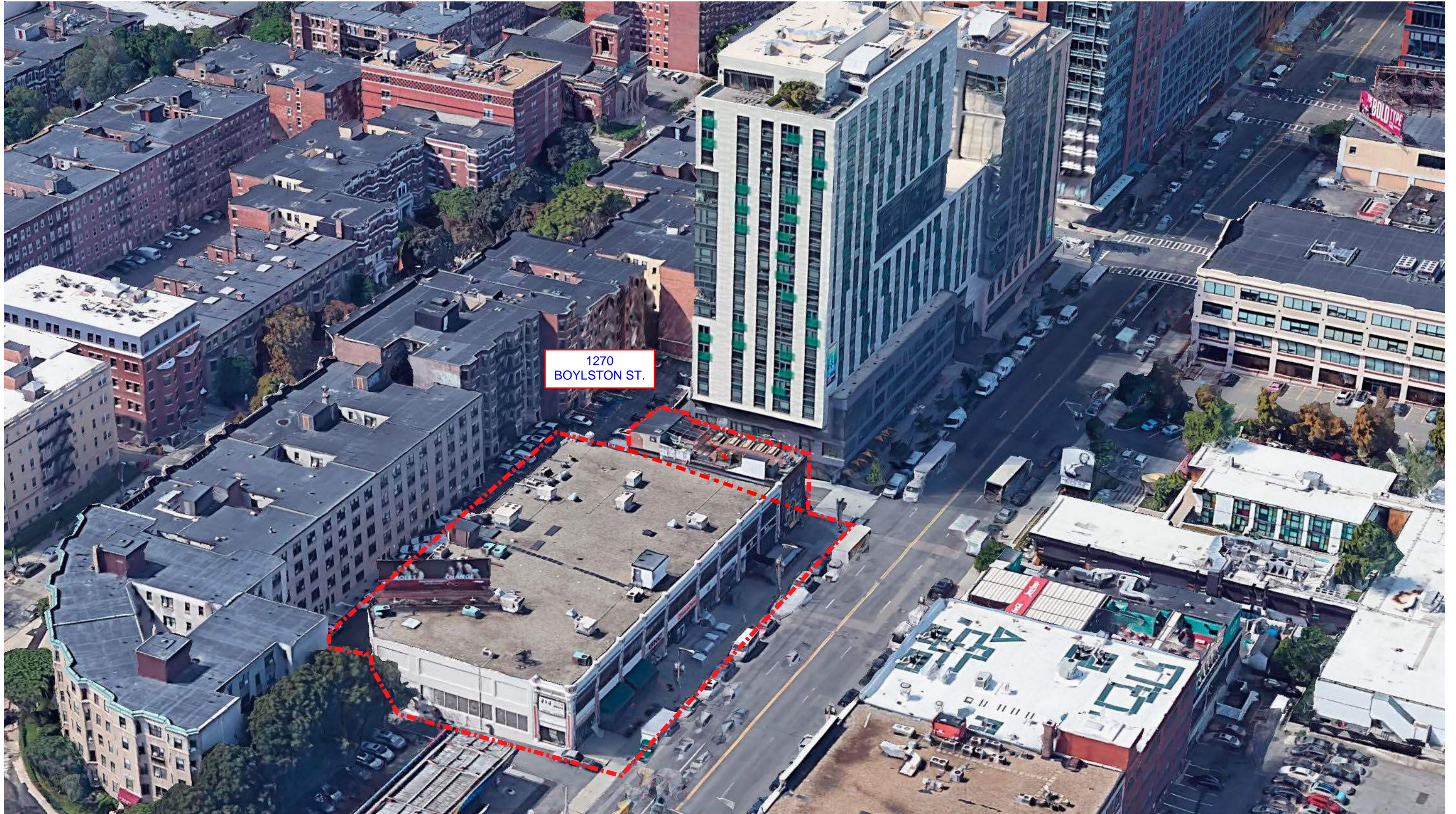


ARTICLE 85: DEMOLITION DELAY

1270 BOYLSTON STREET

EXISTING | EXISTING PHOTOGRAPHS | SITE AERIAL



EXISTING STRUCTURES DESCRIPTION

1270 BOYLSTON STREET



1270 Boylston Street, Boston

Building History

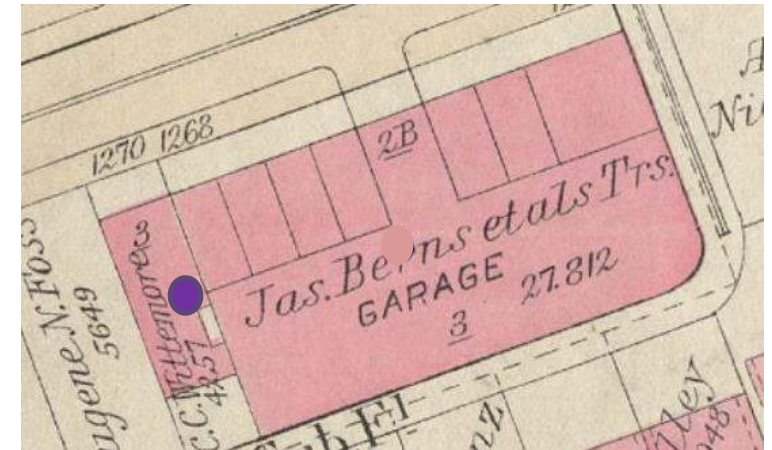
Presented by
Nicole Benjamin-Ma, Senior Preservation Planner

Boston Landmarks Commission Hearing
November 10, 2020



1270 Boylston Street

- Constructed 1919
- Catering headquarters and food manufacturing
- Used for food manufacturing and/or restaurant throughout the 20th century



1928

513 TREMONT STREET BOSTON, MASS.
 TELEPHONES BEACH 8542-8543-8544

CARROLL C. WHITTEMORE
Specialty Caterers and Confectioners

RECEPTIONS, LUNCHES, BANQUETS, DINNER ENTREES,
 ICES, FANCY CAKES

SENT ANYWHERE IN NEW ENGLAND

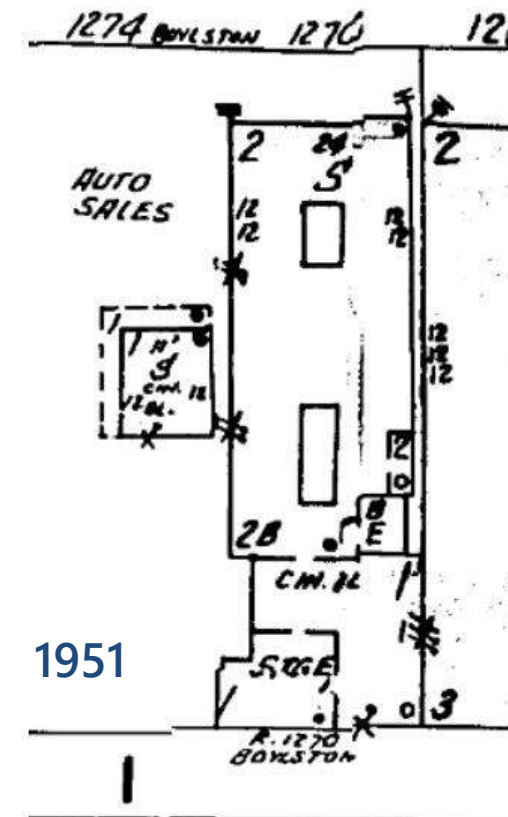
"An Estimate from "Whittemore's" is at your Service

STORE: 1084 BOYLSTON STREET FACTORY: 1270 BOYLSTON STREET
 BOSTON, MASS.

TELEPHONES BACK BAY 2822-5891-5892

WHITE HOUSE ICE CREAM CO.

1922



1951

1270 Boylston Street

- 1935: Vacant
- 1945: Hung Food Sales Inc. and Green Pagoda restaurant
- 1955: Green Pagoda
- 1965: Vacant
- 1974: Bob White's Cocktail Lounge
- 1970s – ~2000: 1270 Club, Maximum Security, Quest
- Recent: The Baseball Tavern



1970s

1270 Boylston Street



- 1930s?: Façade window
- 1970s-1980s: Rear addition and roof deck
- Irregular fenestration infill, modern vinyl/aluminum sash windows

