



# **Suffolk Downs Redevelopment**

## **Boston City Design Commission Subcommittee**

May 21, 2019



# 2019 PRESENTATIONS

## Feb 19, 2019

Overview of the plan

List of Design Changes from DPIR

Deneen Crosby, Eric Höweler, Anne-Marie Lubenau, William Rawn

## March 26, 2019

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

Linda Eastley, Eric Howeler, Kirk Sykes, William Rawn

## Apr 09, 2019

Ground Floor Programming;

Character Zones;

Work To Date

Master Plan Level, Neighborhood Level, Building Level

Deneen Crosby, Linda Eastley, David Manfredi, Kirk Sykes

## May 14, 2019

Open Space Focus

Active-Passive, Programming, Phasing

Anne-Marie Lubenau, William Rawn

# AGENDA FOR TODAY

## OVERALL MASSING STRATEGY

## NEIGHBORHOOD LEVEL UPDATES

## PHASE 1 EXAMPLE

# UPCOMING (5/28)

## STREETS

## SYNTHESIS



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. In the center-left, there is a large industrial area with several large white storage tanks and a racetrack. The racetrack is a long, oval-shaped track with a green infield. The water is a deep blue color, and the sky is not visible. The overall scene is a mix of urban development and natural features.

# Overall Massing Strategy



# Rendered Site Plan



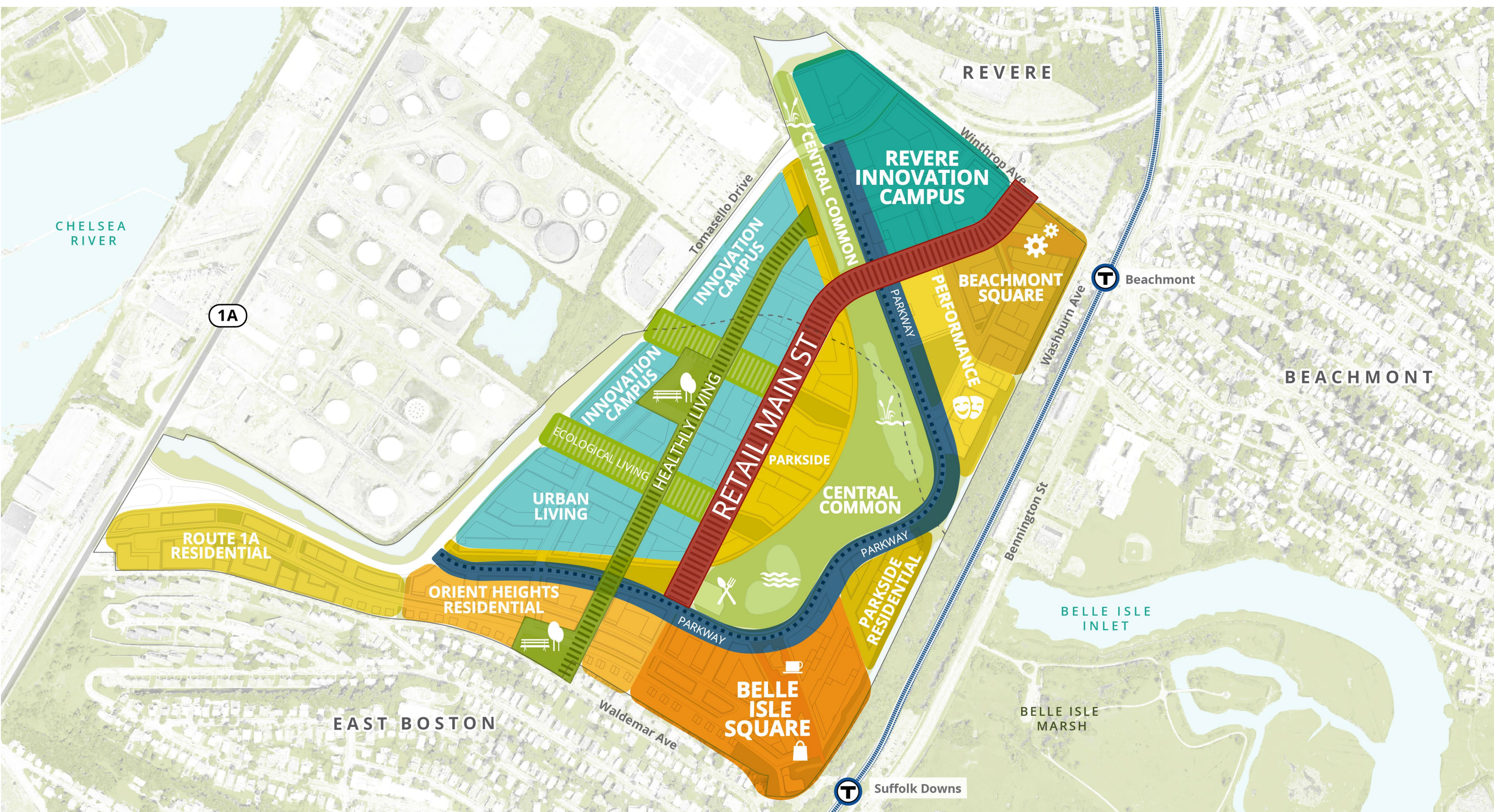


# Distinct Neighborhoods in Character





# Character Zones





# Block Morphology

- 60 Blocks
- 23 Single Family/ Townhomes





# Gateway Buildings and Landmarks





# Diverse Building Typologies

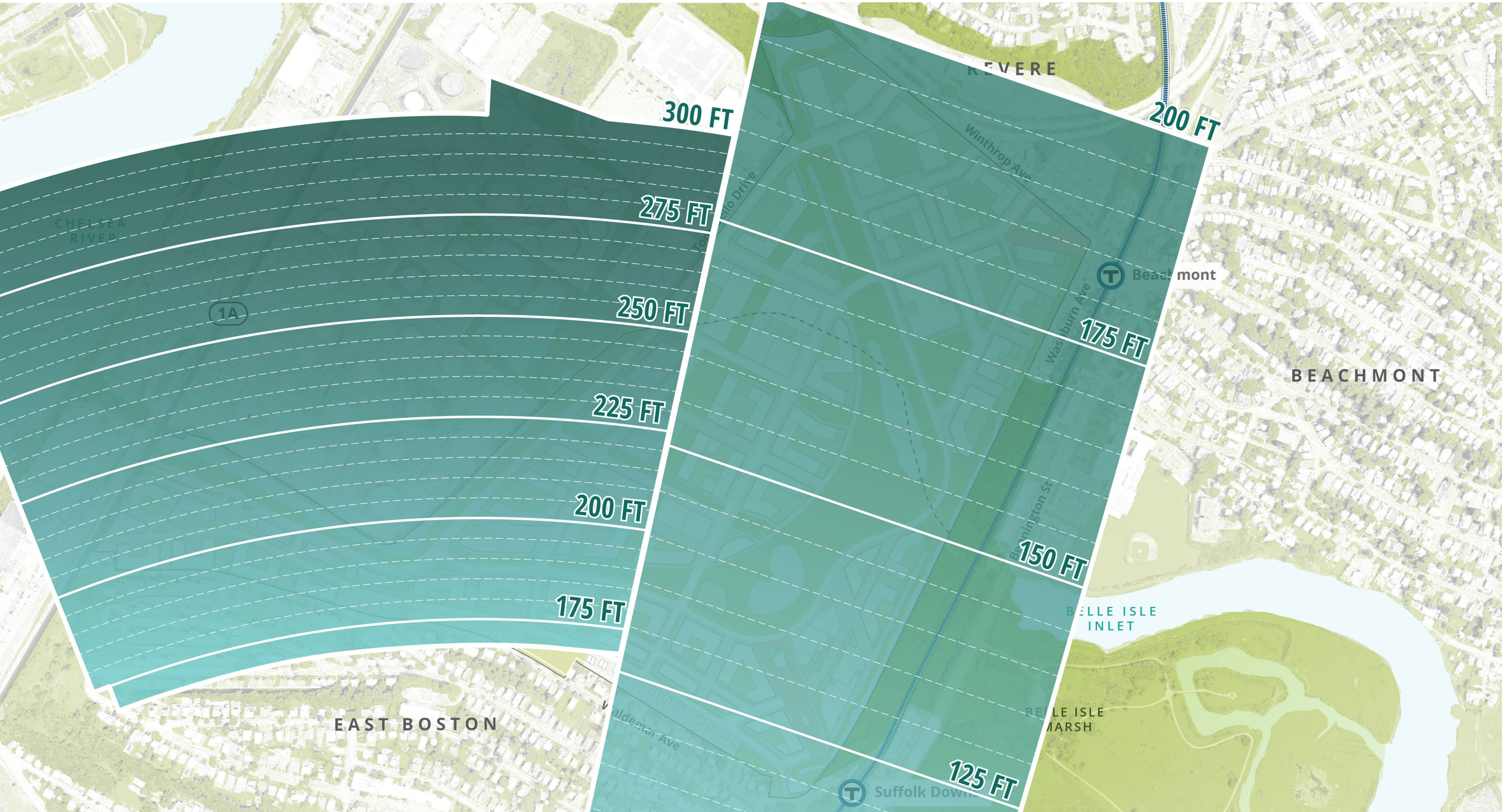




# Massing Considerations



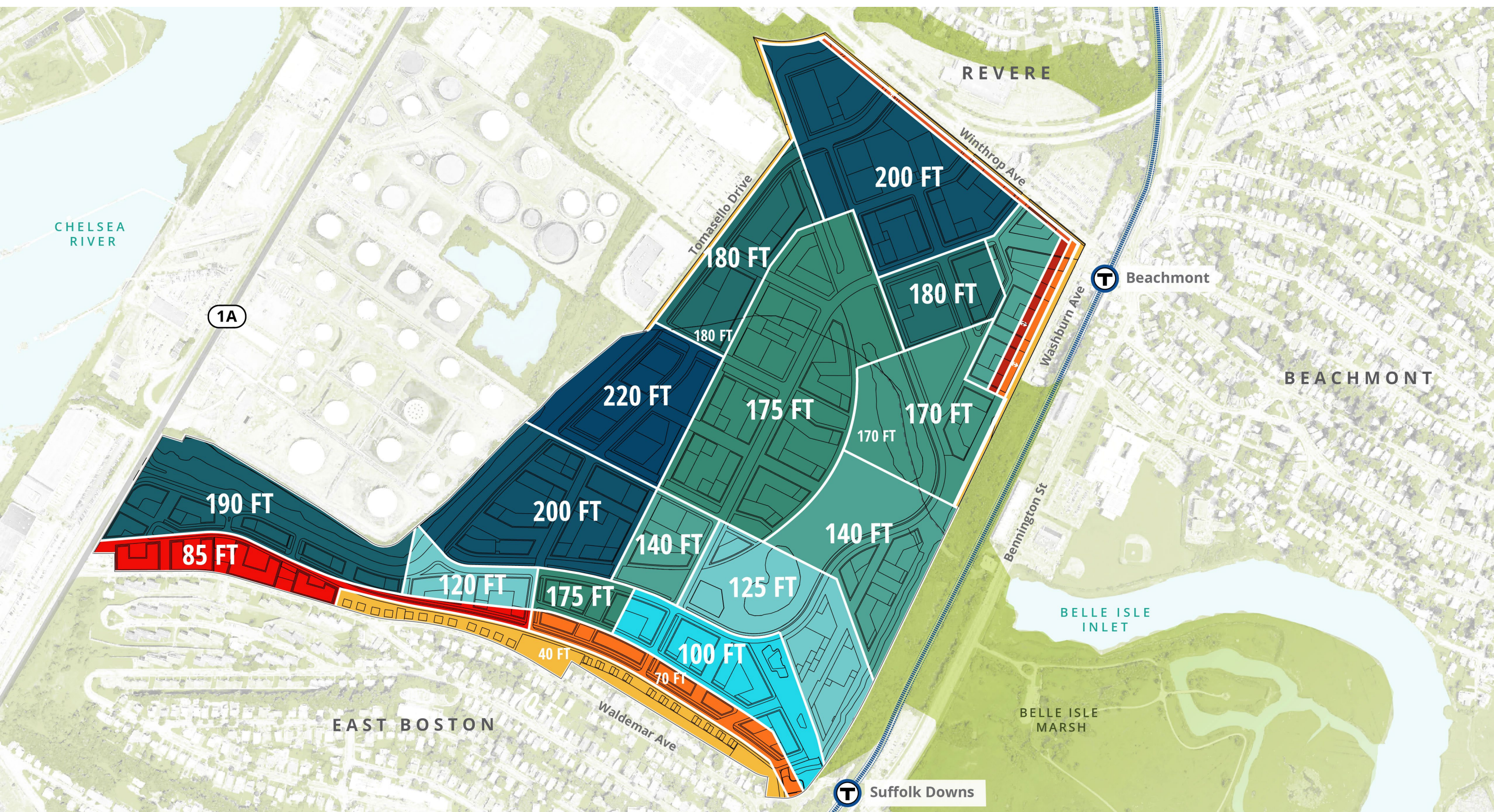






# Height Zones

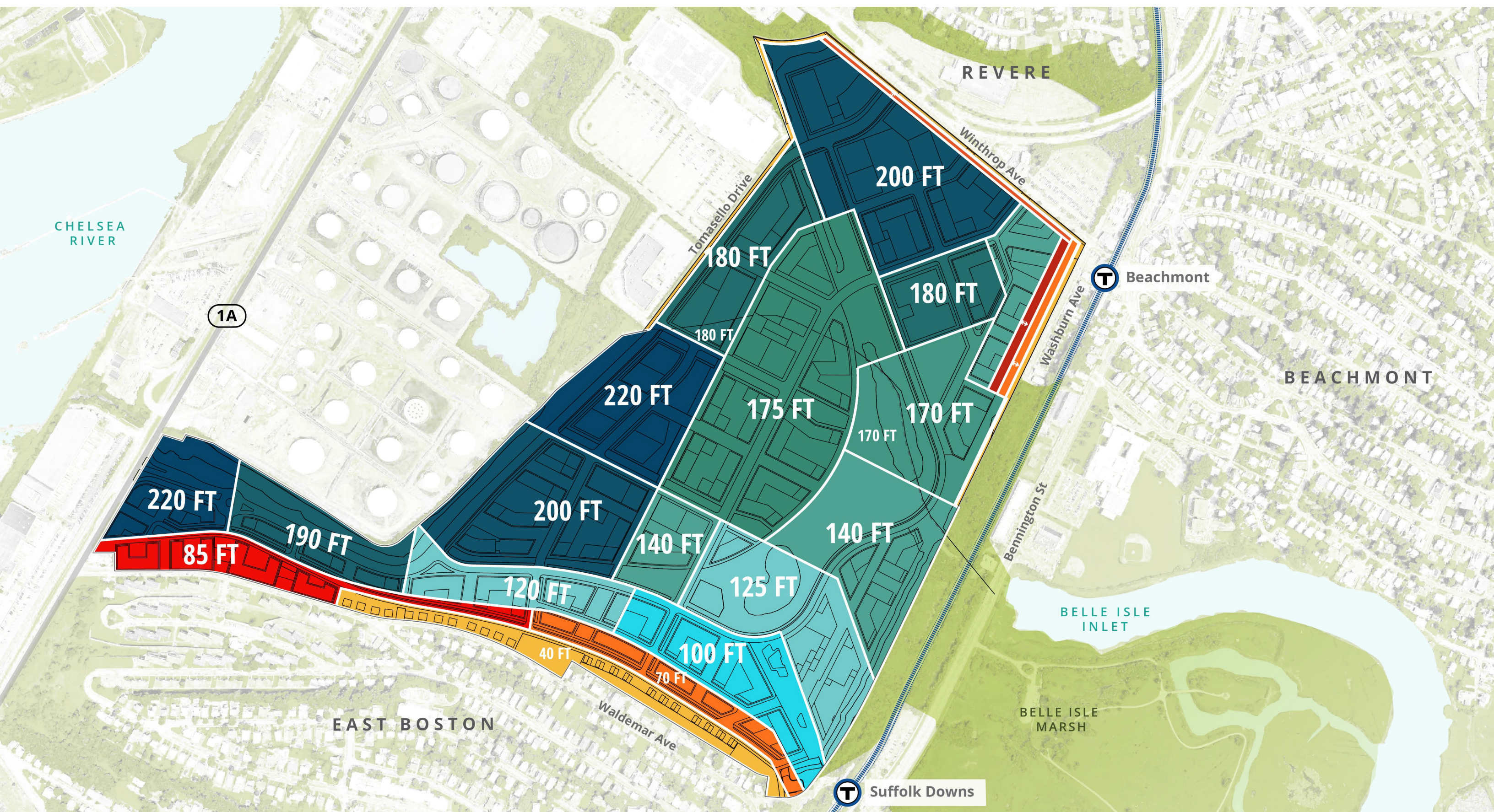
PDA





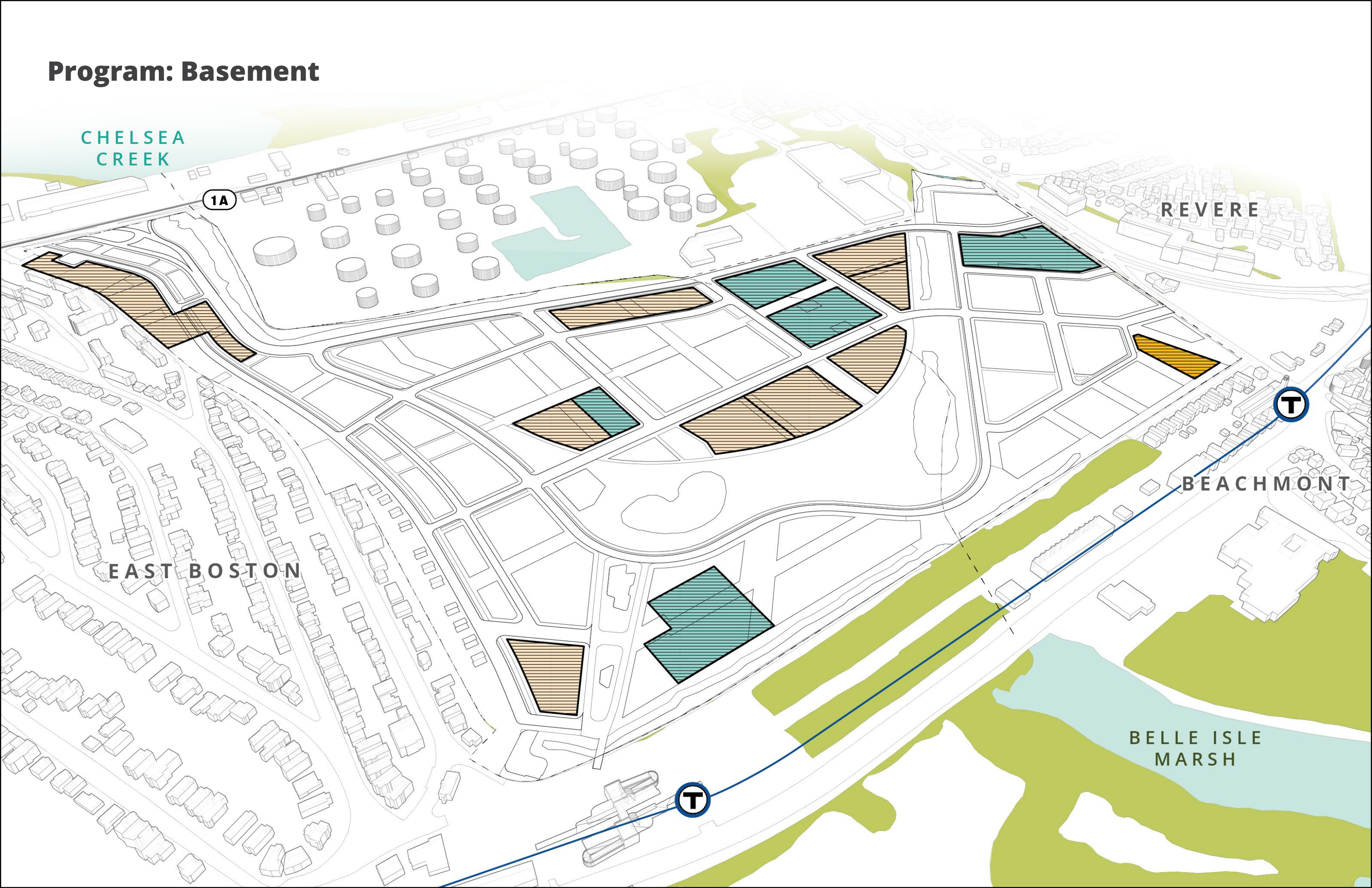
# Height Zones

Updated



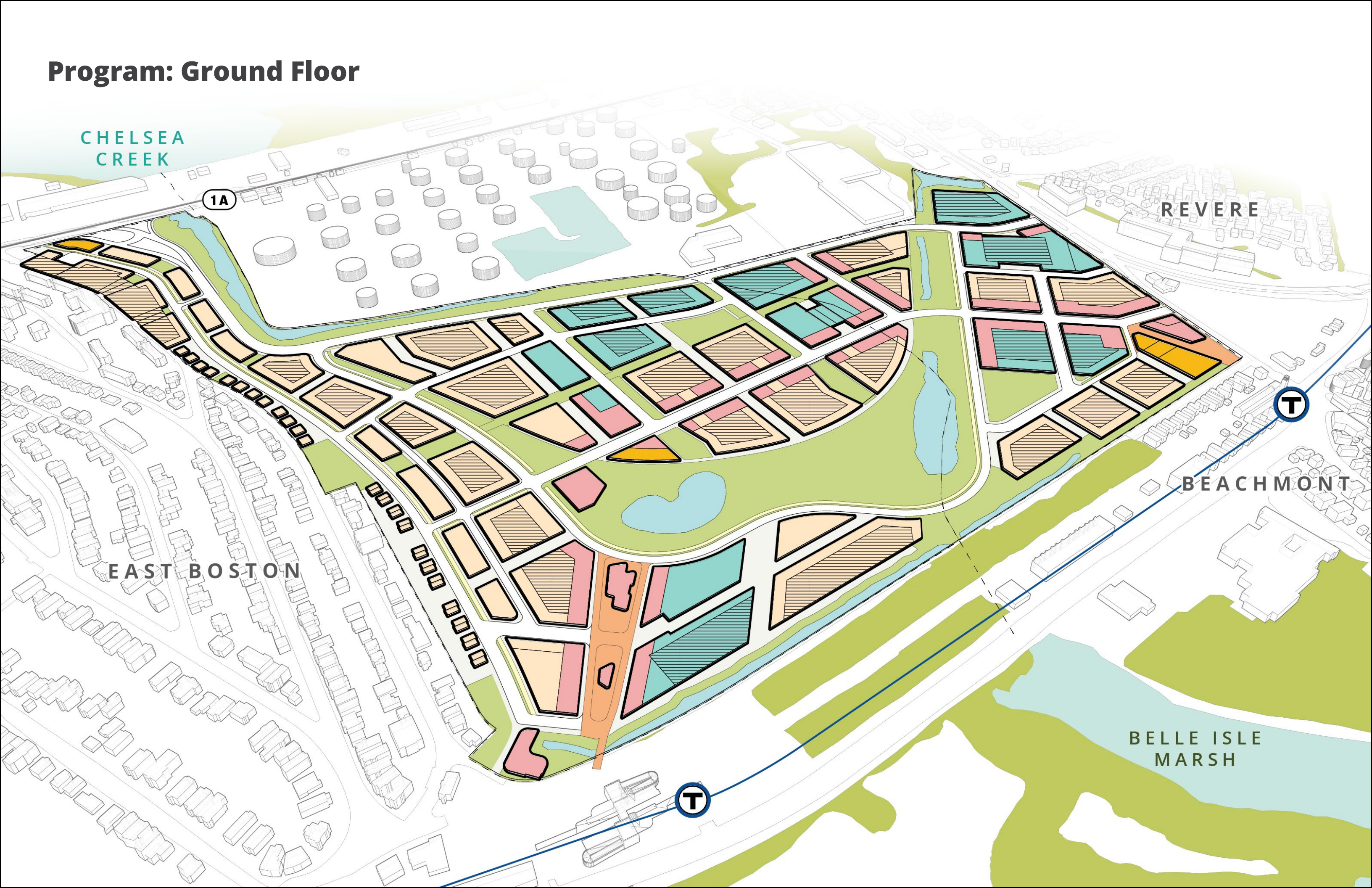


Program: Basement





Program: Ground Floor



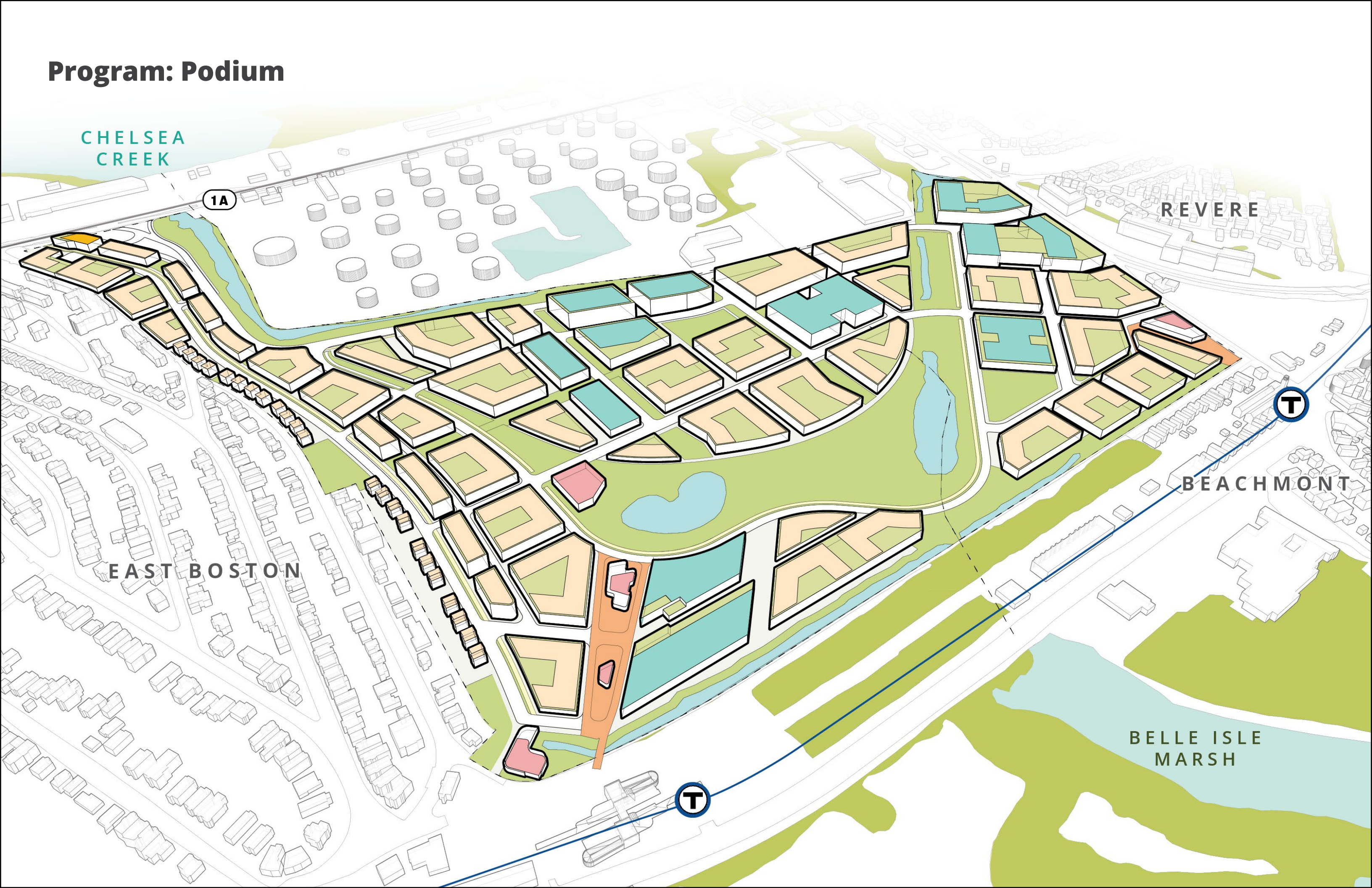


**Program: Second Floor**





Program: Podium



CHELSEA  
CREEK

1A

REVERE

T

BEACHMONT

EAST BOSTON

T

BELLE ISLE  
MARSH



**Program: Build**



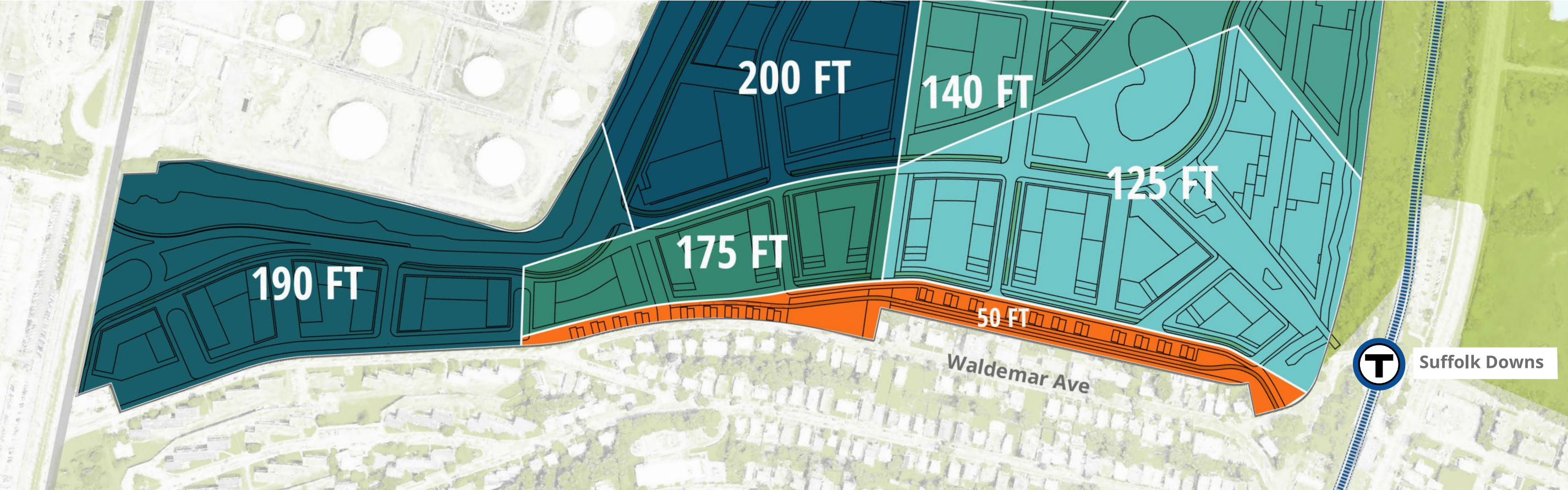


An aerial photograph of a coastal city. The city is densely packed with residential buildings and streets. A large body of water is visible on the right side, with a sandy beach