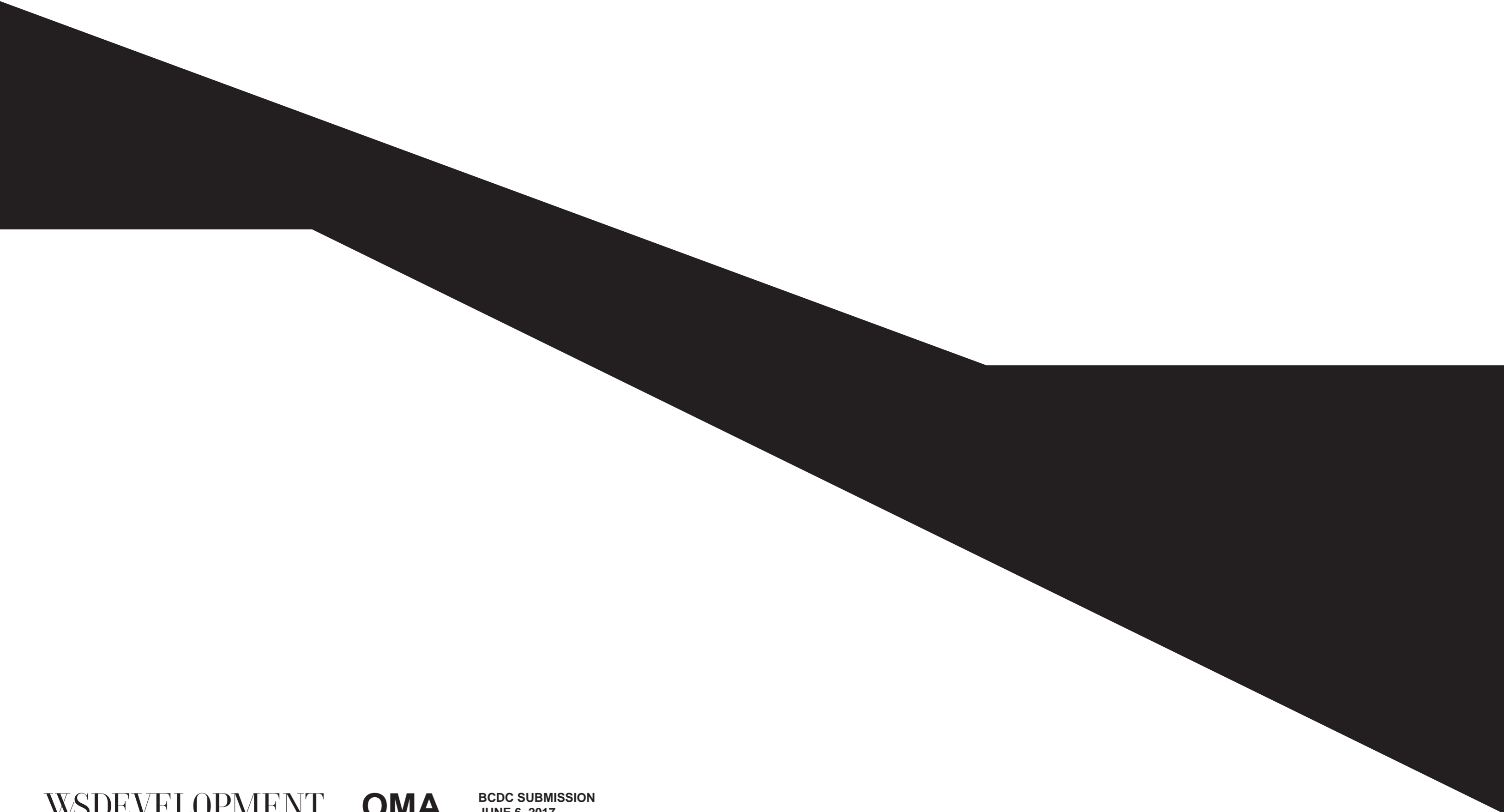
