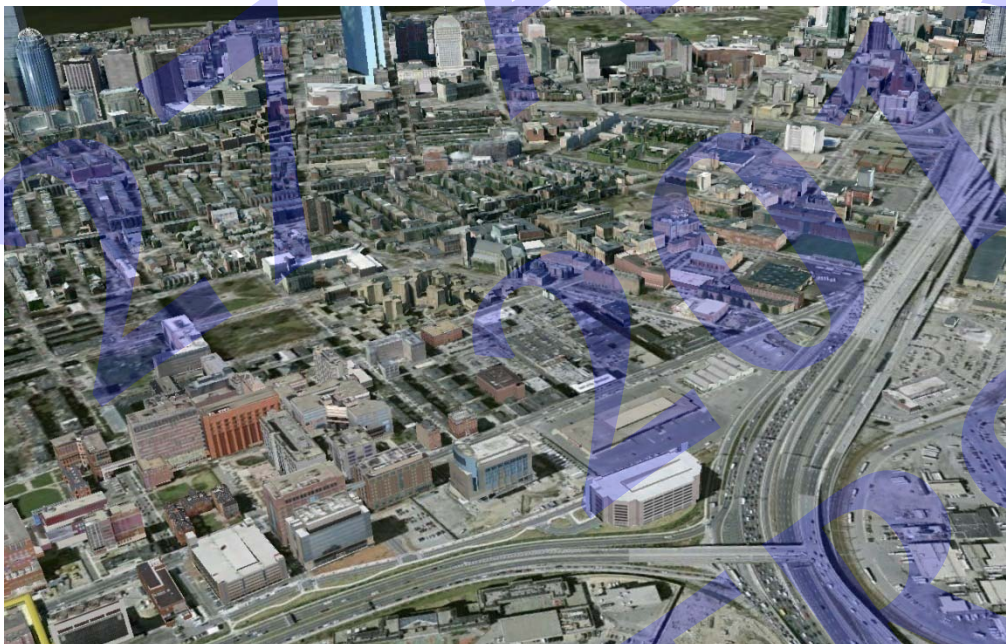
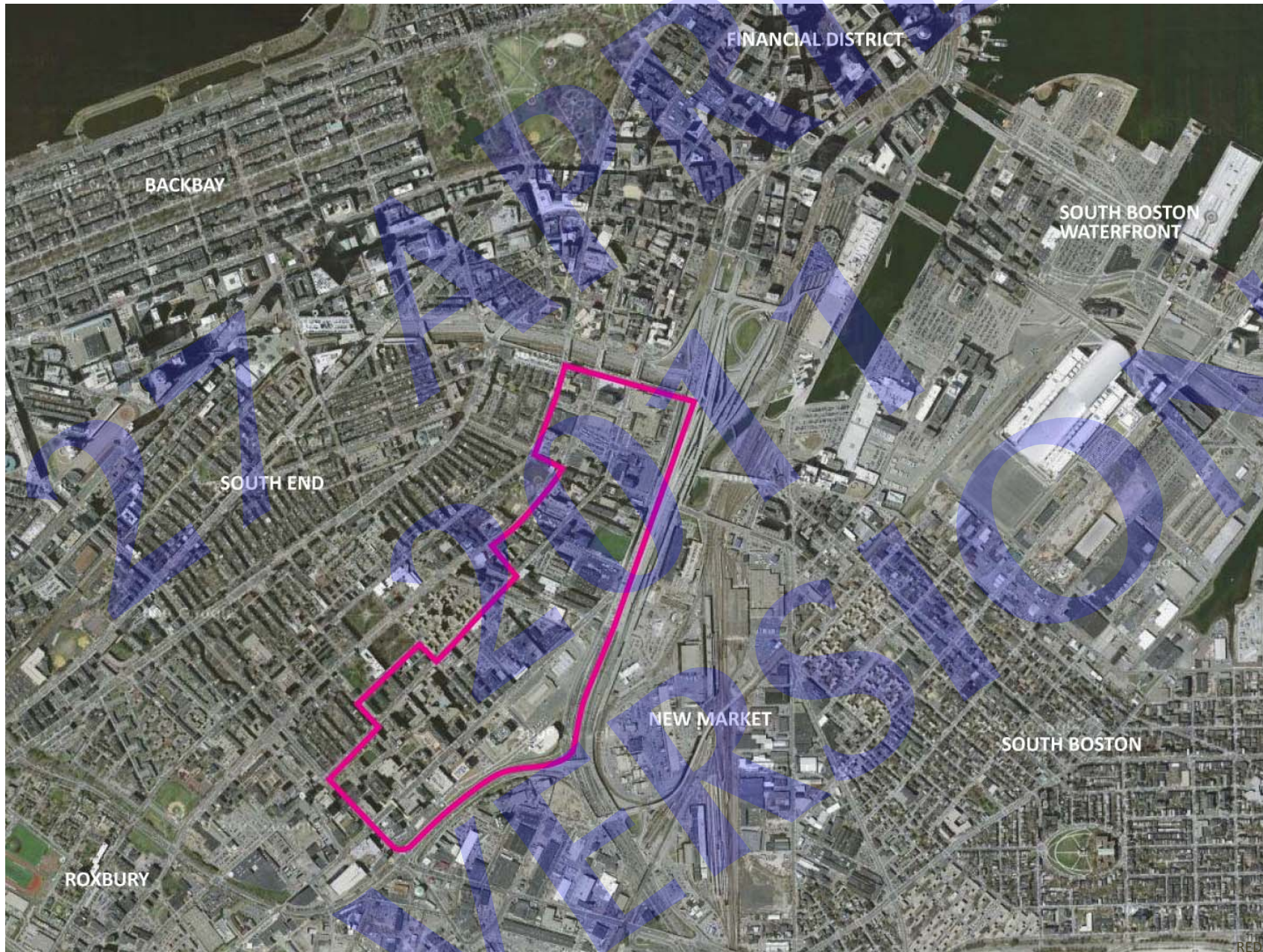


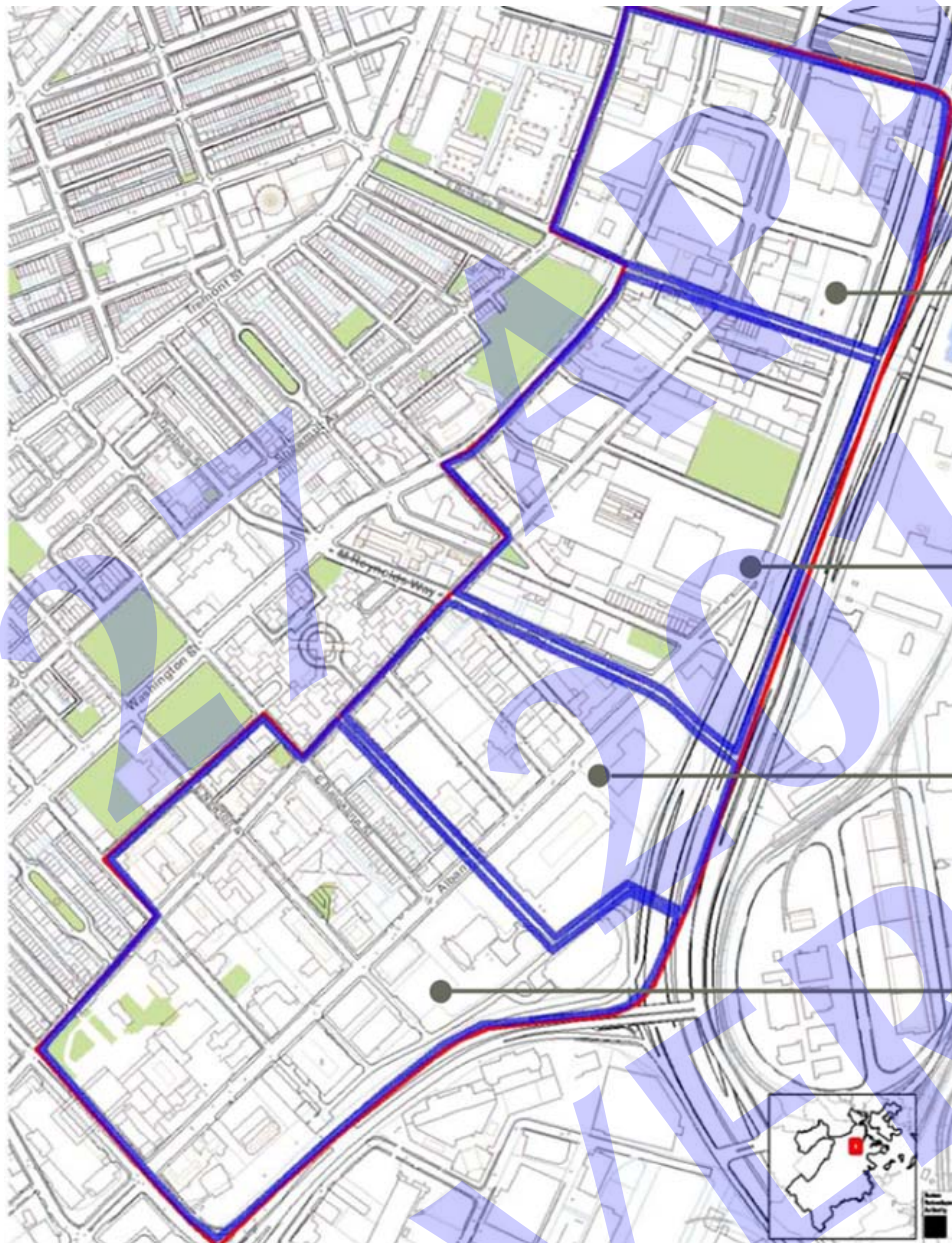
HARRISON ALBANY CORRIDOR STRATEGIC PLAN

13th ADVISORY GROUP WORKING SESSION APR. 27, 2011





- 
- **GUIDE FUTURE GROWTH THROUGH COLLECTIVE VISION**
 - **BALANCE MARKET INTERESTS VS. NEIGHBORHOOD CONCERNS**
 - **LAND USE CONTROL**
 - **UPDATE CURRENT ZONING**
 - **REGULATE BUILD-OUT TO TRANSPORTATION CAPACITY**
 - **CREATE NEW CONNECTIONS**
 - **ENHANCE PUBLIC TRANSPORTATION**



New York Streets

- *physical/economic link - downtown, Chinatown, & South End*

SOWA

- *vibrant mixed-use neighborhood*

Back Streets

- *preserve light industrial uses*

Medical Area

- *blend hospital & universities' historic & modern campus with adjacent residential & light industrial uses*



1. OPEN SPACE NETWORK
2. USE CORRIDORS
3. STREET GRID & BLOCK PATTERN
4. PUBLIC REALM – *PLACE-MAKING*
5. HEIGHT
6. FAR
7. STREETScape GUIDELINES



HEIGHT / FAR

27 APRIL
2011
VERSION

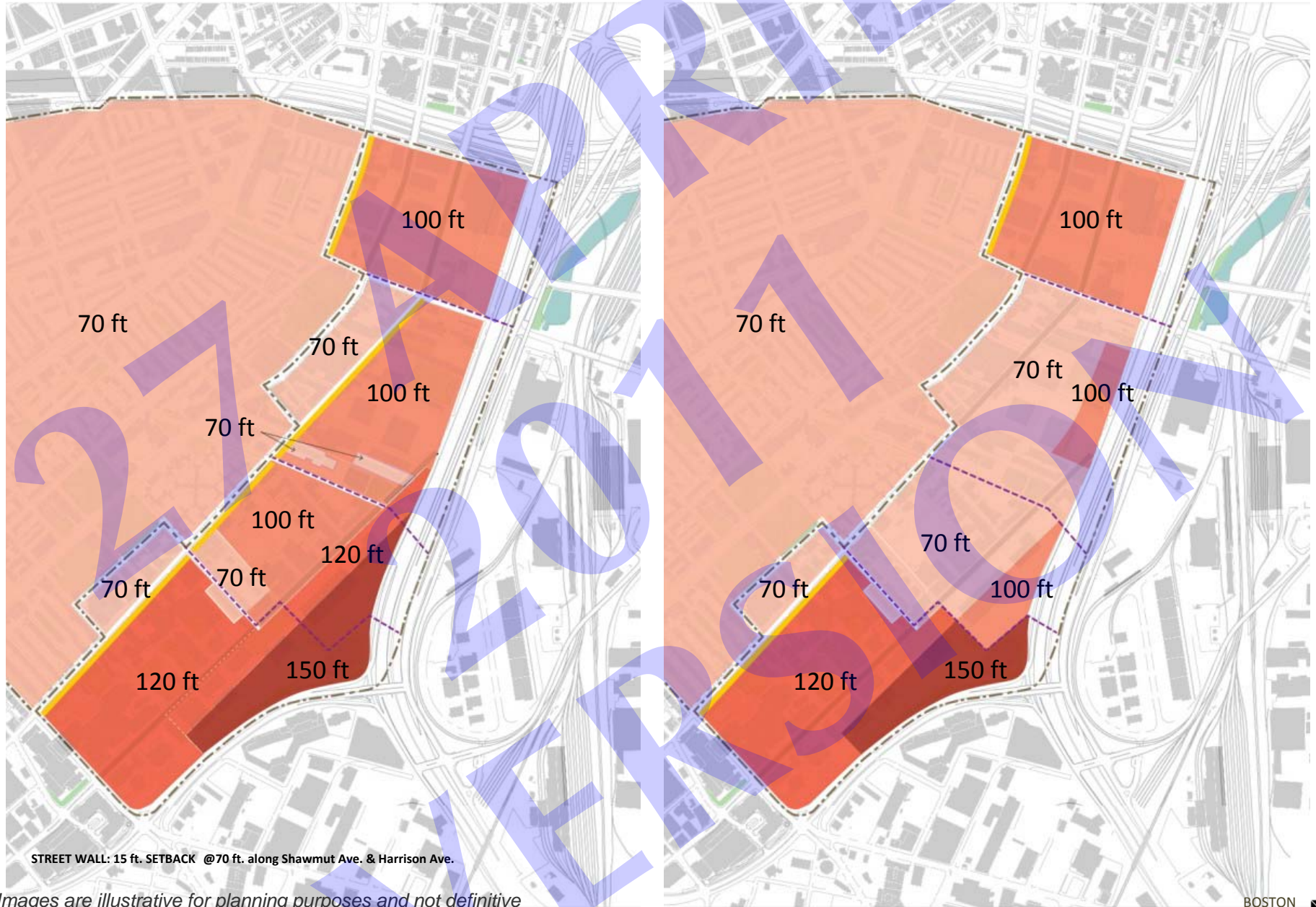
EXISTING ZONING HEIGHT/FAR



- Images are illustrative for planning purposes and not definitive
- Linework does not represent actual alignments or dimensions and instead reflect general intent

