



Suffolk Downs Redevelopment
Boston City Design Commission Subcommittee

March 26, 2019

Comments from Last Meeting

CULTURAL PROGRAMMING

- Open Space Programming
- Civic Culture

URBAN DESIGN

- Block Dimensions
- Land-use buildup + parking strategy
- Height Strategies (FAA + Zoning Envelope)

OPEN SPACE AND RESILIENCY STRATEGIES

- Belle Isle Square Design
- Green Finger
- Pedestrian Connections

Rendered Site Plan



Block Size Comparisons



Hierarchy of Streets



CHELSEA RIVER

1A

REVERE

Tomasello Drive

Beachmont

Washburn Ave

BEACHMONT



0 200' 400' 800'

EAST BOSTON

Waldemar Ave

Suffolk Downs

BELLE ISLE MARSH

BELLE ISLE INLET

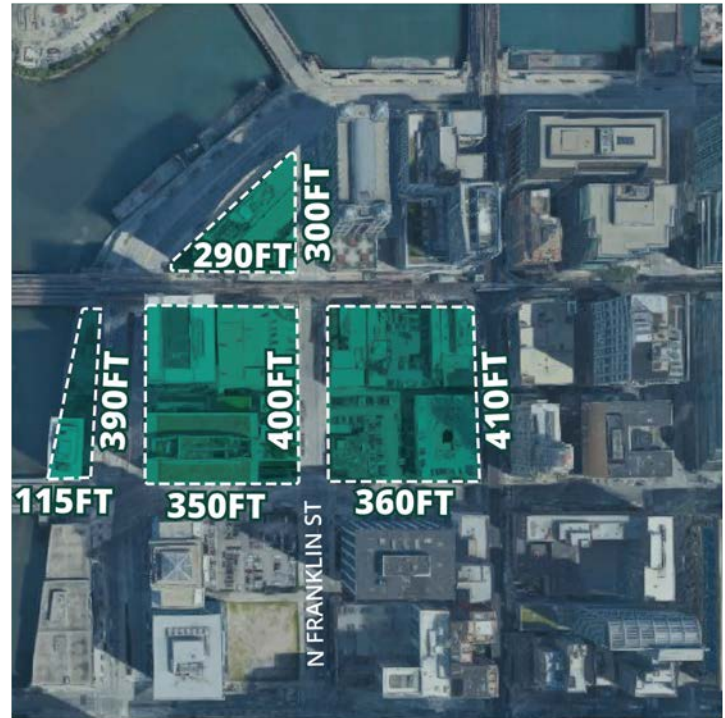
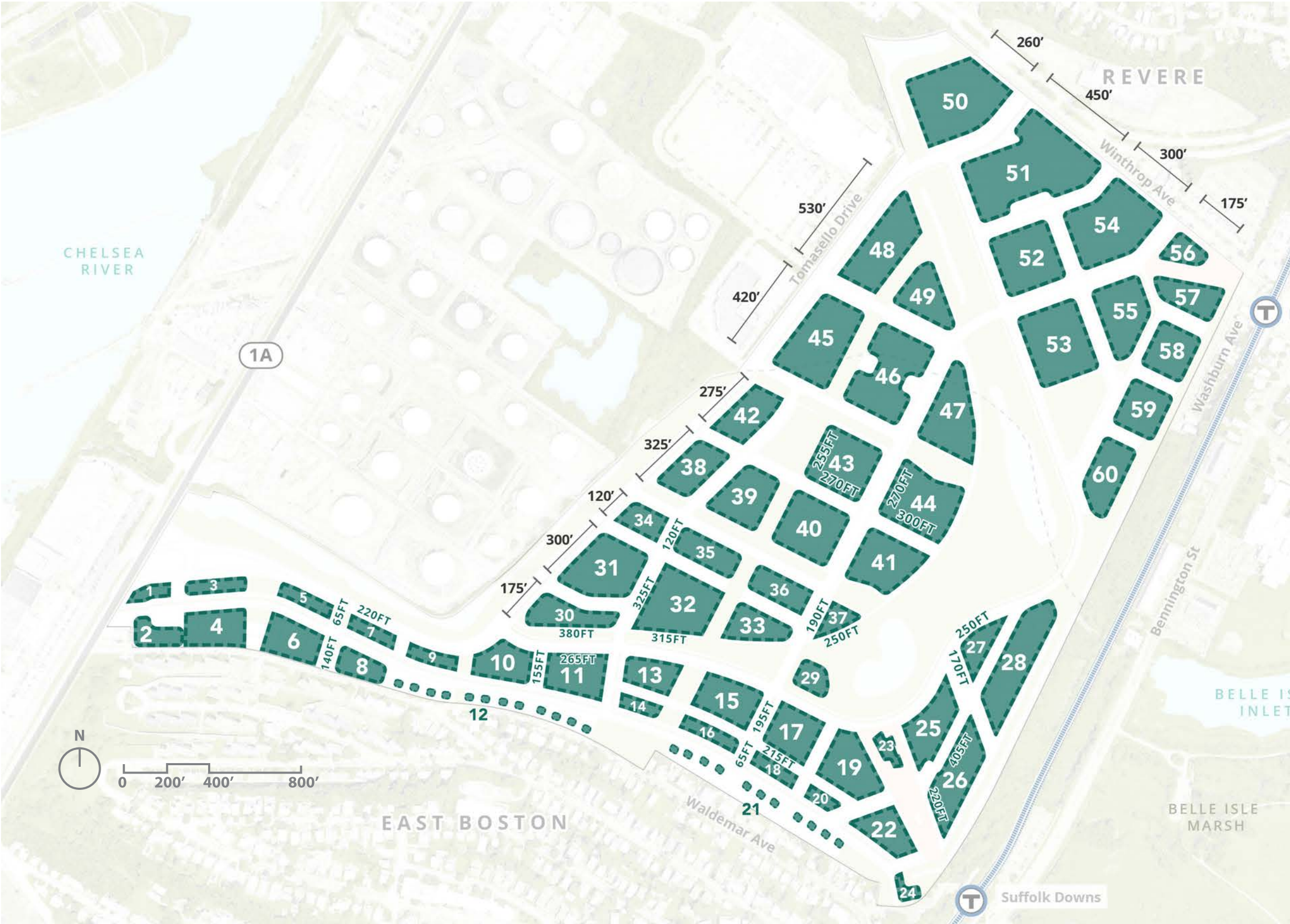
Key

- Vehicular Thoroughfare
- Primary Street
- Secondary Street
- Shared Street (Service)
- Pedestrian Only Walkways

