

Boston Civic Design Commission

May 1, 2018

Pilot Seafood Properties III LLC at Massport Marine Terminal Parcel 6

Cheryl Tougias

Eden Milroy

Kathryn Maynes

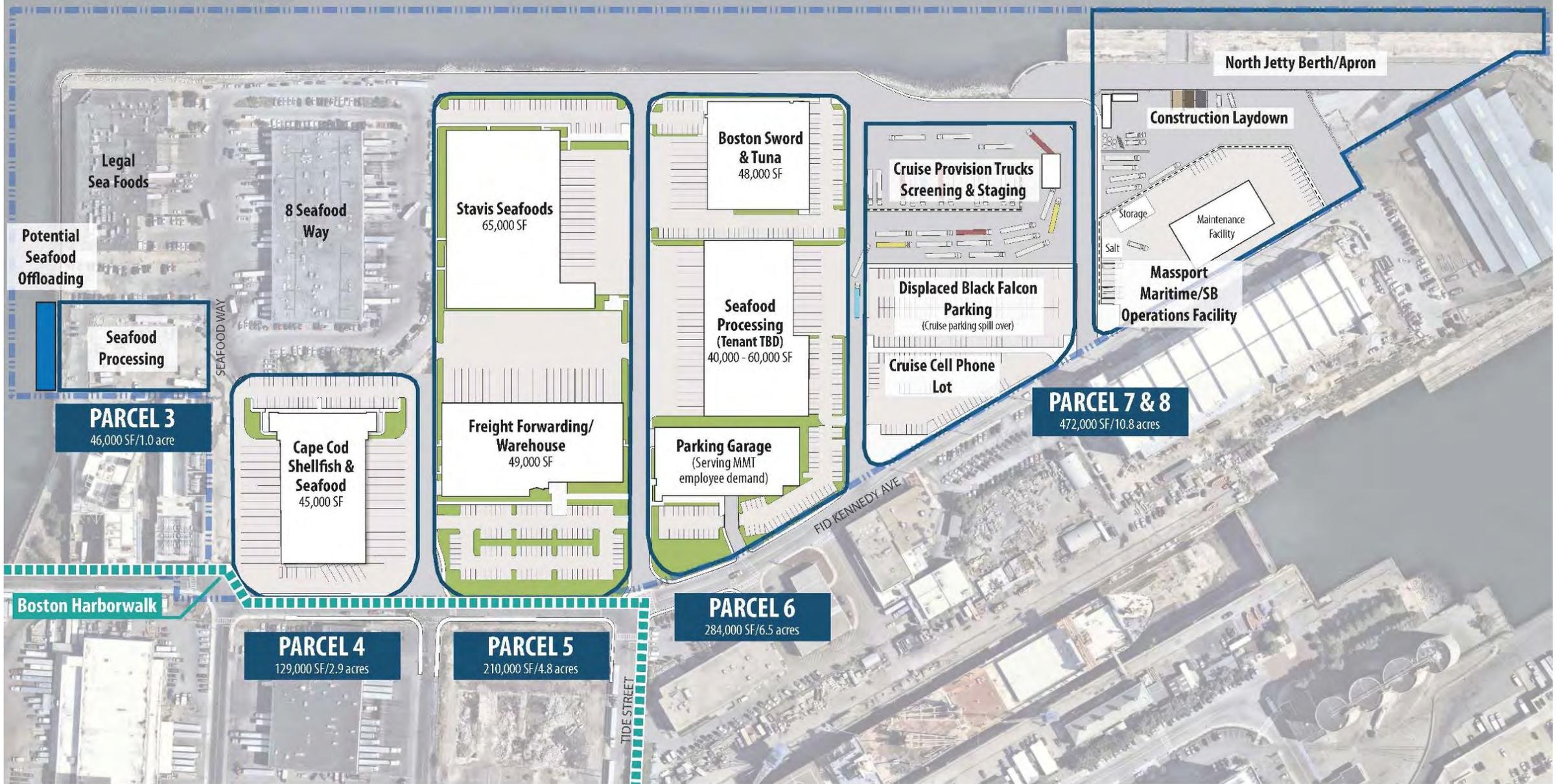
Mitch Fischman

Spalding Tougias Architects, Inc.

