Suffolk Downs Redevelopment

Master Plan and Open Space

April 2019

Team

THE HYM INVESTMENT GROUP, LLC

OWNER & DEVELOPER

cbt	SLOSS	PCA PRELLWITZ CHILINSKI ASSOCIATES	vhb	BEALS + THOMAS	ARUP
MASTER-PLANNER & ARCHITECT	LANDSCAPE ARCHITECT	RETAIL ARCHITECT	PERMITTING & TRAFFIC CONSULTANT	CIVIL ENGINEER	SUSTAINABILITY CONSULTANT

BOSTON LOGAN
INTERNATIONAL AIRPORT
SEAPORT
DOWNTOWN
BOSTON
KENDALL
SQ./MIT
HARVARD/
CAMBRIDGE
93
90
EAST BOSTON
GREENWAY
CONSTITUTION BEACH
1A
ORIENT HEIGHTS
CHELSEA CREEK
SUFFOLK DOWNS
BELLE ISLE MARSH
BENNINGTON STREET
BEACHMONT
REVERE BEACH
PARKWAY

A Landlocked And Disconnected Site

Unique on Site Water and Wetland Features


Open Space -
Original Plans

Integrate On-Site Natural Assets

Connected Open Space Network

Connect The MBTA Stations To The Main Green Space Network

Add Community Path Cross Connections Creating

Add In New Cross Connections

Create Open Space Connections To Orient Heights And Beachmont Neighborhoods

Creation Of Two New Retail Squares At T Stations

Connect The Two Retail Nodes Through A New Main Street Neighborhood Retail District

Activate The Public Realm With Civic And Innovation Nodes

Open Space Framework

Site Plan


REVERE
Winthrop Ave
Tomasello Drive
CHELSEA RIVER
1A
Beachmont
Washburn Ave
BEACHMONT
Bennington St
BELLE ISLE INLET
BELLE ISLE MARSH
EAST BOSTON
Waldemar Ave
Suffolk Downs
0
400
800
Feet

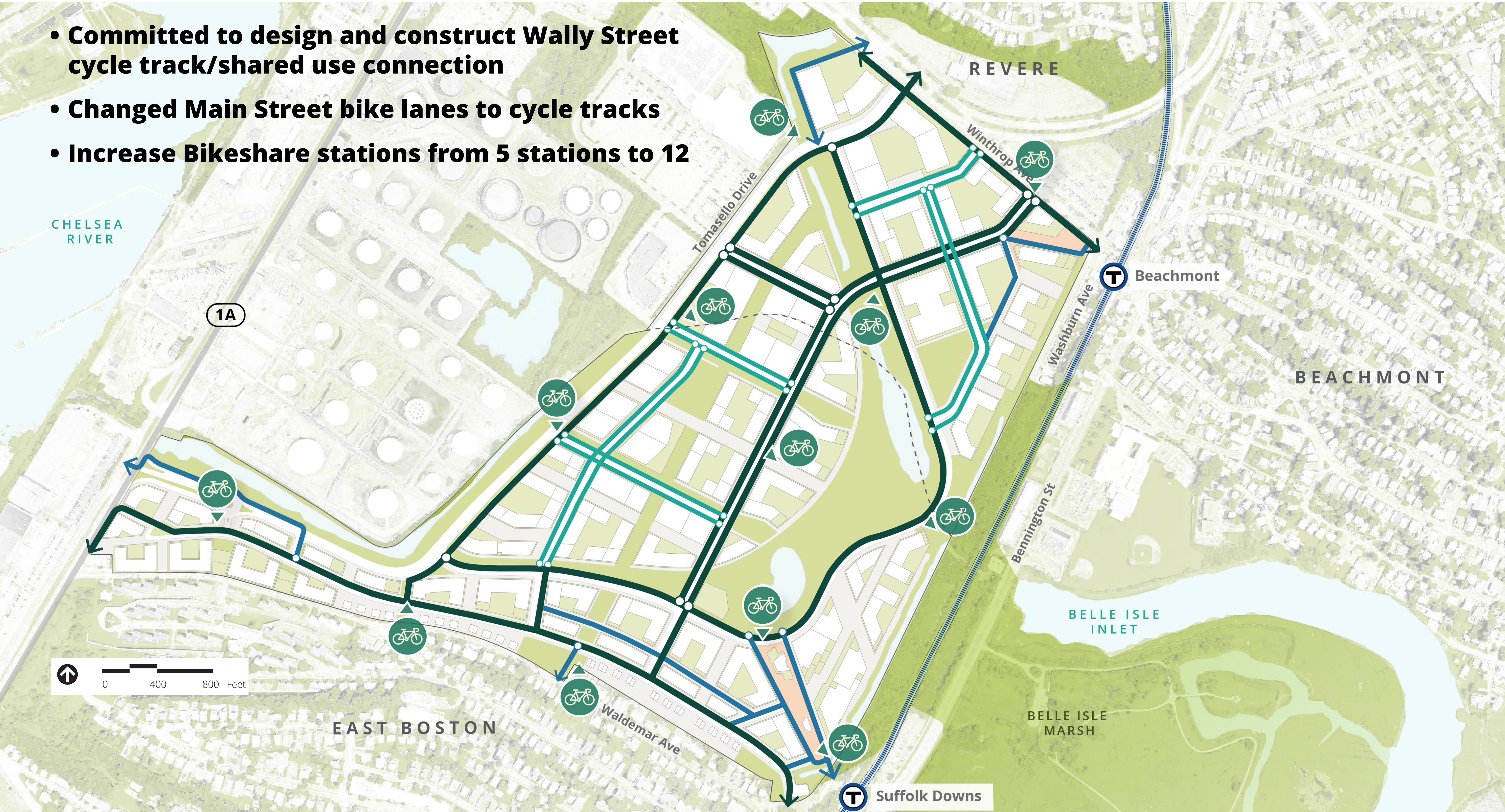
Hierarchy of Streets

Circulation Pedestrian Network

Circulation Pedestrian Loops

Roadway, Bike, and Pedestrian Network Totaling $110 million

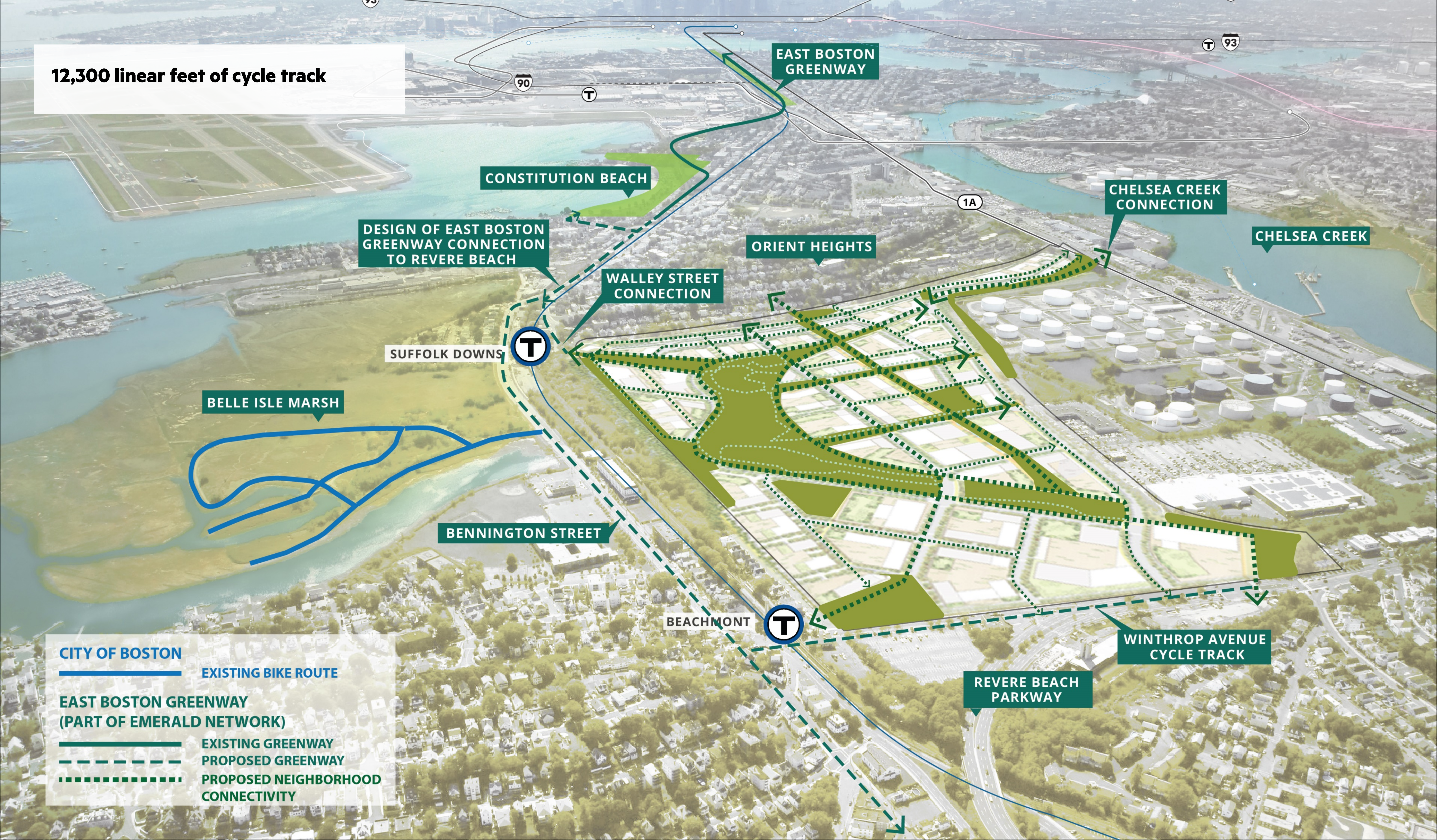
- **Committed to design and construct Wally Street cycle track/shared use connection**
- **Changed Main Street bike lanes to cycle tracks**
- **Increase Bikeshare stations from 5 stations to 12**



CURRENT EAST BOSTON GREENWAY & EXISTING BIKE ROUTE

PROPOSED OPEN SPACE NETWORK & CONNECTIVITY

12,300 linear feet of cycle track

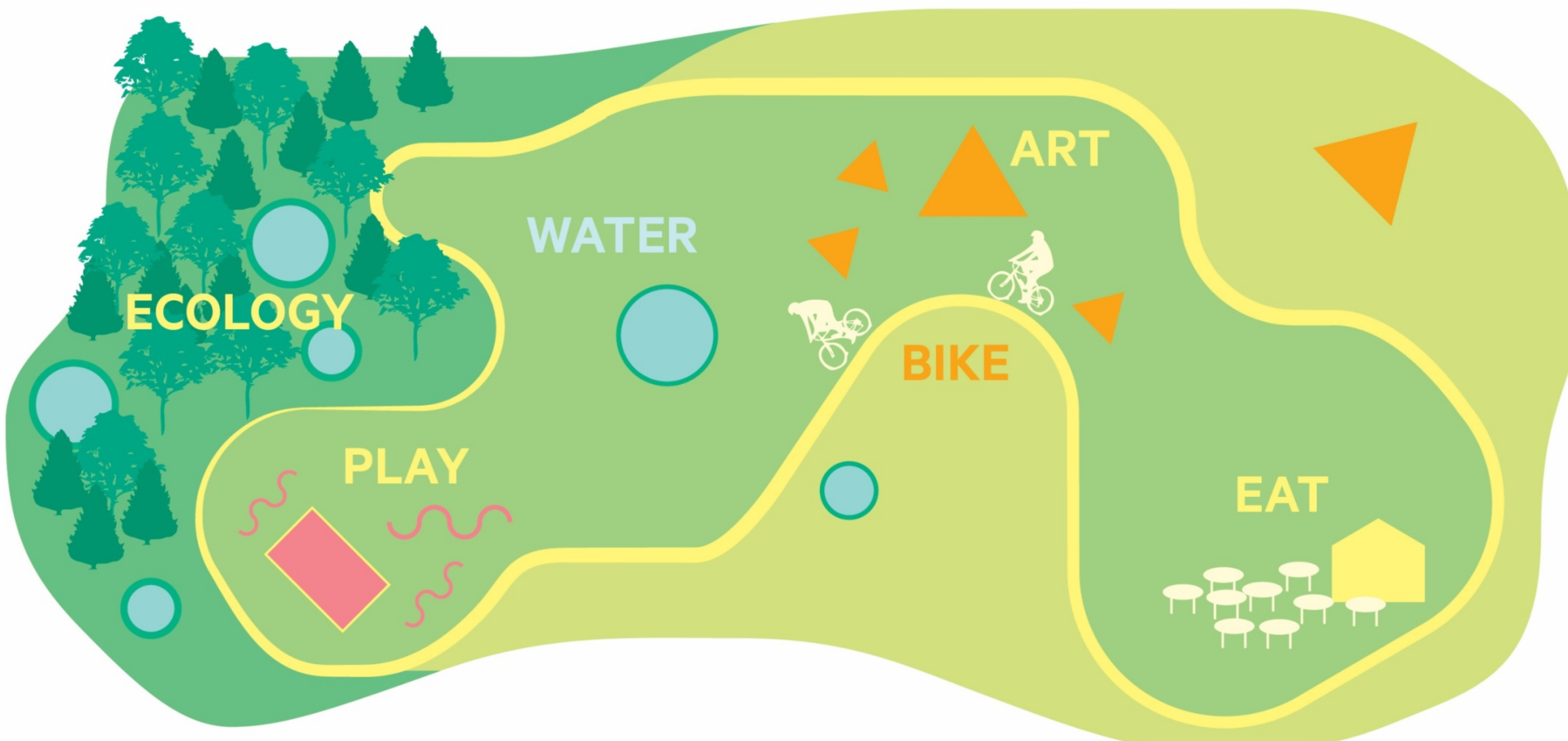


40-Acre Publicly Accessible Open Space Plan Totalling $60 million

Open Space in Boston	
Central Common	12.00 ac
Active Linear Park	3.00 ac
Belle Isle Square	1.00 ac
Waldemar Park	0.75 ac
Other Open Space	10.25 ac
Total in Boston (25%)	**27 acres**

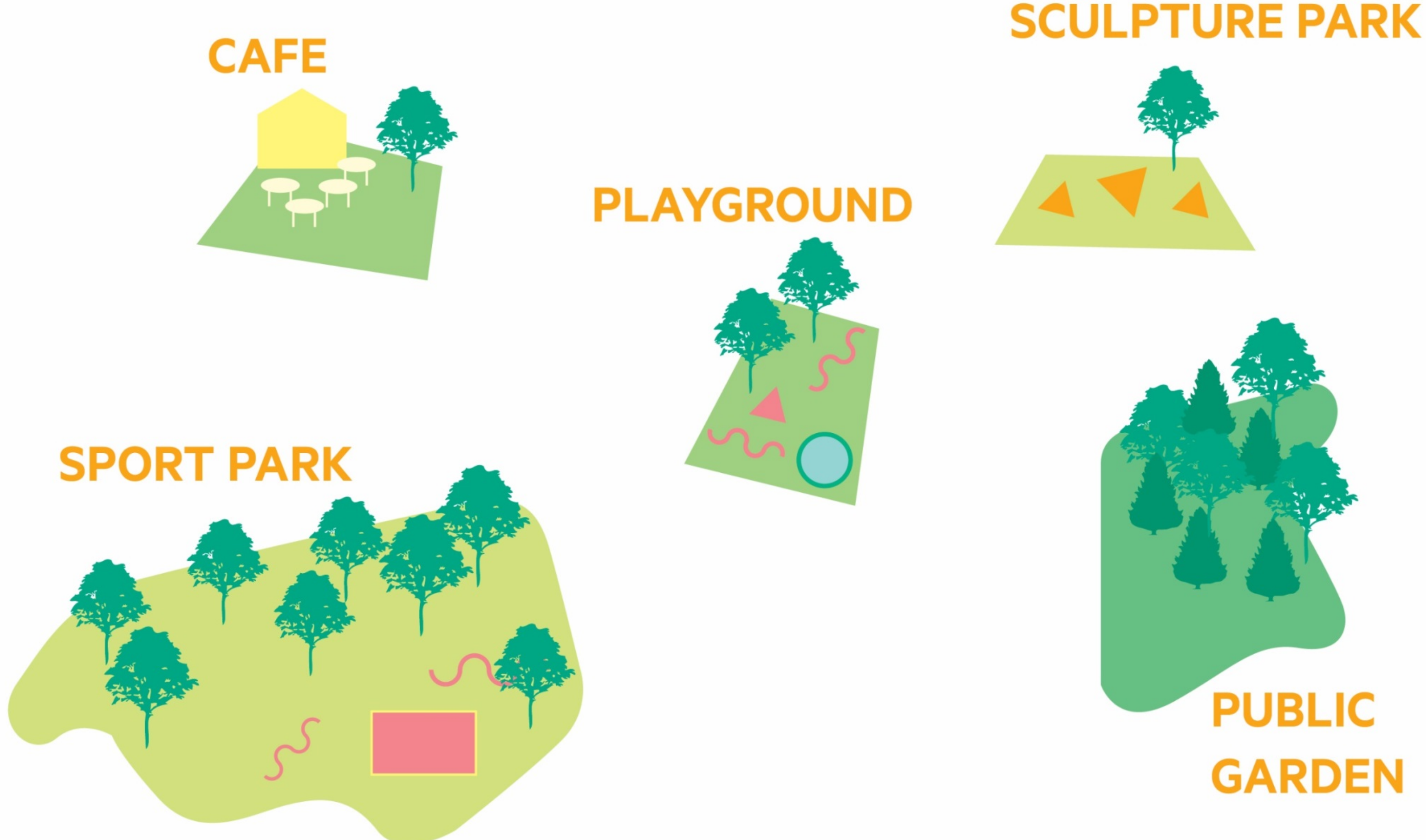
Open Space in Revere	
Central Common	3.25 ac
Outdoor Theater	1.50 ac
Beachmont Square	1.00 ac
Active Linear Park	0.75 ac
Other Open Space	6.5 ac
Total in Revere (25%)	**13 acres**
Total Open Space	**40 acres**

OPEN SPACE/PUBLIC REALM CONCEPT
Franklin Park model



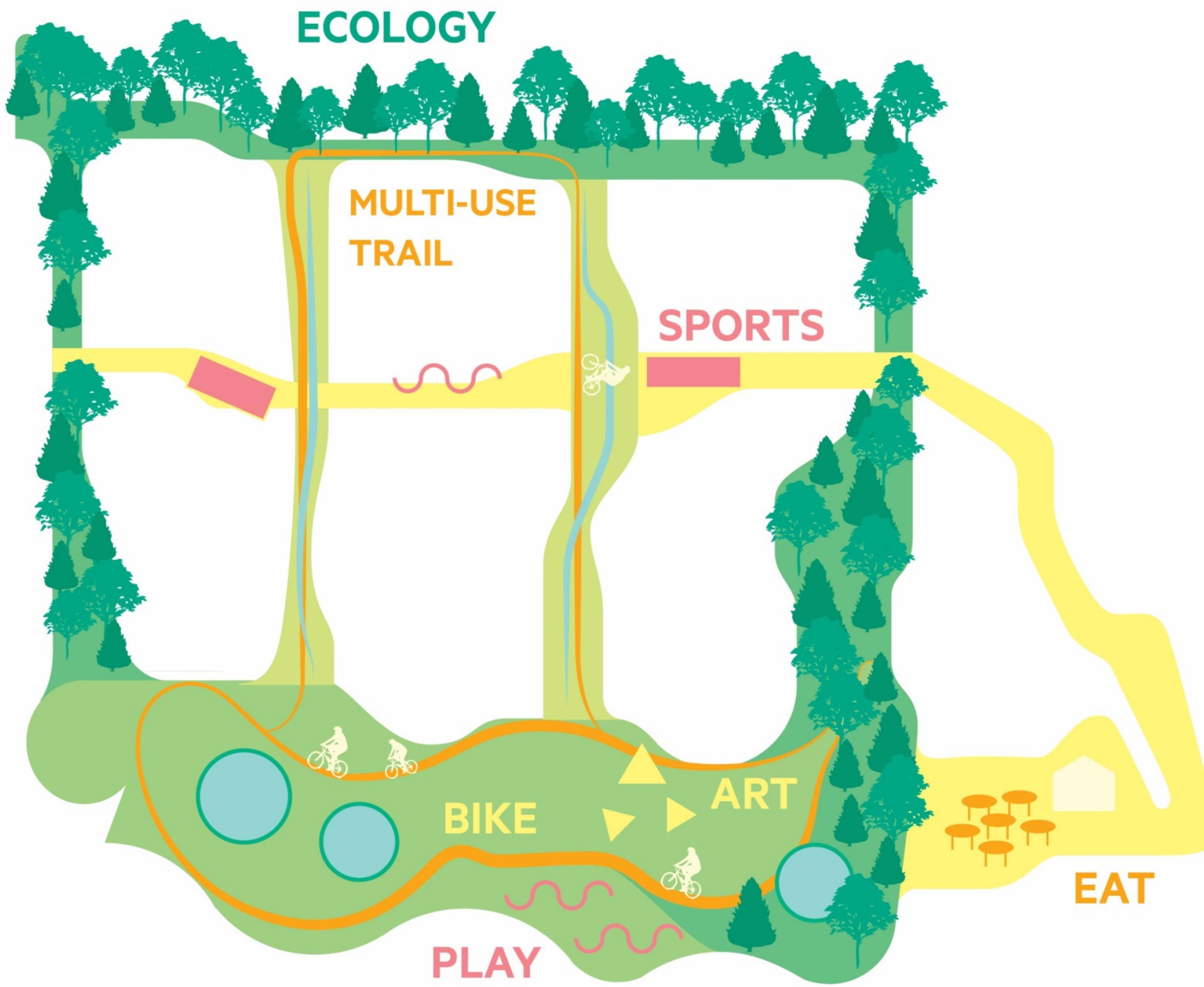
PARK AS ONE BIG PARK

OPEN SPACE/PUBLIC REALM CONCEPT
Seaport model



PARK AS COLLECTION

OPEN SPACE/PUBLIC REALM CONCEPT
Suffolk Downs proposal



*** SUFFOLK DOWNS:**
PARK AS NETWORK
NEIGHBORHOOD AS PARK

PROGRAM PLAN

Publicly Accessible and Diverse Recreation and Open Space

- **Active Open Space: 21 acres**
- **Passive Open Space : 16 acres**
- **Civic Open Space : 3 acres**

CENTRAL COMMON

Public Open Space Network | Central Common

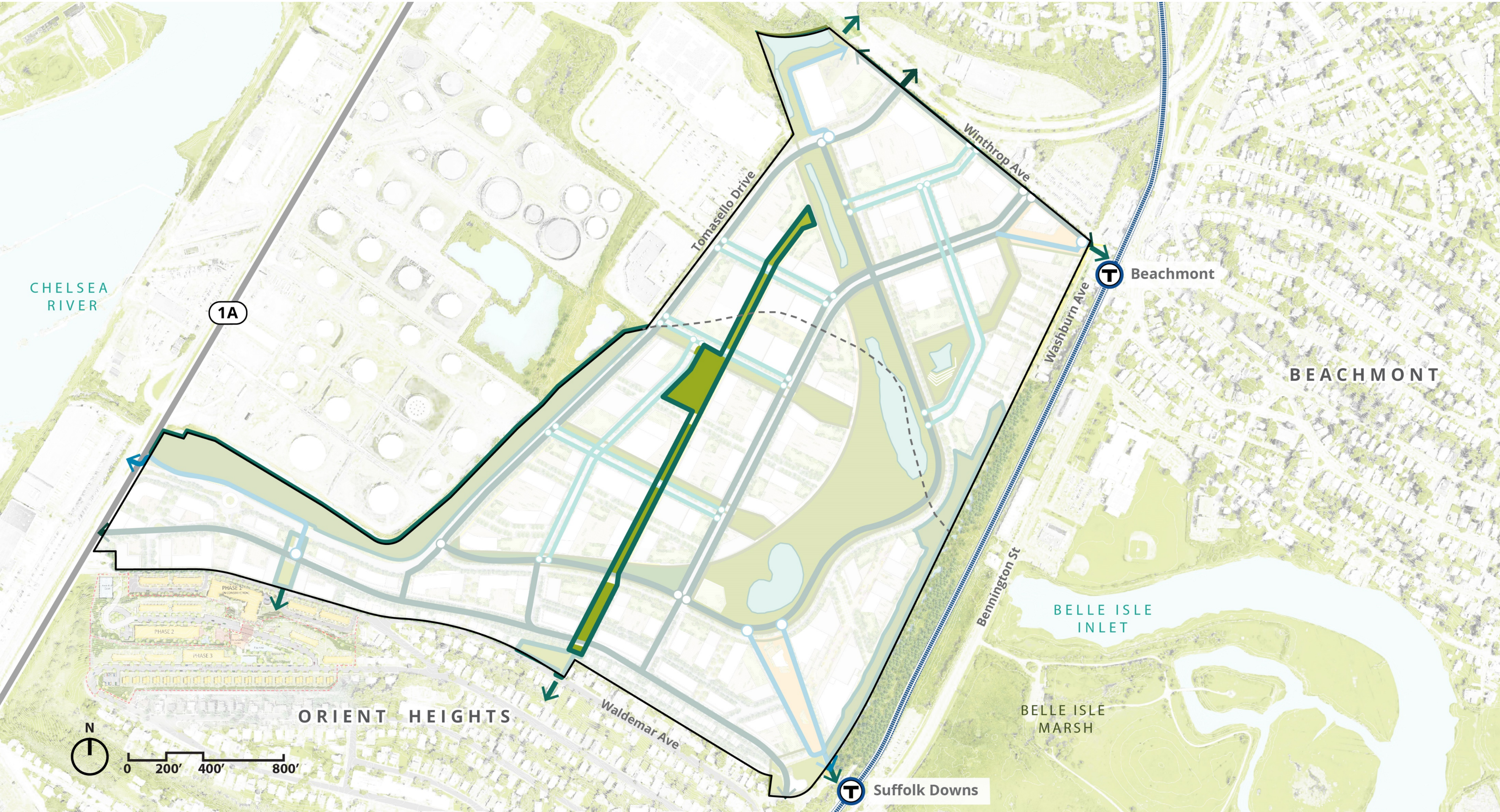
CENTRAL COMMON - INFORMAL PLAY

CENTRAL COMMON – ACTIVE RECREATION PROGRAM FIT

Sports

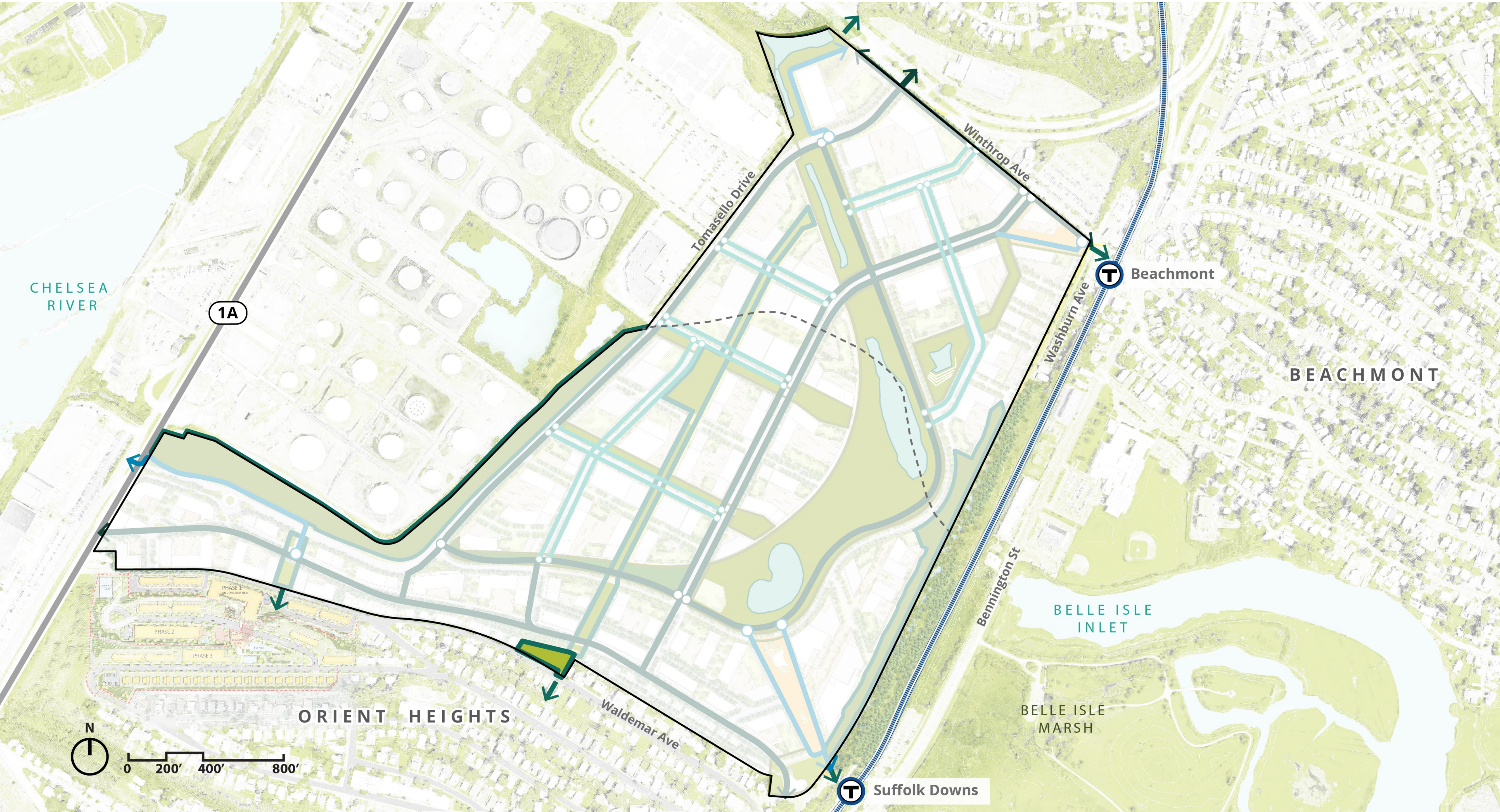
Play

ACTIVE LINEAR PARK



Public Open Space Network | Active Linear Park & Buffers

ORIENT HEIGHTS PARK



ORIENT HEIGHTS PARK

ORIENT HEIGHTS PARK – PLAYFUL SMALL SPACES

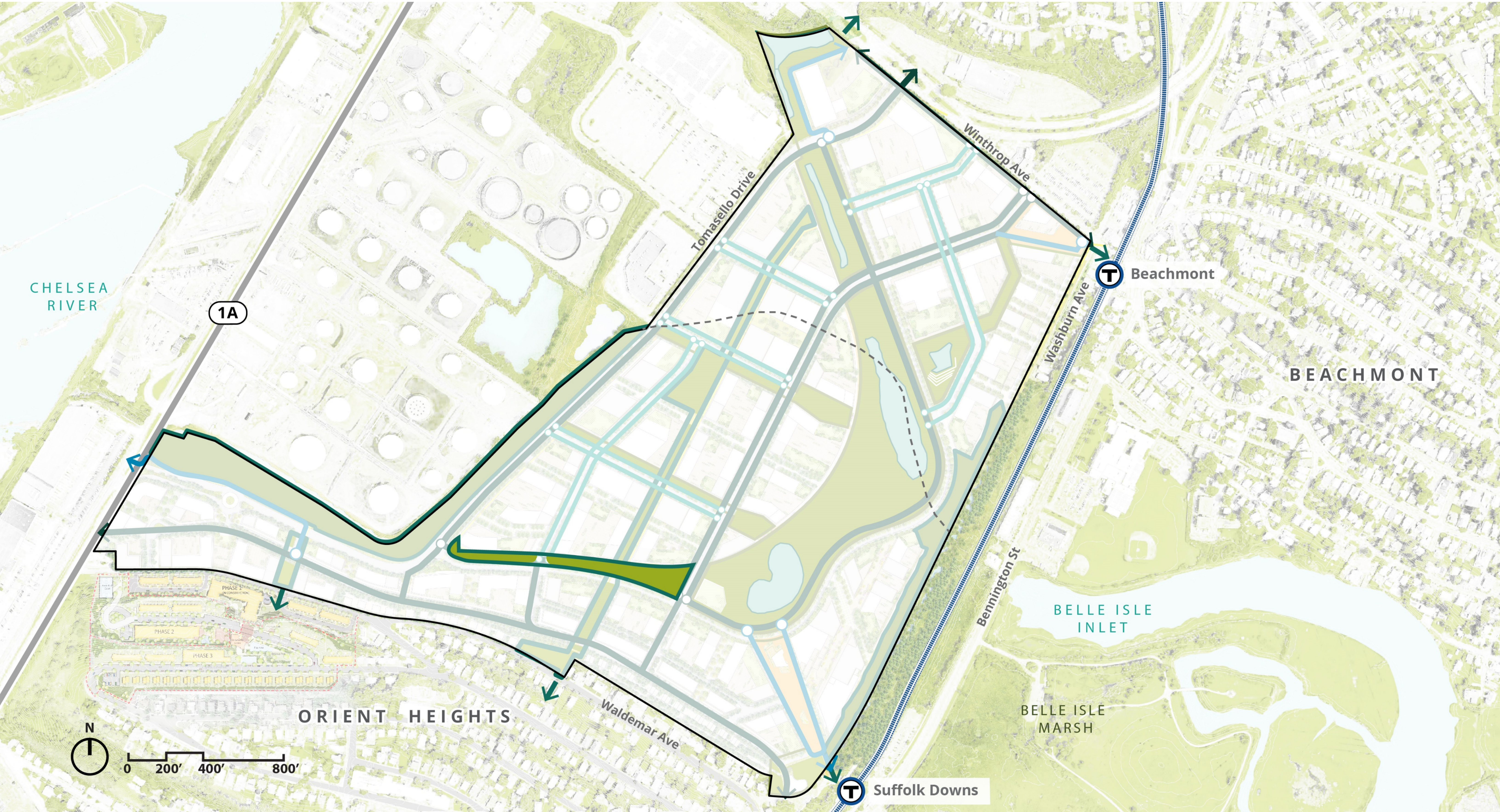
BROOKLYN BRIDGE PARK, MVVA

BASKETBALL, WATERLOO ONTARIO

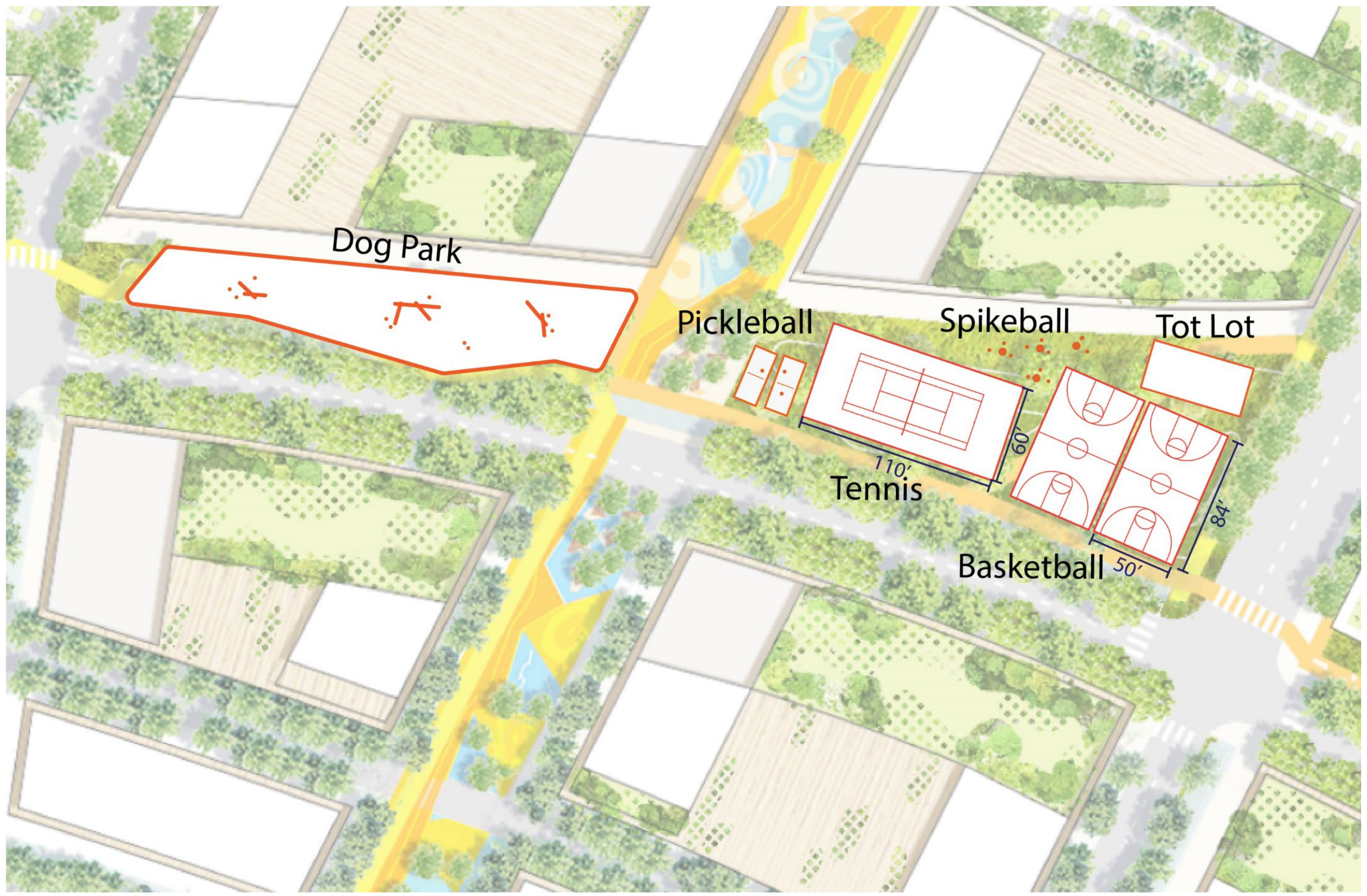
PLAYA VISTA CENTRAL PARK, MICHAEL MALTZAN

PICKLE BALL

GATEWAY PARK



GATEWAY PARK – ACTIVE RECREATION PROGRAM FIT



BASKETBALL COURTS

DOG PARK


PASSIVE RECREATION

WETLAND + ENVIRONMENTAL RECREATION

NORTH WHARF PROMENADE

SANLIHE CORRIDOR

ALEWIFE BROOK RESERVATION

WOODED TRAIL

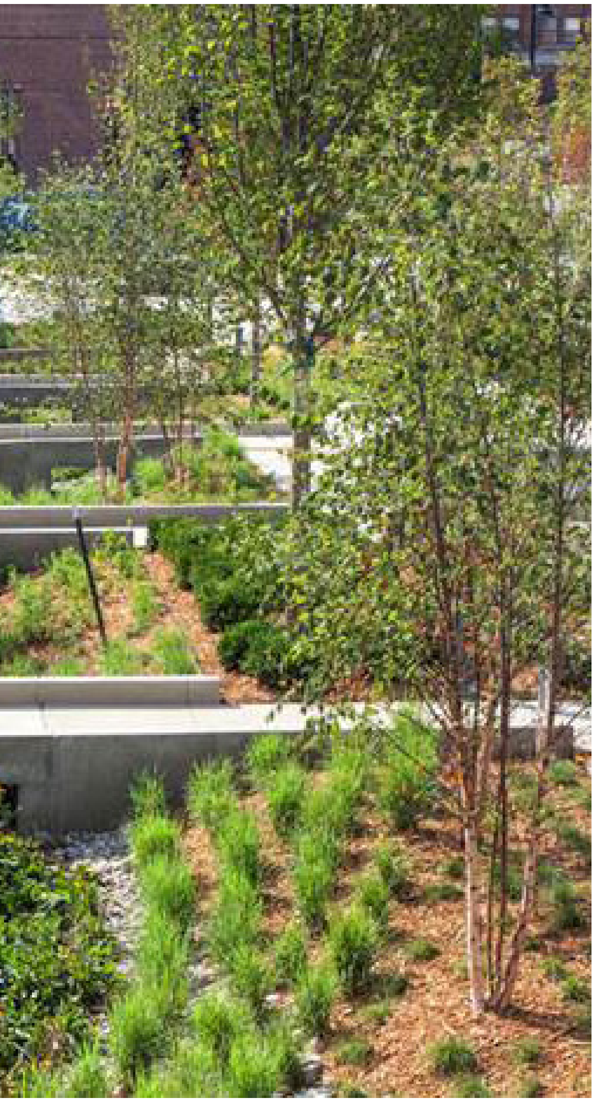
THE CLOUD PARADISE PARK

MINGHU WETLAND PARK

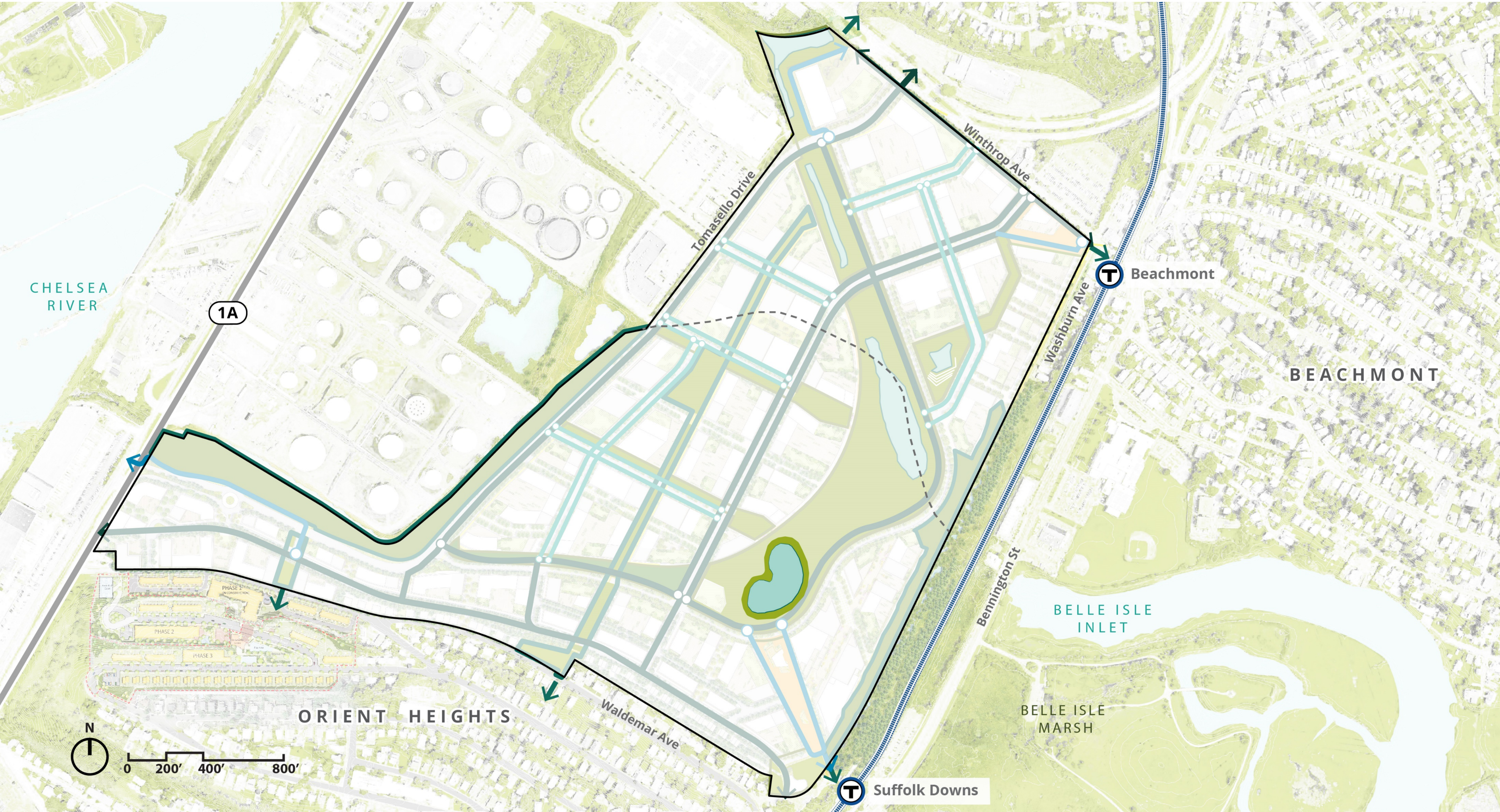
GREEN FINGERS

GREEN FINGERS

Public Open Space Network | Green Fingers



HORSESHOE POND



HORSESHOE POND

EXISTING

ACTIVE AND PASSIVE RECREATION

IMPROVED WETLAND – SALES CREEK

IMPROVED WETLAND – SALES CREEK

EXISTING

ACTIVE AND PASSIVE RECREATION

CIVIC NODE

SHAKE-SHACK, MADISON SQUARE PARK, NYC

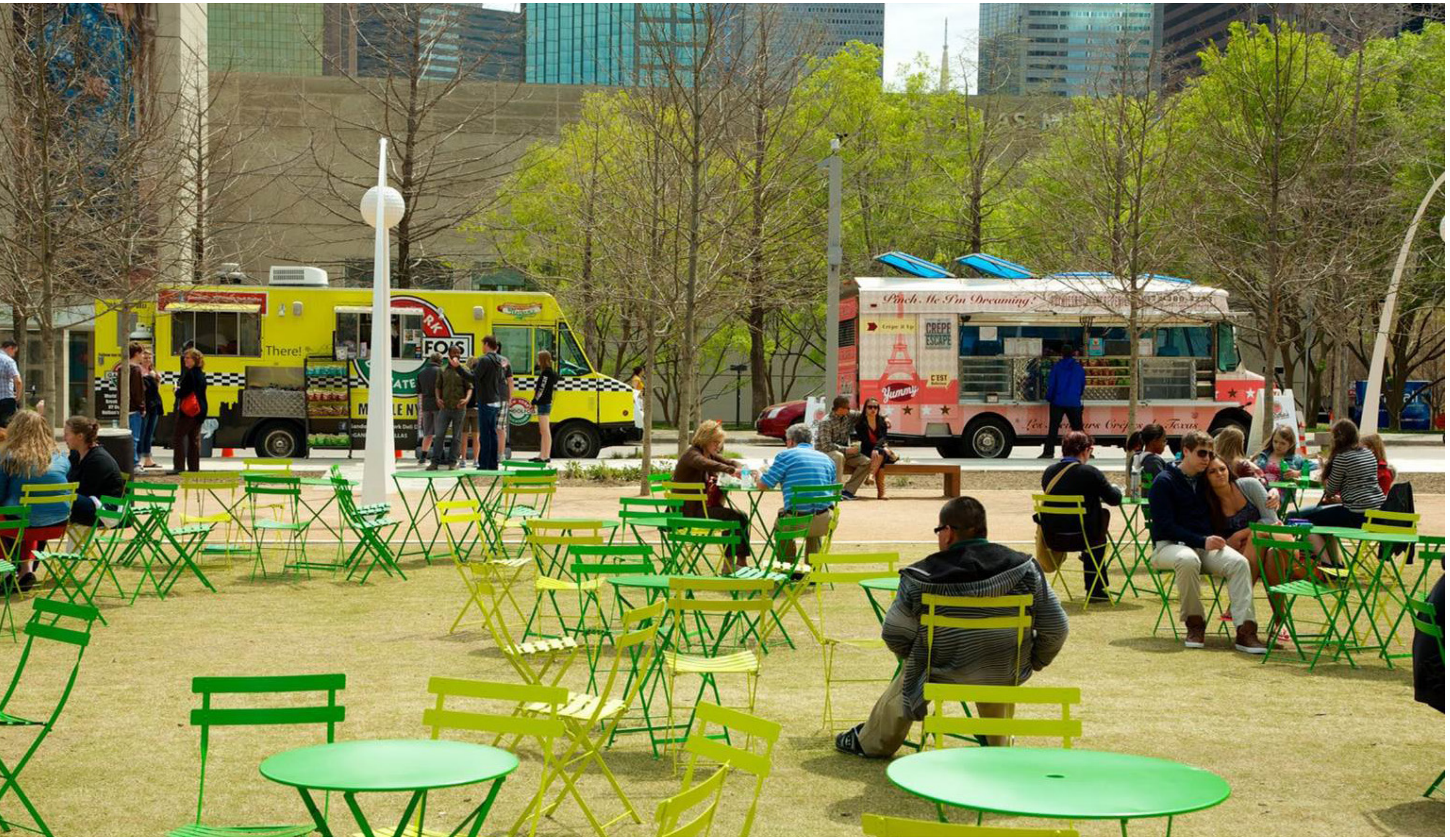
GATHER PATIO, BOSTON

JAZZ FESTIVAL, NY

GRANT PARK FARMERS MARKET

Civic Plaza

Outdoor Civic Spaces and Civic Plaza Precedents



Belle Isle Square

Phase 1B Office Buildings - View from Belle Isle Square

Outdoor Performance Theater

Beachmont Square

Historic Elements and Public Art


URBAN FOREST STRATEGY

CANOPY STRATEGY OVERALL

ECOLOGICAL DIVERSITY / SPECIES EXAMPLES

American Sycamore
Boulevard Tree

London Planetree
Boulevard Tree

Black Tupelo

Bitter Panicgrass - *Panicum amarum*

Rosy Meadowsweet

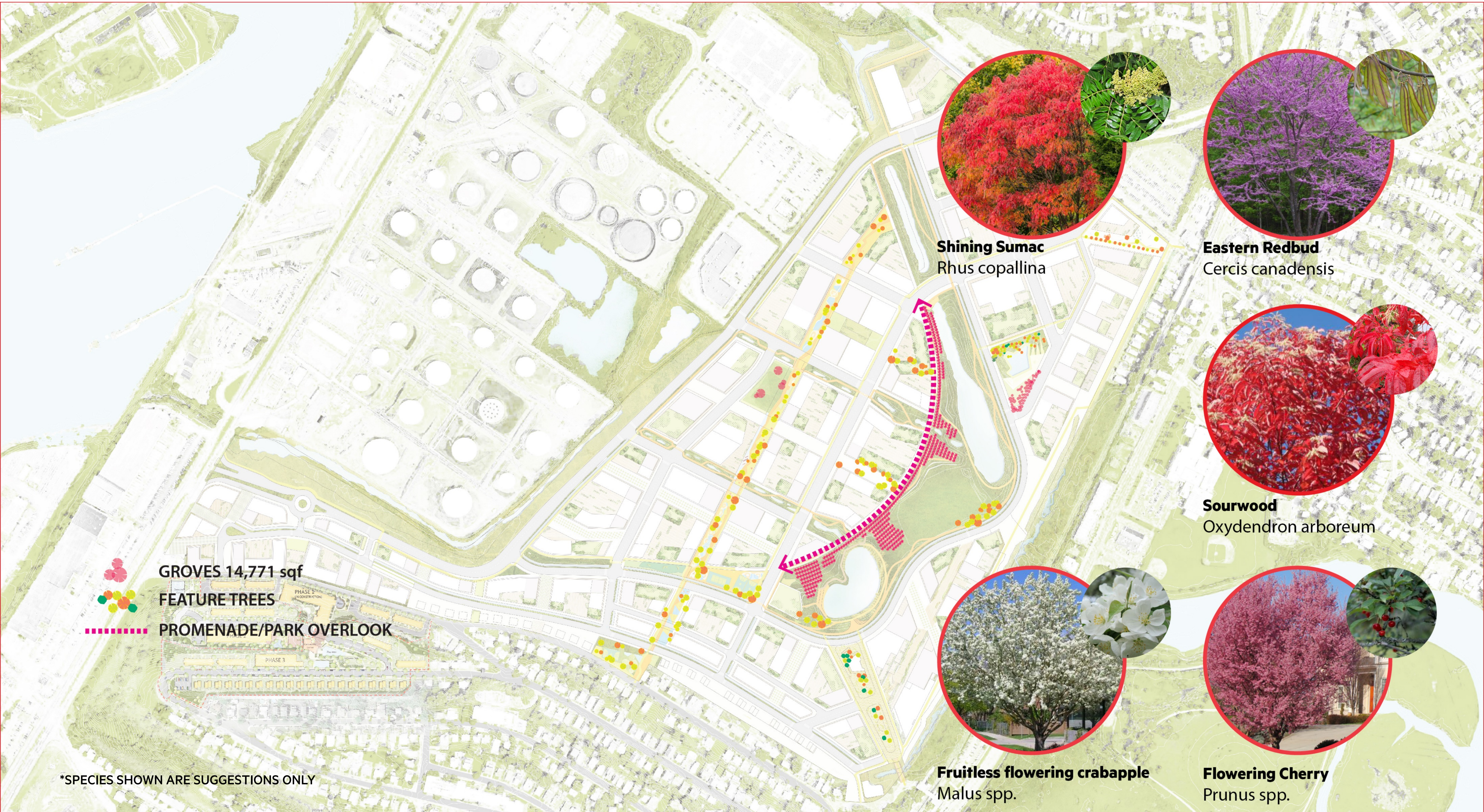
Eastern Red Cedar

Blazing Star

American Persimmon
Productive Park Tree

FEATURE GROVES

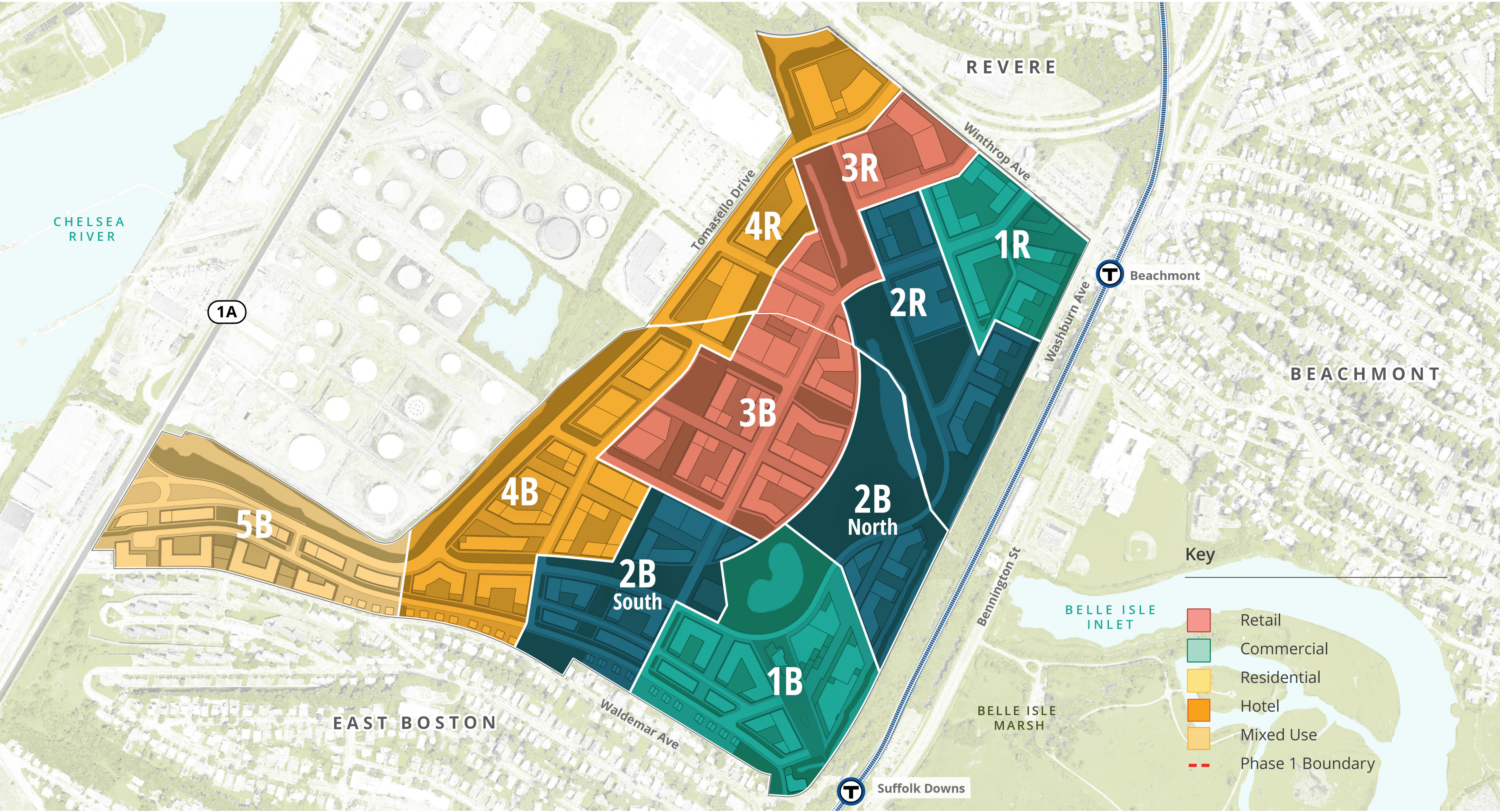
CLUMPS OF TREES WITH VIBRANT SPRING OR FALL EFFECTS IN FEATURE SPACES OR COMPONENTS



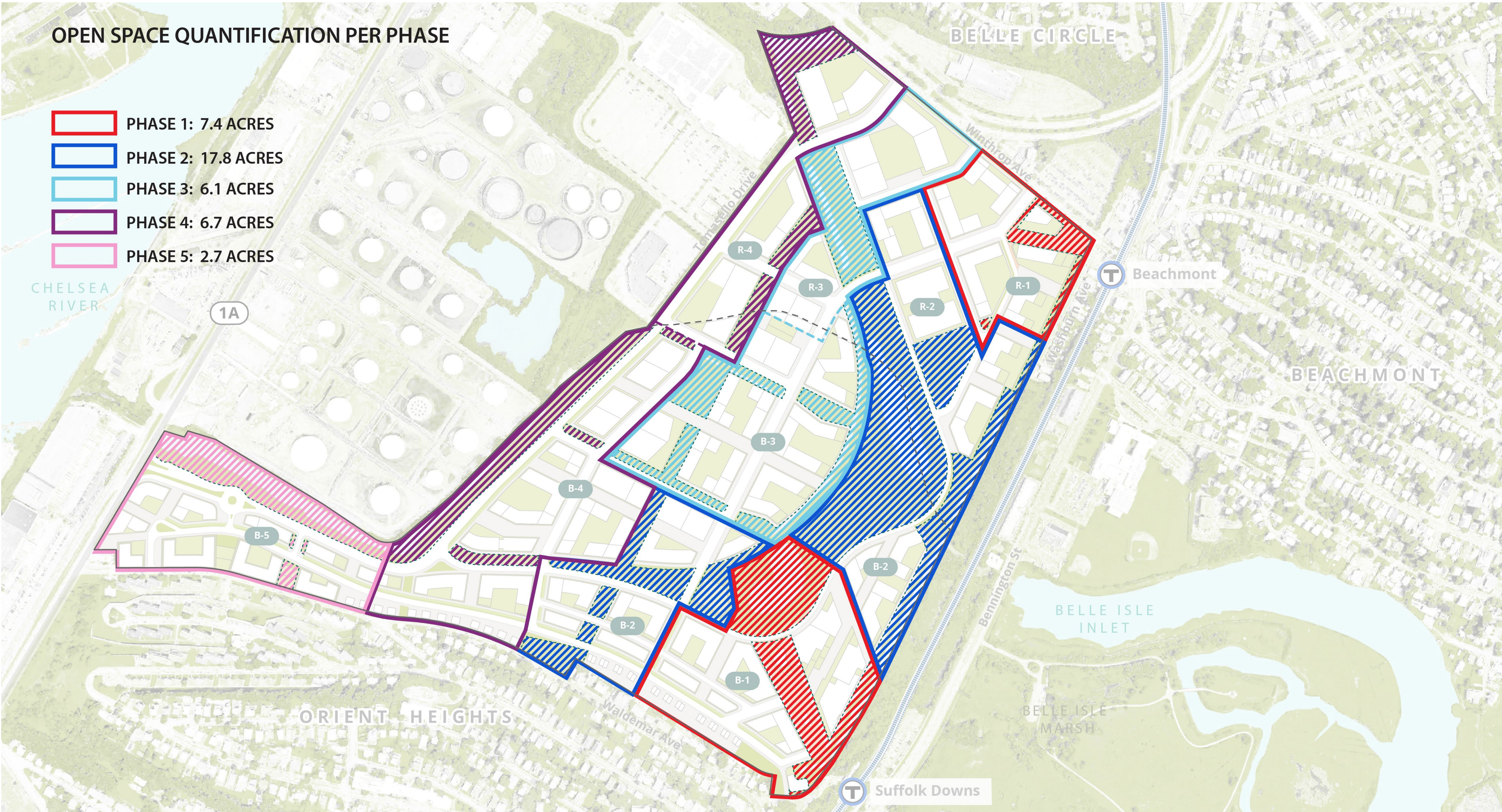
GROVES SUPPORT RECREATION

BROOKLYN BOTANIC GARDEN

Phasing Plan



Open Space Phasing



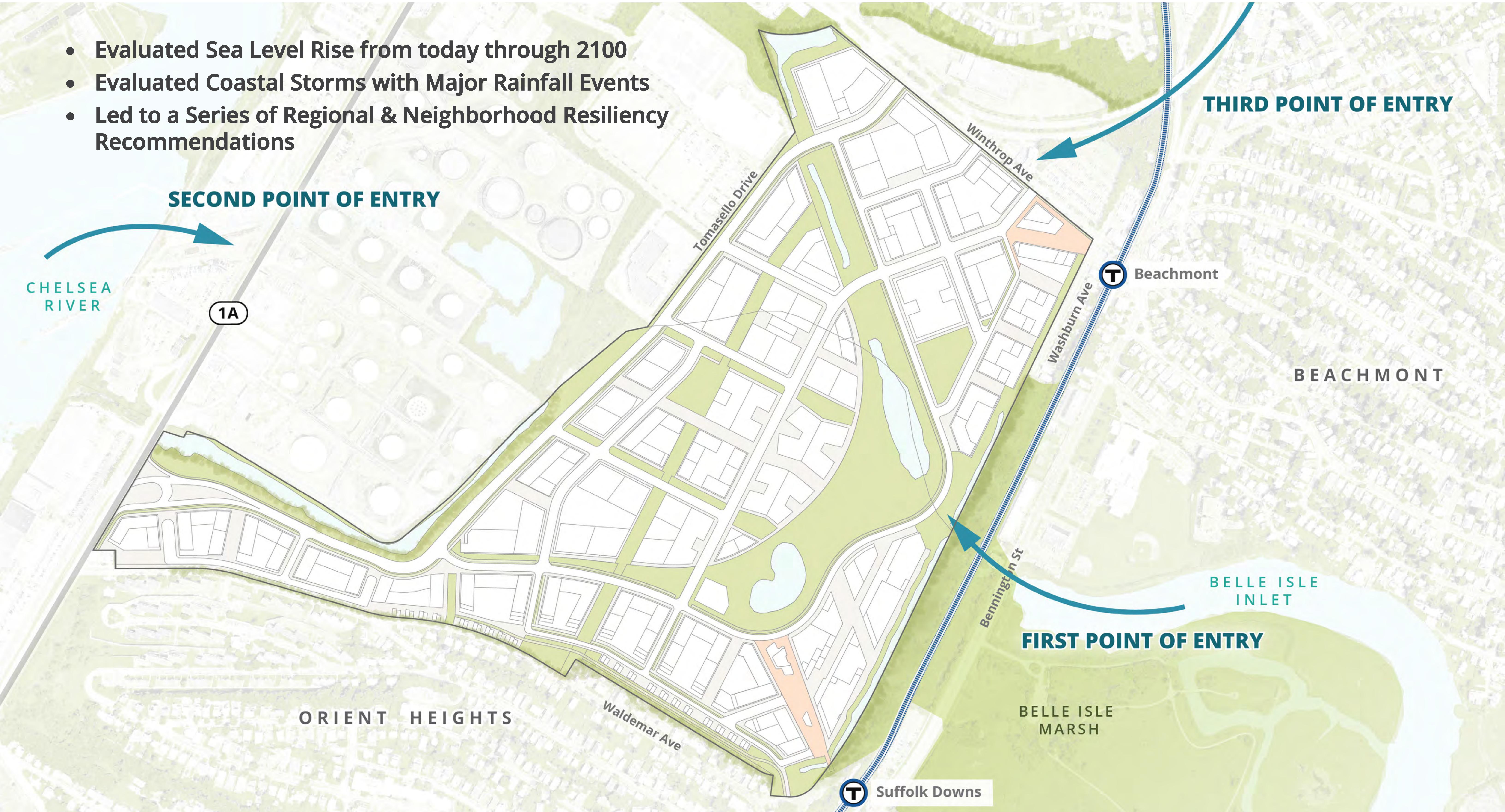
Enviromental & Resiliency Strategy

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

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



Everyday Condition

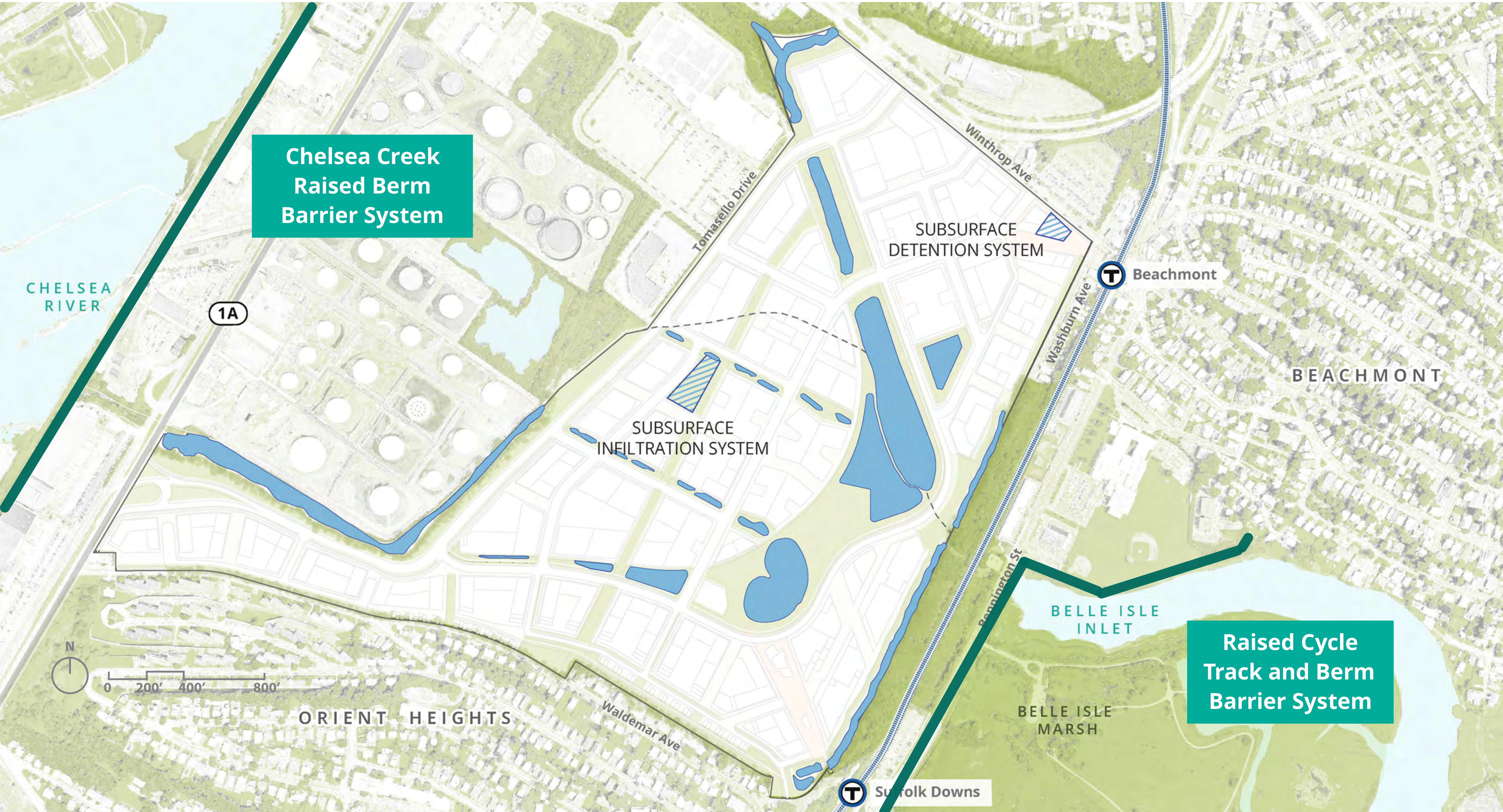
Estimated 2 Year Storm Event

Estimated 10 Year Storm Event

Estimated 100 Year Storm Event

Additional On-Site Mitigation for Climate Resiliency

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



Outdoor Performance Theater/ Stormwater Basin

Outdoor Performance Theater/ Stormwater Basin

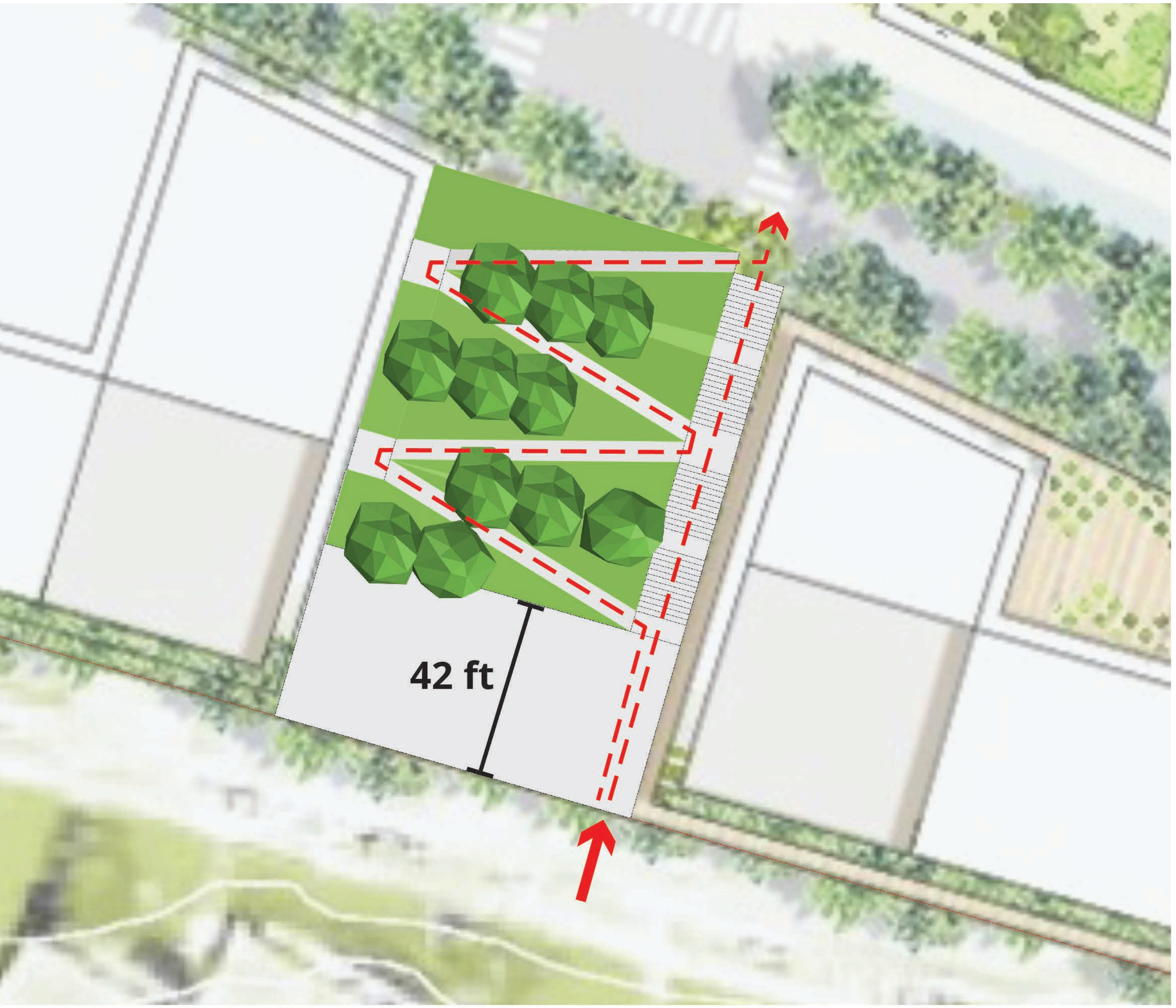
Development Review Procedure for Each Phase and Building

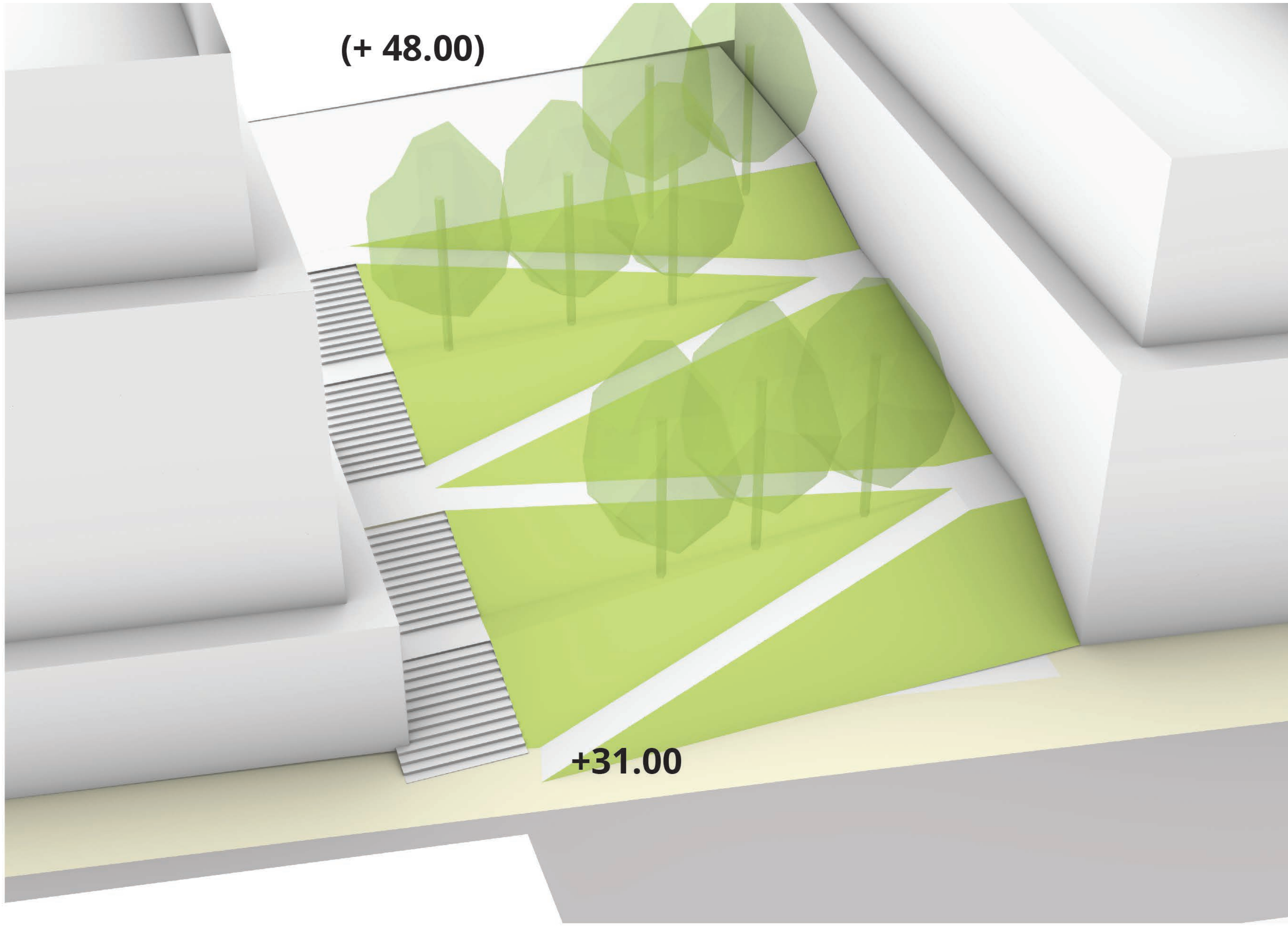
- **Proponent Submits a Building Design Review Package:**
  - Schematic Design Documents
  - Wind, Shadow, Solar Glare, and Daylight Studies
  - LEED Checklists
  - Mitigation Plans

- **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**


WWW.SUFFOLKDOWNSREDEVELOPMENT.COM
THE HYM INVESTMENT GROUP, LLC
THANK YOU

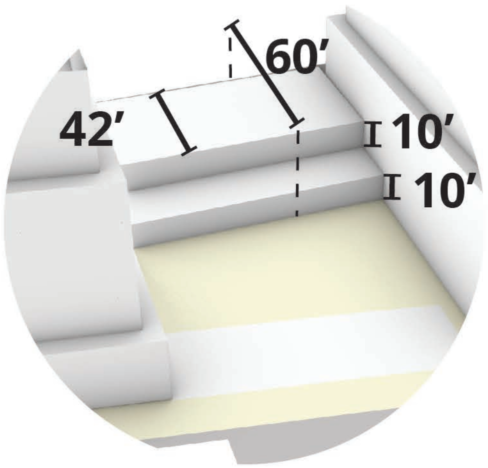
Waldemar Grading



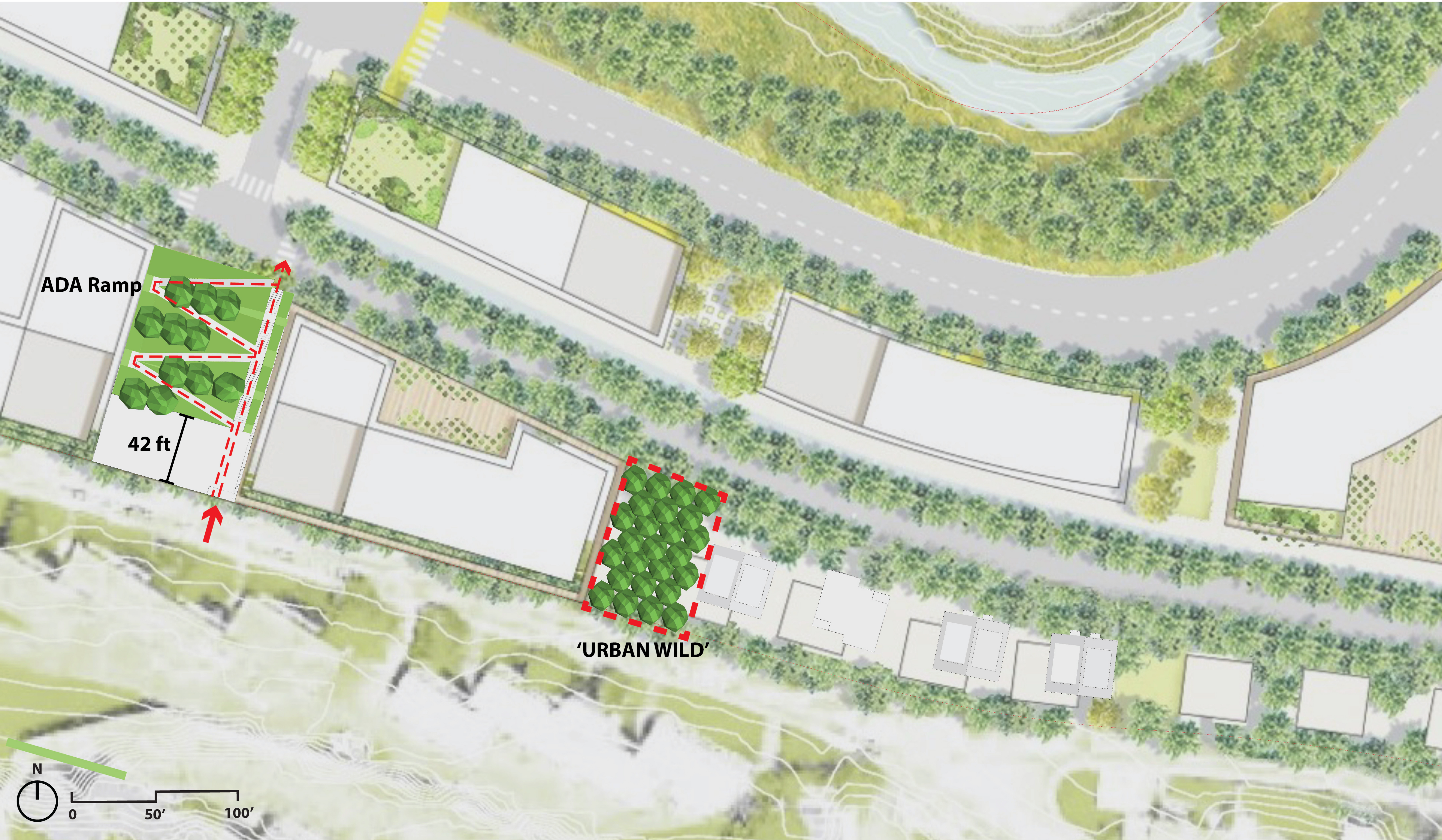


- STAIR MERGED INTO VEGETATION SLOPE
- ADA RAMP (5' W., 1:12 SLOPE)
- VEGETATION ON SLOPE (MAX. 1:2)

PARKING BENEATH THE TERRACE



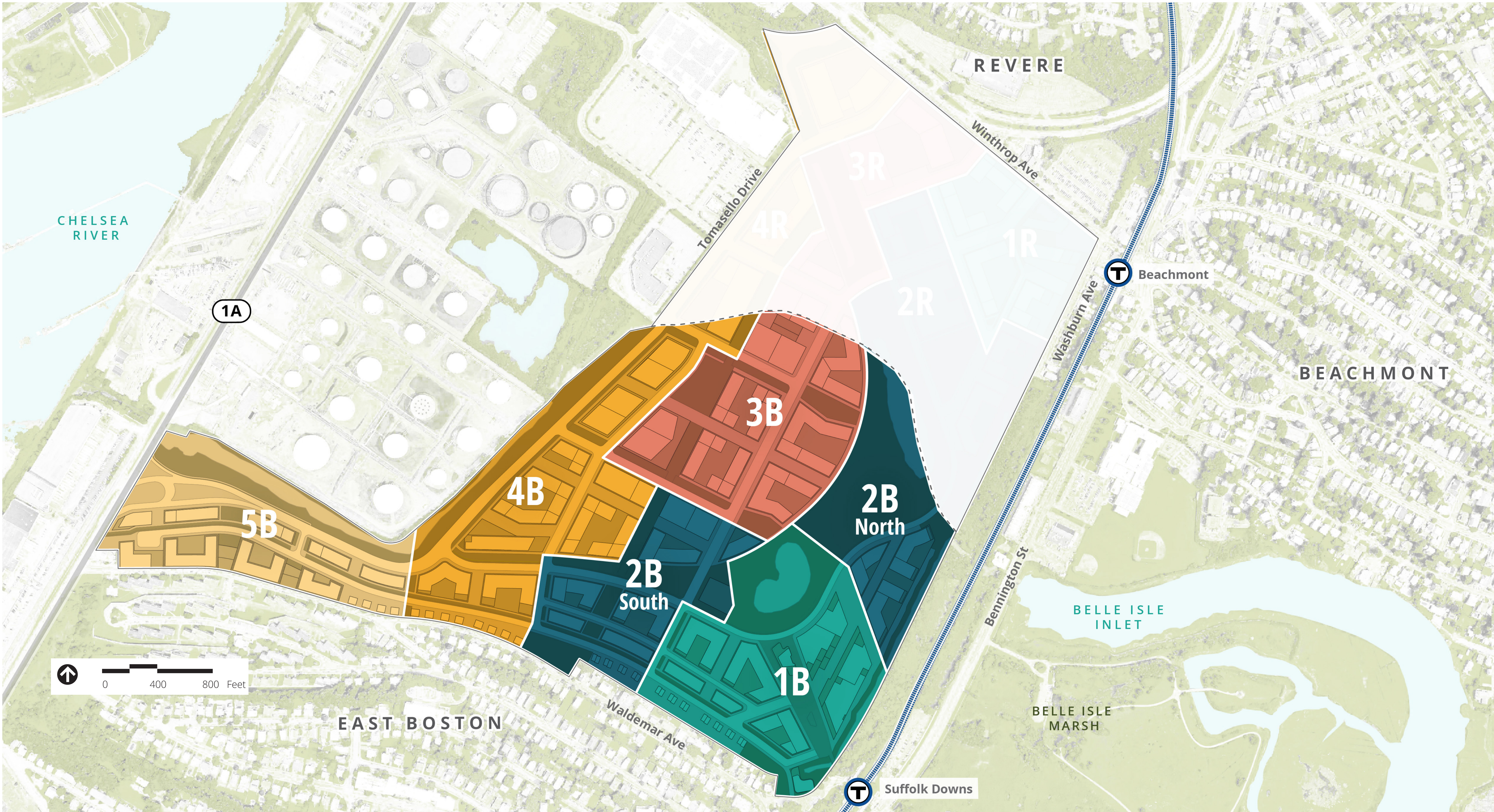
NOTE: ALL THE NUMBERS PROVIDED ARE ESTIMATION



