



Suffolk Downs Redevelopment Design Update

December 2018

An aerial photograph of a coastal city. The city is densely packed with residential buildings and streets. A large, oval-shaped racetrack is visible in the center-left. To the left of the racetrack is an industrial area with several large, white, cylindrical storage tanks. The city is bordered by a body of water on the right and bottom. The text "Development Vision" is overlaid in the top right corner.

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 city is densely packed with residential and commercial buildings. A large body of water, likely a bay or harbor, is visible on the right side of the image. A river or inlet flows through the city, creating a winding path. In the center, there is a large industrial area with numerous white storage tanks and a large green field. The city is surrounded by water on three sides, with a sandy beach visible in the bottom left corner.

Open Space Framework

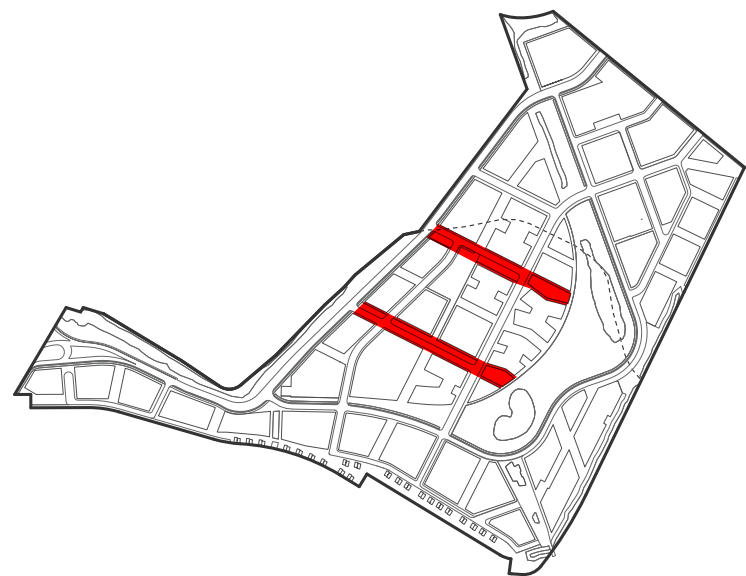
Open Space Network | 40 Acres



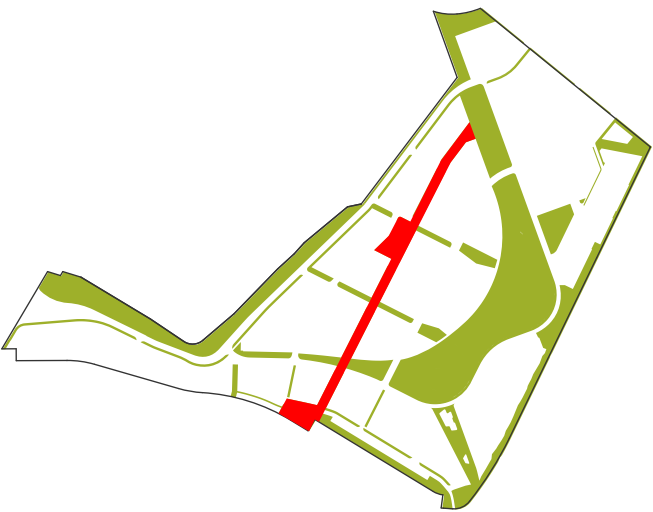
Public Open Space Network | Central Common



