



# **Suffolk Downs Redevelopment** **Boston City Design Commission Subcommittee**

August 13th, 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 Höweler, 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

## May 21, 2019

**Massing**

Neighborhood Levels, Phase 1 examples

David Hacin, Linda Eastly, Kirk Sykes

# AGENDA FOR TODAY

## STREET SECTIONS

## PROJECT SYNTHESIS

- Podium Strategies
- Main St. Node and Termination
- Visitor Experience
- Scale of Civic Landmark
- Phase 1 Interim Conditions



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 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 water. The text "Street Sections" is overlaid on the right side of the image.

# Street Sections



# Street Hierarchy





# Boston Complete Streets





# Bicycle Circulation



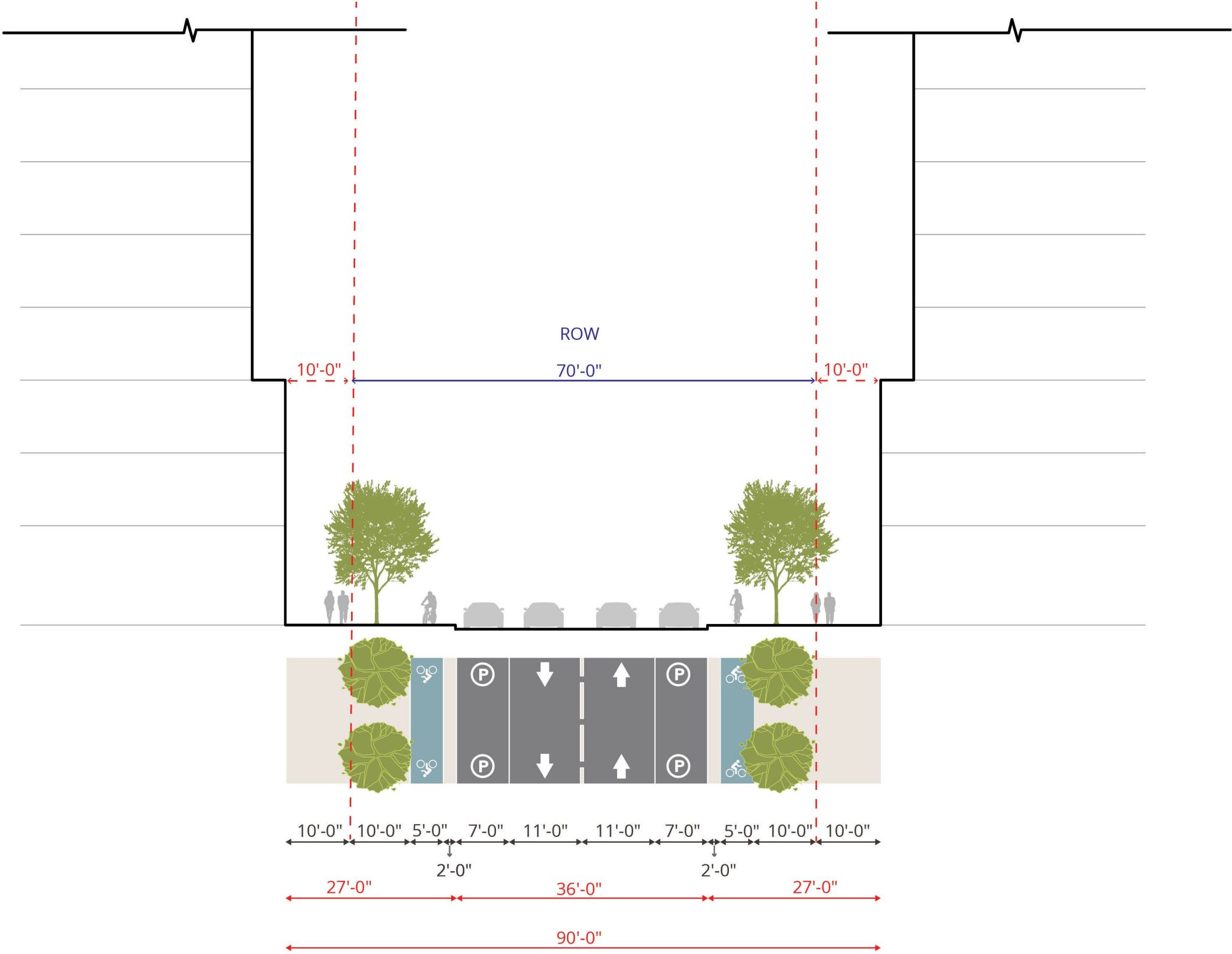


# Pedestrian Circulation





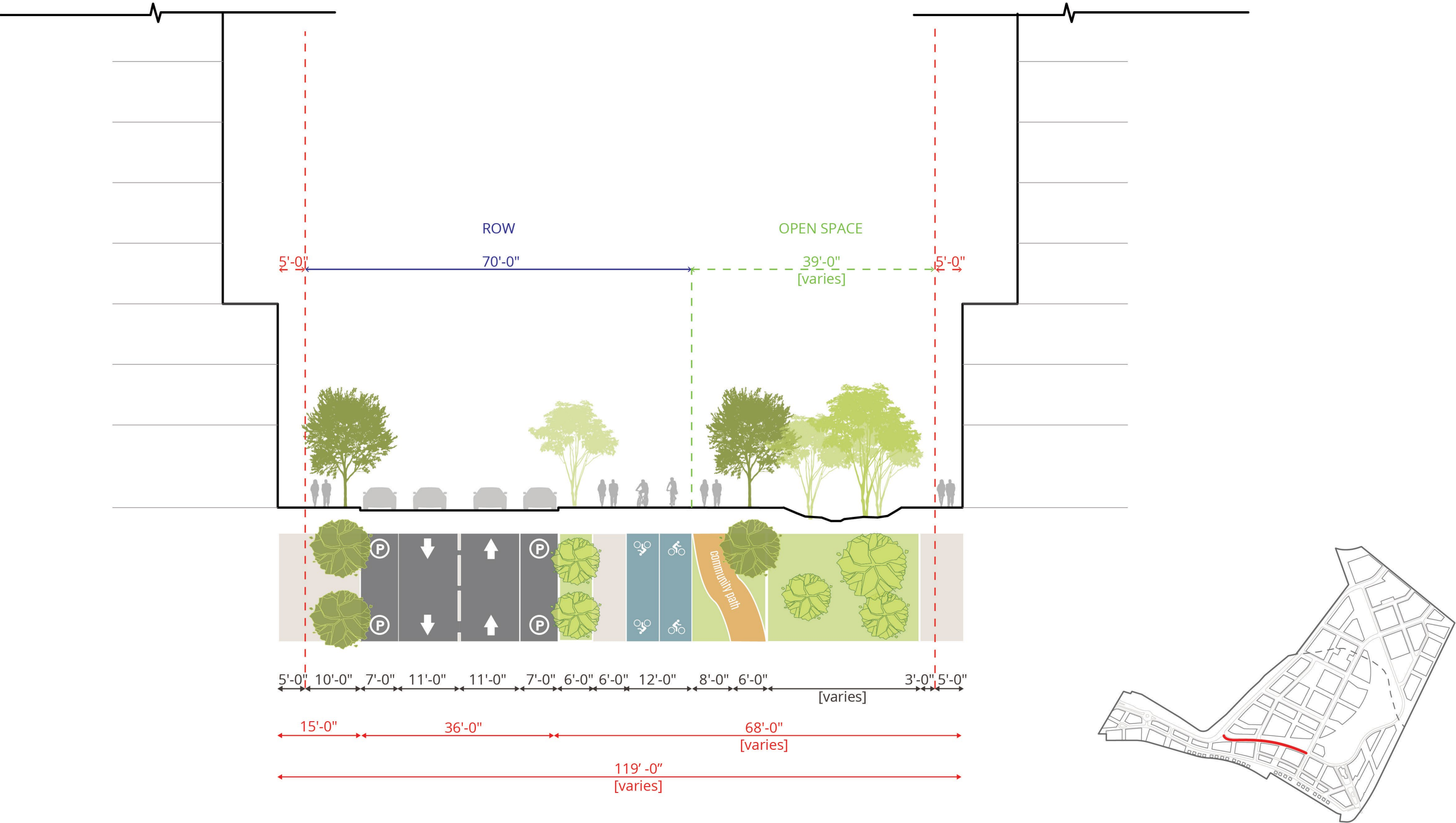
Main St.  
Neighborhood Main st.





