

TASK 2.2

# Development Opportunities and Scenarios

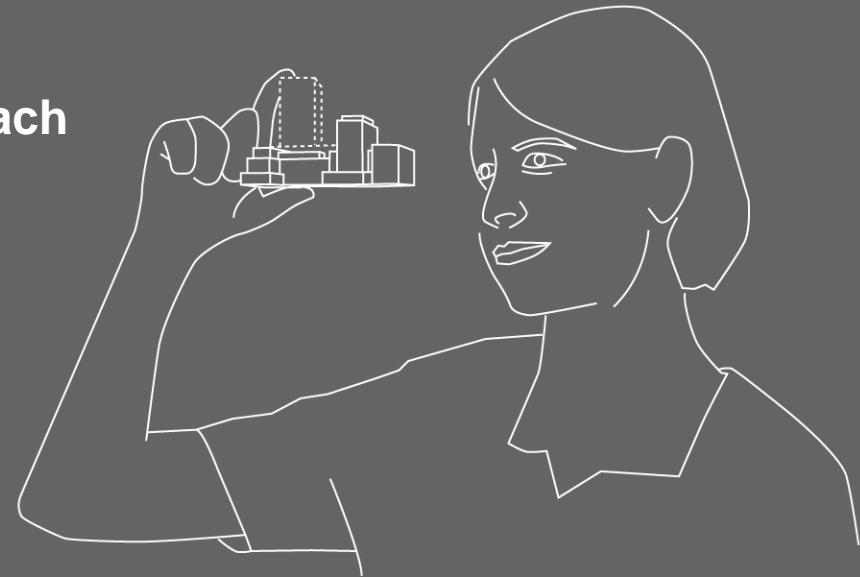
**1: Timeline Update and Project Approach**

**2: Form-based Code Introduction**

**3: Development Scenarios**

- > Preliminary development scenarios
- > Site 6: Detailed examination of scenario

**4: Next Steps**



TASK 2.2

# Development Opportunities and Scenarios

## 1: Timeline Update and Project Approach

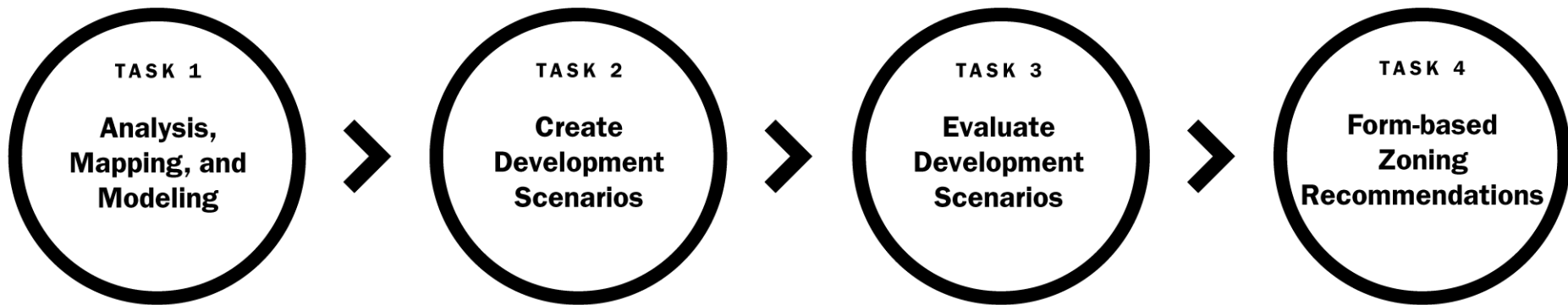
## 2: Form-based Code Introduction

## 3: Development Scenarios

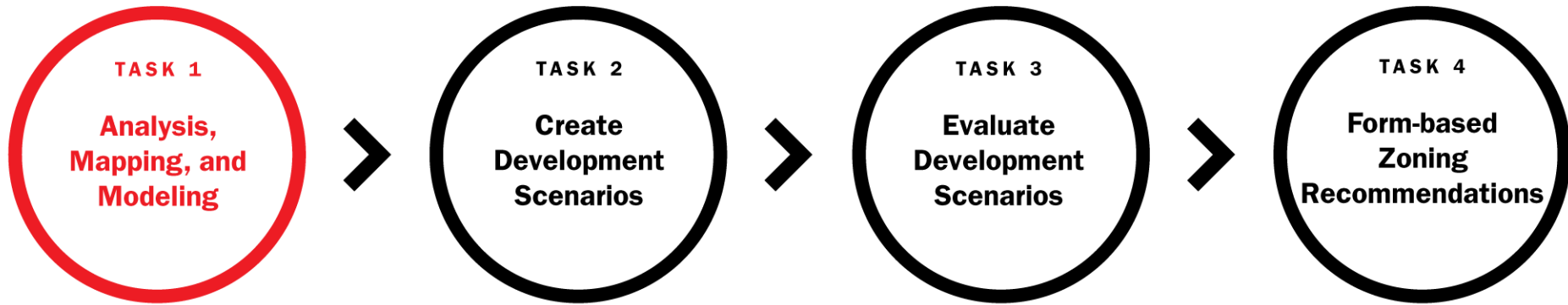
- > Preliminary development scenarios
- > Site 6: Detailed examination of scenario

## 4: Next Steps





Project Timeline

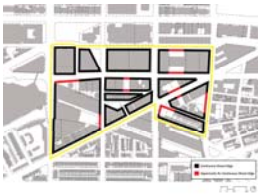




**Urban Design:**  
Reinforce unique districts; create transitions between districts



**Urban Design:**  
Reinforce view corridors



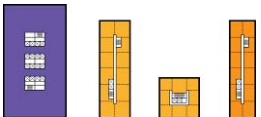
**Urban Design:**  
Fill the gaps



**Preliminary Environmental Analysis**



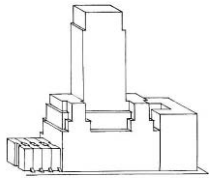
**Urban Design:**  
Activate ground floors uses



**Typical Building Sizes**



**Urban Design:**  
Skyline design



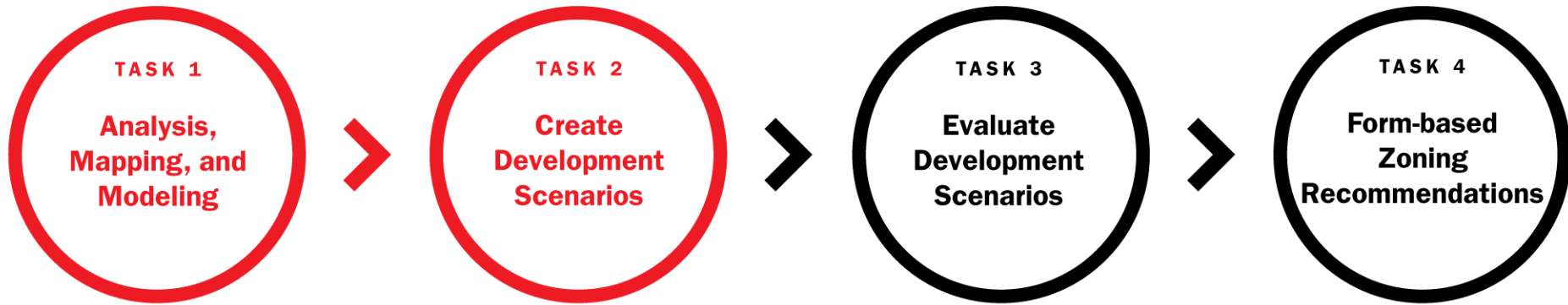
**Building Typologies**

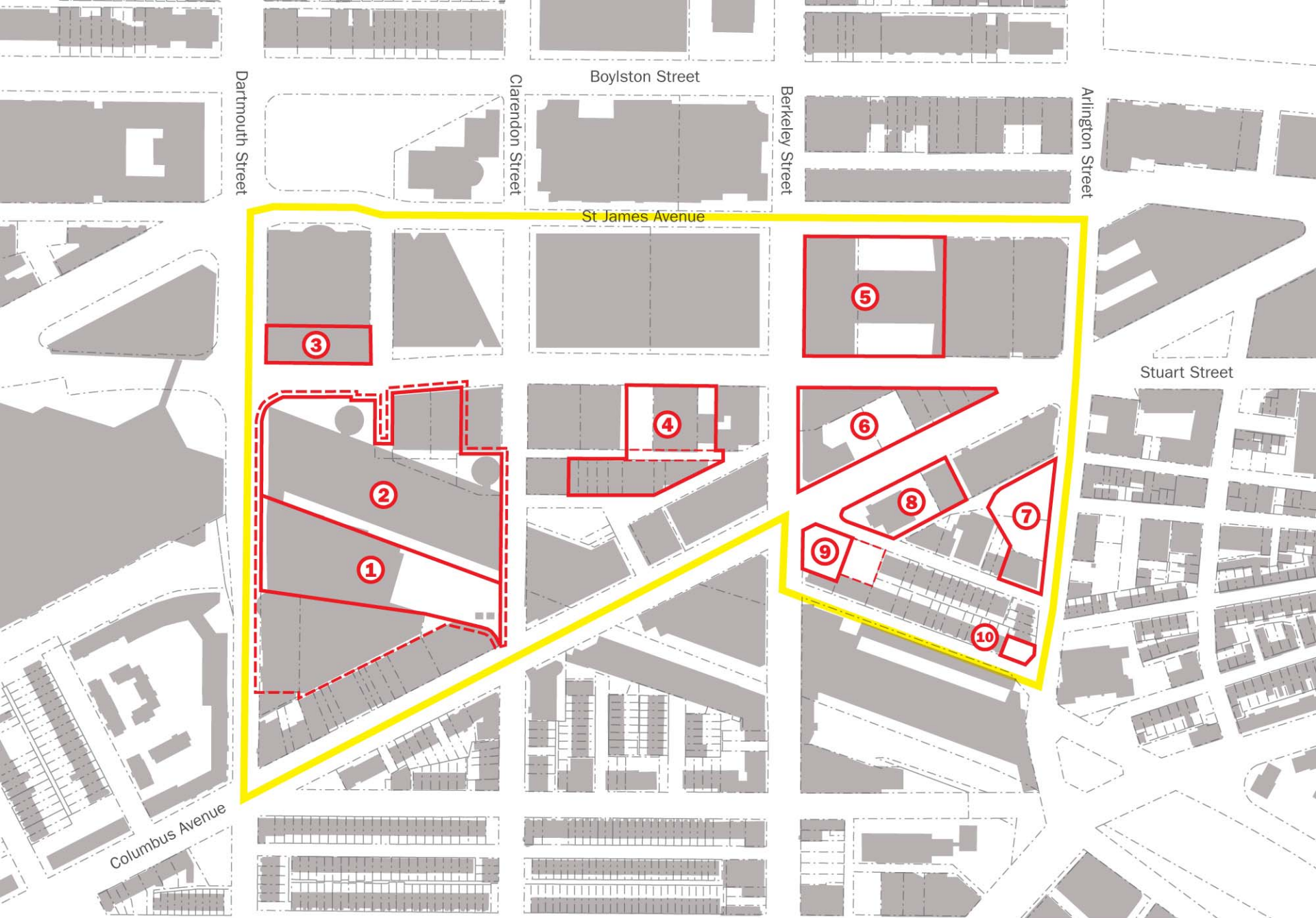


**Urban Design:**  
Increase Pedestrian Connectivity



**Historic Buildings**

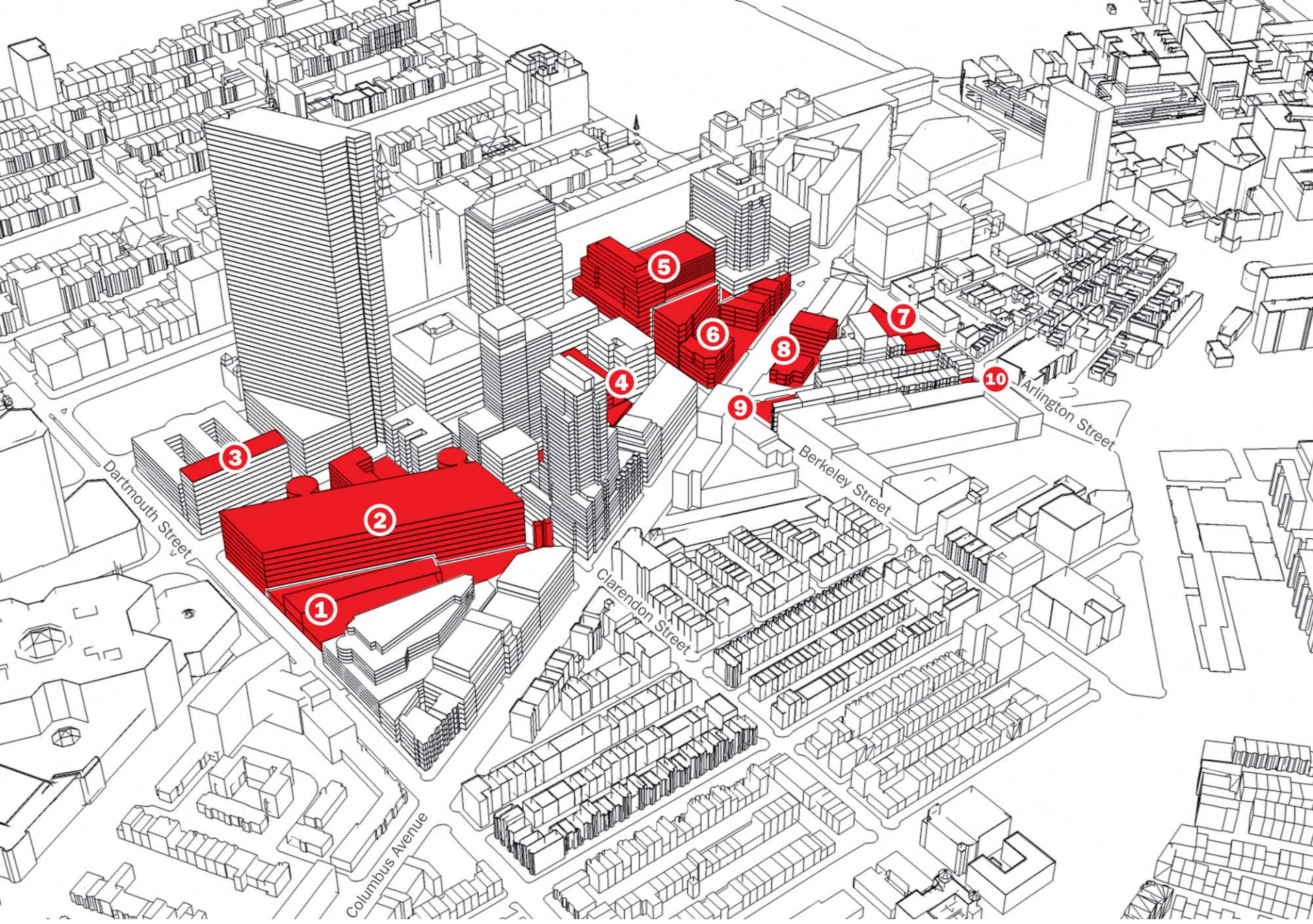




# Development Opportunities

Source: Drawing by Utile, Parcel and Building Data from BRA

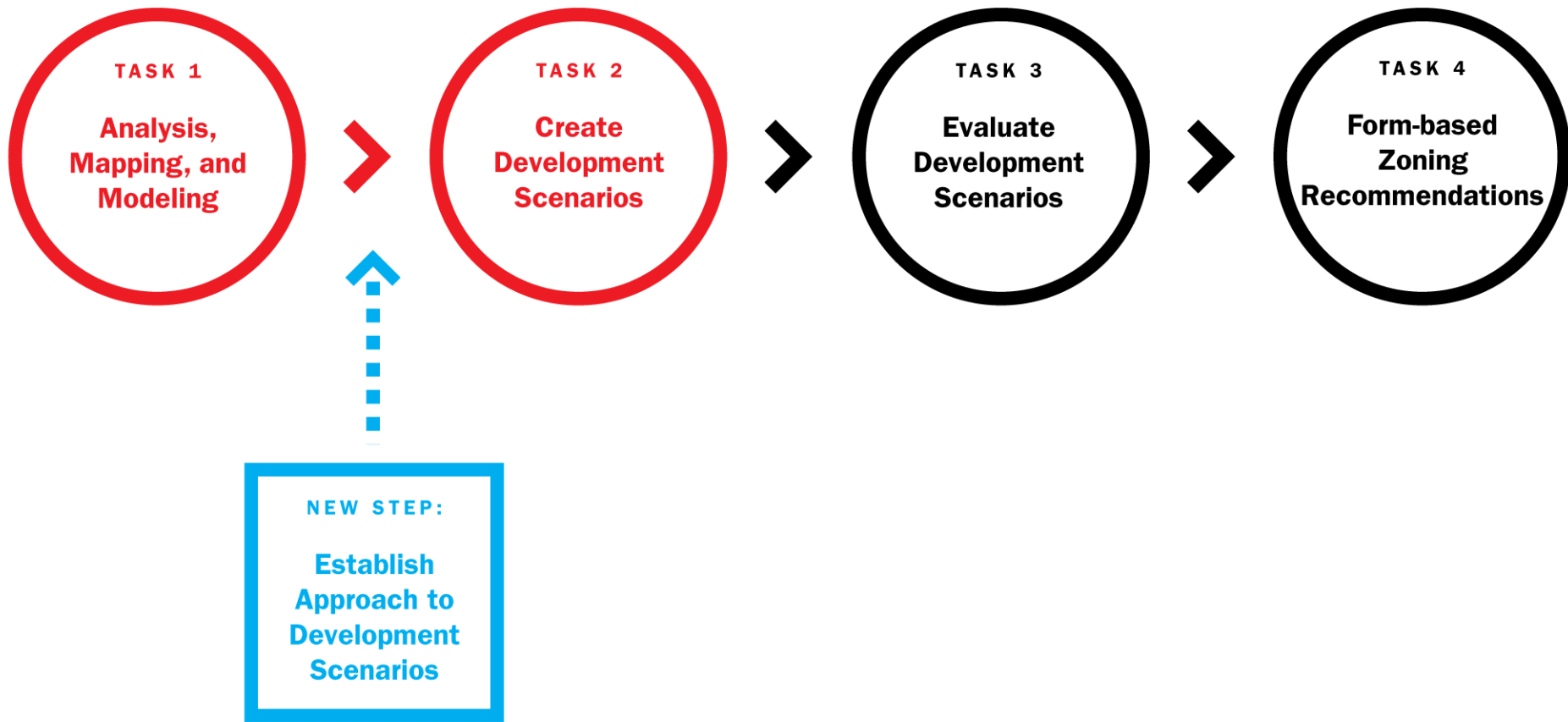




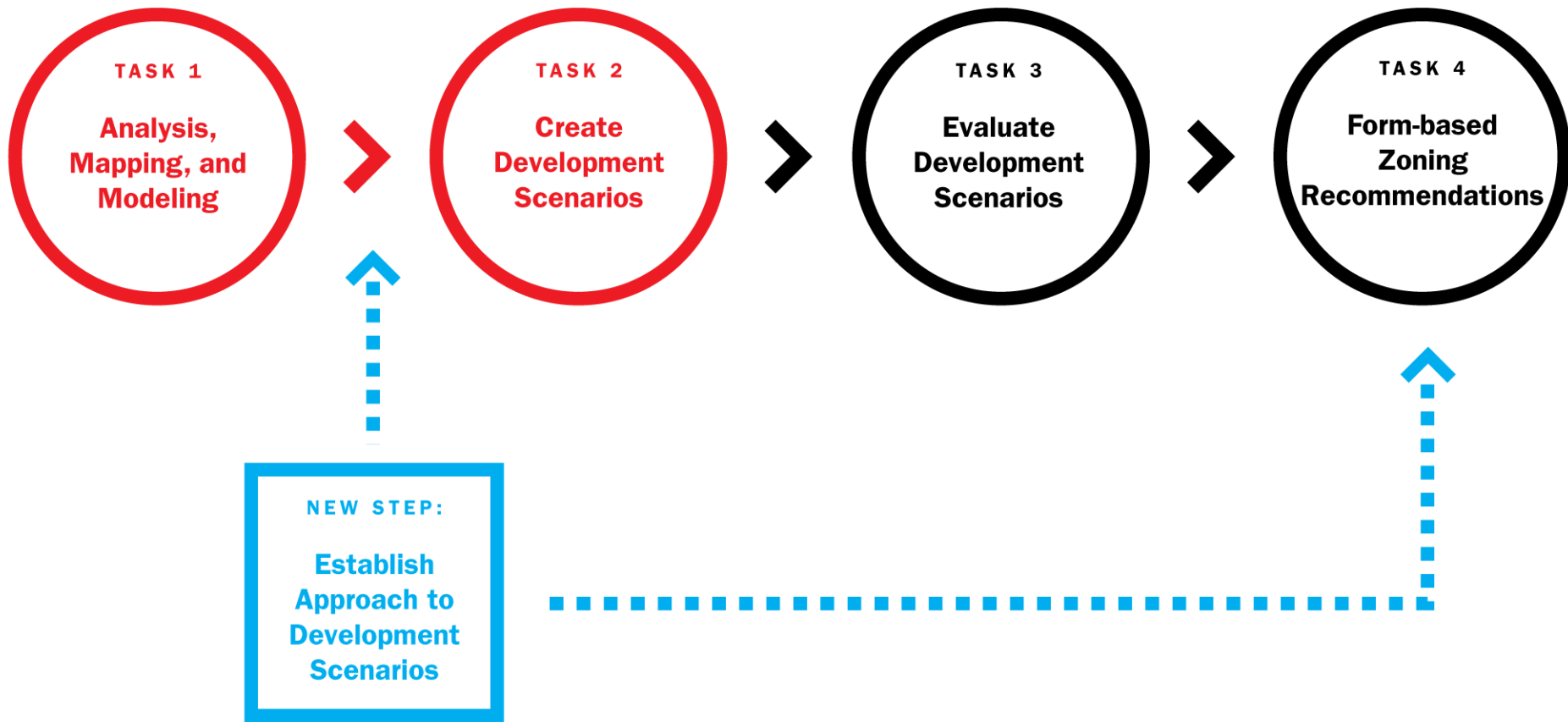
# Development Opportunities

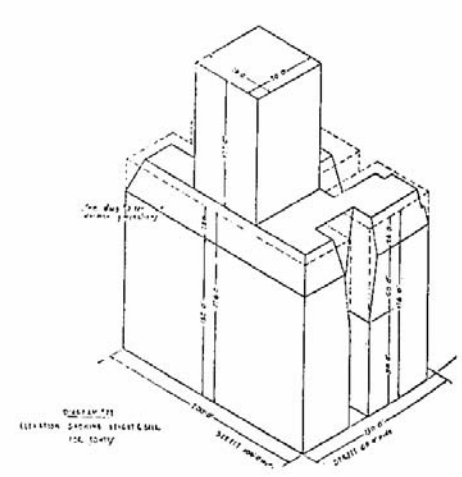
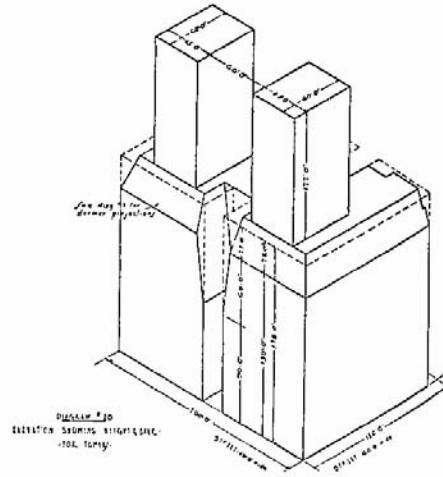
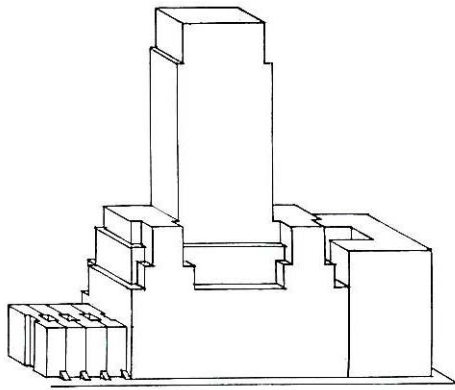
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Project Timeline



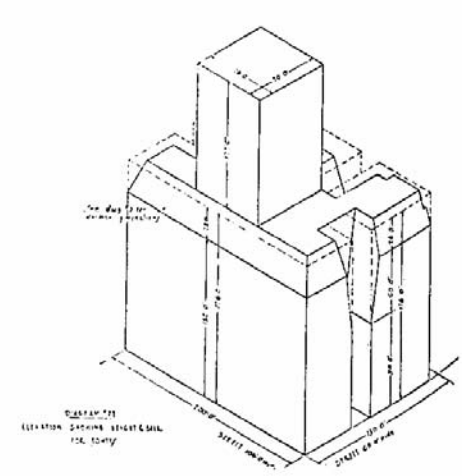
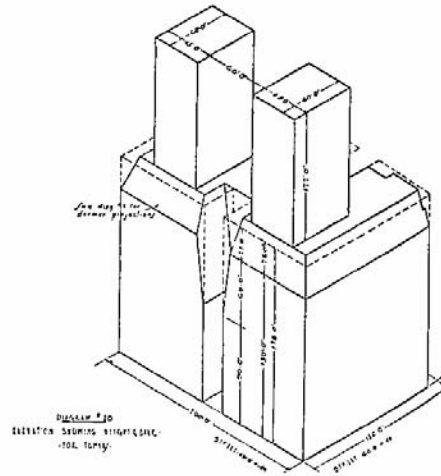
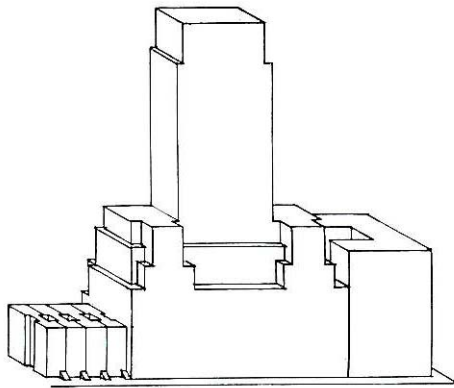


The New York Zoning Law of 1916  
A choice with clear limits

**^TABLE B: DIMENSIONAL REGULATIONS**

NOTE: Figures in parentheses refer to footnotes below table.  
 If a district with a second numerical suffix (e.g., H-2-55) is not listed in this Table, see footnote (15) and Section 3-1A(i).

