

# Seaport Square Parcel P

2 April 2019

Seaport District Boston



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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 2019
- **Construction Start:** Fall 2019
- **Completion:** Mid-2022



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- **Master Plan Context**
- **Morris Adjmi Architects: Selected Works**
- **Site Context**
- **Exterior Expression**
  - Building Design
  - Materiality
- **Public Realm / Pedestrian Experience**
  - Public Access
  - Summer Steps



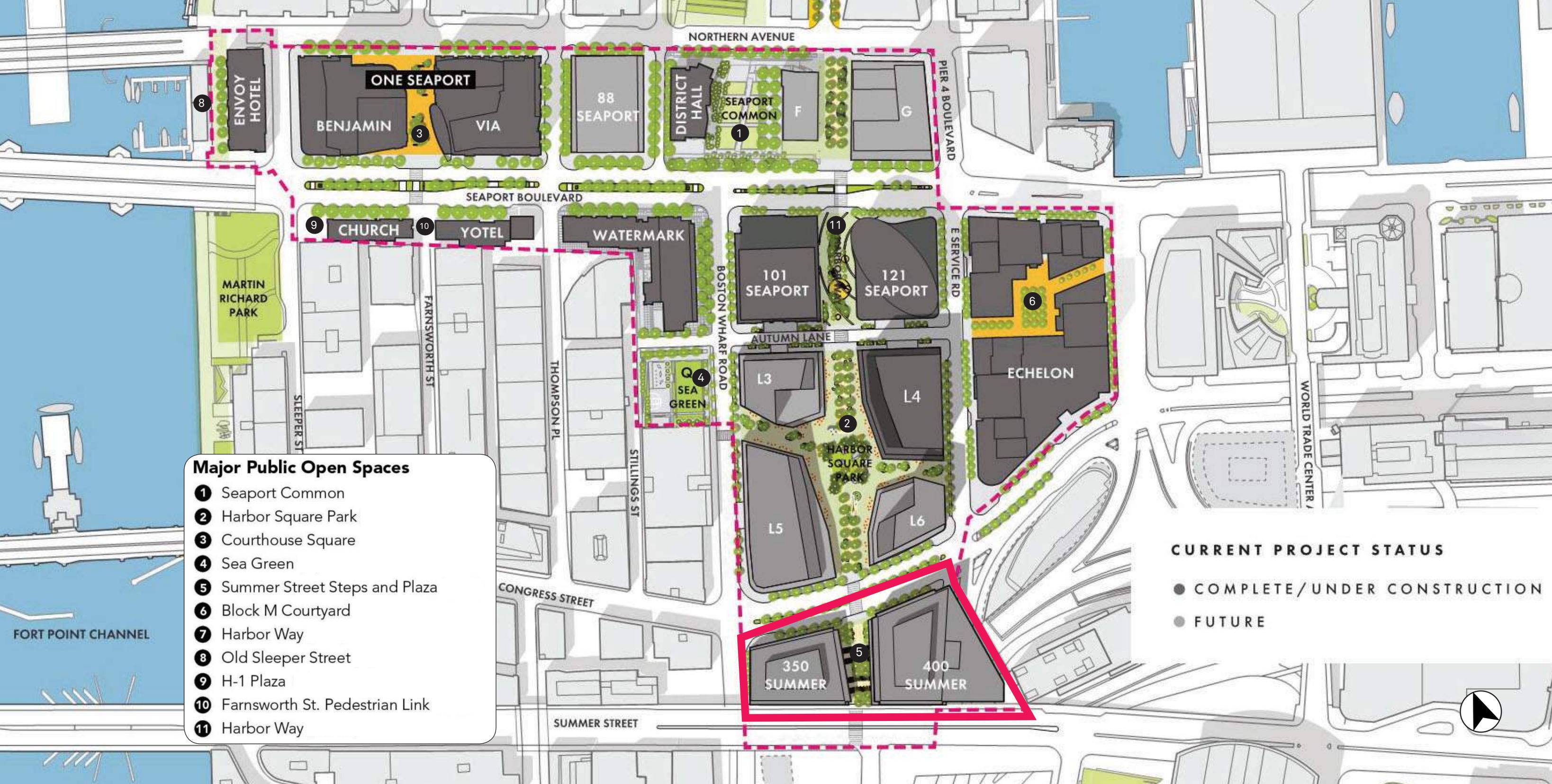
# Masterplan Context



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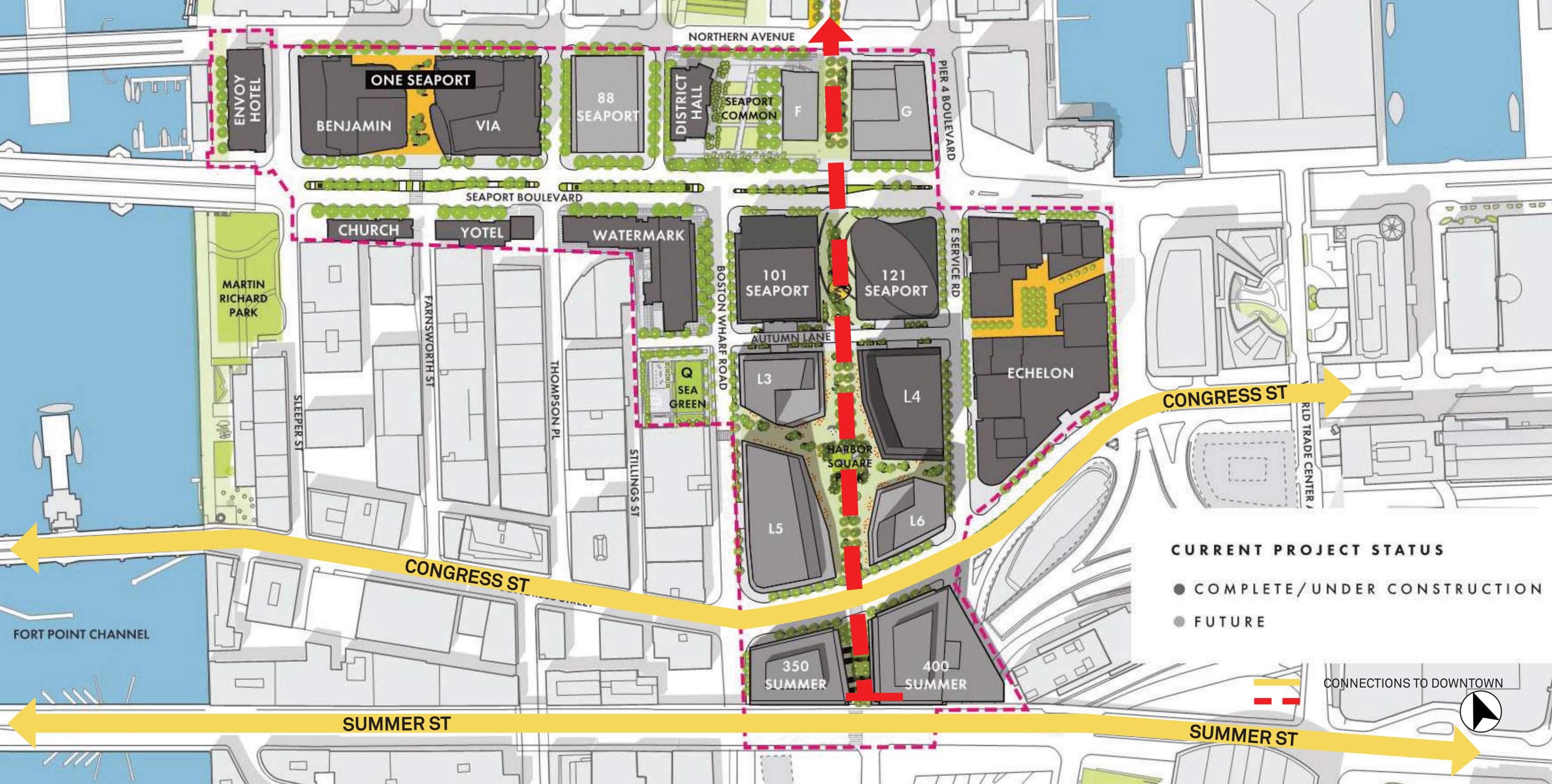


**Major Public Open Spaces**

- 1 Seaport Common
- 2 Harbor Square Park
- 3 Courthouse Square
- 4 Sea Green
- 5 Summer Street Steps and Plaza
- 6 Block M Courtyard
- 7 Harbor Way
- 8 Old Sleeper Street
- 9 H-1 Plaza
- 10 Farnsworth St. Pedestrian Link
- 11 Harbor Way

