

# Christian Science Plaza Revitalization Project

Citizens Advisory Committee

**Opportunities for Underutilized Real Estate**

April 27, 2009

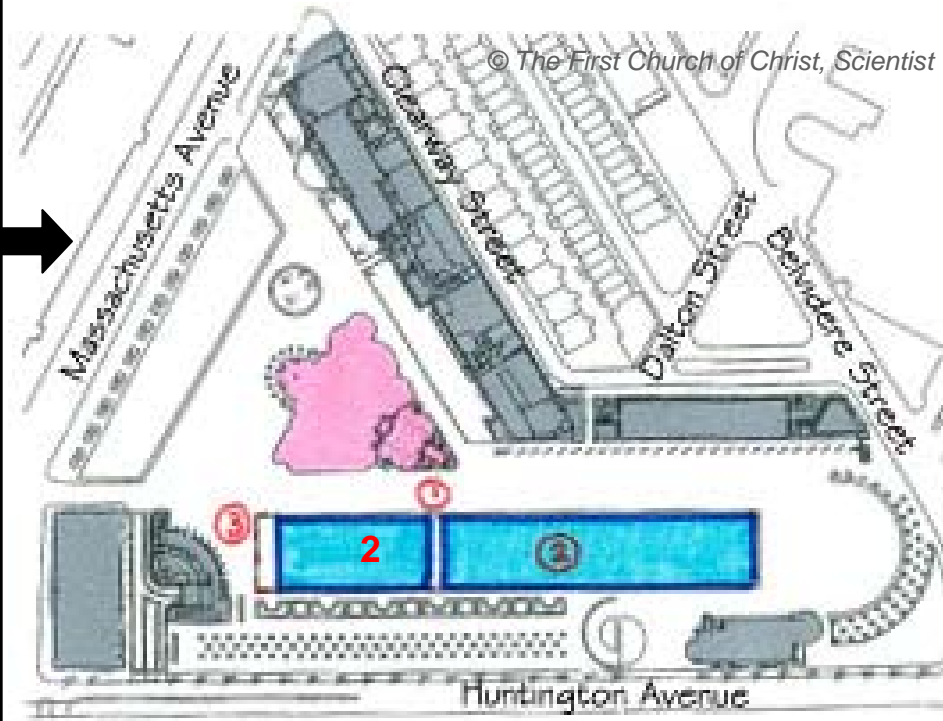
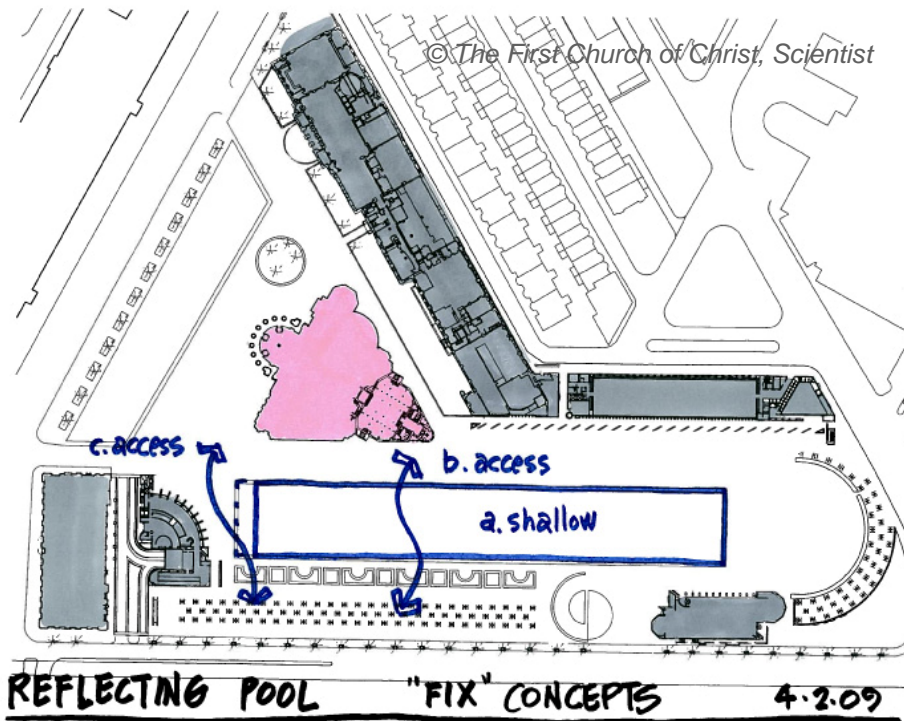
# Planning Objectives