Pilot Seafood Properties III LLC

Pilot Seafood Properties

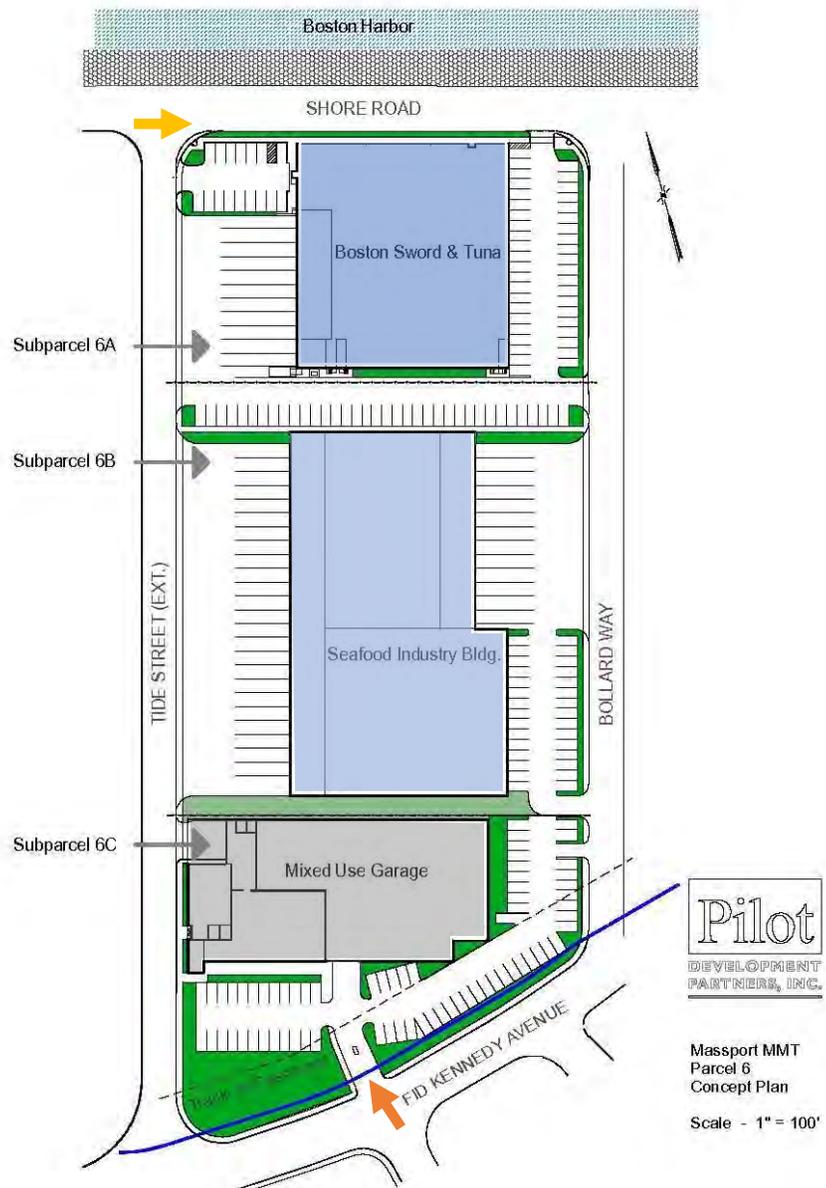
MLF Consulting LLC



Massachusetts Port Authority
 Real Estate & Asset Management
 April 2018



MMT Development Parcels
 Massport Marine Terminal
 South Boston, MA



FROM PILOT'S MARCH 6TH BCDC PRESENTATION

MMT Parcel 6 / Objectives

The development goals are to:

- Introduce medium- and larger-sized seafood companies to the MMT;
- Make full use of the capacity of the site area, including its proximity to the Boston waterfront;
- Add a much-needed parking resource for maritime industrial users;
- Support the seafood industry's long-term stability and future in Boston through industry-owned facilities;
- Provide a limited but valuable interface between the seafood industry and the public; and
- Develop other uses that provide programmatic enhancement to the seafood cluster in the Marine Park.

FROM PILOT'S MARCH 6TH BCDC PRESENTATION



Pilot Seafood Properties III LLC
At Massport Marine Terminal Parcel 6

BCDC May 1, 2018

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ARCHITECTS, INC.

FROM PILOT'S MARCH 6TH BCDC PRESENTATION

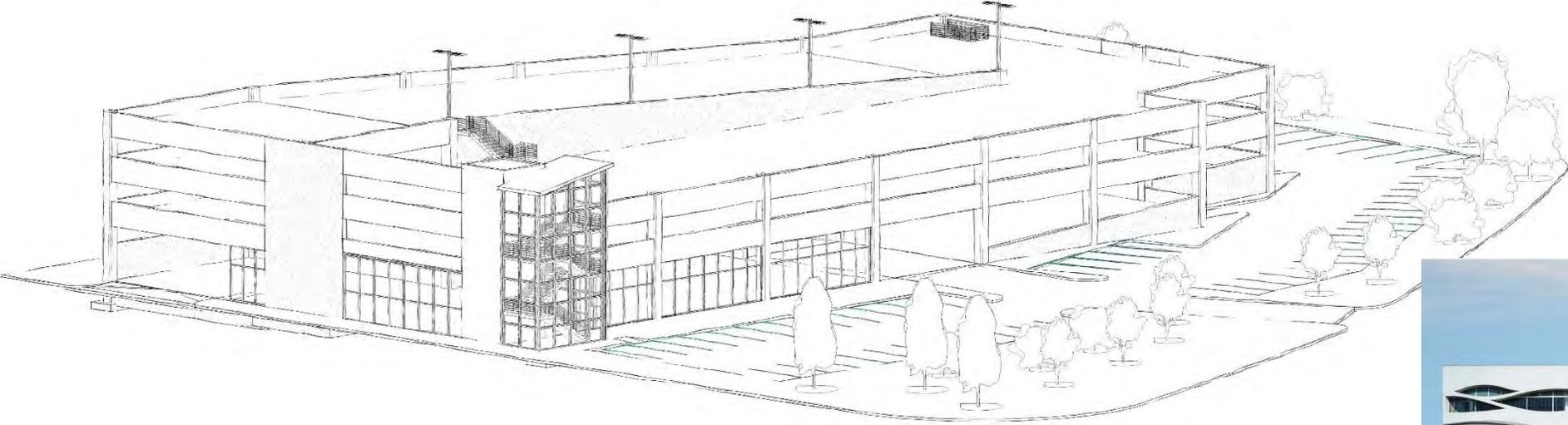


Pilot Seafood Properties III LLC
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Building alignment, parking, entrances

