



Suffolk Downs Redevelopment **Boston City Design Commission**

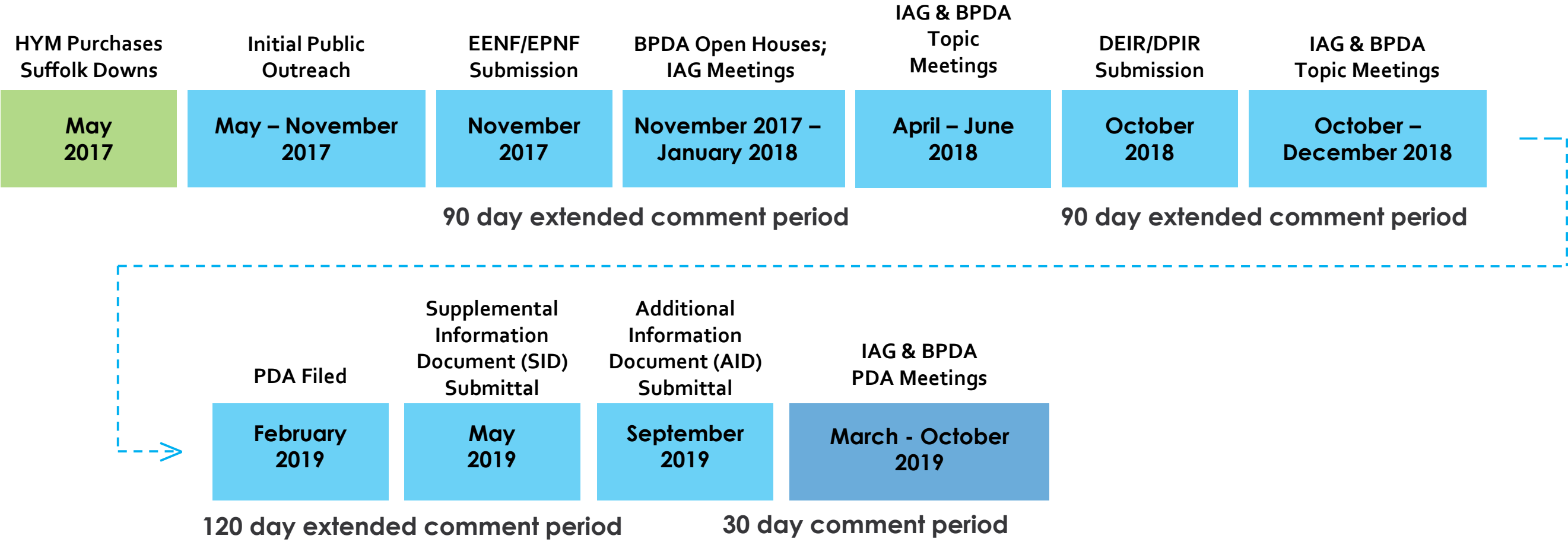
November 6th, 2019



Current Site Plan



OVER TWO YEARS OF COMMUNITY ENGAGEMENT



HELD OVER 350 COMMUNITY AND STAKEHOLDER MEETINGS

BCDC PRESENTATIONS

Dec 05, 2017

Full Committee

Dec 12, 2017

Master Plan Focus

Dec 19, 2017

Phase 1 Focus

Jan 09, 2018

Phase 1 Focus

Jan 16, 2018

Phase 1 Focus

Jan 30, 2018

Phase 1 Focus

Feb 06, 2018

Full Committee

Dec 04, 2018

Full Committee

Masterplan Update

Feb 19, 2019

Overview of the plan

List of Design Changes from DPIR

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

Apr 09, 2019

Ground Floor Programming;

Character Zones;

