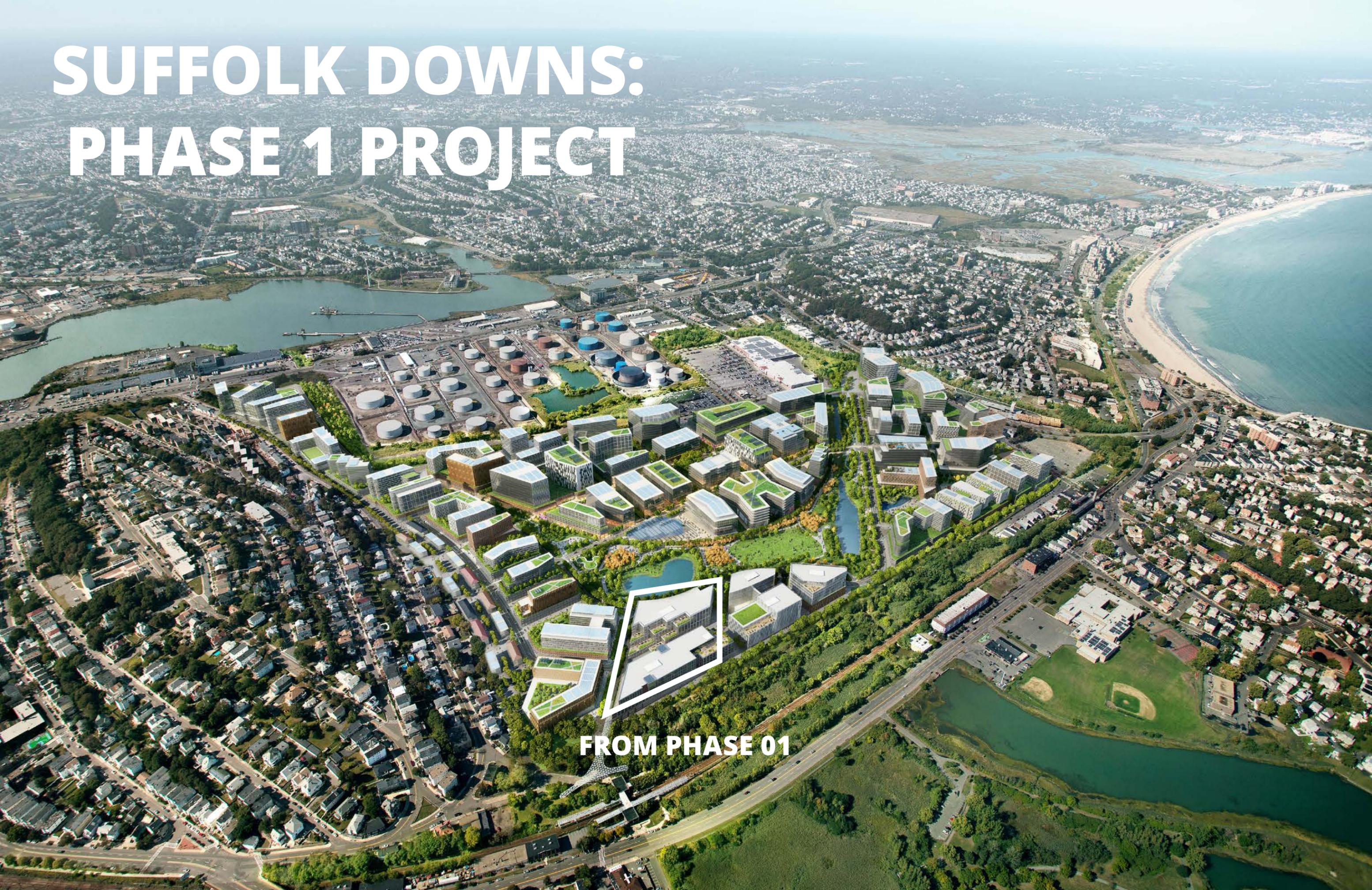


SUFFOLK DOWNS: PHASE 1 PROJECT



FROM PHASE 01

Design Issues Summary

BELLE ISLE SQUARE: ARRIVAL SEQUENCE

PHASE 1 BUILDINGS: MASSING & FENESTRATION

THE PASSAGEWAY: PEDESTRIAN SCALE

December 19, 2017

- **Character of the square**
- Bus drop-off
- Station/square transition

- **Simplify**
- Similar expression
- Entrance
- Relationship

- Massing implication
- **Pedestrian experience**
- Sun/shadow study

January 9, 2018

- Preferred a 'place' (wider street) over a 'path' (narrower street)

