

# 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

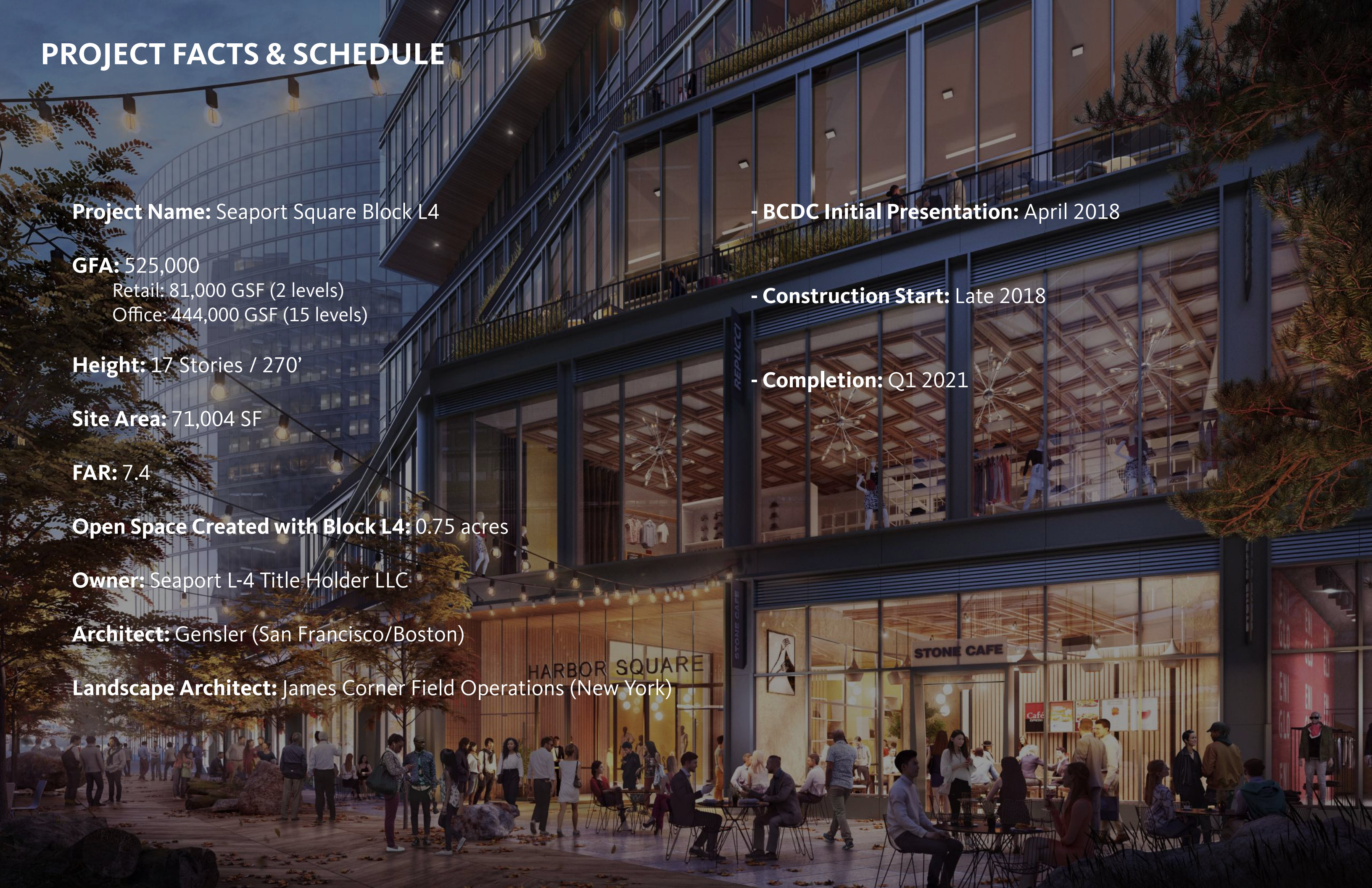
**Architect:** Gensler (San Francisco/Boston)

**Landscape Architect:** James Corner Field Operations (New York)

**- BCDC Initial Presentation:** April 2018

**- Construction Start:** Late 2018

**- Completion:** Q1 2021





## AGENDA ITEMS:

- PHASE 1 EXTENTS
- PASEO DESIGN
  - Exterior Expression
  - Interior Experience
- EXTERIOR EXPRESSION
  - Autumn Lane Elevation
  - Tower Facade Design
  - Materiality
- DESIGN GUIDELINES