Work To Date

Master Plan Level, Neighborhood Level, Building Level

May 14, 2019

Open Space Focus

Active-Passive, Programming, Phasing

May 21, 2019

Massing

Neighborhood Levels, Phase 1 examples

Aug13, 2019

Street Sections

Project Synthesis

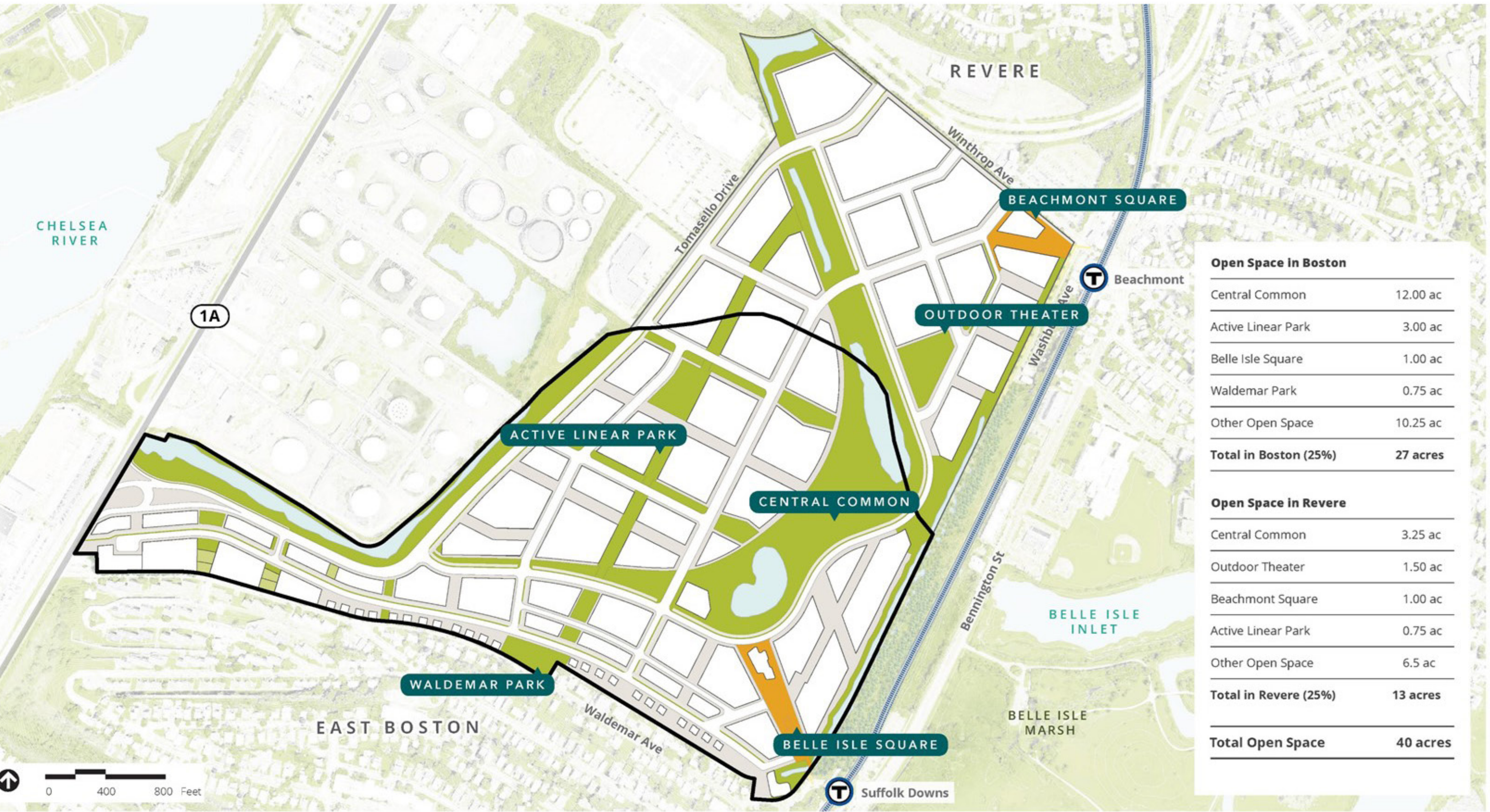
Podium Strategies, Main St. Node and Termination, Visitor

Experience, Scale of Civic Landmark, Phase 1 Interim Conditions

Public Benefits



Open Space



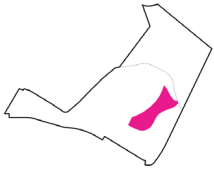
Proposed Boston City Parks



Open Space Descriptions

One-page descriptions of key open spaces, general character, uses, and size

CENTRAL COMMON



Description

The Central Common is proposed to serve as a large-scale urban open space that will provide a diversity of uses—passive and active, open and shaded, ecological and programmed, including an approximate 2.3-acre flexible playing field area. The Central Common open space will be located at the center of the Suffolk Downs site and it is anticipated that it will establish important pedestrian and cyclist connections to the site’s greater open space network.

General Character

This open space is planned to have a general character defined by:

- approximately 2.3-acre flexible playing field area
- a civic node area
- the previously-existing on-site pond, which will be enhanced with surrounding seating areas
- groves of shade trees
- walking paths and siting areas

Typical Uses

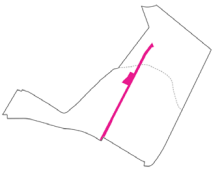
This open space will include a variety of active and passive uses. These are anticipated to include:

- active recreation areas, including a flexible open playing field area that can be used for soccer or other organized sports
- a strolling/promenade area
- outdoor exercise and free play areas
- passive recreation areas, among lawn and groves

Size

- Approximately 12 acres in Boston; additional area proposed to be constructed in Revere

ACTIVE LINEAR CORRIDOR



Description

The Active Linear Corridor is proposed to integrate active play and recreation across the center of the Suffolk Downs site and establish pedestrian connections through the middle of the site. The corridor is planned to incorporate recreational uses for all ages, from creative play spaces for children and teenagers, courts and outdoor sport facilities for older and younger adults, as well as flexible gathering spaces with a variety of social and active recreation opportunities.

General Character

This open space is planned to have a general character defined by:

- creative play spaces
- accessible pedestrian paths
- flexible use turf areas
- shade trees and spaces to sit throughout
- courts and outdoor sport facilities

Typical Uses

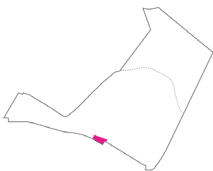
This open space will include a variety of active uses. These are anticipated to include:

- children’s playgrounds
- mounds for creative play
- grass turf areas for open play and resting
- an approximately 1-acre multi-purpose field area
- chess or other quiet social games
- basketball, tennis, and pickleball courts

Size

- Approximately 4 acres

ORIENT HEIGHTS NEIGHBORHOOD OPEN SPACE



Description

This proposed neighborhood park provides a neighborhood gathering space with access from the Suffolk Downs site and the adjacent Orient Heights neighborhood. The open space is expected to welcome neighbors to the site while anchoring the Active Linear Corridor and providing connections for pedestrians and cyclists between the new Suffolk Downs development and the existing neighborhood.

General Character

This open space is planned to have a general character defined by:

- creative play equipment
- a flexible use lawn area
- an active play court area
- walking paths and cycling tracks connected to a larger transportation network

Typical Uses

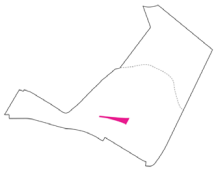
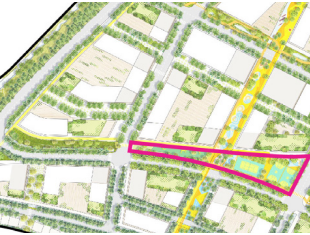
This open space will include a variety of active and passive uses. These are anticipated to include:

- a children’s playground
- a basketball court or other active play court area
- a lawn area
- seating areas

Size

- Approximately 1 acre

THE GATEWAY



Description

This open space area is planned to provide active recreational space and to function in part as an extension of the Active Linear Corridor and a connection to the Central Common. These open spaces are expected to supplement other open space areas along the southern portion of the site with more small-scale recreational opportunities for everyday use.