- Maintain the steps from before
- **Facade options**

- Scaling elements

January 16, 2018

- B1 East elevation
- B1 Belle Isle Square setback study

- **Relationship between B1, B2**
- **Pedestrian experience**

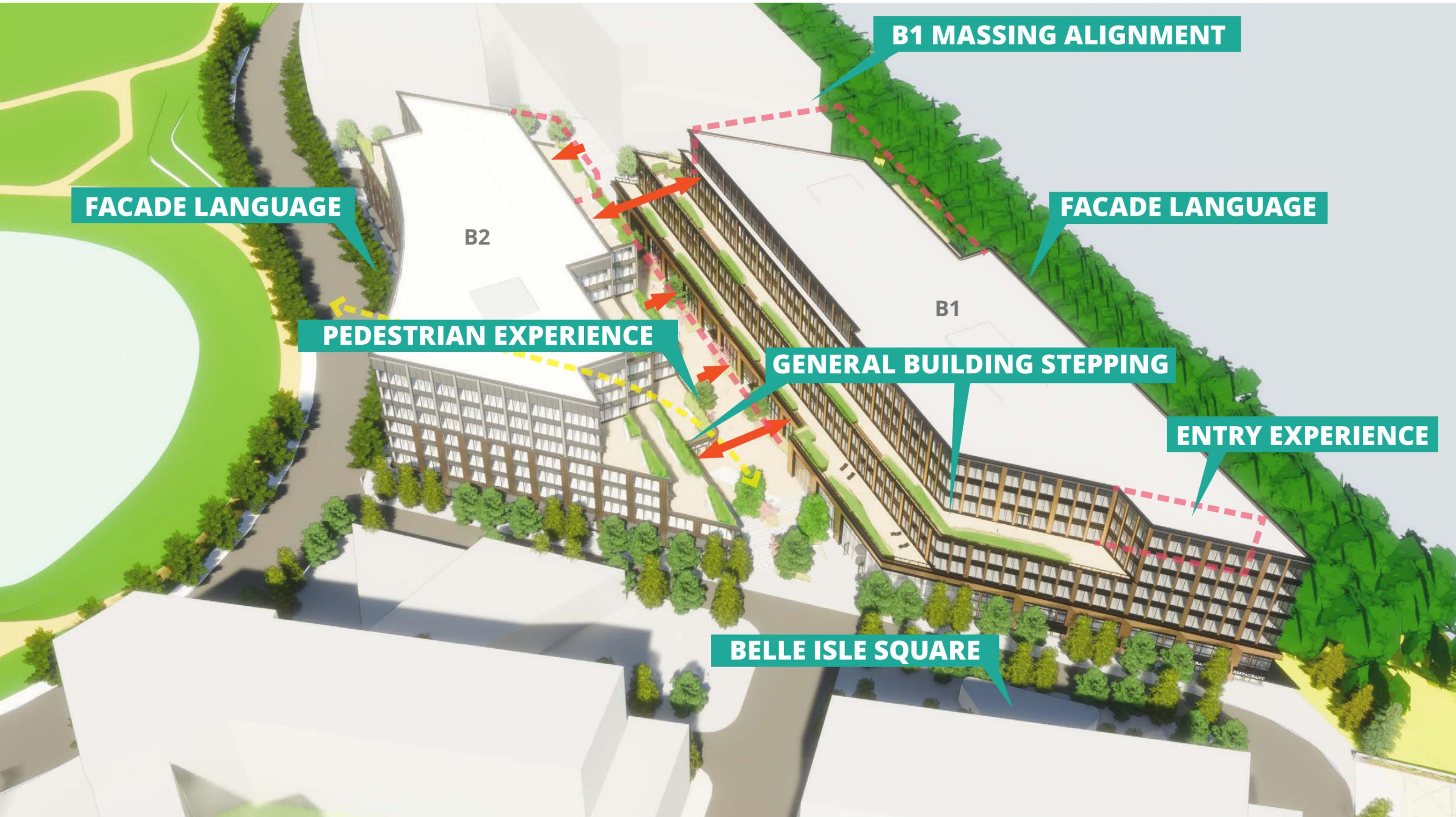
January 30, 2018

- B1 East elevation

Aerial - Before



Aerial - After



B1 MASSING ALIGNMENT

