

SEAPORT SQUARE

BCDC Design Committee #5

October 24, 2017



FEEDBACK FROM 9/19

- Comments on Simplification of park designs
- Discussion of D-G open space concept
- Request for sections along BWR, HW, ESR
- Request for mid-block arcade precedents
- Comments on expression of public garden on Block F roof area
- Process confirmation



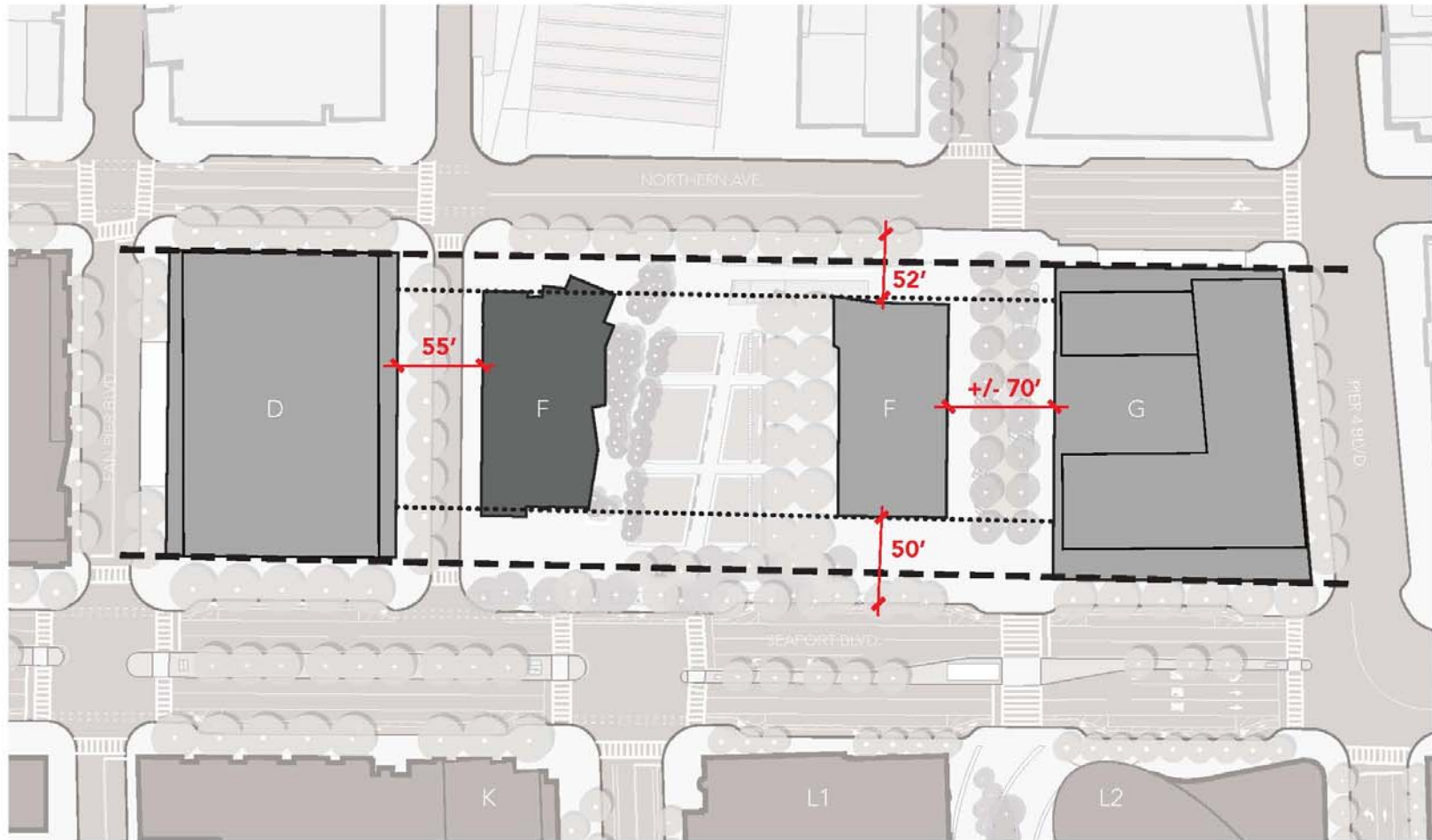
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Figure x-x