NOTE: ALL THE NUMBERS PROVIDED ARE ESTIMATION

Land Use Plan

Phasing Plan



Development Plans

Follows Suffolk Downs Phasing Plan

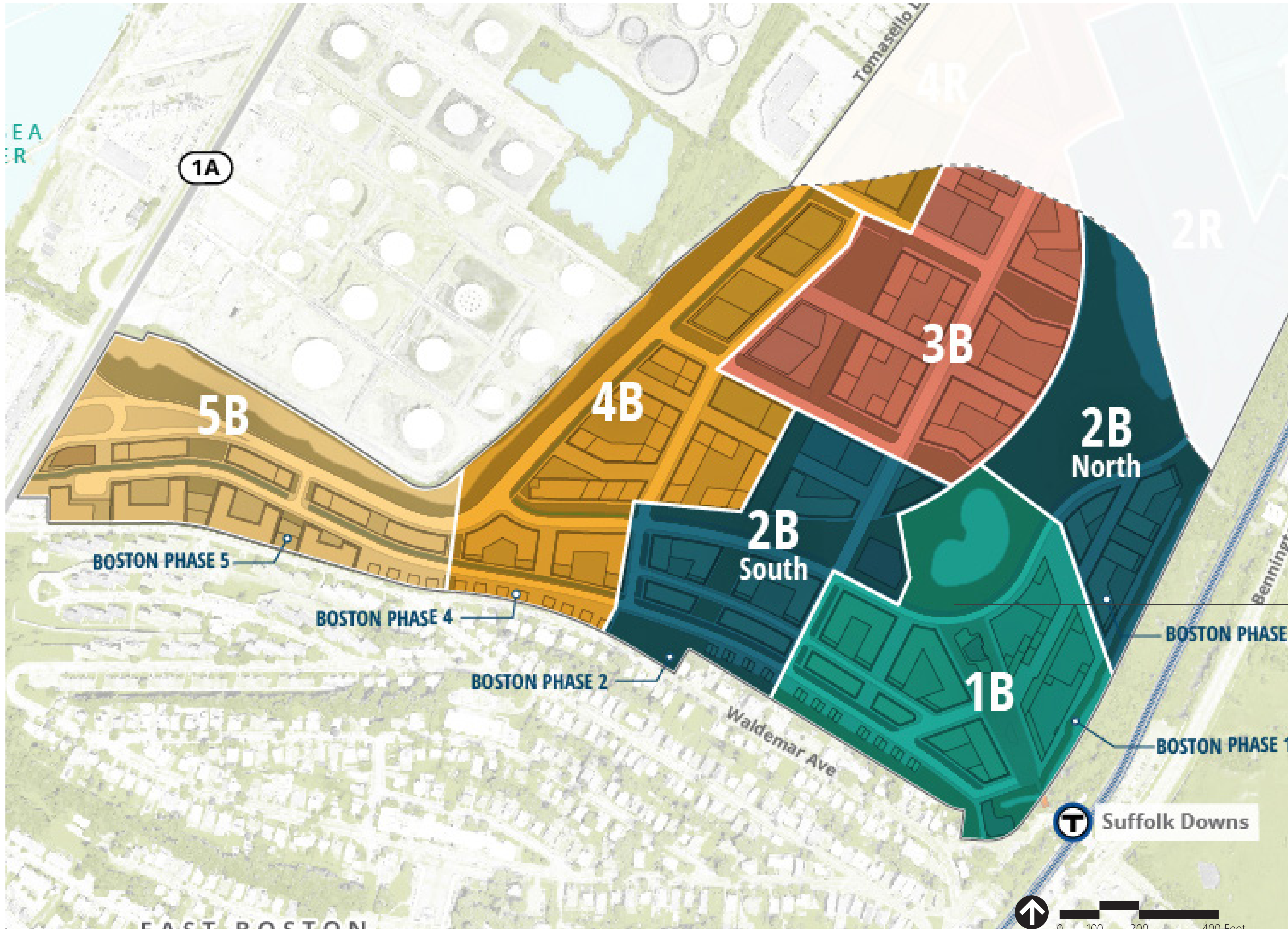
Boston

Total Phase 1B	1,338,274 sf
Total Phase 2B	1,730,506 sf
Total Phase 3B	2,905,394 sf
Total Phase 4B	3,183,180 sf
Total Phase 5B	1,362,646 sf

Commercial	2,740,000 sf
Retail	200,000 sf
Hotel	270,000 sf
Total Commercial	3,210,000 sf
Total Residential	7,310,000 sf

TOTAL BOSTON SF

10,520,000sf



Phase 1 Boston - Uses

B16 - Residential:	205,331 sf
B17 - Residential:	80,746 sf
B18 - Residential:	245,995 sf
B19 - Residential:	54,586 sf
B20 - Residential:	165,338 sf
B21 - Retail:	7,183 sf
B22 - Retail:	13,242 sf
B23 - Commercial:	274,473 sf
B24 - Commercial:	262,205 sf
TH02 - Residential:	12,504 sf
TH03 - Residential:	16,672 sf

Phase 1B Residential

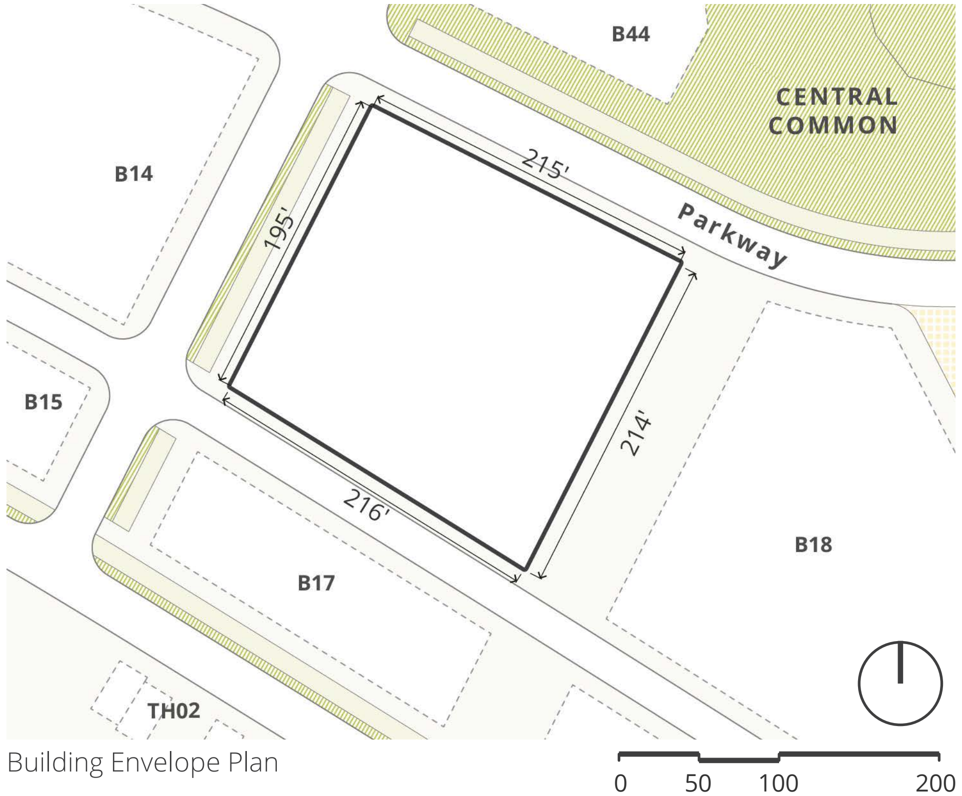
744,894 sf

Phase 1B Non-Residential

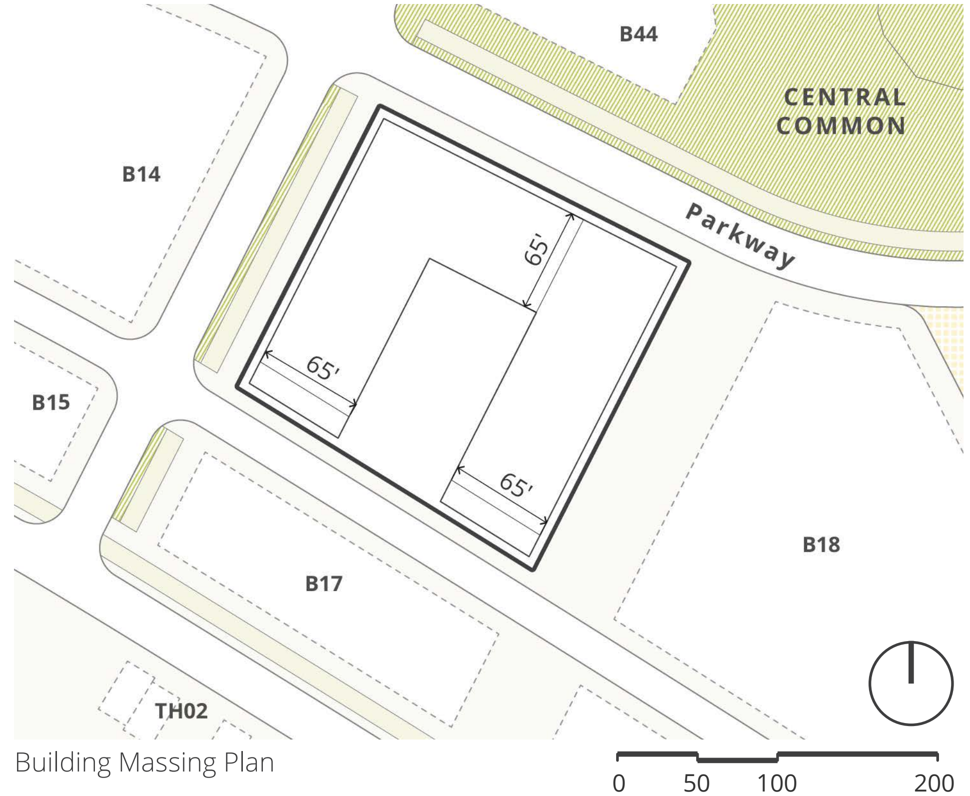
593,381 sf

TOTAL PHASE 1B

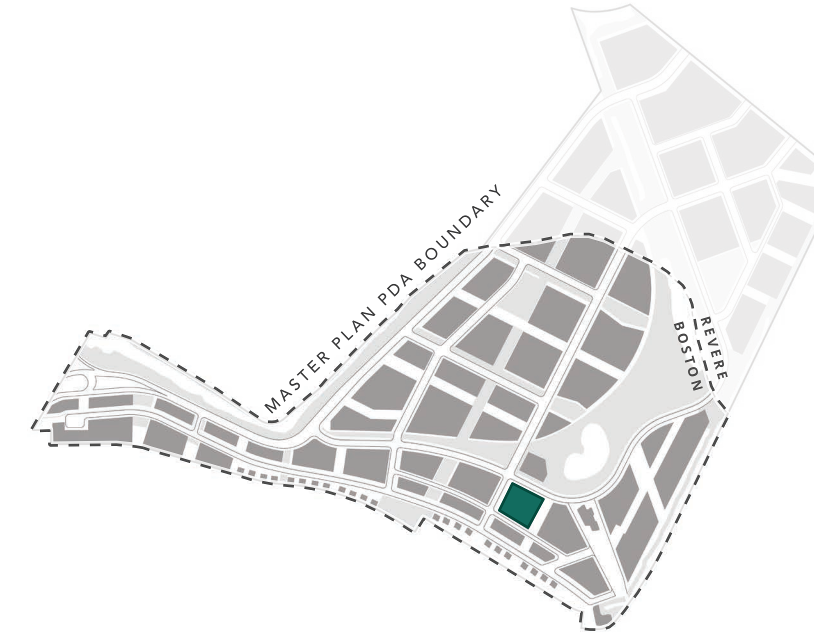
1,338,274 sf



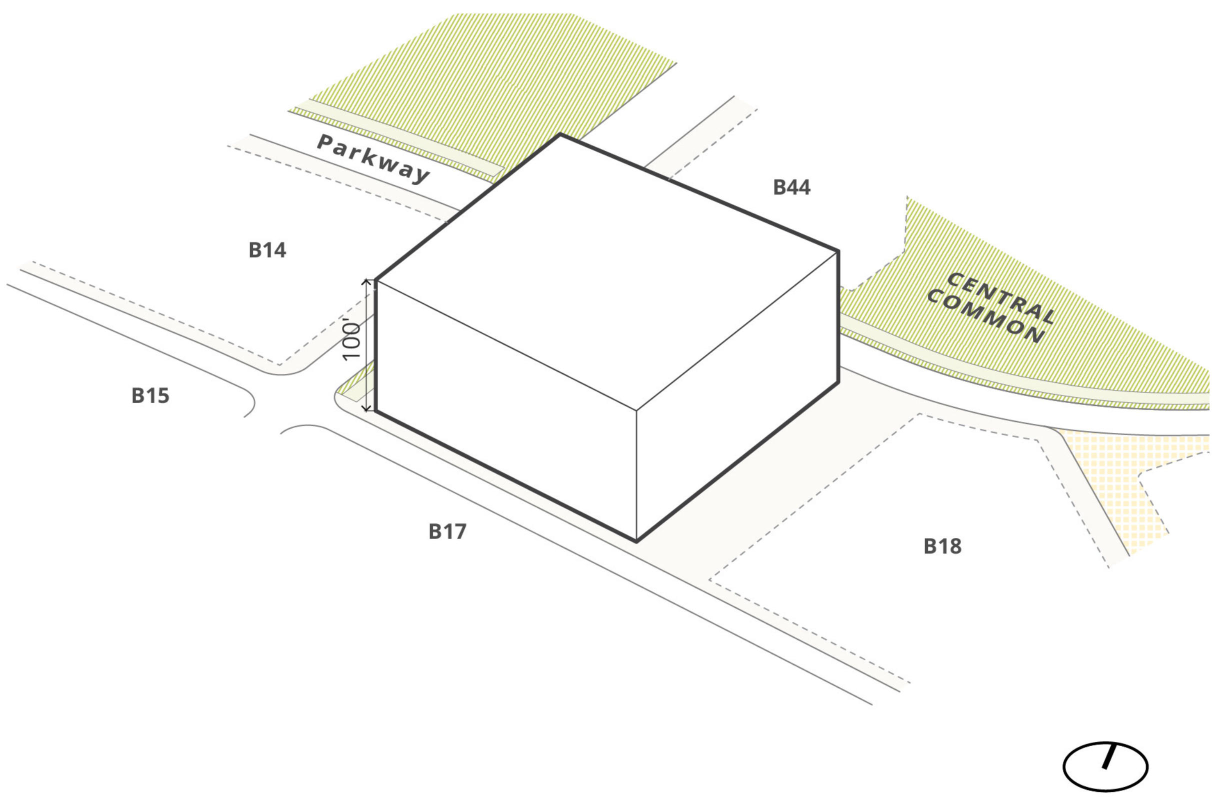
Building Envelope Plan



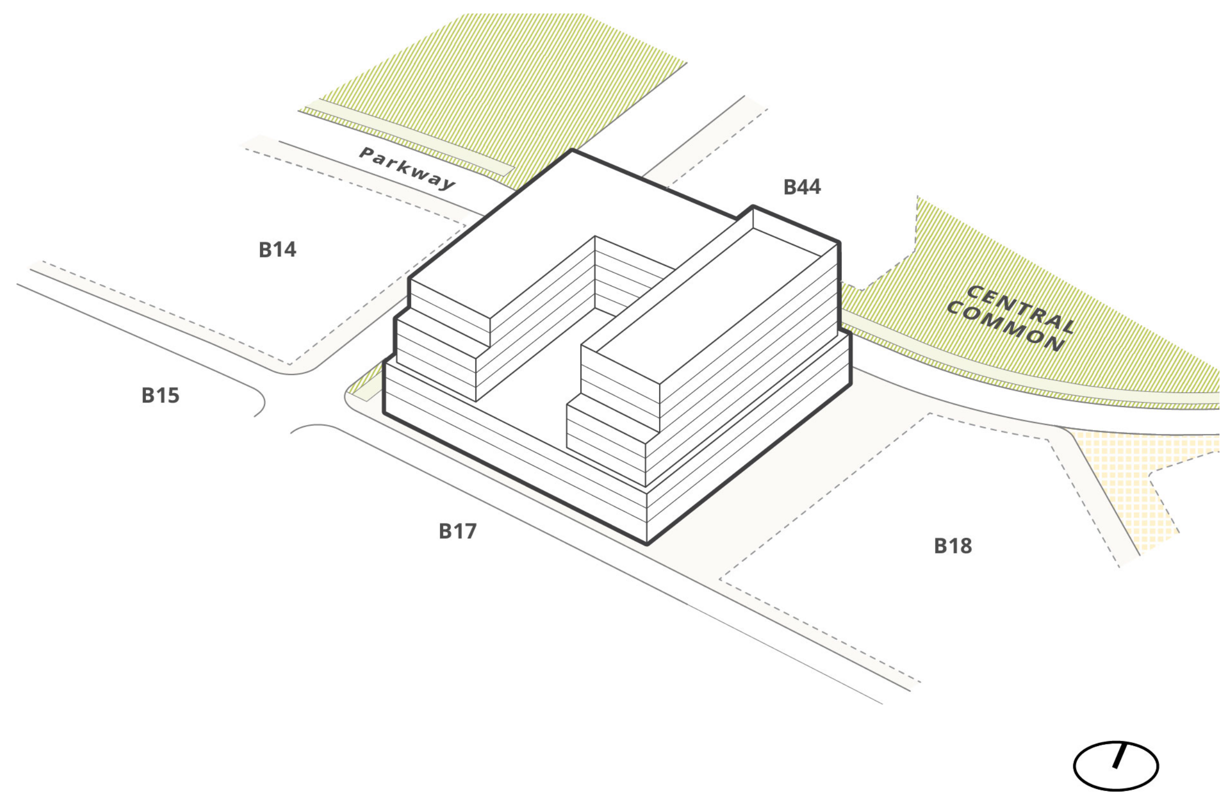
Building Massing Plan



Key Plan



Building Envelope Axon

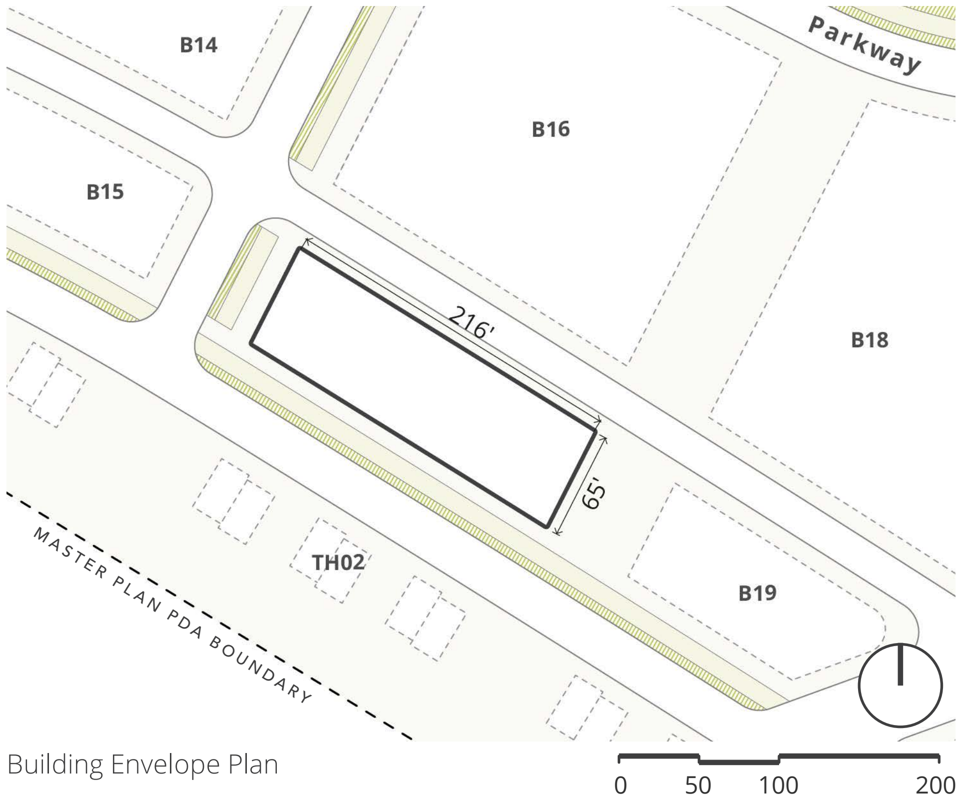


Building Massing Axon

Proposed GFA	**205,331 sf**
Max Building Height	**100'**

Phase 1B | Block 16

Suffolk Downs Redevelopment



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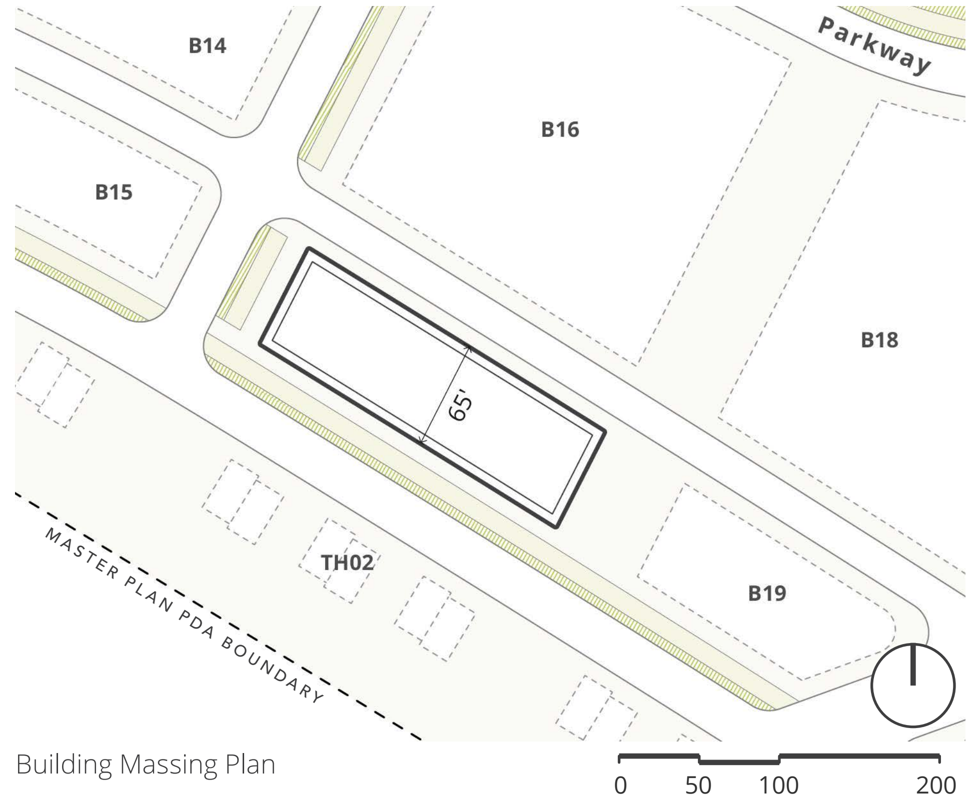

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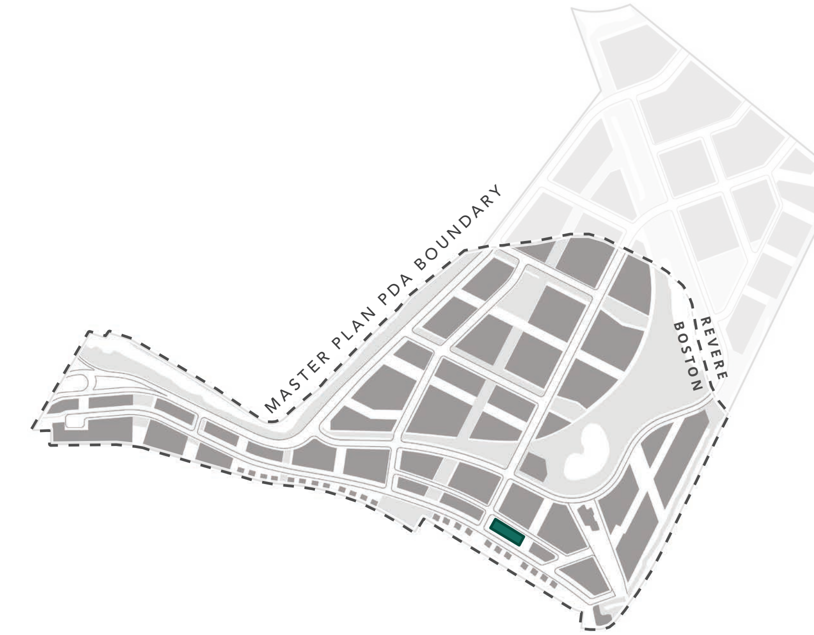

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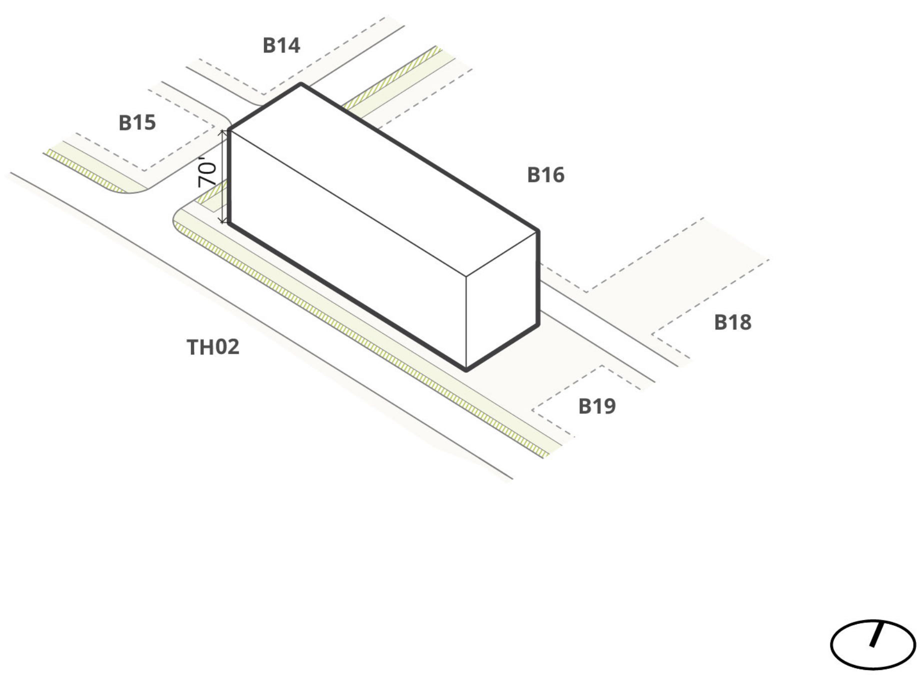

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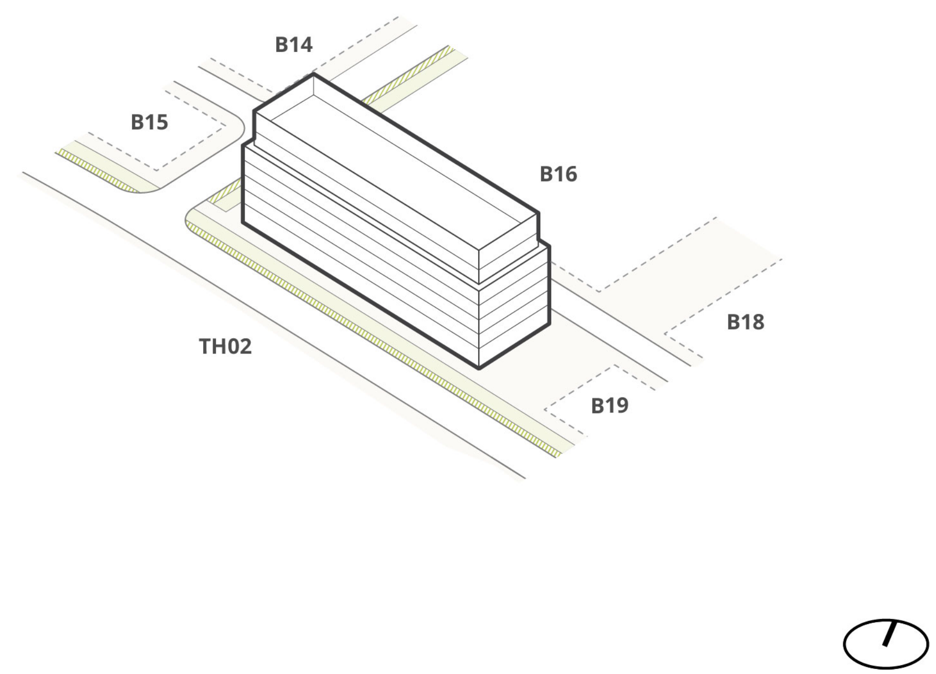
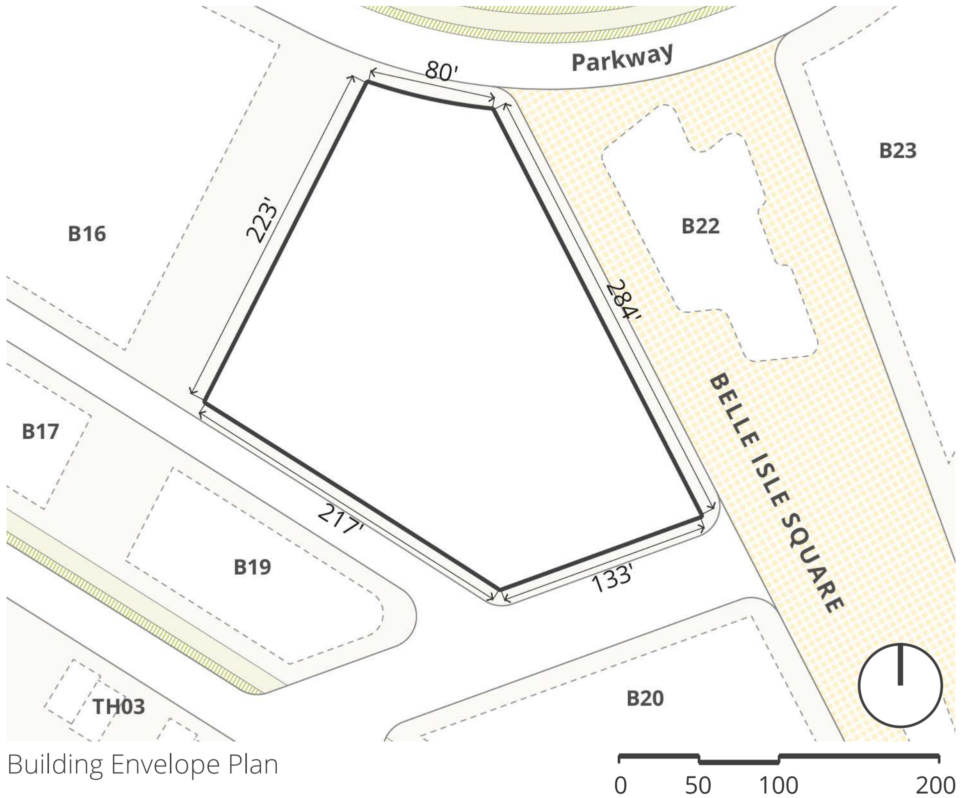


Building Massing Axon

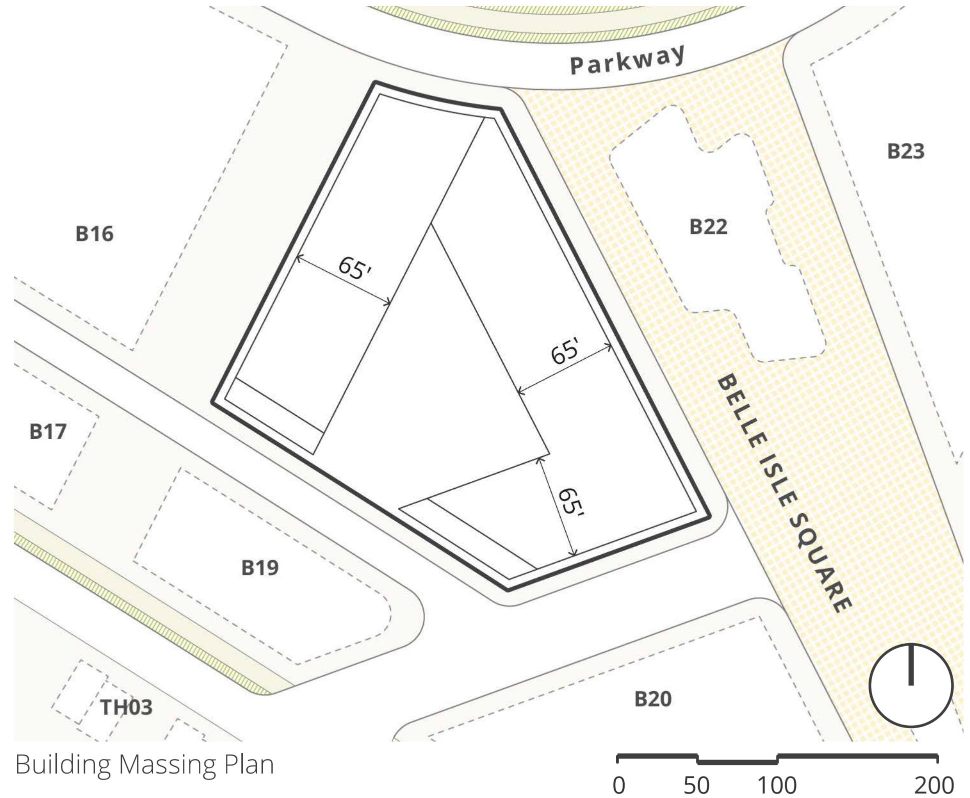
Proposed GFA	**80,746 sf**
Max Building Height	**70'**

Phase 1B | Block 17

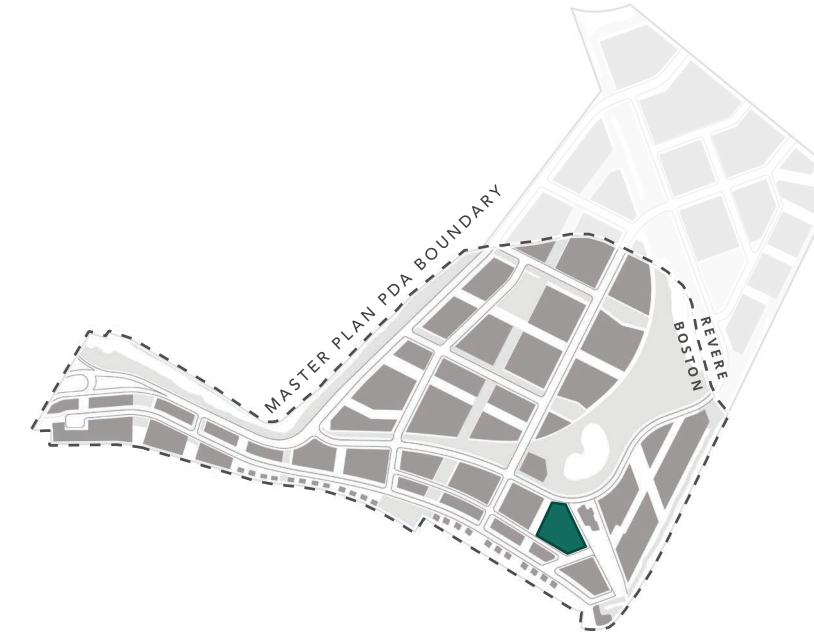
Suffolk Downs Redevelopment



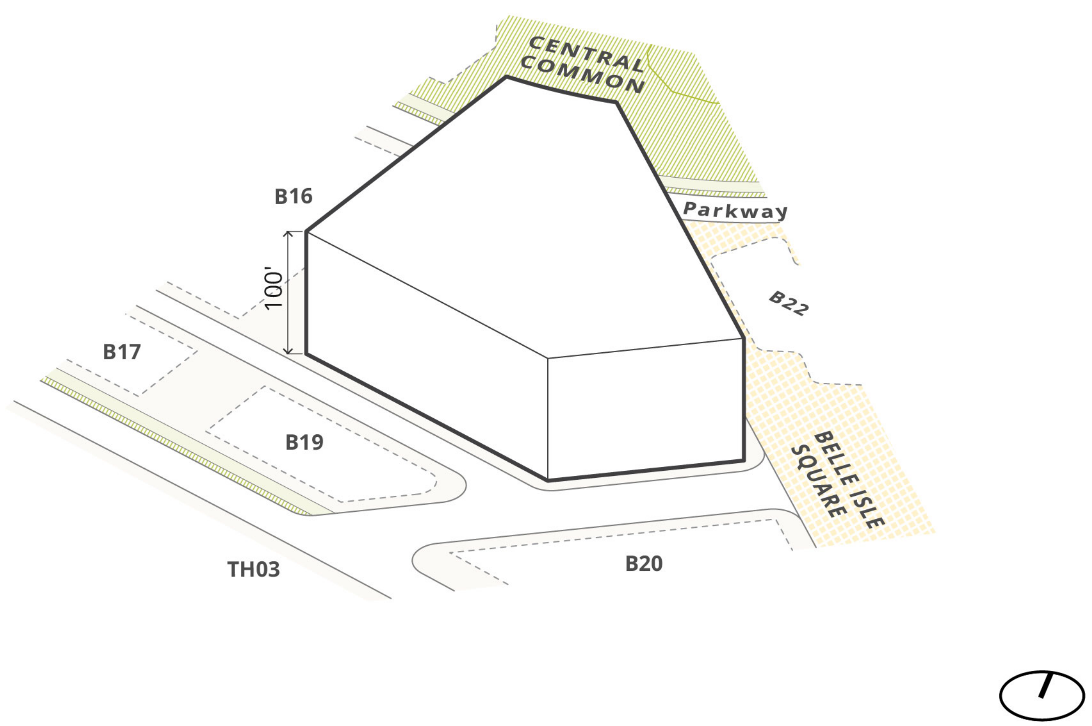
Building Envelope Plan



Building Massing Plan



Key Plan



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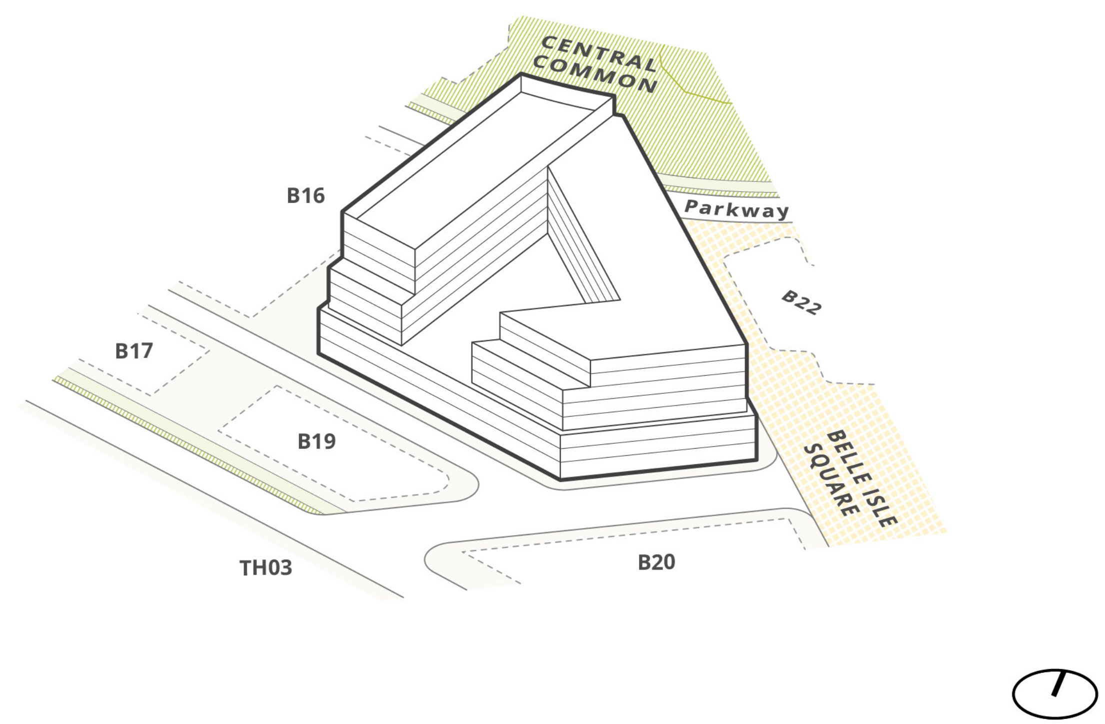
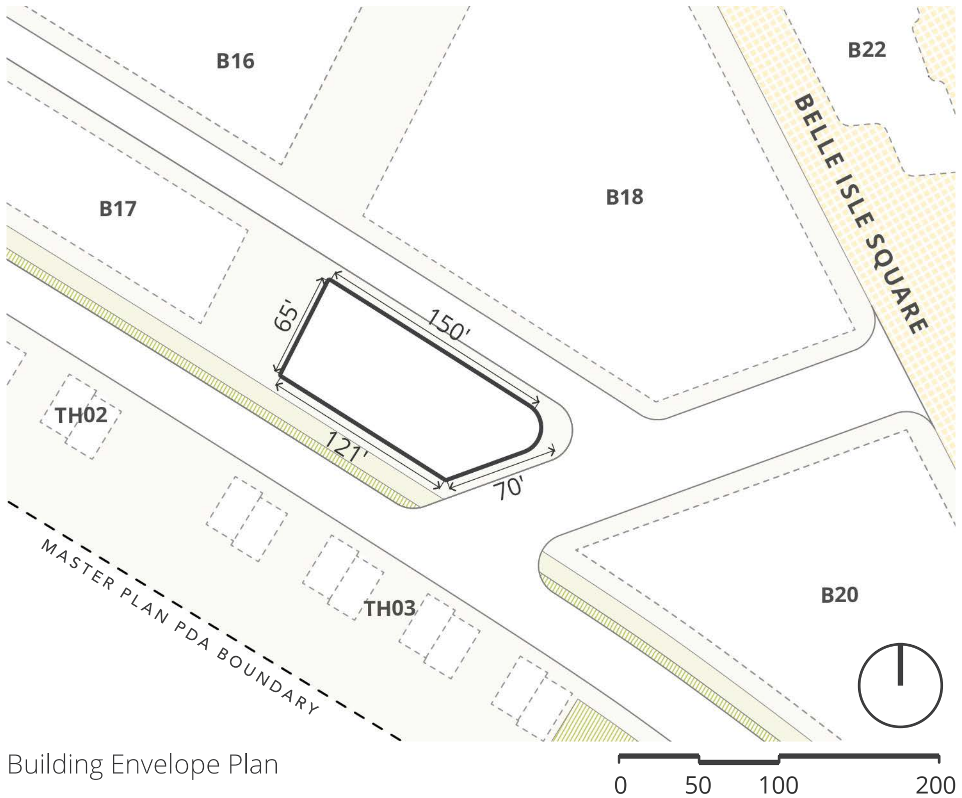


Building Massing Axon

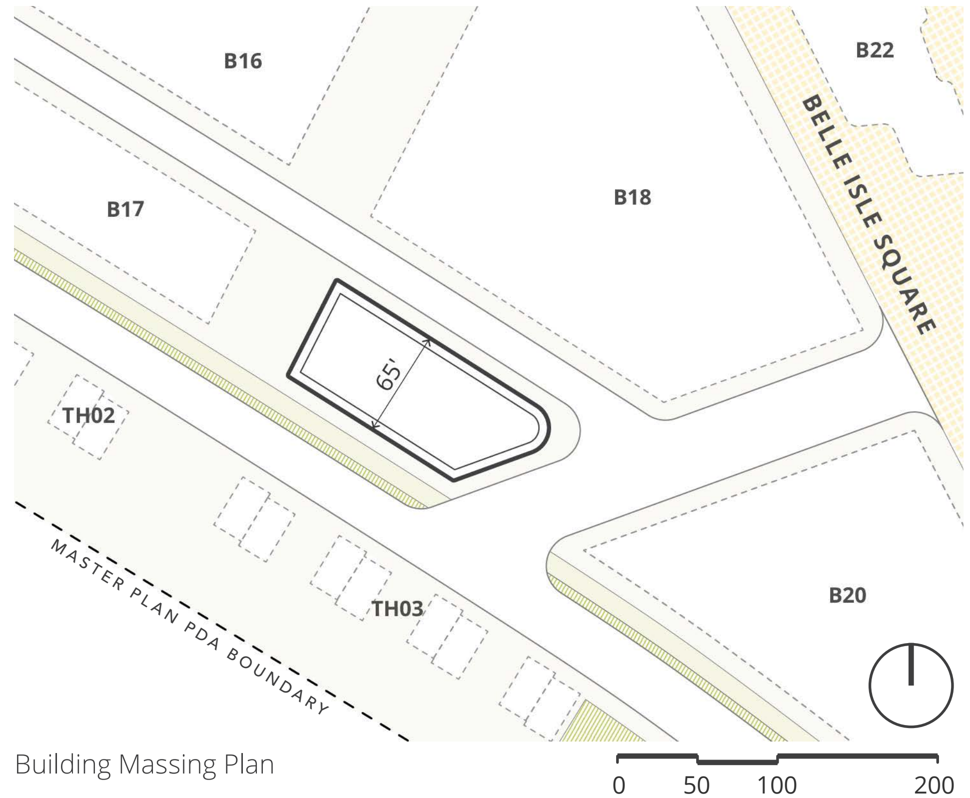
Proposed GFA	**245,995 sf**
Max Building Height	**100'**

Phase 1B | Block 18

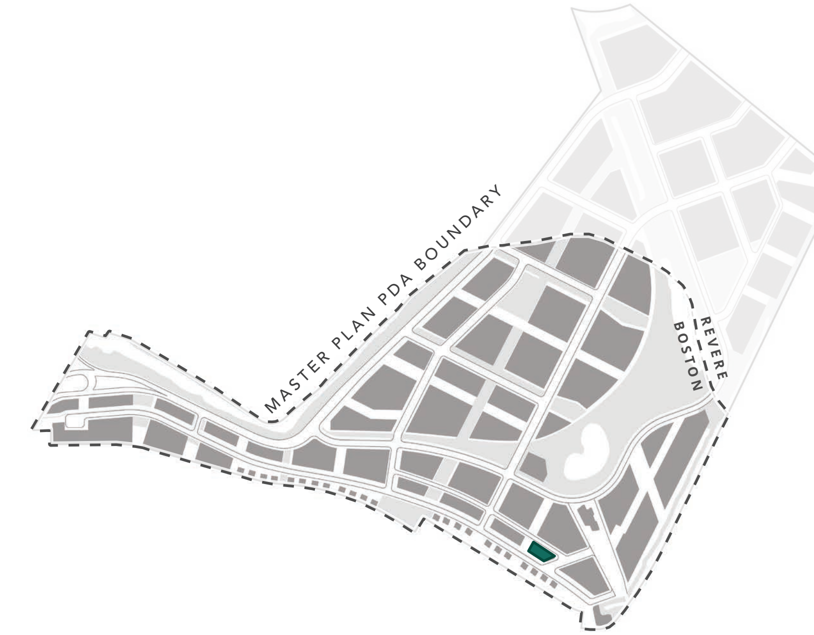
Suffolk Downs Redevelopment



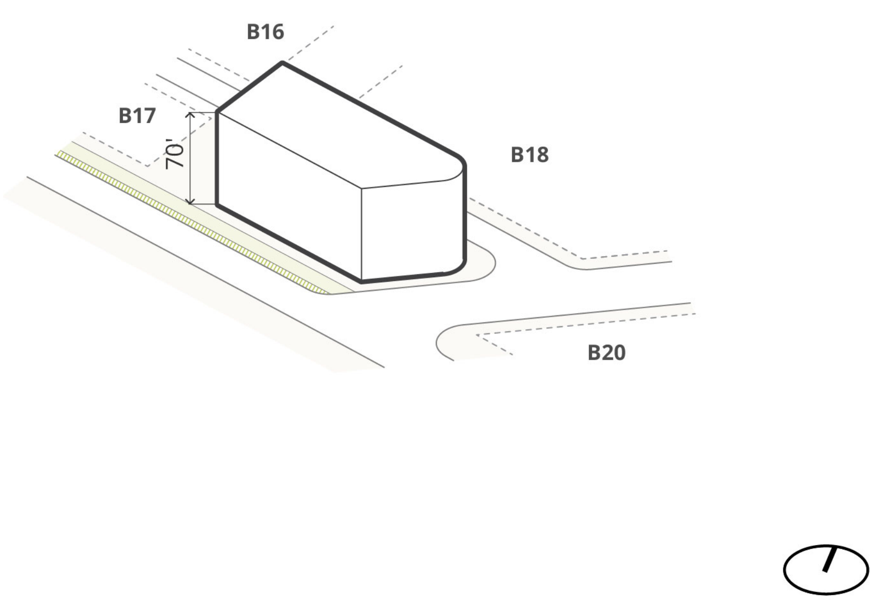
Building Envelope Plan



Building Massing Plan



Key Plan



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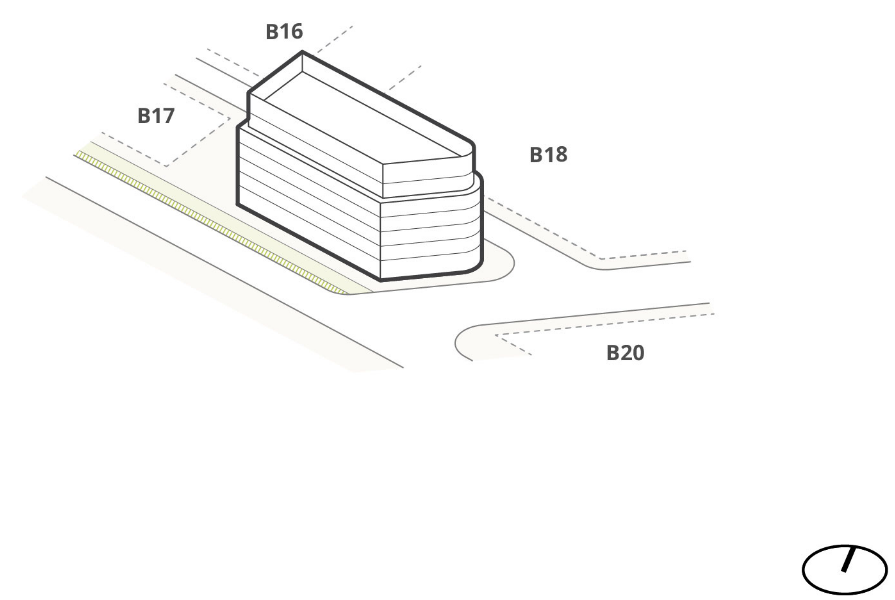
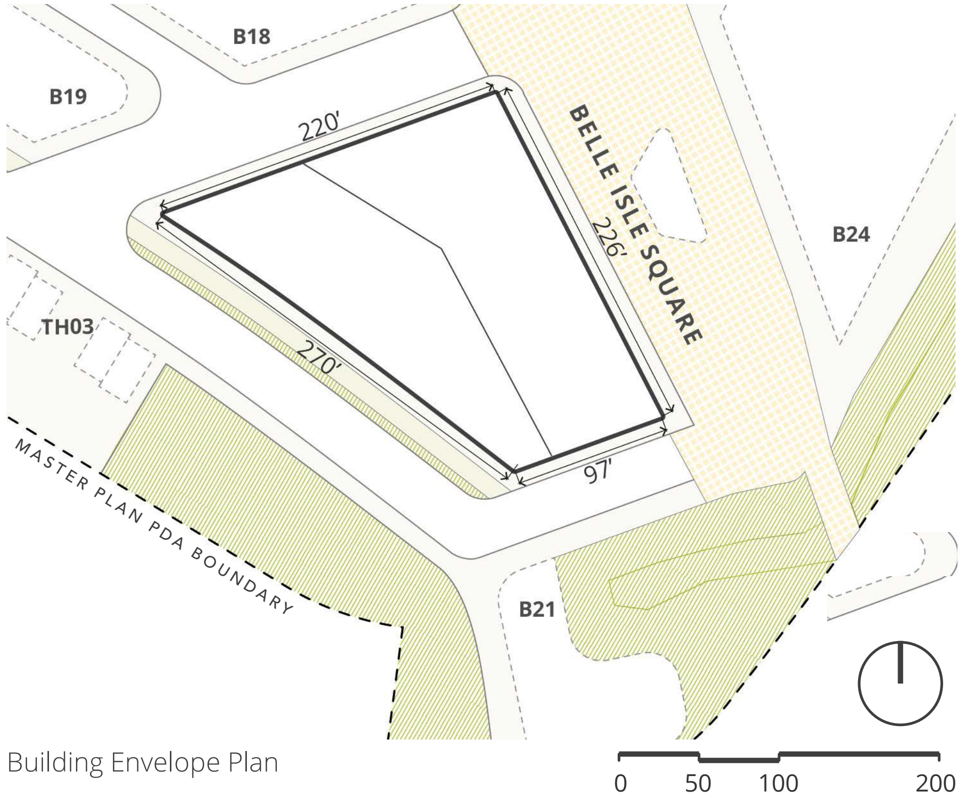


Building Massing Axon

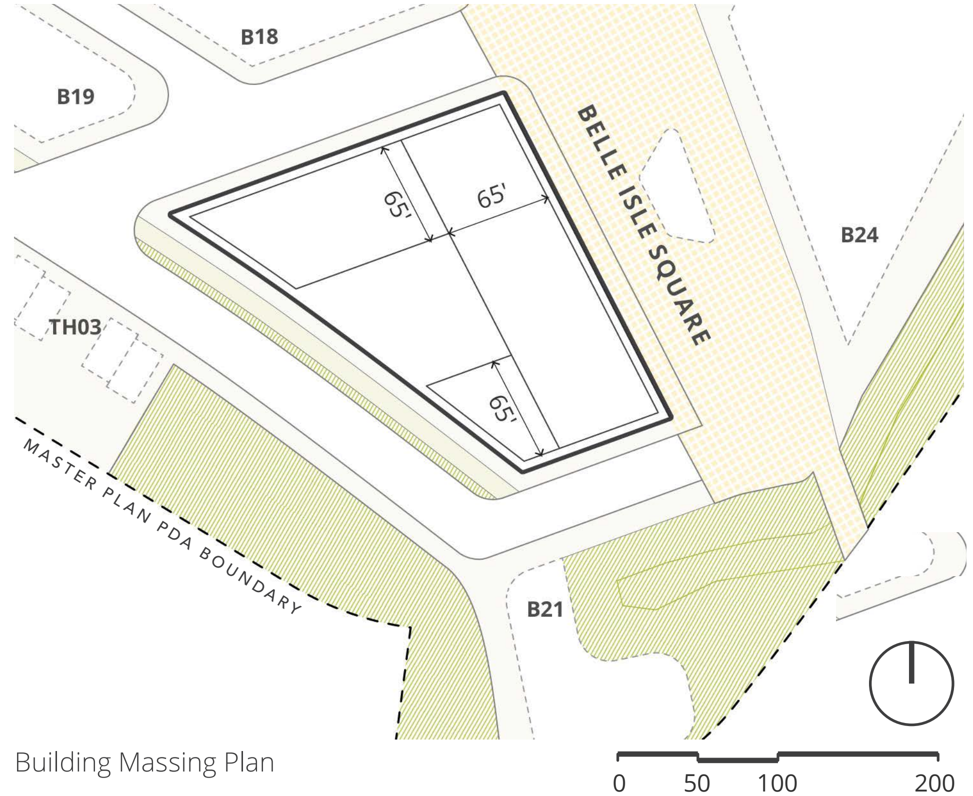
Proposed GFA	**54,586 sf**
Max Building Height	**70'**

Phase 1B | Block 19

Suffolk Downs Redevelopment

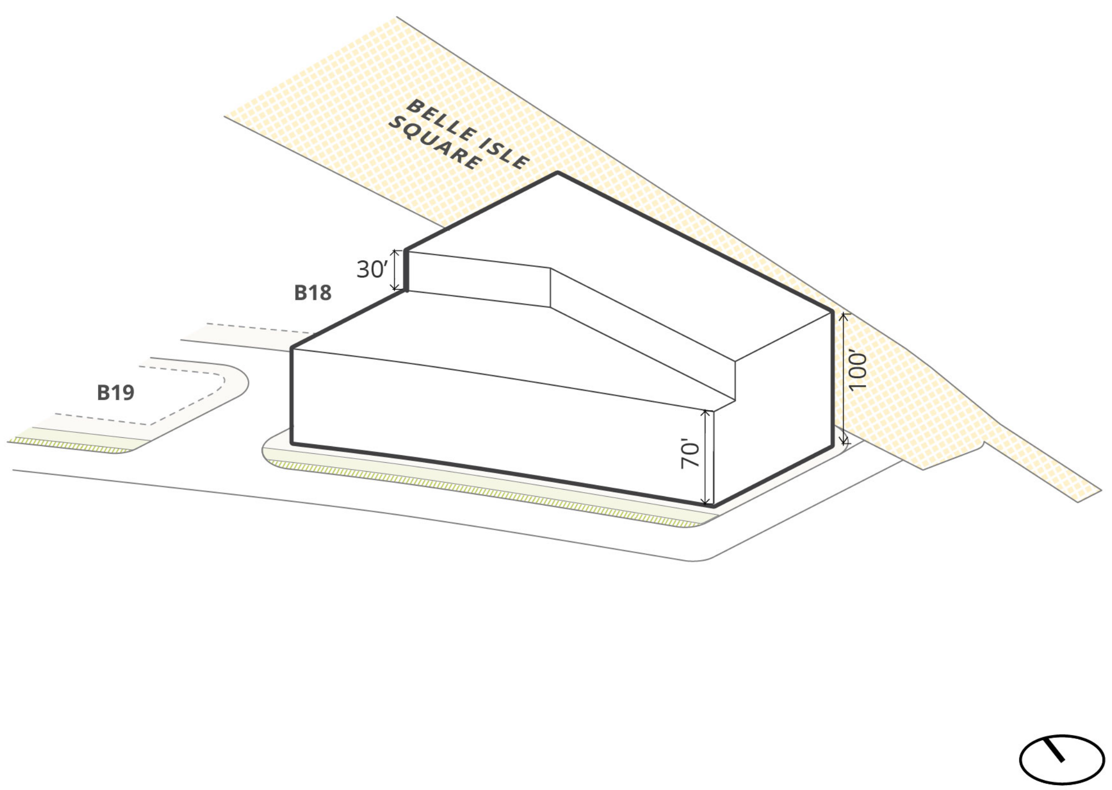


Building Envelope Plan

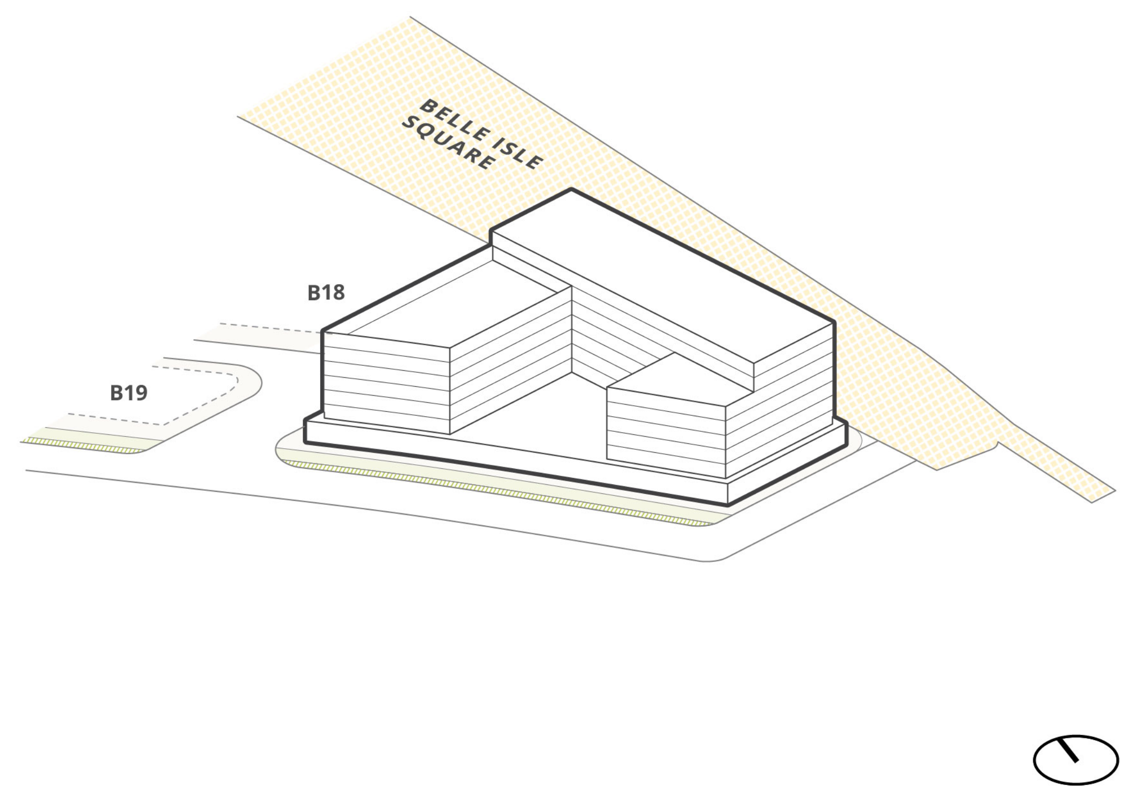


Building Massing Plan

Key Plan



Building Envelope Axon

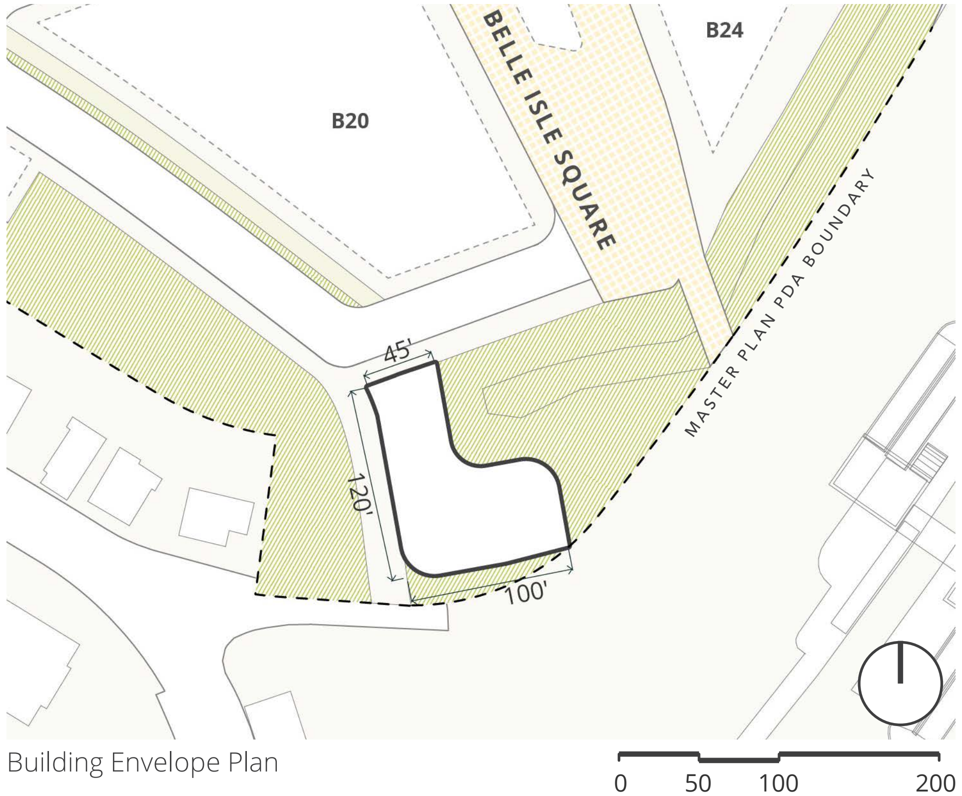


Building Massing Axon

Proposed GFA	**165,338 sf**
Max Building Height	**100'**

Phase 1B | Block 20

Suffolk Downs Redevelopment



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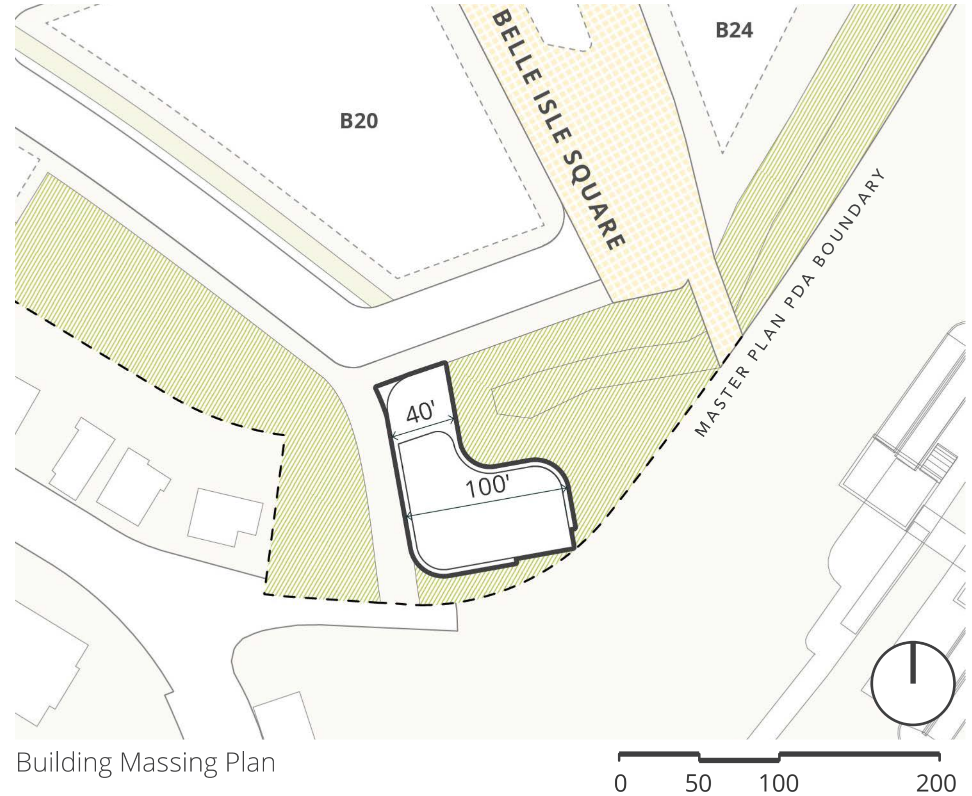
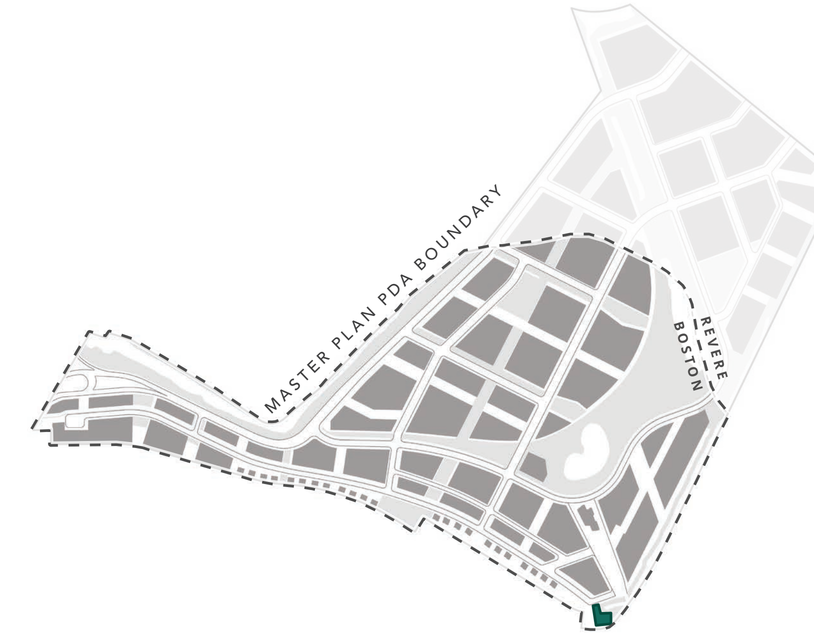
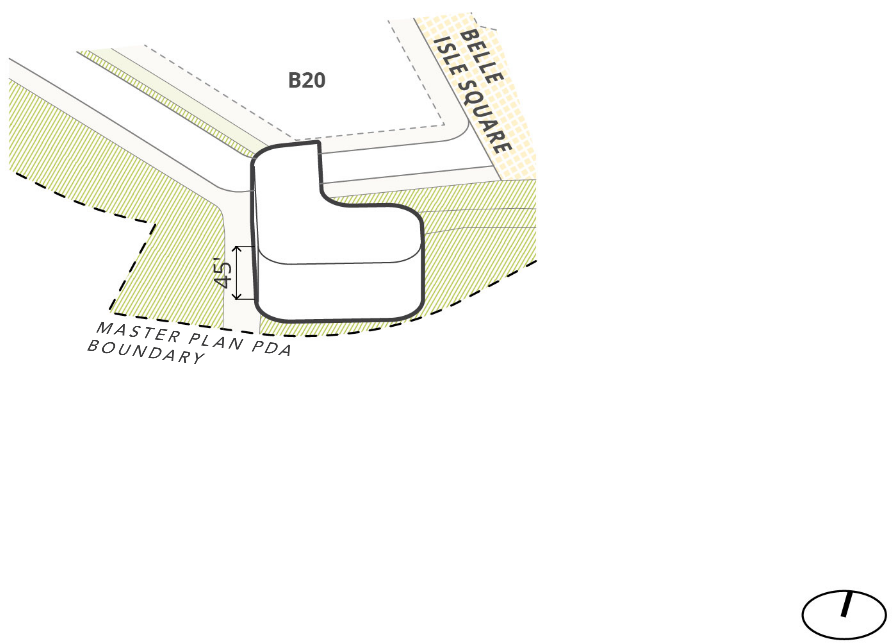


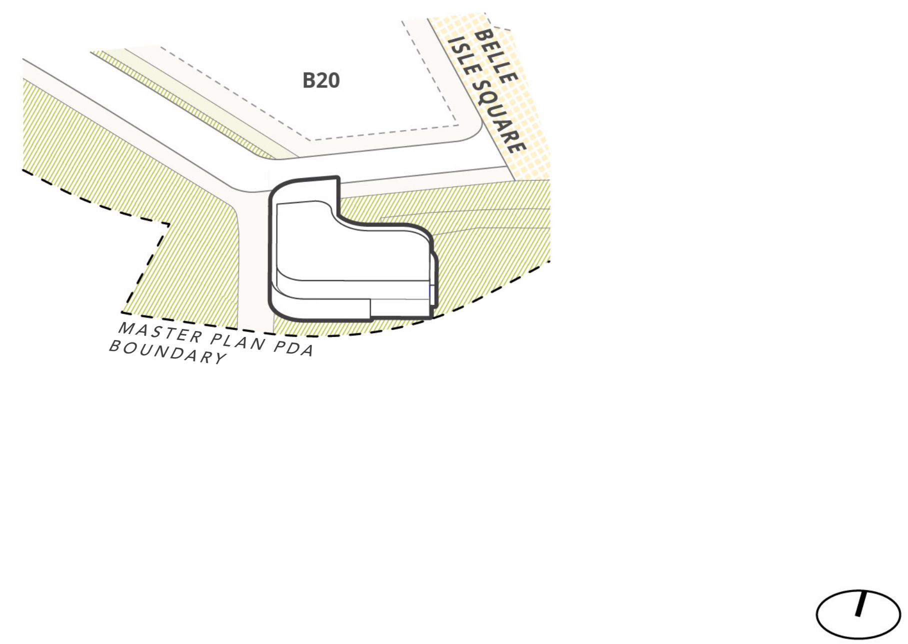
Building Massing Plan



Key Plan



Building Envelope Axon

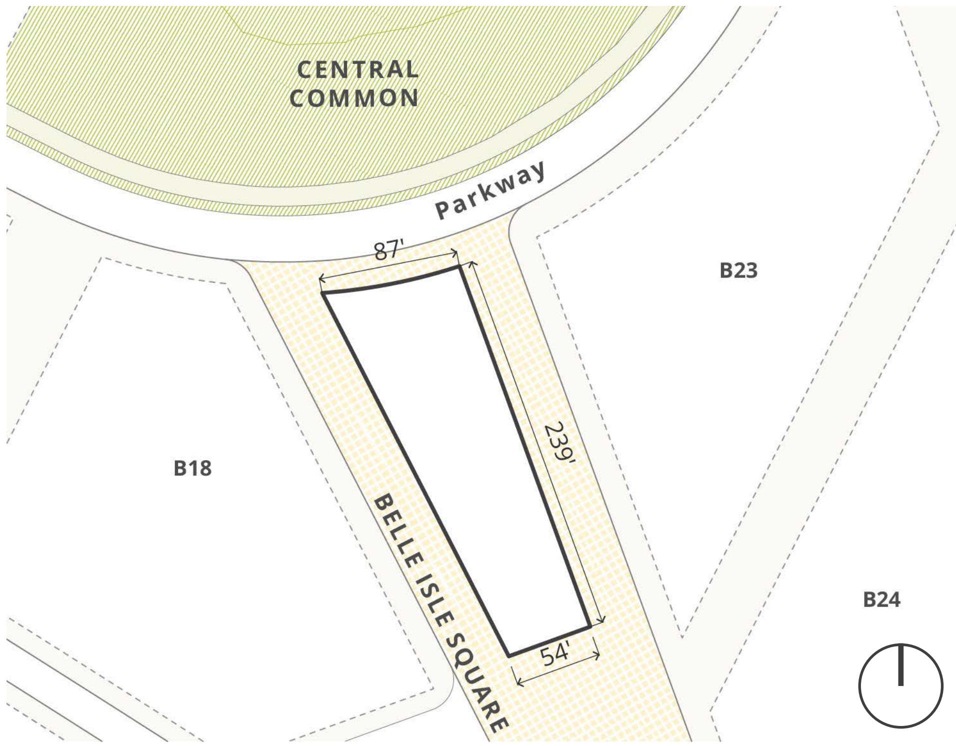


Building Massing Axon

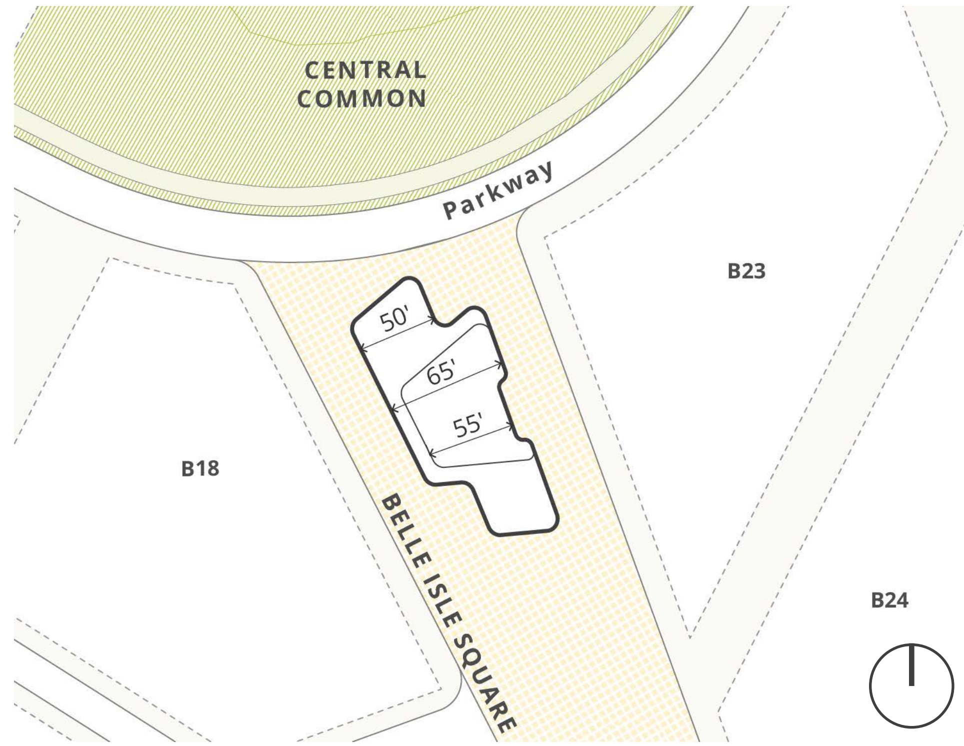
Proposed GFA	**7,183 sf**
Max Building Height	**45'**

Phase 1B | Block 21

Suffolk Downs Redevelopment

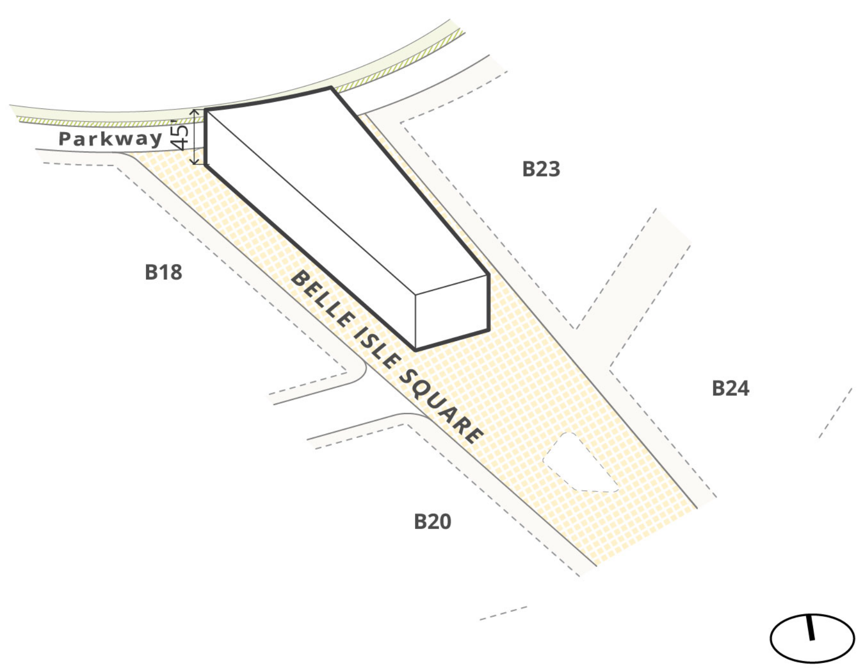


Building Envelope Plan



Building Massing Plan

Key Plan



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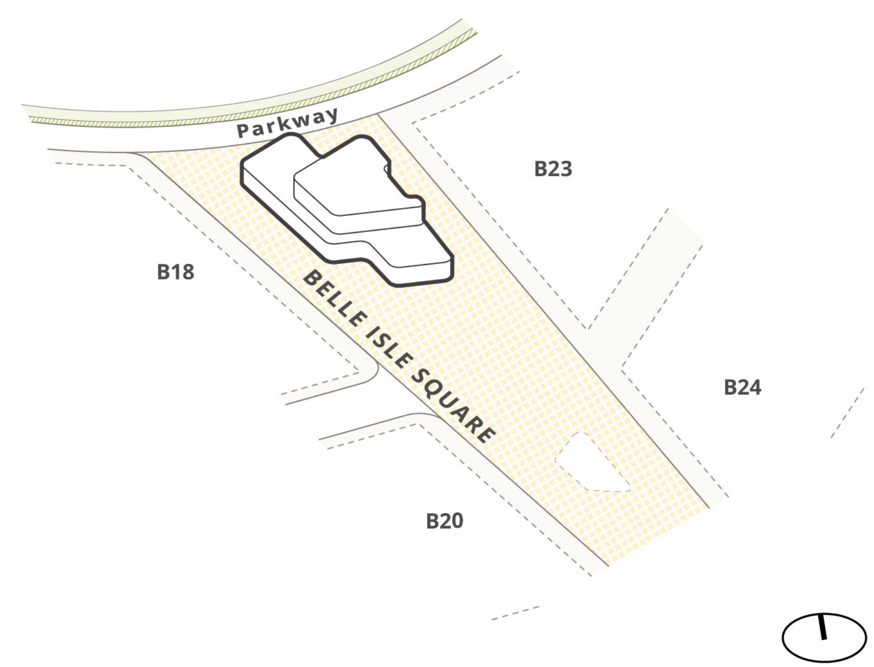
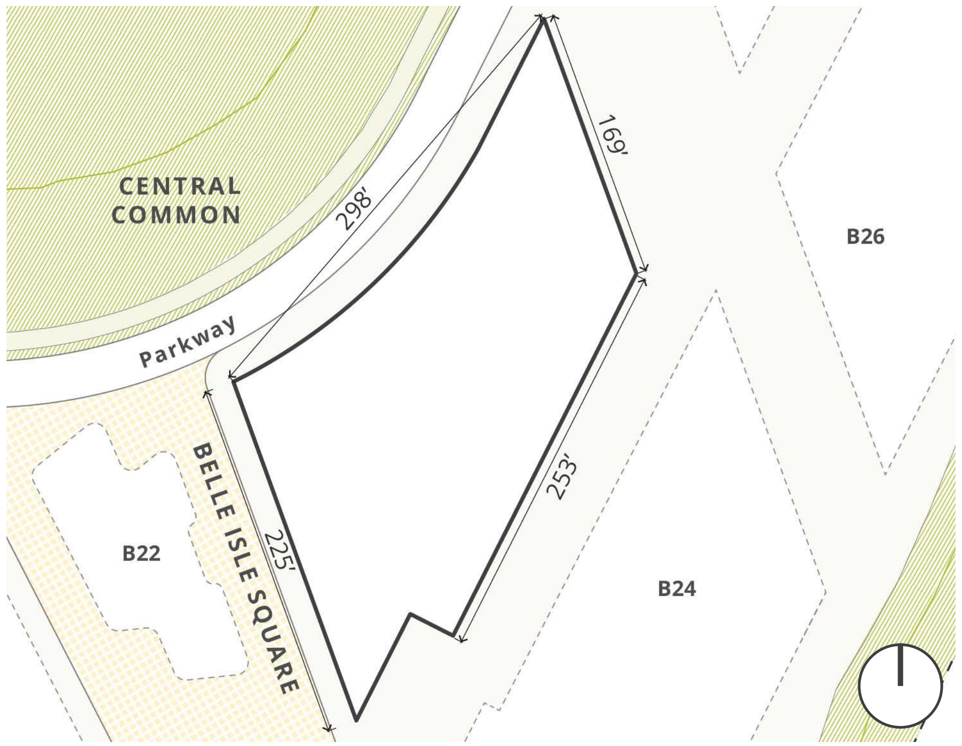