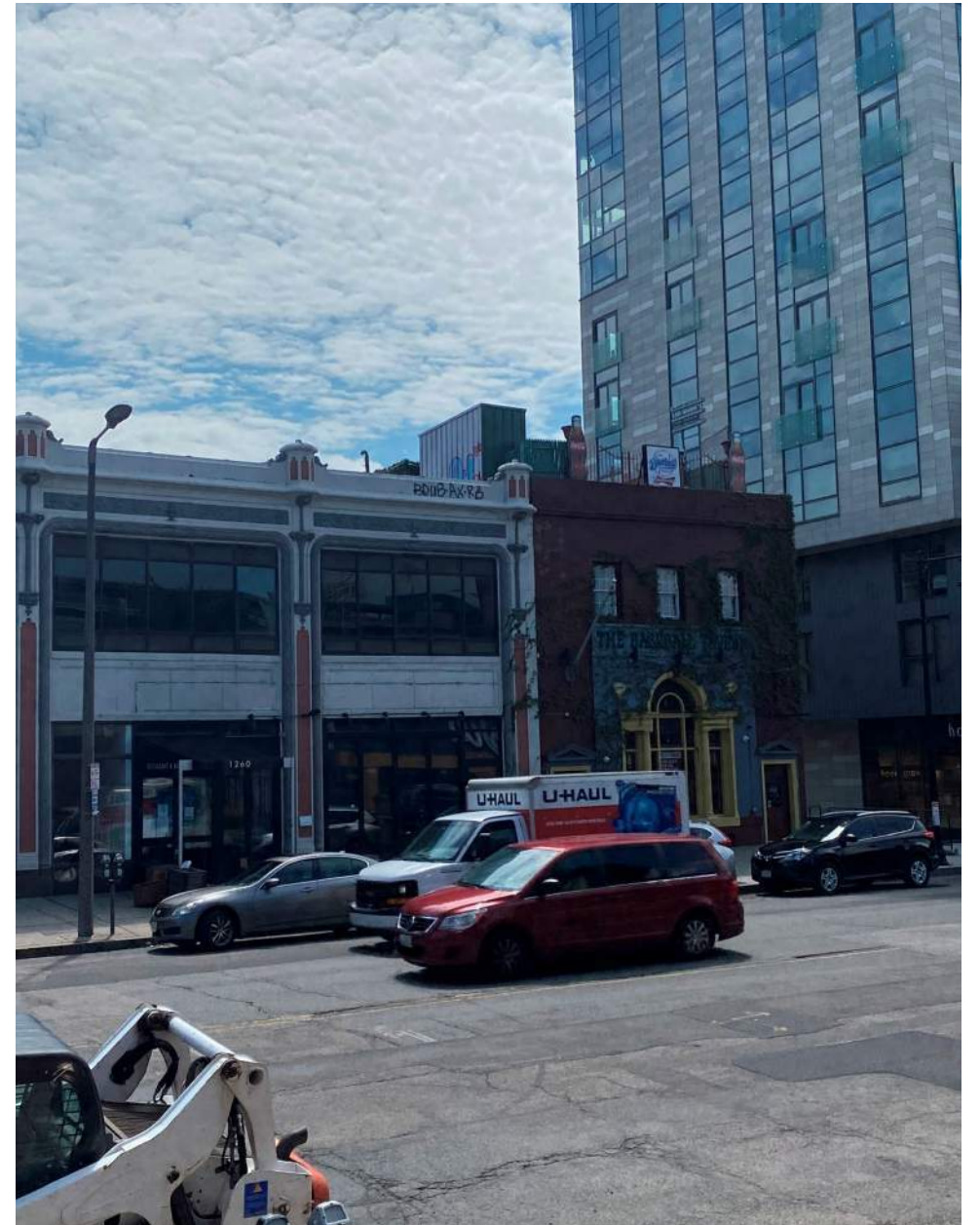


EXISTING BUILDINGS

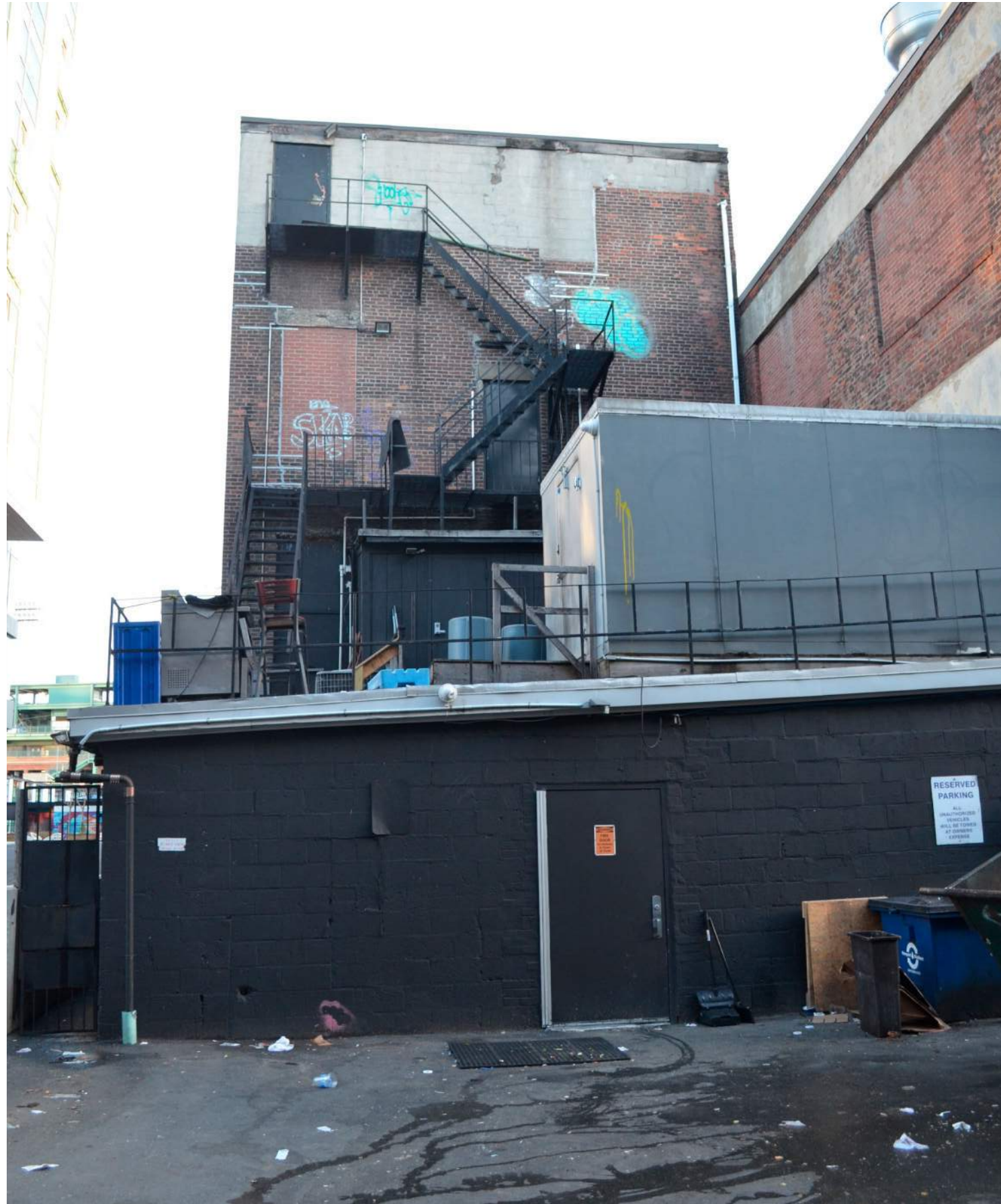
EXISTING | EXISTING PHOTOGRAPHS | BOYLSTON ST



EXISTING | EXISTING PHOTOGRAPHS | BOYLSTON ST



EXISTING | EXISTING PHOTOGRAPHS | PRIVATE ALLEY 937



ALTERNATIVES ANALYSIS

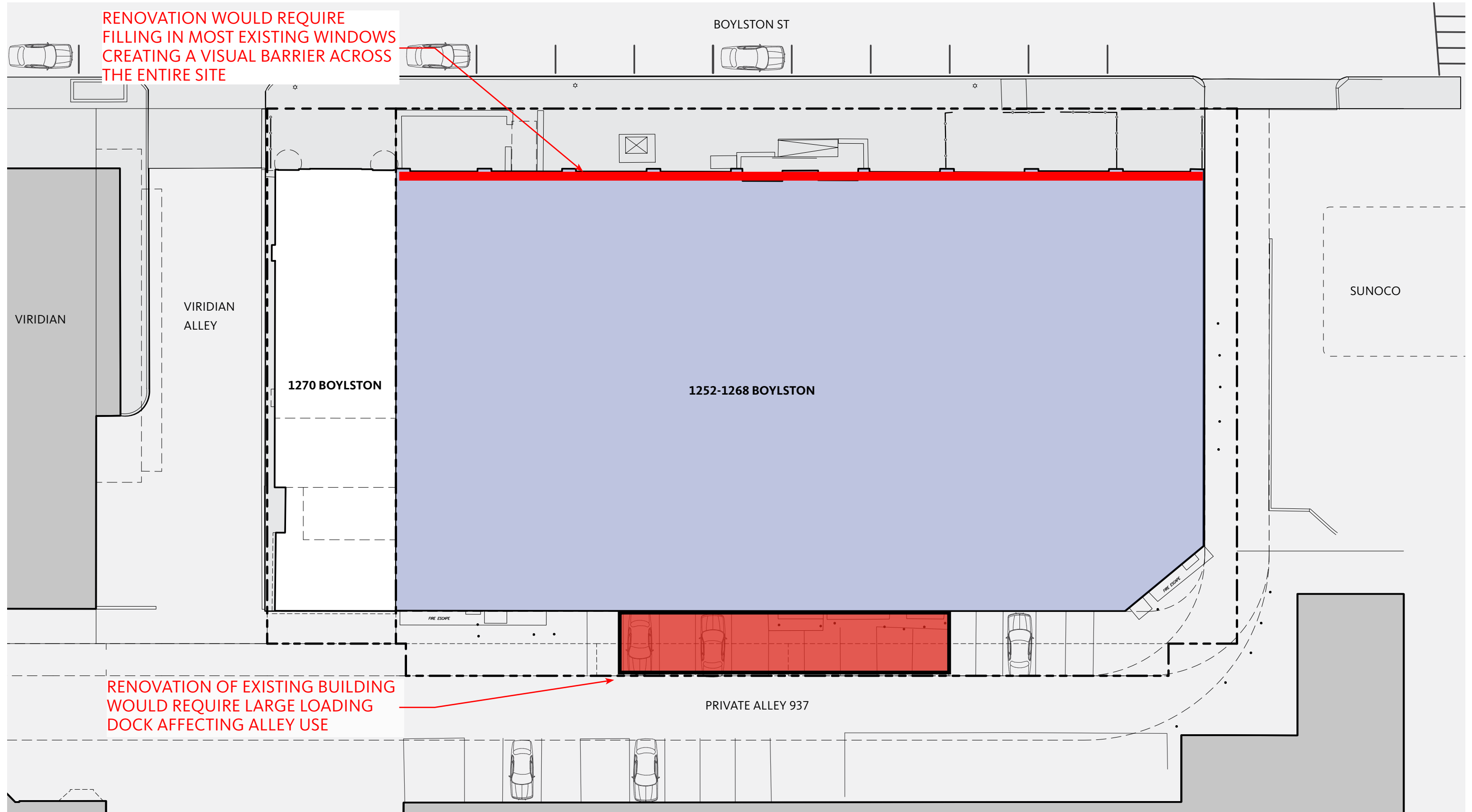
1270 BOYLSTON STREET

1252-1270 BOYLSTON STREET

ALTERNATIVE NO. 1

ADAPTIVE REUSE

ALTERNATIVE NO. 1 | OPAQUE FACADE & IMPACT ON ALLEY



RENOVATION WOULD REQUIRE FILLING IN MOST EXISTING WINDOWS CREATING A VISUAL BARRIER ACROSS THE ENTIRE SITE

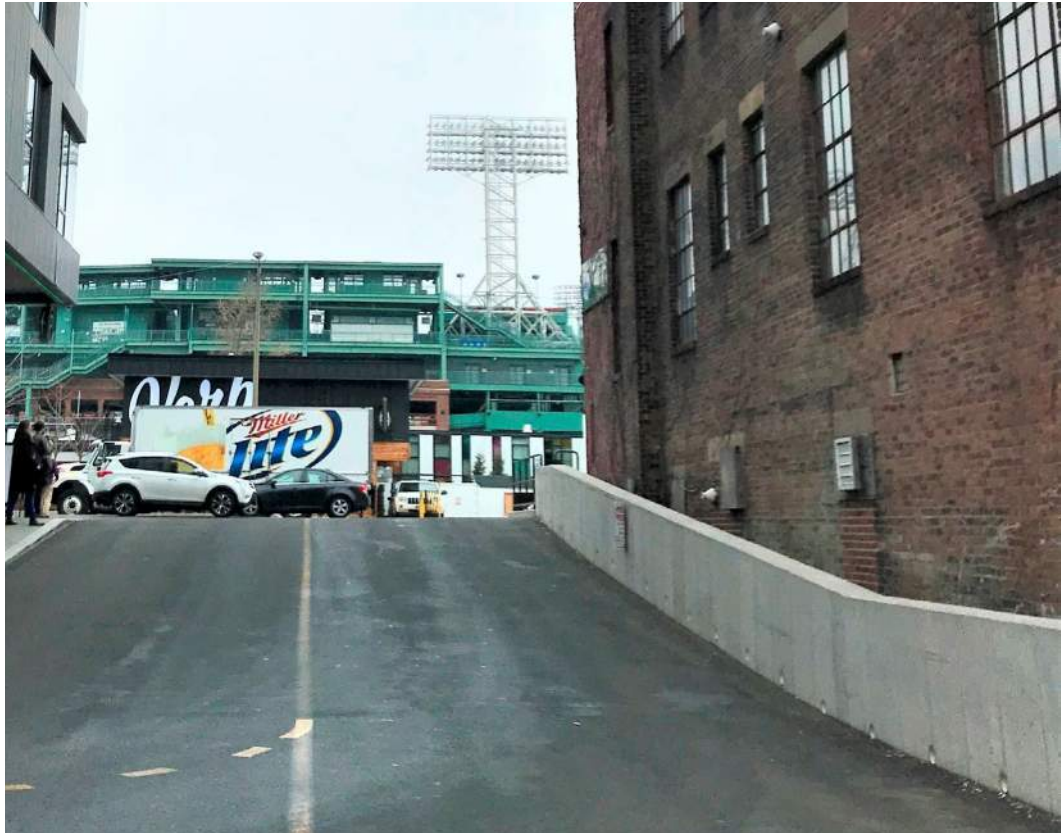
RENOVATION OF EXISTING BUILDING WOULD REQUIRE LARGE LOADING DOCK AFFECTING ALLEY USE

