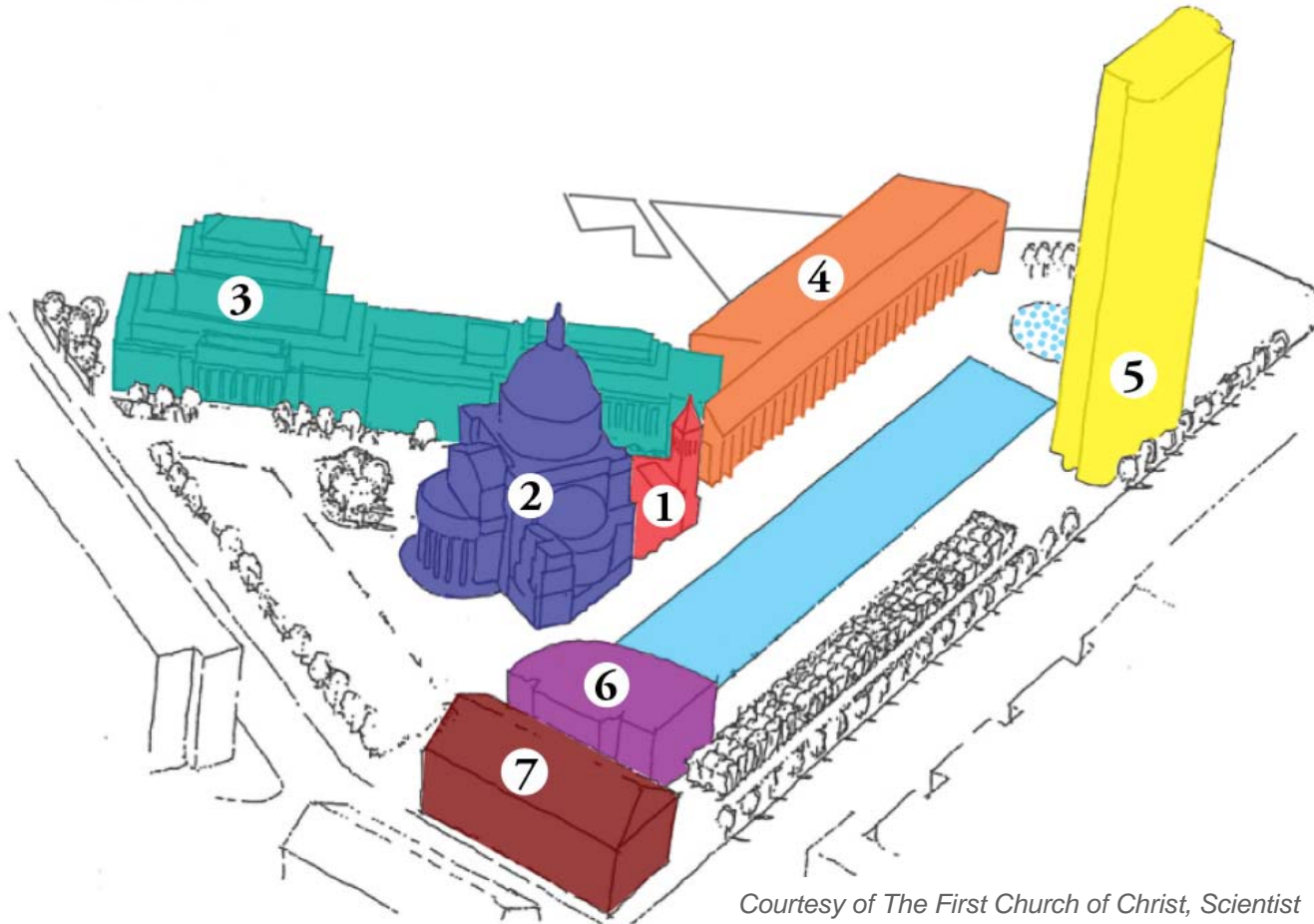


# CHRISTIAN SCIENCE PLAZA REVITALIZATION PROJECT



© Skyshots; modified by The First Church of Christ, Scientist

# CHRISTIAN SCIENCE PLAZA: SITE SKETCH



*Courtesy of The First Church of Christ, Scientist*

- |                                      |                  |                      |
|--------------------------------------|------------------|----------------------|
| 1 The Original Mother Church         | 4 101 Belvidere  | 6 Sunday School      |
| 2 The Mother Church Extension        | 5 177 Huntington | 7 Horticultural Hall |
| 3 Christian Science Publishing House |                  |                      |

