

ONE SEAPORT SQUARE

Boston Civic Design Commission

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SKANSKA

KLING STUBBINS

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Design Statement

A centerpiece to Seaport Square Planned Development Area (PDA), the site provides direct access to Boston's fast growing neighborhood. The project is located within South Boston's Innovation District, on Seaport Boulevard at Boston Wharf Road. Truly a live, work, play environment, One Seaport Square will benefit from adjacencies to residential, cultural and retail neighbors as well as immediate connections to mass transportation and all of Boston's major interstate highways. Most unique, the project's site allows for One Seaport Square to have uncompromised views north to Seaport Square in the foreground and Boston Harbor beyond.

A massing initially sculpted by PDA guidelines is further developed through consideration of urban, environmental and programmatic goals. Informed by energy use and views, the massing is separated into north and south boxes and guided by programmatic efficiency and flexibility. The expansive views to the north allow for equally expansive fenestration establishing a façade anchoring both Seaport Square and the district. The slender box to the north is distinct from the southern mass that is characterized by its need to regulate sunlight and energy. While all glass, it complements the sheer façade on the north by offering texture and articulation.

Limited to a maximum height of 250'-0" by FAA regulations, the proposed One Seaport Square (L1) project is 18 stories tall. The primary massing also informed in section by the PDA as the building is divided into a 75' 4 story podium and 175' tower providing a gross building area of approximately 632,000 square feet and a rentable area of approximately 440,000 square feet. Prominently positioned on Seaport Boulevard, the building's base adds to the boulevard's street wall set forth in the district's master plan.

A green terrace on the podium roof offers hints to the projects commitment to sustainability and a natural and public experience within the project further enhancing the project and building on the district's commitment to sustainability. The Designed to meet the highest sustainable standards, it will provide a light and airy office experience while meeting the most stringent energy expectations. Finally, its large formal gestures shape Boston's new skyline, however, the exterior design at the building's base will frame the pedestrian experience of a new and quickly emerging neighborhood. Featuring a two story 'high-tech' glass and stainless steel curtain wall for its lobby and atrium, the street level is anchored by a composition of glass and opaque materials. Offering a façade that will be open and inviting, featuring a range of retail to compliment the rest of the district.

1. Project Summary

Program Summary

Primary entry on Seaport Boulevard

9,000 sf 2 story lobby at first floor.

17,000 (approx.) retail at first floor.

Major building access for automobiles, service and delivery vehicles will be from Autumn Lane.

Loading dock, NSTAR vault and primary electrical room first floor.

A 2,500 square foot Fitness Center is planned for the second floor podium level and will contain space for exercise equipment, toilets, lockers, and shower rooms. Fitness Center toilet rooms will be accessible to the adjacent office areas.

The typical floors include common toilet rooms, elevator lobby and electrical/ telephone closets provided by the landlord. The balance of the floor is shell space for future office tenants.

The mechanical floor encloses common building equipment and services. An adjacent roof area will provide space for limited rooftop mounted equipment such as emergency generators, distributed antenna systems, etc.

The entire 18th floor will be devoted to mechanical and electrical equipment.

The building is 250-feet high to the highest point including all parapets, equipment screen walls, vents, stacks, etc. which is the maximum height allowed per Federal Aviation Administration (FAA) regulations.

20'-0" floor-to-floor at the Ground Floor for both an enhanced retail storefront experience and to enable horizontal distribution of utilities in and out of the vertical core of the building. The Main Lobby ceiling height is anticipated to be approximately 30'-0".

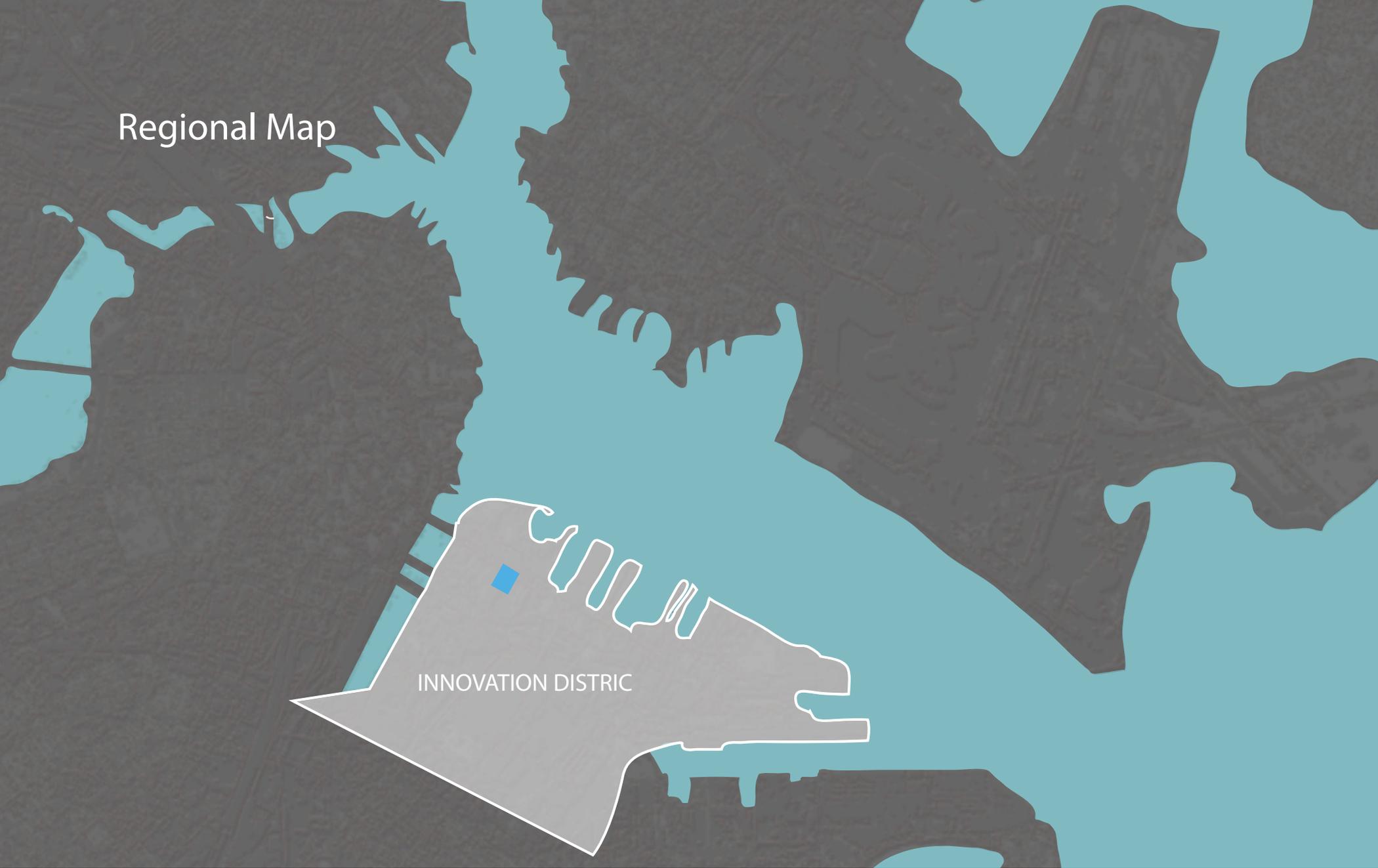
The Fifth through Seventeenth tower floors will be fit out as office space and therefore the floor-to-floor height for these floors of 12'-8 inches is to allow for a nominal ceiling height of 10'-0" coordinated with above ceiling services and structure. A lower ceiling zone of 9'-0" is required around the core to allow for utilities and ductwork to exit the shafts before distribution through the floors in the open truss floor framing system.

Level	Gross	Floor to Floor
Level P2	69,484	9'-9"
Level P1	69,484	13'-6"
Level 01	40,107	20'-0"
Level 02	37,001	15'-0"
Level 03	40,955	15'-0"
Level 04	40,955	15'-0"
Level 05	21,250	12'-8"
Level 06	24,250	12'-8"
Level 07	24,250	12'-8"
Level 08	24,250	12'-8"
Level 09	24,250	12'-8"
Level 10	24,250	12'-8"
Level 11	24,250	12'-8"
Level 12	24,250	12'-8"
Level 13	24,250	12'-8"
Level 14	24,250	12'-8"
Level 15	24,250	12'-8"
Level 16	24,250	12'-8"
Level 17	24,250	12'-8"
Level 18	22,450	20'-0"
Total	632,686	249'-8"

