

SEAPORT SQUARE

BPDA Community Meeting

September 27, 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



CHRISTMAS TREE LIGHTING – SAVE THE DATE FOR 12/1/17!



MASSACHUSETTS FALLEN HEROES MEMORIAL





SOLOCYCLE

juicepress



by CHLOE.

100

100

100

100

100

100

100

100

100

100

SEAPORT TENANTS COMING SOON



EQUINOX

scorpion bar

CAFFÈ
NERO

SHOWPLACE
ICON
THEATRE

The Grand

La COLOMBE
COFFEE ROASTERS

FILSON
SINCE 1897

KINGS

WARBY PARKER
eyewear

Bank of America

BONOBOS



MR. SID

L.L.Bean

LUKE'S

TUSCAN
KITCHEN

75th ON SEAPORT
BOSTON HARBOR

lululemon athletica

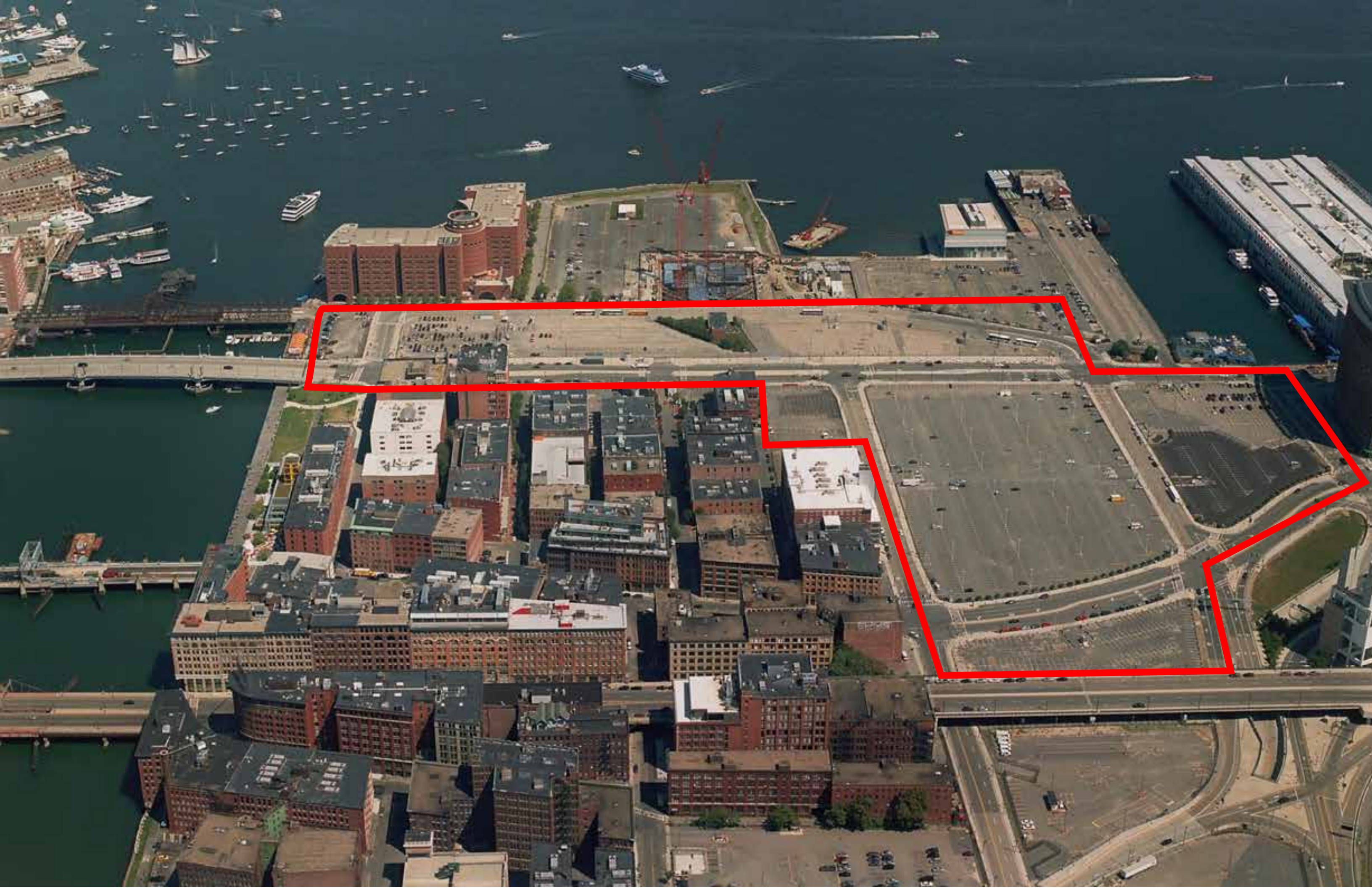
sweetgreen





SEAPORT BOULEVARD STREETSCAPE IMPROVEMENTS









THE VIEW
IS DIFFERENT HERE
SELECT LEASING
AVAILABLE NOW
617-304-8408
THEVIEWAMHARBOR.COM

VIA
LUXURY RESIDENCES
617-304-9121
VIASEAPOBT.COM

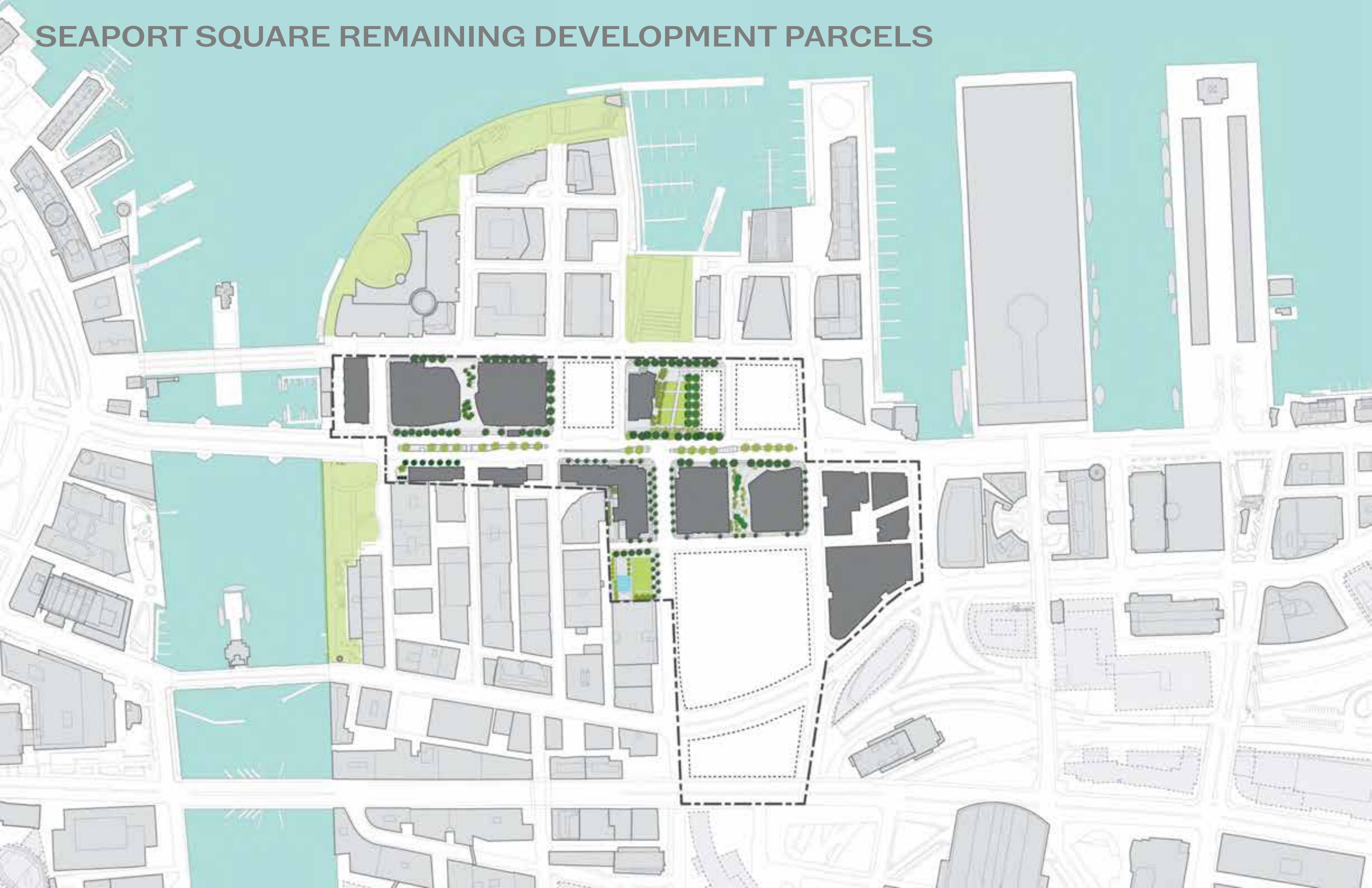
VER

REVVOY

BAKING CLUB



SEAPORT SQUARE REMAINING DEVELOPMENT PARCELS





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 needs more arts & culture"
- "It has no soul"
- "It needs a supermarket"



James Corner
Field Operations



Sasaki



NADAAA

Notice of Project Change

SEAPORT SQUARE



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

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

Submitted by:
Seaport Square Development Company LLC
an affiliate of W/S Development Associates LLC
33 Boylston Street
Chestnut Hill, MA 02467

In Association with:
Goulston & Storrs
Haley & Aldrich
Howard Stein Hudson, Inc.
James Corner Field Operations
NADAAA
Nitsch Engineering
Sasaki Associates

February 7, 2017





BOSTON REDEVELOPMENT AUTHORITY
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY

**REVISED SCOPING DETERMINATION
IN CONNECTION WITH THE NPC
FOR PARCELS D, F, G, L3, L4, L5, L6, N, AND P
FOR THE SEAPORT SQUARE PROJECT
("REVISED SCOPING DETERMINATION")**

**SUBMISSION REQUIREMENTS
FOR SUPPLEMENTAL IMPACT REPORT ("SIR")**

PROPOSED PROJECT: SEAPORT SQUARE

PROJECT SITE: BLOCKS D, F, G, L3, L4, L5, L6, N, AND P

PROPONENT: SEAPORT SQUARE DEVELOPMENT COMPANY LLC
and affiliate of W/S DEVELOPMENT ASSOCIATES
LLC

DATE: JUNE 23, 2017

PROJECT SITE

The project site, located in the South Boston Waterfront neighborhood of Boston, includes approximately 23 acres and is generally bounded by Old Sleeper Street, Sleeper Street, Stilling Street, and Boston Wharf Road to the west; Northern Avenue and Seaport Boulevard to the north; Pier 4 Boulevard and B Street to the east; and Summer Street and property of various owners to the South (the "Project Site").