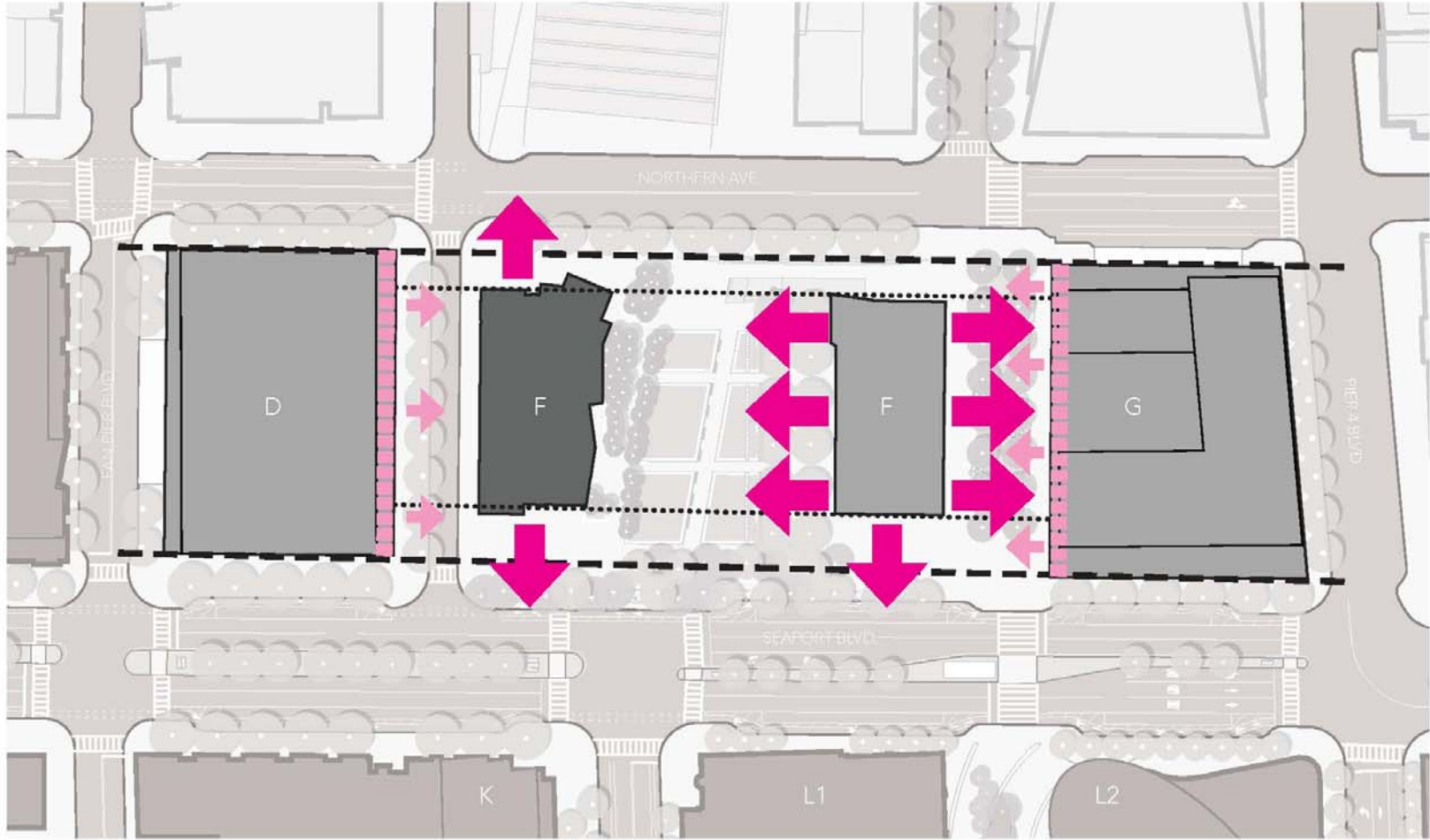
F-block Larger Park Diagram 1



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Figure x-x

F-block Larger Park Diagram 2



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F-block Larger Park Diagram 3

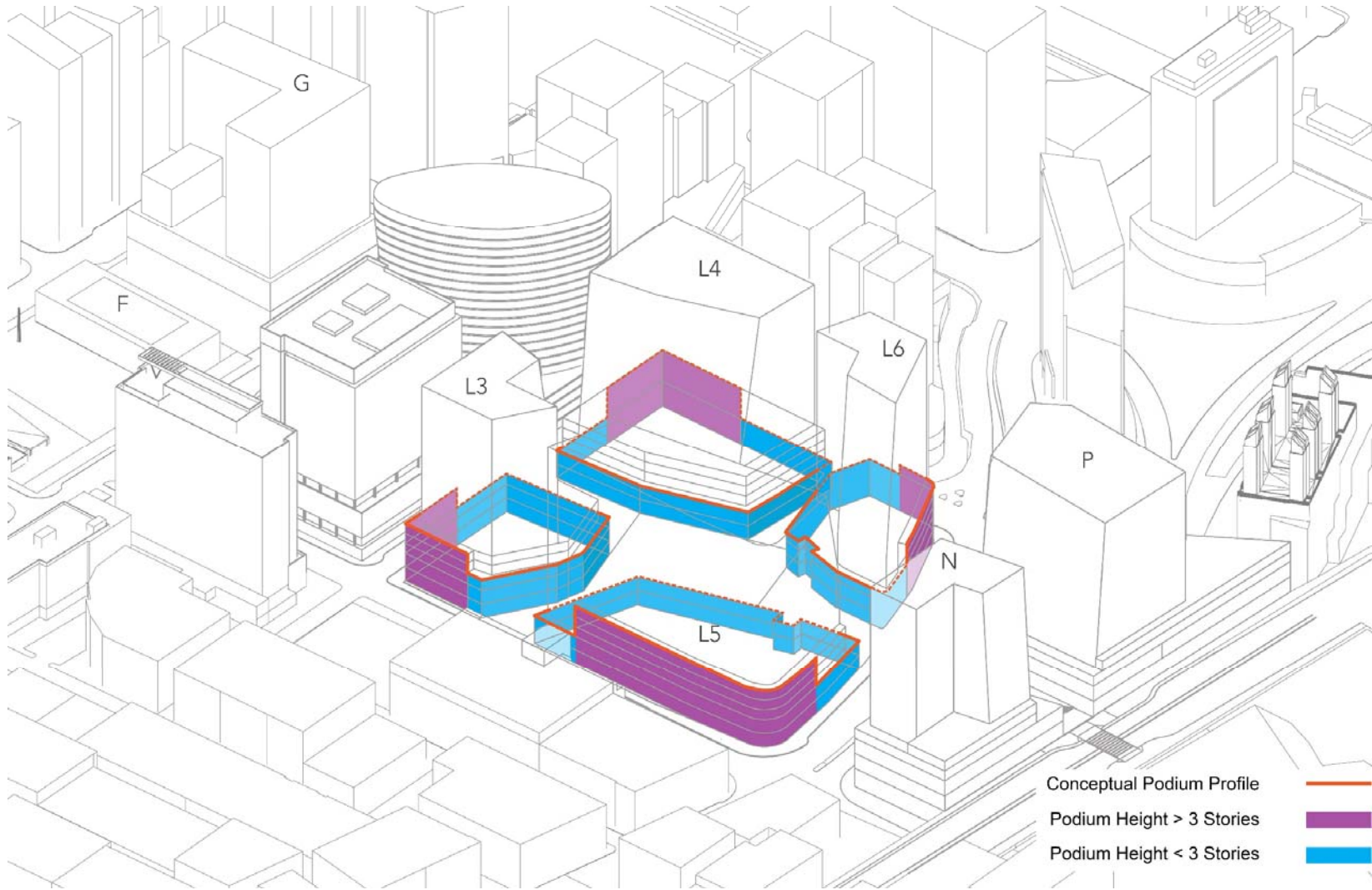


- 1 Central Lawn
- 2 Tree Grove
- 3 Mass. Fallen Heroes Memorial
- 4 District Hall Forecourt
- 5 Pedestrian Shared Street
- 6 Seaport Common Forecourt
- 7 Harbor Way
- 8 Seaport Common Streetscape

