

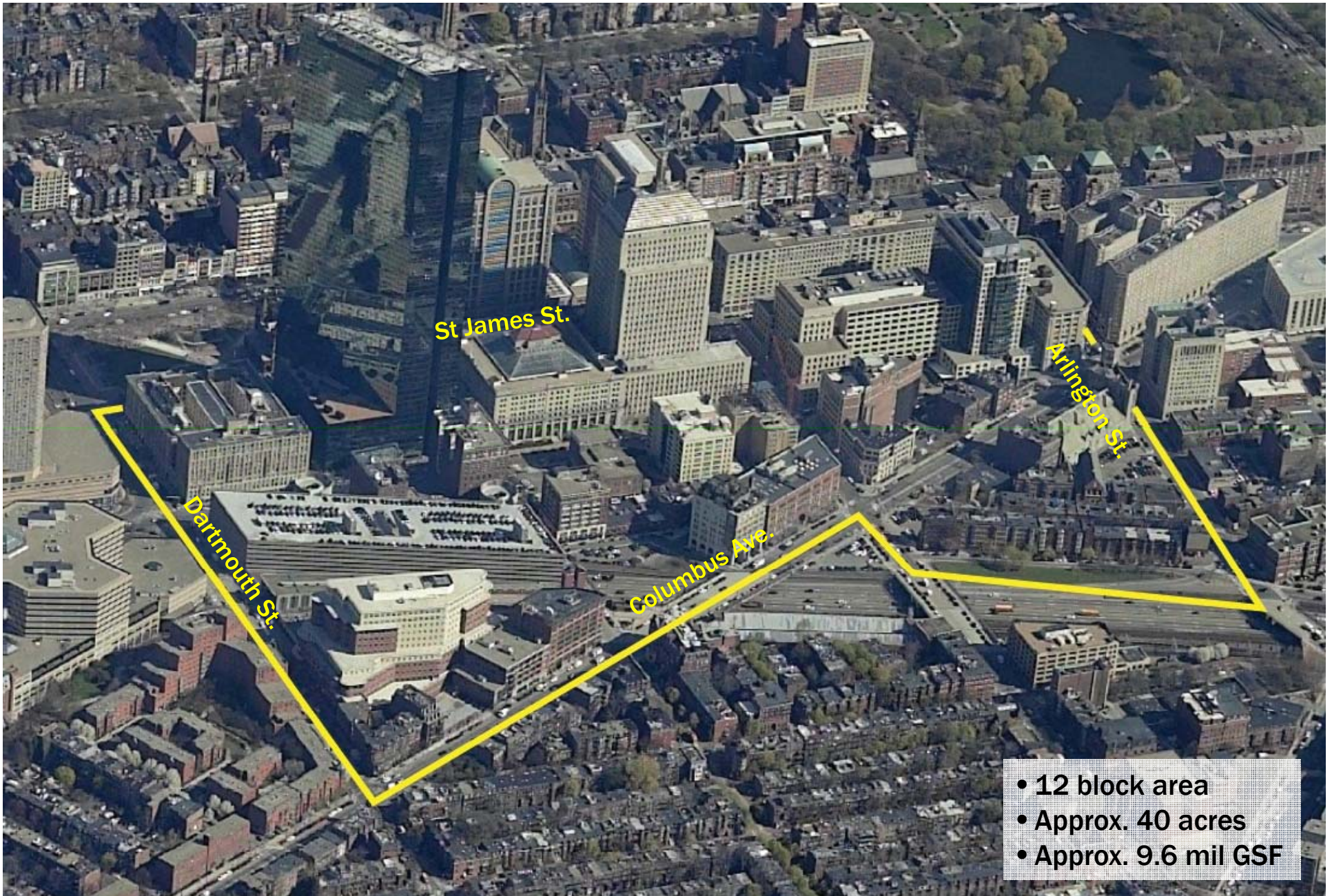
# **Stuart Street Planning Study**

Elected Officials **UPDATE**

# Boston Projected Growth





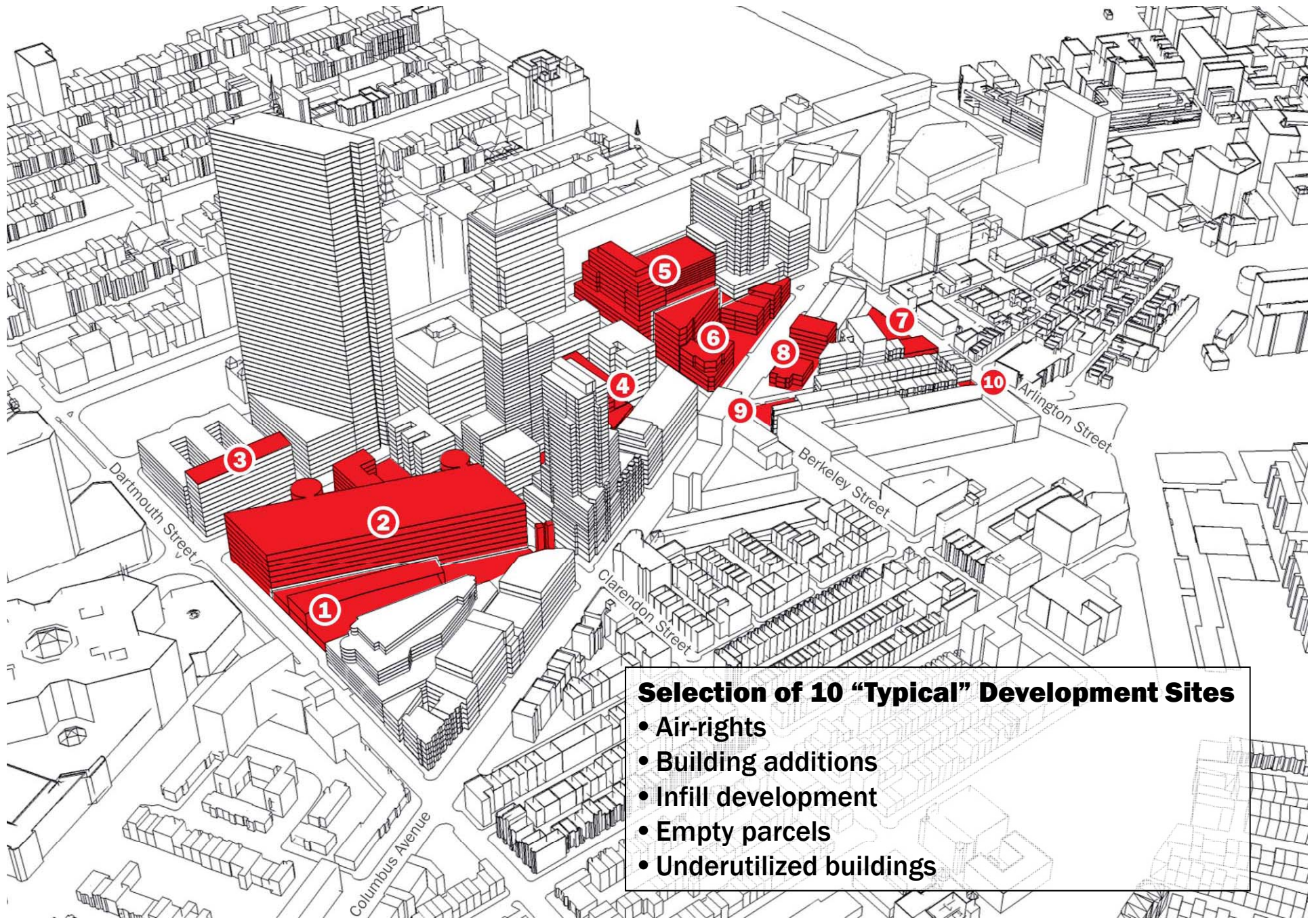


## 02 Context

Stuart Street Planning Study

December 22, 2009

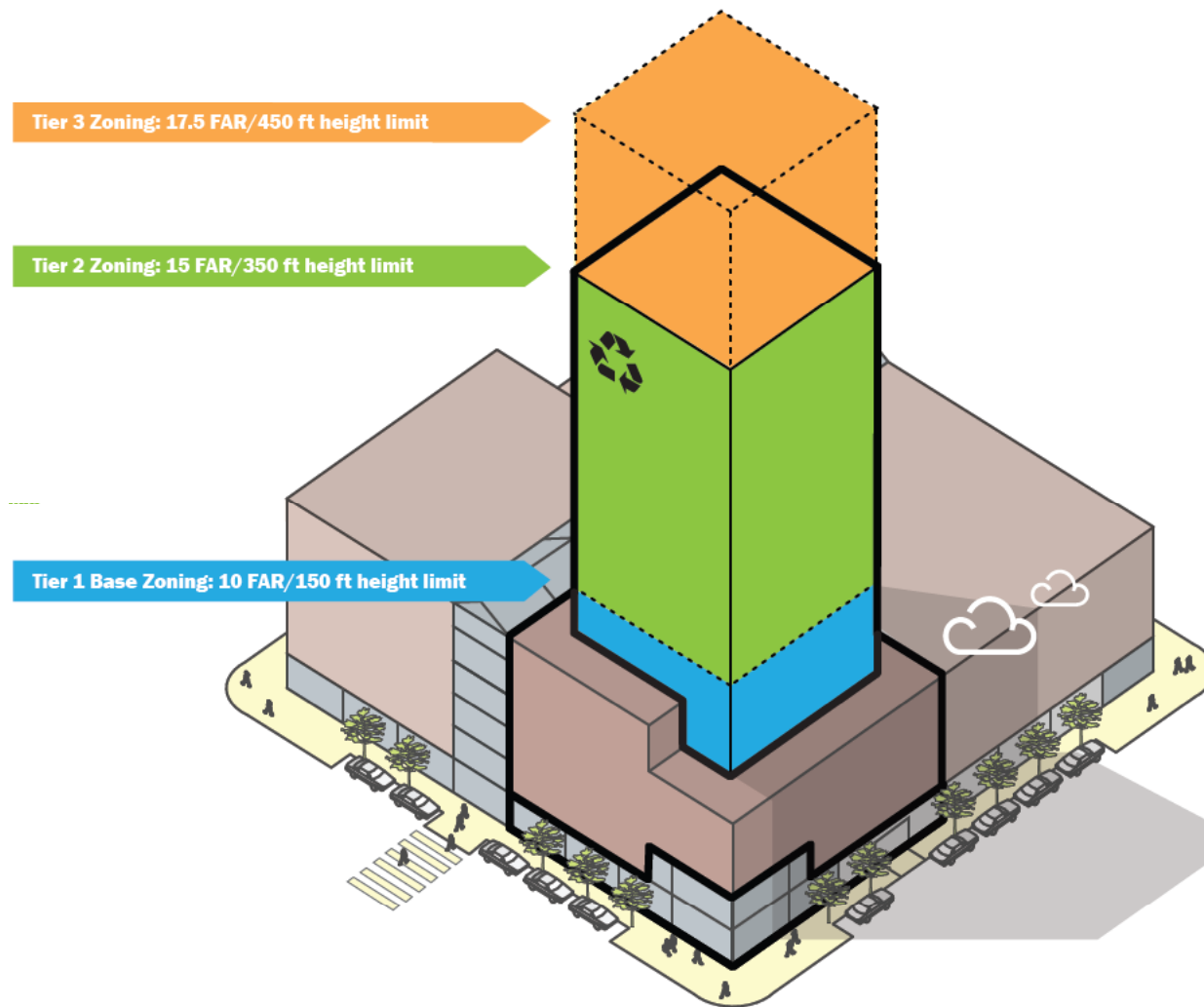




**Selection of 10 “Typical” Development Sites**

- Air-rights
- Building additions
- Infill development
- Empty parcels
- Underutilized buildings





## ZONING TIERS 1, 2 & 3

# 03 Jan. 2009 Zoning Recommendations

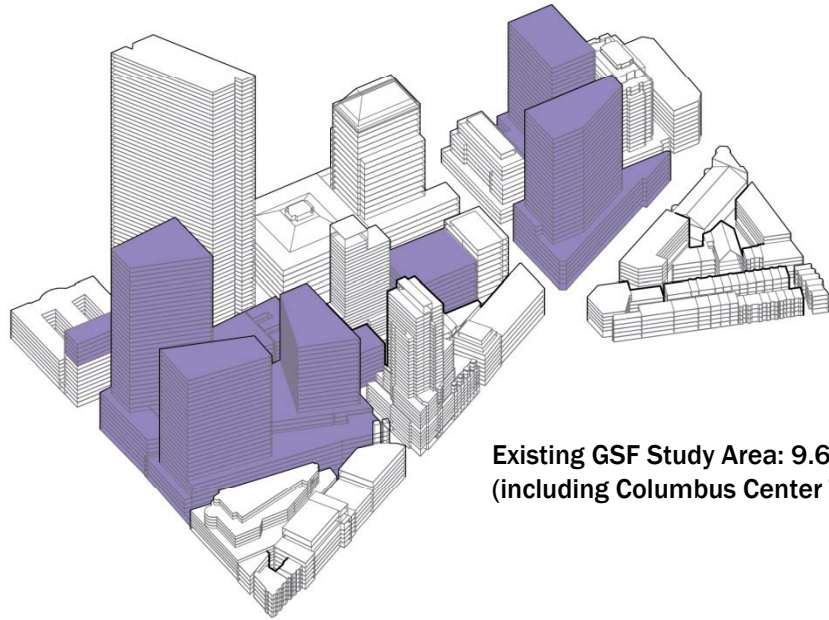


# DEVELOPMENT SCENARIOS

Scenario A (Jan. 09)

**COMMERCIAL**

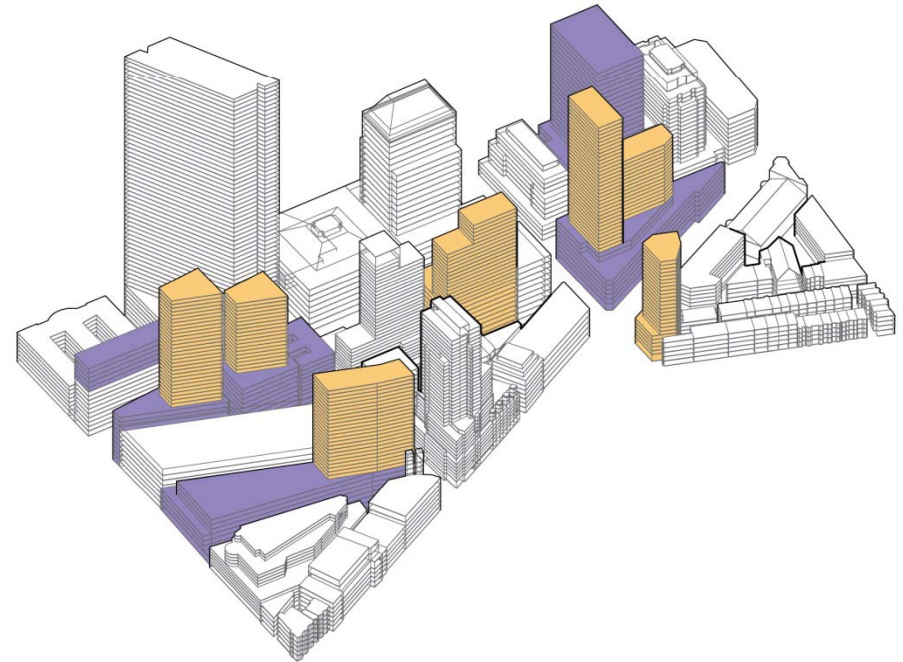
ADDITIONAL 3.8 mil GSF



Scenario B (Jan. 09)

**RESIDENTIAL**

ADDITIONAL 3.0 mil GSF



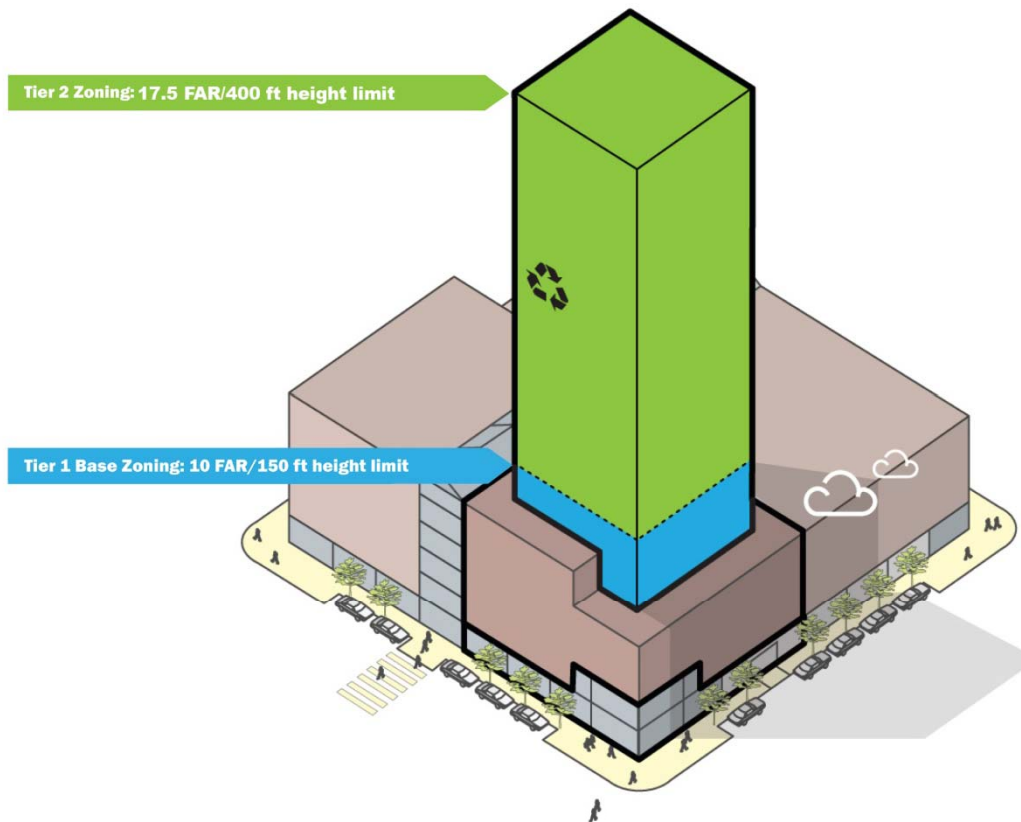
Existing GSF Study Area: 9.6 mil SF  
(including Columbus Center Tower)

