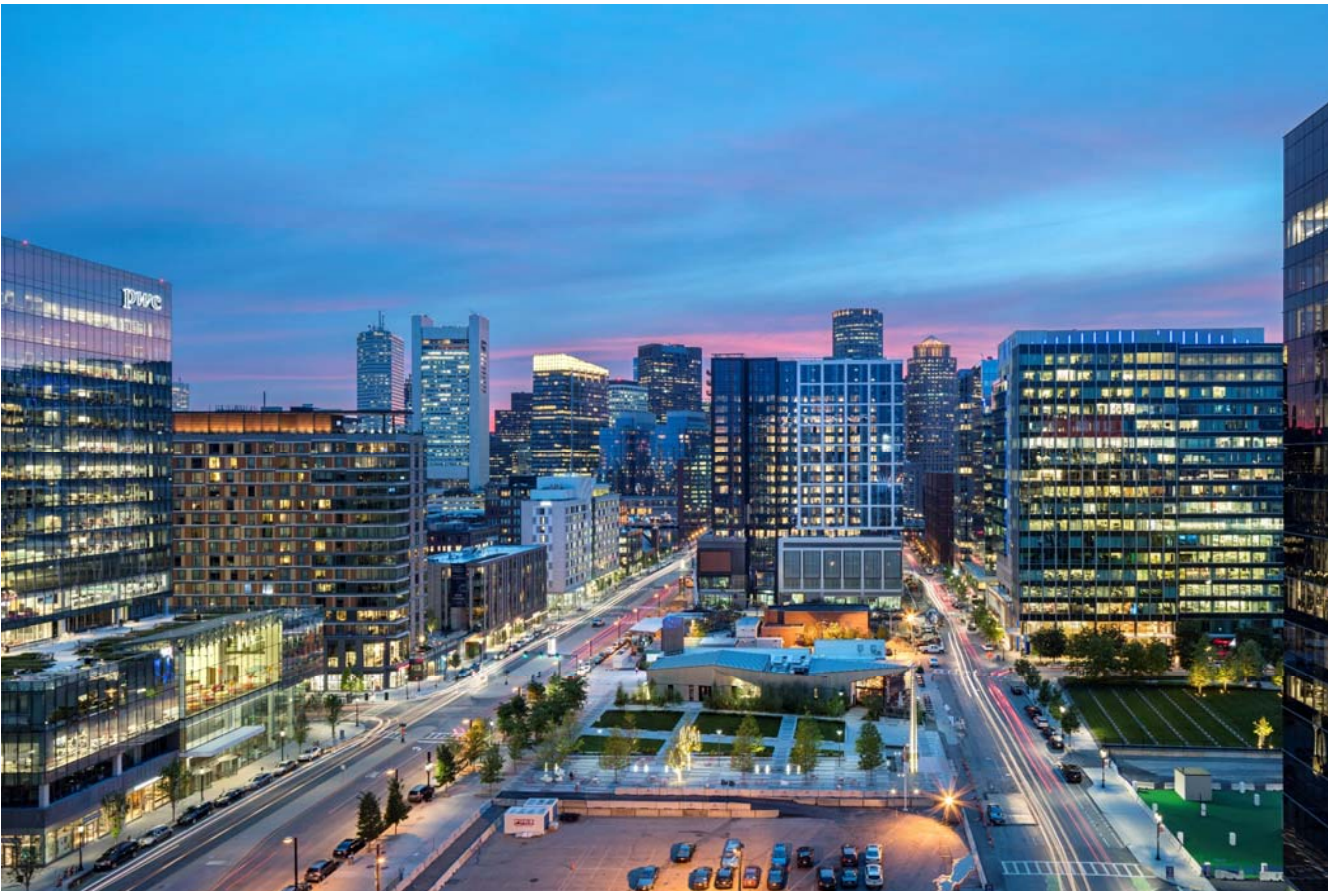


# SEAPORT SQUARE

BCDC Design Committee #4

September 19, 2017





## SEAPORT ACTIVATION

- Seaport Common Farmer's Market
- Seaport Sweat fitness series
- Seaport Common bike tune-up & repair
- Sea Green Yappy Hour
- Equinox master classes
- BSO concert
- Seaport Sounds Friday evening performances
- BPL Bibliocycle





# SEAPORT ACTIVATION





# SEAPORT TENANTS COMING SOON









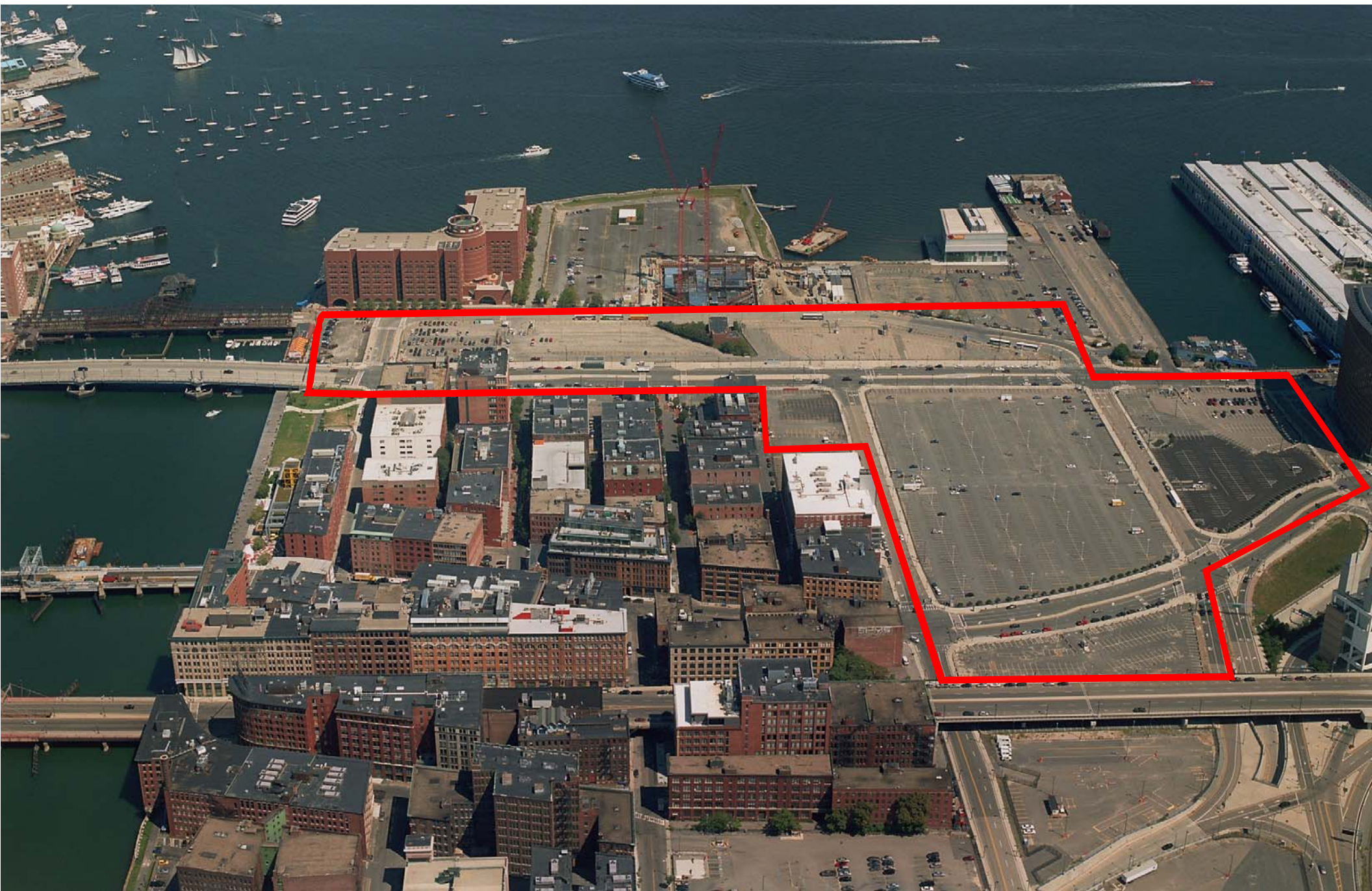




**SEAPORT  
BOULEVARD  
MEDIAN  
IMPROVEMENTS**



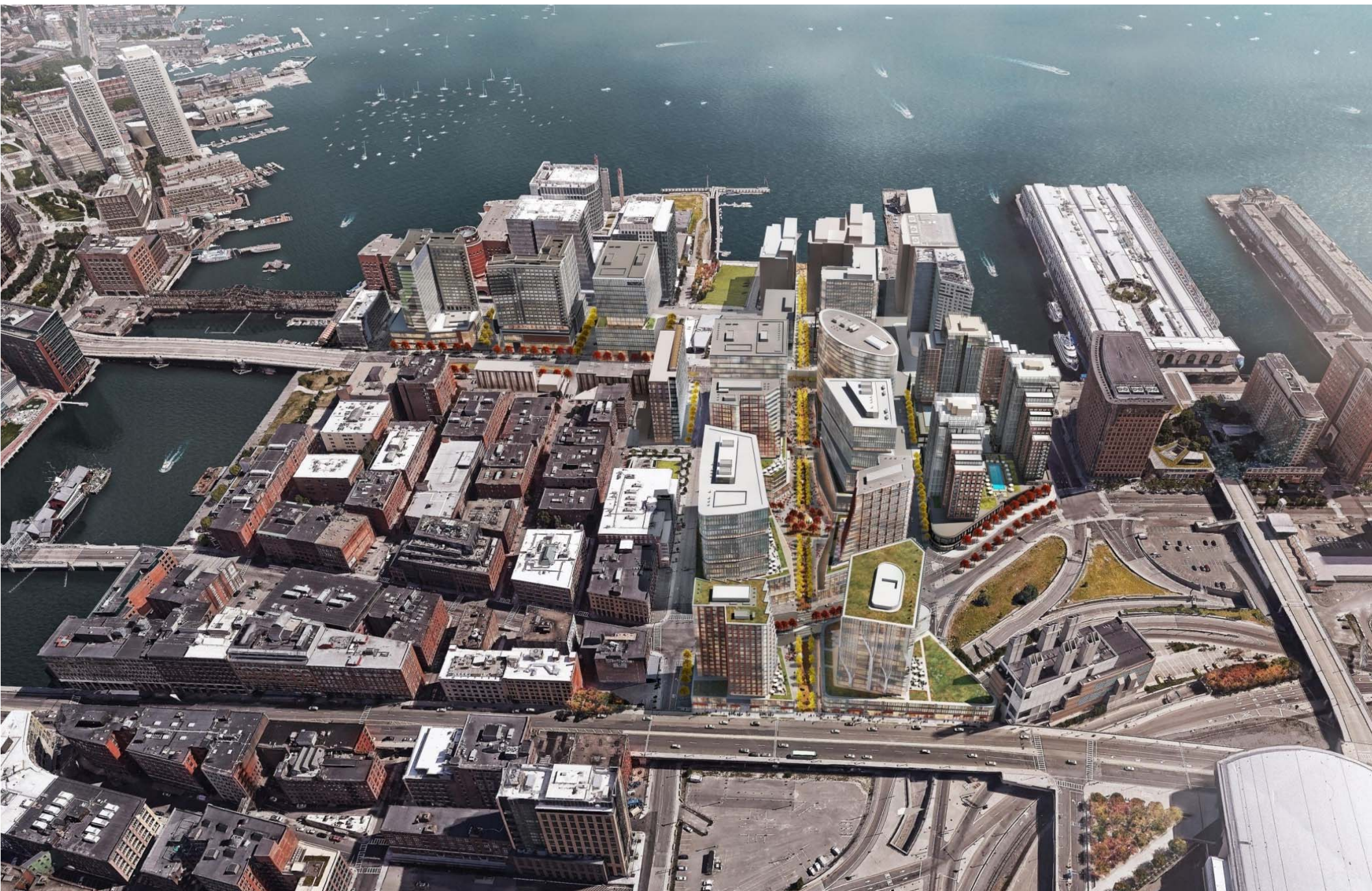






















Notice of Project Change

# SEAPORT SQUARE



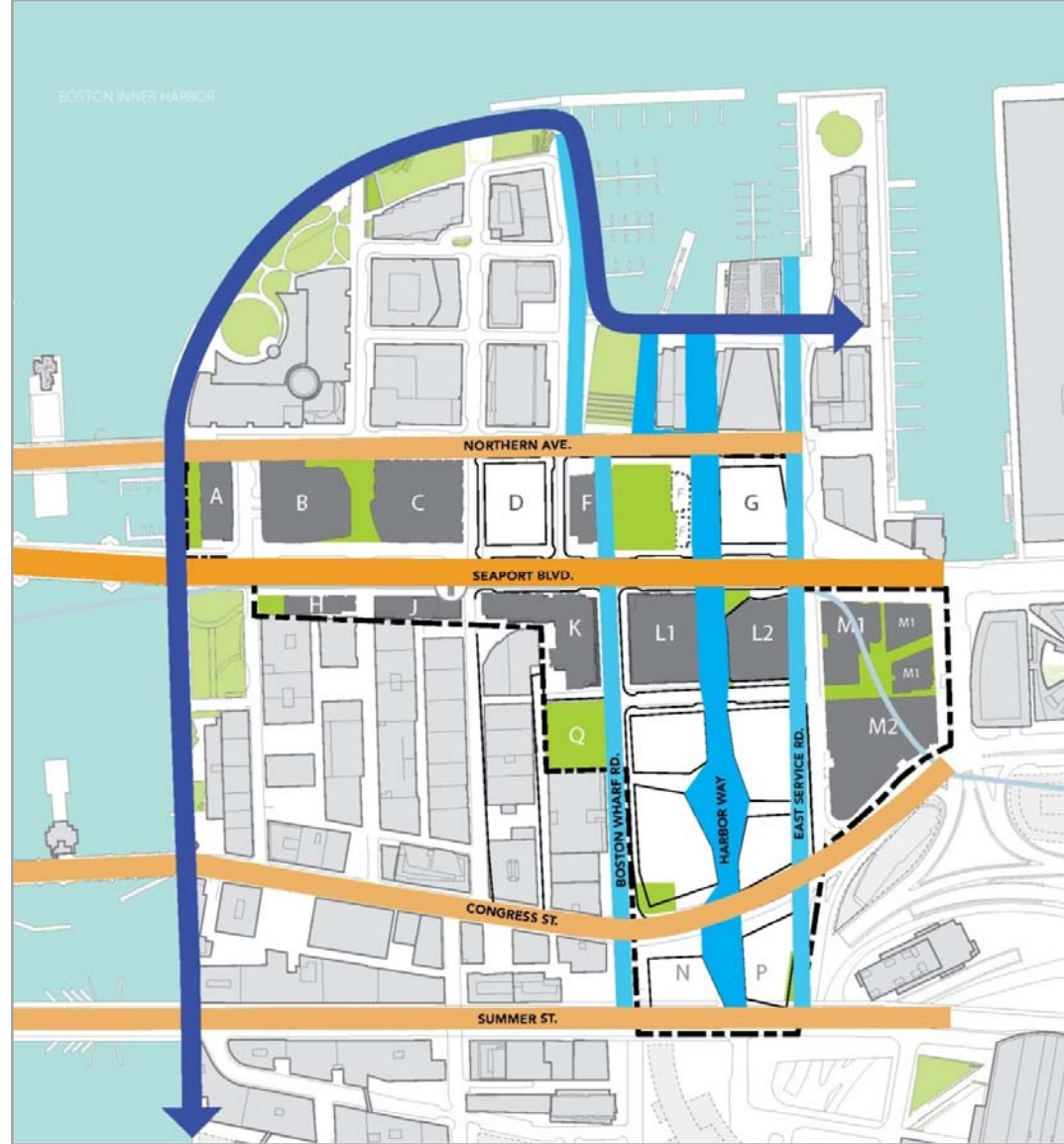
Submitted to:  
Boston Planning and Development Agency  
One City Hall Square  
Boston, MA 02201

Prepared by:  
Eggen Associates, Inc.  
3 Mill & Main Place, Suite 250  
Meynard, MA 01754

Submitted by:  
Seaport Square Development Company LLC  
an affiliate of WFS Development Associates LLC  
23 South Street  
Charlton Hill, MA 02147

In Association with:  
Coulter & Stern  
Haley & Aldrich  
Howard Stern Hudson, Inc.  
James Corner Field Operations  
NADAAA  
Nitch Engineering  
Sasaki Associates

February 7, 2017





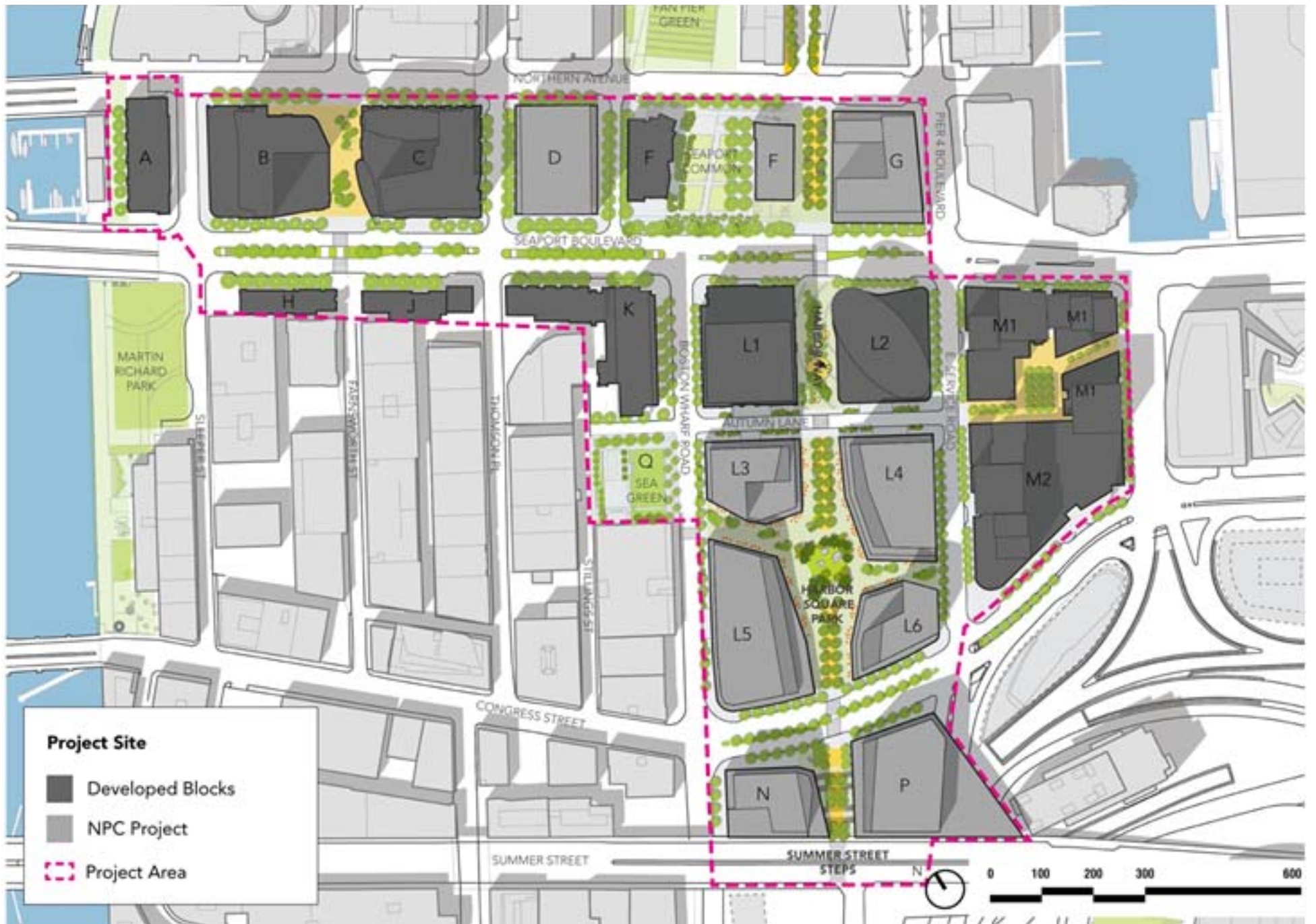




## CHANGES SINCE NPC FILING

- Addition of the Seaport Performing Arts Center – 600 Seats
- Addition of the Fort Point Community Theater – 150 Seats
- Expansion & Greening of Harbor Square Park
- Greening and Diversification of Harbor Way
- Addition of Children's Play Areas
- Reduction in Footprint & Height of Block F Building
- Operating Subsidy for Improved Public Transportation Service
- Additional Bicycle Infrastructure
- Other Design Updates
- Additional Outdoor Performance Spaces