**CURRENT PROJECT STATUS**

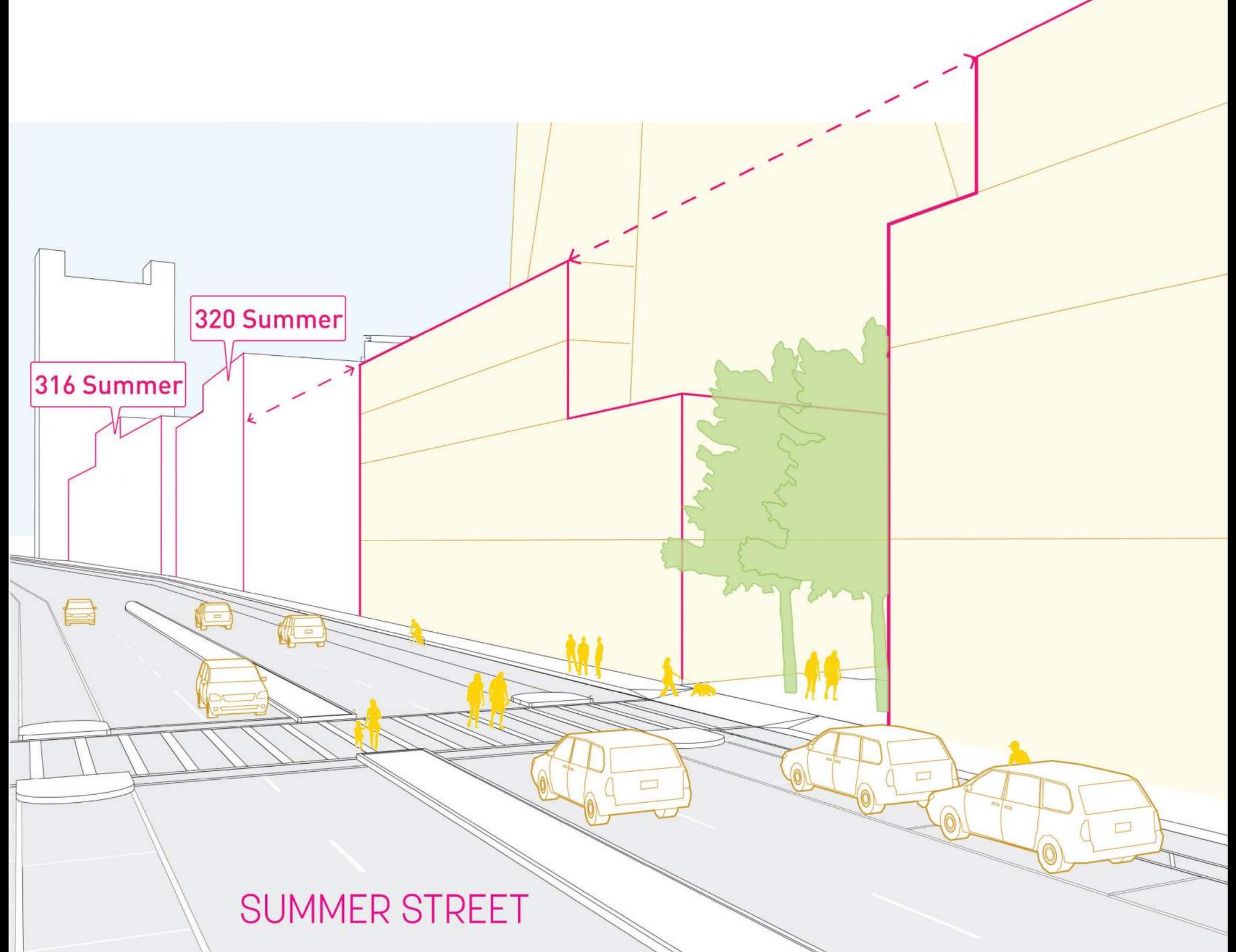
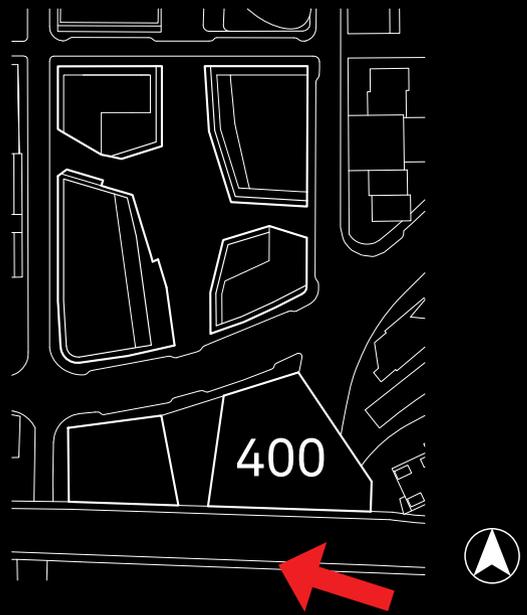
- COMPLETE / UNDER CONSTRUCTION
- FUTURE



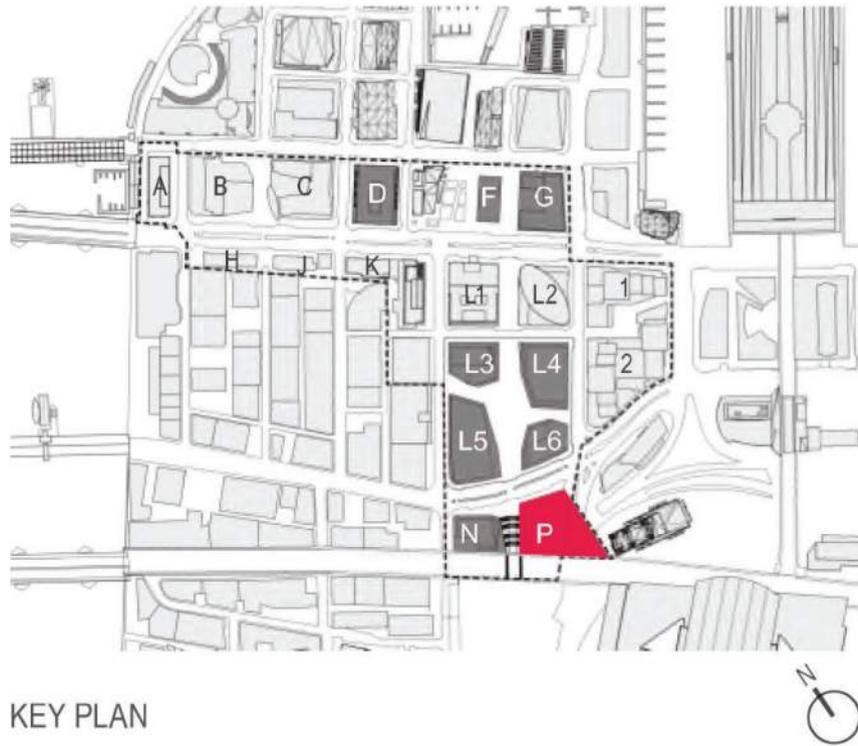
- CURRENT PROJECT STATUS**
- COMPLETE/UNDER CONSTRUCTION
  - FUTURE