Building Massing Axon

Proposed GFA	**13,242 sf**
Max Building Height	**45'**

Phase 1B | Block 22

Suffolk Downs Redevelopment



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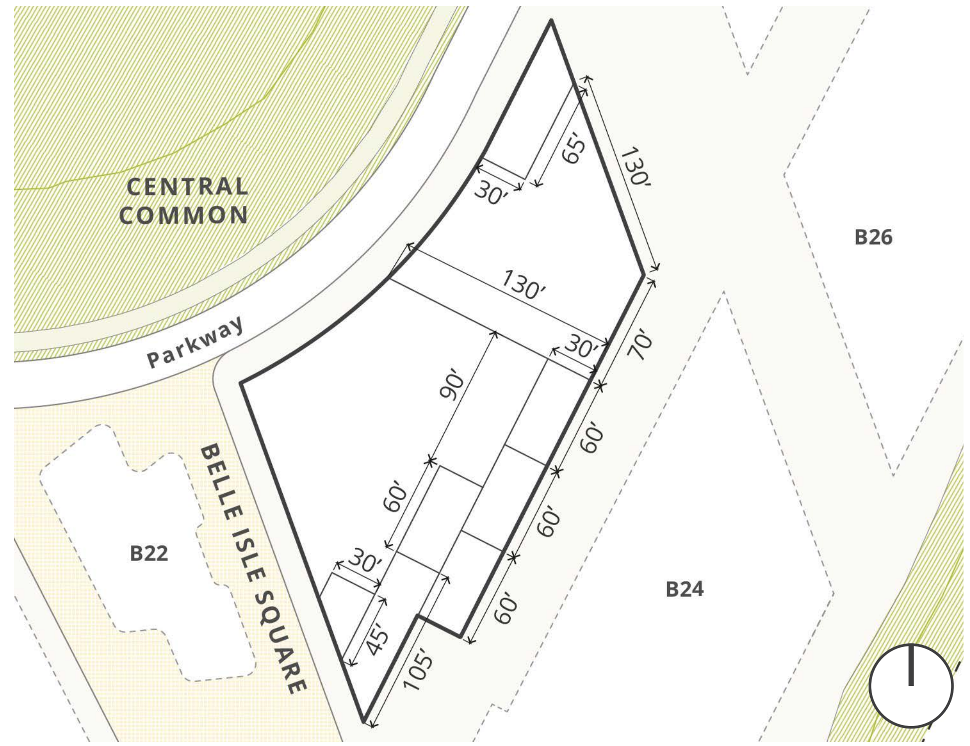
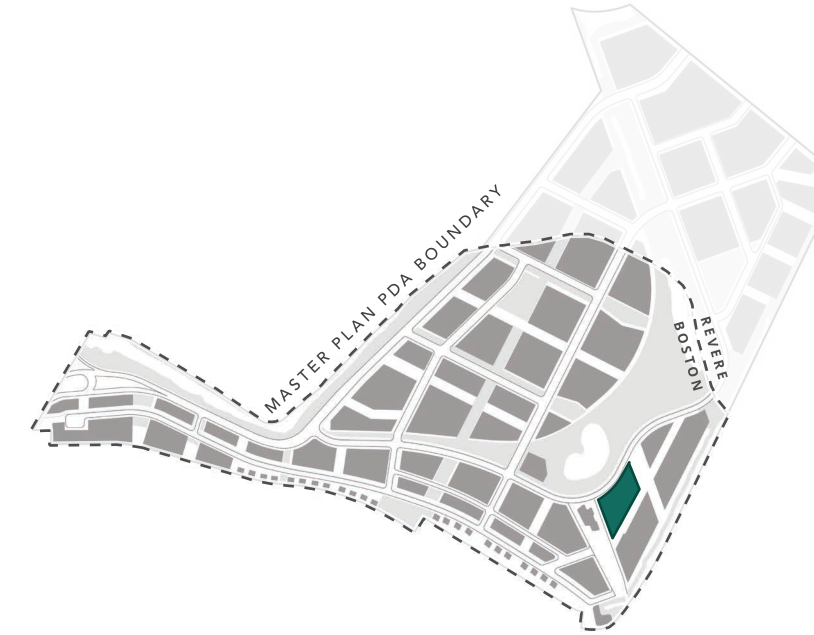


Building Massing Plan



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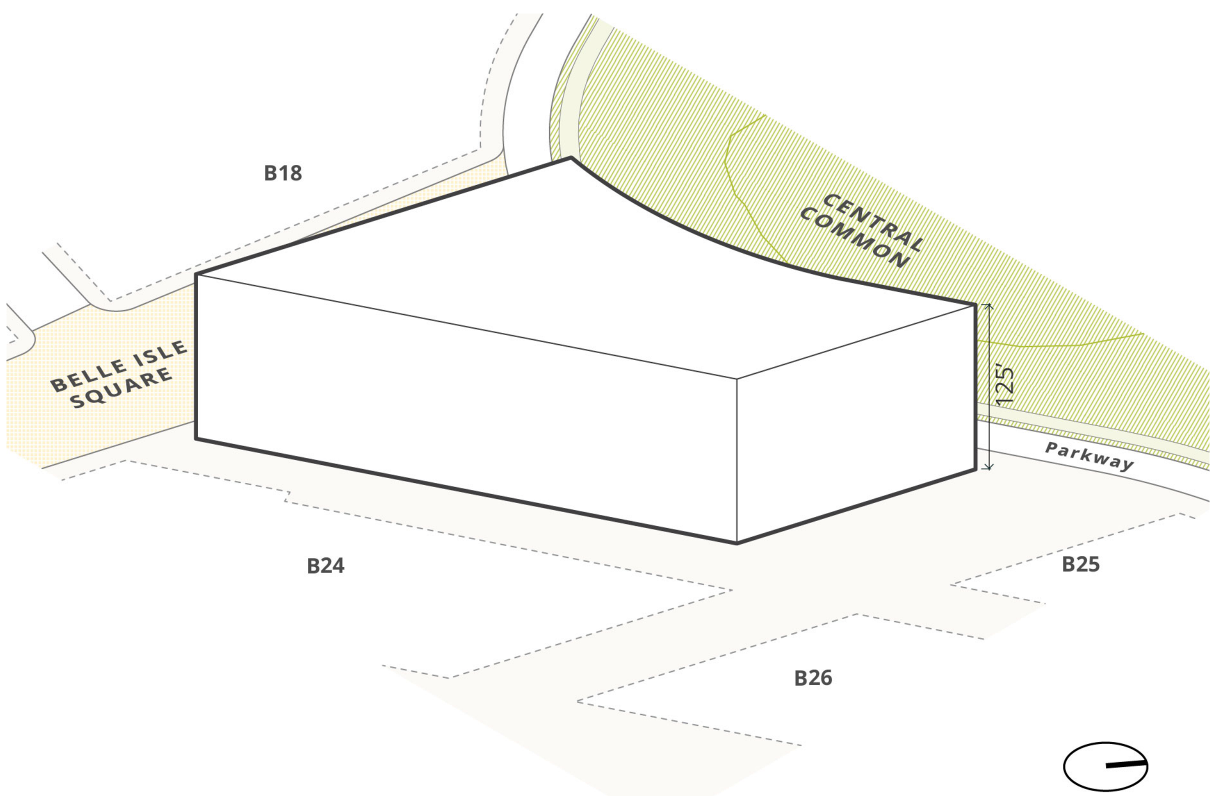

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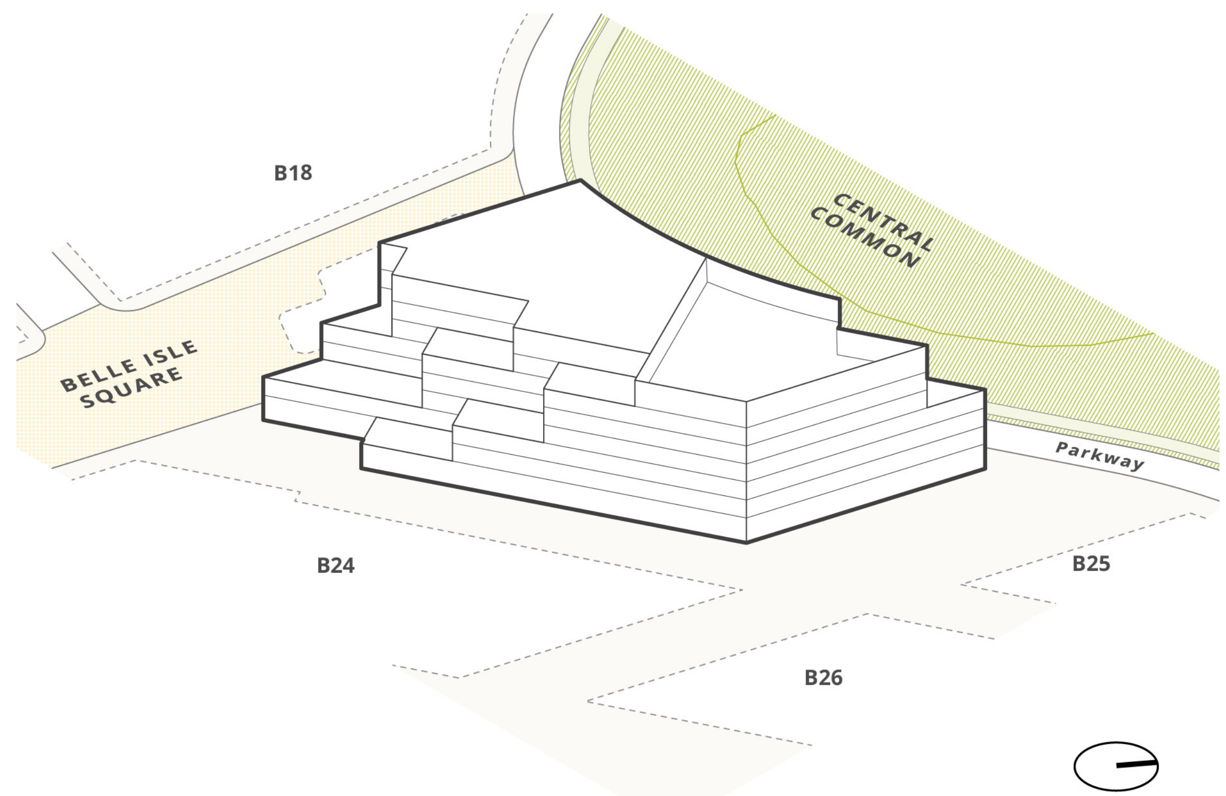
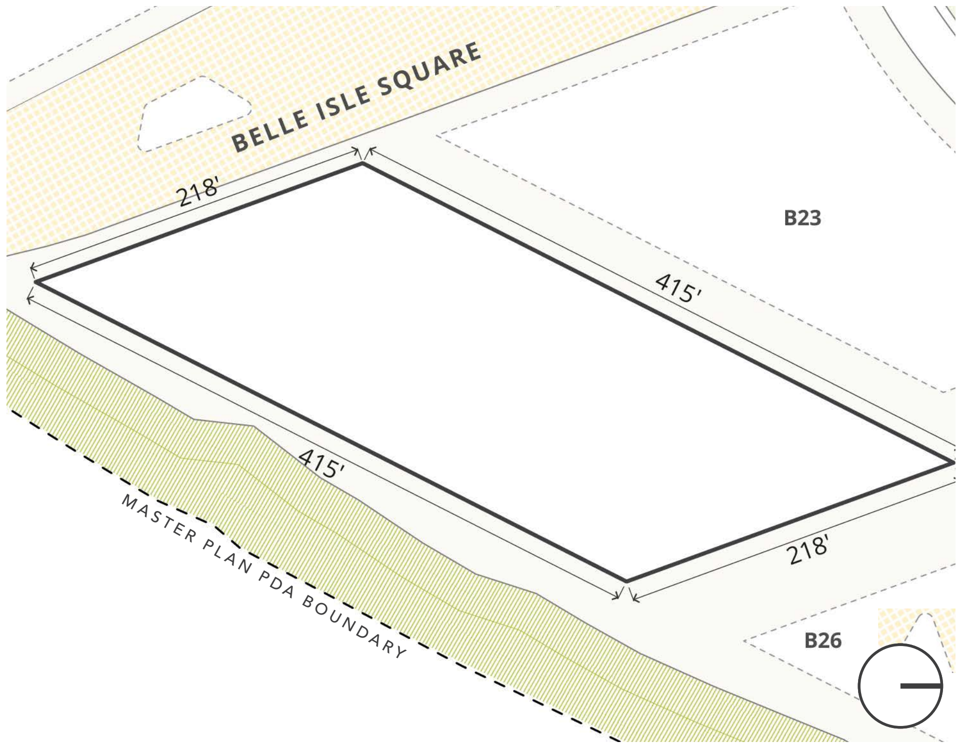


Building Massing Axon

Proposed GFA	**274,473 sf**
Max Building Height	**125'**

Phase 1B | Block 23

Suffolk Downs Redevelopment



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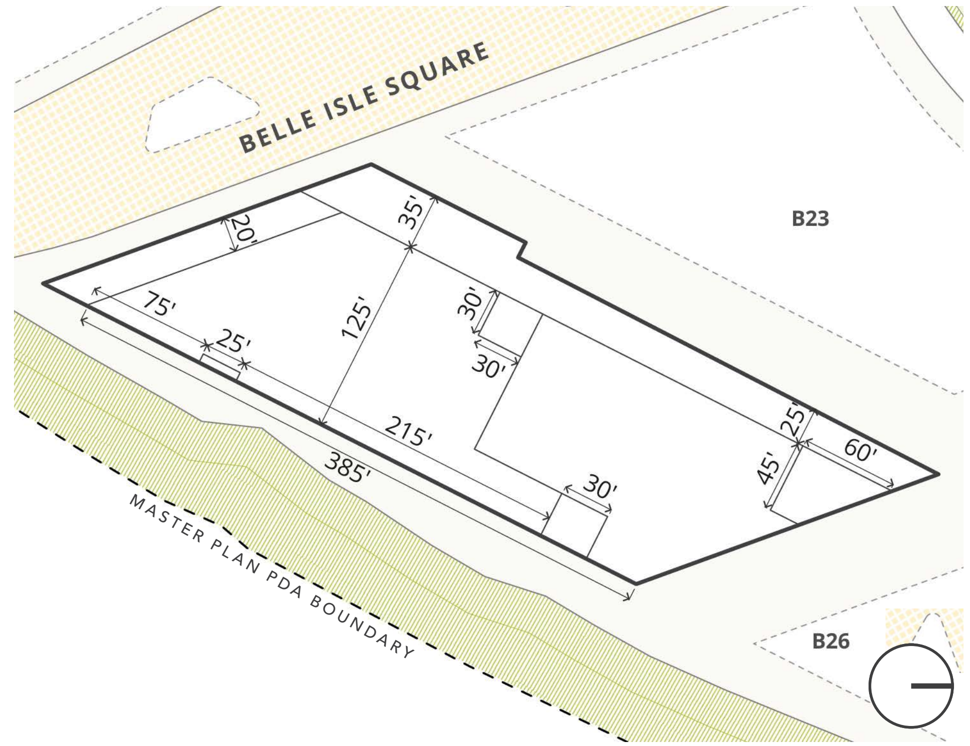
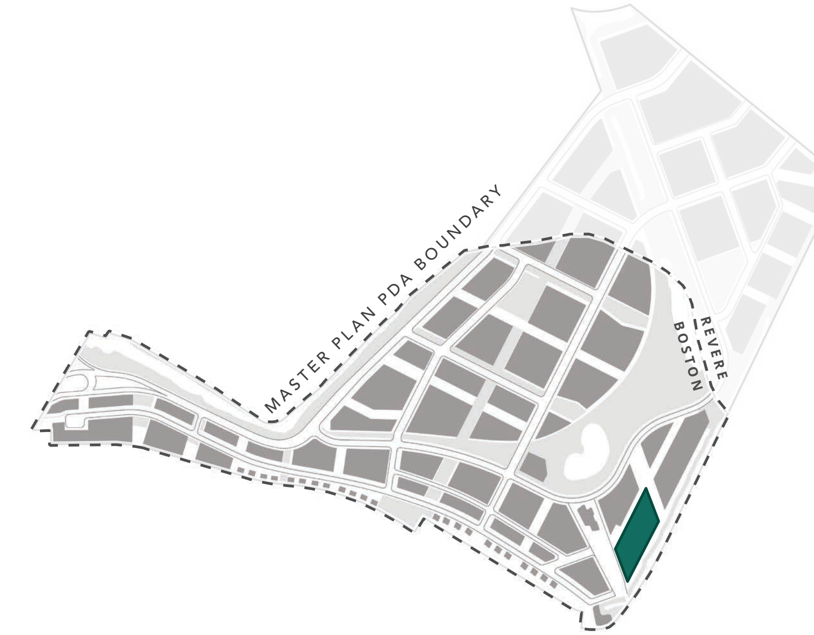


Building Massing Plan



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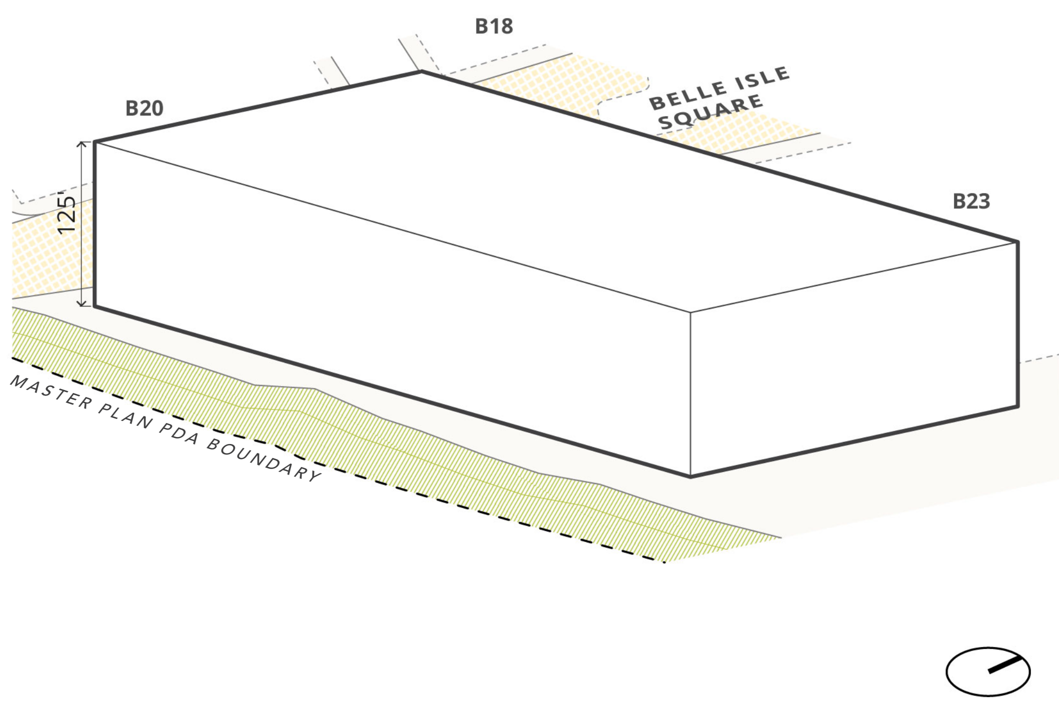

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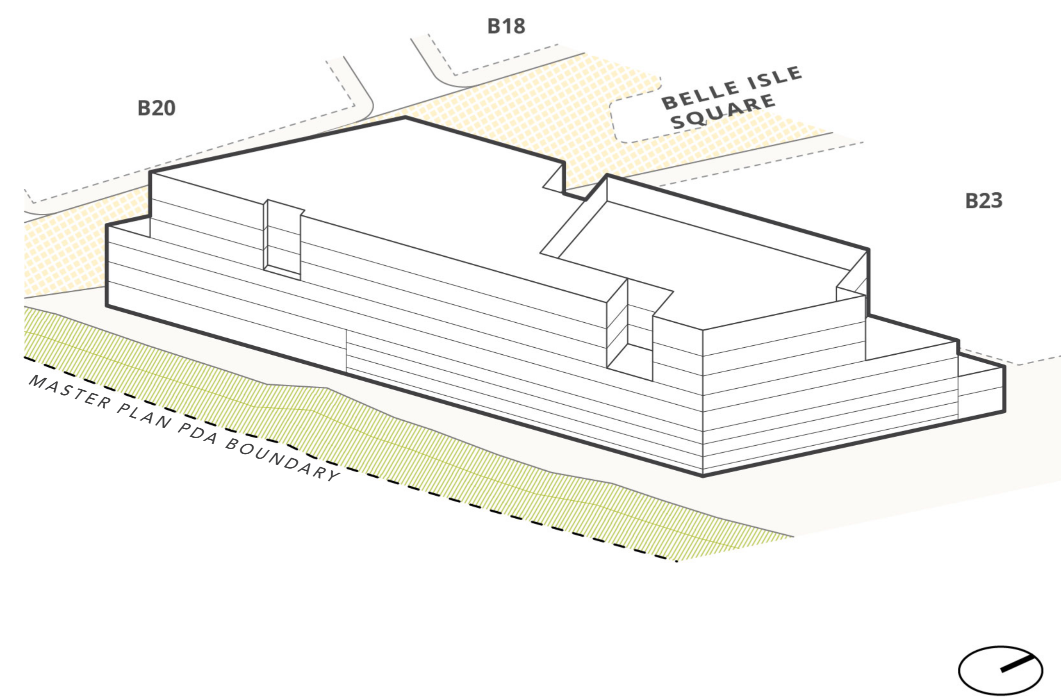
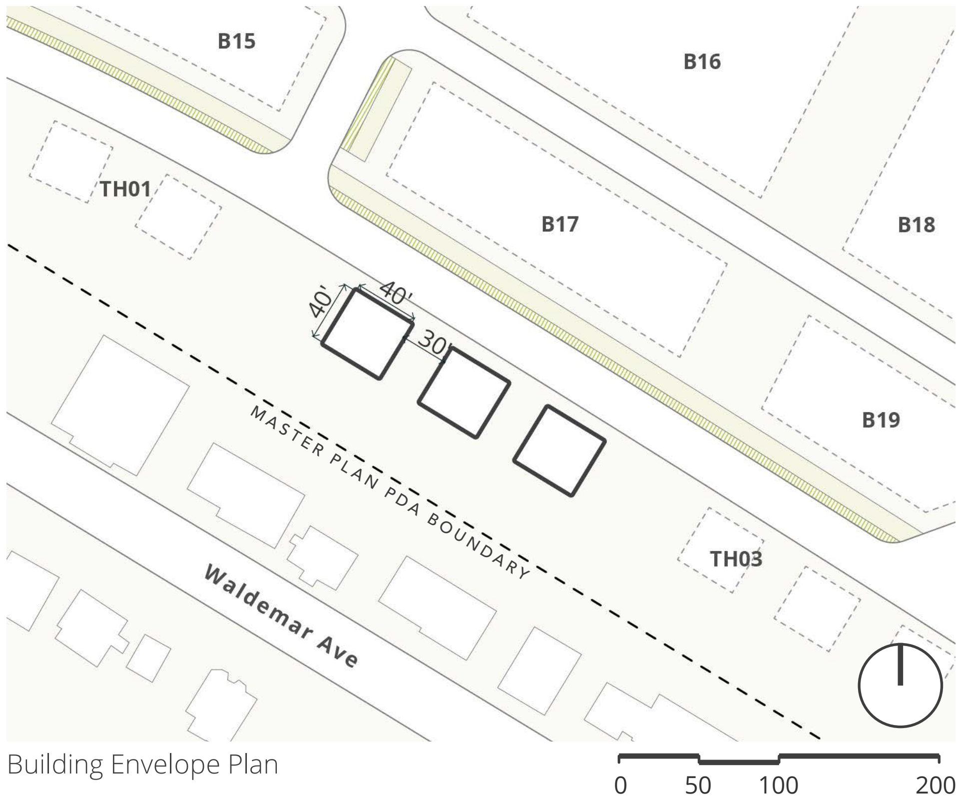


Building Massing Axon

Proposed GFA	**262,205 sf**
Max Building Height	**125'**

Phase 1B | Block 24

Suffolk Downs Redevelopment



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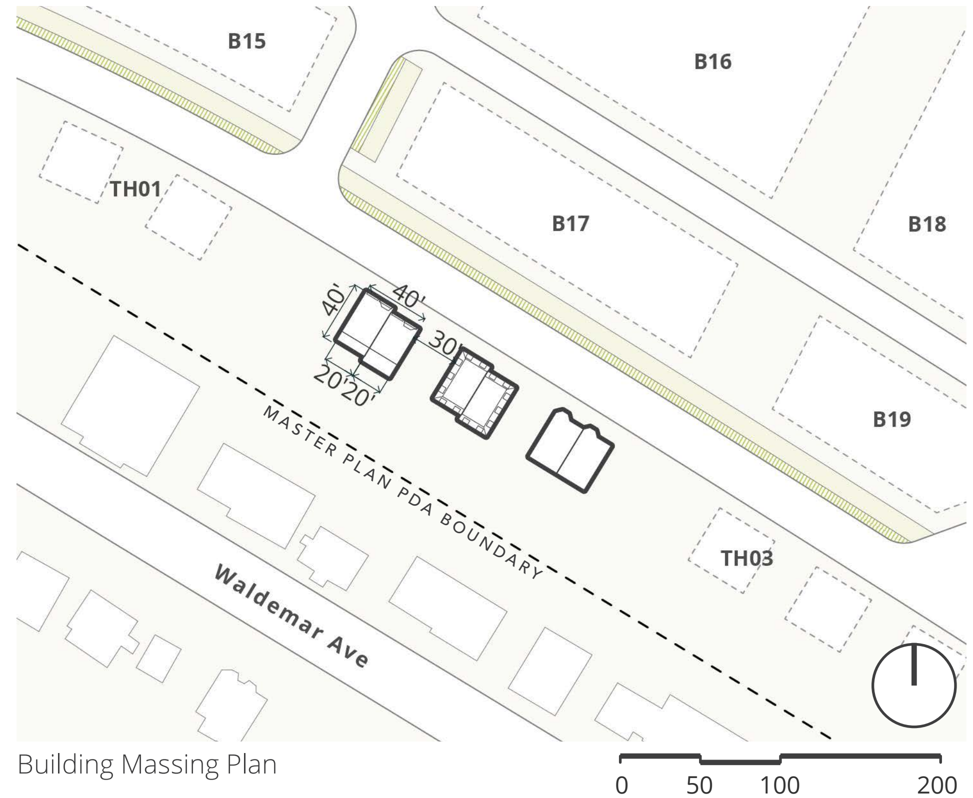
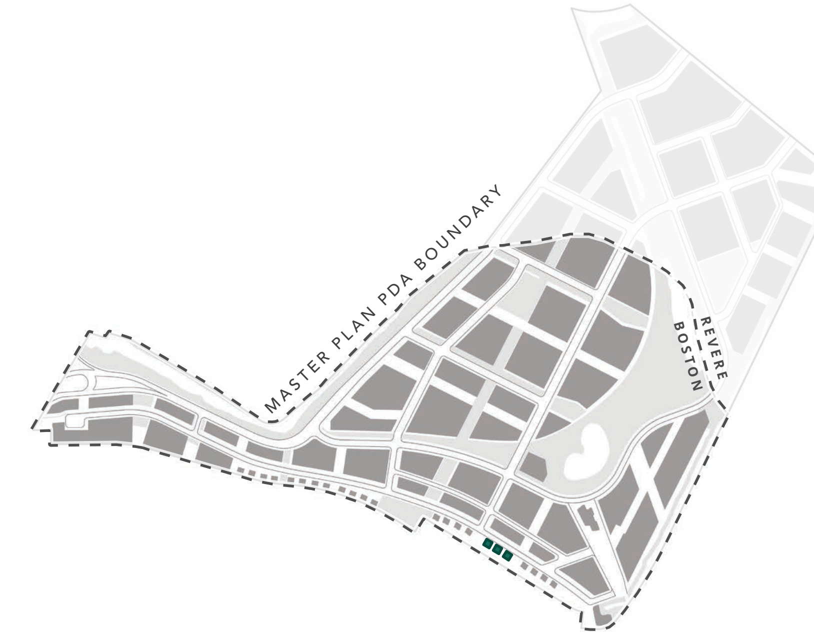


Building Massing Plan



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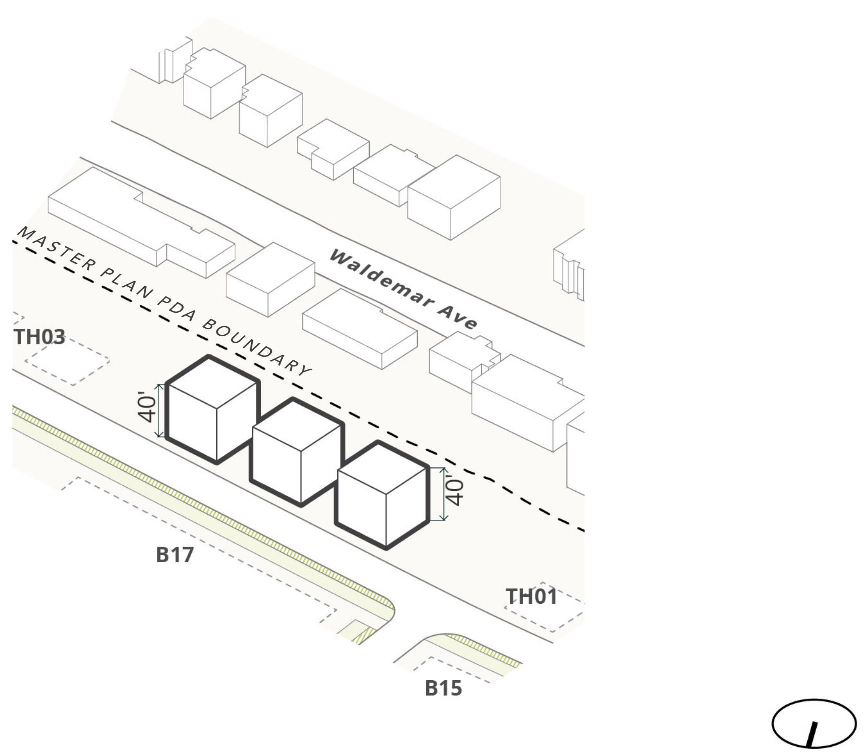
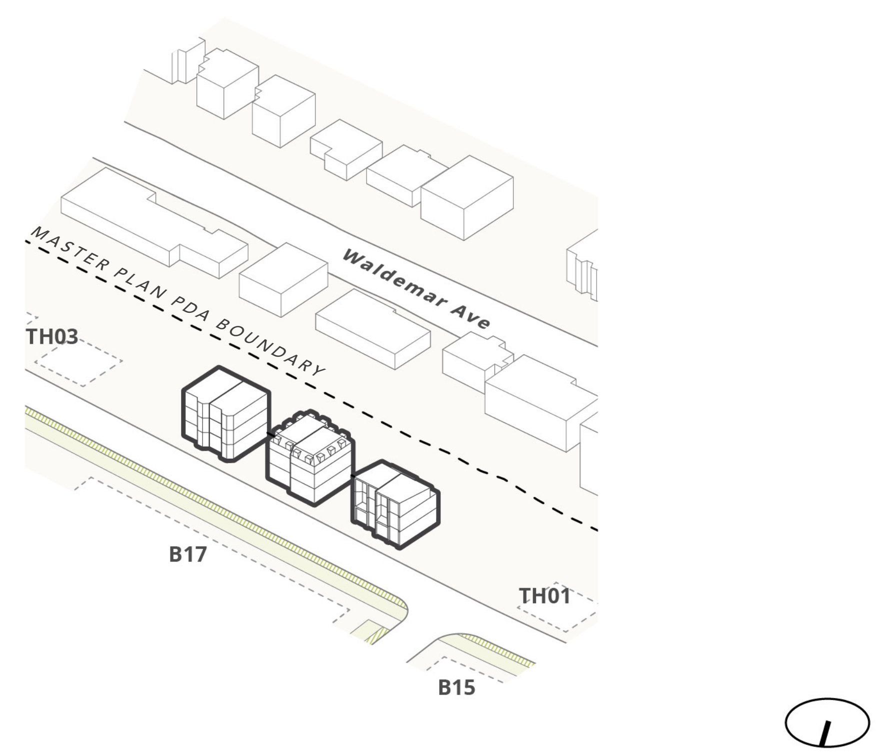


Building Envelope Axon

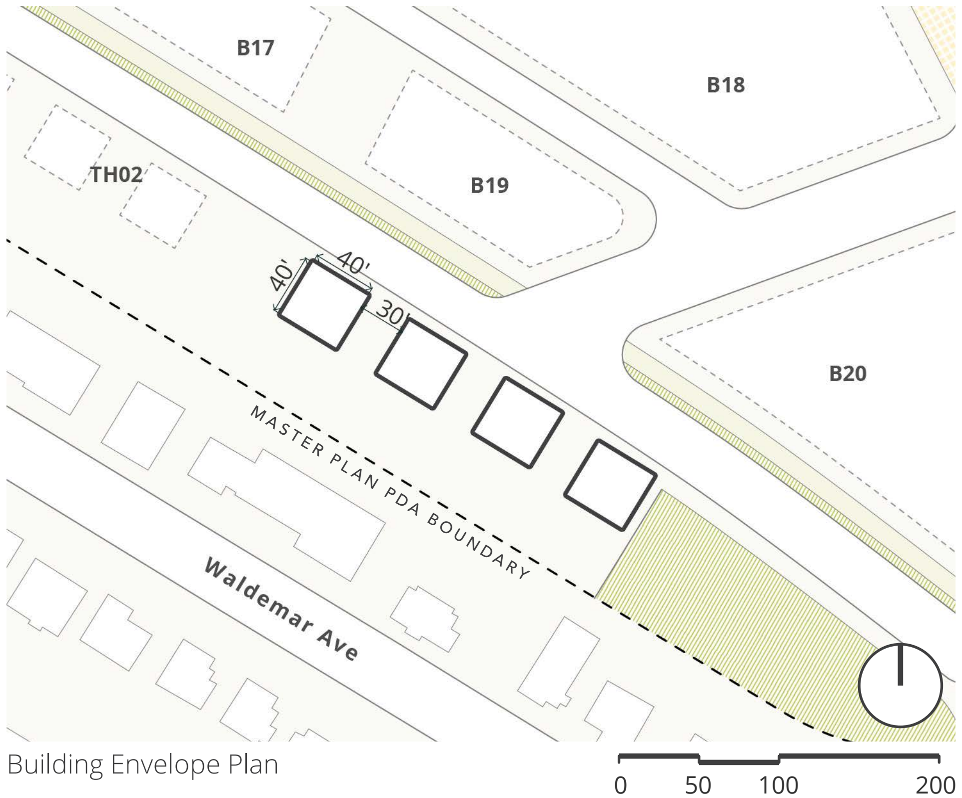


Building Massing Axon

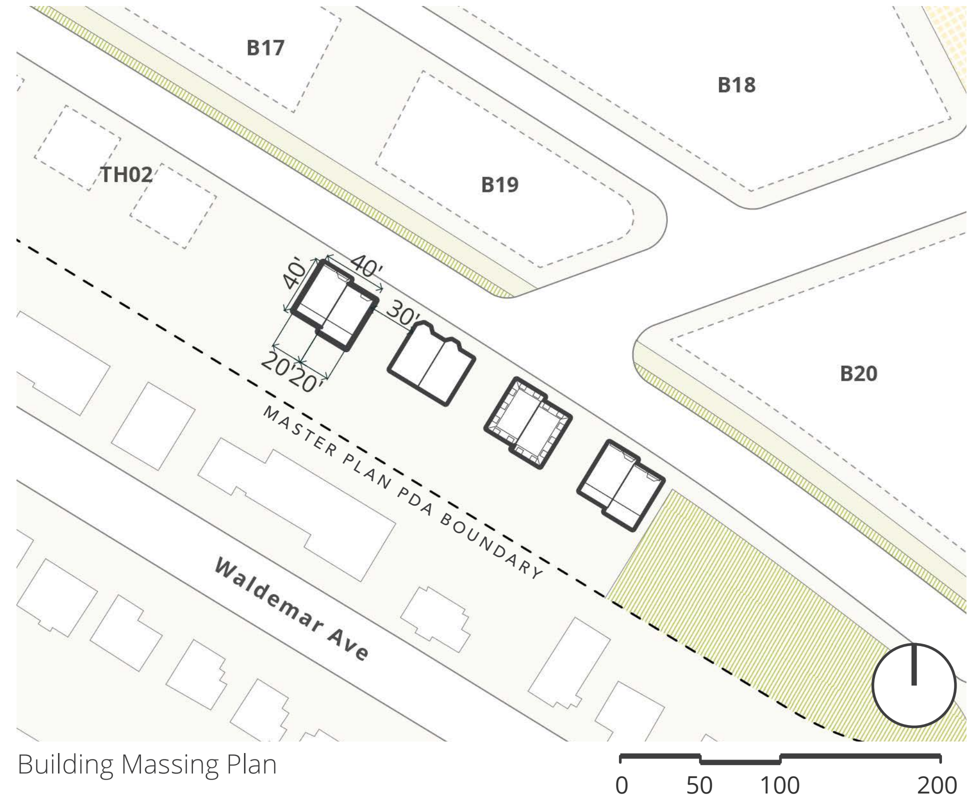
Proposed GFA	**12,504 sf**
Max Building Height	**40'**

Phase 1B | Block TH02

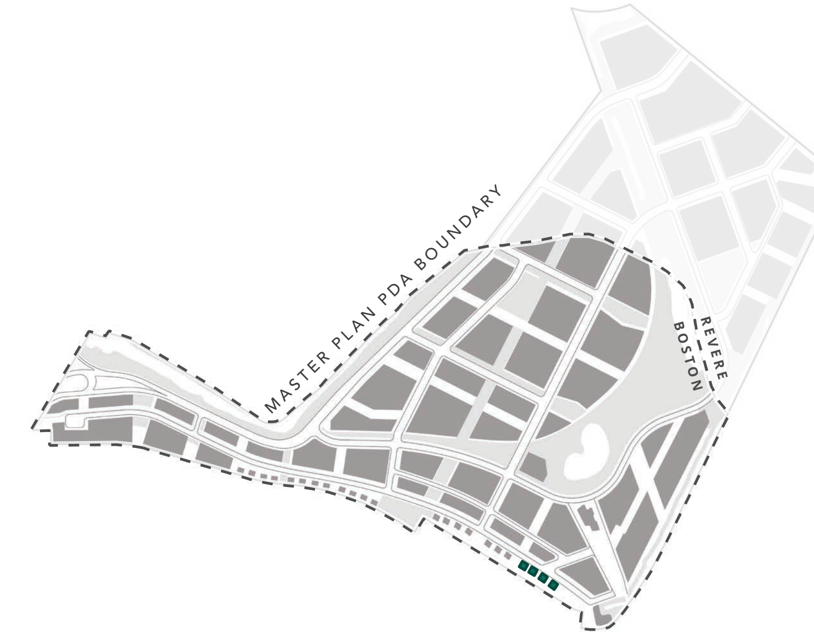
Suffolk Downs Redevelopment



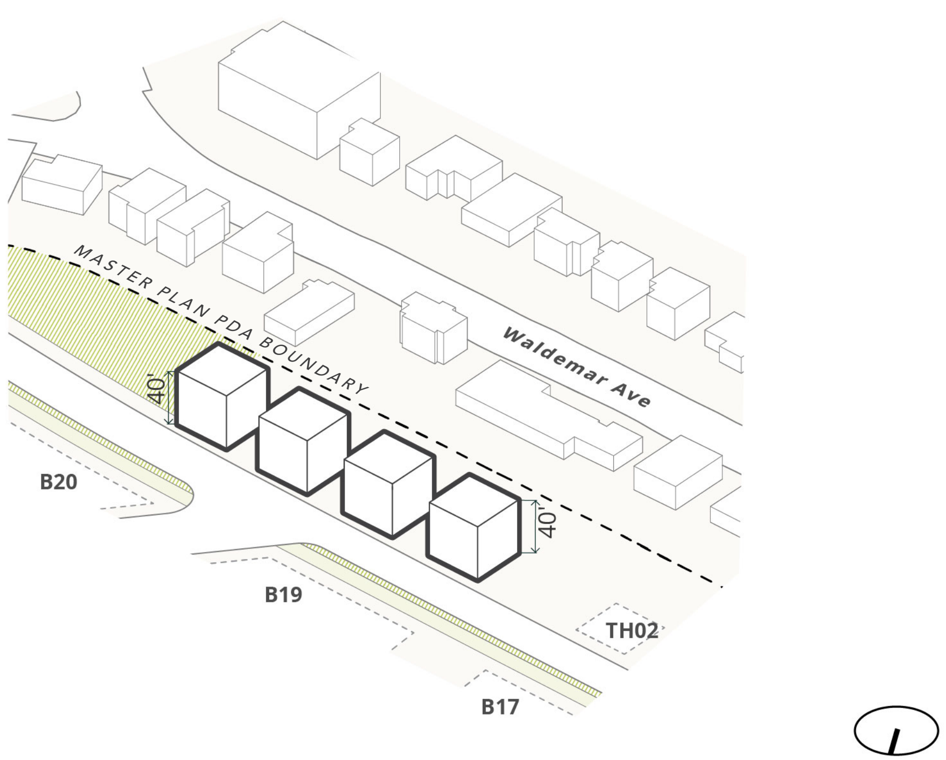
Building Envelope Plan



Building Massing Plan



Key Plan



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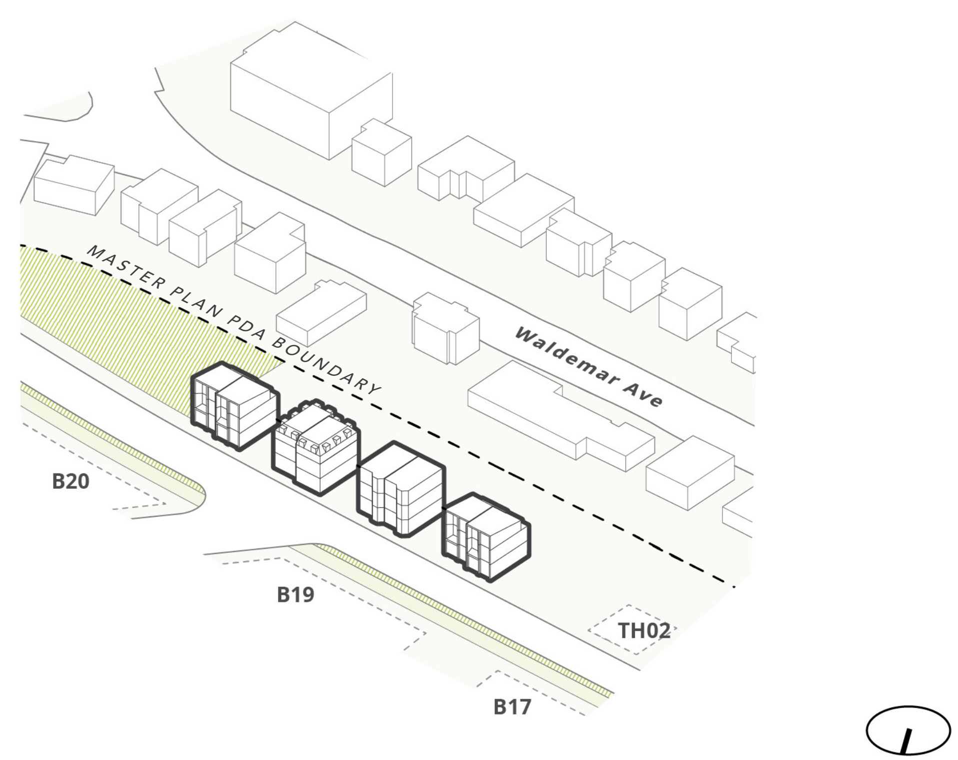


Building Massing Axon

Proposed GFA	**16,672 sf**
Max Building Height	**40'**

Phase 1B | Block TH03

Suffolk Downs Redevelopment

Phase 2 Boston - Uses

B12:	**172,195 sf**
Residential	172,195 sf
B13:	**69,275 sf**
Residential	69,275 sf
B14:	**241,477 sf**
Residential	241,477 sf
B15:	**101,294 sf**
Residential	101,294 sf
B25:	**163,101 sf**
Residential	163,101 sf
B26:	**374,006 sf**
Residential	374,006 sf
B30:	**255,050 sf**
Residential	198,666 sf
Retail	4,146 sf
B33:	**235,940 sf**
Commercial	217,431 sf
Retail	18,508 sf
B34:	**116,345 sf**
Hotel	106,590 sf
Retail	9,755 sf
B44:	**32,691 sf**
Retail	32,6911 sf
TH01:	**16,827 sf**
Residential	16,827 sf

Commercial
217,431 sf |12.5%

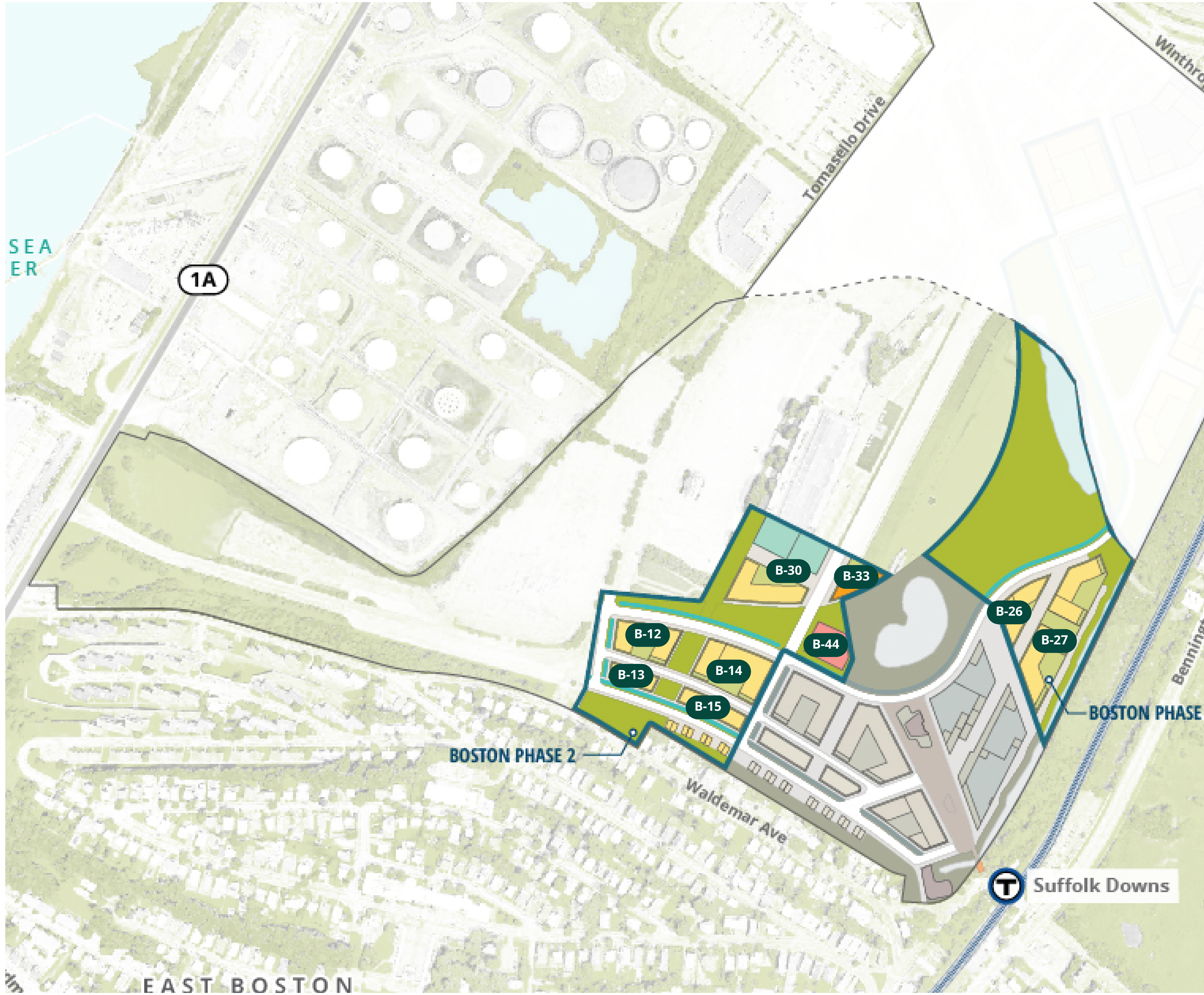
Hotel
106,590 sf | 6%

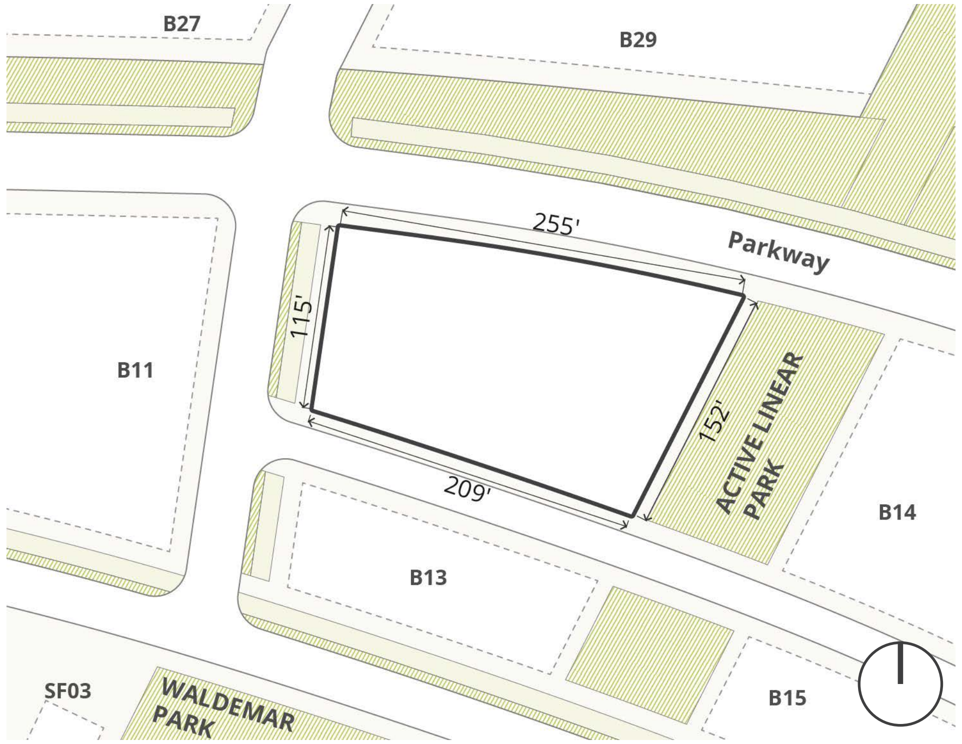
Retail
65,101 sf |4%

Total Non-Residential
389,123 sf | 22.5%

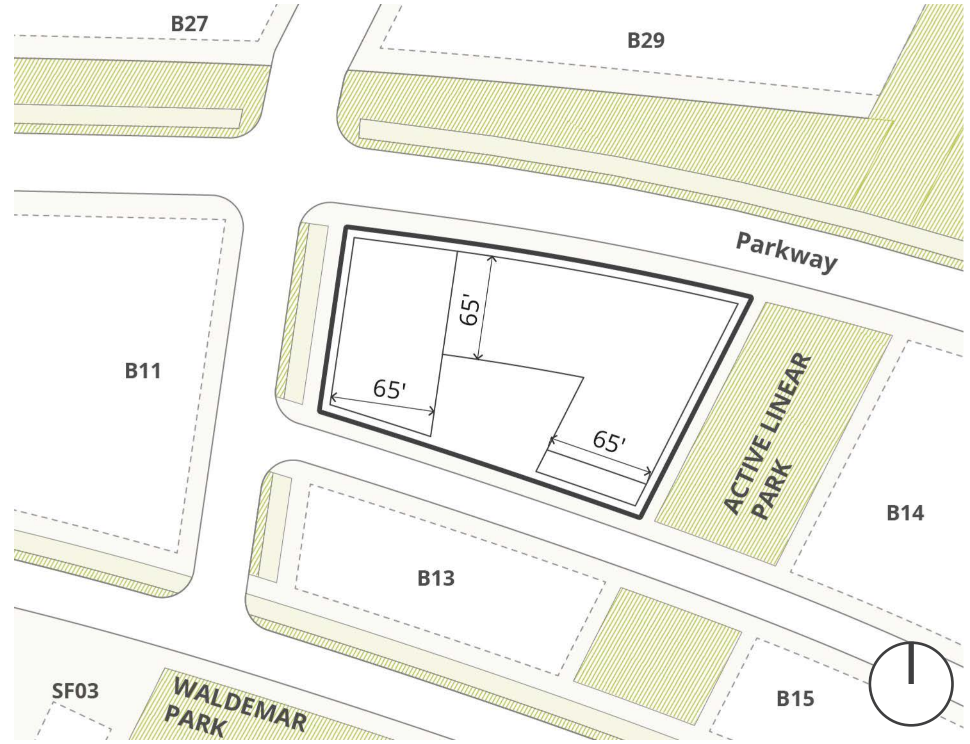
Total Residential
1,337,565 sf | 77.5%

TOTAL PHASE 2
1,726,688 sf | 100%

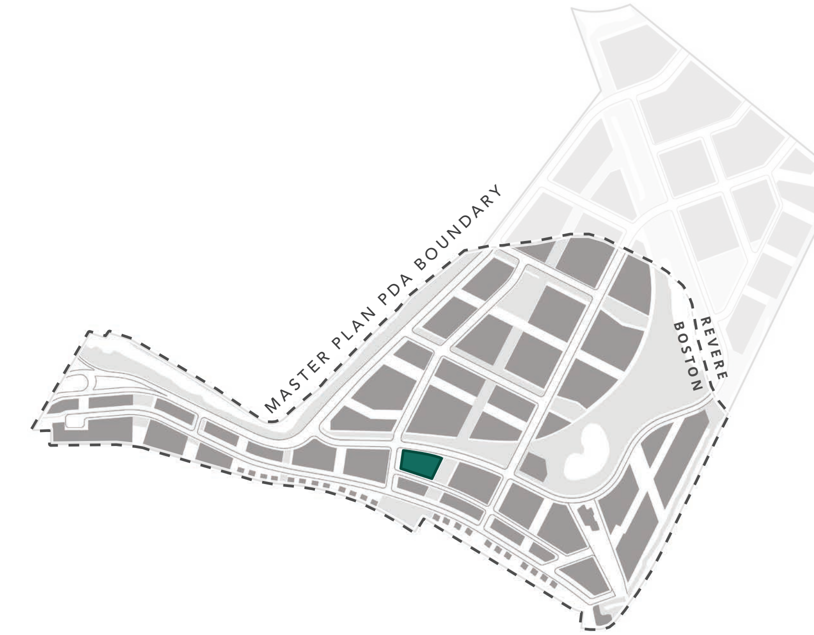




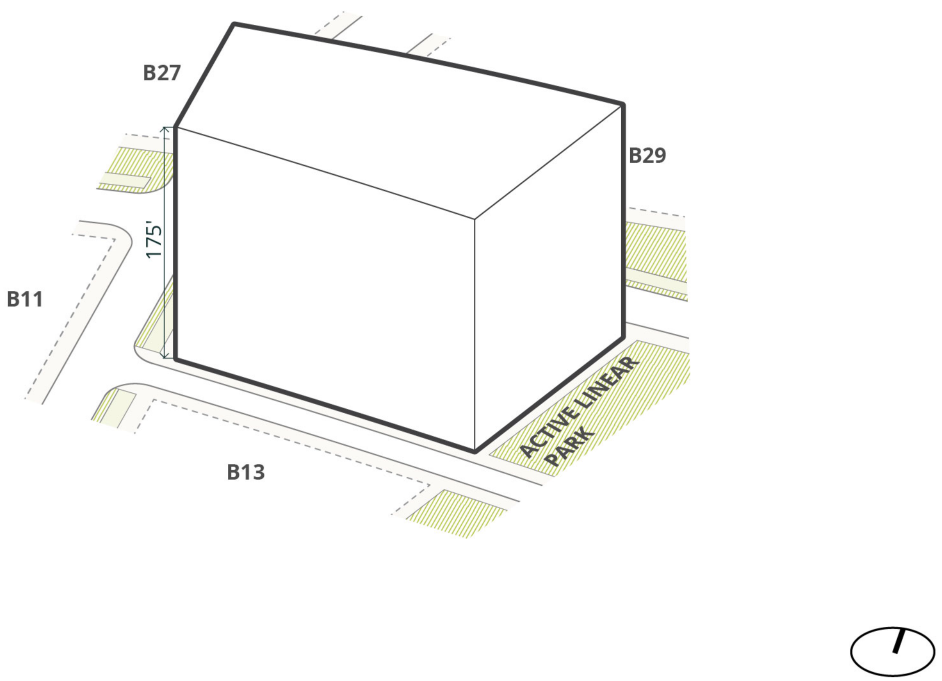
Building Envelope Plan



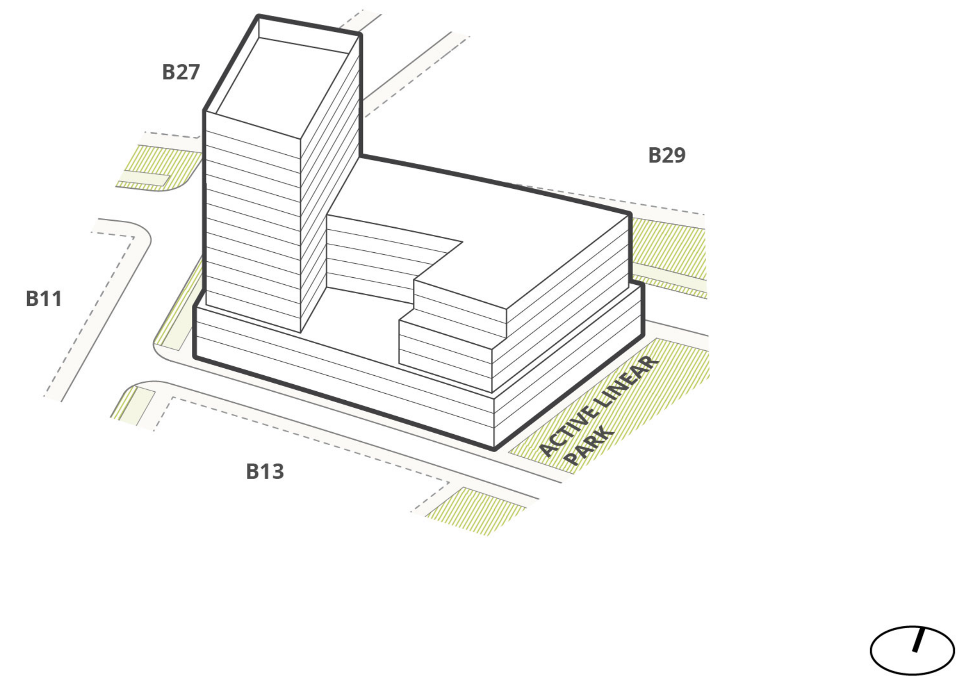
Building Massing Plan



Key Plan



Building Envelope Axon

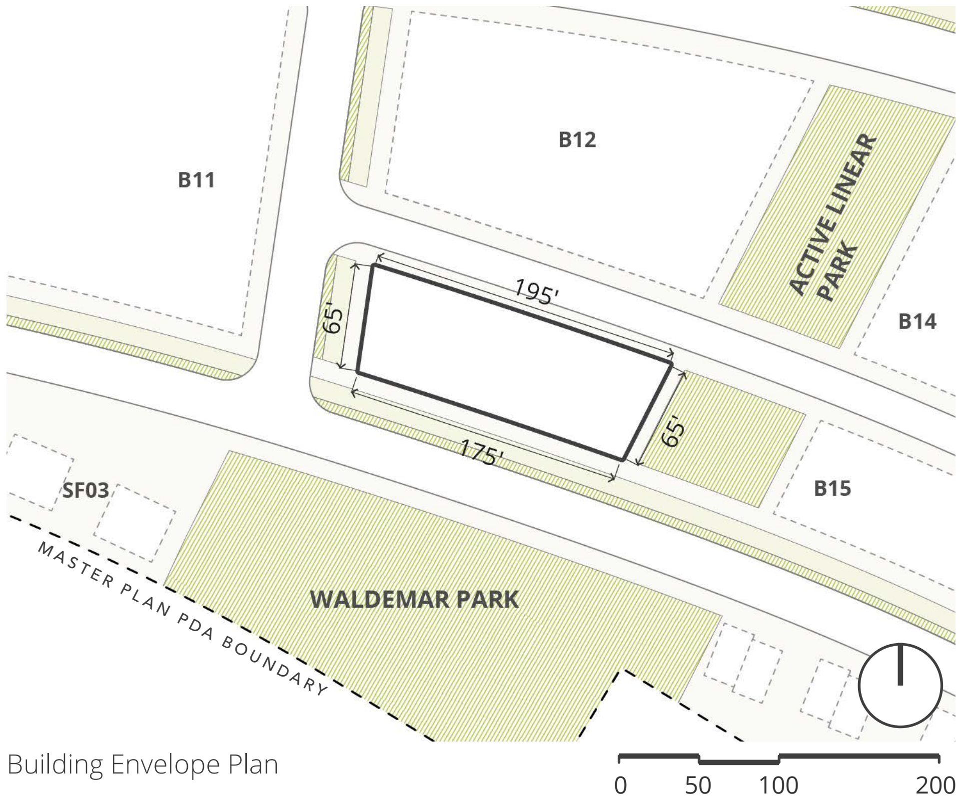


Building Massing Axon

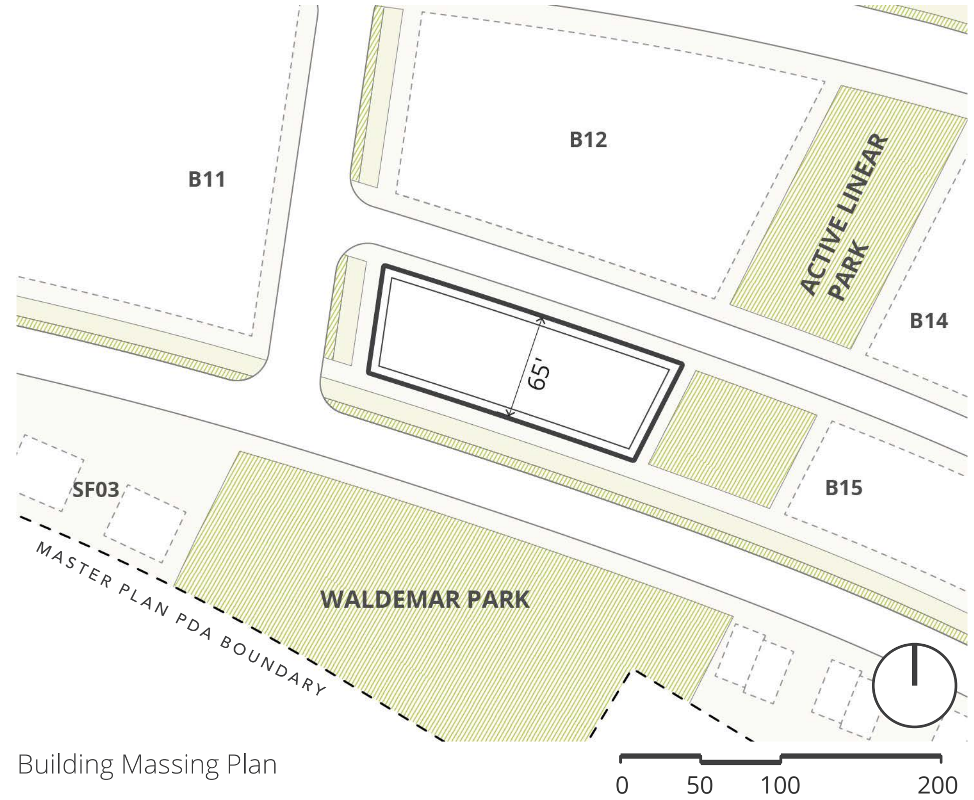
Proposed GFA	**171,317 sf**
Max Building Height	**175'**

Phase 2B | Block 12

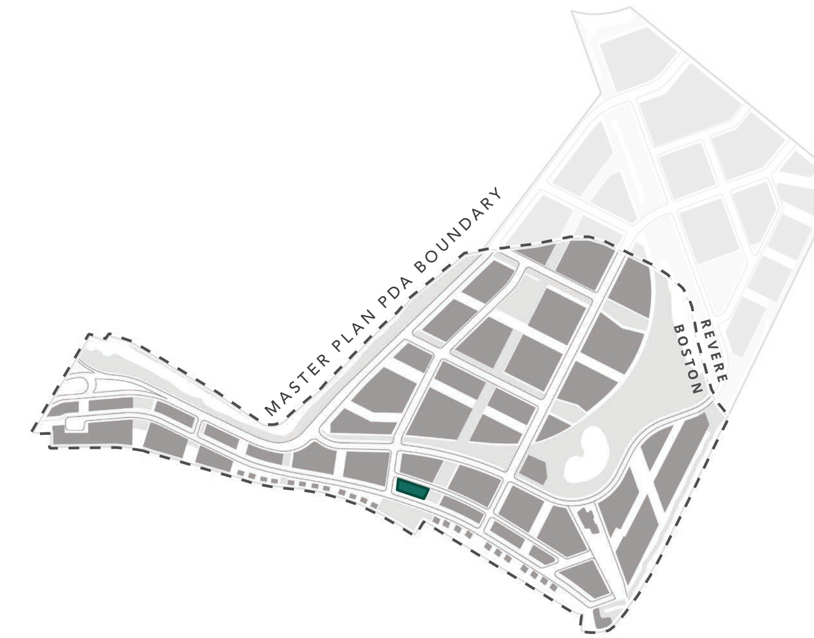
Suffolk Downs Redevelopment



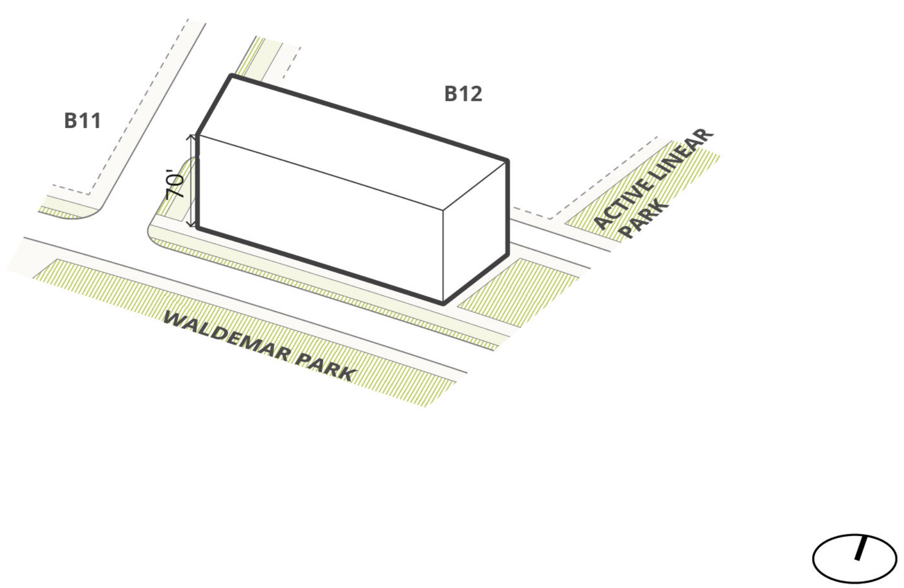
Building Envelope Plan



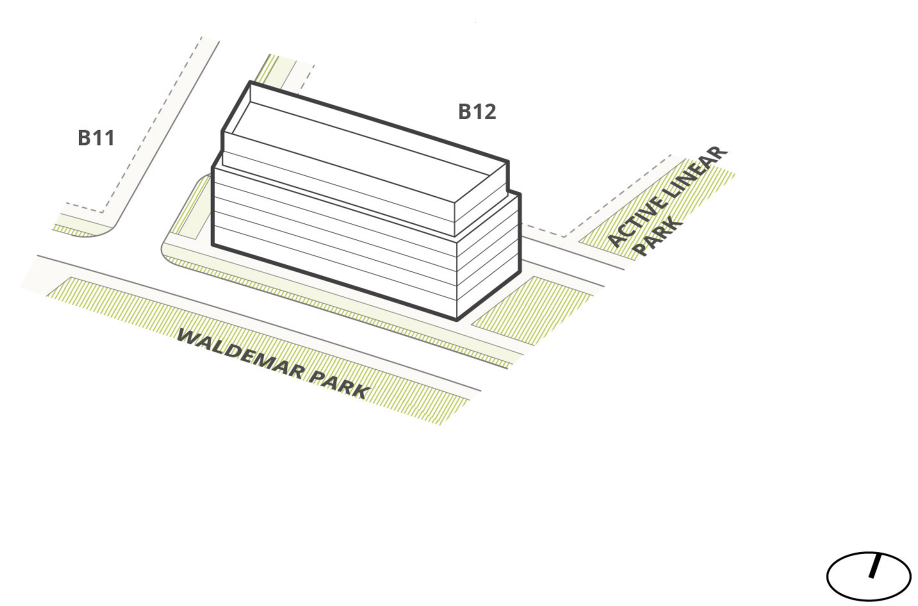
Building Massing Plan



Key Plan



Building Envelope Axon

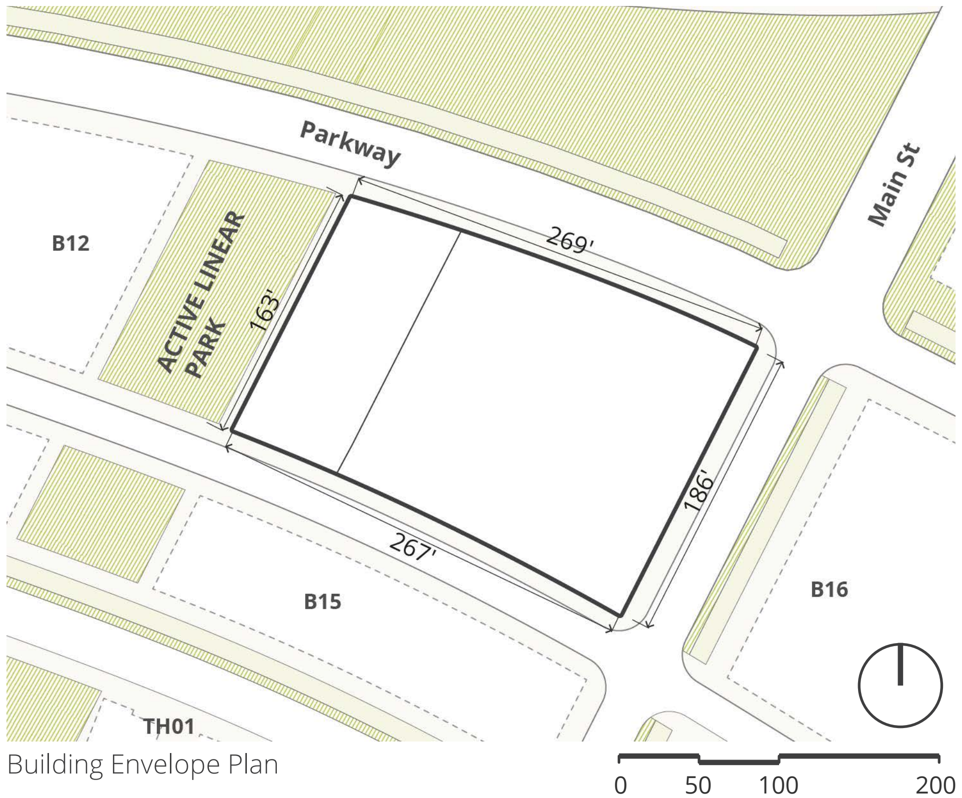


Building Massing Axon

Proposed GFA	**68,635 sf**
Max Building Height	**70'**

Phase 2B | Block 13

Suffolk Downs Redevelopment



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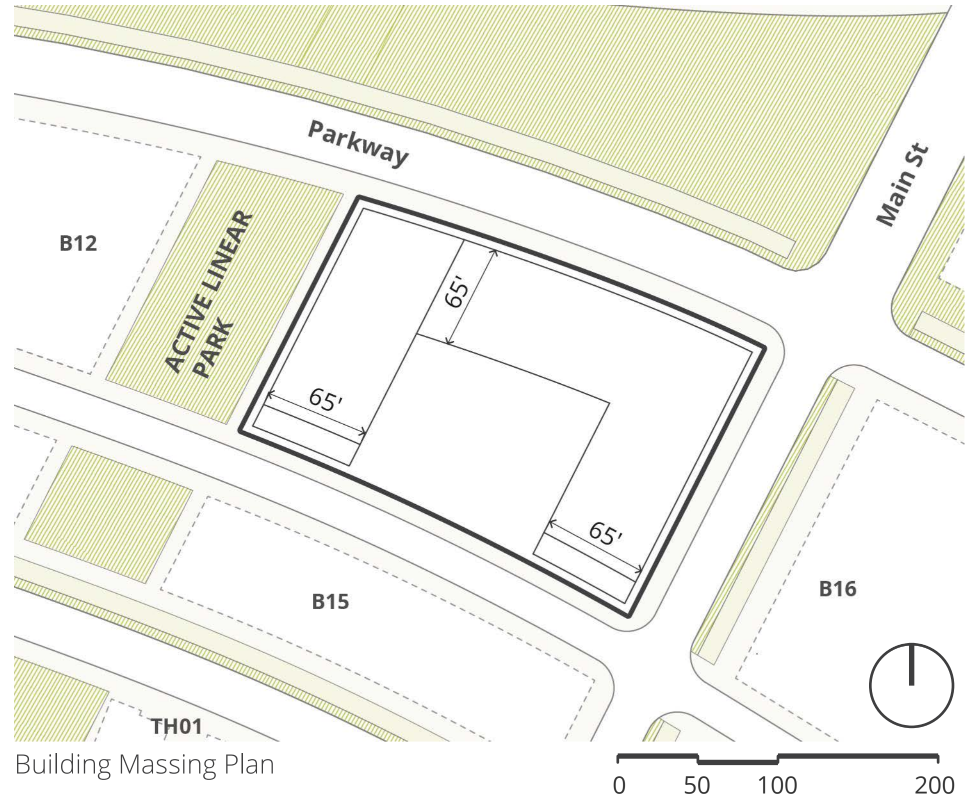
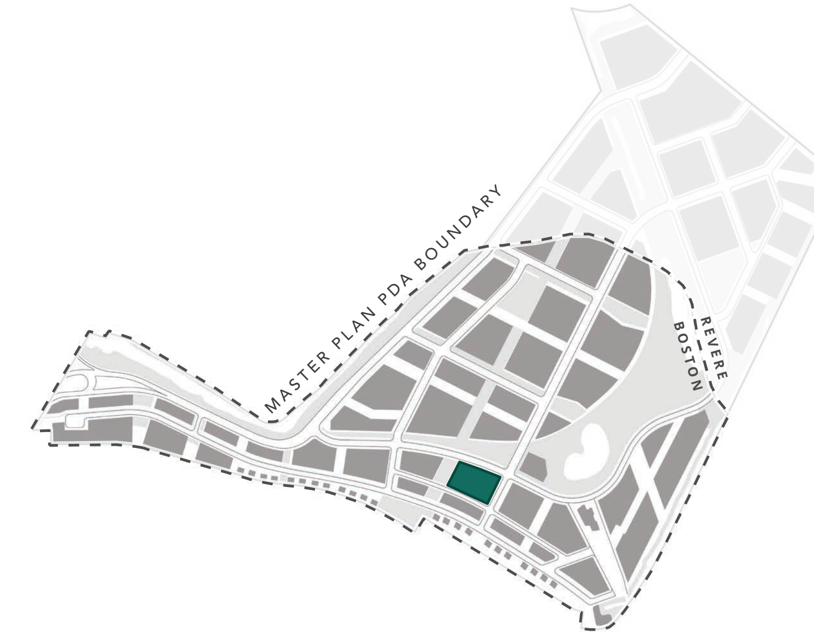


Building Massing Plan



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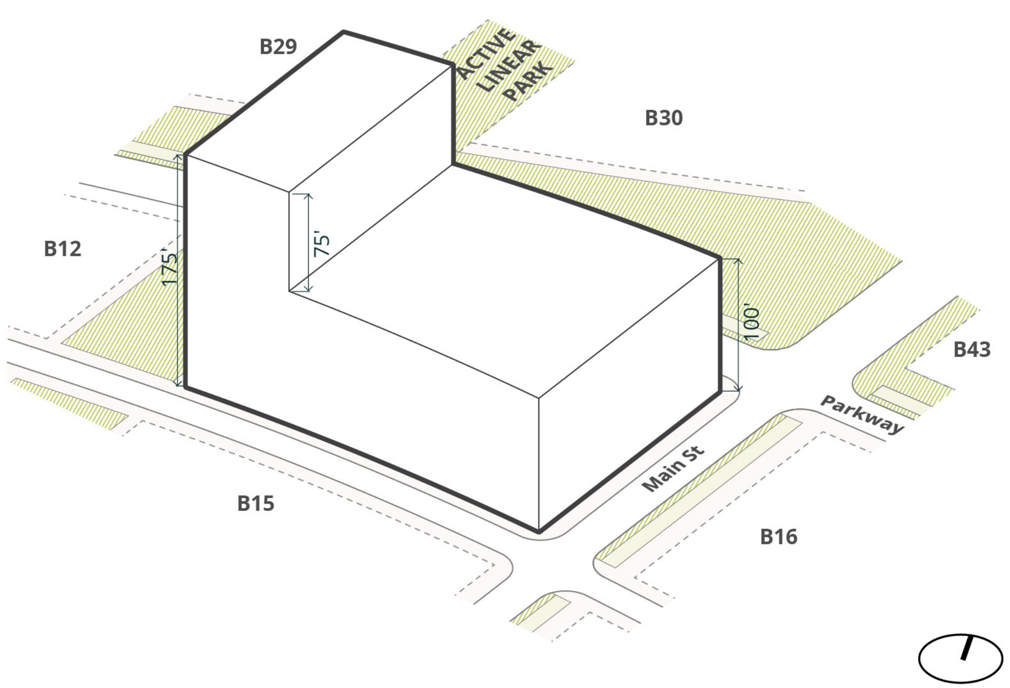

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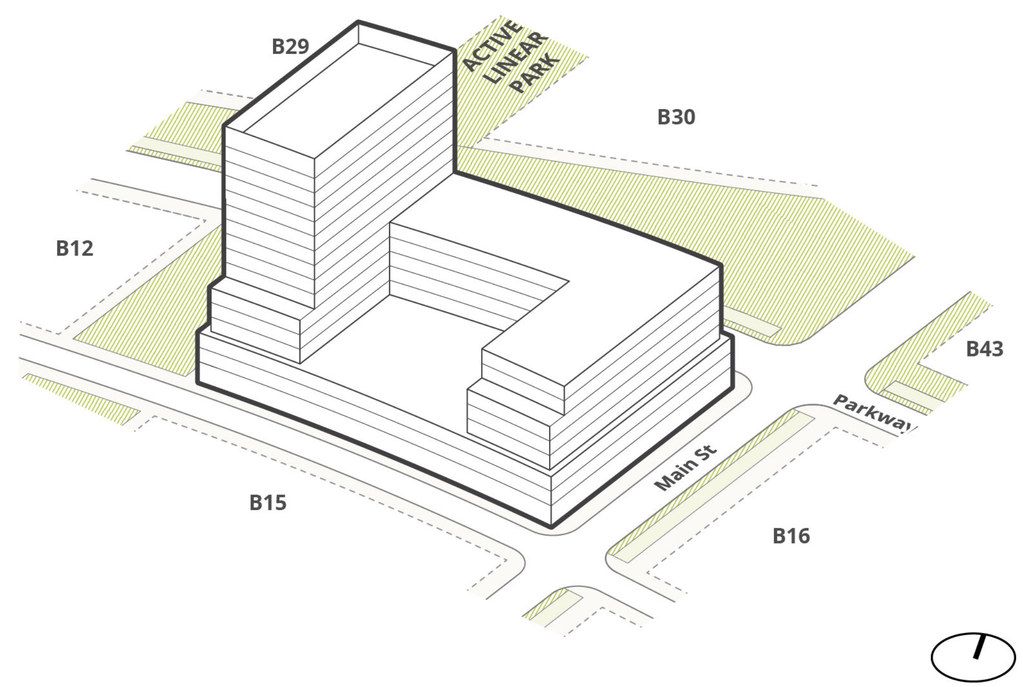
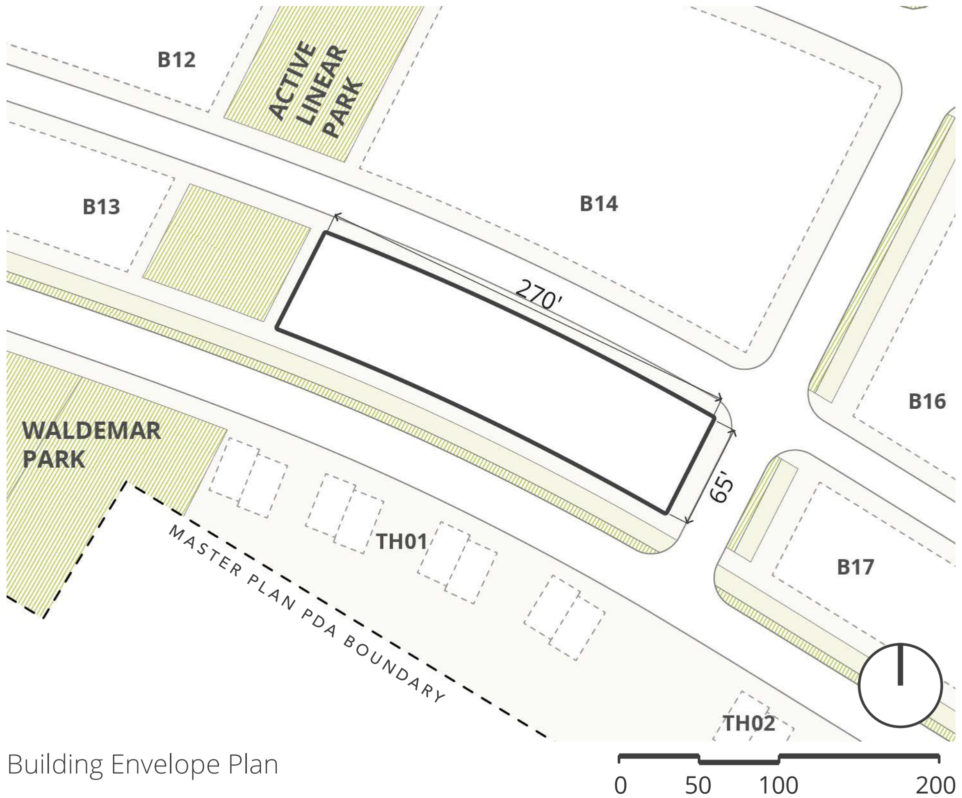