# PUBLIC PARTICIPATION PROCESS



© The First Church of Christ, Scientist



# PUBLIC PARTICIPATION PROCESS



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**HISTORICAL DEVELOPMENT:**  
The First Church of Christ, Scientist  
Boston, MA

**1894 - Present**



1894



- The Original Mother Church



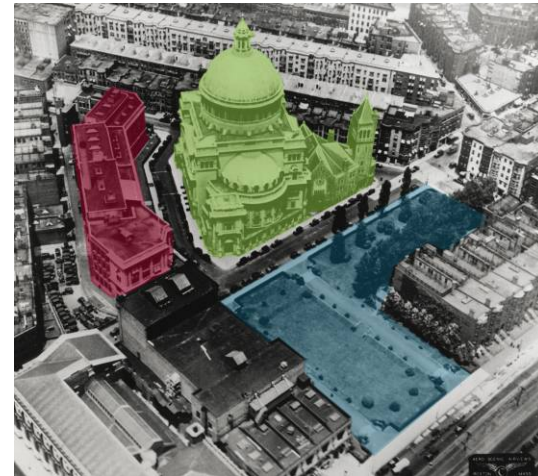
1906



1908



- The Mother Church Extension
- Expanded Site/Open Space

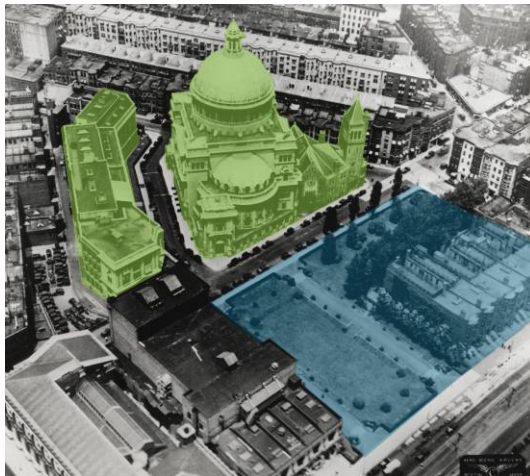


- First Christian Science Publishing House





1917



- Expanded Site/Open Space



1934

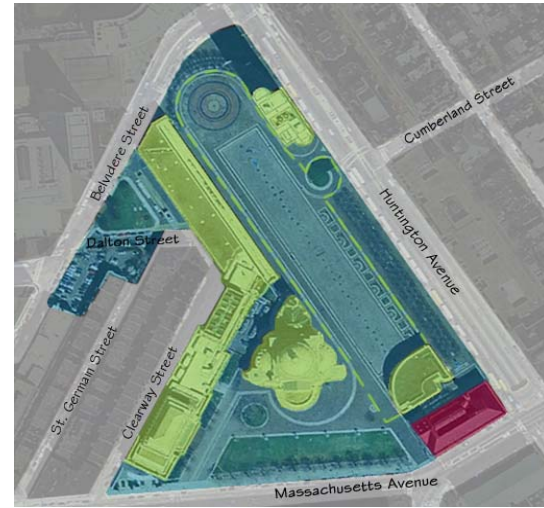


- Second Christian Science Publishing House
- Church Administration Building

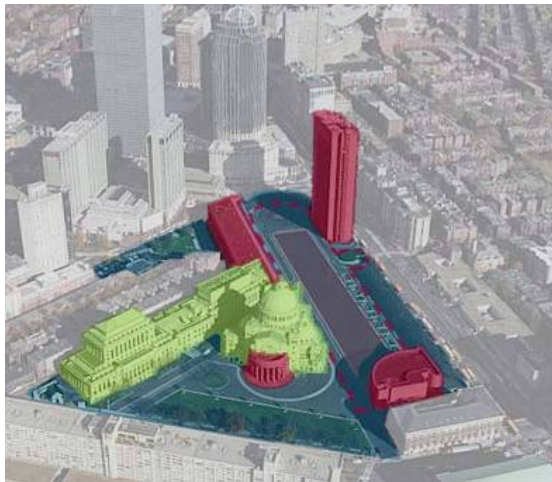