# Parkway Entrance

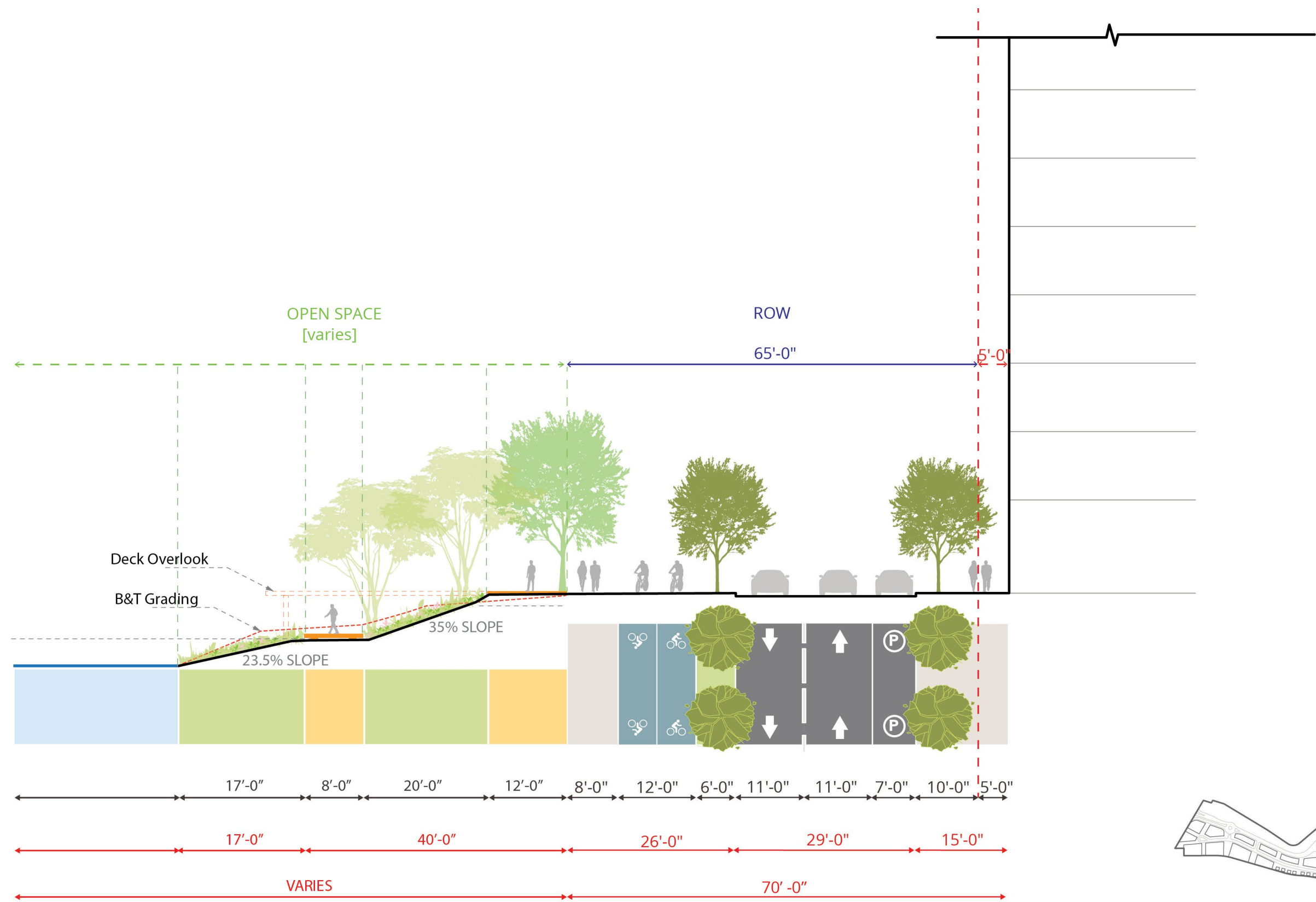
## Boulevard





# Parkside Drive

## Boulevard





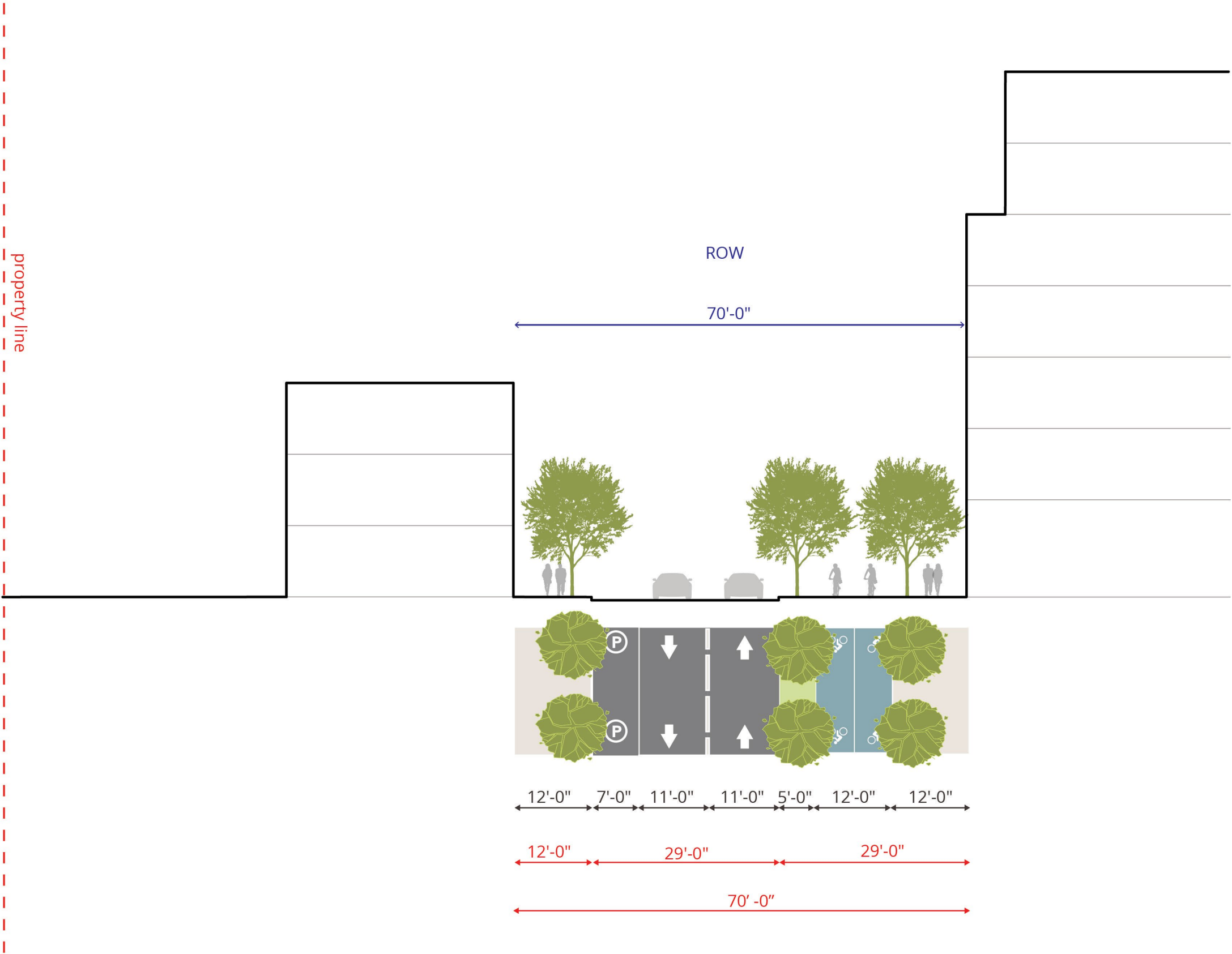
# Tomasello Parkway





# Secondary Street

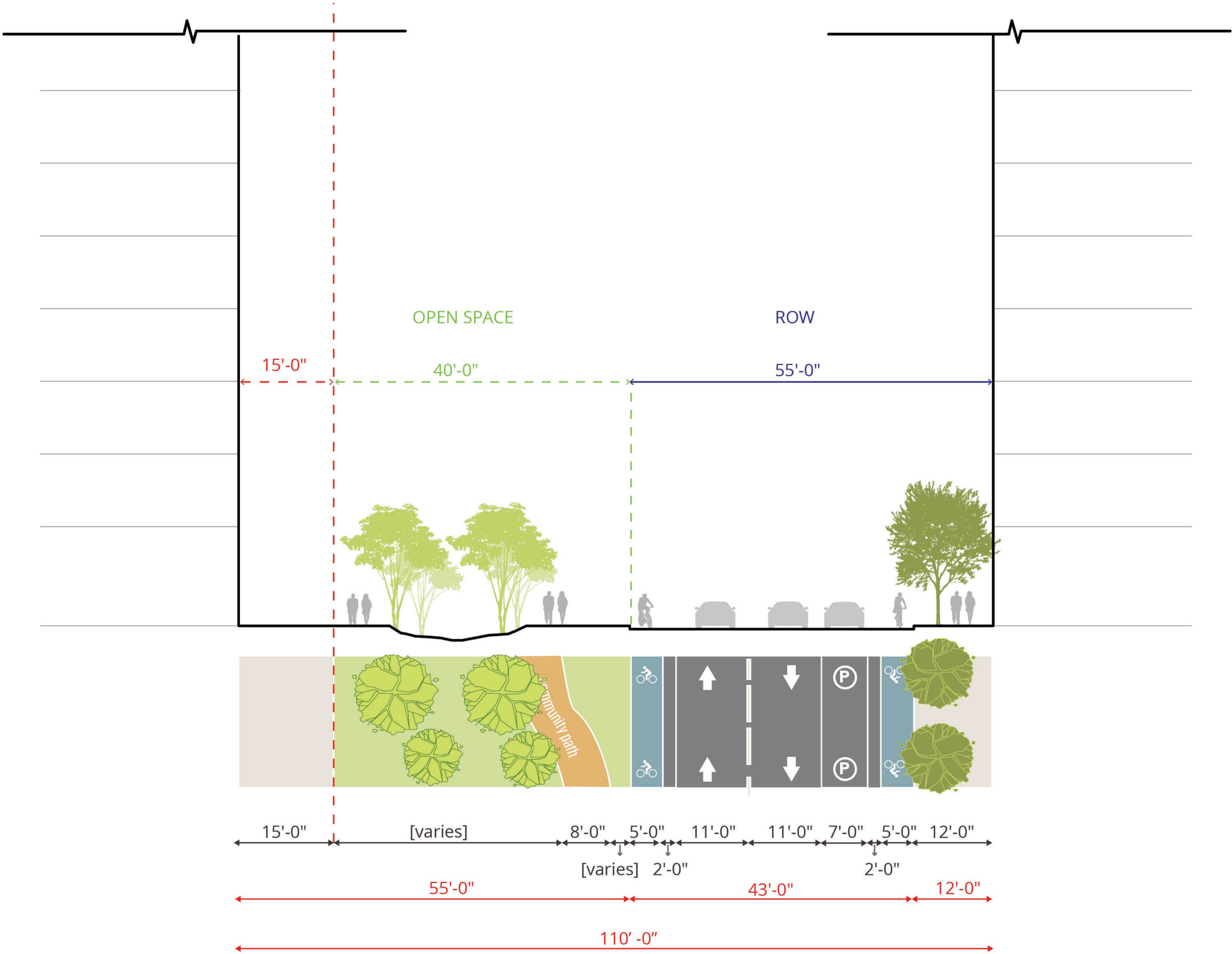