Building Massing Axon

Proposed GFA	**239,245 sf**
Max Building Height	**175'**

Phase 2B | Block 14

Suffolk Downs Redevelopment



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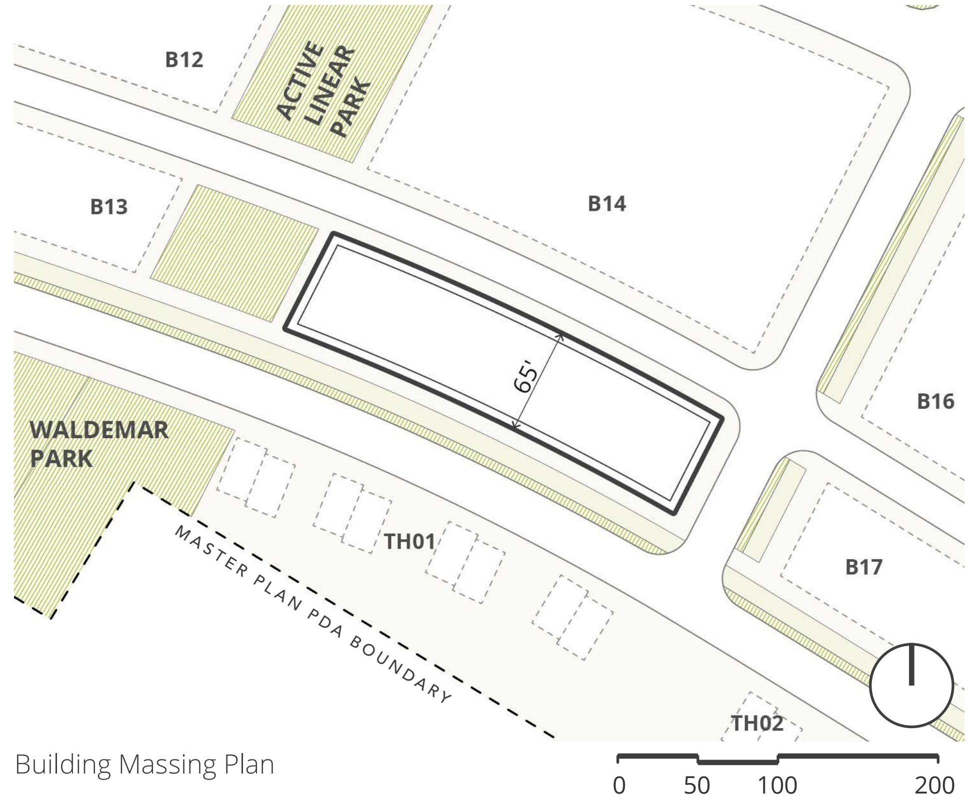
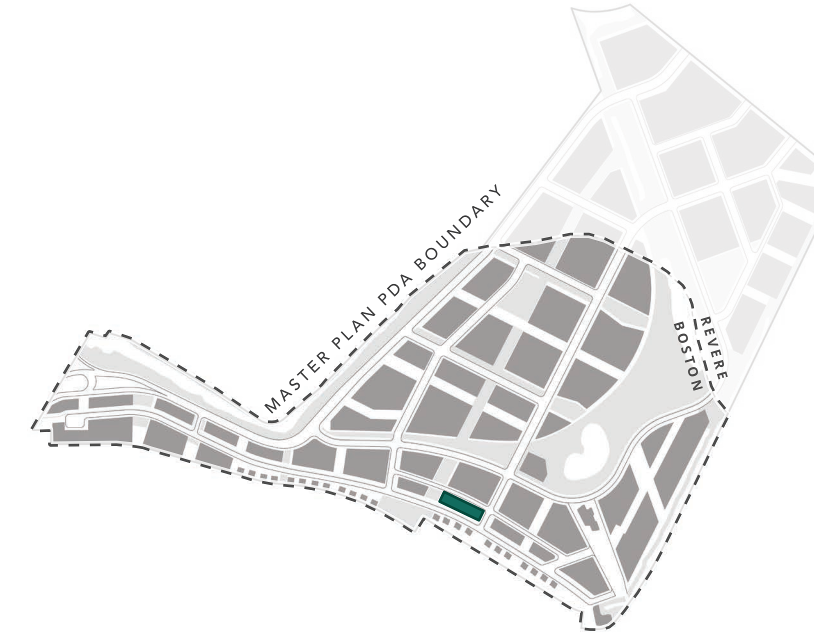
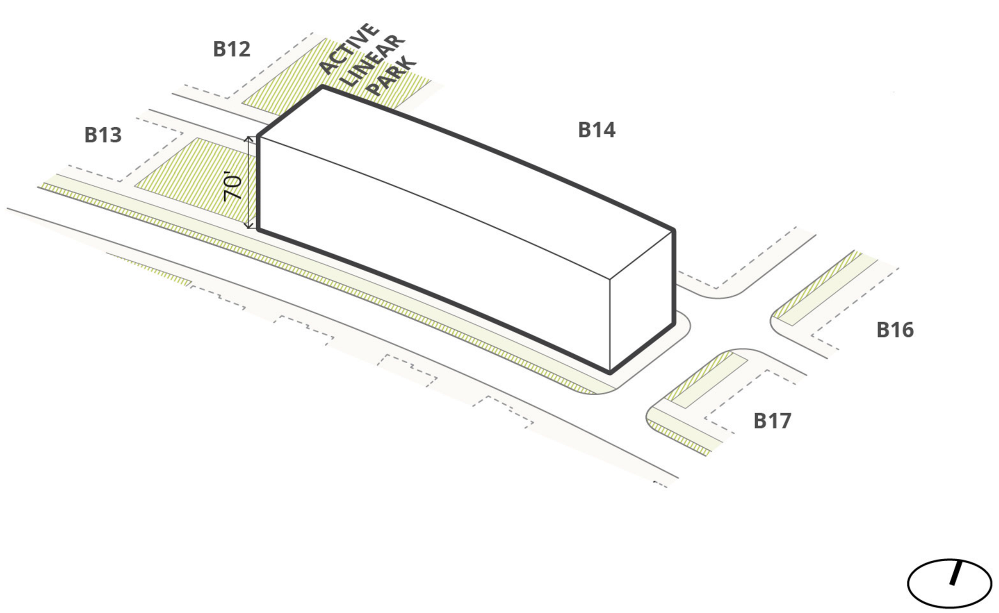


Building Massing Plan



Key Plan



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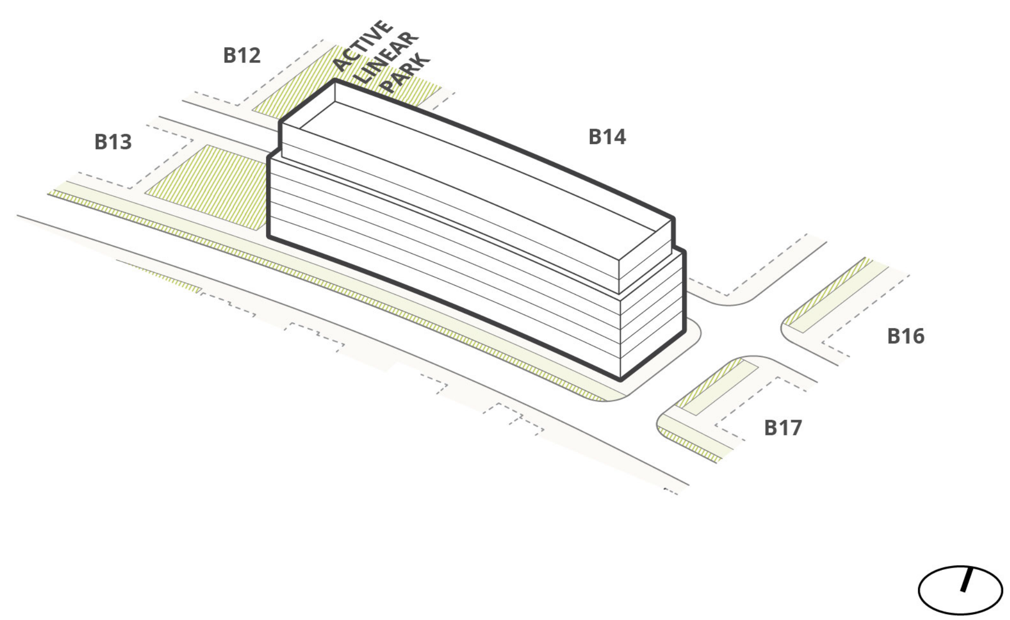
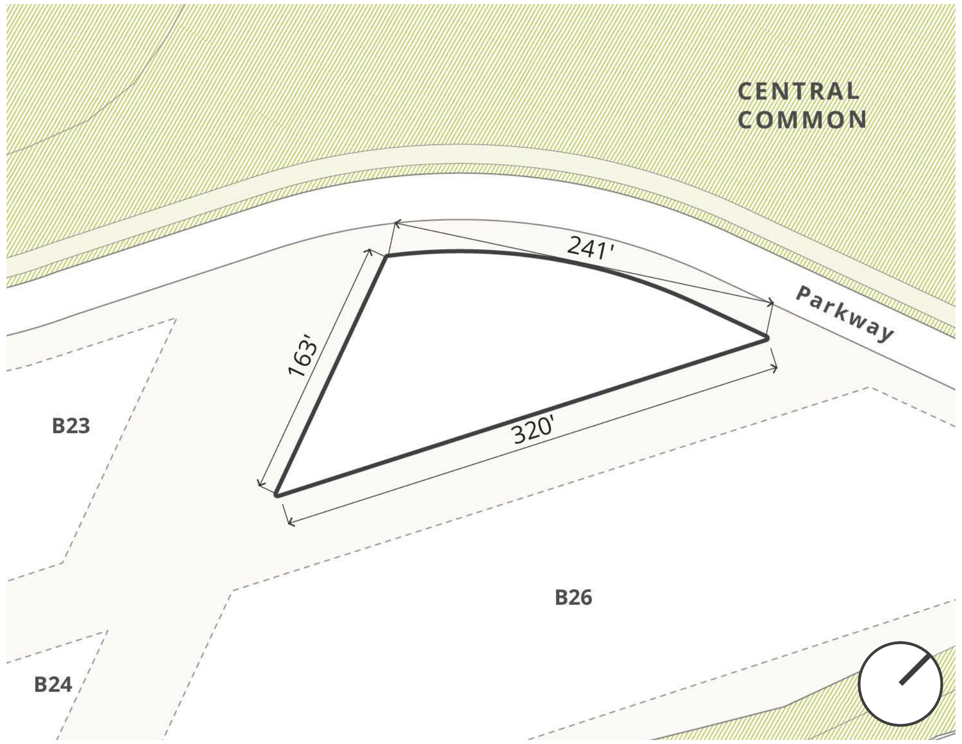


Building Massing Axon

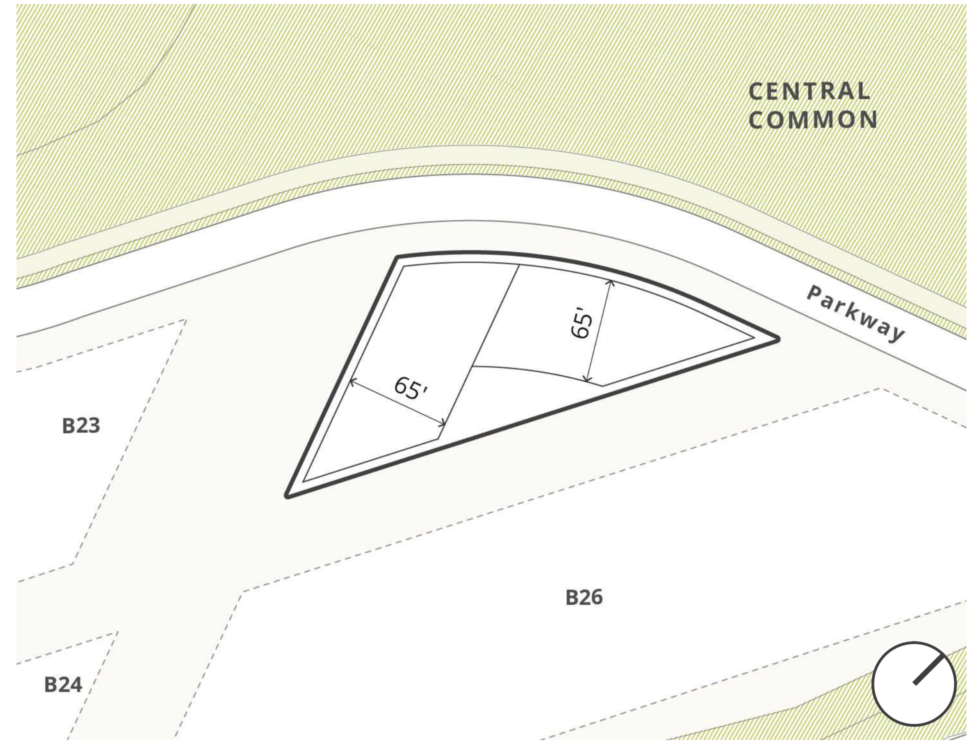
Proposed GFA	**100,358 sf**
Max Building Height	**70'**

Phase 2B | Block 15

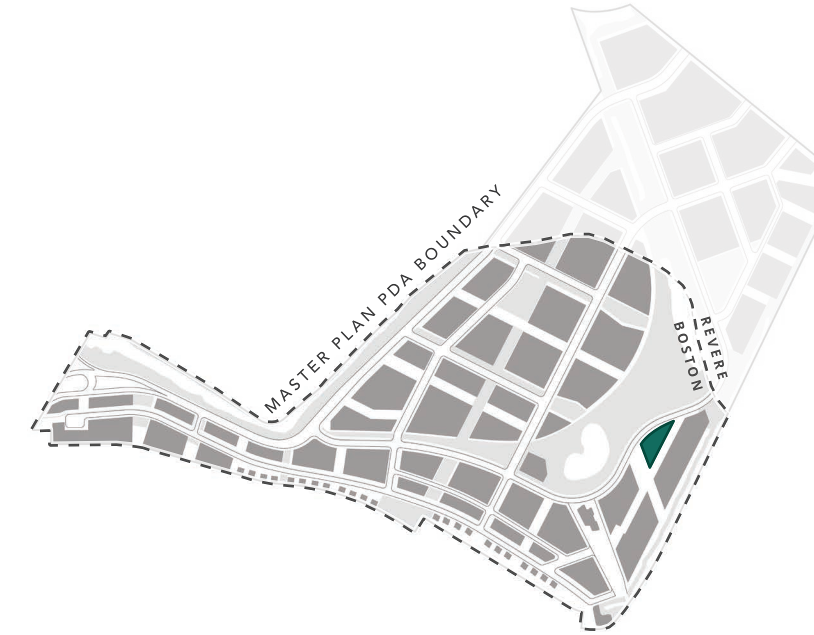
Suffolk Downs Redevelopment



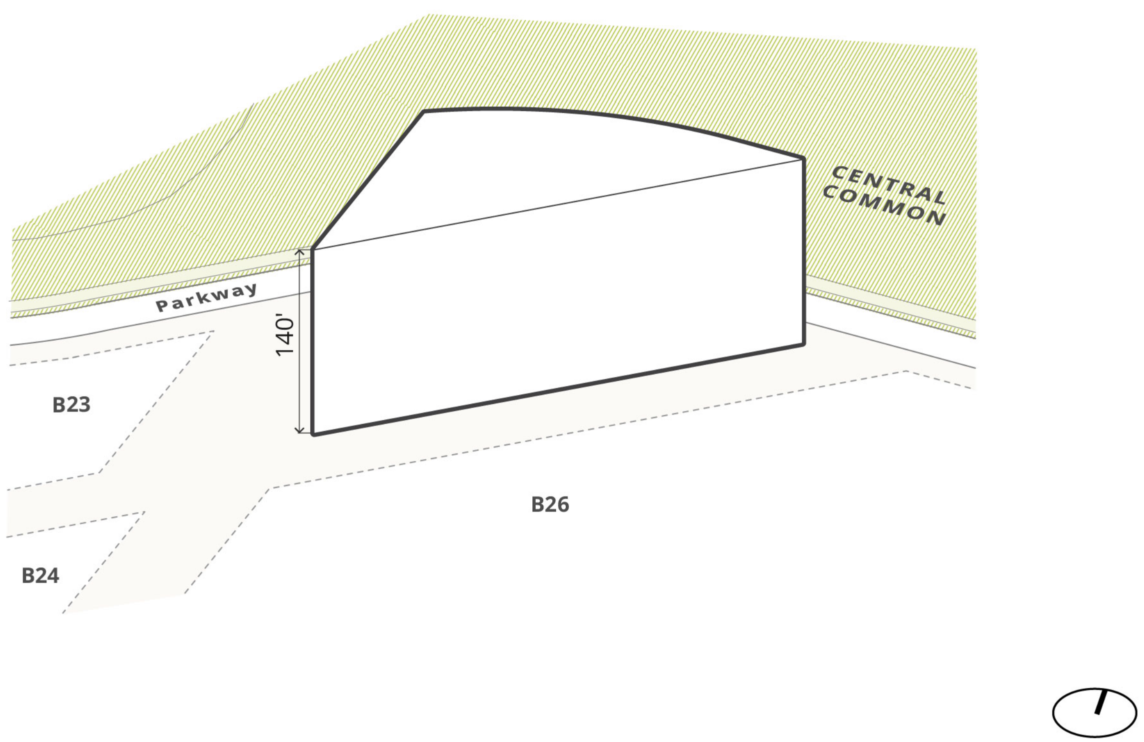
Building Envelope Plan



Building Massing Plan



Key Plan



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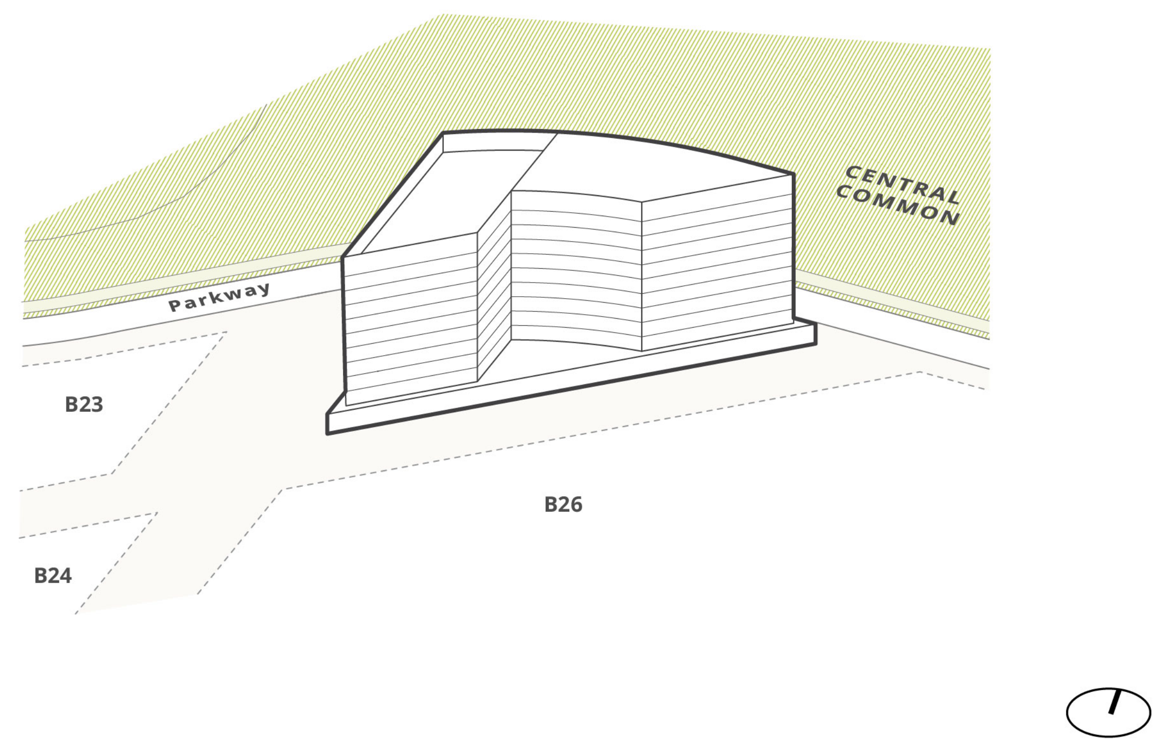
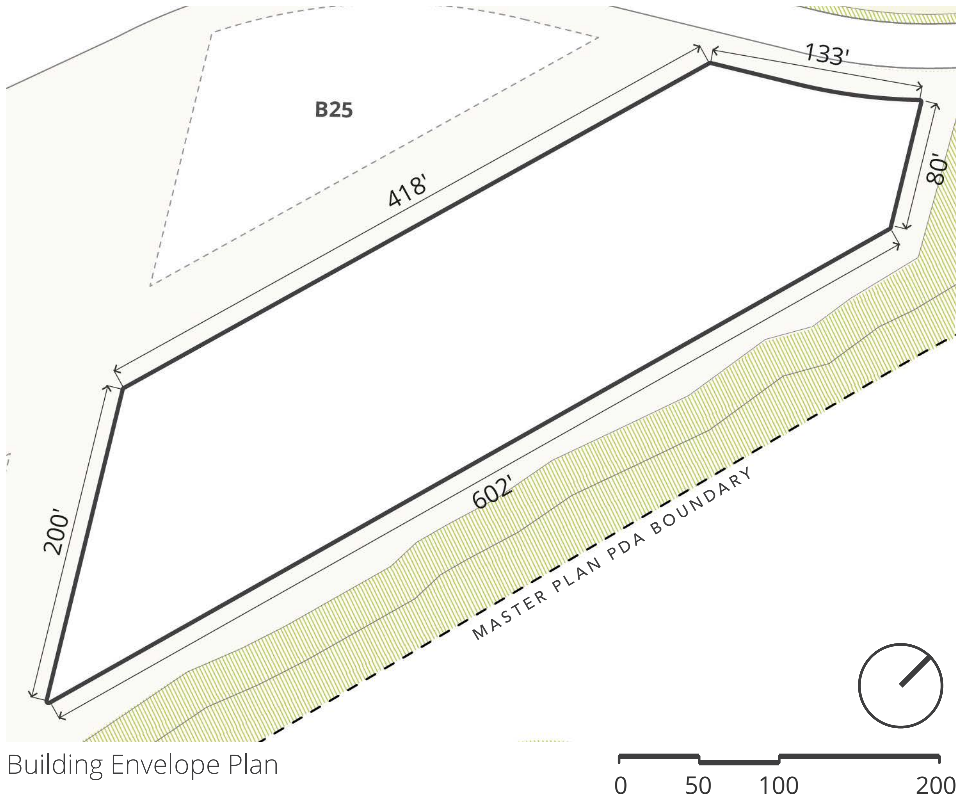


Building Massing Axon

Proposed GFA	**161,595 sf**
Max Building Height	**140'**

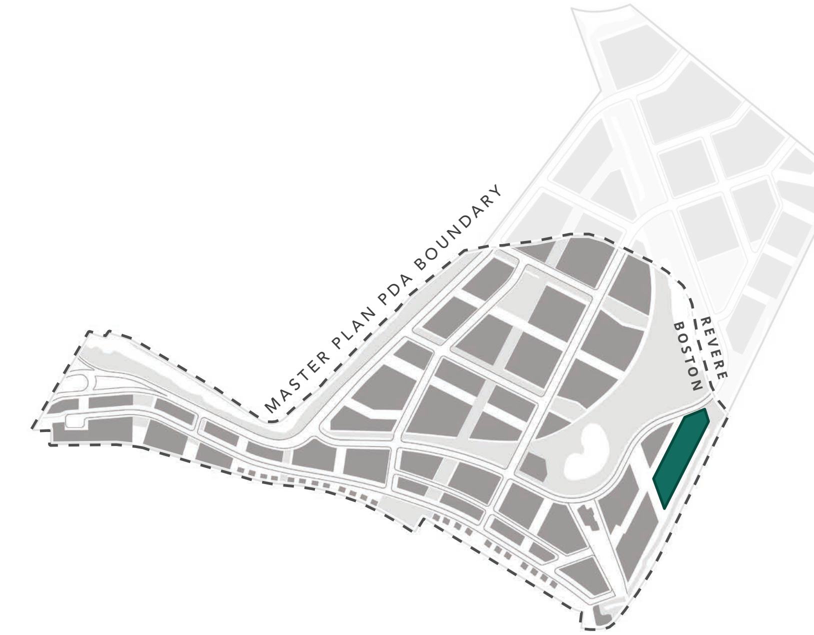
Phase 2B | Block 25

Suffolk Downs Redevelopment



Building Envelope Plan

Building Massing Plan



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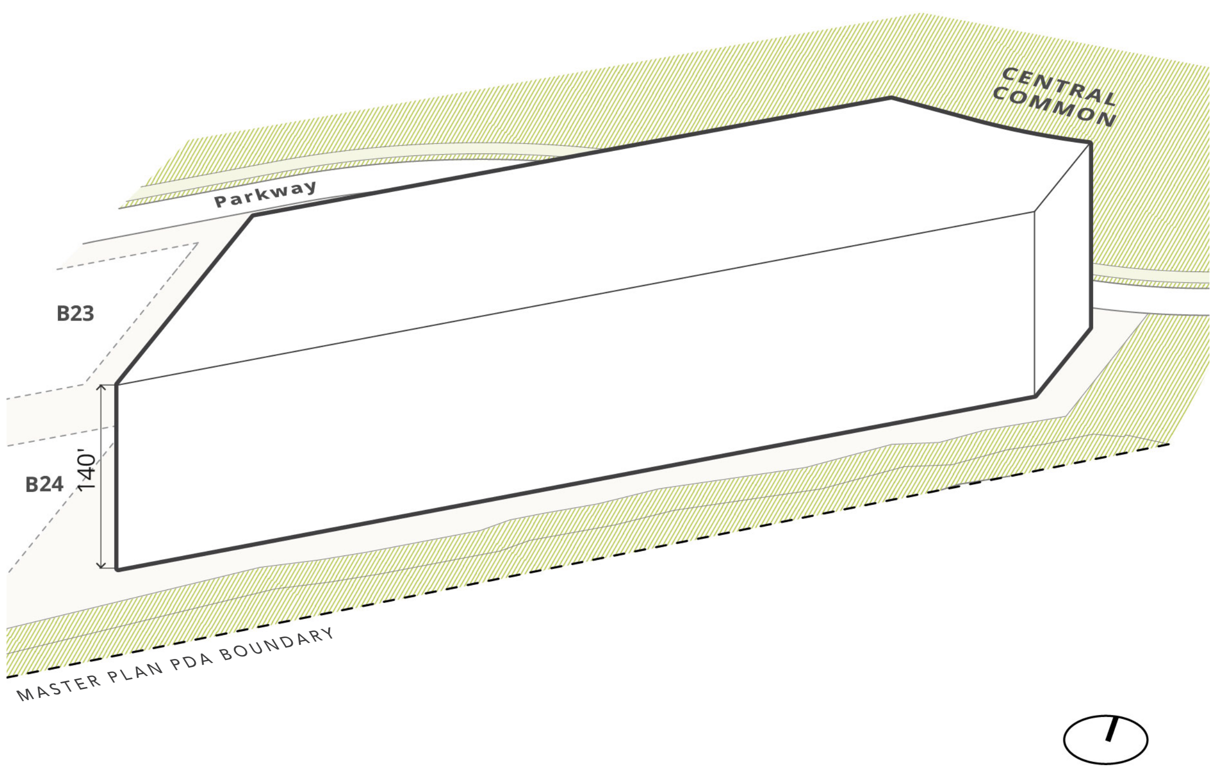
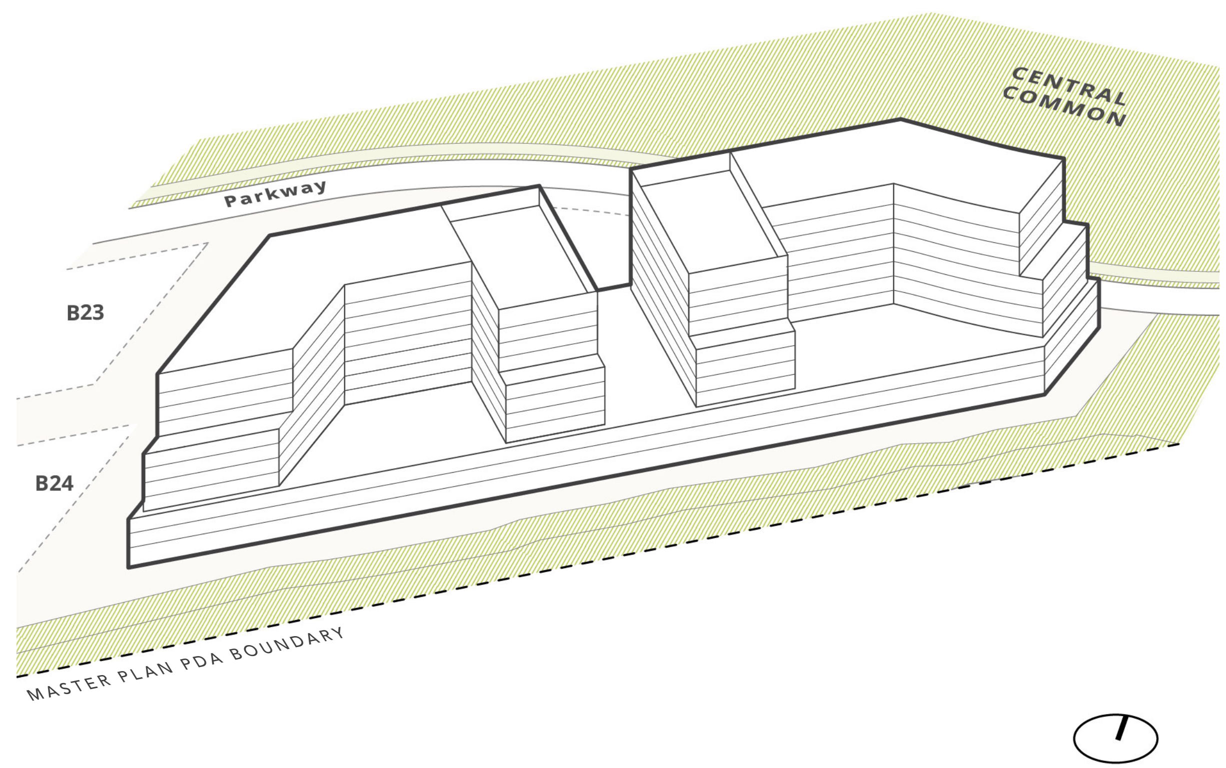


Building Envelope Axon

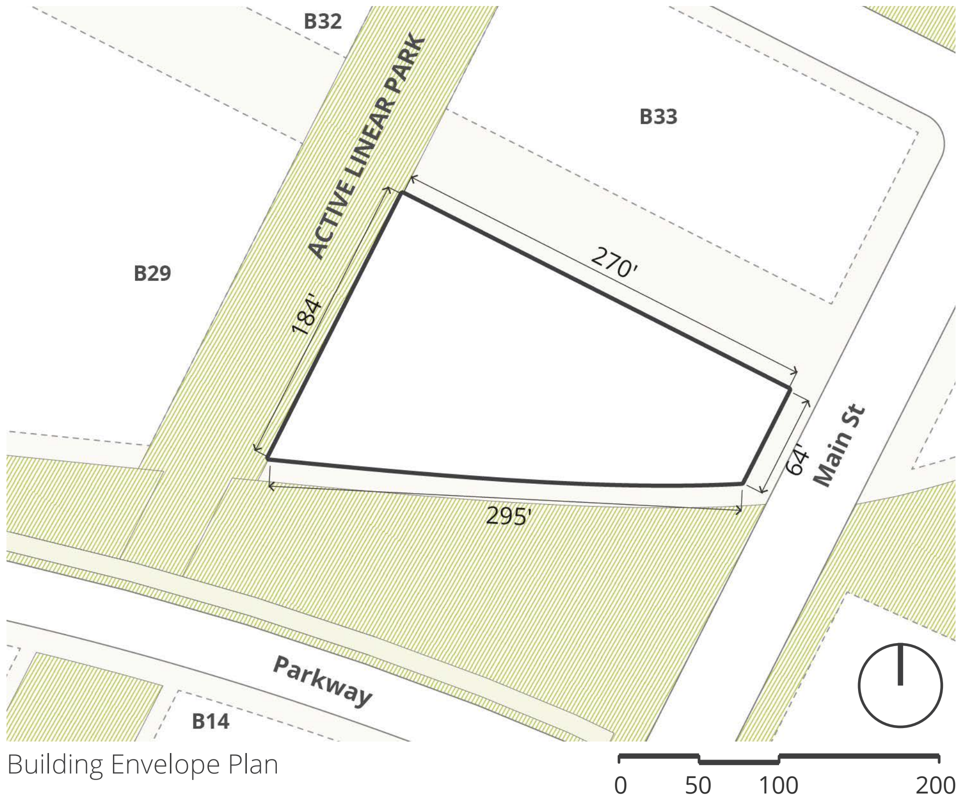


Building Massing Axon

Proposed GFA	**370,550 sf**
Max Building Height	**140'**

Phase 2B | Block 26

Suffolk Downs Redevelopment



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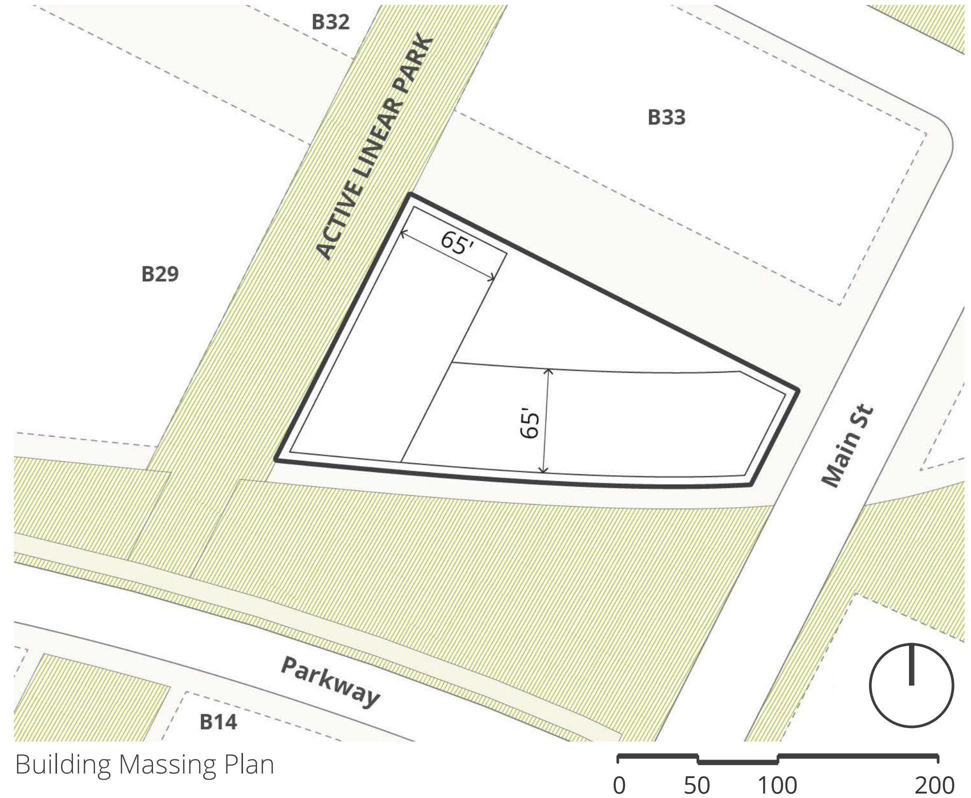
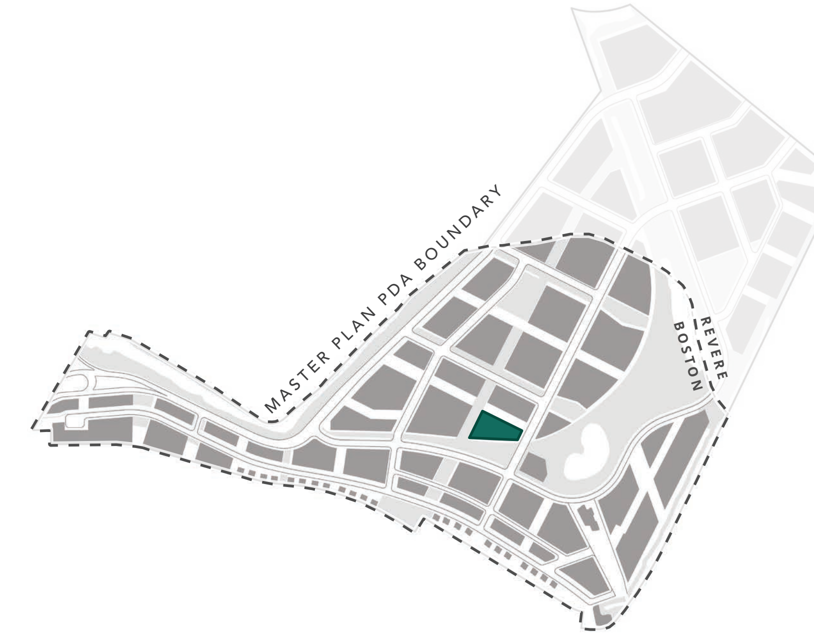
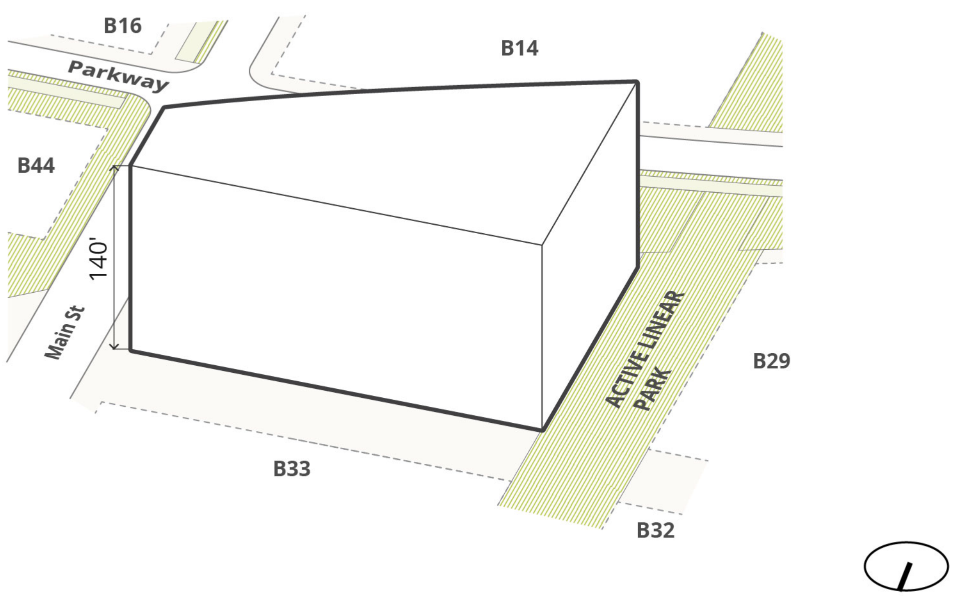


Building Massing Plan



Key Plan



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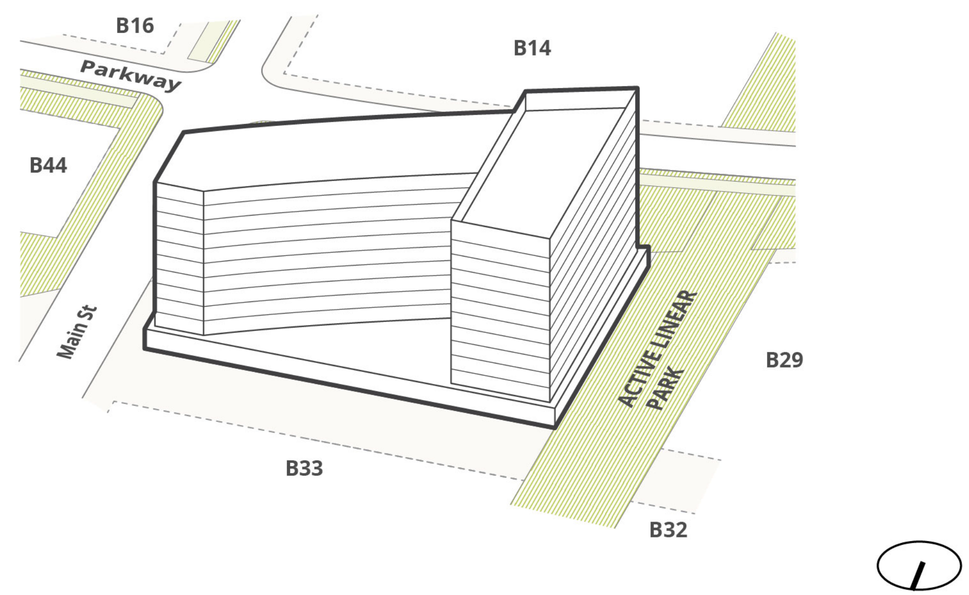
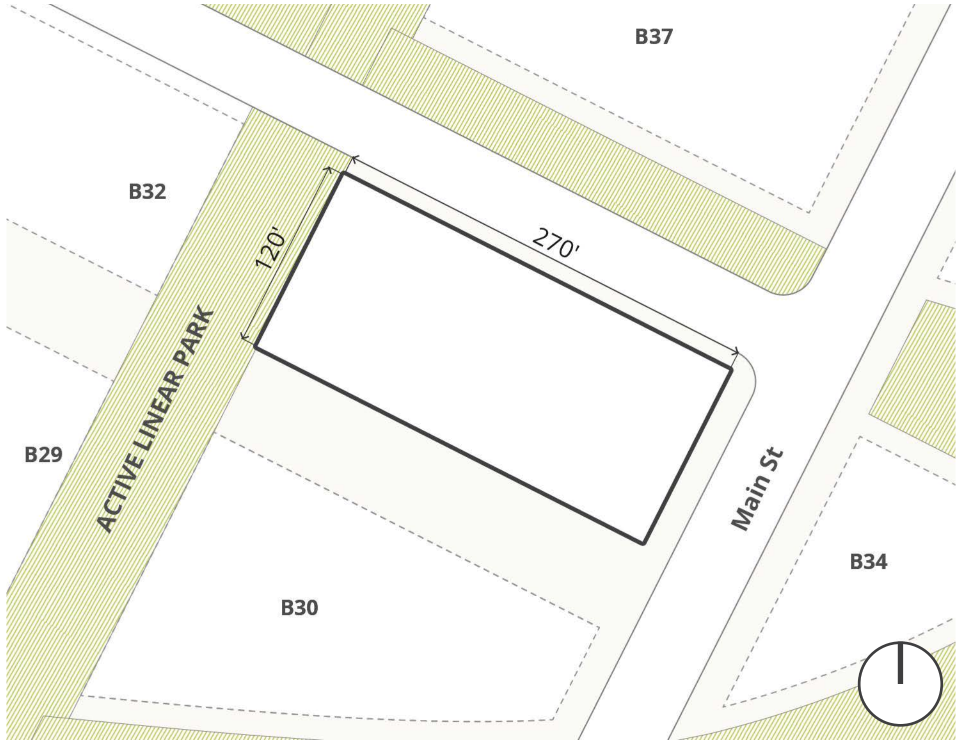


Building Massing Axon

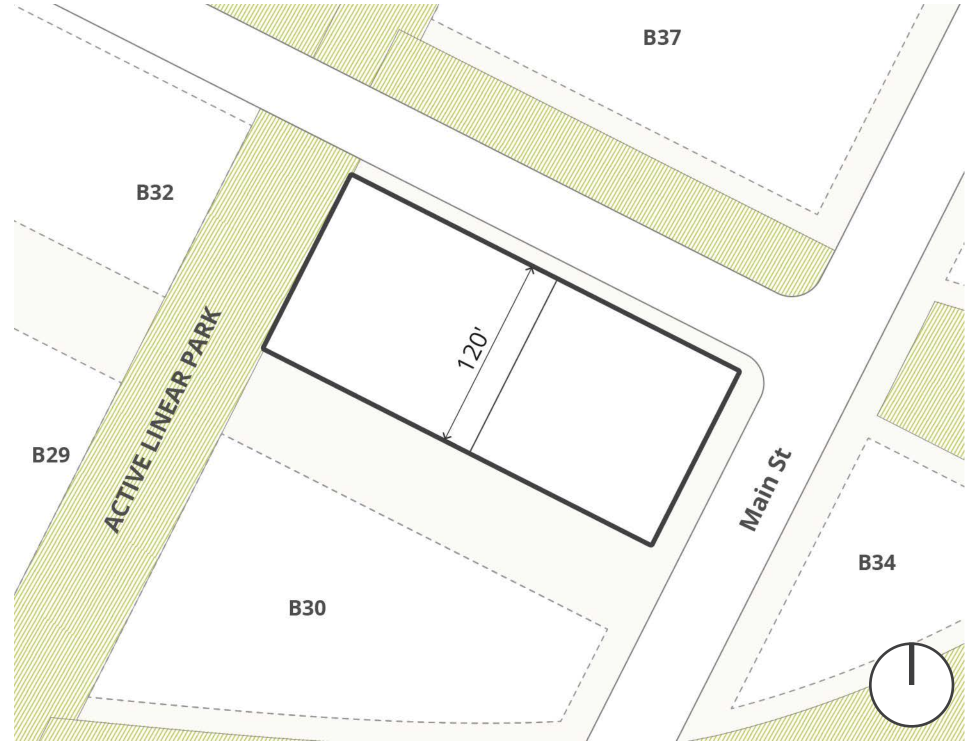
Proposed GFA	**200,913 sf**
Max Building Height	**140'**

Phase 2B | Block 30

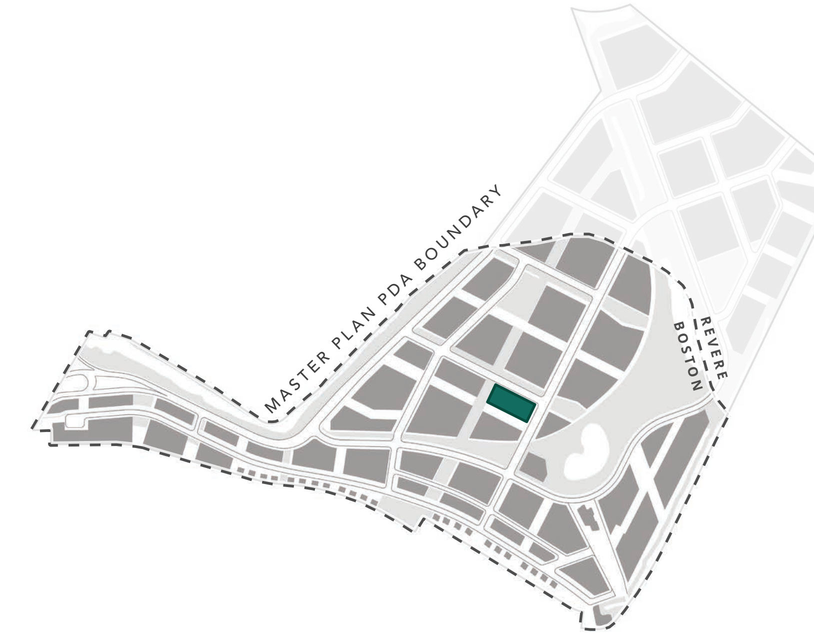
Suffolk Downs Redevelopment



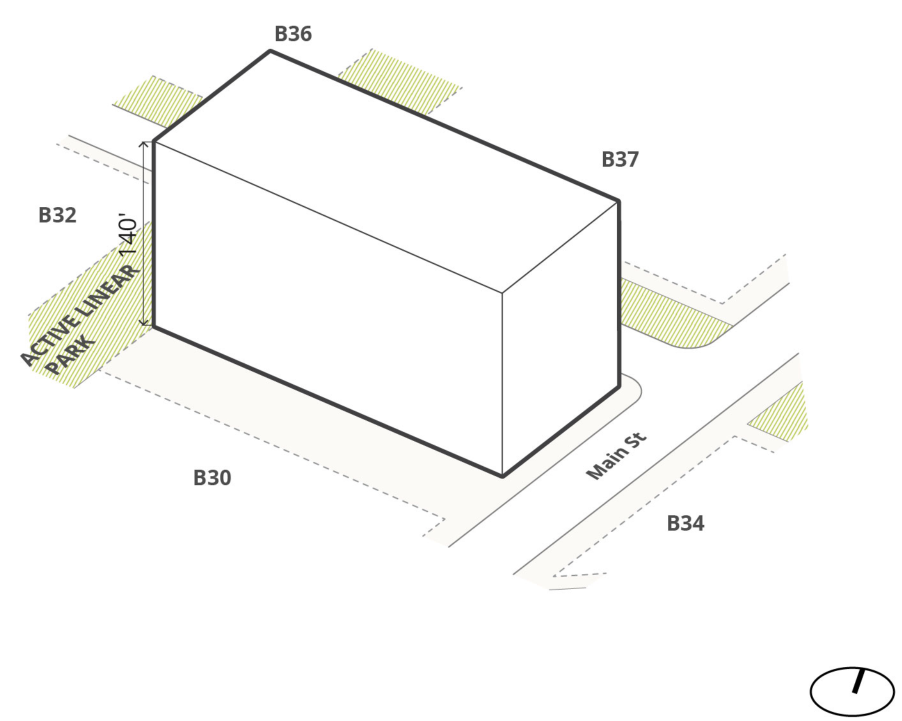
Building Envelope Plan



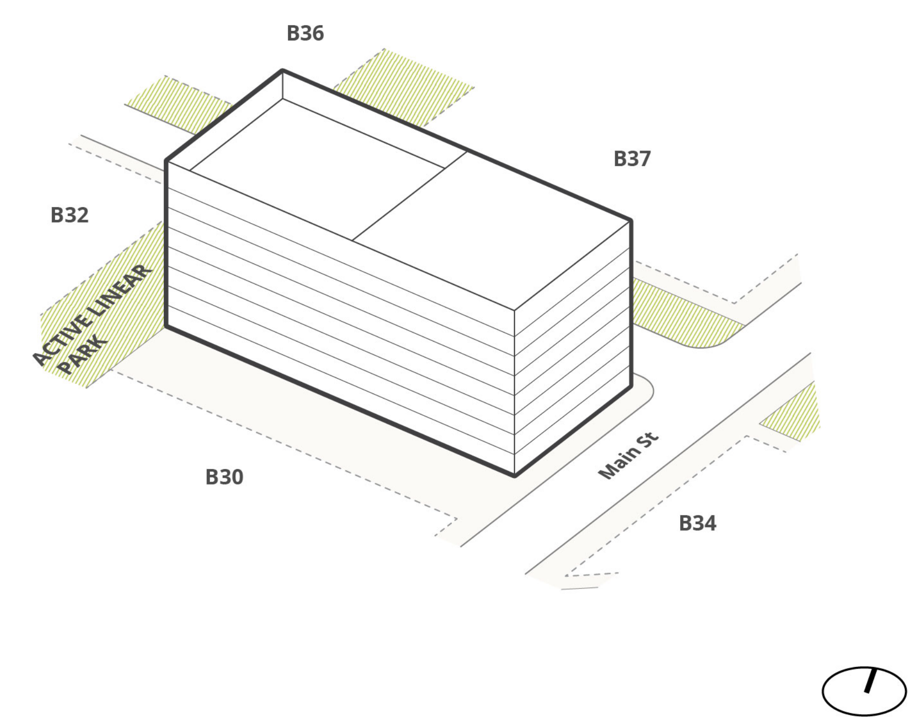
Building Massing Plan



Key Plan



Building Envelope Axon

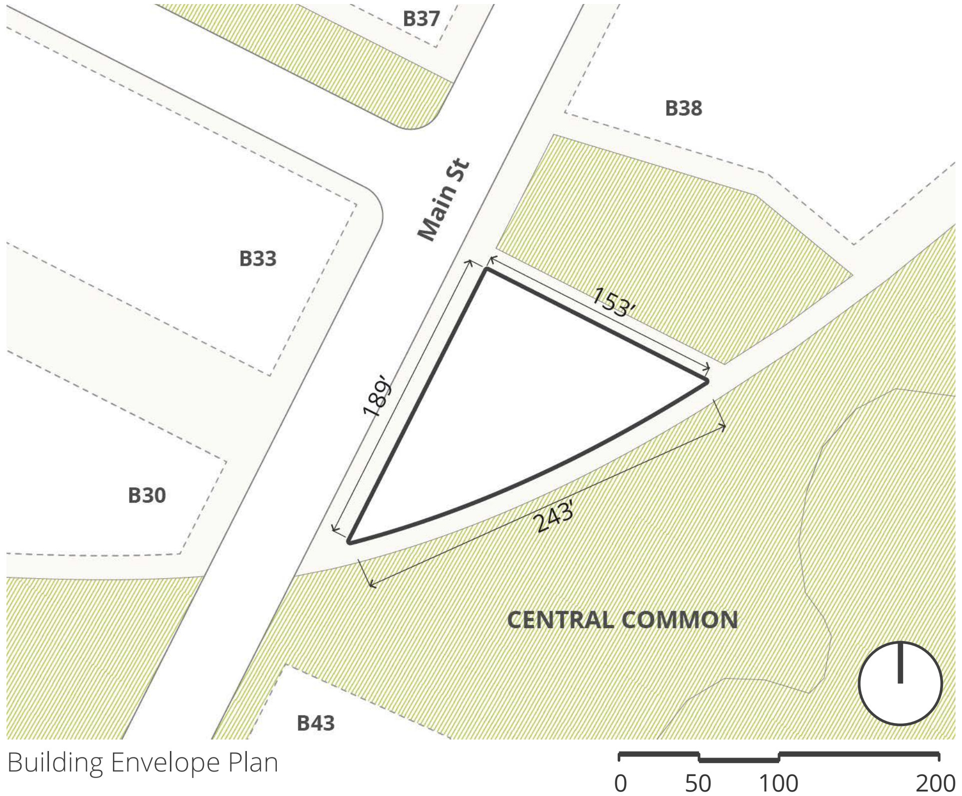


Building Massing Axon

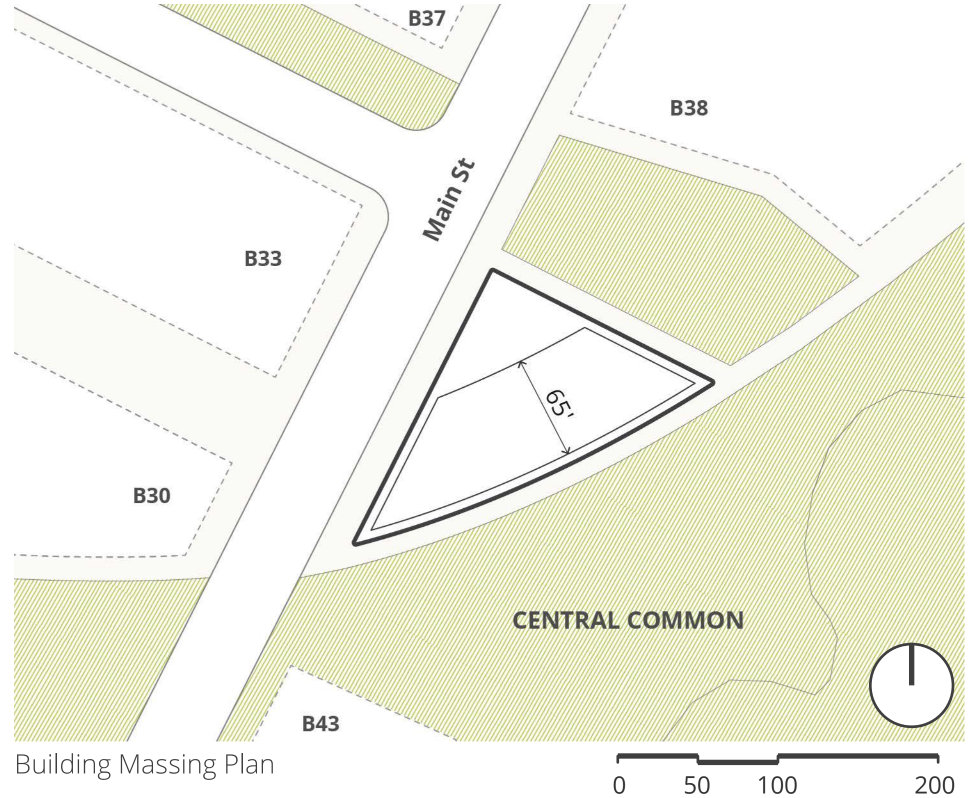
Proposed GFA	**252,834 sf**
Max Building Height	**140'**

Phase 2B | Block 33

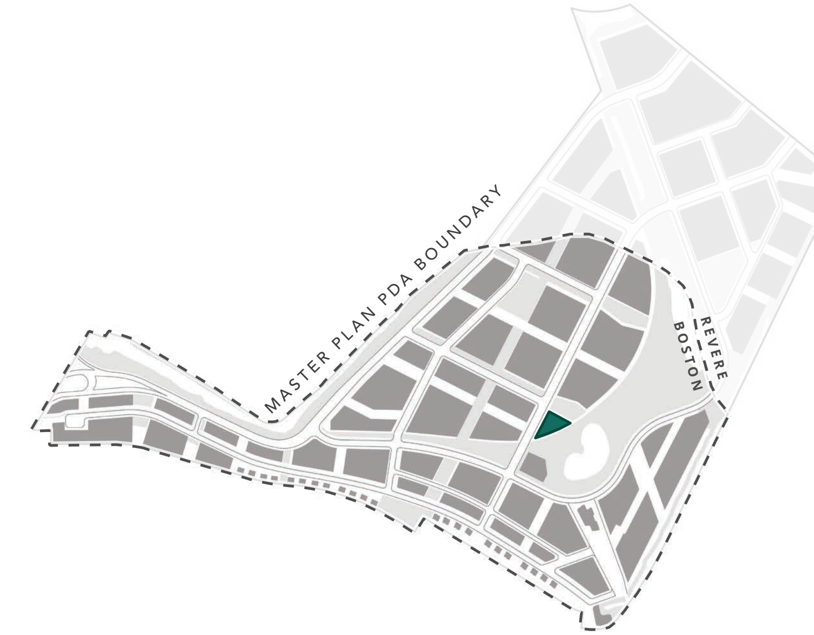
Suffolk Downs Redevelopment



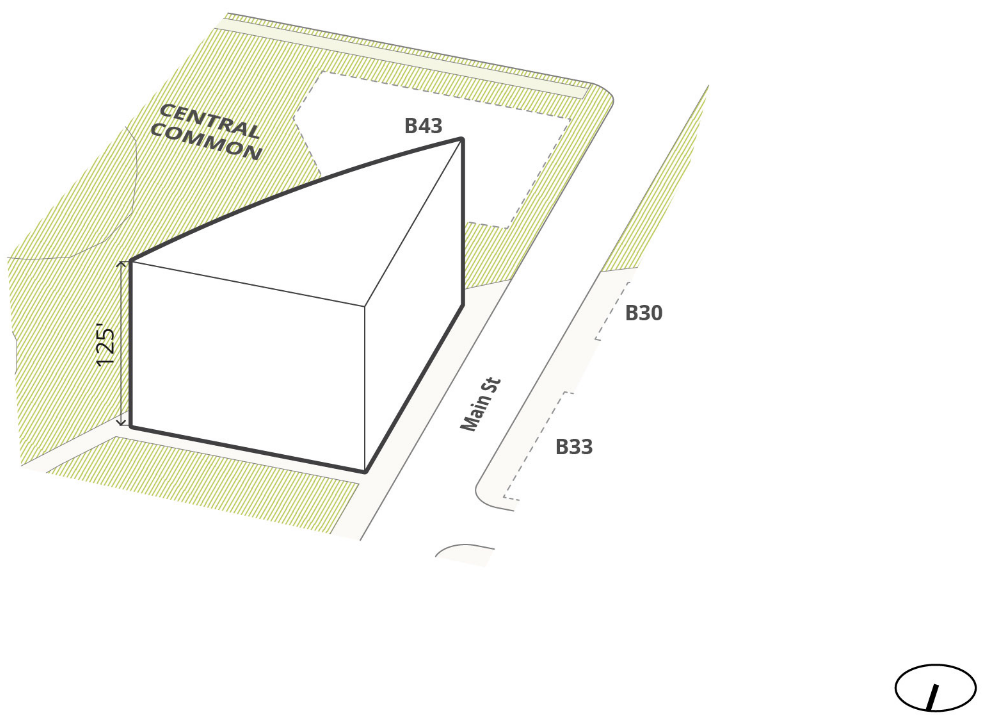
Building Envelope Plan



Building Massing Plan



Key Plan



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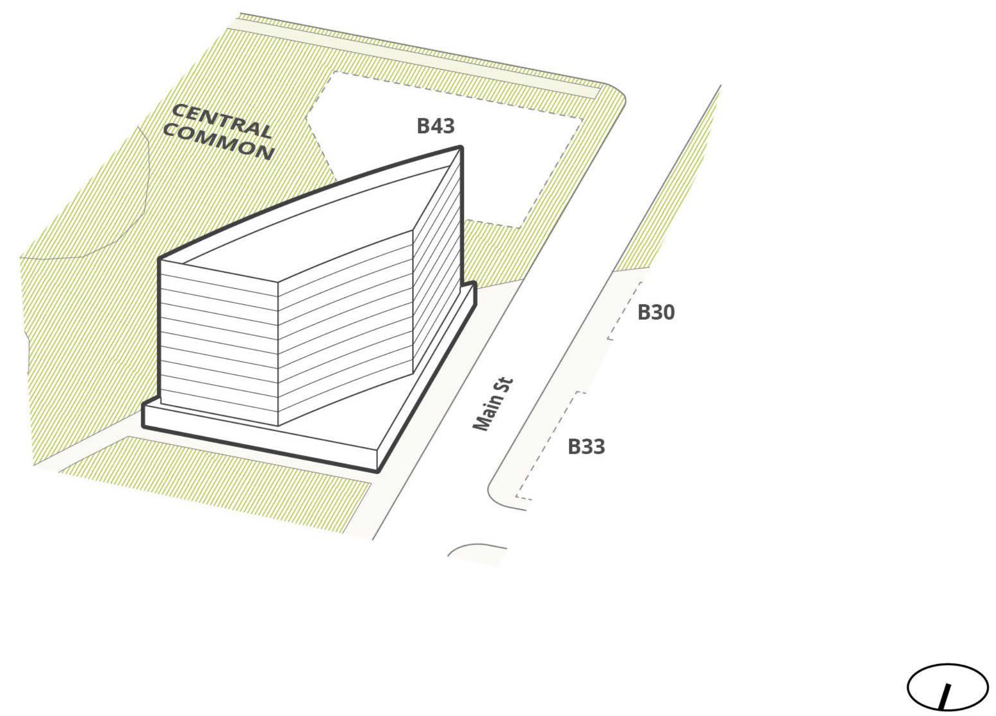
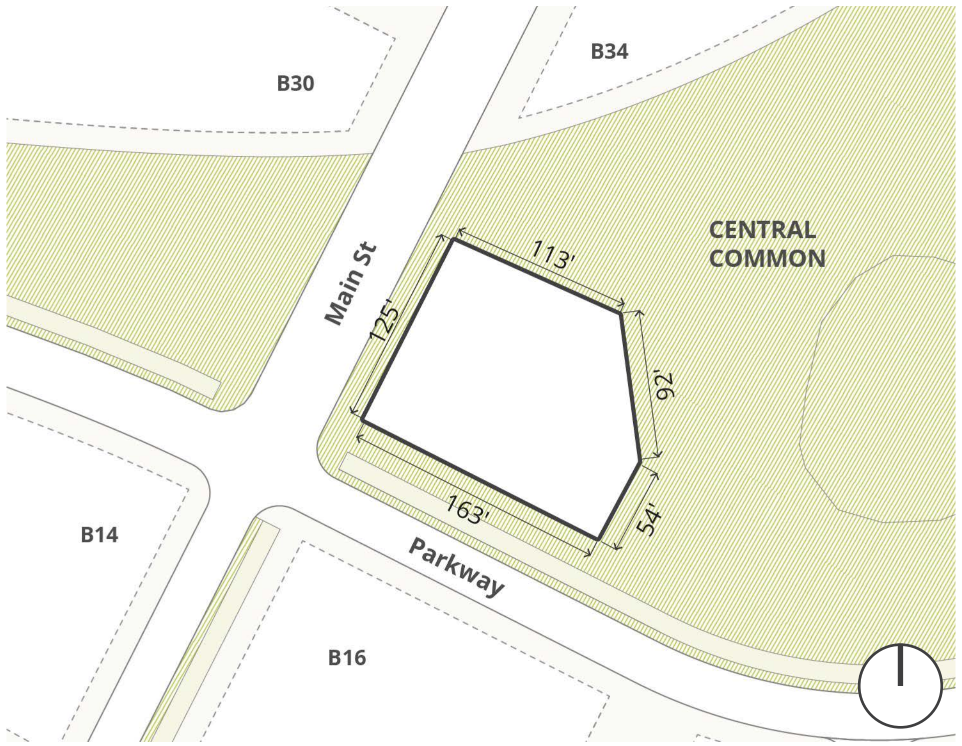


Building Massing Axon

Proposed GFA	**116,196 sf**
Max Building Height	**125'**

Phase 2B | Block 34

Suffolk Downs Redevelopment



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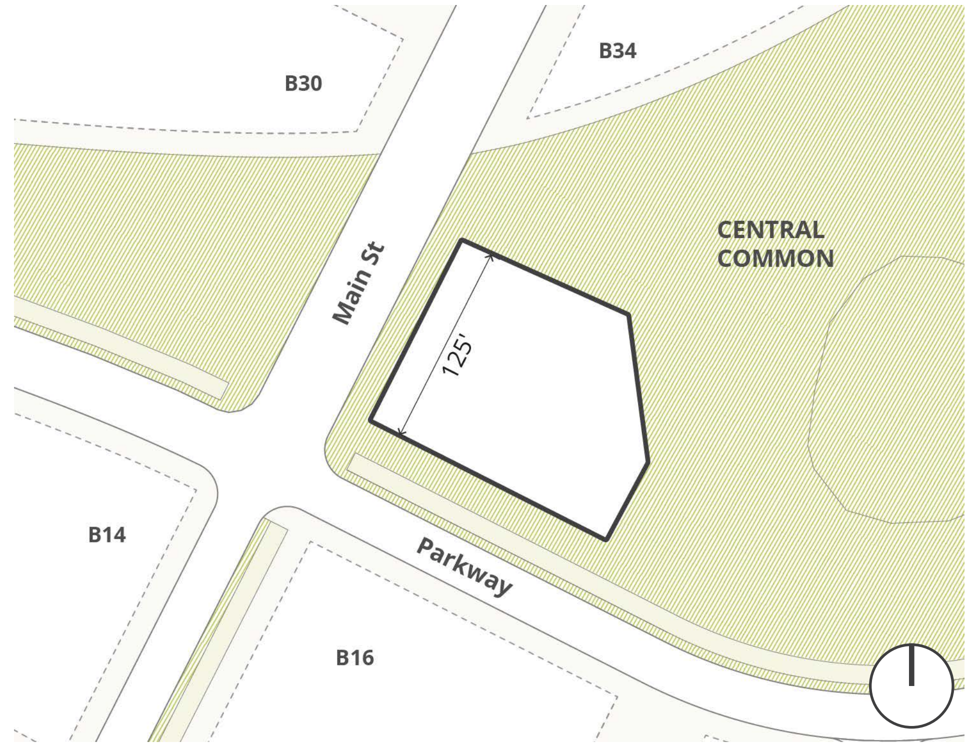
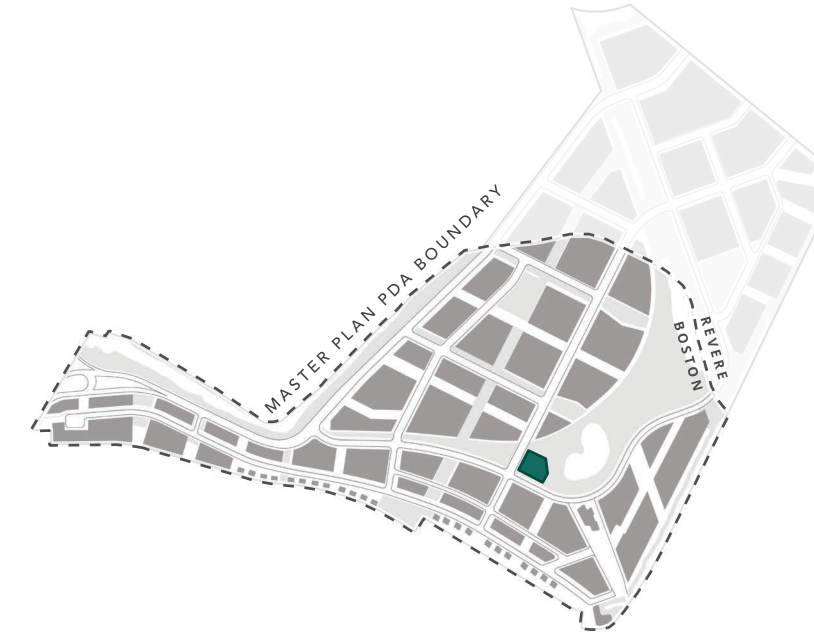


Building Massing Plan



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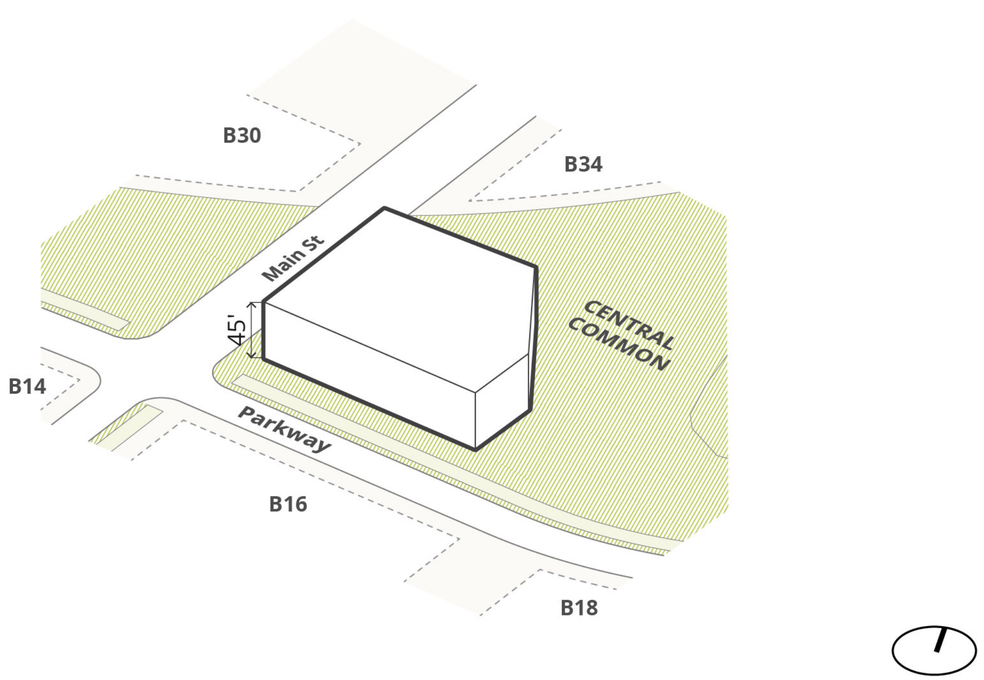

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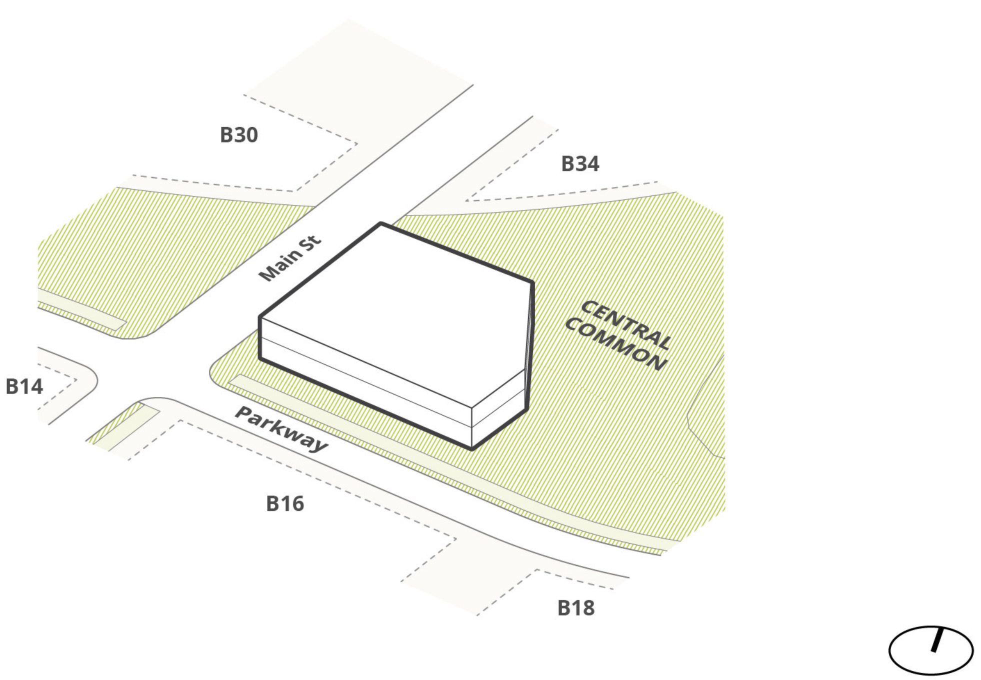
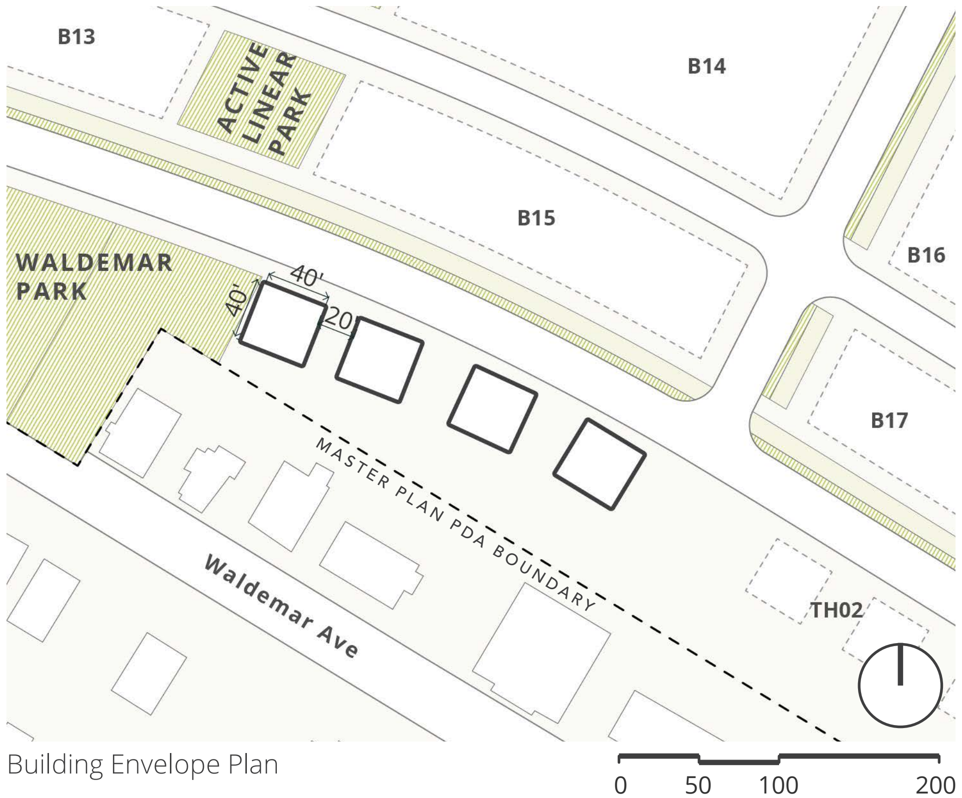


Building Massing Axon

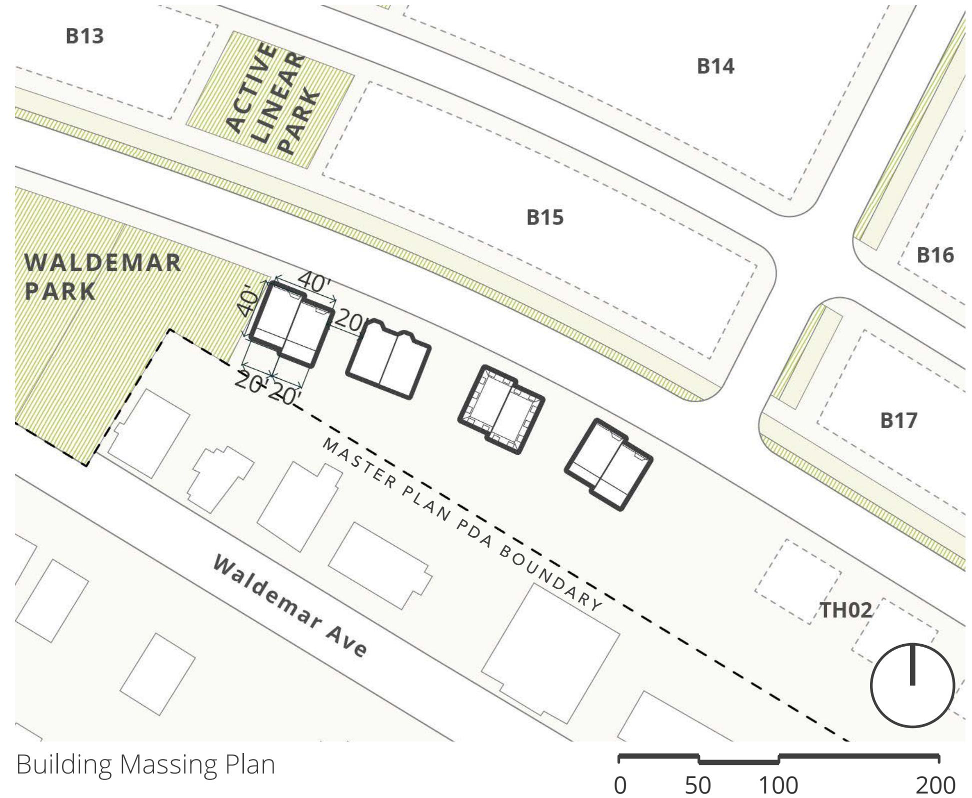
Proposed GFA	**32,190 sf**
Max Building Height	**45'**

Phase 2B | Block 43

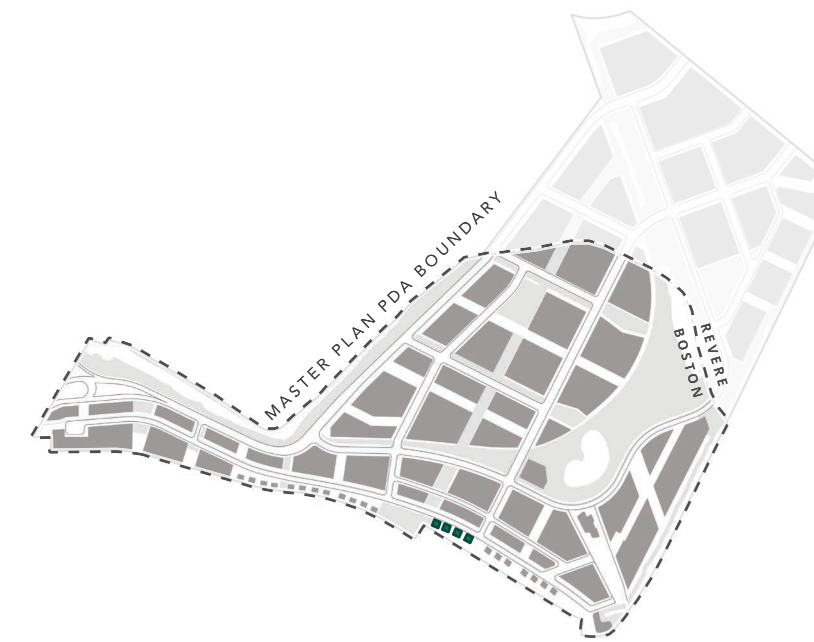
Suffolk Downs Redevelopment



Building Envelope Plan



Building Massing Plan



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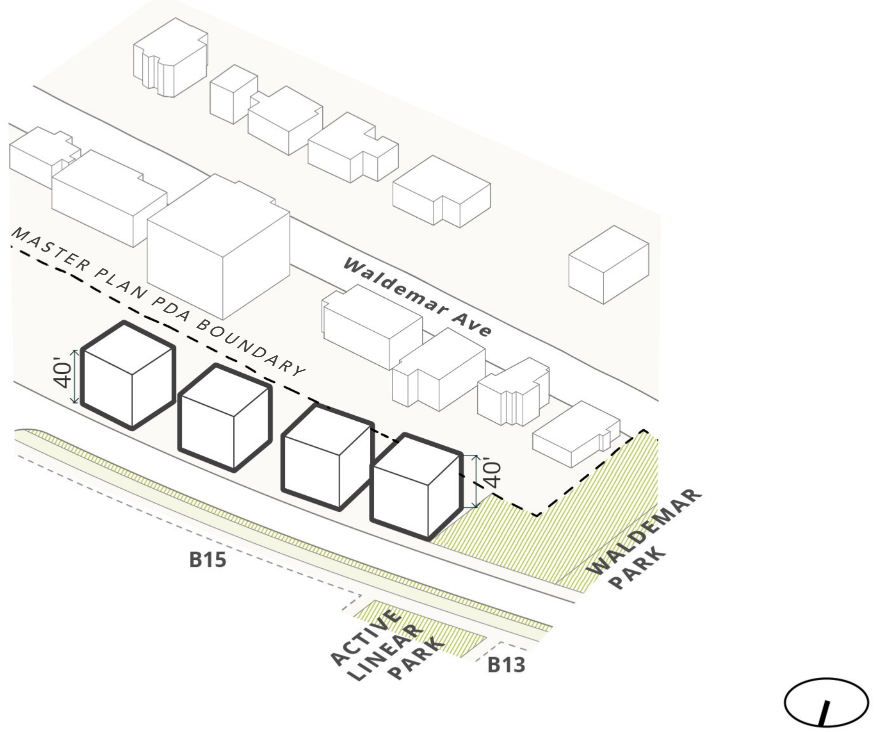
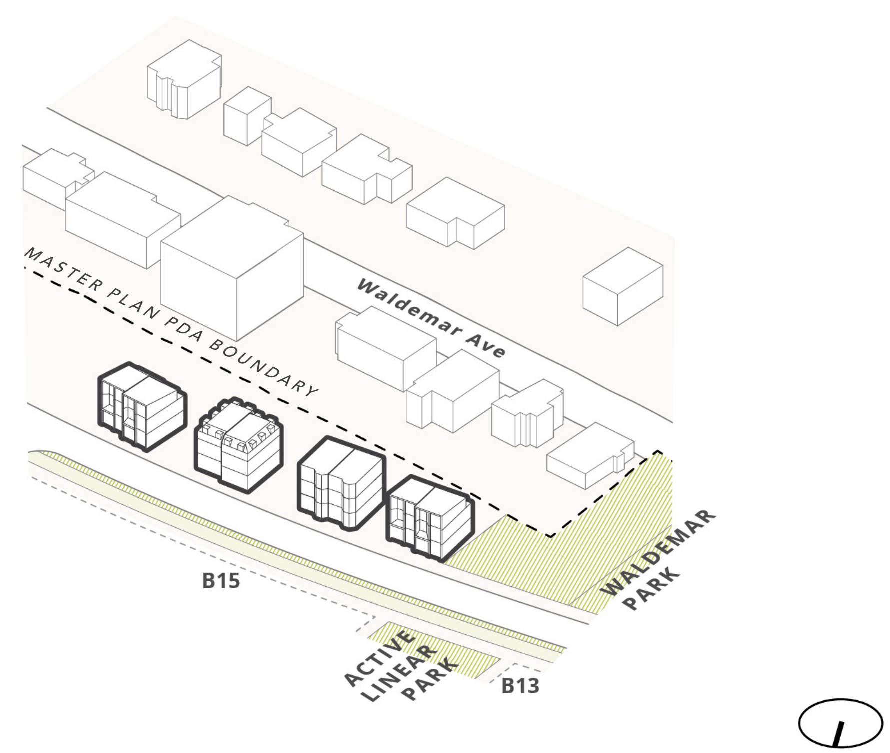


