

MINUTES
DESIGN COMMITTEE OF THE BOSTON CIVIC DESIGN COMMISSION

August 13, 2019

5:00pm, Room #937A, 9th Floor, Boston City Hall

Project: **Suffolk Downs PDA Masterplan**, East Boston

Present: Commissioner Deneen Crosby, Commissioner Linda Eastley, Commissioner Anne-Marie Lubenau, Commissioner David Manfredi

DISCUSSION: This was the fifth presentation of the Suffolk Downs project at BCDC committee and the focus of the presentation was on street sections, building podiums, main street nodes, and project phasing. Representatives from HYM Investment Group and CBT Architects gave the presentation and answered questions from the Commissioners.

The presentation walked through the character and dimensions each street type in the project's network; commercial main streets will be linked to quieter residential streets with green links that feature active ground floor use and a green pathway. All streets will follow Boston's Complete Street Standards.

Commissioners have emphasized the need to create a civic landmark in the project. The team presented their idea and commissioners suggested program like small scale arts space and night time activation. This civic building will relate to a major Main Street node with a large pedestrian plaza to serve as a gateway into the project.

The horse track and inner field will remain but become publicly accessible through phased construction to serve as a connection between Phase 1 development in East Boston and Revere. The Suffolk Downs Clubhouse building and grandstands will house events throughout the years.

The vision for the project is that pedestrians will be continuously connected through an open space and green network from the moment they exit the T station at either Suffolk Downs or Beachmont. The public realm framework presented and approved by the Commission will be embedded and protected by the PDA.