1. Project Summary

2. Site Analysis

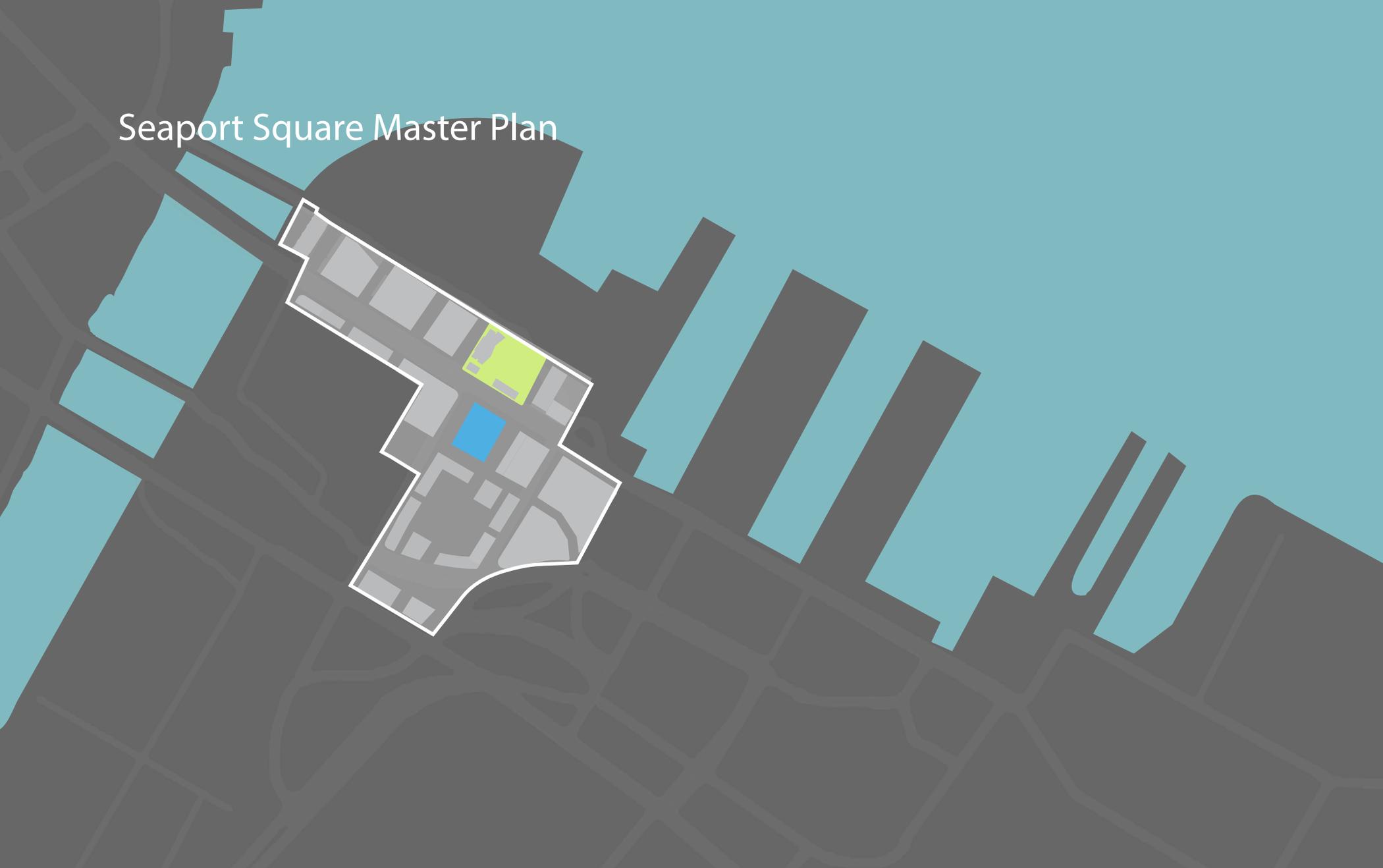
Regional Map



INNOVATION DISTRICT

2. Project Summary

Seaport Square Master Plan



2. Project Summary

View Corridors



2. Project Summary

Site Photos



2. Project Summary

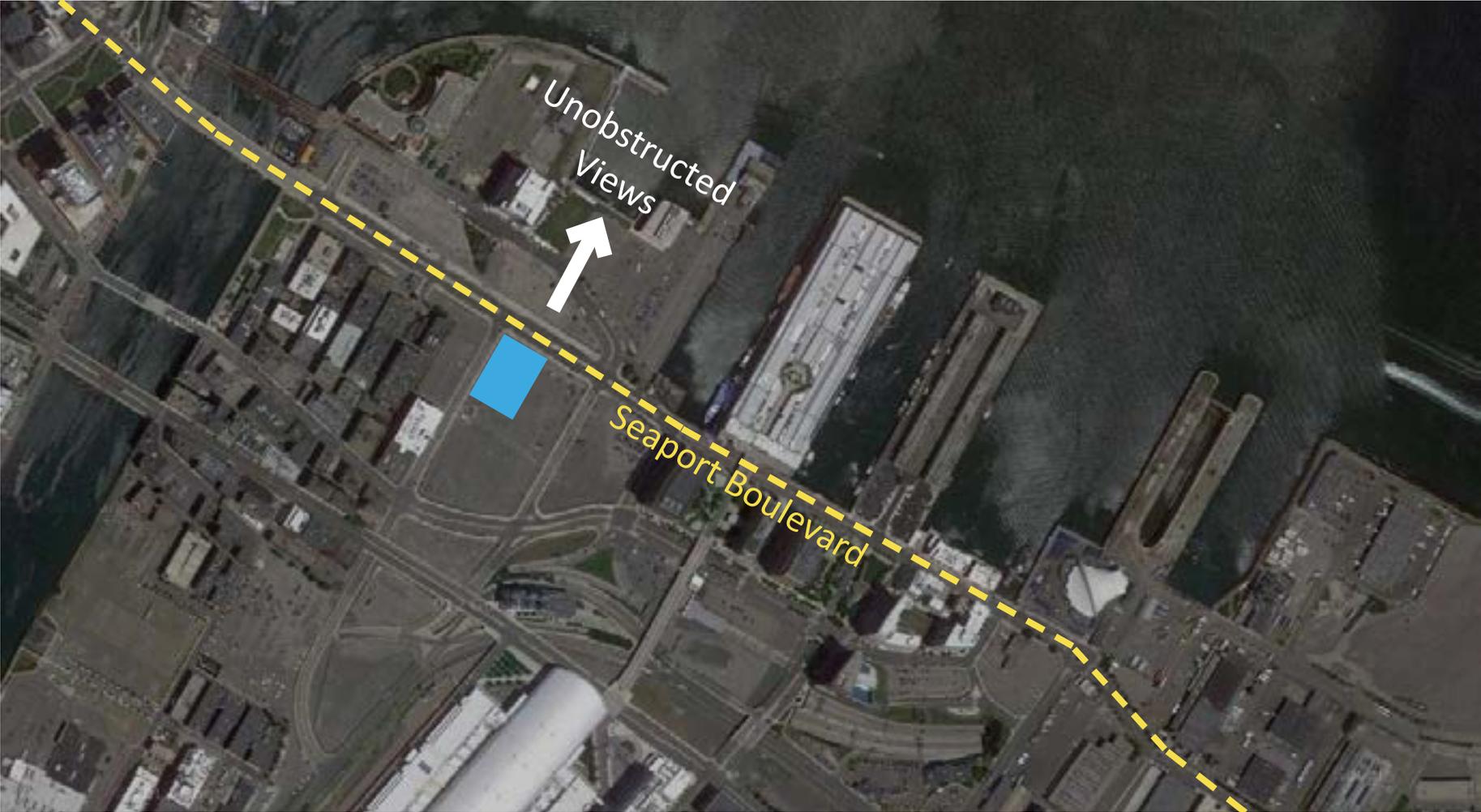
Site Photos



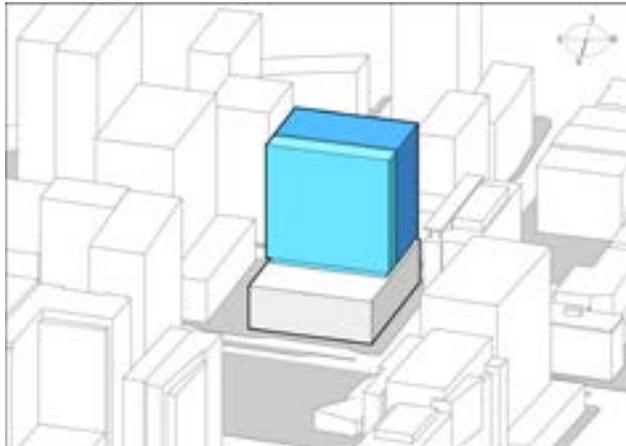
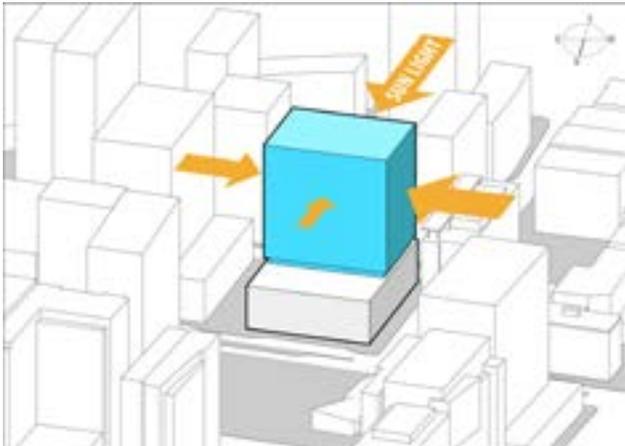
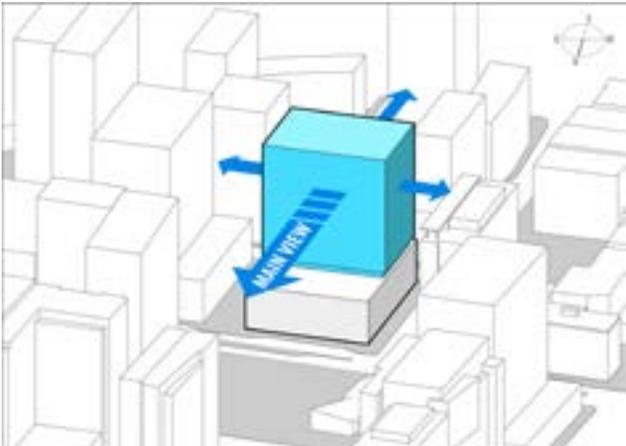
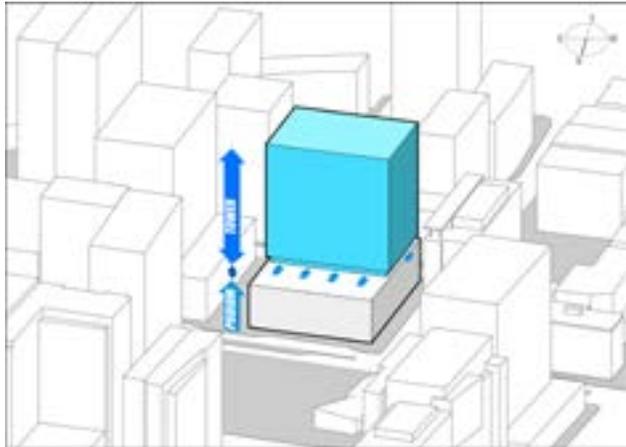
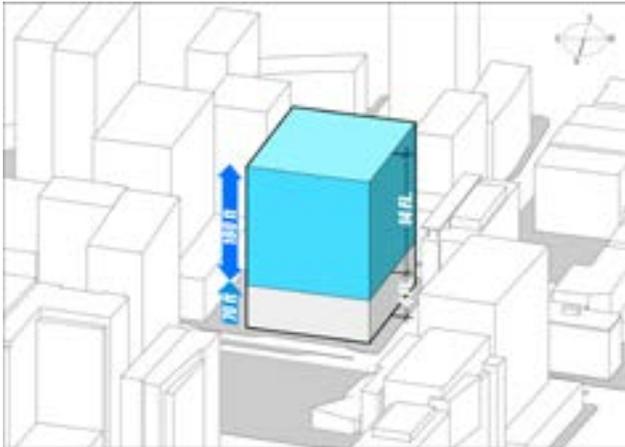
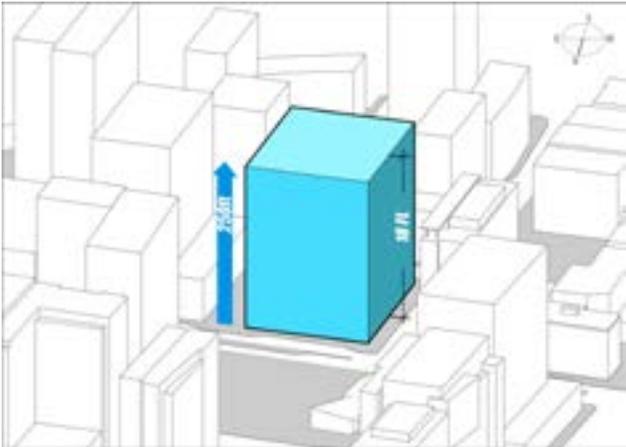
2. Project Summary