FACADE LANGUAGE

FACADE LANGUAGE

B2

B1

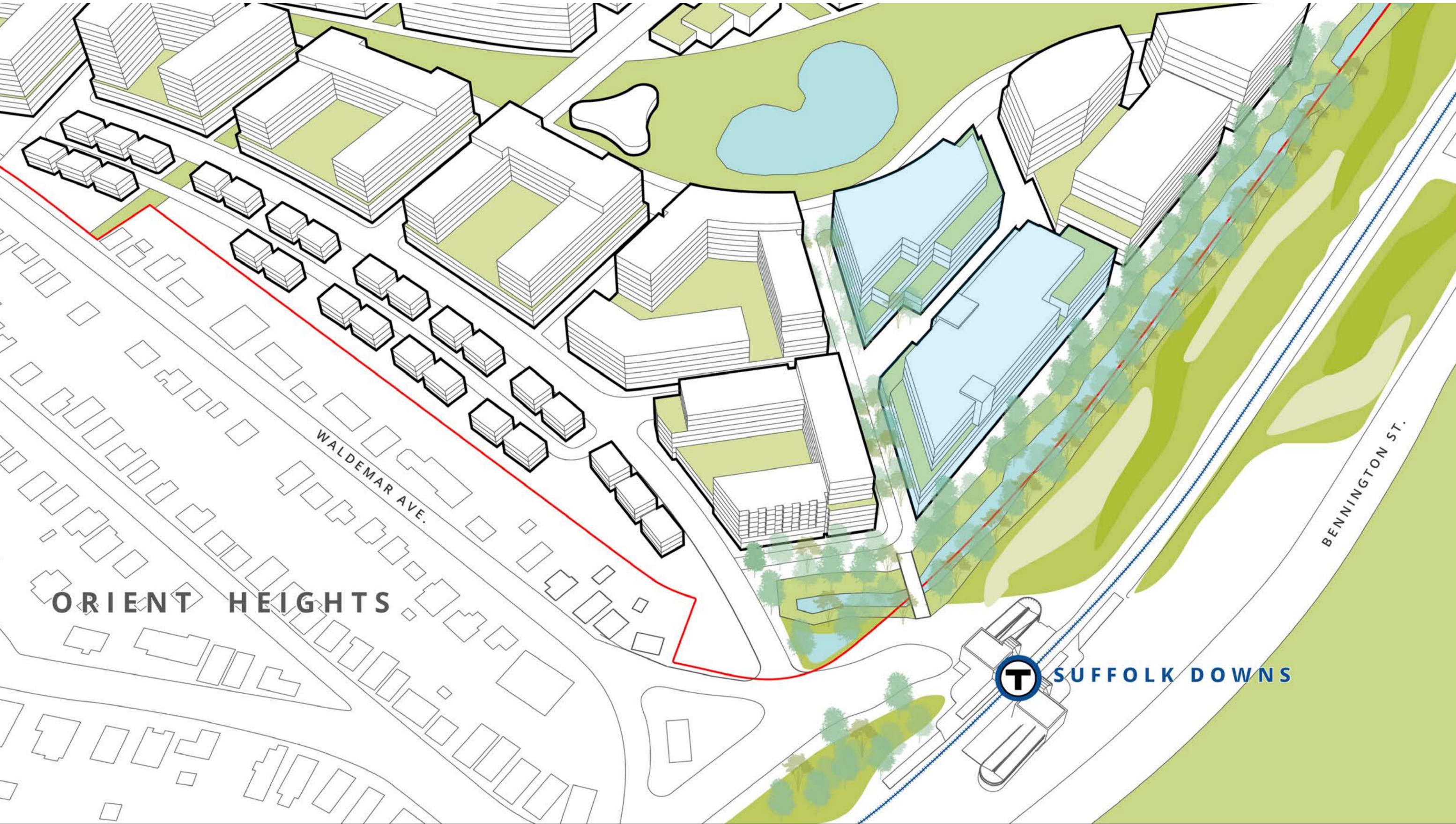
PEDESTRIAN EXPERIENCE

GENERAL BUILDING STEPPING

ENTRY EXPERIENCE

BELLE ISLE SQUARE

Belle Isle Square - Before



WALDEMAR AVE.

ORIENT HEIGHTS

T SUFFOLK DOWNS

BENNINGTON ST.

Belle Isle Square - After



WALDEMAR AVE.

ORIENT HEIGHTS

BENNINGTON ST.