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 At Massport Marine Terminal Parcel 6

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Hingham MBTA ferry

Building alignment as seen from water side

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At Massport Marine Terminal Parcel 6

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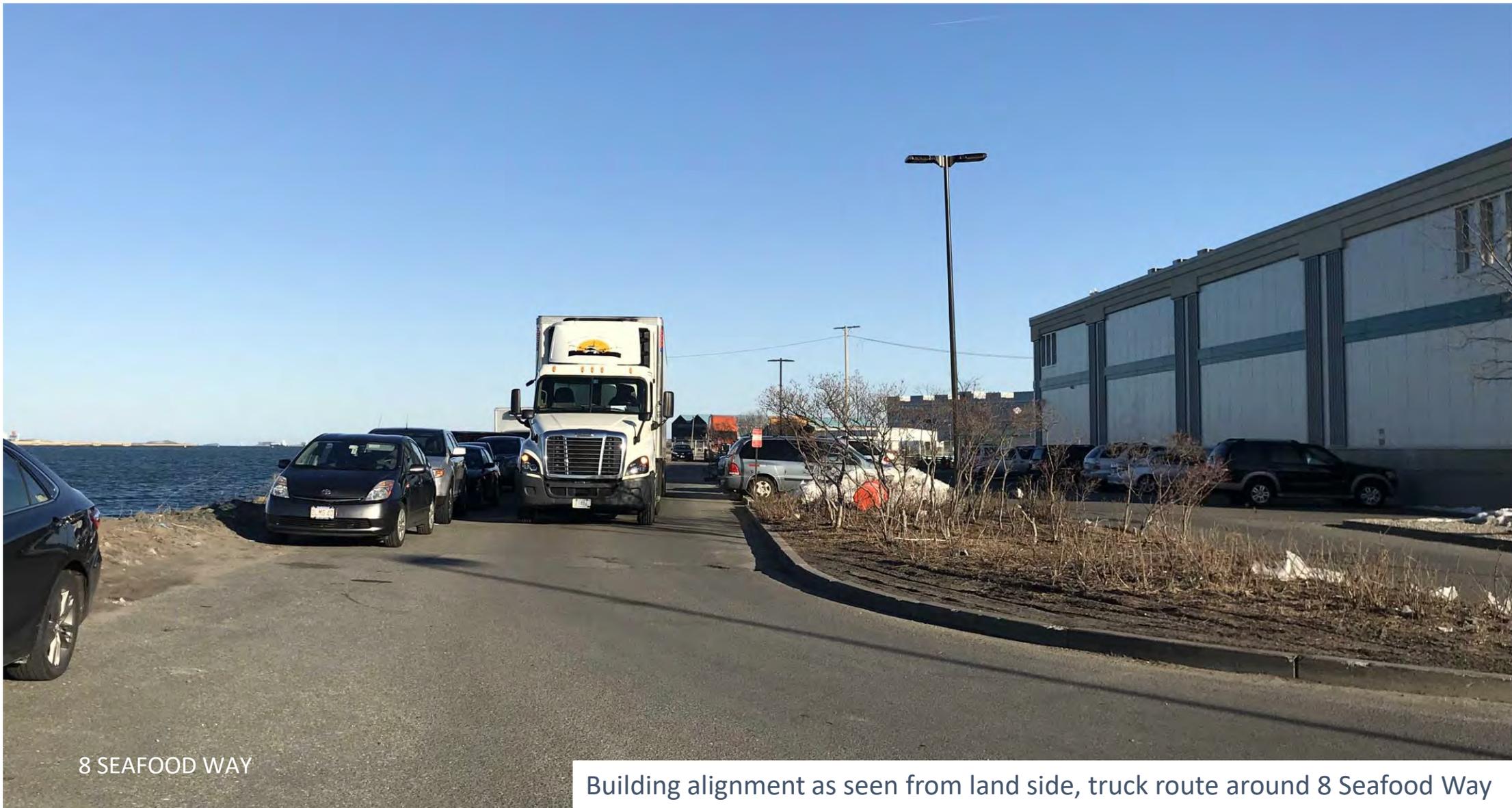