Neighborhood Connector





# Green Finger 1

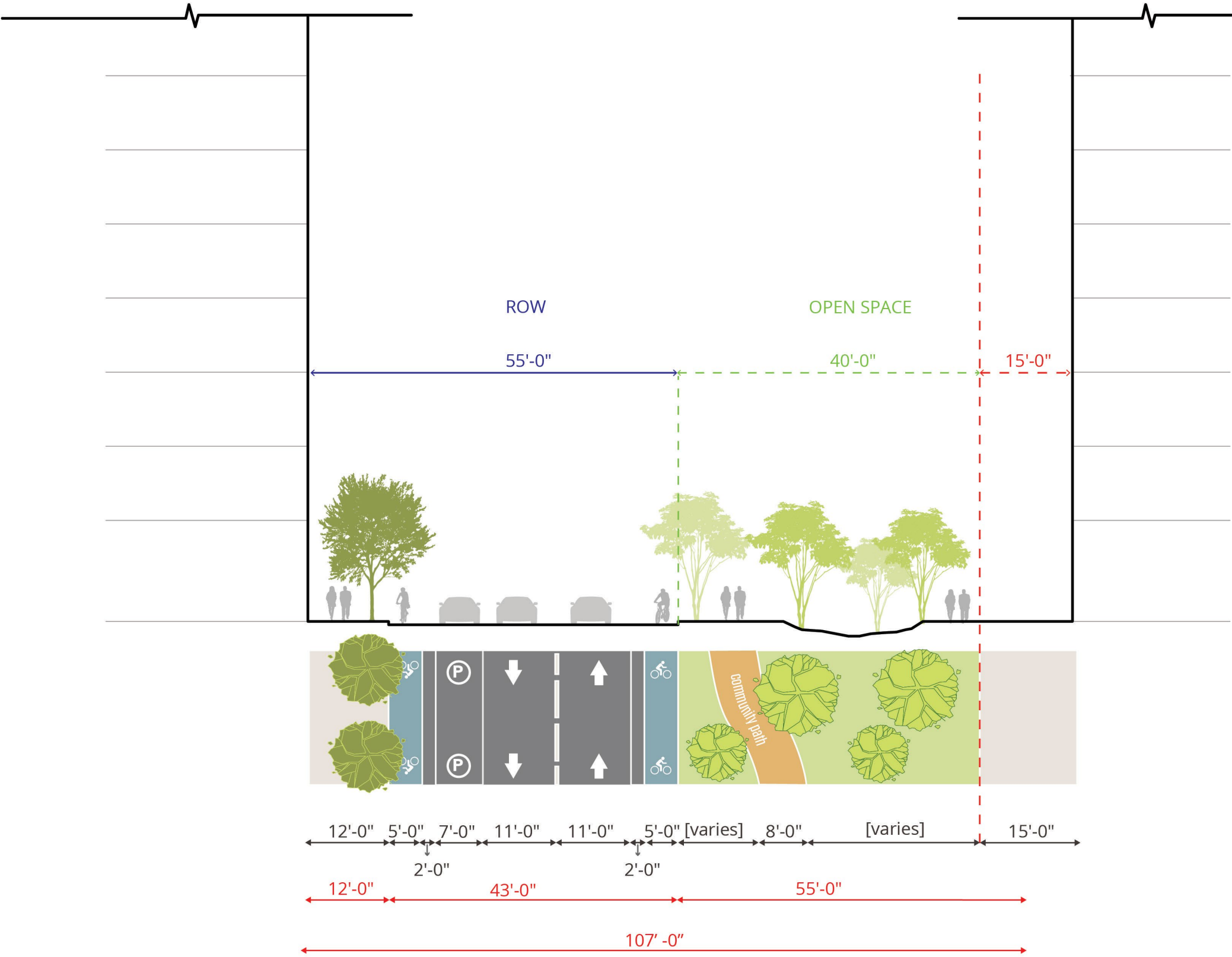
## Neighborhood Connector





# Green Finger 2

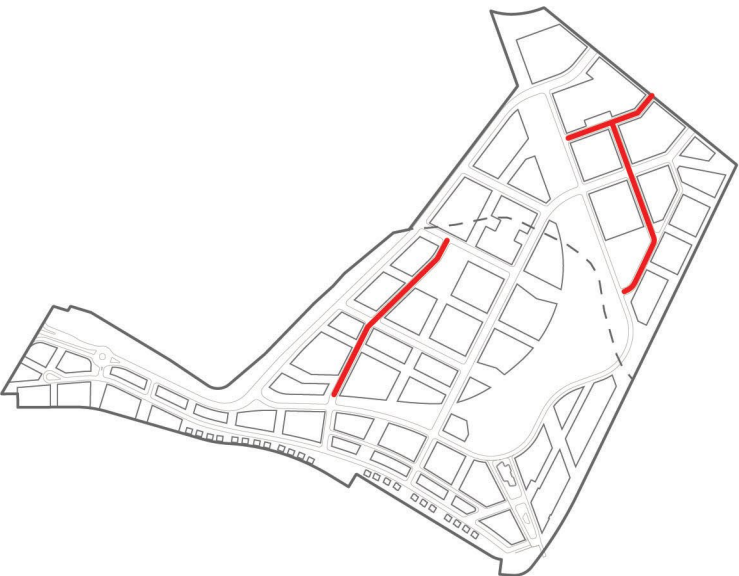
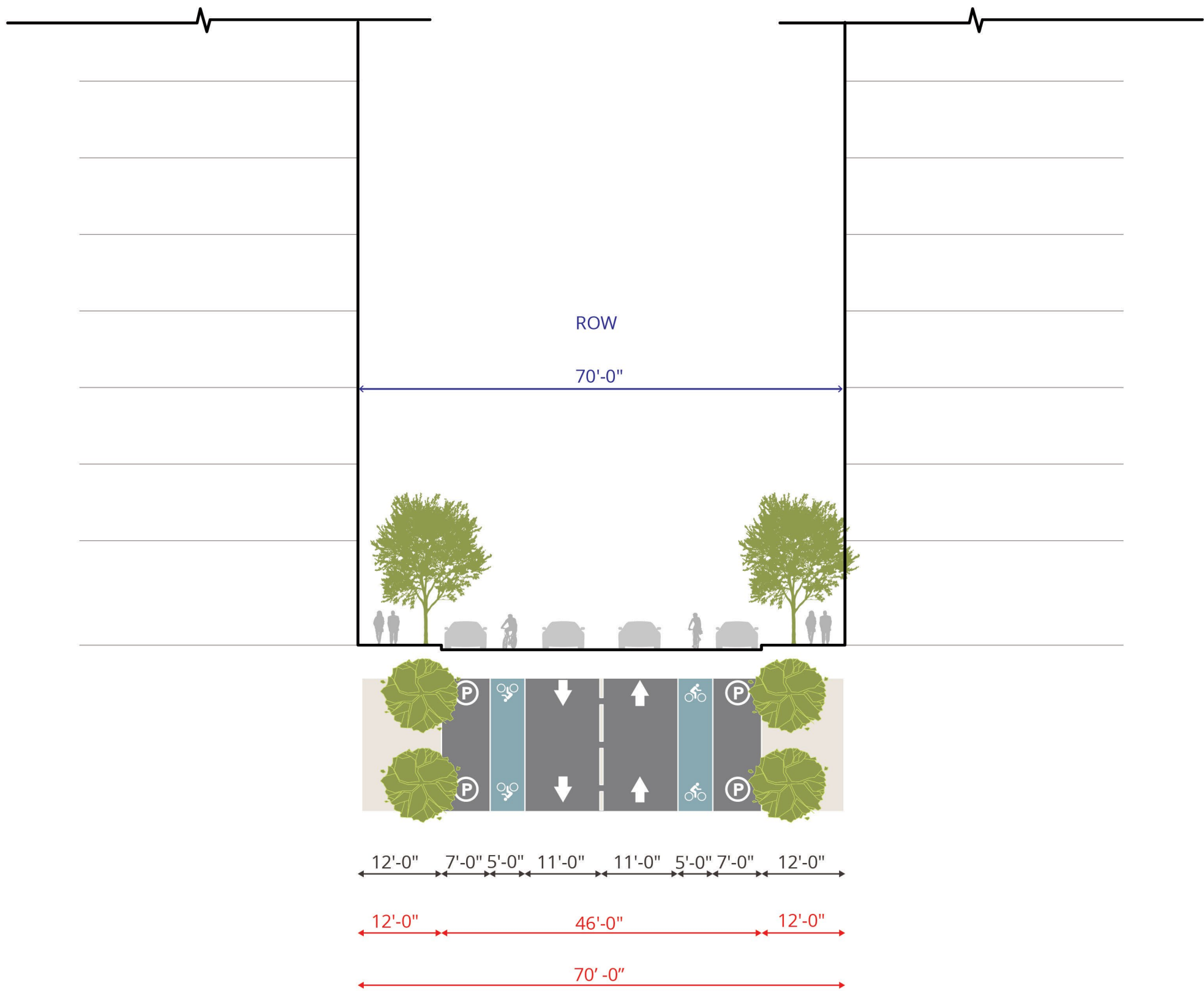
## Neighborhood Connector