## PHASE 1 EXTENTS

## SITE PLAN - PHASE 1 EXTENTS





# SITE PLAN - PHASE 1 SHEETING PLAN





**PASEO DESIGN:** Exterior Expression



PASEO ENTRY - 4/3 PROPOSAL





# PASEO ENTRY HEIGHT STUDY



HARBOR SQ VIEW



ESR VIEW



HARBOR SQ VIEW



ESR VIEW



# PASEO ENTRY HEIGHT STUDY





# PASEO ENTRY HEIGHT STUDY - REVISED PROPOSAL





# PASEO ENTRY HEIGHT STUDY - REVISED PROPOSAL



## **PASEO DESIGN:** Interior Experience



# BLOCK L4 GROUND FLOOR PLAN



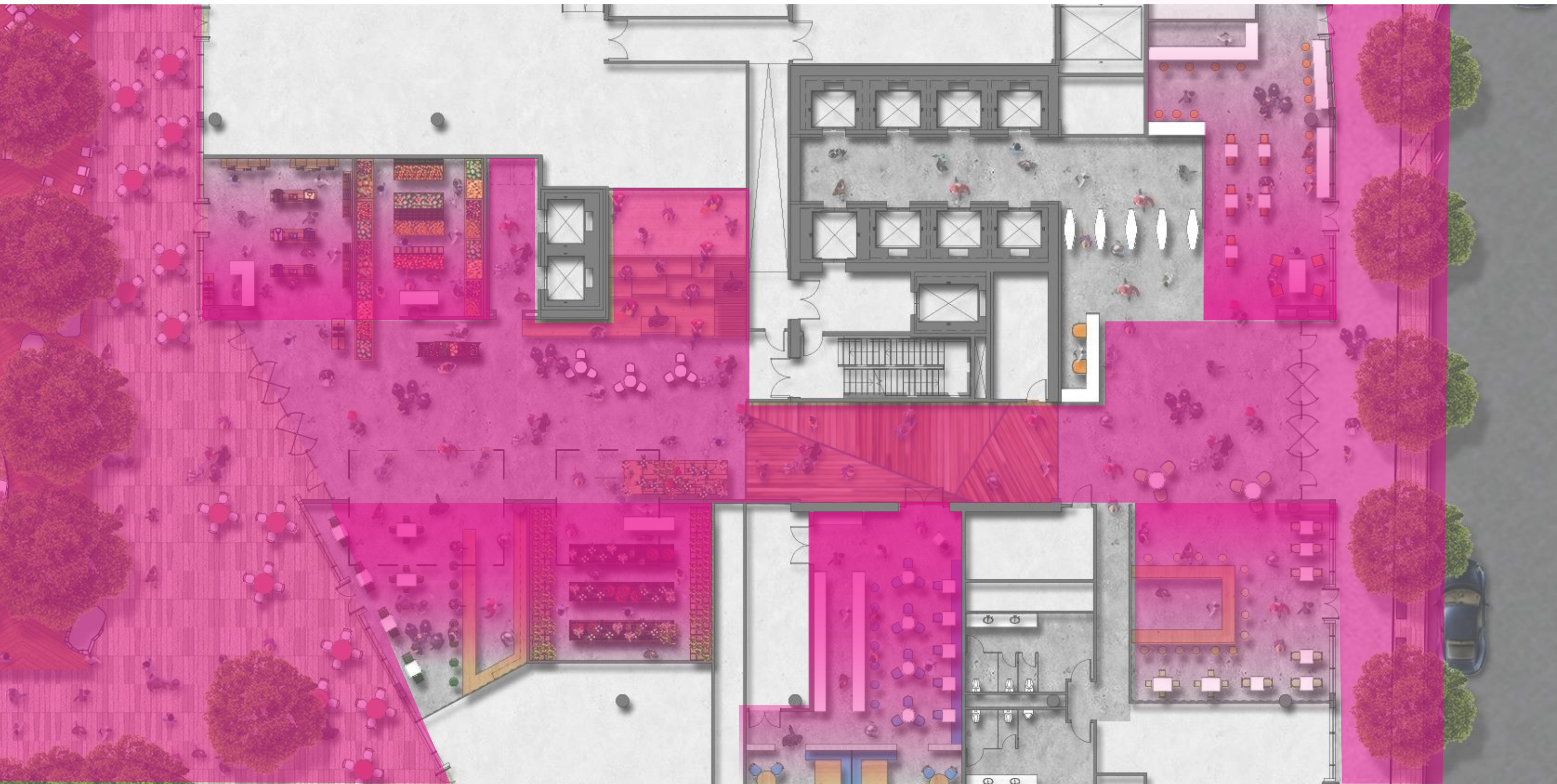


# PASEO PLAN



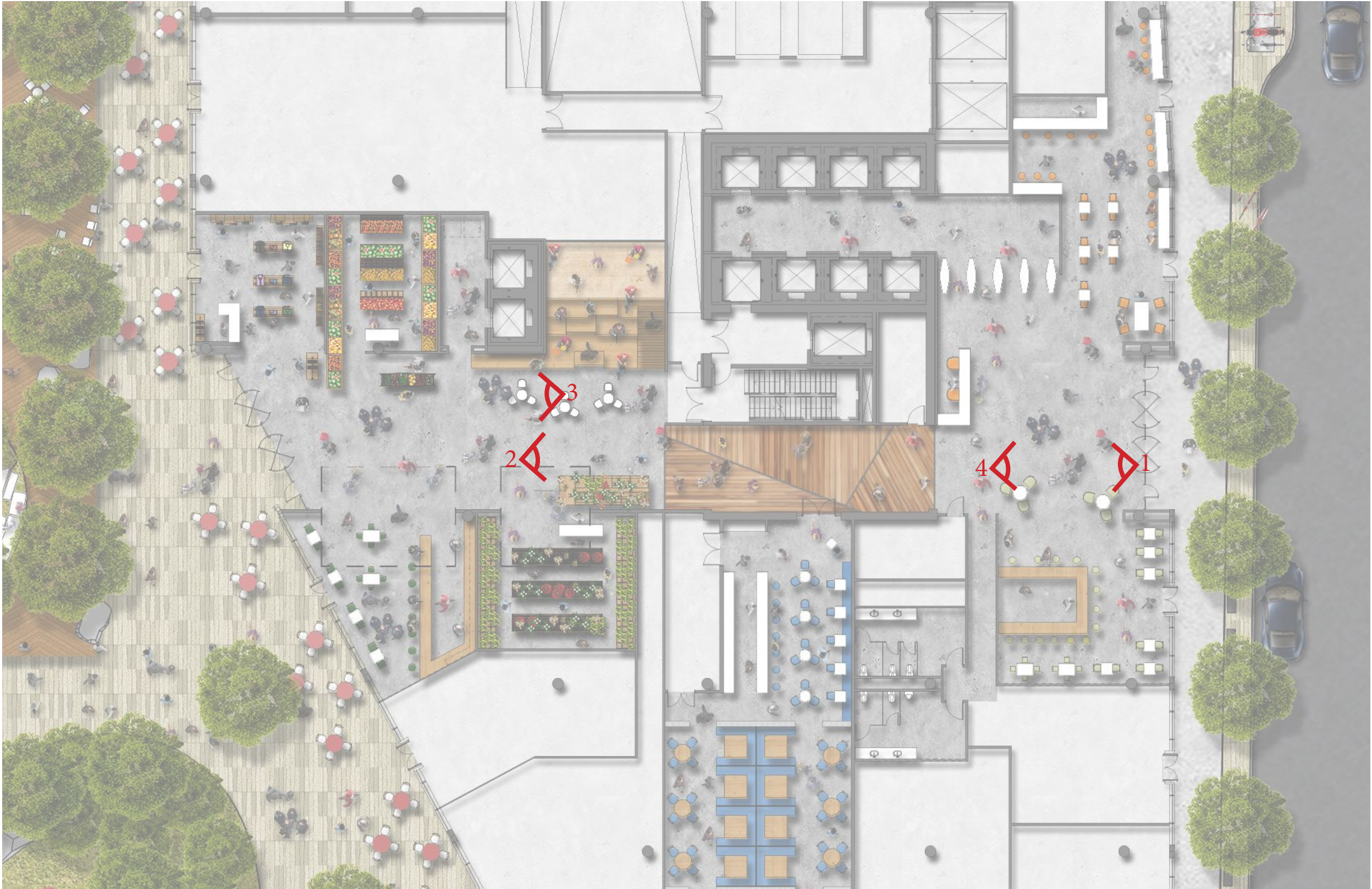


# PASEO PUBLIC REALM





# PASEO VIEWS - KEYPLAN





PASEO - INTERIOR VIEW #1



View West from East Service Drive Entry



PASEO - INTERIOR VIEW #2



View East from harbor Square Entry



PASEO - INTERIOR VIEW #3



View to Harbor Square Park



PASEO - INTERIOR VIEW #4



View East to Block M



## **EXTERIOR EXPRESSION: Autumn Lane Elevation**



# AUTUMN LANE ELEVATION



NORTH STREET LEVEL ELEVATION | AUTUMN LANE



# SEAPORT LOADING DOCK PANORAMA





## **EXTERIOR EXPRESSION: Tower Facade Design**



# SOUTH TOWER FACADE



View from Harbor Square - Proposed



View from Congress Street - Proposed



SOUTH TOWER FACADE



View from Harbor Square - Proposed



View from Harbor Square - Study



SOUTH TOWER FACADE

FUTURE L6 TOWER



View from Congress Street - Proposed

FUTURE L6 TOWER



View from Congress Street - Study



# EAST SERVICE ROAD ELEVATION COMPARISON



View at ESR and Seaport Blvd.



View at ESR and Congress St.



