

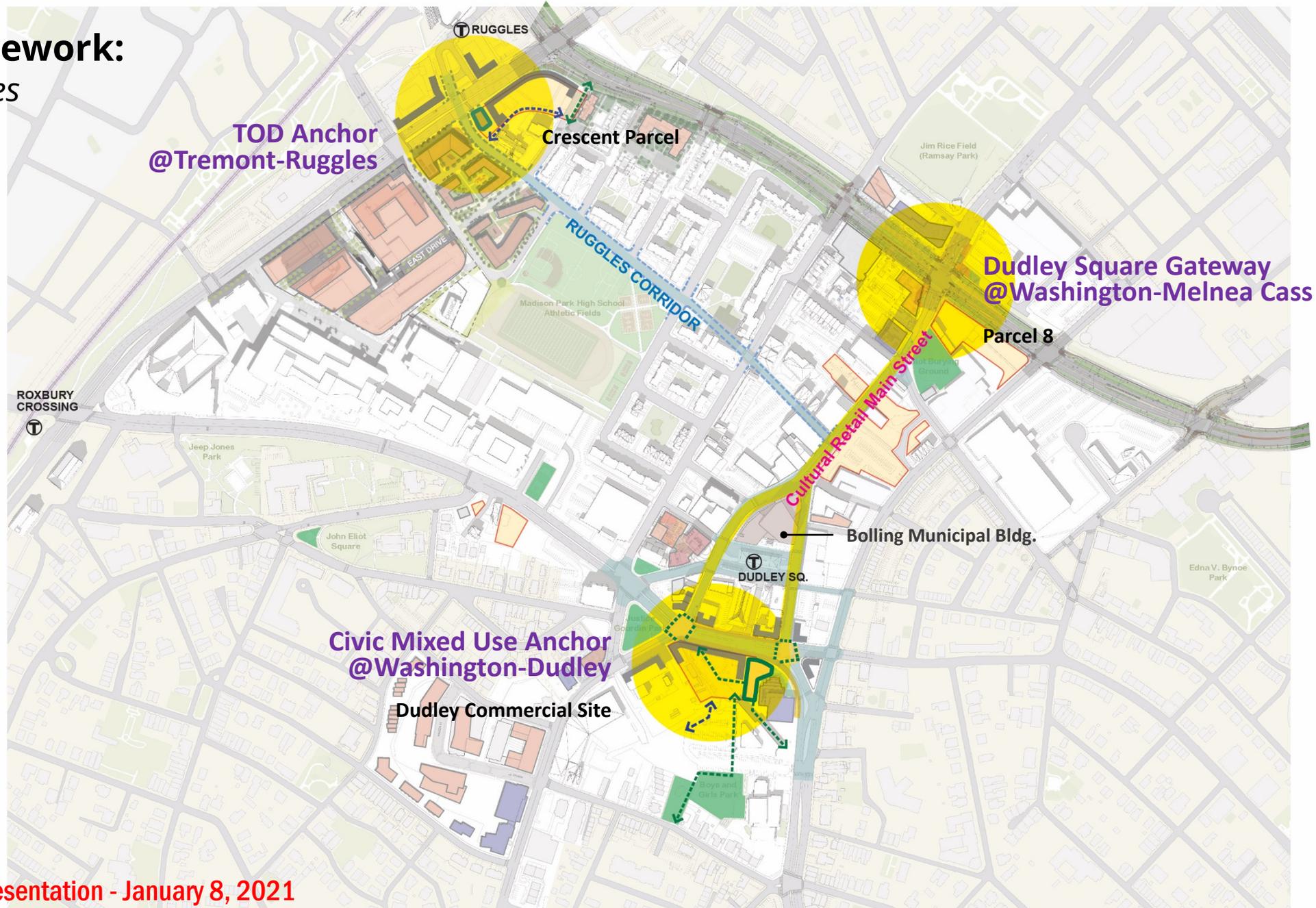


Boston Landmarks Commission
Presentation on
Eustis Street Architectural Preservation District
and 2085 Washington Street / Parcel 10