DESCRIPTION AND PROGRAM

September 21, 2010 the Boston Redevelopment Authority ("BRA") Board voted its authorization for the Director to issue a Preliminary Adequacy Determination

Performing Arts Facility Assessment

DRAFT FOR PUBLIC COMMENT

July 2017

 Prepared by TDC

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 by 30% vs. NPC
- Increase Amount of Pedestrian Open Space by 20% vs. 2010
- Greening and Diversification of Harbor Way
- Addition of Children's Play Areas
- Reduction in Footprint & Height of Block F Building
- Additional Outdoor Performance Spaces
- Operating Subsidy for Improved Public Transportation Service
- Additional Bicycle Infrastructure
- Other Design Updates



NOT TO SCALE



HARBOR WAY

CIRCULATION & CONNECTIVITY

TO HARBOR WALK/
SEAPORT COMMON/
FAN PIER GREEN



TO DOWNTOWN/ROSE
KENNEDY GREENWAY



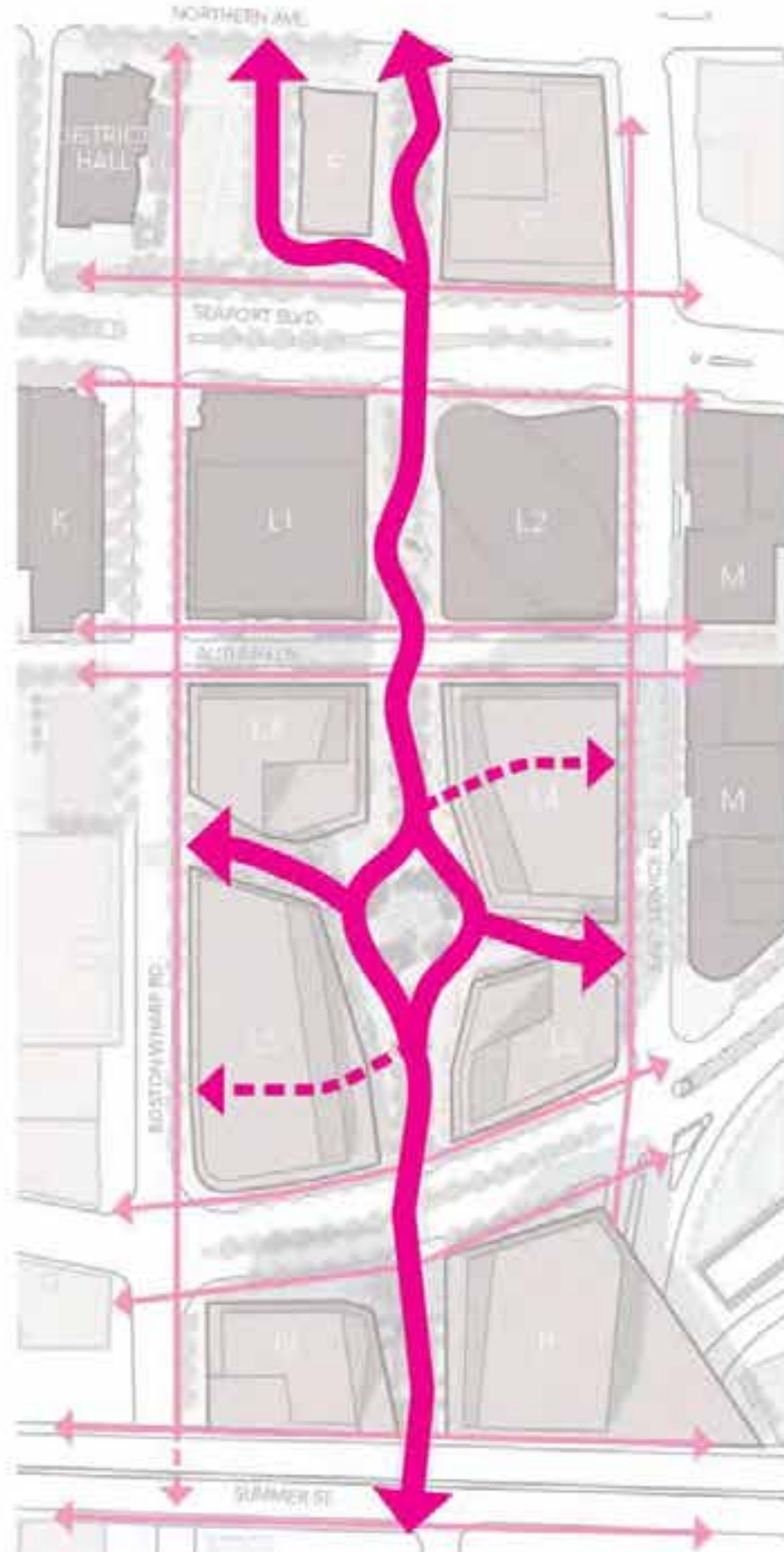
TO SEA GREEN



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 



DEERE

sorell



HARBOR WAY SEQUENCE OF EXPERIENCES



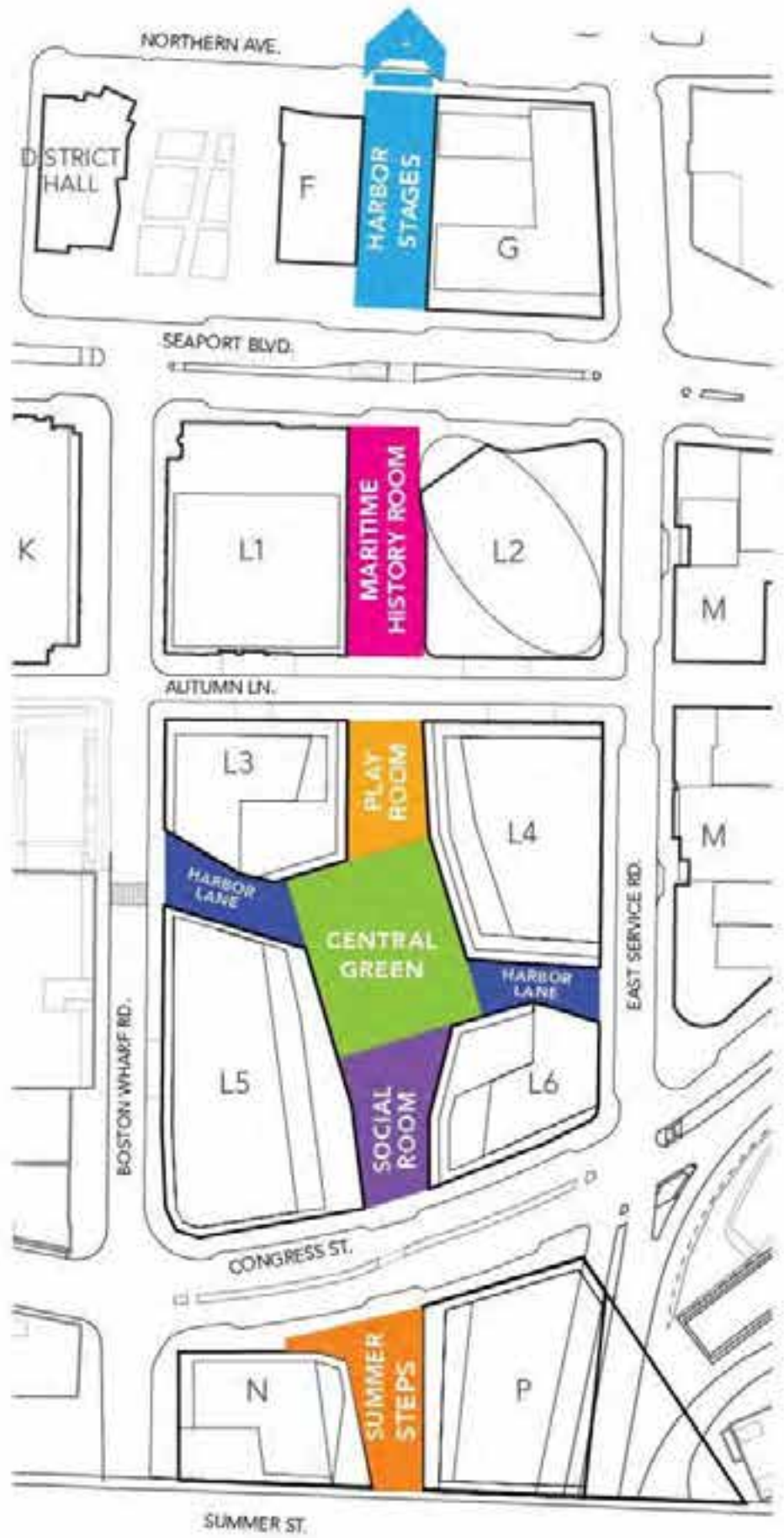
PLAY ROOM



HARBOR LANE



SOCIAL ROOM



HARBOR STAGES




MARITIME HISTORY ROOM



CENTRAL GREEN



SUMMER STEPS

NOT TO SCALE 

HARBOR WAY SITE PLAN




HARBOR STAGES

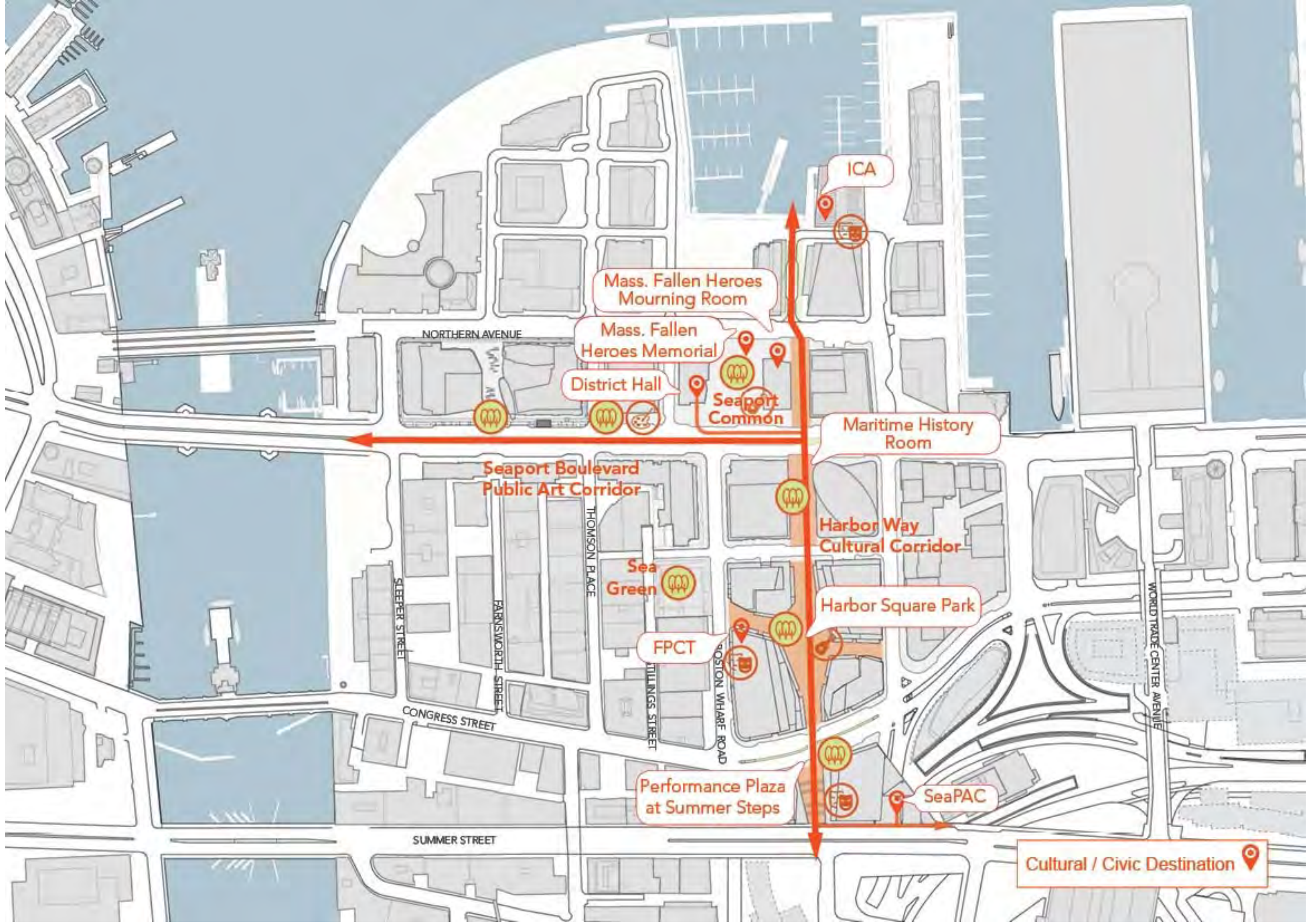
MARITIME HISTORY ROOM

HARBOR SQUARE PARK

SUMMER STEPS
PERFORMANCE PLAZA

SUMMER STEPS

