

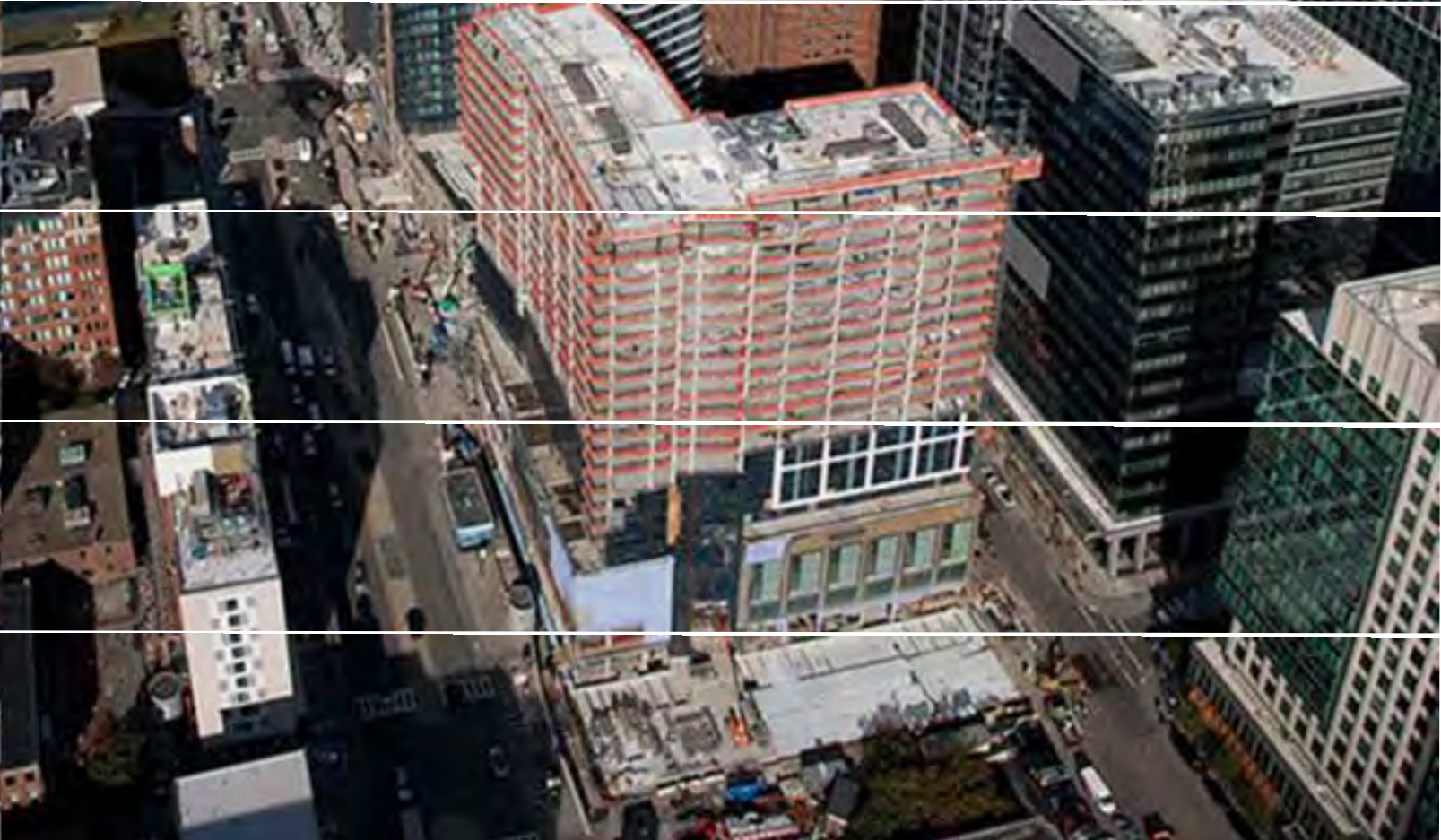
SEAPORT SQUARE

BCDC PRESENTATION



APPROVED MASTER PLAN





SHAKE SHACK

NOT DOGS CONCRETES BURGERS FROZEN C...



SEAPORT SQUARE OPEN SPACES



Seaport Common



Sea Green

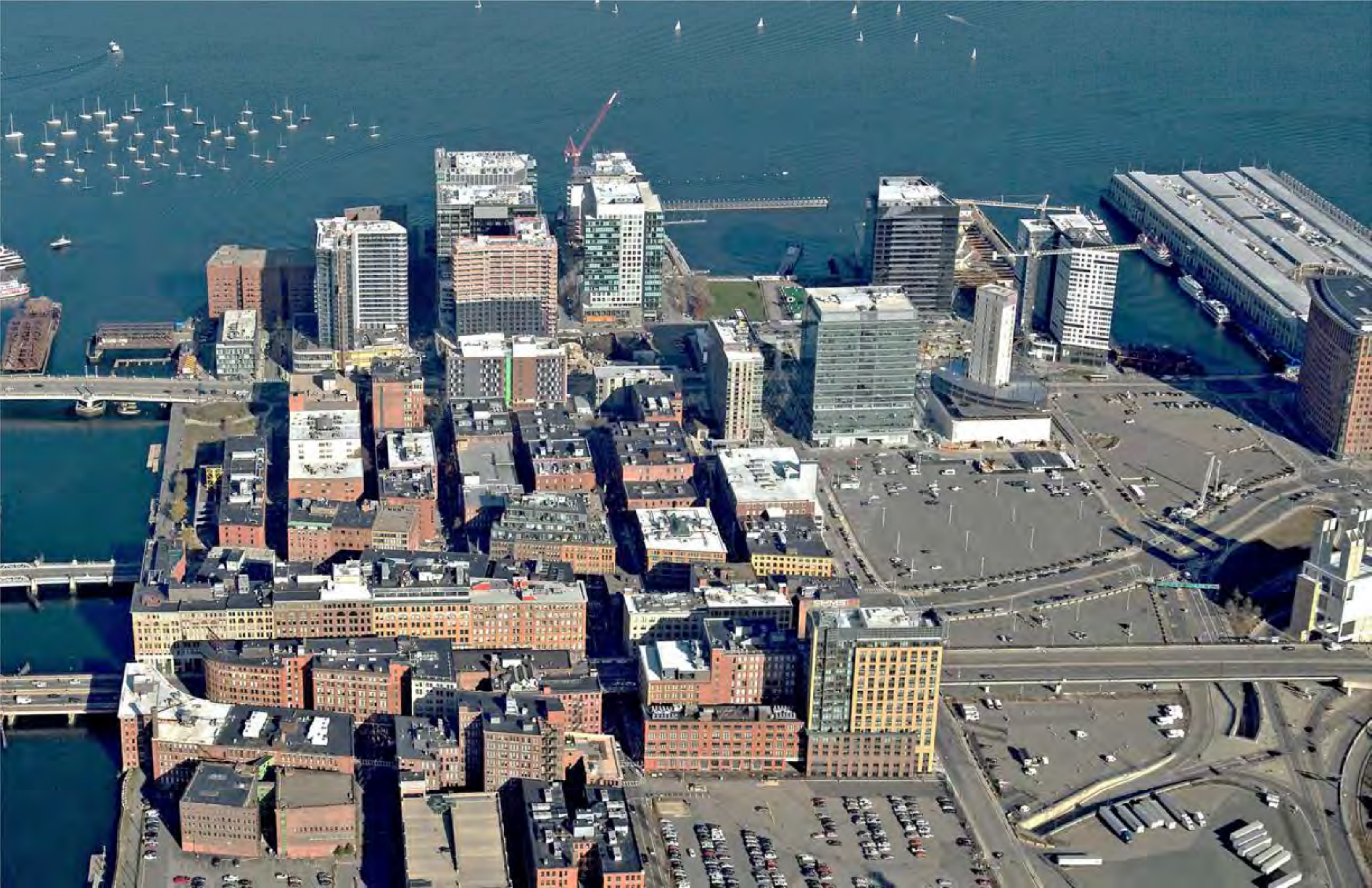
OPEN SPACE ACTIVATION



HOLIDAY TREE LIGHTING











SEAPORT CRITIQUES

- “There is no vision or big idea”
- “The streets are too wide and counterintuitive”
- “It feels piecemeal and disorganized”
- “There are no intimate spaces like the rest of Boston”
- “It’s too sterile”
- “It feels like it’s all for cars and not for people”
- “It’s all just big glass boxes”
- “It has no soul”