area. In the center, there is a large green field, possibly a park or sports field, surrounded by trees and some industrial structures. The overall scene shows a mix of urban development and natural features.

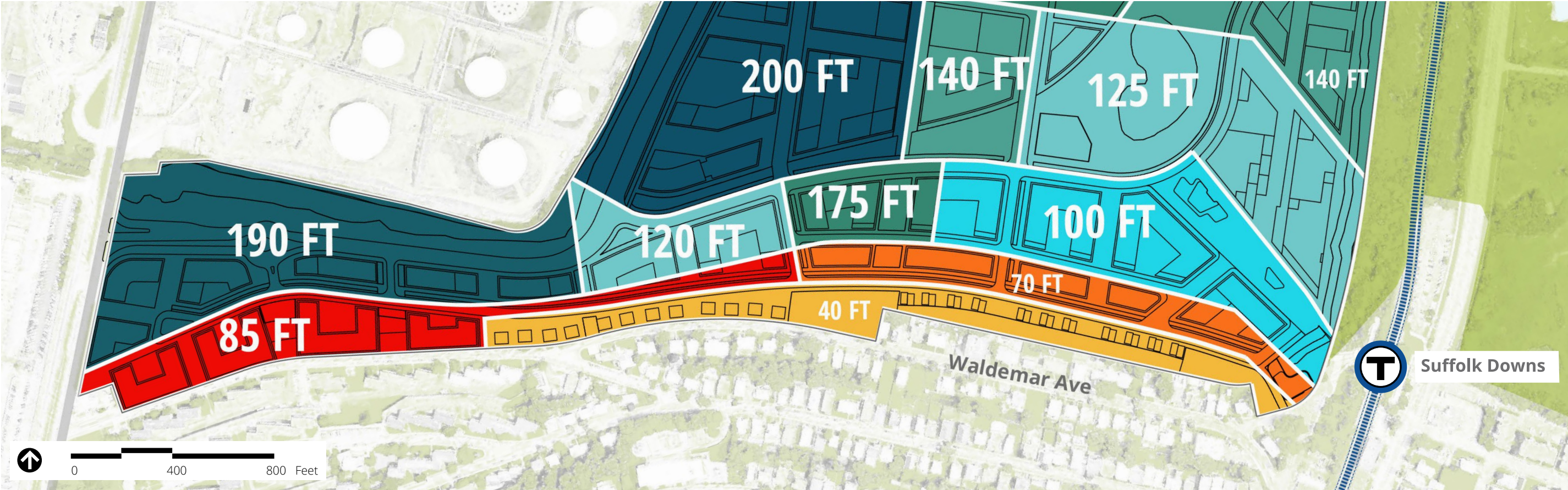
# Neighborhood Level Design Updates



# Height Zones Plan Comparison



DPIR



Design Updates

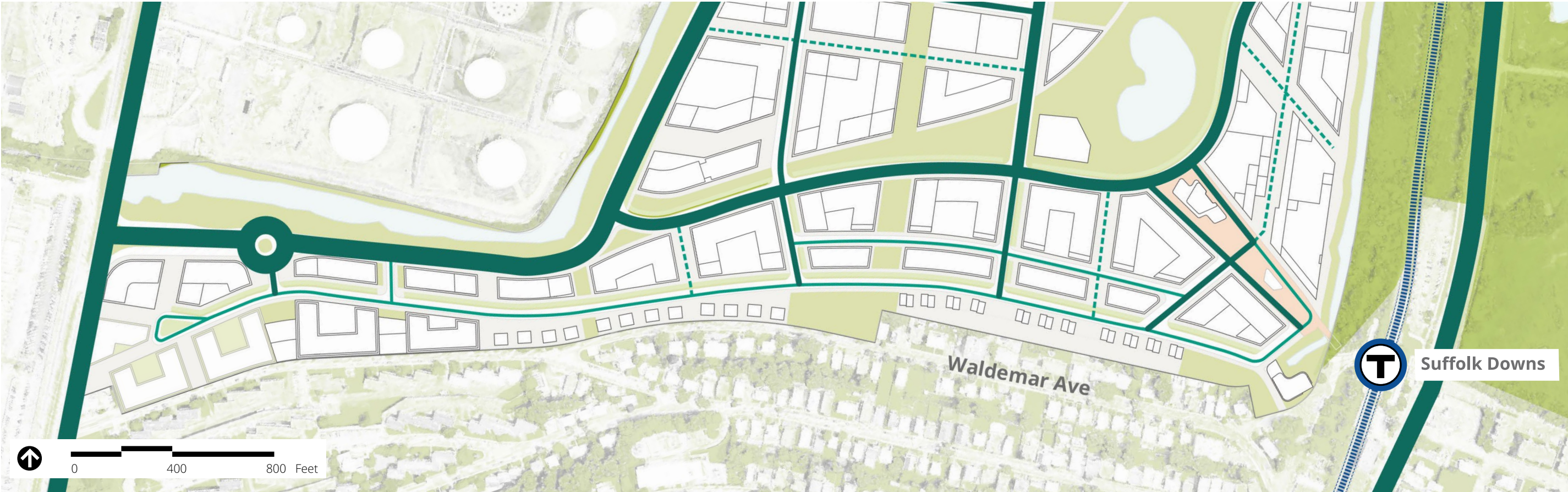


# Street Hierarchy Plan Comparison

- Vehicular Thoroughfare
- Primary Street
- Secondary Street
- Tertiary Street
- Shared Street (Service)



DPIR



Design Updates



# Block Morphology Plan Comparison

xx Block number

45 Blocks  
20 Single Family/ Townhomes



DPIR

60 Blocks  
23 Single Family/ Townhomes



Design Updates



0 400 800 Feet



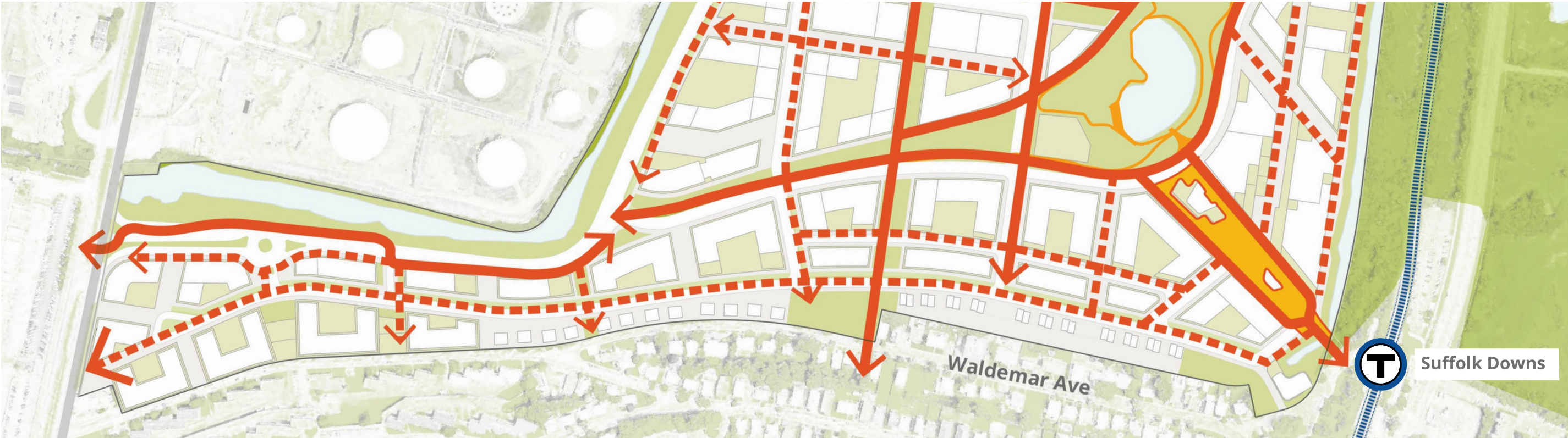
# Access and Circulation

## Pedestrian Network Plan Comparison

- Pedestrian Pathways
- Plaza
- Pedestrian Connections



DPiR



Design Updates



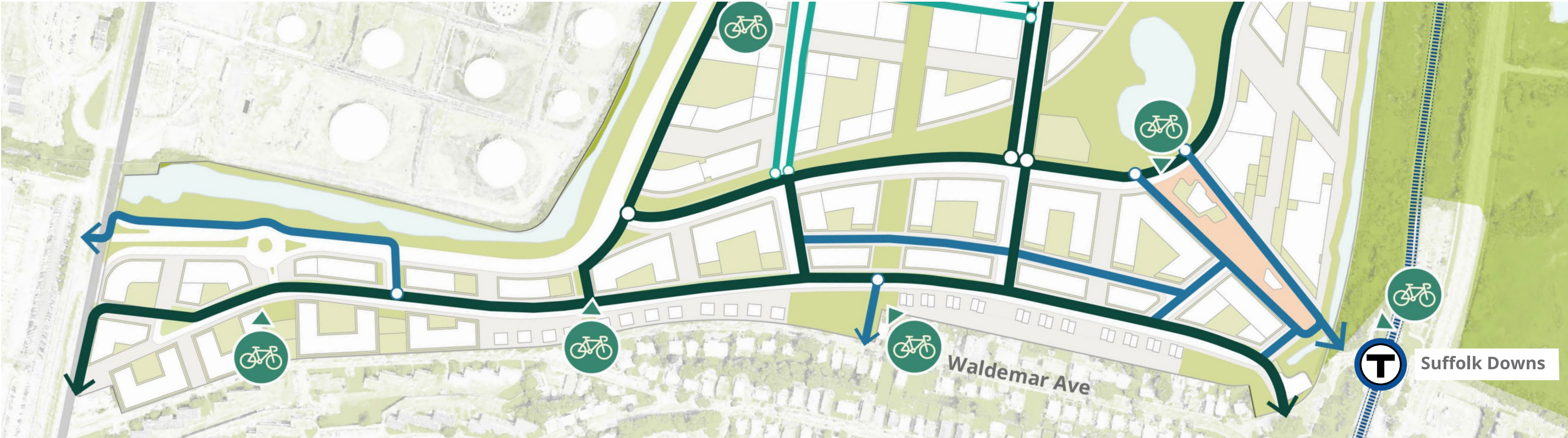
# Access and Circulation

## Bike Network Plan Comparison

- Cycle Track
- Designated Bike Lane
- Shared Lane
- Potential Public Bike Share Location