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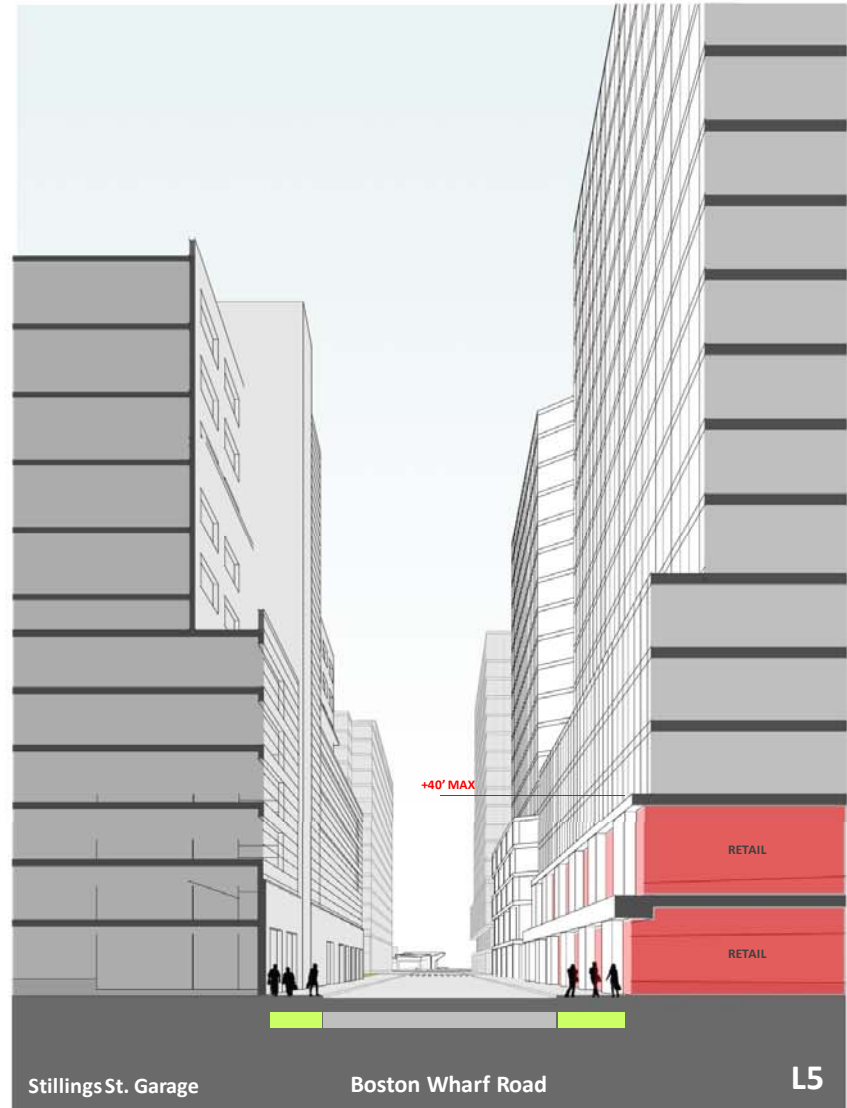
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F-block Larger Park Diagram 4



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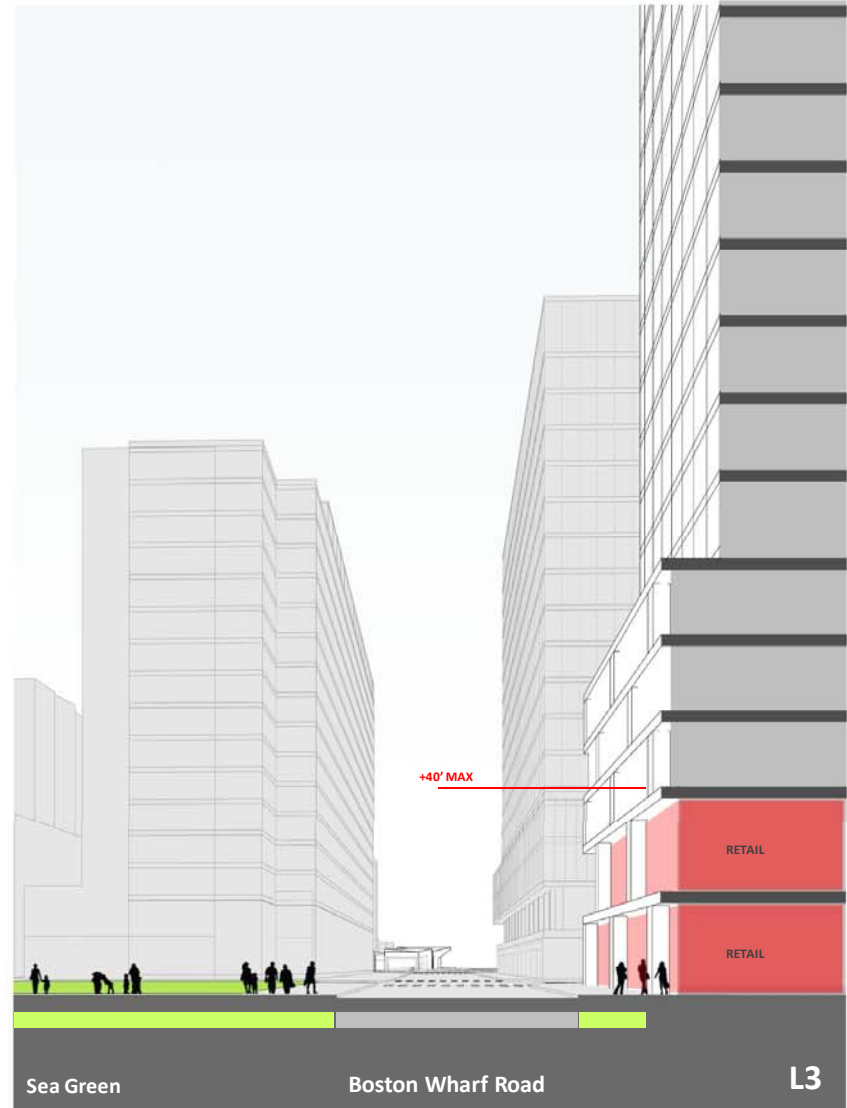
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Variable Building Podia



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Boston Wharf Road Section through L5 and Stillings St Garage