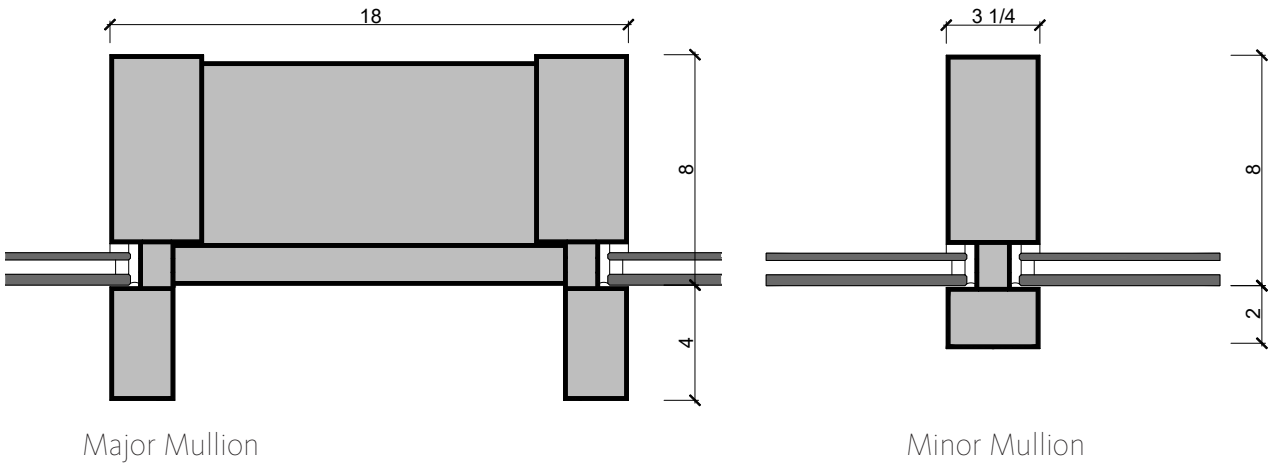
## **EXTERIOR EXPRESSION: Materiality**



# TOWER FACADE SYSTEM



-PRE-FABRICATED, UNITIZED CURTAIN WALL SYSTEM



Dark Anodized Aluminum



insulated Glazing Units



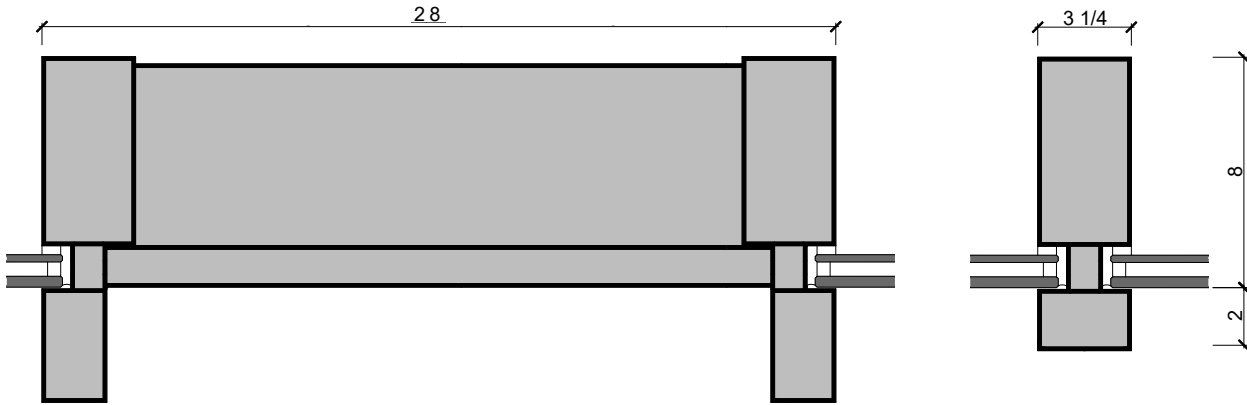
Natural Finish Wood



# RETAIL FLOORS FACADE SYSTEM

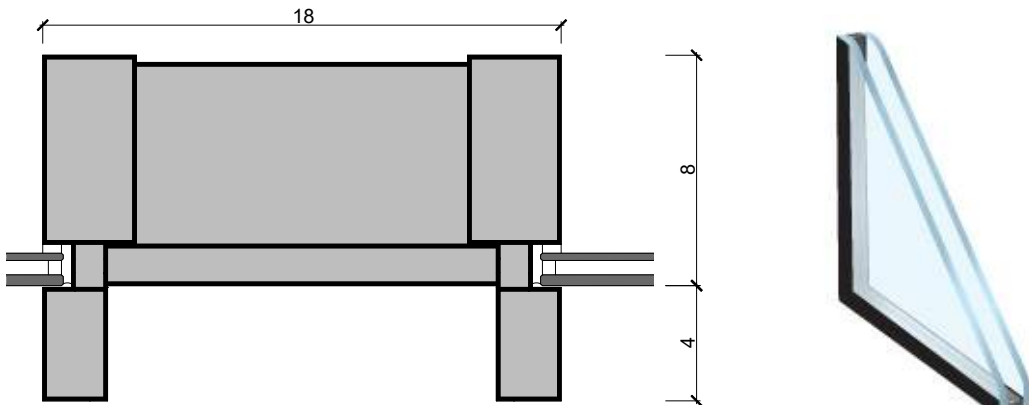


-STICK-BUILT CURTAINWALL FACADE SYSTEM



Major Mullion

Minor Mullion



