



Suffolk Downs Redevelopment **Boston City Design Commission Subcommittee**

February 2019



Development Vision

Design Principles

Mixed Use Walkable Neighborhood



Open Space and Parks



Neighborhood Retail



Economic Development



Transit Oriented Development



Resiliency and Sustainability



An aerial photograph of a coastal city. The right side of the image is dominated by a large, dark blue body of water. The city is densely packed with residential buildings and streets. In the center, there is a prominent green oval racetrack. To the left of the racetrack, there is an industrial area with several large white and blue storage tanks. The city extends to the bottom left, where a sandy beach is visible. The overall scene shows a mix of urban development, recreation, and industry.

Open Space Framework

Open Space Network | 40 Acres



Public Open Space Network | Central Common | 15 Acres



Open Space Network | Green Fingers



Green Finger View



Open Space Network | Active Linear Park & Buffers



Historic Elements and Public Art



Overall Canopy Strategy



LEGEND

- ORCHARD TREE
- GREEN FINGER TREE
- BOULEVARD TREE
- CENTRAL PARK TREE
- BEACHMONT NEIGHBORHOOD
- BELLE ISLE NEIGHBORHOOD
- PAN HANDLE NEIGHBORHOOD
- TOMESELLO NEIGHBORHOOD
- SPORTY SPINE
- MAIN STREET
- PLAZA TREE



Master Plan Vision

Masterplan



Land Use Plan



CHelsea RIVER

1A

REVERE

Tomasello Drive

Winthrop Ave

Beachmont

Washburn Ave

BEACHMONT

Key

- Retail
- Commercial
- Residential
- Hotel
- Mixed Use

BELLE ISLE INLET

BELLE ISLE MARSH

ORIENT HEIGHTS

Waldemar Ave

Bennington St

Suffolk Downs



0 200' 400' 800'

Boston Program Master Plan Program

Use	Boston Program	Master Plan Program
Commercial Office	~ 2.74 MSF	~ 5.20 MSF
Residential	~ 7.31 MSF (7,100 units)	~ 10.15 MSF (10,000 units)
Retail	~ 200,000 SF	~ 520,000 SF
Hotel	~ 270,000 SF	~ 400,000 SF
Total	10,520,000 SF	16,200,000 SF

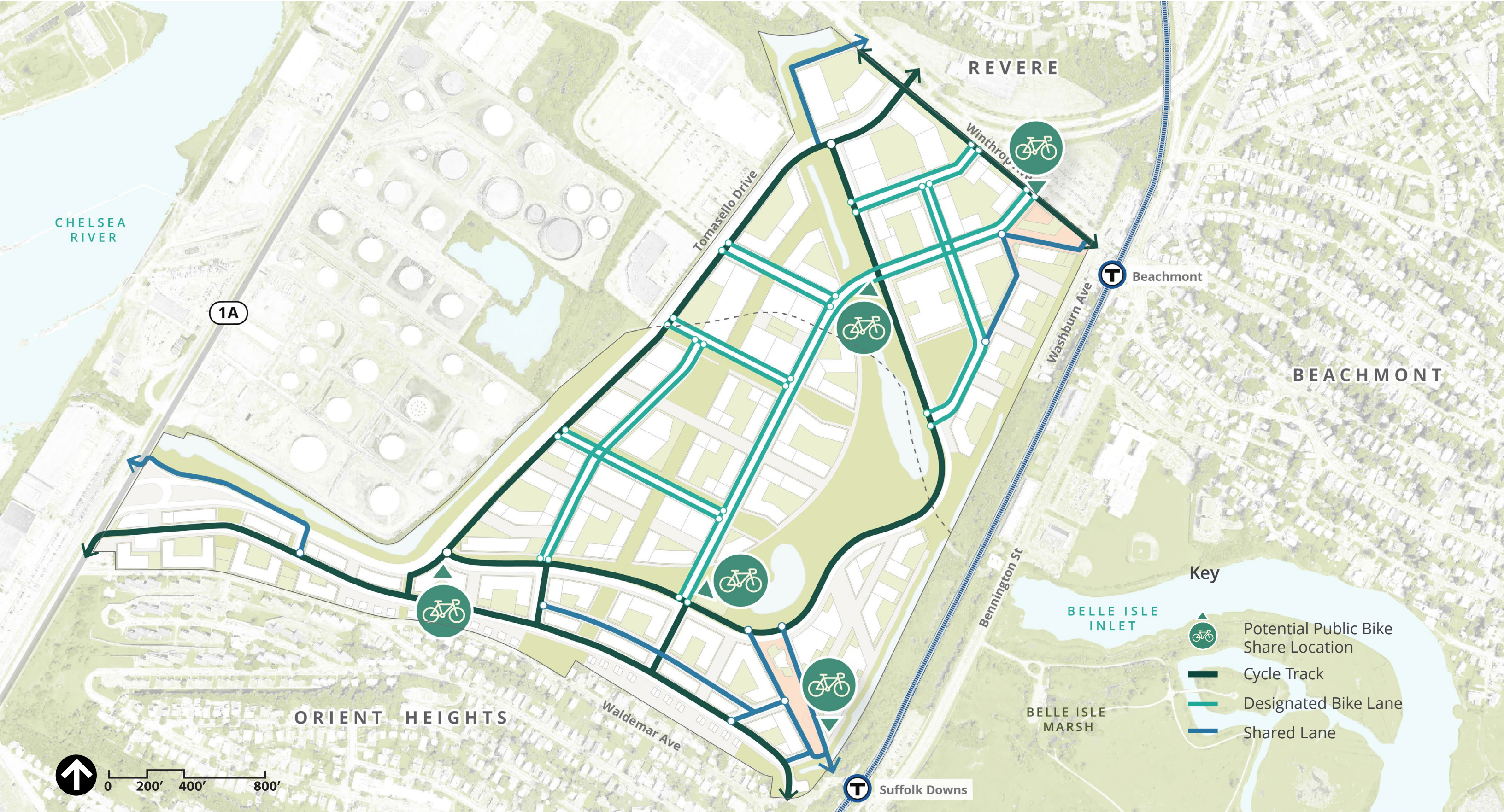
Hierarchy of Streets



View of Main Street



Access and Circulation Bicycle Network



Circulation Pedestrian Network



CHelsea RIVER

1A

REVERE

Tomasello Drive

Winthrop Ave

T

Beachmont

Washburn Ave

BEACHMONT

ORIENT HEIGHTS

Waldemar Ave

Bennington St

BELLE ISLE INLET

BELLE ISLE MARSH

Key

- Pedestrian Pathways
- Plaza
- - - Pedestrian Connections



0 200' 400' 800'

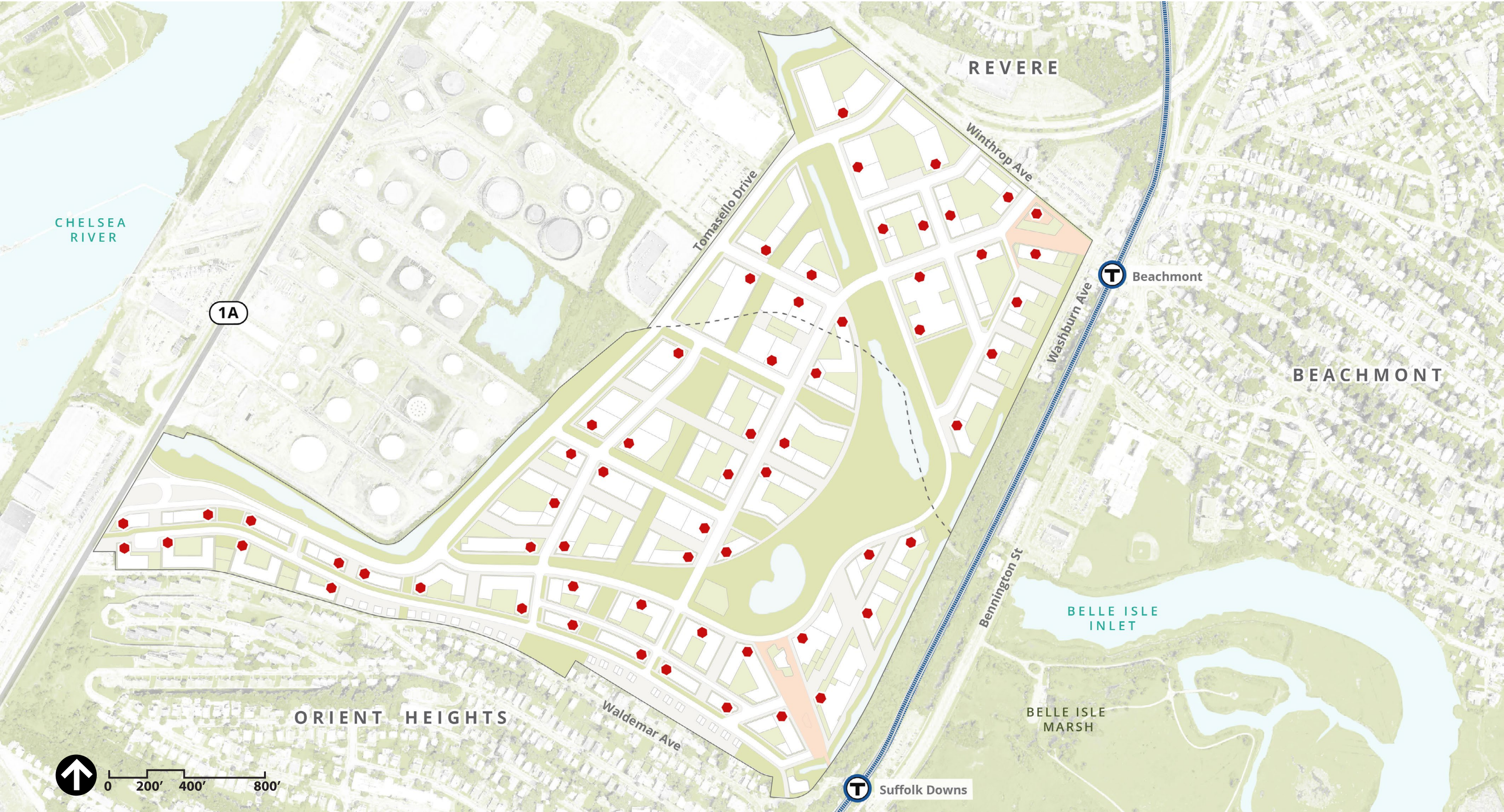
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Suffolk Downs