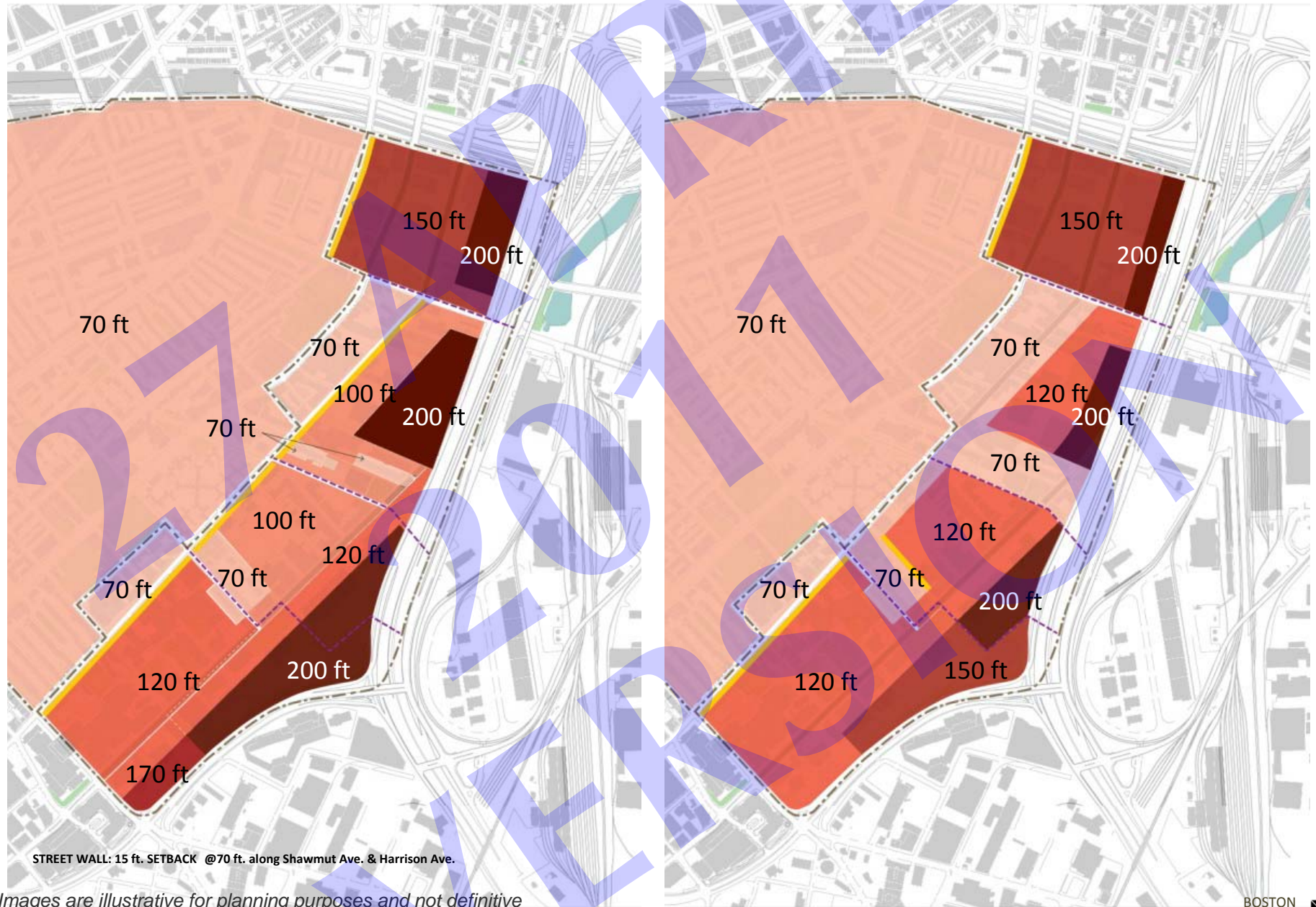


BASE HEIGHT: FEB. 09 AG vs. CURRENT

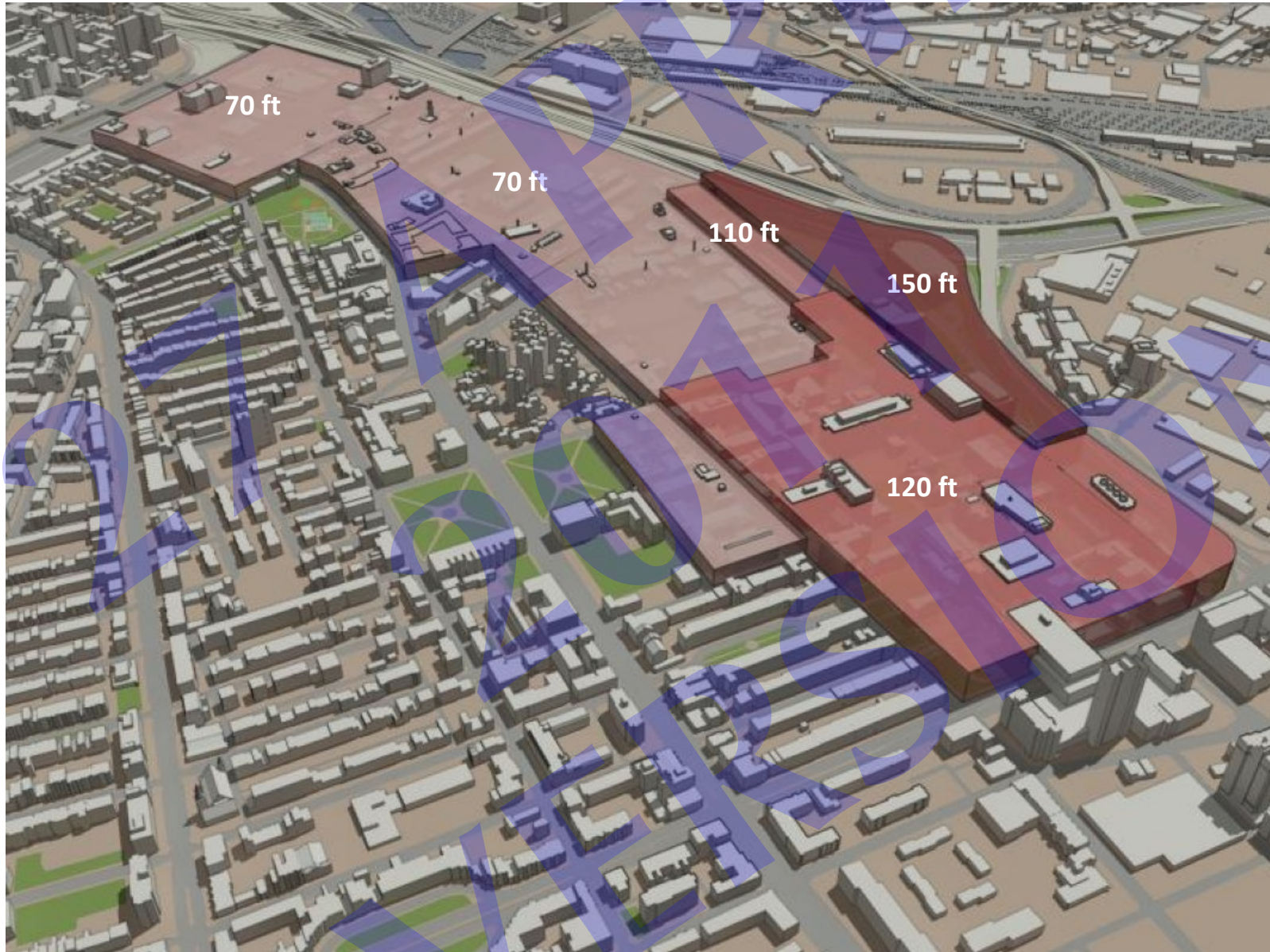


- Images are illustrative for planning purposes and not definitive
- Linework does not represent actual alignments or dimensions and instead reflect general intent

INCENTIVE HEIGHT: FEB. 09 AG vs. CURRENT

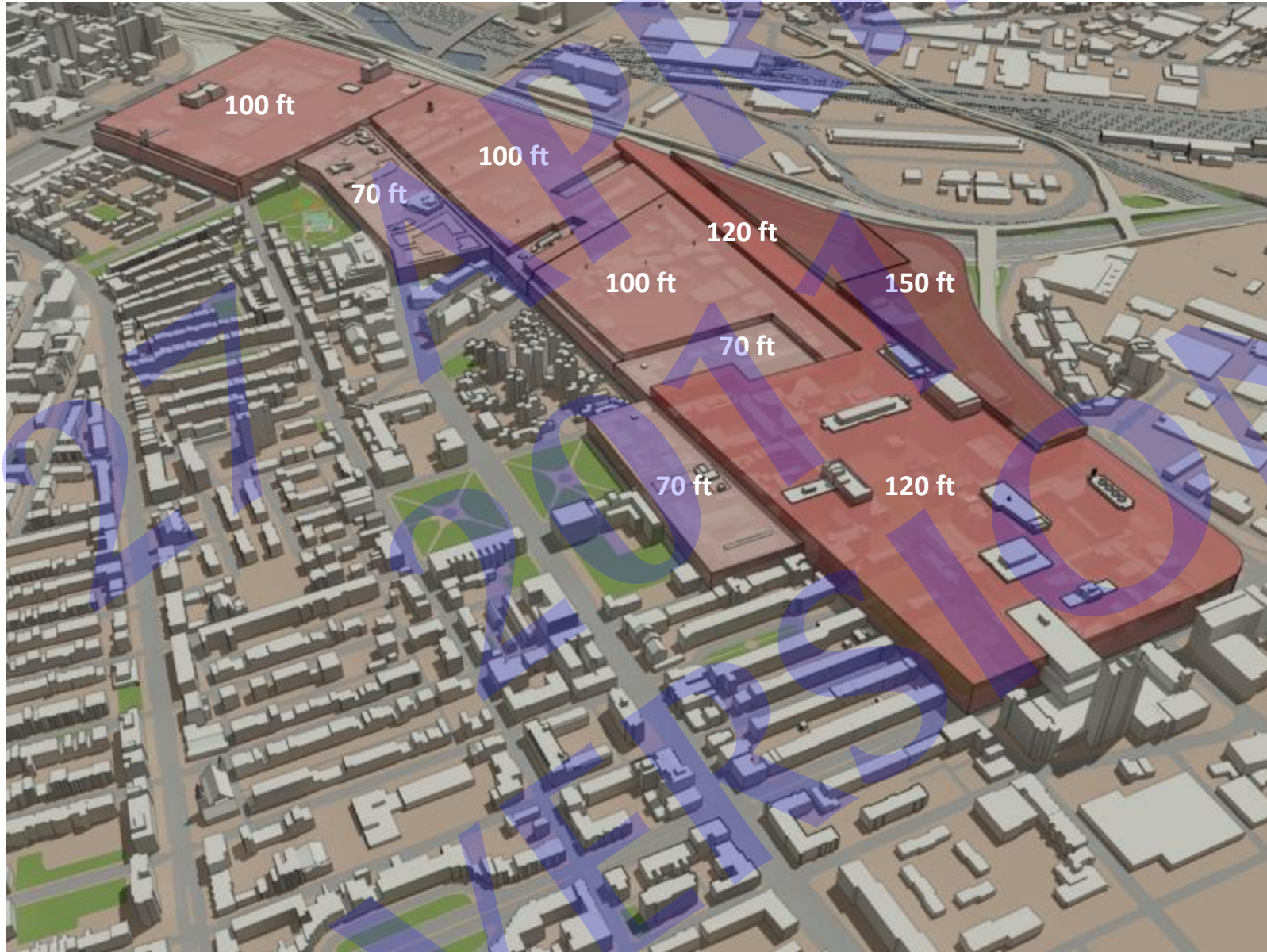


- Images are illustrative for planning purposes and not definitive
- Linework does not represent actual alignments or dimensions and instead reflect general intent