NOT TO SCALE











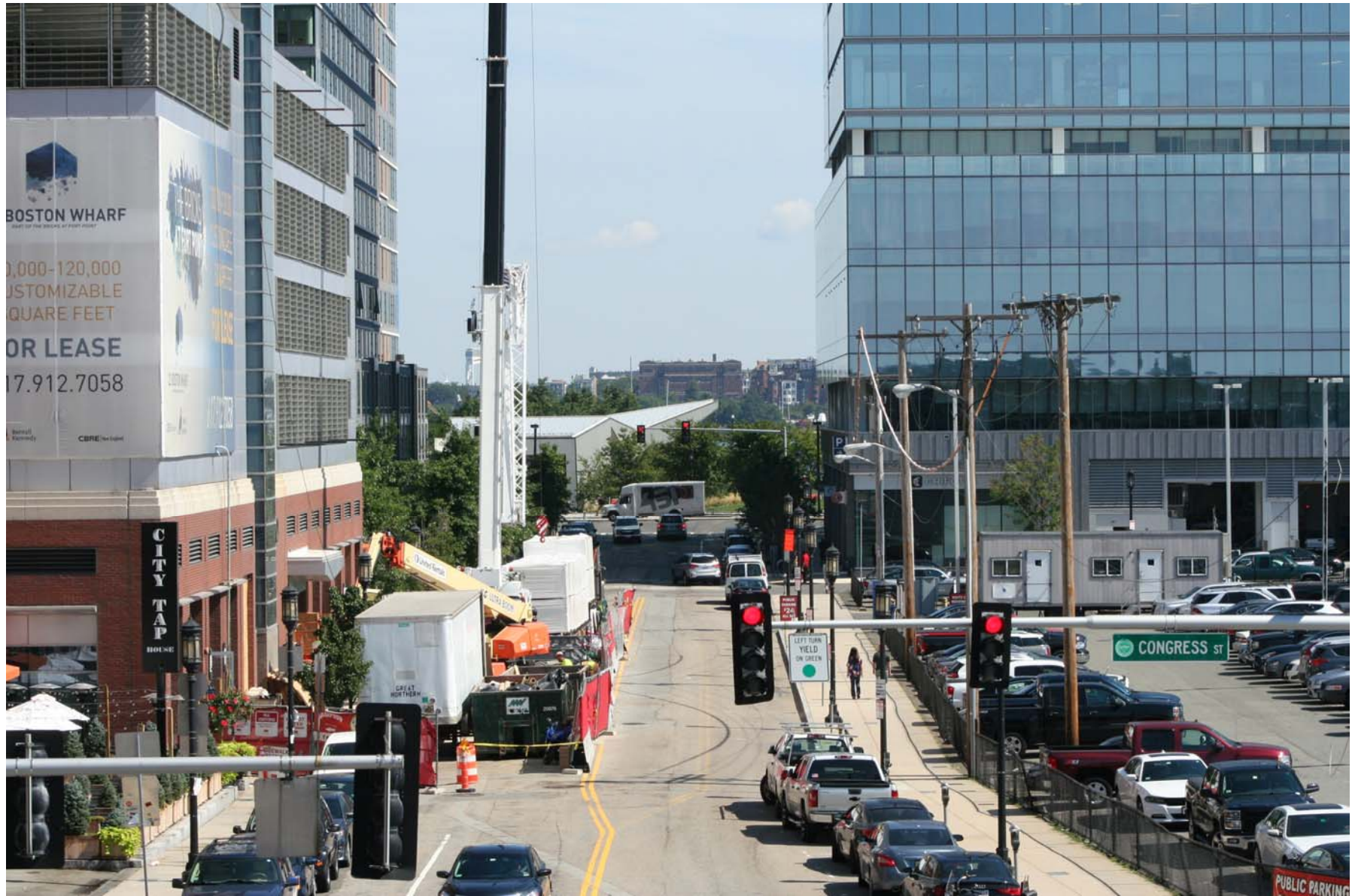






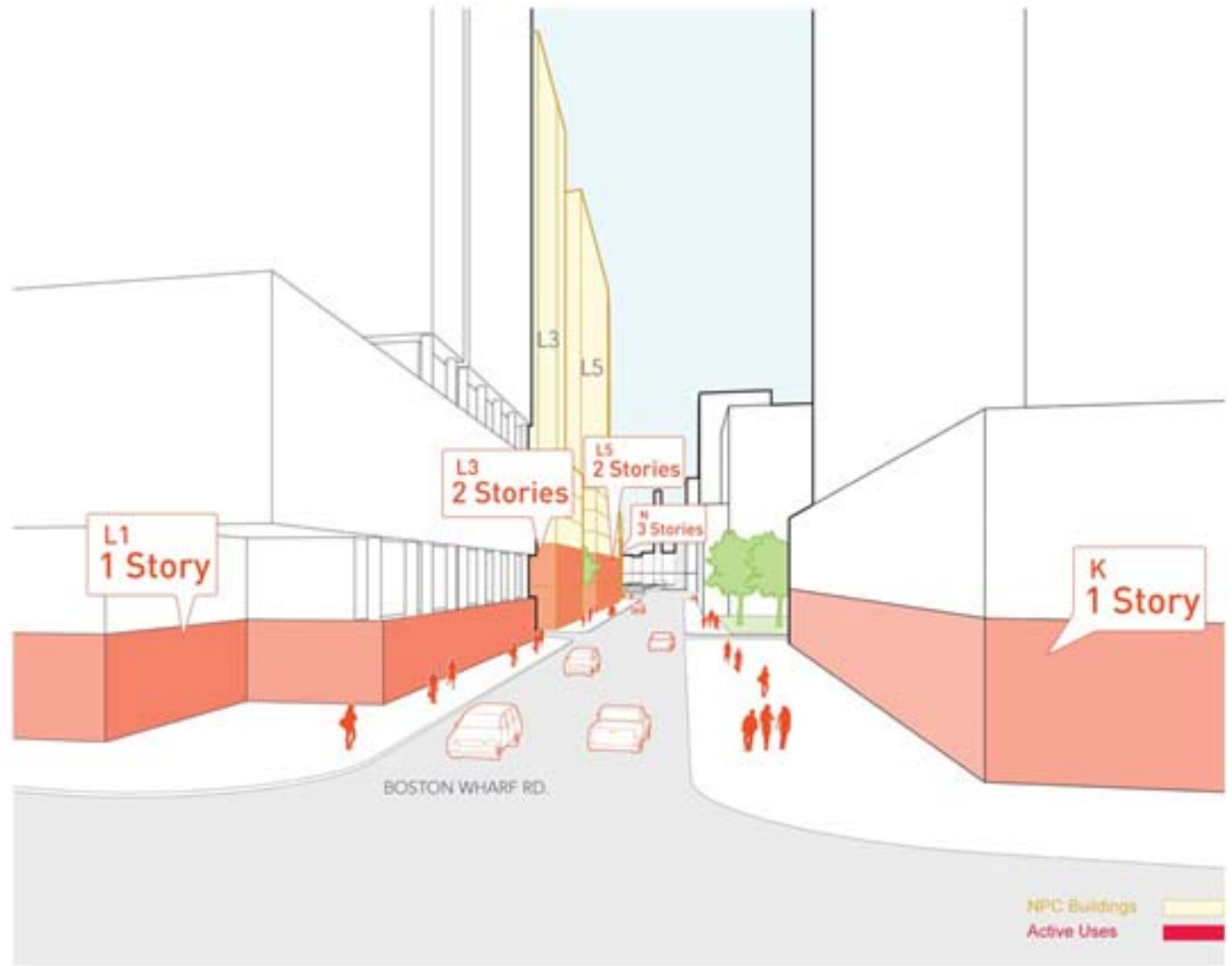






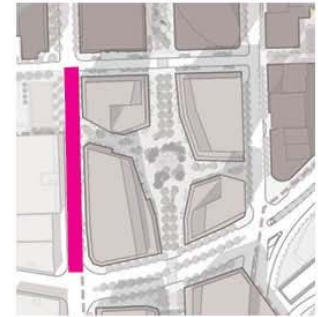
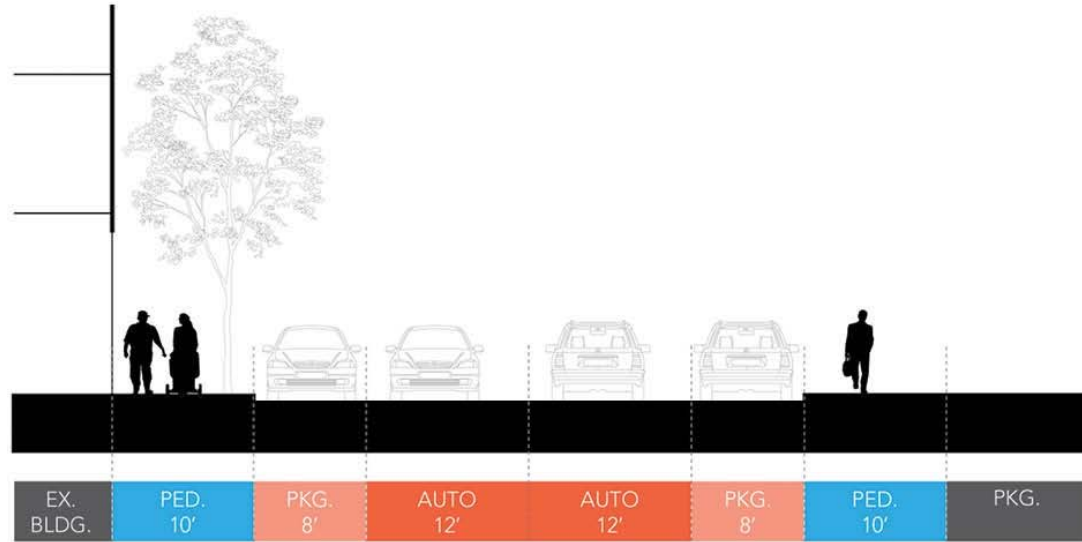


RETAIL USES ALONG BOSTON WHARF ROAD AND EAST SERVICE ROAD

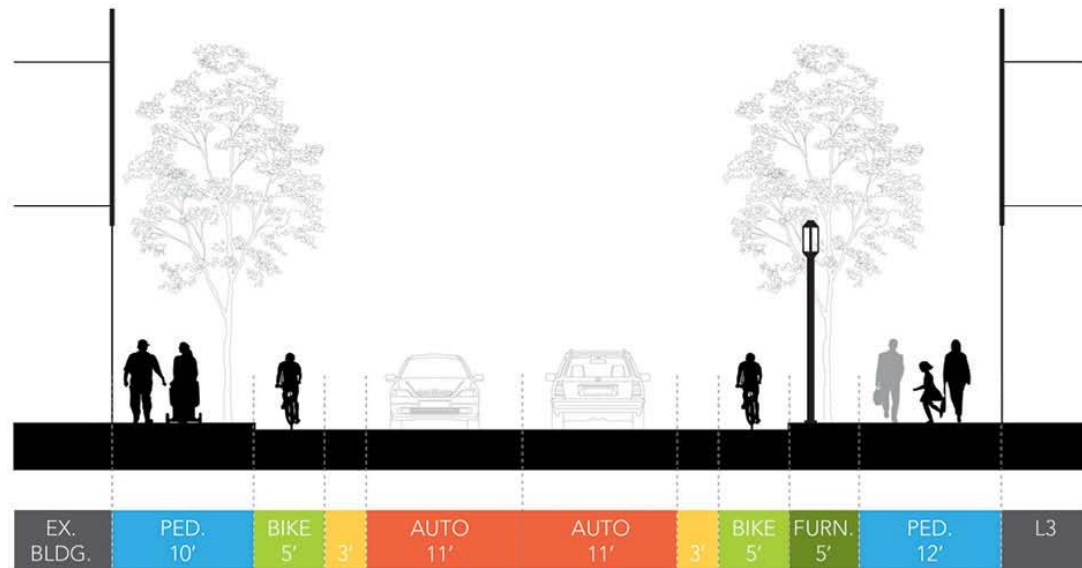




EXISTING



PROPOSED



NOT TO SCALE



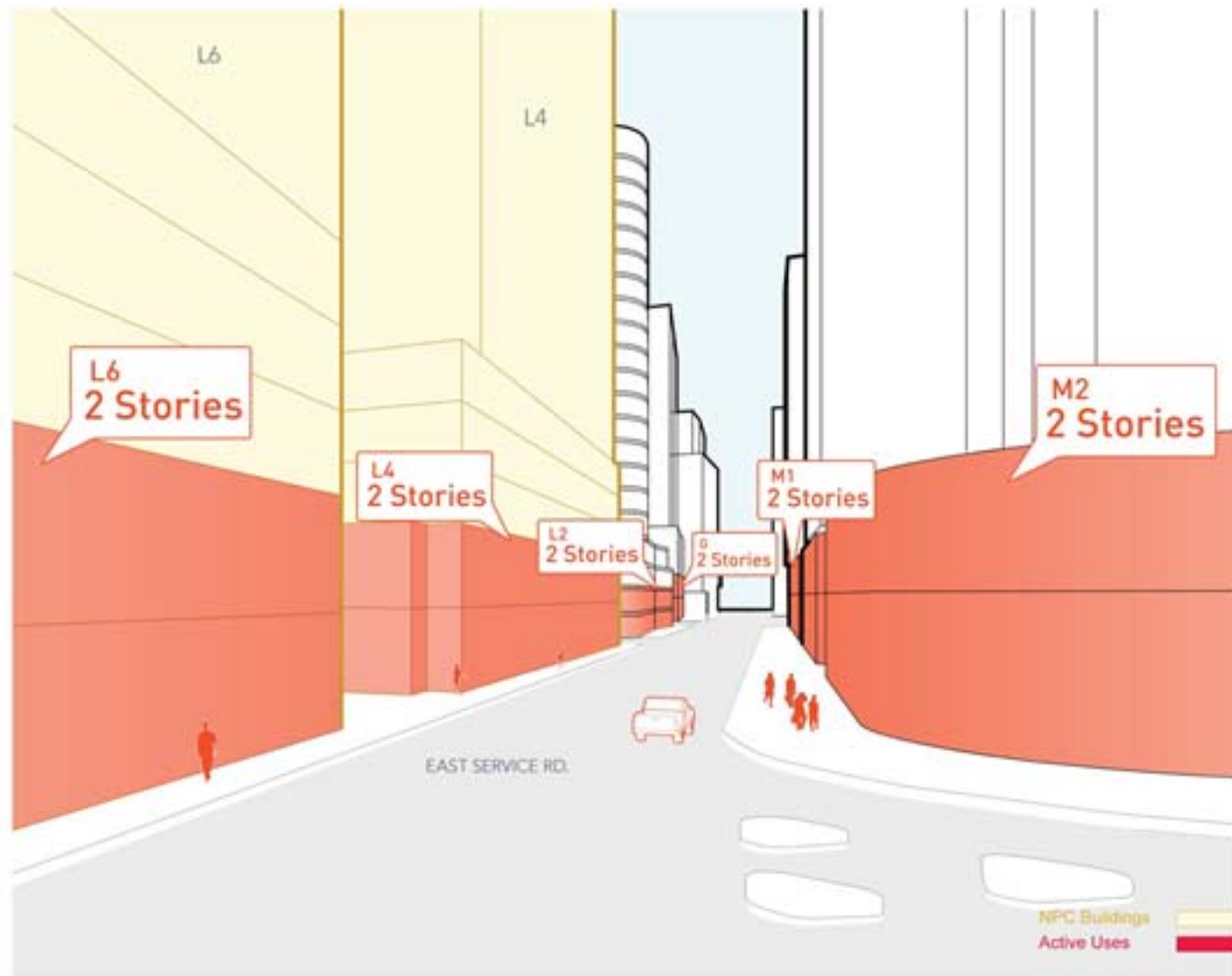






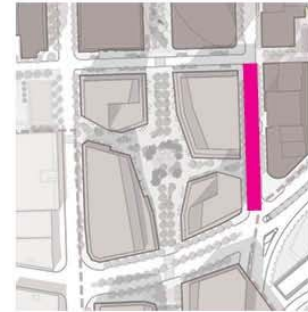
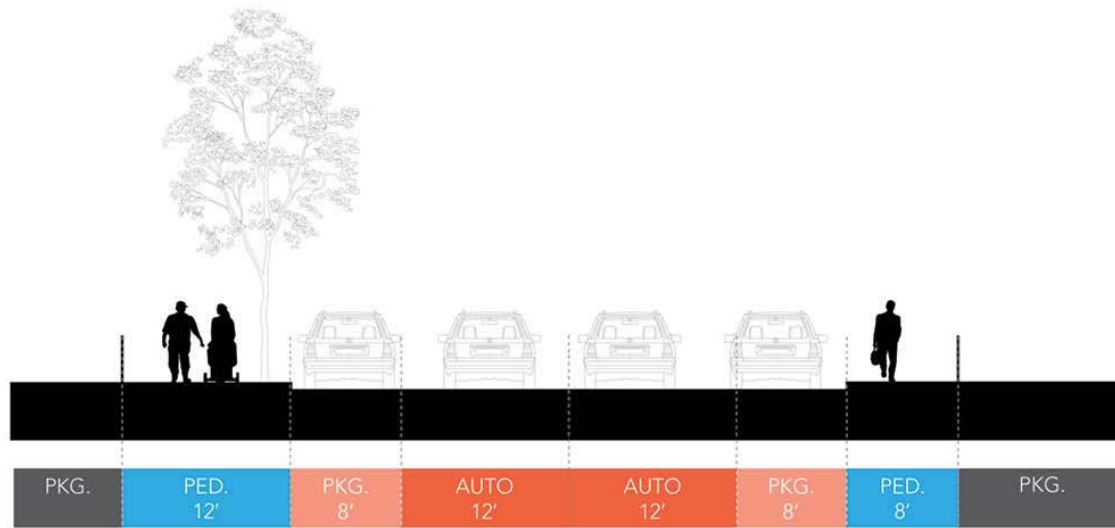