Open Space Network | Green Fingers



Public 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

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Master Plan Vision

Master Plan



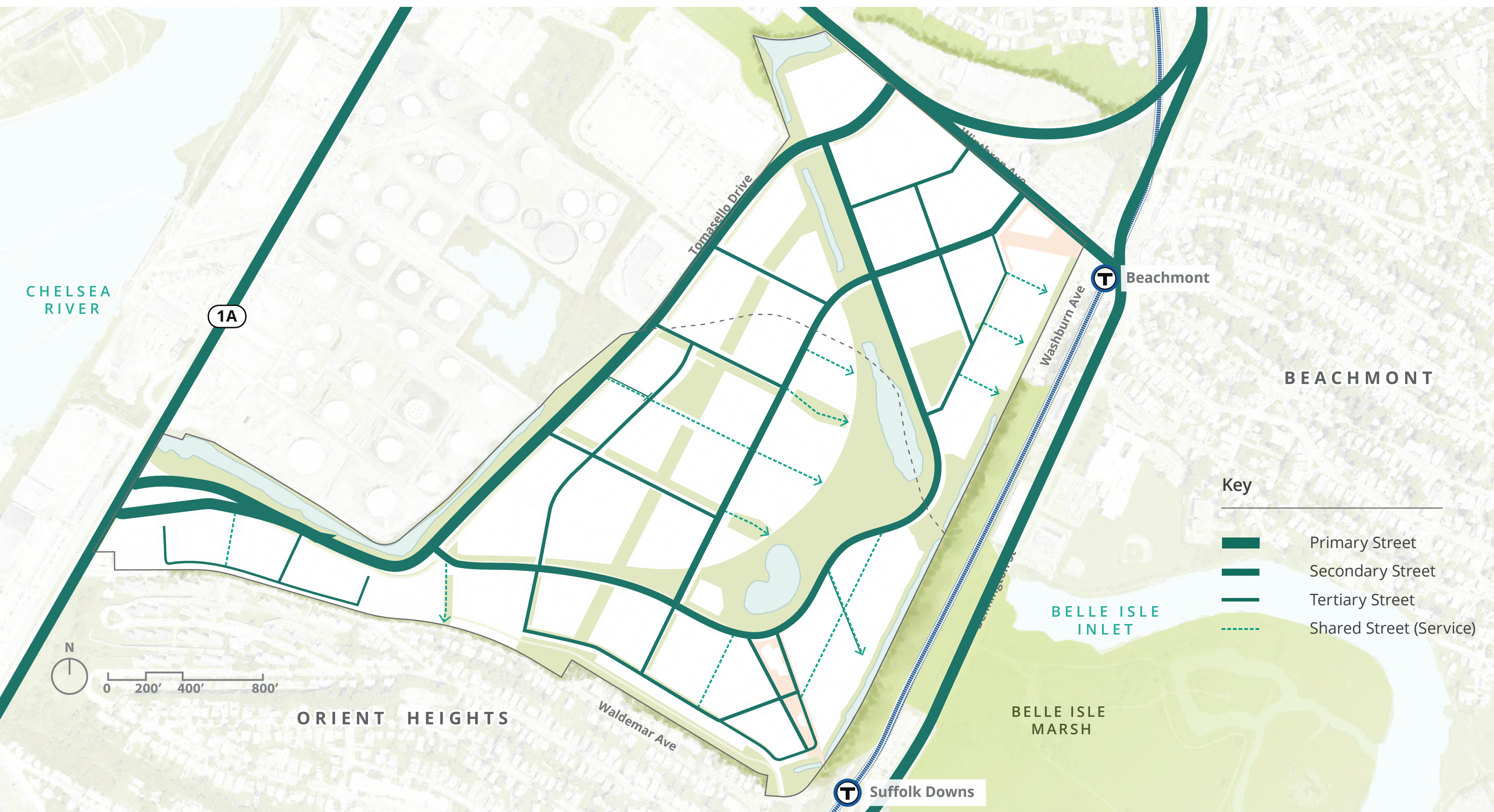
Land Use Plan



Boston Program | Master Plan Program

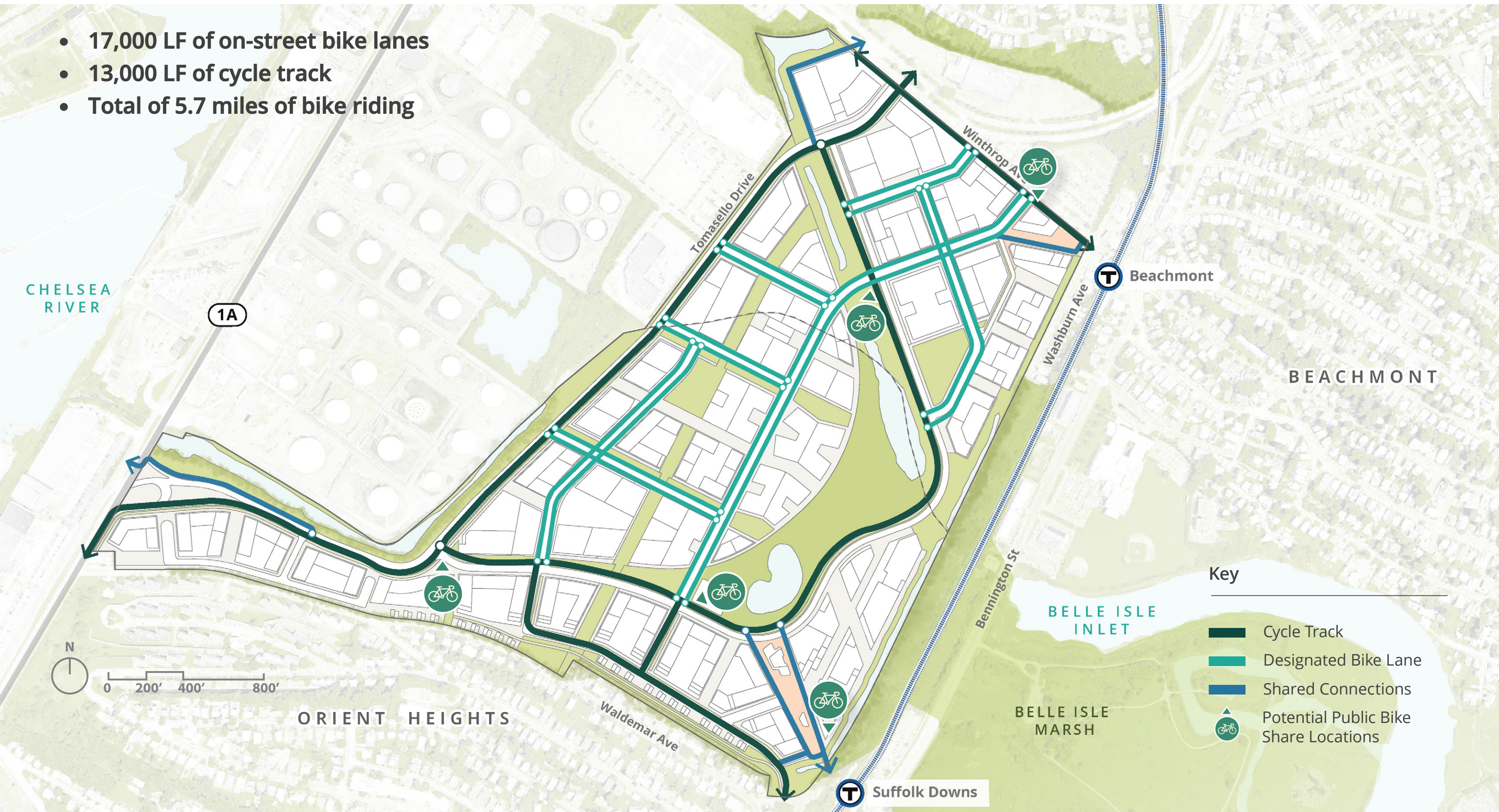
Use	Boston Program	Master Plan Program
Commercial Office	~ 2.76 to 5.54 MSF	~ 5.2 to 8.0 MSF
Residential	~ 4.31 to 7.31 MSF (4,300 - 7,100 units)	~ 7.15 to 10.15 MSF (7,200 - 10,000 units)
Retail	~250,000 SF	~ 500,000 SF
Hotel	~ 350,000 SF	~ 550 ,000 SF
Total	10,540,000 SF	16,200,000 SF

