

# Seaport Square Parcel P

28 May 2019

Seaport District Boston  
BCDC Meeting #4



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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
- **BCDC Committee Presentation:** June 04, 2019
- **Construction Start:** Fall 2019
- **Completion:** Mid-2022



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## WHAT WE HEARD:

- Clarify relationship between building massing and approved zoning envelope.
- Study public perception of building from throughout the neighborhood.
- Clarify organizational hierarchy of building architecture and façade types.
- Study relationships and transitions between façade types.
- Study relationship between Summer Steps and retail storefronts.
- Study options for introducing more organic shapes into Summer Steps landscape design.



## RESPONSES:

- Extensive study of building context both proximate and distant
- Extensive study of Congress Street facade options and massing alternatives
- Analysis of building hierarchy/logic vis a vis historical context
- Dimensional adjustments to enhance material transitions
- Adjustments to stair-facing retail storefront architecture
- Adjustments to public stair to improve human scale and quality of place



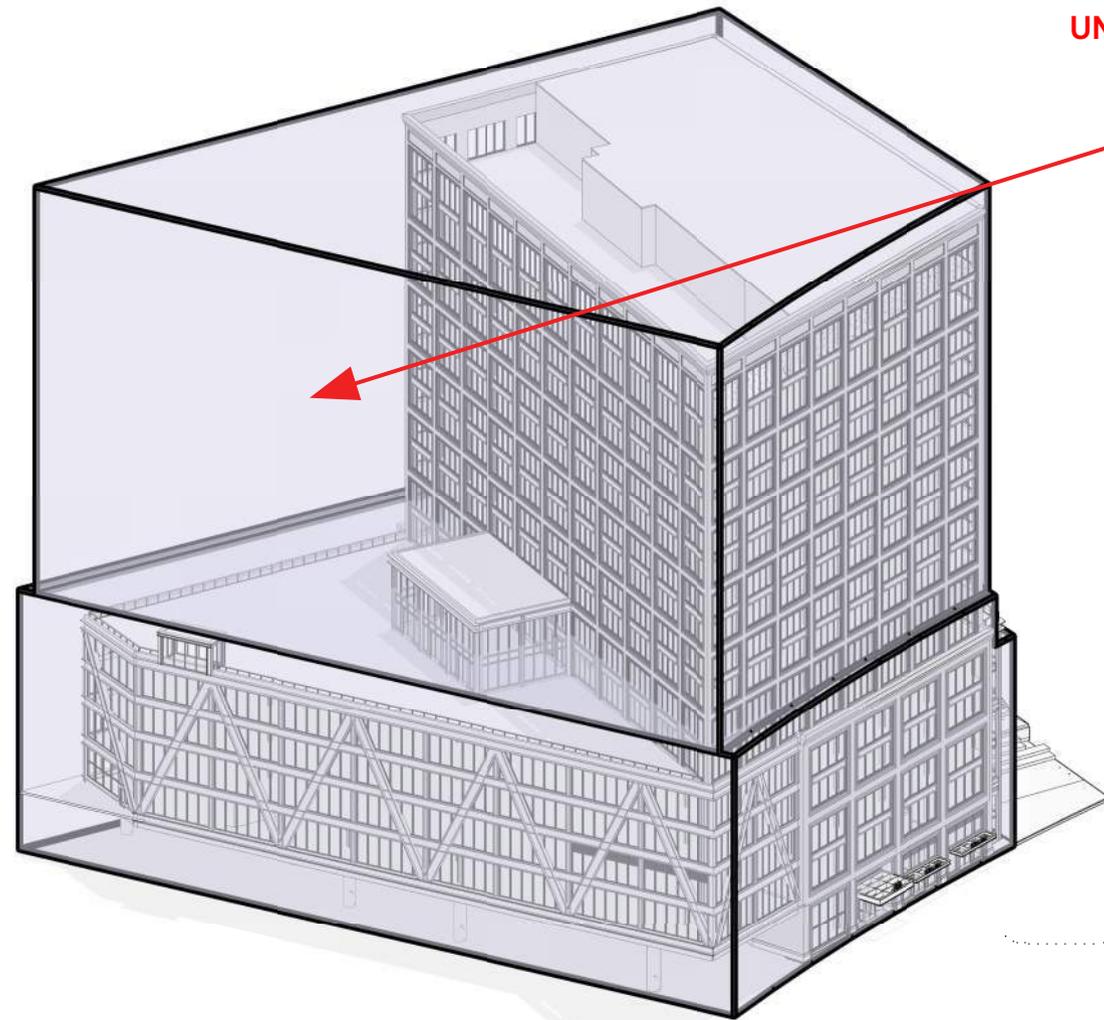
# **BUILDING SETBACK RELATIONSHIPS:** District Context View Spectrum Studies



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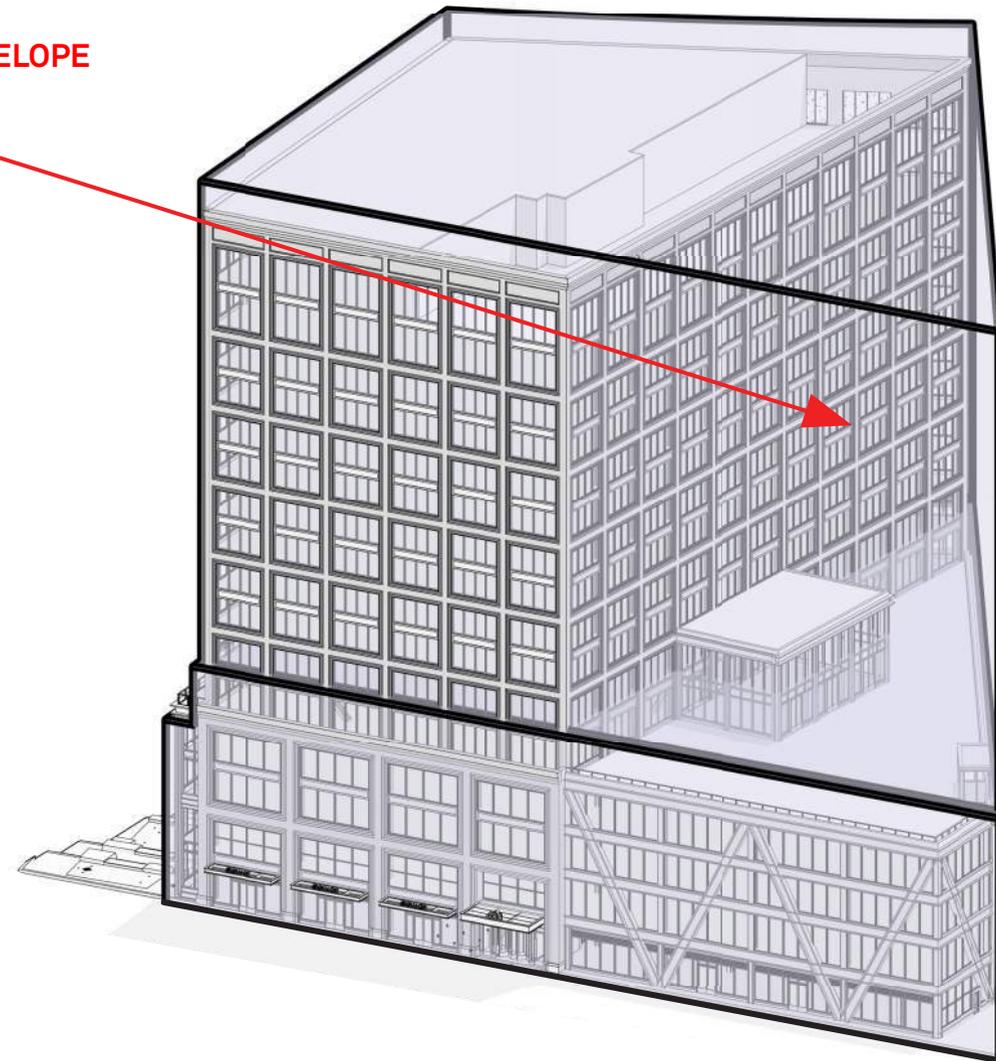


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CONGRESS ST

UNUSED MASSING ENVELOPE



SUMMER ST

APPROVED PDA MASSING ENVELOPE



DISTRICT CONTEXT VIEW SPECTRUM



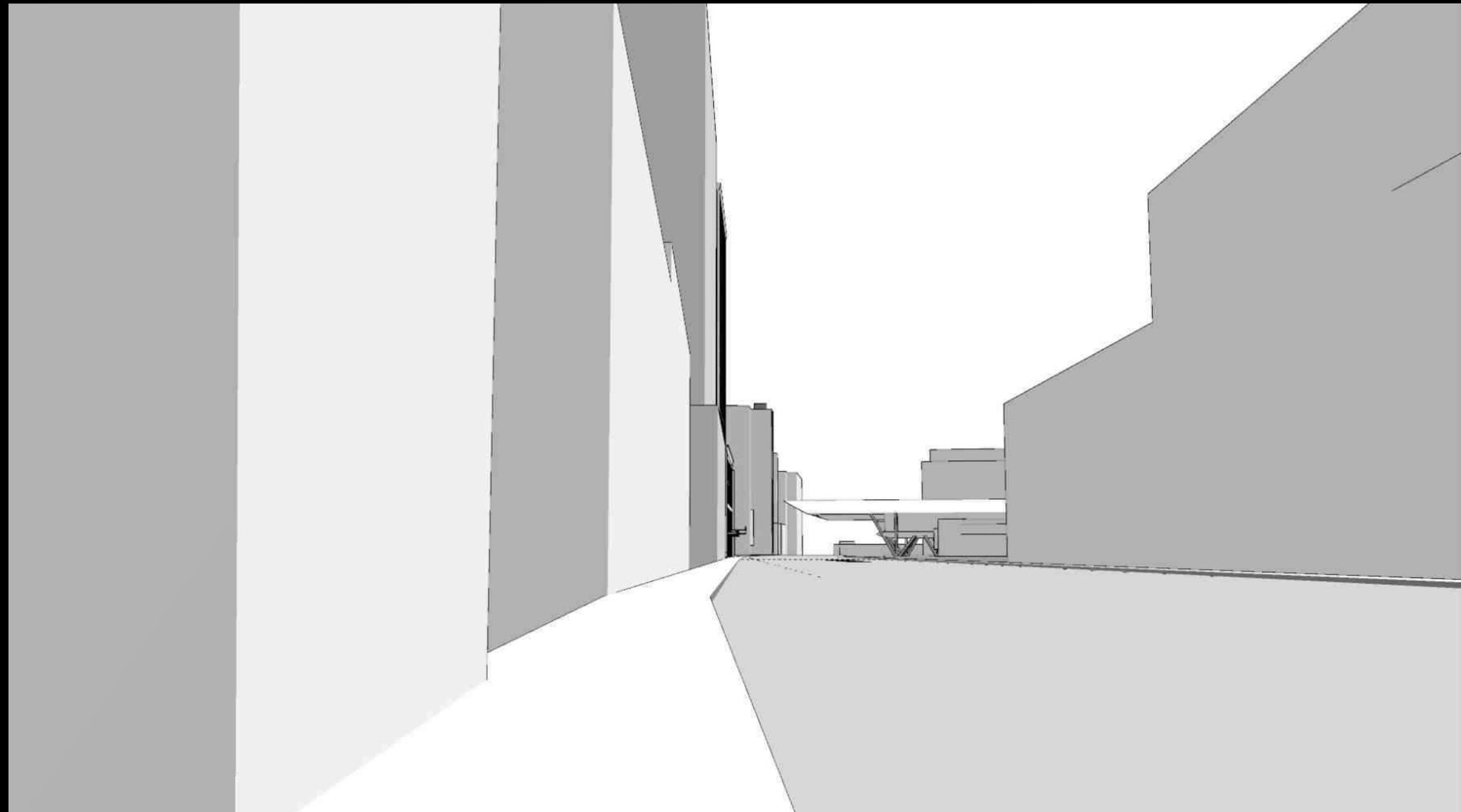
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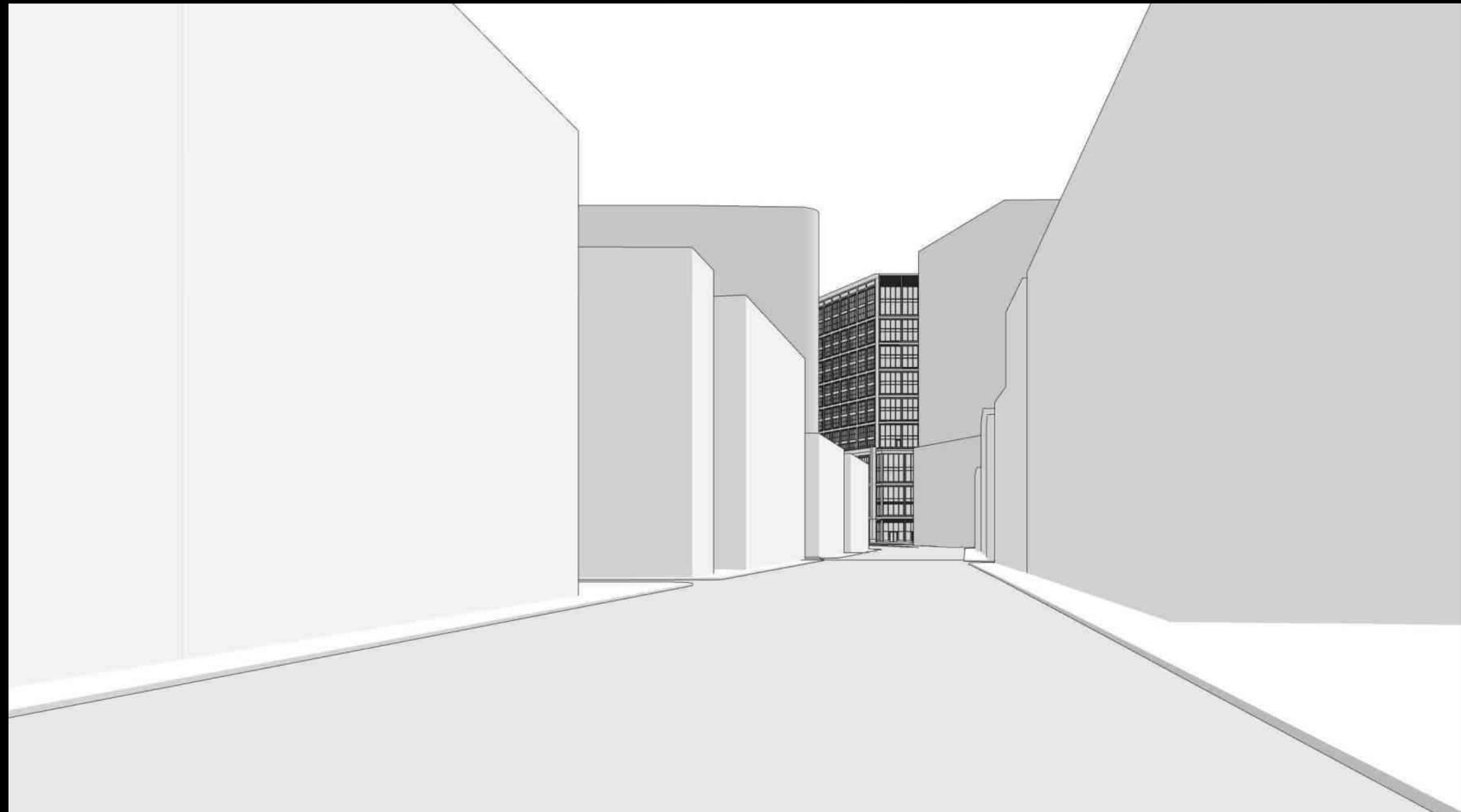