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

WORLD TRADE CENTER AVENUE

SLEEPER STREET

FARNSWORTH STREET

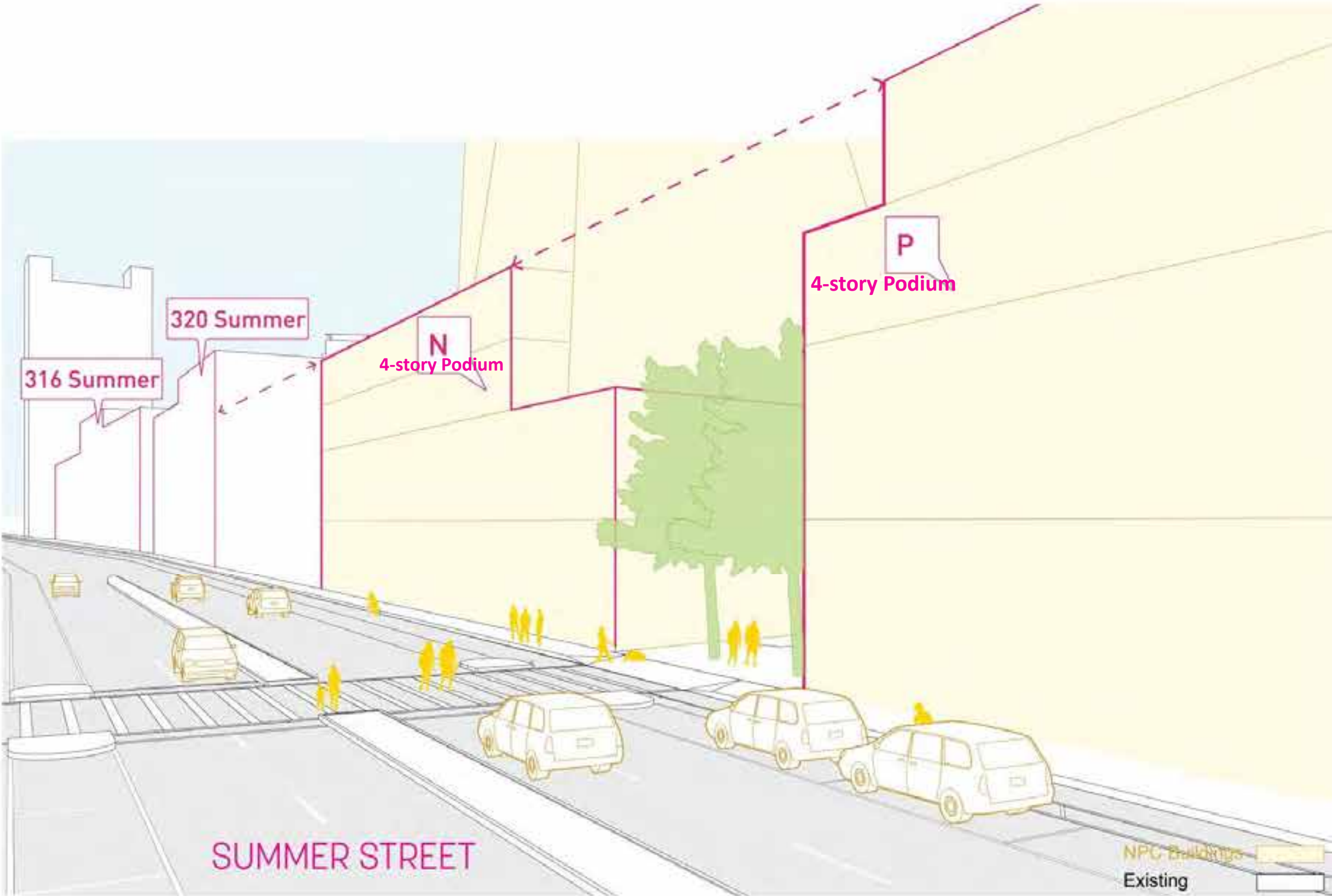
THOMSON PLACE

HILLINGS STREET

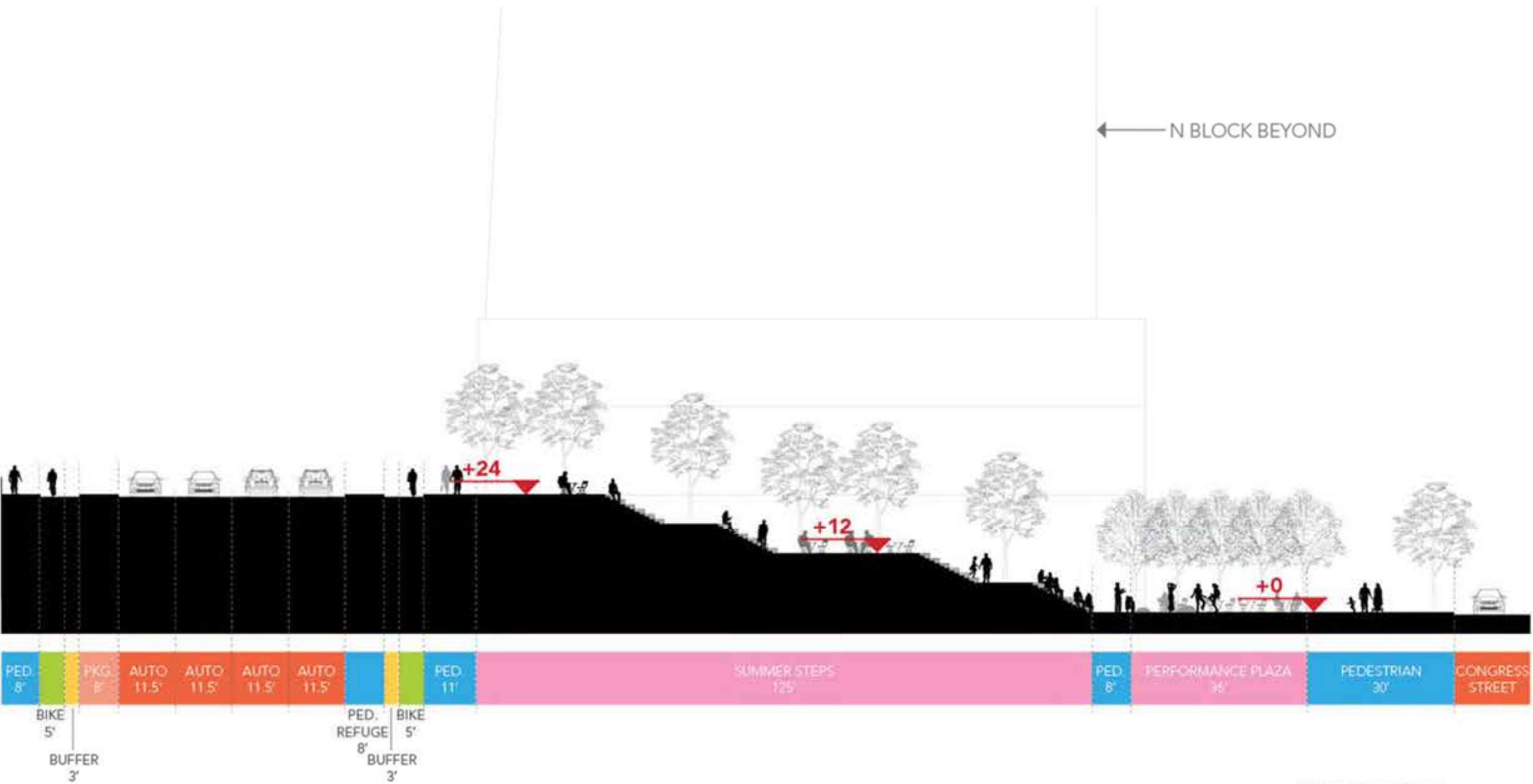
BOSTON WHARF ROAD

SUMMER STREET

PODIA MASSING ALIGNED WITH FORT POINT STREET WALL



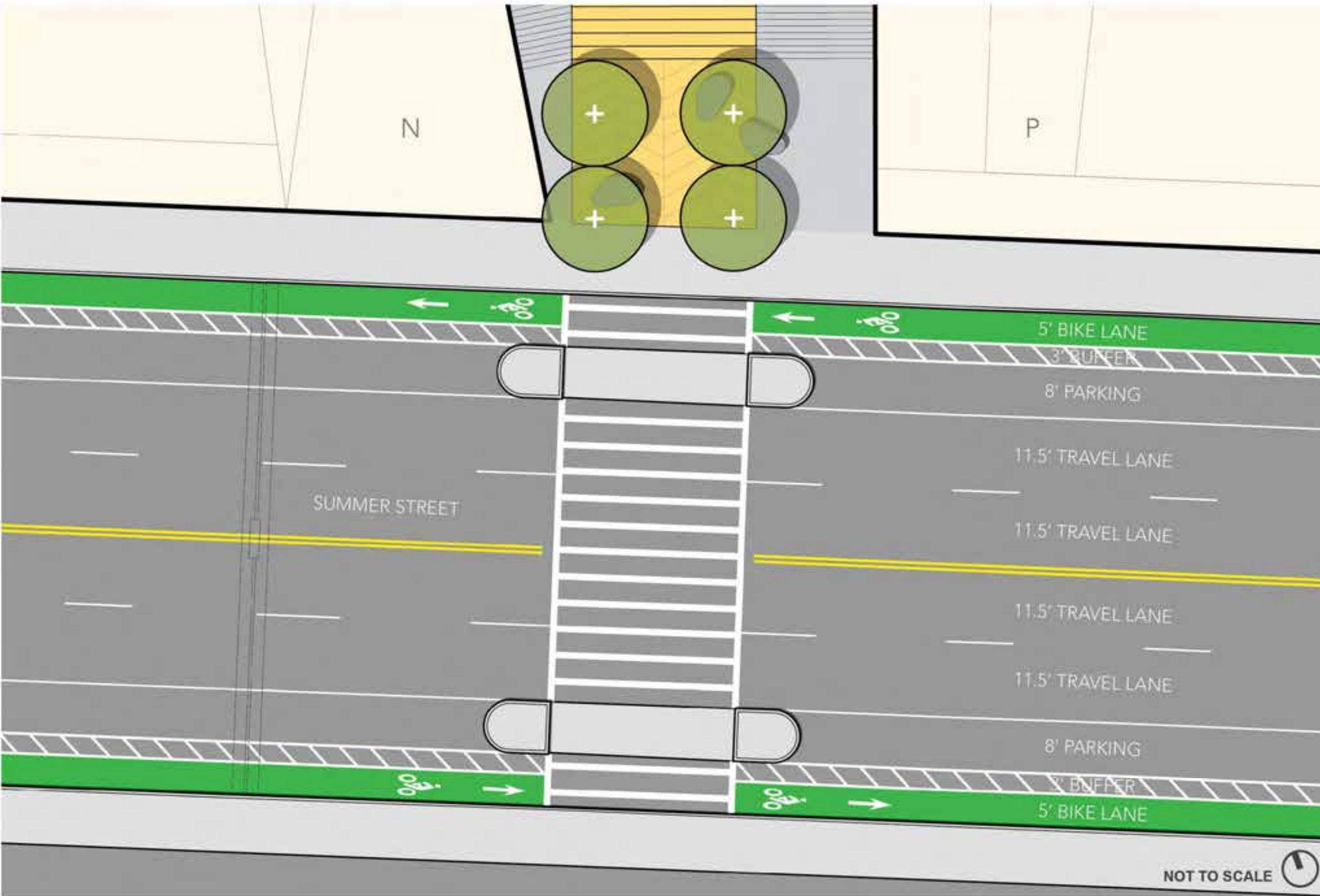
SUMMER STREET SECTION




NOT TO SCALE

SUMMER STREET BRIDGE

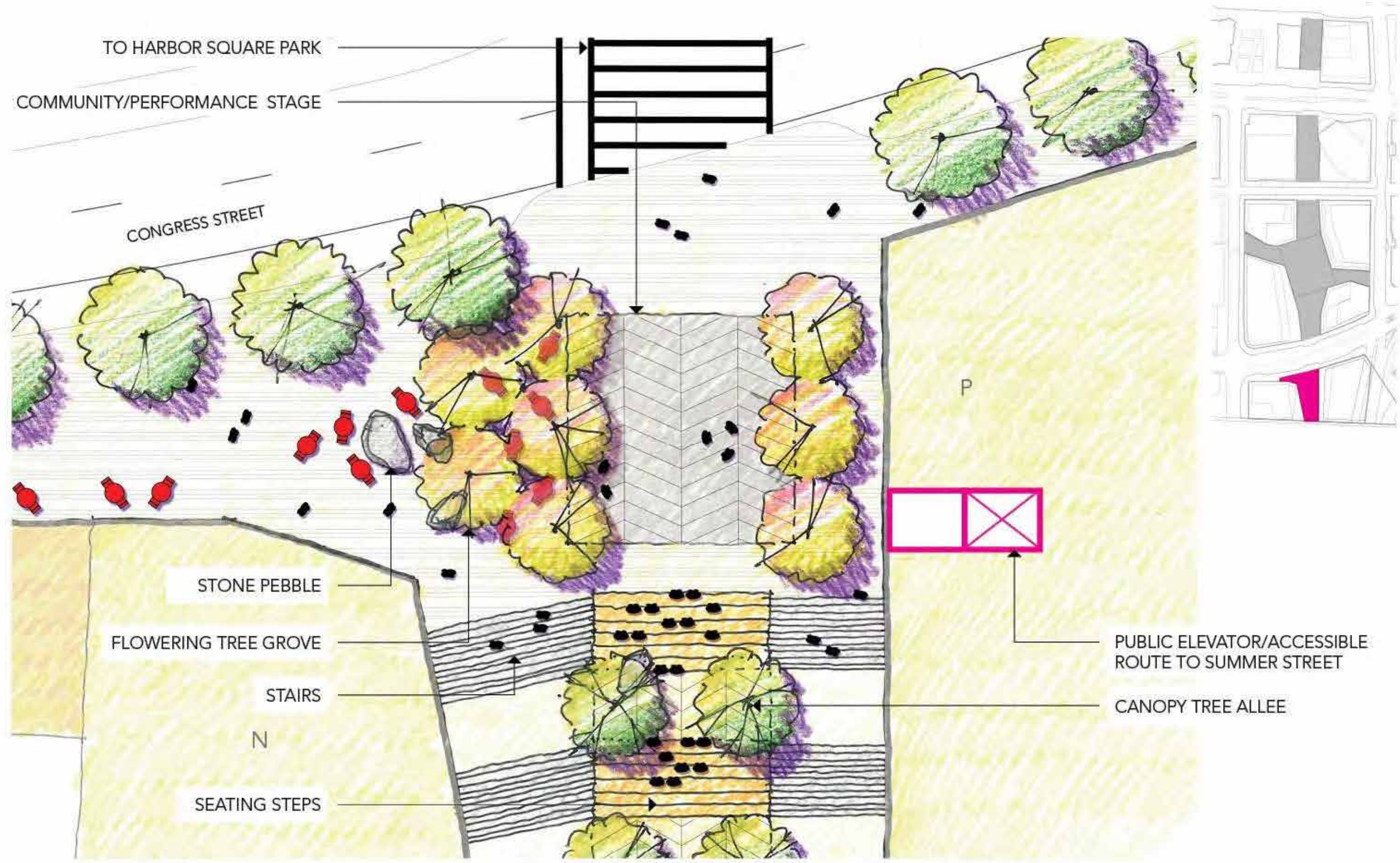
MID-BLOCK CROSSING



NOT TO SCALE 

SUMMER STEPS

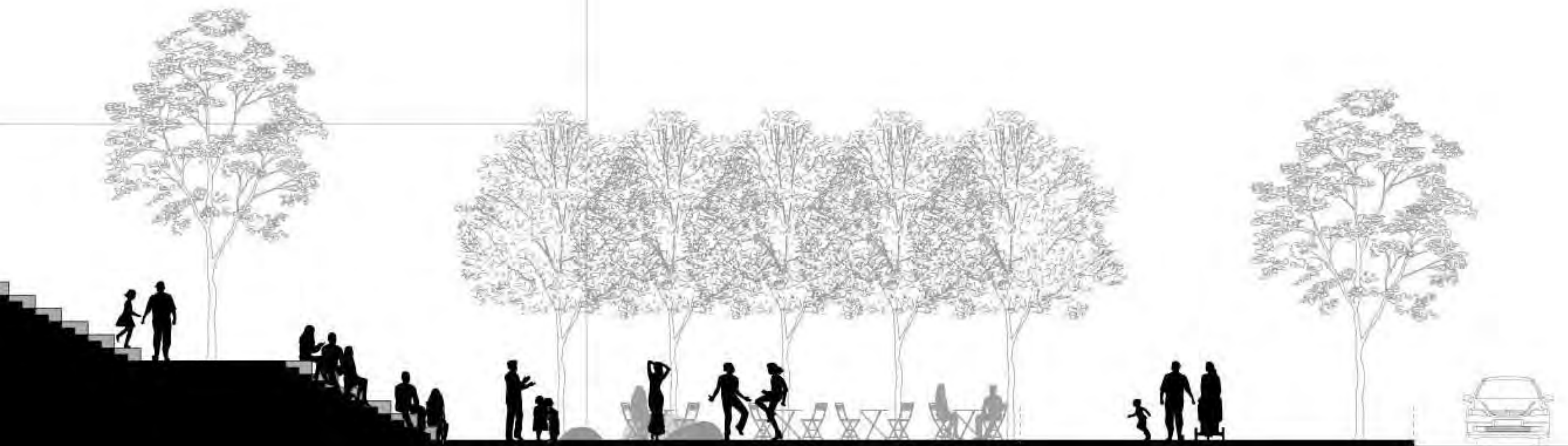
PERFORMANCE PLAZA PLAN



SUMMER STEPS

PERFORMANCE PLAZA SECTION

← N BLOCK BEYOND



STEPS+SEATING TERRACE

PED.
8'

PERFORMANCE PLAZA
36'

PEDESTRIAN
30'

