

# Economic Rationale

1. *Density*
2. *Open Space Size*
3. *Open Space Cost in \$*
4. *Open Space Cost as % of Building SF*
5. *Real Estate Costs*

# Sustainability

- Current Efforts
- Overview
- Analysis
- Discussion

# Highlights of Current Efforts

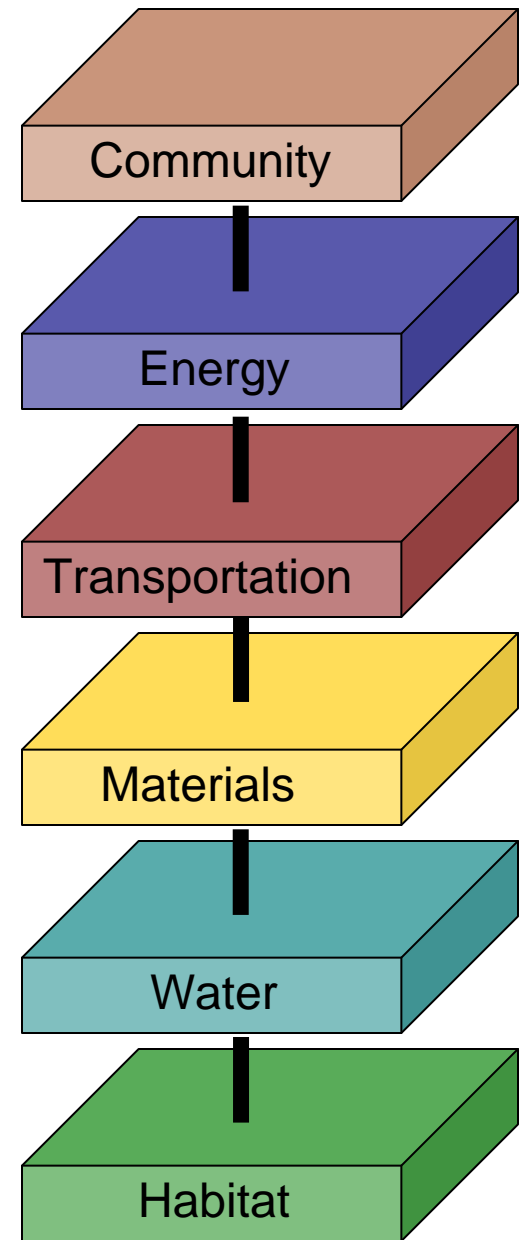
- LEED-CI Gold renovations
- Waste management and recycling
- Energy conservation

# Plaza Revitalization Project Objectives

- Enhance the Open Space
- Improve the Environmental Sustainability of the Plaza
- Identify Opportunities for New Development

# Sustainability Framework

Celebrate community  
Achieve energy efficiency  
Promote transportation options  
Manage materials  
Enhance water resources  
Champion natural environment





# Sustainability Issues: Water

Water identified as significant set of issues

- Church foundation piles
- Groundwater Conservation Overlay District
- Importance of water features
- Almost all water drains to Combined Sewer



# Sustainability Issues: Integrated Environments

- Lack of and need for access across site
- Create a "more welcoming site"
- Lack of uses and activities, especially in winter months
- Lack of comfortable seating



# Sustainability Issues: Transportation

- Transportation Oriented Development: Capitalize/build on excellent T and bus connections
- Reduce pedestrian-vehicular conflicts






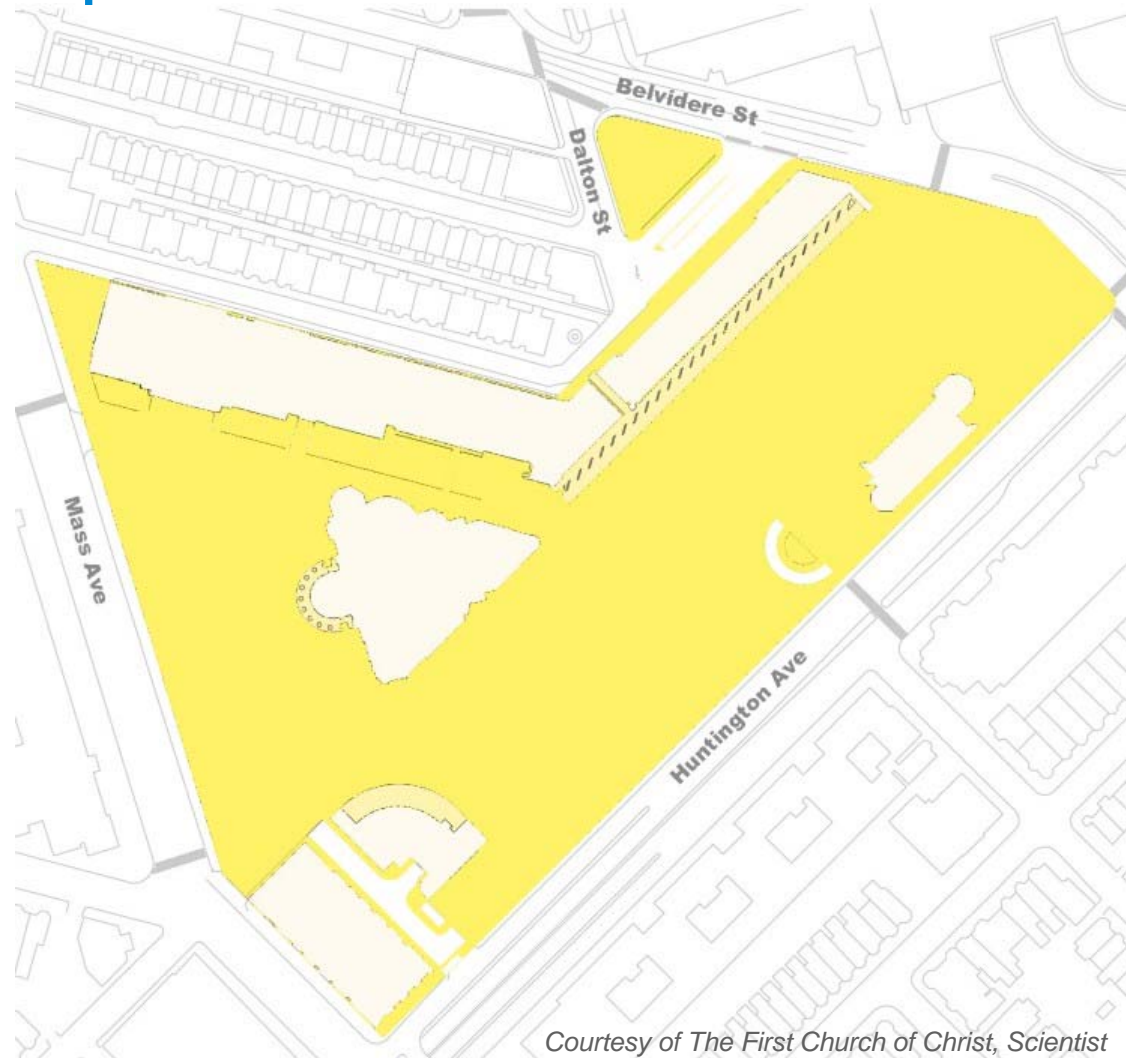
# Sustainability Issues

- Energy and Atmosphere
  - Heat Island
  - Shadows
  - Wind issues
- Habitat
  - Lack of grass and trees
  - Barren in winter months
- Materials
  - Repurposing of existing buildings
  - Reuse and recycling of site materials

# Existing Site Open Space

- **14.5 acre** site, **2/3** of which is open space
- **67%** of the site is open space
- **24%** occupied by buildings
- **9%** streets or parking