3. Design Process

Visual Connectivity

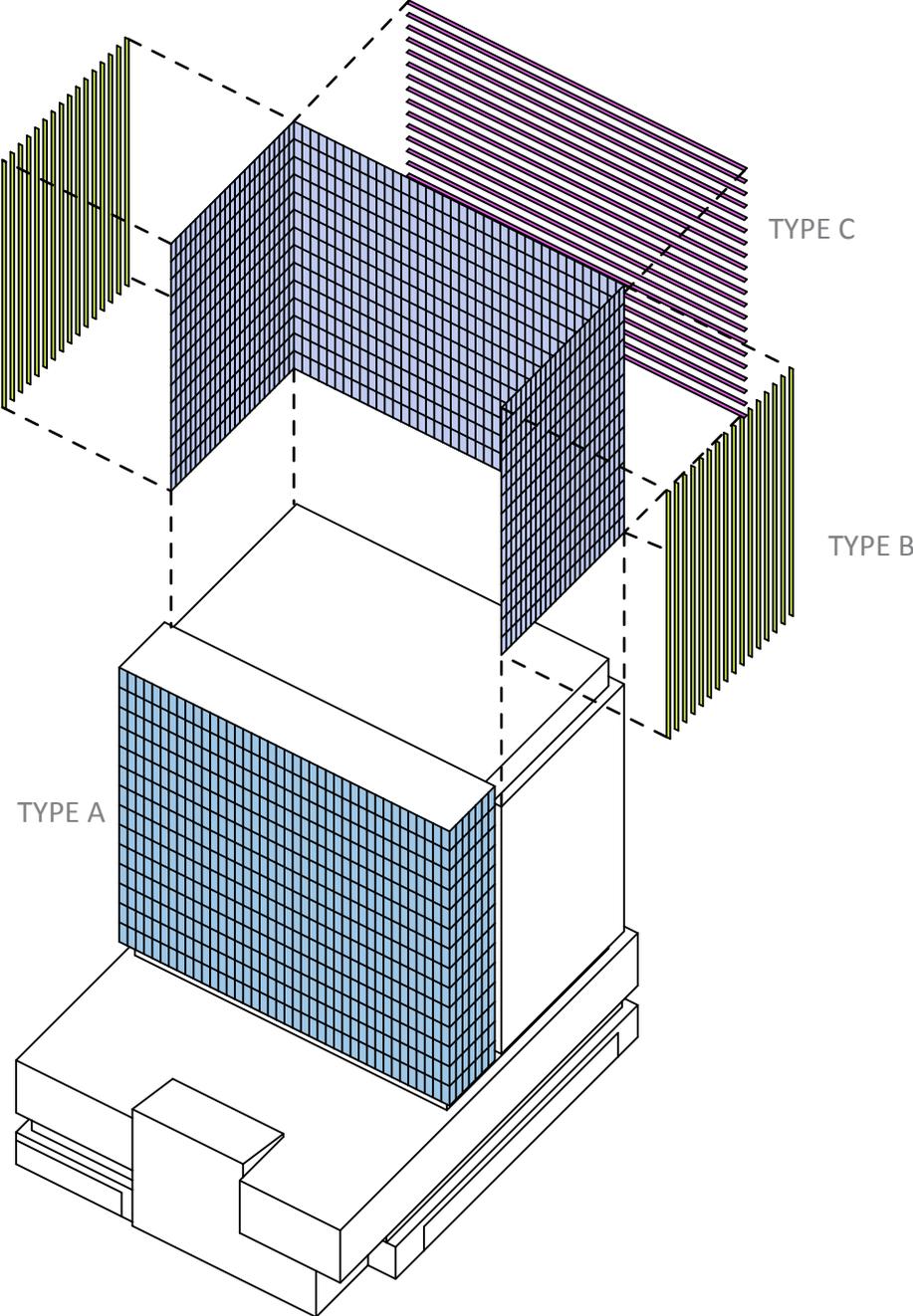


Form Evolution



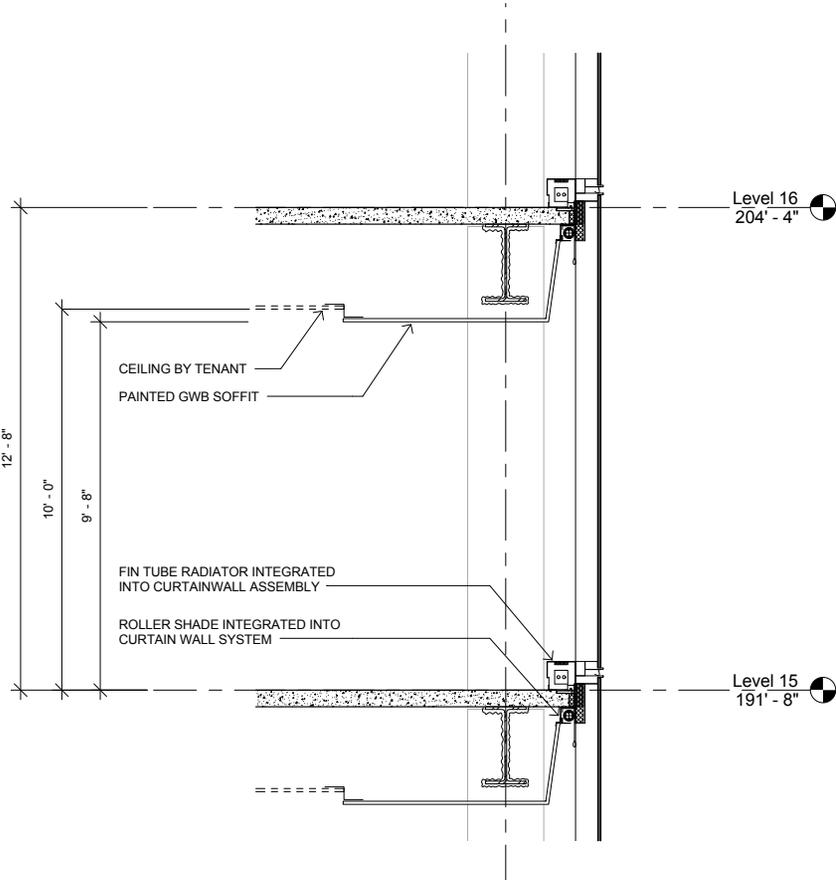
3. Design Process

Articulated Skin



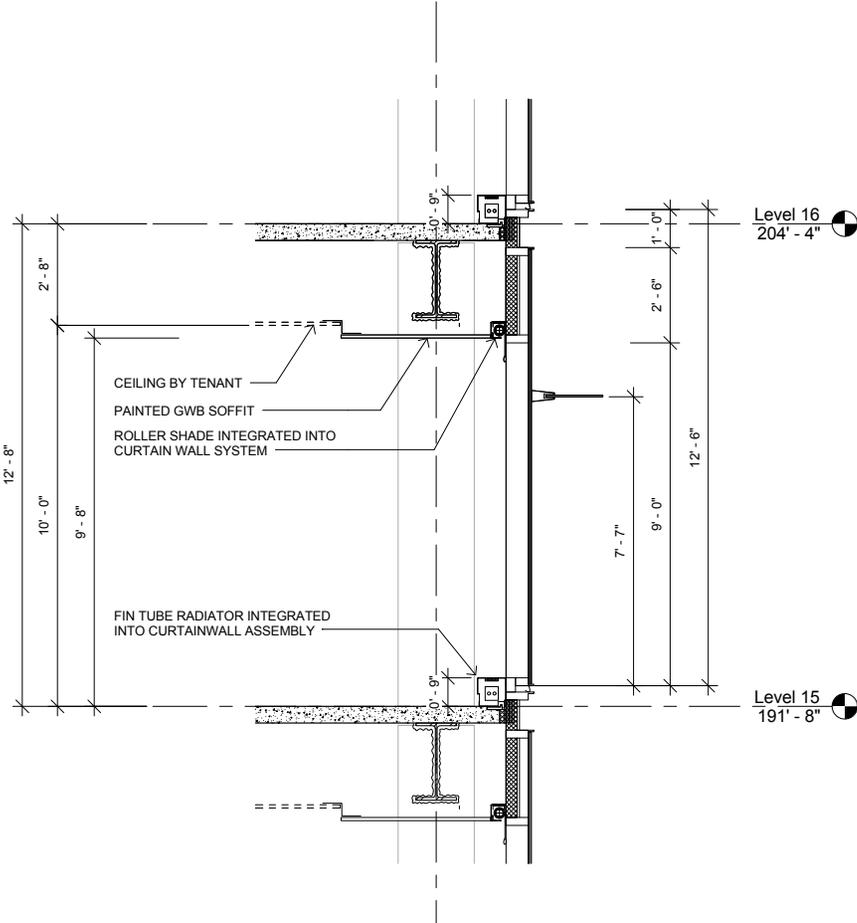
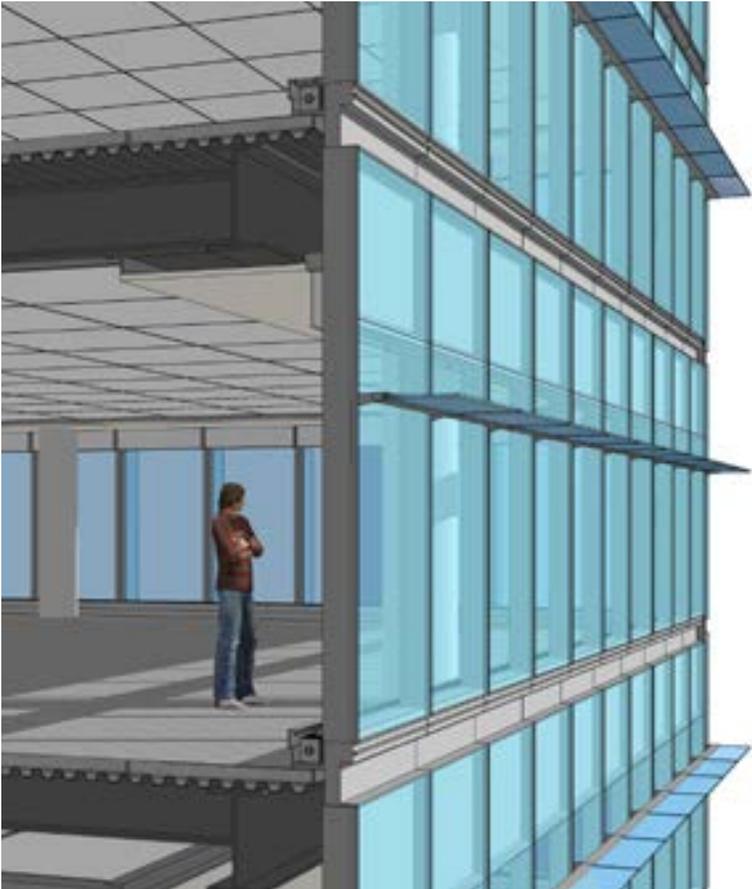
3. Design Process

Curtain Wall Type A



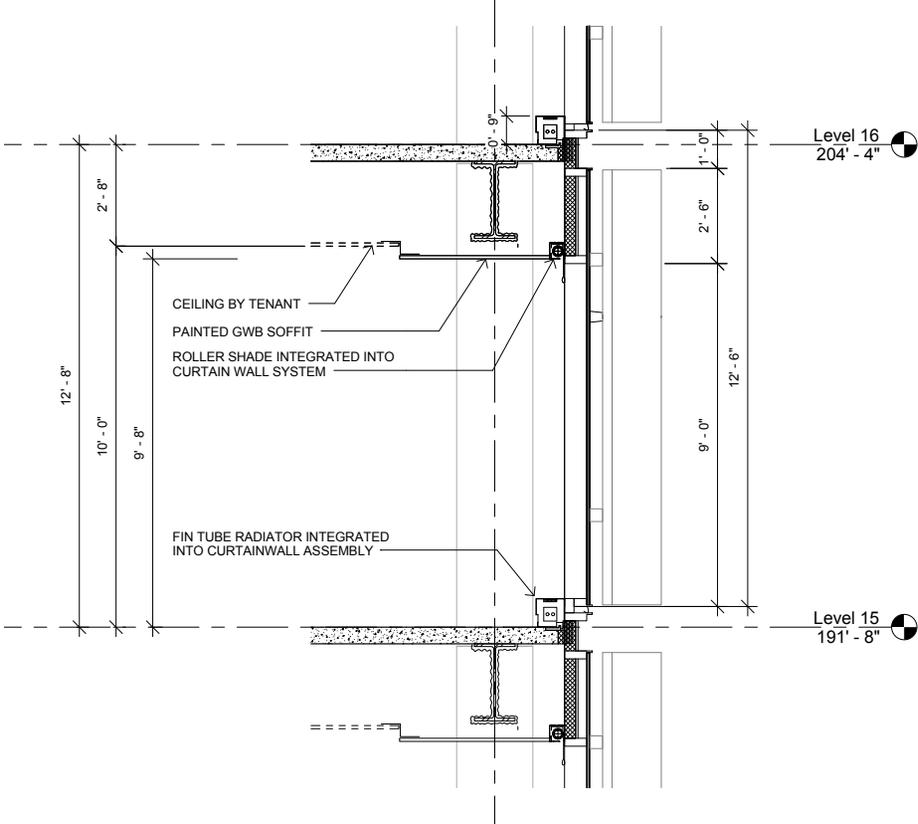
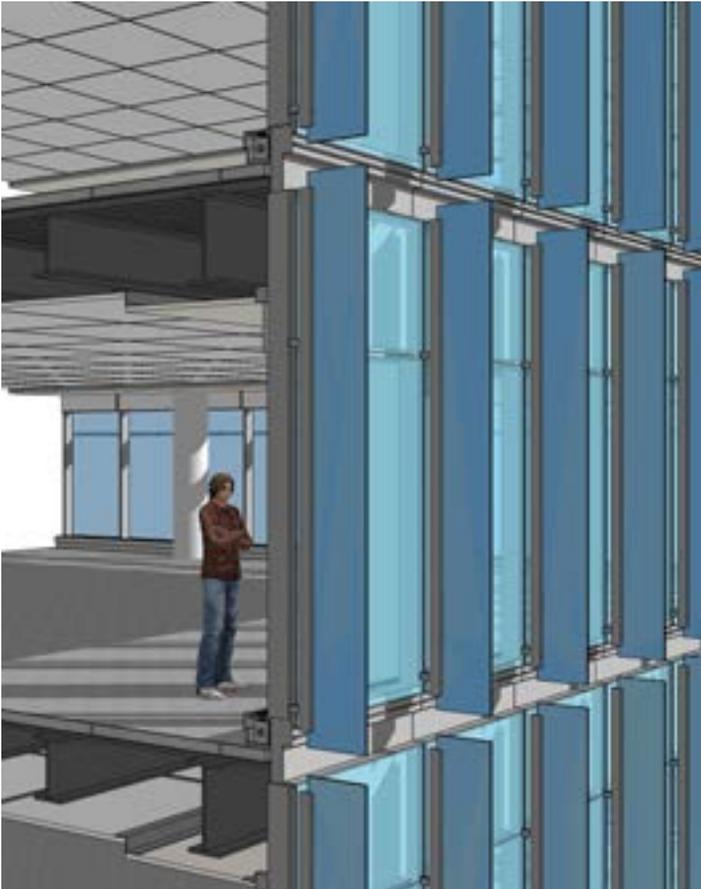
3. Design Process