• Images are illustrative for planning purposes and not definitive

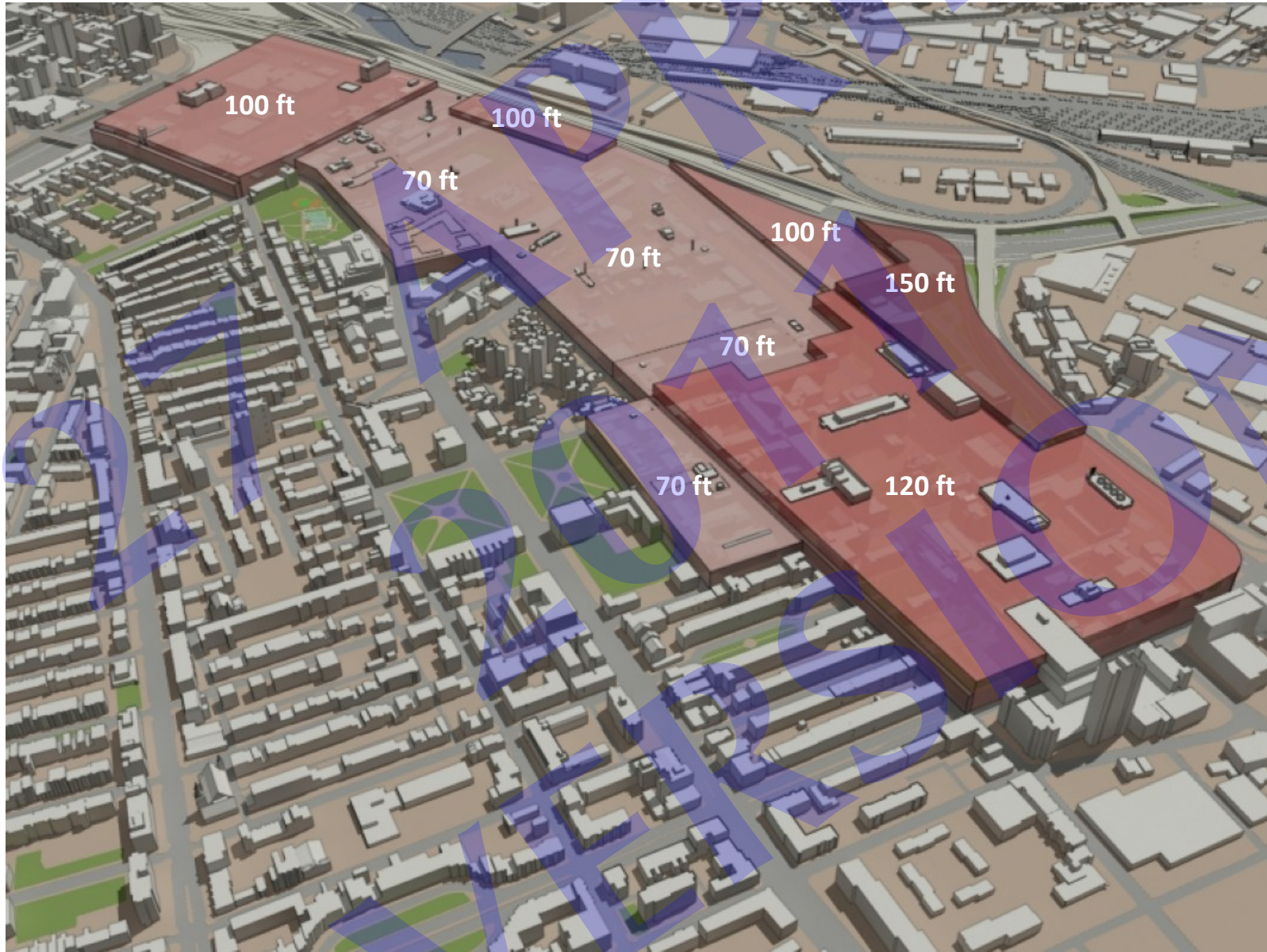


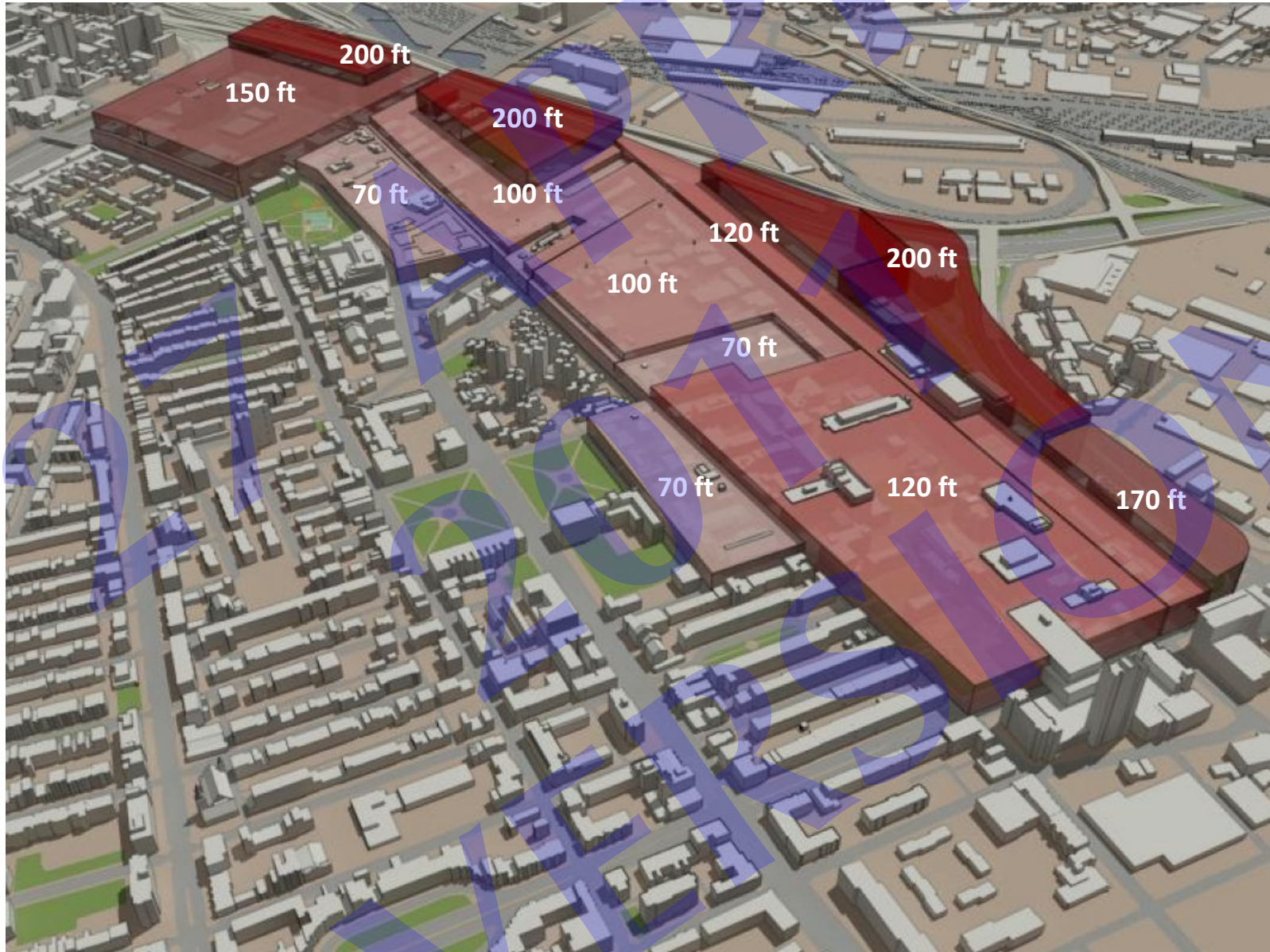


• Images are illustrative for planning purposes and not definitive



PROPOSED BASE HEIGHT

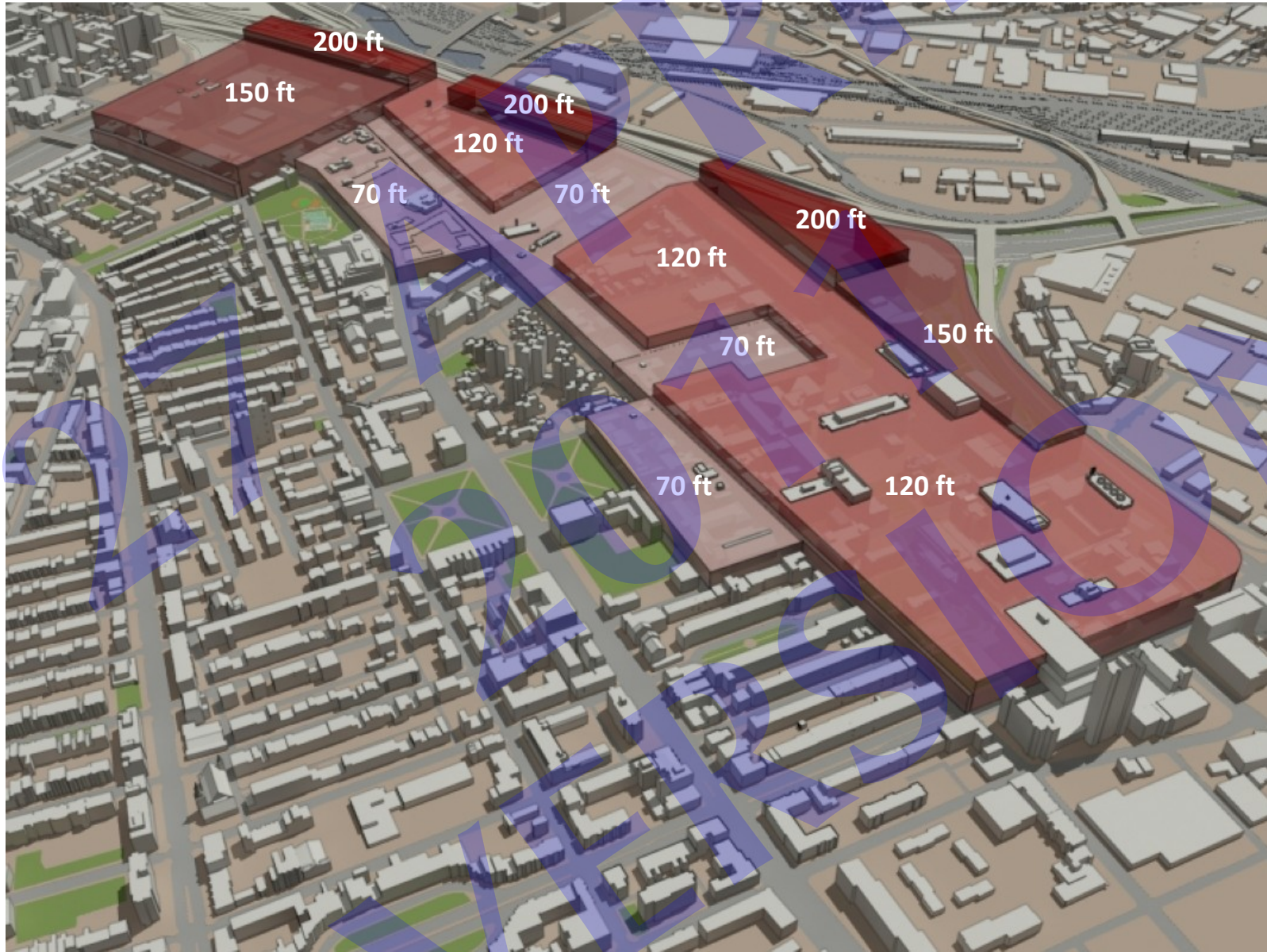




• Images are illustrative for planning purposes and not definitive



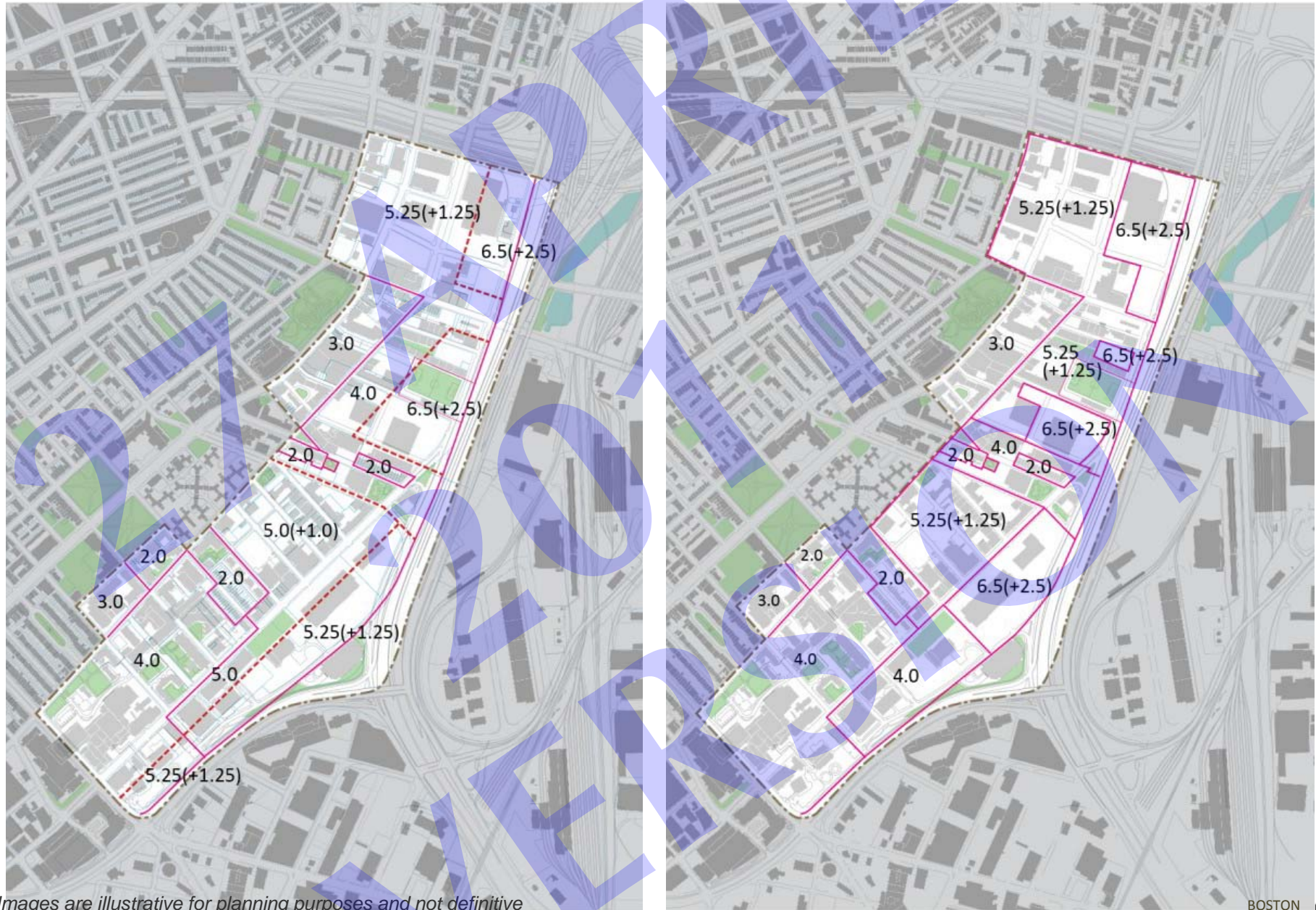
PROPOSED INCENTIVE HEIGHT





- *Images are illustrative for planning purposes and not definitive*
- *Linework does not represent actual alignments or dimensions and instead reflect general intent*

