

# Seaport Square Parcel P

28 May 2019

Seaport District Boston  
BCDC Meeting #3



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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 #2:** May 14, 2019
- **BCDC Subcommittee Workshop #3:** May 28, 2019
- **Construction Start:** Fall 2019
- **Completion:** Mid-2022



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## FEEDBACK FROM MAY 14TH BCDC PRESENTATION

1. Clarify building setbacks in relation to surrounding District context
2. Clarify concept of exterior expression as a continuation of the Fort Point District context
3. Study the exterior expression of 'the cut' (west facade)
4. Study the retail experience at Summer Steps



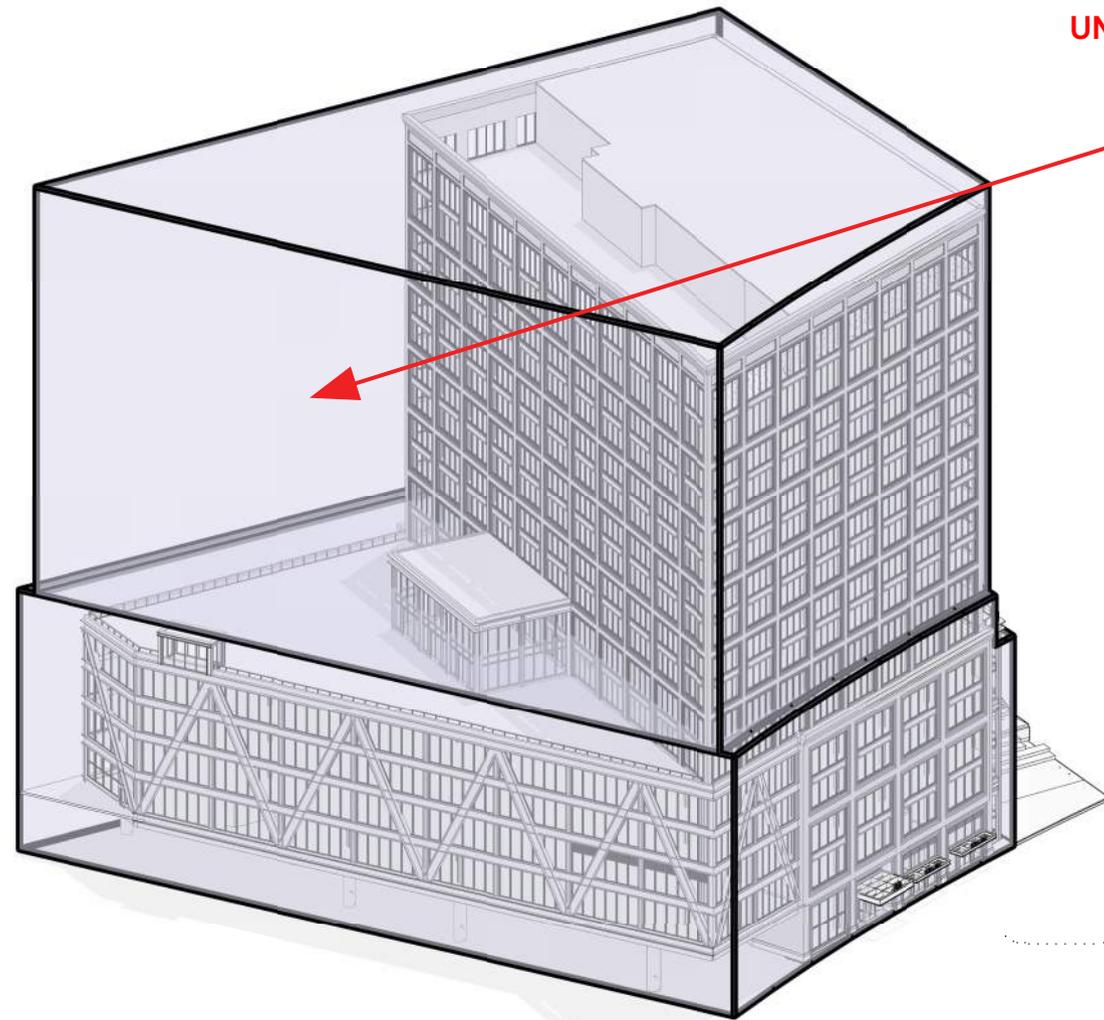
# RESPONSES:

- **MASSING**
  - Relation to Zoning Envelope
- **BUILDING SETBACK RELATIONSHIPS**
  - District Context View Spectrum
  - Setback Studies
- **EXTERIOR EXPRESSION**
  - Historical Context & Inspiration
  - Articulation of 'The Cut'
  - Pedestrian Experience

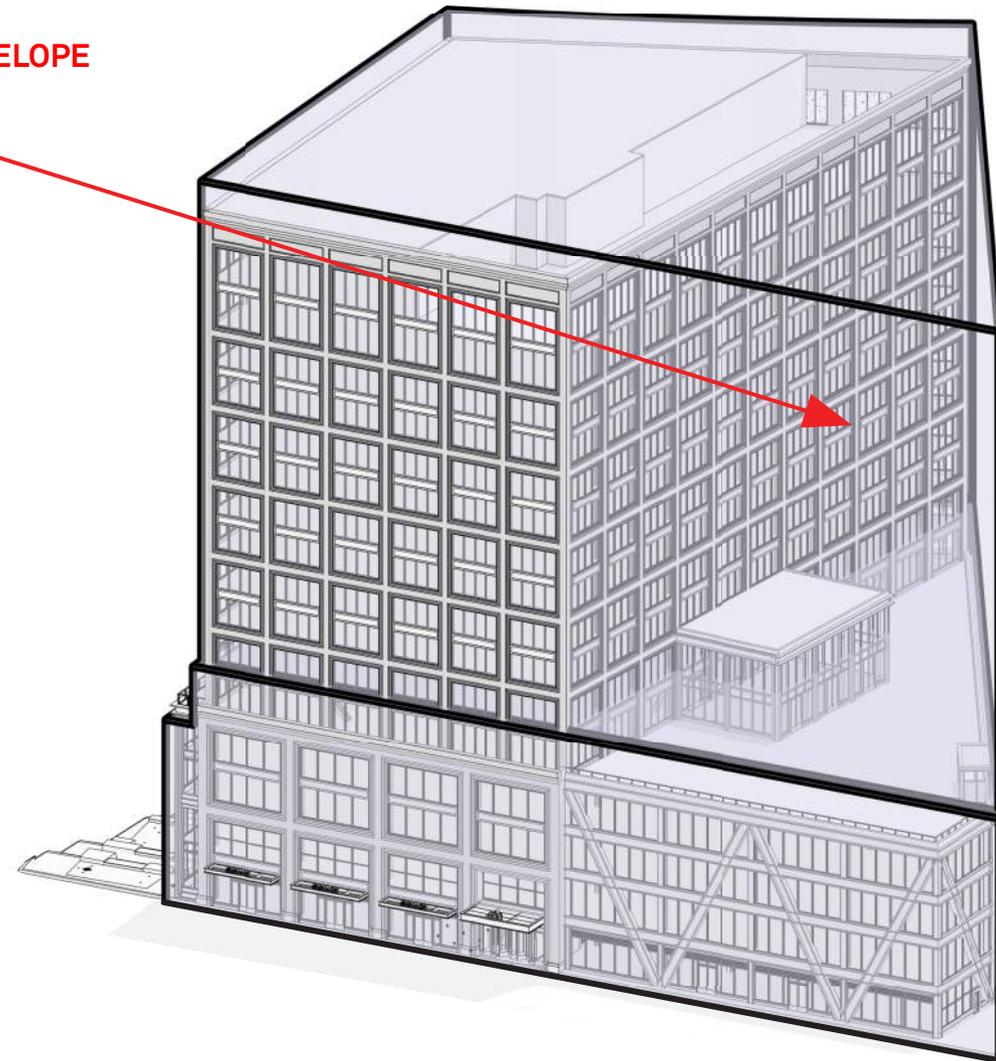


# MASSING: Relation to Zoning Envelope





CONGRESS ST



SUMMER ST

APPROVED PDA MASSING ENVELOPE

# **BUILDING SETBACK RELATIONSHIPS:** District Context View Spectrum



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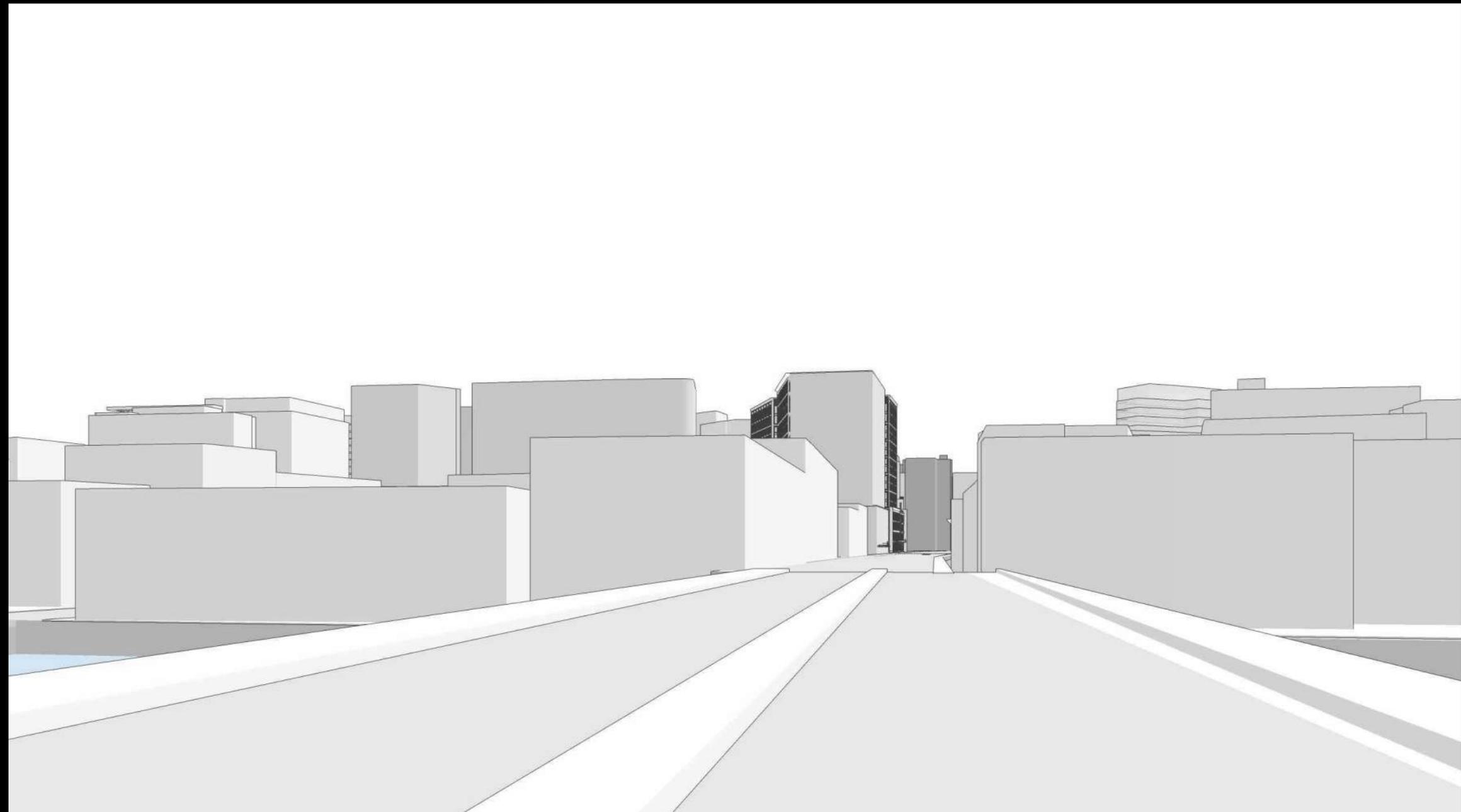
DISTRICT CONTEXT VIEW SPECTRUM

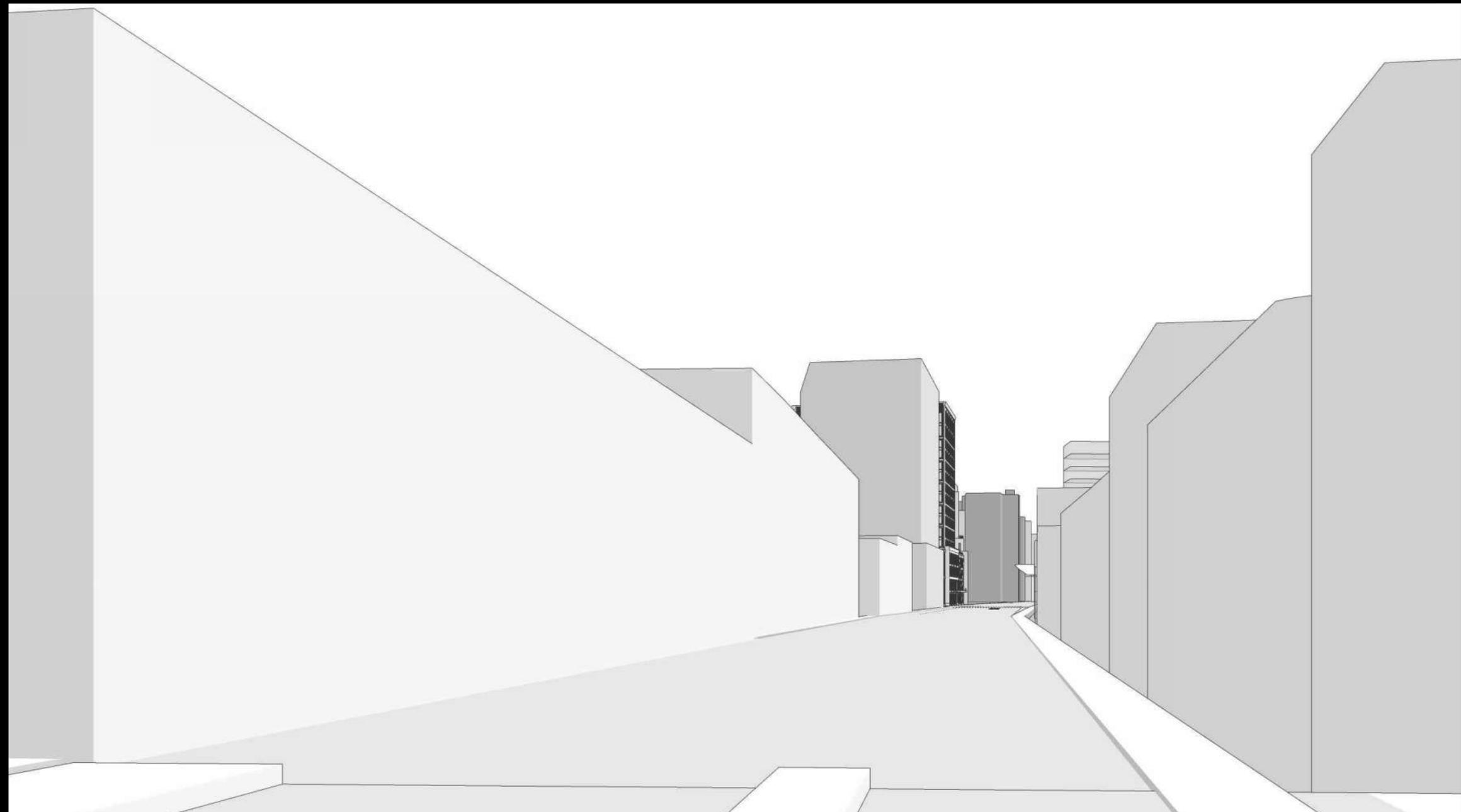


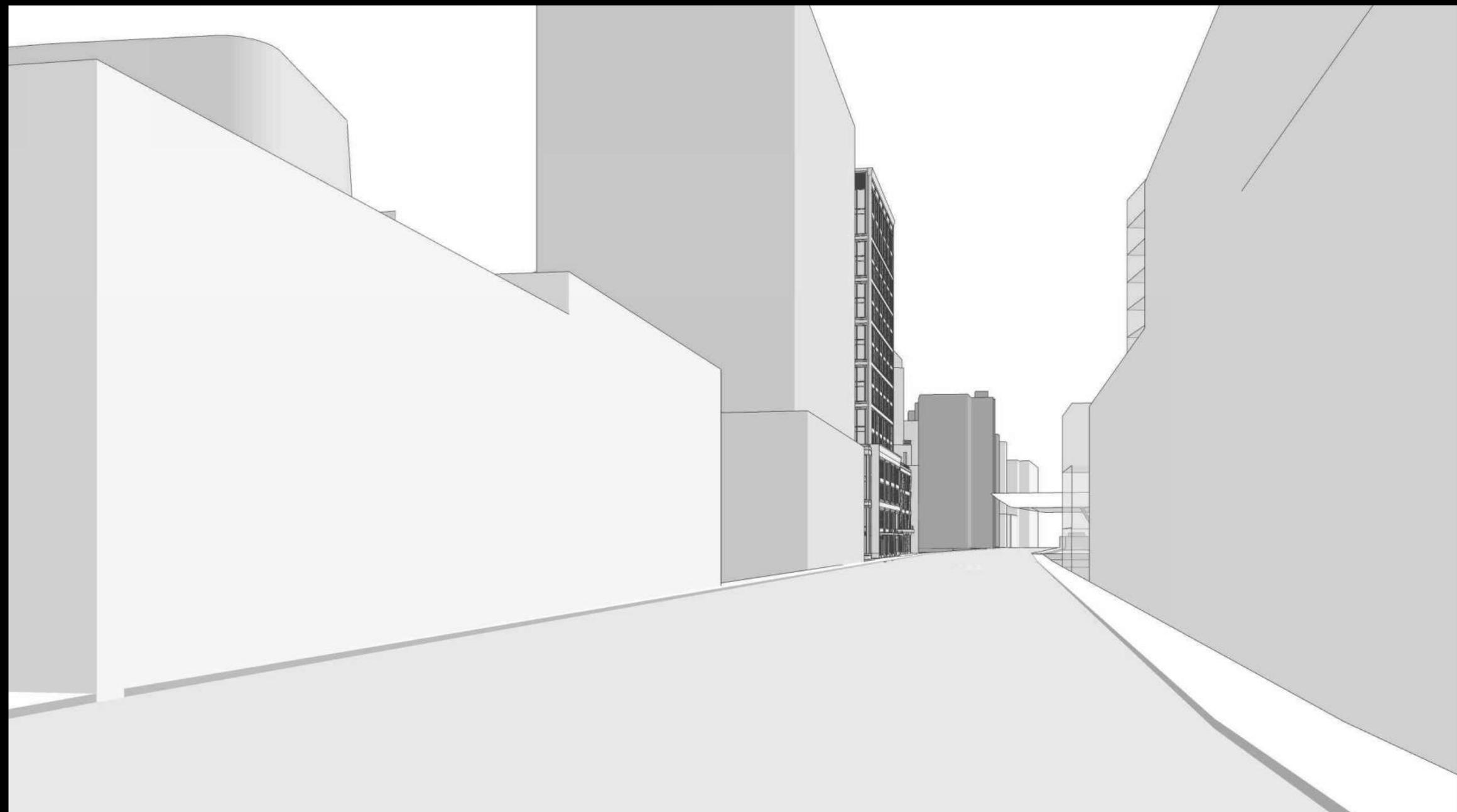
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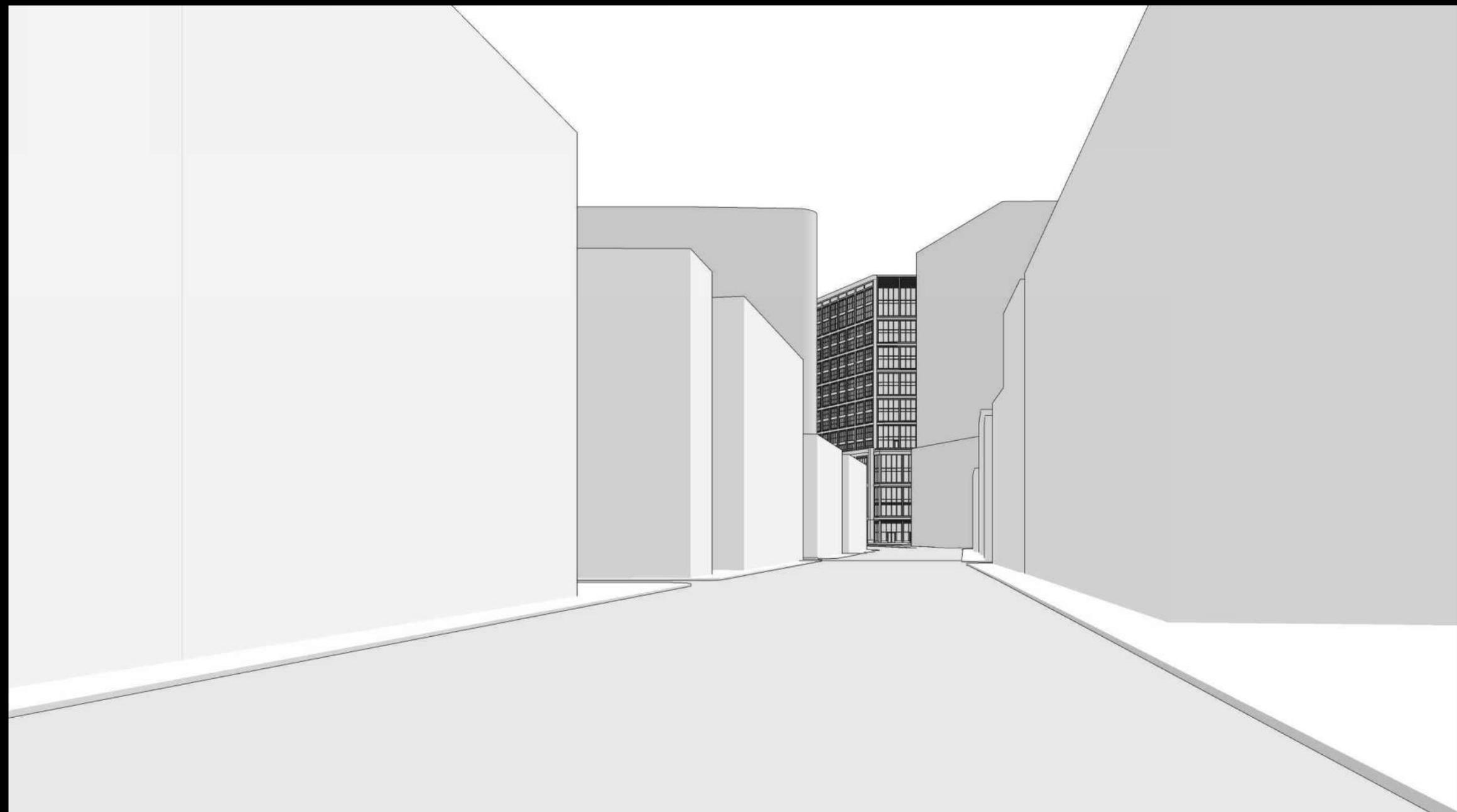