Curtain Wall Type B



3. Design Process

Curtain Wall Type C



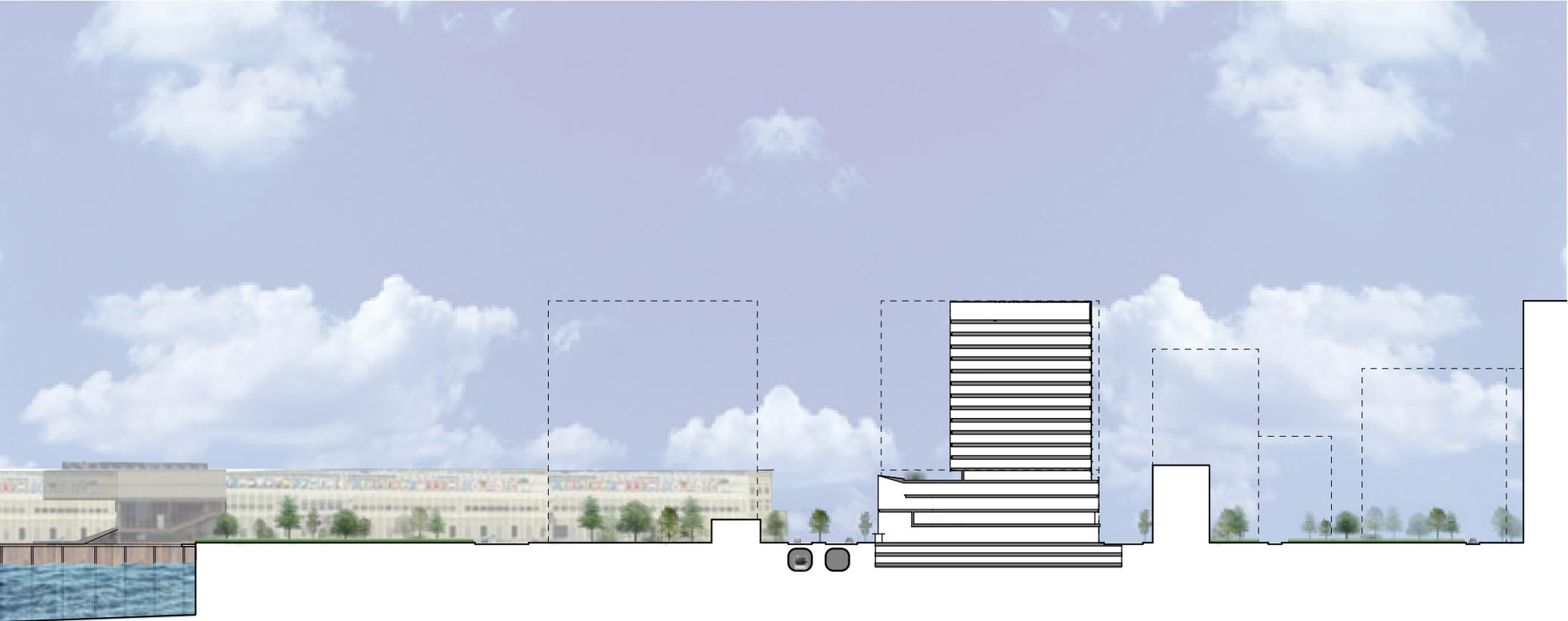
3. Design Process

Emerging Skyline



3. Design Process

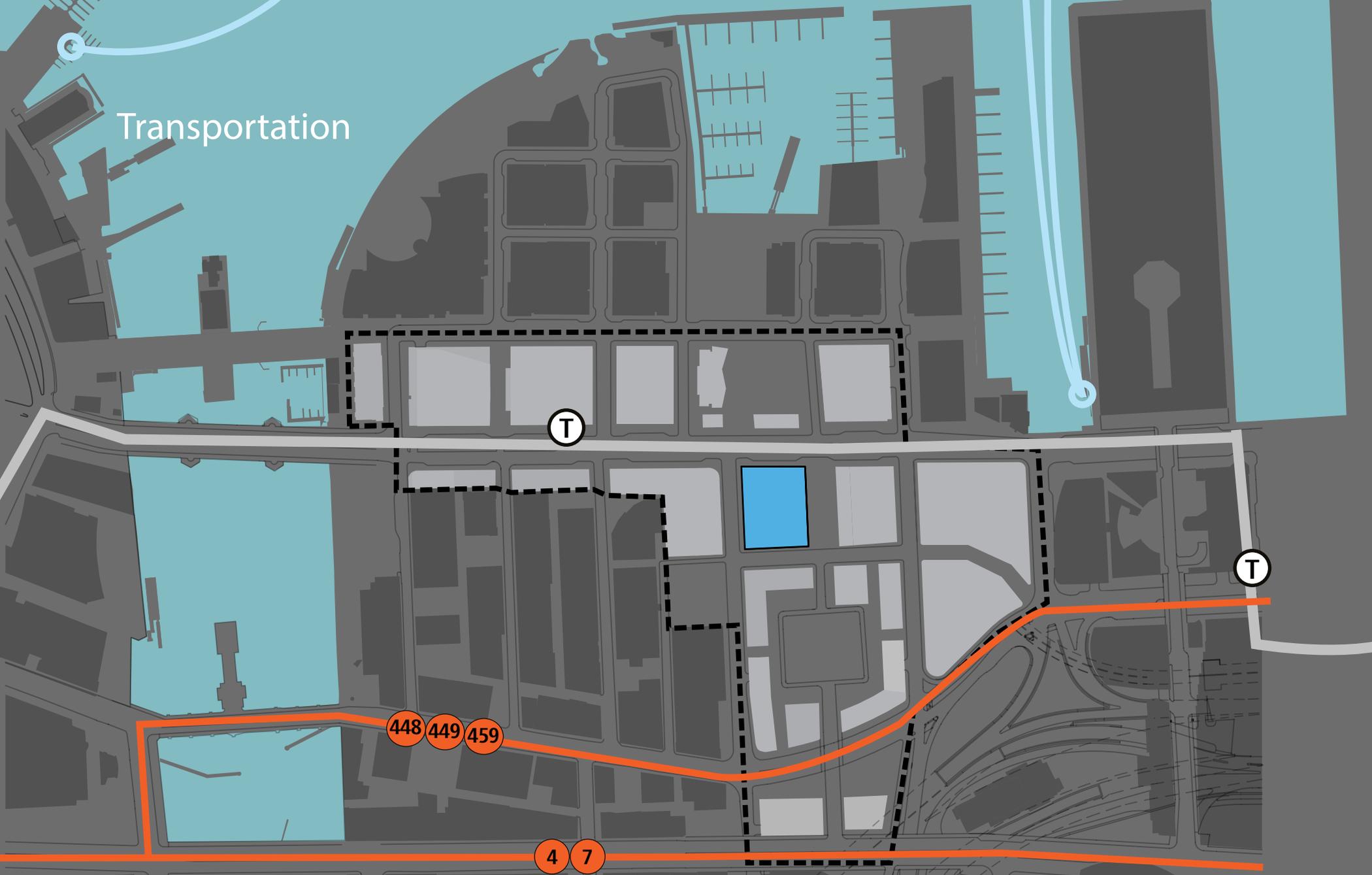
Site Section



3. Design Process

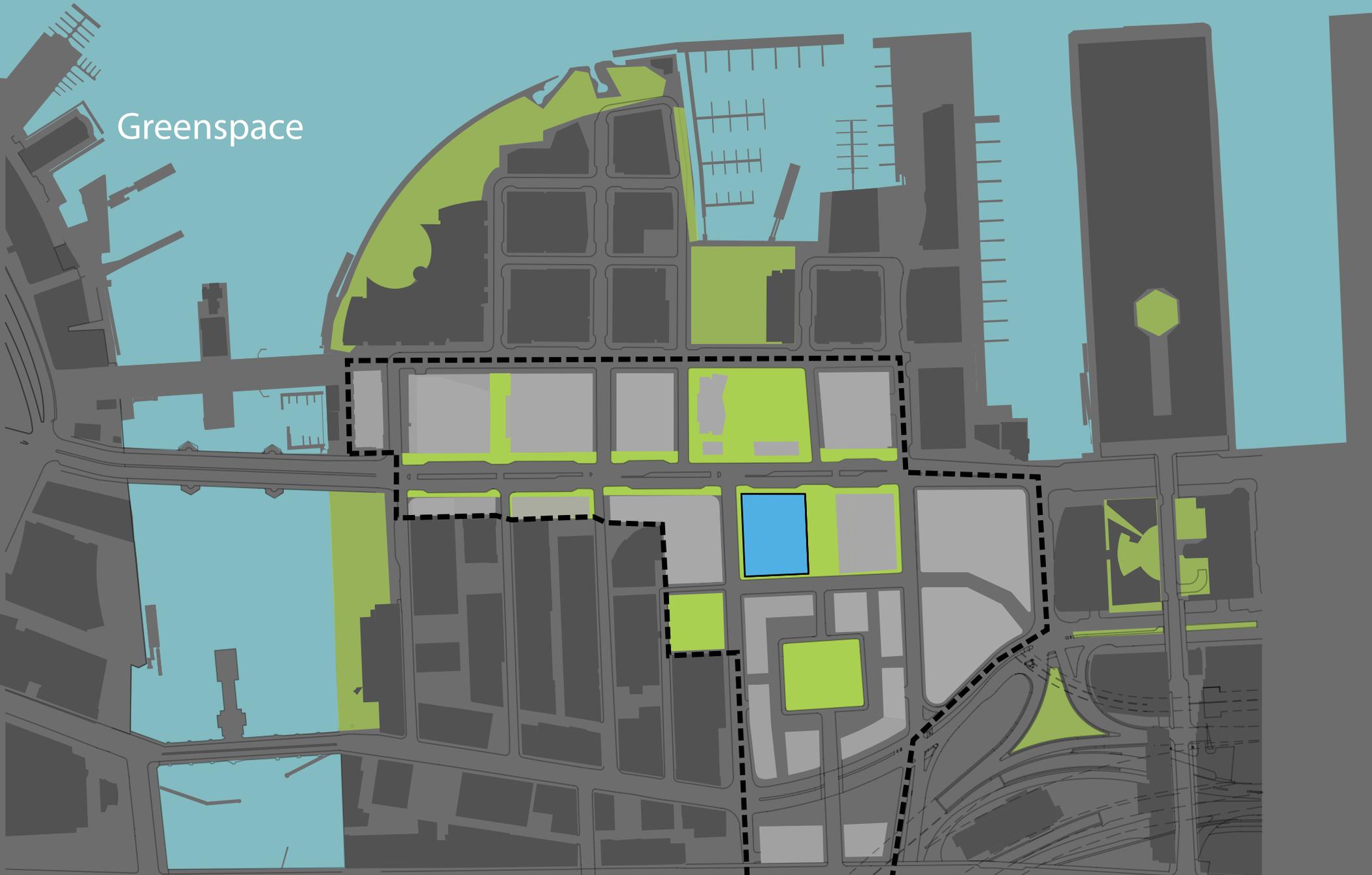