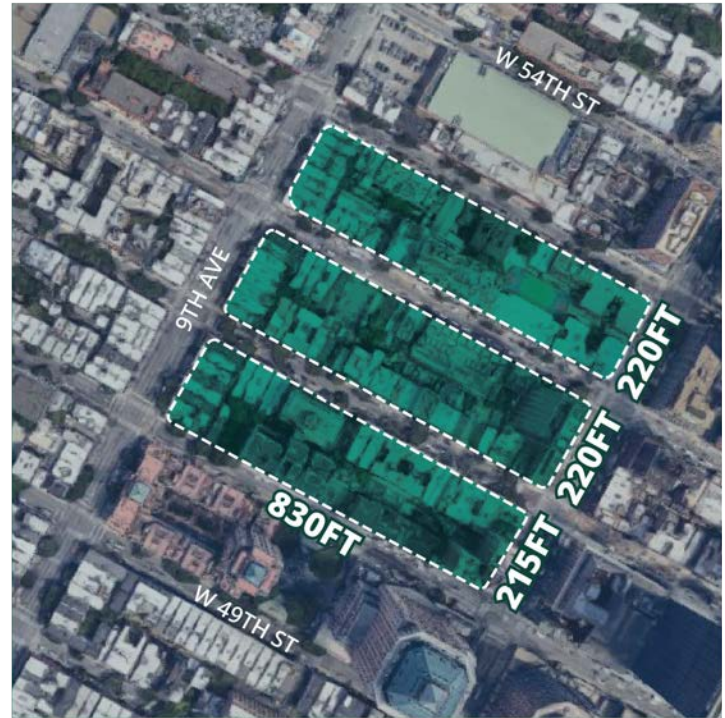
Adaptability and Block Morphology



Adaptability and Block Morphology

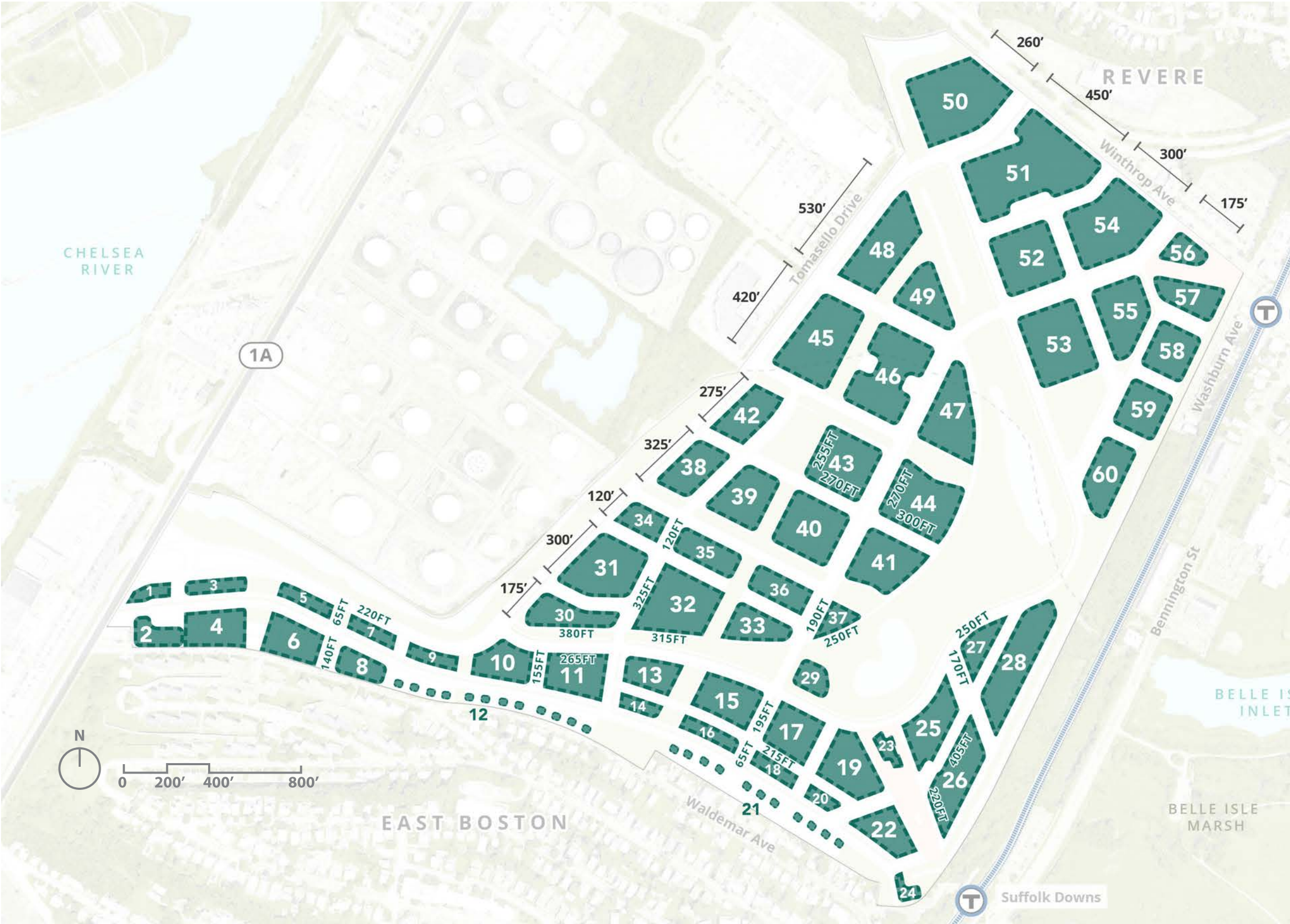


CHICAGO, ILLINOIS



MANHATTAN, NEW YORK

Adaptability and Block Morphology



SEAPORT, BOSTON



BACKBAY, BOSTON

Program: Basement

CHELSEA
CREEK

1A

REVERE

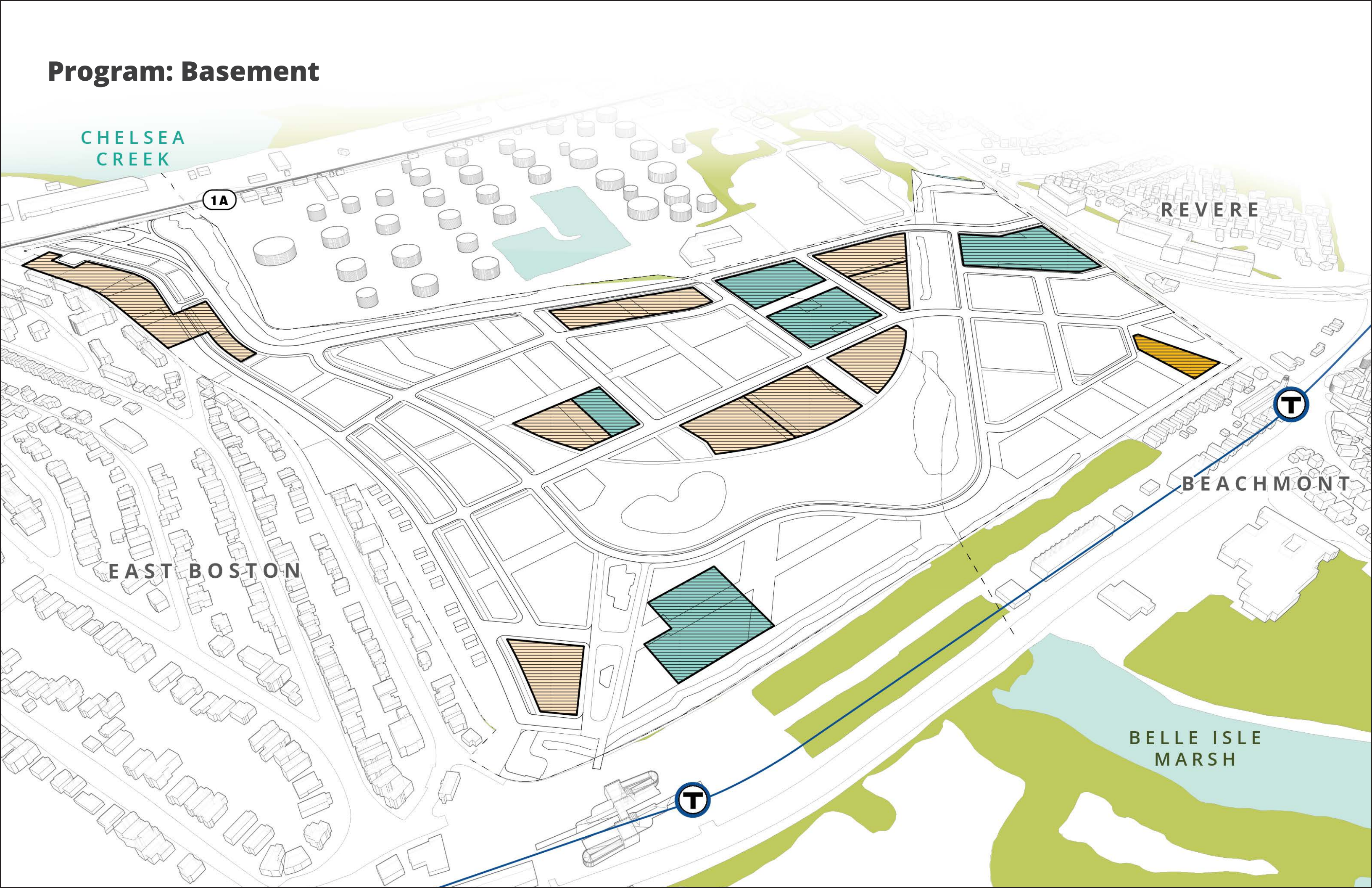
T

BEACHMONT

EAST BOSTON

T

BELLE ISLE
MARSH



Program: Ground Floor