Intermediate Mullion

Insulated Glazing Units



Dark Anodized Aluminum



Dark Granite Base



# DESIGN GUIDELINES



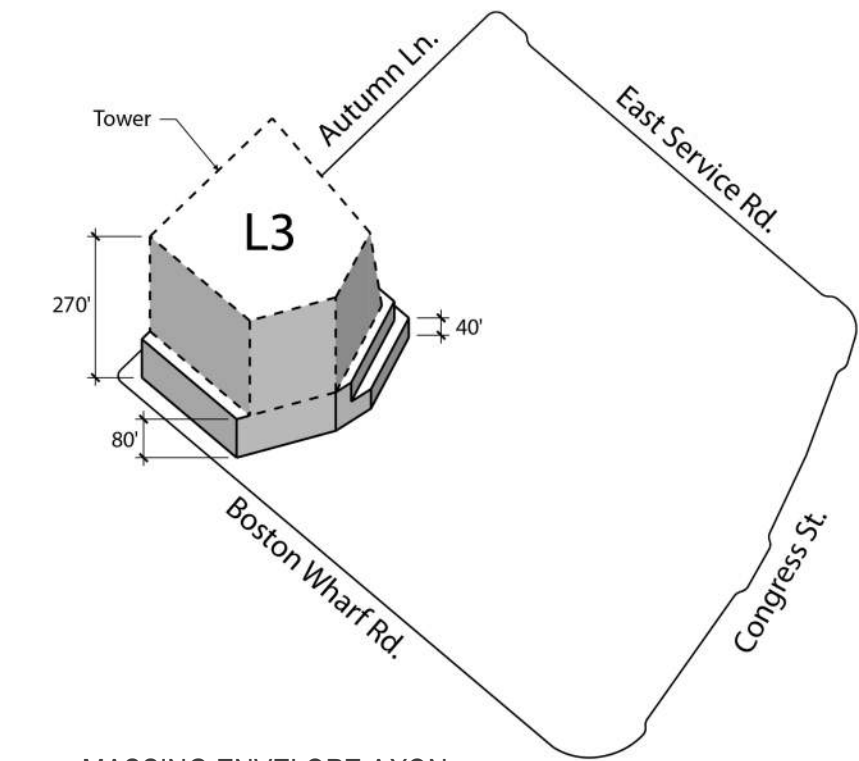
# EXHIBIT D - BLOCK L3



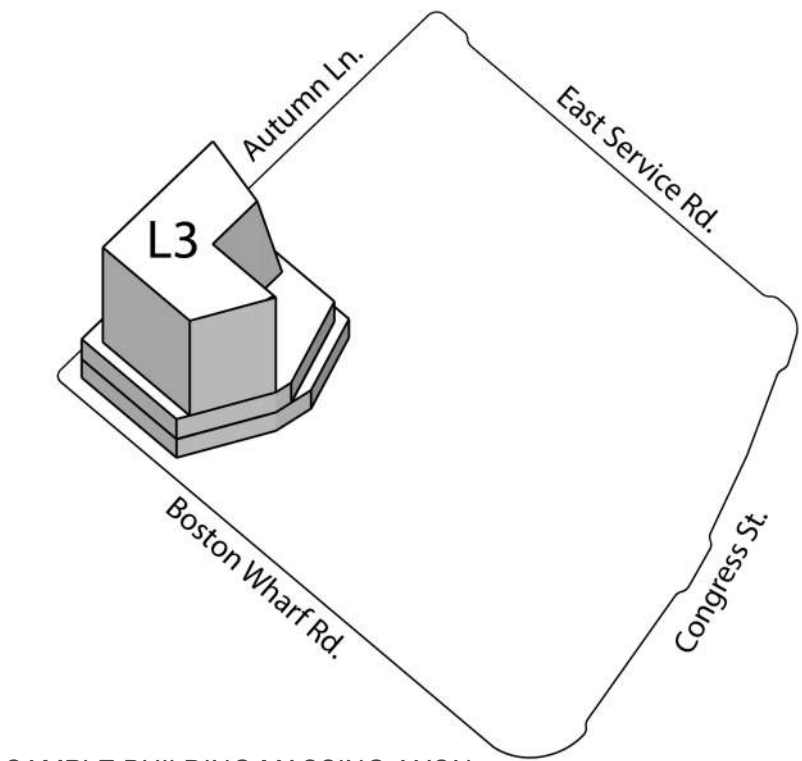
KEY PLAN

BLOCK "L3"		
PROPOSED MAX. GFA	STREET WALL HEIGHTS	MAX. BUILDING HEIGHT
BLOCK "L3" : 417,000	40' - 270'	270'

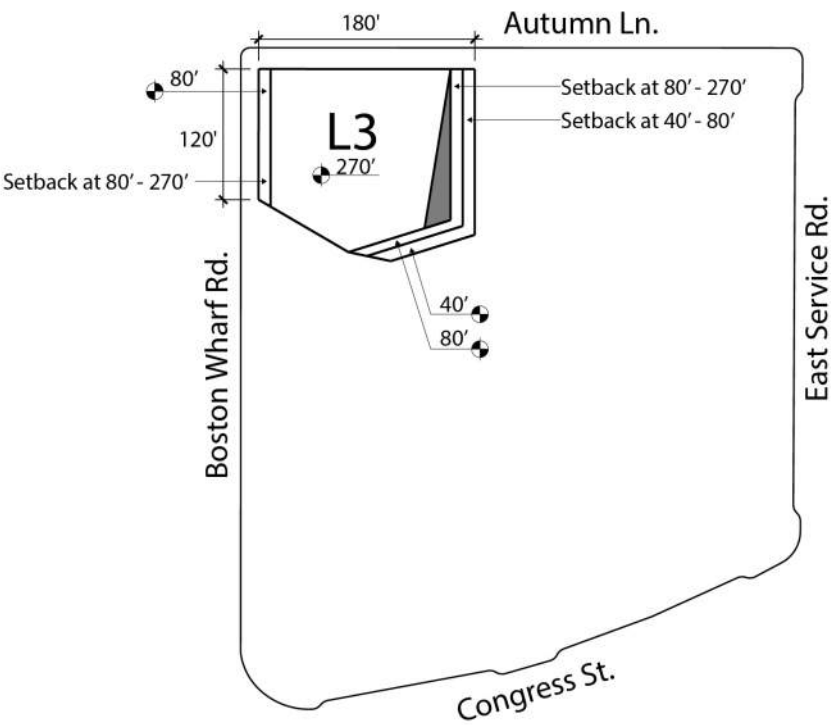
\* MAX. BUILDING HEIGHT IS MEASURED FROM GRADE