4. Pedestrian Experience

Transportation



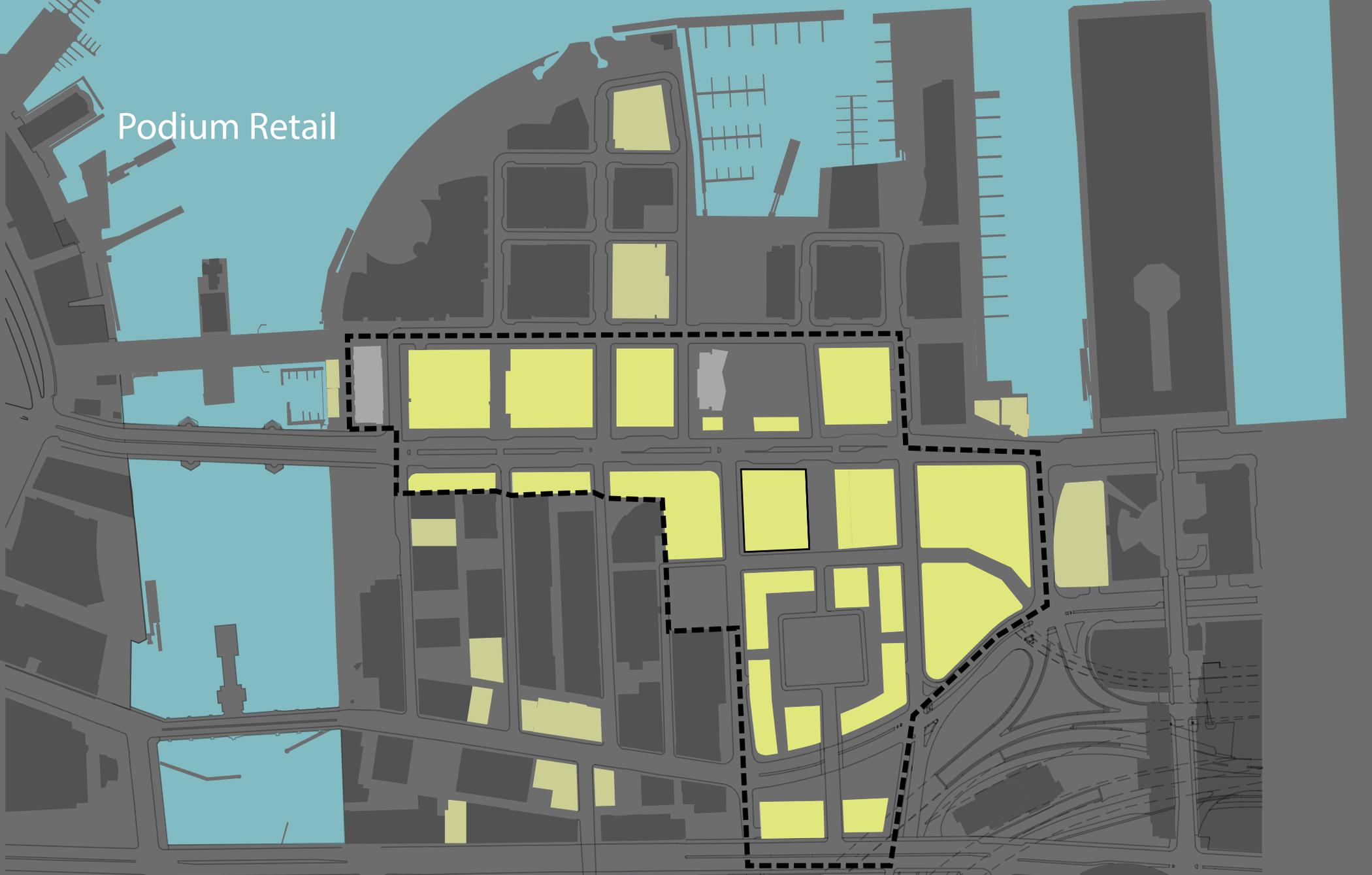
4. Pedestrian Experience

Greenspace



4. Pedestrian Experience

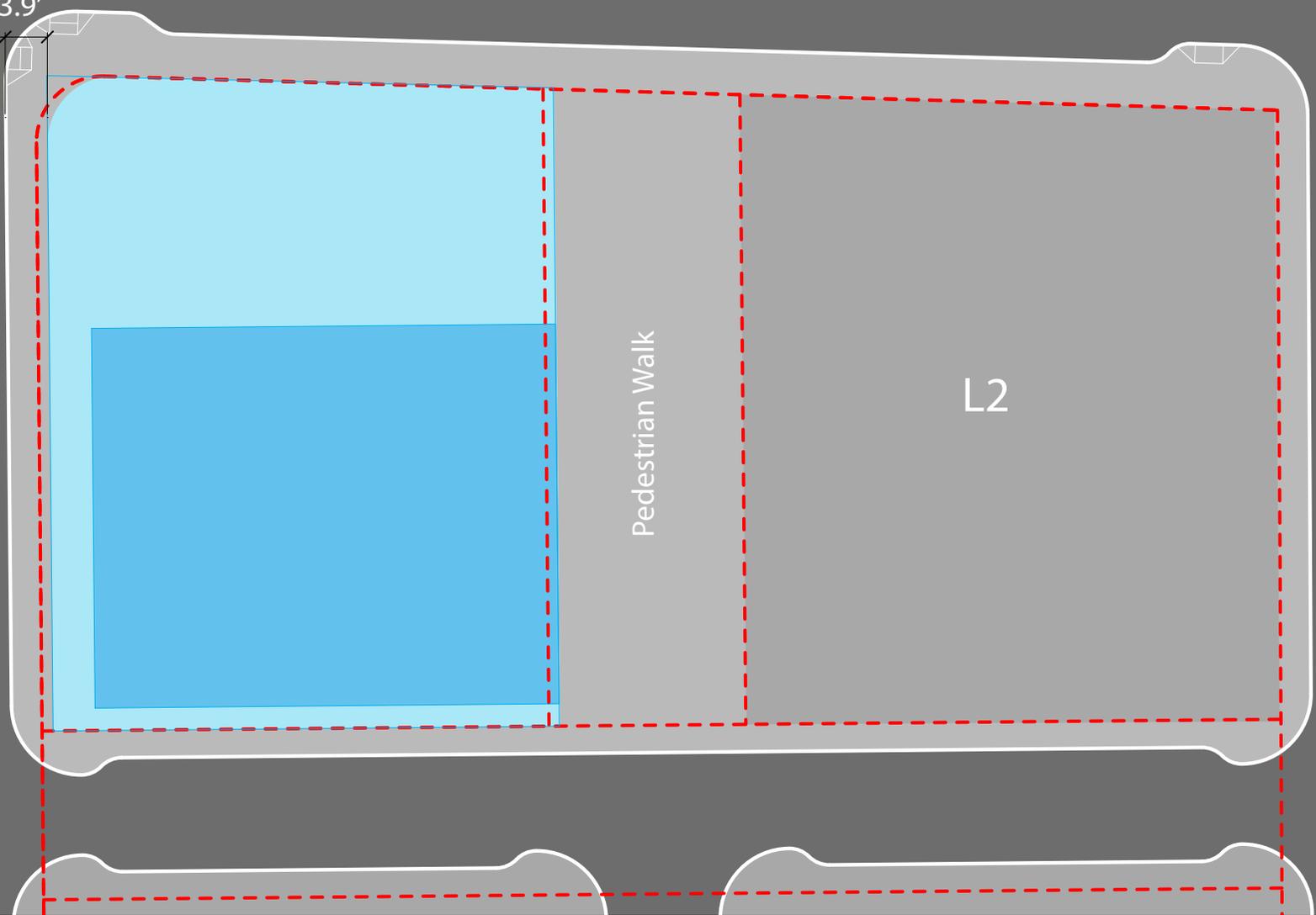
Podium Retail



4. Pedestrian Experience

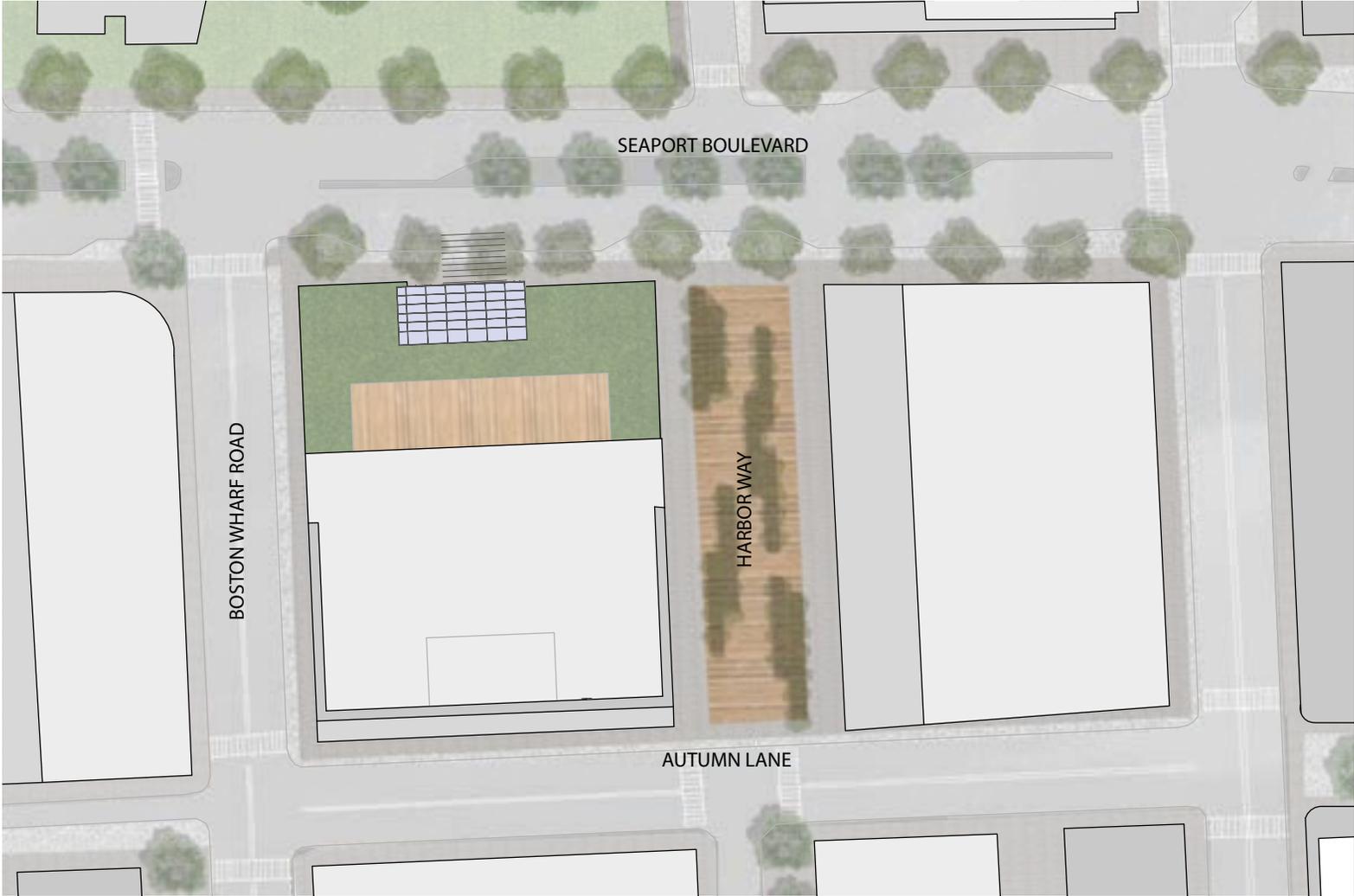
Property Line

3.9'



