



Suffolk Downs Redevelopment

Boston City Design Commission Subcommittee

April 09, 2019

Agenda

GROUND FLOOR PROGRAMMING

CHARACTER ZONES

WORK TO DATE:

- Master Plan Level
- Neighborhood Level
- Building Level

Rendered Site Plan



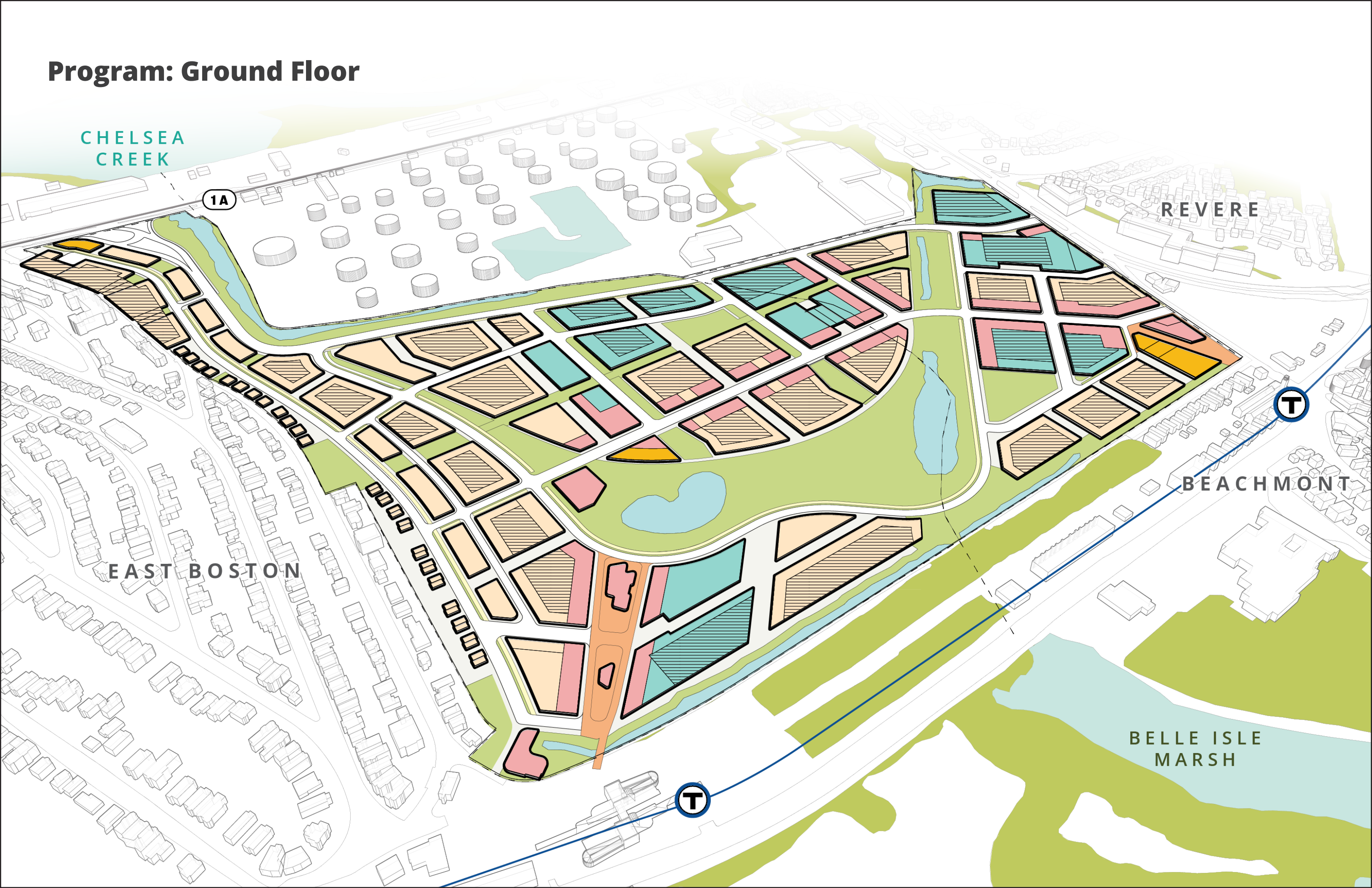
Retail Plan



Open Space Plan



Program: Ground Floor



CHELSEA
CREEK

1A

REVERE

T

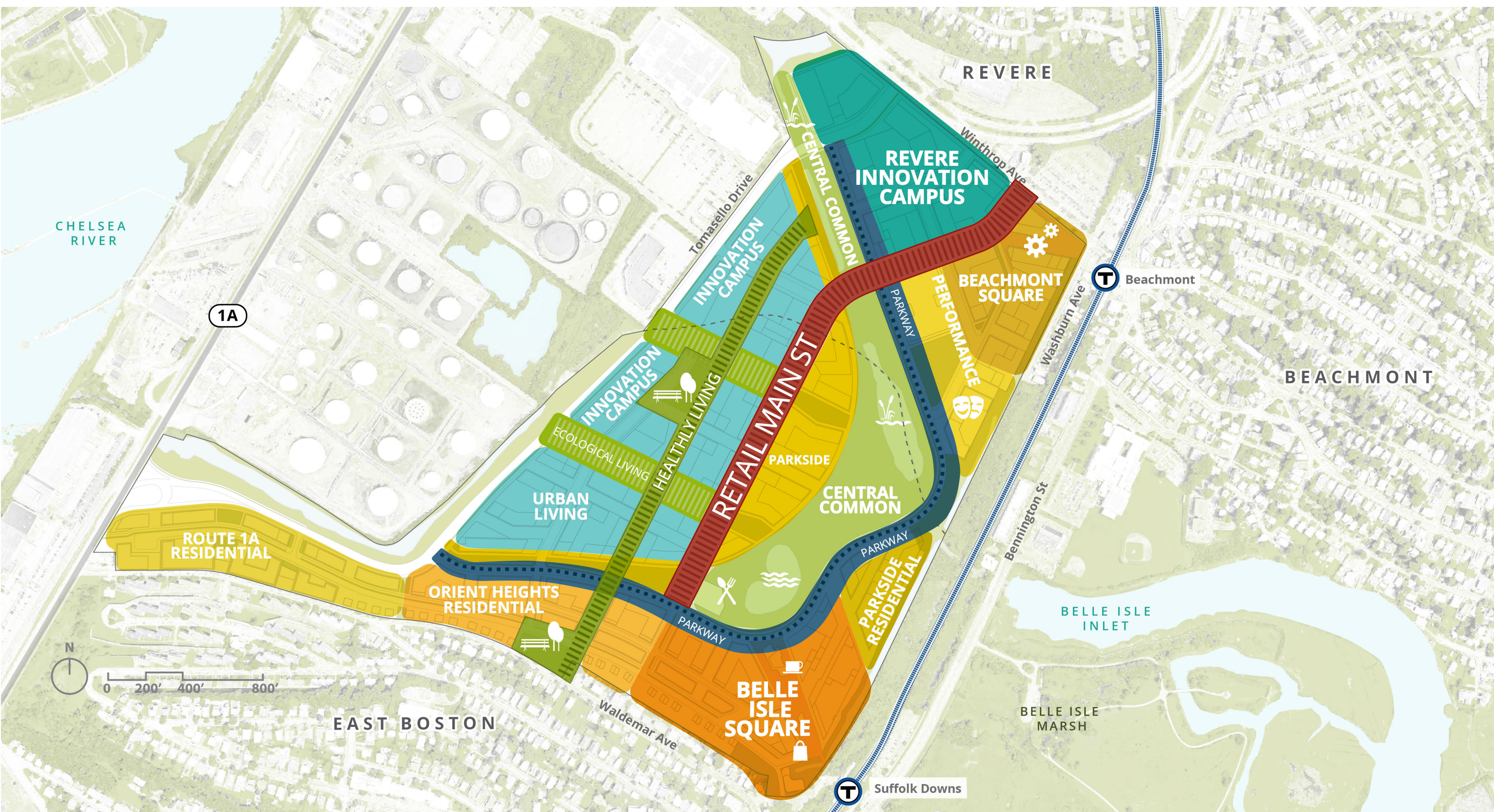
BEACHMONT

EAST BOSTON

BELLE ISLE
MARSH

T

CHARACTER ZONES



Agenda

1. MASTER PLAN LEVEL

1.1. URBAN FRAMEWORK

- 1.1A. Urban Context
- 1.1B. Site Plan
- 1.1C. Open Space Plan
- 1.1D. Neighborhood Plan
- 1.1E. Block Plan
- 1.1F. Hierarchy of Streets
- 1.1G. Pedestrian Network
- 1.1H. Bike Network
- 1.1I. Zoning Height Plan
- 1.1J. FAA Plan
- 1.1K. Loading and Service Plan
- 1.1L. Lobby Entrance Plan
- 1.1M. Pedestrian Loops
- 1.1N. Shuttle Routes
- 1.1O. Phasing Plan
- 1.1P. Land-Use Plan