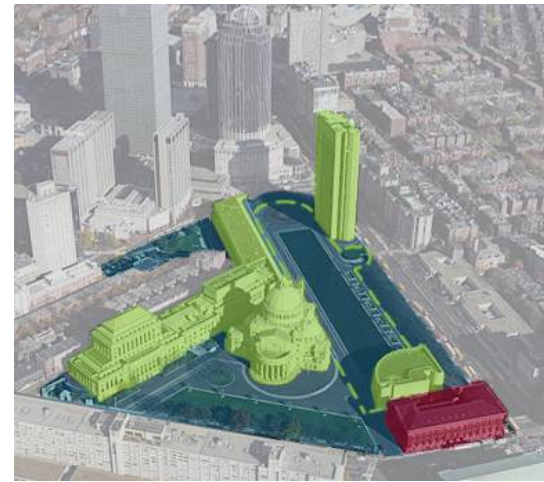
1971-75



1992



- Administration Building
- Church Colonnade Building
- Sunday School Building
- Church Portico
- Plaza & Garage
- Expanded Site/Open Space



- Horticultural Hall Purchased



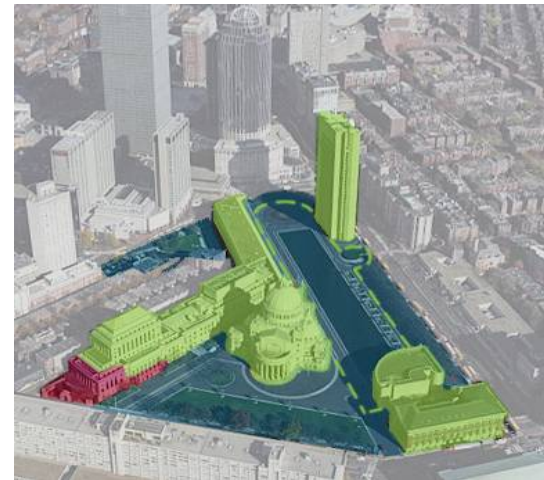
**2001**



**2002**



- Children's Fountain Re-Designed & Re-Built



- Mary Baker Eddy Library



**2008**



- Consolidation of Employees into The Publishing House Building



# NEEDS



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# PROJECT OBJECTIVES

**1. ENHANCE OPEN SPACE**

**2. IMPROVE ENVIRONMENTAL  
SUSTAINABILITY**

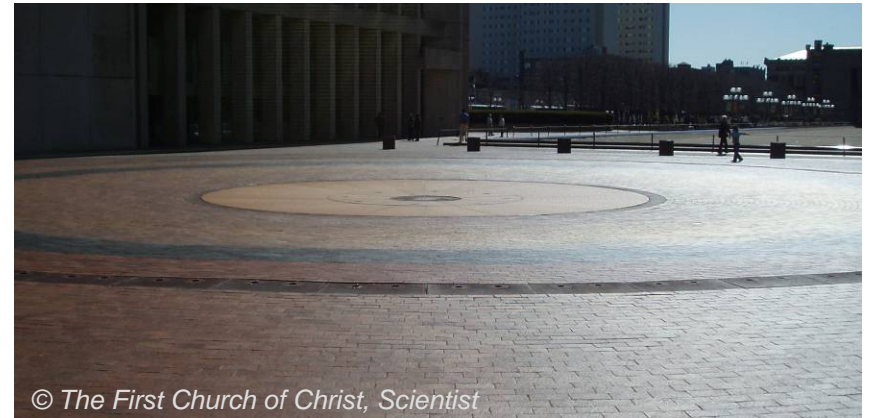
**3. IDENTIFY OPPORTUNITIES FOR  
UNDERUTILIZED REAL ESTATE**