General Character

This open space is planned to have a general character defined by:

- active play courts
- pet recreation area
- pedestrian and bicyclist connections to the larger transportation network

Typical Uses

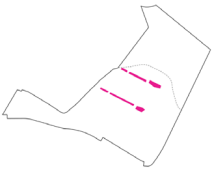
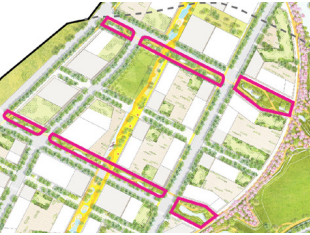
This open space will include a variety of active uses. These are anticipated to include:

- basketball and tennis/pickleball courts
- dog park
- seating areas

Size

- Approximately 1 acre

GREEN FINGERS



Description

The Green Fingers are proposed as new linear open spaces that are planned to provide connections across neighborhoods and which contain walking and biking trails to connect residential and commercial areas to the Central Common. These open spaces are also planned to include green infrastructure that is designed to help manage stormwater and improve site resiliency.

General Character

This open space is planned to have a general character defined by:

- linear pedestrian and bicycling paths
- green infrastructure improvements
- select active recreation nodes

Typical Uses

This open space will include a variety of active and passive uses. These are anticipated to include:

- walking and biking trails
- small children’s play areas
- seating areas

Size

- Approximately 2 acres

Neighborhood Retail

Over 450,000 SF of Diverse Street Front Retail
10% of retail space will be allocated to local retail businesses in the East Boston and Revere community.



- Restaurants
- Small Grocery Store
- Coffee Shops
- Craft Brewery
- Wine Bar
- Book Store
- Specialty Stores
- Hardware
- Banks
- Specialty Foods
- Daycare
- Dry Cleaner
- Fitness
- Beauty
- Bowling

Economic Development and Employment Opportunities

- \$1 Million Commitment by the project team for building trades training for local residents, including a physical workshop at Suffolk Downs
- \$1 Million Commitment by HYM to provide job preparation programs to local young people
- 14,000 New Construction Jobs
- 25,000 New Permanent Jobs
 - Office
 - Lab
 - Research & Development
 - Grocery Markets
 - Entertainment
 - Food
 - Service
 - Hotel



Affordable Housing

13% IDP Requirement

On-Site Total: 930 Units

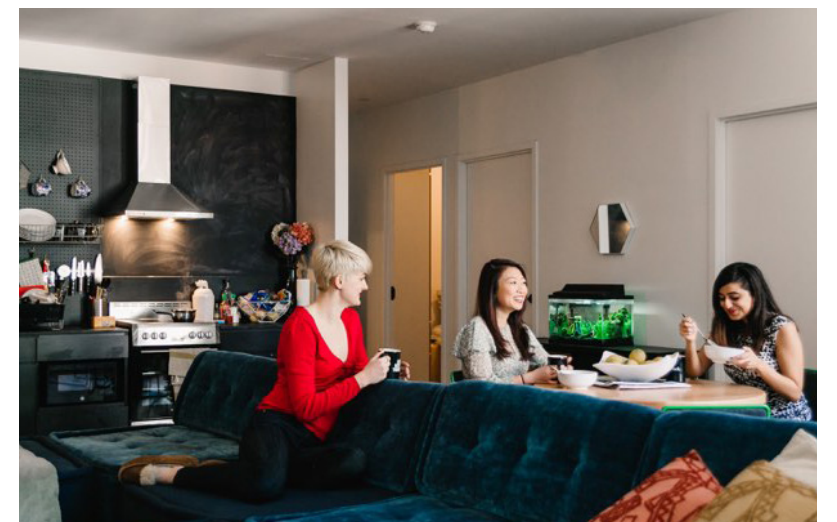
- 13% of the total square footage for larger affordable units
- Affordable average of 70% Area Median Income (AMI)

Achieve 20% affordability target with additional 7% off-site units

Additional Off-Site Total: 500 units

Total Overall: 1,430 units

- Contribution toward East Boston housing stabilization fund
- Linkage payments of ~\$28M for low income housing units with percentage of funds dedicated within East Boston
- Make additional dollar-for-dollar (1:1) contributions to the housing stabilization fund for any public infrastructure funds received



50,000 SF of Indoor Civic Spaces

40,000 SF in Boston and 10,000 SF in Revere

- East Boston Community Center
- Neighborhood Health Center
- Daycare Options
- Early Childhood Education
- Common Worship Space
- Potential East Boston Branch Library Extension
- Flexible Community Space
- Job Training Area
- Boys & Girls Club
- Visual and Performance Art Center
- Dance and Recreation Center
- Office Space for Supportive Services and Non-Profits