1.2. Mix of Uses

- 1.2A. Residential
- 1.2B. Commercial
- 1.2C. Retail
- 1.2D. Civic
- 1.2E. Hotel

1.3. PUBLIC REALM

- 1.3A. Open Space Programming
- 1.3B. Open Space Phasing
- 1.3C. Types of Open Spaces
- 1.3D. Planting Plan
- 1.3E. Streetscape
- 1.3F. Connections to Existing Assets

2. NEIGHBORHOOD/PHASE LVL

2.1. Phase 1

- 2.1A. Belle Isle Square
- 2.1B. Orient Heights Residential

2.2. Phase 2,4,5

- 2.2A. Orient Heights Transition
- 2.2B. Urban Framework Adjacencies

3. BUILDING LEVEL

3.1. Phase 1

- 3.1A. Commercial Buildings
- 3.1B. Residential Buildings

MASTER PLAN LEVEL



URBAN FRAMEWORK

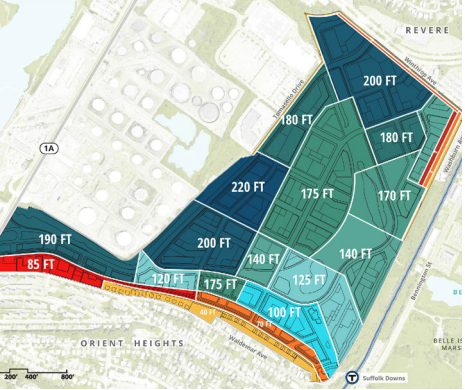
Urban Context



Block Plan



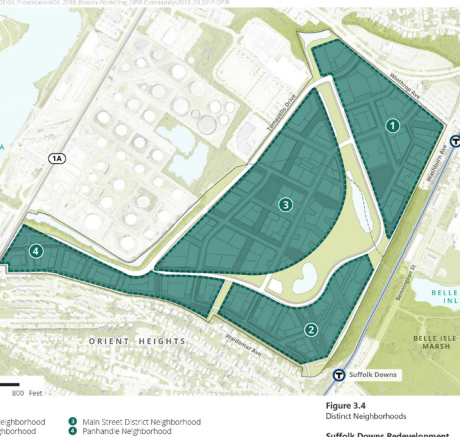
Zoning Height Plan



Pedestrian Loops



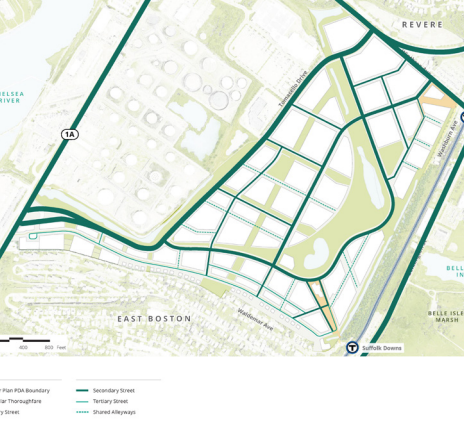
Neighborhood Plan



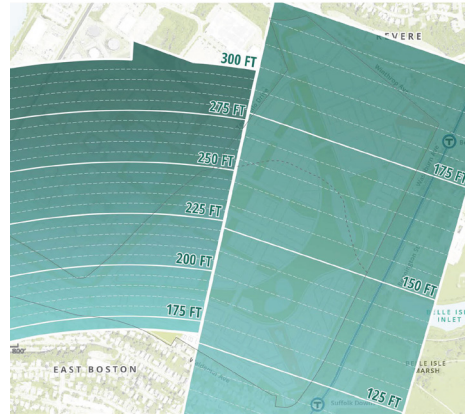
Site Plan



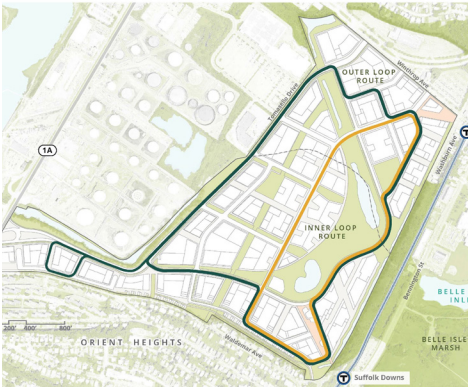
Hierarchy of Streets



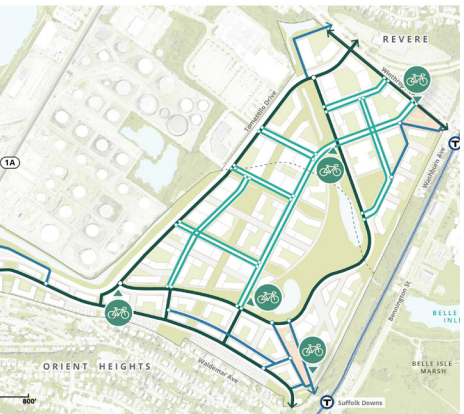
FAA Plan



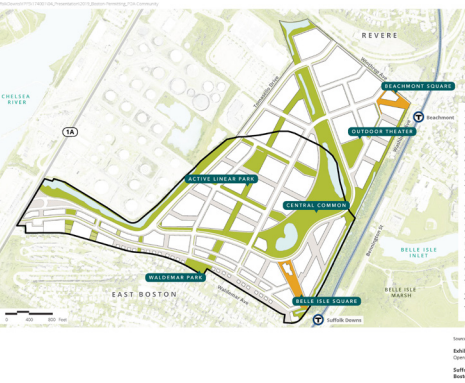
Shuttle Routes



Bike Network



Open Space Plan



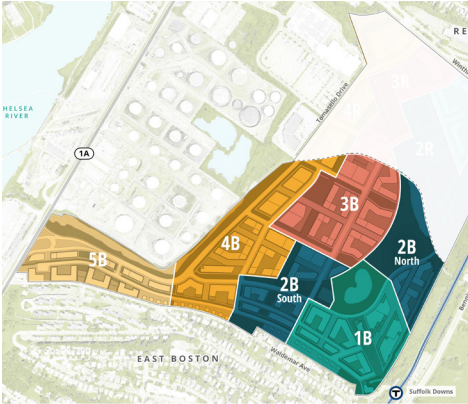
Pedestrian Network



