

**Master Plan
Planned Development Area No. 80
Christian Science Plaza**

August 16, 2011

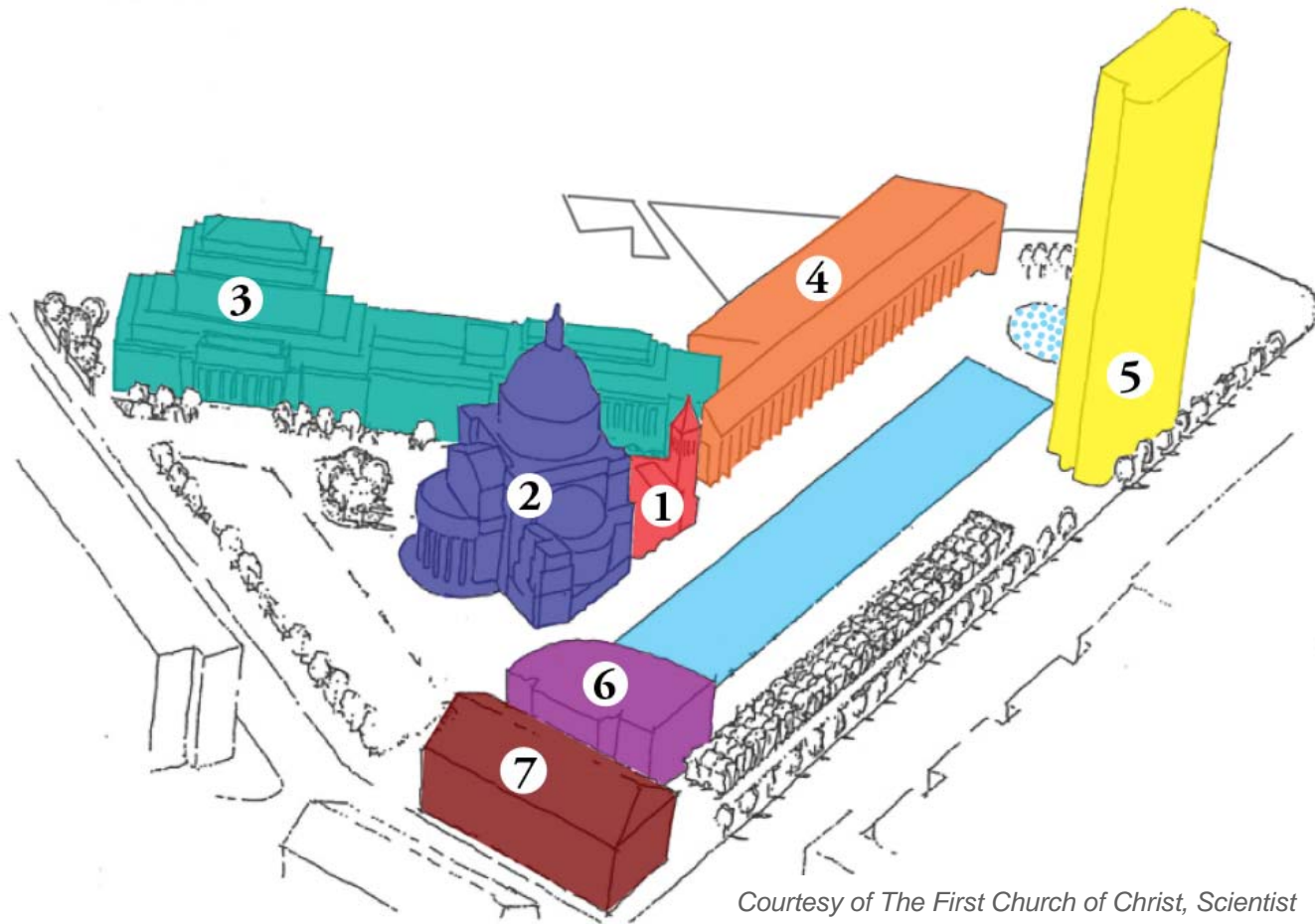
Aerial View



PDA Master Plan Area



Christian Science Plaza: Site Sketch



- 1 The Original Mother Church
- 2 The Mother Church Extension
- 3 Christian Science Publishing House