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

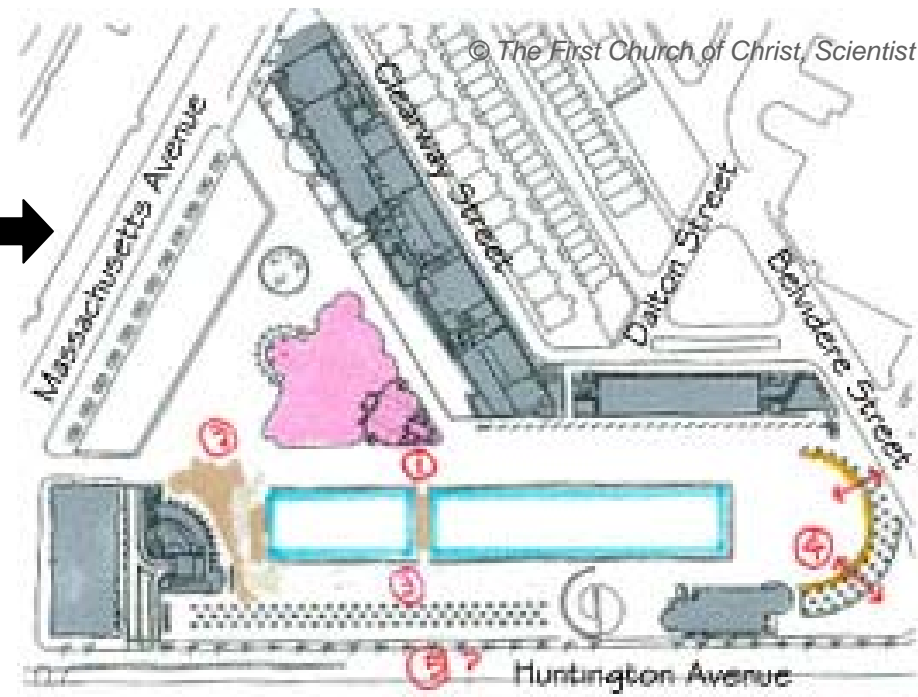
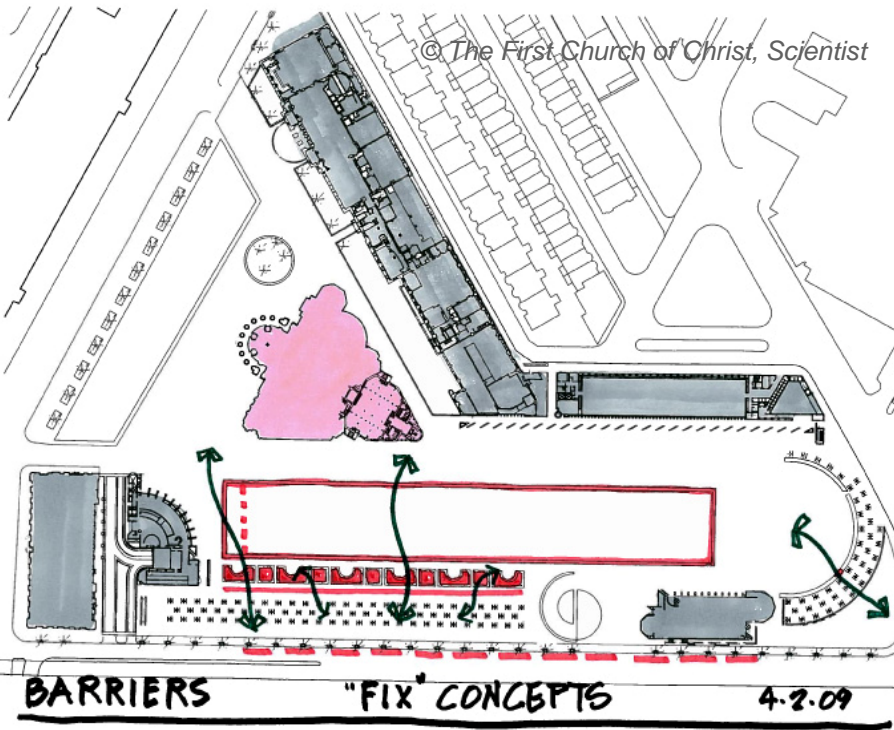
# Christian Science Plaza Revitalization Project Summary Points from April 2, 2009

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

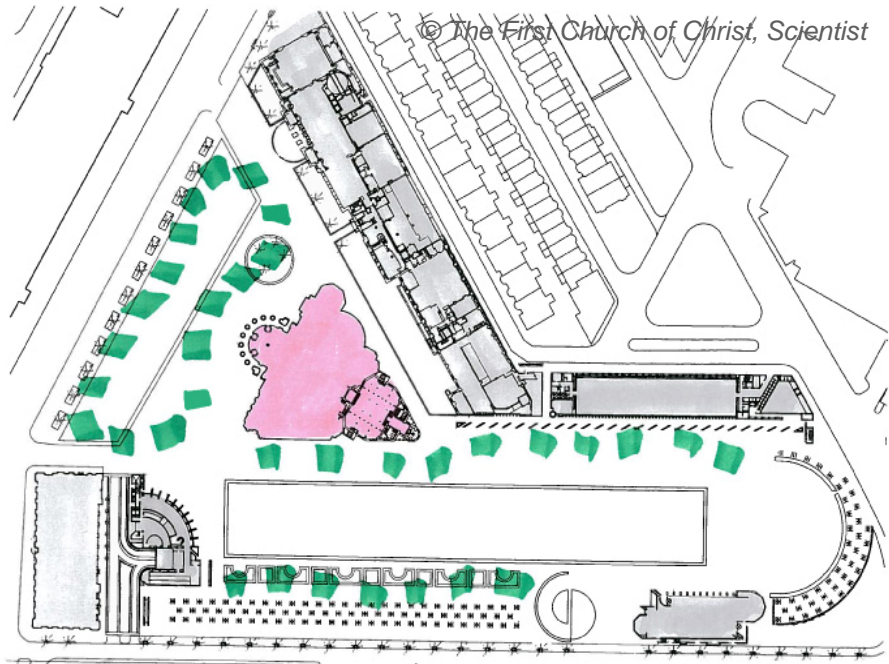
- ❖ Open pathways
- ❖ Remove “barriers”
- ❖ More “softness”
- ❖ Children’s Fountain
- ❖ Redesigned Reflecting Pool
- ❖ Year-round enjoyment
- ❖ Lots of open space
- ❖ Improved sustainability



