



SEAPORT SQUARE BLOCK L4

Seaport District Boston
BCDC SUBMISSION
MARCH, 2018

WS Development
GENSLER

PROJECT FACTS & SCHEDULE

Project Name: Seaport Square Block L4

GFA: 525,000

Retail: 81,000 GSF (2 levels)

Office: 444,000 GSF (15 levels)

Height: 17 Stories / 270'

Site Area: 71,004 SF

FAR: 7.4

Open Space Created with Block L4: 0.75 acres

Owner: Seaport L-4 Title Holder LLC

Architect: Gensler (San Francisco/Boston)

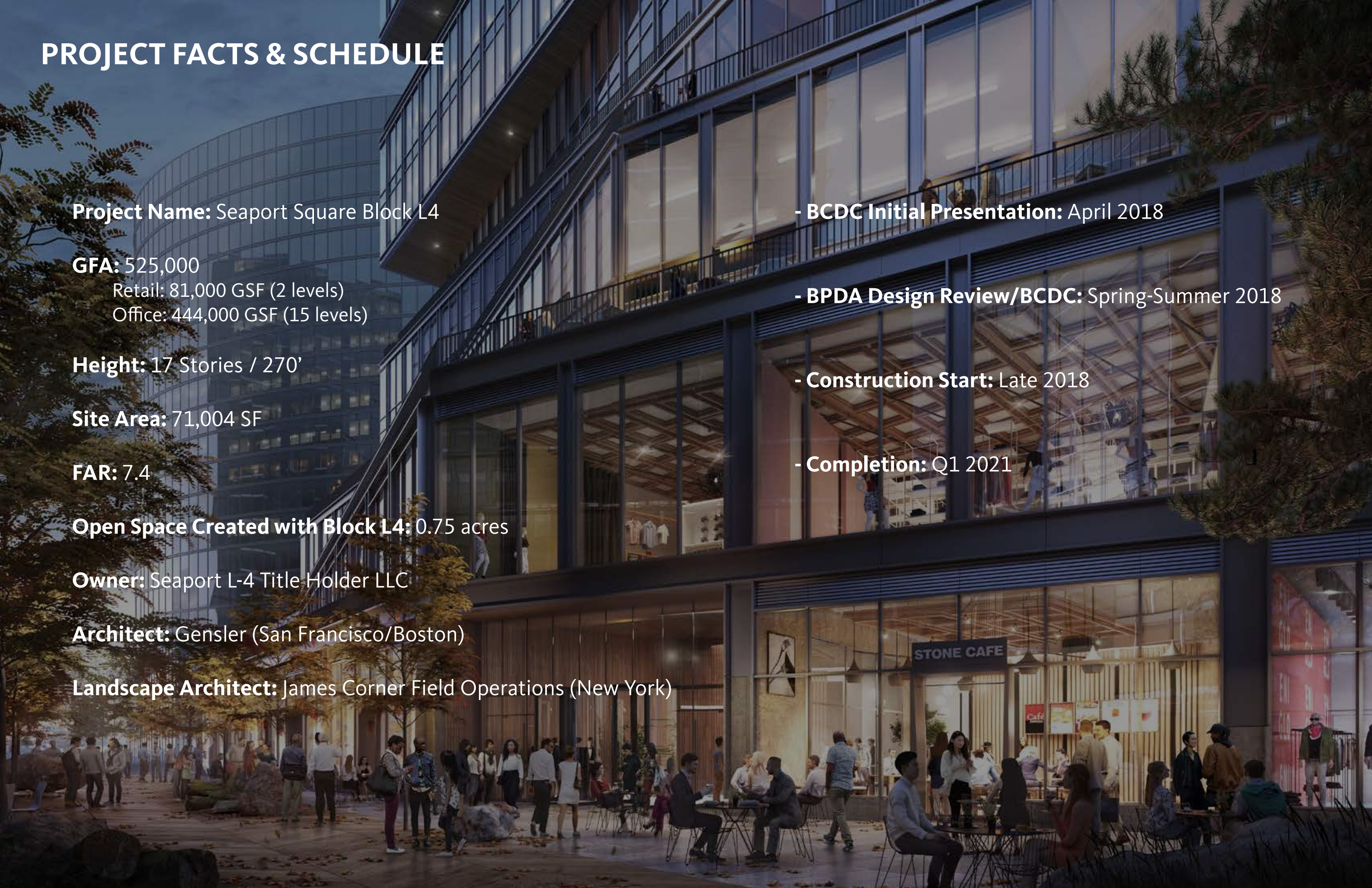
Landscape Architect: James Corner Field Operations (New York)