- 4 101 Belvidere
- 5 177 Huntington

- 6 Sunday School
- 7 Horticultural Hall

Reflecting Pool



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The Children's Fountain



Massachusetts Avenue Lawn



The Original Mother Church and Extension



Major Capital Needs



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PDA Master Plan Development

- **3 new buildings @ 950,000 SF**
- **Pavilion ~ 2,000 SF**
- **Plaza upgrades**
- **New open space near St Germain**

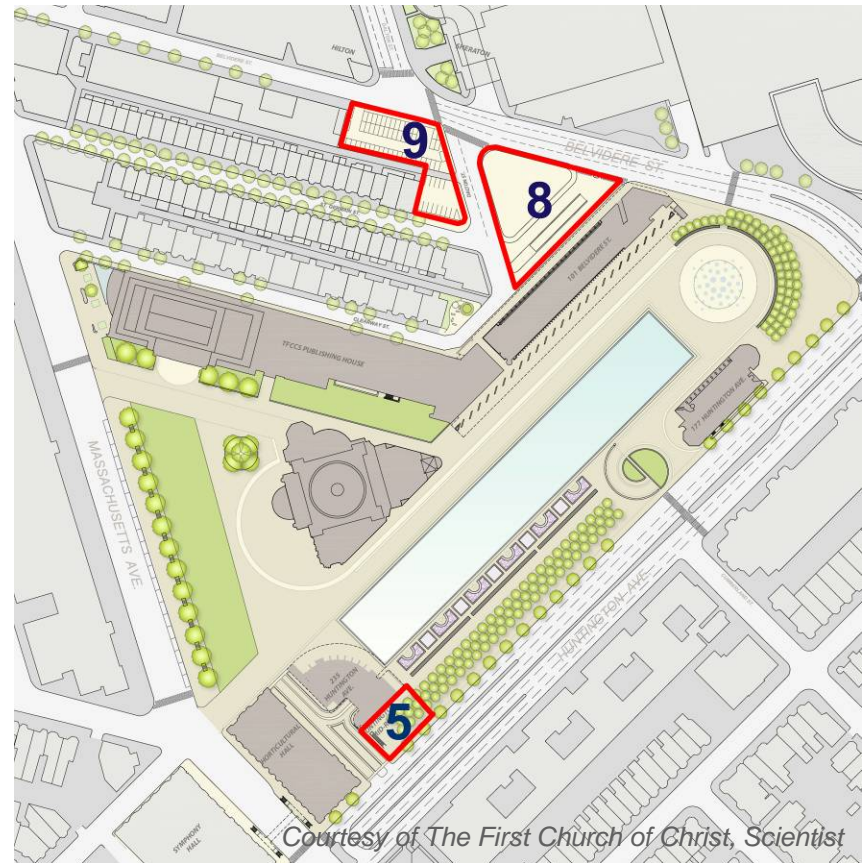
“As of Right” zoning development FAR 2.2 (average); heights from 75’ – 115’



Selection of Development Sites



Sites studied on the Plaza.