Hierarchy of Streets



Access and Circulation | Bicycle Network

- 17,000 LF of on-street bike lanes
- 13,000 LF of cycle track
- Total of 5.7 miles of bike riding



Circulation | Pedestrian Network



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 of the image. A river or canal winds through the city, separating different areas. In the center, there is a large green field, possibly a park or sports field, surrounded by buildings. To the left, there are several large white storage tanks, likely for oil or gas. The overall scene shows a mix of urban development and natural features.

Key Design Changes

Belle Isle Square | Updated Plaza Design



Design Changes Along Waldemar Avenue



HEIGHTS

Waldemar



An aerial photograph of a coastal area. On the right side, there is a large, dark blue body of water. On the left side, there is a densely populated residential area with many houses and streets. In the center, there is a large, green, oval-shaped area that appears to be a park or a sports field. To the left of this green area, there is a cluster of white, circular structures, possibly oil tanks or storage drums. The overall scene is a mix of urban development and natural green space.

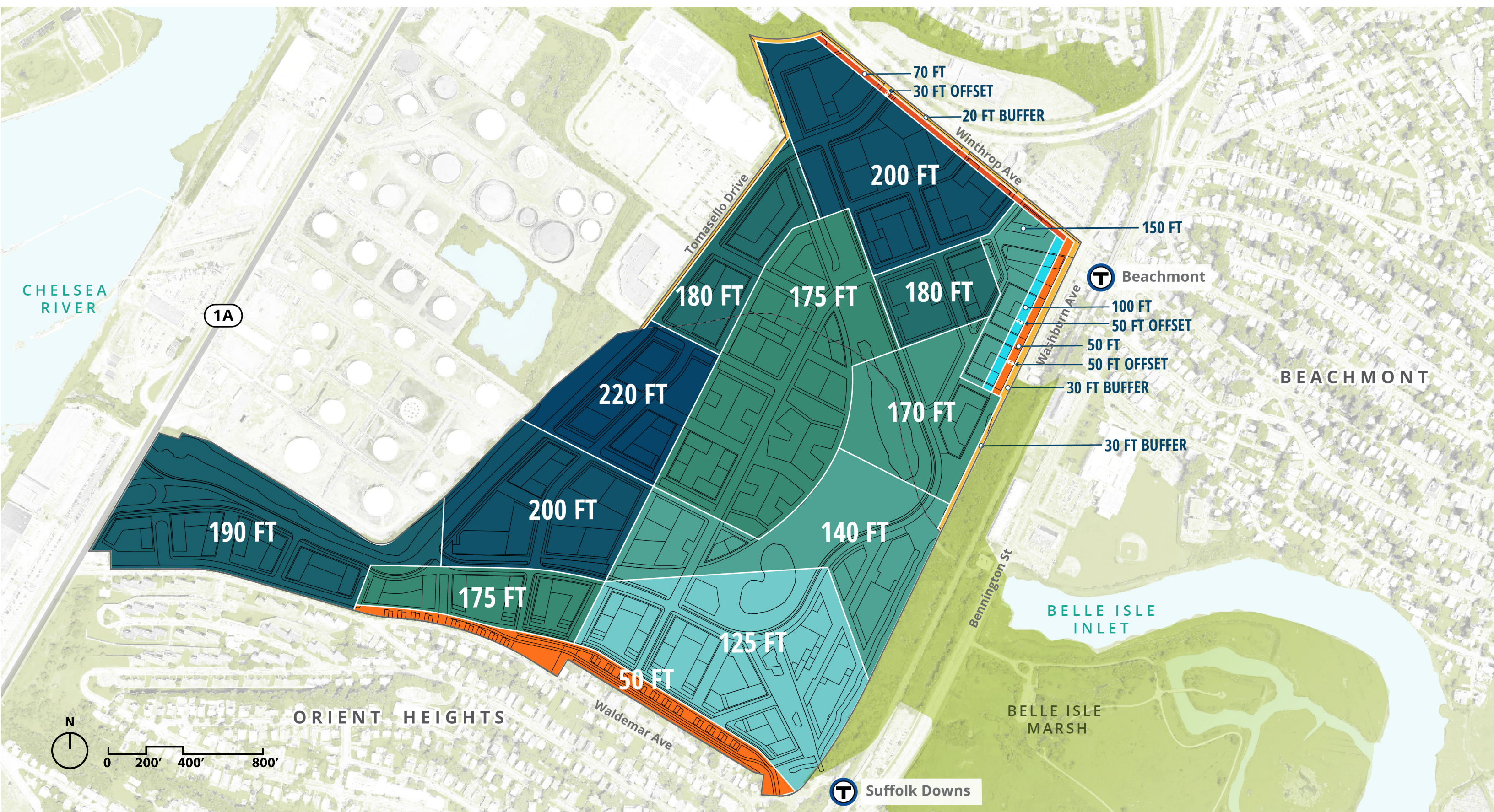
Orient Heights Redesign

Rendered Plan
 DPIR



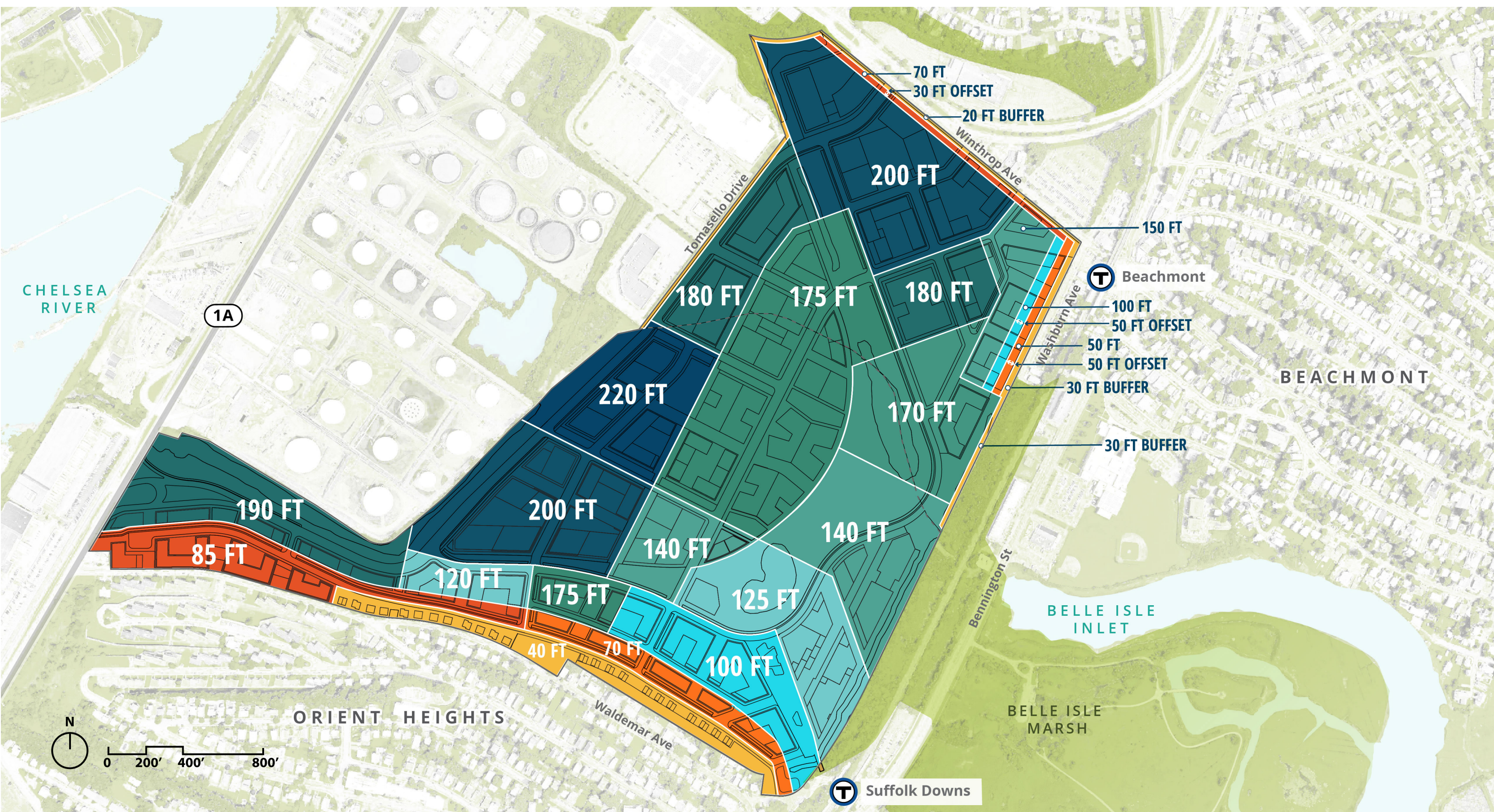
Height Zones

DPIR

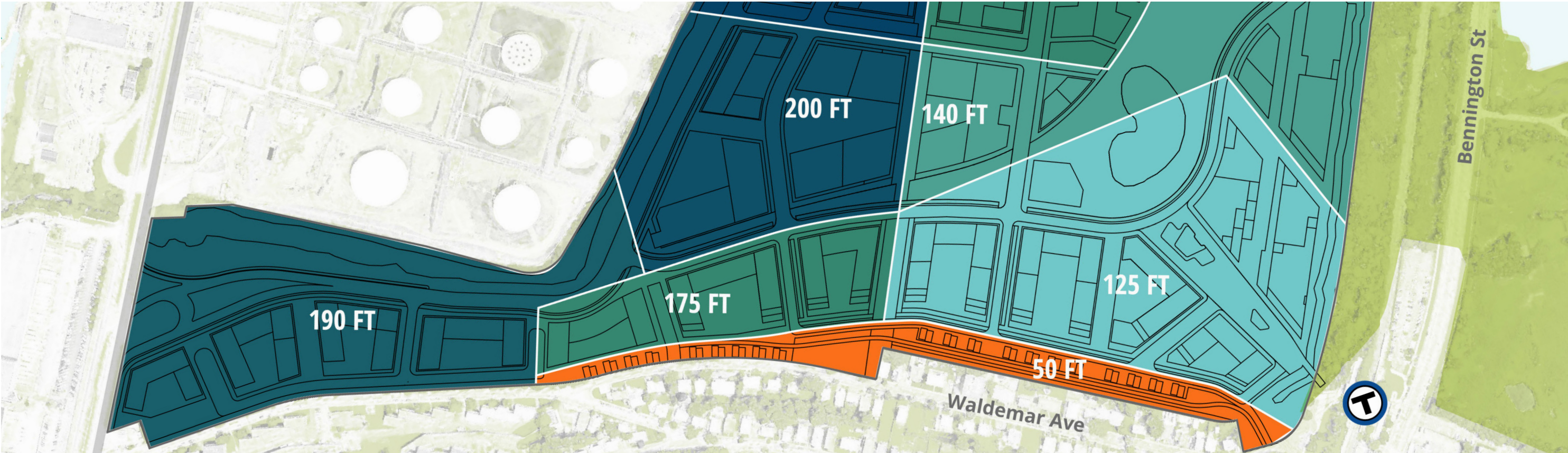