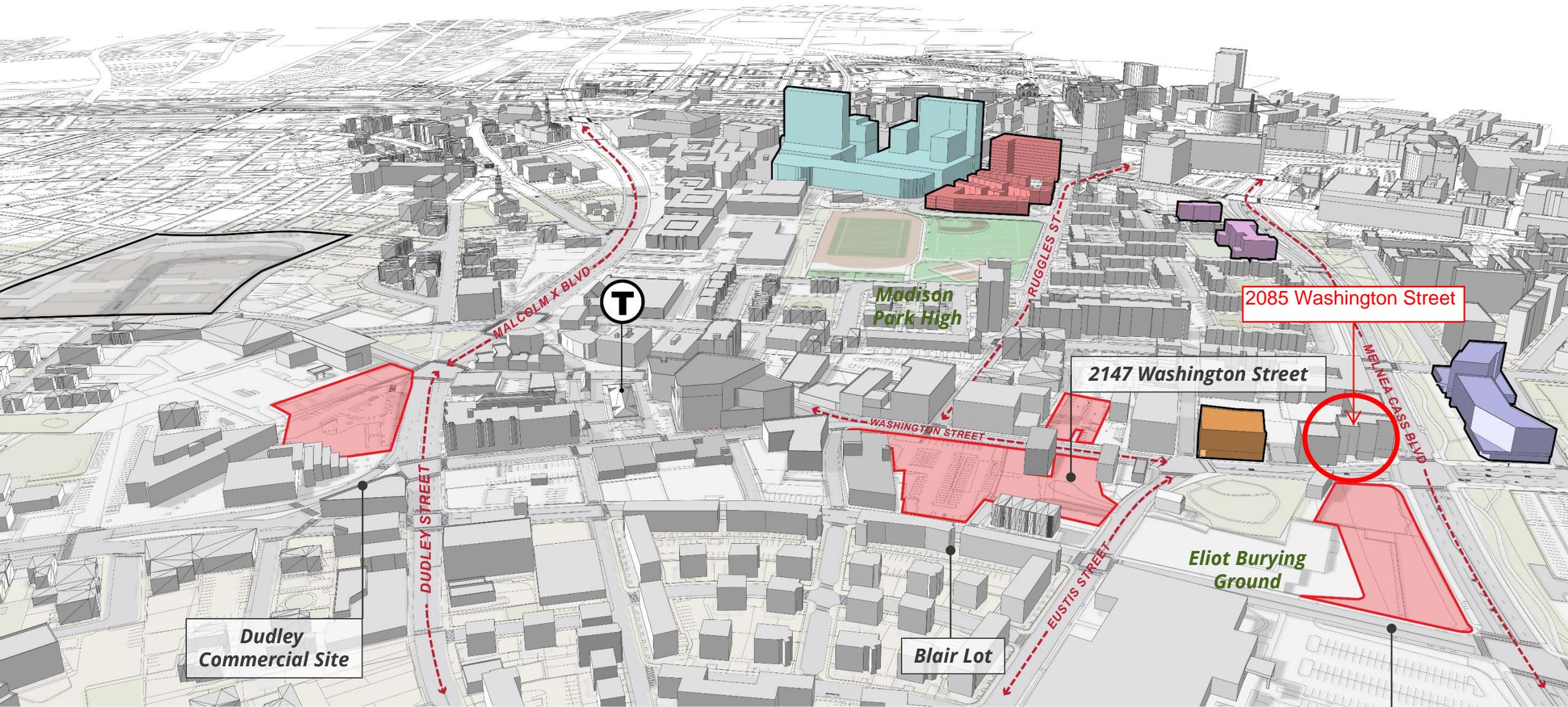


Urban Design Framework: *Connecting Opportunities*

- To craft the holistic approach and ensure the coherence among developments



2085 Washington Street
Boston Landmarks Commission Presentation - January 8, 2021



Dudley Commercial Site

Blair Lot

2147 Washington Street

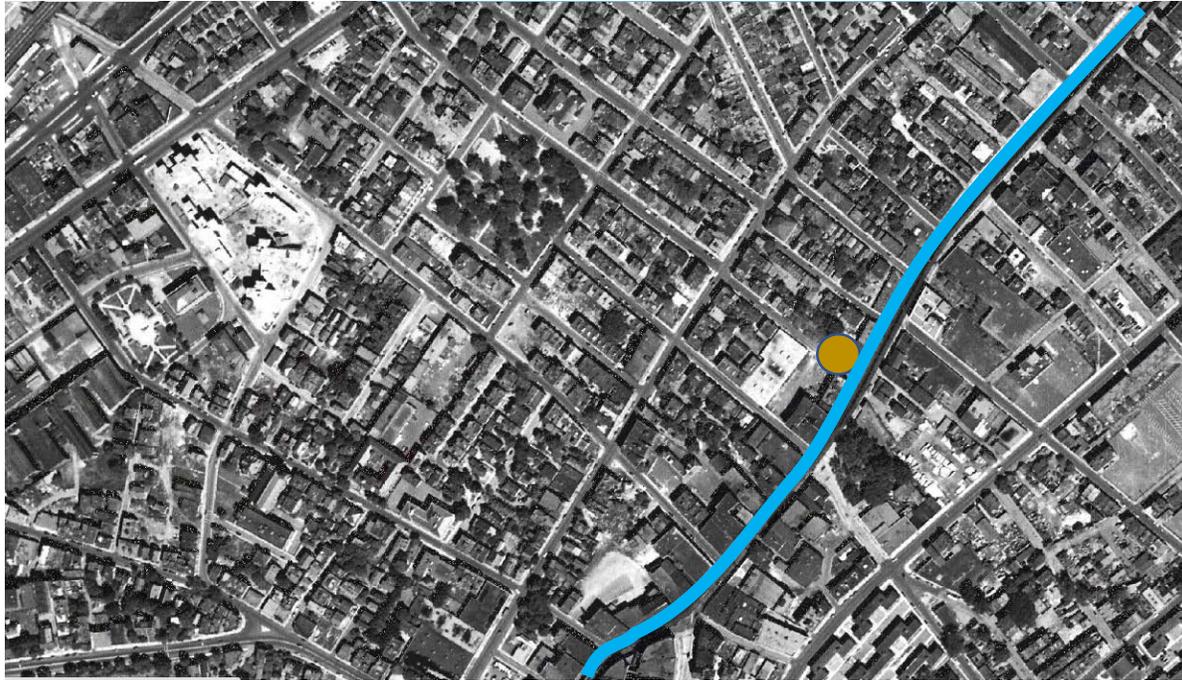
2085 Washington Street

Eliot Burying Ground

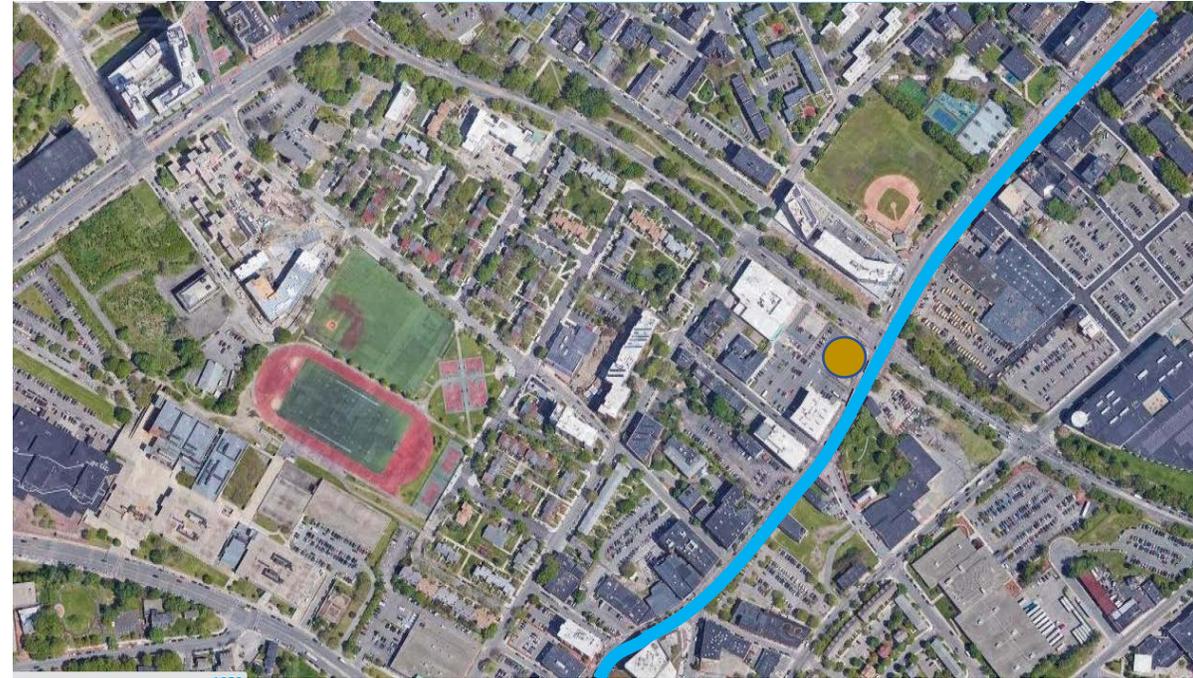


Parcel 8

Changes in Boston's street layout and land use over the last 65 years



Washington Street Area 1955



Washington Street Area 2019

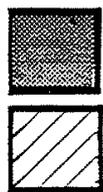
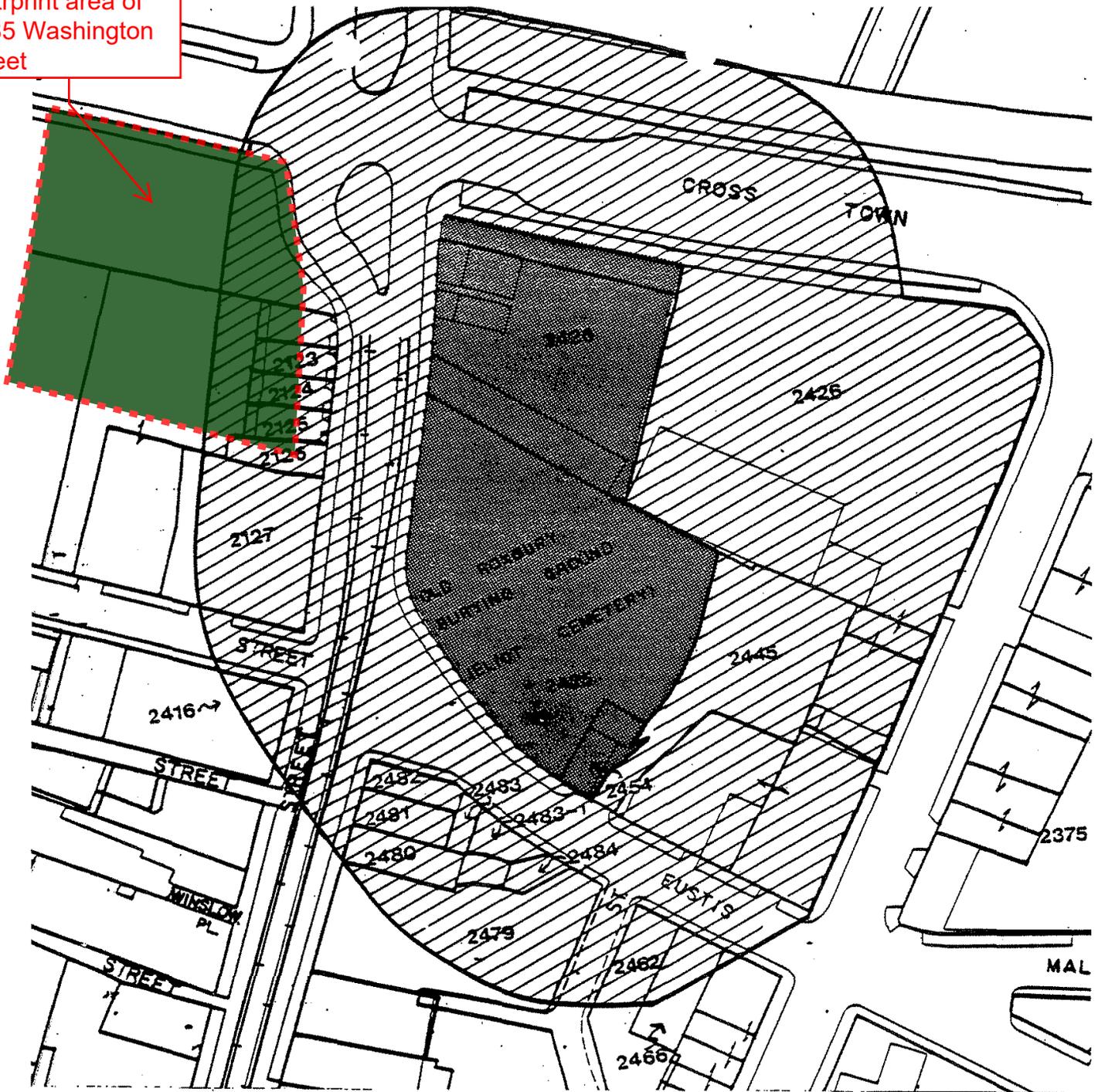
Detail of Washington Street - 1955



approximate
location of Melnea
Cass Boulevard

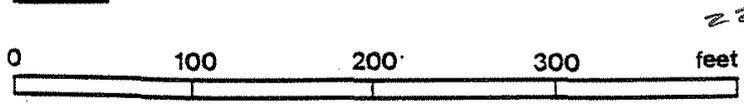
Eliot Burial Ground
and Nawn Factory

Approximate footprint area of 2085 Washington Street



Eustis Street Architectural Conservation District

Eustis Street Protection Area



BOSTON REDEVELOPMENT AUT

Figure 2.1 Eustis Street Study District

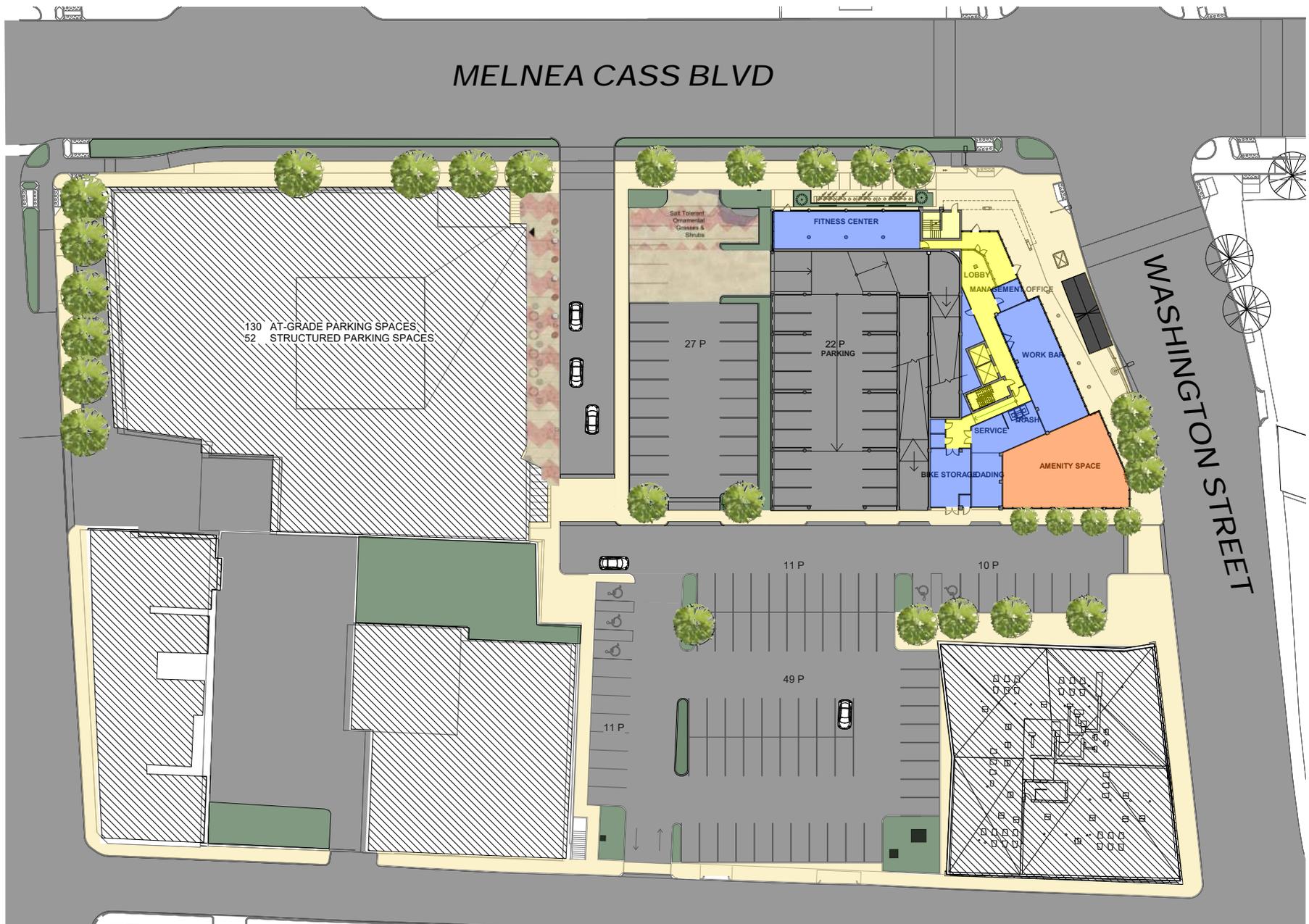


- A. Old Roxbury Burying Ground
- B&C. Cunningham and Doggett Houses (nonextant)
- D. Eustis Street Firehouse
- E. Owen Nawn Factory
- F. Davenport Office Building (nonextant)
- G. Small Wood House at 1 Hunneman Place (nonextant)