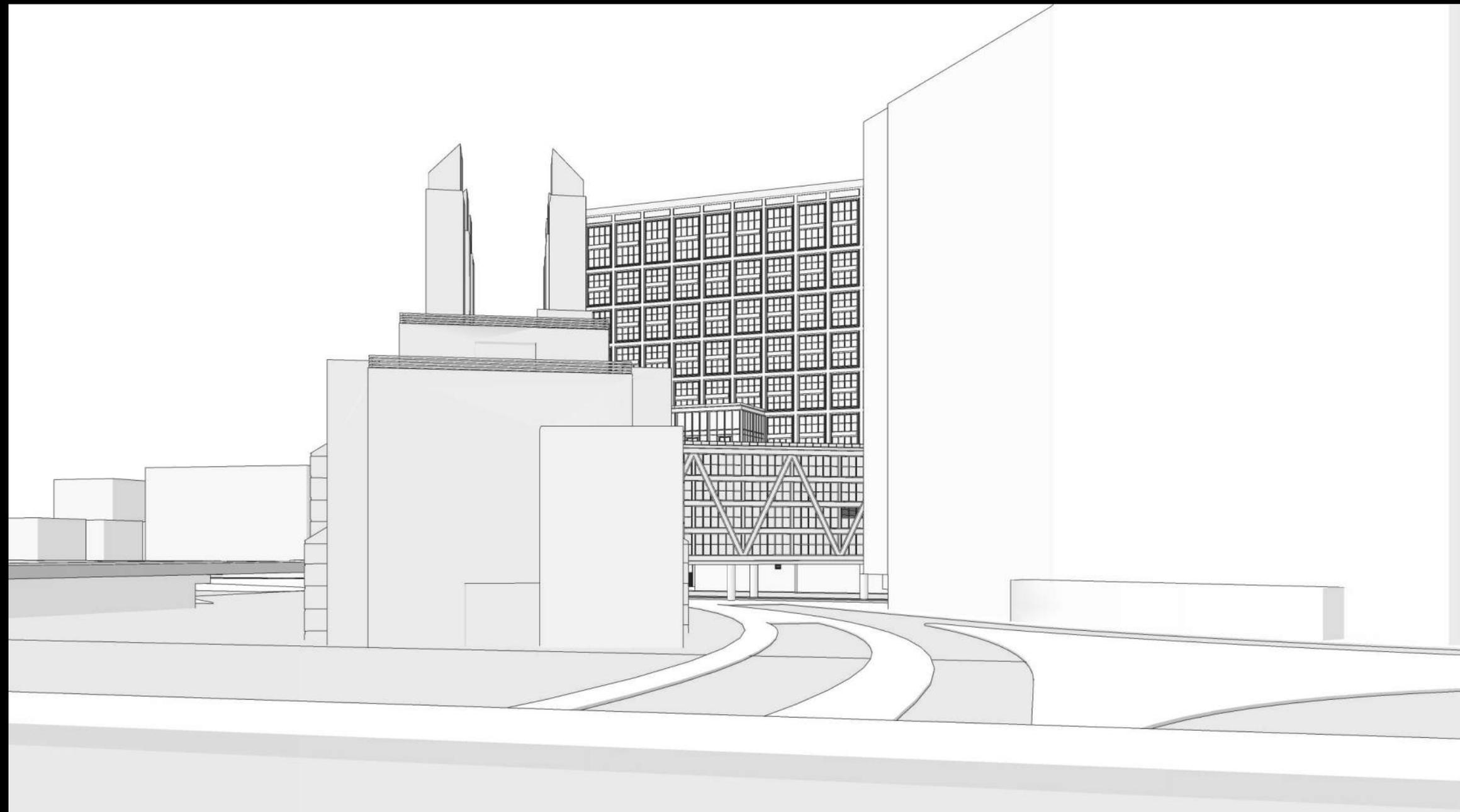
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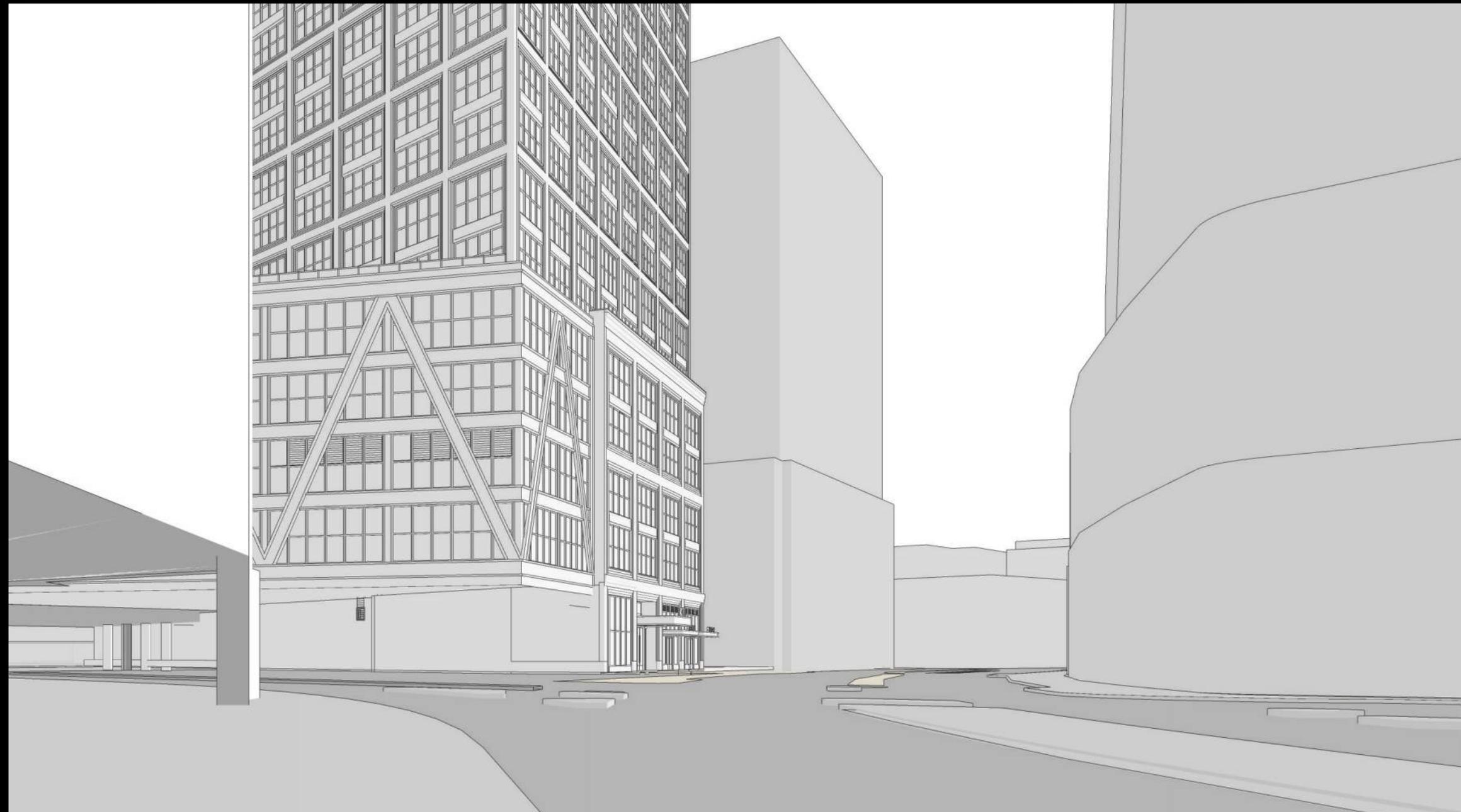




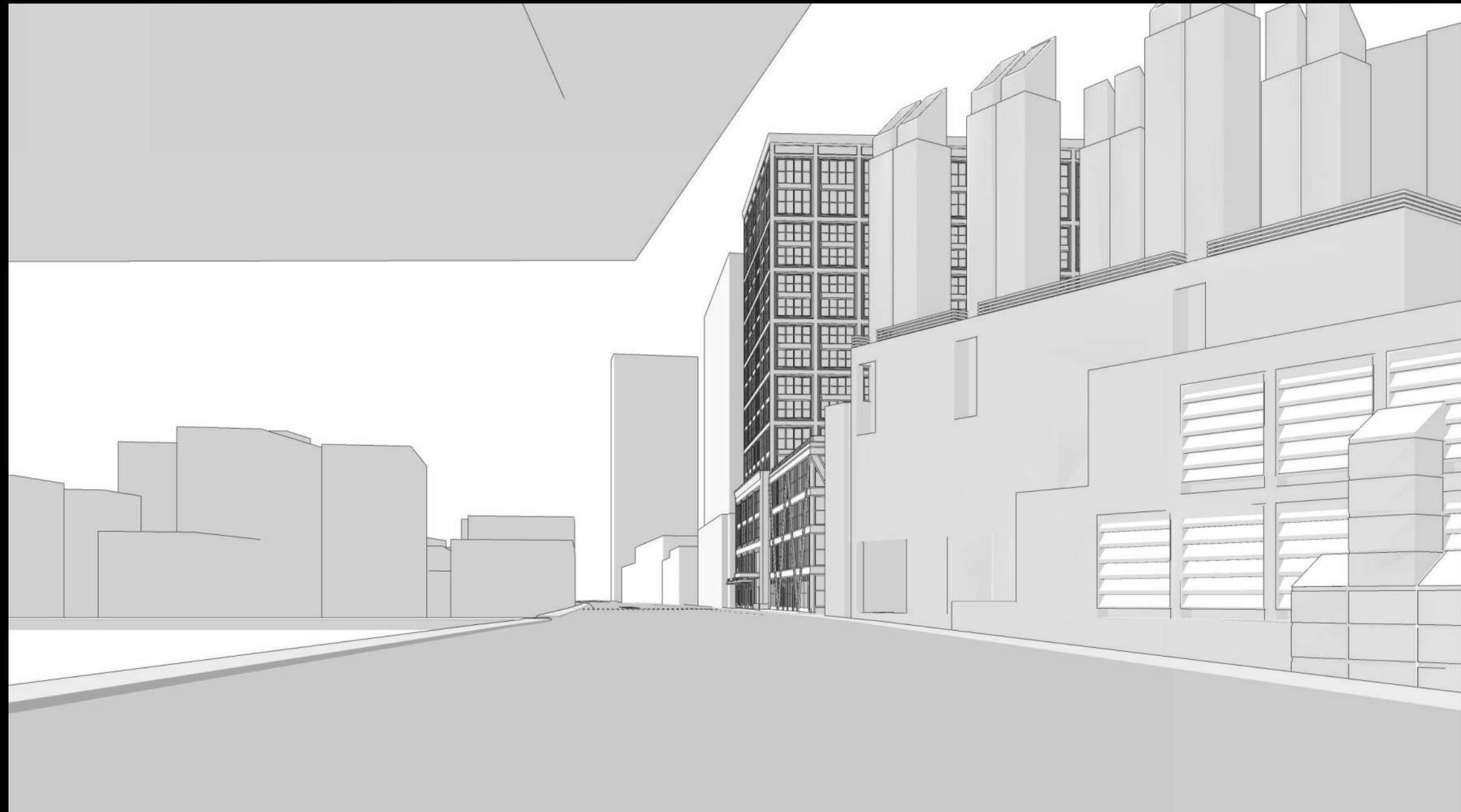




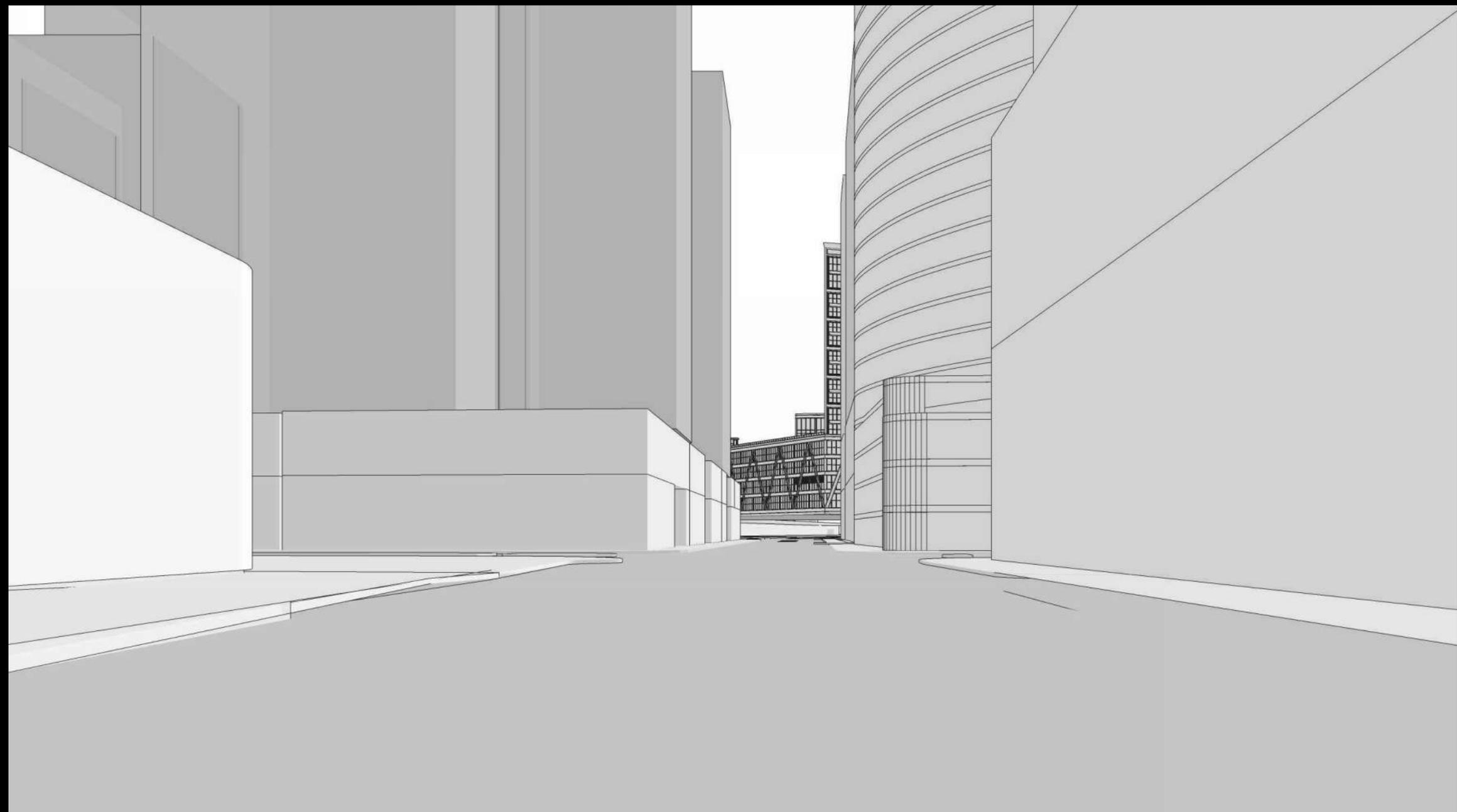


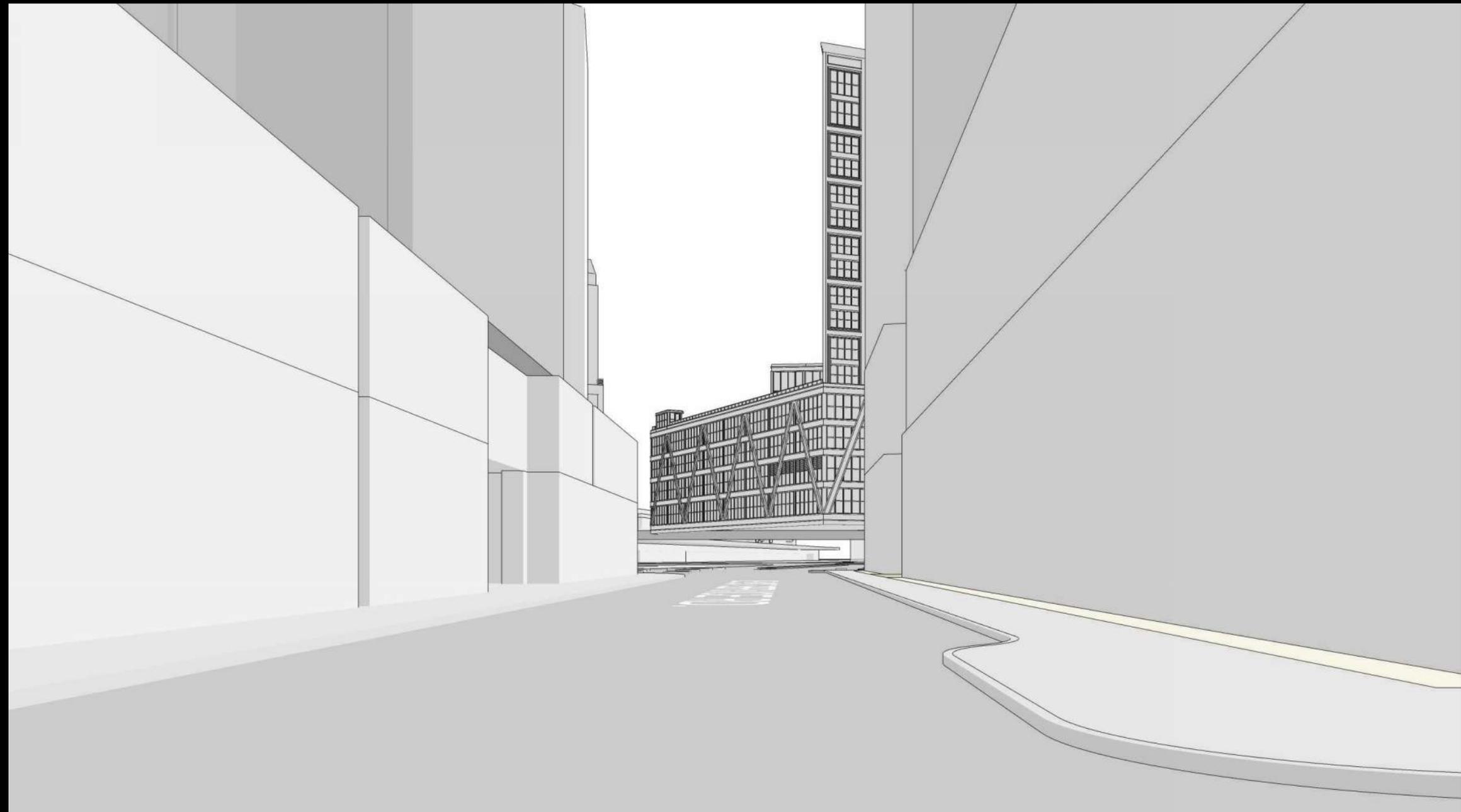
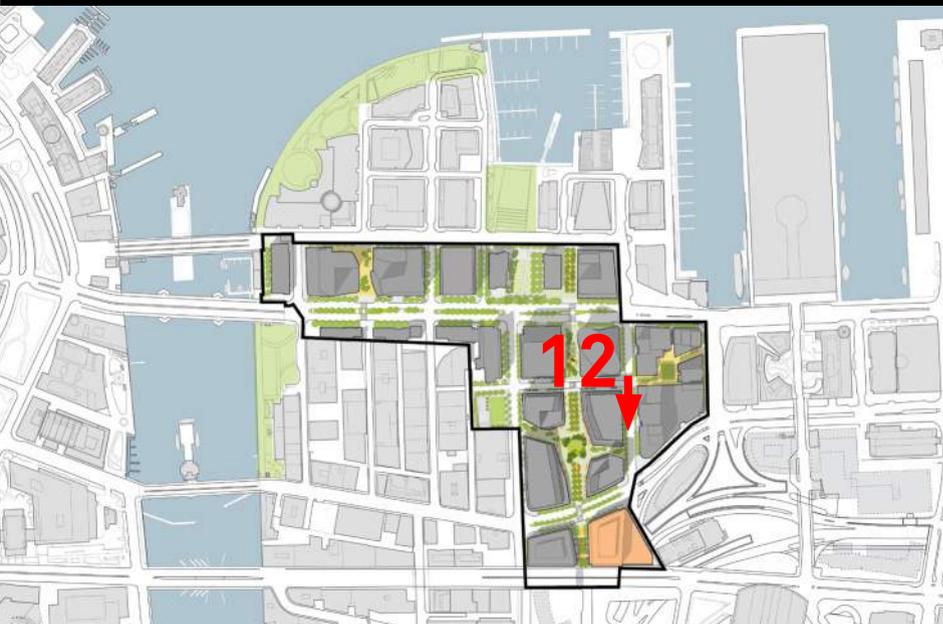