SEAPORT SQUARE REMAINING DEVELOPMENT PARCELS





James Corner
Field Operations



Sasaki



NADAAA



EAST BOSTON

NORTH END

SEA > PORT

DOWNTOWN

BEACON HILL

CITY AXIS

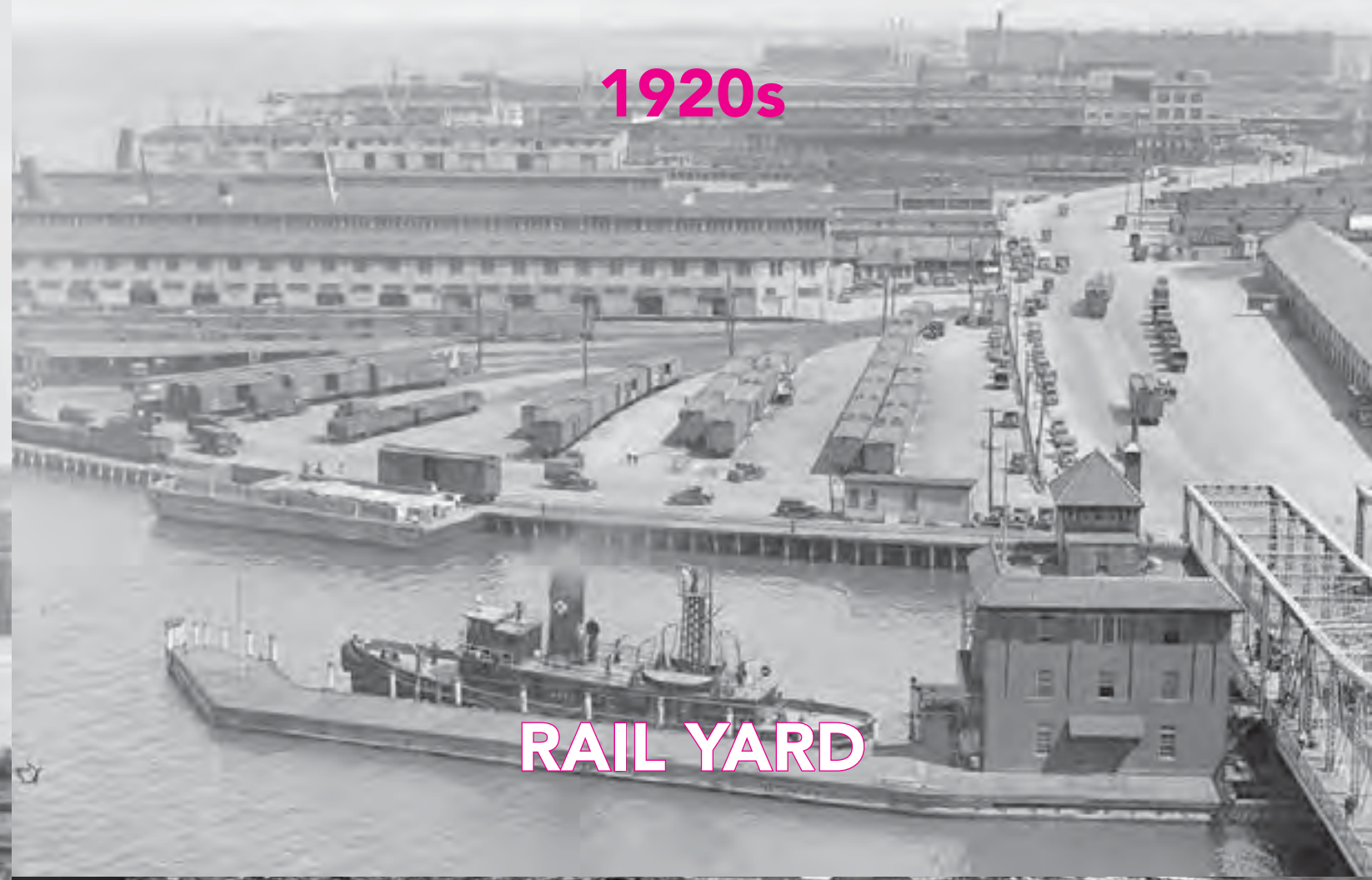
HARBOR AXIS

SOUTH BOSTON WATERFRONT



1900s

BUSTLING SHIP HARBOR



1920s

RAIL YARD



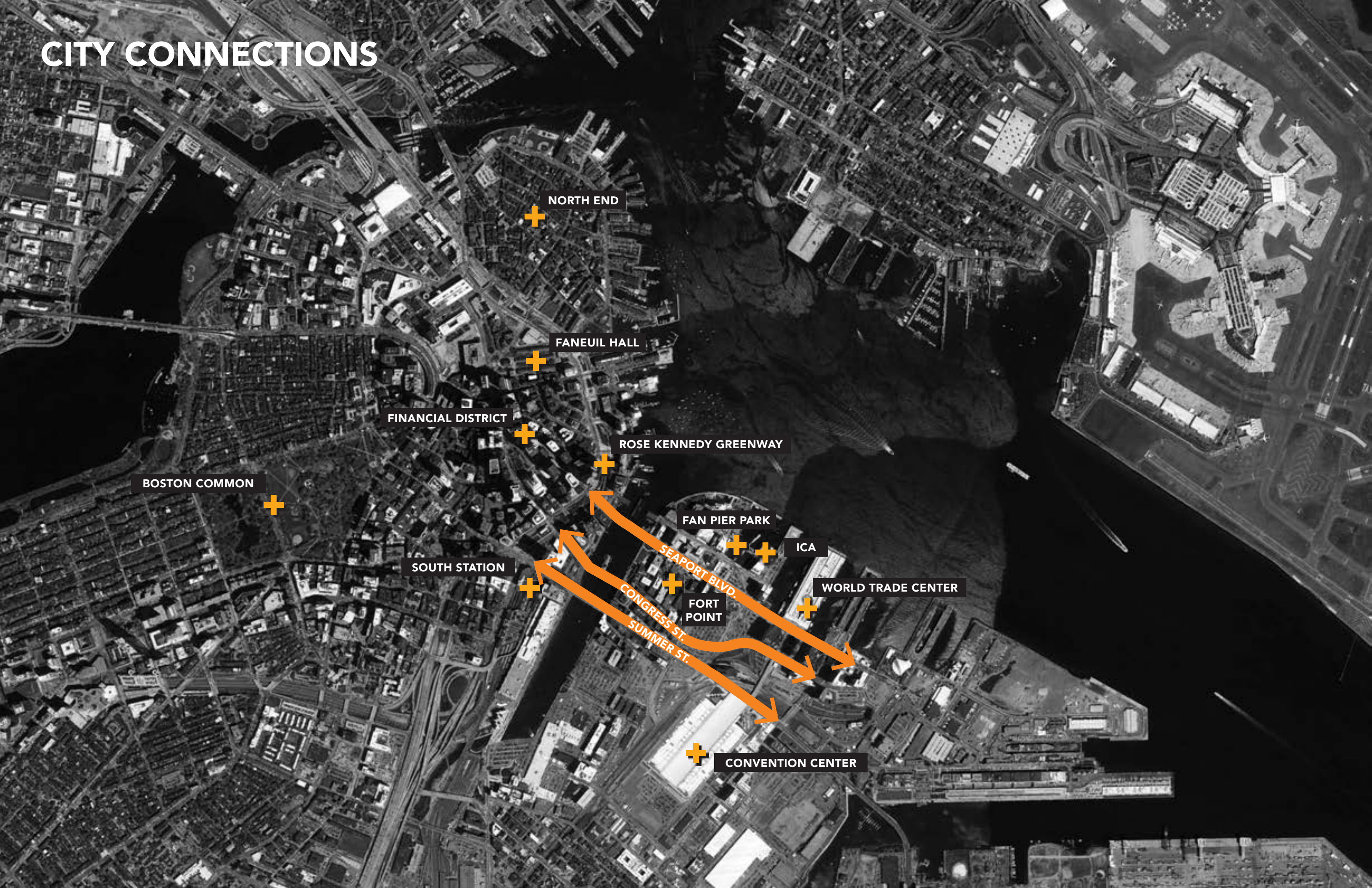
1980s

PARKING LOT



PRESENT DAY

CITY CONNECTIONS



NORTH END

FANEUIL HALL

FINANCIAL DISTRICT

BOSTON COMMON

ROSE KENNEDY GREENWAY

SOUTH STATION

FAN PIER PARK

ICA

WORLD TRADE CENTER

FORT POINT

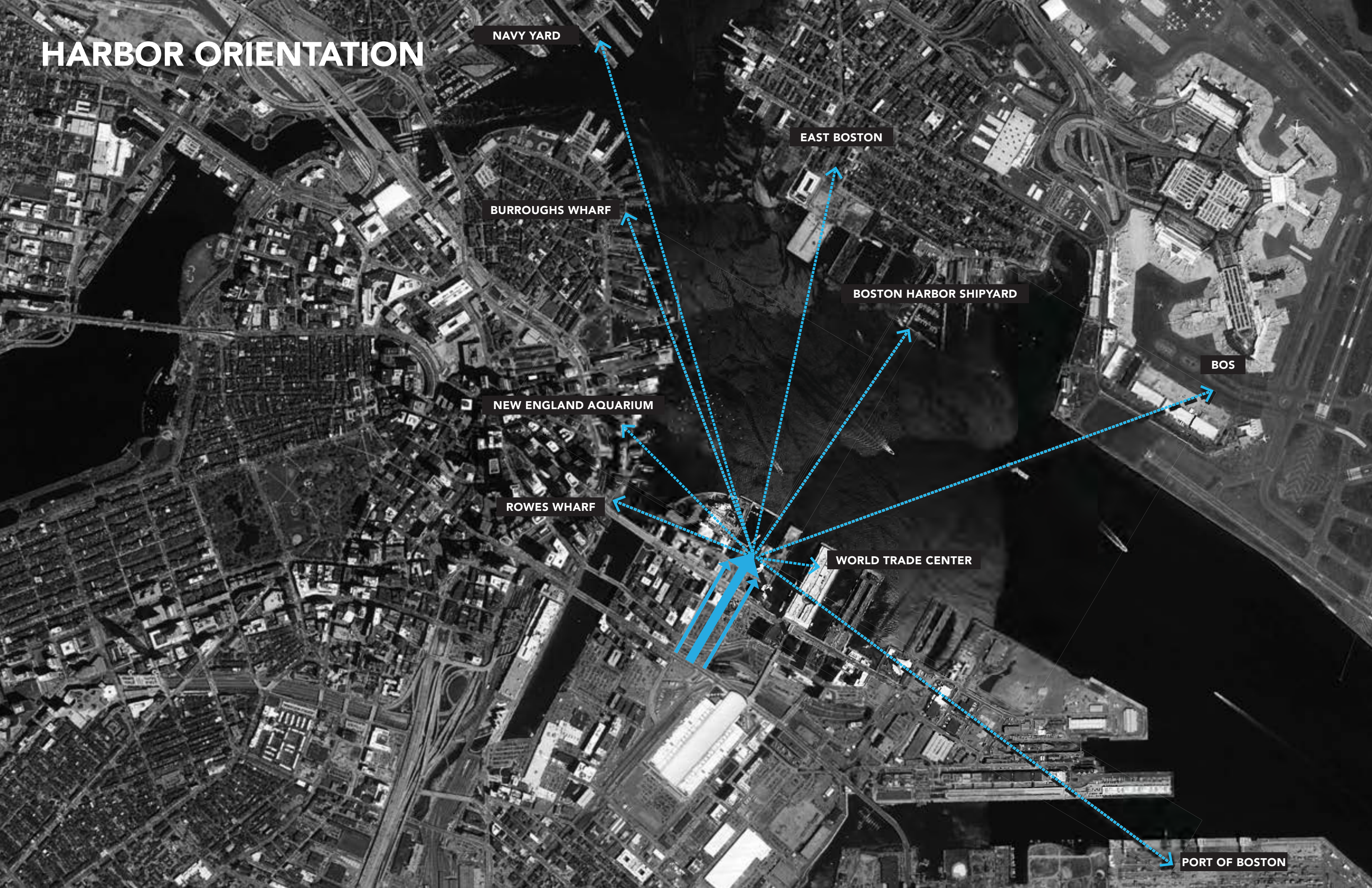
CONVENTION CENTER

SEAPORT BLVD.

CONGRESS ST.

SUMMER ST.

HARBOR ORIENTATION



NAVY YARD

EAST BOSTON

BURROUGHS WHARF

BOSTON HARBOR SHIPYARD

BOS

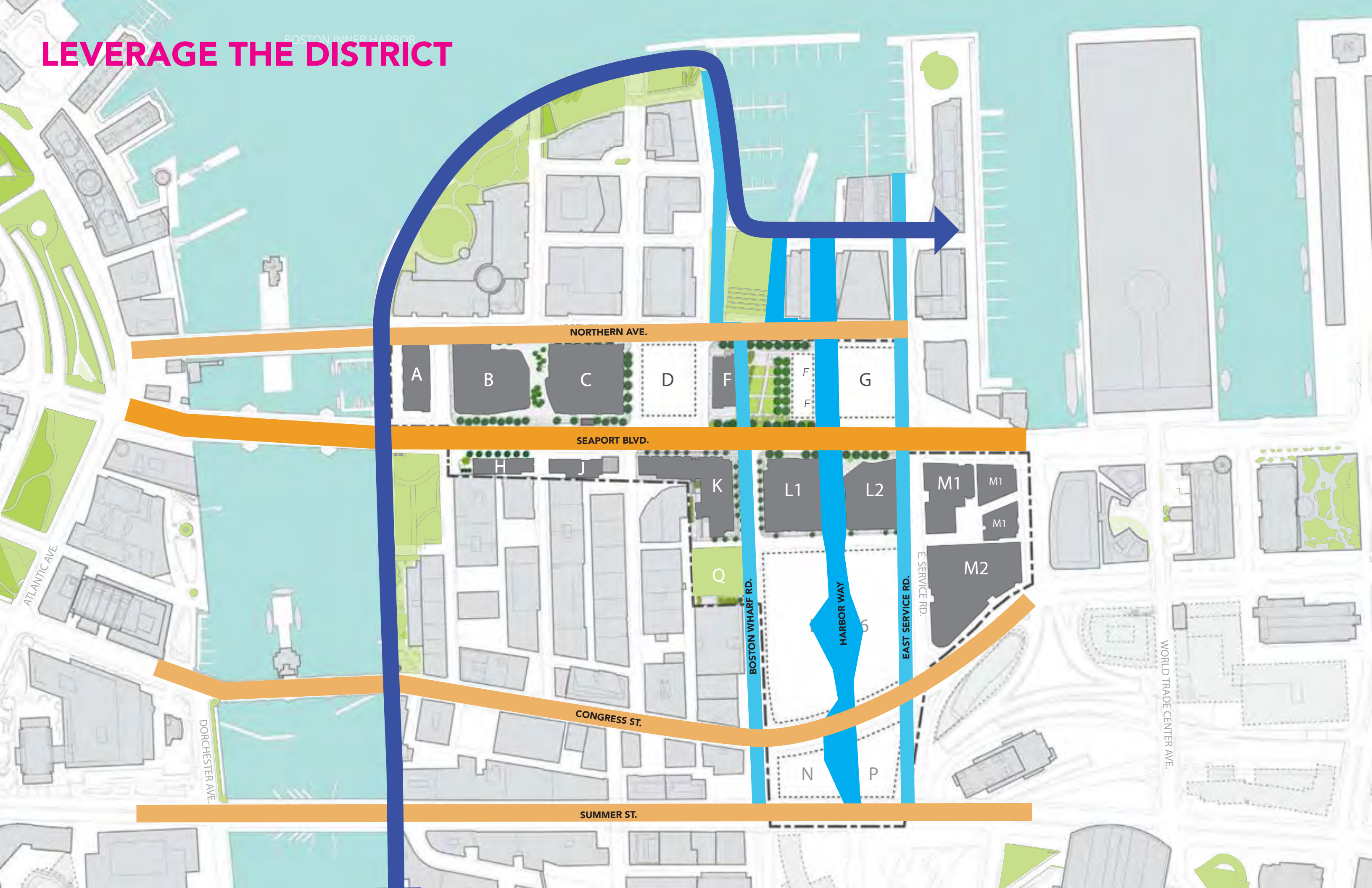
NEW ENGLAND AQUARIUM

ROWES WHARF

WORLD TRADE CENTER

PORT OF BOSTON

LEVERAGE THE DISTRICT



NORTHERN AVE.

A

B

C

D

F

F

G

SEAPORT BLVD.

H

J

K

L1

L2

M1

M1

M1

M2

Q

ATLANTIC AVE.

DORCHESTER AVE.

CONGRESS ST.

BOSTON WHARF RD.

HARBOR WAY

EAST SERVICE RD.

WORLD TRADE CENTER AVE.

SUMMER ST.

N

P

SEAPORT LOOP



HARBOR WALK



HARBOR WALK

1.5 Mi
28 Min Walk



FORT POINT CHANNEL



ICA



PUBLIC GREEN AT FAN PIER



CONGRESS ST



SEA GREEN



HARBOR SQUARE



SUMMER ST



SUMMER STEPS



ATLANTIC AVE.

NORTHERN AVE.

SEAPORT BLVD

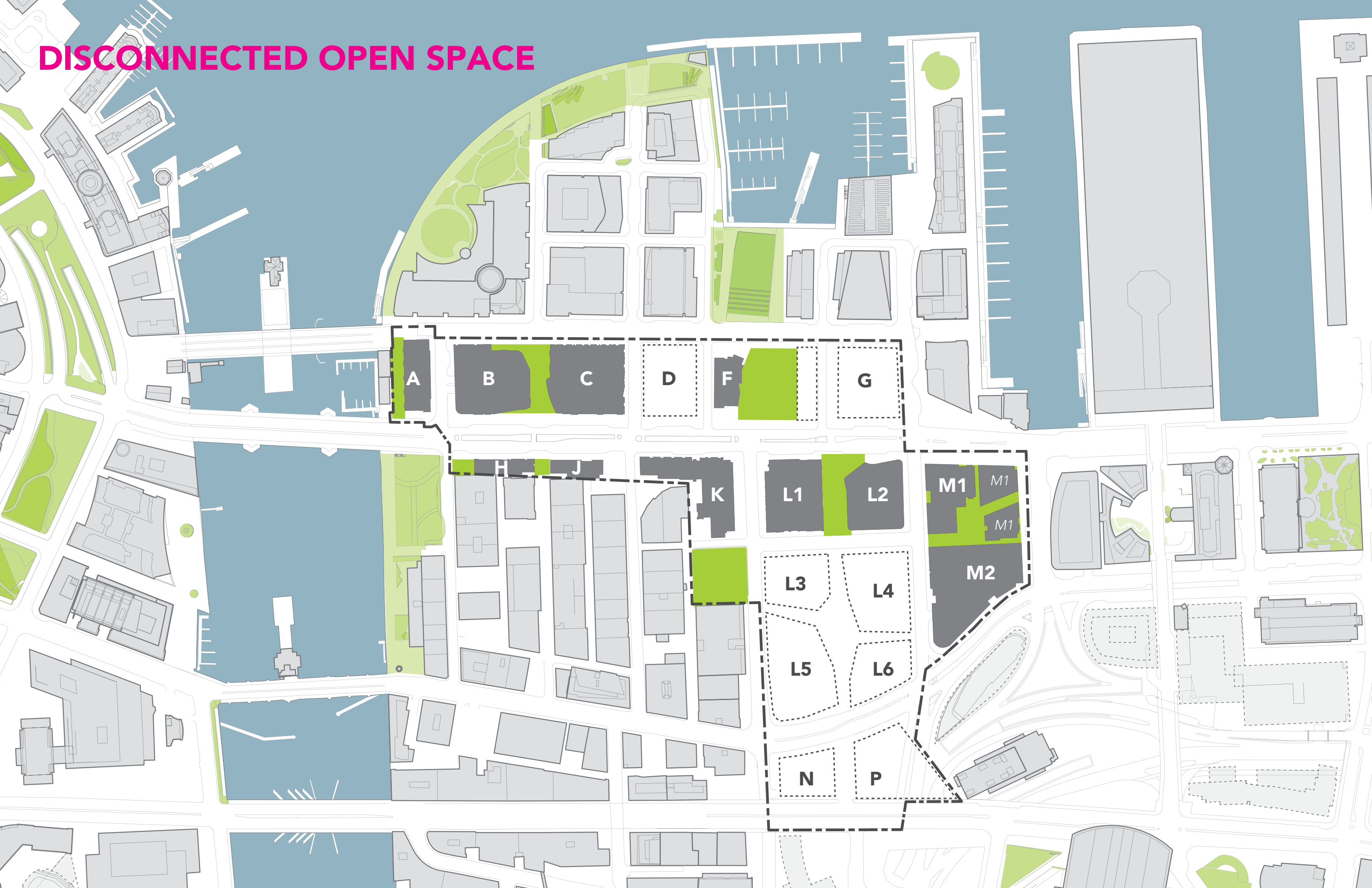
BOSTON WHARF RD.

E. SERVICE RD.

CONGRESS ST.

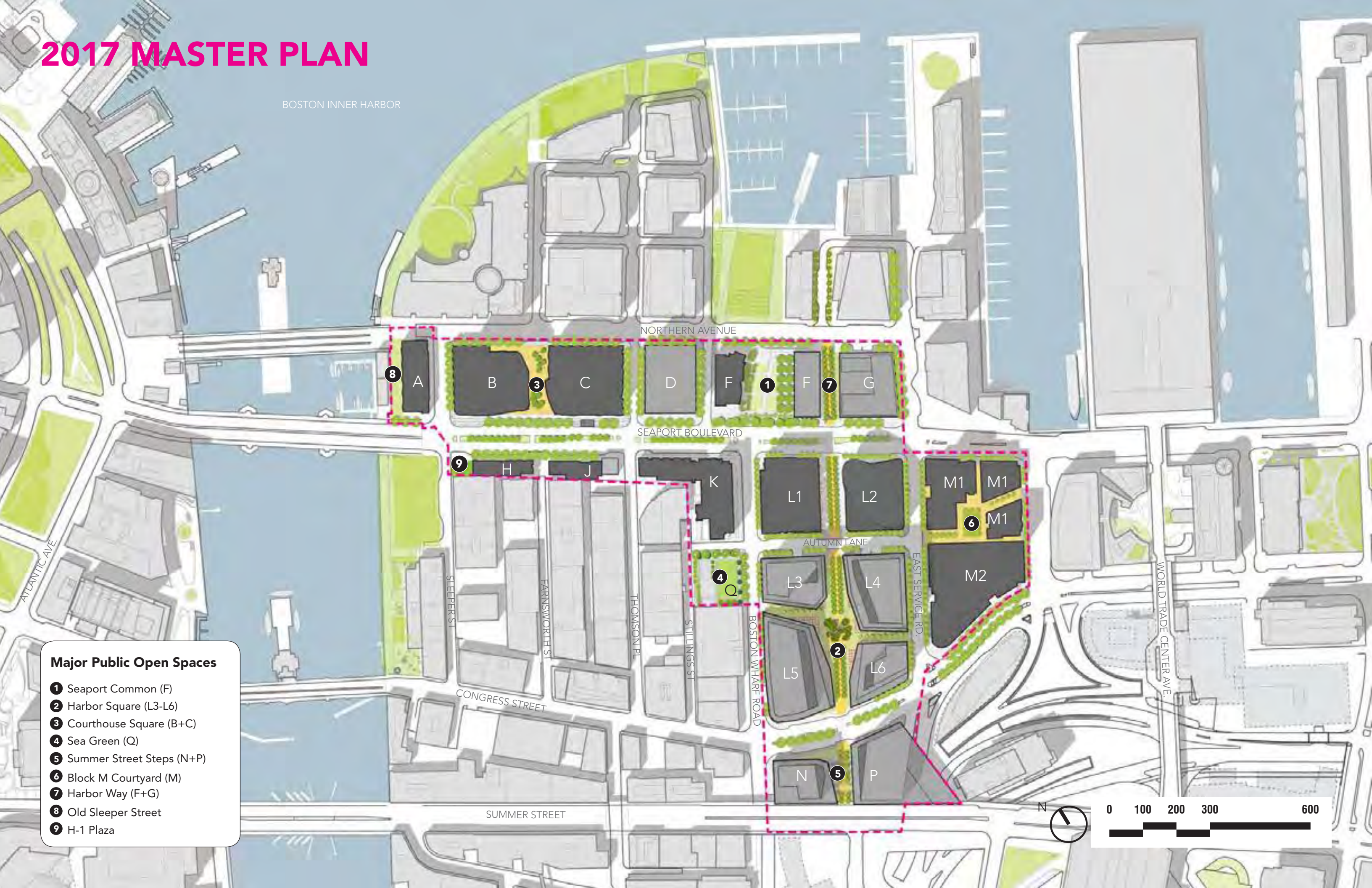
CENTER AVE.