CHELSEA
CREEK

1A

REVERE

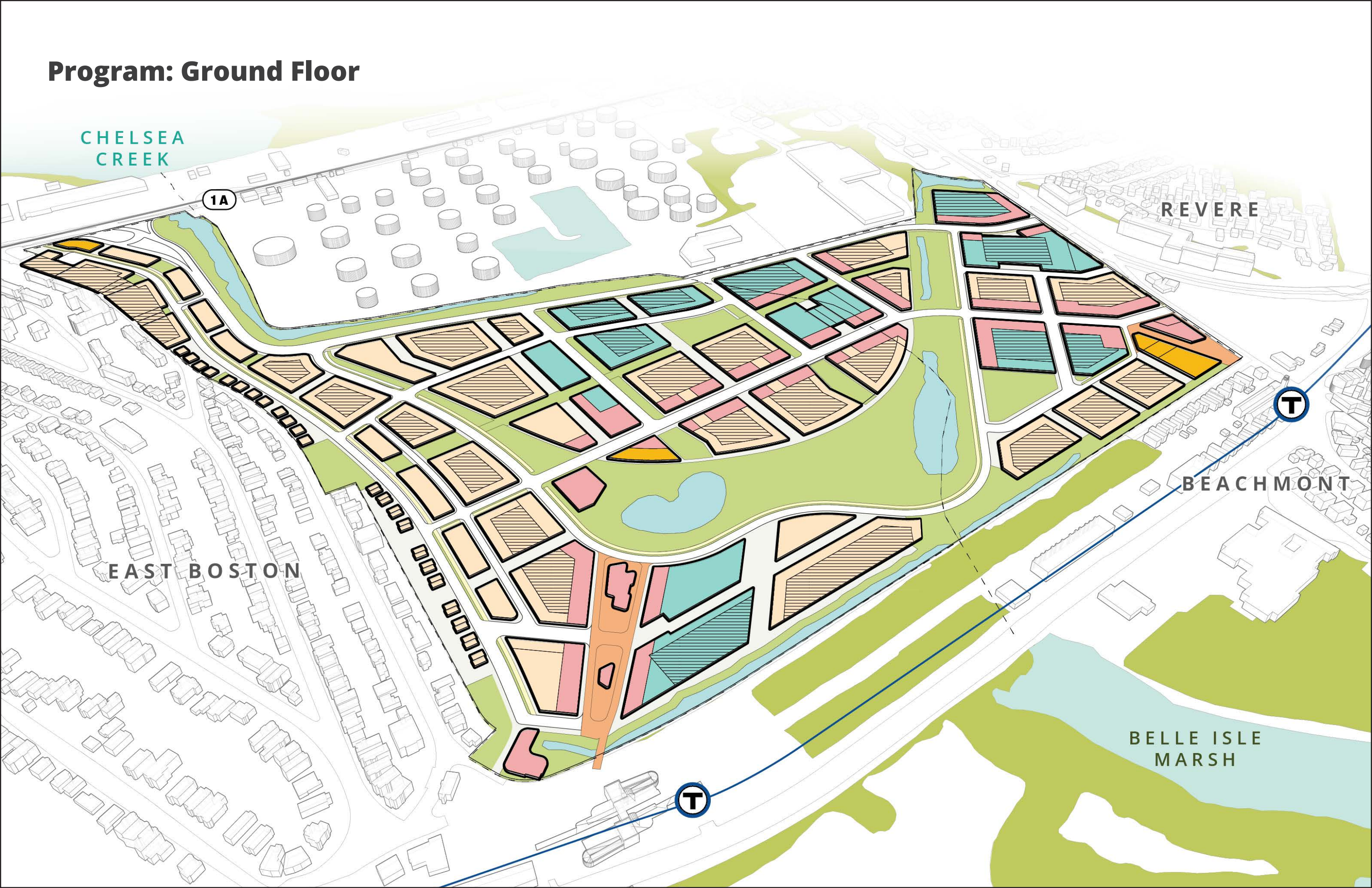
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BEACHMONT

EAST BOSTON

BELLE ISLE
MARSH

T



Program: Second Floor



CHELSEA
CREEK

1A

REVERE

EAST BOSTON

BEACHMONT

BELLE ISLE
MARSH

Program: Podium

CHELSEA
CREEK

1A

REVERE

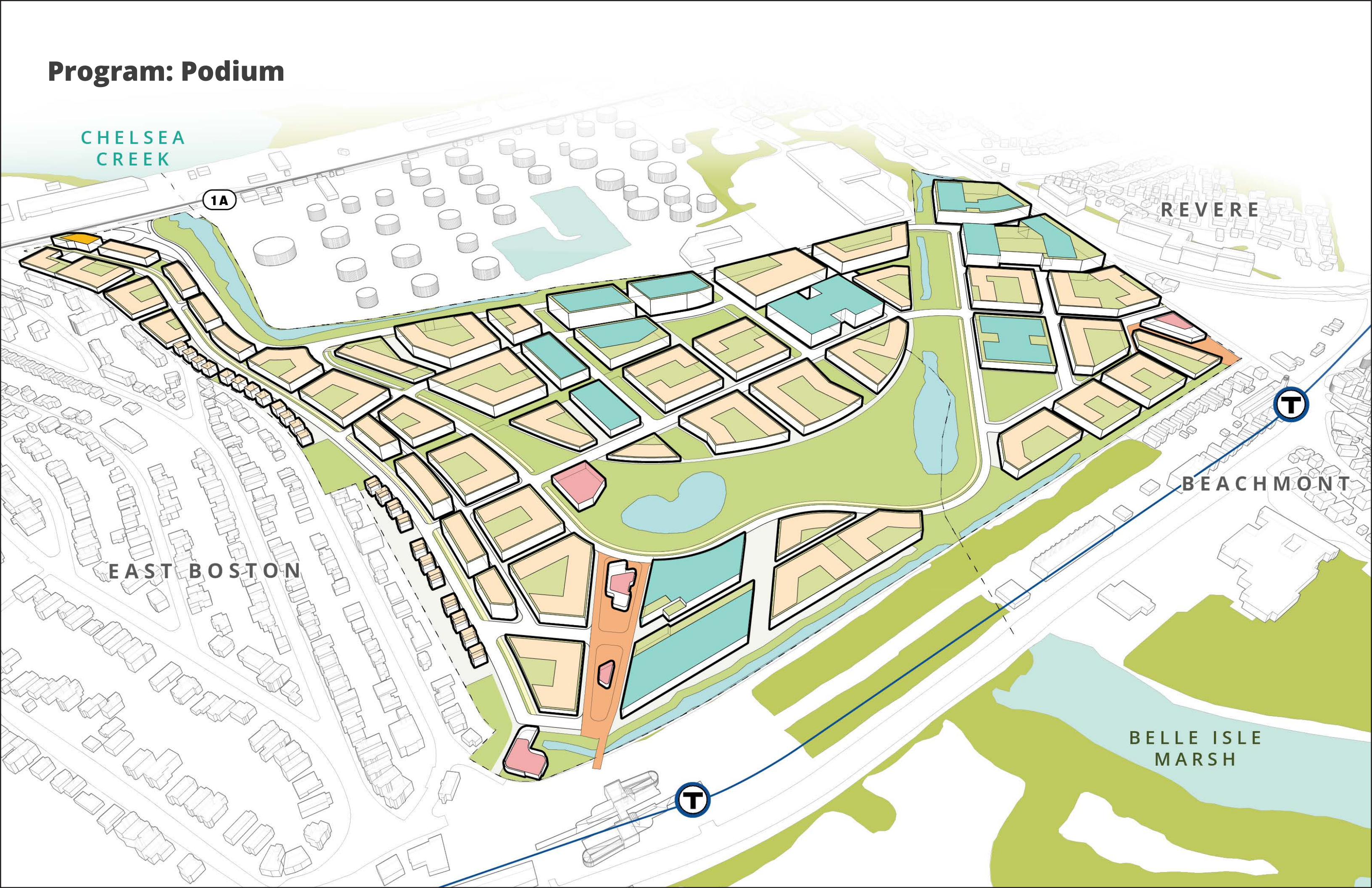
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BEACHMONT

