

Commonwealth Pier Revitalization/ South Boston Waterfront/

PEMBROKE

**schmidt/hammer/
lassen/
architects/**

cbt



SASAKI

ARUP

Thornton Tomasetti

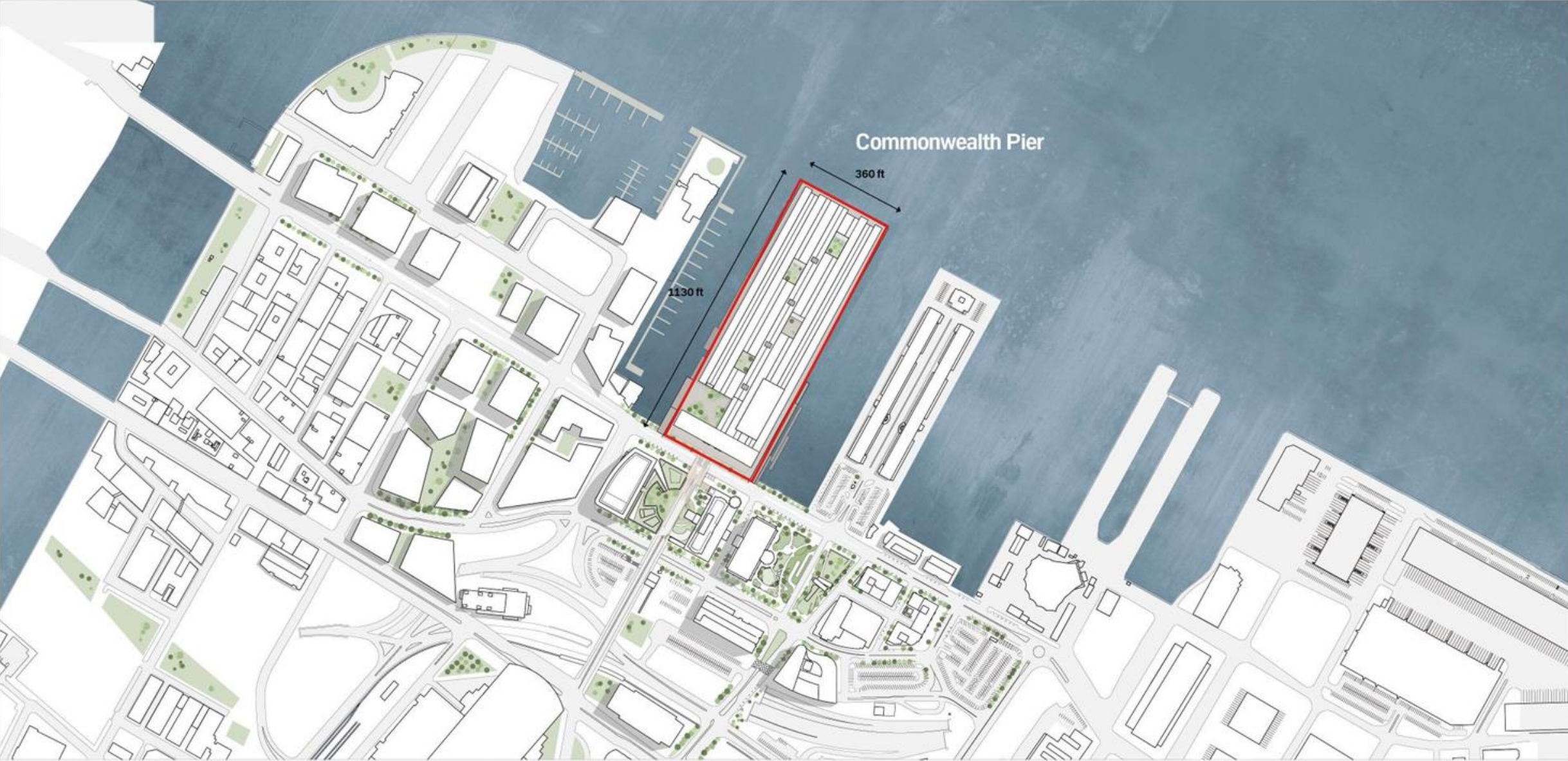
STREETSENSE

Turner



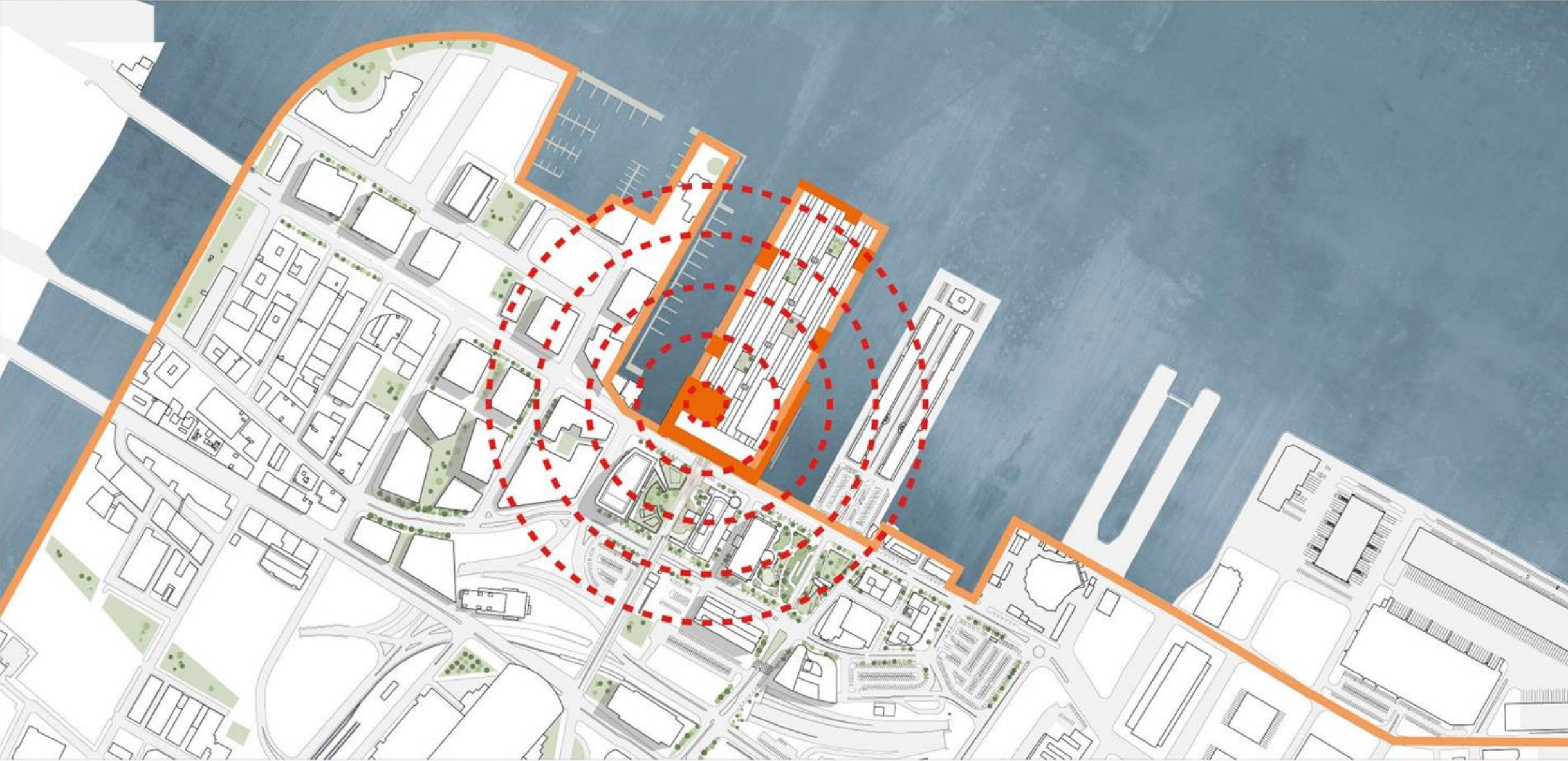




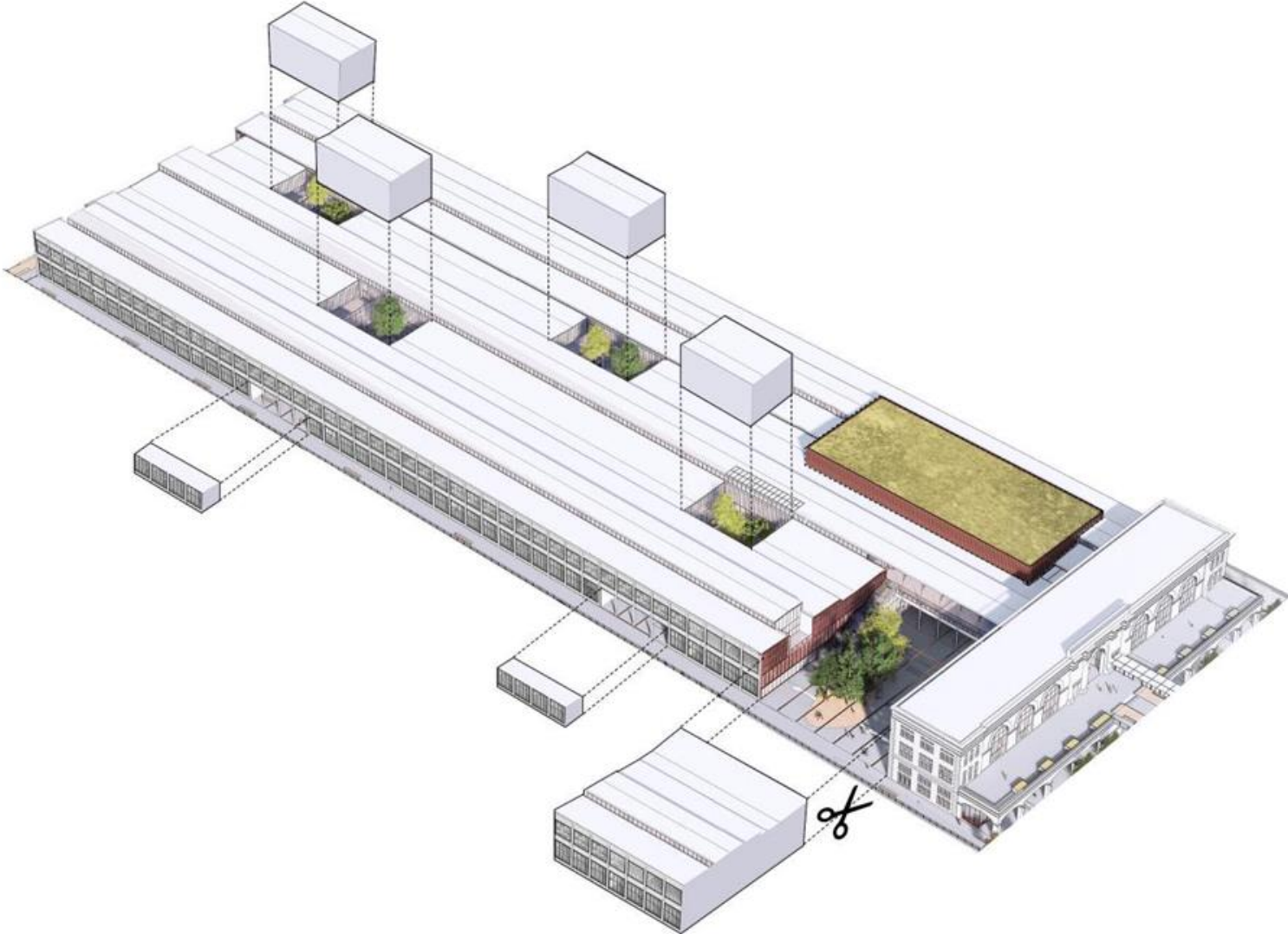














**Commonwealth Pier Revitalization/
The Arrival/**

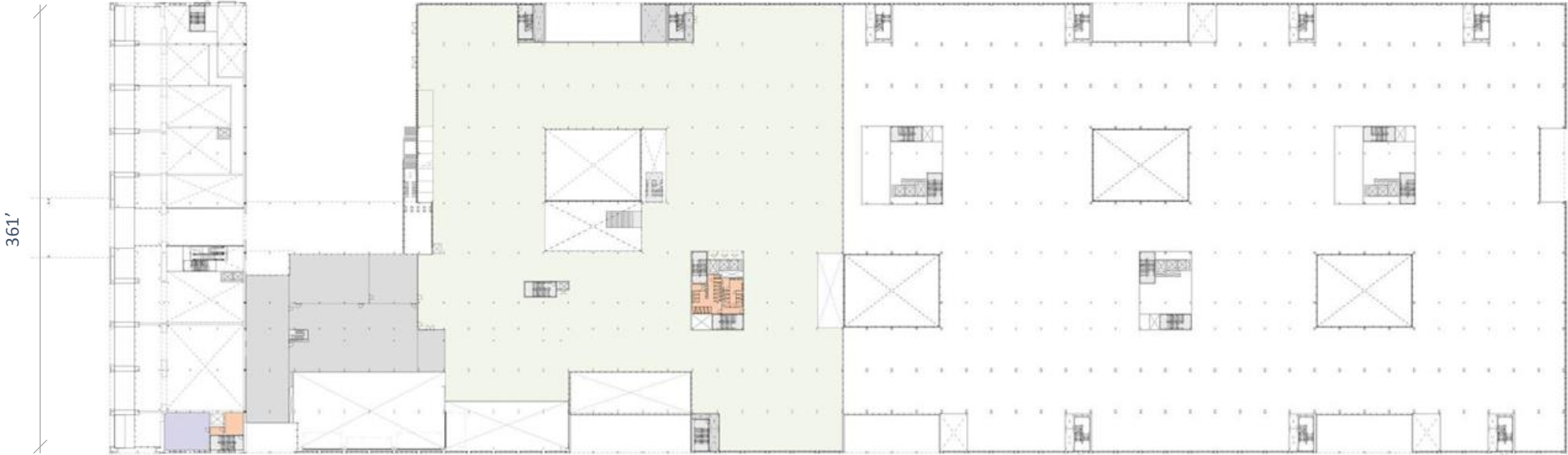


June 3PM





1167'










361'

- OFFICE
- COMMERCIAL
- BOH/RECEIVING
- RESTROOM TECH & SUPPORT SPACE
- CO-WORKING SPACE
- COMMON LOBBY
- EGRESS
- MEP
- PREFUNCTION
- FUNCTION

1167'



361'

- | | |
|---|--|
|  OFFICE |  COMMON LOBBY |
|  COMMERCIAL |  EGRESS |
|  BOY RECEIVING |  MEP |
|  RESTROOM/TECH & SUPPORT SPACE |  PREFUNCTION |
|  CO-WORKING SPACE |  FUNCTION |