DISCONNECTED OPEN SPACE



2017 MASTER PLAN

BOSTON INNER HARBOR



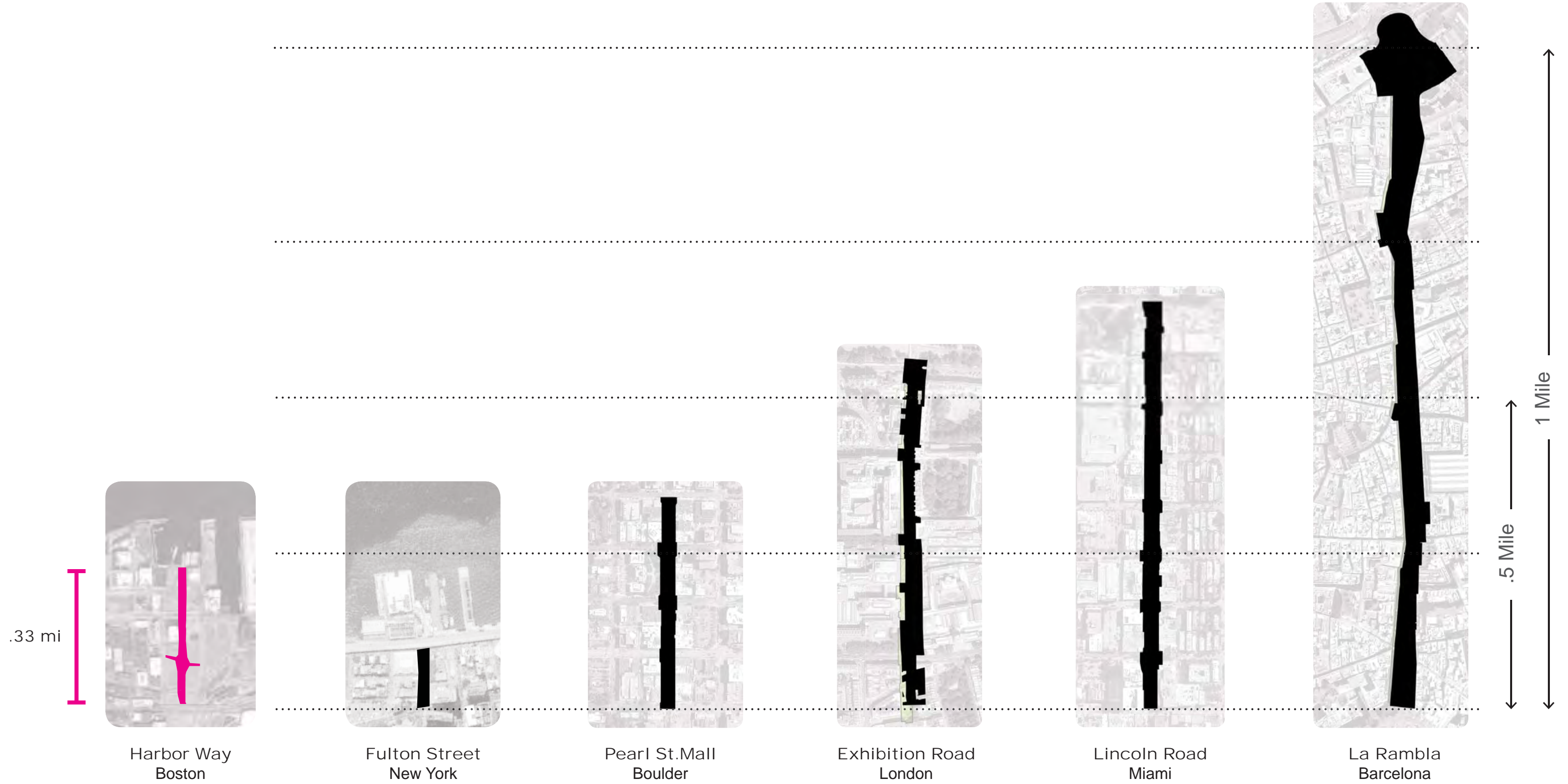
Major Public Open Spaces

- 1 Seaport Common (F)
- 2 Harbor Square (L3-L6)
- 3 Courthouse Square (B+C)
- 4 Sea Green (Q)
- 5 Summer Street Steps (N+P)
- 6 Block M Courtyard (M)
- 7 Harbor Way (F+G)
- 8 Old Sleeper Street
- 9 H-1 Plaza



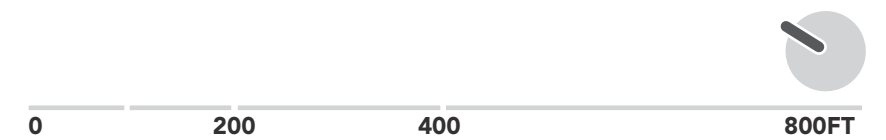
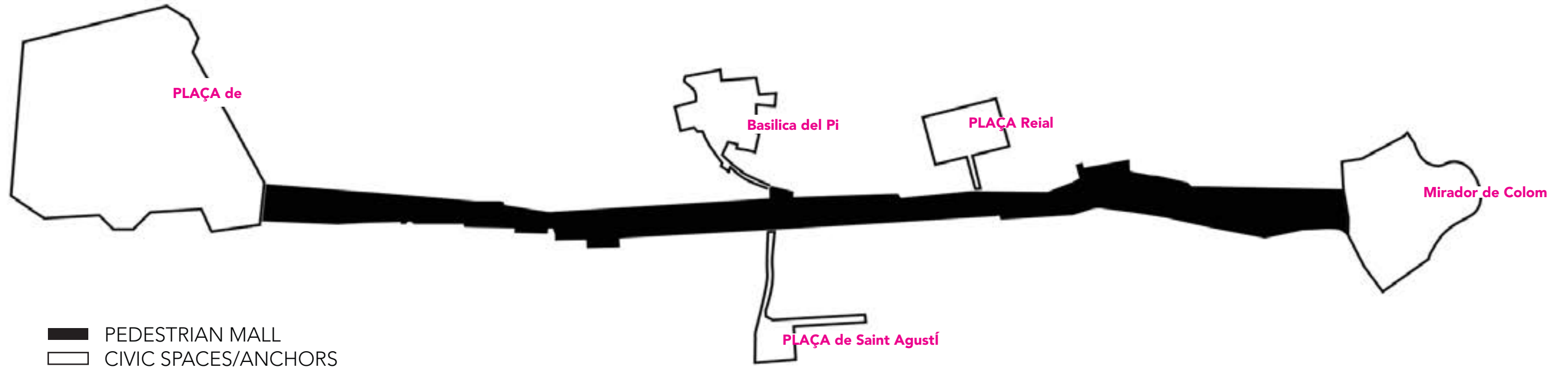


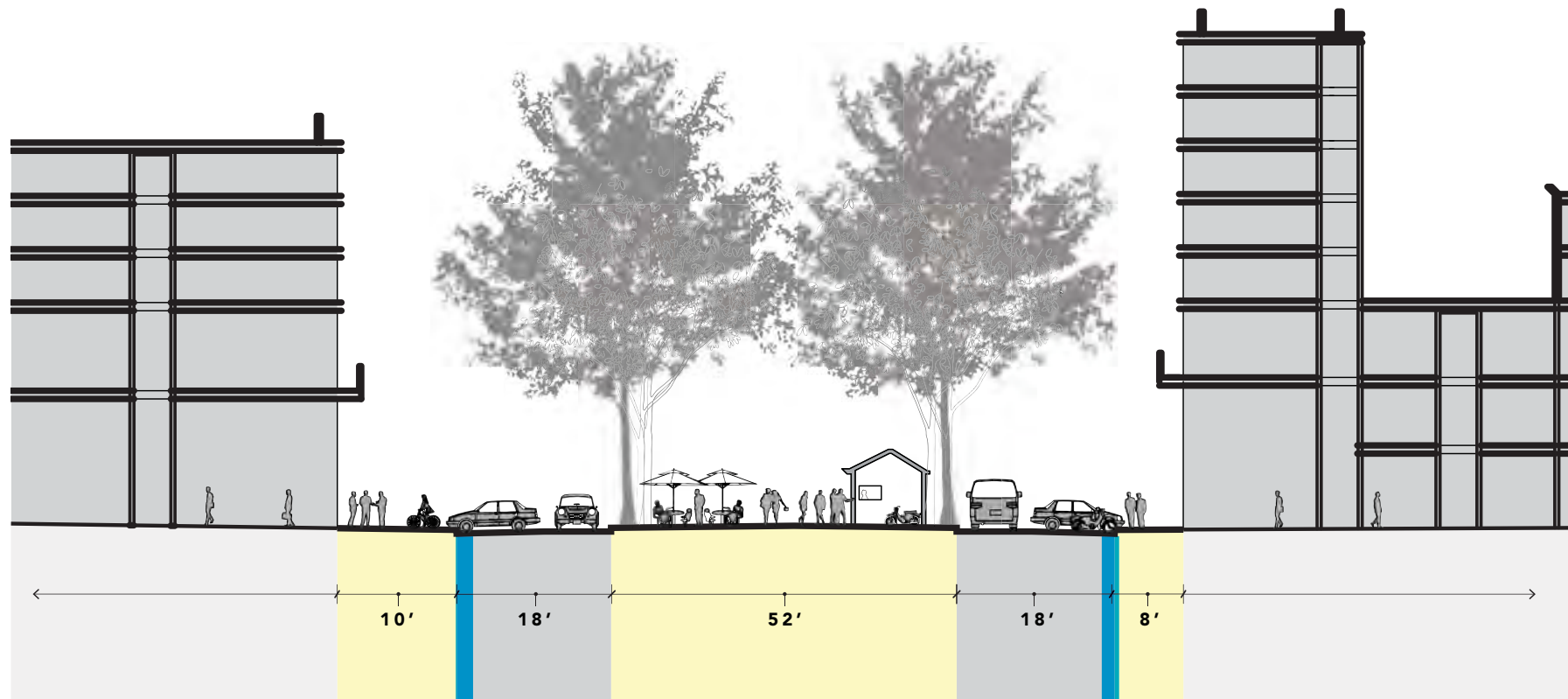
PEDESTRIAN STREET PRECEDENTS



PRECEDENTS

LAS RAMBLAS, BARCELONA





La Rambla was originally a ravine at the edge of the city. It has become one of the world's great pedestrian spaces. The street cuts through the medieval urban fabric of Barcelona's Gothic Quarter, and terminates in the civic Plaza of Catalunya. By following its original course as a river, the street provides a continuous landscape of great clarity and recognition. The landscape is made complete by a simple unifying element: the tree canopy.



CAFES AND KIOSKS RARELY OCCUR ON BOTH SIDES OF THE SPACE AT THE SAME TIME, RATHER, THE OCCUPATION OF THE MODULATES TO ENSURE FREE WALKING PATHS.



IN STARK CONTRAST WITH THE DENSE URBAN FABRIC OF BARCELONA, THE TREE CANOPY OF LAS RAMBLAS PROVIDES A CONTINUOUS LANDSCAPE.

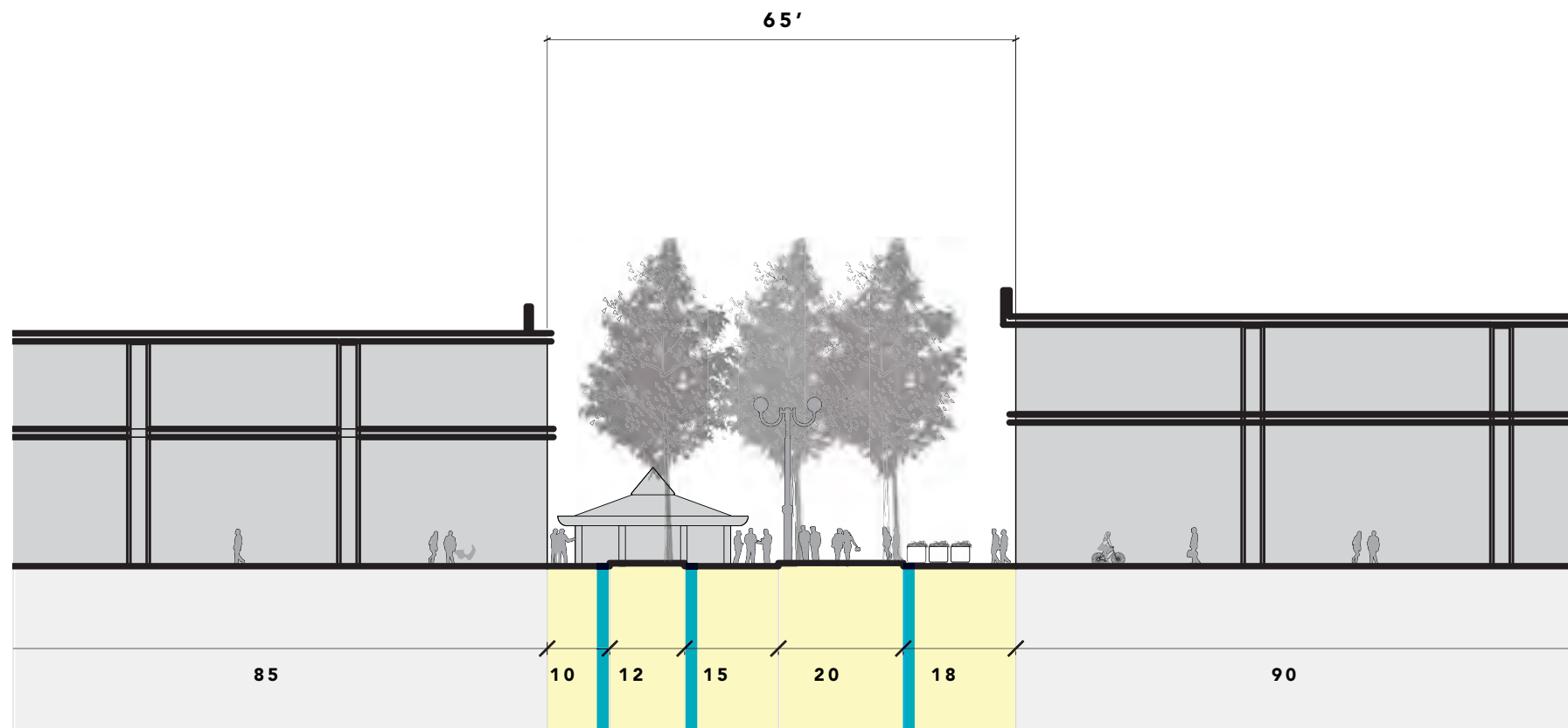
PRECEDENTS

PEARL STREET MALL, BOULDER



- PEDESTRIAN MALL
- CIVIC SPACES/ANCHORS

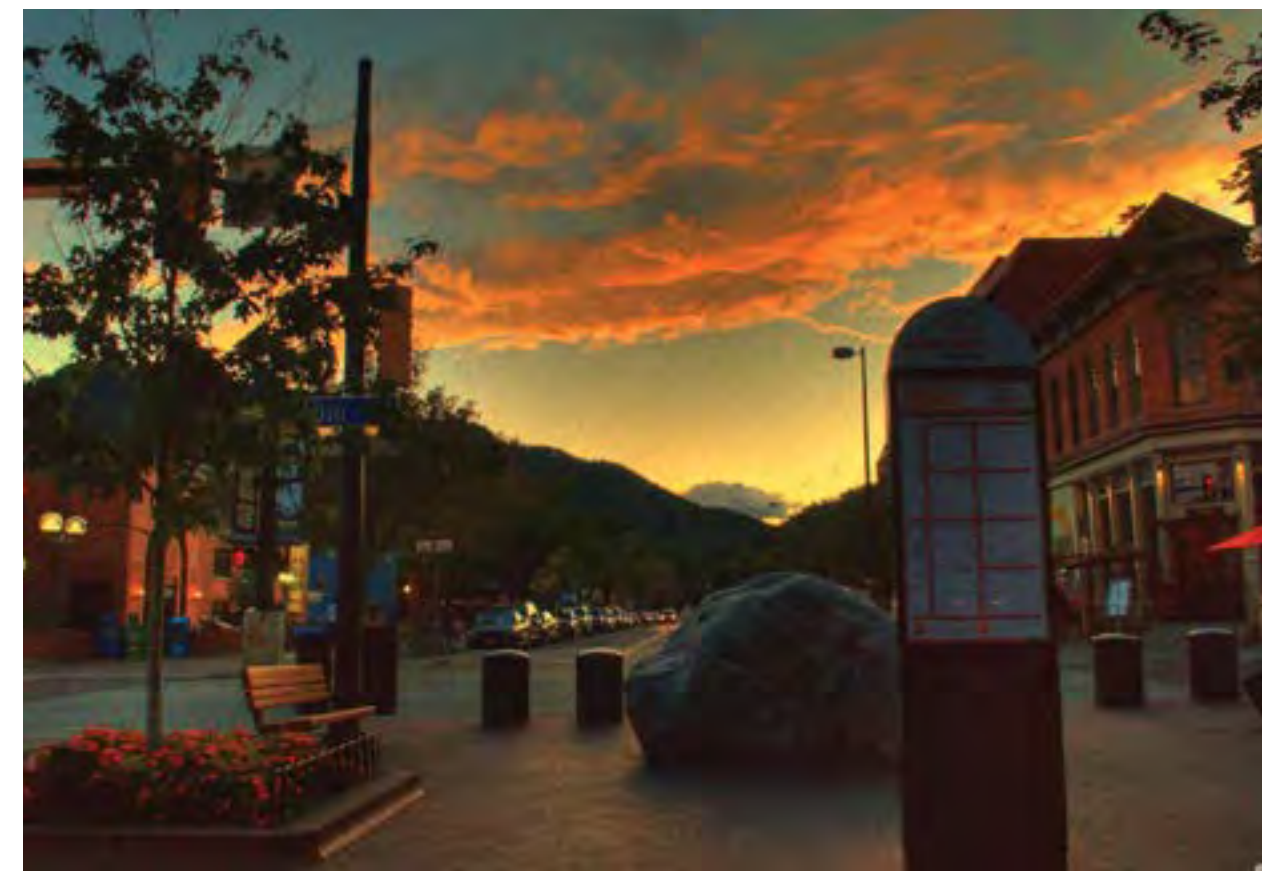




The Pearl Street Mall in Boulder is similar in program, vocation, and amenity to the other pedestrian malls created in the United States during the 20th century urban renewal movement. Its principal distinction is the successful use of its environs to add drama and a sense of place to the pedestrian experience. With a stunning view corridor to the Rocky Mountains, the mall reaffirms a connection with the larger landscape with thoughtful planting, material, and color palettes.



