

# Seaport Square Parcel P

14 May 2019

Seaport District Boston  
BCDC Meeting #2



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# Project Facts & Schedule

**Project Name:** Seaport Square Parcel P

**GFA:** 626,400 SF

**Height:** 16 Stories / 259'-9"

**Owner:** WS Development

**Design Architect:** Morris Adjmi (NYC)

**Architect of Record:** Stantec (Boston)

**Landscape Architect:** James Corner Field Operations

- **BCDC Initial Presentation:** April 02, 2019
- **BCDC Subcommittee Workshop:** May 14, 2019
- **Construction Start:** Fall 2019
- **Completion:** Mid-2022



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## FEEDBACK FROM APRIL 2ND BCDC PRESENTATION

1. Clarify proposed building massing vs. zoning envelope
2. Clarify the building organization and hierarchy of elements
3. Study the relationship between the air-rights facade, masonry podium and tower
4. Study the transitions between differing facade elements at the podium



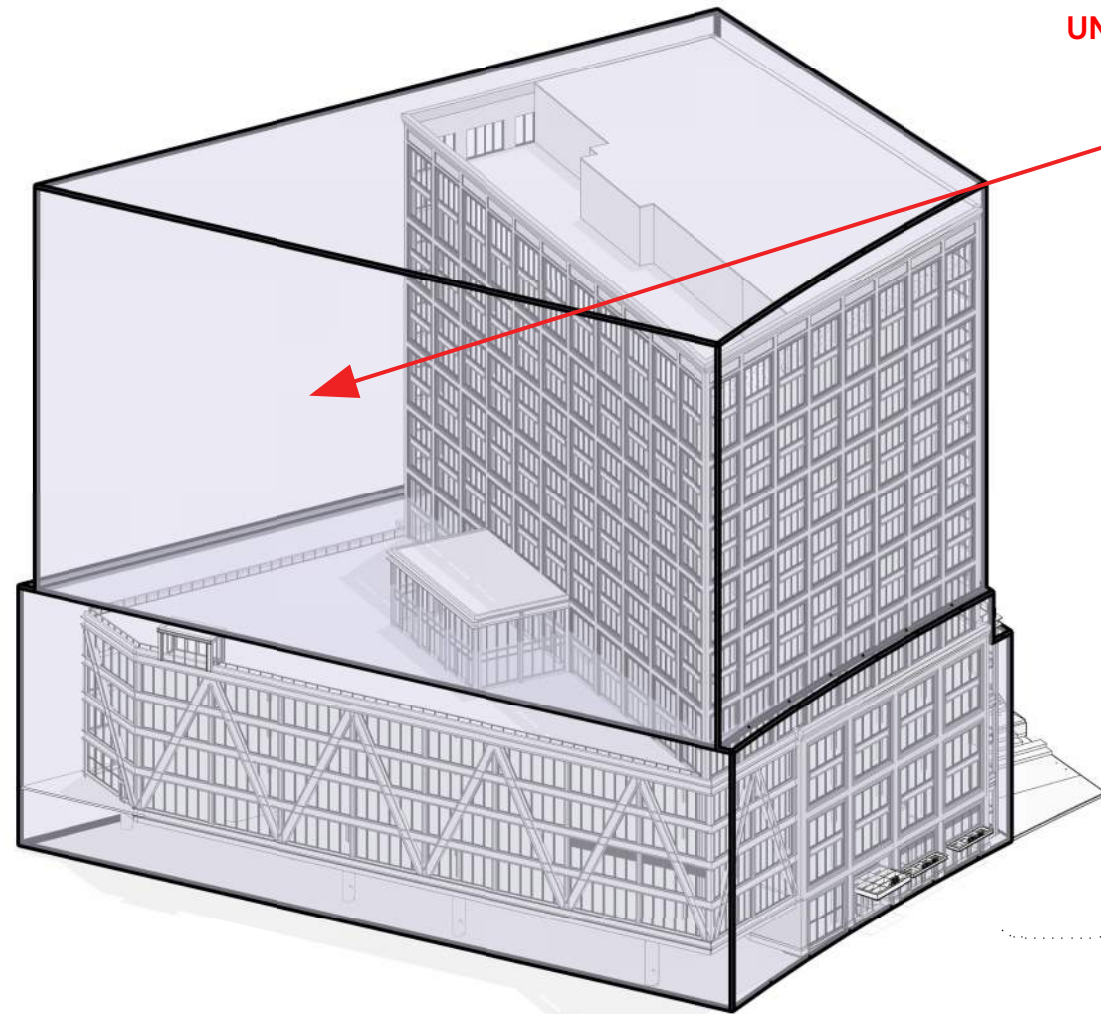
# RESPONSES:

- **MASSING**
  - Relation to Zoning Envelope
- **BUILDING ORGANIZATION / HIERARCHY OF ELEMENTS**
  - Air Rights & Terra Firma
  - Historical Context & Inspiration
  - Facade Composition & Transitions
  - Exterior Expression / Facade Design
- **PUBLIC REALM/SUMMER STEPS**
  - Relationship to Retail Spaces
  - Winter Views
  - More Organic Feel
  - Lighting