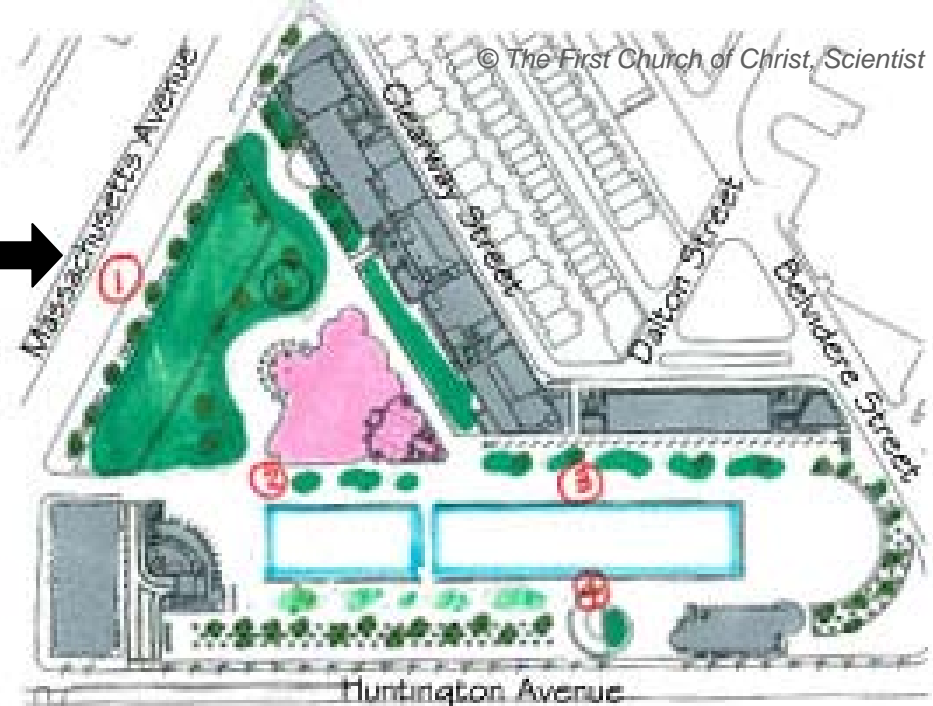
- 1) Pedestrian Crossing
- 2) Shallower Pool, possibly 4"-6" deep instead of approx. 30" deep
- 3) Reducing the length to provide easier access at Sunday School end
- 4) Improved sustainability through water conservation/re-charge/irrigation