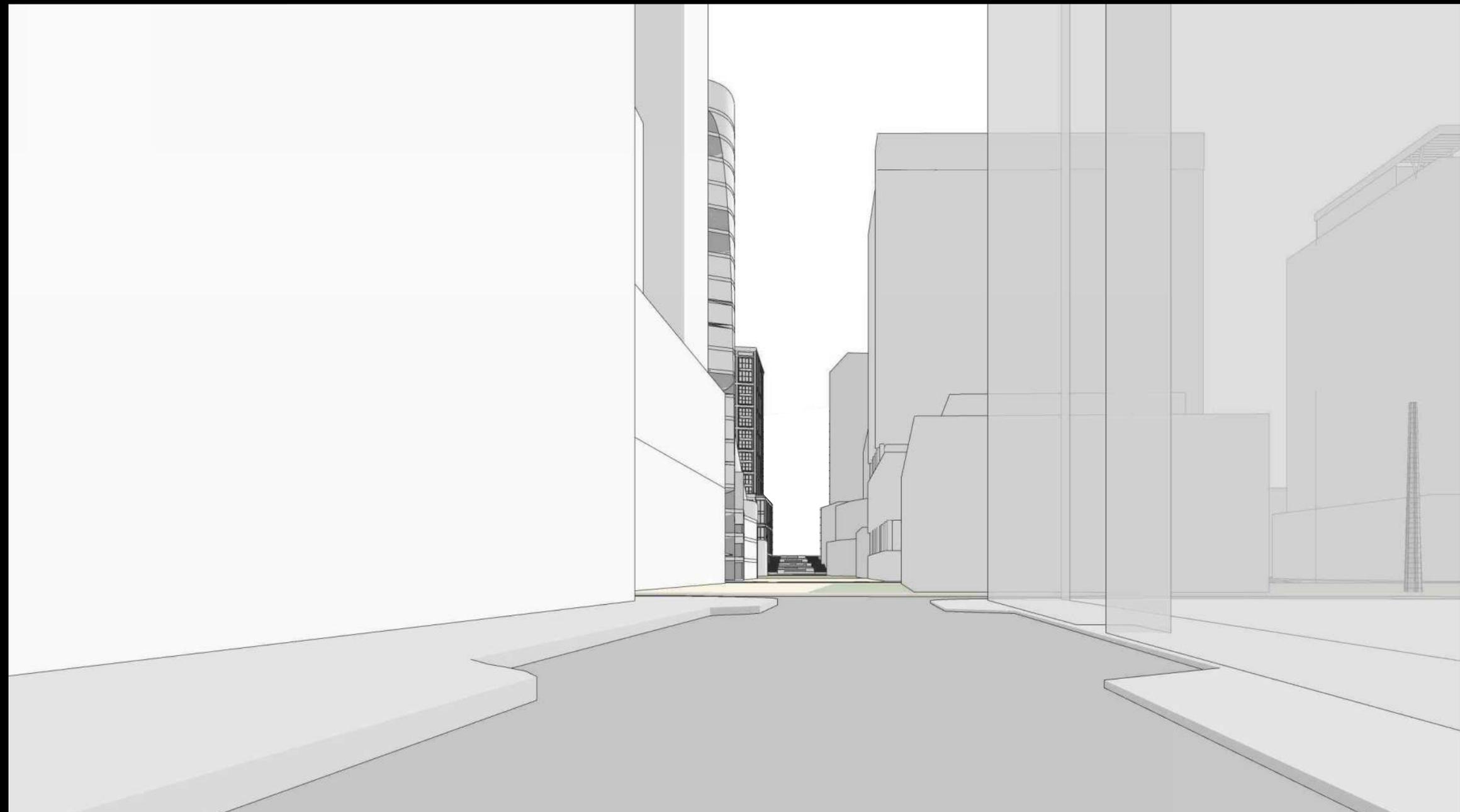


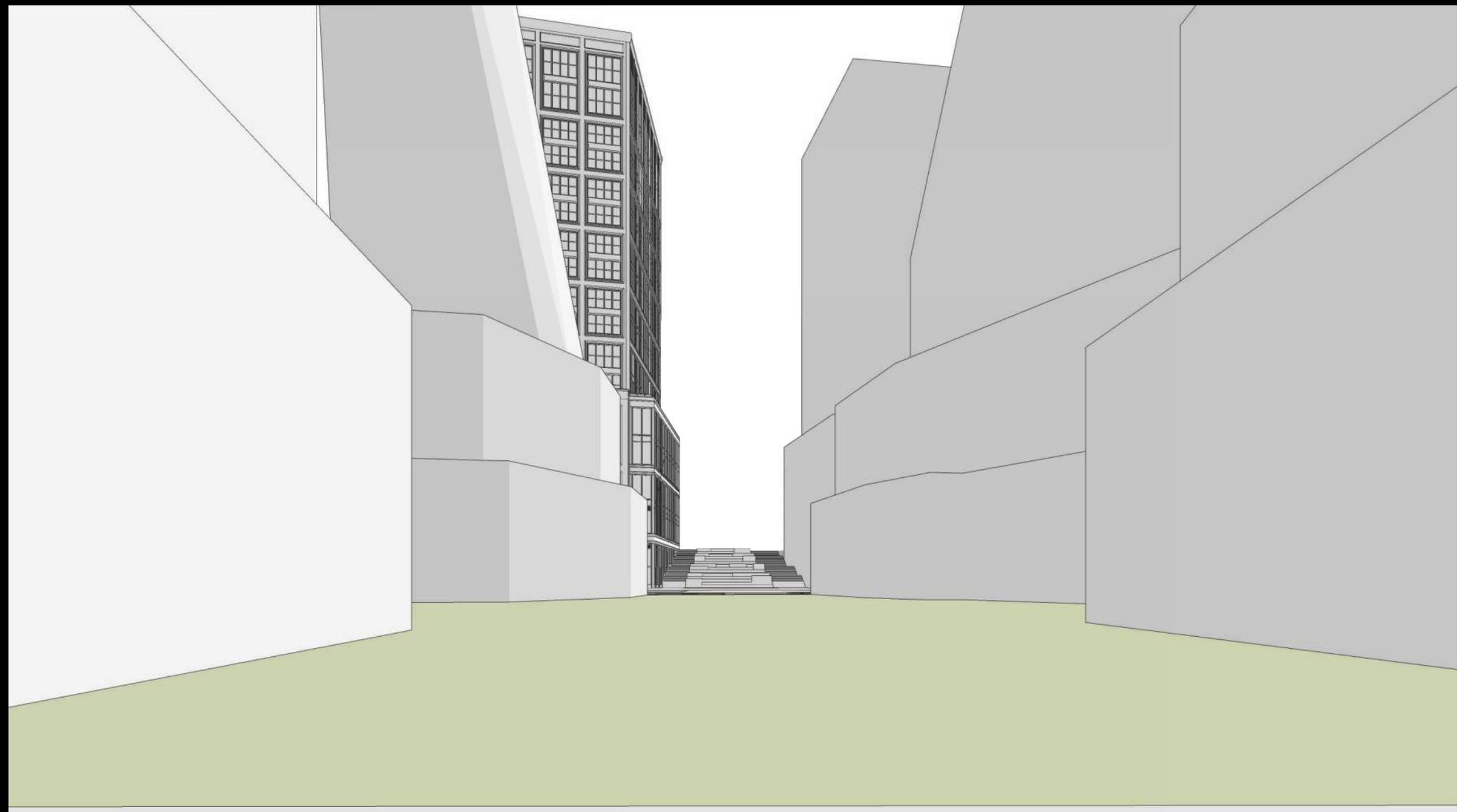
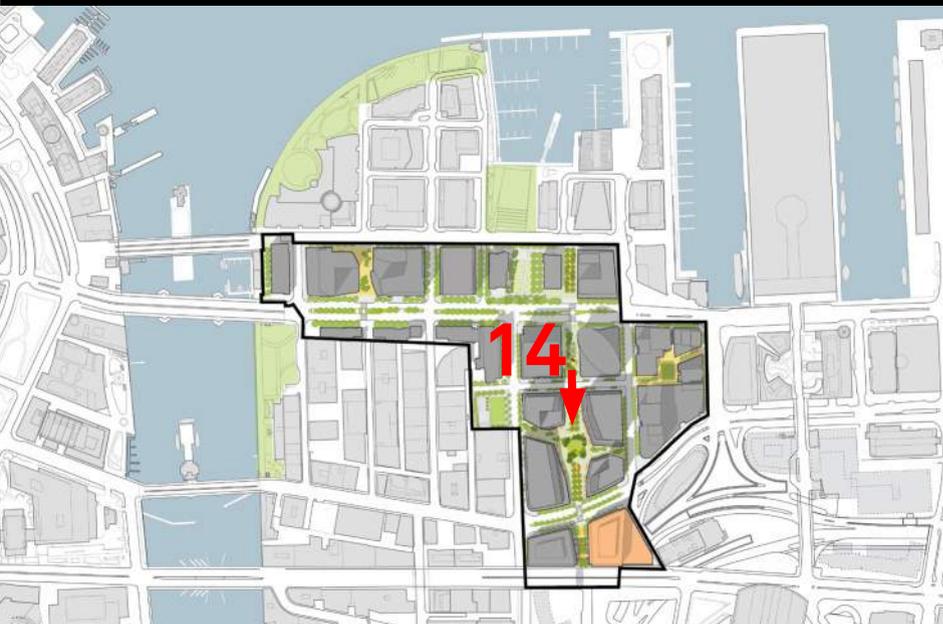


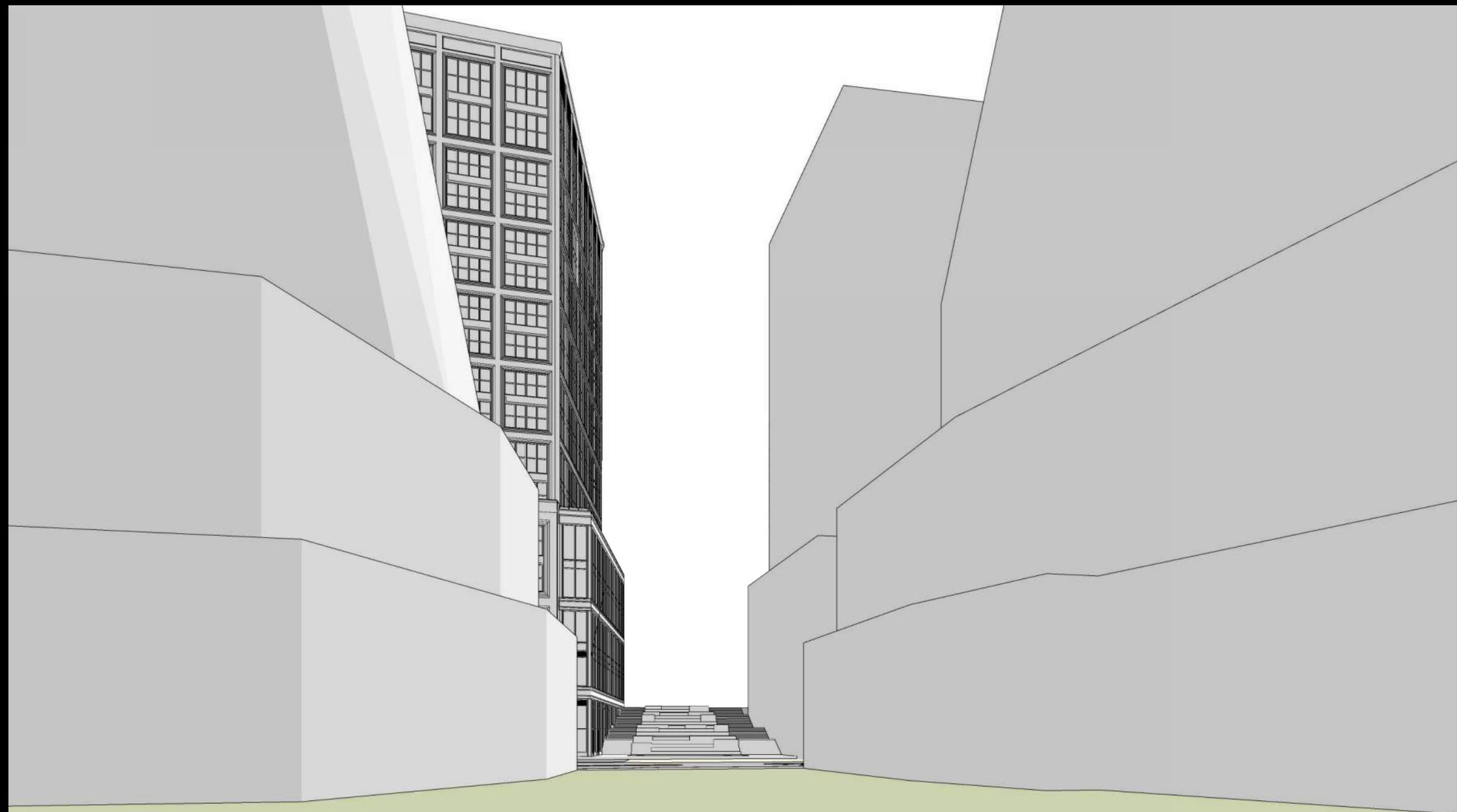












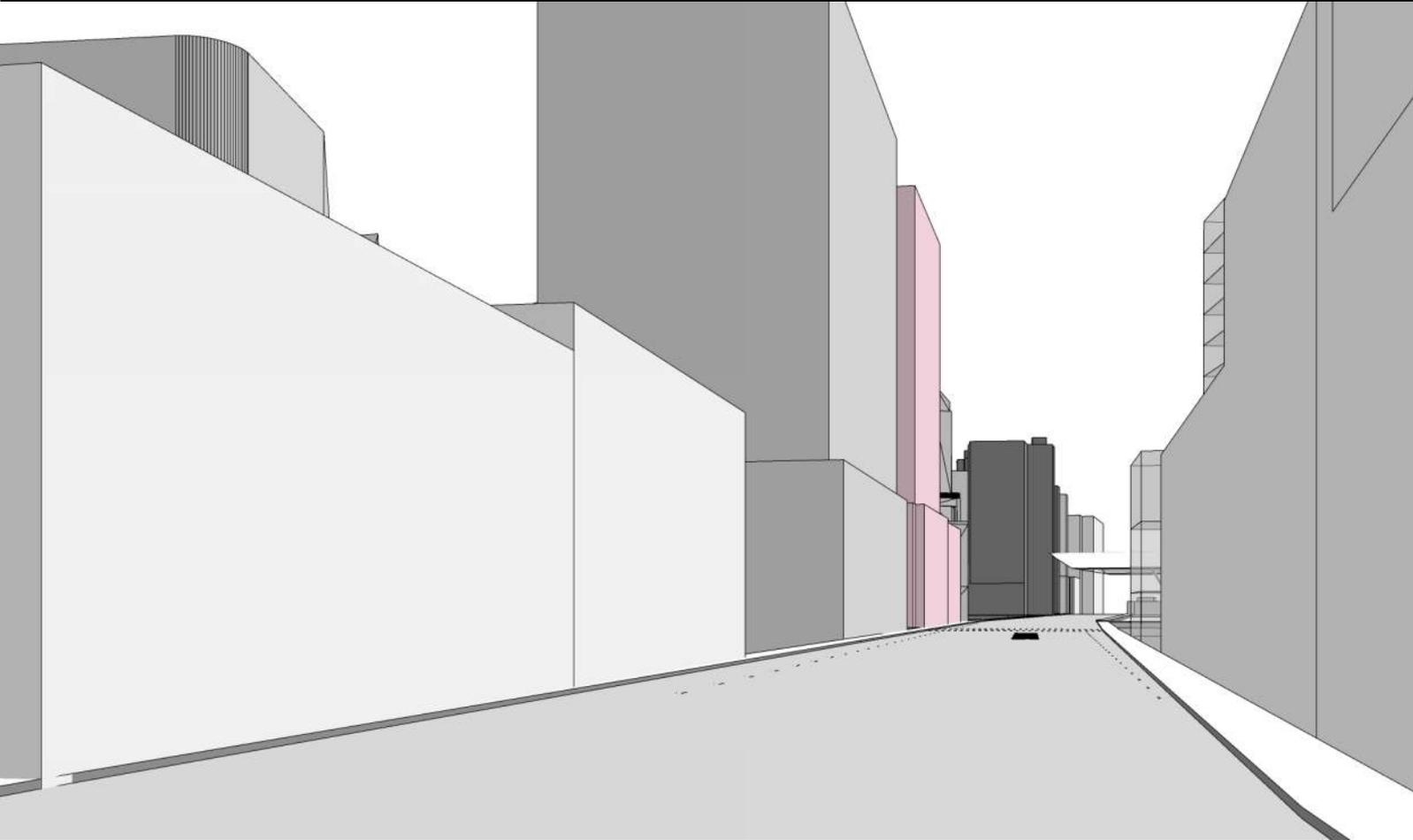
# **BUILDING SETBACK RELATIONSHIPS:** Setback Studies



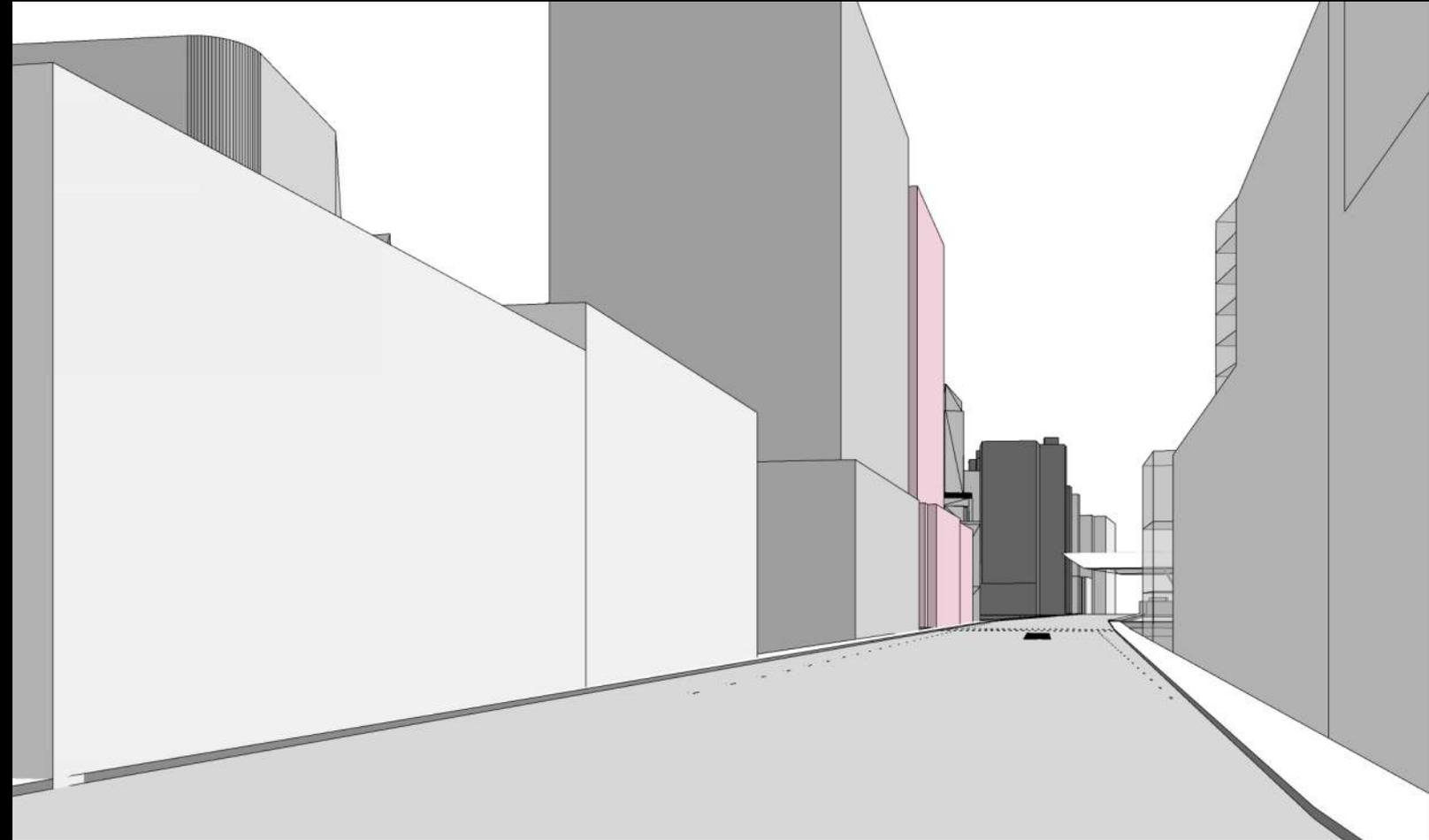
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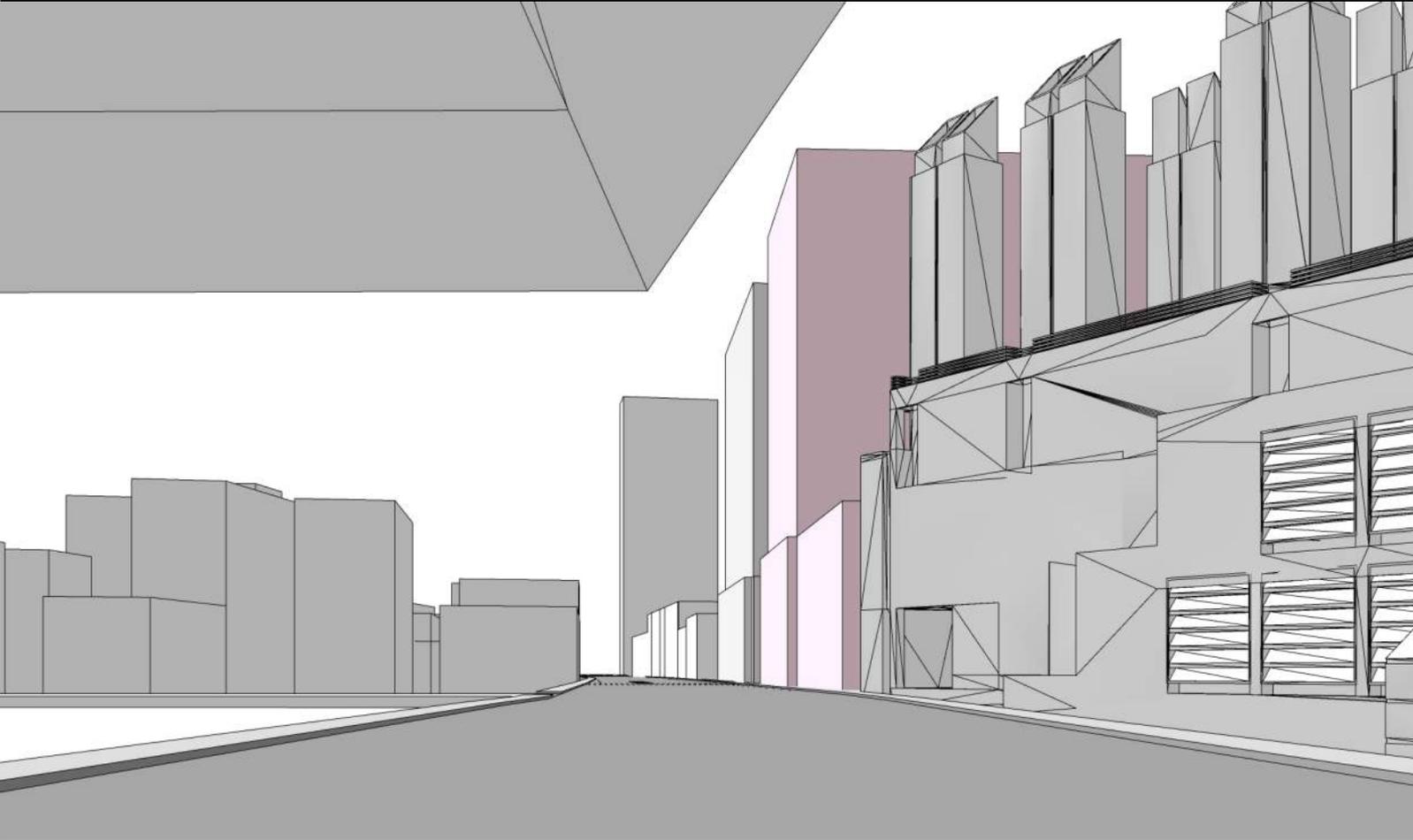
**Stantec** WSDEVELOPMENT



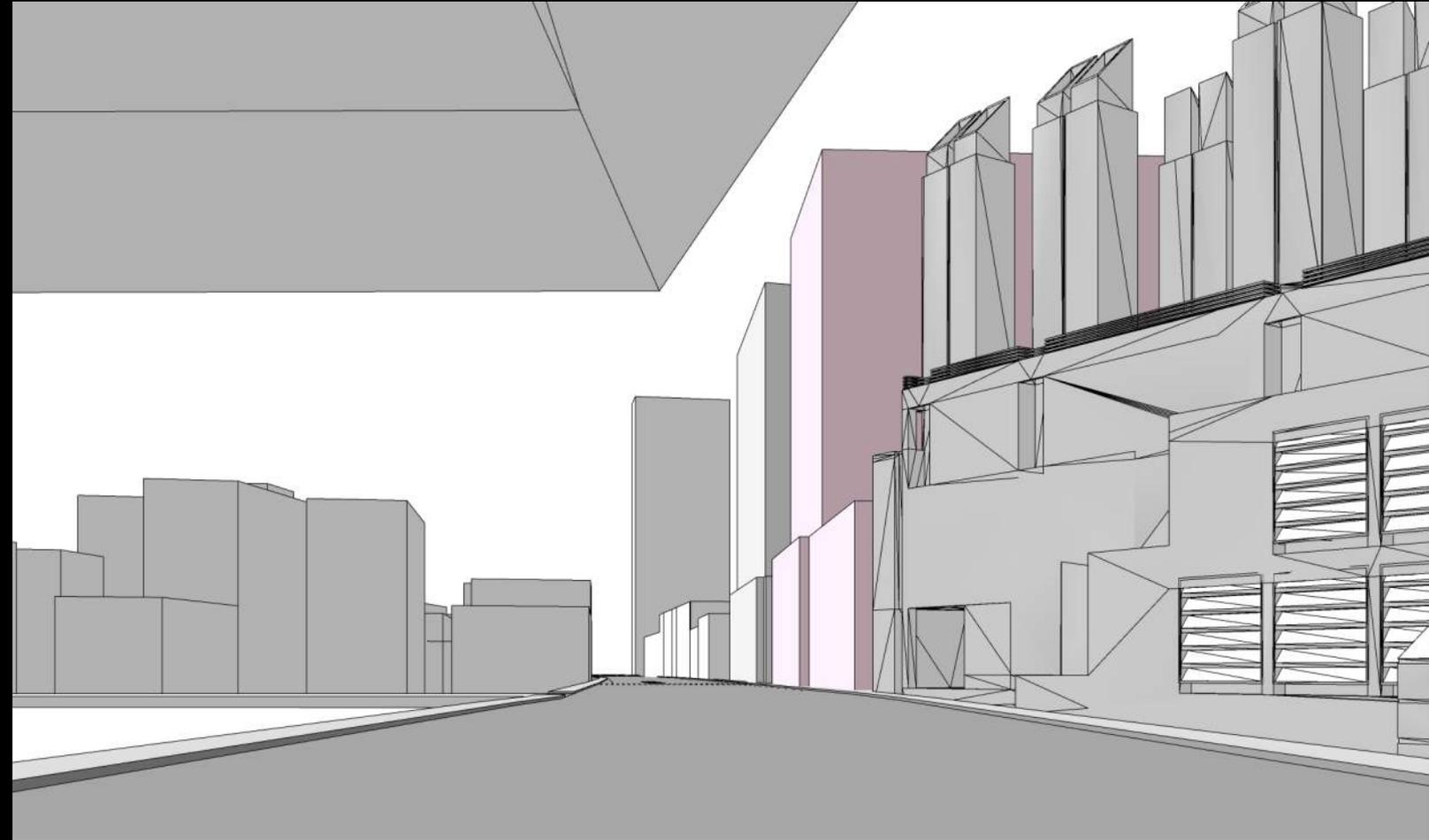
PROPOSED SETBACK (5')