LEGAL SEA FOODS

Building alignment as seen from land side

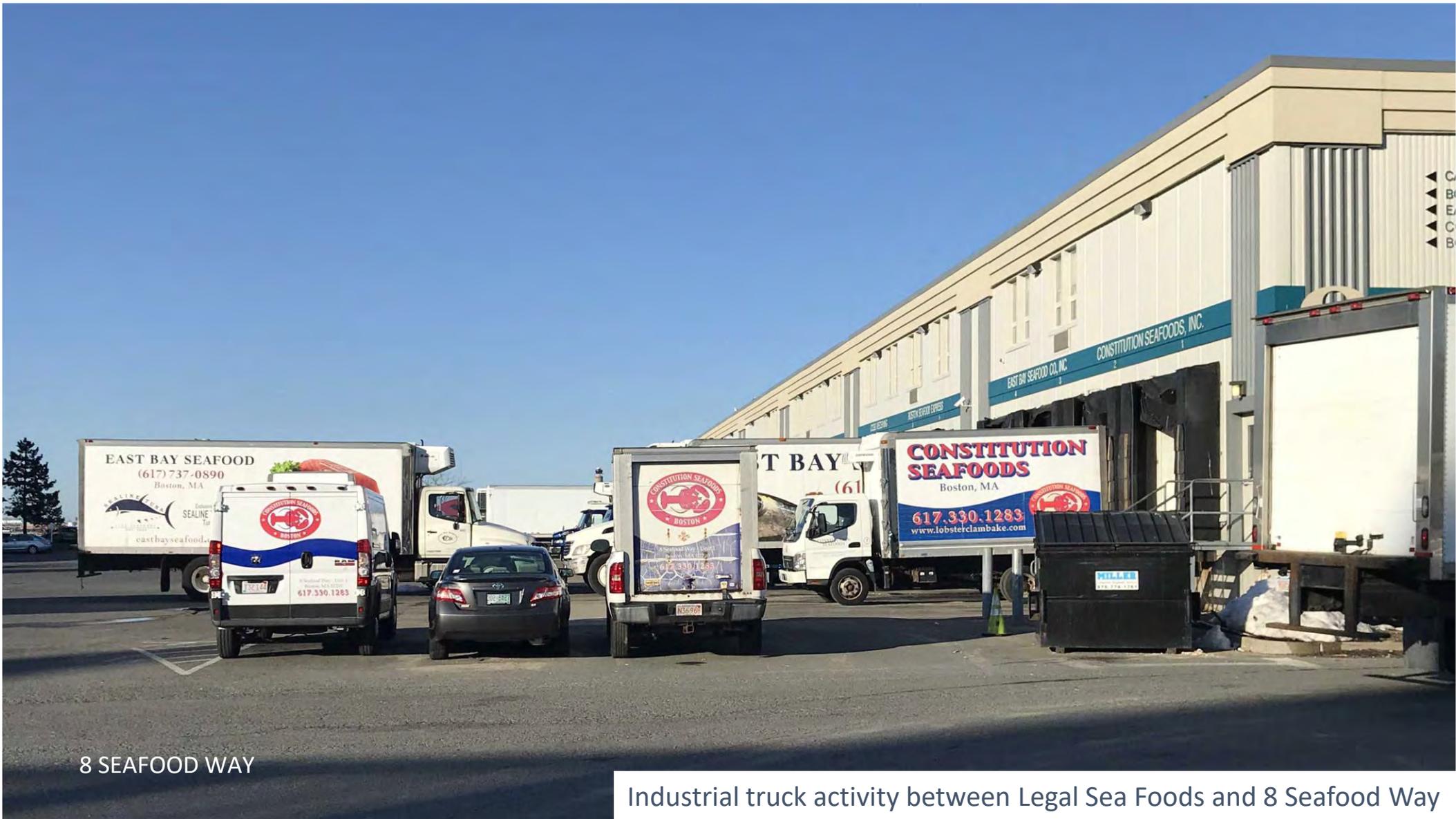
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8 SEAFOOD WAY