Figure x-xx



Sea Green

Boston Wharf Road

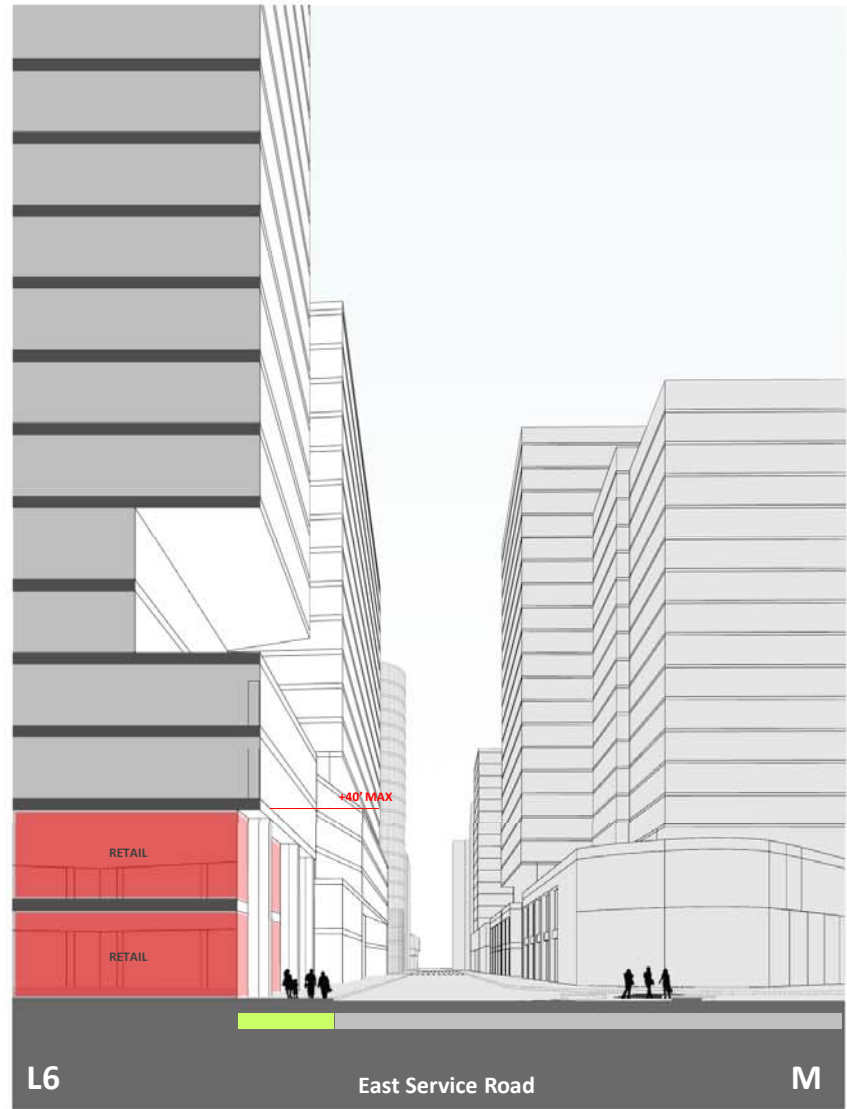
L3

Existing

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Figure x-xx

Boston Wharf Road Section through L3 and Sea Green



Under Construction

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Figure x-xx
East Service Road Section through L6 and Congress