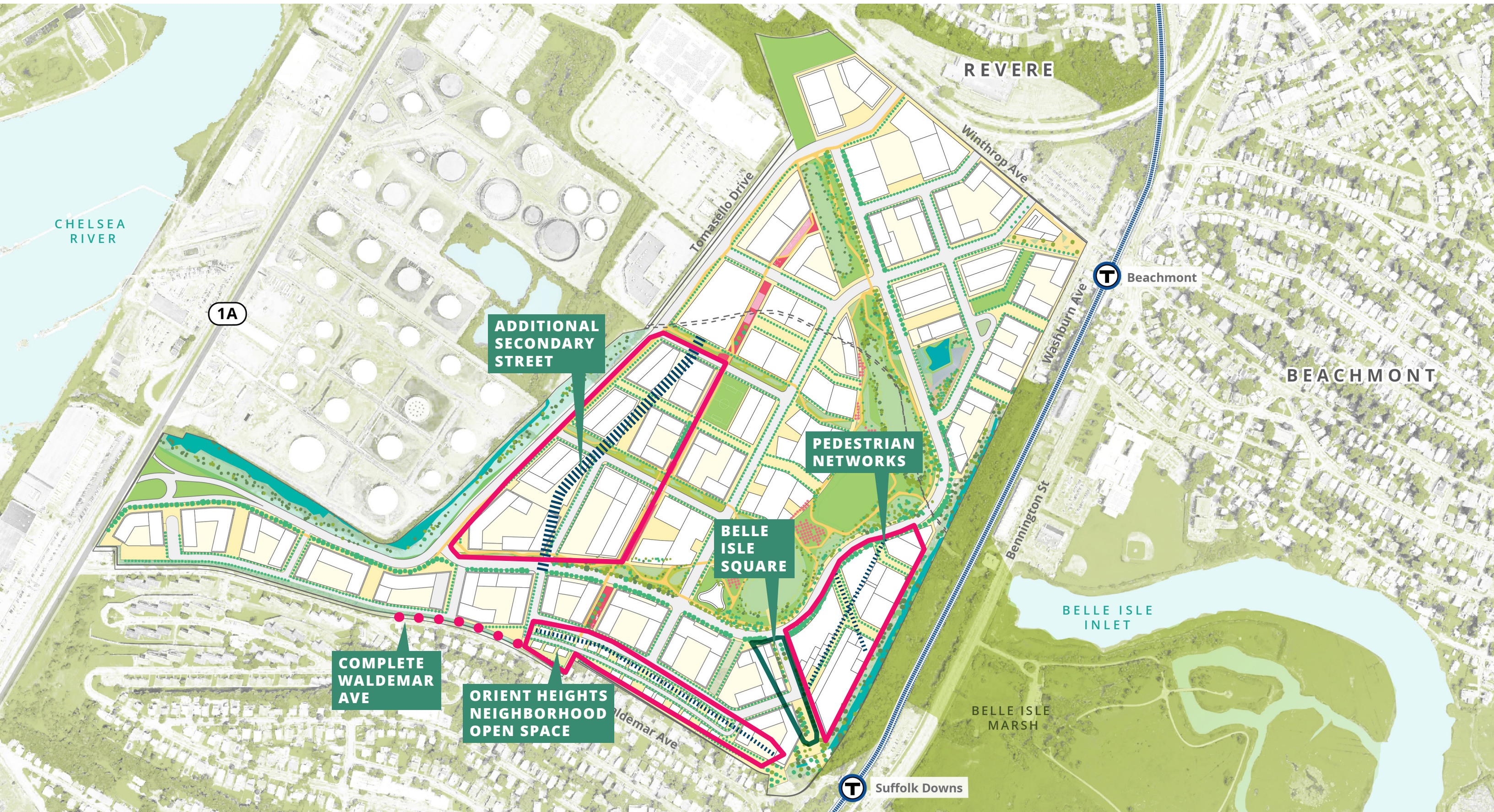
An aerial photograph of a coastal city. The city is densely packed with residential buildings and streets. A large, oval-shaped racetrack with a green infield is visible in the center. To the left of the racetrack is an industrial area with several large, white, cylindrical storage tanks. The city is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

Design Evolution

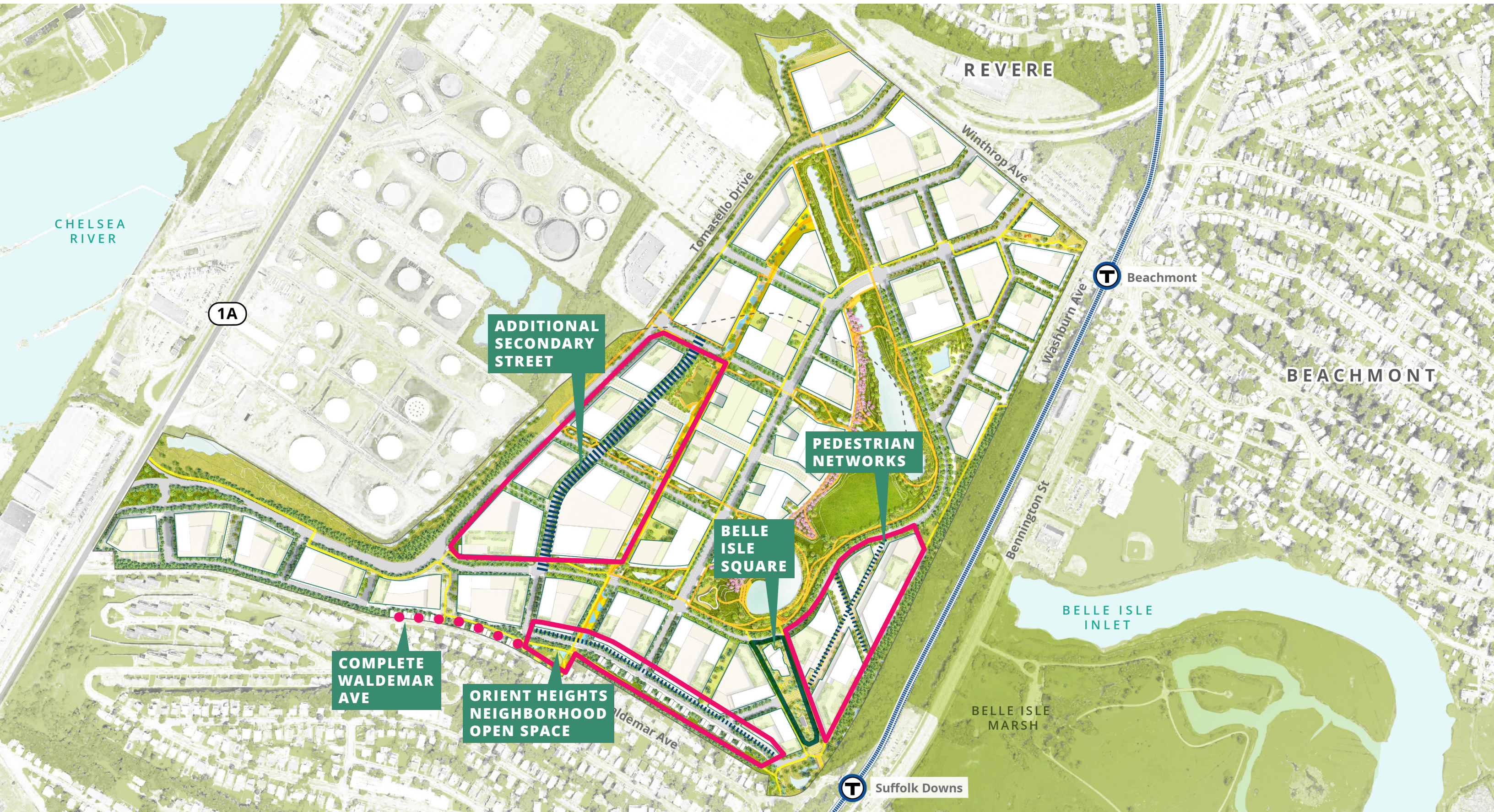
EPNF (2017)