EXISTING

ALTERNATIVE NO. 1 | FACADE IMPACTS ALONG BOYLSTON ST



ALTERNATIVE NO. 1 | 1270 BOYLSTON ST



1252-1270 BOYLSTON STREET

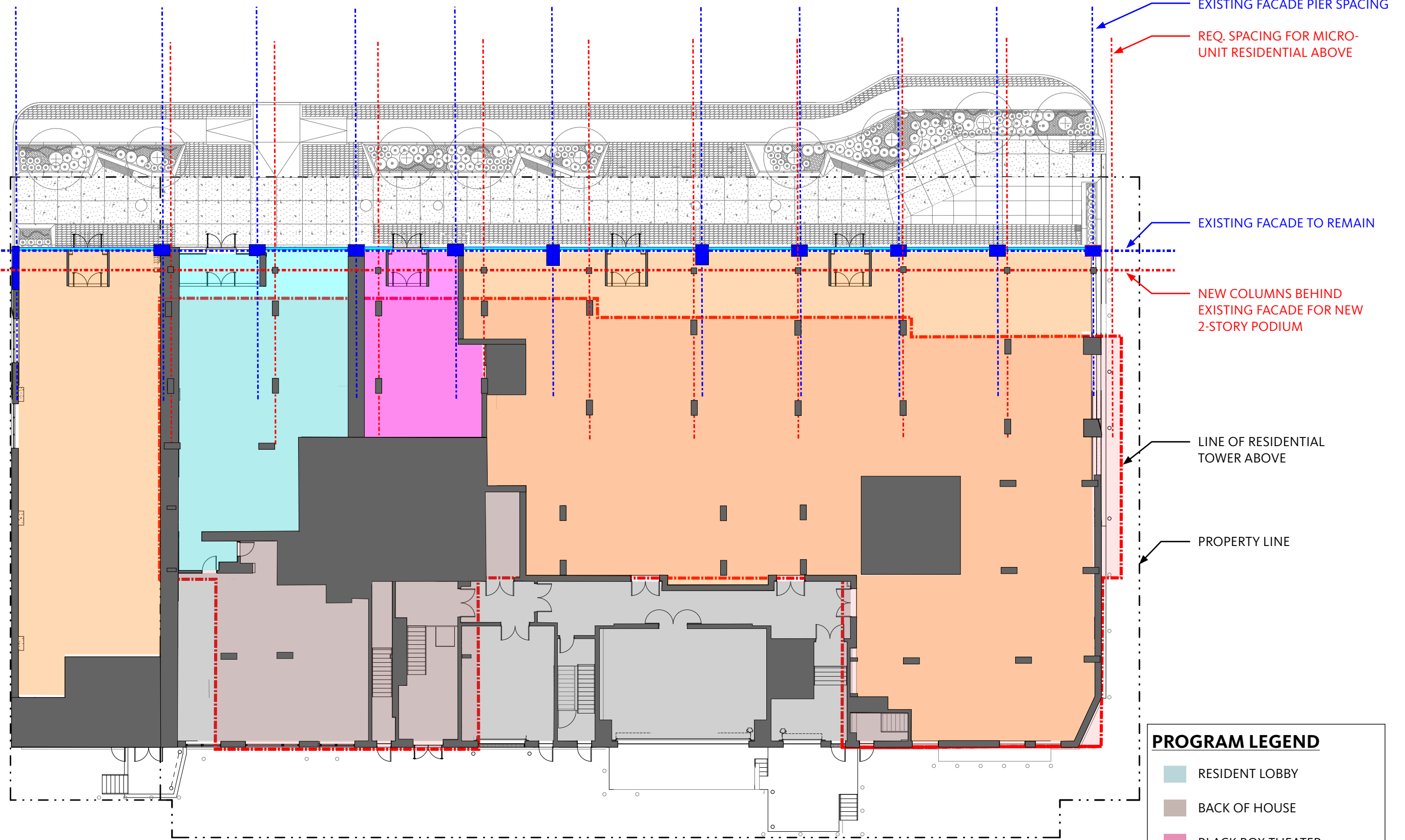
ALTERNATIVE NO. 2

**RETENTION OF EXISTING BUILDING COMPONENTS:
NEW RESIDENTIAL BUILDING**

ALTERNATIVE NO. 2 | PROGRAM ANALYSIS

IMPLICATIONS OF PRESERVING BOYLSTON FACADE

- FACADE LOCATION ALONG BOYLSTON STREET DOES NOT STEP BACK THUS LOSING THE POCKET PARK AT THE NE CORNER
- TOWER SHIFTS SOUTH TO ACCOMMODATE EXISTING FACADE. SHIFTS CORES FURTHER SOUTH
- COLUMN SPACING OF RESIDENTIAL UNITS ABOVE DOES NOT MATCH COLUMN SPACING OF EXISTING FACADE PIERS. THIS CREATES ODD OFFSET OF COLUMNS.
- ADDITIONAL SET OF COLUMNS REQUIRED FOR MAINTAINING EXISTING FACADE CREATE CHALLENGE FOR LEASABILITY IN RETAIL SPACE
- DUE TO REPETITIVE NATURE OF PIERS ON BOYLSTON NO HIERARCHY OF ENTRY FOR:
 - PRIMARY - RESIDENTIAL TOWER
 - SECONDARY - BLACK BOX THEATER
 - TERTIARY - RETAIL



GROUND FLOOR

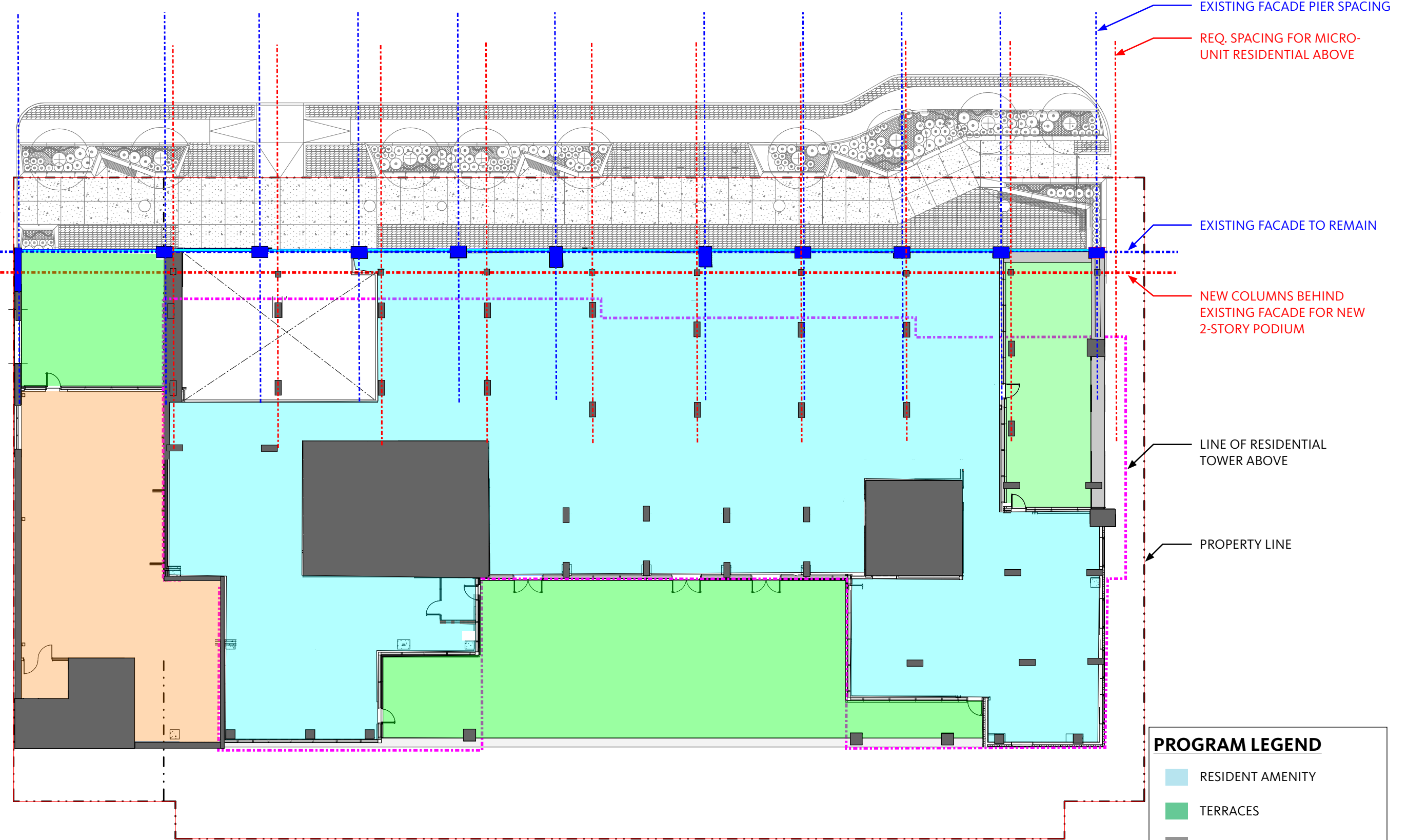
PROGRAM LEGEND

- RESIDENT LOBBY
- BACK OF HOUSE
- BLACK BOX THEATER
- RETAIL

ALTERNATIVE NO. 2 | PROGRAM ANALYSIS

IMPLICATIONS OF PRESERVING BOYLSTON FACADE

- TOWER SHIFTS SOUTH TO ACCOMMODATE EXISTING FACADE. SHIFTS CORES FURTHER SOUTH
- COLUMN SPACING OF RESIDENTIAL UNITS ABOVE DOES NOT MATCH COLUMN SPACING OF EXISTING FACADE PIERS. THIS CREATES ODD OFFSET OF COLUMNS.
- NEW COLUMNS FOR TWO STORY PODIUM REQUIRED IN ADDITION TO COLUMNS FOR TOWER CREATING UNWANTED COLUMNS IN RESIDENT AMENITY SPACE.
- BUILDING SHIFT SOUTH CREATES SIGNIFICANTLY REDUCED AMENITY TERRACE.