WALKING CORRIDORS MEANDER FROM LEFT TO RIGHT, AND OPEN UP IN THE CENTER TO CREATE OUTDOOR ROOMS. THIS IS REINFORCED THROUGH PLANTING SCHEMES.



LARGE BOULDERS AND WARM-COLORED HARDSCAPE MATERIALS IN THE FOREGROUND EVOKE A CONNECTION WITH THE ROCKIES IN THE BACKGROUND.

NEW ENGLAND COAST
PEBBLE BEACH



NEW ENGLAND COAST
PEBBLE BEACH



GLACIAL ERRATICS



DRIFTWOOD

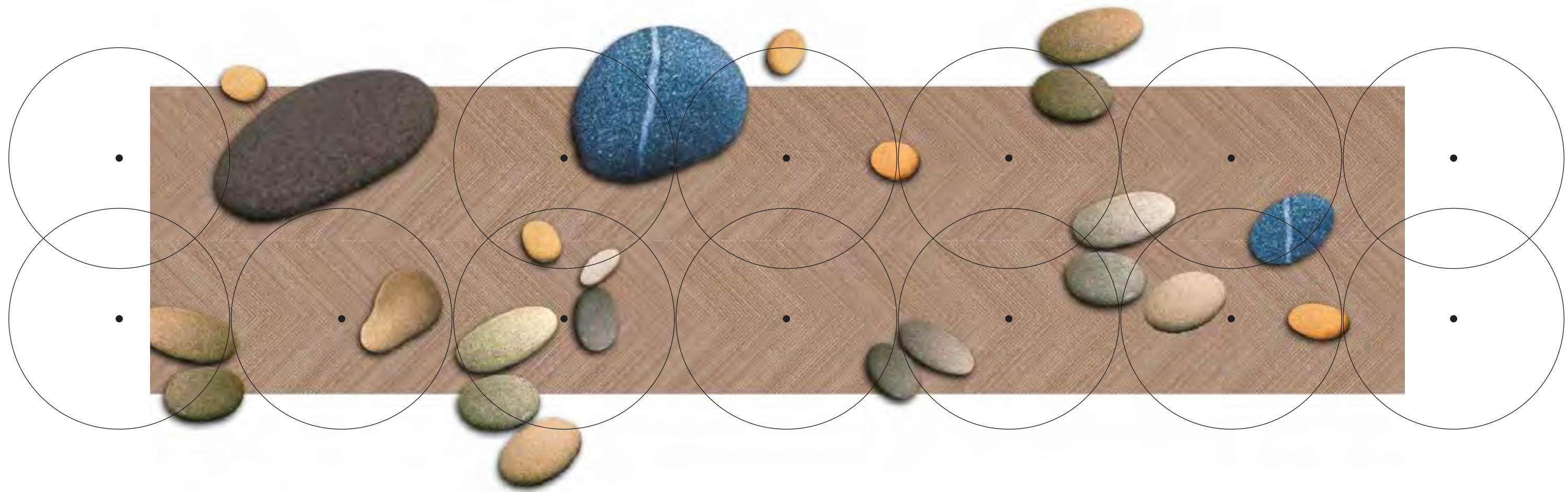


NEW ENGLAND COAST
BOARDWALK

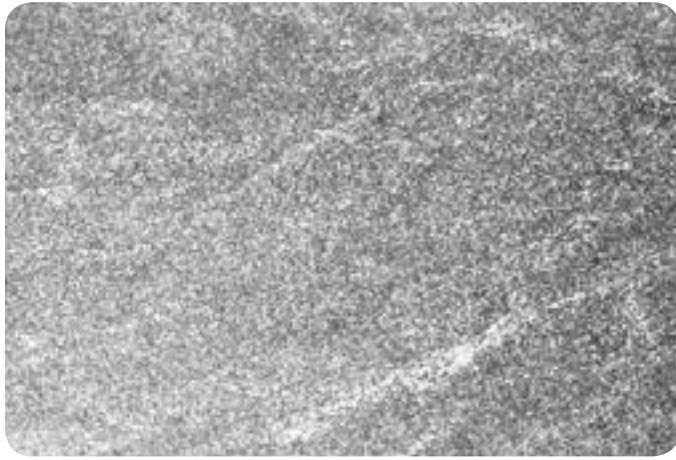


TREE ALLEE





HARBOR WAY



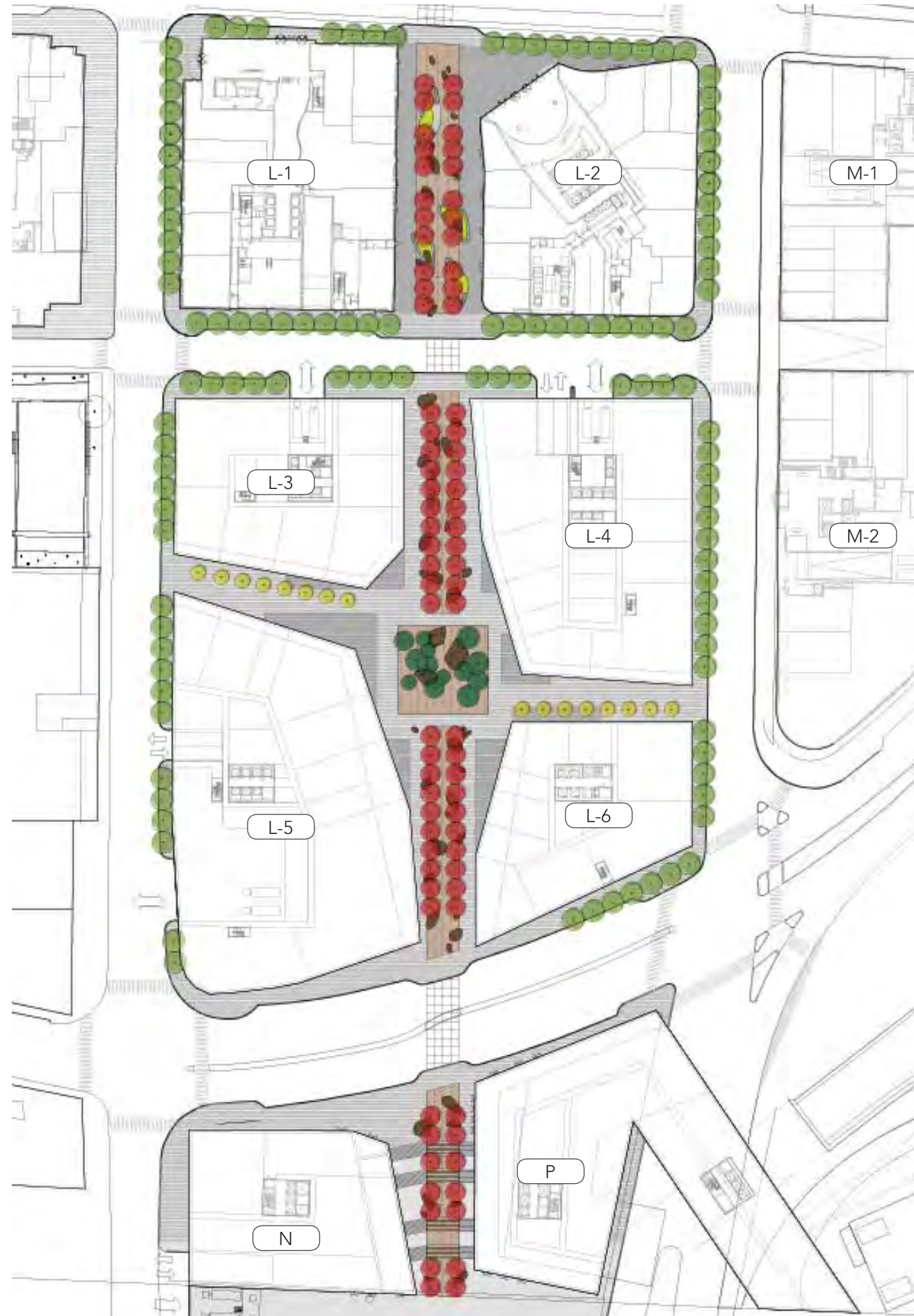
STONE FLOOR



WOOD BOARDWALK



SUMMER STEPS



PEBBLE FIELD

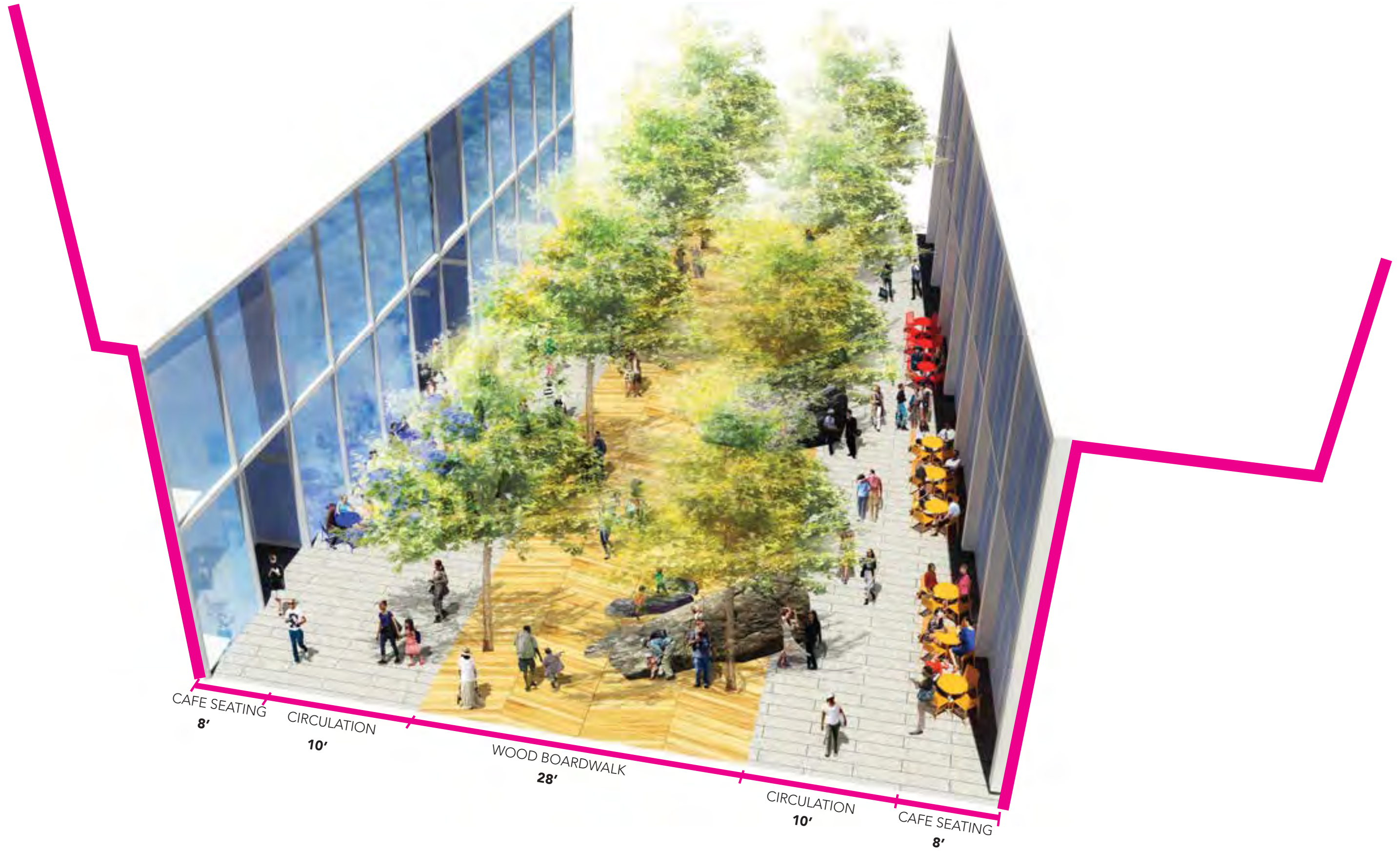


FURNITURE



SUGAR MAPLE ALLEE

HARBOR WAY



DISTRICT FURNISHINGS



WOOD LOUNGE SEATING



STACKED STONE SLAB BENCH



GROUP SEAT



STONE SEATING OUTCROPS



PLANTER

DISTRICT FURNISHINGS



NATURAL DRIFTWOOD FEATURE



SCULPTED DRIFTWOOD BENCH



DRIFTWOOD FRAGMENTS



THE SEAPORT SWINGS

HARBOR WAY PROGRAM



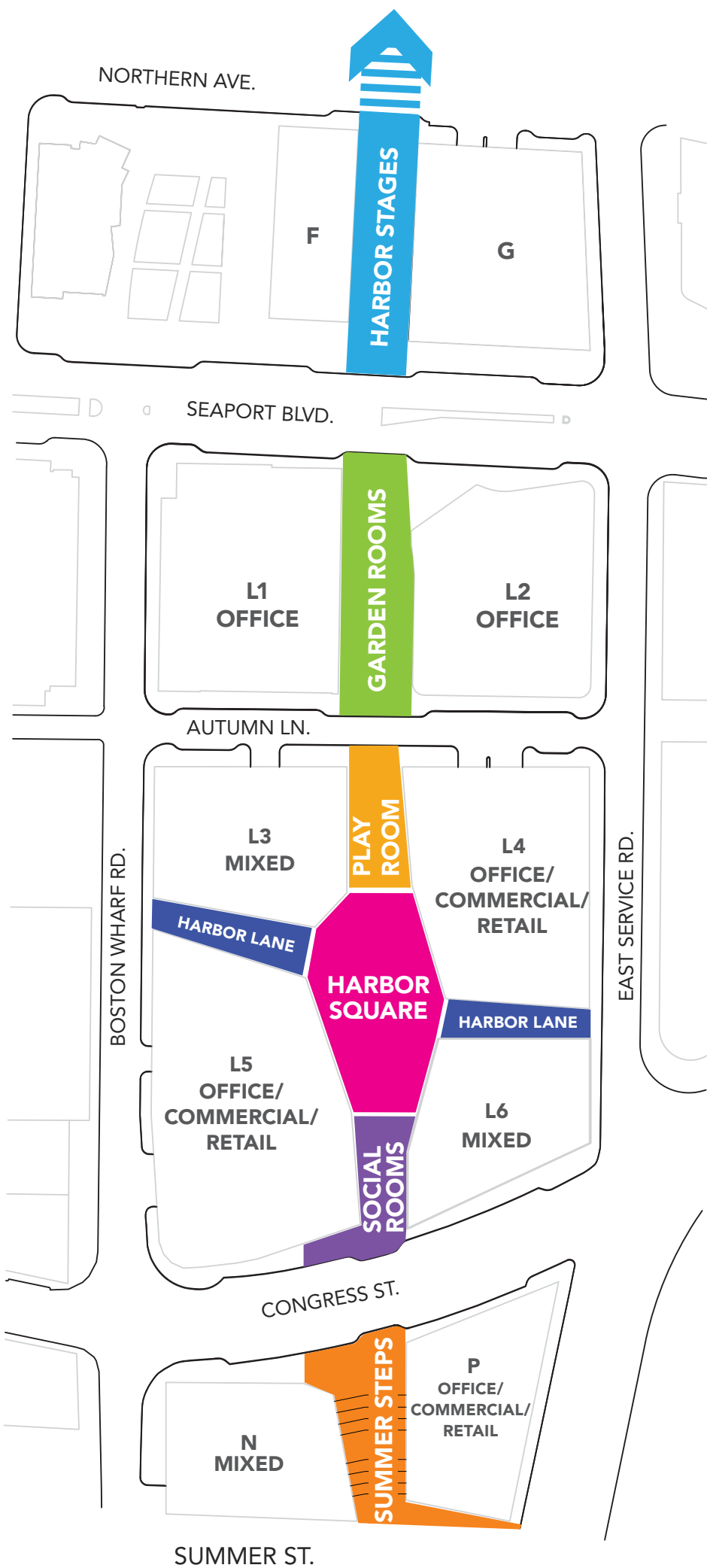
PLAY ROOM



HARBOR LANES



SOCIAL ROOMS



HARBOR STAGES



GARDEN ROOMS



HARBOR SQUARE



SUMMER STEPS

HARBOR WAY SITE PLAN



HARBOR STAGES

GARDEN ROOMS

PLAY ROOM

**HARBOR SQUARE /
HARBOR ALLEYS**