INCENTIVE FAR: FEB. 09 AG vs. CURRENT



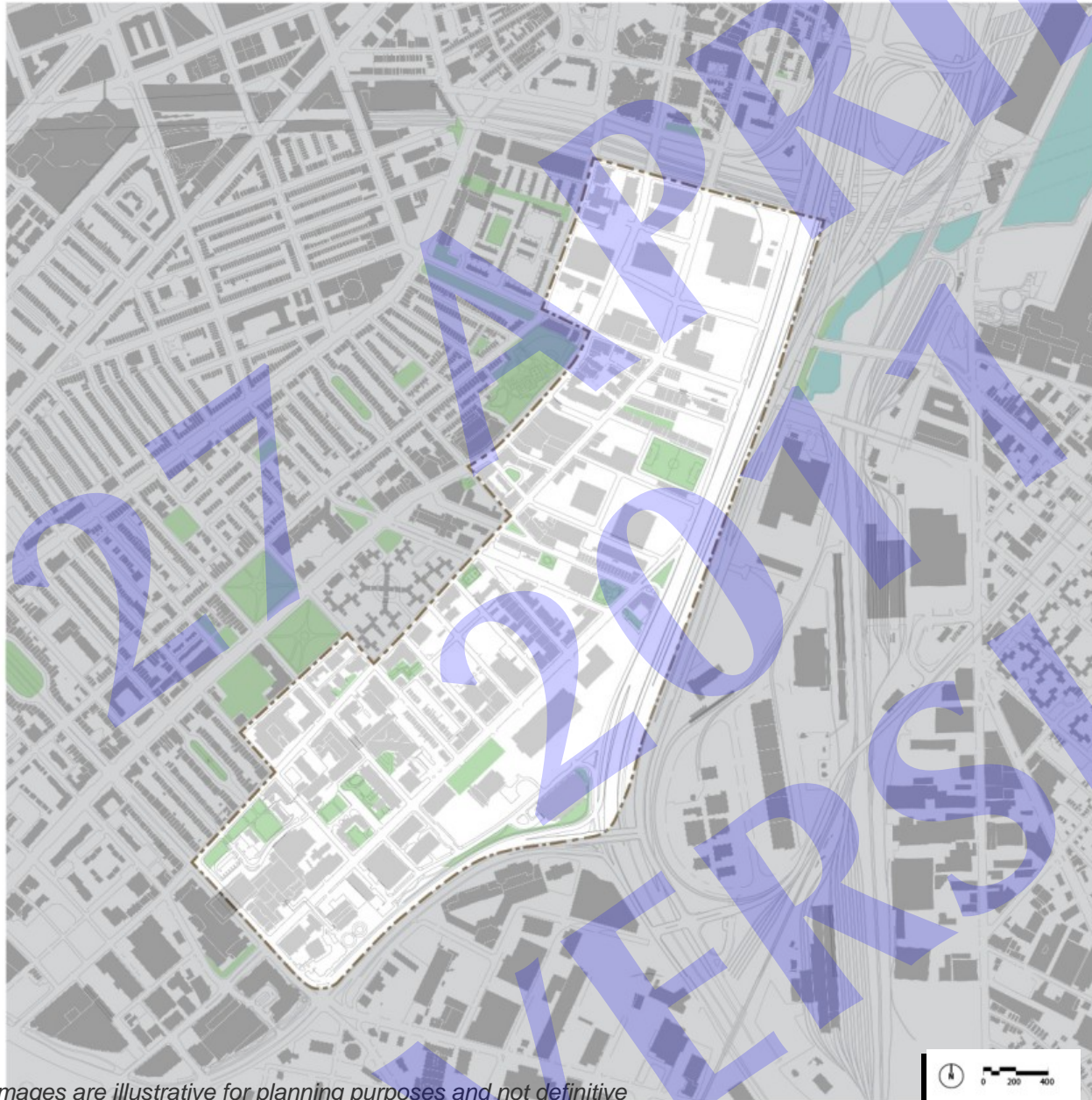
- Images are illustrative for planning purposes and not definitive
- Linework does not represent actual alignments or dimensions and instead reflect general intent

ZONING DIAGRAM

27 APRIL
2011
VERSION

ZONING DIAGRAM

STUDY AREA

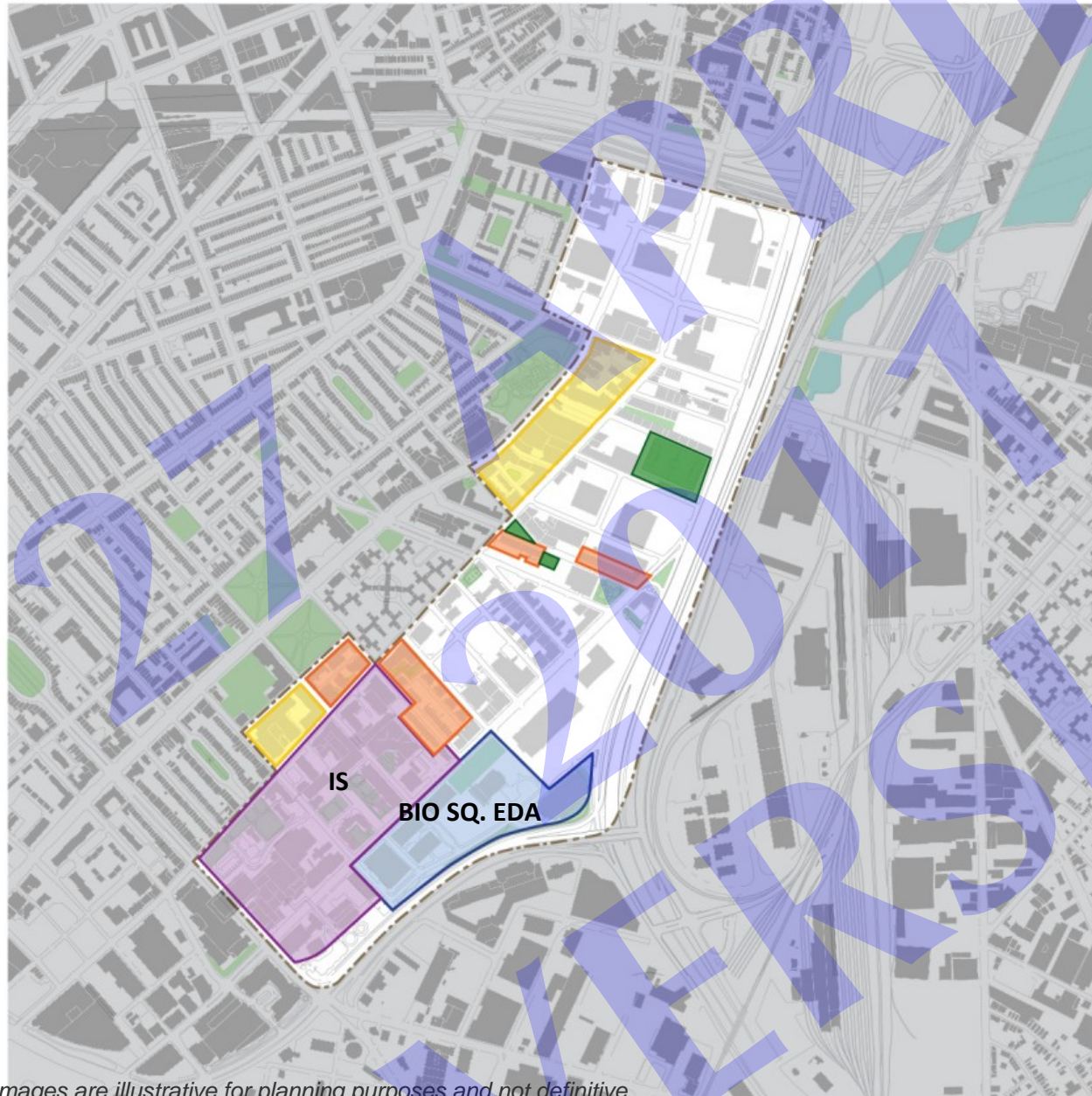







- Images are illustrative for planning purposes and not definitive
- Linework does not represent actual alignments or dimensions and instead reflect general intent



ZONING DIAGRAM

CURRENT SUB-DISTRICTS
TO REMAIN

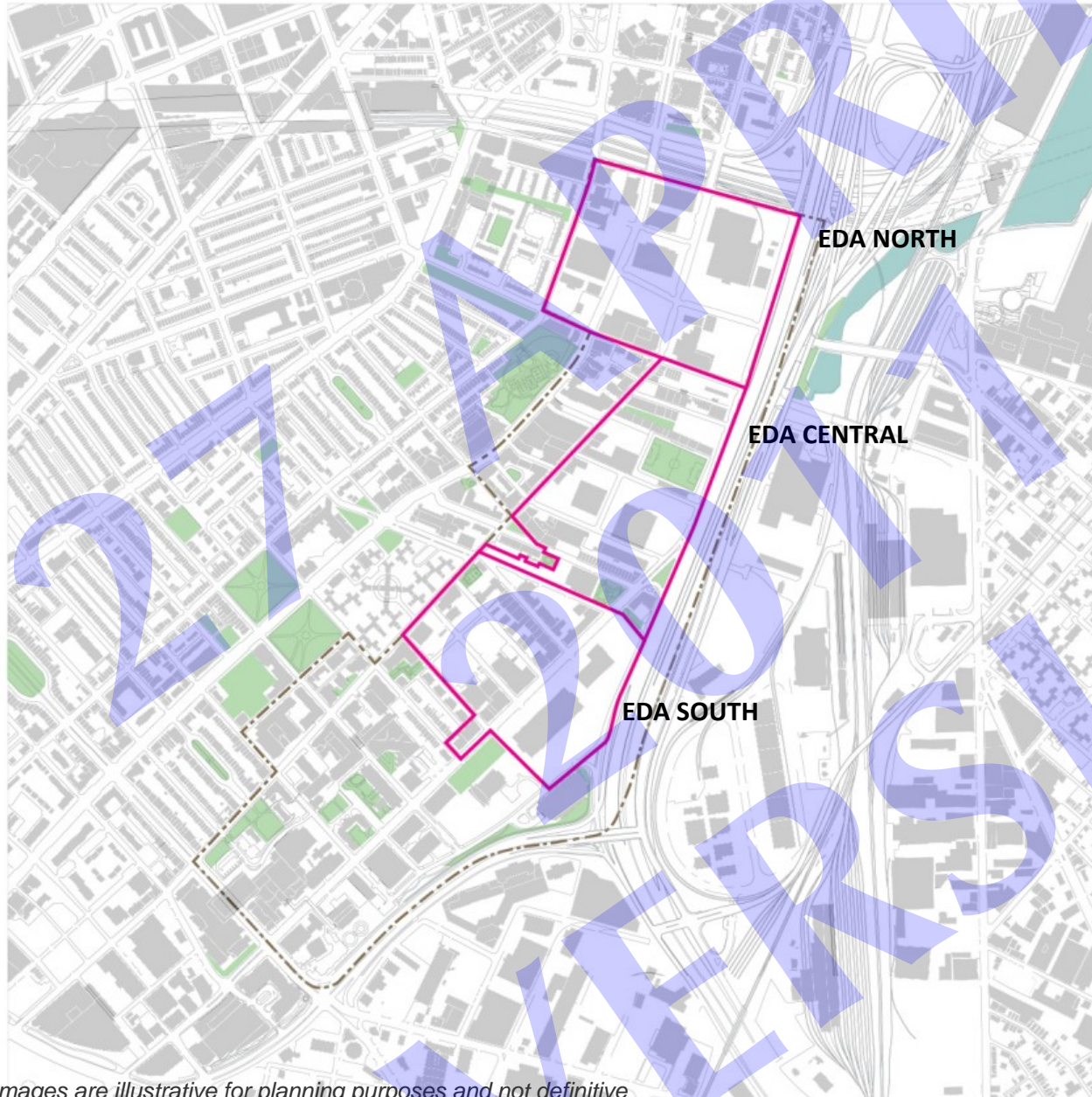


	NDA: 70 FT. / FAR 3
	MFR: 70 FT. / FAR 2
	OS
	IS: 120 FT. / FAR 4
	BIO SQ. EDA: 110 - 150 FT. / FAR 4

- Images are illustrative for planning purposes and not definitive
- Linework does not represent actual alignments or dimensions and instead reflect general intent