CONNECTIONS TO DOWNTOWN

**SITE CIRCULATION AND HARBOR WAY**



MASTERPLAN CONTEXT -STREET WALL ALONG SUMMER STREET

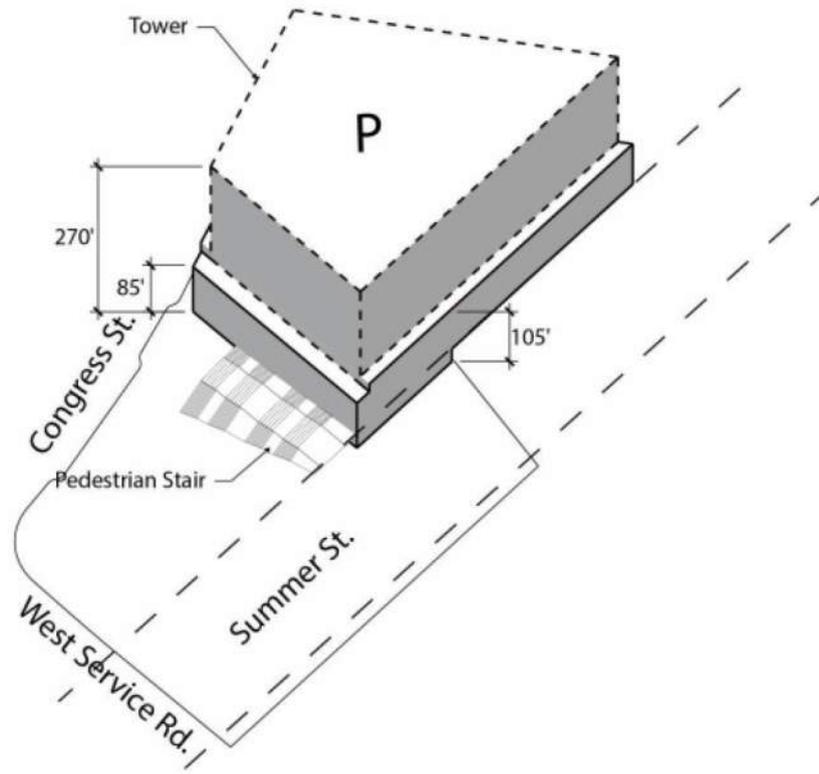


KEY PLAN

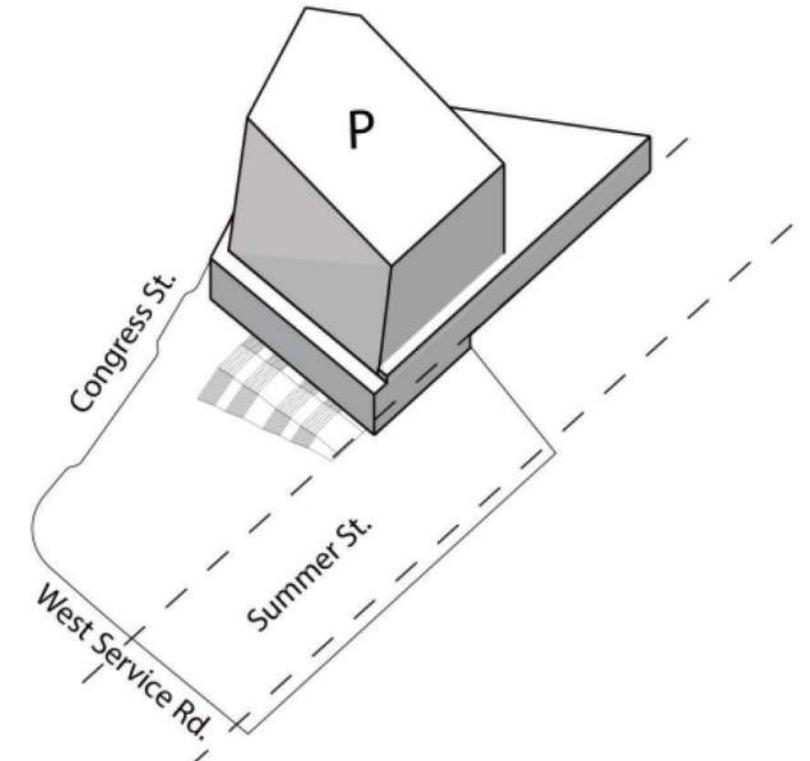
BLOCK "P"		
PROPOSED MAX. GFA	STREET WALL HEIGHTS	MAX. BUILDING HEIGHT
Block "P" : 591,000	85'-105'	270'

\* SUMMER STREET IS AN EXISTING STREET ELEVATED 25' FROM GROUND LEVEL

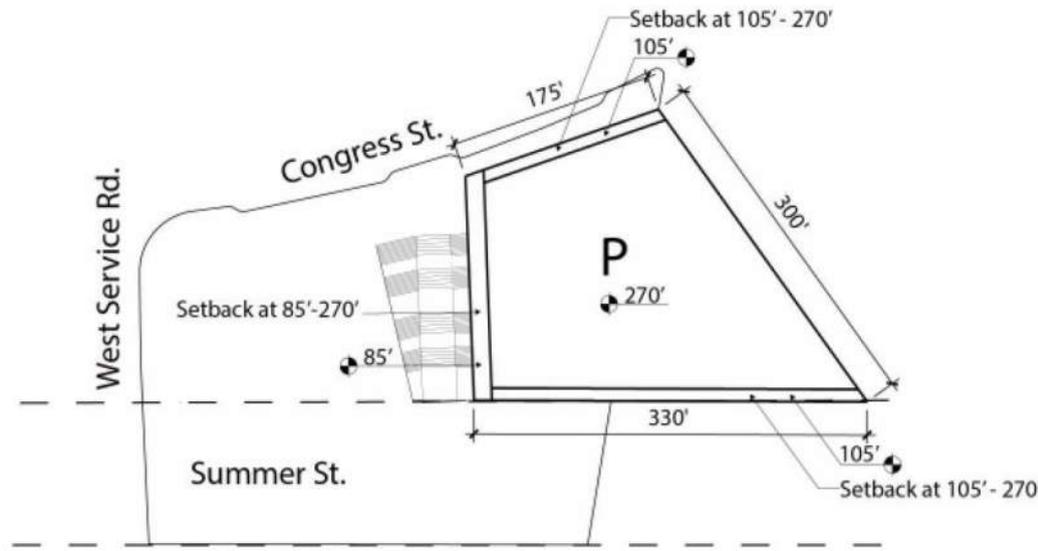
\*\* ELEVATIONS SHOWN ARE RELATIVE TO GROUND LEVEL AT CONGRESS STREET



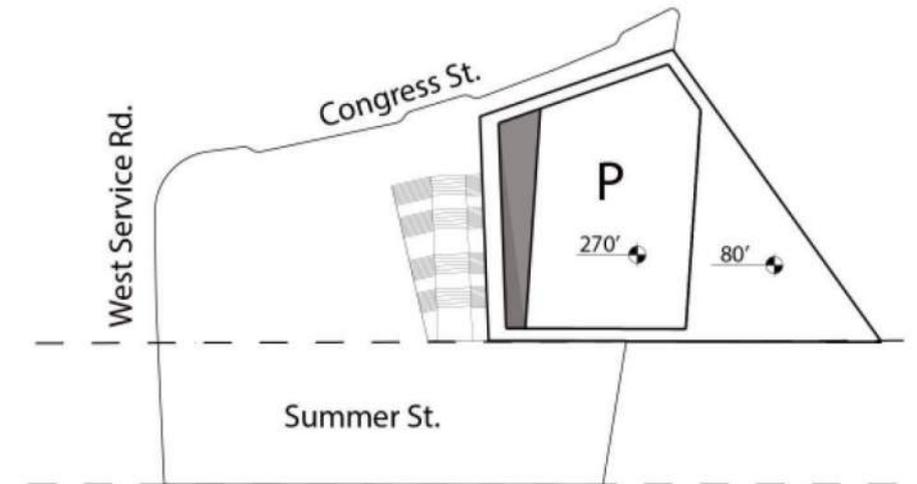
MASSING ENVELOPE AXON



SAMPLE BUILDING MASSING AXON



MASSING ENVELOPE PLAN



SAMPLE BUILDING MASSING PLAN

# Morris Adjmi Architects Selected Works



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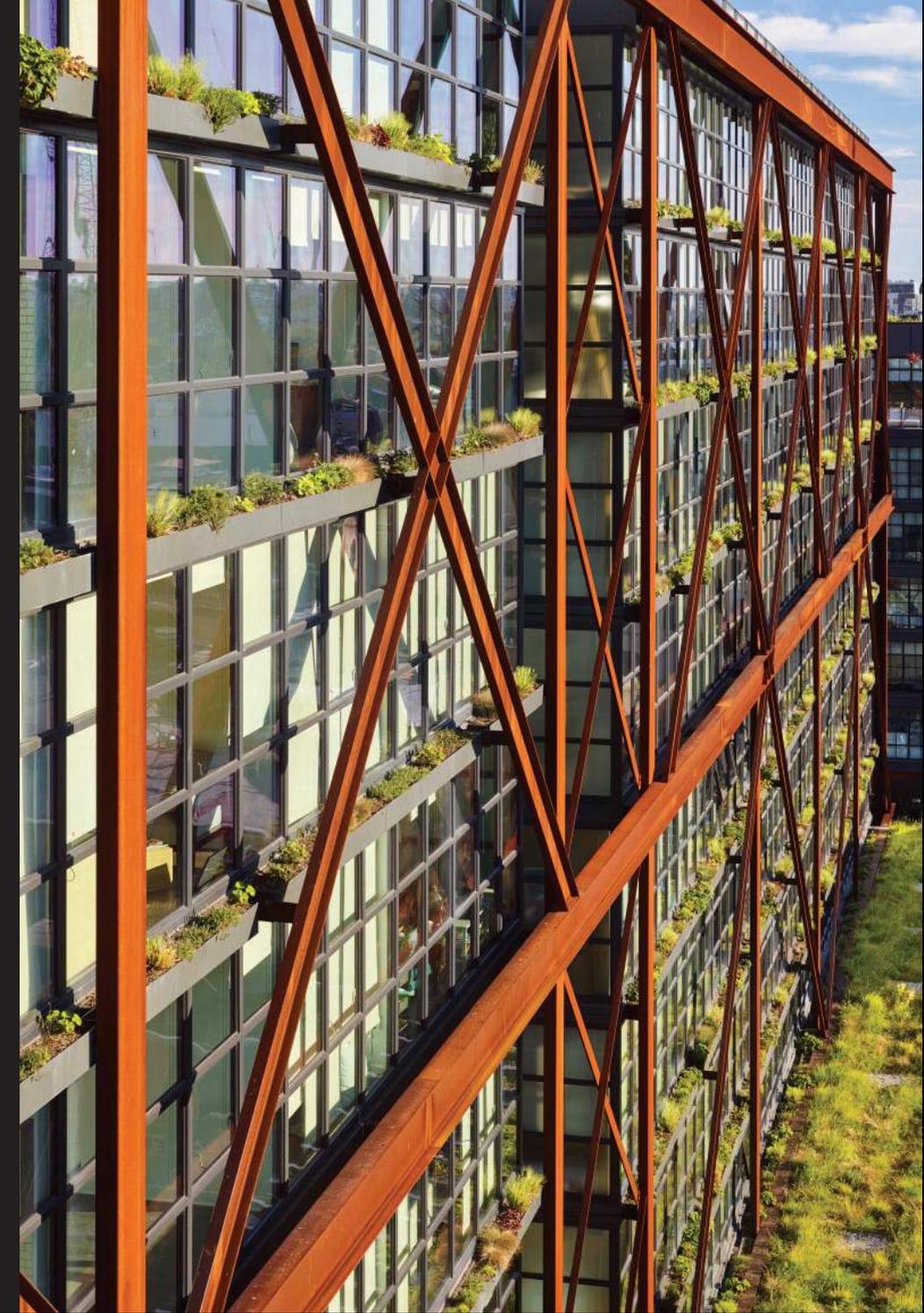
Morris Adjmi Architects creates architecture and environments composed of contemporary forms that are inspired by context and history.