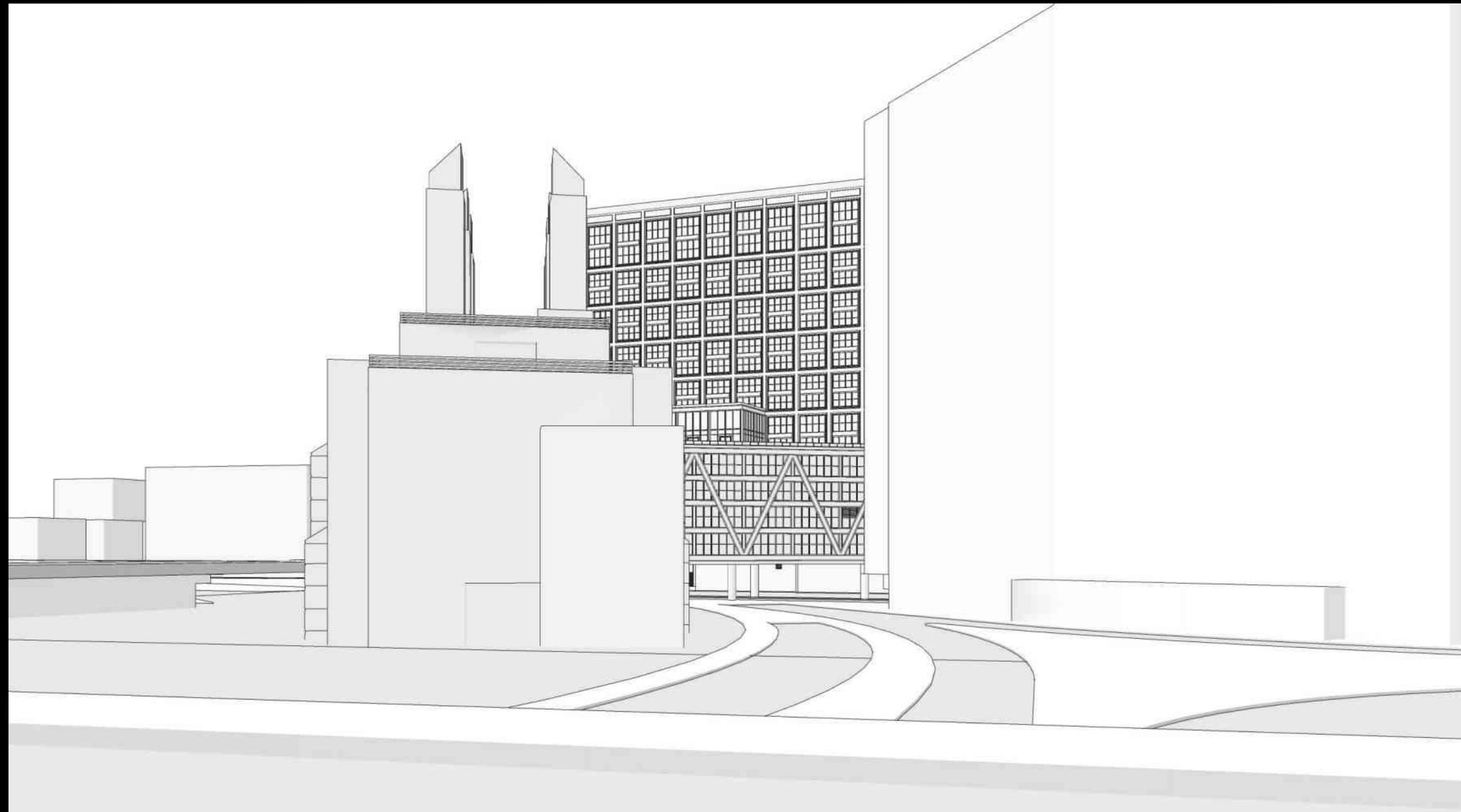
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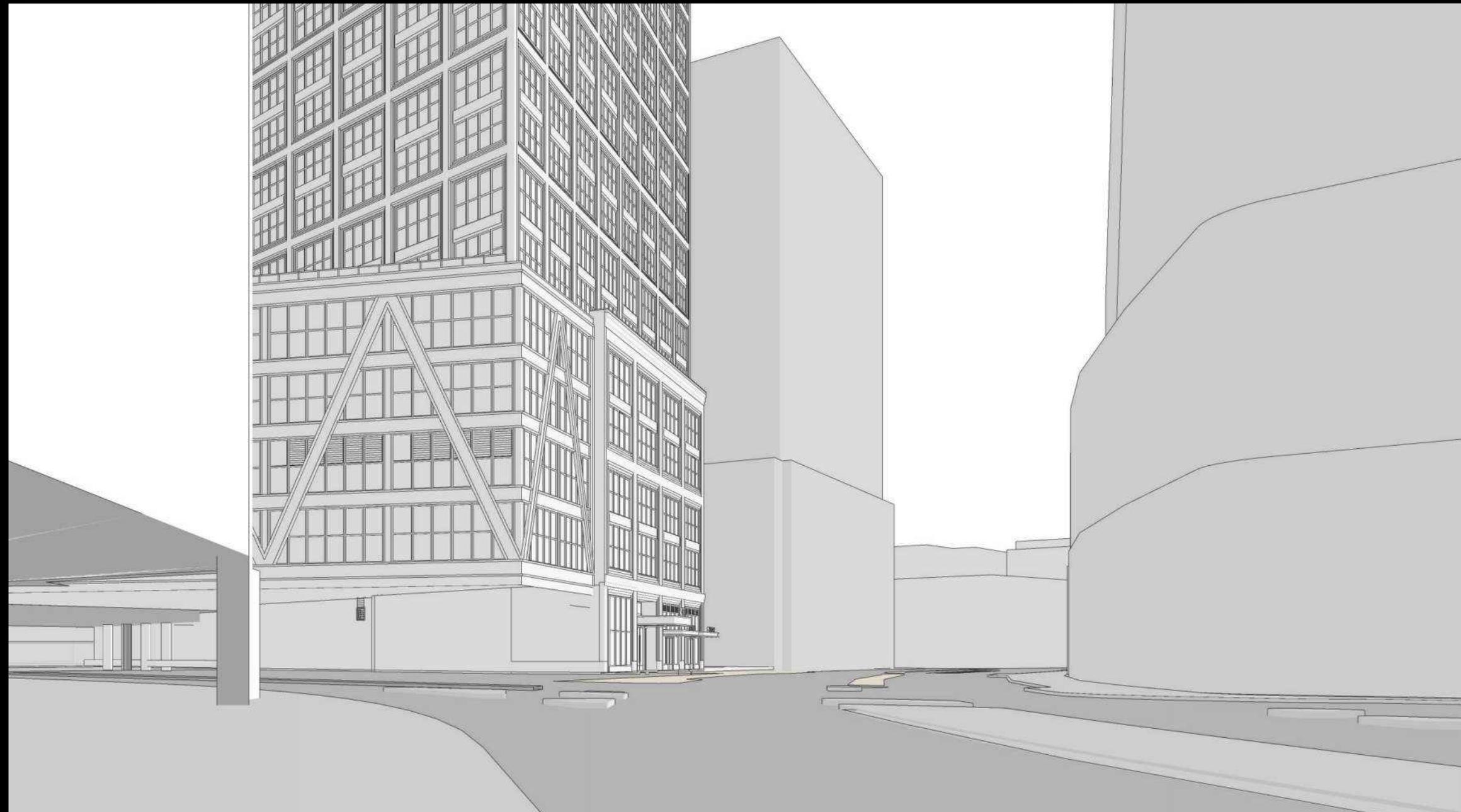