RETAIL USES ALONG BOSTON  
WHARF ROAD AND EAST SERVICE  
ROAD

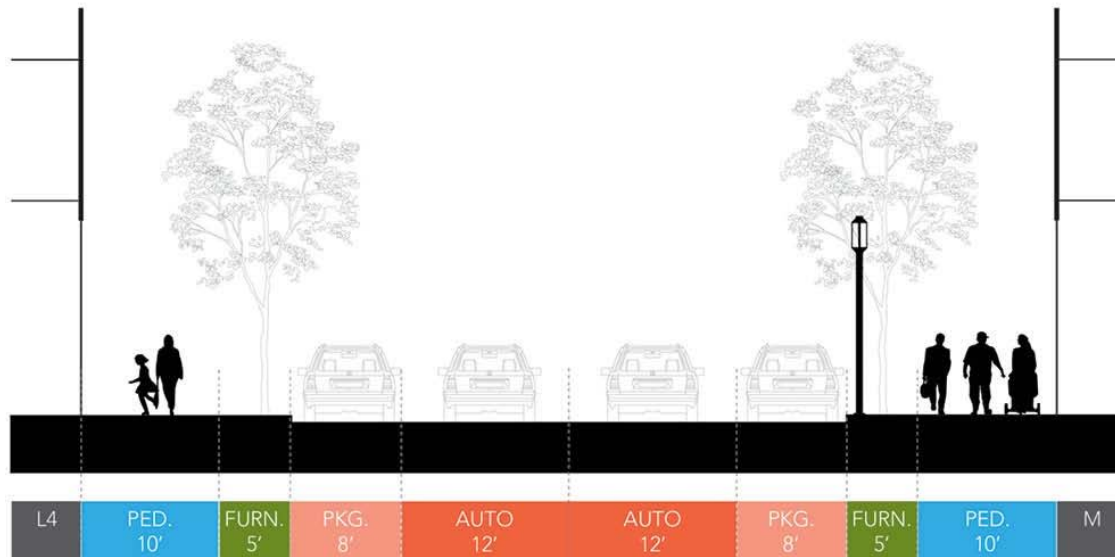




EXISTING



PROPOSED



NOT TO SCALE







# HARBOR WAY

## CIRCULATION & CONNECTIVITY

TO HARBOR WALK/  
SEAPORT COMMON/  
FAN PIER GREEN



TO DOWNTOWN/ROSE  
KENNEDY GREENWAY



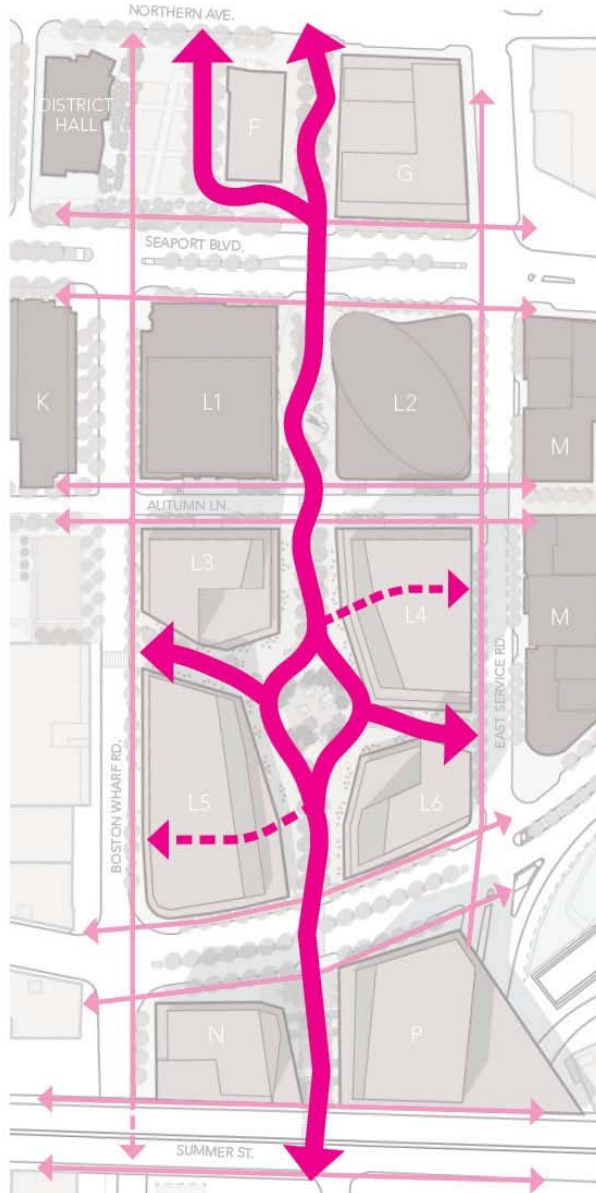
TO SEA GREEN



TO FORT POINT



TO FORT POINT/  
SOUTH STATION



TO ICA



TO WORLD TRADE CENTER



TO M BLOCK COURTYARD



TO CONGRESS STREET



TO BCEC

NOT TO SCALE 



# HARBOR WAY

## SEQUENCE OF EXPERIENCES



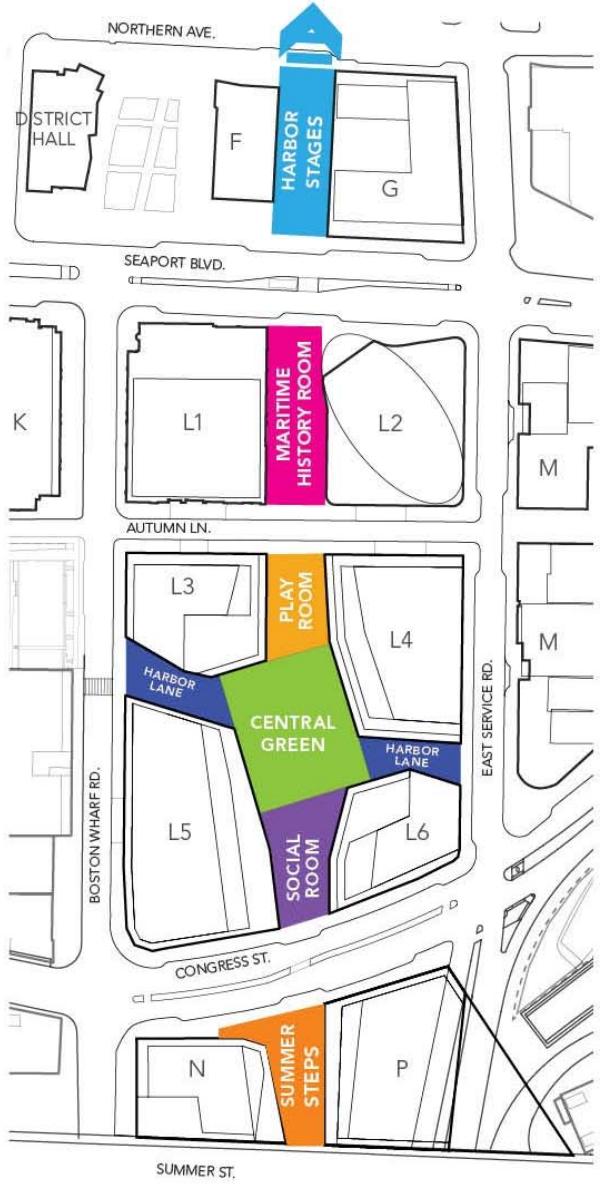
PLAY ROOM



HARBOR LANE



SOCIAL ROOM



HARBOR STAGES



MARITIME HISTORY ROOM



CENTRAL GREEN



SUMMER STEPS

NOT TO SCALE 

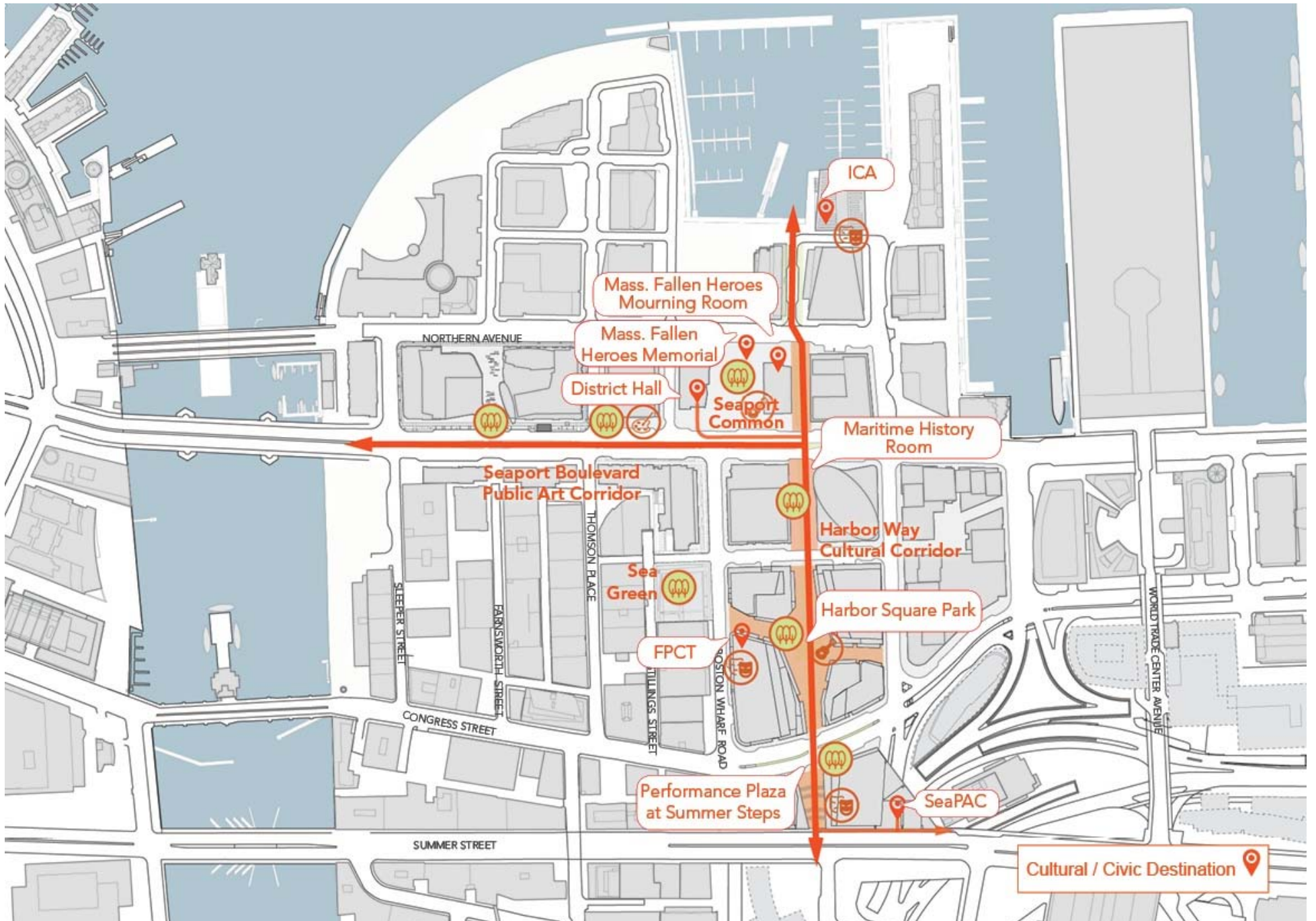


# HARBOR WAY SITE PLAN



NOT TO SCALE 





ICA

Mass. Fallen Heroes Mourning Room

Mass. Fallen Heroes Memorial

District Hall

Seaport Common

Maritime History Room

Seaport Boulevard Public Art Corridor

Harbor Way Cultural Corridor

Sea Green

Harbor Square Park

FPCT

Performance Plaza at Summer Steps

SeaPAC

Cultural / Civic Destination

NORTHERN AVENUE

CONGRESS STREET

SUMMER STREET

THOMSON PLACE

SLEEPER STREET

FARNSWORTH STREET

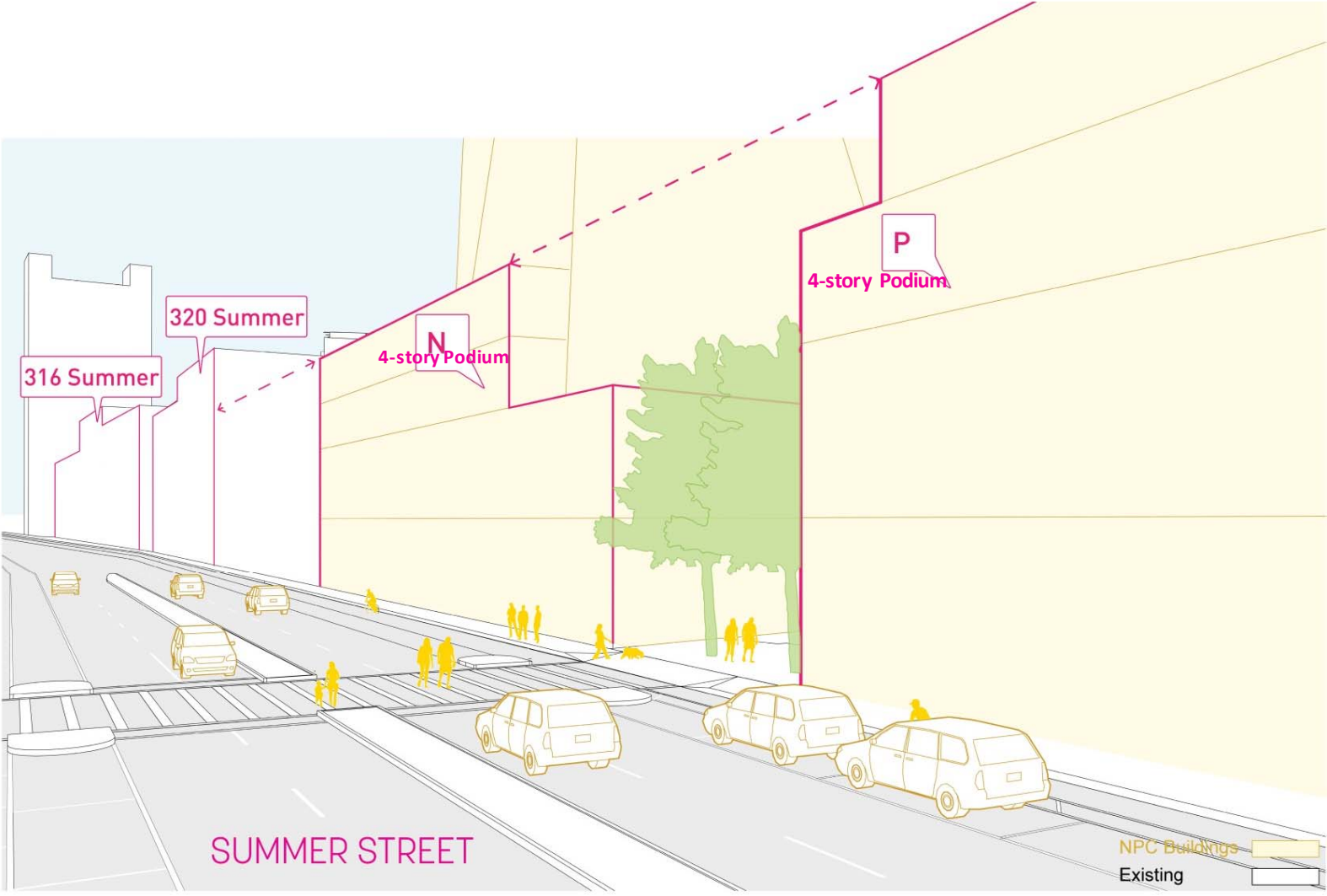
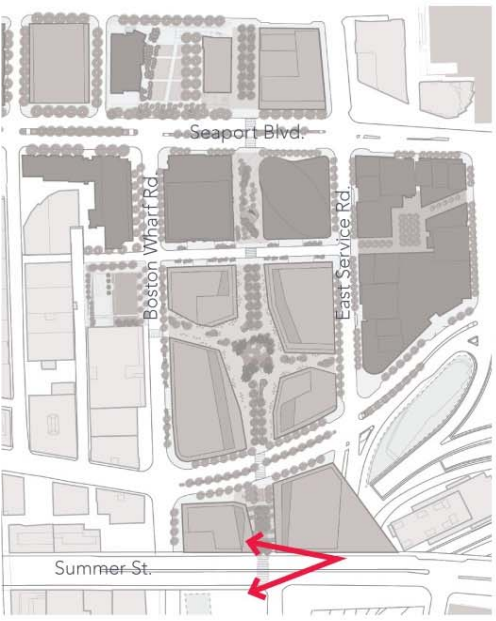
WILLINGS STREET