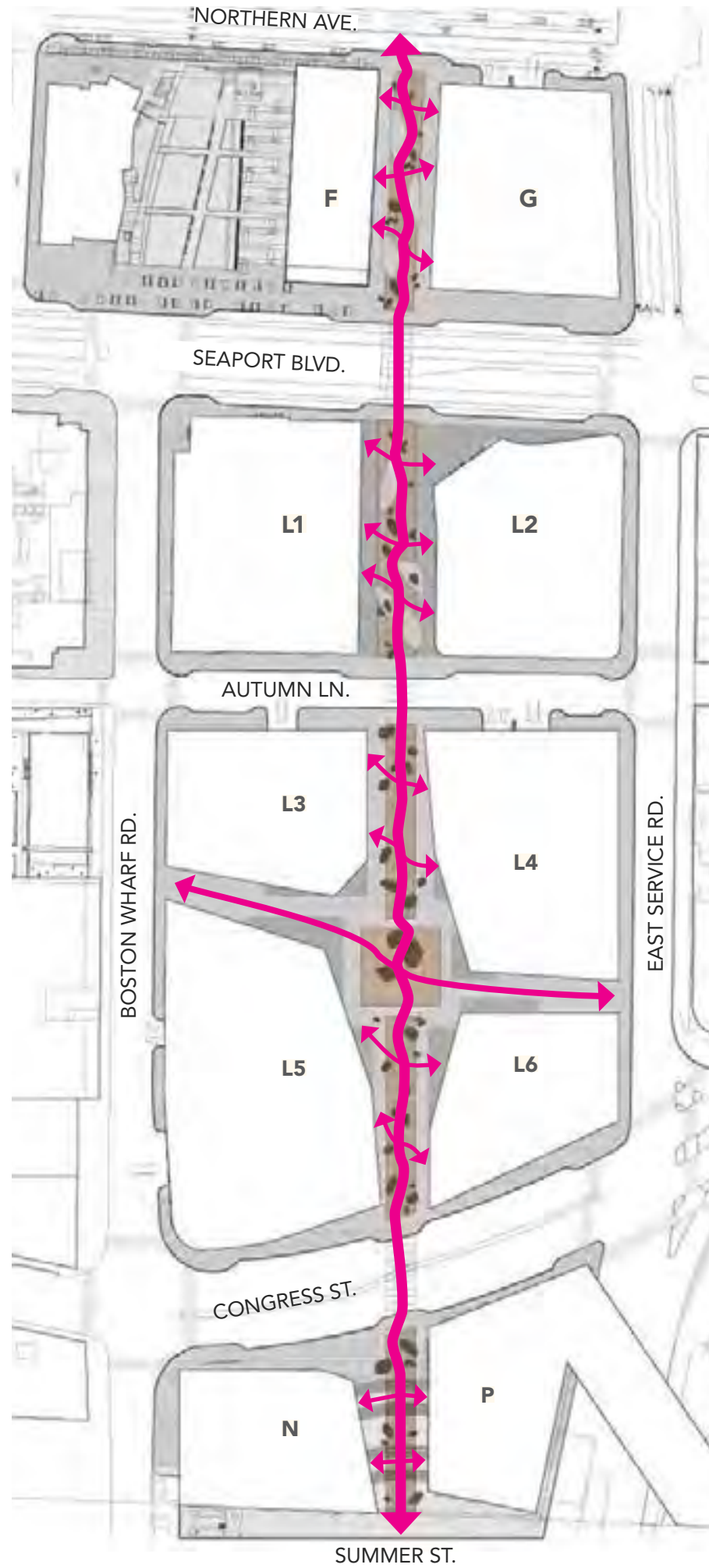
SOCIAL ROOMS

SUMMER STEPS

CIRCULATION



TO SEA GREEN



TO M-BLOCK / CONGRESS STREET



ERRATIC BOULDERS

SIZE AND SCALE



SMALL 3'(H) x 4'(W) x 6'(D) (Varies)



MEDIUM 4'(H) x 4'(W) x 8'(D) (Varies)

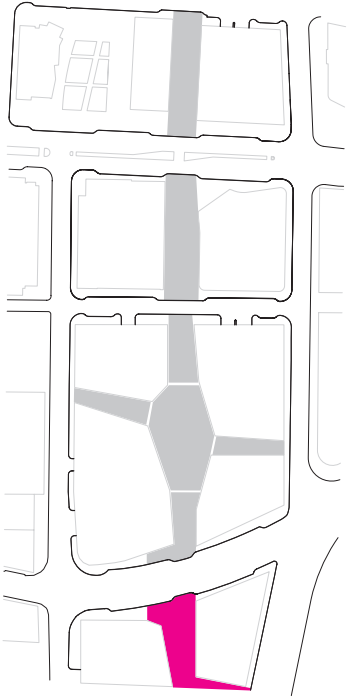


LARGE 3'(H) x 10'(W) x 20'(D) (Varies)



EXTRA LARGE 6'(H) x 15'(W) x 18'(D) (Varies)

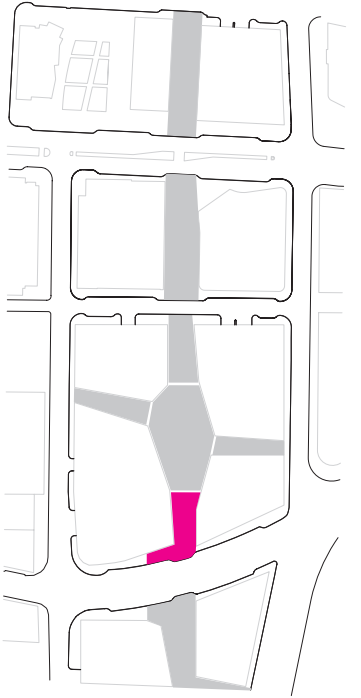
SUMMER STEPS (+24')







SOCIAL ROOMS



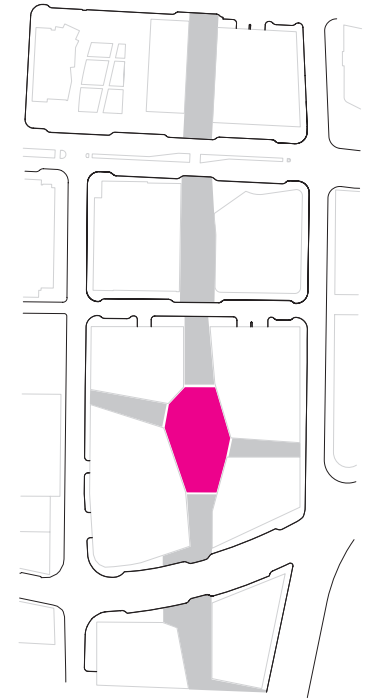
SOCIAL ROOMS



SOCIAL ROOMS



HARBOR SQUARE





HOMAGE

THE CELLAR

SPACE

DESTALT

Vespa

HARBOR SQUARE



ICE SKATING RINK



MARKET



FASHION RUNWAY



HARBORWAY SPRING FASHION SHOW



HARBORWAY SUMMER GREENMARKET



SUMMER ST.

CONGRESS ST.

AUTUMN LN.

SEAPORT BLVD.

NORTHERN AVE.

N

P

L-5

L-6

L-3

L-4

L-1

L-2

F

G

HARBORWAY WINTER BAZAAR



SUMMER ST.

CONGRESS ST.

AUTUMN LN.

SEAPORT BLVD.

NORTHERN AVE.



HARBORWAY OCTOBERFEST



HARBOR SQUARE



HARBOR SQUARE

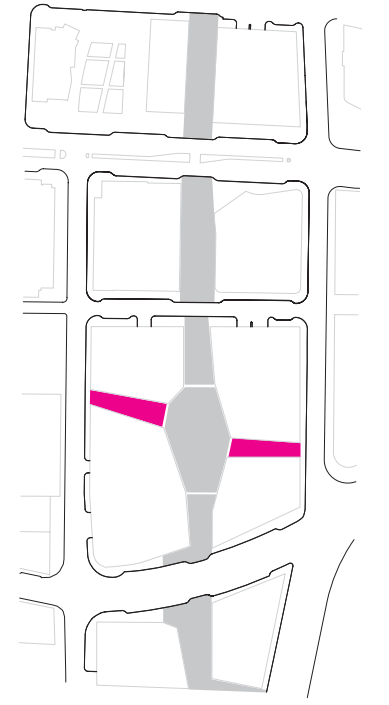


HARBOR SQUARE



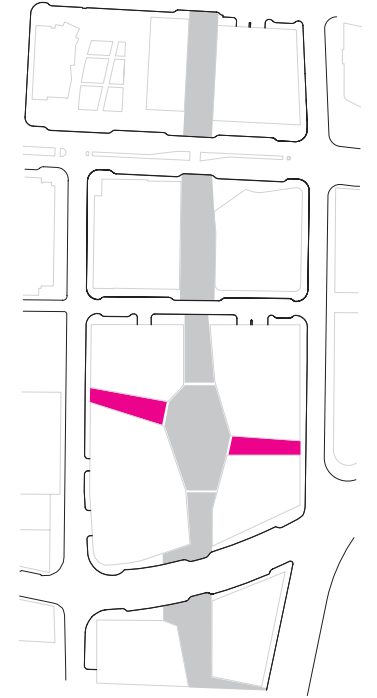


HARBOR LANE



HARBOR LANE

ART CEILING



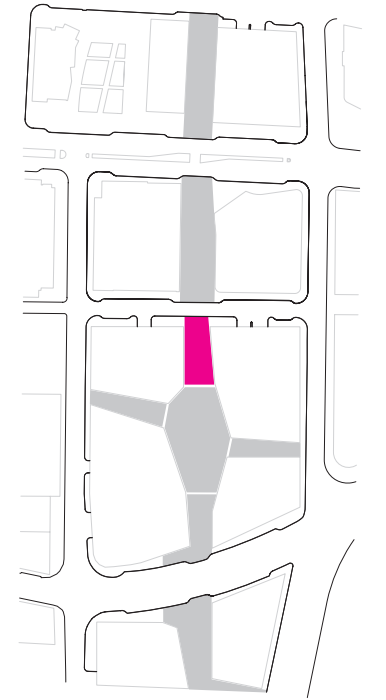
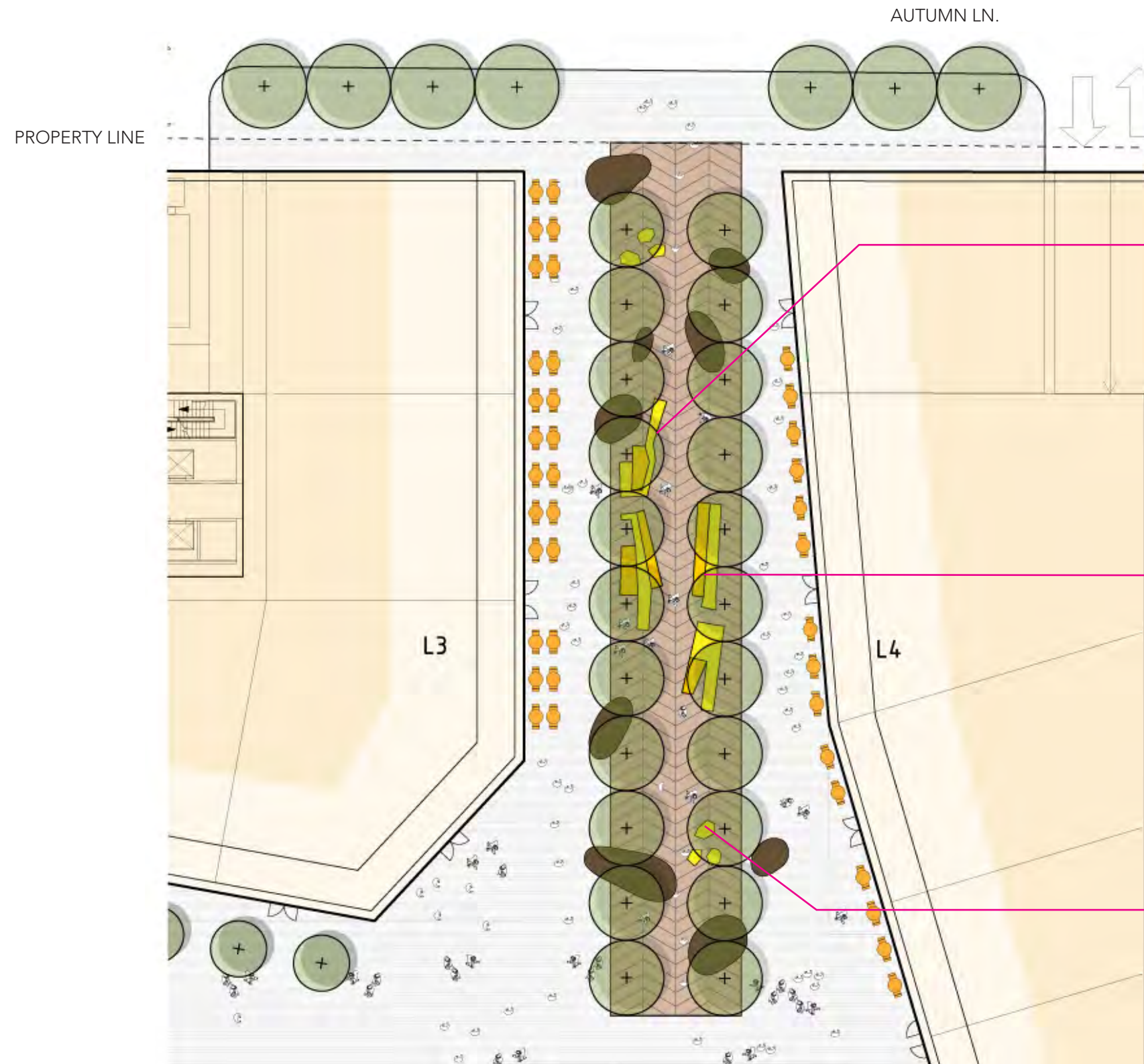