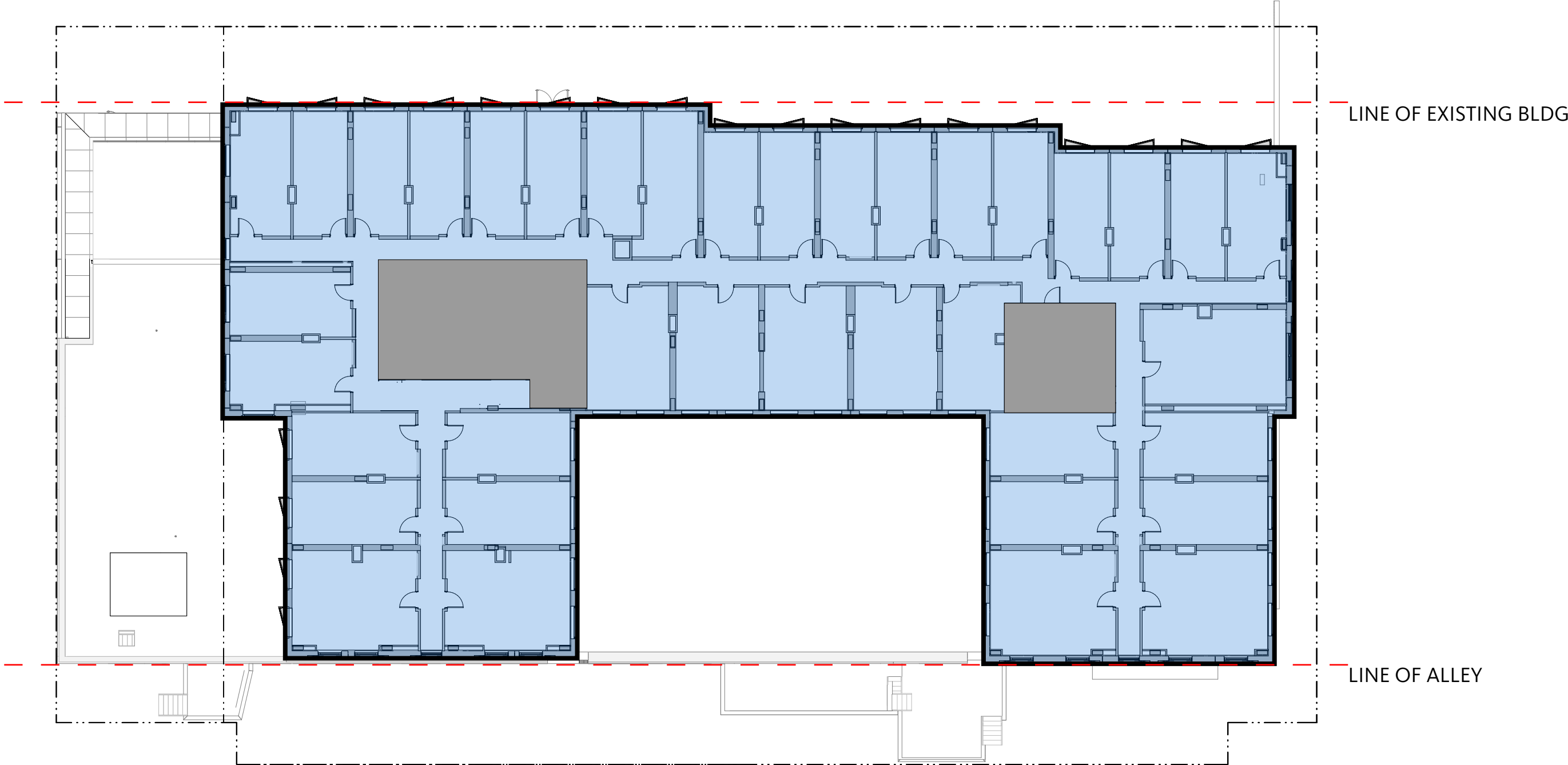


SECOND FLOOR

PROGRAM LEGEND

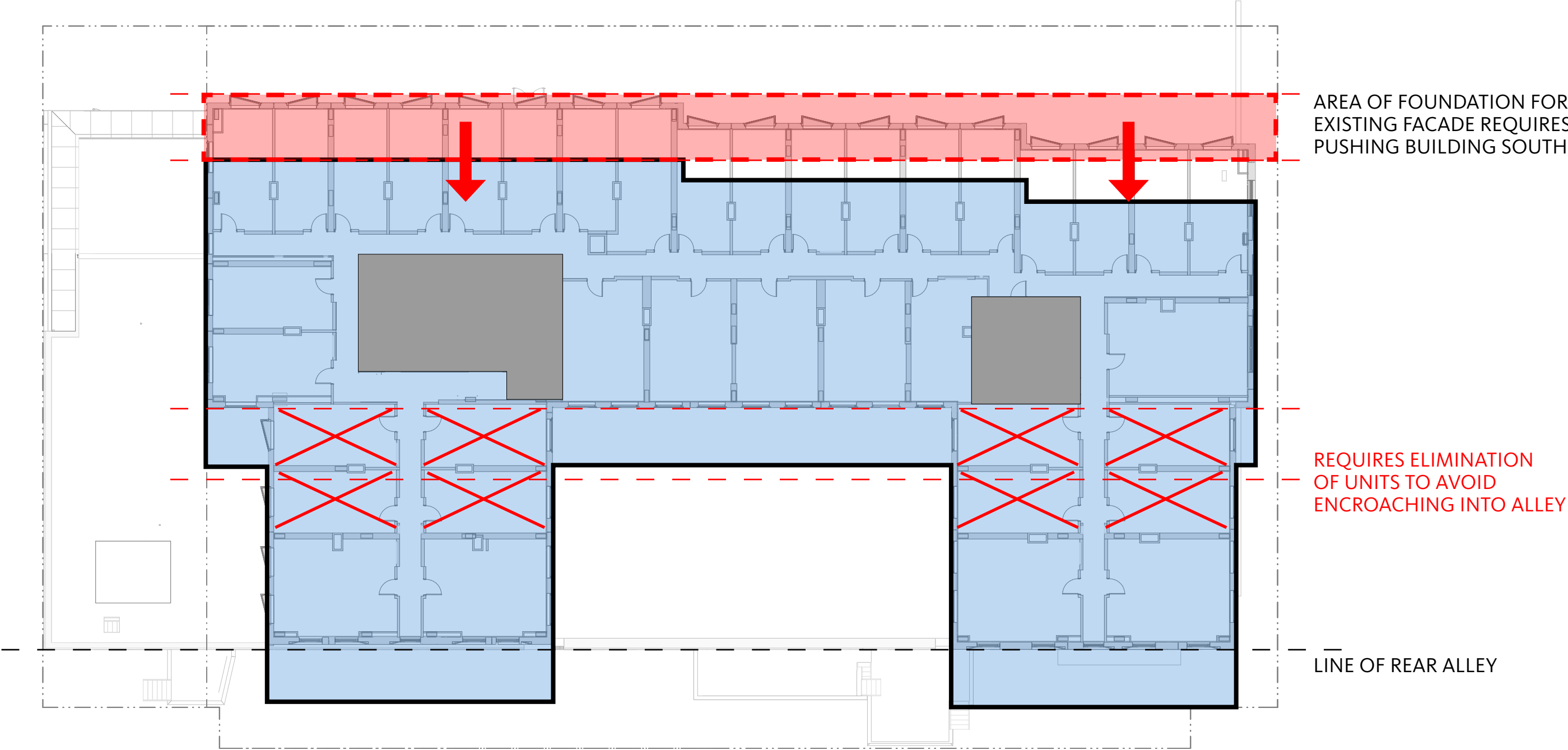
- RESIDENT AMENITY
- TERRACES
- SERVICE
- RETAIL

ALTERNATIVE NO. 2 | PROGRAM ANALYSIS



TYPICAL UNIT LAYOUT

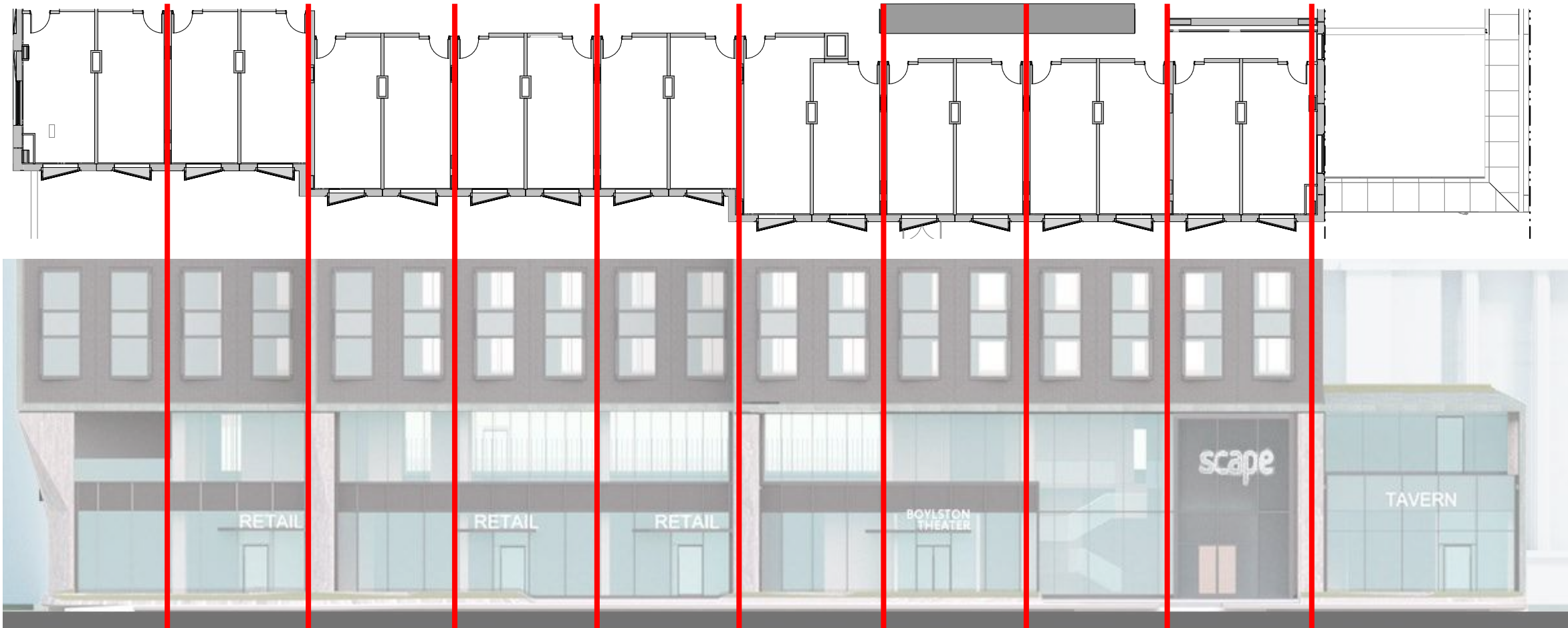
ALTERNATIVE NO. 2 | PROGRAM ANALYSIS



EFFECTS OF MAINTAINING EXISTING FACADE ALONG BOYLSTON ST

ALTERNATIVE NO. 2 | ARCHITECTURAL BAY ANALYSIS

TYPICAL UNIT BAYS



ARCHITECTURAL MISALIGNMENTS

EXISTING



ALTERNATIVE NO. 2 | FACADE IMPACTS ALONG BOYLSTON ST



ALTERNATIVE NO. 2 | PROGRAM ANALYSIS - BLACK BOX THEATER



BASEMENT PLAN

ALTERNATIVE NO. 2 | PROGRAM ANALYSIS - BLACK BOX THEATER



BOYLSTON STREET EXISTING CONDITION



CONCEPTUAL THEATER ENTRY ALONG BOYLSTON ST

1252-1270 BOYLSTON STREET

ALTERNATIVE NO. 3

NEW DEVELOPMENT:

NEW RESIDENTIAL BUILDING, 12,000 SF LGBTQ THEATER &
PERFORMANCE CENTER, AND BOYLSTON STREET RETAIL

ALTERNATIVE NO. 3 | EXISTING RETAIL FACADE ANALYSIS

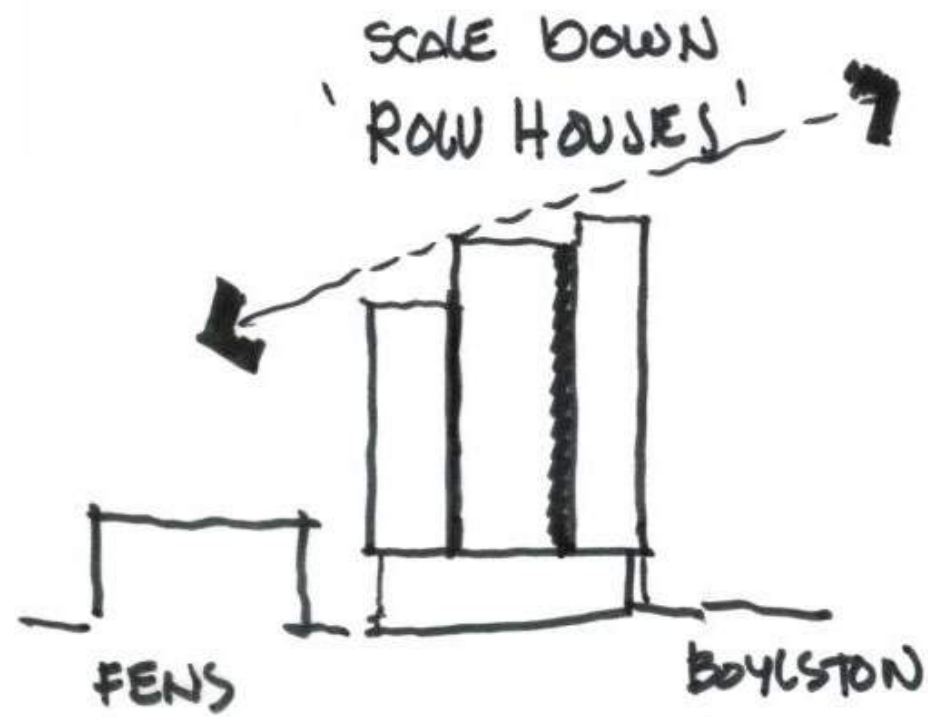


EXISTING



DESIGN INSPIRATION

ALTERNATIVE NO. 3 | FACADE RHYTHM



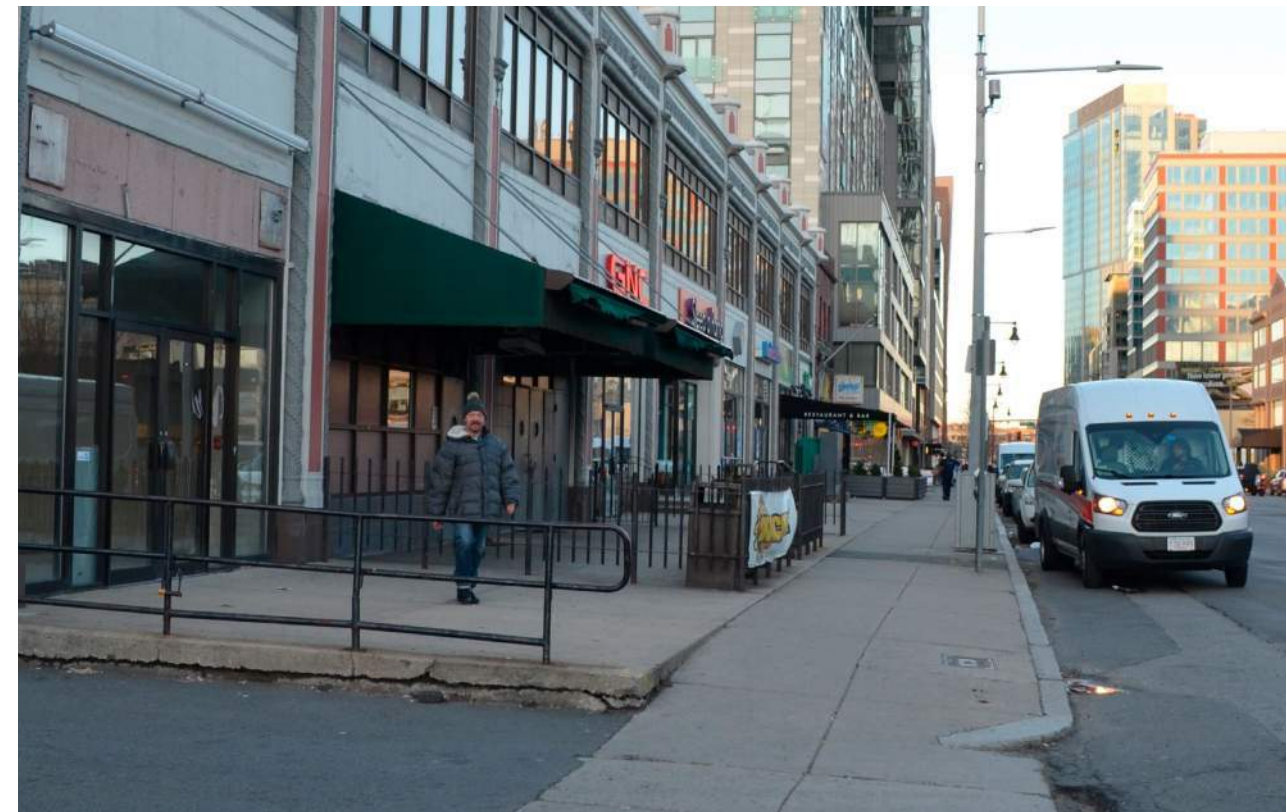
ALTERNATIVE NO. 3 | SITE & STREETScape IMPACT