CONGRESS STREET

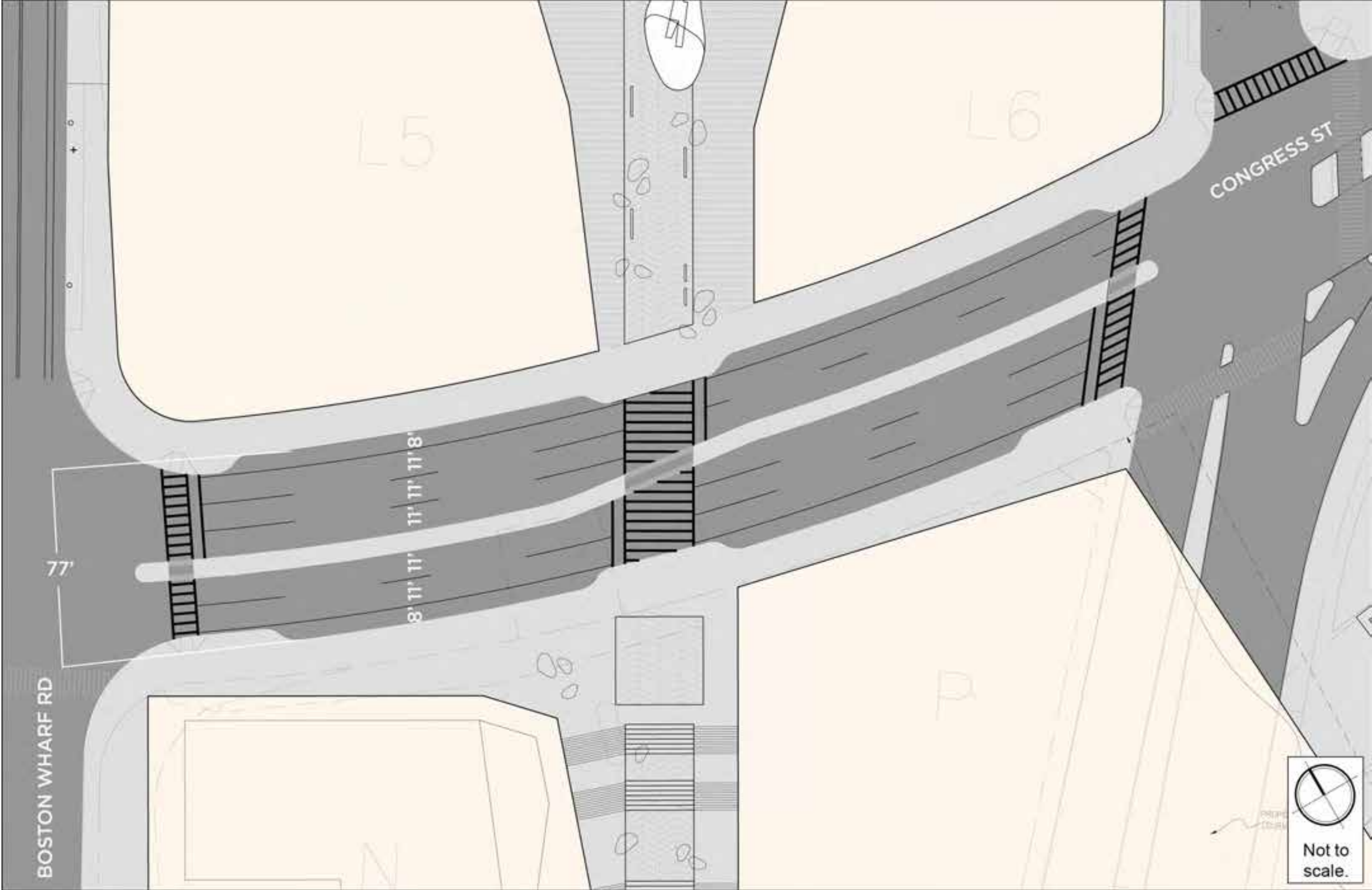
NOT TO SCALE

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



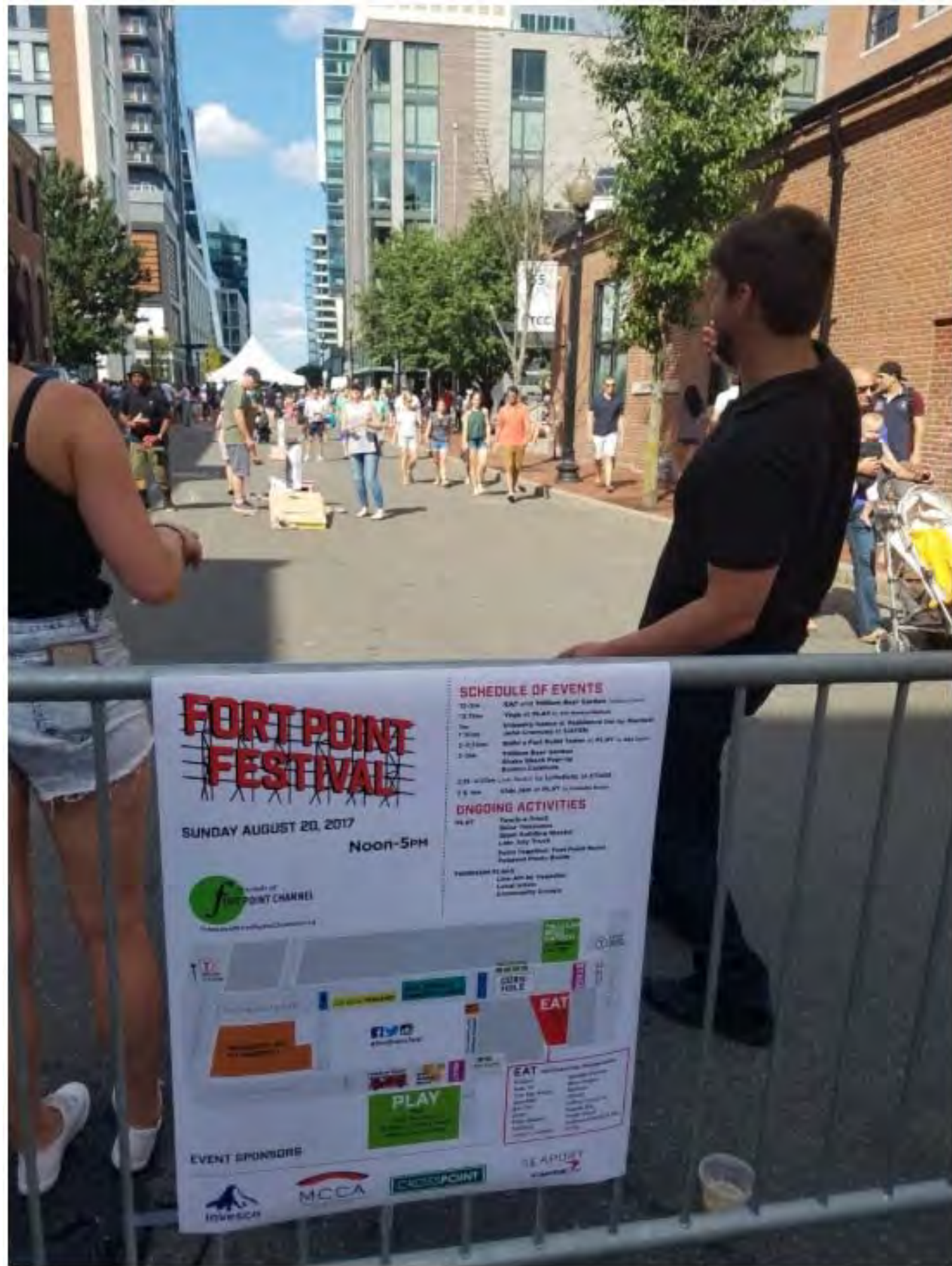


Trevor Pollack @twpollack · 7h



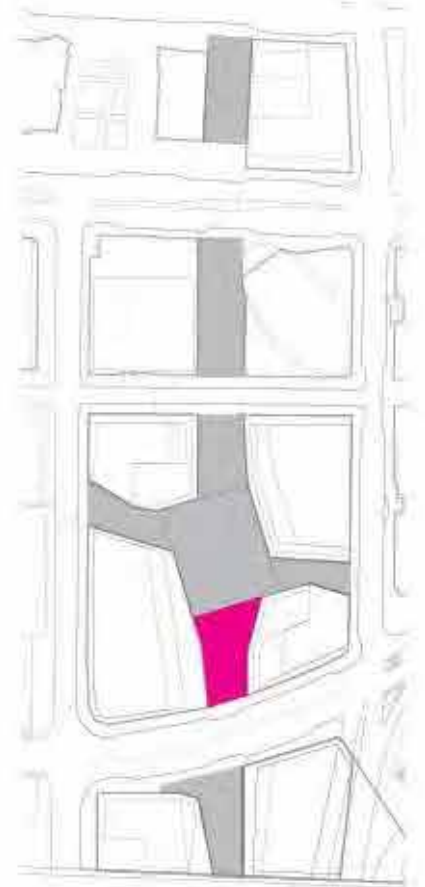
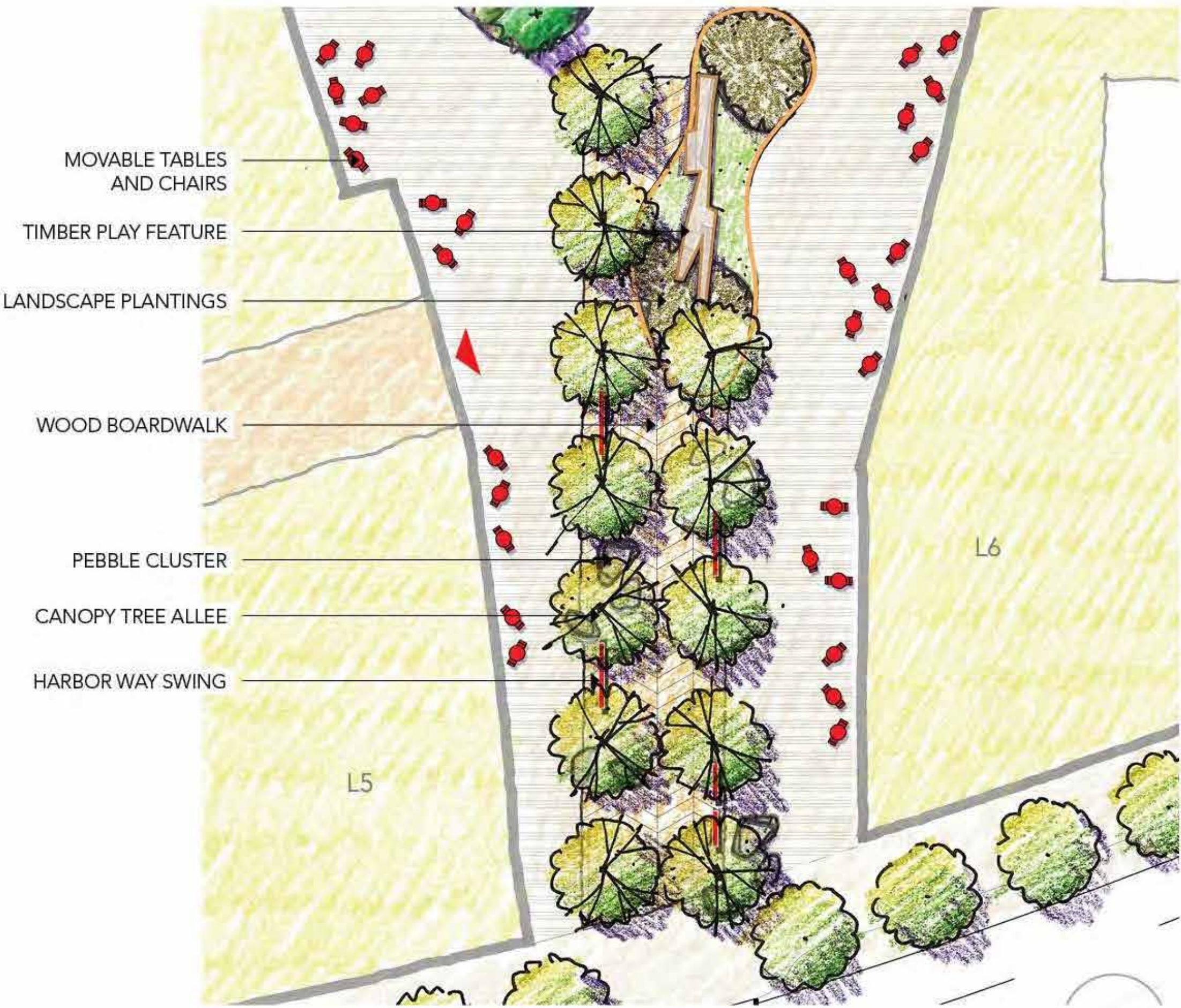
Secret to [#placemaking](#)? Plan for people, not cars. [#notreallyasecret](#)
[#OpenNewbury](#)





HARBOR SQUARE PARK

SOCIAL ROOM – PLAN



HARBOR SQUARE PARK

SOCIAL ROOM – TYPICAL SECTION



NOT TO SCALE

HARBOR SQUARE PARK

SOCIAL ROOM – VIEW NORTH

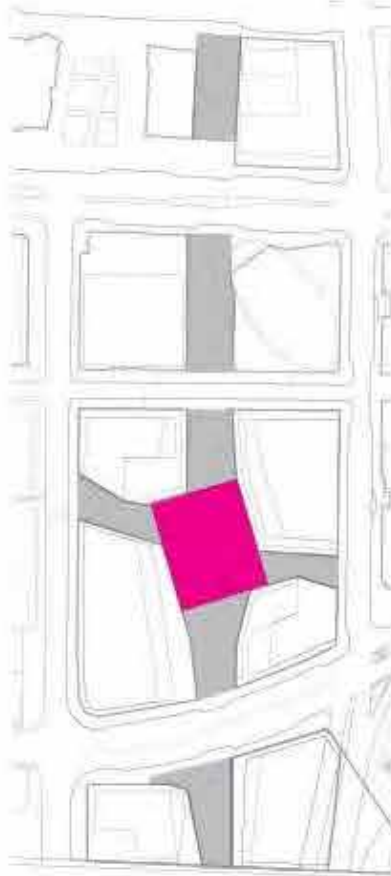
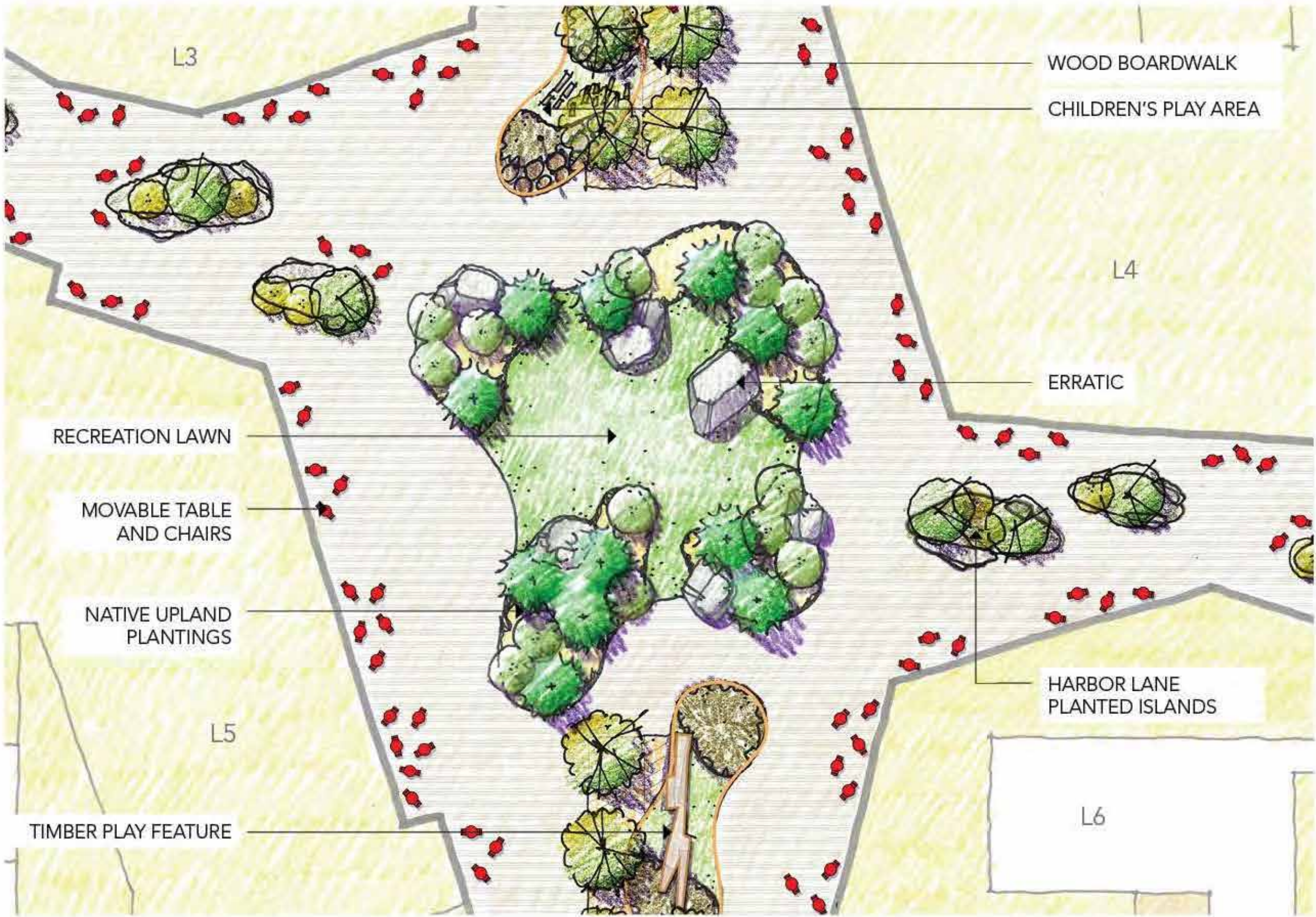