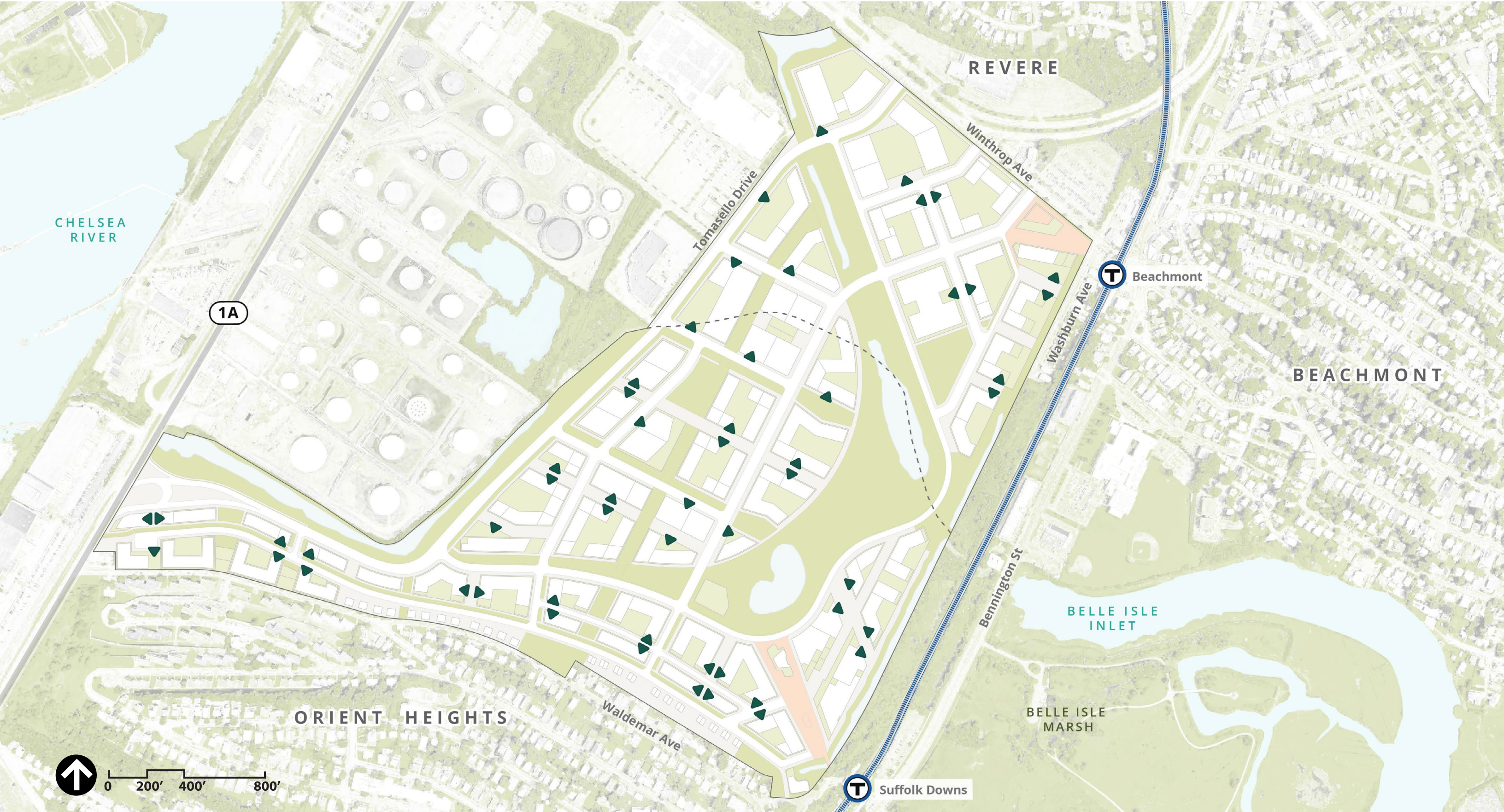
Circulation Pedestrian Loops



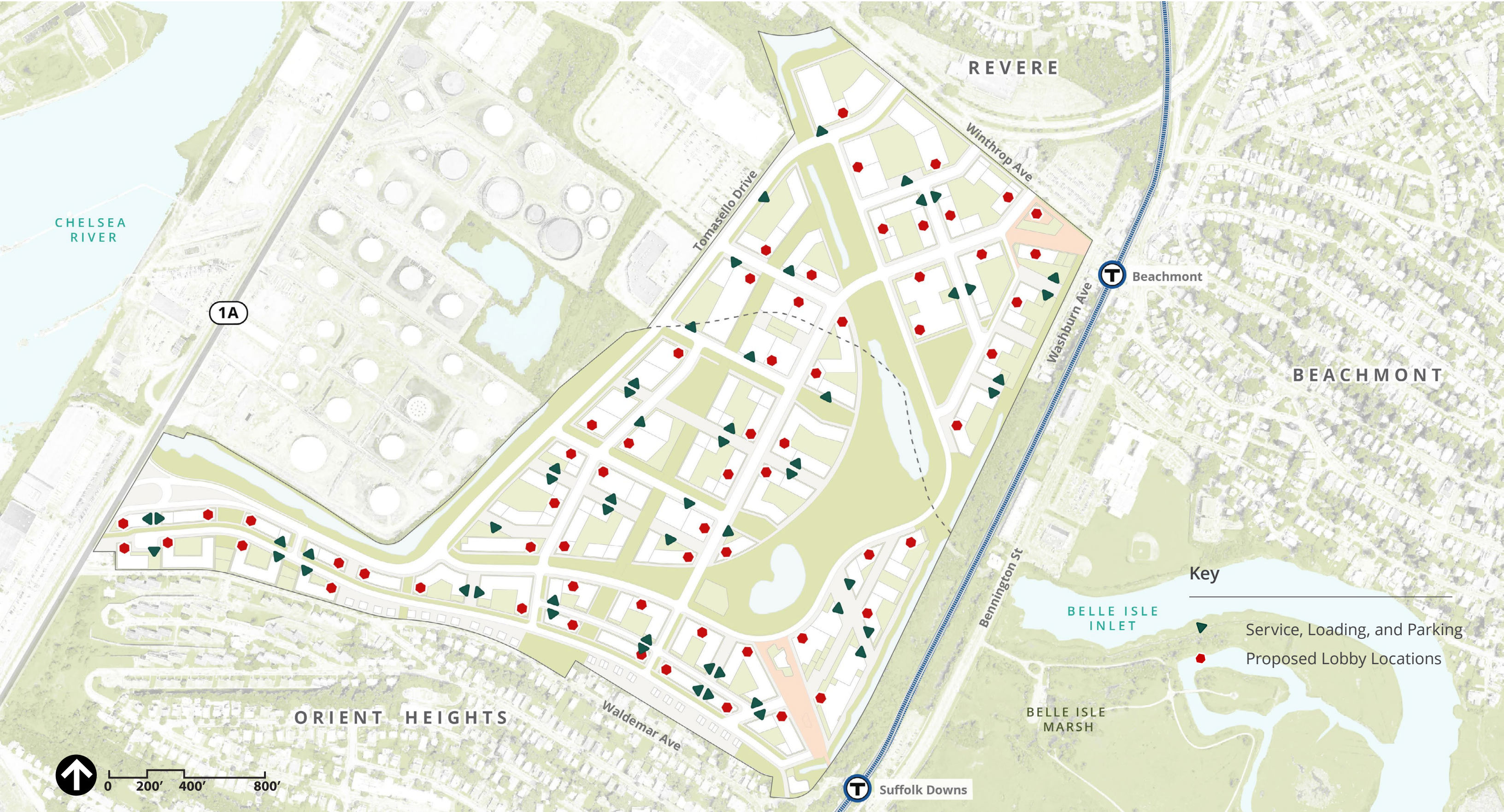
Proposed Lobby Locations



Service, Loading, and Parking



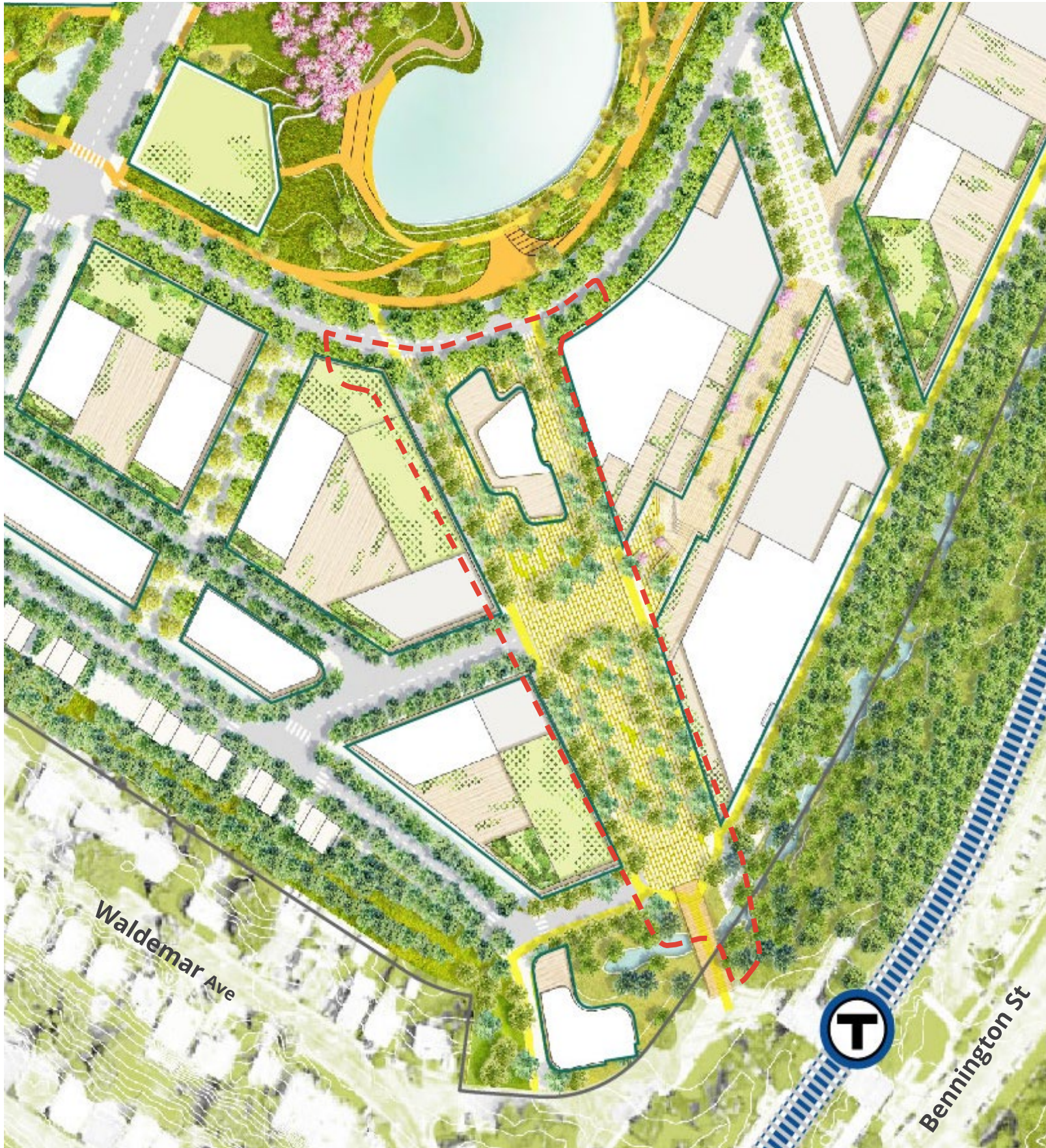
Service, Loading, and Parking & Proposed Lobby Locations



An aerial photograph of a coastal city, likely Seattle, showing a dense urban grid, a large body of water (Puget Sound) on the right, and a prominent racetrack (Bellevue Racecourse) in the center. The image is overlaid with a dark blue gradient on the right side, where the text 'Key Design Changes' is displayed in white.

