



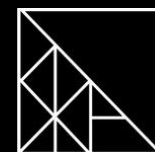
# Sullivan Square Disposition Study

CROSBY | SCHLESSINGER | SMALLRIDGE LLC

Byrne McKinney  
& Associates, Inc.



Howard/Stein-Hudson  
Associates



Boston  
Redevelopment  
Authority

# Tonight's Agenda

- Project Purpose
- Open Space Presentation/Discussion
  - Response to requests from Meeting 1
  - Open Space Typologies
  - Open Space/Circulation Path Options
- Market Study Introduction
  - Likely Uses & Use Characteristics
- Conclusion & Next Steps

# Overview: Study Purpose & Scope

- Follow-up BTD roadway reconfiguration
- Develop a land use vision
- TOD & new neighborhood center
- Relevant market research – ensure financial success
- Study area: blocks/parcels adjacent to station created by reconfiguration
  - Newly created parcels; eventual disposition
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  - Guidelines for scale & character
  - Create pedestrian-friendly streetscape and open space.

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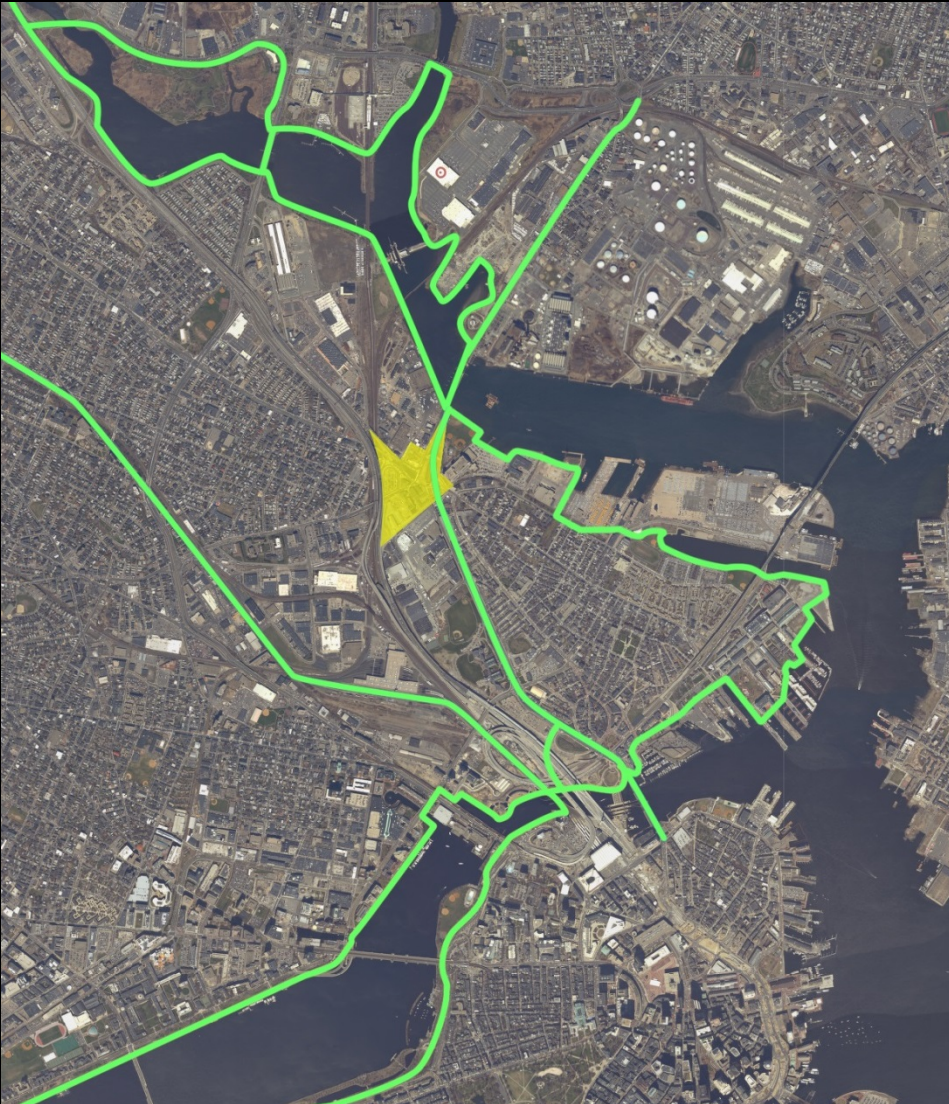
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*Open space and pedestrian network to frame physical development; intro to market study*
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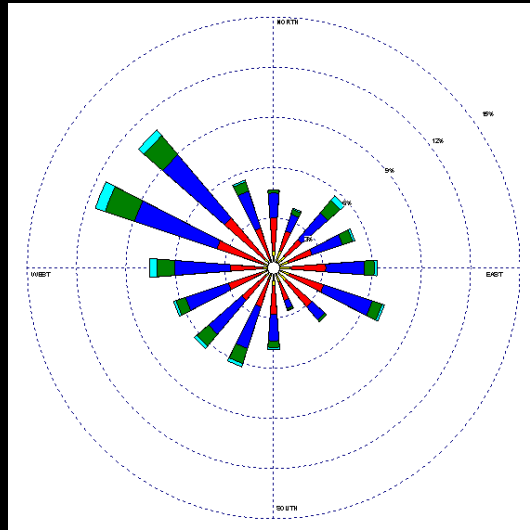
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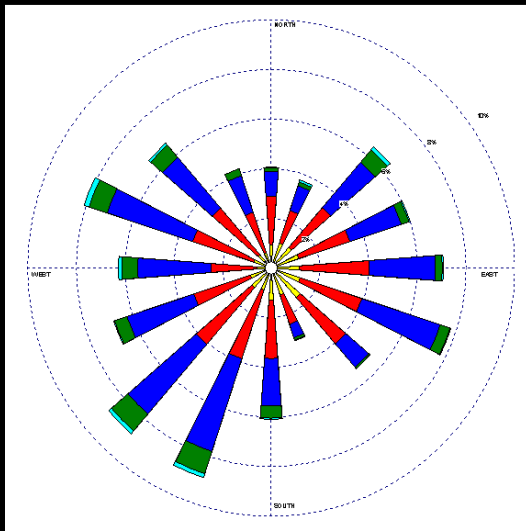
# Regional Path System