HARBOR SQUARE PARK
CHILDREN'S NATURAL PLAY AREA— VIEW NORTH





HARBOR SQUARE PARK CENTRAL GREEN – PLAN



HARBOR SQUARE PARK
CENTRAL GREEN – VIEW TOWARDS SEA GREEN



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

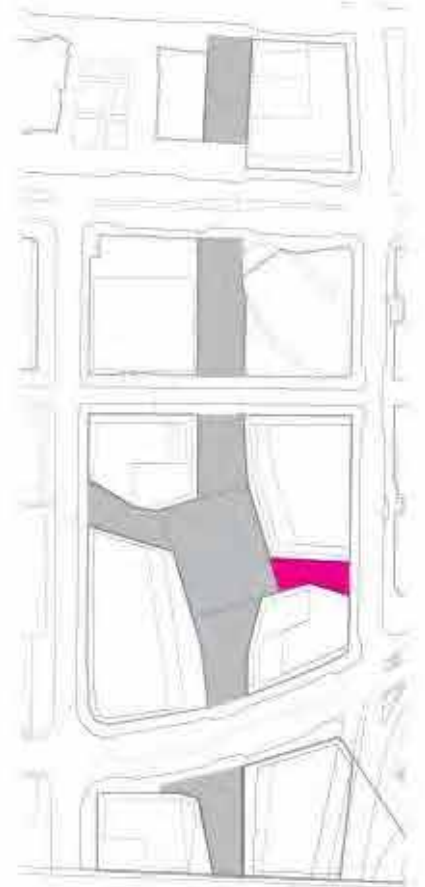
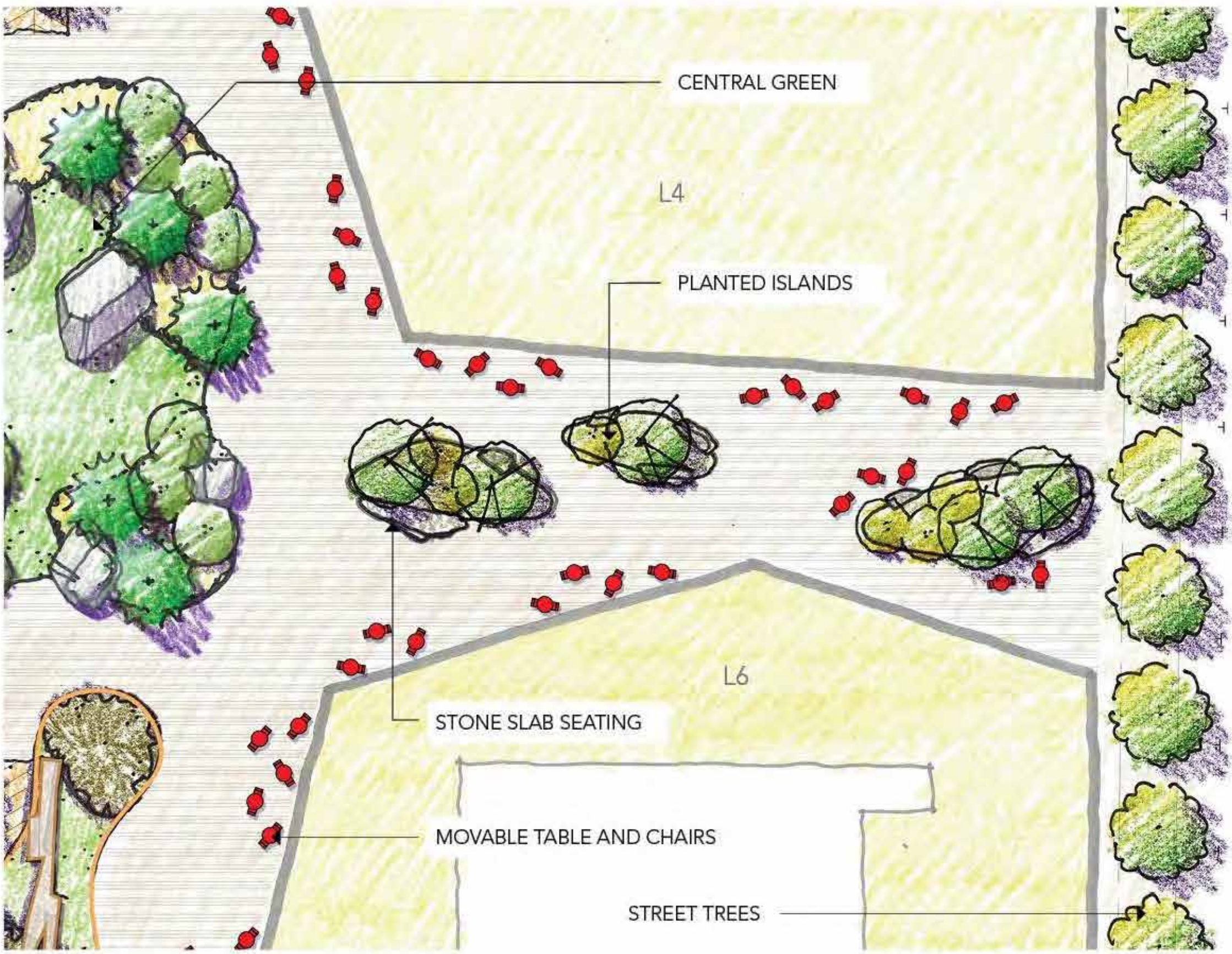




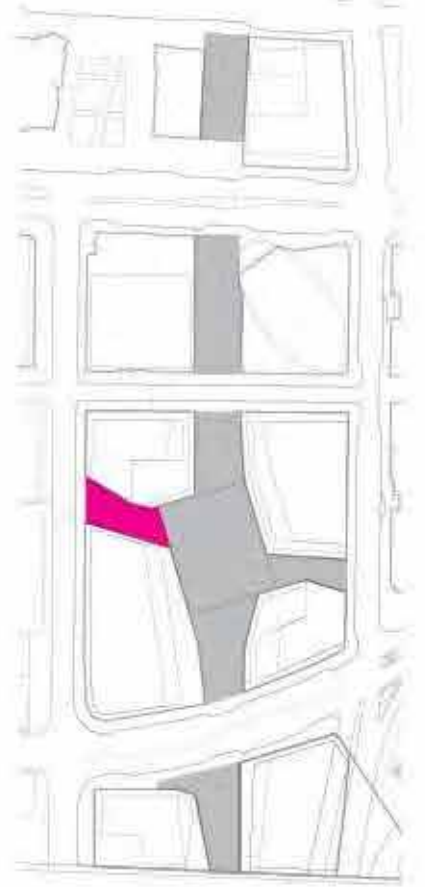
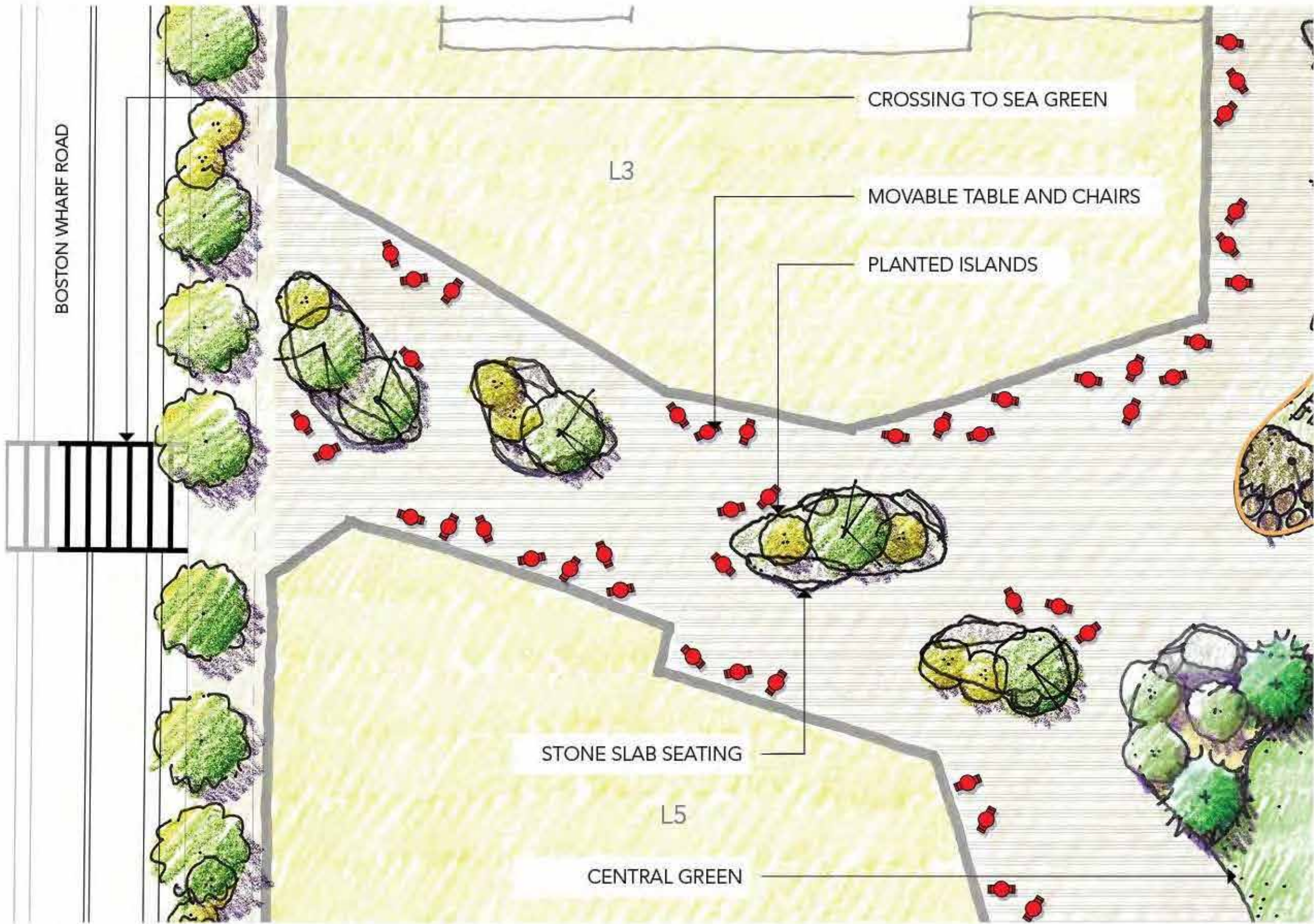