Building Envelope Axon



Building Massing Axon

Proposed GFA	**16,672 sf**
Max Building Height	**40'**

Phase 2B | Block TH01

Suffolk Downs Redevelopment

Phase 3 Boston - Uses

B36:	**433,836 sf**
Commercial	433,836 sf
B37:	**368,814 sf**
Residential	358,532 sf
Retail	10,282 sf
B38:	**379,863 sf**
Residential	369,886 sf
Retail	9,976 sf
B40:	**368,814 sf**
Residential	358,532 sf
Retail	10,282 sf
B41:	**474,280 sf**
Residential	156,271 sf
Retail	10,887 sf
B42:	**349,822 sf**
Commercial	349,822 sf
Retail	7,711 sf
B02:	**105,105 sf**
Commercial	102,456 sf
Retail	2,648 sf
B03:	**406,007 sf**
Commercial	394,193 sf
Retail	11,814 sf

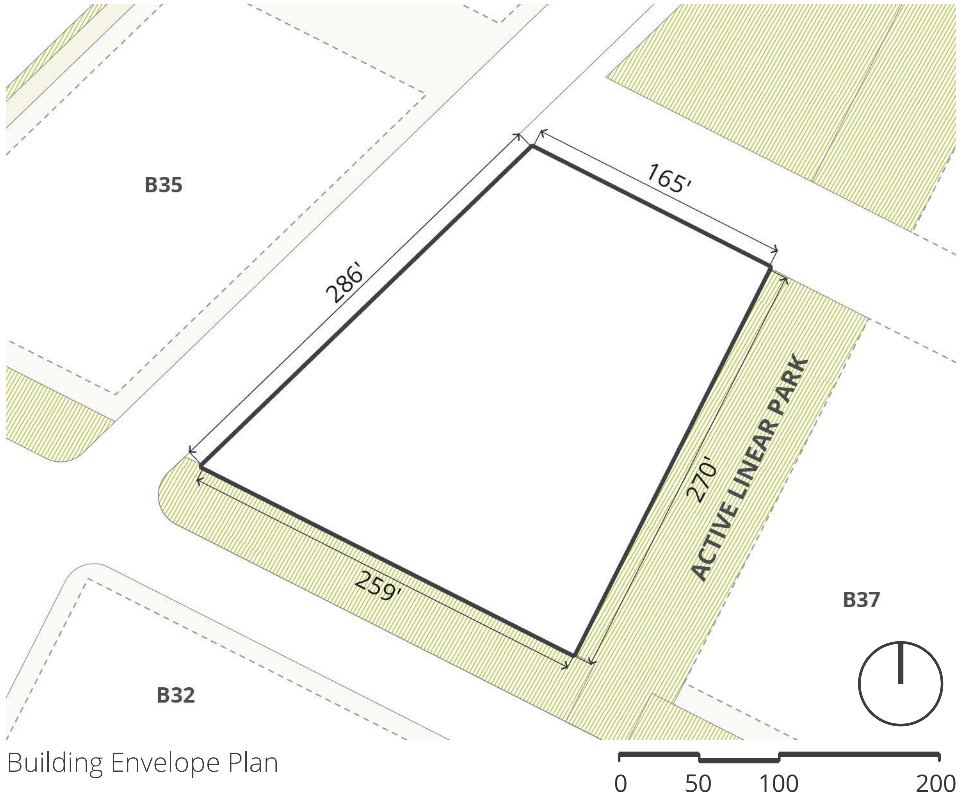
Commercial
886,115 sf | 31%

Retail
63,604 sf | 2%

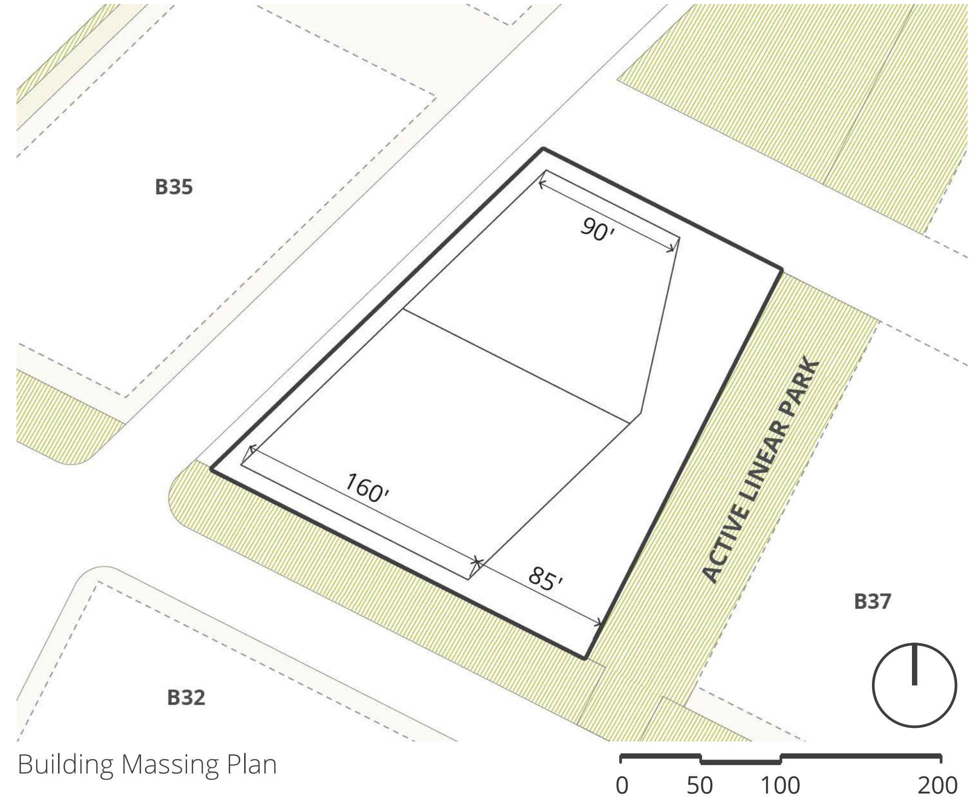
Total Non-Residential
949,719 sf | 33%

Total Residential
1,944,538 sf | 67%

TOTAL PHASE 3
2,894,257 sf | 100%

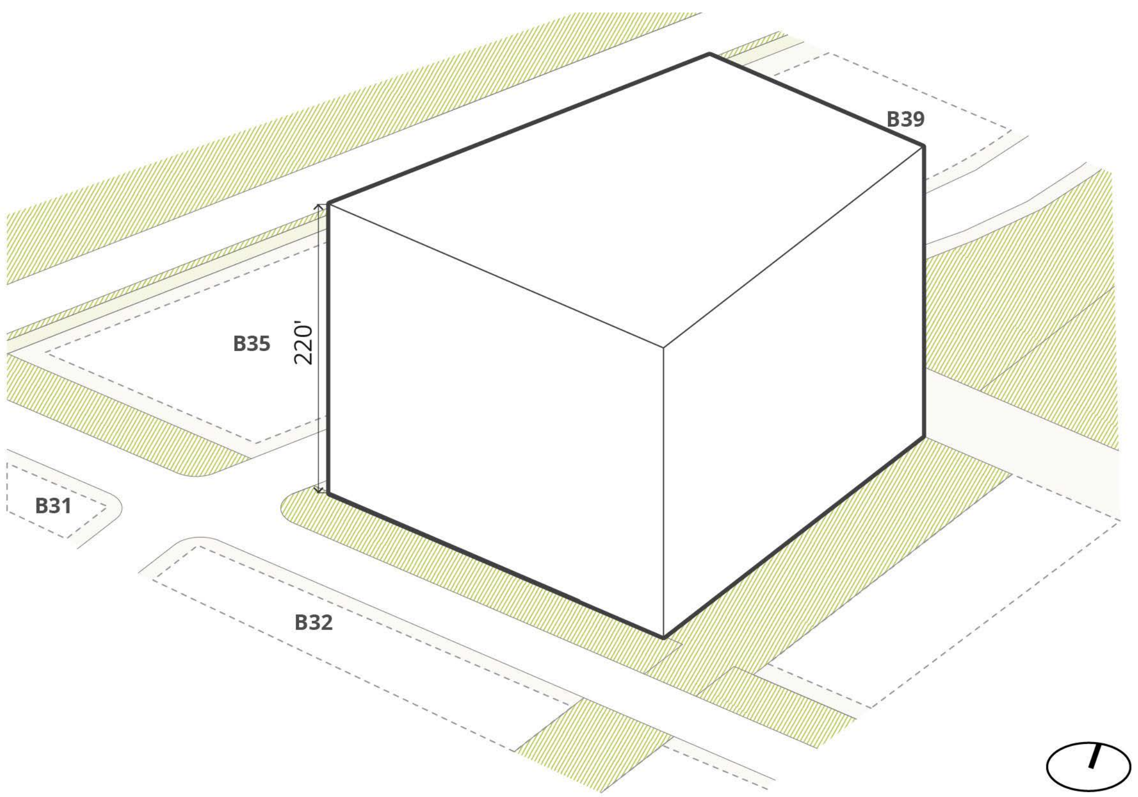


Building Envelope Plan

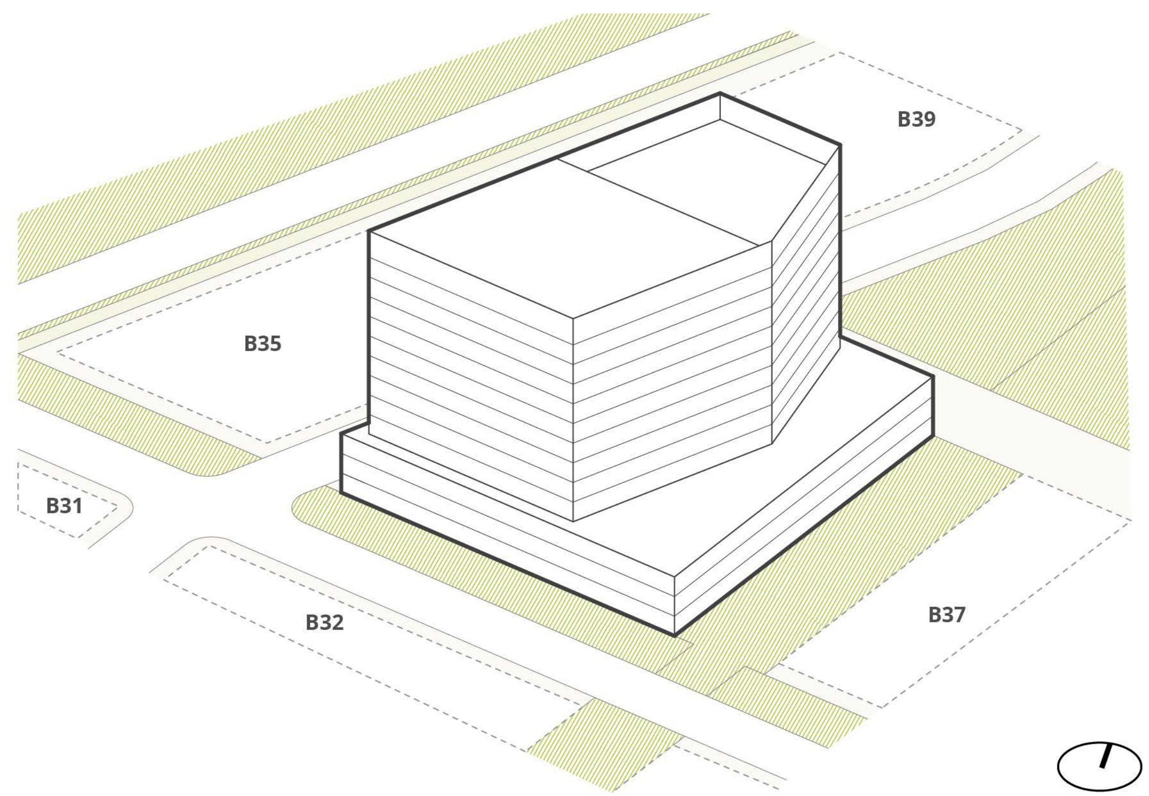


Building Massing Plan

Key Plan



Building Envelope Axon

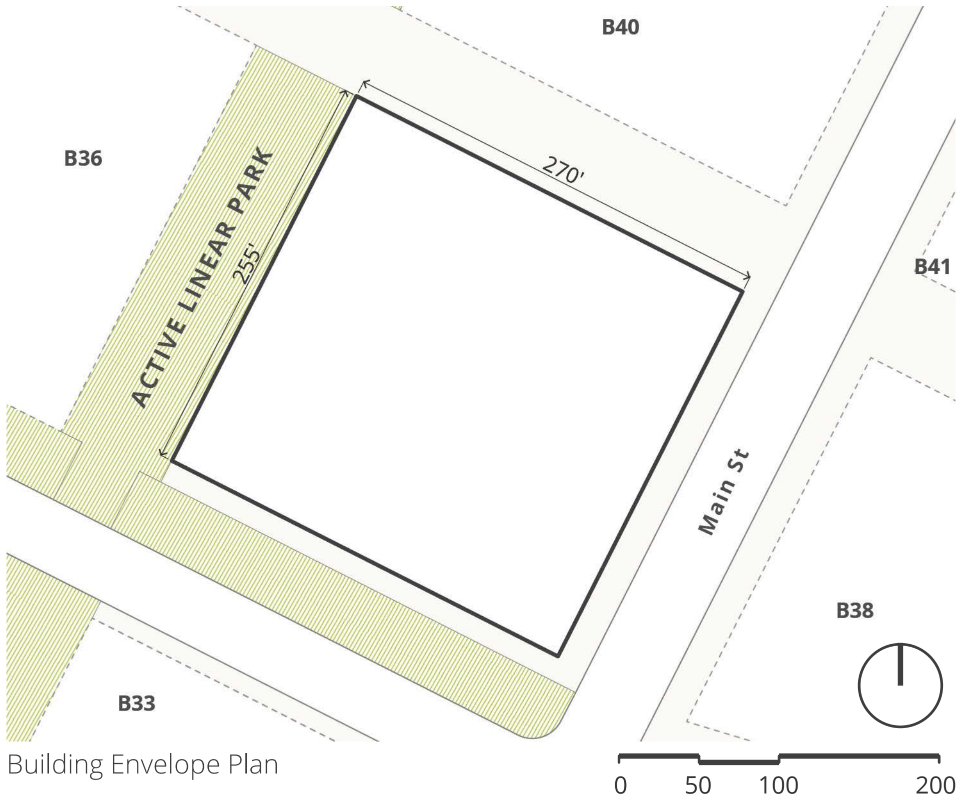


Building Massing Axon

Proposed GFA	**418,206 sf**
Max Building Height	**220'**

Phase 3B | Block 36

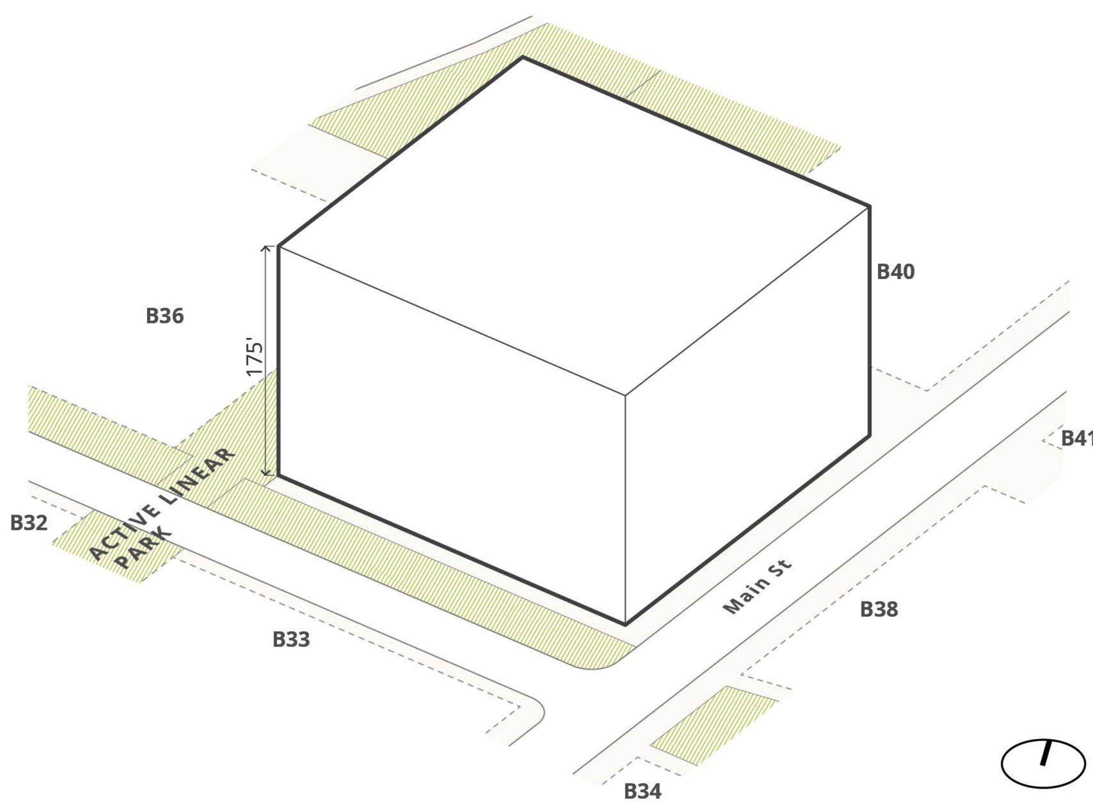
Suffolk Downs Redevelopment



Building Envelope Plan

Building Massing Plan

Key Plan



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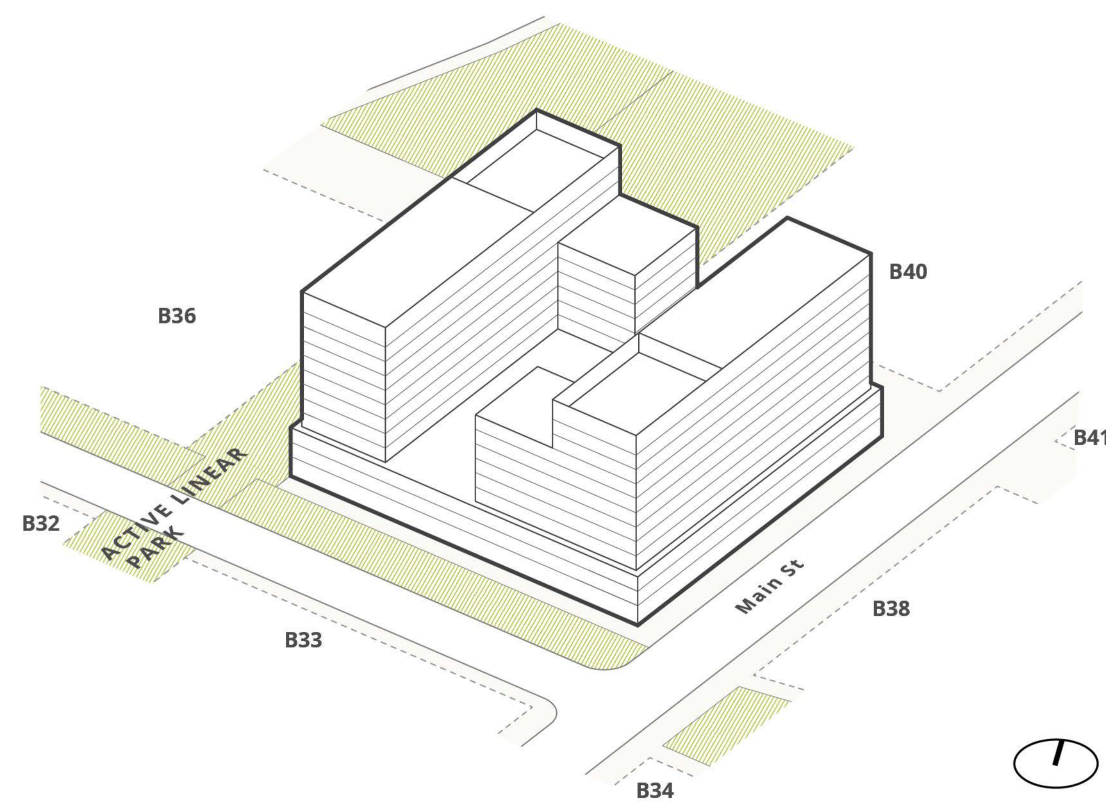
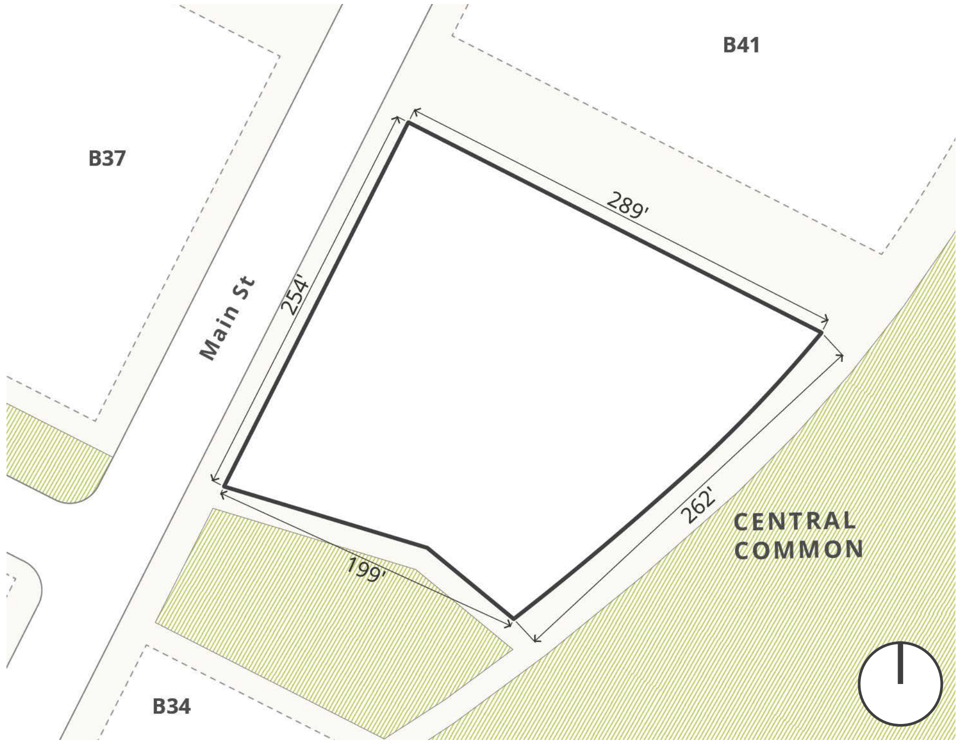


Building Massing Axon

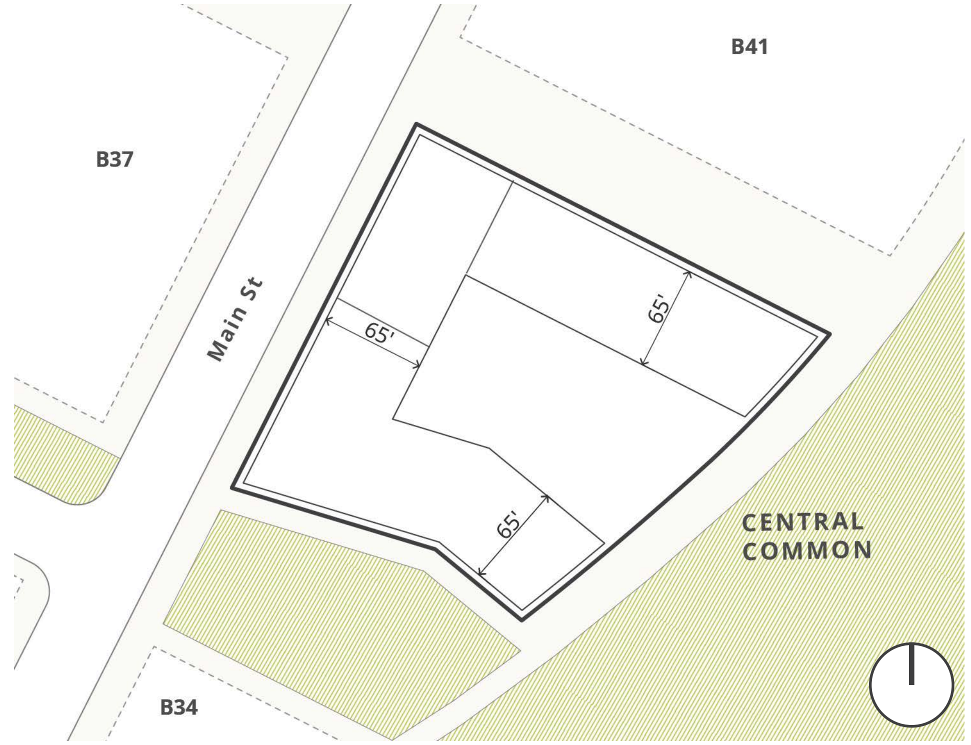
Proposed GFA	**381,891 sf**
Max Building Height	**175'**

Phase 3B | Block 37

Suffolk Downs Redevelopment

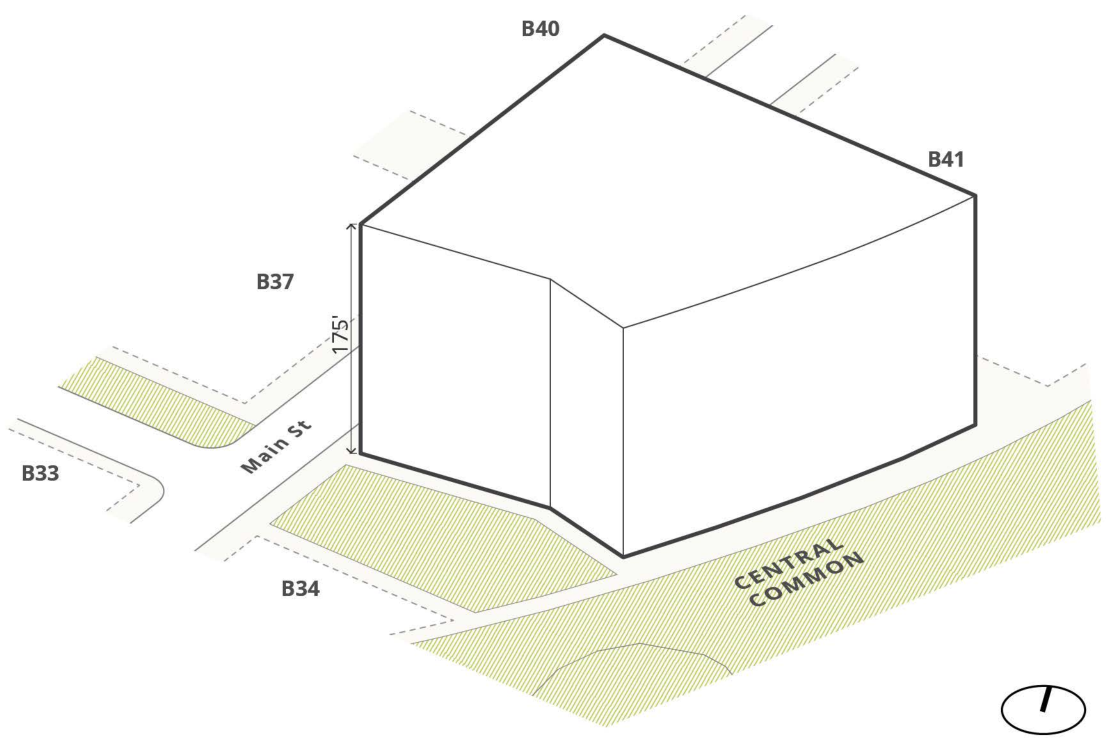


Building Envelope Plan

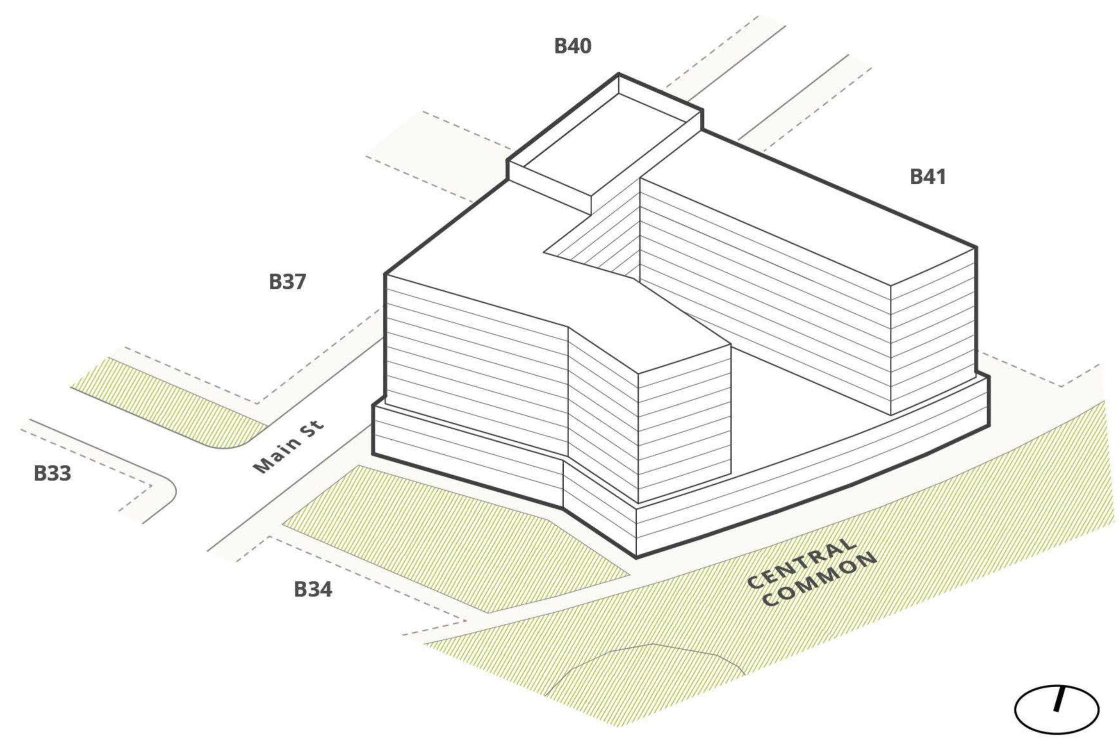


Building Massing Plan

Key Plan



Building Envelope Axon

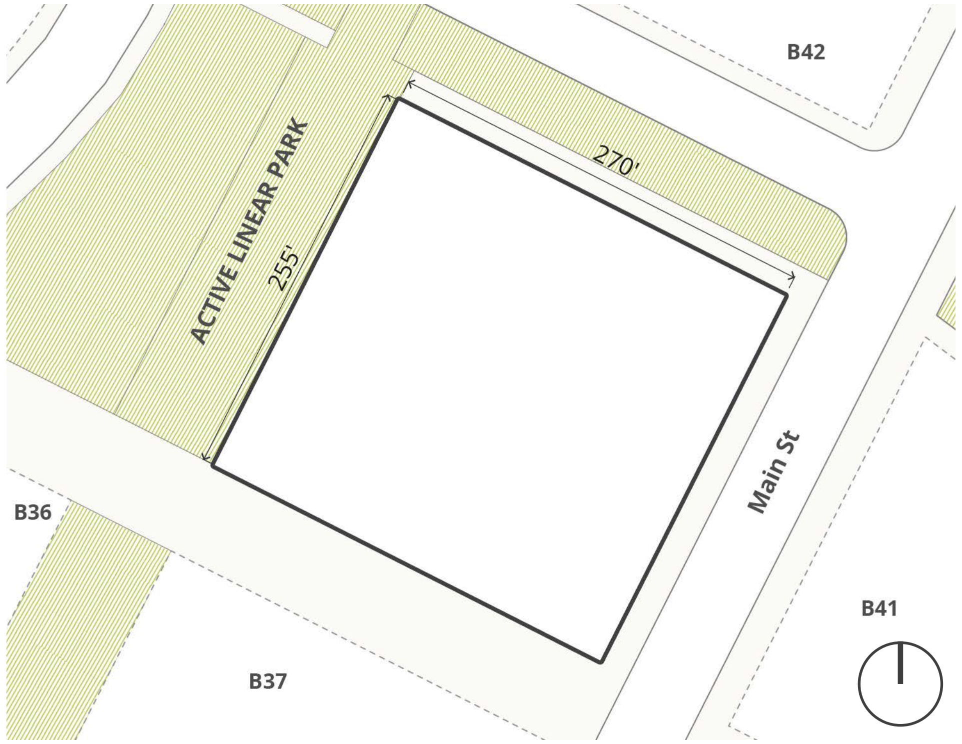


Building Massing Axon

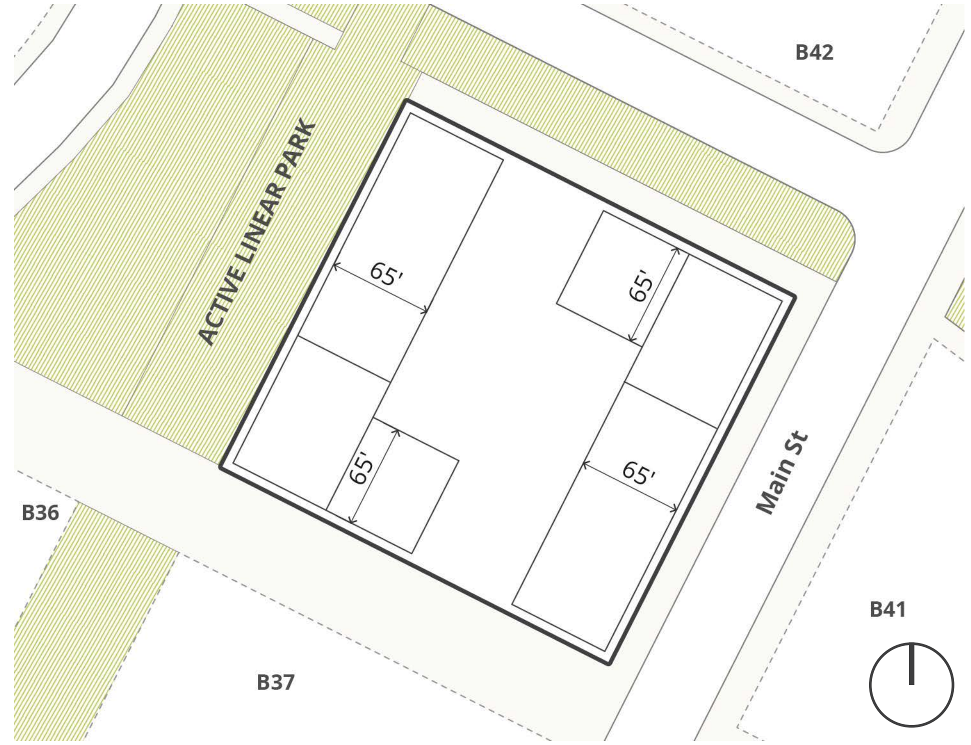
Proposed GFA	**392,839 sf**
Max Building Height	**175'**

Phase 3B | Block 38

Suffolk Downs Redevelopment

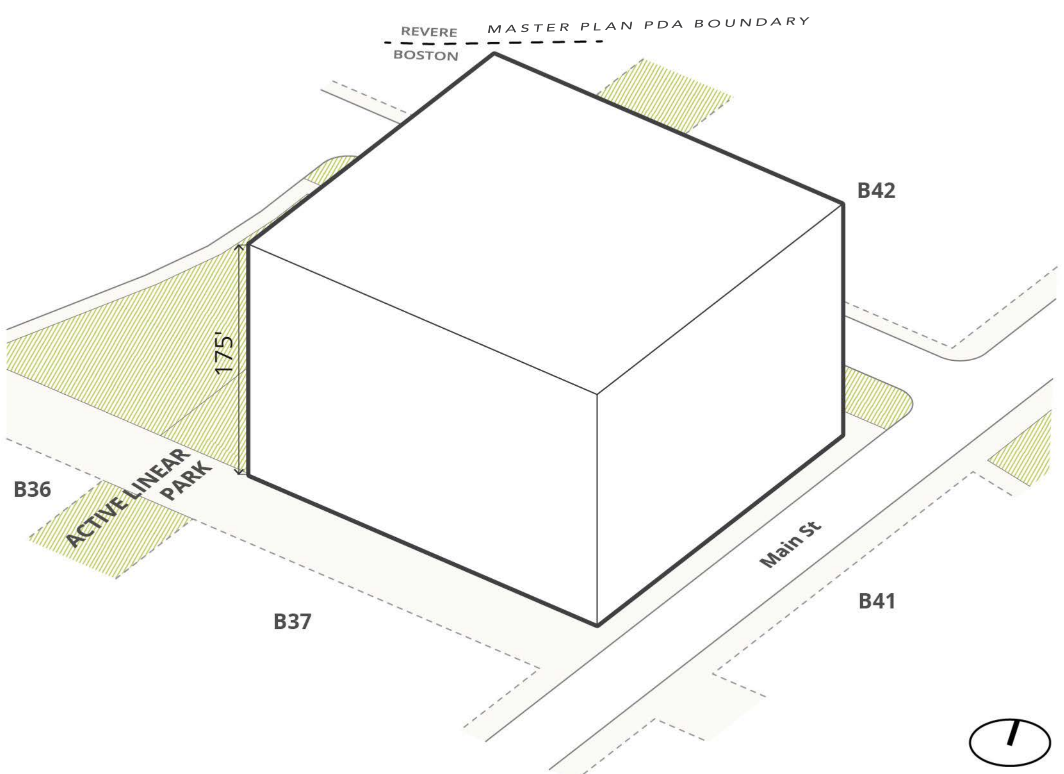


Building Envelope Plan



Building Massing Plan

Key Plan



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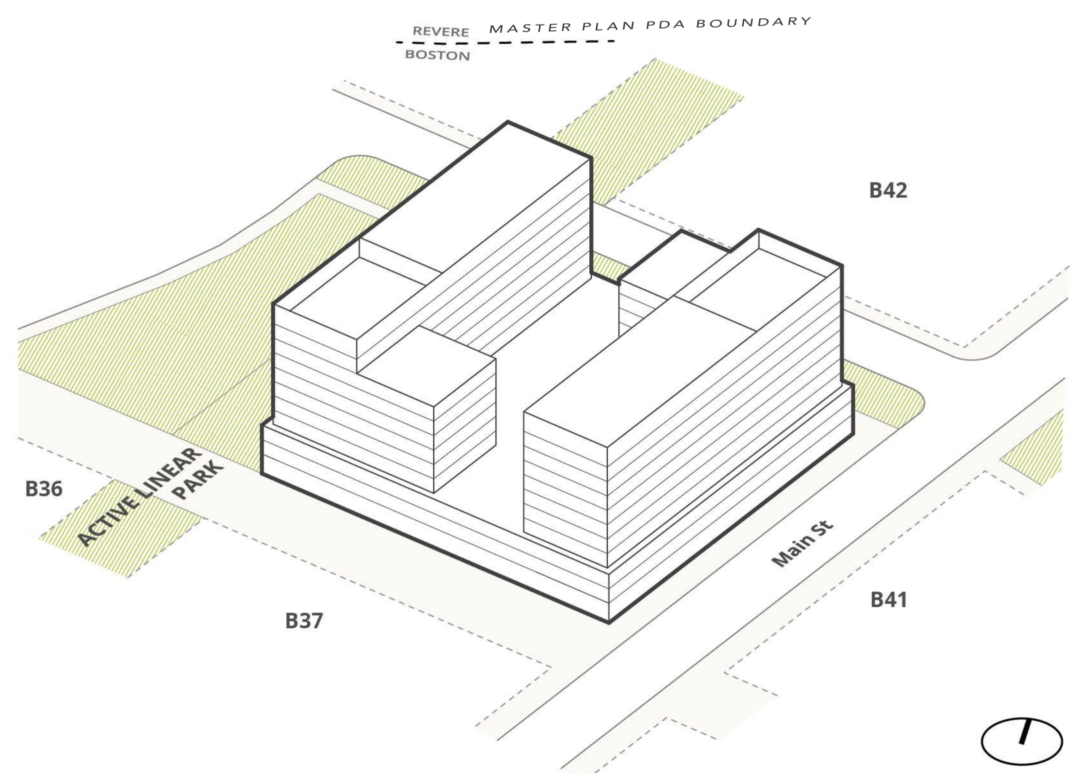
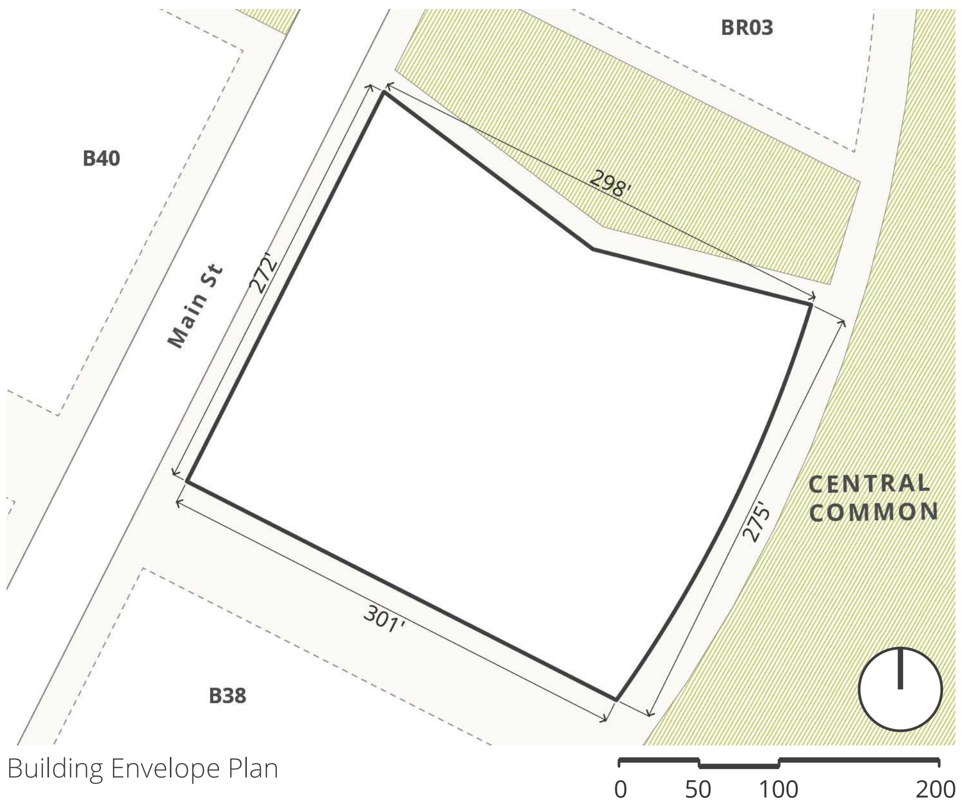


Building Massing Axon

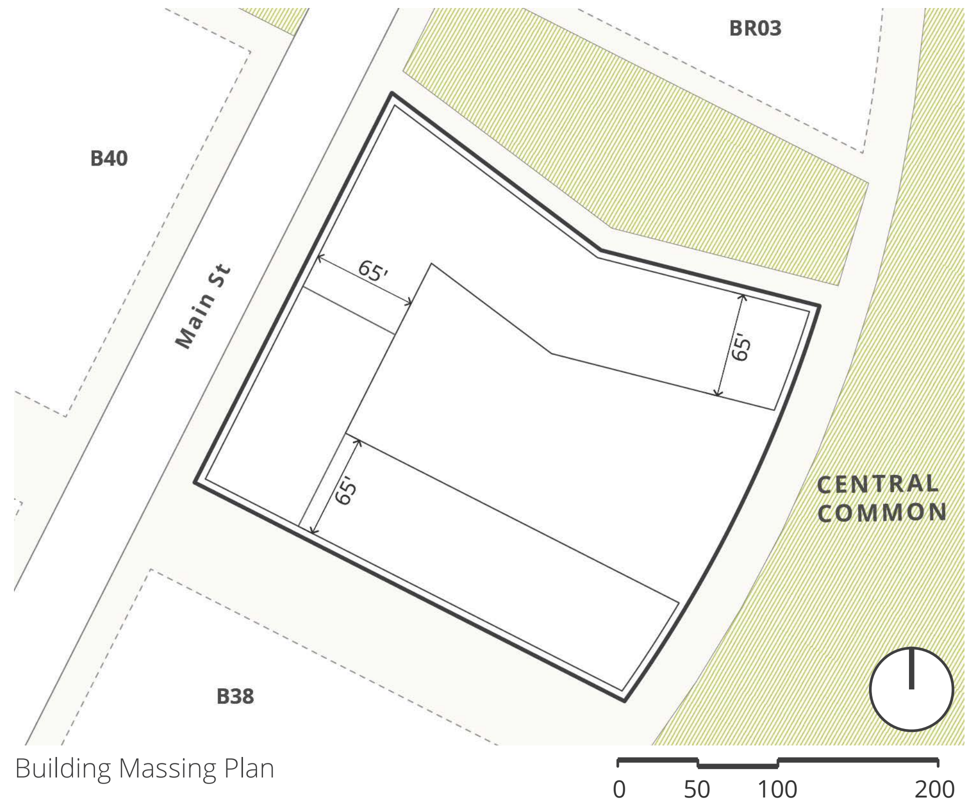
Proposed GFA	**381,891 sf**
Max Building Height	**175'**

Phase 3B | Block 40

Suffolk Downs Redevelopment

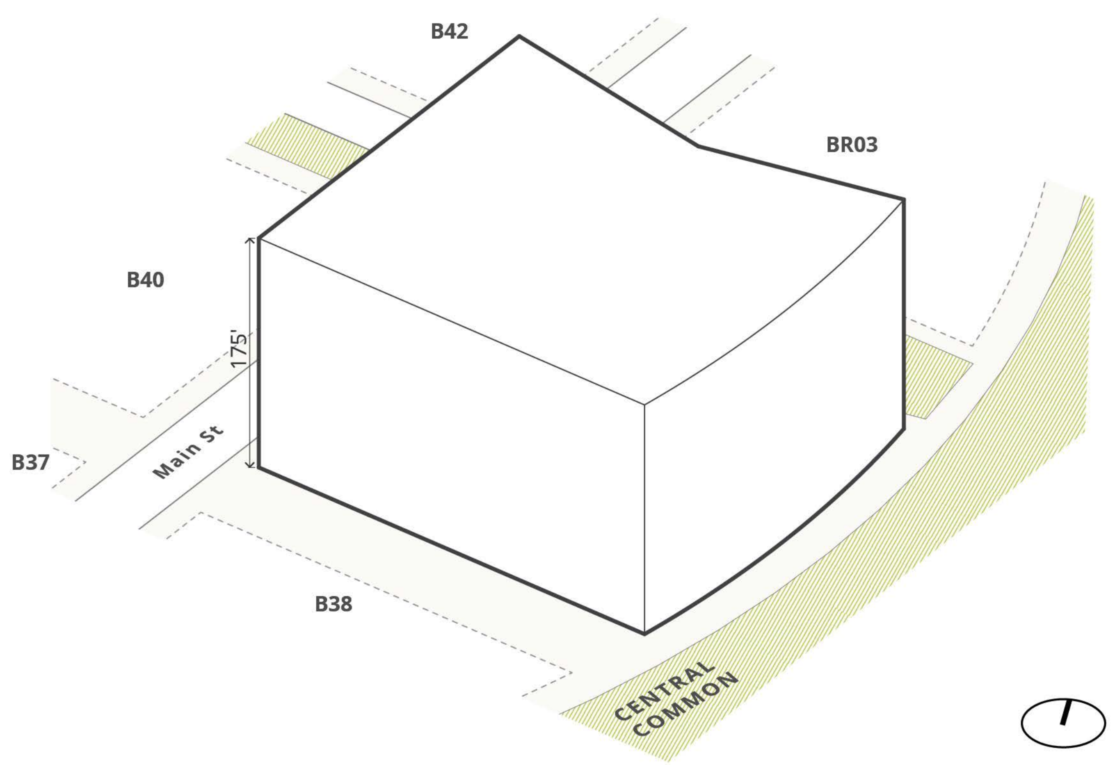


Building Envelope Plan

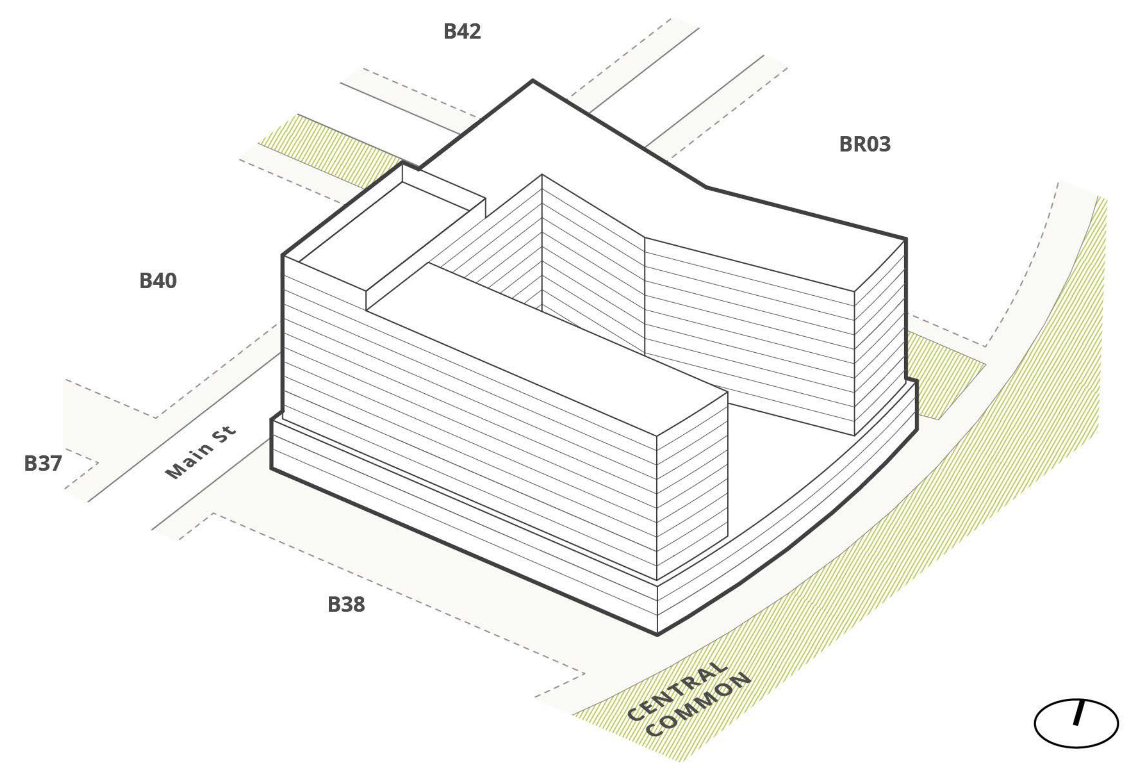


Building Massing Plan

Key Plan



Building Envelope Axon

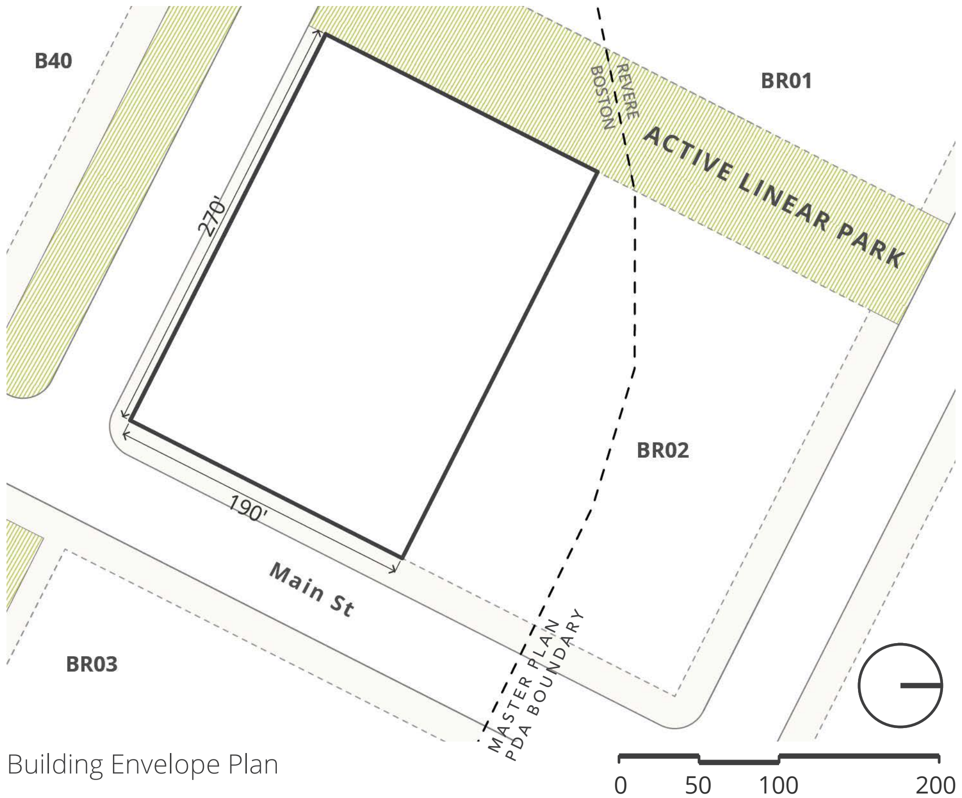


Building Massing Axon

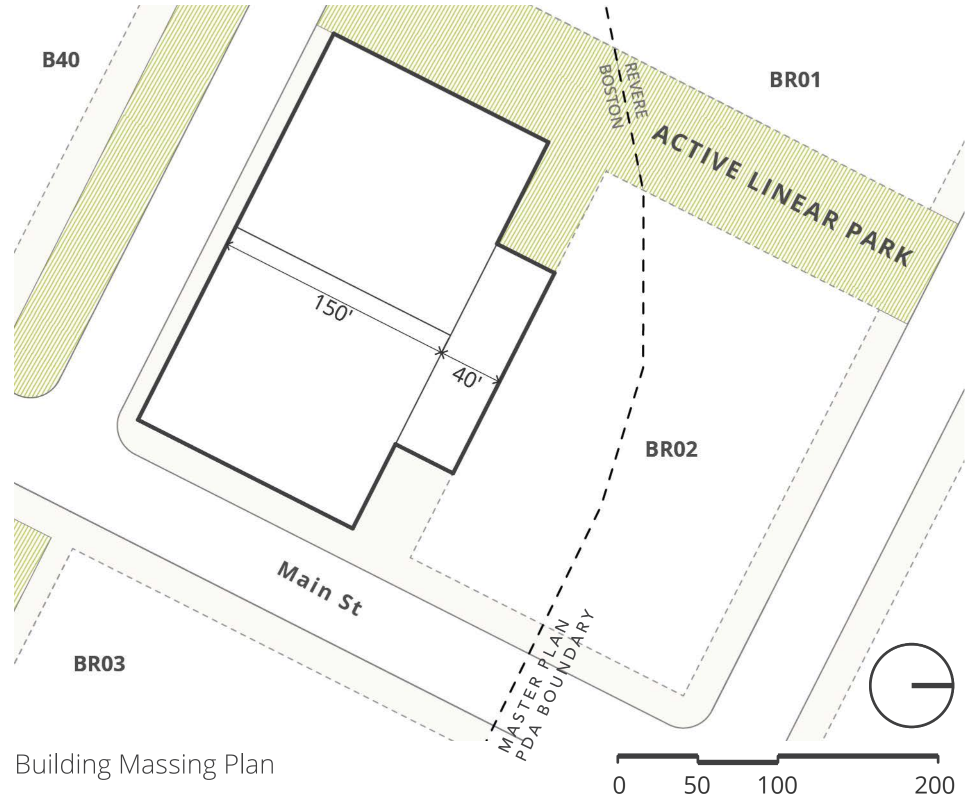
Proposed GFA	**486,379 sf**
Max Building Height	**175'**

Phase 3B | Block 41

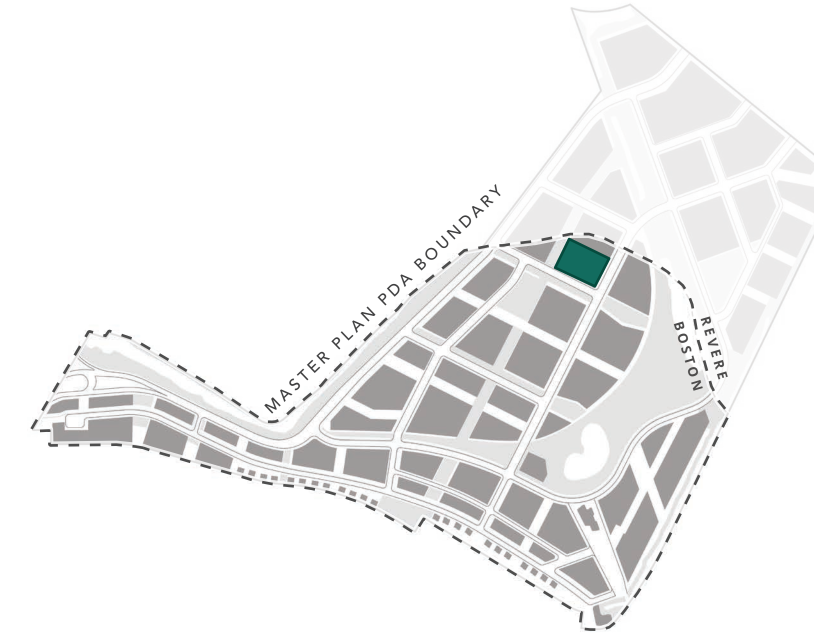
Suffolk Downs Redevelopment



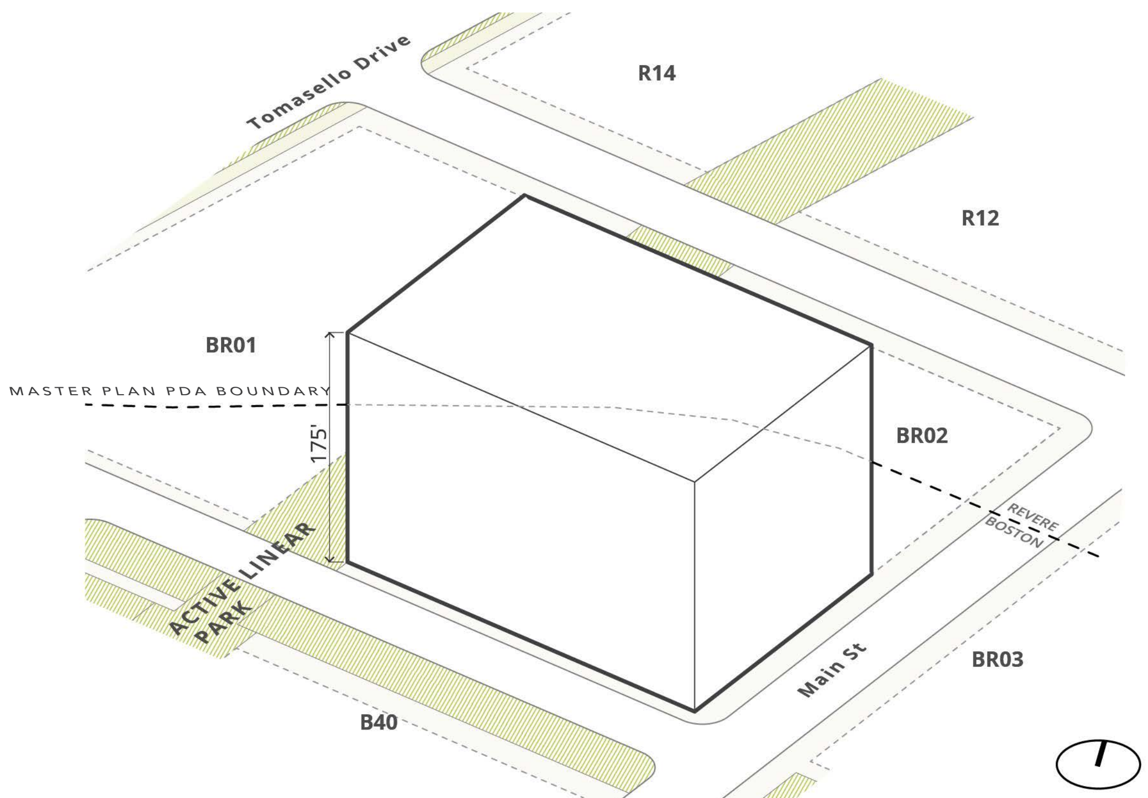
Building Envelope Plan



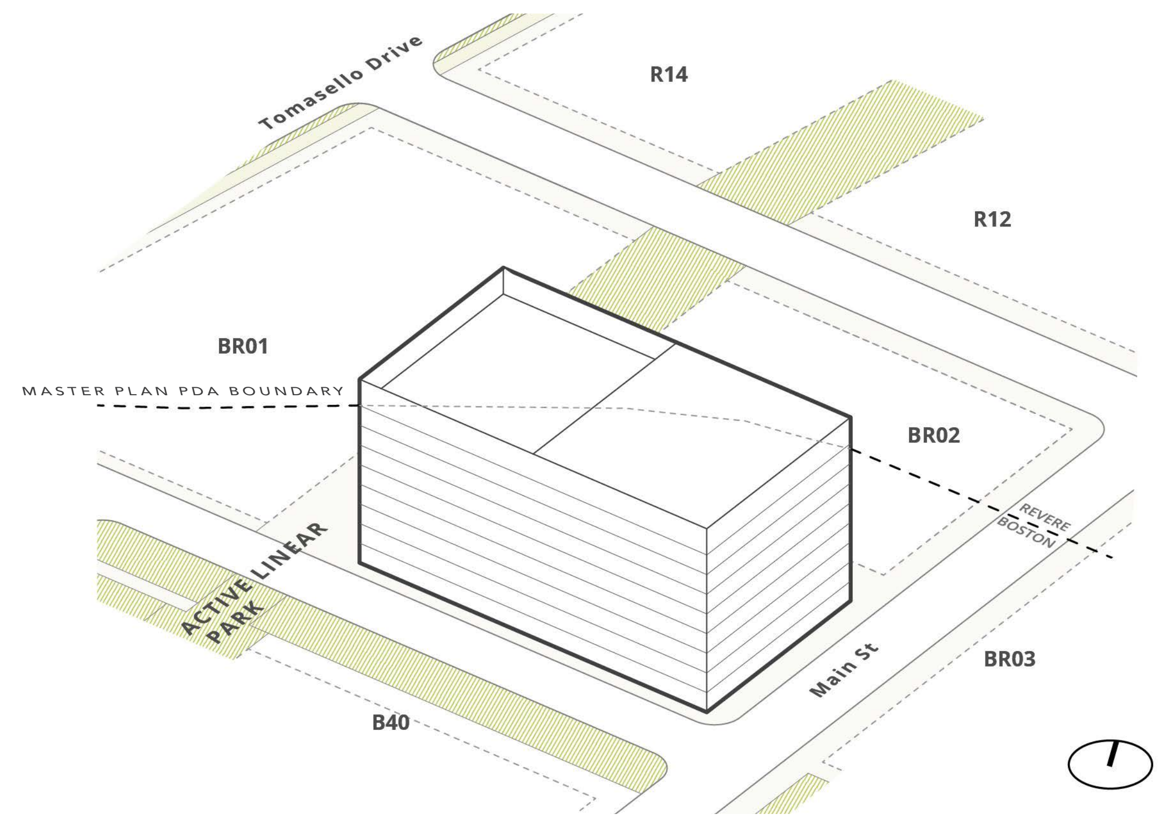
Building Massing Plan



Key Plan



Building Envelope Axon

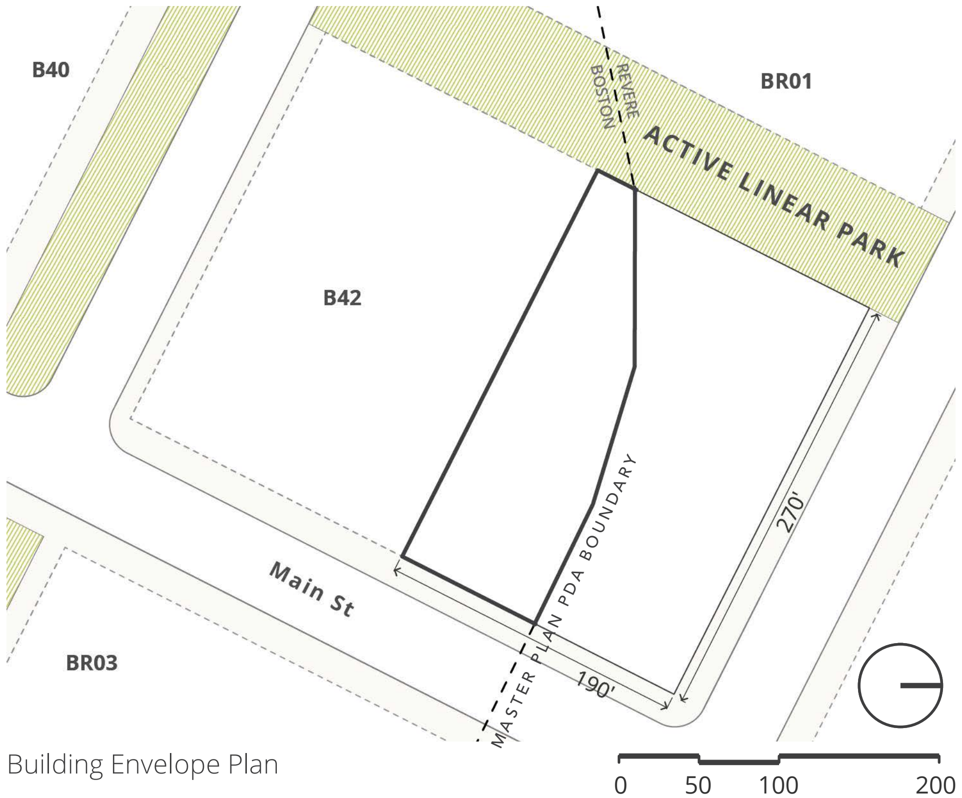


Building Massing Axon

Proposed GFA	**333,075 sf**
Max Building Height	**175'**

Phase 3B | Block 42

Suffolk Downs Redevelopment



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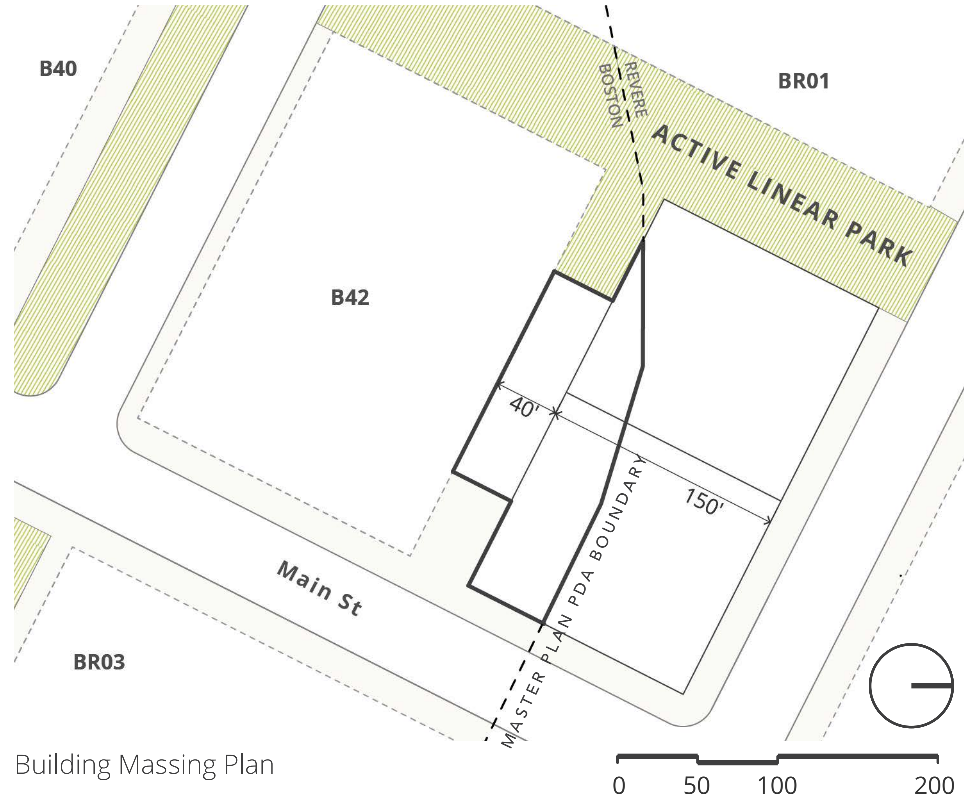
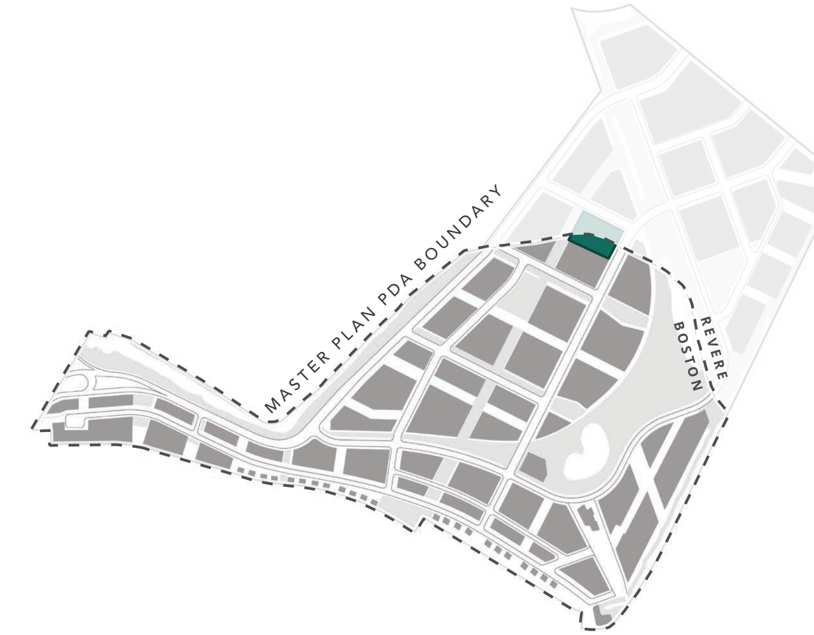


Building Massing Plan



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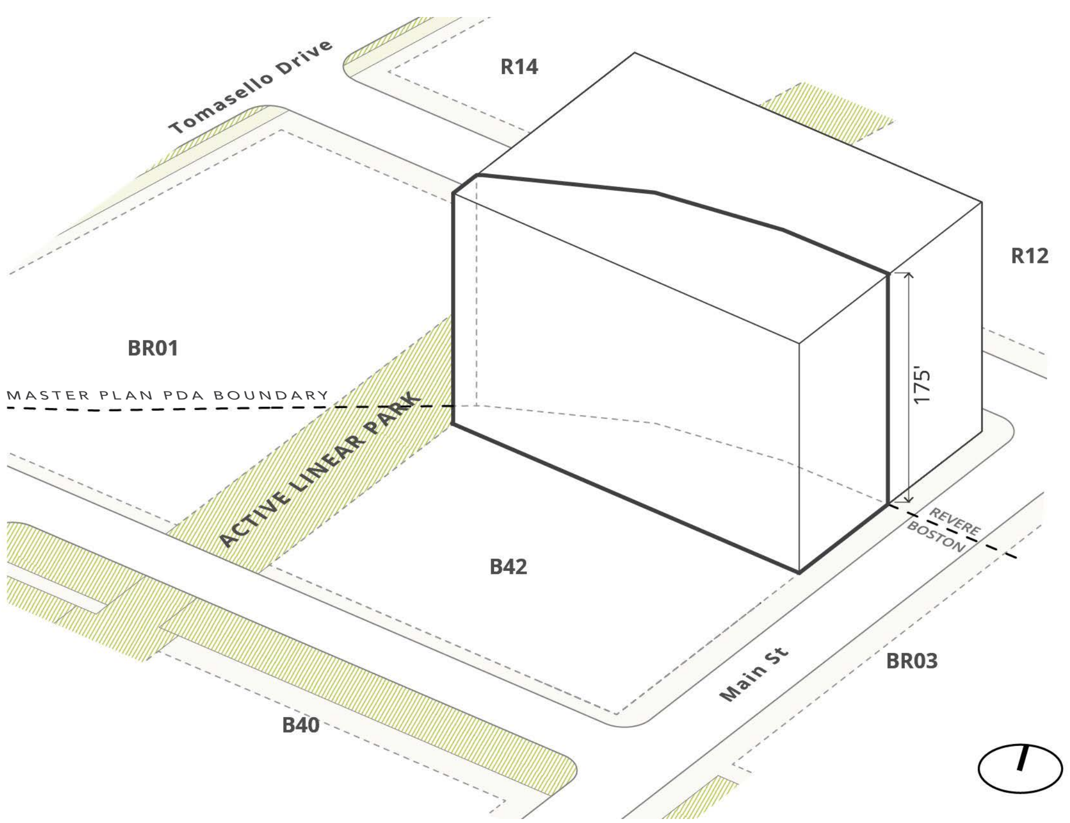
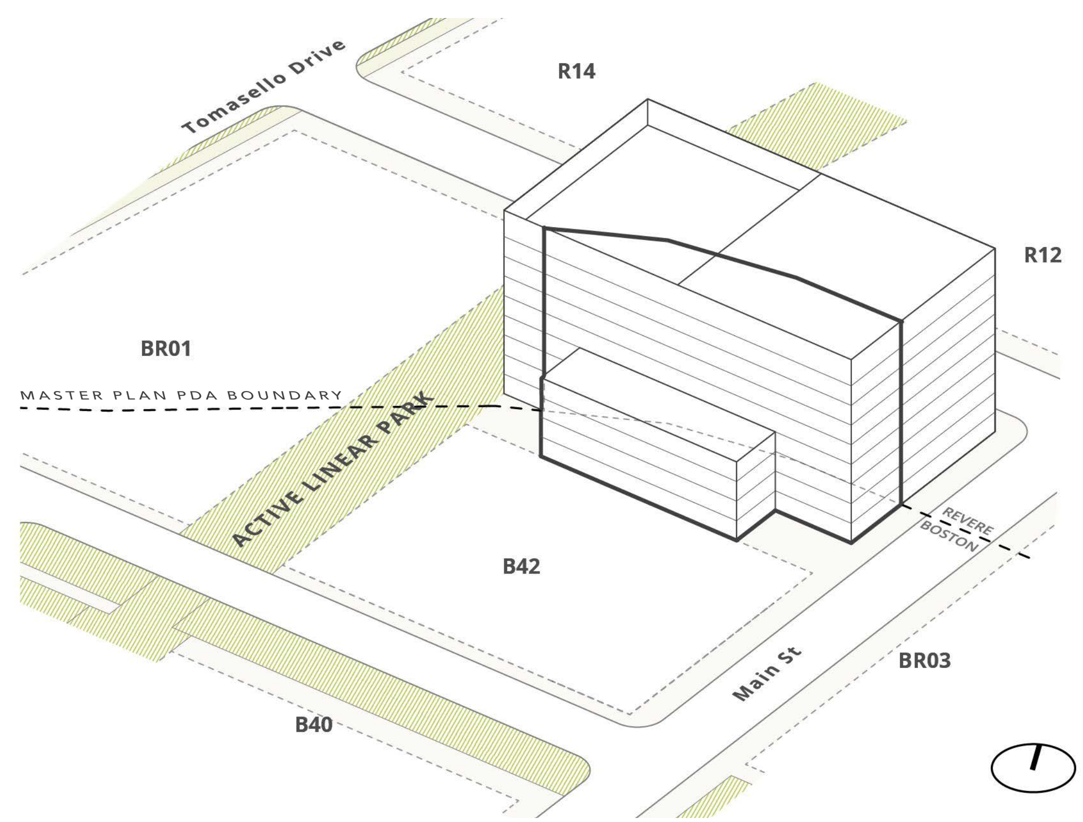


Building Envelope Axon

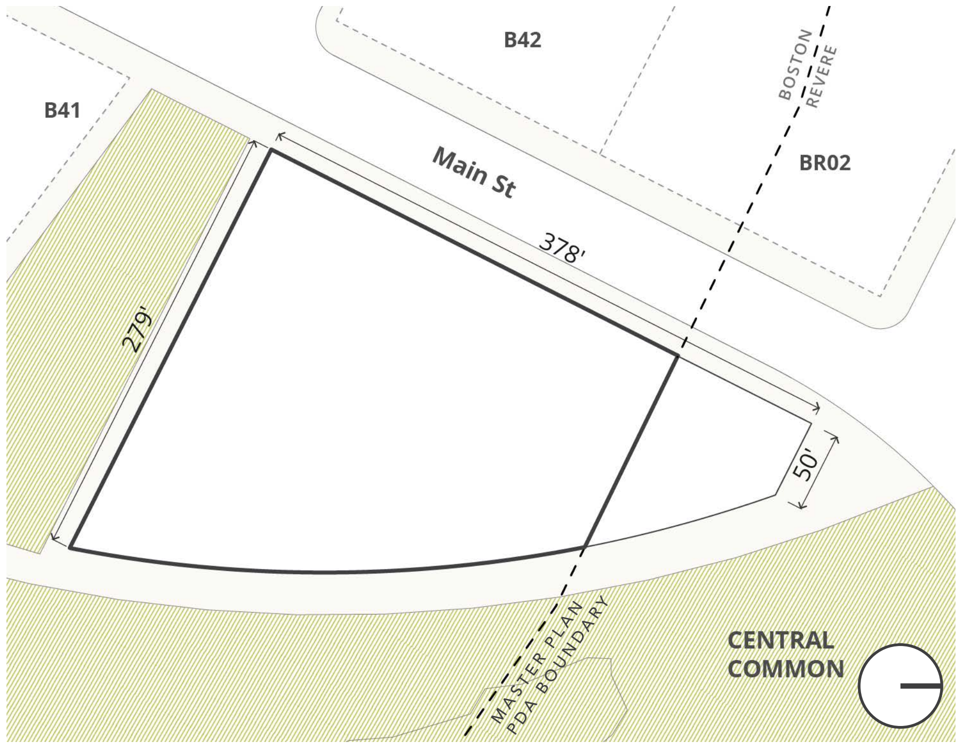


Building Massing Axon

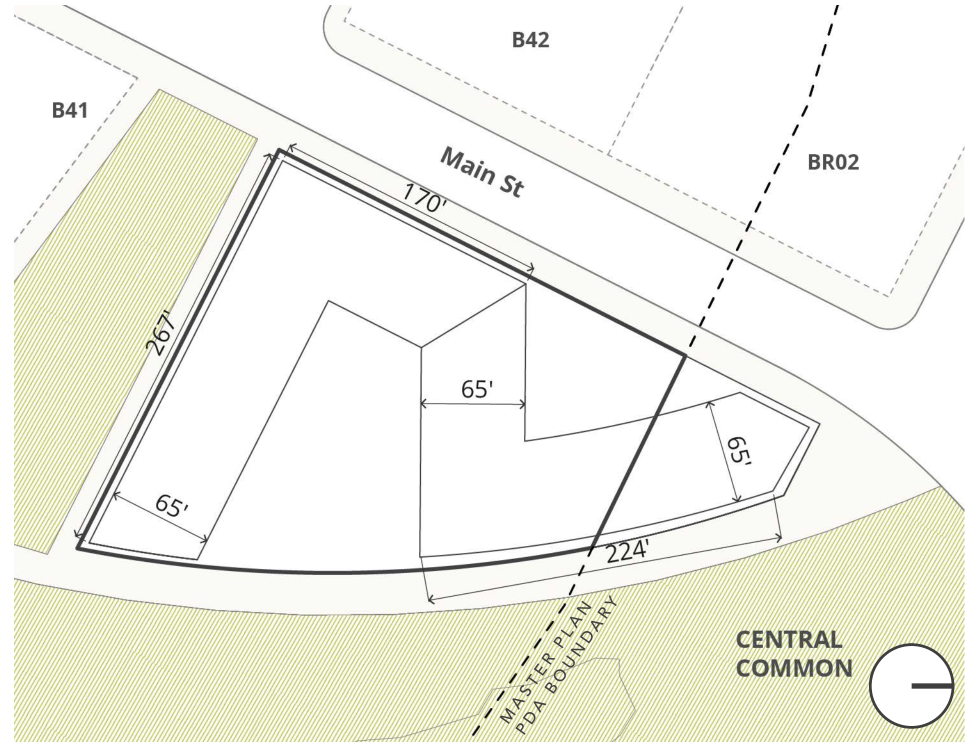
Proposed GFA (in Boston)	**105,105 sf**
Max Building Height	**175'**