ZONING DIAGRAM

PROPOSED ECONOMIC
DEVELOPMENT AREAS

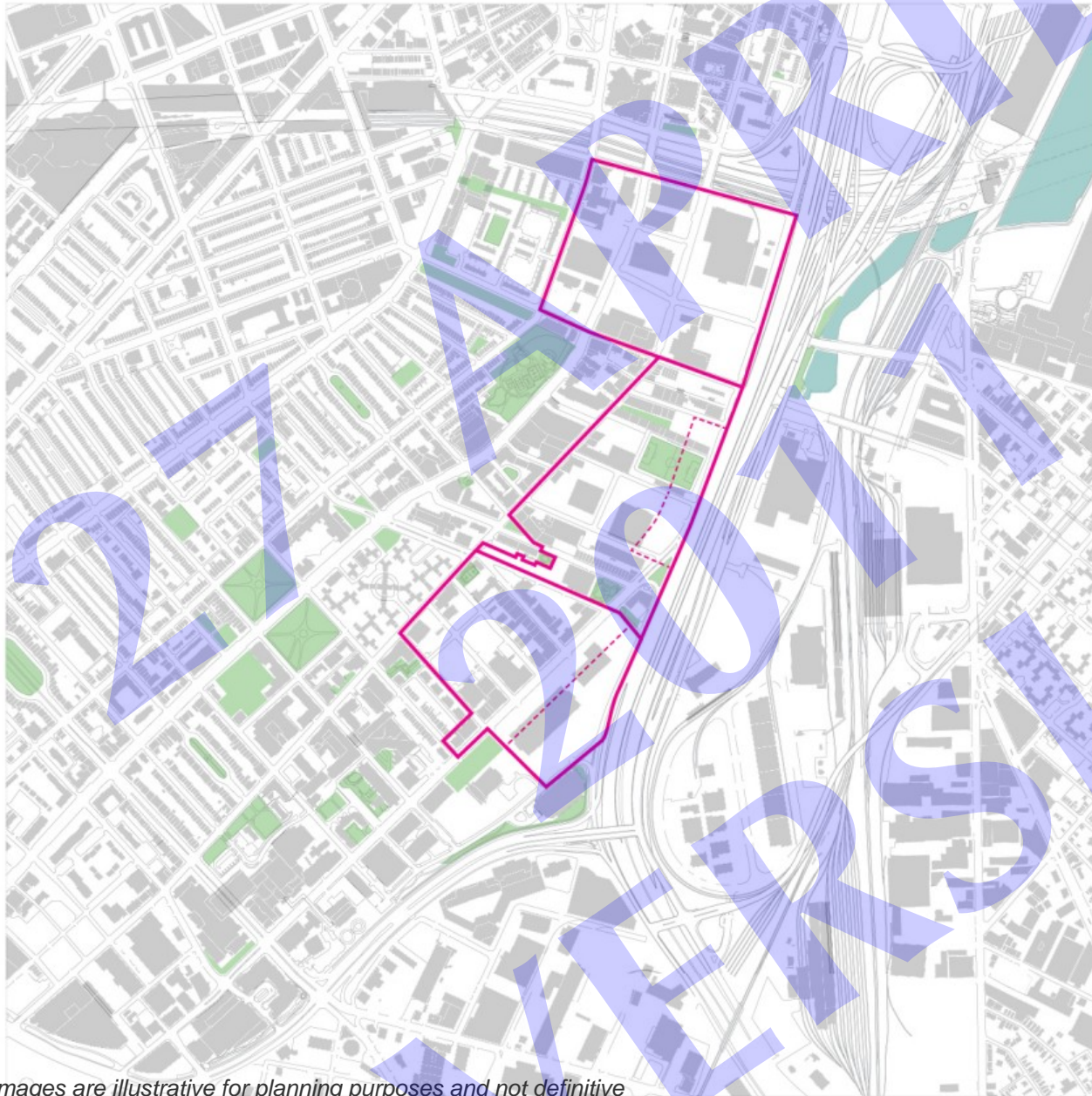


- *Images are illustrative for planning purposes and not definitive*
- *Linework does not represent actual alignments or dimensions and instead reflect general intent*



ZONING DIAGRAM

EDA-
PROPOSED BASE HEIGHT

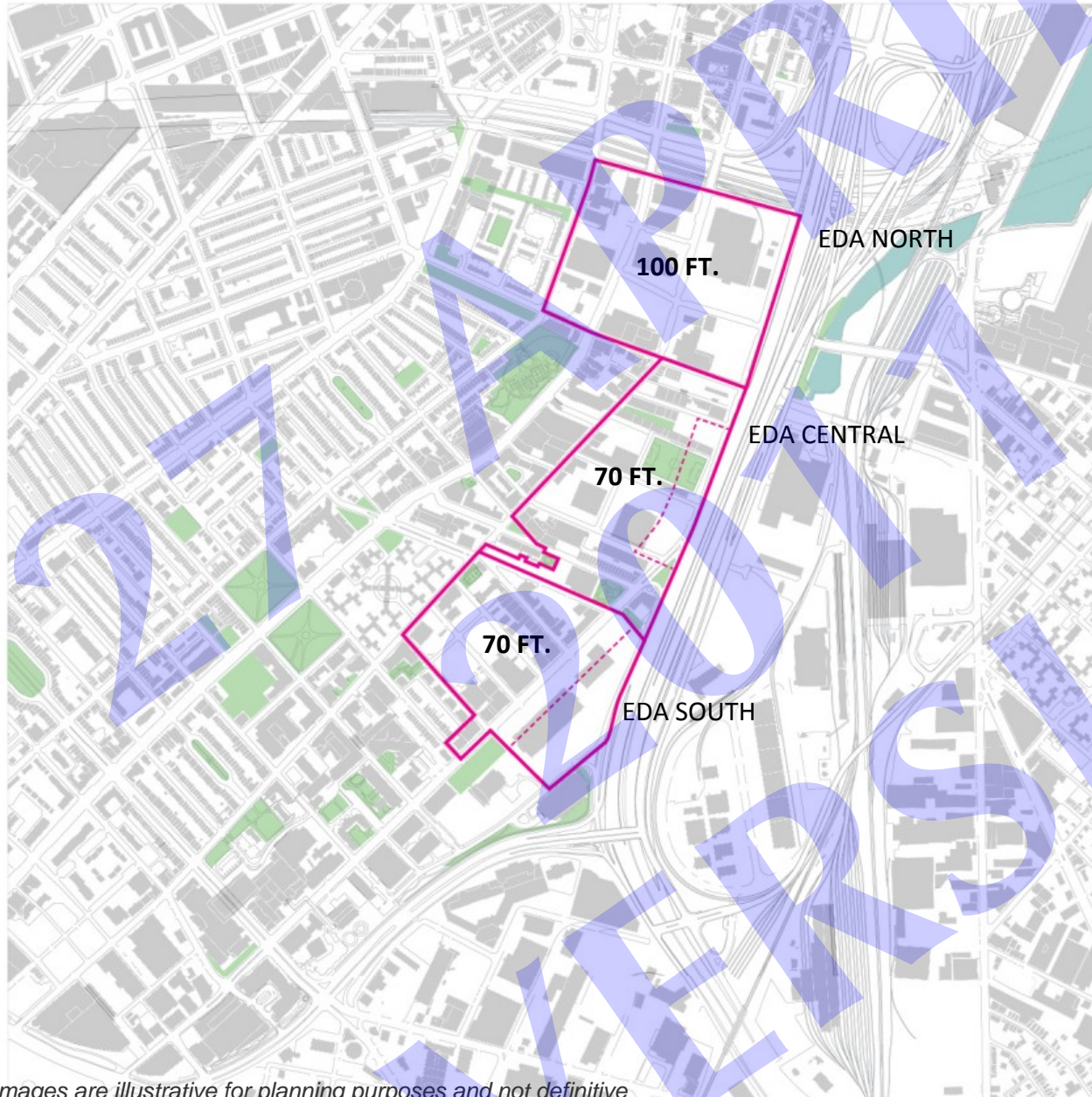


- *Images are illustrative for planning purposes and not definitive*
- *Linework does not represent actual alignments or dimensions and instead reflect general intent*



ZONING DIAGRAM

EDA-
PROPOSED BASE HEIGHT

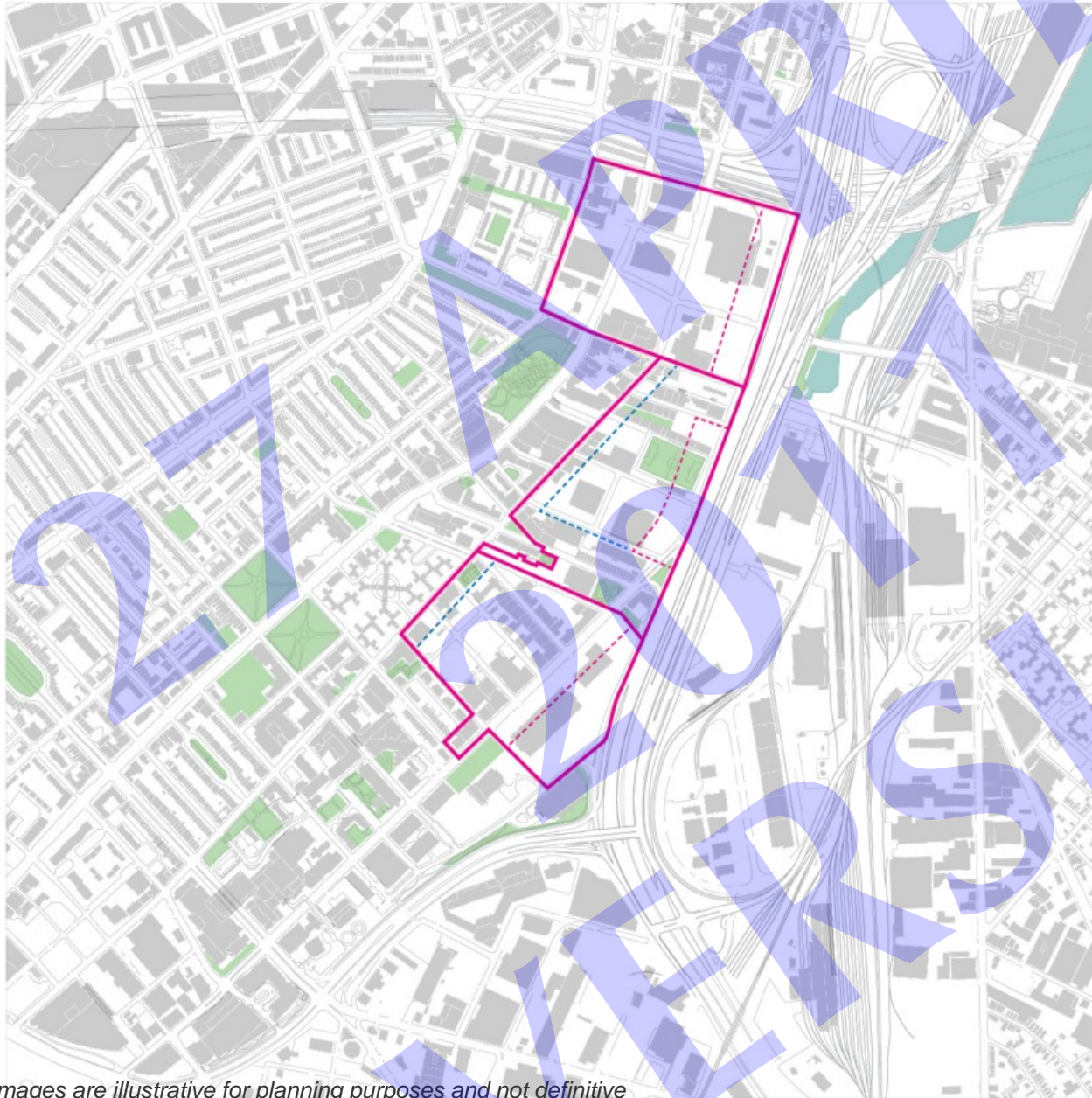


 100 ft. Height

- Images are illustrative for planning purposes and not definitive
- Linework does not represent actual alignments or dimensions and instead reflect general intent