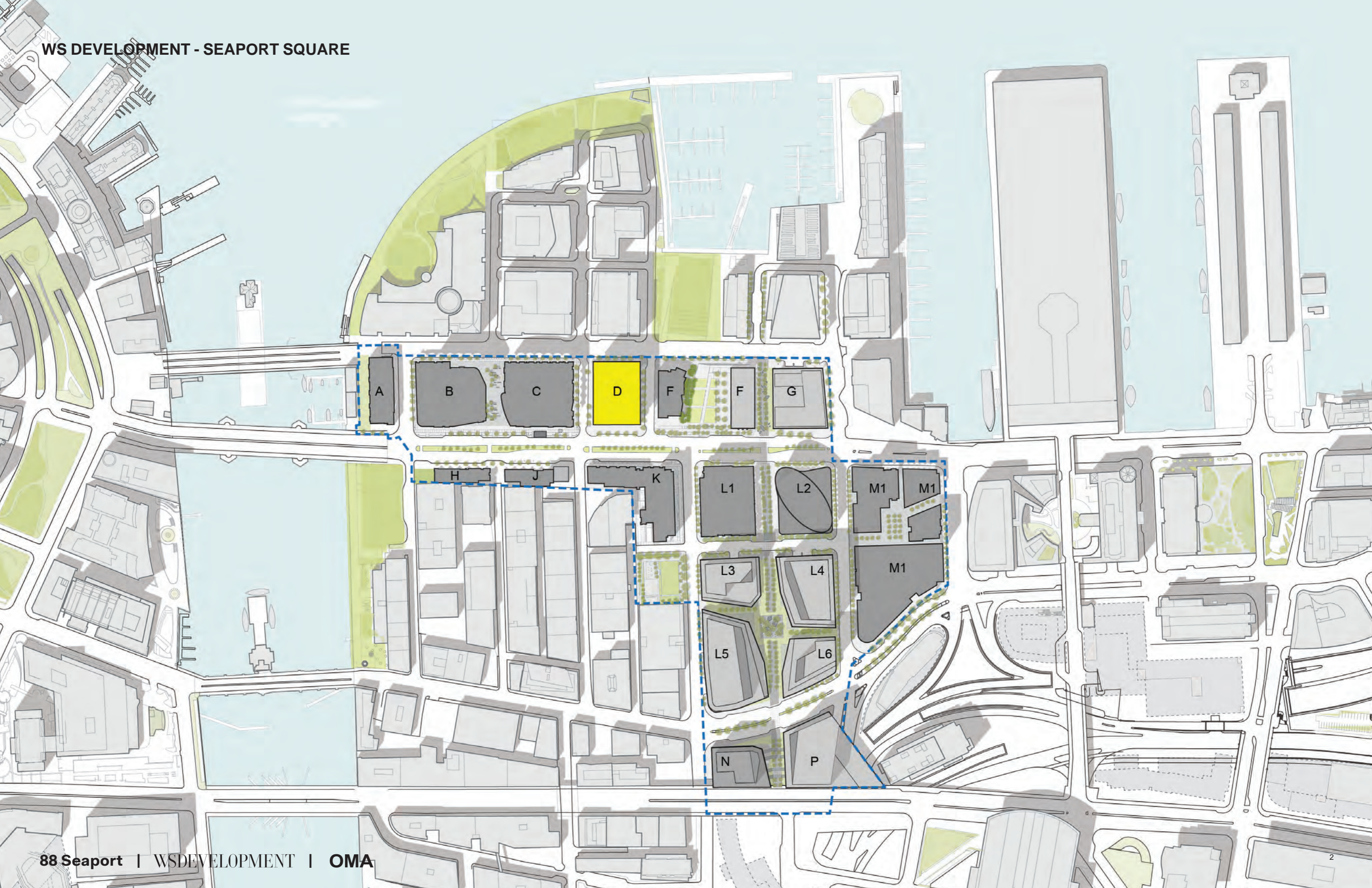