DPiR



Design Updates



# RT 1 A Arrival

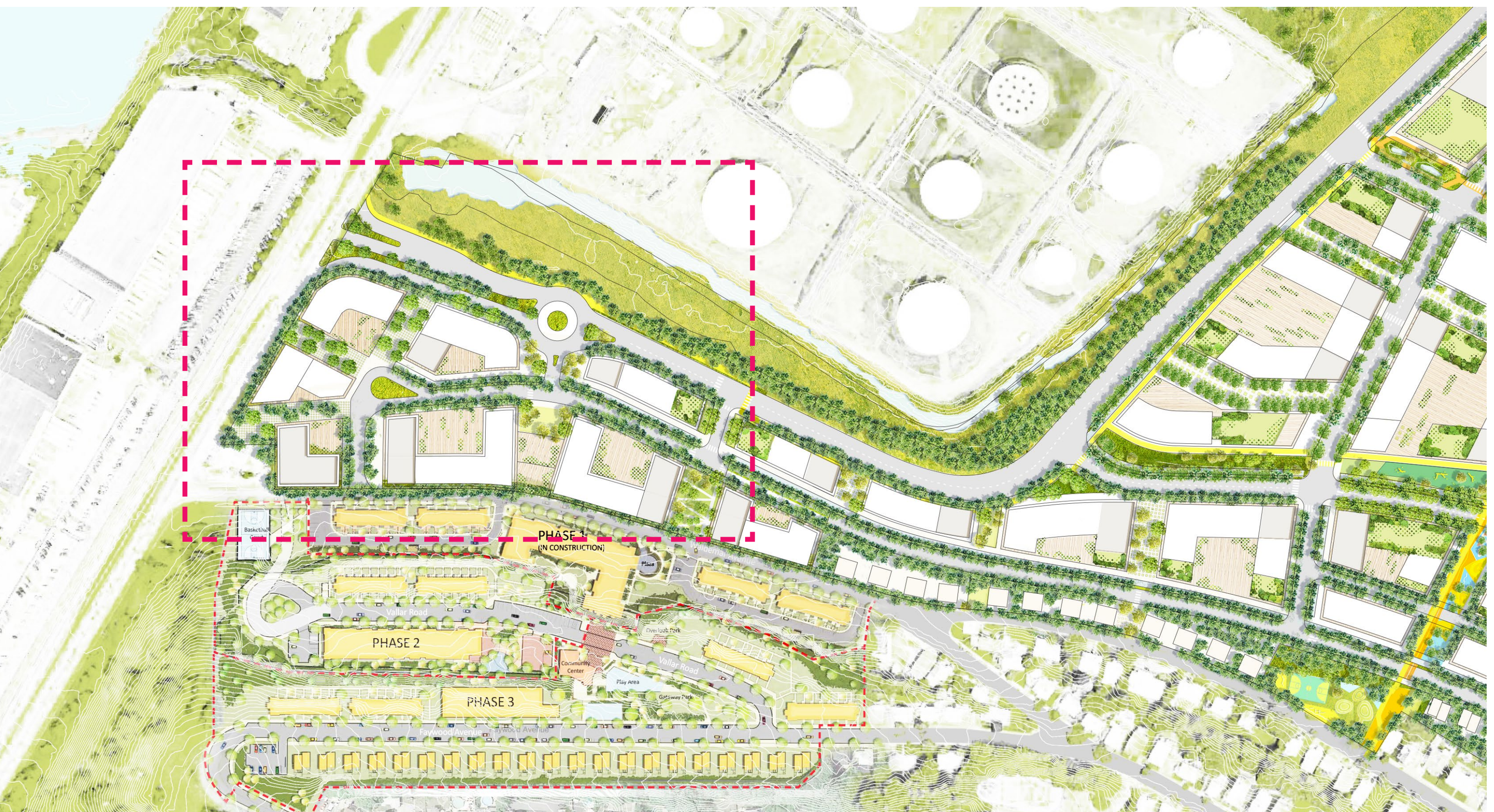
PDA Entry Sequence





# RT 1 A Arrival

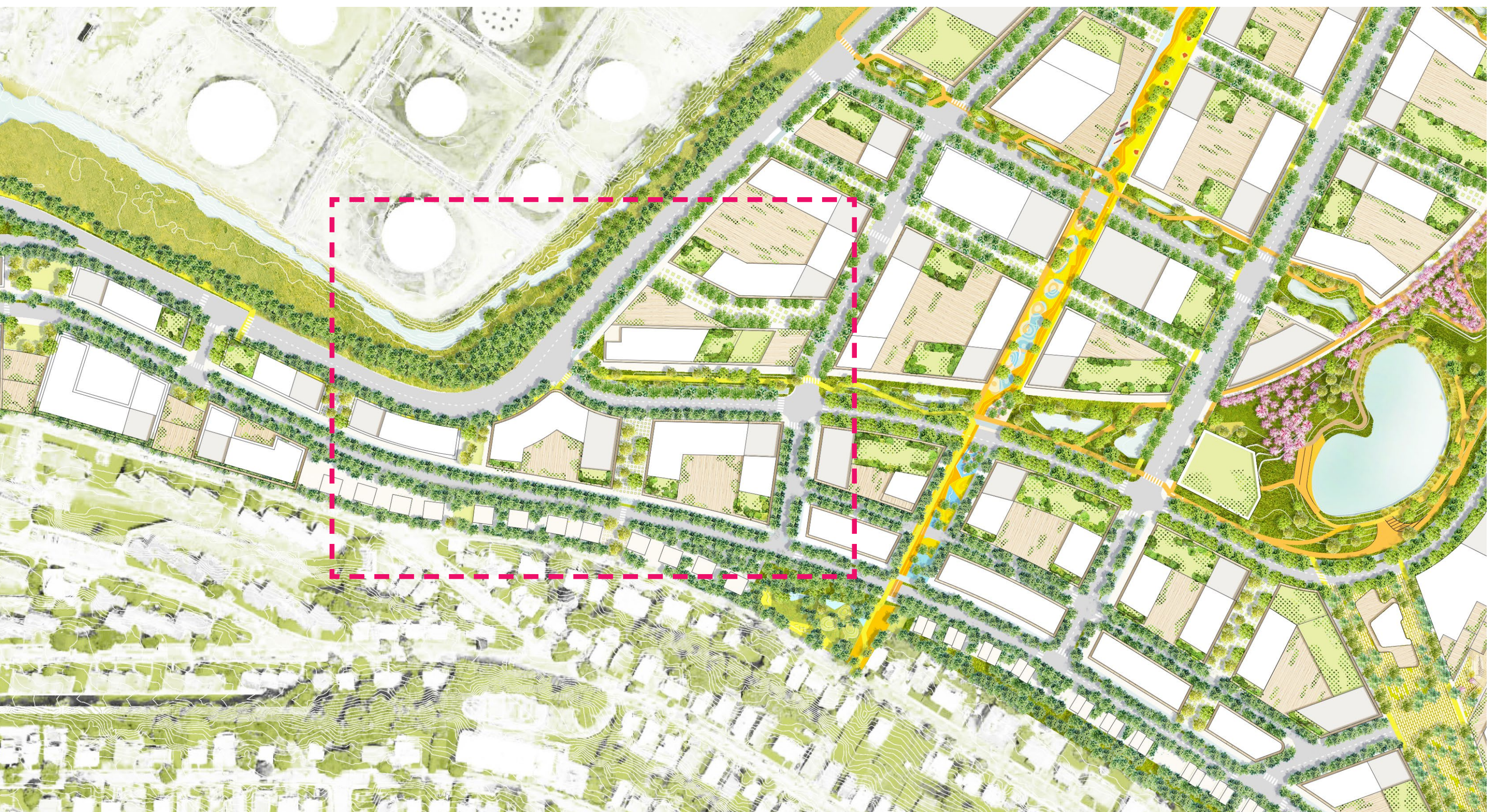
## Rotary Entry Sequence





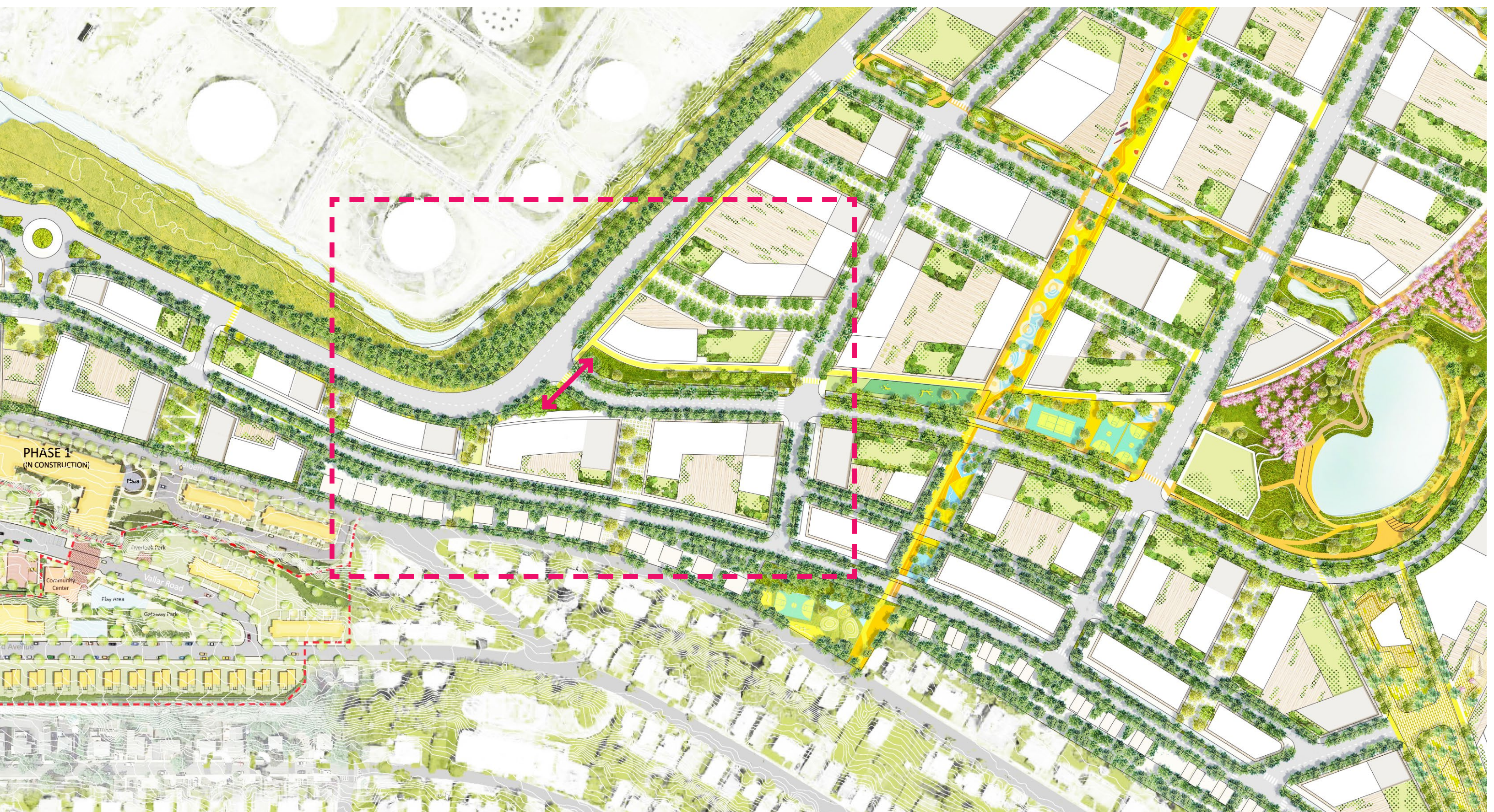
# Parkway - Tomasello Intersection

PDA Entry Sequence





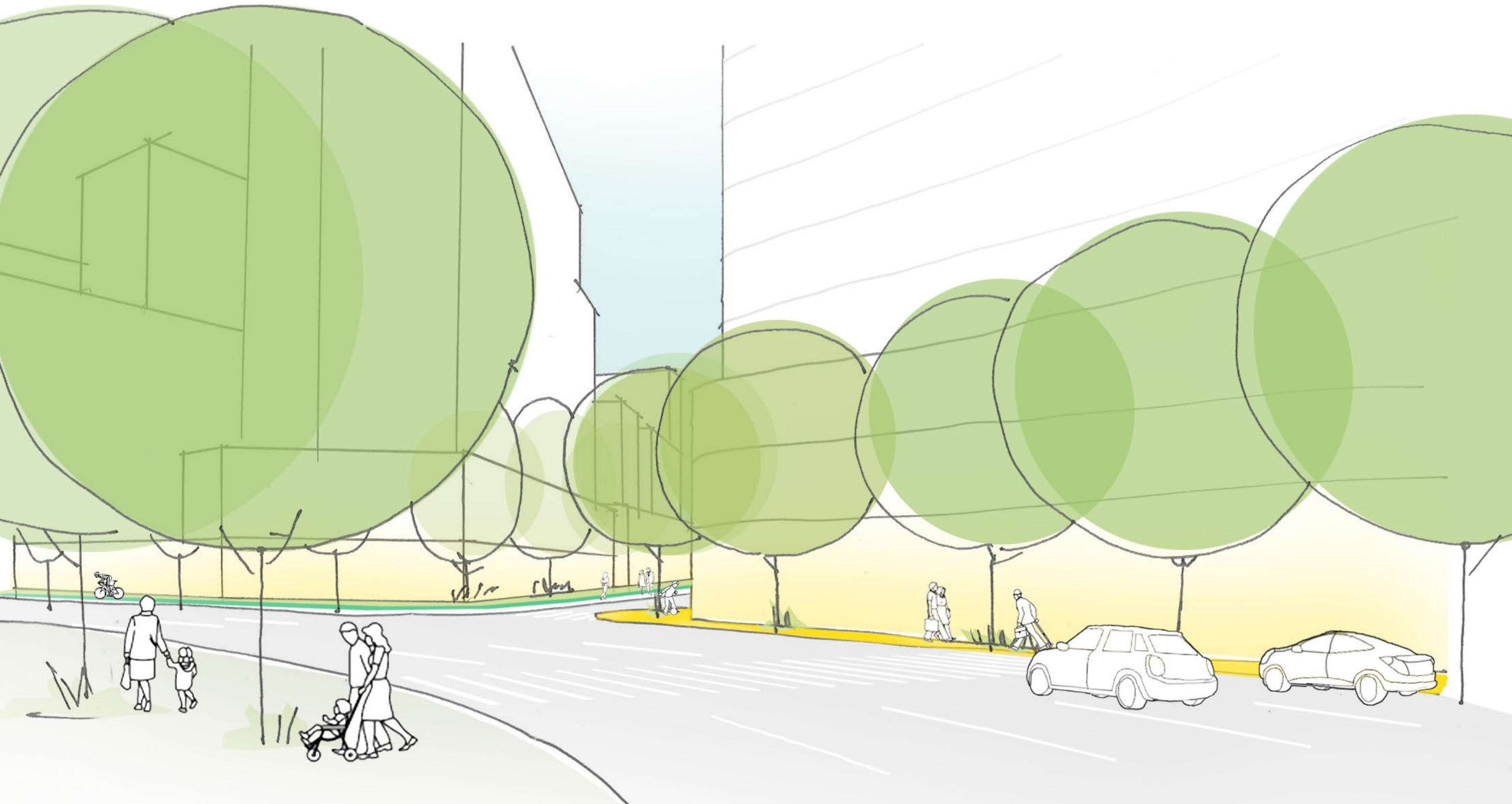
# Updated Parkway - Tomasello Intersection