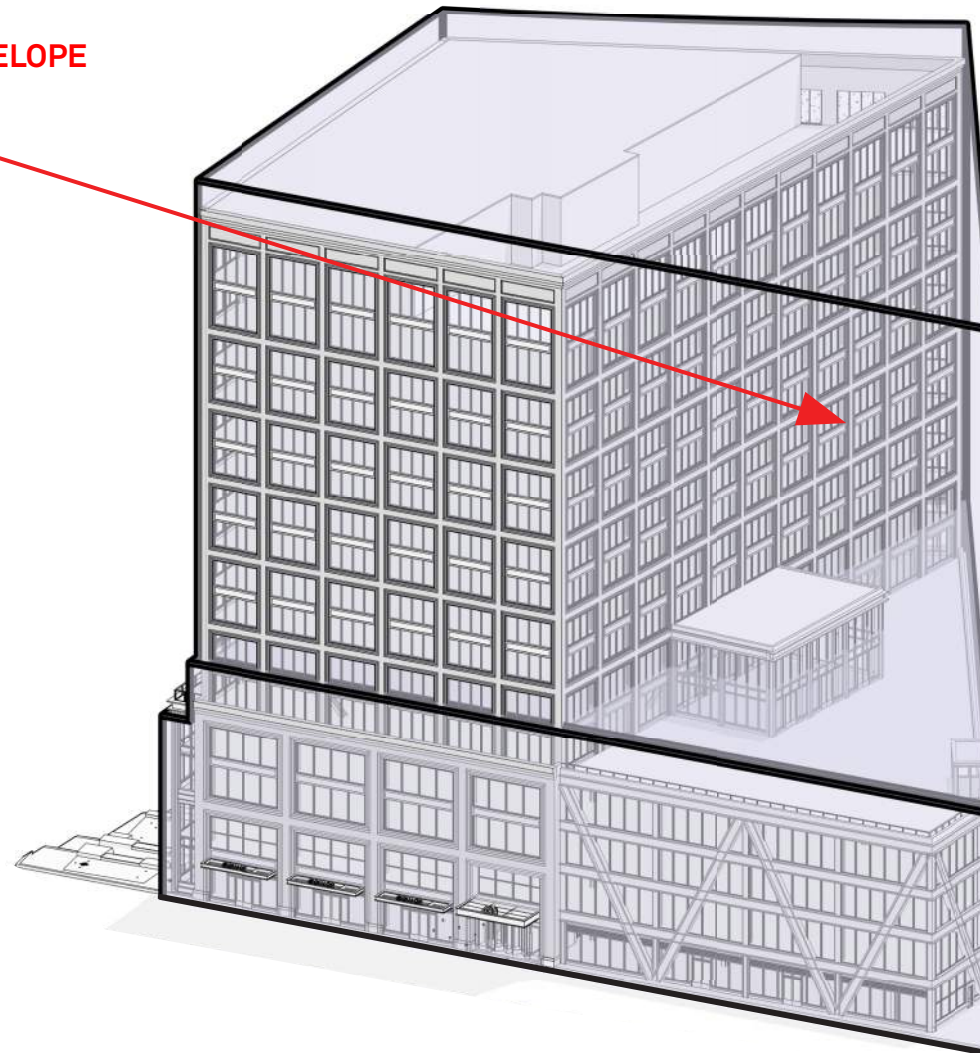


# MASSING: Relation to Zoning Envelope





CONGRESS ST

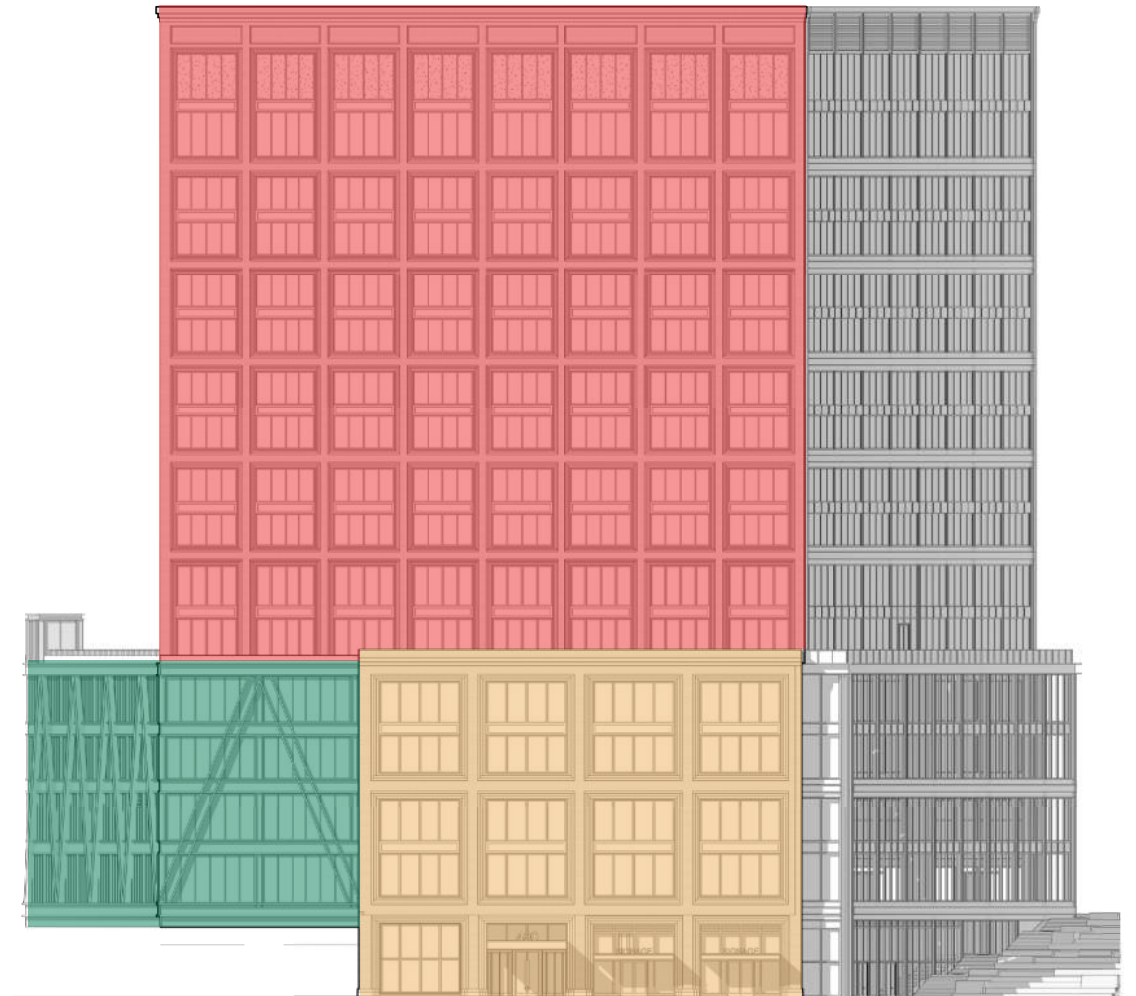
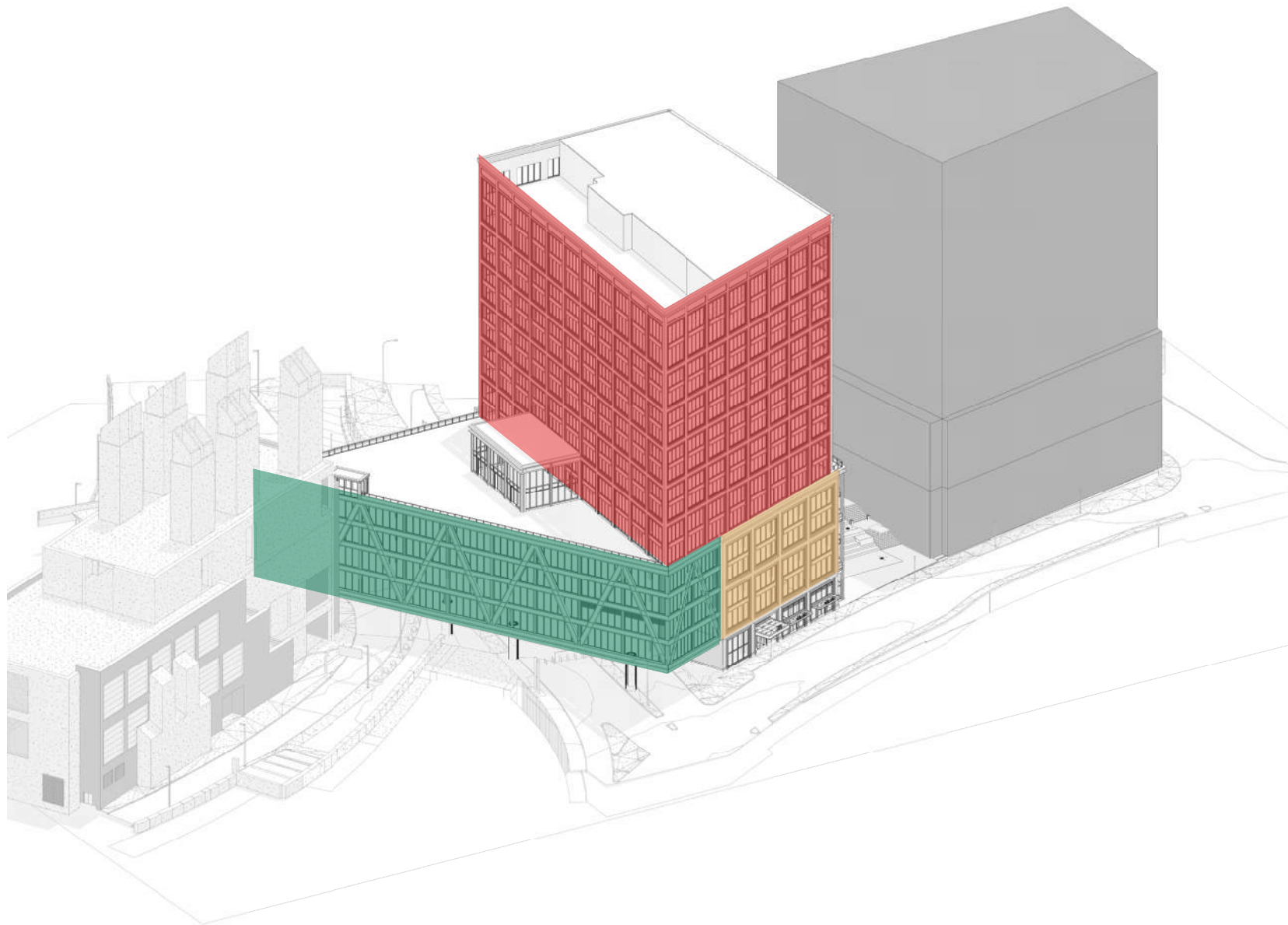