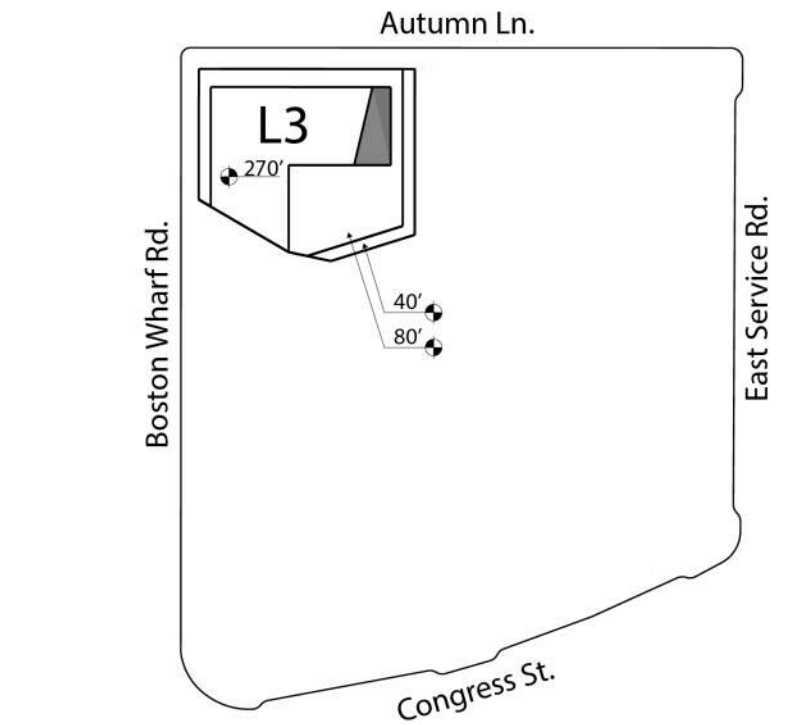
MASSING ENVELOPE AXON



SAMPLE BUILDING MASSING AXON



MASSING ENVELOPE PLAN



SAMPLE BUILDING MASSING PLAN

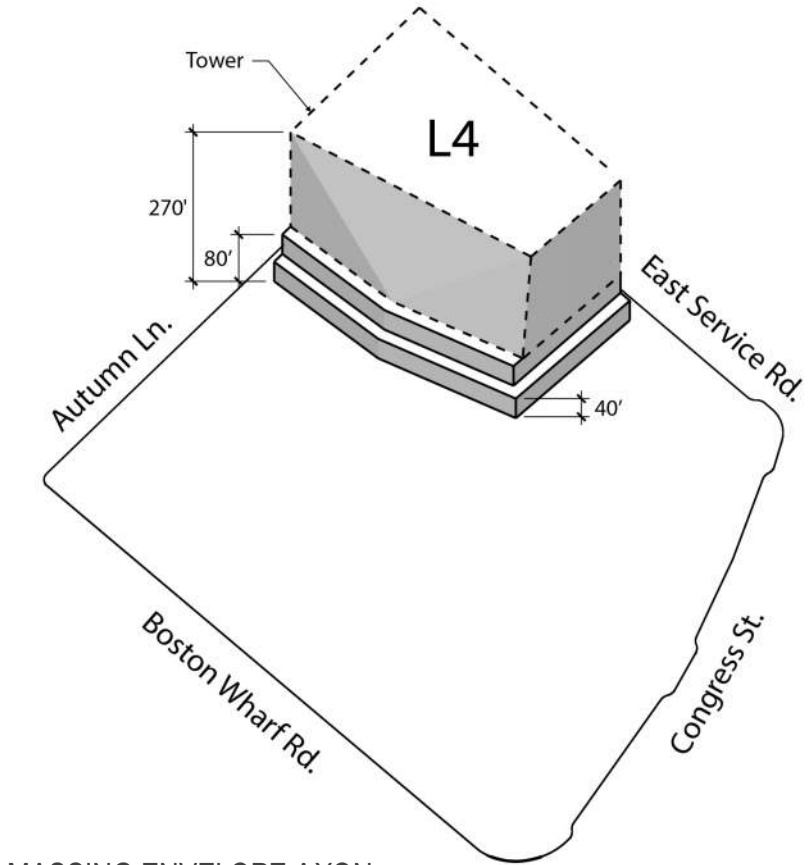


# EXHIBIT D - BLOCK L4

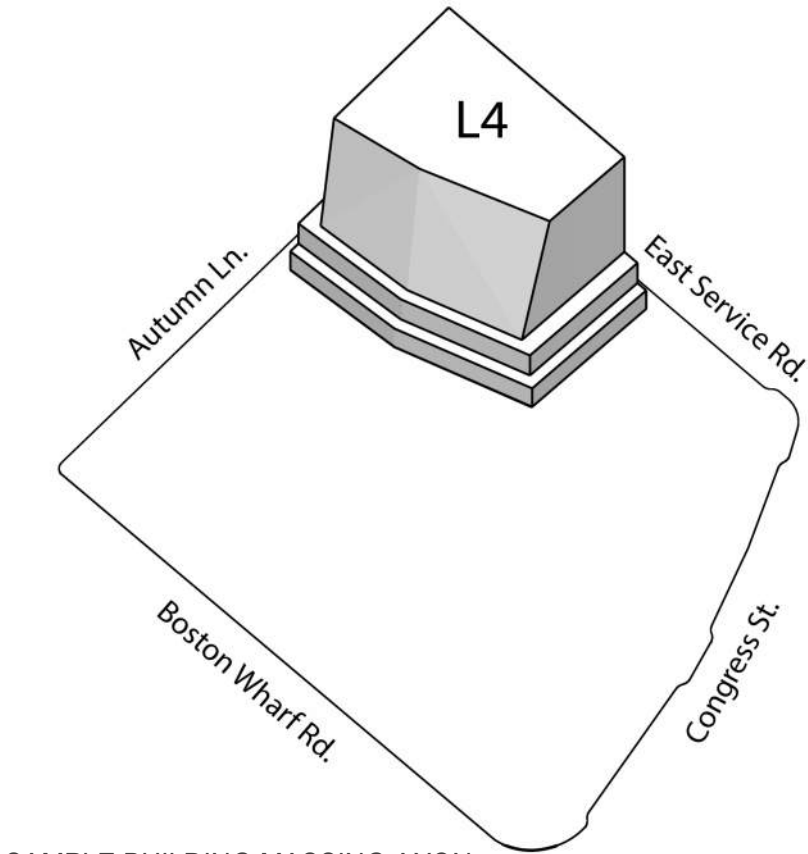


BLOCK "L4"		
PROPOSED MAX. GFA	STREET WALL HEIGHTS	MAX. BUILDING HEIGHT
BLOCK "L4" : 523,540	40' - 270'	270'

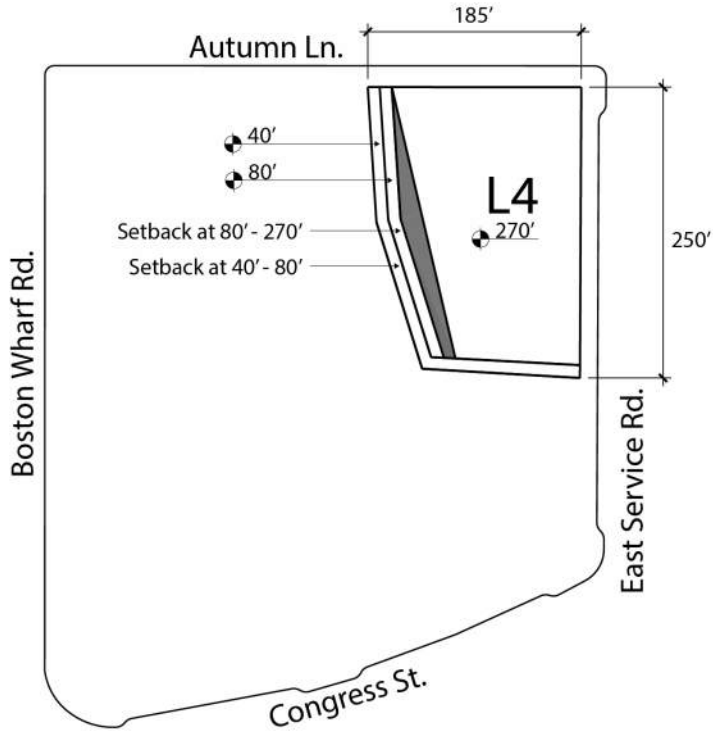
\* MAX. BUILDING HEIGHT IS MEASURED FROM GRADE



