



SEAPORT SQUARE BLOCK L4

Seaport District Boston
BCDC MEETING #2
JUNE 5, 2018

WS Development
GENSLER

HARBOR SQUARE

STONE CAFE

STONE CAFE

REPUCCI

PROJECT FACTS & SCHEDULE

Project Name: Seaport Square Block L4

GFA: 525,000

Retail: 81,000 GSF (2 levels)

Office: 444,000 GSF (15 levels)

Height: 17 Stories / 270'

Site Area: 71,004 SF

FAR: 7.4

Open Space Created with Block L4: 0.75 acres

Owner: Seaport L-4 Title Holder LLC

Architect: Gensler (San Francisco/Boston)

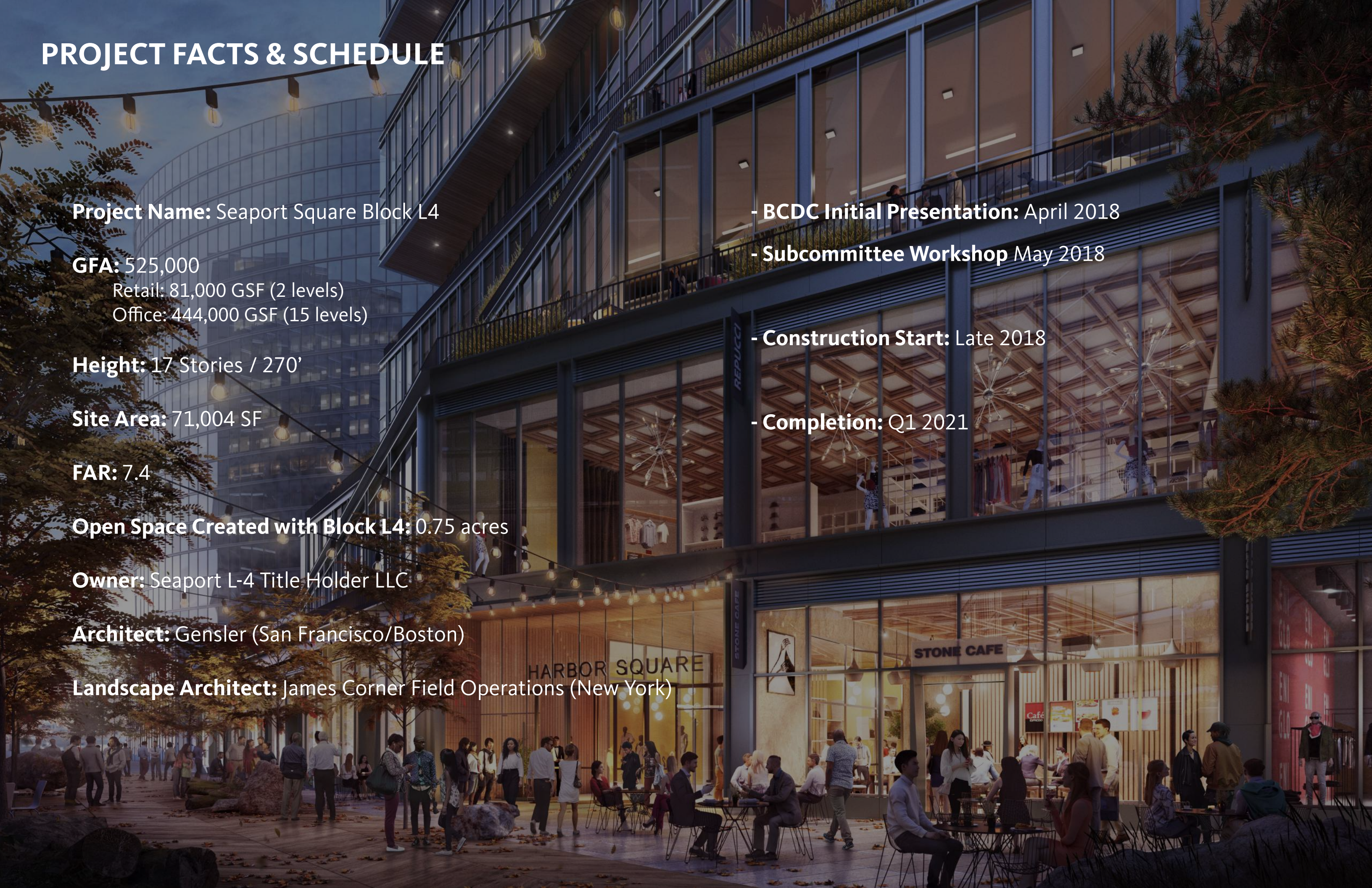
Landscape Architect: James Corner Field Operations (New York)

- **BCDC Initial Presentation:** April 2018

- **Subcommittee Workshop** May 2018

- **Construction Start:** Late 2018

- **Completion:** Q1 2021



COMMENTS & RESPONSES:

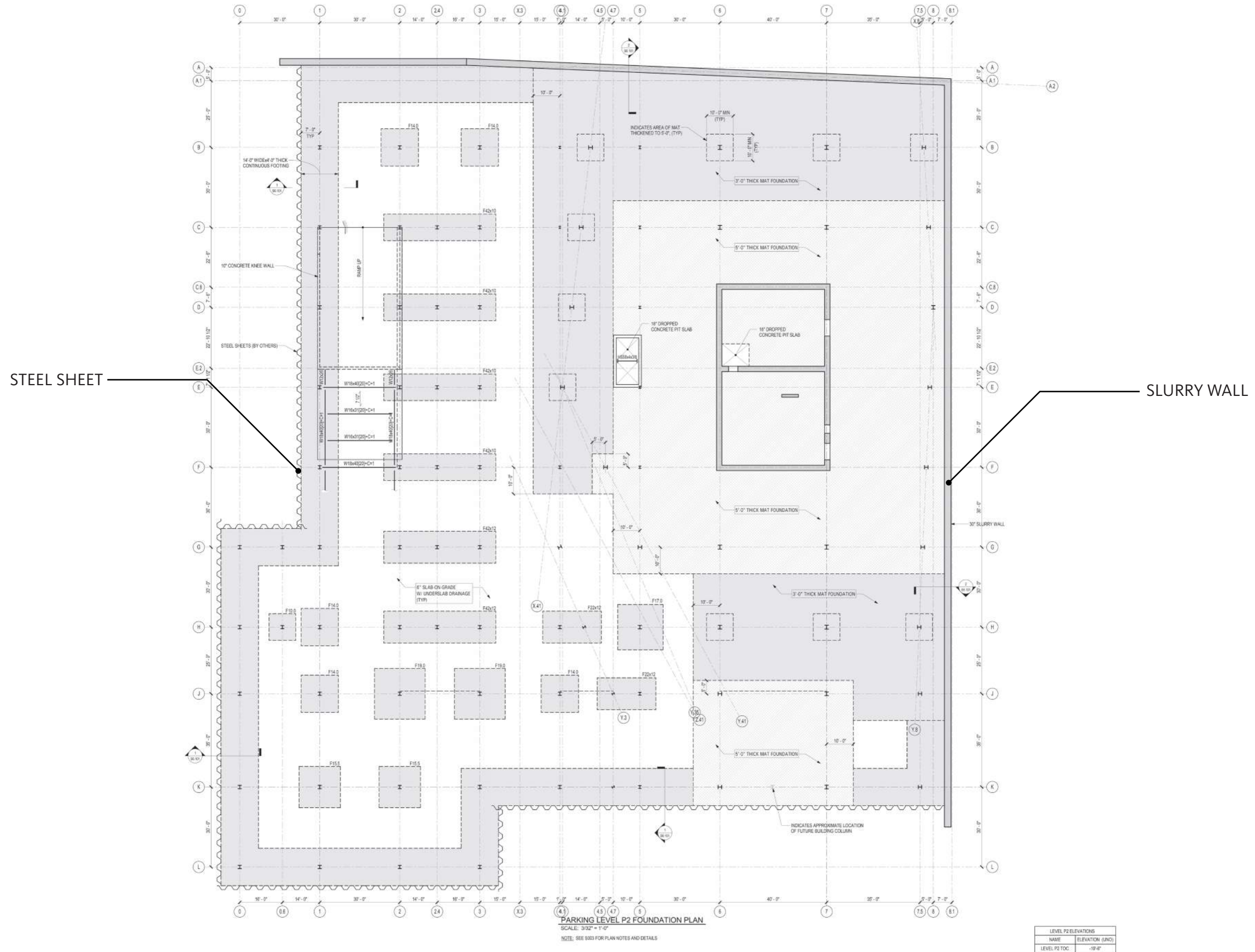
- PHASE 1 EXTENTS
- EXTERIOR EXPRESSION
 - Materiality
 - Tower Facade Design
 - Autumn Lane Elevation
- DESIGN GUIDELINES
- PUBLIC REALM
 - Paseo Entry
 - Interior Experience