SUMMER ST

APPROVED PDA MASSING ENVELOPE

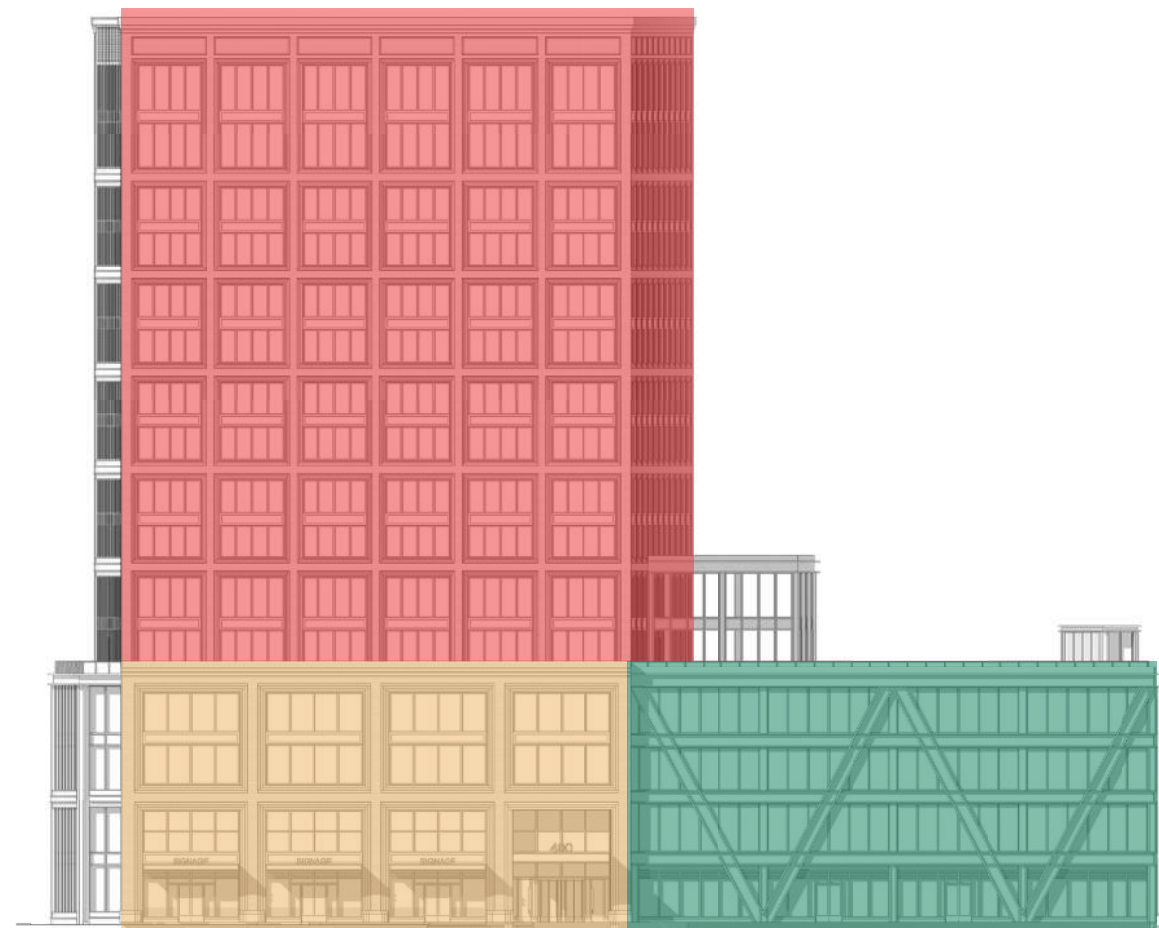
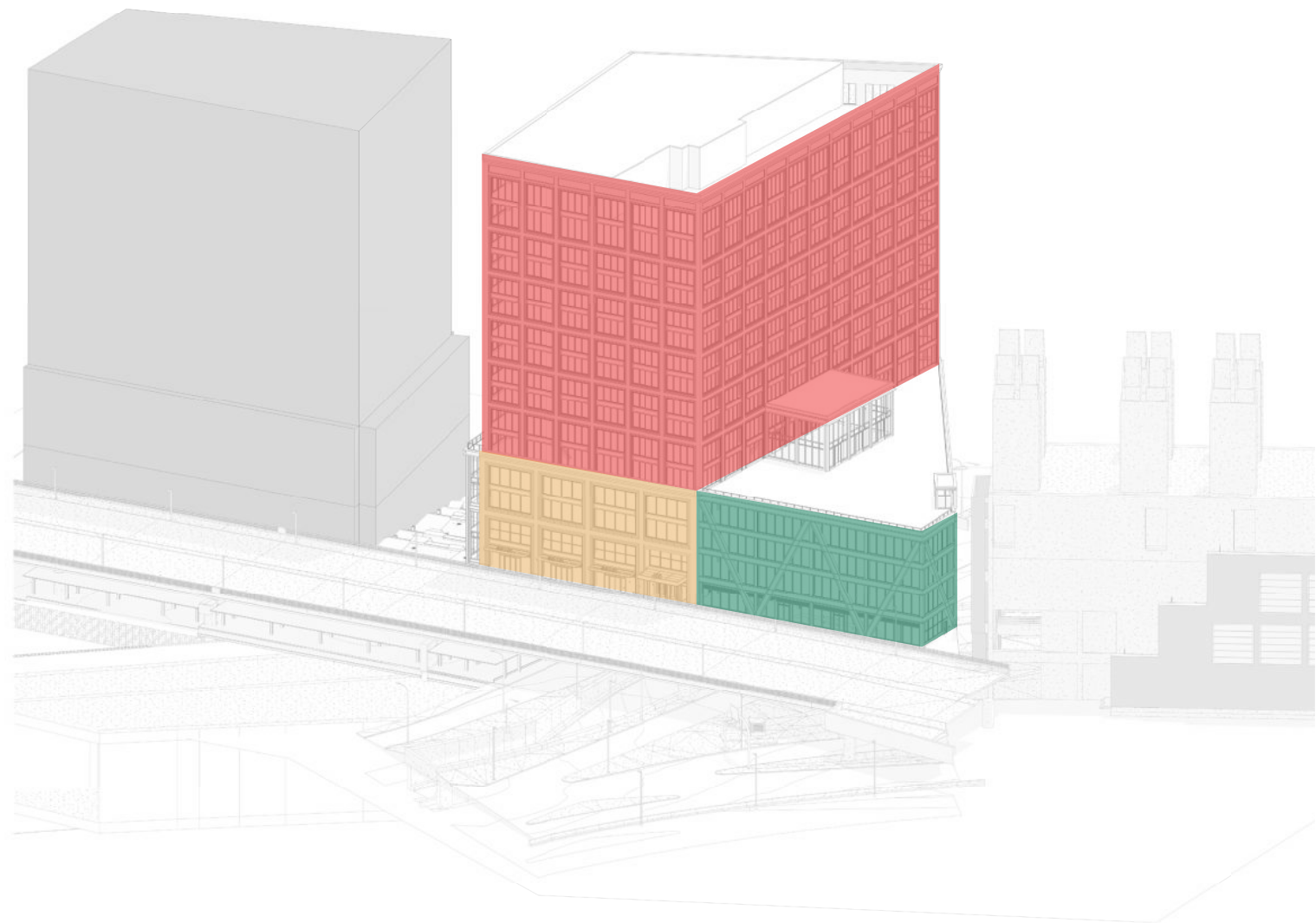
**BUILDING ORGANIZATION / HIERARCHY OF ELEMENTS:**  
Air rights & Terra Firma








-  TOWER MASONRY FACADE
-  PODIUM MASONRY FACADE ('TERRA FIRMA')
-  AIR RIGHTS METAL FACADE





-  TOWER MASONRY FACADE
-  PODIUM MASONRY FACADE ('TERRA FIRMA')
-  AIR RIGHTS METAL FACADE

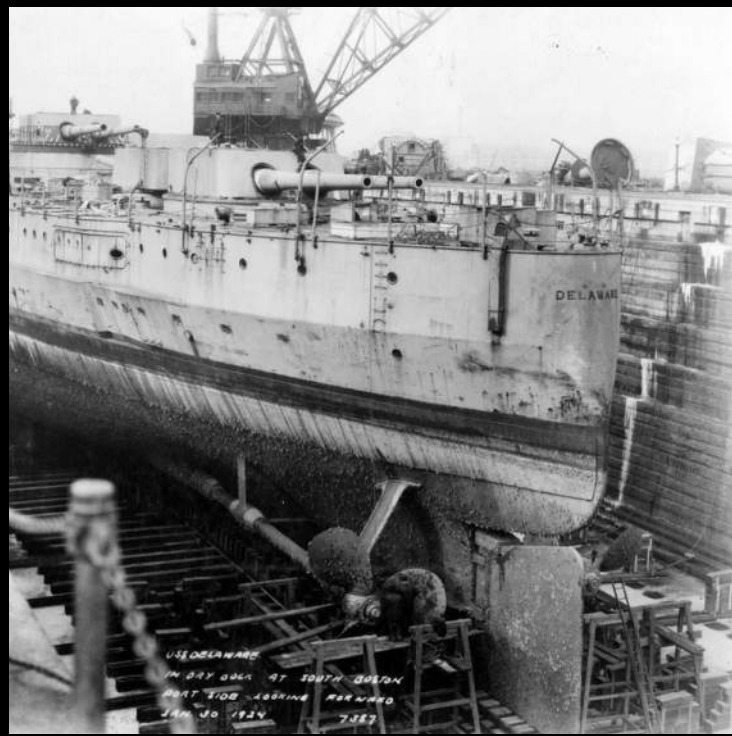
# **BUILDING ORGANIZATION / HIERARCHY OF ELEMENTS:** Historical Context & Inspiration



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# **BUILDING ORGANIZATION / HIERARCHY OF ELEMENTS:** Facade Composition & Transitions



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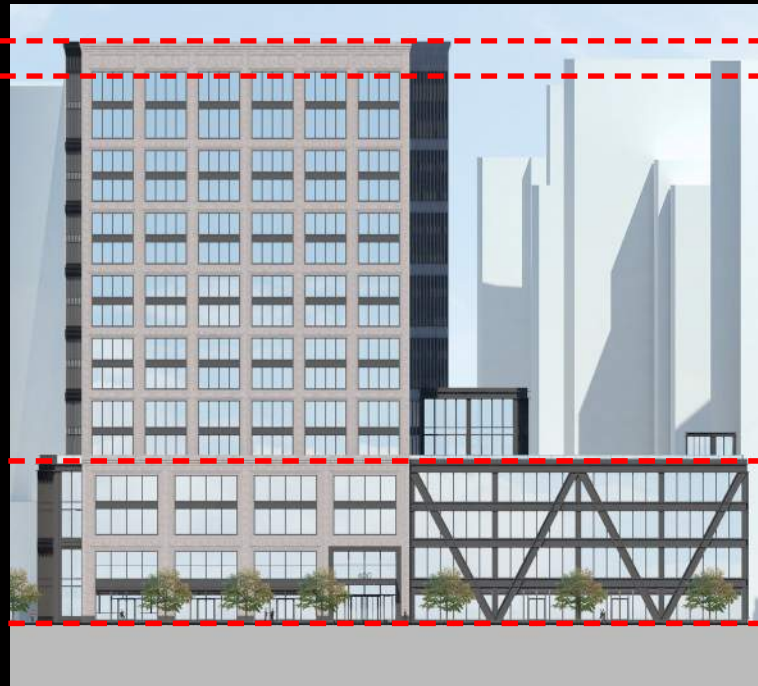