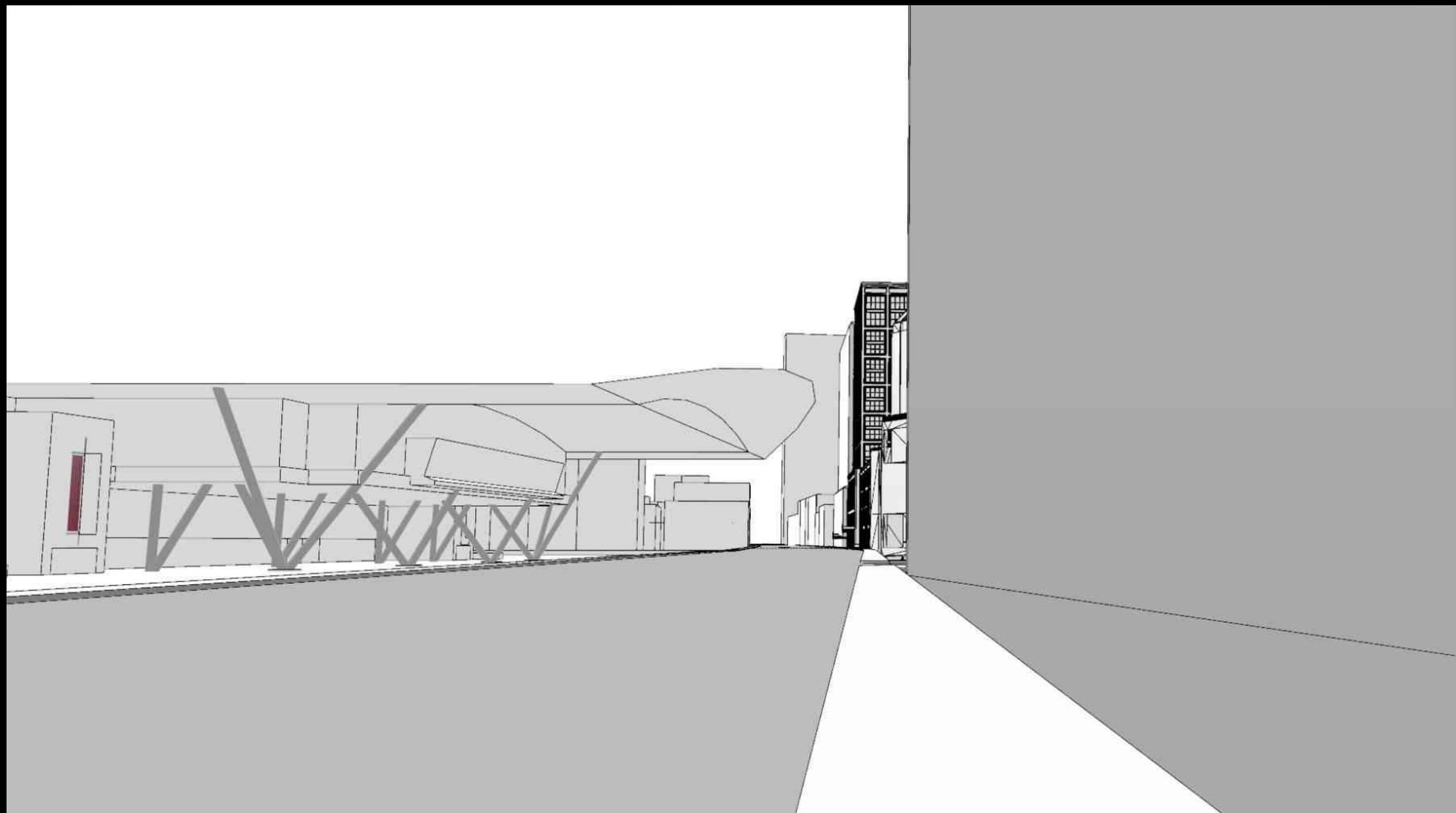


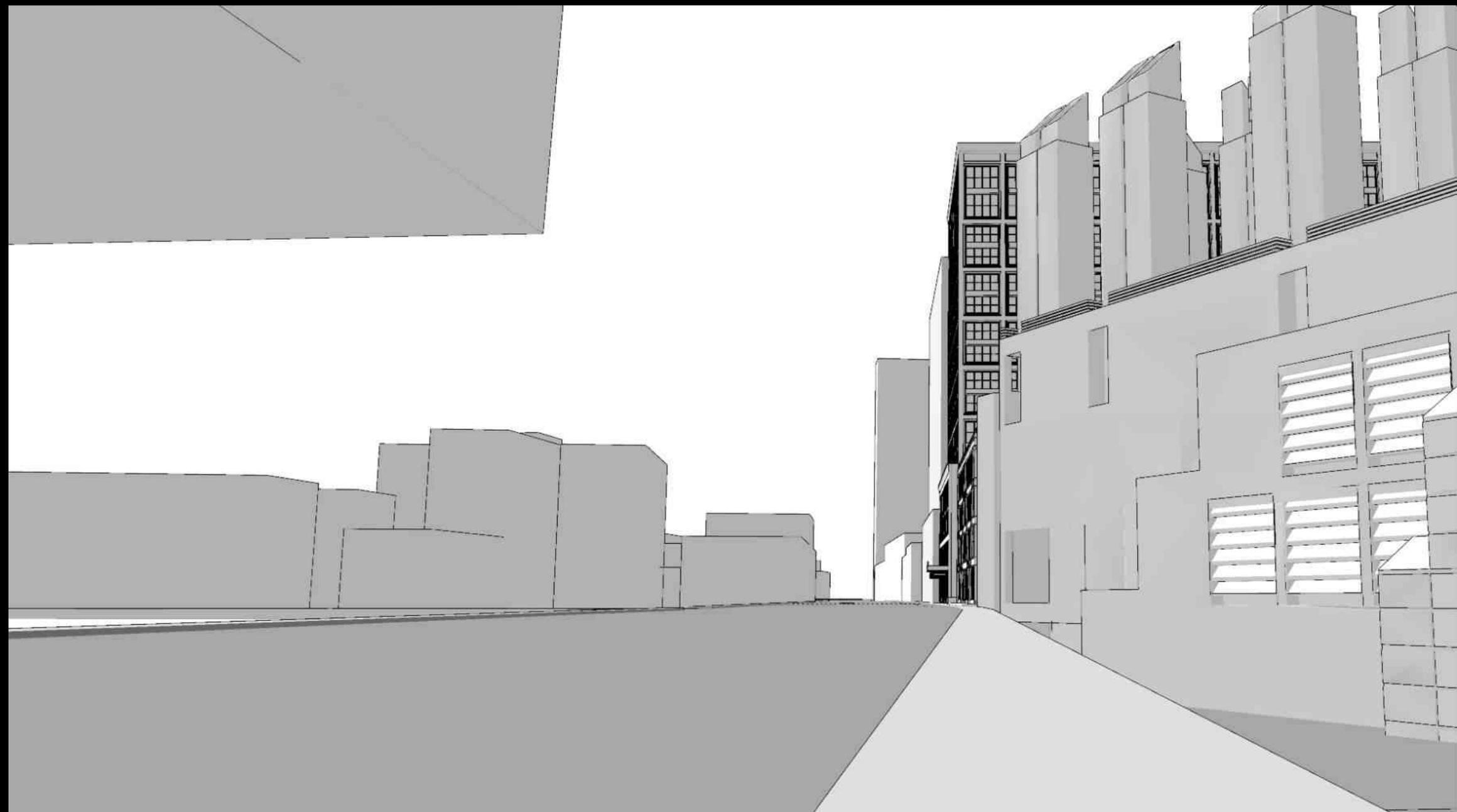


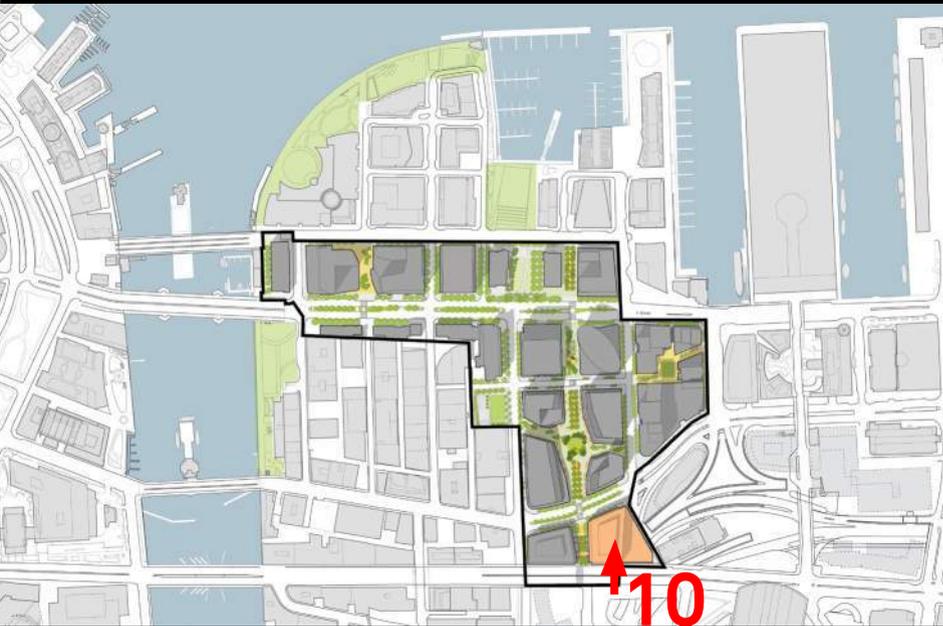


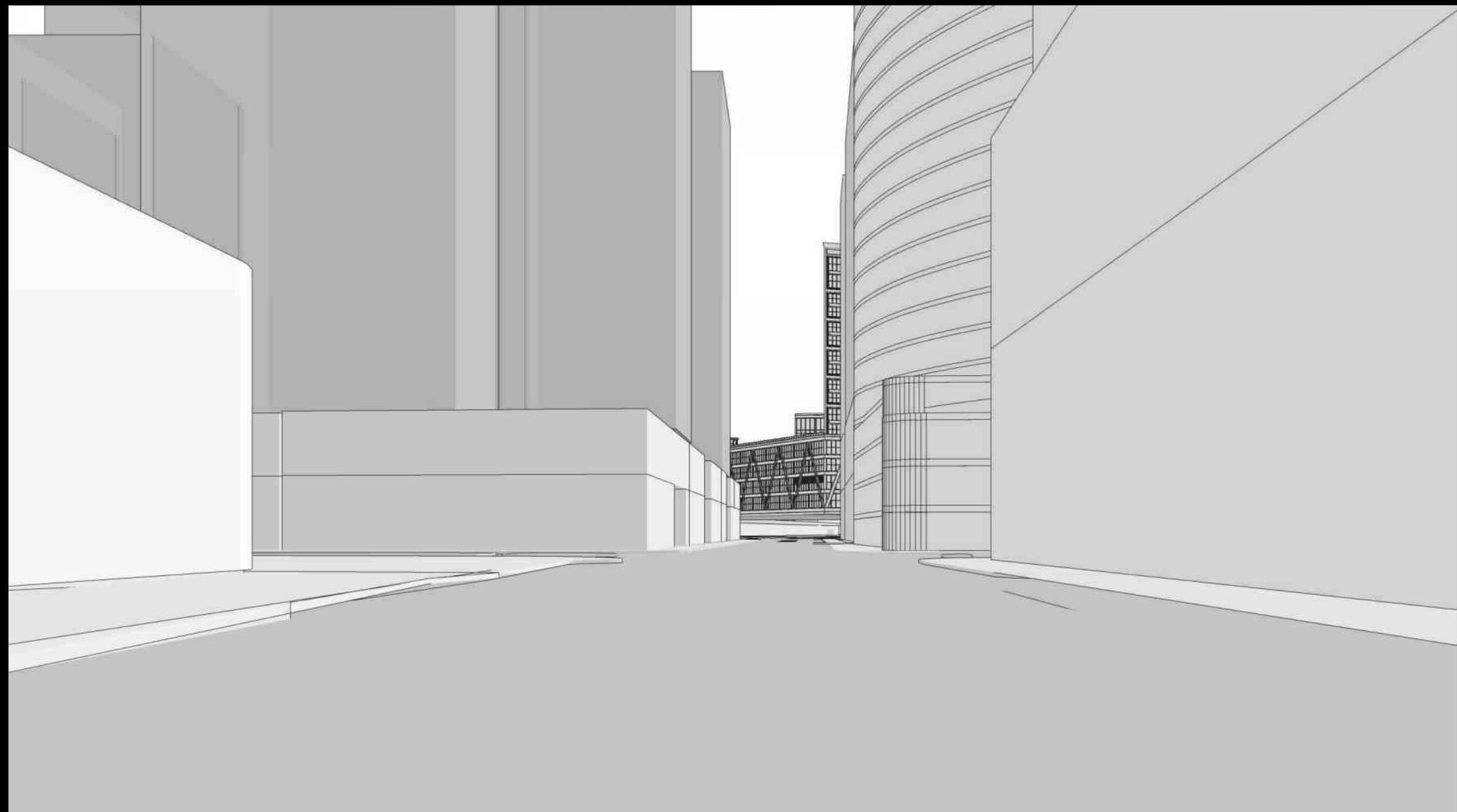


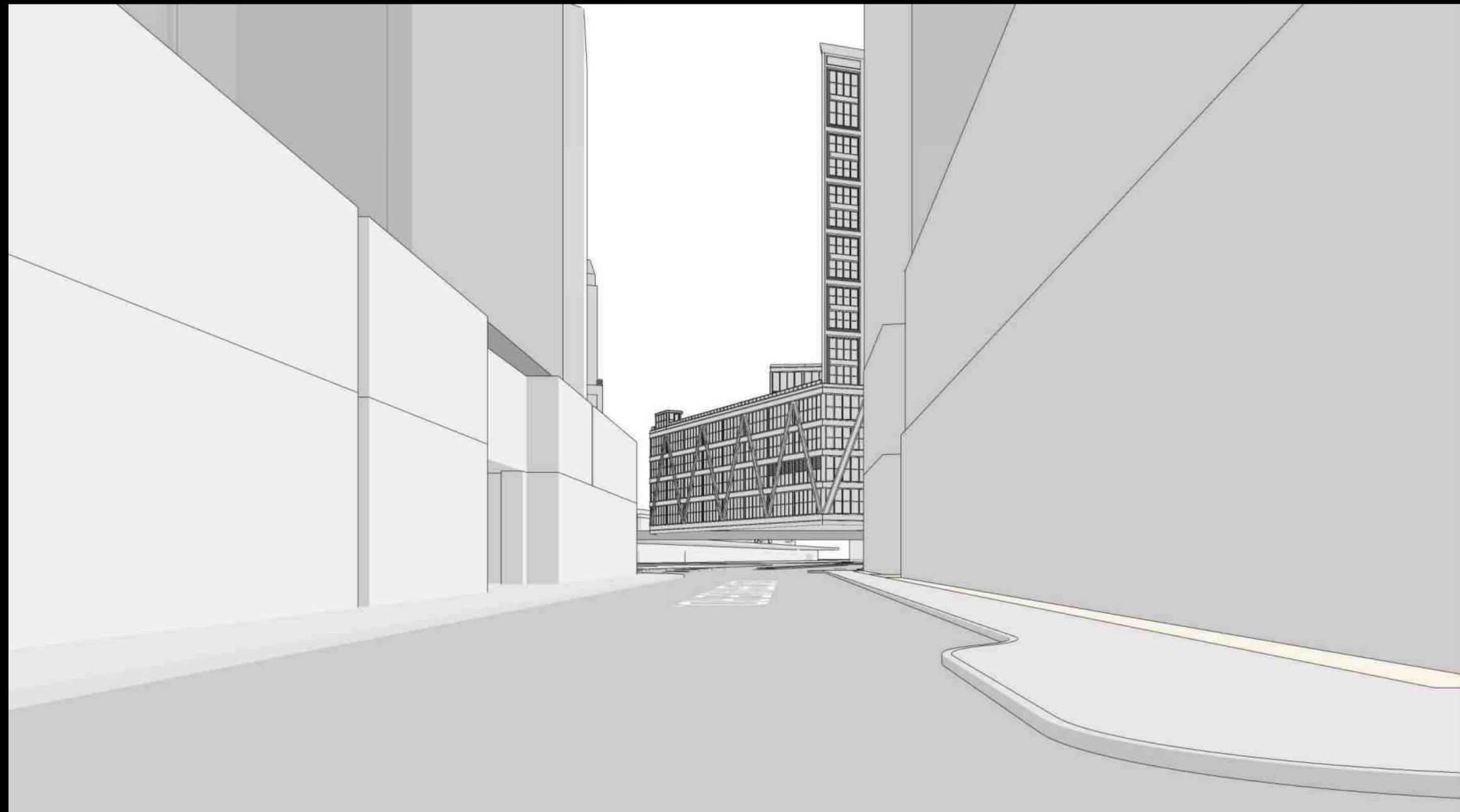
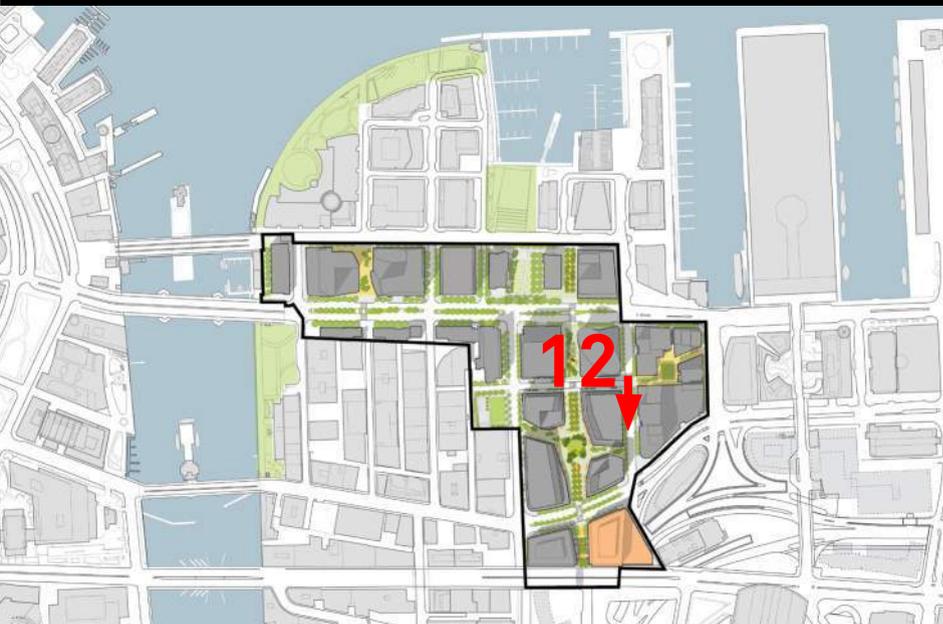




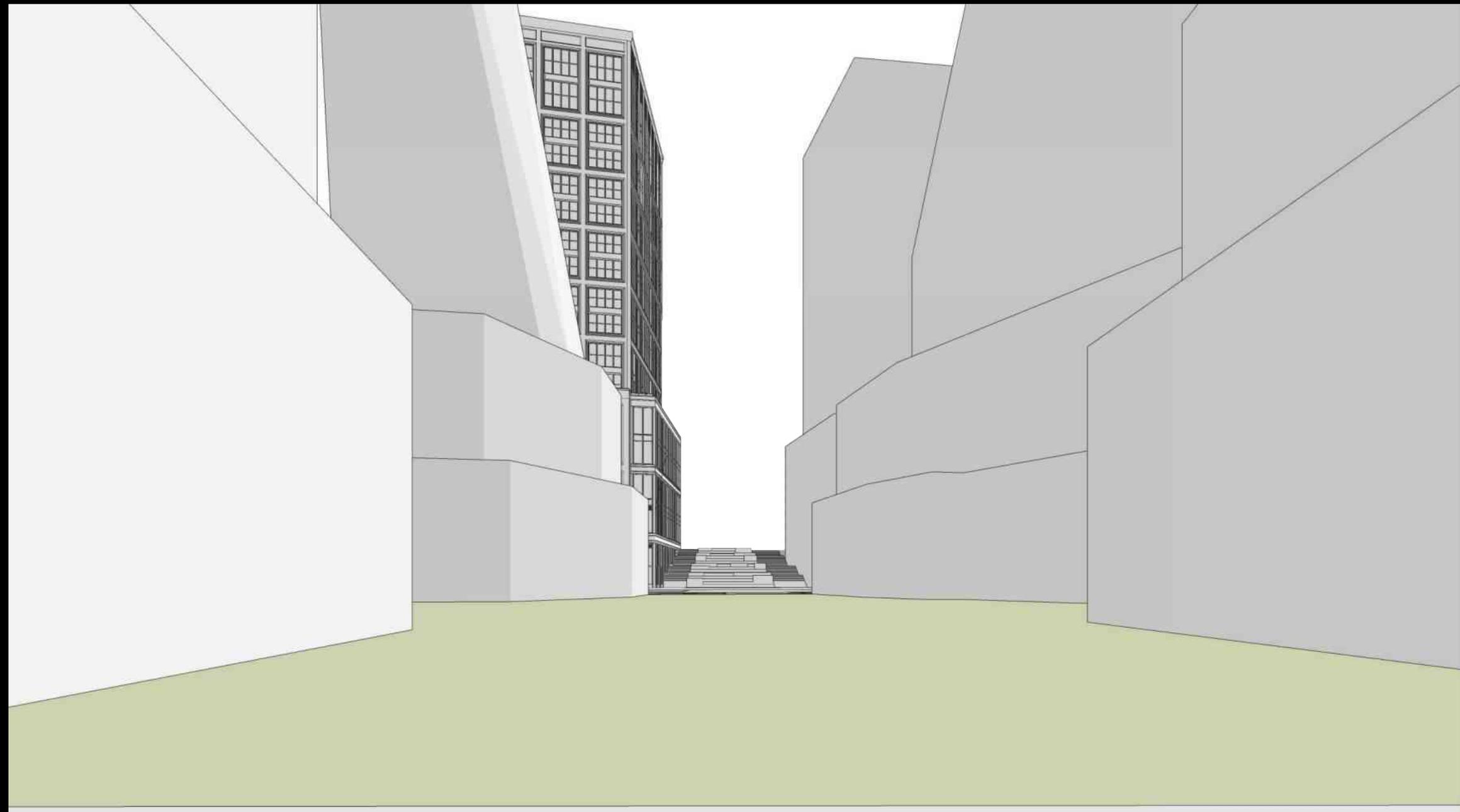
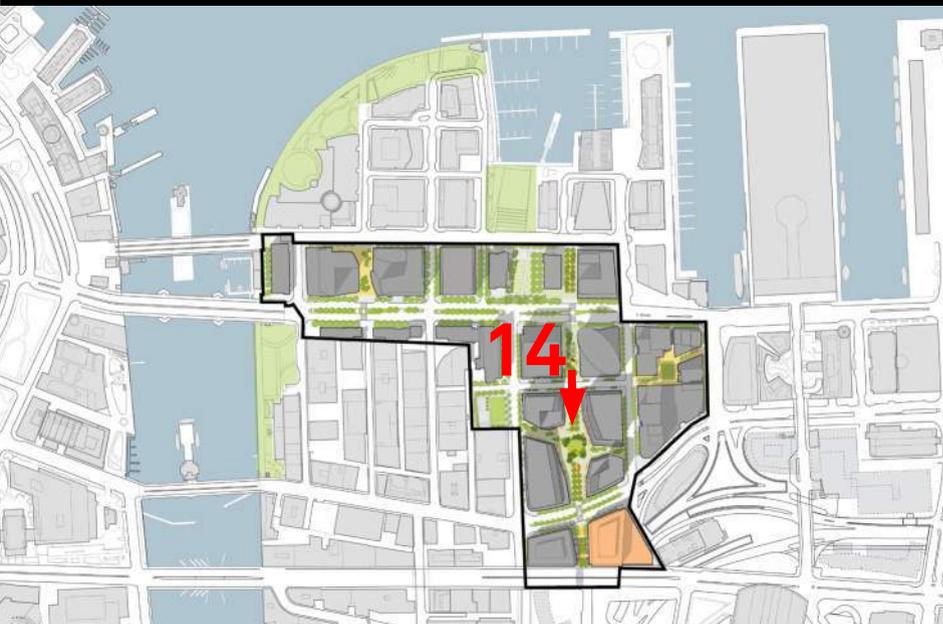


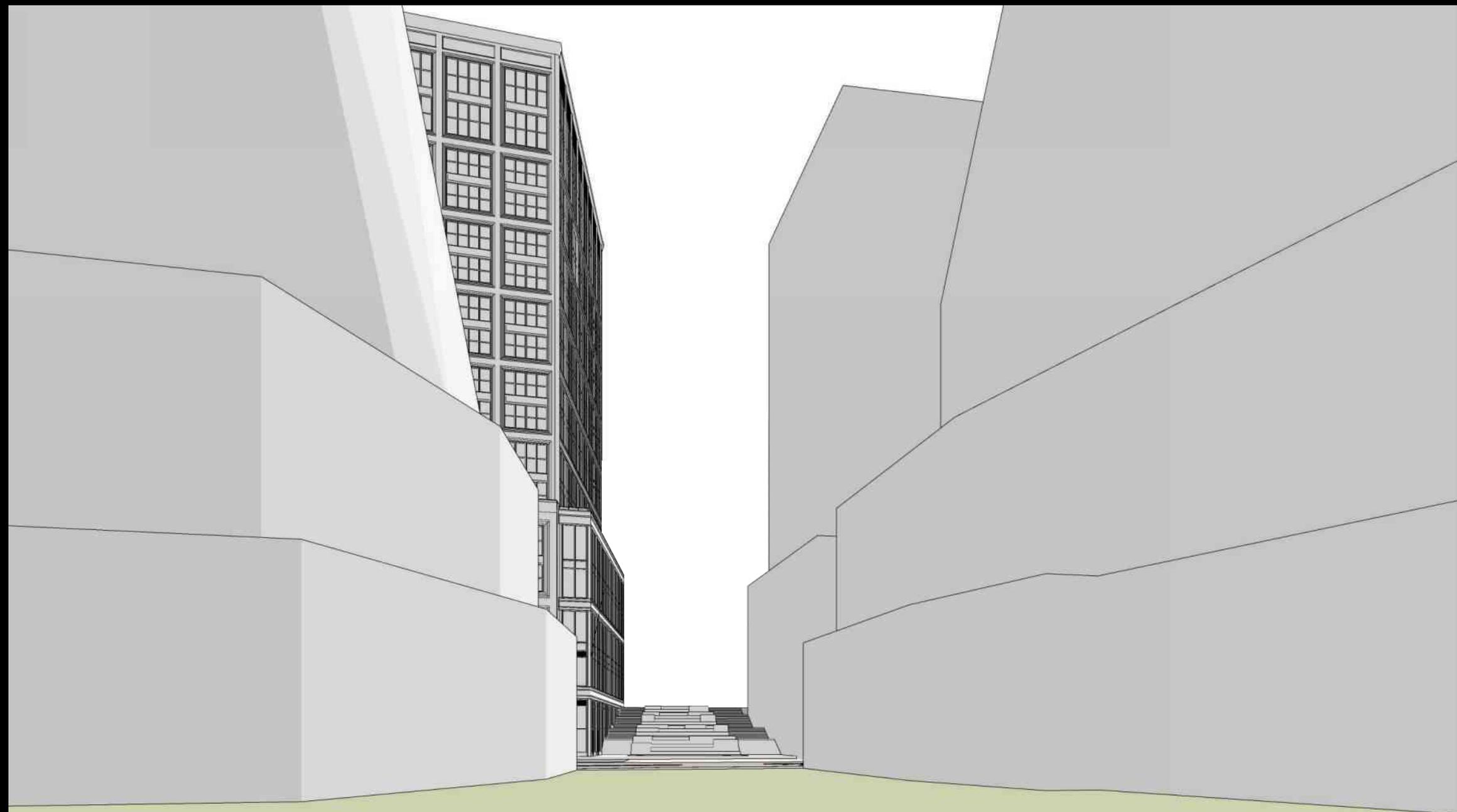












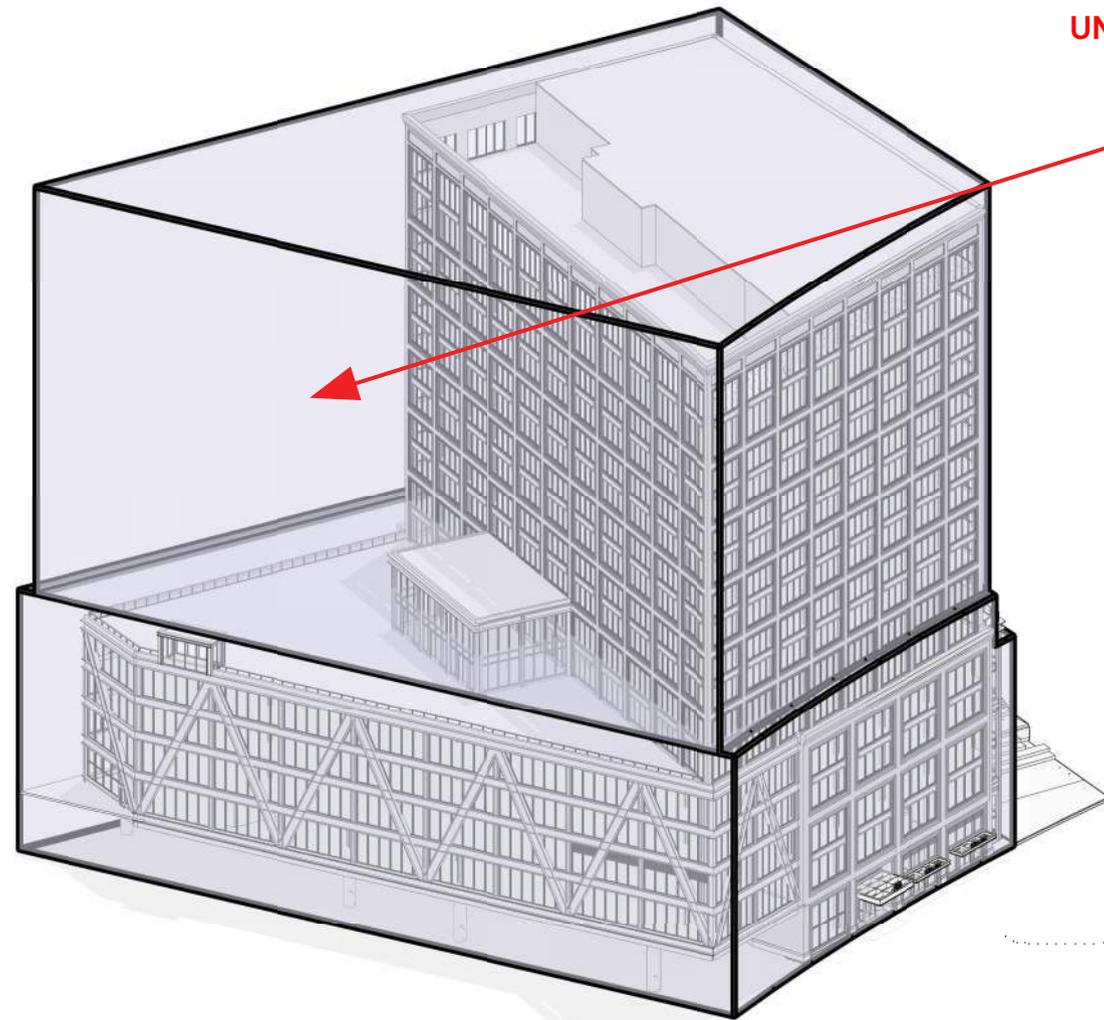
# **BUILDING SETBACK RELATIONSHIPS:** Setback Studies