ADDITIONAL SETBACK (10')

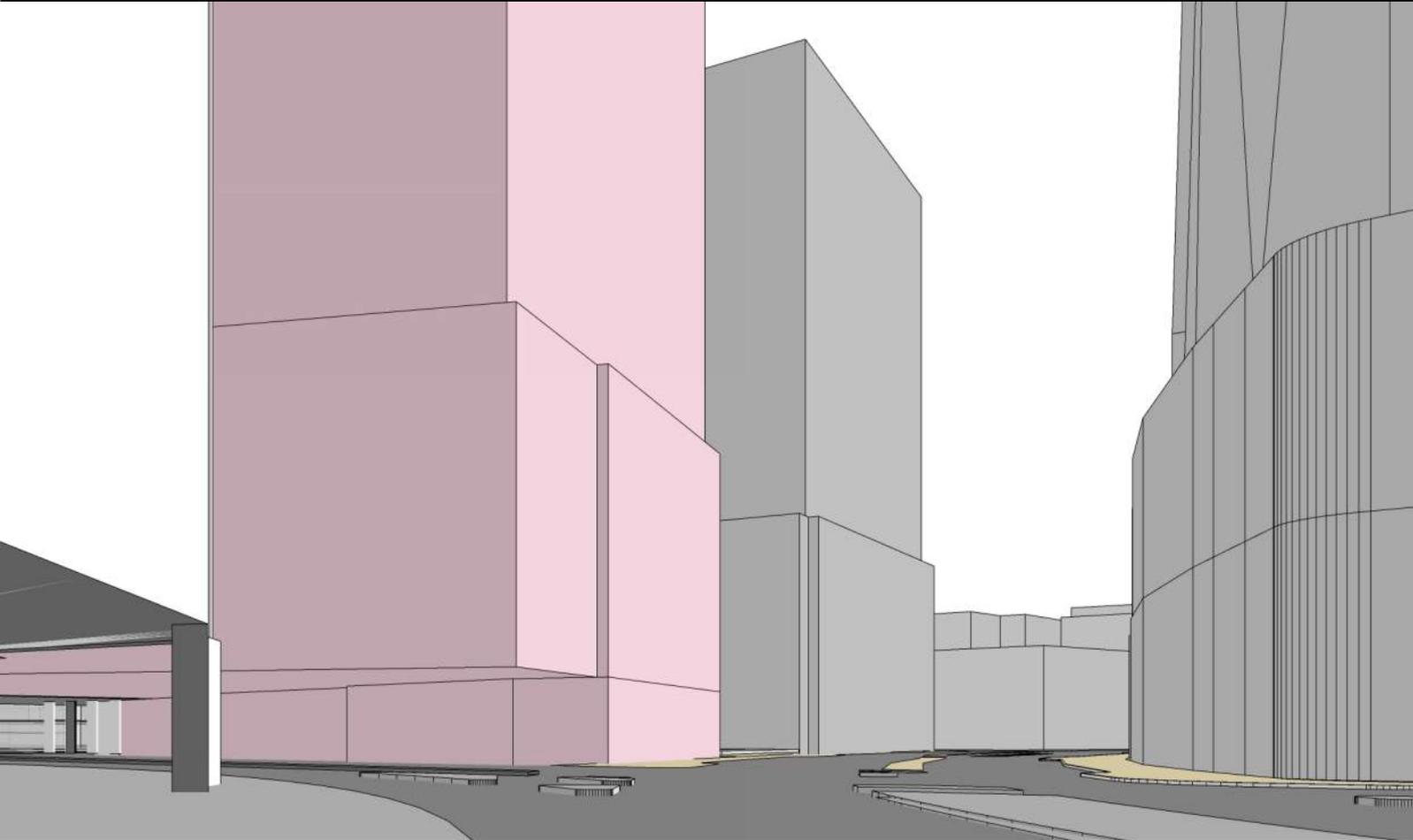


**PROPOSED SETBACK (5')**

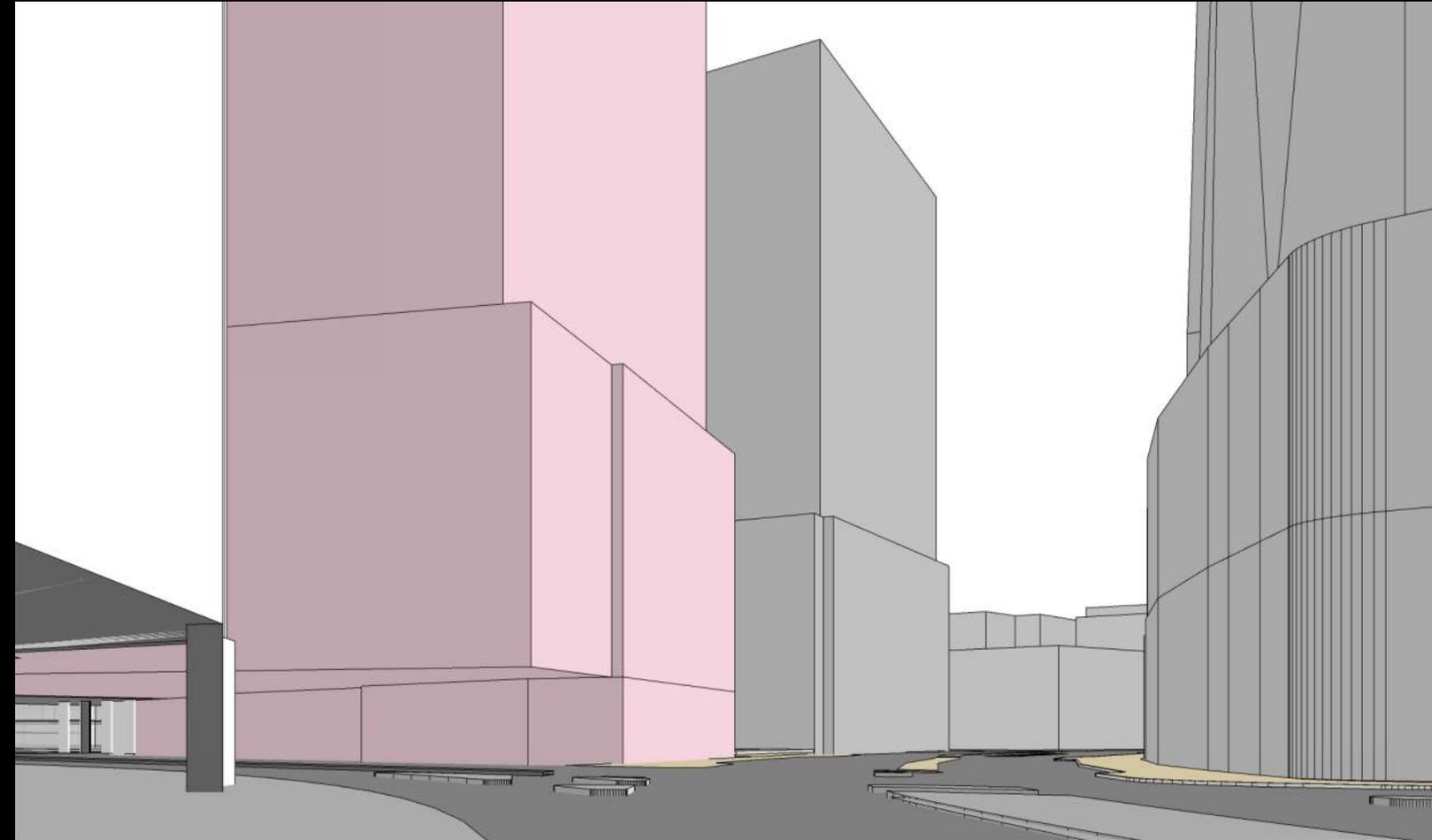


**ADDITIONAL SETBACK (10')**

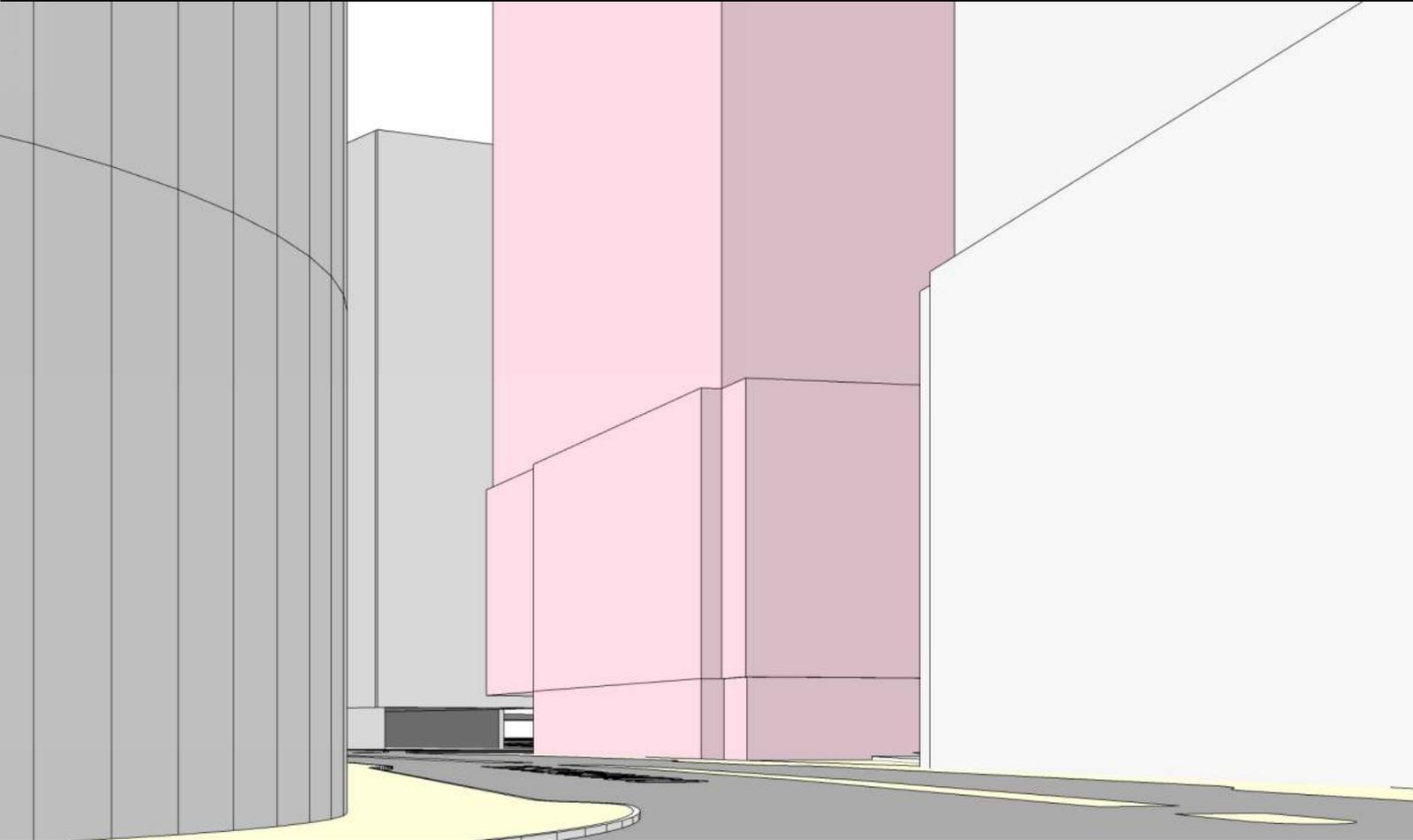
**TOWER SETBACK STUDIES - SUMMER STREET LOOKING WEST**



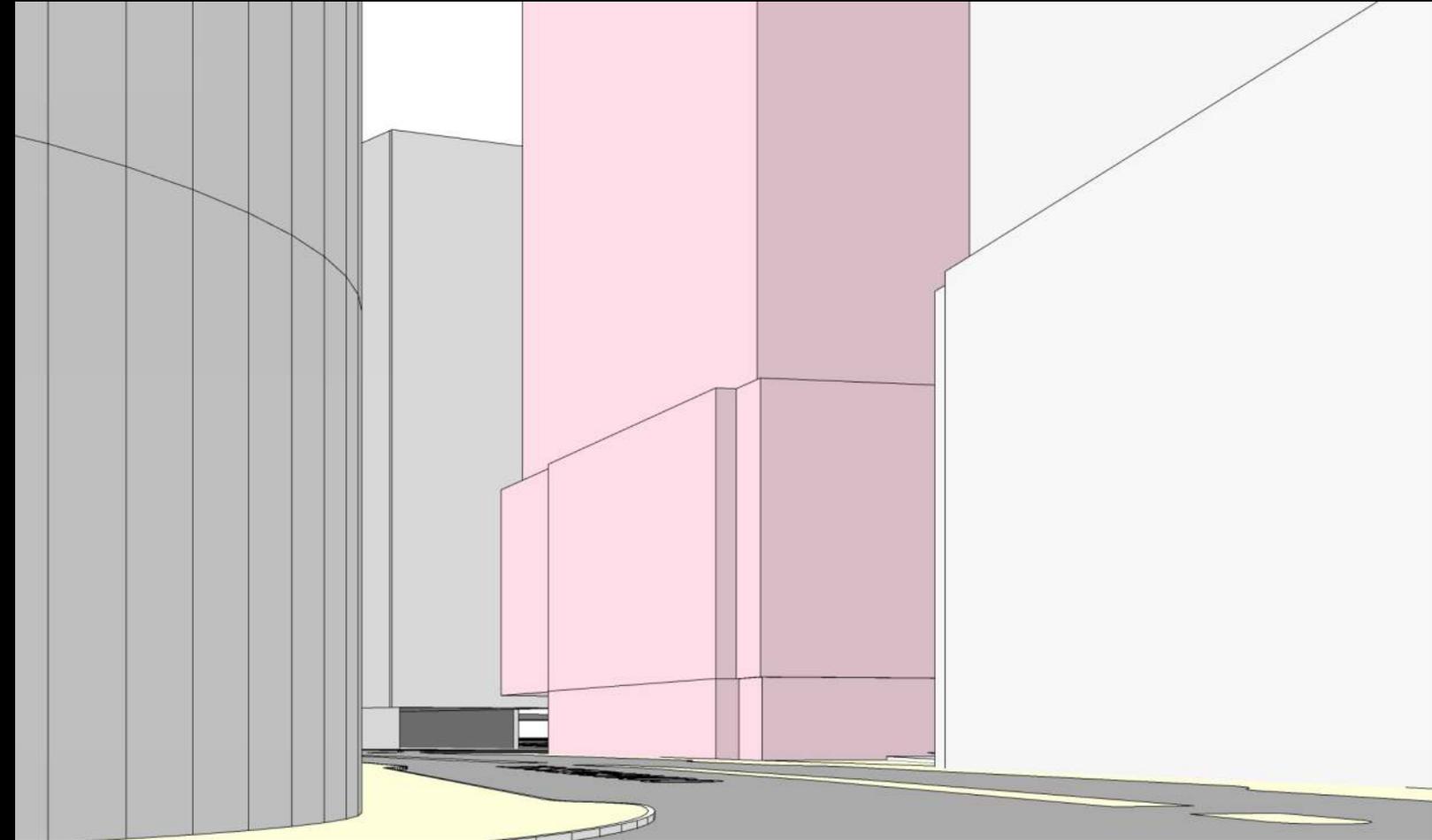
**PROPOSED SETBACK (5')**



**ADDITIONAL SETBACK (10')**

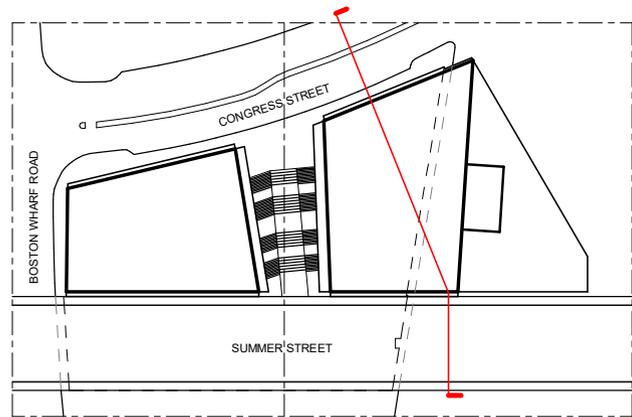


PROPOSED SETBACK (5')

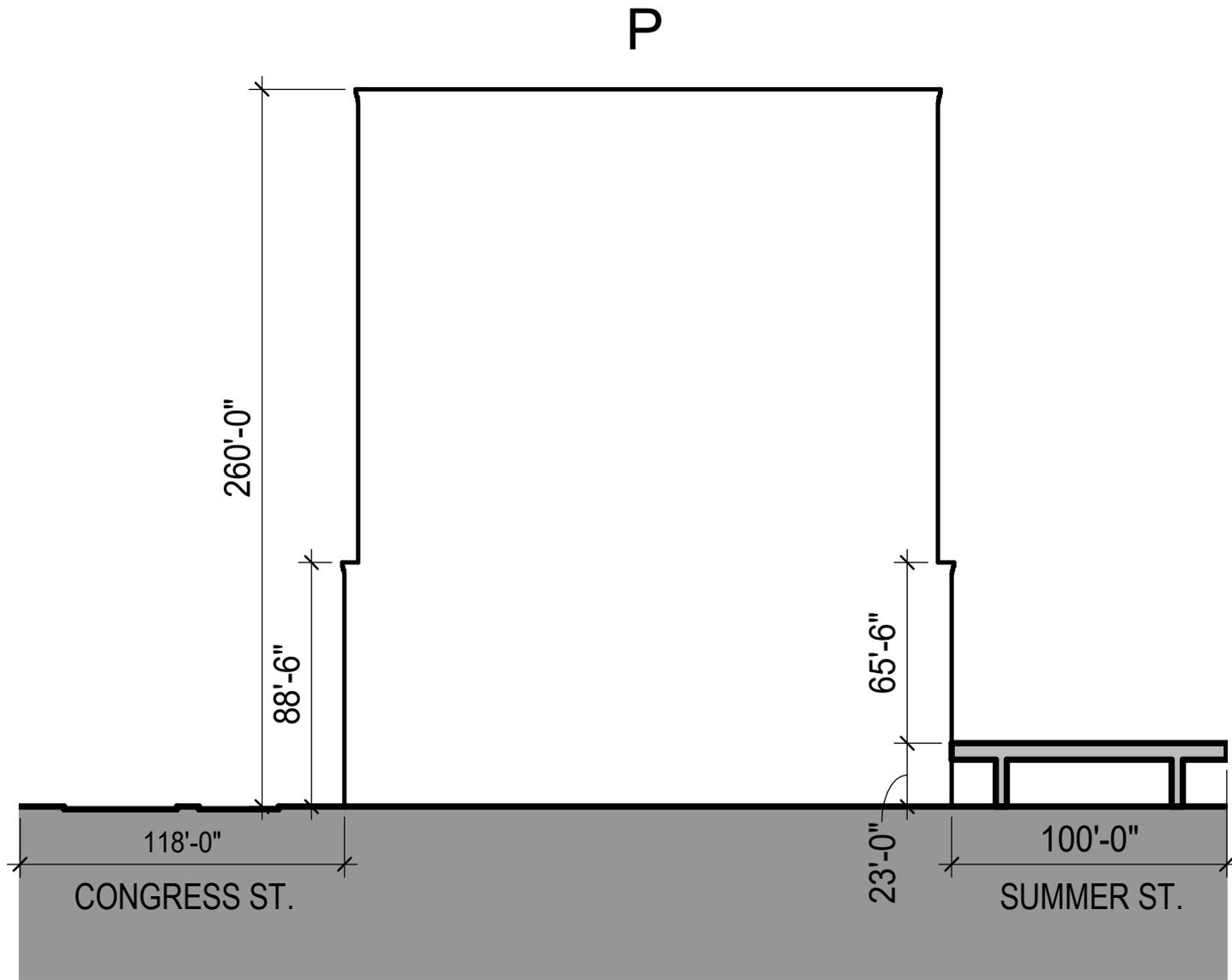


ADDITIONAL SETBACK (10')

TOWER SETBACK STUDIES - CONGRESS STREET LOOKING EAST



KEY



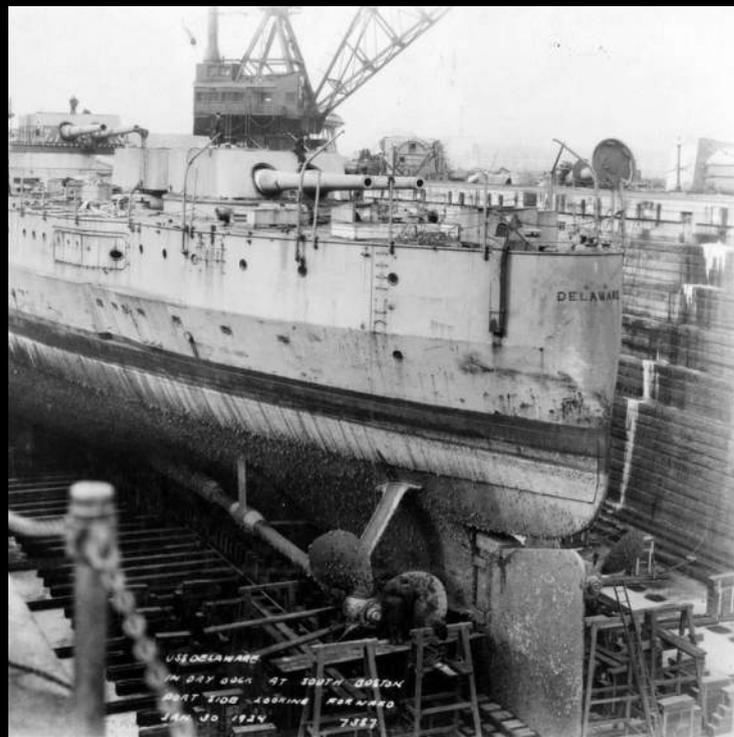
# EXTERIOR EXPRESSION: Historical Context & Inspiration