**SOUTH ELEVATION (SUMMER STREET)**

ARTICULATED TOP

UPPER PORTION WITH  
SMALLER BAYS

LOWER PORTION  
WITH LARGER BAYS



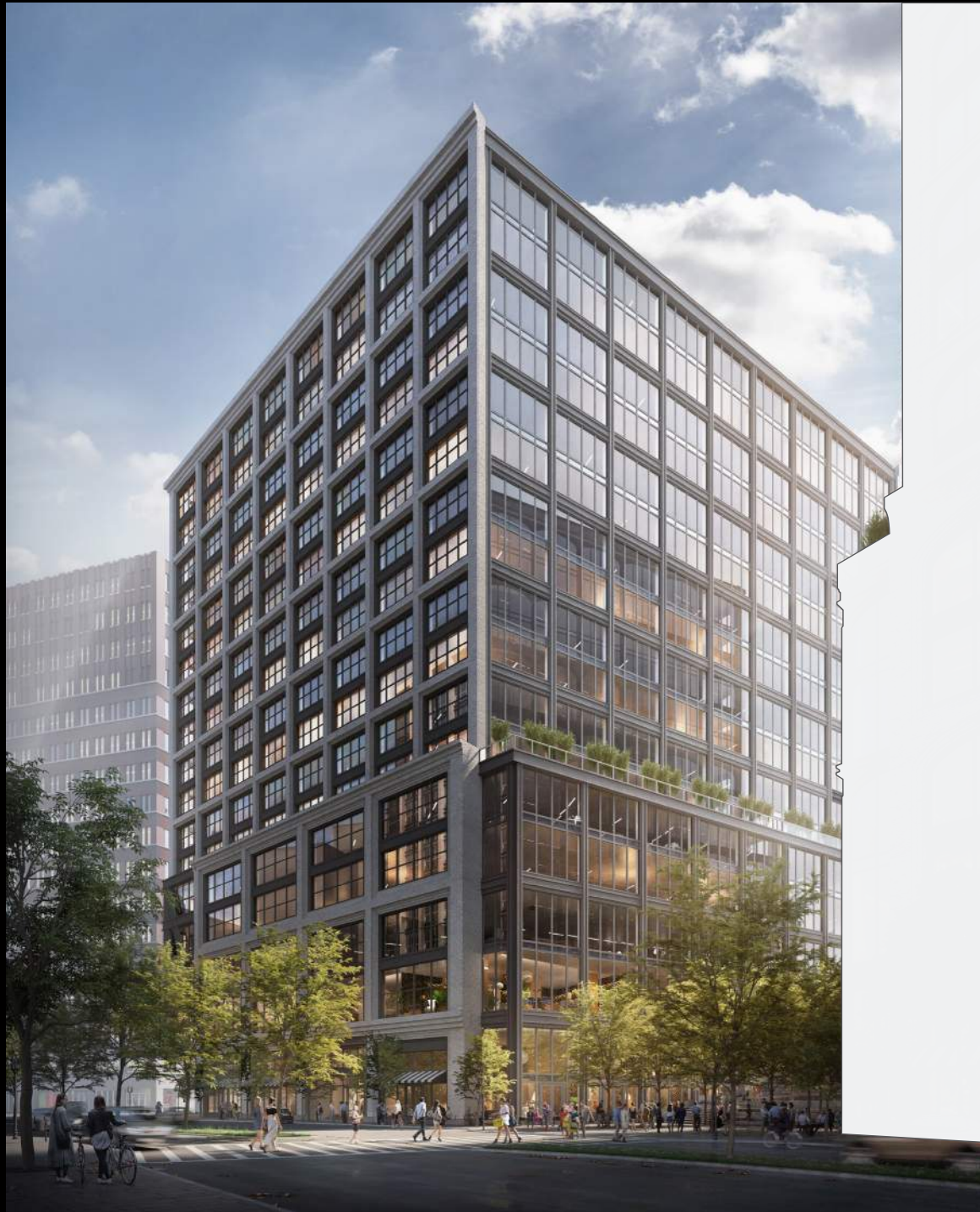
FORT POINT CONTEXTUAL COMPARISON



Parcel P View from Congress St







Parcel P



Fort Point

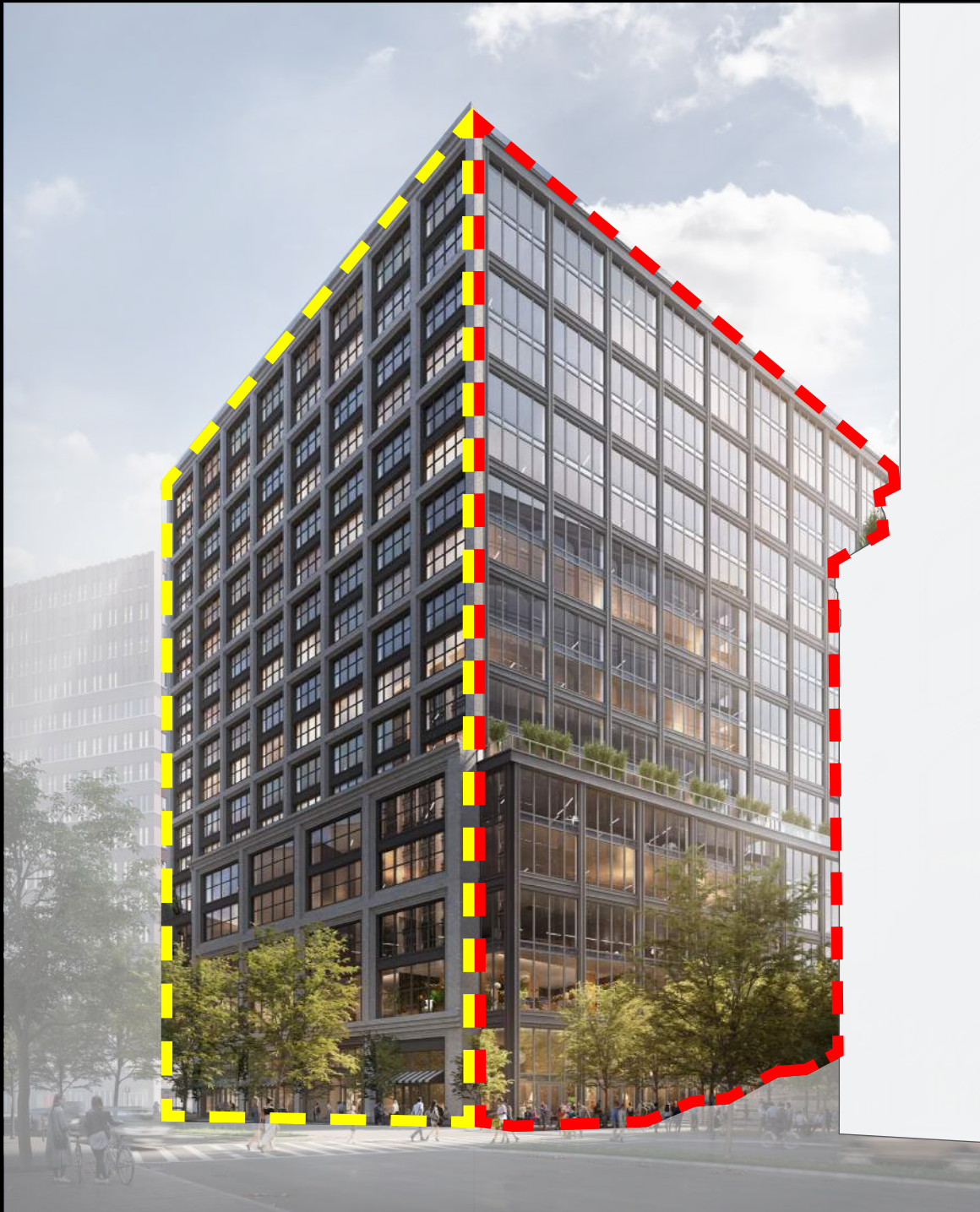
## FORT POINT BUILDING COMPARISON



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Parcel P



Fort Point

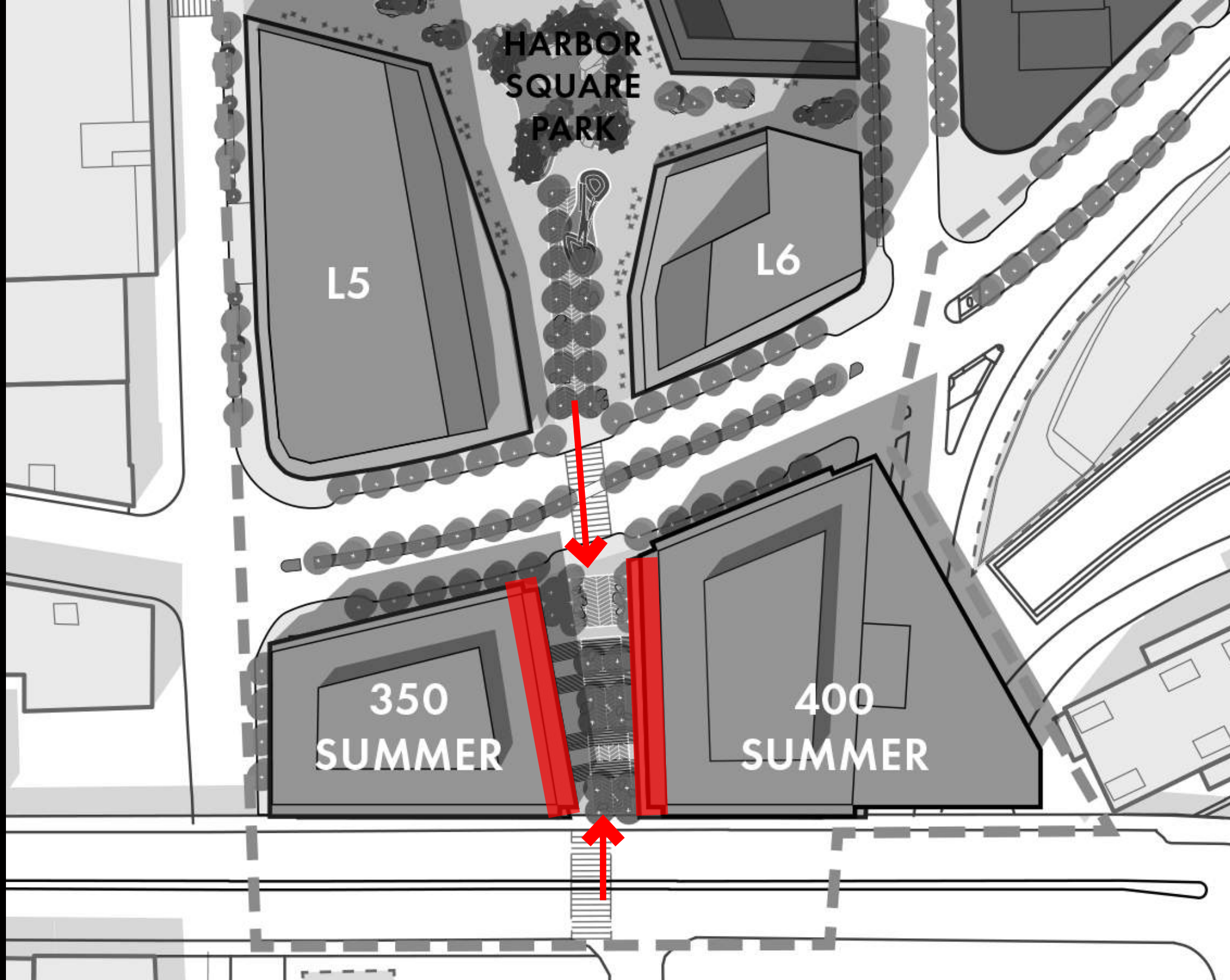
## FORT POINT BUILDING COMPARISON



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EXPRESSION OF 'THE CUT'