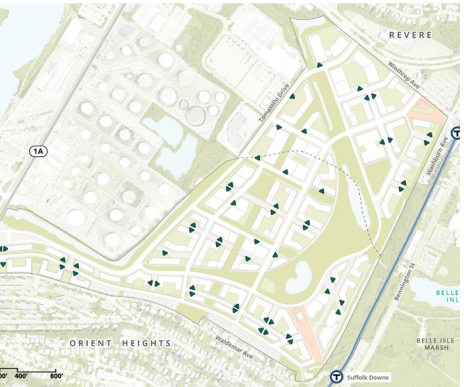
Loading and Service Plan



Phasing Plan

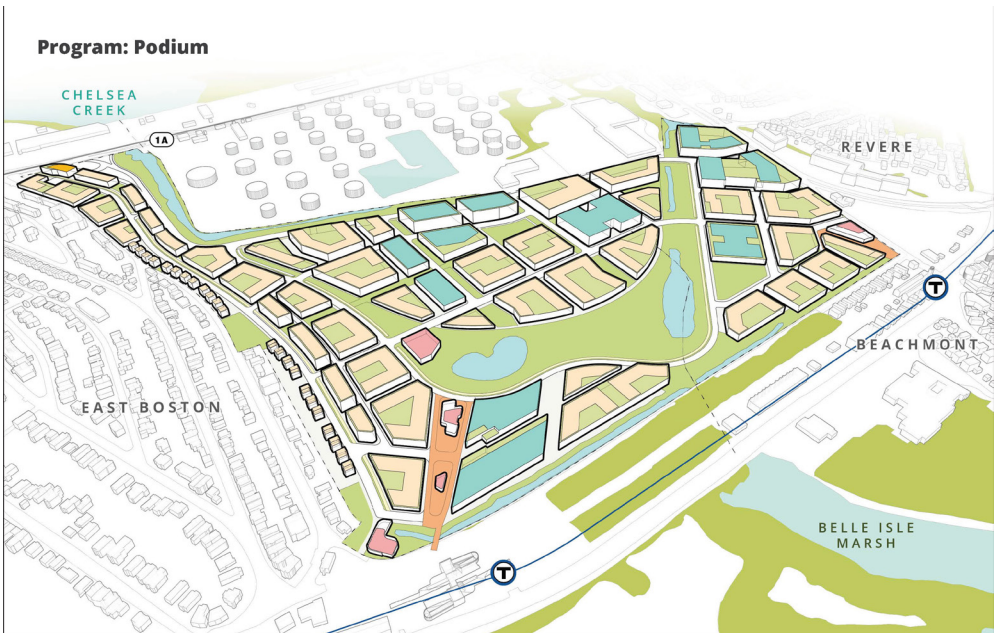
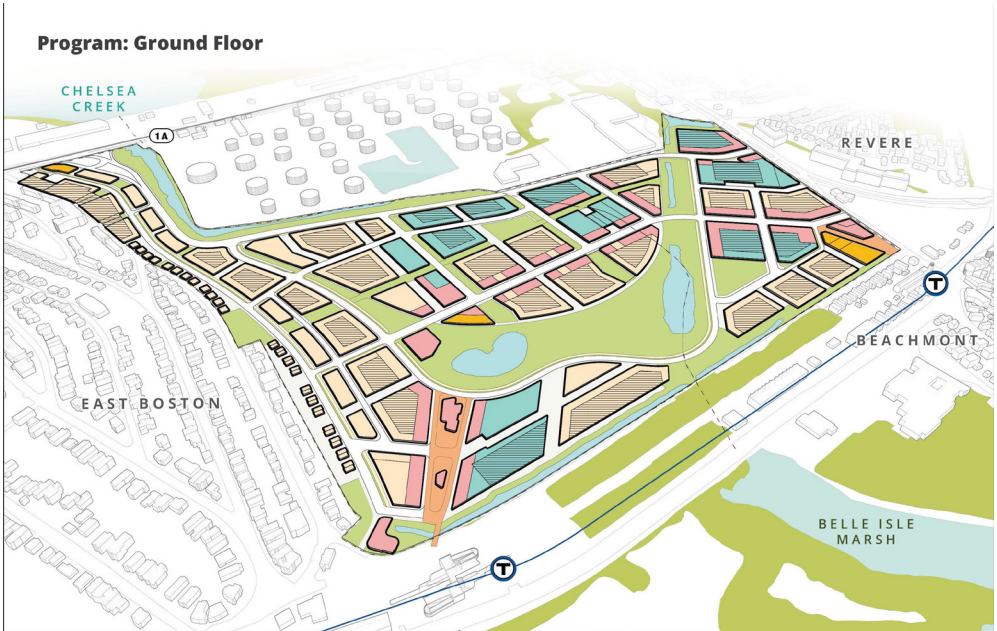
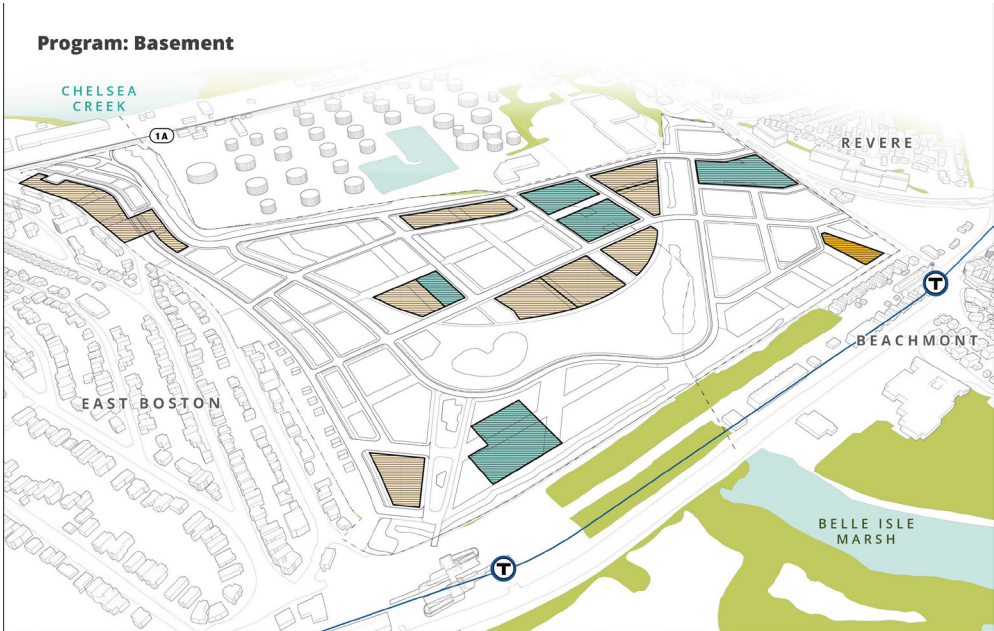


Lobby Entrance Plan



URBAN FRAMEWORK

Land Use



MIX OF USES

Residential

Residential Precedents



Commercial

Economic Development

- 5.5-8.0 MSF Office/Lab Space
- Three Hotels, 880 keys
- 25,000 - 50,000 Full Time Jobs
- 14,000 Construction Jobs



Retail

Neighborhood Retail



Neighborhood Retail
Over 500,000 SF of Diverse Street Front Retail
10% Commitment to Local Business Owners



- Restaurants
- Small Grocery Store
- Pharmacies
- Coffee Shops
- Craft Brewery
- Wine Bar
- Book Store
- Specialty Stores
- Hardware
- Banks
- Specialty Foods
- Daycare
- Dry Cleaner
- Fitness
- Beauty
- Bowling

Civic

Civic Plaza Precedents



Civic Plaza Precedents



Hotel

Hotel Precedents

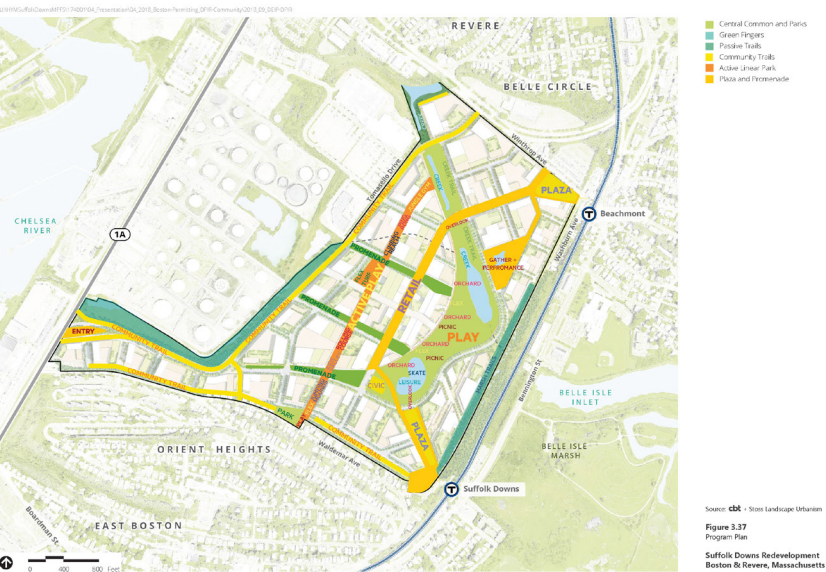


Main Street Rendering



PUBLIC REALM

Open Space Programming



Open Space Phasing



Figure 3.46
Conceptual Open Space Phasing Plan
Suffolk Downs Redevelopment
Boston & Revere, Massachusetts

