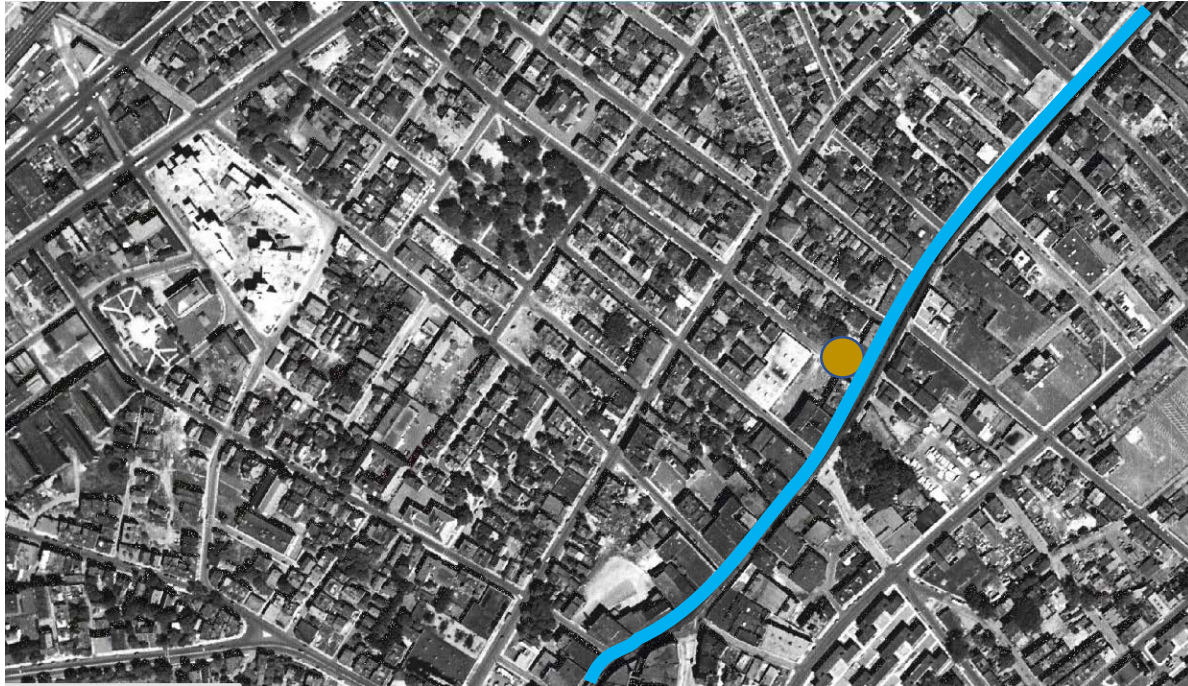


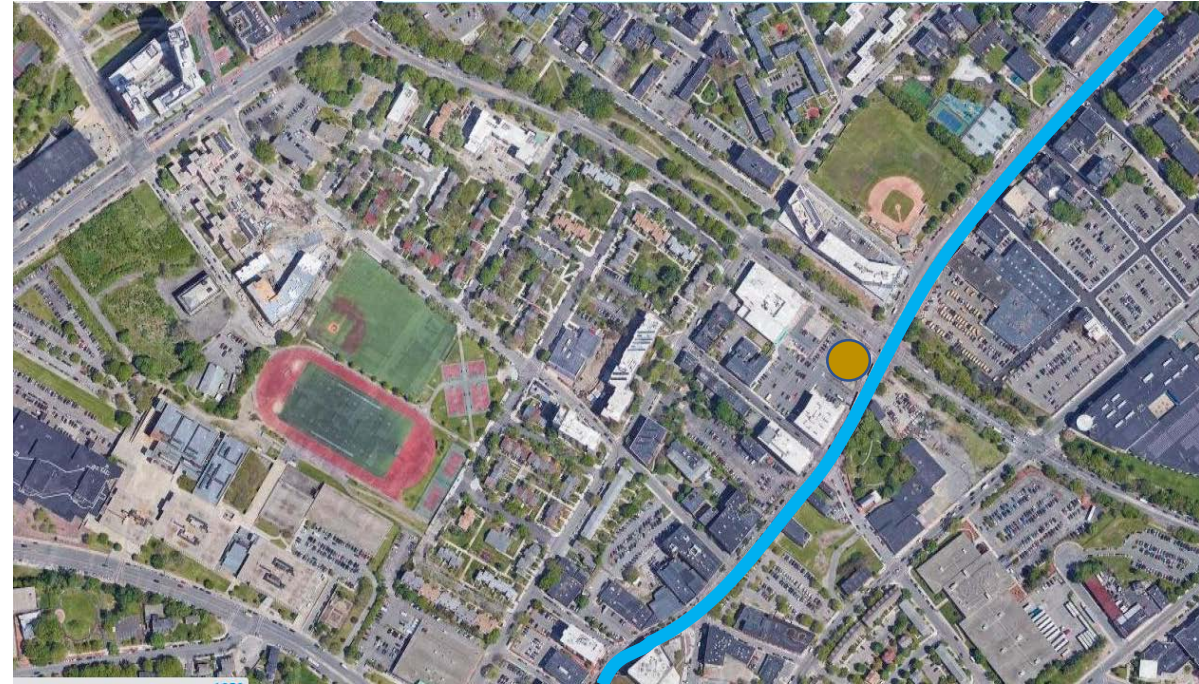


# Boston Landmarks Commission Parcel 10 Application Existing Conditions

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



Washington Street Area 1955



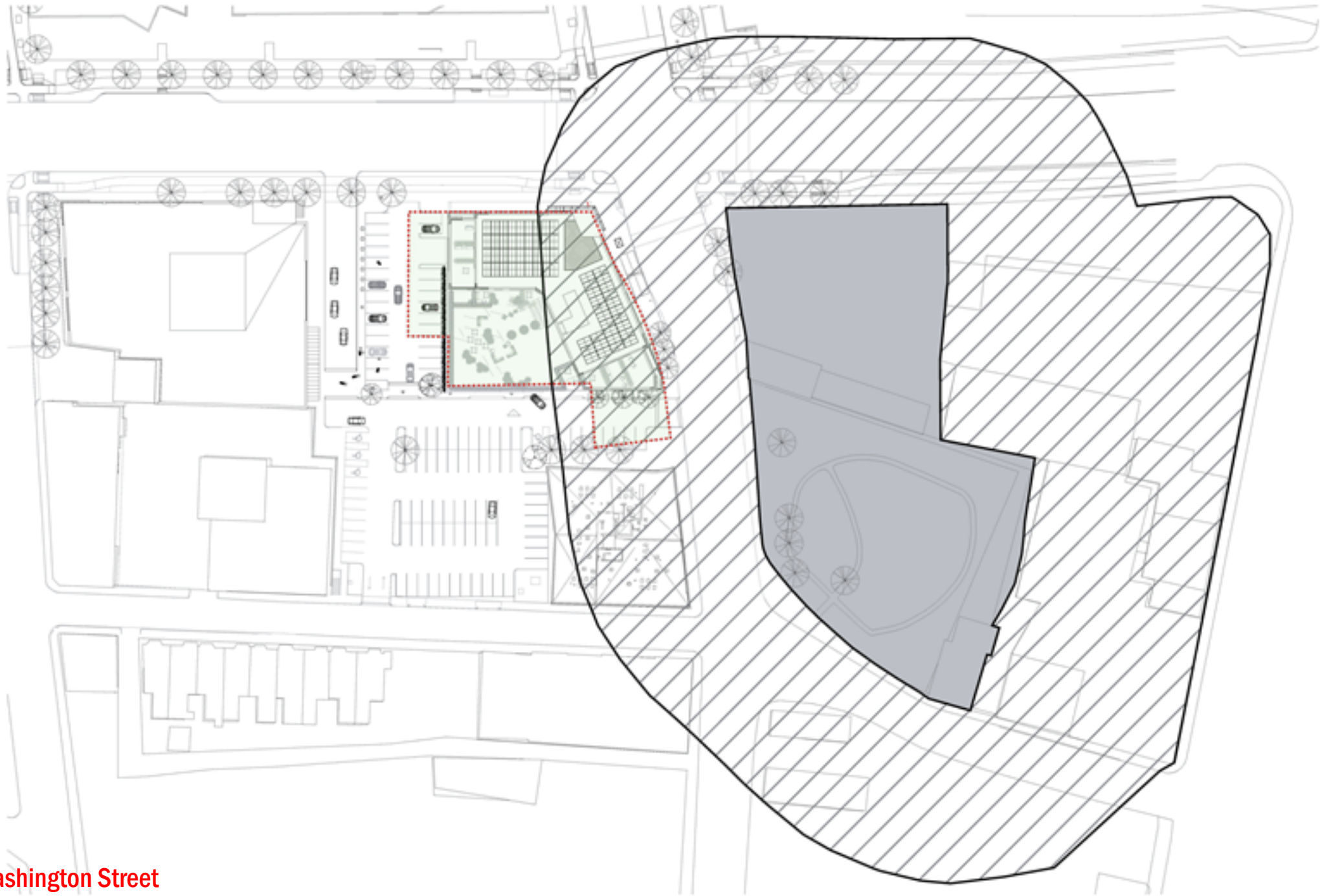
Washington Street Area 2019

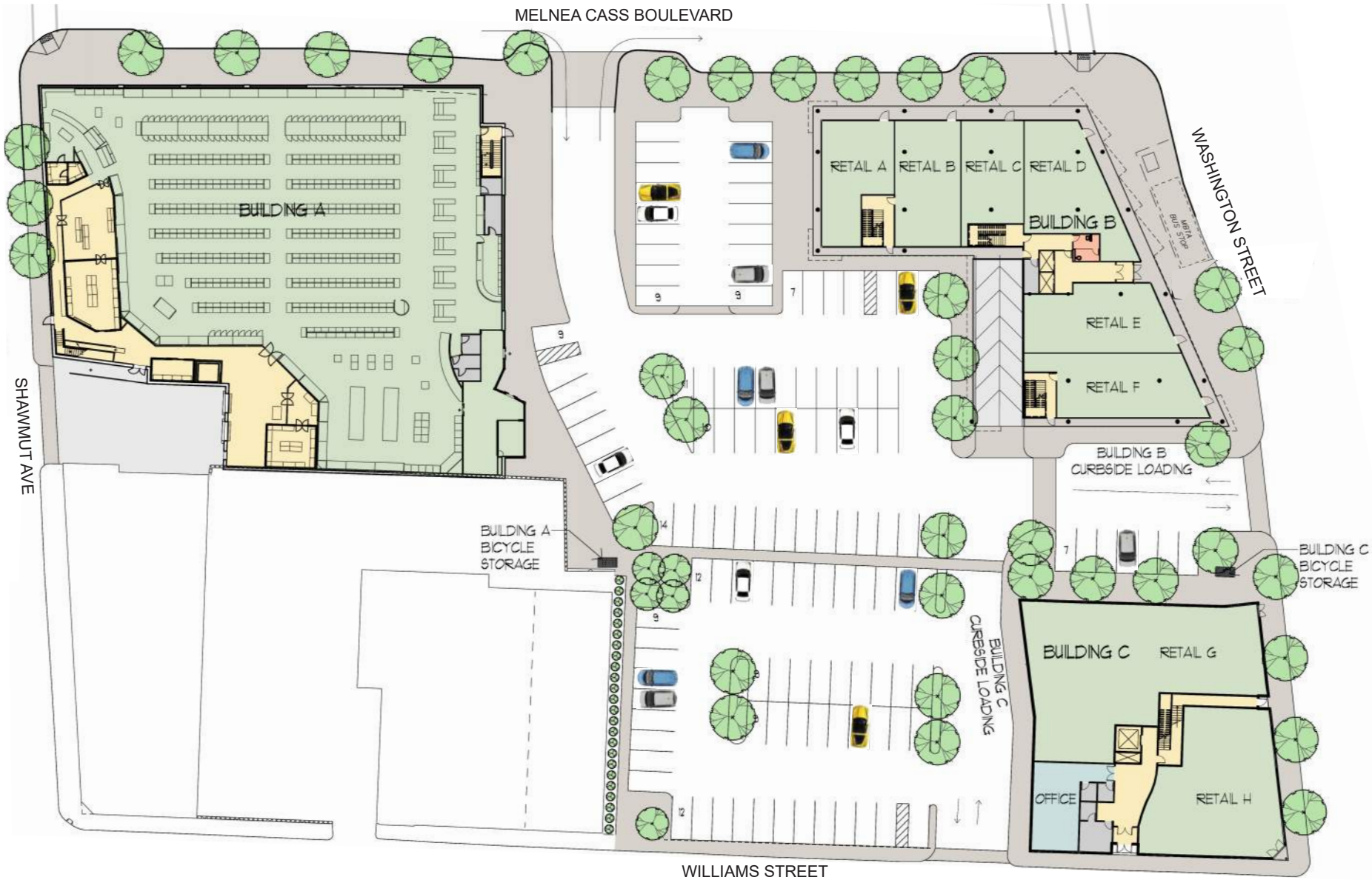
# Historical Protection Zones Site Plan

2085 Washington  
Lot Plan

Eustis Street Architectural Conservation District

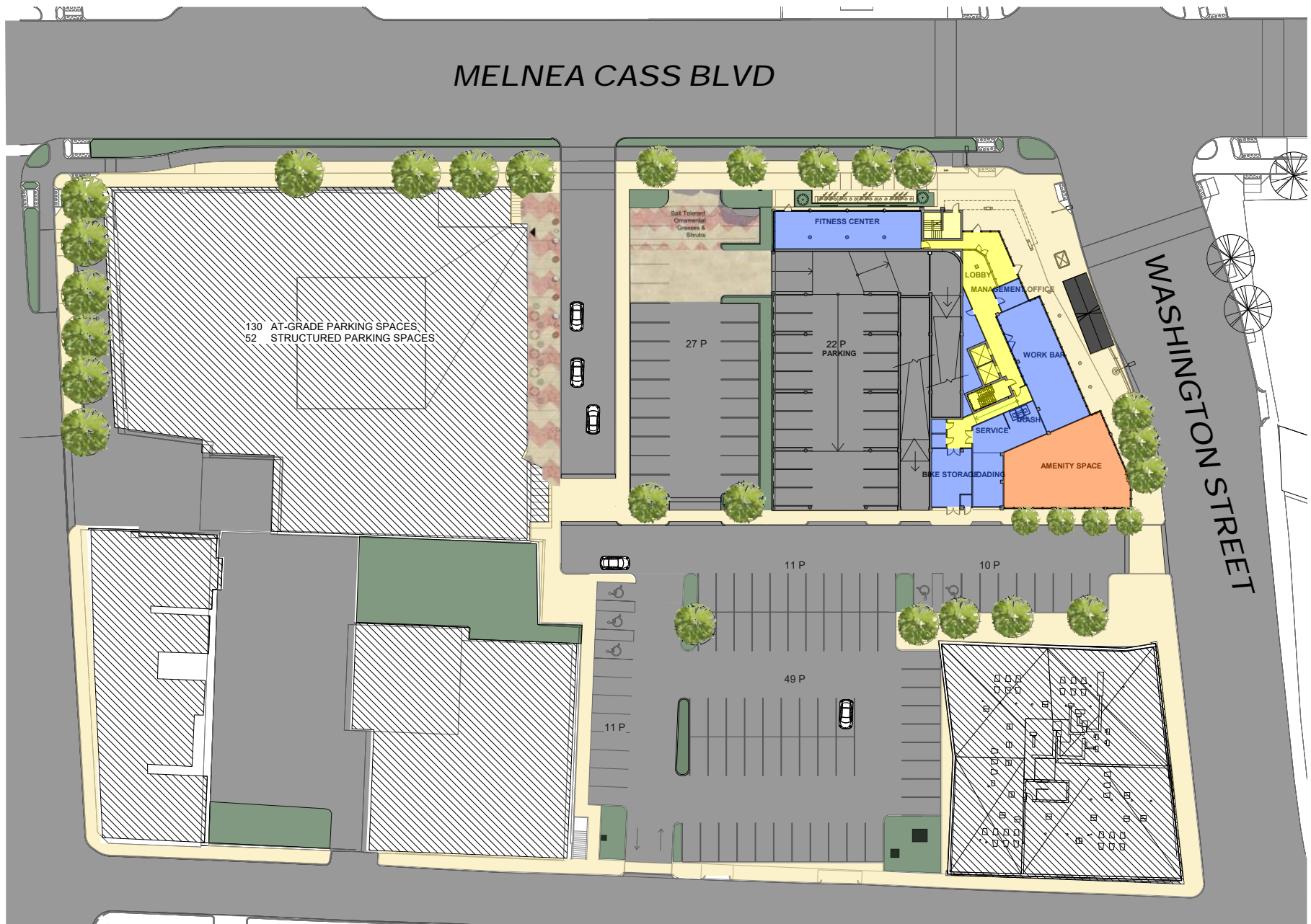
Eustis Street Protection Area





# 2013 SITE PLAN

2085 Washington Street  
 Boston Landmarks Commission Presentation



## 2020 SITE PLAN

2085 Washington Street  
 Boston Landmarks Commission Presentation



Washington Street and Williams Street intersection - existing view

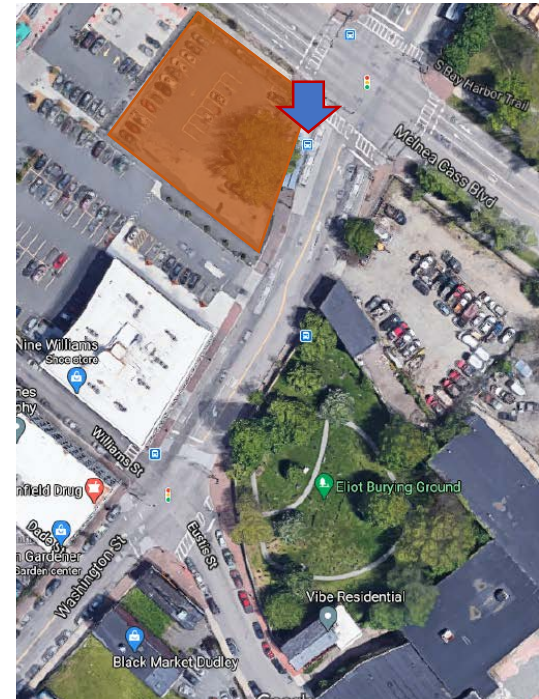