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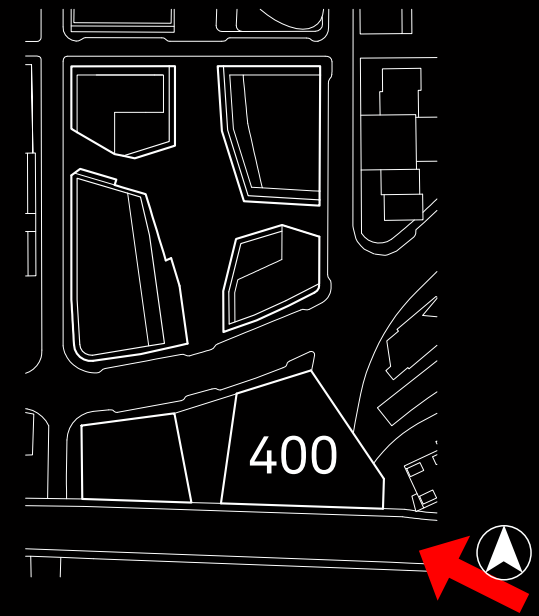
**BUILDING ORGANIZATION / HIERARCHY OF ELEMENTS:**  
Exterior Expression / Facade Design



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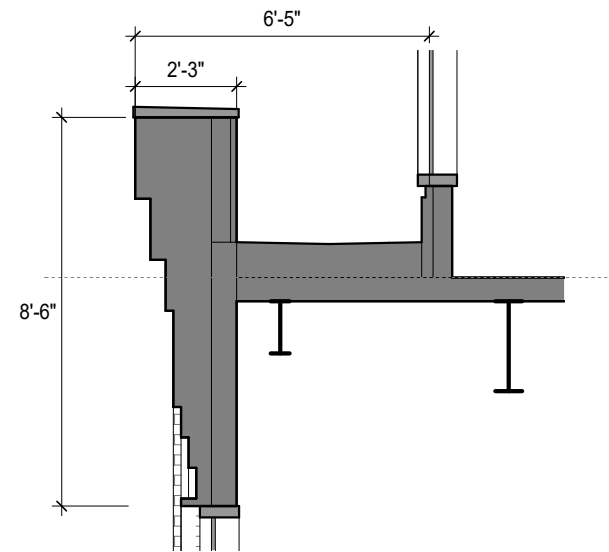


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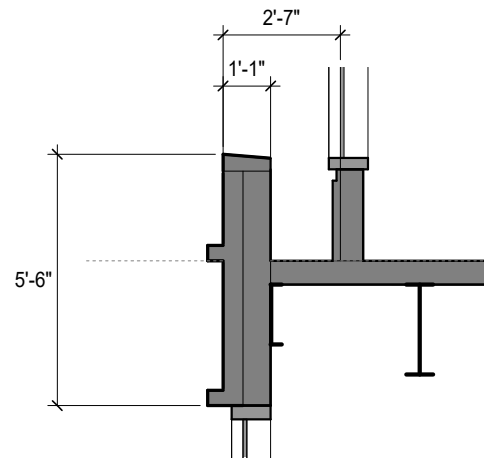