After presenting- the following feedback was received:

- Simplify the approach
- Adjust setbacks
- Add goal statements

**\*\* Slide from January 2009 \*\***





### Tier 1: BASE 150 ft 10 FAR

- Public Realm/Pedestrian Experience
- Environment
- Multi-modal Access

### Tier 2: TOWER 400 ft 17.5 FAR

#### PUBLIC BENEFIT ACHIEVEMENT

- Building Preservation (required)
- Sustainability (required)

#### Select one of three below:

- Increasing the city's housing supply
- Streetscape/Pedestrian & Bicycle Fund
- Public Art

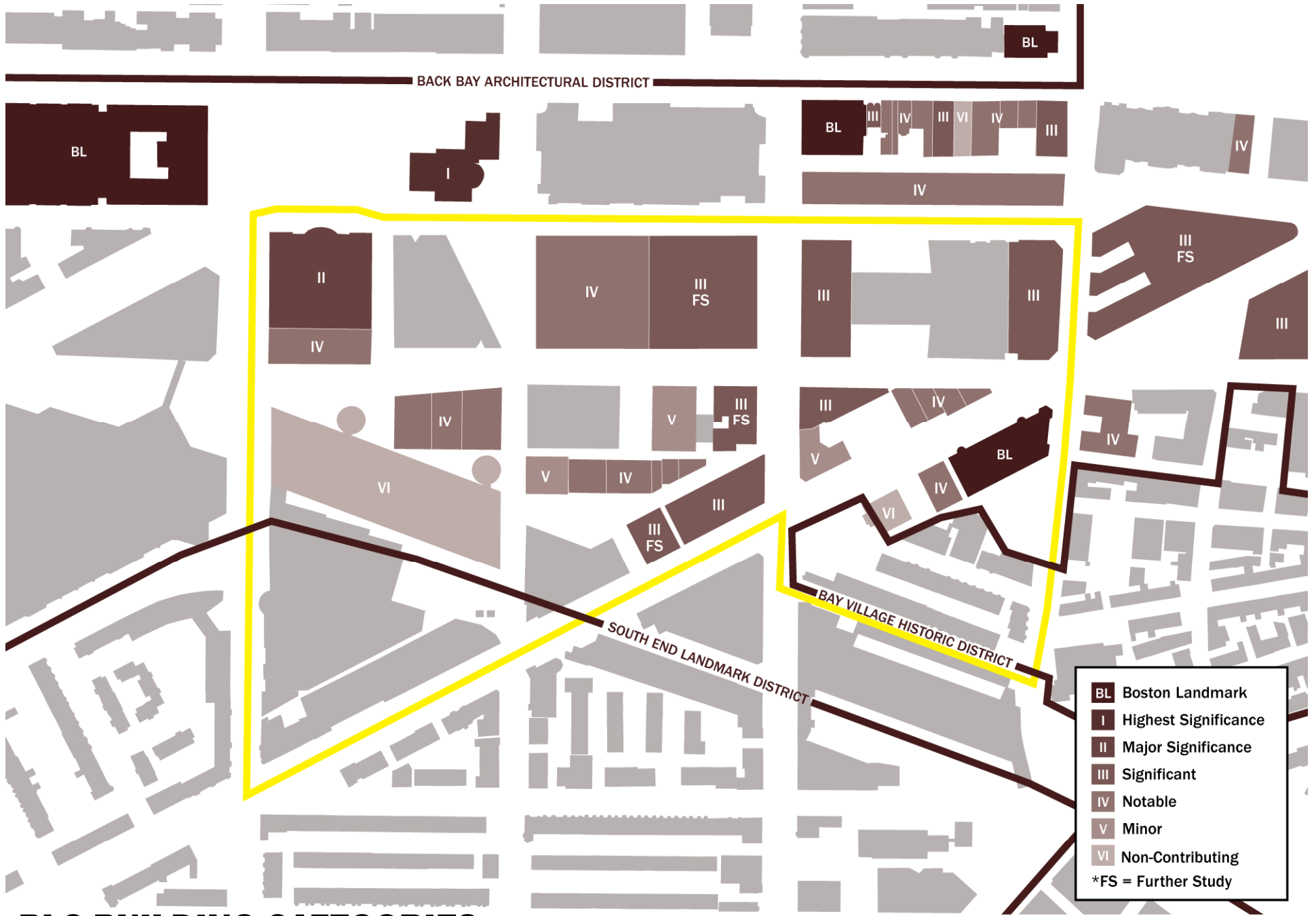
#### PERFORMANCE CRITERIA

- Building Form
- Environment
- Multi-modal Access

## 2 ZONING TIERS - BASE & TOWER

# 04 Oct. 2009 Zoning Recommendations





# BLC BUILDING CATEGORIES



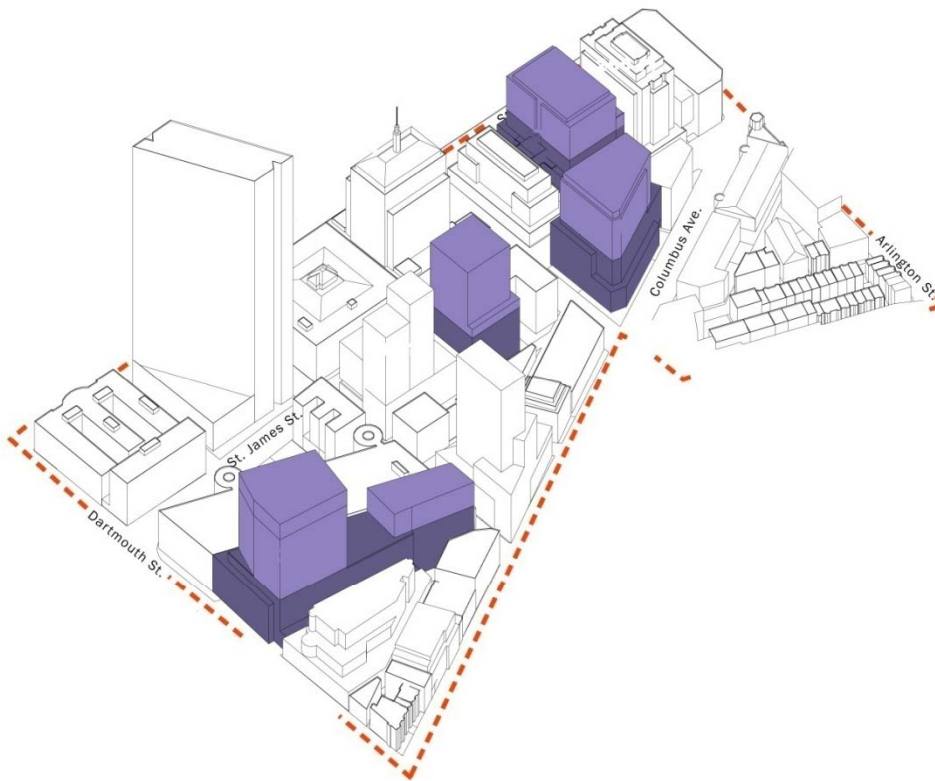
Tier 2 Protected Buildings

# BLC BUILDING CATEGORIES



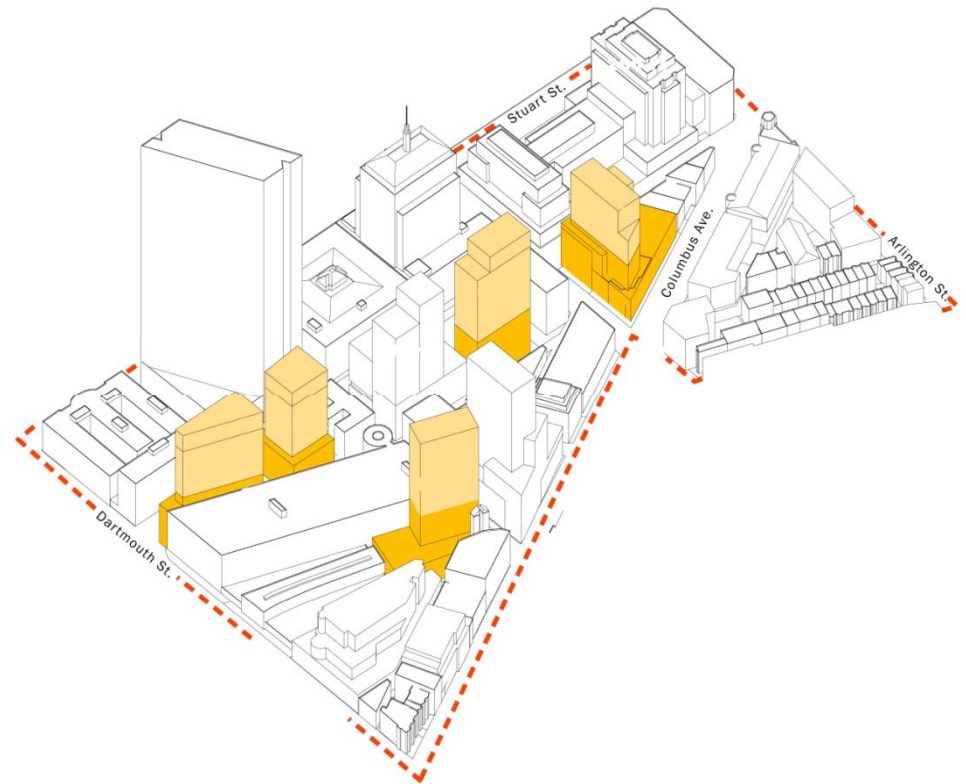
# DEVELOPMENT SCENARIOS

**Scenario A**  
**COMMERCIAL (300 - 400 ft)**  
ADDITIONAL 3 mil GSF



Existing GSF Study Area: 9.6 mil SF  
(including Columbus Center Tower & Clarendon)

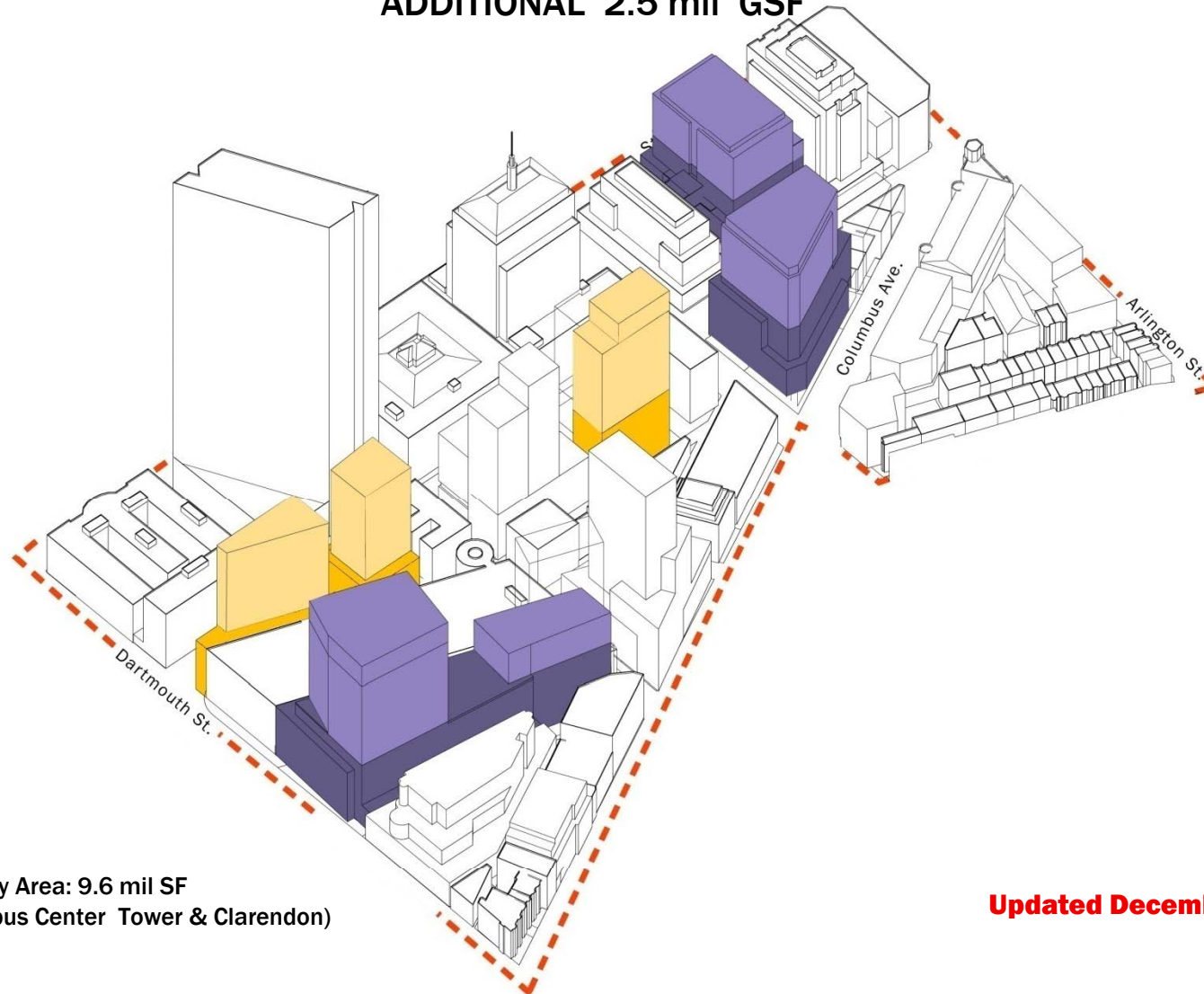
**Scenario B**  
**RESIDENTIAL (300 - 400ft)**  
ADDITIONAL 2 mil GSF



**Updated December 2009**

# COMPOSITE DEVELOPMENT SCENARIOS

**COMMERCIAL & RESIDENTIAL (300 – 400ft)**  
**ADDITIONAL 2.5 mil GSF**



Existing GSF Study Area: 9.6 mil SF  
(including Columbus Center Tower & Clarendon)

**Updated December 2009**



# 05 Shadow Criteria (300 - 400 ft)

2 hours allowed from 8am – 2:30pm March- Oct.