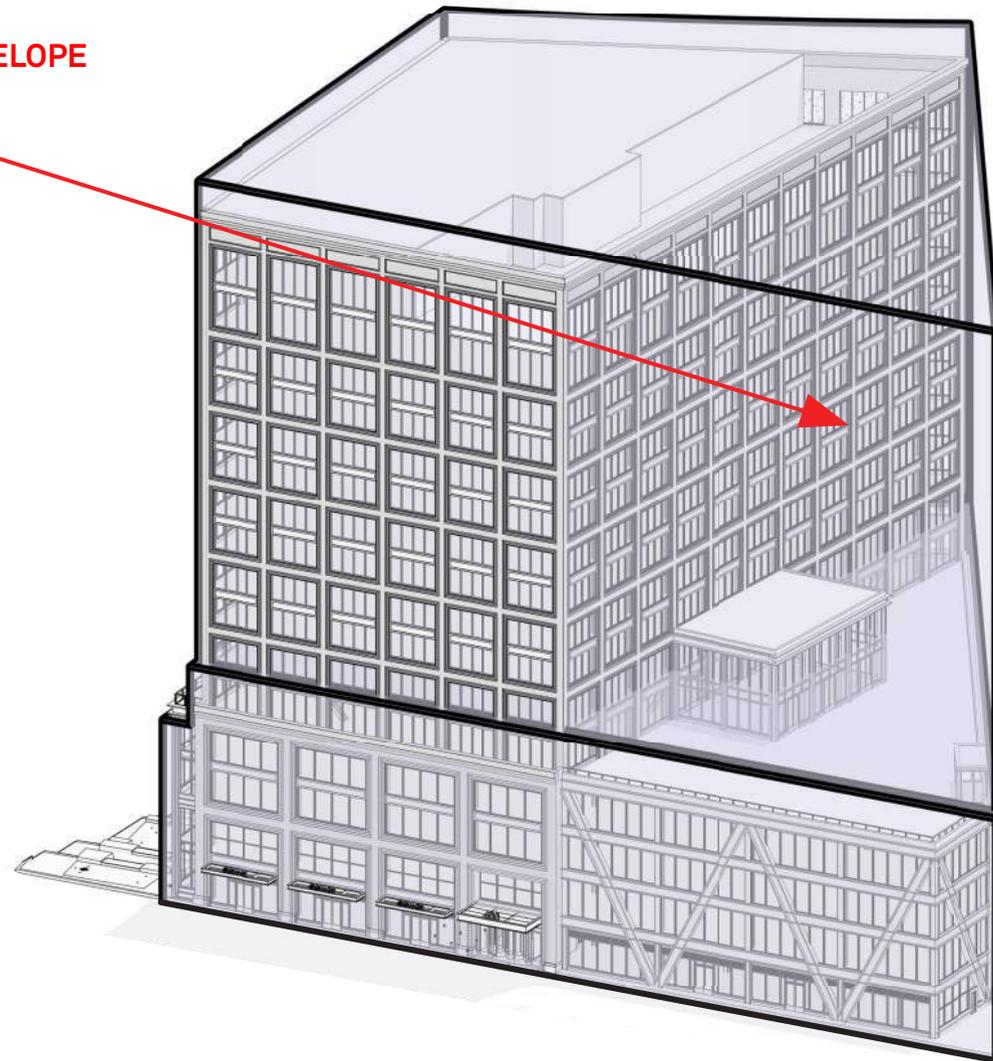
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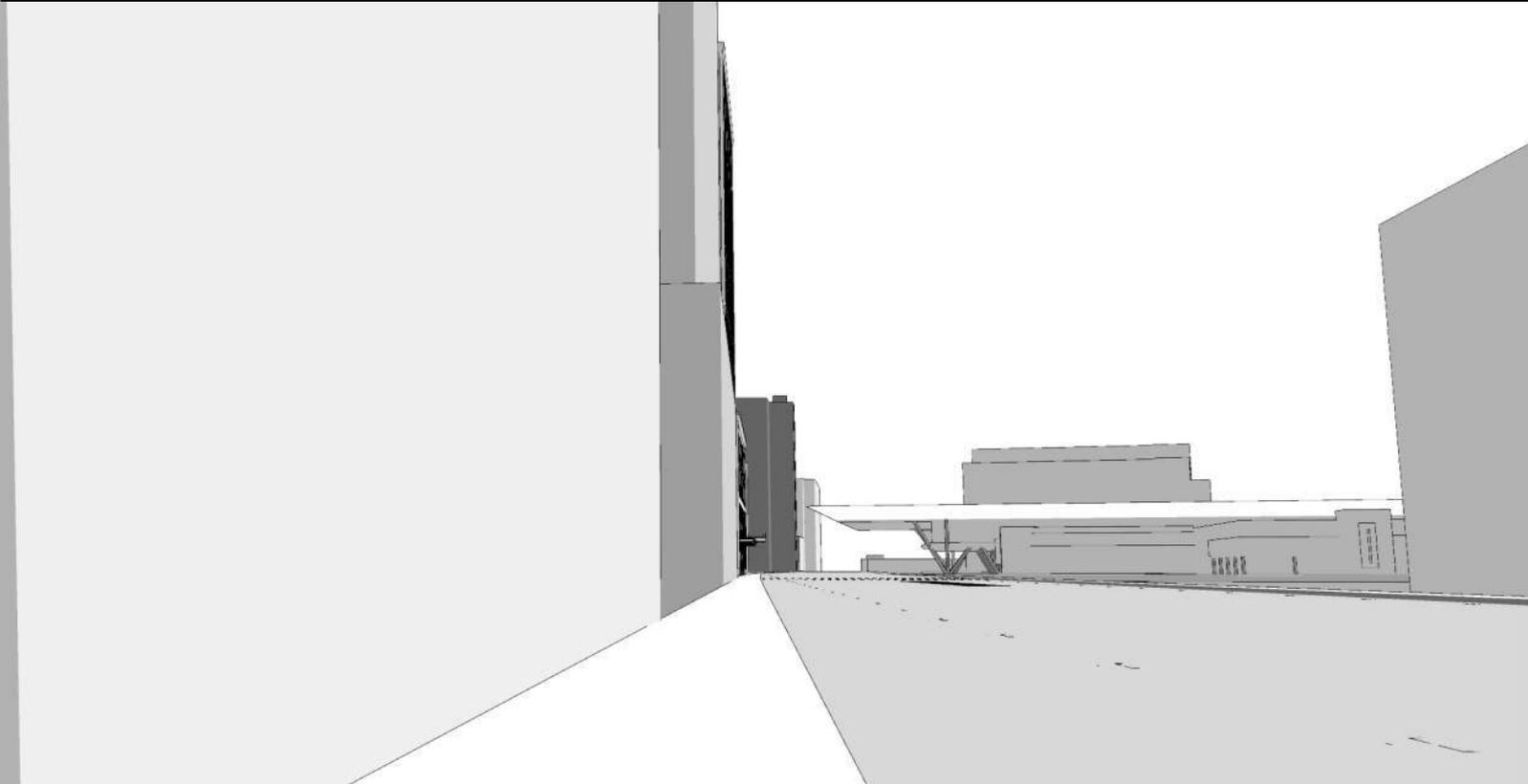