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Atlantic Plumbing A, Washington, DC



Morris Adjmi Architects  
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## Atlantic Plumbing B, Washington, DC



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837 Washington, New York, NY



Morris Adjmi Architects  
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**363 Lafayette Street, New York, NY**



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290 West Street, New York, NY



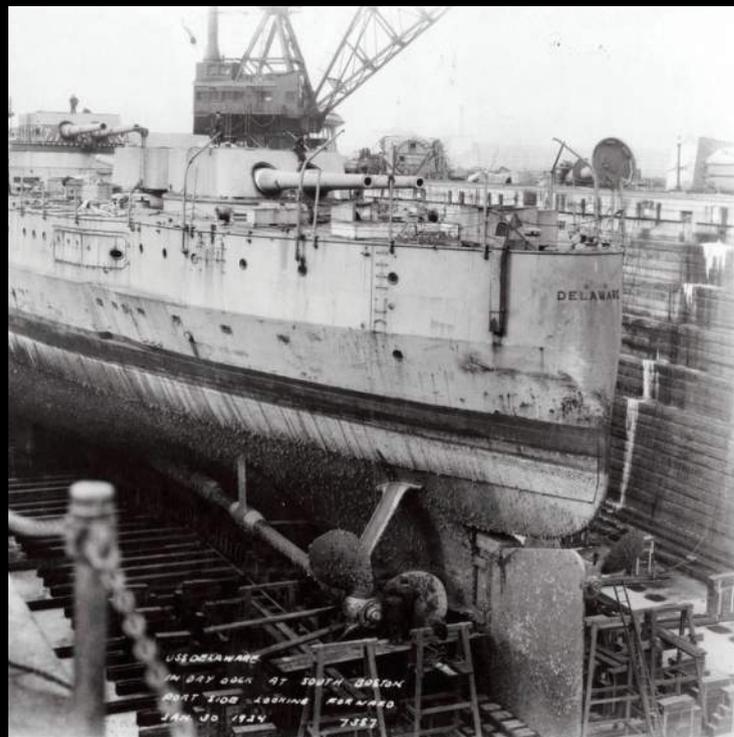
**116 University Place, New York, NY**



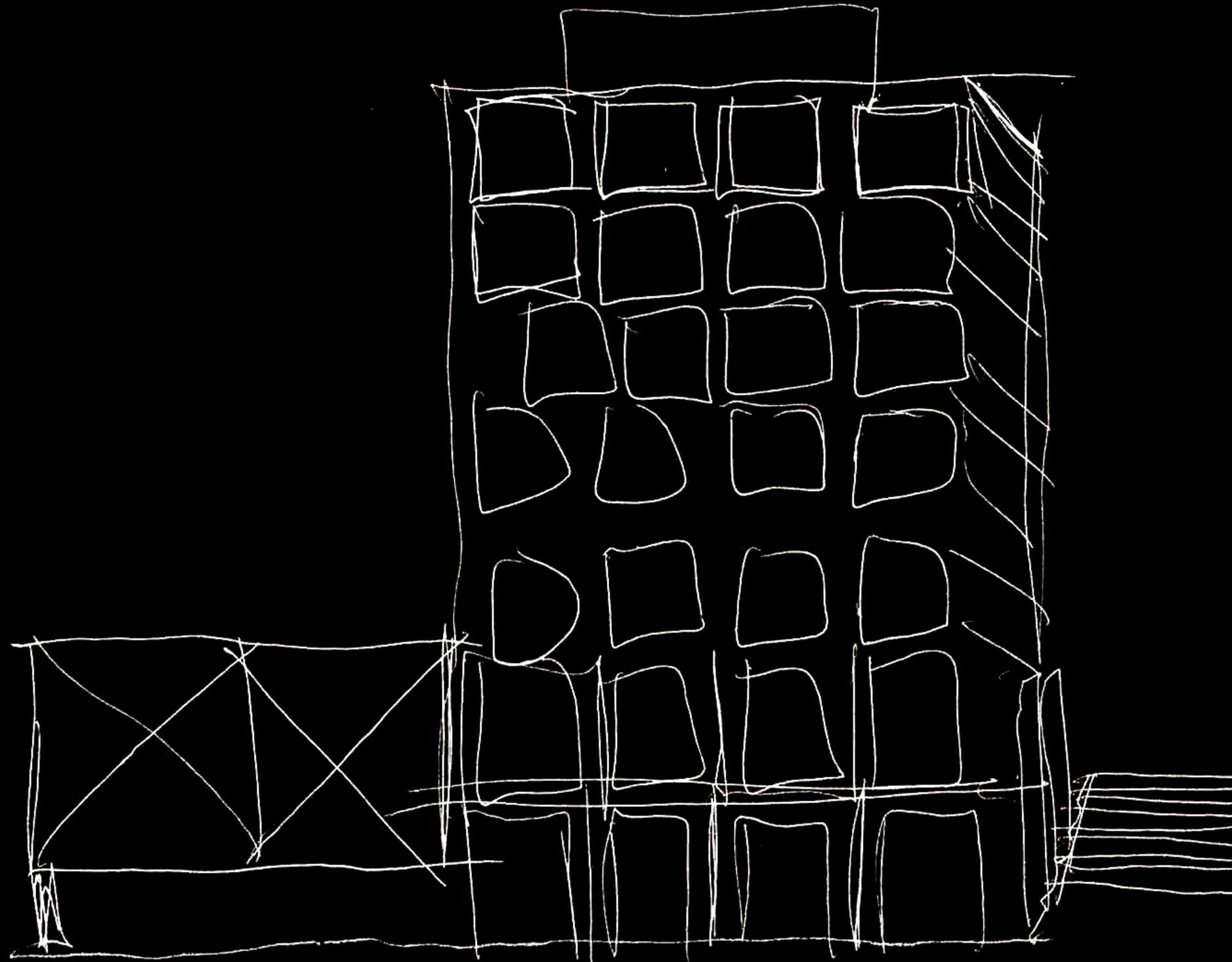
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# Site Context



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CONGRESS STREET +0'

N

P

SUMMER STREET +24'



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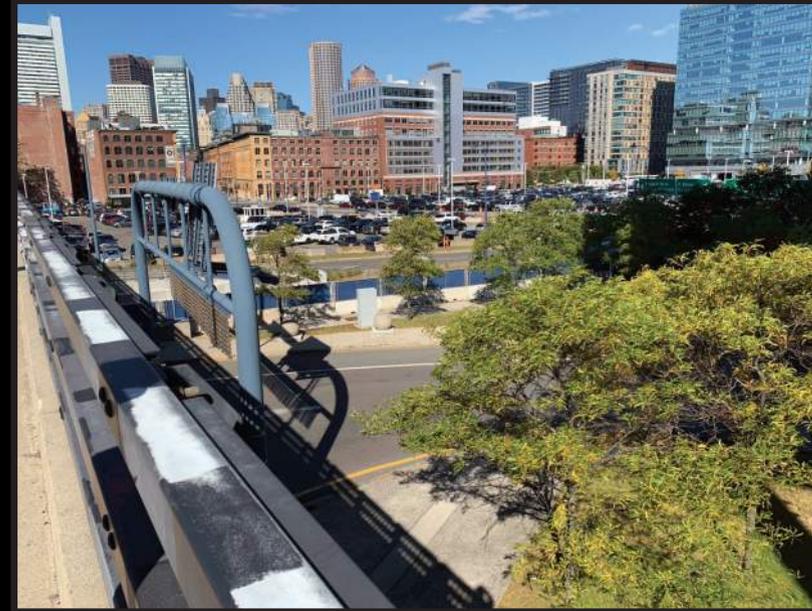
SITE CONTEXT