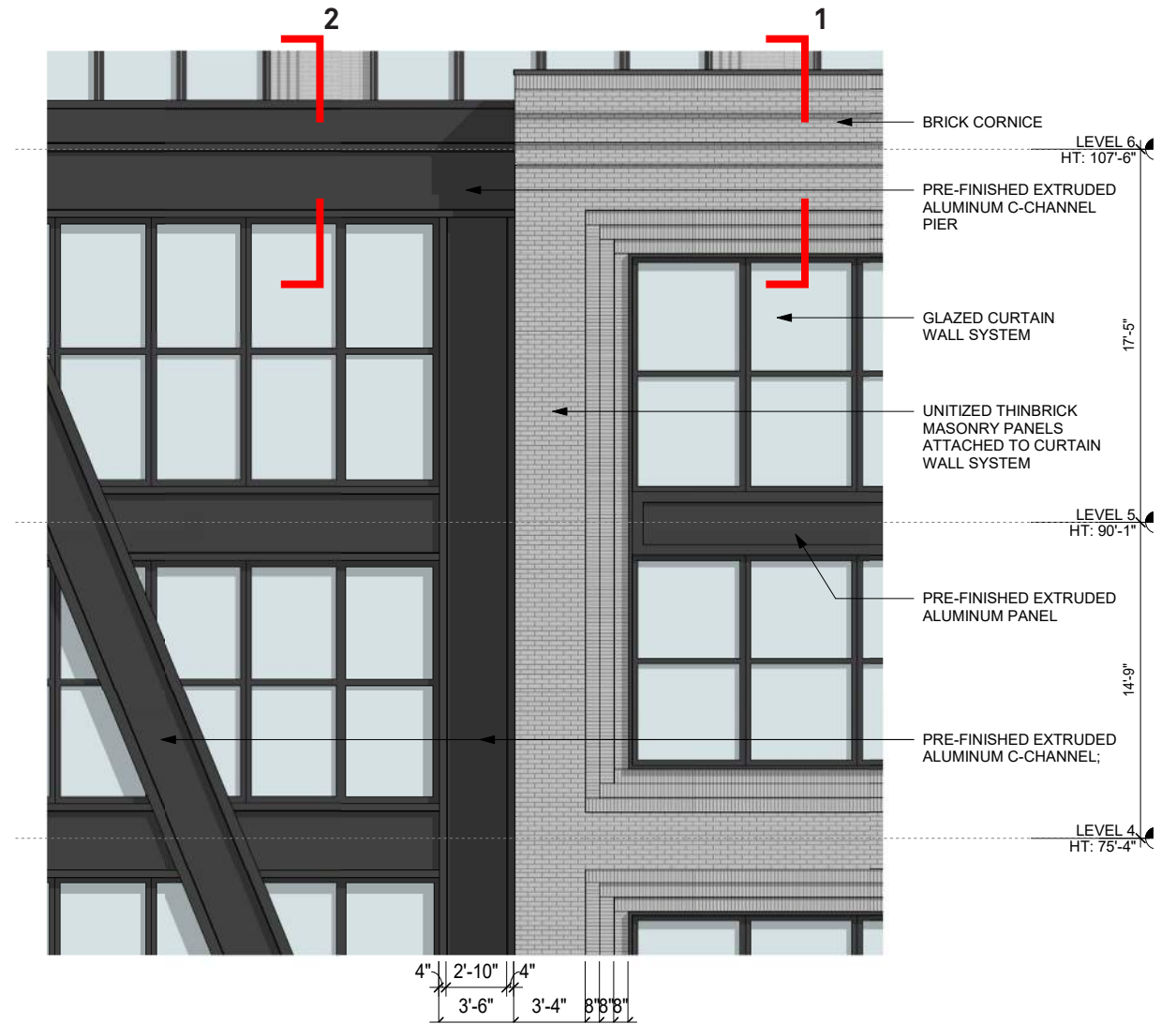




1 - SECTION AT MASONRY CORNICE

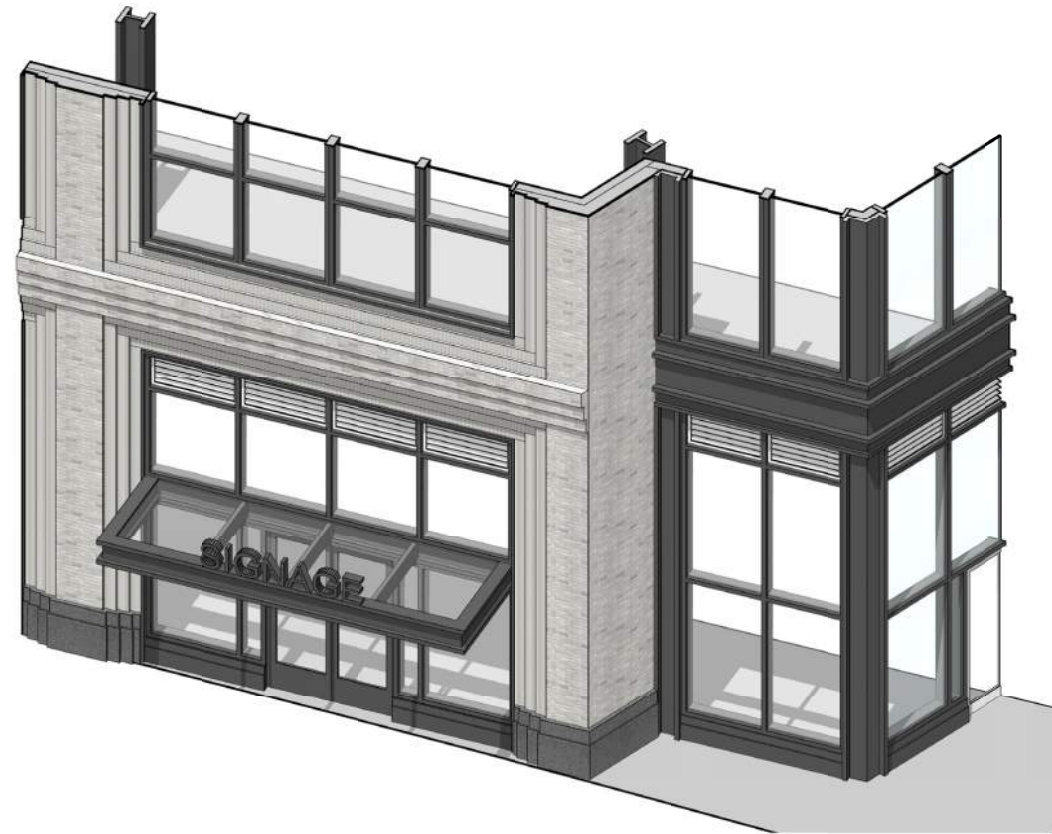


2 - SECTION AT METAL PARAPET

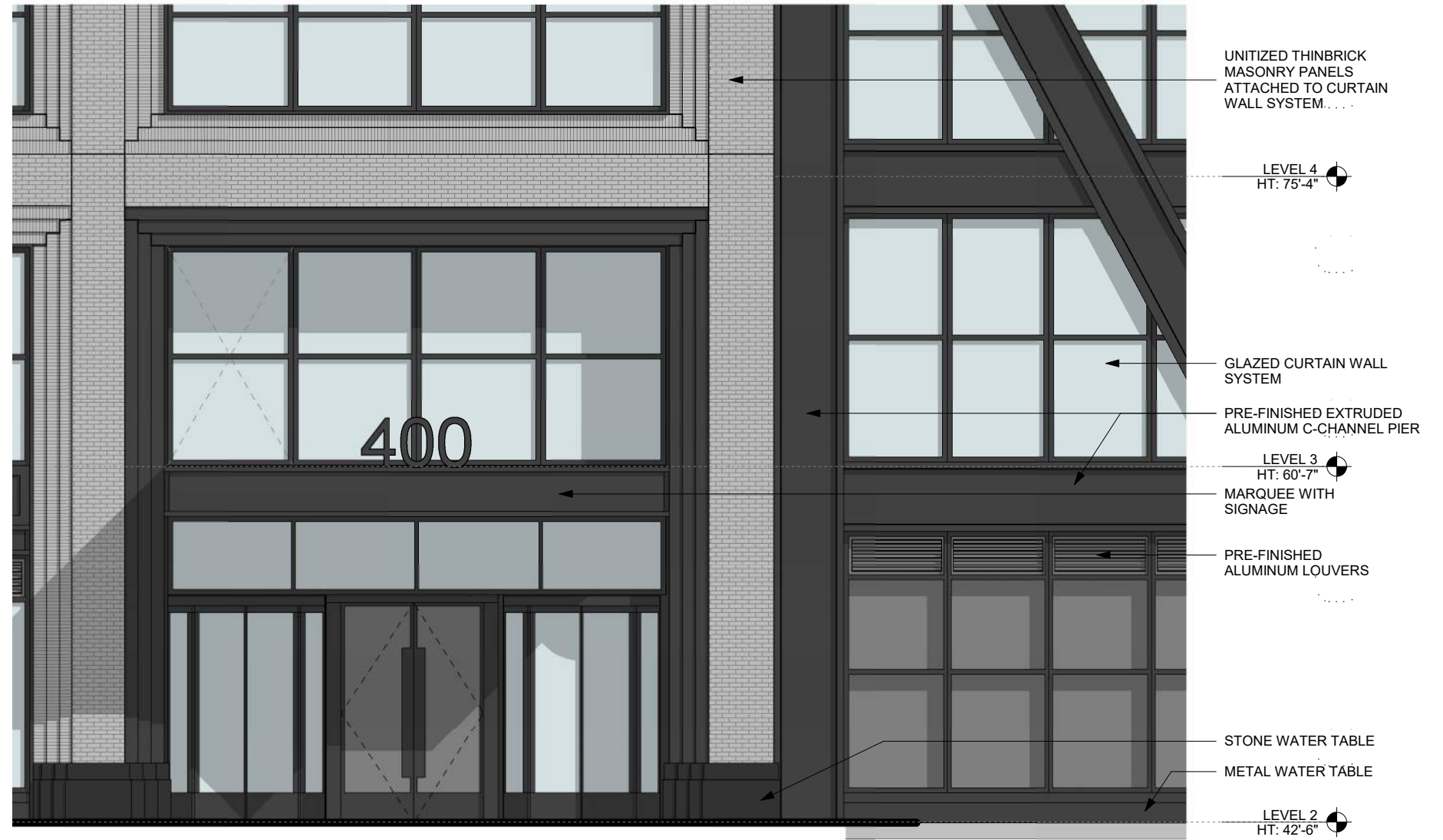
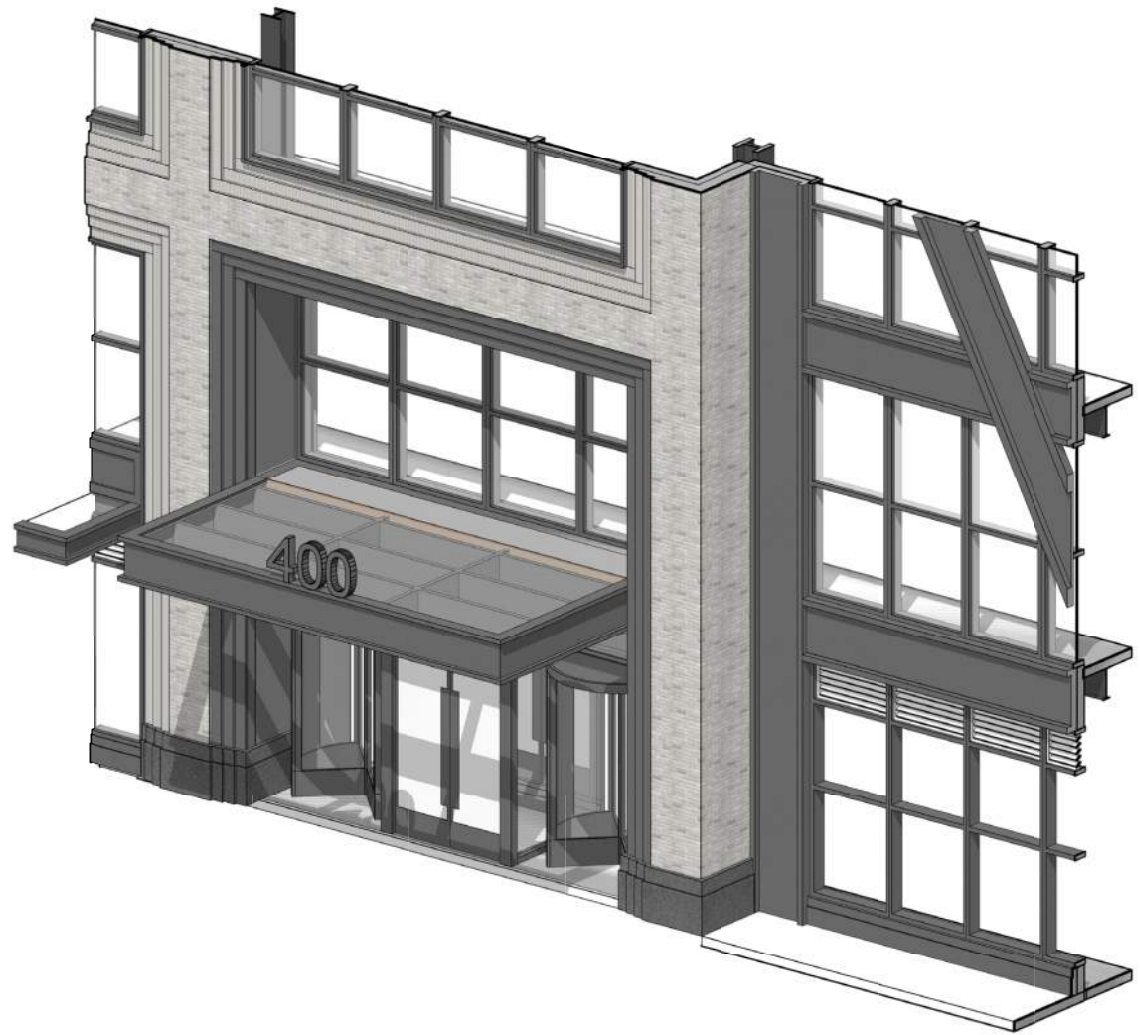