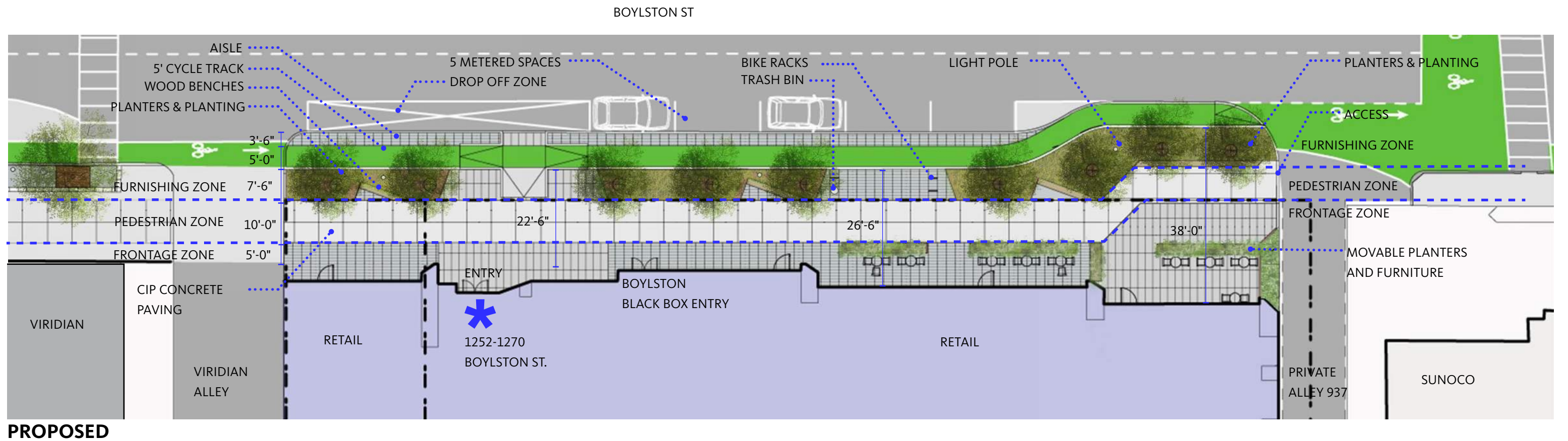
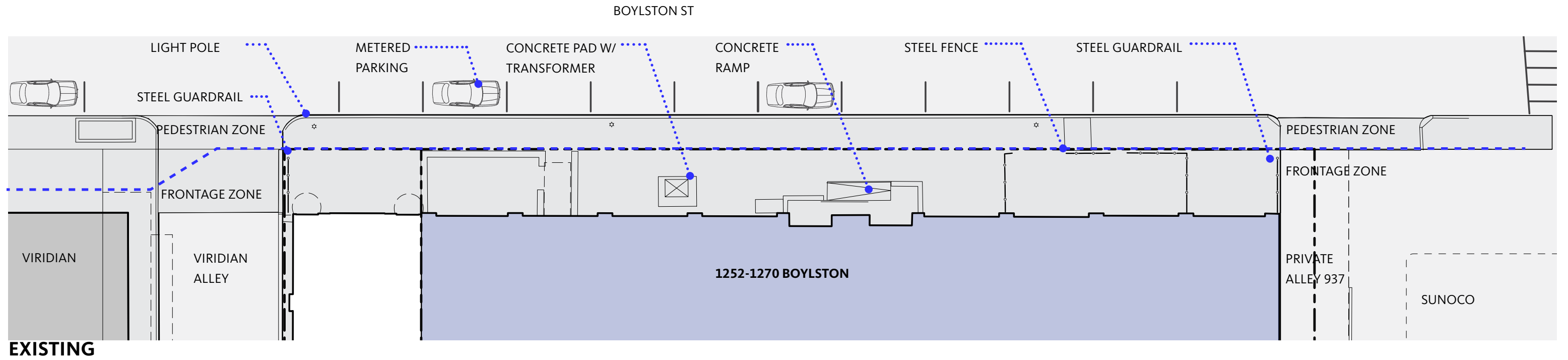
BOYLSTON STREET PROPOSED CONDITION - POCKET PARK



BOYLSTON STREET EXISTING CONDITION



ALTERNATIVE NO. 3 | SITE & STREETScape IMPACT



ALTERNATIVE NO. 3 | STREET VIEW LOOKING WEST



ALTERNATIVE NO. 3 | STREET VIEW LOOKING EAST





We are excited to share that we have signed a Letter of Intent (LOI) with Scape North America to deliver a performing arts Black Box Theater as part of Scape's Boylston Place development at 1252-1270 Boylston St.

In our New Strategic Plan, we articulated 10 specific strategy-driven goals, which included three related to facilities:

- Develop and execute a comprehensive facilities plan
- Create and execute a capitalization plan
- Increase TTO's role in local, national and international alliances

"In the summer of 2017, The Theater Offensive gathered staff, board, and community members to develop a new three-year organizational strategy. In short order, we have realized a number of our strategy-driven goals. We are excited to support this partnership with Scape on the Black Box Theater, which will provide facilities stability for The Theater Offensive and other queer and trans organizations locally for the next 30 years and beyond", said Donna Owens, Chair of the Board of Directors of The Theater Offensive.

This project with Scape is directly linked to these goals and we plan to deliver an iconic, innovative and enduring space to advance our mission; to present liberating art by, for, and about queer and trans people of color that transcends artistic boundaries, celebrates cultural abundance, and dismantles oppression.

We intend to provide an accessible space for artistic experimentation, expression, and public discourse in service to the Fenway and greater Boston communities. We also seek to honor the site's historical importance to the Boston LGBTQ community.

"We are excited by the opportunity to establish a creative hub for our thought provoking programs, including educational programs, youth-centered leadership programs, community-led artistic experiences, and people-powered civic engagements. We look forward to securing a permanent home for queer and trans artists and youth, who have long sought a place for belonging in the Boston area, through our programming in the Boylston Black Box", said Harold Steward and Evelyn Francis, Producing Co-Executive Directors of The Theater Offensive.

The Boylston Black Box Project will also help ground and grow a permanent community within the Fenway. As an established and thriving organization, The Theater Offensive will aid in creating a sense of stability, by acting as a conduit for maintaining, growing and defining the culture of the Fenway. The Theater Offensive is in a preliminary, planning phase of a capital campaign that will ultimately provide support for the building project, operations and endowment.

This Letter of Intent reflects months of thoughtful engagement between TTO, Scape, and the City of Boston. This is the first significant step in this partnership, and we expect lots of work ahead to realize this opportunity. In the next few months, we expect to continue negotiations with Scape, sign a Letter of Acquisition, address public feedback, and outline the project's feasibility. We look forward to updating you on progress in the future.

Thanks so much for being a valued member of the TTO Community.

Scape Announces Letter of Intent to Partner with The Theater Offensive on Black Box Theater at 1252-1270 Boylston

The 10,000 square-foot theater will support The Theater Offensive's commitment to supporting LGBTQ performing artists

BOSTON, January 16, 2019 -- Scape North America, which delivers innovative urban living solutions, announced today that it has signed a Letter of Intent with The Theater Offensive (TTO) to develop the Black Box Theater as part of Scape's development at 1252-1270 Boylston Street. The Theater Offensive (TTO) is a 30-year social change organization that uses theater and the creative process to deconstruct oppressive practices and policies to liberate queer and trans people of color.

"The Theater Offensive is honored to be selected by Scape and the City of Boston to honor the LGBTQ legacy of the development site and build a permanent space for groundbreaking artistic programming and people-powered civic engagement," said Harold Steward and Evelyn Francis, Producing Co-Executive Directors of The Theater Offensive. "Over the last 30 years, TTO has been recognized for advancing positive cultural shifts in the Boston area and we are uniquely positioned to develop and manage an open and inclusive space in the Fenway neighborhood."

In recognition of 1252-1270 Boylston Street's important heritage and affiliation with the LGBTQ community, Scape will work with TTO to deliver the Black Box Theater, a not-for-profit LGBTQ-centric venue for the performing arts. The Black Box Theater will measure 10,000 sq. ft. and will include a 156-seat theater and dedicated community space, flexible space, actor spaces, public spaces and support spaces.

"Preserving the onsite heritage of the LGBTQ Fenway community, we are pleased that the Black Box Theater will be a cornerstone of 1252-1270 Boylston," said Andrew Flynn, CEO, Scape North America. "Our partnership with The Theater Offensive reflects our commitment to listening to the communities we serve, and we look forward to continuing to work with all stakeholders over the coming months."

About The Theater Offensive

The Theater Offensive is a social change organization that uses theater and the creative process to deconstruct oppressive practices and policies to liberate queer and trans people of color. TTO grew out of the queer guerilla street theater troupe, United Fruit Company, and was founded in 1989 by Abe Rybeck and other activists in response to the HIV/AIDS crisis. Since its founding, TTO has become the lead presenter of LGBTQ theater in New England and continually supports the creation of new and original work.

Today, the organization's mission is to present liberating art by, for, and about queer trans people of color that transcends artistic boundaries, celebrates cultural abundance, and dismantles oppression. TTO employs groundbreaking, interactive artistic programming to

discover and promote works by queer and trans people of color. TTO also creates thought-provoking programs, including educational programs, youth-centered leadership programs, community-led artistic experiences and people-powered civic engagement opportunities.

About Scape North America

Scape North America is headquartered in Boston and was formed in 2017 and focuses on innovative urban living solutions across the U.S. and Canada.

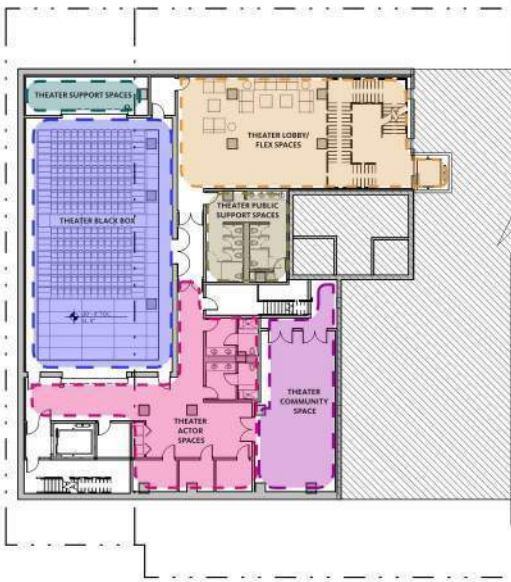
CONTACT:

Scape North America
Susan Elsbree

SVP, InkHouse Media
Susan@InkHouse.com
617-212-6817

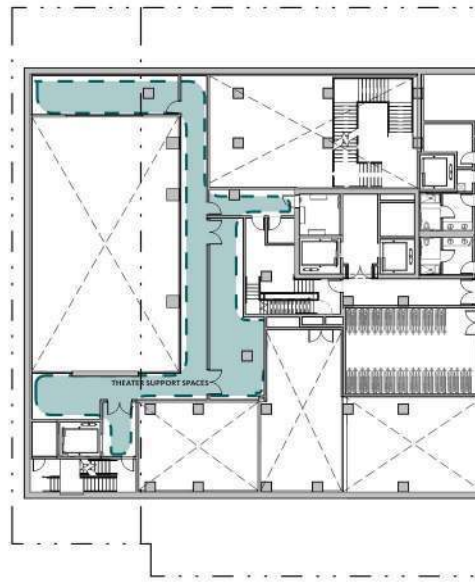
The Theater Offensive
Stefan Riley
stefan@tpg.gmail.com
617-461-2442

- LEGEND**
- THEATER LOBBY/FLEX SPACES
 - THEATER PUBLIC SUPPORT SPACES
 - THEATER BLACK BOX
 - THEATER SLIPPER SPACES
 - THEATER ACTOR SPACES
 - THEATER COMMUNITY SPACE