 Open Space: includes hardscape, lawn, planters, and water



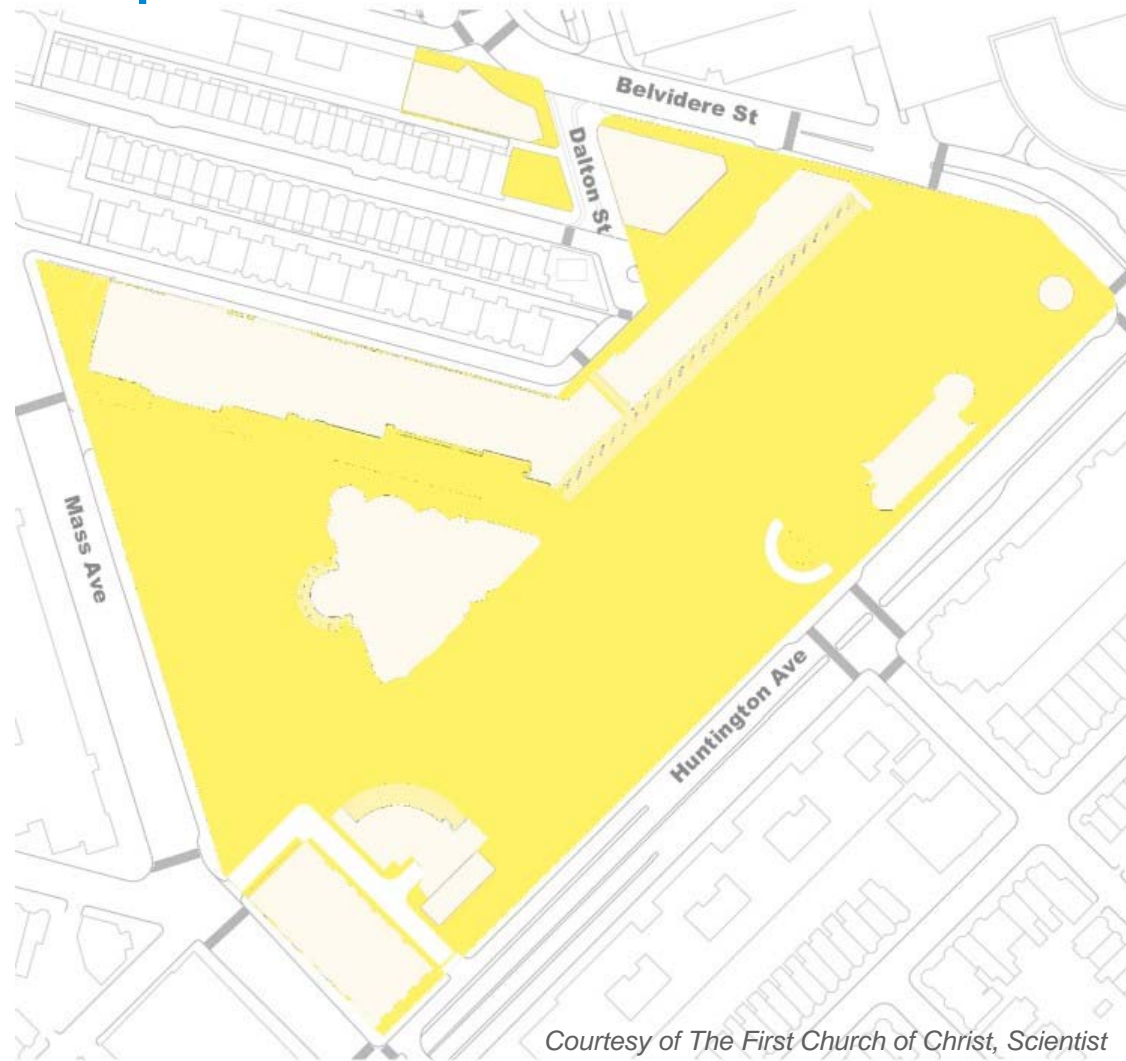
*Courtesy of The First Church of Christ, Scientist*

# Proposed Site Open Space

- **14.5 acre** site, **2/3** remains open space
- **69%** of the site is open space
- **28%** is occupied by buildings
- **3%** is in streets or parking






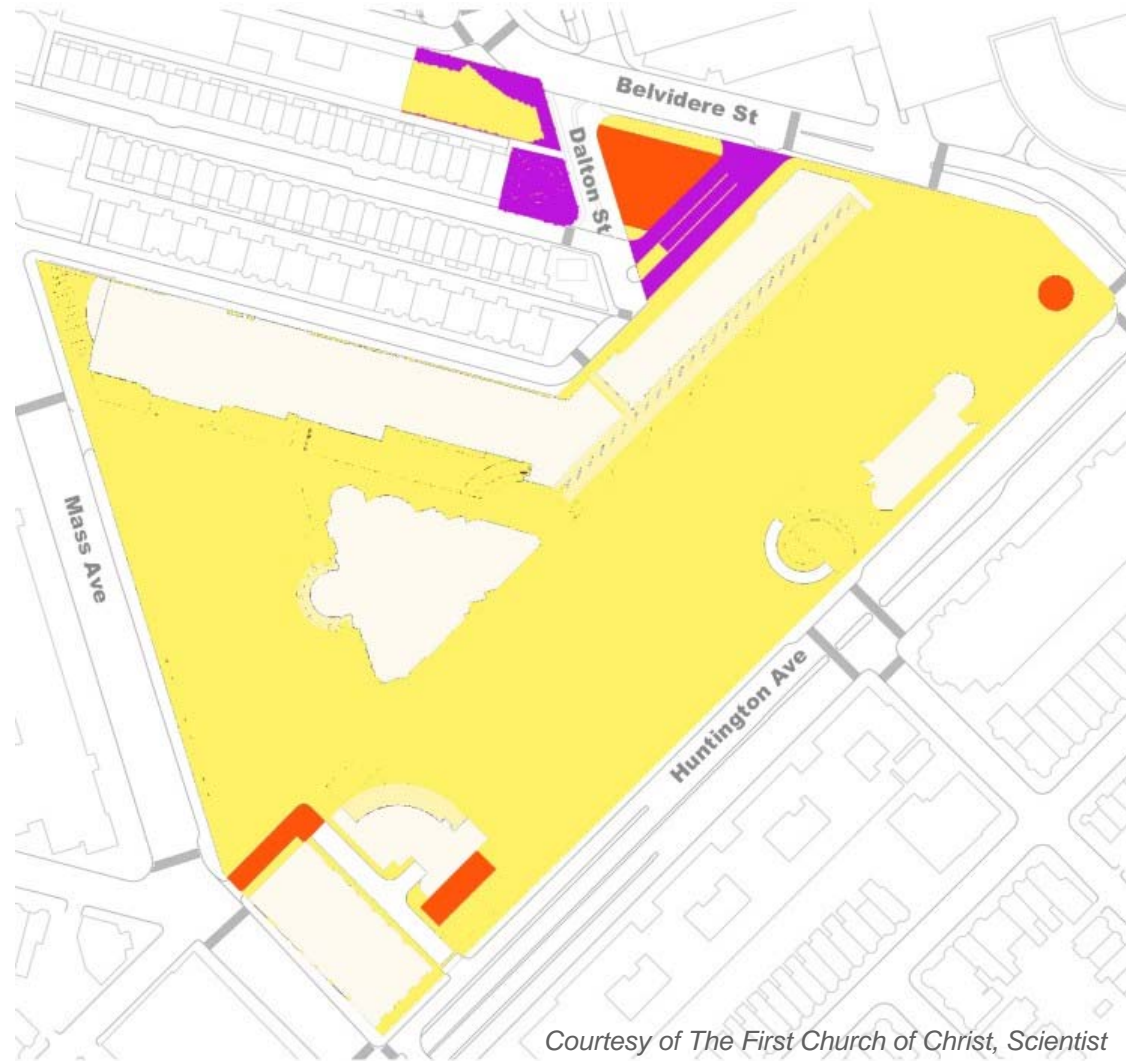
Open Space: includes hardscape, lawn, planters, and water