The Headhouse/
View from Seaport Boulevard/

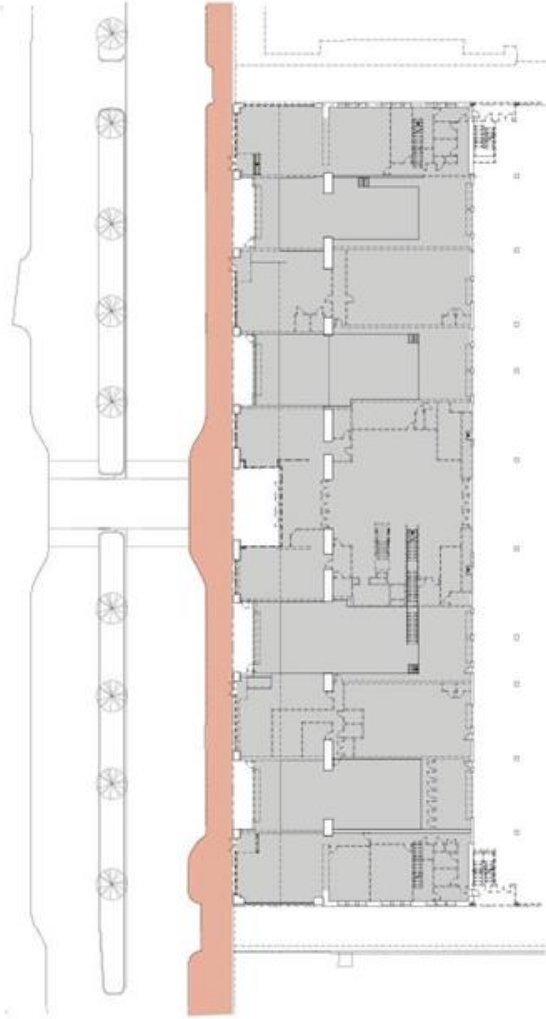


June 3PM

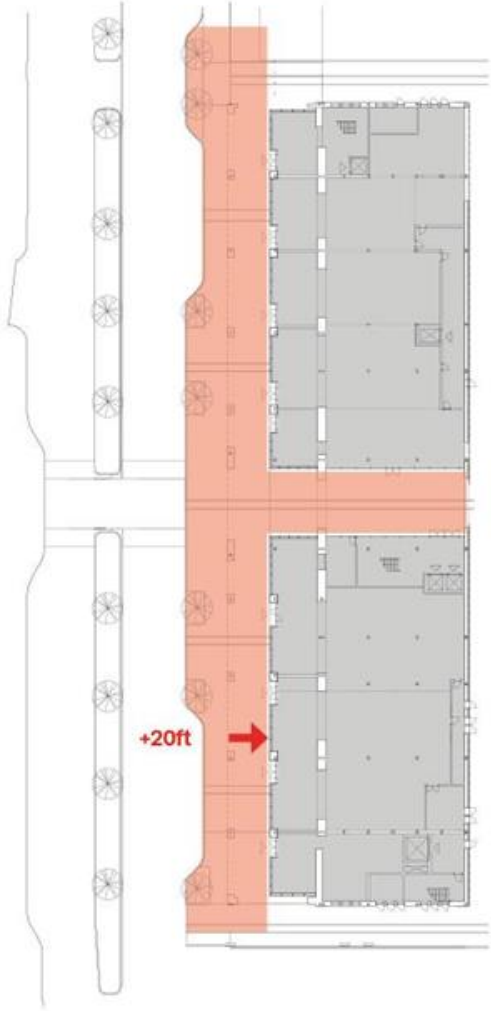
Plans/ L1 Harbor Level
The Arcade/

schmidt/hammer/
lassen/
architects/





Existing Condition/



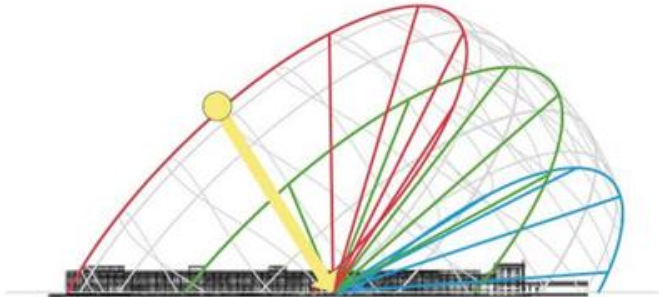
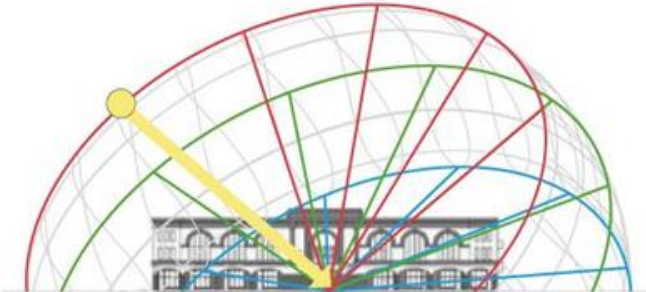
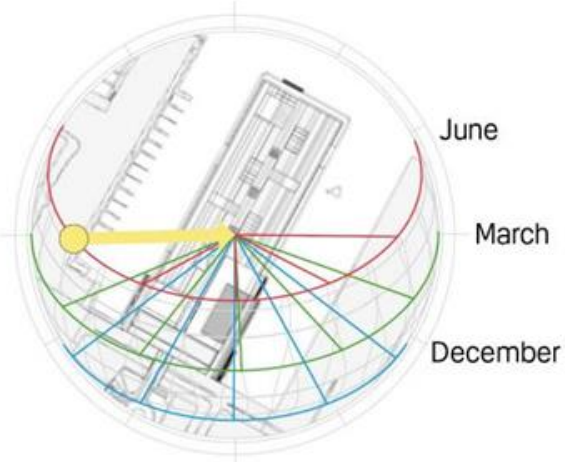
Future Condition/



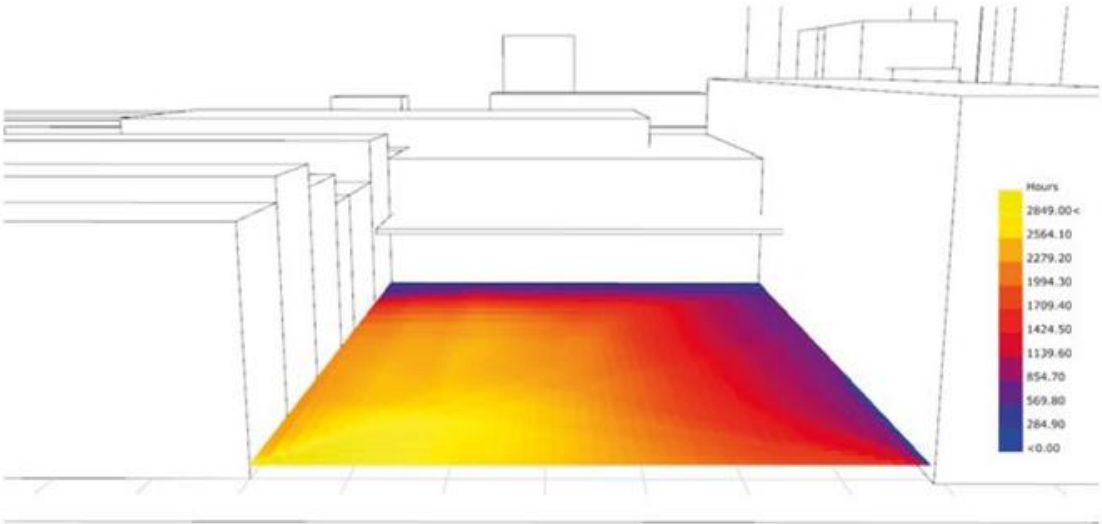
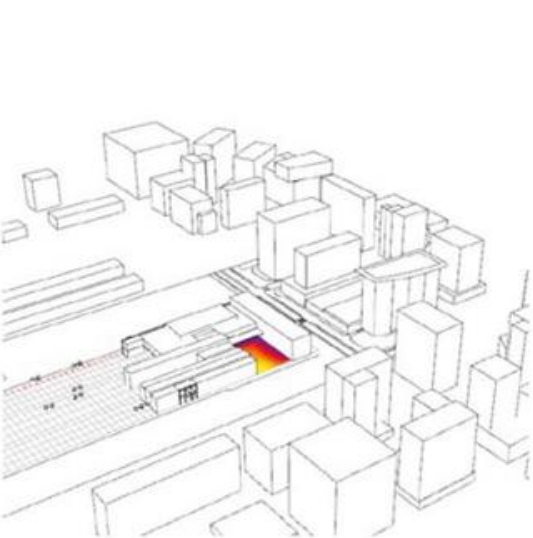
Plans/ L1 Harbor Level
The Plaza/