SUFFOLK DOWNS

Suffolk Downs Station Arrival Experience - Before



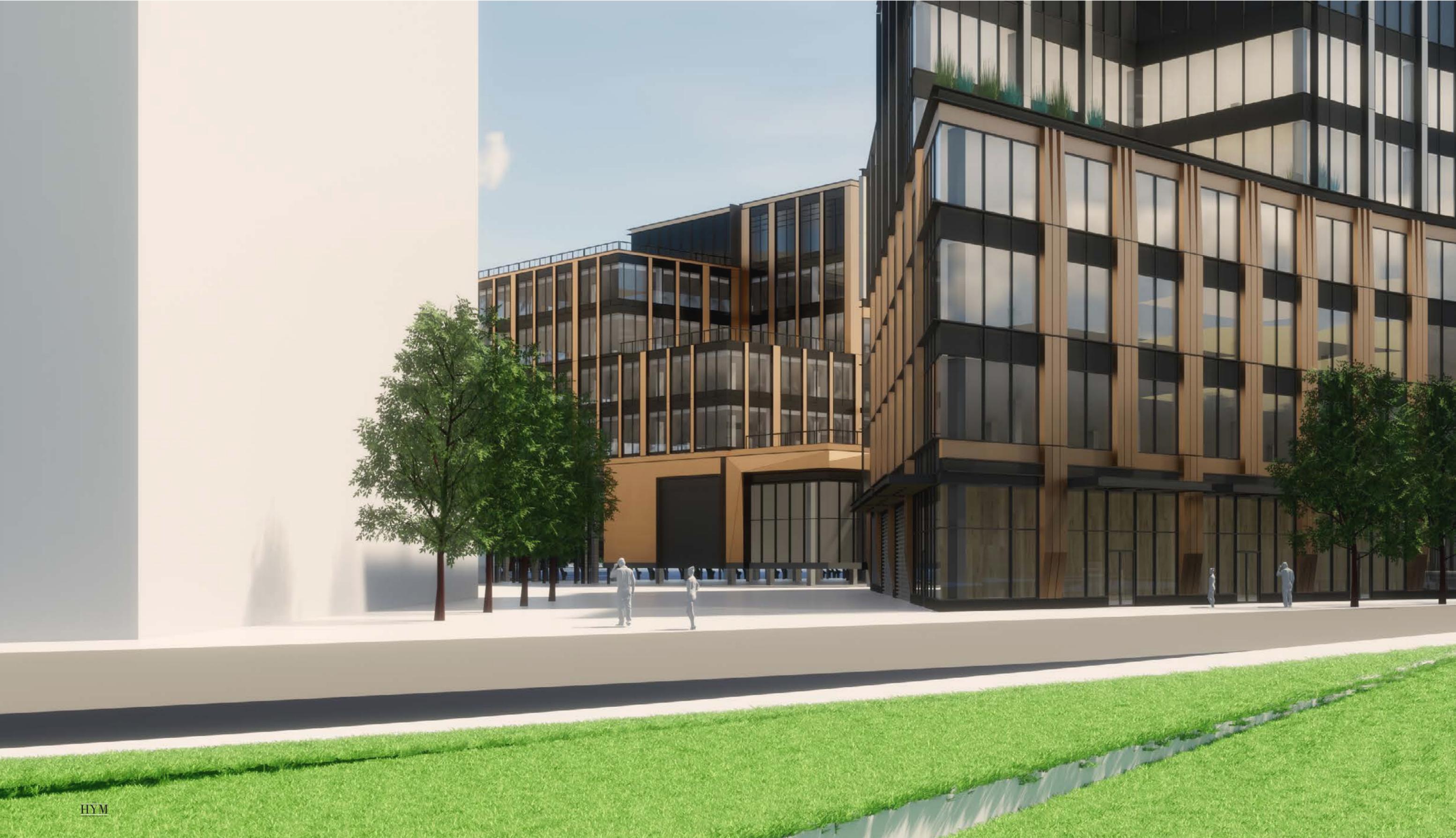
Suffolk Downs Station Arrival Experience - After



Coastal Mews Landscape Passage



Building 1 Northeast Massing Alignment - Before



Building 1 Northeast Massing Alignment- After



Building 1 Southeast Elevation - Before



Building 1 Southeast Elevation - After



Building 2 Facade - Before



Building 2 Facade - After



**BUILDING 1 & 2 FINAL DESIGN
EXPERIENCE**

Aerial - Suffolk Downs Station Arrival Experience



Coastal Mews Landscape



Coastal Mews Landscape



Through-connection Lobby



Coastal Mews Landscape



Building 1 - Innovation Space



Park View - Building 1



Aerial - Southwest

THANK YOU