*Courtesy of The First Church of Christ, Scientist*

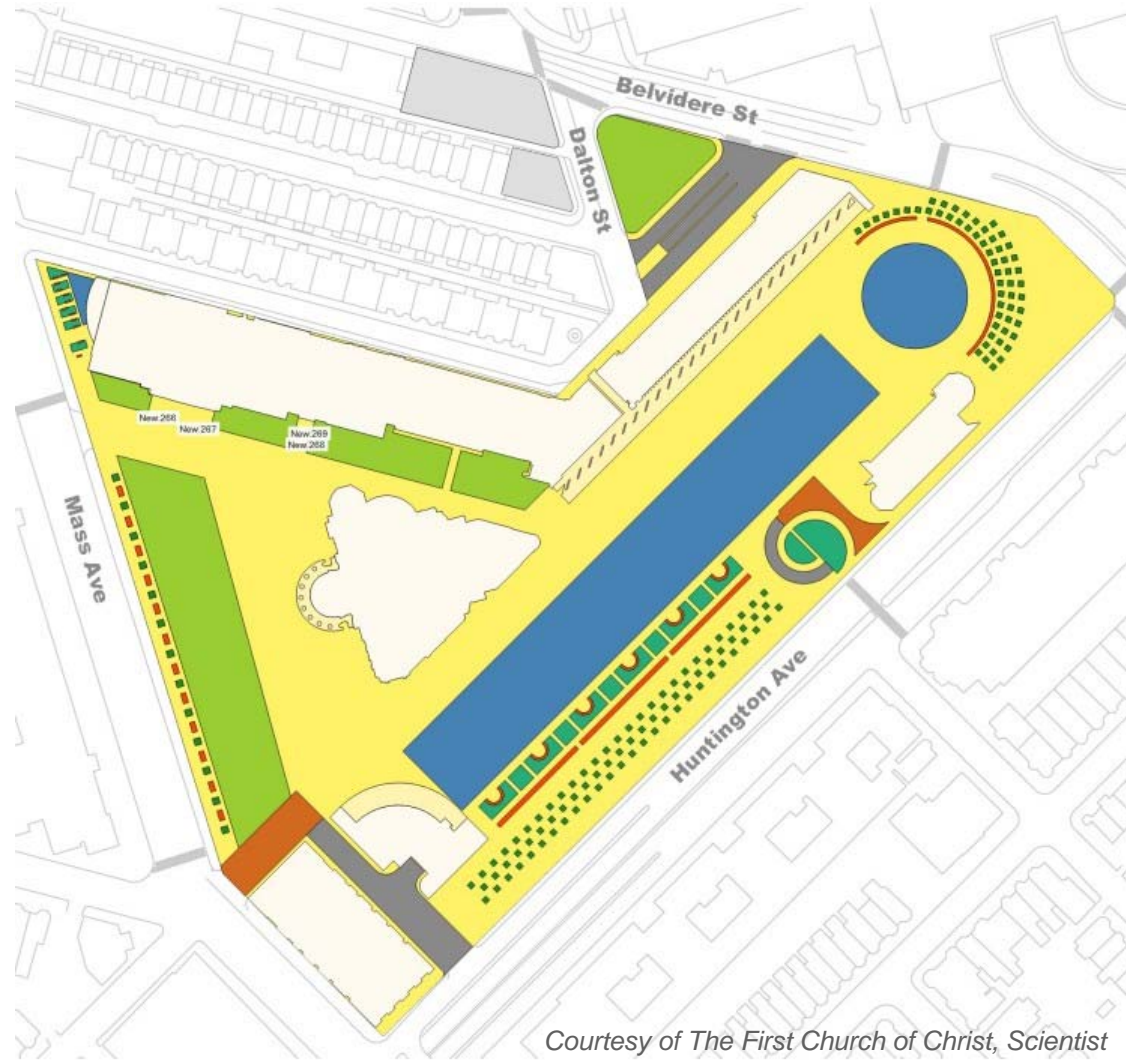
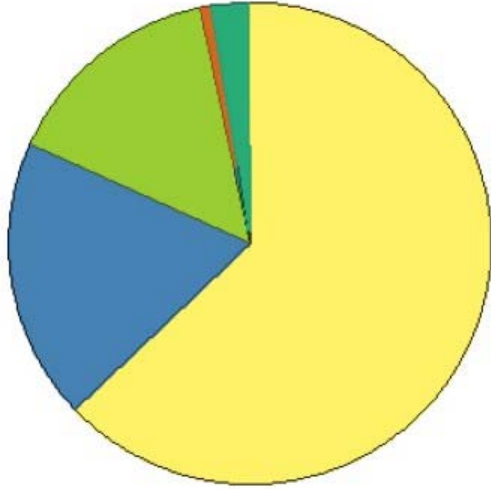
# Open Space

-  Open Space
-  New Open Space
-  Open Space converted to other use



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# Existing



Courtesy of The First Church of Christ, Scientist

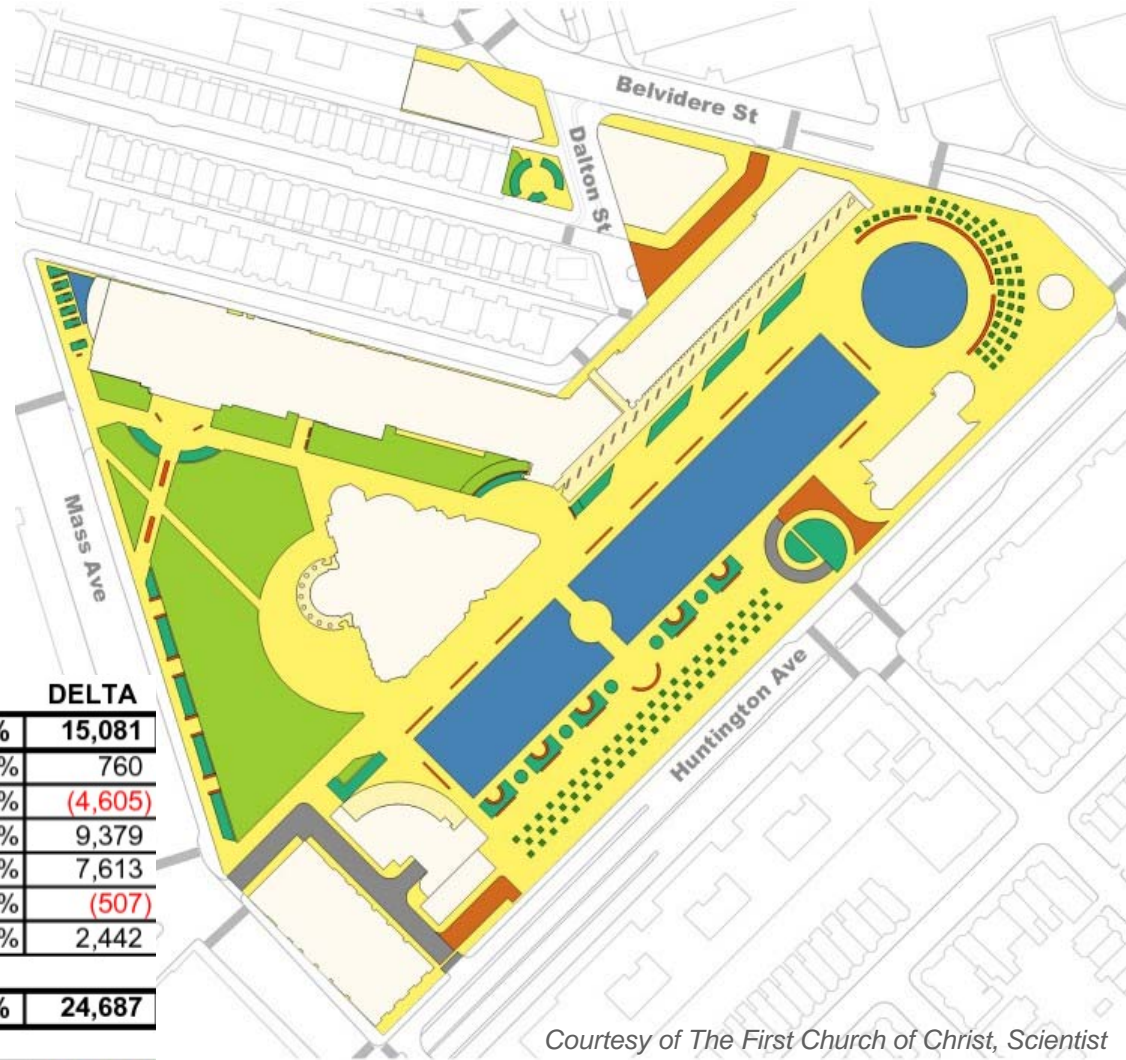
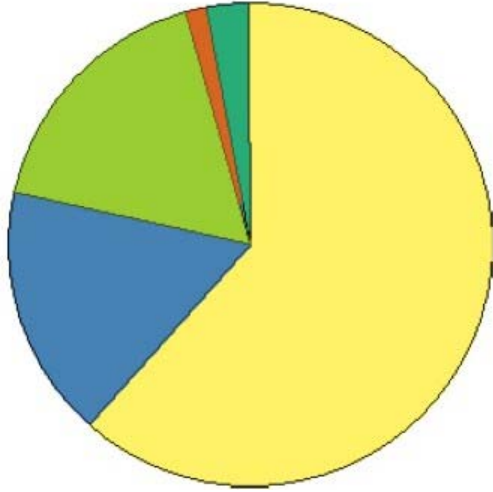
	EXG.	%
<b>OPEN SPACE</b>	<b>427,694</b>	<b>68%</b>
Pavers	259,162	41%
Water	79,517	13%
Grass	63,568	10%
Planters	10,883	2%
Bosque	5,746	1%
Shared Circulation	8,817	1%

<b>BUILDINGS</b>	<b>152,266</b>	<b>24%</b>
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	EXG.	%
<b>STREETS/PARKING</b>	<b>51,220</b>	<b>8%</b>
Parking Lot	29,817	5%
Street	21,403	3%

<b>GRAND TOTAL</b>	<b>631,180</b>	<b>100%</b>
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# Proposed