DISTRICT	TYPE OF USE	LOT SIZE minimum sq.ft.	LOT AREA minimum sq.ft. for each add'l dwelling unit	LOT WIDTH minimum feet	FLOOR AREA	HEIGHT OF		USABLE OPEN SPACE minimum sq.ft. per dwelling unit	FRONT YARD minimum depth feet (14)	SIDE YARD minimum width feet	REAR YARD minimum depth feet	SETBACK OF PARAPET minimum distance from lot line	REAR YARD maximum % occup. by accessory buildings	
					RATIO maximum  (1)	BUILDINGS maximum stories	feet							
S-3	1 family detached	9,000	none	70	0.3	2 1/2	35	none	25	12	40	none	25	
	Other use	9,000	6,000	70	0.3	2 1/2	35	none	30	15	50	none	20	
S-5	1 family detached	6,000	none	60	0.5	2 1/2	35	none	25	10	40	none	25	
	Other use	6,000	4,000	60	0.5	2 1/2	35	none	30	12	50	none	20	
R-5	1 & 2 family detached	5,000	3,000	50	0.5	2 1/2	35	none	20	10	40	none	25	
	Any other dwelling	2 acres	3,000(2)	200	0.5	2	35	1,000	25	10	40	none	20	
	Other use	5,000	3,000	50	0.5	2 1/2	35	none	25	10	40	none	20	
R-8	1 & 2 family row	3,000	2,000	none	0.8	3	35	800	20	10	40	none	25	
	Any other dwelling	5,000	1,500	50	0.8	3	35	800	20	10	40	none	25	
	Other use	5,000	1,500	50	0.8	3	35	none	25	10	40	none	20	
H-1-40	1 & 2 family row	2,000	1,500	none	1.0	4	40(11)	400	20	(4)	30(6)	$\frac{H+L}{6}$	for	25
	Any other dwelling	5,000	1,000	50	1.0	4	40(11)	400	20	(4)	10 + $\frac{L}{6}$ (6)	6	all	25
	Other use	5,000	1,000	50	1.0	4	40(11)	none	25	(4)	20		uses	25
H-1-50	1 & 2 family row	2,000	1,500	none	1.0	-	50(11)	400	20	(4)	30(6)	$\frac{H+L}{6}$	for	25
	Any other dwelling	5,000	1,000	50	1.0	-	50(11)	400	20	(4)	10 + $\frac{L}{6}$ (6)	6	all	25
	Other use	5,000	1,000	50	1.0	-	50(11)	none	20	(4)	20		uses	25

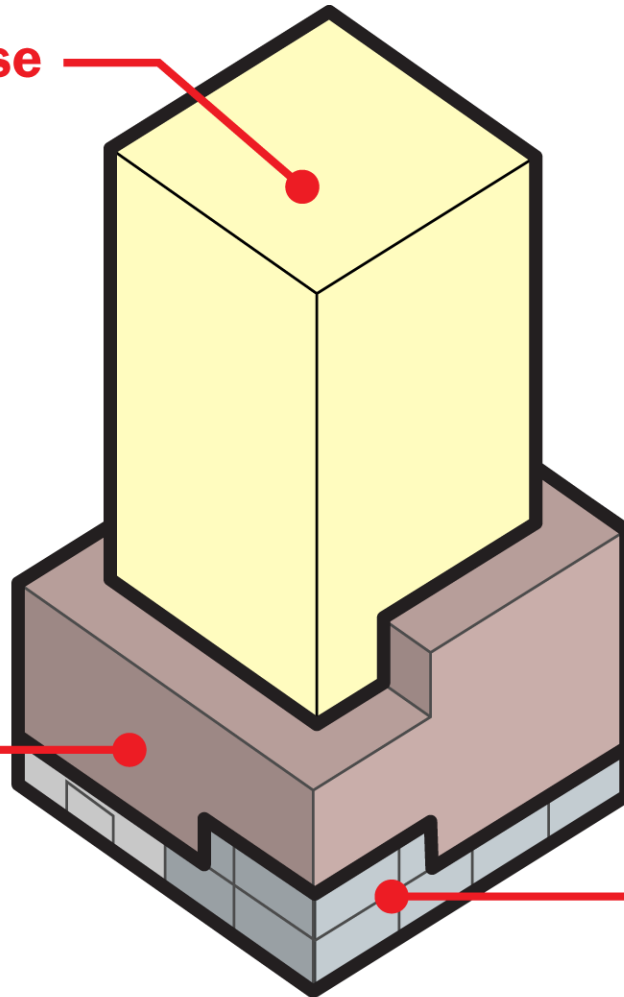


The New York Zoning Law of 1916  
A choice with clear limits

**Form-based zoning code can focus on:**

- > Shape of buildings
- > Relationships between buildings
- > Building's relationship to street
- > Unique character zones in study area
- > Shadows, sun, environmental impact

**3) Mid-rise / High-rise**

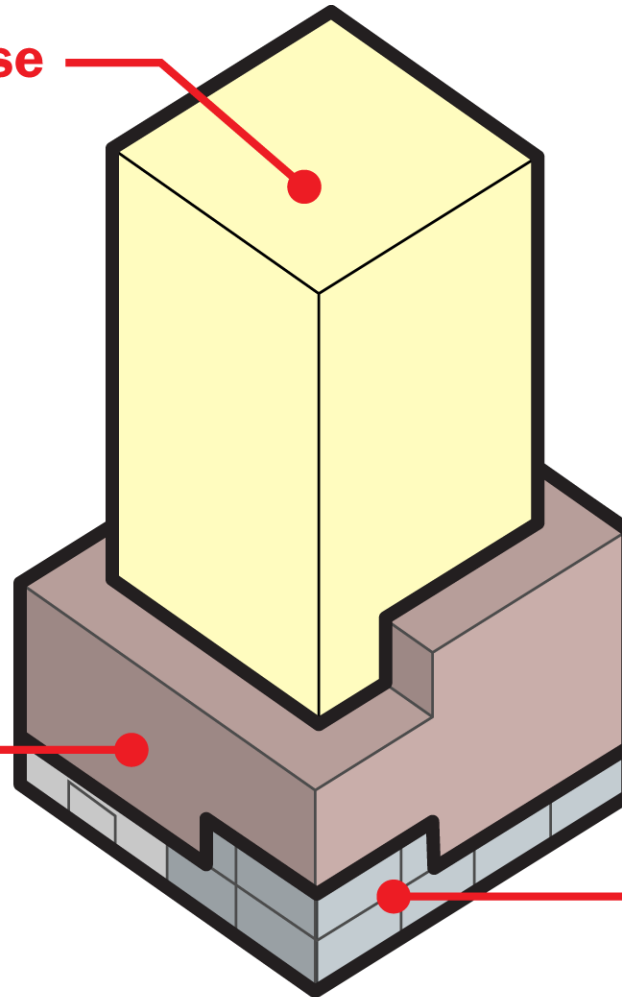


**2) Plinth**

**1) Base**

### 3) Mid-rise / High-rise

- ▶ Skyline Design
- ▶ Wind & Shadows
- ▶ Pro-forma
- ▶ Use



### 2) Plinth

- ▶ Architectural Character
- ▶ Streetscape Definition
- ▶ View Corridors
- ▶ Use

### 1) Base

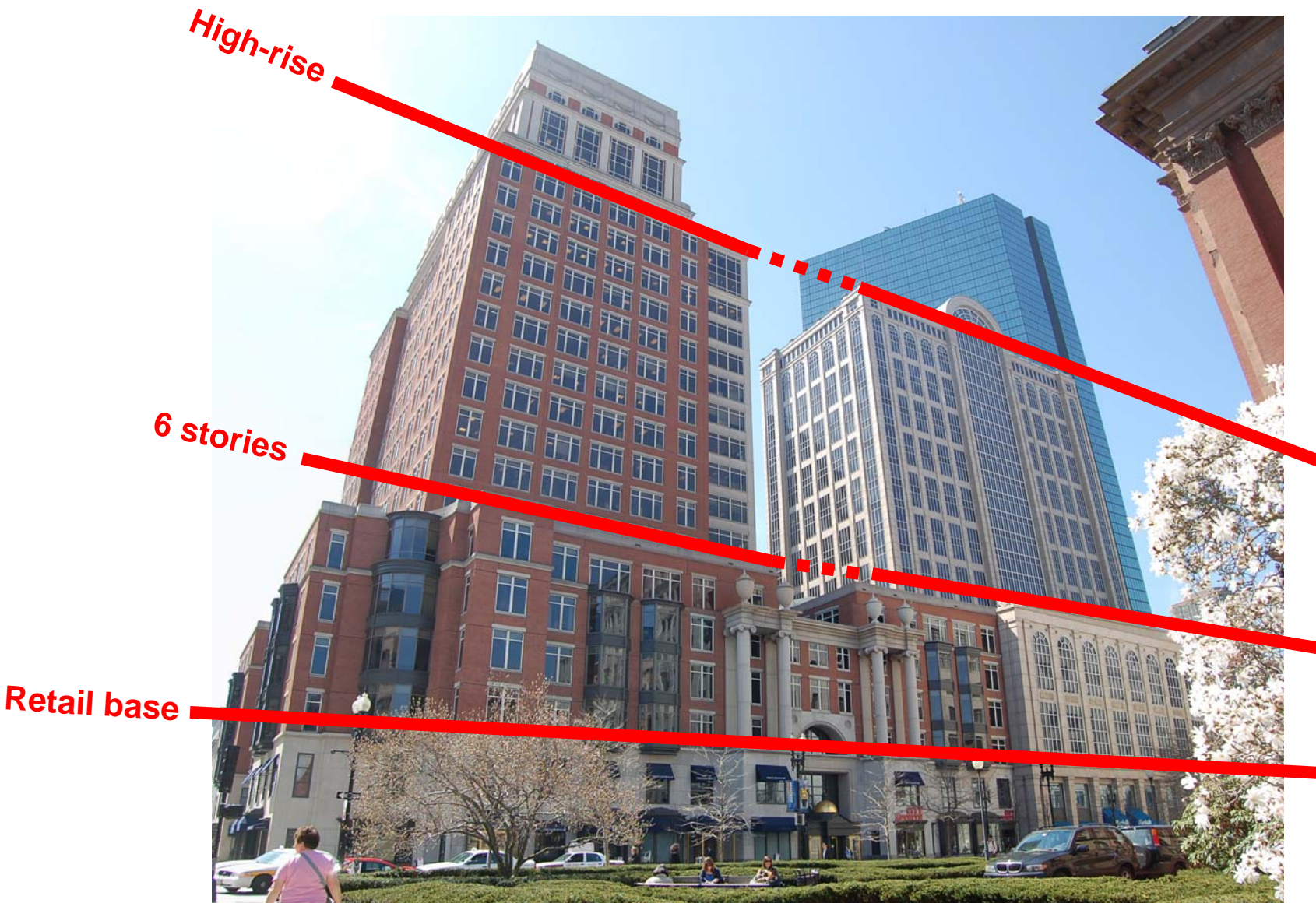
- ▶ Streetscape Design
- ▶ Public Realm Contribution
- ▶ Retail Capacity
- ▶ Pedestrian Connectivity
- ▶ Locations of active uses vs. service uses



# Successful Plinth Example

Source: Photo by Utile





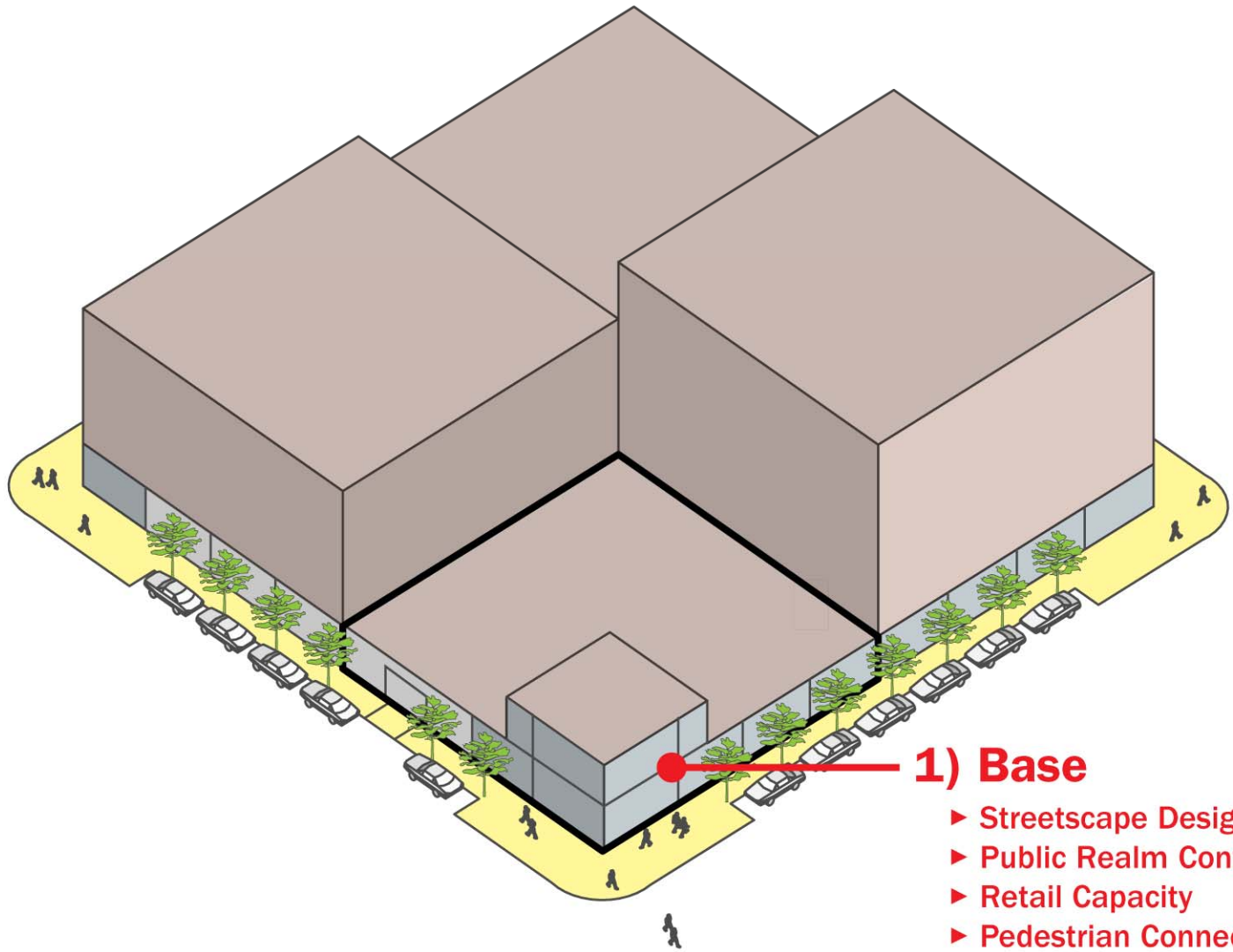
High-rise

6 stories

Retail base

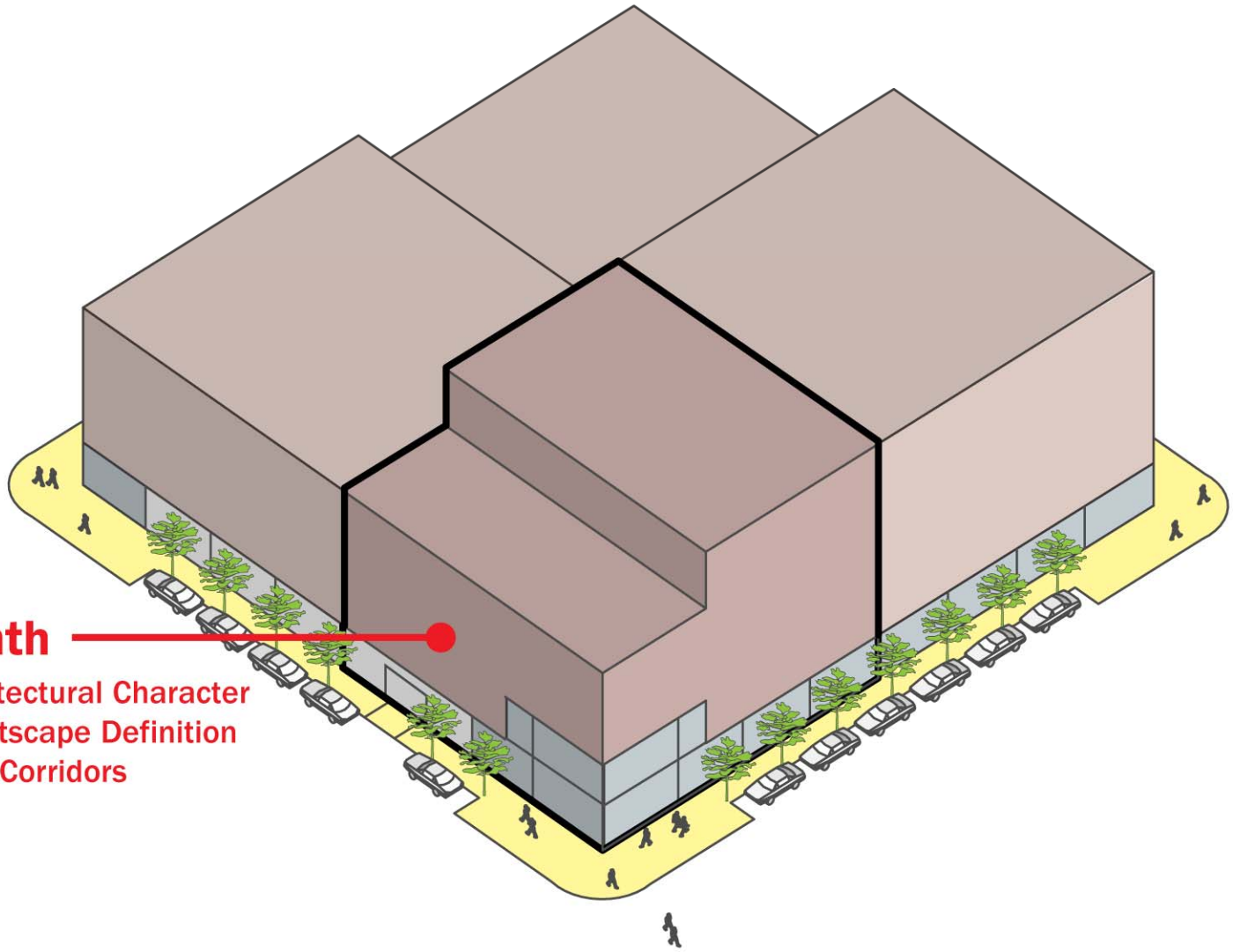
# Successful Plinth Example

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## 1) Base

- ▶ Streetscape Design
- ▶ Public Realm Contribution
- ▶ Retail Capacity
- ▶ Pedestrian Connectivity
- ▶ Locations of active uses vs. service uses

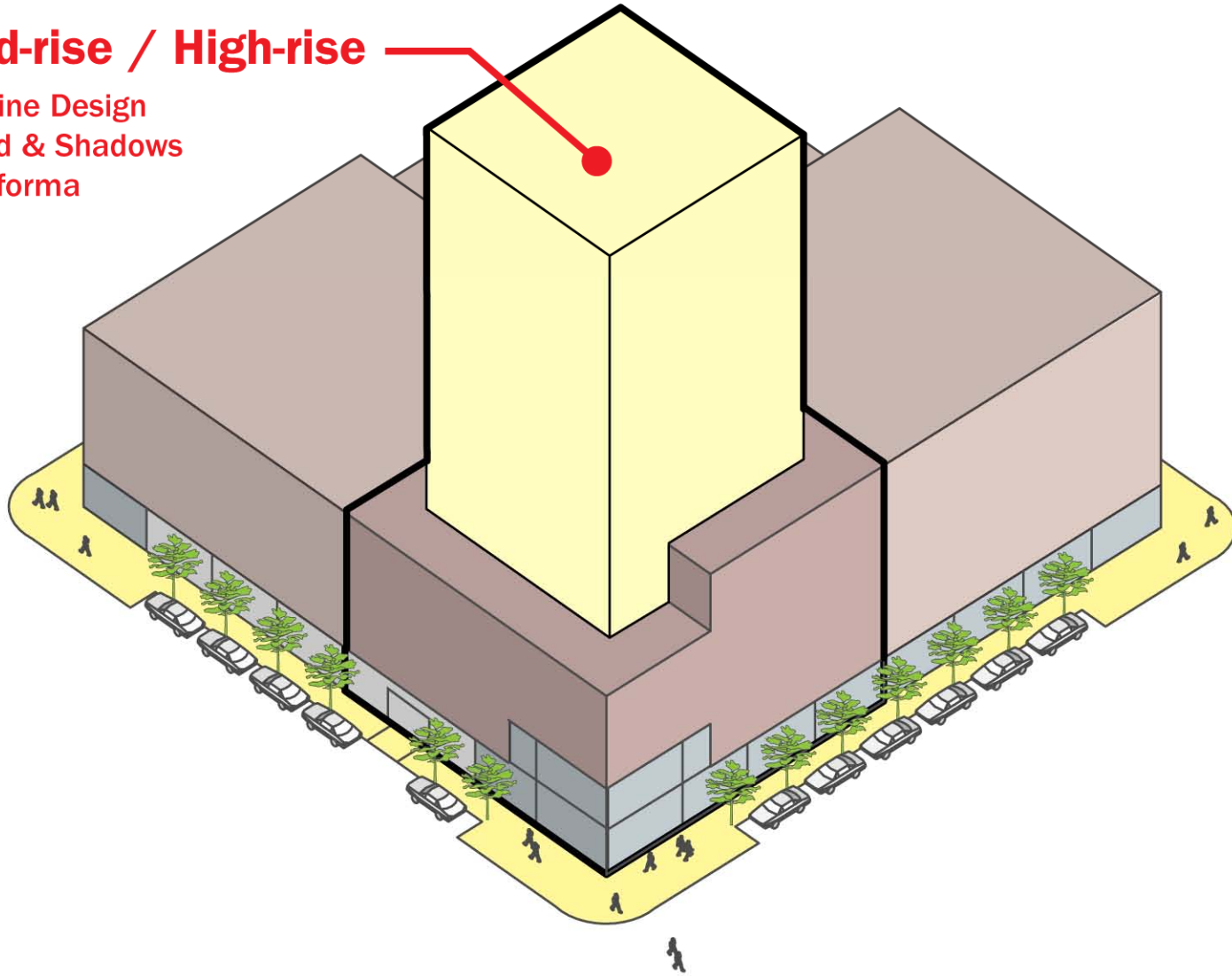


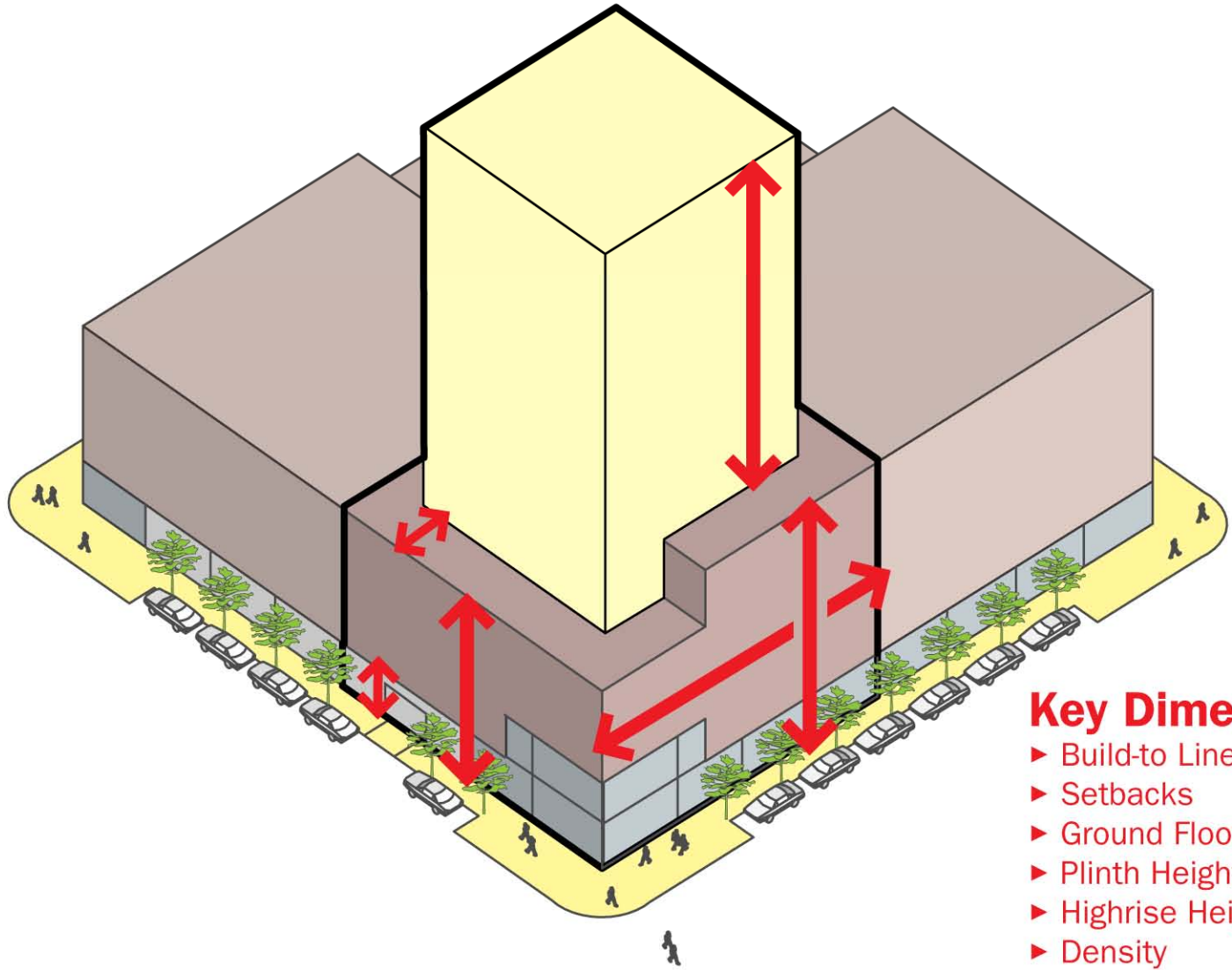
## 2) Plinth

- ▶ Architectural Character
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- ▶ Use

### 3) Mid-rise / High-rise

- ▶ Skyline Design
- ▶ Wind & Shadows
- ▶ Pro-forma
- ▶ Use





## Key Dimensions

- ▶ Build-to Line
- ▶ Setbacks
- ▶ Ground Floor Height
- ▶ Plinth Height
- ▶ Highrise Height
- ▶ Density
- ▶ Floorplate size
- ▶ Length of continuous facade



- > Active ground floor and streetscape
- > Human-scaled plinth defines street edge
- > High-rise is setback
- > Existing typology in Stuart Street district
- > Plinth can relate to adjacent building context



- > No setbacks; high-rises meet the ground
- > Auto-dominated streetscape
- > Empty storefronts