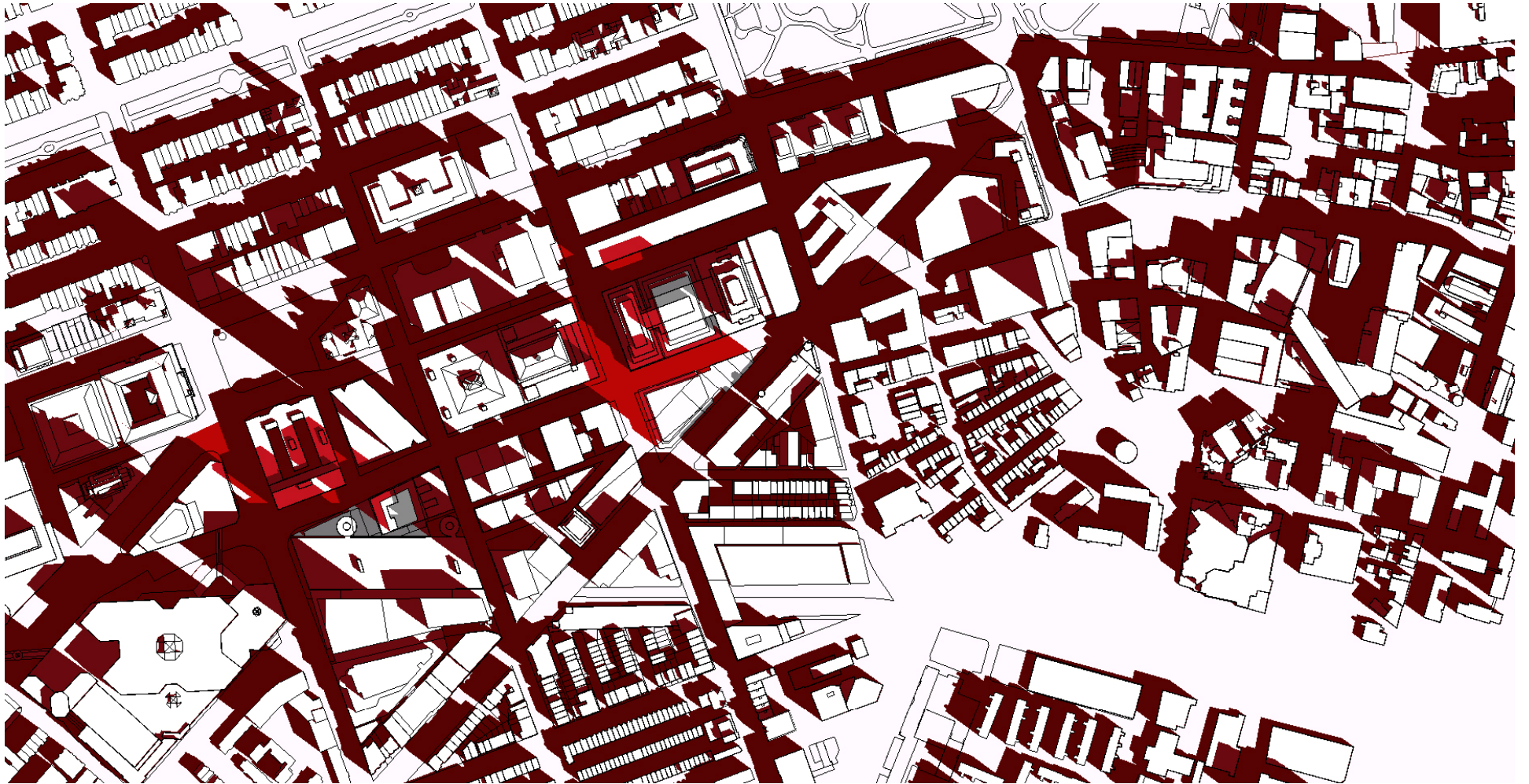
**March 21<sup>st</sup> Shadow Study**

**8:00am**



**March 21<sup>st</sup> Shadow Study**

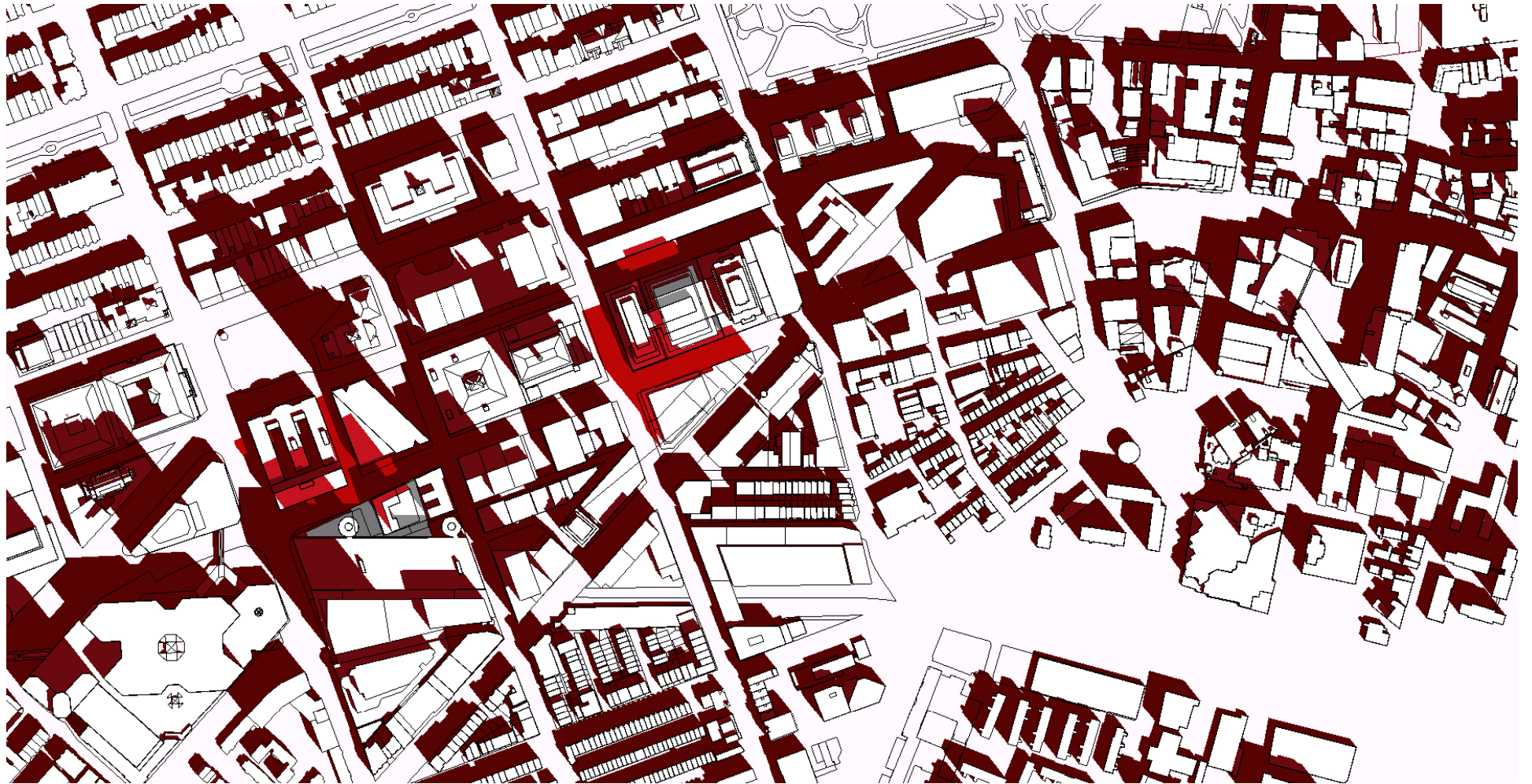
**9:00am**





**March 21<sup>st</sup> Shadow Study**

**10:00am**



**March 21<sup>st</sup> Shadow Study**

**11:00am**





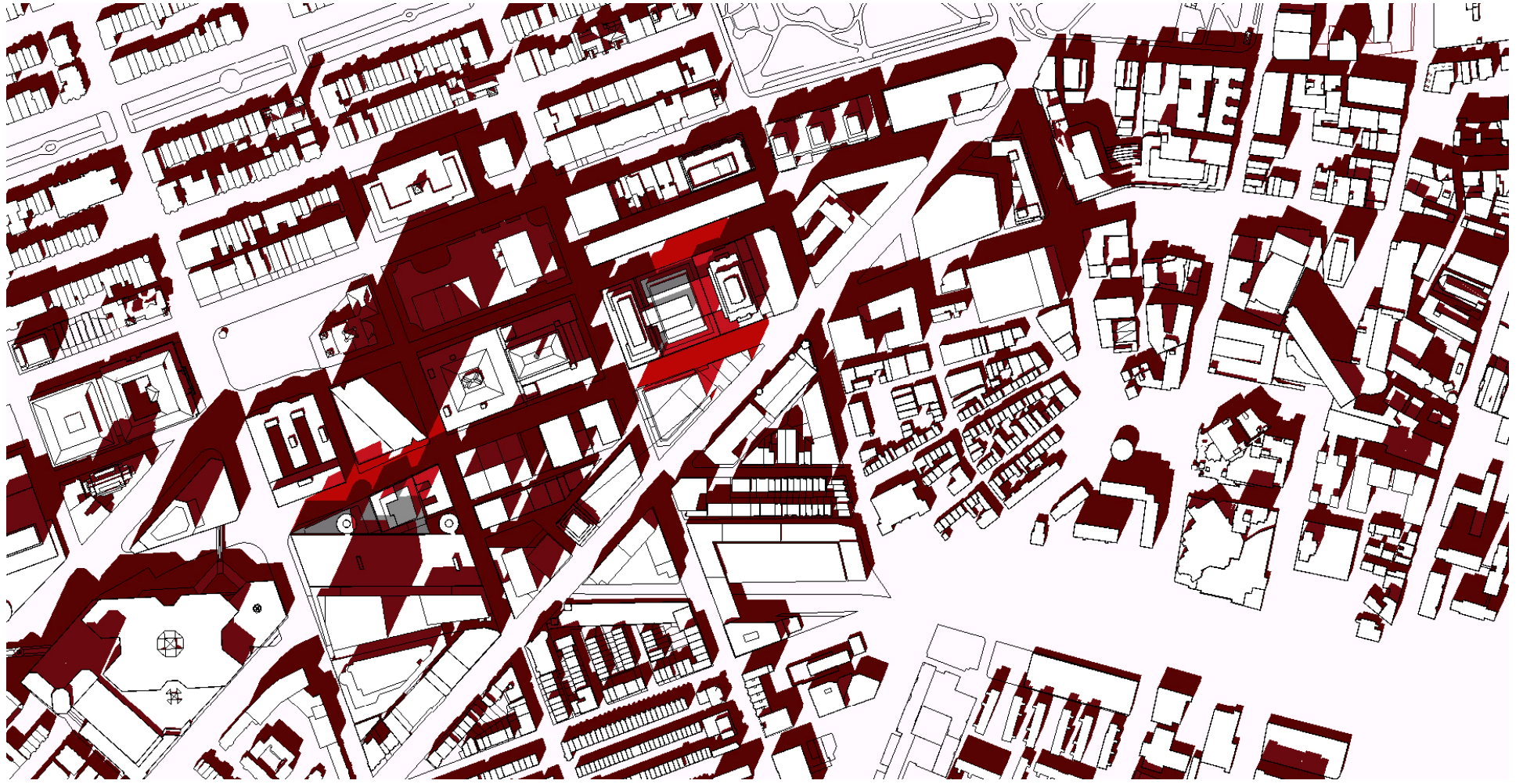
**March 21<sup>st</sup> Shadow Study**

**12:00pm**



**March 21<sup>st</sup> Shadow Study**

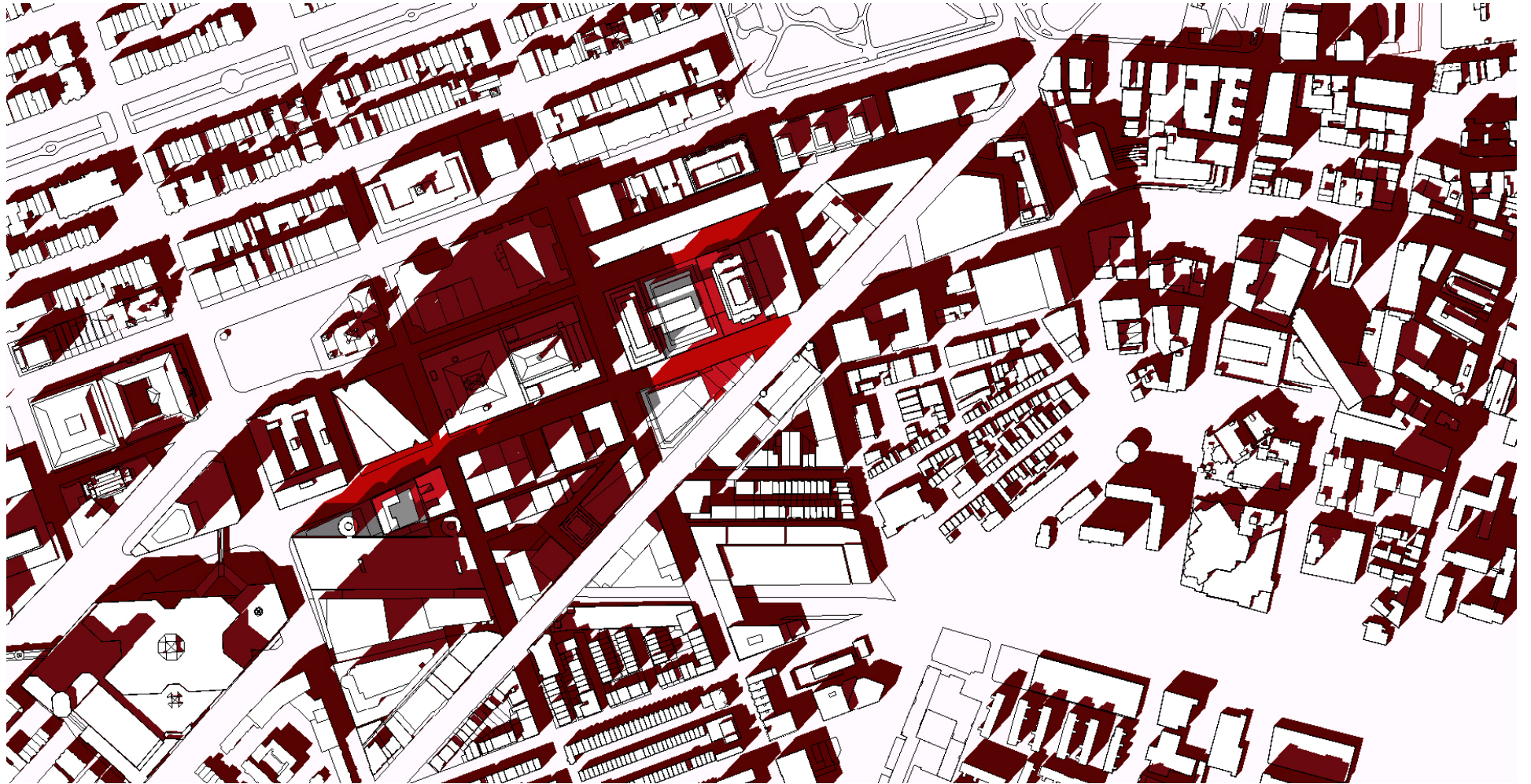
**1:00pm**





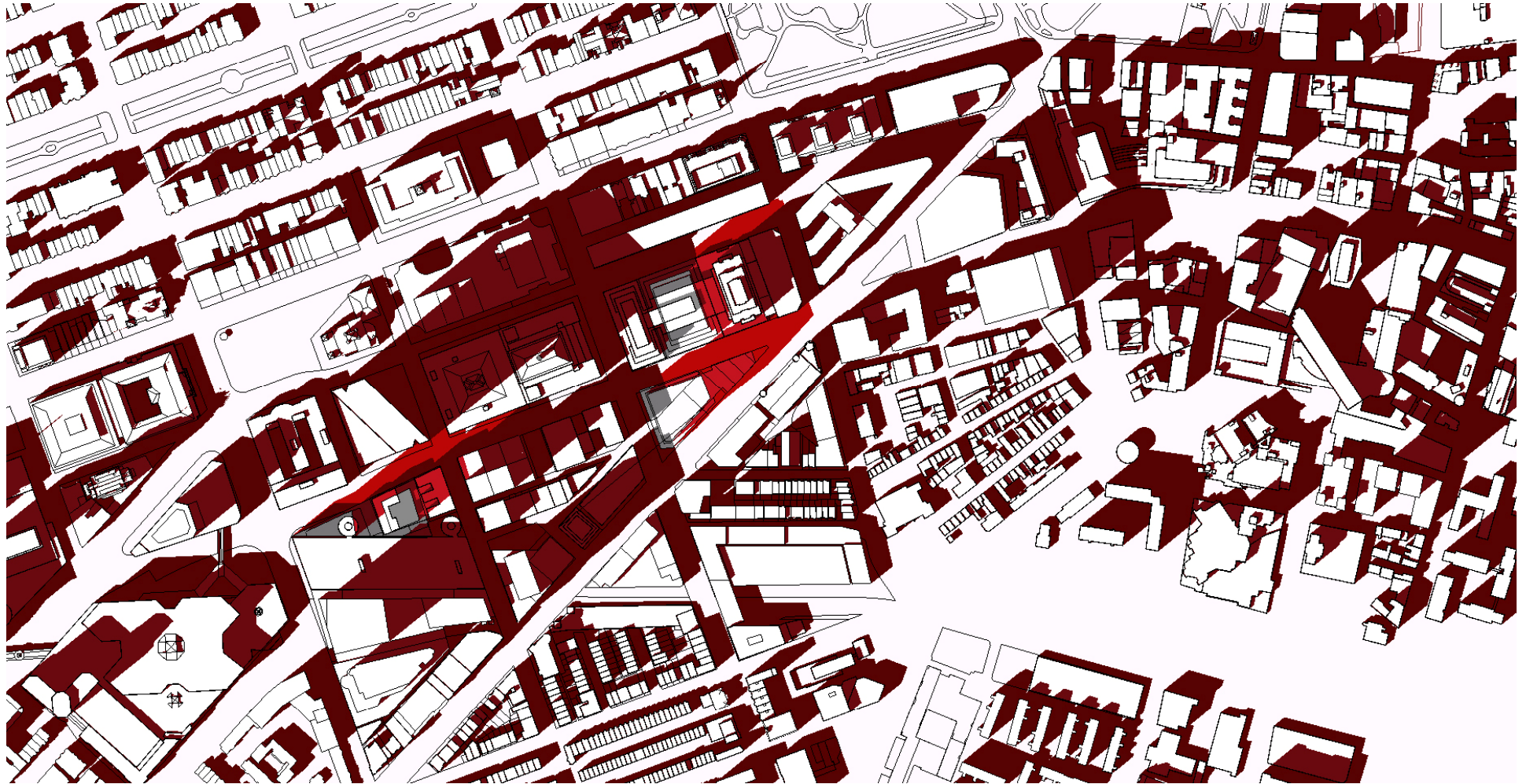
**March 21<sup>st</sup> Shadow Study**

**2:00pm**



**March 21<sup>st</sup> Shadow Study**

**2:30pm**





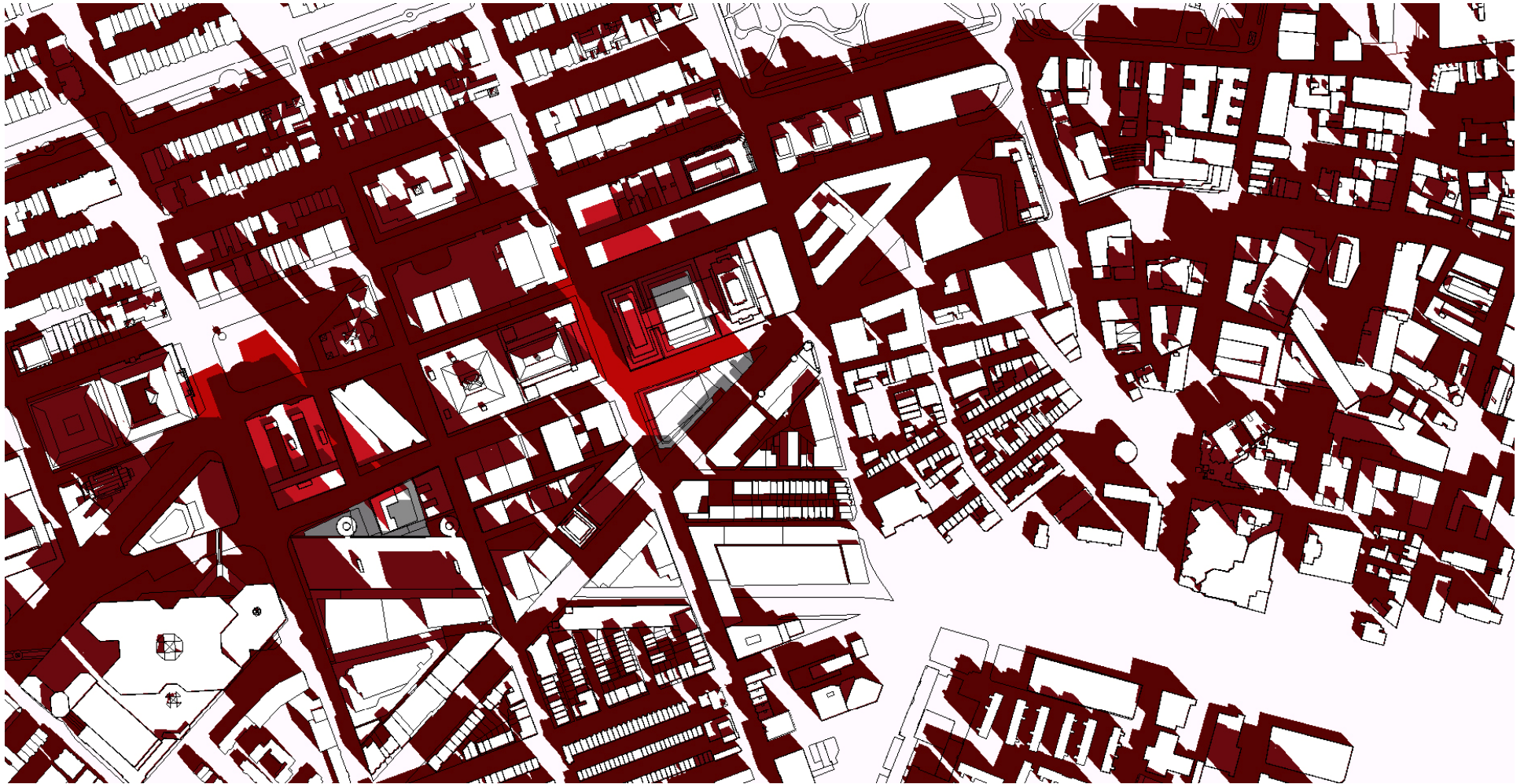
**October 21<sup>st</sup> Shadow Study**