HARBOR LANES



PLAY ROOM





PLAY ROOM



STONE WALLS

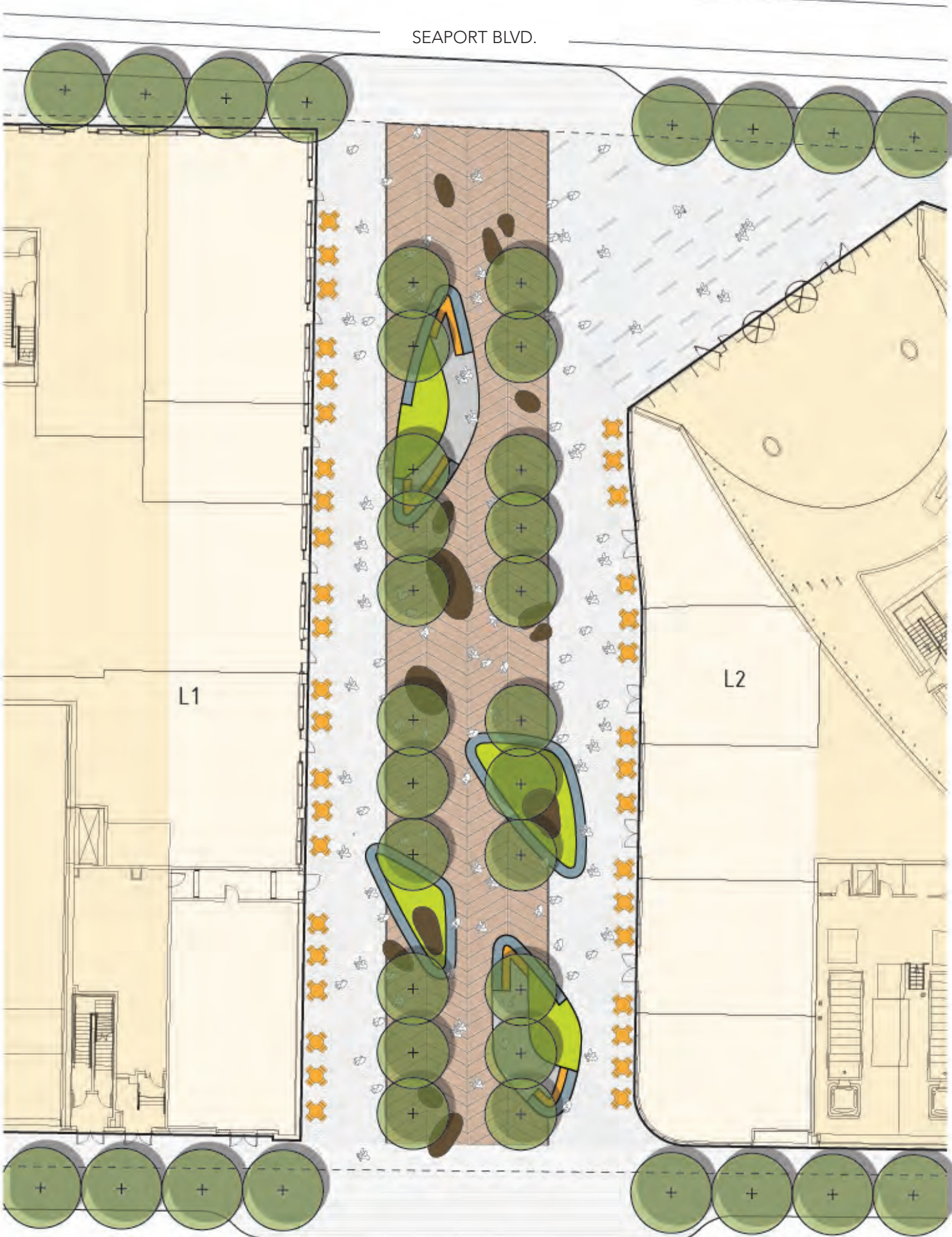


DRUMLINS



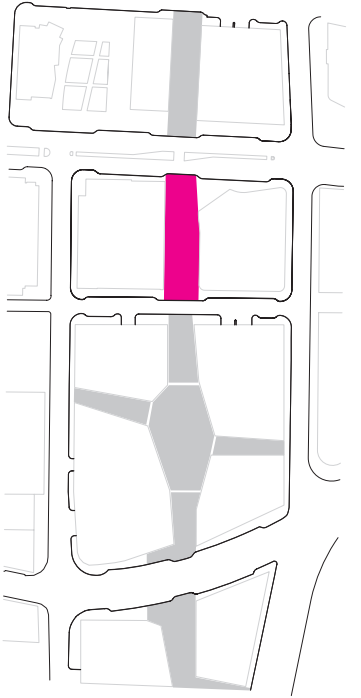
GARDEN ROOMS

PROPERTY LINE



PROPERTY LINE

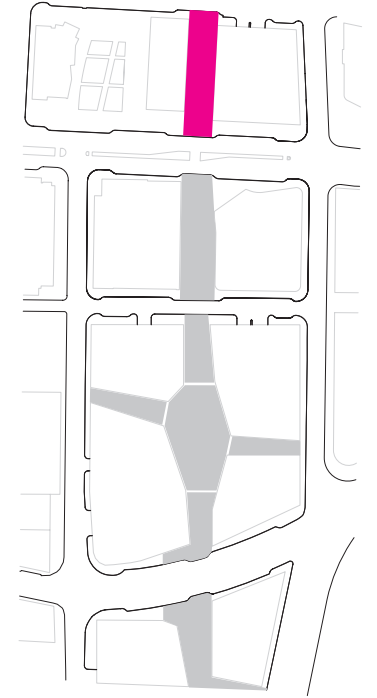
AUTUMN LN.



GARDEN ROOMS



HARBOR STAGES

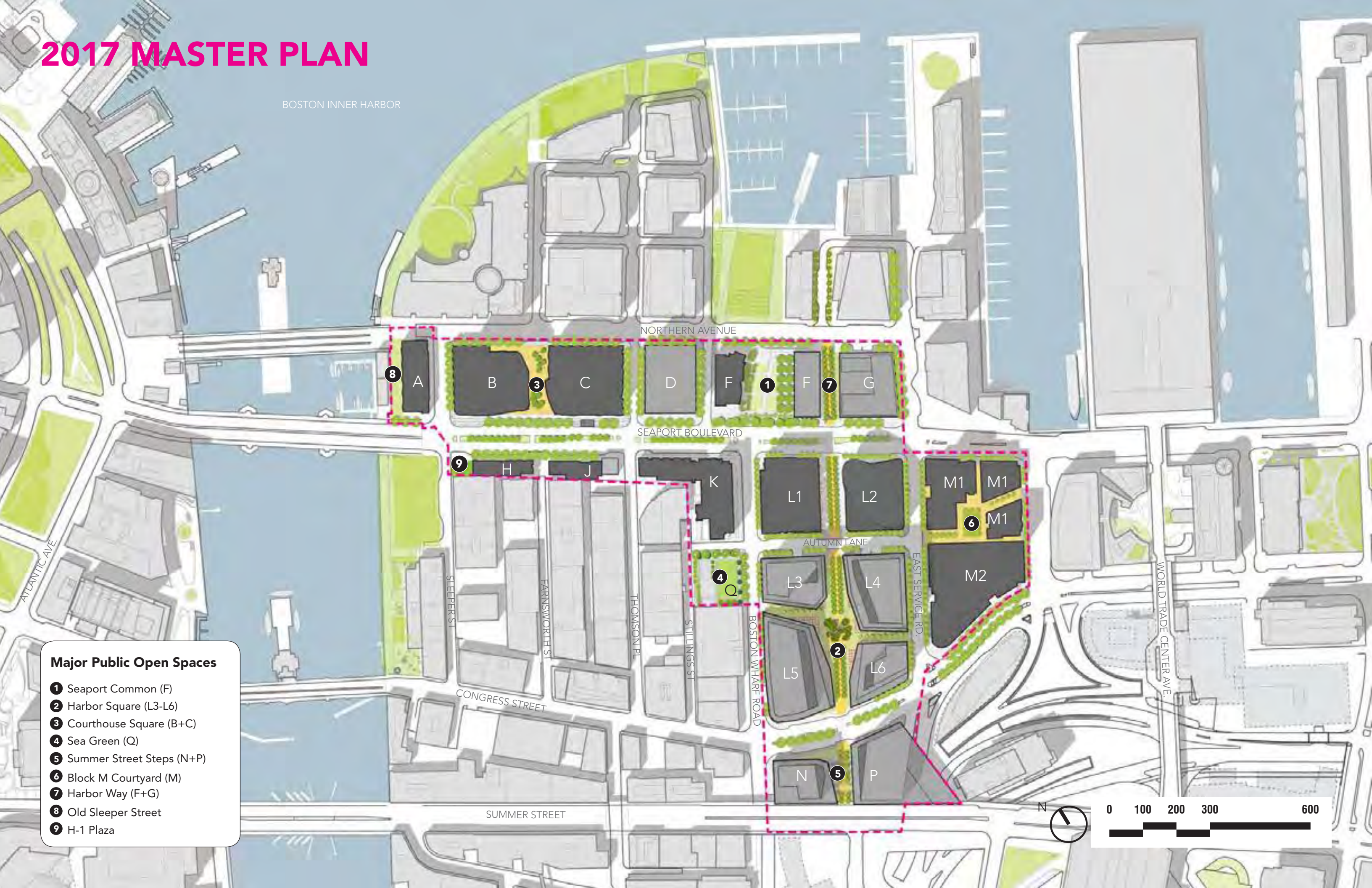


HARBOR STAGES



2017 MASTER PLAN

BOSTON INNER HARBOR

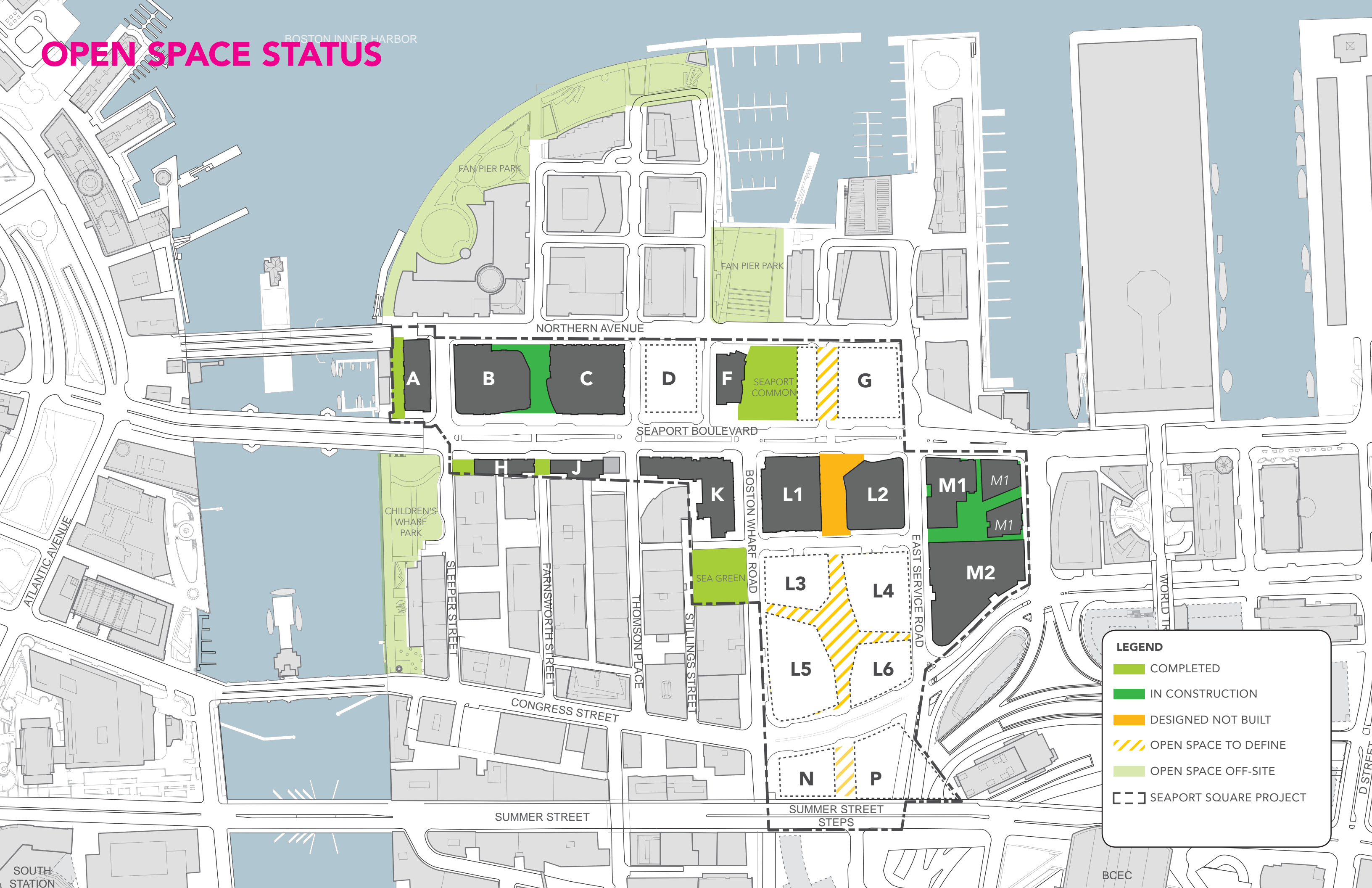


Major Public Open Spaces

- 1 Seaport Common (F)
- 2 Harbor Square (L3-L6)
- 3 Courthouse Square (B+C)
- 4 Sea Green (Q)
- 5 Summer Street Steps (N+P)
- 6 Block M Courtyard (M)
- 7 Harbor Way (F+G)
- 8 Old Sleeper Street
- 9 H-1 Plaza