Building alignment as seen from land side, truck route around 8 Seafood Way



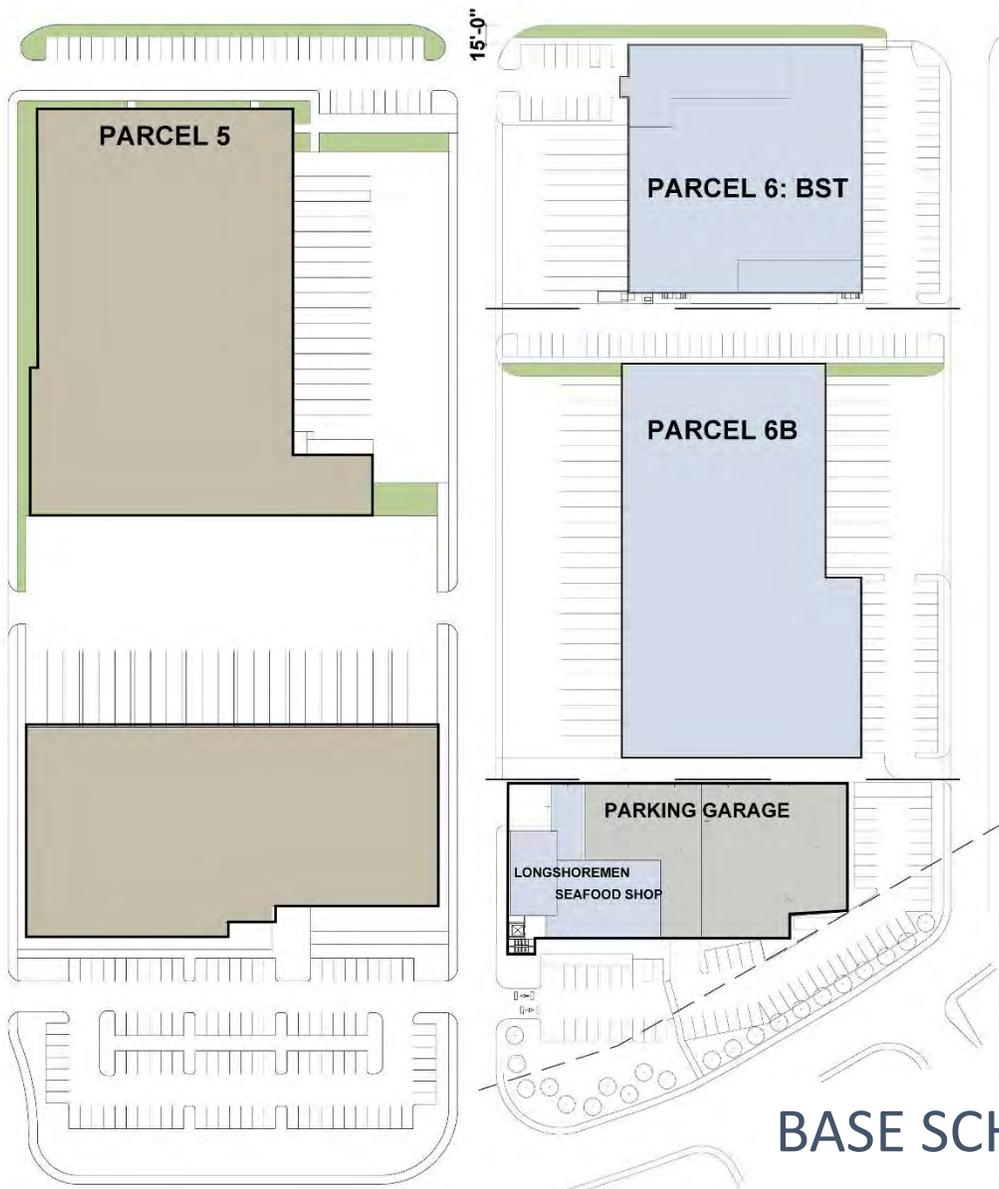
8 SEAFOOD WAY

Industrial truck activity between Legal Sea Foods and 8 Seafood Way