# Secondary Street

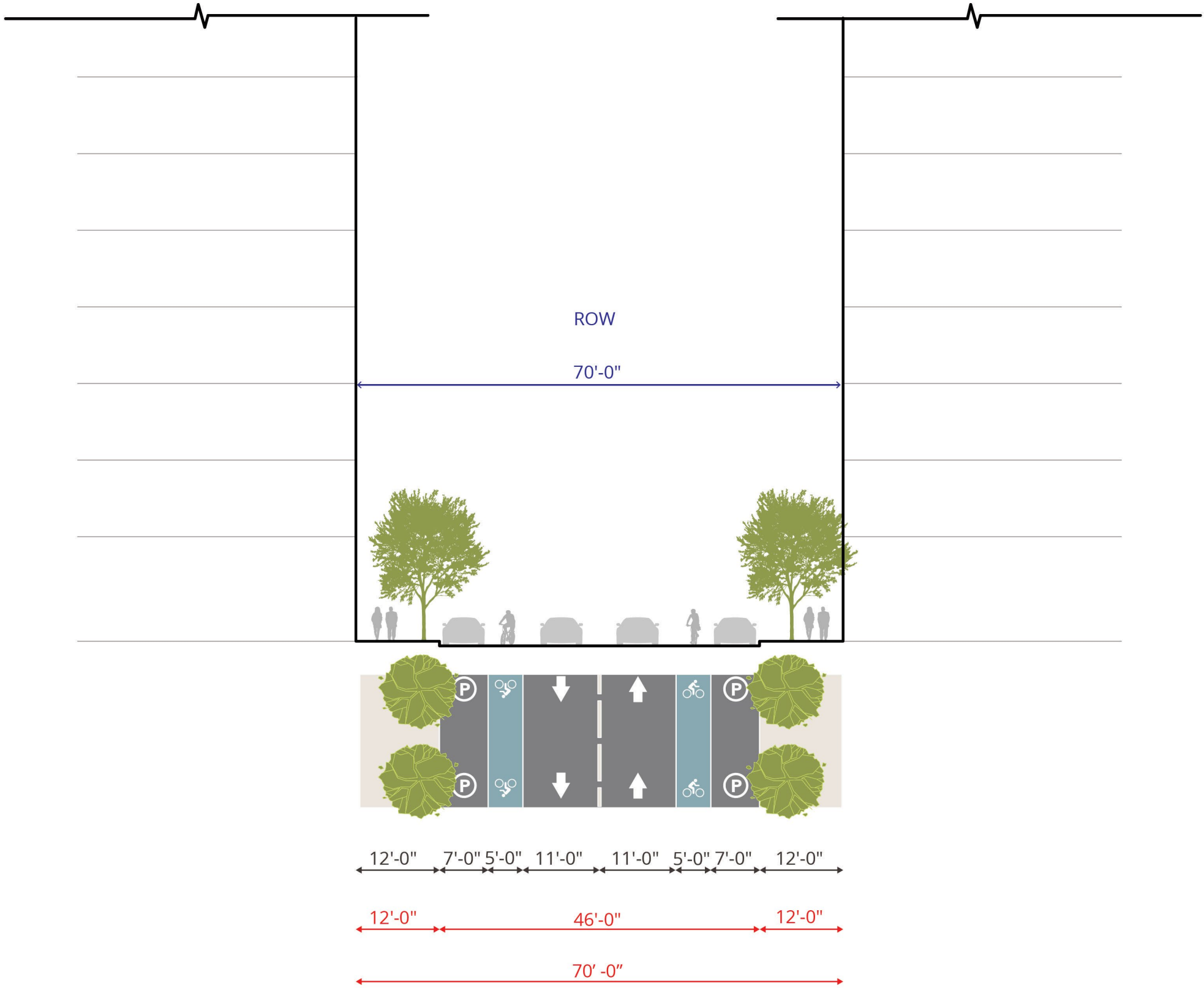
Neighborhood Connector





# Tertiary Street

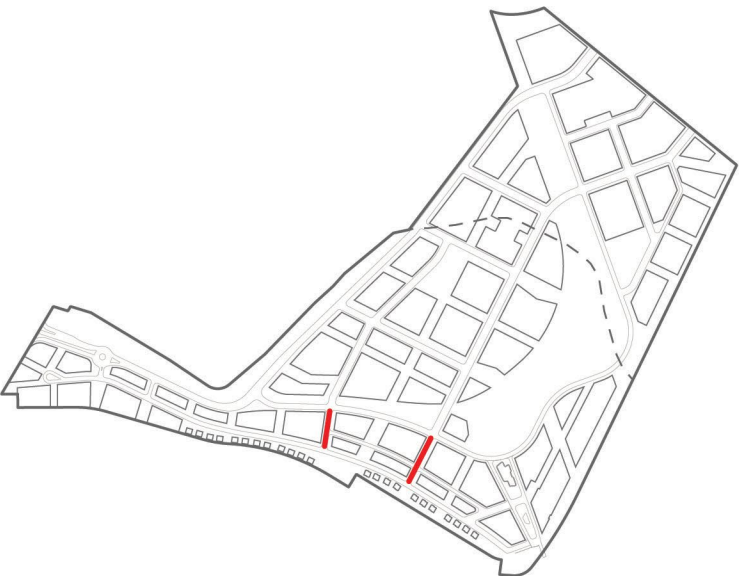
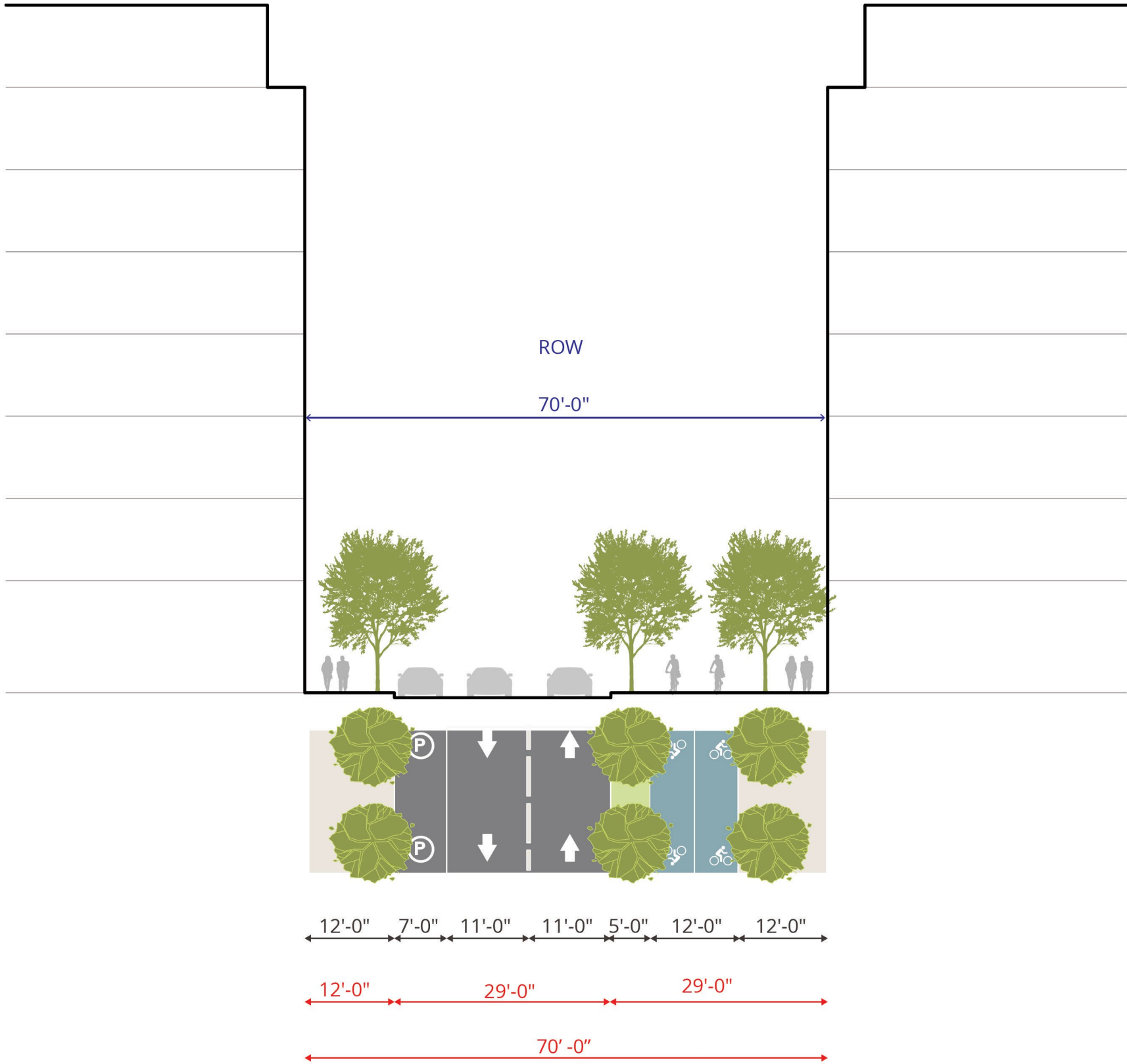
Neighborhood Residential





# Tertiary Street

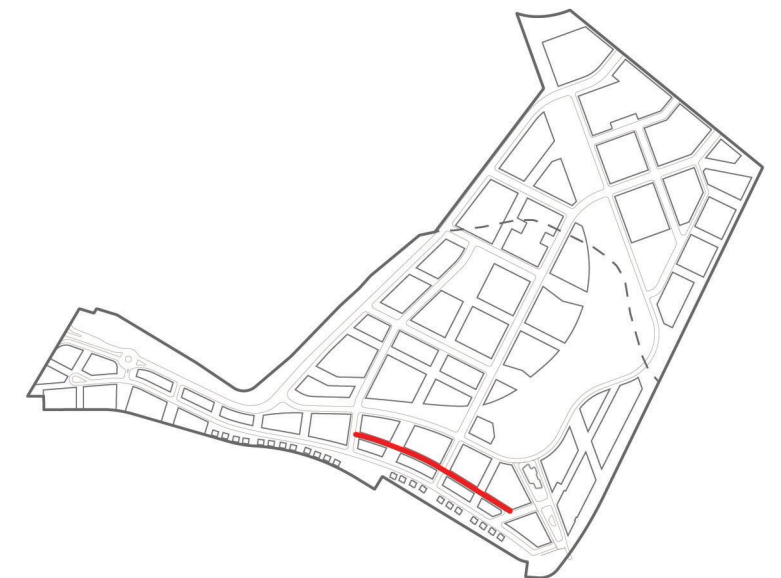
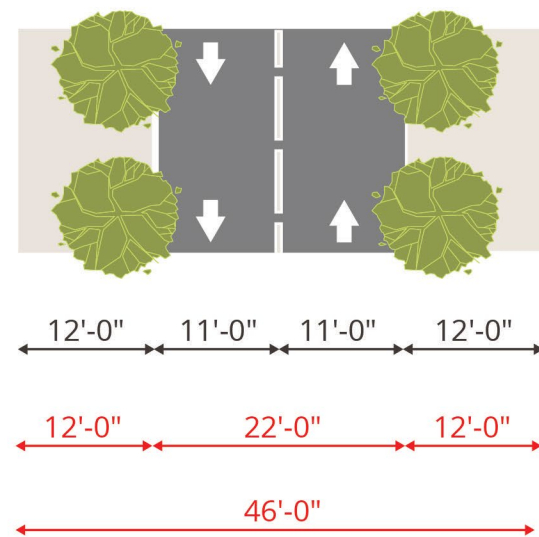
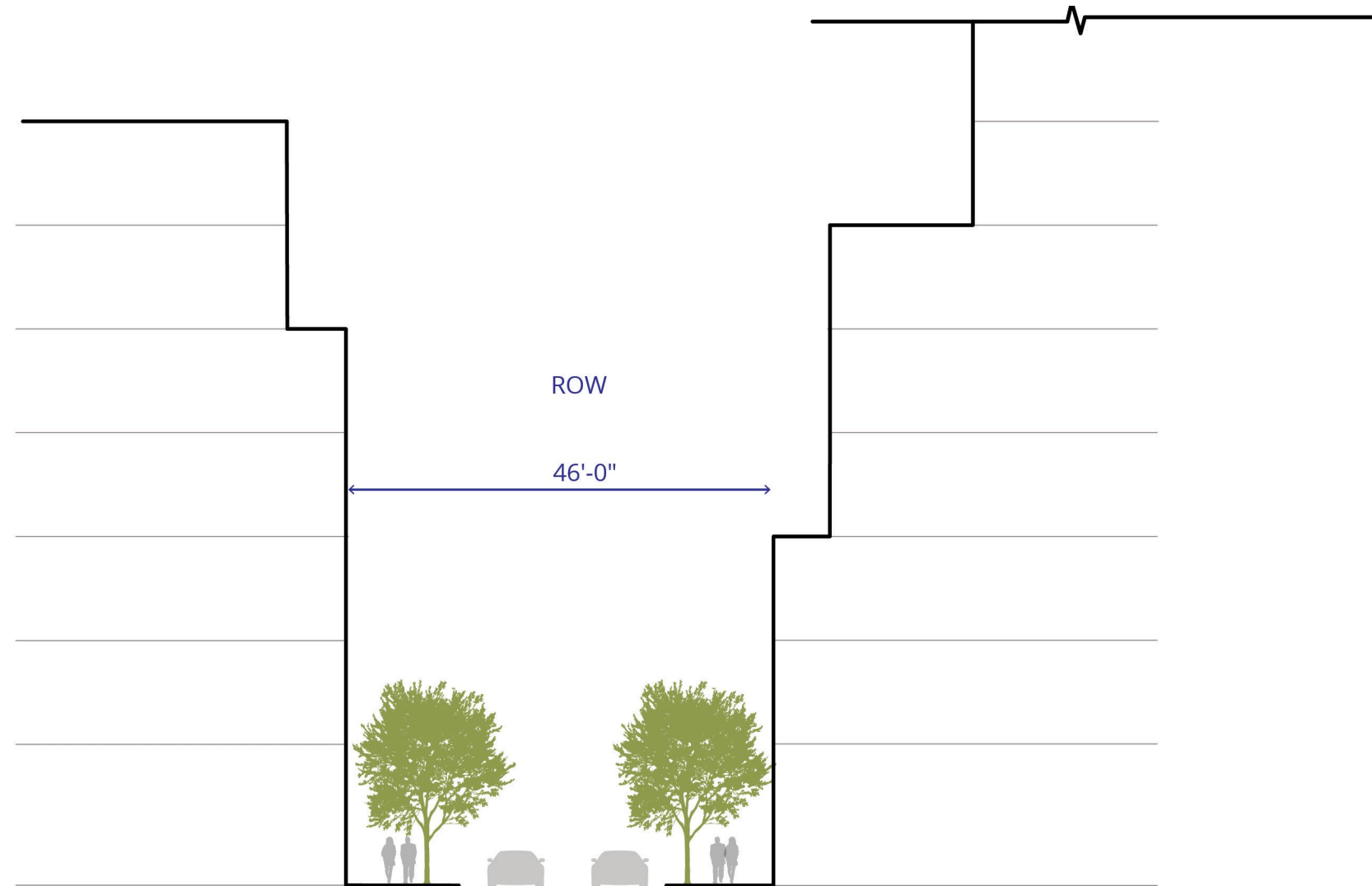
Neighborhood Residential