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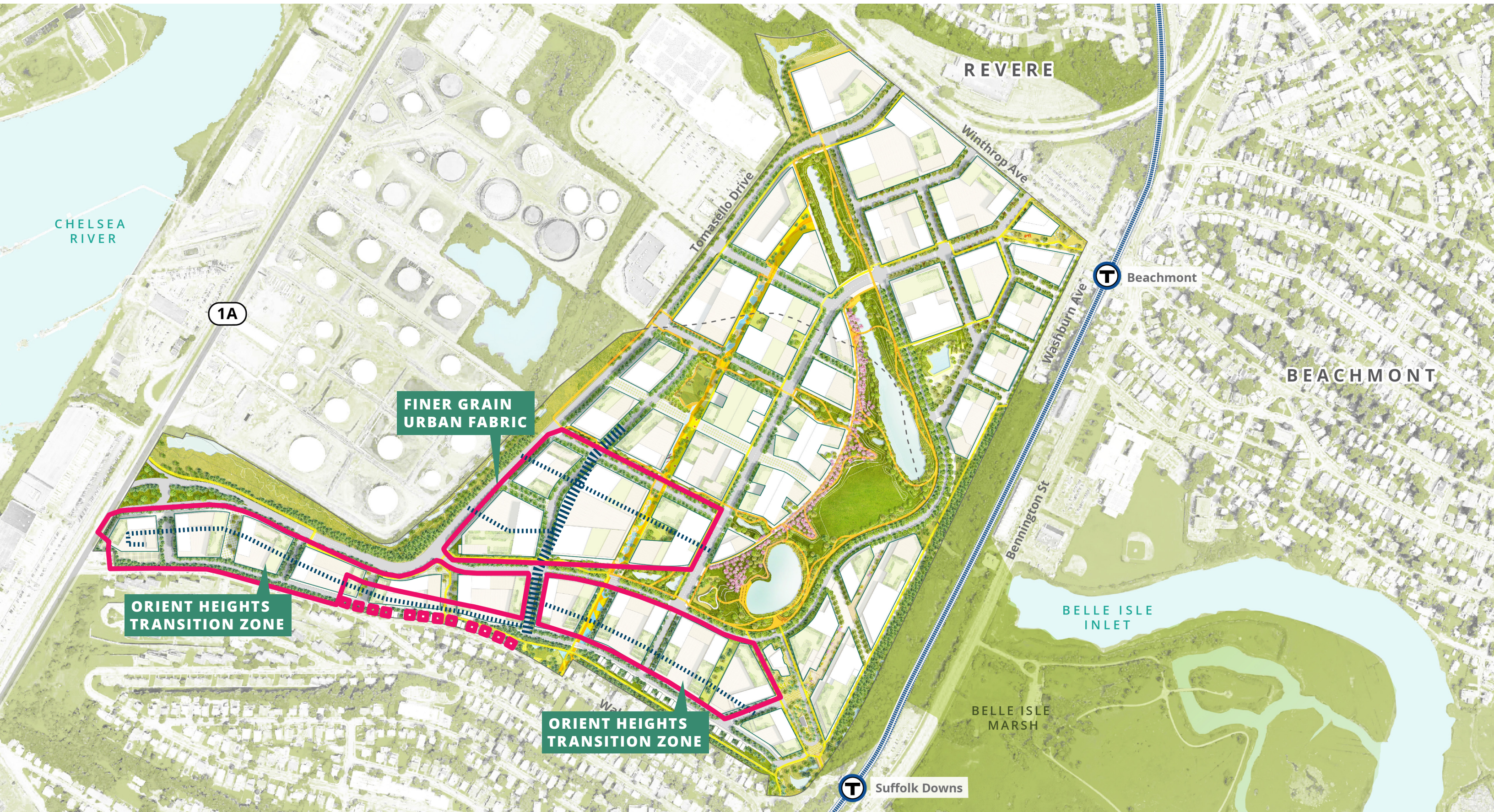
DPIR (2018)