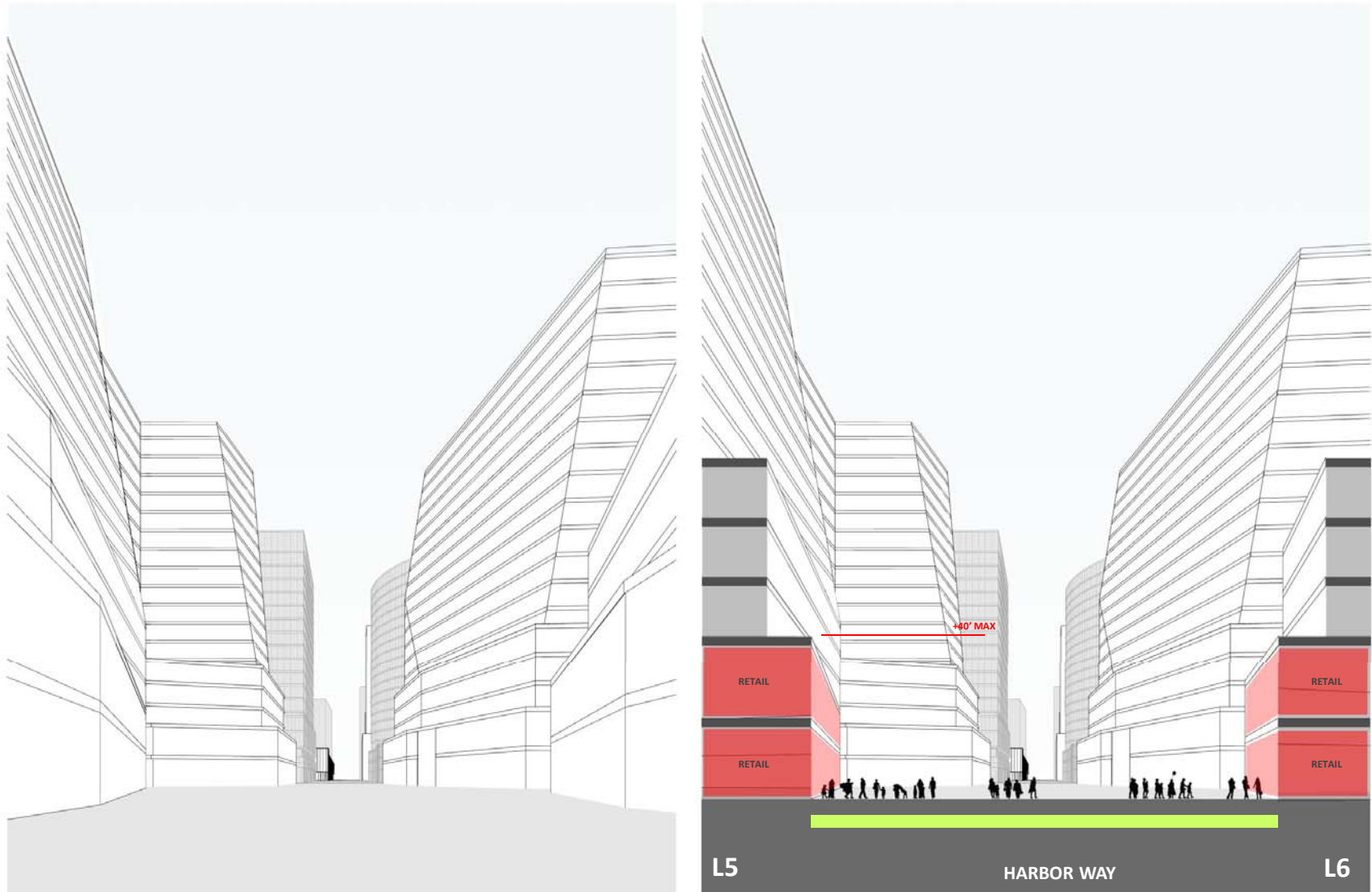


Under Construction

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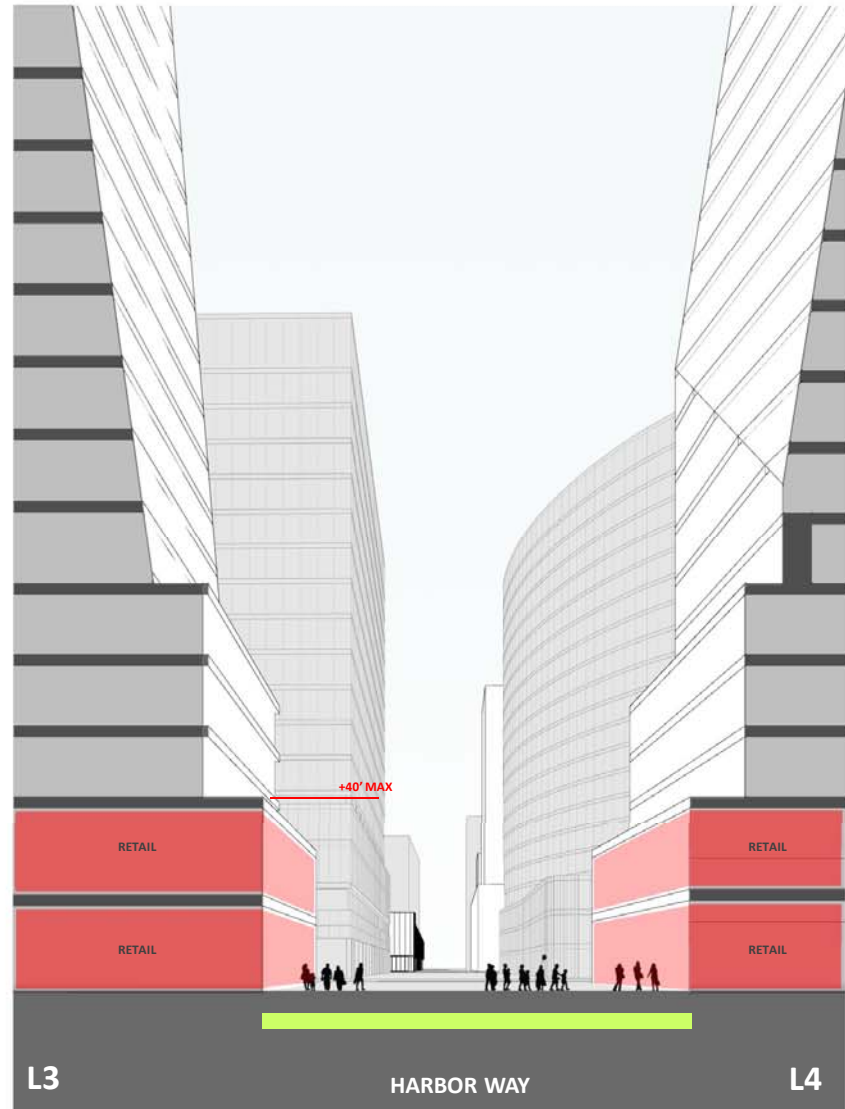
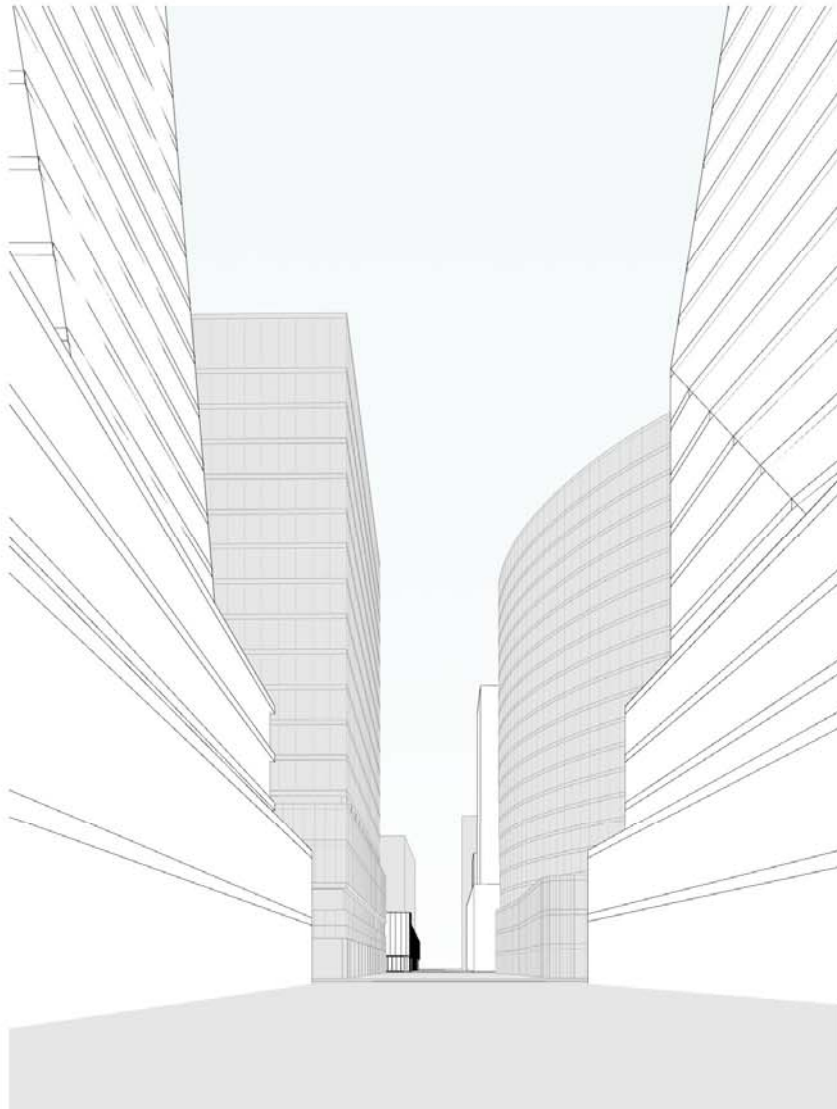
East Service Road Section at L4 and M