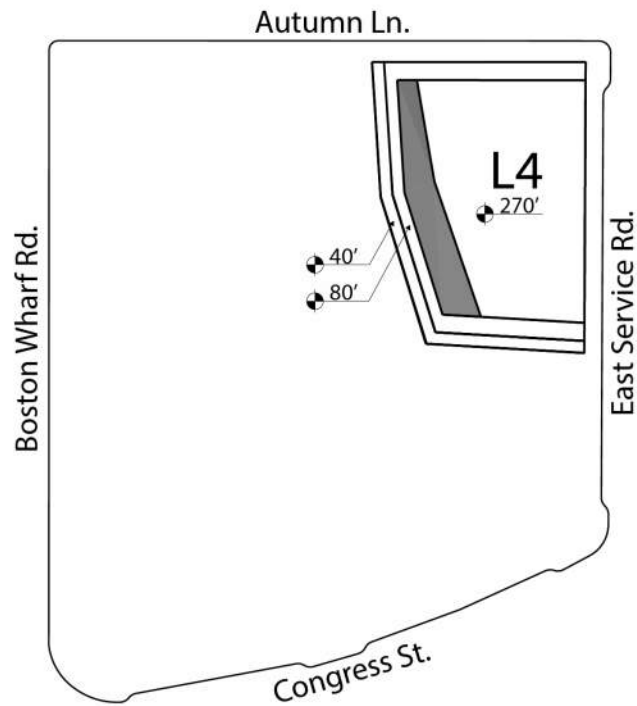
MASSING ENVELOPE AXON



SAMPLE BUILDING MASSING AXON



MASSING ENVELOPE PLAN



SAMPLE BUILDING MASSING PLAN

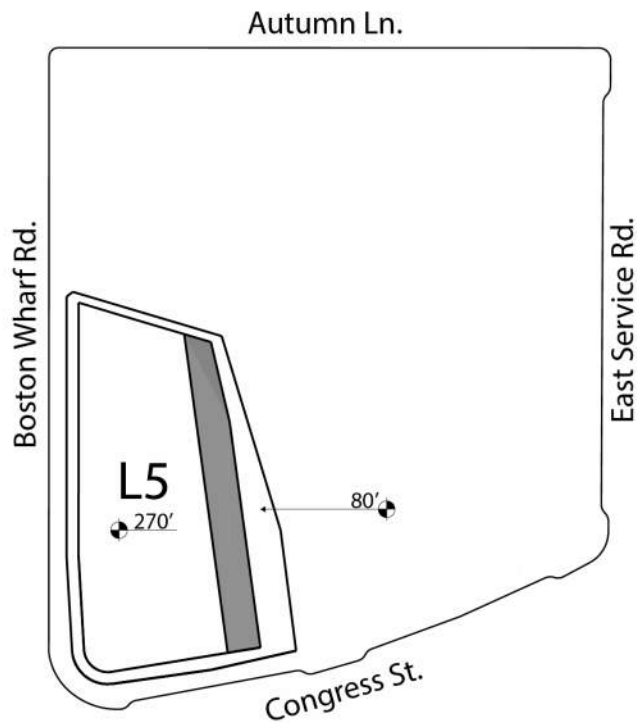
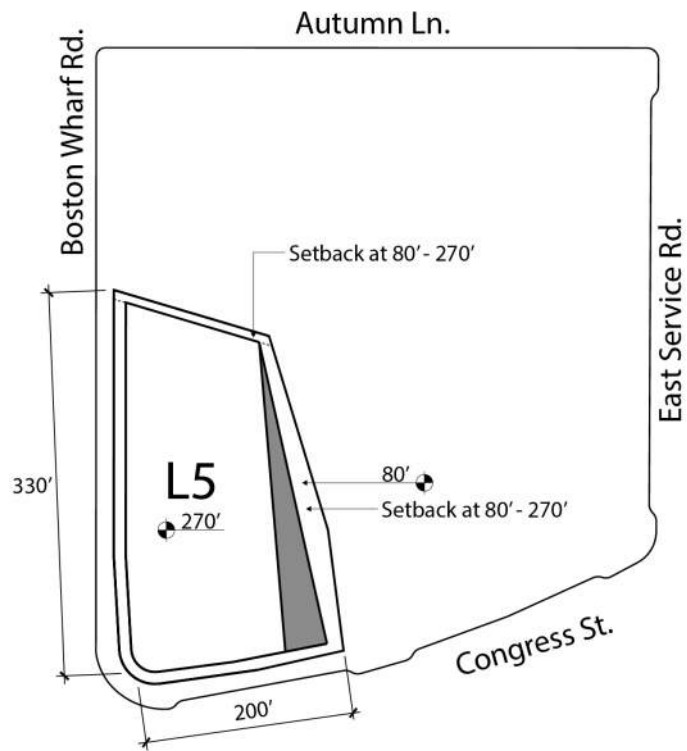
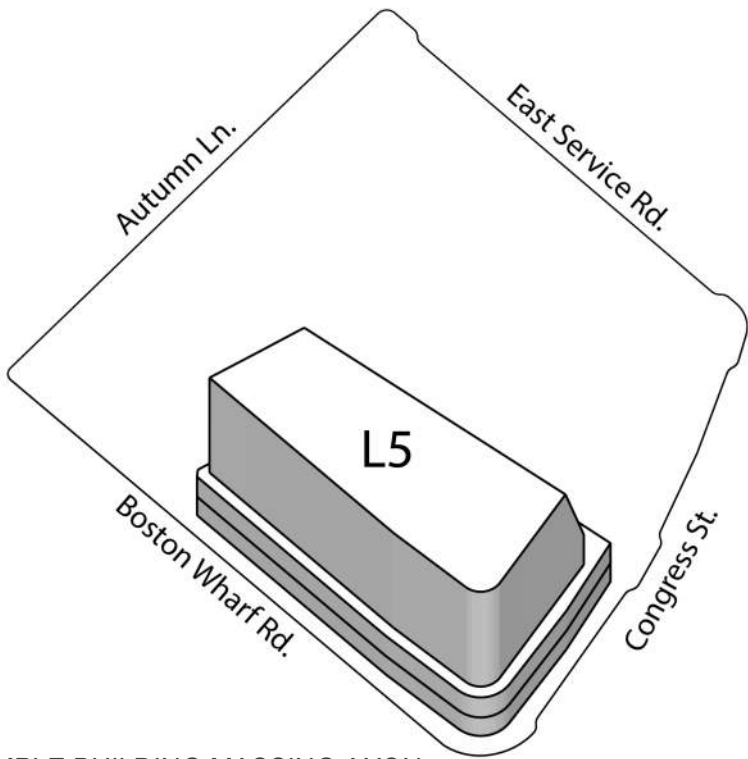
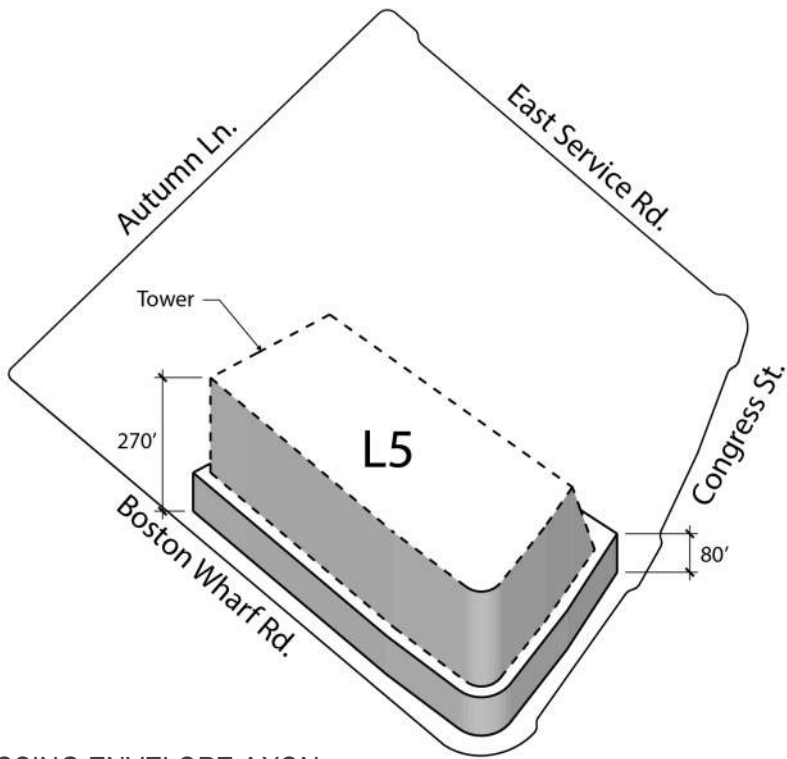