- BCDC Initial Presentation: April 2018

- BPDA Design Review/BCDC: Spring-Summer 2018

- Construction Start: Late 2018

- Completion: Q1 2021



ASPIRATIONS

Emotional

Creating
Place



Memorable

Unique
Experience



Human Focused

Scale &
Transparency



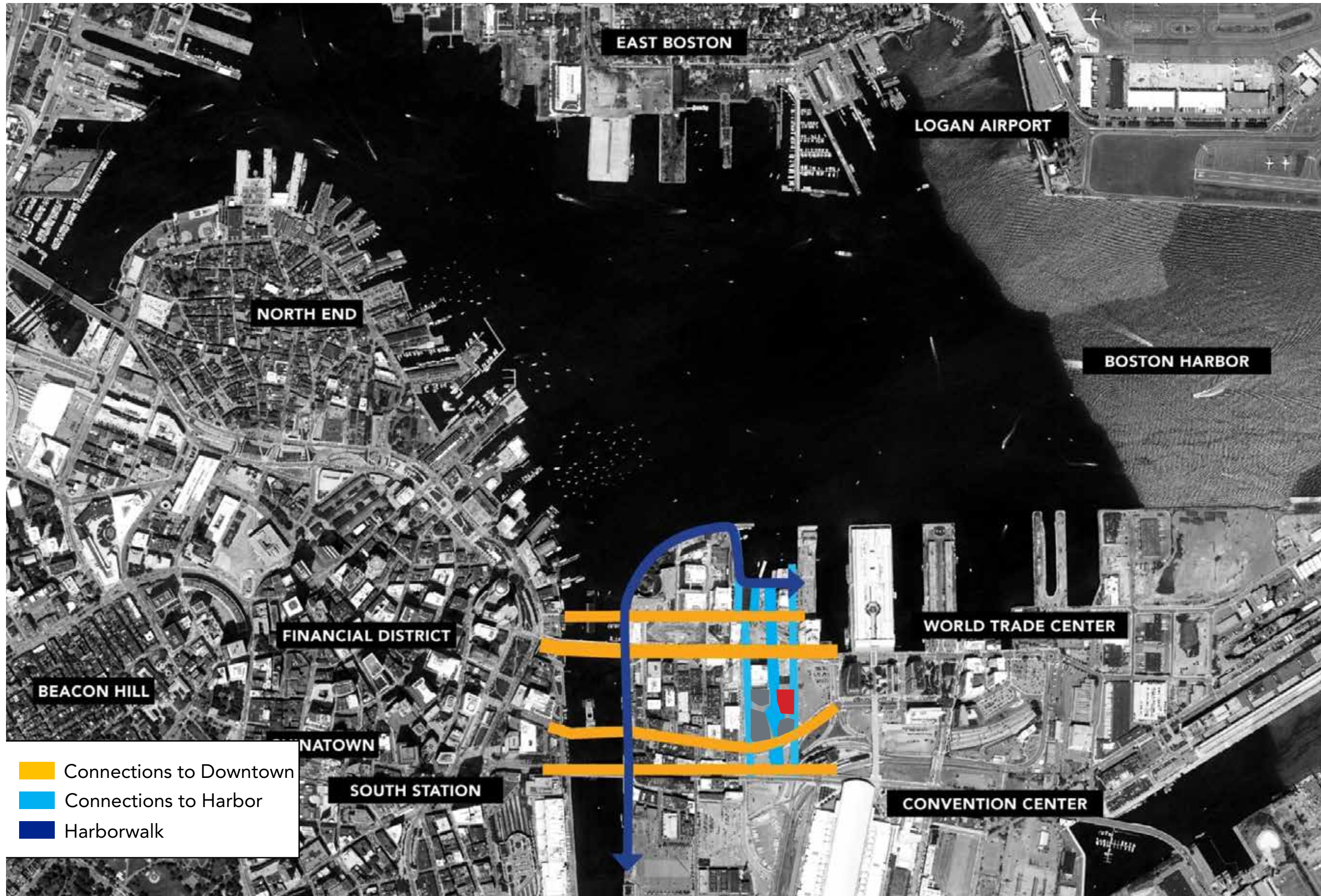
Authentic

Timeless
Elegance

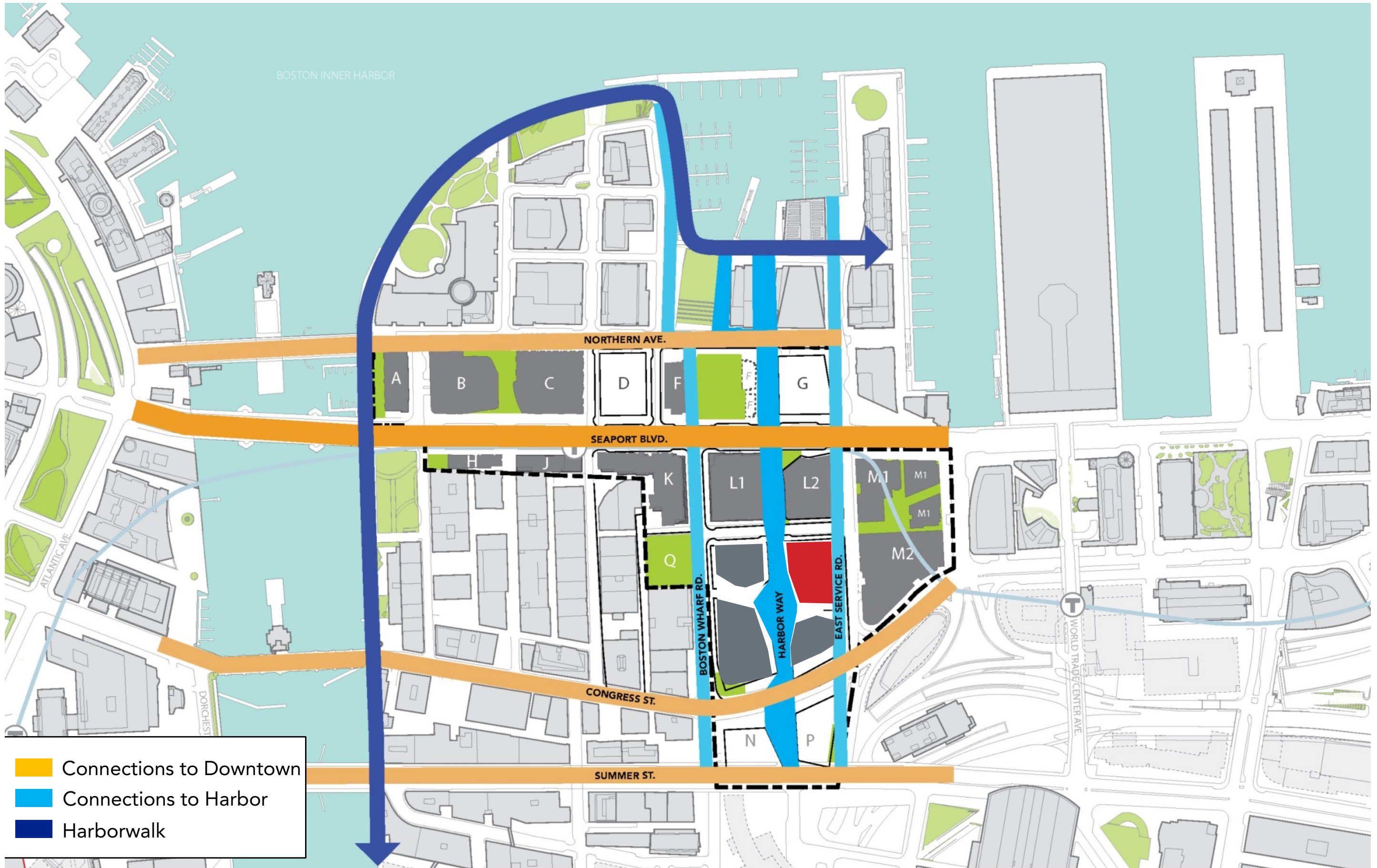




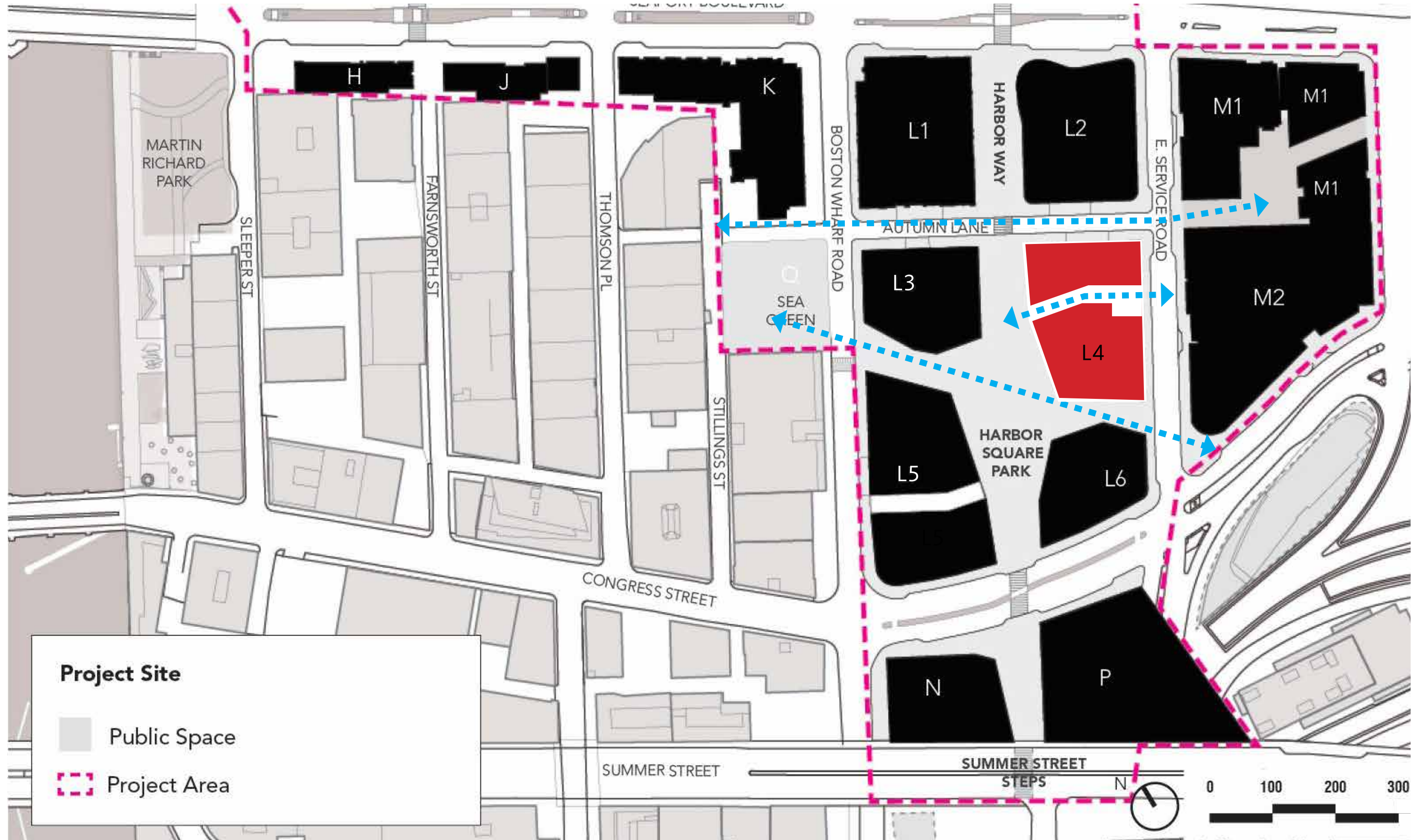