**2085 Washington Street**  
**Boston Landmarks Commission Presentation -**



Melnea Cass and Washington Street –  
looking towards Nawn Factory

**2085 Washington Street**  
**Boston Landmarks Commission Presentation -**





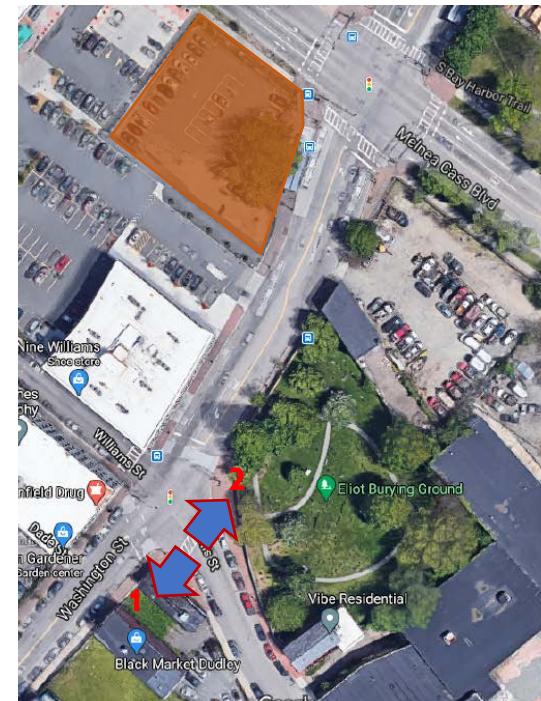
1. Washington Street – looking towards Nubian Square

2085 Washington Street

Boston Landmarks Commission Presentation -



2. Washington Street – looking towards Melnea Cass

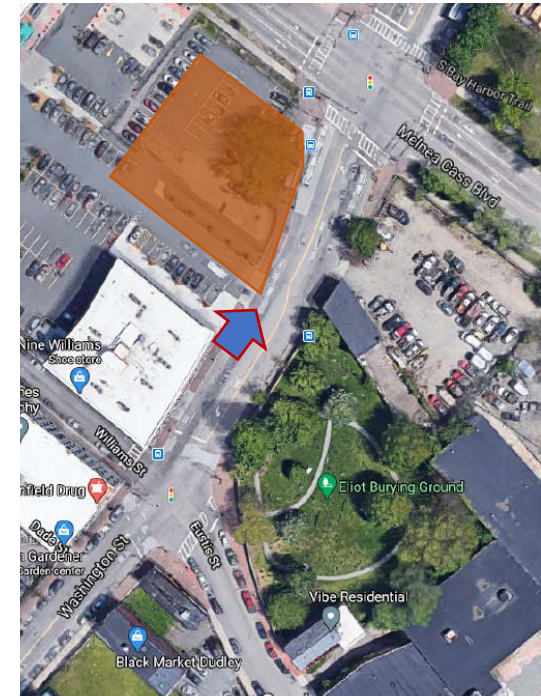






Silver Line stop on Washington Street –  
looking towards Melnea Cass

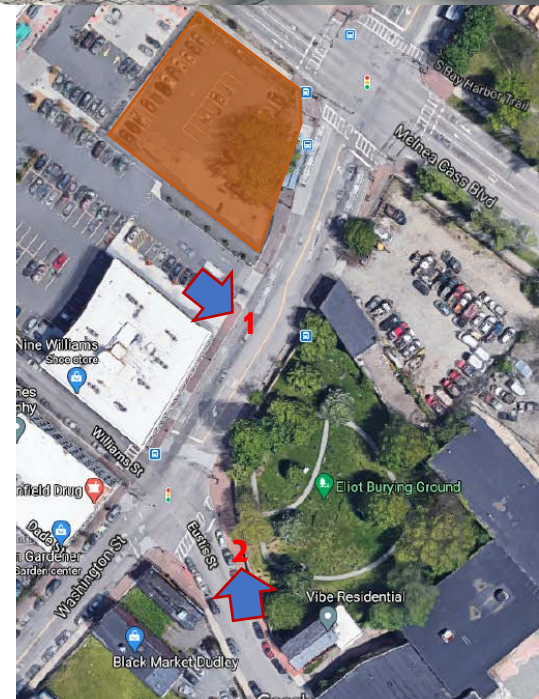
**2085 Washington Street**  
**Boston Landmarks Commission Presentation -**





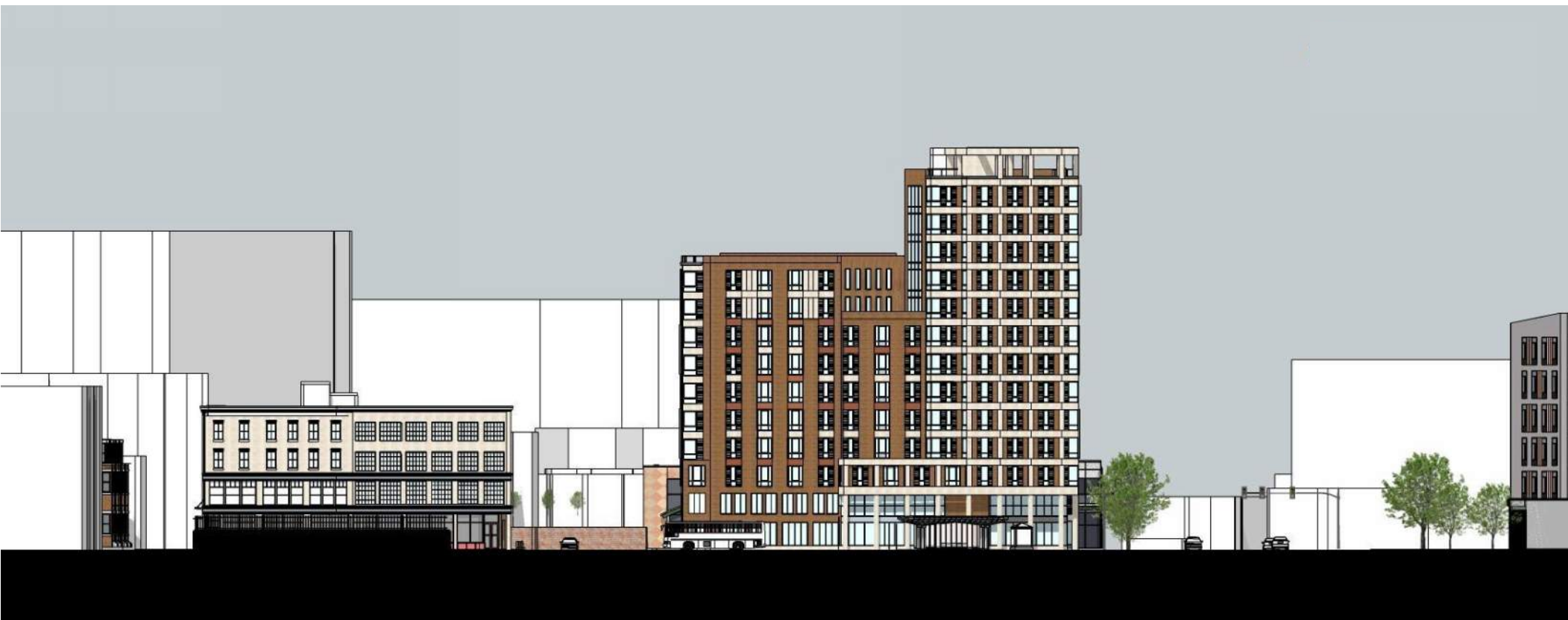
1. Panorama of Eustis Street Architectural Conservation District from Washington Street.