## Tertiary Street

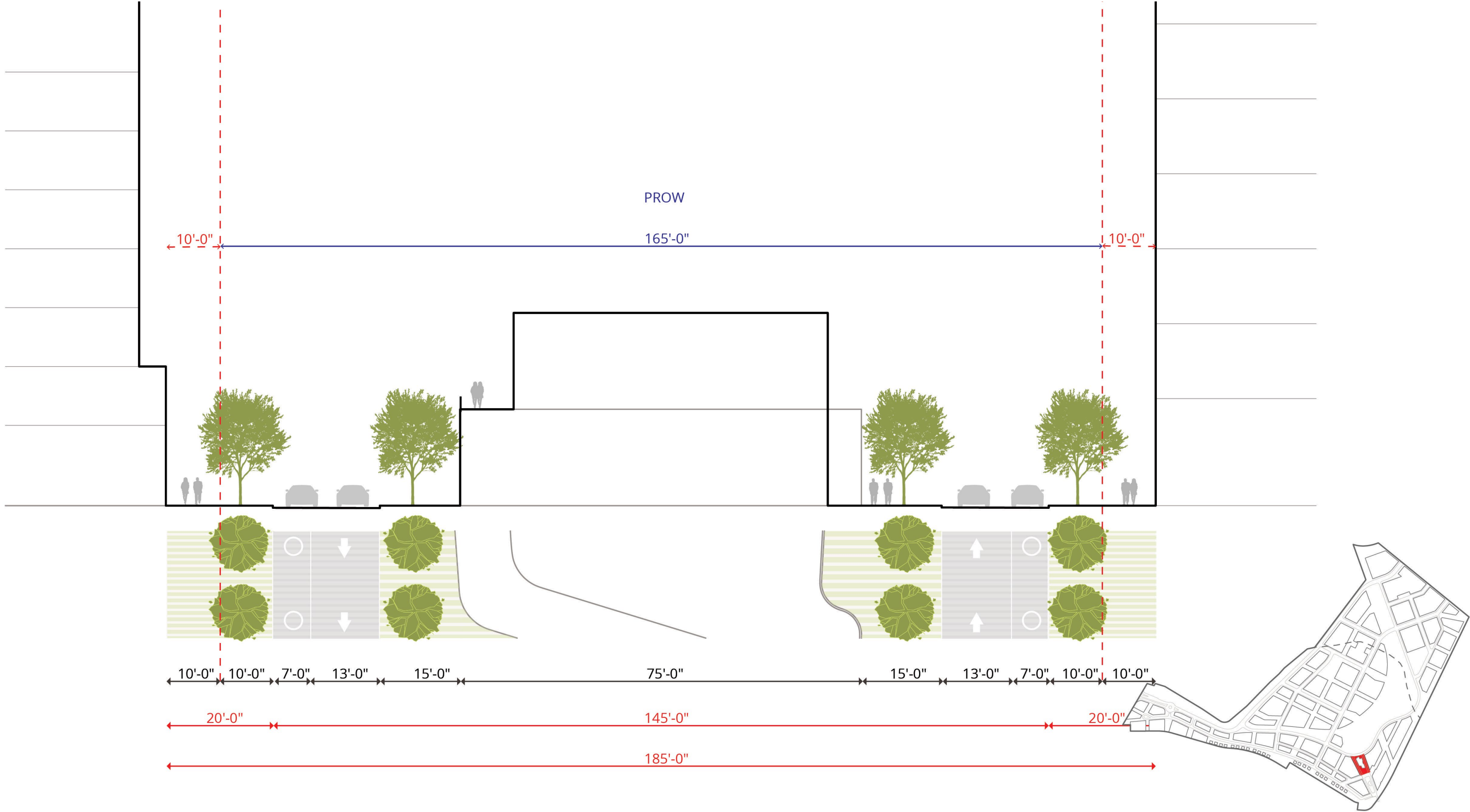
### Shared Street





# Belle Isle Square

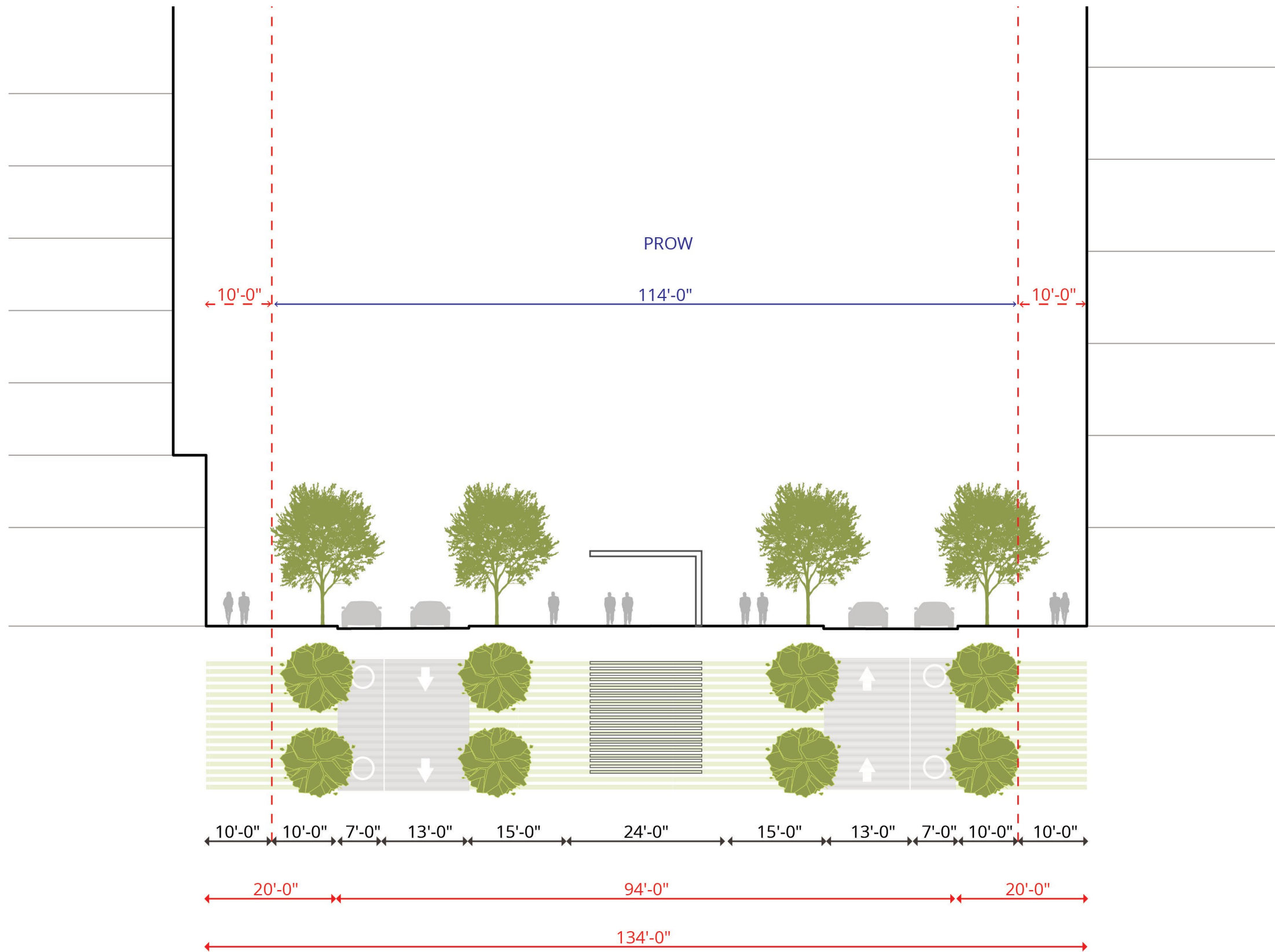
Shared Street





# Belle Isle Square

## Shared Street





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 "Podium Strategies" is overlaid in white on the right side of the image.