SITE LOCATION



SITE CONNECTIVITY



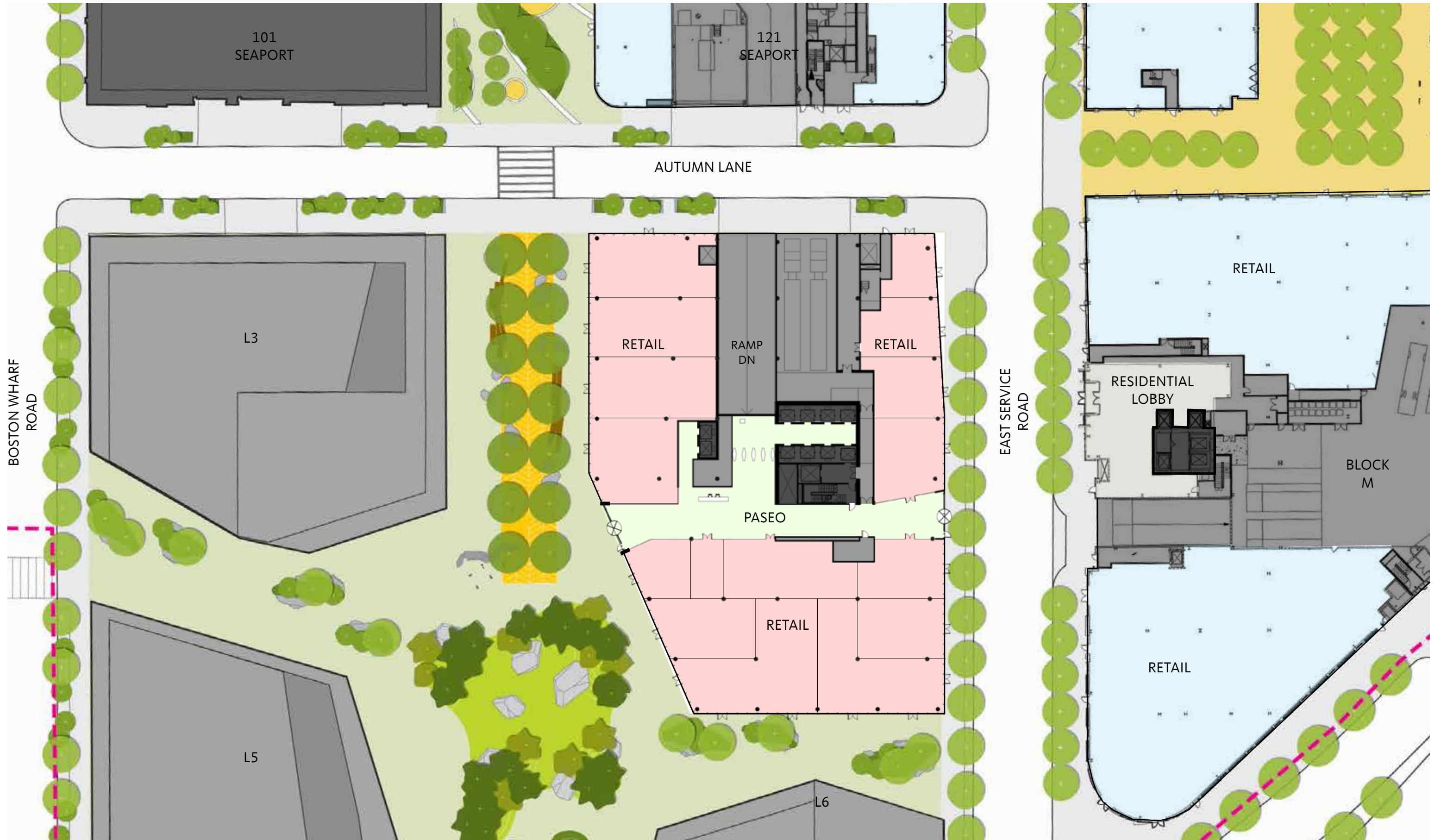
OVERALL GROUND FLOOR PLAN : PDA



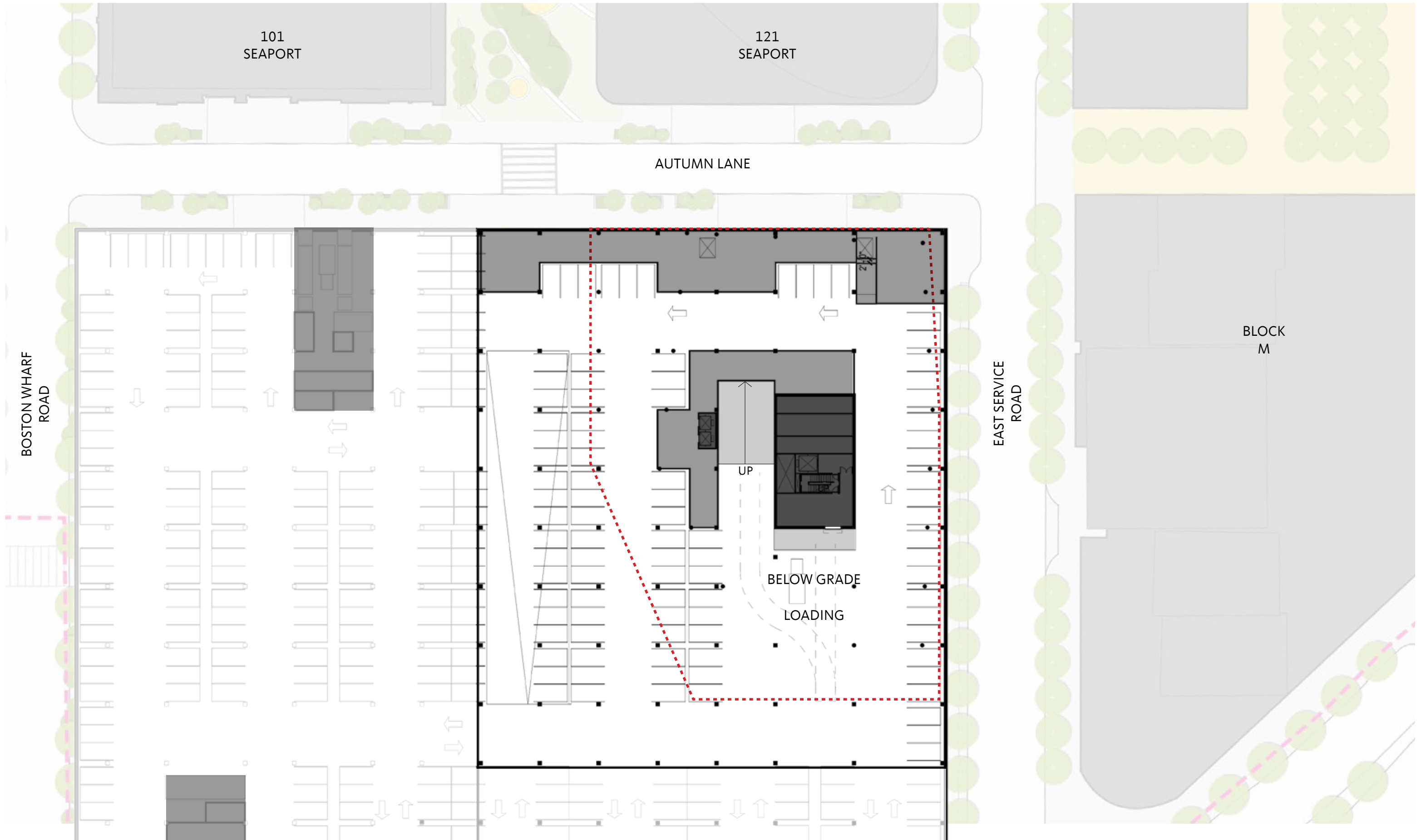
OVERALL SITE PLAN : PDA PUBLIC REALM DIAGRAM