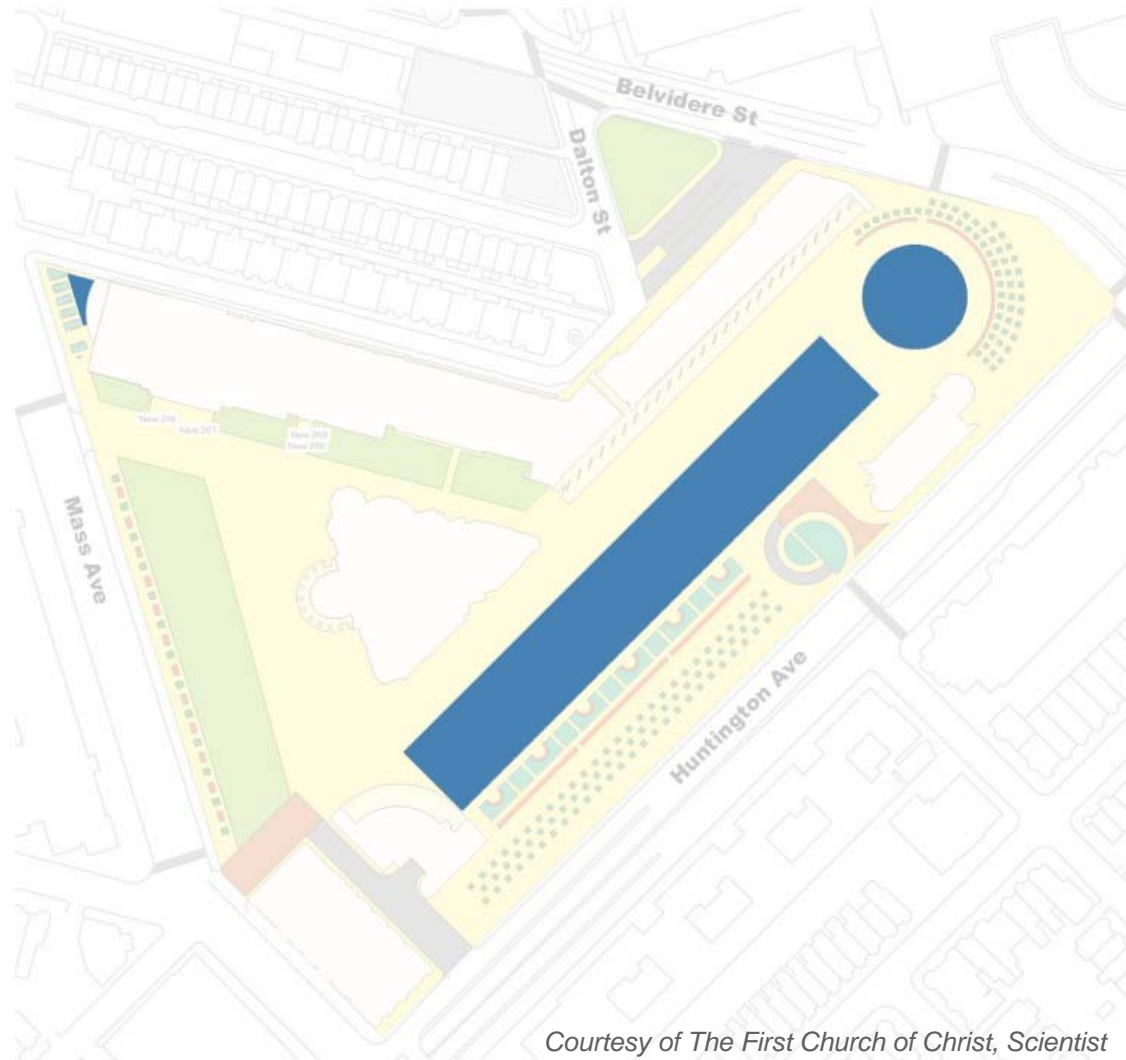
	EXG.	%	PROPOSED	%	DELTA
<b>OPEN SPACE</b>	<b>427,694</b>	<b>68%</b>	<b>442,775</b>	<b>70%</b>	<b>15,081</b>
Pavers	259,162	41%	259,922	41%	760
Water	79,517	13%	74,912	12%	(4,605)
Grass	63,568	10%	72,947	12%	9,379
Planters	10,883	2%	18,496	3%	7,613
Bosque	5,746	1%	5,239	1%	(507)
Shared Circulation	8,817	1%	11,259	2%	2,442
<b>BUILDINGS</b>	<b>152,266</b>	<b>24%</b>	<b>176,953</b>	<b>28%</b>	<b>24,687</b>
<b>STREETS/PARKING</b>	<b>51,220</b>	<b>8%</b>	<b>11,452</b>	<b>2%</b>	<b>(39,768)</b>
Parking Lot	29,817	5%	-	0%	(29,817)
Street	21,403	3%	11,452	2%	(9,951)
<b>GRAND TOTAL</b>	<b>631,180</b>	<b>100%</b>	<b>631,180</b>	<b>100%</b>	<b>0</b>

Courtesy of The First Church of Christ, Scientist

# Existing Water Features and Use

- Pool uses approximately 5 million gallons of water per year

 Water

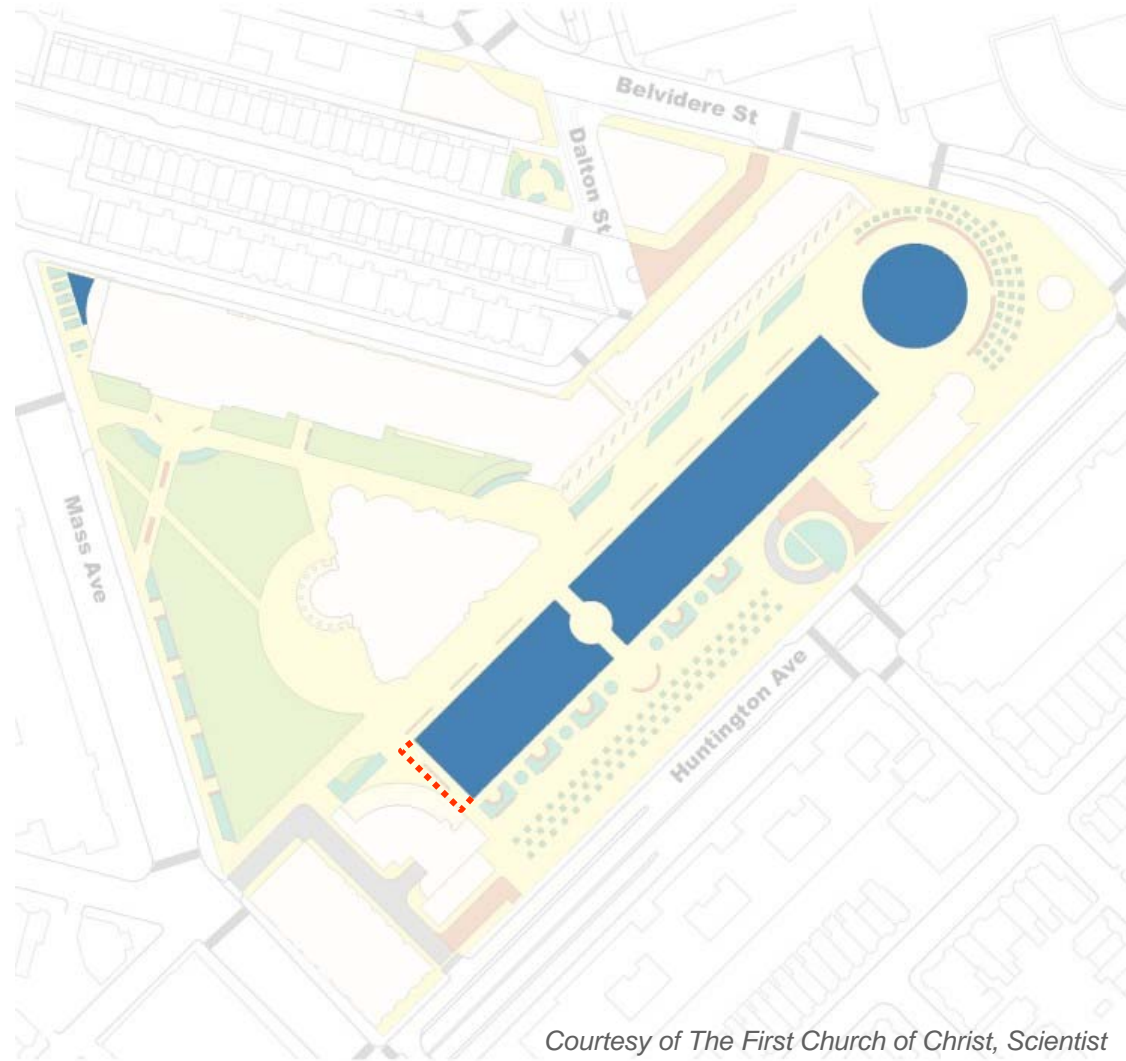


*Courtesy of The First Church of Christ, Scientist*

# Proposed Water Features and Use

- Pool reduced from 26" to between 6" and 12" inches
- Pool water use reduced between 50% and 75% from reduction in depth and area (bridge)