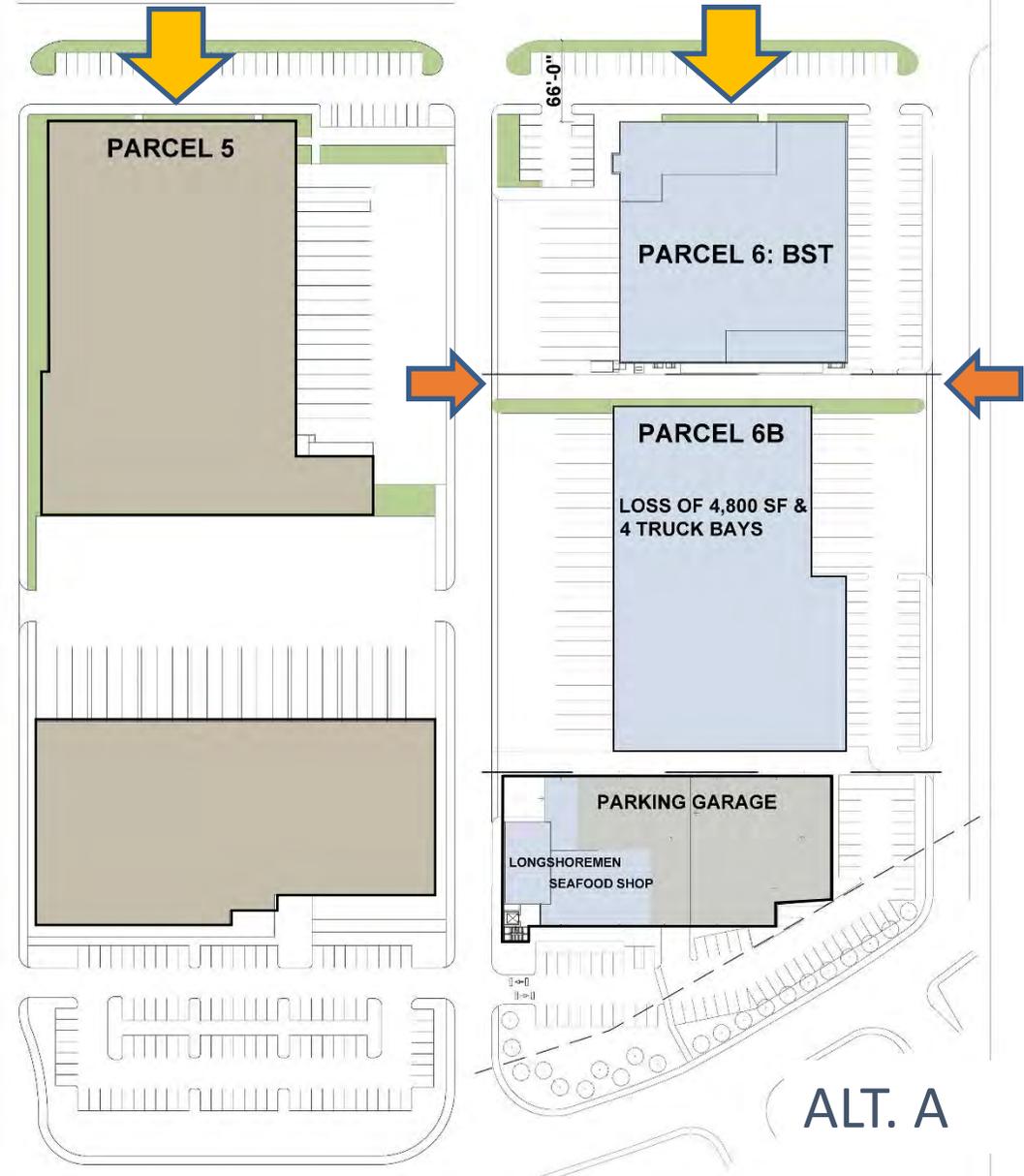
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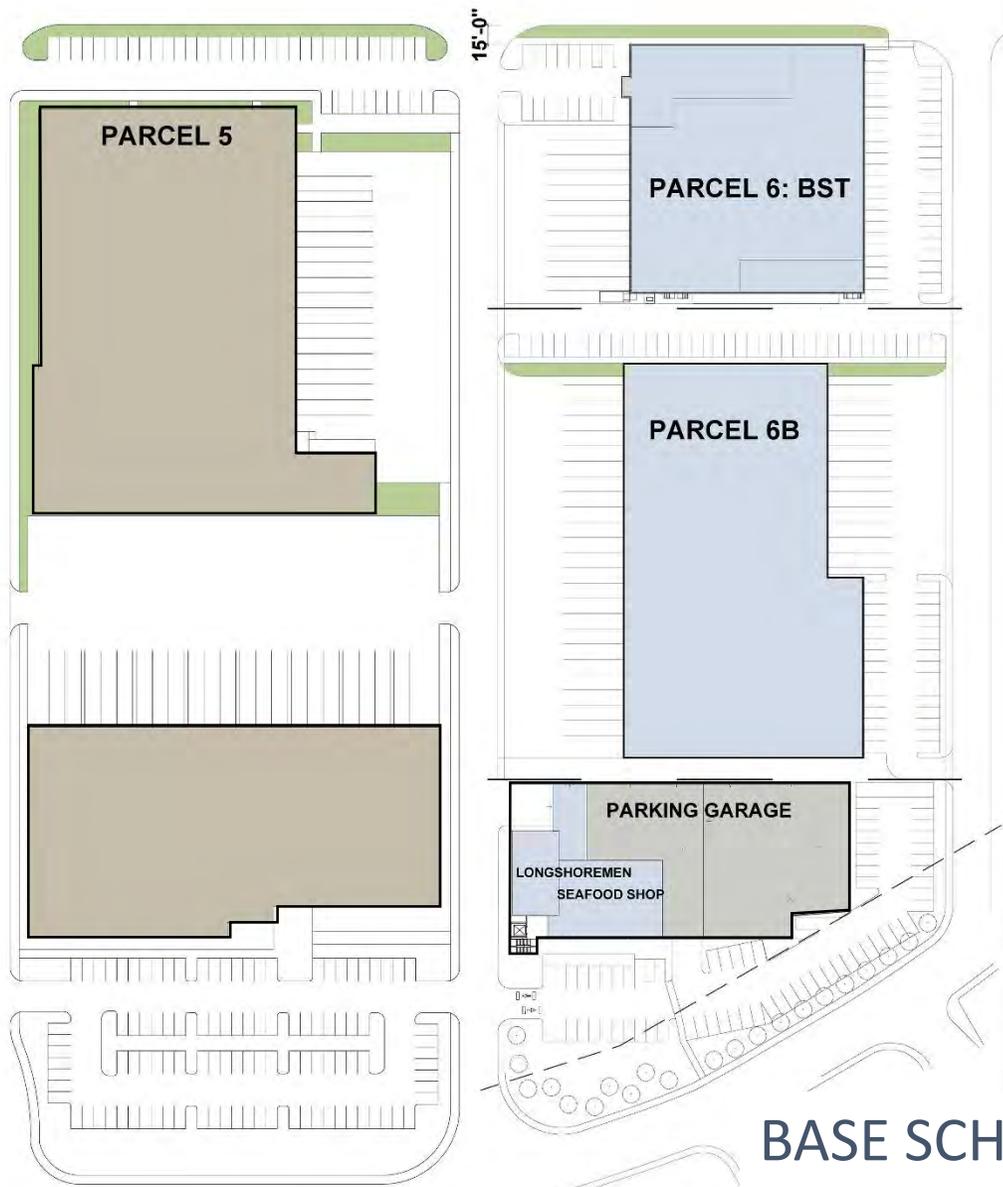
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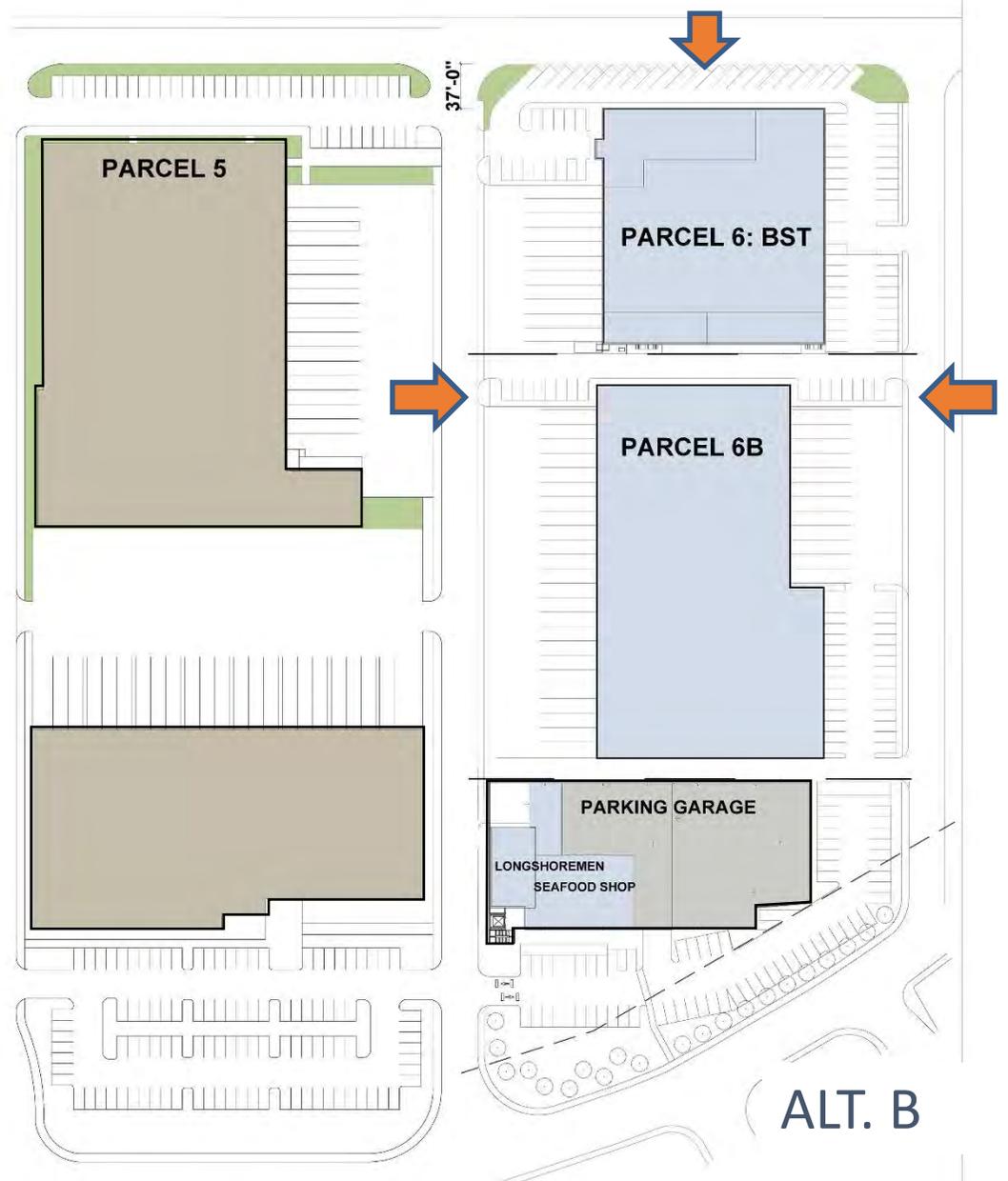
BASE SCHEME