## Successful Plinth Example

Source: Photo by Utile

4-5 stories



# Successful Plinth Example

Source: Photo by Utile



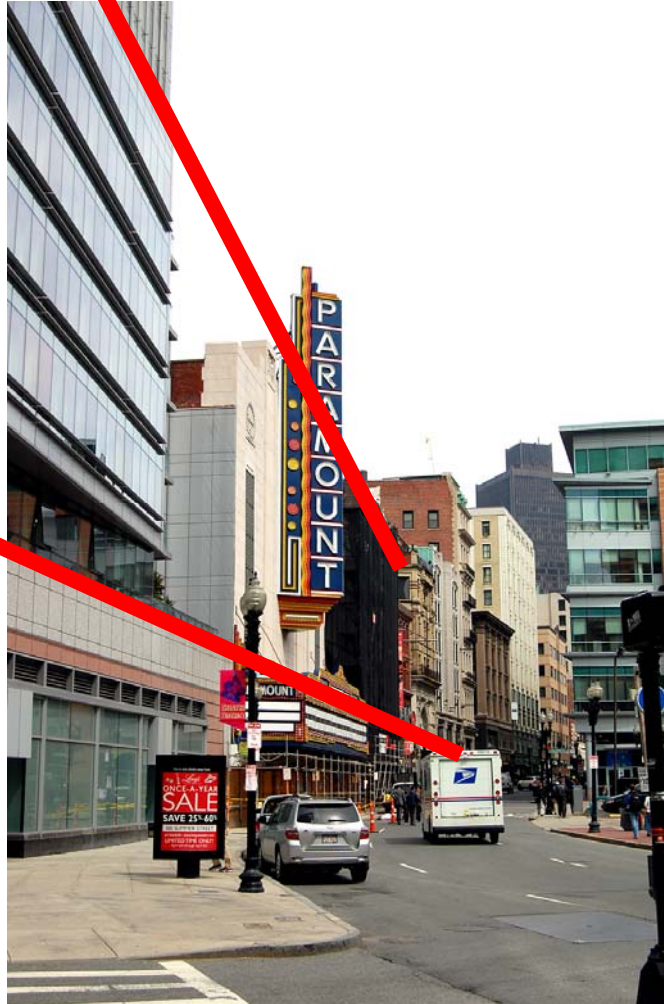


## Successful Plinth Example

Source: Photo by Utile

6-7 stories

Retail base



## Successful Plinth Example

Source: Photo by Utile



## Successful Plinth Example

Source: Photo by Utile

6-7 stories

11-12 stories



## Successful Plinth Example

Source: Photo by Utile



## Successful Plinth Example

Source: Photo by Utile



10-11 stories  
3 stories

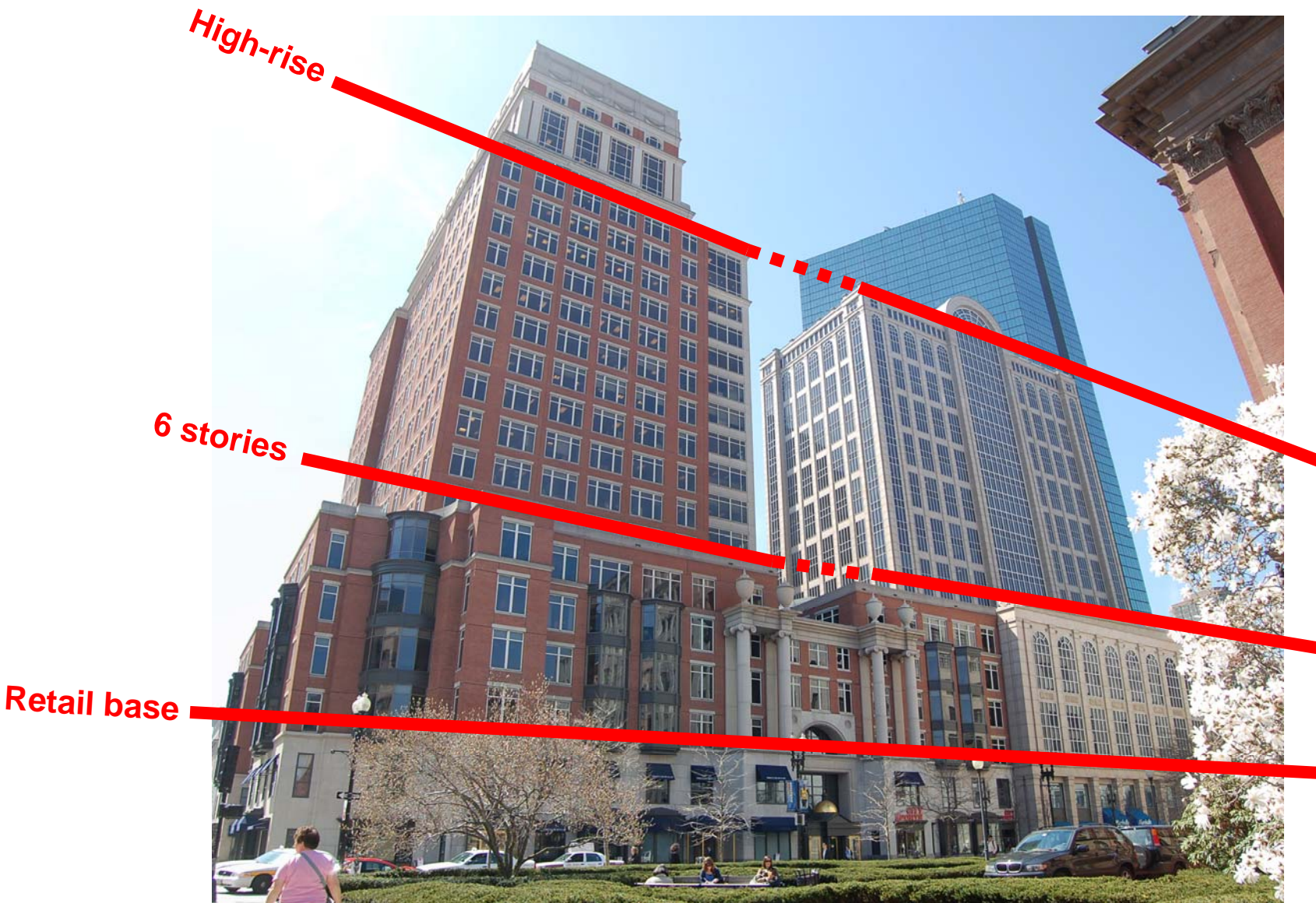
# Successful Plinth Example

Source: Photo by Utile



## Successful Plinth Example

Source: Photo by Utile



High-rise

6 stories

Retail base

# Successful Plinth Example

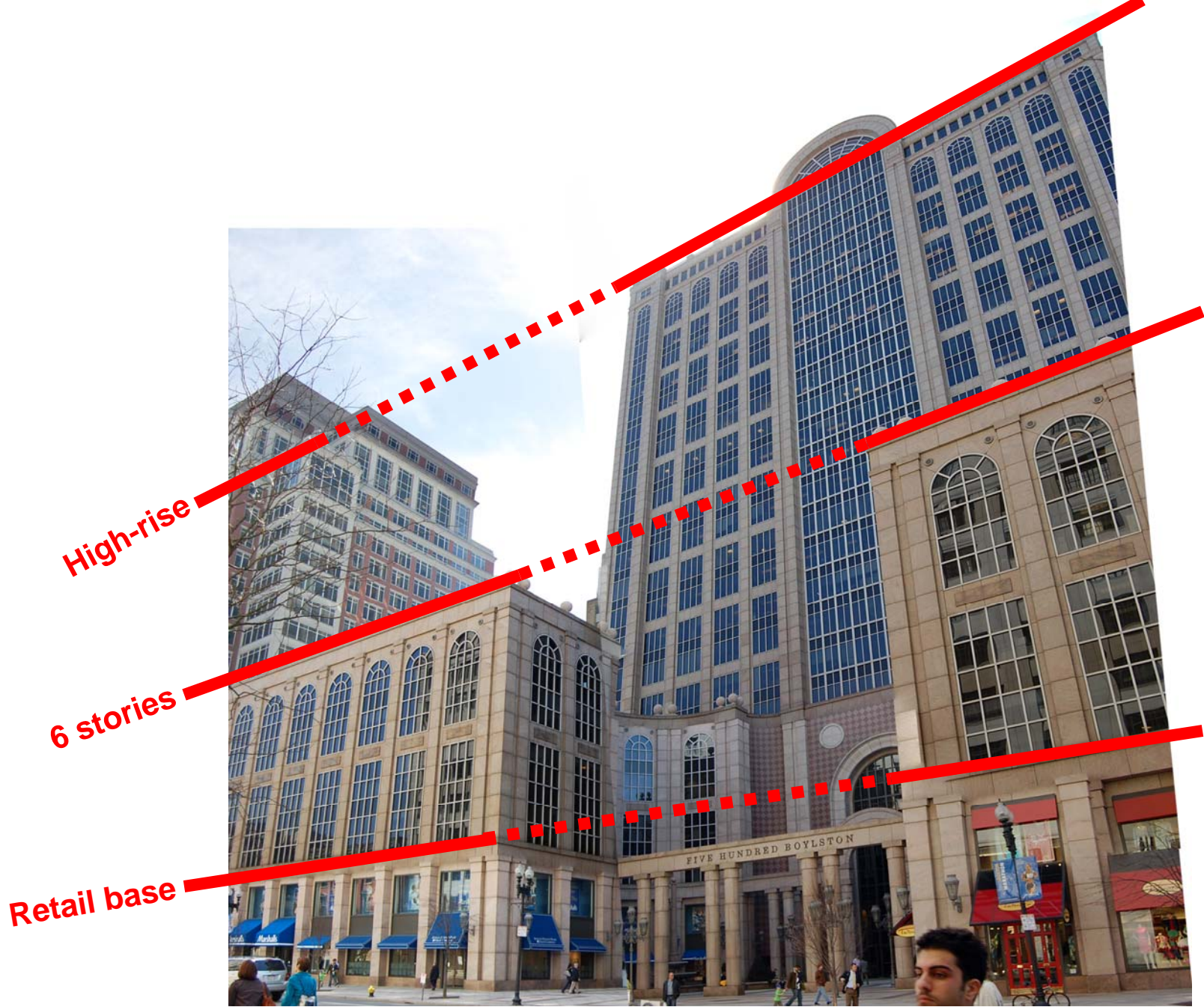
Source: Photo by Utile





# Successful Plinth Example

Source: Photo by Utile



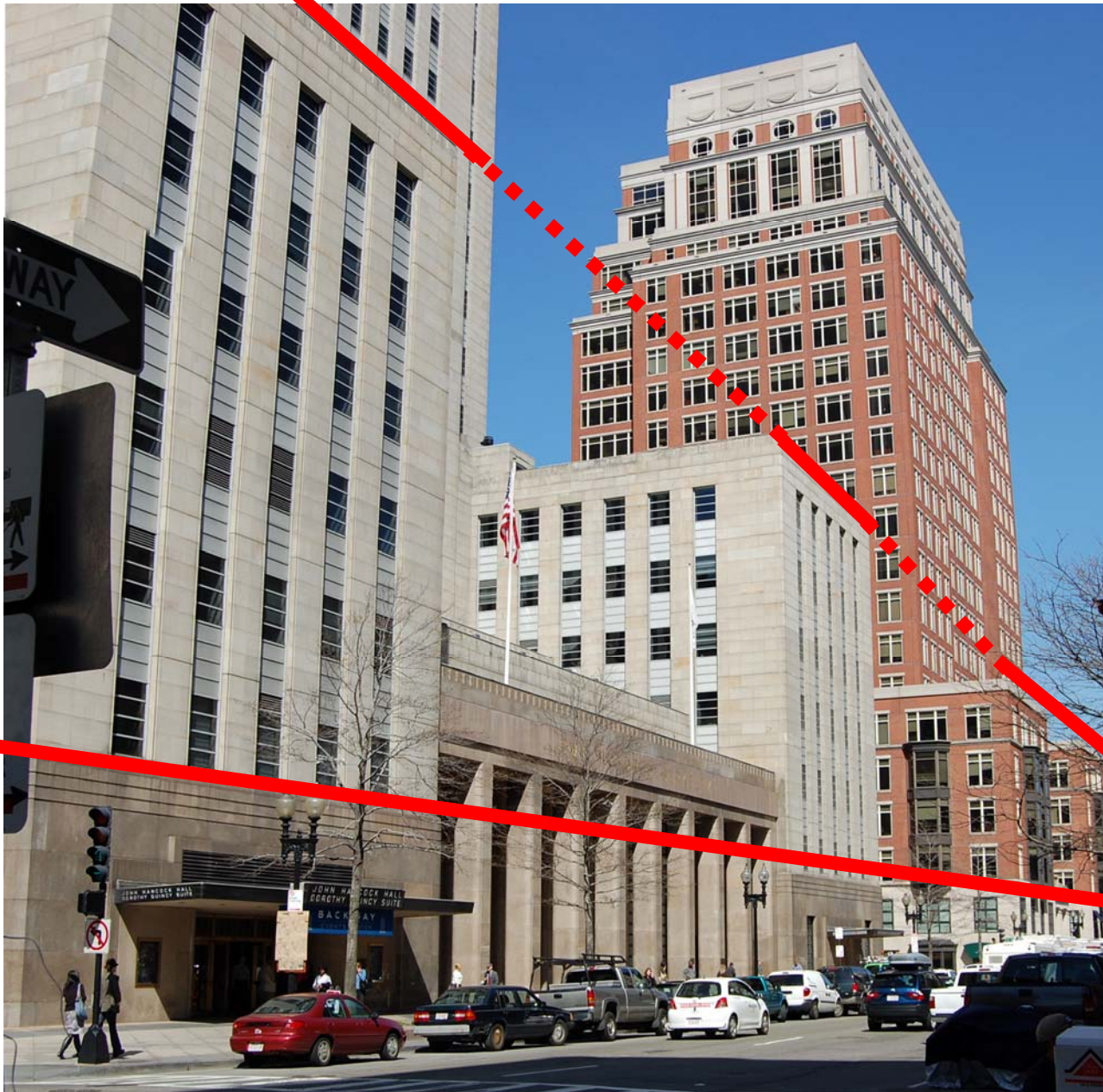
## Successful Plinth Example

Source: Photo by Utile



# Successful Plinth Example

Source: Photo by Utile



Base

7 stories

## Successful Plinth Example

Source: Photo by Utile



Plinth & High-rise / Mid-rise Buildings



Plinth Buildings (perimeter block buildings)

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# Development Opportunities and Scenarios

1: Timeline Update and Project Approach

2: Form-based Code Introduction

**3: Development Scenarios**

- > Preliminary development scenarios
- > Site 6: Detailed examination of scenario

4: Next Steps



## Environmental Impacts

- Wind
- Shadows
- Utility Infrastructure

## Economics and Real Estate

- Financial Viability: Total GSF
- Financial Viability: Floorplates
- Retail Capacity

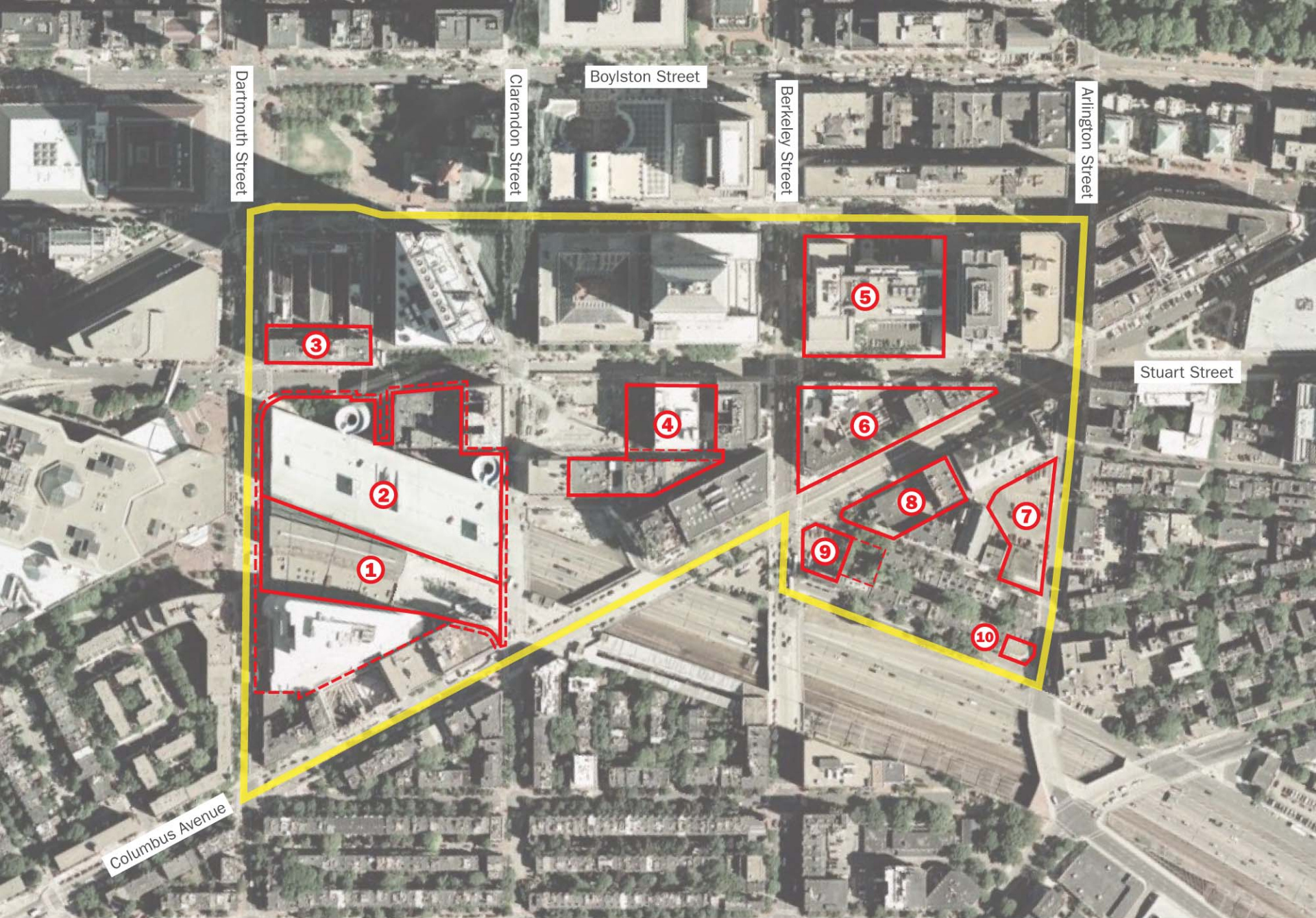
## Transportation

- Public Transit Access
- Automobile Traffic
- Loading and Servicing
- Parking

## Urban Design

- Public Realm Contribution
- Pedestrian Connectivity
- Ground-Level Active Uses
- Streetscape Definition
- View Corridors
- Skyline Design and Composition
- Program and Use Mix





Dartmouth Street

Clarendon Street

Boylston Street

Berkeley Street

Arlington Street

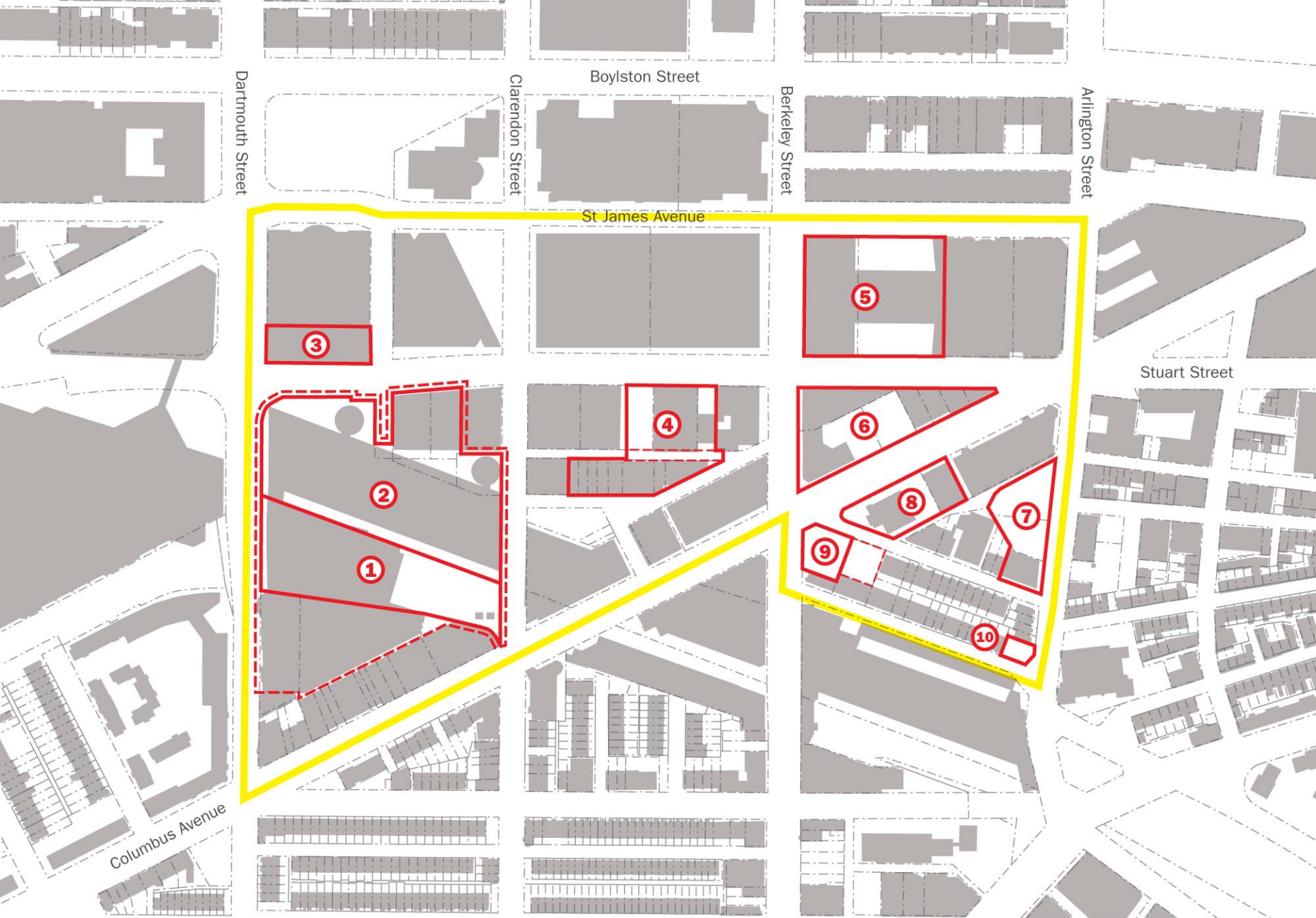
Stuart Street

Columbus Avenue

# Development Opportunities

Source: Drawing by Utile, Parcel and Building Data from BRA





# Development Opportunities

Source: Drawing by Utile, Parcel and Building Data from BRA



Dartmouth Street



Arlington Street

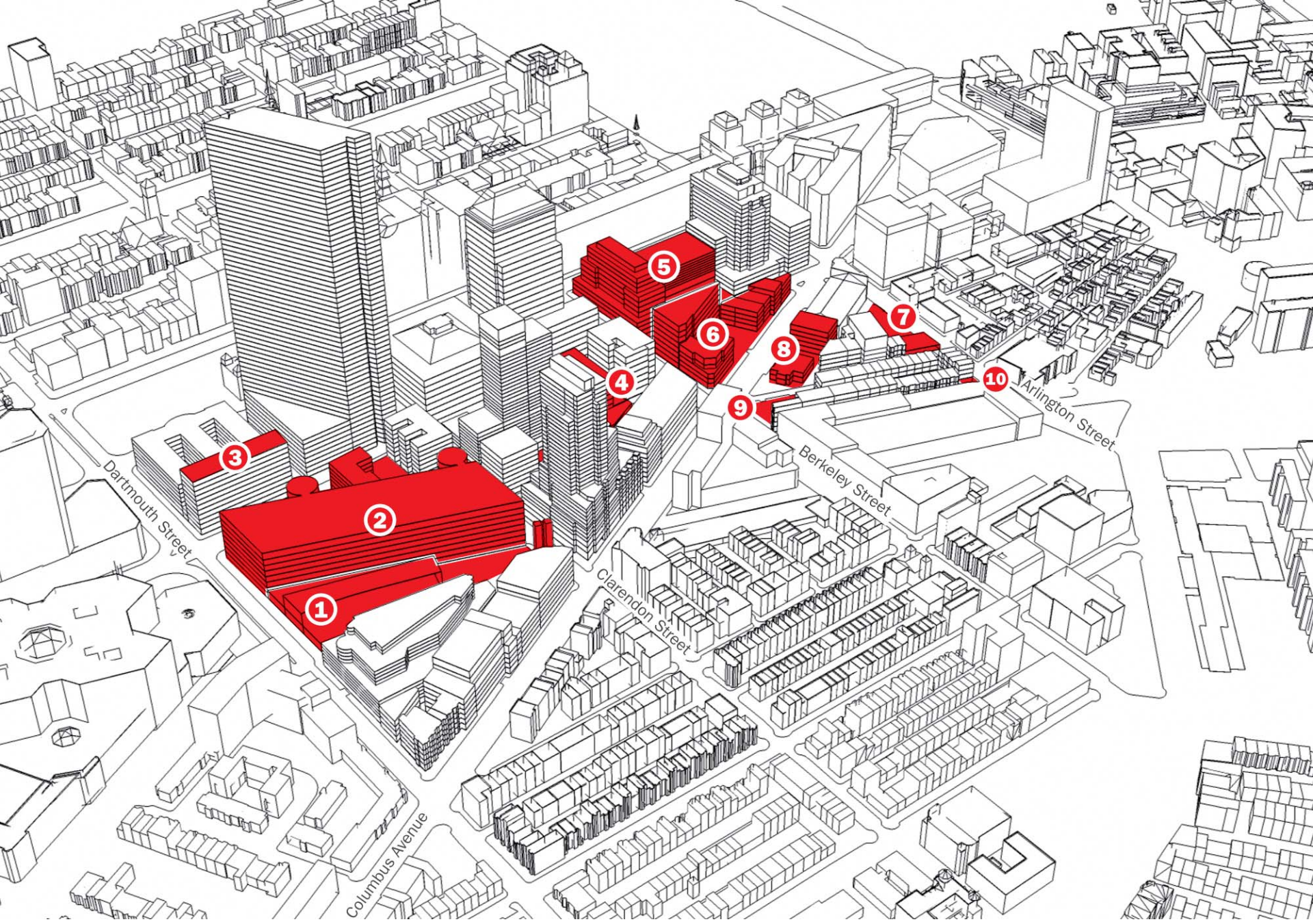
Berkeley Street

Clarendon Street

Columbus Avenue

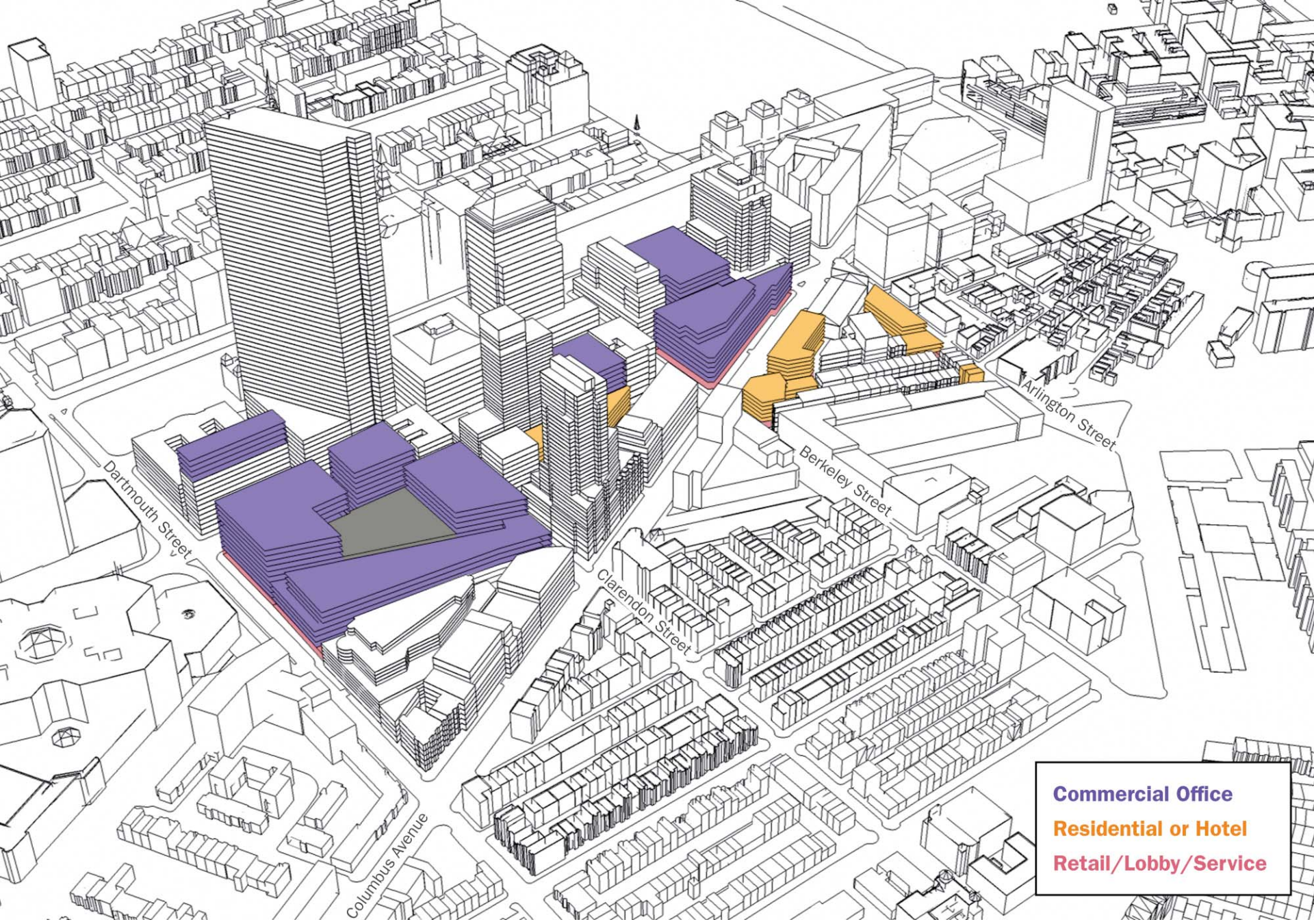
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# Development Opportunities