Key Design Changes

Belle Isle Square Updated Plaza Design



View from Suffolk Downs T Stop



View from within Belle Isle Square



Design Changes Along Waldemar Avenue



Orient Heights Redesign



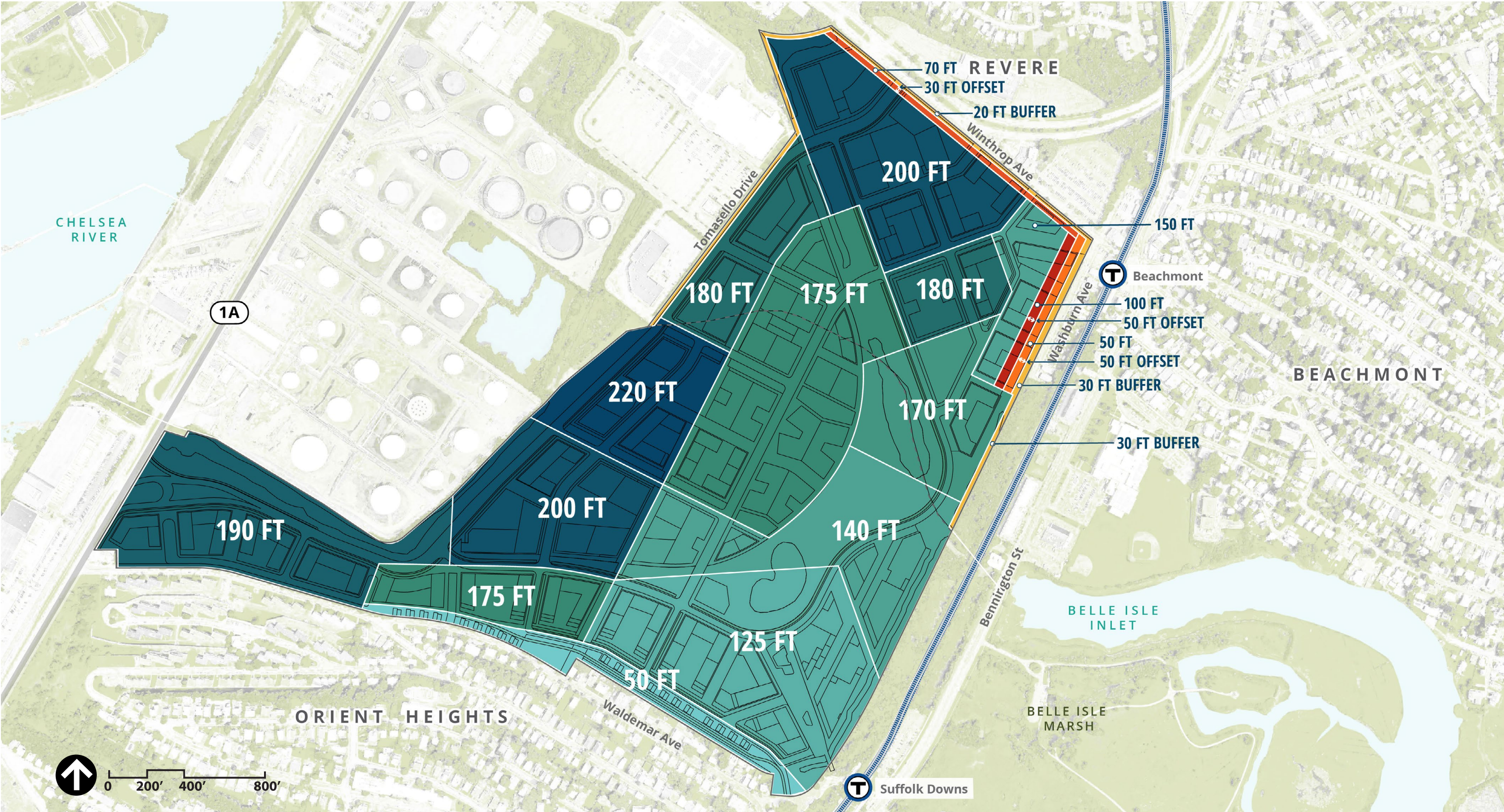
Rendered Plan

DPIR



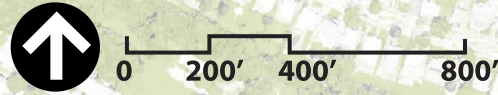
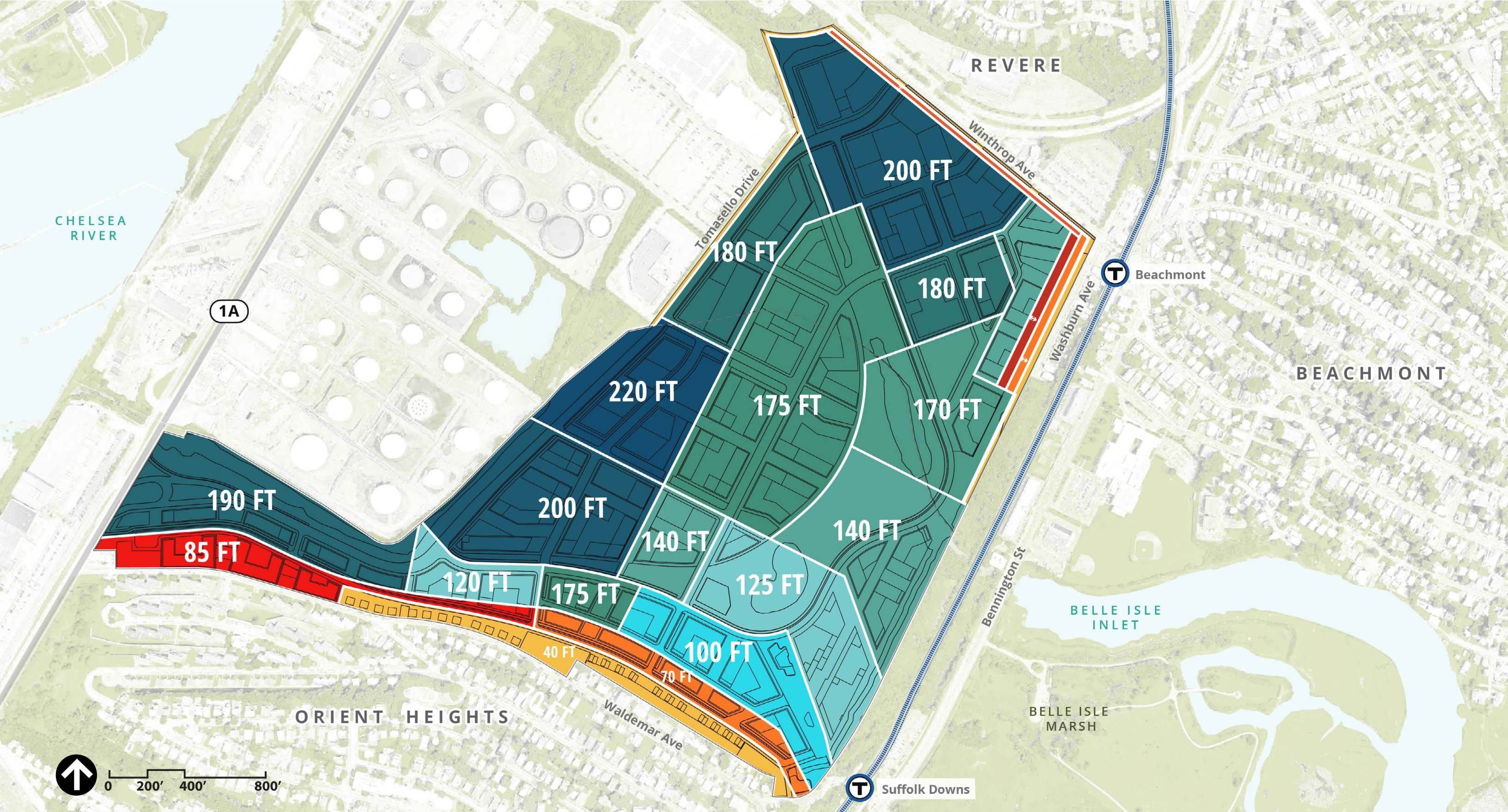
Height Zones