Height Zones

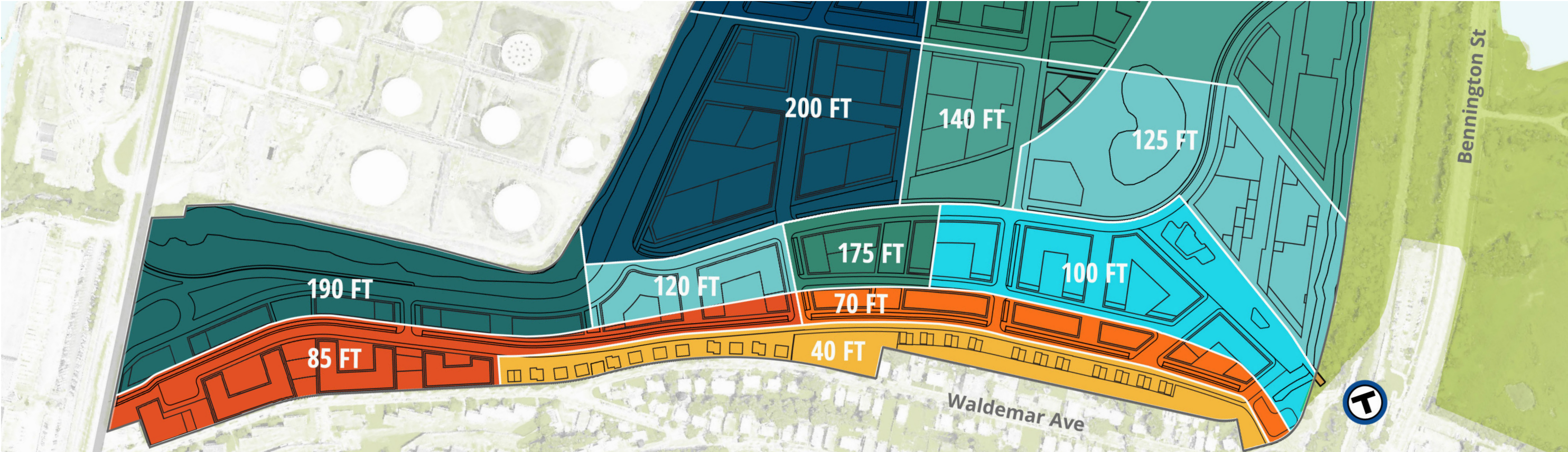
Waldemar Proposed



Height Zones



DPIR



Waldemar Proposed

Adaptability & Block Morphology

DPIR



Adaptability & Block Morphology

Waldemar Proposed



Adaptability & Block Morphology

Key xx Block Number



DPIR



Waldemar Proposed

Circulation | Hierarchy of Streets

- Key
- Vehicular Thoroughfare

Primary Street

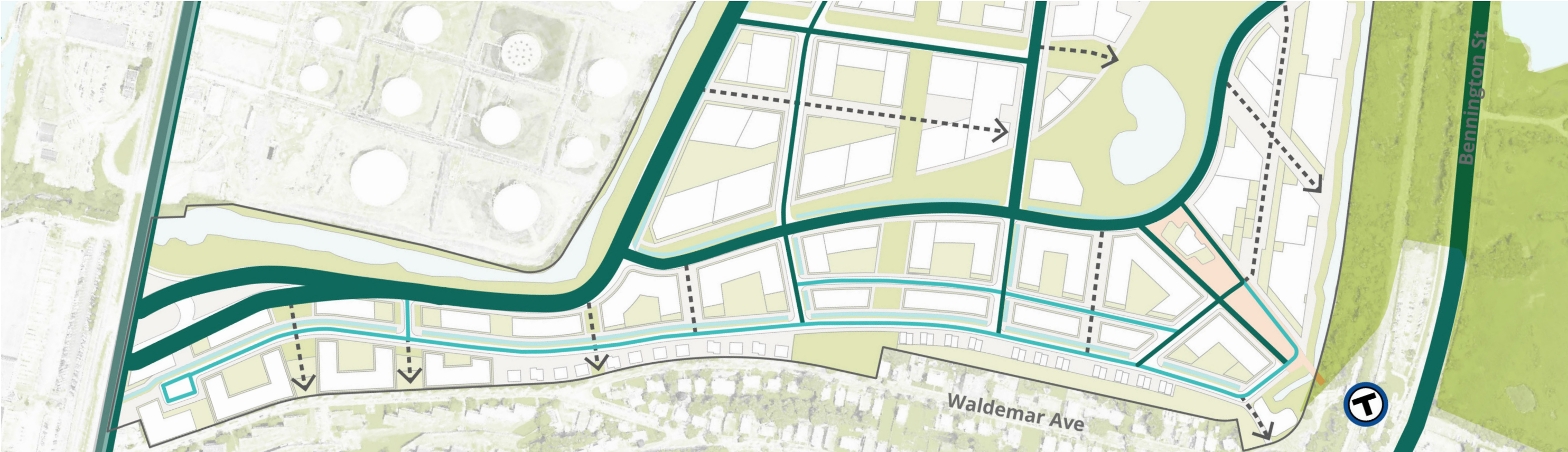
Secondary Street

Tertiary Street

Shared Alleyways



DPIR



Waldemar Proposed

Circulation | Bicycle Network

Key

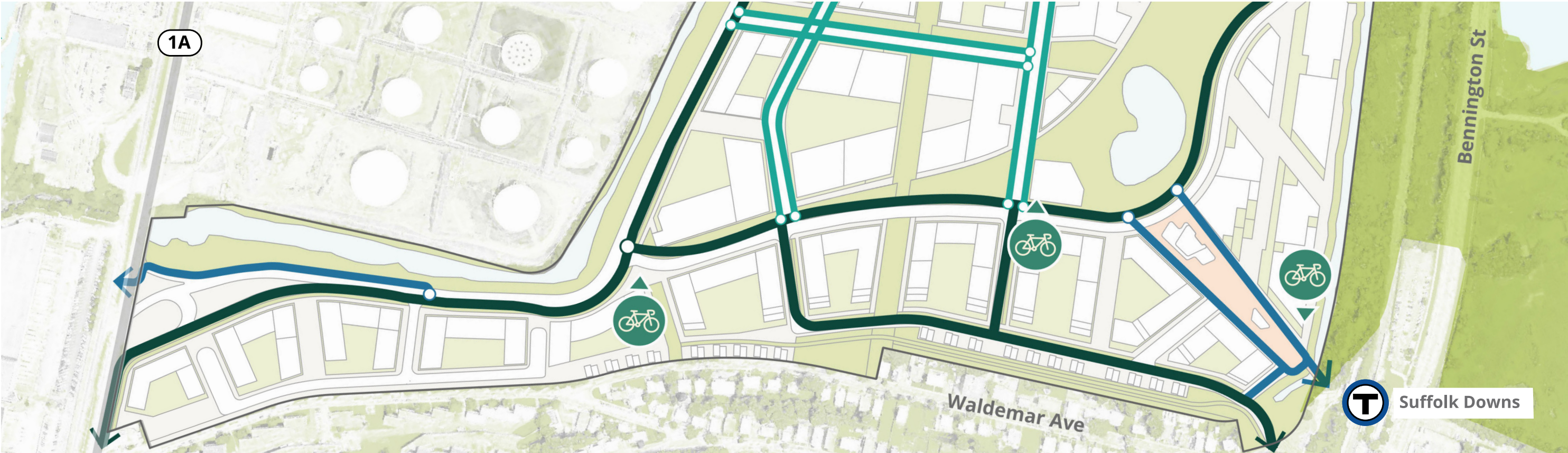
Cycle Track

Designated Bike Lane

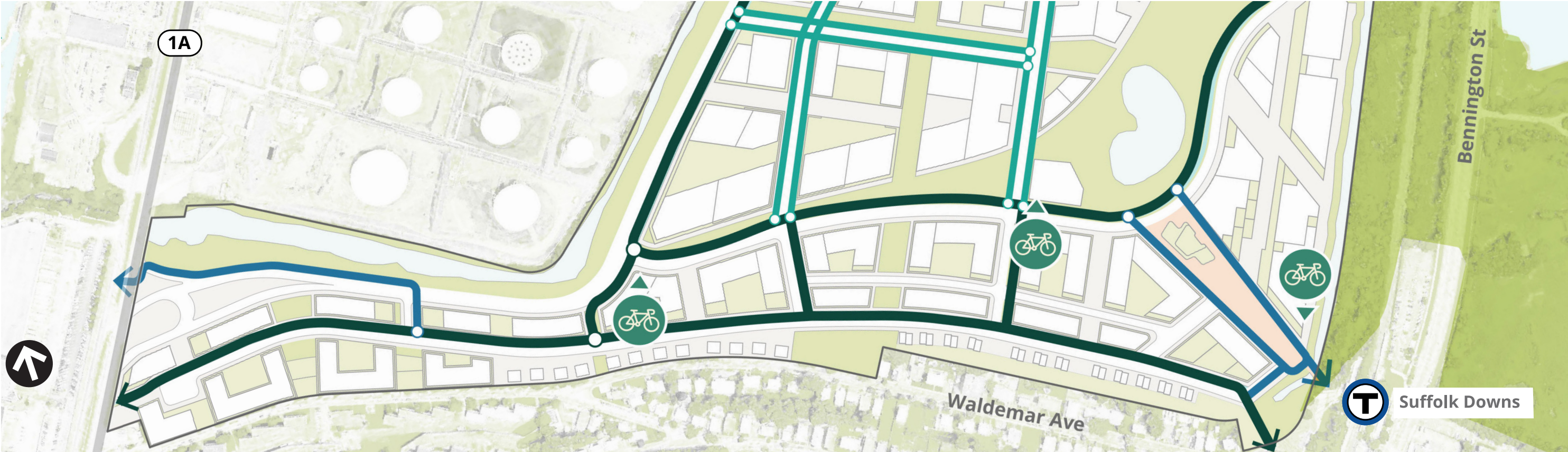
Shared Lane

Potential Public Bike Share Location