CONGRESS ST

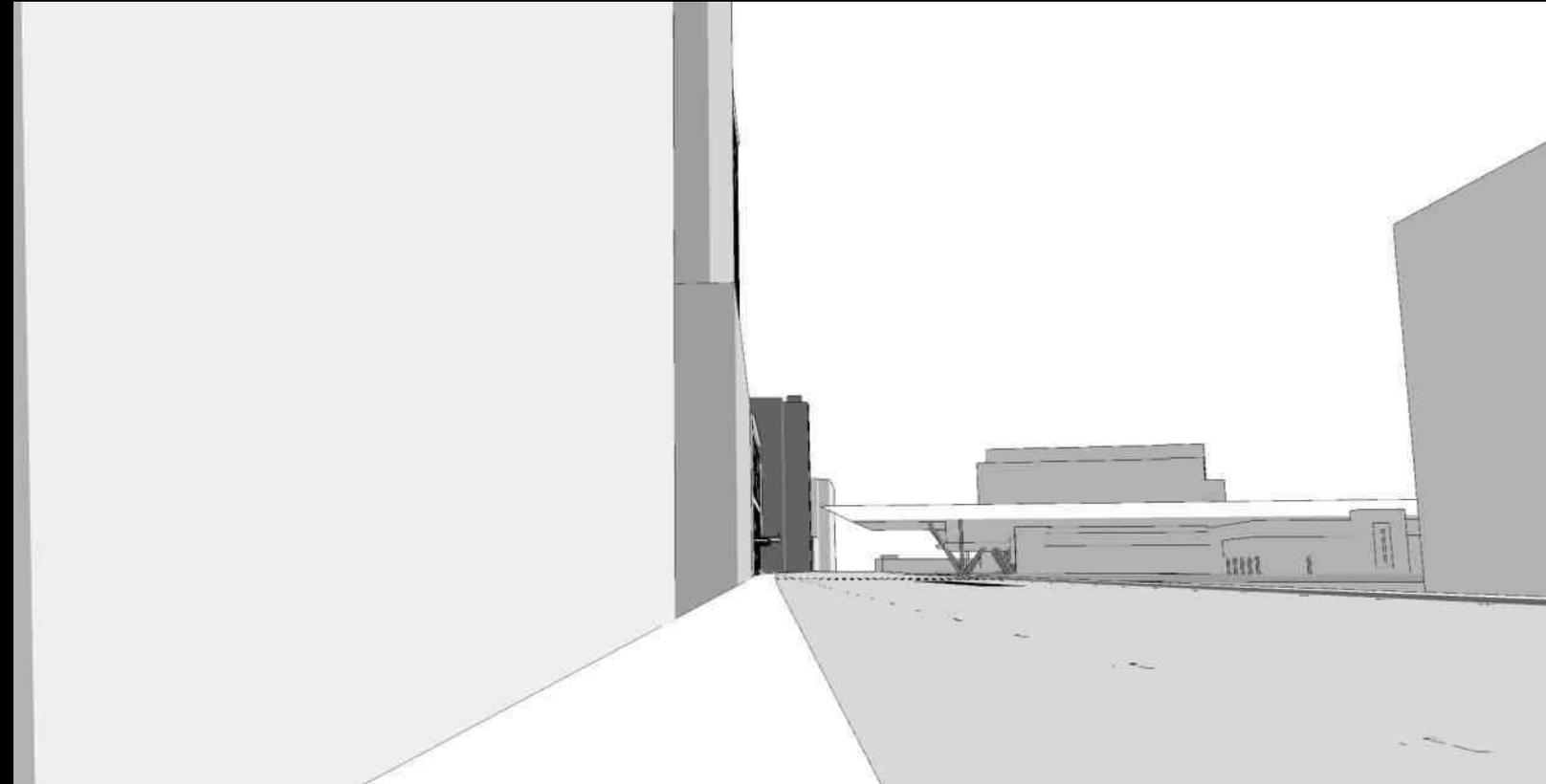


SUMMER ST

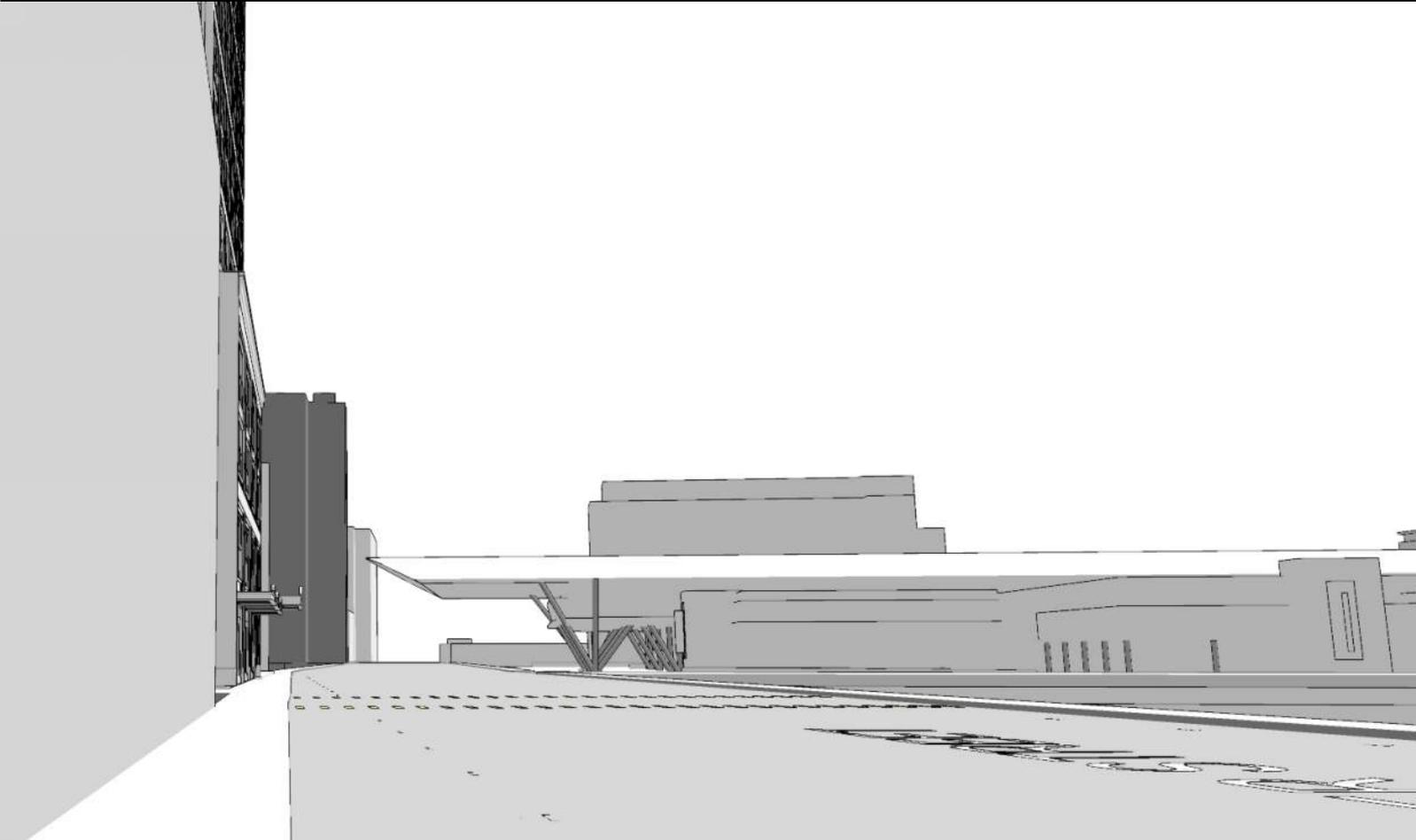
■ APPROVED PDA MASSING ENVELOPE



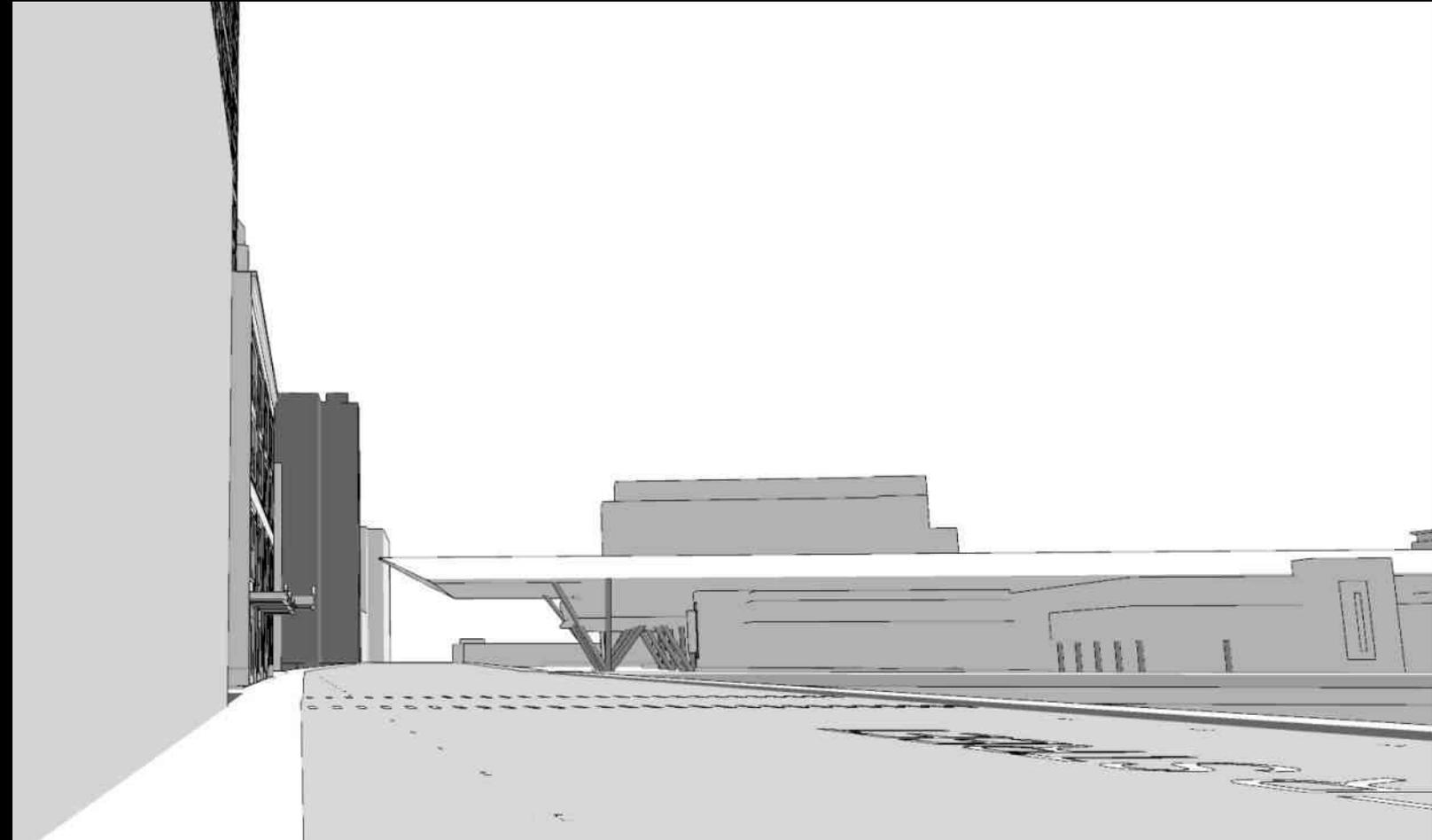
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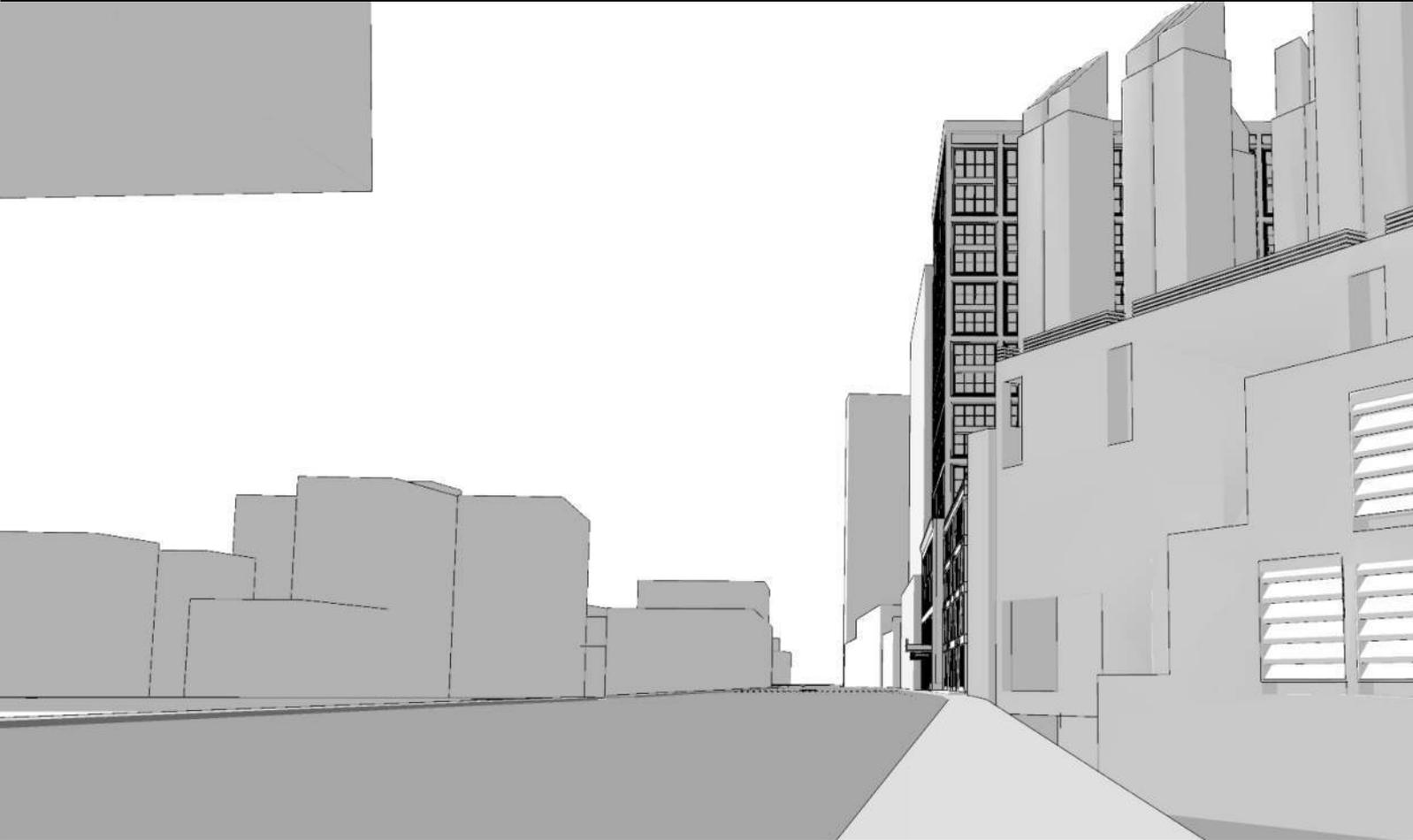
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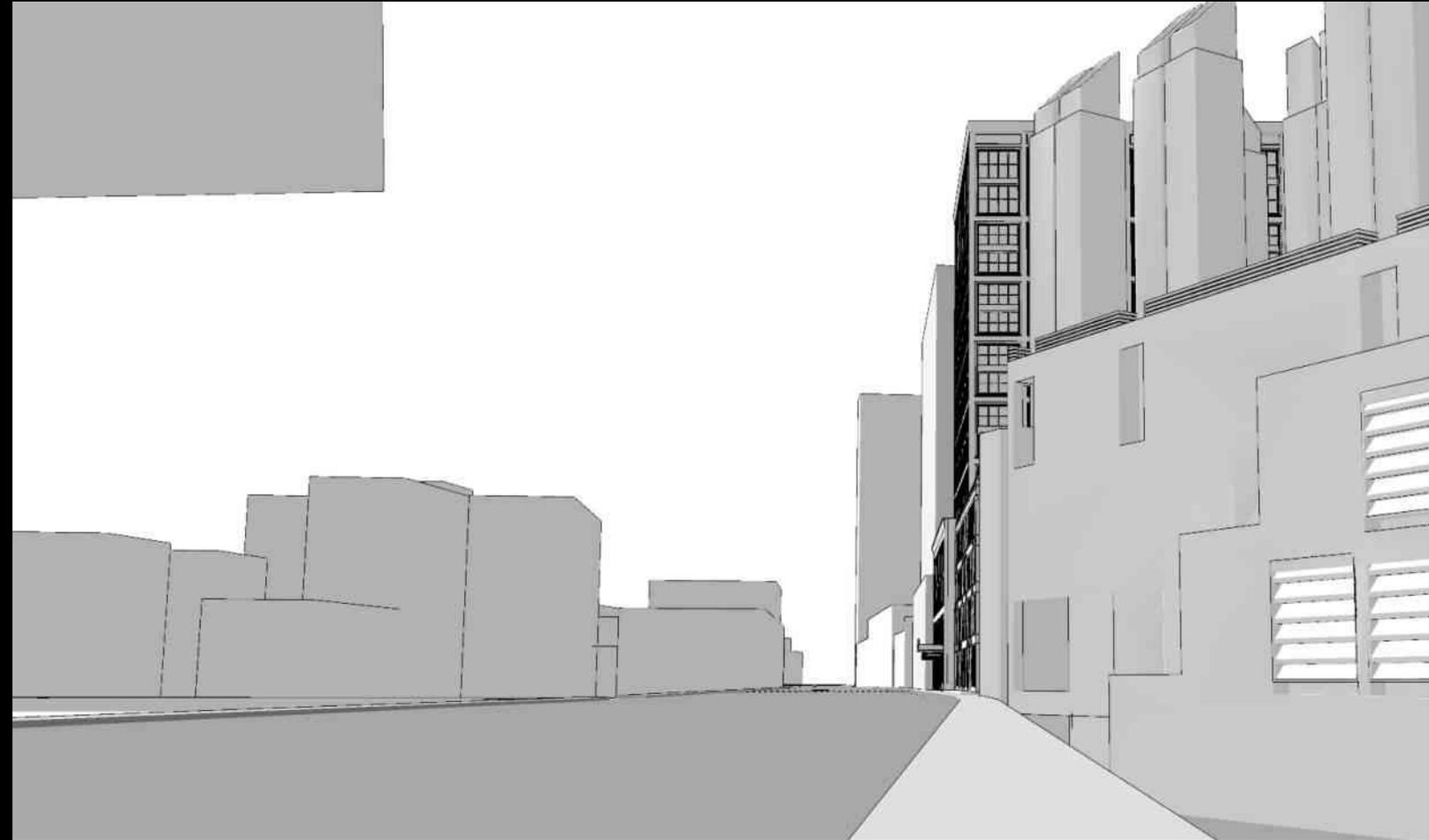
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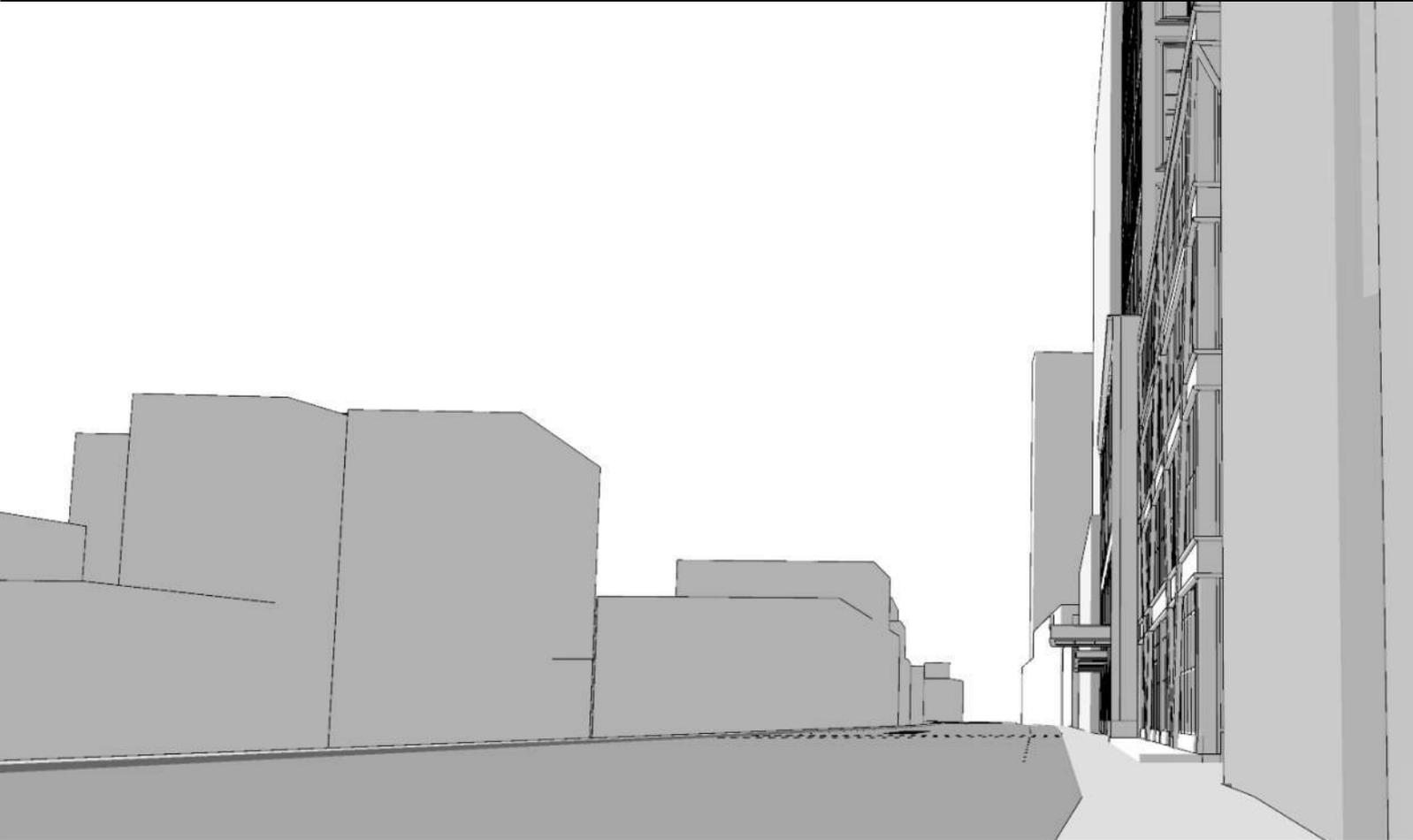
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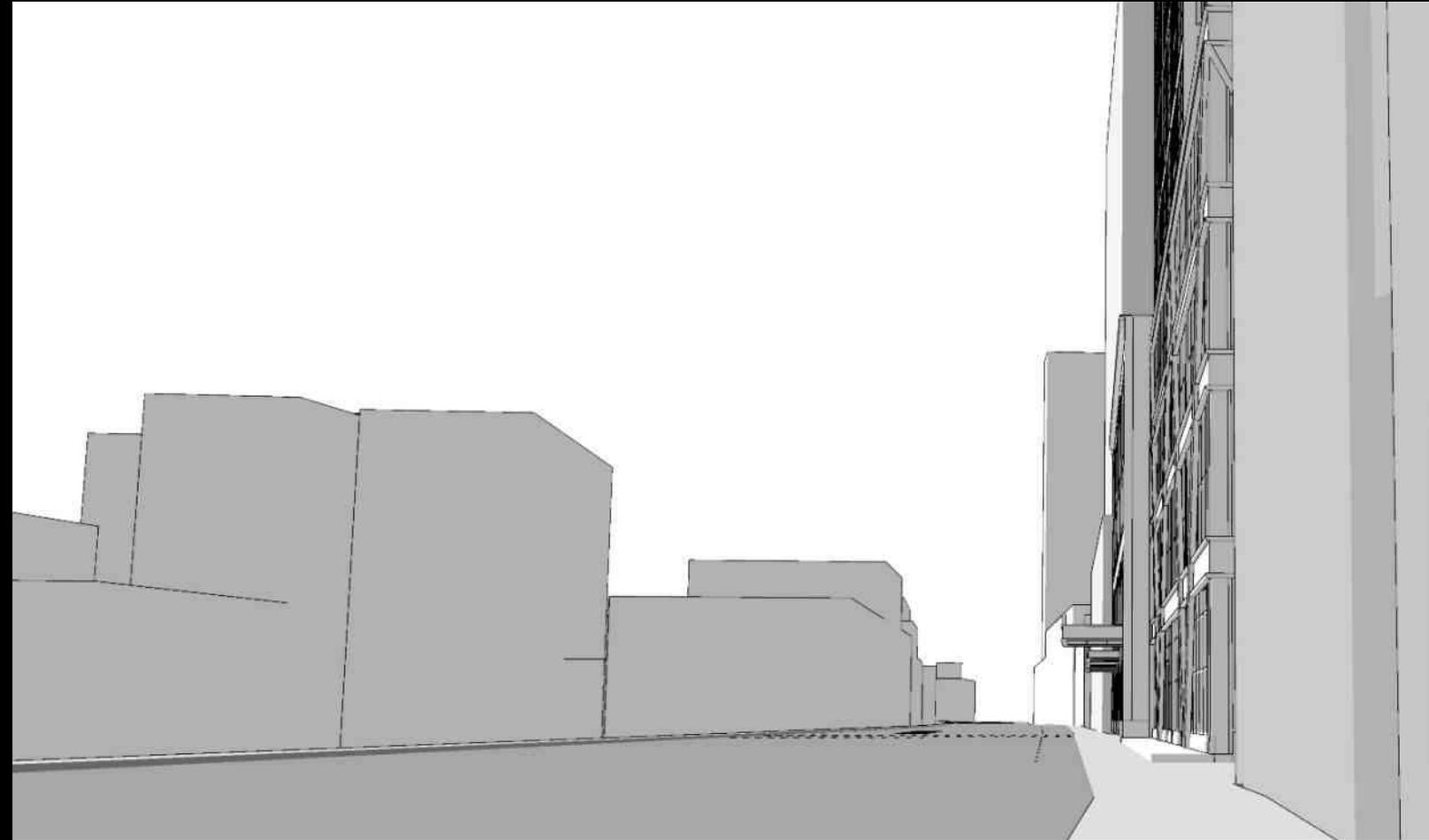
PROPOSED SETBACK (5')



ADDITIONAL SETBACK (10')



PROPOSED SETBACK (5')



ADDITIONAL SETBACK (10')



**PROPOSED SETBACK (5')**



**ADDITIONAL SETBACK (10')**



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**ADDITIONAL SETBACK (10')**



PROPOSED SETBACK (5')



ADDITIONAL SETBACK (10')



PROPOSED SETBACK (5')



ADDITIONAL SETBACK (10')

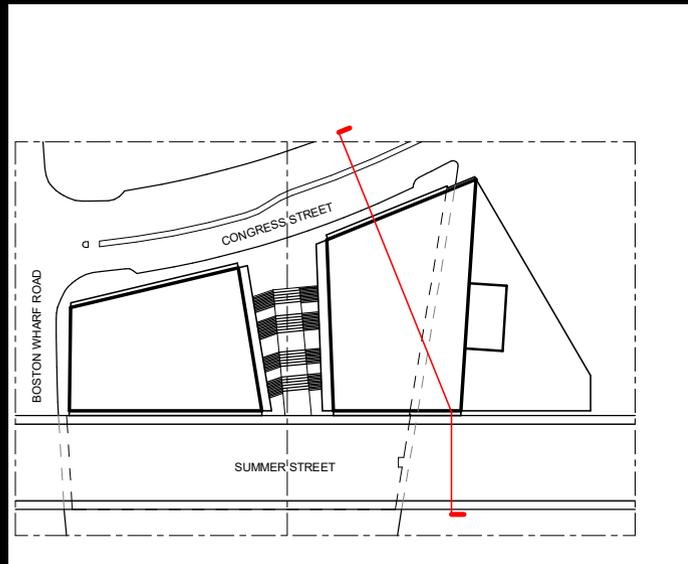
TOWER SETBACK STUDIES - CONGRESS STREET LOOKING EAST



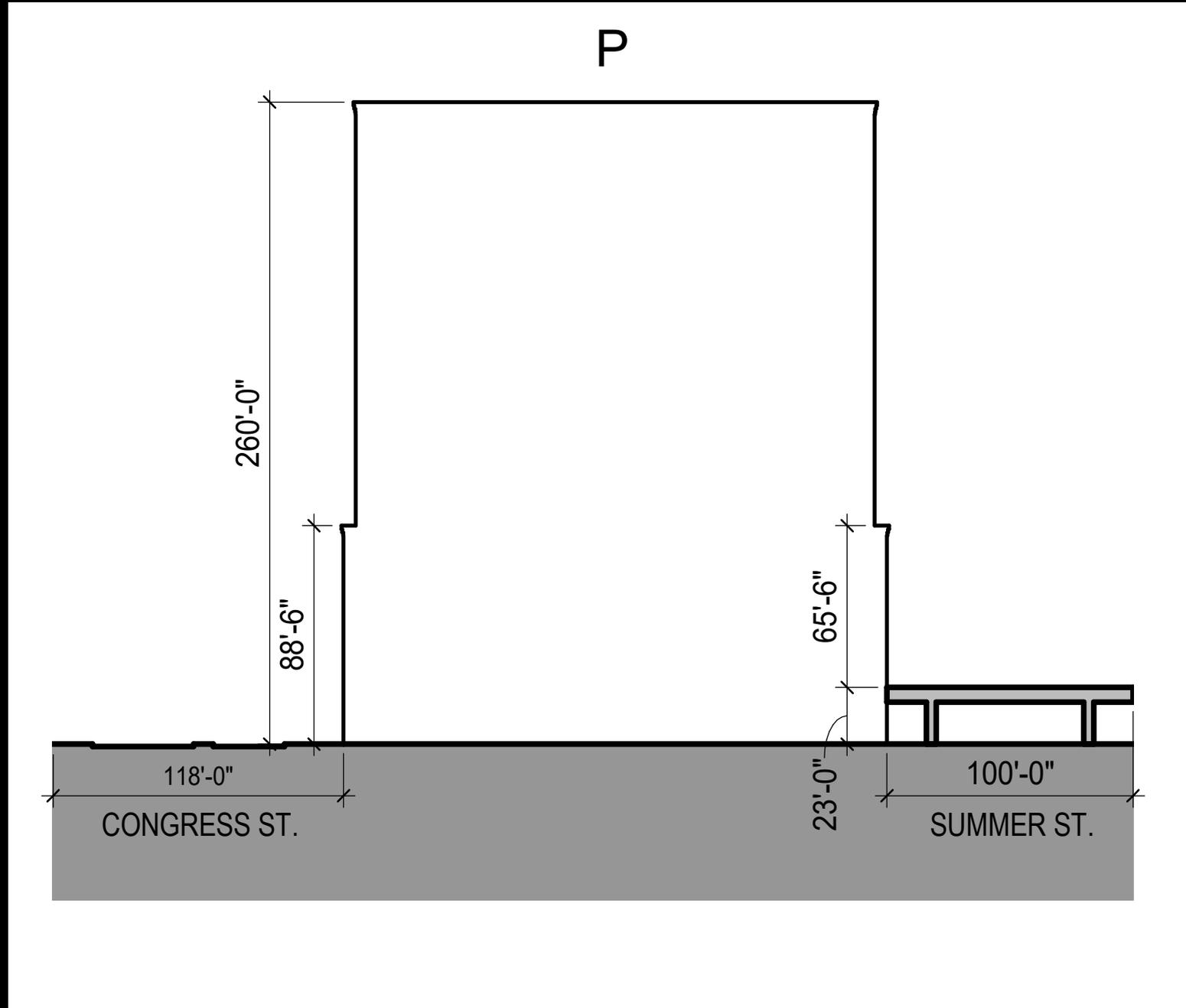
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KEY