ALT. A



BASE SCHEME



ALT. B



Parking, entrance alignment Parcels 5 and 6, Boston Sword & Tuna building design, super graphic frame for Parcel 6 unity

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At Massport Marine Terminal Parcel 6

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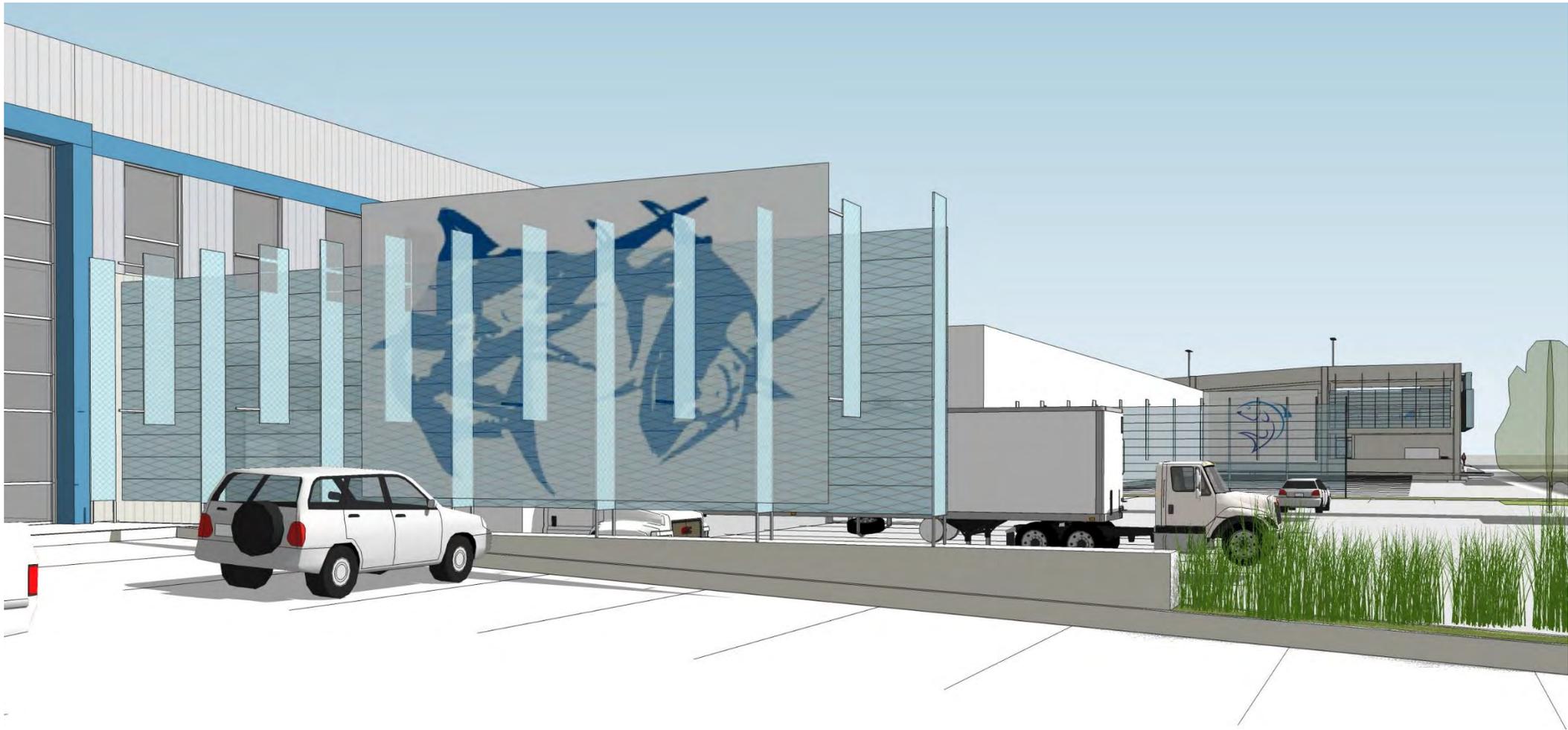