Suffolk Downs



DPIR



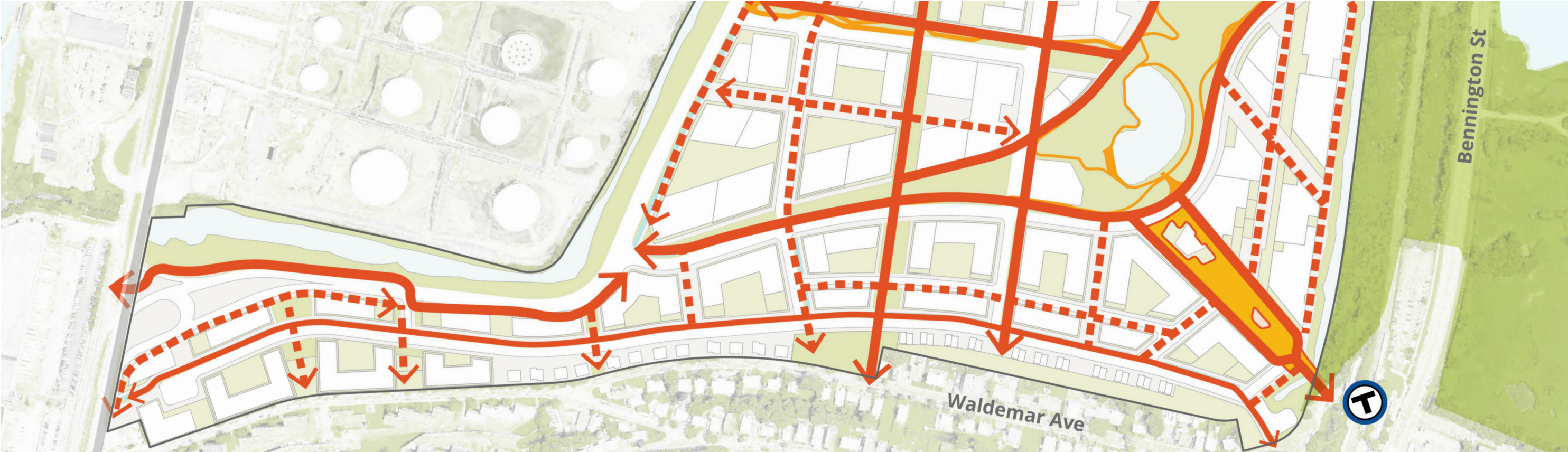
Waldemar Proposed

Circulation | Pedestrian Network

- Key
- Pedestrian Pathways
- Plaza
- Pedestrian Connections



DPIR



Waldemar Proposed

Rendered Plan



DPIR



Waldemar Proposed

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Enviromental & Resiliency Strategy

Resiliency Mitigation

- Comprehensive Climate Change Modeling Analysis of Major Storm Events
- Strategic Raising and Grading of Site to meet BPDA Guidelines
- Lower Open Spaces for Flooding Storage during Major Storms
- Create Subsurface Detention Systems
- Contain Flooding in Lower Level Garages
- Meets BWSC Stormwater Storage Guidelines of 10" for 100 Year Storm



