



99 SUMNER STREET, EAST BOSTON, MA

The Project Site is comprised of approximately 1.5 acres of uplands on Sumner Street in East Boston. The immediate neighborhood is predominantly residential, with limited retail and commercial spaces farther down Sumner Street to the east (small markets and restaurants). To the west of the Project Site is LoPresti Park, a recently renovated City of Boston park that includes basketball courts, a playground, soccer fields, and a portion of the East Boston Harborwalk.

The Project includes a single, 'L-shaped' building providing approximately 119 housing units, approximately 83 sub-grade parking spaces, and related amenity space, approximately 7,200 sf of work share space available to the public, and over 34,500 sf outdoor public open space on the waterfront featuring sunny southern exposure, making it an inviting gathering space. The Project will also provide outdoor public amenities along a new section of the East Boston Harborwalk.

The shorter leg of the building, along Sumner Street, will address the existing neighborhood and context. The first and second floors project their mass towards Sumner Street to provide scale continuity with the adjacent residential buildings. These projections turn the corner onto London Street Extension (a private way) in order to maintain proper pedestrian scale along the planned pedestrian sidewalk that will be constructed by the Proponent from Sumner Street to the public open space and Harborwalk beyond. The projections are stopped on Sumner Street by a vertical recess that helps identify an inviting building entry and delineate the vehicular circulation (the sub-grade parking entrance) from the pedestrian circulation. This leg of the building itself sits back from the property line to provide additional relief for the street and sidewalk from the building edge.

The longer leg of the building will be a grand gesture towards Boston Harbor with architectural features designed to complement the waterfront and public realm.

The Project's landscape and open space design includes approximately 34, 500 sf of publicly accessible open space (approximately 57% of the overall parcel area). The public sidewalk along Sumner Street will be reconstructed to have a minimum 10 foot width, including a three foot wide furnishing and tree planting zone at the back of curb. The site design also features pedestrian and bicycle circulation routes across the Project Site on the eastern edge that will connect the public sidewalk on Sumner Street with the new Harborwalk section. The accessible route will be a minimum of eight feet wide and will be shaded by canopy trees. Central to the Project, an elevated landscaped courtyard will be accessible to the public from the eastern and southern sides. The courtyard will include small and medium sized gathering spaces, fixed and movable seating, ornamental plantings, a pergola, and an overlook promontory with an historic interpretive element.

A central component of the public open space design is the Harborwalk, a broad water's edge walkway that will provide a critical missing link in the East Boston Harborwalk network. The Harborwalk will be a minimum of 12 feet wide and will tie into the existing Harborwalk at Carlton Wharf and the future Harborwalk at Clippership Wharf to the east and LoPresti Park to the west. Once completed, the Project's Harborwalk will link with a contiguous stretch of publically accessible waterfront that runs between the Eddy East Boston residential development on New Street to Piers Park, a stretch of approximately 1.75 miles.





