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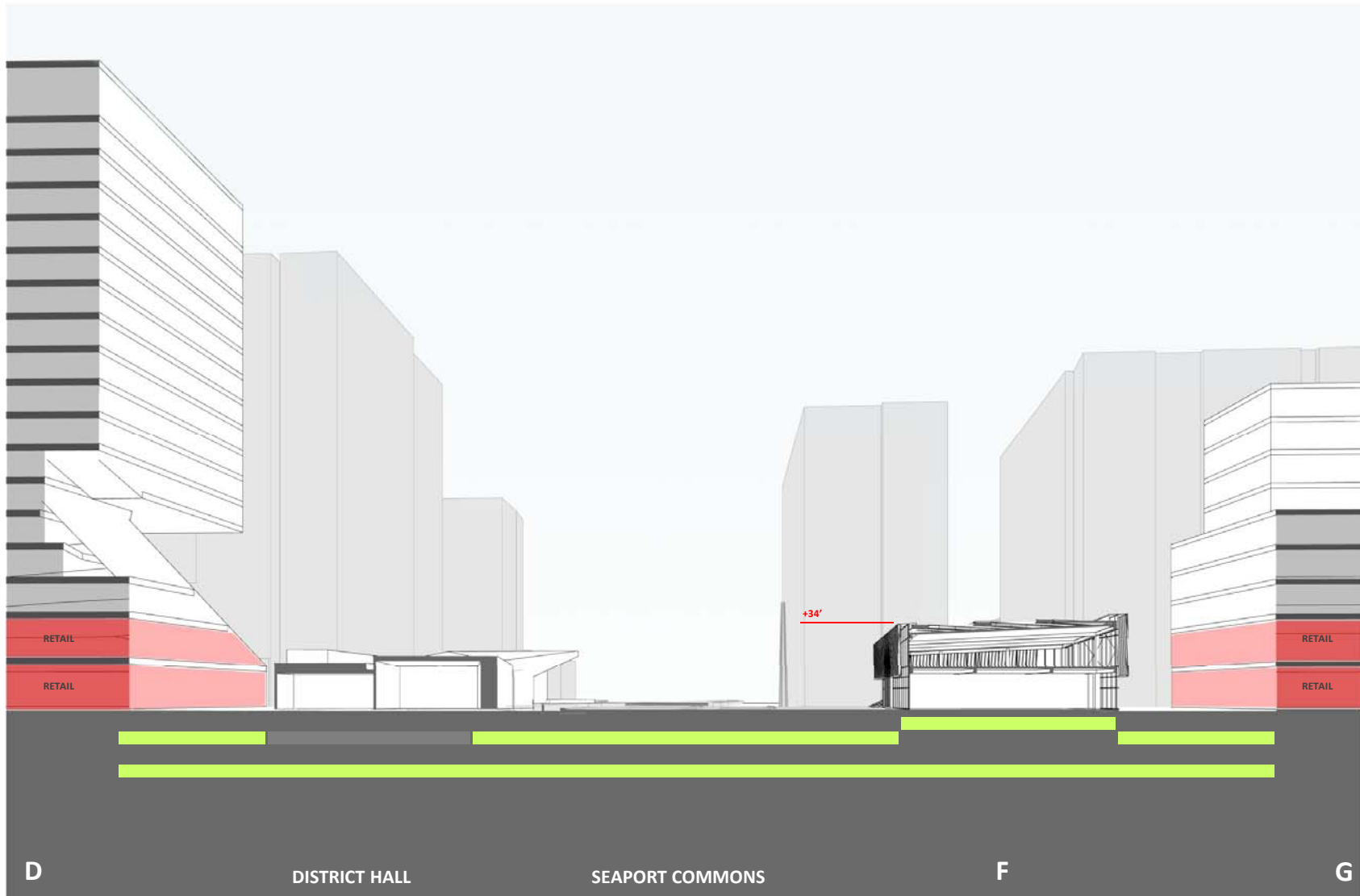
Figure x-xx

Harbor Way Section at L5 and L6



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Figure x-xx
Harbor Way Section at L3 and L4



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Figure x-xx
Seaport Commons Section



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Figure 1-10
F Block Public Stair and Roof Deck



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Figure 1-11
View to Harbor from Roof Deck

Mid-building Passages: Precedents

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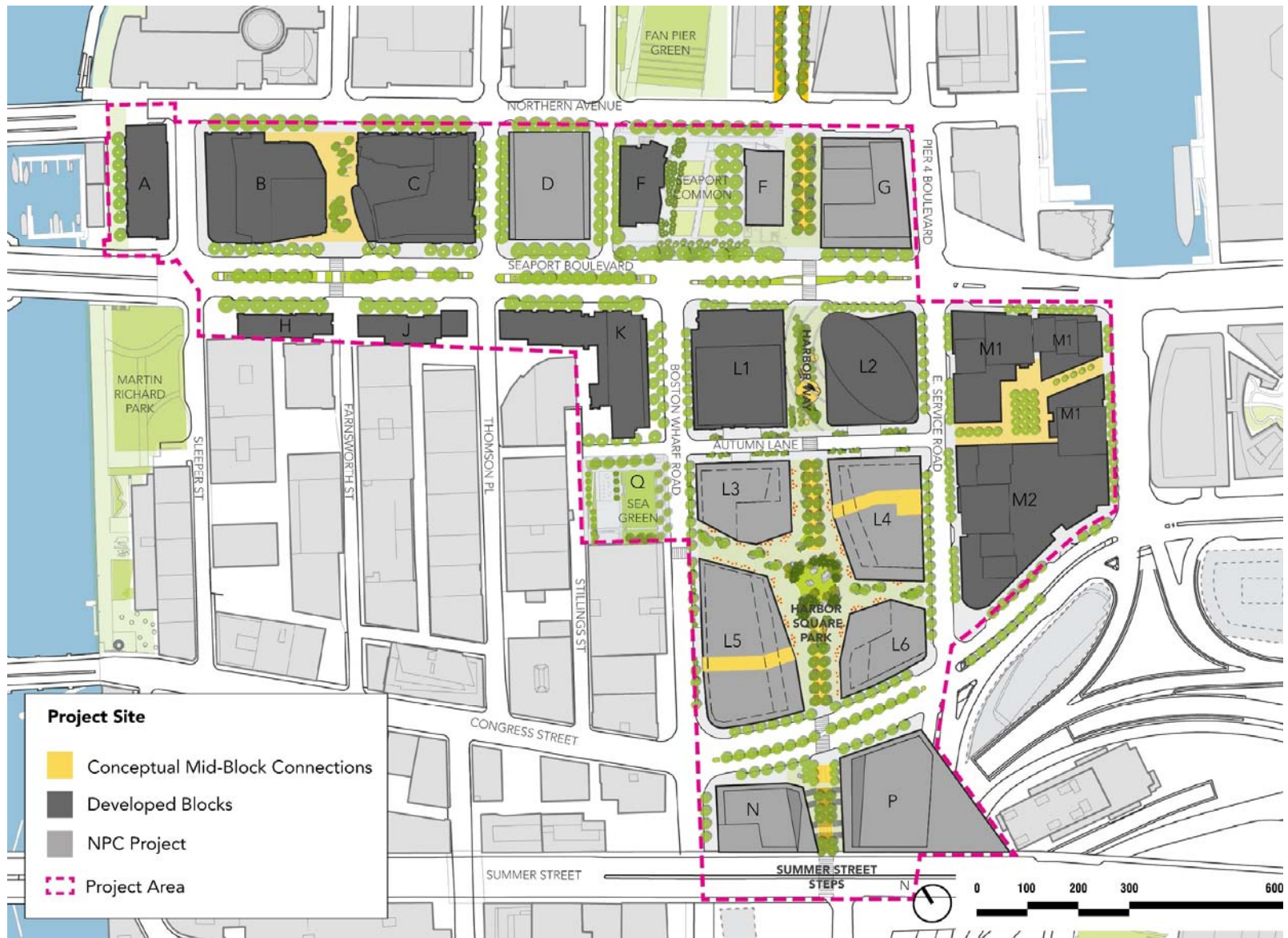
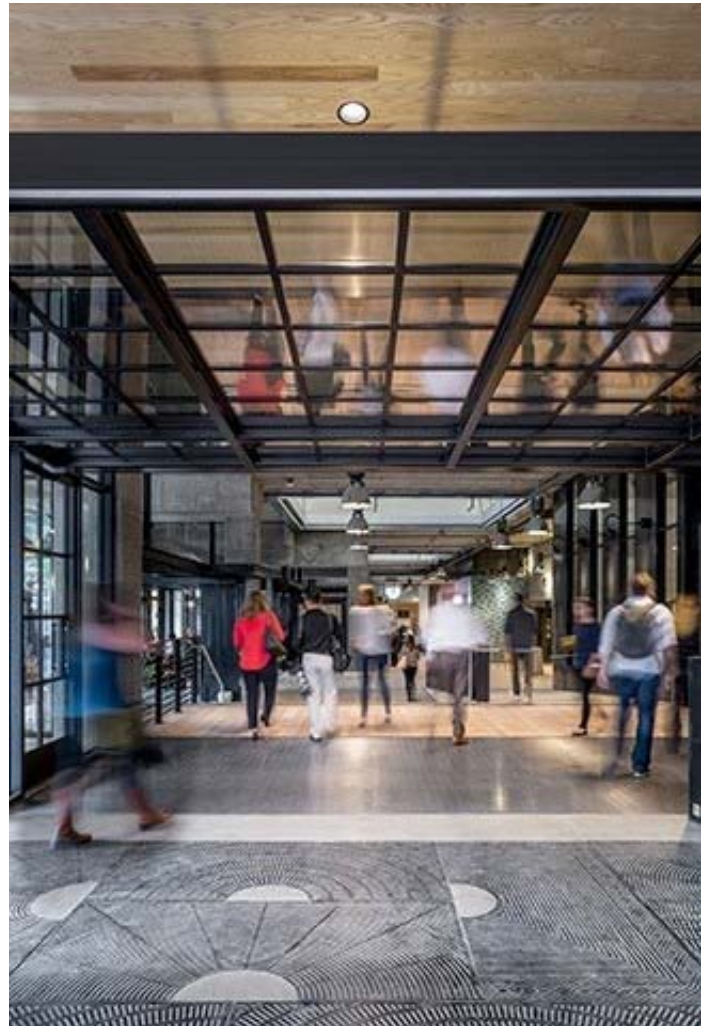