DPIR



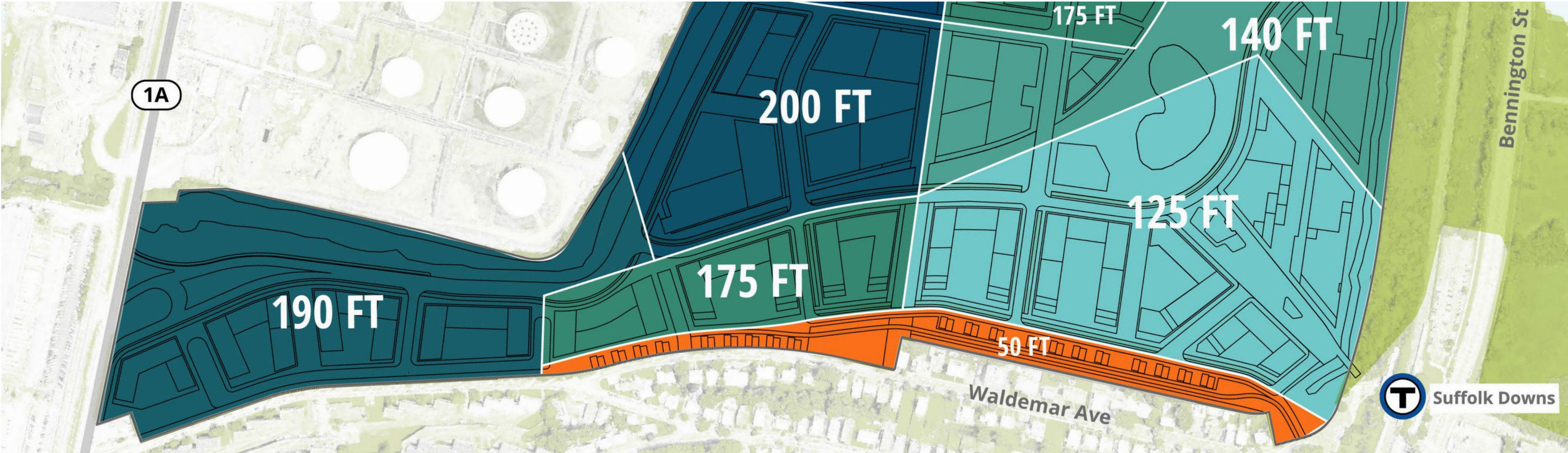
Height Zones

Waldemar Proposed

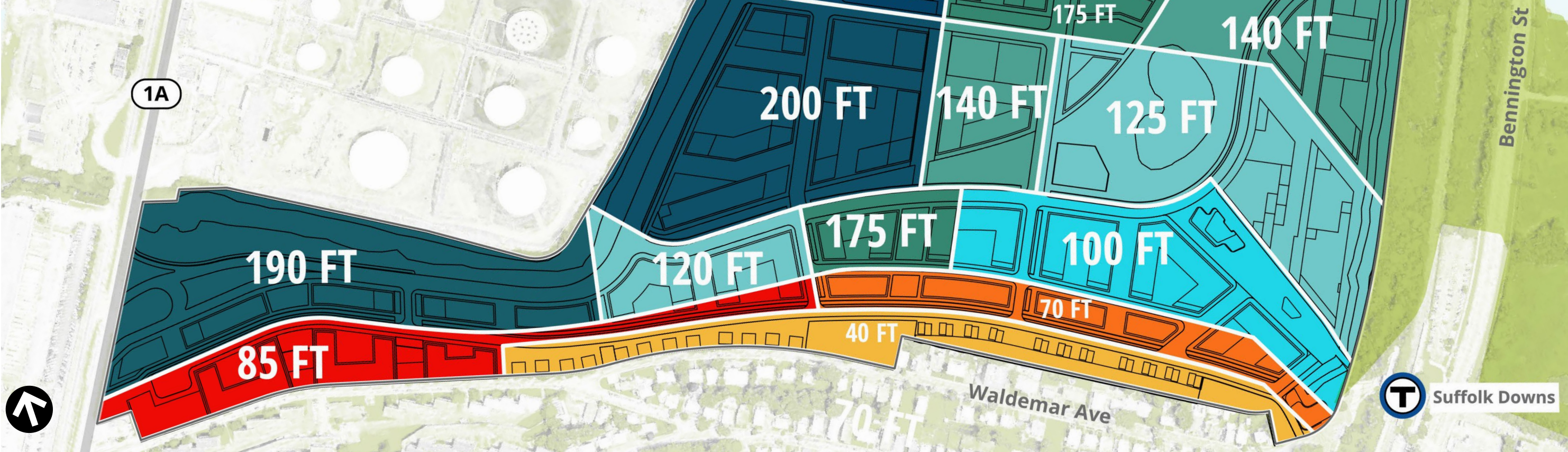


T Suffolk Downs

Height Zones



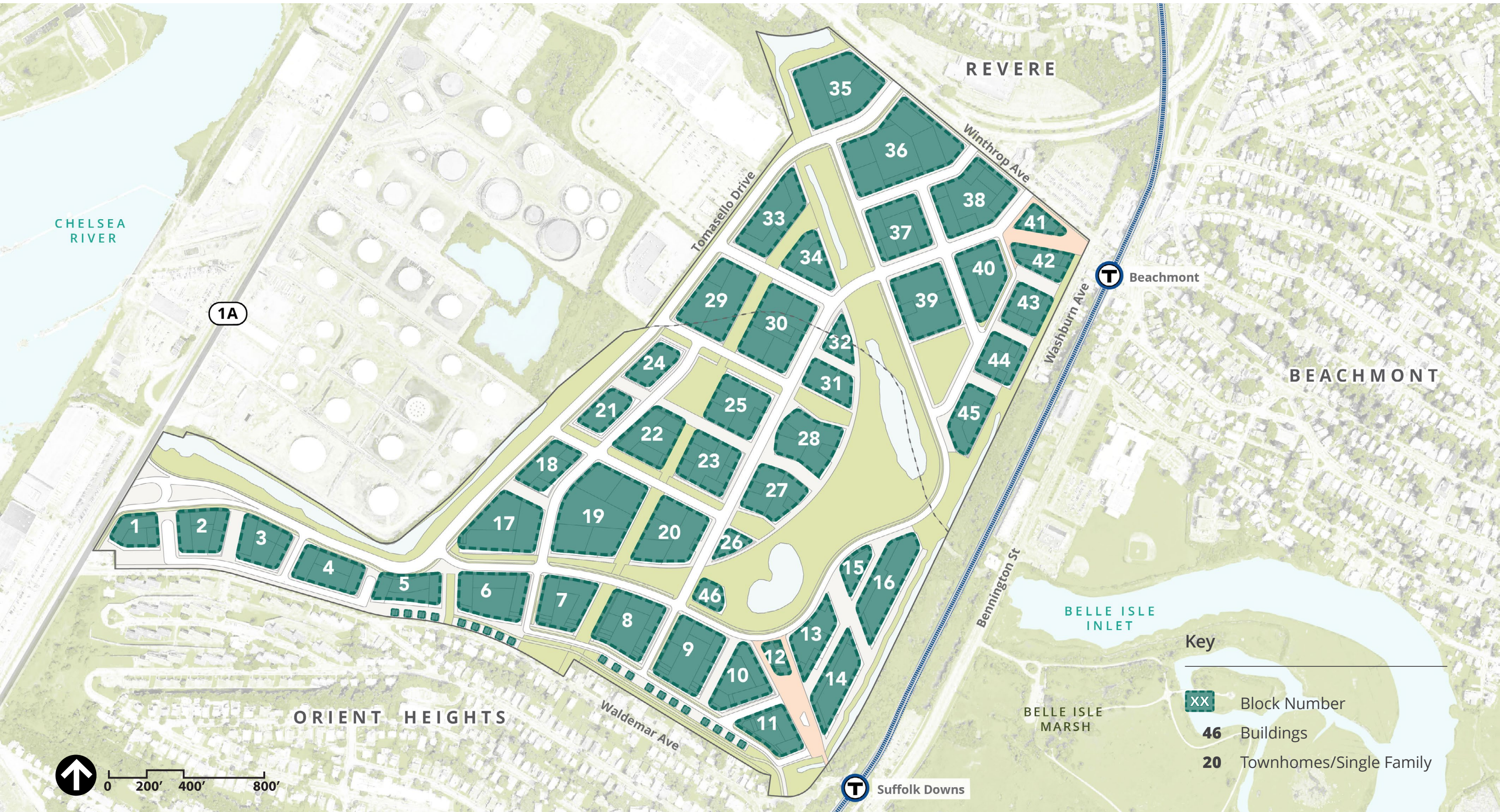
DPIR



Waldemar Proposed

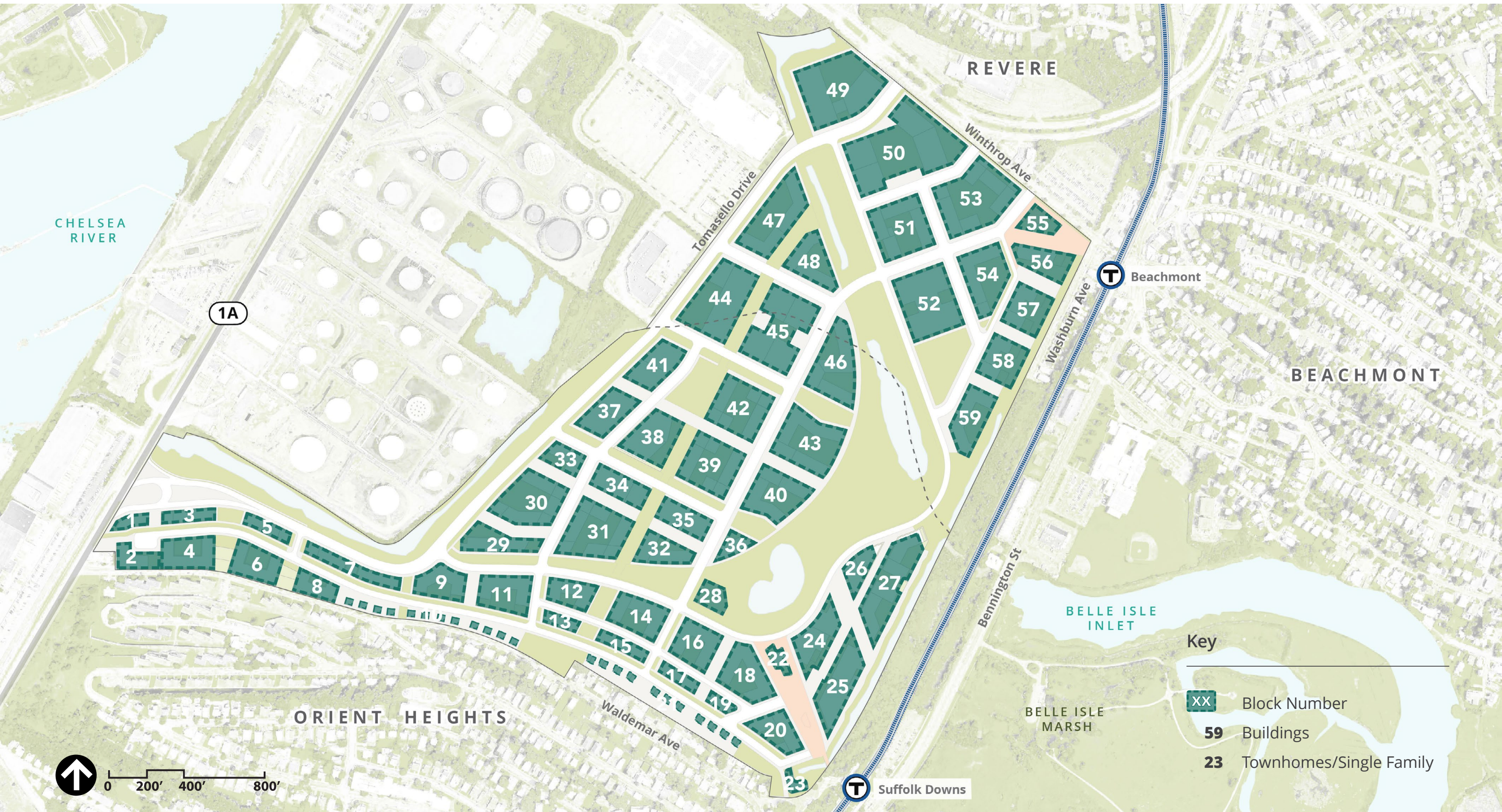
Adaptability & Block Morphology

DPIR



Adaptability & Block Morphology

Waldemar Proposed



CHELSEA RIVER

1A

REVERE

Beachmont

BEACHMONT

ORIENT HEIGHTS

BELLE ISLE INLET

BELLE ISLE MARSH

Key

- XX** Block Number
- 59** Buildings
- 23** Townhomes/Single Family



0 200' 400' 800'

Suffolk Downs

Adaptability & Block Morphology

Key

xx Block Number



Circulation Hierarchy of Streets

- Key
- █ Vehicular Thoroughfare
 - █ Tertiary Street
 - █ Primary Street
 - ⋯ Shared Alleyways
 - █ Secondary Street