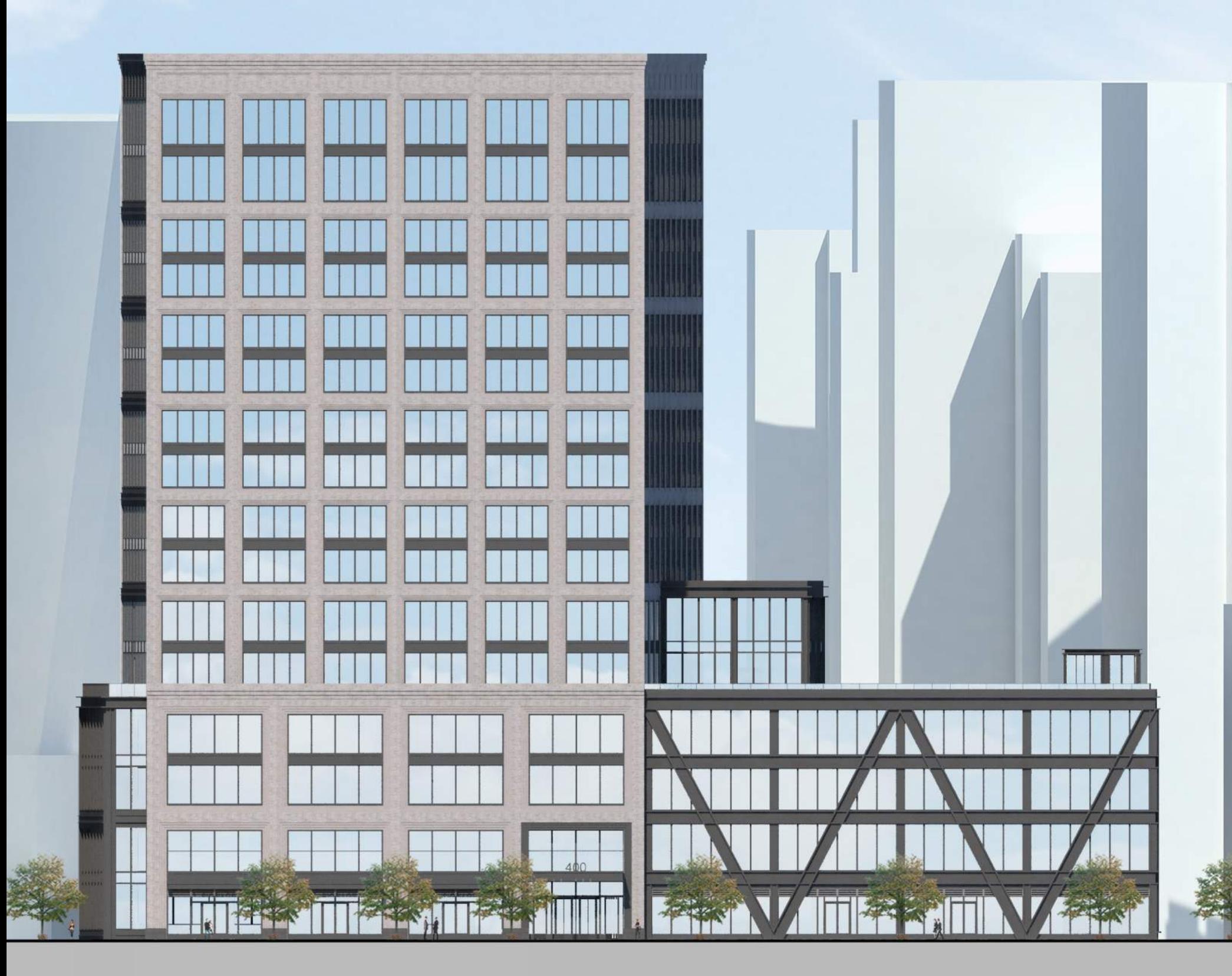
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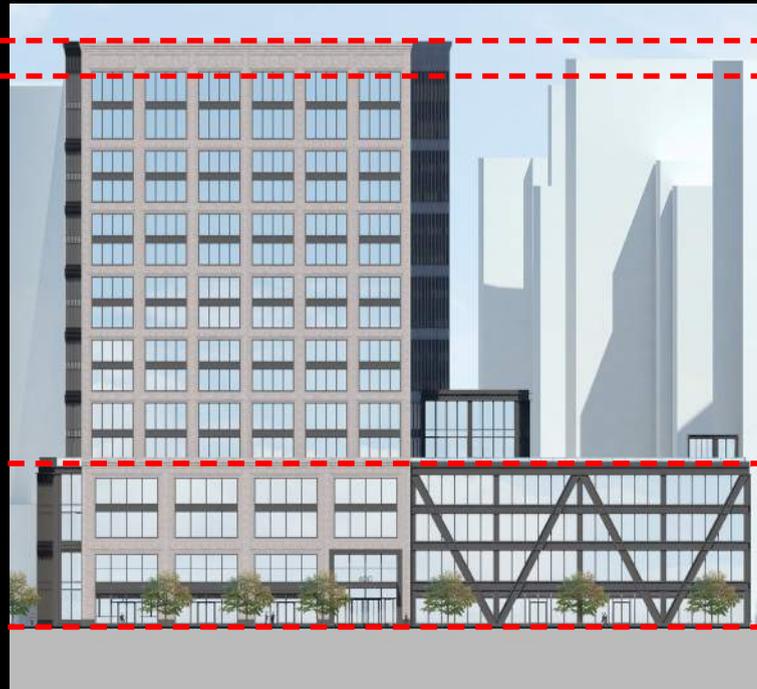


**SOUTH ELEVATION (SUMMER STREET)**

ARTICULATED TOP

UPPER PORTION WITH  
SMALLER BAYS

LOWER PORTION  
WITH LARGER BAYS



FORT POINT CONTEXTUAL COMPARISON



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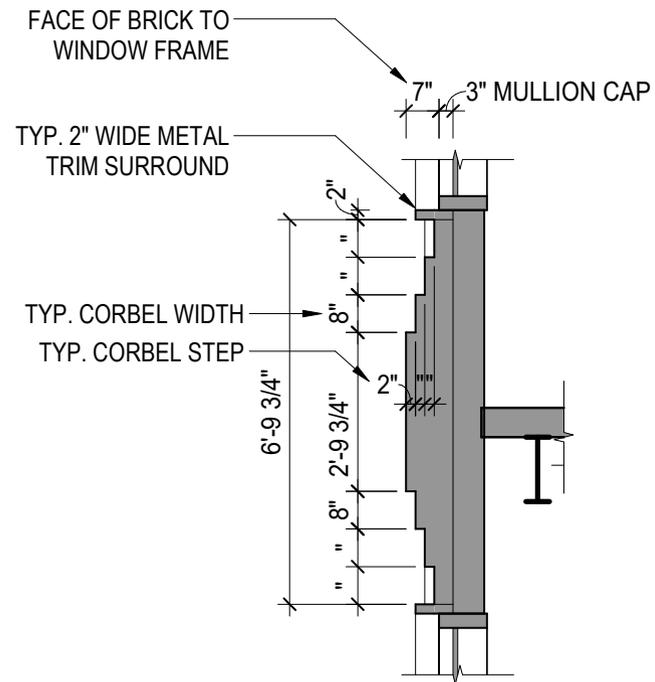


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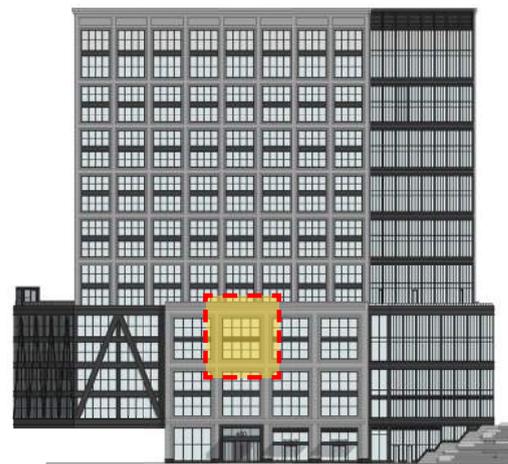
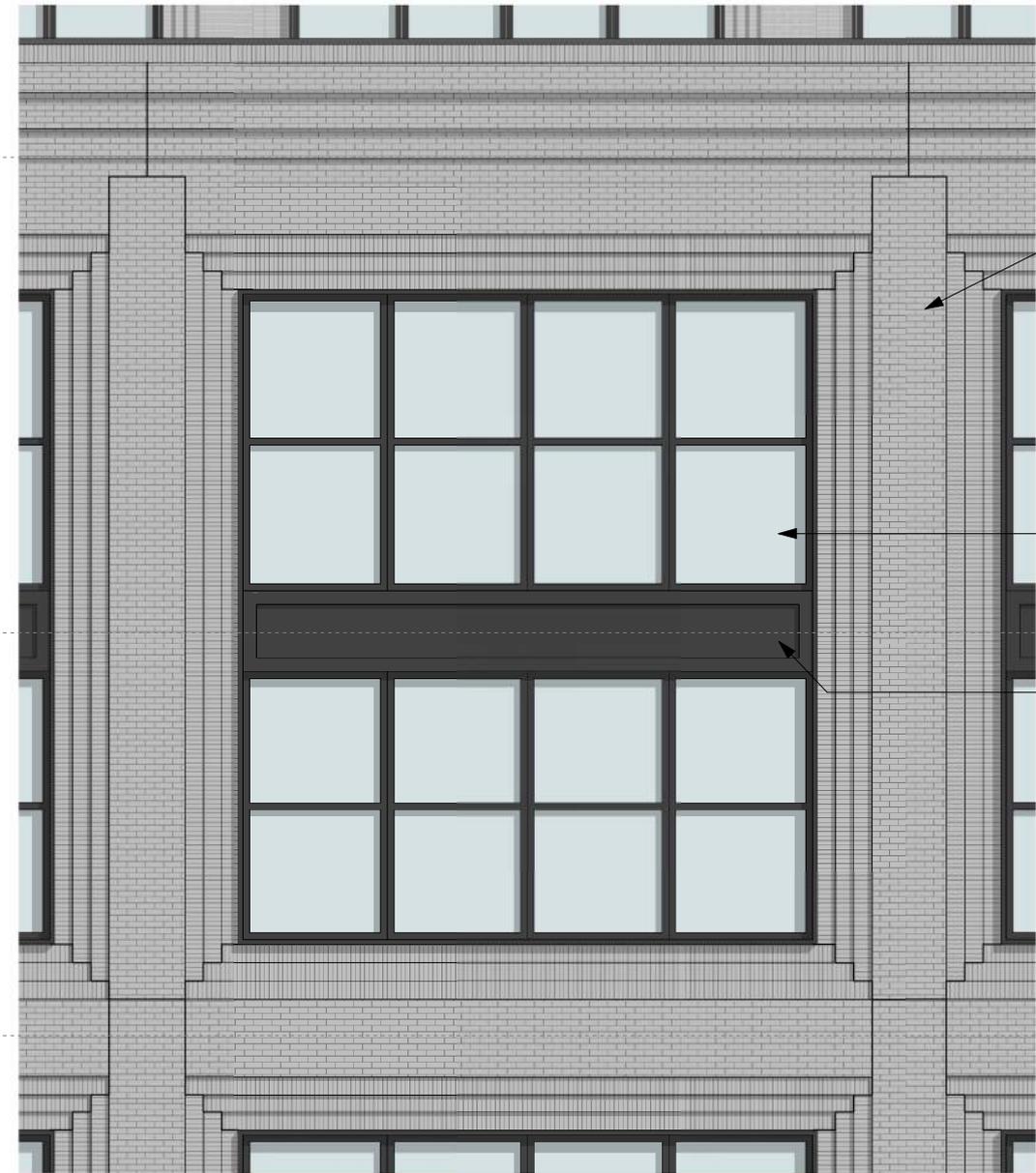
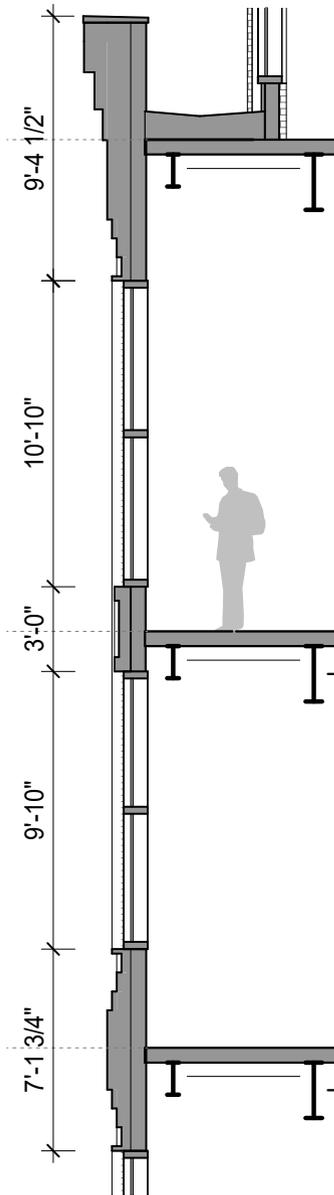


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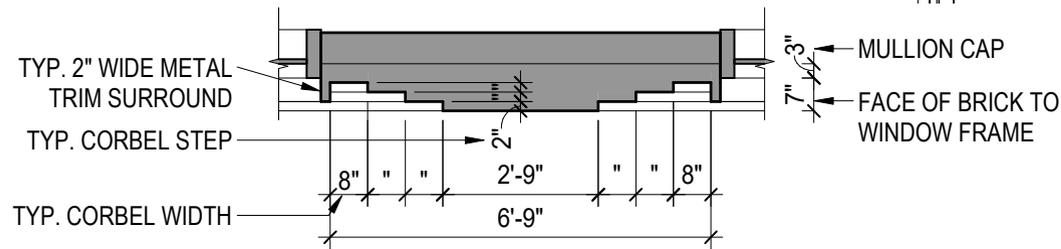
SUMMER STREET ELEVATION



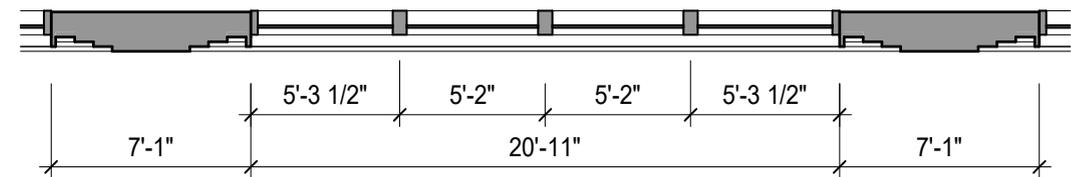
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TYP. MASONRY SLAB COVER

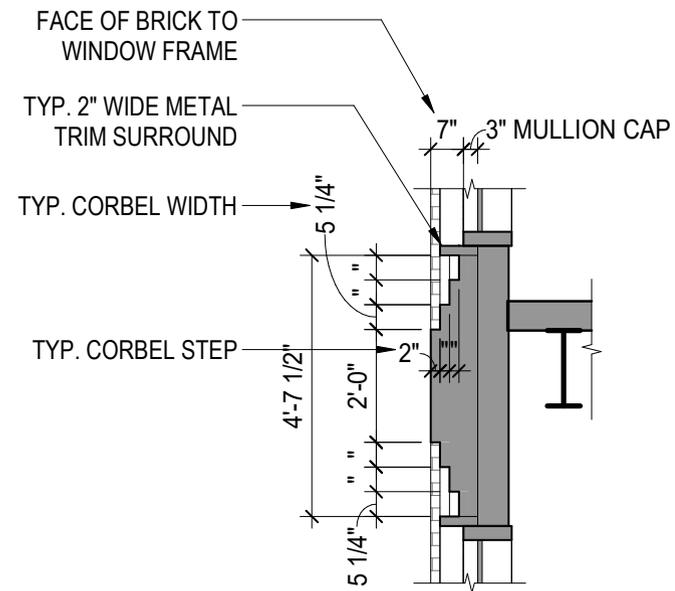


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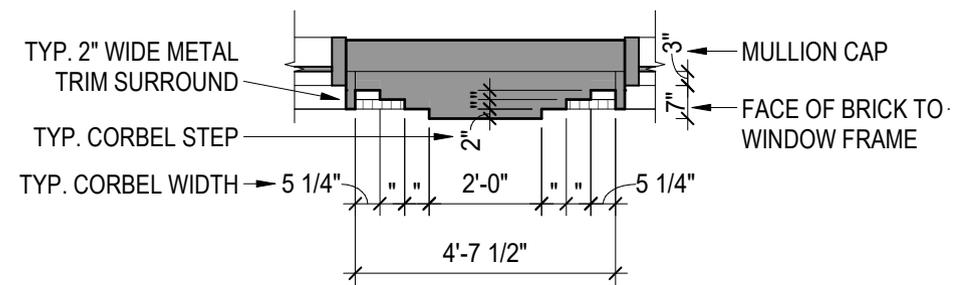
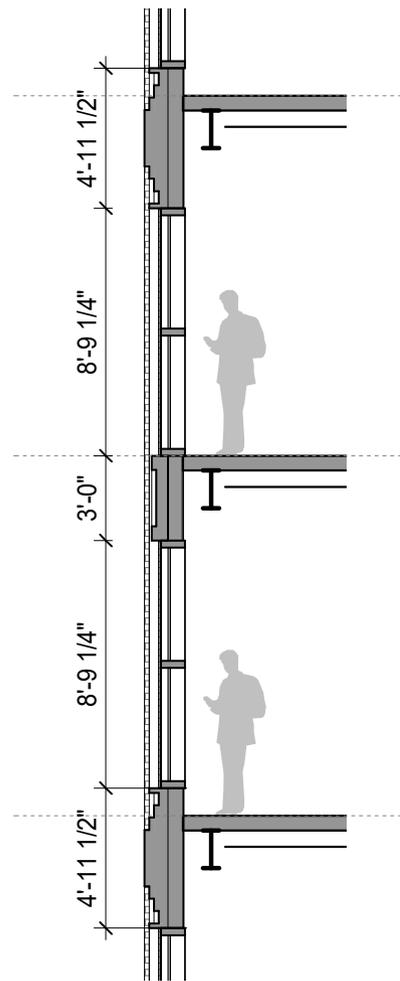


PLAN - TYP. MASONRY PIER

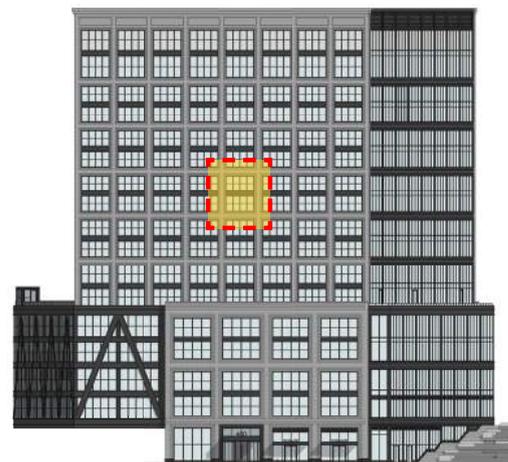
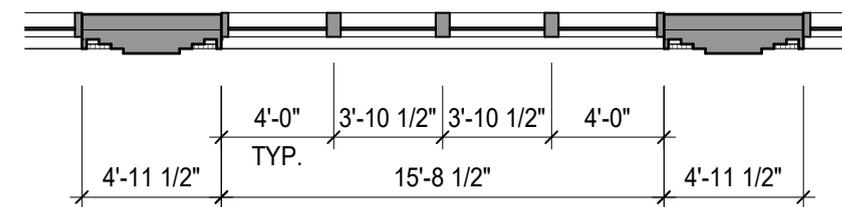




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TYP. MASONRY SLAB COVER



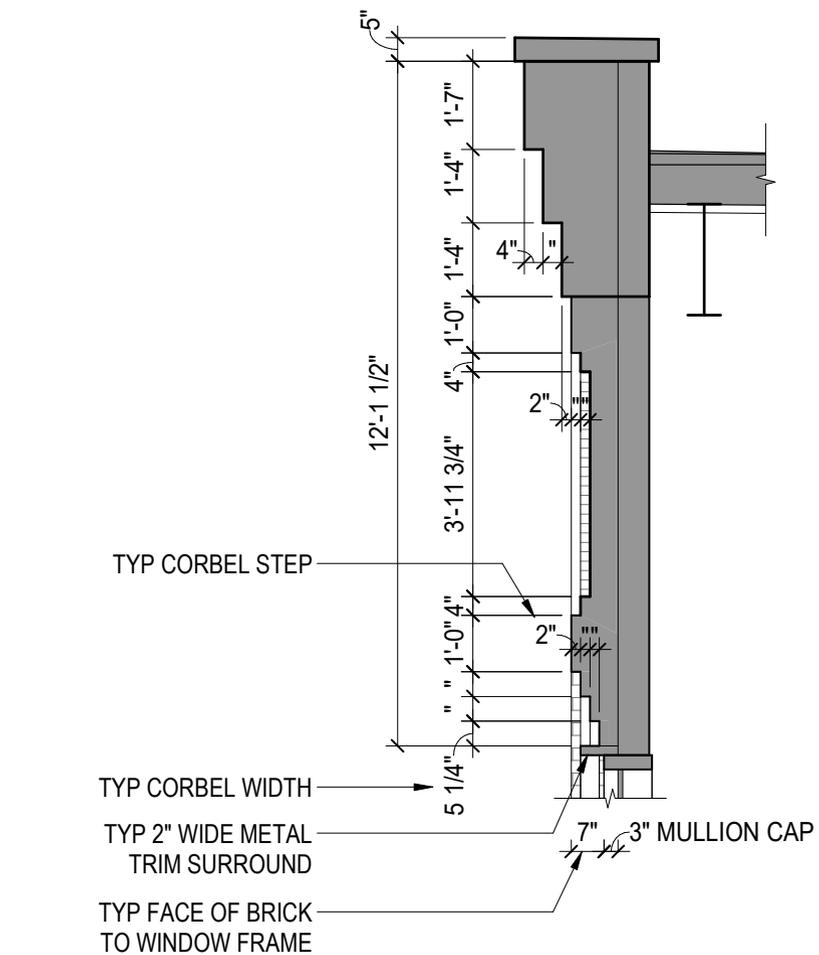
PLAN - TYP. MASONRY PIER



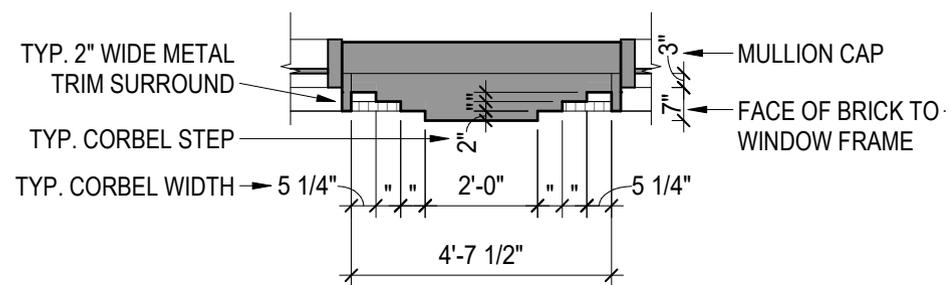
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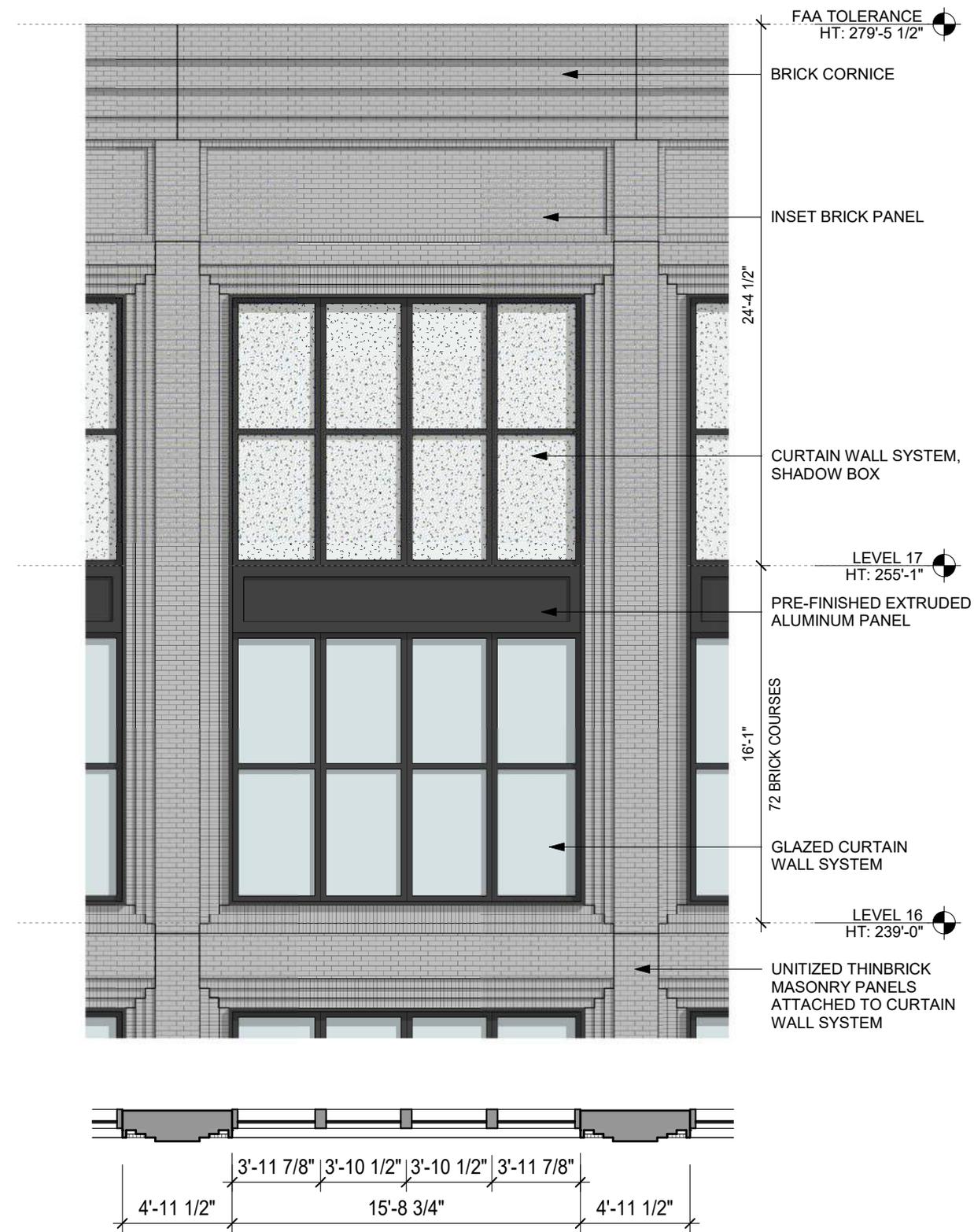
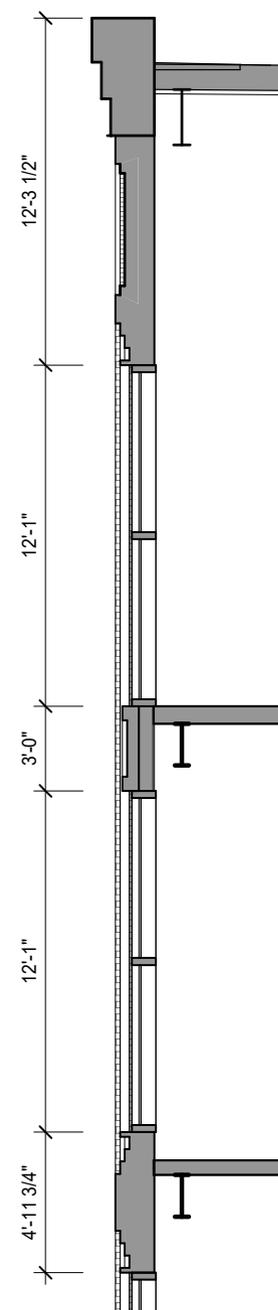
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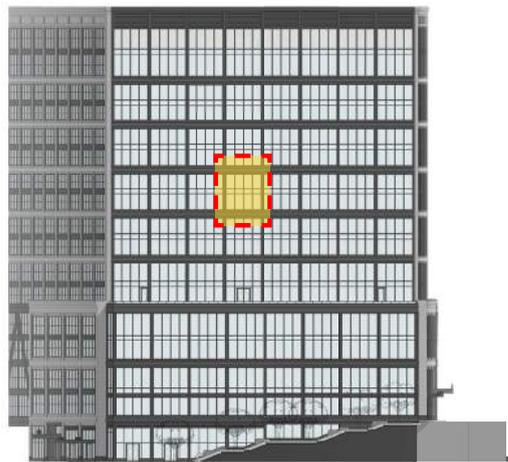
SECTION - TYP. TOWER CORNICE