2. View through Burial Ground to Washington Street





# LANDSCAPE PLAN



# SITE ELEVATION WASHINGTON ST LOOKING WEST

2085 Washington Street - Parcel 10 Redevelopment





SITE ELEVATION  
MELNEA CASS BLVD LOOKING SOUTH

2085 Washington Street - Parcel 10 Redevelopment





SITE ELEVATION  
TROPICAL FOODS DRIVE LOOKING EAST

2085 Washington Street - Parcel 10 Redevelopment





SITE ELEVATION  
2101 WASHINGTON ST DRIVE LOOKING NORTH

2085 Washington Street - Parcel 10 Redevelopment





## BUILDING ELEVATION WASHINGTON ST / EAST

2085 Washington Street - Parcel 10 Redevelopment





BUILDING ELEVATION  
MELNEA CASS BLVD / NORTH

2085 Washington Street - Parcel 10 Redevelopment



# BUILDING ELEVATION TROPICAL FOODS DRIVE / WEST

2085 Washington Street - Parcel 10 Redevelopment



BUILDING ELEVATION  
2101 WASHINGTON ST DRIVE / SOUTH

2085 Washington Street - Parcel 10 Redevelopment













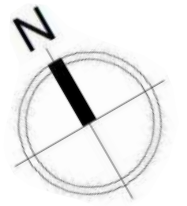




# Figure 4.1-1. March 21 Shadows - 9:00 AM

Azimuth: 112.7 °      Altitude: 23.45 °

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

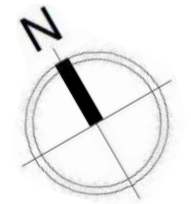





MARCH 21 - 9AM EXISTING CONDITIONS

MARCH 21 - 9AM PROPOSED PROJECT

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

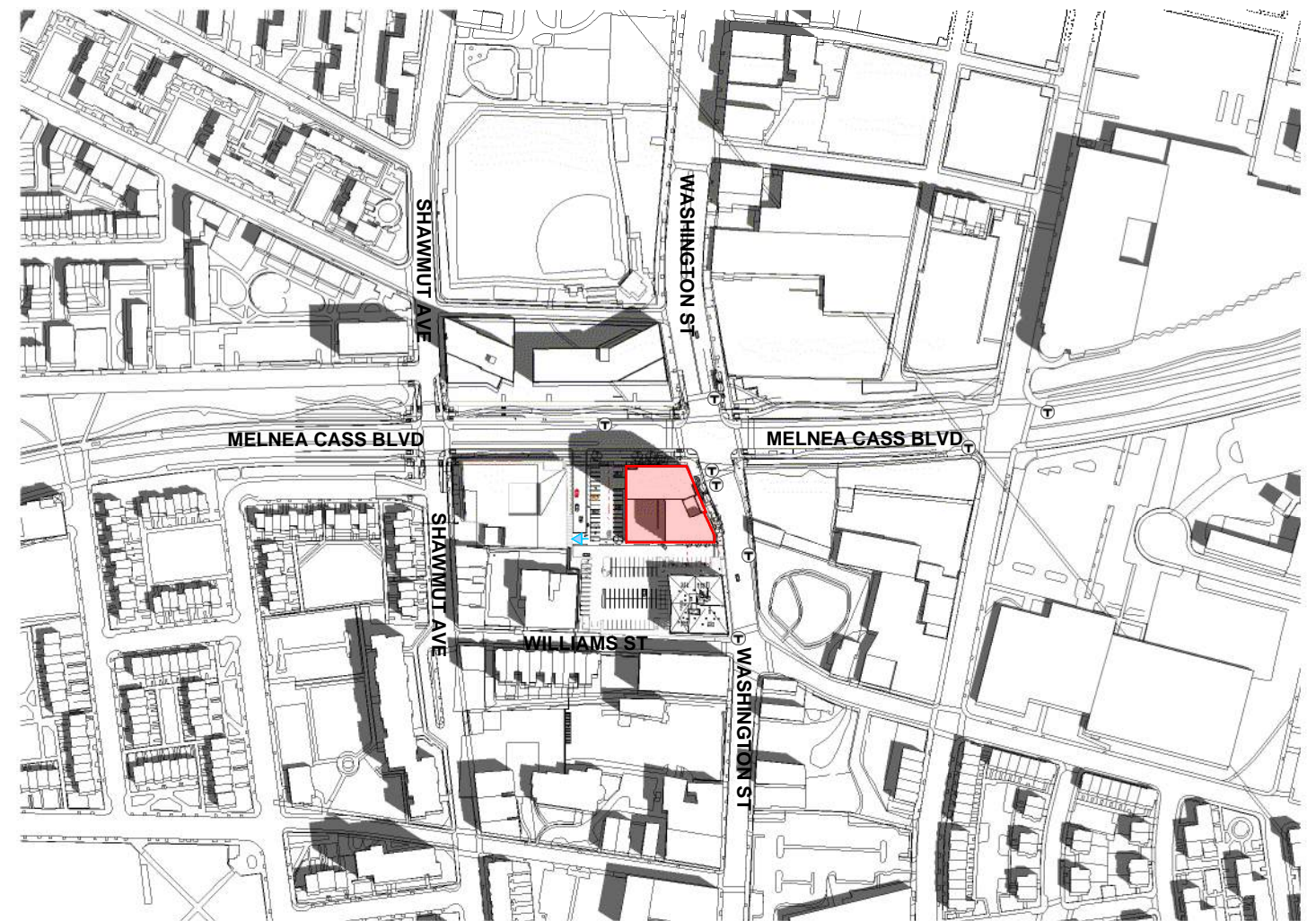
Azimuth: 161.18 °      Altitude: 46.49 °



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



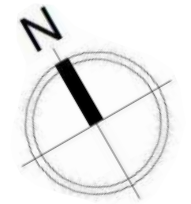
MARCH 21 - 12PM    EXISTING CONDITIONS






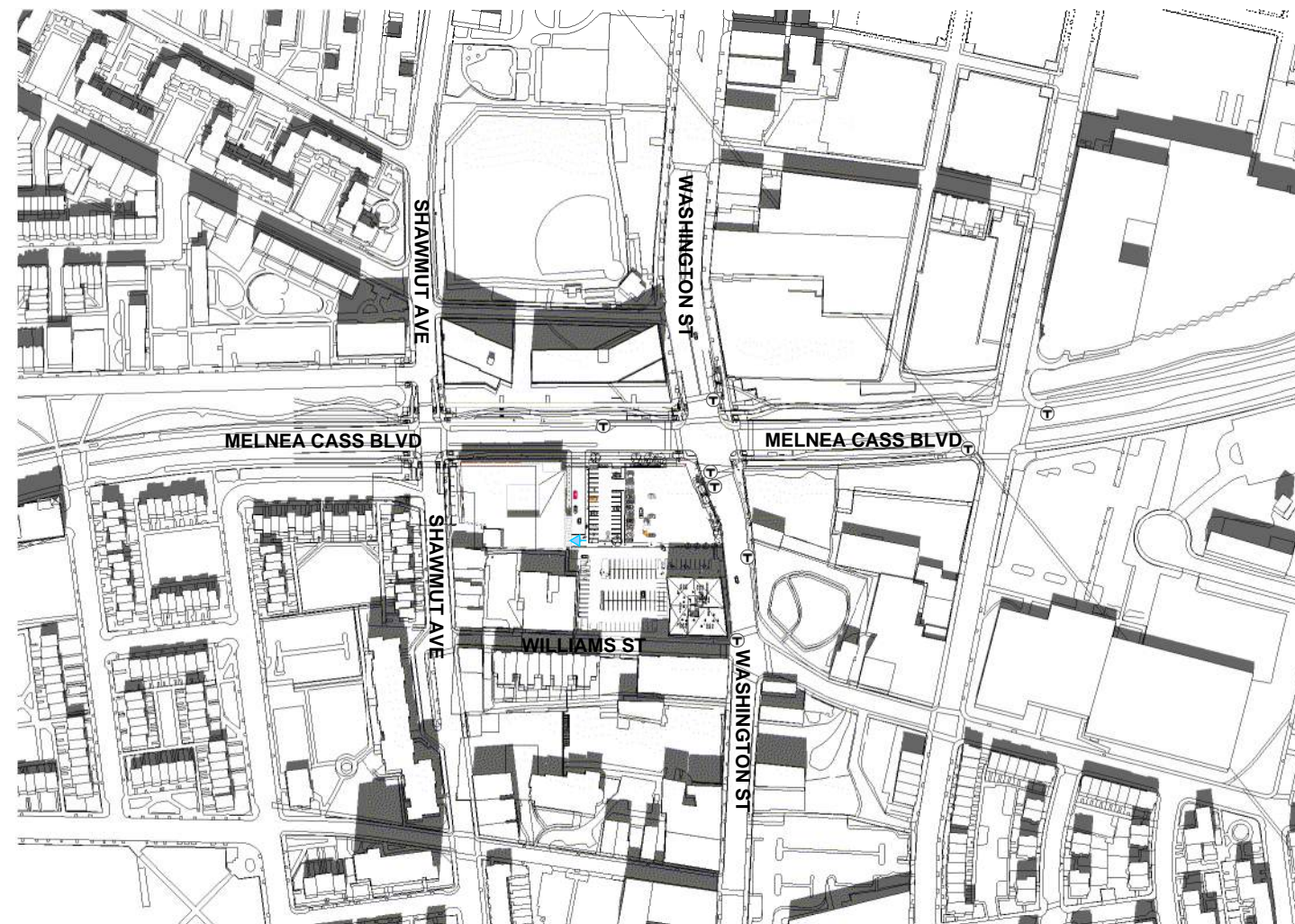
MARCH 21 - 12PM    PROPOSED PROJECT

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

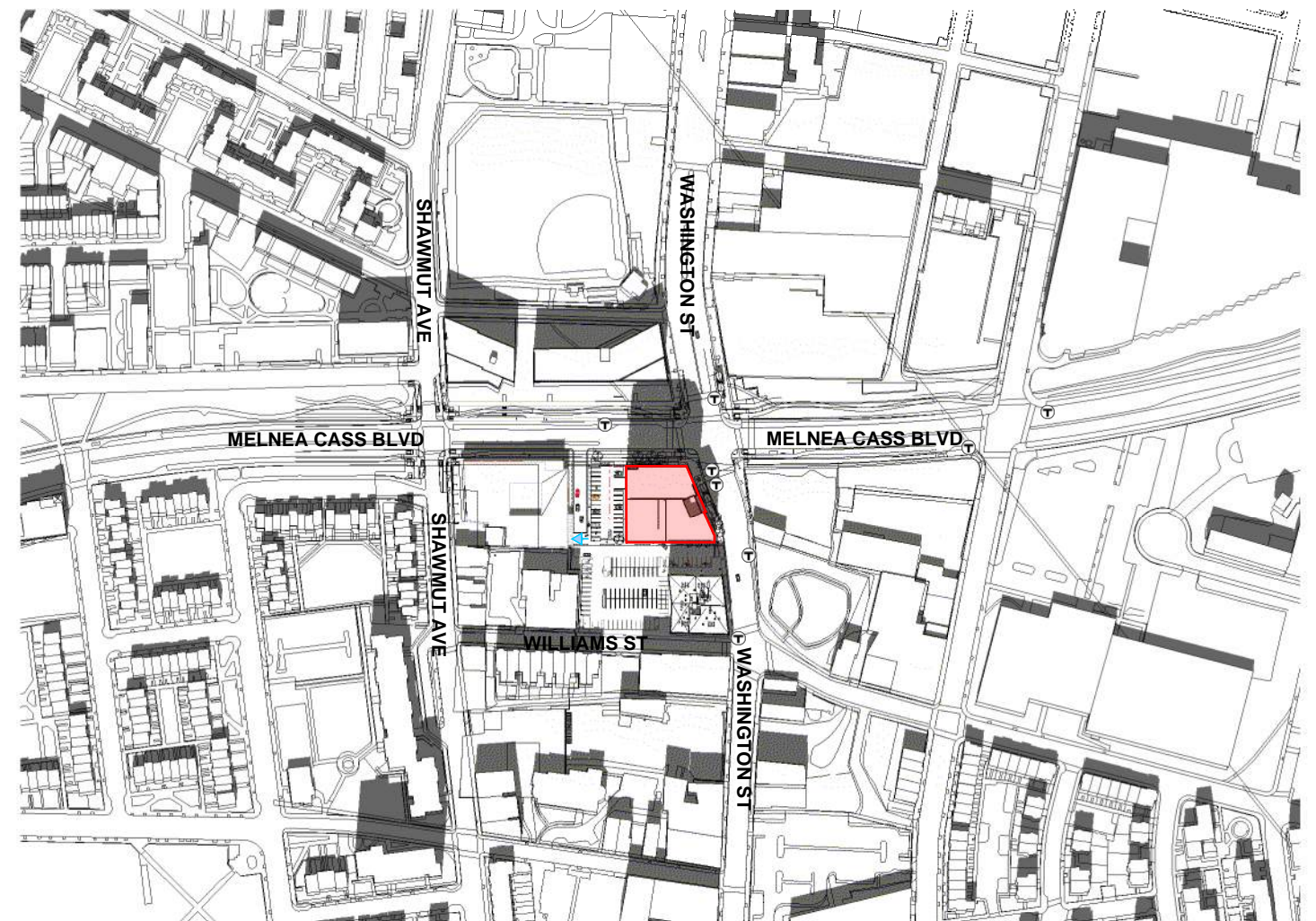
Azimuth: 223.33 °      Altitude: 39.11 °