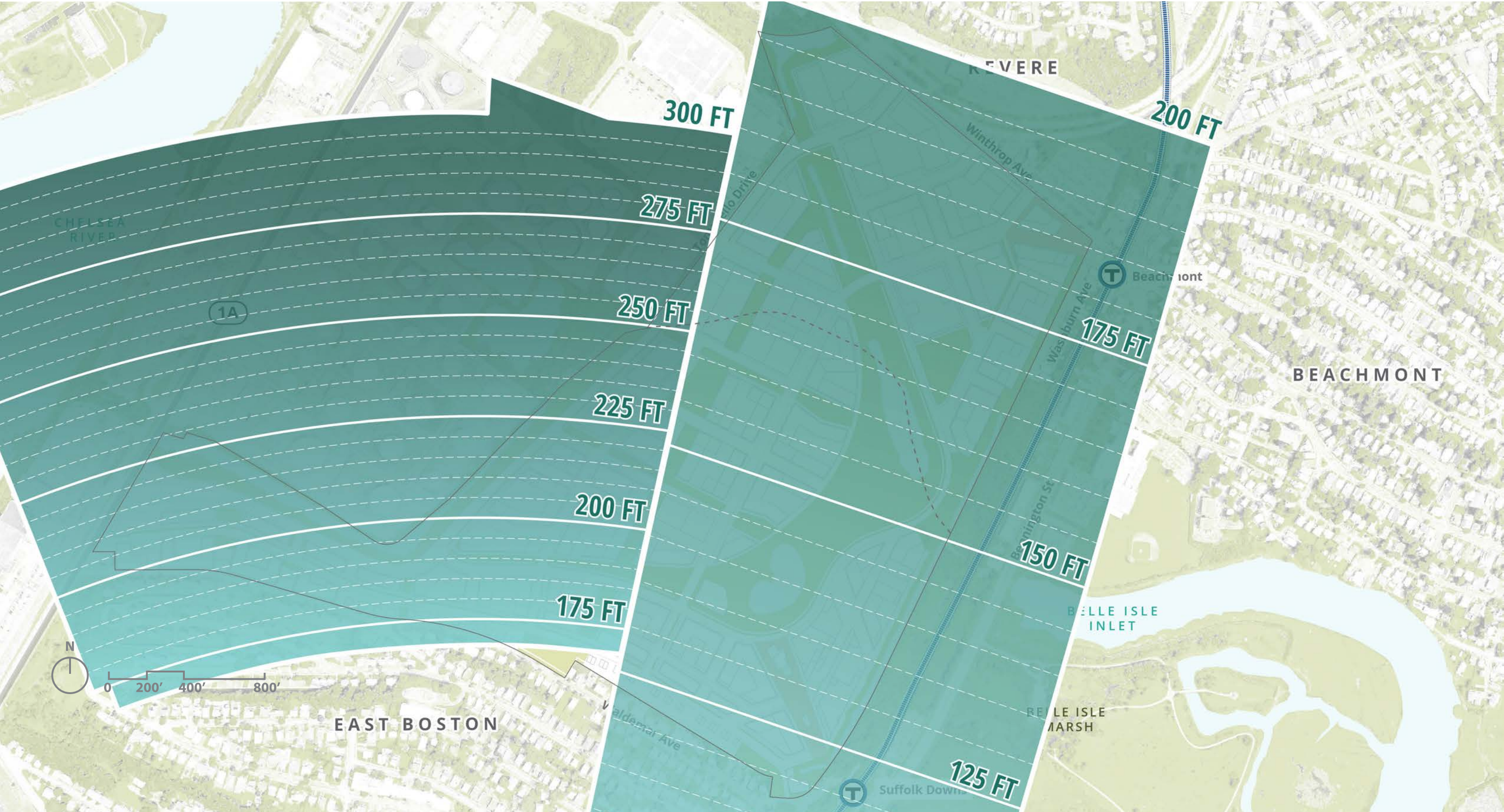
EAST BOSTON

BELLE ISLE
MARSH

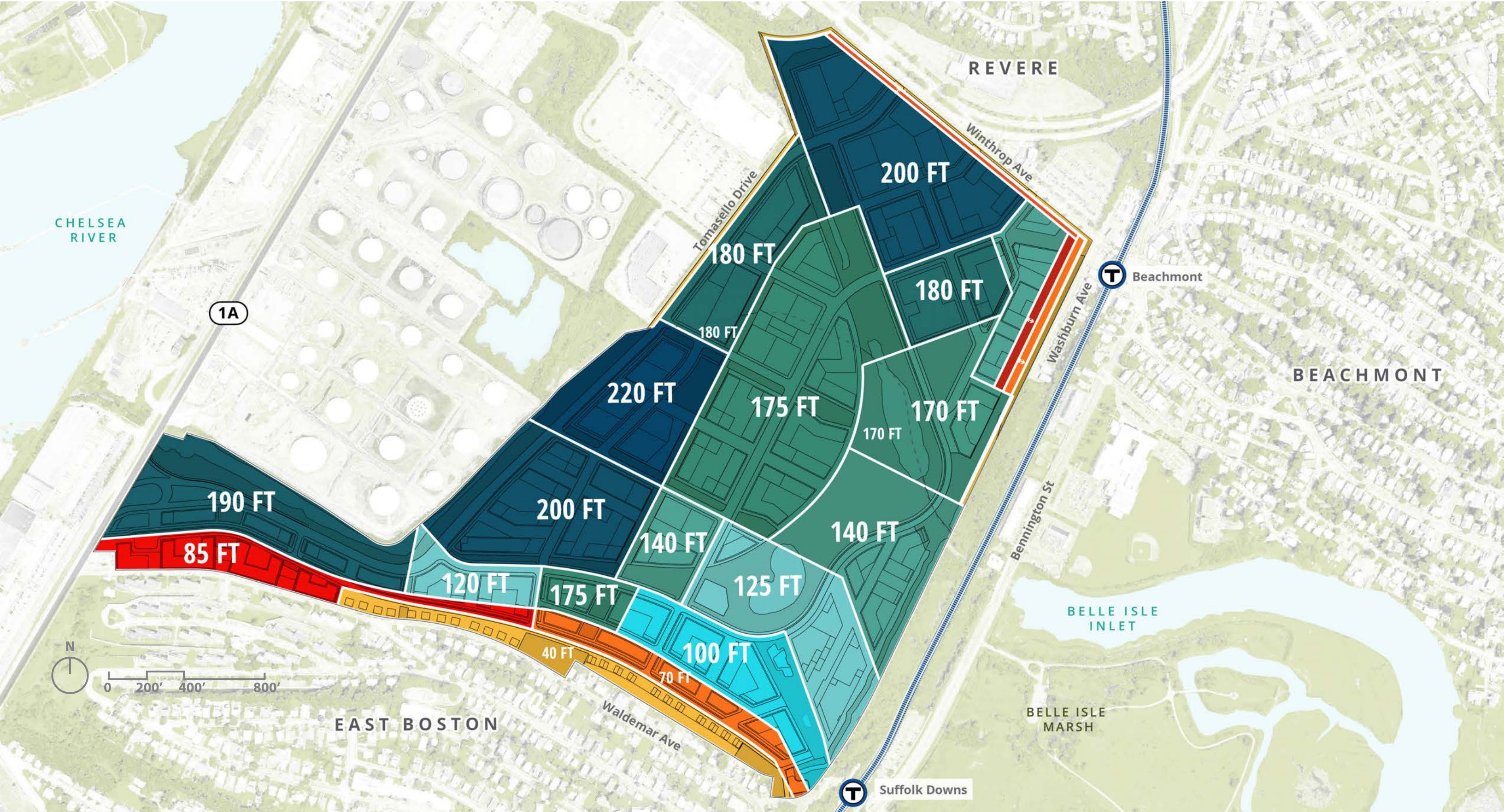
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FAA Height Map



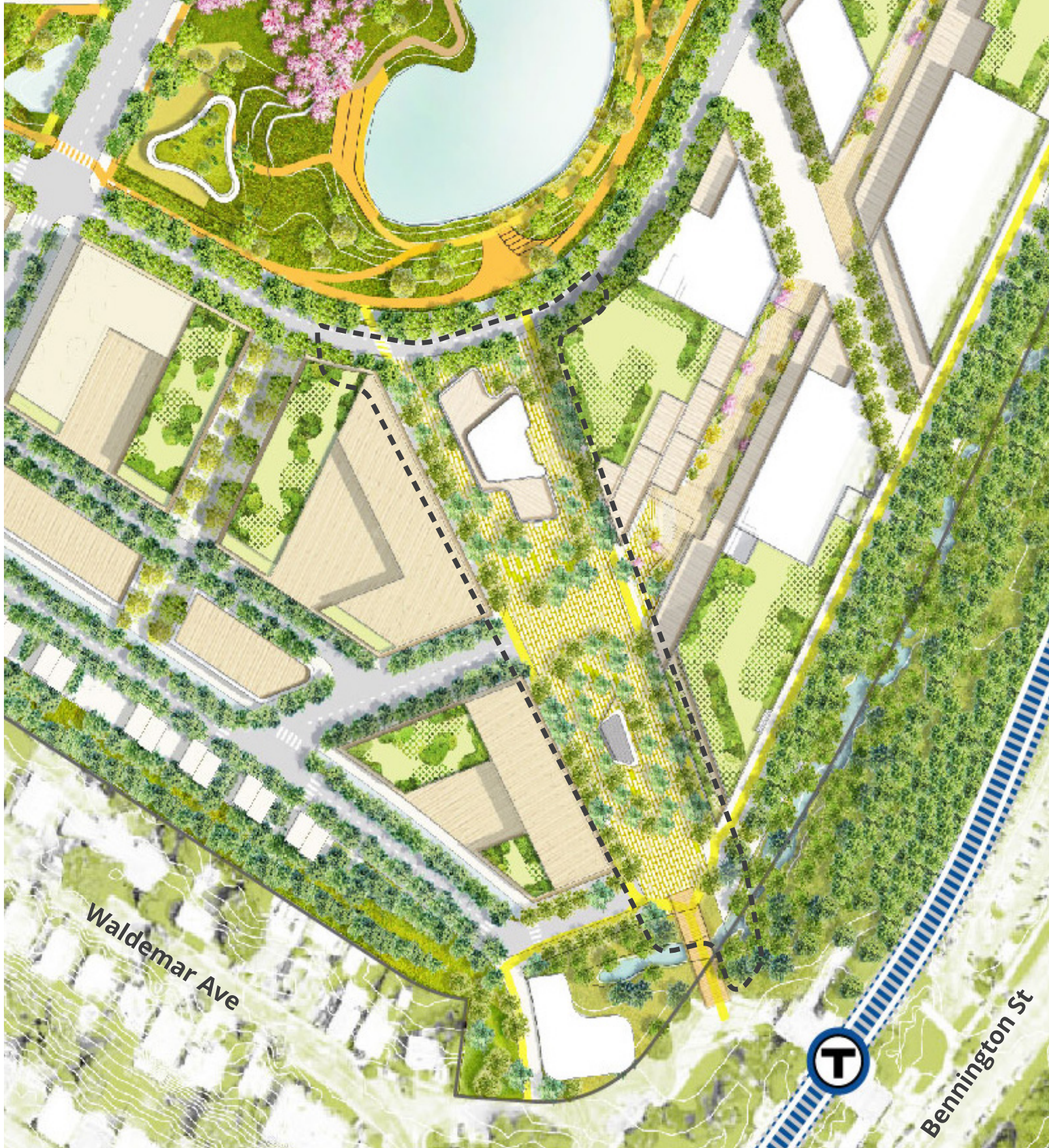
Zoning Height Map



An aerial photograph of the Belle Isle Square area in Detroit, Michigan. The image shows a dense urban grid, a large industrial facility with numerous white storage tanks, a racetrack, and a large body of water. A dark blue, semi-transparent overlay covers the right side of the image, containing the title text in white. The text is arranged in four lines, centered vertically within the blue area.