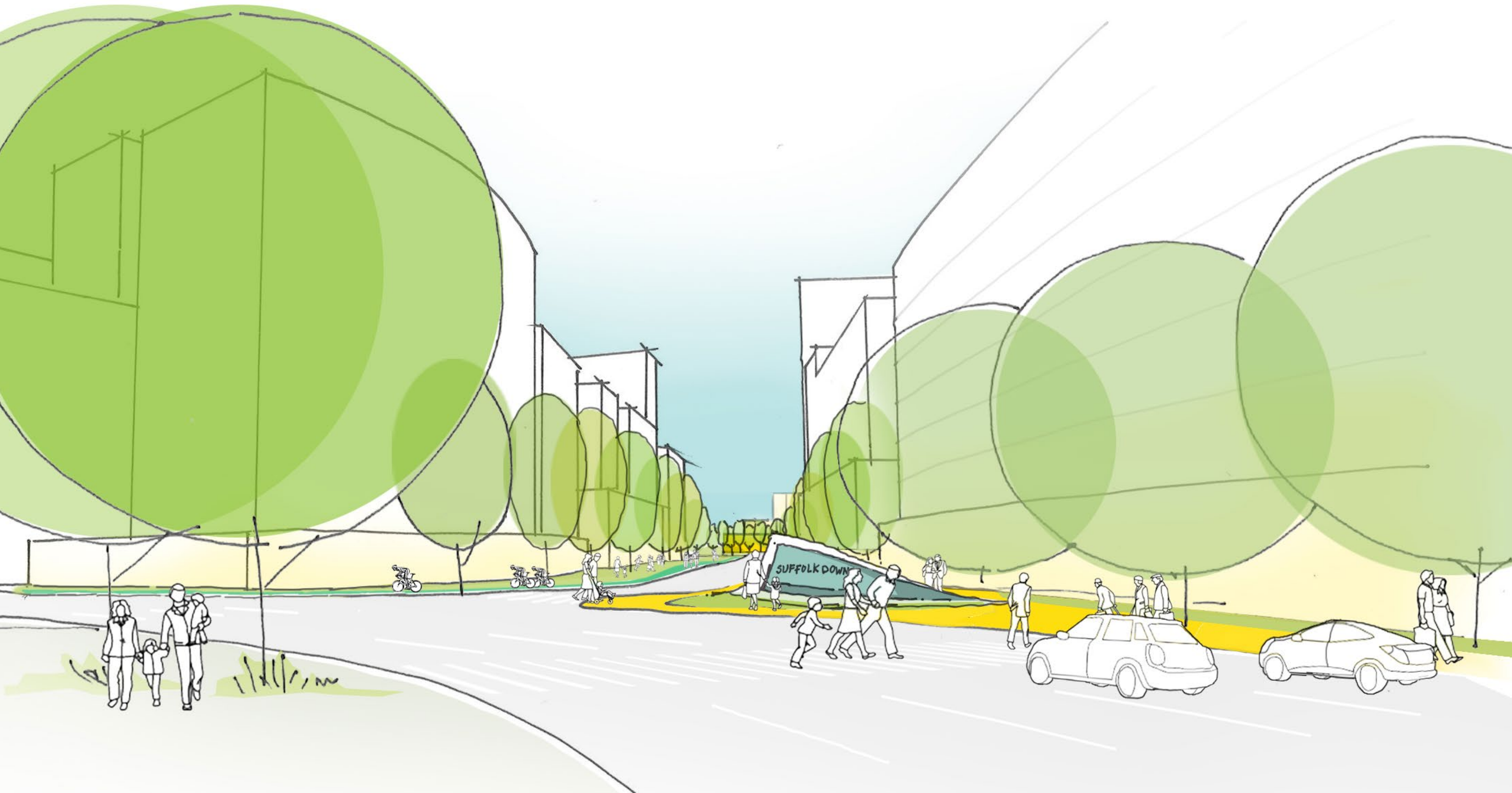
# Parkway - Tomasello Intersection

PDA Entry Sequence





Updated Parkway - Tomasello Intersection





# Middle District



CHELSEA RIVER

1A

REVERE

Winthrop Ave

Tomasello Drive

Beachmont

Washburn Ave

BEACHMONT

Bennington St

BELLE ISLE INLET

BELLE ISLE MARSH

EAST BOSTON

Waldemar Ave

Suffolk Downs

Key

- Main Street
- Active Linear Park
- Green Fingers
- Parkside



Main Street





# Green Fingers





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 "Regulatory Framework" is overlaid in white on the right side of the image.

# Regulatory Framework



- **Proponent Submits a Building Design Review Package:**
  - Schematic Design Documents
  - Wind, Shadow, Solar Glare, and Daylight Studies
  - LEED Checklists
  - Mitigation Plans
- **Proponent Provides Copies to the IAG**
- **BPDA Posts Submission Online and in Library**
- **Proponent Presents Building Plans to IAG and Community**
- **Comment Period Follows**
- **BPDA Confirms Compliance with Development Plans**
- **BCDC Conducts Independent Design Review**





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 "Phase 1 Example" is overlaid on the right side of the image.

# Phase 1 Example



Belle Isle Square - PNF



ORIENT HEIGHTS



SUFFOLK DOWNS



Belle Isle Square - Design Update



ORIENT HEIGHTS

WALDEMAR AVE.

BENNINGTON ST.



SUFFOLK DOWNS





GSF: 250,100 sf  
Parking: 75,600 sf

Wing #2

Wing #3

Wing #1

Wing #1

Wing #2

Wing #3

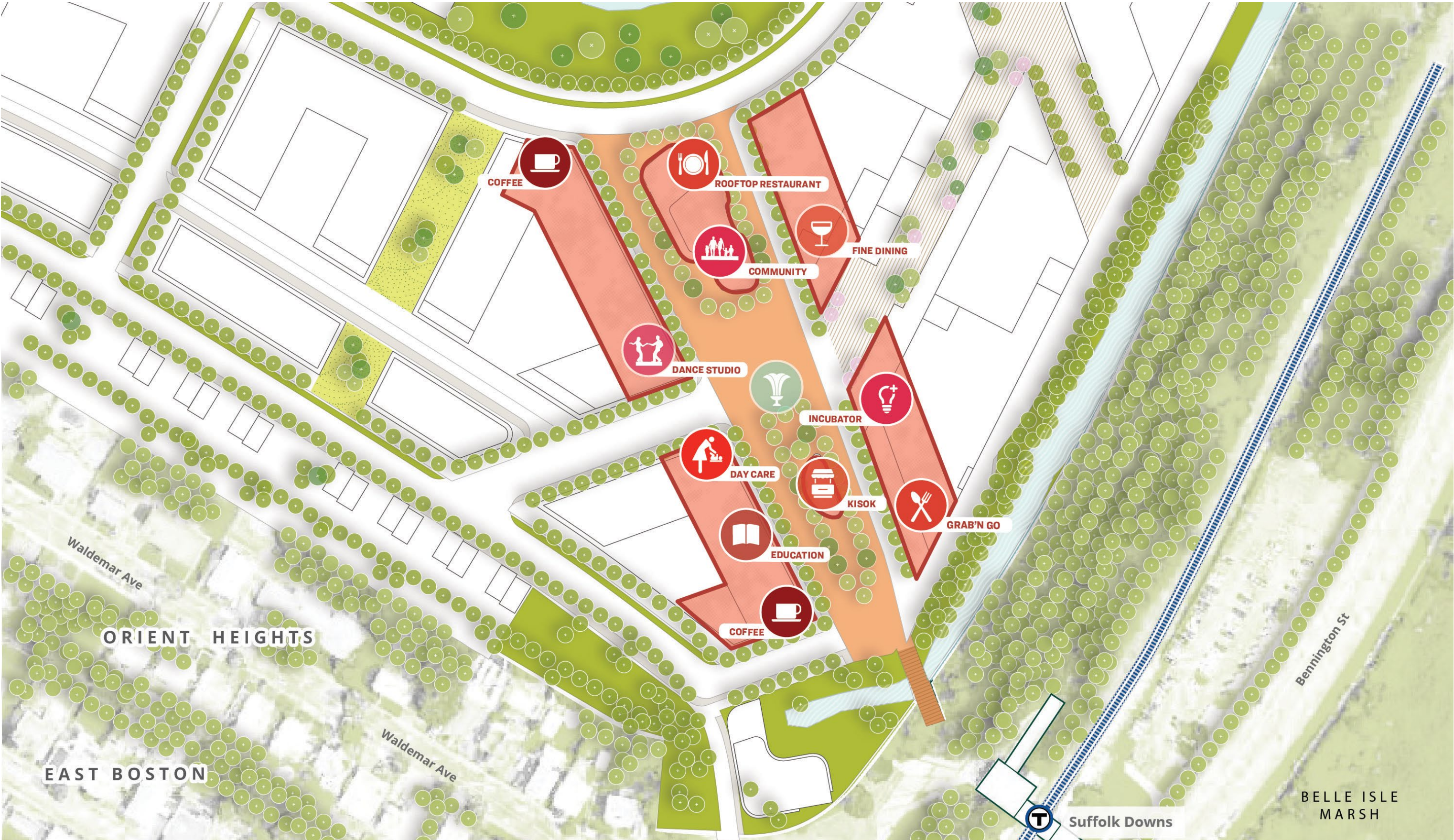
Wing #1

Wing #1

Plaza



# Belle Isle Square Retail Plan



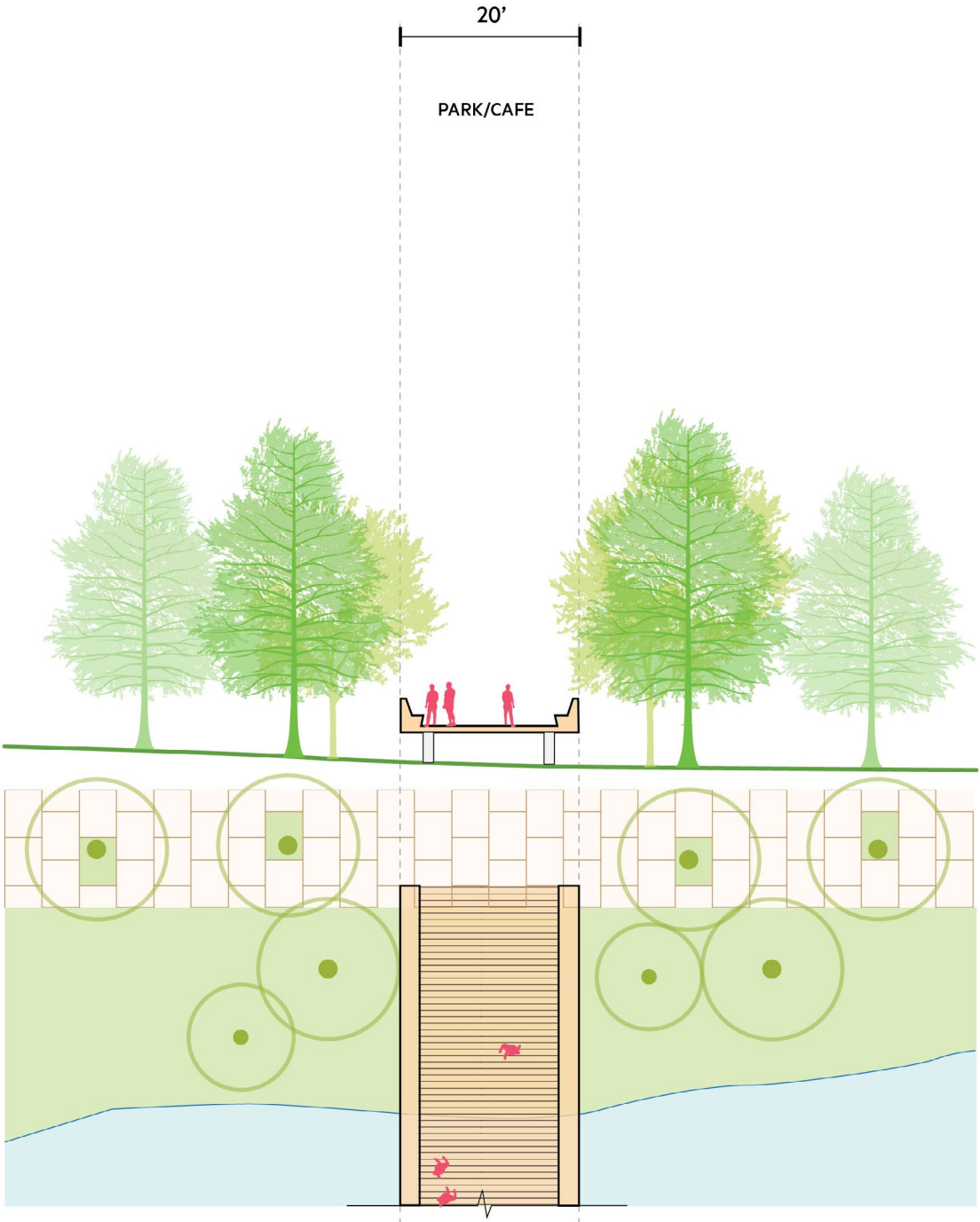
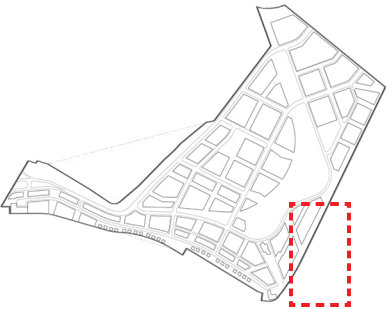