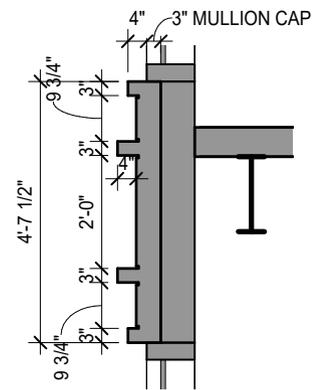
PLAN - TYP. MASONRY PIER



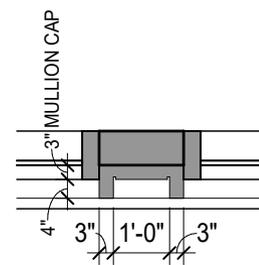
TYPICAL TOWER FACADE AT CORNICE



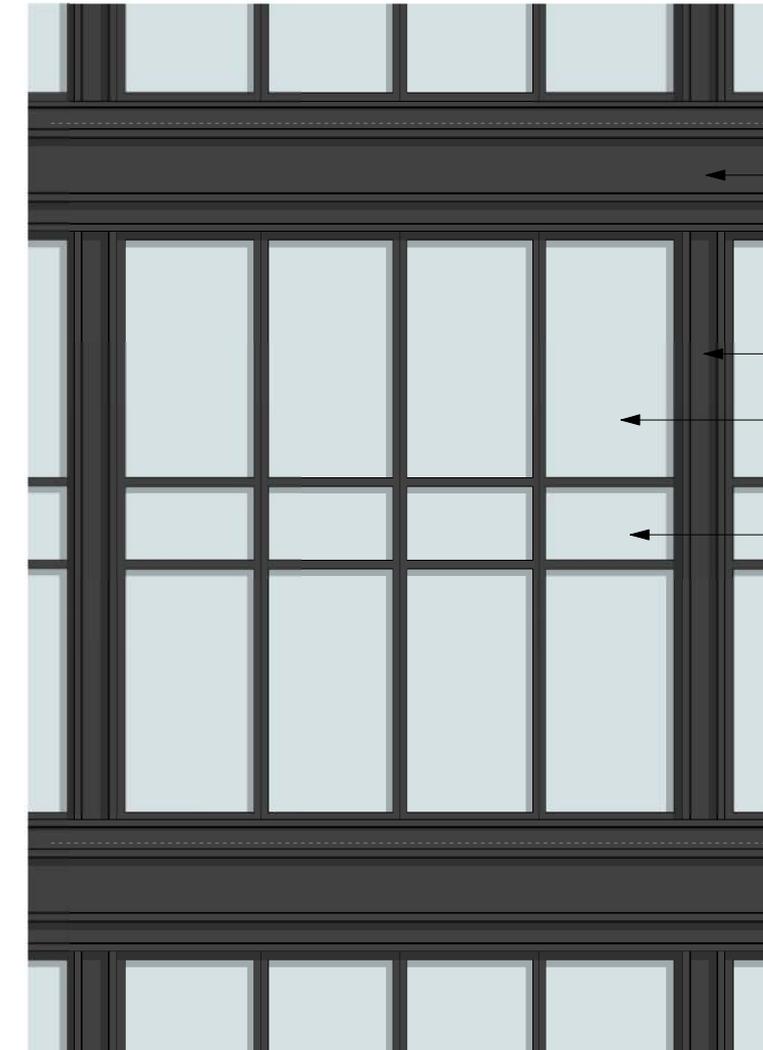
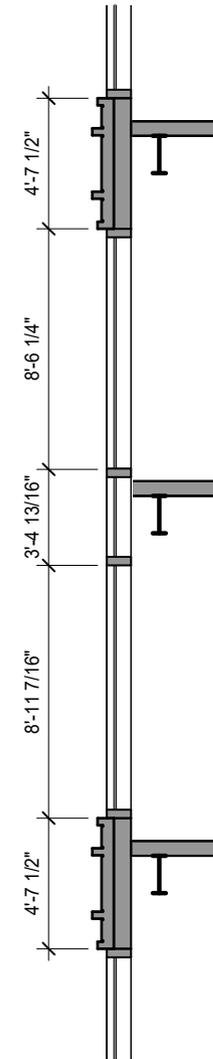
KEY



SECTION - TYP. METAL SLAB COVER



PLAN - TYP. METAL PIER



LEVEL 12  
HT: 188'-0"

PRE-FINISHED EXTRUDED ALUMINUM PANELS

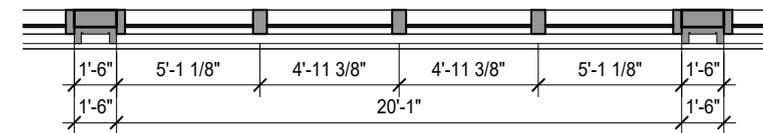
PRE-FINISHED EXTRUDED ALUMINUM PIERS

GLAZED CURTAIN WALL SYSTEM

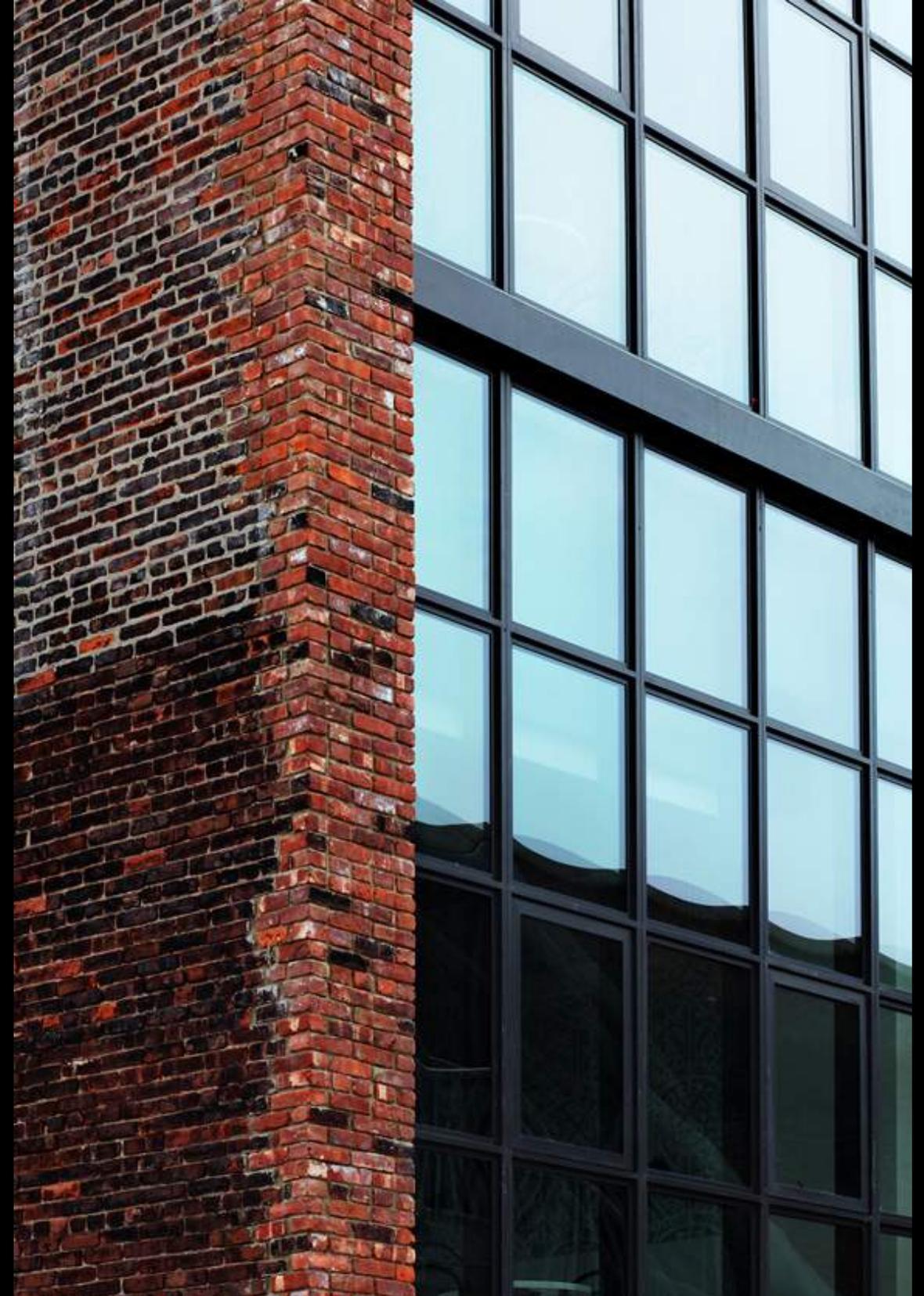
LEVEL 11  
HT: 175'-3"

GLAZED CURTAIN WALL SYSTEM; SPANDREL PANEL

LEVEL 10  
HT: 162'-6"





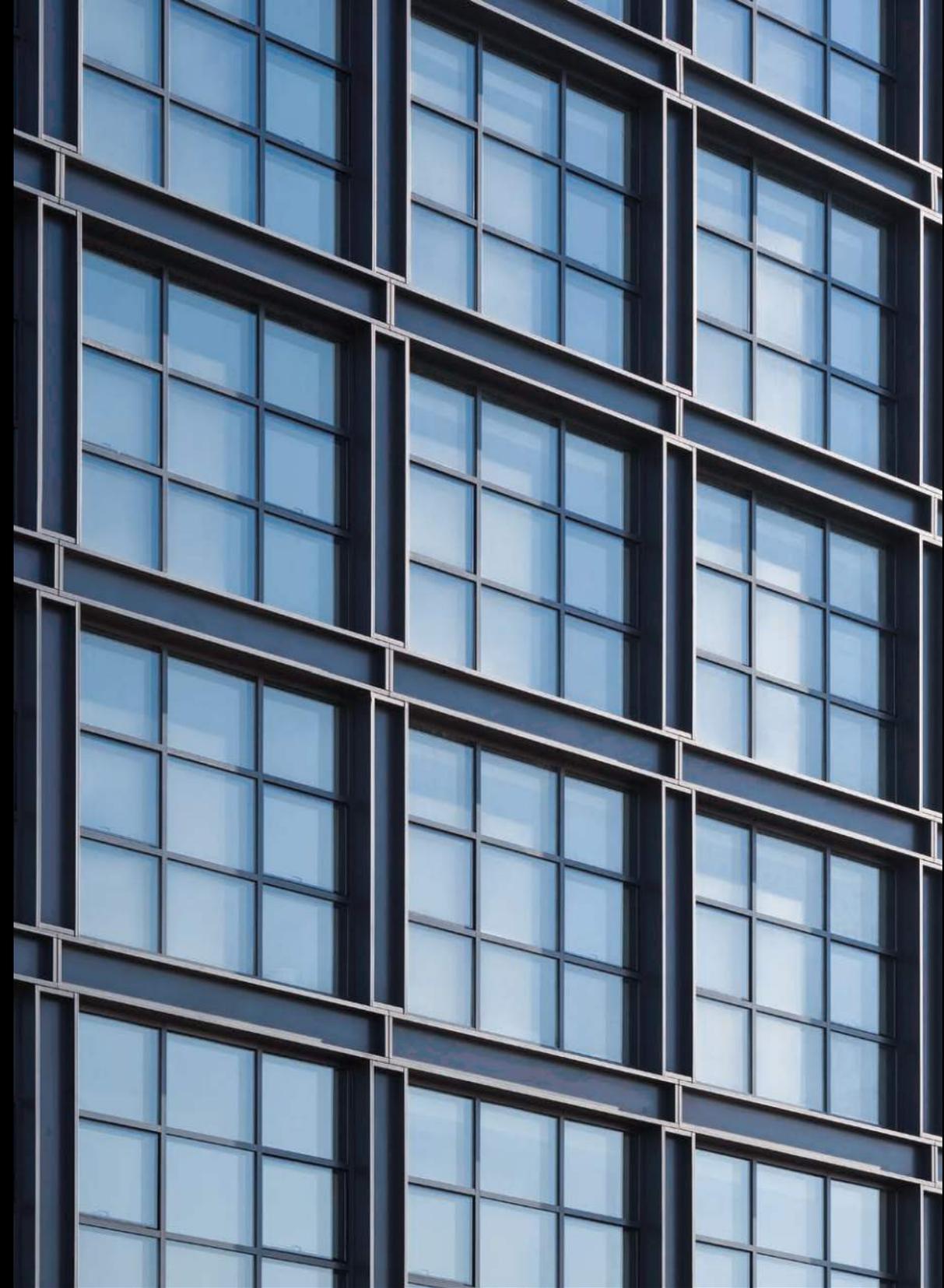


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WYTHE HOTEL, NEW YORK, NY





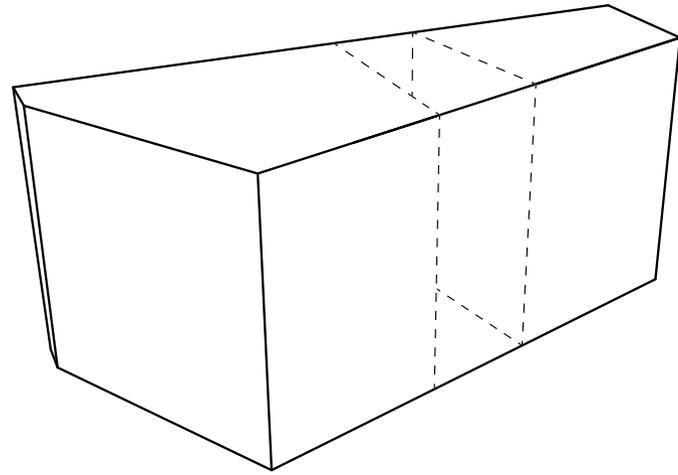
**EXTERIOR EXPRESSION:**  
Articulation of 'The Cut'



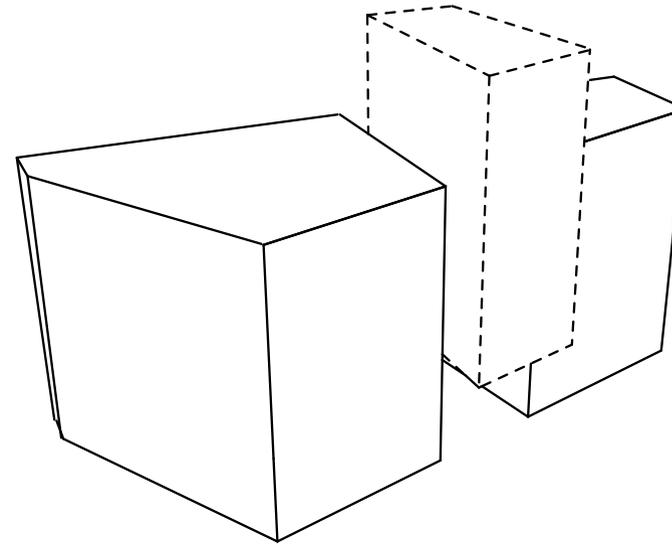
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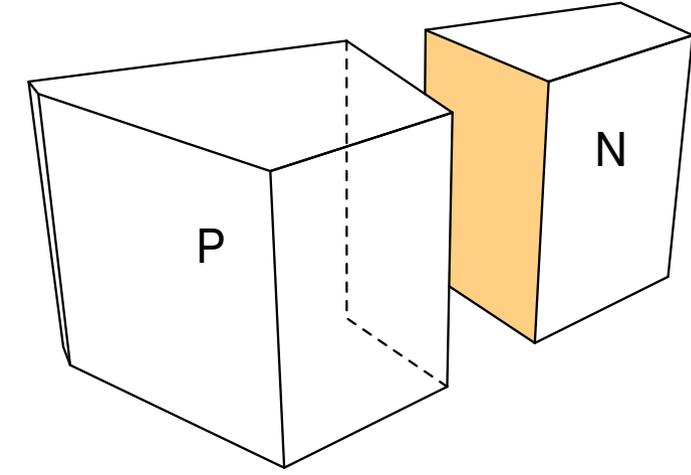
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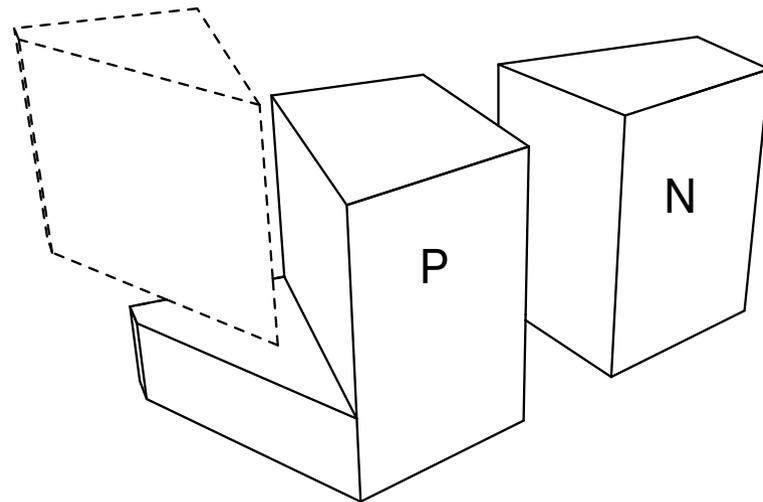
ORIGINAL BLOCK



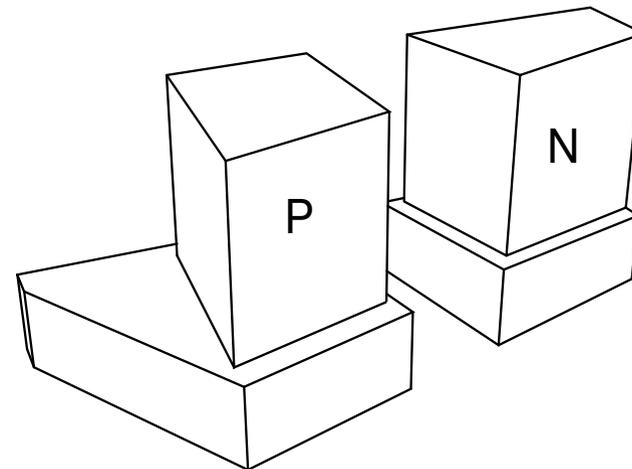
SUBDIVISION THROUGH SUBTRACTION



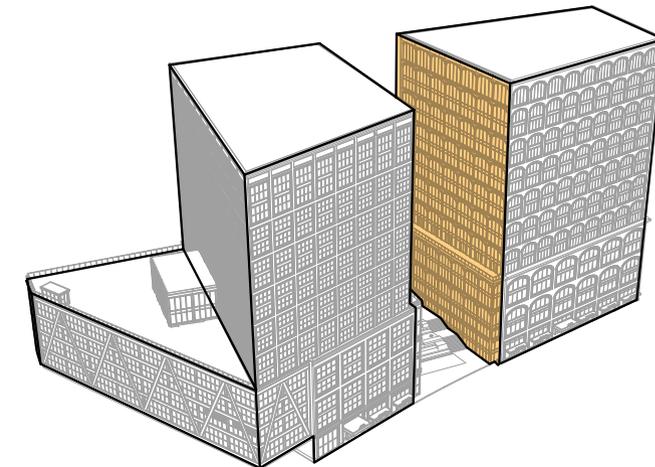
EXPOSURE OF 'THE CUT'