BOSTON WHARF ROAD

WORLD TRADE CENTER AVENUE

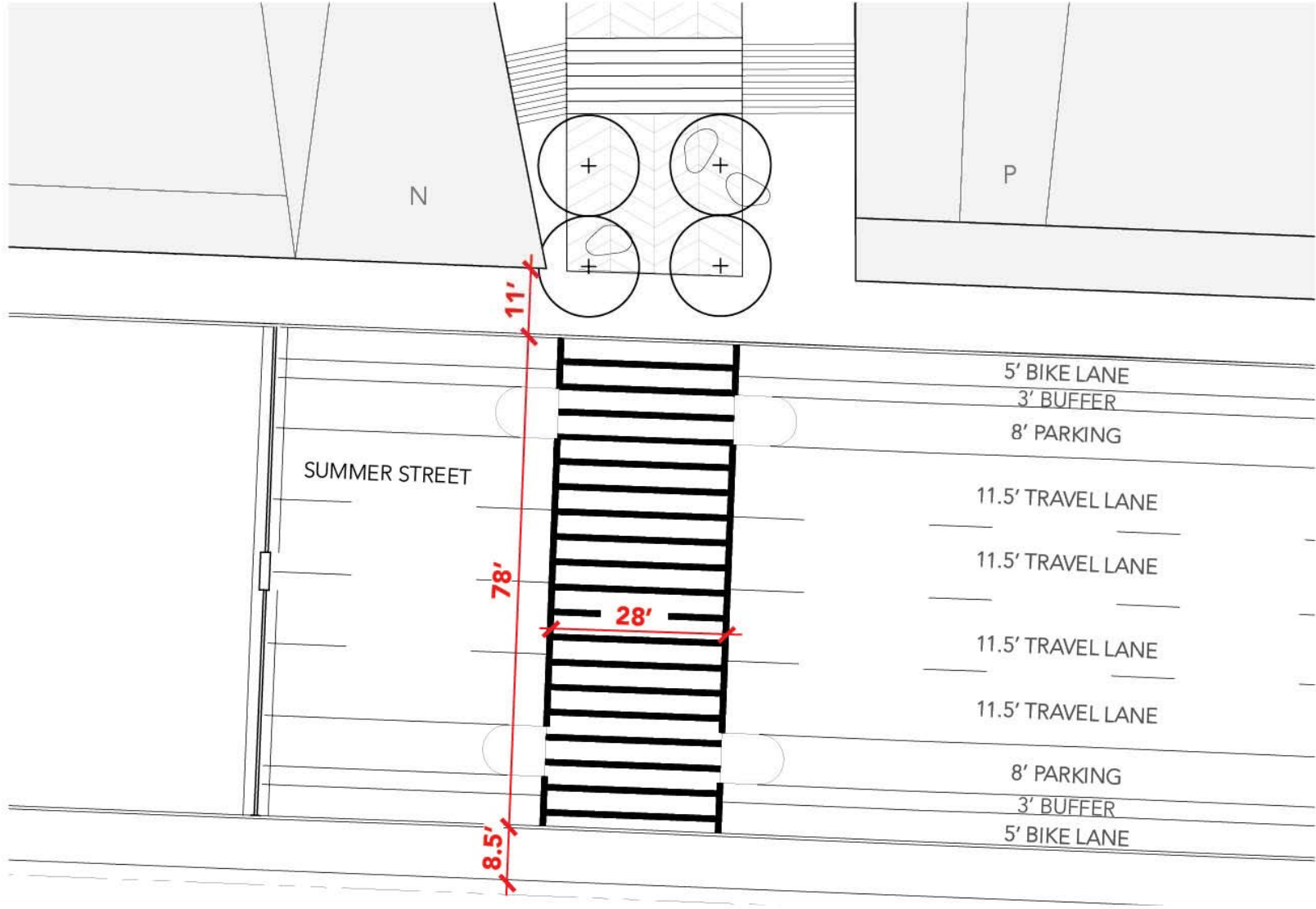


# SUMMER STREET PODIA MASSING ALIGNED WITH FORT POINT STREET WALL

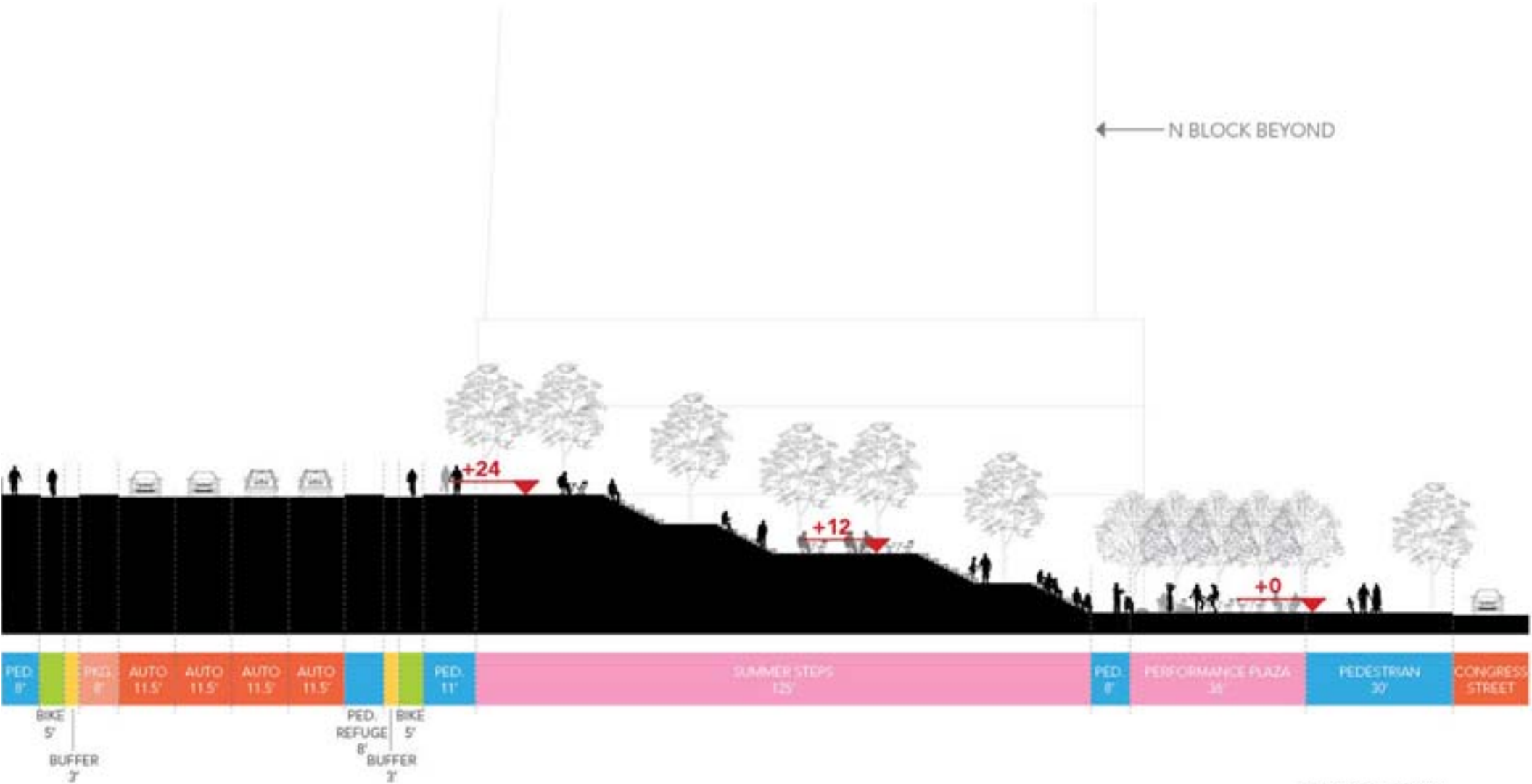




# SUMMER STREET BRIDGE MID-BLOCK CROSSING



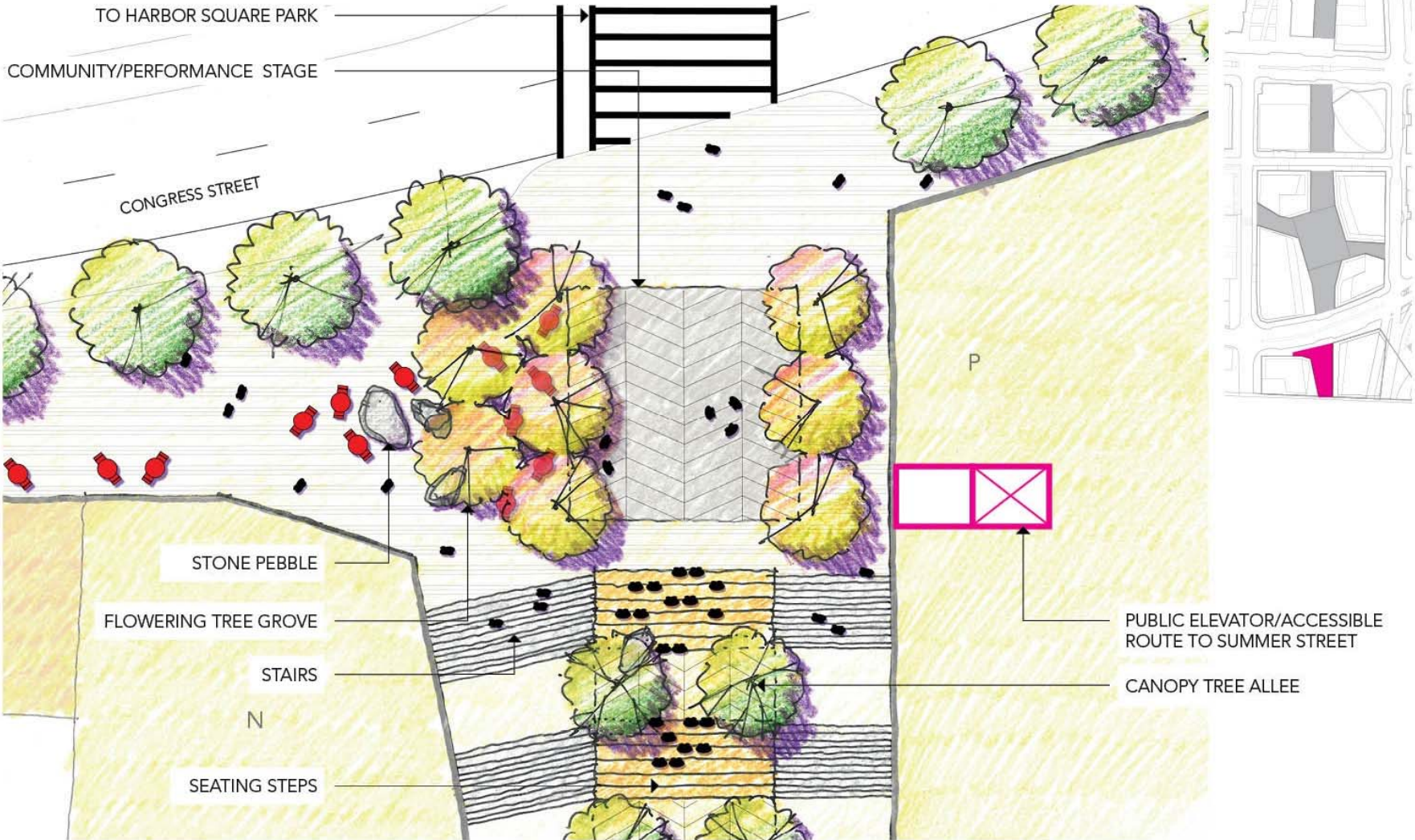
# SUMMER STREET SECTION



NOT TO SCALE



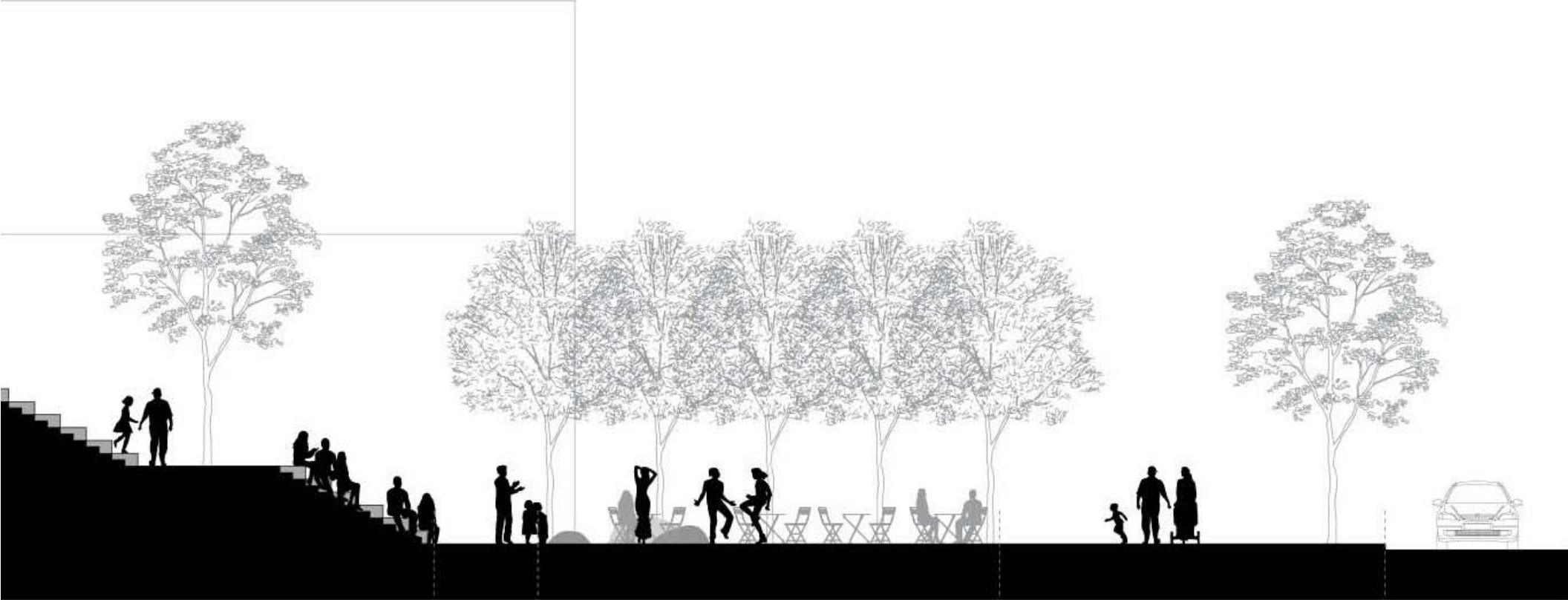
# SUMMER STEPS PERFORMANCE PLAZA PLAN



NOT TO SCALE 

# SUMMER STEPS PERFORMANCE PLAZA SECTION

← N BLOCK BEYOND



STEPS+SEATING TERRACE

PED.  
8'

PERFORMANCE PLAZA  
36'

PEDESTRIAN  
30'

CONGRESS  
STREET

NOT TO SCALE



**SUMMER STEPS**  
PERFORMANCE PLAZA VIEW SOUTH

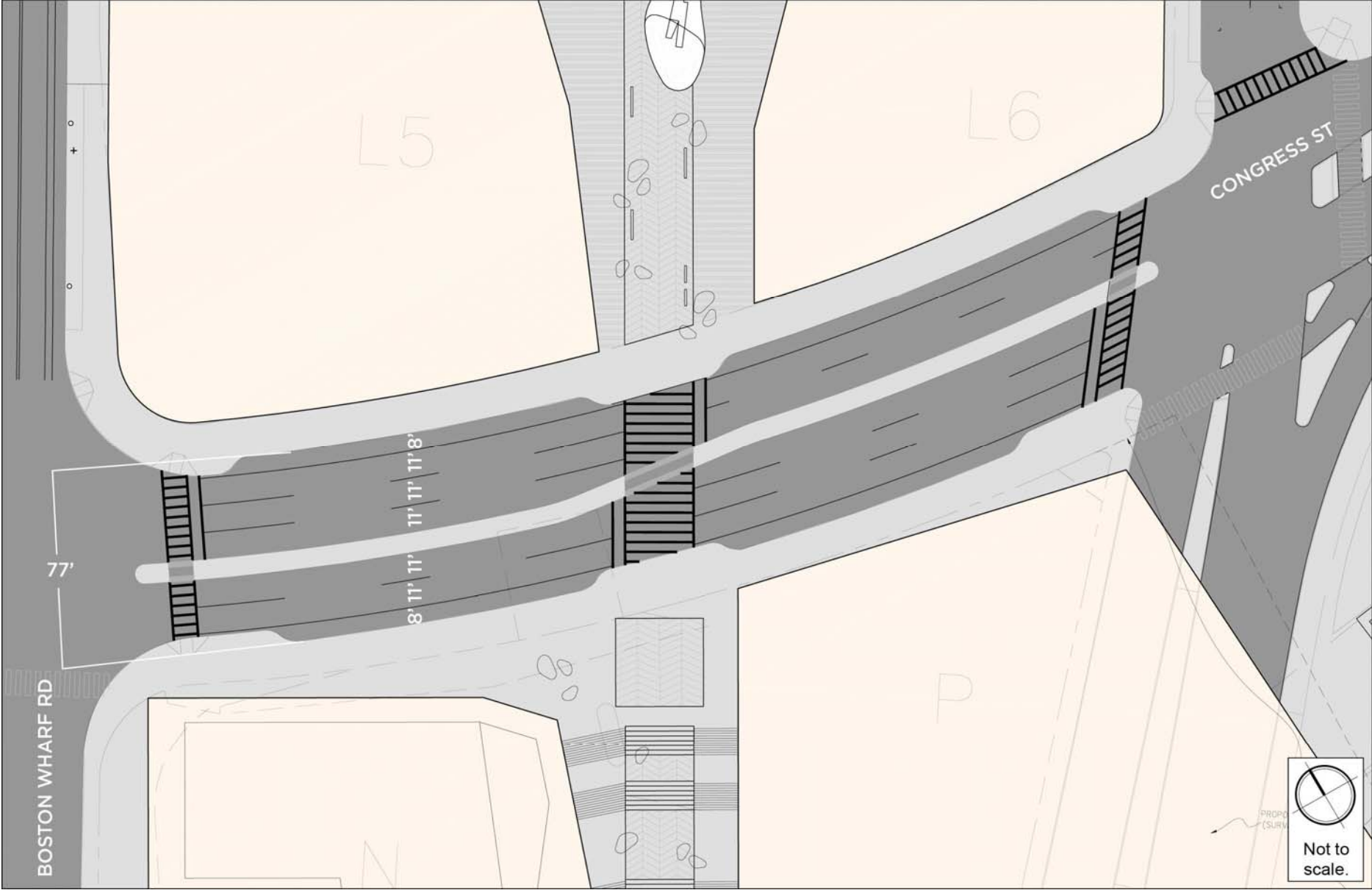








# CONGRESS STREET PLAN



# HARBOR SQUARE PARK


## COMPARISON TO PREVIOUS NPC PROPOSAL



Square+ Harbor Way + Harbor Lane  
1.15 acres

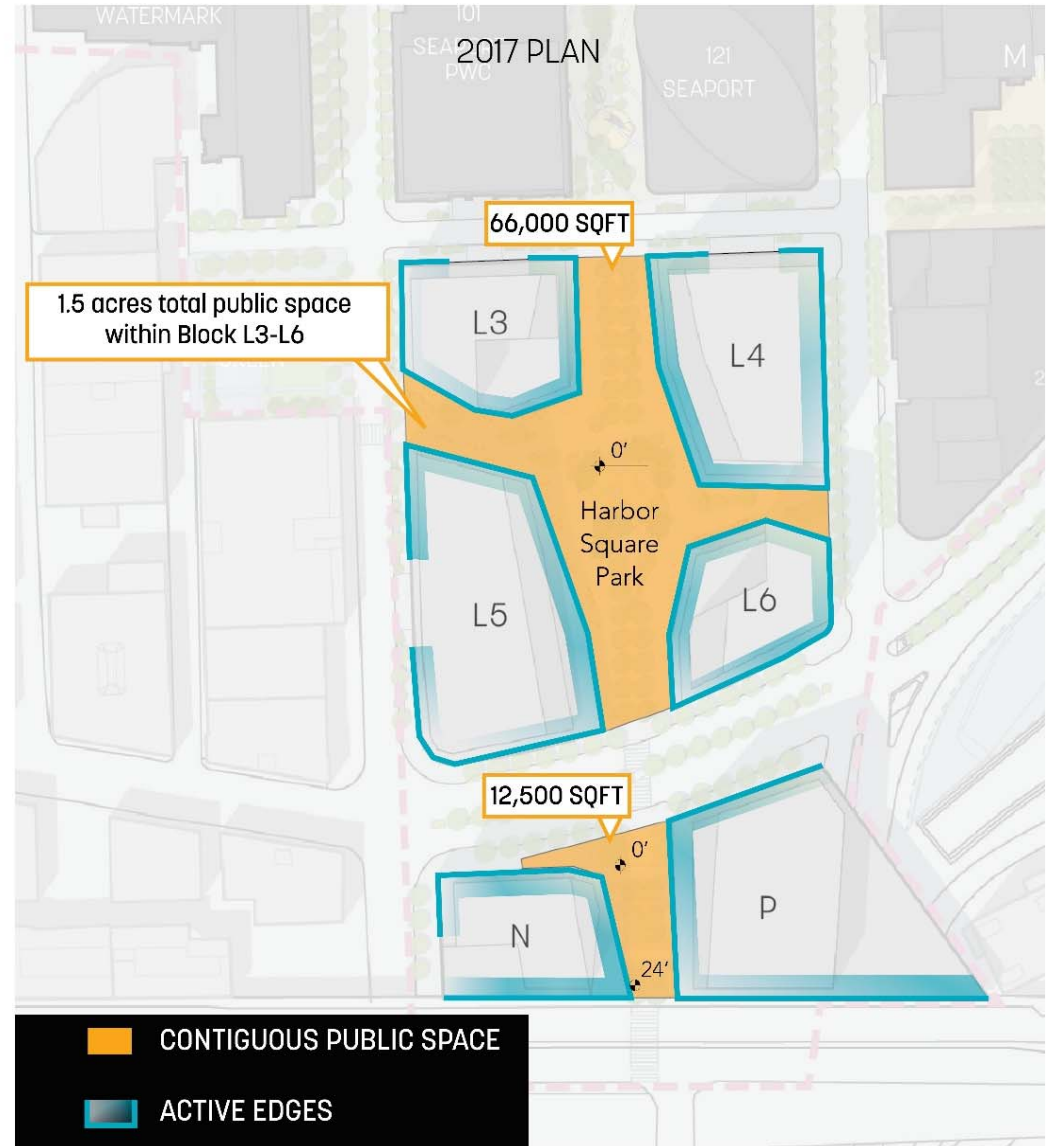
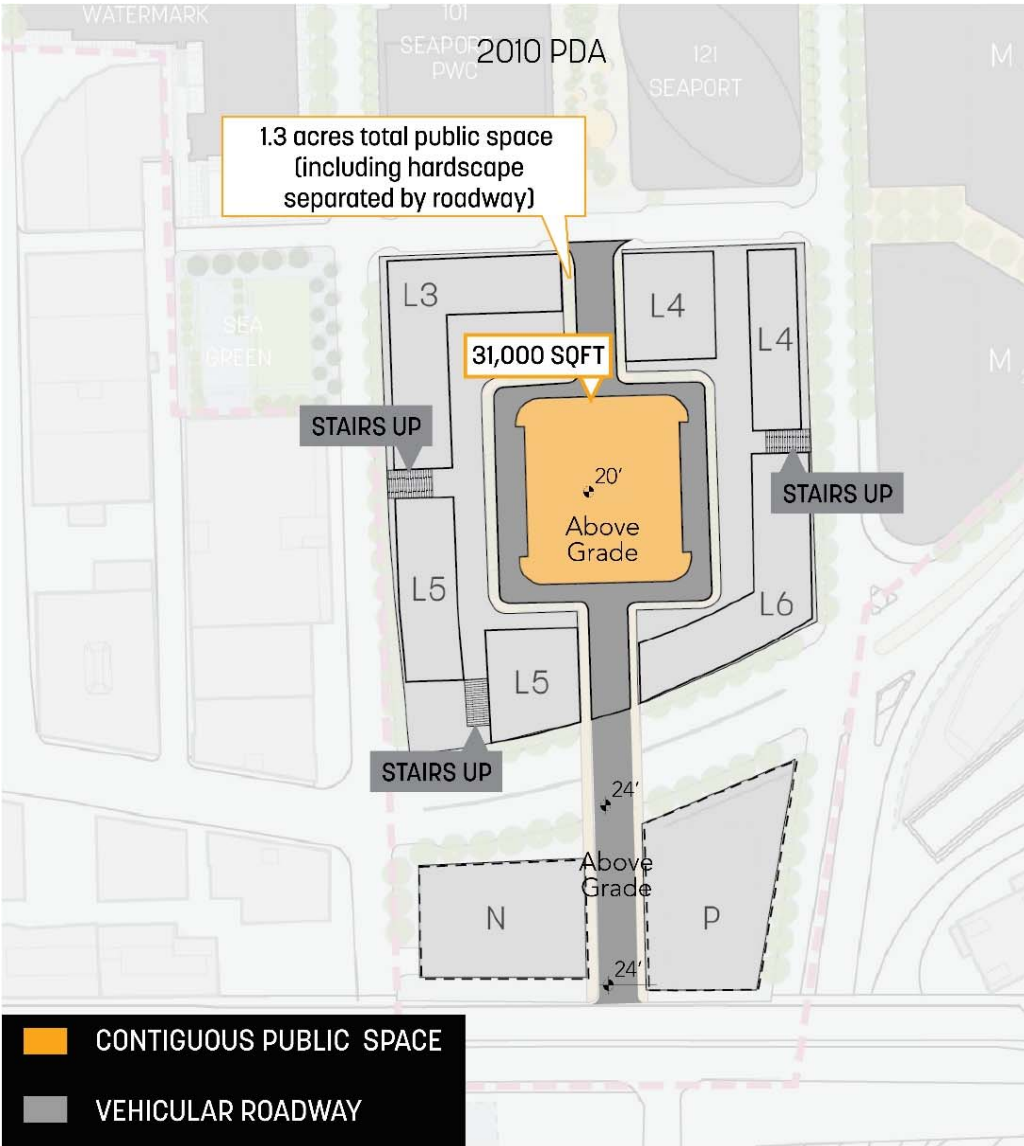