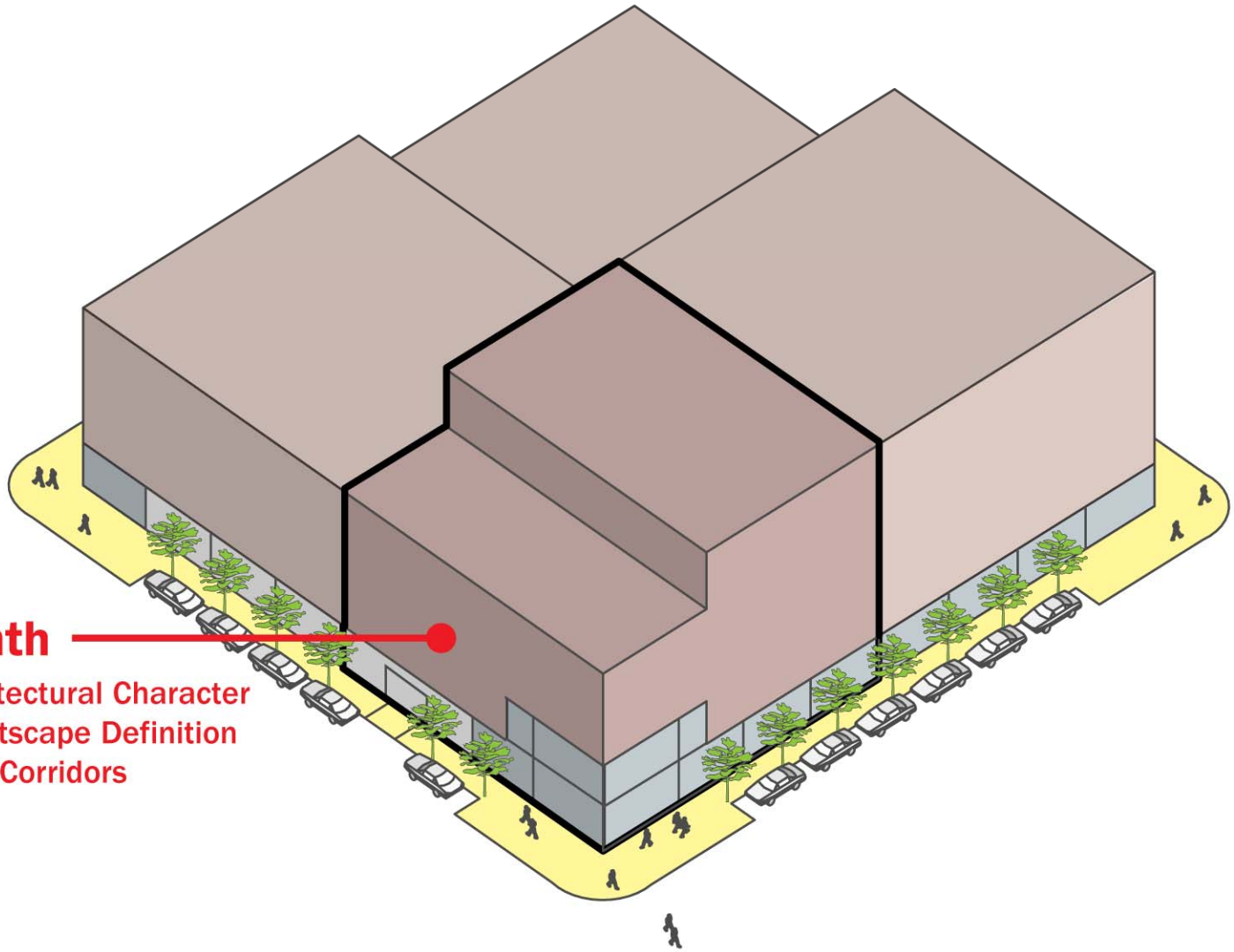
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**Commercial Office**  
**Residential or Hotel**  
**Retail/Lobby/Service**

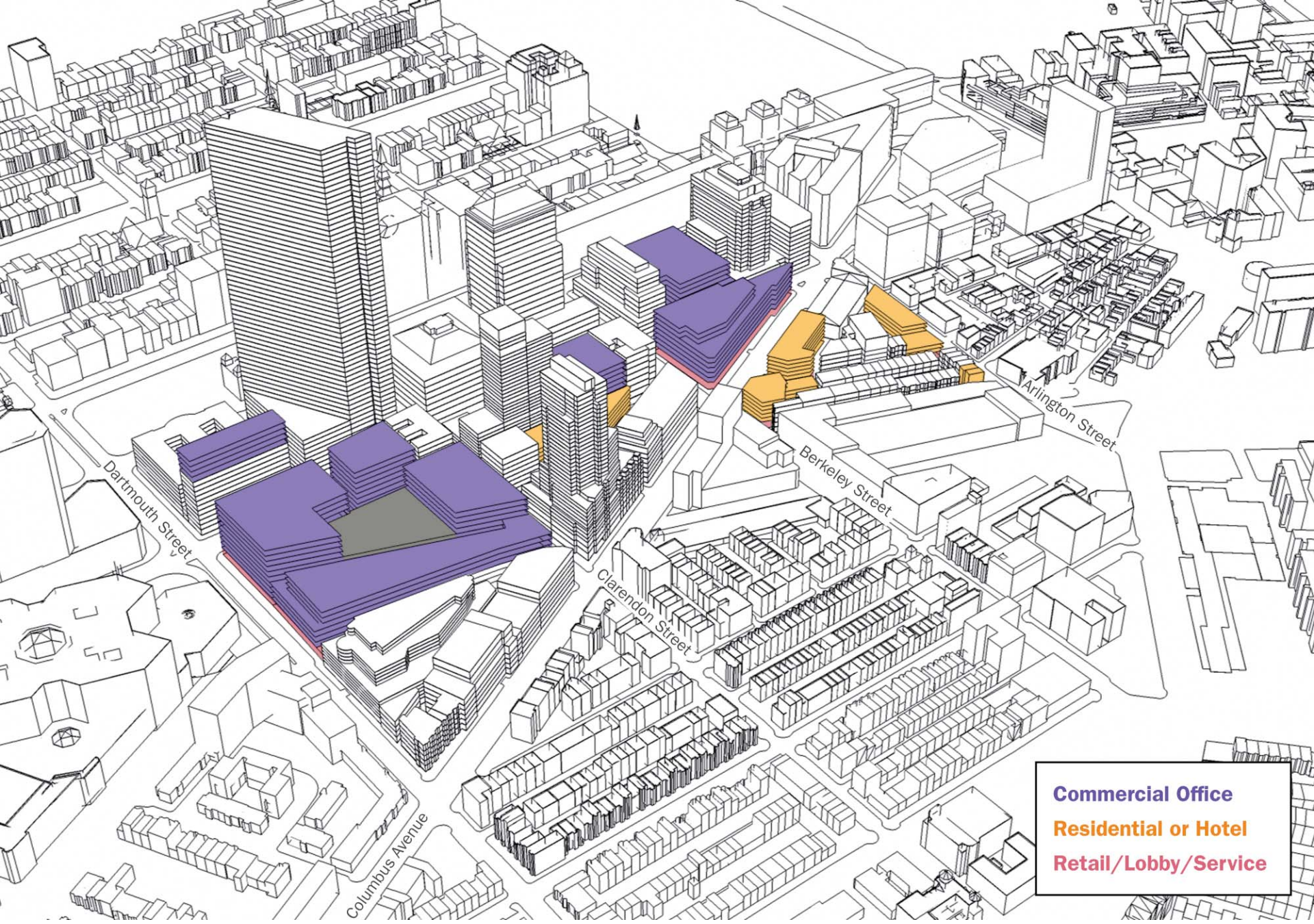
# Proposed Plinth Volumes

Source: Drawing by Utile, Parcel and Building Data from BRA



## 2) Plinth

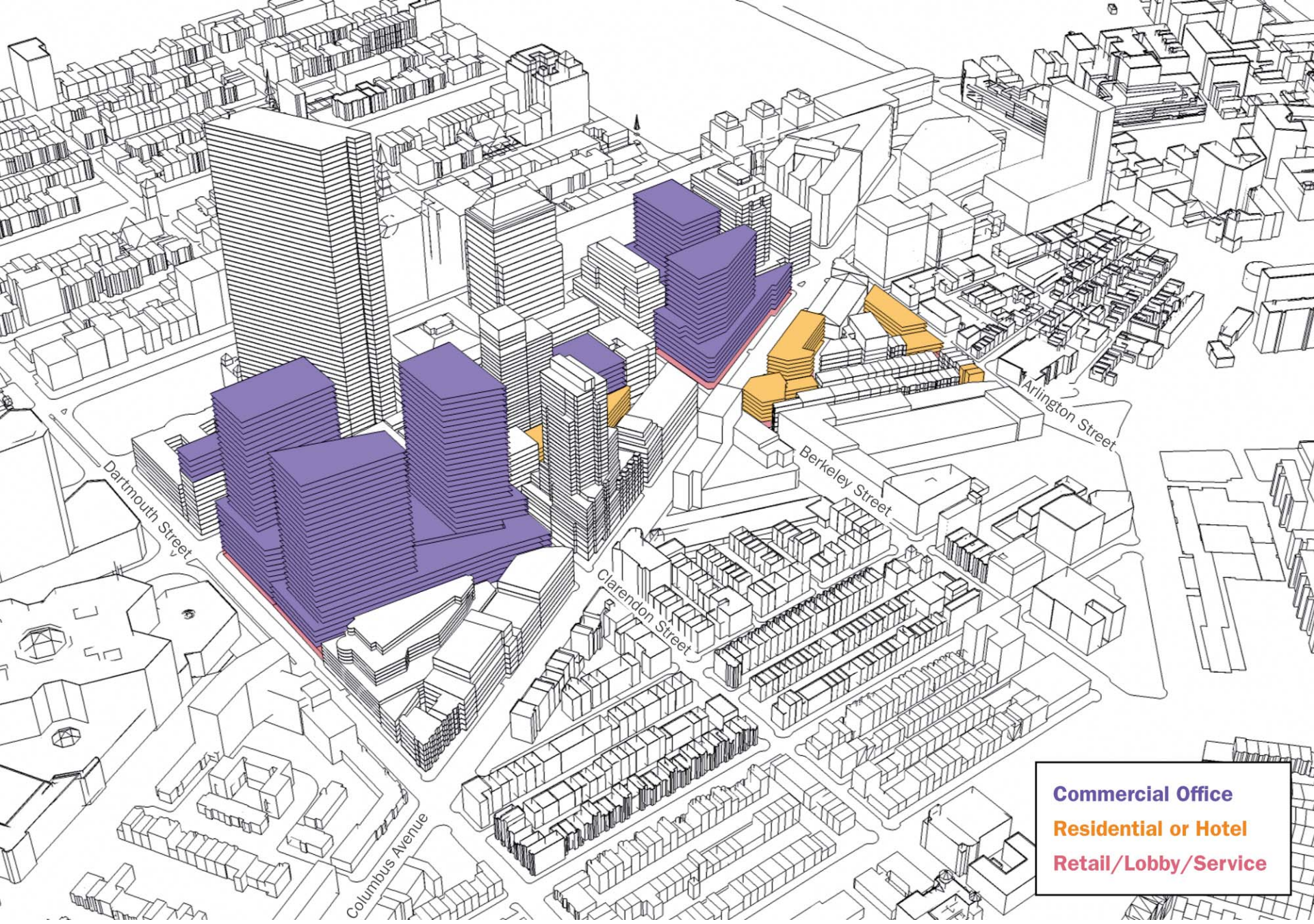
- ▶ Architectural Character
- ▶ Streetscape Definition
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- ▶ Use



**Commercial Office**  
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# Proposed Plinth Volumes

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**Commercial Office**  
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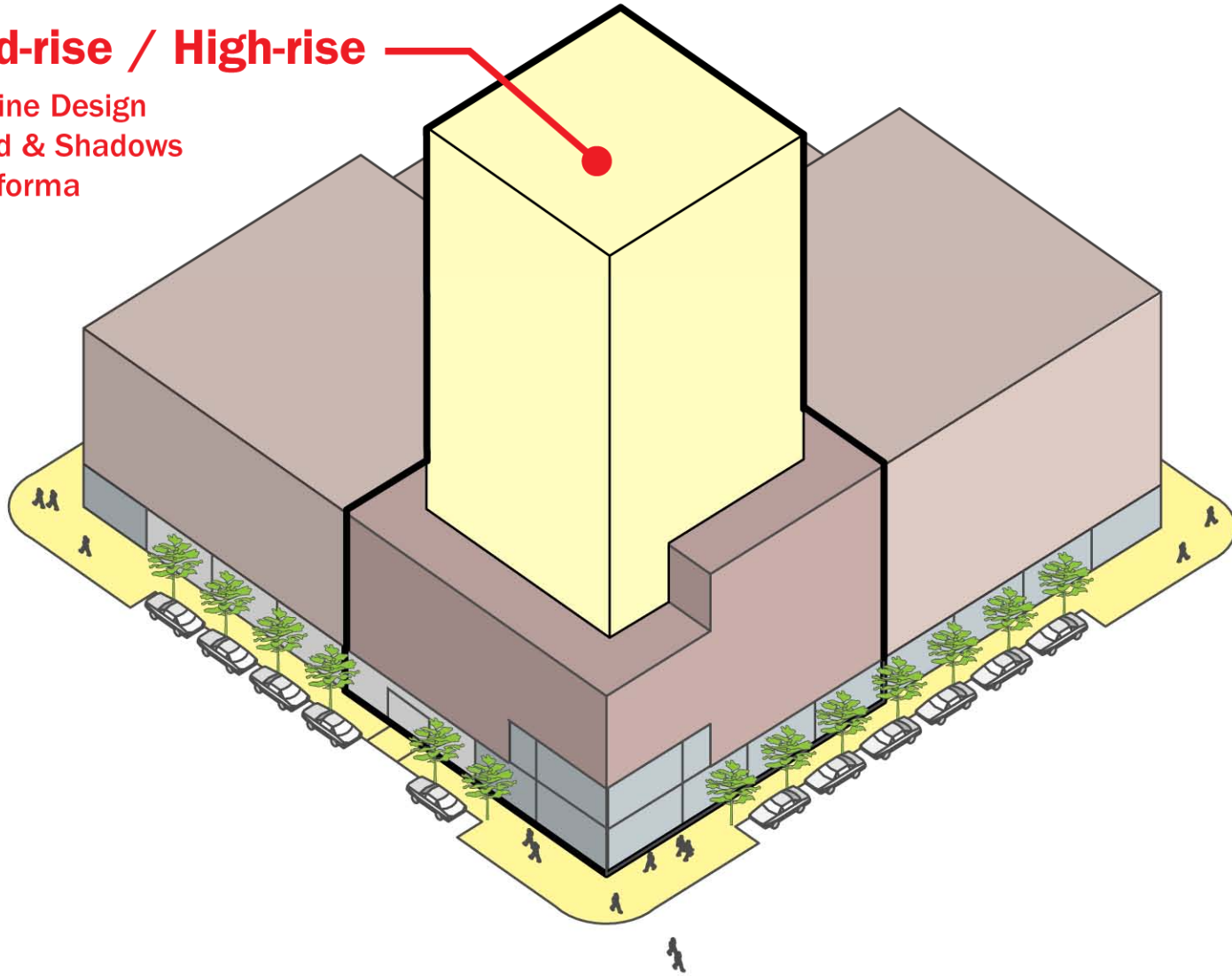
# Potential Office High-rise Locations

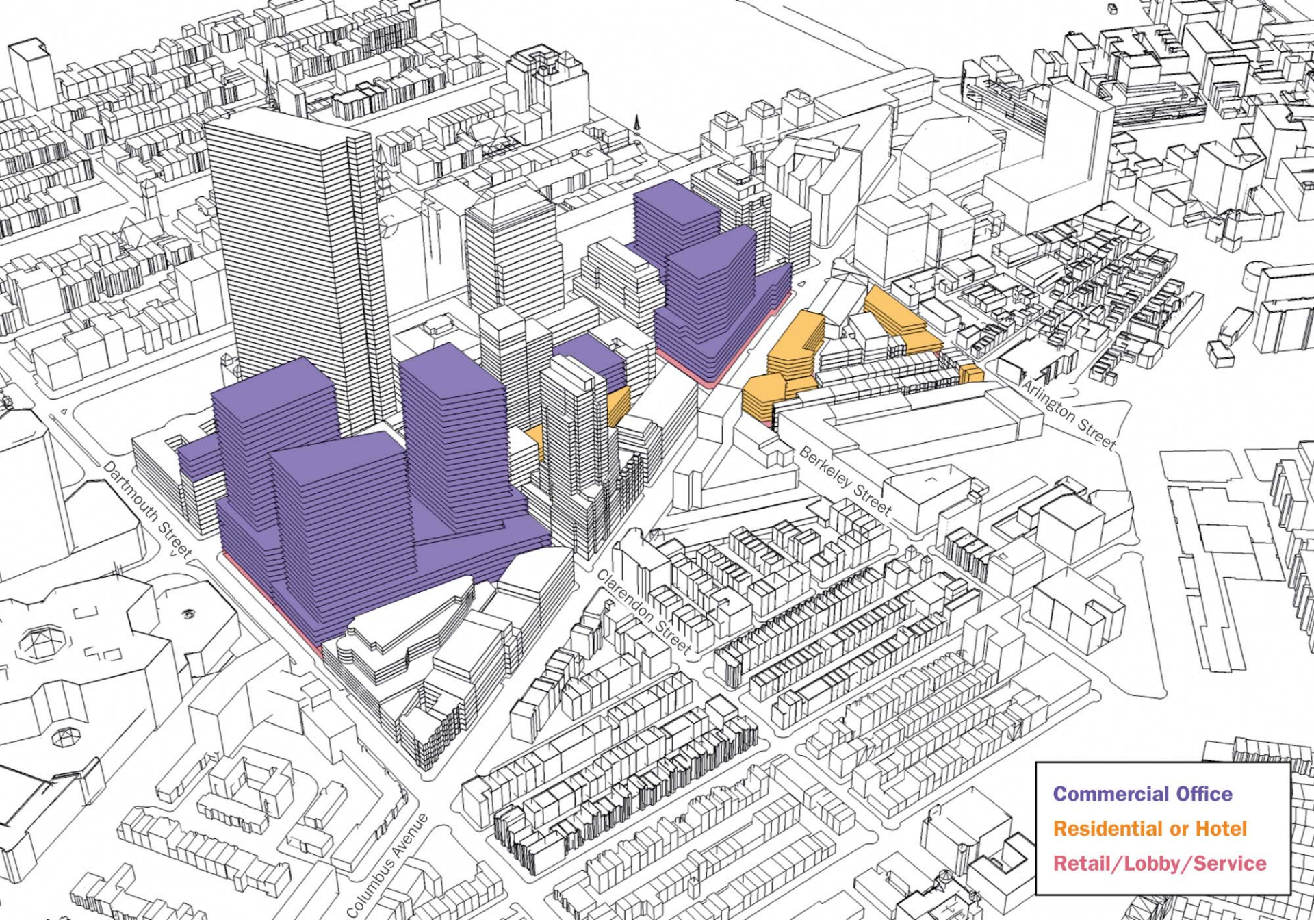
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### 3) Mid-rise / High-rise

- ▶ Skyline Design
- ▶ Wind & Shadows
- ▶ Pro-forma
- ▶ Use

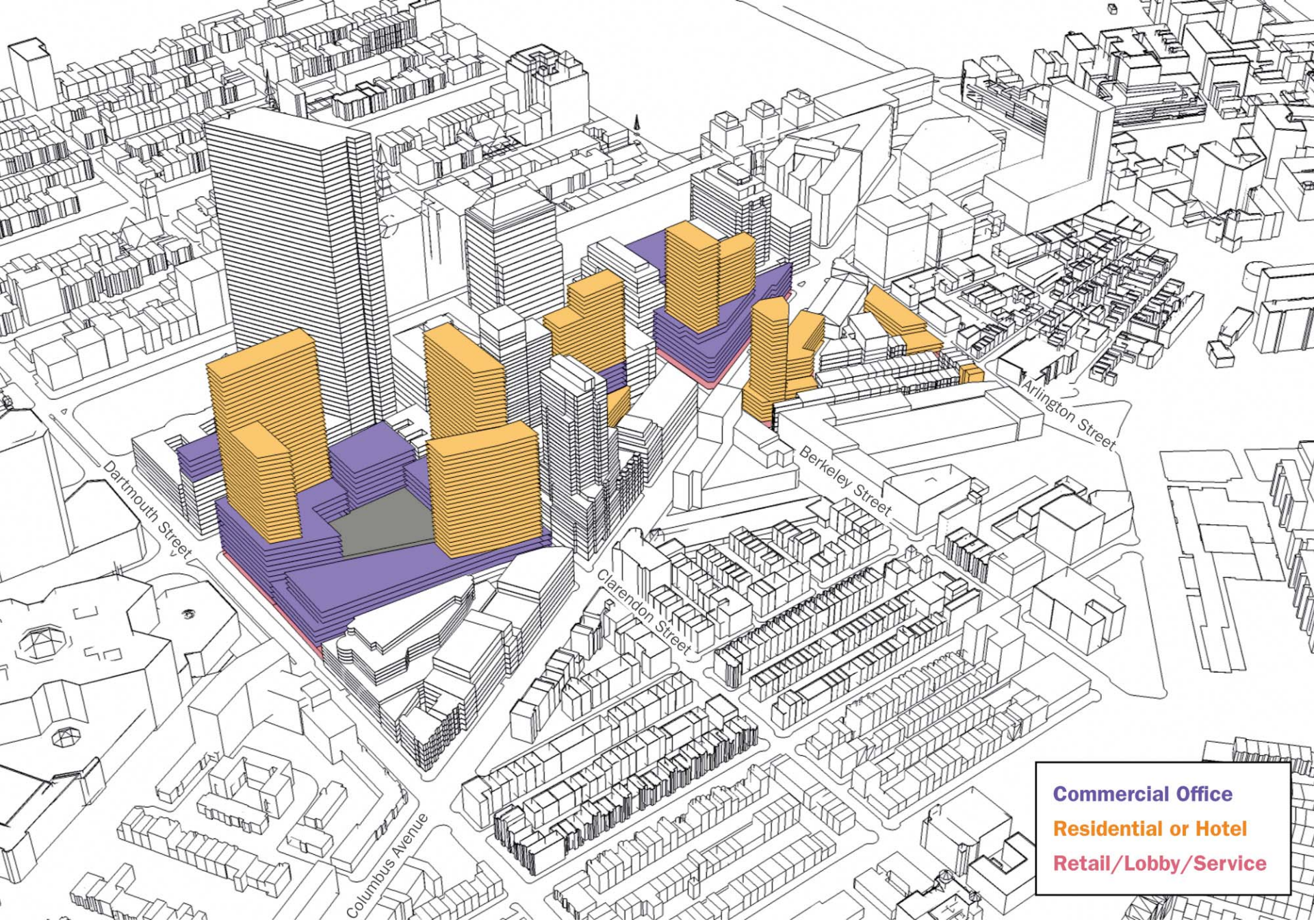




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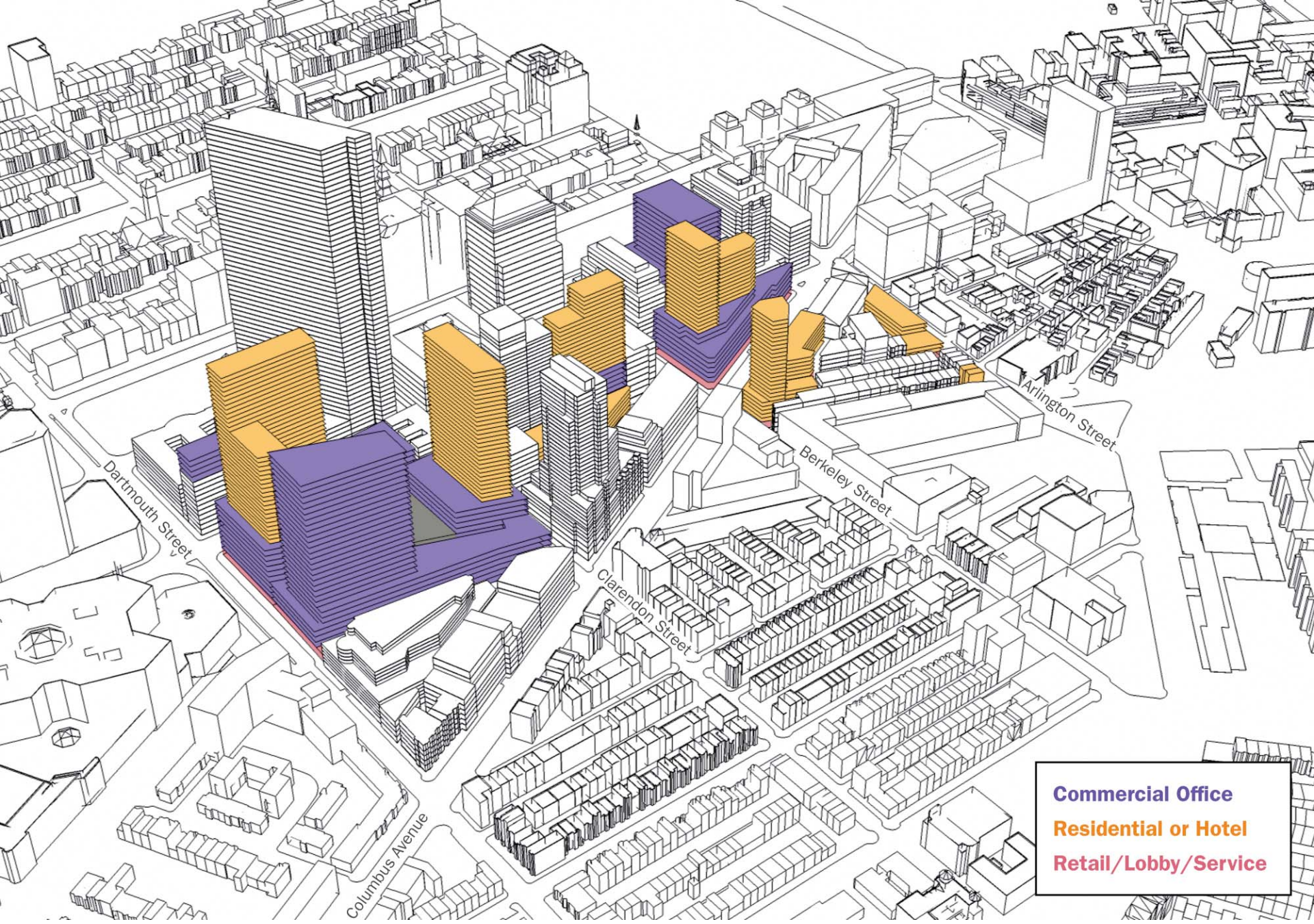
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**Commercial Office**  
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# Potential Residential High-rise Locations