Types of Open Spaces

Historic Elements and Public Art



Green Finger View



Public Open Space Network | Active Linear Park & Buffers



Open Space Network | Green Fingers



Outdoor Performance Theater/ Stormwater Basin



Civic Node Rendering



Public Open Space Network | Central Common | 15 Acres



Public Open Space Network | Central Common | 15 Acres

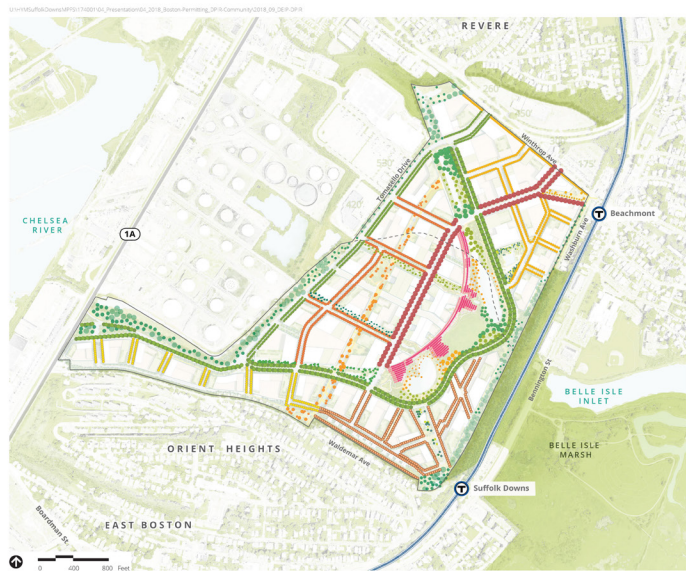


Public Open Space Network | Central Common | 15 Acres



PUBLIC REALM

Planting Plan



- Orchard Tree
- Green Finger Tree
- Shrubland Tree
- Central Park Tree
- Backmont Neighborhood
- Belle Isle Neighborhood
- Panhandle Neighborhood
- Tompkins Neighborhood
- Active Linear Park
- Main Street
- Plaza Tree

Source: cbb - Street Landscape Urbanism
Figure 3.45
Tree Planting and Urban Forest
Suffolk Downs Redevelopment
Boston & Revere, Massachusetts

Streetscape

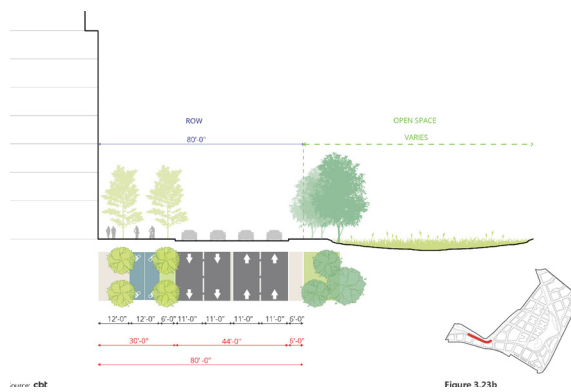


Figure 3.28h

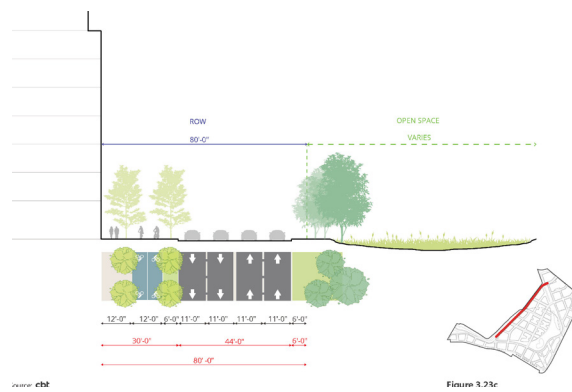


Figure 3.28c

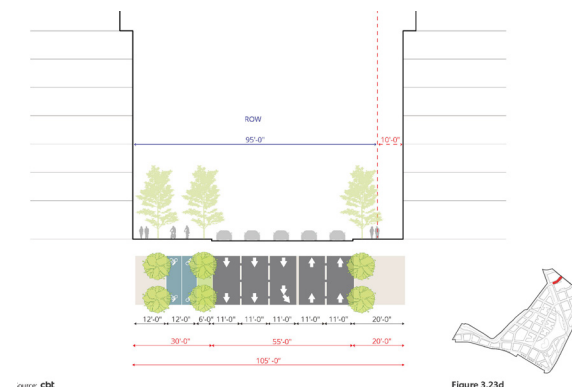


Figure 3.28d

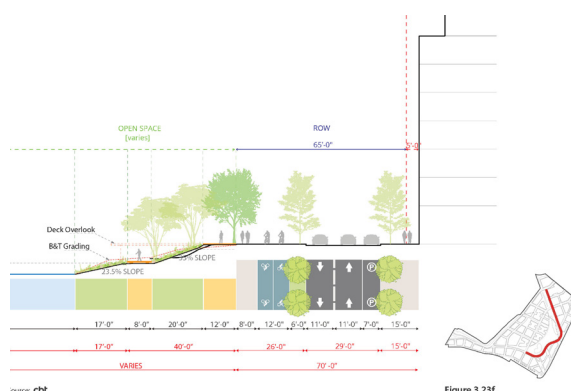


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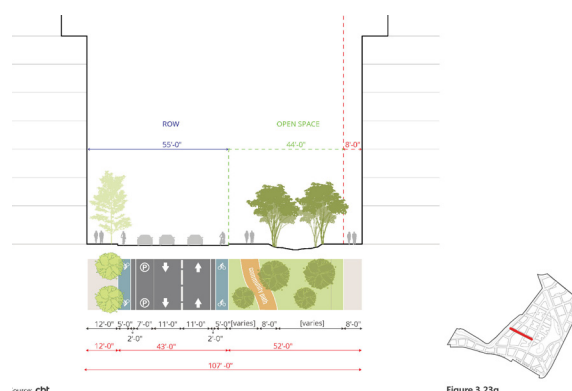