# EXHIBIT D - BLOCK L5



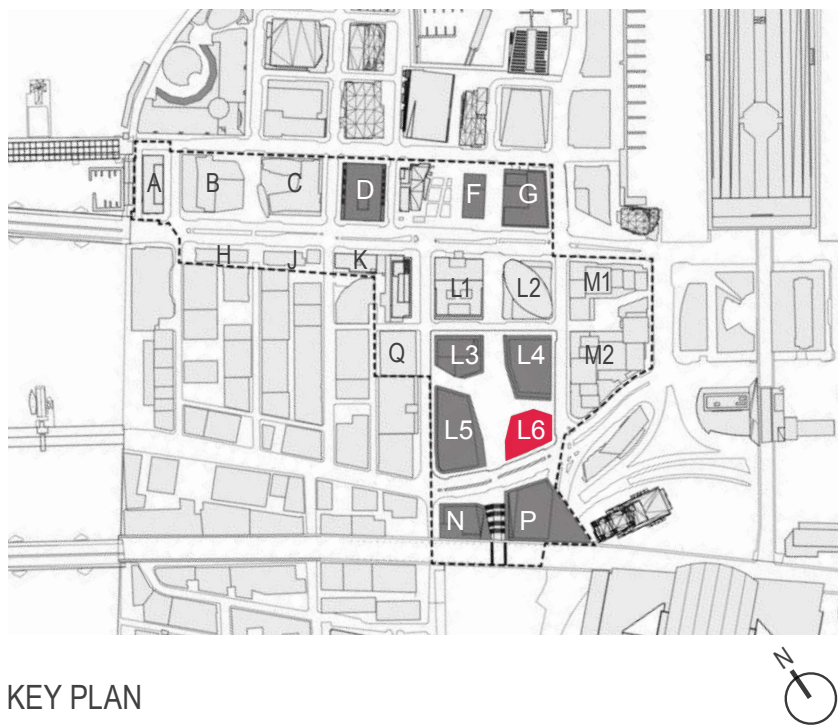
BLOCK "L5"		
PROPOSED MAX. GFA	STREET WALL HEIGHTS	MAX. BUILDING HEIGHT
BLOCK "L5" : 707,000	80'	270'

\* MAX. BUILDING HEIGHT IS MEASURED FROM GRADE





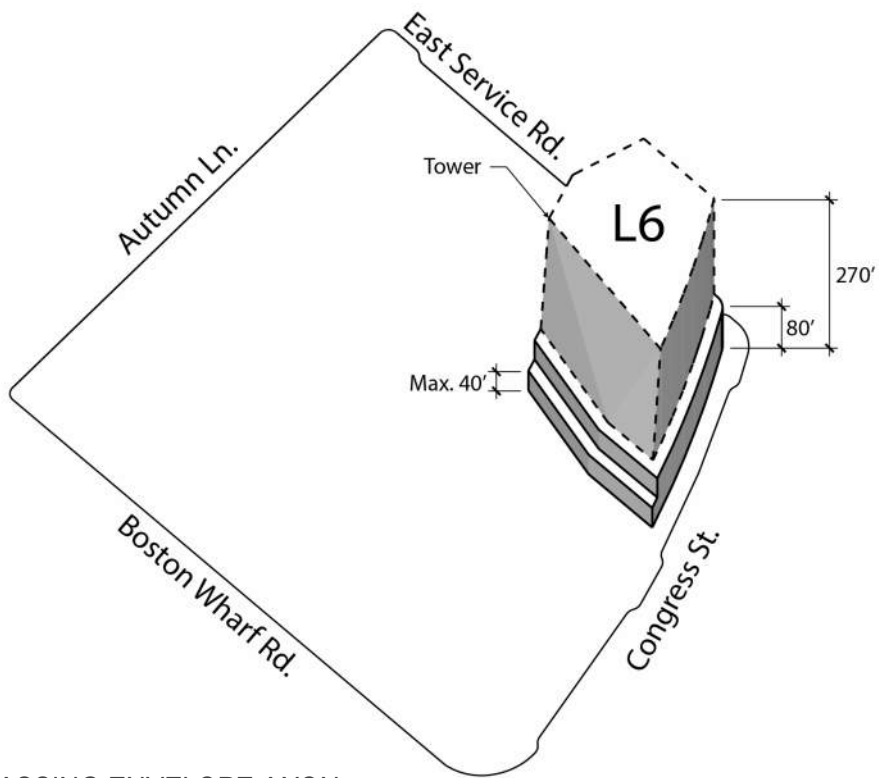
# EXHIBIT D - BLOCK L6



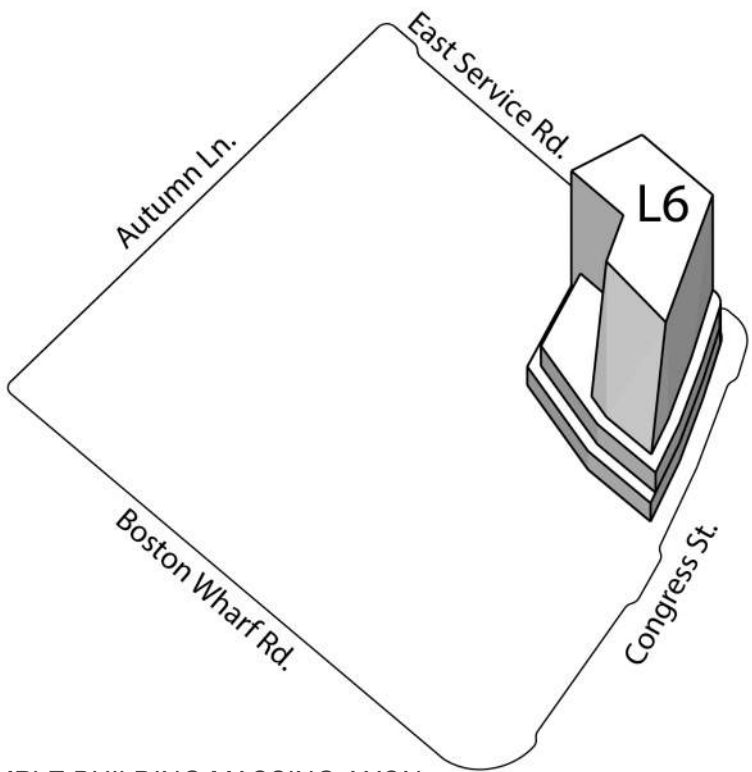
KEY PLAN

BLOCK "L6"		
PROPOSED MAX. GFA	STREET WALL HEIGHTS	MAX. BUILDING HEIGHT
BLOCK "L6" : 338,000	40'- 270'	270'