OPEN SPACE STATUS



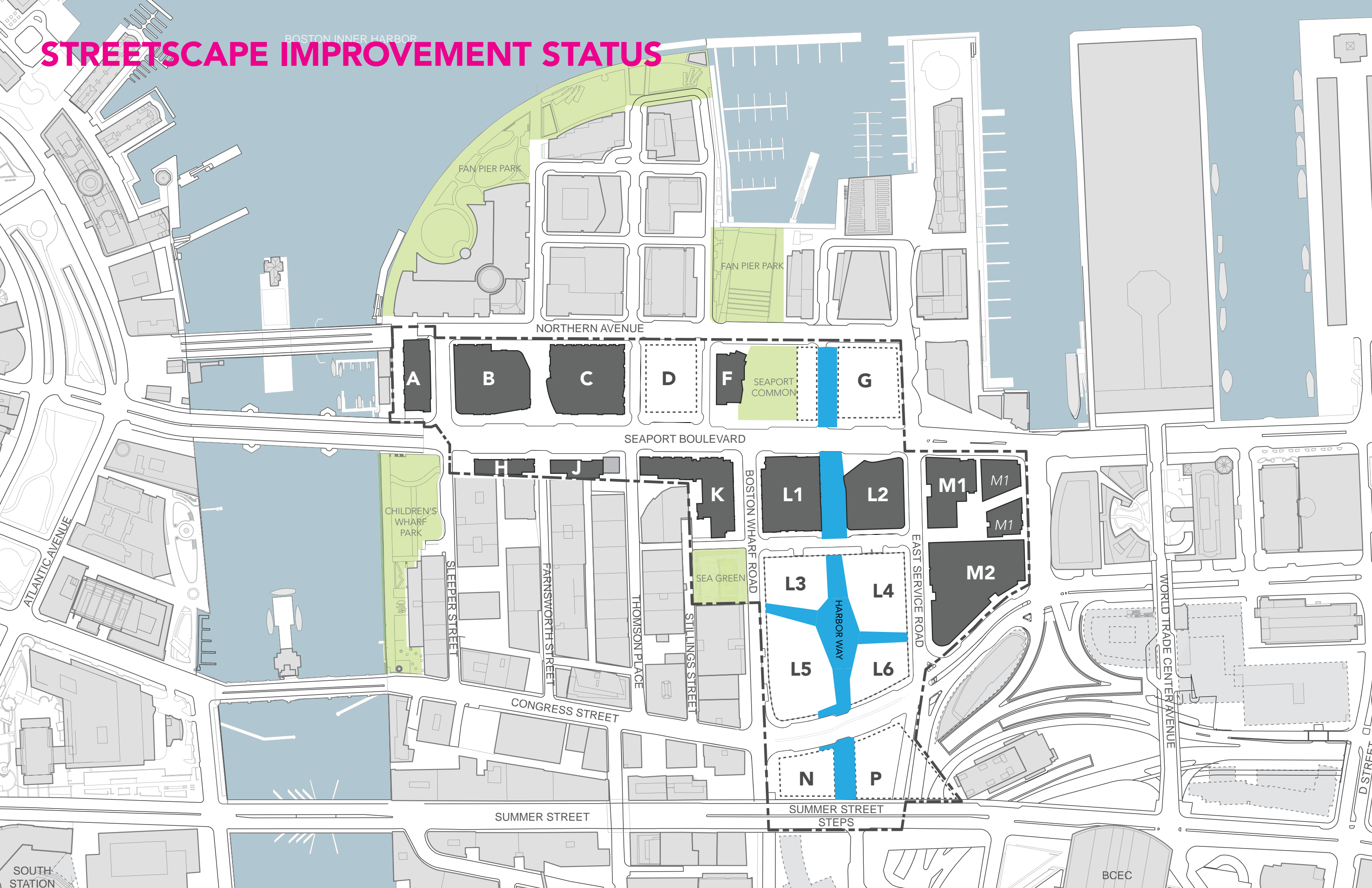
LEGEND

- COMPLETED
- IN CONSTRUCTION
- DESIGNED NOT BUILT
- OPEN SPACE TO DEFINE
- OPEN SPACE OFF-SITE
- SEAPORT SQUARE PROJECT

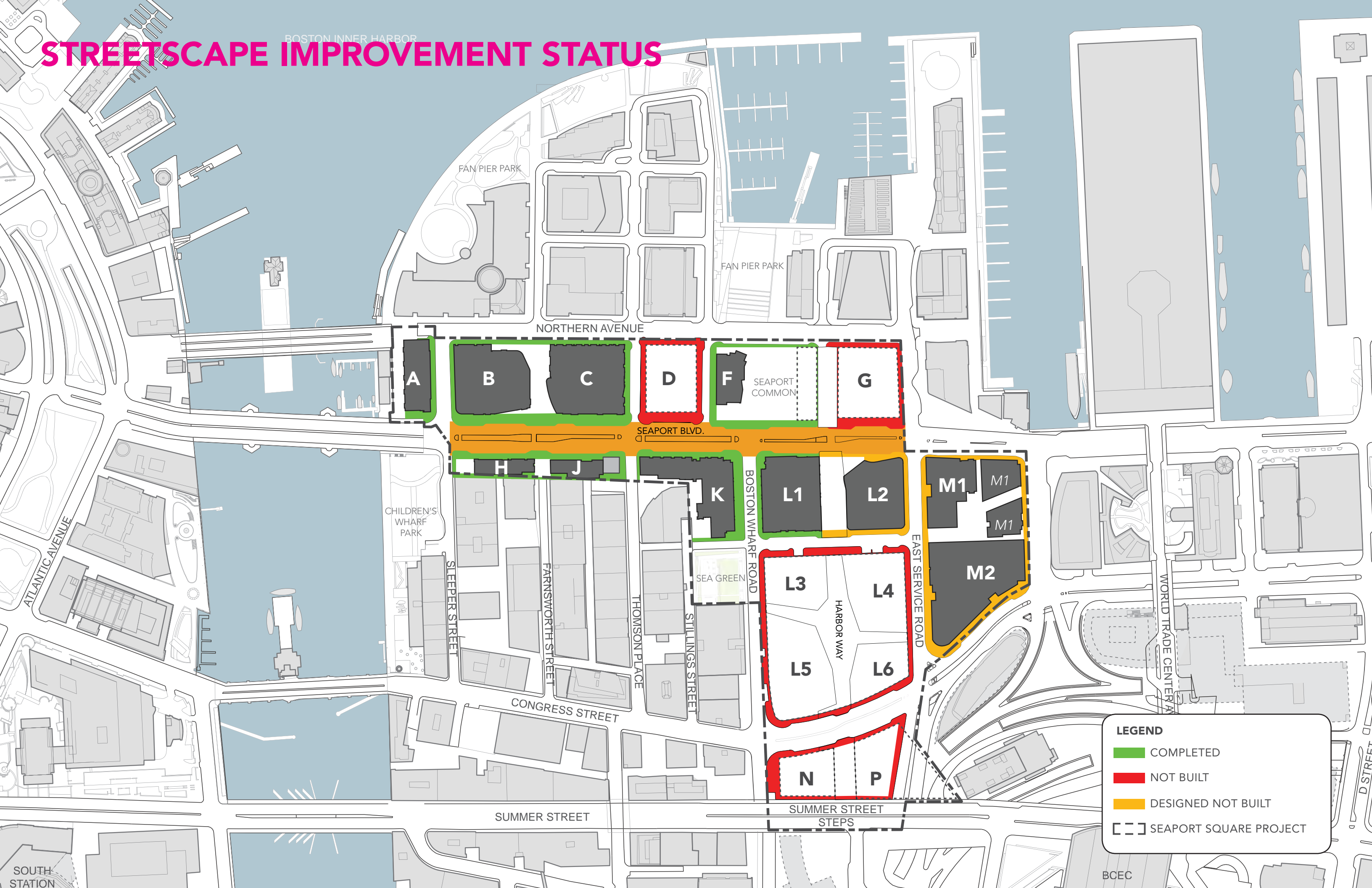
SOUTH STATION

BCEC

STREETSCAPE IMPROVEMENT STATUS



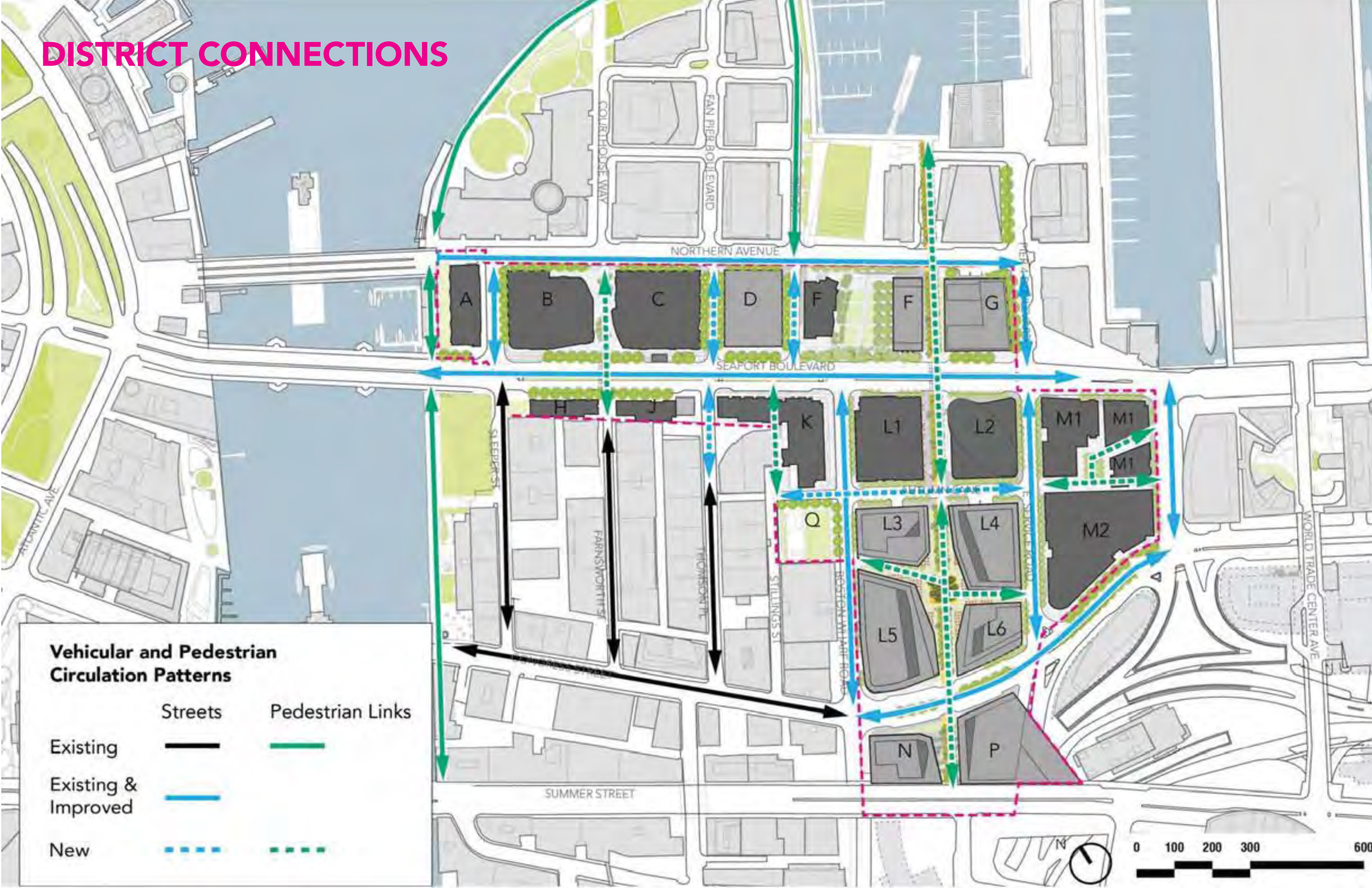
STREETSCAPE IMPROVEMENT STATUS



LEGEND

- COMPLETED
- NOT BUILT
- DESIGNED NOT BUILT
- SEAPORT SQUARE PROJECT

DISTRICT CONNECTIONS



THE CRIMSON CANOPY



Quercus palustris
PIN OAK

Characteristics:

Height: 50' to 75'
 Width: 40' to 70'
 Salt Tolerant: Low
 Drought Tolerance: Moderate
 Sun/Shade: Full Sun
 Native: Yes

Notes: Lower branches will require removal when used as a street or parking lot tree since they tend to droop and hang on the tree. Use in wide street lanws or parks due to size.



Liquidambar styraciflua
American Sweetgum

Characteristics:

Height: 50' to 75'
 Width: 40' to 65'
 Salt Tolerant: Moderate
 Drought Tolerance: Moderate
 Sun/Shade: Full Sun
 Native: Yes

Notes: Recommended for narrow or wide street tree lawns/pits. Does not do well in areas of confined root growth, deep tap root.



Acer saccharum
Sugar Maple

Characteristics:

Height: 45' to 50'
 Width: 35' to 40'
 Salt Tolerant: Low
 Drought Tolerance: Low
 Sun/Shade: Full Sun
 Native: Yes

Notes: Use in wide street tree lawns/pits due to increased drought sensitivity.



Nyssa sylvatica
BLACK TUPELO

Characteristics:

Height: 30' to 60'
 Width: 20' to 40'
 Salt Tolerant: Moderate
 Drought Tolerance: High
 Sun/Shade: Full Sun
 Native: Yes

Notes: Recommended for buffer strips around parking lots or for median strip plantings in the highway.



THE GOLD CANOPY



Celtis occidentalis HACKBERRY

Characteristics:

Height: 40' to 60'
Width: 40' to 60'
Salt Tolerant: Moderate
Drought Tolerance: High
Sun/Shade: Full Sun/Partial
Native: Yes



Ulmus americana AMERICAN ELM

Characteristics:

Height: 60' to 80'
Width: 40' to 80'
Salt Tolerant: Moderate
Drought Tolerance: Moderate
Sun/Shade: Full Sun
Native: Yes



Quercus acutissima SAWTOOTH OAK

Characteristics:

Height: 40' to 50'
Width: 35' to 55'
Salt Tolerant: Moderate
Drought Tolerance: High
Sun/Shade: Full Sun
Native: Yes



Quercus phellos WILLOW OAK

Characteristics:

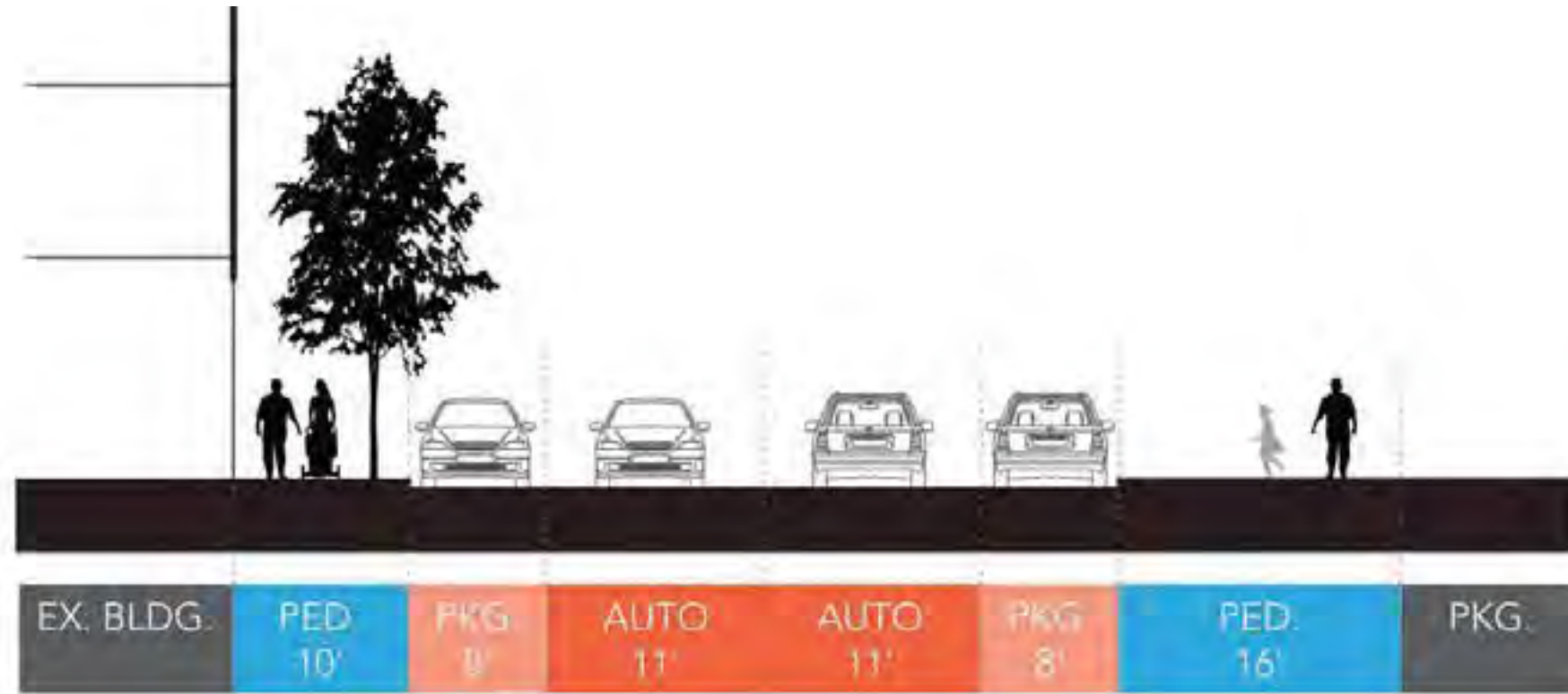
Height: 40' to 60'
Width: 30' to 60'
Salt Tolerant: Moderate
Drought Tolerance: High
Sun/Shade: Full Sun
Native: Yes