Figure 3.28a

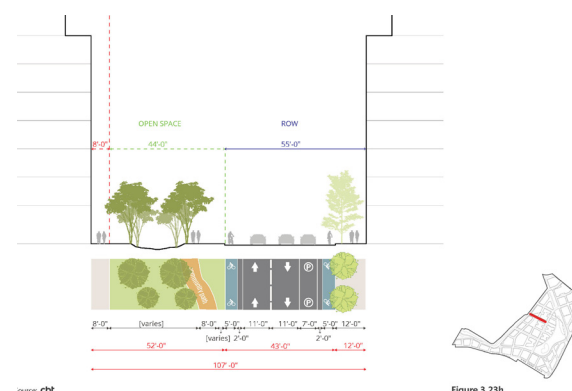


Figure 3.28b

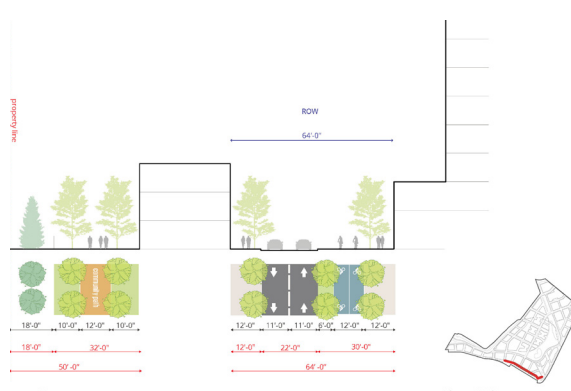


Figure 3.28i

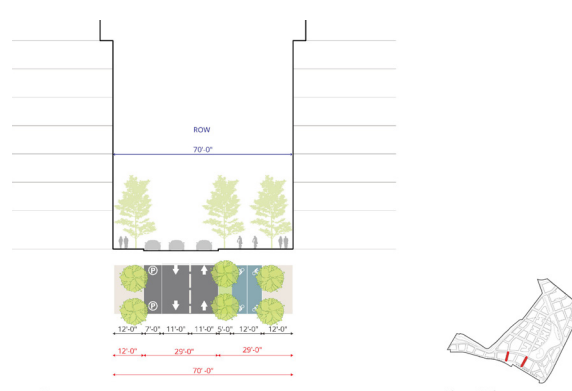


Figure 3.28k

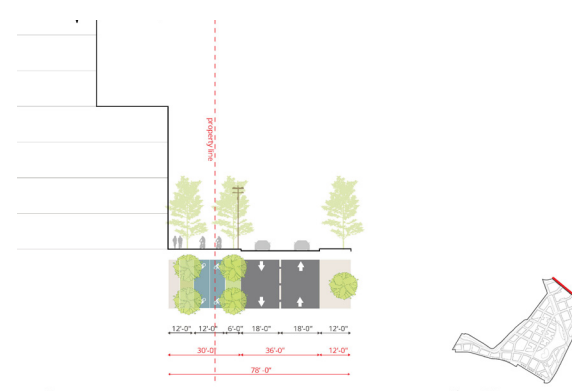


Figure 3.28m

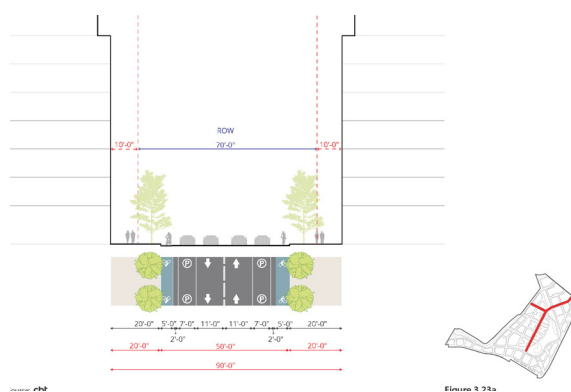


Figure 3.28n



Figure 3.28o

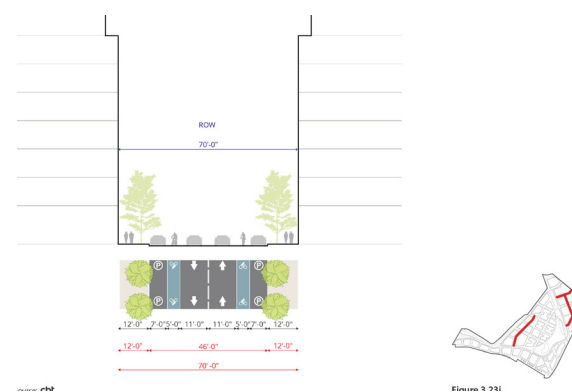


Figure 3.28l

PUBLIC REALM

Connections to Existing Assets

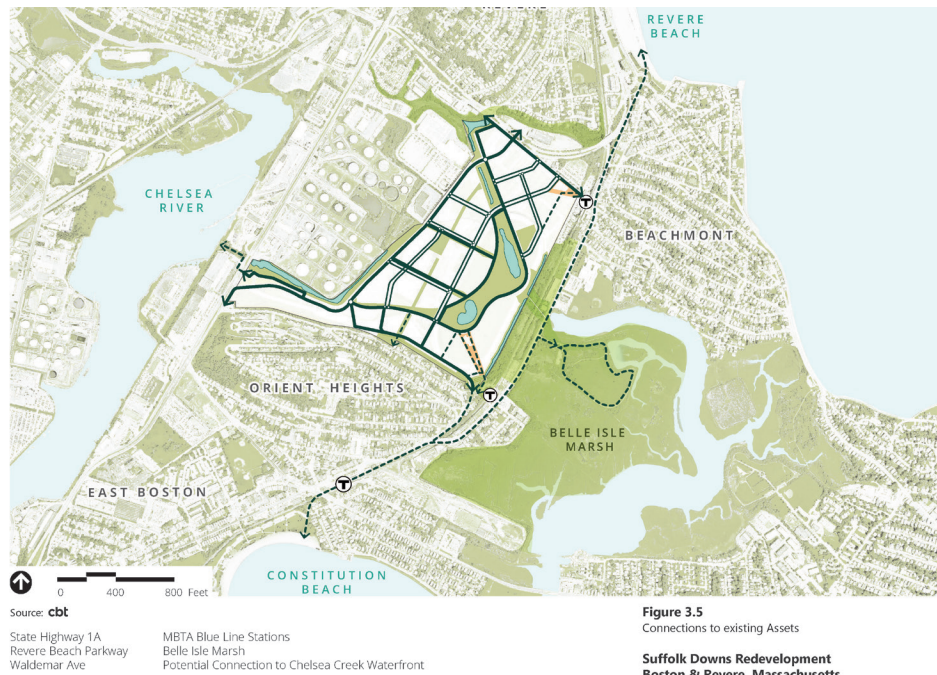
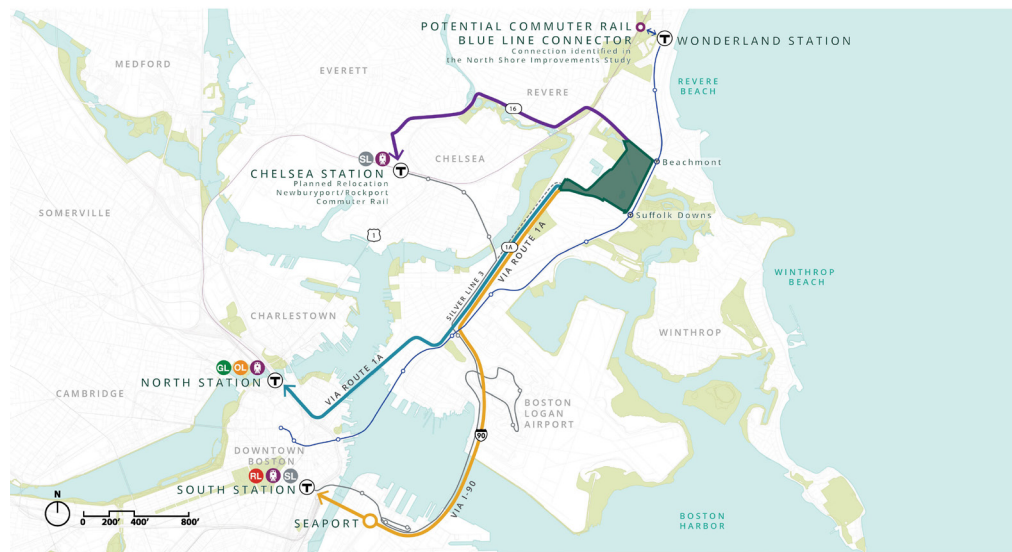


Figure 3.5
Connections to existing Assets

**Suffolk Downs Redevelopment
Boston & Revere, Massachusetts**

Circulation: Shuttle Connections



Site Context



Existing Site Inaccessibility



Proposed Connections to the Neighborhood



CITY OF BOSTON
 — Existing Bike Route
 - - - - - Proposed Bike Route

EAST BOSTON GREENWAY
 (Part of Emerald Network)
 — Existing Greenway
 - - - - - Proposed Greenway
 - - - - - Proposed Neighborhood Connectivity

An aerial photograph of a coastal city. The city is densely packed with residential buildings and streets. A large body of water, likely a bay or harbor, is visible on the right side. In the center-left, there is a large industrial area with numerous white and blue storage tanks. Adjacent to the industrial area is a green, oval-shaped racetrack. The city is bordered by a sandy beach and the ocean on the right. The text "NEIGHBORHOOD /PHASE LEVEL" is overlaid in white on the right side of the image.