# Belle Isle Square Circulation Plan



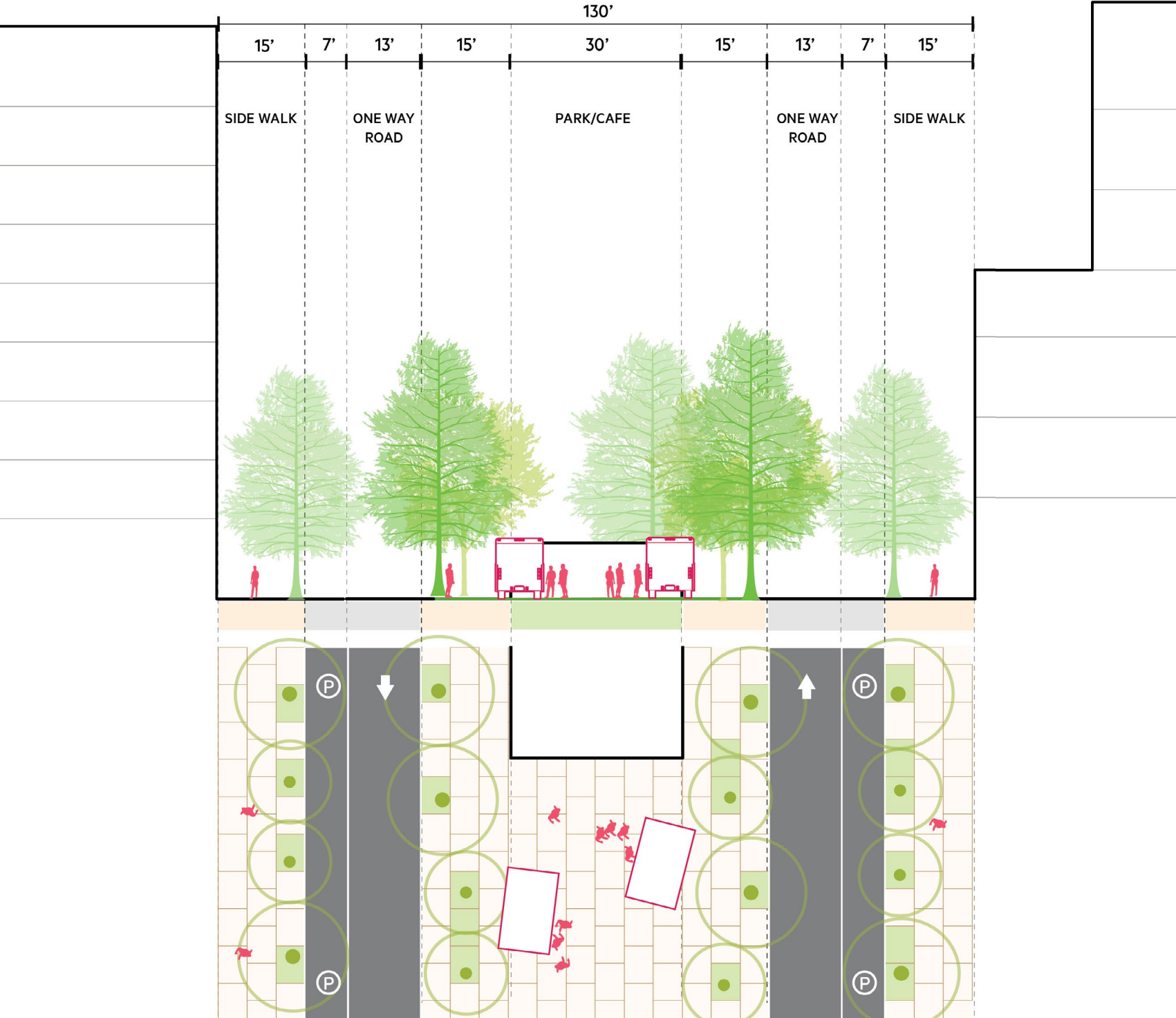
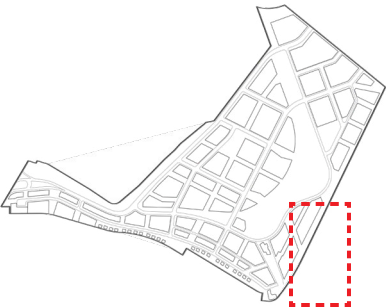


# Belle Isle Square Section at New Pedestrian Bridge



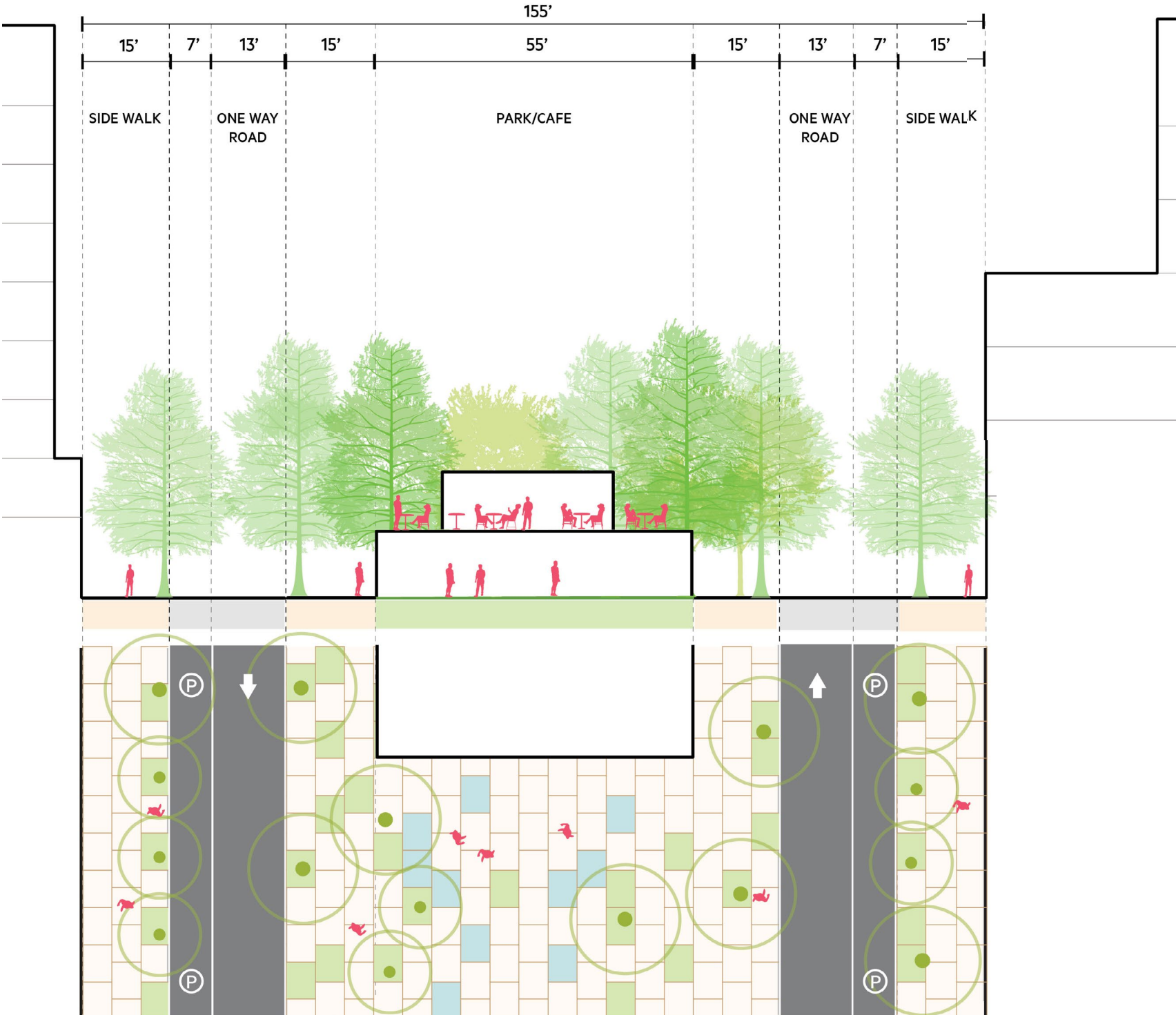
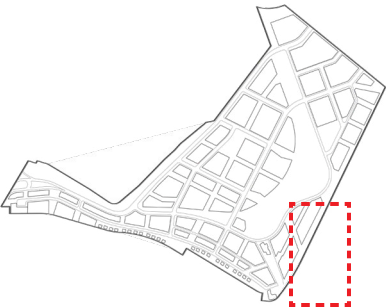


# Belle Isle Square Section at Pedestrian Plaza



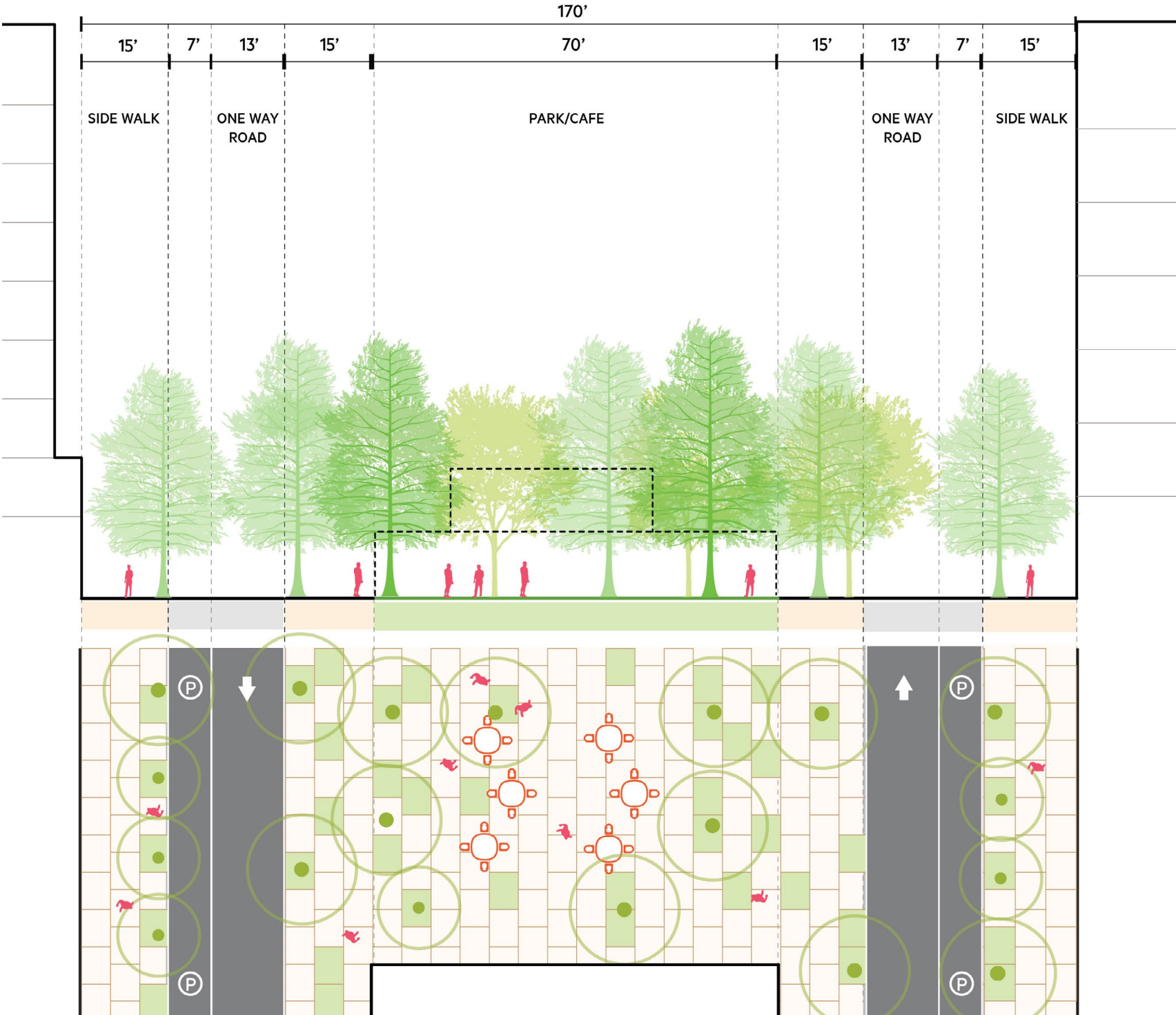
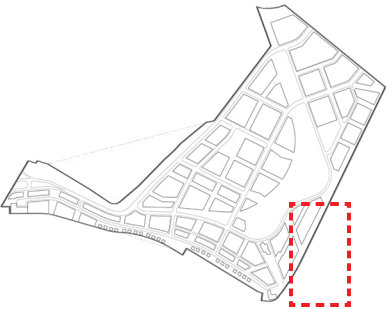