DPIR

Waldemar Proposed

Circulation Bicycle Network

Key

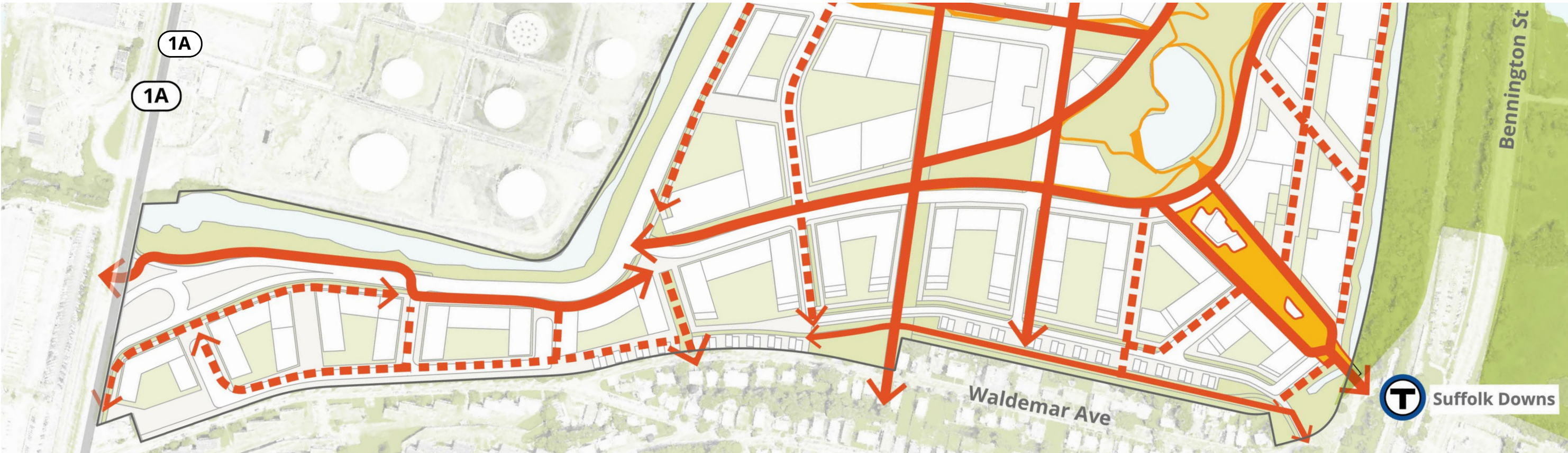
- Cycle Track
- Designated Bike Lane
- Shared Lane

Potential Public Bike Share Location

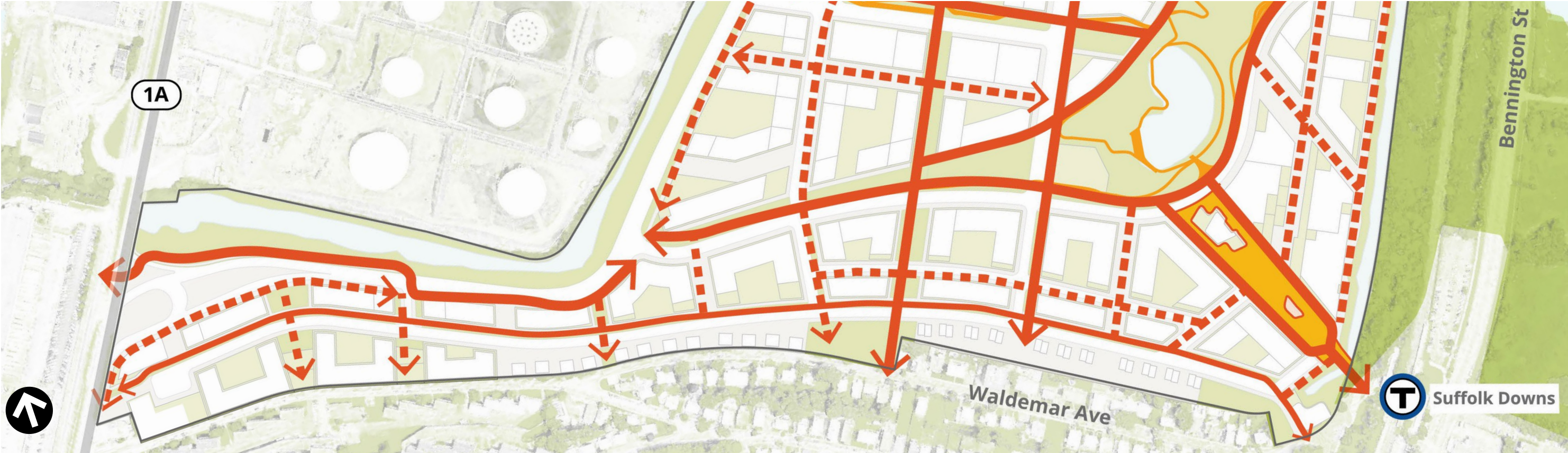


Circulation Pedestrian Network

- Key
- Pedestrian Pathways
 - Plaza
 - - - Pedestrian Connections



DPIR



Waldemar Proposed

Rendered Plan



DPIR



Waldemar Proposed

Orient Heights Transition Zone



Orient Heights Transition Zone



An aerial photograph of a coastal city, likely Seattle, showing a dense urban grid, a large body of water (Puget Sound), a racetrack, and an industrial area with numerous storage tanks. The text 'Environmental & Resiliency Strategy' is overlaid in white on a dark blue background in the upper right corner.

Environmental & Resiliency Strategy

Resiliency Mitigation

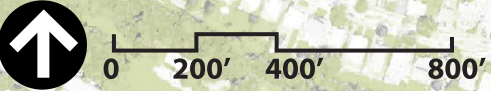
- Completed Climate Change Study with 22 Scenarios Modelled
- Future Build scenarios improve conditions over No-Build
- Grading and Elevation Plans Mitigate Flooding from Storm Events
- Stormwater Management Integrated into Open Space Network
- Determined Most Effective Regional Mitigation Strategies
- Protects Belle Isle Marsh from Stormwater Runoff



Everyday Condition



Estimated 2 Year Storm Event



Estimated 10 Year Storm Event



Estimated 100 Year Storm Event



Outdoor Performance Theater/ Stormwater Basin



Outdoor Performance Theater/ Stormwater Basin

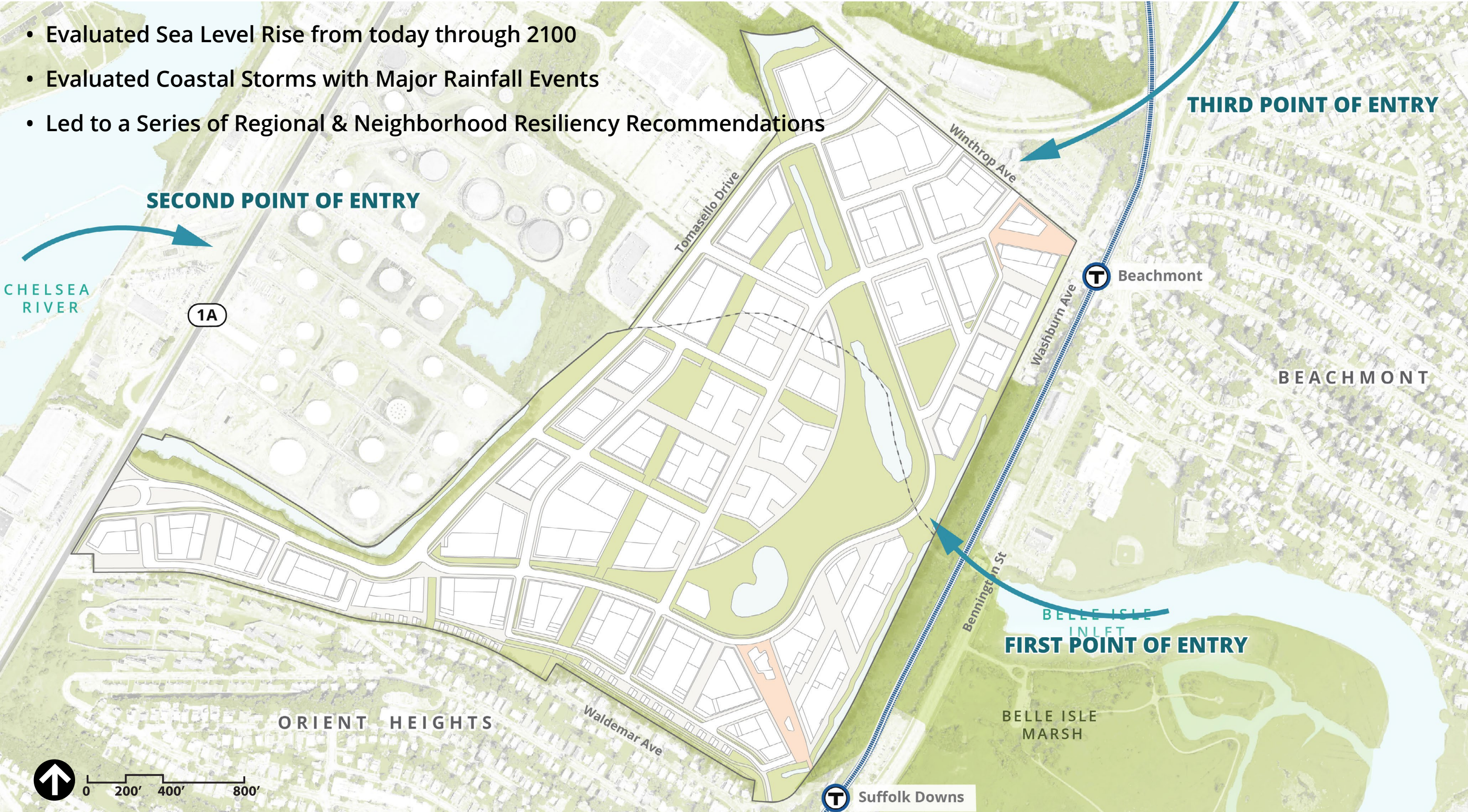


2-YR STORM ELEVATION: 11.8'
10-YR STORM ELEVATION: 15.5'
100-YR STORM ELEVATION: 16.9'
VOLUME AT 100-YR STORM: 201,000 CF
TOTAL VOL: 298,000 CF