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Figure Ground with Mid-block Connections



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400 Fairview, Seattle



400 Fairview, Seattle

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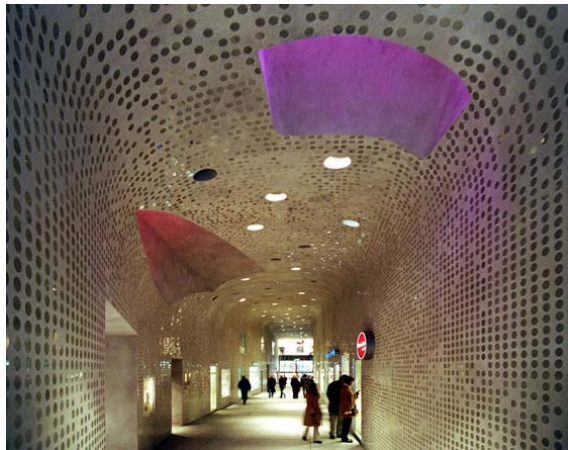
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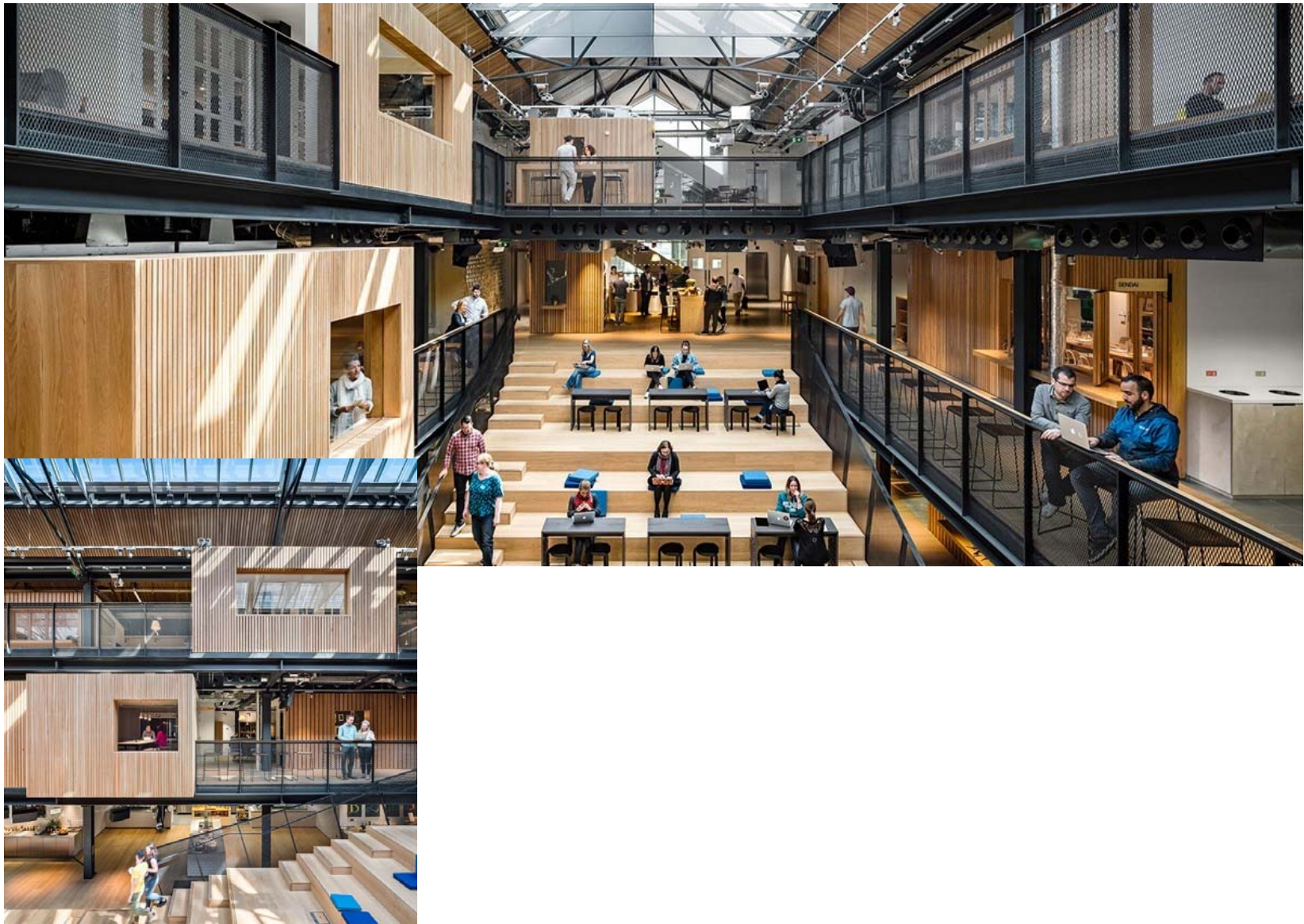
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Pennsylvania Station, NYC