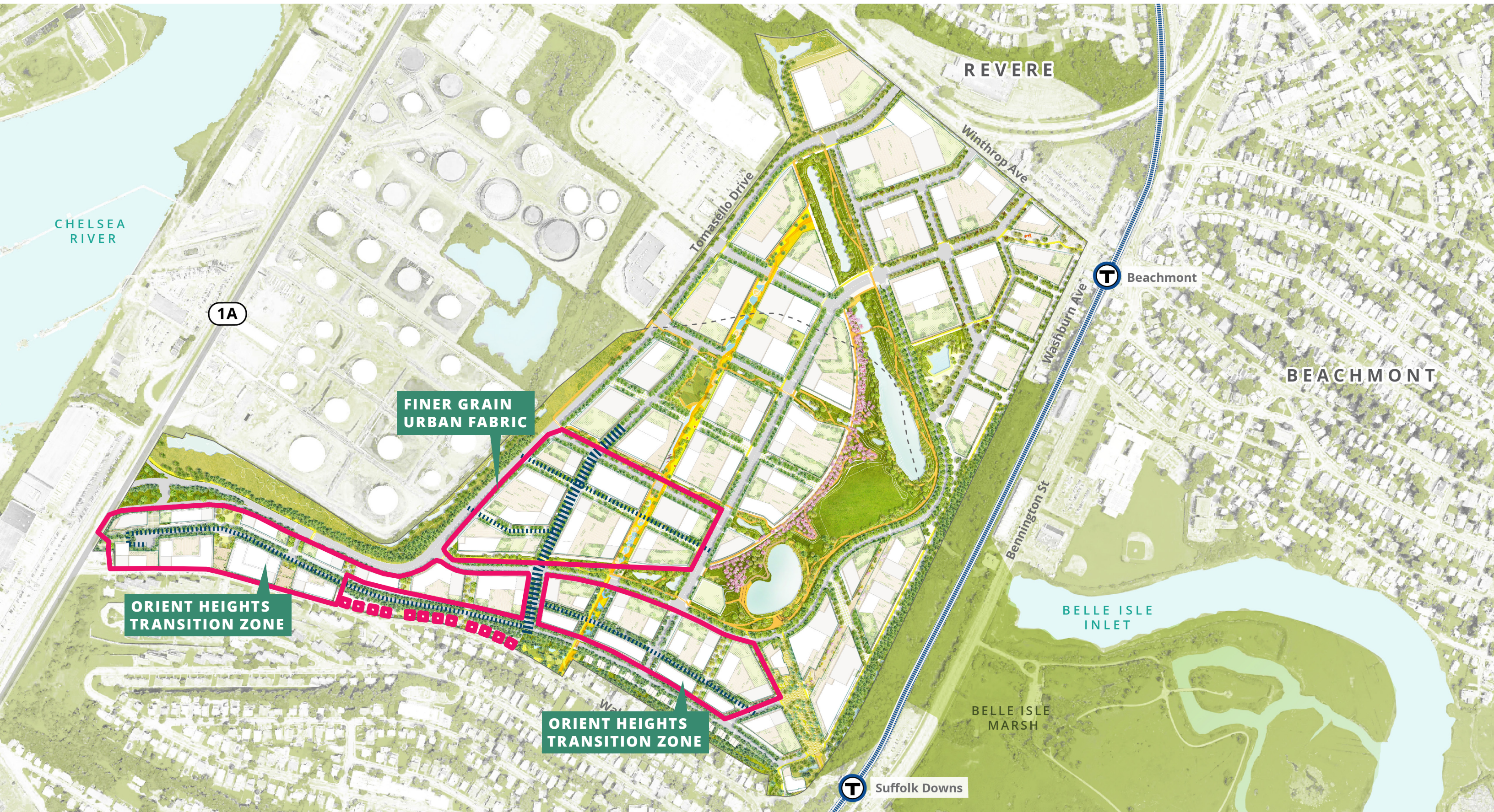
DPIR (2018)



DPIR (2018)



PDA Submission (Feb 2019)



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PDA Submission (Feb 2019)



Current Plan (Sep 2019)