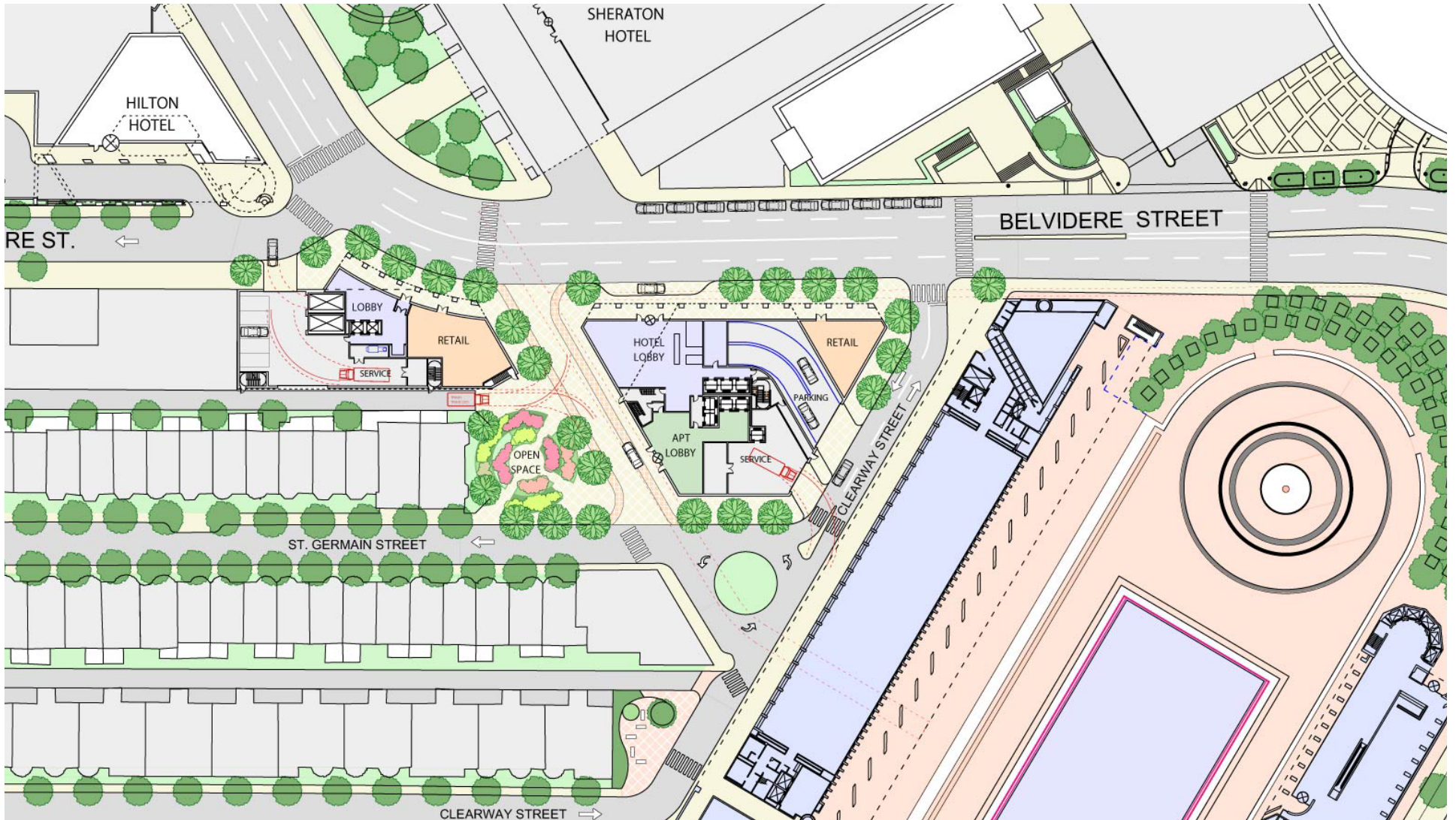


Sites found to be most desirable for development.