2013 SITE PLAN

2085 Washington Street
 Boston Landmarks Commission Presentation - January 8, 2021



2020 SITE PLAN

2085 Washington Street
 Boston Landmarks Commission Presentation - January 8, 2021

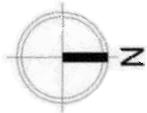




URBAN DESIGN FRAMEWORK: LOCAL SITE CONTEXT / BUILDING HEIGHTS



PROPOSED VIEW ACROSS MELNEA CASS BLVD



2085 Washington Street
Boston Landmarks Commission Presentation - January 8, 2021



PROPOSED VIEW FROM PARKING LOT



2085 Washington Street
Boston Landmarks Commission Presentation - January 8, 2021





PROPOSED VIEW ALONG MELNEA CASS BLVD

2085 Washington Street
Boston Landmarks Commission Presentation - January 8, 2021





PROPOSED VIEW AT WASHINGTON ST



2085 Washington Street
Boston Landmarks Commission Presentation - January 8, 2021

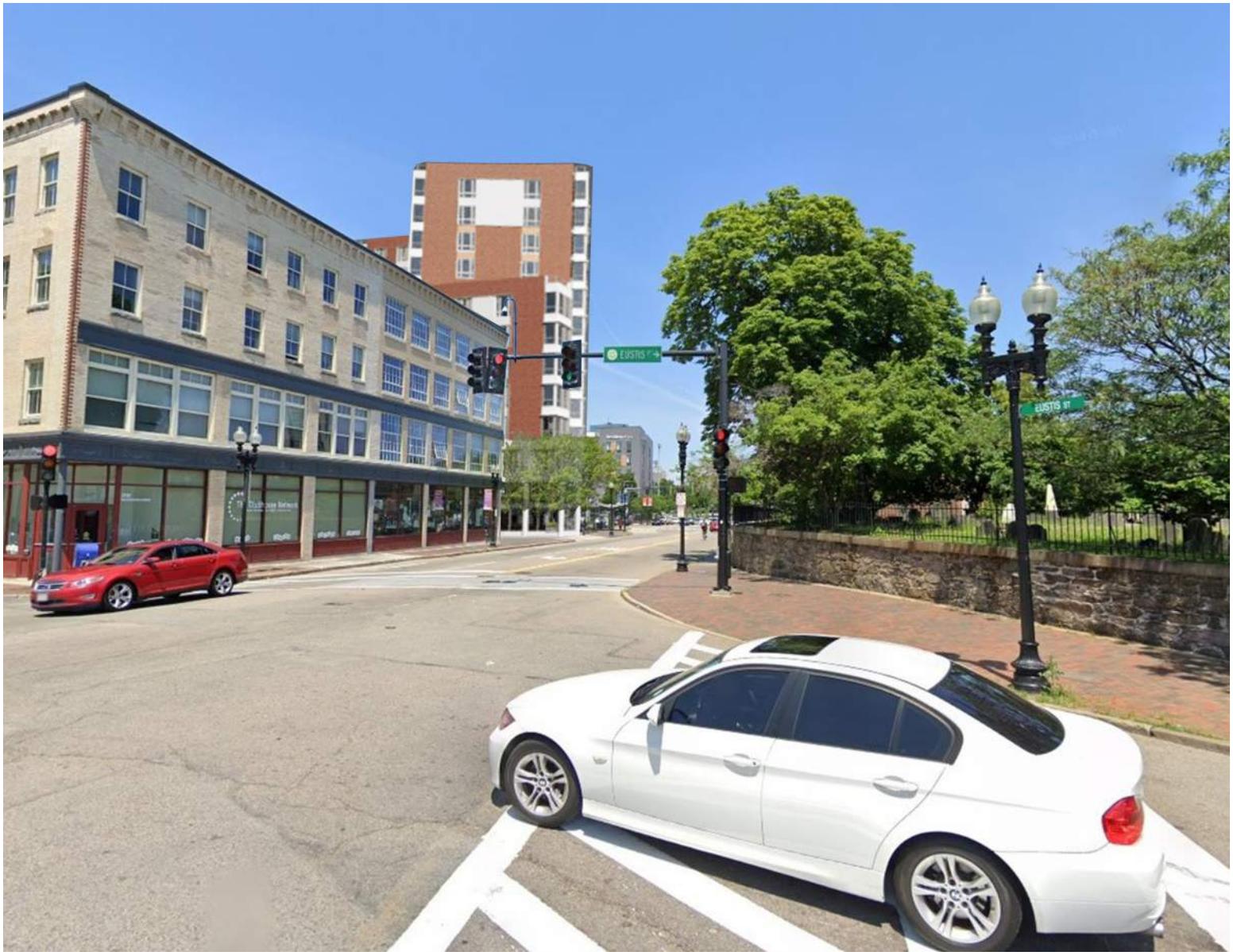




Washington Street and Williams Street intersection - existing view



2085 Washington Street
Boston Landmarks Commission Presentation - January 8, 2021



Washington Street and Williams Street intersection - proposed view

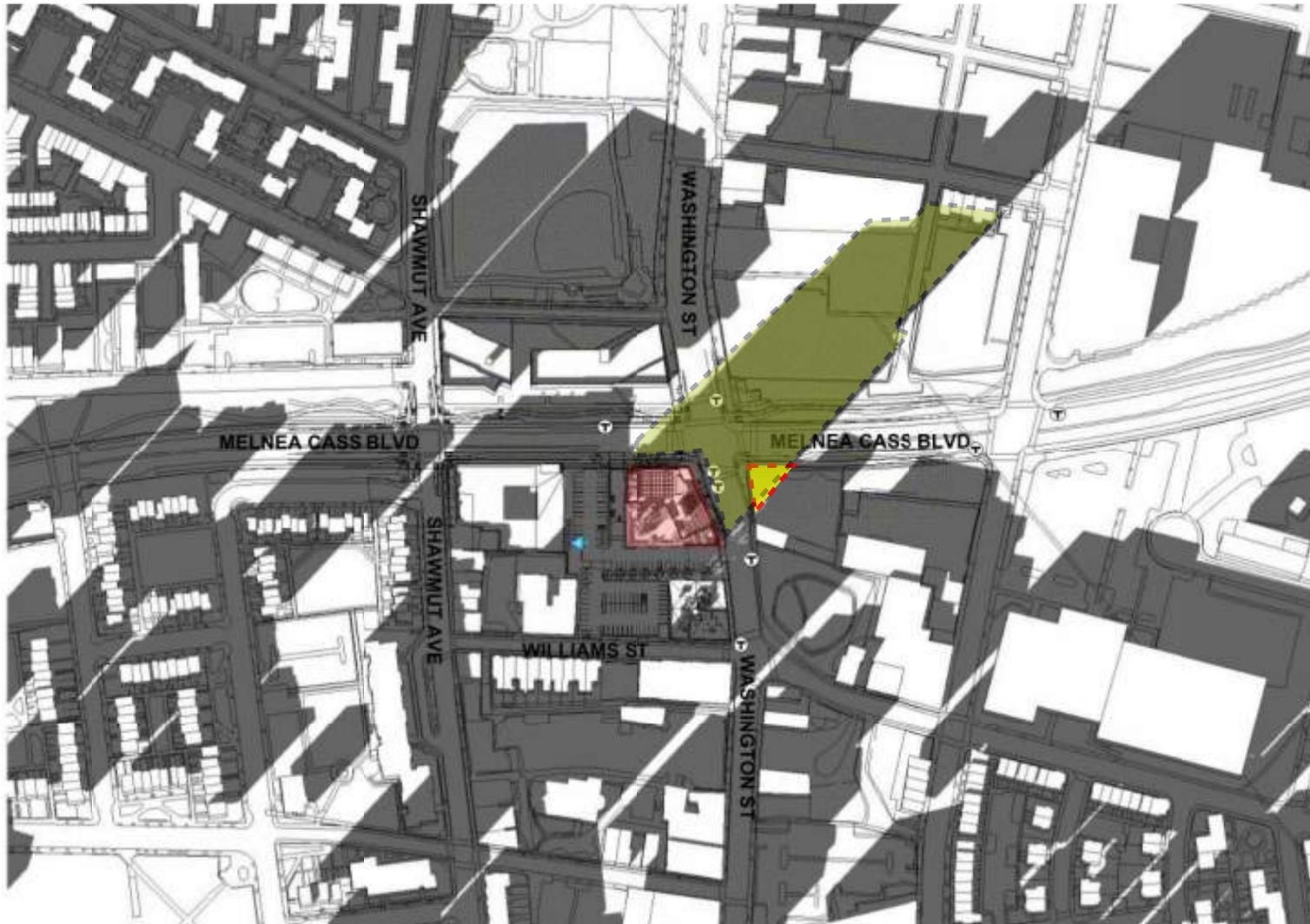
2085 Washington Street
Boston Landmarks Commission Presentation - January 8, 2021

Figure 4.1-4. March 21 Shadows - 6:00 PM

Azimuth: 261.65 ° Altitude: 9.85 °

Proposed Building Location

Tropical Foods Entrance
MBTA Transit Location



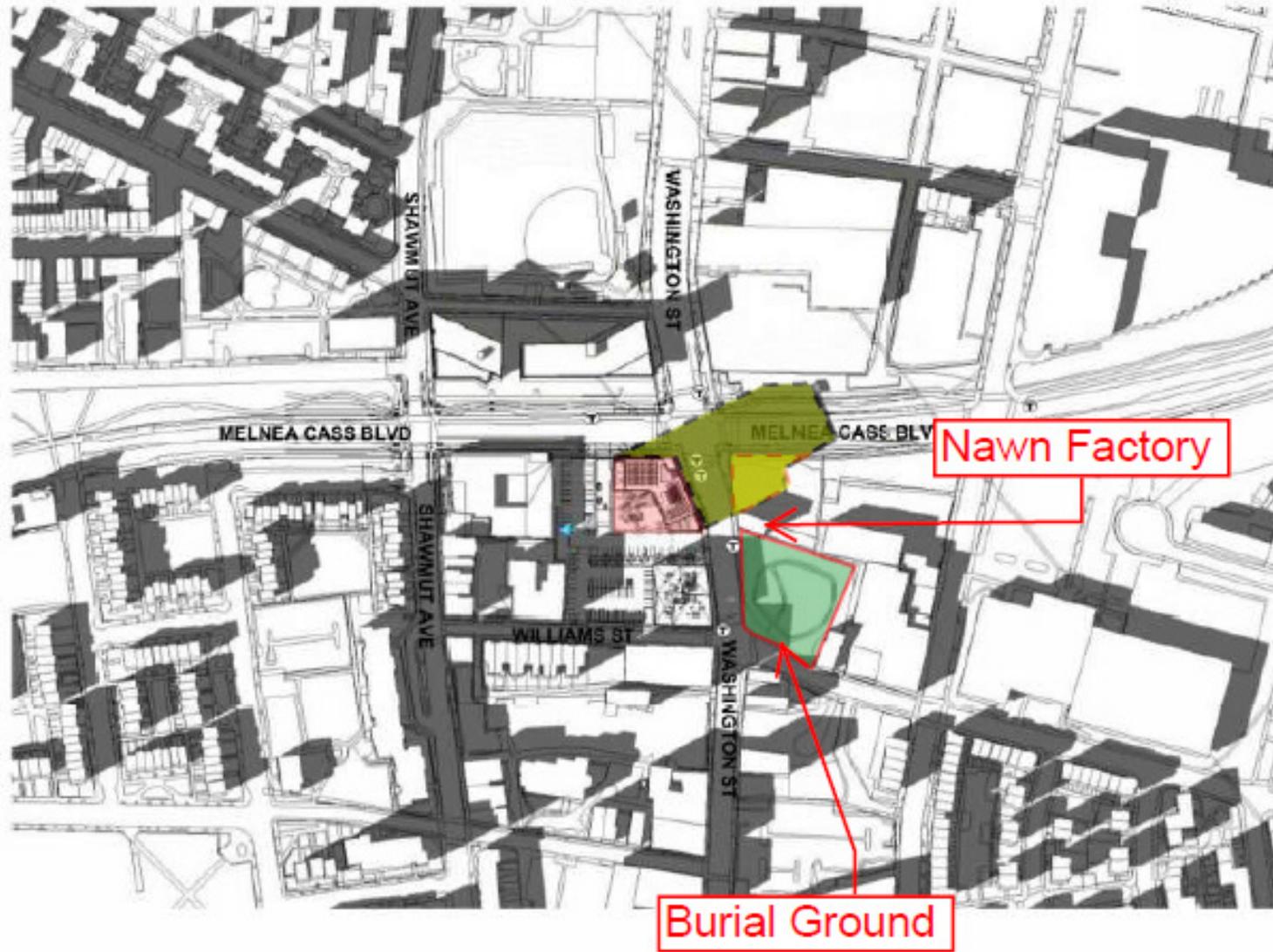
2085 Washington Street
Boston Landmarks Commission Presentation - January 8, 2021

Figure 4.1-8. June 21 Shadows - 6:00 PM

Azimuth: 280.73 ° Altitude: 23.82 °

Proposed Building Location

Tropical Foods Entrance
MBTA Transit Location



2085 Washington Street
Boston Landmarks Commission Presentation - January 8, 2021

Figure 4.1-12 September 21 Shadows - 6:00 PM

Azimuth: 264.05 Altitude: 7.27

Proposed Building Location Tropical Foods Entrance MBTA Transit Location

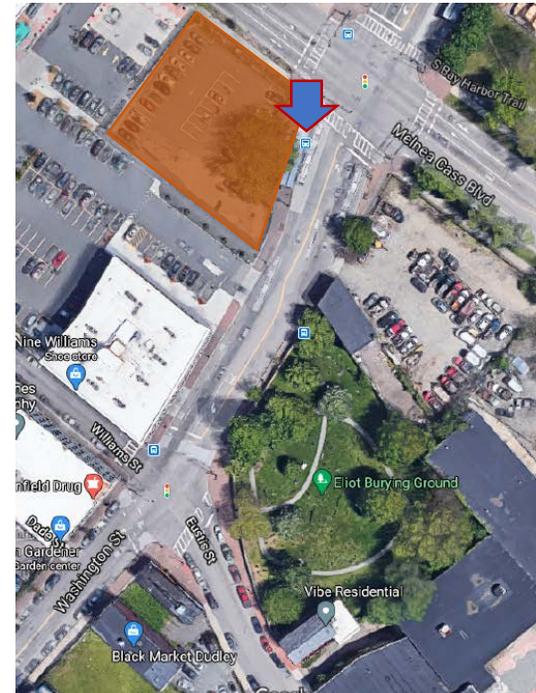


2085 Washington Street
Boston Landmarks Commission Presentation - January 8, 2021



Melnea Cass and Washington Street –
looking towards Nawn Factory

2085 Washington Street
Boston Landmarks Commission Presentation - January 8, 2021



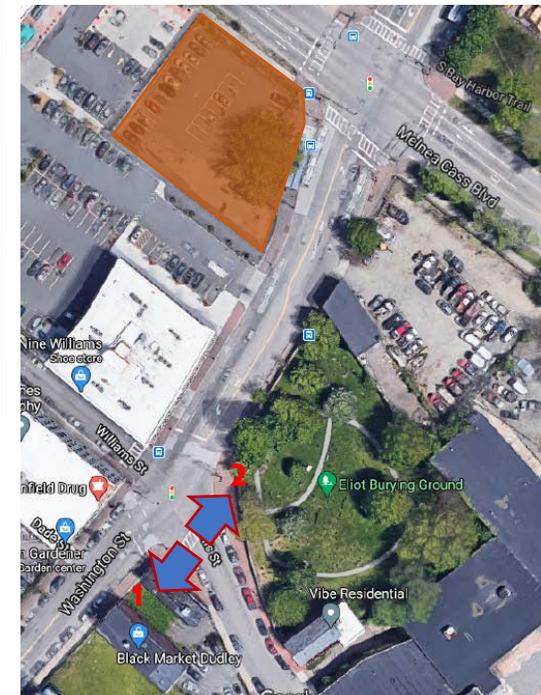


1. Washington Street – looking towards Nubian Square



2. Washington Street – looking towards Melnea Cass

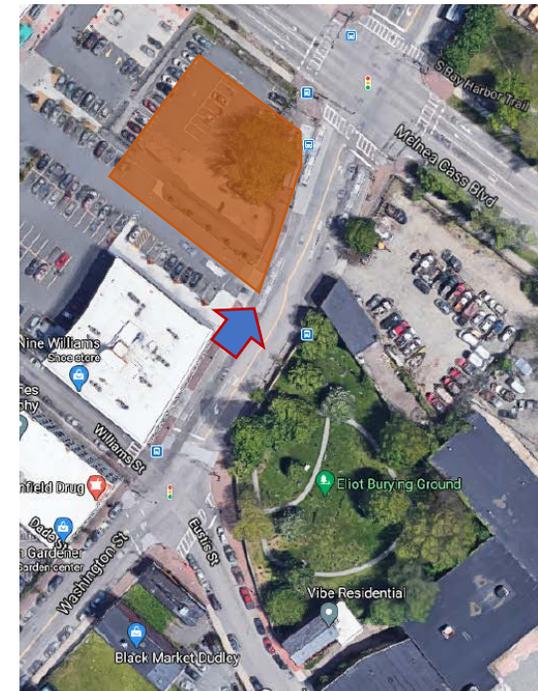
2085 Washington Street
Boston Landmarks Commission Presentation - January 8, 2021