88 Seaport





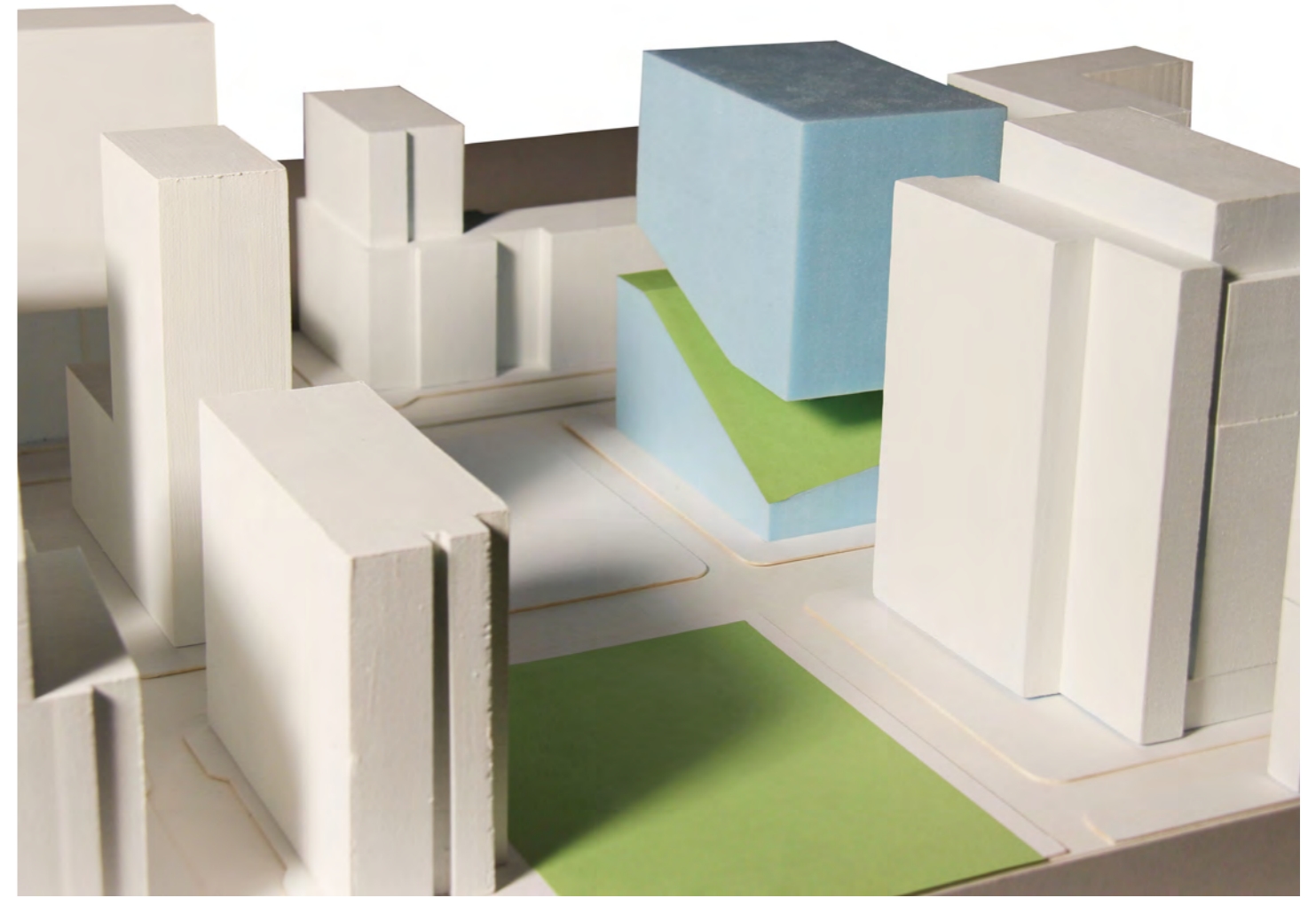
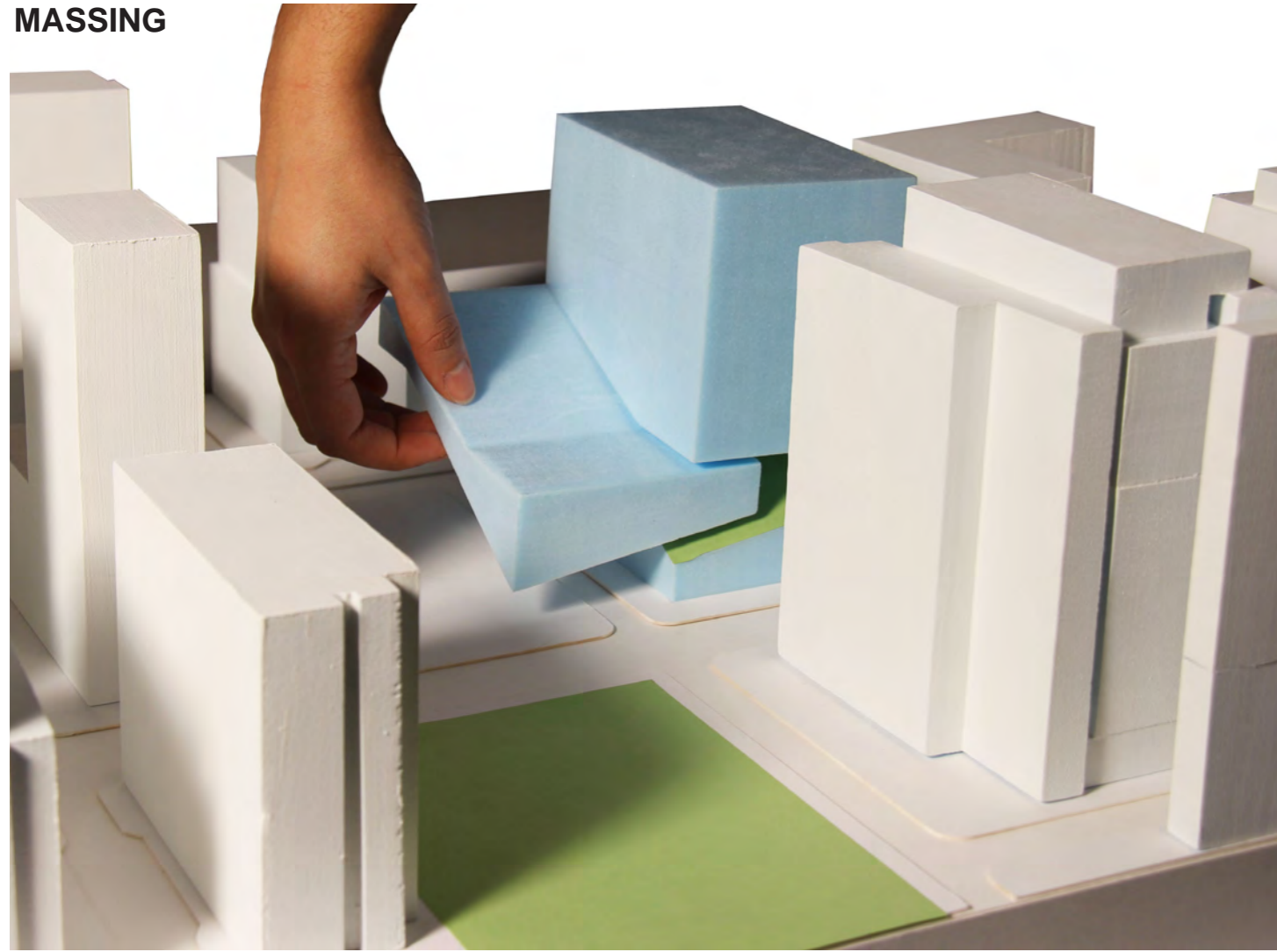
Project Address: 88 Seaport Boulevard
Gross Floor Area: 491,000 SF (425,000SF Office / 61,000SF Retail / 5,000SF Civic)
Building Height: 262'-6"
No. of Stories: 18 (including roof terrace)
Parking Spaces: 300+/-
Owner: WS Development
Design Architect: OMA
Executive Architect: Jacobs
Structural Engineer: McNarama/Salvia
MEPFP Engineer: WSP