HARBOR LANE EAST PLAN



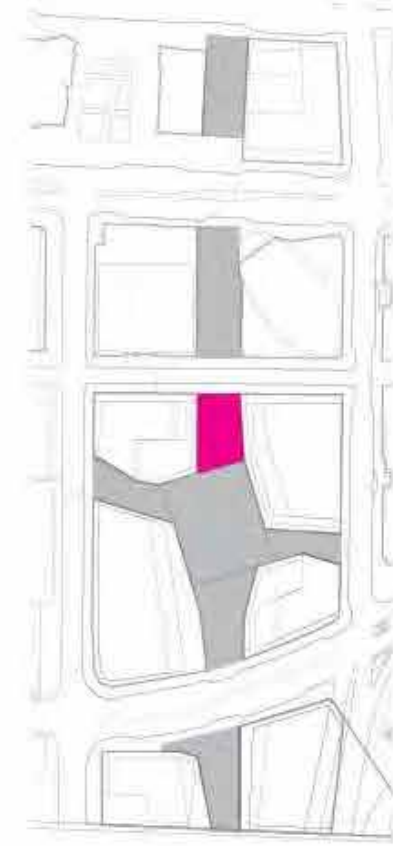
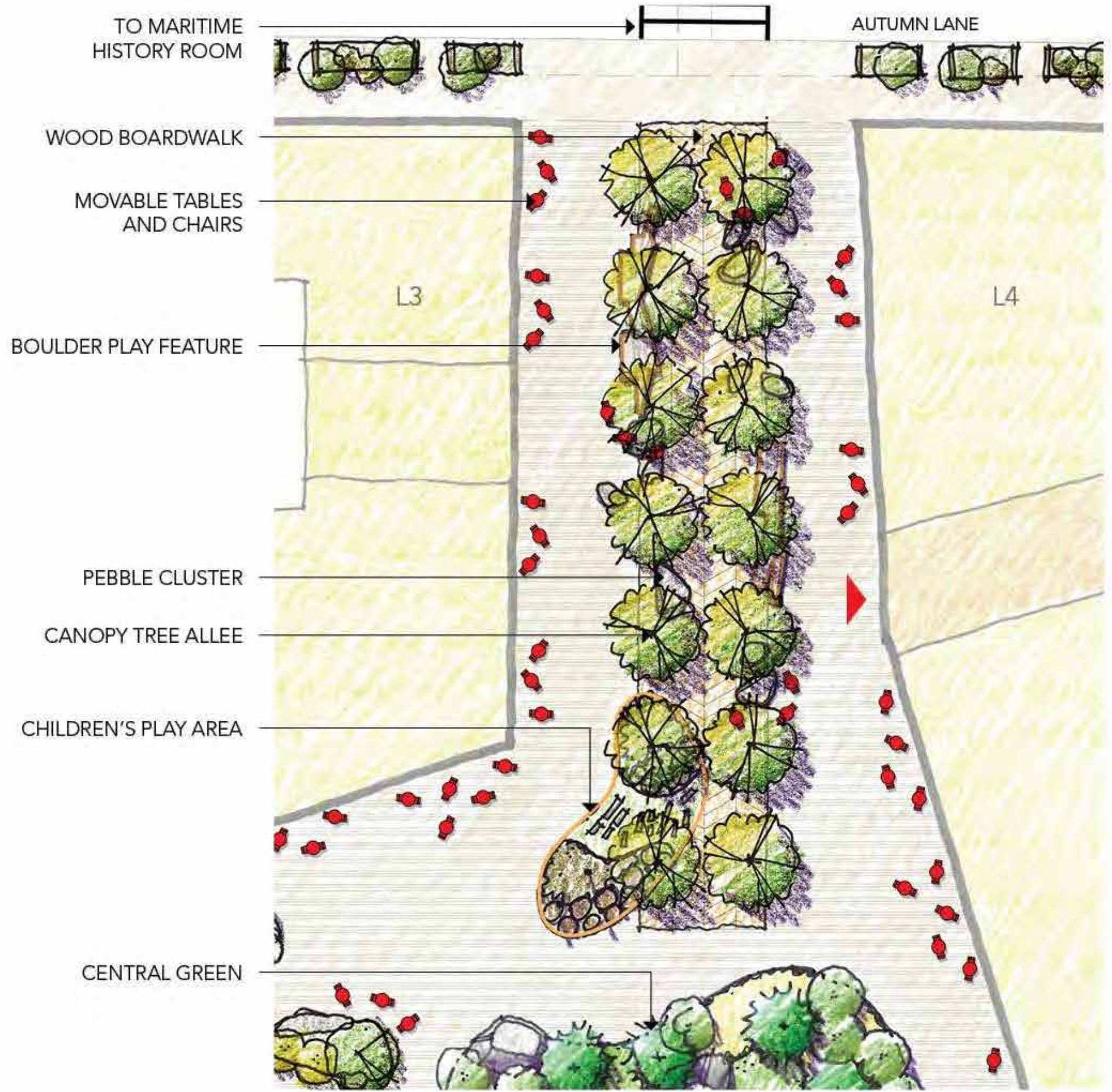
HARBOR LANE WEST PLAN



HARBOR LANE WEST
VIEW TO CENTRAL GREEN



HARBOR SQUARE PARK PLAY ROOM – PLAN



HARBOR SQUARE PARK PLAY ROOM – VIEW NORTH



AUTUMN LANE PLAN





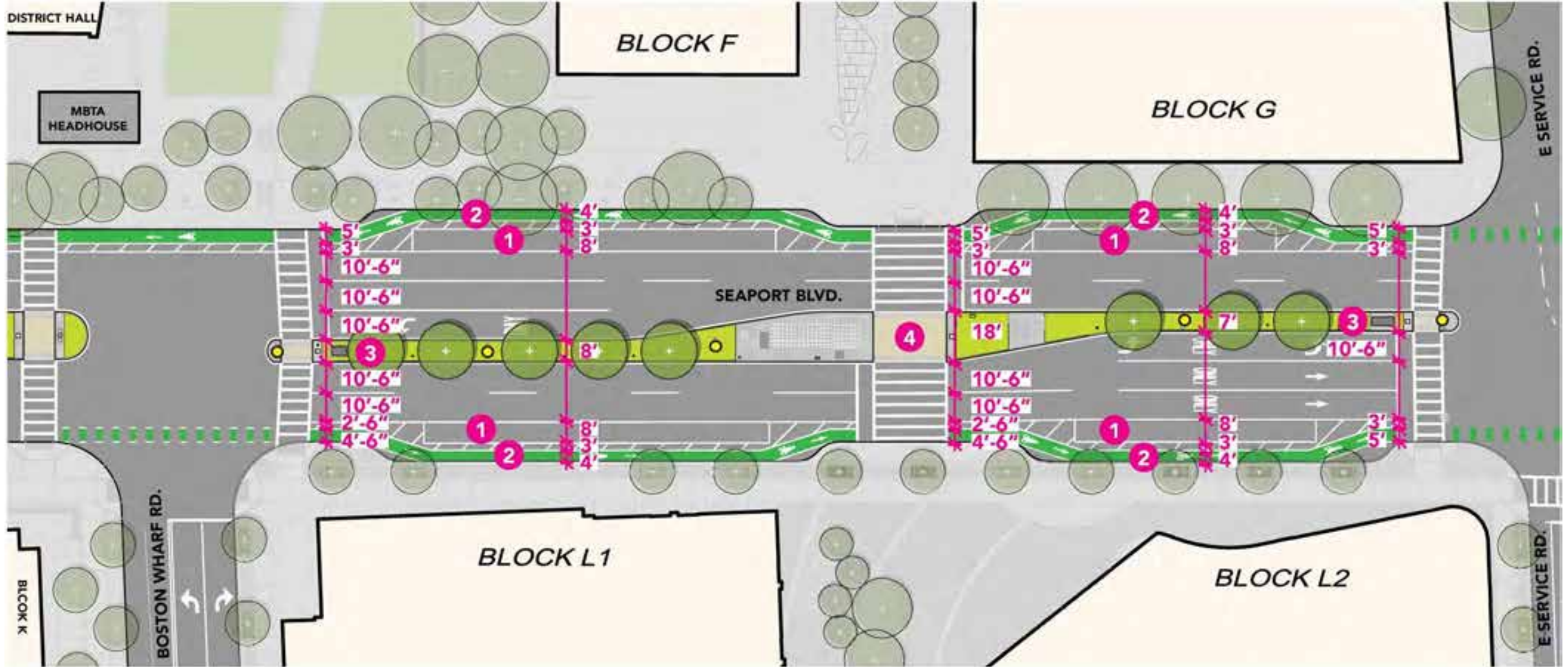
AUTUMN LANE
VIEW NORTH TOWARDS 101 SEAPORT FROM HARBOR WAY








SEAPORT BOULEVARD

MEDIAN IMPROVEMENTS – BLOCKS F, G, L1, L2



SITE IMPROVEMENTS

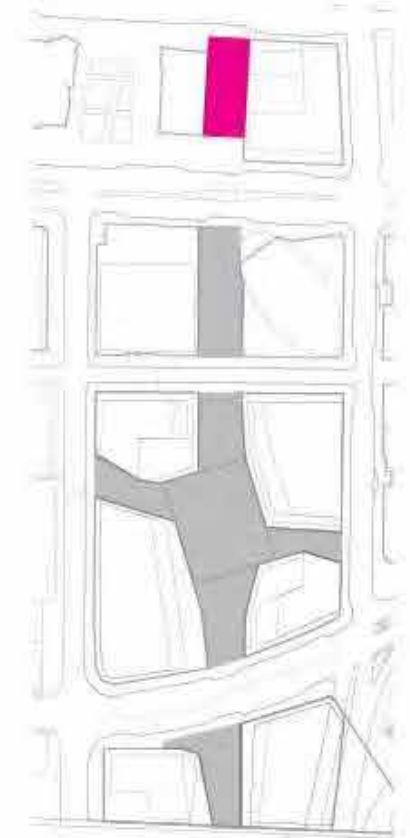
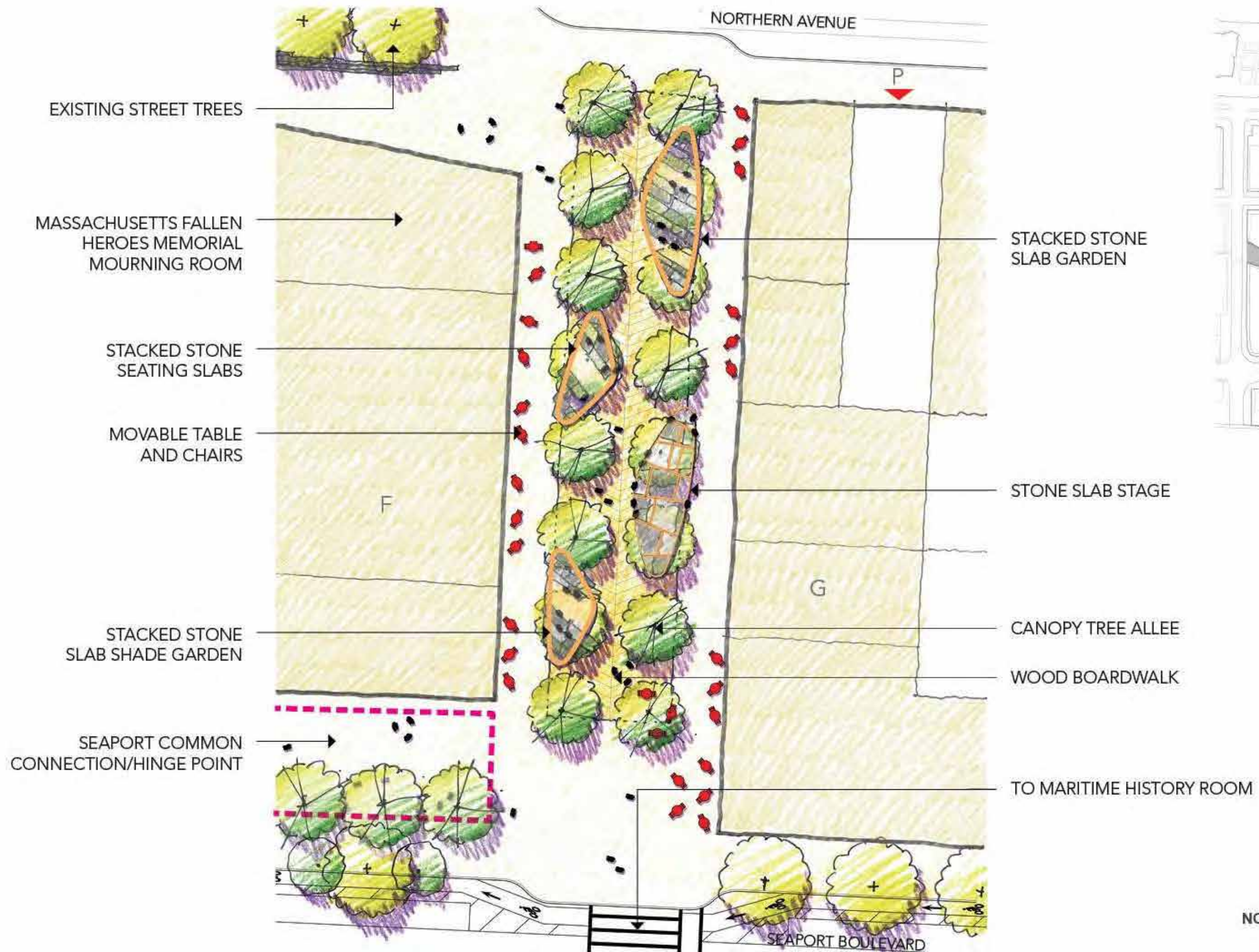
- | | |
|---------------------------------------|---|
| 1 PARKING LANE |  WILLOW OAK TREE |
| 2 PARKING PROTECTED BIKE LANES |  GRASS MATRIX |
| 3 ART PLATFORM |  DOUBLE FORT POINT LIGHT FIXTURE |
| 4 MID-BLOCK CROSSING | |