schmidt/hammer/
lassen/
architects/





June 16:00

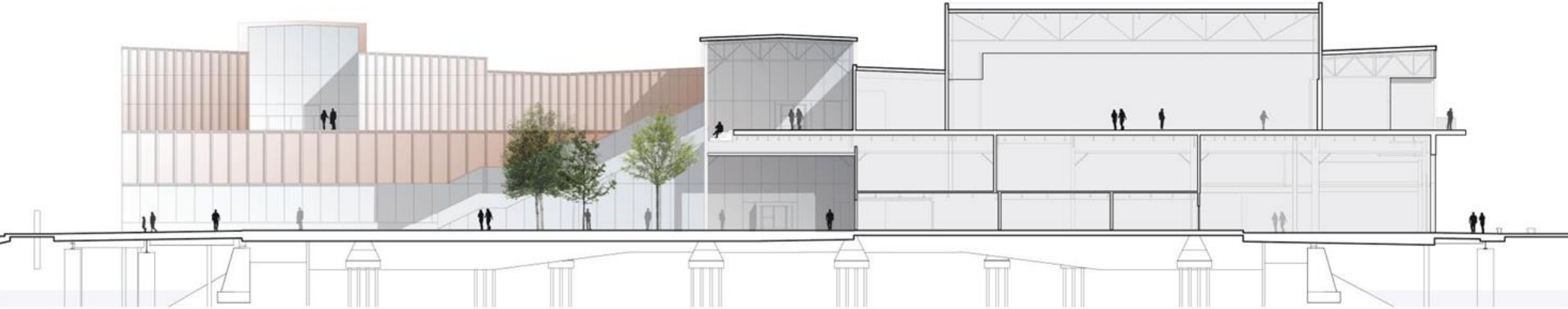


Simulation/ Annual Hours of Direct Sun



The Plaza/
Section/

schmidt/hammer/
lassen/
architects/





June 9AM



June 3PM

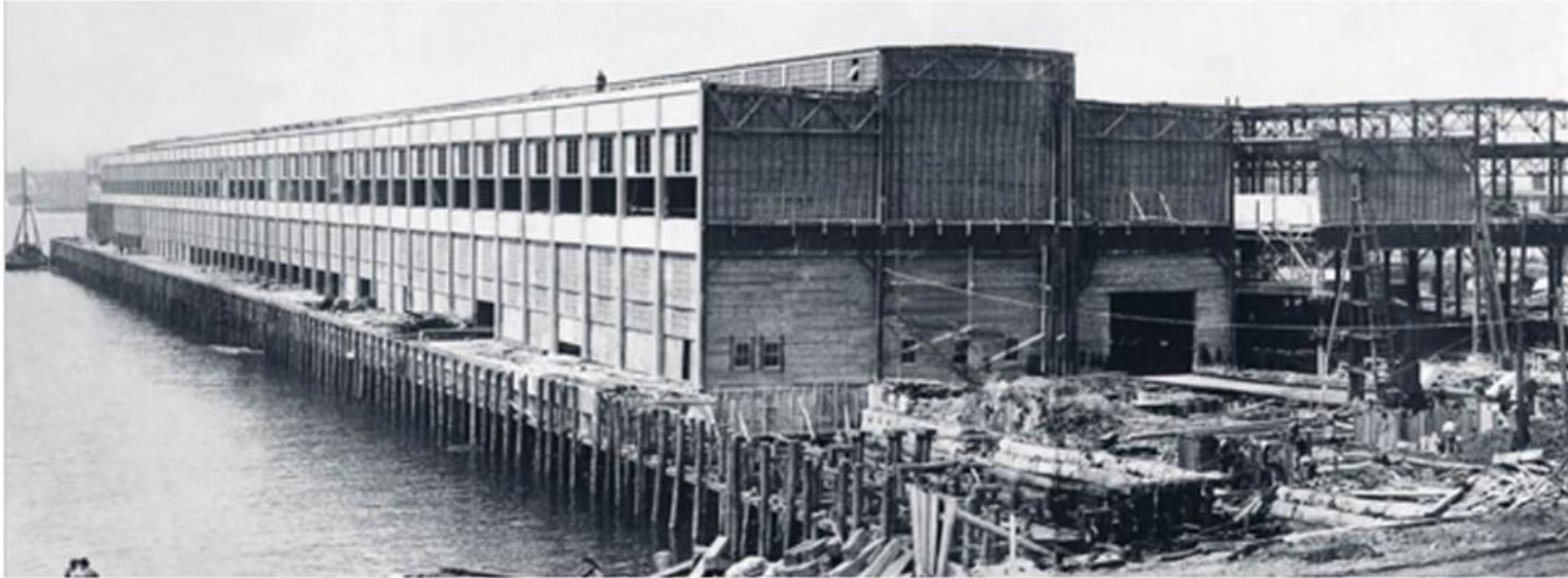


Image from the Boston Globe



The Plaza

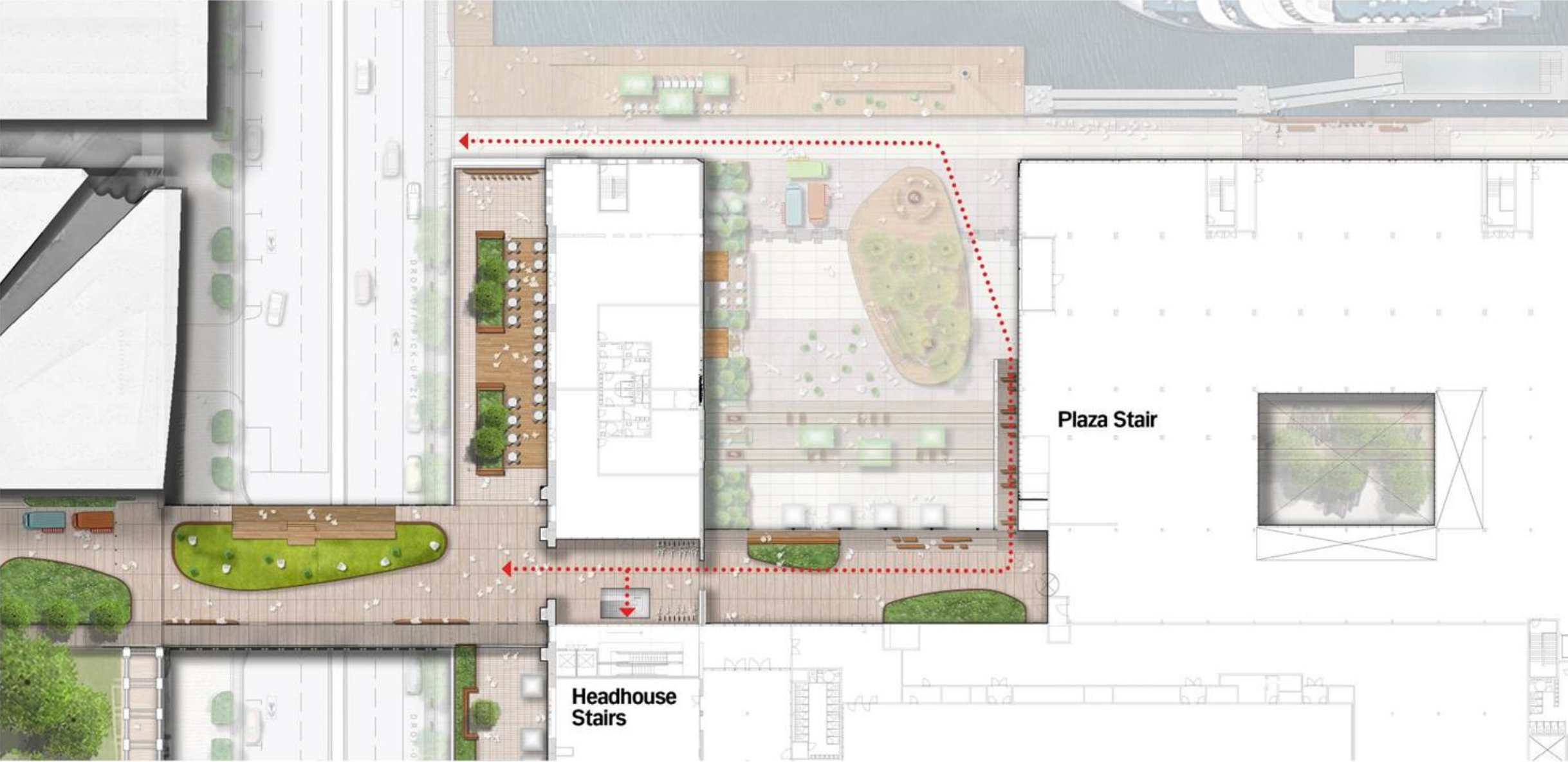


June 9AM



Plans/ L2 Viaduct Level/
The Public Staircases/

schmidt/hammer/
lassen/
architects/





The Plaza Staircase/



The Viaduct Connector/

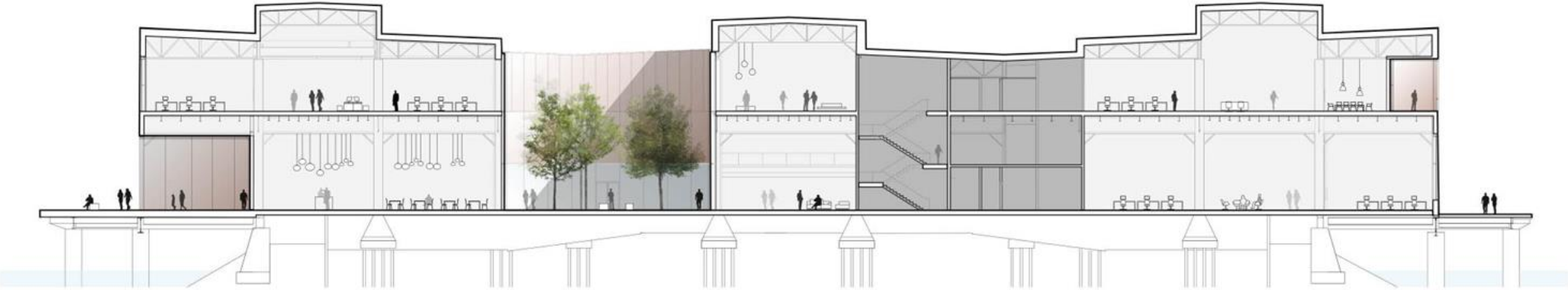
Plans/ L1 Harbor Level
Niches and Courtyards/