Square+ Harbor Way + Harbor Lane  
1.50 acres

Previous NPC Harbor Square Outline 

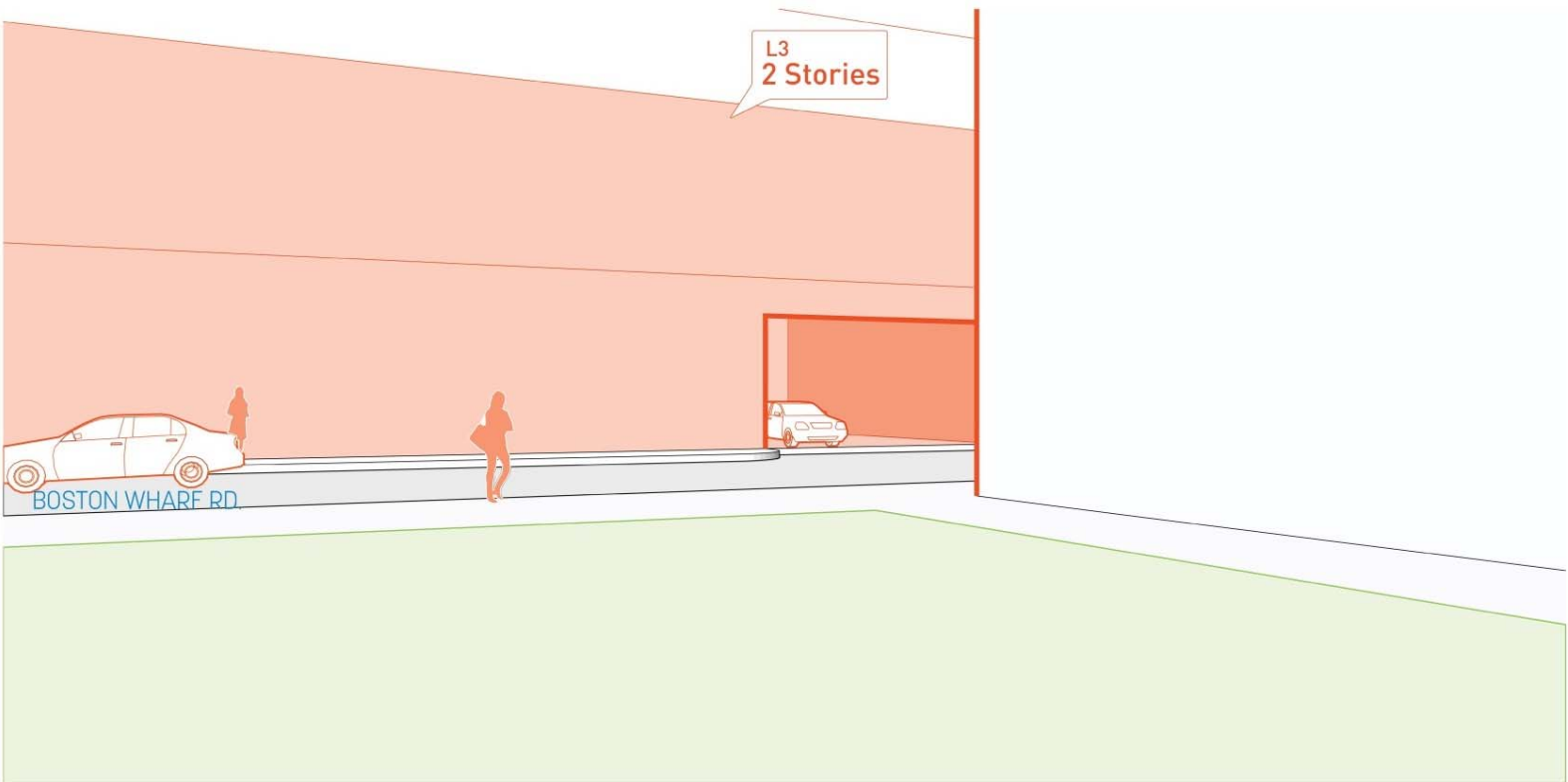


# HARBOR SQUARE PARK COMPARISON TO SEAPORT HILL



# HARBOR LANE WEST

## STREET EXPERIENCE – 2010 MASTER PLAN



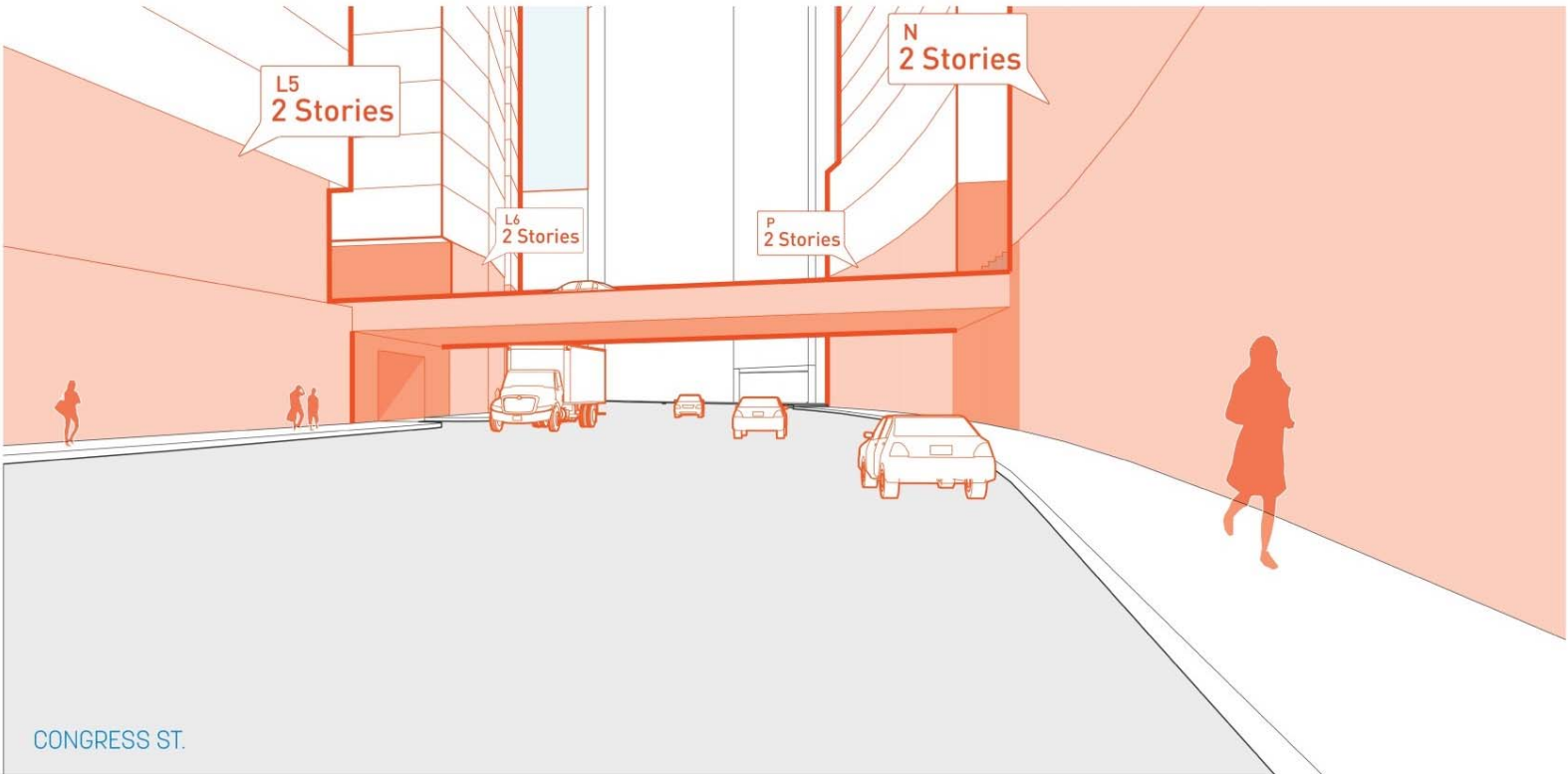


# HARBOR LANE WEST

## STREET EXPERIENCE – 2017 NPC

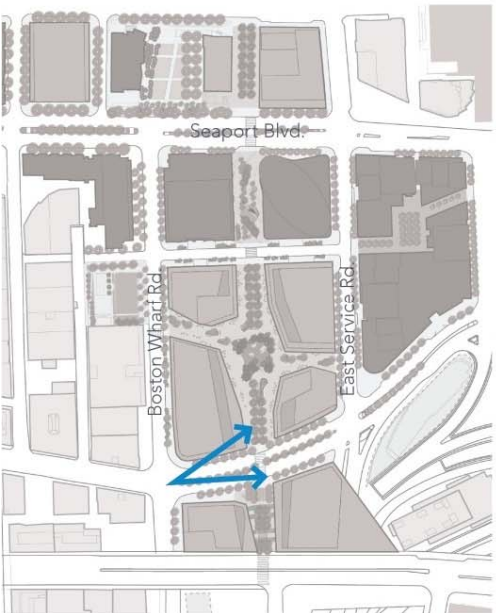


# CONGRESS STREET STREET EXPERIENCE – 2010 MASTER PLAN

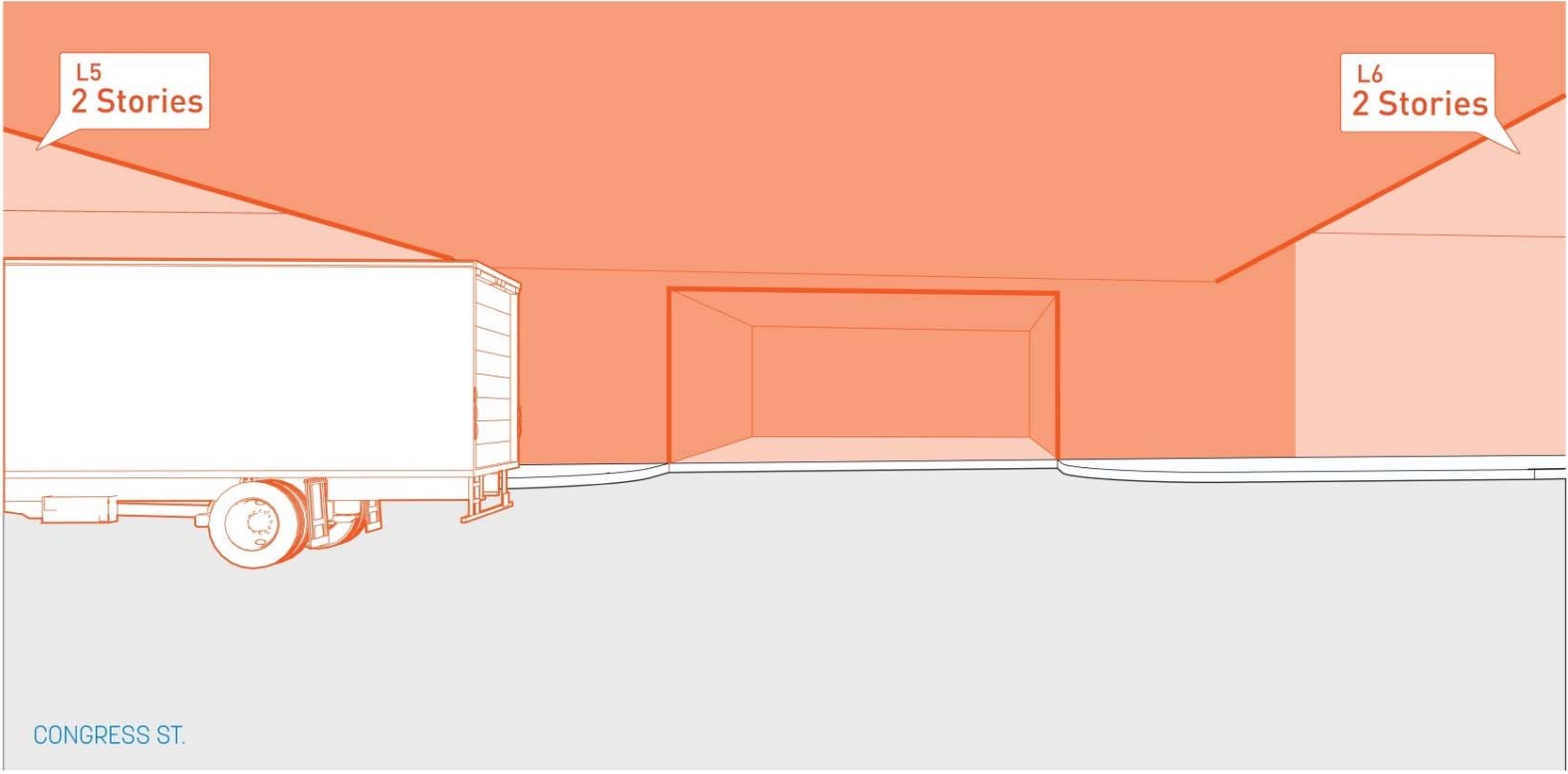




# CONGRESS STREET STREET EXPERIENCE – 2017 NPC

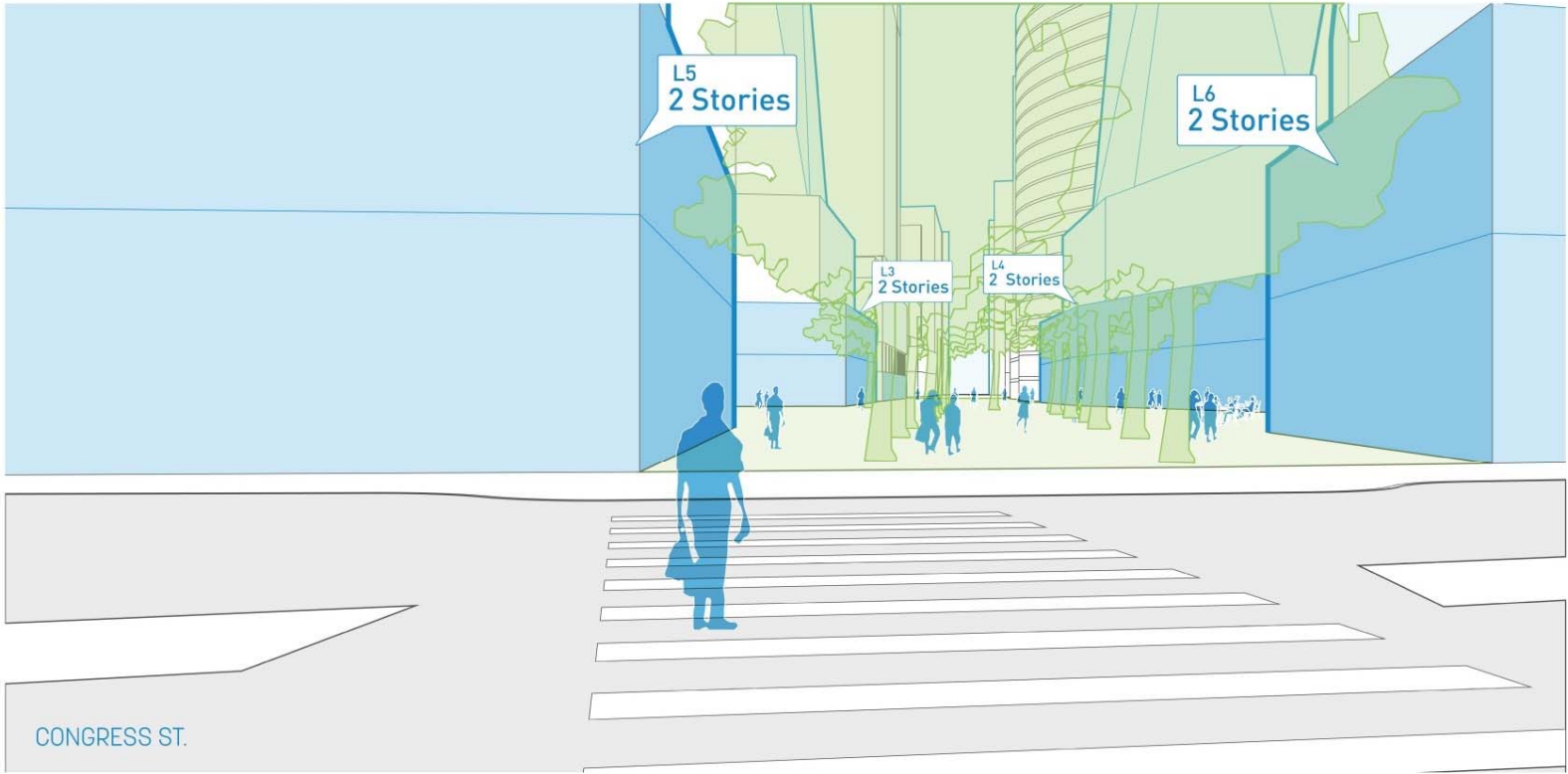
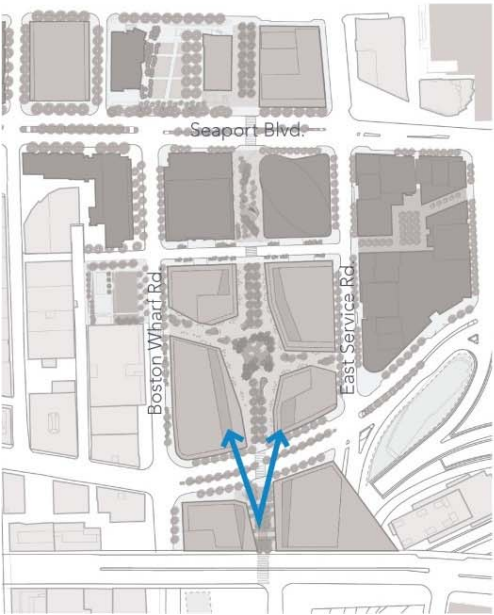


# CONGRESS STREET STREET EXPERIENCE – 2010 MASTER PLAN



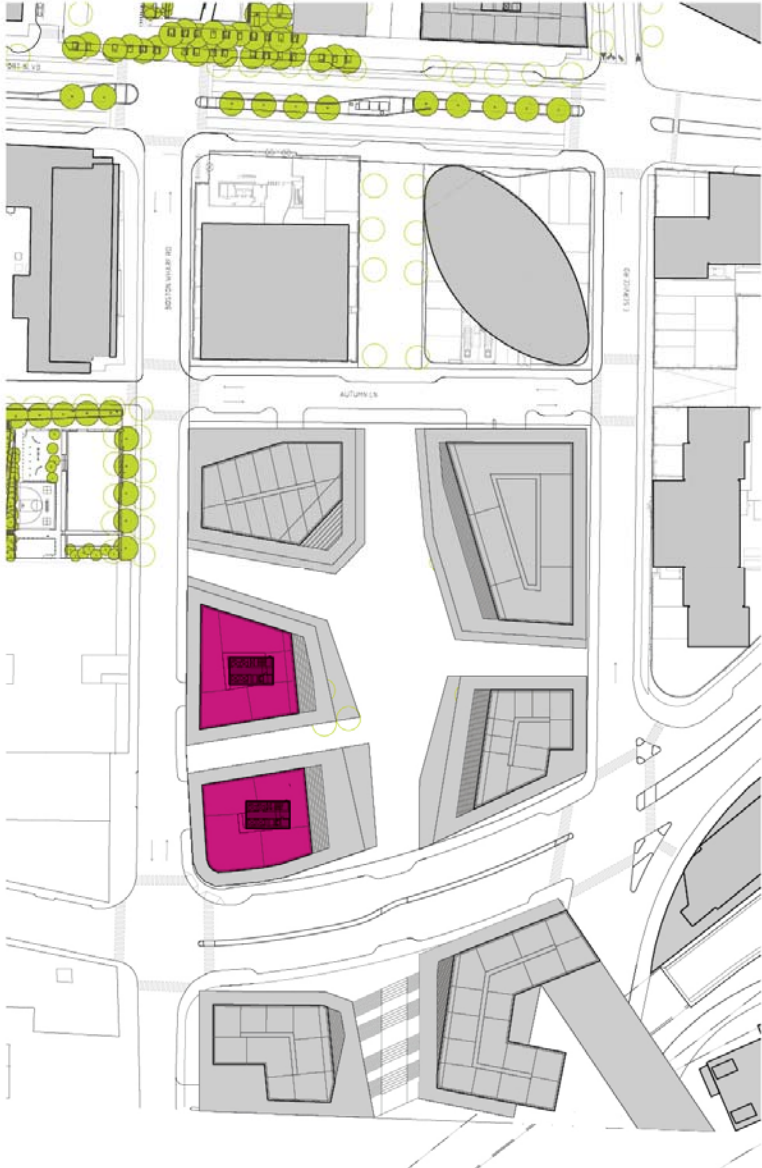
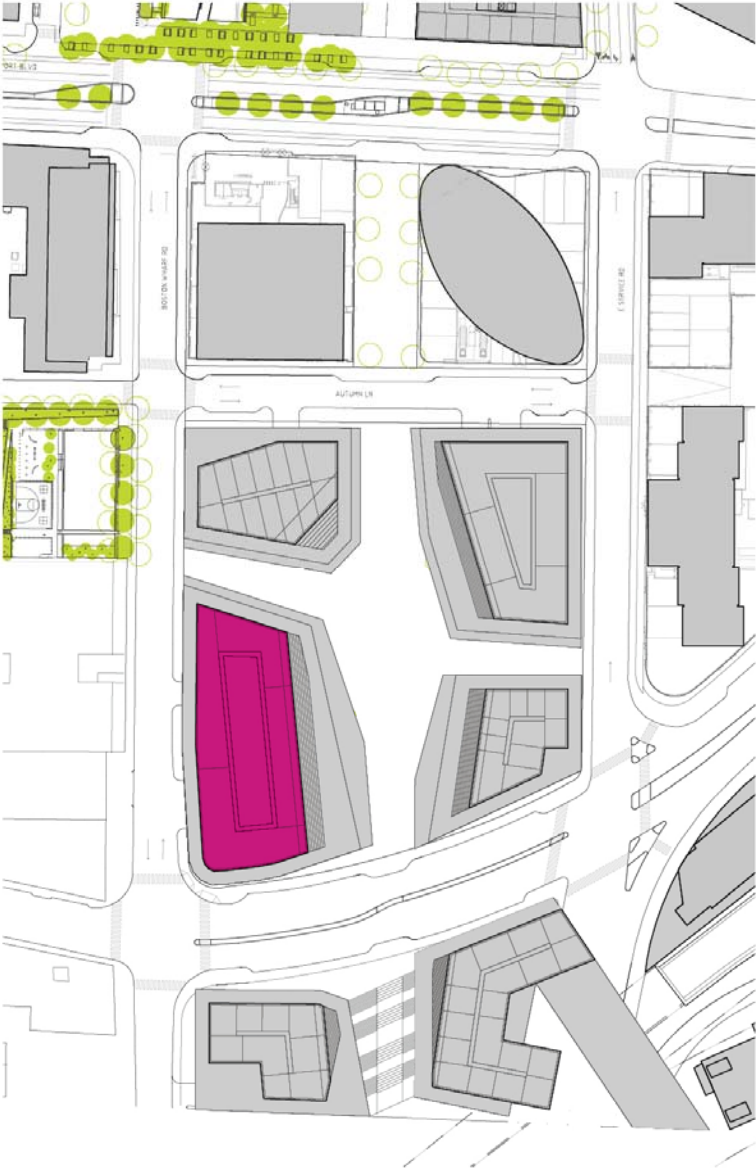