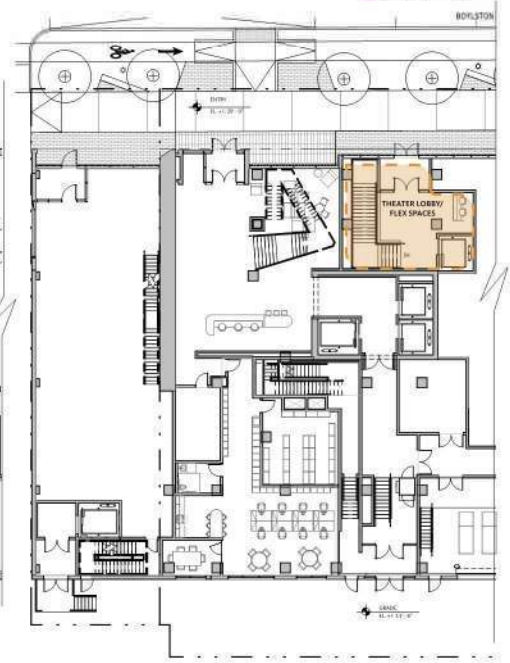


LEVEL B2 BLACK BOX THEATER

Source: Gensler



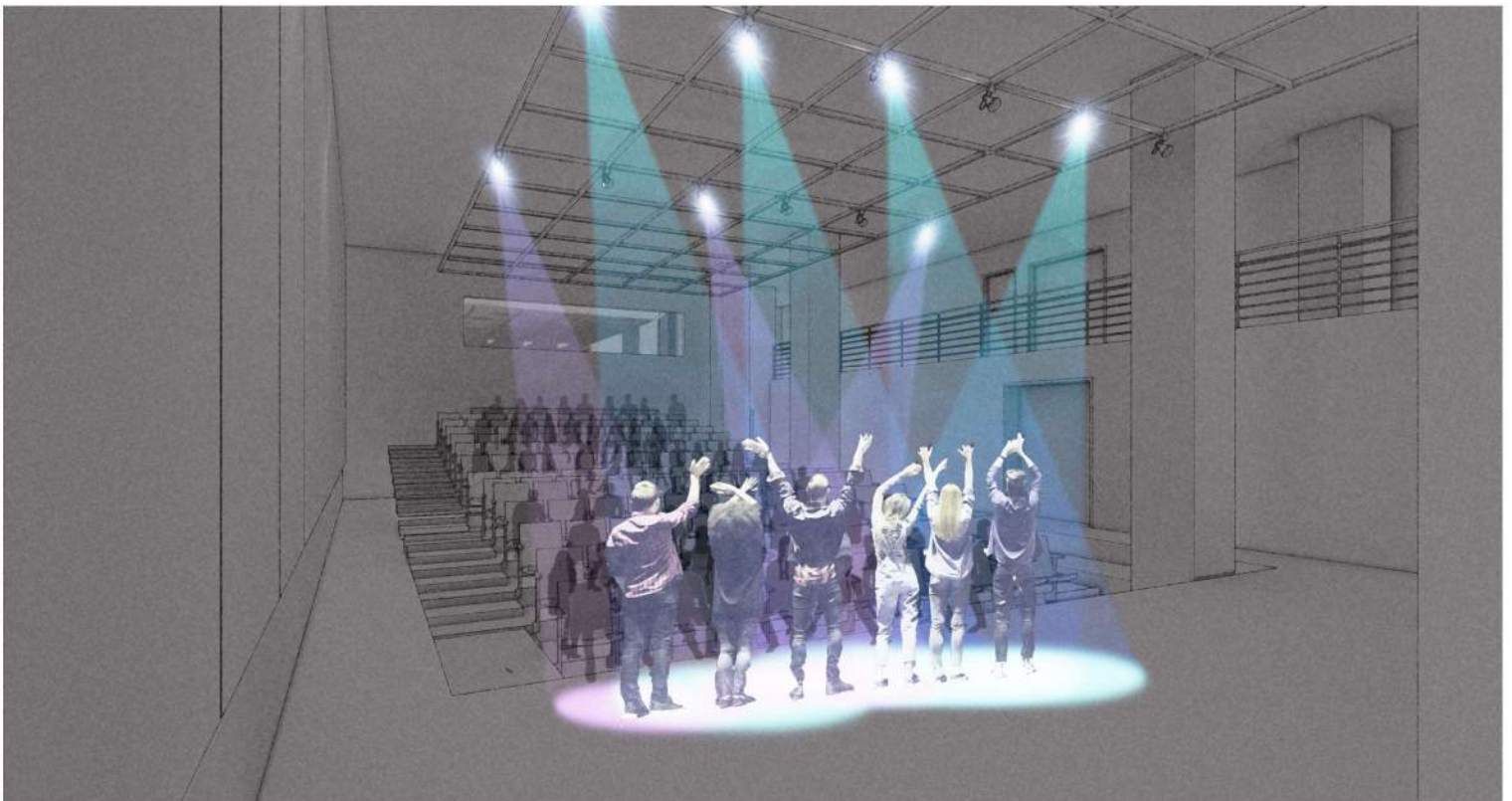
LEVEL B1 MEZZANINE



LEVEL 1 BLACK BOX THEATER ENTRY

Gensler Figure 2.2k
Plans - Black Box Theater Diagrams

1252-1270 Boylston
Boston, Massachusetts



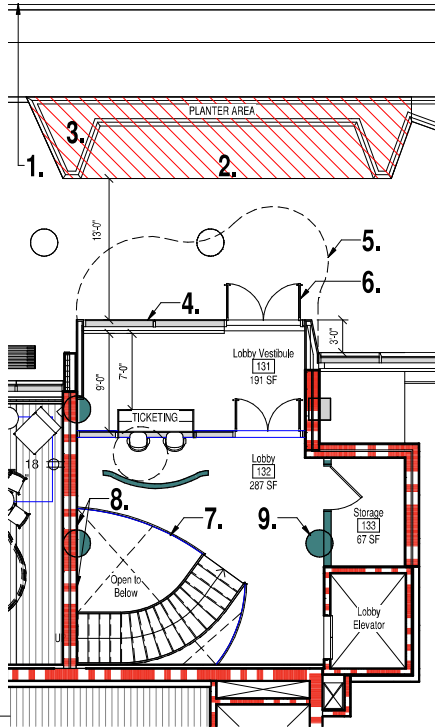
Source: Gensler

Gensler Figure 2.2l
Rendered View
Black Box Theater

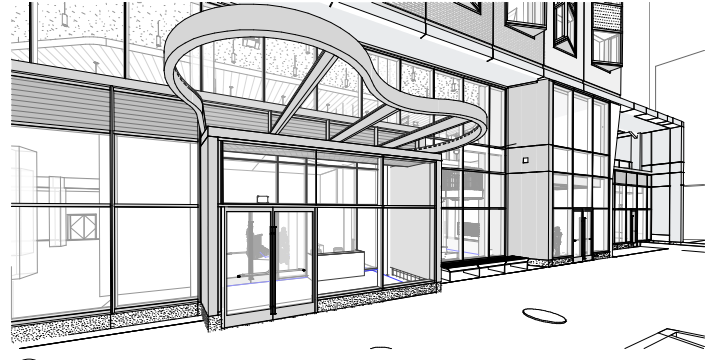
1252-1270 Boylston
Boston, Massachusetts

POINTS OF DISCUSSION FOR DESIGN REFINEMENT:

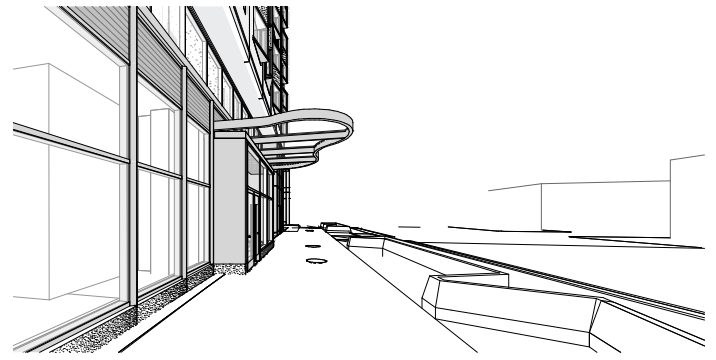
- Street Drop-Off
 - Relationship of drop-off areas to TTO entrance?
- Sidewalk Planter
 - Profile adjustment to provide seating / waiting area at sidewalk?
- Streetscape Plantings
 - Ensure street trees and plantings do not block views to TTO's entry and canopy.
- Lobby Space Entrance Facade
 - Seeking extension of 3' for function of upper lobby.
- Lobby Canopy
 - Full canopy extension to be developed.
- Lobby Doors
 - Shift location toward wall.
- Slab Edge
 - Entry Lobby Slab Edge profile to be refined for review by Scape engineer.
- Slab Edge
 - Slab Edge at wall to stop at column centerline.
- Columns
 - Change profile to circular columns.



1 FIRST FLOOR PLAN - 3' Extension
SCALE: 1/8" = 1'-0"



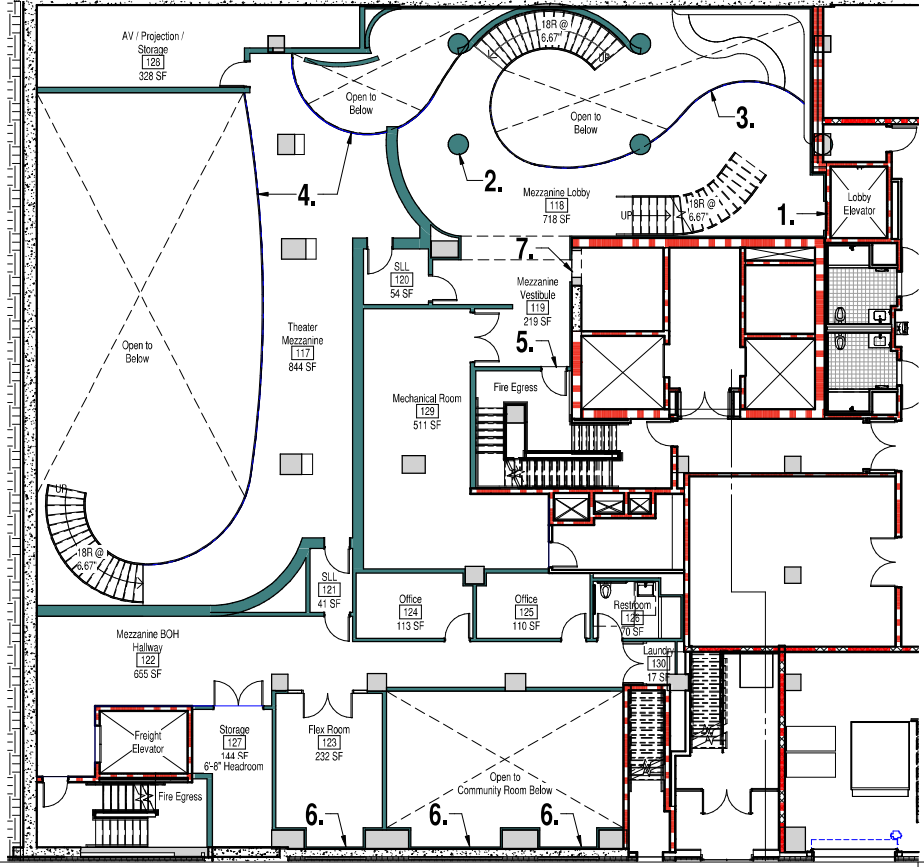
3 Perspective - TTO Entry - 3' Extension & Canopy
SCALE:



2 Perspective - TTO Sidewalk View - 3' Extension & Canopy
SCALE:

POINTS OF DISCUSSION FOR DESIGN REFINEMENT:

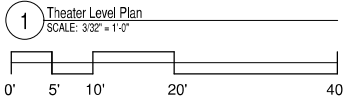
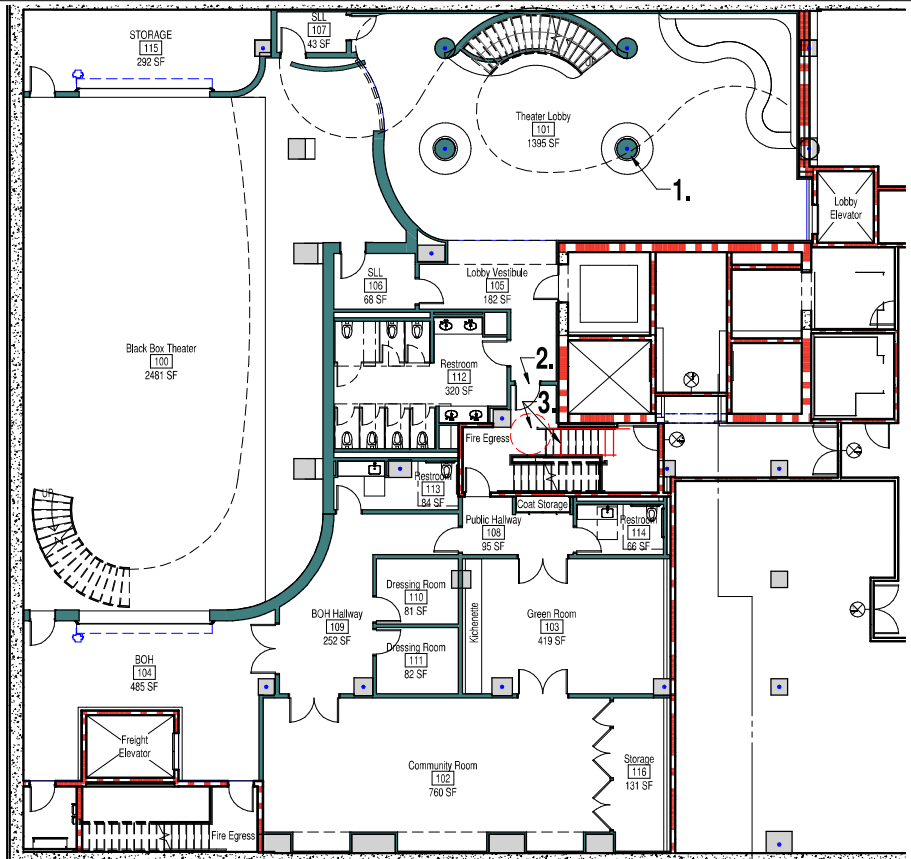
- Lobby Elevator
 - Add Stop at Mezzanine Level.
- Lobby Columns
 - Change profile to circular columns.
- Mezzanine Lobby Slab Edge
 - Slab Edge profile to be refined for review by Scape engineer.
- Theater Mezzanine Slab Edge
 - Slab Edge to be refined in relation to seating at level below (P2).
- Lobby Egress
 - Access / door location to Fire Egress Stair.
 - Provide access to Community Room from Mezzanine.
- Alley Windows
 - High windows to alley within Community Room and Flex Room.
- SCAPE Door Location
 - Door location and swing to match level below.