schmidt/hammer/
lassen/
architects/



Niches and Courtyards/
Section/

schmidt/hammer/
lassen/
architects/





June 1 PM

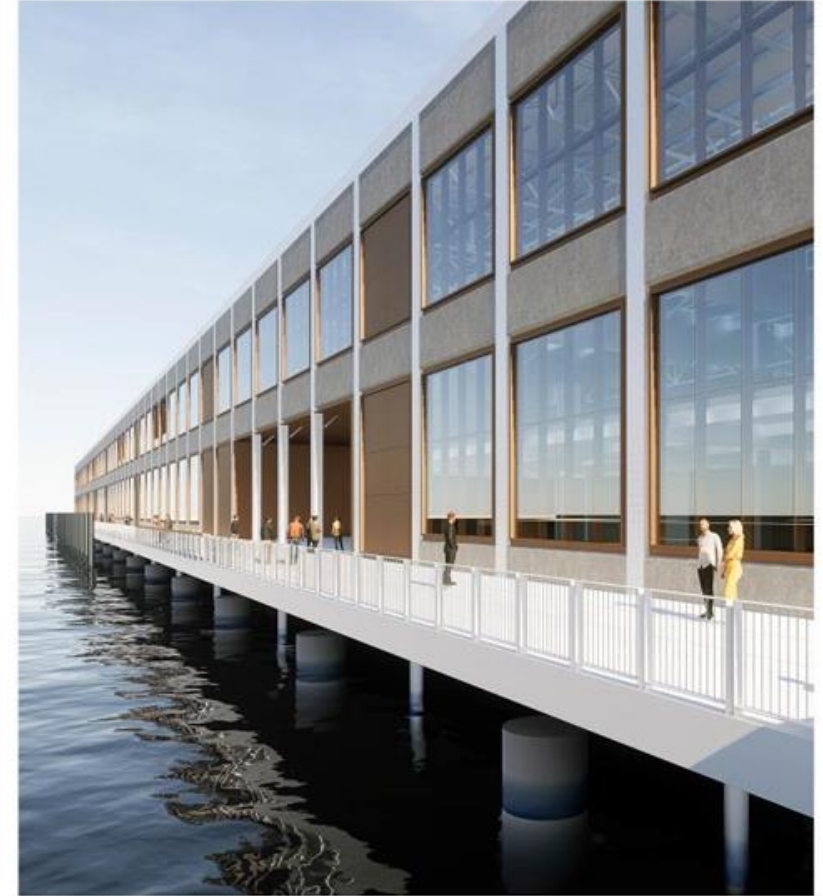
June 5 PM



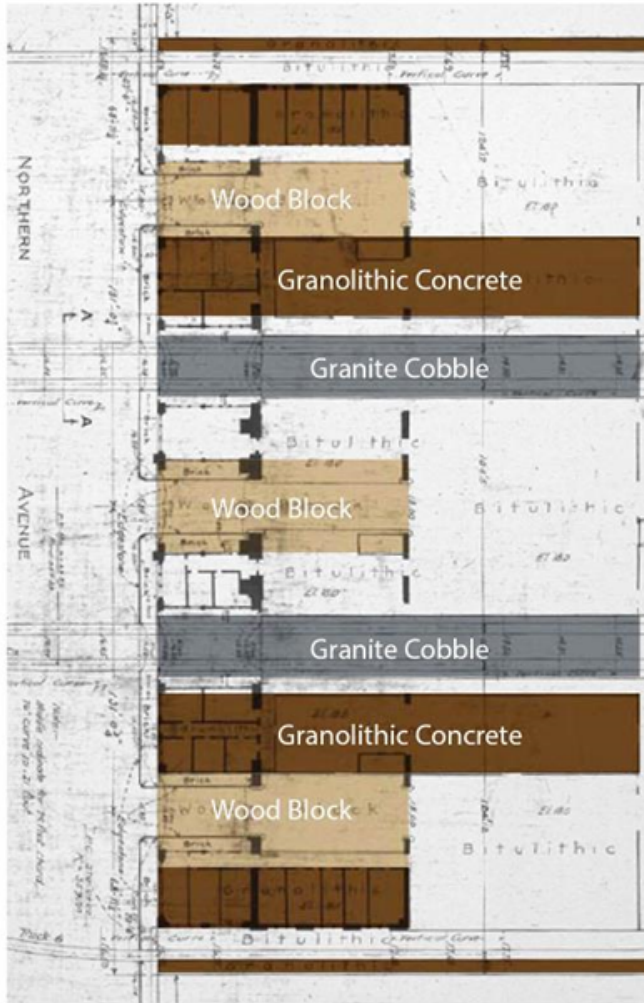
The Apron/
Contemporary Warehouse Facade/