 Water





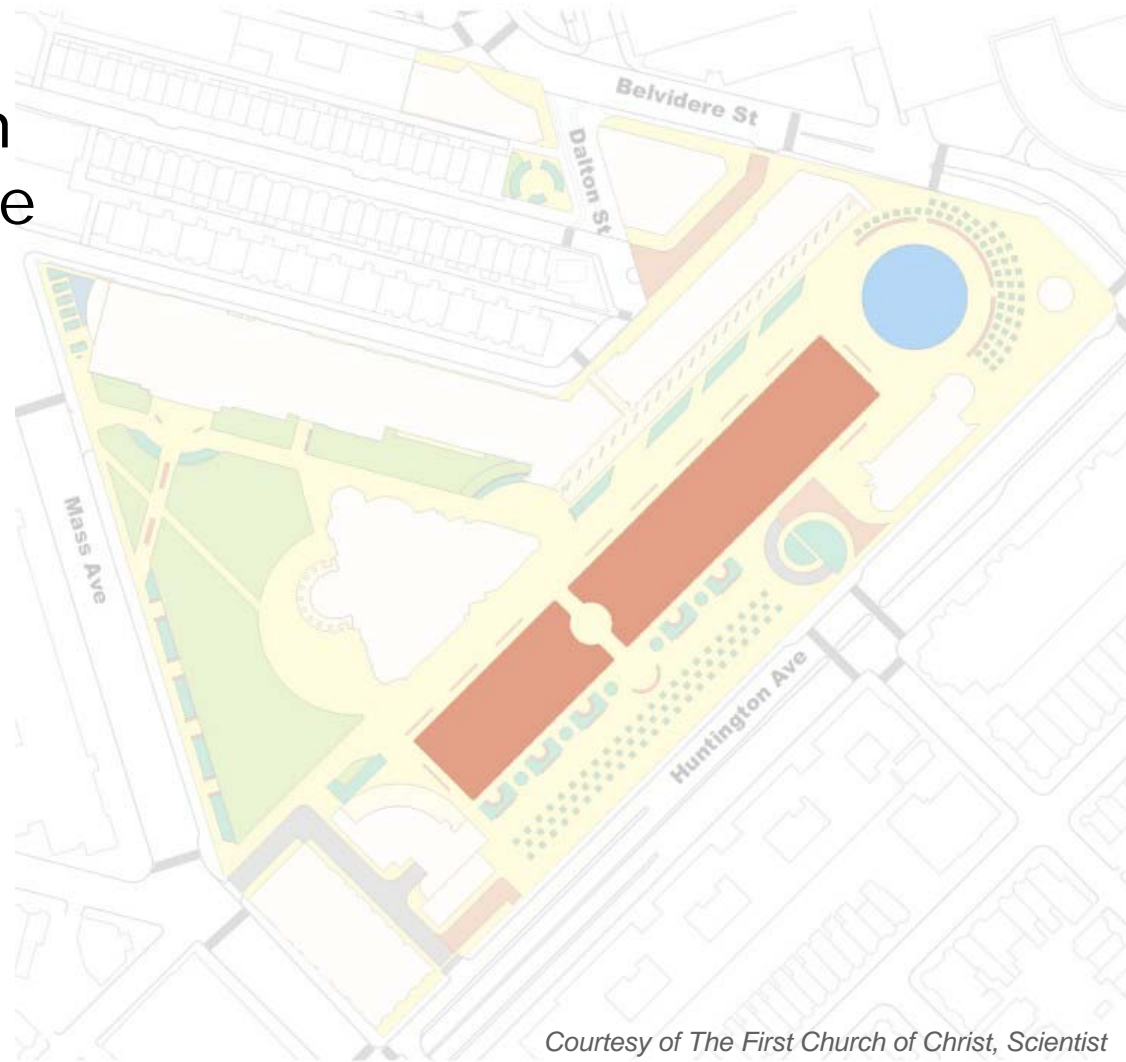
*Courtesy of The First Church of Christ, Scientist*



# Proposed Winter Uses

- Children's Fountain could accommodate ice skating
- Floor of Reflecting Pool visually attractive when drained

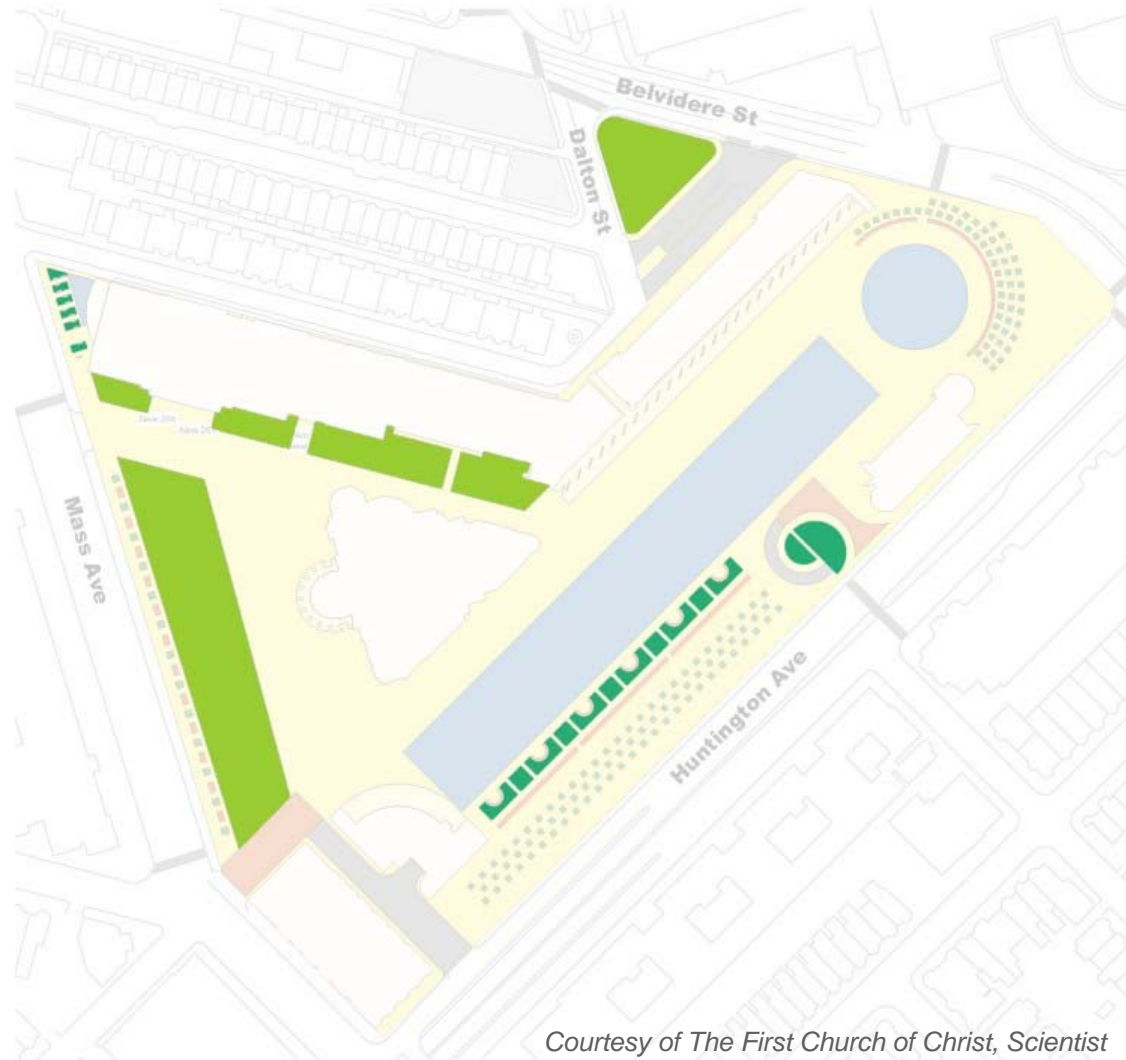
-  Potential skating
-  Visual enhancement