Silver Line stop on Washington Street –
looking towards Melnea Cass

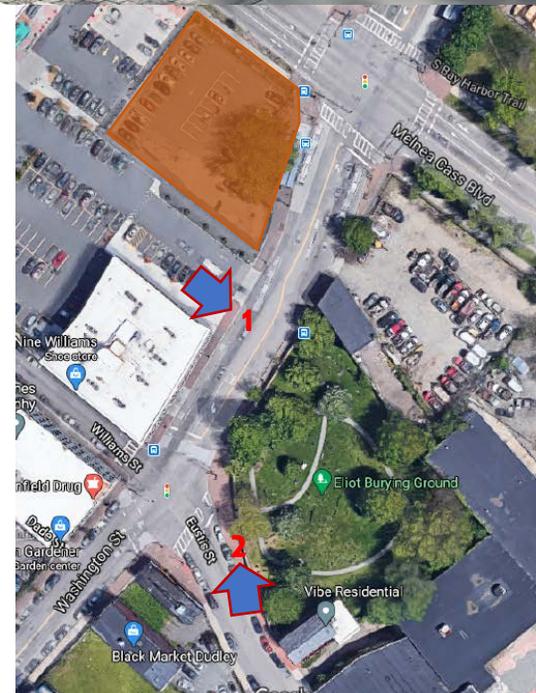
2085 Washington Street
Boston Landmarks Commission Presentation - January 8, 2021





1. Panorama of Eustis Street Architectural Conservation District from Washington Street.

2. View through Burial Ground to Washington Street

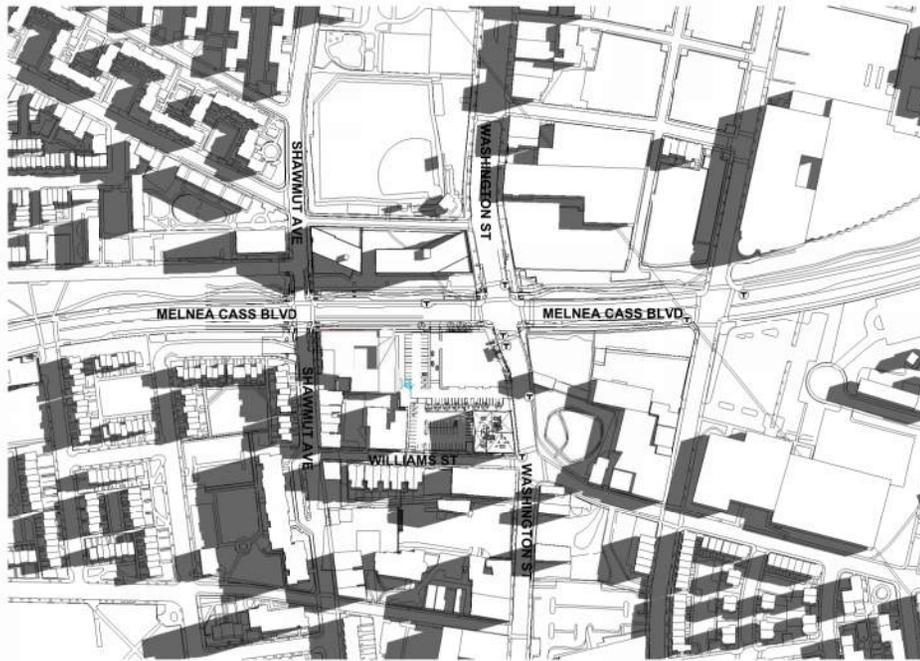


**2085 Washington Street
Boston Landmarks Commission Presentation - January 8, 2021**

Shadow Studies from Notice of Project Change

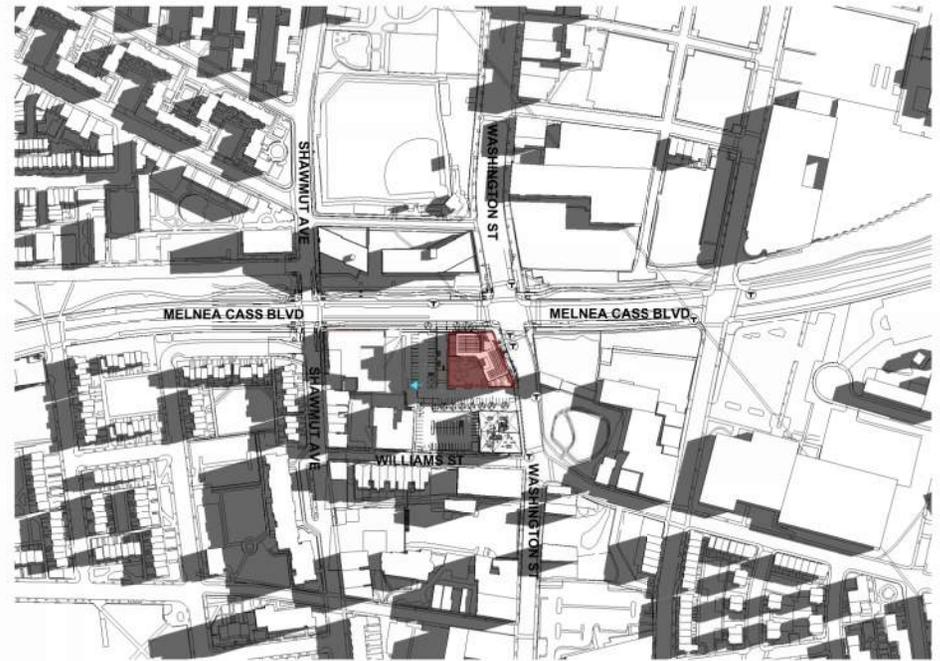
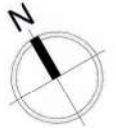
Figure 4.1-1. March 21 Shadows - 9:00 AM

Azimuth: 112.7 ° Altitude: 23.45 °



MARCH 21 - 9AM EXISTING CONDITIONS

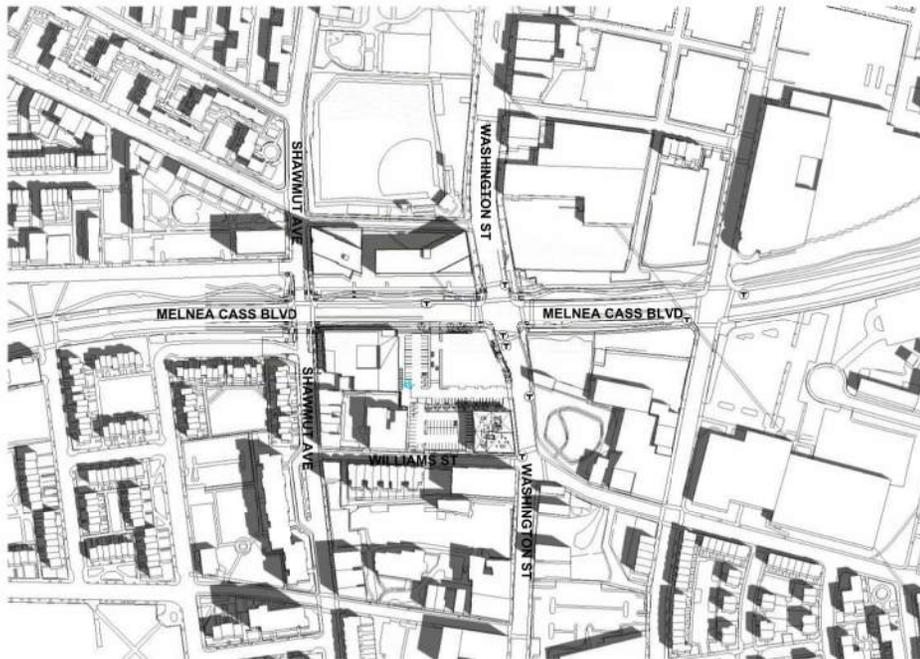
- Proposed Building Location
- Tropical Foods Entrance
- MBTA Transit Location



MARCH 21 - 9AM PROPOSED PROJECT

Figure 4.1-2. March 21 Shadows - 12:00 PM

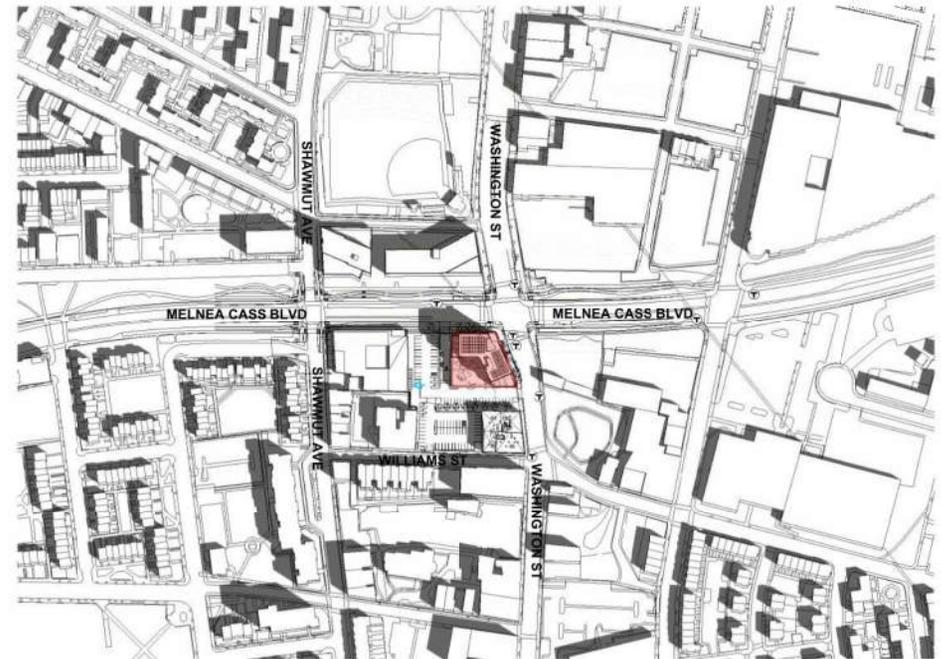
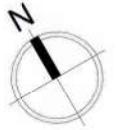
Azimuth: 161.18 ° Altitude: 46.49 °



MARCH 21 - 12PM EXISTING CONDITIONS

Proposed Building Location

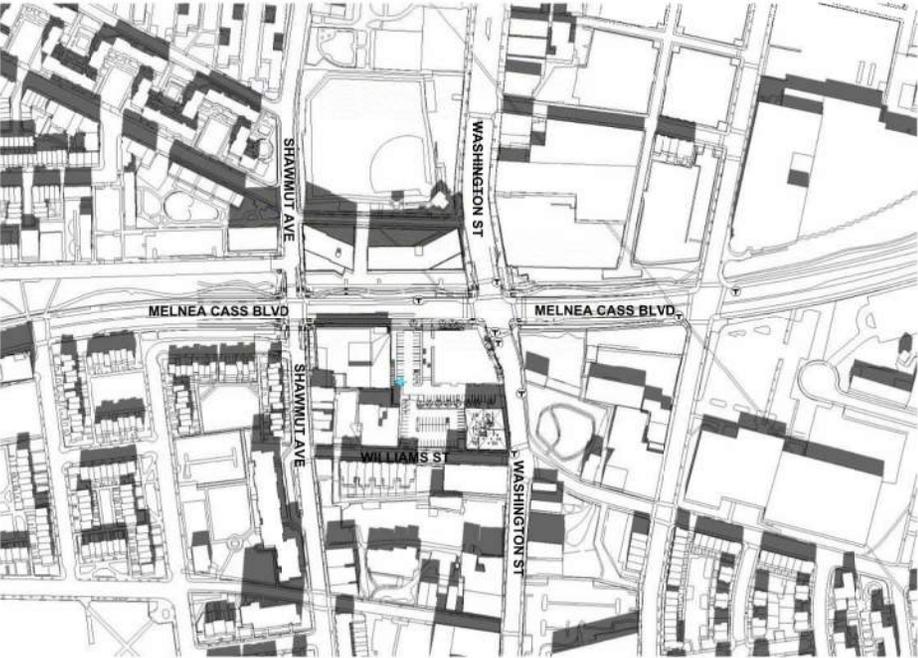
Tropical Foods Entrance
MBTA Transit Location