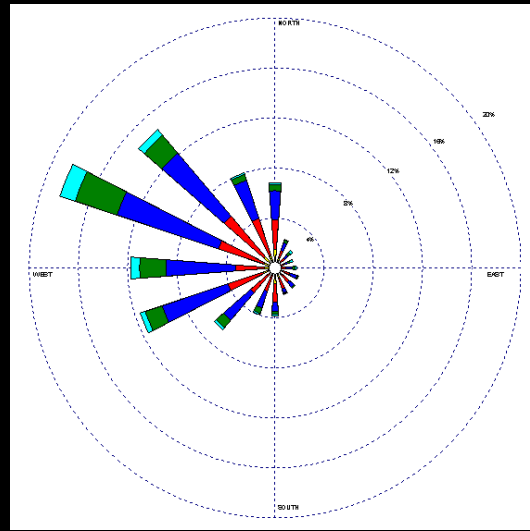
# Prevailing Winds



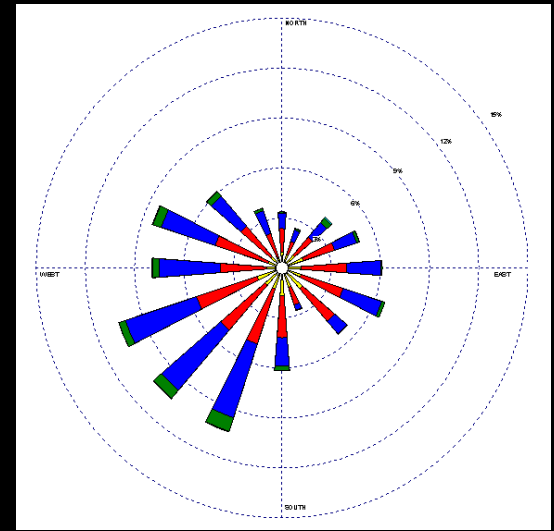
April & October / November



May & September

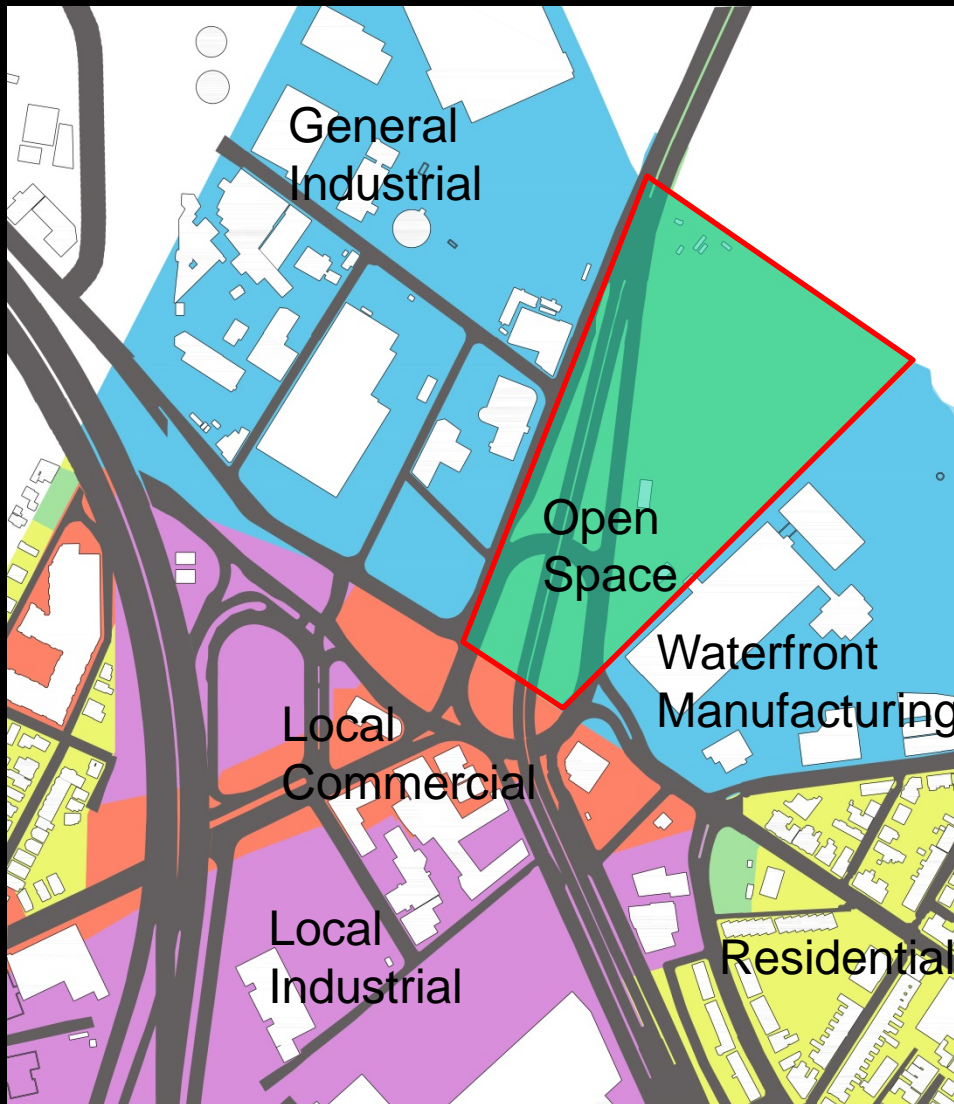


December - March



June - August

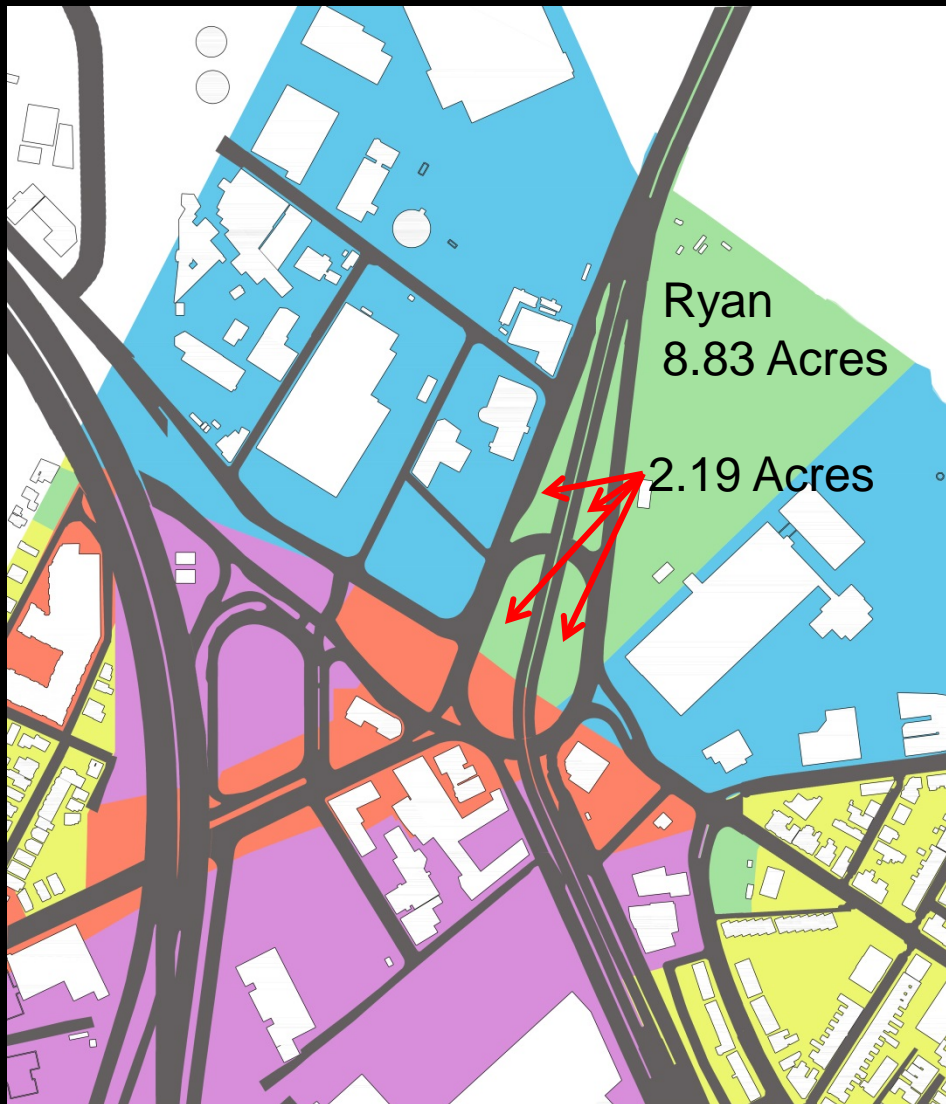
# Existing Zoning



Open Space Zone:15  
Acres

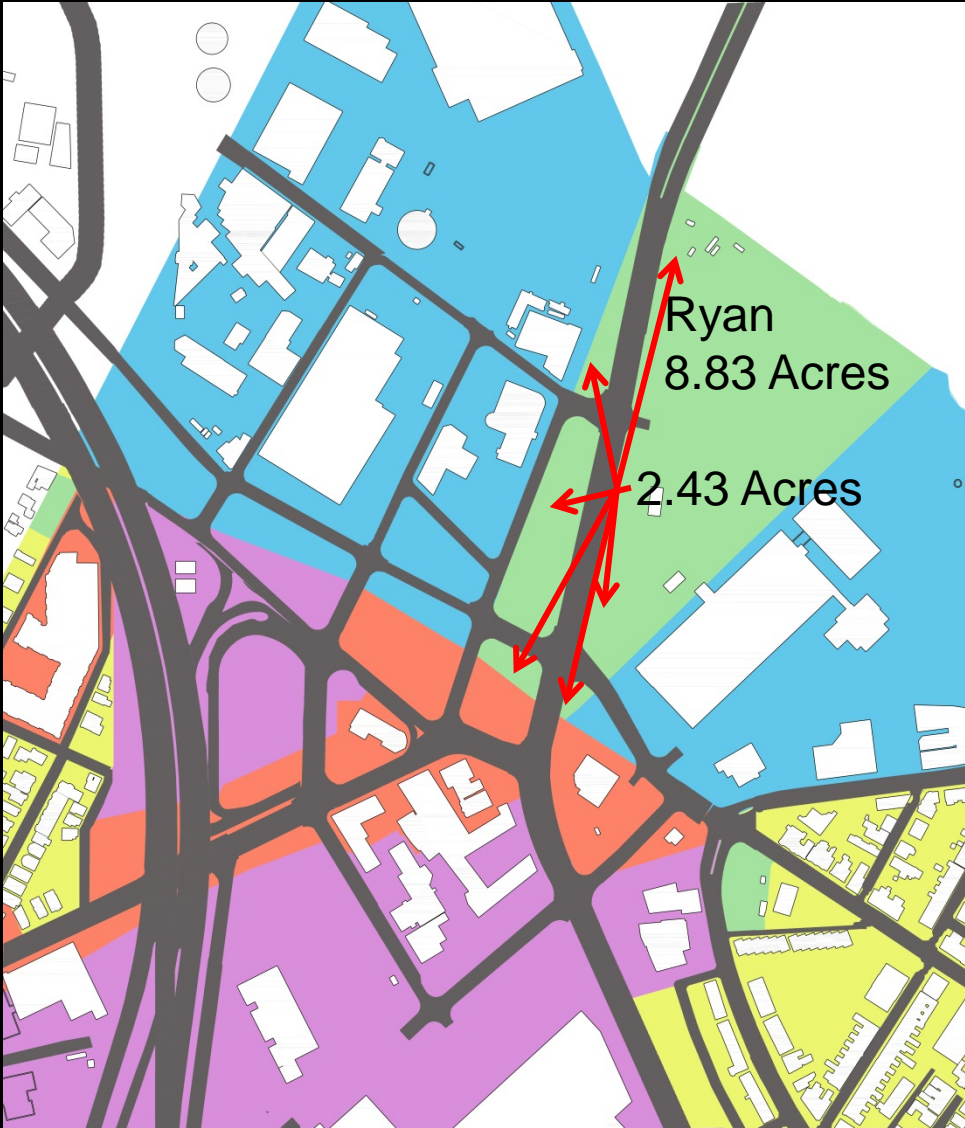


# Existing Zoning with Existing Roadway



Total 11.02 Acres of Open Space Zone in Non-roadway Use

# Existing Zoning with New Roadway



Total 11.26 Acres of Open Space Zone in Non-roadway Use