PHASE 1 EXTENTS

SITE PLAN - PHASE 1 EXTENTS



SHEET PILING PLAN

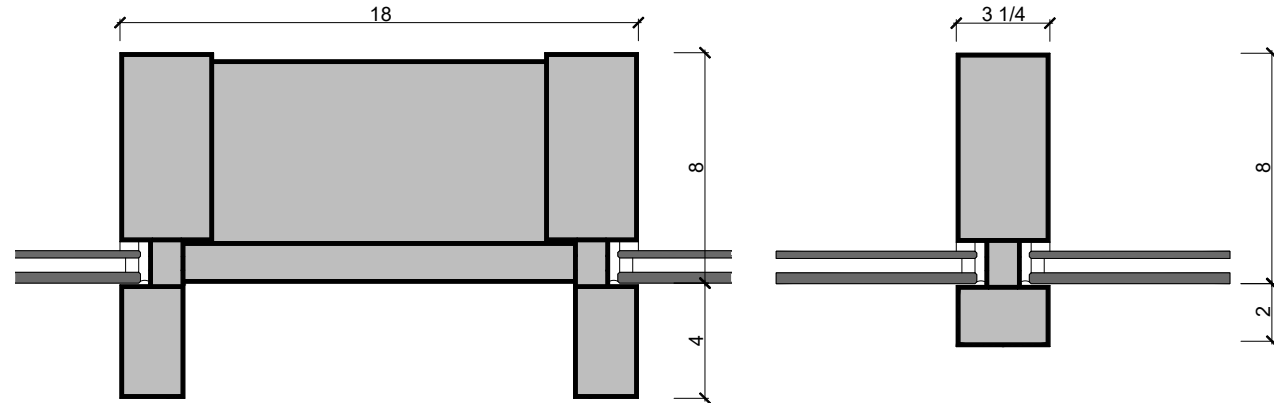


EXTERIOR EXPRESSION: Materiality

TOWER FACADE SYSTEM



-PRE-FABRICATED, UNITIZED CURTAIN WALL SYSTEM



Major Mullion

Minor Mullion



Dark Anodized Aluminum



insulated Glazing Units

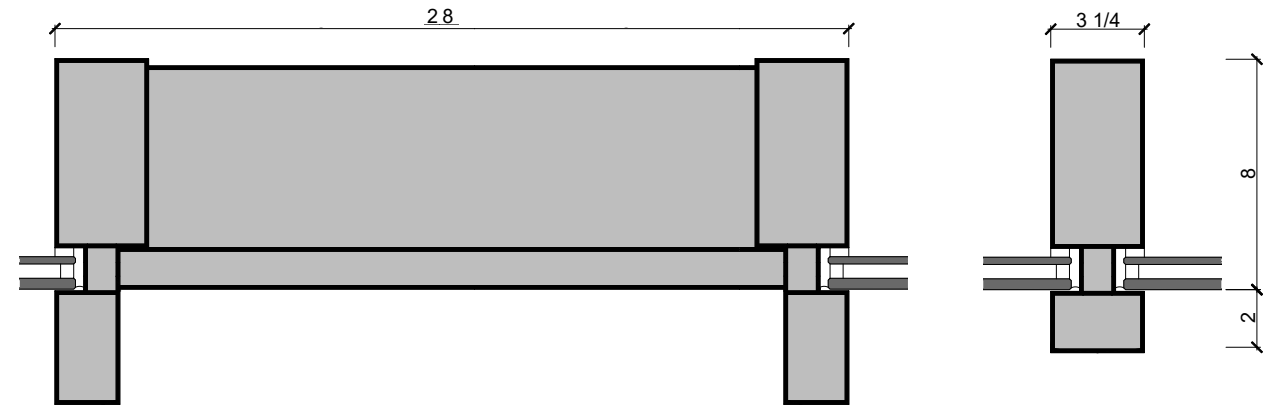


Natural Finish Wood

RETAIL FLOORS FACADE SYSTEM

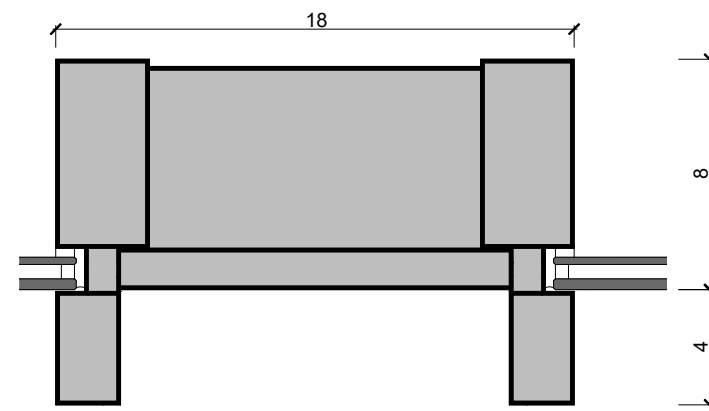


-STICK-BUILT CURTAINWALL FACADE SYSTEM



Major Mullion

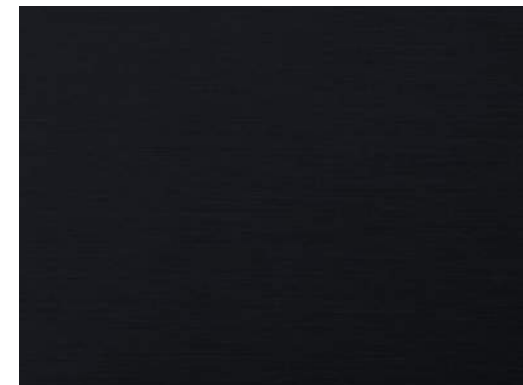
Minor Mullion



Intermediate Mullion



Insulated Glazing Units



Dark Anodized Aluminum



Dark Granite Base

EXTERIOR EXPRESSION: Tower Facade Design

SOUTH TOWER FACADE