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



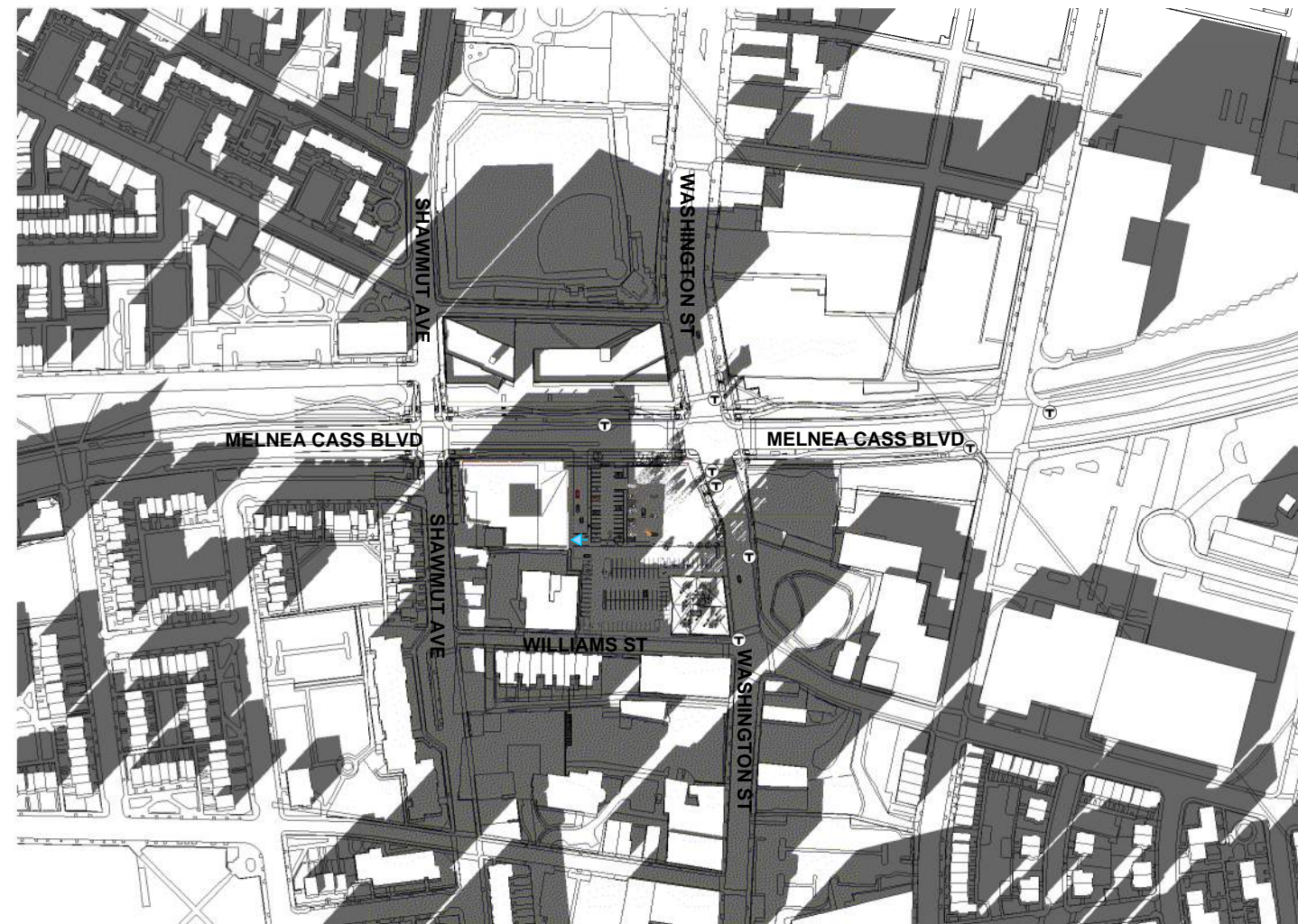
MARCH 21 - 3PM    EXISTING CONDITIONS



MARCH 21 - 3PM    PROPOSED PROJECT

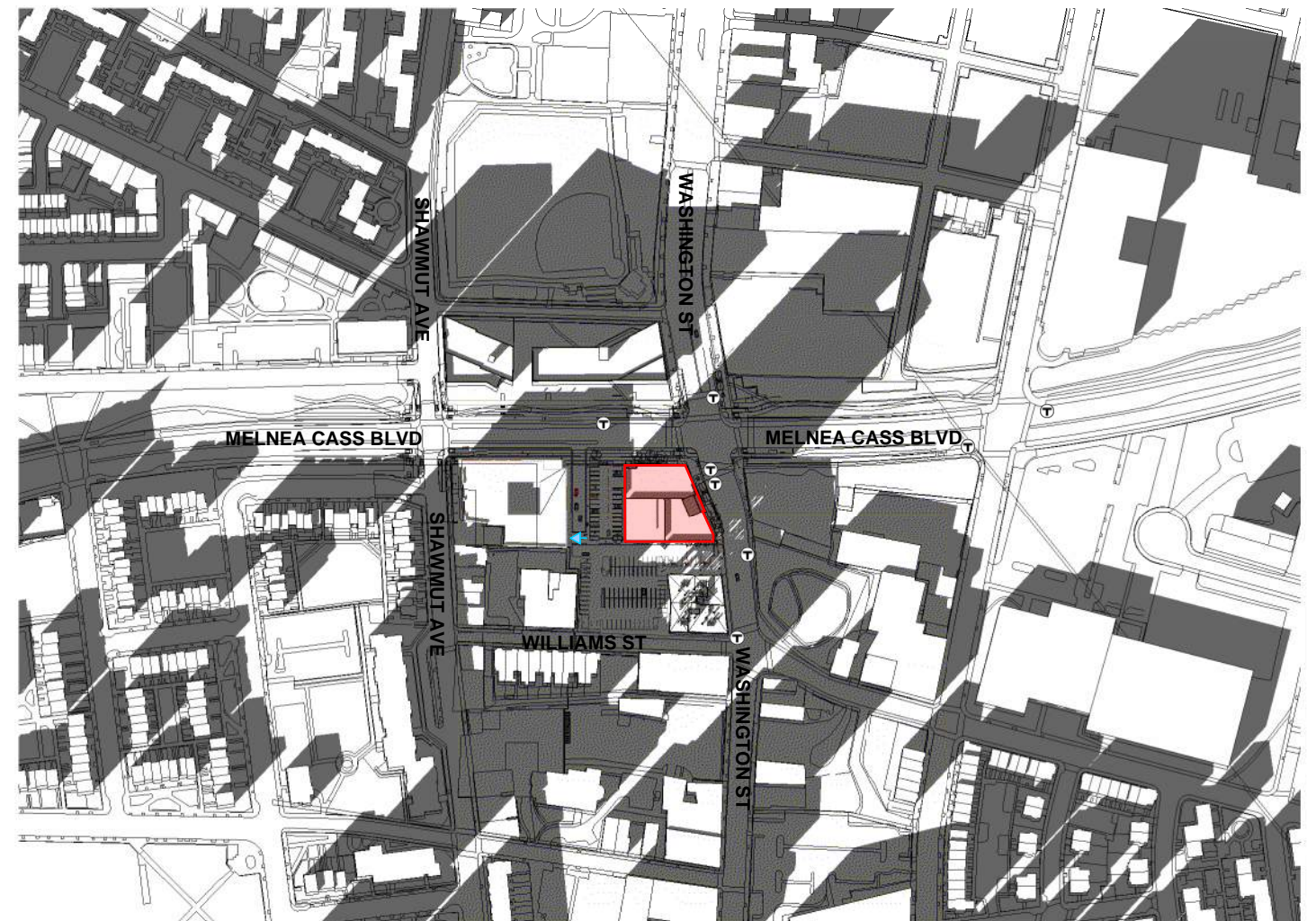
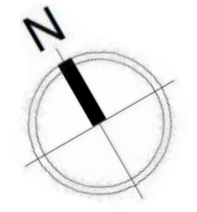
# Figure 4.1-4. March 21 Shadows - 6:00 PM

Azimuth: 261.65 °      Altitude: 9.85 °



MARCH 21 - 6PM    EXISTING CONDITIONS

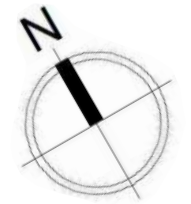
- Proposed Building Location
- Tropical Foods Entrance
- MBTA Transit Location