1 Mezzanine Level Plan
SCALE: 3/32" = 1'-0"

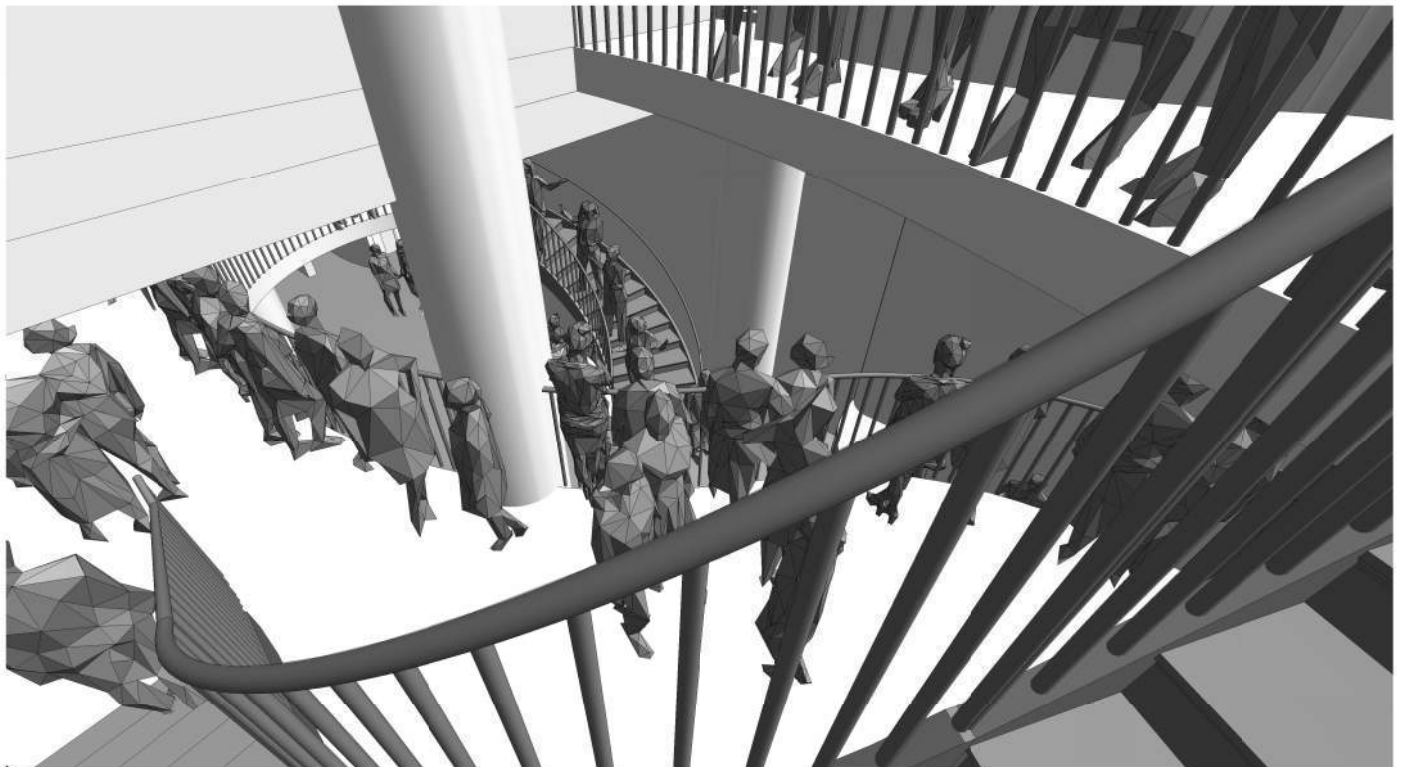
POINTS OF DISCUSSION FOR DESIGN REFINEMENT:

1. Lobby Columns
 - Change profile to circular columns.
2. Lobby Egress
 - Access / door location to Fire Egress Stair.
 - Provides ADA access to Community Room from Lobby Elevator.
3. Fire Egress
 - Review additional clearance at base of stair / steps to be adjusted to allow adequate passage for ADA turning clearances.



Client - The Theater Offensive
 Date - 8/24/2020
 Architect - EPSTEIN JOSLIN Architects
 12 Eliot Street, Cambridge MA 02138
 617-868-1766, www.epsteinjoslin.com

Theater Level Plan
 Drawing No 03



1 Presentation View 1
 SCALE:

Client - The Theater Offensive
 Date - 8/24/2020
 Architect - EPSTEIN JOSLIN Architects
 12 Eliot Street, Cambridge MA 02138
 617-868-1766, www.epsteinjoslin.com

Perspective Upper Lobby
 Drawing No 04 A



1 Presentation View 2
SCALE

Client - The Theater Offensive
Date - 8/24/2020

Architect - EPSTEIN JOSLIN Architects
12 Eliot Street, Cambridge MA 02138
617-868-1766, www.epsteinjoslin.com

Perspective Mezzanine Lobby

Drawing No
04 B



1 Presentation View 3
SCALE

Client - The Theater Offensive
Date - 8/24/2020

Architect - EPSTEIN JOSLIN Architects
12 Eliot Street, Cambridge MA 02138
617-868-1766, www.epsteinjoslin.com

Perspective Theater Lobby

Drawing No
04 C



1 Presentation View 4
SCALE:

Client - The Theater Offensive Architect - EPSTEIN JOSLIN Architects
 Date - 8/24/2020 12 Eliot Street, Cambridge MA 02138
 617-868-1766, www.epsteinjoslin.com

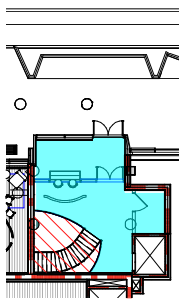
Perspective Theater Lobby Drawing No
 04 D

PLAN AREA CALCULATION:

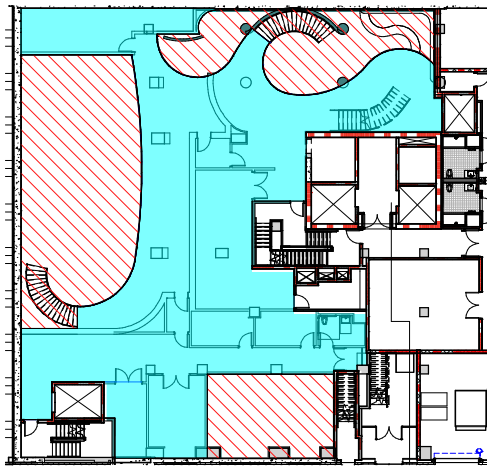
First Floor Plan Area = 572 sqft
 Area Open to Below = 176 sqft

Mezzanine Level Plan Area = 4460 sqft
 Area Open to Below = 2974 sqft

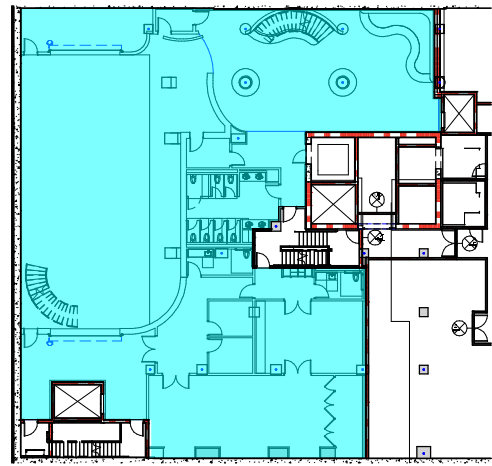
Theater Level Plan Area = 7728 sqft



1 First Floor Plan Area Calculation
 SCALE: 1" = 20'-0"



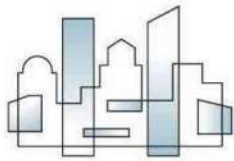
2 Mezzanine Level Plan Area Calculation
 SCALE: 1" = 20'-0"



3 Theater Level Plan Area Calculation
 SCALE: 1" = 20'-0"

Client - The Theater Offensive Architect - EPSTEIN JOSLIN Architects
 Date - 8/24/2020 12 Eliot Street, Cambridge MA 02138
 617-868-1766, www.epsteinjoslin.com

Plan Area Calculation Drawing No
 05



McNAMARA · SALVIA
STRUCTURAL ENGINEERS

FOUNDING PRINCIPALS

Robert J. McNamara, P.E., S.E.
Joseph A. Salvia, P.E.

MANAGING PRINCIPALS

Boston

Mark F. Aho, P.E.
Neil A. Atkinson
John S. Matuszewski, P.E.
Adam C. McCarthy, P.E.
Benjamin B. Wild, P.E.

Miami

Andrew P. Sullivan, P.E., S.E.

New York

Ryan A. Dow, P.E., S.E.
Vladimir E. Seijas, P.E.
Bart A. Sullivan, P.E.

August 25, 2020

Via E-Mail: david.hunt@scape.com

Mr. David Hunt
SCAPE Boylston LLC
22 Boston Wharf Road
Boston, MA 02210

**RE: SCAPE Boylston – Boston, Massachusetts
Article 85 Demo Delay
Mc/Sal Project N° 18055.003**

[Subject: Development Alternative Analysis | 1252-1270 Boylston Street](#)

Dear David,

In response to the Notices of Preliminary Determination by the Boston Landmarks Commission for Application #21.0049D2671 and #21.0048D2670, McNamara · Salvia has reviewed the viability of "Alternative #2: Retention of existing structure and new development above."

The existing building at 1252-1268 Boylston Street is a 2-Story structure consisting of reinforced concrete slabs, beams, and columns founded by shallow, drilled concrete caissons. At 1270 Boylston Street, the existing building is wood framed supported by masonry bearing walls. The structural limitations of the columns, masonry walls, and foundations of each of these existing buildings would not support the addition of 13- stories of residential use above.

At the time the buildings were constructed, there were no code provisions requiring resistance to seismic lateral forces and, accordingly, the building is not specifically detailed to resist these types of loads. Per Chapter 34 of the International Existing Building Code, the significant alteration and addition would also trigger seismic upgrades for the existing buildings and the addition of the building above would also increase the wind exposure to the existing building, also triggering a lateral force resisting system upgrade. The addition of these lateral force resisting systems (new concrete shear walls) would be cost prohibitive as it relates to the remaining usable space after the alteration and the planned programming for the space.

Furthermore, in order to accommodate the geometric requirements of the proposed community black box theater, significant below-grade modifications to the structure would be needed to provide an adequately sized space. These modifications include removing existing columns and reinforcing the existing structure for longer spans which create the open theater space. A 4ft thick concrete mat foundation would need to be placed in order to support the new structure and resist hydrostatic pressures from the water table. Providing deep foundations instead of a mat foundation is not practical because of the high design water table that will be experienced due to the excavation of the basement. The depth of excavation and the height of the design water table would require a continuously running, below-slab drainage operation which was determined to be cost-prohibitive for this project. In lieu of this, the hydrostatic pressures will need to be resisted by the fully waterproofed mat foundation. The incompatibility of the deep existing foundations supporting the existing structure with the mat that supports new structure would pose settlement concerns by not allowing the entirety of the building to settle uniformly.

Should you need any further assistance with your alternative analyses, please do not hesitate to reach out.

Very truly yours,
McNamara · Salvia



Brent R. Shannon, P.E.
Senior Project Manager



Adam C. McCarthy, P.E.
Principal

BRS/frp
SCAPE Boylston LLC – 2008 – LTR – SCAPE Boylston – Boston, MA – Article 85 Demo Delay

Memorandum

Date: August 14, 2020 Project#: 187374

To: David Hunt - SCAPE

From: Caitlin Gamache - Code Red Consultants

Re: 1252 - 1268 Boylston - Article 85

Cc: Rich Curtiss - Gensler
Zach Blanchard - Code Red Consultants

The building consists of a basement and 2-stories above grade. The building is currently arranged to provide ground floor retail spaces with individual points of entry from Boylston Street. There is a building lobby off Boylston Street that provides access to the Basement and Second Floor tenant spaces. The building is a concrete structure and provided with an automatic sprinkler system.

Alternative #1: Preservation and Reuse of the Existing Structure

Any major renovation and/or a change of use may require substantial upgrades to the building. The building was originally constructed as a parking structure. This poses challenges for both the means of egress system and eventual accessibility upgrades that will be required in order to address the varying floor elevations while efficiently utilizing the space.