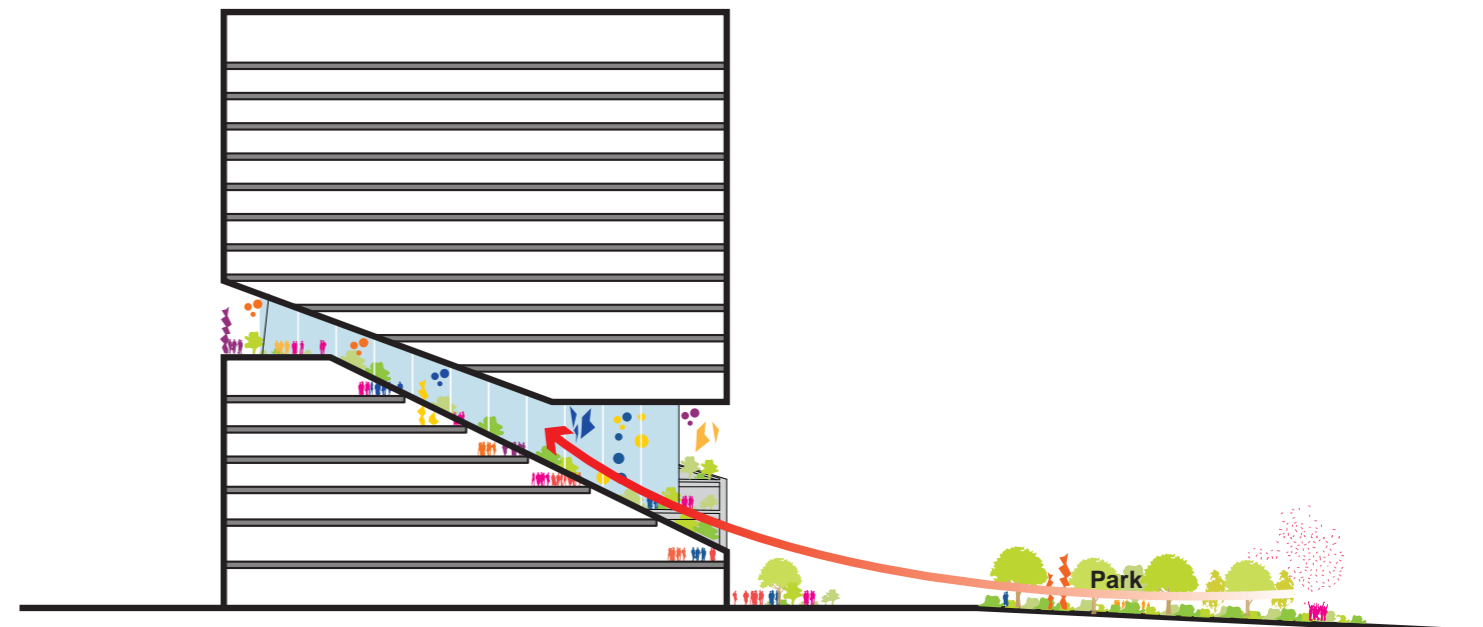


BLOCK D

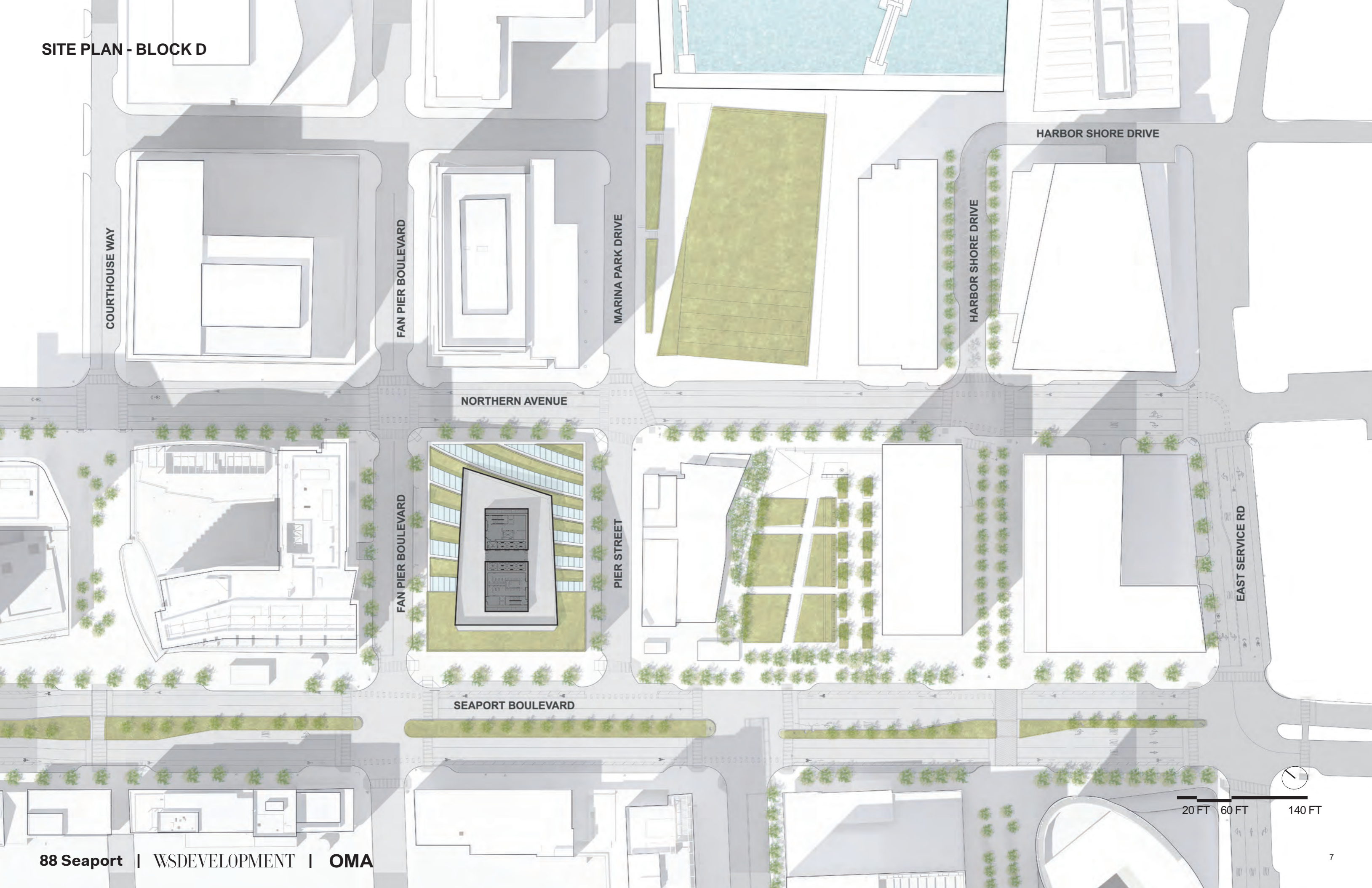
MASSING



Situated between the low-lying historic context of Fort Point and the waterfront Seaport Common, the proposal for Parcel D consists of a lower and upper mass separated by a terraced midsection. The south façade of the lower mass maintains the street wall along Seaport Boulevard while providing a vista overlooking Fort Point. The terraces of the lower mass fan down towards the Green, connecting the building to the public realm. The soffit of the upper mass is shaped for optimal views to the Green and Boston Harbor from the interior and terraces. The roof which contains an observation deck is set by the local FAA flightpath.