**8:00am**



**October 21<sup>st</sup> Shadow Study**

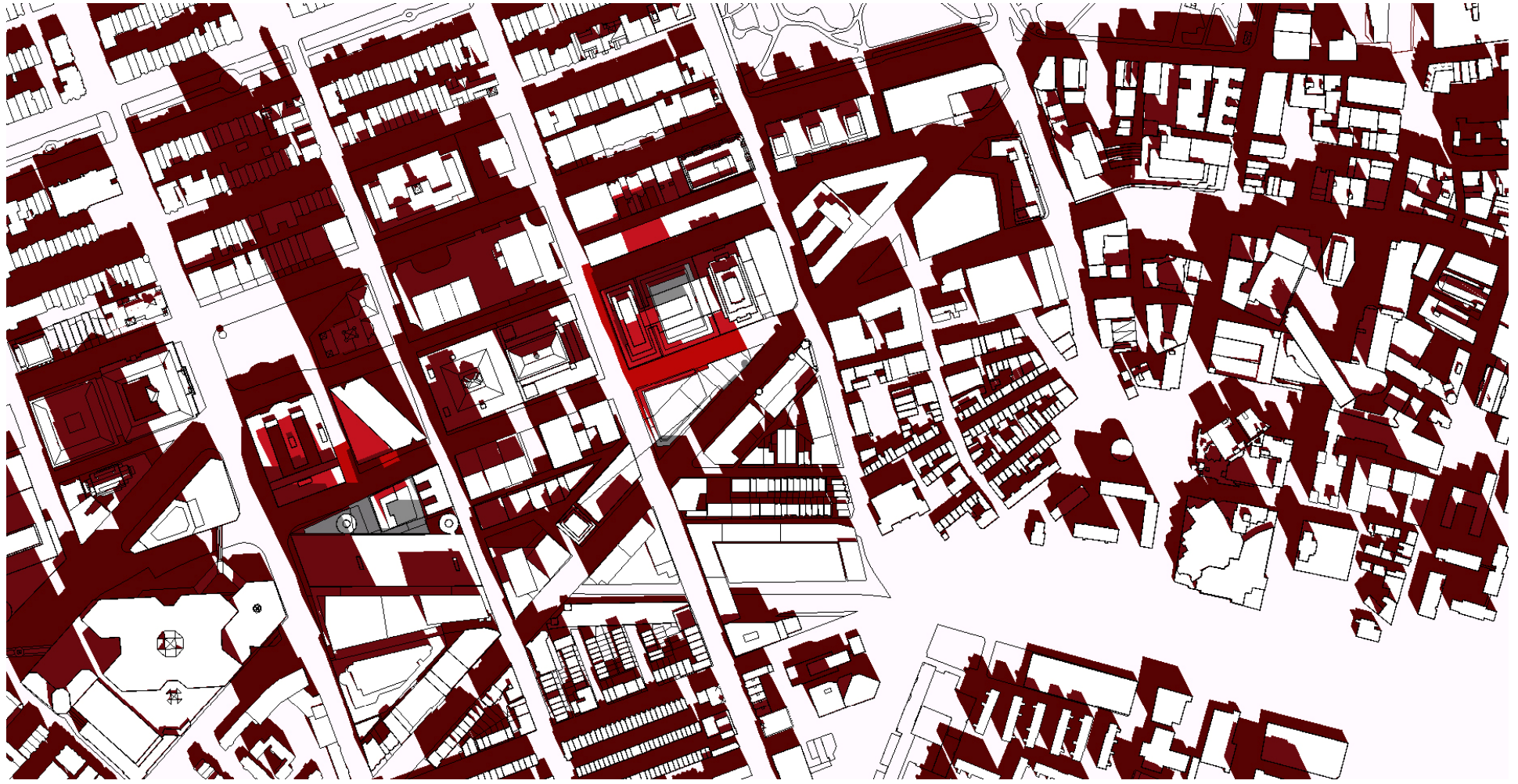
**9:00am**





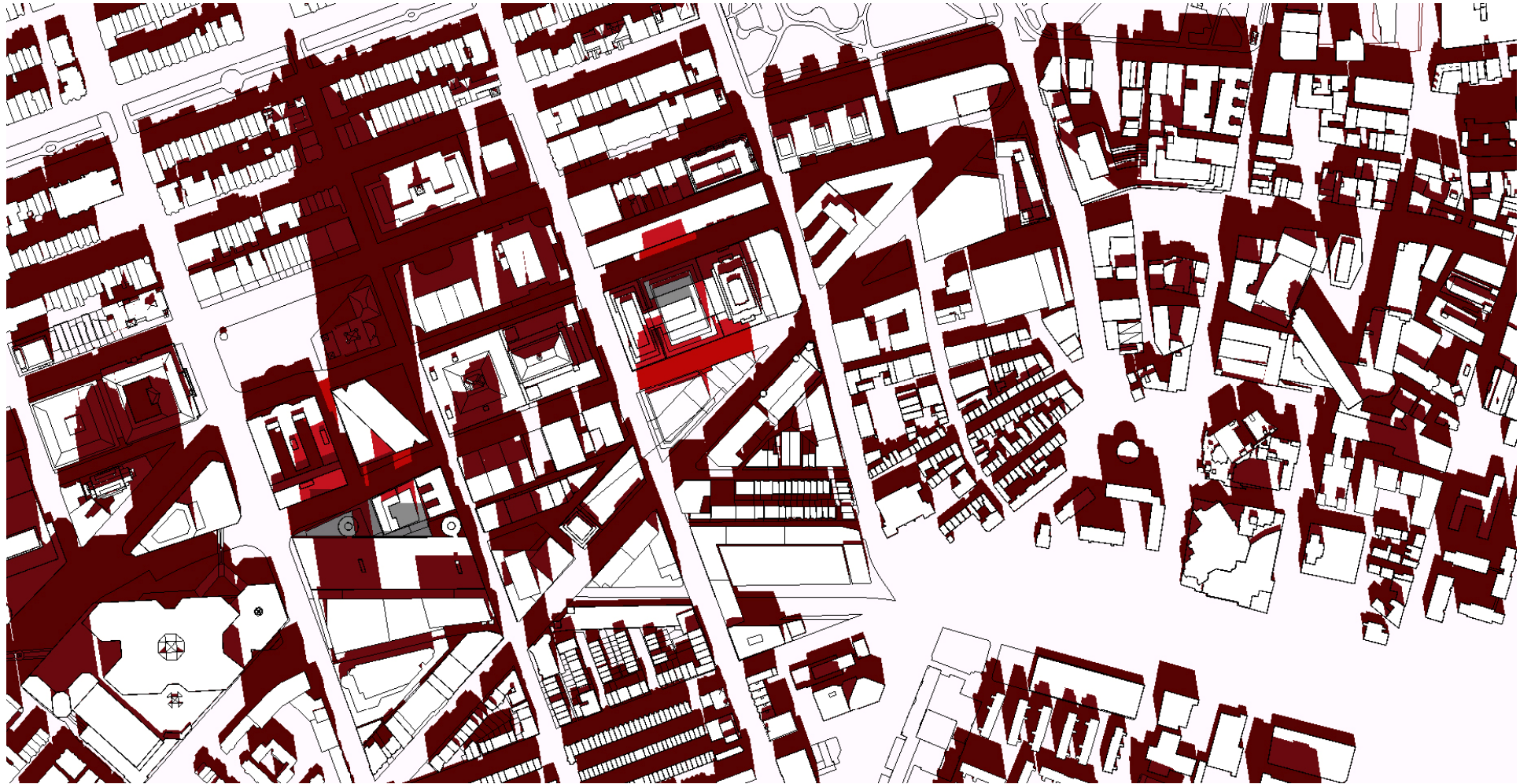
# October 21<sup>st</sup> Shadow Study

10:00am



**October 21<sup>st</sup> Shadow Study**

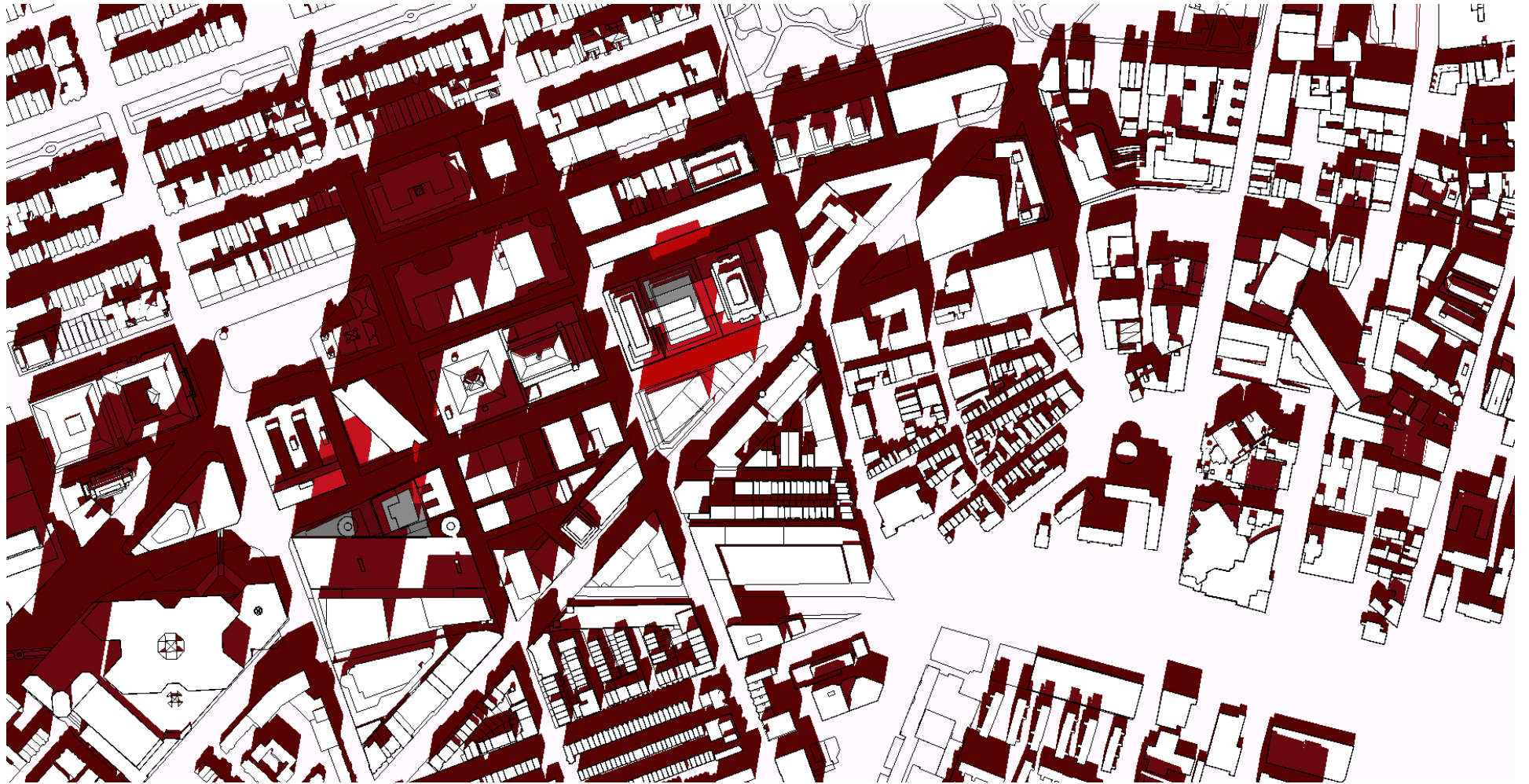
**11:00am**





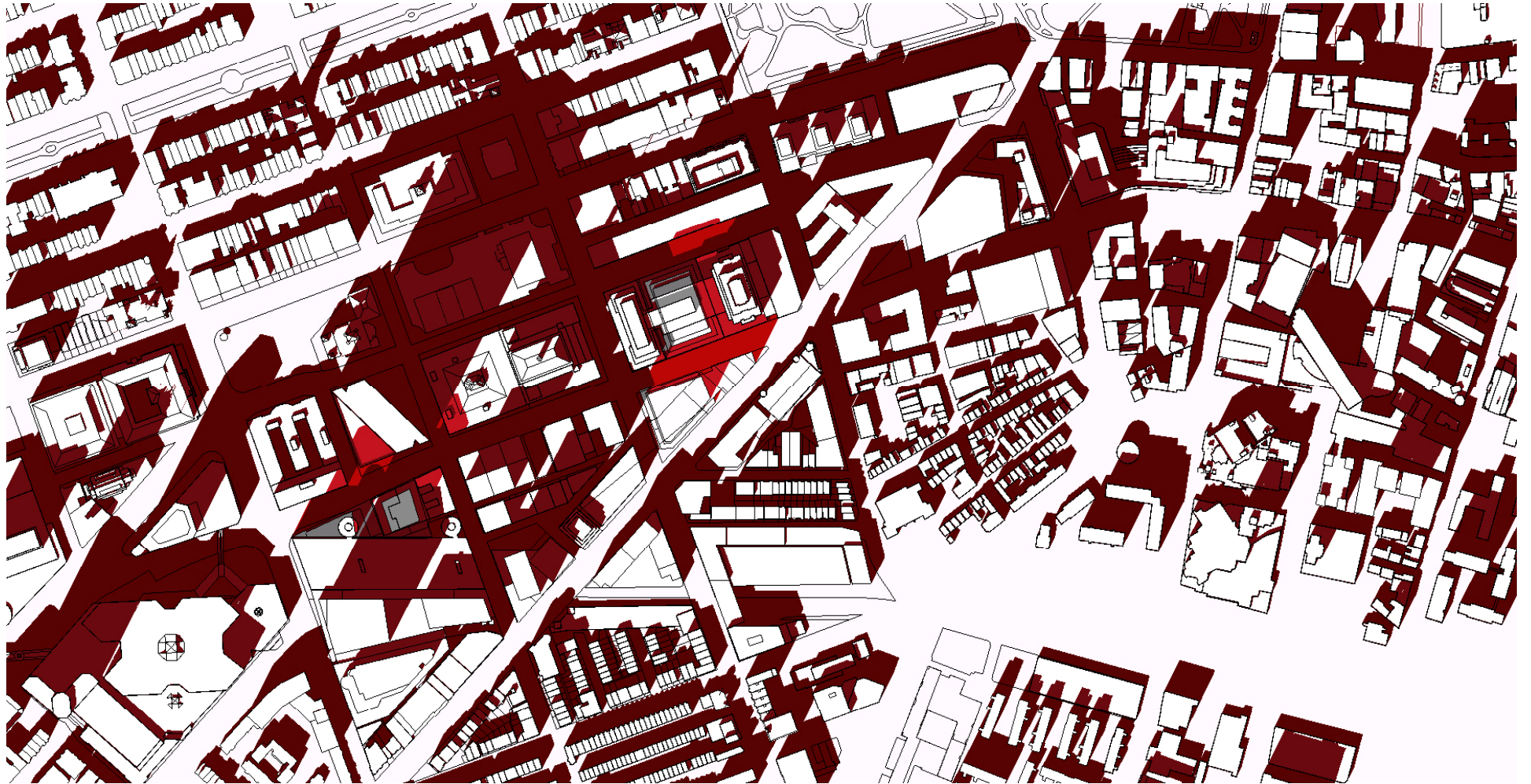
**October 21<sup>st</sup> Shadow Study**