NEIGHBORHOOD /PHASE LEVEL

PHASE 1

Belle Isle Square



B16:	205,331 sf
B17:	80,746 sf
B18:	245,995 sf
B19:	54,586 sf
B20:	165,338 sf
B21:	7,183 sf
B22:	13,242 sf
B23:	274,473 sf
B24:	262,205 sf
TH02:	12,504 sf
TH03:	16,672 sf

Phase 1B Residential	744,894 sf
Phase 1B Non-Residential	593,381 sf

TOTAL PHASE 1B
1,338,274 sf

Phase 1B
Suffolk Downs Redevelopment

Belle Isle Square Scale Comparisons



Belle Isle Square Scale Comparisons



Belle Isle Square Scale Comparisons



Belle Isle Square Plan and Precedents



Belle Isle Square Section at Pedestrian Plaza



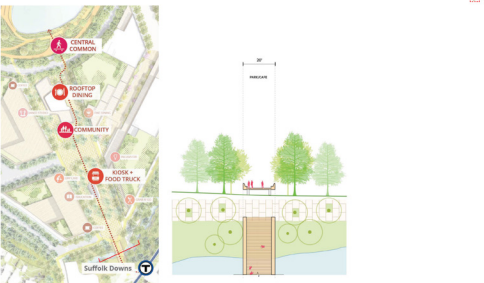
Belle Isle Square Section at Retail Pavillion