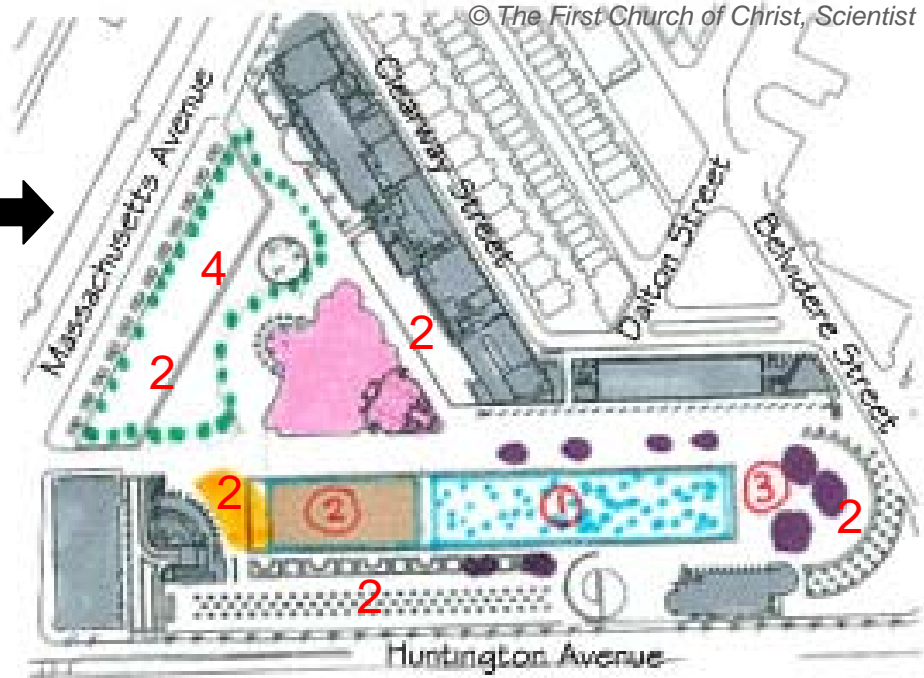
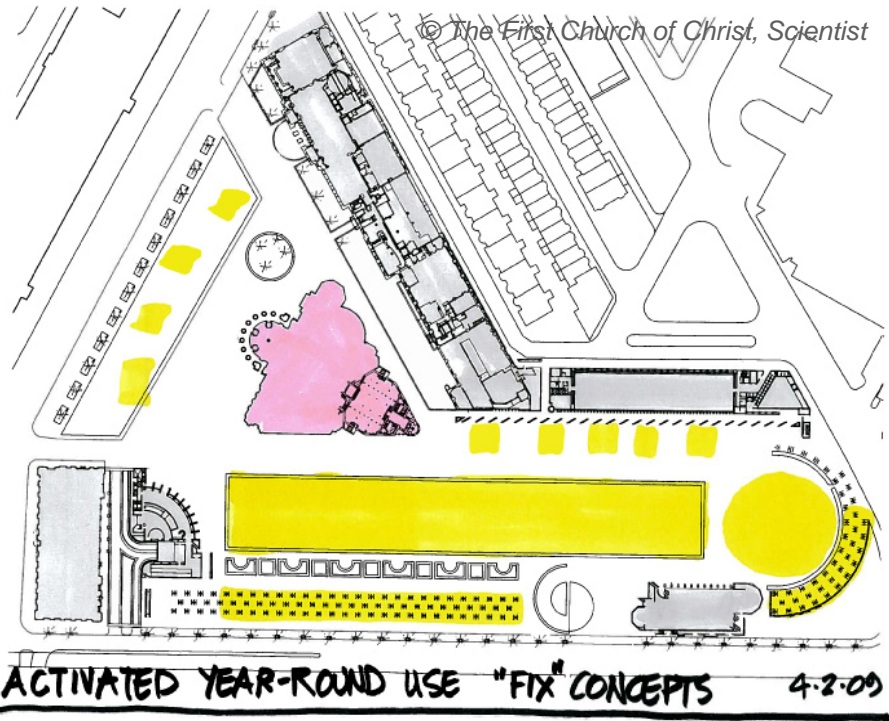
- 1) Crossing Reflecting Pool for easier access to Church and across site
- 2) Easier pedestrian flow through "pinch-point" @ Sunday School Building
- 3) Elimination of concrete planters and continuous concrete bench
- 4) New opening in concrete bench @ Children's Fountain area to match existing opening
- 5) Relocation of buses



**LANDSCAPE "SOFTENING" "FIX" CONCEPTS 4-2-09**

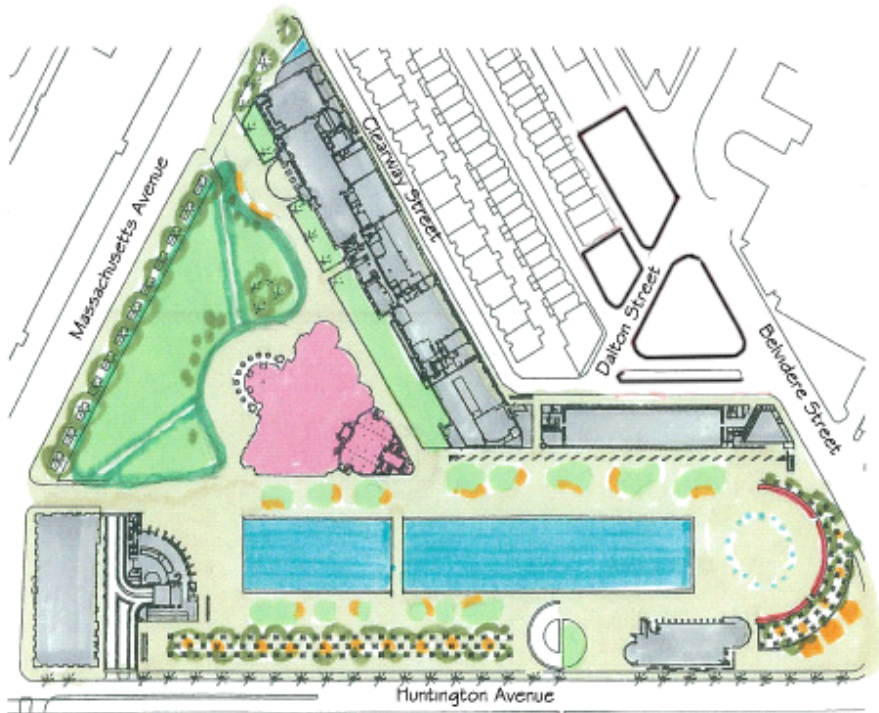


- 1) Enlarged Mass. Ave. lawn area; with additional trees and paths
- 2) Added lawn/landscape areas
- 3) Added lawn/landscape areas
- 4) Added lawn/landscape areas
- 5) Improved environmental sustainability through more permeable surfaces, trees, lawn areas, etc.