View from Harbor Square - Proposed



View from Congress Street - Proposed

SOUTH TOWER FACADE STUDY



View from Harbor Square - Proposed



View from Harbor Square - Study

SOUTH TOWER SETBACK



View from Harbor Square

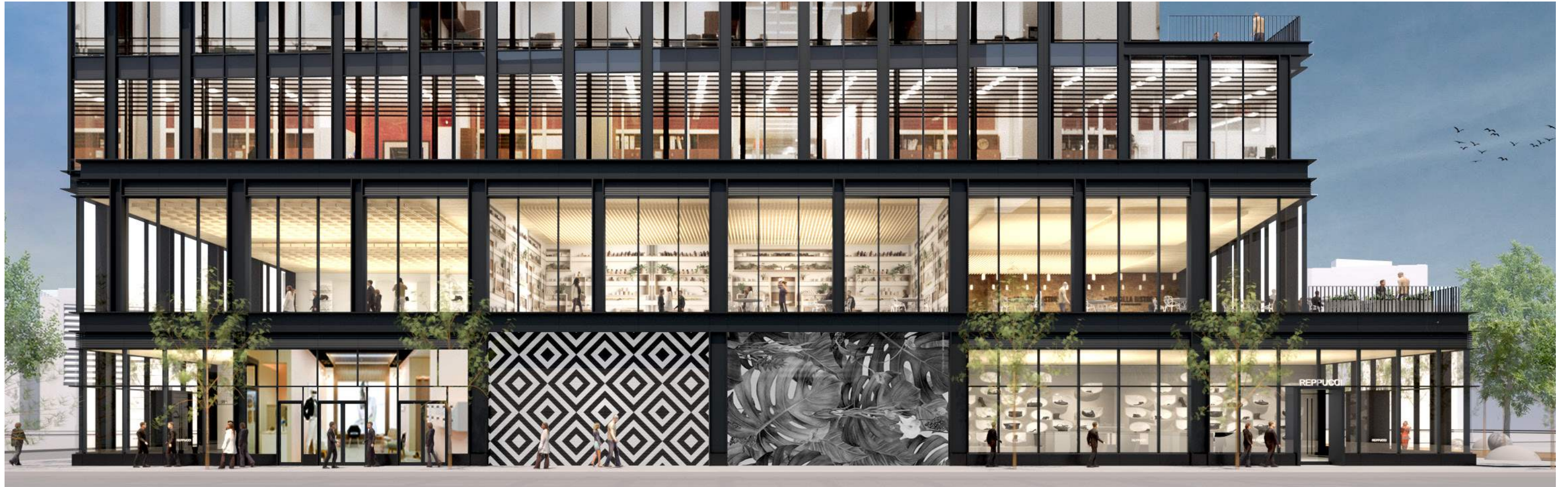
SOUTH TOWER SETBACK



View from East Service Road

EXTERIOR EXPRESSION: Autumn Lane Elevation

AUTUMN LANE ELEVATION



NORTH STREET LEVEL ELEVATION | AUTUMN LANE



EXISTING SEAPORT SERVICE ELEVATIONS

DESIGN GUIDELINES

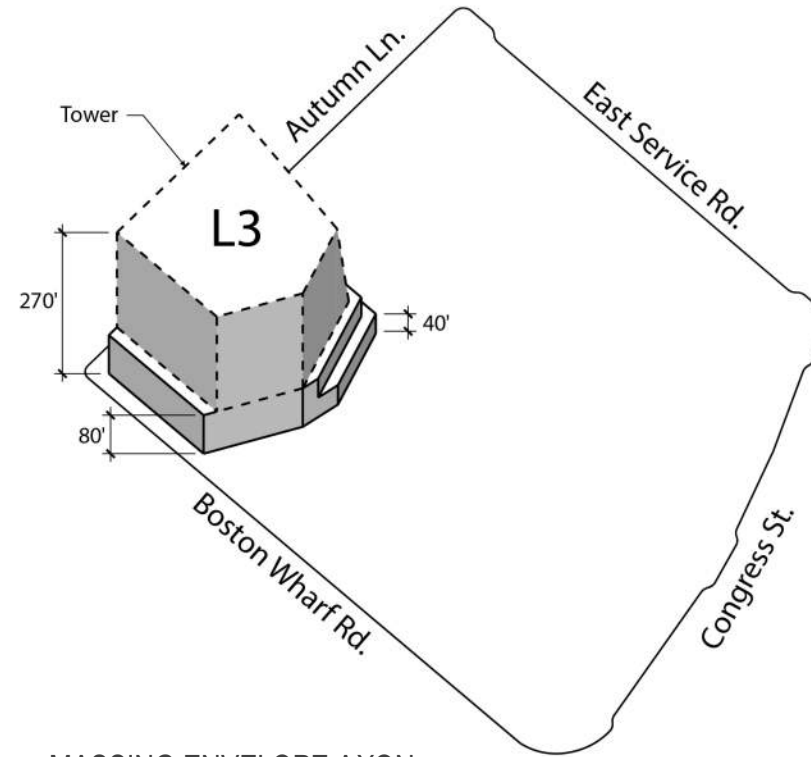
EXHIBIT D - BLOCK L3



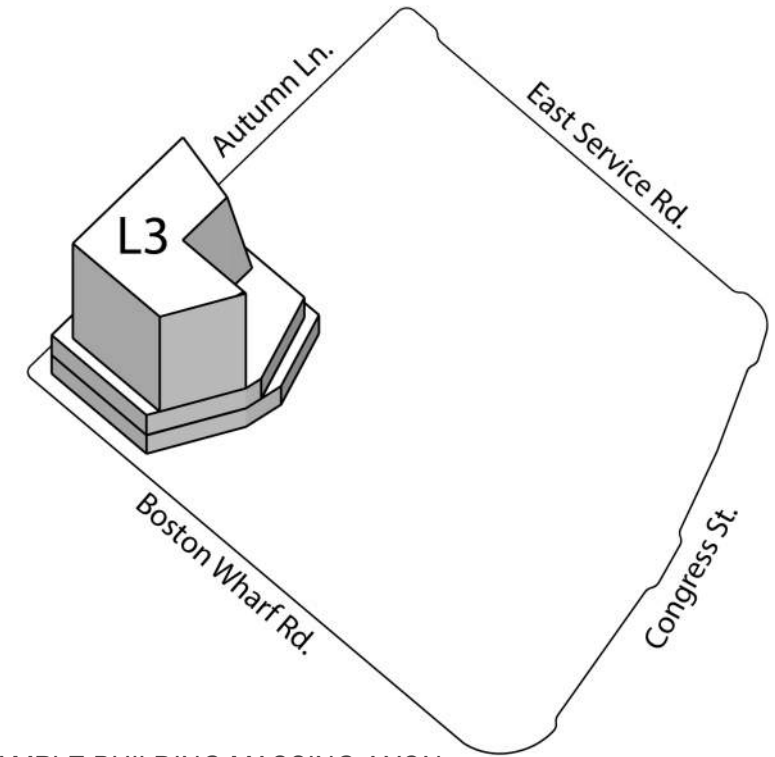
KEY PLAN

BLOCK "L3"		
PROPOSED MAX. GFA	STREET WALL HEIGHTS	MAX. BUILDING HEIGHT
BLOCK "L3" : 417,000	40' - 270'	270'