**12:00pm**



**October 21<sup>st</sup> Shadow Study**

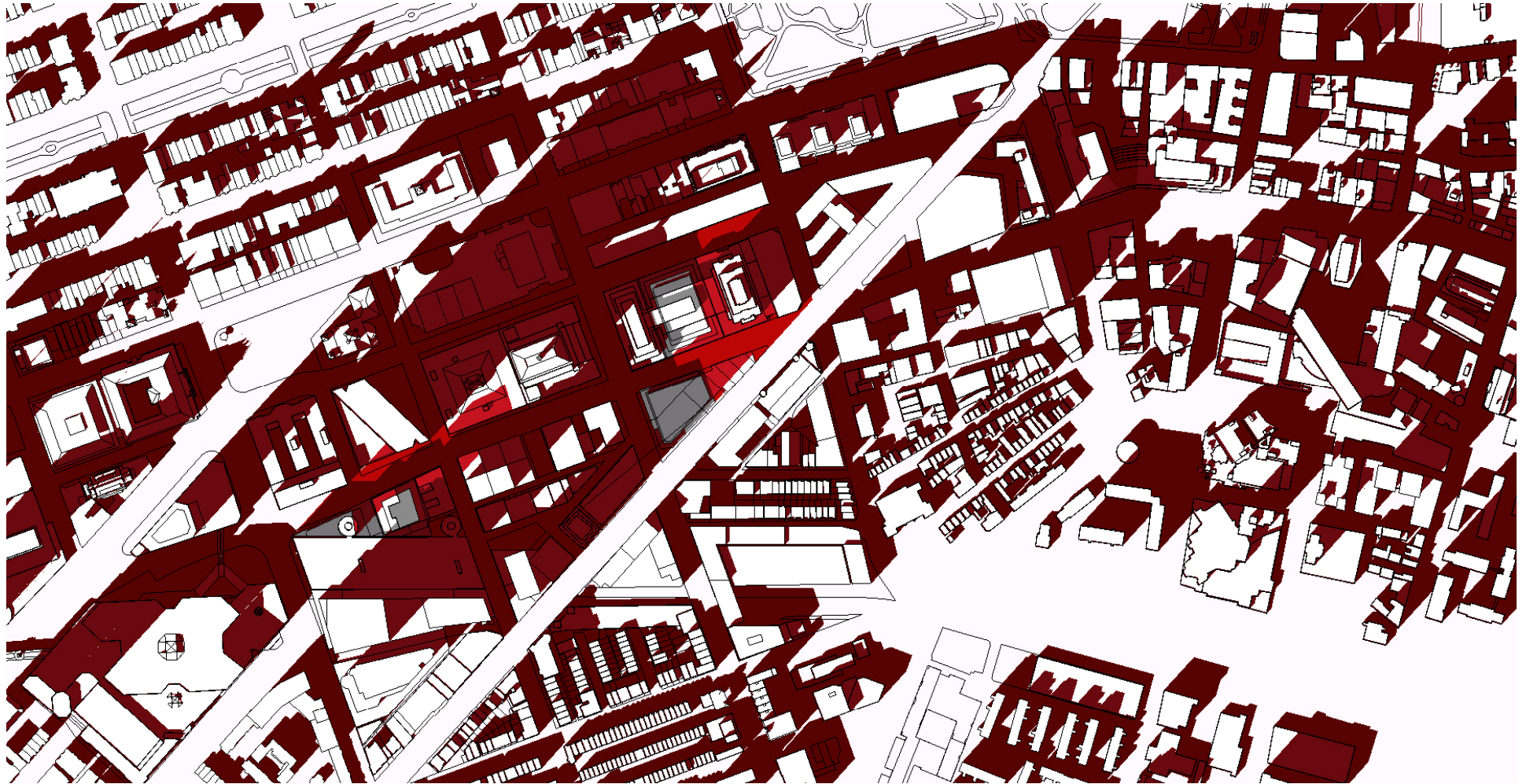
**1:00pm**





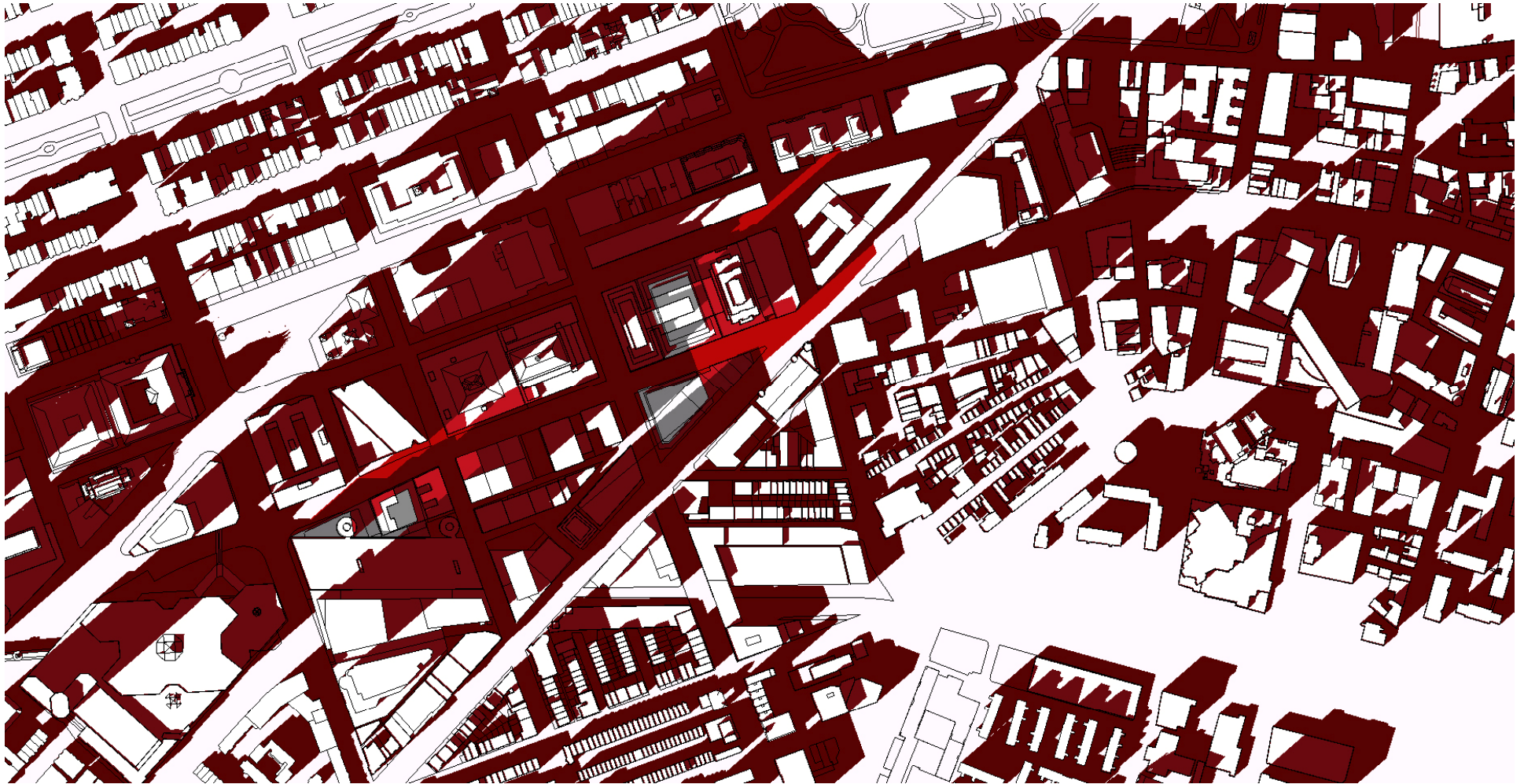
**October 21<sup>st</sup> Shadow Study**