# CONGRESS STREET STREET EXPERIENCE – 2017 NPC



# BLOCK L5

## STUDY OF OPEN-AIR CONNECTION IMPACT ON FLOORPLATE FEASIBILITY





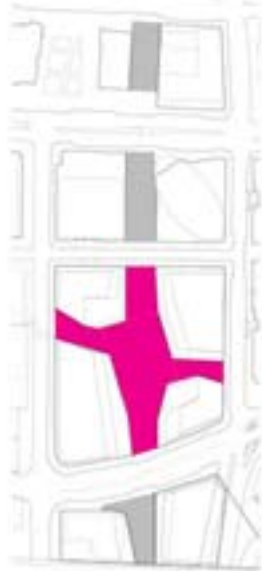
# BLOCKS L4 & L5

## INTRODUCTION OF MID-BLOCK PEDESTRIAN CONNECTION



# HARBOR SQUARE PARK

## PLAN & LOCATION OF MID-BLOCK CONNECTIONS



NOT TO SCALE 





**Trevor Pollack** @twpollack · 7h  
Secret to [#placemaking](#)? Plan for people, not cars. [#notreallyasecret](#)  
[#OpenNewbury](#)

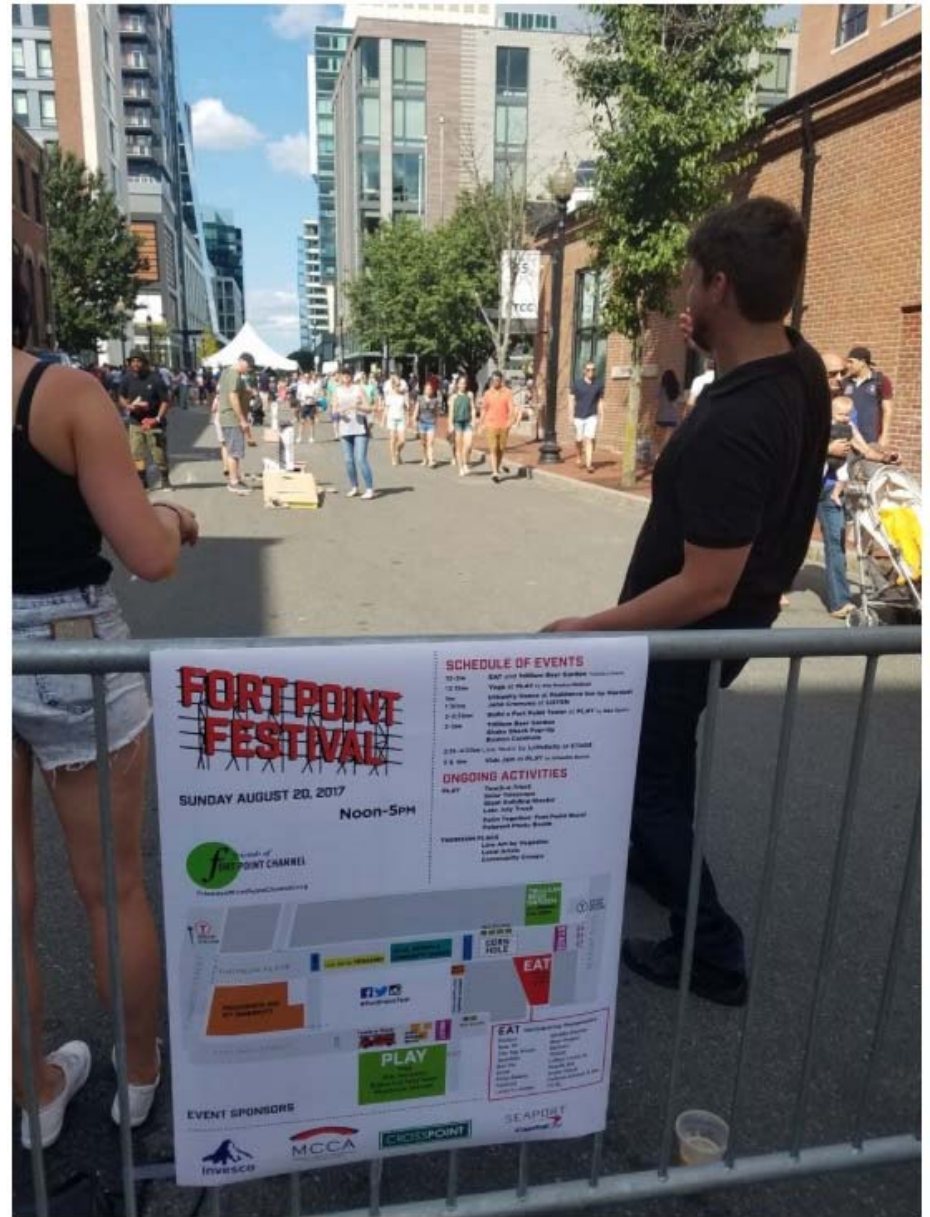


**Jonathan Berk** @berkie1 · 2h  
Same street. Different days. Wich one would you rather spend your afternoon on? [@NewburyStreet1](#) [@marty\\_walsh](#)



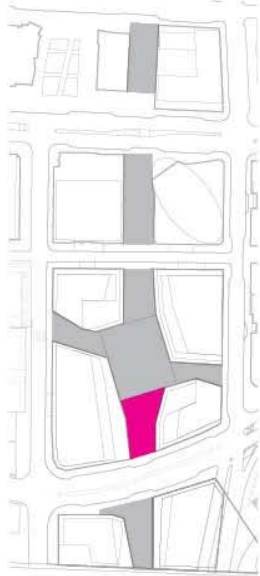
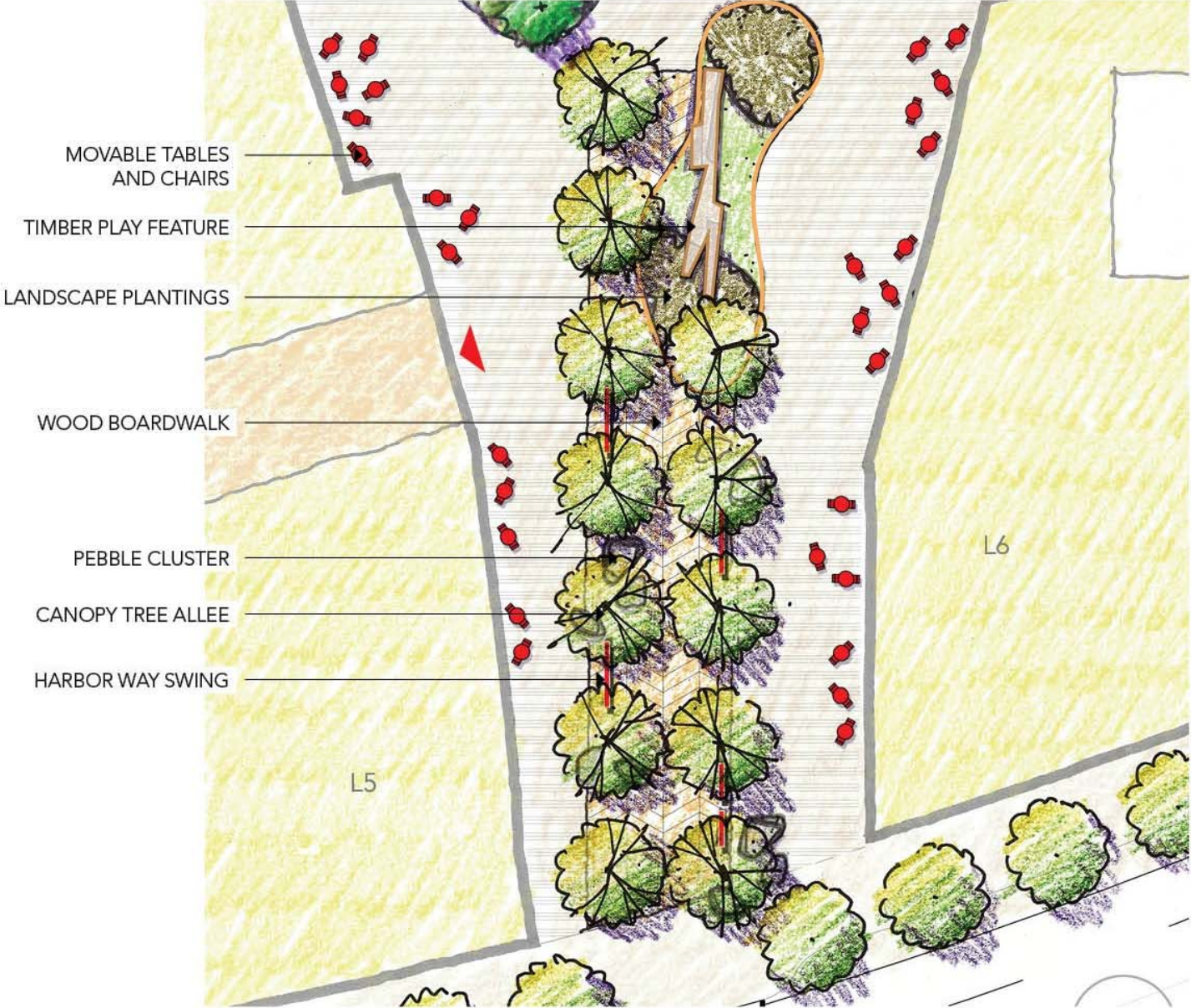
Complete Streets and 9 others







# HARBOR SQUARE PARK SOCIAL ROOM – PLAN

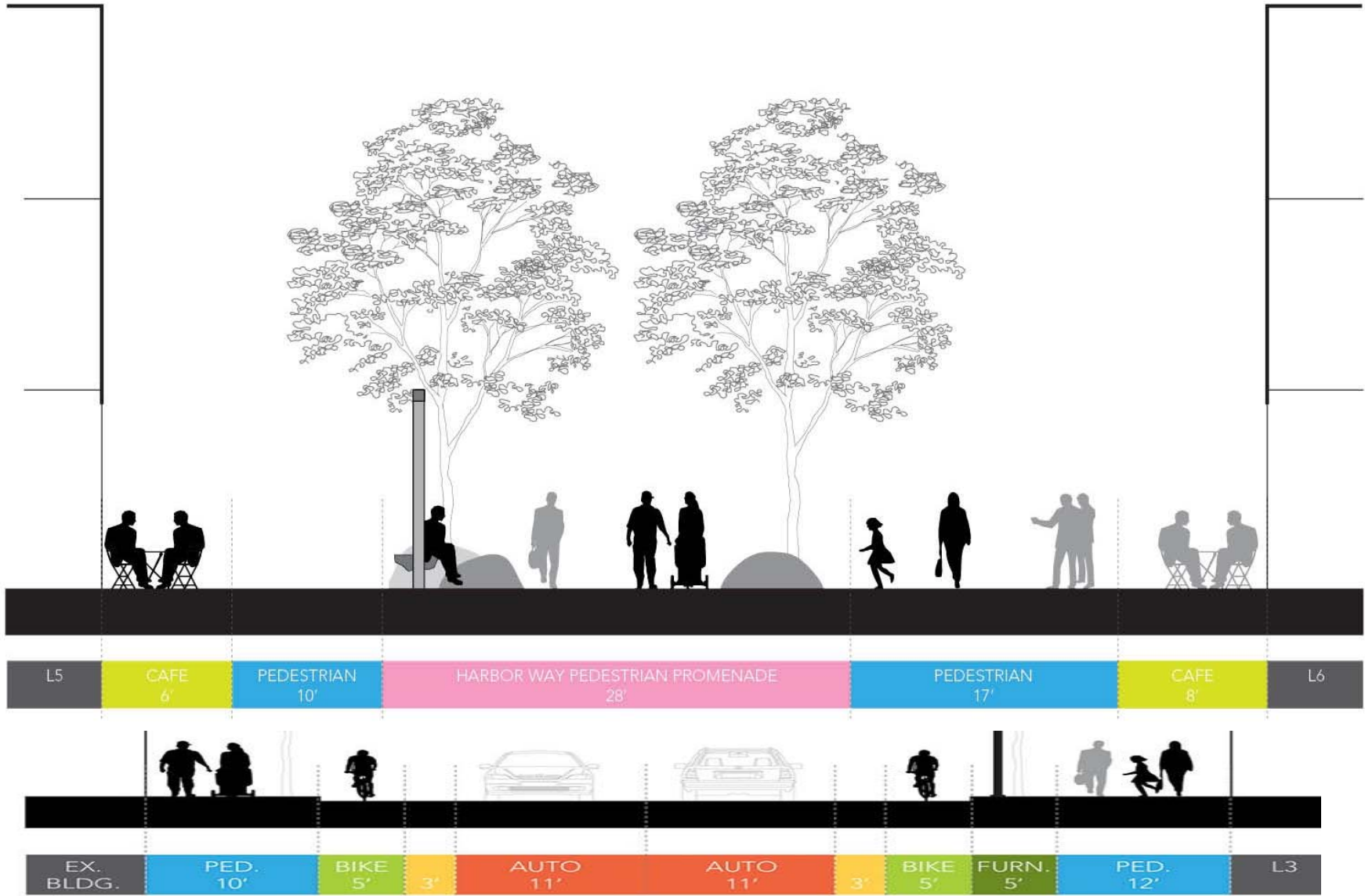


NOT TO SCALE



# HARBOR SQUARE PARK

## SOCIAL ROOM – TYPICAL SECTION



HARBOR WAY  
@  
70'

BOSTON  
WHARF RD  
@ 65'



# HARBOR SQUARE PARK

## SOCIAL ROOM – VIEW NORTH





**HARBOR SQUARE PARK**  
CHILDREN'S NATURAL PLAY AREA—VIEW NORTH

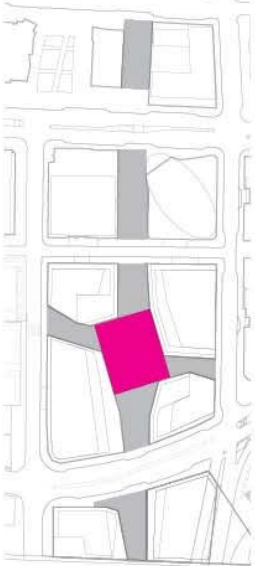
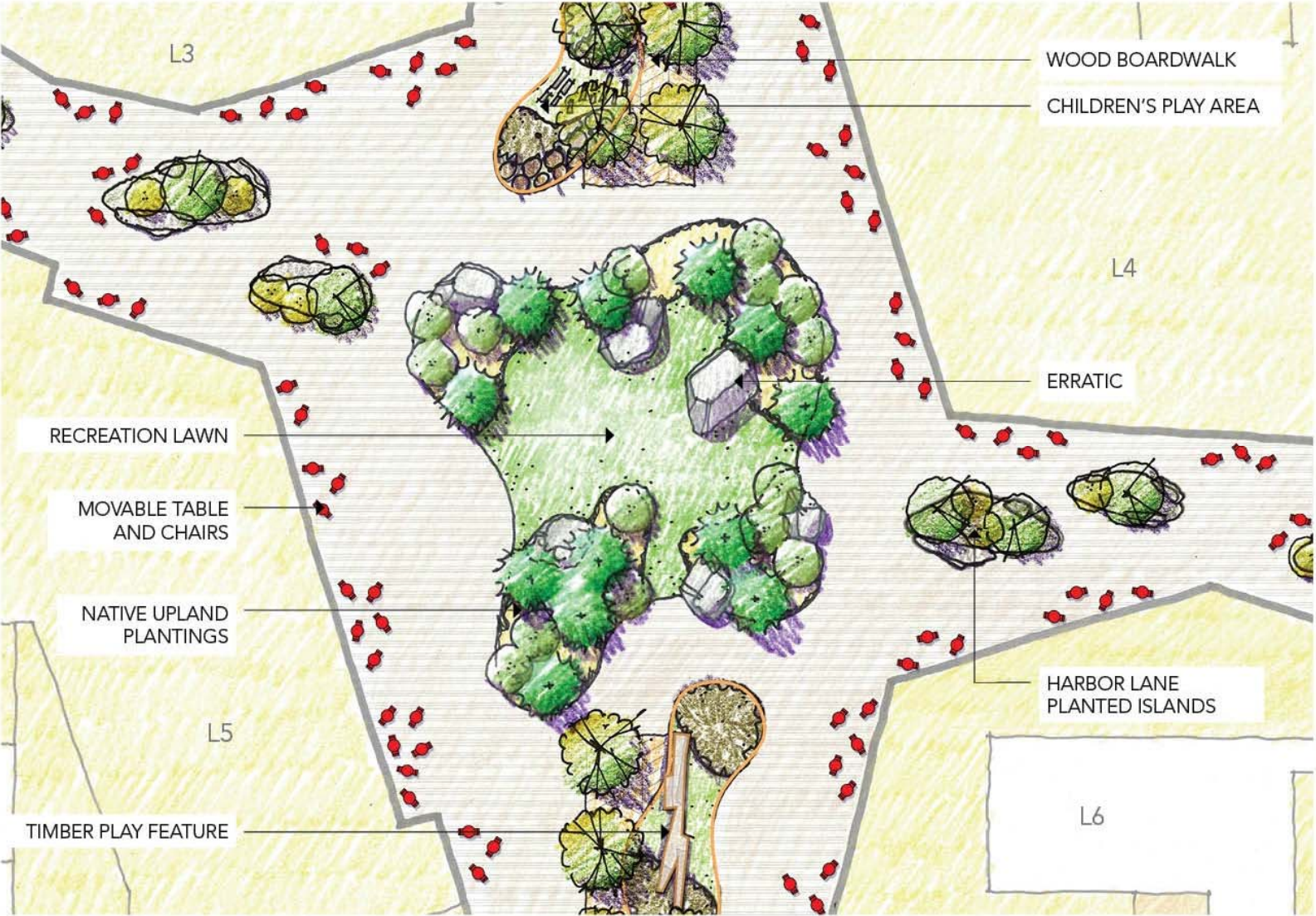