SITE PLAN - BLOCK D



COURTHOUSE WAY

FAN PIER BOULEVARD

MARINA PARK DRIVE

HARBOR SHORE DRIVE

HARBOR SHORE DRIVE

NORTHERN AVENUE

FAN PIER BOULEVARD

PIER STREET

EAST SERVICE RD

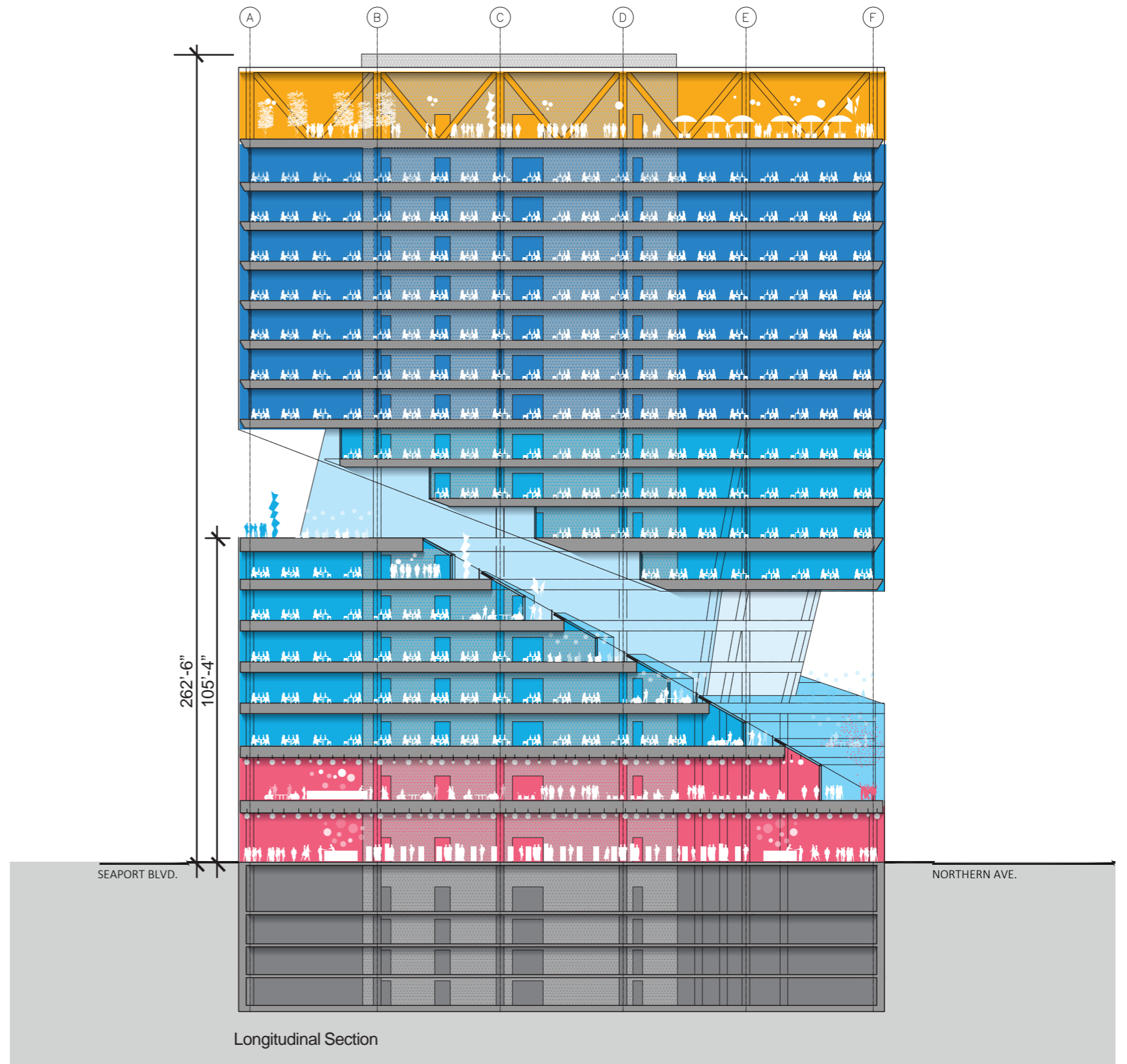
SEAPORT BOULEVARD

20 FT 60 FT 140 FT

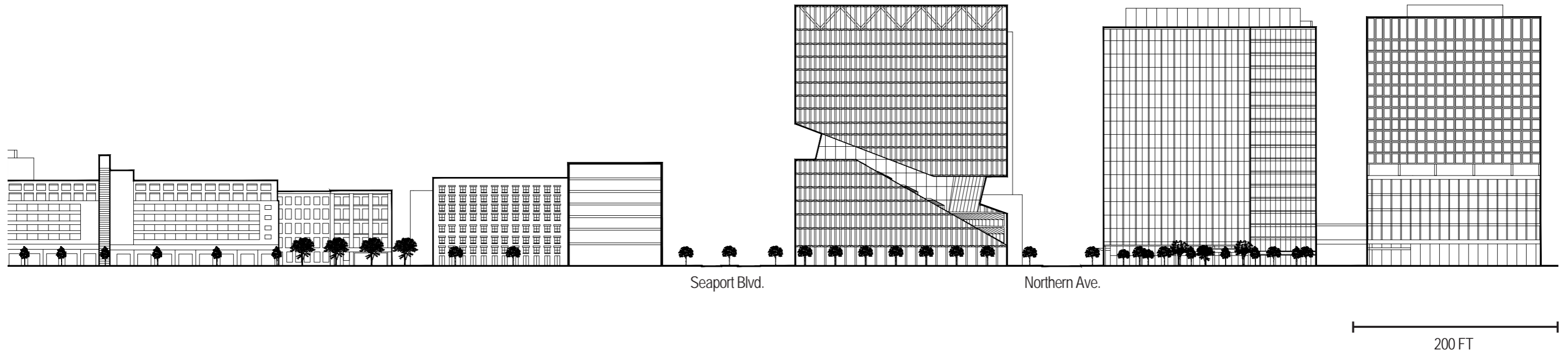


PROGRAM

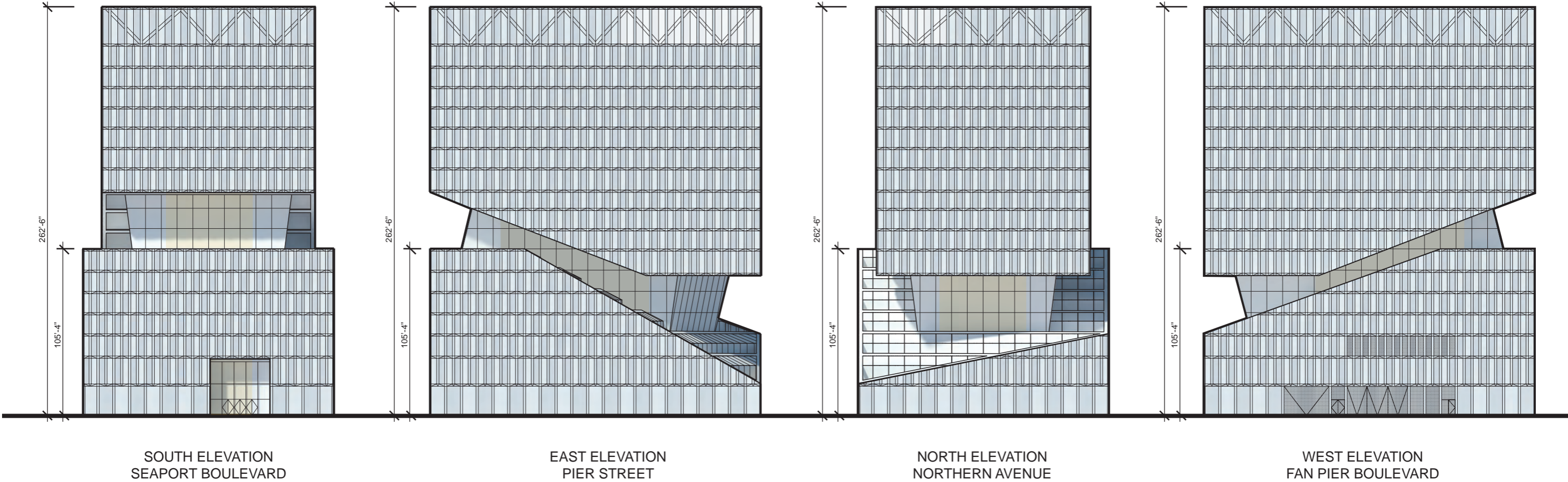
The terraced midsection is defined by a building-wide opening which produces two types of office types. Above this area, the upper mass contains rectangular floor plates with generous lease spans and a traditional central-core configuration. At the floors abutting this area, a variety of alternative plate configurations exist. With the diversity of tenants in the Seaport, the building responds by providing a variety of office types.