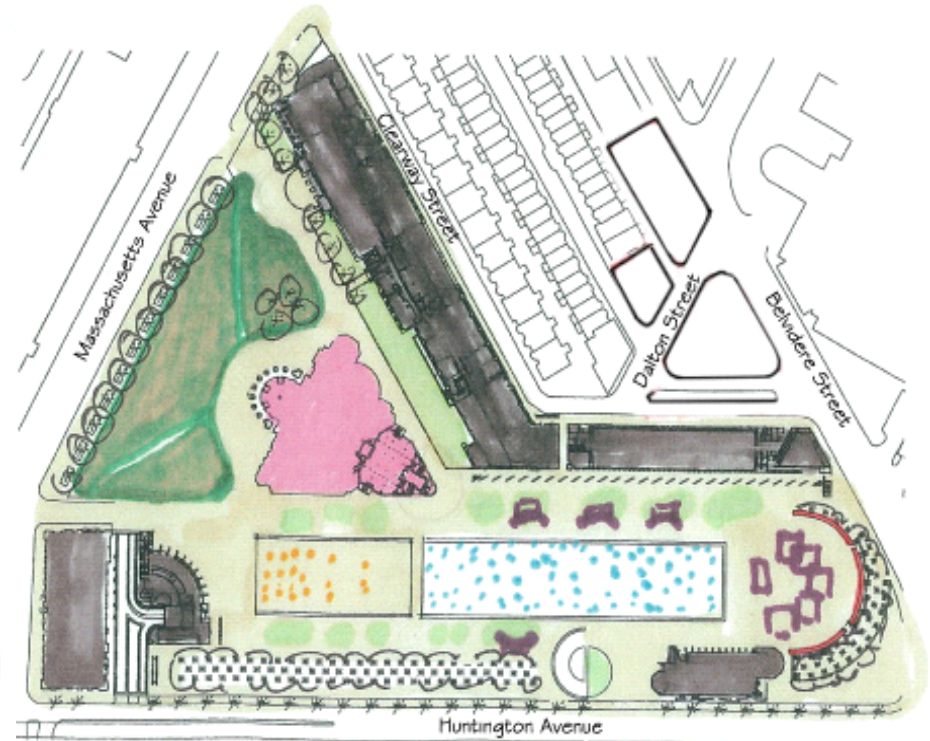
**Year-round Possibilities to Explore**

- 1) Ice skating rink
- 2) Programmable activity spaces
- 3) Seasonal portable support structures for various public activities
- 4) Enlarged lawn area