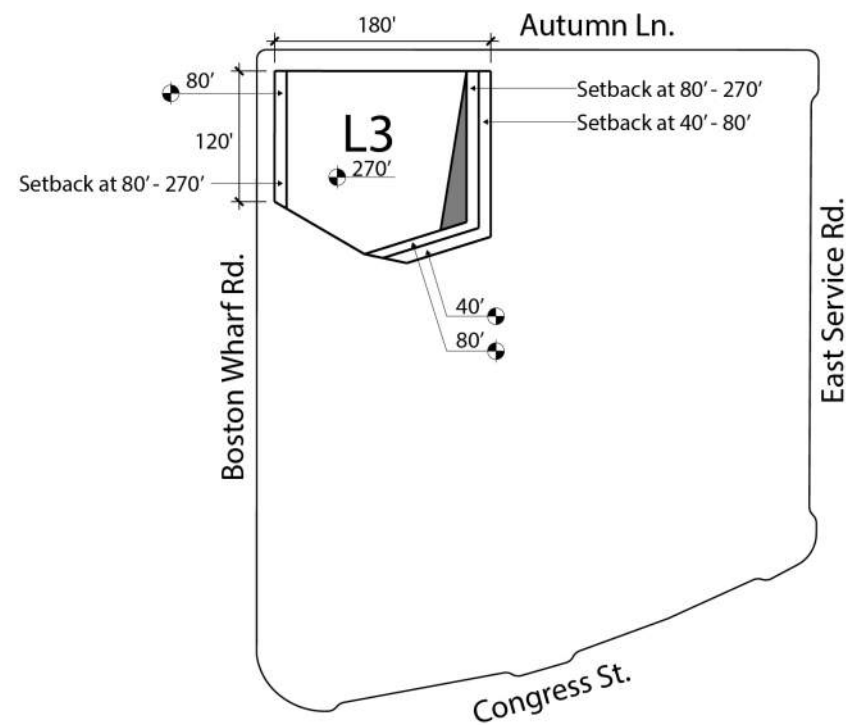
* MAX. BUILDING HEIGHT IS MEASURED FROM GRADE