RELATIONSHIP TO STREET



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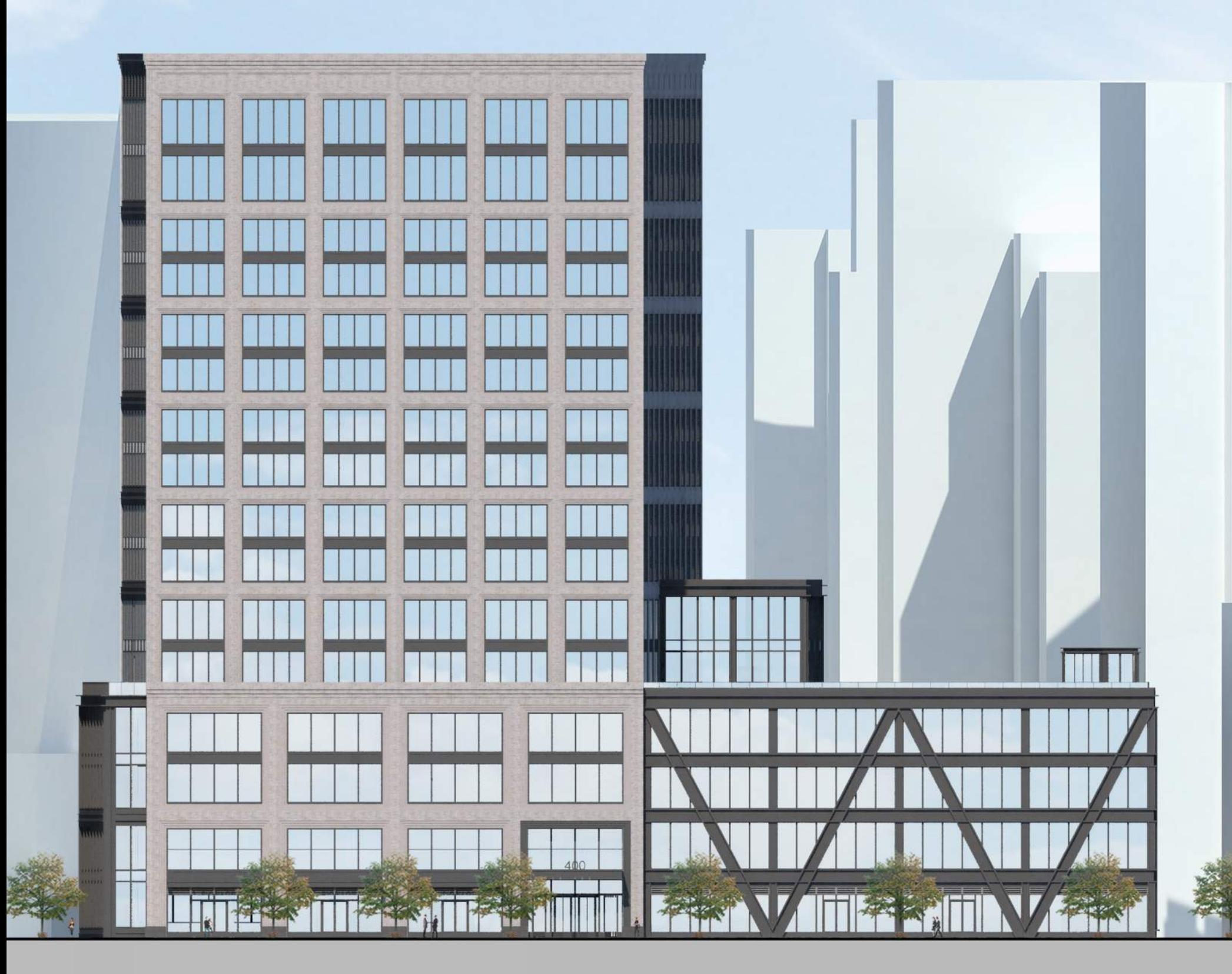
# EXTERIOR EXPRESSION: Historical Context & Inspiration



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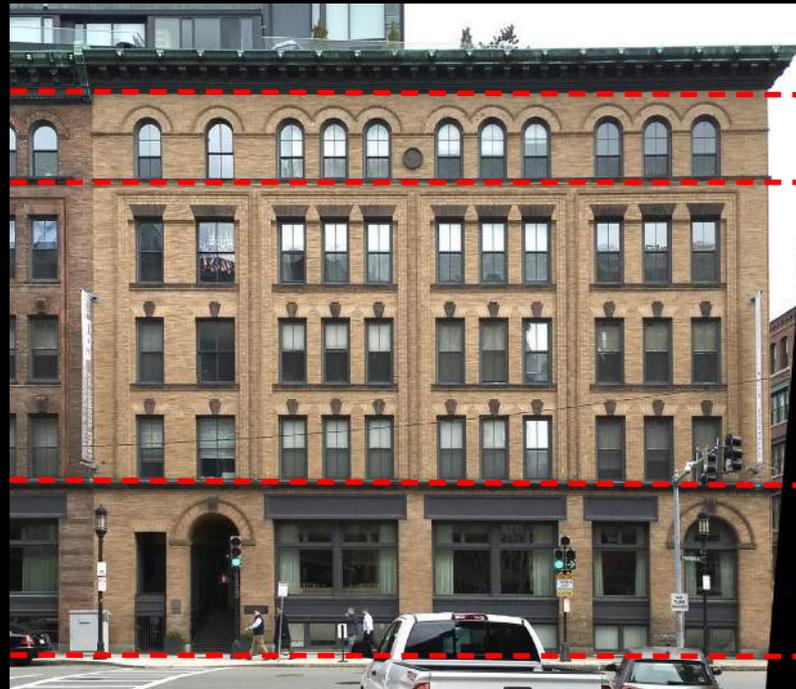
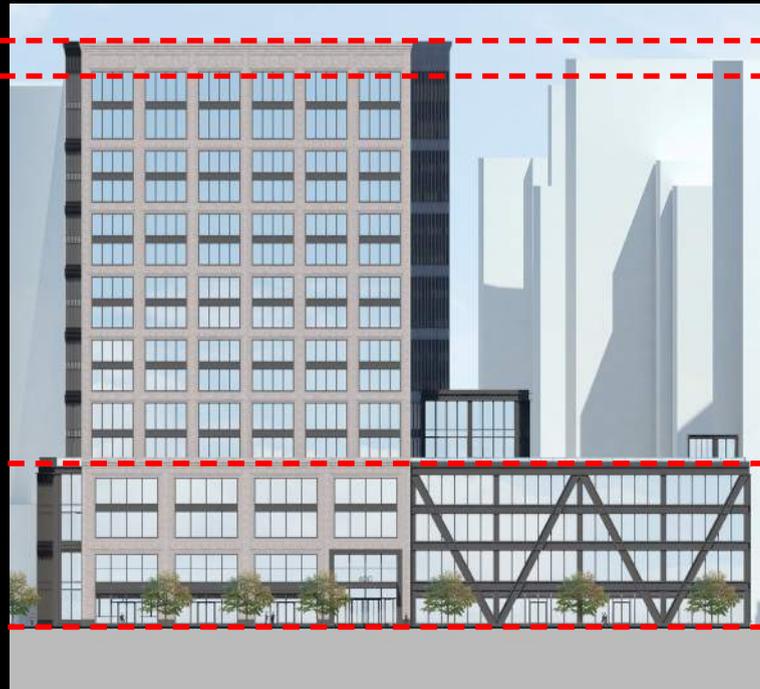


**SOUTH ELEVATION (SUMMER STREET)**

ARTICULATED TOP

UPPER PORTION WITH  
SMALLER BAYS

LOWER PORTION  
WITH LARGER BAYS



FORT POINT CONTEXTUAL COMPARISON

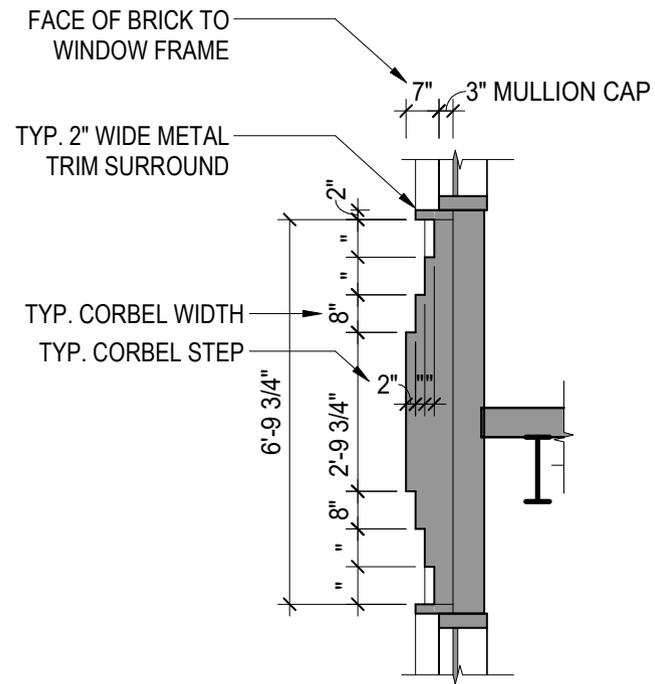


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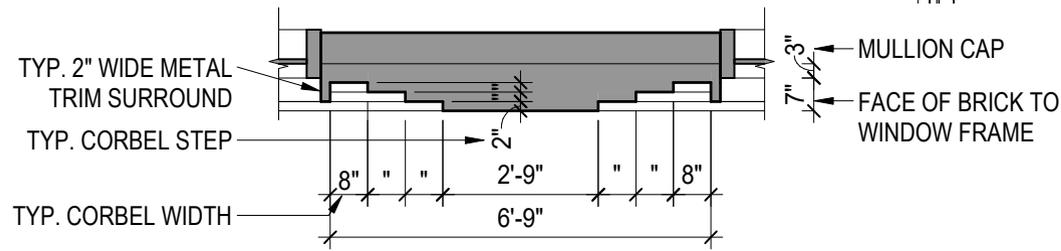
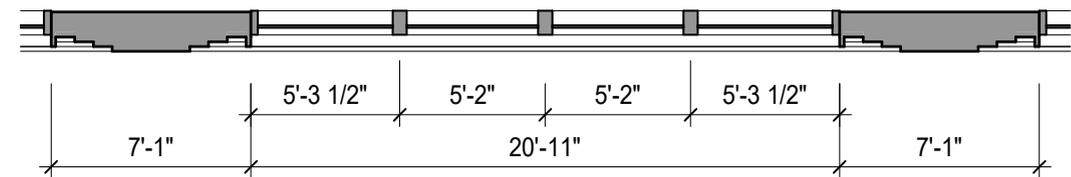
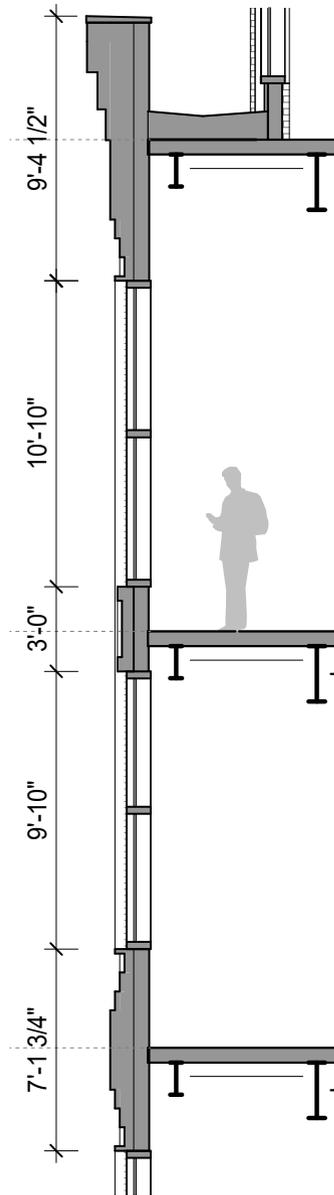


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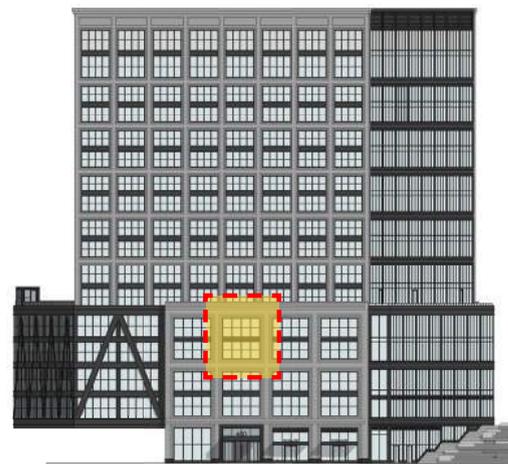
SUMMER STREET ELEVATION



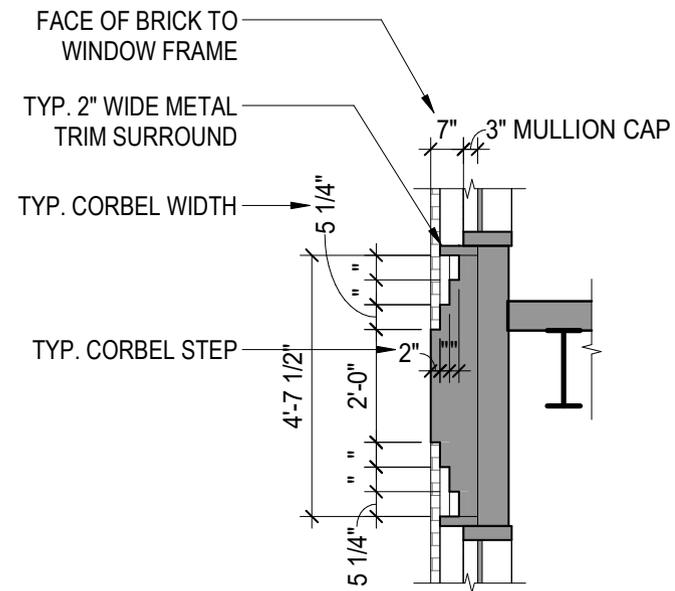
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TYP. MASONRY SLAB COVER



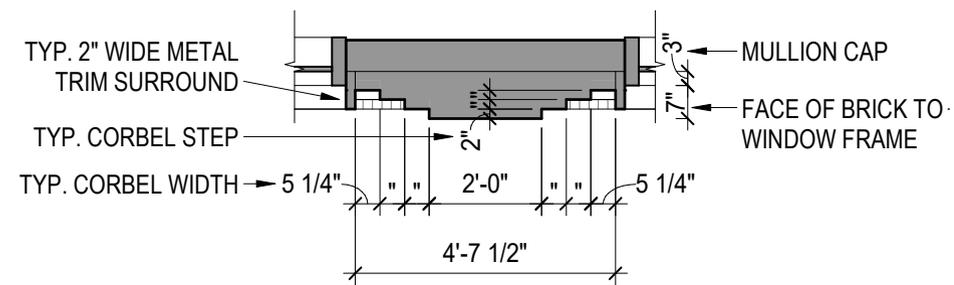
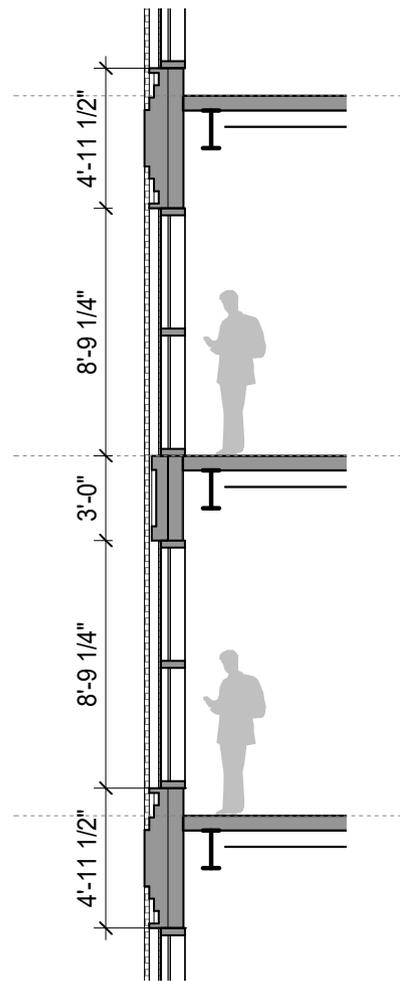
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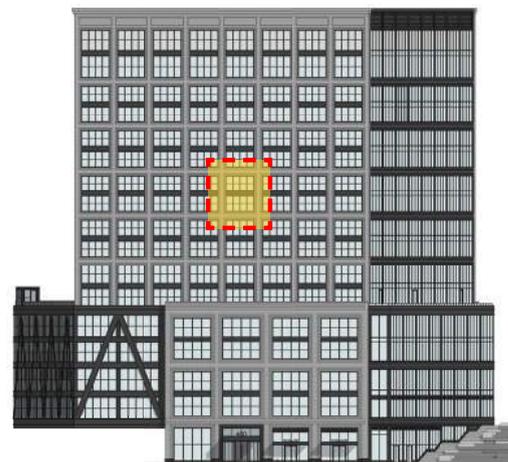
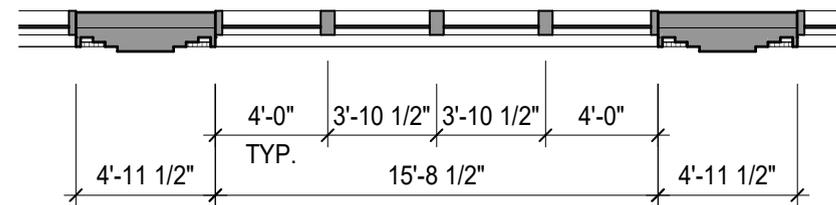
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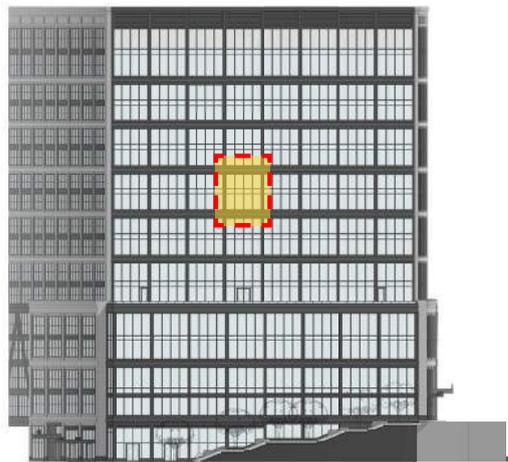
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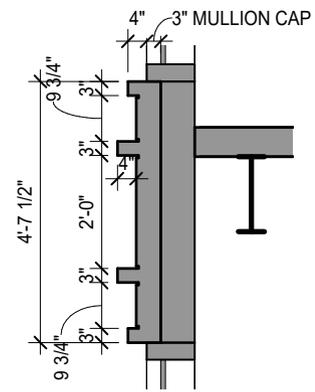
PLAN - TYP. MASONRY PIER