Phase 3B | Block BR02

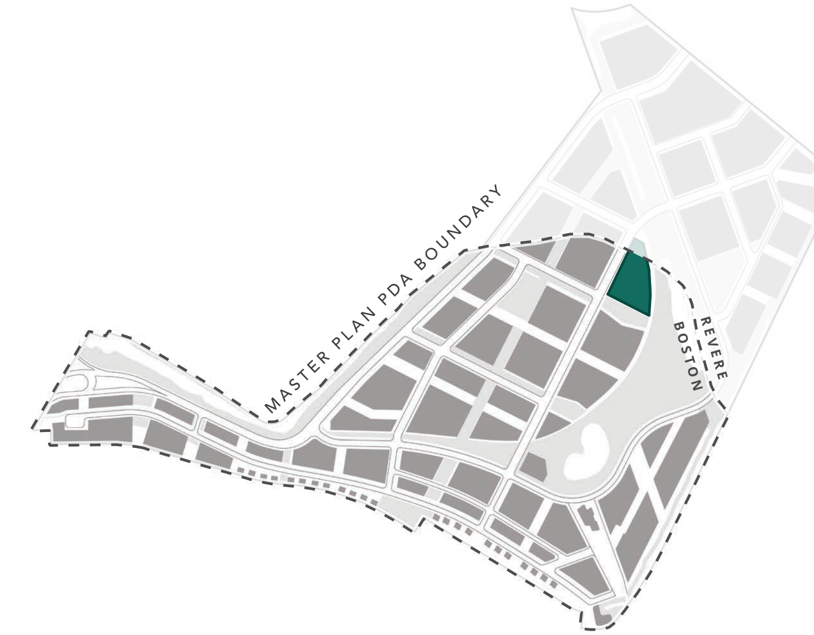
Suffolk Downs Redevelopment



Building Envelope Plan



Building Massing Plan



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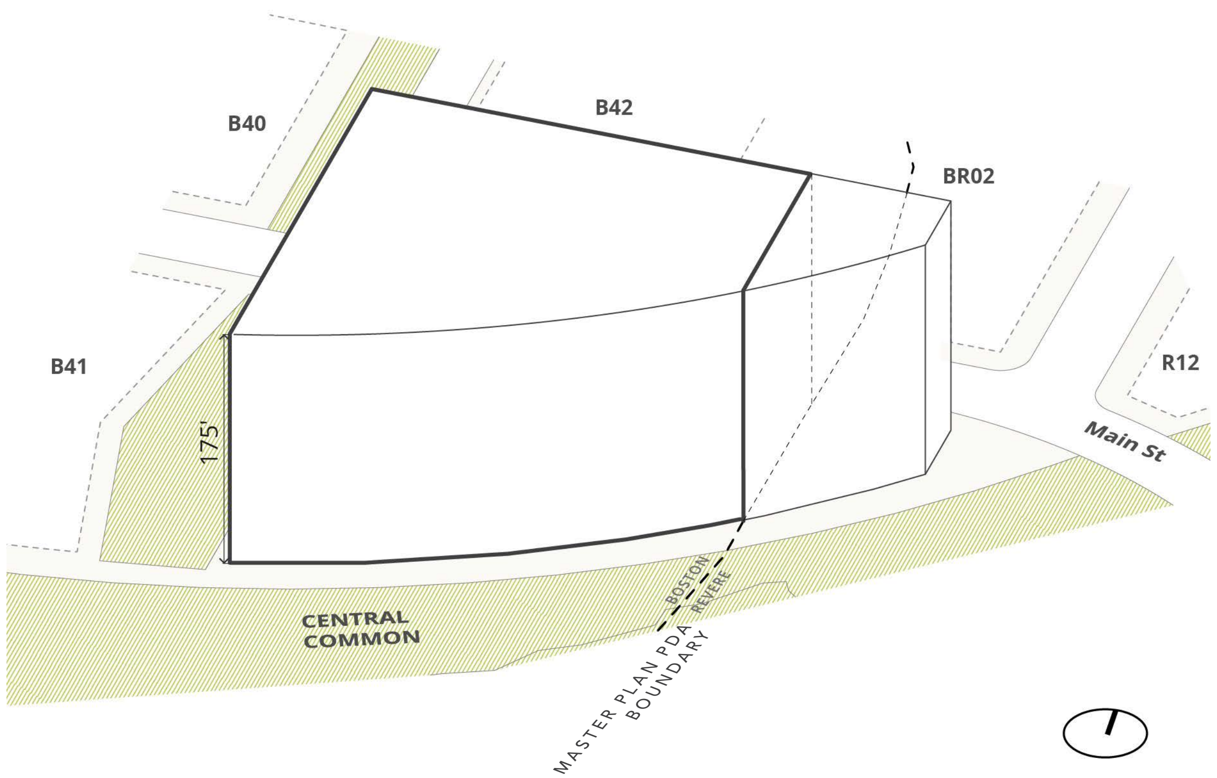
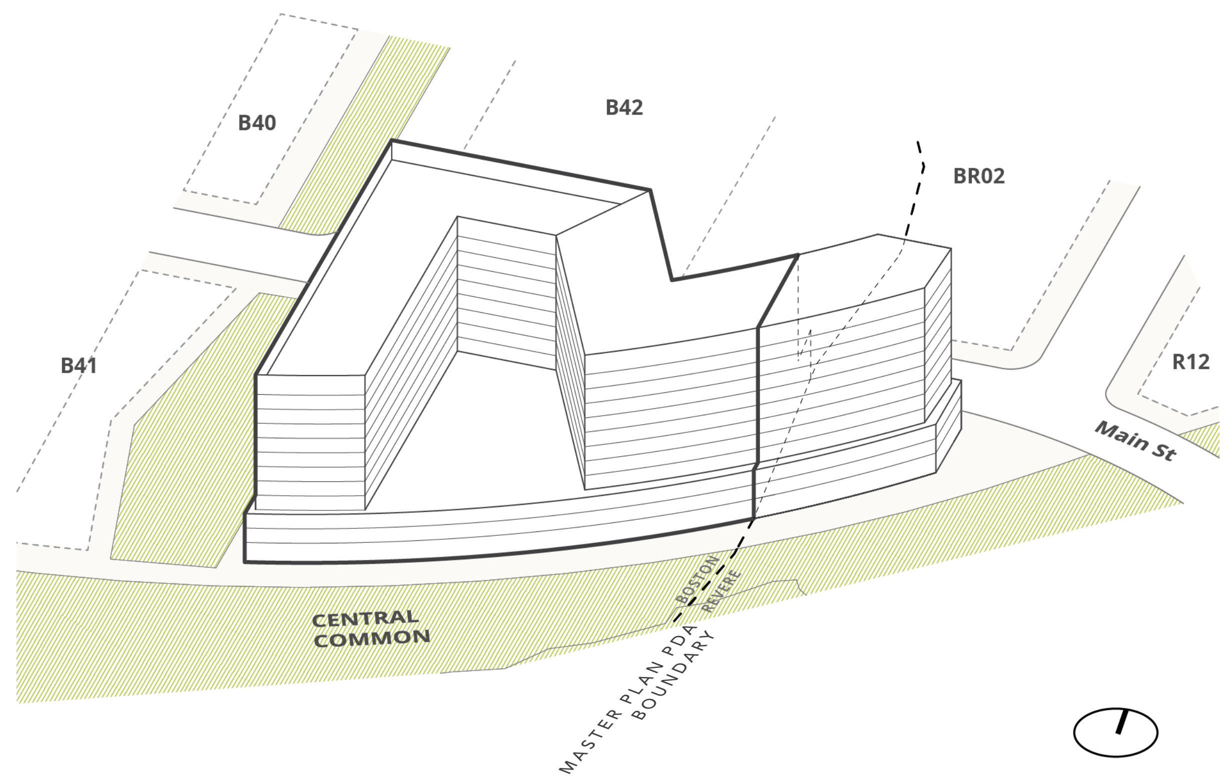


Building Envelope Axon



Building Massing Axon

Proposed GFA (in Boston)	
	406,008 sf
Max Building Height	**175'**

Phase 3B | Block BR03

Suffolk Downs Redevelopment

Phase 4 Boston - Uses

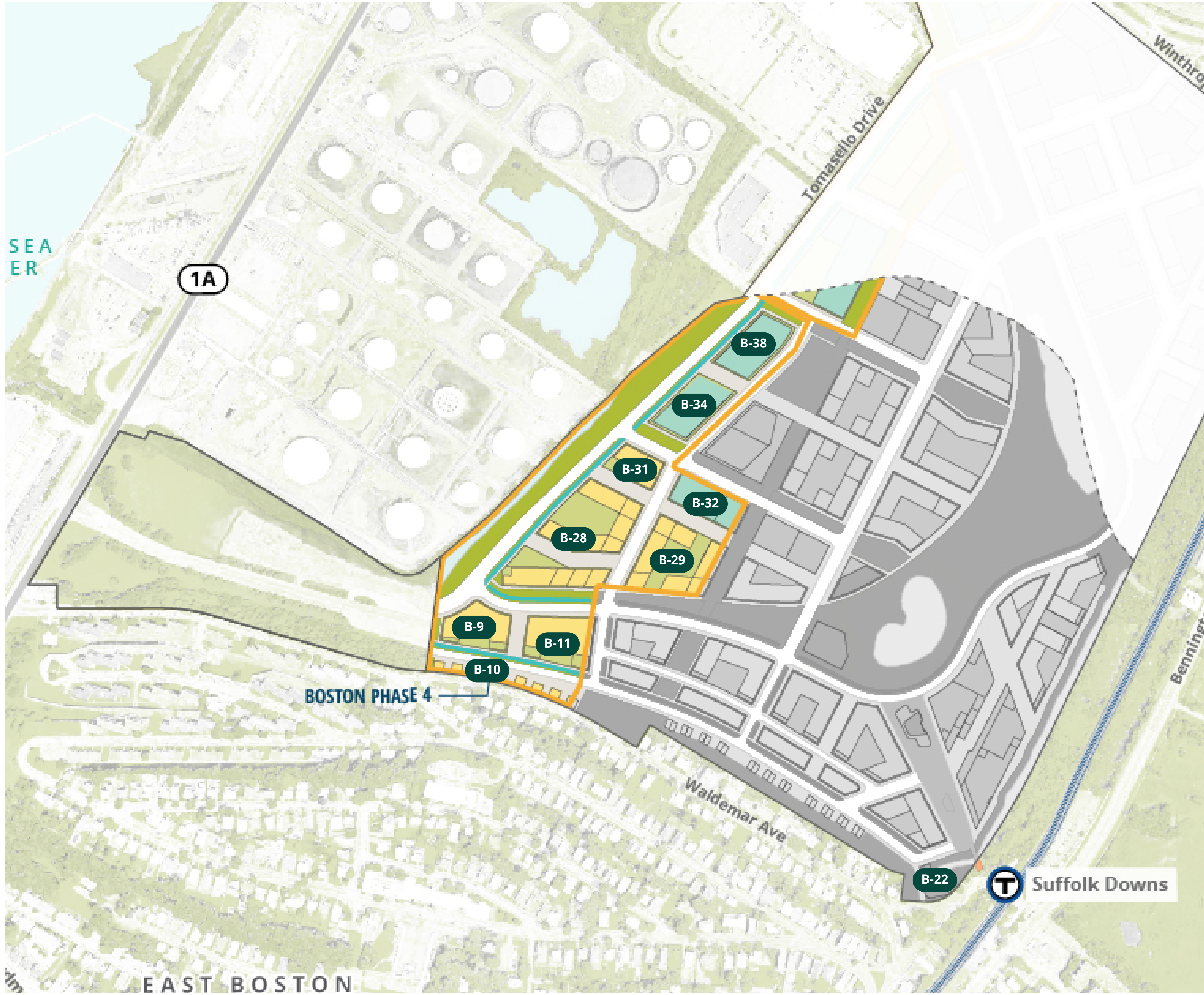
B10:	**186,310 sf**
Residential	186,310 sf
B11:	**218,772 sf**
Residential	218,772 sf
B27:	**325,185 sf**
Residential	325,185 sf
B28:	**553,375 sf**
Residential	553,375 sf
B29:	**551,147 sf**
Residential	551,147 sf
B31:	**197,185 sf**
Residential	197,185 sf
B32:	**368,489 sf**
Commercial	368,489 sf
B35:	**340,833 sf**
Commercial	340,833 sf
B39:	**344,090 sf**
Commercial	344,090 sf
SF02, SF03:	**33,655 sf**
Residential SF02	16,827 sf
Residential SF03	16,827 sf
B39:	**98,168 sf**
Commercial	98,168 sf

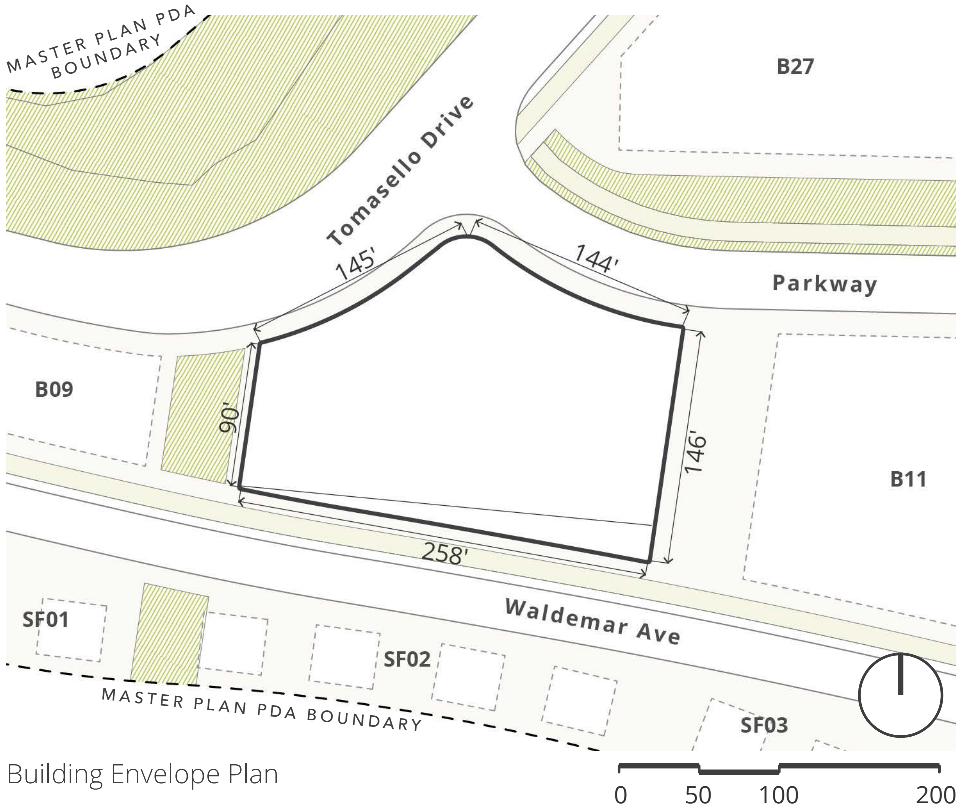
Commercial
1,151,583 sf | 36%

Total Non-Residential
1,151,583 sf | 36%

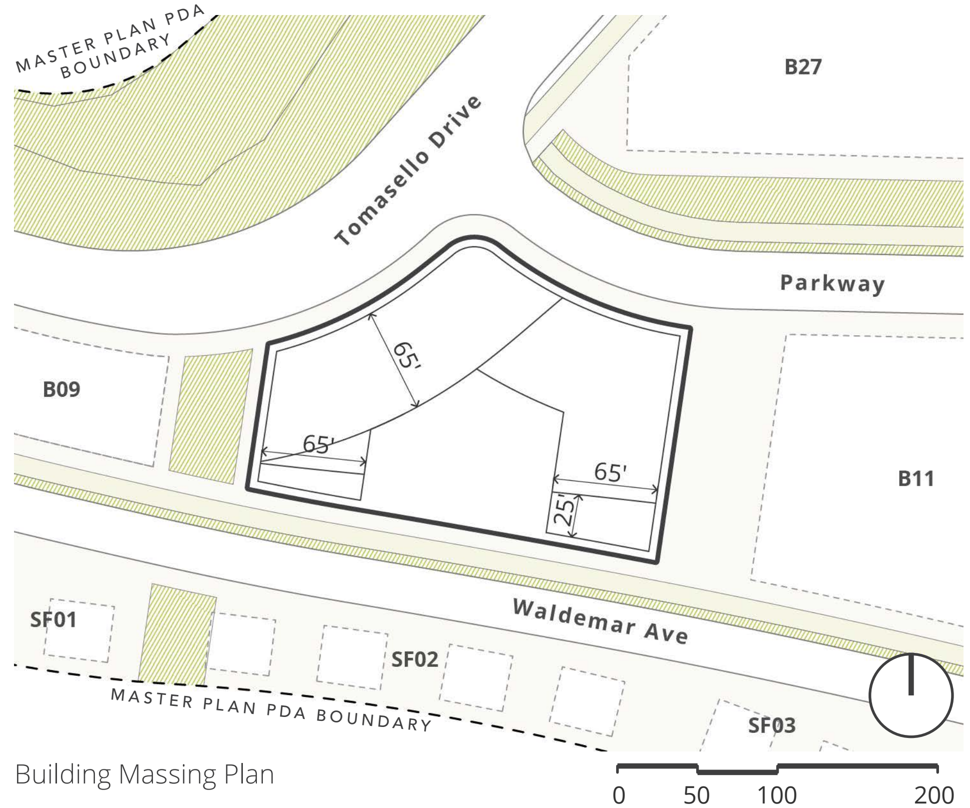
Total Residential
2,065,631 sf | 64%

TOTAL PHASE 4
3,217,213 sf | 100%

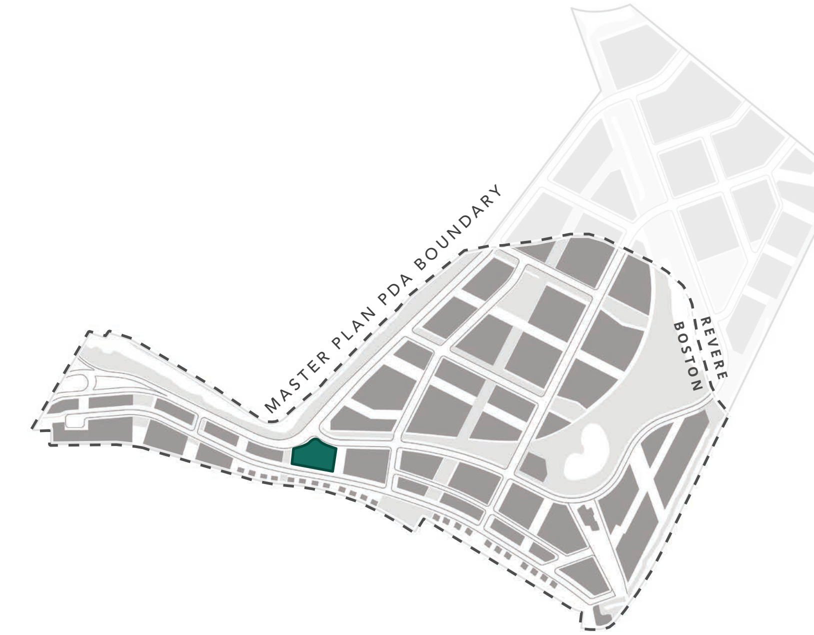




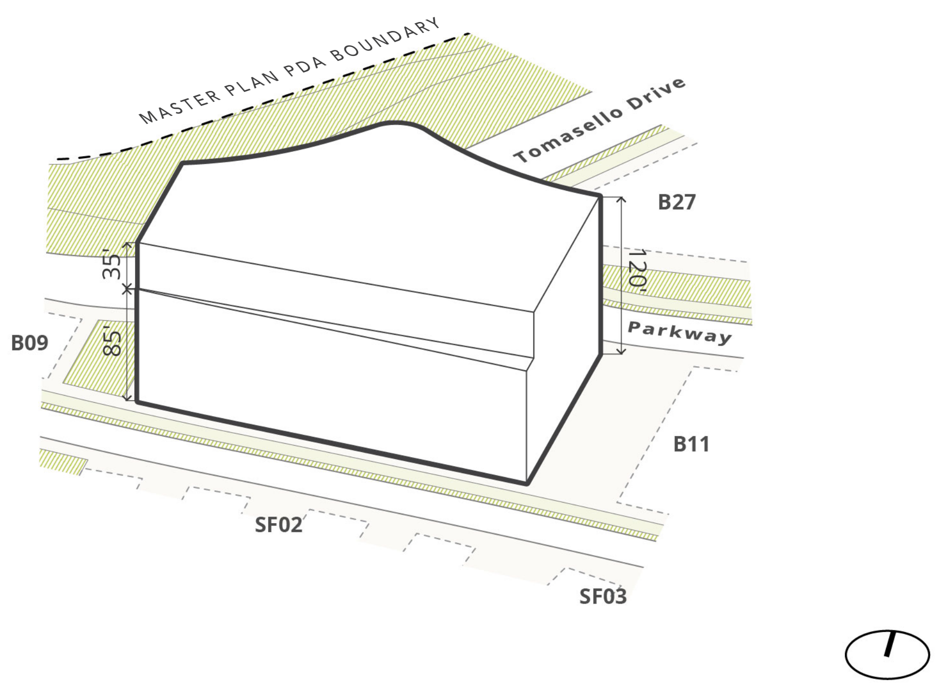
Building Envelope Plan



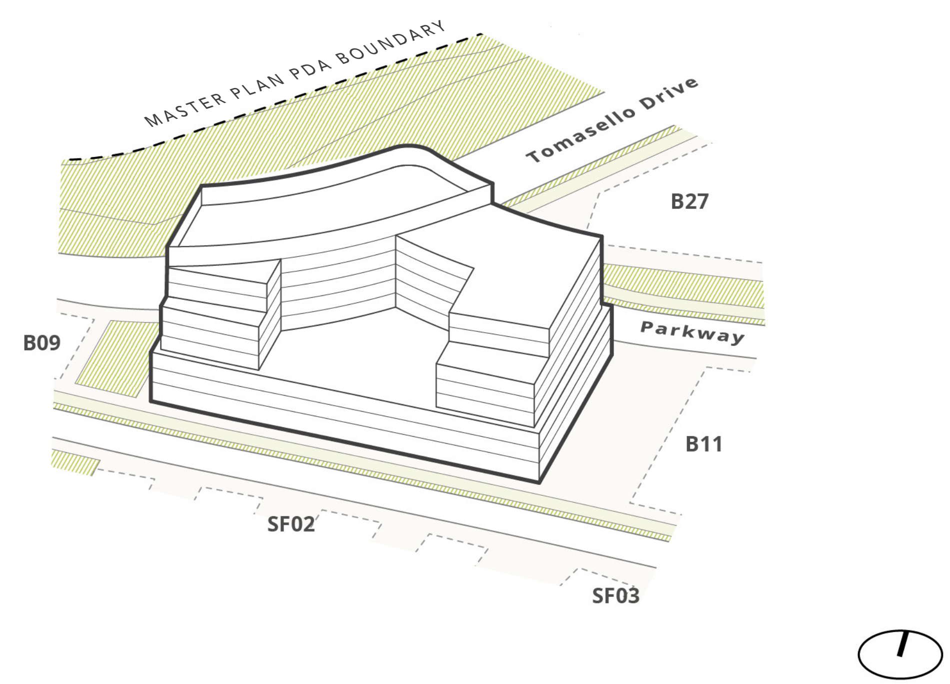
Building Massing Plan



Key Plan



Building Envelope Axon

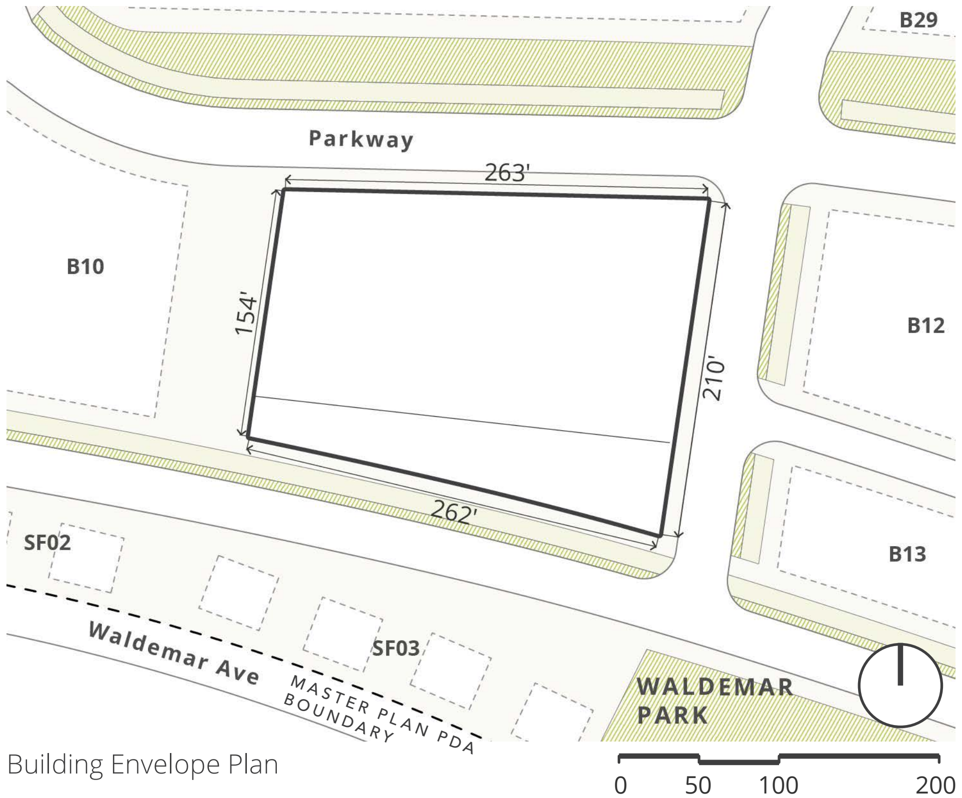


Building Massing Axon

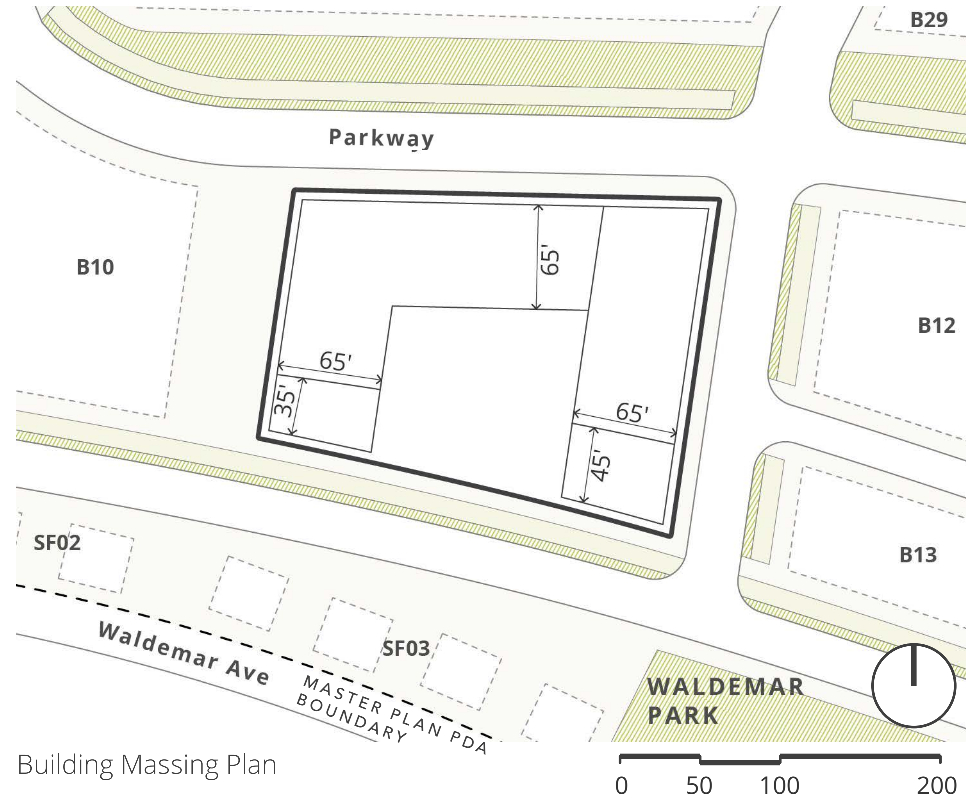
Proposed GFA	**184,589 sf**
Max Building Height	**120'**

Phase 4B | Block 10

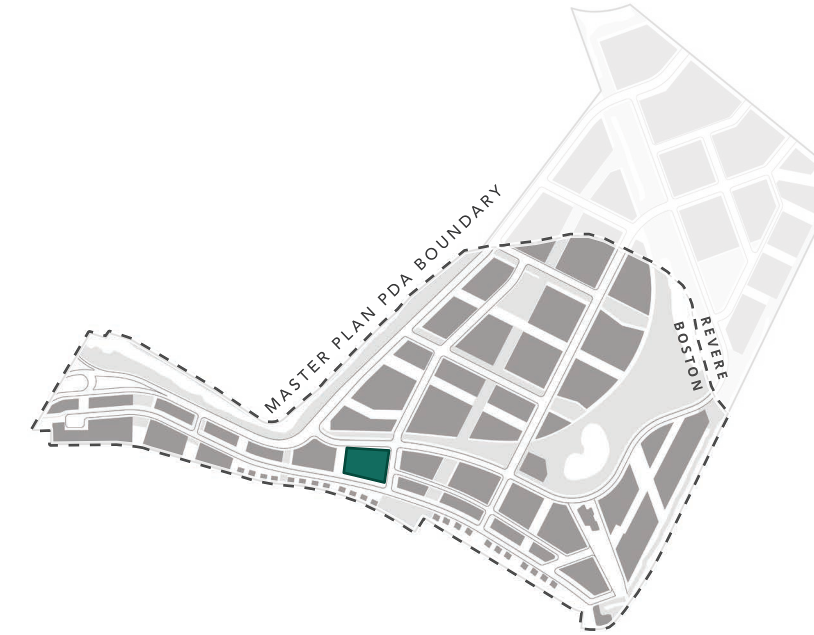
Suffolk Downs Redevelopment



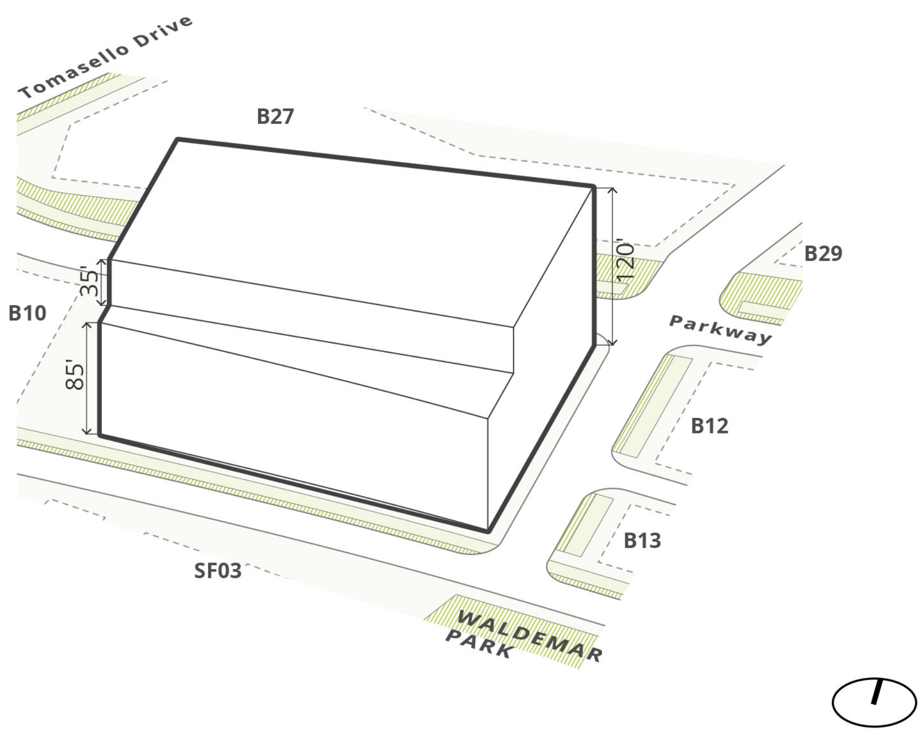
Building Envelope Plan



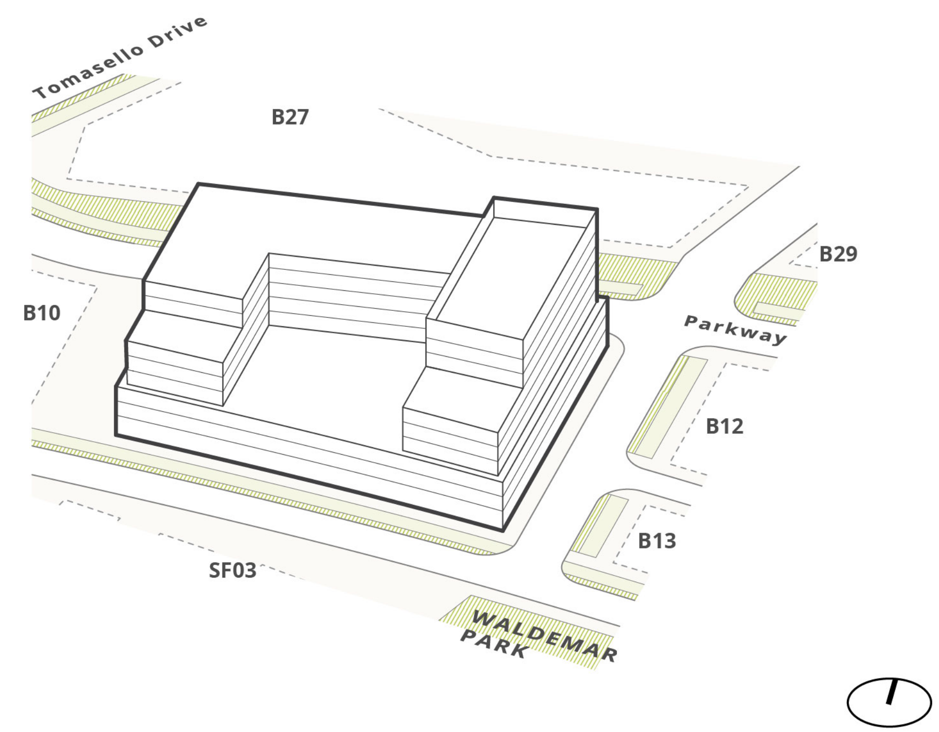
Building Massing Plan



Key Plan



Building Envelope Axon

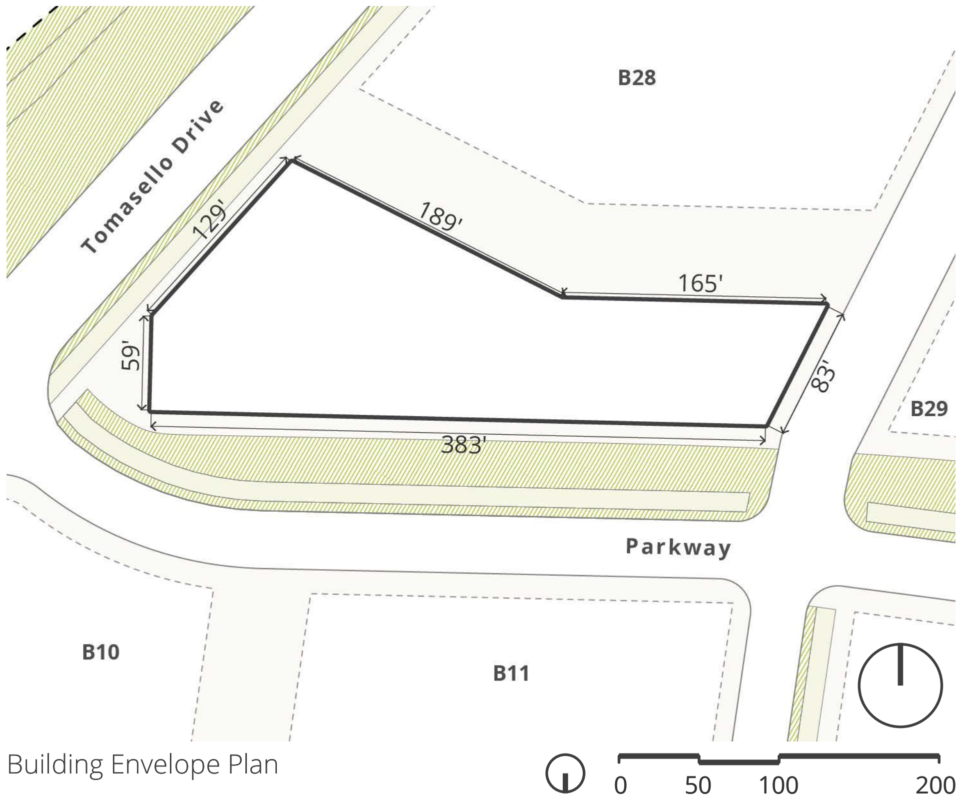


Building Massing Axon

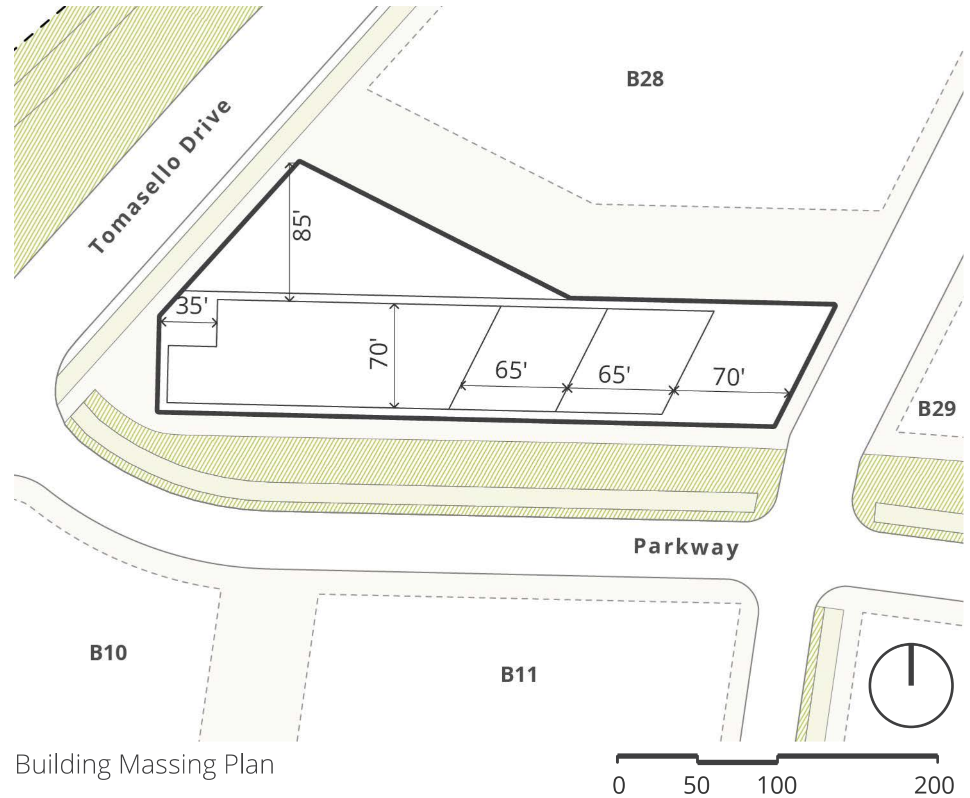
Proposed GFA	**216,750 sf**
Max Building Height	**120'**

Phase 4B | Block 11

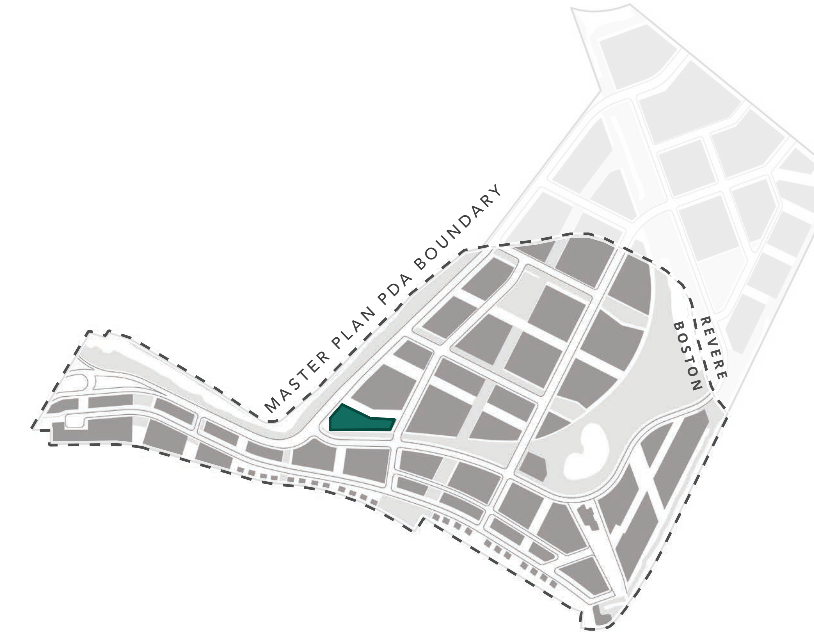
Suffolk Downs Redevelopment



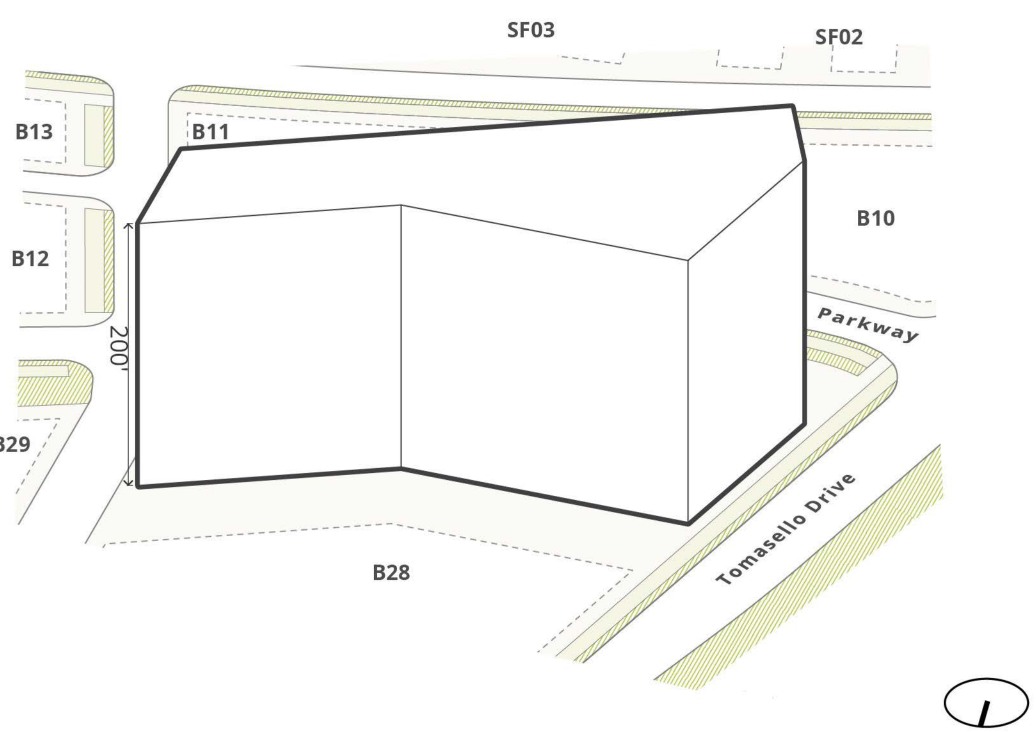
Building Envelope Plan



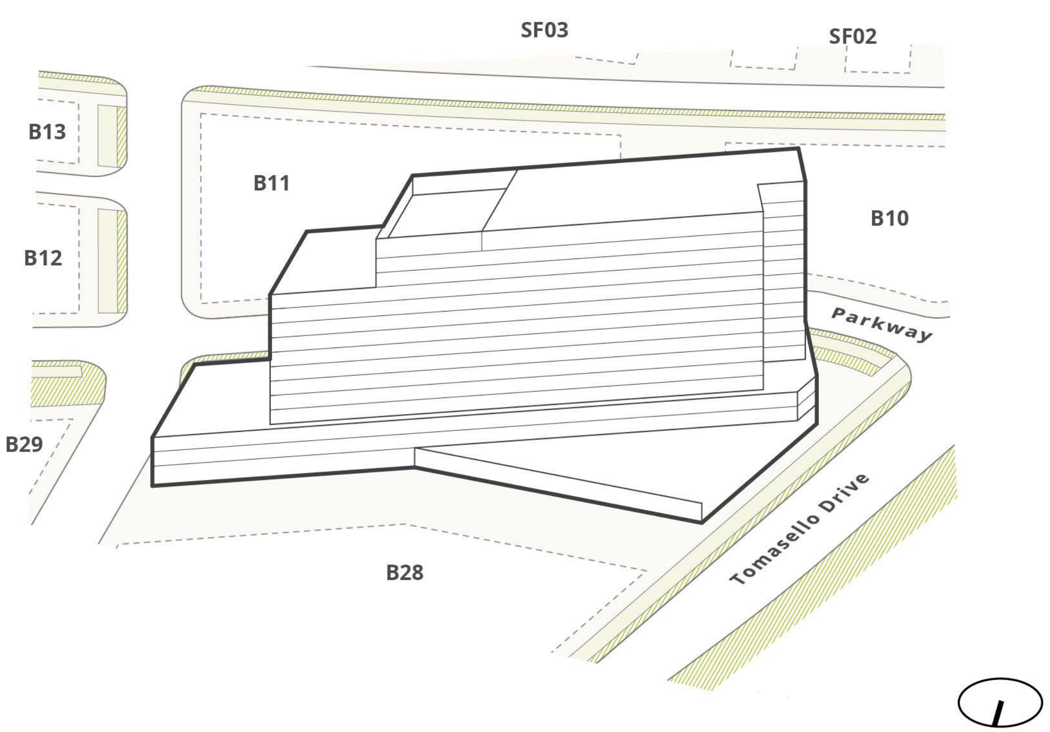
Building Massing Plan



Key Plan



Building Envelope Axon

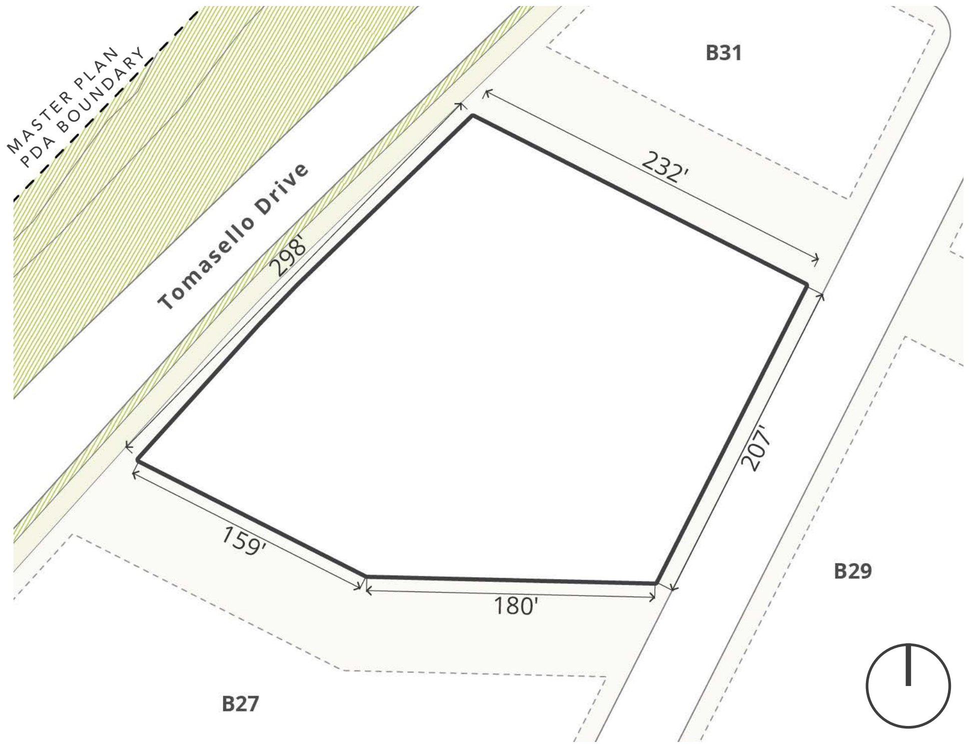


Building Massing Axon

Proposed GFA	**322,180 sf**
Max Building Height	**200'**

Phase 4B | Block 27

Suffolk Downs Redevelopment



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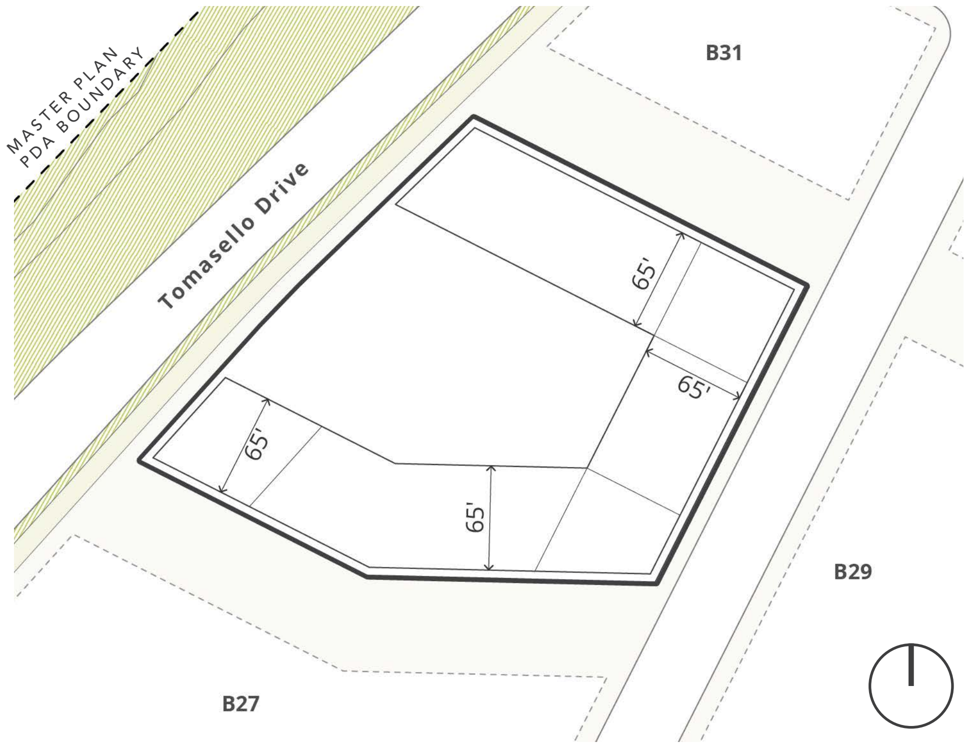
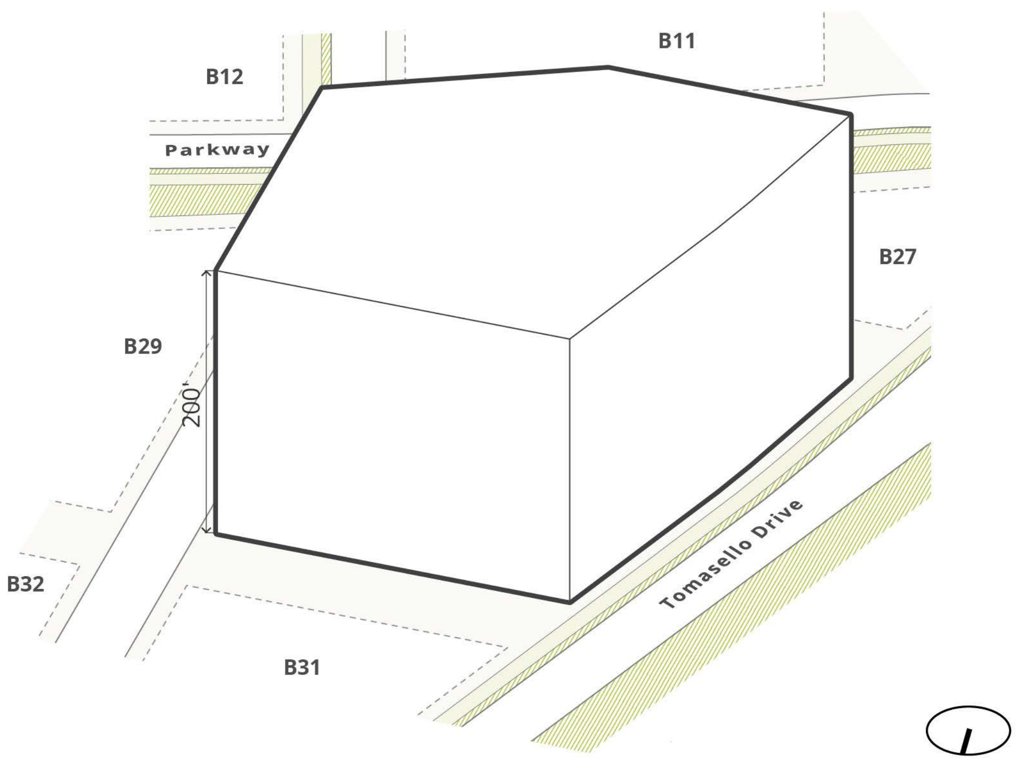


Building Massing Plan

Key Plan



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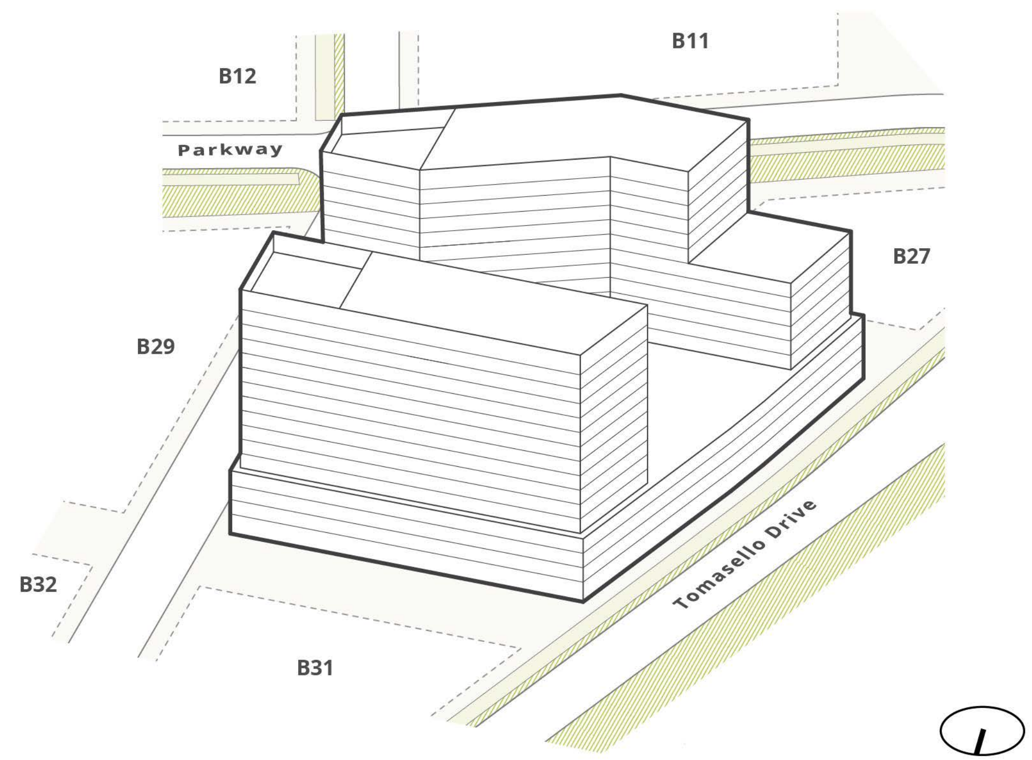
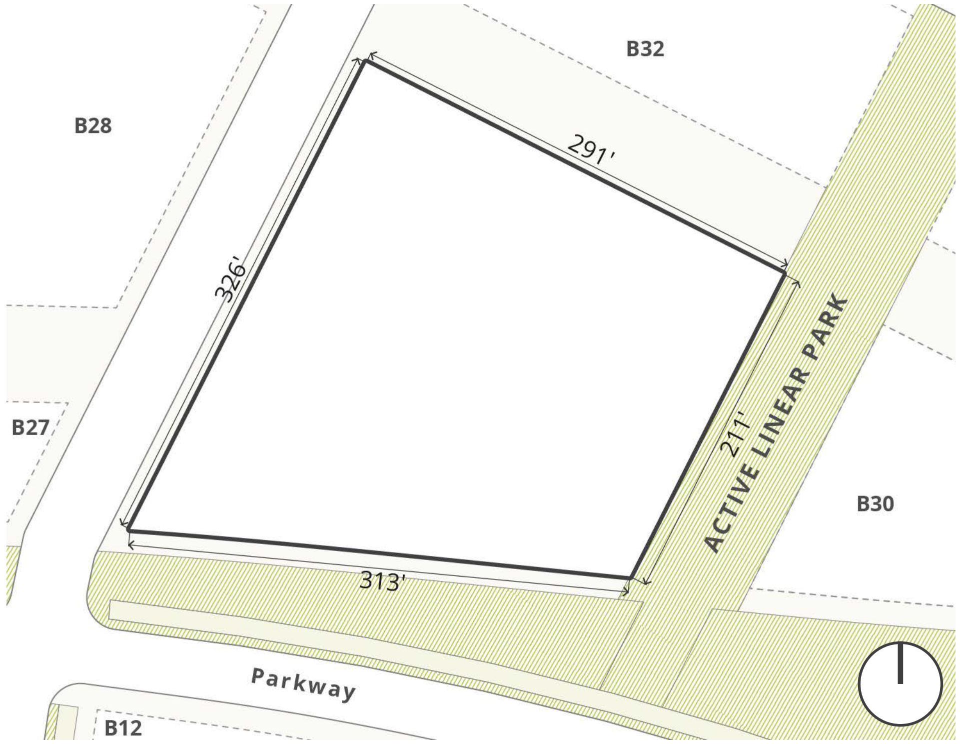


Building Massing Axon

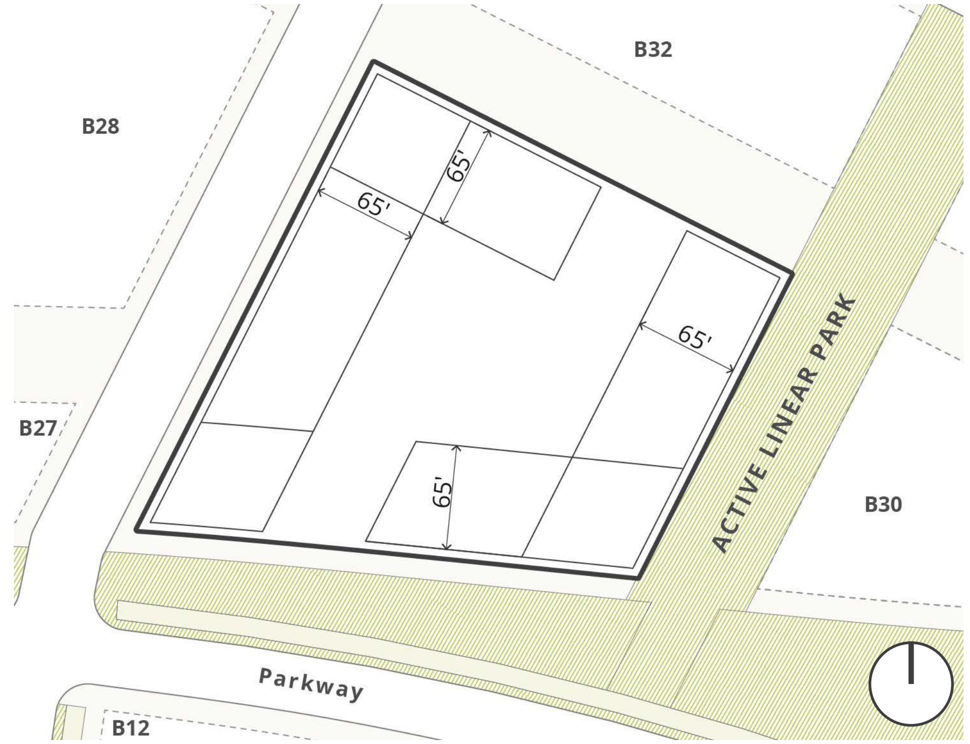
Proposed GFA	**548,261 sf**
Max Building Height	**200'**

Phase 4B | Block 28

Suffolk Downs Redevelopment

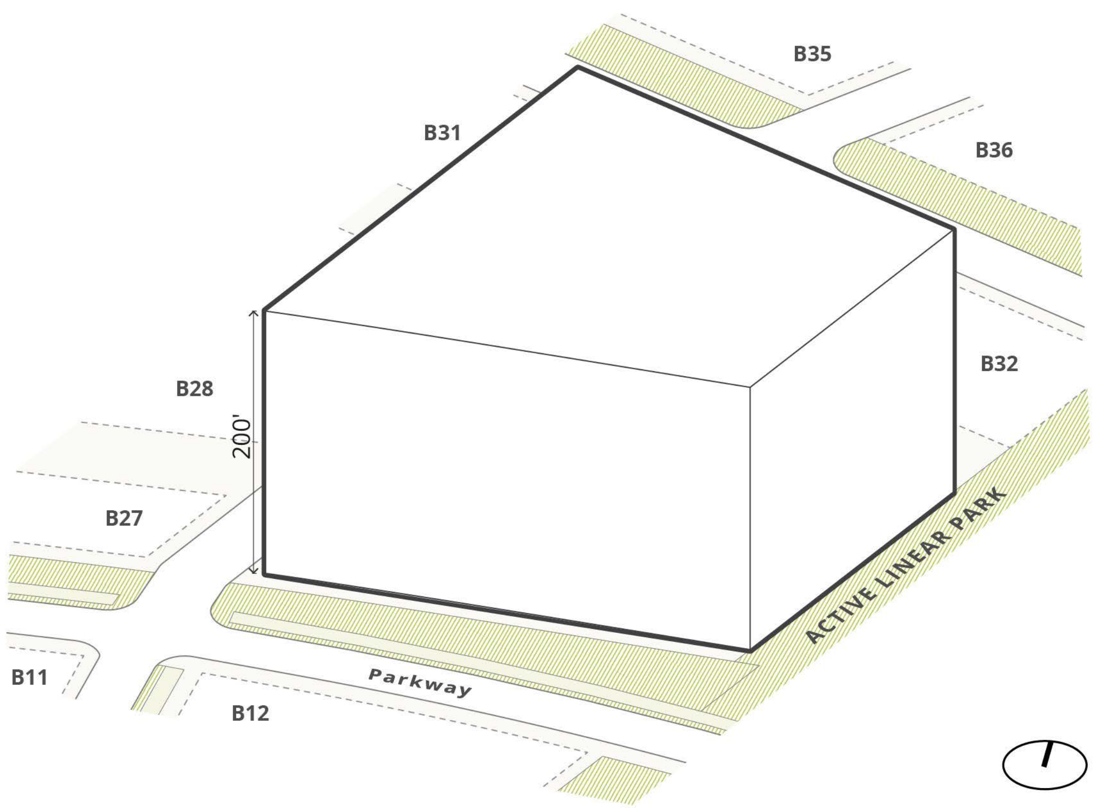


Building Envelope Plan



Building Massing Plan

Key Plan



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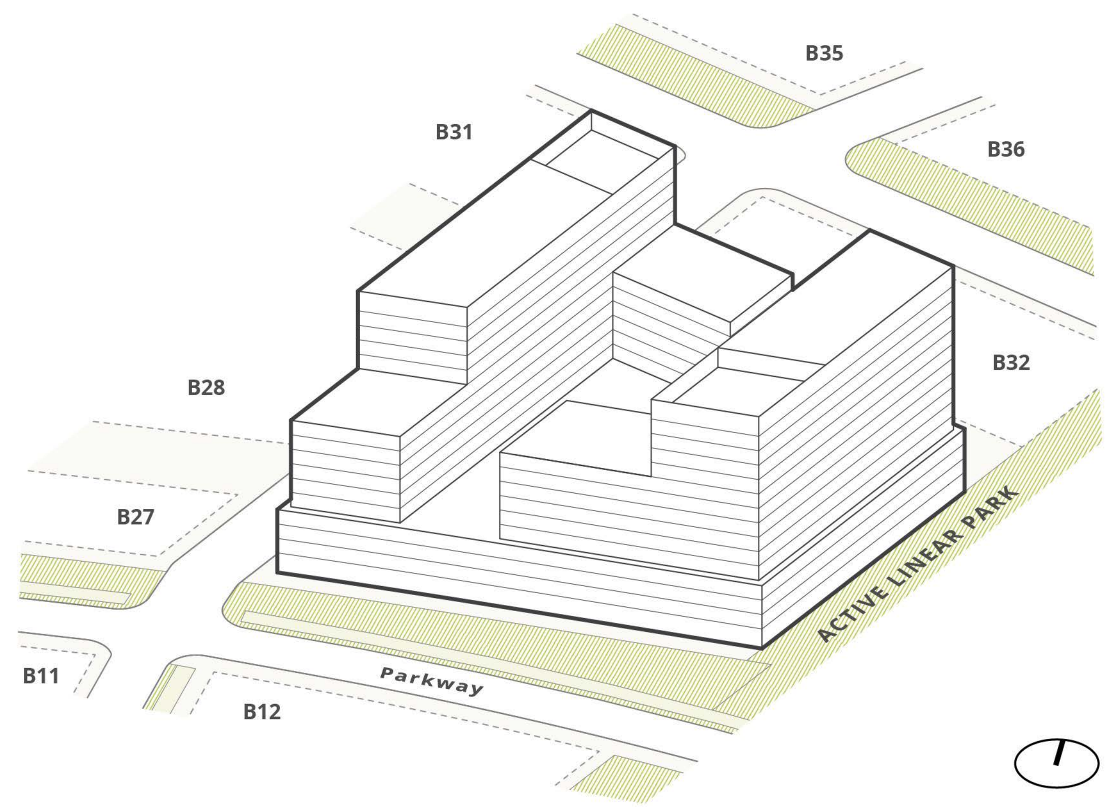
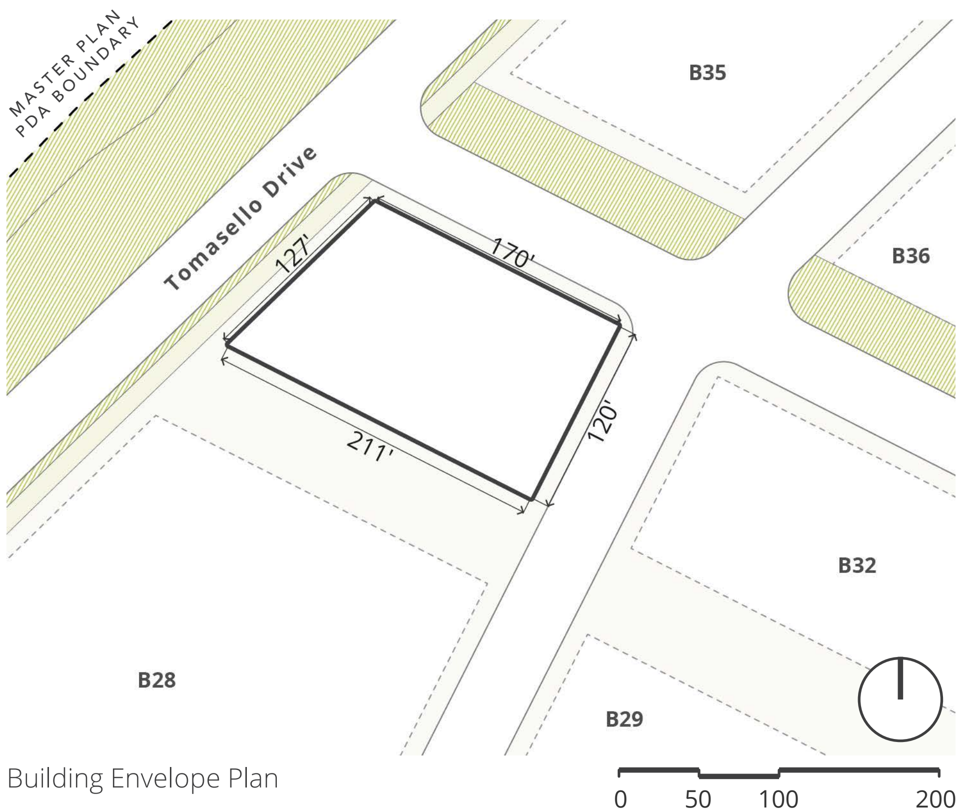


Building Massing Axon

Proposed GFA	**546,054 sf**
Max Building Height	**200'**

Phase 4B | Block 29

Suffolk Downs Redevelopment



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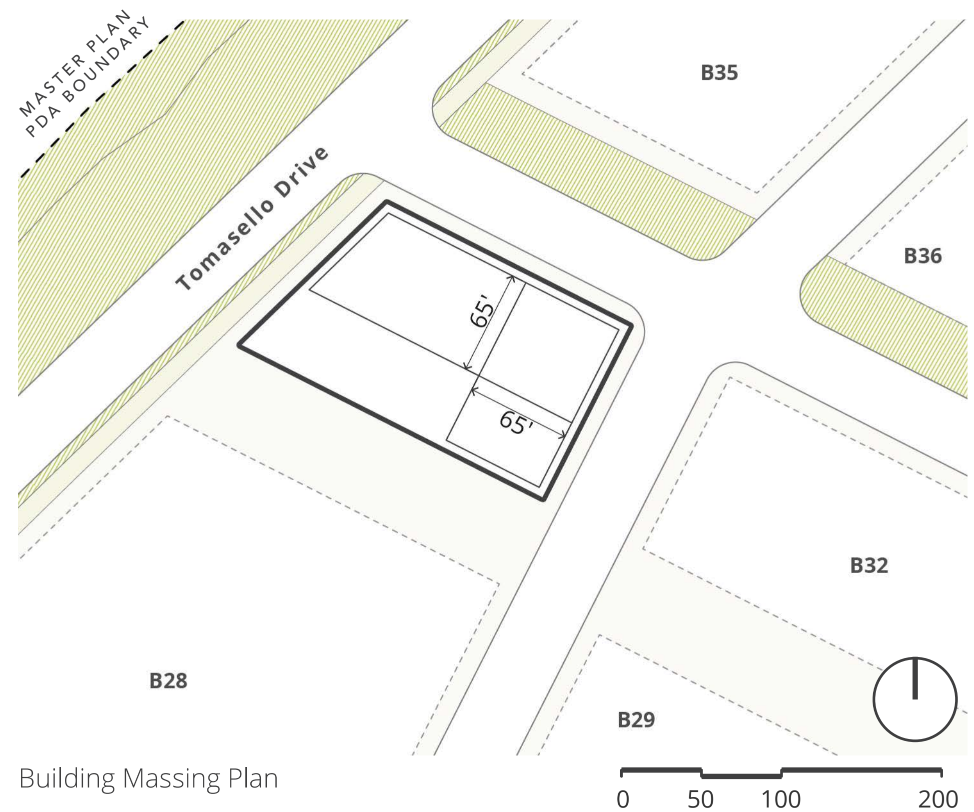
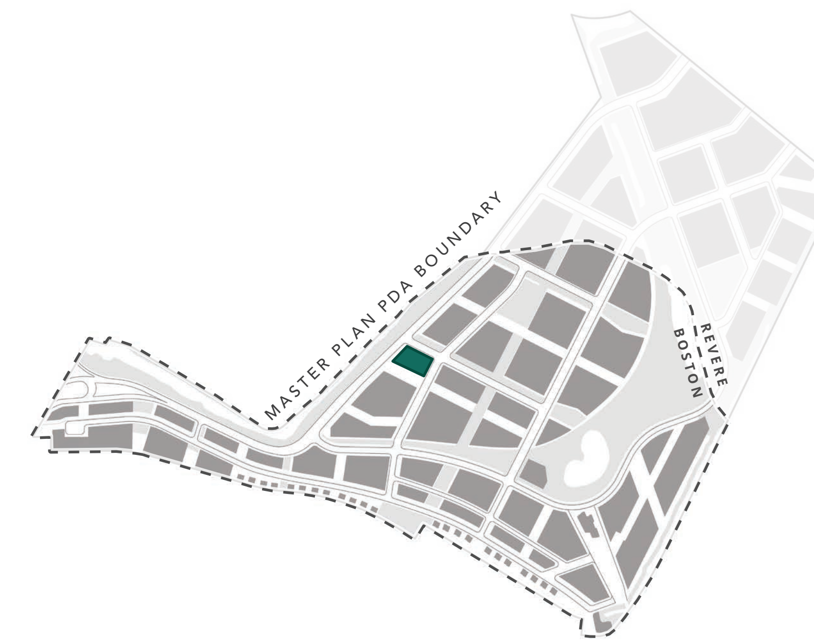
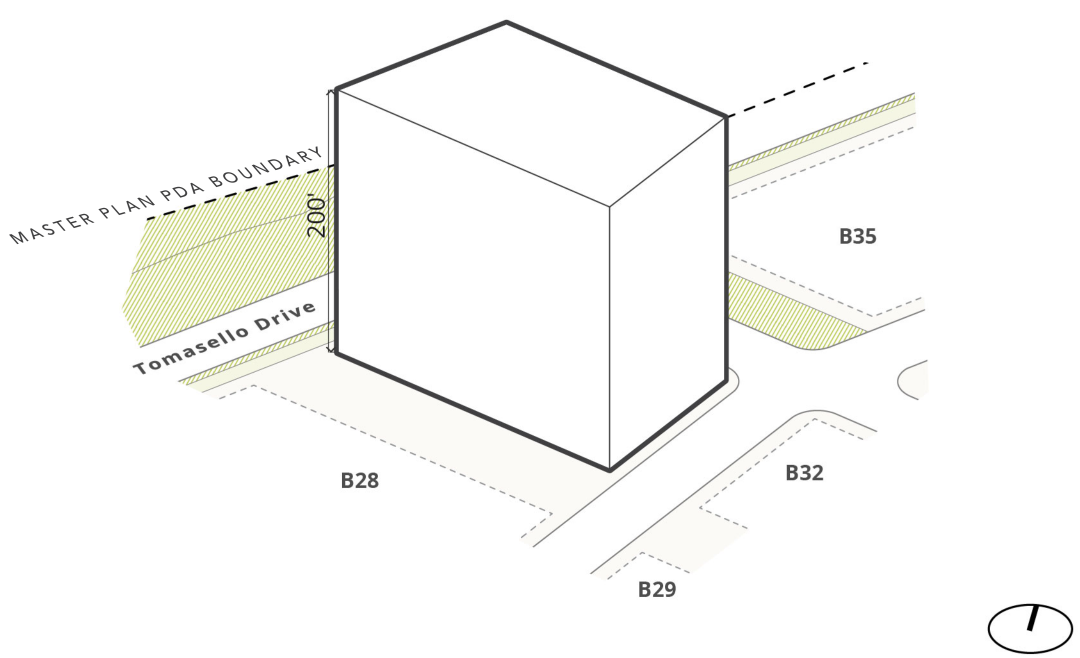


Building Massing Plan



Key Plan



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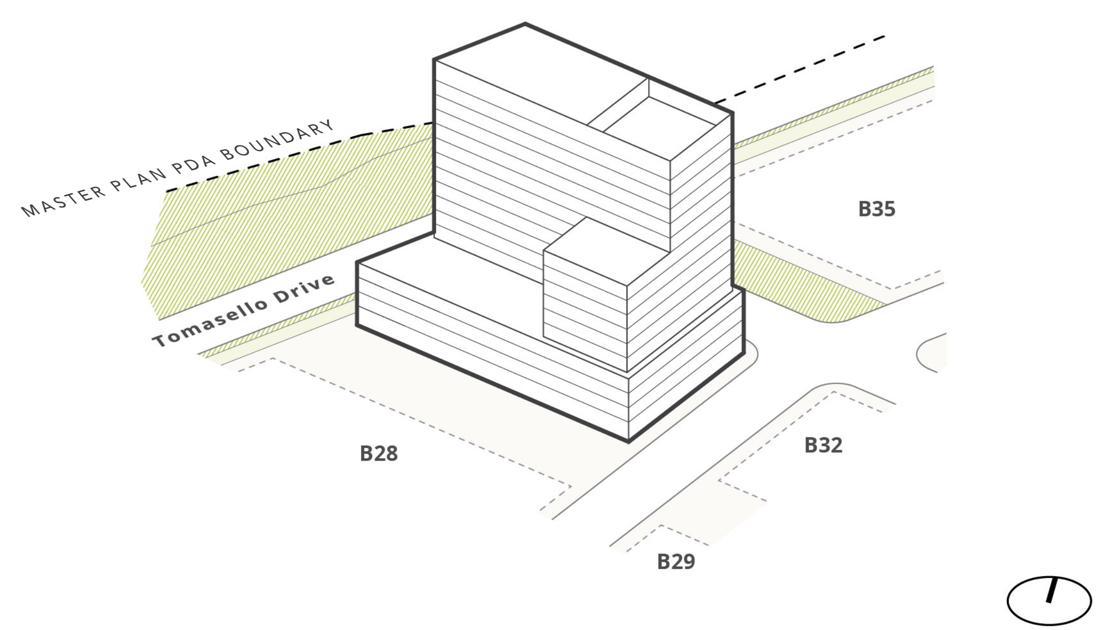
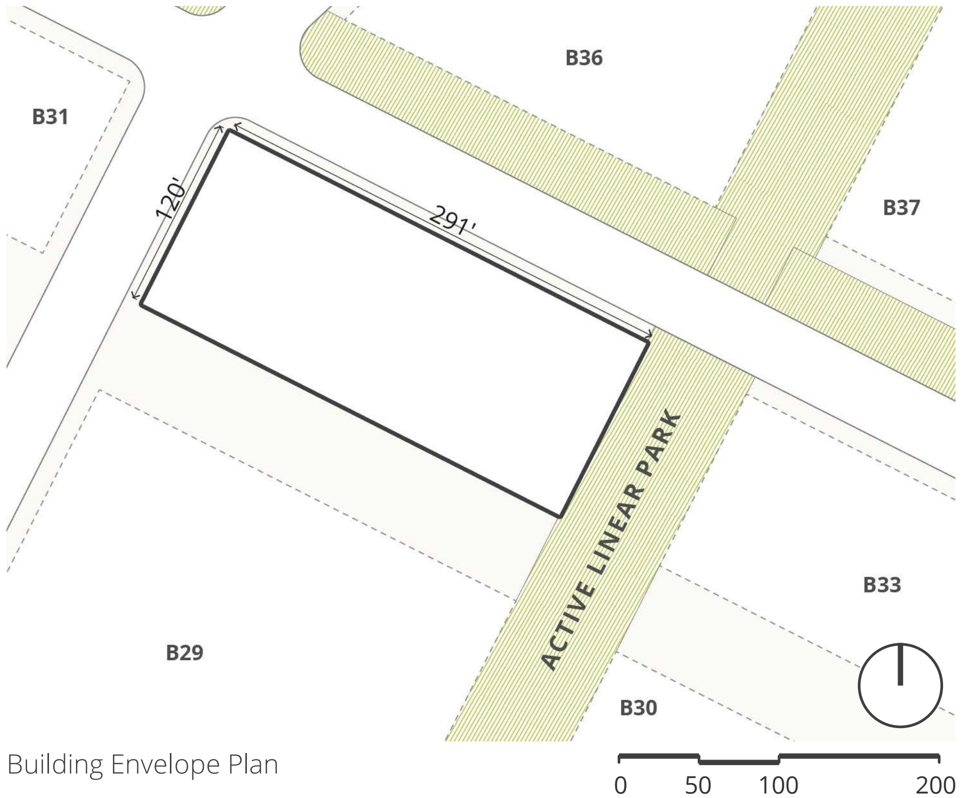


Building Massing Axon

Proposed GFA	**195,363 sf**
Max Building Height	**200'**

Phase 4B | Block 31

Suffolk Downs Redevelopment



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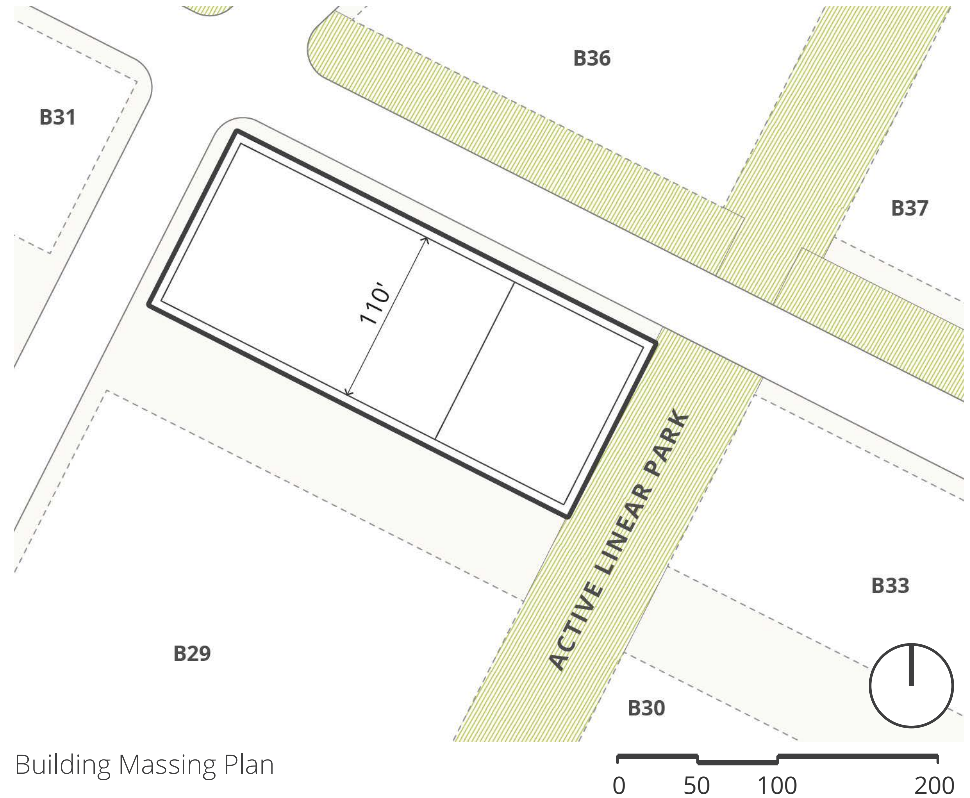
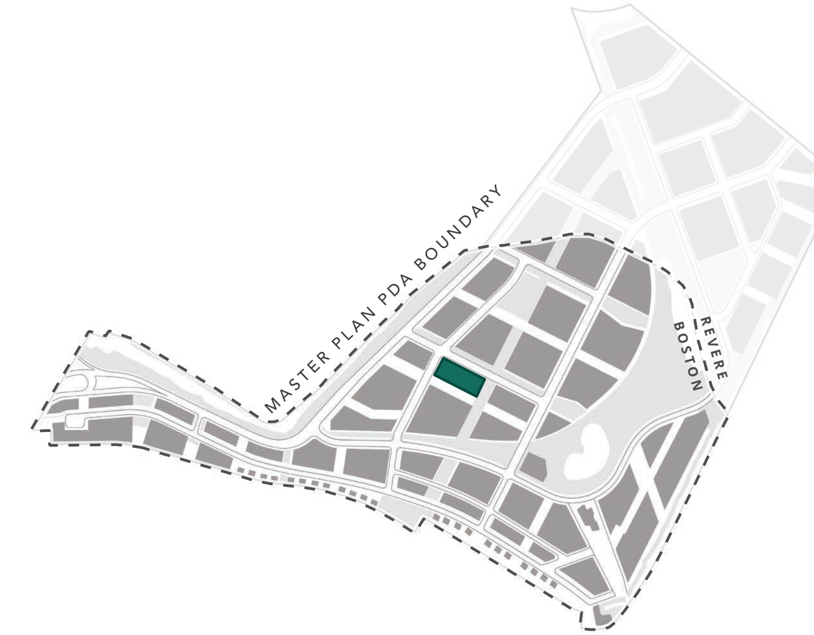
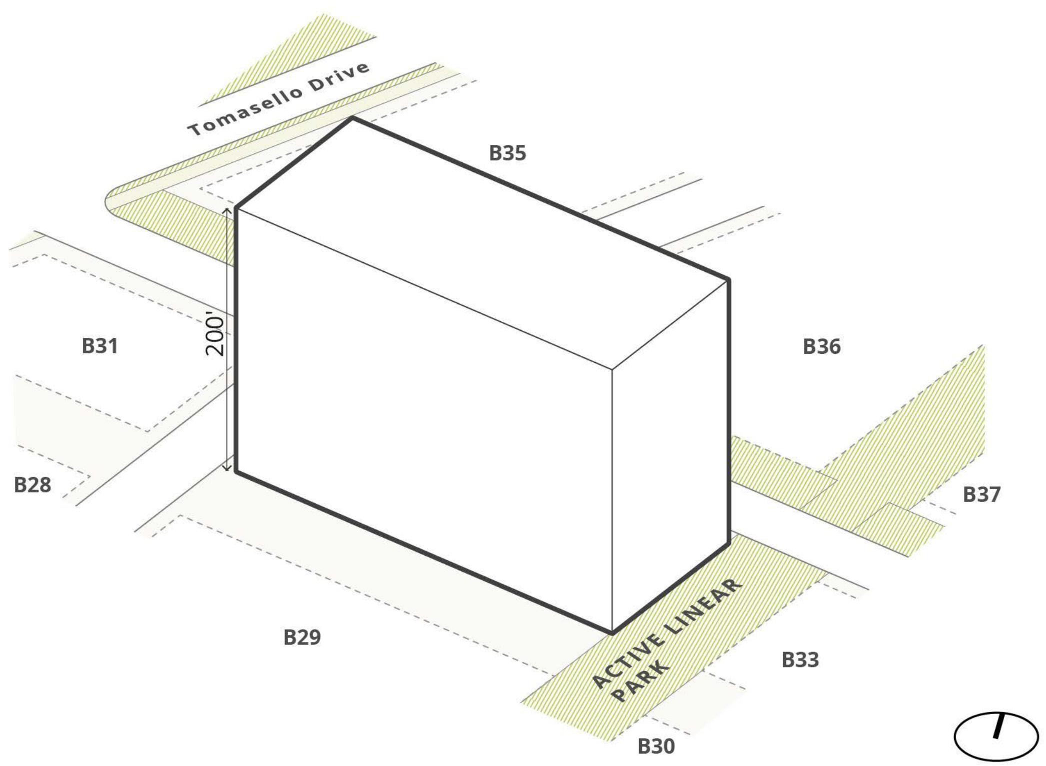