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AirBnB, Dublin



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NYC MOMA



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Evernote HQ



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Omotesando Hills, Tokyo (Tadao Ando)



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Holyoke Center, Cambridge, MA



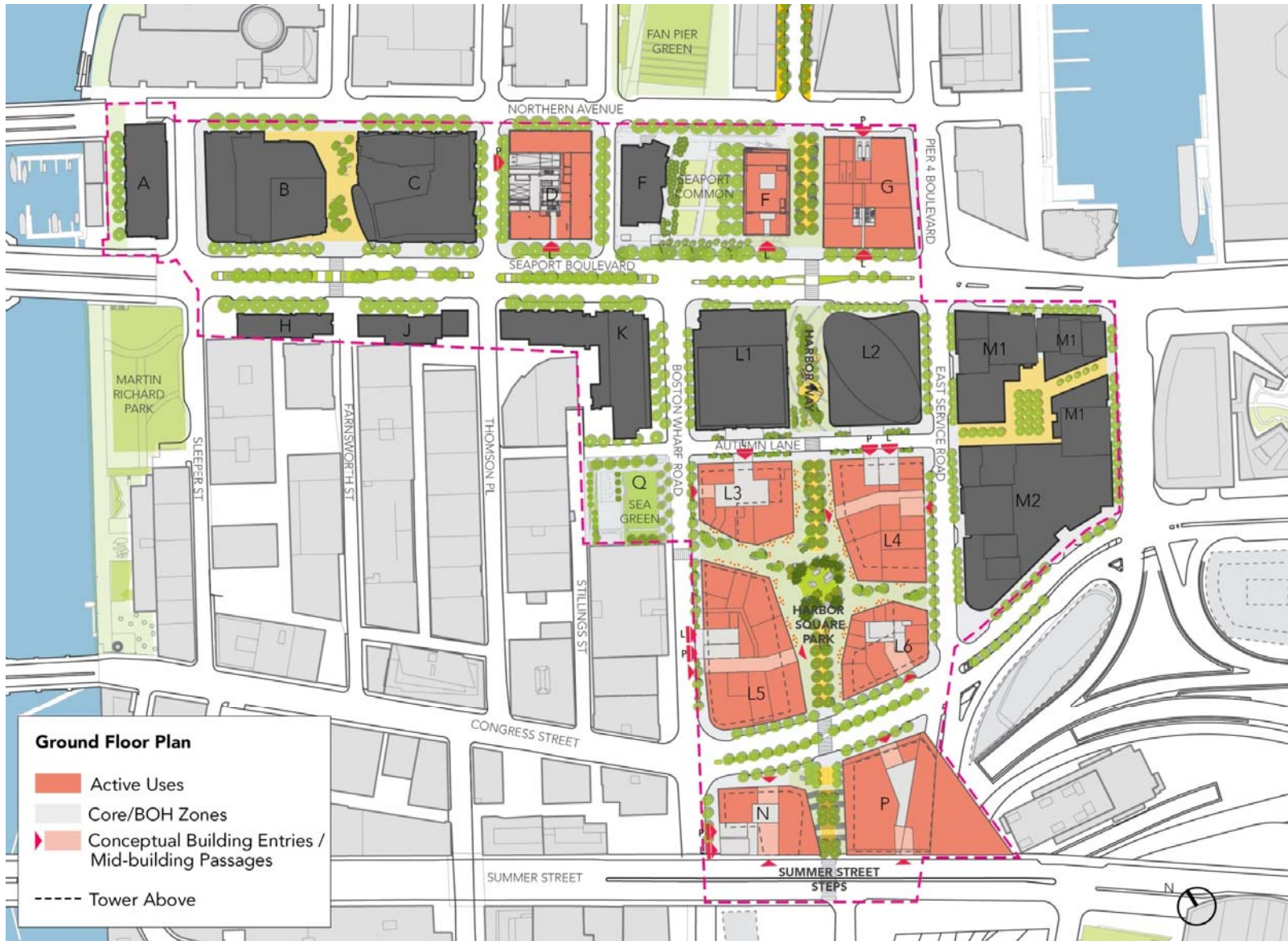
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Fisher Building, Detroit



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Chelsea Market



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Figure x-x

Ground Floor Plan with Mid-block Connections

CHANGES RESULTING FROM BCDC/BPDA URBAN DESIGN REVIEW

- Expansion of Public Open Space to 20% more than 2010 PDA
- Expansion of Harbor Square park to 1.5 acres (increase of 30% from February NPC; more than twice the size of the 2010 PDA)
- Change in character of Harbor Square park to green area of repose/respice/recreation vs. hardscape/large events
- Greening and Diversification of Harbor Way
- Addition of Children's Play Areas
- Reduction in Footprint & Height of Block F Building
- Improvements to Autumn Lane (including to existing streetscape)
- Additional Bicycle Infrastructure
- Location of Performing Arts destination at top of Summer Street Stair and in Harbor Square park to enliven public realm

CHANGES RESULTING FROM BCDC/BPDA URBAN DESIGN REVIEW

- Conceptualization of the entire groundplane between Blocks D and G as a unified place
- Addition of outdoor performance areas
- Adjustments to building massing along Boston Wharf Road & East Service Road
- Introduction of mid-block arcades in Blocks L4, L5
- Ability to accommodate below-grade loading in Block L4
- Other design adjustments along the way

PROCESS DISCUSSION

- BCDC Review is being sought only at the PDA level at this time:
 - Overall Urban Design
 - Public Realm Conceptual Design
 - Master Planning principles
 - Transportation items

- Additional/Future BCDC Review processes will apply to each of:
 - Individual Building designs (Blocks F, G, L3, L4, L5, L6, N, P), including surrounding Public Realm
 - Schematic Design of Harbor Square Park

- A “voluntary update” will be also provided on:
 - Block D design progress and BCDC idea about Pier Street
 - Public programming & activation
 - Climate Change resiliency