

Christian Science Plaza Revitalization Project

Citizens Advisory Committee

Potential Development Sites

May 18, 2009

Planning Objectives

1. Enhance Open Space
2. Improve Environmental Sustainability
3. Identify Opportunities for Underutilized Real Estate

Christian Science Plaza Revitalization Project

Summary Points from **April 2, 2009**

Meet Church needs and
be a more welcoming & healing place for neighbors

- ❖ Open pathways
- ❖ Remove “barriers”
- ❖ More “softness”
- ❖ Children’s Fountain
- ❖ Redesigned Reflecting Pool
- ❖ Year-round enjoyment
- ❖ Lots of open space
- ❖ Improved sustainability

Christian Science Plaza Revitalization Project

April 27, 2009 Summary Points

Identifying Opportunities for Underutilized Real Estate

- ❖ Lease existing available buildings
- ❖ Retain ownership of land
- ❖ Add new development/FAR on Plaza
 - ...current Plaza FAR is below “as of right” FAR
 - ...current Plaza FAR is lower than that of adjacent areas
- ❖ Explore additional development/FAR at lower end of range of neighboring areas
- ❖ Concentrate additional development/FAR vs. spreading it over Plaza
- ❖ Identify potential Plaza locations for new development...
 - ...respect historical context of site
 - ...retain lots of open space
- ❖ Find right balance of adding new development and meeting the Church’s objectives

Temporary Diverters to catch Reflecting Pool Leaks





Areas to consider for potential development

- 2) Mass. Ave Lawn
- 5) Huntington side of Sunday School Building
- 6) Huntington Bosque
- 7) Belvidere Bosque/Corner
- 8) "Triangle"/Service Area
- 9) Belvidere/Dalton Parking Lots