ZONING DIAGRAM

EDA-
PROPOSED INCENTIVE HEIGHT

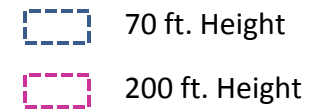
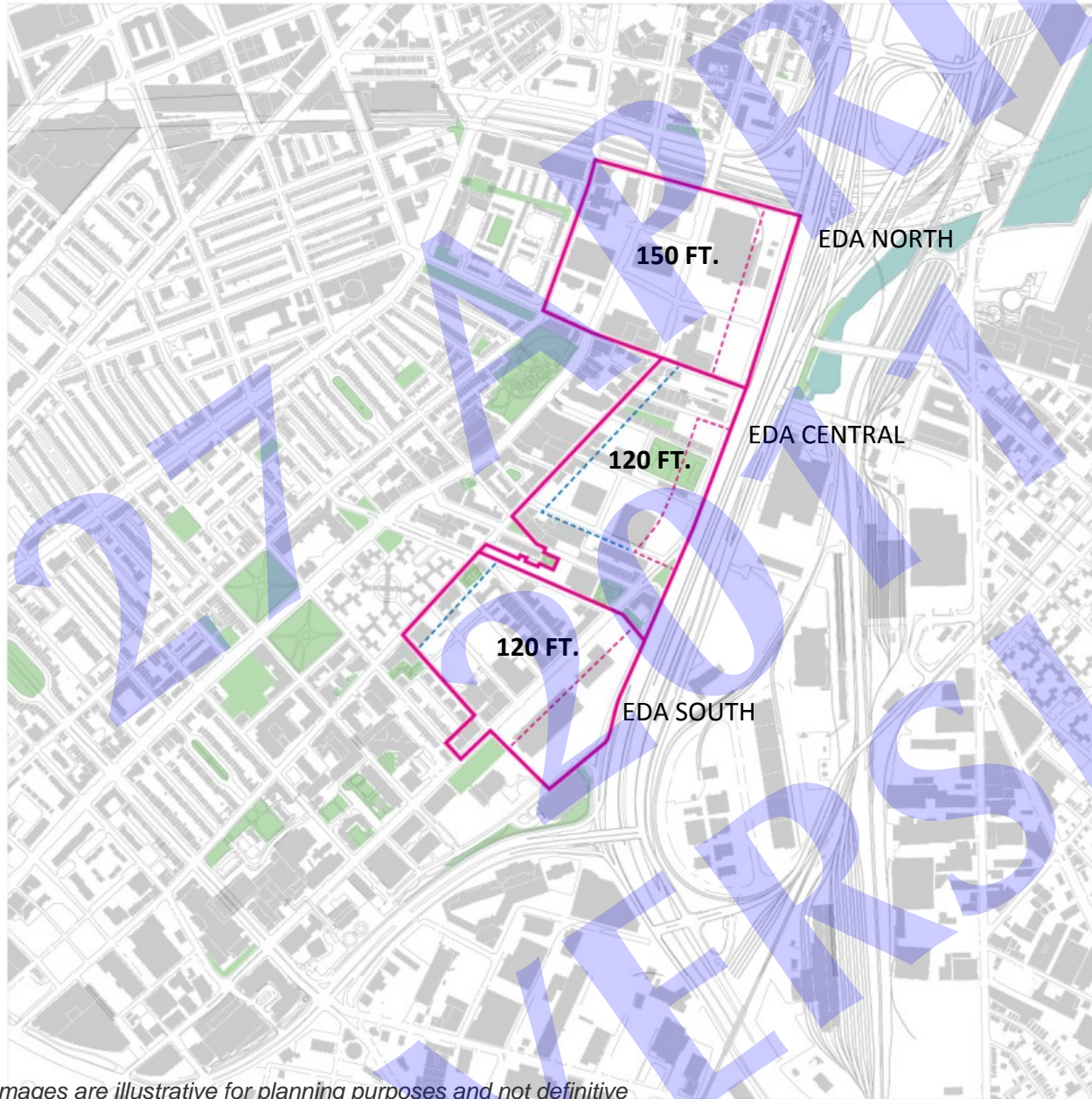


- *Images are illustrative for planning purposes and not definitive*
- *Linework does not represent actual alignments or dimensions and instead reflect general intent*



ZONING DIAGRAM

EDA-
PROPOSED INCENTIVE HEIGHT

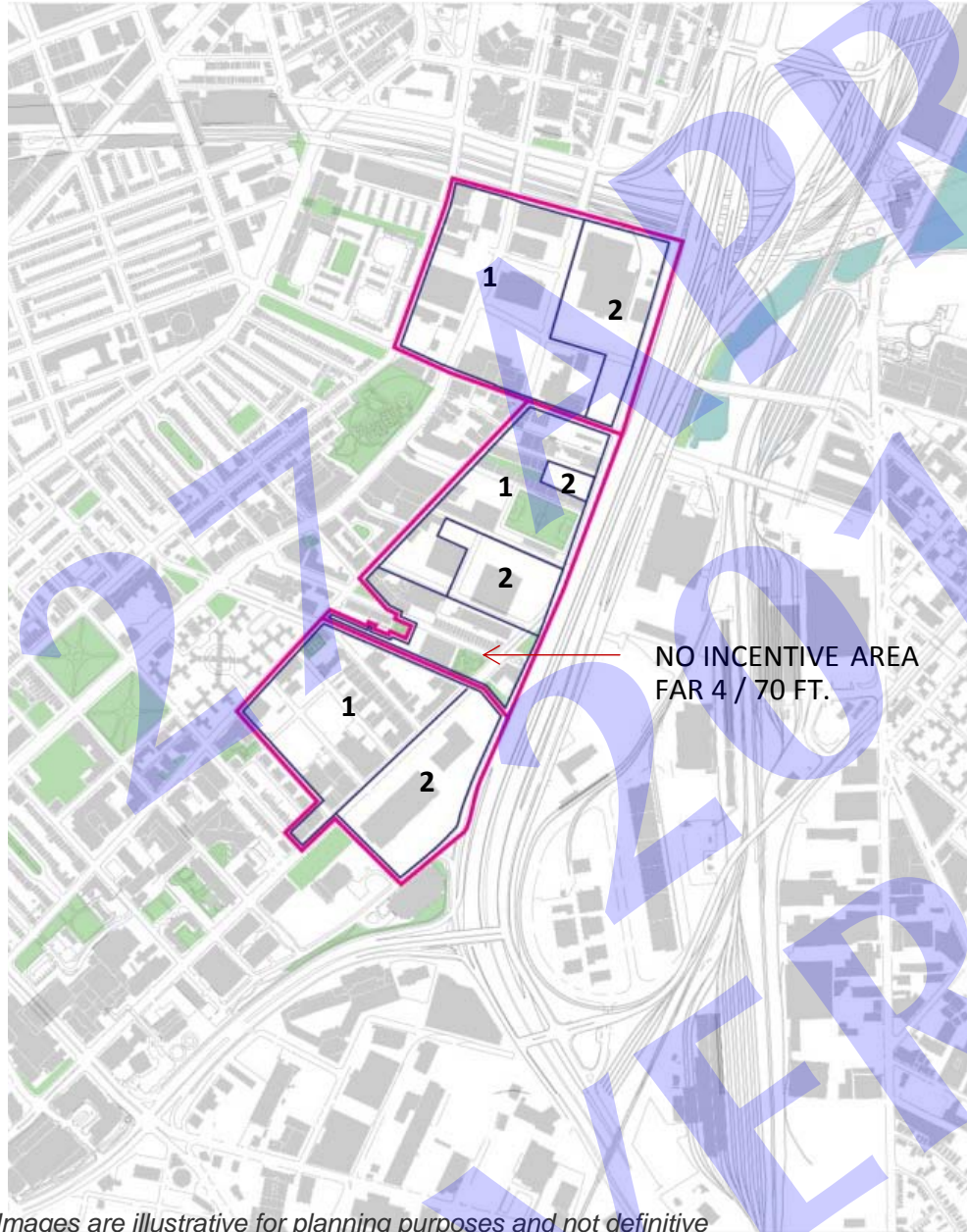


- Images are illustrative for planning purposes and not definitive
- Linework does not represent actual alignments or dimensions and instead reflect general intent



ZONING DIAGRAM

EDA-PROPOSED INCENTIVE AREAS



EDA NORTH

BASE		INCENTIVE	
FAR	HEIGHT(ft.)	FAR	HEIGHT(ft.)
4	100	area-1 5.25	150
		area-2 6.5	150 / 200**

EDA CENTRAL

BASE		INCENTIVE	
FAR	HEIGHT(ft.)	FAR	HEIGHT(ft.)
4	70 / 100	area-1 5.25	70* / 120
		area-2 6.5	120 / 200**

EDA SOUTH

BASE		INCENTIVE	
FAR	HEIGHT(ft.)	FAR	HEIGHT(ft.)
4	70 / 100	area-1 5.25	70* / 120
		area-2 6.5	120 / 200**

*70 ft. along Harrison Ave.

**200 ft. along Albany St. & between 100 ft. from Albany Street and the rear property line

- Images are illustrative for planning purposes and not definitive
- Linework does not represent actual alignments or dimensions and instead reflect general intent

HOW INCENTIVES WORK

27 APRIL
2011
VERSION

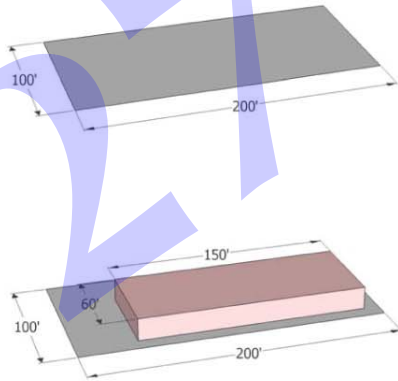
INCENTIVES

HOW INCENTIVES WORK

HYPOTHETICAL SITE WITHIN 150 FT. INCENTIVE HEIGHT ZONE

BASE BUILD-OUT FAR 4 - HEIGHT OF 100 FT

LOT	100 FT. X 200 FT. = 20,000 SF
BLDG. FOOTPRINT	60 FT. X 150 FT. = 9,000 SF
GROSS FLOOR AREA	80,000 SF
FAR	4
HEIGHT	100 FT



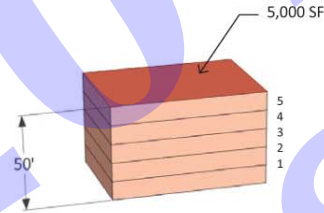
BONUS FLOOR AREA*

* PUBLIC BENEFITS PACKAGE TO BE DETERMINED,
INCLUDING ARTICLE LARGE PROJECT 80 REVIEW/
BRA DESIGN REVIEW

BONUS HEIGHT / FAR

50 FT. / FAR 1.25

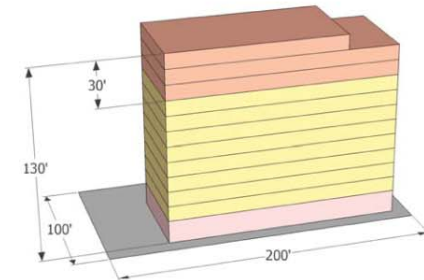
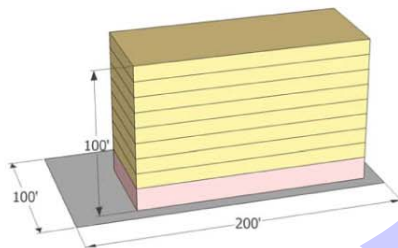
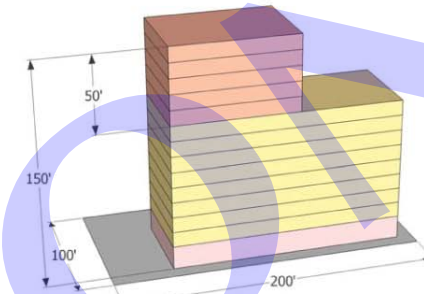
20,000 X 1.25 = 25,000 SF
50 FT. -> 5,000 SF. X 5 FL.
(10 FT. OF FLOOR TO FLOOR)



PDA / INCENTIVE BUILD-OUT

GROSS FLOOR AREA	105,000 SF
GROSS FAR	5.25
HEIGHT*	130 - 150 FT.

* MAX. HEIGHT ALLOWED @ 150 FT
DEVELOPER TO CHOOSE HOW TO DISTRIBUTE
THE BONUS FLOOR AREA



- Images are illustrative for planning purposes and not definitive
- Linework does not represent actual alignments or dimensions and instead reflect general intent