# New Roadway: Existing & New Open Space

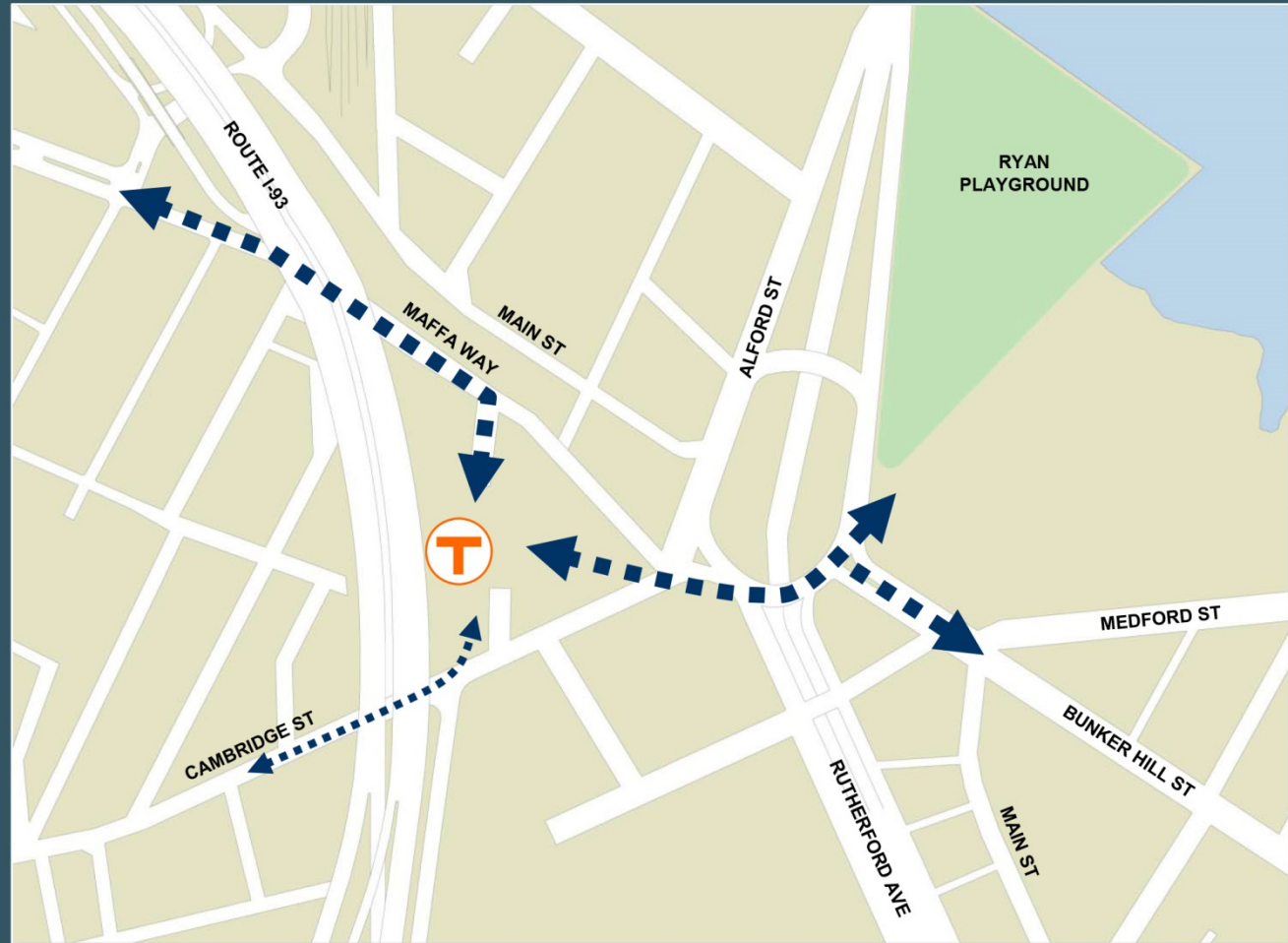


Total 10.67 Acres Open Space

- 0.35 acres less than existing 11.02 acres of Non-roadway Land in Open Space Zone
- 4.33 acres less than 15 acre Open Space Zone



# Existing Pedestrian Patterns



## LEGEND

- Pedestrian Activity

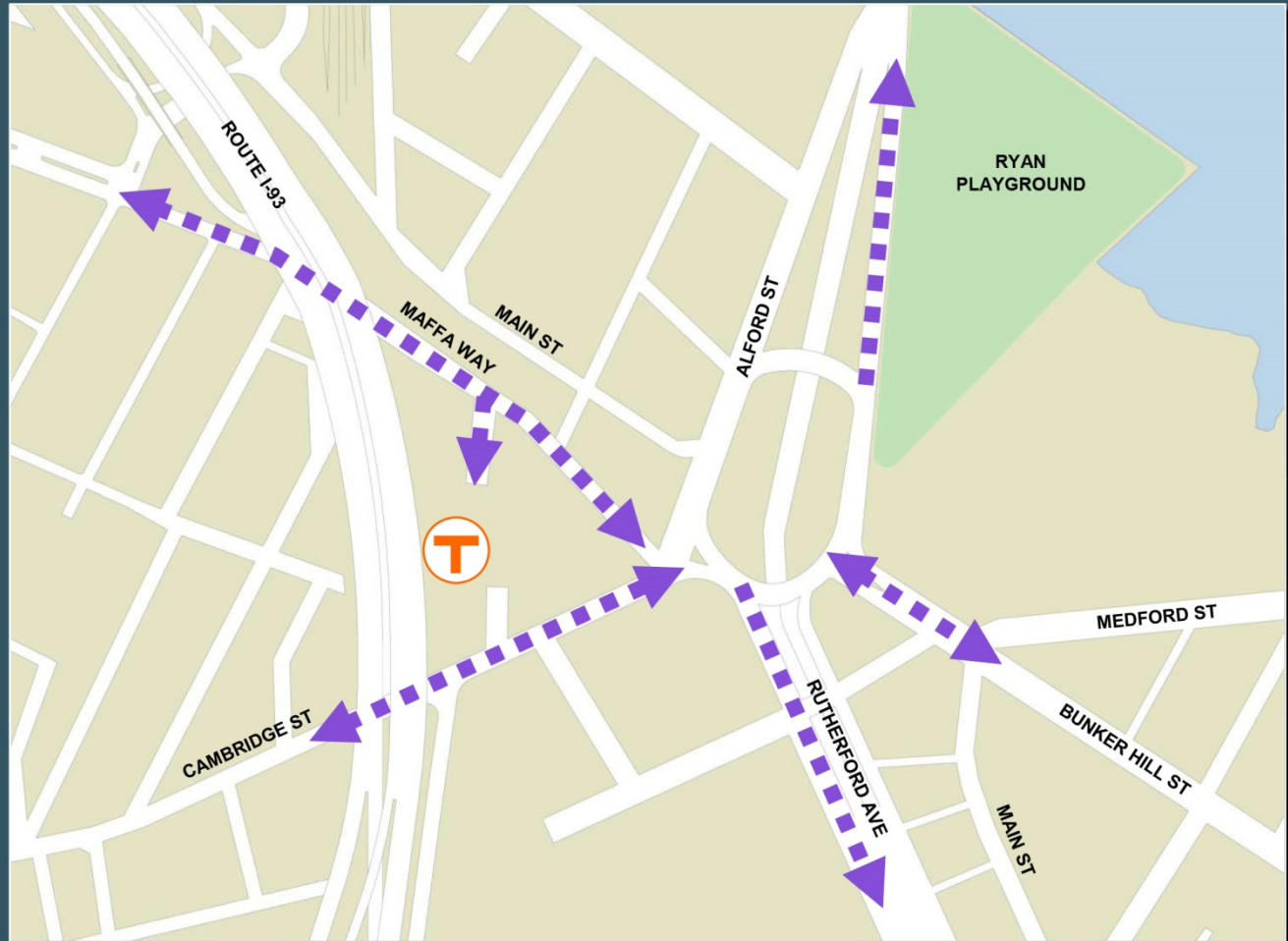


CITY OF BOSTON

Rutherford Avenue/Sullivan Square Design Project  
Tetra Tech Rizzo The Cecil Group Brown, Richardson & Rowe