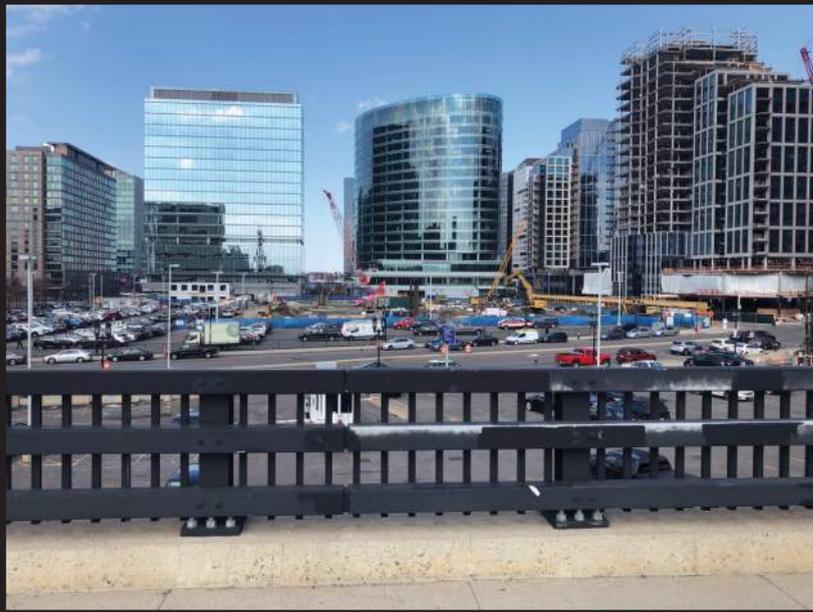
1



2



3



4



5



6



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SITE CONTEXT

# Exterior Expression: Building Design



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SUMMER STREET FACADE



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View from Congress Street



View from Congress Street

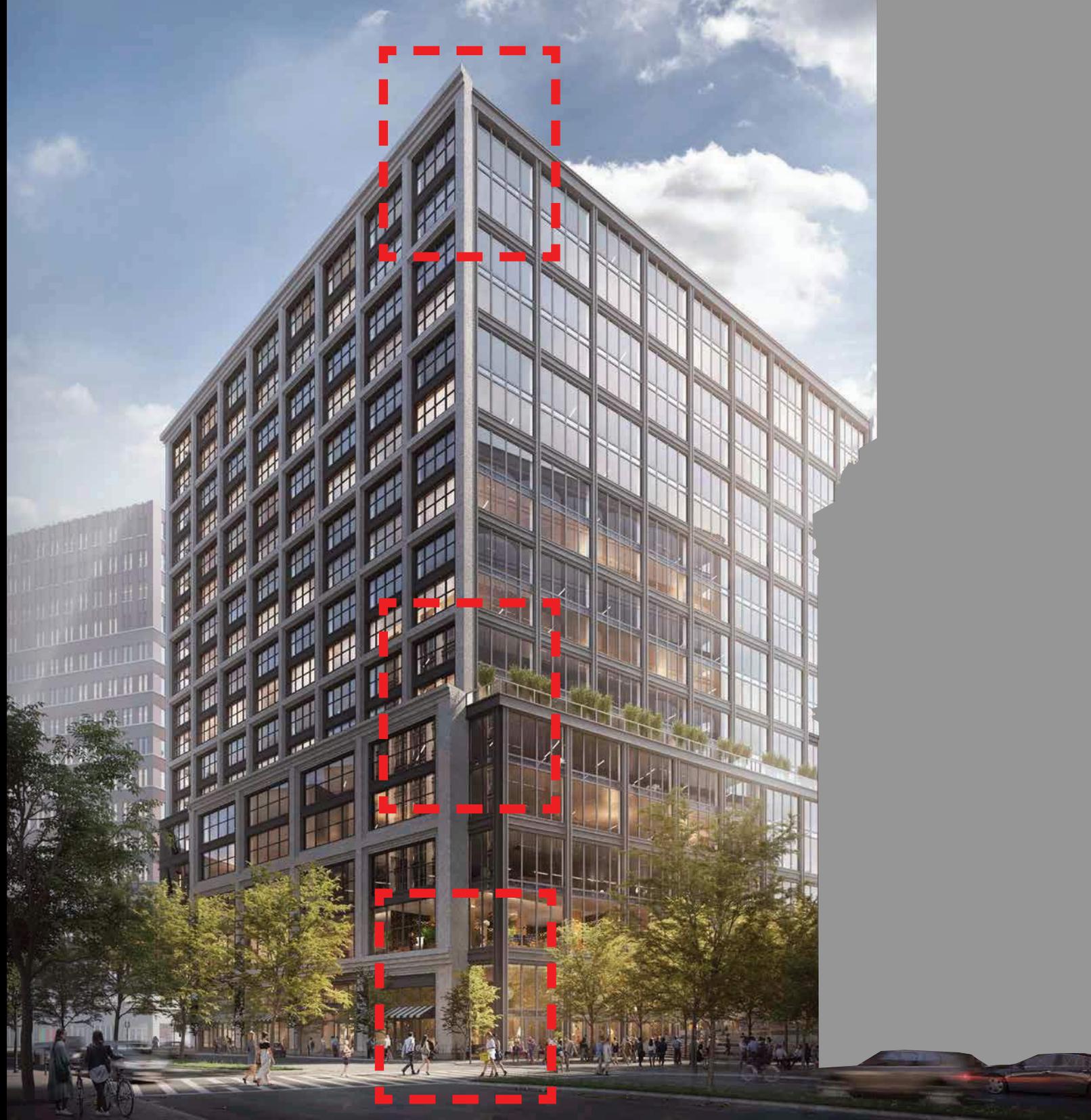
**BUILDING FACADE**



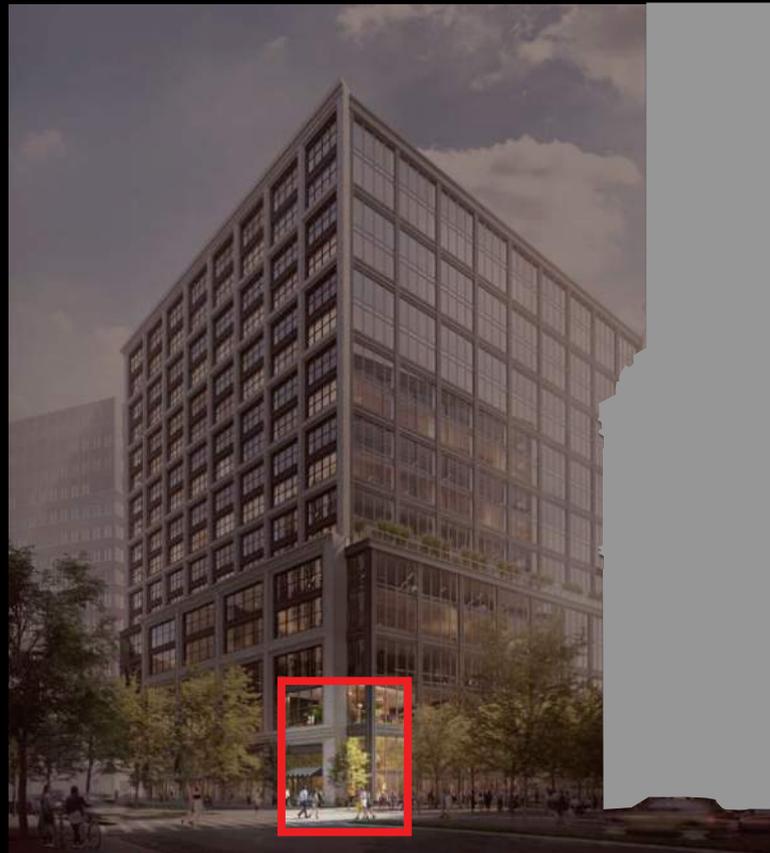
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**FACADE DESIGN - ARTICULATION**