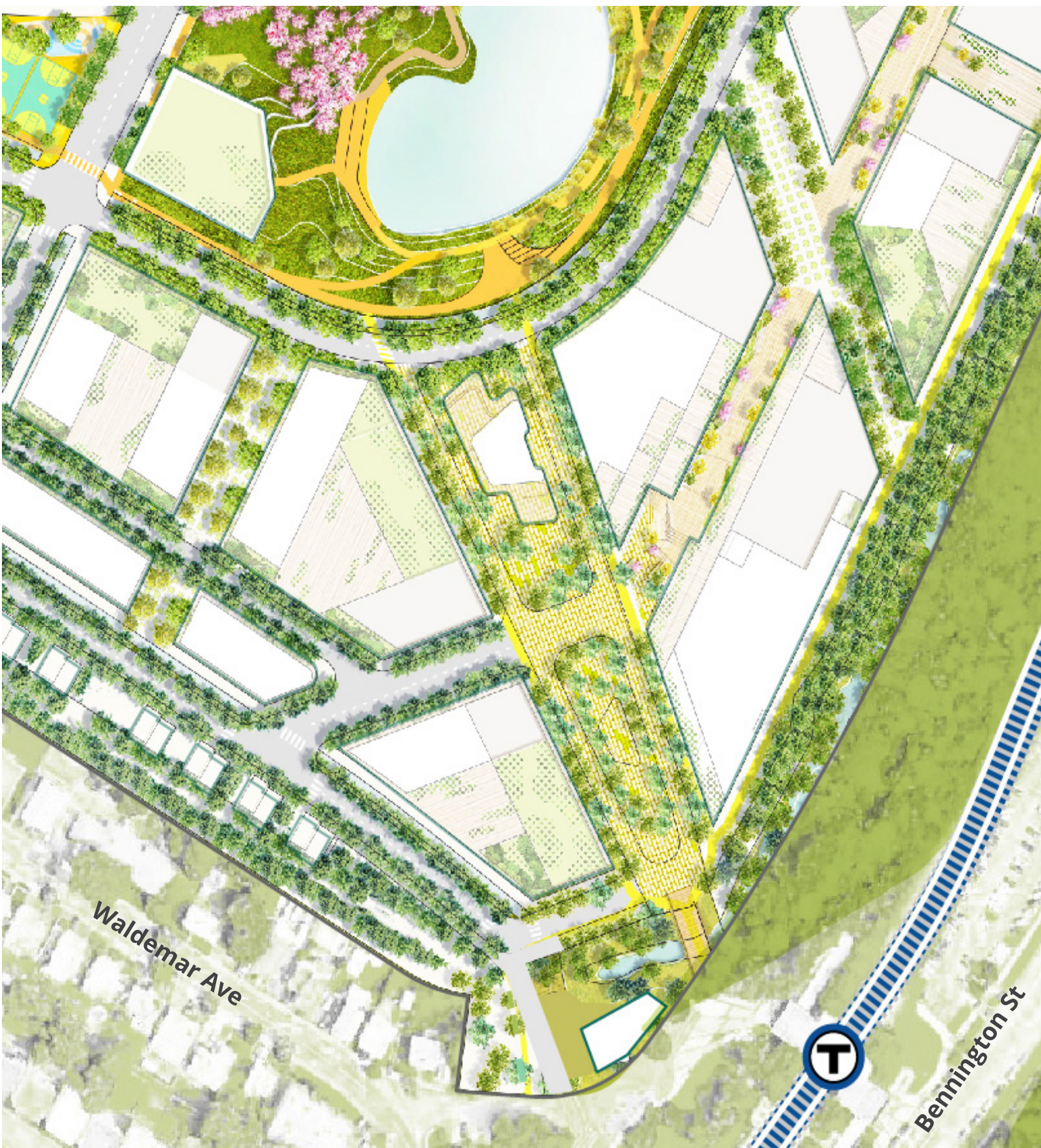


Belle Isle Square Design

EPNF

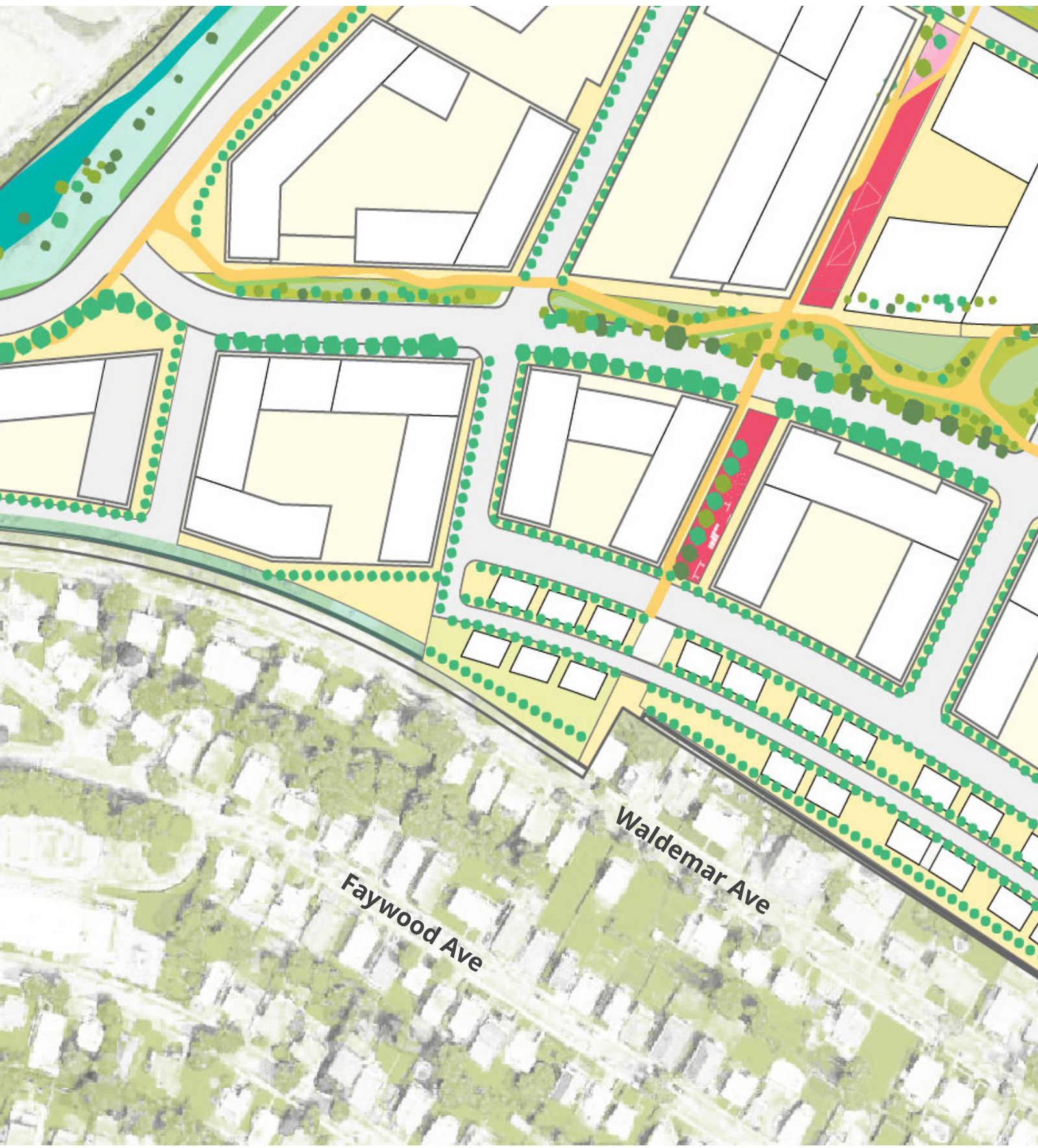


CURRENT PLAN



Design Changes Along Waldemar Avenue And Parkway

EPNF



CURRENT PLAN



Finer Grain Blocks