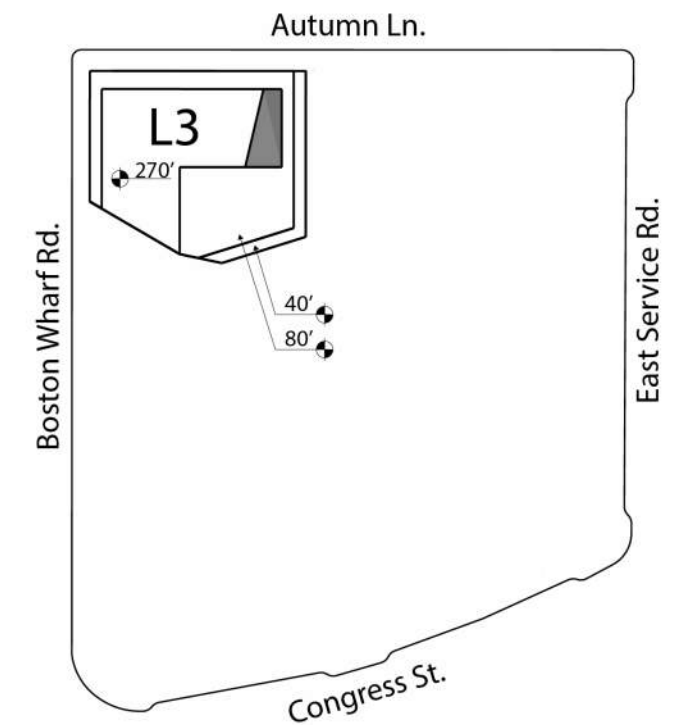
MASSING ENVELOPE AXON



SAMPLE BUILDING MASSING AXON

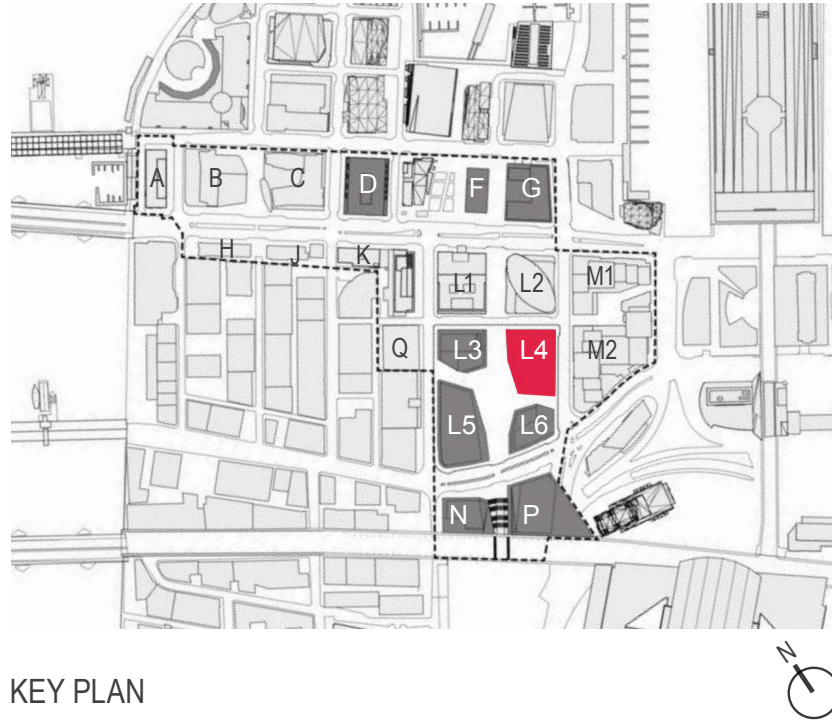


MASSING ENVELOPE PLAN



SAMPLE BUILDING MASSING PLAN

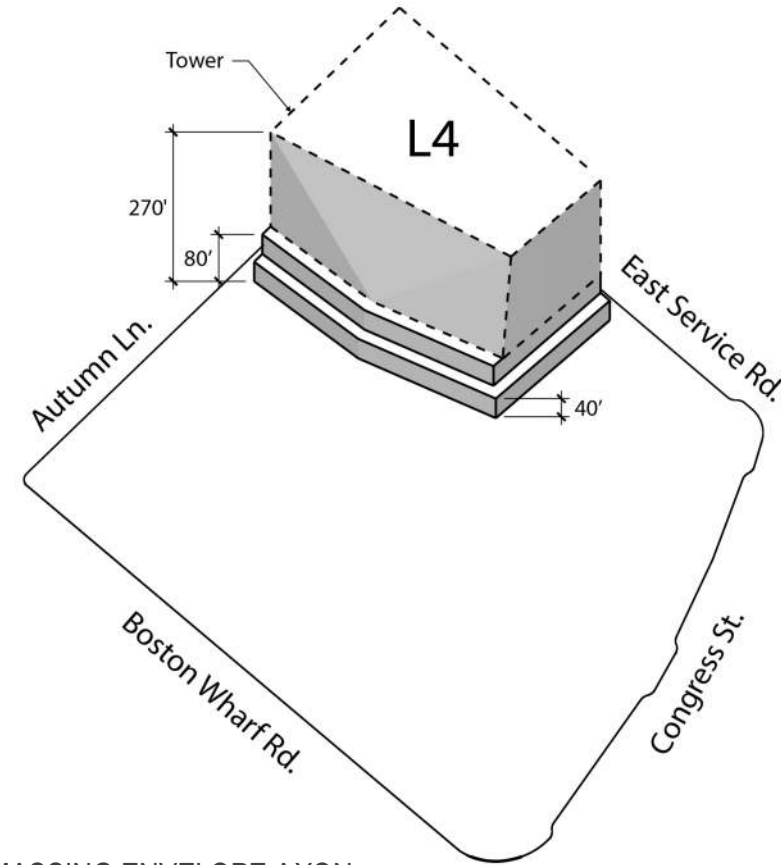
EXHIBIT D - BLOCK L4



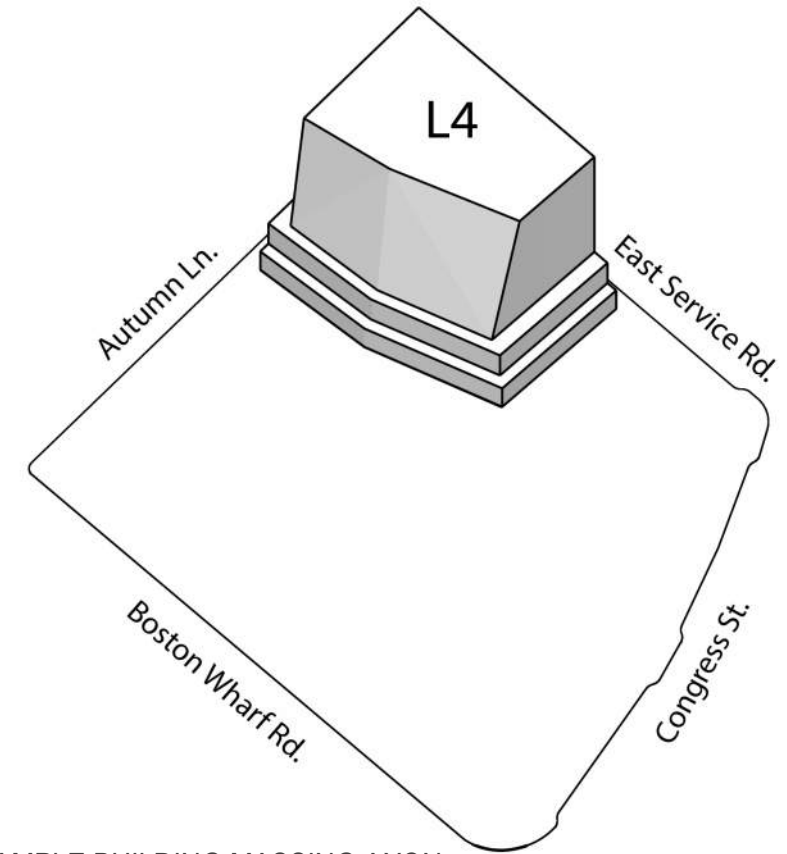
KEY PLAN

BLOCK "L4"		
PROPOSED MAX. GFA	STREET WALL HEIGHTS	MAX. BUILDING HEIGHT
BLOCK "L4" : 523,540	40' - 270'	270'

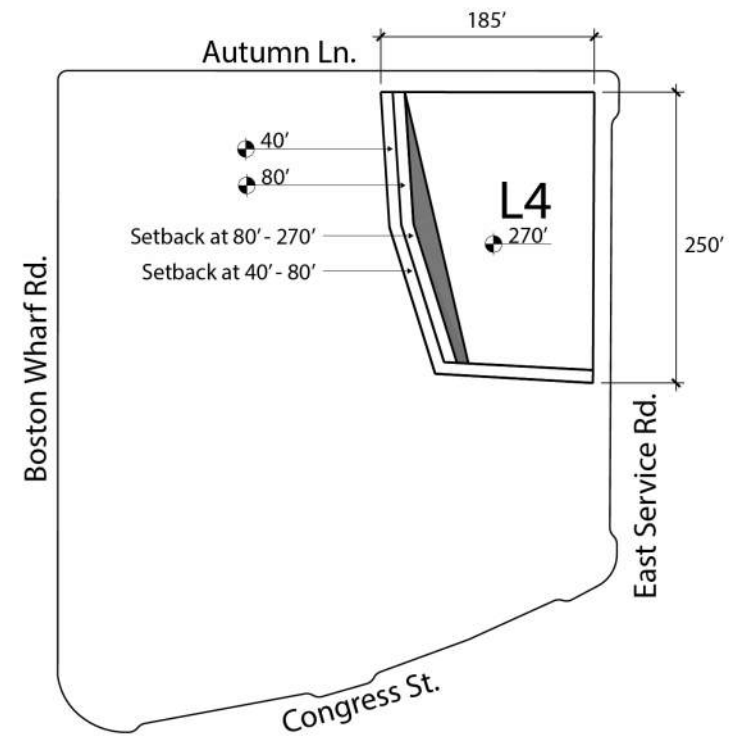
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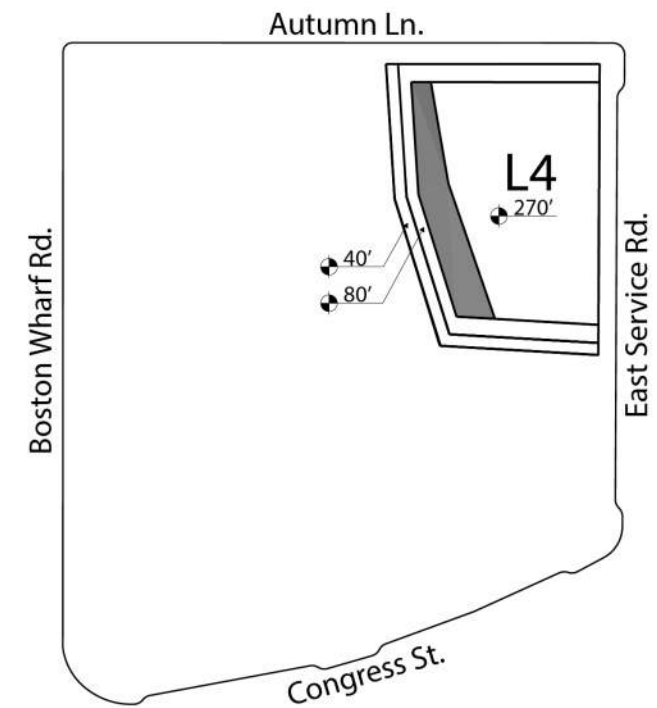
MASSING ENVELOPE AXON