**2:00pm**



**October 21<sup>st</sup> Shadow Study**

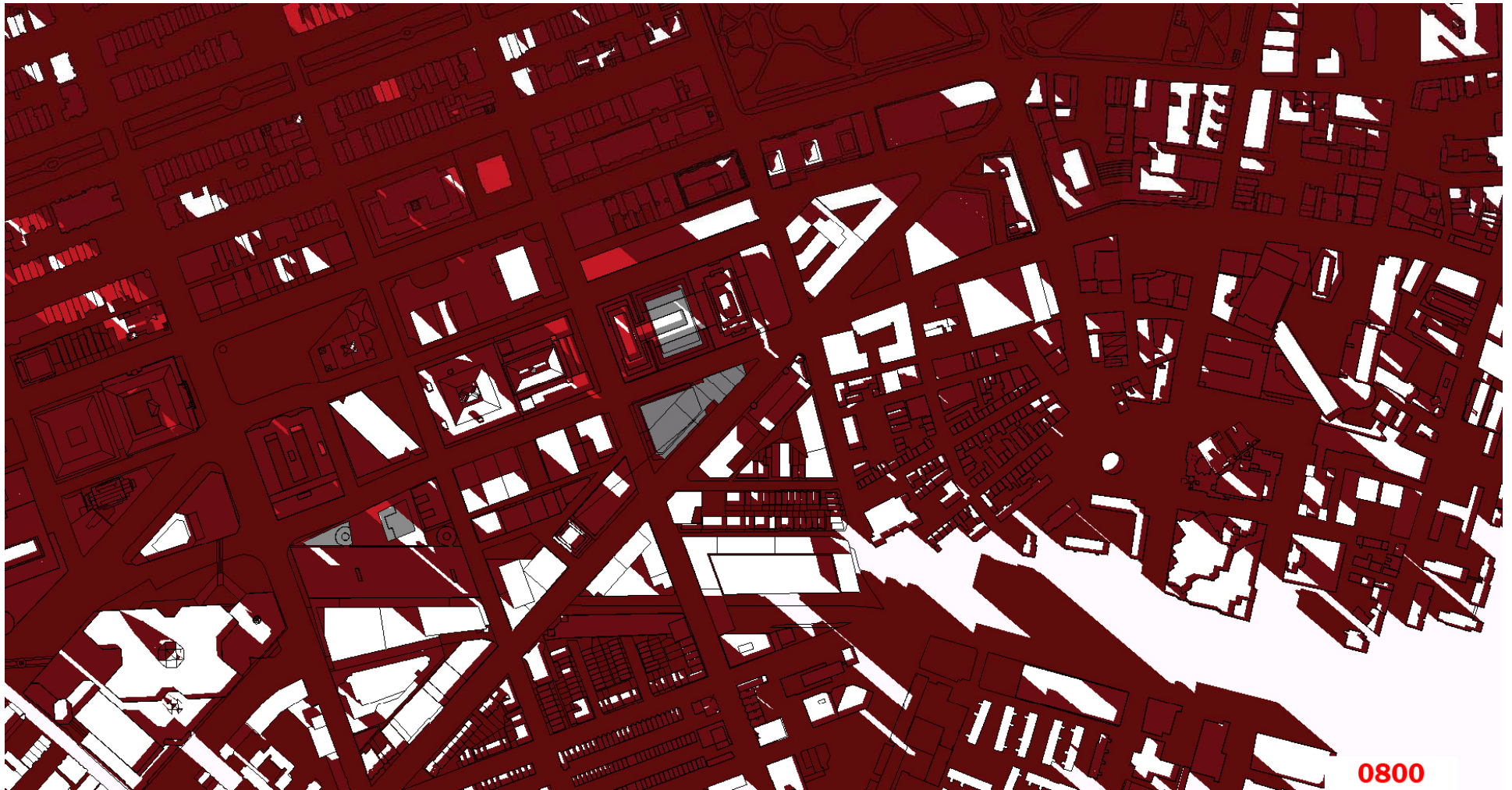
**2:30pm**





**December 21<sup>st</sup> Shadow Study**

**8:00am**



**0800**

# December 21<sup>st</sup> Shadow Study

9:00am

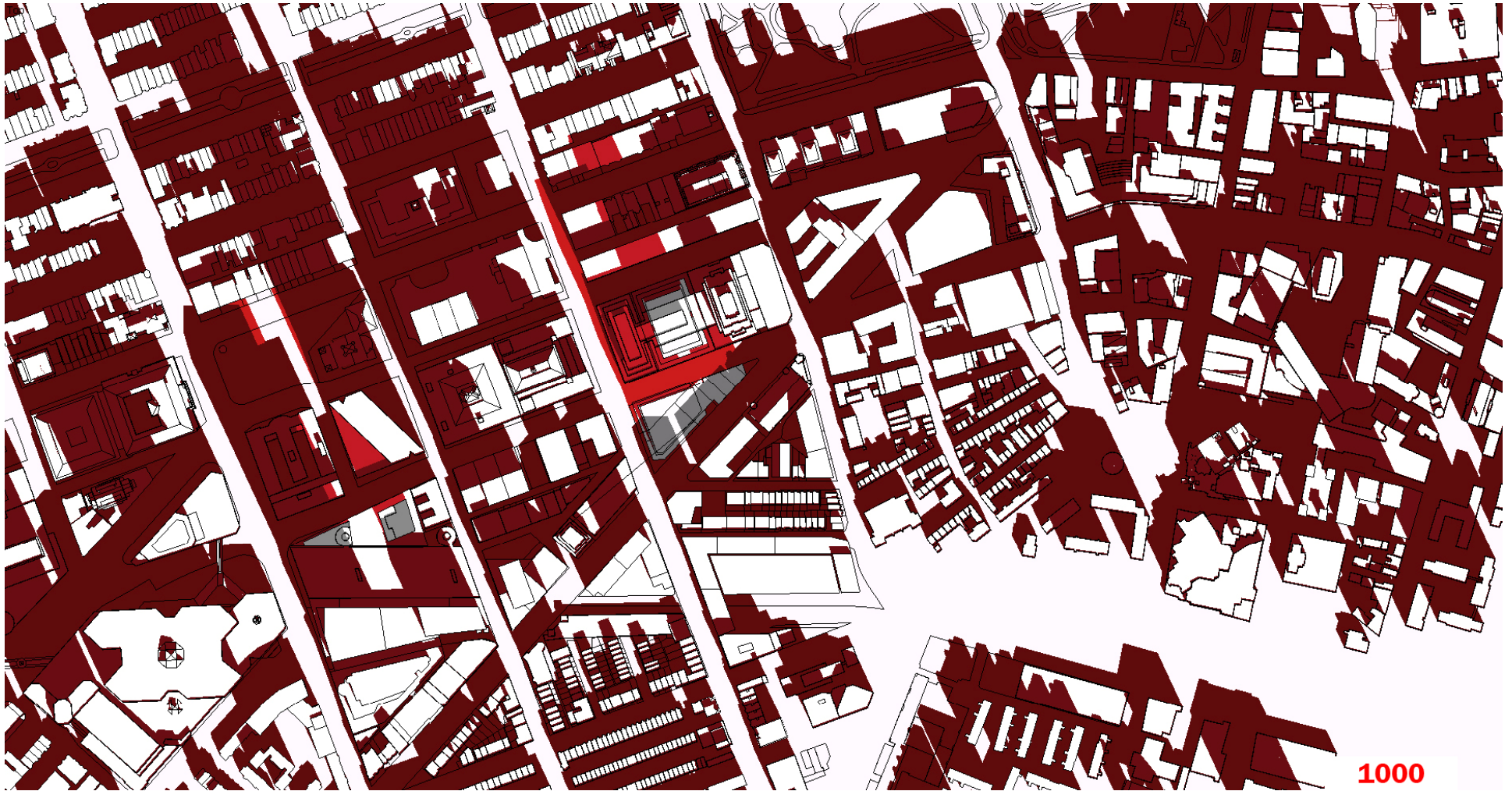


0900



# December 21<sup>st</sup> Shadow Study

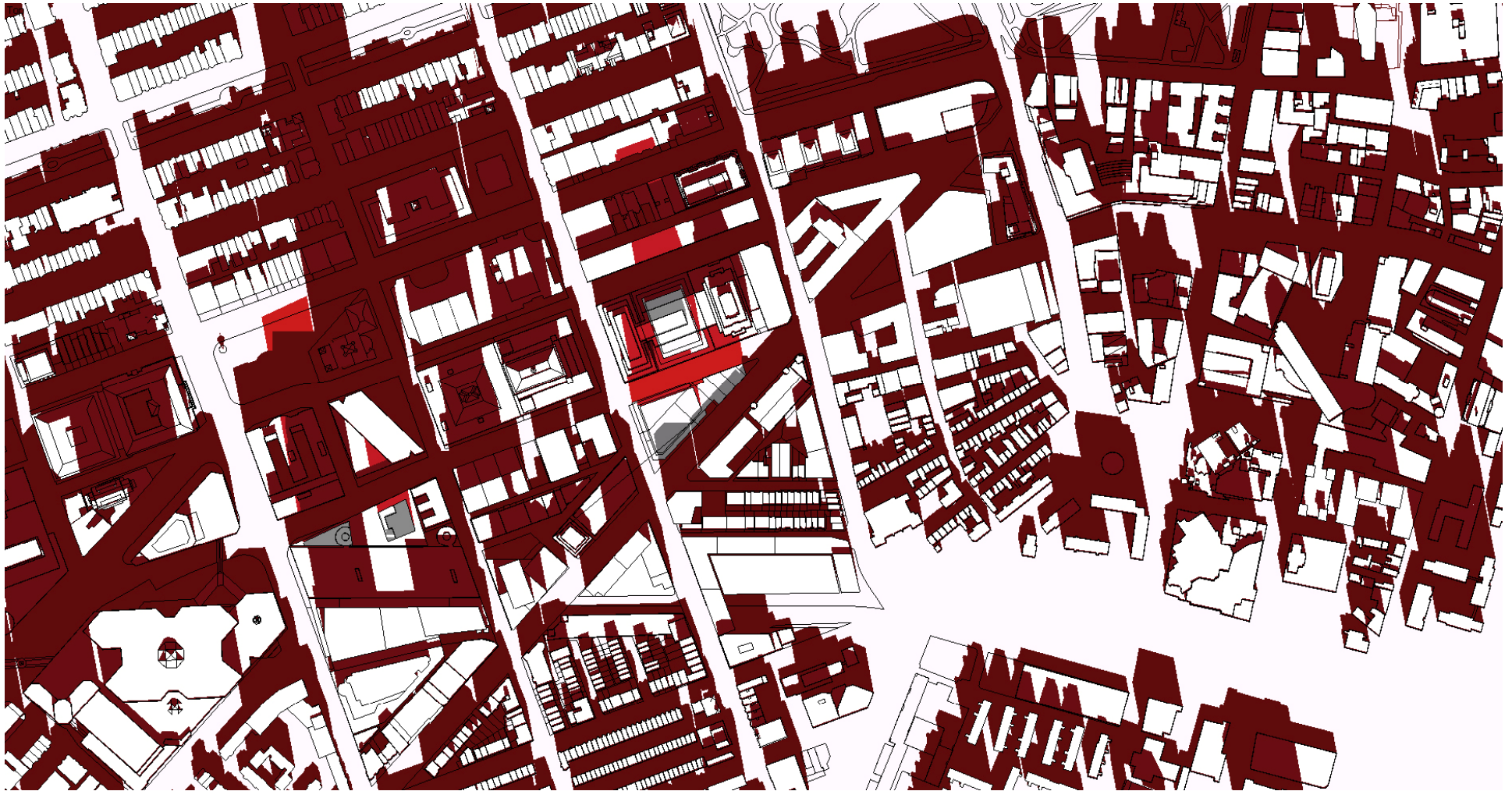
10:00am



1000

**December 21<sup>st</sup> Shadow Study**

**11:00am**





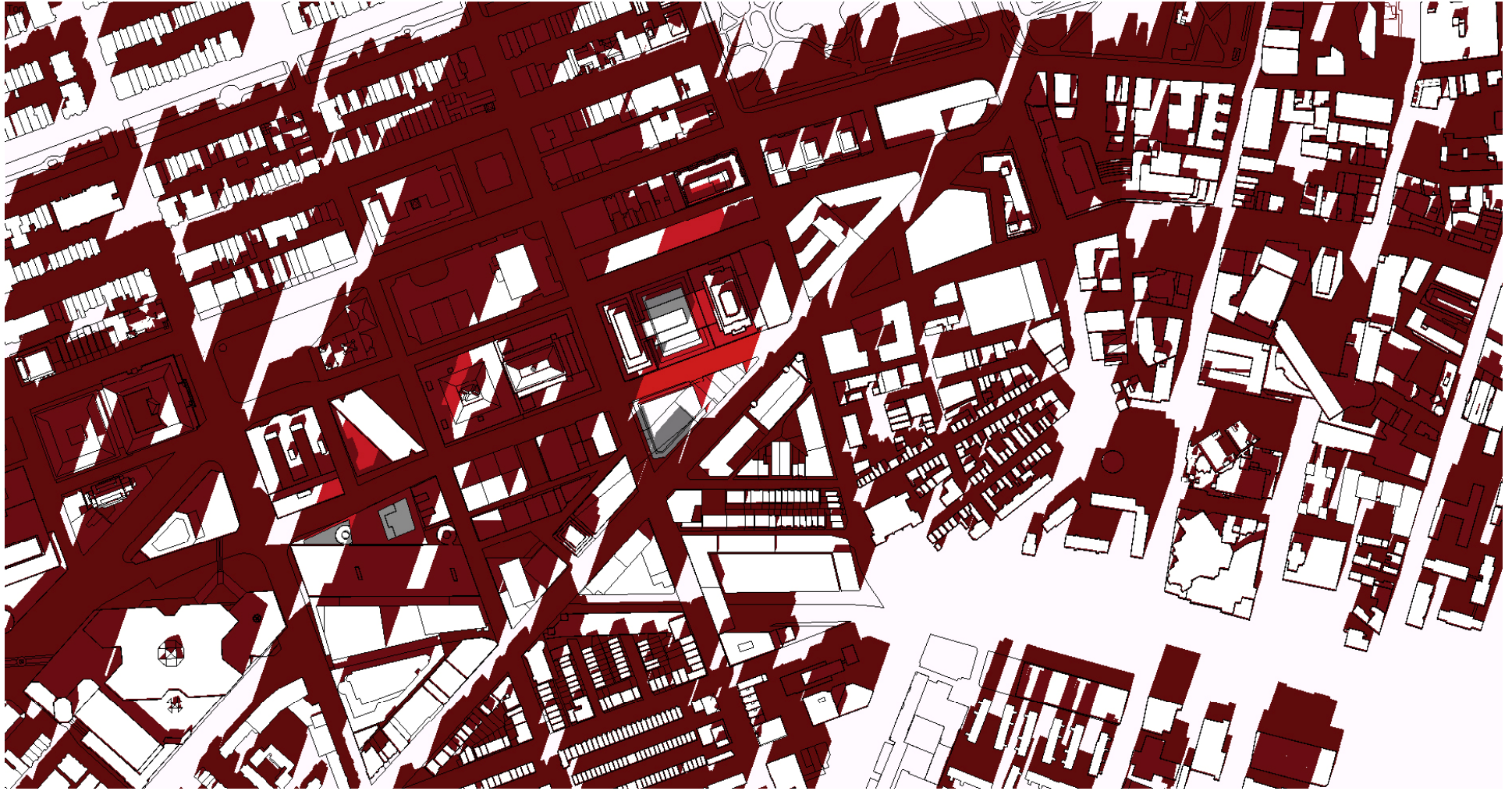
**December 21<sup>st</sup> Shadow Study**

**12:00pm**



## December 21<sup>st</sup> Shadow Study

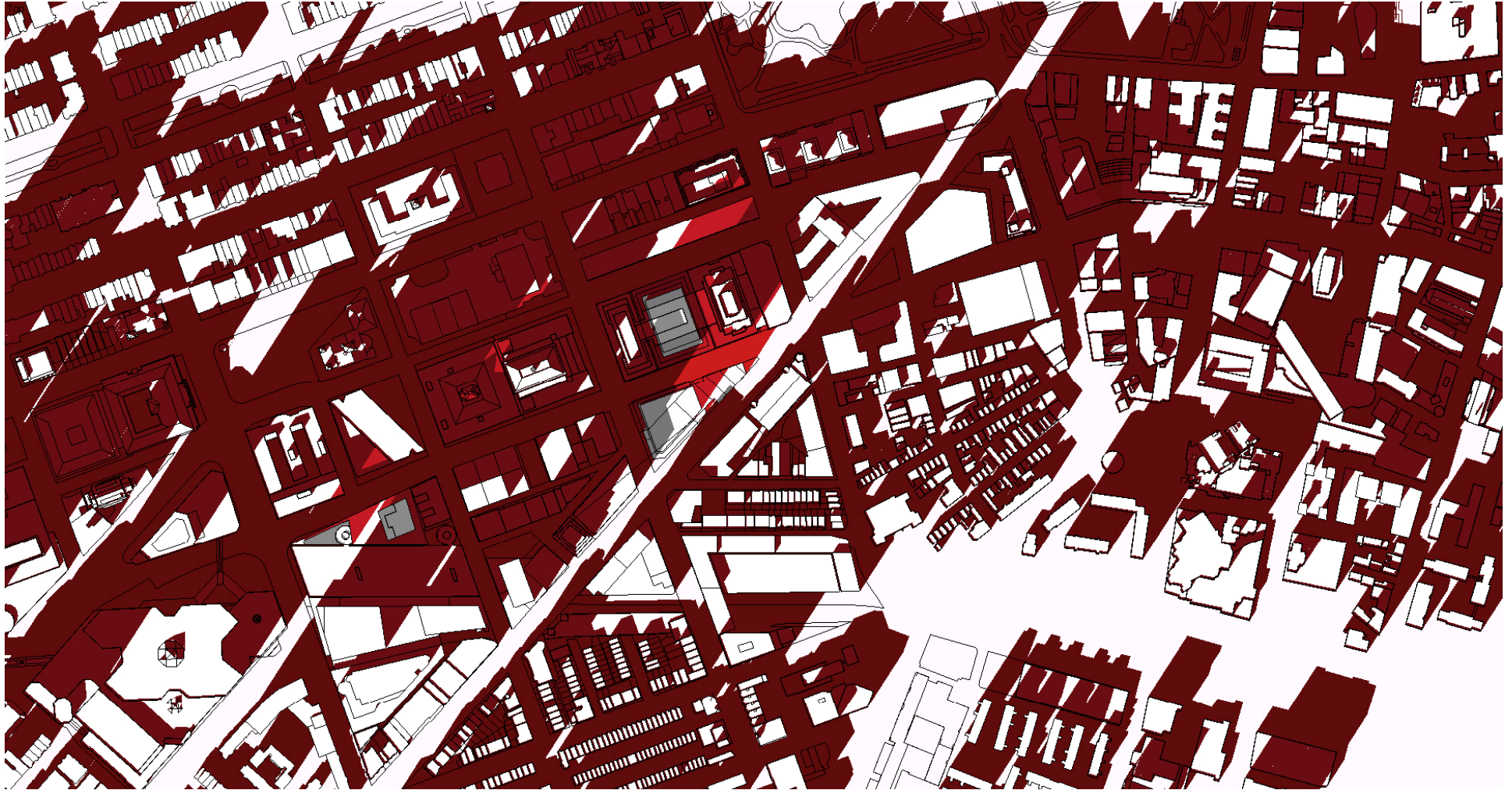
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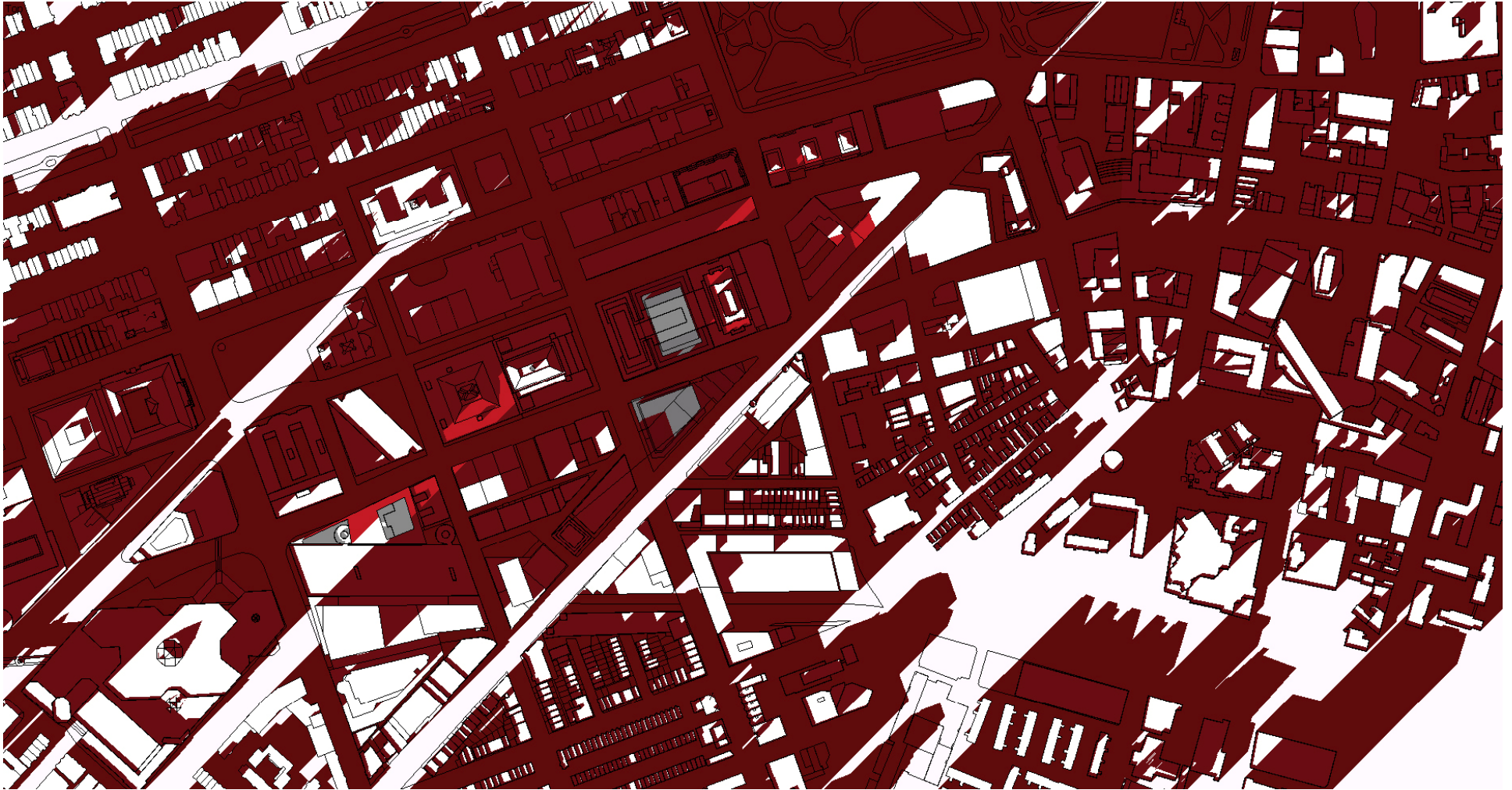
**December 21<sup>st</sup> Shadow Study**

**2:00pm**



**December 21<sup>st</sup> Shadow Study**

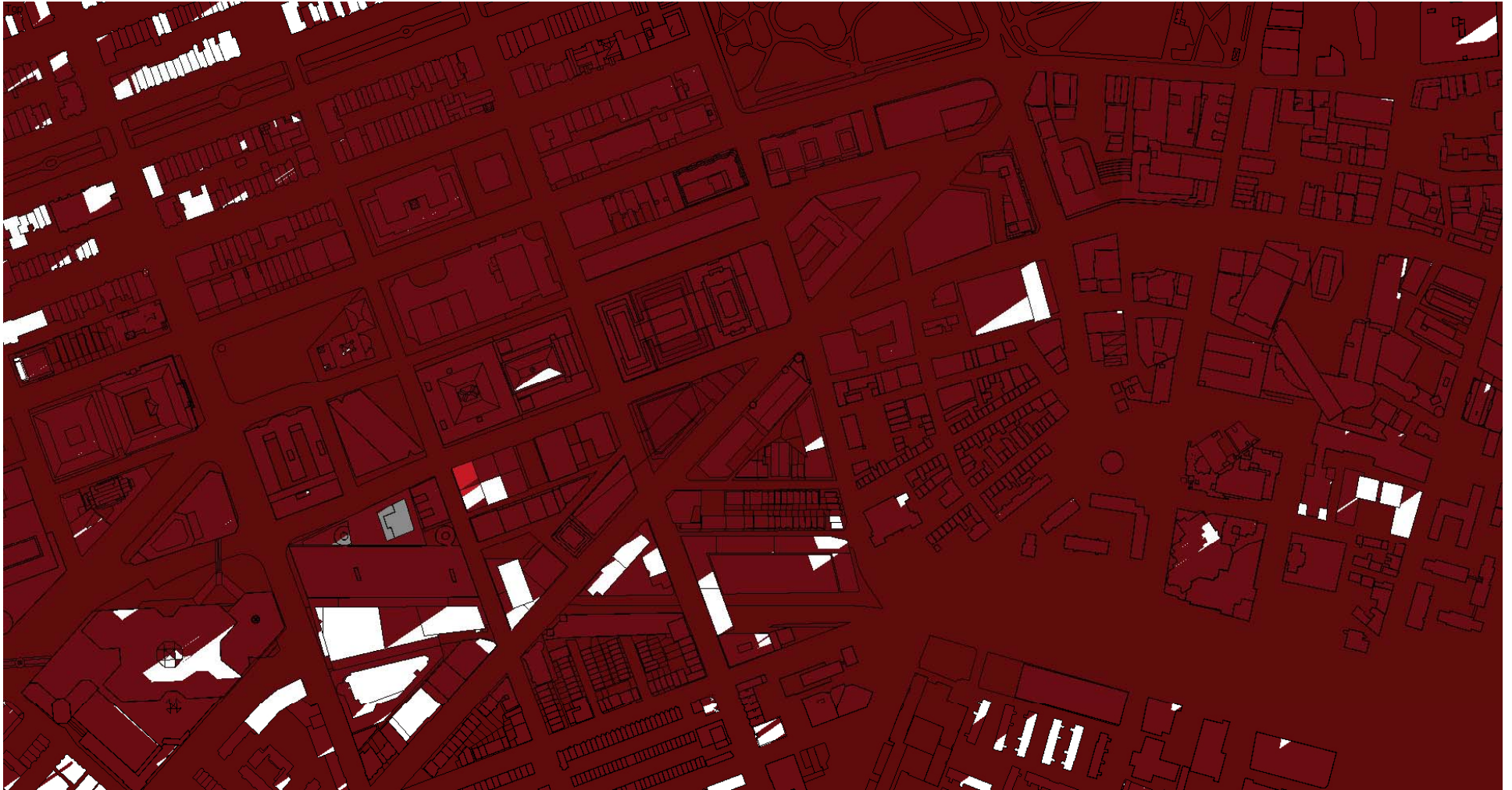
**3:00pm**





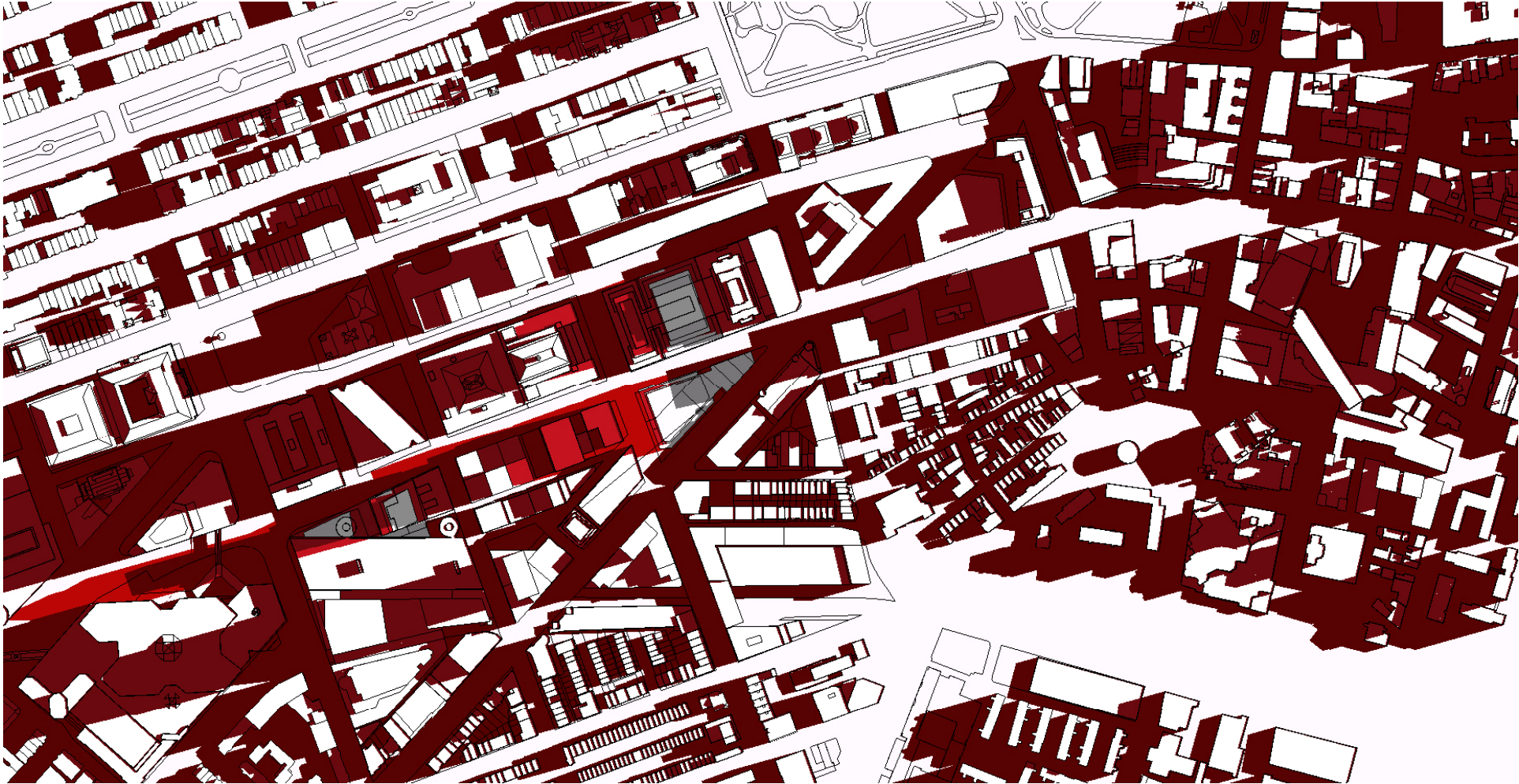
**December 21<sup>st</sup> Shadow Study**