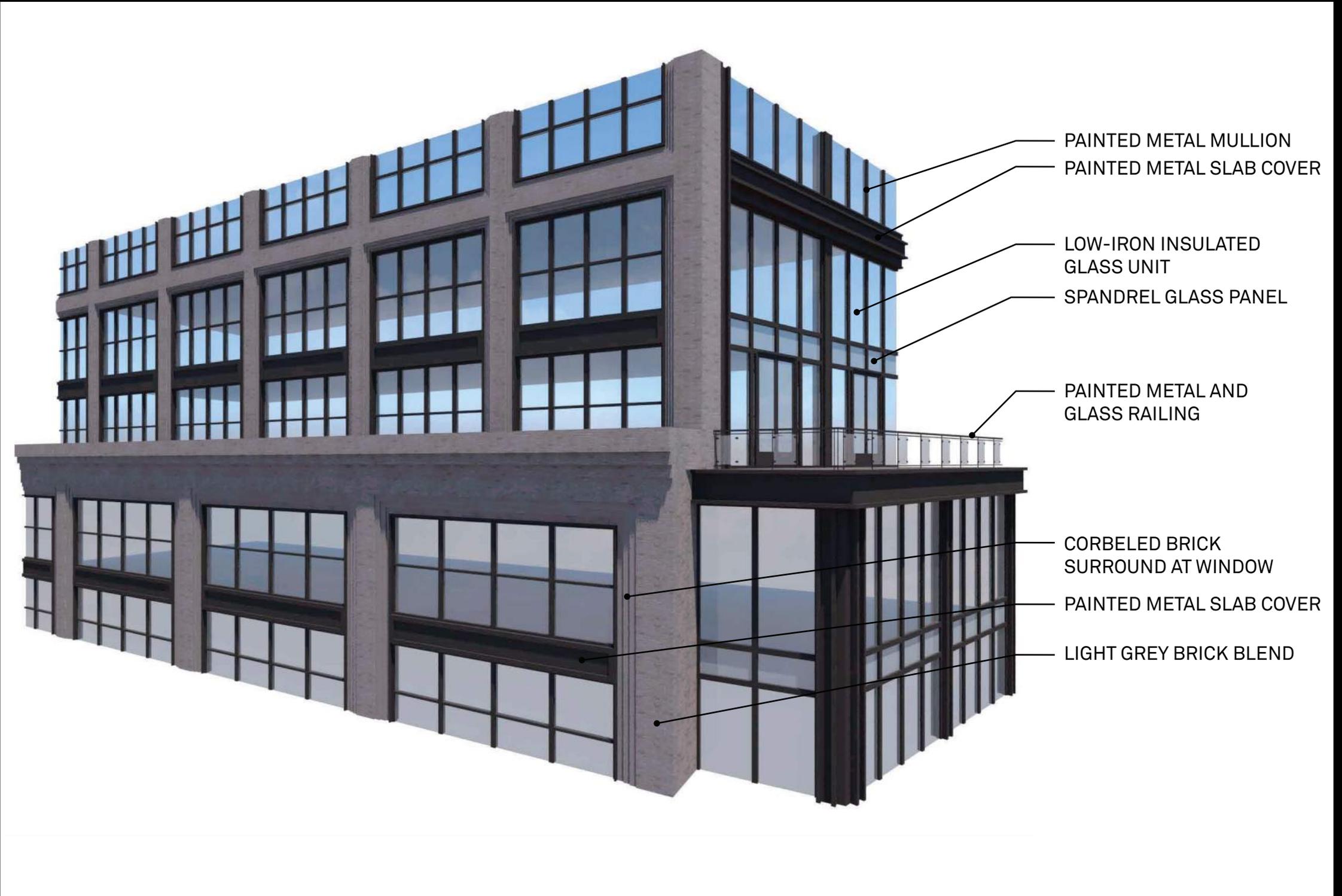
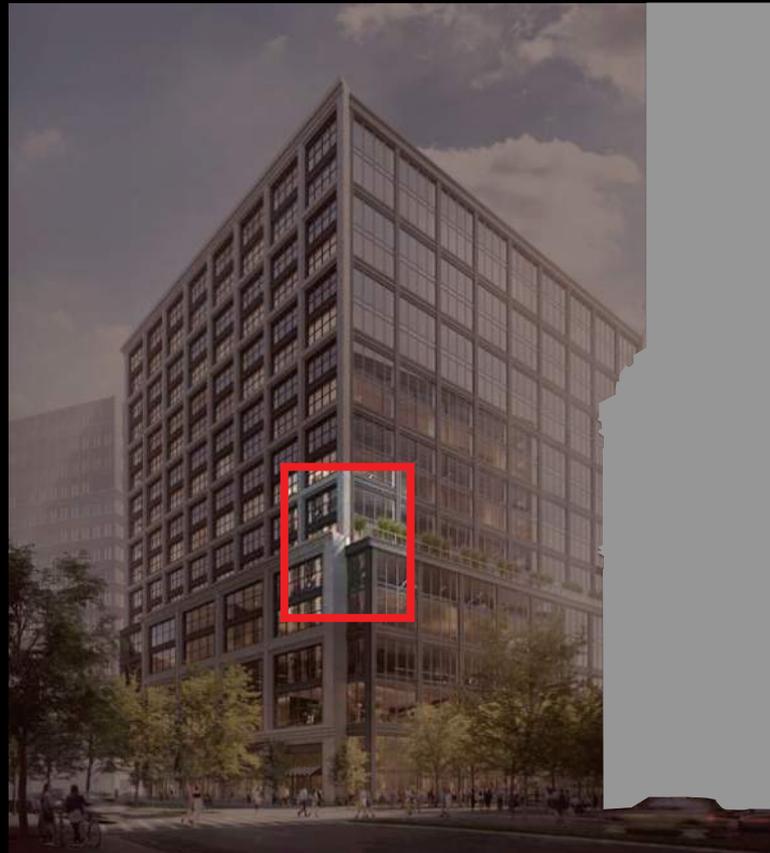
**FACADE DESIGN - BASE**



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PAINTED METAL MULLION  
PAINTED METAL SLAB COVER

LOW-IRON INSULATED  
GLASS UNIT  
SPANDREL GLASS PANEL

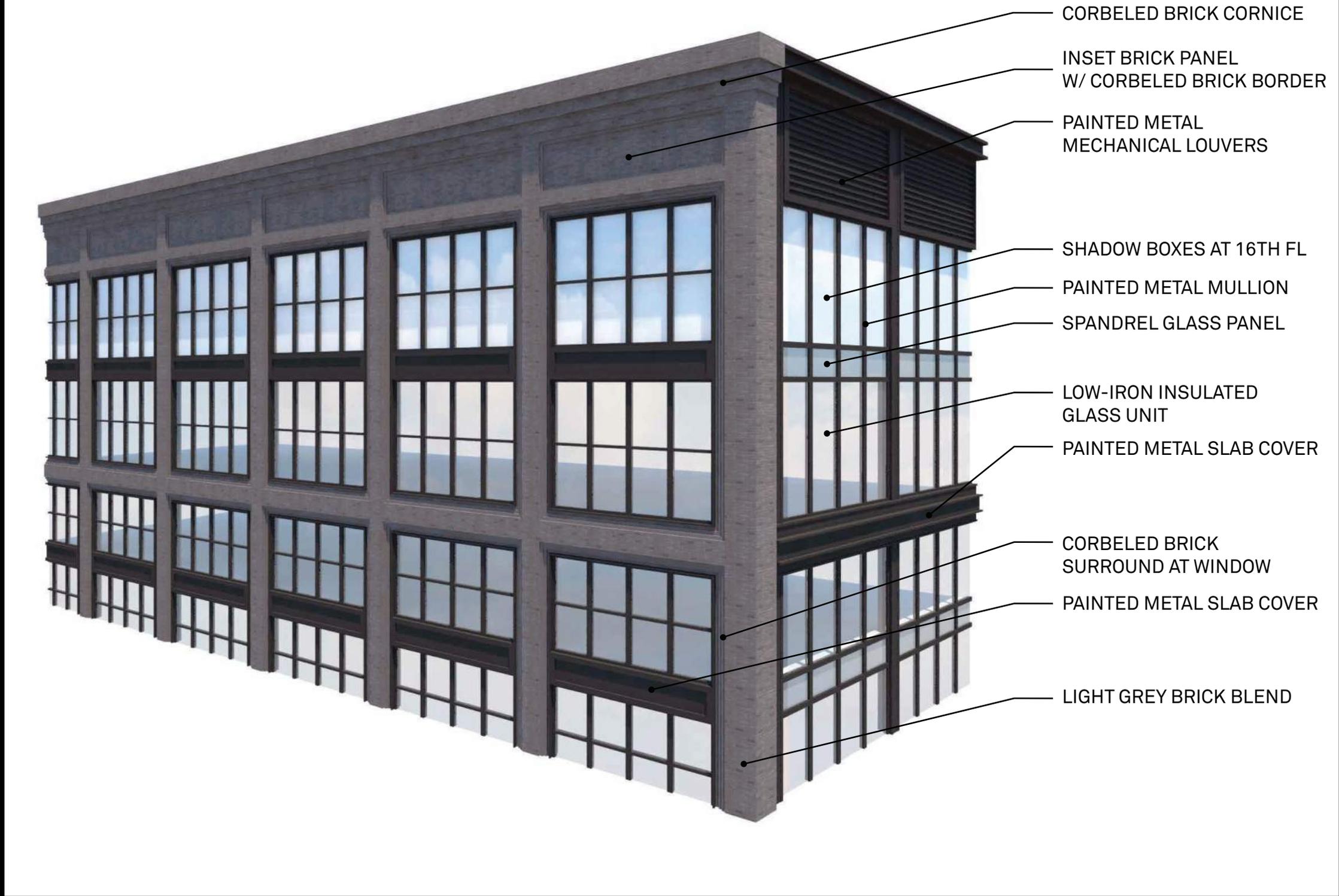
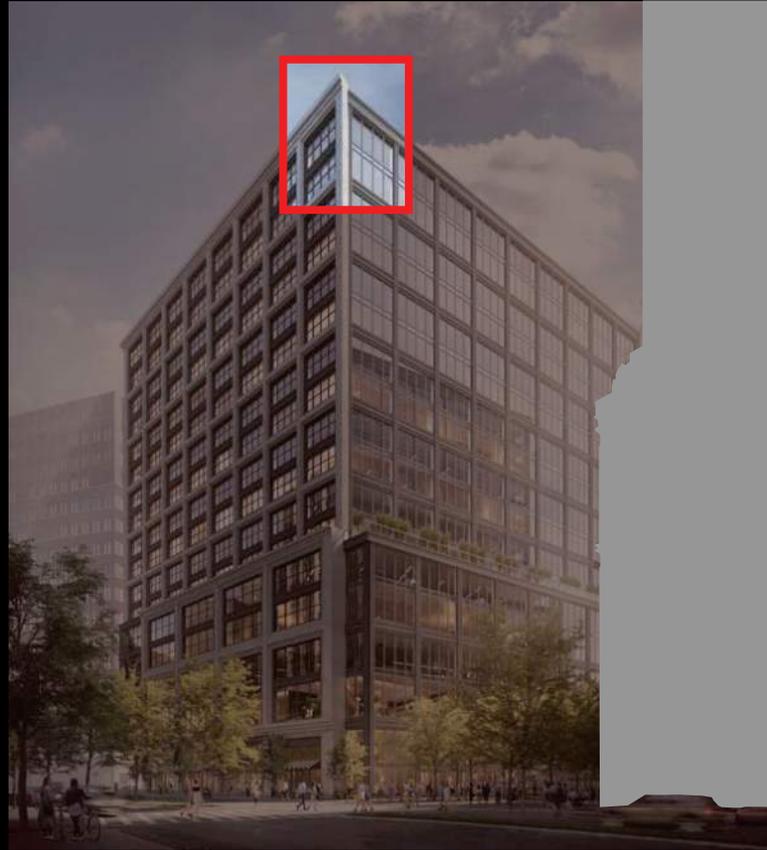
PAINTED METAL AND  
GLASS RAILING