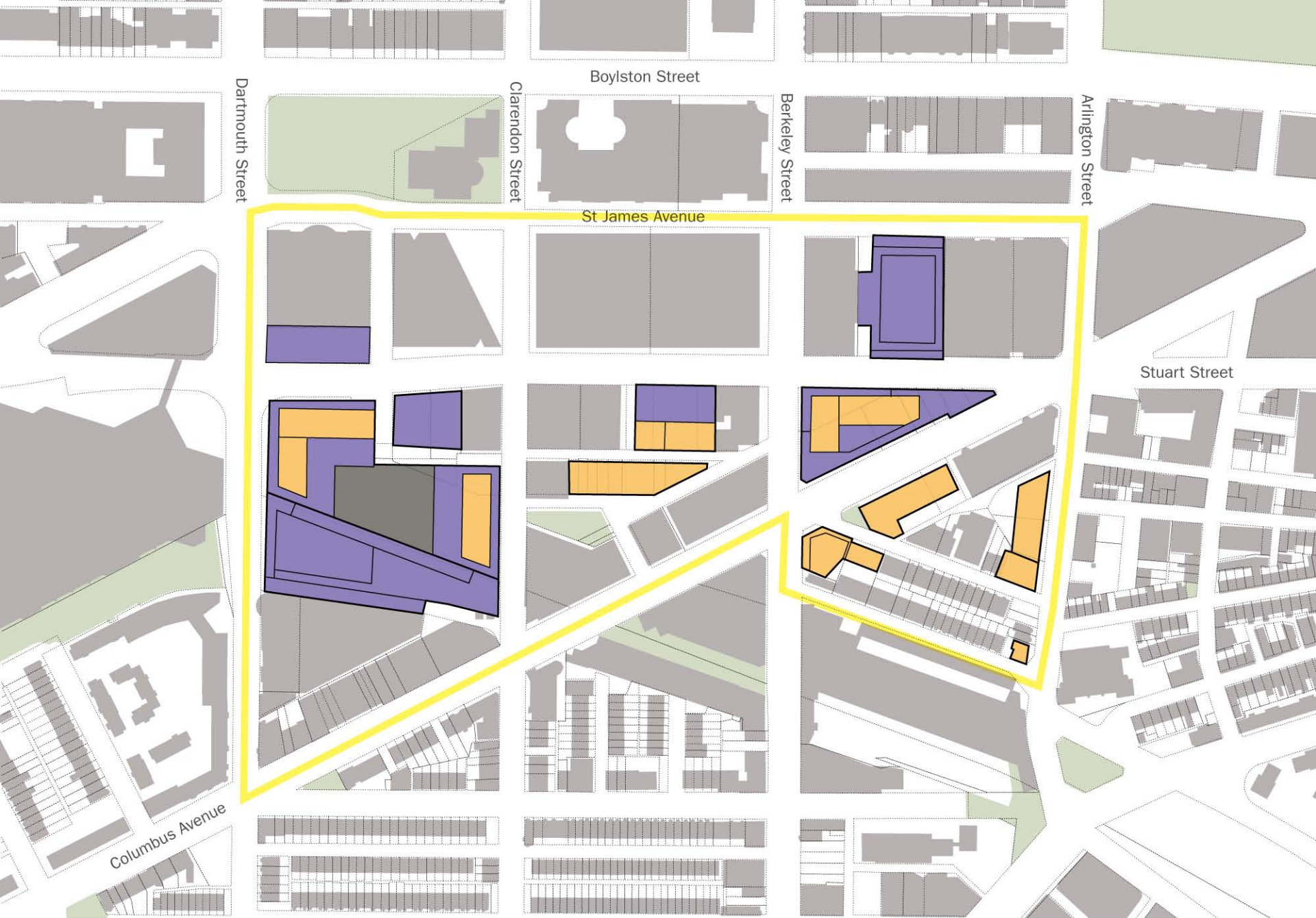
Source: Drawing by Utile, Parcel and Building Data from BRA



**Commercial Office**  
**Residential or Hotel**  
**Retail/Lobby/Service**

# Mix Office and Residential High-rises

Source: Drawing by Utile, Parcel and Building Data from BRA



Dartmouth Street

Boylston Street

Clarendon Street

St James Avenue

Berkeley Street

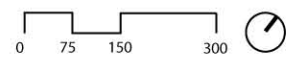
Arlington Street

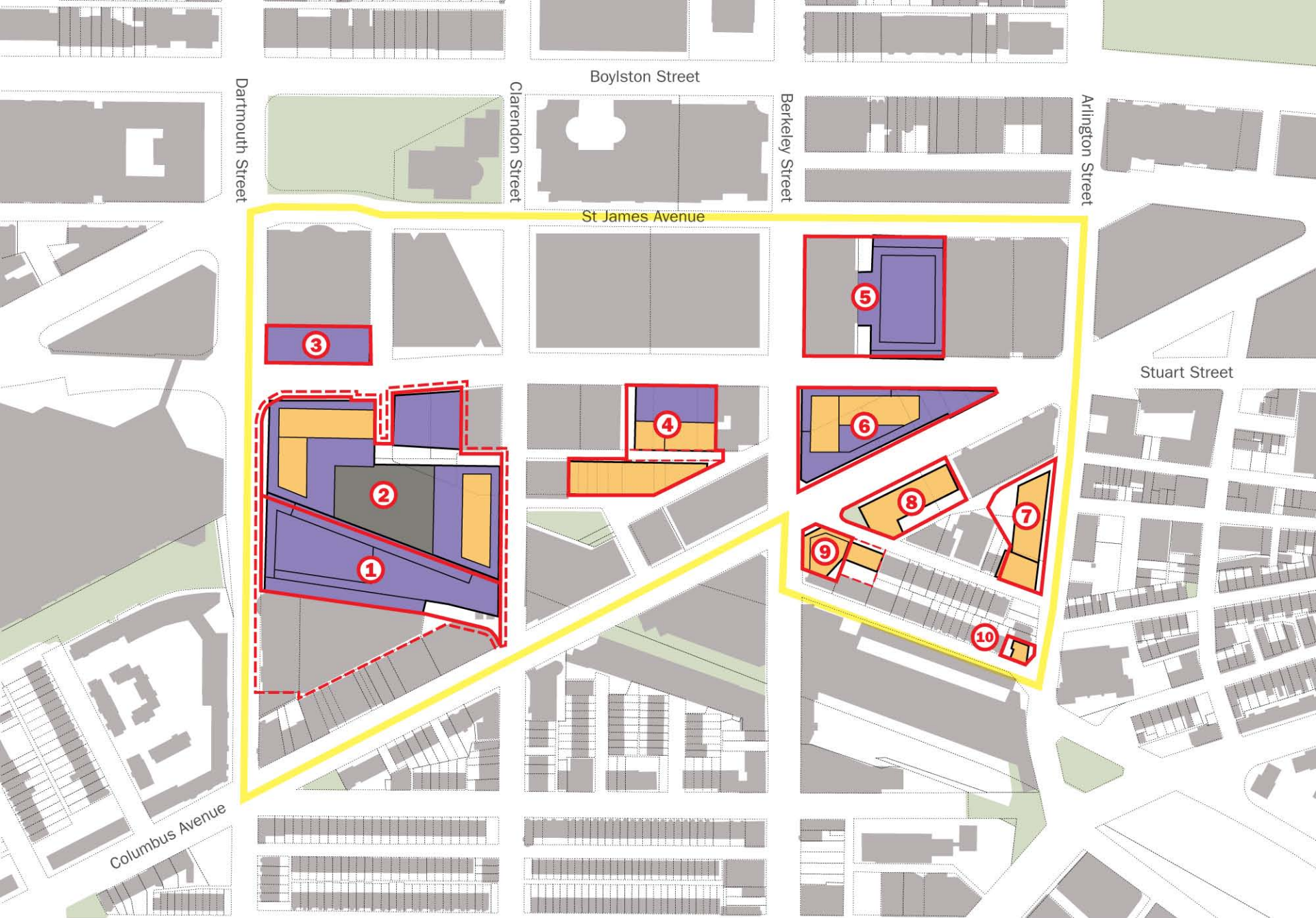
Stuart Street

Columbus Avenue

# Development Scenarios

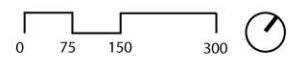
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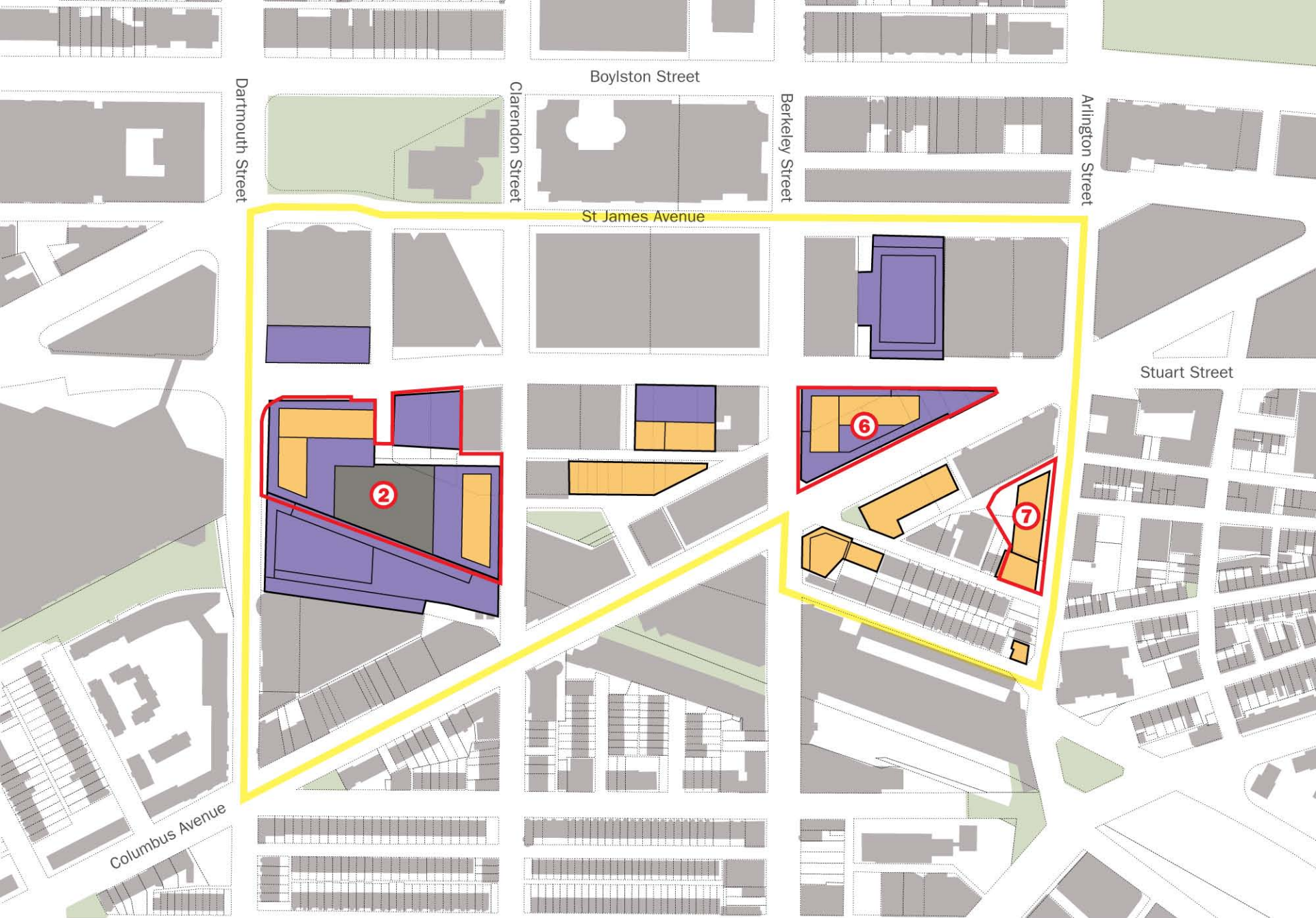




# Development Scenarios

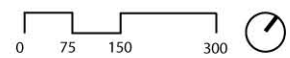
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# Development Scenarios

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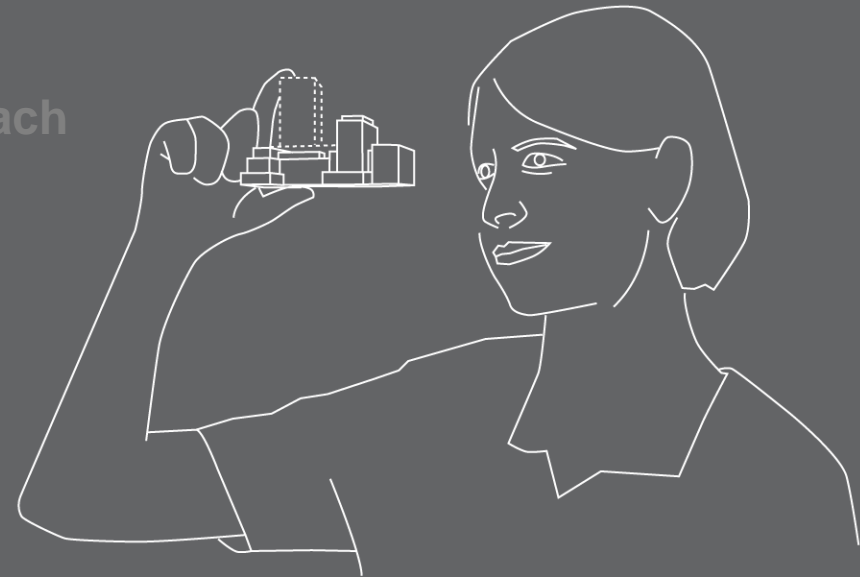
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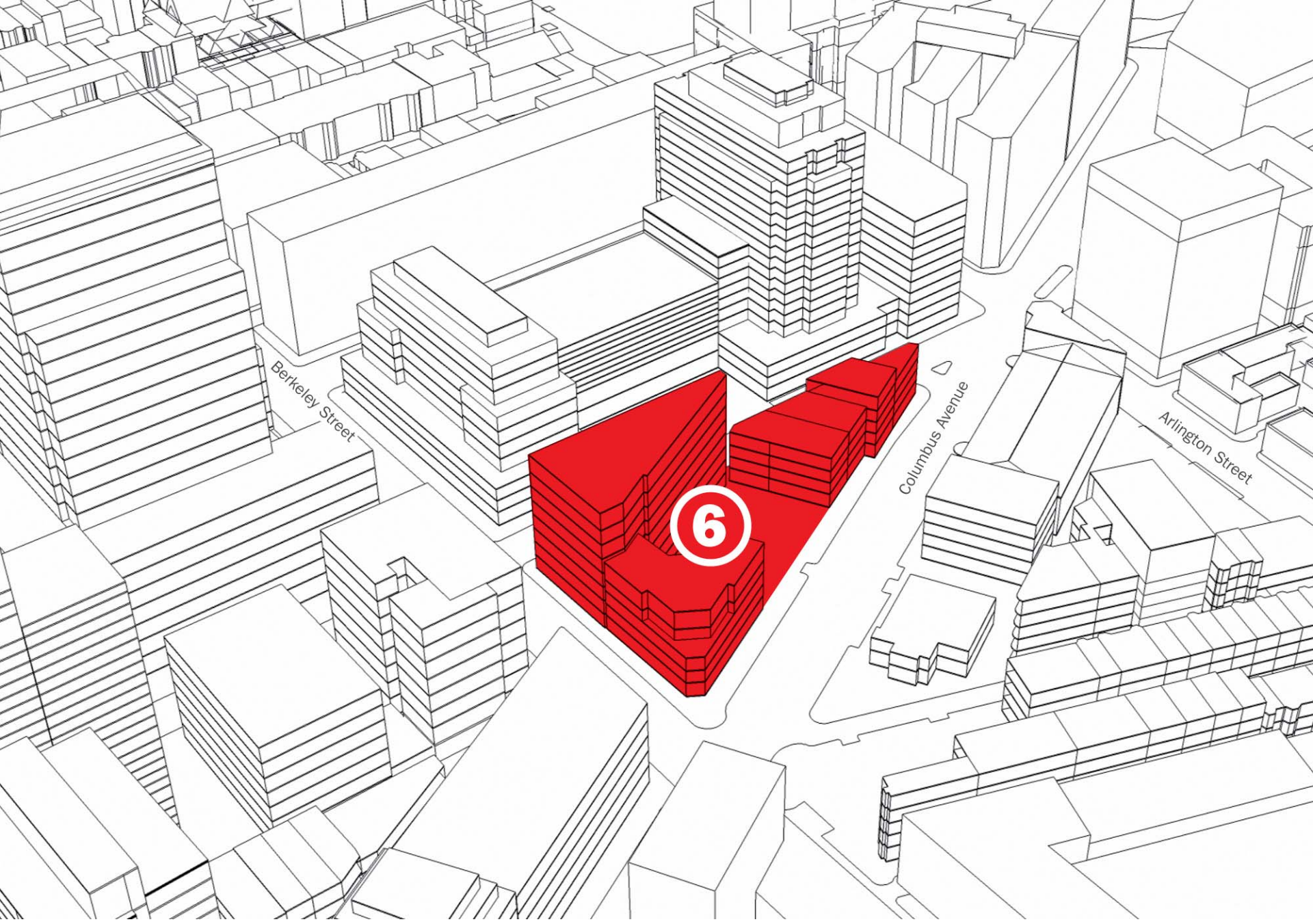






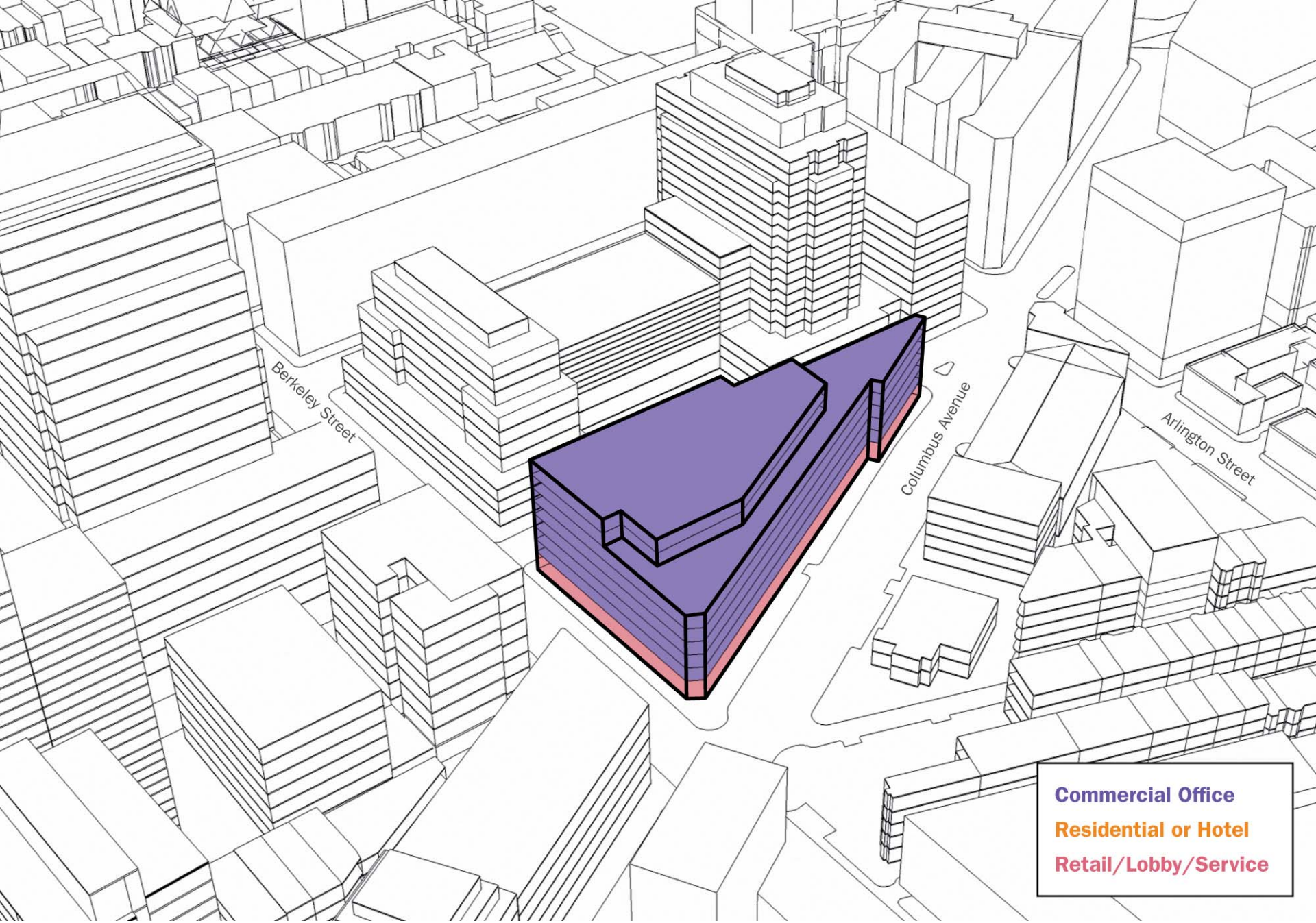
## Development Opportunity 6

Source: Live Local



## Development Opportunity 6

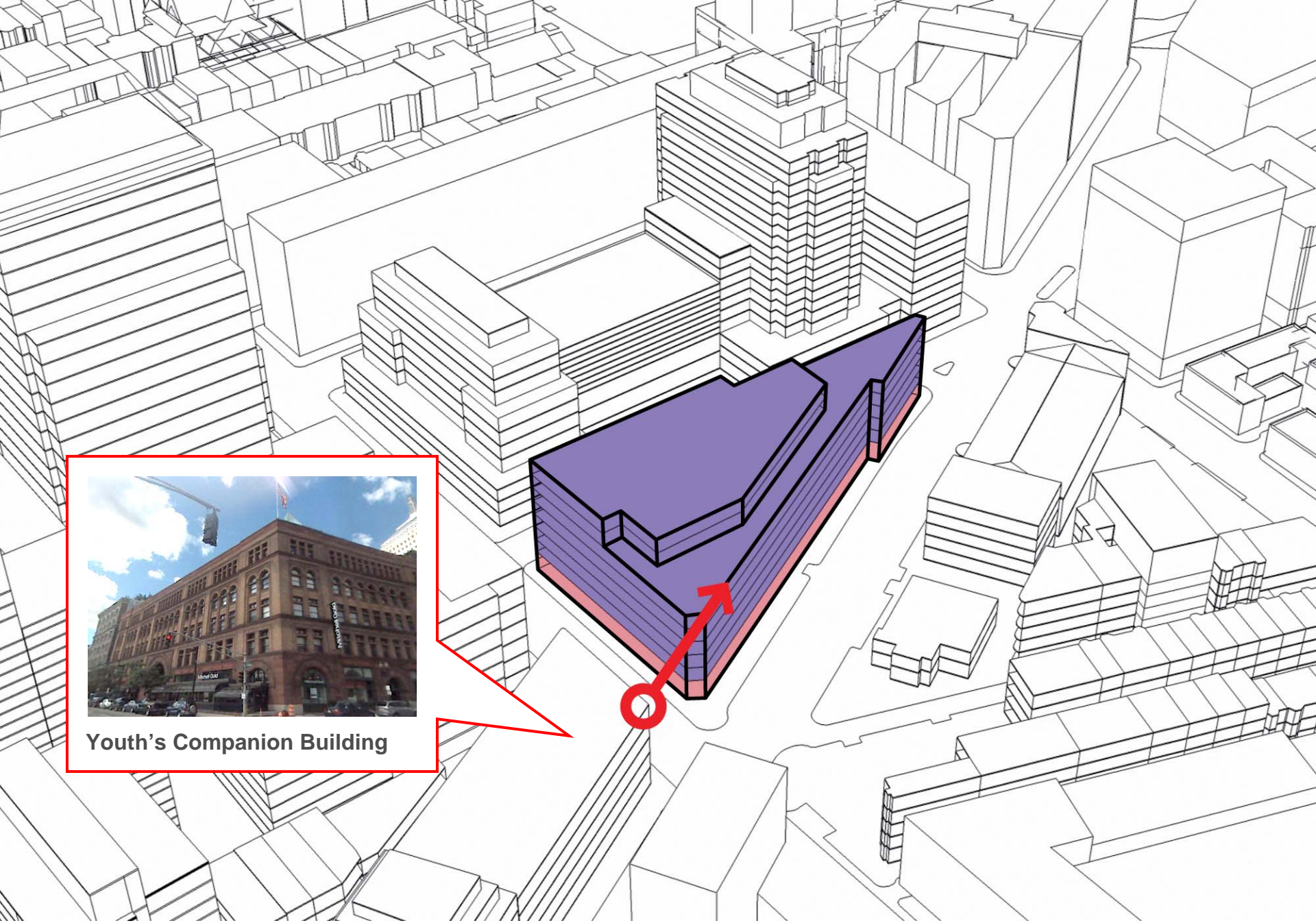
Source: Drawing by Utile, Parcel and Building Data from BRA