**4:00pm**



**June 21<sup>st</sup> Shadow Study**

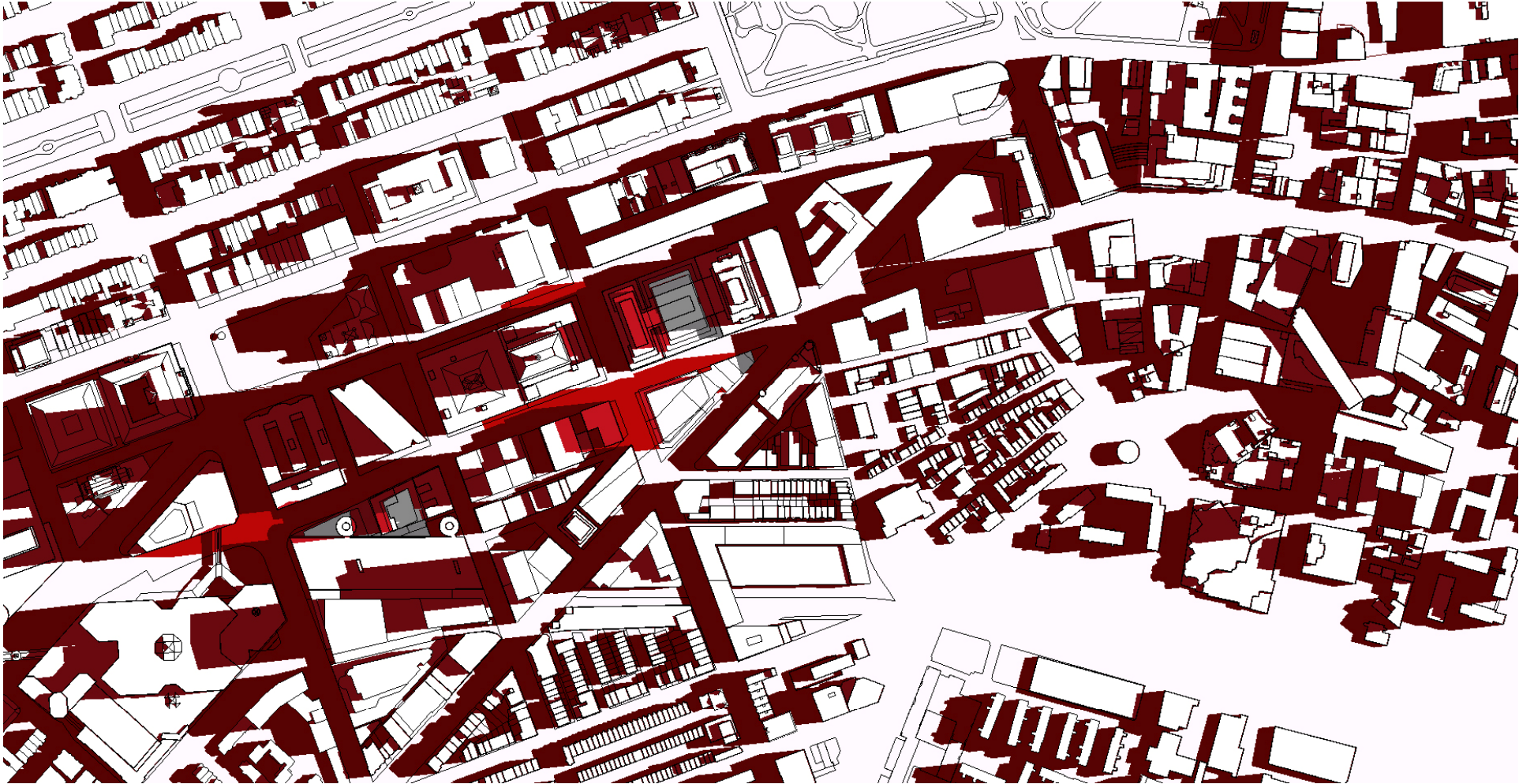
**6:00am**





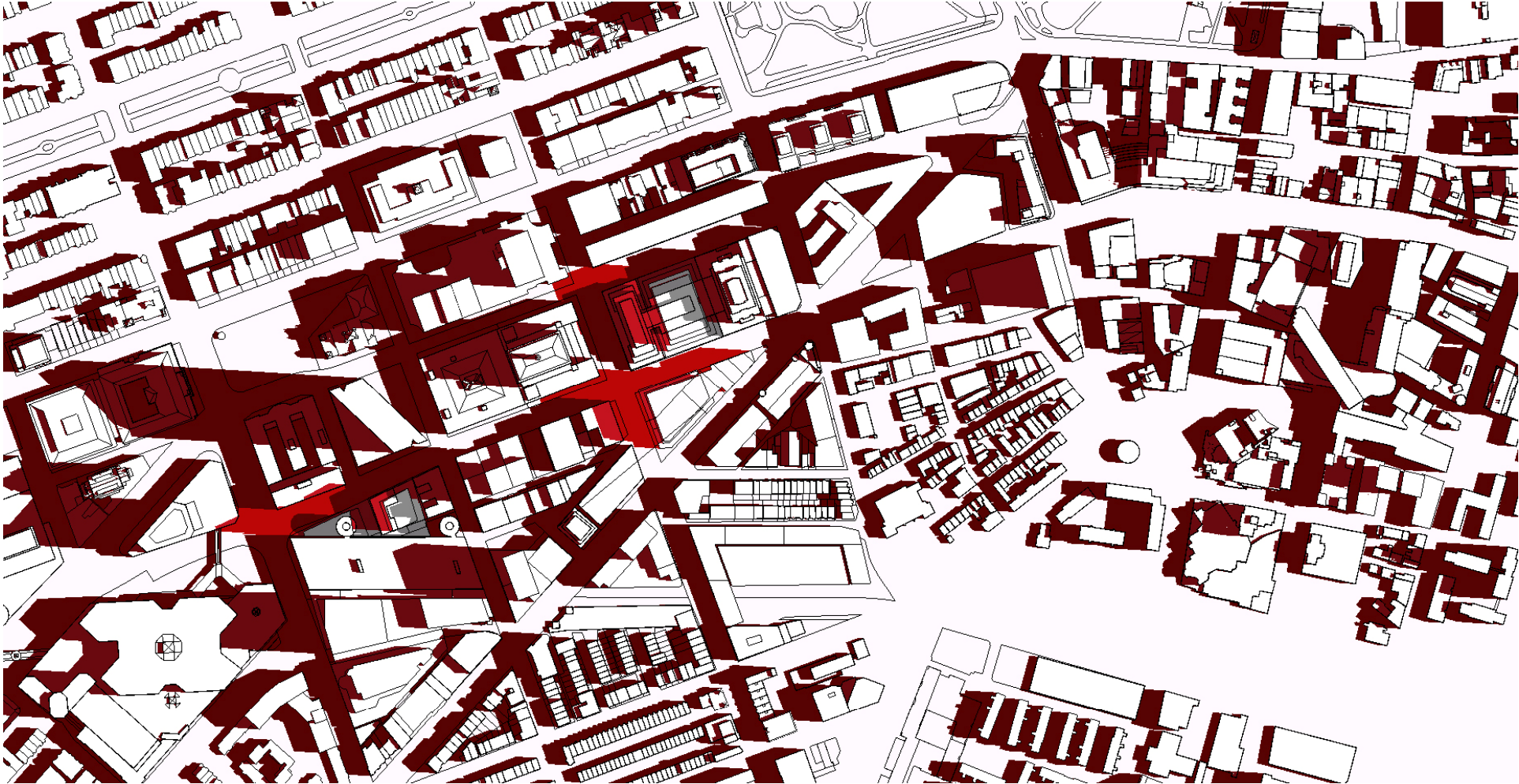
**June 21<sup>st</sup> Shadow Study**

**7:00am**



**June 21<sup>st</sup> Shadow Study**

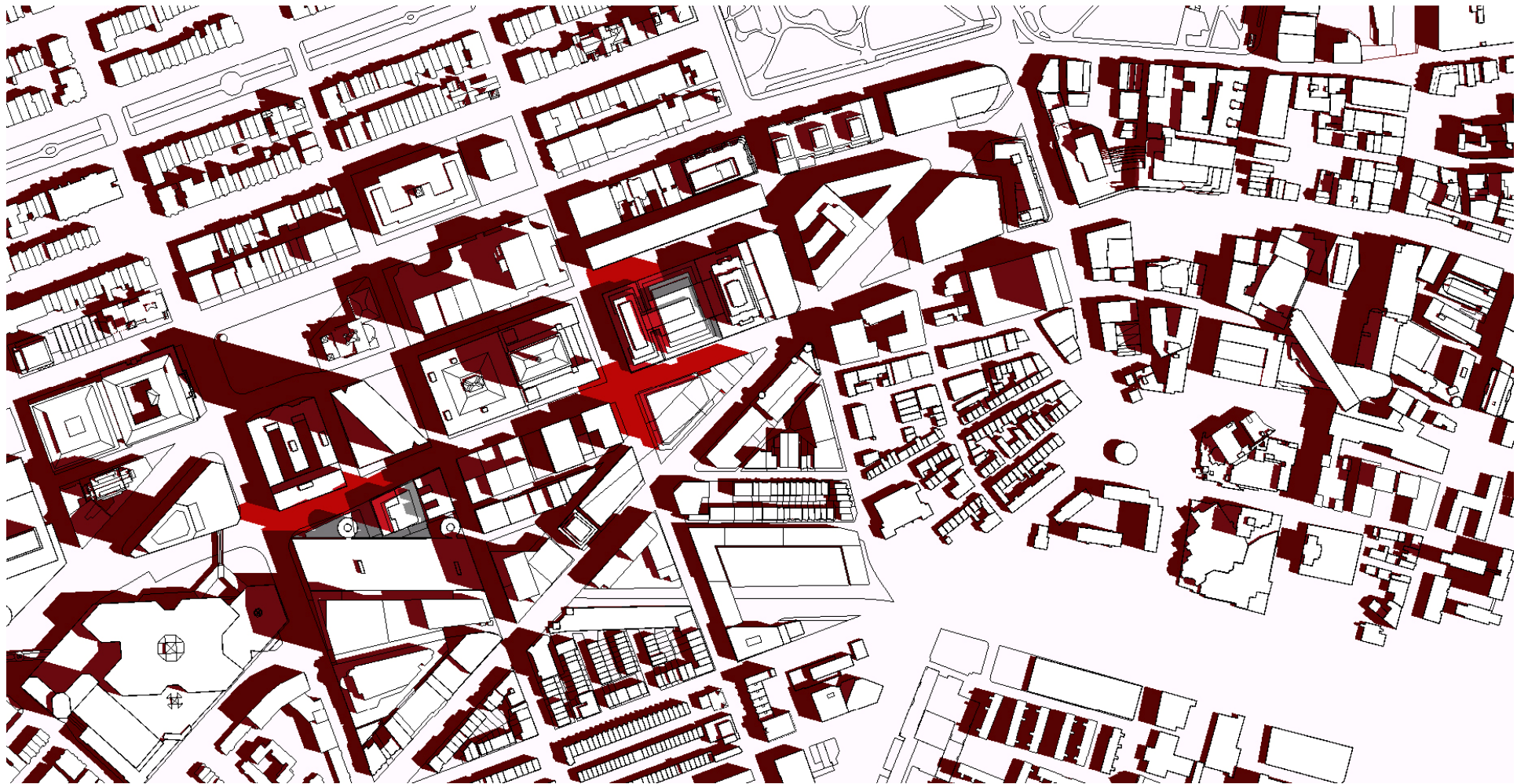
**8:00am**





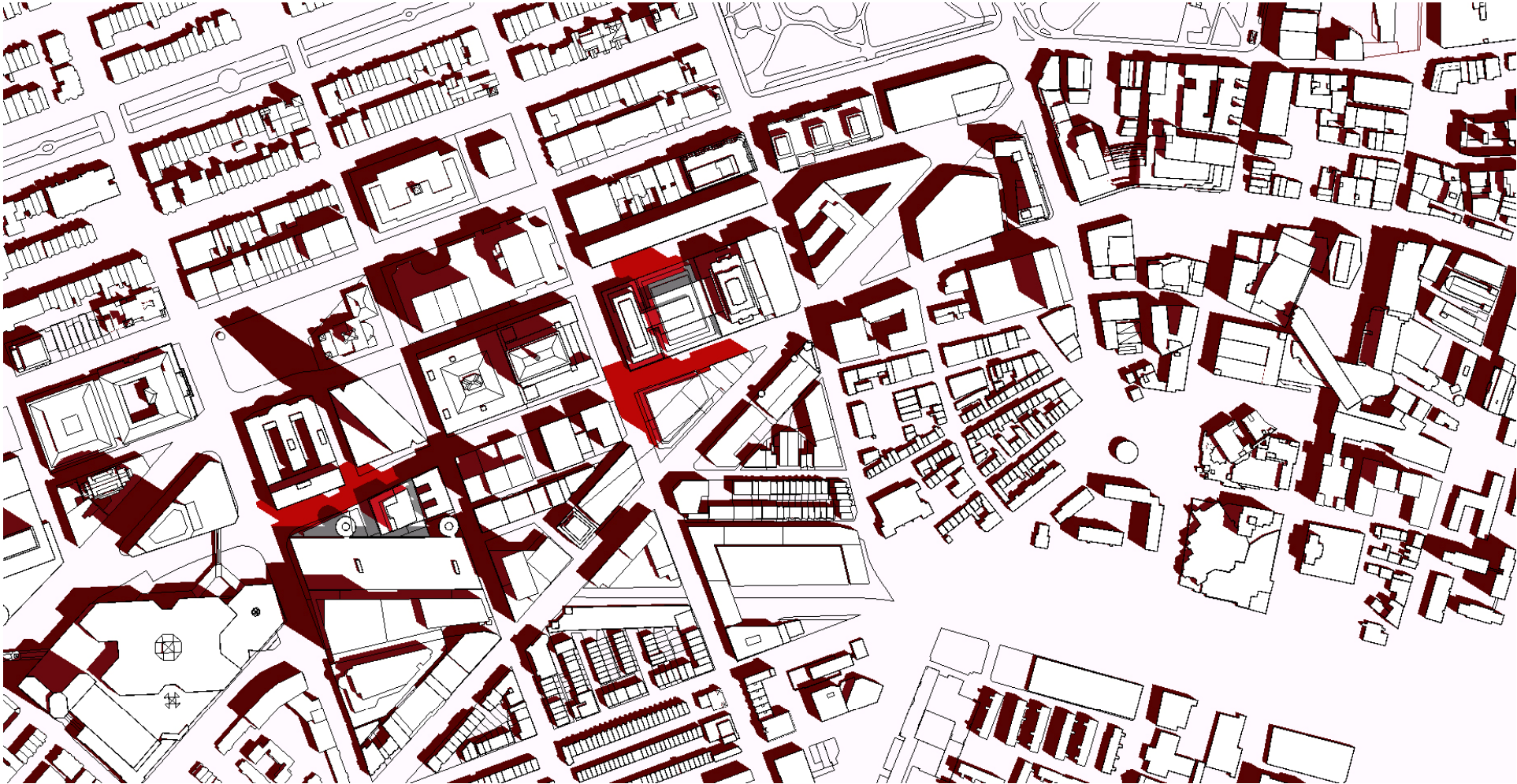
**June 21<sup>st</sup> Shadow Study**

**9:00am**



**June 21<sup>st</sup> Shadow Study**

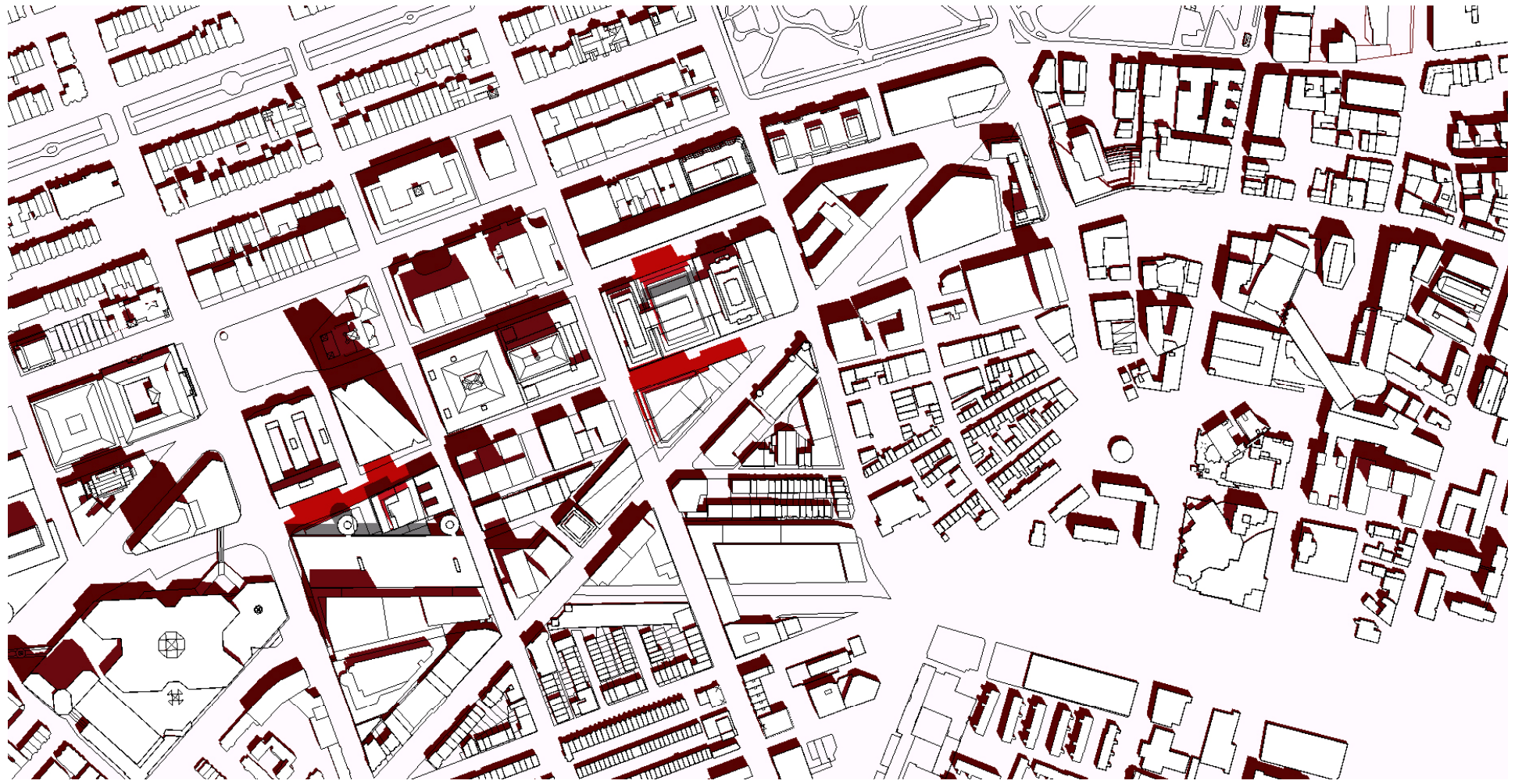
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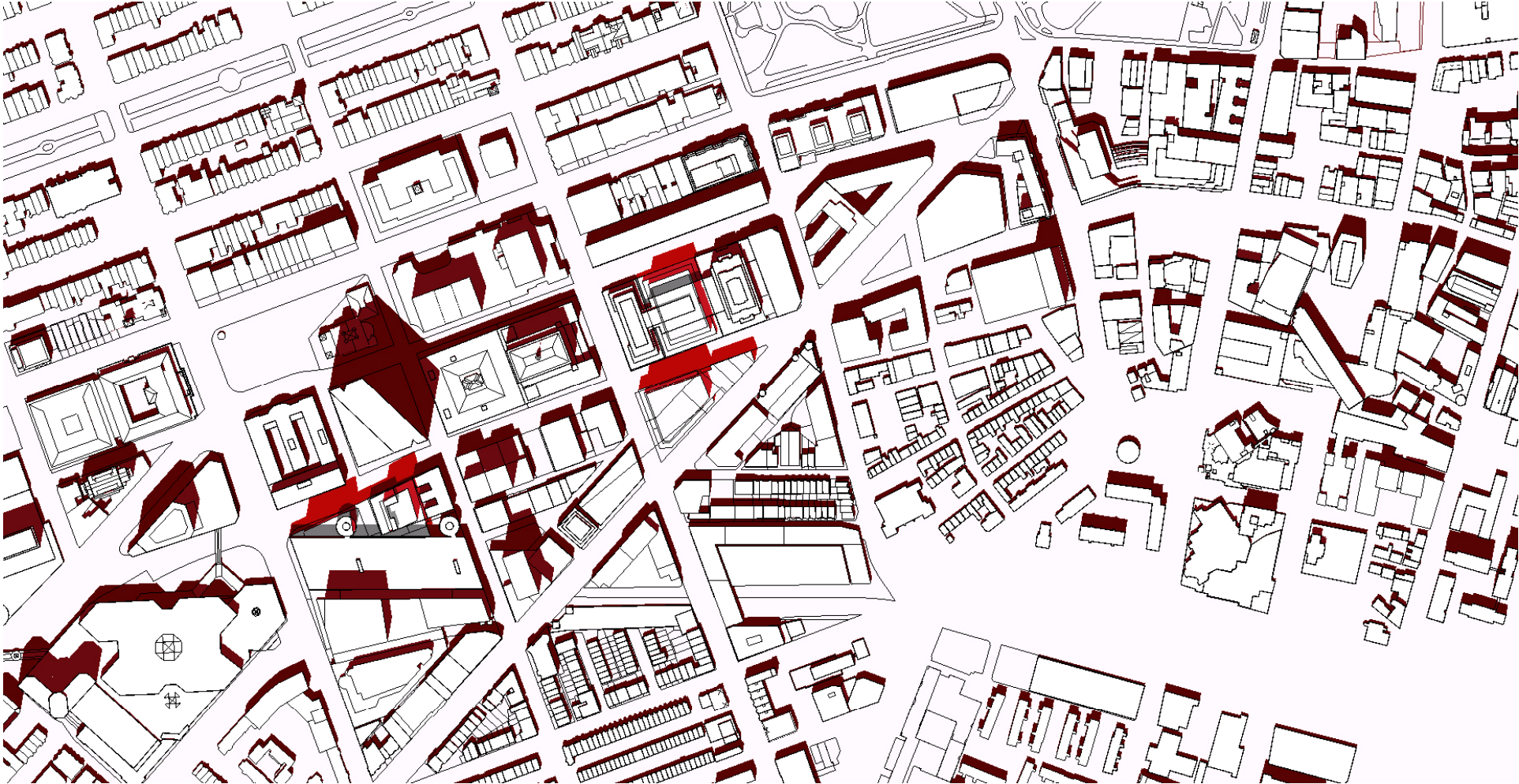
# June 21<sup>st</sup> Shadow Study

11:00am



**June 21<sup>st</sup> Shadow Study**

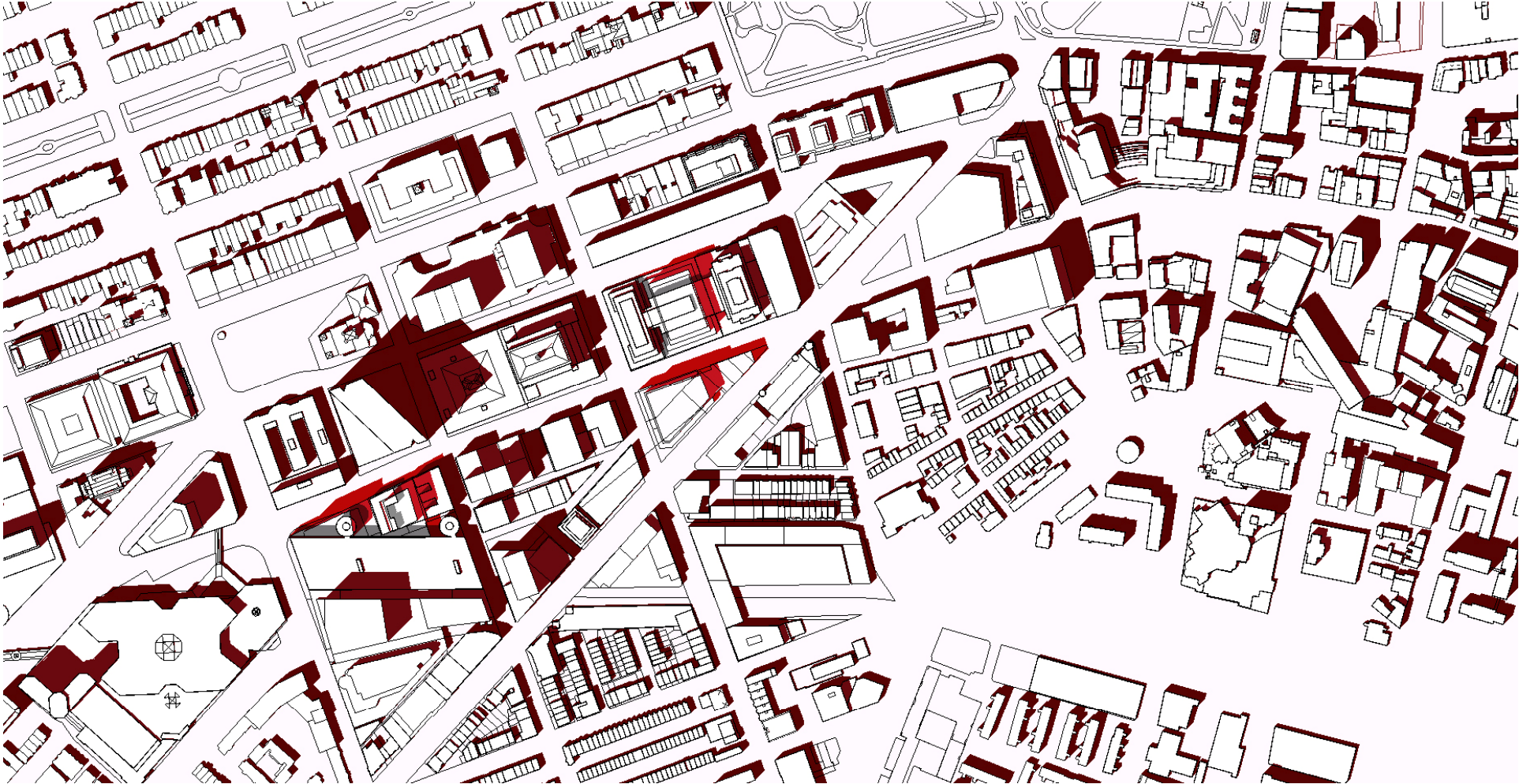