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# Existing Landscaped Areas

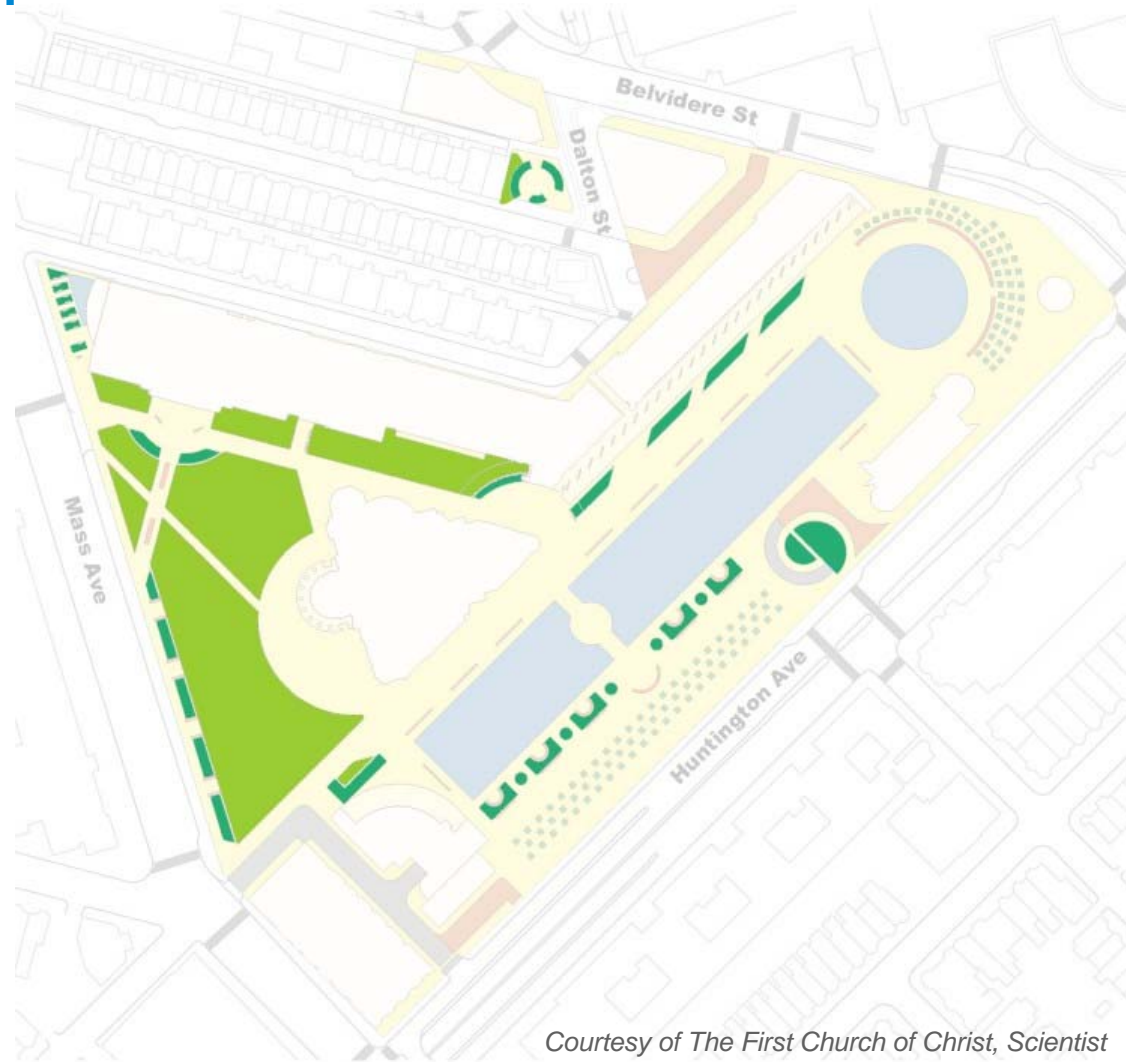
- 10% of the site is lawn



*Courtesy of The First Church of Christ, Scientist*

# Proposed Landscaped Areas

- Lawn Area increased 20%
- Net gain of 12,700 sf of lawn



*Courtesy of The First Church of Christ, Scientist*

# Landscaped Areas

- Lawn Area increased 20%
- Net gain of 12,700 sf of lawn
- Improvements in terms of pervious surfaces
- Reduction of urban heat island effect

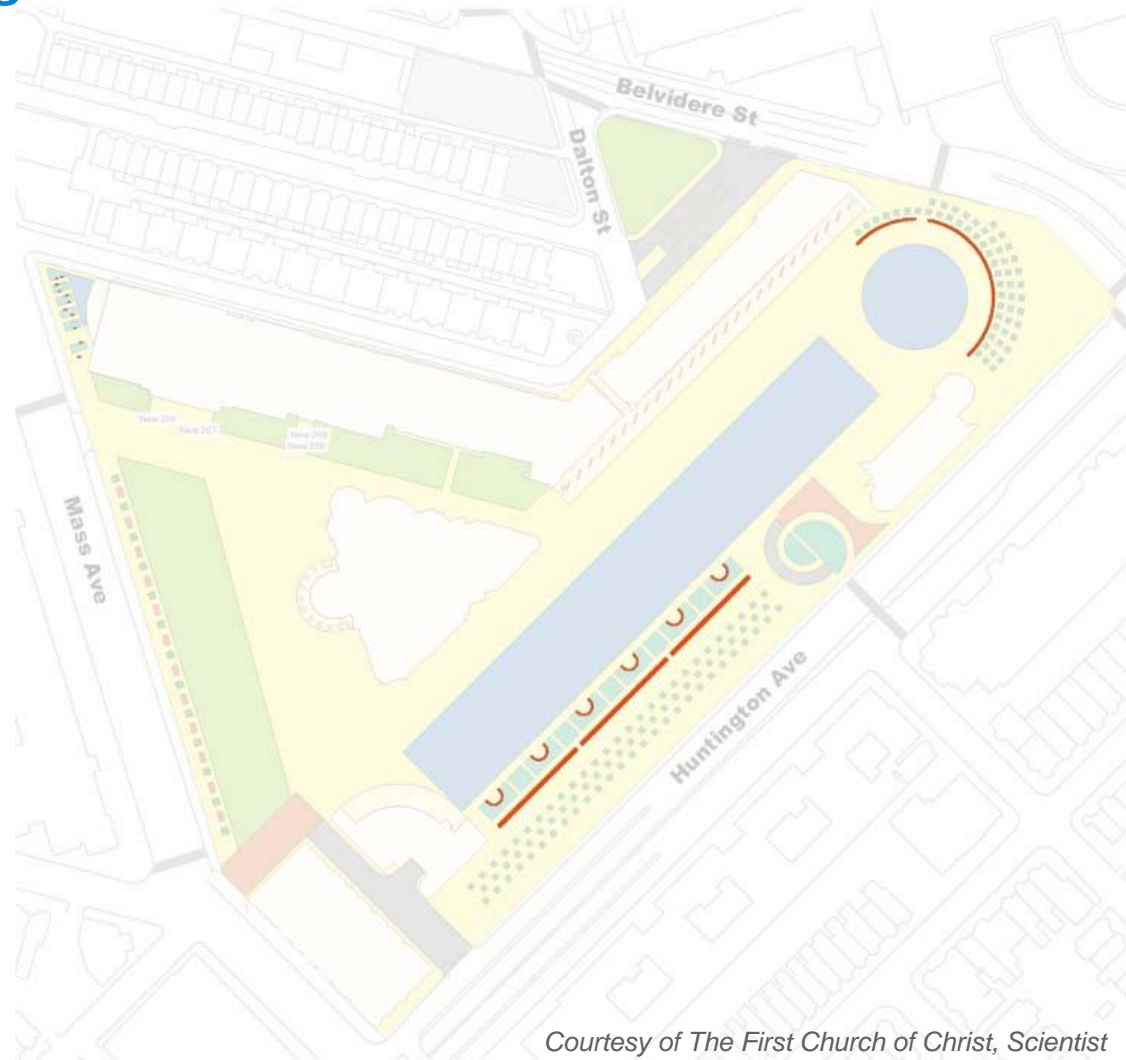


- Landscaped Area added
- Landscaped Area converted to other use

# A More Welcoming Site

## EXISTING

- Limited seating areas – mostly concrete
- Limited access to and from Huntington