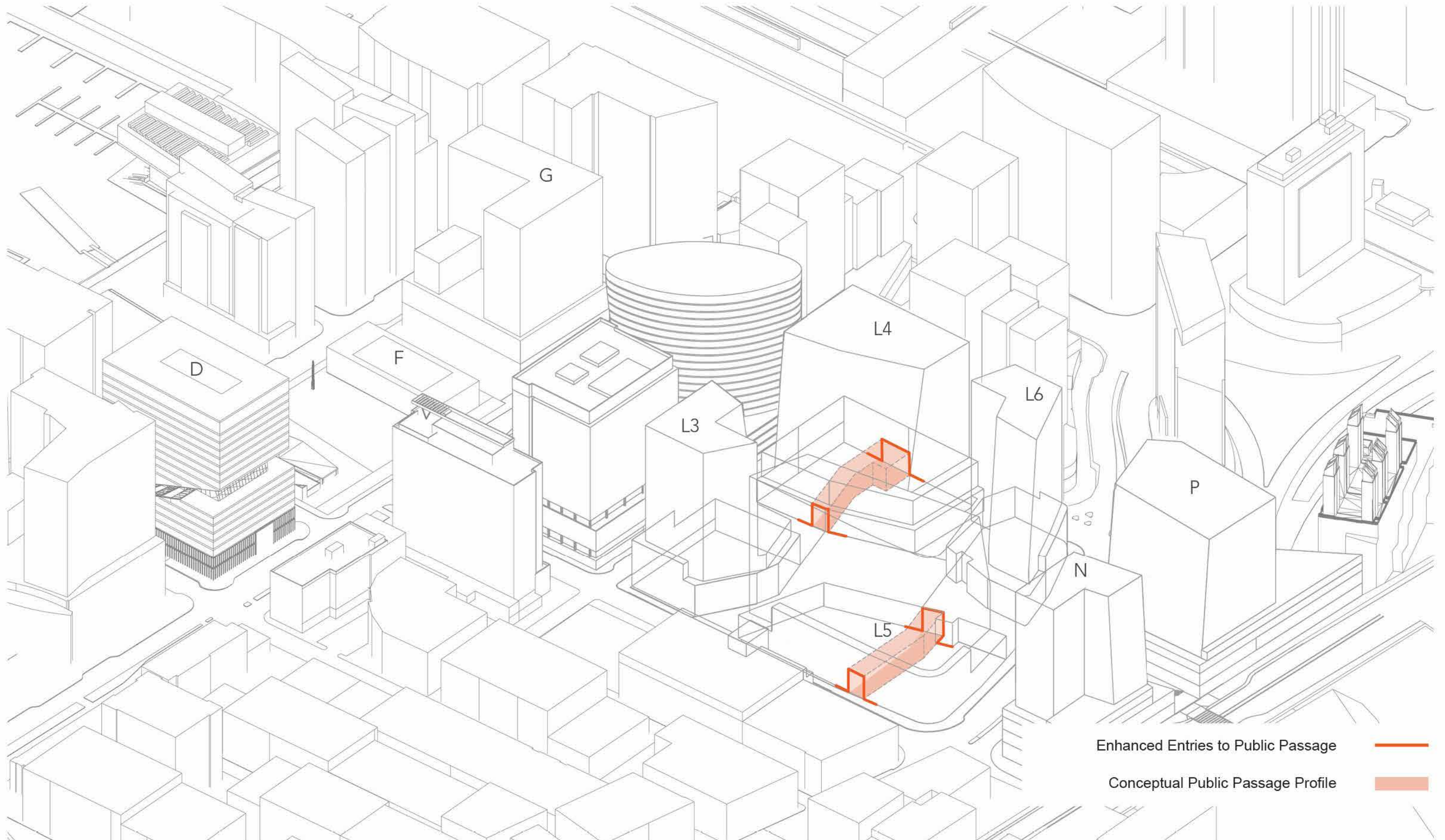
GROUND FLOOR PLAN



P1 PARKING FLOOR PLAN



PASEO-MASTER PLAN LEVEL



Enhanced Entries to Public Passage ———

Conceptual Public Passage Profile ———

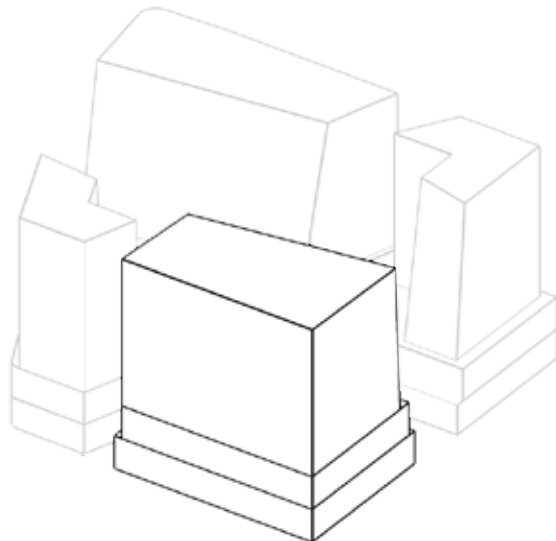
PASEO-PRECEDENTS



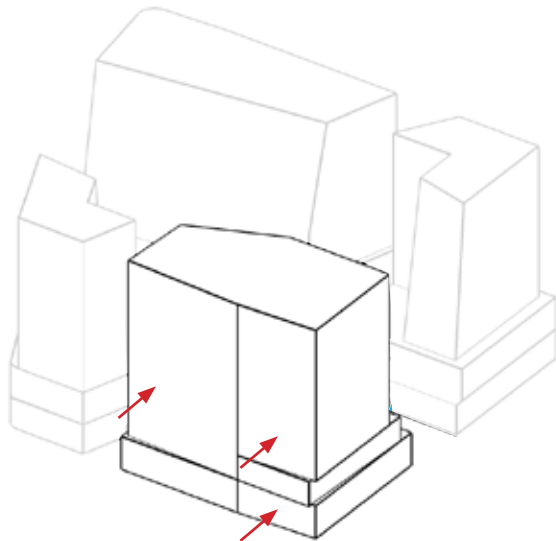
Photo : 400 Fairview, Seattle, SkB Architects

MASSING STUDY: VIEW FROM NORTHEAST

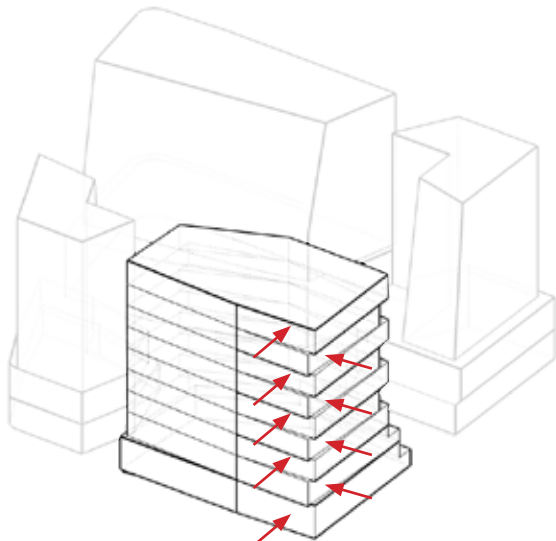
EAST SERVICE ROAD SIDE



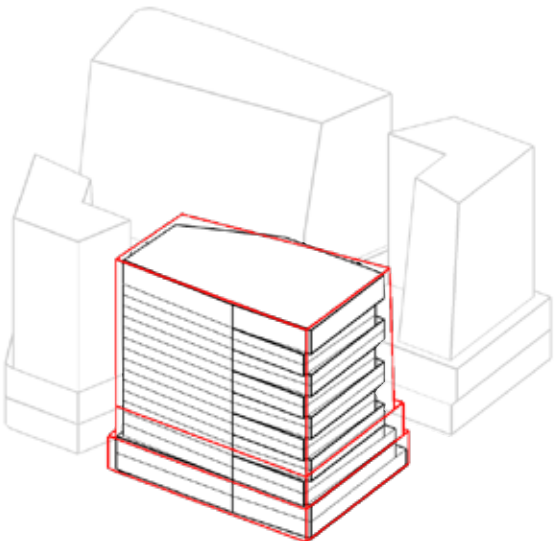
**PDA MASSING
BASELINE**



DEFINE STREET WALL



STEP

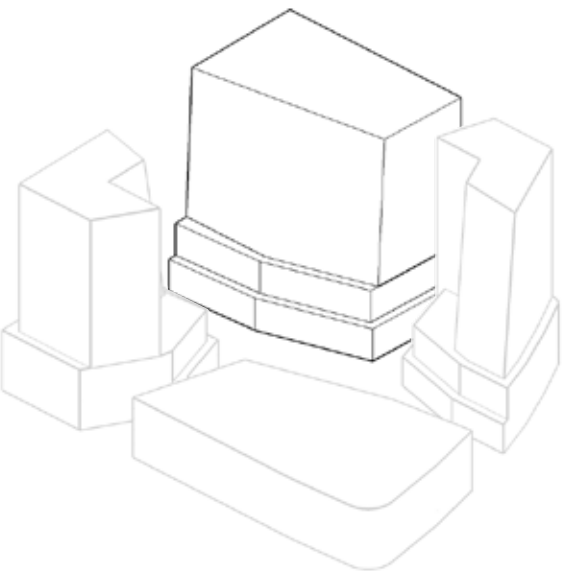


**PDA MASSING
COMPARISON**

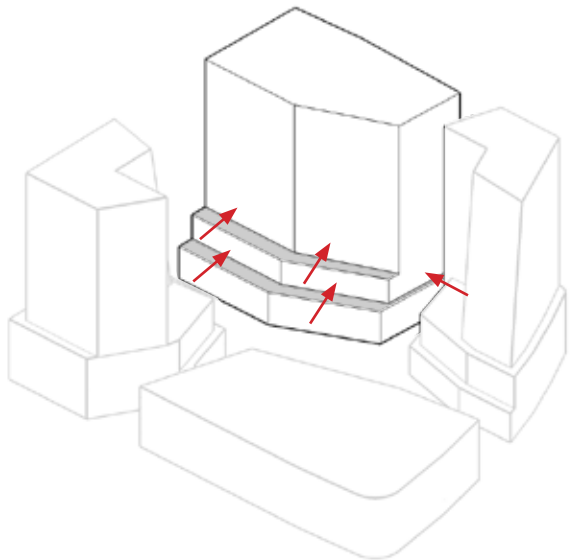
PROJECT IS CONSISTENT WITH APPROVED SEAPORT SQUARE PDA