**Commercial Office**  
**Residential or Hotel**  
**Retail/Lobby/Service**

## Development Opportunity 6: Plinth Option A

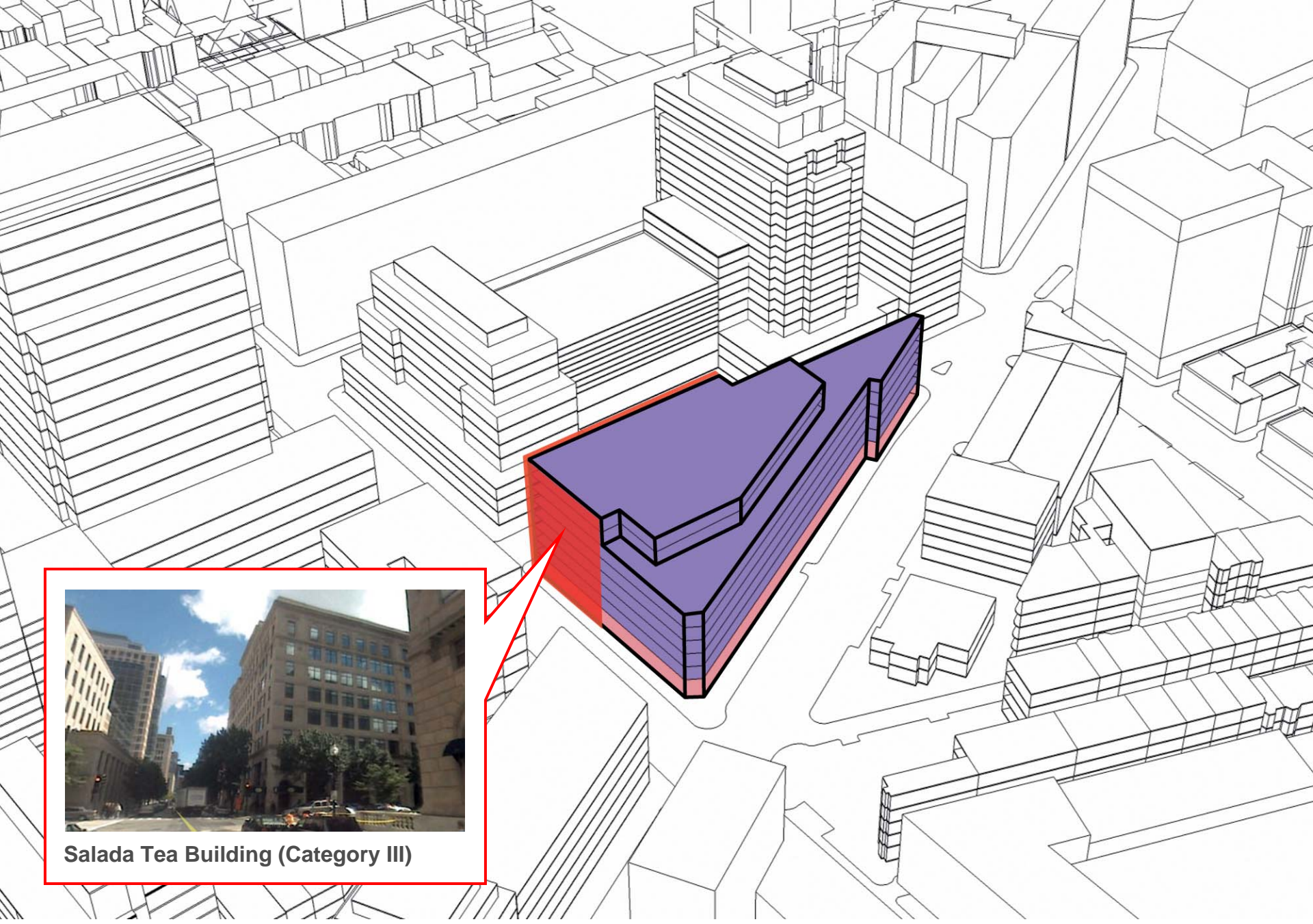
Source: Drawing by Utile, Parcel and Building Data from BRA



**Youth's Companion Building**

### Development Opportunity 6: Plinth volume aligned with Columbus Avenue Buildings

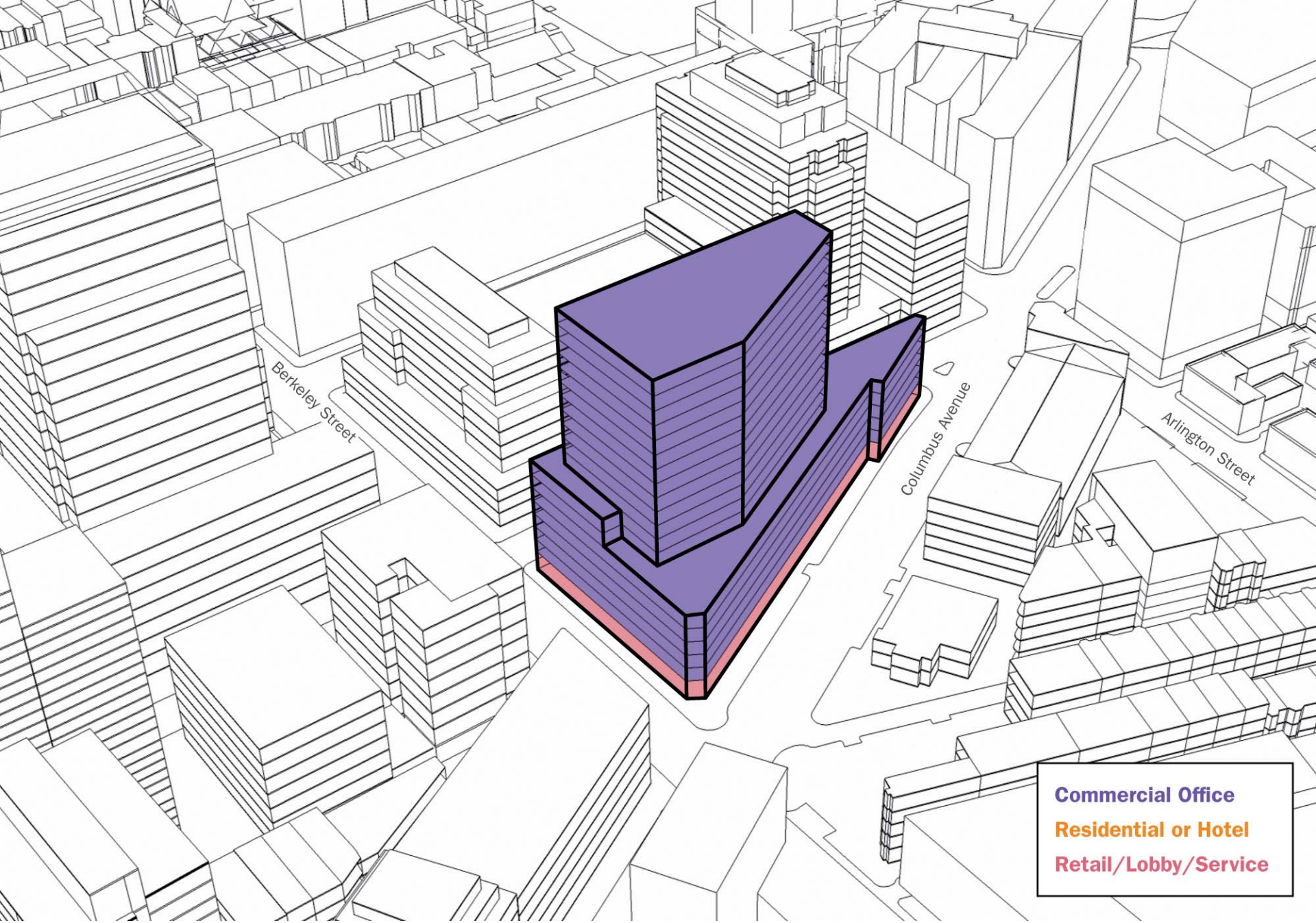
Source: Drawing by Utile, Parcel and Building Data from BRA



**Salada Tea Building (Category III)**

### Development Opportunity 6: Maintain existing historic facade

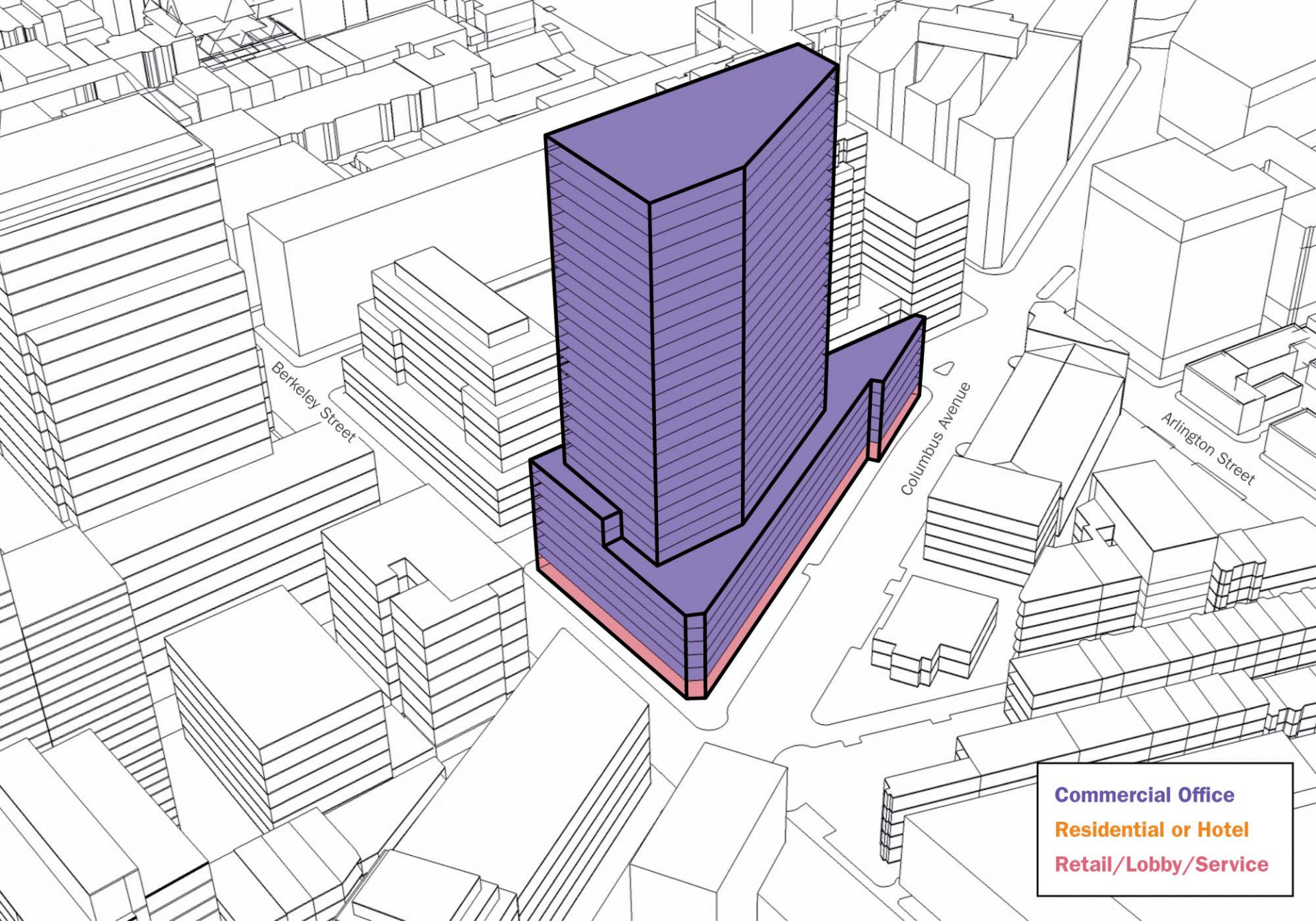
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**Commercial Office**  
**Residential or Hotel**  
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# Development Opportunity 6: Option A

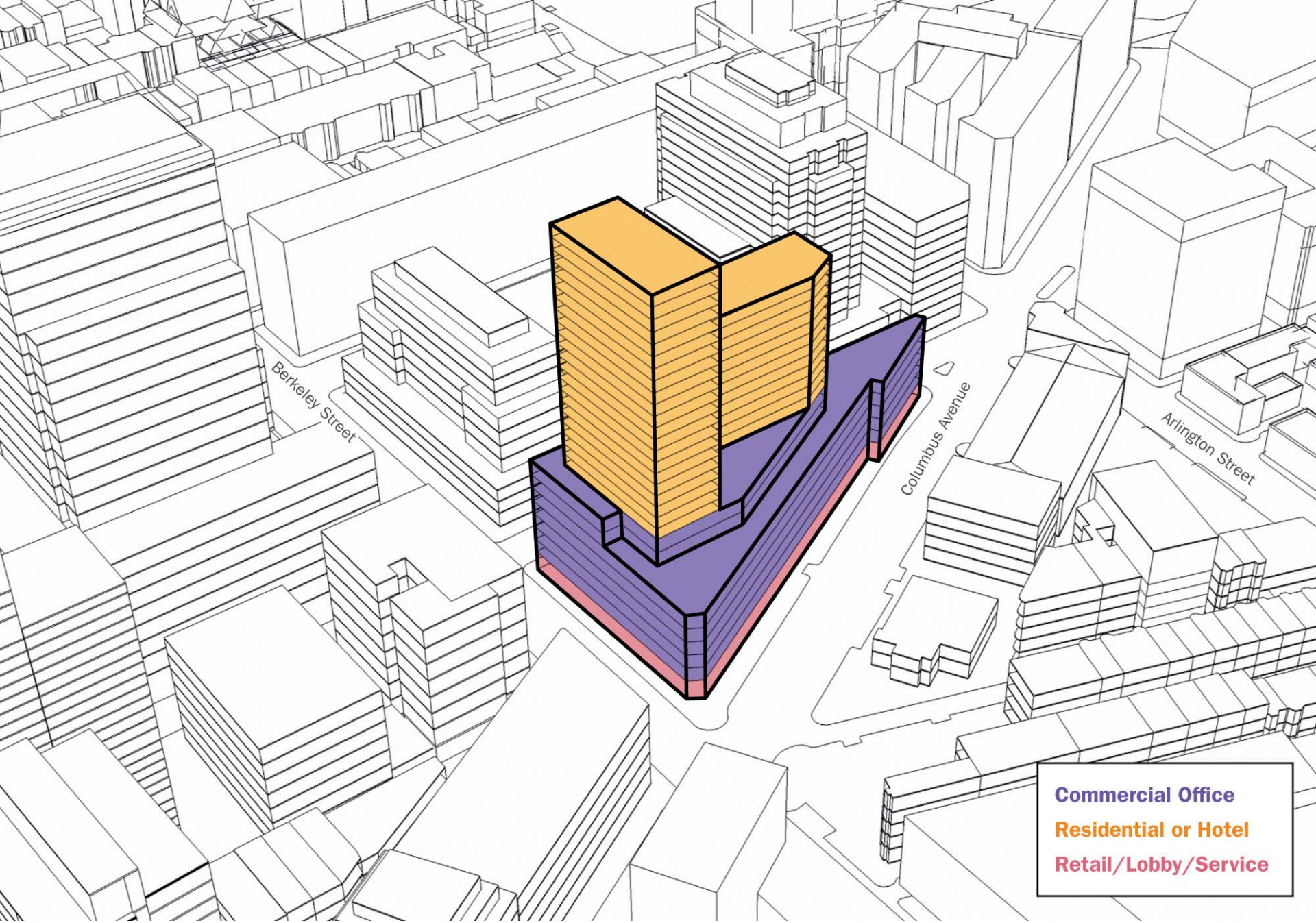
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**Commercial Office**  
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## Development Opportunity 6: Option A

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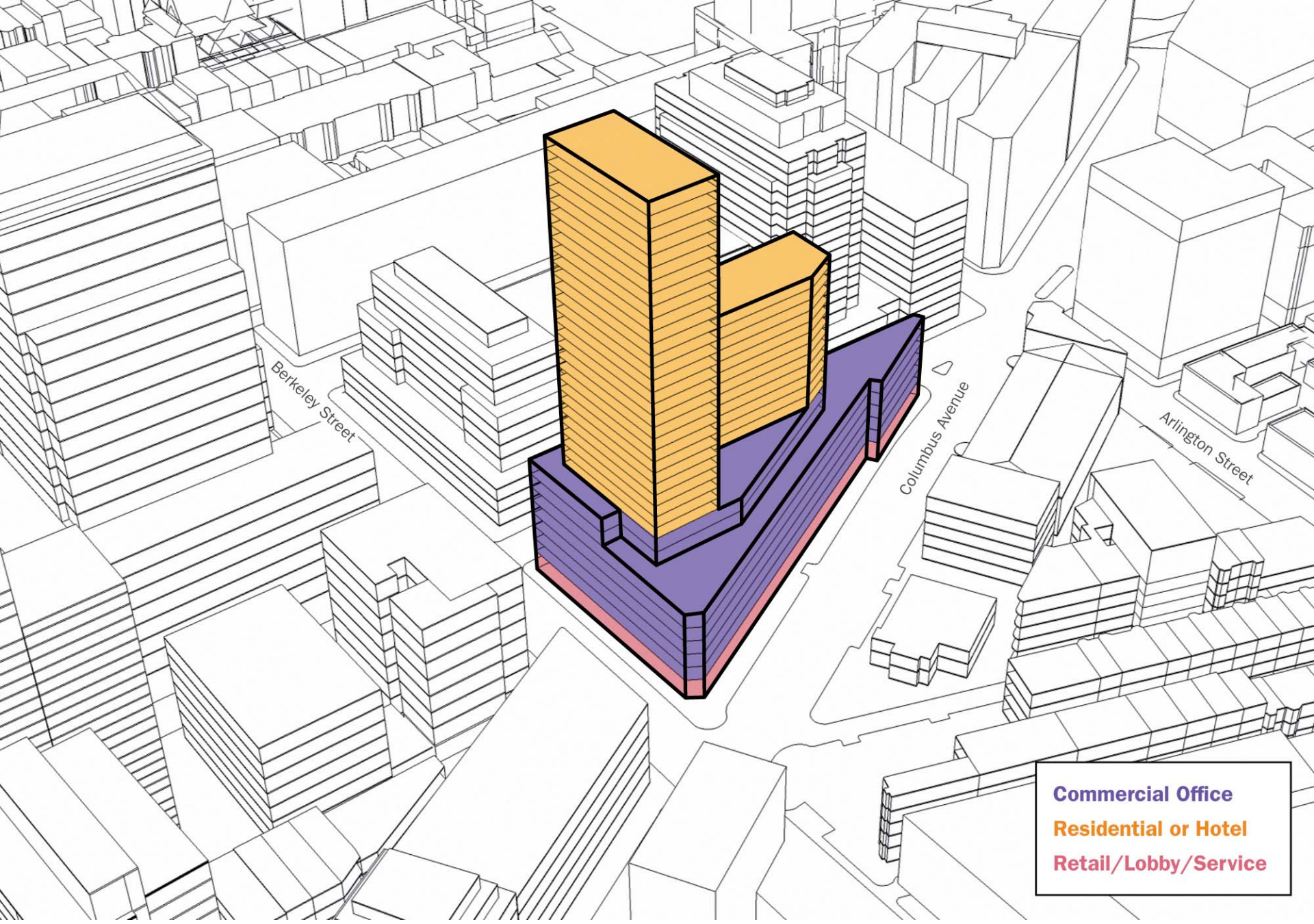