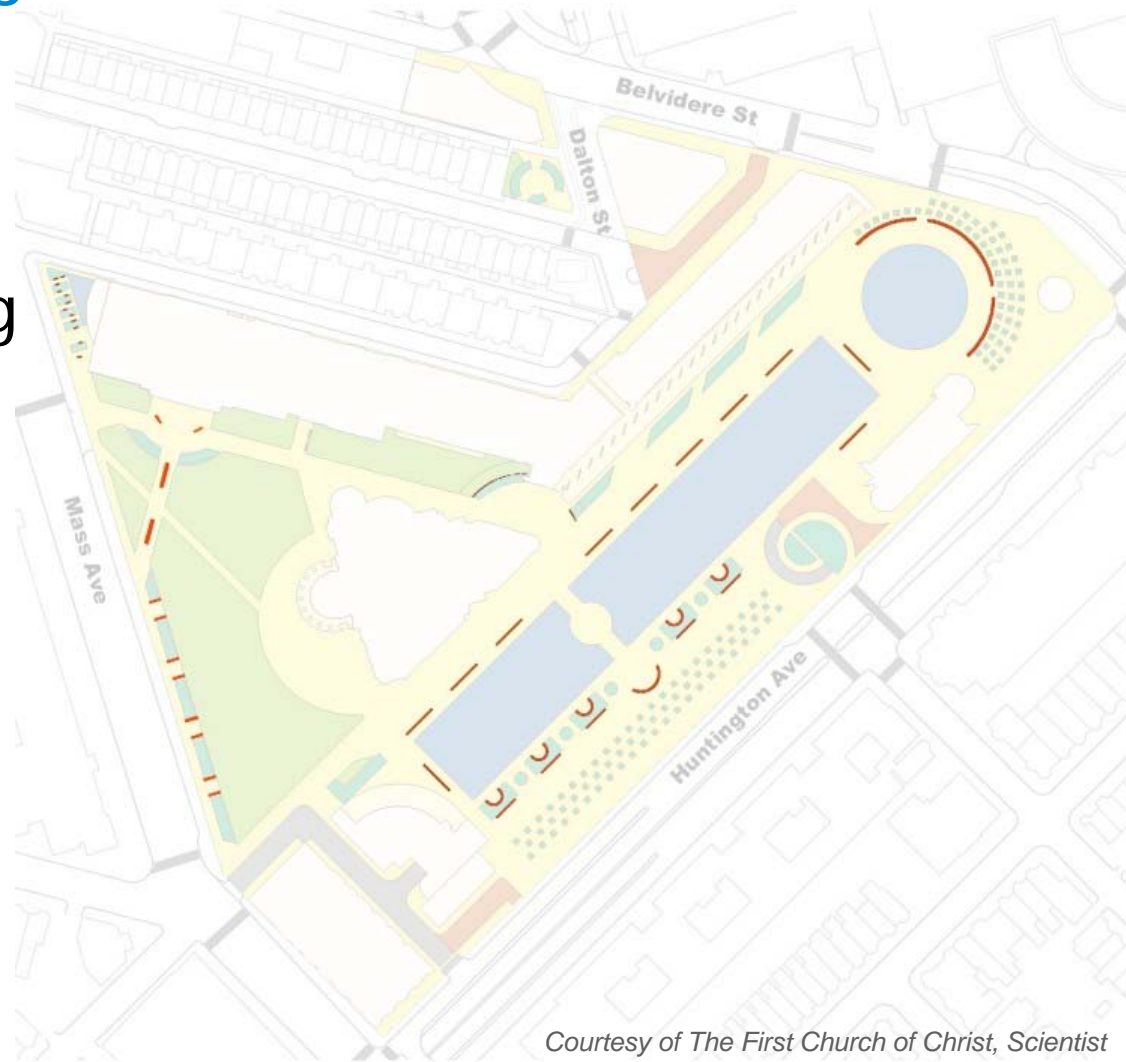


 Bench

# A More Welcoming Site

## PROPOSED

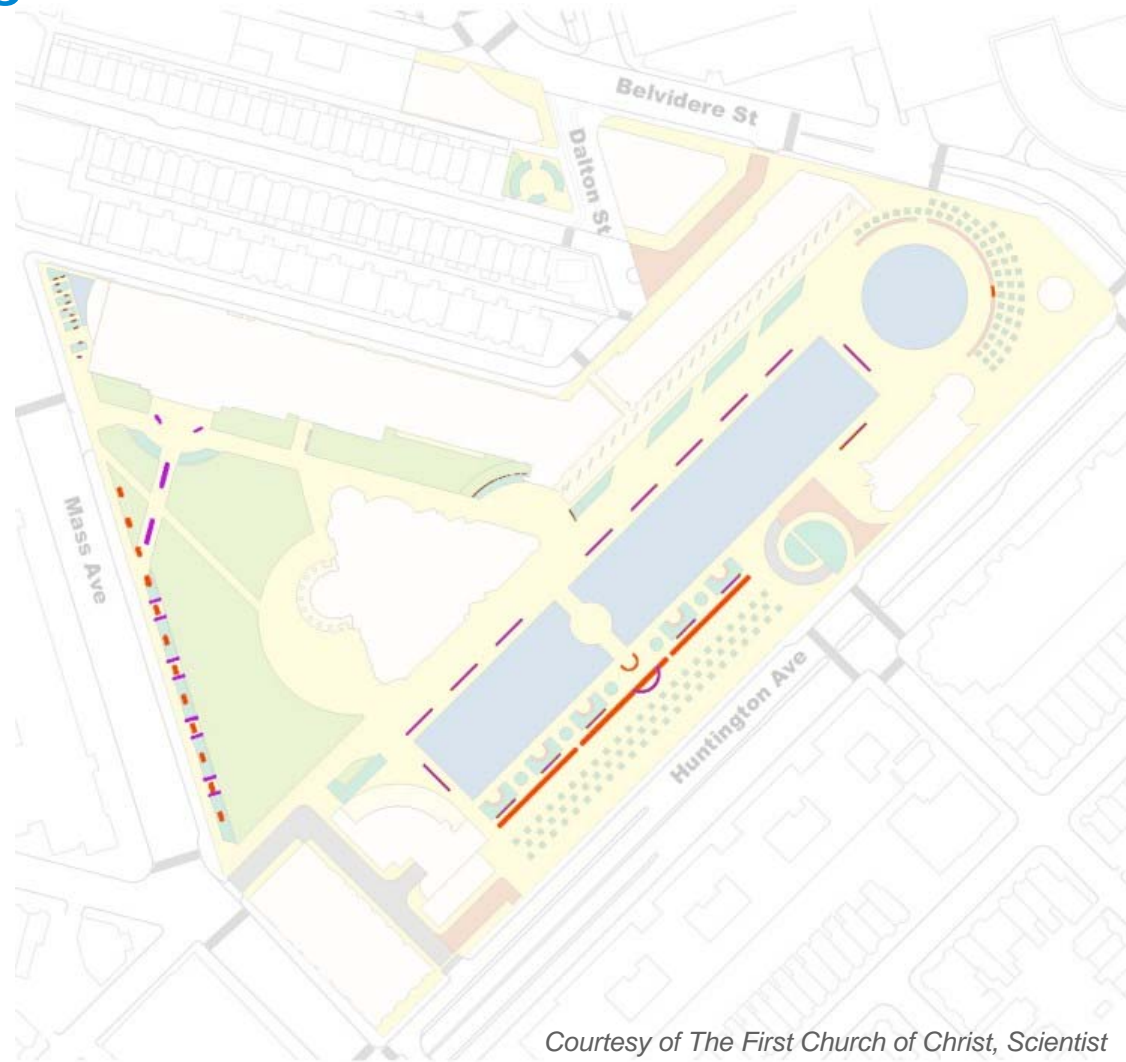
- Pedestrian crossing through Reflecting Pool
- Additional opening in Belvidere Bosque bench
- More seating around Reflecting Pool