# Podium Strategies



# Fine Grain Block Structure





**Baseline**



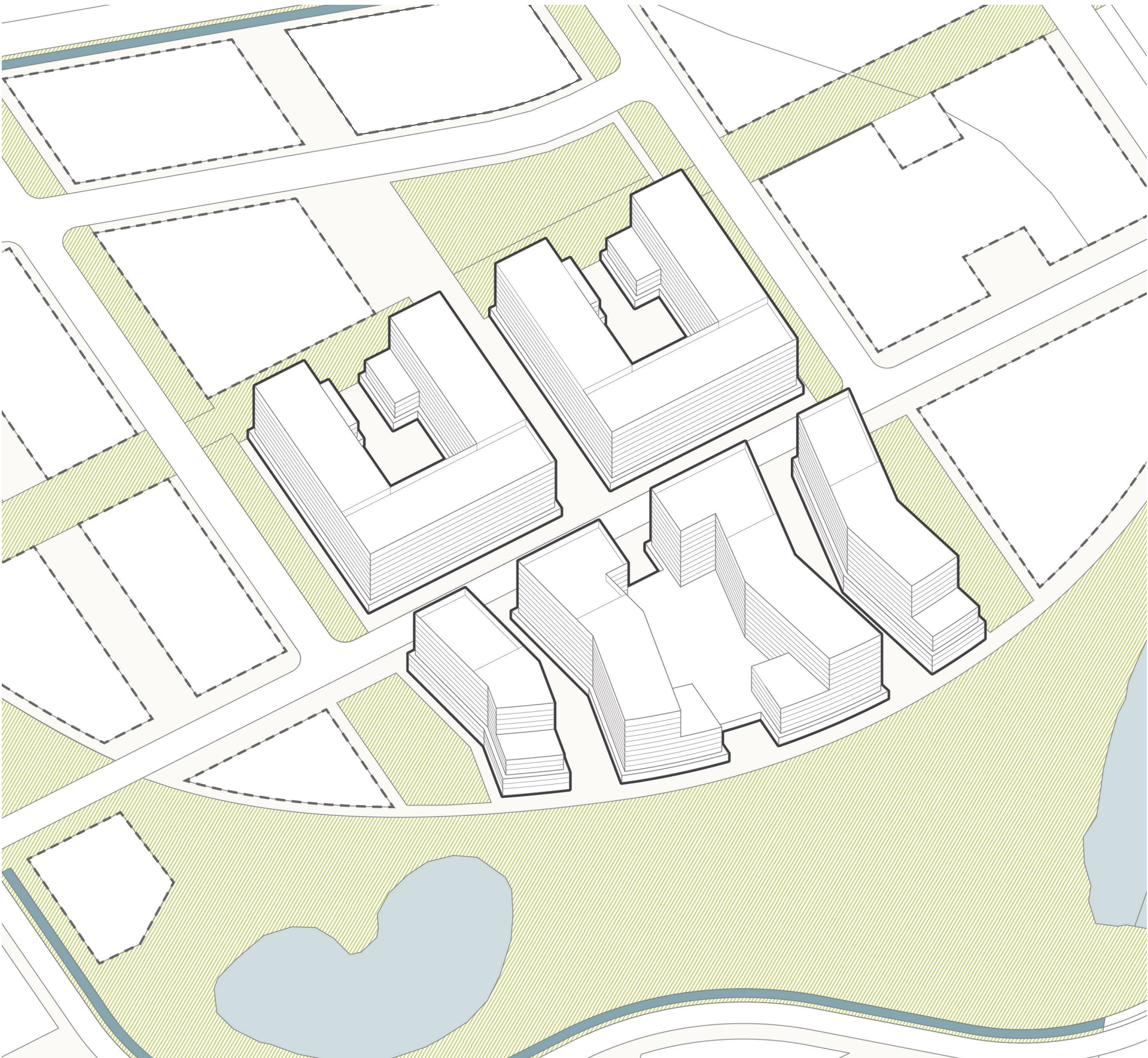


**Option 1**





**Option 2**



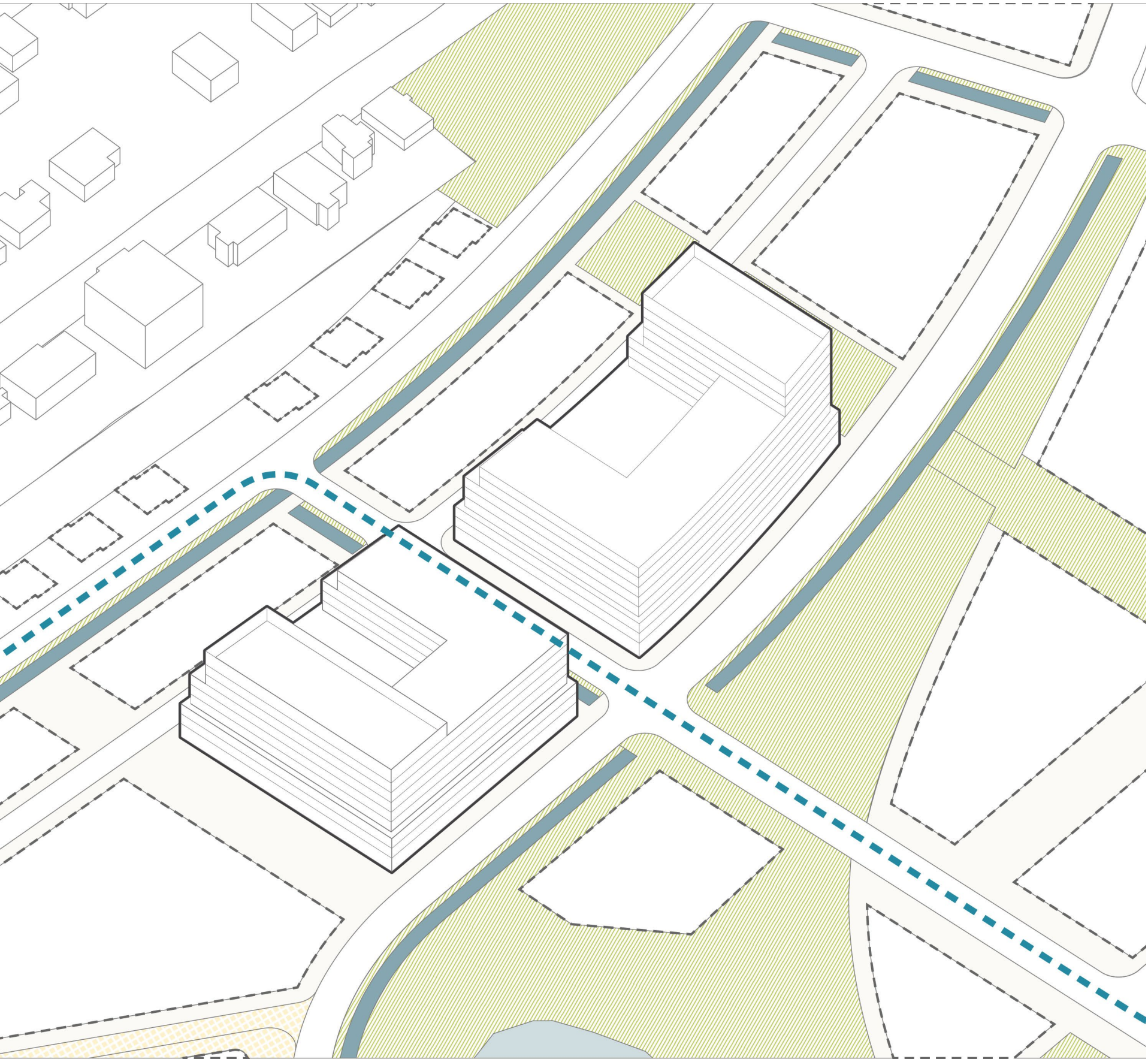


An aerial photograph of a coastal city. The city is densely packed with residential buildings and streets. A large body of water, likely a bay or harbor, is visible on the right side of the image. In the center-left, there is a large industrial area with numerous white and blue storage tanks. Adjacent to the industrial area is a green, oval-shaped racetrack. The city is bordered by a sandy beach and a body of water on the right. The text "Main St. Termination" is overlaid on the right side of the image.