Belvidere/Dalton Site



Belvidere/Dalton Site





St Germain Street



St Germain Street

Huntington Façade Sunday School Building



Huntington Site

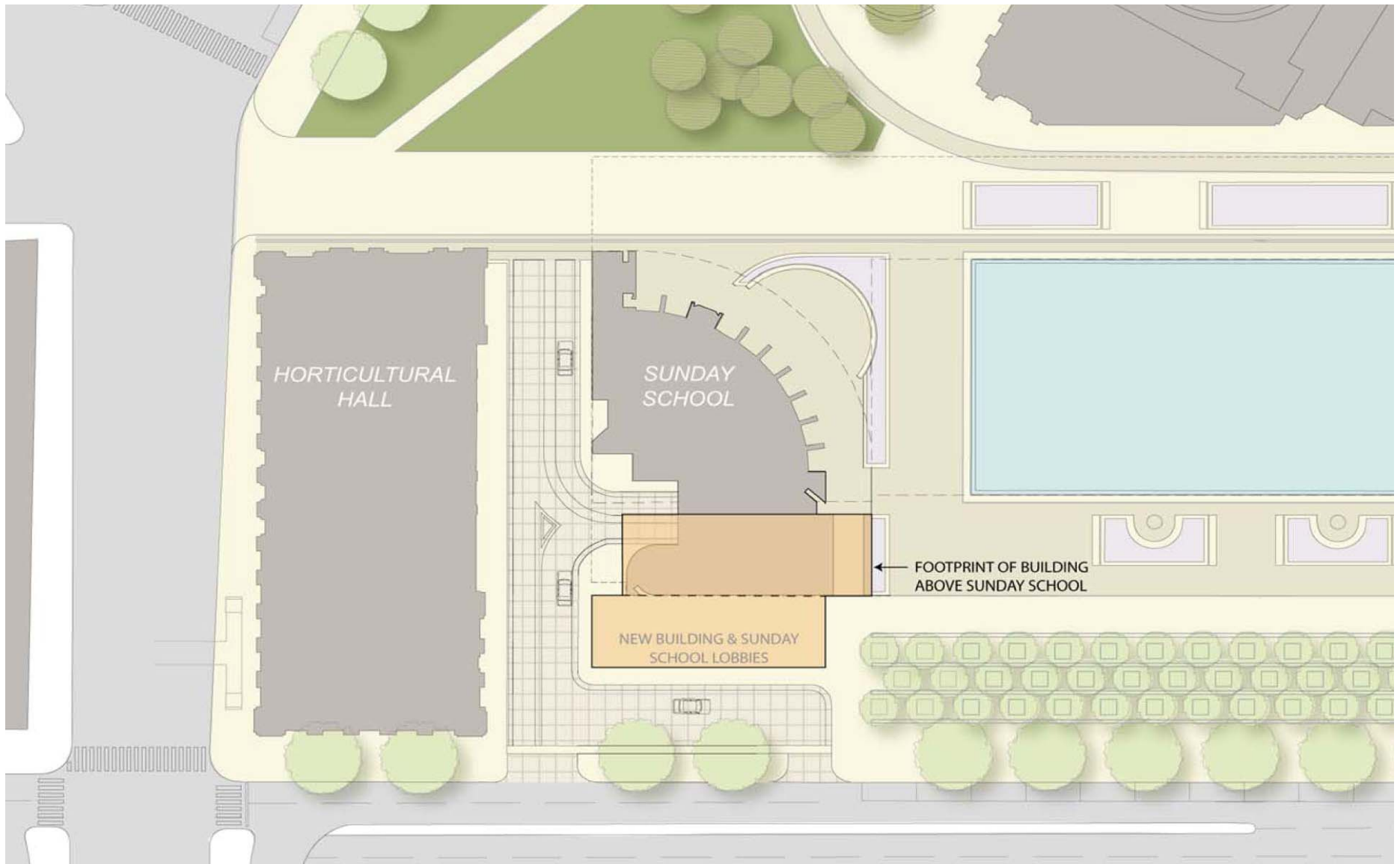
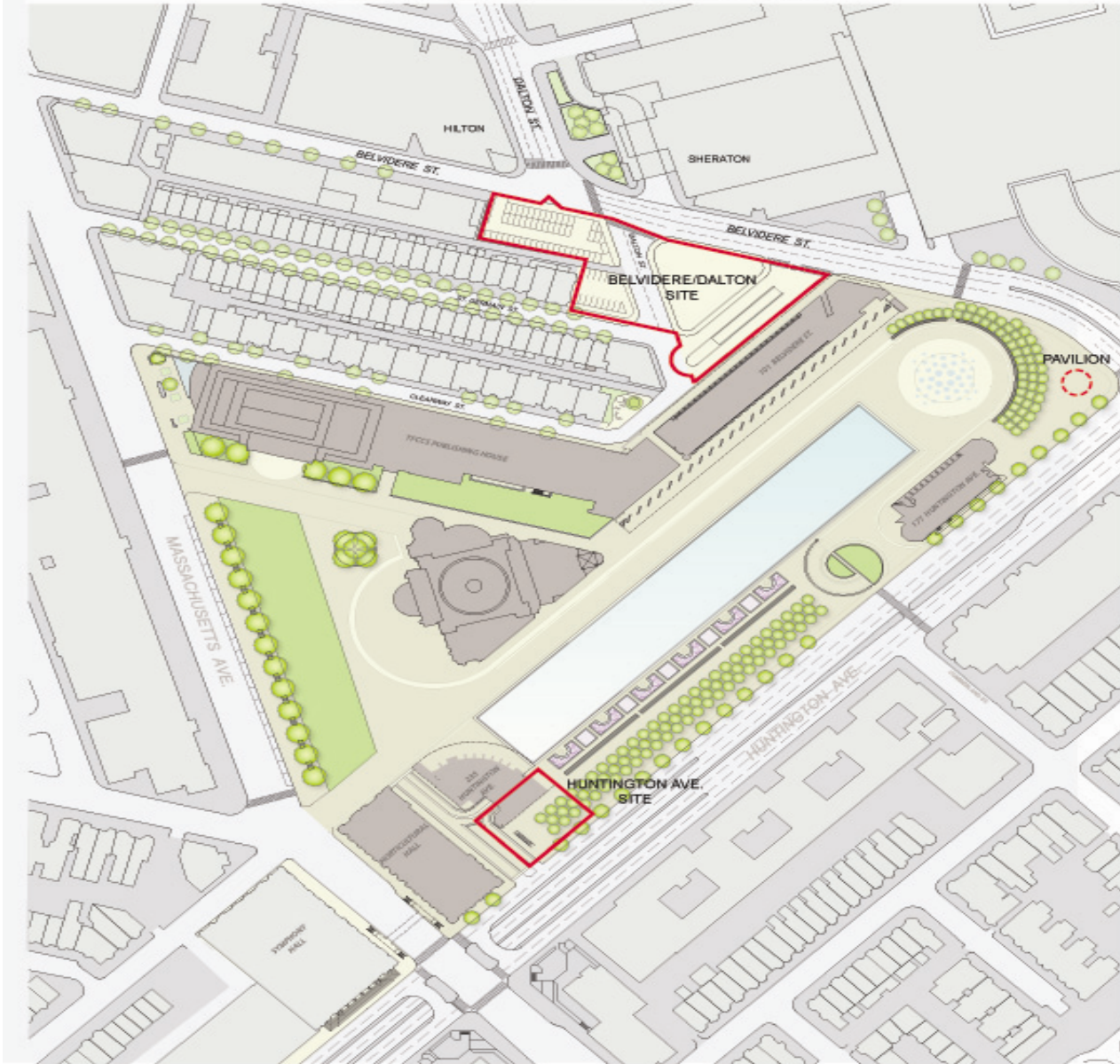


