

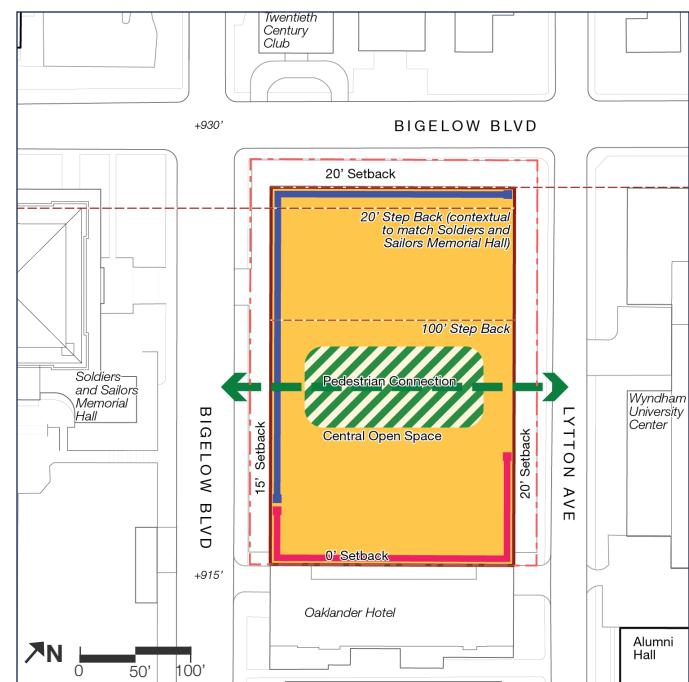
## Site 9A | Bigelow Boulevard Development

The Bigelow Boulevard Development, also known as One Bigelow, is intended to be a transformative academic facility that will house the new School of Computing and Information and MOMACS Institute as well as innovation and collaborative research and teaching spaces. The One Bigelow development is intended to incorporate a central open space, facilitating connections from the future BRT station (on the corner of Fifth and Tennyson Avenue) to the central and upper portions of the campus. One Bigelow may also accommodate an underground parking garage. One Bigelow should be sensitive to the Schenley Farms Neighborhood north of the site by positioning a low rise building with a setback along Bigelow Blvd.

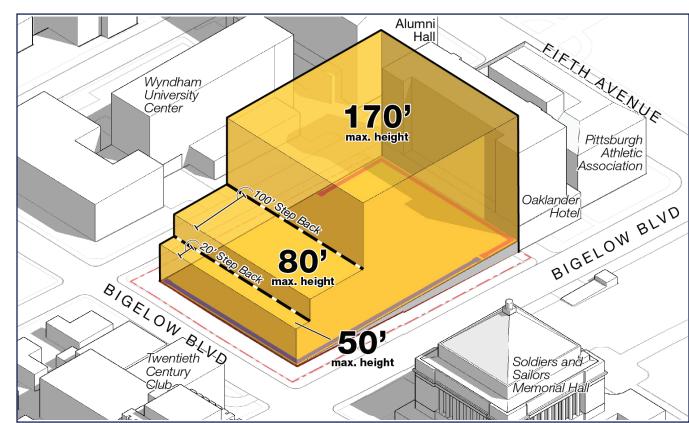


Bigelow Boulevard Development Site - Present Day

<b>SITE LOCATION</b>	Area bounded by Bigelow Boulevard (north/south and east/west segments), Lytton Avenue and the Oaklander Hotel
<b>ALLOWABLE USES</b>	Education, Office, Technology/Service, Residential, Retail, Food Sales and Service, Parking.
<b>MAXIMUM GROSS FLOOR AREA</b>	400,000 GSF (does not include below grade basement or garage)
<b>MAXIMUM PARKING</b>	250 spaces
<b>SETBACKS</b>	Bigelow Boulevard (east/west), 20 ft (contextual to University Center); Lytton Street, 15 ft (contextual to the Oaklander Hotel/University Center); Bigelow Boulevard (north/south), 15 ft (contextual to the Oaklander Hotel); The Oaklander Hotel, 0 ft. (complies with Residential Compatibility height and setback standards).
<b>MAXIMUM HEIGHT</b>	170 ft, or contextual with height of Soldiers and Sailors Memorial Hall
<b>STEP BACKS</b>	From Bigelow Boulevard (east/west): 20 ft step back at 50 ft height and 100 ft step back at 80 ft height. Contextual to Soldiers and Sailors Memorial Hall and to reduce bulk impacts to Schenley Farms community. Complies with Residential Compatibility height and setback standards



Site Plan



Building Envelope

- Allowable Building Envelope
- Suggested Active Frontage
- Suggested Service/Parking Access
- Provision for Open Space
- Suggested Pedestrian Connection

**Open Space:** The development should include a landscaped open space, with sight lines favoring a view of the Soldiers and Sailors Memorial Hall and providing a mid-block pedestrian path.

**Circulation and Access:** Main building entries should address the street or the central open space. Entries for an underground parking garage should be located at the southern edge of the site along Bigelow Blvd and/or Lytton Ave to minimize impact on pedestrian circulation and building entries. A service area should be located along Lytton Avenue at the southern edge of the site. A mid-block pedestrian connection should facilitate east-west movement.

**Height and Massing:** The building should respect the adjacent Schenley Farms neighborhood and surrounding buildings. The building should step down to 50 ft on the north edge of the site and should not exceed 80 ft in height.

**Architectural Elements:** A corner element at the southern portion of the block should be considered to create a dialogue with Soldiers and Sailors Memorial Hall and Twentieth Century Club. Changes in material and plane, as well as inset and projecting bays and balconies, should be used to break down long facades. Pedestrian entries should be articulated with material changes, increased transparency, and/or prominent architectural features such as canopies, inset or projecting volumes, or towers.

**Ground Floor Use:** Active uses should be oriented along west and north edge of site (along Bigelow Blvd) and along the proposed open space.