SAMPLE BUILDING MASSING AXON



MASSING ENVELOPE PLAN



SAMPLE BUILDING MASSING PLAN

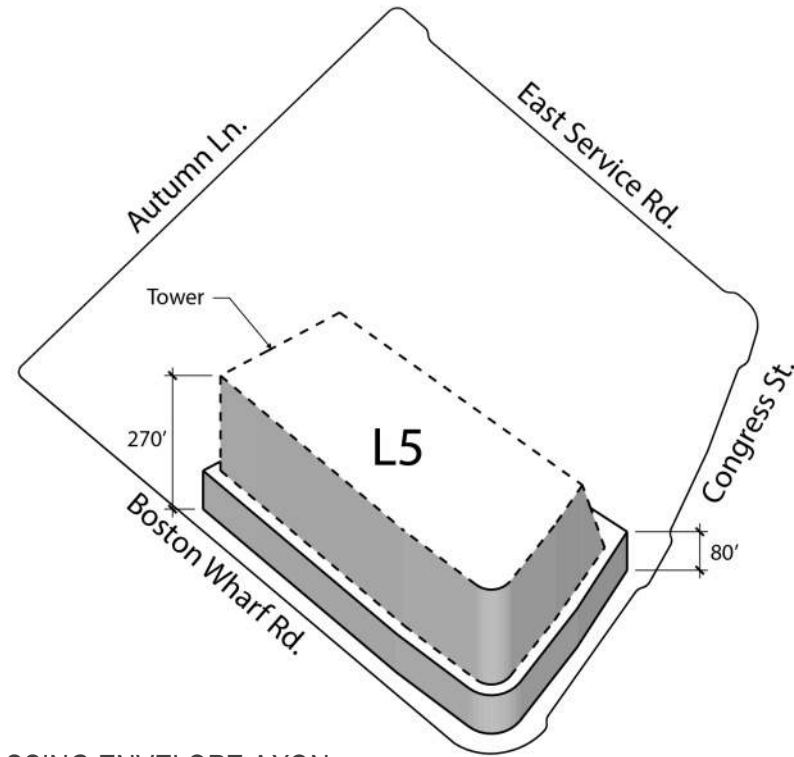
EXHIBIT D - BLOCK L5



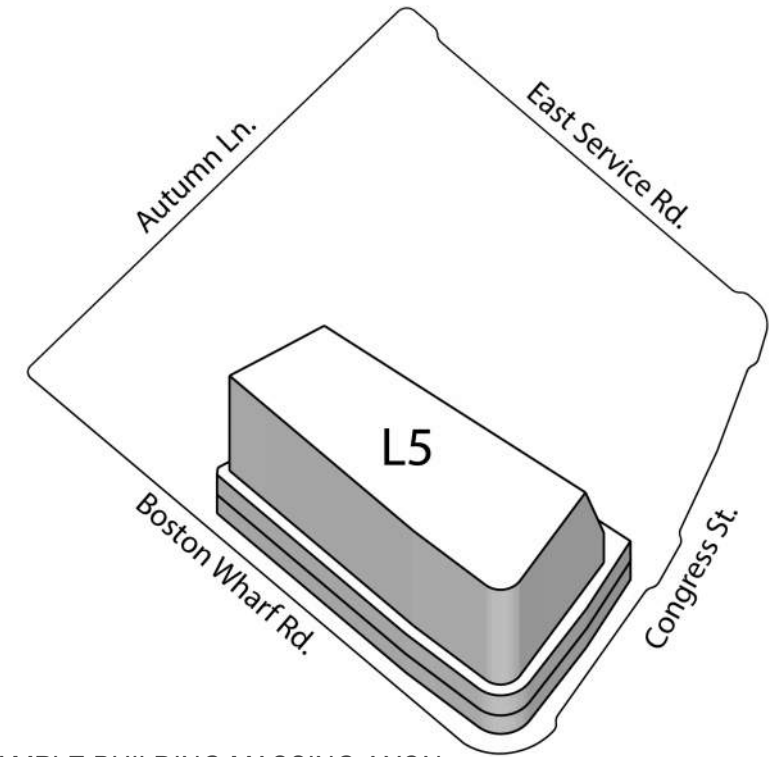
KEY PLAN

BLOCK "L5"		
PROPOSED MAX. GFA	STREET WALL HEIGHTS	MAX. BUILDING HEIGHT
BLOCK "L5" : 707,000	80'	270'

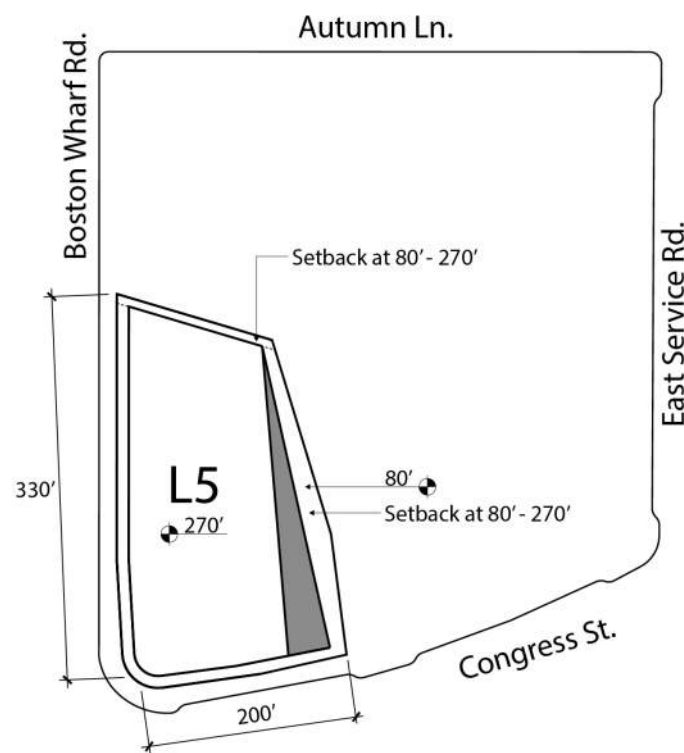
* MAX. BUILDING HEIGHT IS MEASURED FROM GRADE