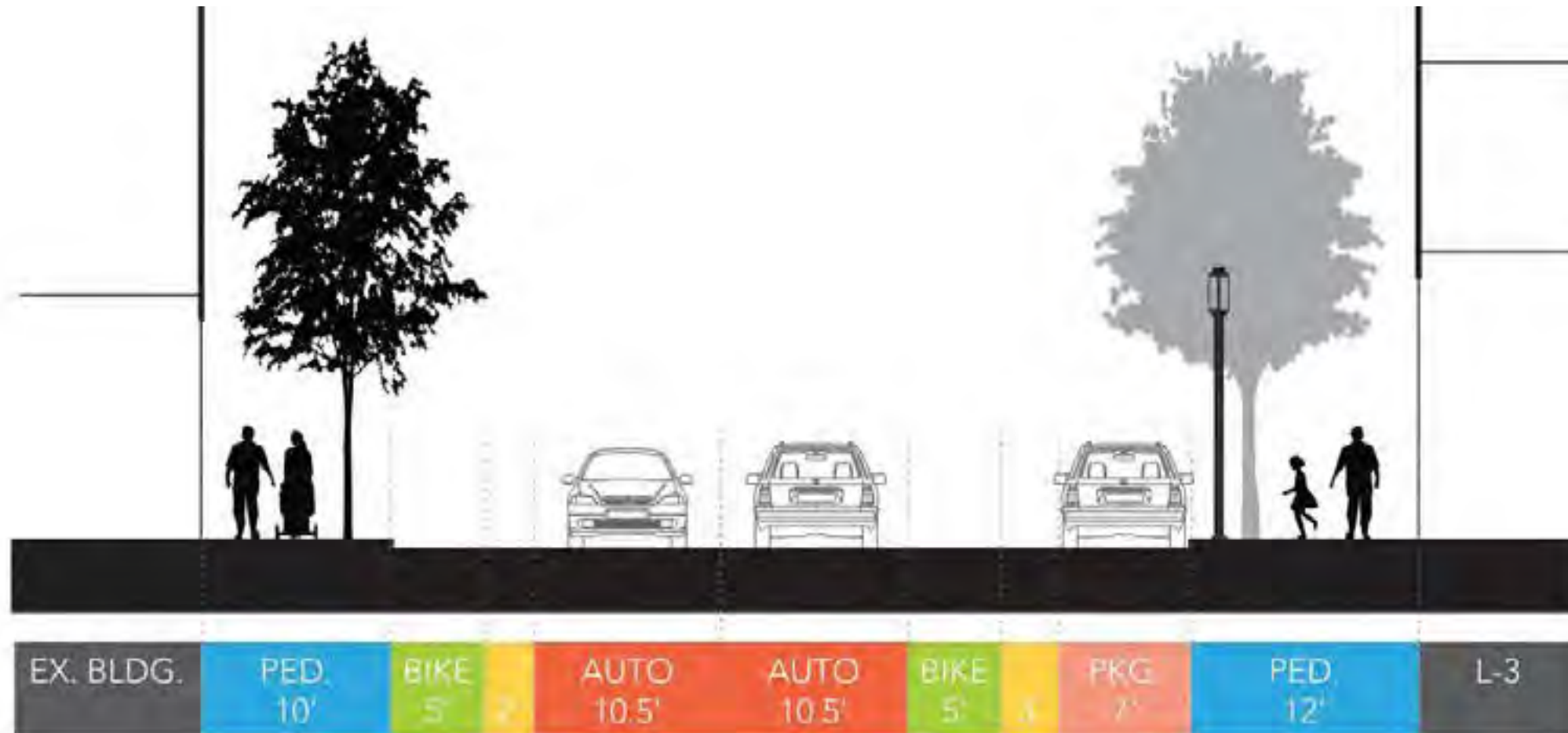
BOSTON WHARF ROAD



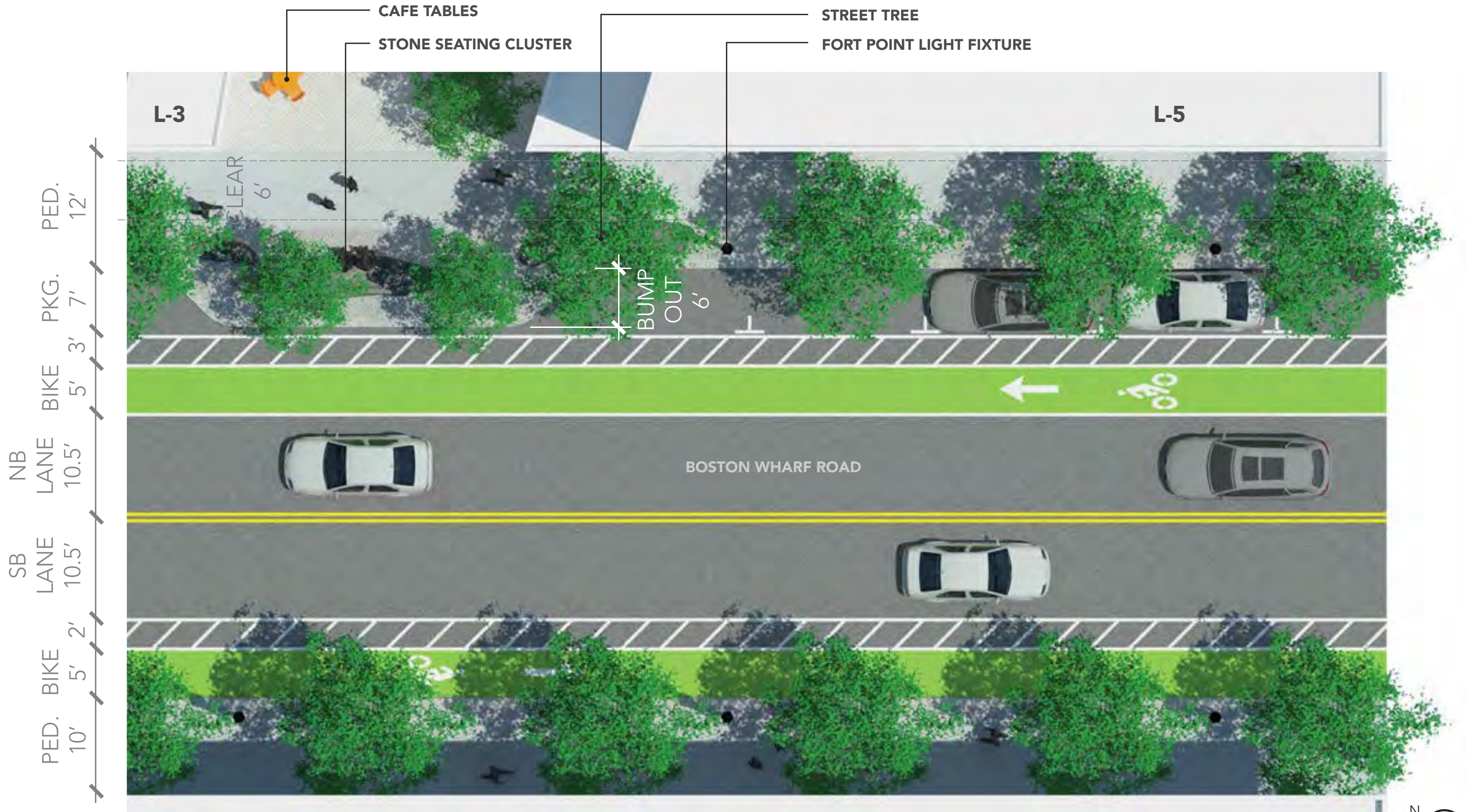
EXISTING



PROPOSED



BOSTON WHARF ROAD



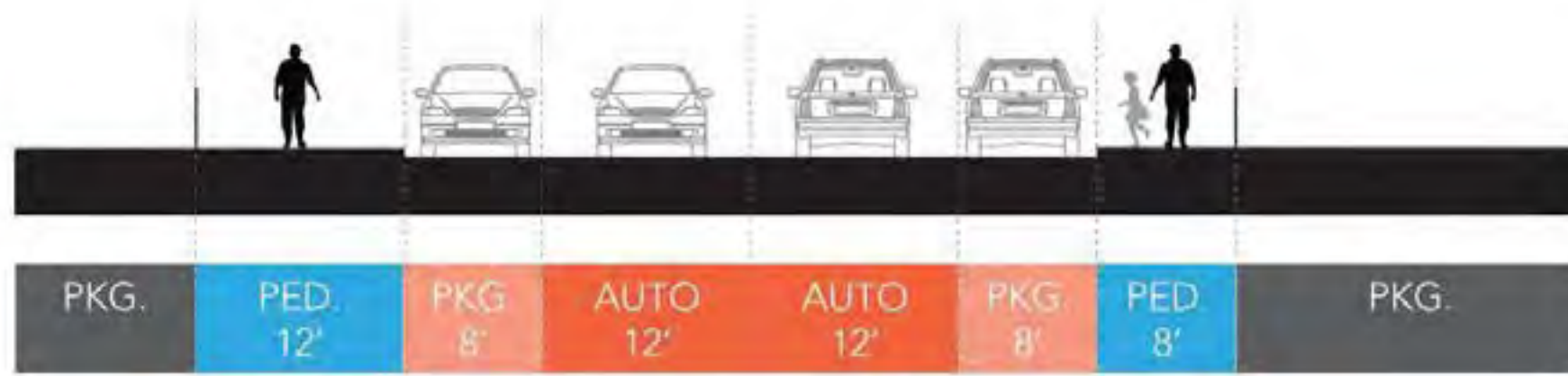




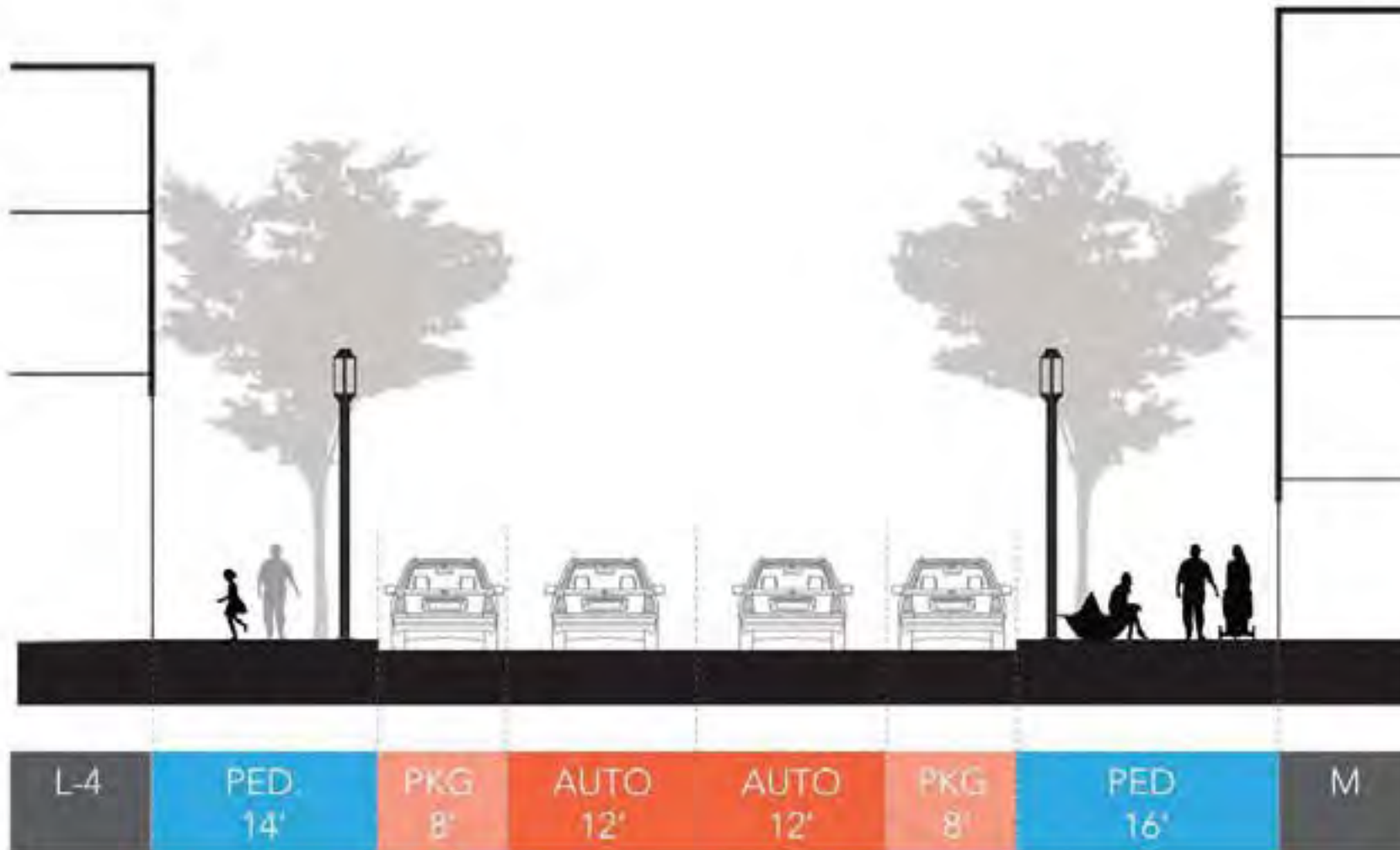
EAST SERVICE ROAD



EXISTING



PROPOSED



EAST SERVICE ROAD







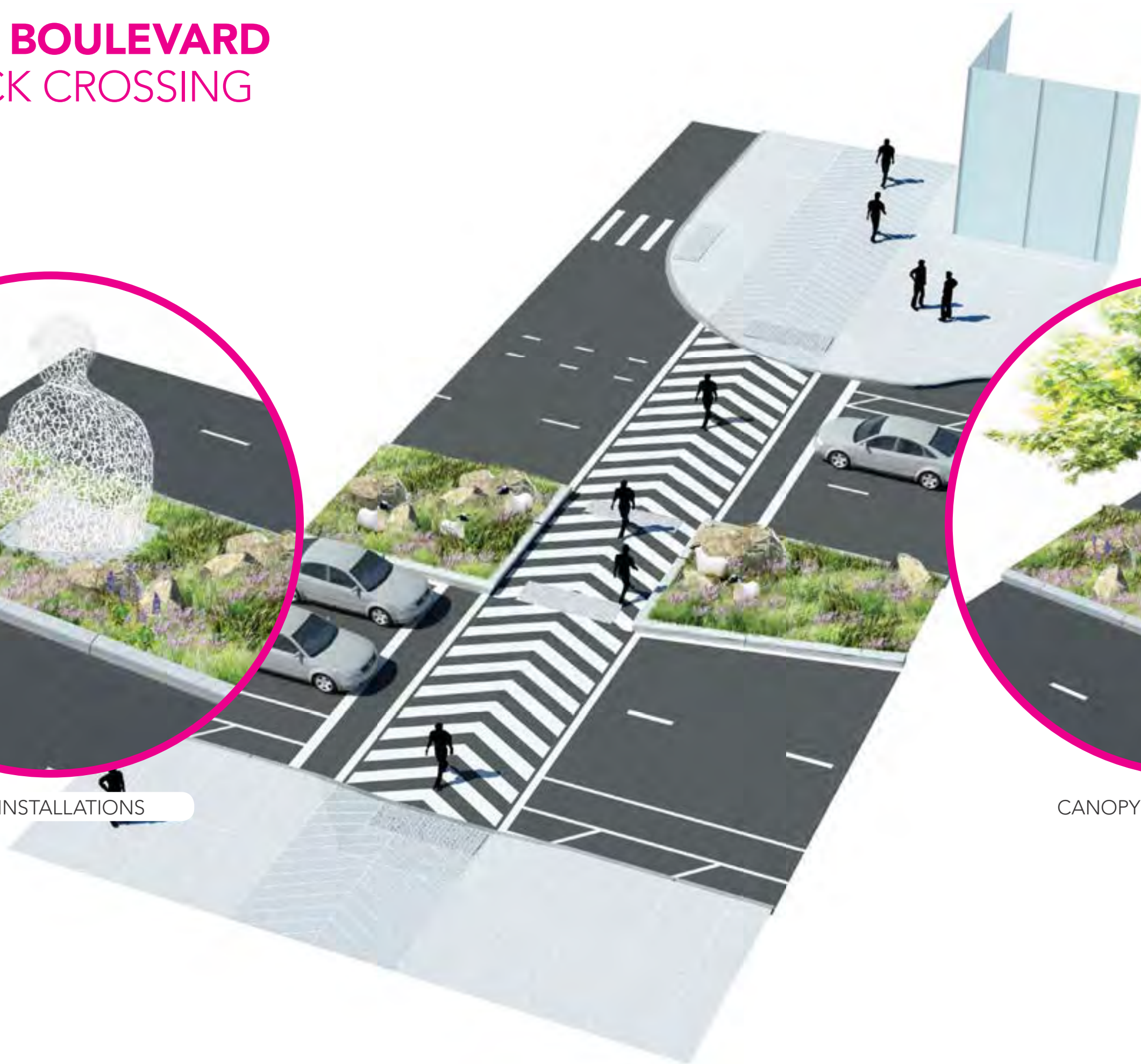
SEAPORT BOULEVARD MID-BLOCK CROSSING



ART INSTALLATIONS



CANOPY TREES + PLANTINGS



SEAPORT BOULEVARD (VIEW WEST)
EXISTING CONDITION



SEAPORT BOULEVARD (VIEW WEST) PROPOSED CONDITION



EXISTING SEAPORT MATERIAL PALETTE



EXISTING SEAPORT MATERIAL PALETTE

FAN PIER PARK

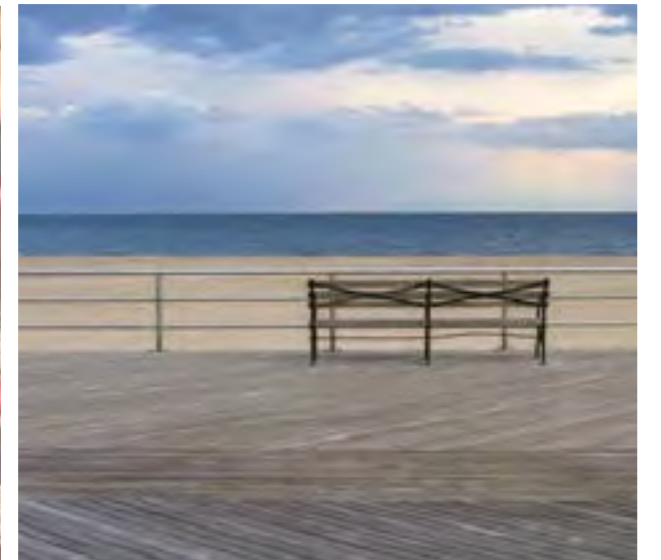


EXISTING SEAPORT MATERIAL PALETTE

SEA GREEN



PROPOSED SEAPORT MATERIAL PALETTE





PUBLIC REALM STATISTICS:

- ON-SITE PUBLIC OPEN SPACE: 37%
- 8.8 ACRES PUBLIC OPEN SPACE (8.6 PREVIOUS)
- 7.0 ACRES PEDESTRIAN OPEN SPACE (6.5 PREVIOUS)
- 2.5 LINEAR MILES ACTIVE STREET FRONTAGE
- OVERALL FAR: 7.65