MARCH 21 - 12PM PROPOSED PROJECT

Figure 4.1-3. March 21 Shadows - 3:00 PM

Azimuth: 223.33 ° Altitude: 39.11 °

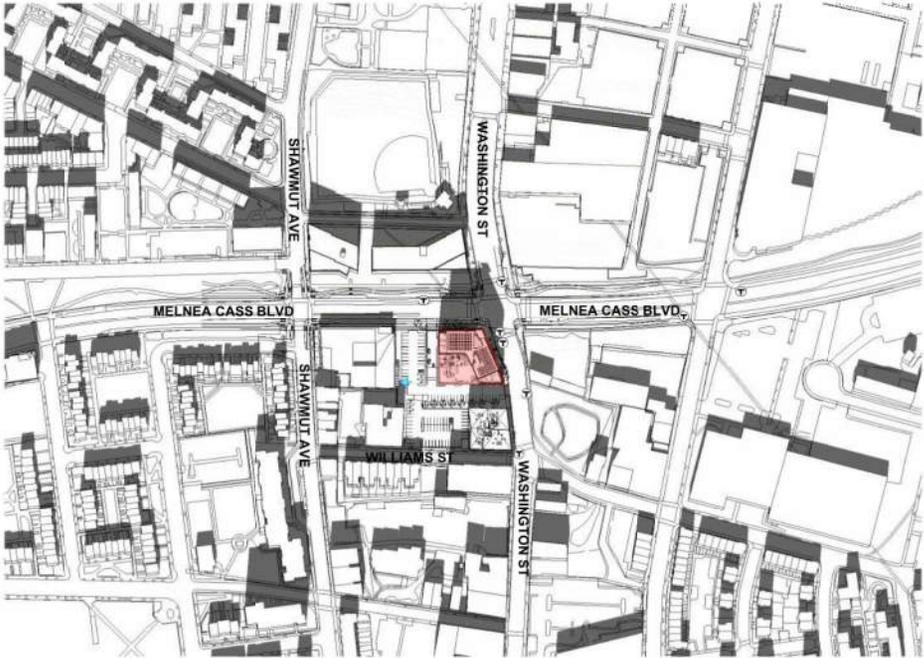


MARCH 21 - 3PM EXISTING CONDITIONS

Proposed Building Location

Tropical Foods Entrance

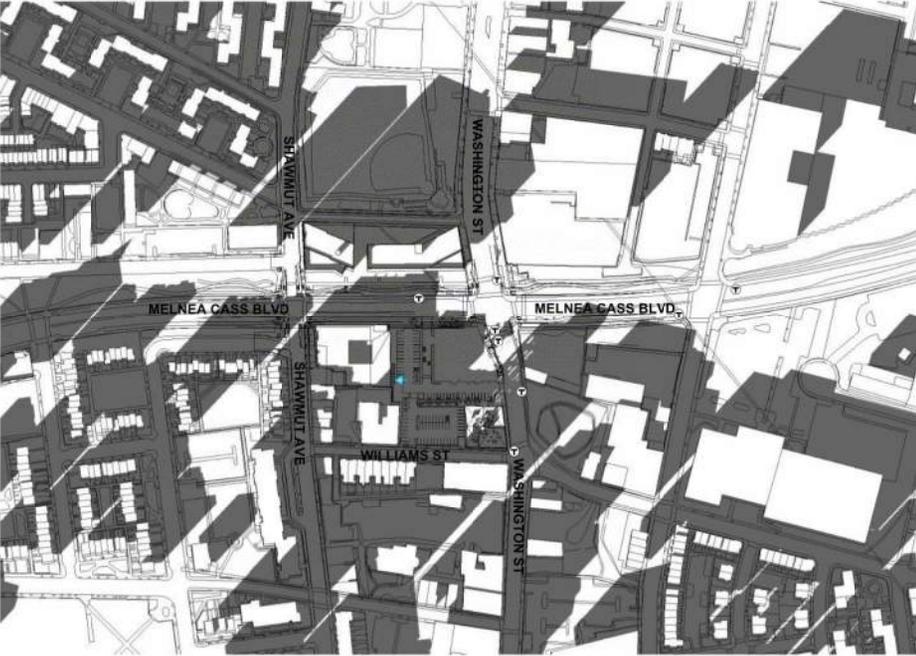
MBTA Transit Location



MARCH 21 - 3PM PROPOSED PROJECT

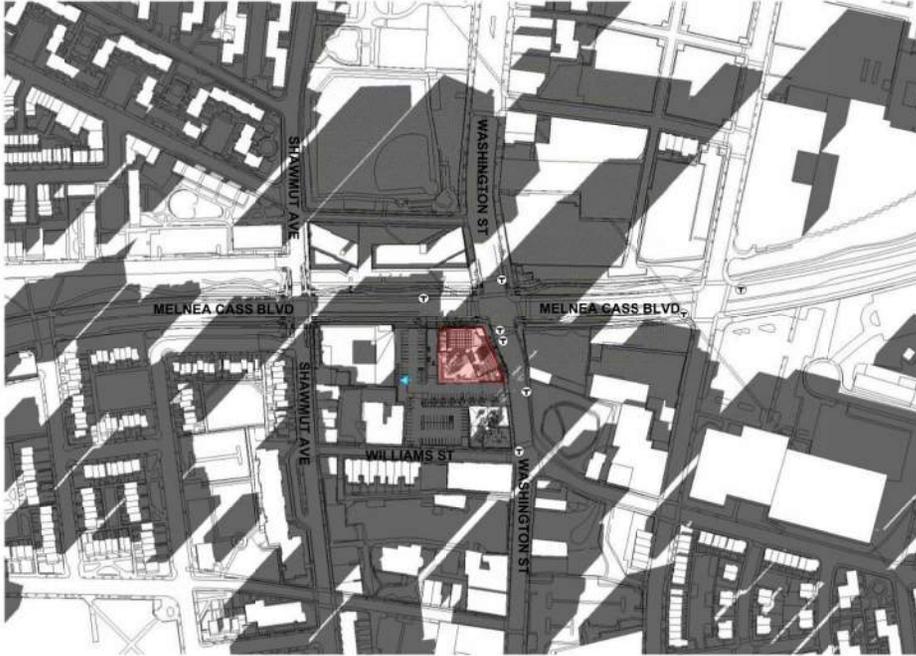
Figure 4.1-4. March 21 Shadows - 6:00 PM

Azimuth: 261.65 ° Altitude: 9.85 °



MARCH 21 - 6PM EXISTING CONDITIONS

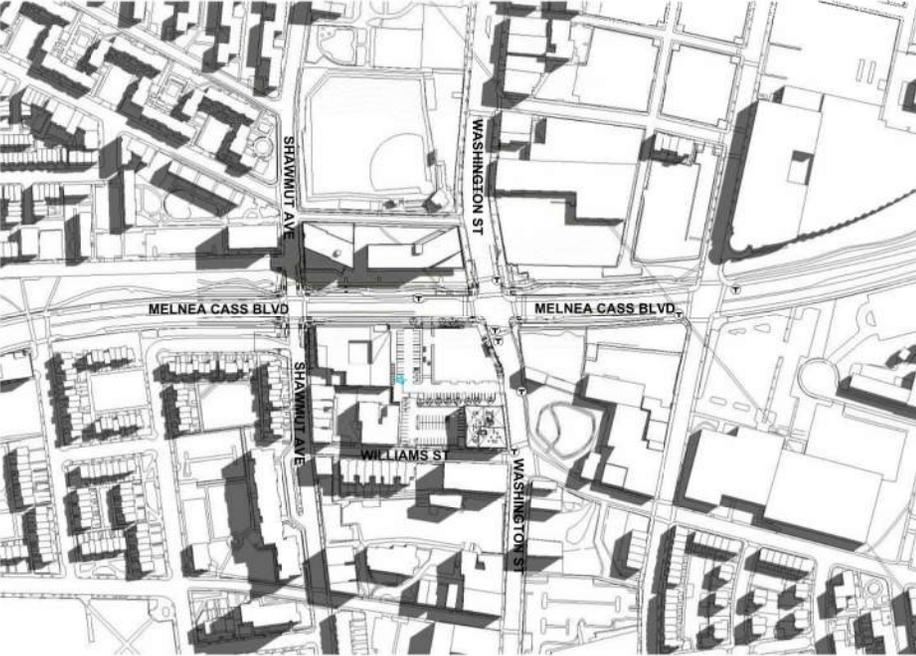
- Proposed Building Location
- Tropical Foods Entrance
- MBTA Transit Location