Belle Isle Square Section near Central Common Open Space



Belle Isle Square Section at New Pedestrian Bridge



PHASE 1

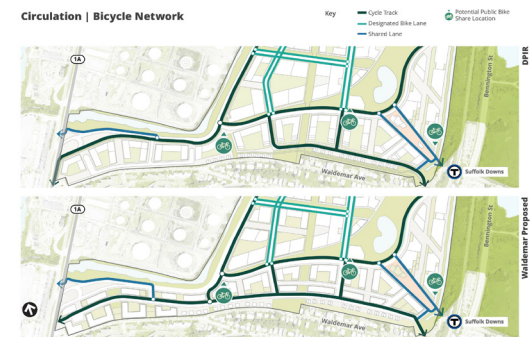
Belle Isle Square



PHASE 1

Orient Heights Residential

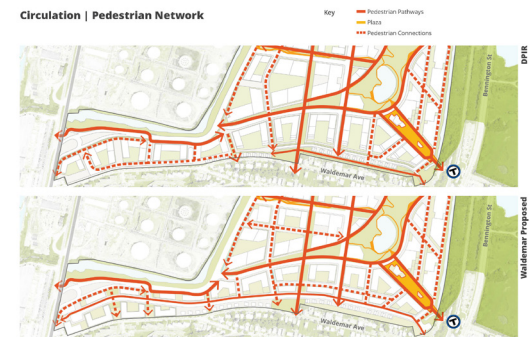
Circulation | Bicycle Network



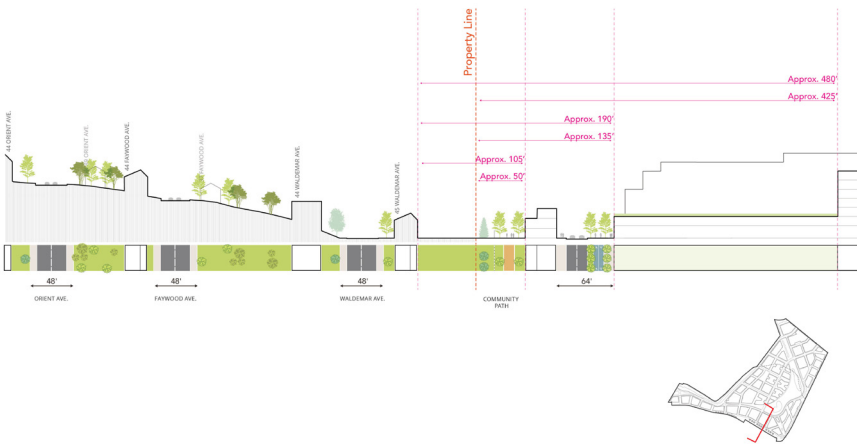
Circulation | Hierarchy of Streets



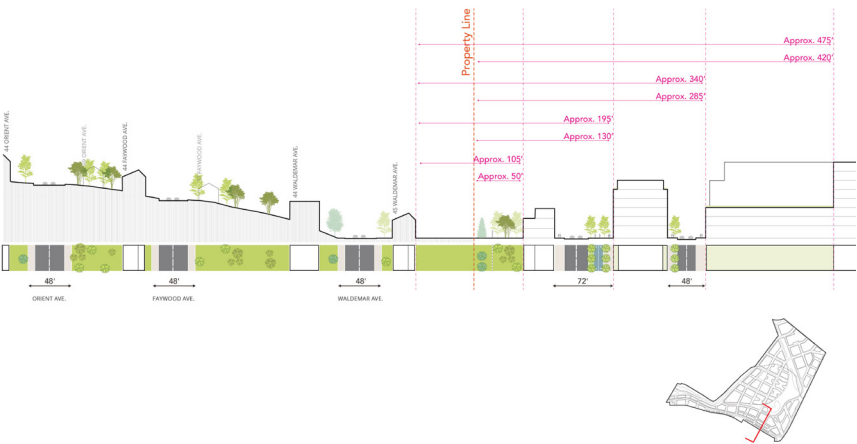
Circulation | Pedestrian Network



Community Adjacencies
DPIR



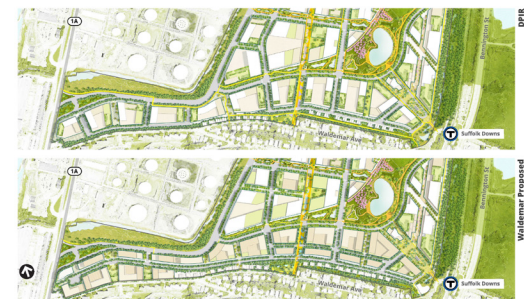
Community Adjacencies
Waldemar Proposed



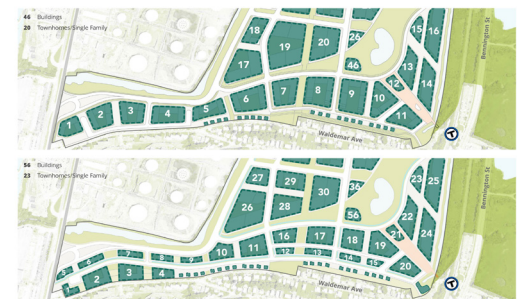
PHASE 2,4, 5

Orient Heights Transition

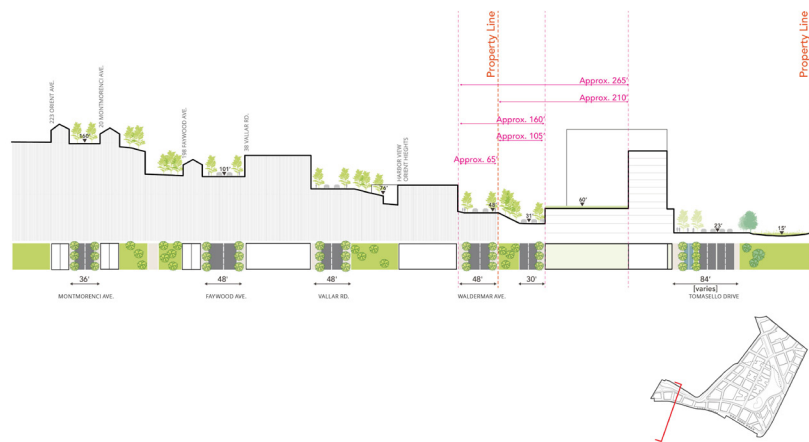
Rendered Plan



Adaptability & Block Morphology



Faywood Ave & Vallar Rd
DPIR



Faywood Ave & Vallar Rd
Waldemar Proposed



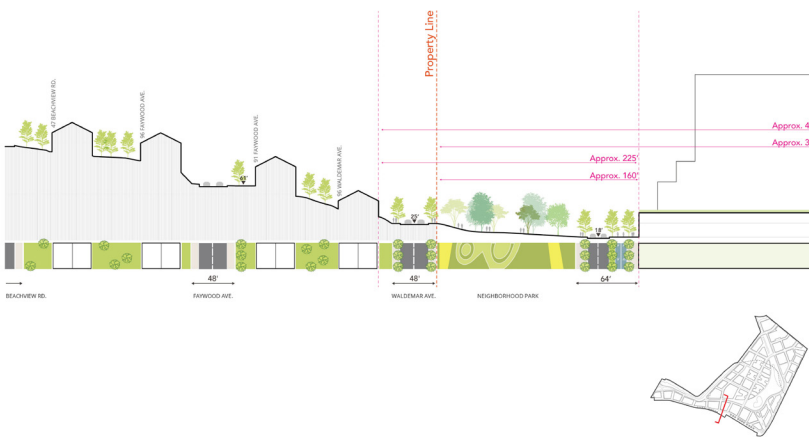
Faywood Ave & Crestway Rd
DPIR



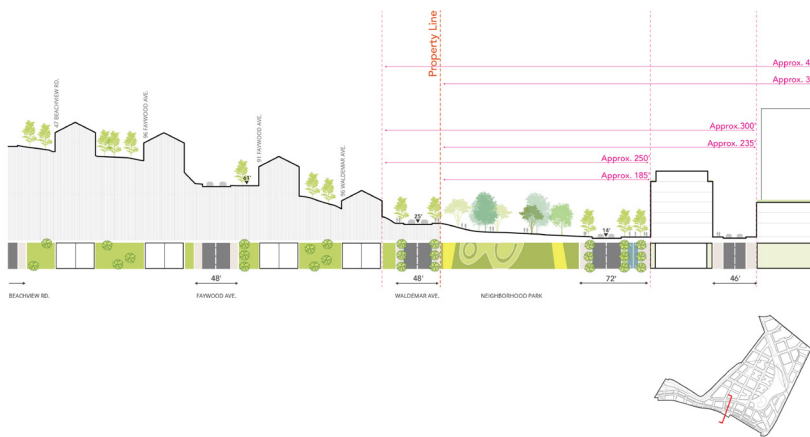
Faywood Ave & Crestway Rd
Waldemar Proposed



Park
DPIR



Park
Waldemar Proposed

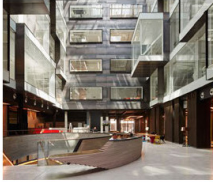
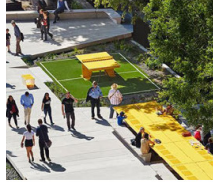
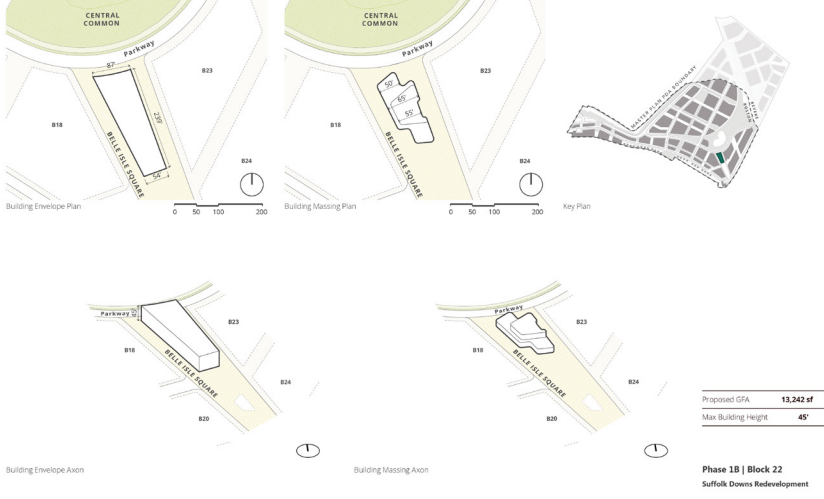
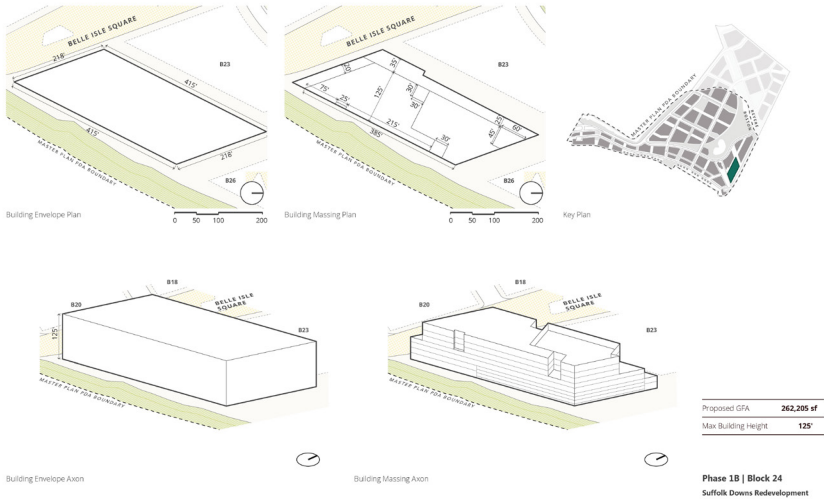
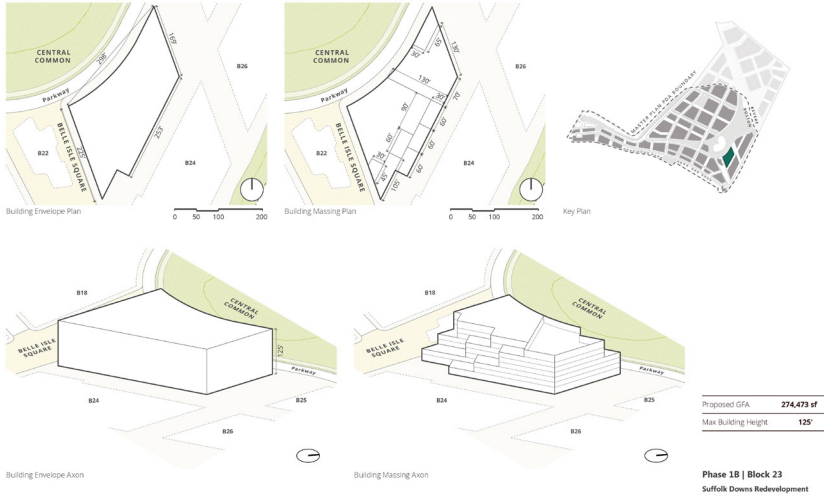