Exhibit C
Illustrative Plan Showing Project Sites

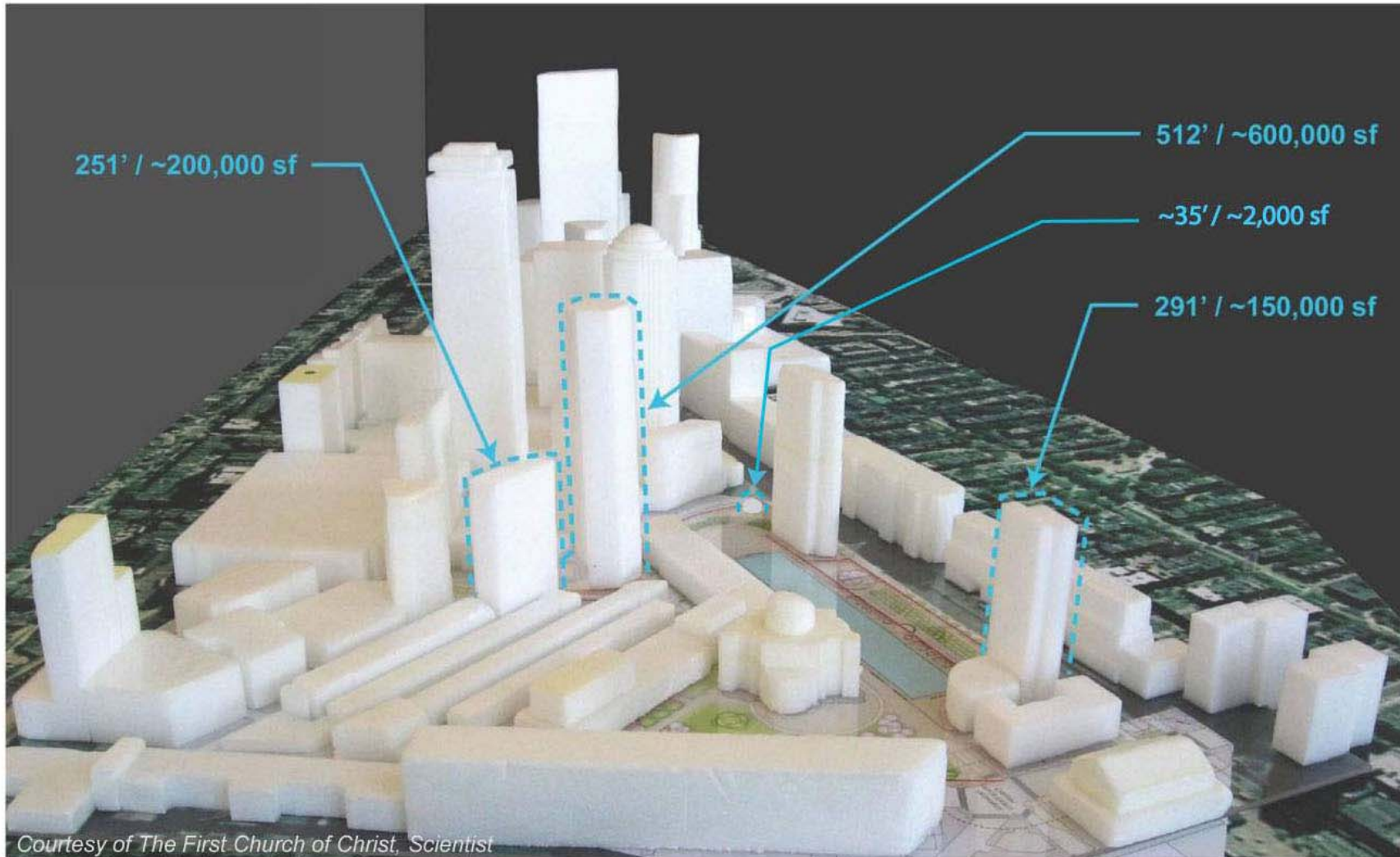


← Pavilion Site

Post Office Square “Pavilion”



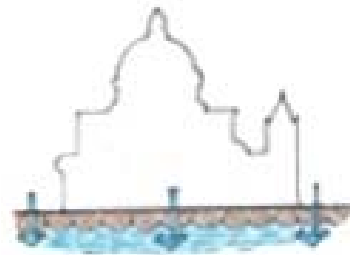
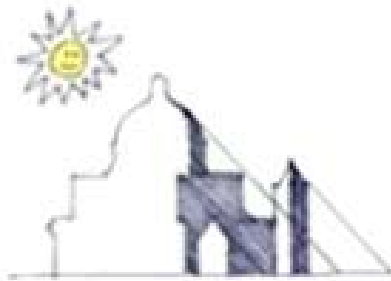
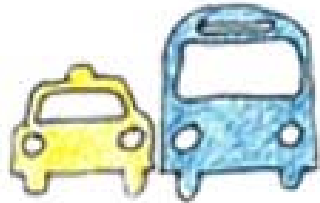
PDA Project Sites: Model View



ZONING HEIGHT & SQUARE FOOTAGE -----

* Massing Height is equal to Zoning Height plus ~20' of mechanical penthouse

POTENTIAL IMPACTS: Technical Studies



Environmental & Planning Studies

TRANSPORTATION

Vanasse Hangen Brustlin, Inc.