# Existing Bicycles Patterns



## LEGEND

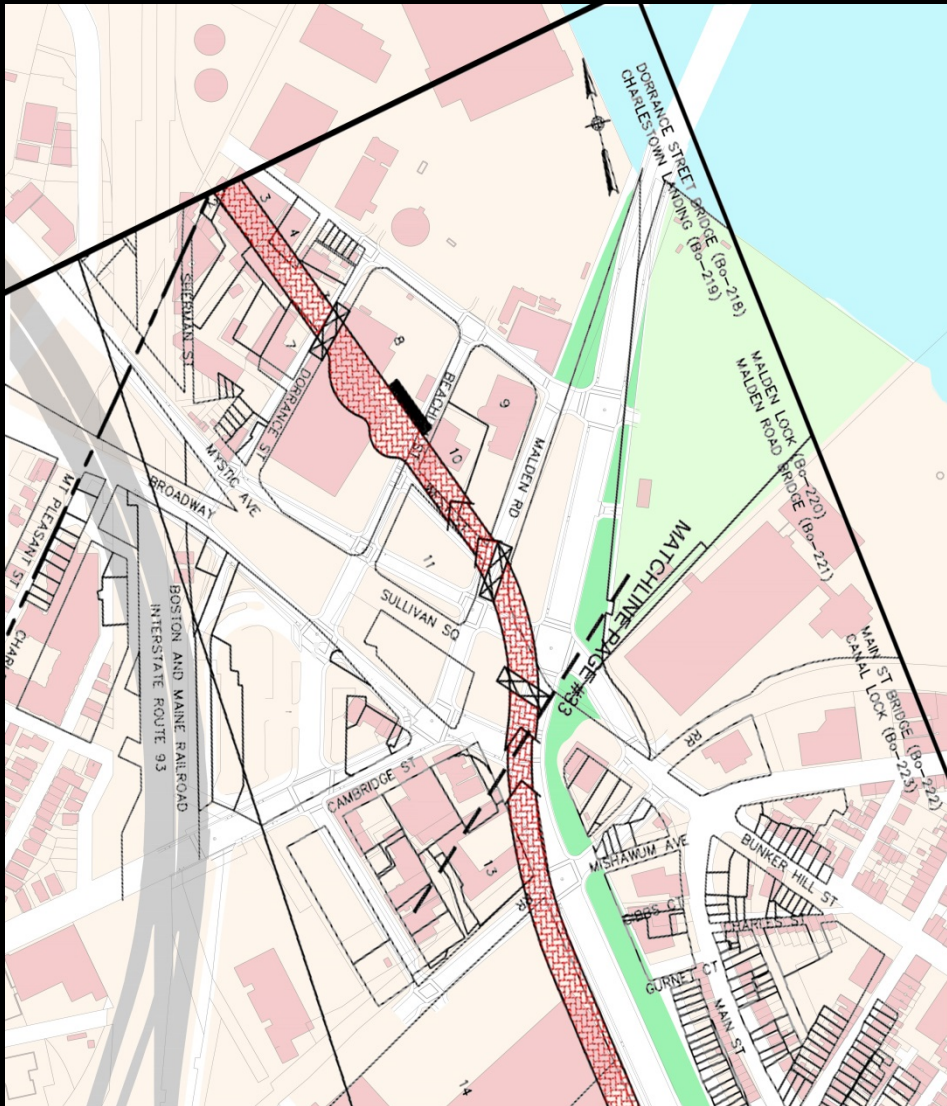
- Predominant Bicycle Use



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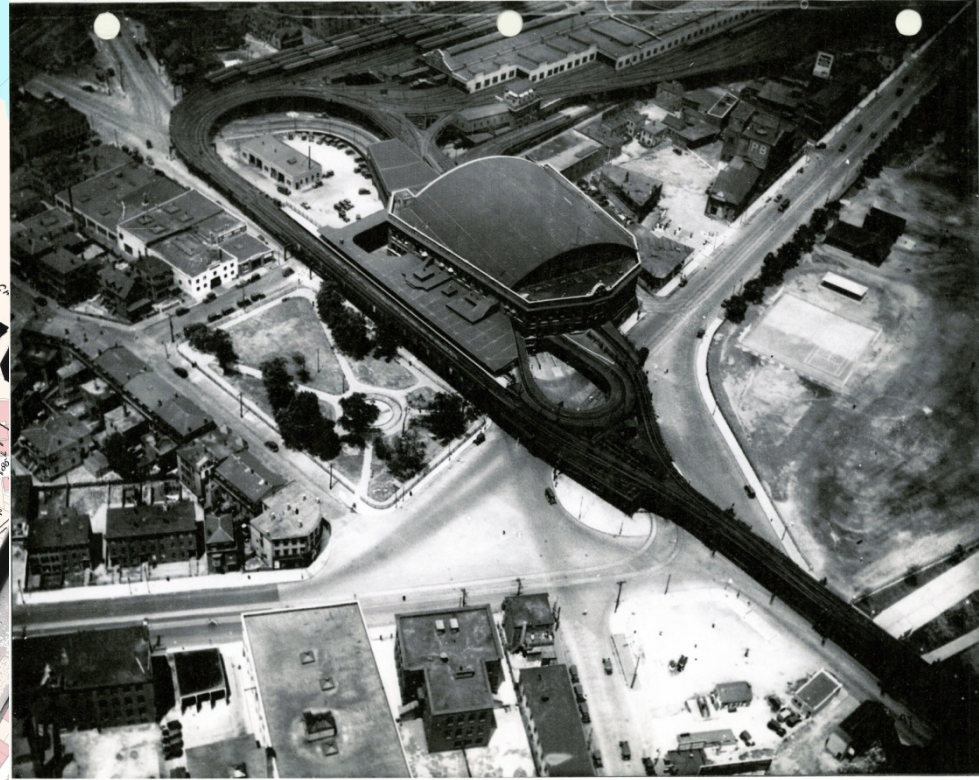
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# Historic Middlesex Canal