# Belle Isle Square Section at Retail Pavillion





# Belle Isle Square Section near Central Common Open Space

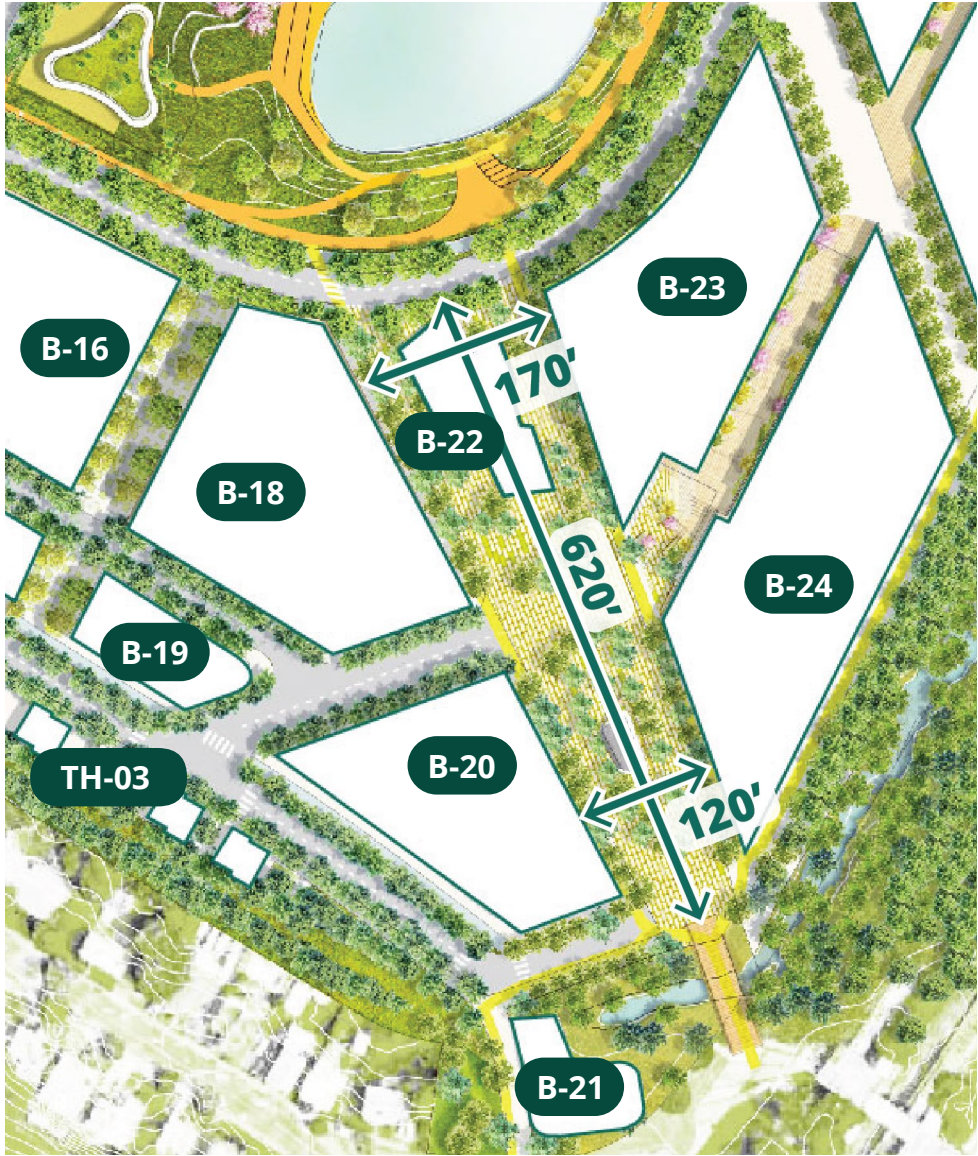




# Belle Isle Square Scale Comparisons



ASSEMBLY ROW, SOMERVILLE



BELLE ISLE SQUARE



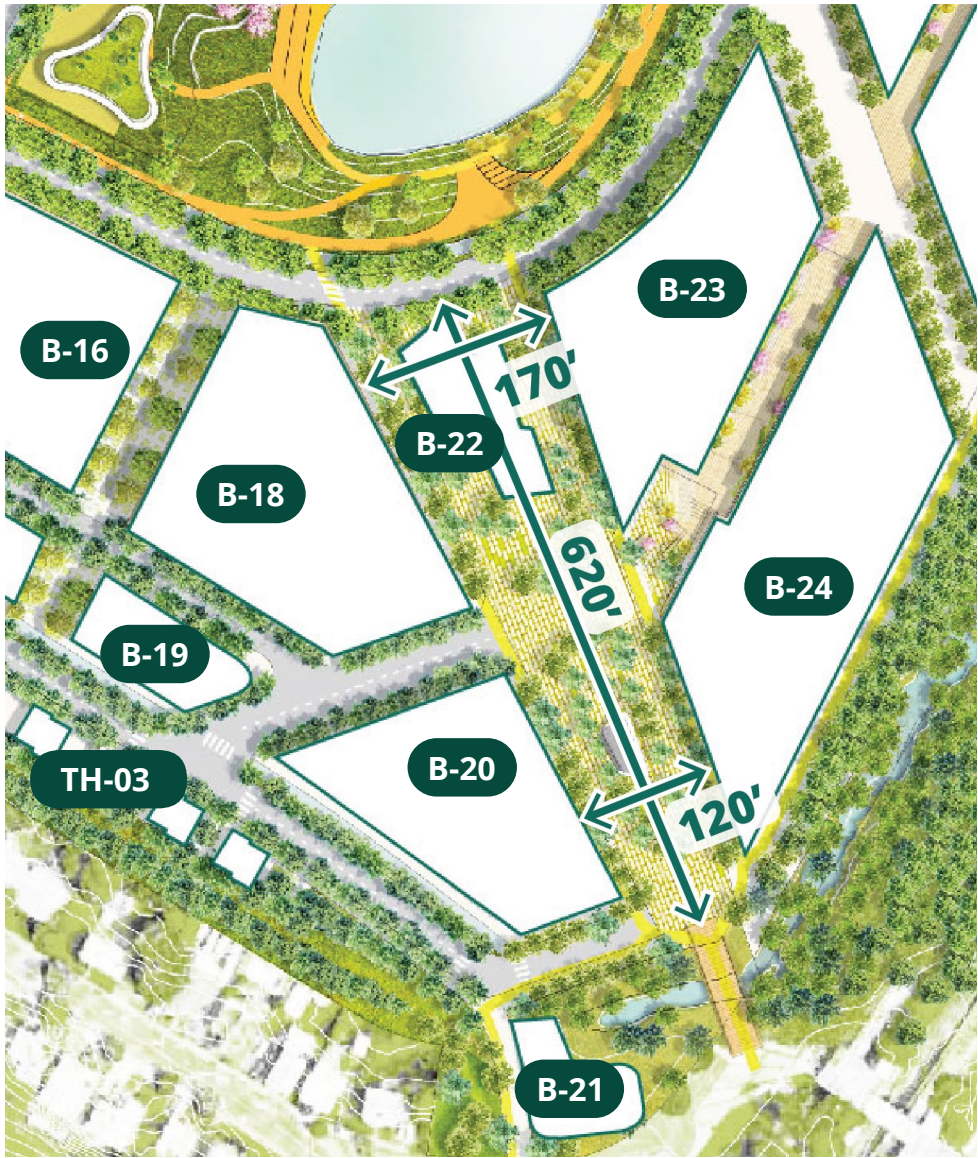
MAVERICK PLAZA, EAST BOSTON



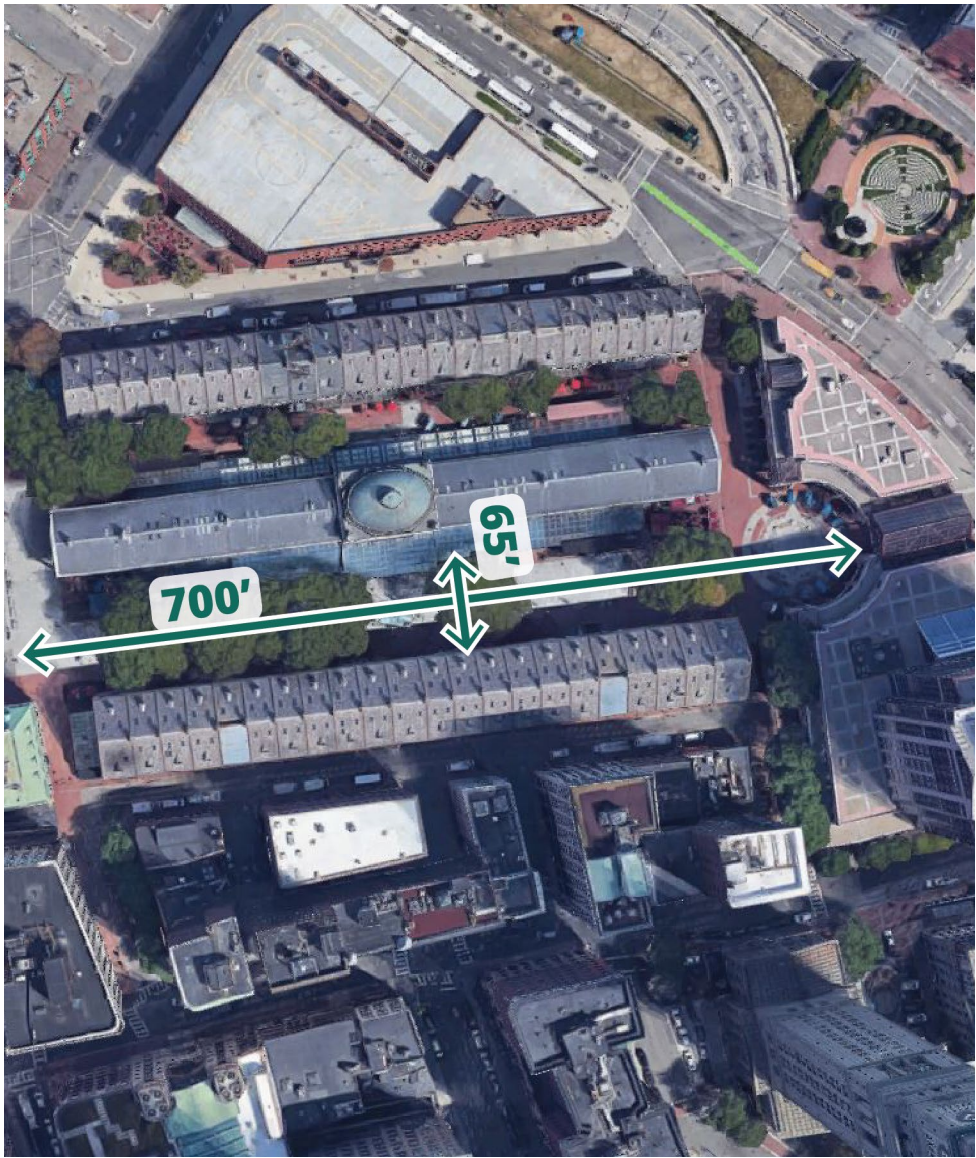
# Belle Isle Square Scale Comparisons



GREENWAY, DOWNTOWN BOSTON



BELLE ISLE SQUARE



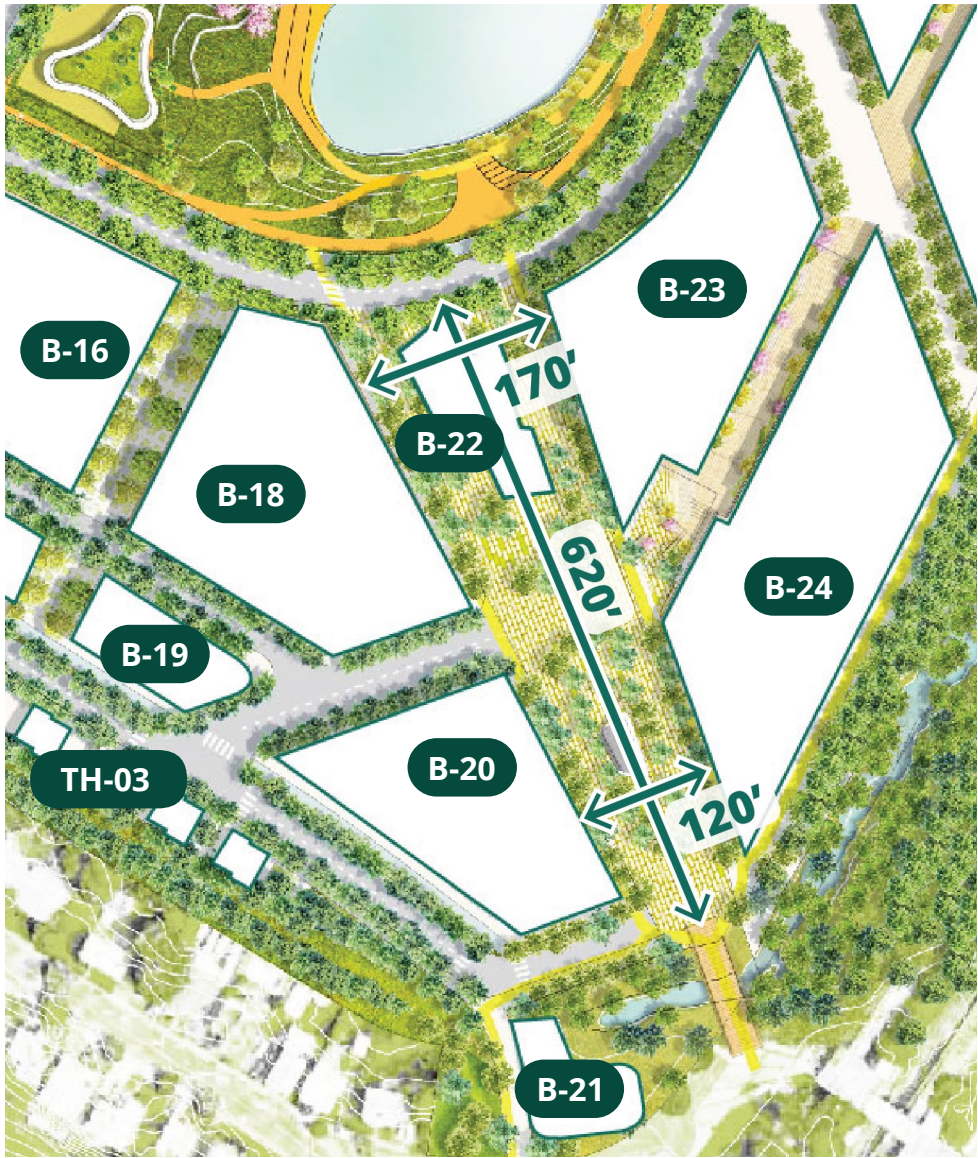
FANEUIL HALL SOUTH MARKET,  
DOWNTOWN BOSTON