Everyday Condition



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

SECOND POINT OF ENTRY

CHELSEA RIVER

1A

Tomasello Drive

Winthrop Ave

THIRD POINT OF ENTRY

Beachmont

BEACHMONT

Washburn Ave

BELLE ISLE INLET

FIRST POINT OF ENTRY

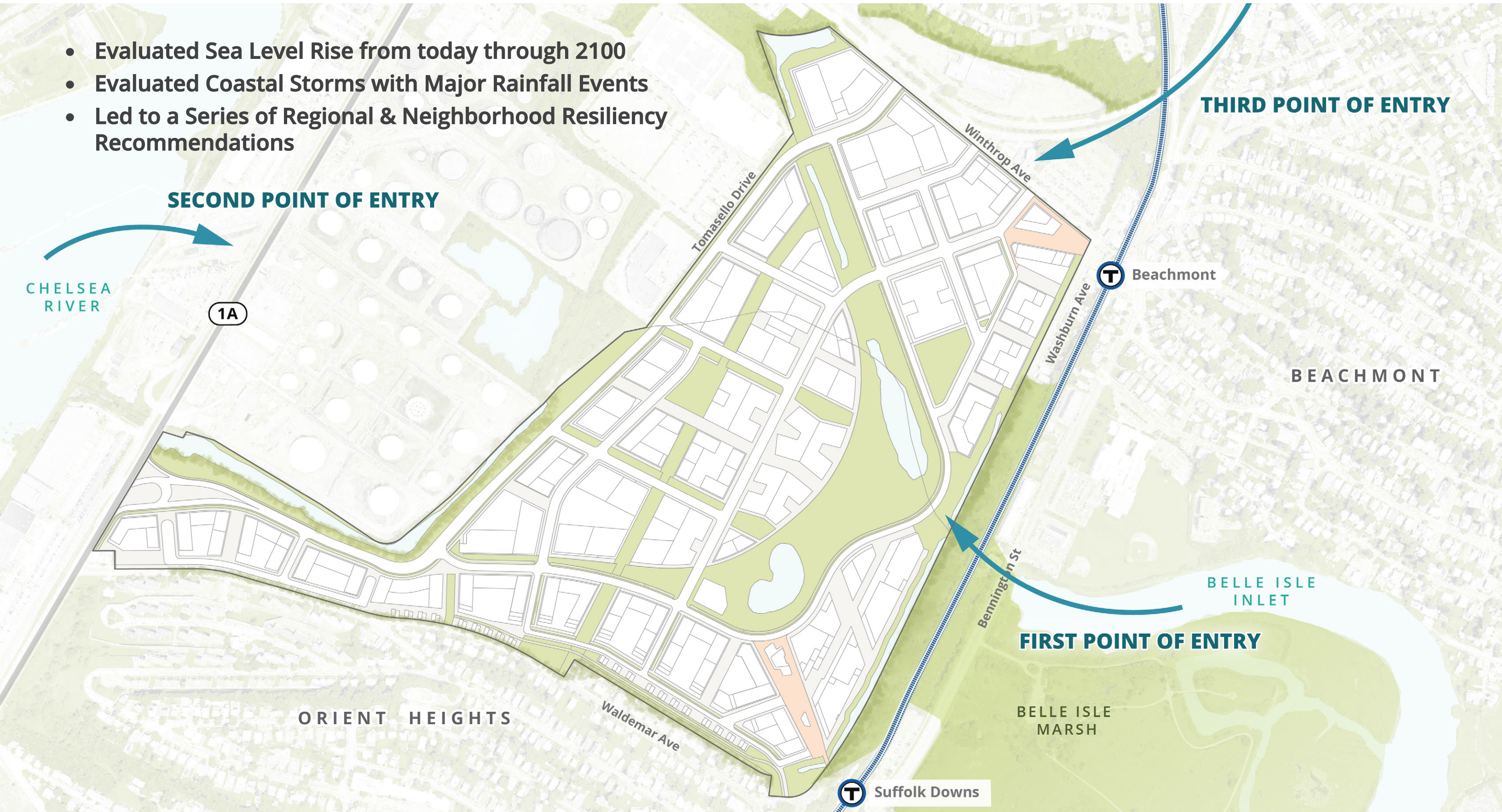
Bennington St

BELLE ISLE MARSH

ORIENT HEIGHTS

Waldemar Ave

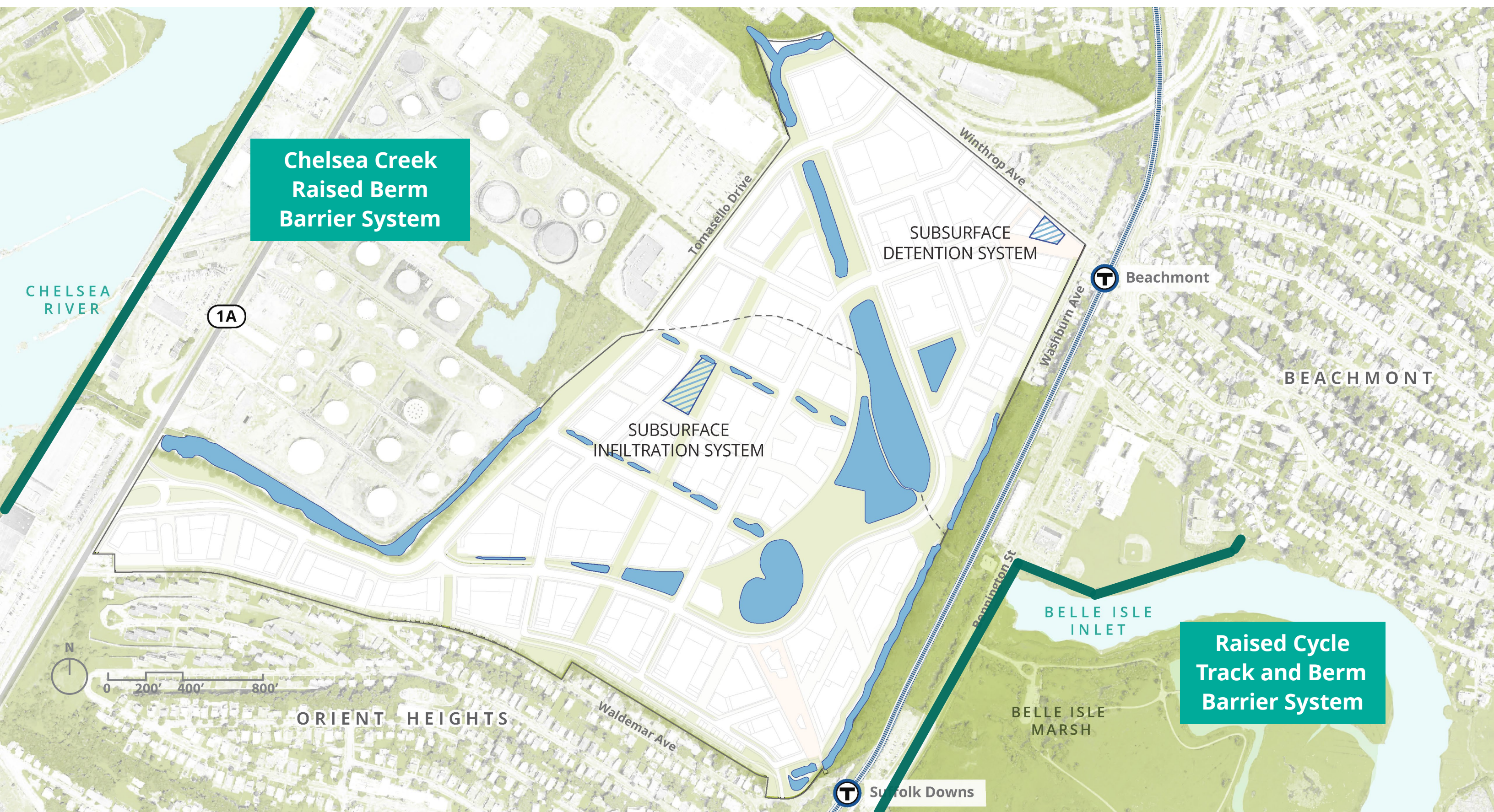
Suffolk Downs



Additional On-Site Mitigation for Climate Resiliency



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



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THE
HYM
INVESTMENT GROUP, LLC

THANK YOU