MARCH 21 - 6PM    PROPOSED PROJECT

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

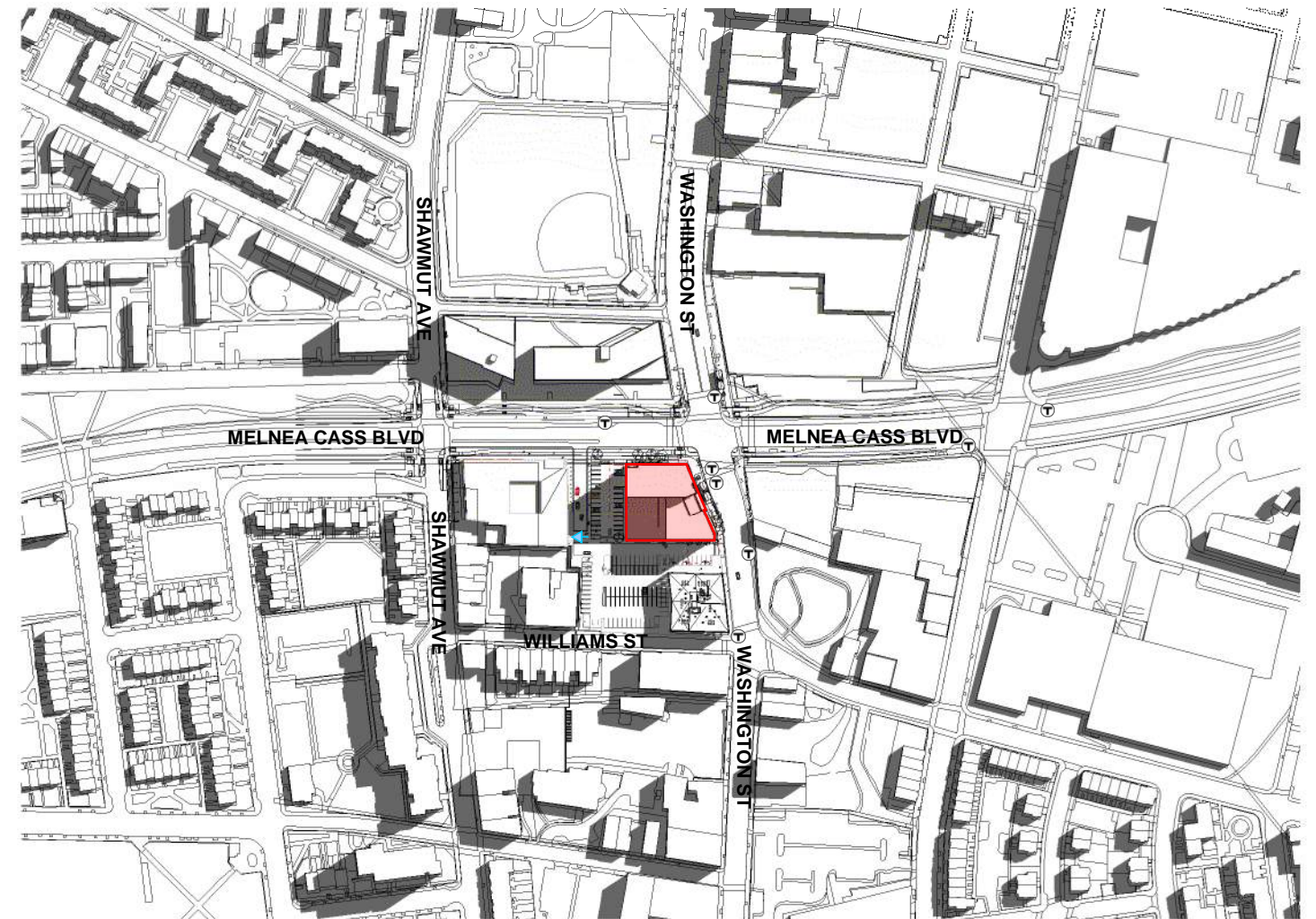
Azimuth: 95.53 °      Altitude: 39.97 °



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



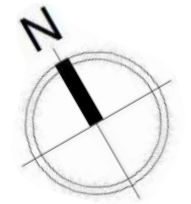
JUNE 21 - 9AM    EXISTING CONDITIONS






JUNE 21 - 9AM    PROPOSED PROJECT

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

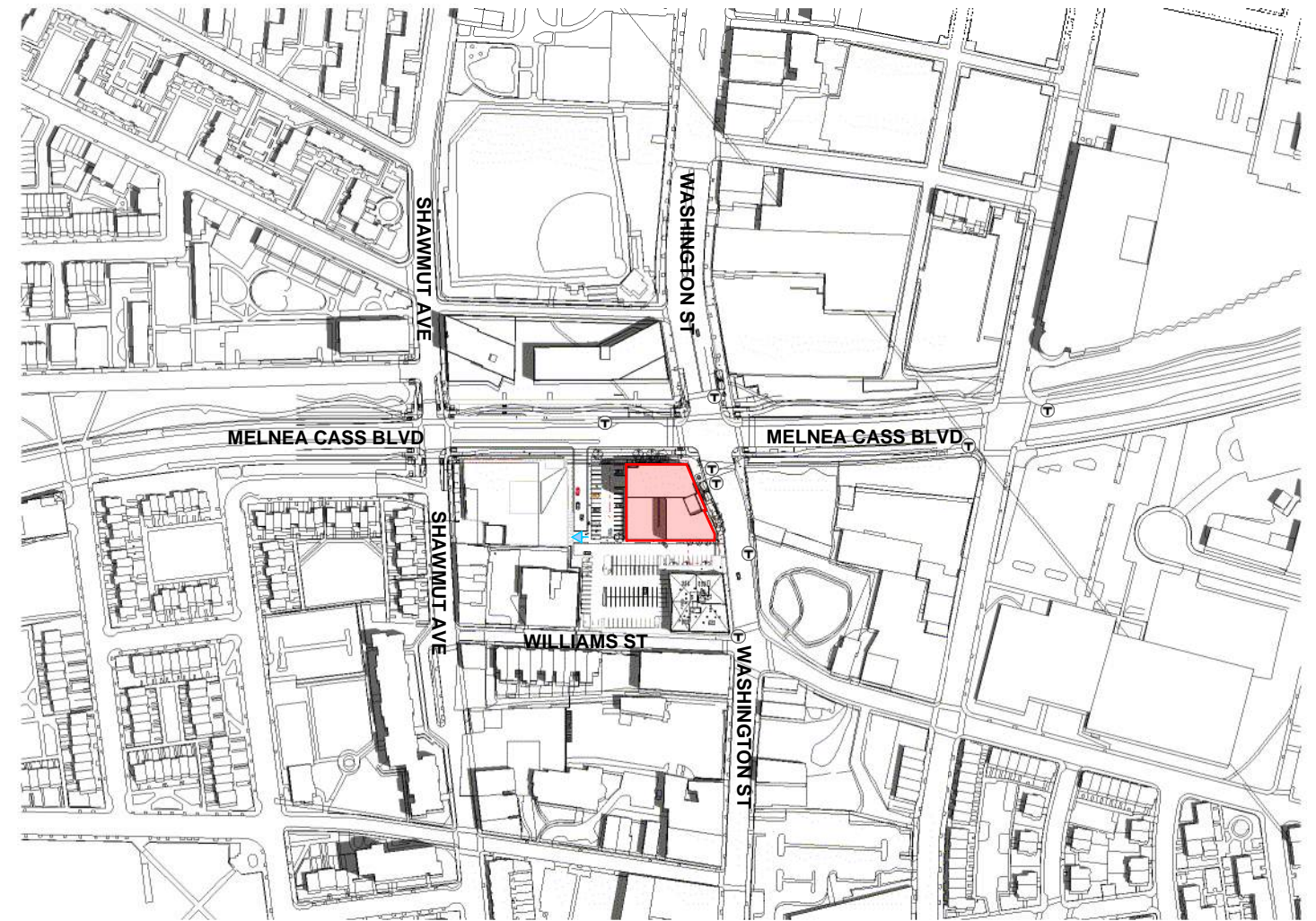
Azimuth: 149.58 °      Altitude: 68.81 °



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



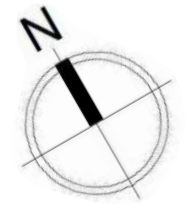
JUNE 21 - 12PM    EXISTING CONDITIONS





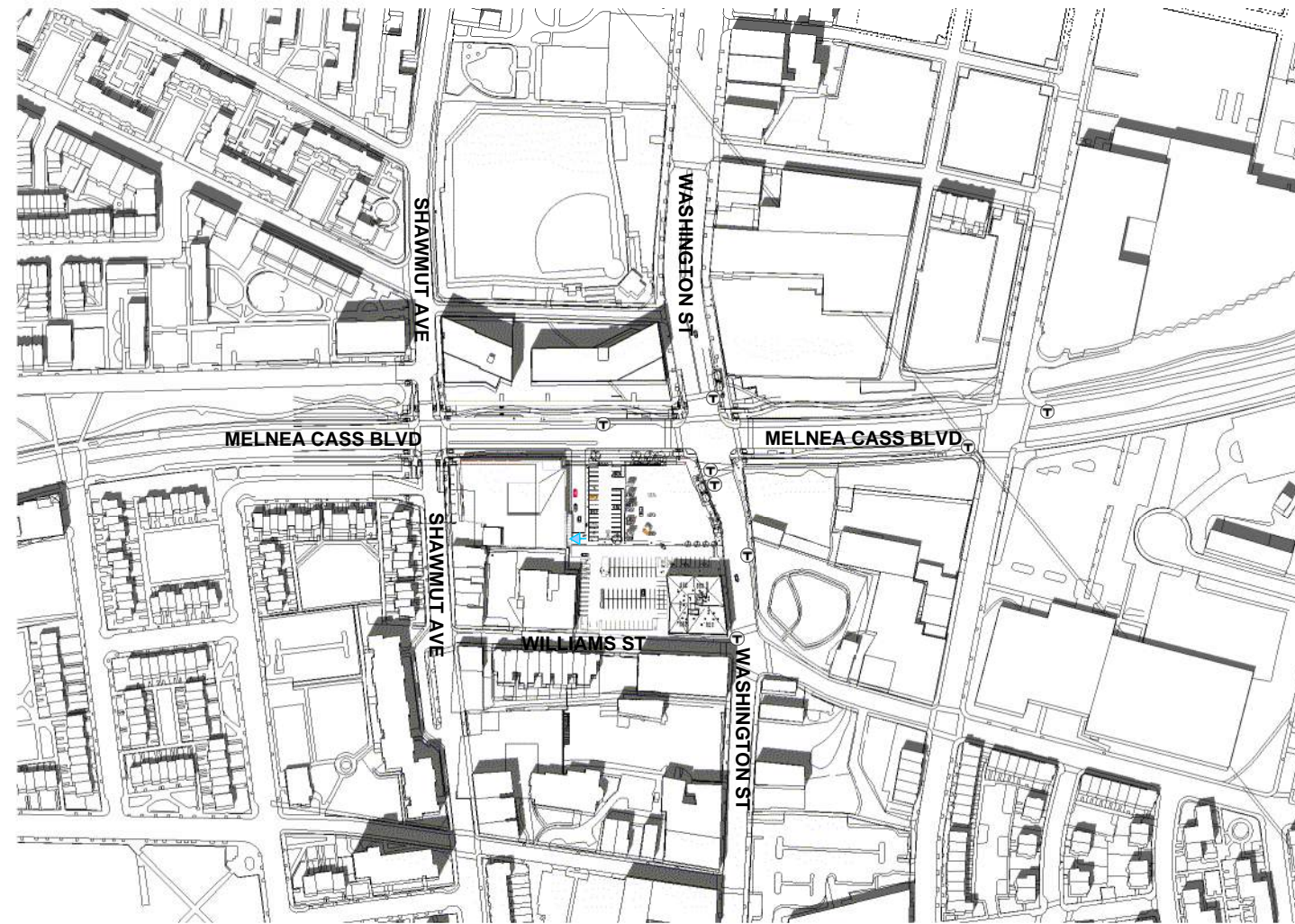
JUNE 21 - 12PM    PROPOSED PROJECT

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

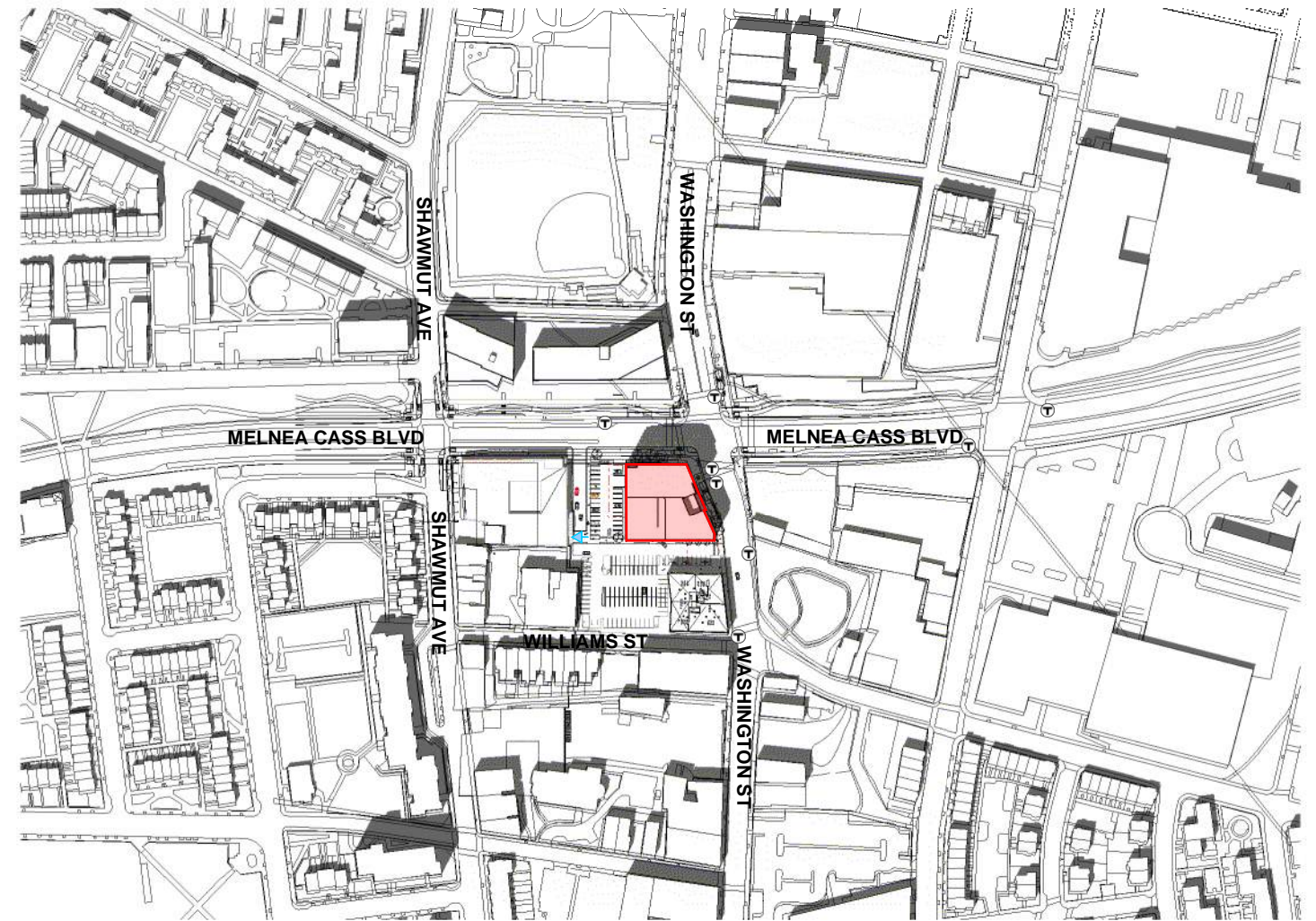
Azimuth: 246.36 °      Altitude: 56.46 °