Courtesy of The First Church of Christ, Scientist

(2) Mass. Ave Lawn



Courtesy of The First Church of Christ, Scientist

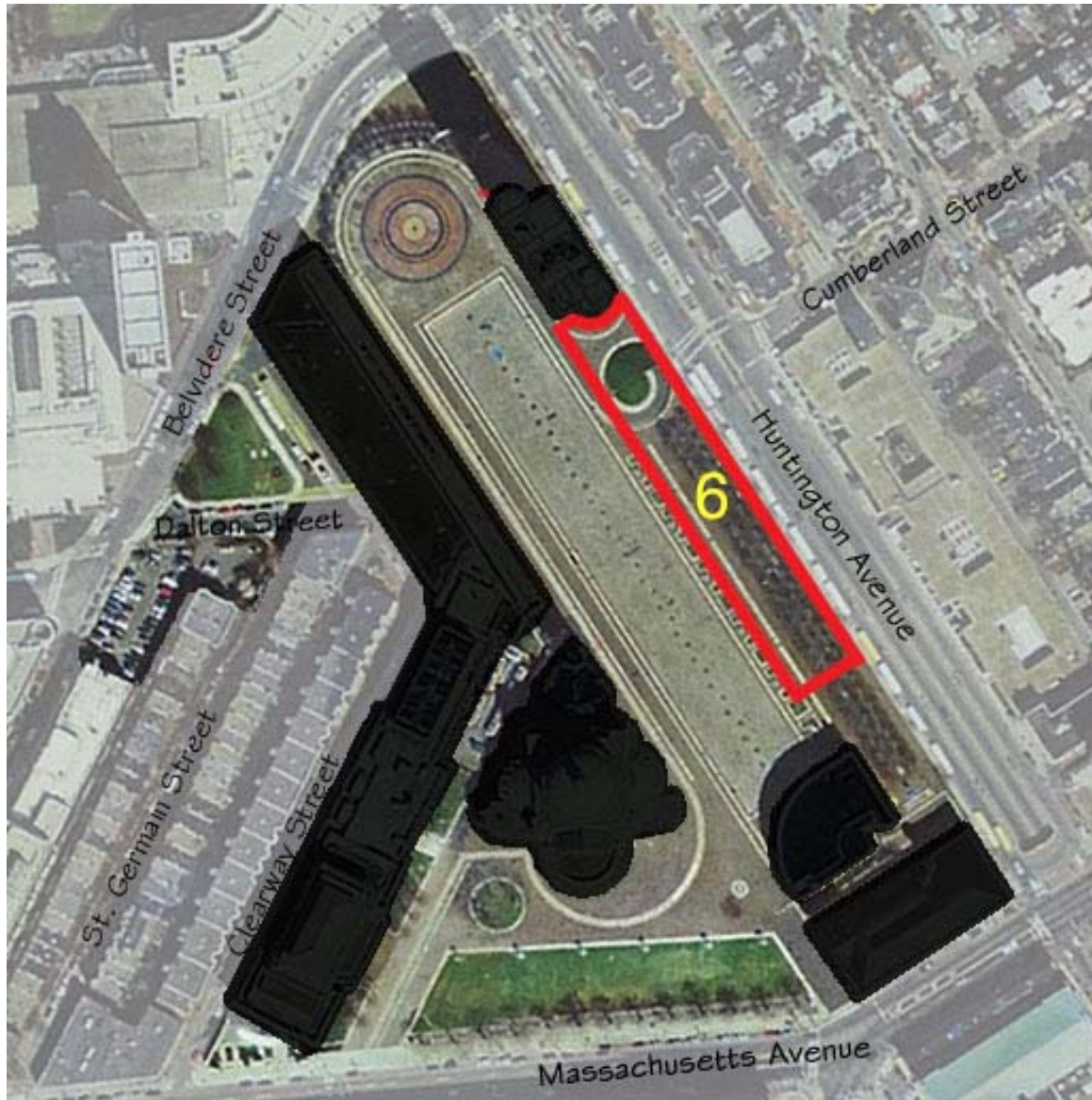


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(6) Huntington Bosque



Courtesy of The First Church of Christ, Scientist



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(7) Belvidere Bosque/Corner



Courtesy of The First Church of Christ, Scientist

(5) Huntington side of Sunday School Building



Courtesy of The First Church of Christ, Scientist

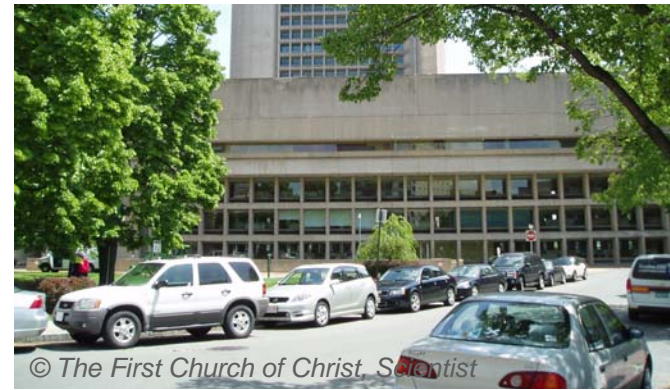


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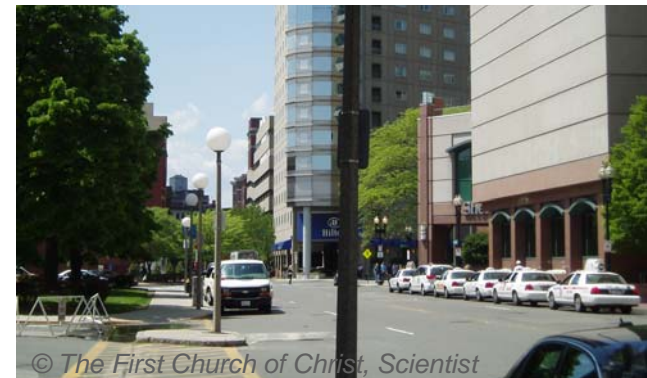
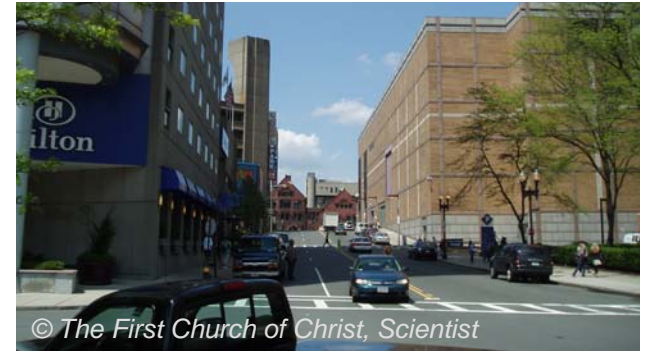
(8) "Triangle"/Service Area : (9) Belvidere/Dalton Parking Lots