## OBJECTIVE 1: ENHANCE OPEN SPACE



Courtesy of The First Church of Christ, Scientist

# OPEN SPACE: CHILDREN'S FOUNTAIN





# OPEN SPACE: CHILDREN'S FOUNTAIN



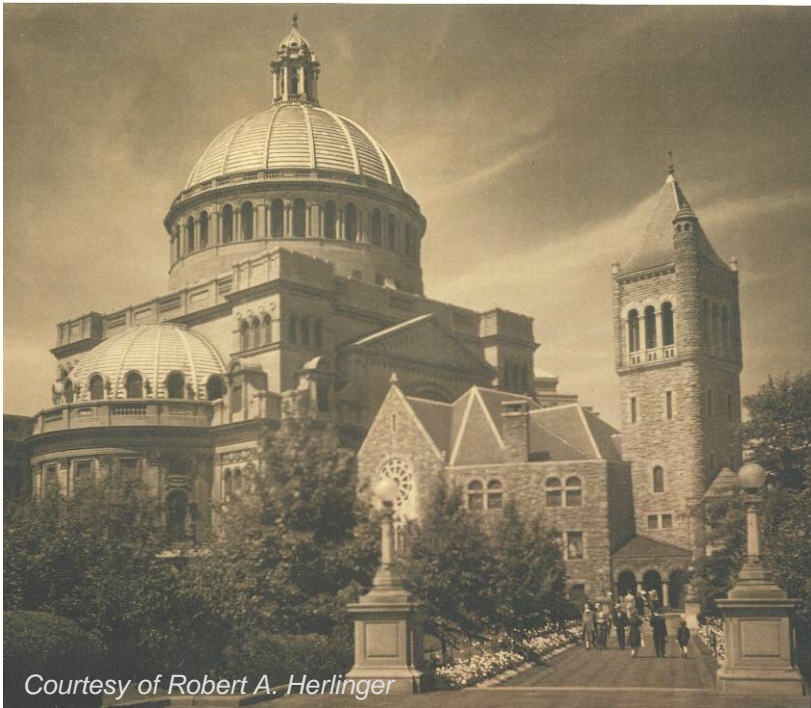


# OPEN SPACE: REFLECTING POOL



© The First Church of Christ, Scientist

# OPEN SPACE: REFLECTING POOL



# **OBJECTIVE 1: ENHANCE OPEN SPACE**

**3 VIDEOS**

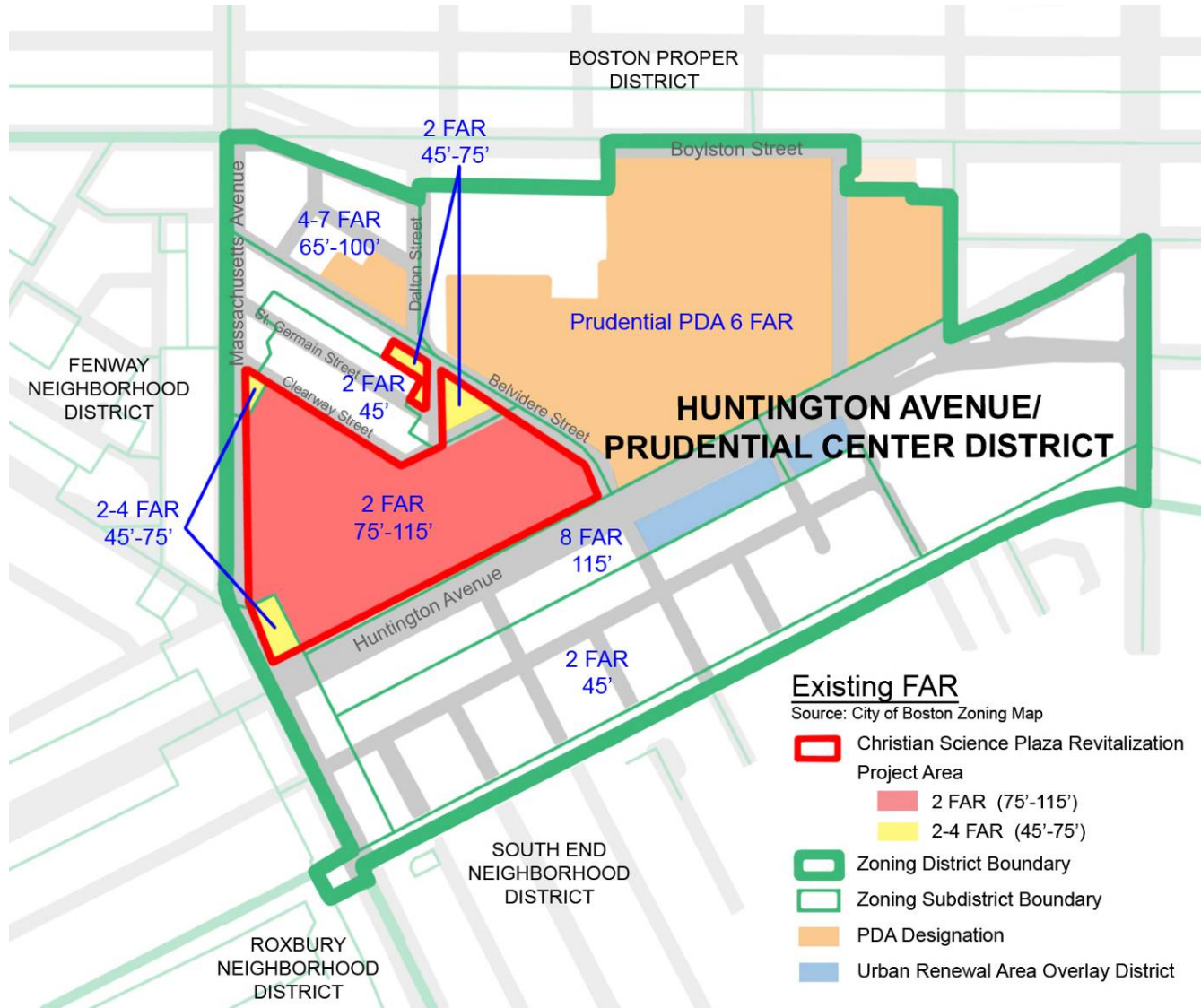
## **OBJECTIVE 2: IMPROVE ENVIRONMENTAL SUSTAINABILITY**