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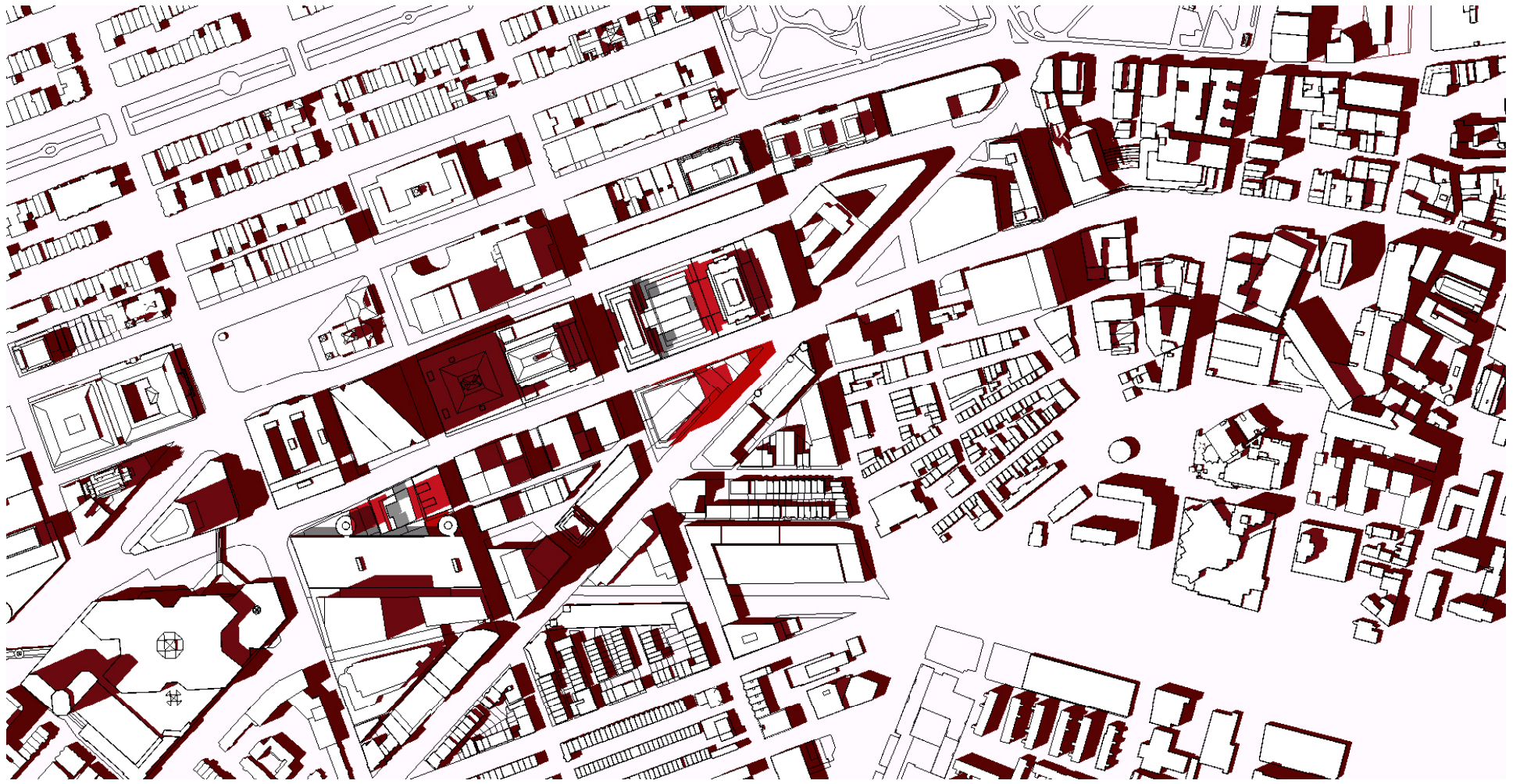
**June 21<sup>st</sup> Shadow Study**

**1:00pm**



## June 21<sup>st</sup> Shadow Study

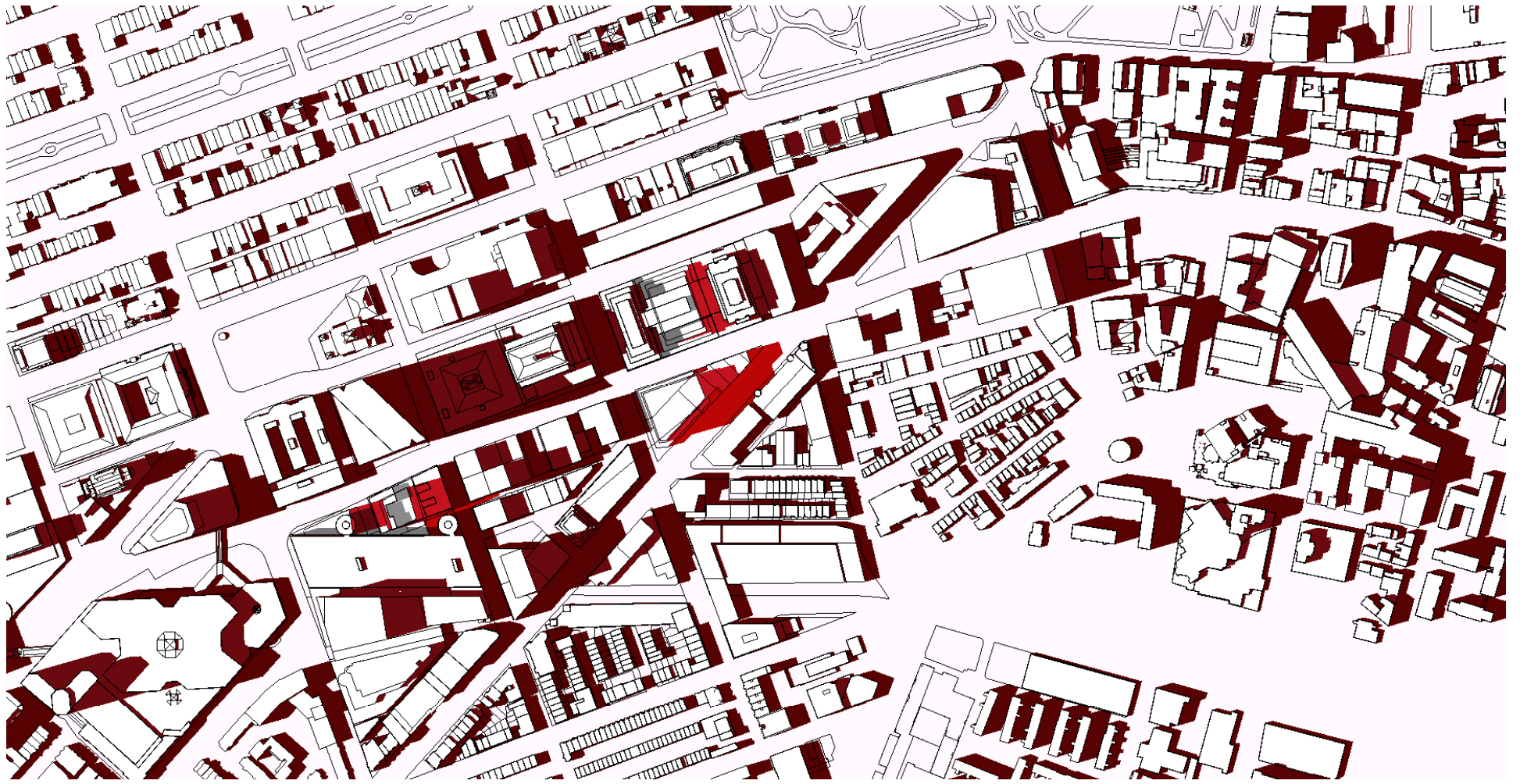
2:00pm





## June 21<sup>st</sup> Shadow Study

2:30pm



## **05** Transportation/ TDM

**Oct. 20<sup>th</sup> DRAFT Zoning Recommendations address the following:**

- **Parking Ratios/ Shared Parking**
- **Parking/Service Access**
- **Parking/Service Location**
- **Bicycle Accommodations**
- **Car Sharing, Van Pools**
- **Traffic Management**
- **Loading**
- **Streetscape Improvements**
- **Transit**
- **Mobility Hubs**