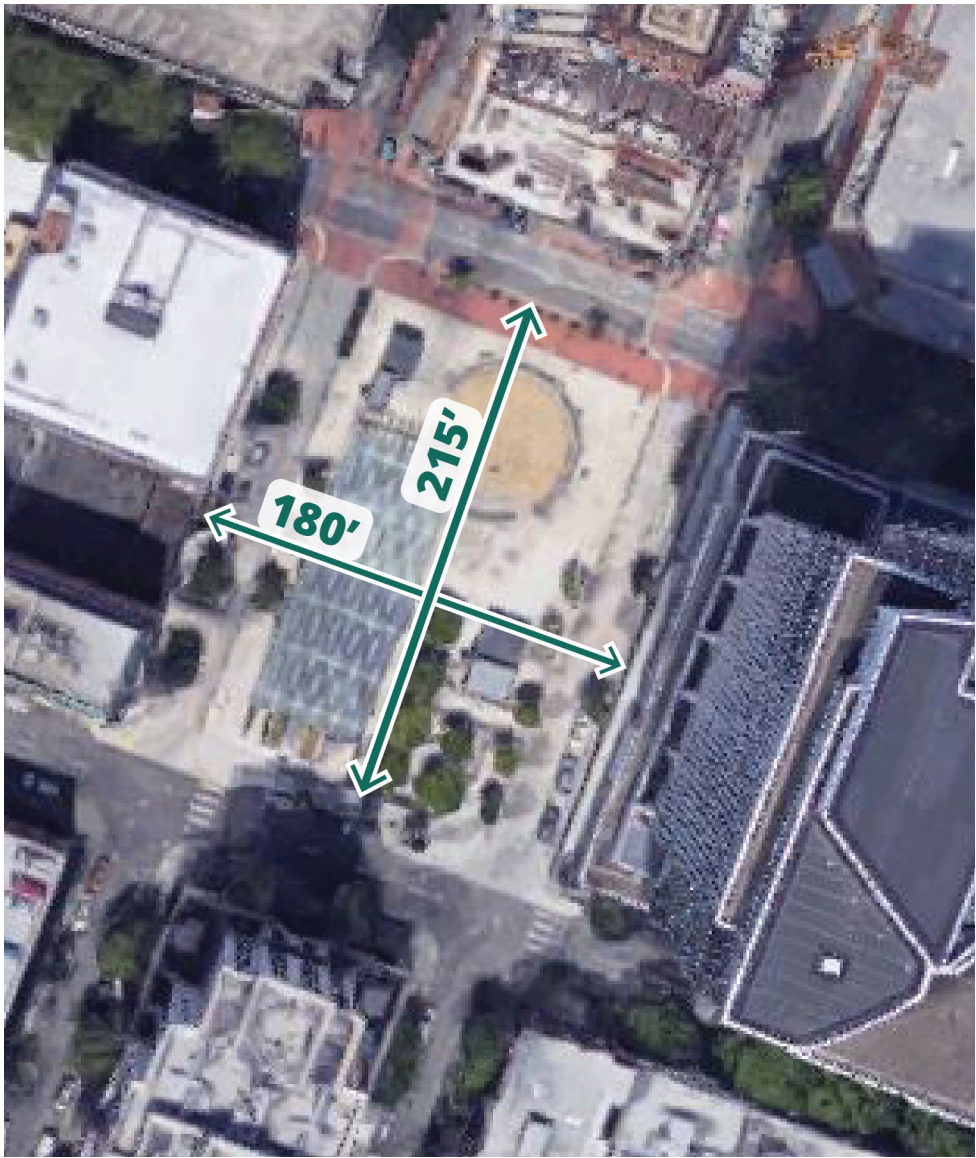
# Belle Isle Square Scale Comparisons



OLYMPIC VILLAGE SQUARE, VANCOUVER



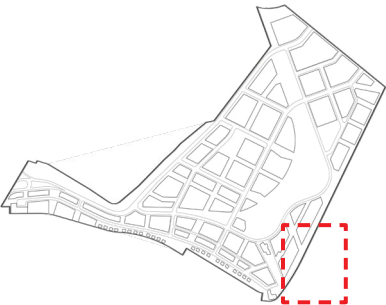
BELLE ISLE SQUARE



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

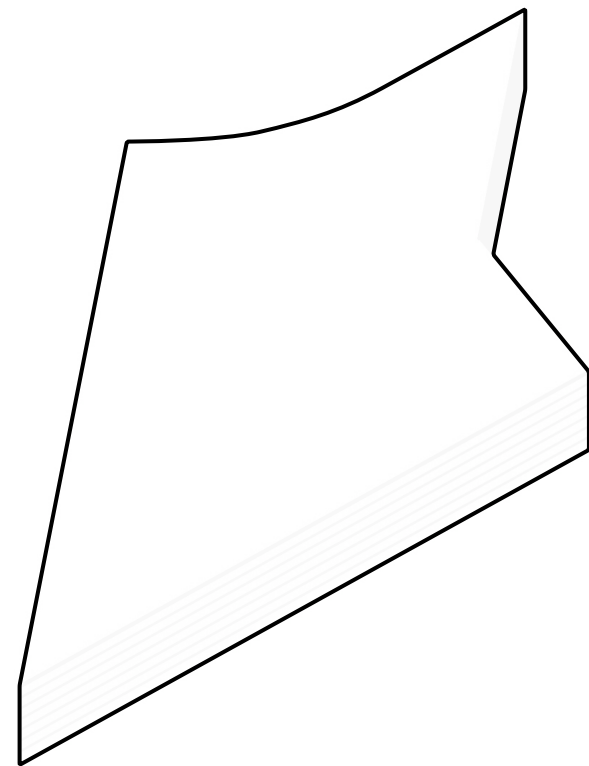


Downtown Fort Worth CREDIT: BETH DREYER

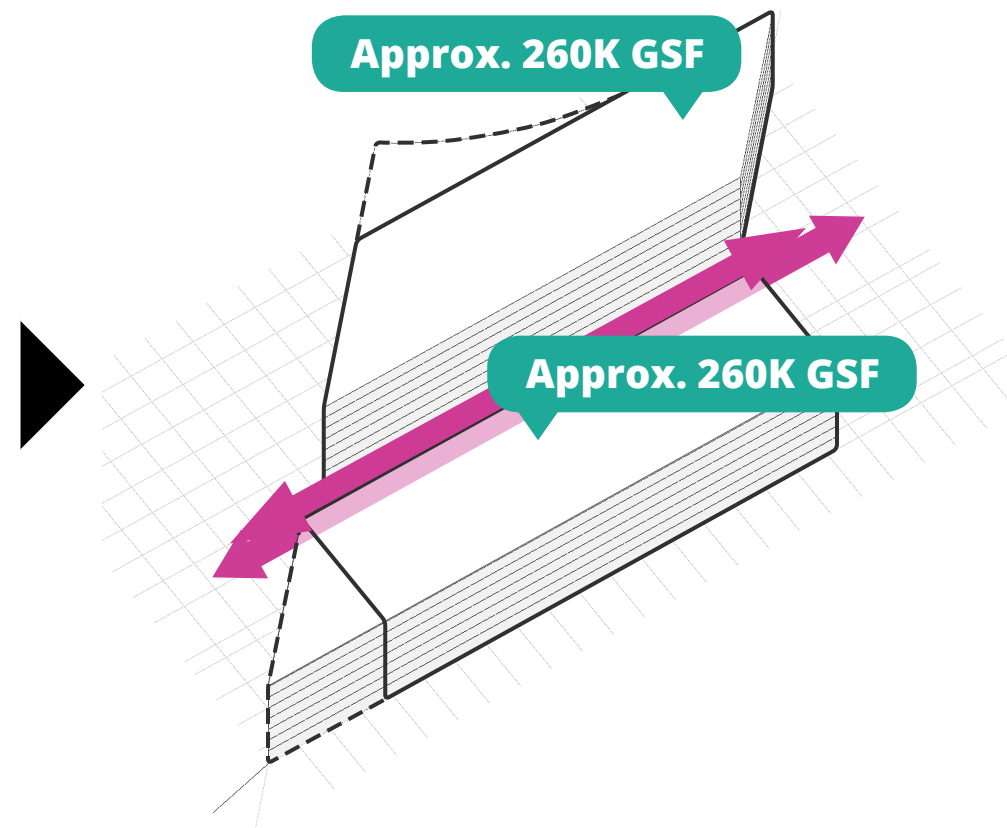


Assembly Row, Somerville CREDIT: COPLEY WOLFF

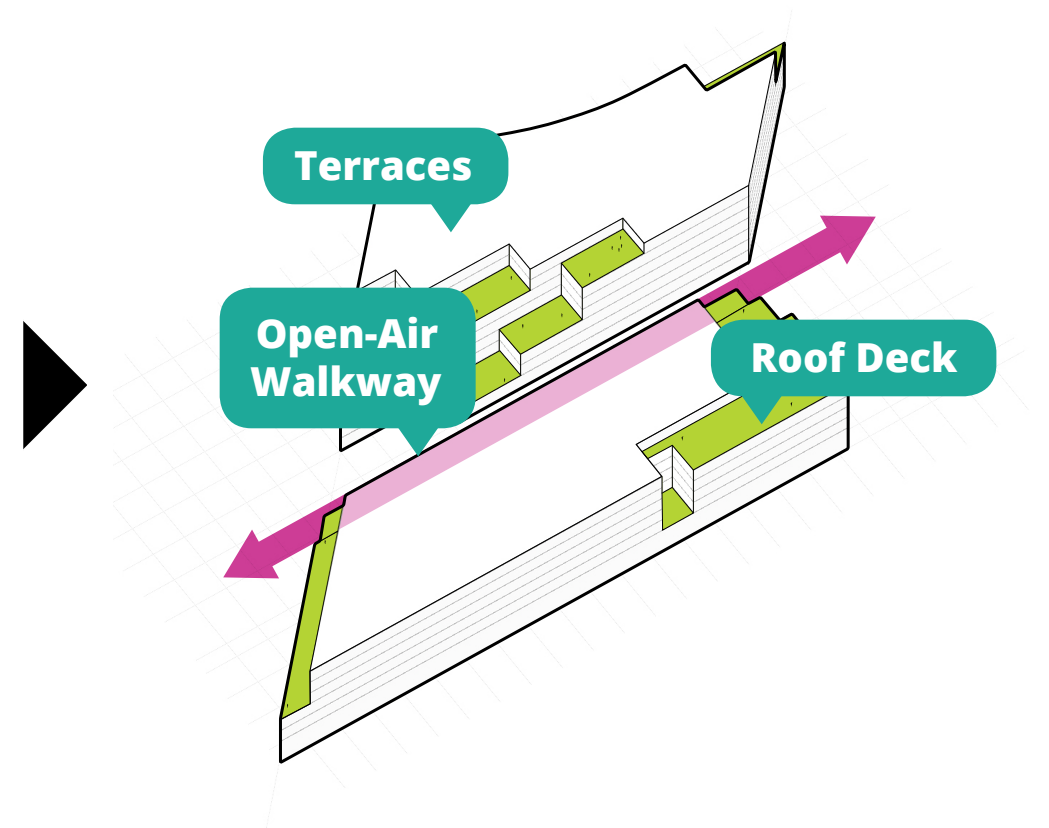




**BASE**

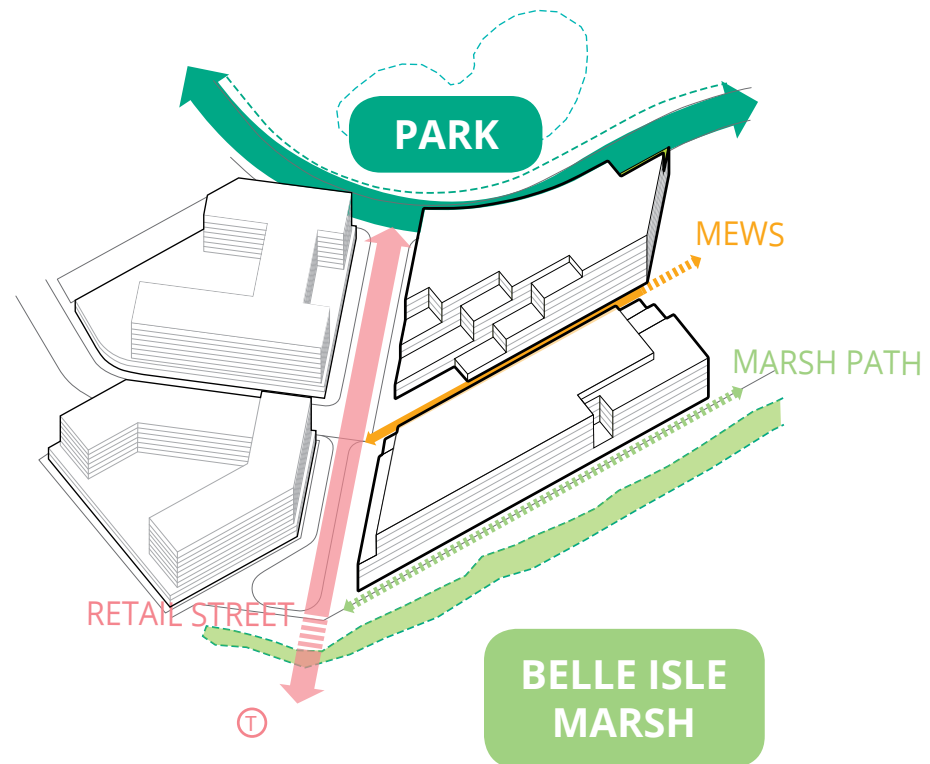


**+ 120' WIDE FLOORPLATE  
+ CONNECTION  
+ PARKING**

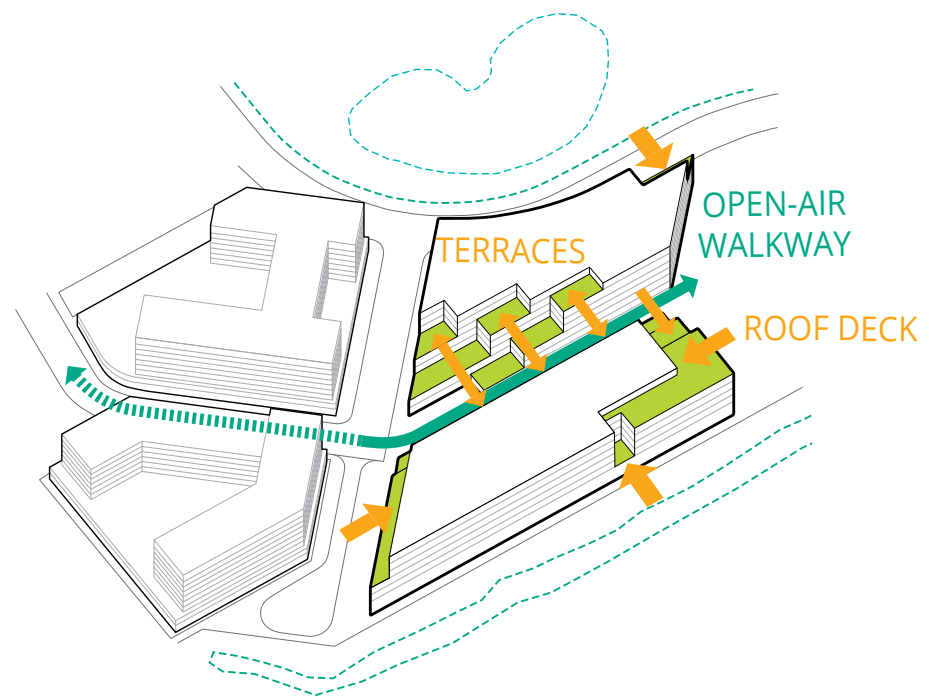


**+ DAYLIGHTING  
+ TERRACES  
+ ACTIVE GROUND LEVEL  
+ CONCEAL PARKING STRUCTURE**

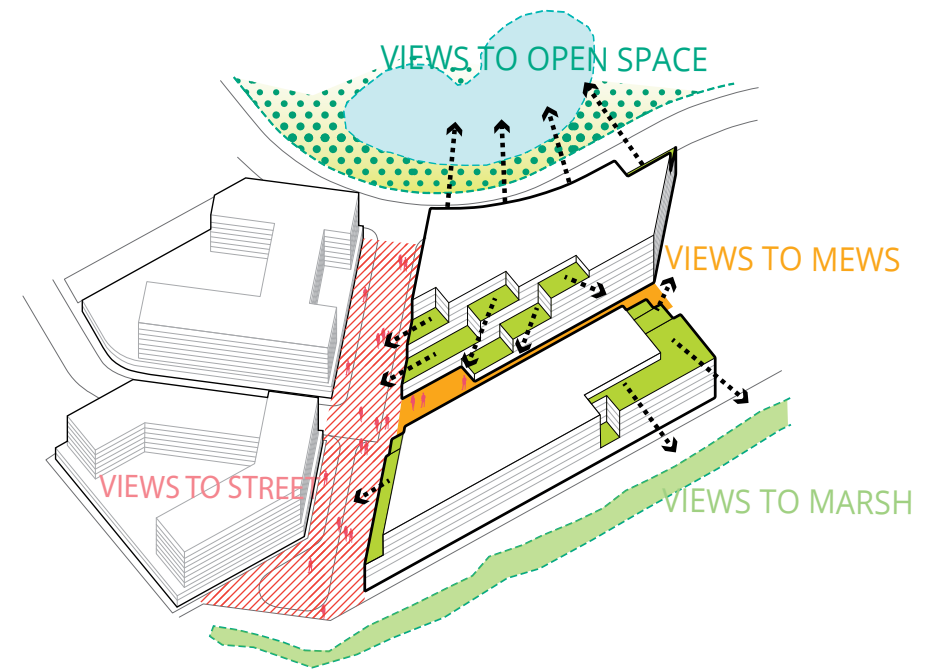




**APPROACH & CONNECTIONS**



**DAYLIGHTING & OUTDOOR SPACES**



**VIEWS TO LANDSCAPES**















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