**Commercial Office**  
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### Development Opportunity 6: Option A

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Berkeley Street

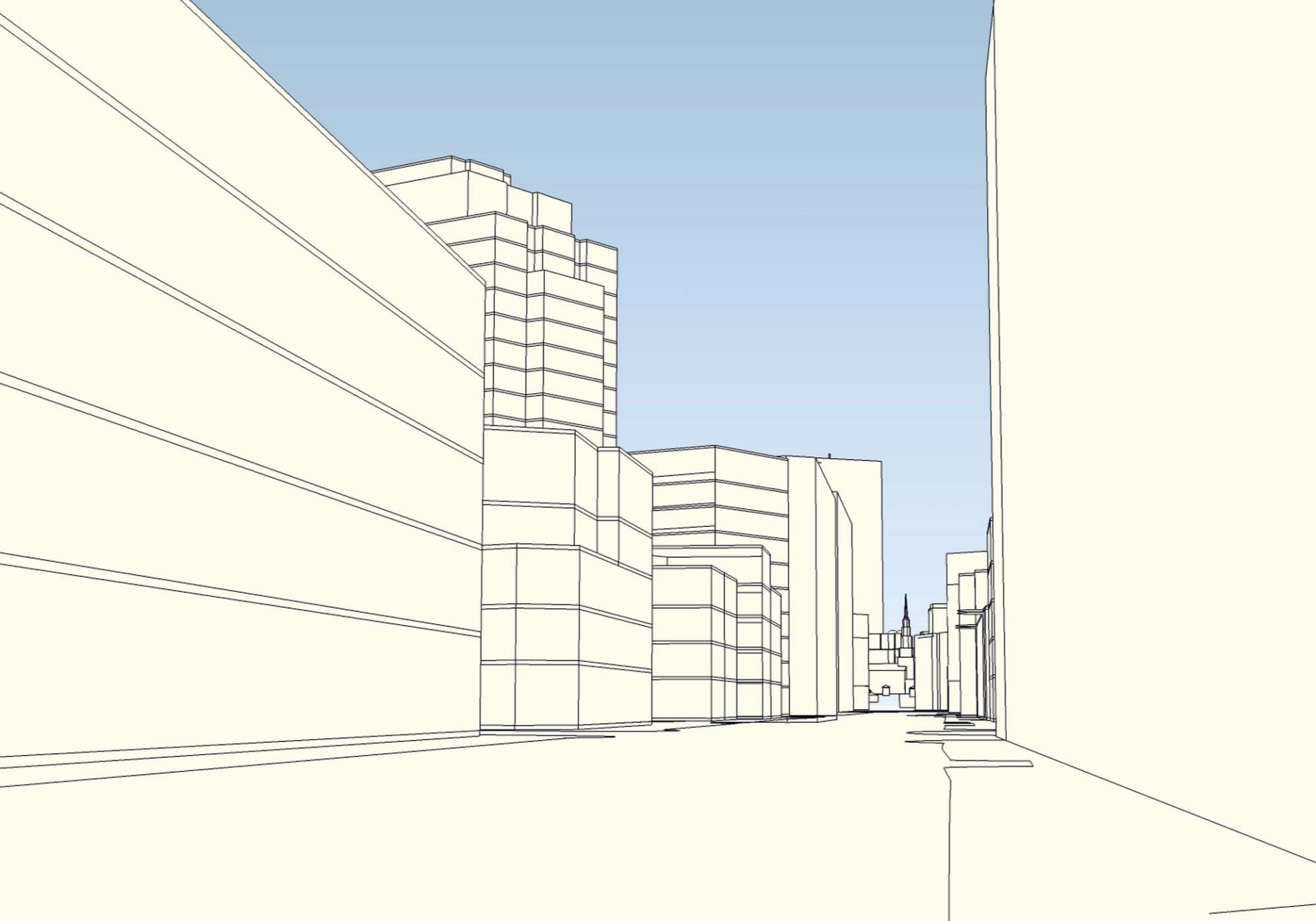
Columbus Avenue

Arlington Street

**Commercial Office**  
**Residential or Hotel**  
**Retail/Lobby/Service**

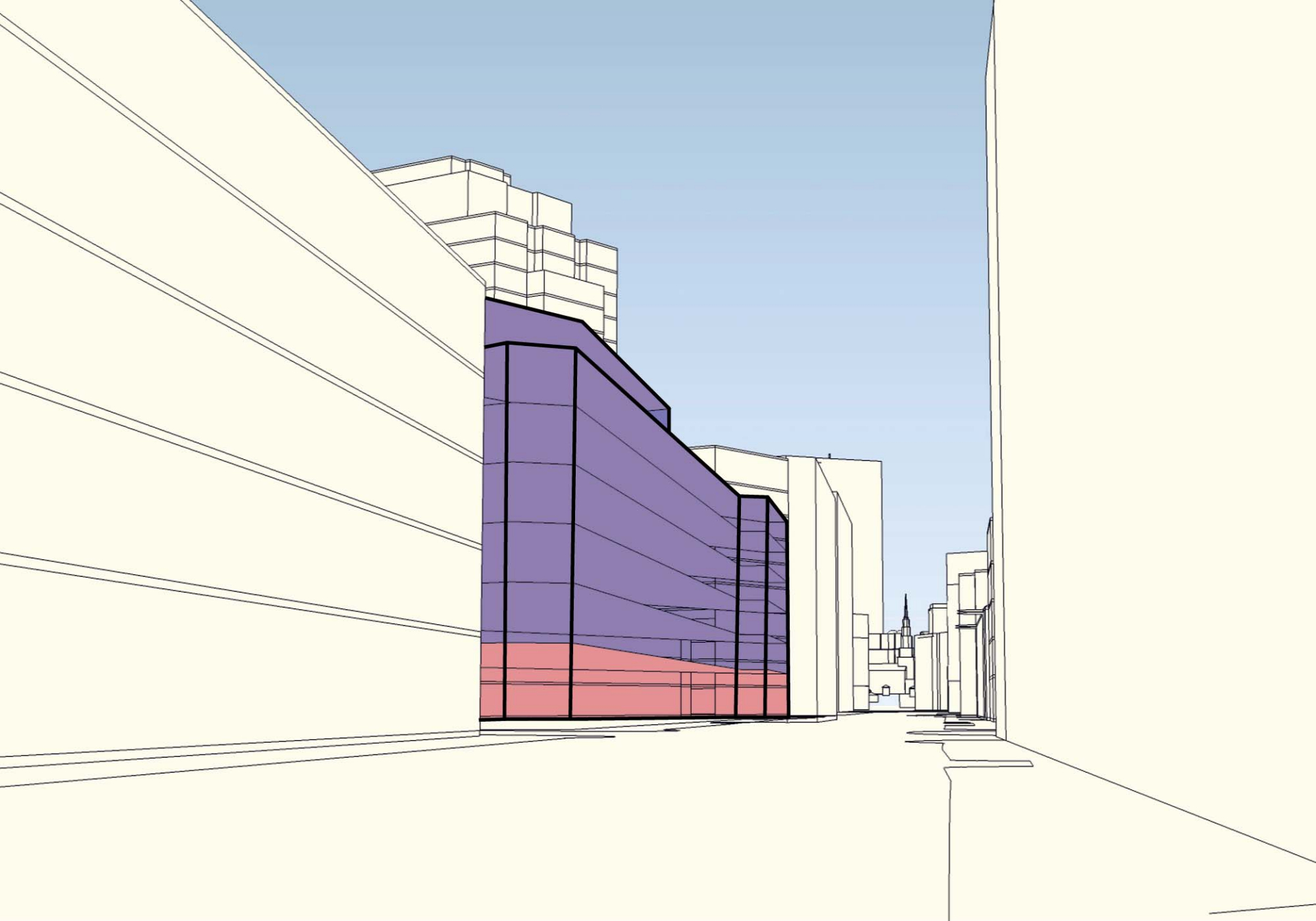
Development Opportunity 6: Option A





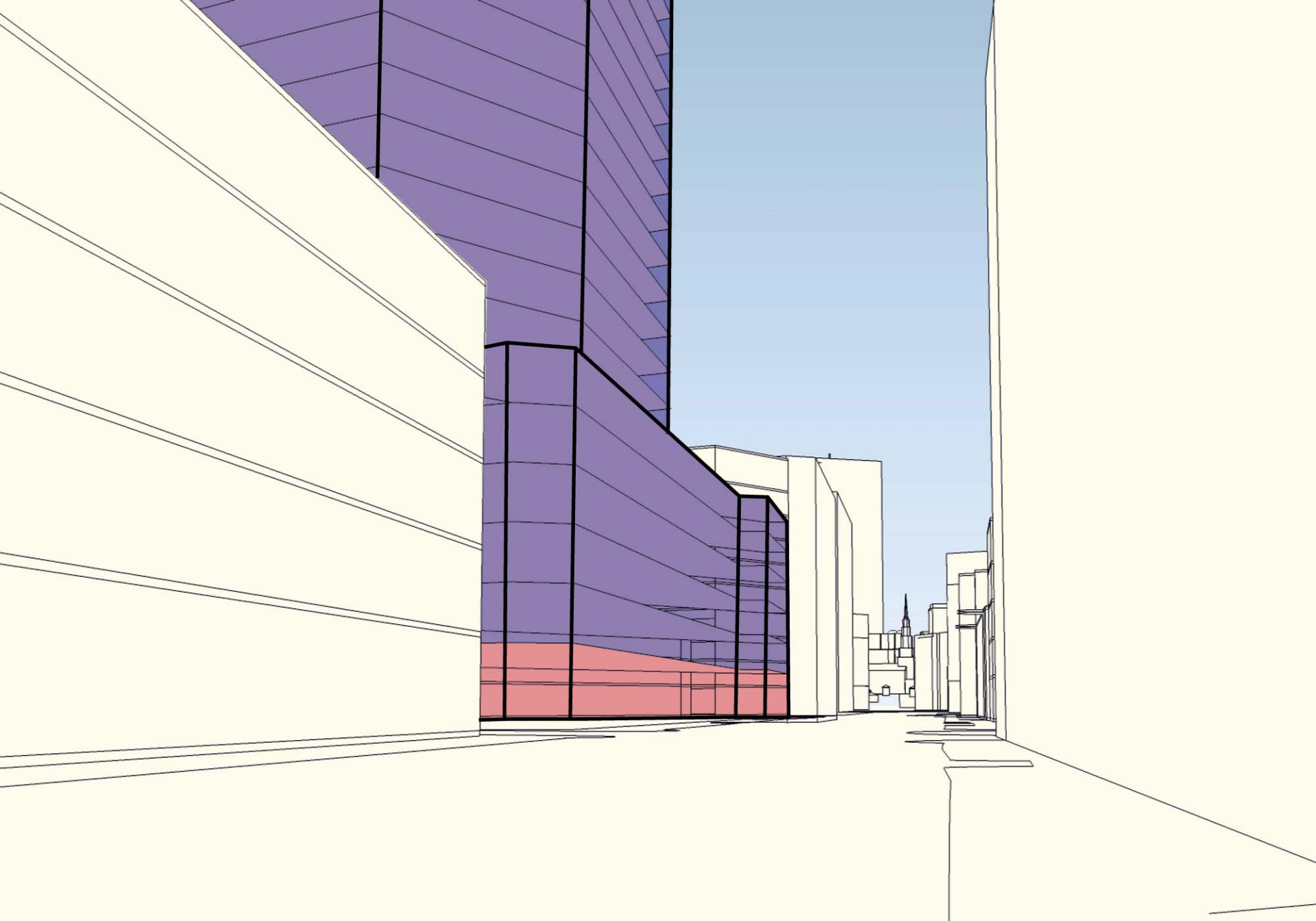
## Development Opportunity 6: Existing

Source: Drawing by Utile, Parcel and Building Data from BRA



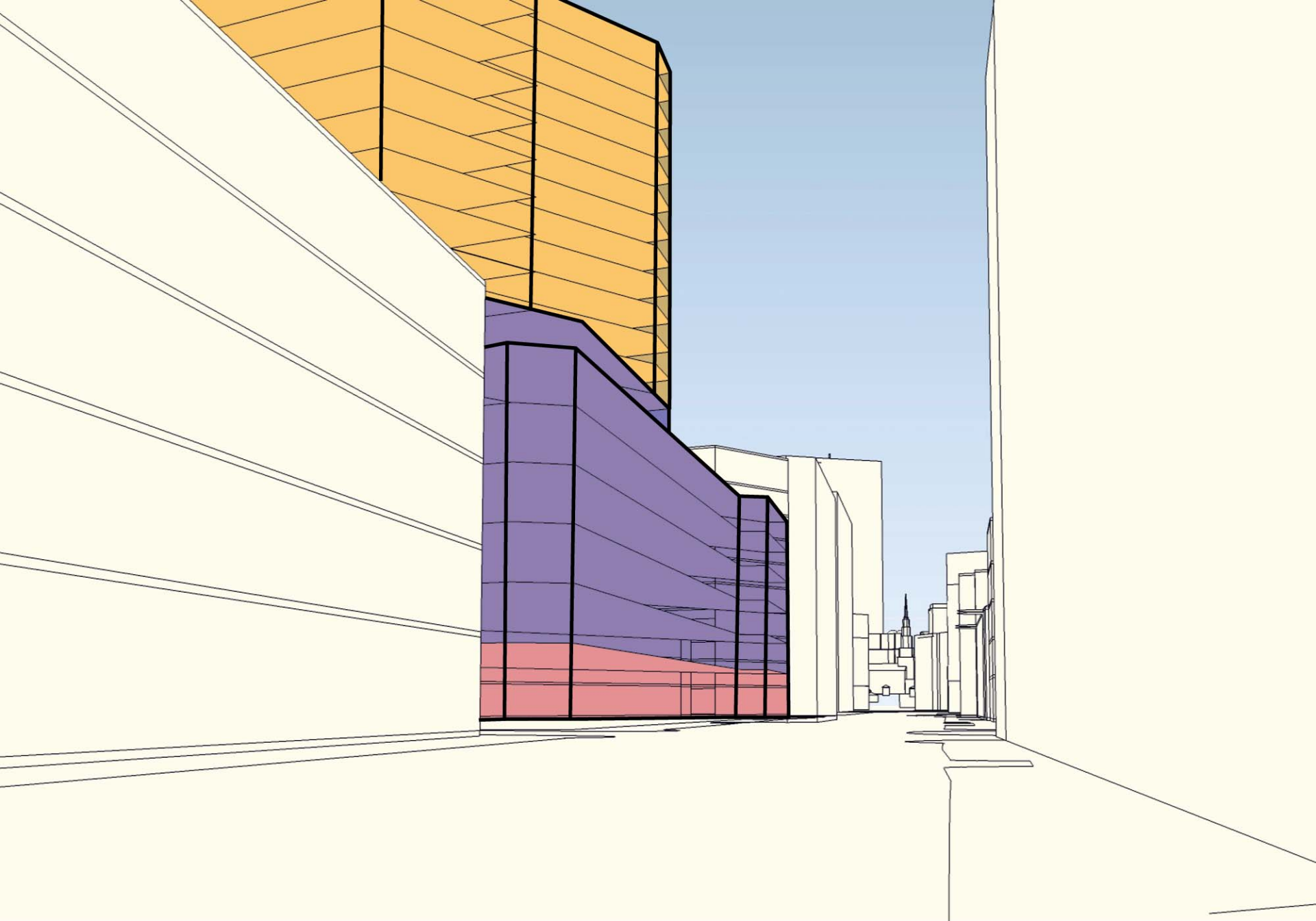
## Development Opportunity 6: Plinth

Source: Drawing by Utile, Parcel and Building Data from BRA



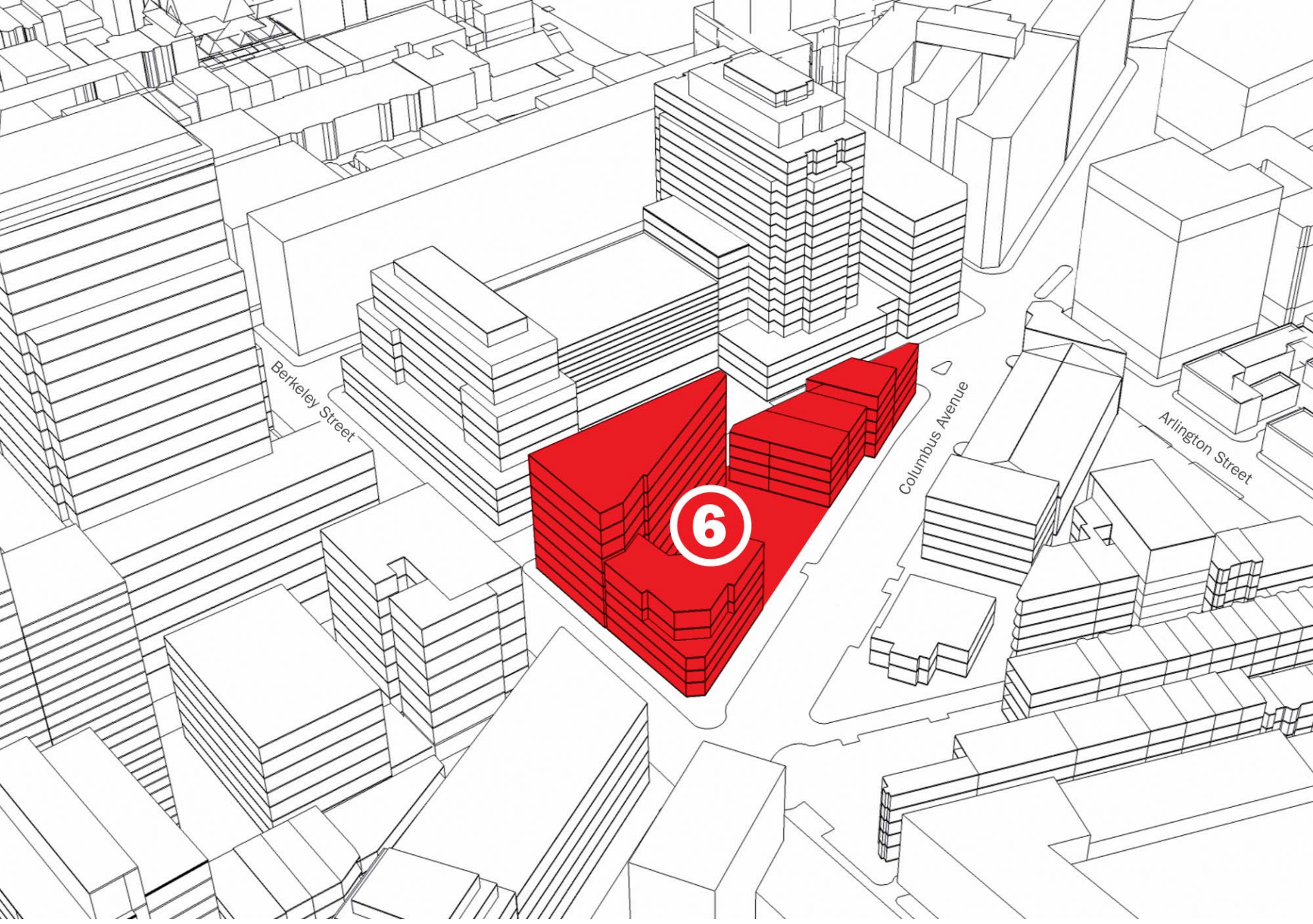
# Development Opportunity 6: High-rise

Source: Drawing by Utile, Parcel and Building Data from BRA



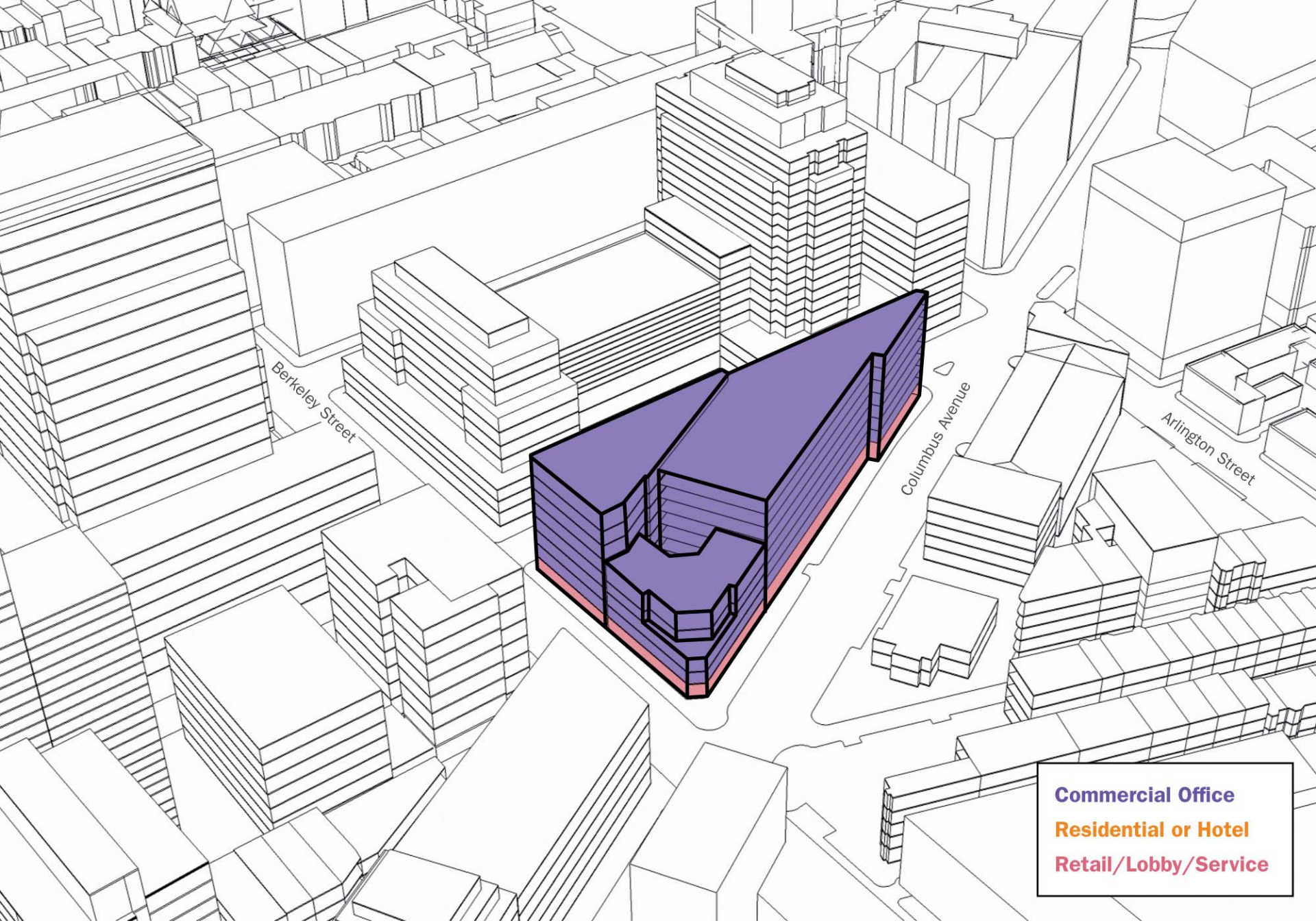
## Development Opportunity 6: High-rise

Source: Drawing by Utile, Parcel and Building Data from BRA



# Development Opportunity 6

Source: Drawing by Utile, Parcel and Building Data from BRA



Berkeley Street

Columbus Avenue

Arlington Street

**Commercial Office**  
**Residential or Hotel**  
**Retail/Lobby/Service**

## Development Opportunity 6: Plinth Option B

Source: Drawing by Utile, Parcel and Building Data from BRA

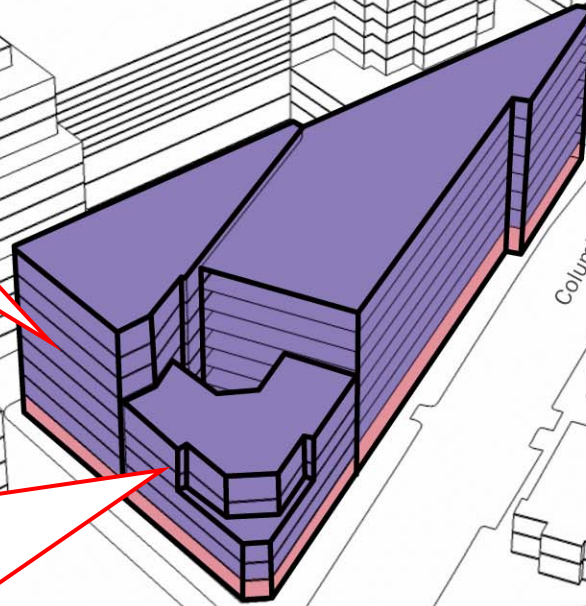




**Salada Tea Building (Category III)**



**Salvation Army Building (Category V)**



Columbus Avenue

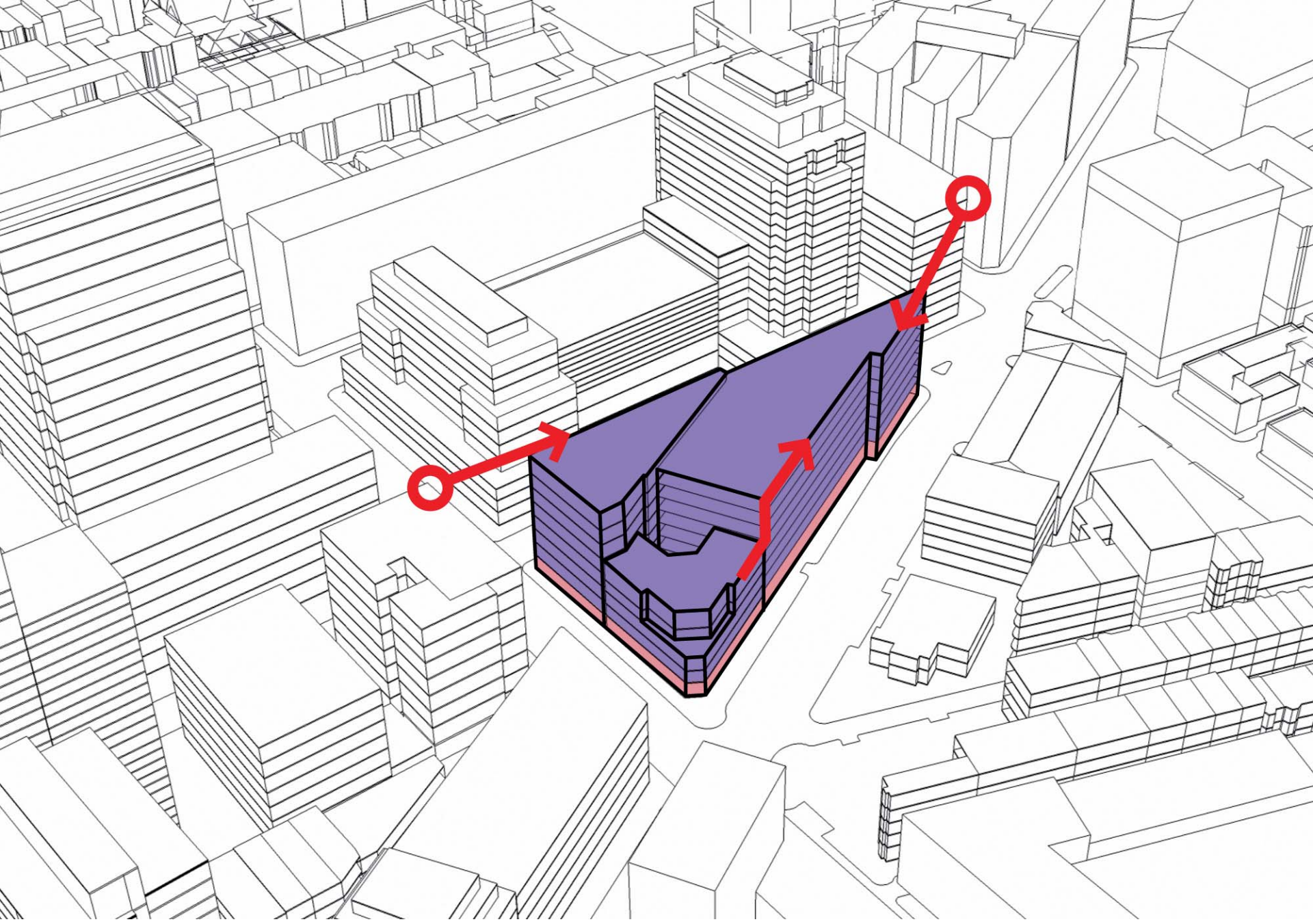
Berkeley Street

Arlington Street

- Commercial Office**
- Residential or Hotel**
- Retail/Lobby/Service**

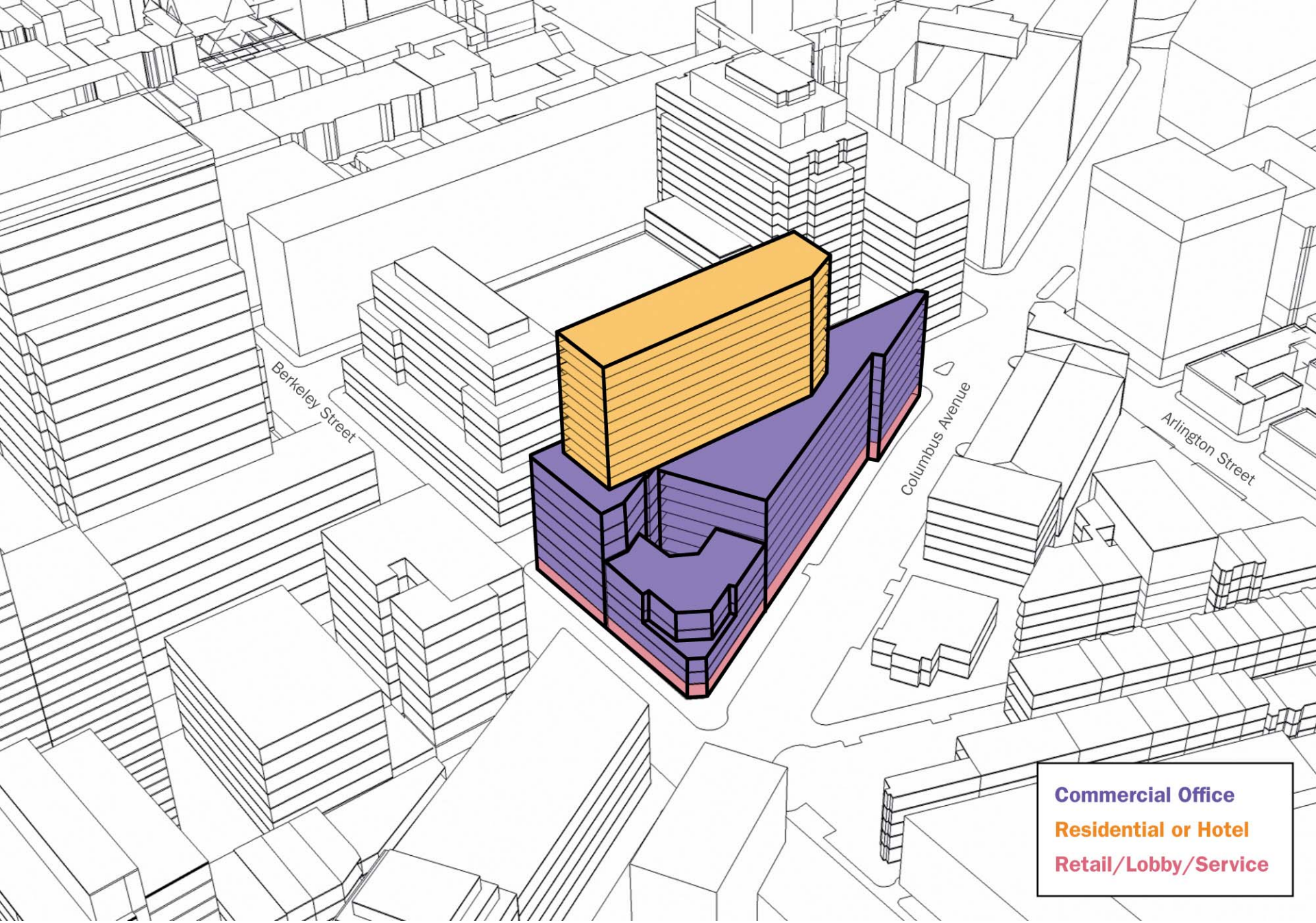
# Development Opportunity 6: Maintain existing buildings

Source: Drawing by Utile, Parcel and Building Data from BRA



## Development Opportunity 6: Plinth volume transitions to taller Stuart Street Buildings

Source: Drawing by Utile, Parcel and Building Data from BRA



Berkeley Street

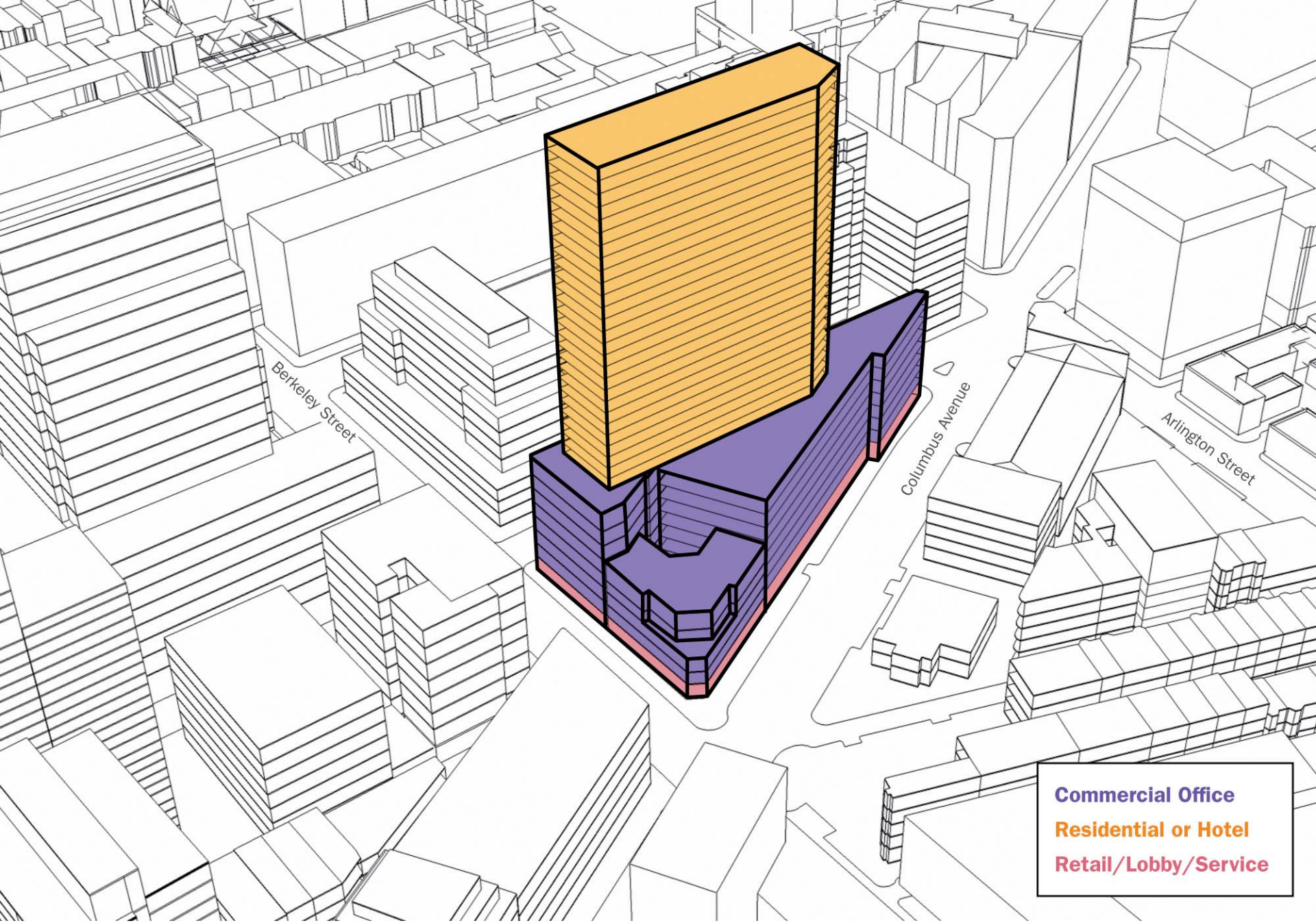
Columbus Avenue

Arlington Street

**Commercial Office**  
**Residential or Hotel**  
**Retail/Lobby/Service**

# Development Opportunity 6: Option B

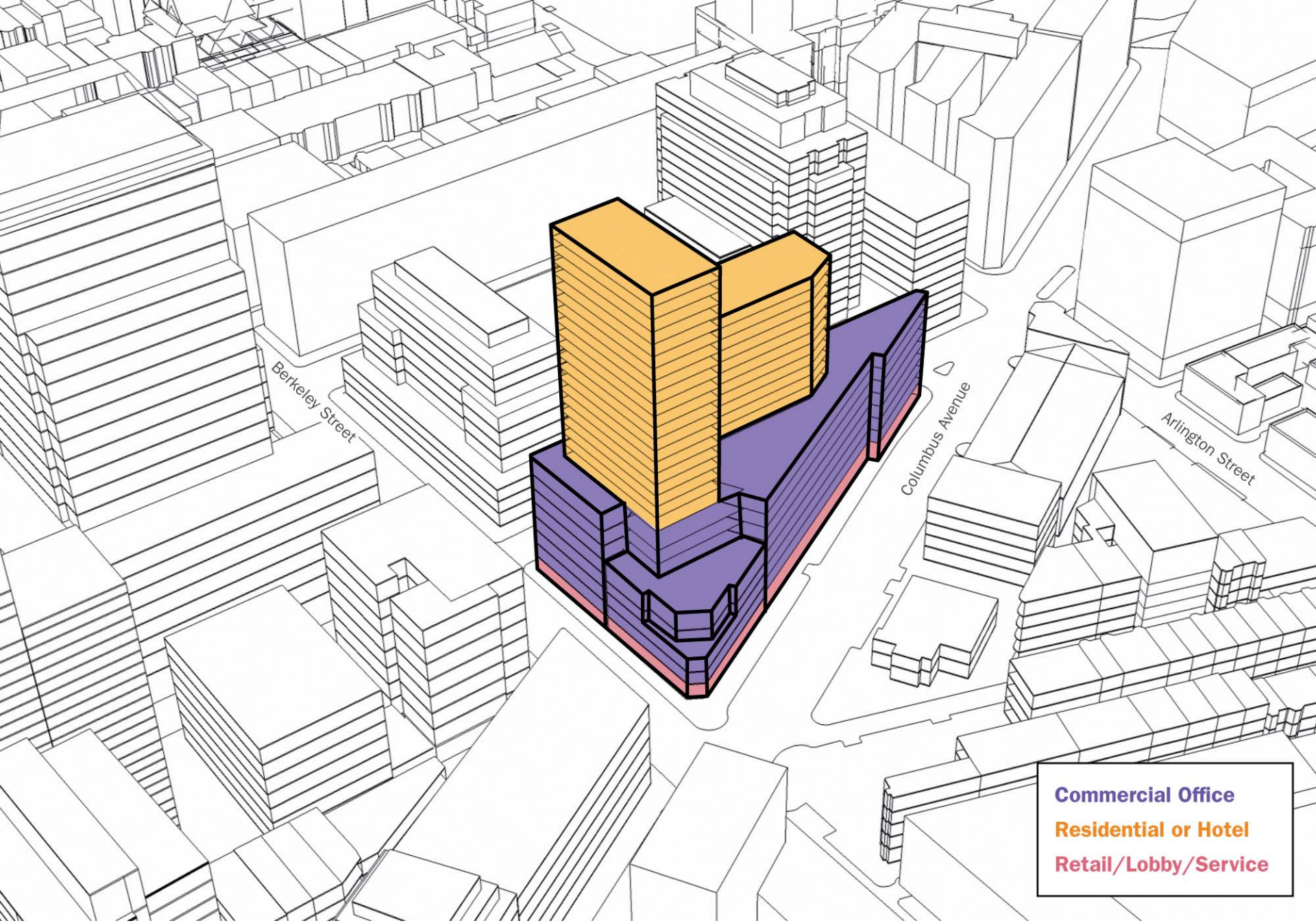
Source: Drawing by Utile, Parcel and Building Data from BRA