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



JUNE 21 - 3PM    EXISTING CONDITIONS

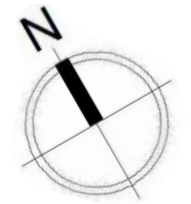



JUNE 21 - 3PM    PROPOSED PROJECT

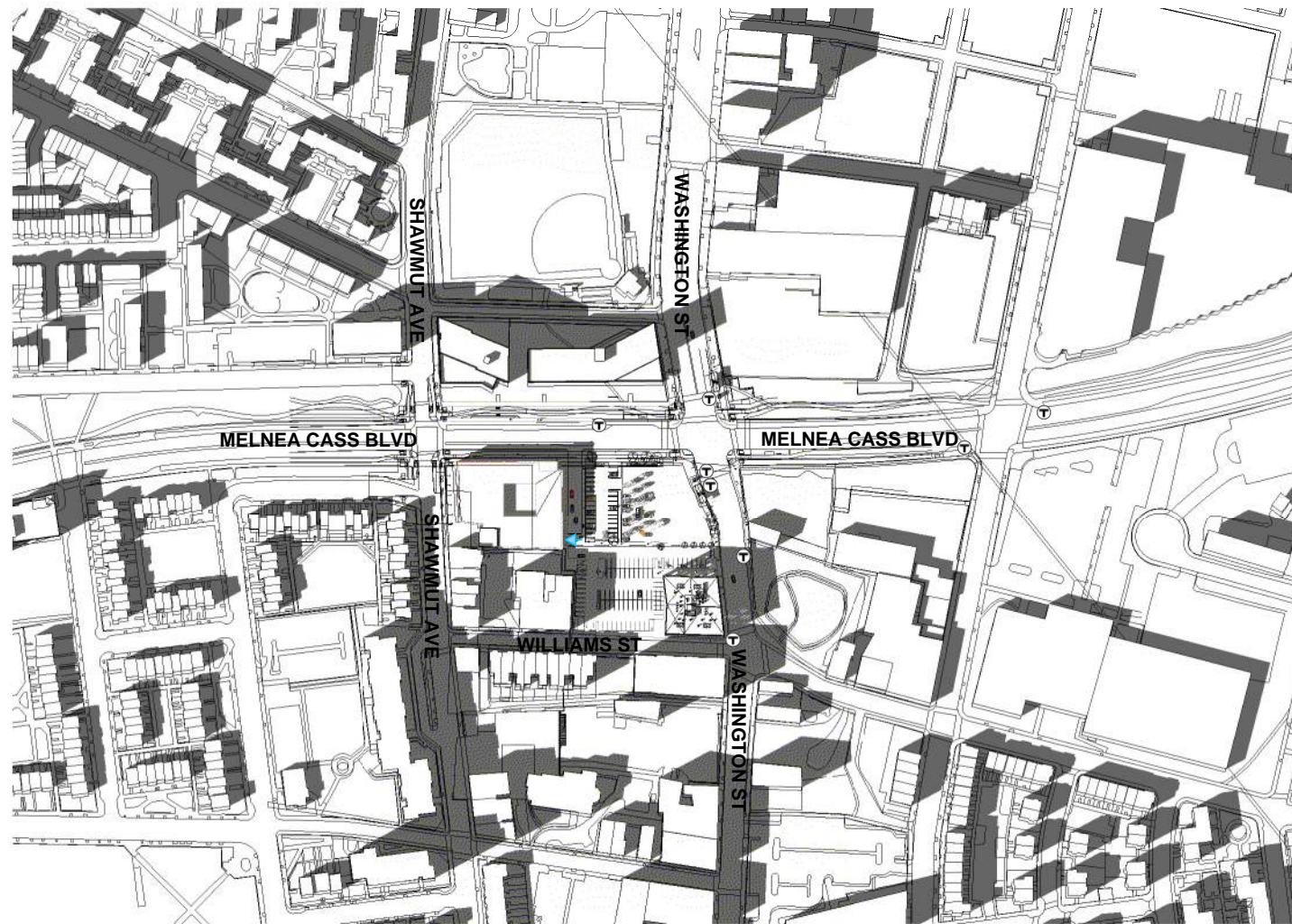


# Figure 4.1-8. June 21 Shadows - 6:00 PM

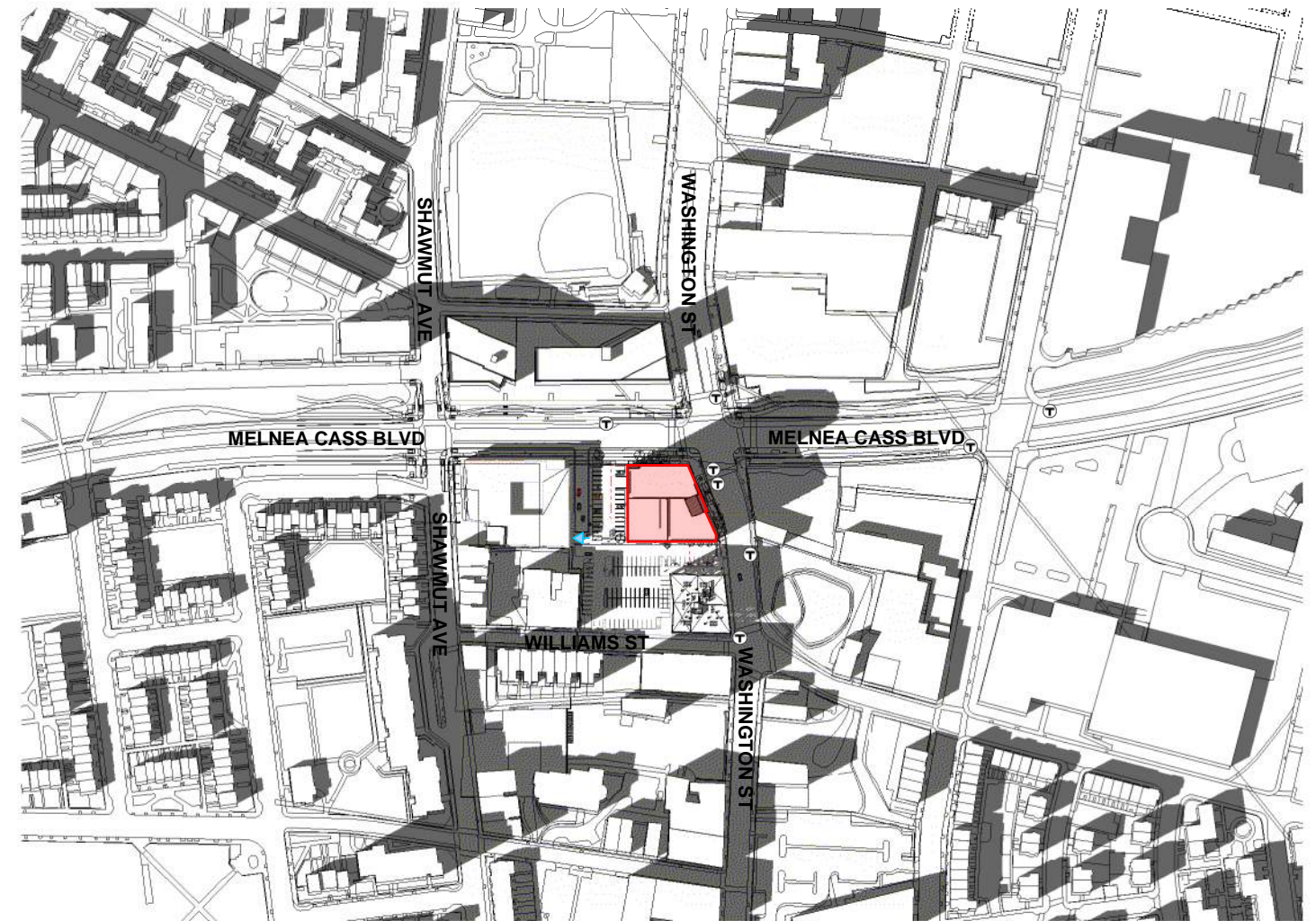
Azimuth: 280.73 °      Altitude: 23.82 °