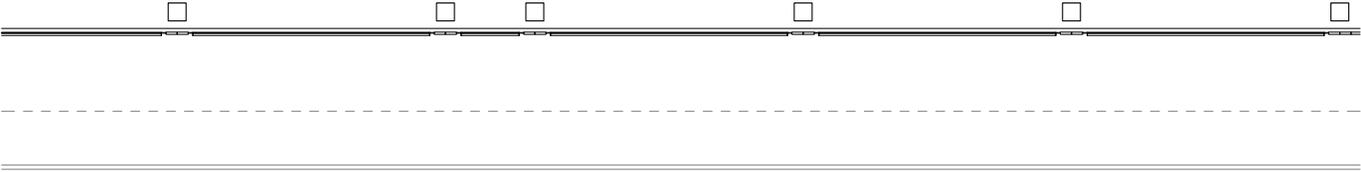
4. Pedestrian Experience

Harbor Way Pedestrian Walk



4. Pedestrian Experience

Retail Podium



4. Pedestrian Experience

Seaport Boulevard Street Section



4. Pedestrian Experience

Harbor Way Street Section



4. Pedestrian Experience

Boston Wharf Road Street Section





Boston Wharf Road

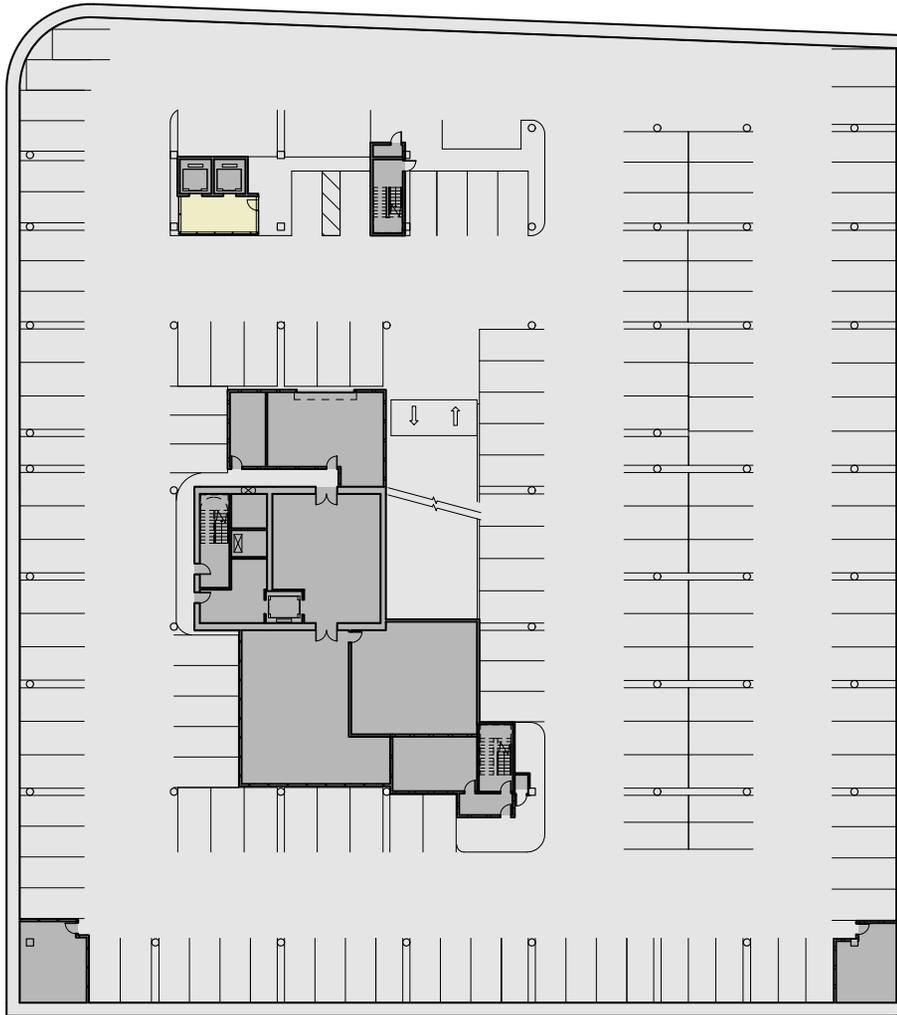
4. Pedestrian Experience



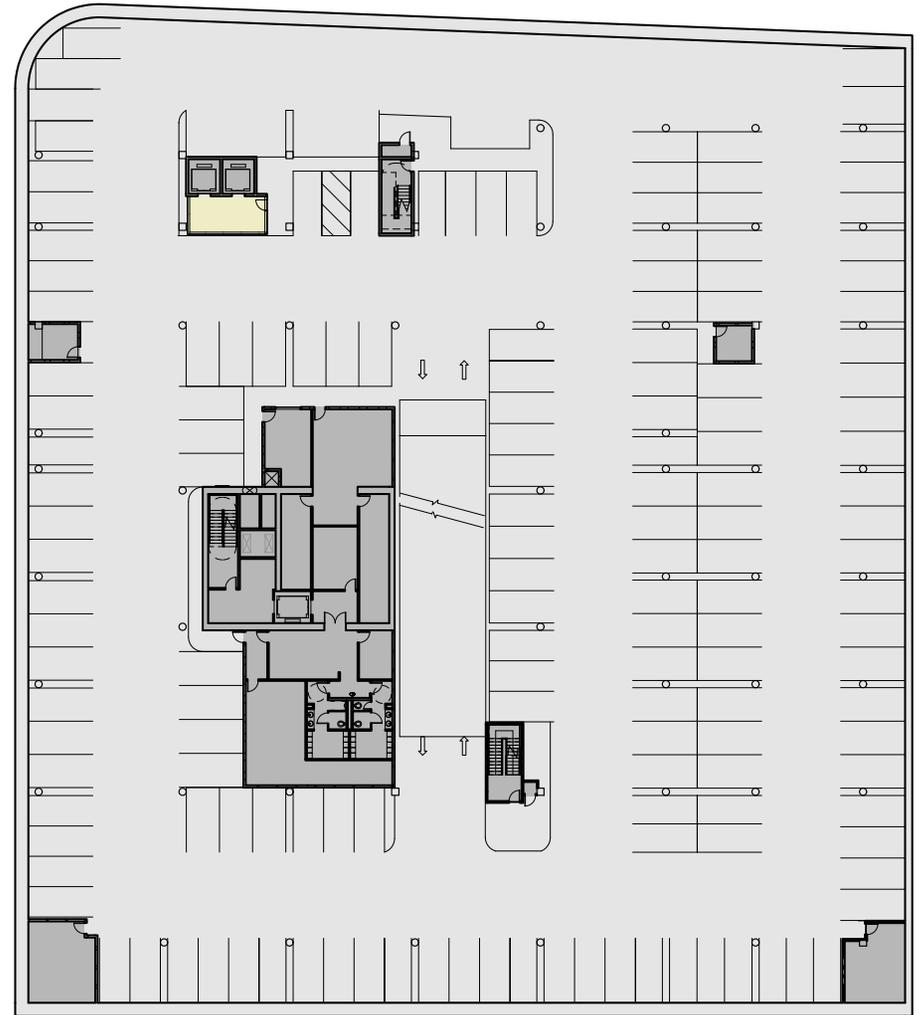
Harbor Way

4. Pedestrian Experience