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## Spring/Summer Option



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## Fall/Winter Option



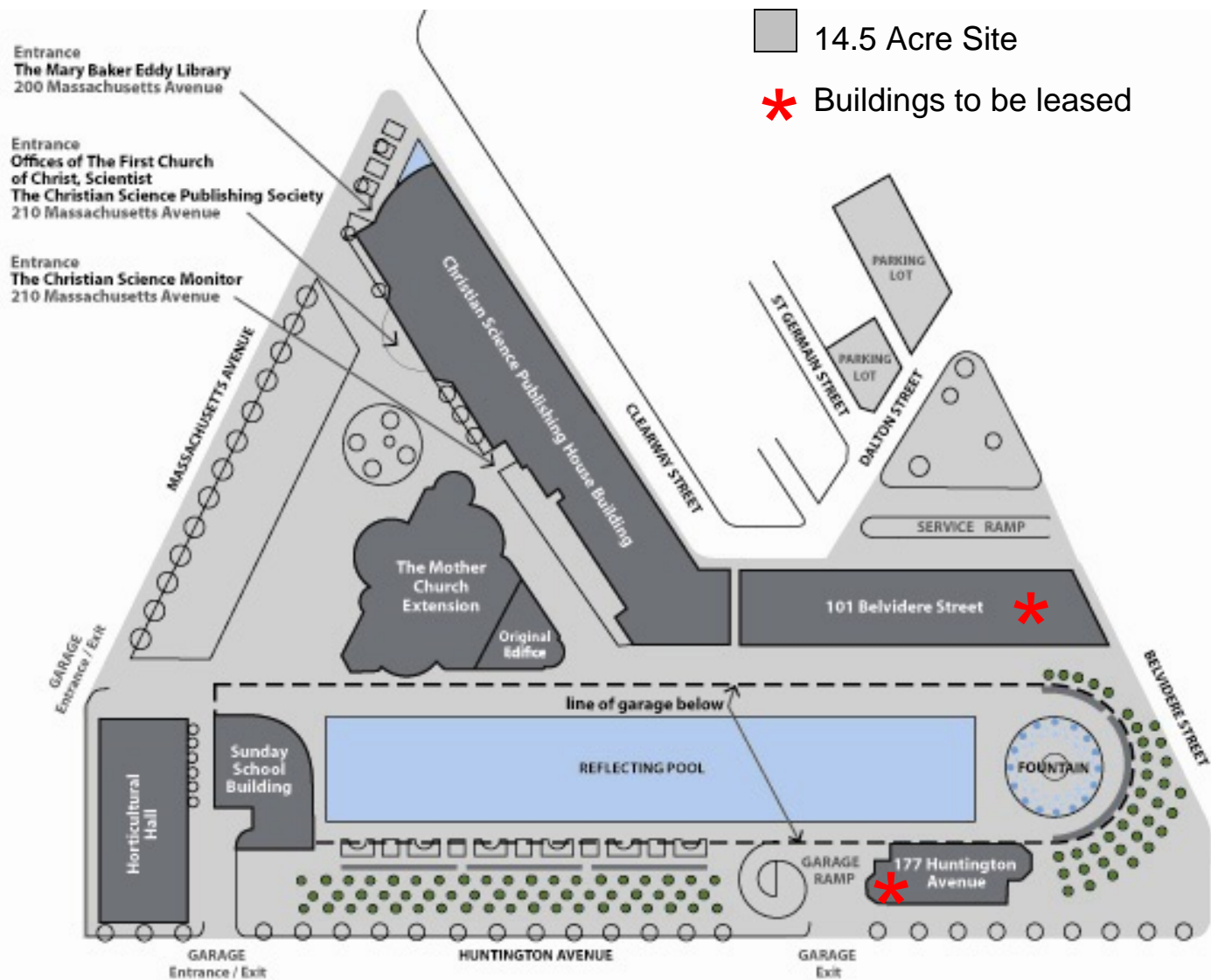
# **Planning Objective #3**

**Identify Opportunities for Underutilized**

**Real Estate:**

- **Lease available real estate**
- **Additional development**

# Christian Science Plaza Revitalization Project: Existing Site Plan

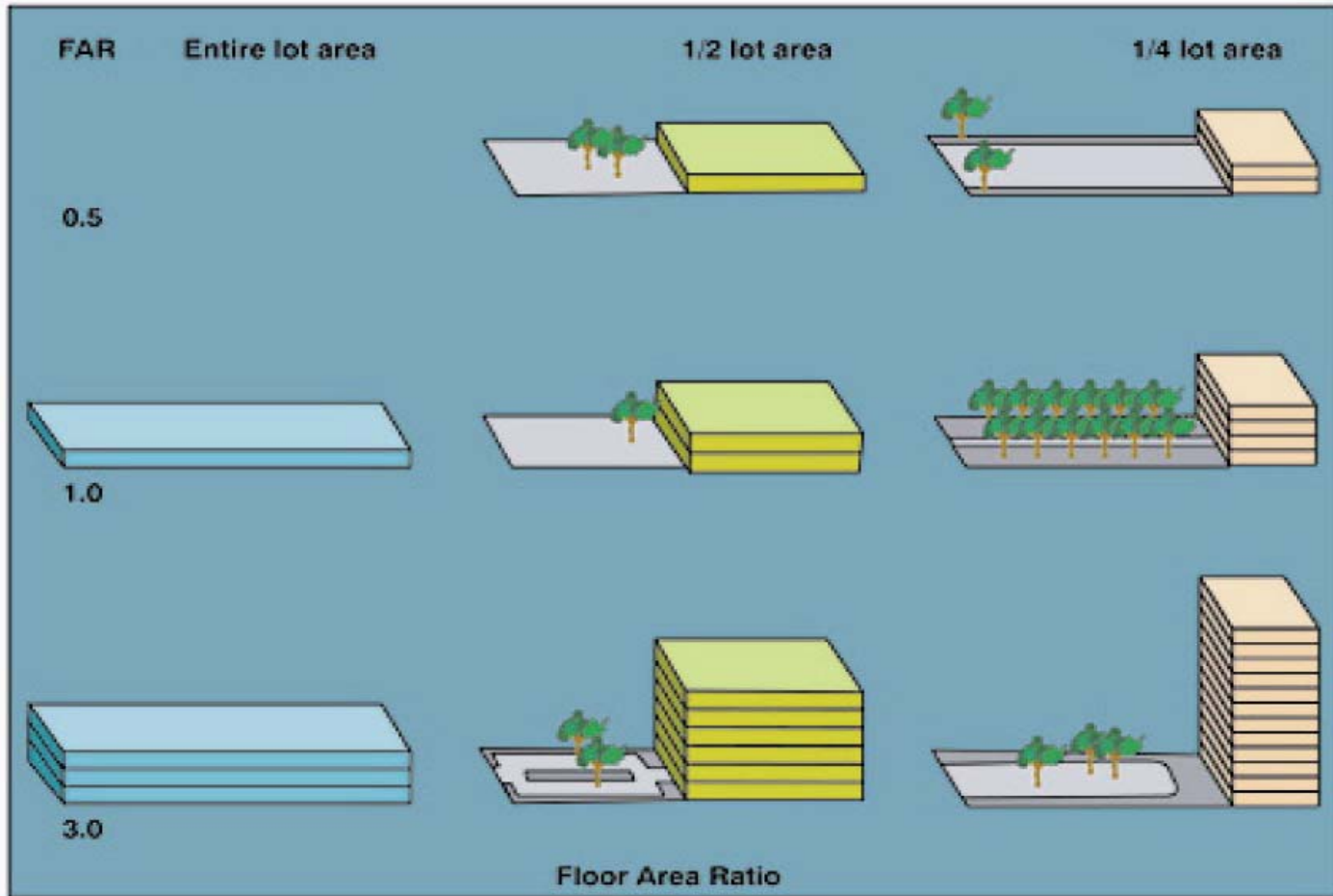


Courtesy of The First Church of Christ, Scientist

# FAR Explanations

“F.A.R. (floor area ratios) is a ratio of the total square feet of all buildings divided by the total land area”. (source BRA)