# HARBOR SQUARE PARK CENTRAL GREEN – PLAN

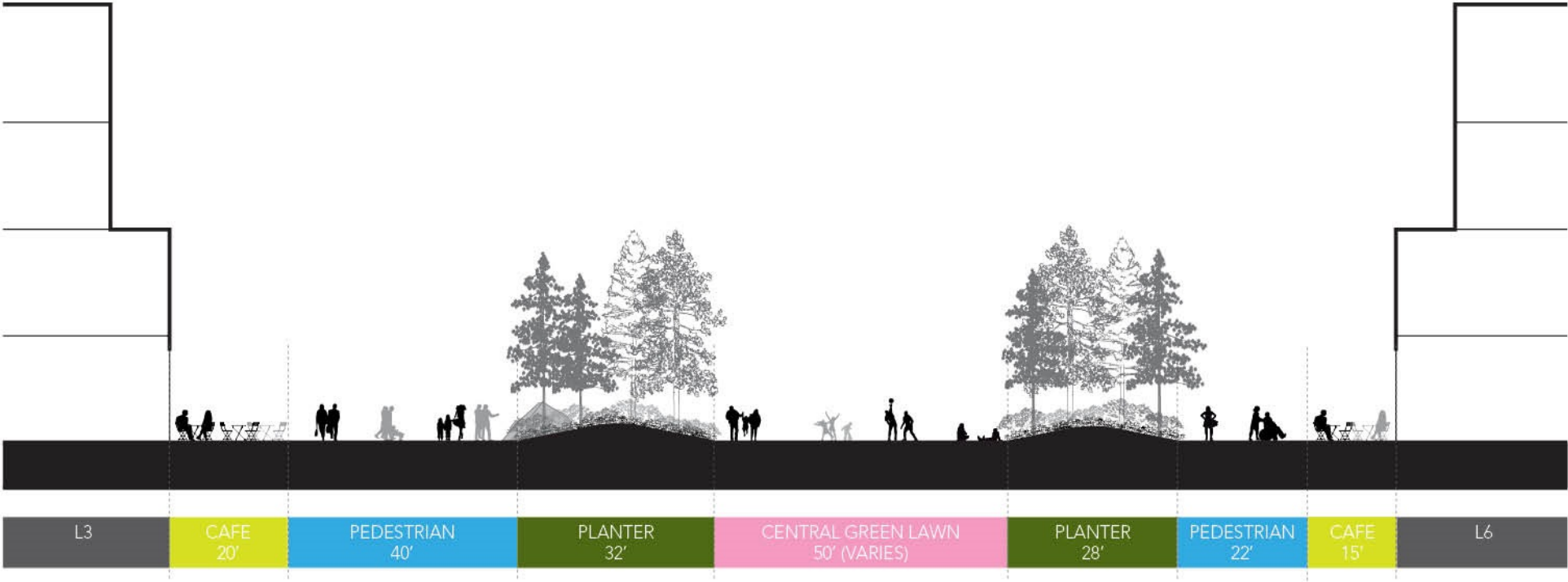


NOT TO SCALE 



# HARBOR SQUARE PARK

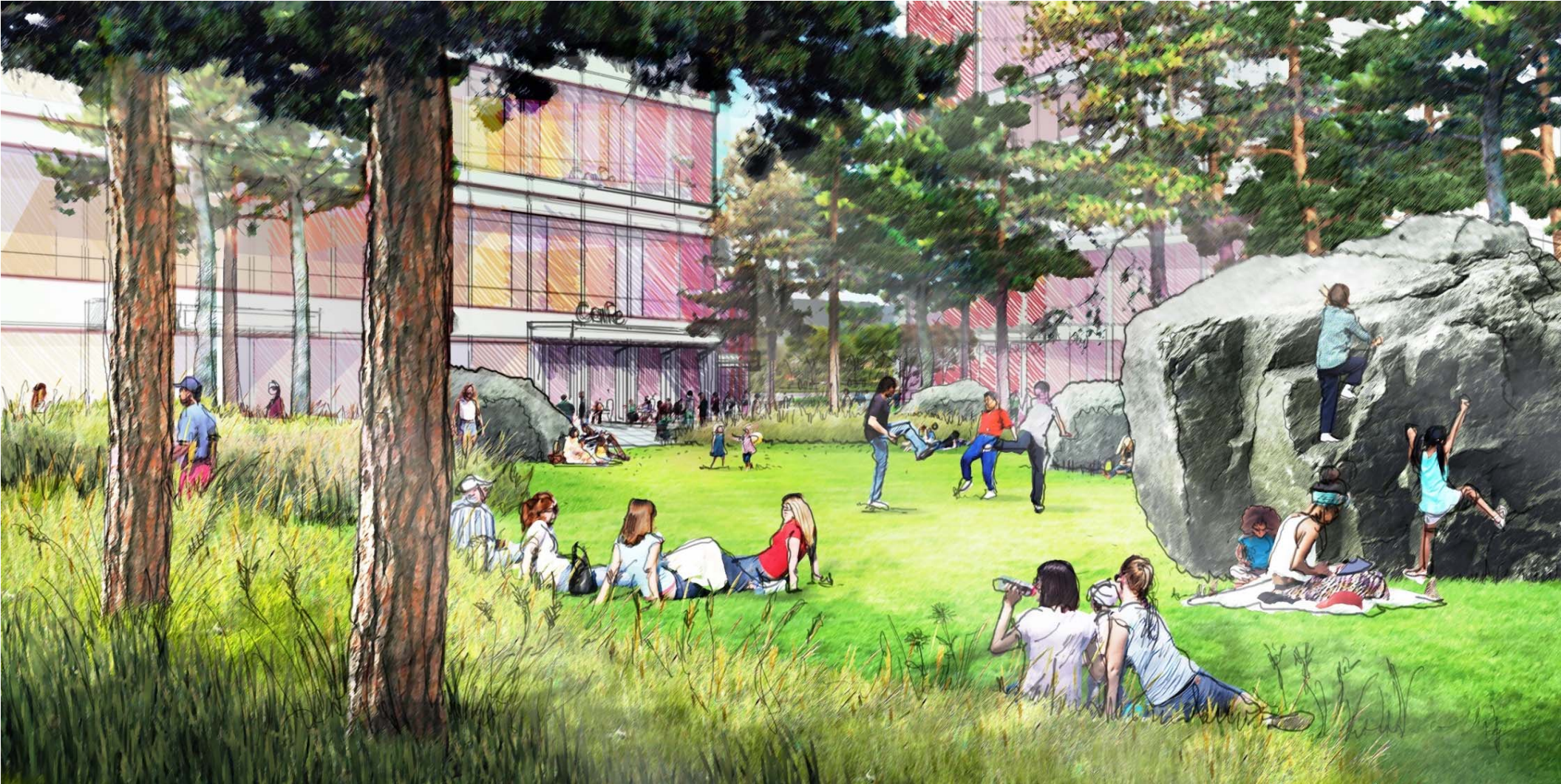
## CENTRAL GREEN – TYPICAL SECTION



NOT TO SCALE



**HARBOR SQUARE PARK**  
CENTRAL GREEN – VIEW TOWARDS SEA GREEN



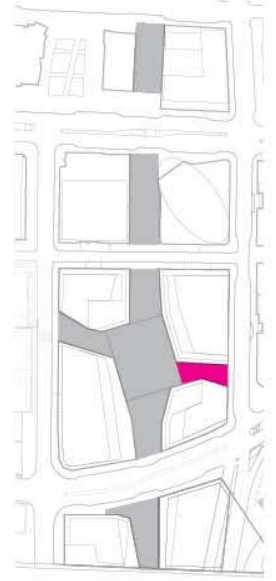
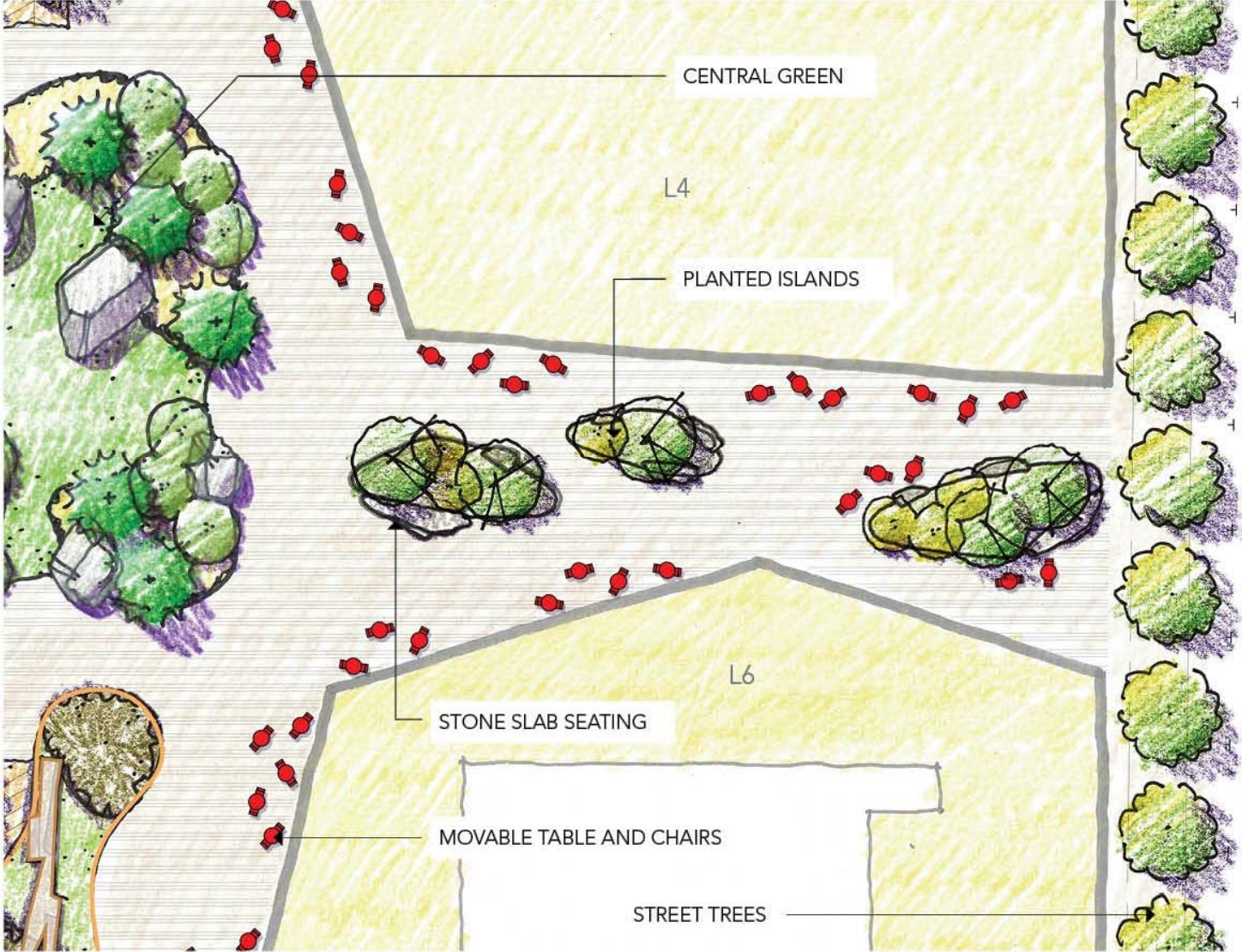


**HARBOR SQUARE PARK**  
CENTRAL GREEN – WINTER SKATING VIEW TOWARDS SUMMER STEPS





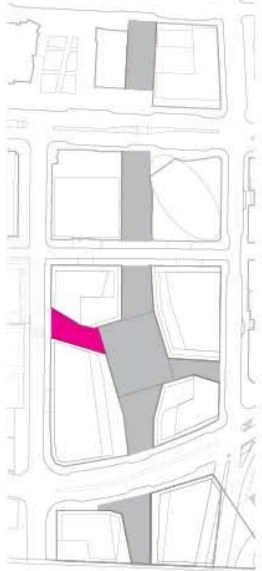
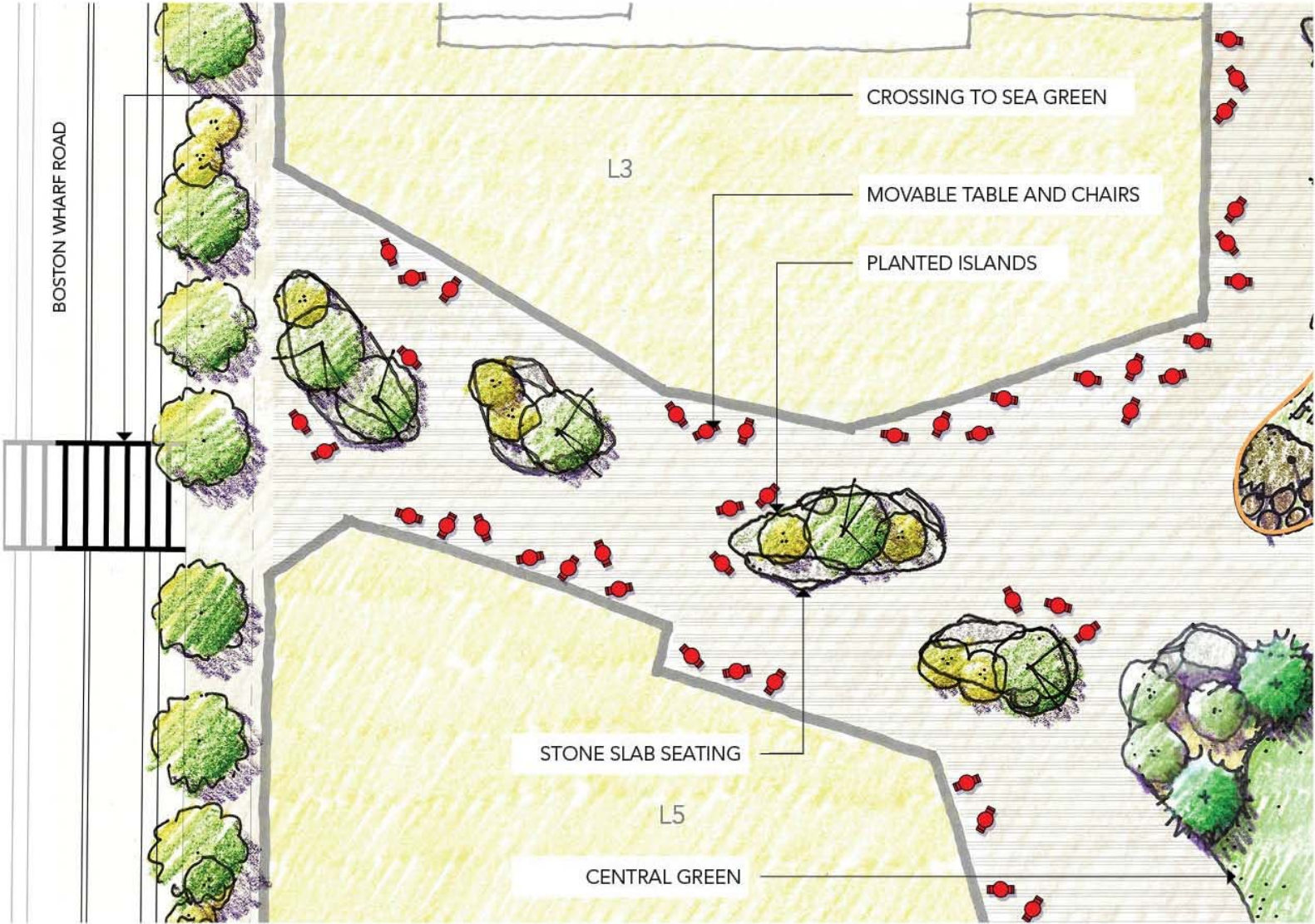
# HARBOR LANE EAST PLAN



NOT TO SCALE 

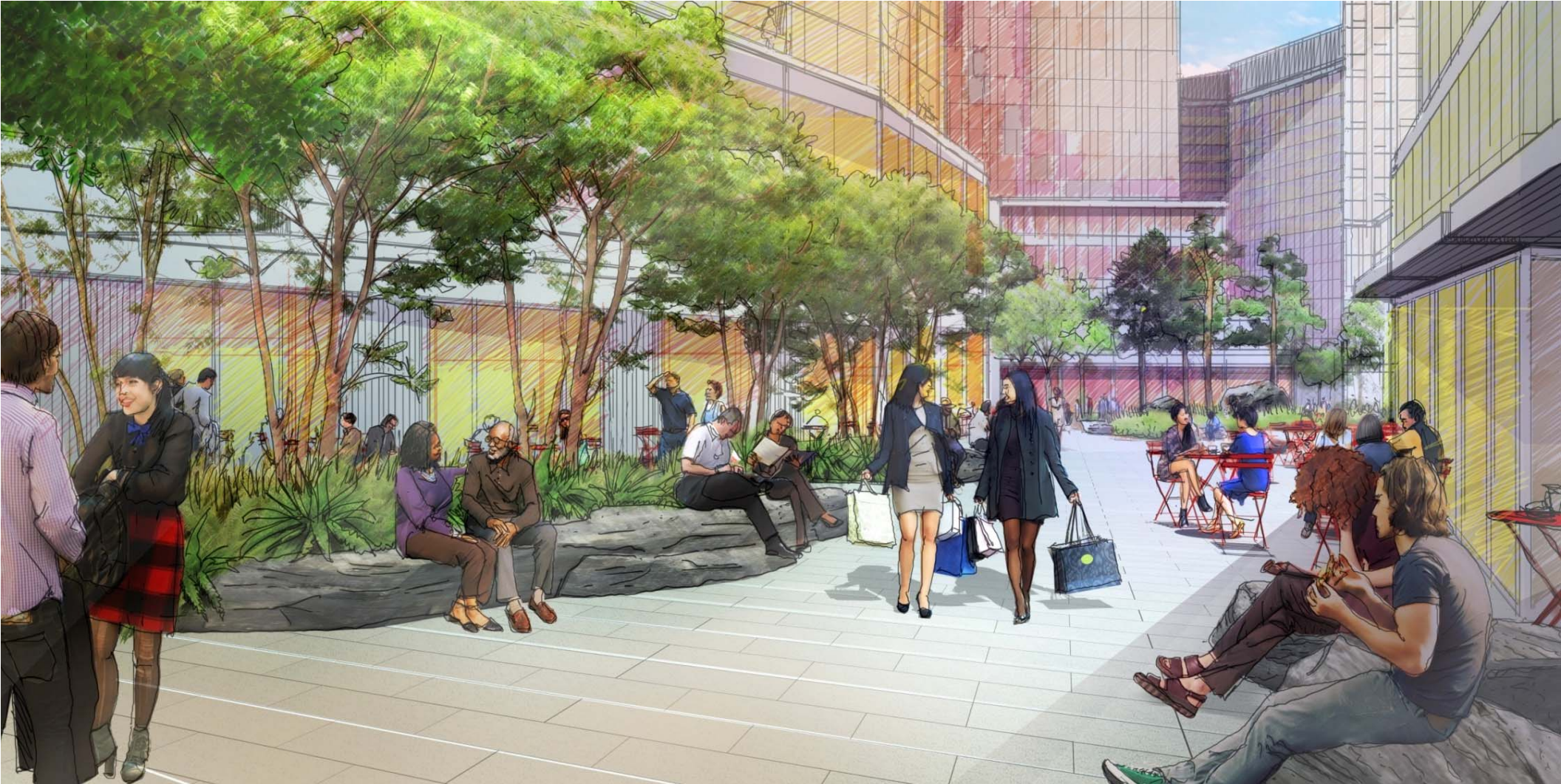


# HARBOR LANE WEST PLAN



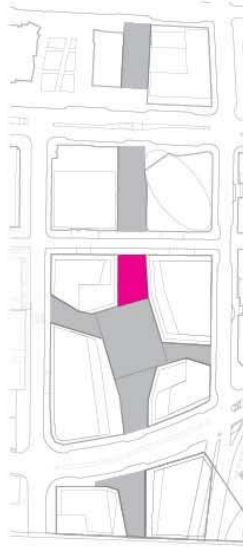
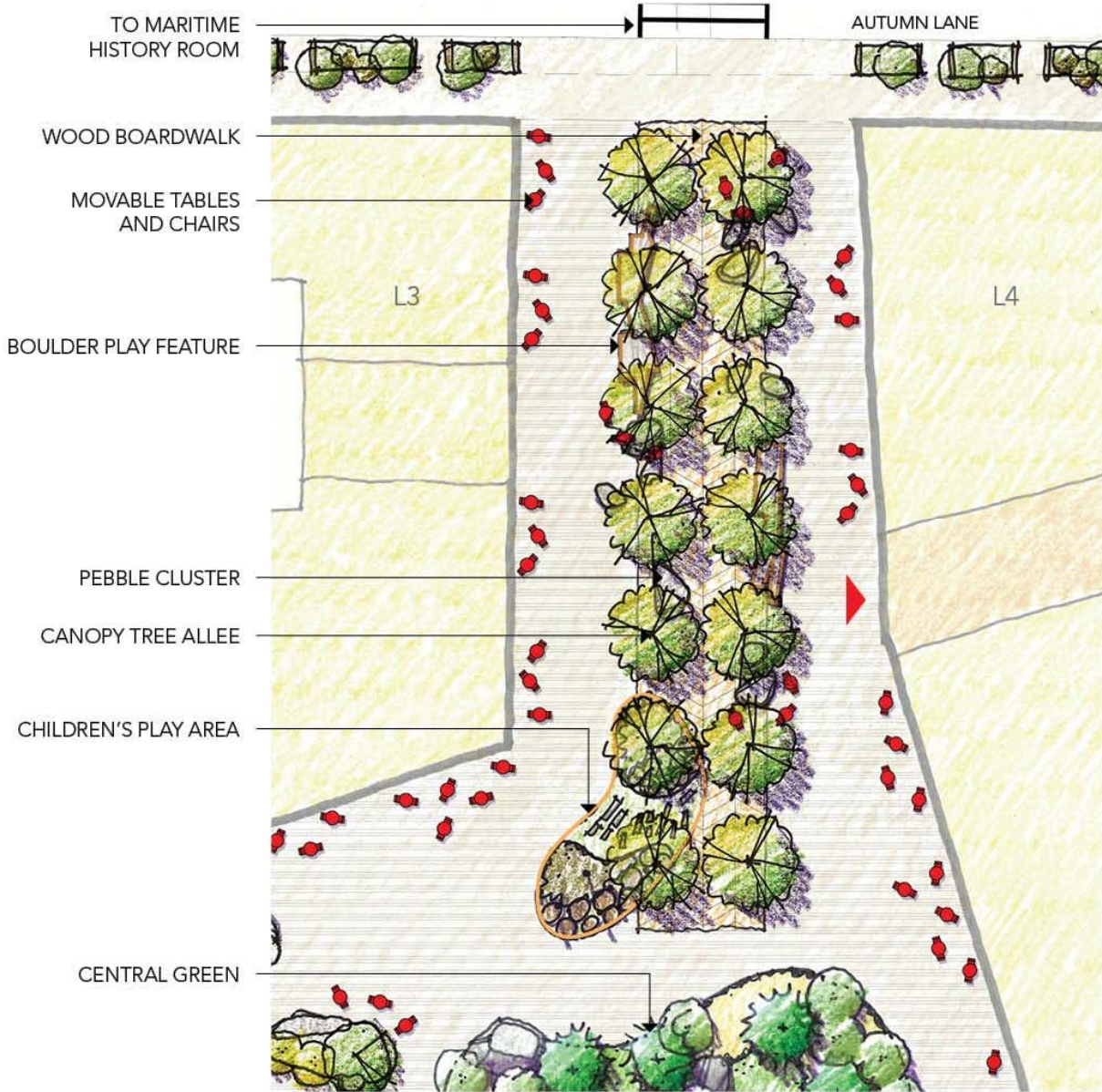