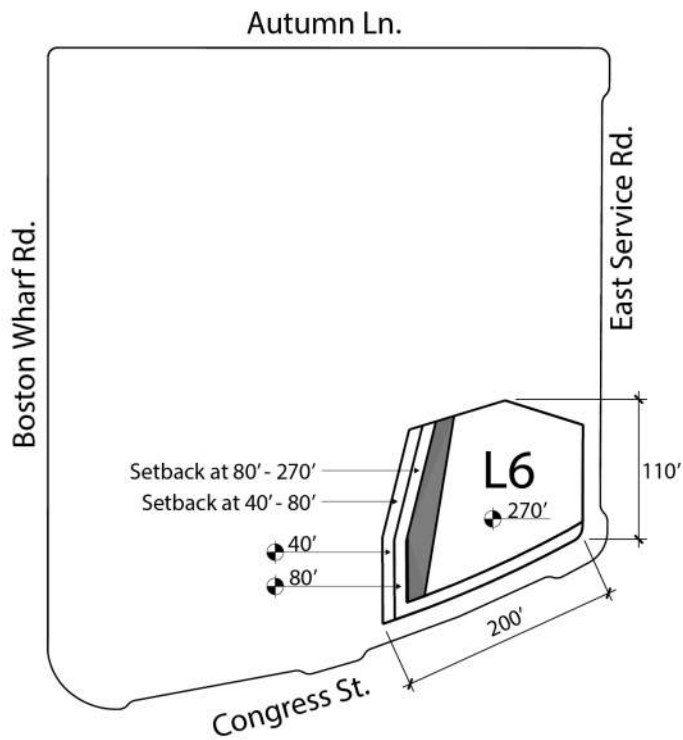
\* MAX. BUILDING HEIGHT IS MEASURED FROM GRADE



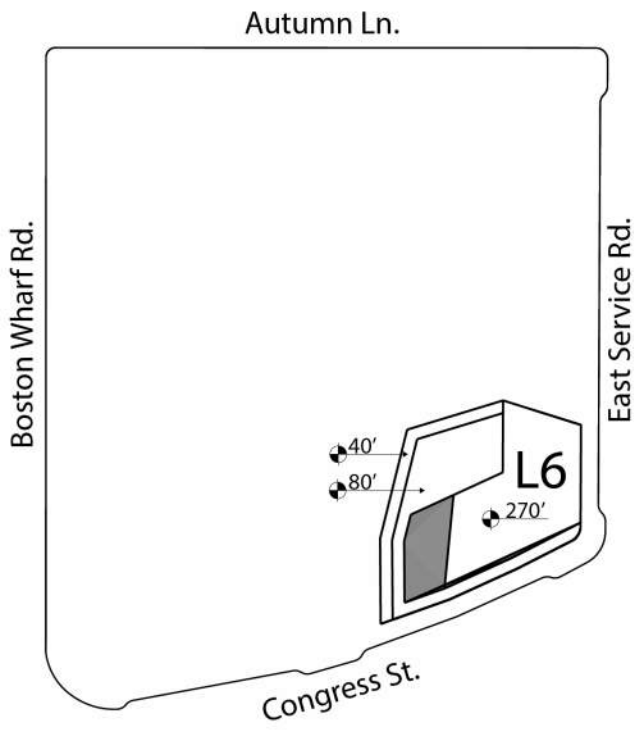
MASSING ENVELOPE AXON



SAMPLE BUILDING MASSING AXON



MASSING ENVELOPE PLAN



SAMPLE BUILDING MASSING PLAN



EXHIBIT D

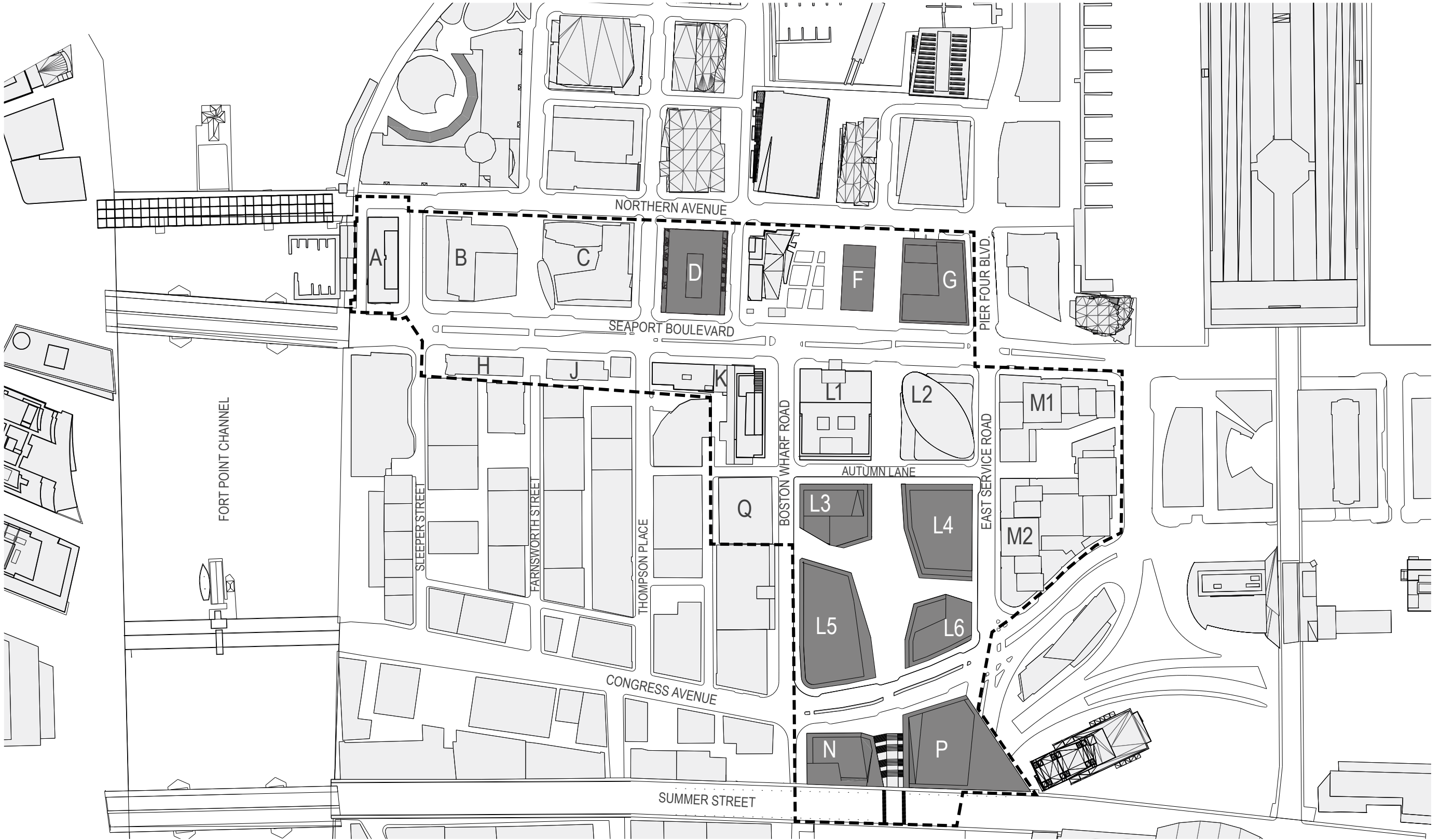


EXHIBIT D - BLOCK PLANS & PARCELIZATION | BOSTON SEAPORT



THANK YOU