MARCH 21 - 6PM PROPOSED PROJECT

Figure 4.1-5. June 21 Shadows - 9:00 AM

Azimuth: 95.53 ° Altitude: 39.97 °



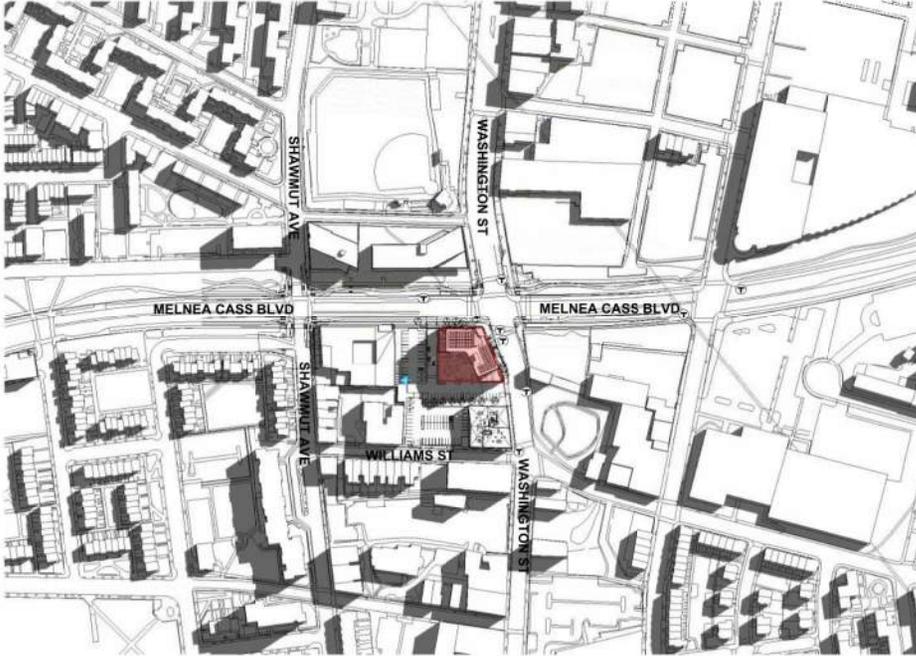
JUNE 21 - 9AM EXISTING CONDITIONS

Proposed Building Location

Tropical Foods Entrance

T

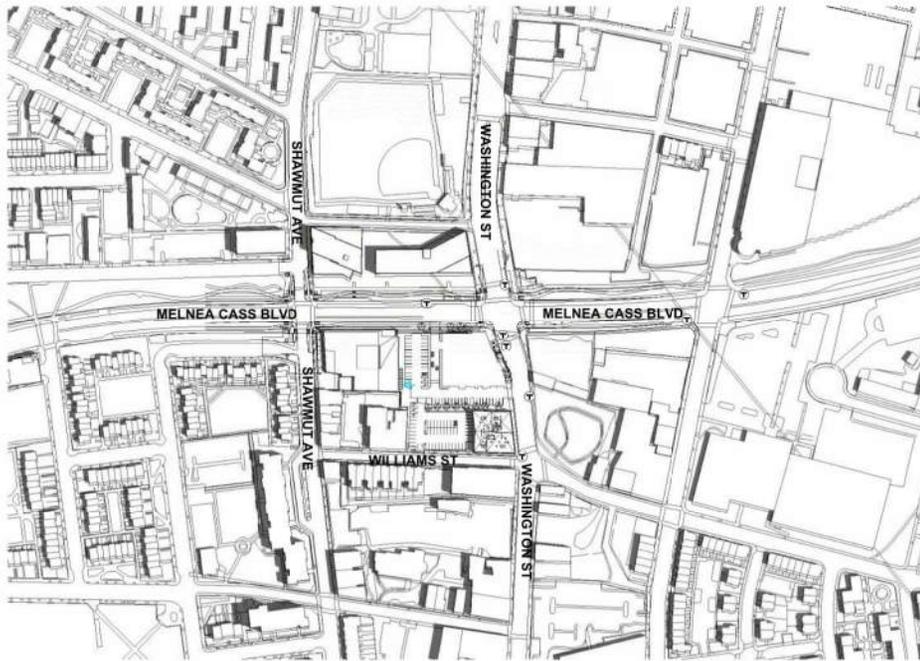
MBTA Transit Location



JUNE 21 - 9AM PROPOSED PROJECT

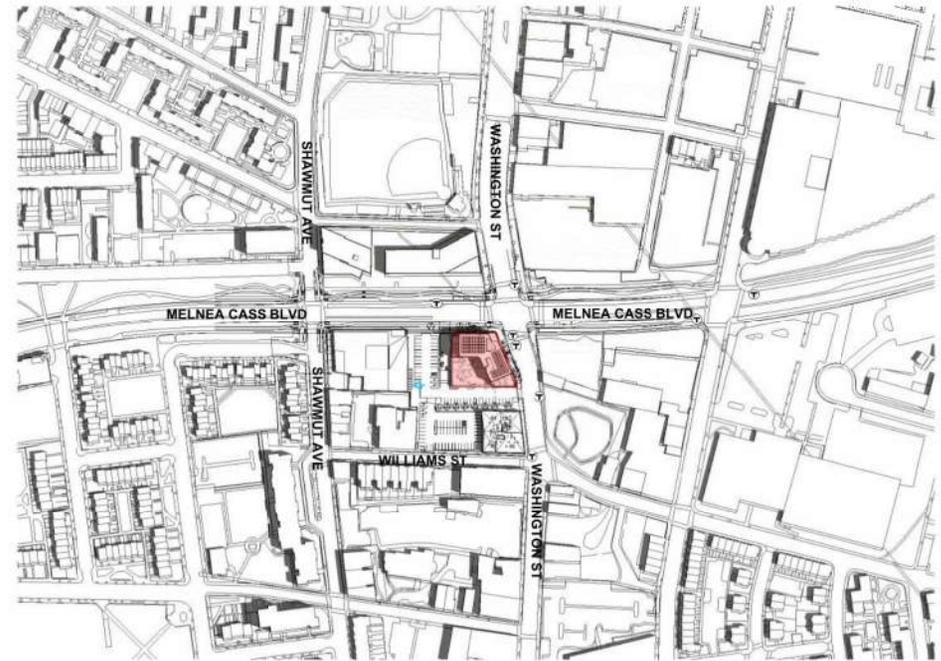
Figure 4.1-6. June 21 Shadows - 12:00 PM

Azimuth: 149.58 ° Altitude: 68.81 °



JUNE 21 - 12PM EXISTING CONDITIONS

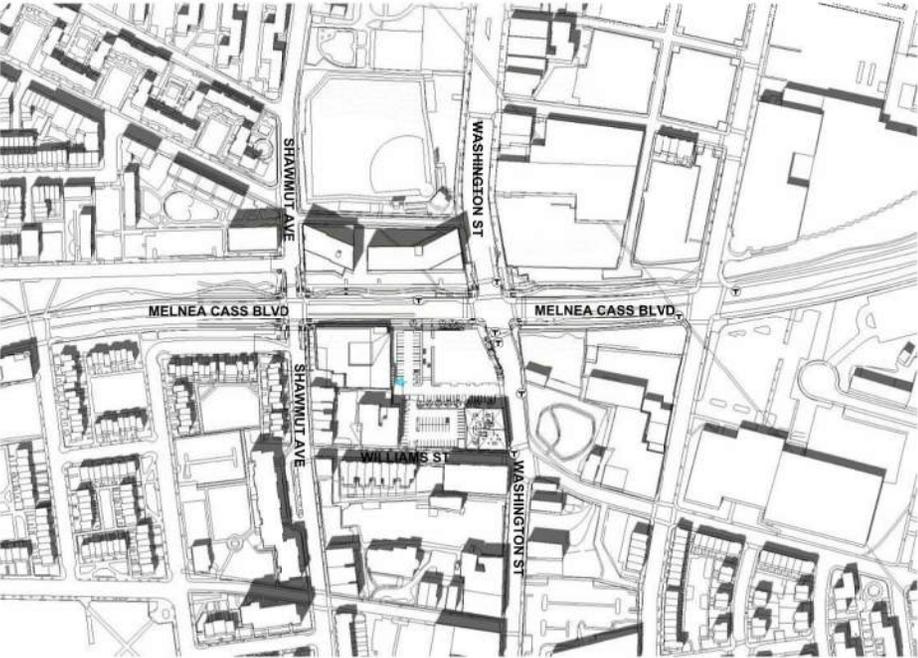
- Proposed Building Location
- Tropical Foods Entrance
- MBTA Transit Location



JUNE 21 - 12PM PROPOSED PROJECT

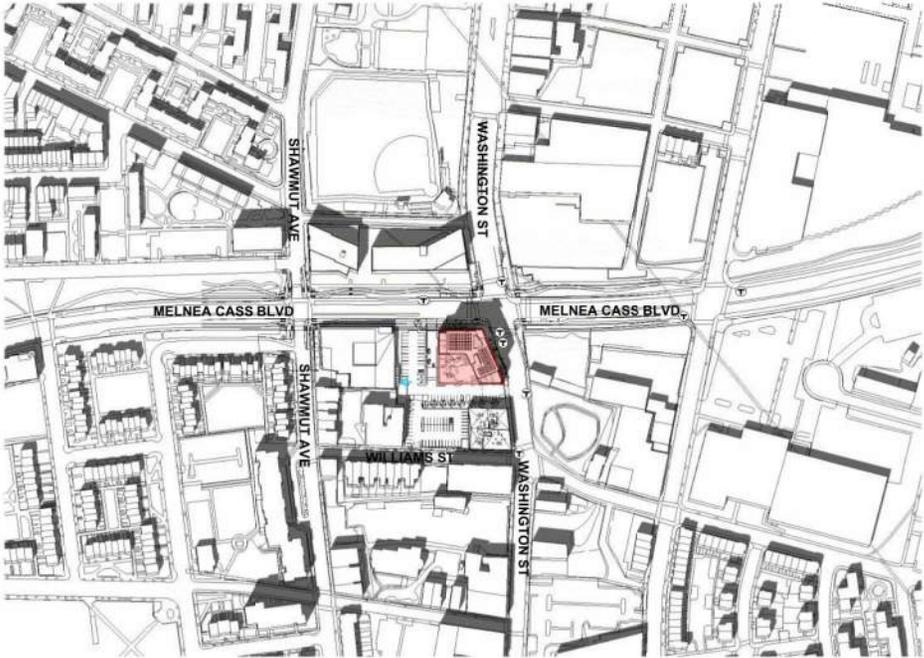
Figure 4.1-7. June 21 Shadows - 3:00 PM

Azimuth: 246.36 ° Altitude: 56.46 °



JUNE 21 - 3PM EXISTING CONDITIONS

Proposed Building Location Tropical Foods Entrance MBTA Transit Location

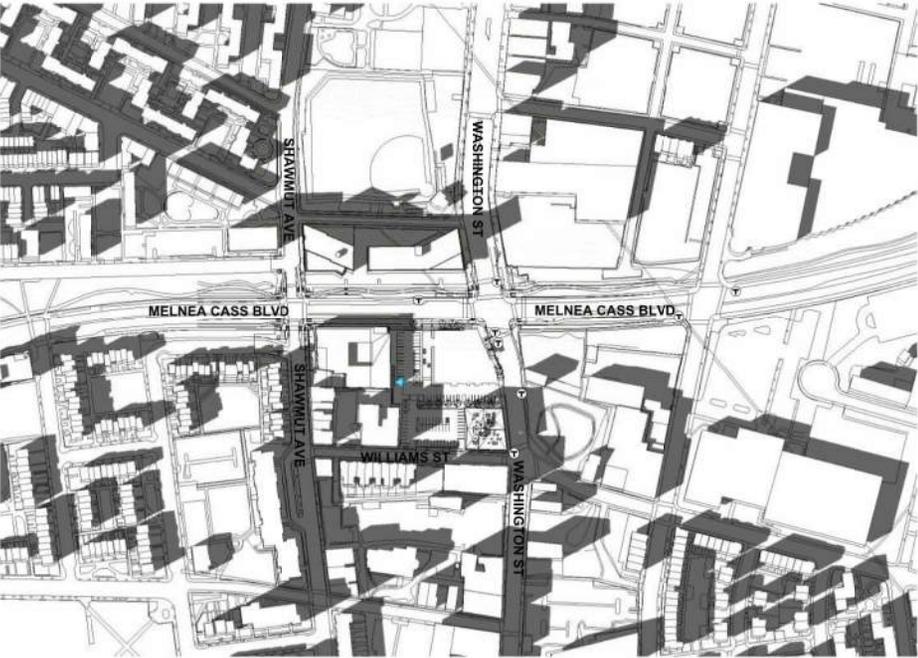
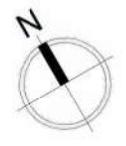