# Historic Sullivan Square



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# Newly Created Parcels





# Charlestown Open Spaces



Winthrop Square  
.89 Acres



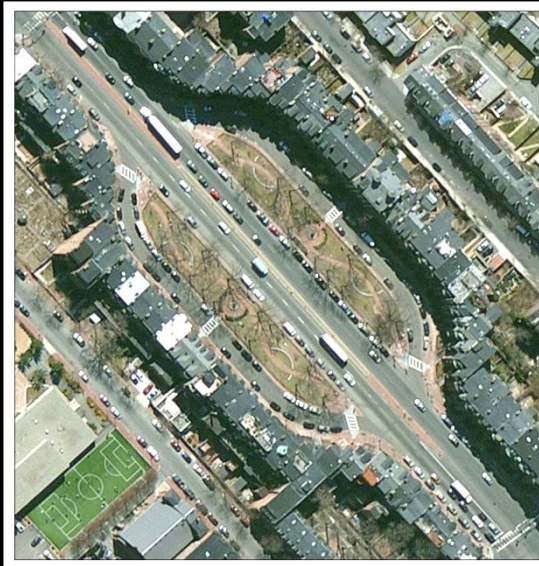
Edwards Playground  
1.33 Acres



City Square  
1.03 Acres



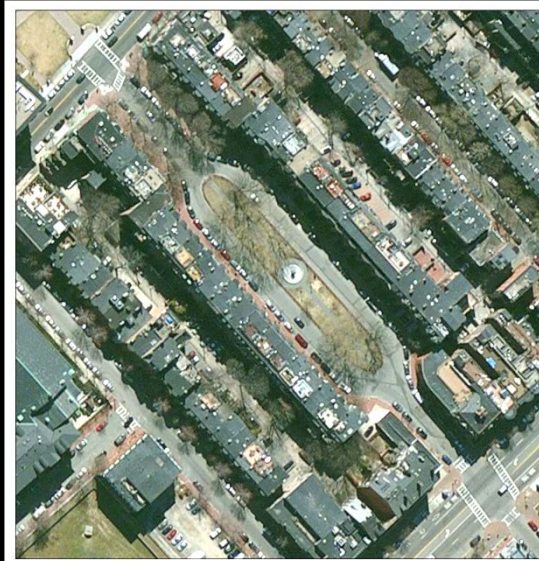
# Residential Squares



Chester Square  
.89 Acres



Louisberg Square  
.32 Acres



Worcester Square  
.35 Acres



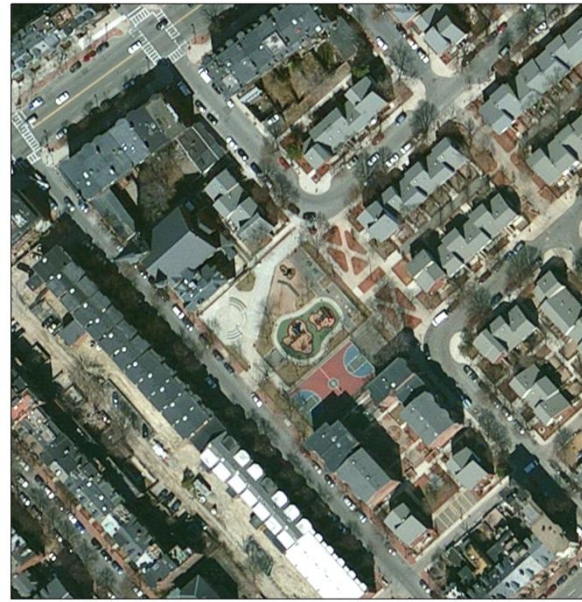
Union Park  
.37 Acres



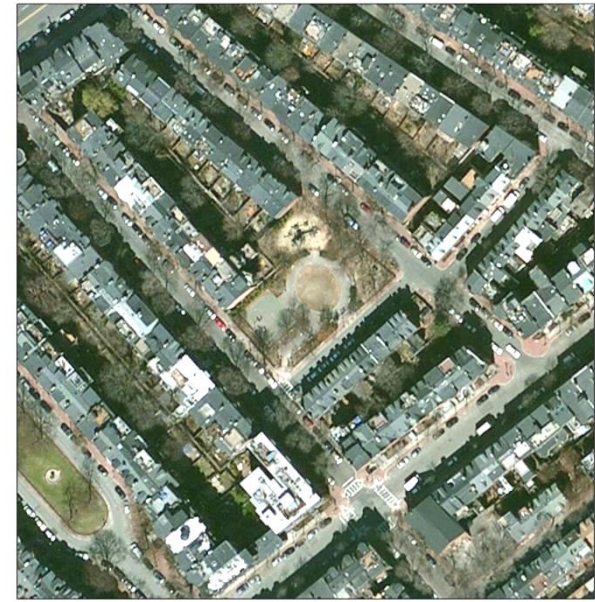
# Playgrounds



DeFillipo Playground  
1.13 Acres



O'Day Playground  
.72 Acres



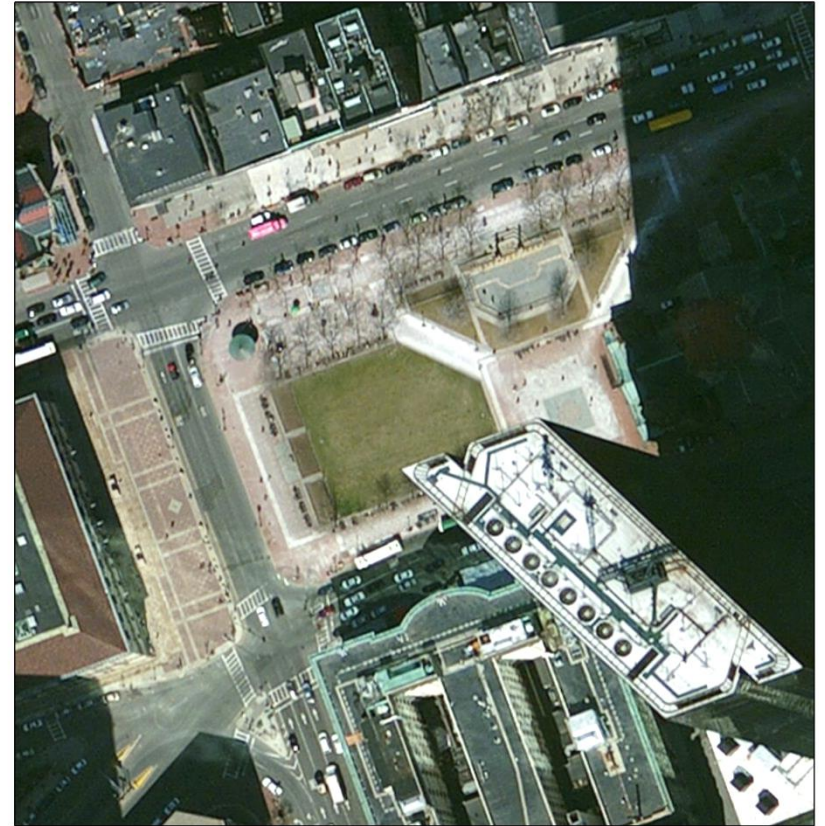
Ringgold Playground  
.38 Acres



# Large Urban Parks



Post Office Square  