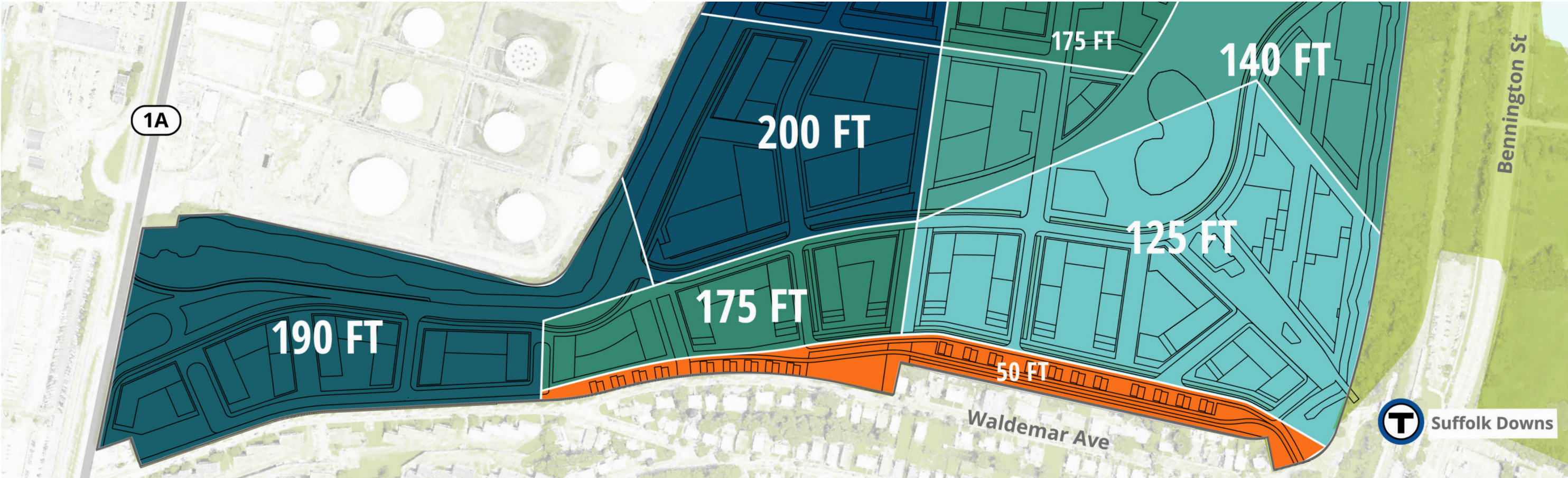


DPIR

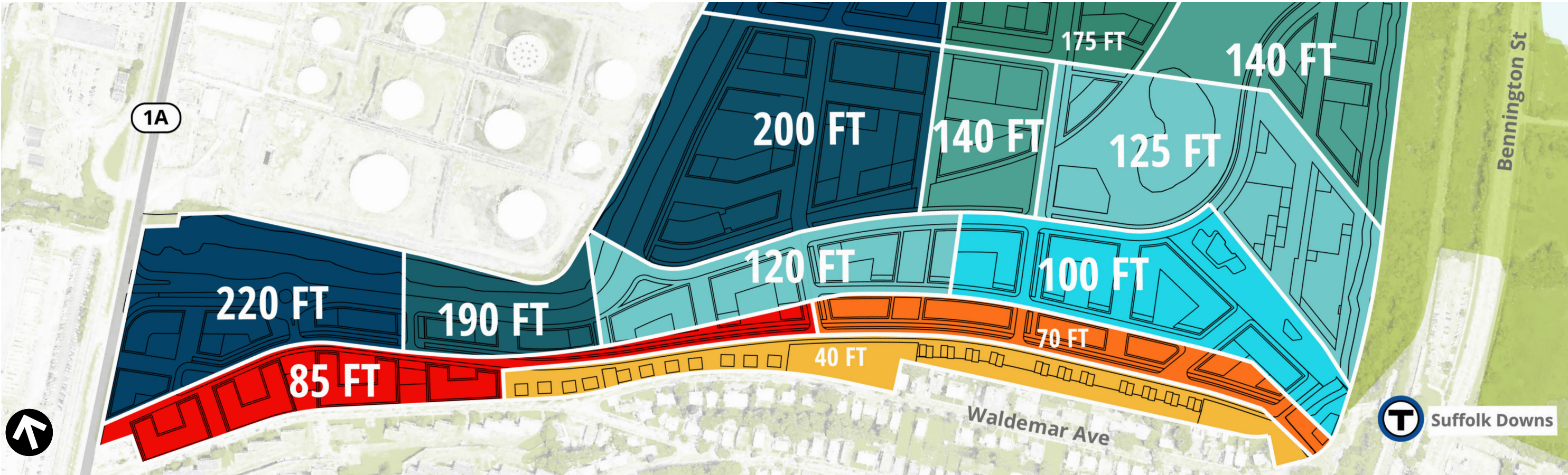


Current Plan

Height Zones



DPIP



Current Plan

Design Changes Along Route 1A Entrance

PDA (Feb 2019)



CURRENT PLAN





Current Plan (Sep 2019)



Current Plan