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



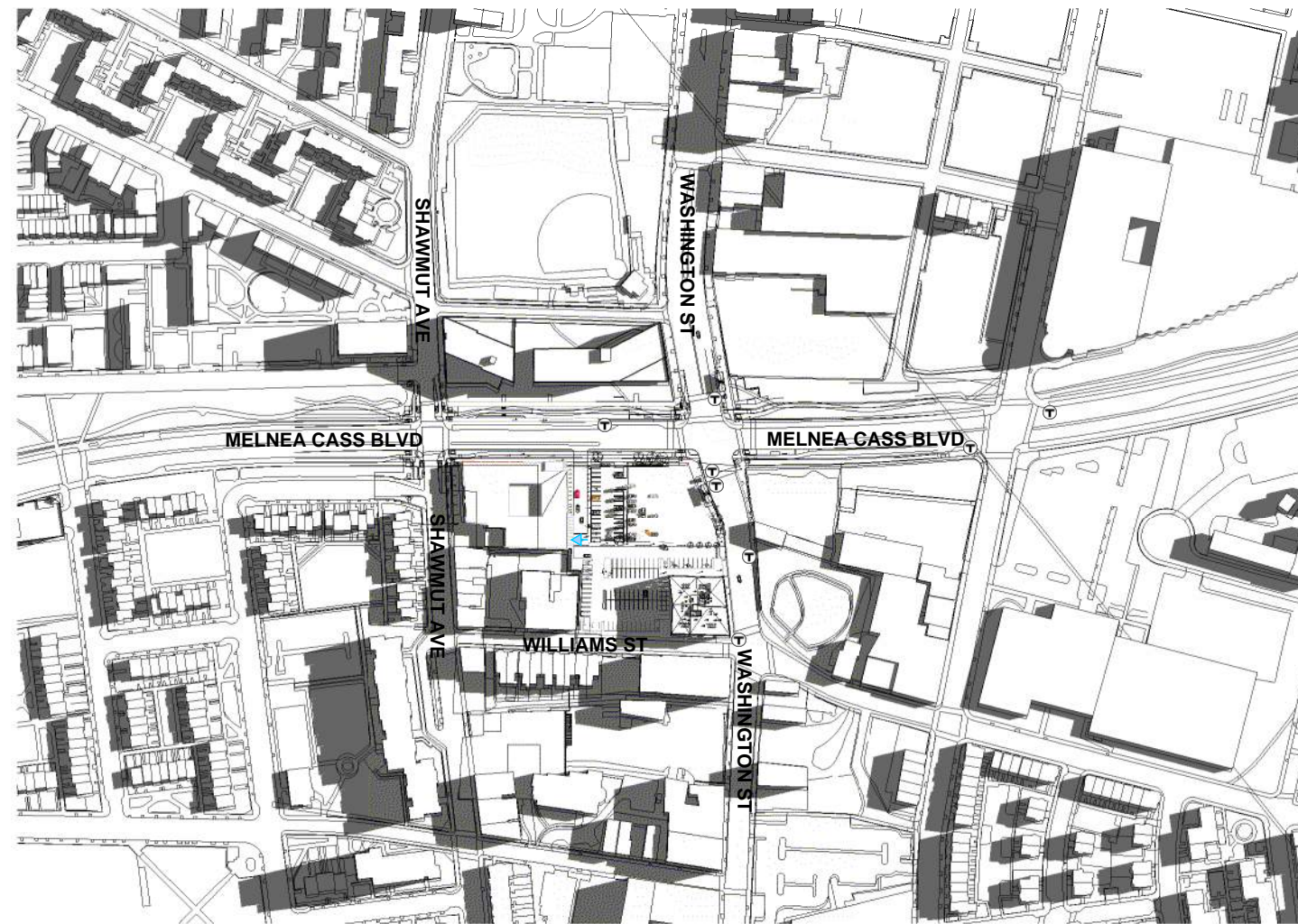
JUNE 21 - 6PM    EXISTING CONDITIONS



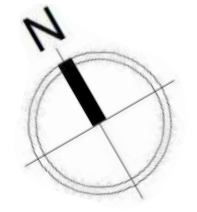
JUNE 21 - 6PM    PROPOSED PROJECT

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

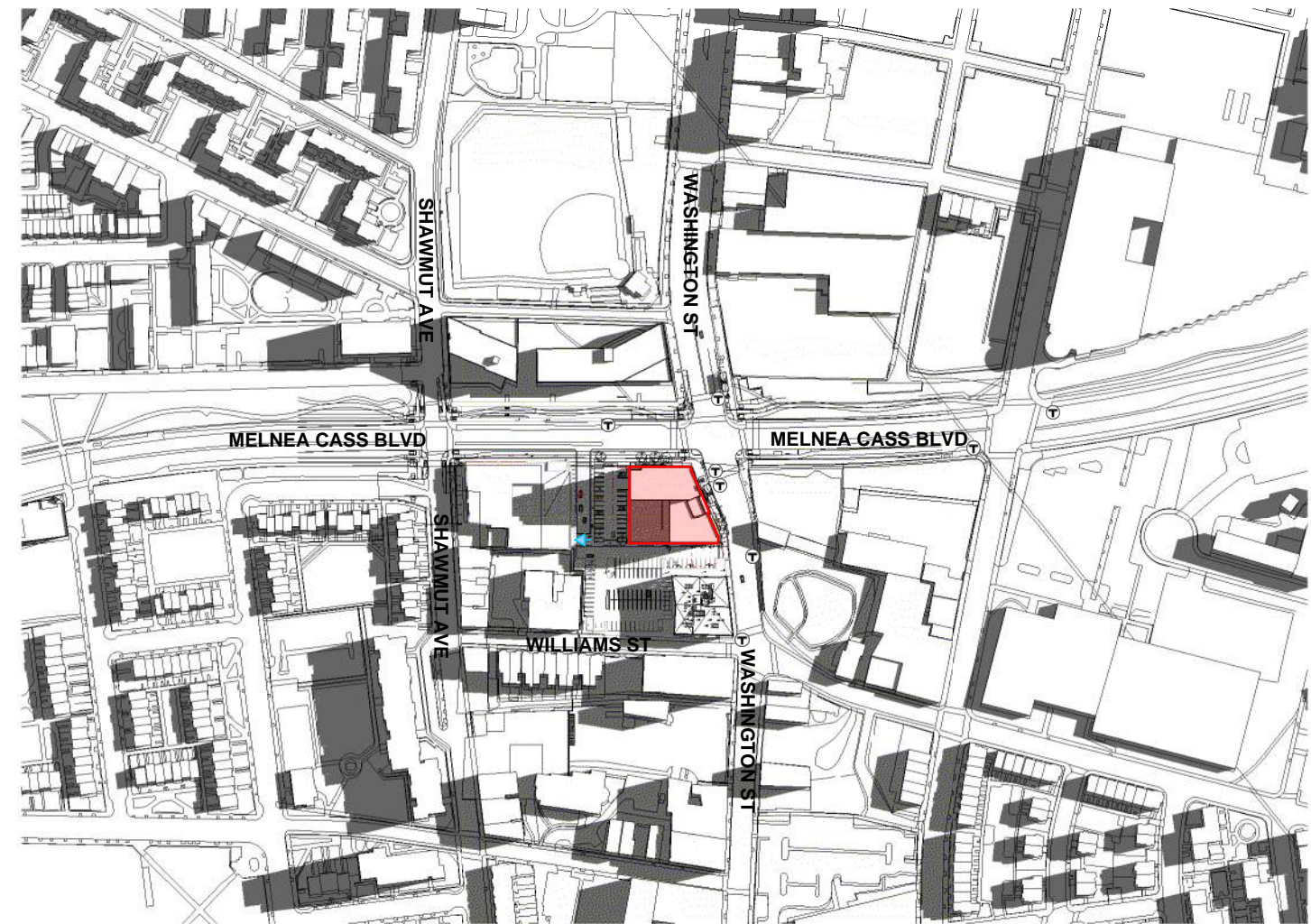
Azimuth: 115.36 °      Altitude: 26.01 °



SEPTEMBER 21 - 9AM    EXISTING CONDITIONS



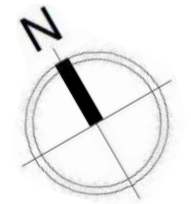
- Proposed Building Location
- Tropical Foods Entrance
- MBTA Transit Location






SEPTEMBER 21 - 9AM    PROPOSED PROJECT

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

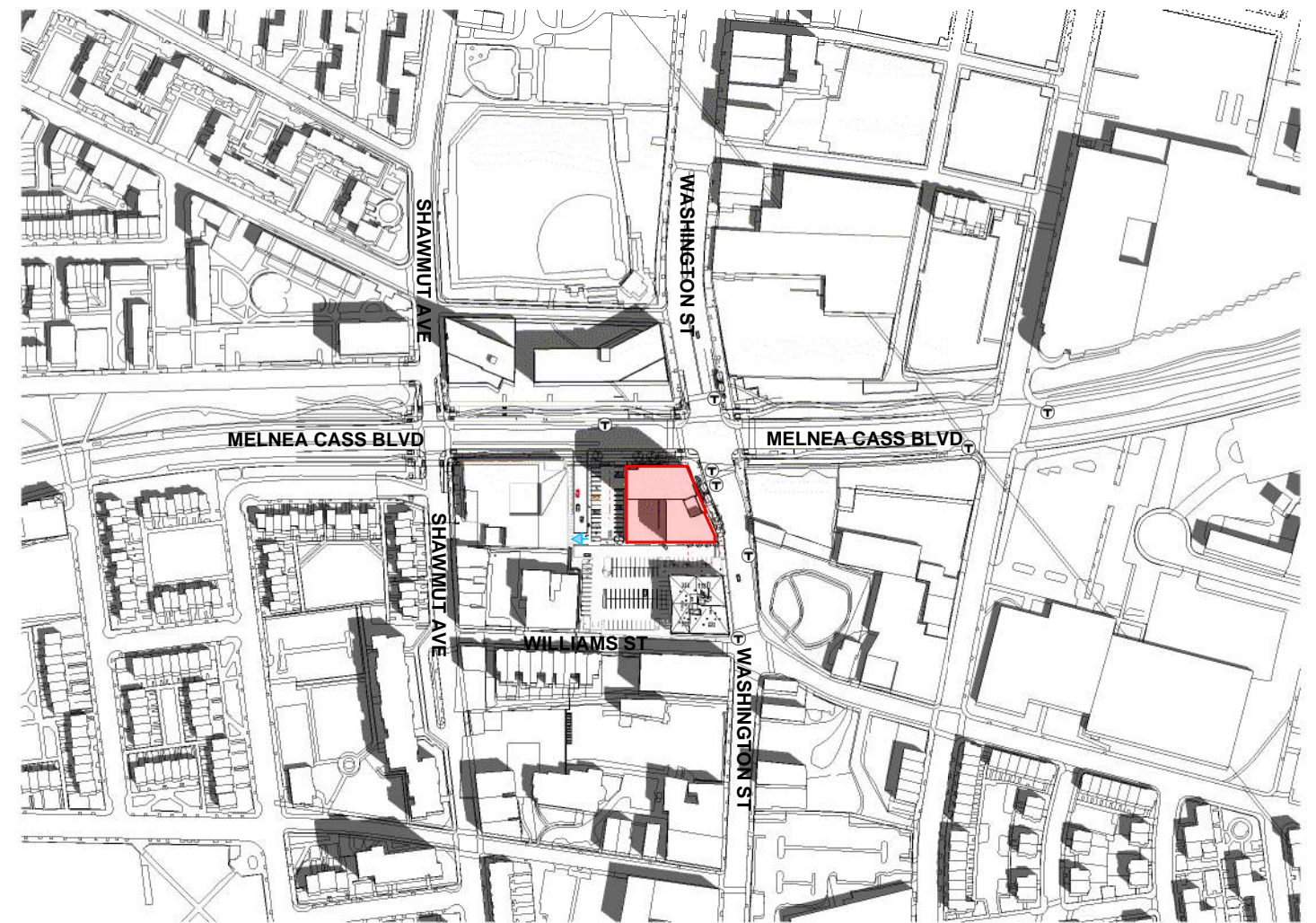
Azimuth: 166.17 °      Altitude: 47.38 °



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



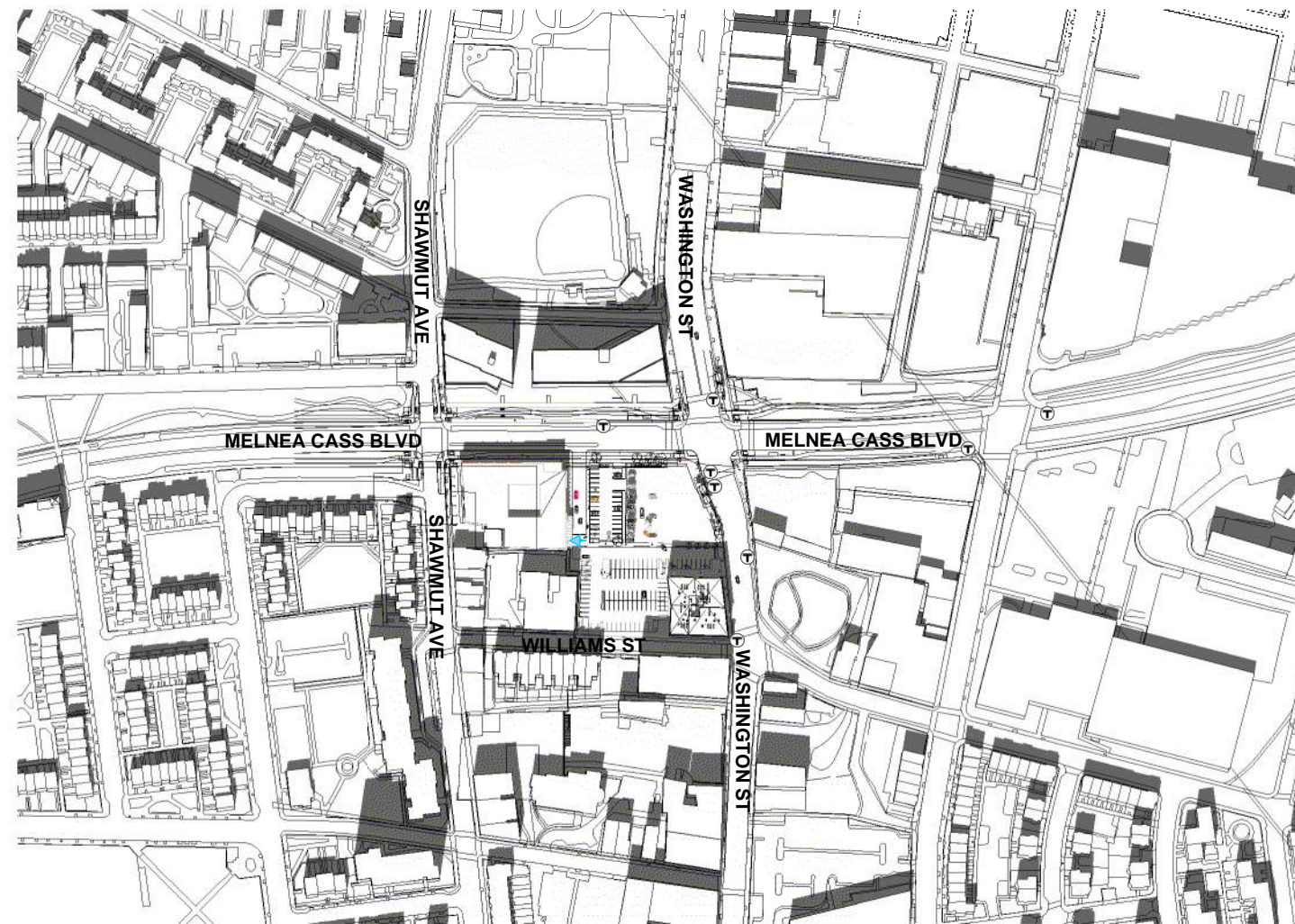
SEPTEMBER 21 - 12PM    EXISTING CONDITIONS