**HARBOR LANE WEST**  
VIEW TO CENTRAL GREEN





# HARBOR SQUARE PARK PLAY ROOM – PLAN



NOT TO SCALE 



HARBOR SQUARE PARK  
PLAY ROOM – VIEW NORTH













# AUTUMN LANE PLAN



NOT TO SCALE 





# Whole Foods – Columbus Circle



# Roche Bros. - DTX





# Star Market – Back Bay





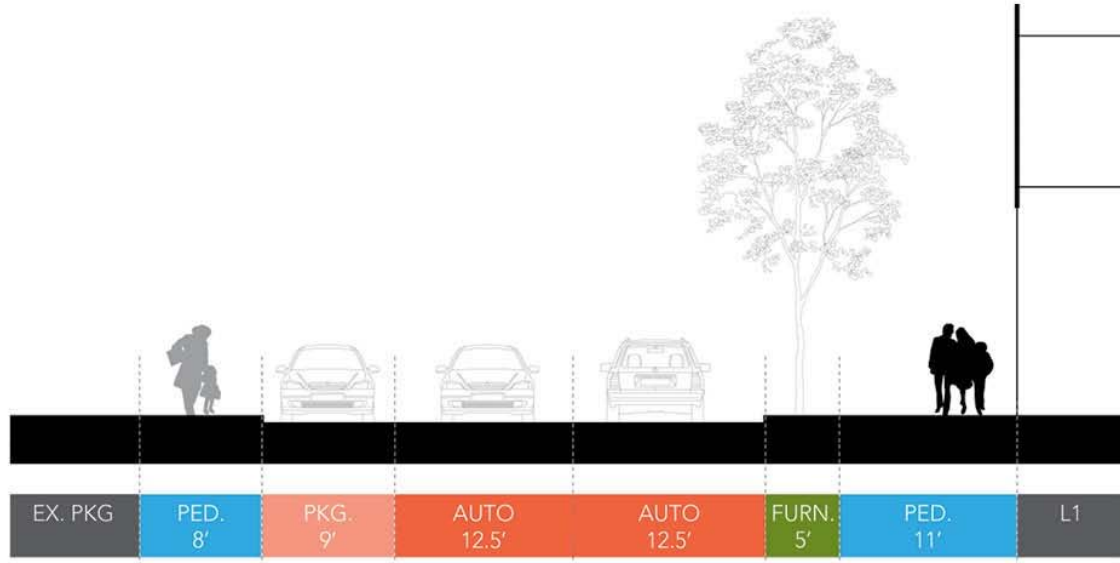




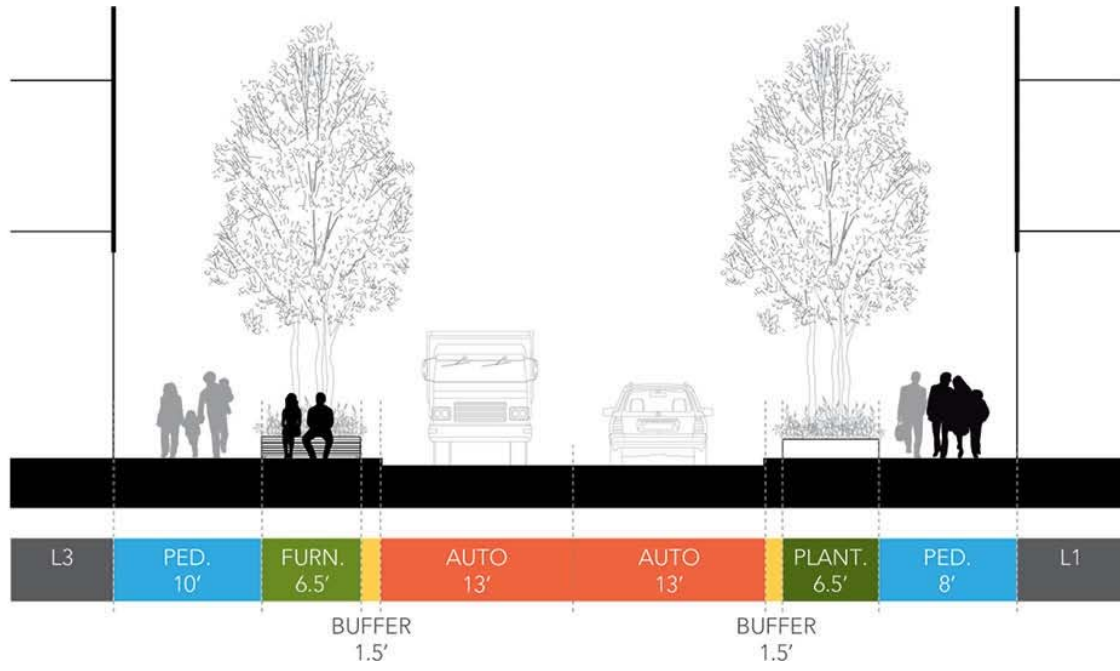
**AUTUMN LANE**  
VIEW NORTH TOWARDS 101 SEAPORT FROM HARBOR WAY



EXISTING



PROPOSED



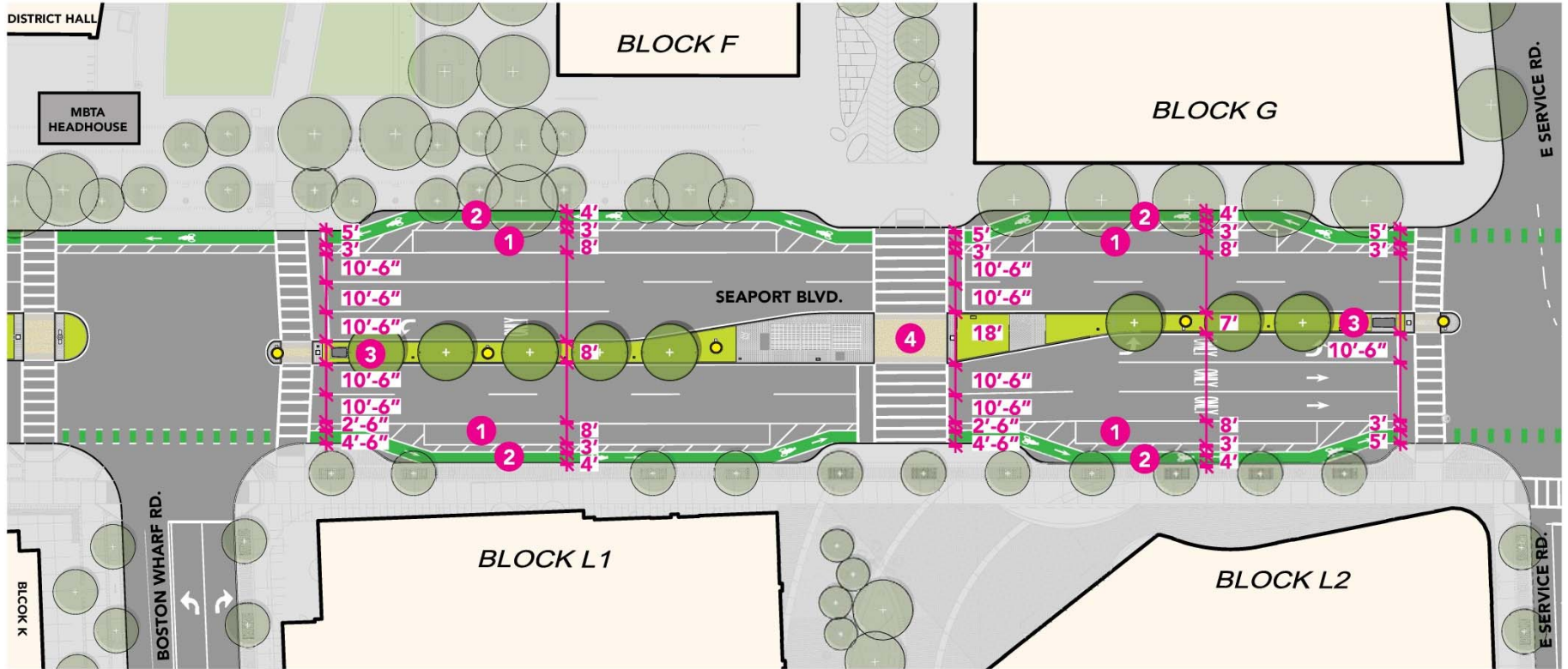
NOT TO SCALE







# SEAPORT BOULEVARD MEDIAN IMPROVEMENTS – BLOCKS F, G, L1, L2



## SITE IMPROVEMENTS

- |                                |                                   |
|--------------------------------|-----------------------------------|
| ① PARKING LANE                 | ● WILLOW OAK TREE                 |
| ② PARKING PROTECTED BIKE LANES | ■ GRASS MATRIX                    |
| ③ ART PLATFORM                 | ● DOUBLE FORT POINT LIGHT FIXTURE |
| ④ MID-BLOCK CROSSING           |                                   |

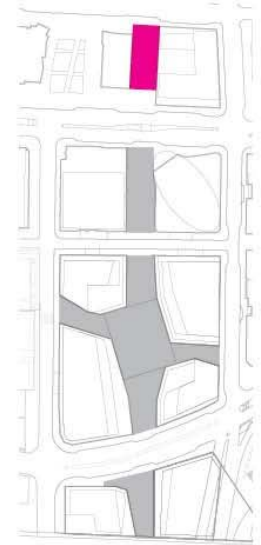
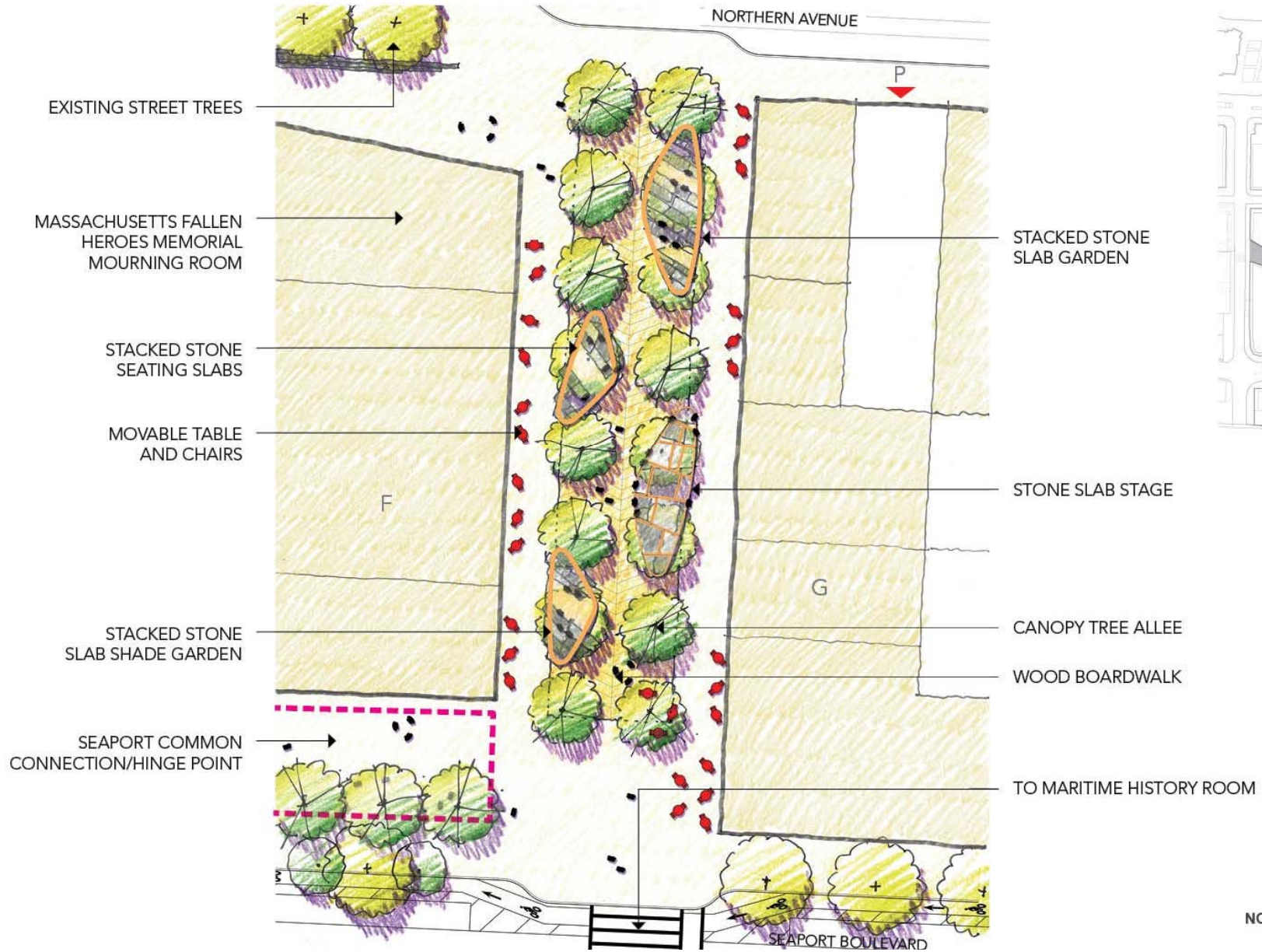
0 10FT 30FT 50FT





# HARBOR WAY

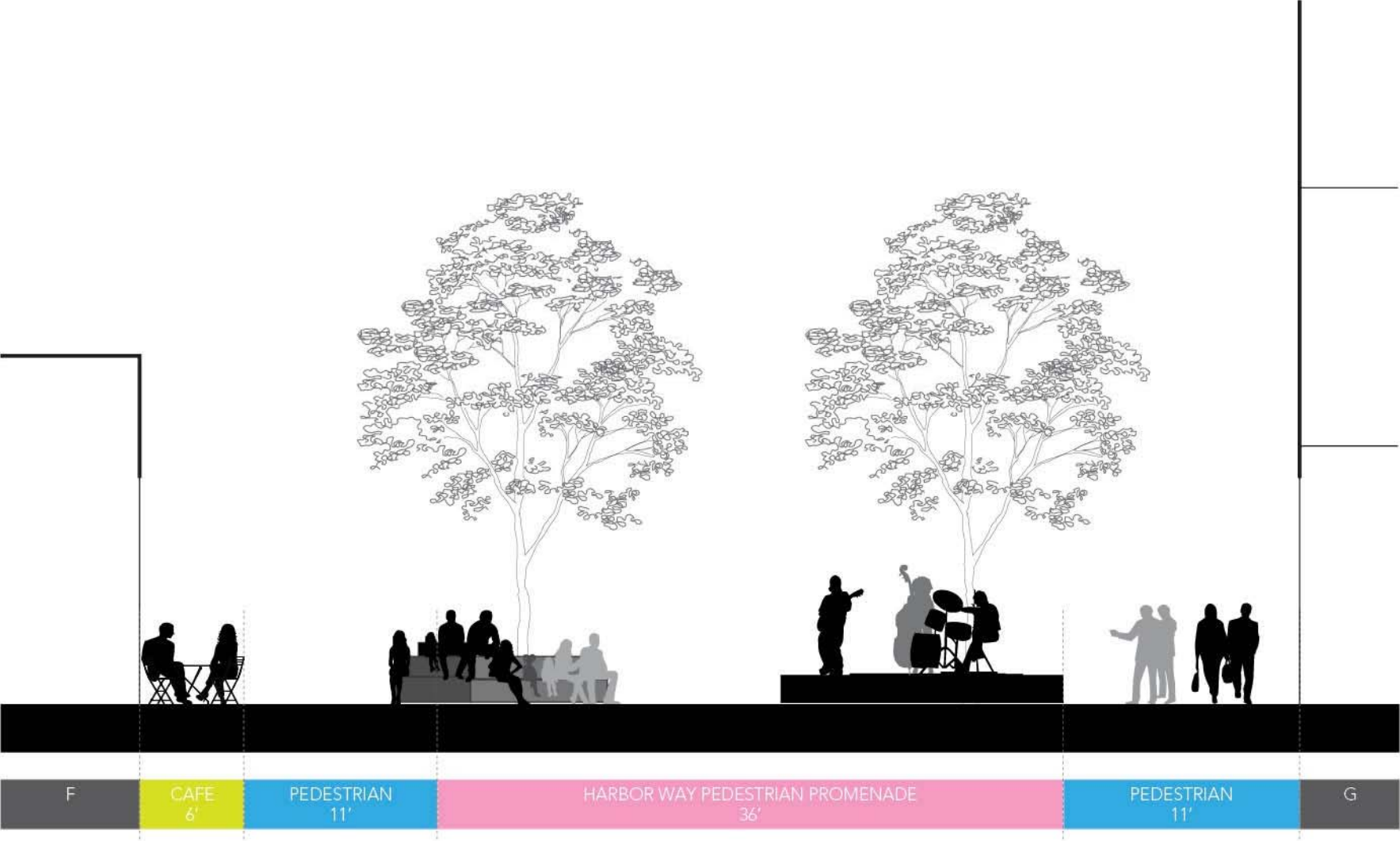
## HARBOR STAGES – PLAN



NOT TO SCALE 

# HARBOR WAY

## HARBOR STAGES – TYPICAL SECTION



NOT TO SCALE



**HARBOR WAY**  
HARBOR STAGES – VIEW NORTH





**BLOCK F AND SEAPORT COMMON  
VIEW EAST**





**BLOCK F AND SEAPORT BOULEVARD**  
VIEW FROM HARBOR WAY





**BLOCK F PUBLIC STAIR**  
VIEW FROM NORTHERN AVENUE





**BLOCK F PUBLIC STAIR AND ROOF DECK**  
VIEW NORTH

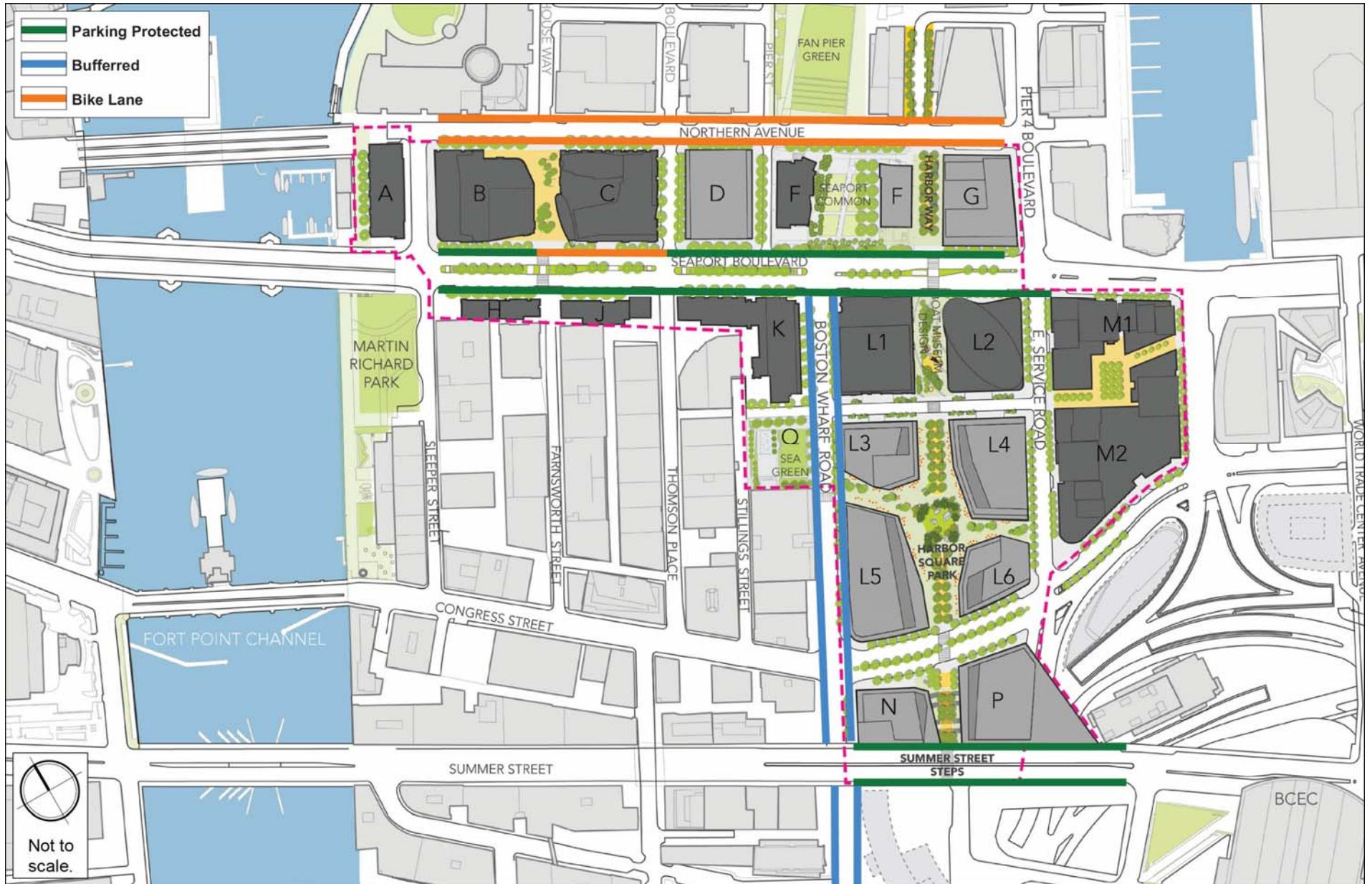


**BLOCK F ROOF DECK**  
VIEW TO HARBOR





# BICYCLE FACILITY IMPROVEMENTS









## PROCESS DISCUSSION

- **BCDC Review is being sought only at the PDA level at this time:**
  - **Urban Design**
  - **Public Realm Conceptual Design**
  - **Master Planning principles**
  - **Transportation items**
  
- **Additional/Future BCDC Review processes will apply to each of:**
  - **Individual Building designs (Blocks F, G, L3, L4, L5, L6, N, P)**
  - **Schematic Design of Harbor Square Park**
  
- **A “voluntary update” will be also provided on:**
  - **Block D design progress and BCDC idea about Pier Street**
  - **Public programming & activation**