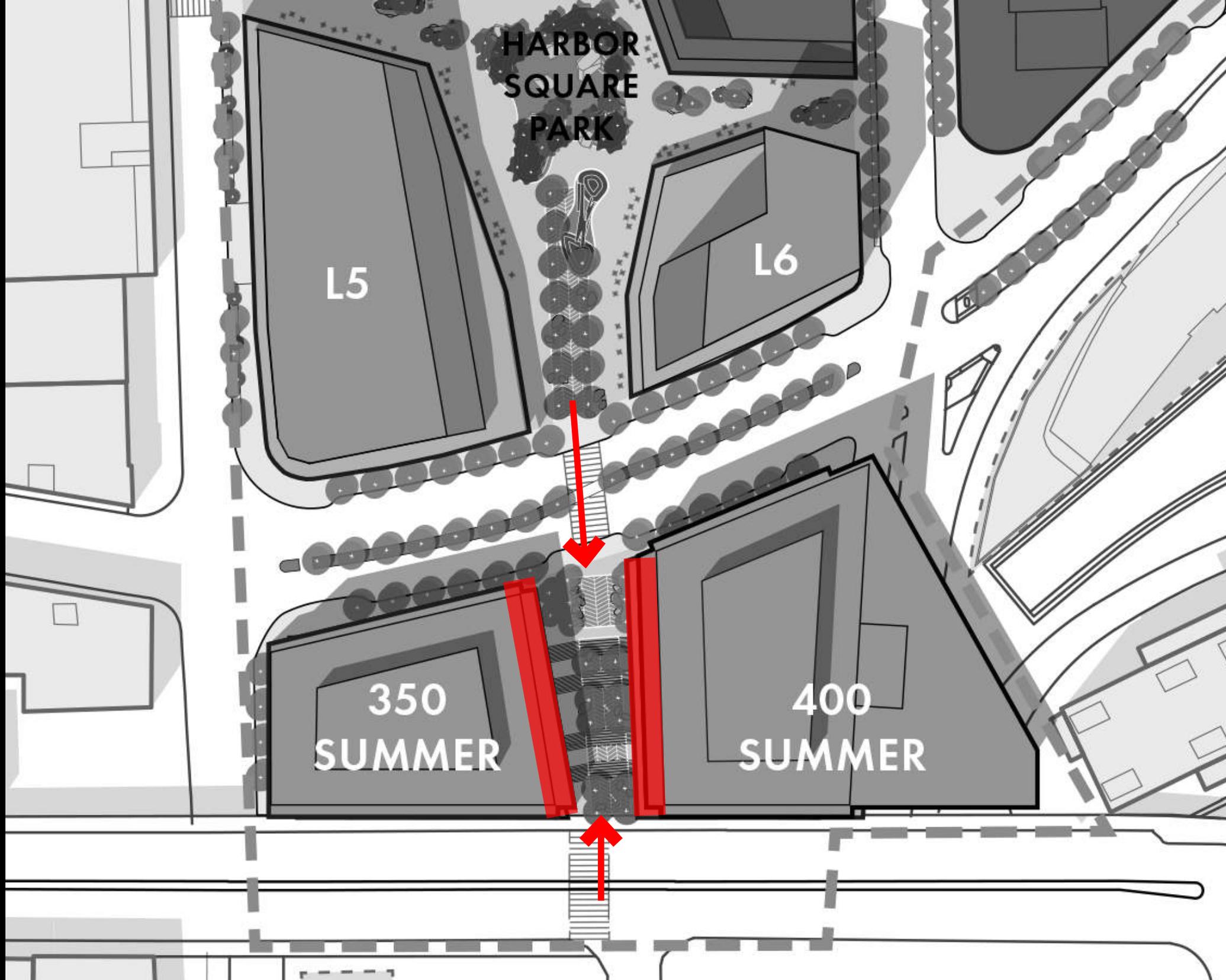
REDUCTION OF APPROVED MASSING ENVELOPE



INTRODUCTION OF SETBACKS



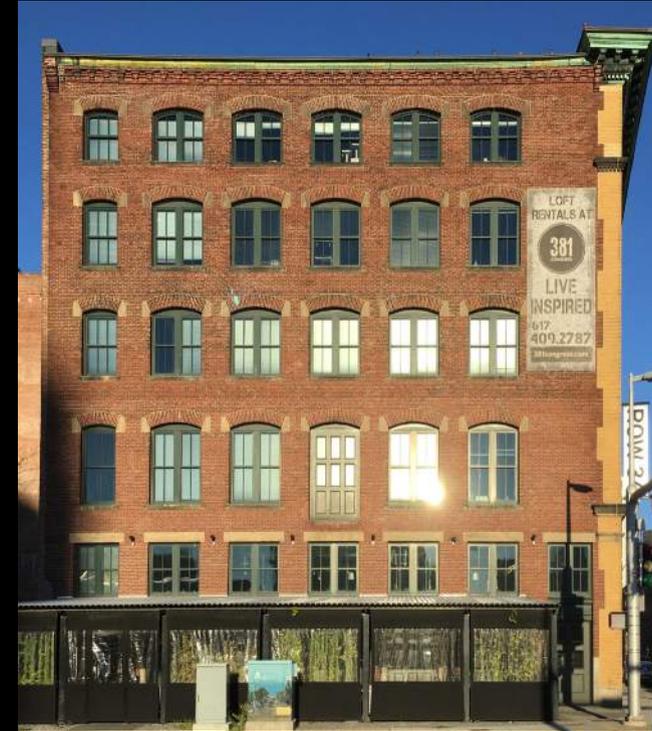
FACADE ARTICULATION

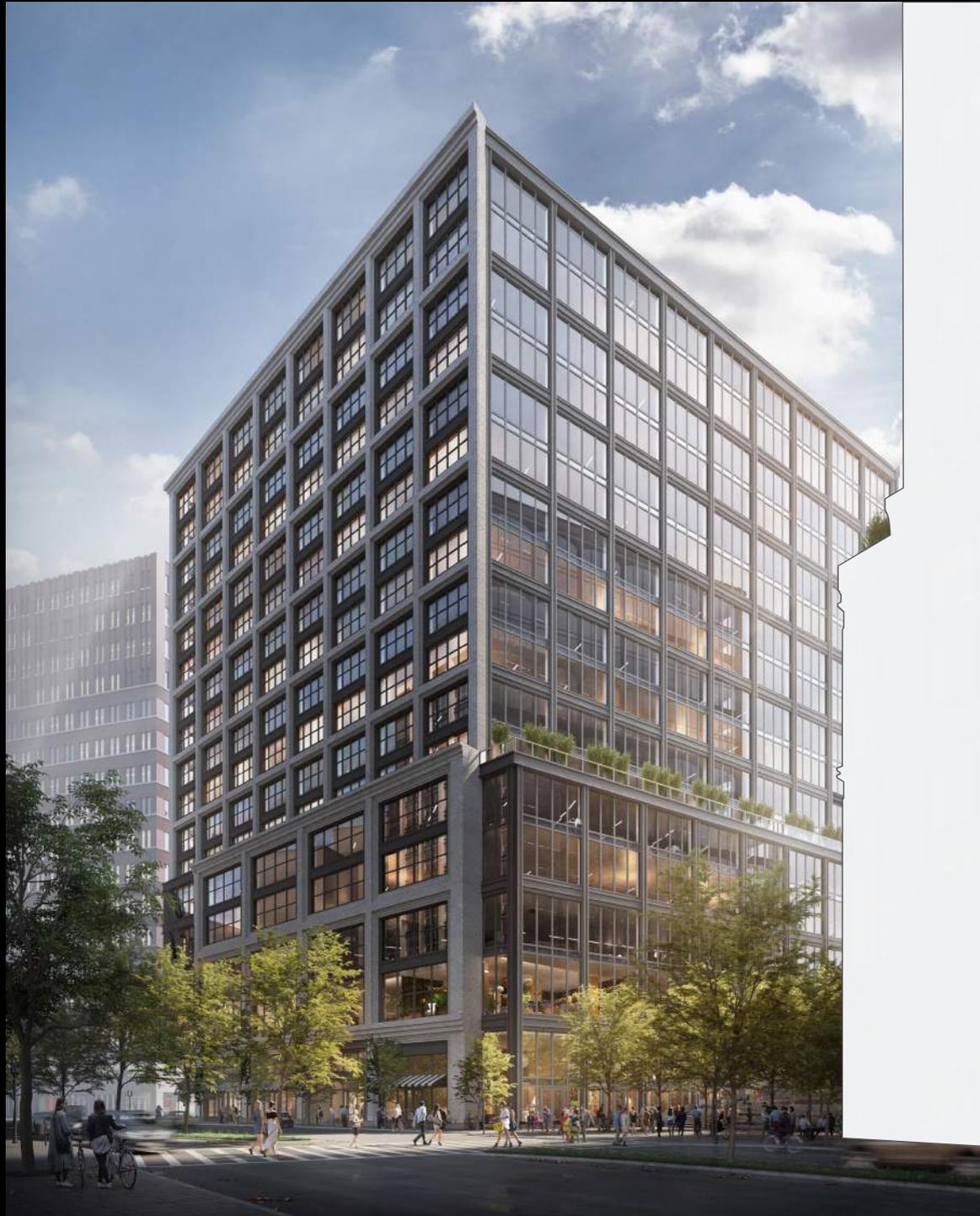


ARTICULATION OF 'THE CUT'



Parcel P View from Congress St





Parcel P



Fort Point

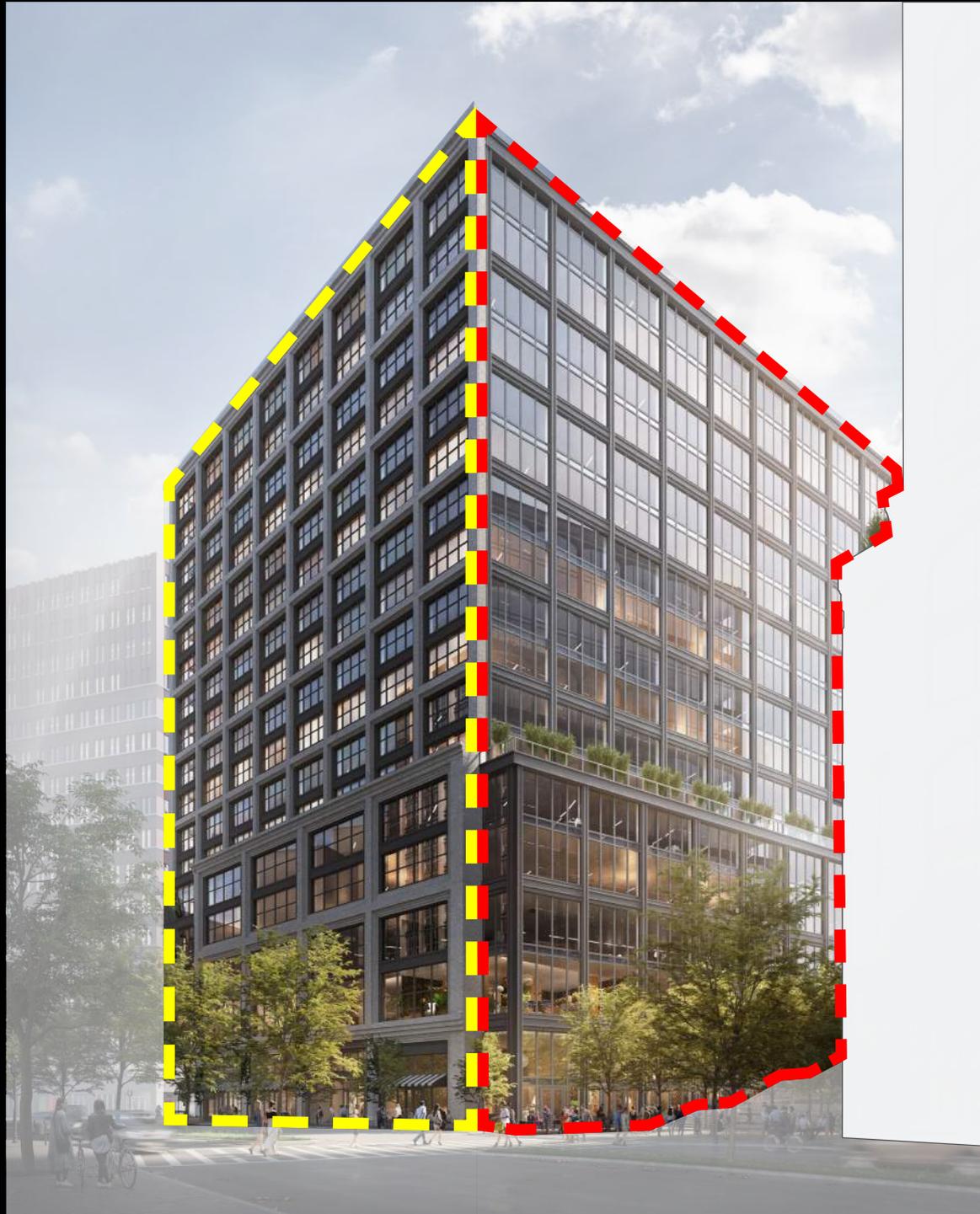
## FORT POINT BUILDING COMPARISON



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Parcel P



Fort Point

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BUTLER & DOYLE

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FURNITURE 5 FISHERMAN Seaport coffee

SUMMER STREET PERSPECTIVE



THANK YOU



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# PUBLIC REALM/SUMMER STEPS

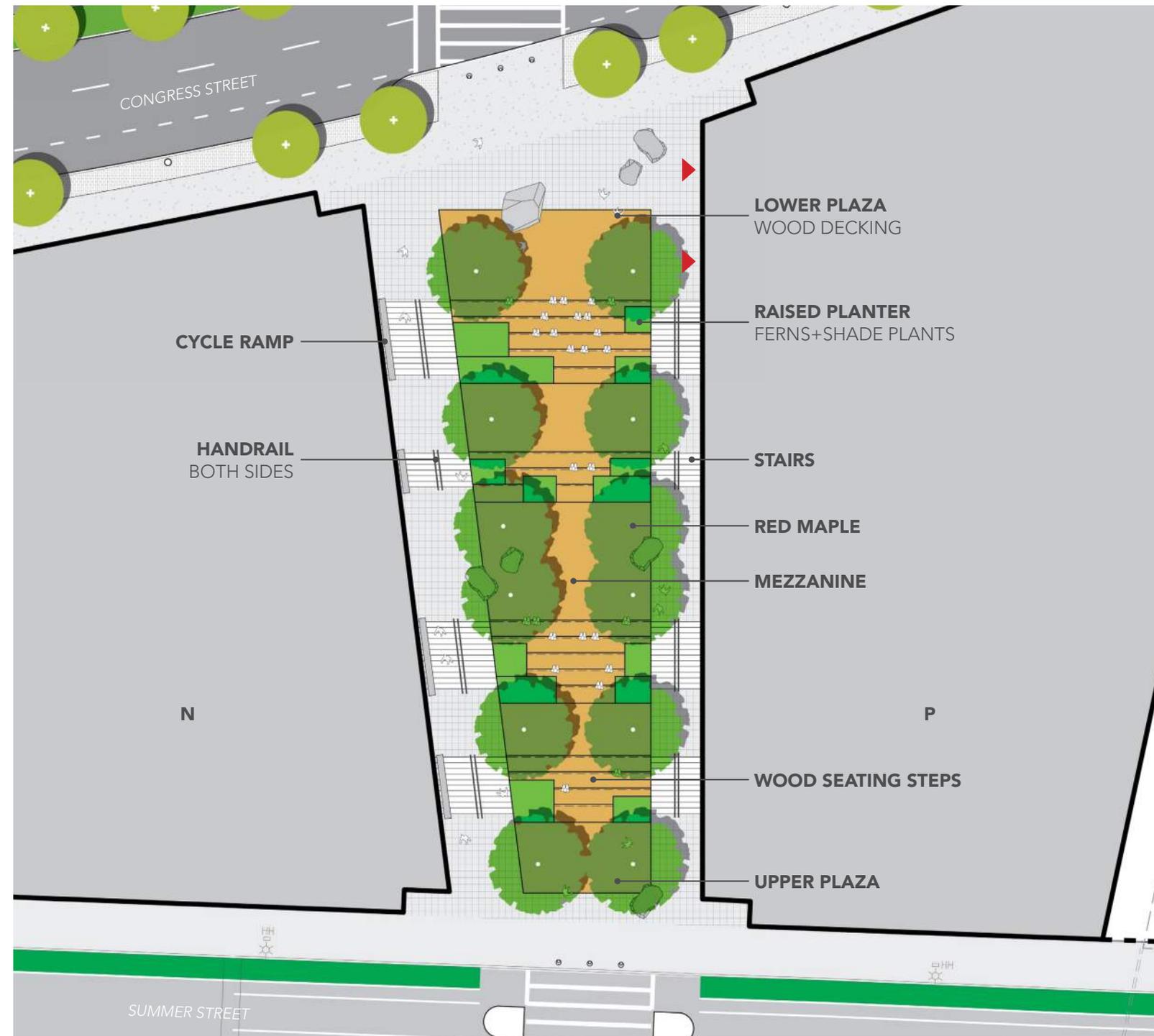
## FEEDBACK FROM APRIL 2ND BCDC PRESENTATION

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



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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

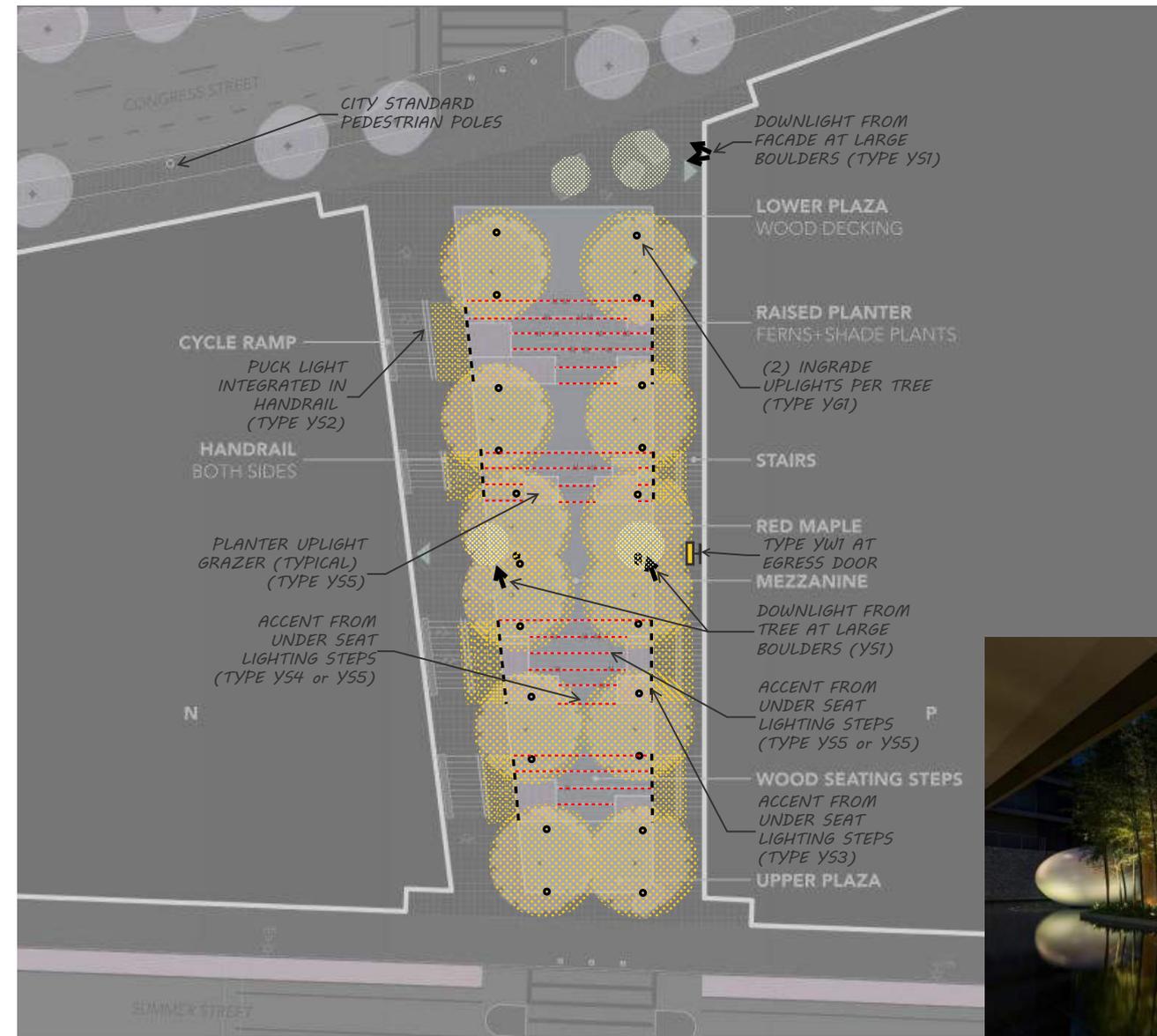


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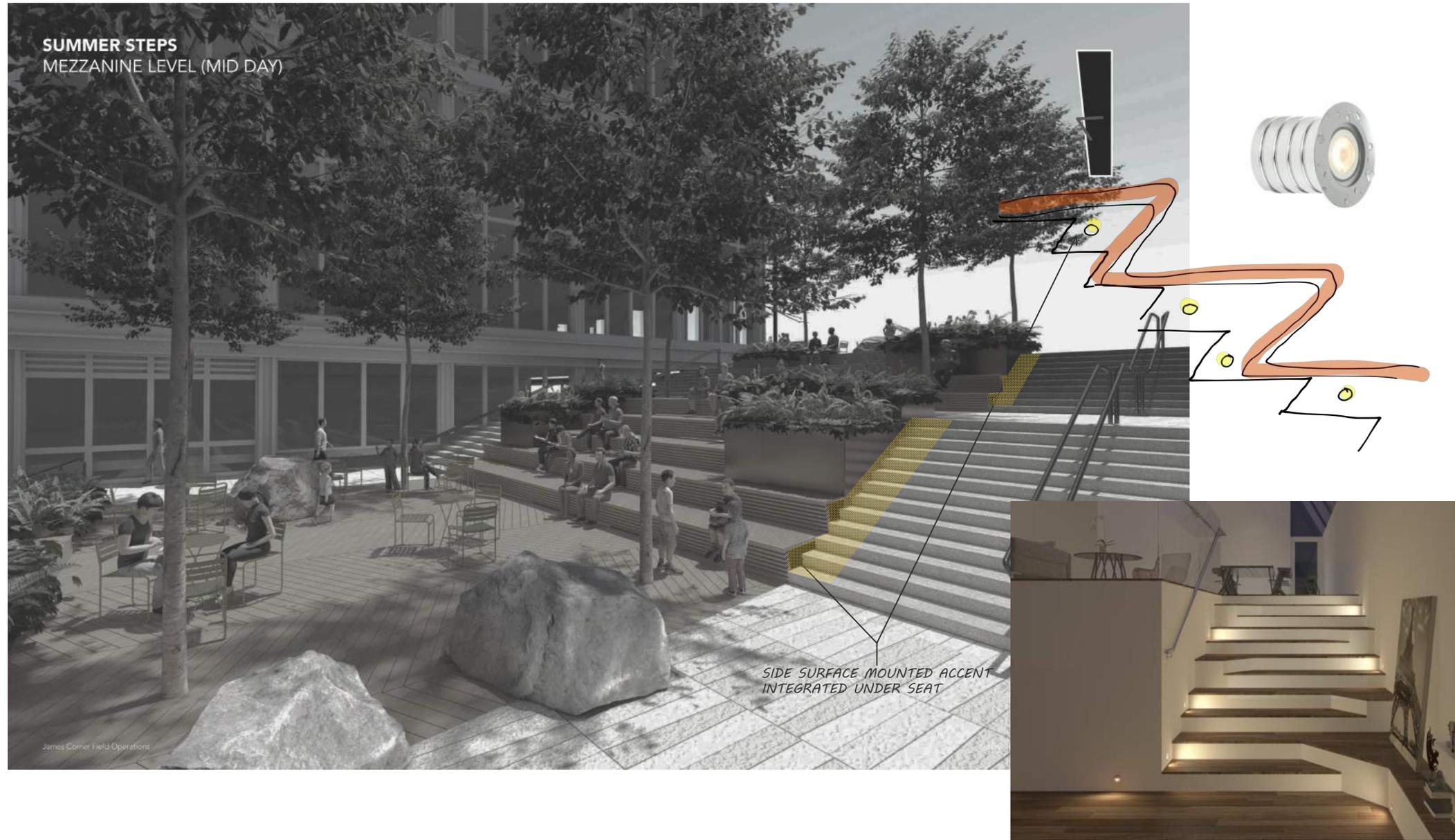