Boston Sword & Tuna building design: corner, signage, panel colors and super graphic frame for Parcel 6 unit

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At Massport Marine Terminal Parcel 6

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Supergraphic frame for Parcel 6 unity

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At Massport Marine Terminal Parcel 6

May 1, 2018





Boston Sword & Tuna building design, Bollard Way and Shore Road sides: signage, panel colors and pattern

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At Massport Marine Terminal Parcel 6

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Vehicle entrance on Tide Street Extension, sidewalk to seafood shop from FID Kennedy Avenue

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At Massport Marine Terminal Parcel 6

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Vehicle entrance on Tide Street Extension, seafood shop, International Longshoreman's, garage screening, super graphics

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Seafood shop with outdoor seating, dynamic garage screening

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At Massport Marine Terminal Parcel 6

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Garage screening and super graphic frame

Pilot Seafood Properties III LLC
At Massport Marine Terminal Parcel 6

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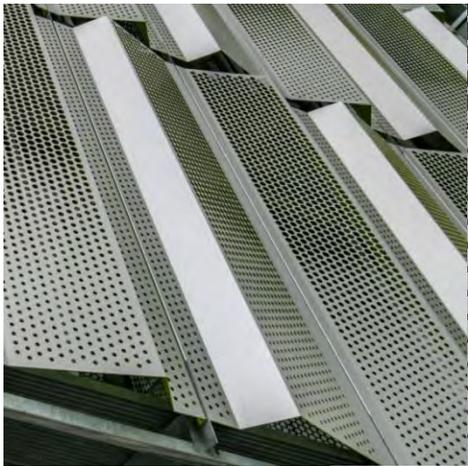
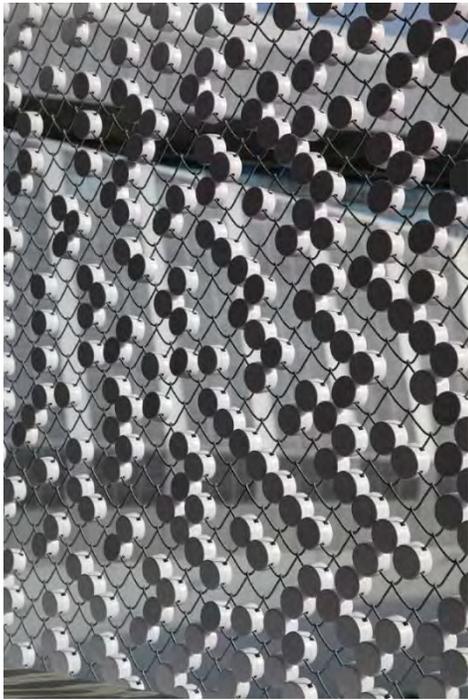
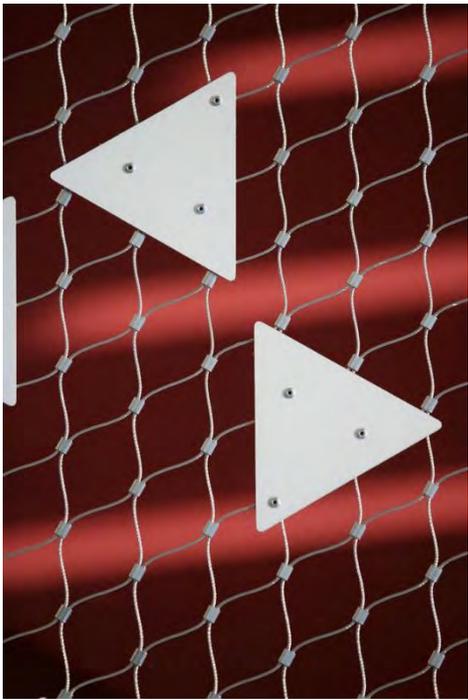


Precedent images for garage screening

Pilot Seafood Properties III LLC
At Massport Marine Terminal Parcel 6



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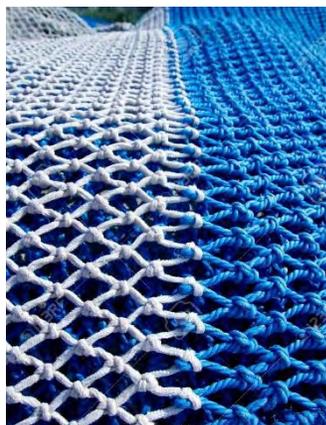


Precedent images for garage screening materials

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Precedent images for super graphic frame

Pilot Seafood Properties III LLC
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