MASSING STUDY: VIEW FROM SOUTHWEST

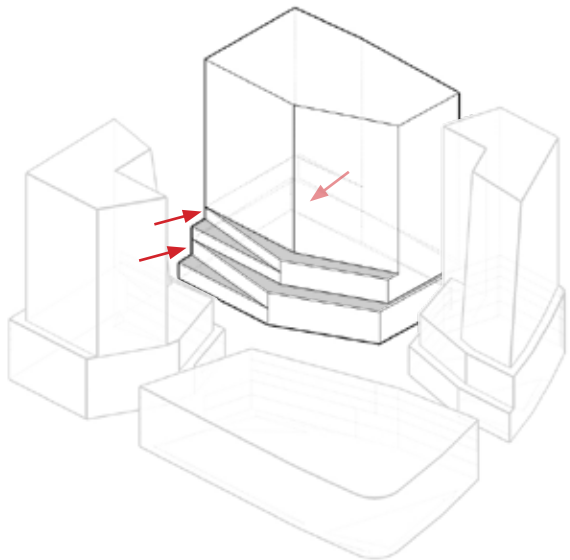
HARBOR WAY SIDE



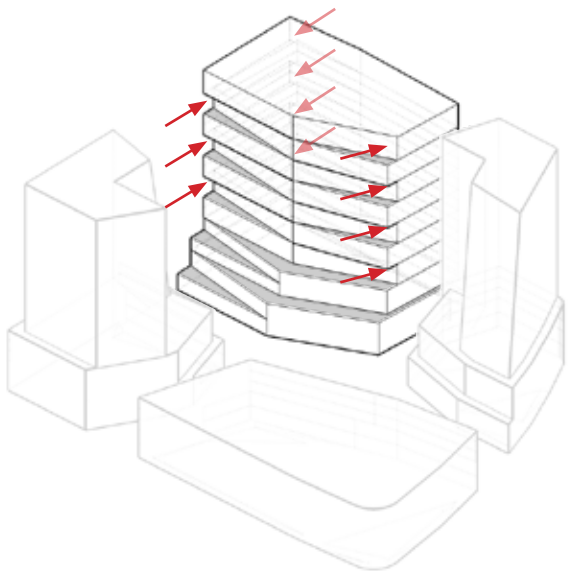
**PDA MASSING
BASELINE**



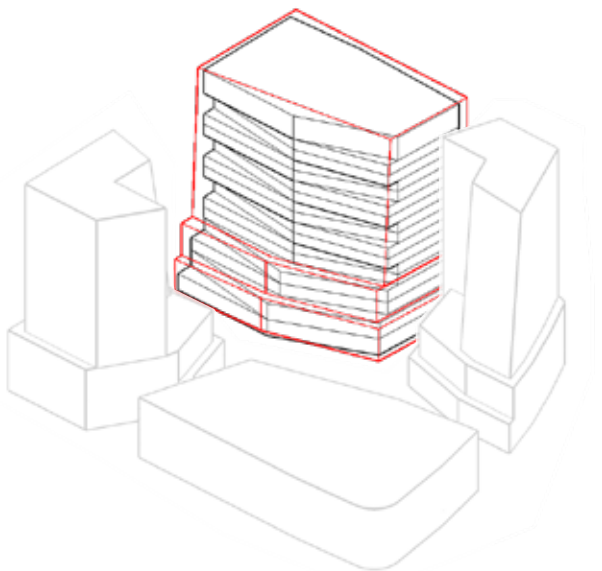
**OPEN TO
HARBOR SQUARE
PARK**



STEP



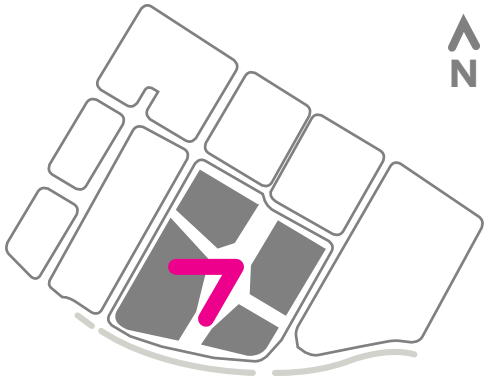
**SHIFT FOR
TEXTURE AND ACCESS
TO OUTDOORS**