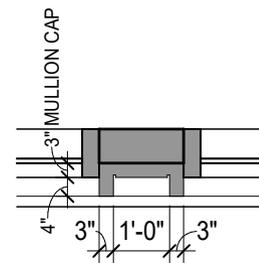
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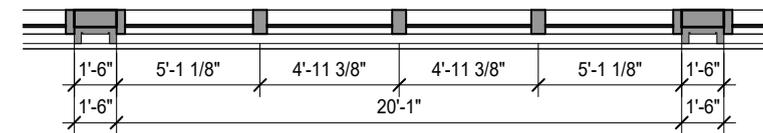
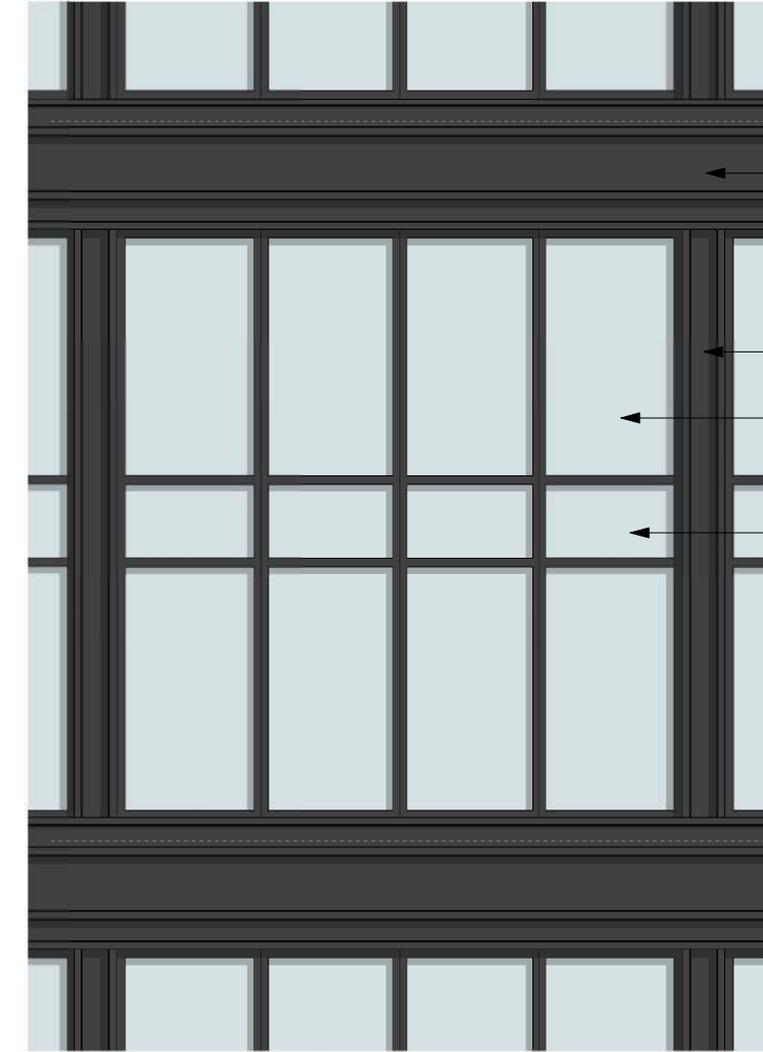
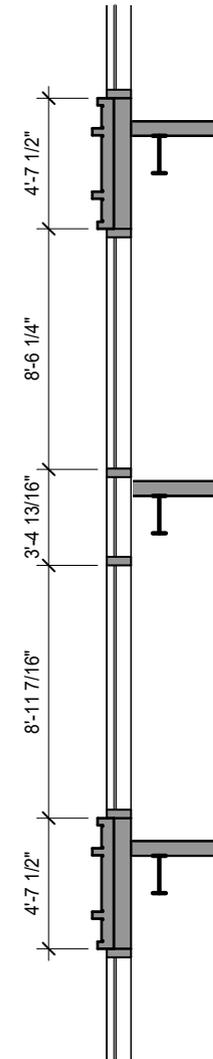
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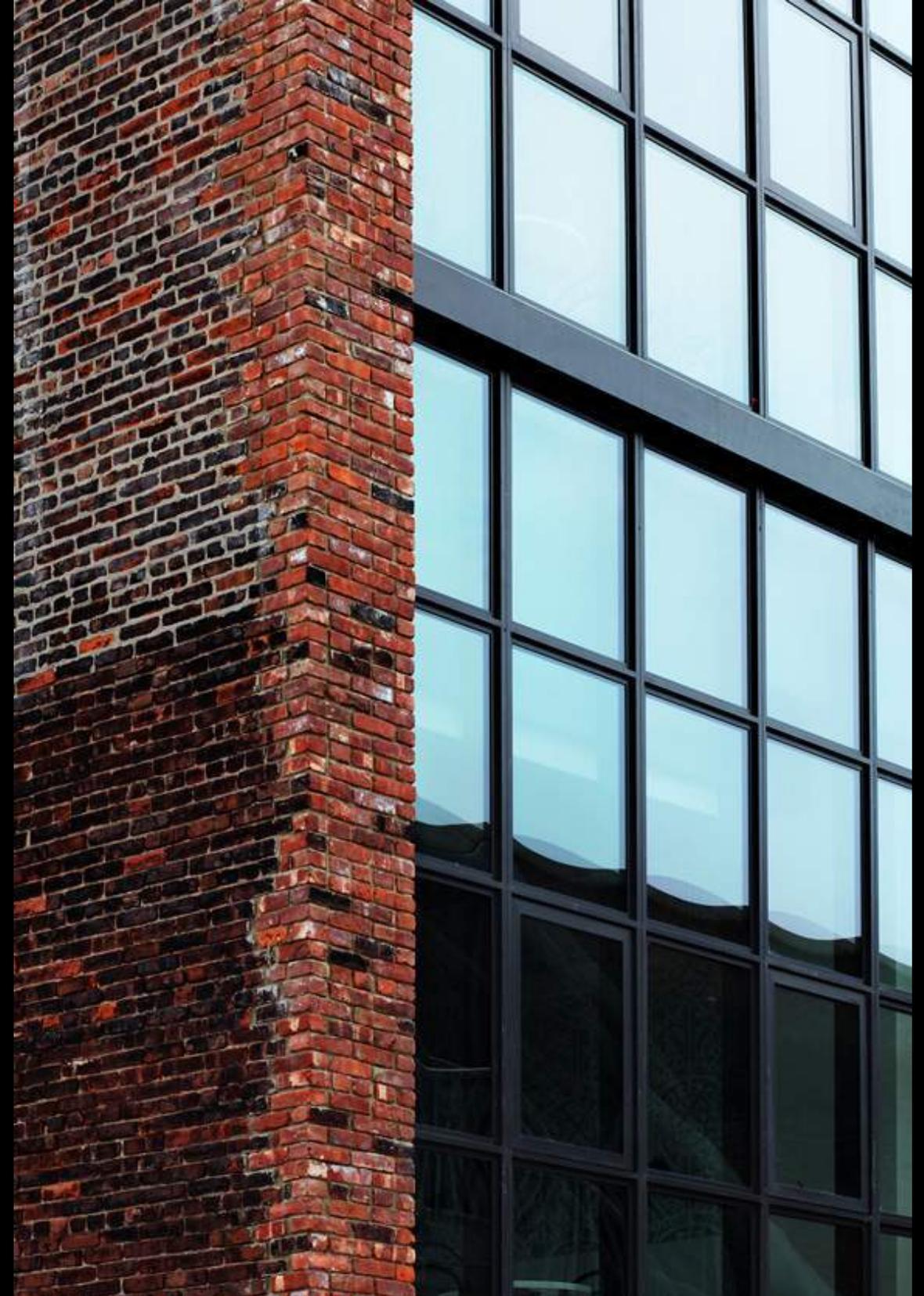
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PLAN - TYP. METAL PIER





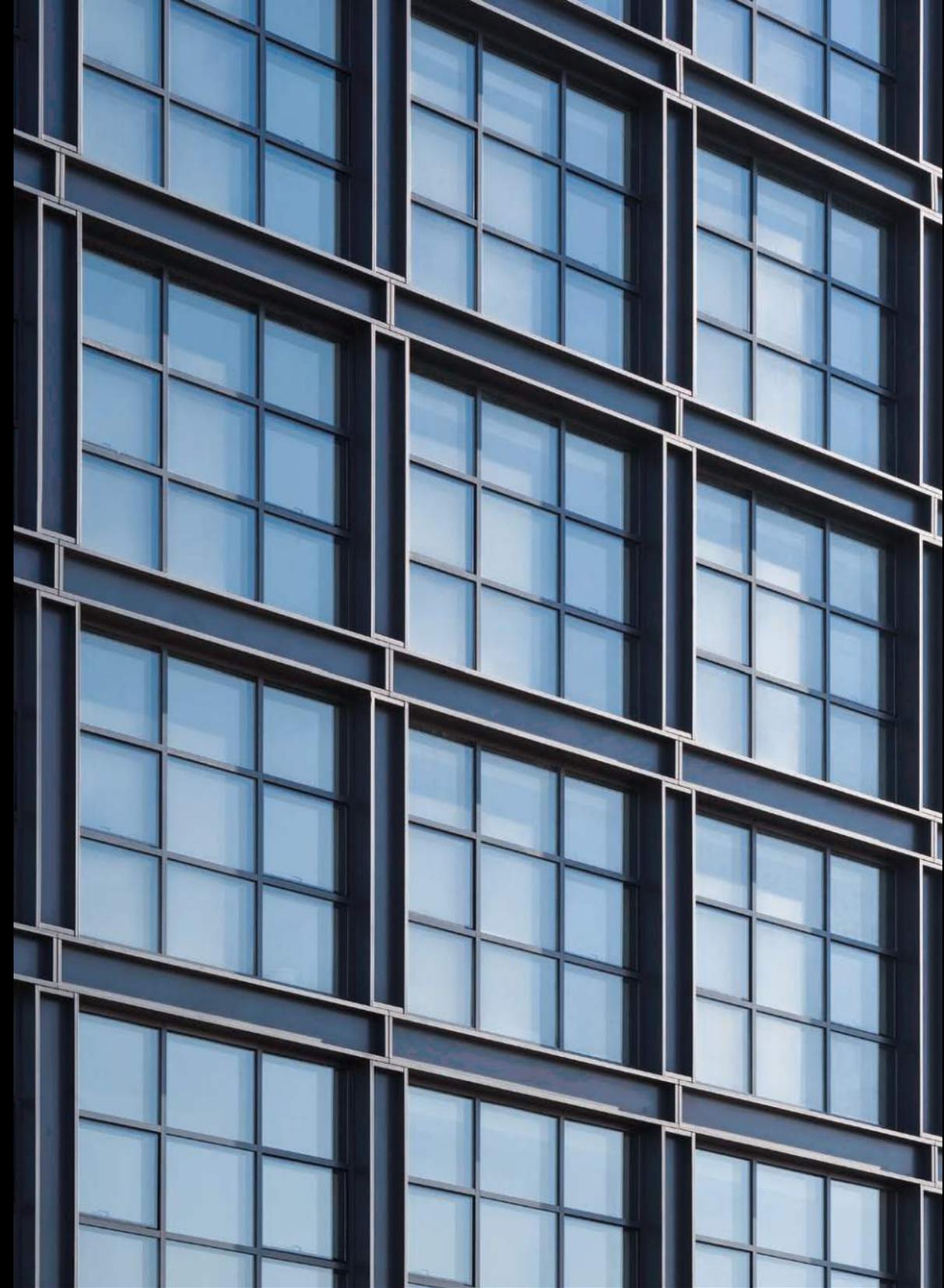


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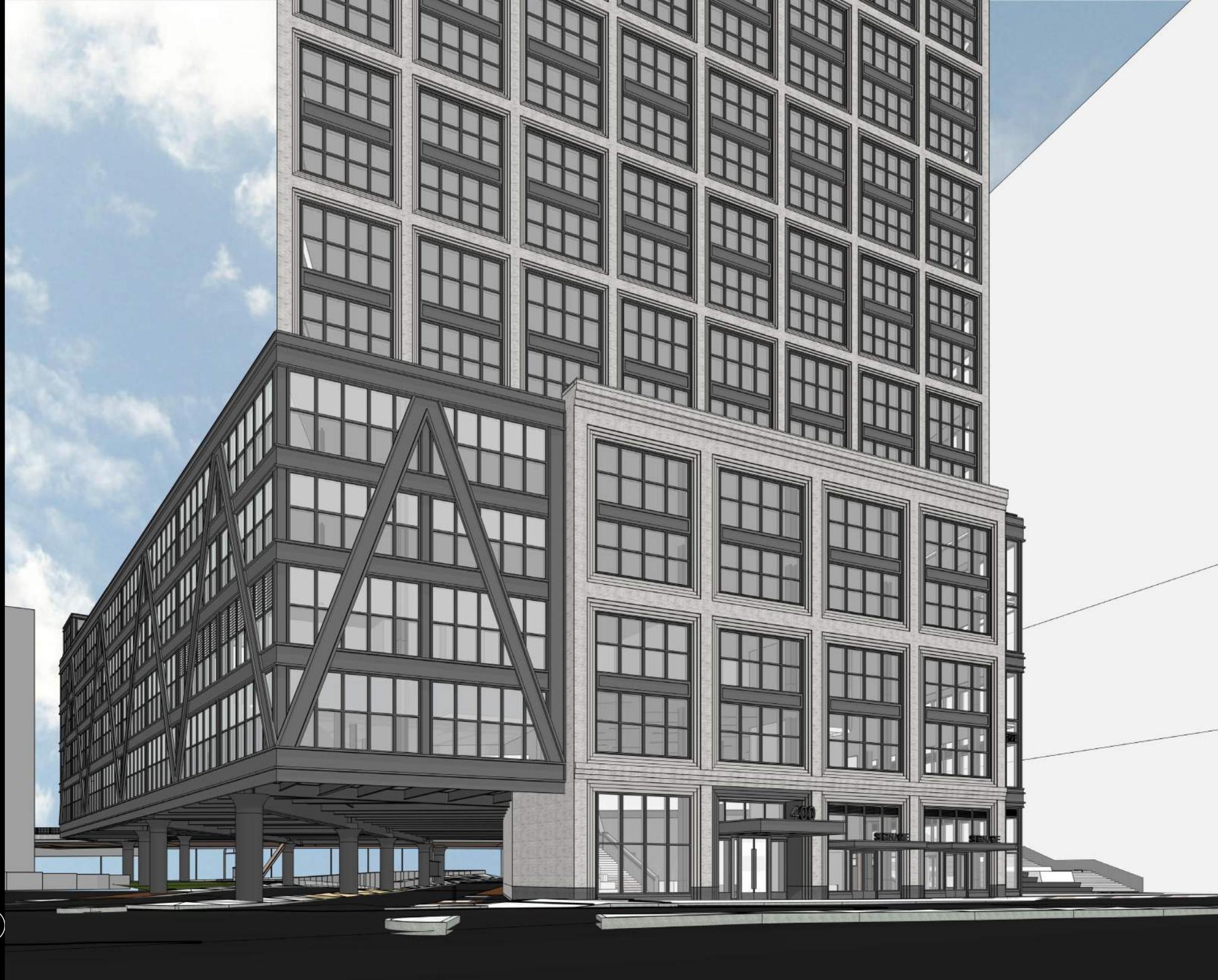
# EXTERIOR EXPRESSION: Congress Street Facade

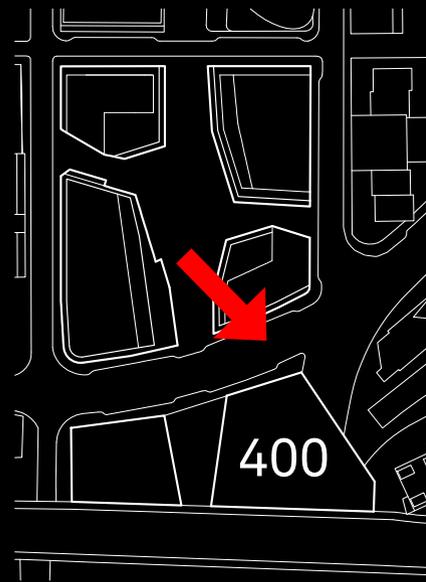


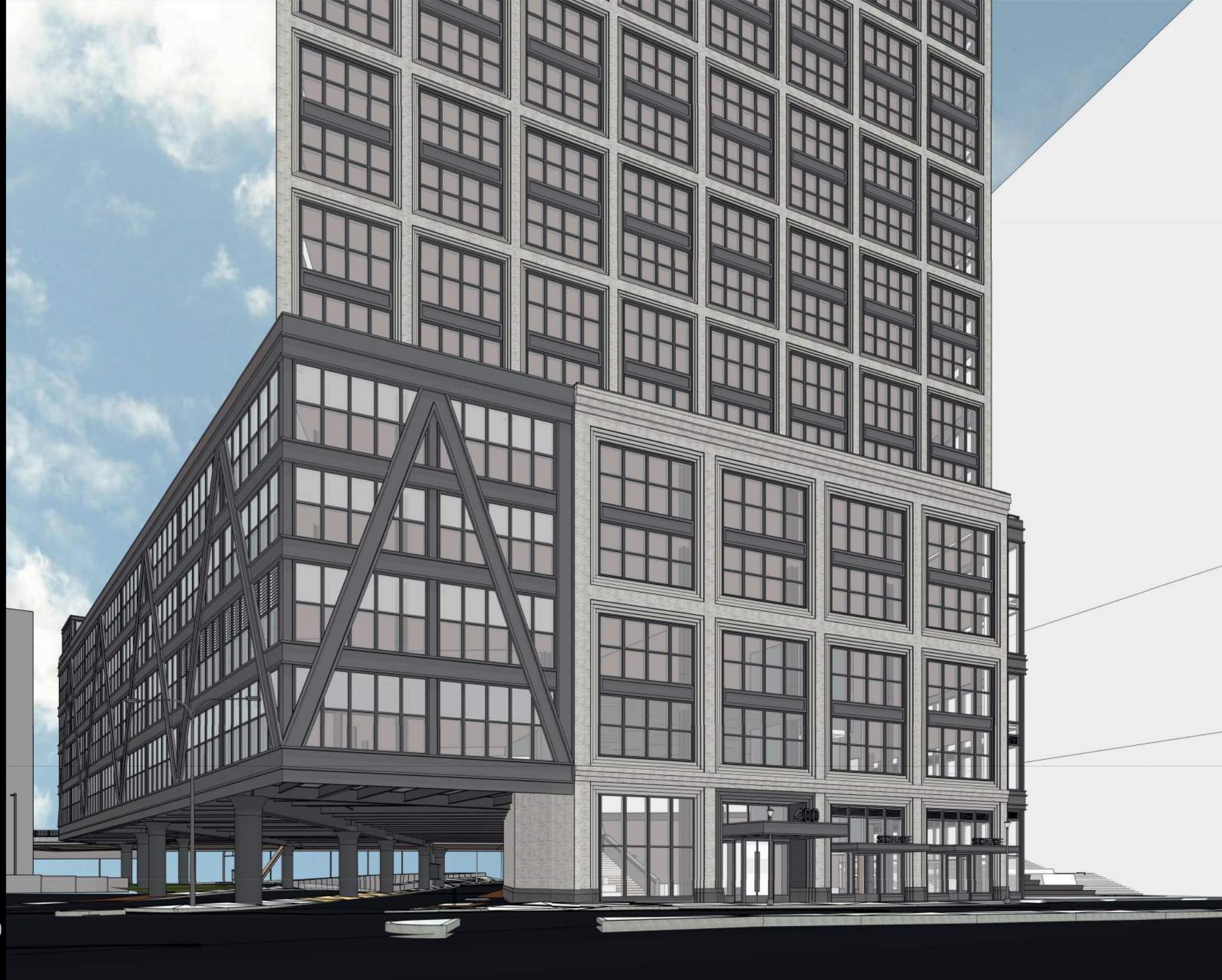
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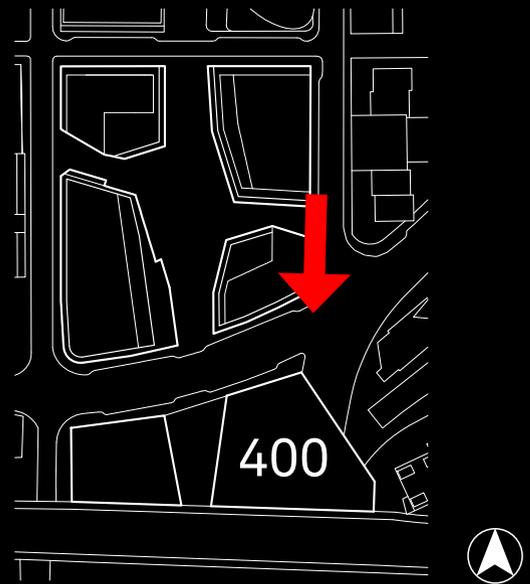