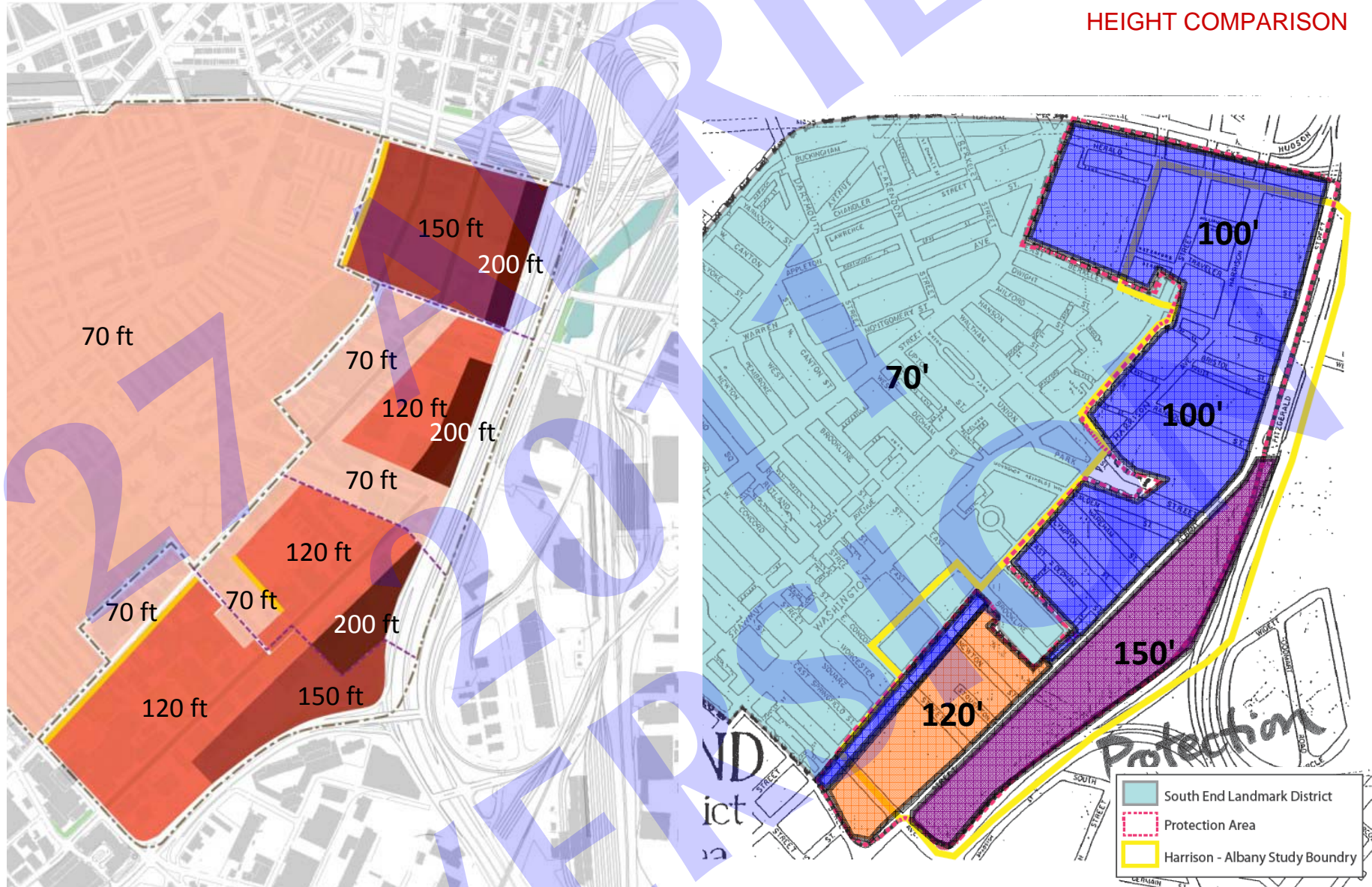


SOUTH END LANDMARK PROTECTION AREA

27 APRIL
2011
VERSION

SOUTH END LANDMARK PROTECTION AREA

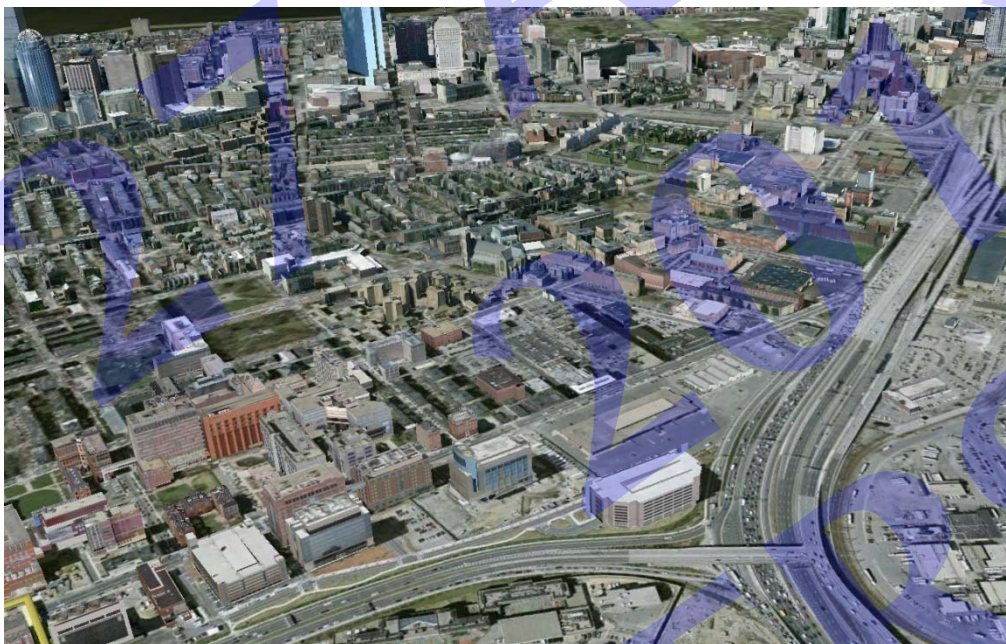
HEIGHT COMPARISON



- Images are illustrative for planning purposes and not definitive
- Linework does not represent actual alignments or dimensions and instead reflect general intent

HARRISON ALBANY CORRIDOR STRATEGIC PLAN

13th ADVISORY GROUP WORKING SESSION APR. 27, 2011



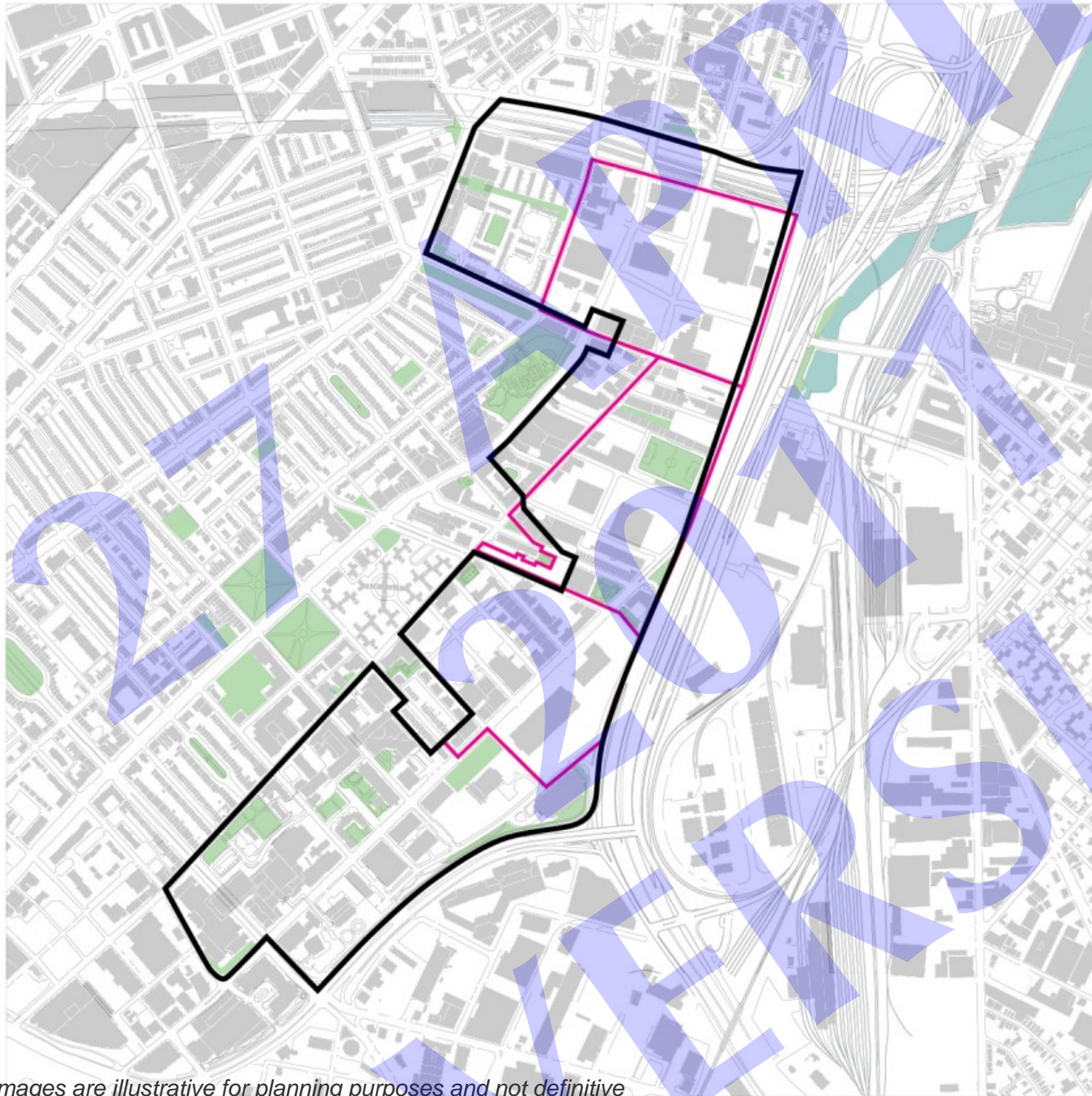
NEXT STEPS



27 APRIL
2011
VERSION

ZONING DIAGRAM

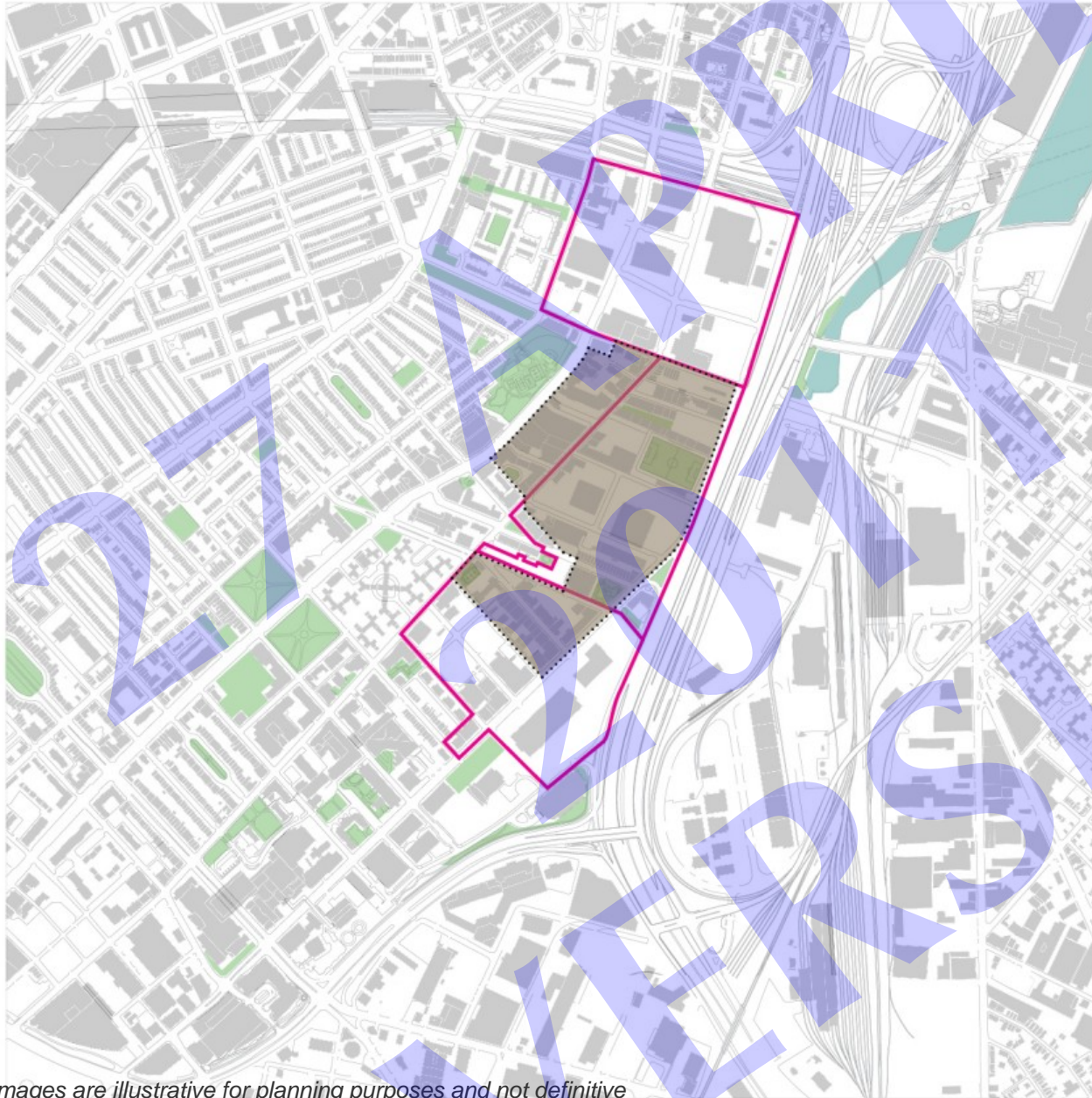
LANDMARK PROTECTION
BOUNDARY



- *Images are illustrative for planning purposes and not definitive*
- *Linework does not represent actual alignments or dimensions and instead reflect general intent*

ZONING DIAGRAM

PROPOSED NDOD

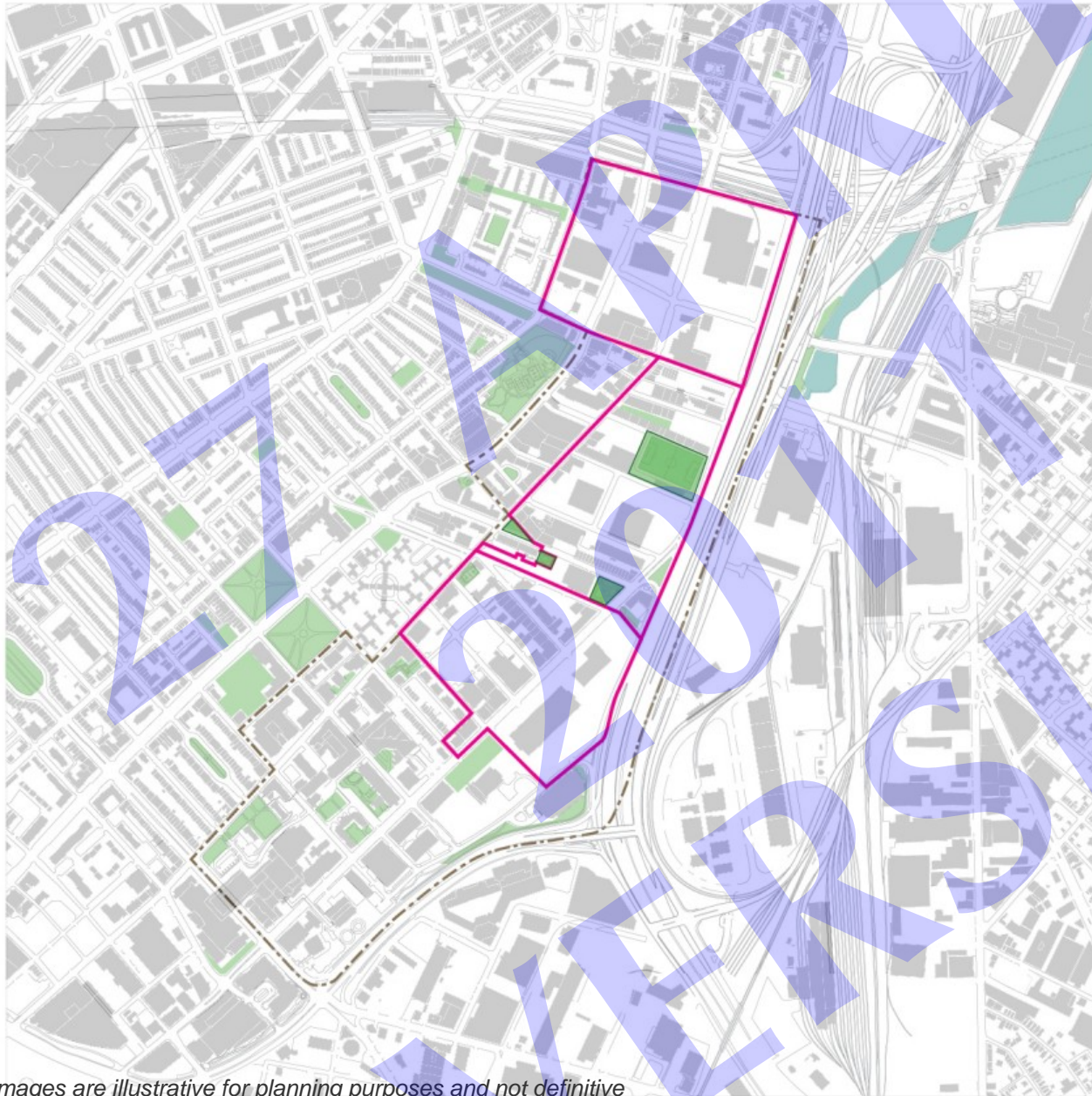


- *Images are illustrative for planning purposes and not definitive*
- *Linework does not represent actual alignments or dimensions and instead reflect general intent*