# Main St. Termination

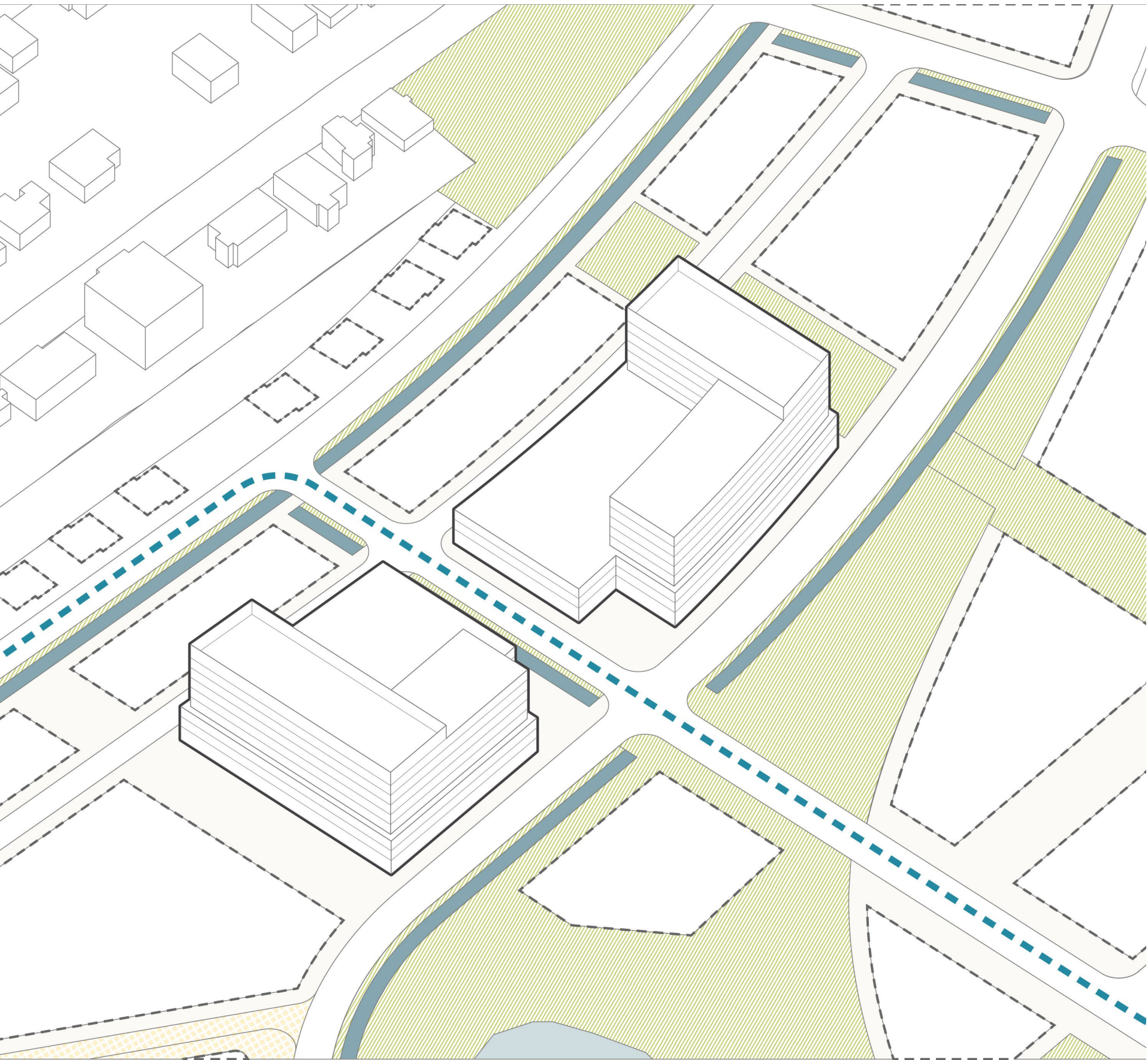


**Baseline**



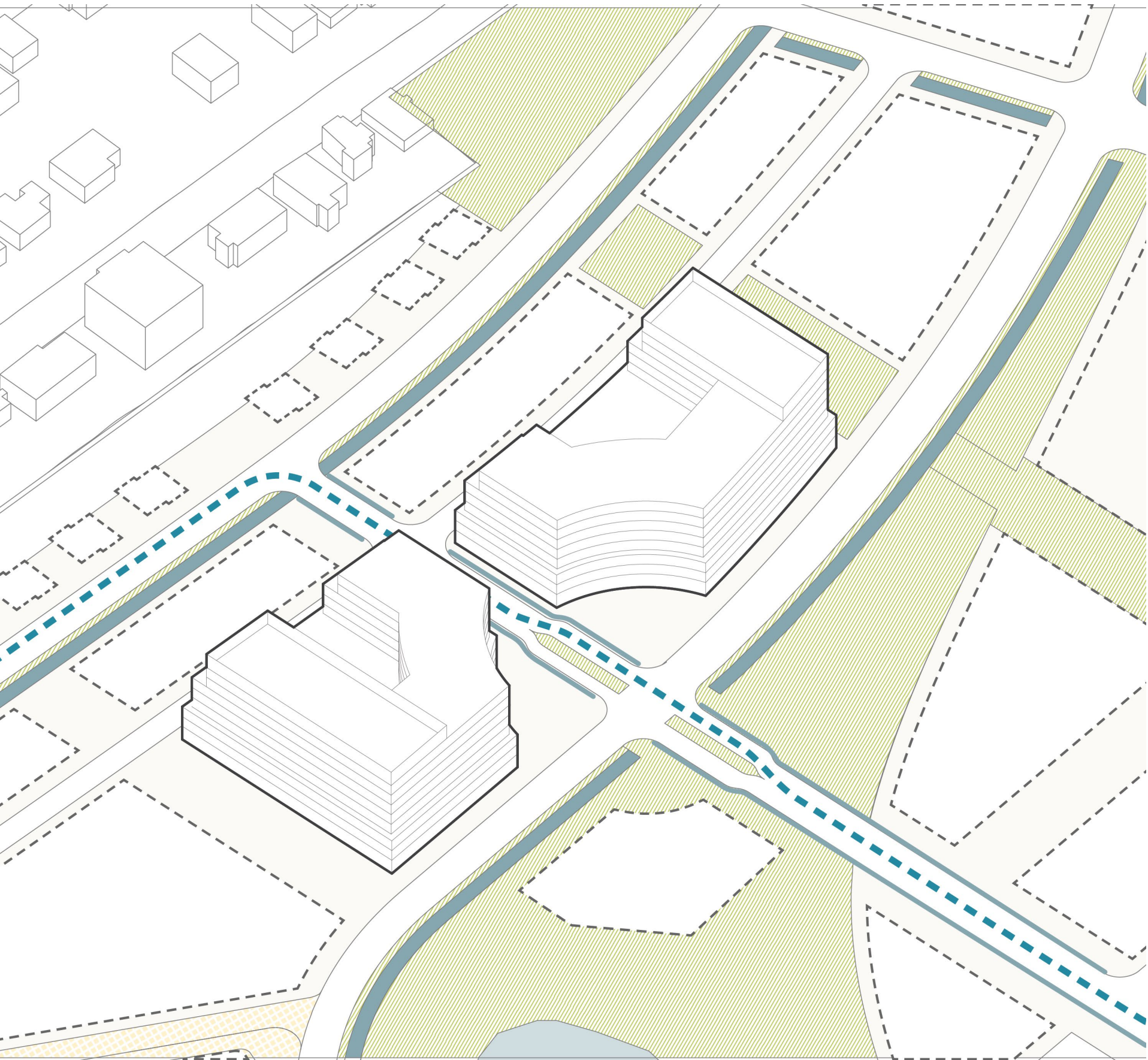


Option 01





Option 02





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 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 "Visitor Experience" is overlaid in white on the right side of the image.