First Floor tenant spaces have egress points at the front (Boylston Street) and rear of each space. The grade at the rear of the building is a story lower than Boylston Street, providing non-accessible means of egress at the rear of the building. The tenant spaces on the west side of the First Floor (formally two restaurants) share a fire escape that measures 24-inches wide, capable of serving a maximum of 120 people. The Second Floor is provided with two interior stairs that measure 43-inches and 34-inches, limiting the use of the floor that utilize these exits to 385 people maximum. There are tenant spaces at the rear of the Second Floor that are served by existing fire escapes; one of which that requires the use of a ladder to reach grade. These egress components will limit the reuse of the space for certain uses/tenants.

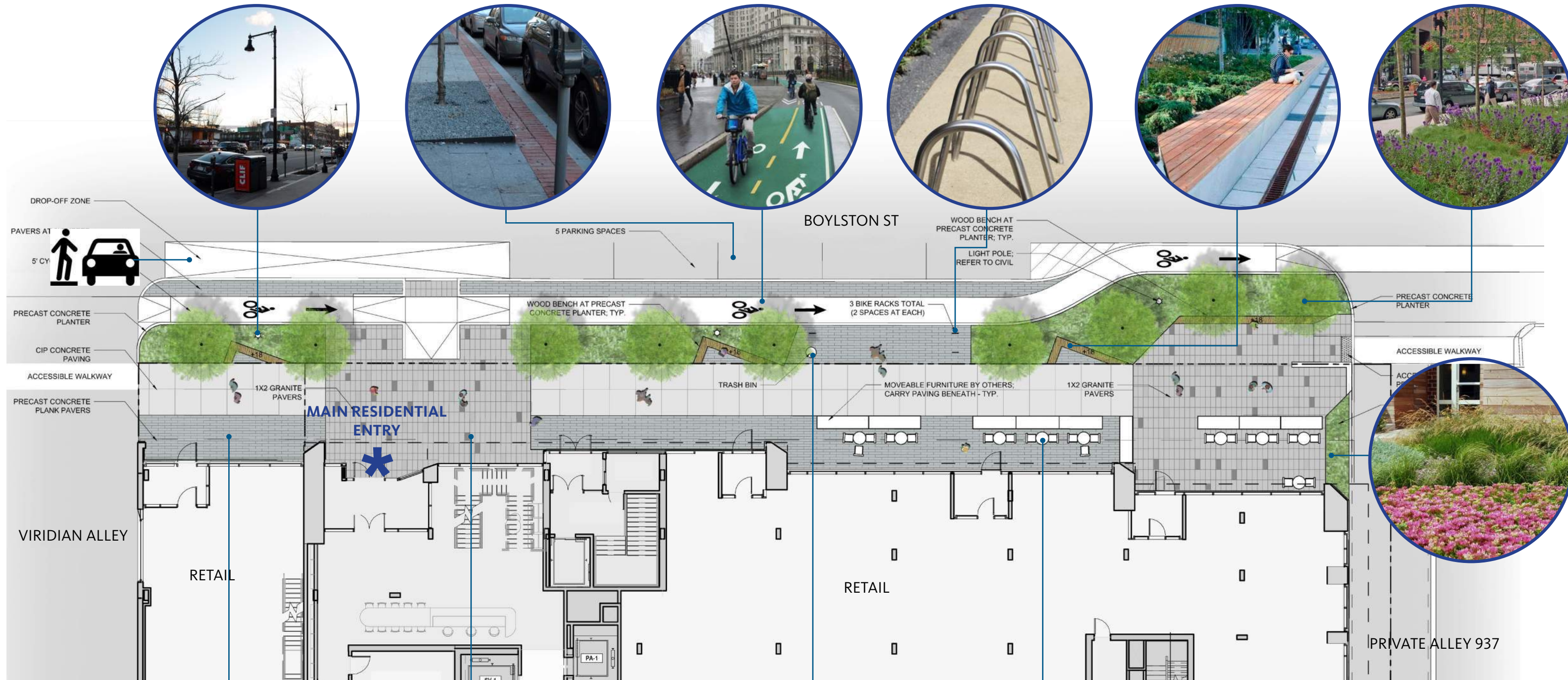
Additionally, if any work in a 3-year period exceeds 30% of the full and fair cash value of the building all public areas within the building will need to be upgraded to meet the current accessibility provisions of 521 CMR. Minimally, this would require the repair/upgrade of the existing elevator as well as additional vertical means of transportation (elevators and/or lifts) given the varied floor elevations throughout the building and the fact that the First Floor tenant with access to a Basement space is not provided with an elevator currently.

Alternative #2: Retention of Existing Structure & New Development Above

This option will demolish all interior members associated with the building and only the exterior walls would remain. This will require the new construction portion of the project to comply with new construction provisions of the applicable building and accessibility requirements.

APPENDIX

ALTERNATIVE NO. 3 | PROPOSED STREETScape IMPROVEMENT PLAN



ALTERNATIVE NO. 3 | MATERIAL ANALYSIS

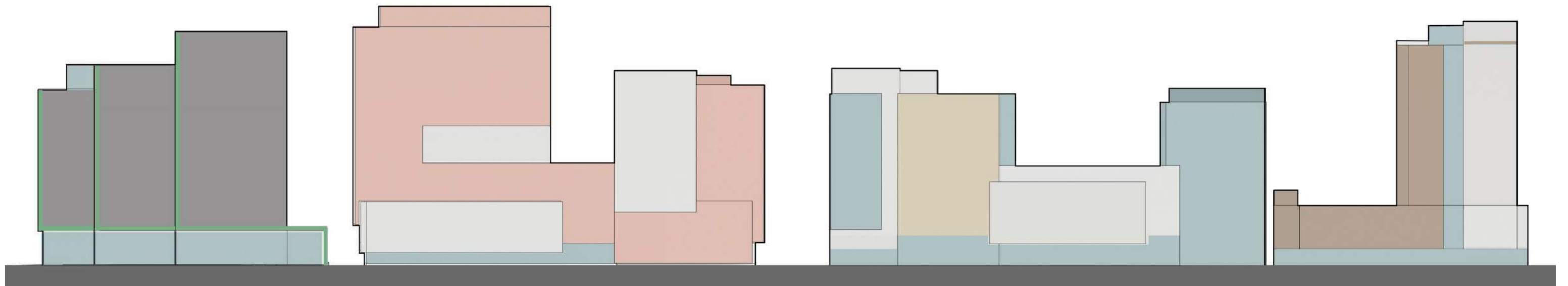
SCAPE

THE VIRIDIAN

1330 BOYLSTON ST.

FENWAY HEALTH

THE HARLO



- BRICK
- GLASS
- METAL PANEL
- COPPER

- GLASS
- METAL PANEL
- TERRA-COTTA

- BRICK
- GLASS
- METAL PANEL
- PRECAST

- GLASS
- METAL PANEL
- PRECAST

ALTERNATIVE NO. 3 | PROPOSED MATERIALS

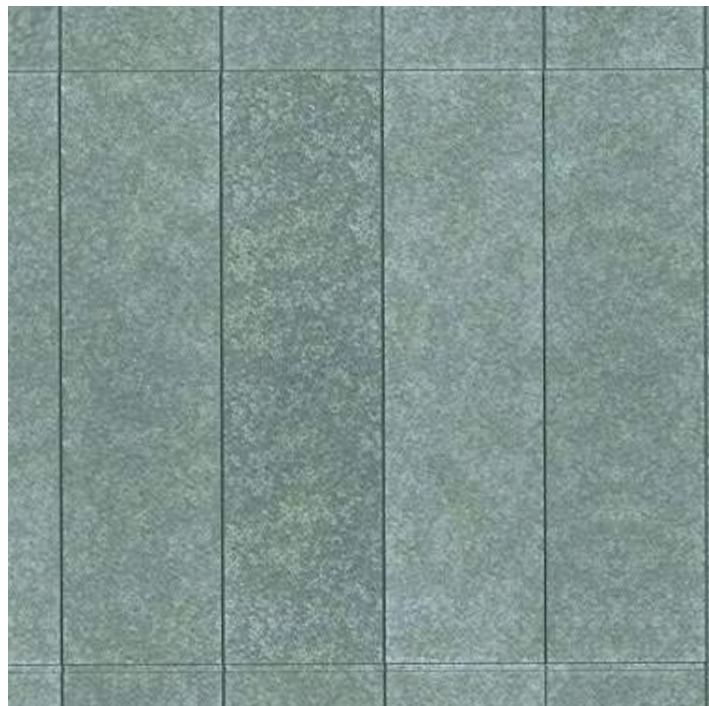
BRICK



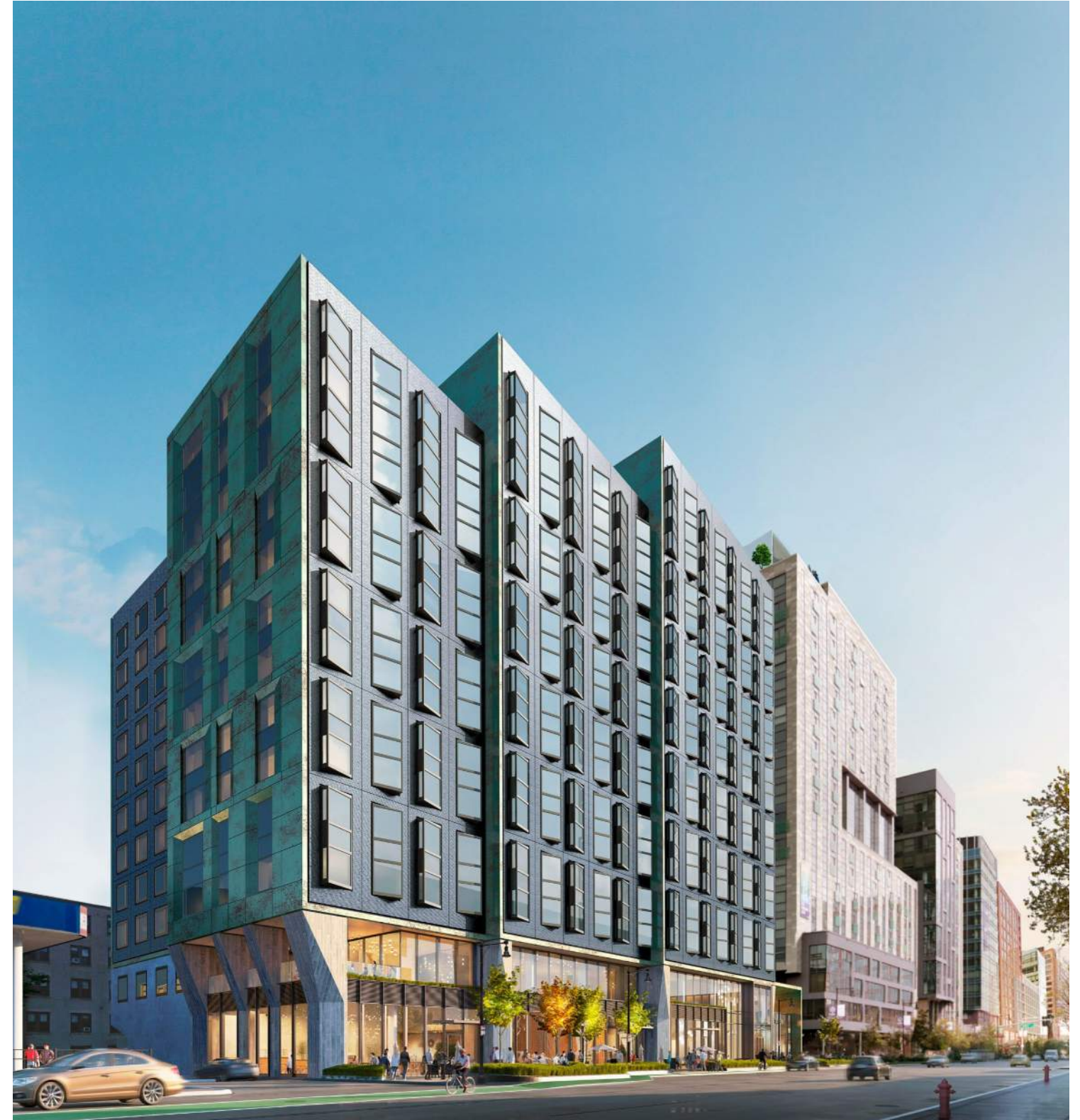
ALUMINUM MULLIONS



COPPER PANELS



PRECAST CONCRETE



MATERIAL PALETTE

ALTERNATIVE NO. 3 | PROPOSED ALLEY IMPROVEMENTS



EXISTING



PROPOSED

ALTERNATIVE NO. 3 | AERIAL VIEW LOOKING WEST



AERIAL VIEW | LOOKING WEST.