ENLARGED ELEVATION - TYP. WINDOW GROUPING AT UPPER BASE





ENLARGED ELEVATION - TYPICAL STOREFRONT AT BUSTLE CORNER



ENLARGED ELEVATION - SUMMER STREET ENTRY



CURRENT PROPOSAL

CONGRESS STREET FACADE STUDIES



BUTLER & DOYLE

400

FURNITURE'S FISHERMAN Seaport coffee

SUMMER STREET PERSPECTIVE



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SUMMER STREET PERSPECTIVE



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# PUBLIC REALM/SUMMER STEPS

## FEEDBACK FROM APRIL 2ND BCDC PRESENTATION

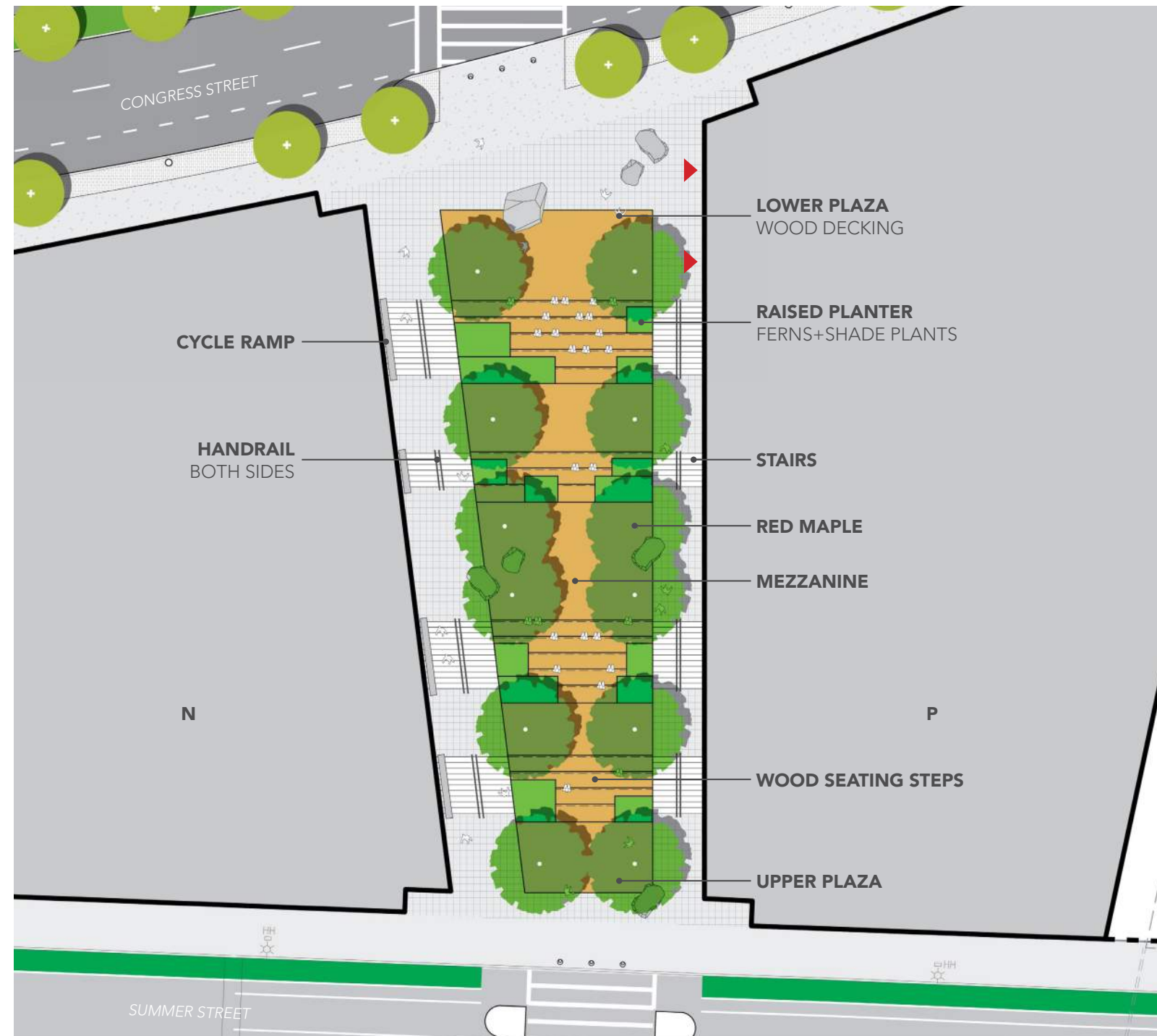
1. Study more organic nature of planting beds & plantings
2. Maintain views of the Harbor from Summer Street
3. Study mid-point connections to future N&P buildings
4. How does the Summer Steps become a destination place?







**SUMMER STEPS - ORIGINAL BCDC SUBMISSION**  
LAYOUT PLAN 04.02.2019



**SUMMER STEPS**  
LAYOUT PLAN 04.02.2019 \_REV 1



**SUMMER STEPS**  
 SITE SECTION TOWARDS BUILDING P



CONGRESS STREET PLAZA  
DAY TO DAY



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SUMMER STEPS MEZZANINE  
DAY TO DAY



SUMMER STREET PLAZA  
DAY TO DAY - SUMMER





SUMMER STREET PLAZA  
DAY TO DAY - WINTER

BOSTON HARBOR



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# CURVILINEAR PLANTER DESIGN STUDY



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# SUMMER STEPS CURVILINEAR PLANTER STUDY



**SUMMER STEPS**  
CURVILINEAR PLANTER STUDY



**OPT 1**



**OPT 2**



**OPT 3**



- PROVIDES ADEQUATE PLANTING SOIL DEPTH
- BED WALL HEIGHTS KEPT TO A MINIMUM
- SHORTER PLANTER WALLS ALLOW PLANTS TO SPILL OVER AND "SOFTEN" THE EDGE