5. Design Proposal

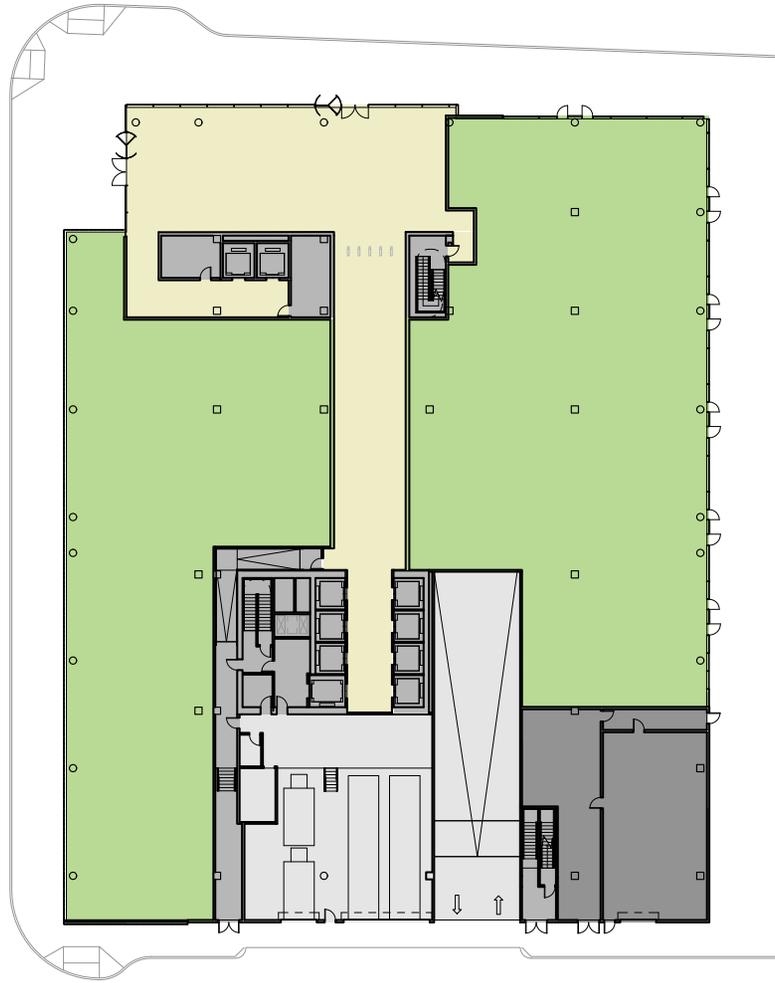


PARKING LEVEL 1



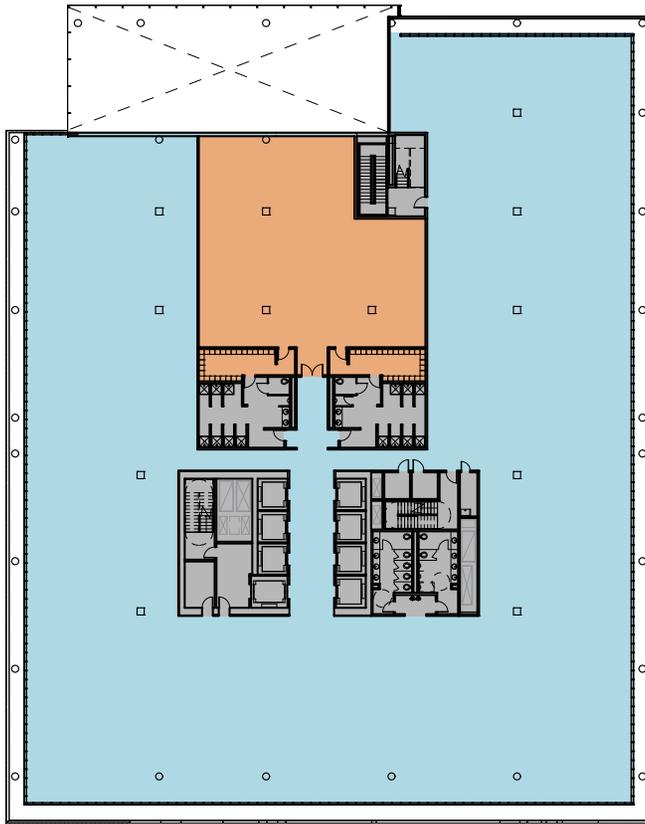
PARKING LEVEL 2

5. Design Proposal

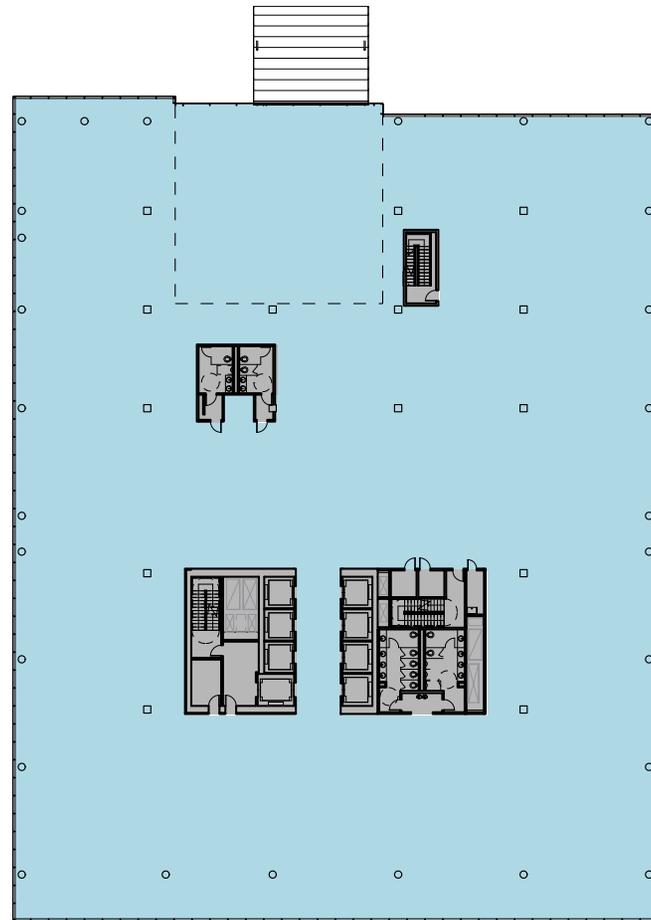


GROUND FLOOR PLAN

5. Design Proposal

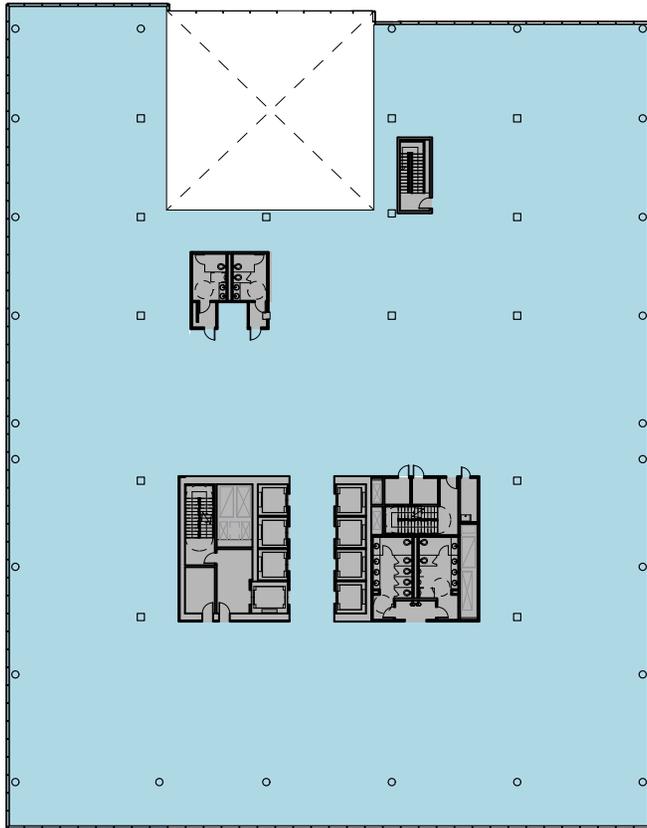


SECOND FLOOR PLAN

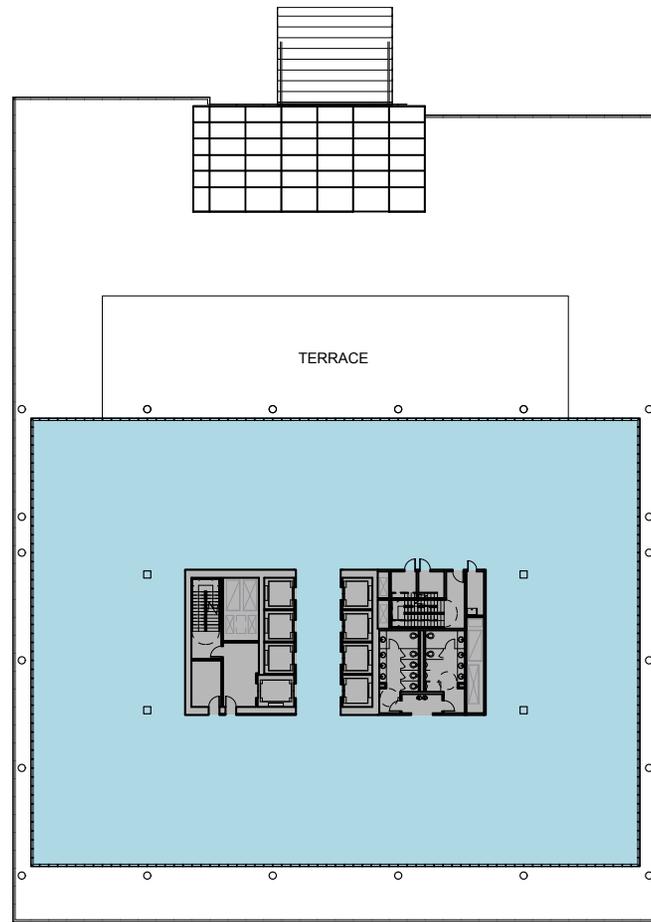


THIRD FLOOR PLAN

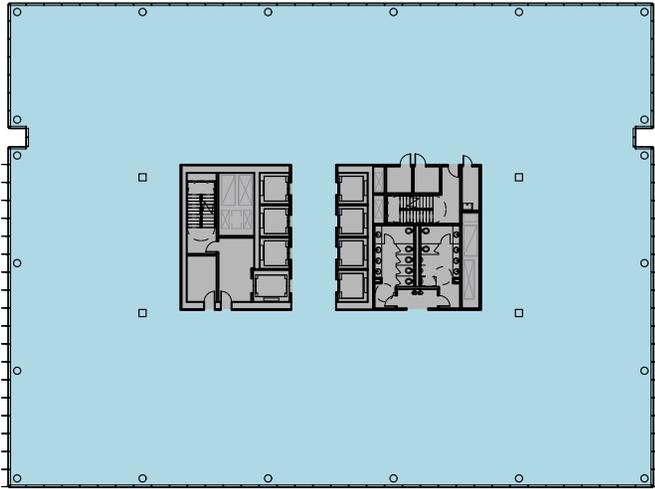
5. Design Proposal



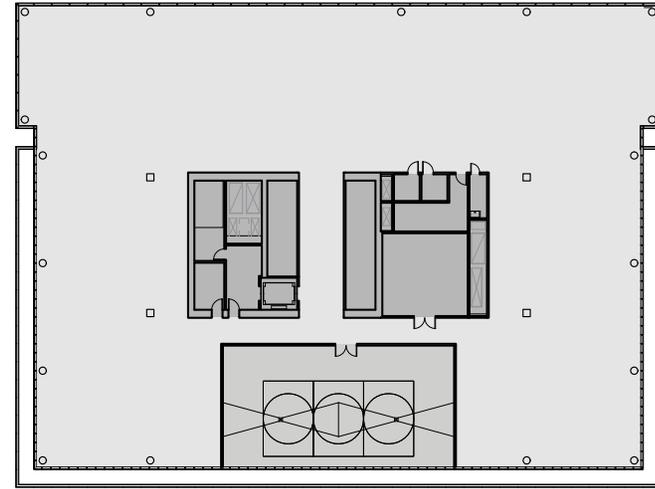