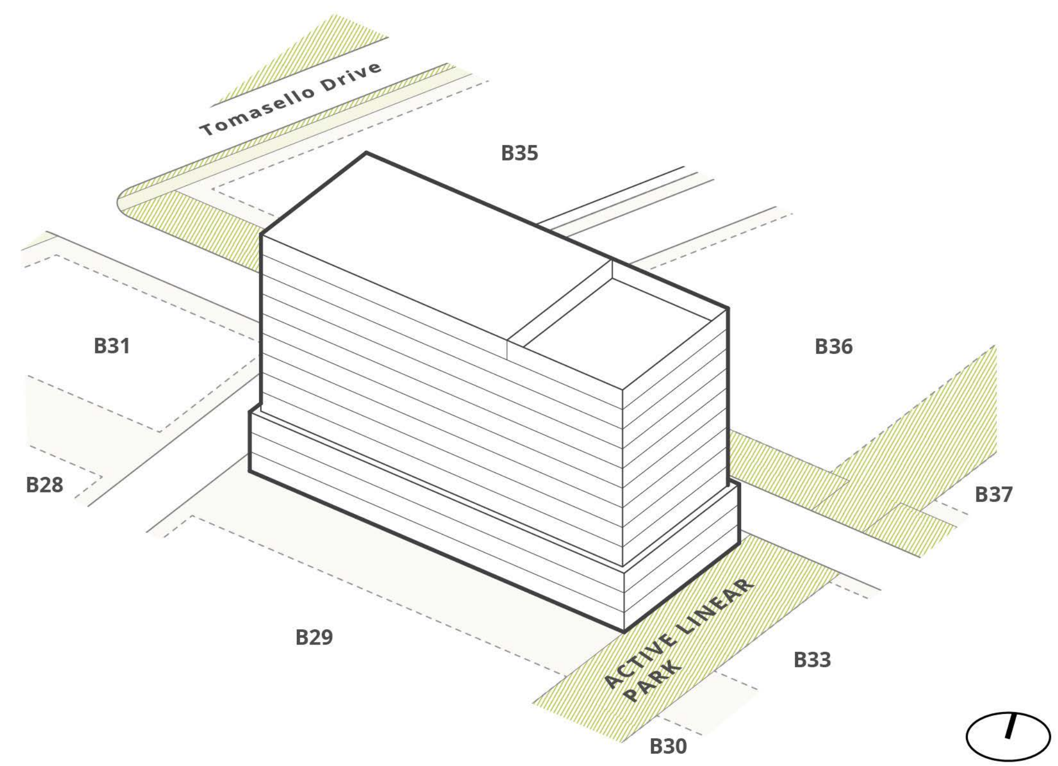
Building Massing Plan



Key Plan



Building Envelope Axon

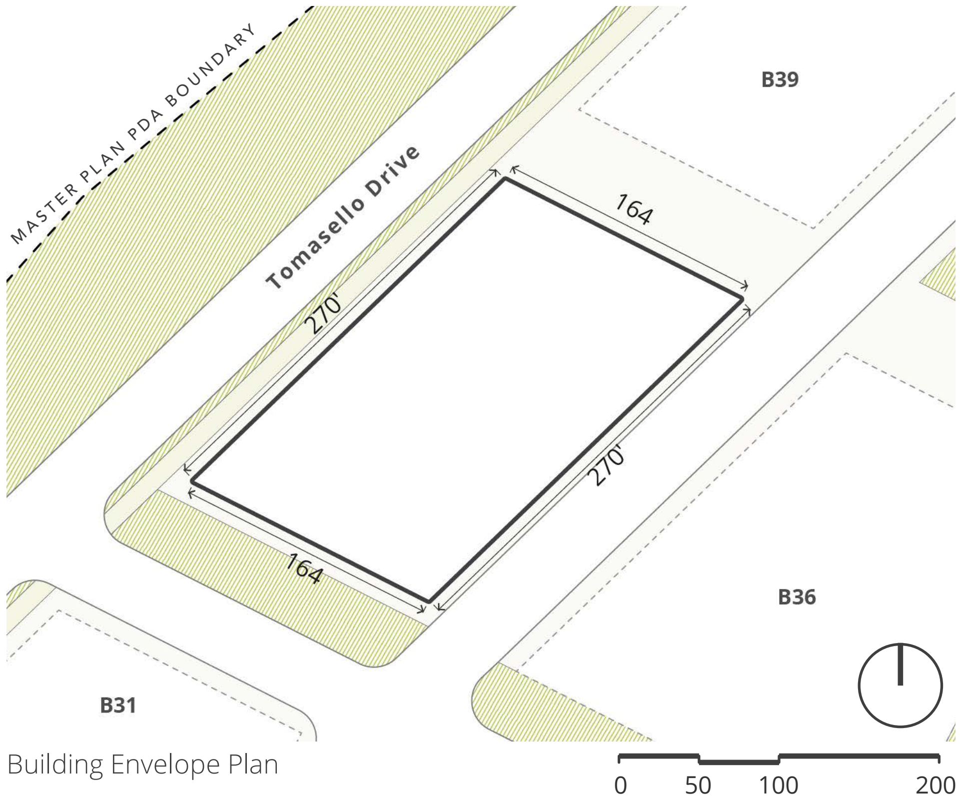


Building Massing Axon

Proposed GFA	**364,879 sf**
Max Building Height	**200'**

Phase 4B | Block 32

Suffolk Downs Redevelopment



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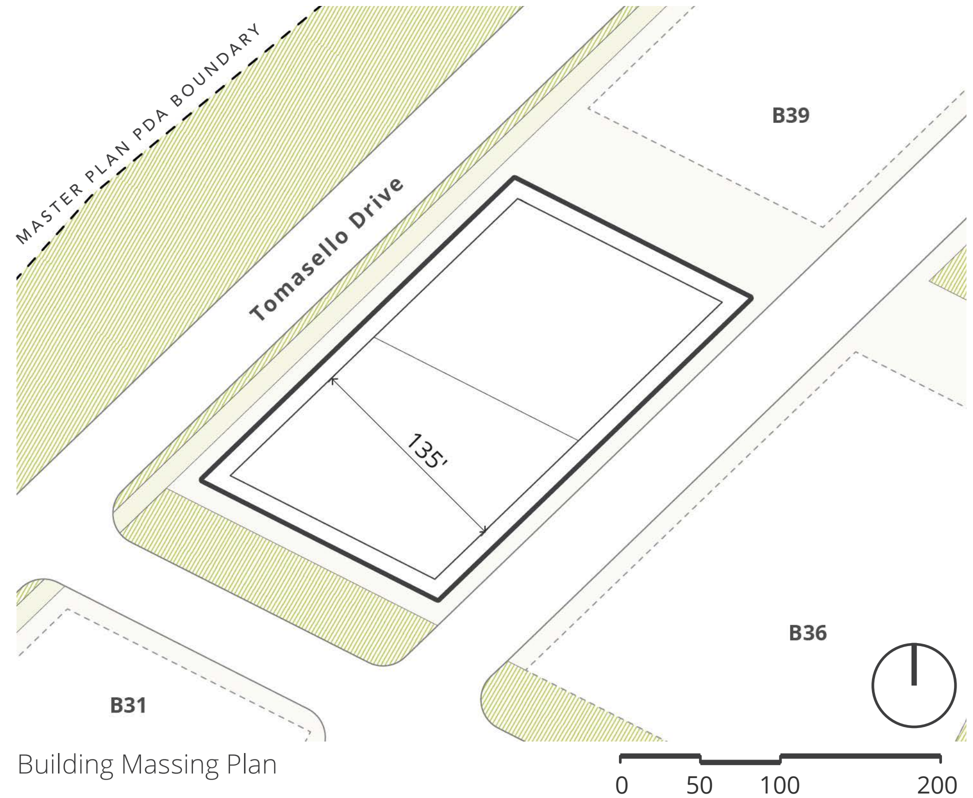
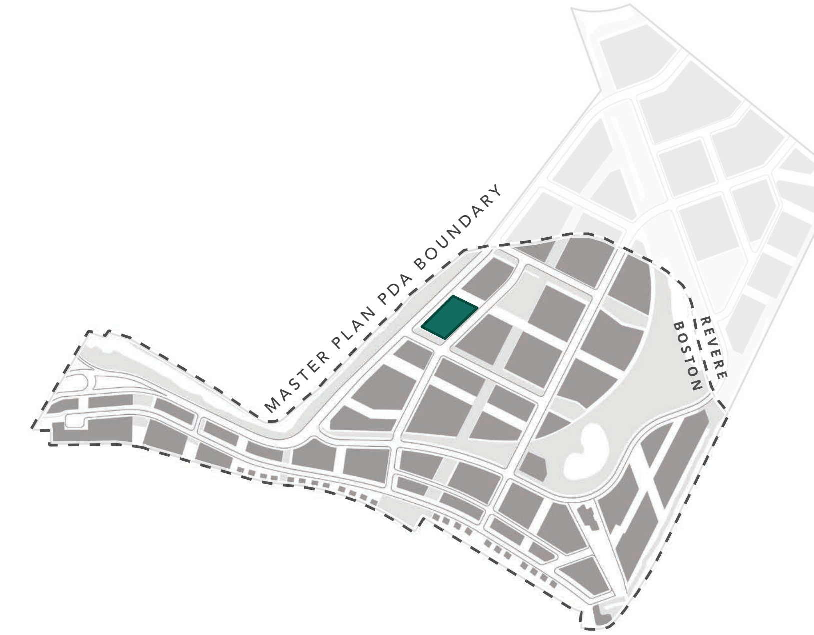


Building Massing Plan



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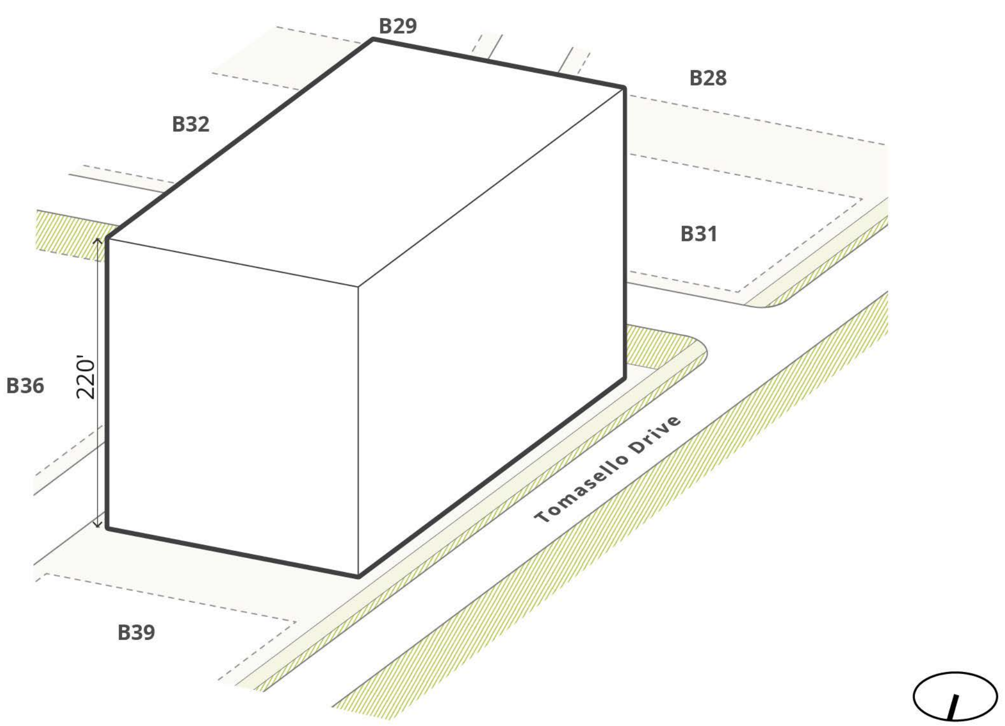
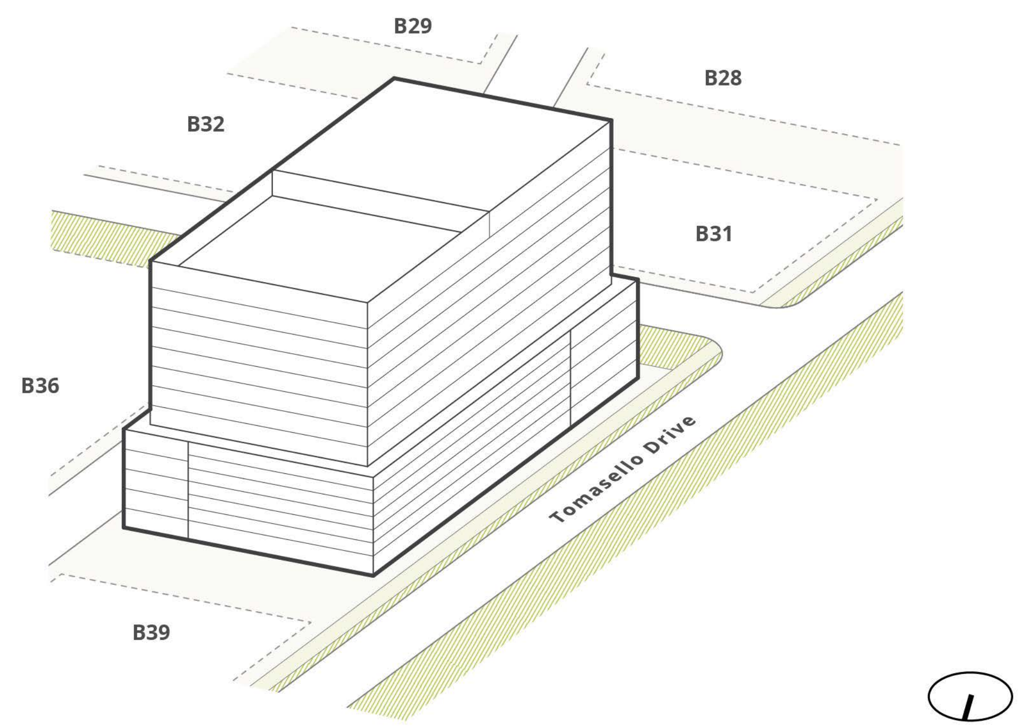


Building Envelope Axon

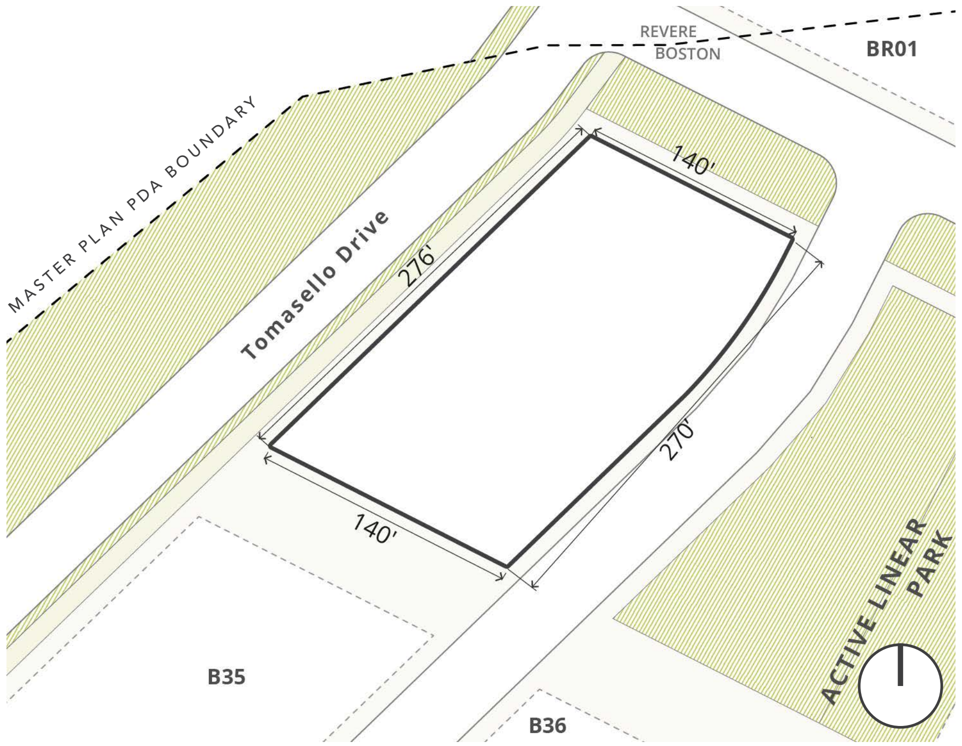


Building Massing Axon

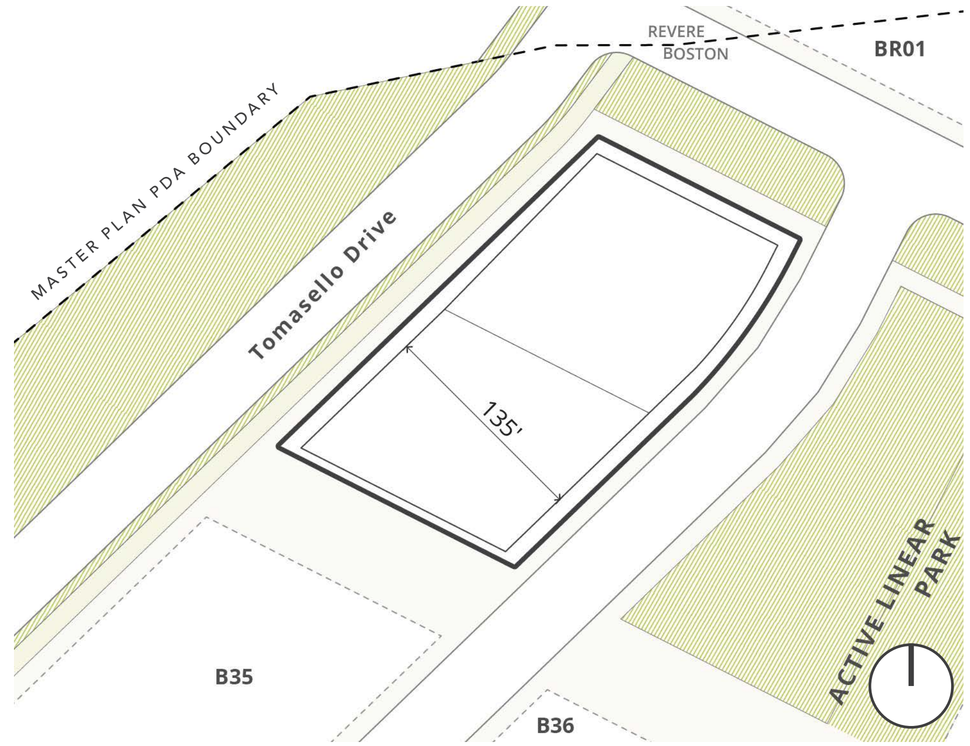
Proposed GFA	**335,039 sf**
Max Building Height	**220'**

Phase 4B | Block 35

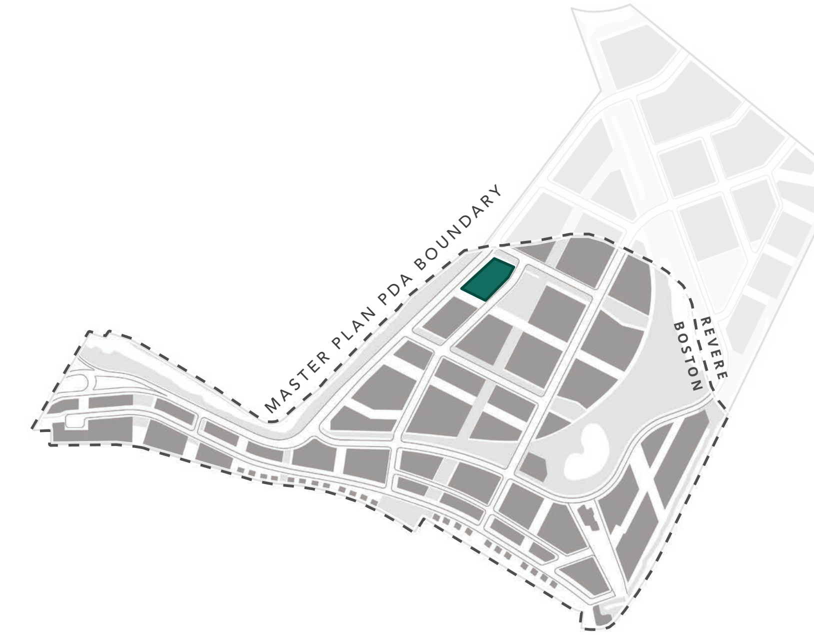
Suffolk Downs Redevelopment



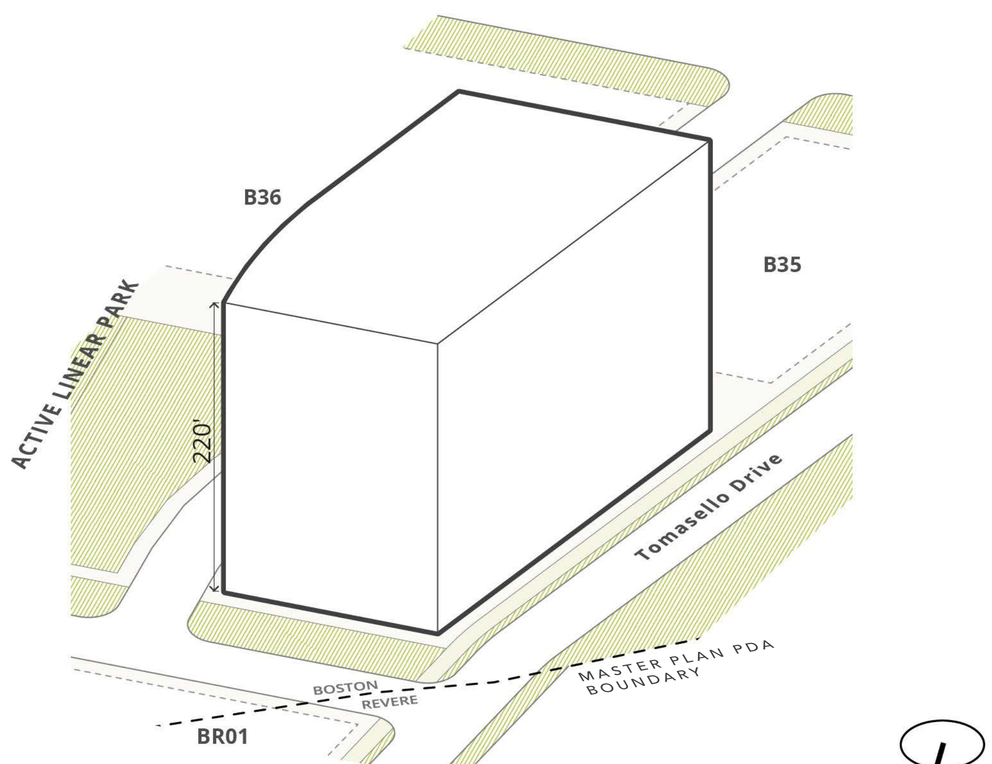
Building Envelope Plan



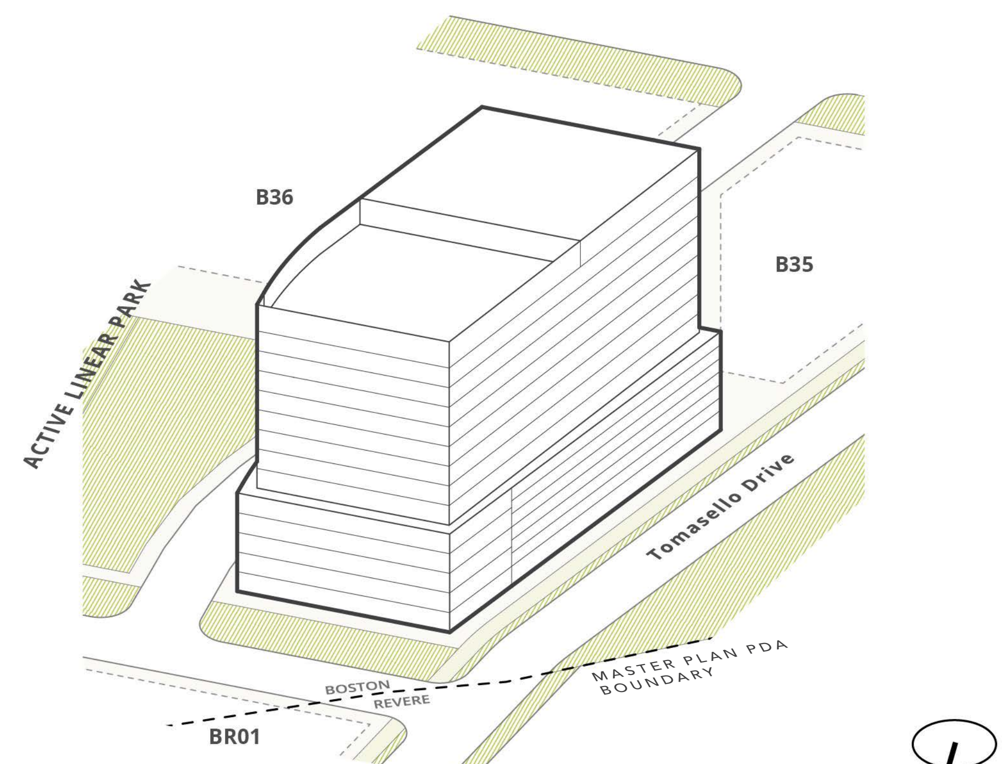
Building Massing Plan



Key Plan



Building Envelope Axon



Building Massing Axon

Proposed GFA	**338,553 sf**
Max Building Height	**220'**

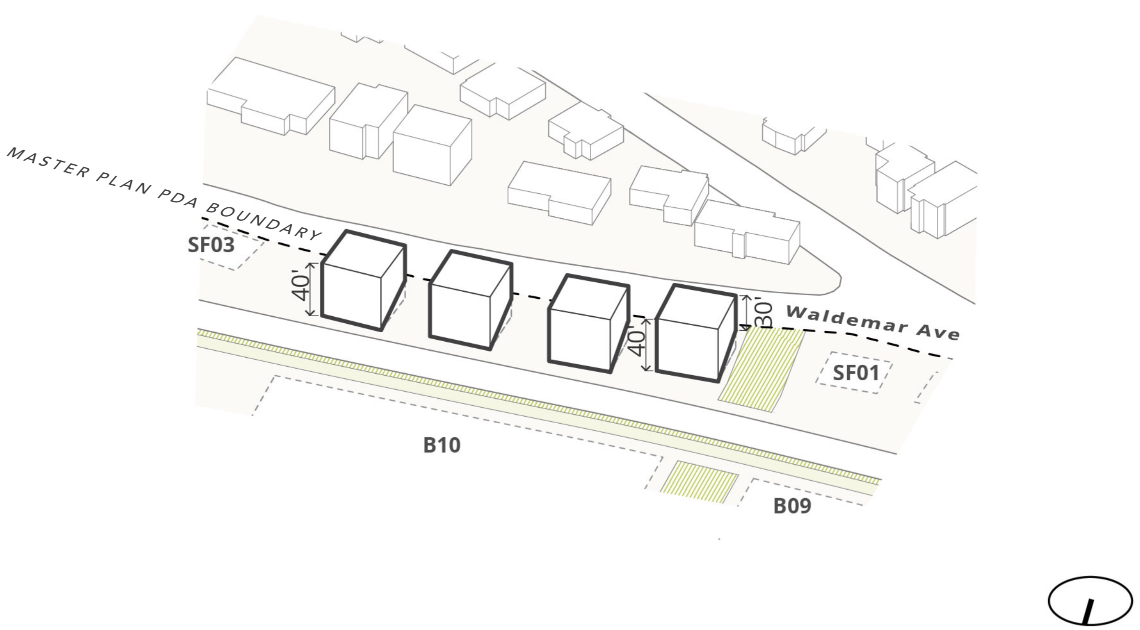
Phase 4B | Block 39

Suffolk Downs Redevelopment

Building Envelope Plan

Building Massing Plan

Key Plan



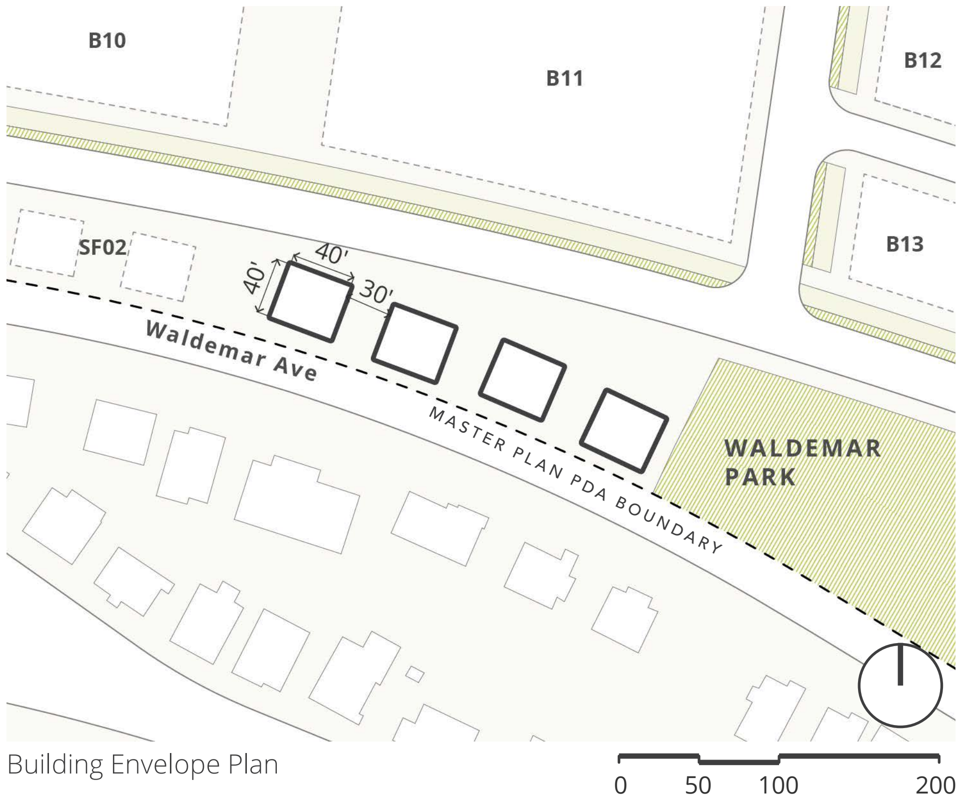
Building Envelope Axon

Building Massing Axon

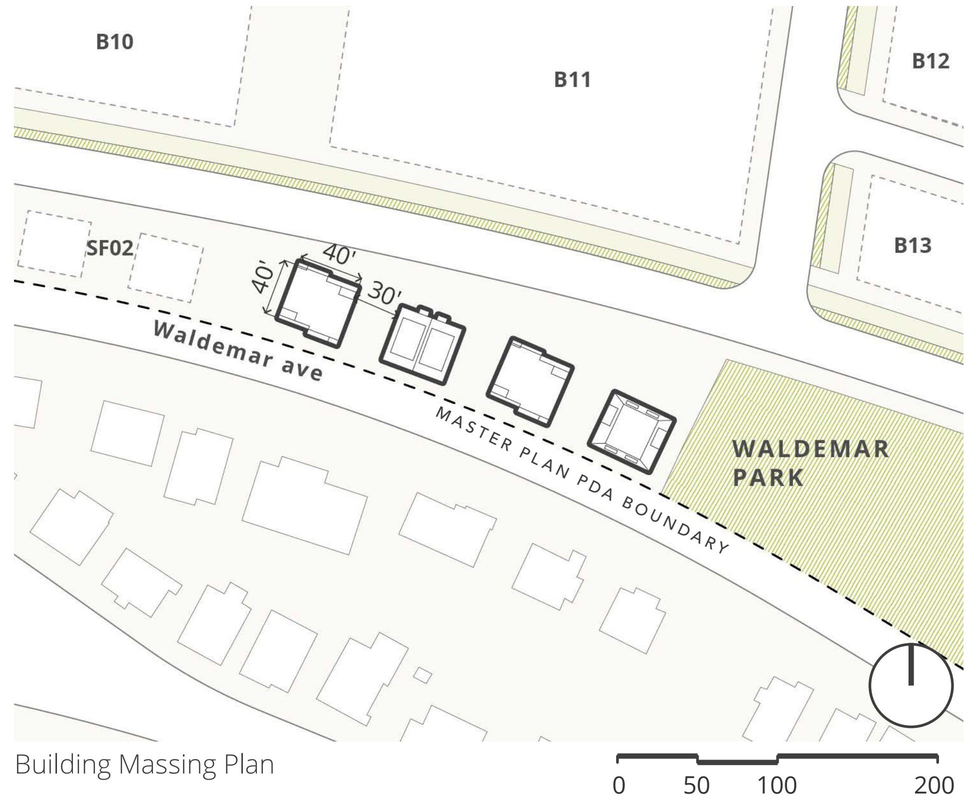
Proposed GFA	**16,672 sf**
Max Building Height	**40'**

Phase 4B | Block SF02

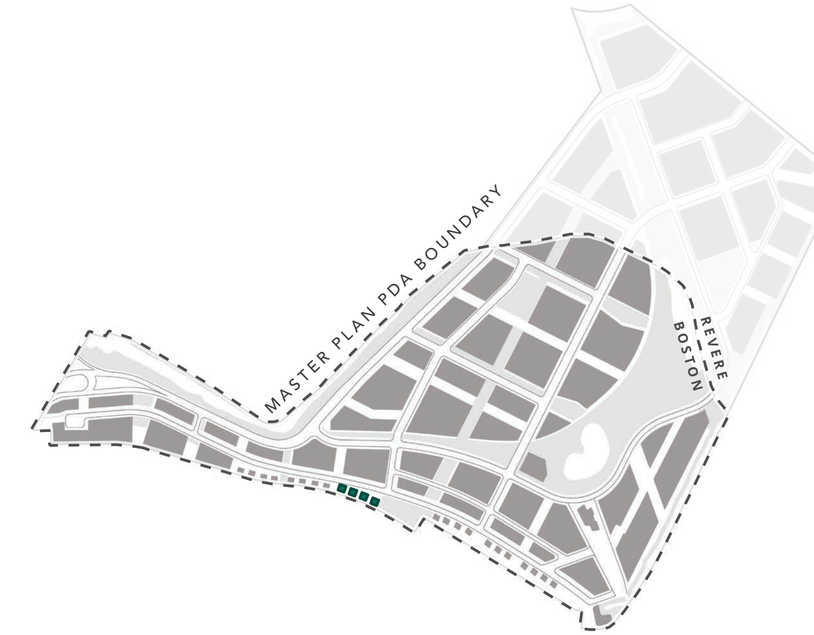
Suffolk Downs Redevelopment



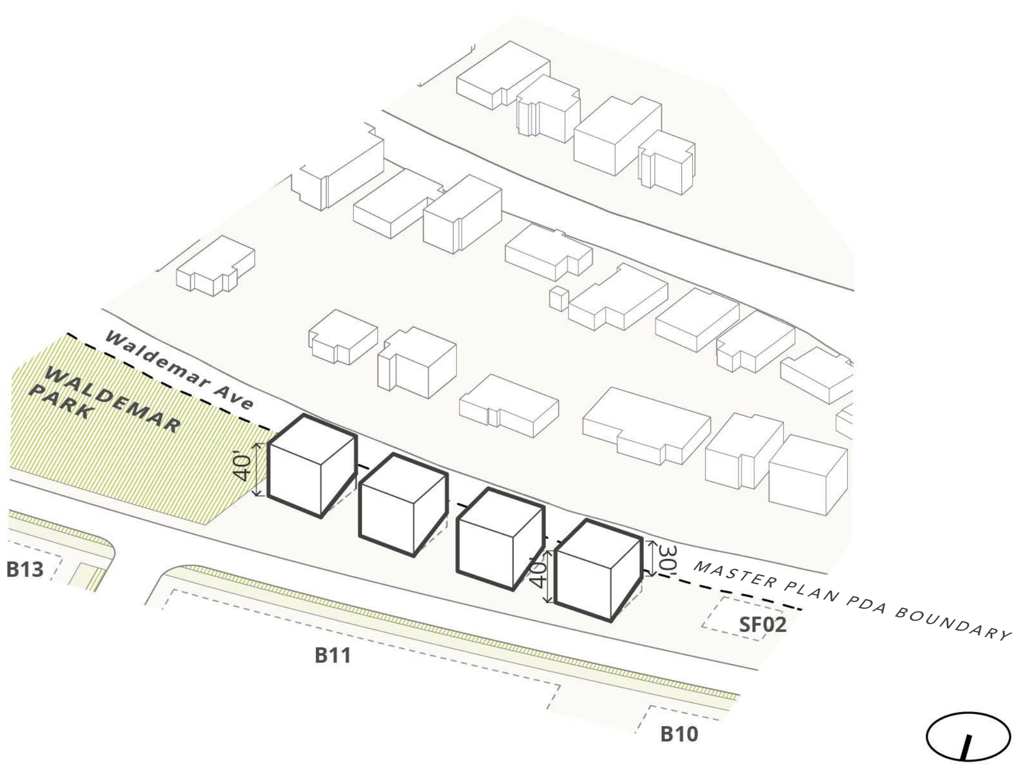
Building Envelope Plan



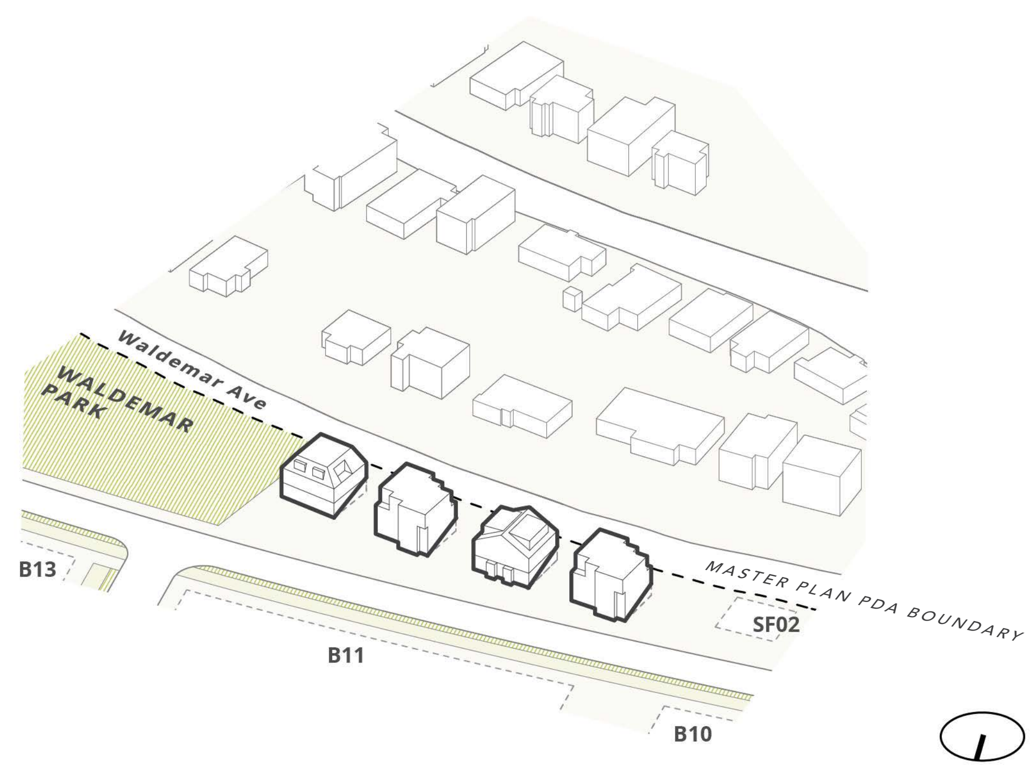
Building Massing Plan



Key Plan



Building Envelope Axon

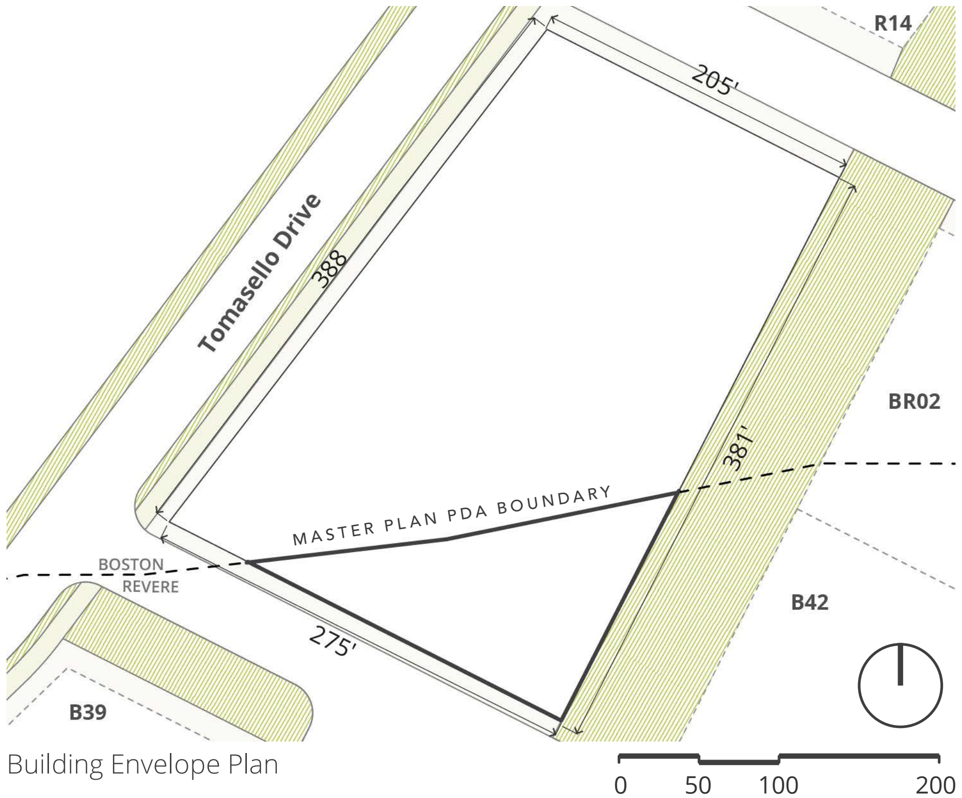


Building Massing Axon

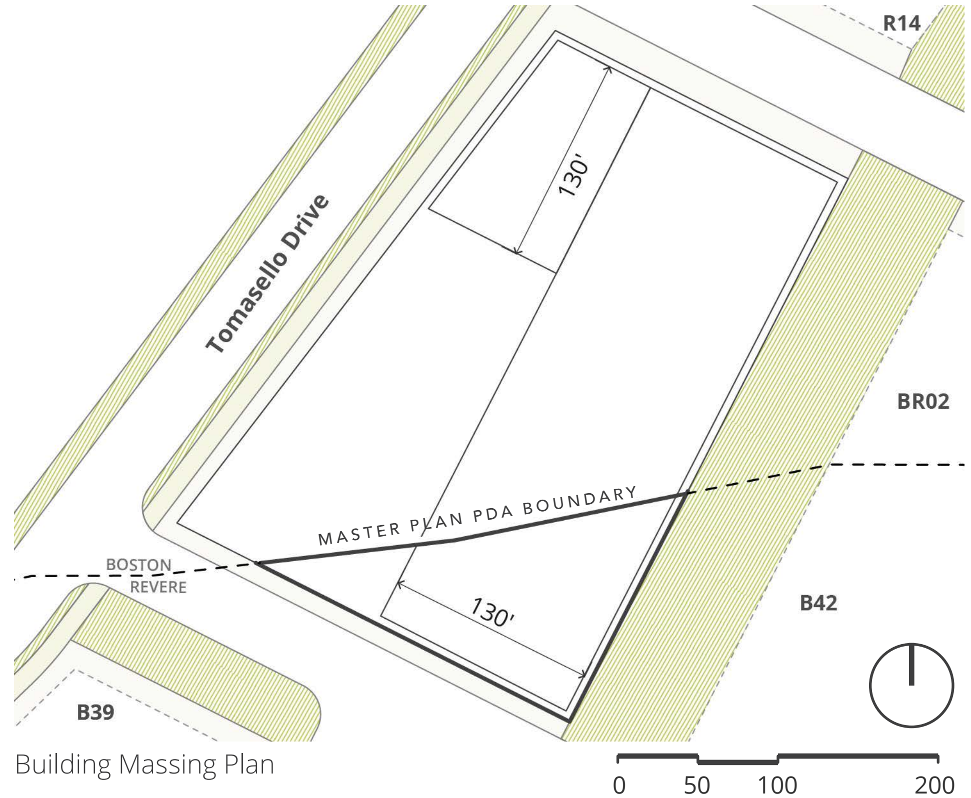
Proposed GFA	**16,672 sf**
Max Building Height	**40'**

Phase 4B | Block SF03

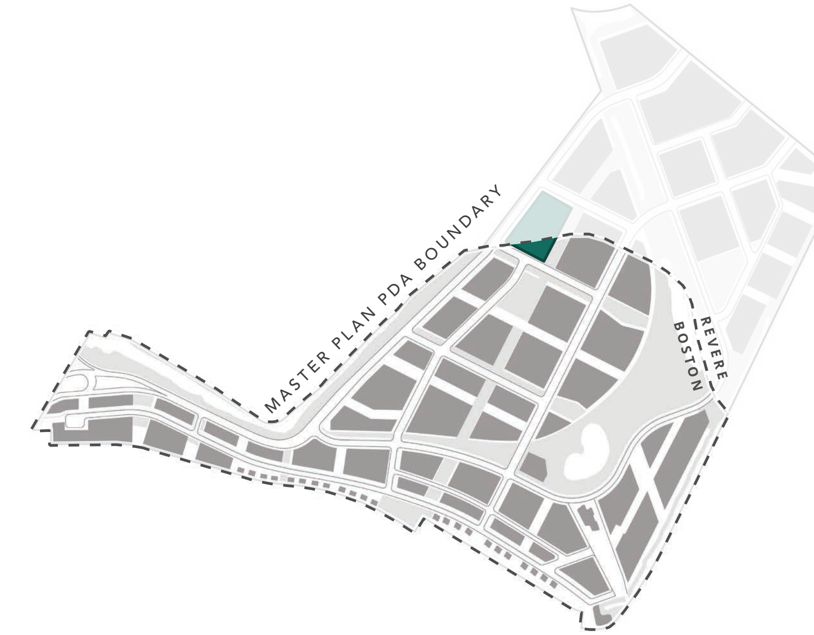
Suffolk Downs Redevelopment



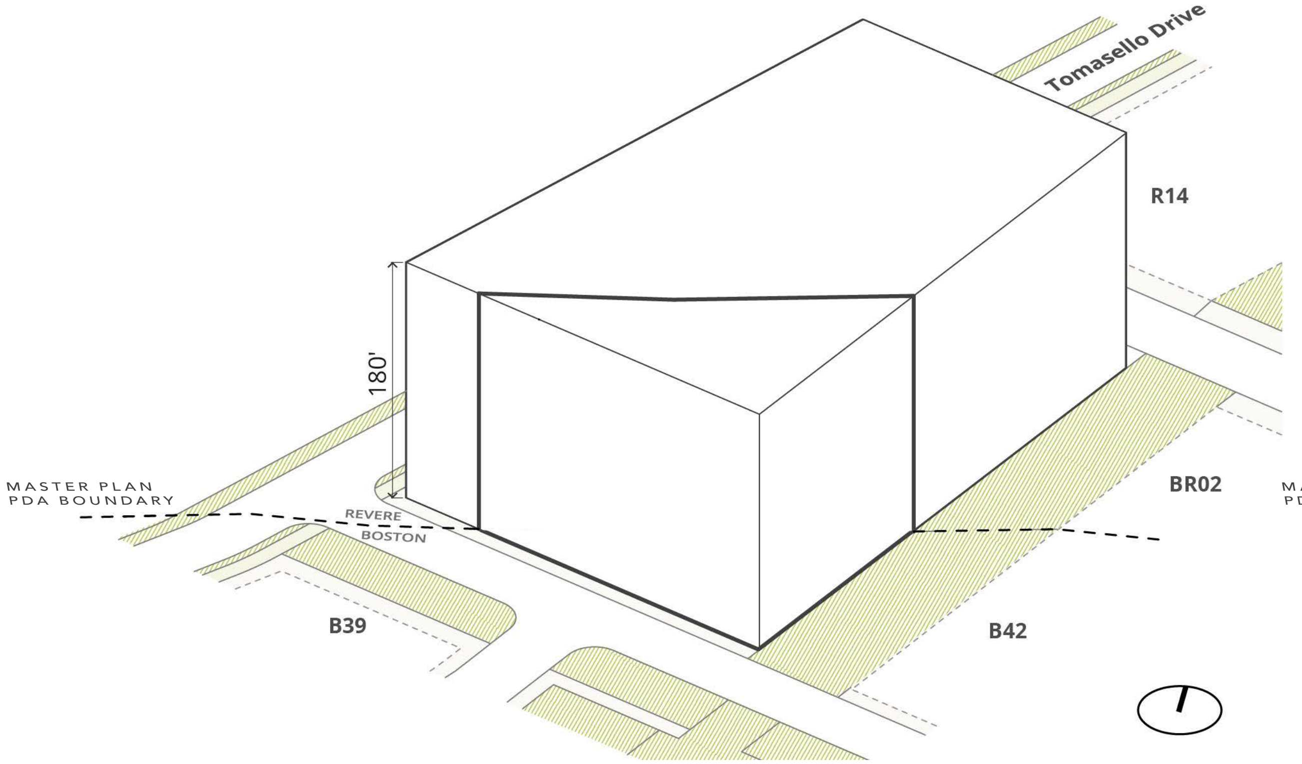
Building Envelope Plan



Building Massing Plan



Key Plan



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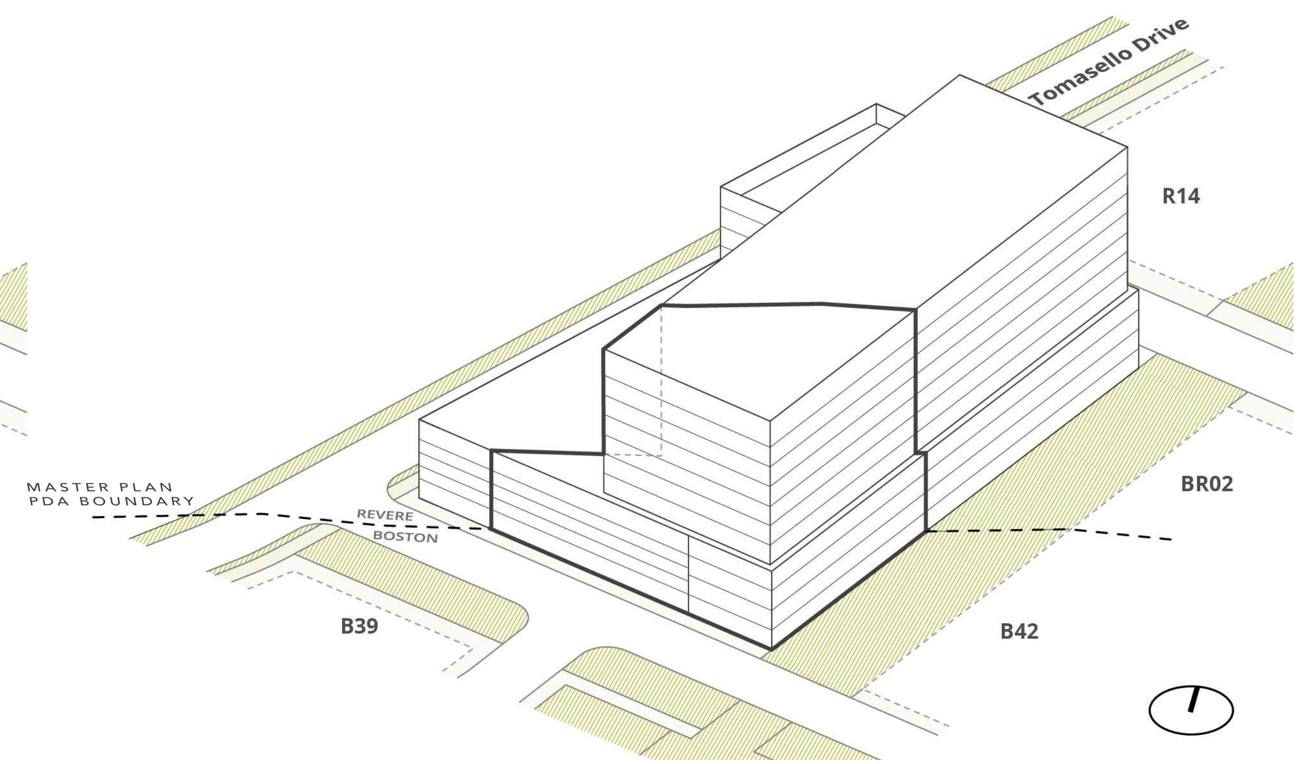


Building Massing Axon

Proposed GFA (in Boston)	**98,169 sf**
Max Building Height	**180'**

Phase 4B | Block BR01

Suffolk Downs Redevelopment

Phase 5 Boston - Uses

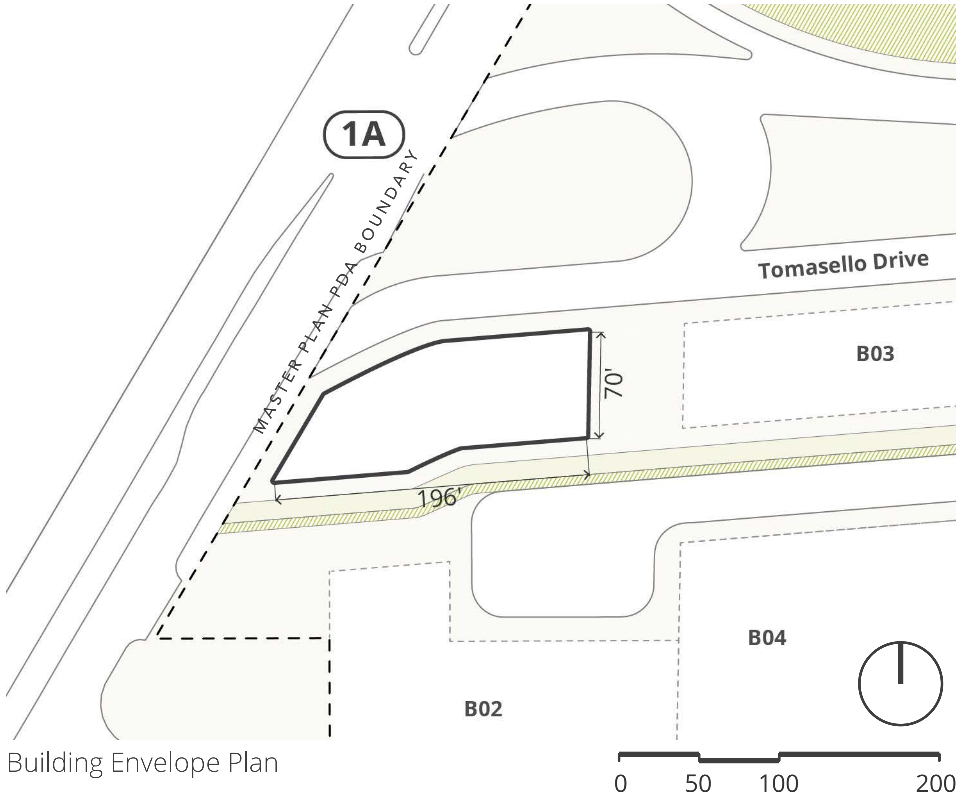
B01:	**163,409 sf**
Hotel	163,409 sf
B02:	**75,643 sf**
Residential	75,643 sf
B03:	**215,919 sf**
Residential	215,919 sf
B04:	**155,453 sf**
Residential	155,453 sf
B05:	**186,085 sf**
Residential	186,085 sf
B06:	**145,539 sf**
Residential	145,539 sf
B07:	**150,306 sf**
Residential	150,306 sf
B08:	**101,105 sf**
Residential	101,105 sf
B09:	**163,542 sf**
Residential	163,542 sf
SF01:	**16,827 sf**
Residential SF01	16,827 sf

Hotel
163,410 sf | 12%

Total Non-Residential
163,410 sf | 12%

Total Residential
1,210,423 sf | 88%

TOTAL PHASE 5
1,373,833 sf | 100%



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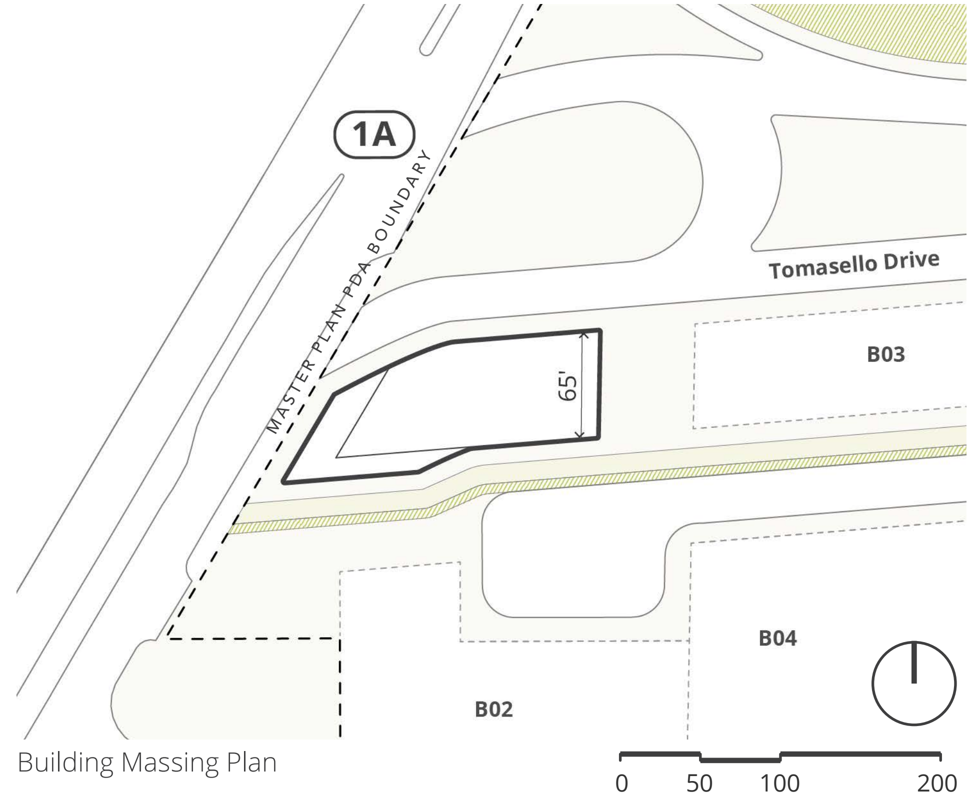
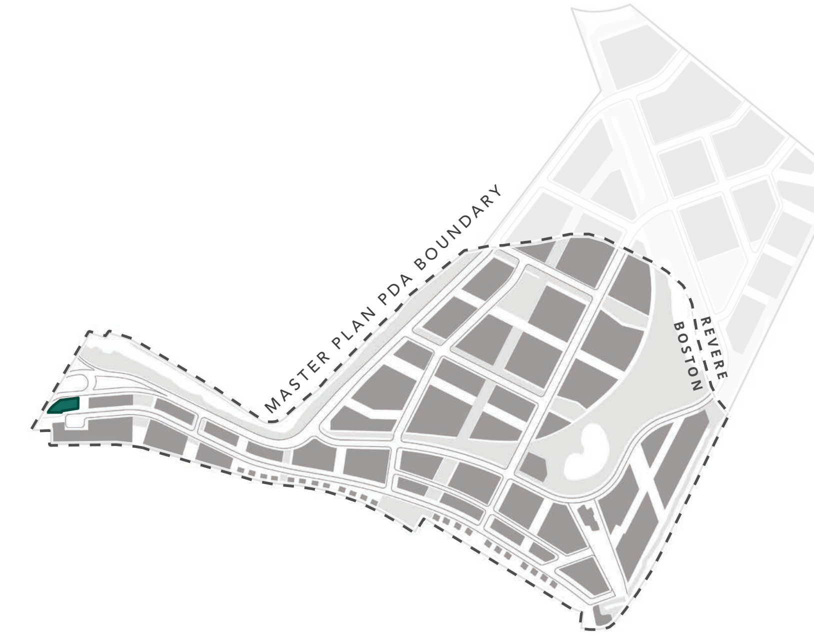


Building Massing Plan



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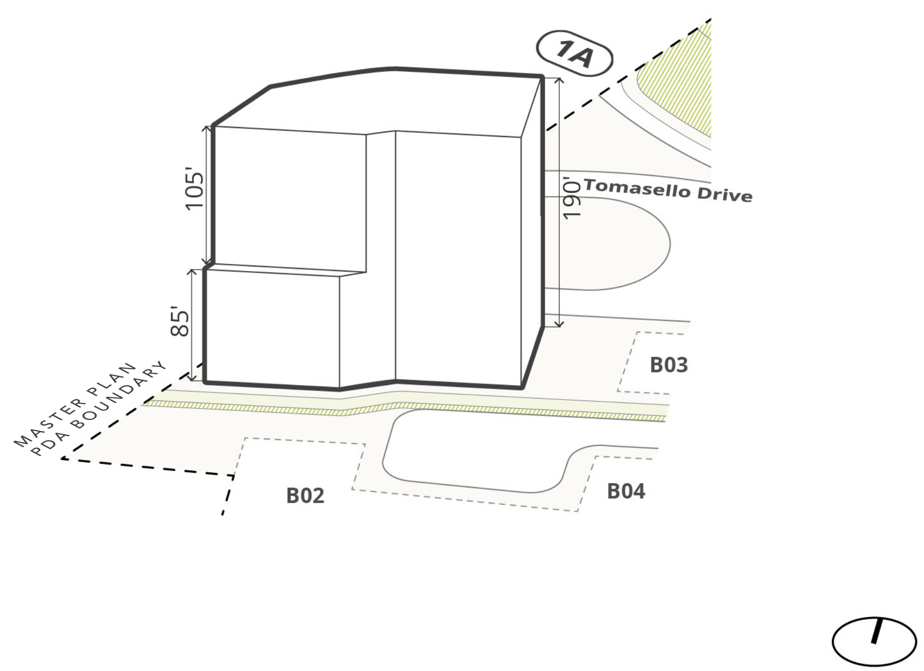
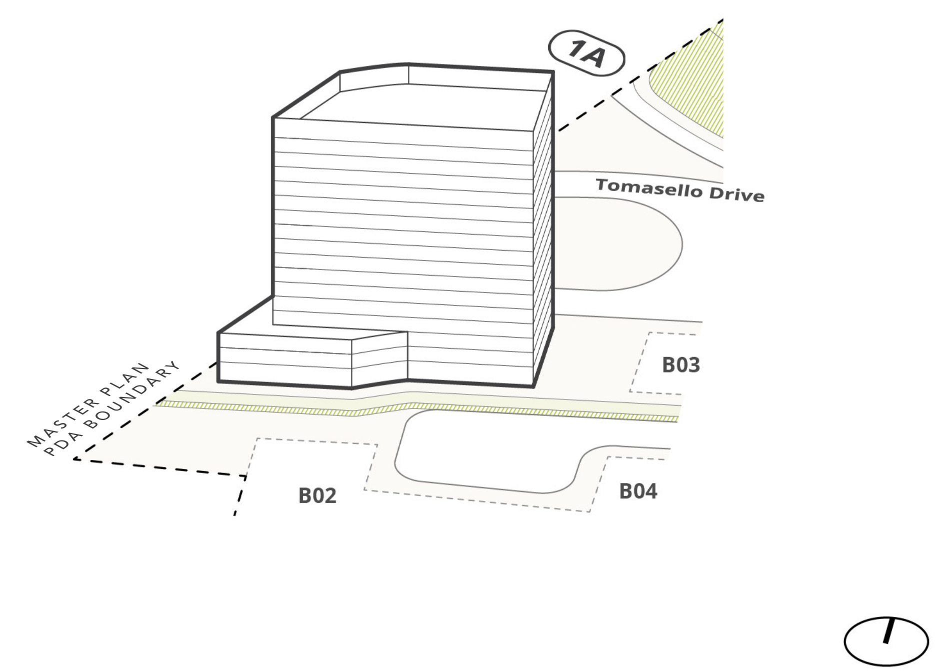


Building Envelope Axon

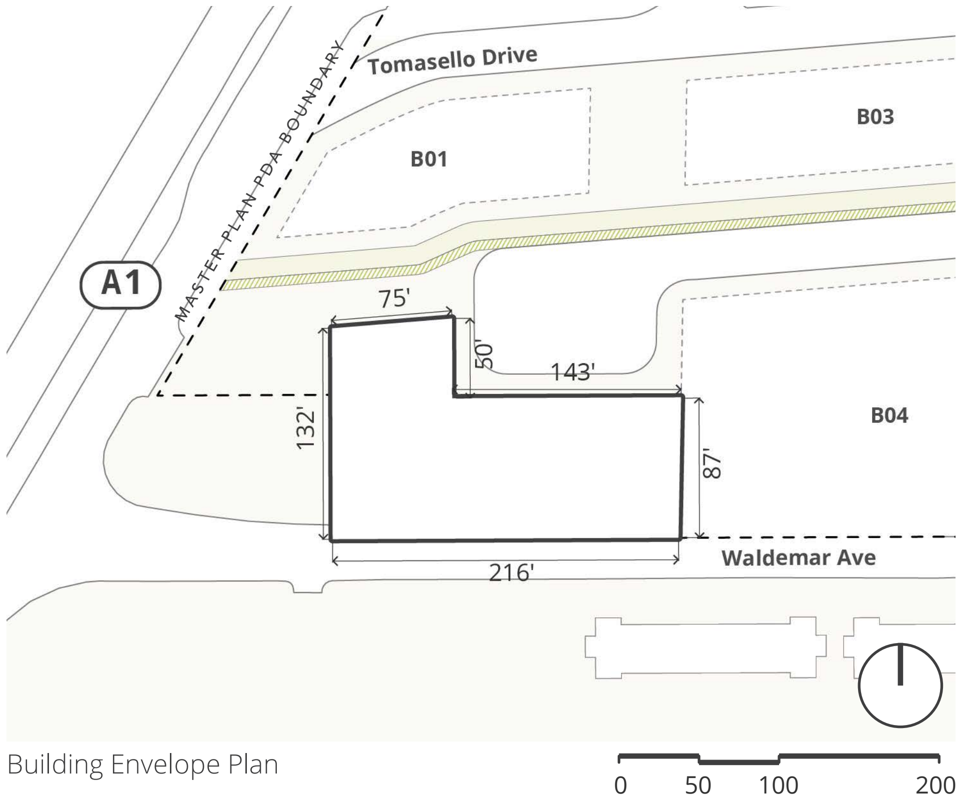


Building Massing Axon

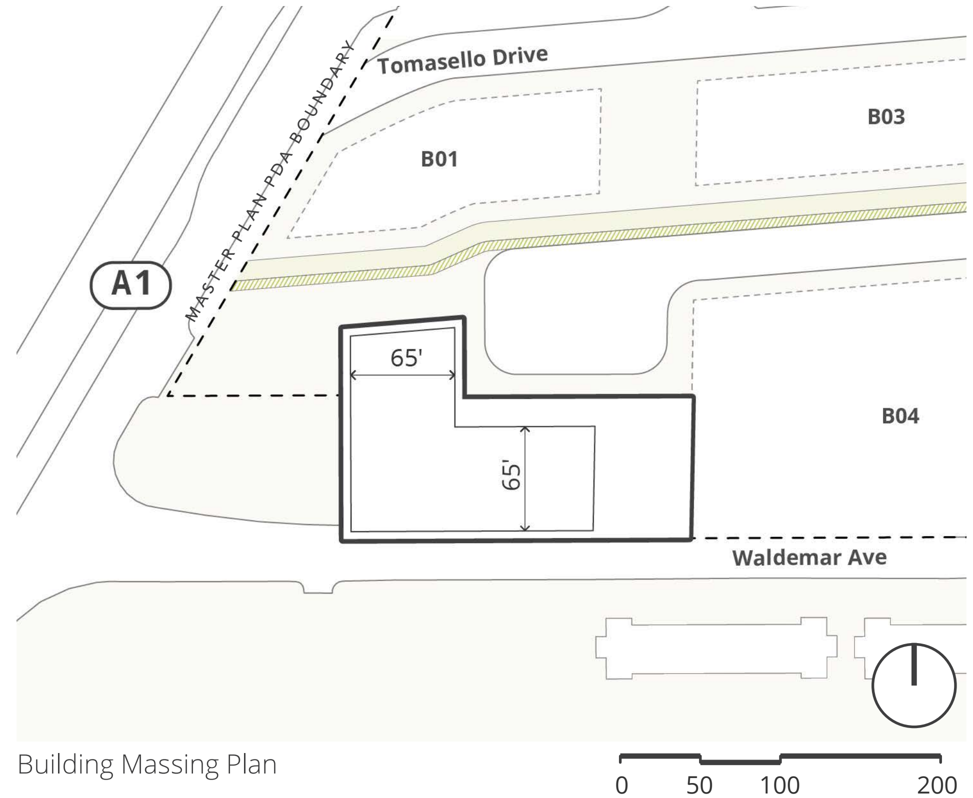
Proposed GFA	**163,410 sf**
Max Building Height	**190'**

Phase 5B | Block 01

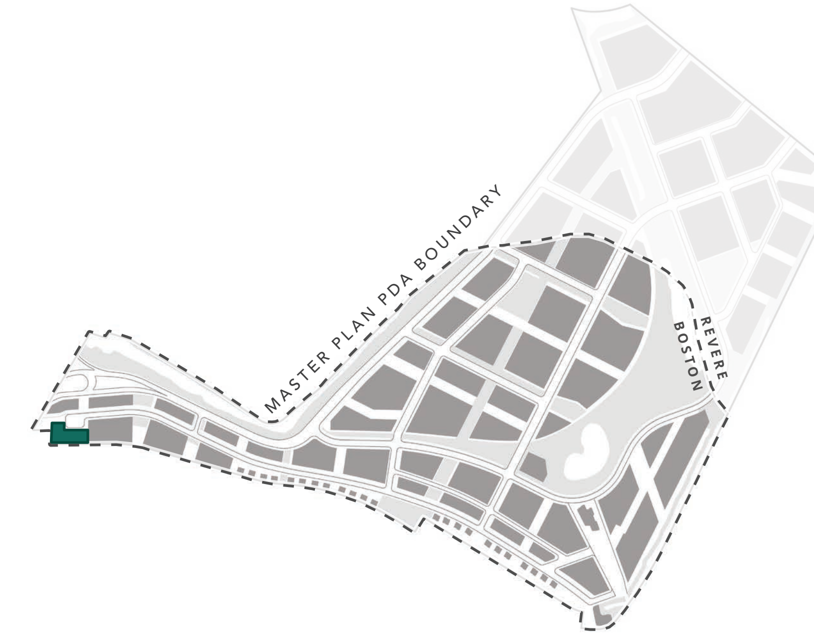
Suffolk Downs Redevelopment



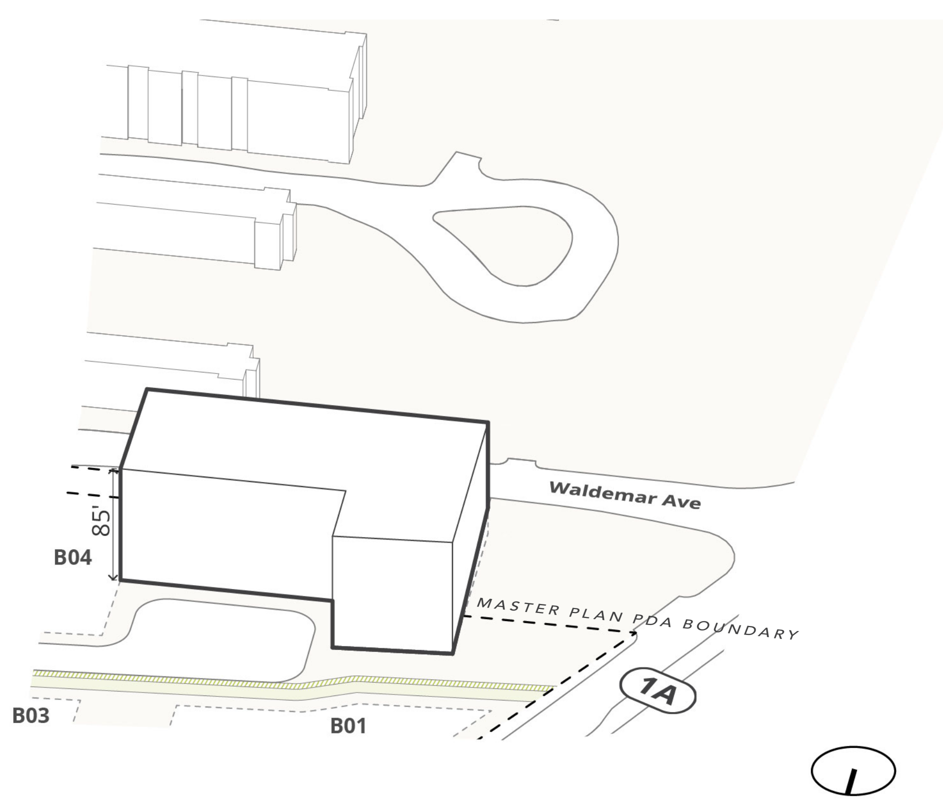
Building Envelope Plan



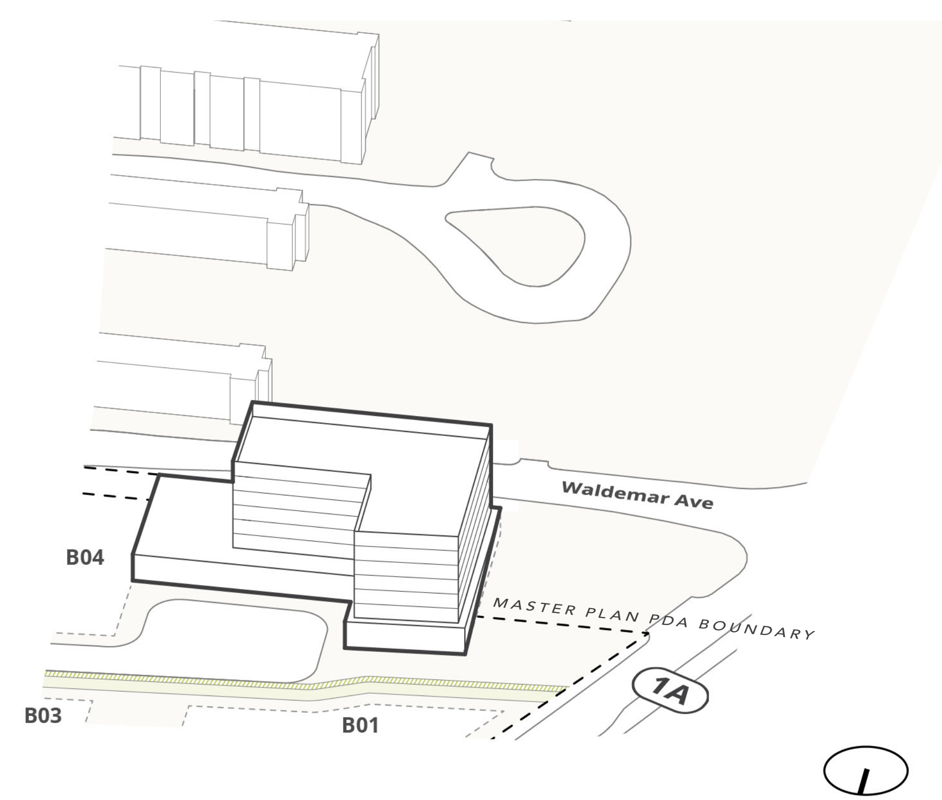
Building Massing Plan



Key Plan



Building Envelope Axon

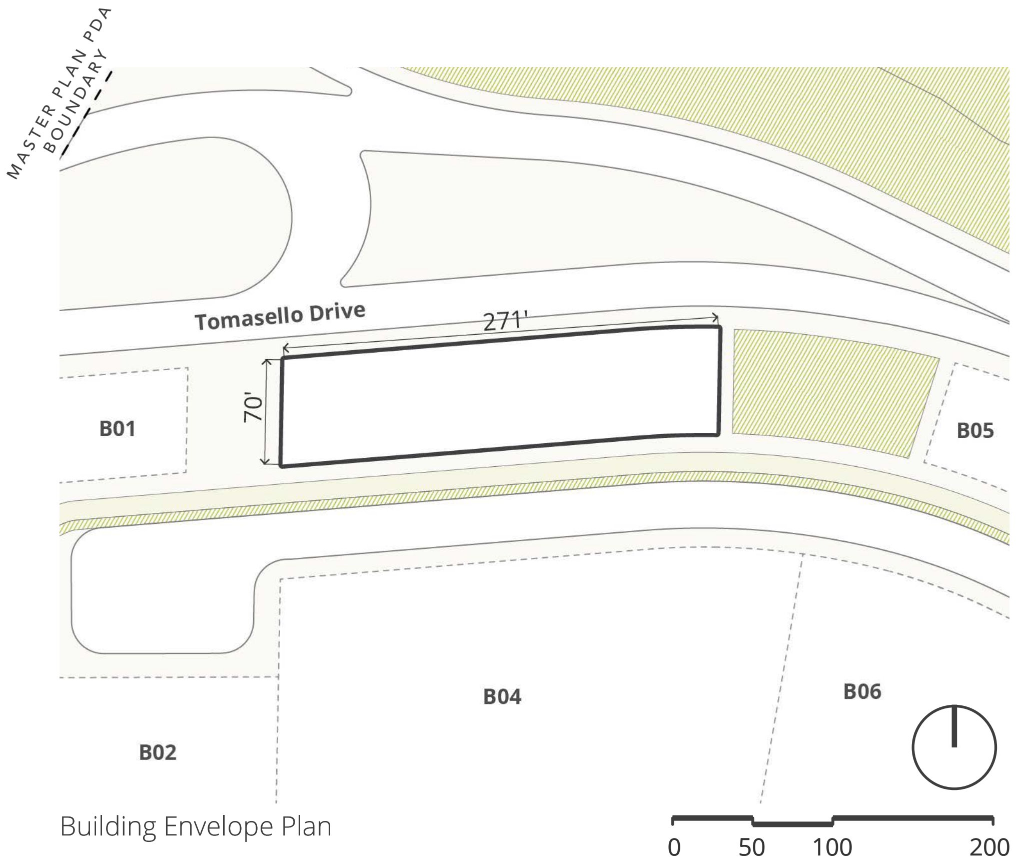


Building Massing Axon

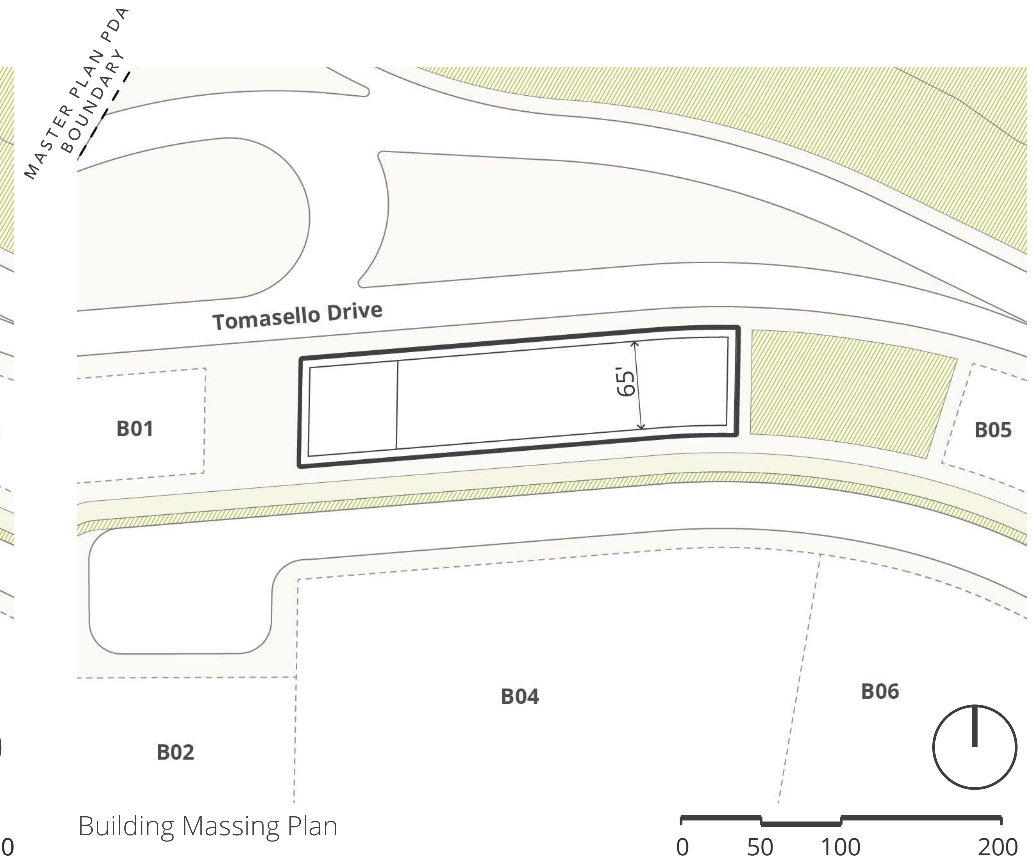
Proposed GFA	**74,945 sf**
Max Building Height	**85'**