WIND

Rowan Williams Davies & Irwin Inc

SHADOW

Elkus Manfredi Architects Ltd.

GEOTECHNICAL CONDITIONS/GROUNDWATER

GEI Consultants, Inc.

Simpson Gumpertz & Heger Inc.

WATER & SEWER INFRASTRUCTURE

Vanasse Hangen Brustlin, Inc.

ARCHITECTURAL PLANNING

Elkus Manfredi Architects Ltd.

LANDSCAPE PLANNING

Halvorson Design Partnership, Inc.

URBAN DESIGN

Sasaki Associates, Inc.

SUSTAINABILITY

Sasaki Associates, Inc.

REFLECTING POOL

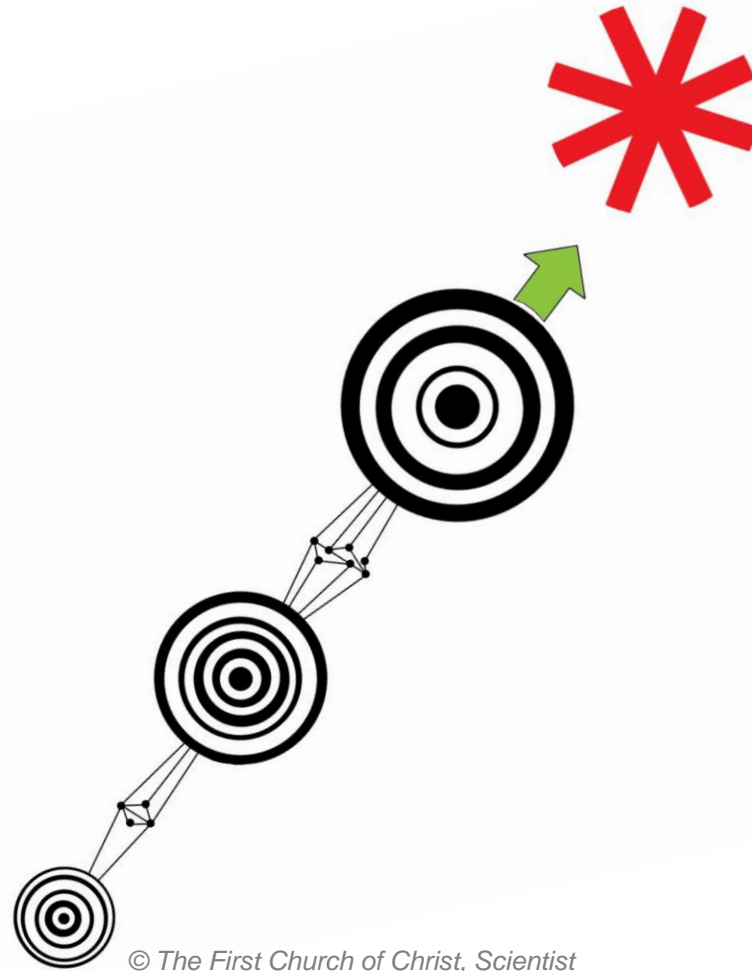
Waterarchitecture, Inc.

Simpson Gumpertz & Heger Inc.

PUBLIC BENEFITS

- New affordable housing
- New construction and permanent jobs
- Increased tax revenues
- Linkage payments for housing/job training
- Improved open space for public's use
- Additional green space
- Decreased water use
- Less water into sewer system
- Increased groundwater infiltration
- Decreased urban heat island effect
- New vitality and street-level activity

WHAT'S NEXT?



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