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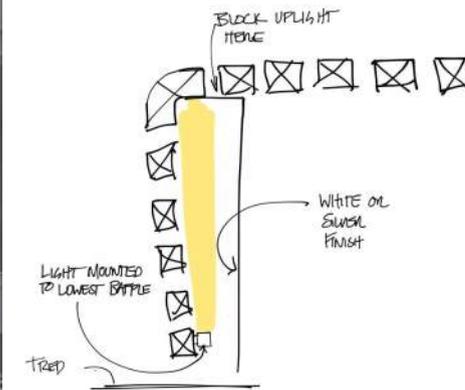
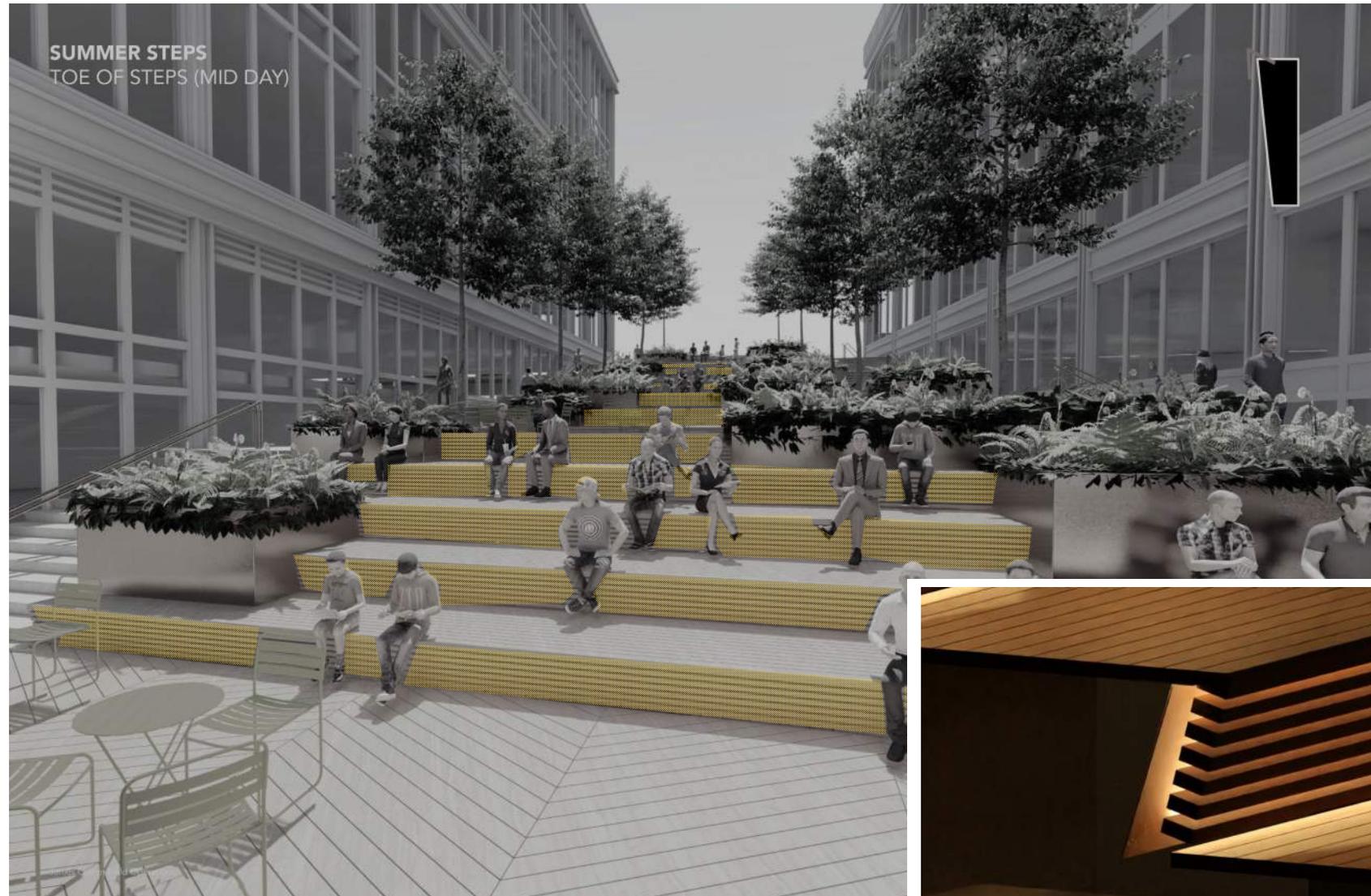
**SUMMER STEPS**  
OVERALL LIGHTING APPROACH



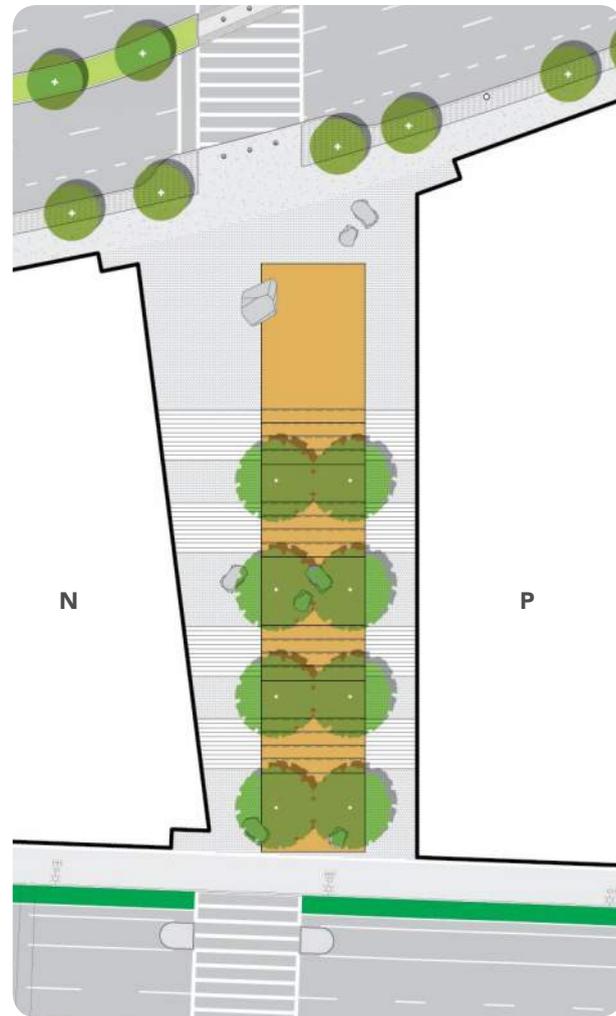
**SUMMER STEPS**  
STEPS WASH



**SUMMER STEPS**  
WOOD SEATING BACKLIGHTING



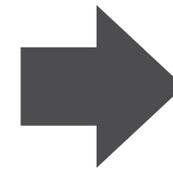
**SUMMER STEPS**  
DESIGN ADVANCEMENT



**APPROVED MASTER PLAN**



**04.02 BCDC PRESENTATION**



**04.30 BCDC PRESENTATION**

# HARBOR WAY PROGRAMMING SUMMER GREENMARKET

From Seaport Square Master Plan PDA Update



# HARBOR WAY PROGRAMMING OCTOBERFEST

From Seaport Square Master Plan PDA Update



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# HARBOR WAY PROGRAMMING WINTER BAZAAR

From Seaport Square Master Plan PDA Update



**SUMMER STEPS**  
MATERIALS PALETTE



**BELEM GRANITE**  
PLAZA PAVING



**WEYMOUTH GRANITE**  
BOULDERS



**IPE**  
HARBOR WAY BOARDWALK



**BAROQUE ZINC**  
RAISED PLANTING BEDS

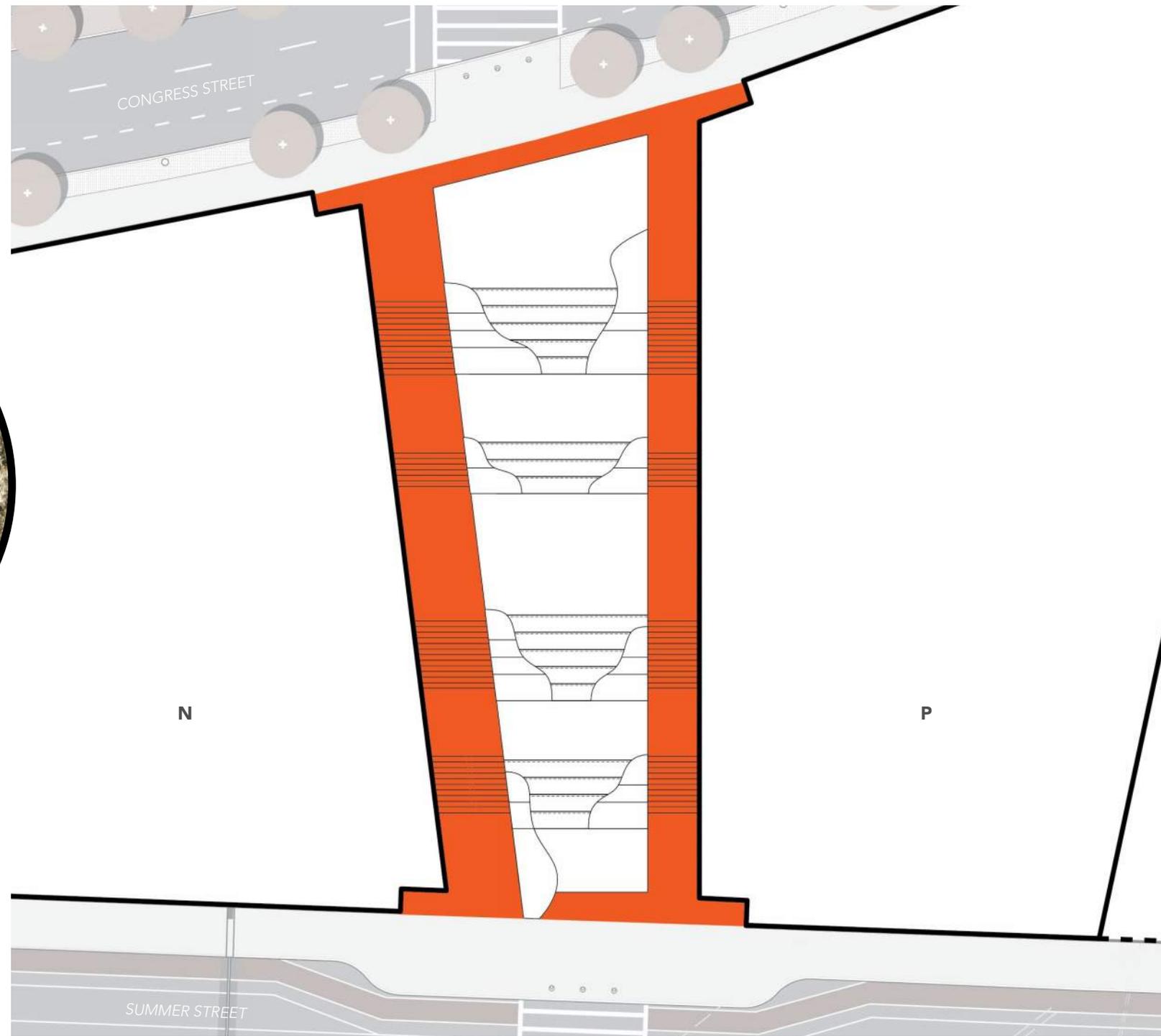


**BRASS**  
HANDRAILS



**STAINLESS STEEL**  
TRENCH DRAINS

**PLAZA PAVING**  
BELEM GRANITE



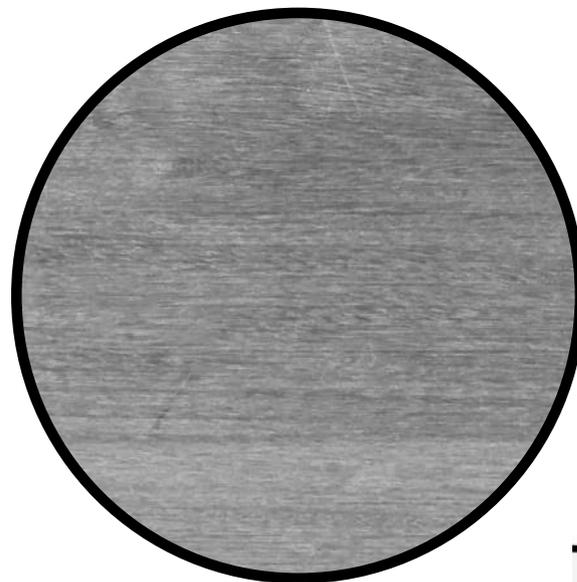
**PLAZA PAVING**  
BELEM GRANITE



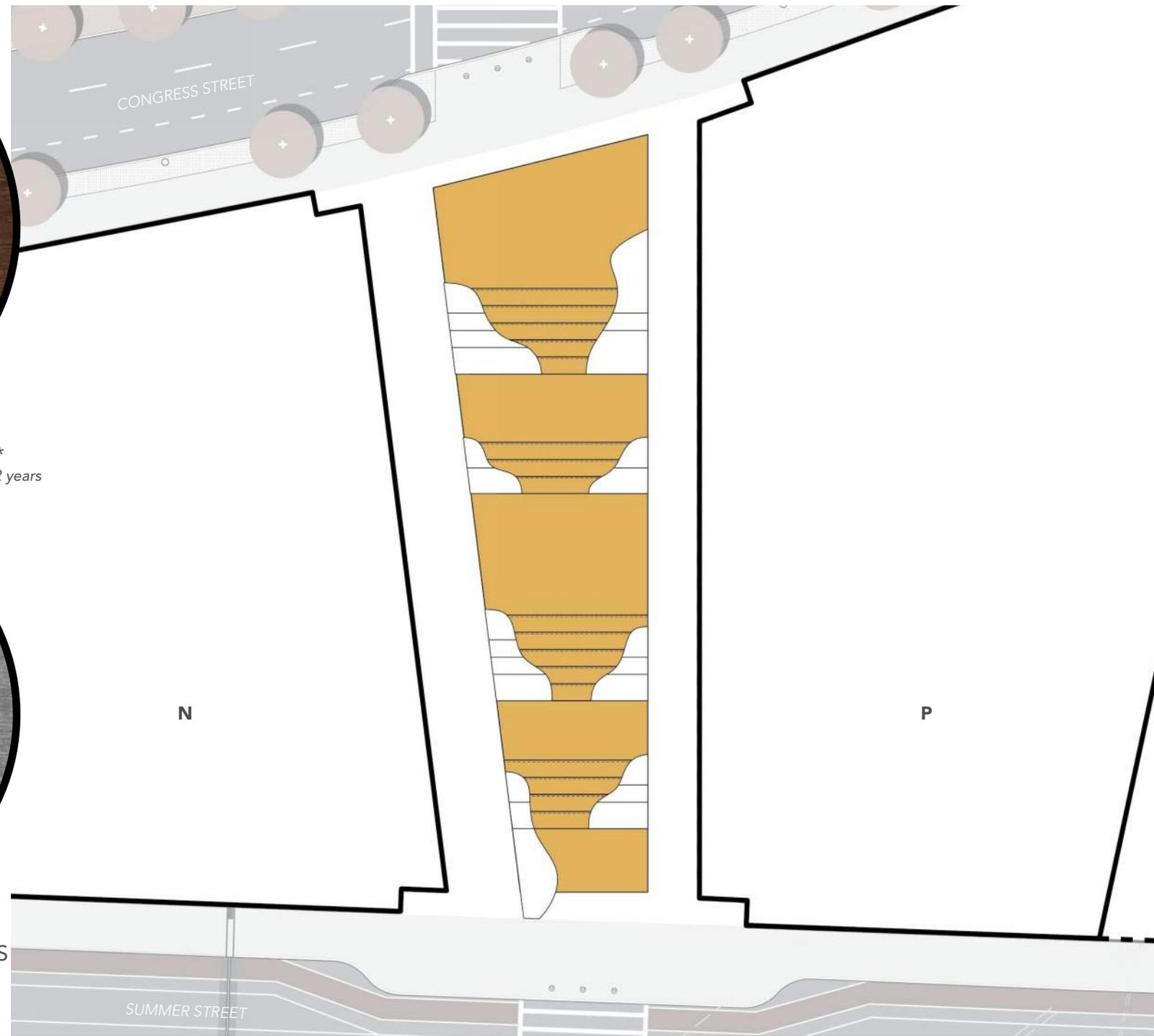
**SUMMER STEPS**  
WOOD



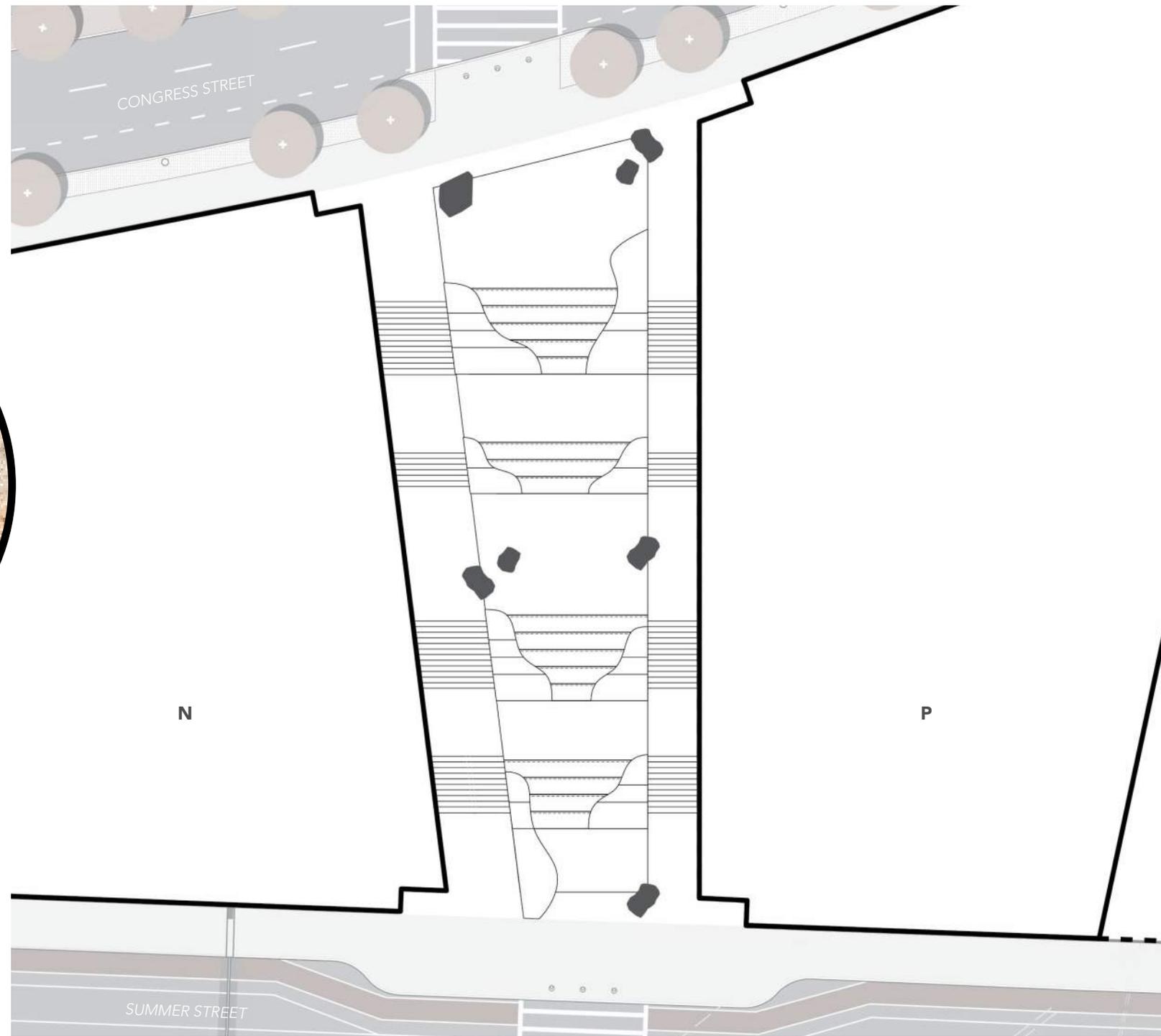
UNFINISHED INSTALLED CONDITION\*  
*\*If the desired aesthetic, will have to be re-finished every 1-2 years*



NATURAL WEATHERING IN 3 - 4 YEARS



**SUMMER STEPS**  
BOULDER LOCATIONS



**BOULDERS**  
WEYMOUTH GRANITE



**WEYMOUTH**

FINISH: **NATURAL**

SUPPLIER: **PLYMOUTH QUARRIES**

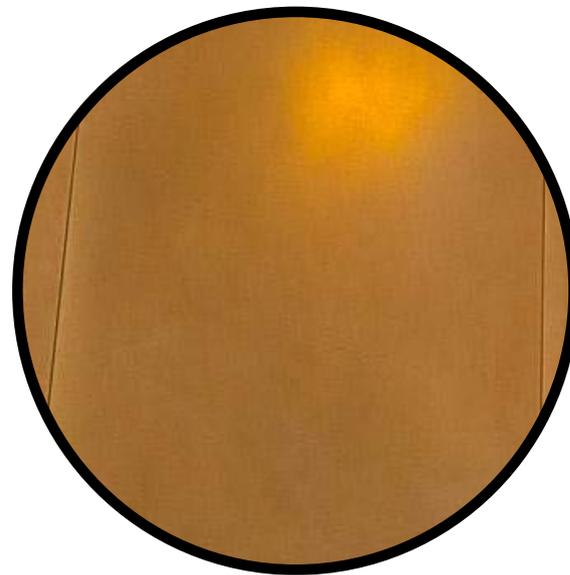
SUPPLIER LOCATION: **HINGHAM, MA**

QUARRY LOCATION: **NEW ENGLAND**



*\*REFER TO MATERIAL SAMPLES FOR REPRESENTATIVE COLOR & TEXTURE*

**SUMMER STEPS**  
RAISED PLANTING BEDS

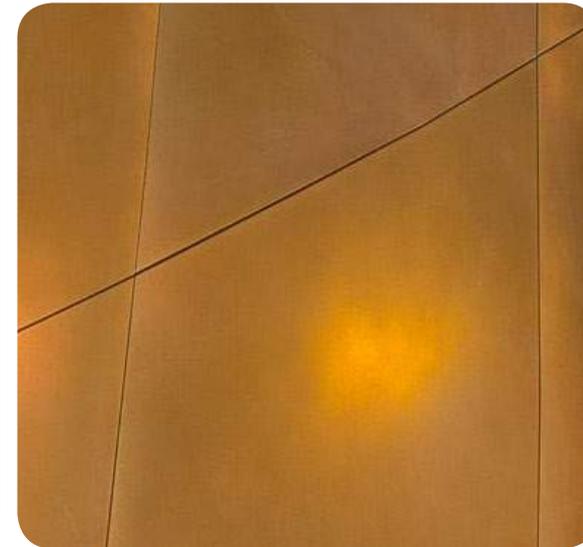


**RAISED PLANTER BEDS**  
MATERIAL OPTIONS

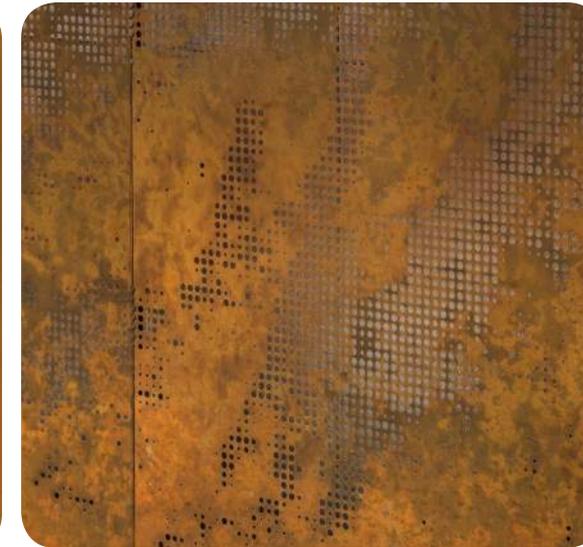
**TEXTURED METALS**



**BAROQUE ZINC**



**BRONZE**



**DIRTY PENNY**

**TNEMEC COATED METALS**