ZONING DIAGRAM

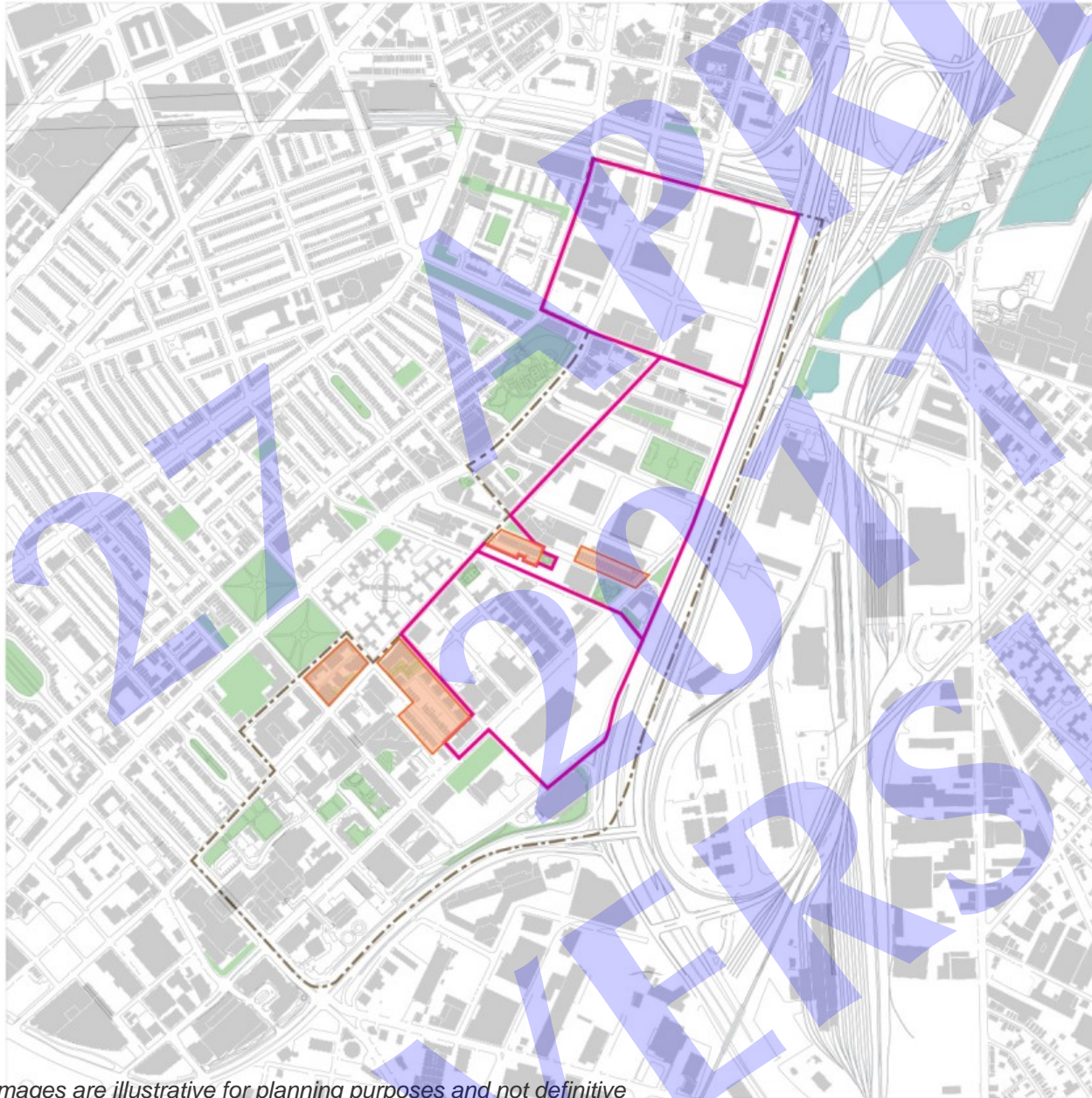
EXISTING OS



- *Images are illustrative for planning purposes and not definitive*
- *Linework does not represent actual alignments or dimensions and instead reflect general intent*

ZONING DIAGRAM

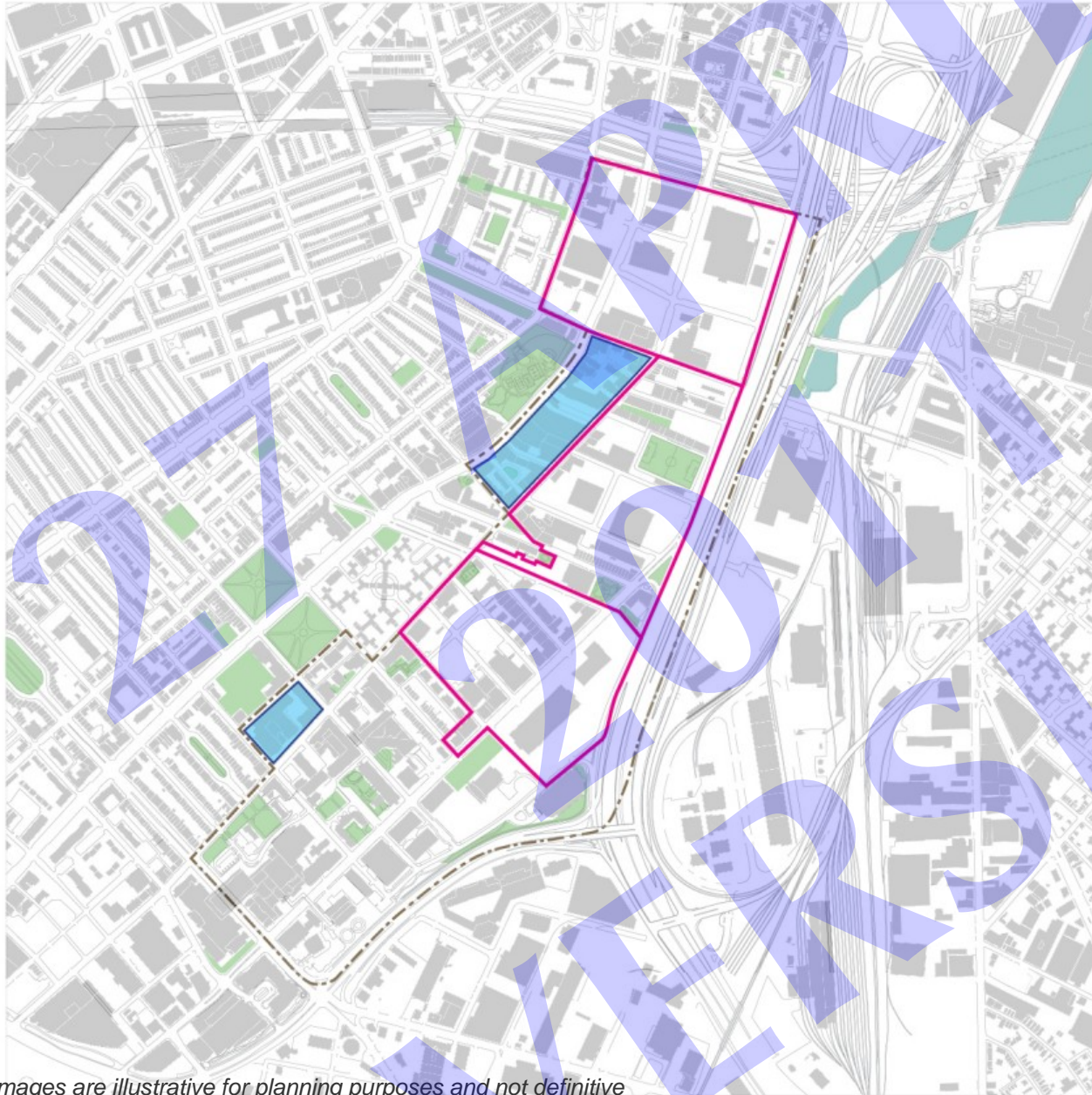
EXISTING MFR



- *Images are illustrative for planning purposes and not definitive*
- *Linework does not represent actual alignments or dimensions and instead reflect general intent*

ZONING DIAGRAM

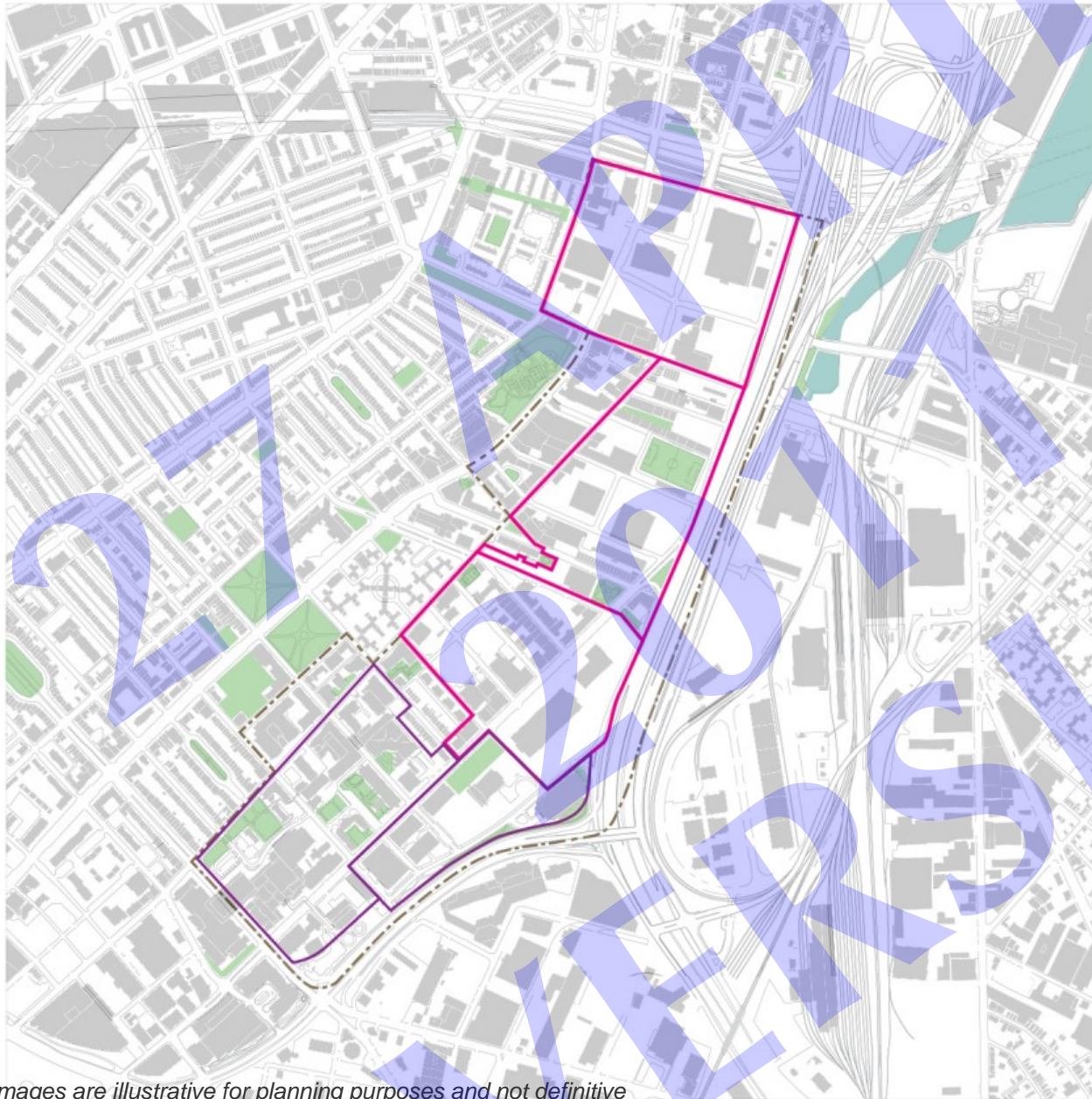
EXISTING NDA



- *Images are illustrative for planning purposes and not definitive*
- *Linework does not represent actual alignments or dimensions and instead reflect general intent*

ZONING DIAGRAM

EXISTING IS & BIO SQ.



- *Images are illustrative for planning purposes and not definitive*
- *Linework does not represent actual alignments or dimensions and instead reflect general intent*