 Bench


*Courtesy of The First Church of Christ, Scientist*

# A More Welcoming Site



*Courtesy of The First Church of Christ, Scientist*

 Benches added

 Benches converted to other use

# Trees: Existing



*Courtesy of The First Church of Christ, Scientist*



Benches added



Benches converted to  
other use



# Trees: Proposed

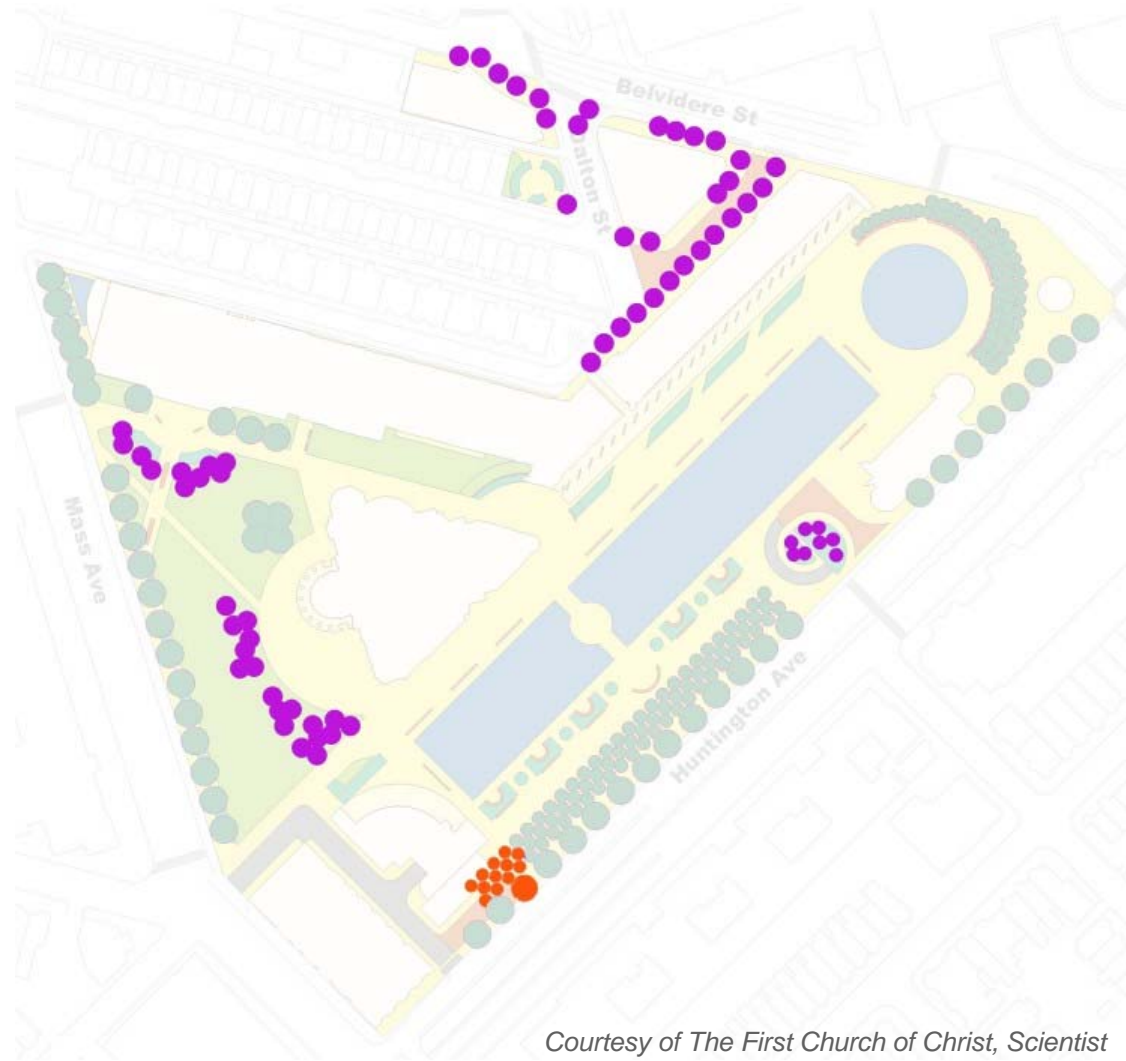


Benches added



Benches converted to other use

# Trees



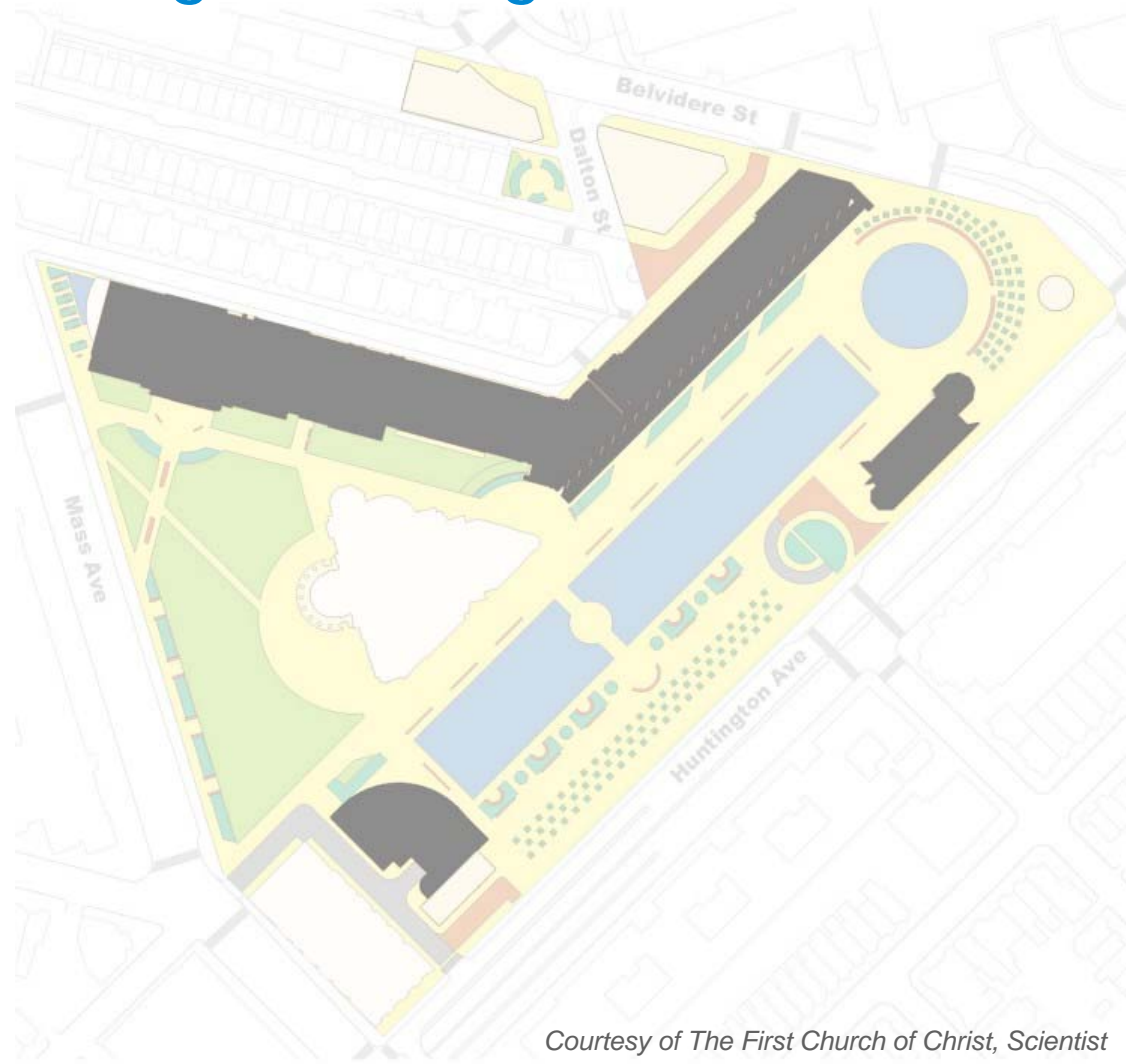
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 Trees added

 Trees removed

# Repurposing of Existing Buildings

■ Repurposed existing building

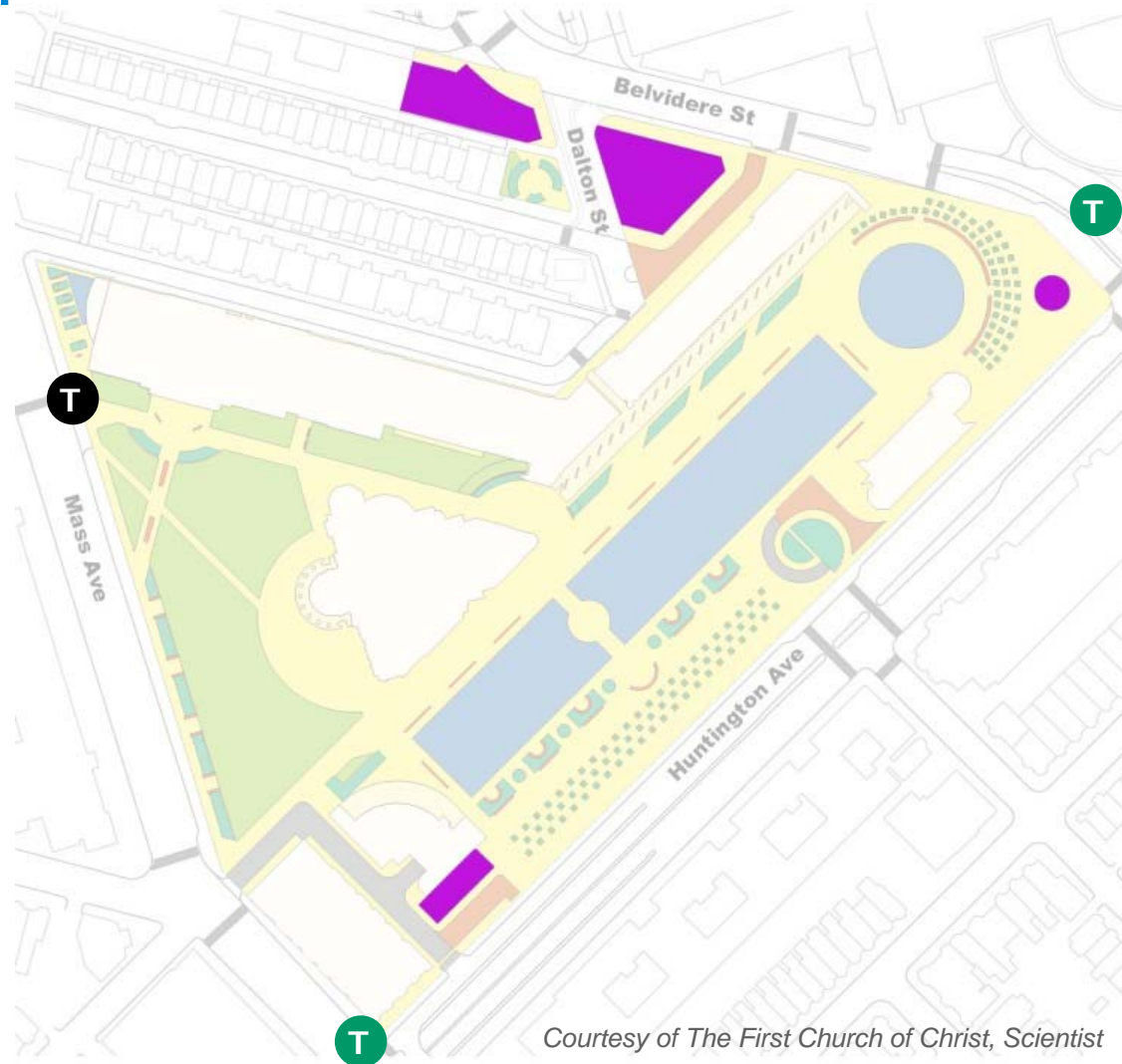


*Courtesy of The First Church of Christ, Scientist*

# Mixed-Use Development

- Introduction of retail, residential, hotel, and office
- Transit-Oriented: capitalizing on existing transit and bus service

 Repurposed existing building



*Courtesy of The First Church of Christ, Scientist*

# Summary

- Open space retained and enhanced for year-round enjoyment – more trees, grass, and benches
- Existing buildings repurposed (no demolition)
- Water efficiency improved
- Improved groundwater management
- Improved pedestrian access and circulation

# CHRISTIAN SCIENCE PLAZA REVITALIZATION PROJECT

## PLAN DOCUMENT

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