Courtesy of The First Church of Christ, Scientist

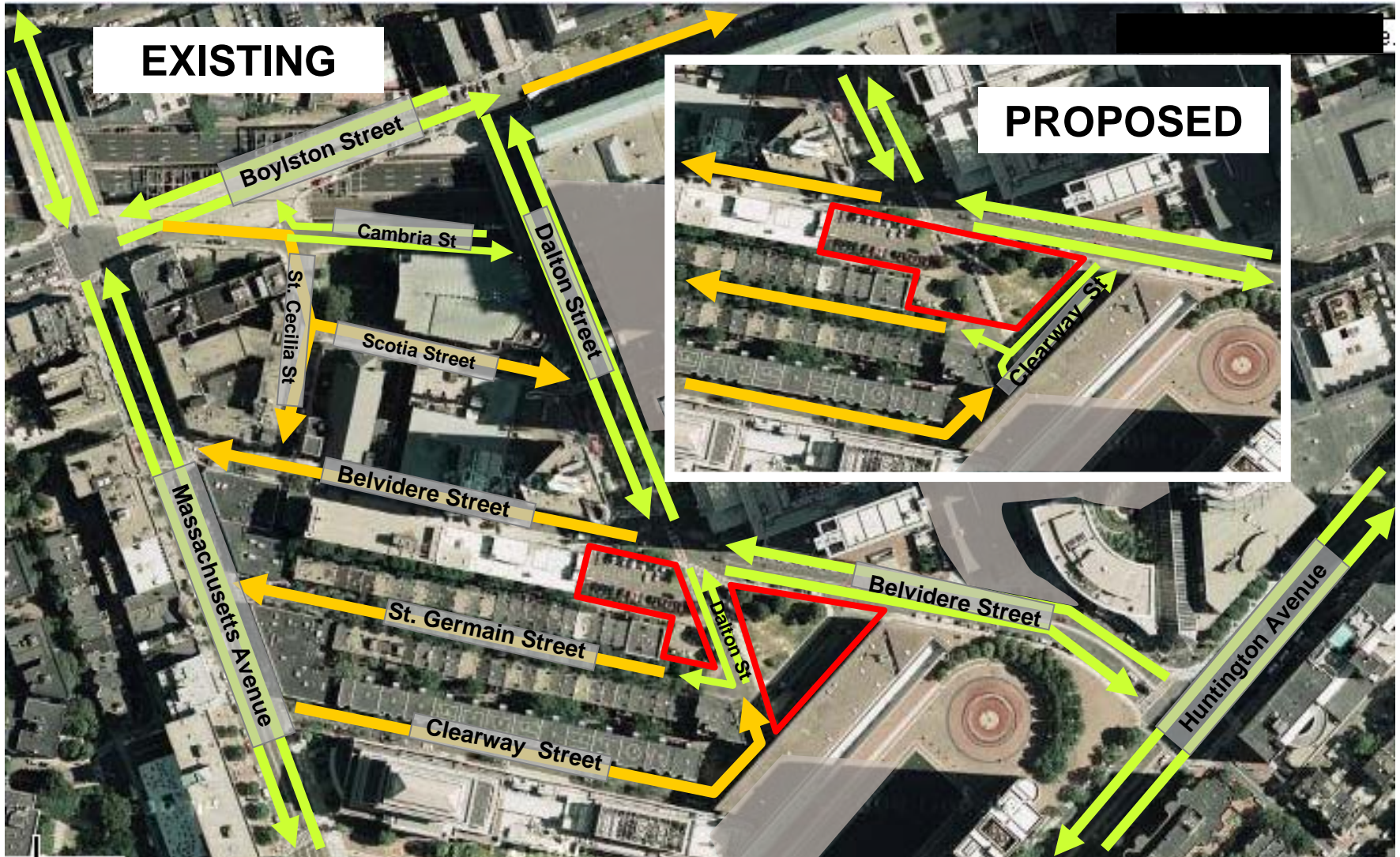


(8/9 reconfigured concept) "Triangle"/Service Area + Belvidere/Dalton Parking Lots



Courtesy of The First Church of Christ, Scientist

TRAFFIC CIRCULATION: EXISTING & PROPOSED



Respecting the character of the St Germain neighborhood





Courtesy of The First Church of Christ, Scientist

Primary Development Sites

5 Huntington Side of Sunday School Building

8/9 reconfigured
Triangle/Service Area/Belvidere/Dalton Parking Lots