Belle Isle Square Programming & Details

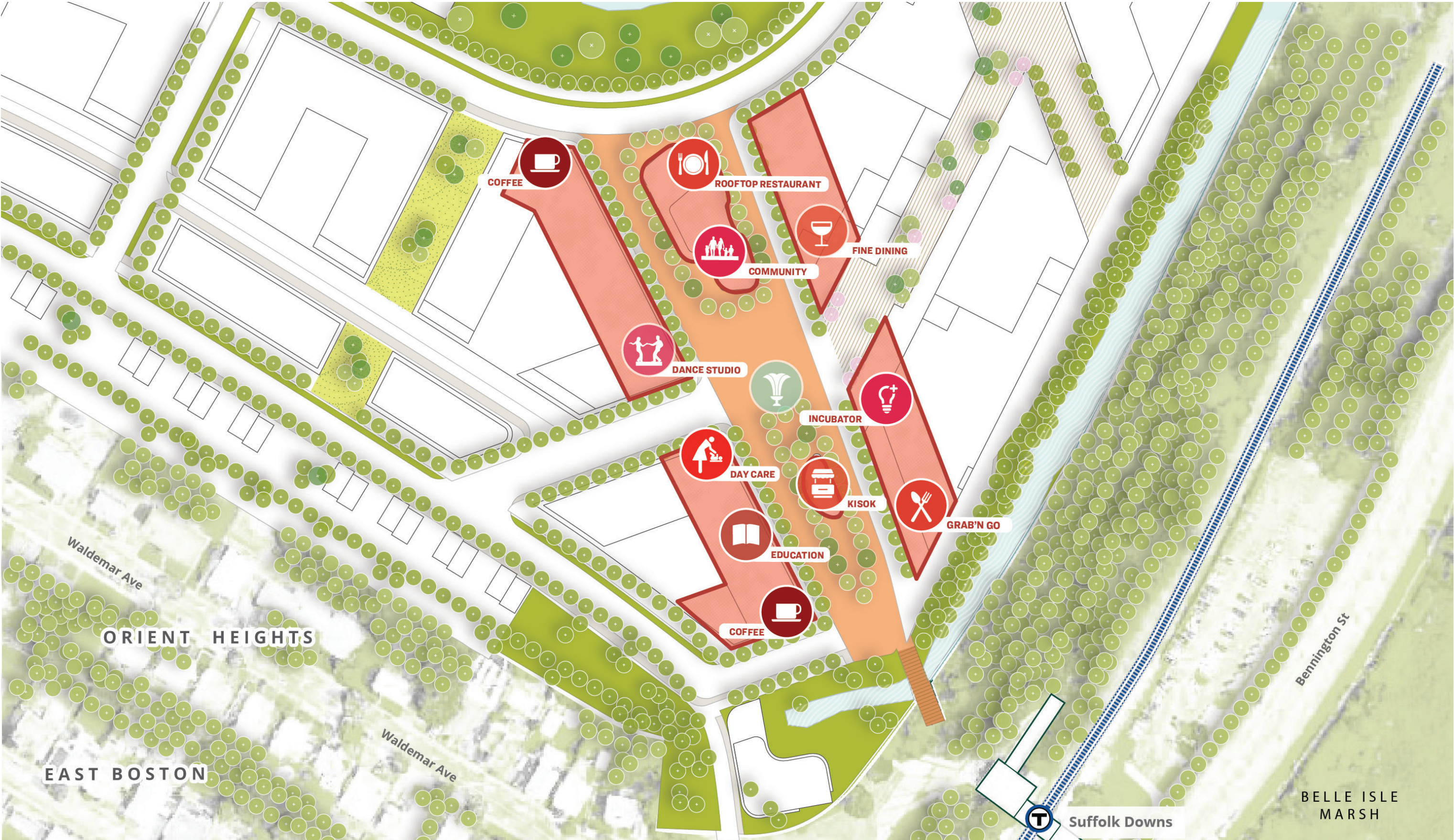
Master Plan Design Changes from EENF/EPNF Belle Isle Square