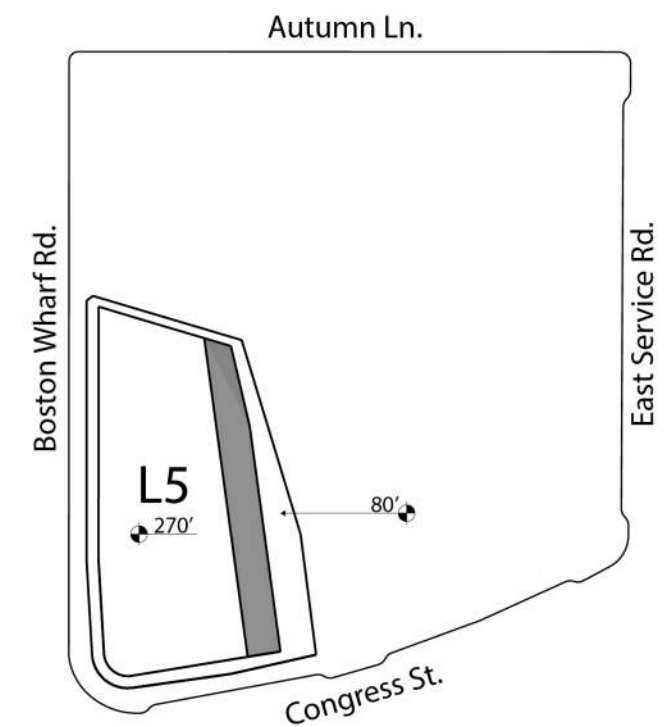
MASSING ENVELOPE AXON



SAMPLE BUILDING MASSING AXON



MASSING ENVELOPE PLAN



SAMPLE BUILDING MASSING PLAN

EXHIBIT D - BLOCK L6

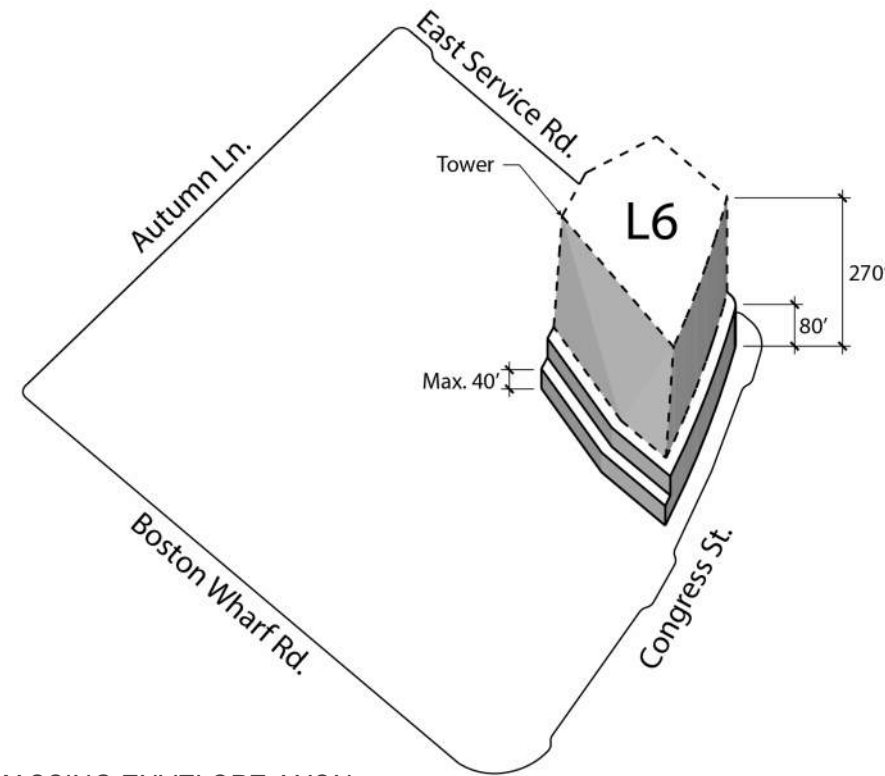


KEY PLAN

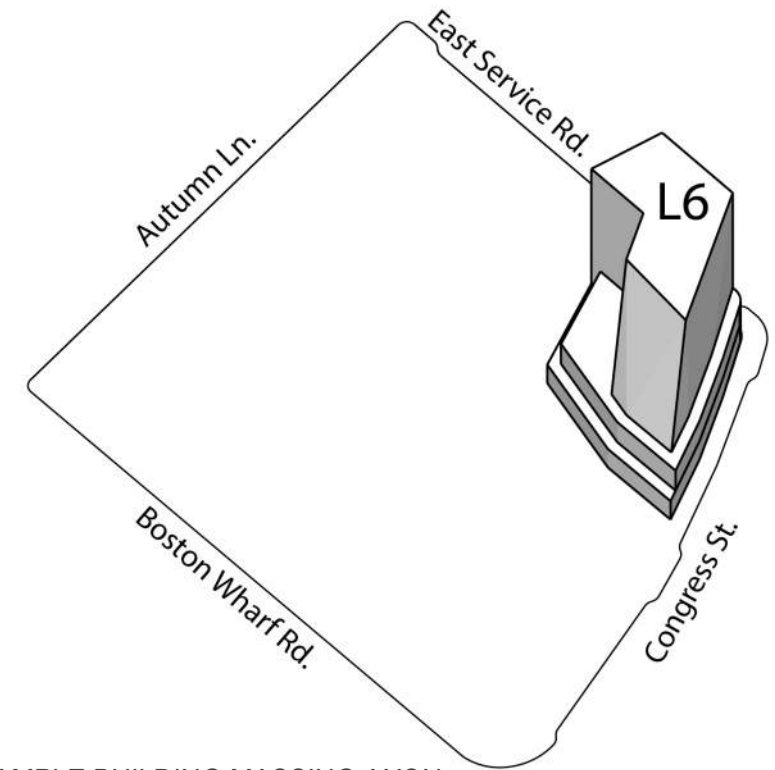


BLOCK "L6"		
PROPOSED MAX. GFA	STREET WALL HEIGHTS	MAX. BUILDING HEIGHT
BLOCK "L6" : 338,000	40'- 270'	270'

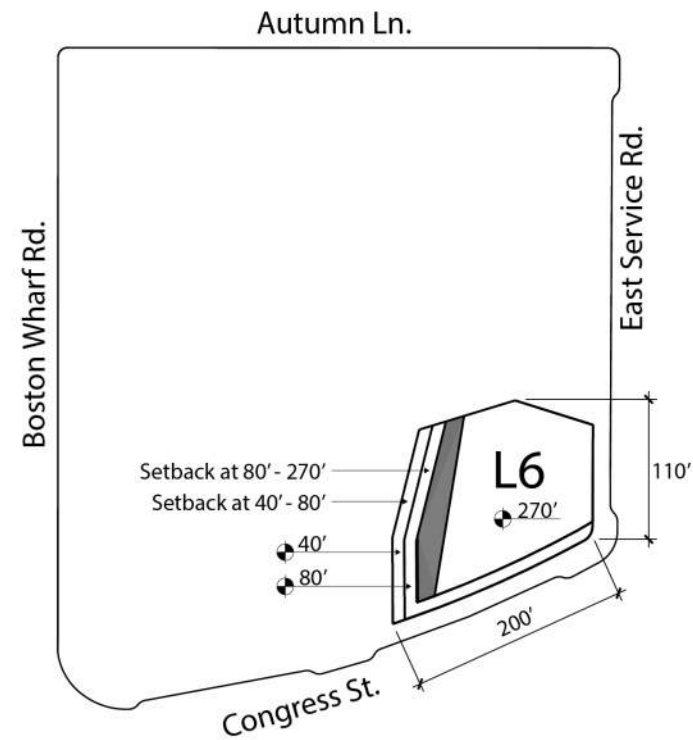
* MAX. BUILDING HEIGHT IS MEASURED FROM GRADE