June 1 PM



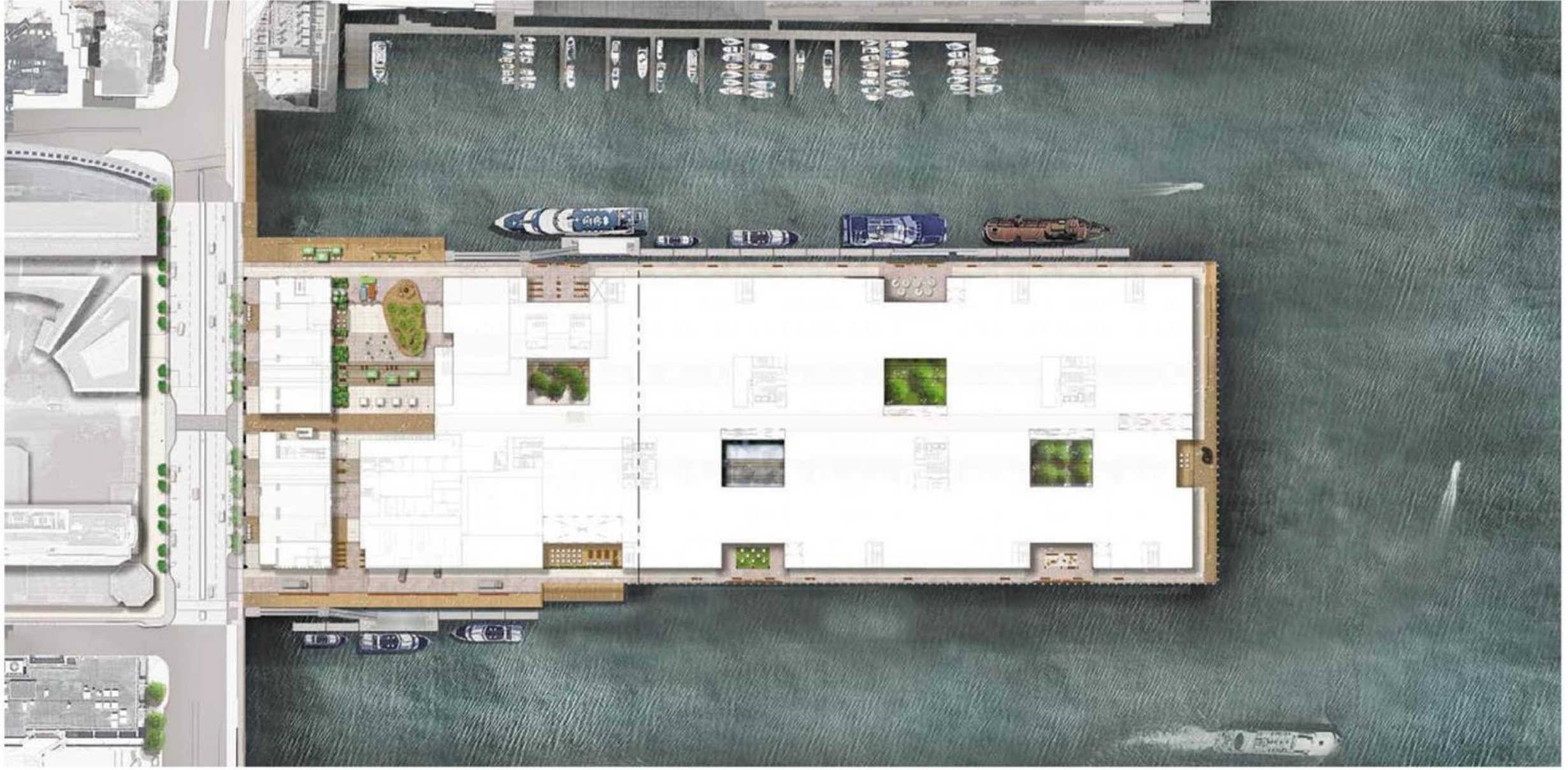


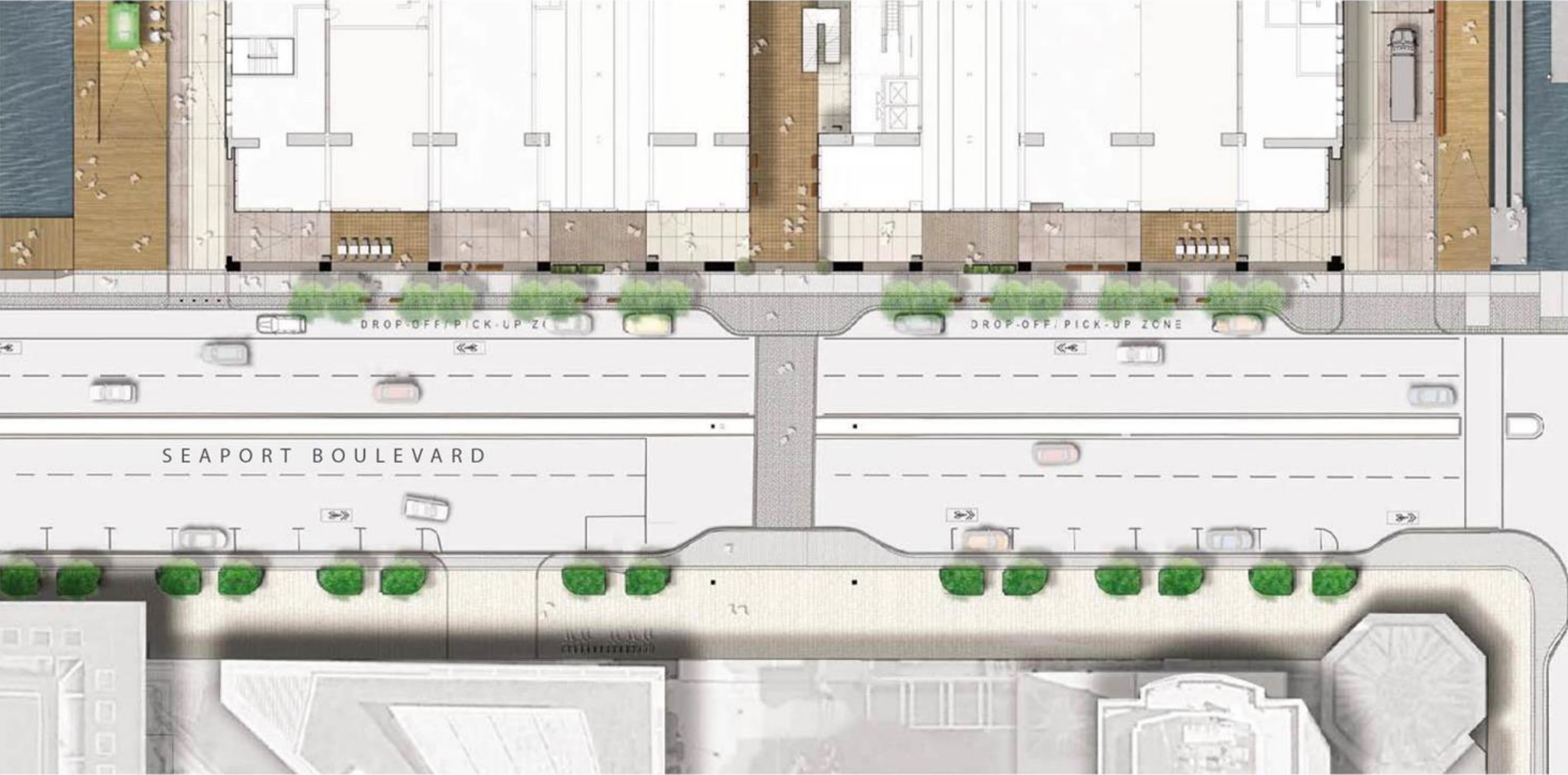


Headhouse Ground Plane, 1913

Design Drivers:

- **Authenticity of place/** Expose and interpret multiple histories
- **The “edge” experience/** Maximize pedestrian access to the water’s edge
- **Activity/** Maximize freedom of movement and accommodate complementary programming