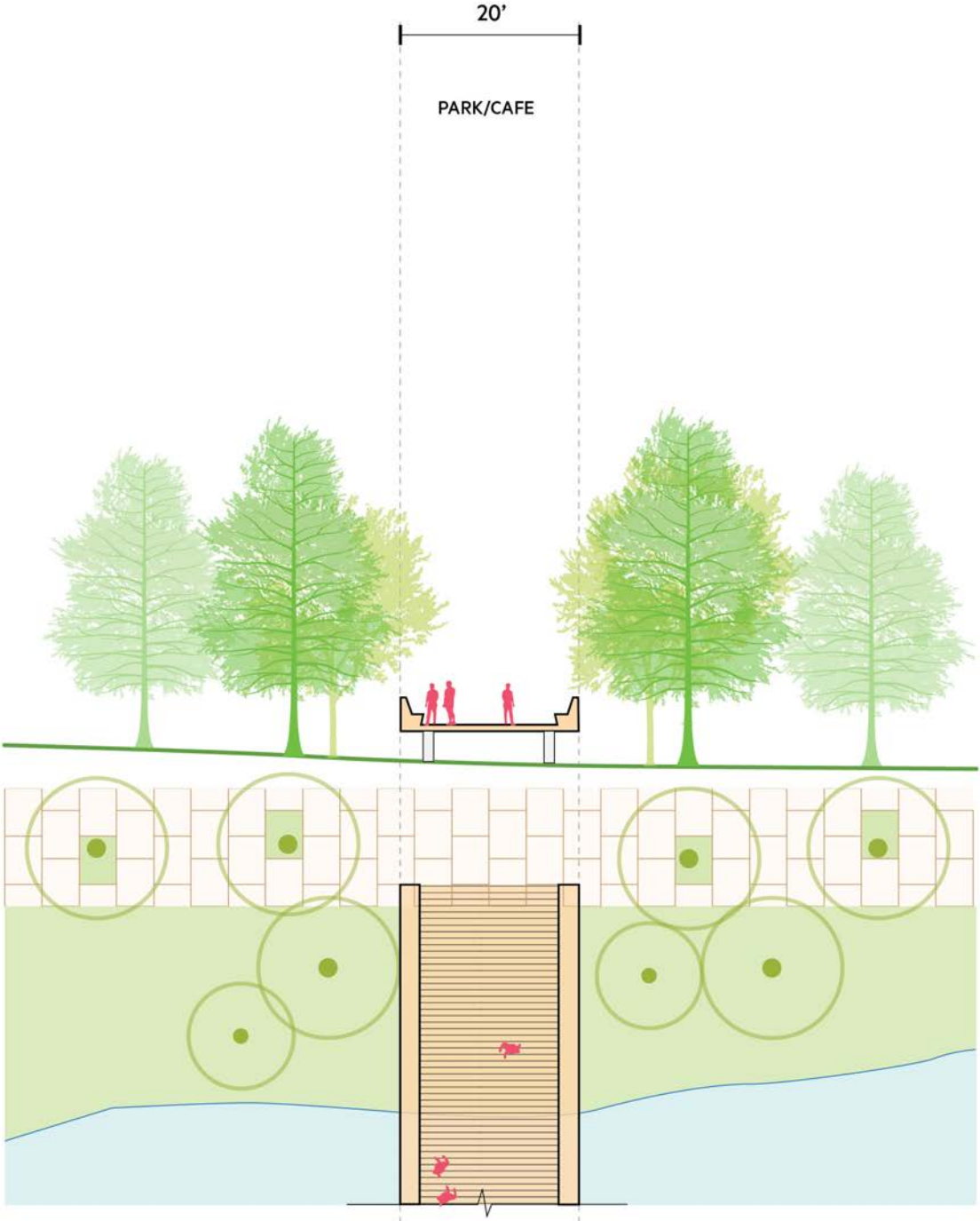
Belle Isle Square Circulation Plan



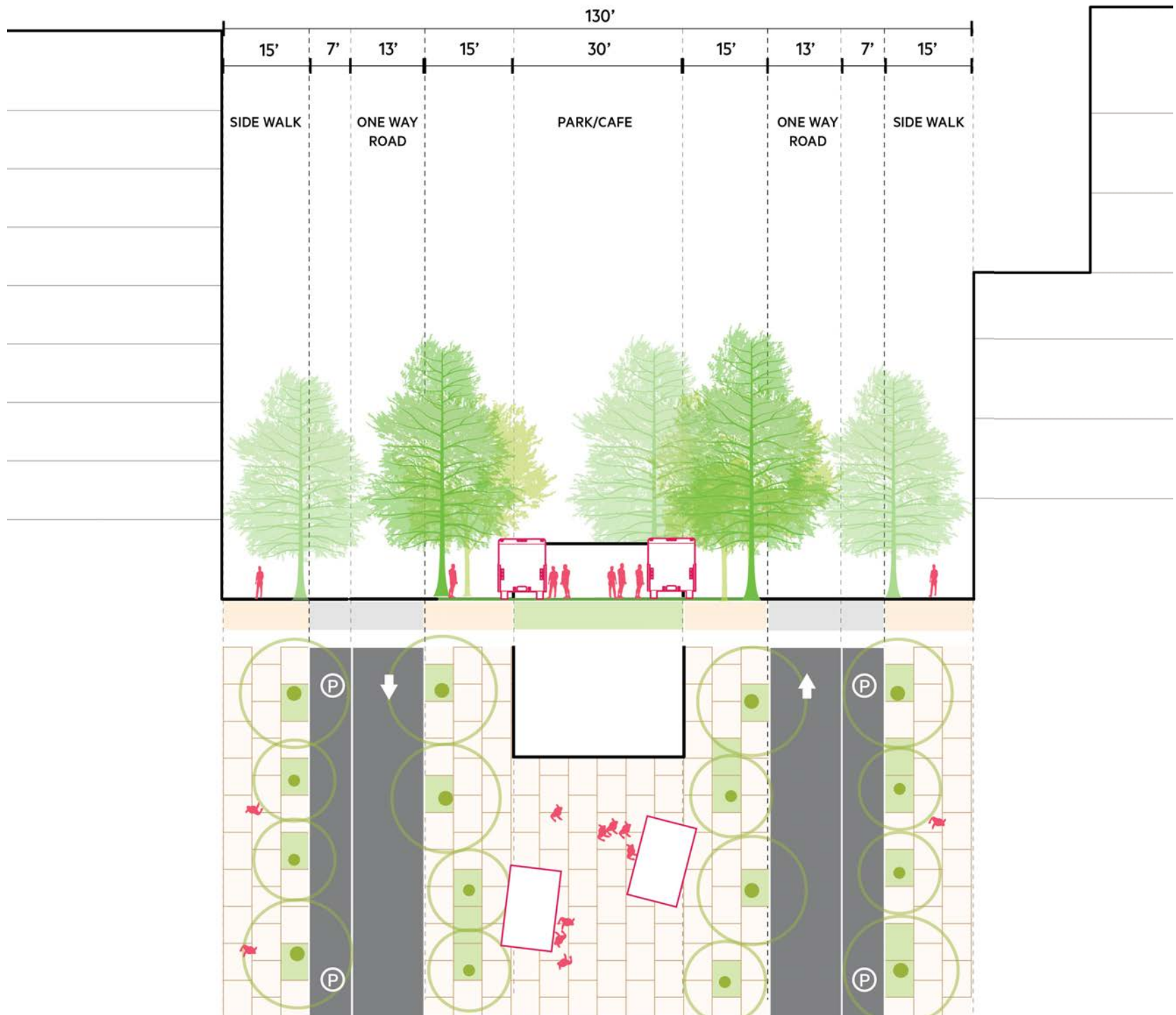
Belle Isle Square Retail Plan



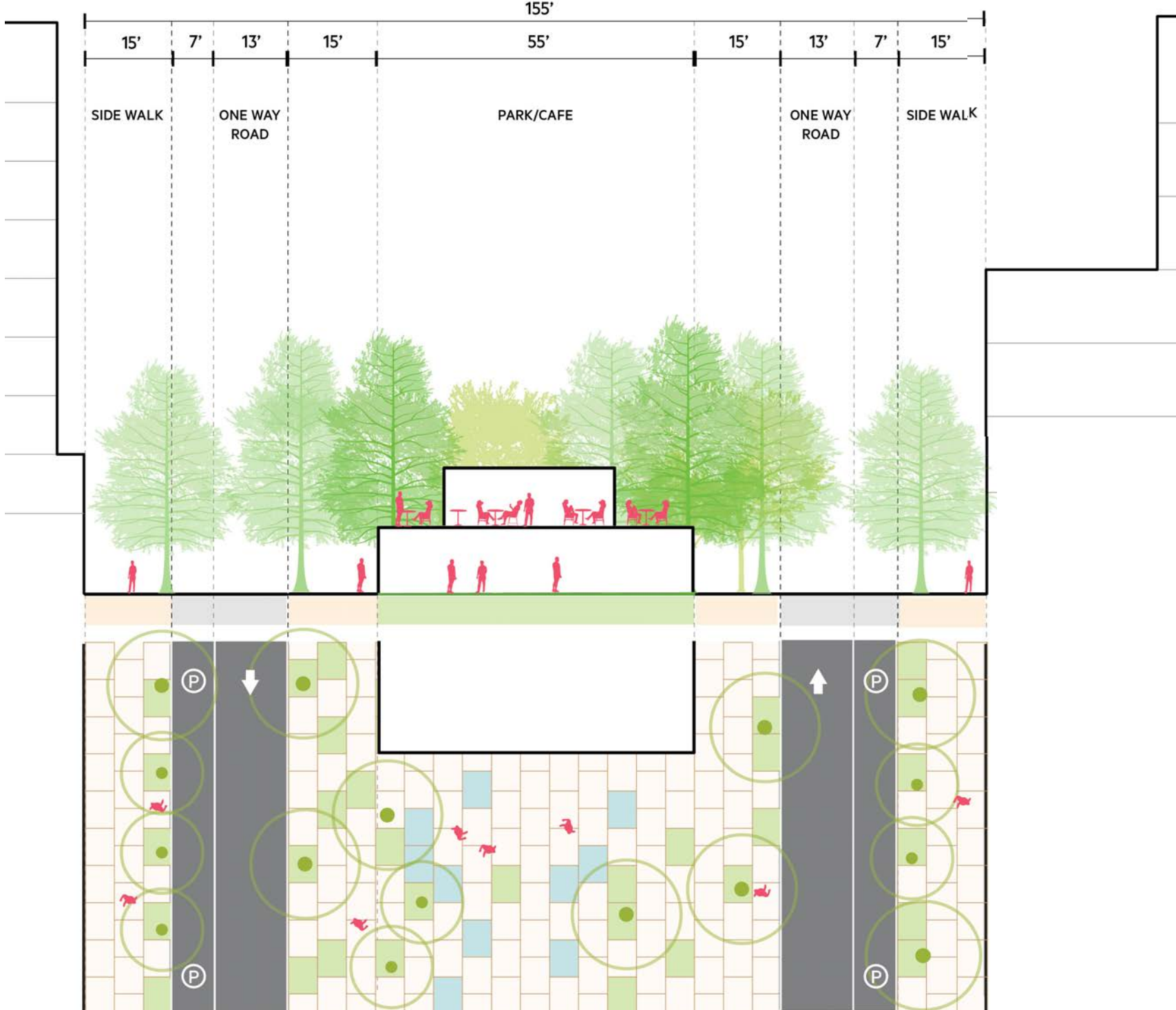
Belle Isle Square Section at New Pedestrian Bridge



Belle Isle Square Section at Pedestrian Plaza



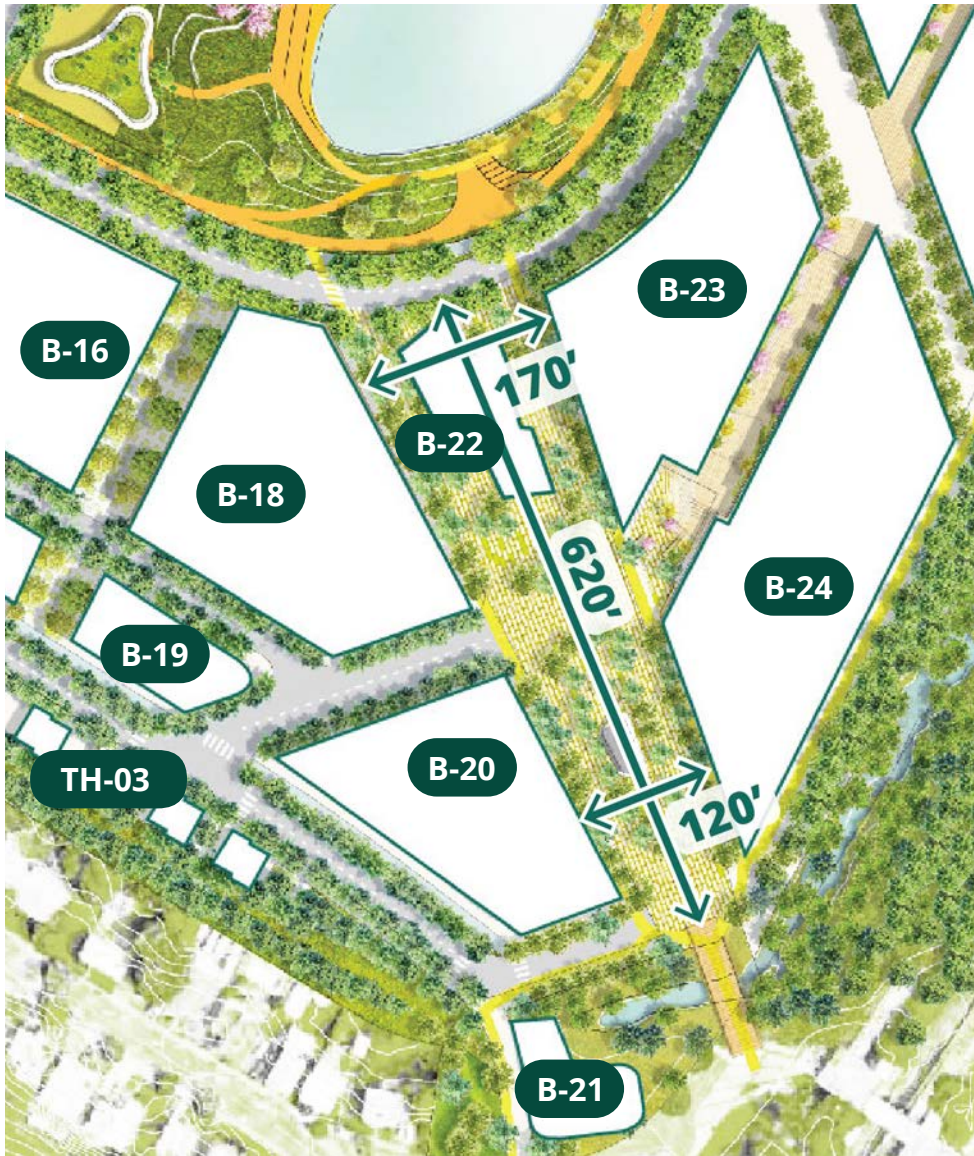
Belle Isle Square Section at Retail Pavillion