FOURTH FLOOR PLAN



FIFTH FLOOR PLAN

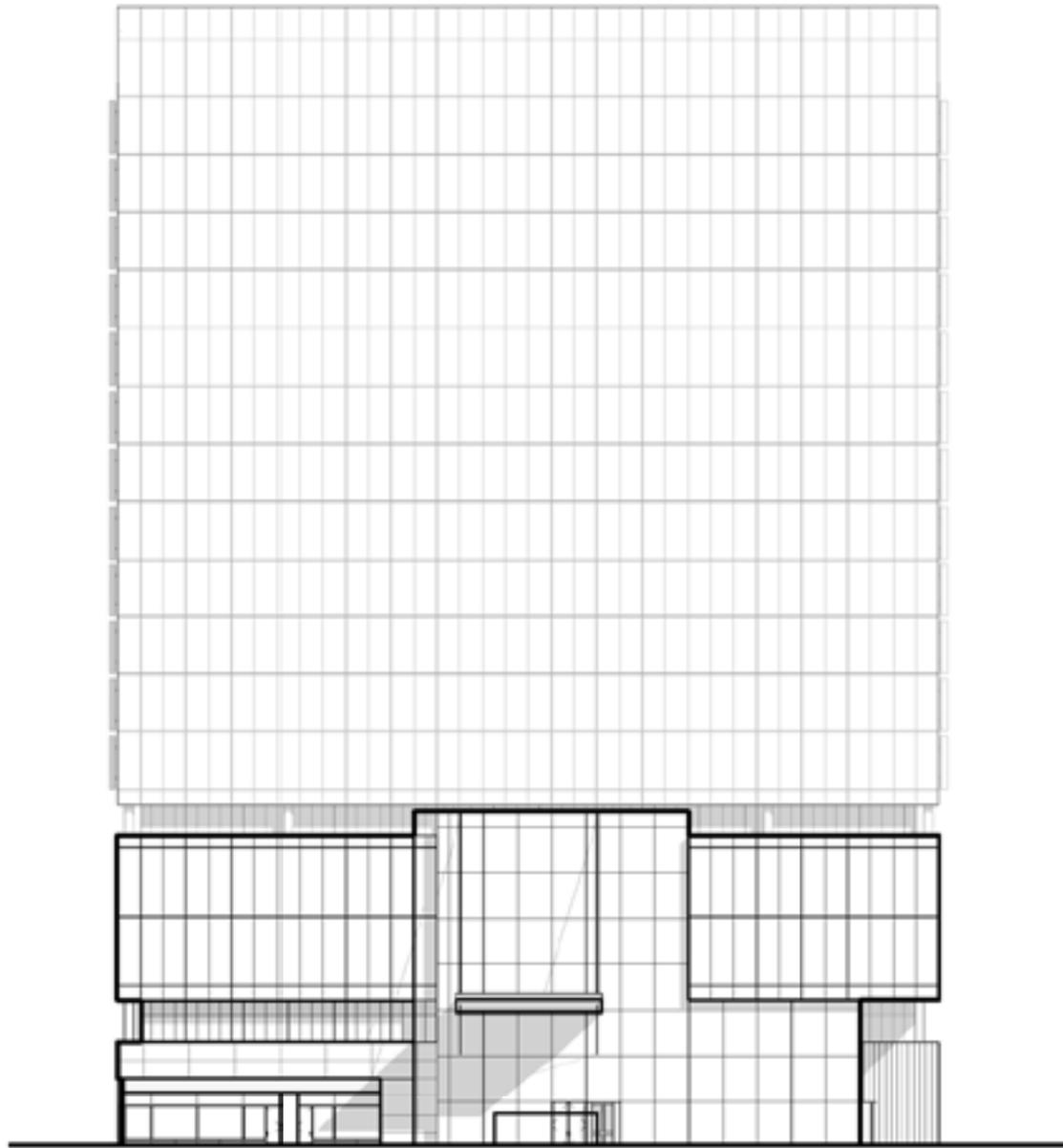


TYPICAL TOWER PLAN

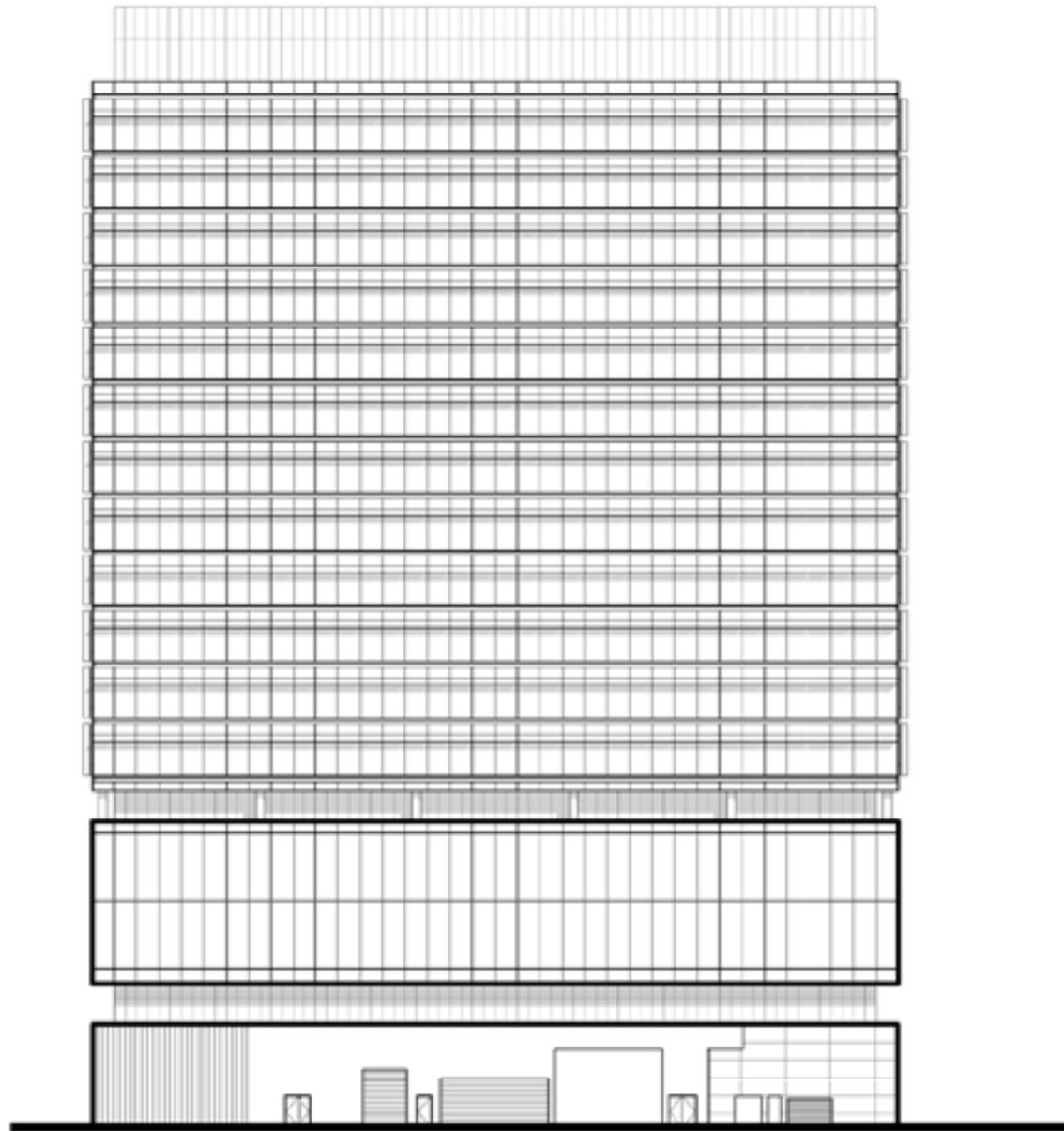


PENTHOUSE PLAN

5. Design Proposal

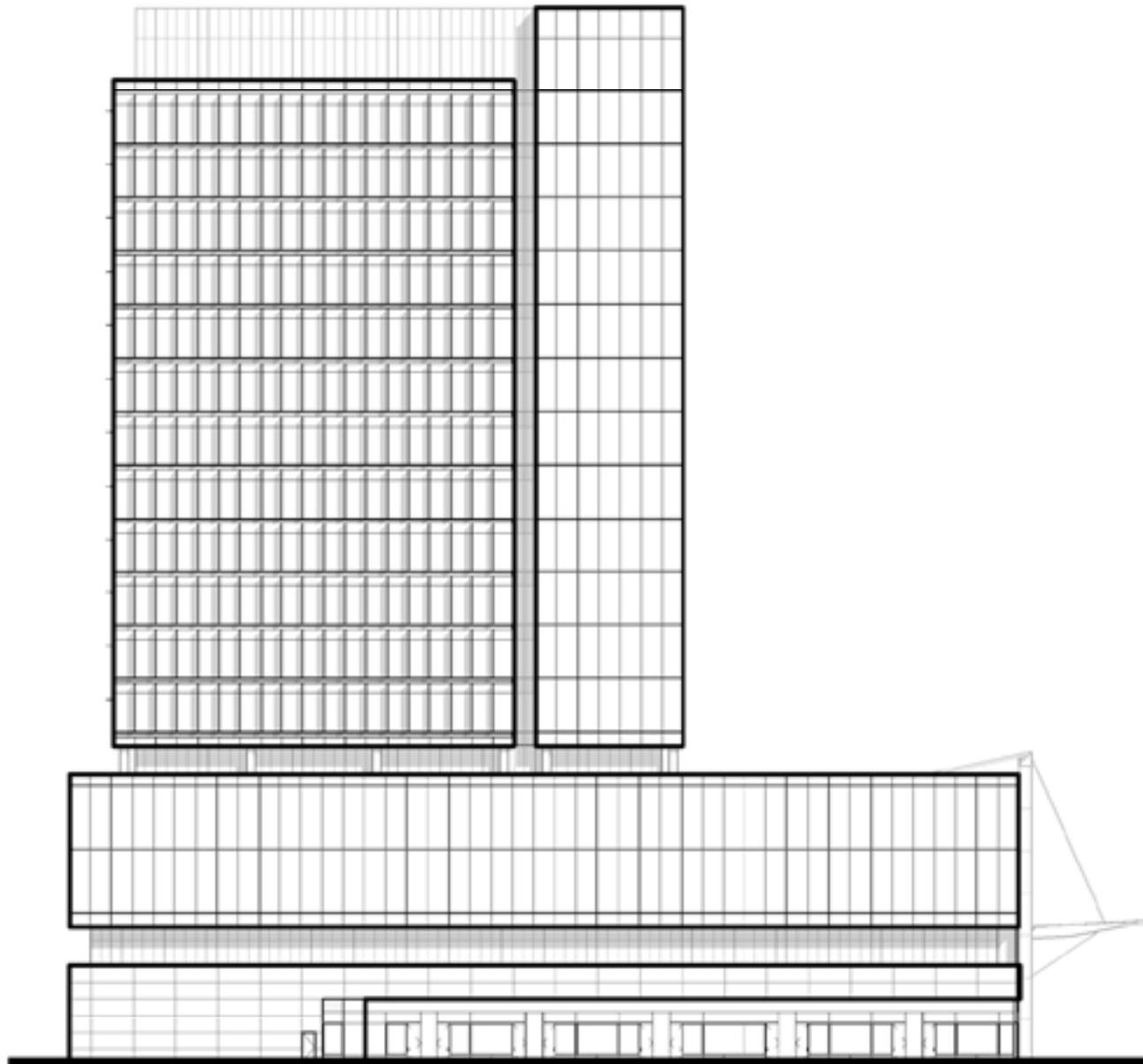


NORTH ELEVATION



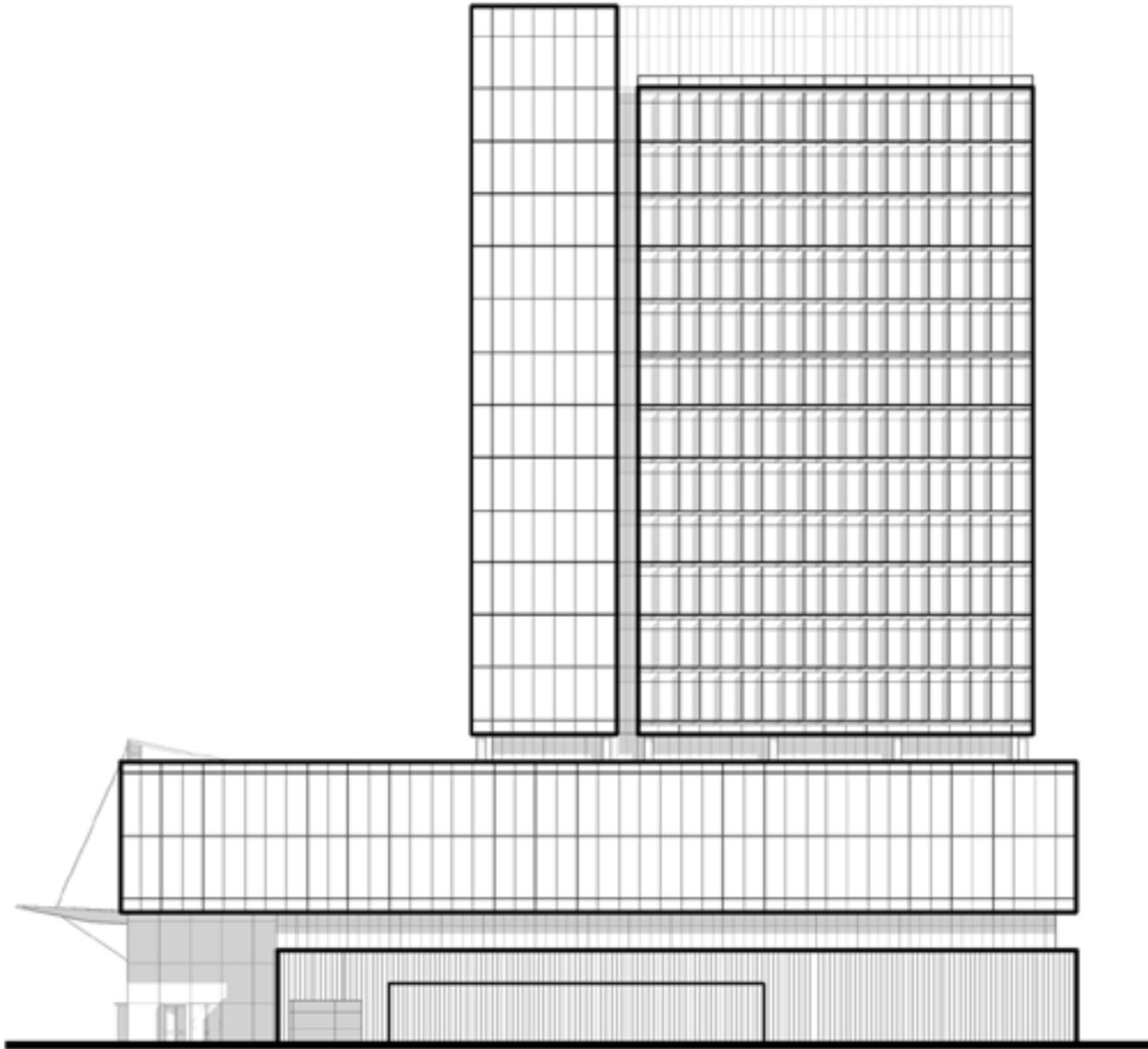
SOUTH ELEVATION

5. Design Proposal



EAST ELEVATION

5. Design Proposal



WEST ELEVATION

5. Design Proposal



5. Design Proposal



5. Design Proposal



5. Design Proposal



5. Design Proposal