CORBELED BRICK  
SURROUND AT WINDOW

PAINTED METAL SLAB COVER

LIGHT GREY BRICK BLEND

**FACADE DESIGN - SETBACK**



CORBELED BRICK CORNICE

INSET BRICK PANEL  
W/ CORBELED BRICK BORDER

PAINTED METAL  
MECHANICAL LOUVERS

SHADOW BOXES AT 16TH FL

PAINTED METAL MULLION

SPANDREL GLASS PANEL

LOW-IRON INSULATED  
GLASS UNIT

PAINTED METAL SLAB COVER

CORBELED BRICK  
SURROUND AT WINDOW

PAINTED METAL SLAB COVER

LIGHT GREY BRICK BLEND

**FACADE DESIGN - TOWER**

# Materiality



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Brick: Executive Grey by Taylor



Metal Panel: Duranar Eclipse Gray



Water Table: Shitake, Honed

## BUILDING FACADE - MATERIAL SELECTION



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# Public Realm / Pedestrian Experience



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CONGRESS STREET FACADE



**SUMMER STREET FACADE**



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Butler & Doyle

400

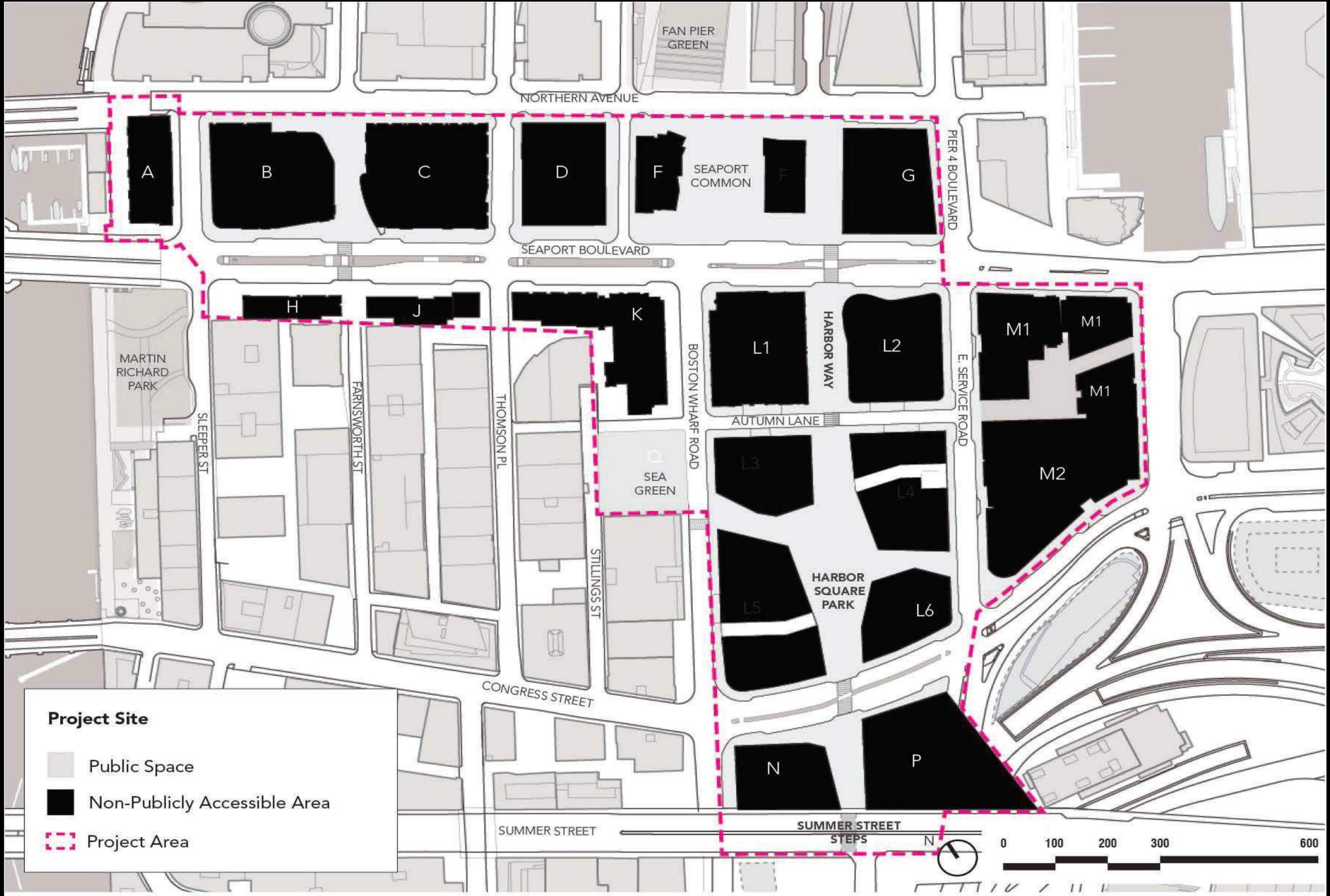
# Public Access



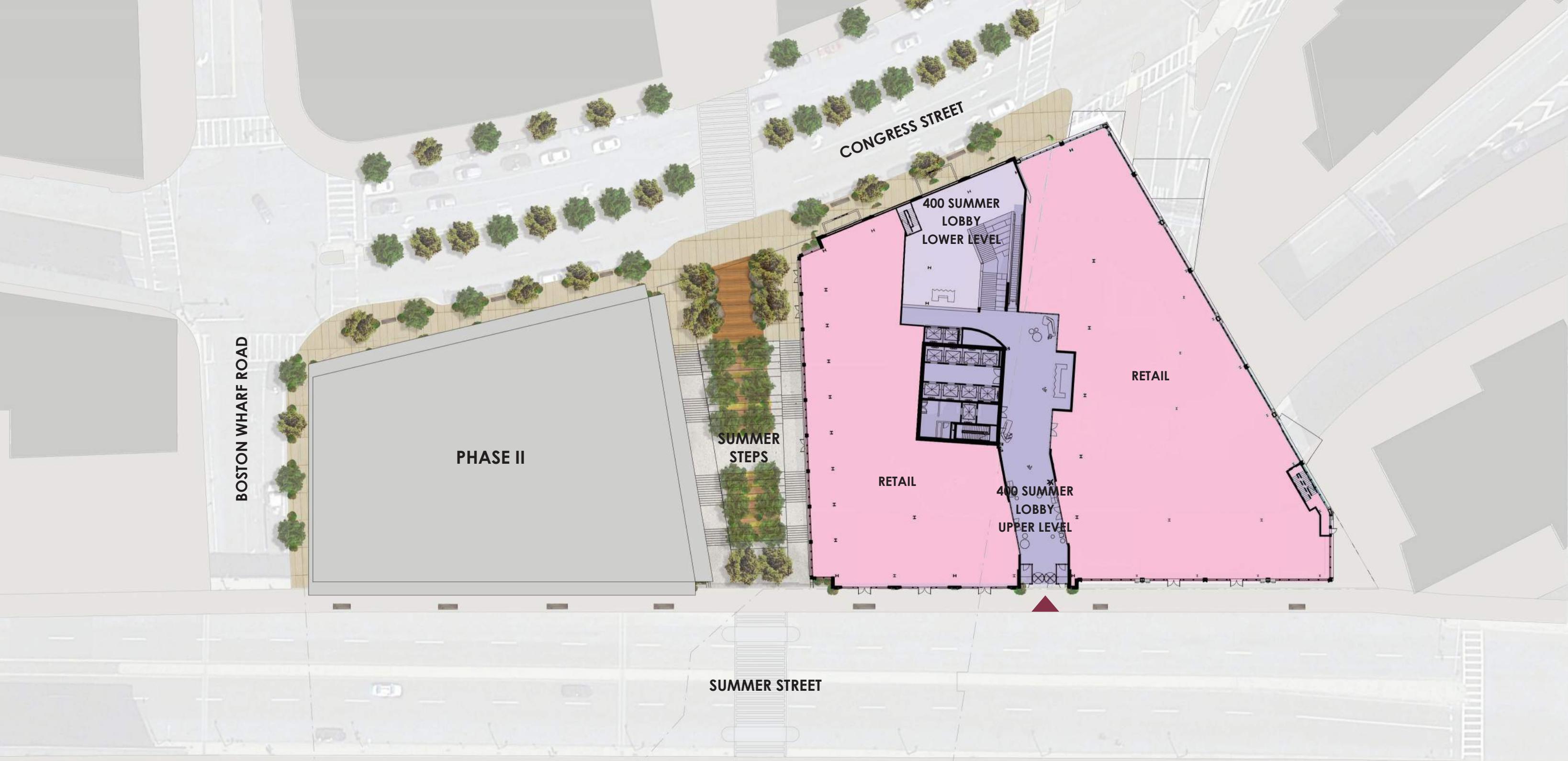
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**NOLLI PLAN - APPROVED MASTER PLAN**