# Visitor Experience

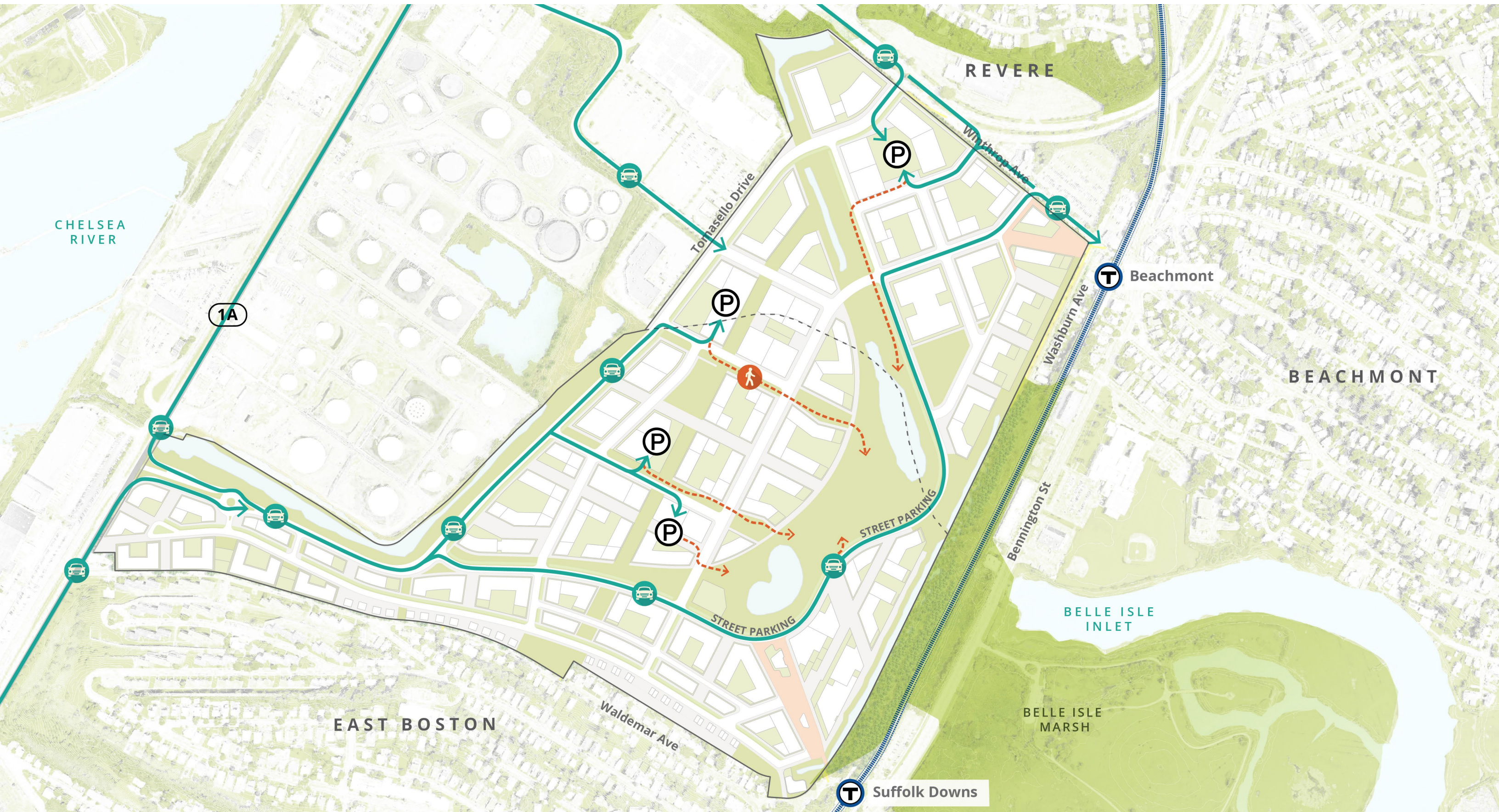


# Orient Heights Access to Park & Main St



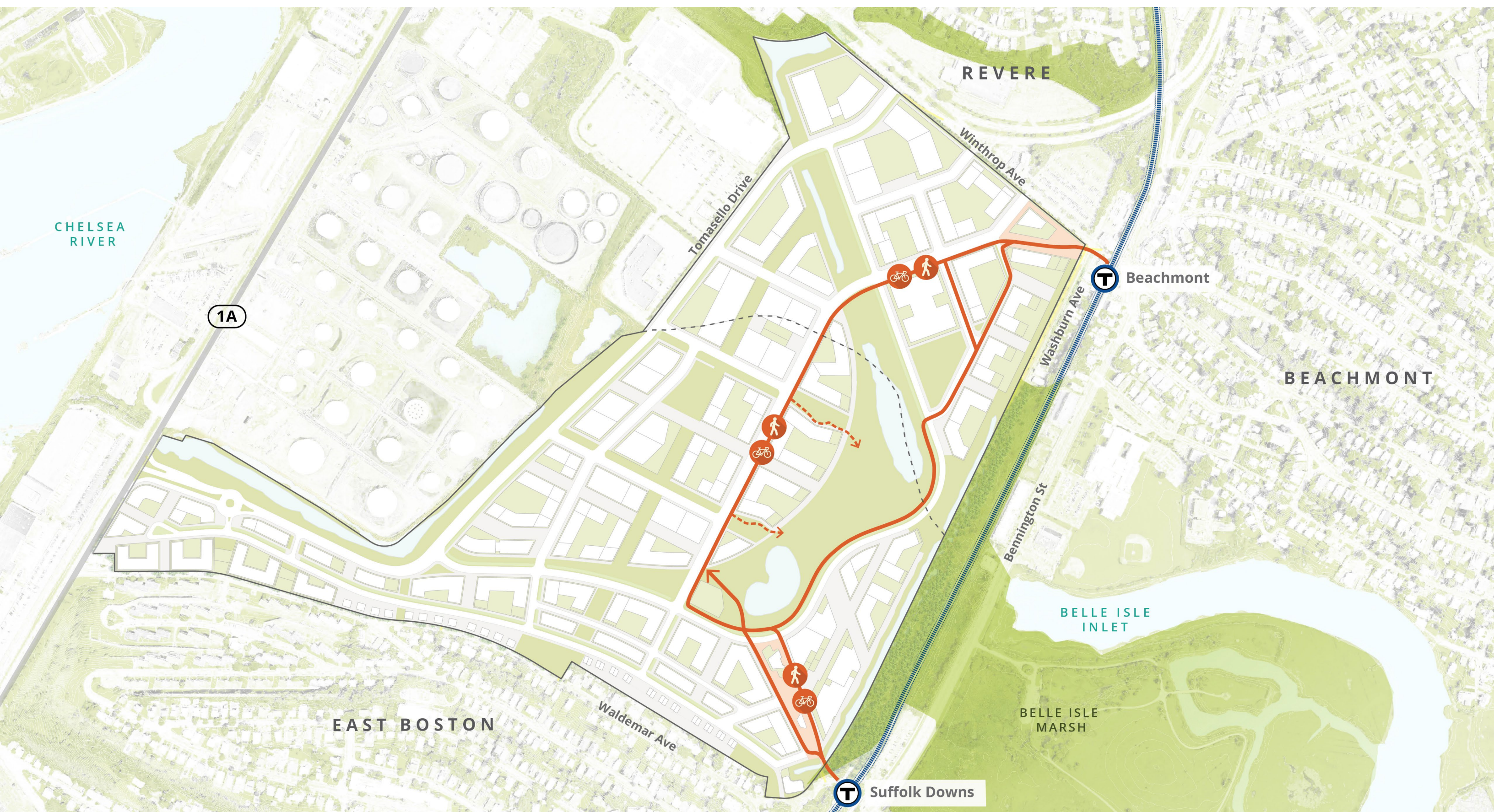


## Vehicular Access to Park & Main St





# Pedestrian Access from T-Stations to Park & Main St



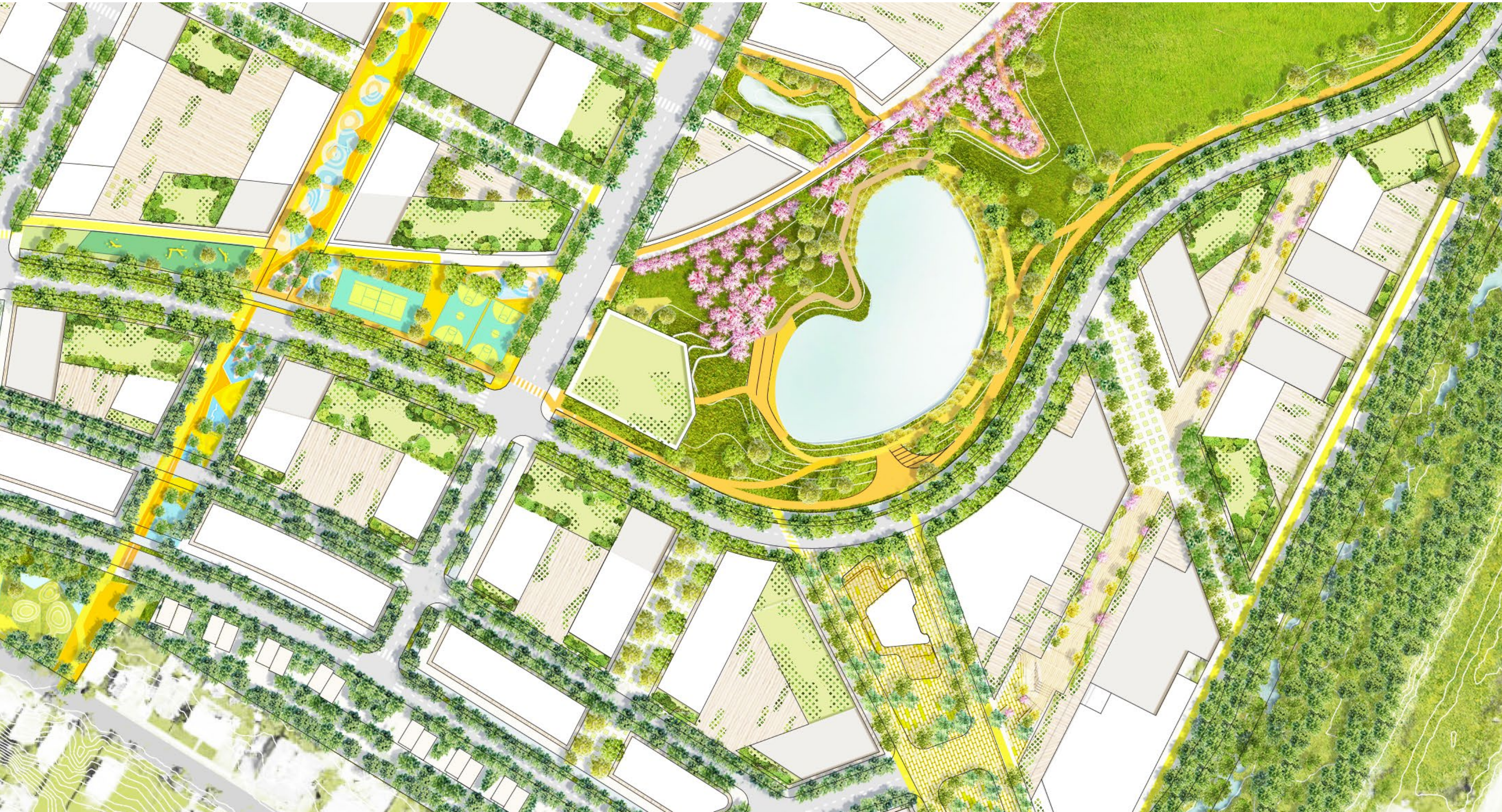


An aerial photograph of a coastal city. The city is densely packed with residential buildings and streets. A large body of water, likely a bay or harbor, is visible on the right side of the image. A sandy beach runs along the coastline. In the center-left, there is a large industrial area with numerous white and blue storage tanks. To the right of the industrial area, there is a large green field, possibly a park or sports field. The text "Civic Landmark" is overlaid on the right side of the image in a large, white, sans-serif font.

# Civic Landmark



**Civic Landmark**



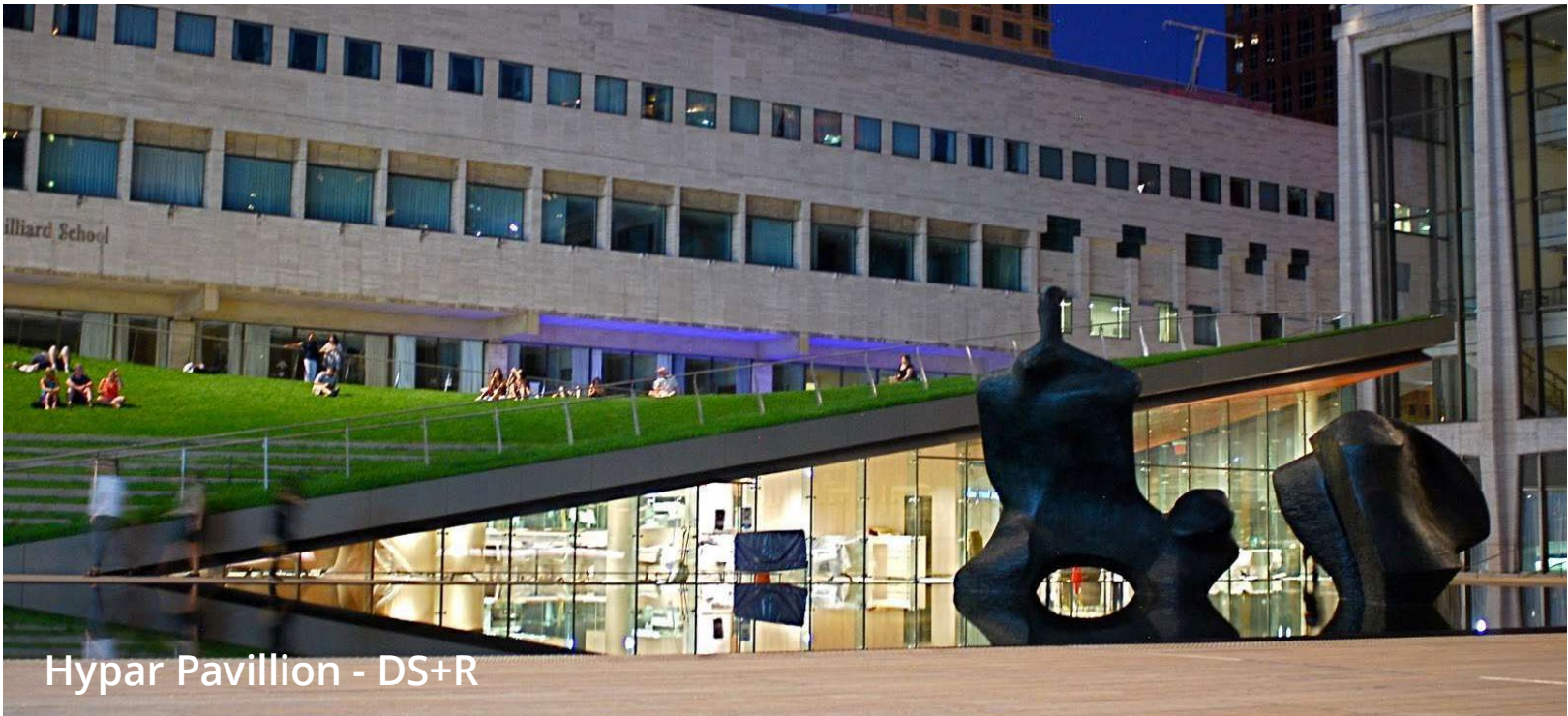


# Civic Landmark






# Civic Landmark Precedents





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 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 water. The text "Phase 1 Interim Conditions" is overlaid on the right side of the image in white, bold, sans-serif font.

# **Phase 1 Interim Conditions**



# Phase 1 Interim Conditions