1.54 Acres



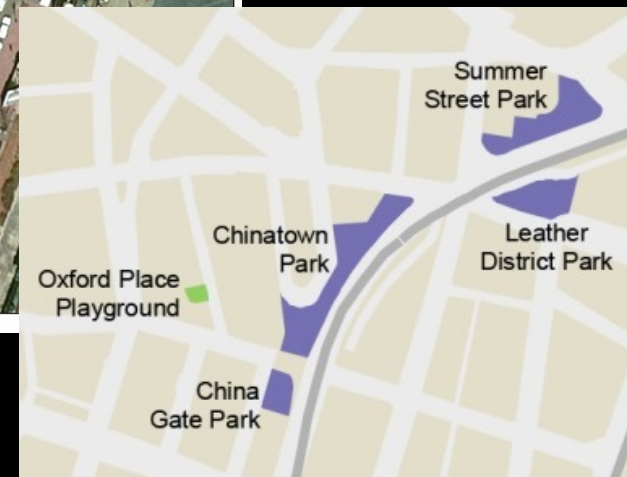
Copley Square  
1.88 Acres



# Linked Squares

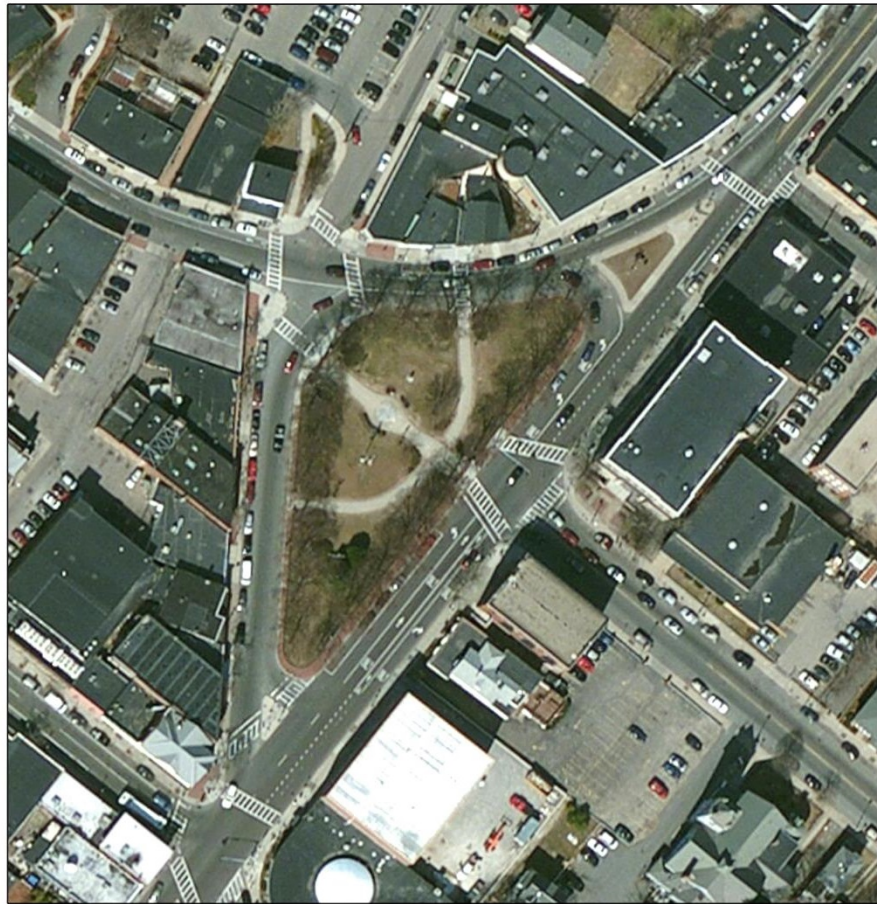


Total: 1.9  
acres





# Commercial Squares



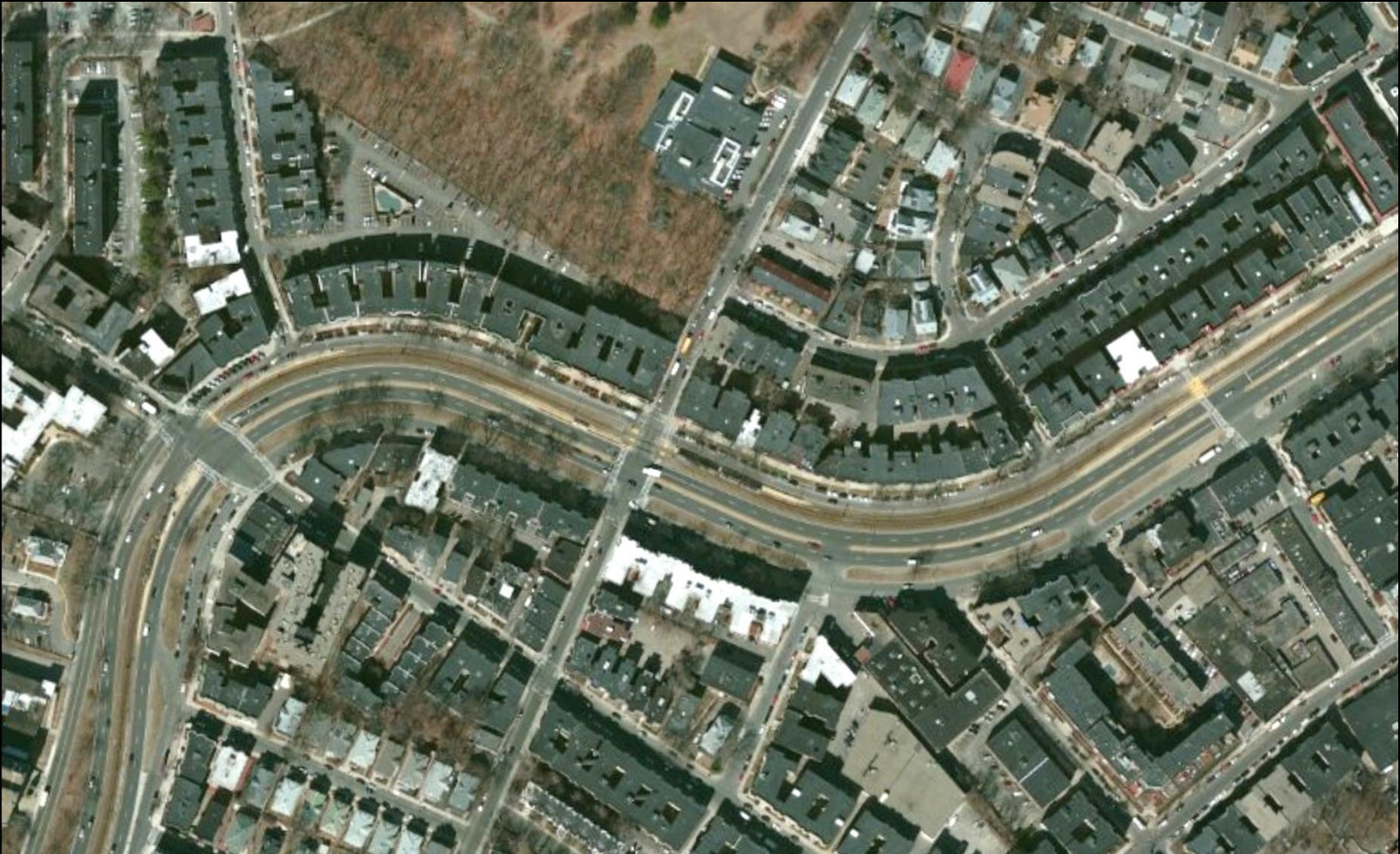
Adams Park  
.78 Acres



Winthrop Square  
.15 Acres



# Parkway



Commonwealth Avenue

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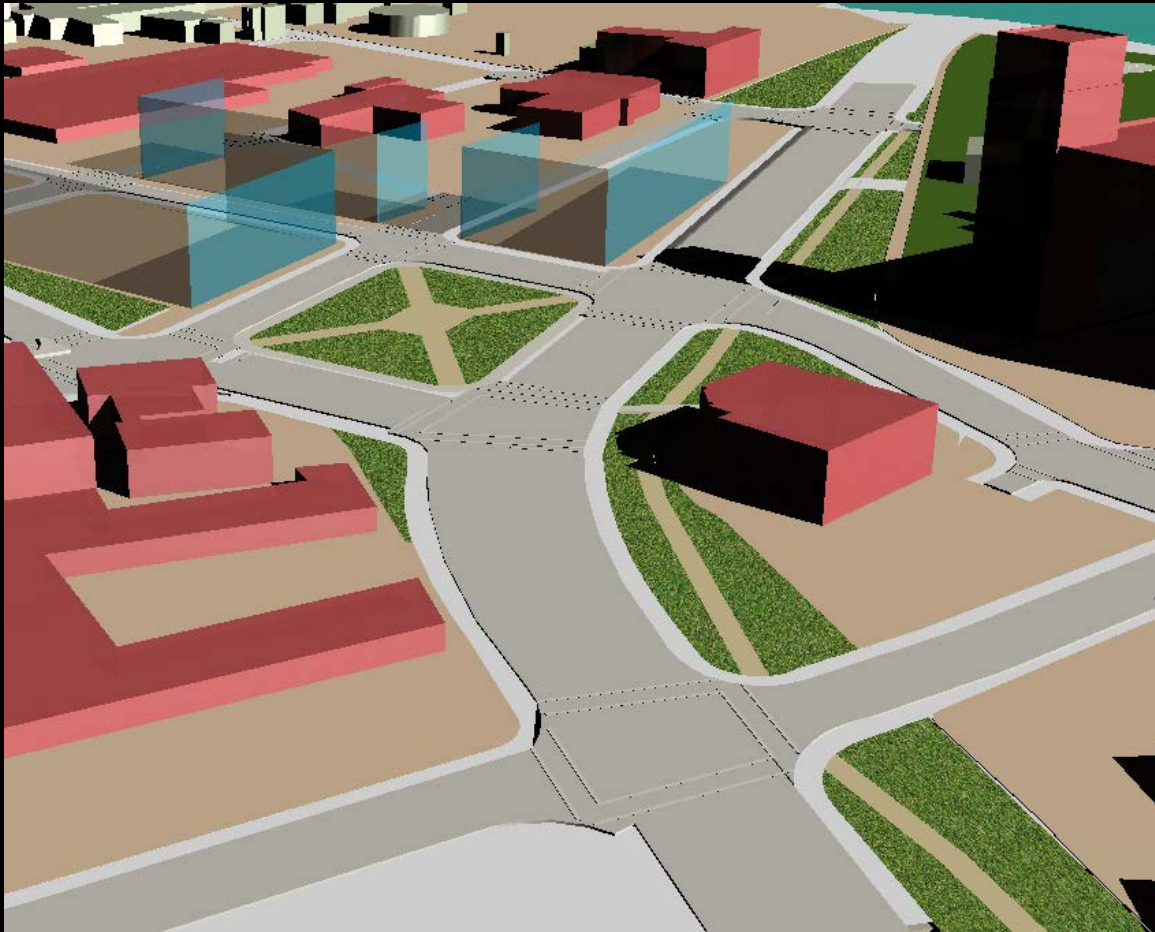


# Sullivan Square Gateway Park on Parcel 7



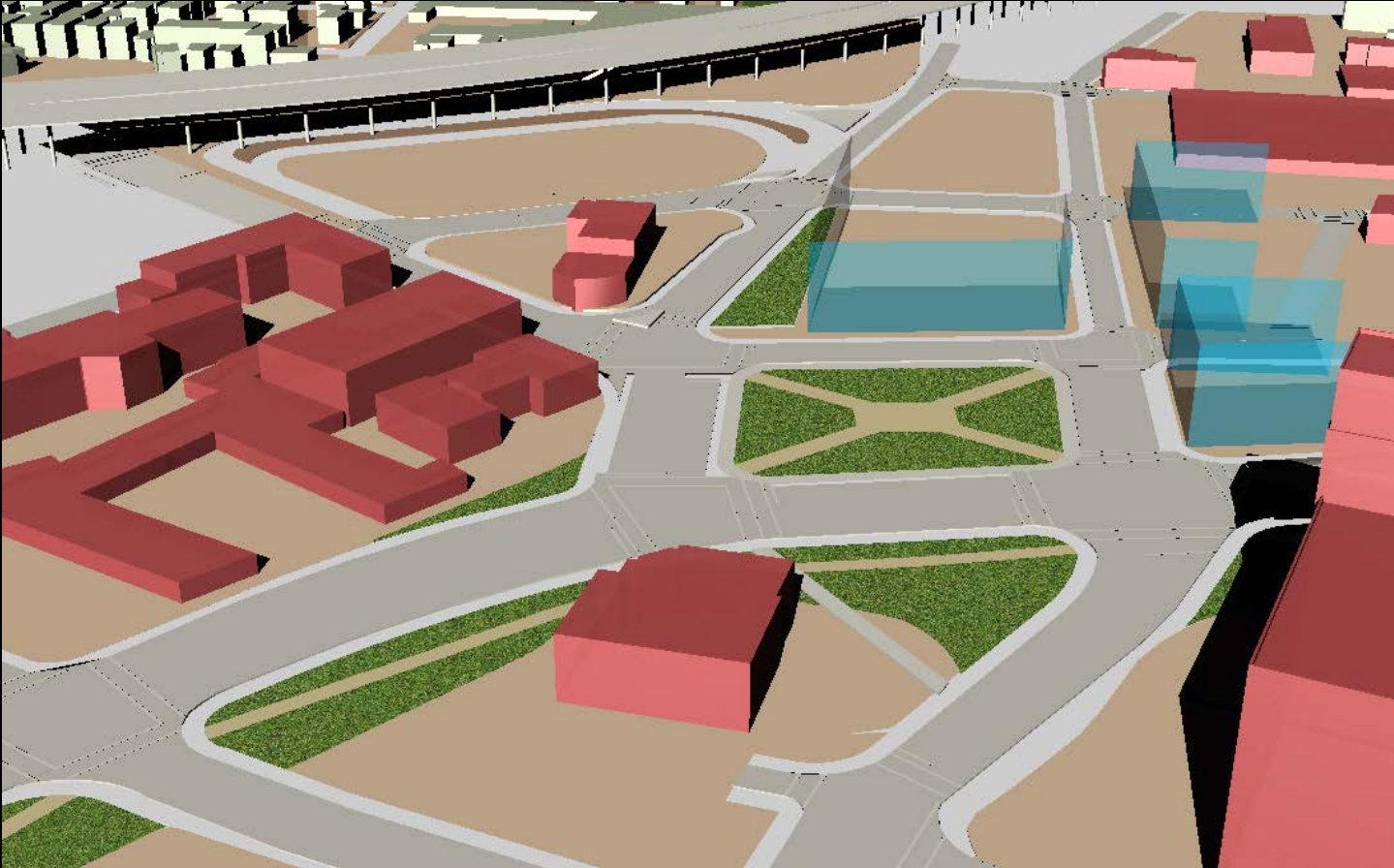
Gateway Park  
.66 acres

# Sullivan Square Gateway Park on Parcel 7



- Gateway to new Sullivan Sq. District
- Establishes a “Front Door” identity for the District
- Pedestrian link to T Station from Charlestown
- Somewhat undefined edges