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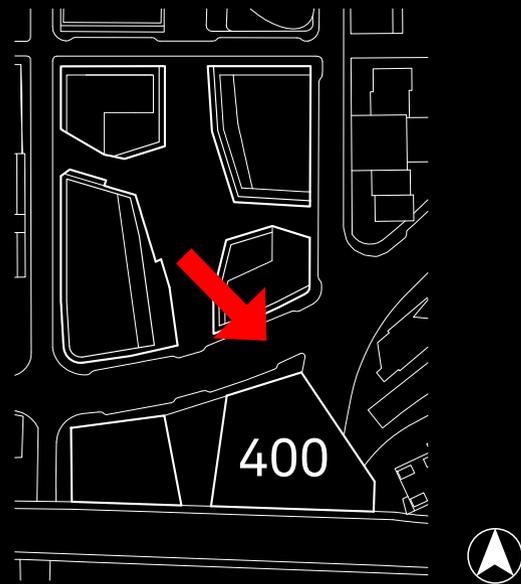












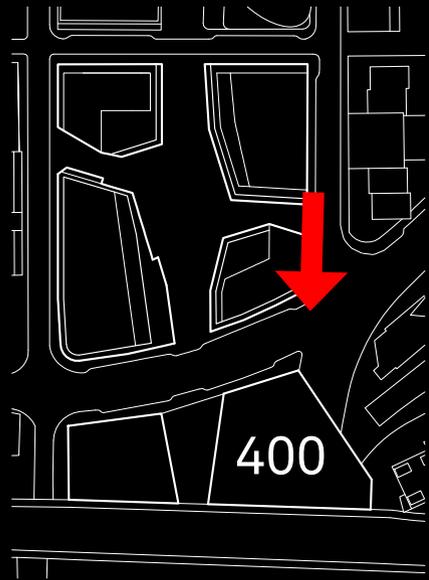












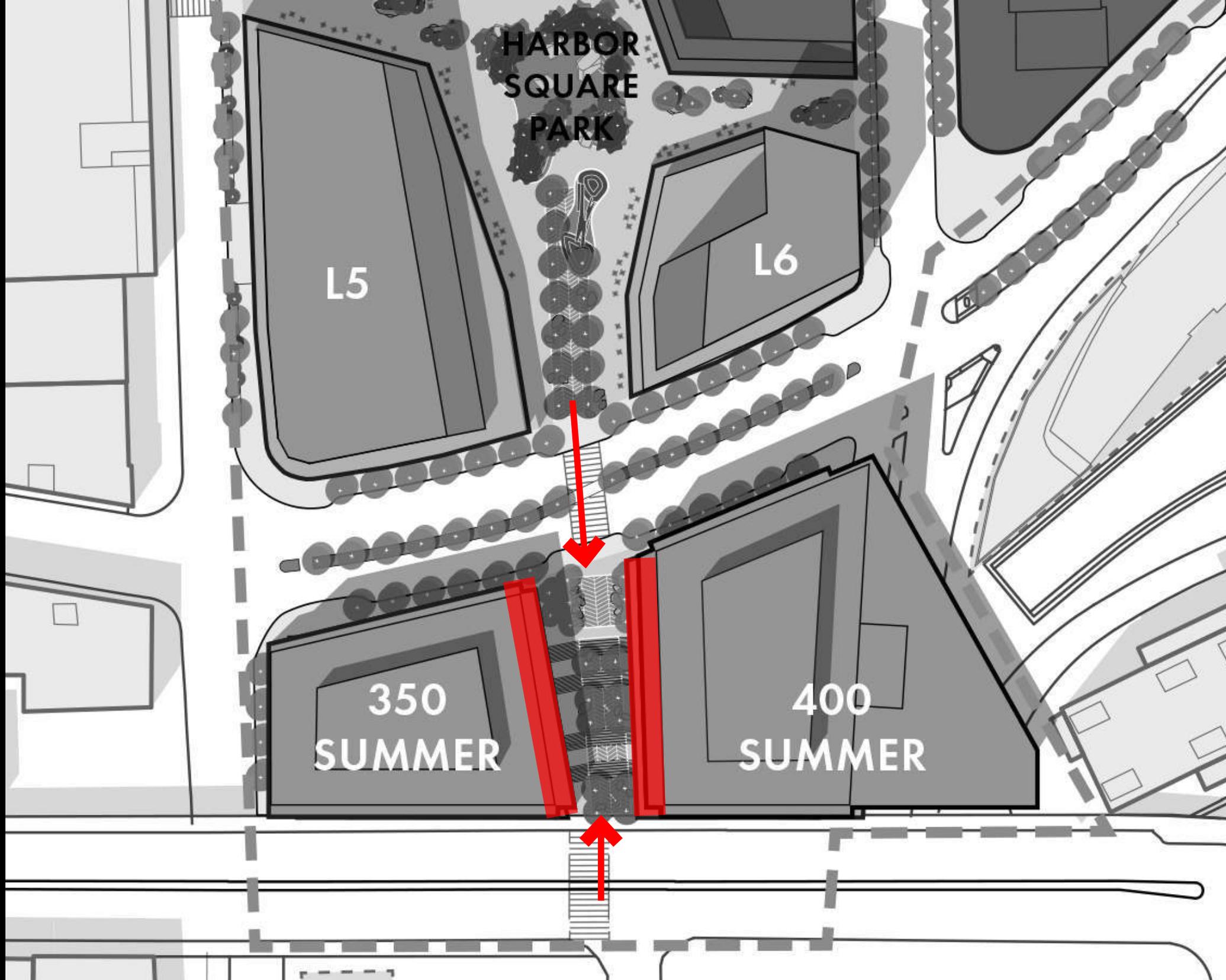
**EXTERIOR EXPRESSION:**  
Articulation of 'The Cut'



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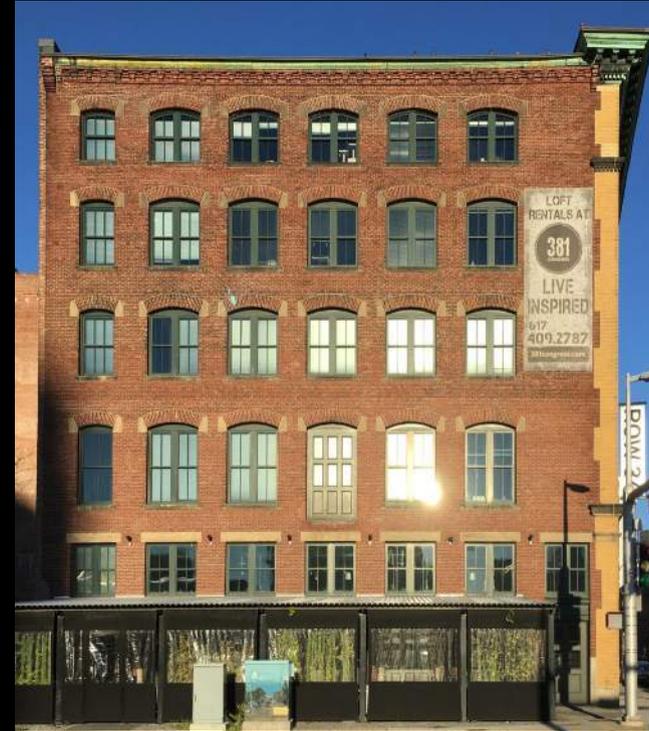
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ARTICULATION OF 'THE CUT'



Parcel P View from Congress St





Parcel P



Fort Point

## FORT POINT BUILDING COMPARISON



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BUTLER & DOYLE

400

FURNITURE'S FISHERMAN Seaport coffee

SUMMER STREET PERSPECTIVE



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**SUMMER STEPS**  
 SITE SECTION TOWARDS BUILDING P





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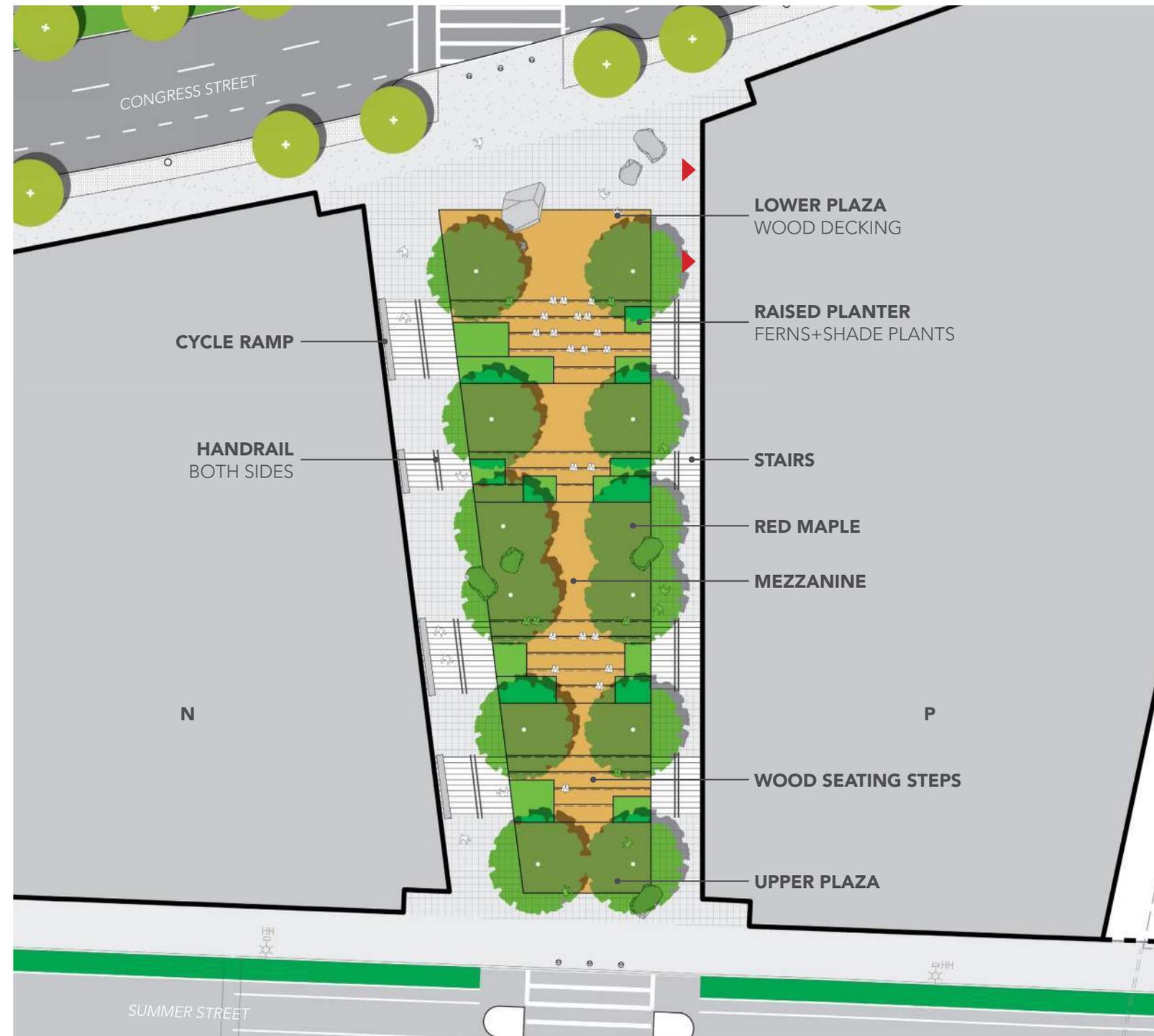


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# PUBLIC REALM/SUMMER STEPS



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



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



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

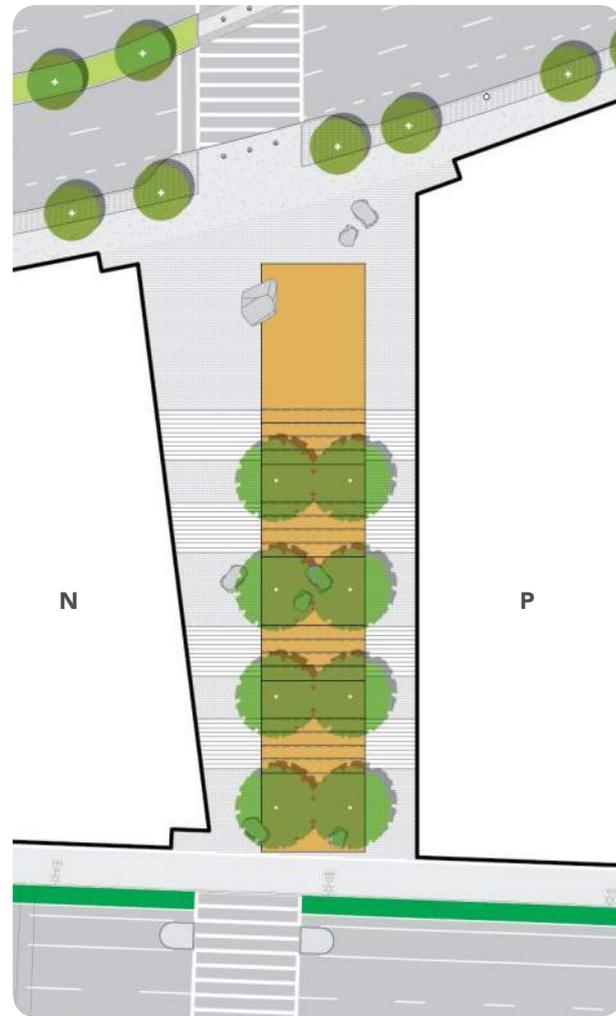
**CONGRESS STREET PLAZA**  
DAY TO DAY



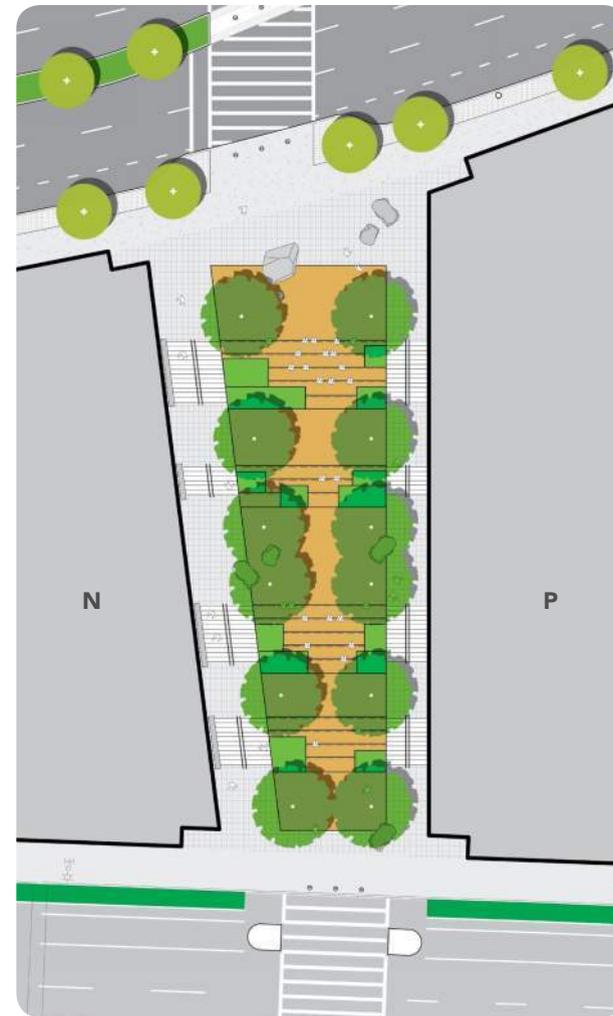
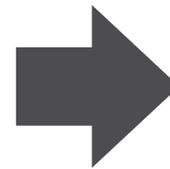
**CONGRESS STREET PLAZA**  
PROXIMITY TO CONGRESS STREET



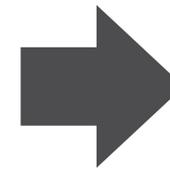
**SUMMER STEPS**  
DESIGN ADVANCEMENT



**APPROVED MASTER PLAN**



**04.02 BCDC PRESENTATION**



**04.30 BCDC PRESENTATION**

THANK YOU



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