0 10FT 30FT 50FT



HARBOR WAY

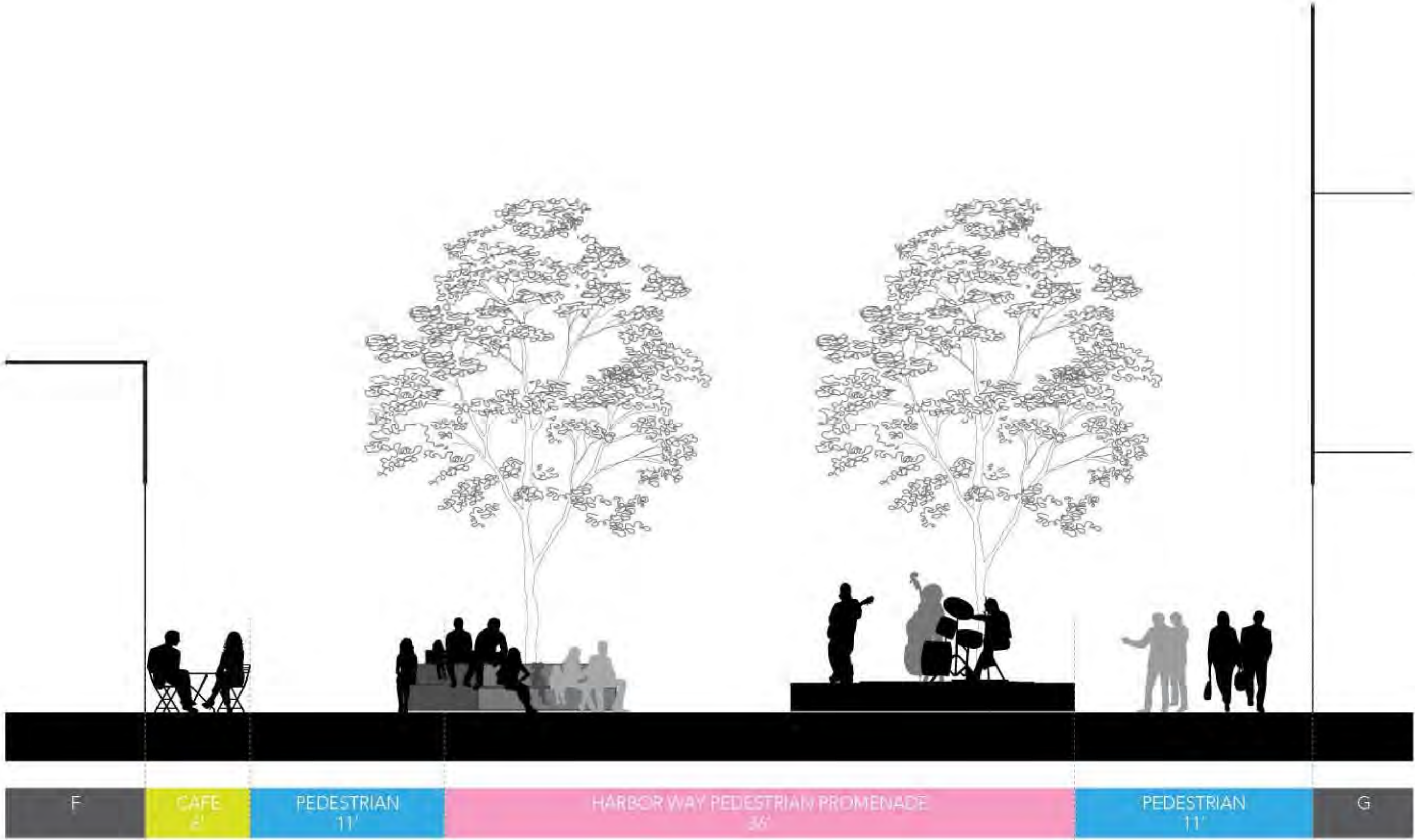
HARBOR STAGES – PLAN



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



VIEW FROM SEAPORT BOULEVARD/HARBOR WAY



VIEW FROM NORTHERN AVENUE

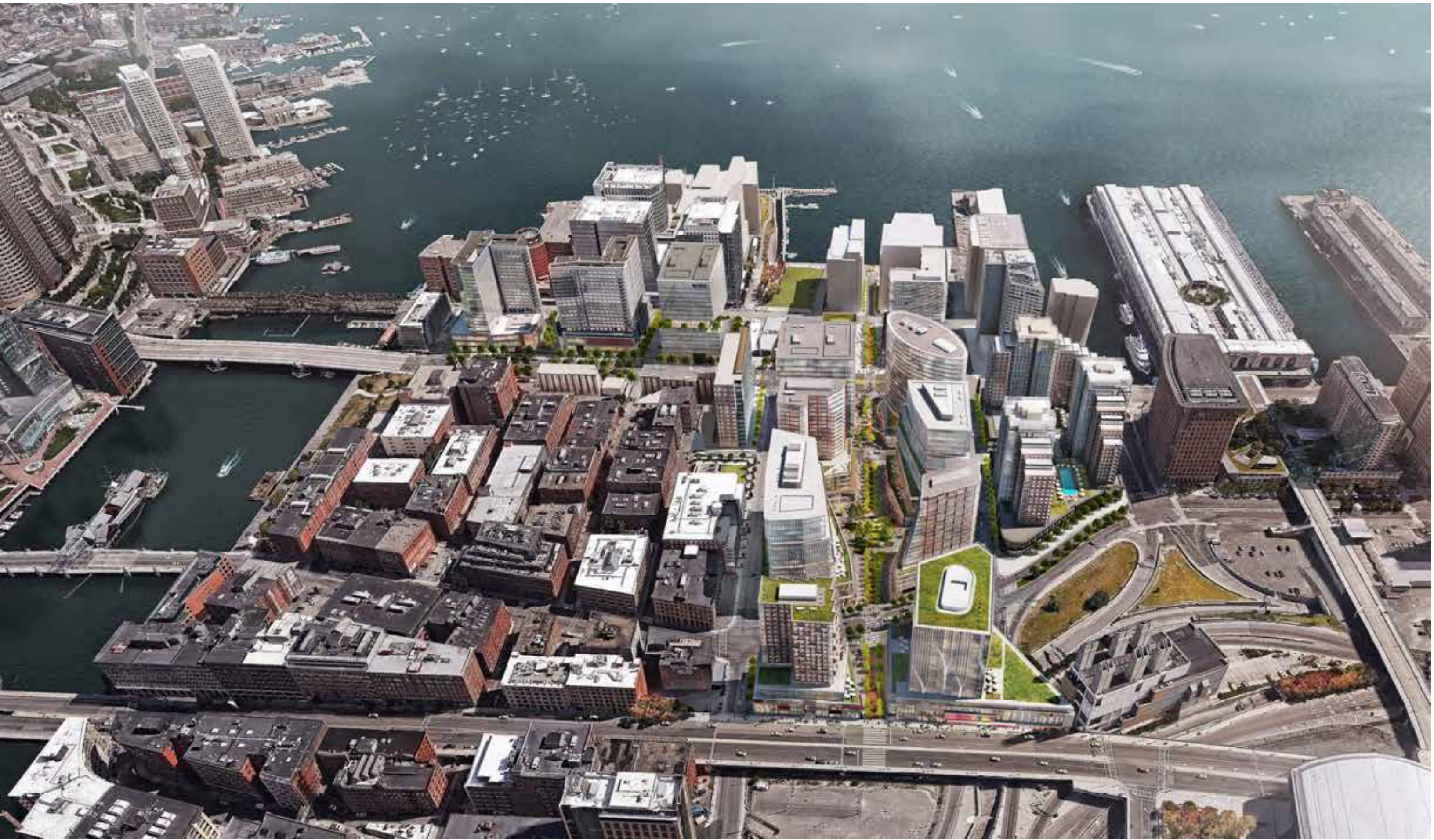


PUBLIC ROOF GARDEN

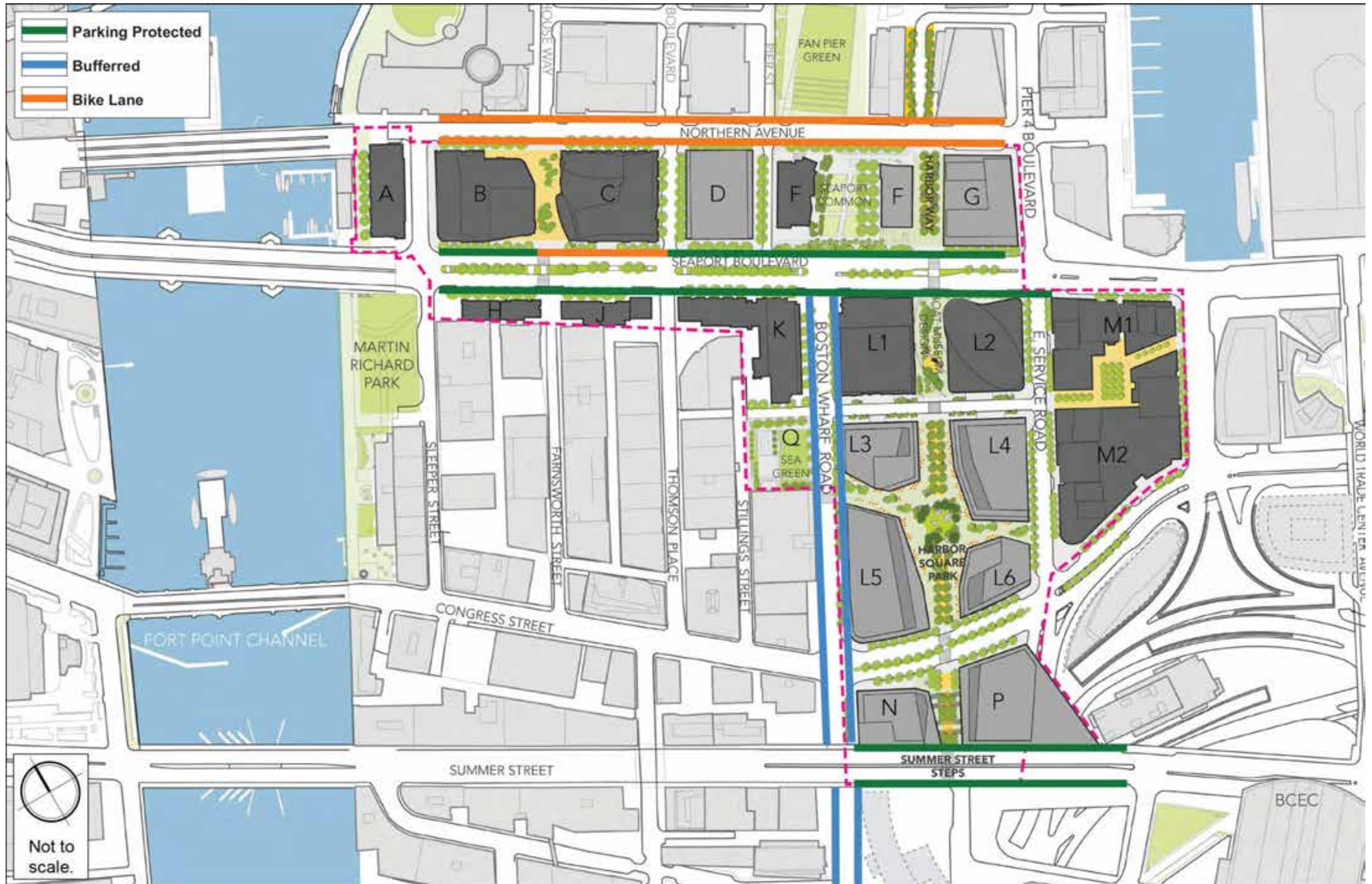


PUBLIC ROOF GARDEN





BICYCLE FACILITY IMPROVEMENTS





THANK YOU!