Coastal Flooding Points of Entry to Site

- Evaluated Sea Level Rise from today through 2100
- Evaluated Coastal Storms with Major Rainfall Events
- Led to a Series of Regional & Neighborhood Resiliency Recommendations



CHELSEA RIVER

SECOND POINT OF ENTRY

1A

Tomasello Drive

Winthrop Ave

THIRD POINT OF ENTRY

T Beachmont

BEACHMONT

Washburn Ave

Bennington St

BELLE ISLE INLET

FIRST POINT OF ENTRY

ORIENT HEIGHTS

Waldemar Ave

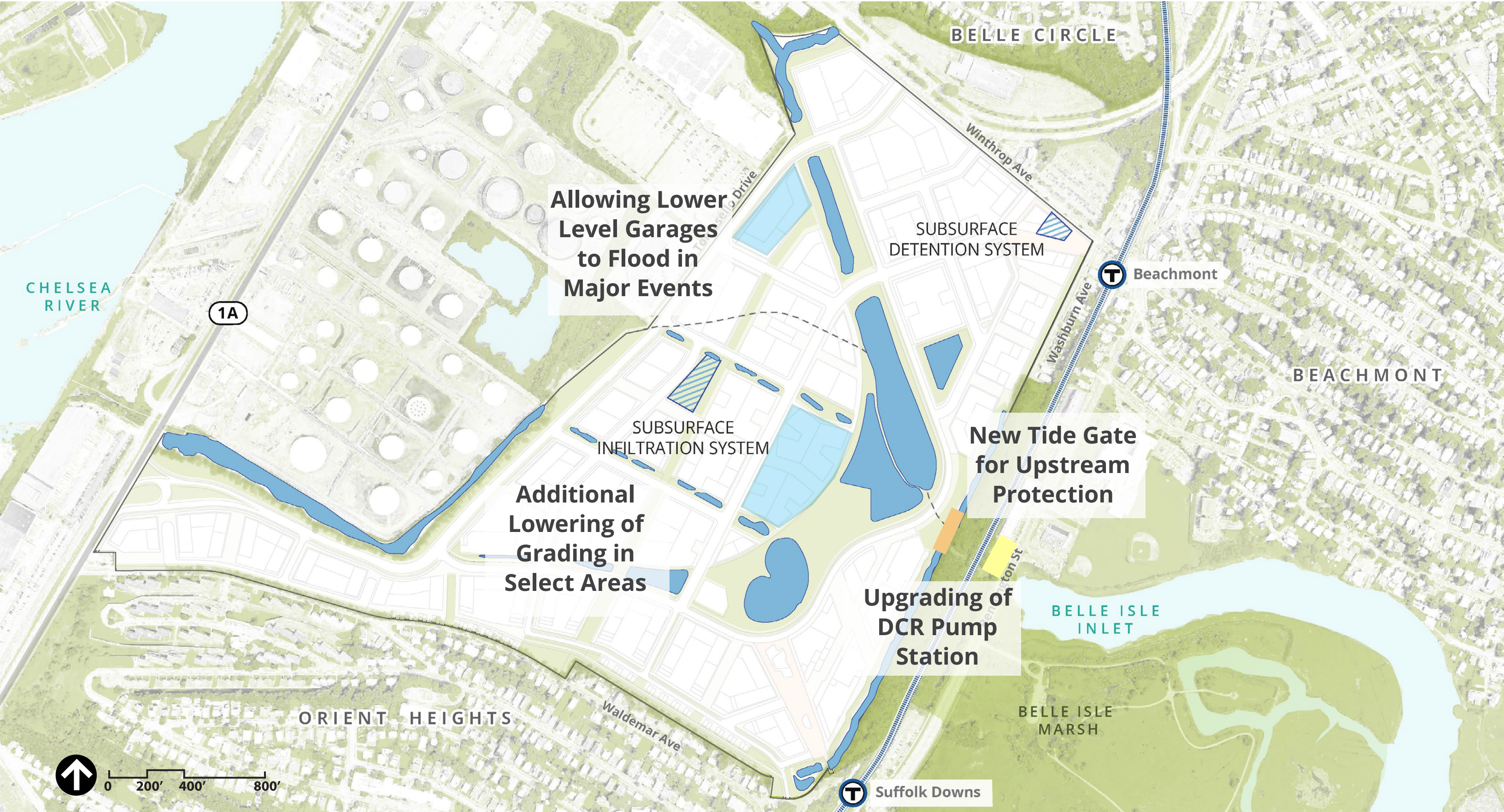
BELLE ISLE MARSH



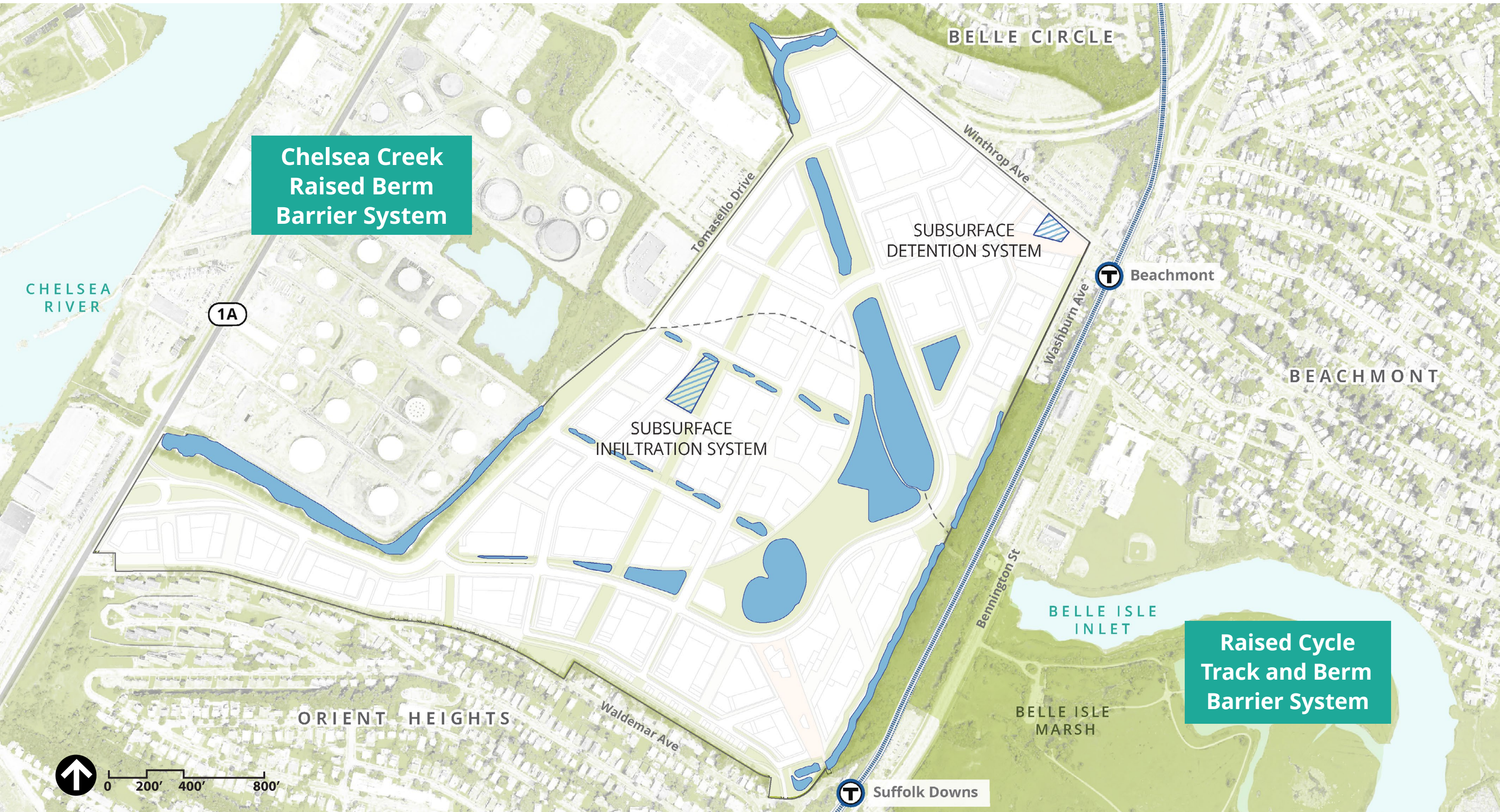
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Additional On-Site Mitigation for Climate Resiliency