**Commercial Office**  
**Residential or Hotel**  
**Retail/Lobby/Service**

## Development Opportunity 6: Option B

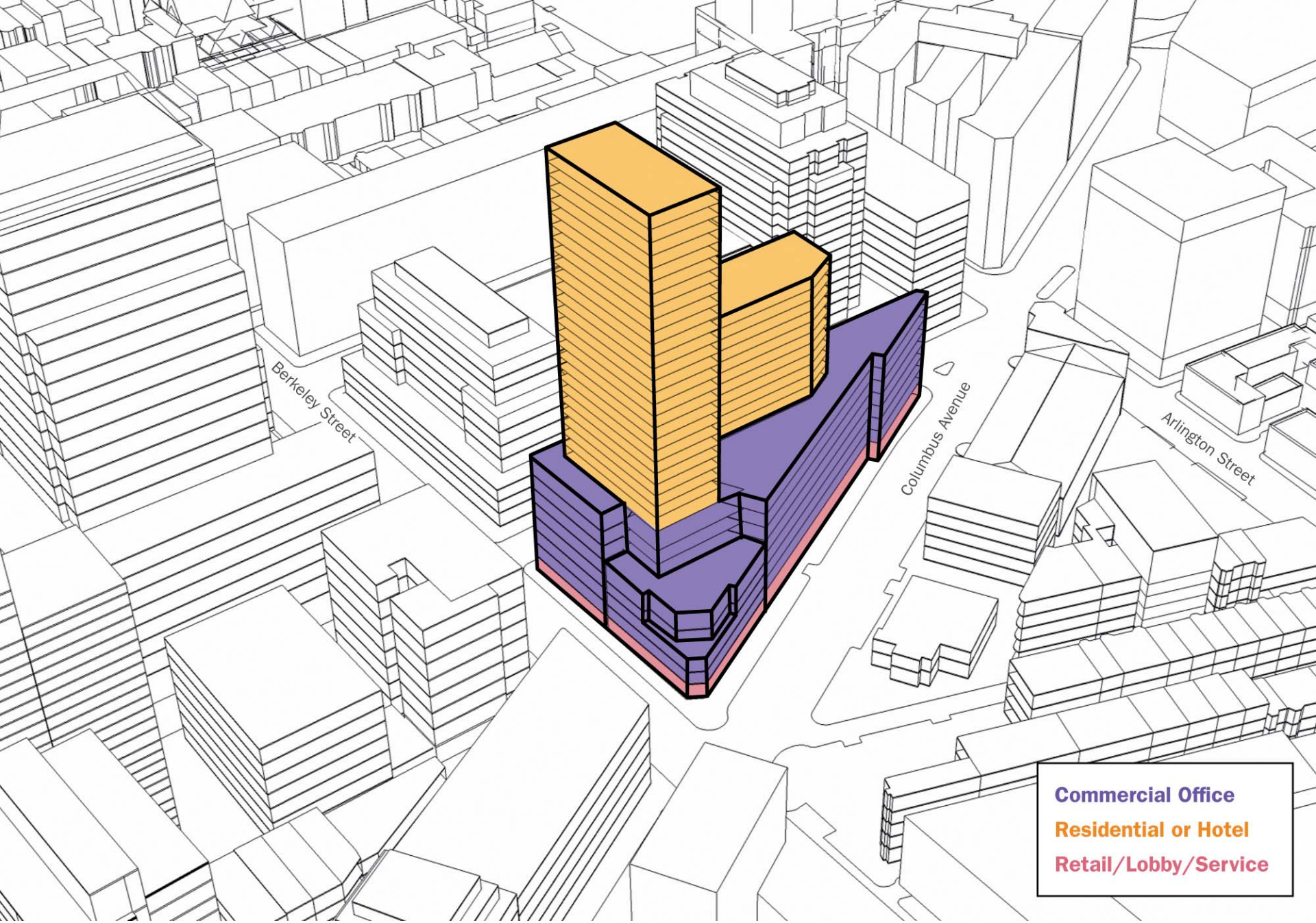
Source: Drawing by Utile, Parcel and Building Data from BRA



**Commercial Office**  
**Residential or Hotel**  
**Retail/Lobby/Service**

## Development Opportunity 6: Option B

Source: Drawing by Utile, Parcel and Building Data from BRA

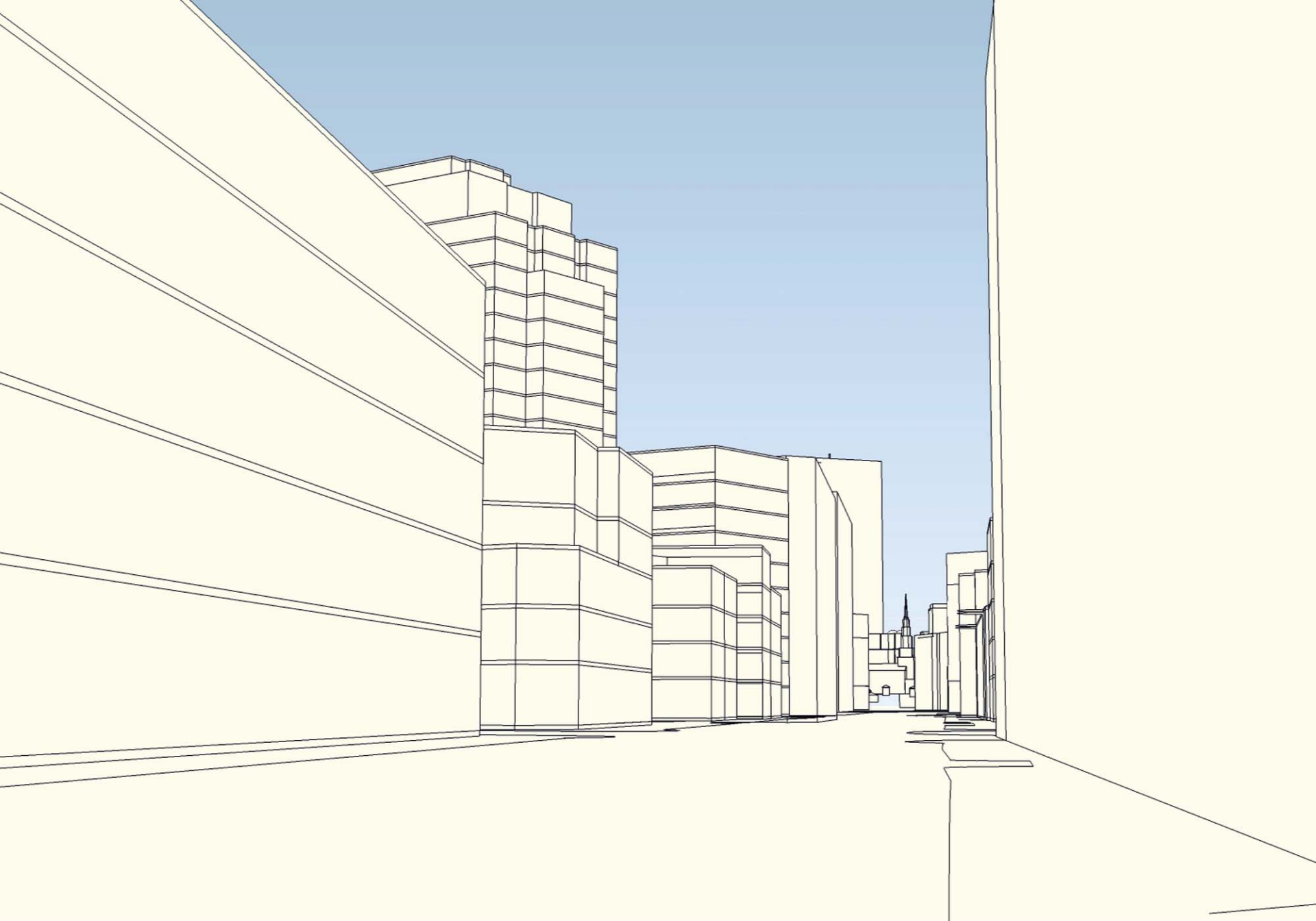


**Commercial Office**  
**Residential or Hotel**  
**Retail/Lobby/Service**

### Development Opportunity 6: Option B

Source: Drawing by Utile, Parcel and Building Data from BRA

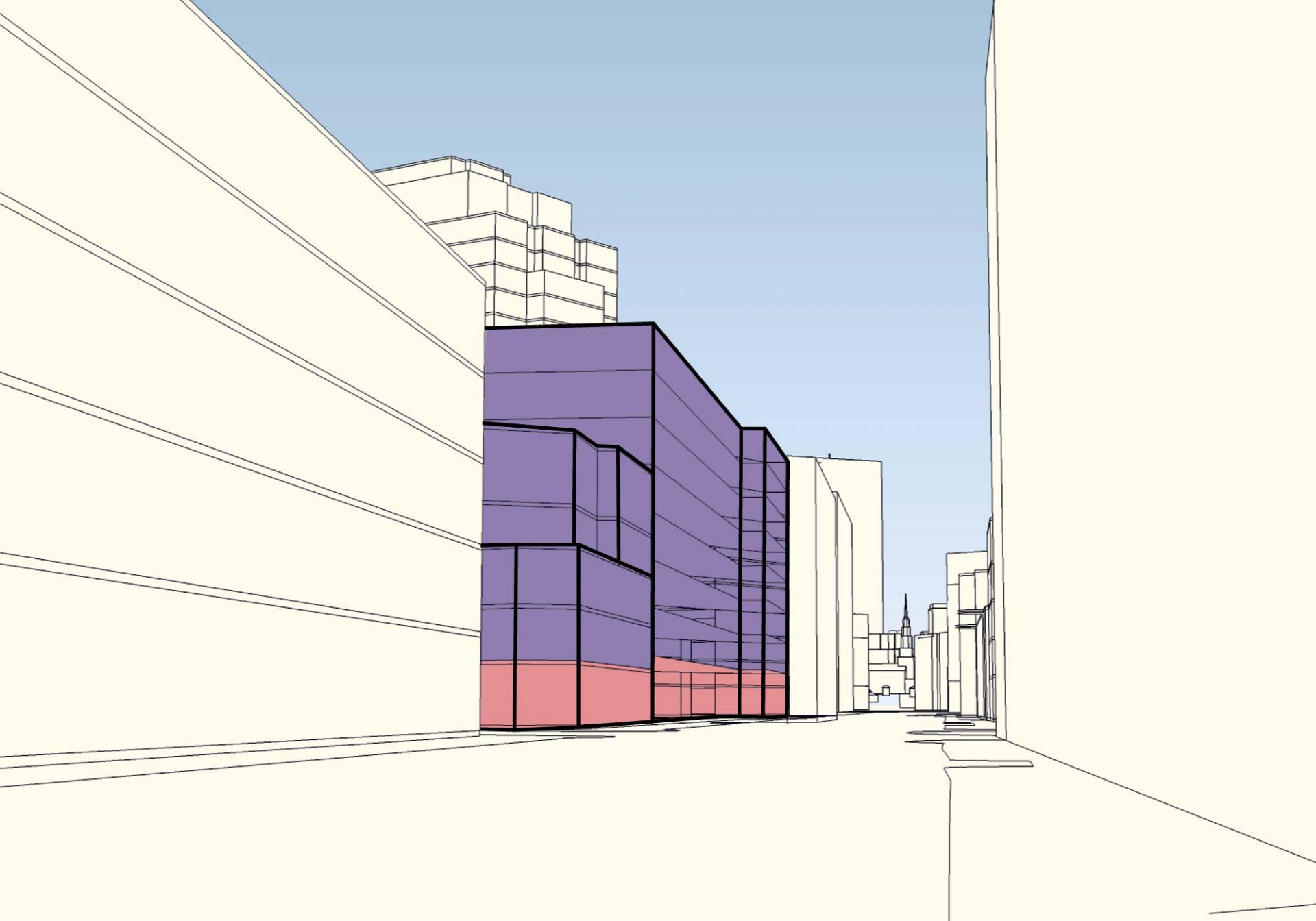




## Development Opportunity 6: Existing

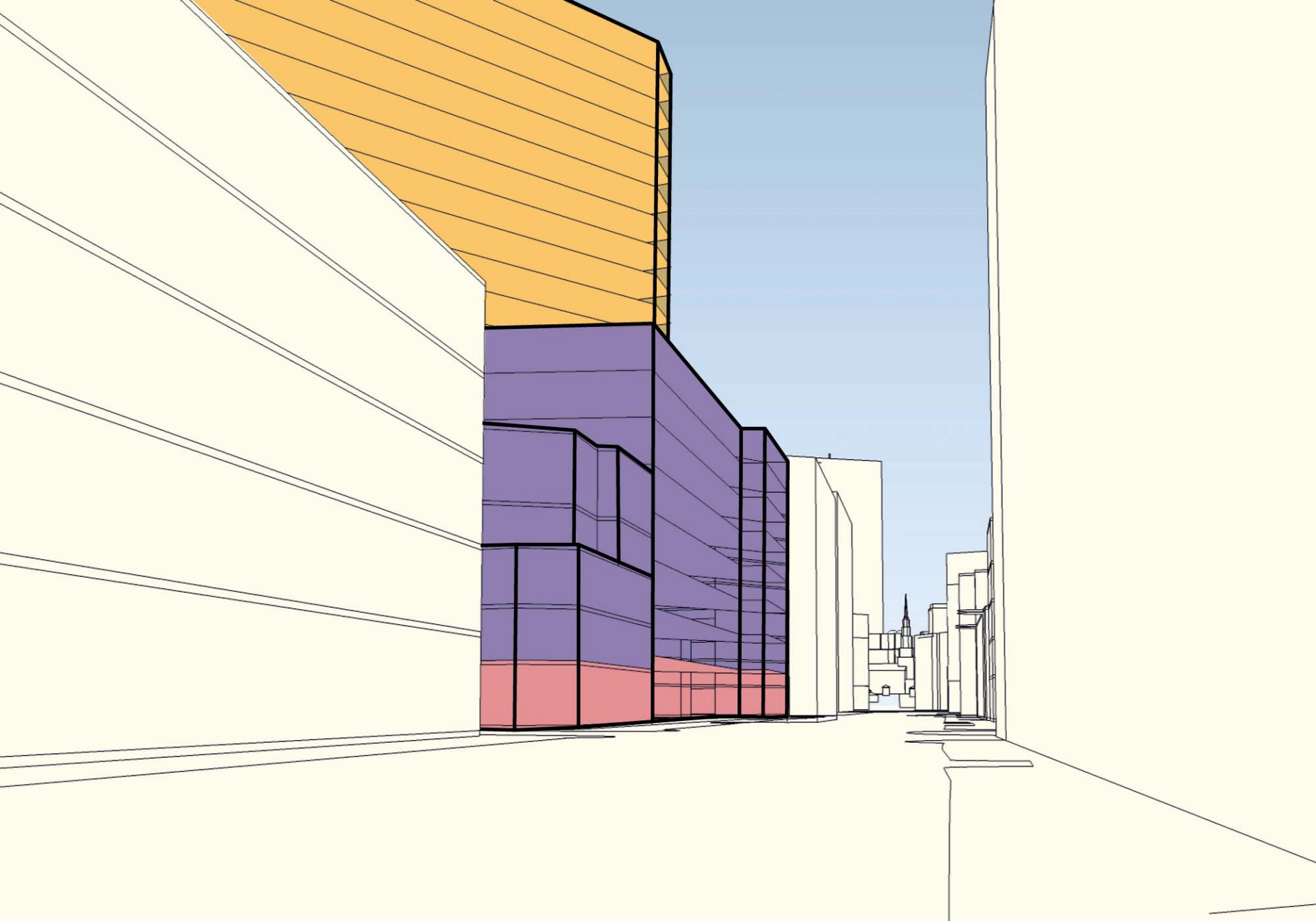
Source: Drawing by Utile, Parcel and Building Data from BRA





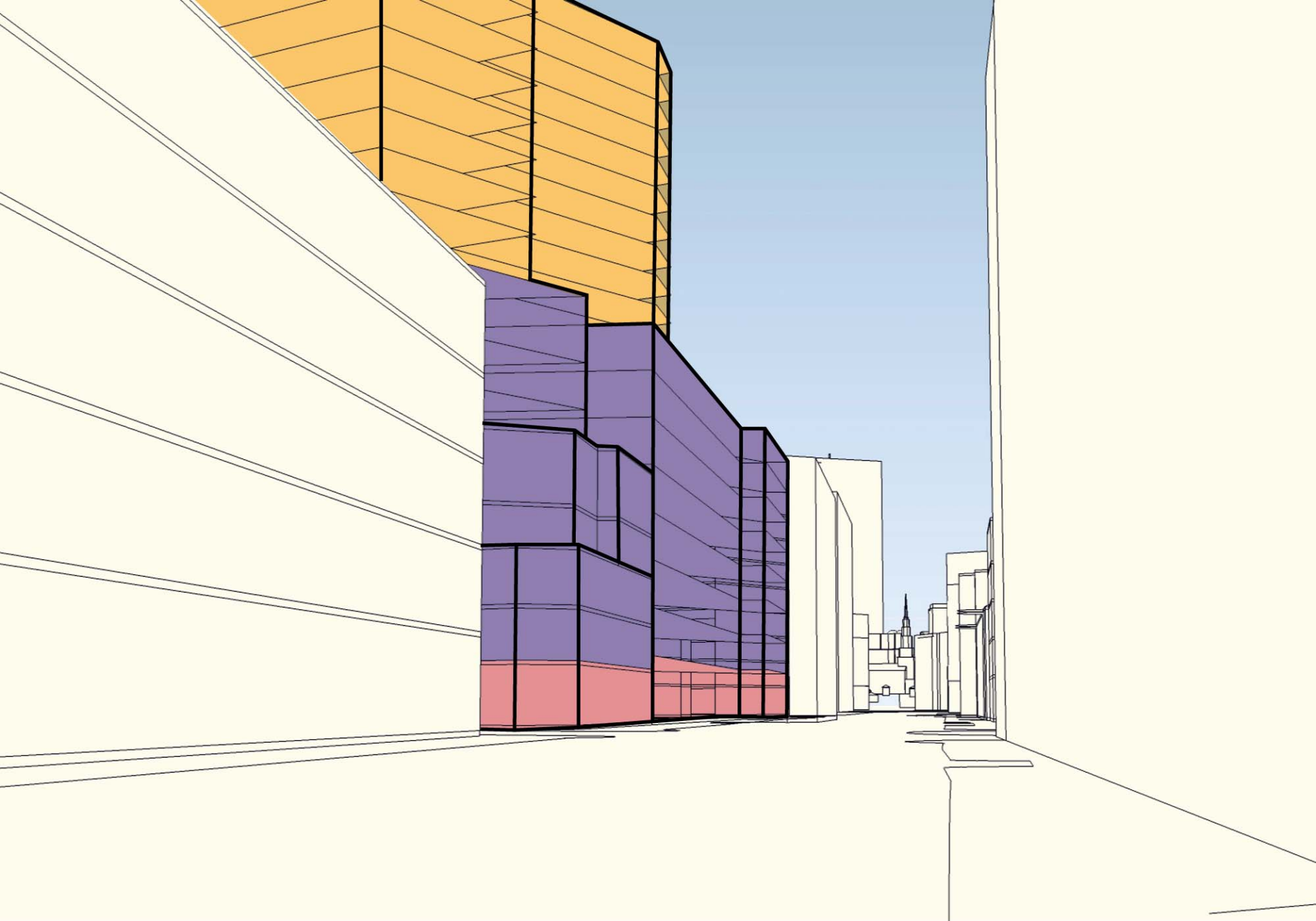
## Development Opportunity 6: Plinth

Source: Drawing by Utile, Parcel and Building Data from BRA



## Development Opportunity 6: High-rise

Source: Drawing by Utile, Parcel and Building Data from BRA



## Development Opportunity 6: High-rise

Source: Drawing by Utile, Parcel and Building Data from BRA

TASK 2.2

# Development Opportunities and Scenarios

1: Timeline Update and Project Approach

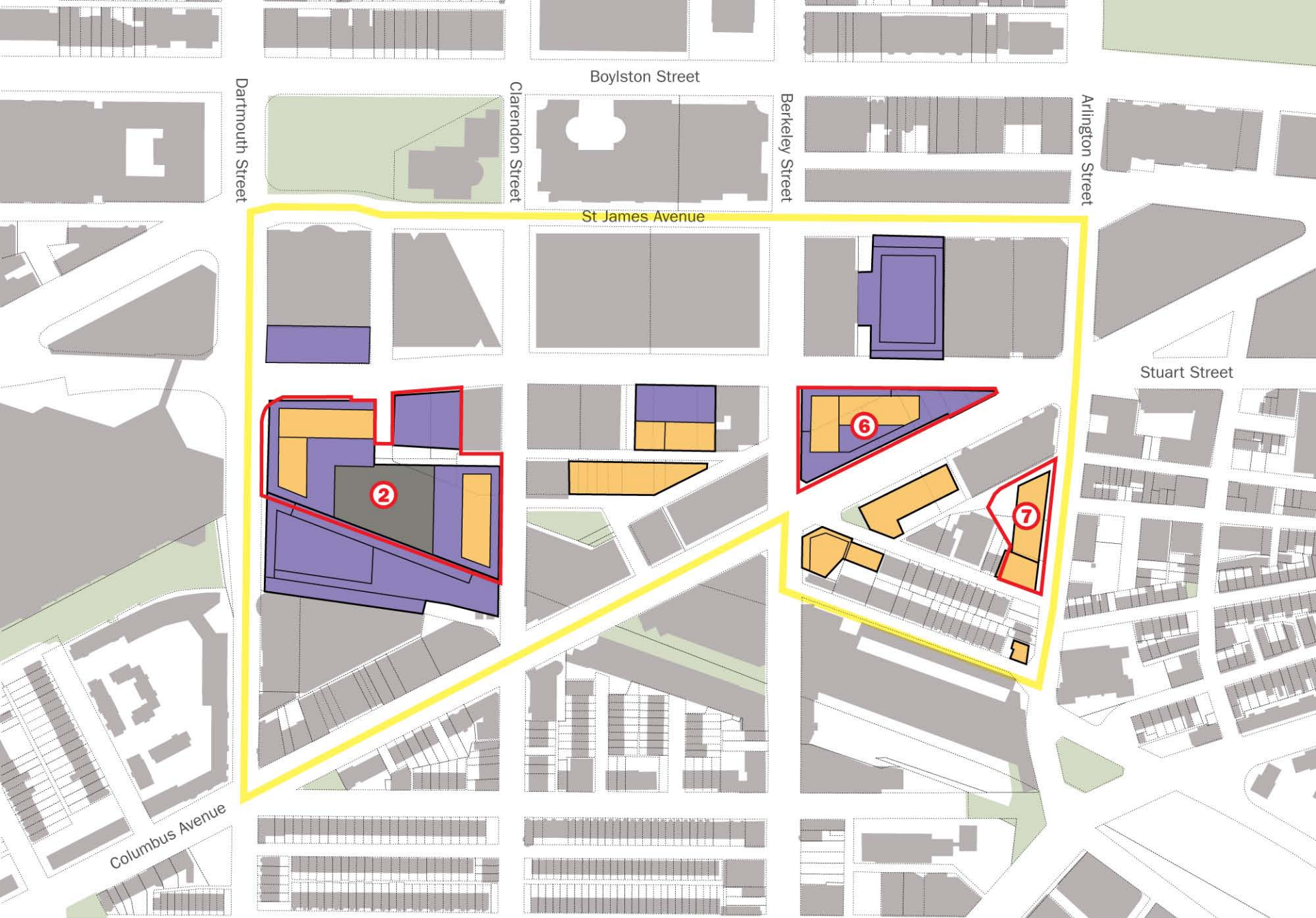
2: Form-based Code Introduction

3: Development Scenarios

- > Preliminary development scenarios
- > Site 6: Detailed examination of scenario

4: Next Steps





# Development Scenarios

Source: Drawing by Utile, Parcel and Building Data from BRA