\*DEMISING WALLS AND CORE LOCATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY





Planters



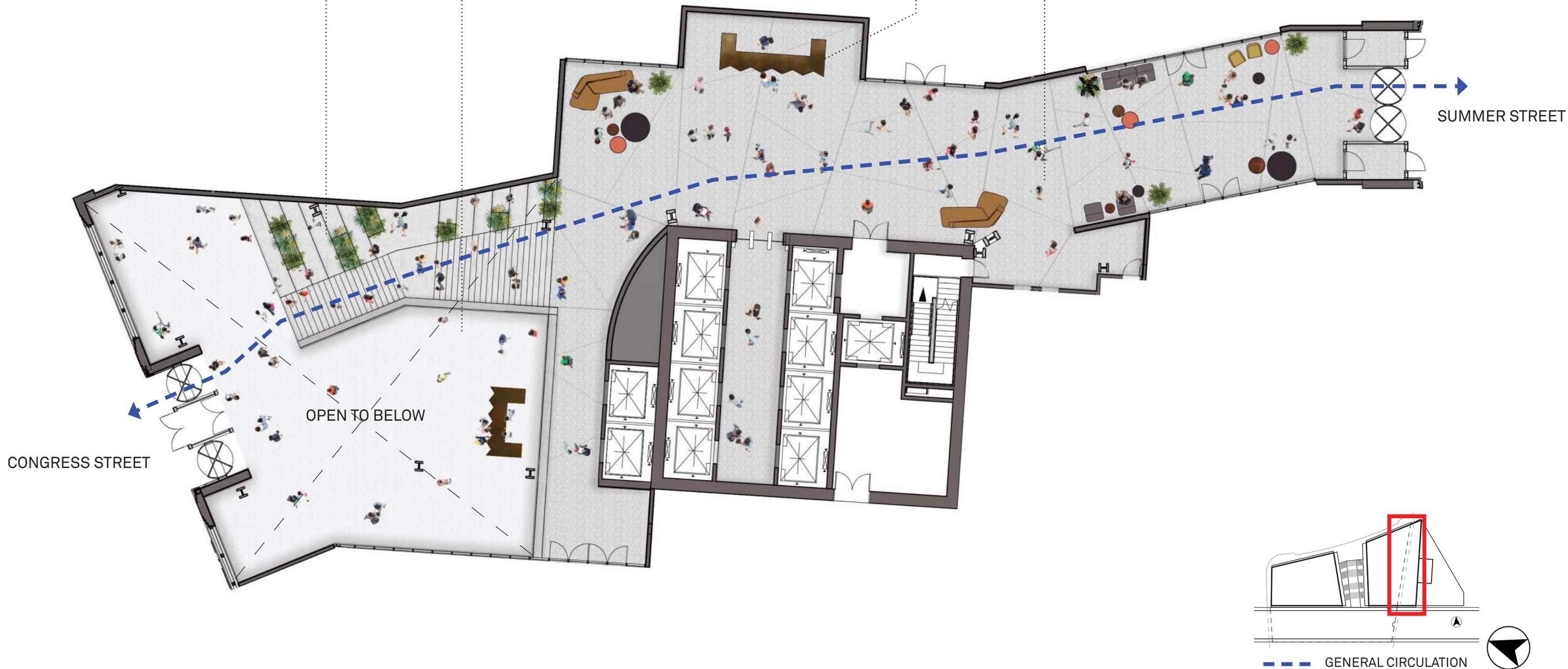
Gray Terrazzo Floor w/ Brass Inlay



Brass at Front Desk



Gray Terrazzo Floor w/ Brass Inlay



CONGRESS STREET

OPEN TO BELOW

SUMMER STREET

--- GENERAL CIRCULATION





# Summer Steps



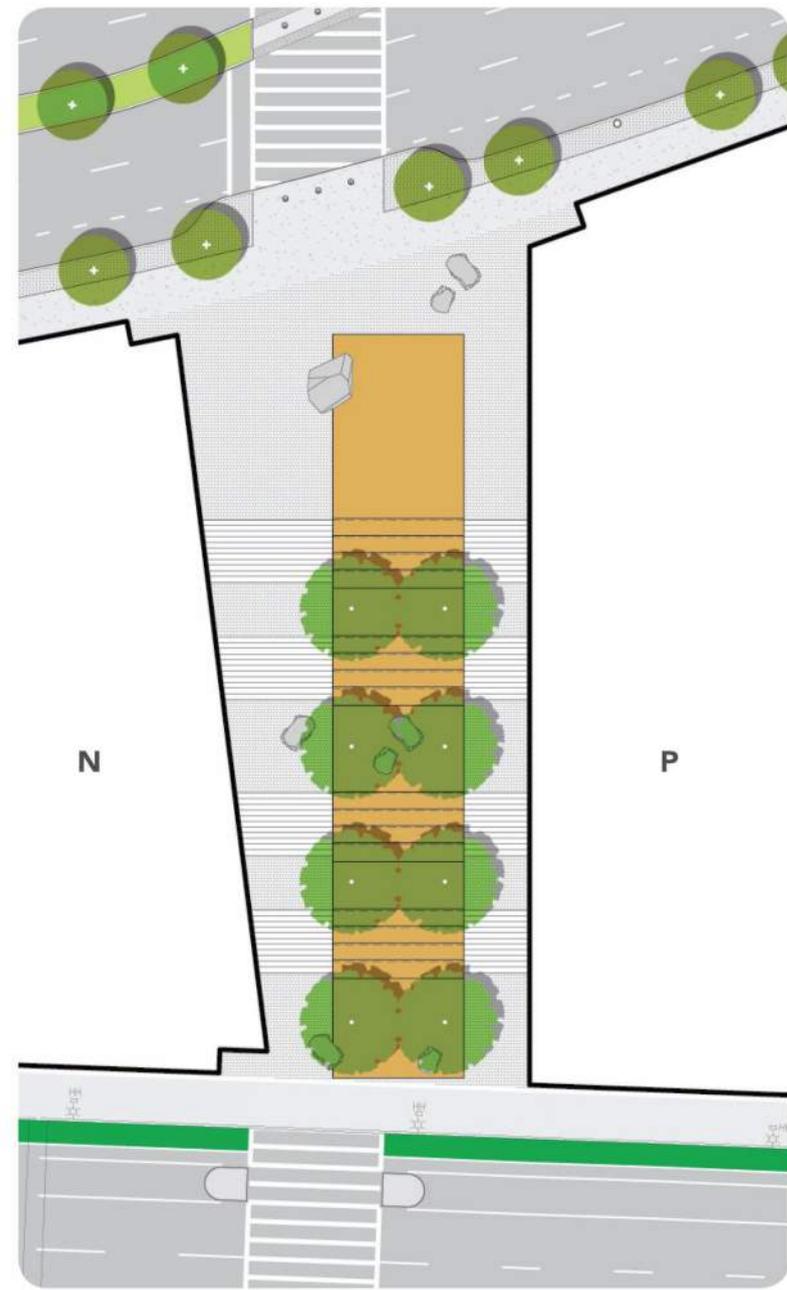
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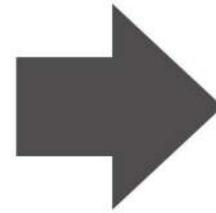
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SUMMER STEPS LAYOUT PLAN



APPROVED MASTERPLAN



CURRENT DESIGN DEVELOPMENT

1. TOE OF STEPS PUSHED NORTH FOR INCREASED VISIBILITY
2. INCREASED TREE PLANTINGS (FROM 8 TO 12)
3. INTEGRATED RAISED PLANTER BEDS
4. LARGER MEZZANINE/LANDING SPACES
5. WOOD SEATING STEPS FLAIR OUT - GREATER PROMINANCE
6. RE-ALIGNED CROSSWALK AT SUMMER STREET





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JAMES  
CORNER  
FIELD  
OPERATIONS

**SUMMER STEPS AT CONGRESS STREET**



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JAMES  
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SUMMER STEPS AT MID-LEVEL LANDING



Thank you



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