BUILDING LEVEL



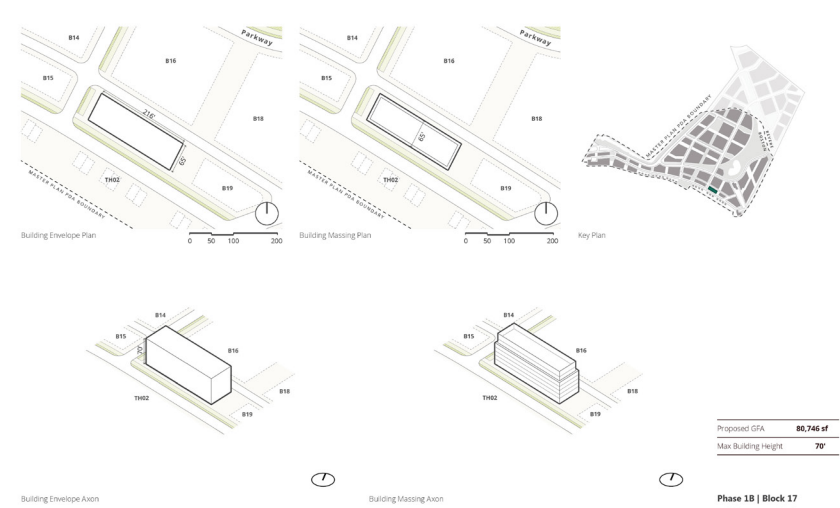
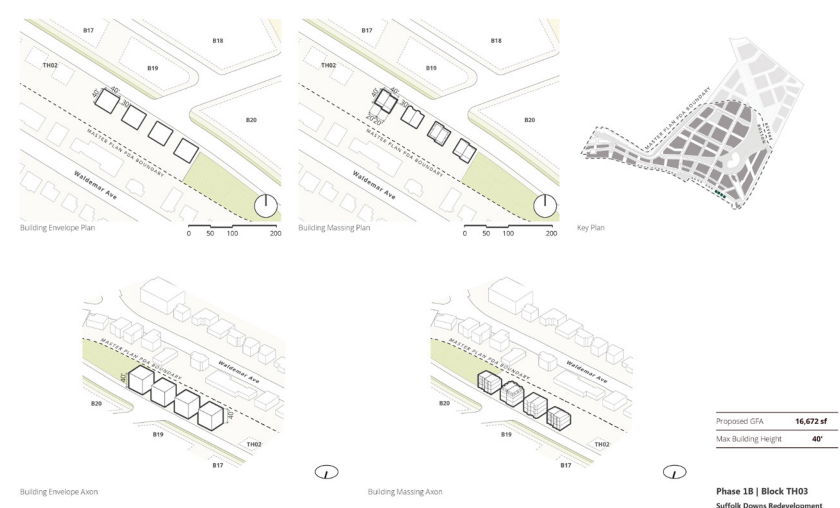
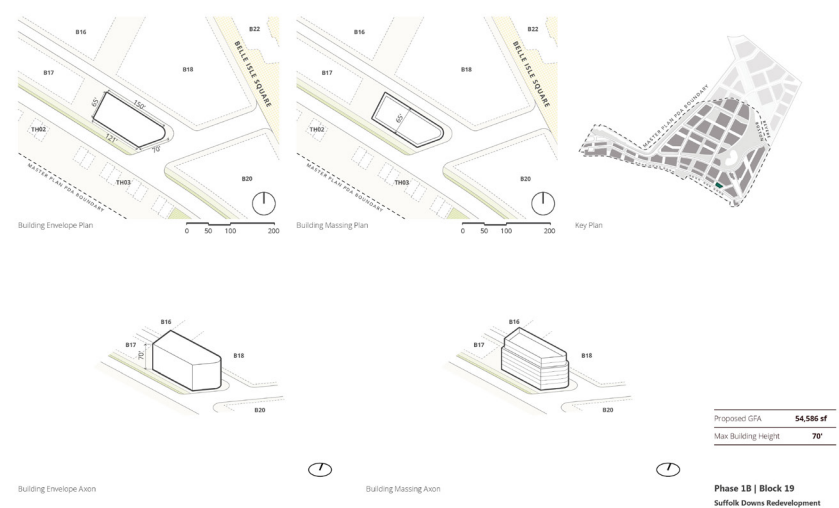
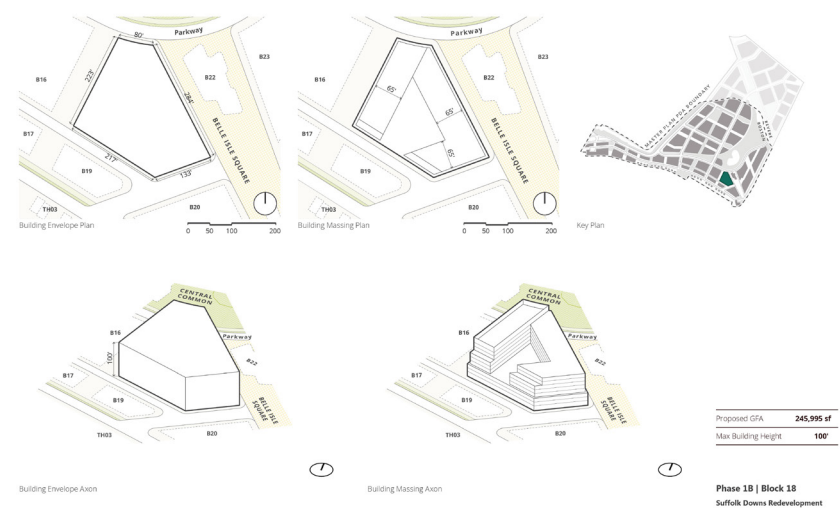
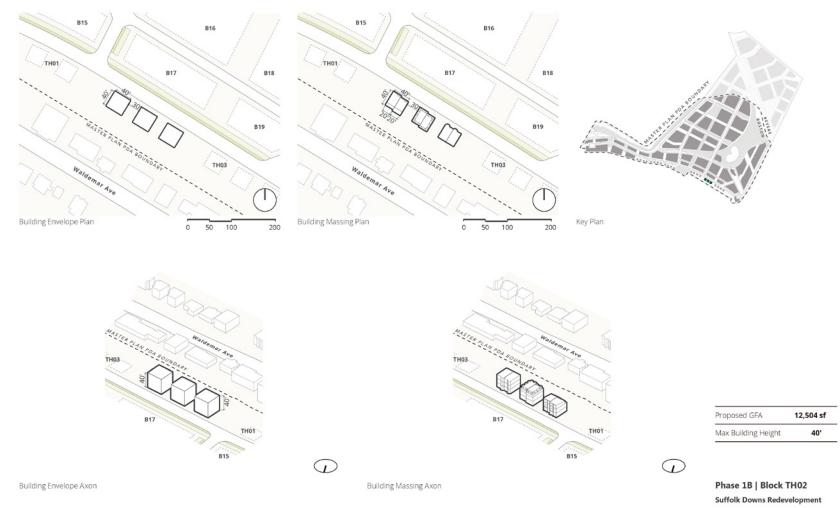
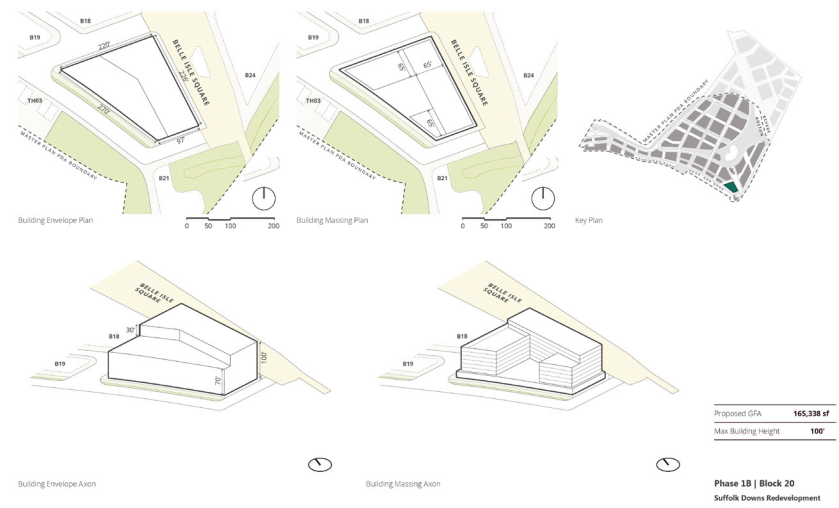
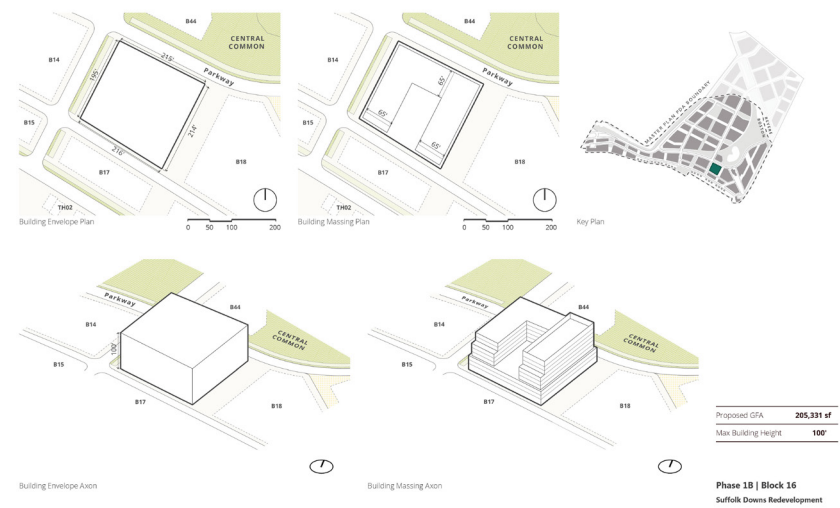
PHASE 1

Commercial Buildings



PHASE 1

Residential Buildings



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THE
H Y M
INVESTMENT GROUP, LLC

THANK YOU