# Sullivan Square Gateway Park



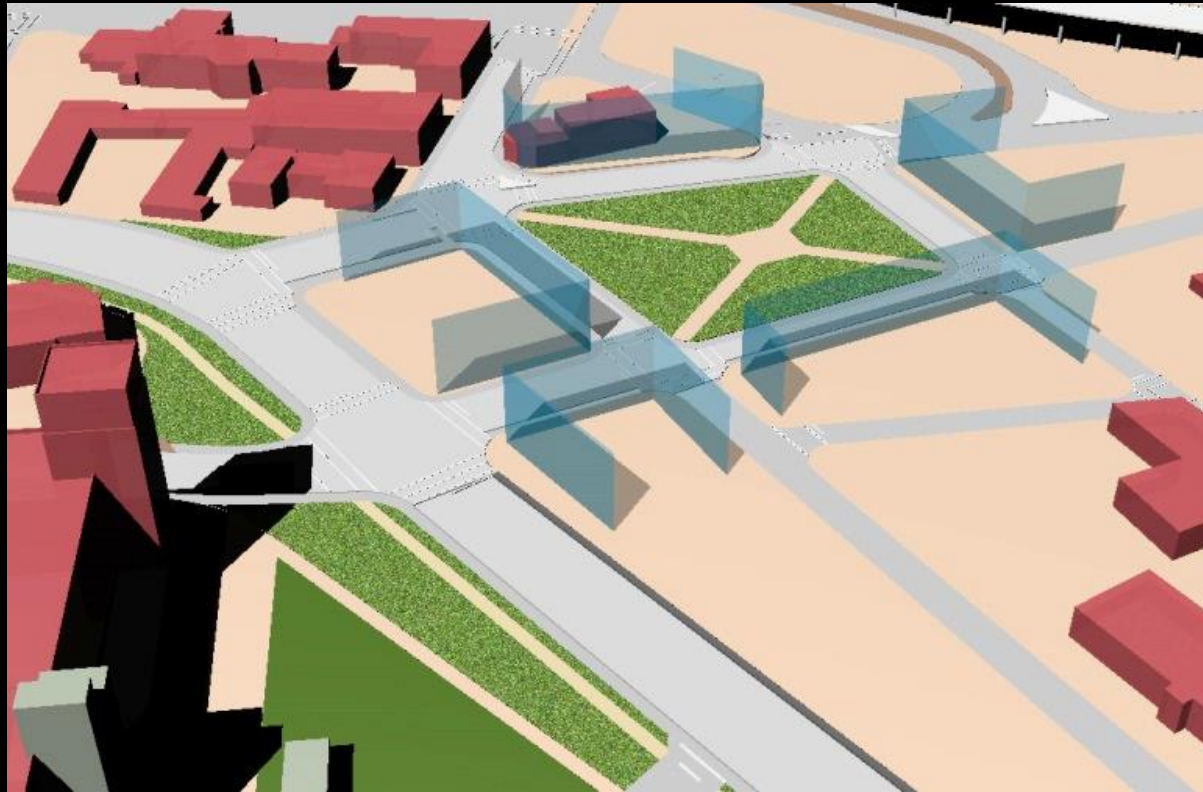


# Sullivan Square Central Park on Parcel 4



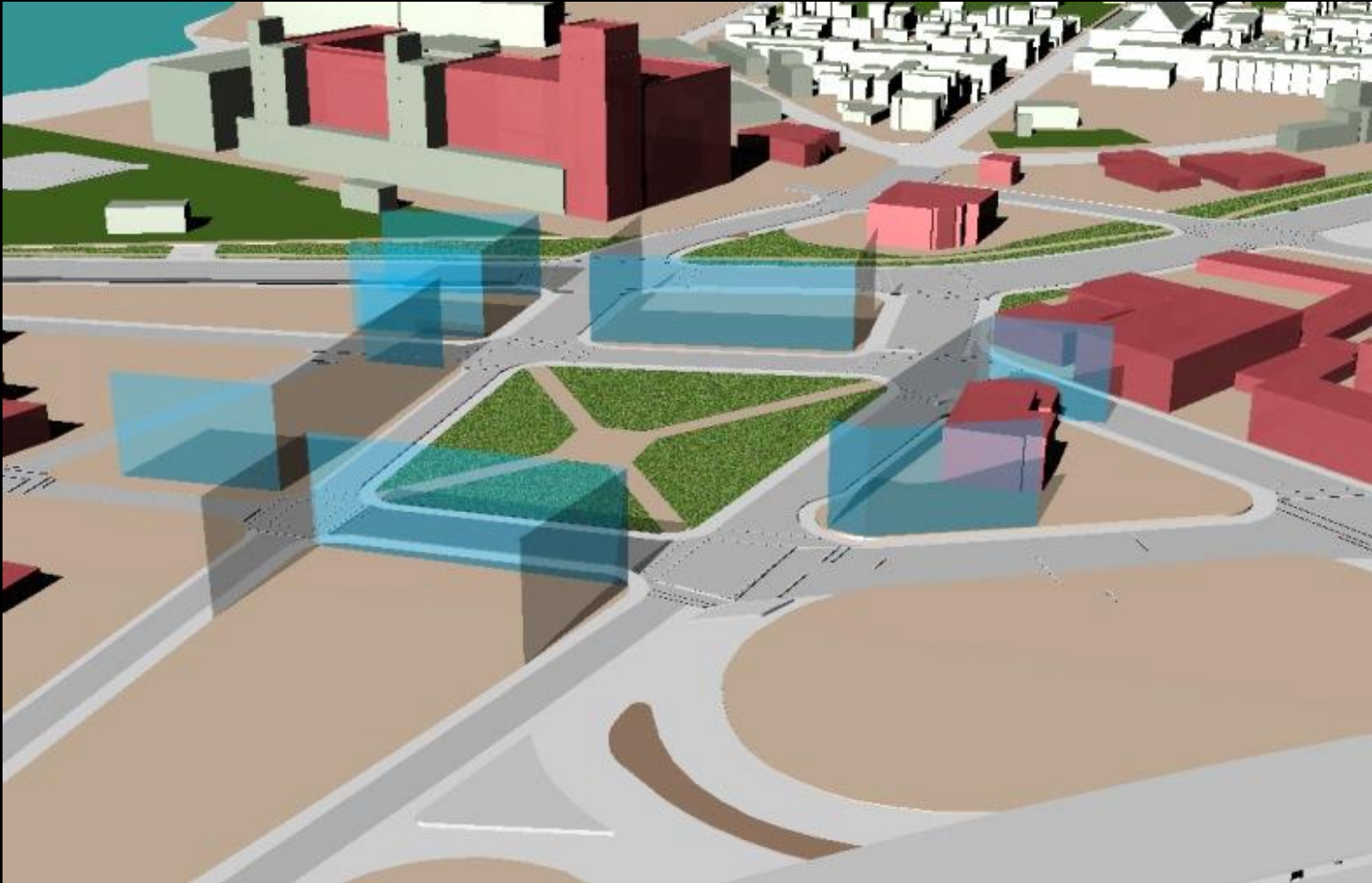
Central Park  
1.38 Acres

# Sullivan Square Central Park on Parcel 4



- Largest Park
  - Location of Historic Sullivan Square
  - Leverages development on surrounding parcels
  - Sightline to historic buildings
  - Pedestrian link
- 
- Lose biggest – most flexible development parcel

# Sullivan Square Central Park on Parcel 4

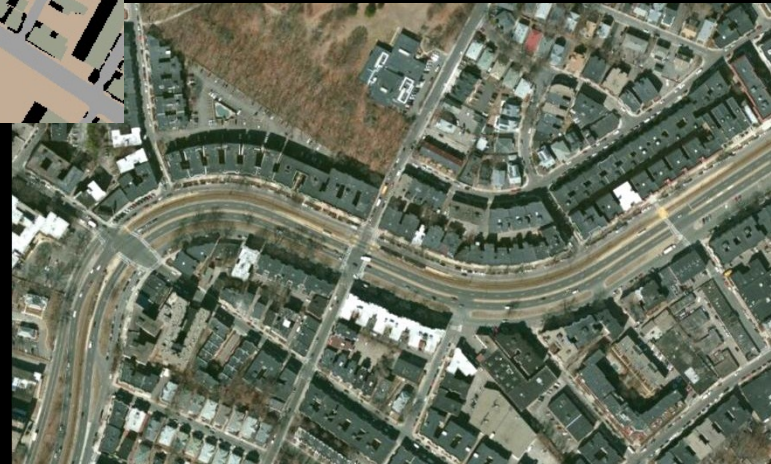
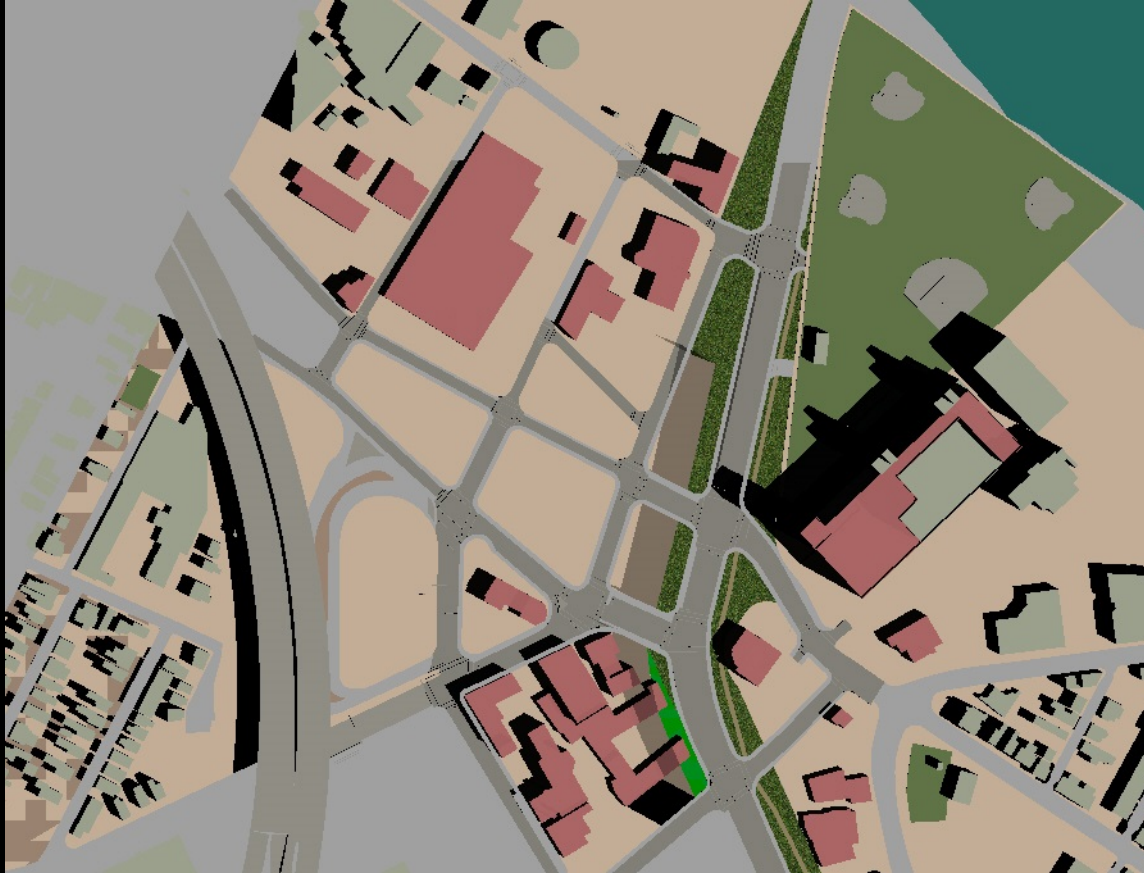