JUNE 21 - 3PM PROPOSED PROJECT

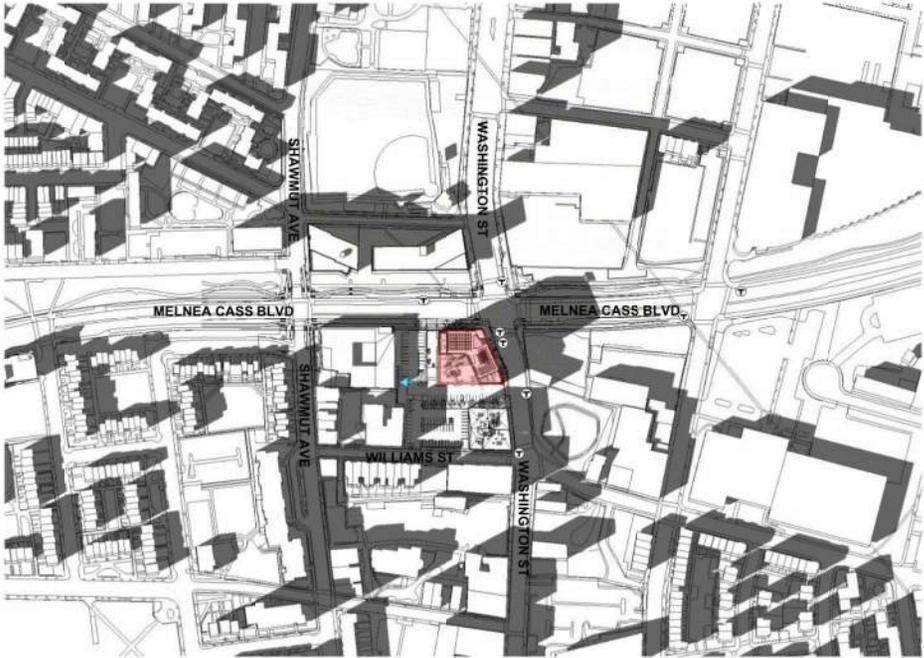
Figure 4.1-8. June 21 Shadows - 6:00 PM

Azimuth: 280.73 ° Altitude: 23.82 °

Proposed Building Location Tropical Foods Entrance MBTA Transit Location



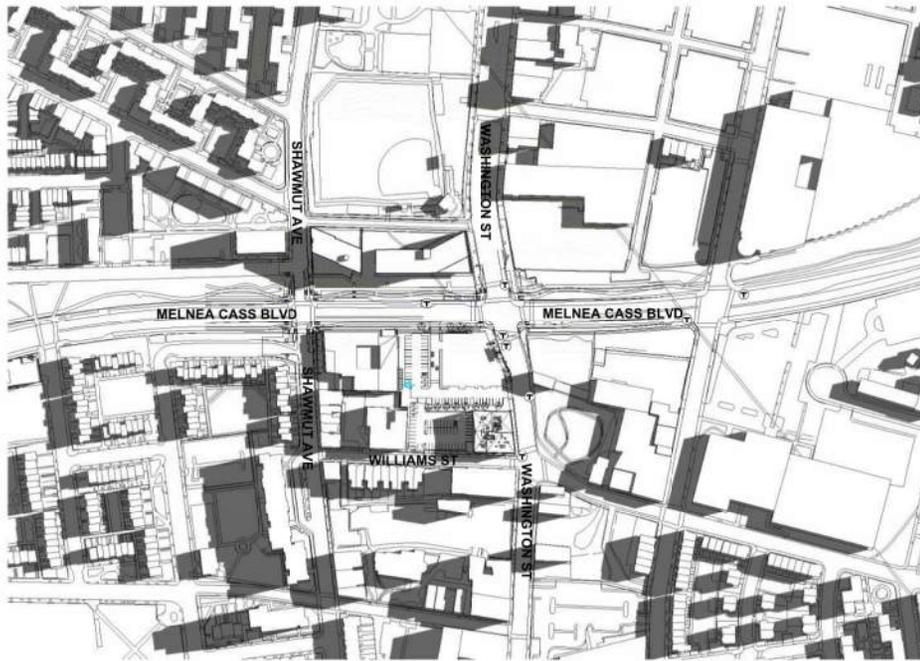
JUNE 21 - 6PM EXISTING CONDITIONS



JUNE 21 - 6PM PROPOSED PROJECT

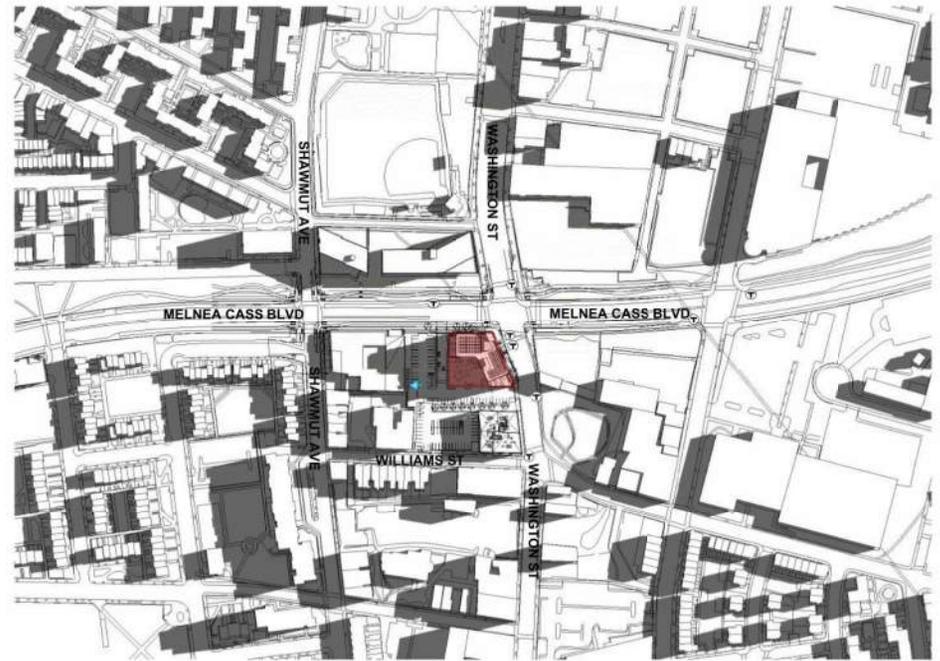
Figure 4.1-9. September 21 Shadows - 9:00 AM

Azimuth: 115.36 ° Altitude: 26.01 °



SEPTEMBER 21 - 9AM EXISTING CONDITIONS

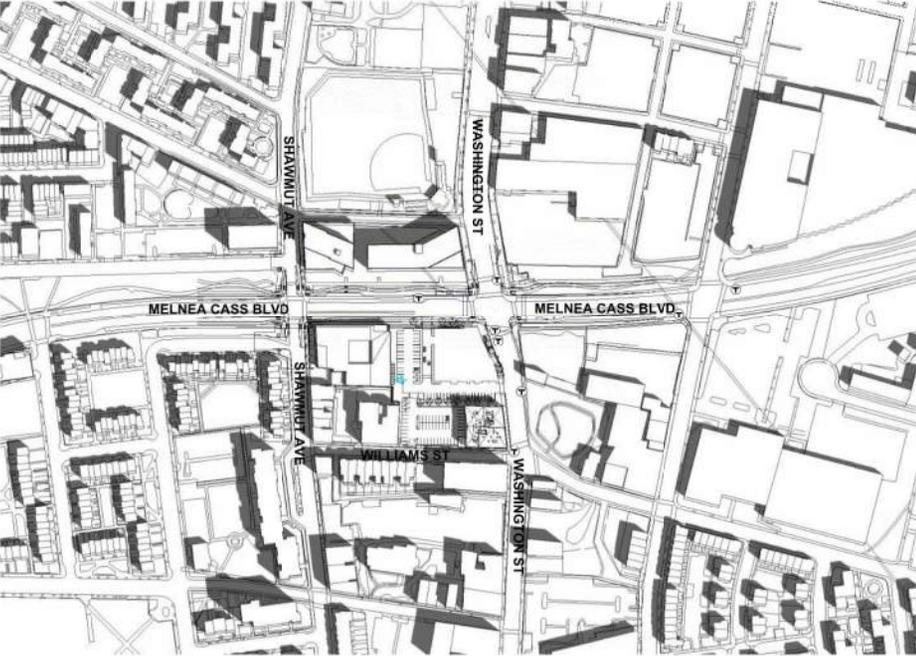
- Proposed Building Location
- Tropical Foods Entrance
- MBTA Transit Location



SEPTEMBER 21 - 9AM PROPOSED PROJECT

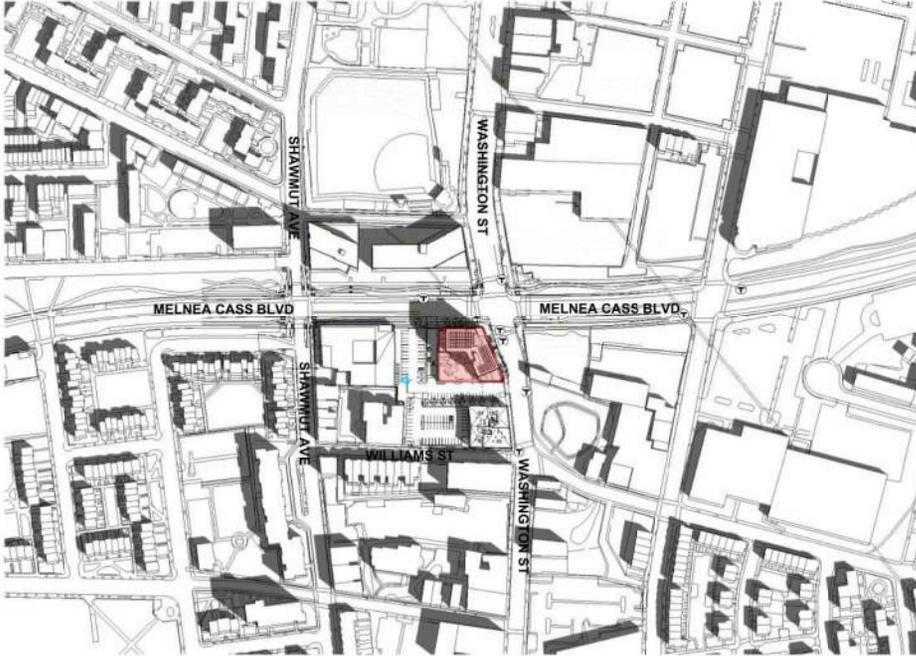
Figure 4.1-10. September 21 Shadows - 12:00 PM

Azimuth: 166.17 ° Altitude: 47.38 °



SEPTEMBER 21 - 12PM EXISTING CONDITIONS

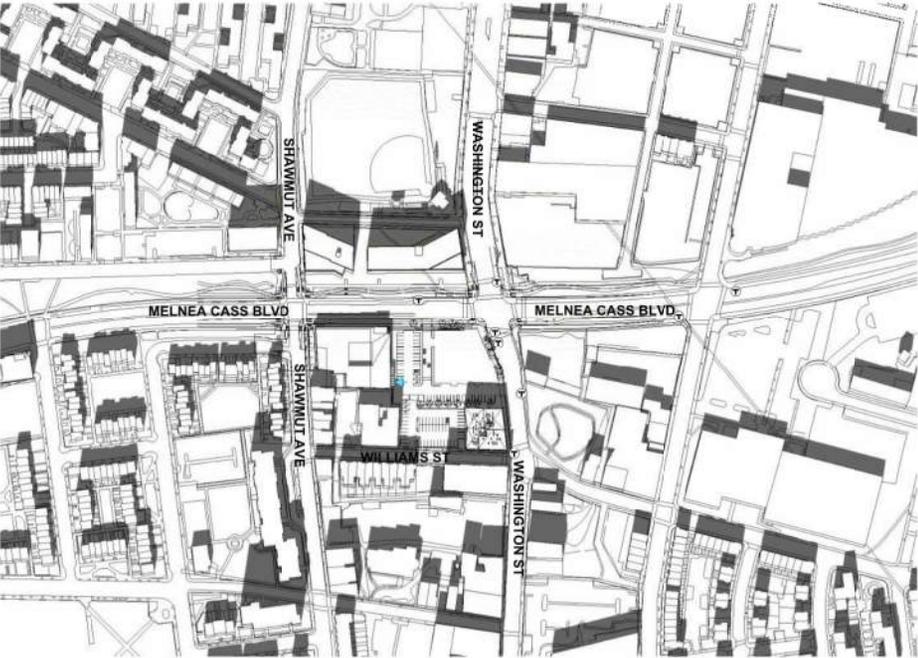
Proposed Building Location Tropical Foods Entrance
MBTA Transit Location



SEPTEMBER 21 - 12PM PROPOSED PROJECT

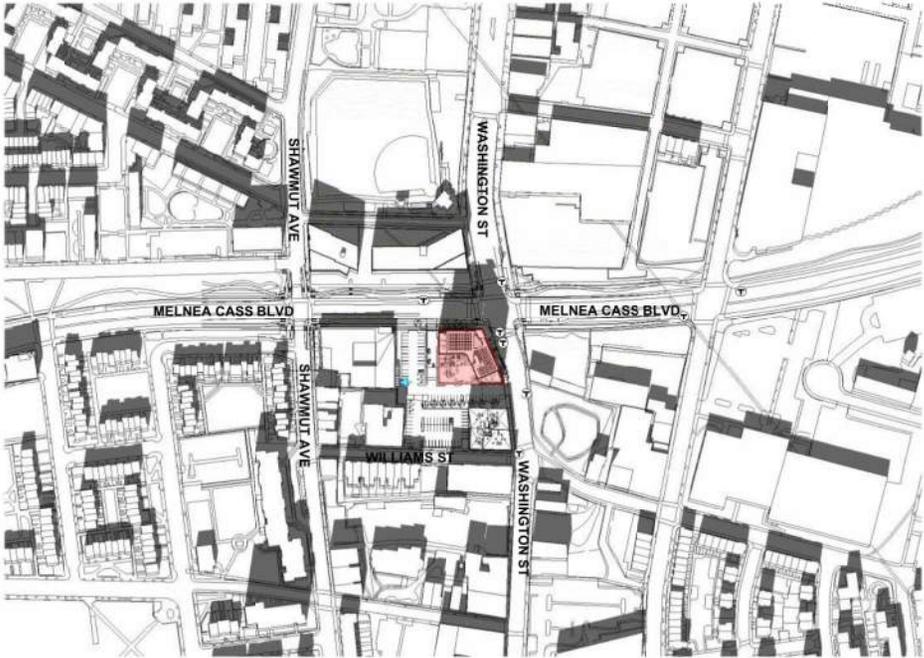
Figure 4.1-11. September 21 Shadows - 3:00 PM

Azimuth: 227.18 ° Altitude: 37.32 °



SEPTEMBER 21 - 3PM EXISTING CONDITIONS

Proposed Building Location Tropical Foods Entrance MBTA Transit Location



SEPTEMBER 21 - 3PM PROPOSED PROJECT

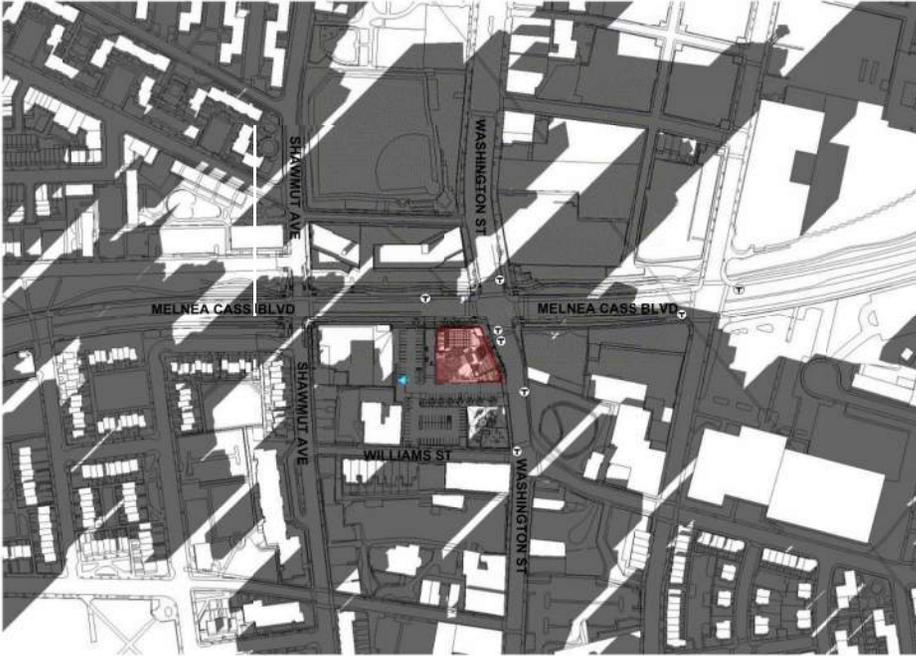
Figure 4.1-12. September 21 Shadows - 6:00 PM