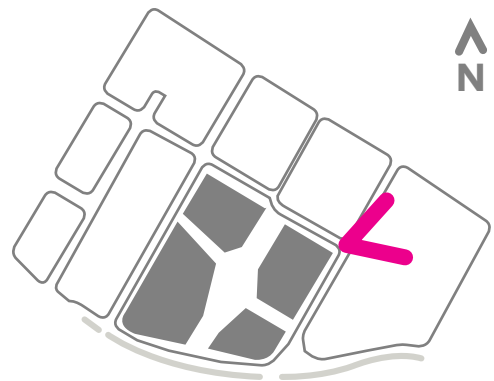
**PDA MASSING
COMPARISON**

PROJECT IS CONSISTENT WITH APPROVED SEAPORT SQUARE PDA

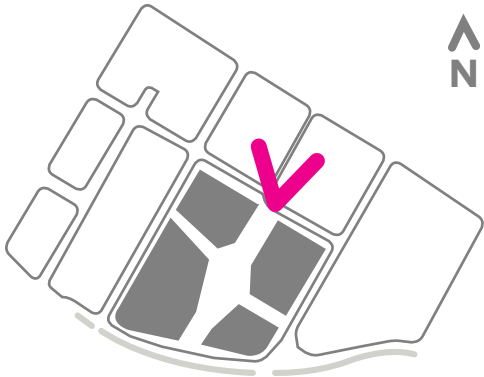
HARBOR SQUARE PARK VIEW



EAST SERVICE ROAD VIEW SOUTH



AUTUMN LANE STREET VIEW



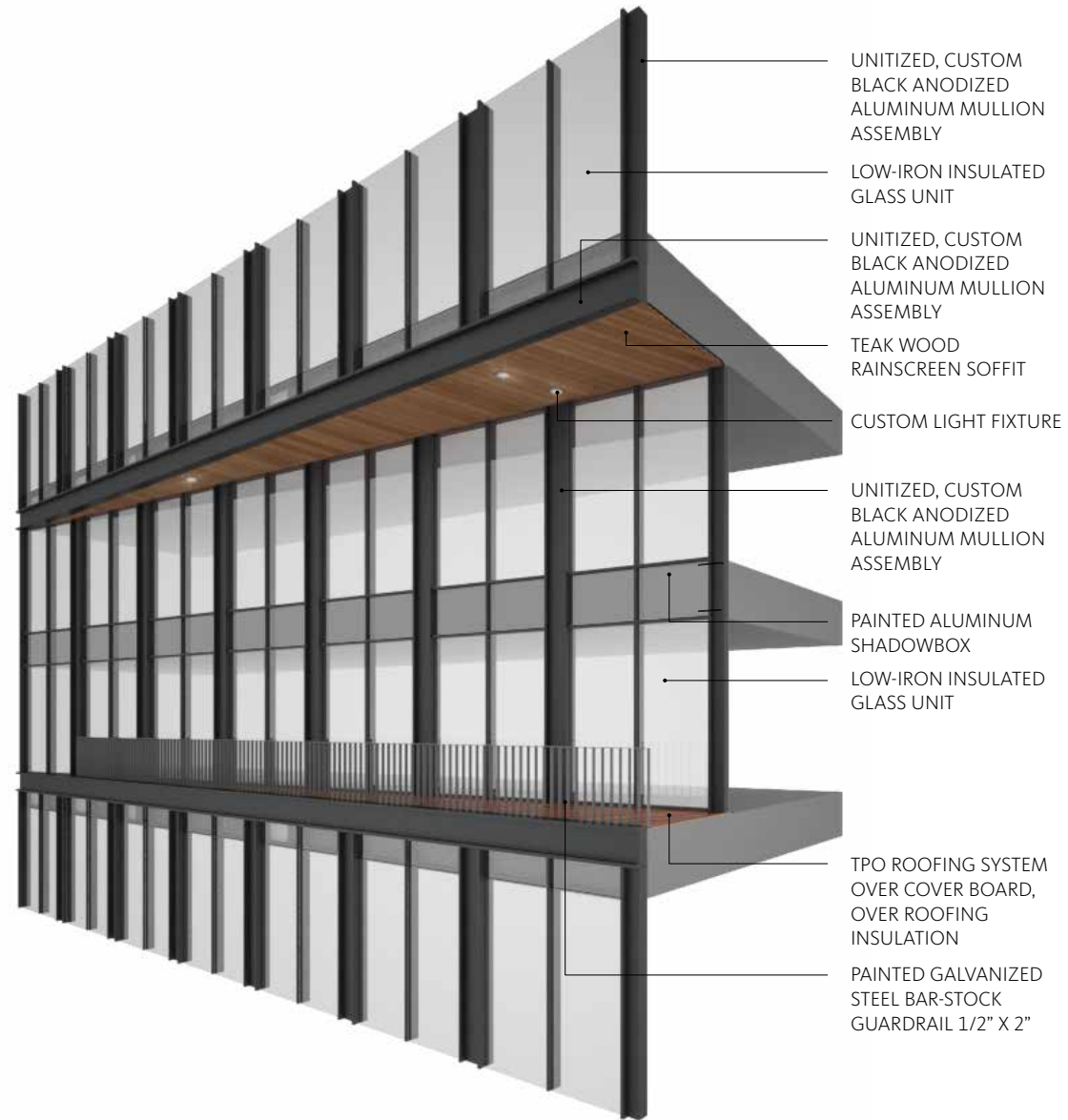
HARBOR SQUARE PARK PEDESTRIAN VIEW



RETAIL STORE FRONT

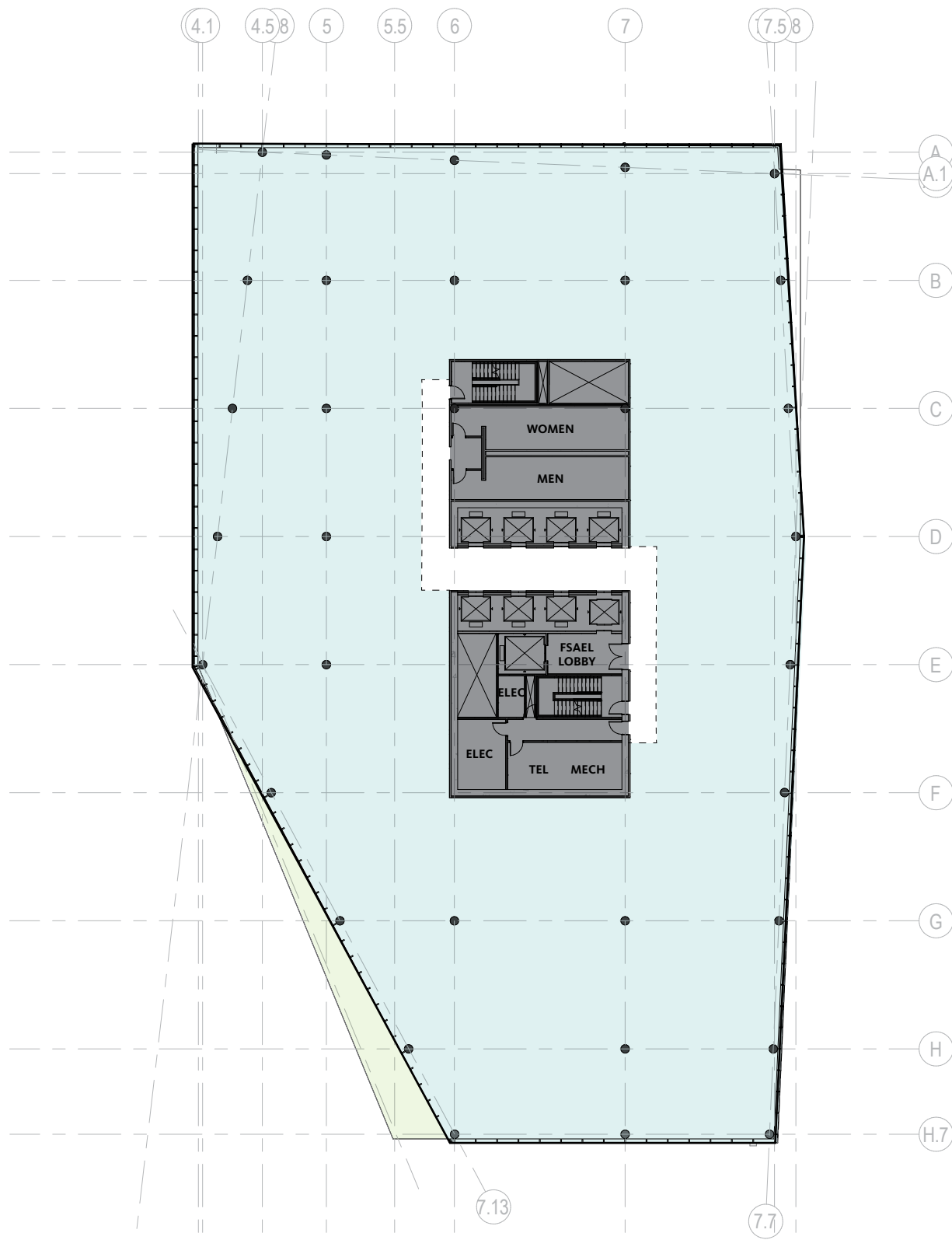


TOWER



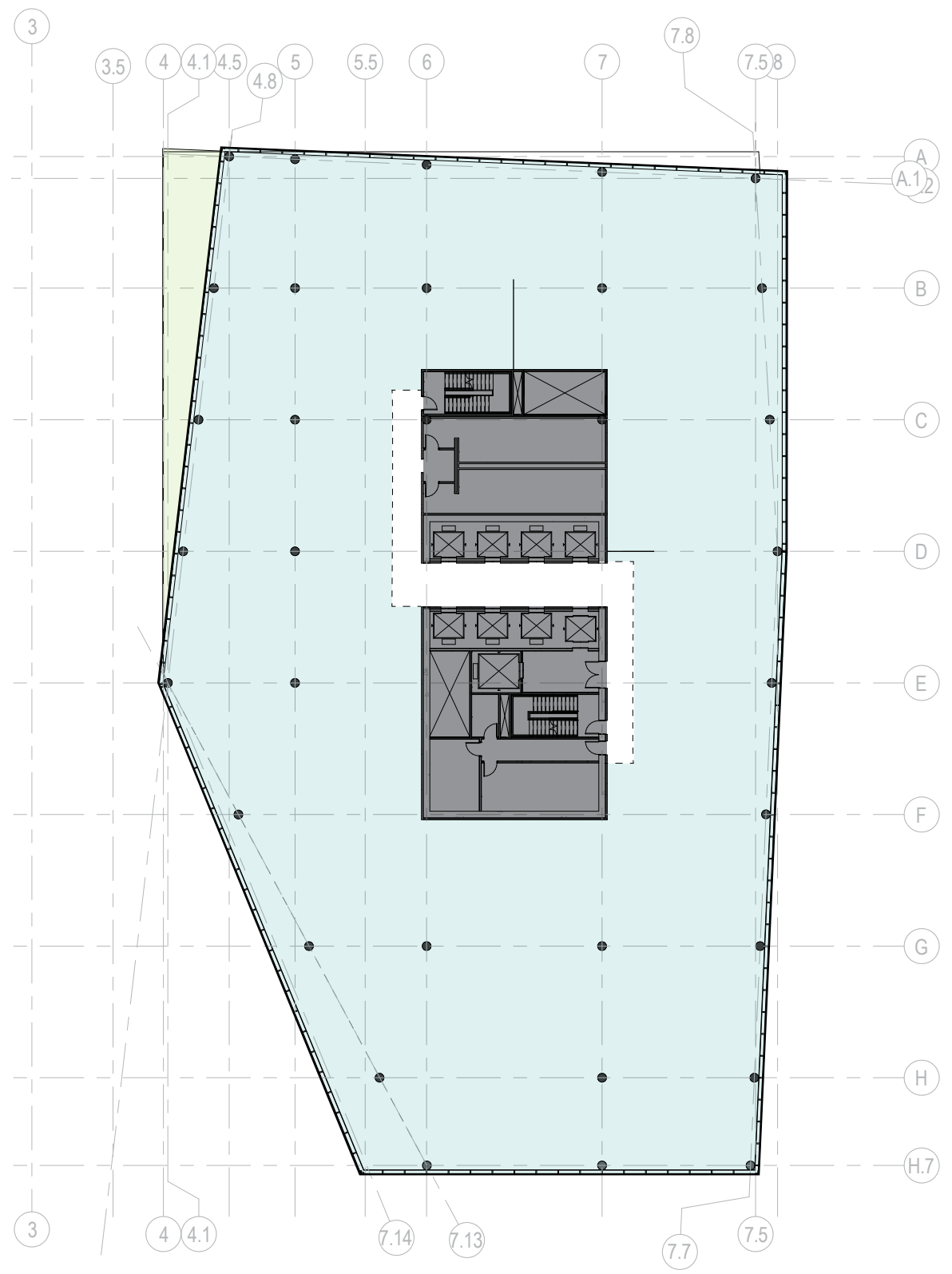
APPENDIX

TYPICAL OFFICE FLOOR PLANS



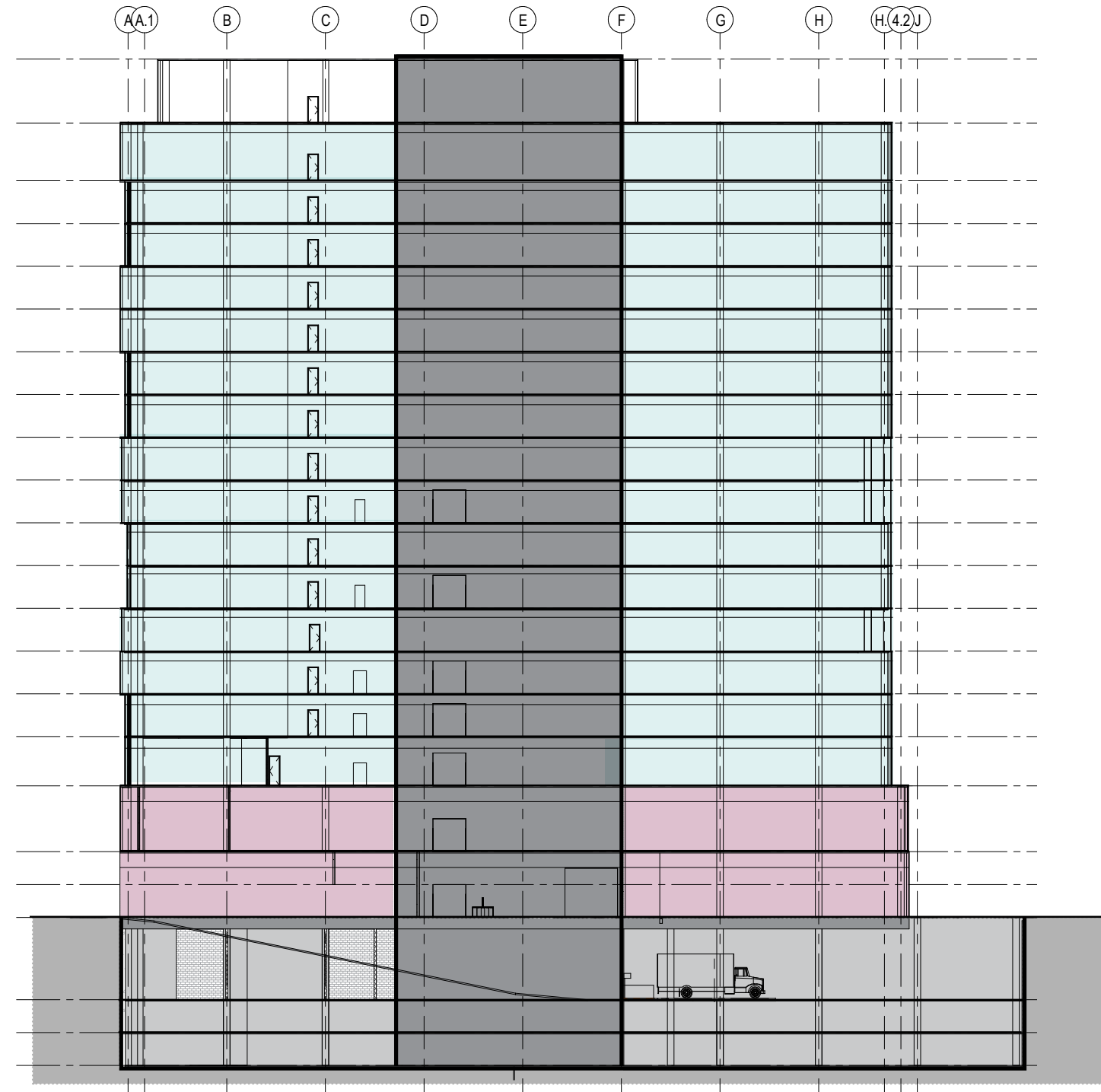
TYPICAL FLOOR PLAN 5-6, 9-10, 13-14, 17

* All the Area numbers here are approximate.



TYPICAL FLOOR PLAN 7-8, 11-12, 15-16

BUILDING SECTION



An architectural rendering of a modern, multi-story building at dusk. The building features large glass windows and balconies, with interior lights glowing. The ground floor is a glass-fronted cafe named 'STONE CAFE', where people are sitting at tables. The scene is set in an urban environment with trees and a curved glass building in the background. The text 'Thank you' is overlaid in the center.

Thank you