# Sullivan Square Central Park on Parcel 4



# Sullivan Square Parkway



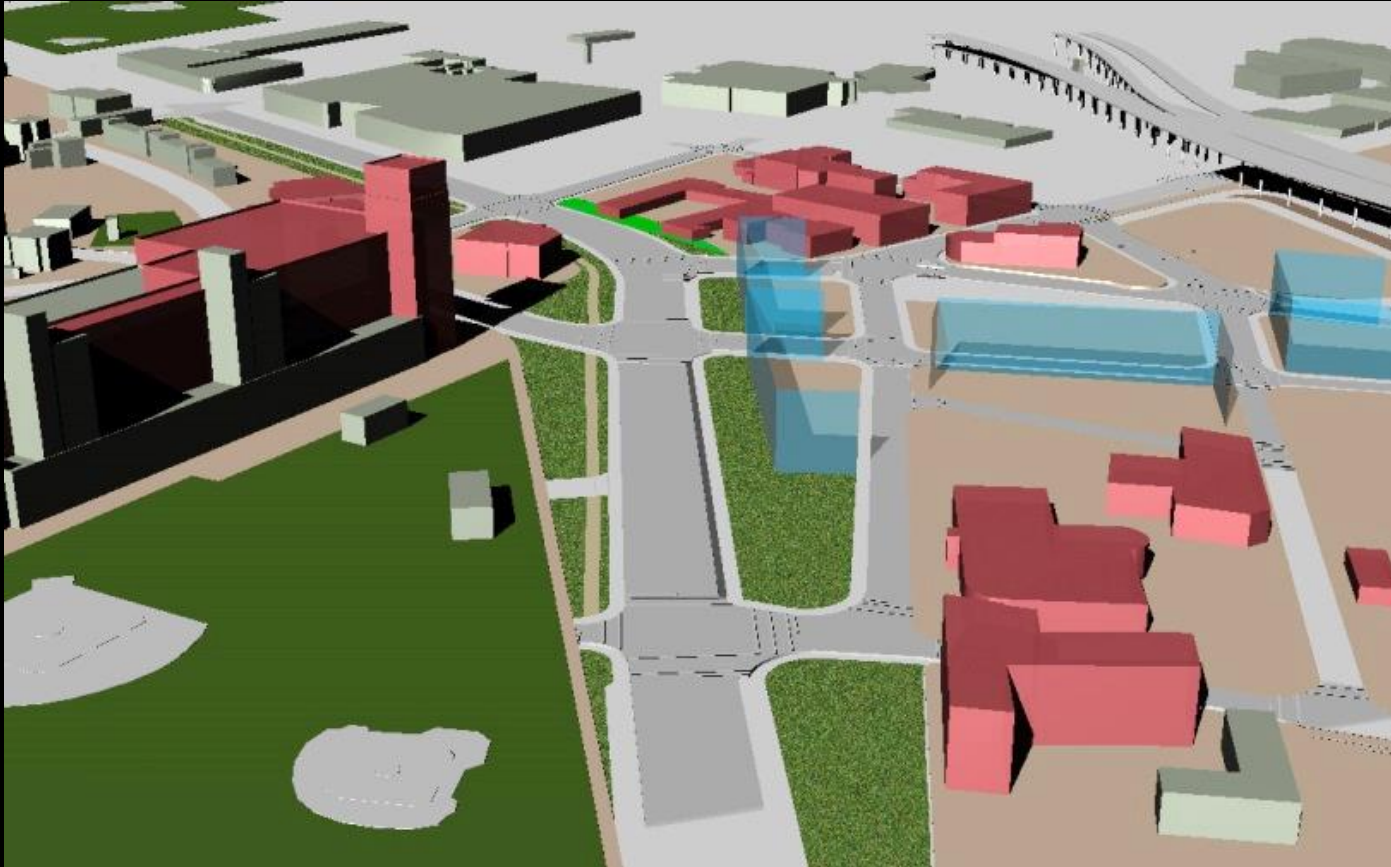
# Sullivan Square Parkway



- Gateway for drivers
- Further enhances perception of continuous Rutherford Ave./ River Connection
- Less usable open space for pedestrians



# Sullivan Square Parkway

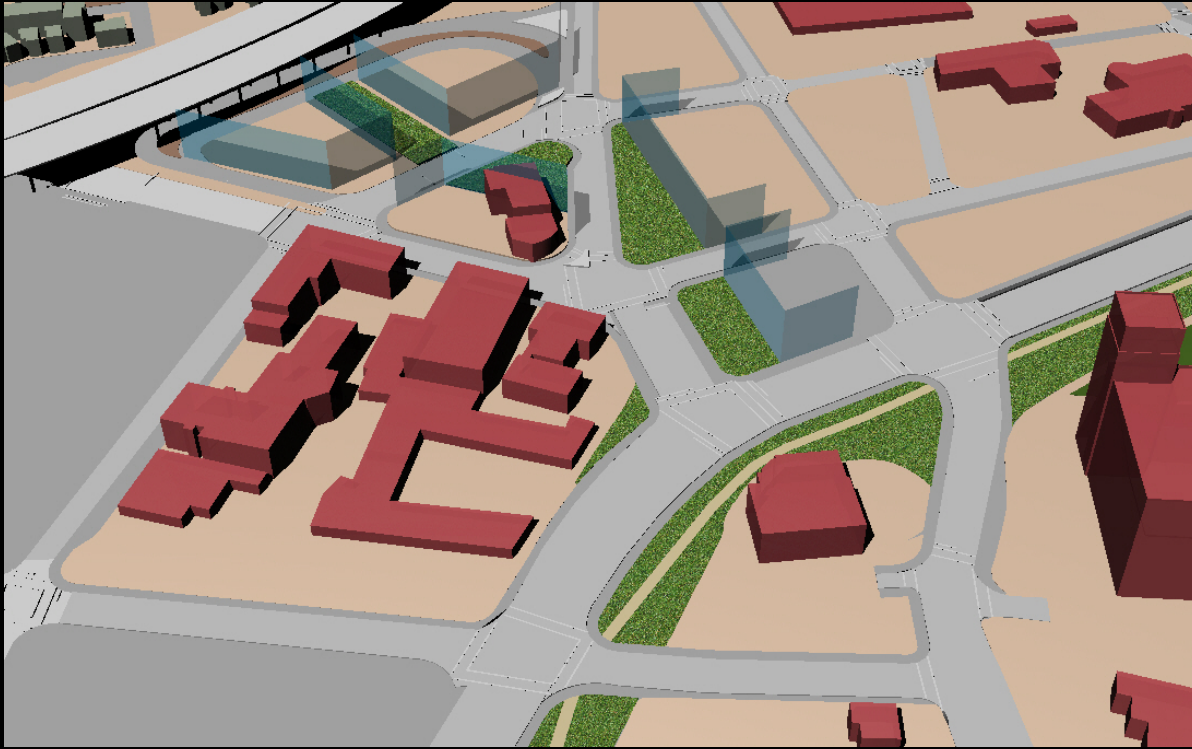


# Sullivan Square Linked Squares



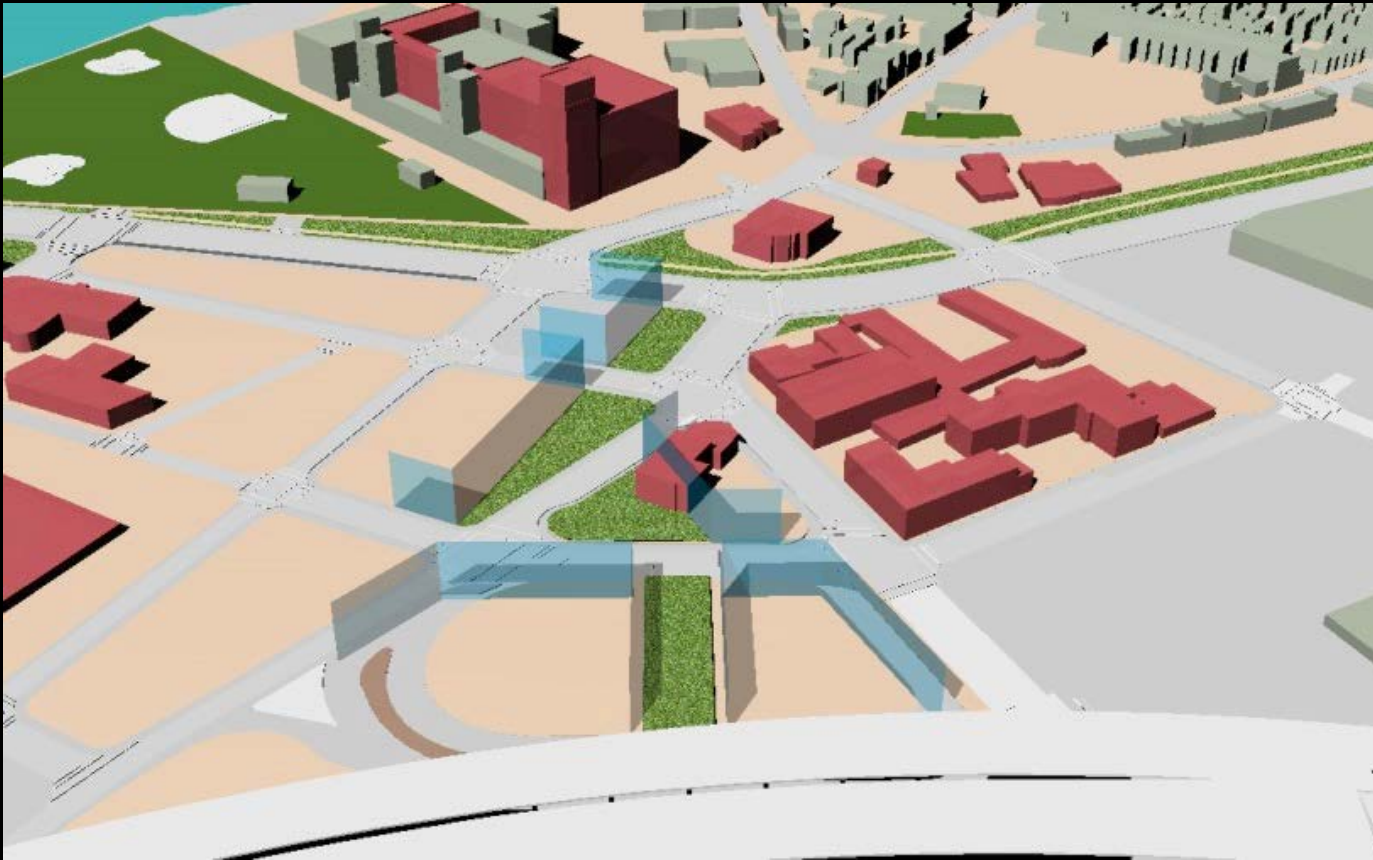


# Sullivan Square Linked Squares



- Amenity spread over several parcels
- Responds to Charlestown/Schraft Building to T Station desire line

# Sullivan Square: Linked Squares



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