# ECONOMIC RATIONALE

## 1. *Density*

# ECONOMIC RATIONALE



# ECONOMIC RATIONALE

1. *Density*
2. *Open Space*

# ECONOMIC RATIONALE



*Courtesy of The First Church of Christ, Scientist*



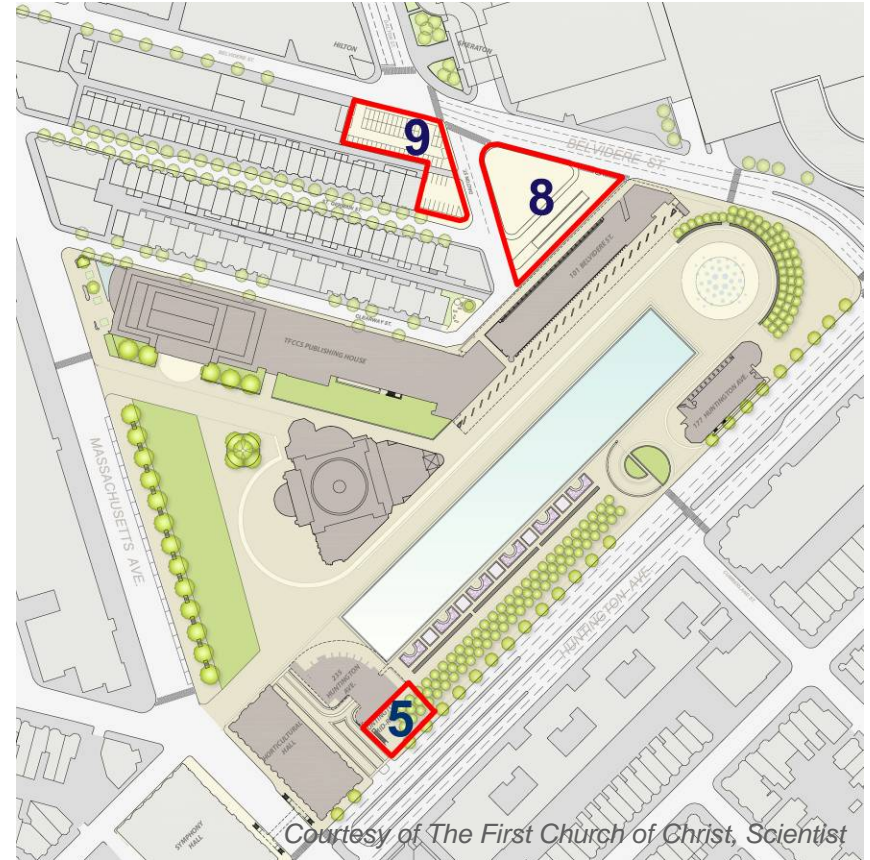