Formula: **floor-area-ratio = building area**  
**land area**



Source: BRA

# Floor Area Ratio (FAR)

# Existing FAR & Heights

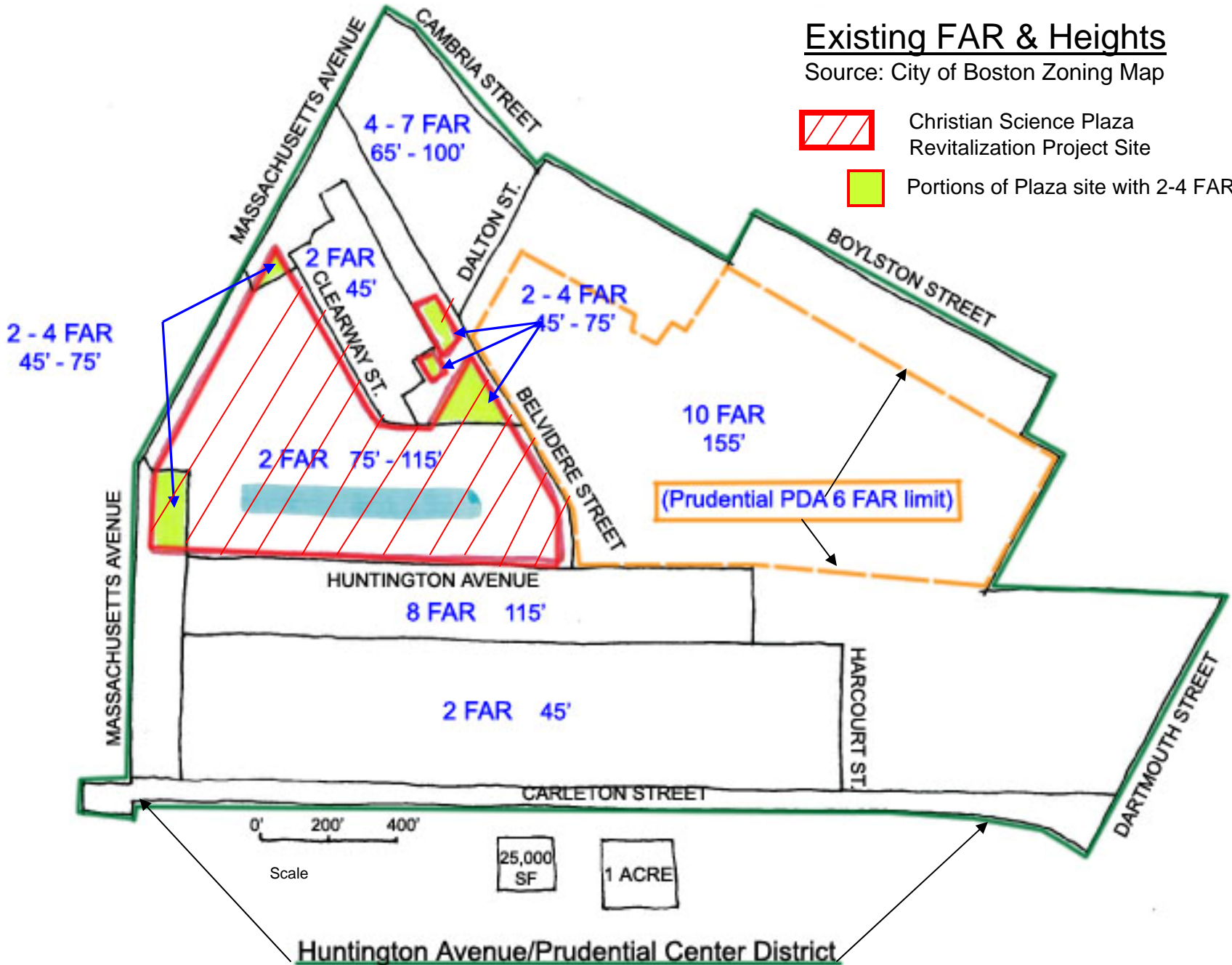
Source: City of Boston Zoning Map



Christian Science Plaza  
Revitalization Project Site



Portions of Plaza site with 2-4 FAR



# Project Context



**“As of Right” zoning development [average FAR 2.2; heights from 75’ – 115’]**



*Courtesy of The First Church of Christ, Scientist*

**“As of Right”**: ~1.4 Million SF (FAR 2.2)

**Existing Buildings**: ~750,000 SF (FAR 1.2)

**Additional “As of Right”**: ~650,000 SF

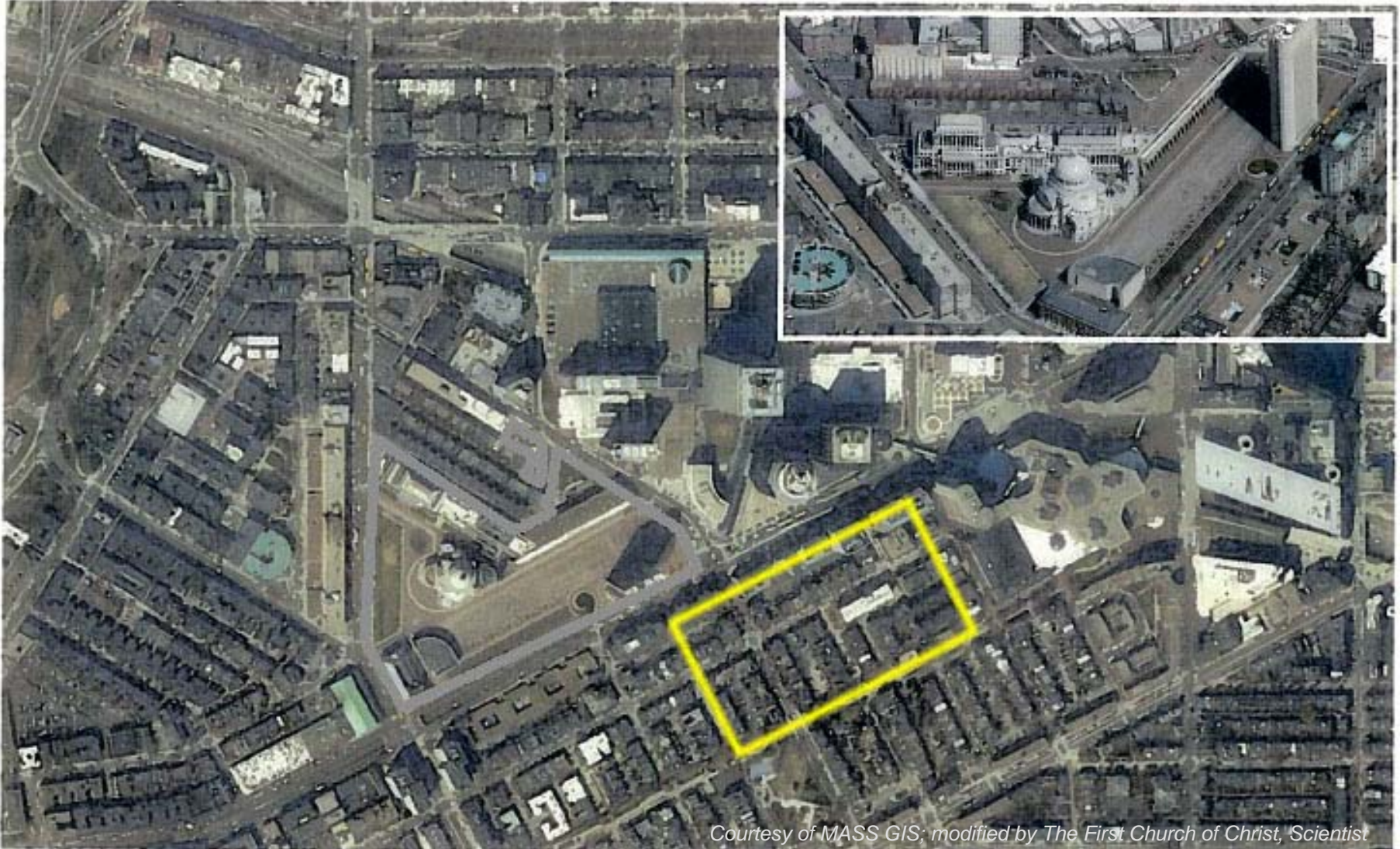
# Existing Site 14.5 Acres: Actual FAR 1.2



*Courtesy of MASS GIS; modified by The First Church of Christ, Scientist*



# Portion of St. Botolph Neighborhood: 14.5 Acre Comparative, FAR 3.1 (Existing Church Site FAR 1.2)



*Courtesy of MASS GIS; modified by The First Church of Christ, Scientist.*

# Prudential Comparative: FAR 6

(Existing Church Site FAR 1.2)



*Courtesy of MASS GIS; modified by The First Church of Christ, Scientist*

□ Existing Church Plaza Site

□ Prudential Site

# FAR summary

Actual Plaza Site (14.5 acres).....	<b>1.2</b>
“As of right” Plaza Site (14.5 acres).....	<b>2.2</b>
Comparative St Botolph Neighborhood..	<b>3.1</b>
Prudential Center.....	<b>6.0</b>
Other portions of Huntington Ave/ Prudential Center District .....	<b>2-8</b>

**Where could additional FAR  
be located on the Plaza?**



Courtesy of The First Church of Christ, Scientist

## Existing Open Space Areas

- 1) Mary Baker Eddy Library Courtyard
- 2) Mass. Ave Lawn
- 3) Passage Way
- 4) Reflecting Pool/Children's Fountain
- 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

## 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

## (2) Mass. Ave Lawn



Courtesy of The First Church of Christ, Scientist



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## (5) Huntington side of Sunday School Building



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



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



Courtesy of The First Church of Christ, Scientist



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## Potential Development Sites

- 5) Huntington Side of Sunday School Building
- 8) Triangle/Service Area
- 9) Belvidere/Dalton Parking Lots

# Christian Science Plaza Revitalization Project

## April 27, 2009 Summary Points

### Identifying Opportunities for Underutilized Real Estate

- o Long-term reuse of existing available buildings
- o Church to retain ownership of land
- o Additional development/FAR on Plaza
- o Current Plaza FAR....
  - ...is below "as of right" FAR
  - ...is lower than that of adjacent areas
- o To meet Church objectives, exploring FAR at lower end of range of areas around us
- o FAR "concentration" vs spreading over site
- o Two potential locations for new development...
  - ... respect historical context of site