**CONGRESS STREET PLAZA**  
DAY TO DAY



**CONGRESS STREET PLAZA**  
PROXIMITY TO CONGRESS STREET



# LIGHTING

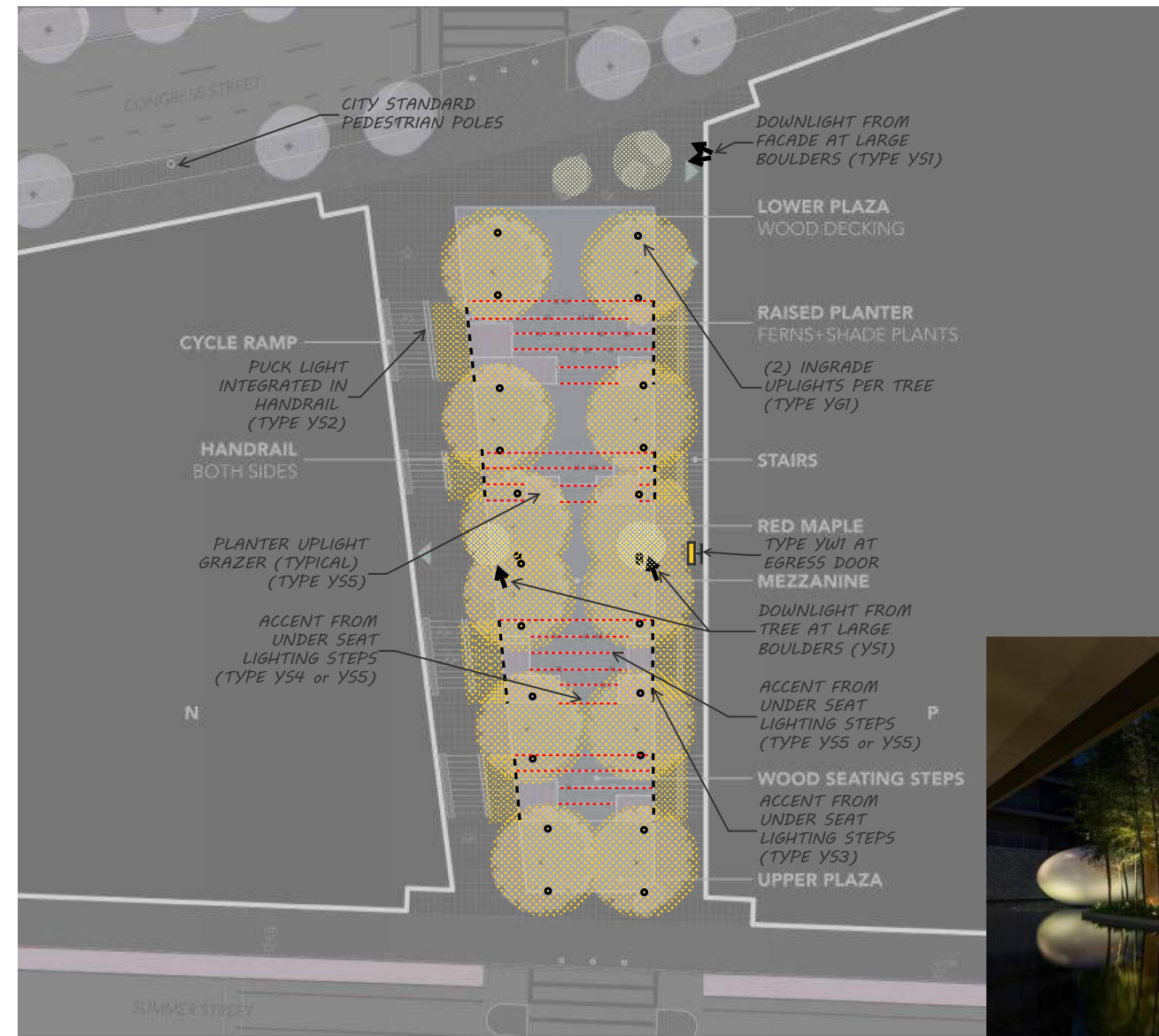


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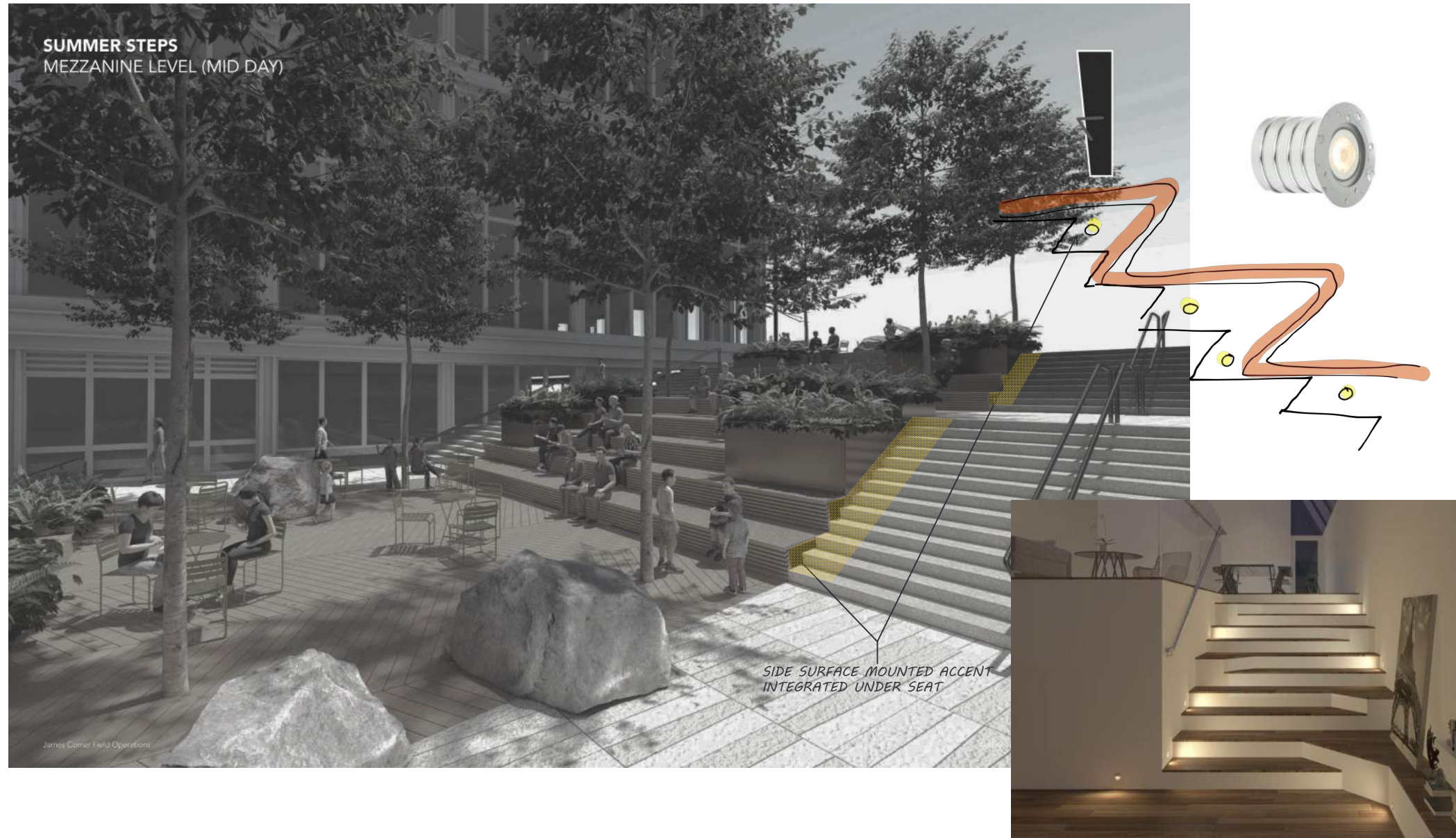
**SUMMER STEPS**  
OVERALL LIGHTING APPROACH





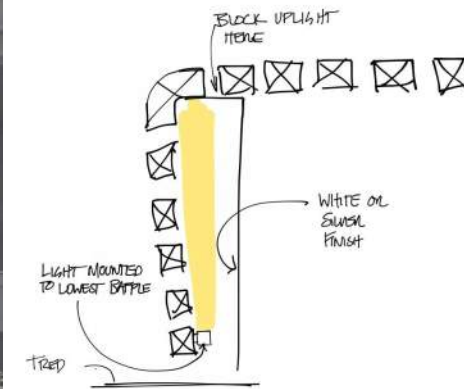
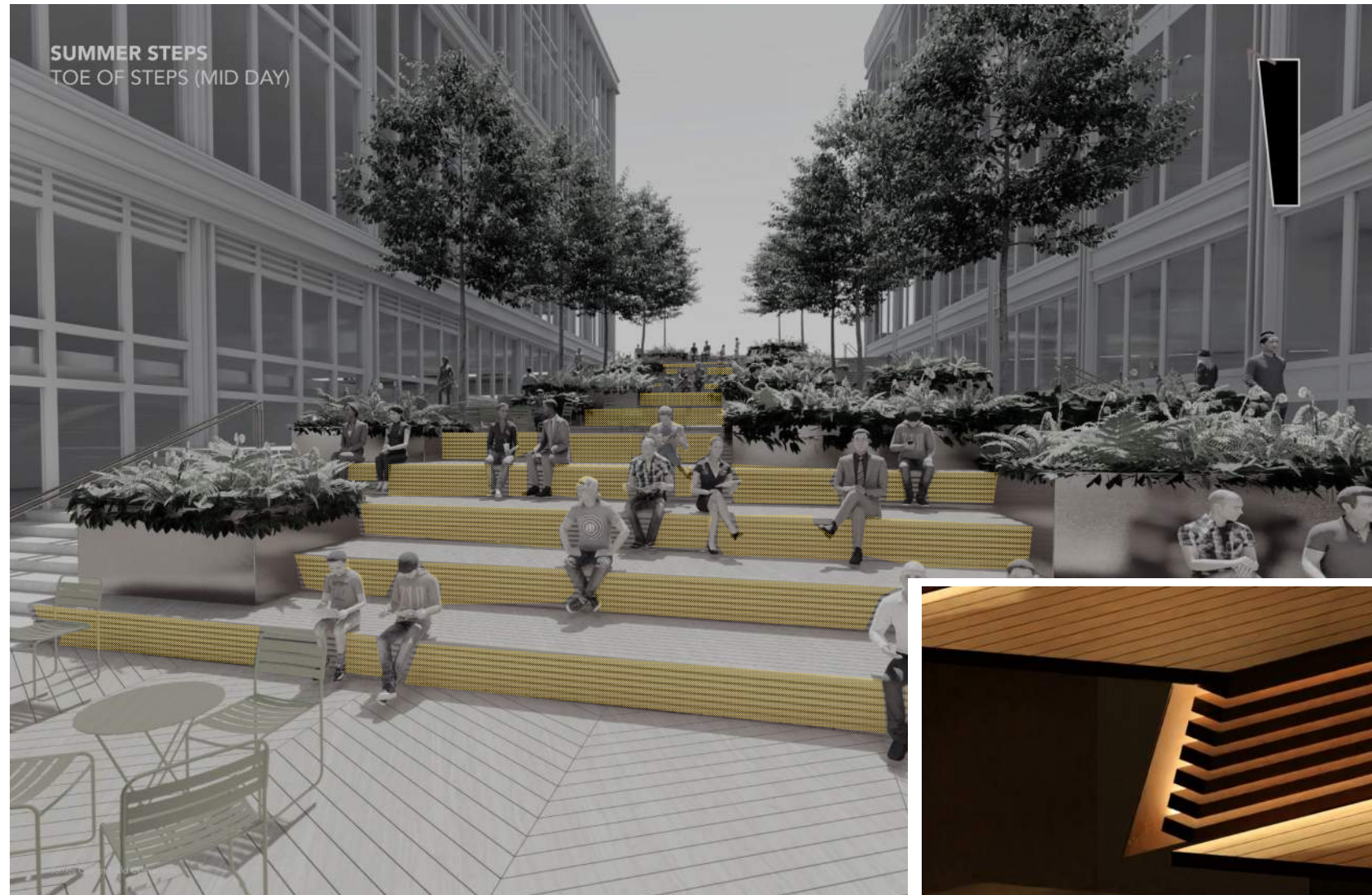
# SUMMER STEPS

## STEPS WASH

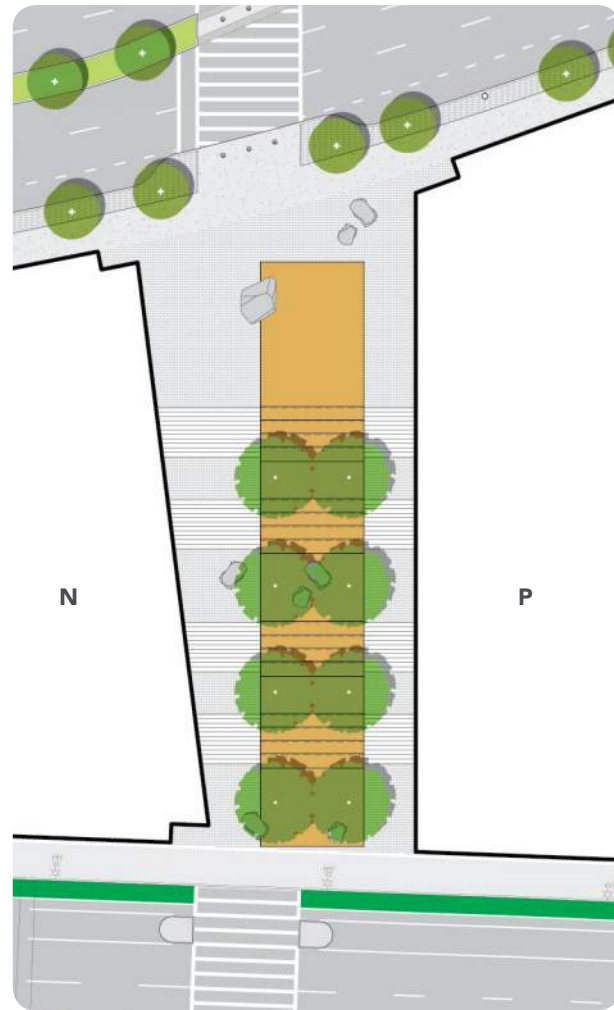


# SUMMER STEPS

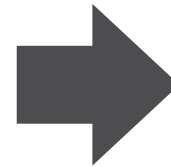
## WOOD SEATING BACKLIGHTING



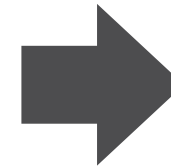
**SUMMER STEPS**  
DESIGN ADVANCEMENT



**APPROVED MASTER PLAN**



**04.02 BCDC PRESENTATION**



**04.30 BCDC PRESENTATION**

**THANK YOU**



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