# ECONOMIC RATIONALE

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

# OBJECTIVE 3: UNDERUTILIZED REAL ESTATE



Sites studied on the Plaza.



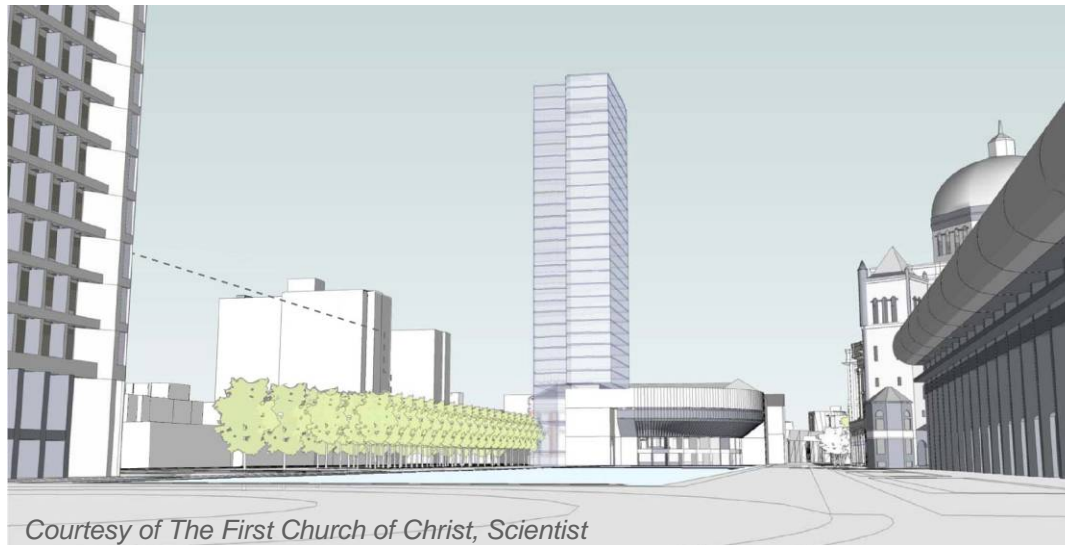
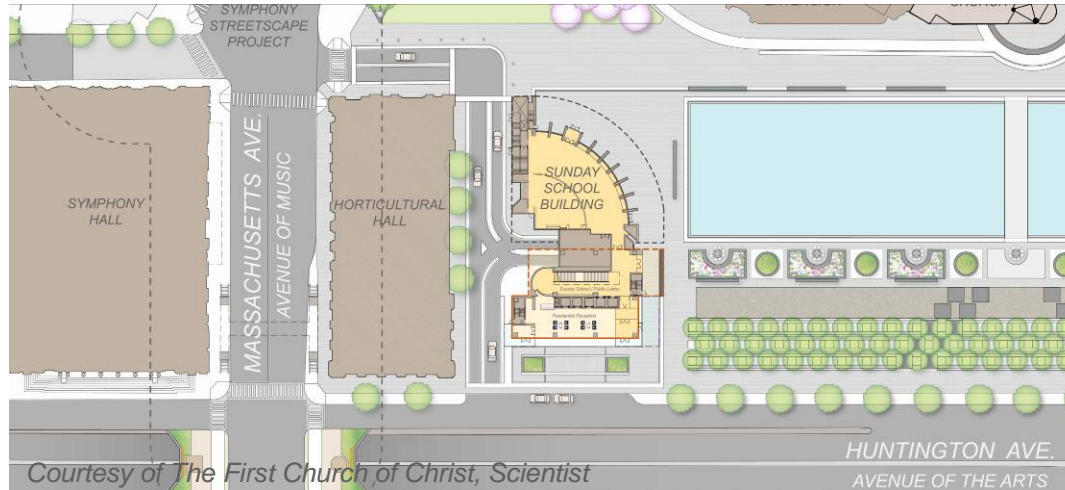
Sites found to be most desirable for development.