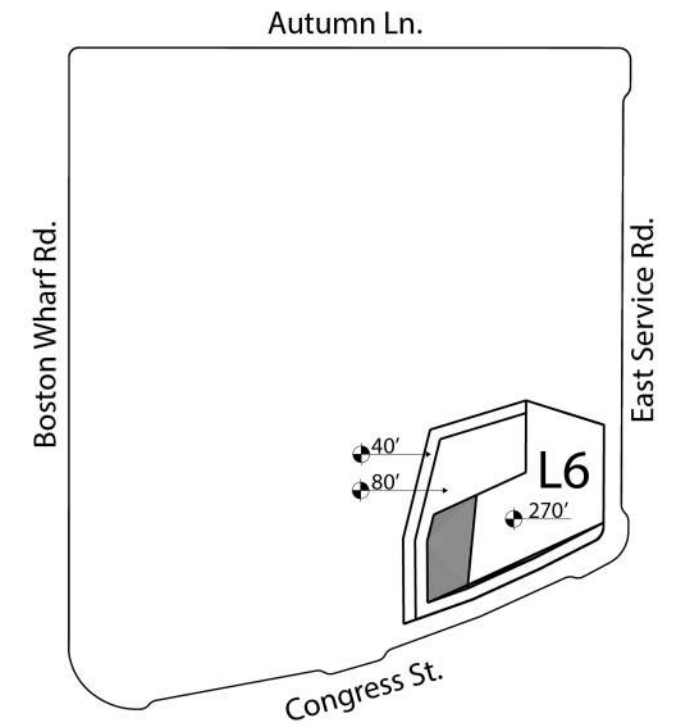
MASSING ENVELOPE AXON



SAMPLE BUILDING MASSING AXON



MASSING ENVELOPE PLAN



SAMPLE BUILDING MASSING PLAN

DESIGN GUIDELINES

- Buildings should be structurally and architecturally expressive; façade texture and articulation should complement the “Urban Room” massing motif at an appropriate scale.
- Retail uses facing Harbor Square park should be expressed architecturally whenever possible; clear glass should be used for these retail storefronts regardless of the transparency or palette of glazing used for upper-floor non-retail uses.
- Upper floor non-retail uses should be glazed with reasonably compatible – though not necessarily uniform – glass tones and transparencies to promote visual diversity while avoiding a chaotic or multi-chromatic color palette surrounding Harbor Square Park.
- The presence and importance of retail uses should be emphasized by expressing retail areas with architectural strength and clarity, especially surrounding Harbor Square Park.
- Occupiable terraces surrounding Harbor Square park should be created when possible as part of the “Urban Room” massing motif and populated with greenery and furnishings to lend a more residential scale to the overall ensemble.
- Material and color palettes of cladding materials should be generally compatible and complimentary – though not necessarily uniform – to promote a unified sense of place and architectural definition while still promoting visual diversity and interest.

PASEO DESIGN: Exterior Expression

PASEO ENTRY - ORIGINAL PROPOSAL



PASEO ENTRY - FURTHER STUDY REQUESTED



PASEO ENTRY - ORIGINAL PROPOSAL



PASEO ENTRY - FURTHER STUDY REQUESTED



PASEO ENTRY - FURTHER STUDY REQUESTED



PASEO ENTRY OVERALL EXPRESSION REVISED



PASEO DESIGN: Interior Experience

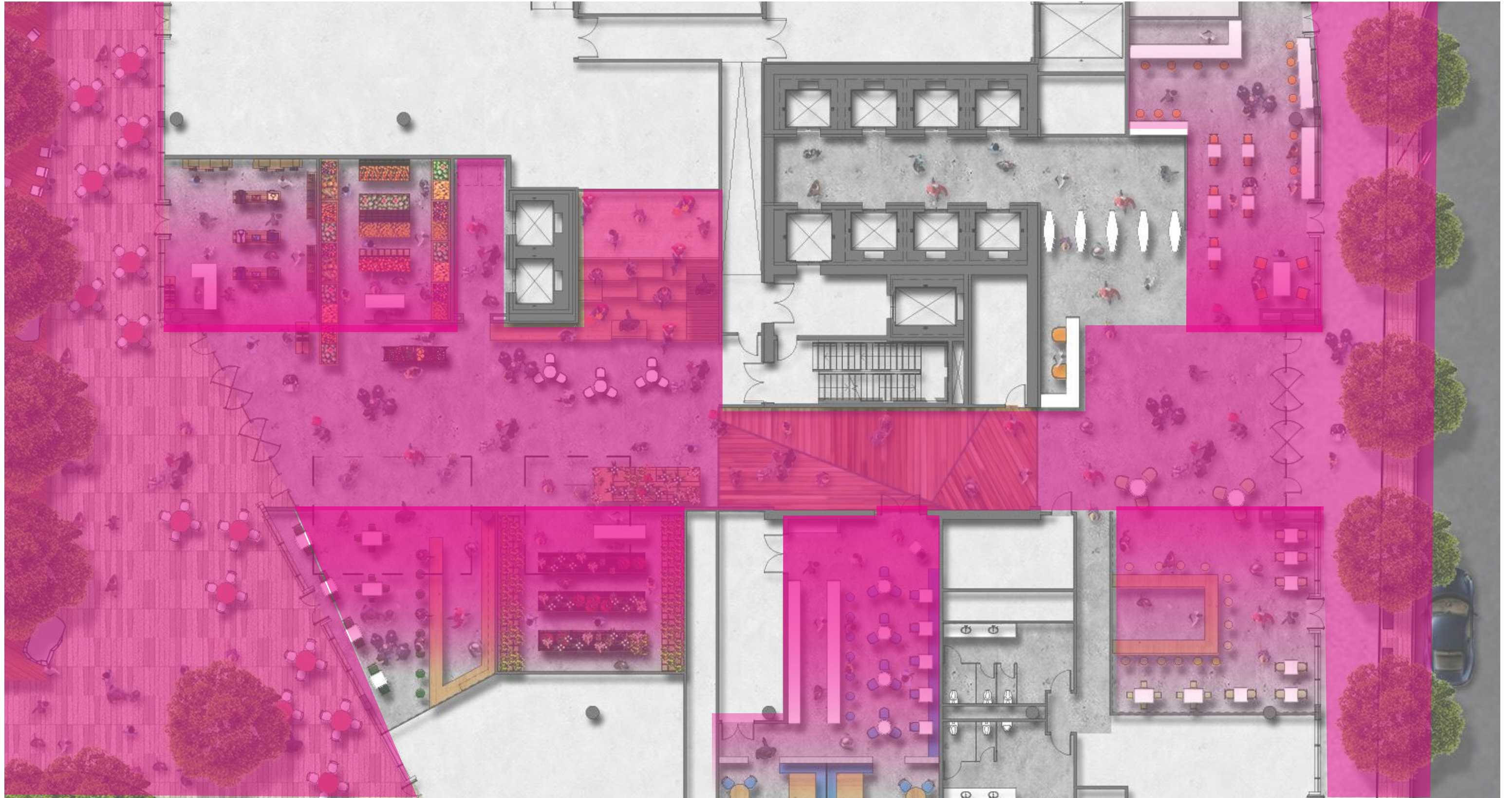
BLOCK L4 GROUND PLAN



PASEO PLAN



PASEO PUBLIC REALM



PASEO - EAST END



View West from East Service Drive Entry

PASEO - CENTRAL VIEW



View East from harbor Square Entry

PASEO - WEST VIEW OUT



View to Harbor Square Park

PASEO - EAST VIEW OUT



View East to Block M

THANK YOU

HARBOR SQUARE

STONE CAFE

STONE CAFE

REPLICCI