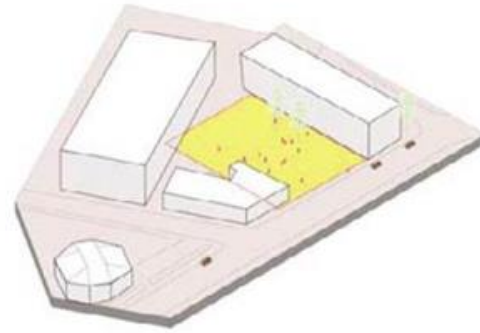




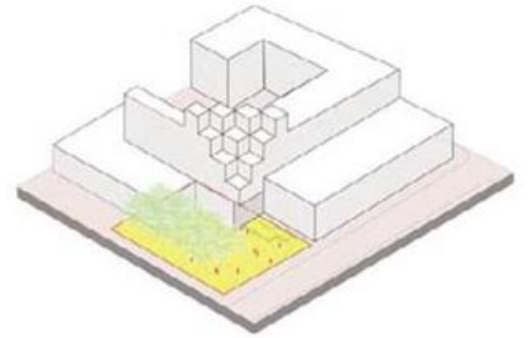
West Apron Extension

East Apron Extension

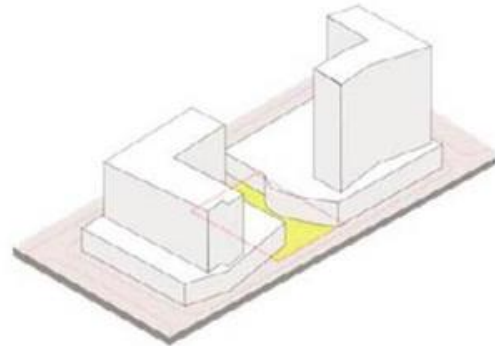




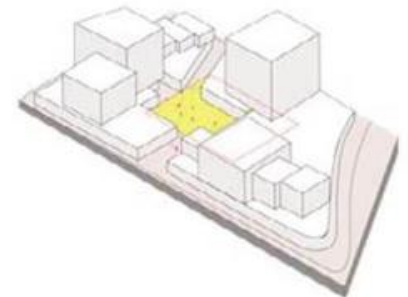
Kendall Square Plaza



The Charles Hotel Plaza



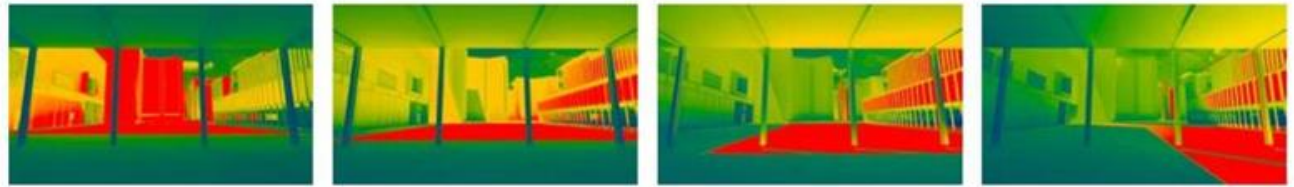
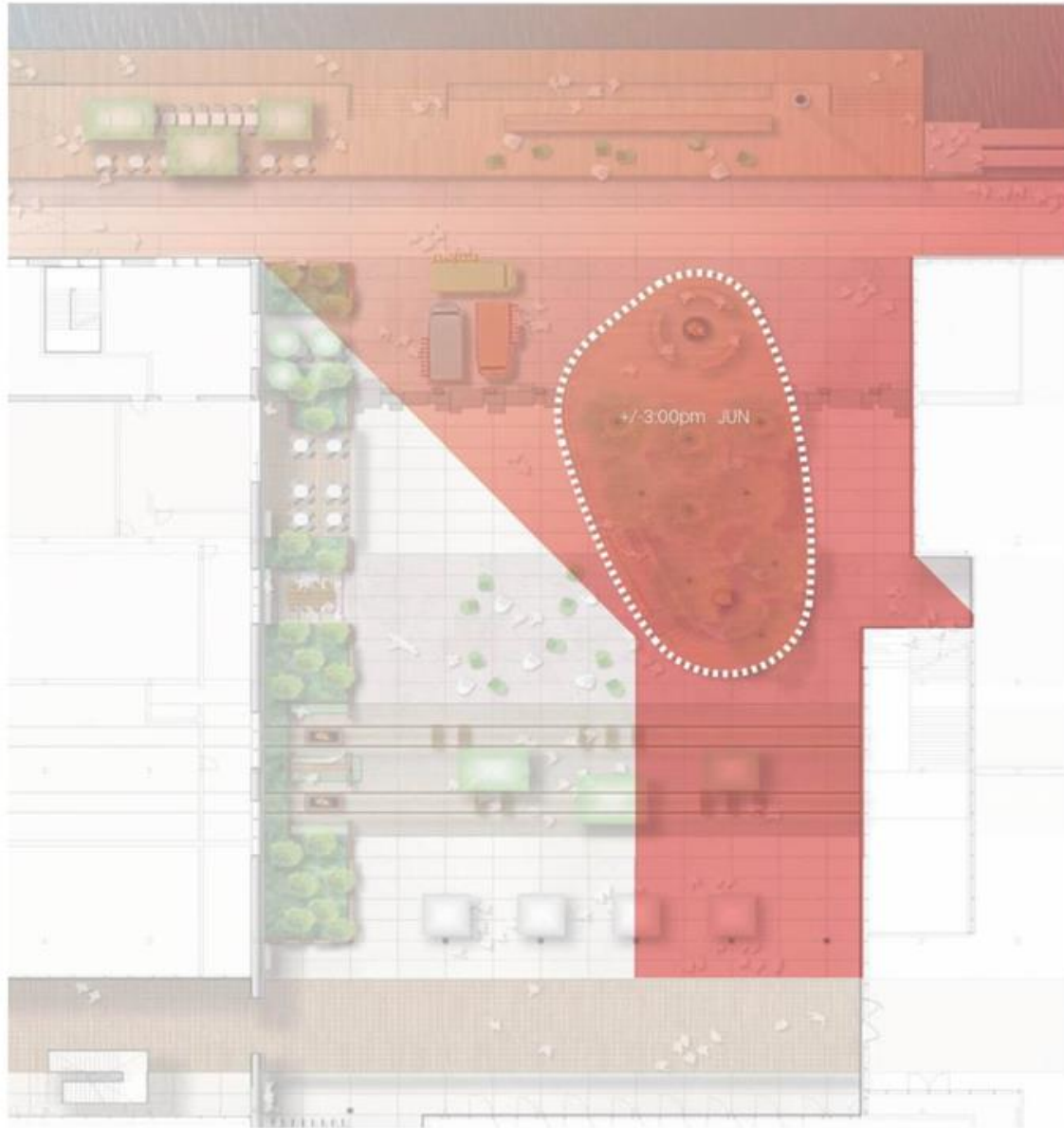
B+ C Parcel, New Seaport Master Plan



M Parcel, New Seaport Master Plan

Site Plan/
The Plaza/Thermal Comfort

schmidt/hammer/
lassen/
architects/



10:00am JUN

12:00pm JUN

2:00pm JUN

4:00pm JUN

Summer



Shade



Sun

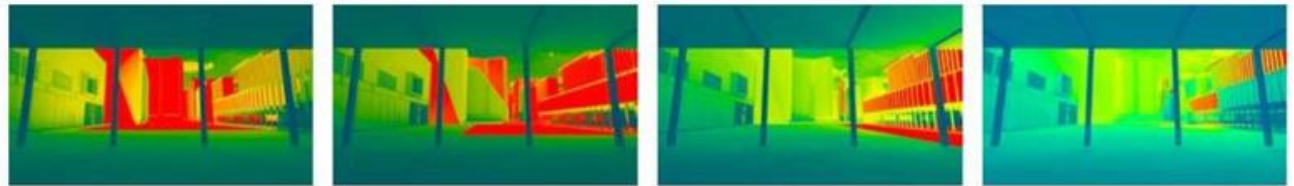
Fall/Spring



Shade



Sun

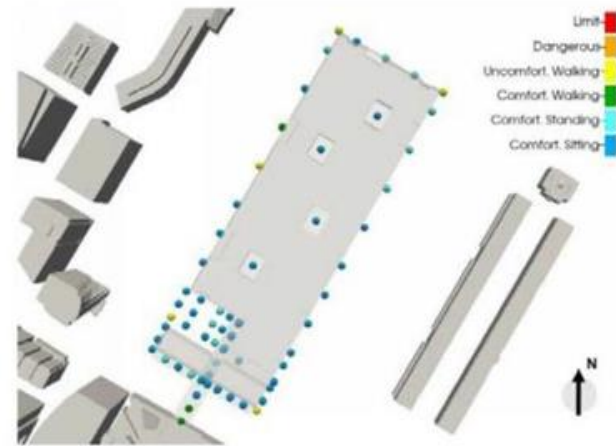


10:00am MAR/SEP

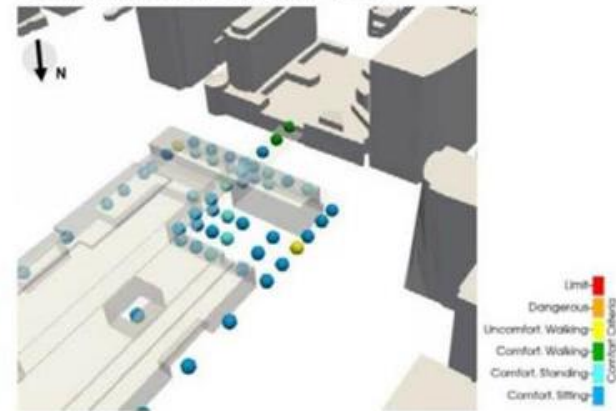
12:00pm MAR/SEP

2:00pm MAR/SEP

4:00pm MAR/SEP

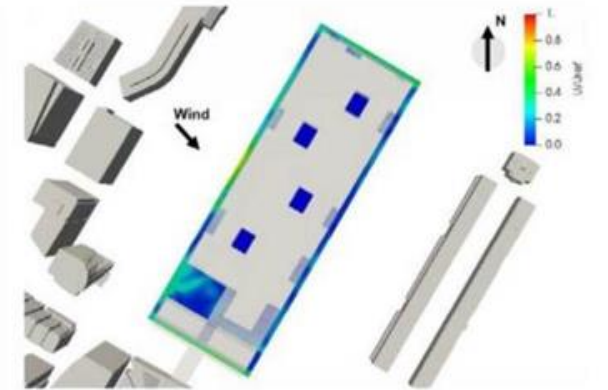


(a) Comfort criteria at Mayflower project site – plan view



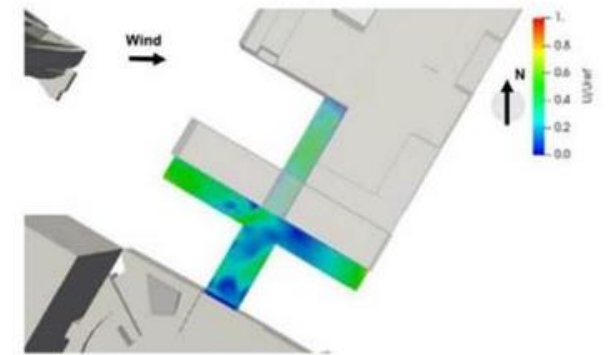
(b) Comfort criteria at Mayflower project site – isometric view