Azimuth: 264.04 ° Altitude: 7.27 °



SEPTEMBER 21 - 6PM EXISTING CONDITIONS

Proposed Building Location Tropical Foods Entrance MBTA Transit Location

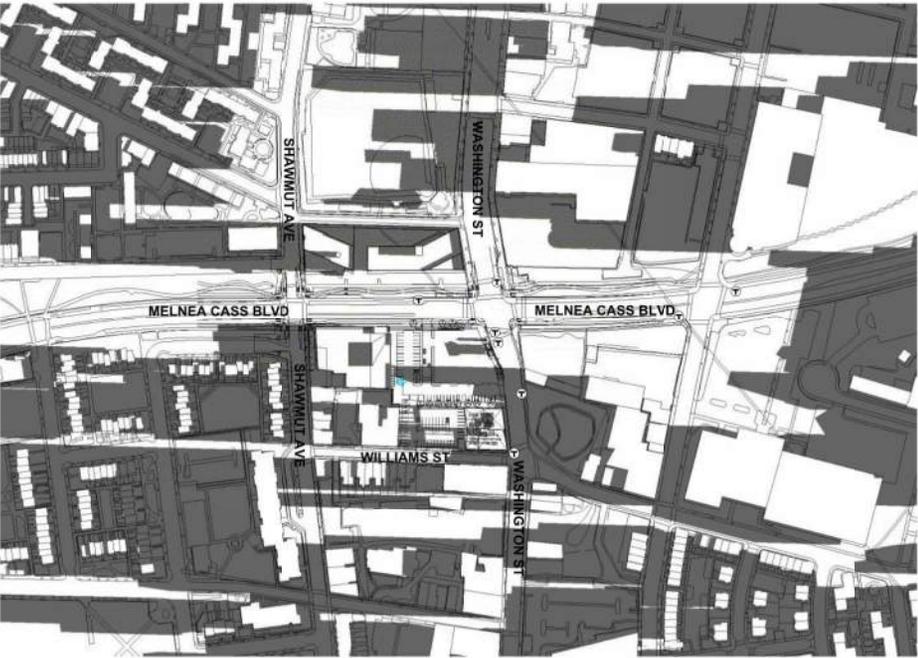


SEPTEMBER 21 - 6PM PROPOSED PROJECT

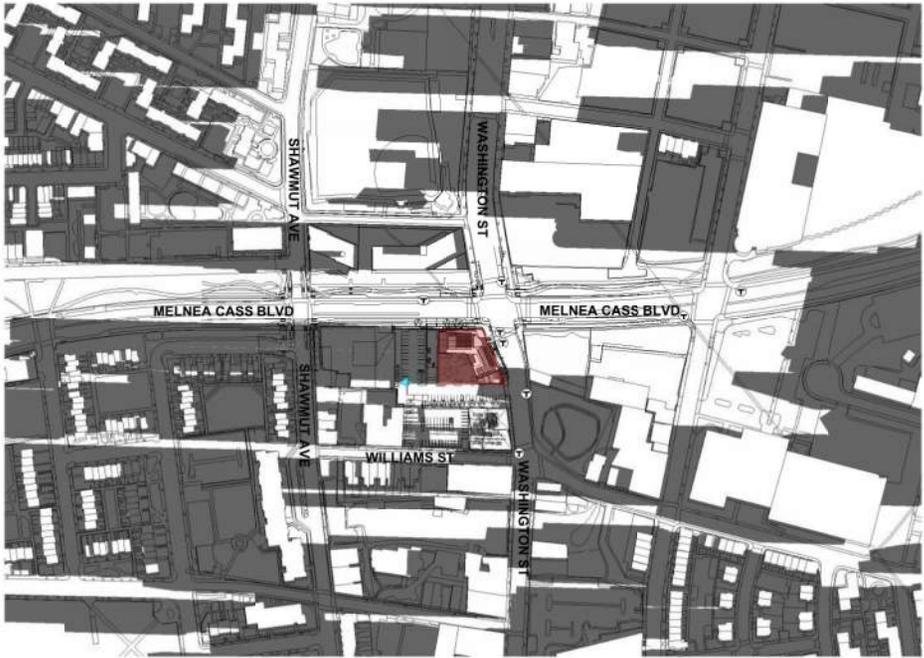
Figure 4.1-13. December 21 Shadows - 9:00 AM

Azimuth: 130.36 ° Altitude: 6.75 °

Proposed Building Location Tropical Foods Entrance MBTA Transit Location



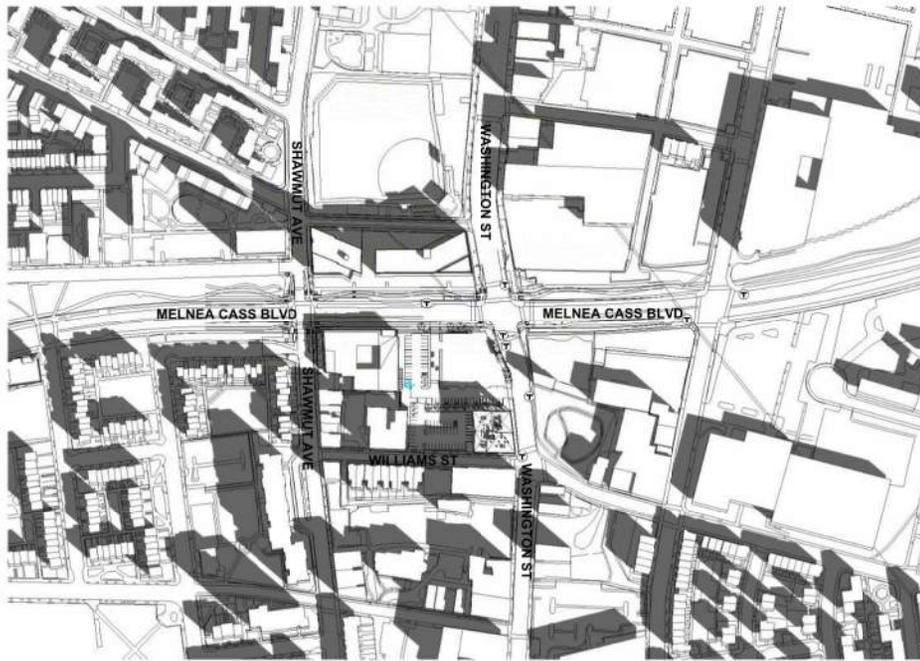
DECEMBER 21 - 9AM EXISTING CONDITIONS



DECEMBER 21 - 9AM PROPOSED PROJECT

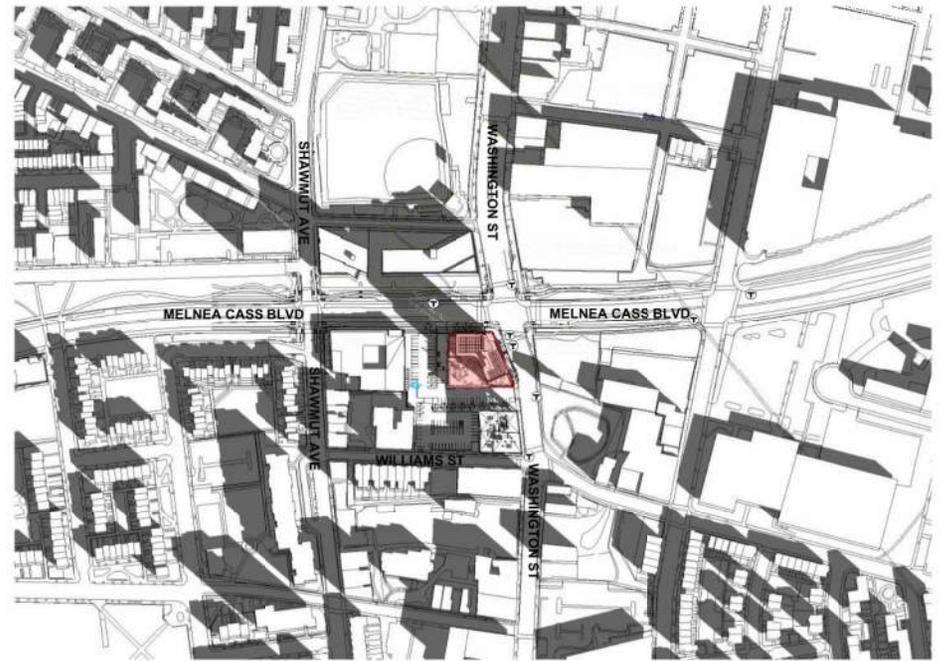
Figure 4.1-14. December 21 Shadows - 12:00 PM

Azimuth: 169.4 ° Altitude: 23.52 °



DECEMBER 21 - 12PM EXISTING CONDITIONS

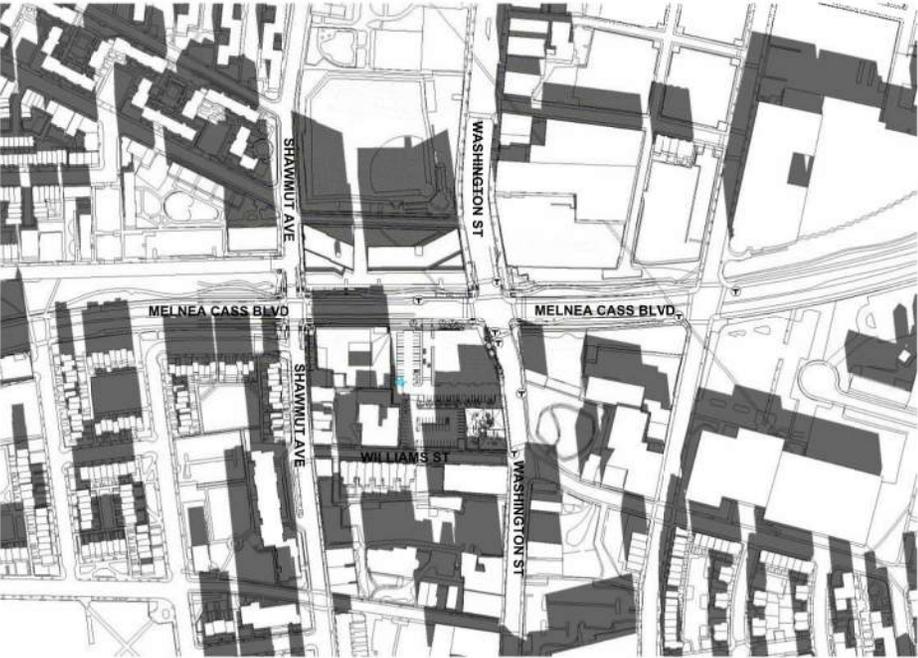
- Proposed Building Location
- Tropical Foods Entrance
- MBTA Transit Location



DECEMBER 21 - 12PM PROPOSED PROJECT

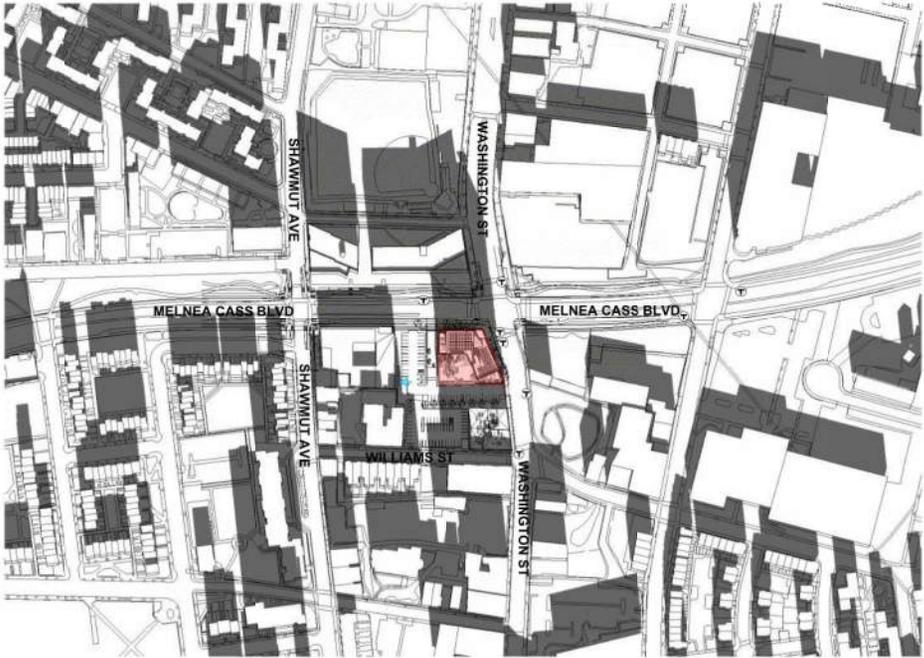
Figure 4.1-15. December 21 Shadows - 3:00 PM

Azimuth: 212.81° Altitude: 17°



DECEMBER 21 - 3PM EXISTING CONDITIONS

Proposed Building Location Tropical Foods Entrance
MBTA Transit Location



DECEMBER 21 - 3PM PROPOSED PROJECT