Phase 5B | Block 02

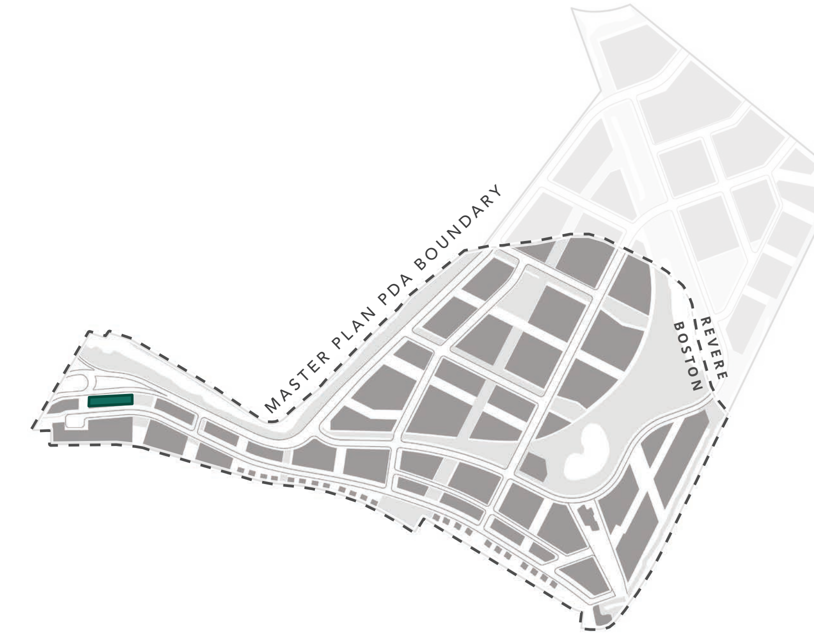
Suffolk Downs Redevelopment



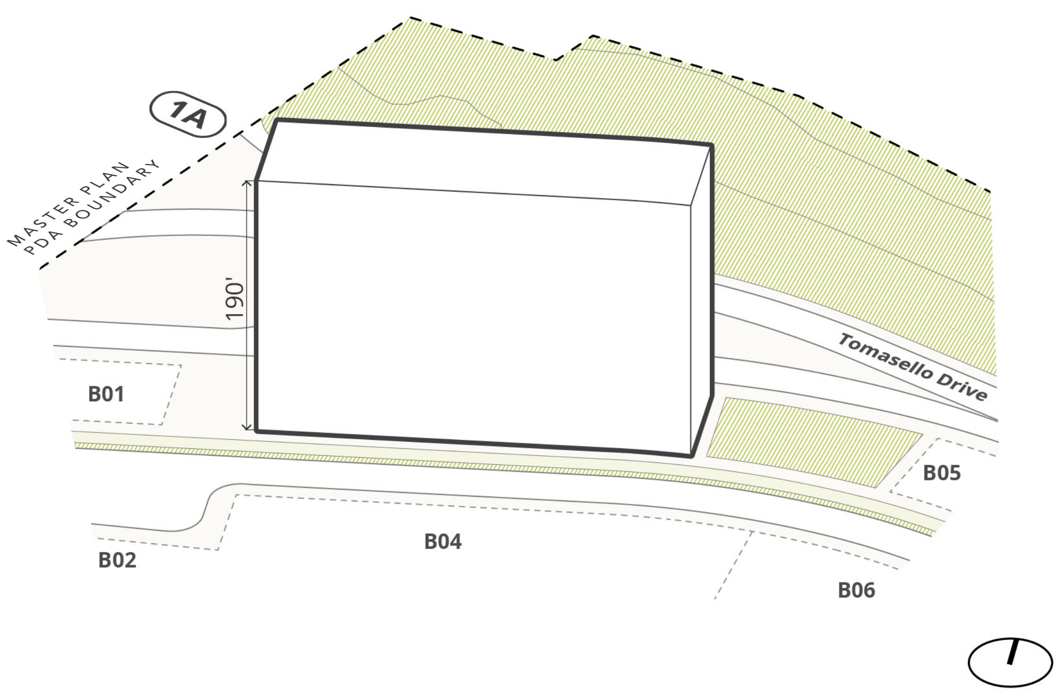
Building Envelope Plan



Building Massing Plan



Key Plan



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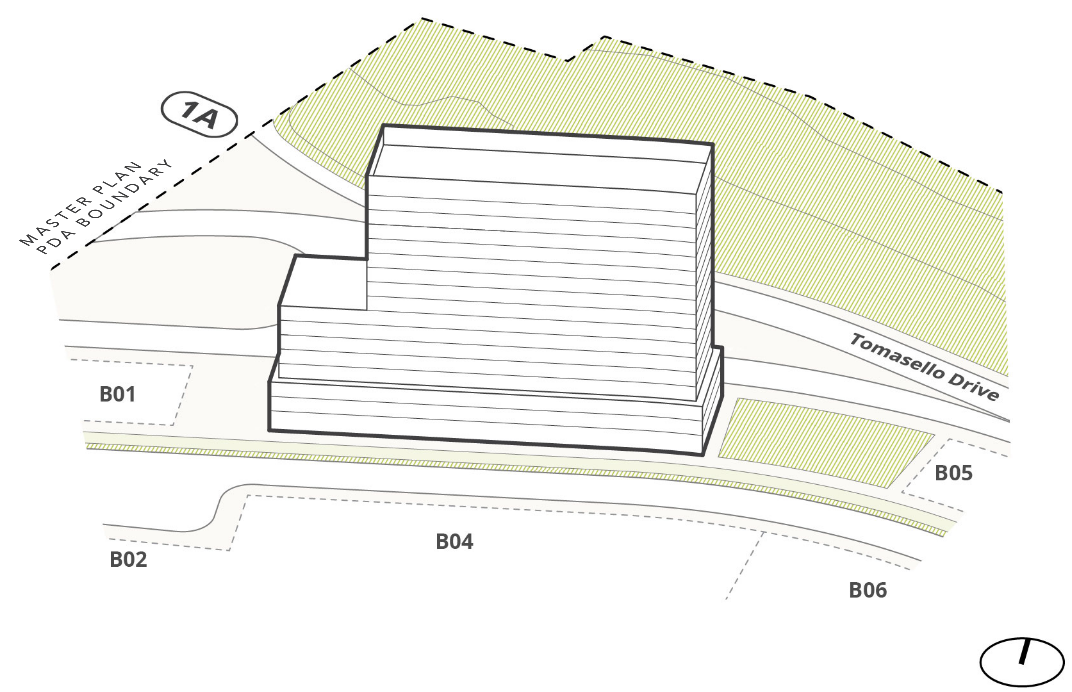
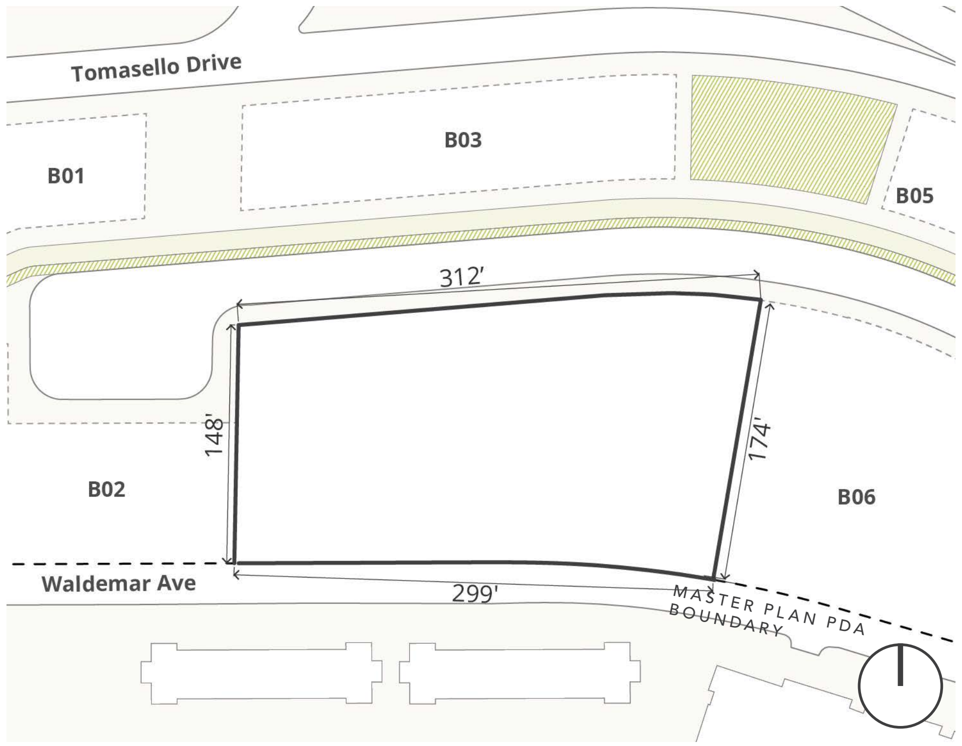


Building Massing Axon

Proposed GFA	**213,924 sf**
Max Building Height	**190'**

Phase 5B | Block 03

Suffolk Downs Redevelopment



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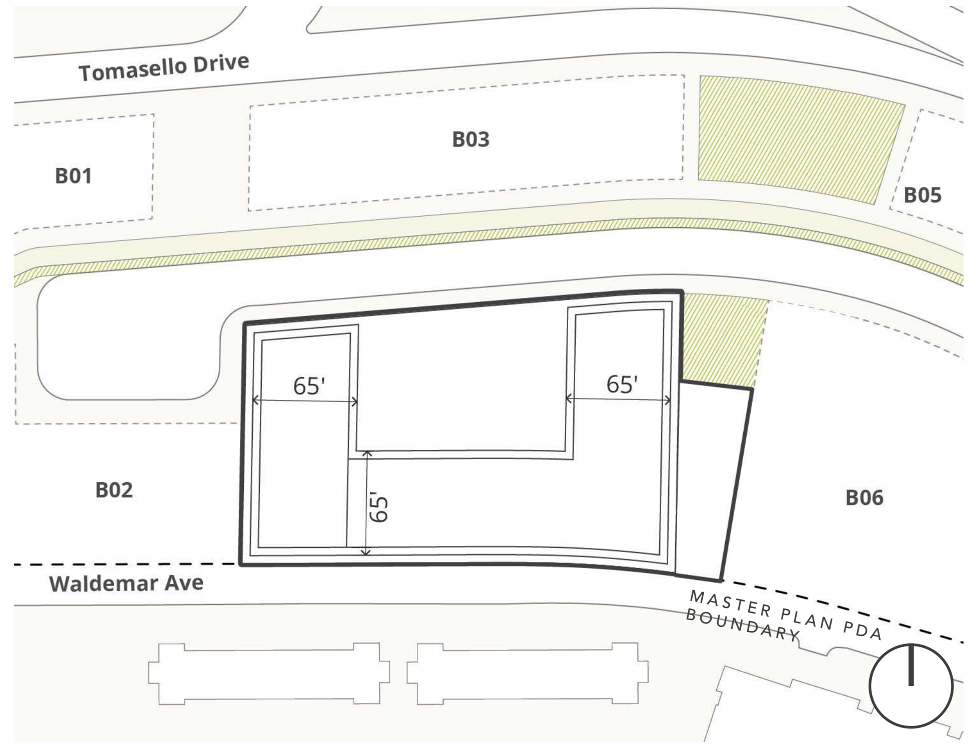
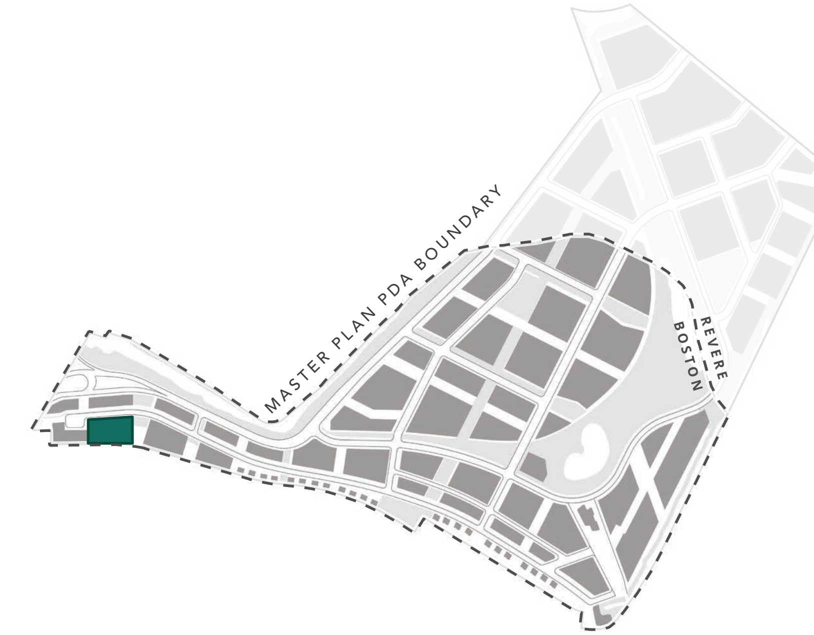


Building Massing Plan



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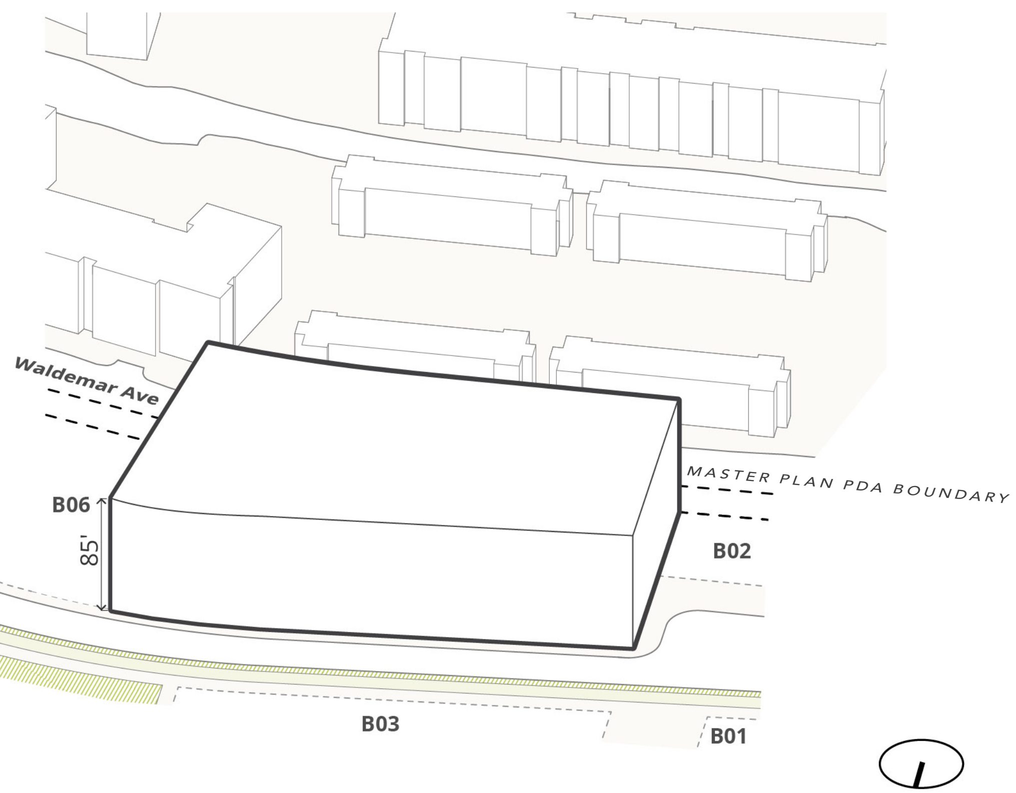
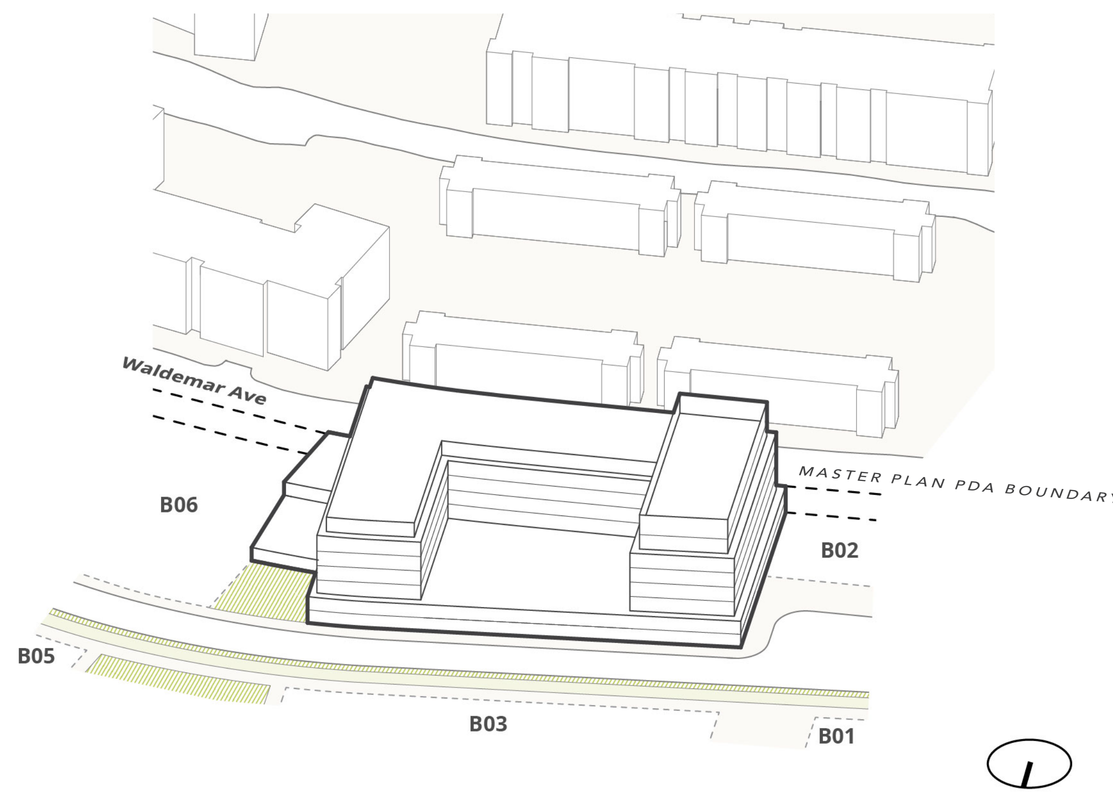


Building Envelope Axon

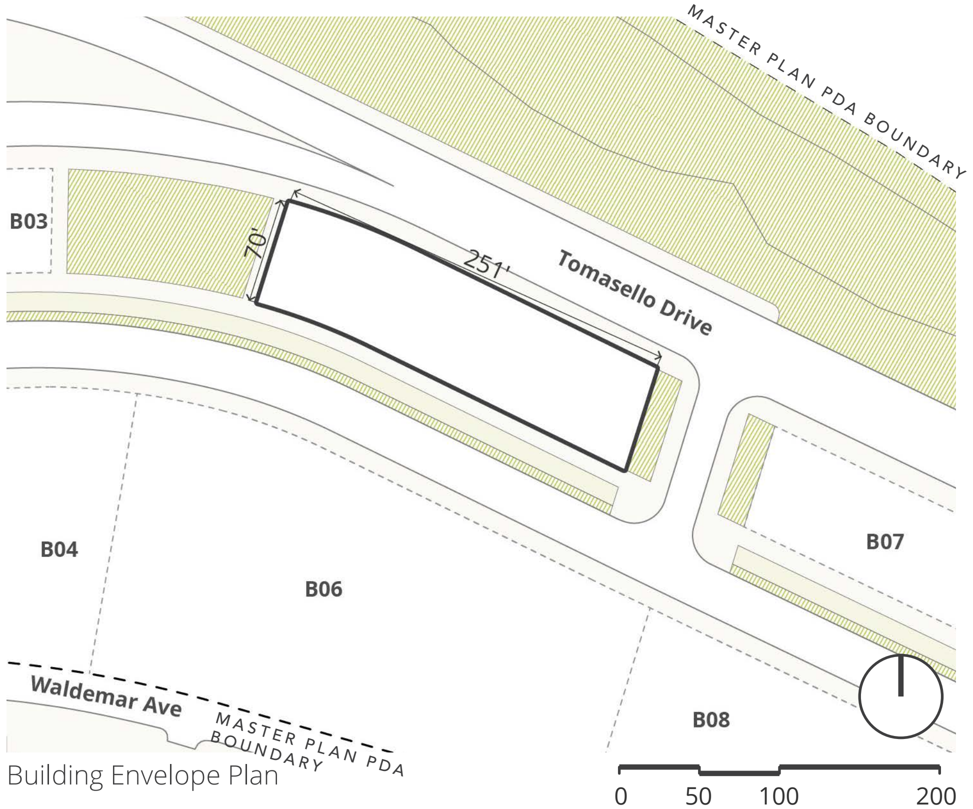


Building Massing Axon

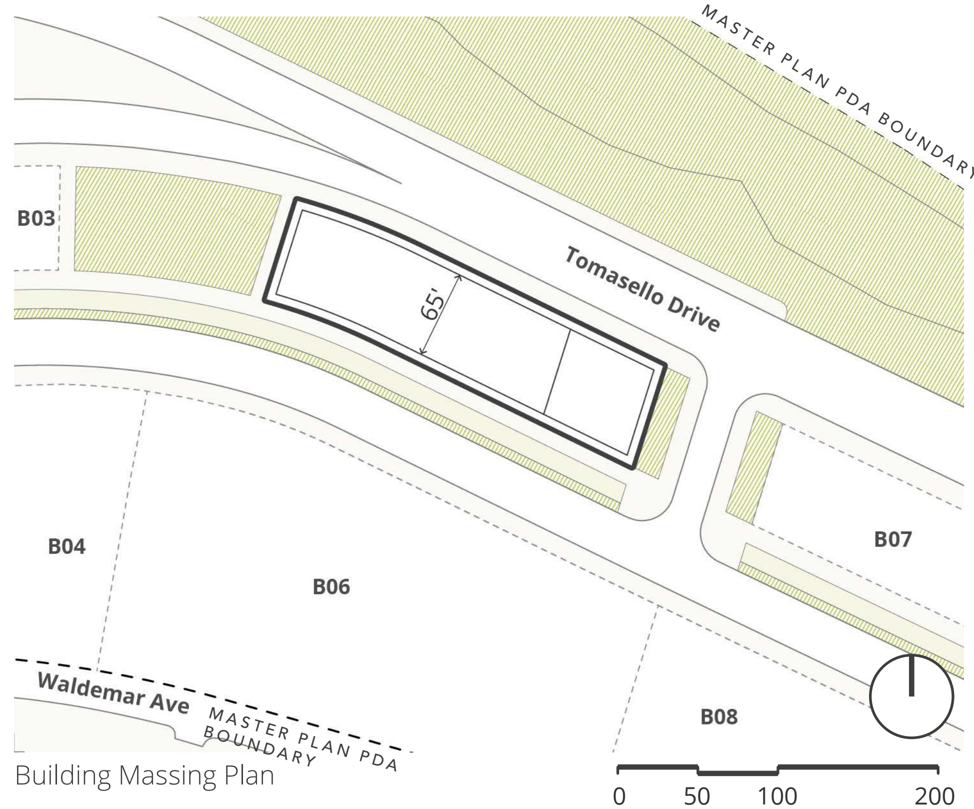
Proposed GFA	**154,017 sf**
Max Building Height	**85'**

Phase 5B | Block 04

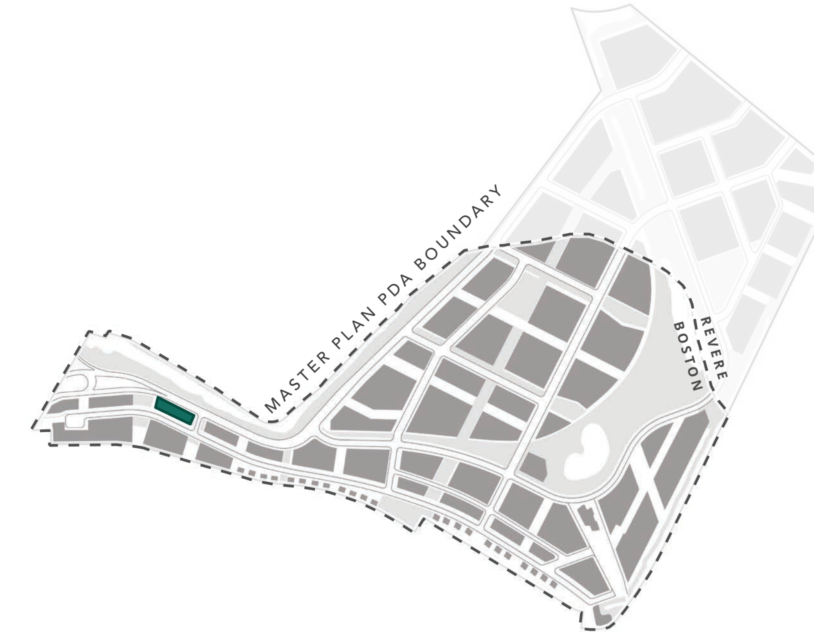
Suffolk Downs Redevelopment



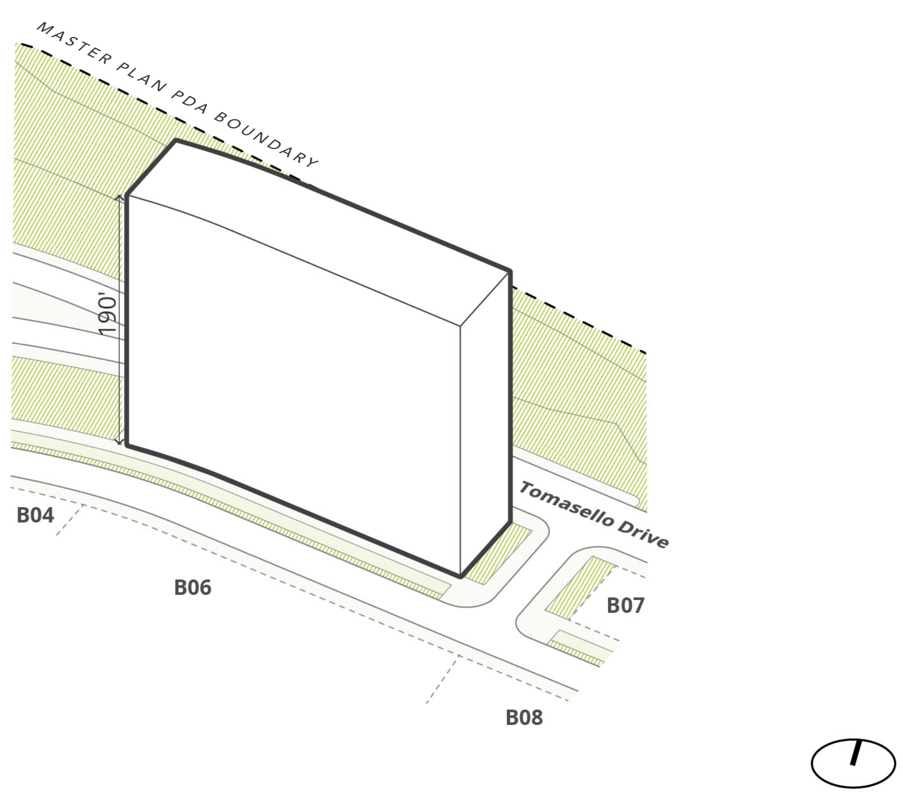
Building Envelope Plan



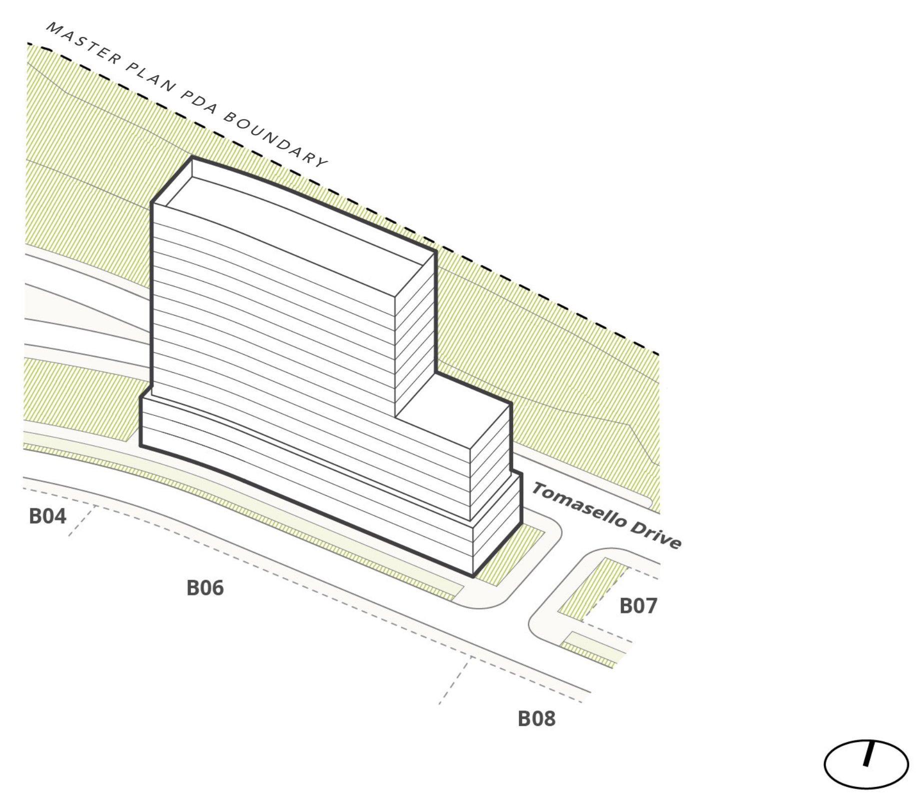
Building Massing Plan



Key Plan



Building Envelope Axon

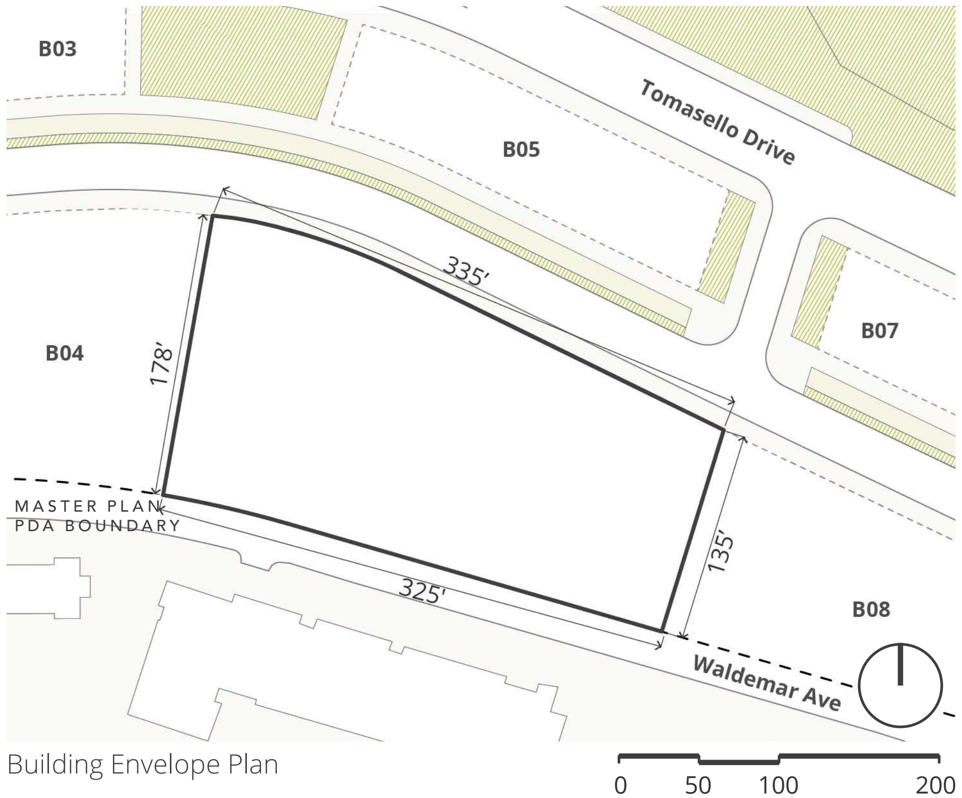


Building Massing Axon

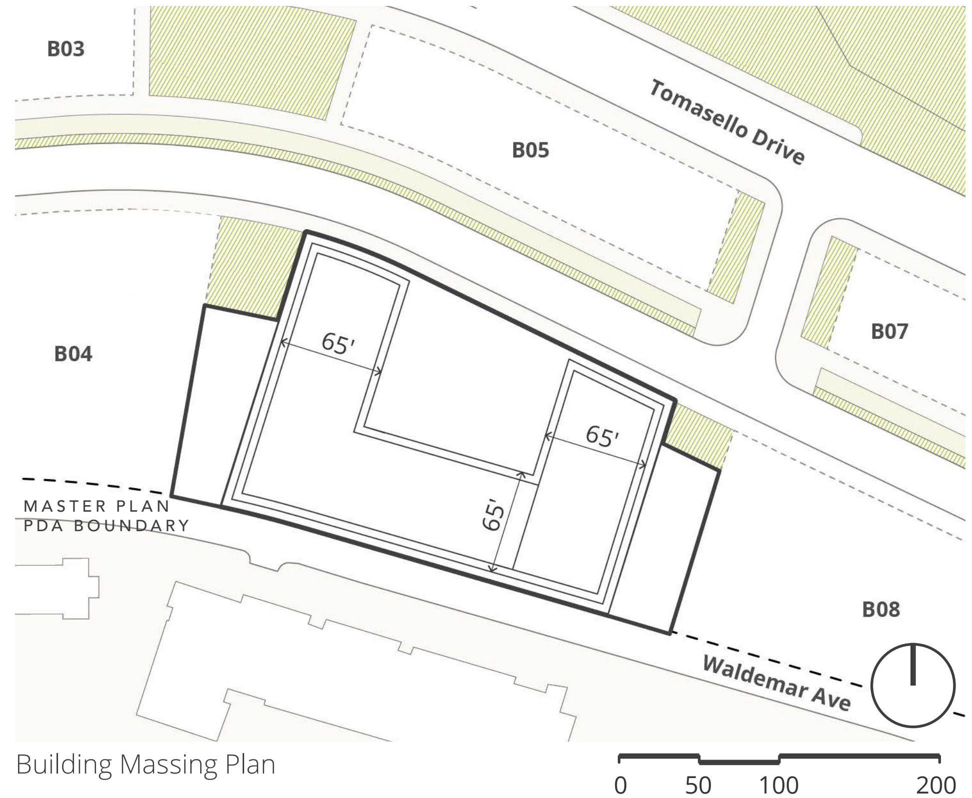
Proposed GFA	**184,365 sf**
Max Building Height	**190'**

Phase 5B | Block 05

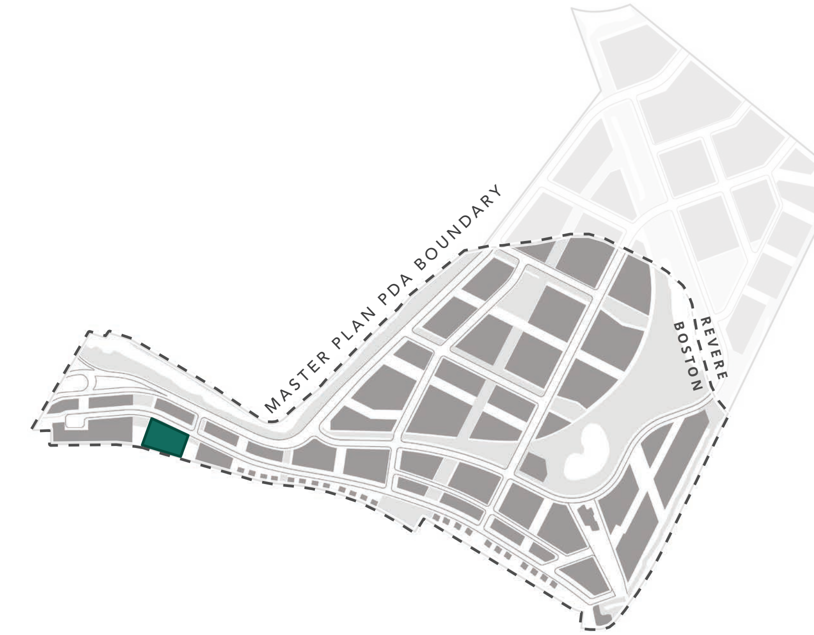
Suffolk Downs Redevelopment



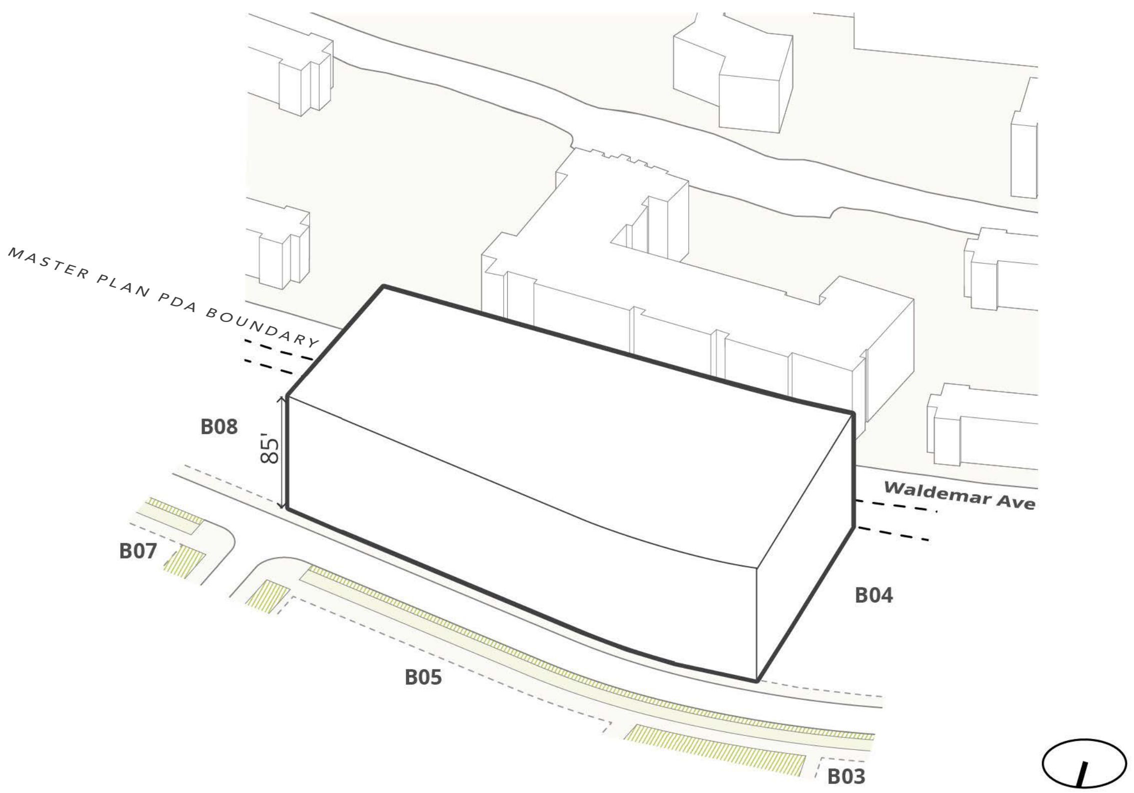
Building Envelope Plan



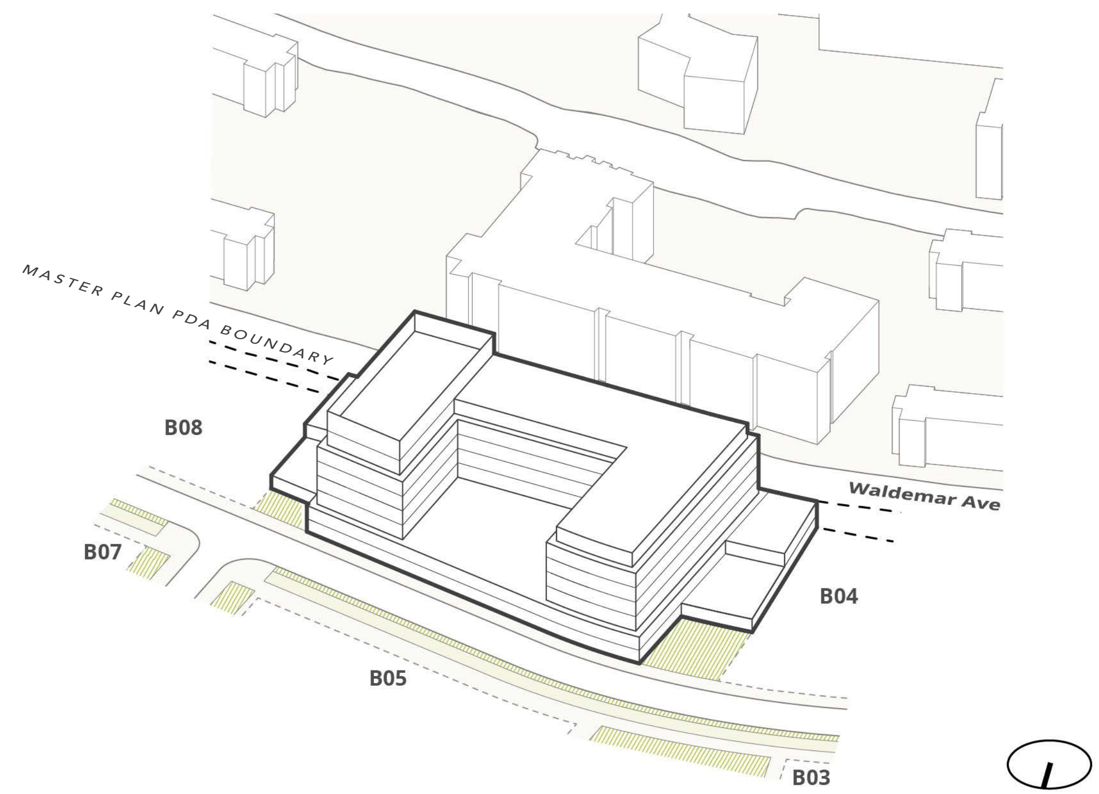
Building Massing Plan



Key Plan



Building Envelope Axon

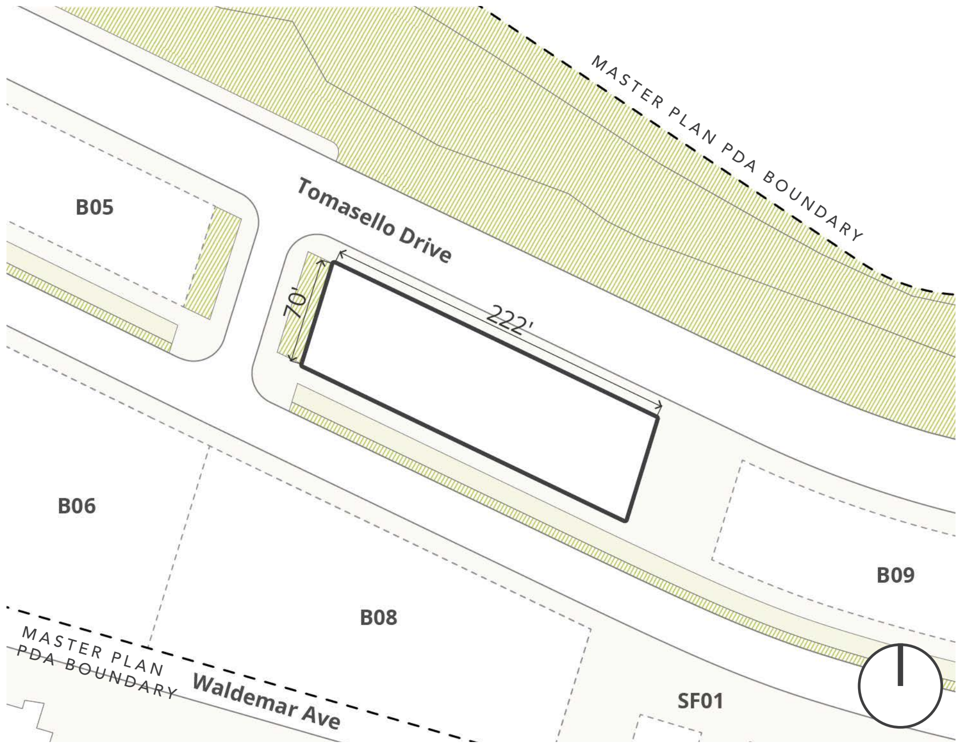


Building Massing Axon

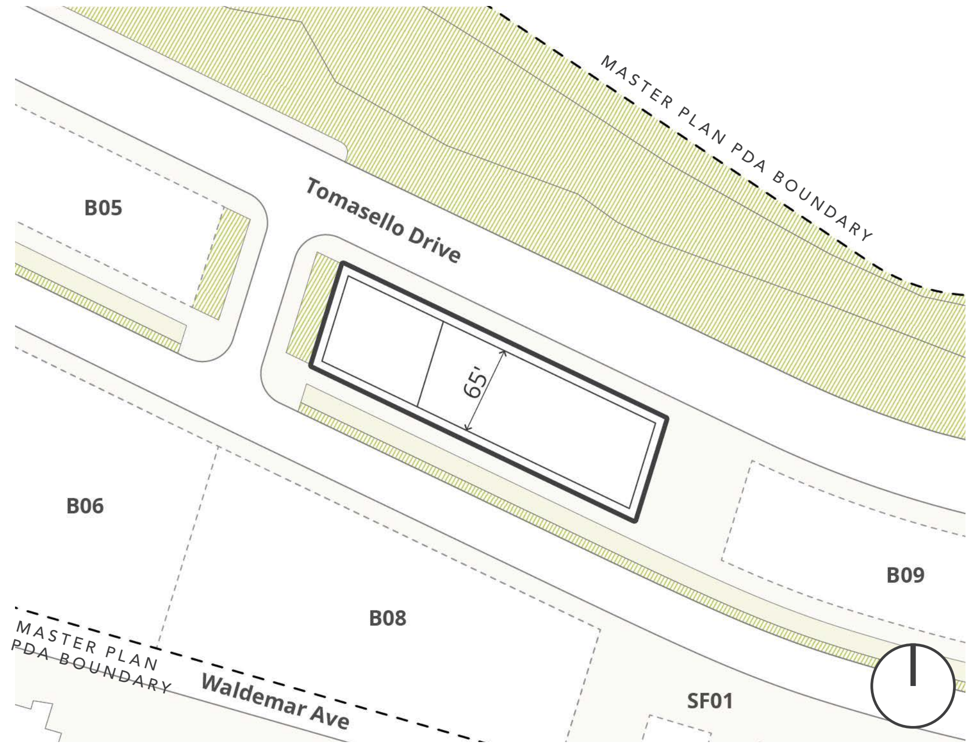
Proposed GFA	**144,194 sf**
Max Building Height	**85'**

Phase 5B | Block 06

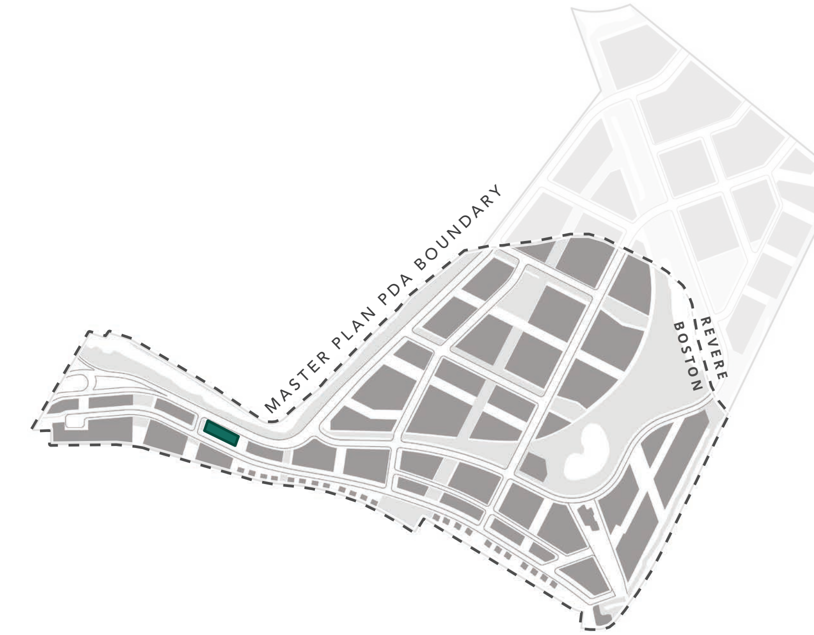
Suffolk Downs Redevelopment



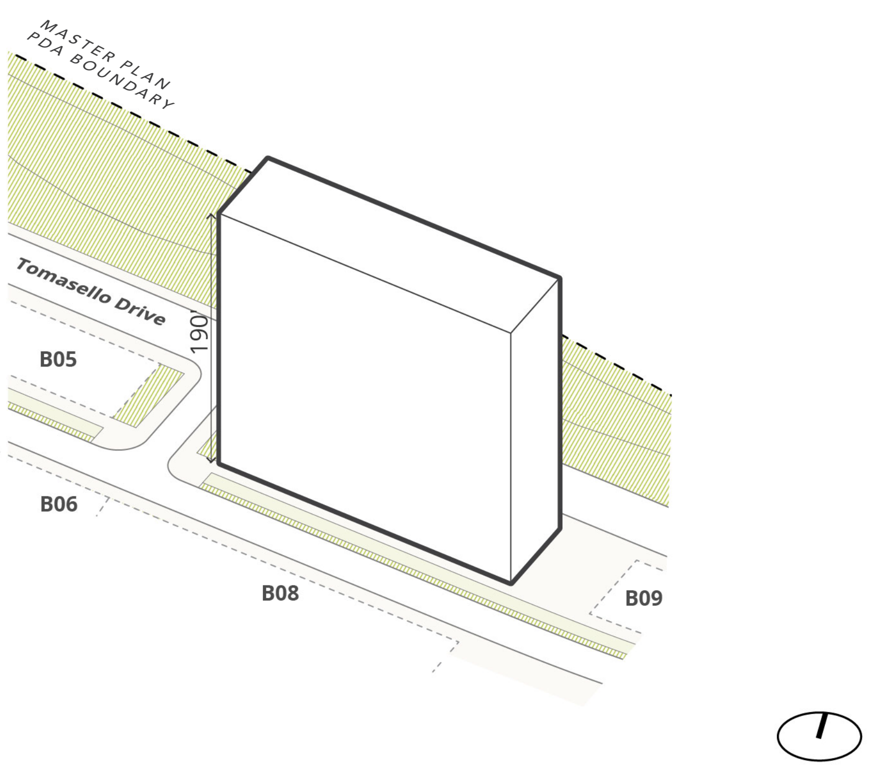
Building Envelope Plan



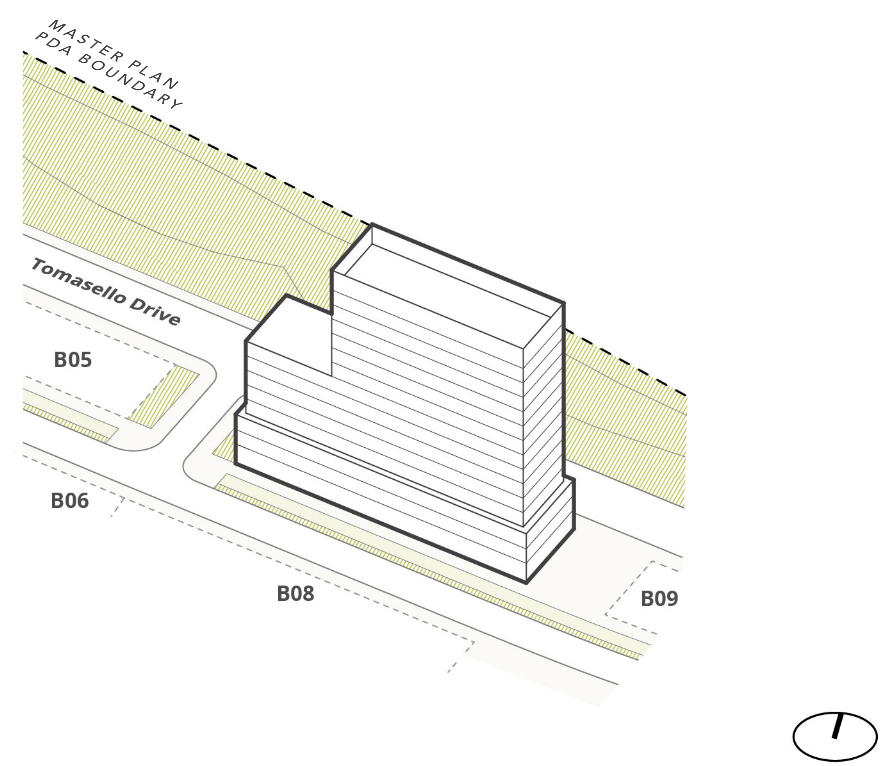
Building Massing Plan



Key Plan



Building Envelope Axon

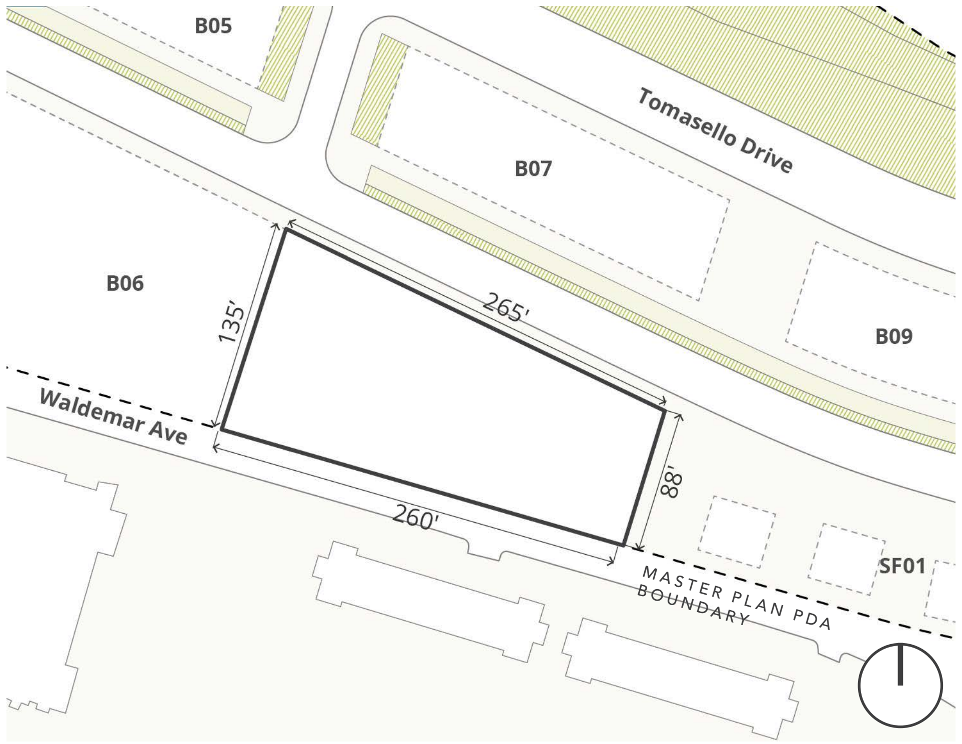


Building Massing Axon

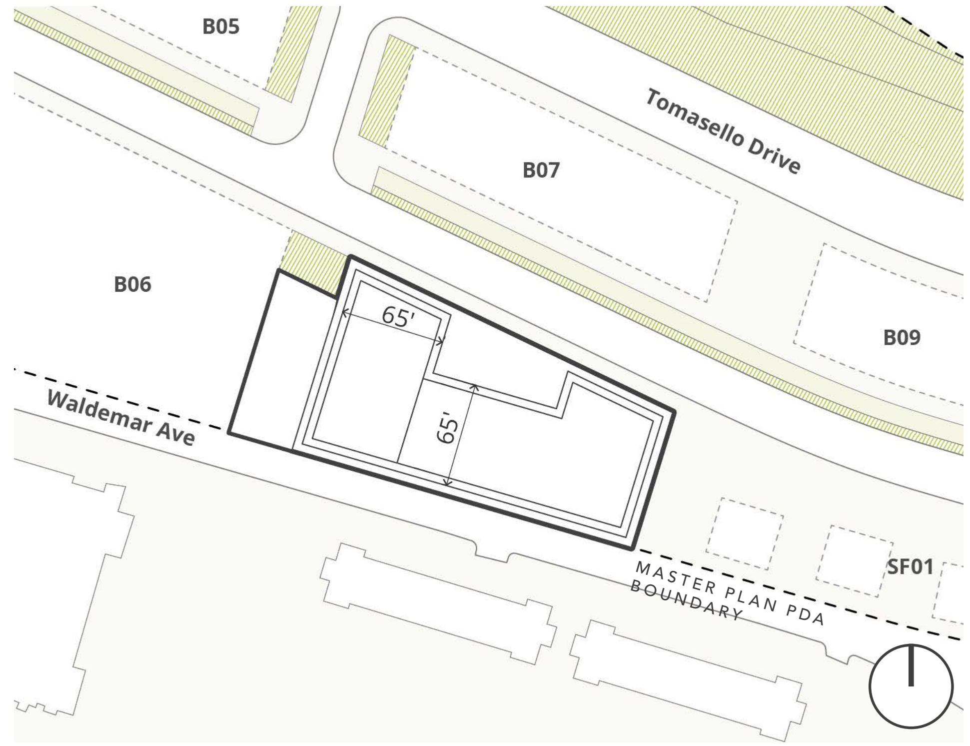
Proposed GFA	**148,917 sf**
Max Building Height	**190'**

Phase 5B | Block 07

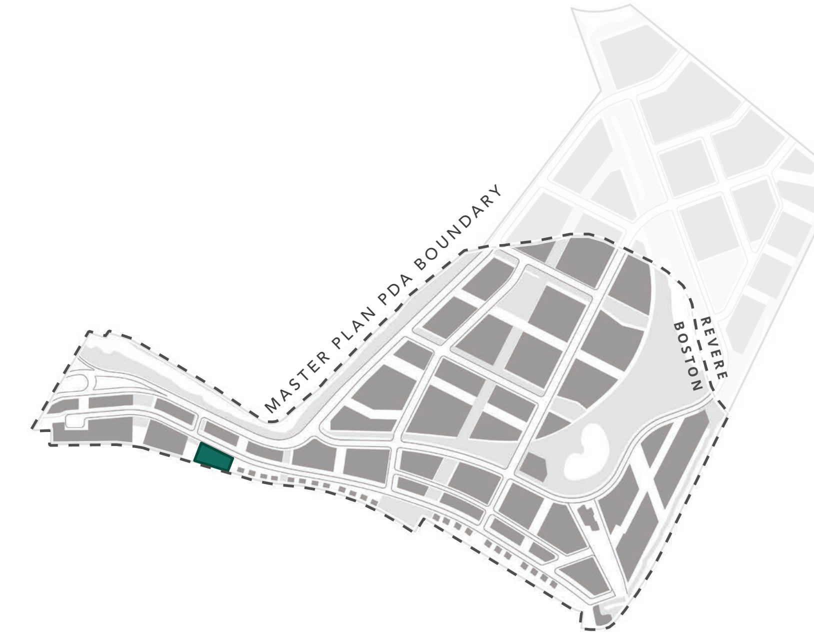
Suffolk Downs Redevelopment



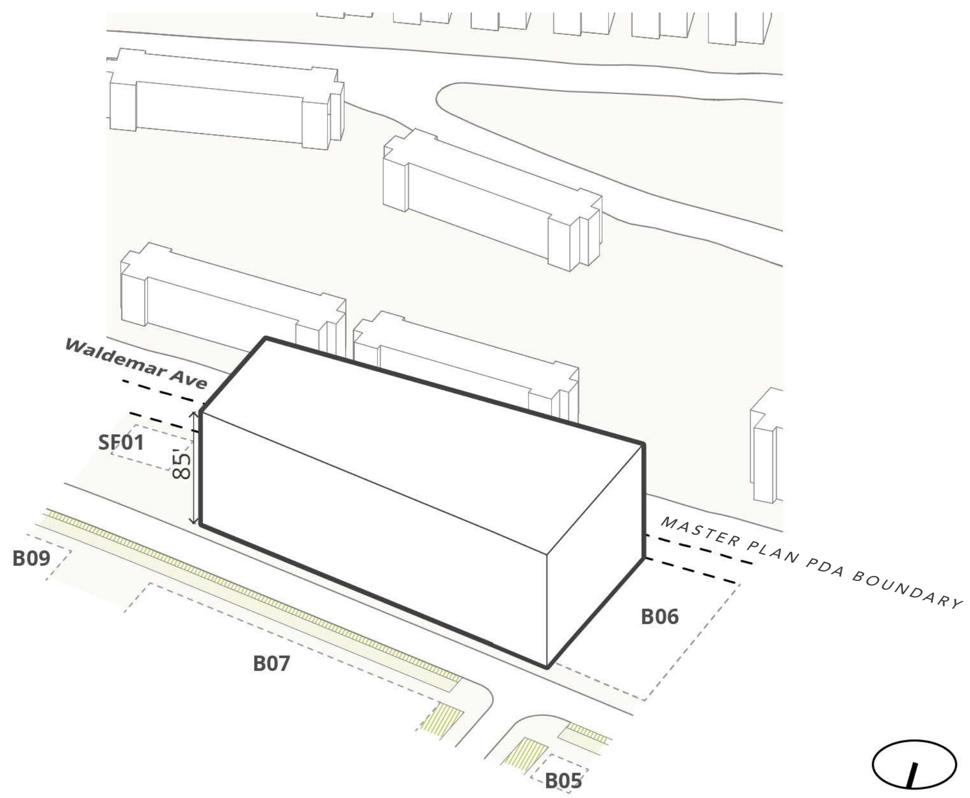
Building Envelope Plan



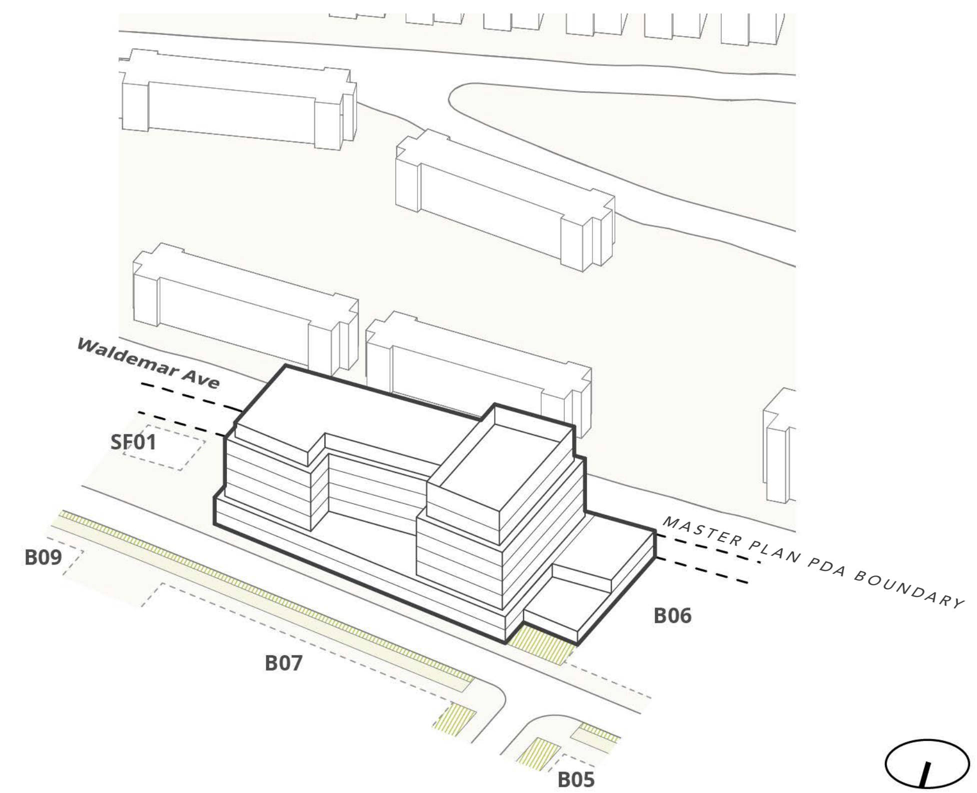
Building Massing Plan



Key Plan



Building Envelope Axon

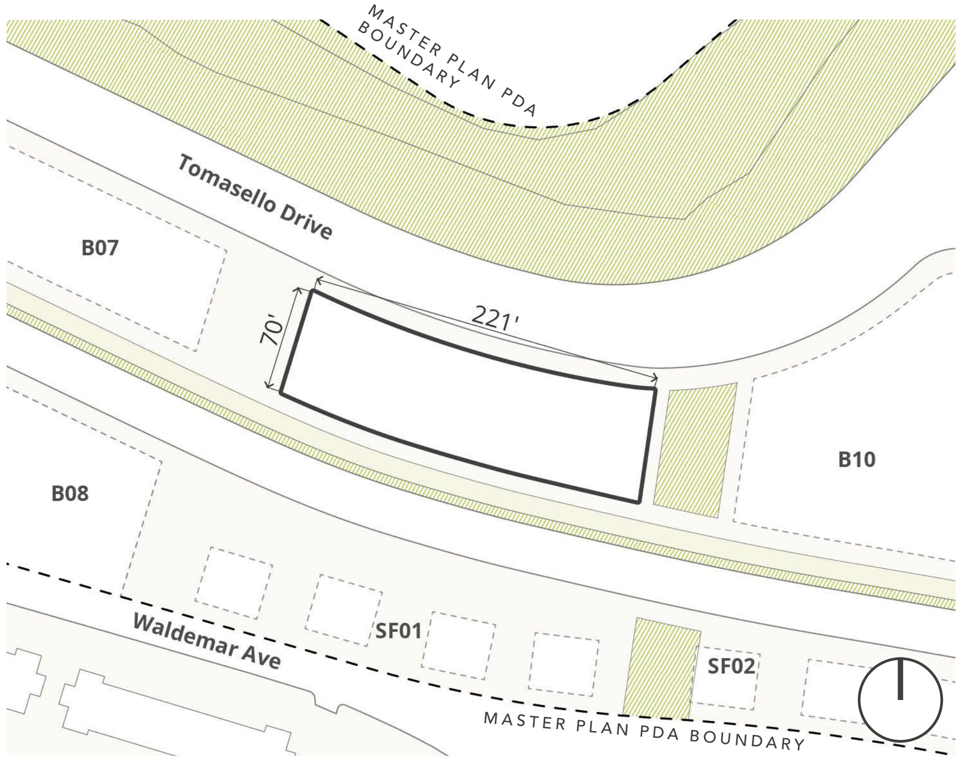


Building Massing Axon

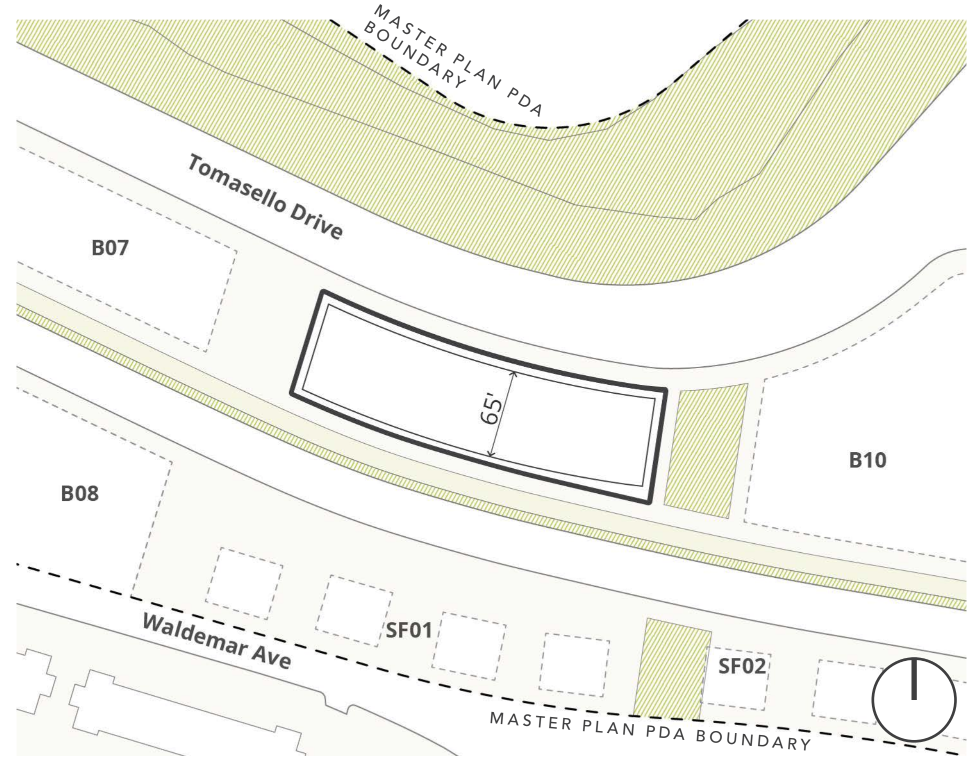
Proposed GFA	**100,171 sf**
Max Building Height	**85'**

Phase 5B | Block 08

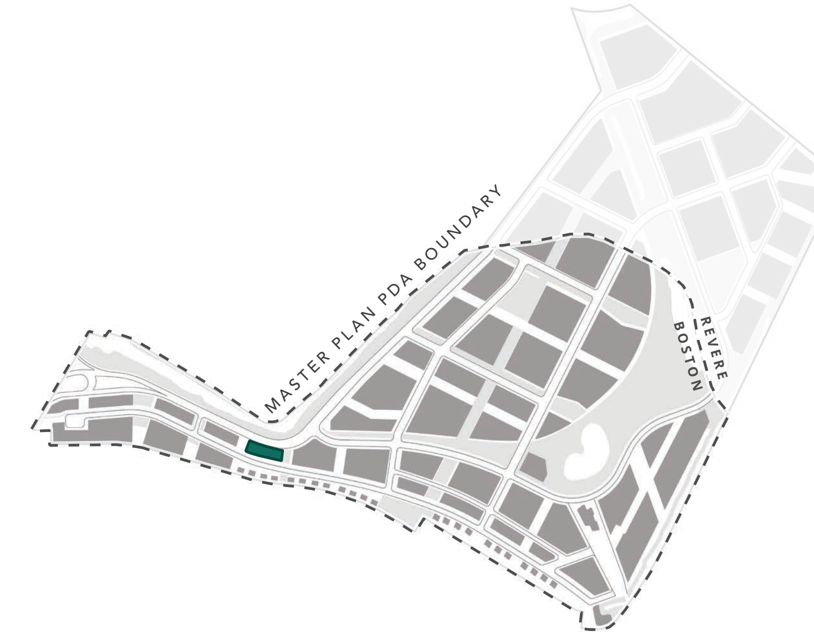
Suffolk Downs Redevelopment



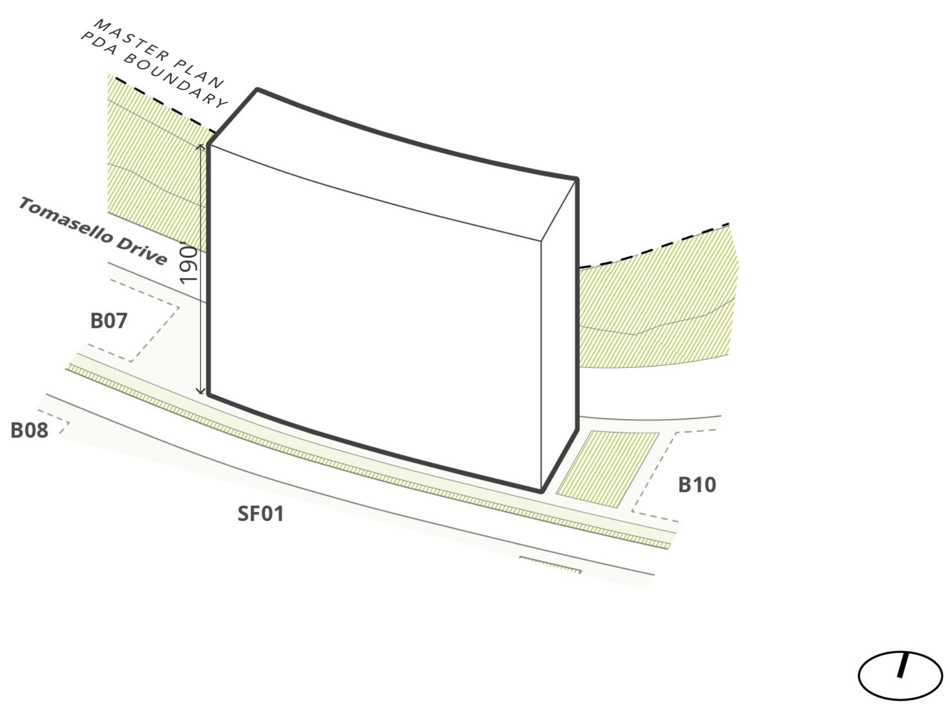
Building Envelope Plan



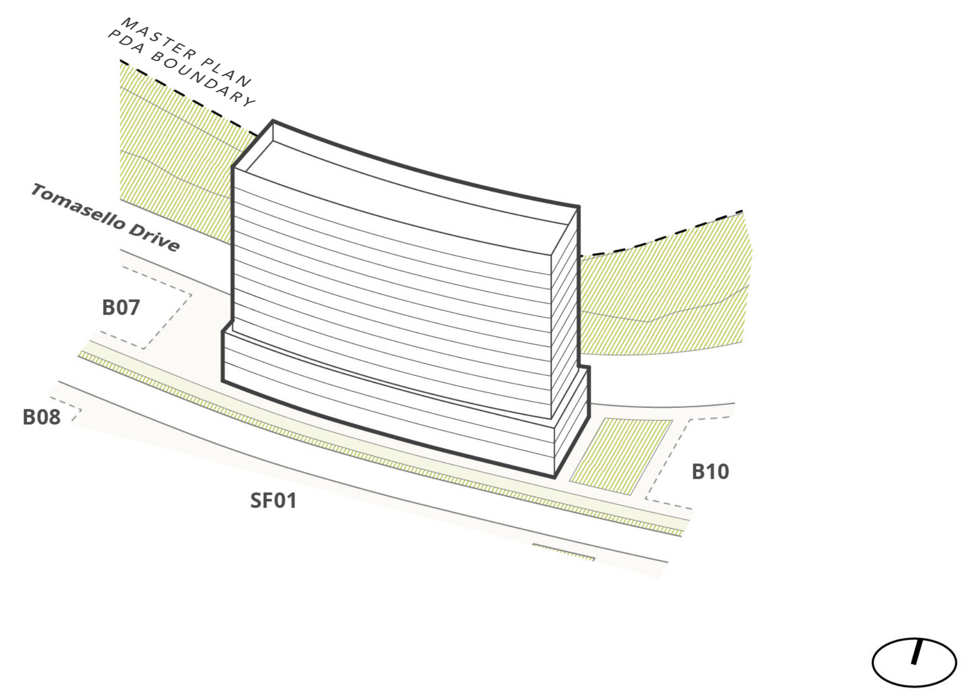
Building Massing Plan



Key Plan



Building Envelope Axon

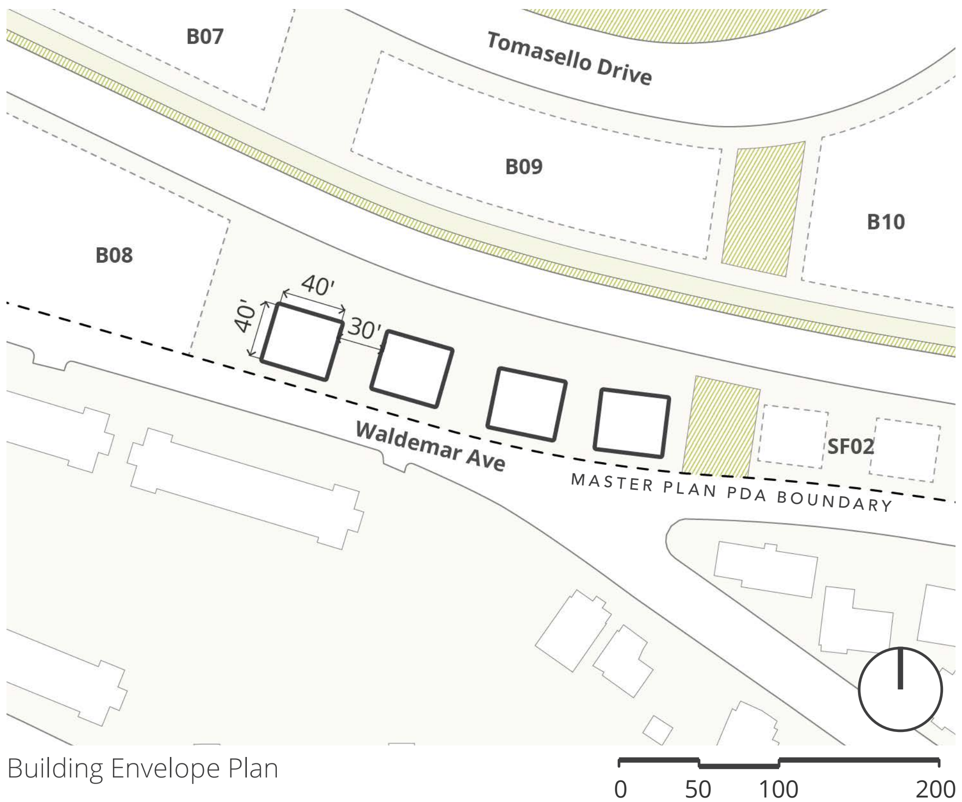


Building Massing Axon

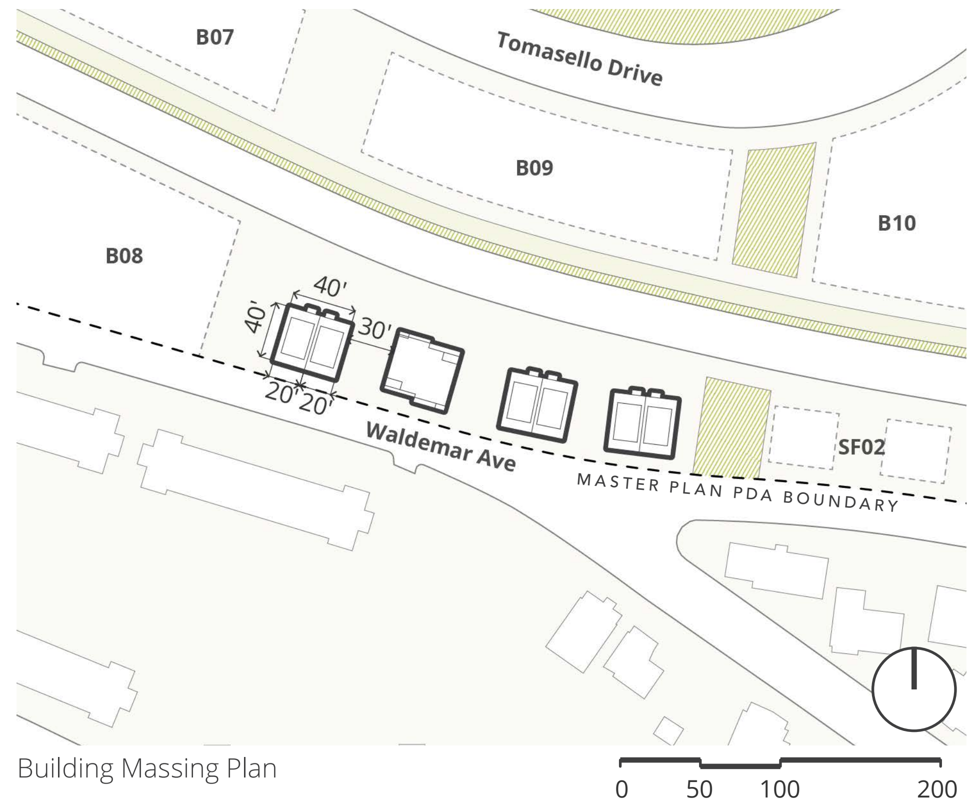
Proposed GFA	**162,031 sf**
Max Building Height	**190'**

Phase 5B | Block 09

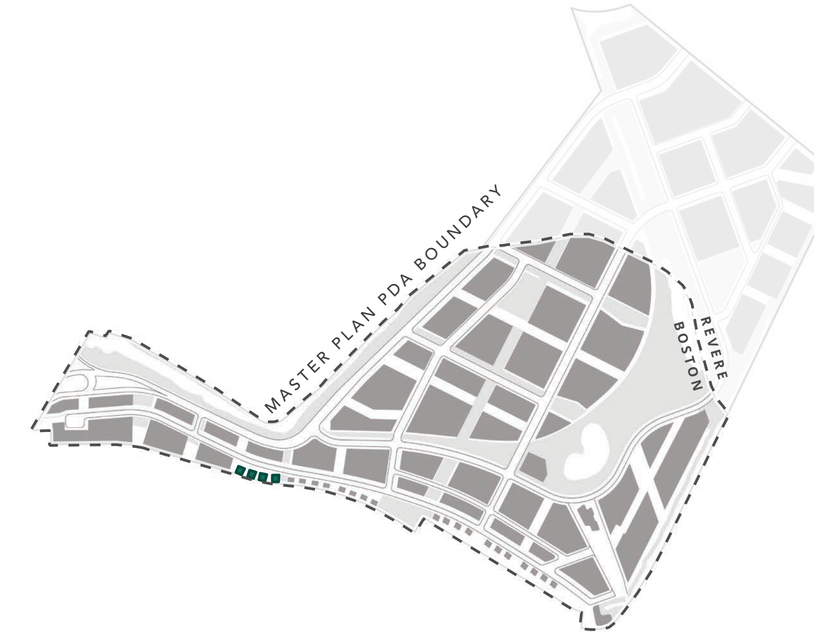
Suffolk Downs Redevelopment



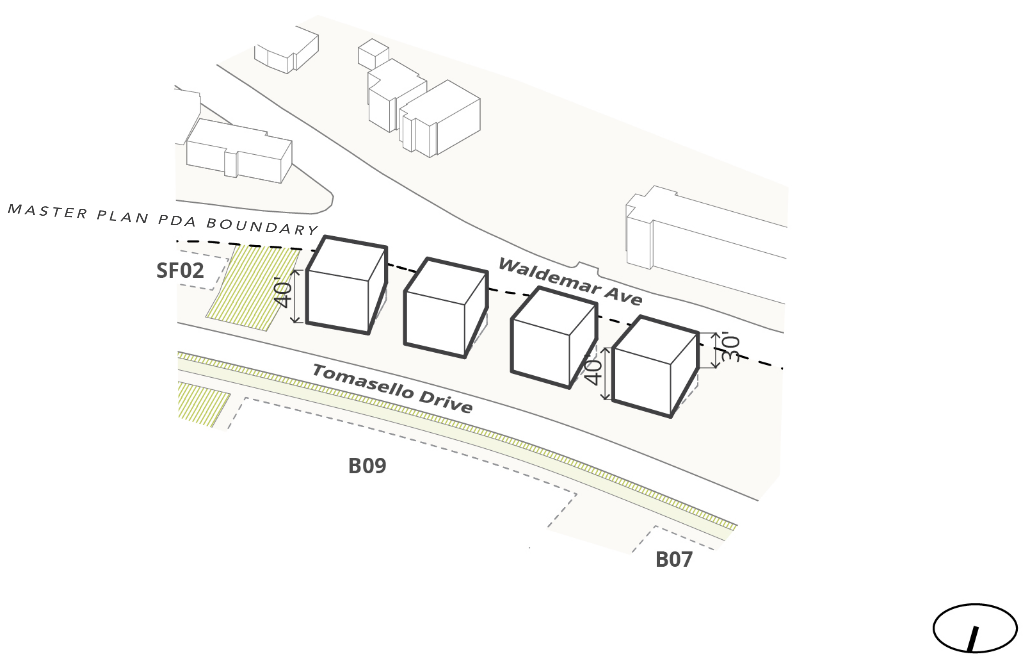
Building Envelope Plan



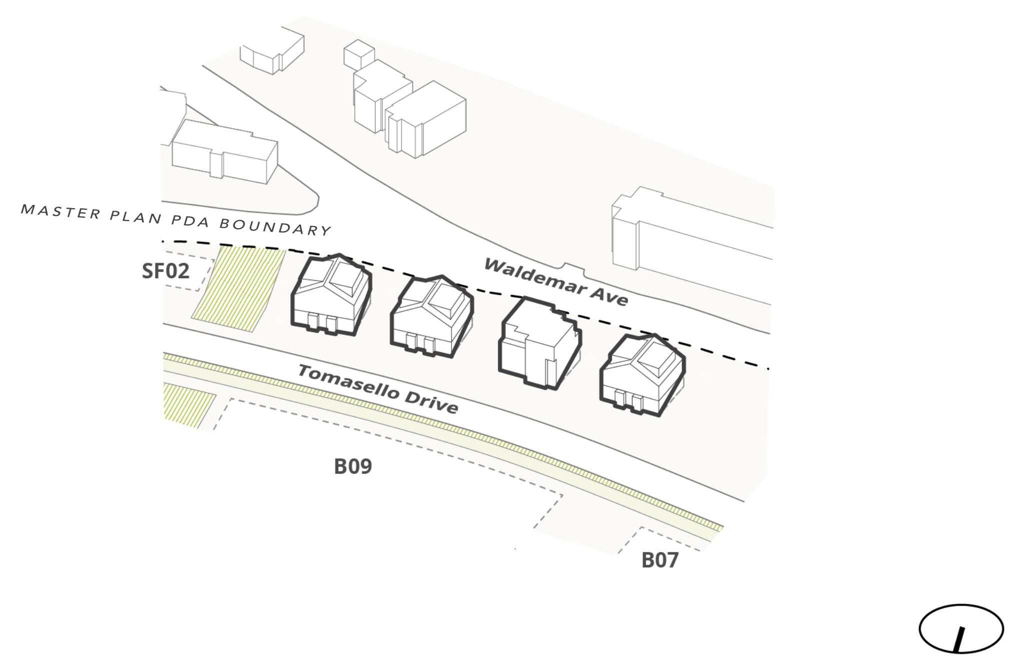
Building Massing Plan



Key Plan



Building Envelope Axon



Building Massing Axon

Proposed GFA	**16,672 sf**
Max Building Height	**40'**

Phase 5B | Block SF01

Suffolk Downs Redevelopment