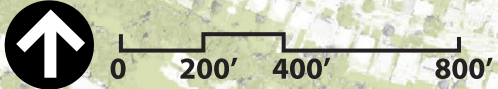


Potential City & State Long-Term Improvements To Protect Neighborhoods, MBTA Facilities, and Roadways



Chelsea Creek
Raised Berm
Barrier System

Raised Cycle
Track and Berm
Barrier System



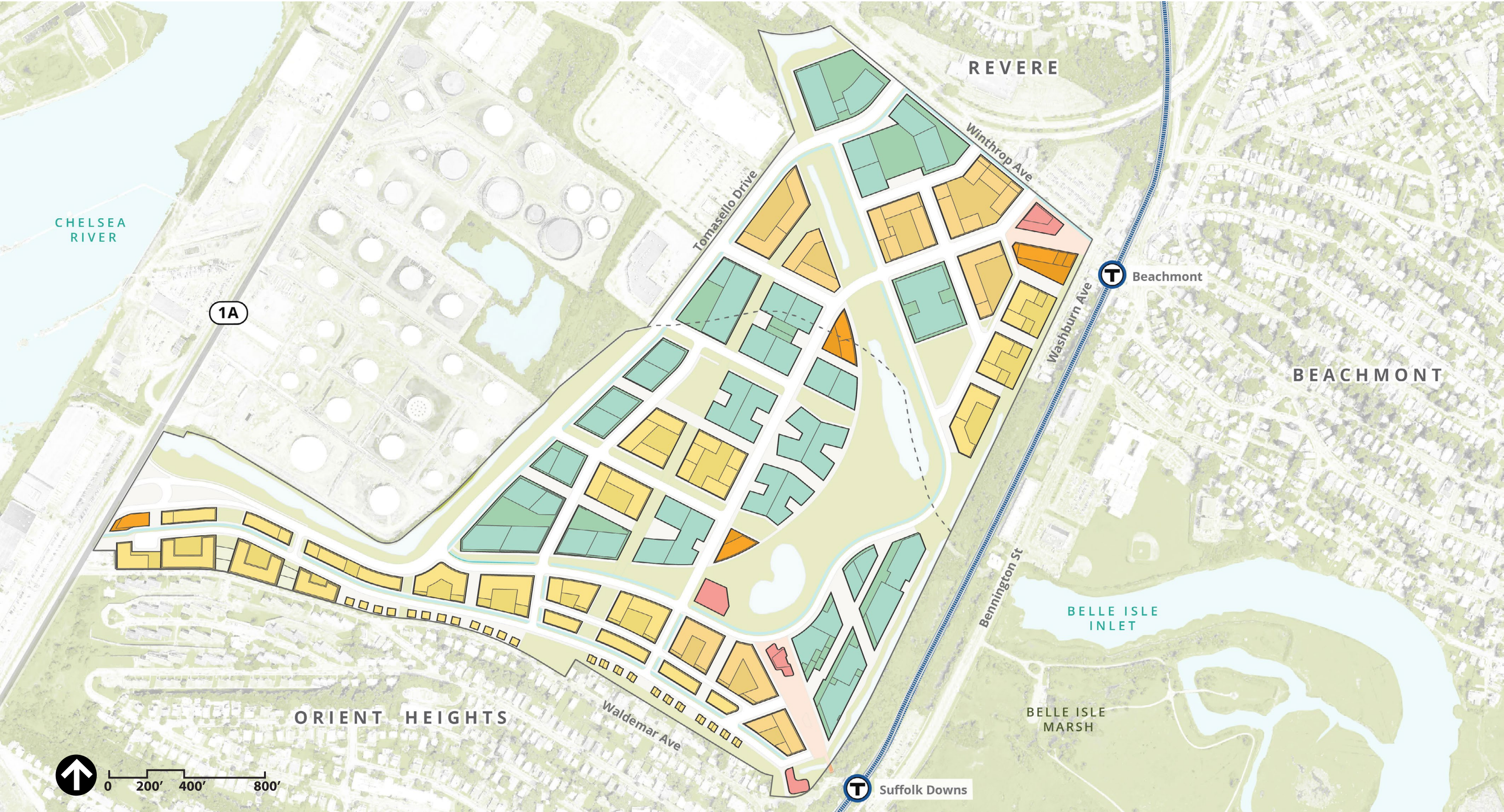
WWW.SUFFOLKDOWNNSREDEVELOPMENT.COM

THE
H Y M
INVESTMENT GROUP, LLC

THANK YOU



Program A



CHELSEA RIVER

1A

REVERE

Tomasello Drive

Winthrop Ave

T

Beachmont

Washburn Ave

BEACHMONT

Bennington St

BELLE ISLE INLET

ORIENT HEIGHTS

Waldemar Ave

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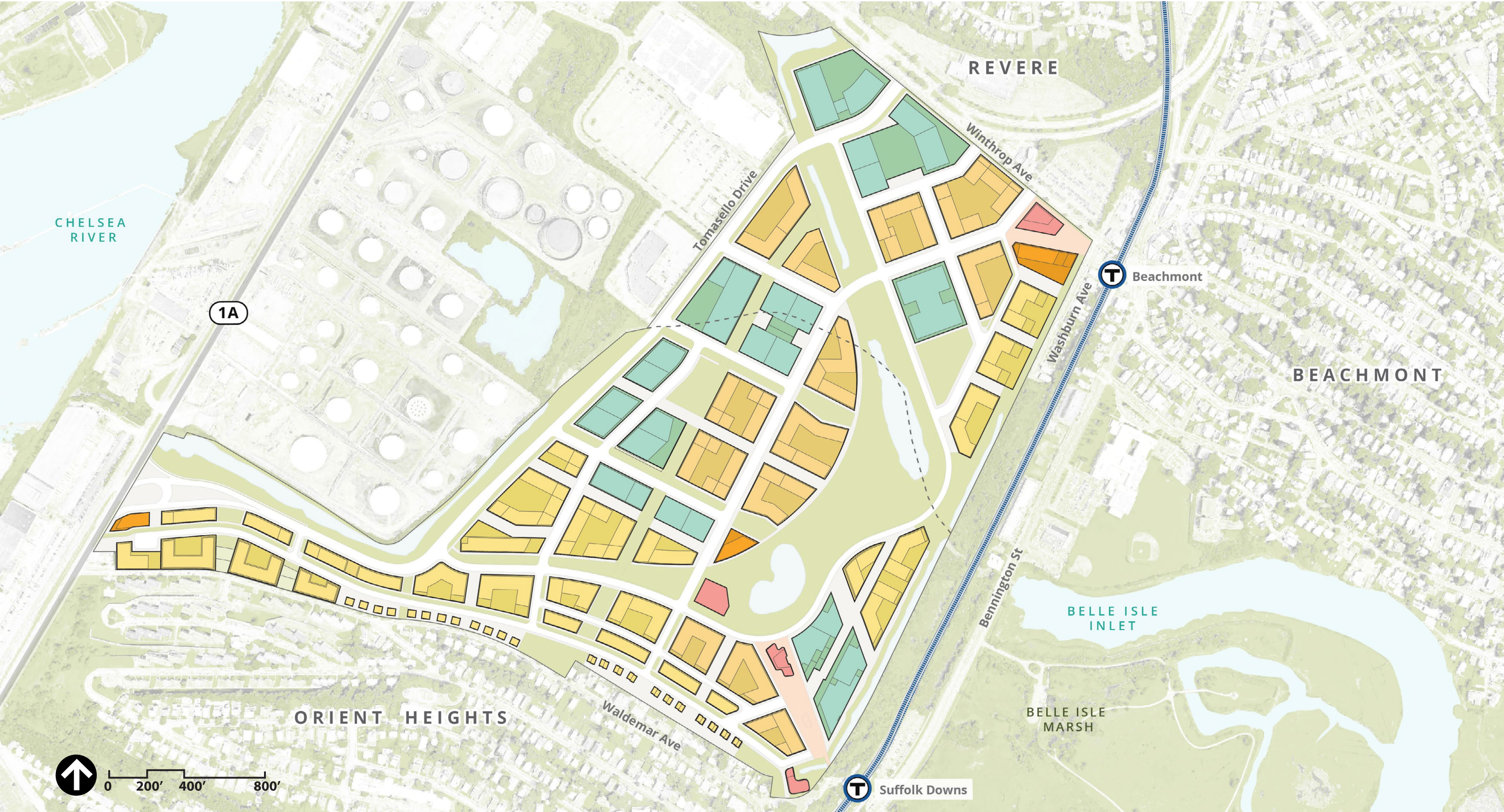


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Suffolk Downs

Program B



Program B - Shifted Program Parcels