# OBJECTIVE 3: UNDERUTILIZED REAL ESTATE

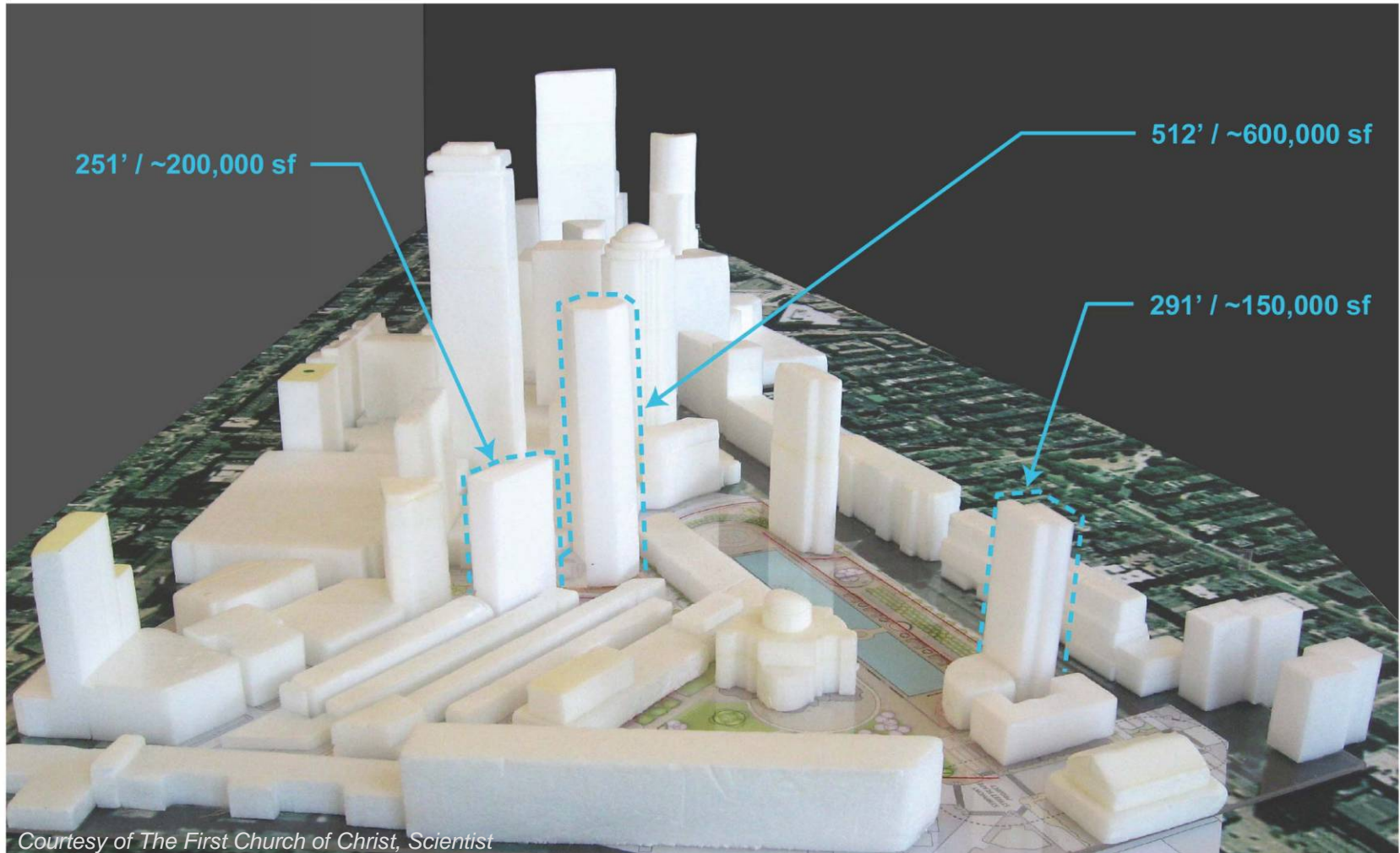




# OBJECTIVE 3: UNDERUTILIZED REAL ESTATE



# OBJECTIVE 3: UNDERUTILIZED REAL ESTATE



**ZONING HEIGHT & SQUARE FOOTAGE** -----

\* Massing Height is equal to Zoning Height plus ~20' of mechanical penthouse

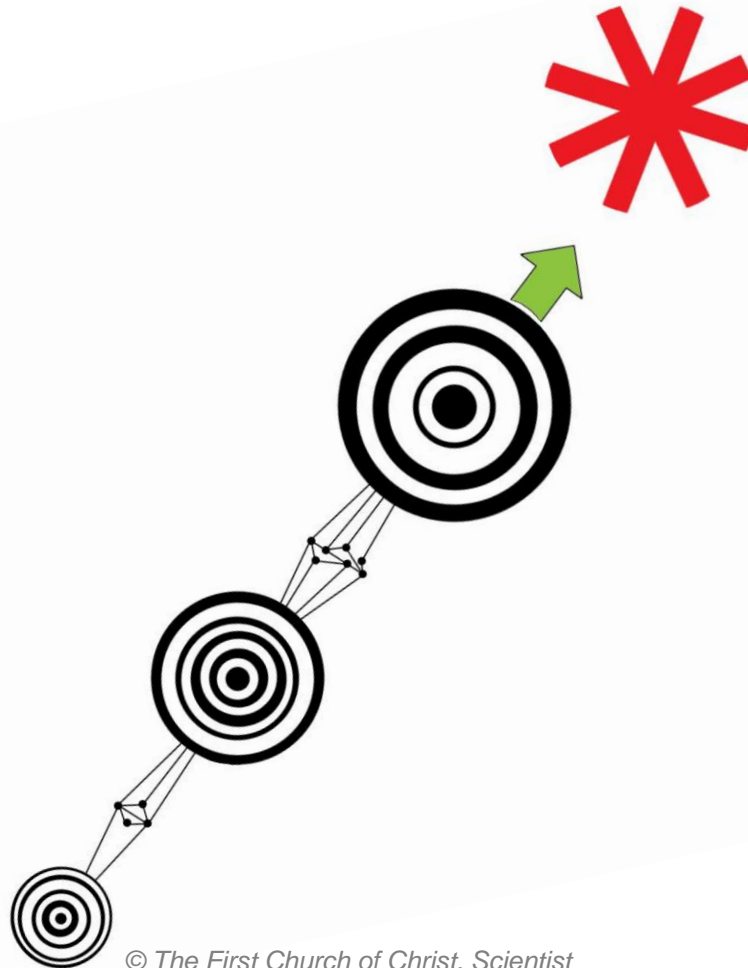
# **POTENTIAL IMPACTS:**

## **ENVIRONMENTAL STUDIES**

- Wind
- Shadows
- Transportation
- Historic Resources
- Geo-tech Conditions/Groundwater
- Water & Sewer Infrastructure



# IMPLEMENTATION



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# PUBLIC BENEFITS



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PROPOSED SITE PLAN



0 10 20 30 40 50 60 70 80 90 100