Belle Isle Square Scale Comparisons



ASSEMBLY ROW, SOMERVILLE



BELLE ISLE SQUARE

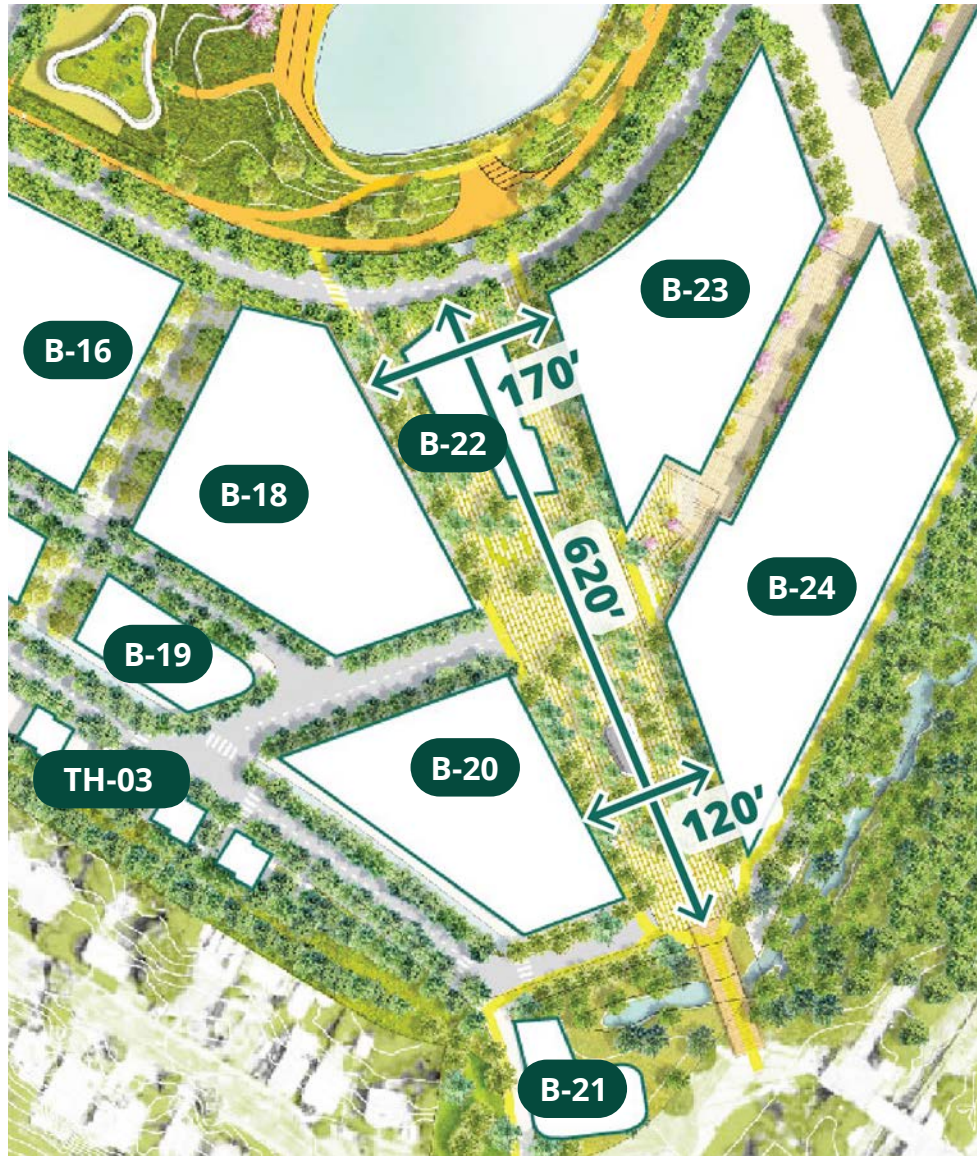


MAVERICK PLAZA, EAST BOSTON

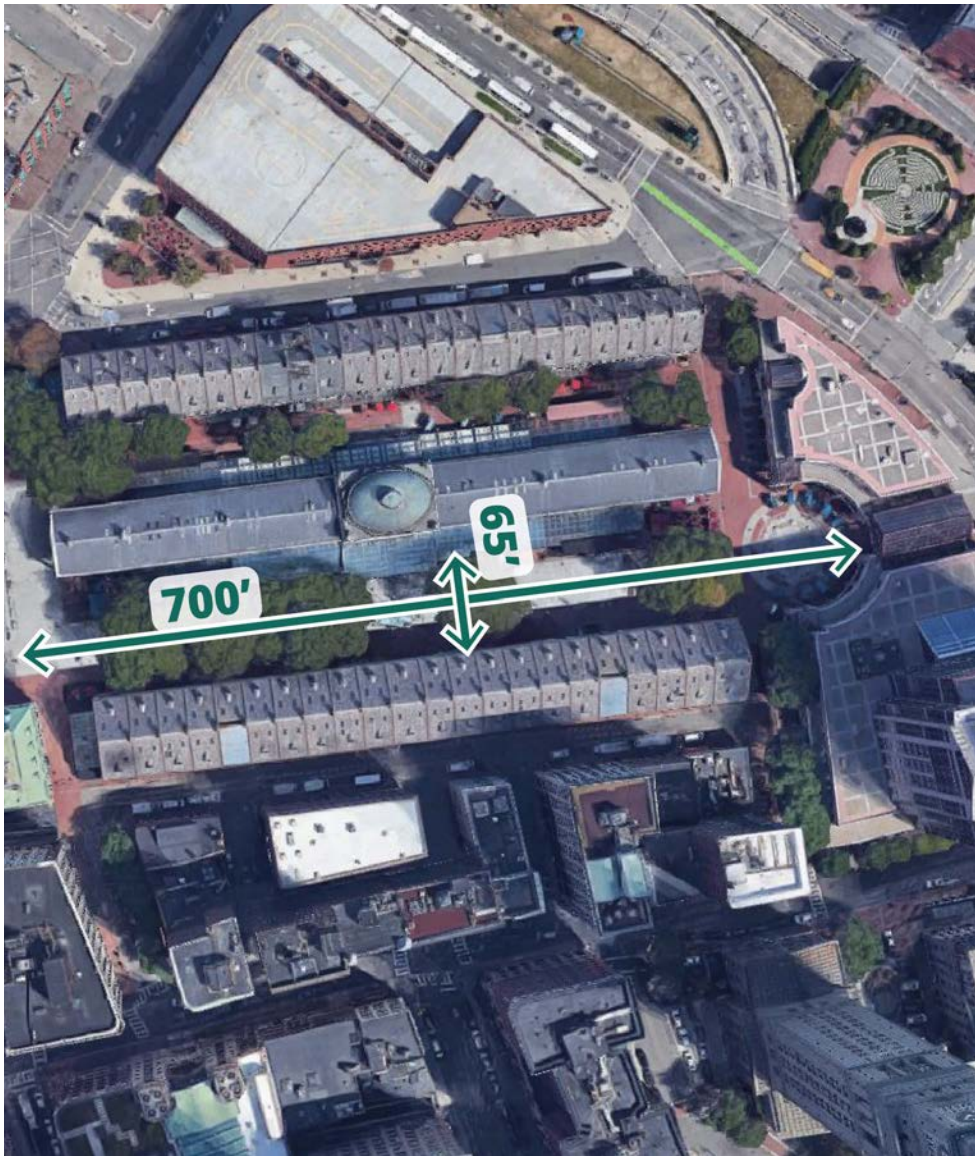
Belle Isle Square Scale Comparisons



GREENWAY, DOWNTOWN BOSTON



BELLE ISLE SQUARE

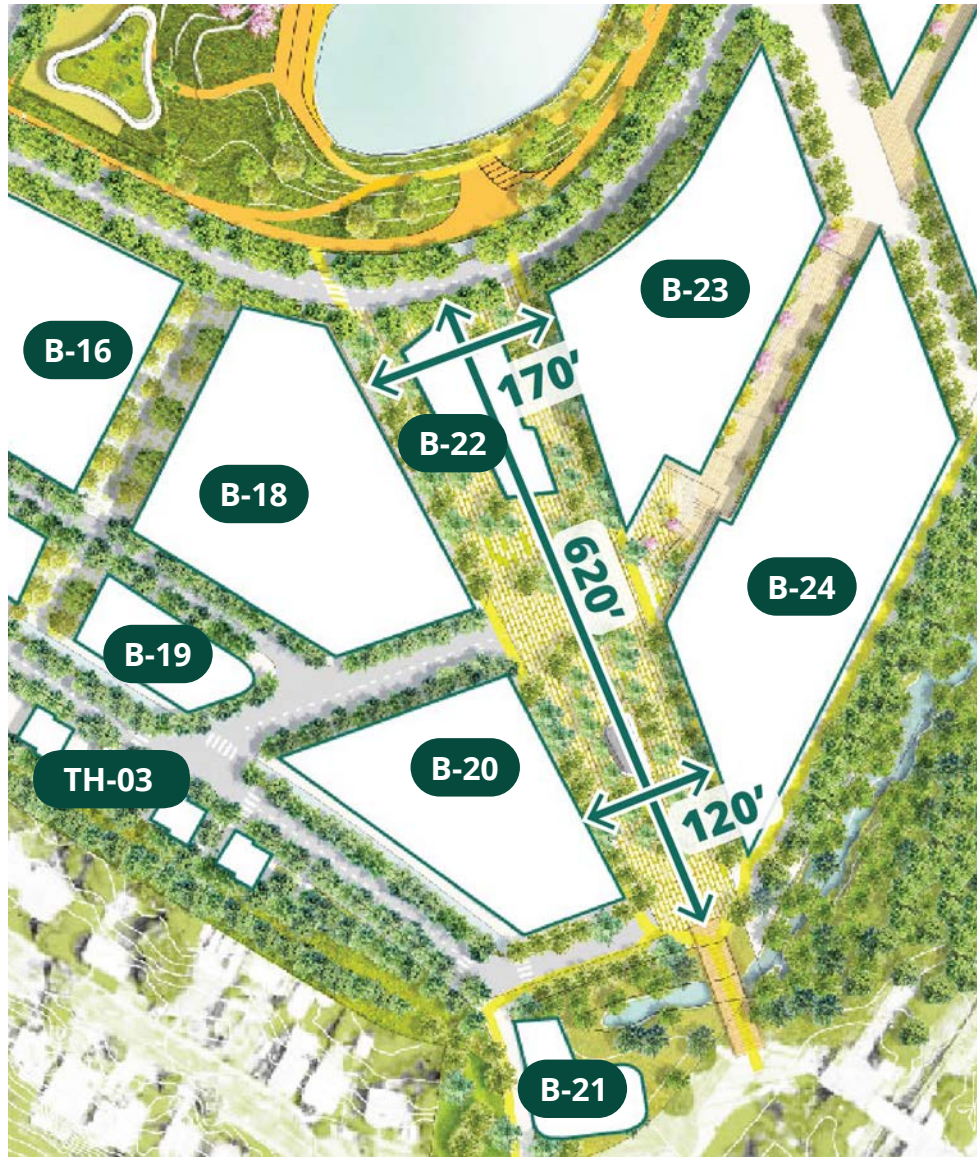


FANEUIL HALL SOUTH MARKET,
DOWNTOWN BOSTON

Belle Isle Square Scale Comparisons



OLYMPIC VILLAGE SQUARE, VANCOUVER

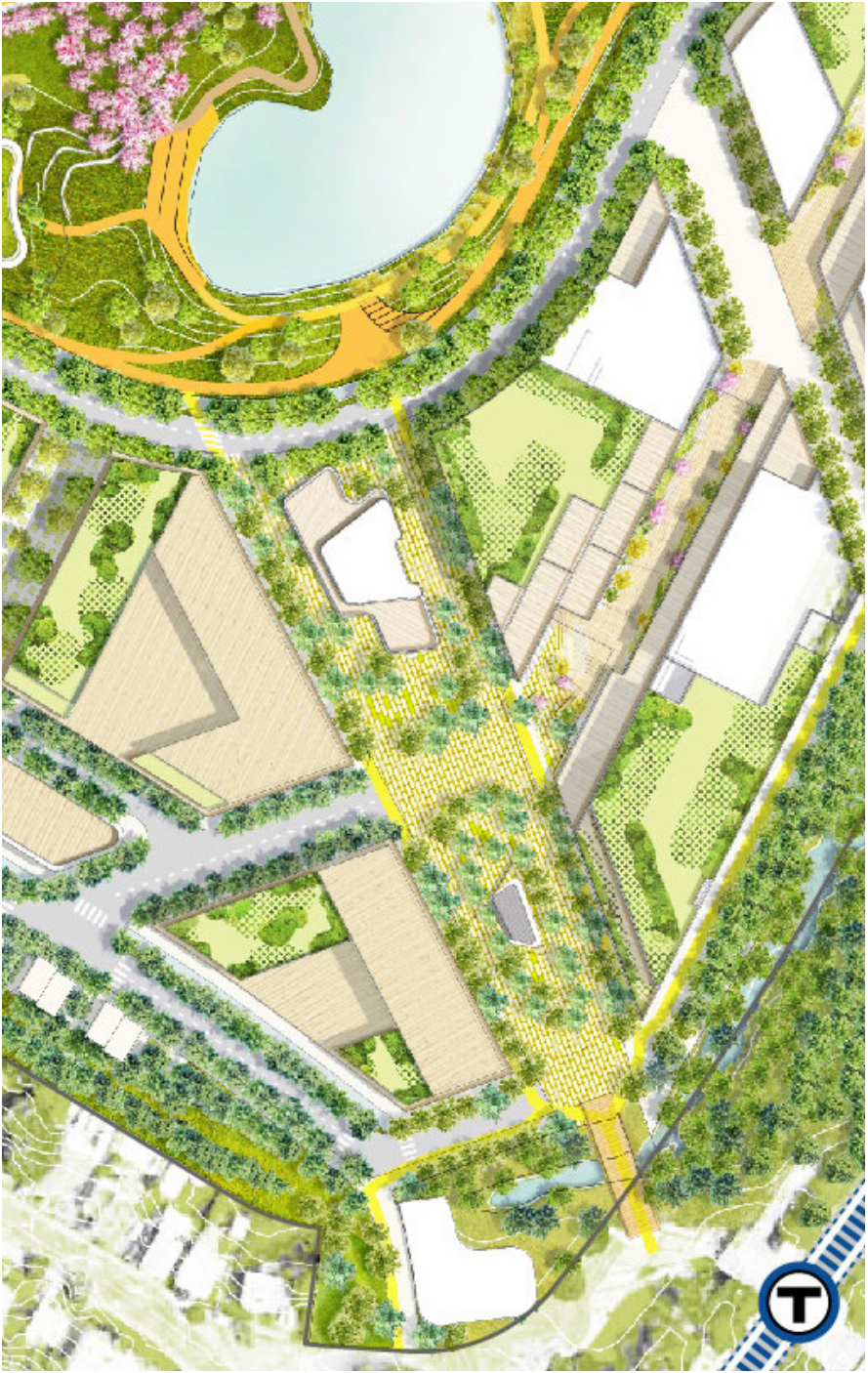


BELLE ISLE SQUARE



DIRECTOR PARK, PORTLAND

Belle Isle Square Plan and Precedents



75 Liberty Wharf, Boston, MA CREDIT: PATRICK AHEARN ARCHITECT LLC



Pitt Street Mall, Sydney CREDIT: TONY CARO ARCHITECTURE



Downtown Fort Worth CREDIT: BETH DREYER



Assembly Row, Somerville CREDIT: COPLEY WOLFF



Revere Connection


Site Context



Existing Site Inaccessibility



SITE CONNECTIONS

 Inaccessible Area

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, likely Long Beach, California. The image shows a dense urban grid, a large industrial area with numerous white and blue storage tanks, a prominent green oval racetrack, and a winding waterway. The city is bordered by a dark blue body of water on the right and bottom. The text 'Resiliency Strategy' is overlaid in white on the right side of the image.

Resiliency Strategy

Open Space Network | 40 Acres



Everyday Condition



Estimated 2 Year Storm Event



Estimated 10 Year Storm Event



Estimated 100Year Storm Event



Coastal Flooding Points of Entry to Site



Additional On-Site Mitigation for Climate Resiliency



Potential City & State Long-Term Improvements To Protect Neighborhoods, MBTA Facilities, and Roadways



Green Finger Stormwater Conditions



Green Finger Stormwater Conditions

2-YR STORM ELEVATION: 11.8'
10-YR STORM ELEVATION: 15.5'
100-YR STORM ELEVATION: 16.9'
VOLUME AT 100-YR STORM: 117,000 CF
TOTAL VOL: 270,000 CF



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THE
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INVESTMENT GROUP, LLC

THANK YOU