Thermal Comfort



(b) North westerly effect at ground level

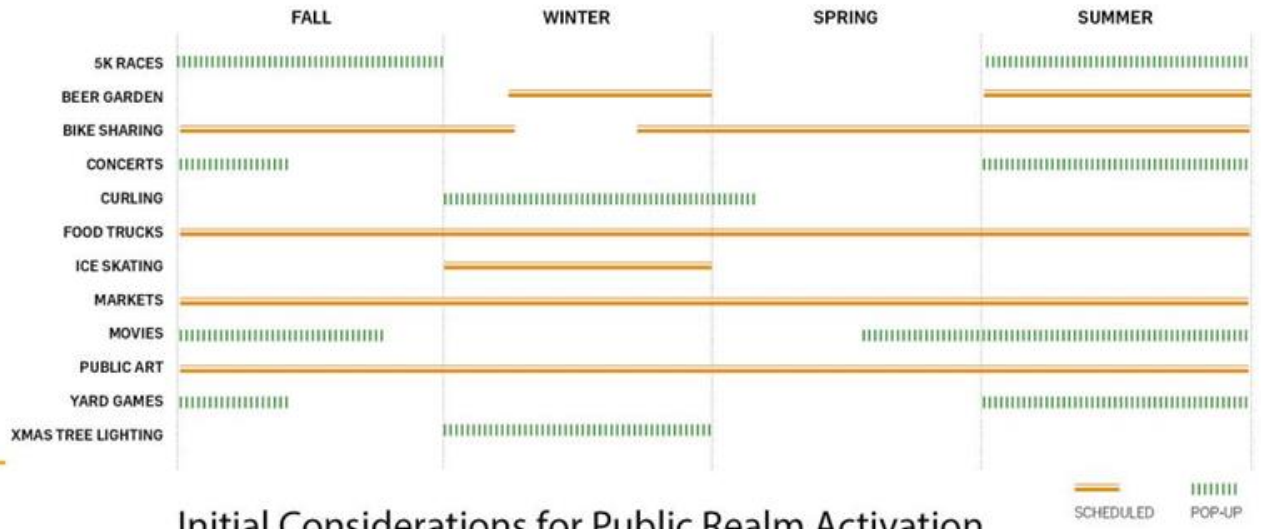
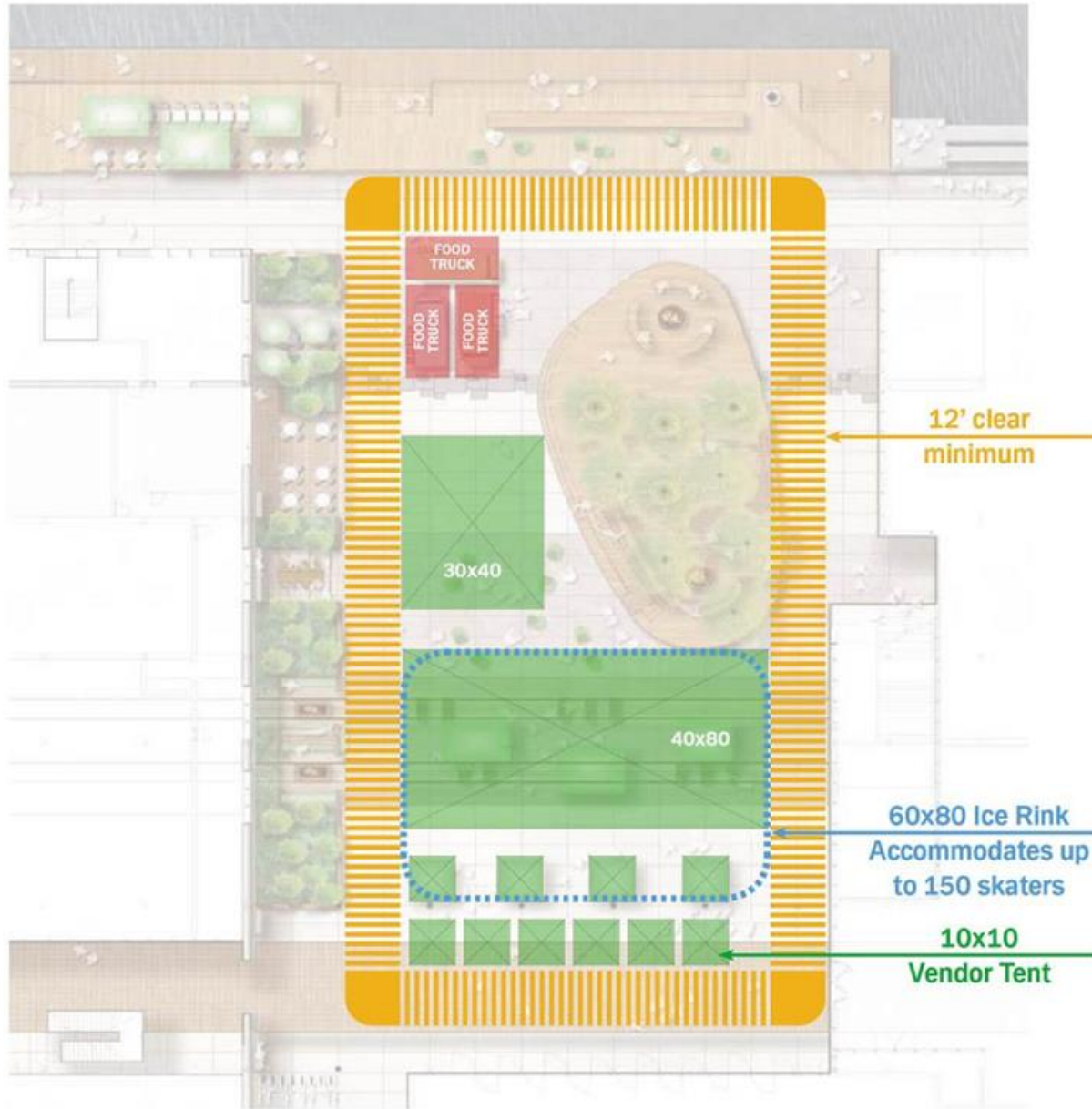
Figure 9: Wind speed ratios relative to the undisturbed wind speed at 1,000ft for (a) westerly and (b) north westerly winds



(a) Westerly effect at viaduct level

Wind speed

Site Plan/
The Plaza/Flexible Programming



Initial Considerations for Public Realm Activation





The New SWTC/

The Arrival/ View towards the new SWTC from Seaport Boulevard/

Project Summary/

The proposed revitalization of the World Trade Center is a transformative project that will modernize and reposition the existing building and Commonwealth Pier for its next generation use as a vibrant place to work and visit, including enhanced retail and public amenities within the City's exciting South Boston Waterfront District.

A key design goal is to maximize public access to the waterfront by expanding open space and public realm area on-site at both the Harbor and Viaduct levels. By carefully considering grand public gestures, such as the creation of an open-air public plaza with city skyline views, and enhanced Harborwalk surrounding the pier, the Project Site will be activated with a true sense of place within its rich urban fabric. The project will enhance its current uses by replacing the existing Commonwealth Hall to allow for more accessible and relevant waterfront public amenities and provide approximately 163,500 sq ft of new and enhanced outdoor public space. Along with converting a large amount of the existing exhibition/event space into extensive public realm improvements, the project also includes expanded ground-floor retail space, additional and upgraded innovative office space and first-class event spaces. Project highlights include:

A 25,000 sq ft new public plaza adjacent to the waterfront designed to accommodate outdoor events, open markets and year-round activities;

An enhanced **Harborwalk** equipped with landscaping, multiple niche spaces cut out of the perimeter of the building, apron extensions, new lighting, site furnishings, signage and connectivity to retail, and food and beverage spaces;

45,000 sq ft of diverse new **retail and food and beverage offerings** along Seaport Boulevard and across the upper and ground floors of the iconic Headhouse structure. Access to retail offerings, terraces, plaza views and event offerings on the upper level Viaduct will be provided through a public lobby located centrally within the Headhouse;

Enhanced pedestrian experience along Seaport Boulevard with new street-front retail, widened sidewalks, and improved connectivity to the upper level of the Seaport World Trade Center. Loading docks along Seaport Boulevard will be removed to provide better pedestrian access and circulation through the public spaces;

635,000 sq ft of flexible and **collaborative office** experiences with increased natural light and views, and large interior courtyards;

56,000 sq ft of new Seaport Hotel **conference and event facilities**;

Zoning: Due to its location on land owned by Massport, the project is not subject to local zoning regulations.

Height & GFA: The revitalization project does not modify the current maximum height of the building (77'-0").
The project provides a total change in GFA of +31,860 sq ft.

Parking: 890 parking spaces are allocated to the Seaport World Trade Center in the Seaport Parking Garage located on the south side of Seaport Boulevard. There is also ample parking at Massport's South Boston Waterfront Transportation Center (1,550-space parking garage) which opened in May 2018.