SITE ELEVATION - LOOKING WEST

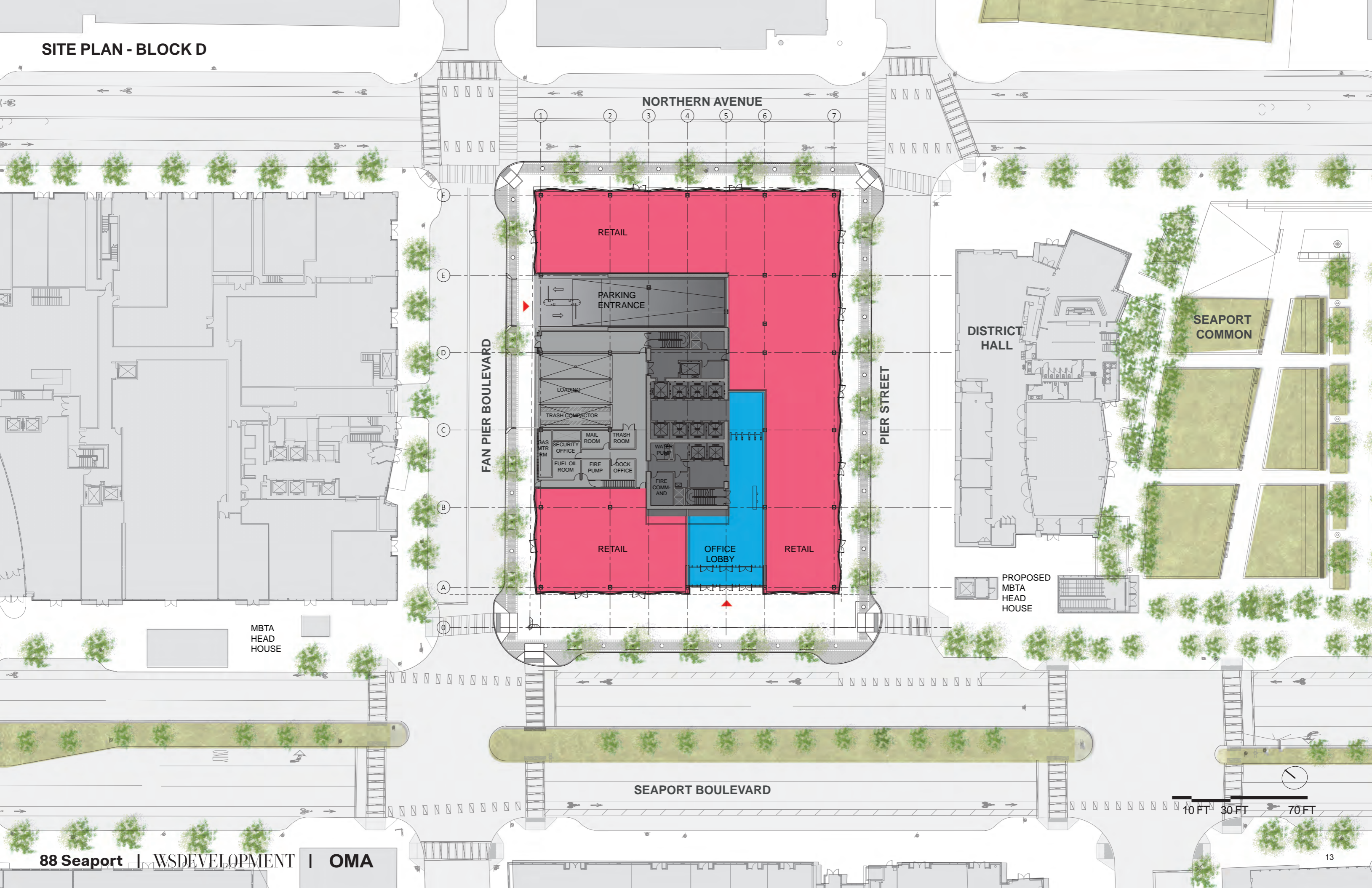


BUILDING ELEVATIONS





SITE PLAN - BLOCK D



NORTHERN AVENUE

FAN PIER BOULEVARD

PIER STREET

SEAPORT BOULEVARD

RETAIL

RETAIL

RETAIL

OFFICE LOBBY

PARKING ENTRANCE

DISTRICT HALL

SEAPORT COMMON

MBTA HEAD HOUSE

PROPOSED MBTA HEAD HOUSE

10 FT 30 FT 70 FT











BUILDING ENVELOPE

Unitized Curtain Wall w/
Integrated Metal Panel

Insulated Glazed Unit w/
Low-E Coating

Insulated Zinc Panel
Rainscreen