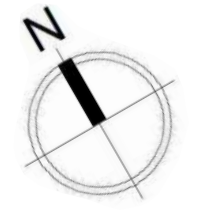
SEPTEMBER 21 - 12PM    PROPOSED PROJECT

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

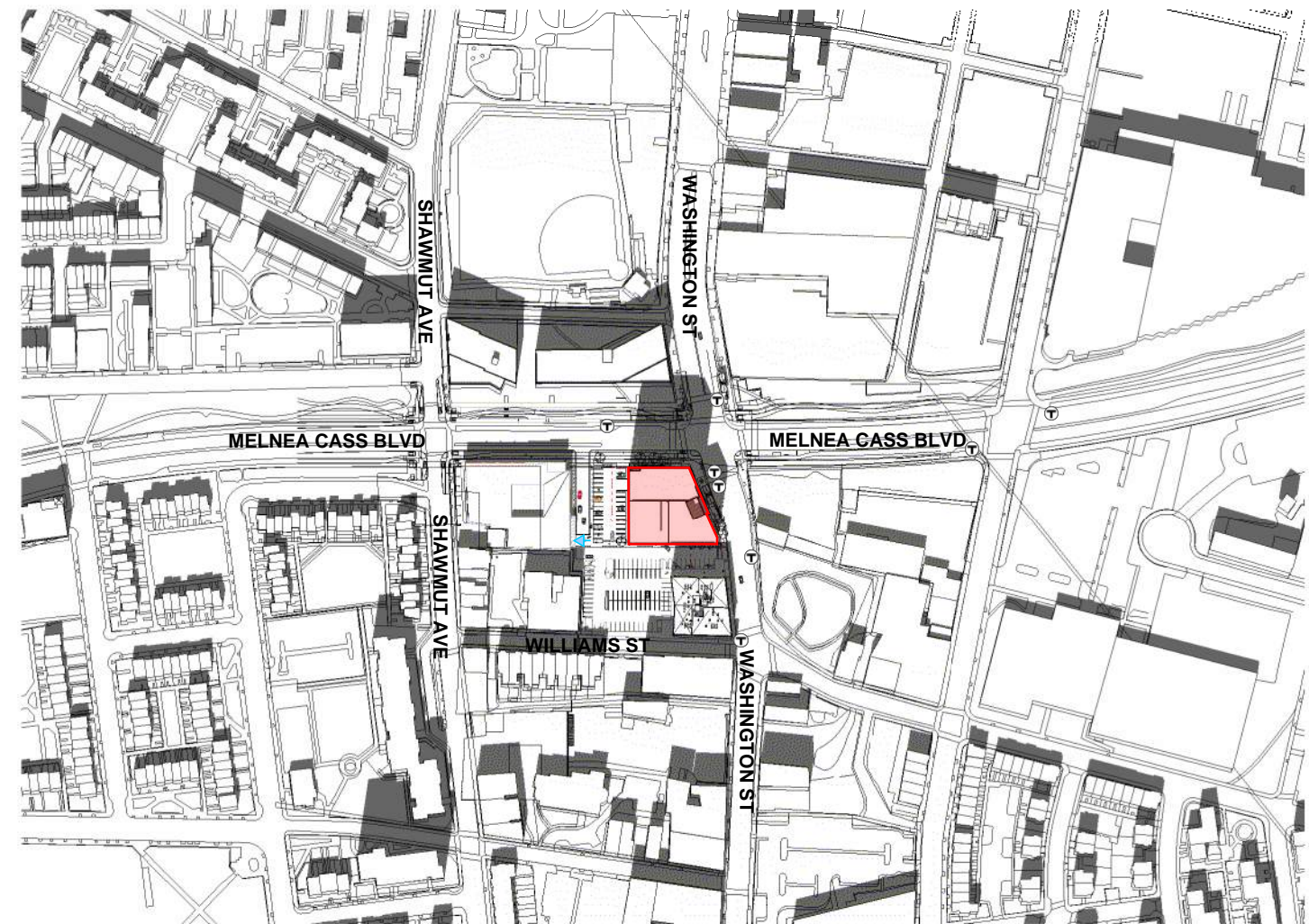
Azimuth: 227.18 °      Altitude: 37.32 °



SEPTEMBER 21 - 3PM    EXISTING CONDITIONS



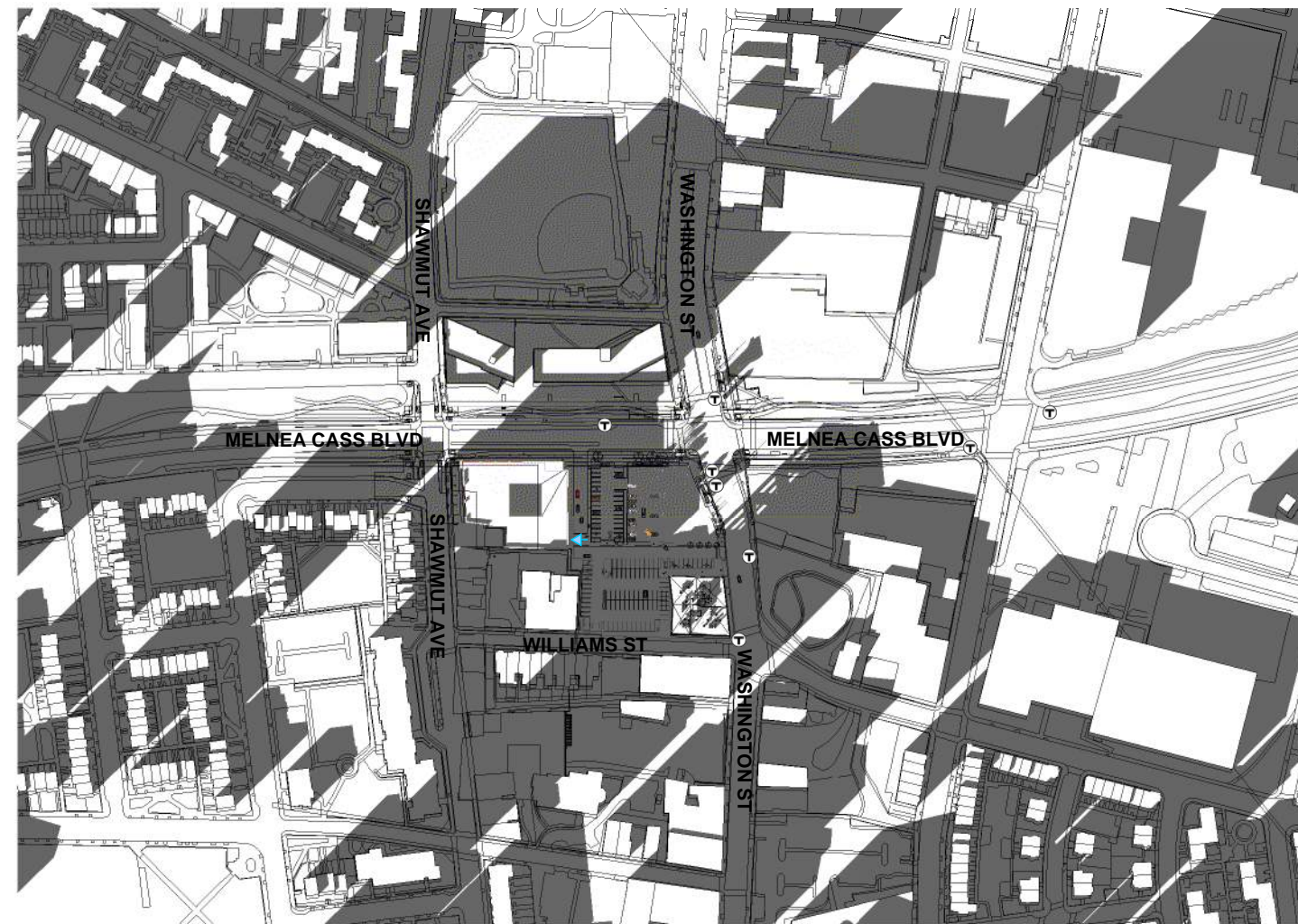
- Proposed Building Location
- Tropical Foods Entrance
- MBTA Transit Location



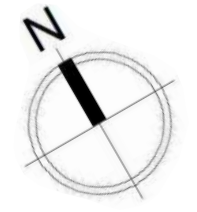
SEPTEMBER 21 - 3PM    PROPOSED PROJECT

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

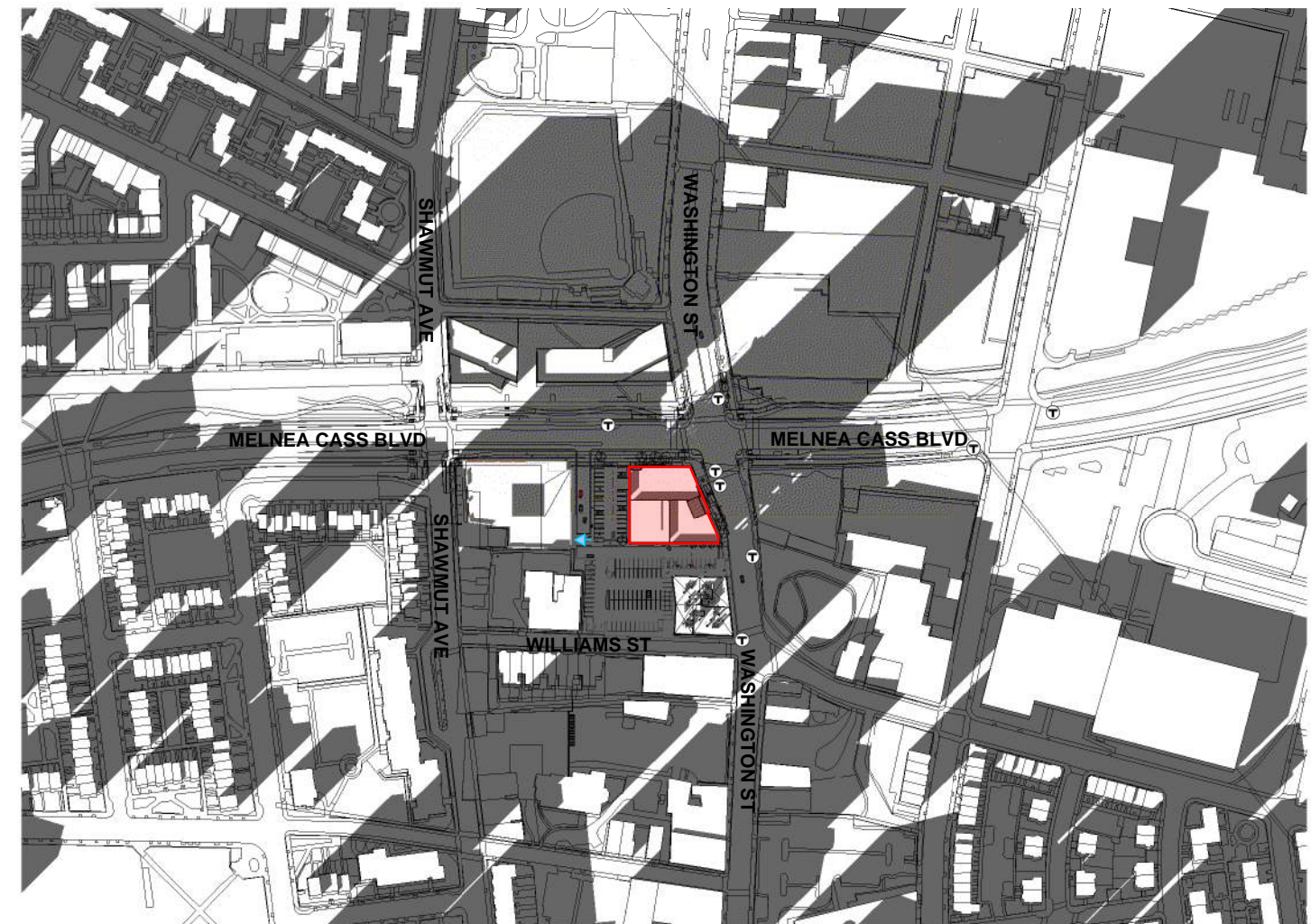
Azimuth: 264.04 °      Altitude: 7.27 °



SEPTEMBER 21 - 6PM    EXISTING CONDITIONS



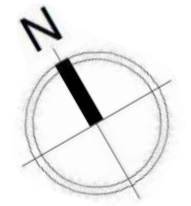
- Proposed Building Location
- Tropical Foods Entrance
- MBTA Transit Location






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



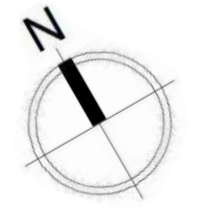
DECEMBER 21 - 9AM    PROPOSED PROJECT

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

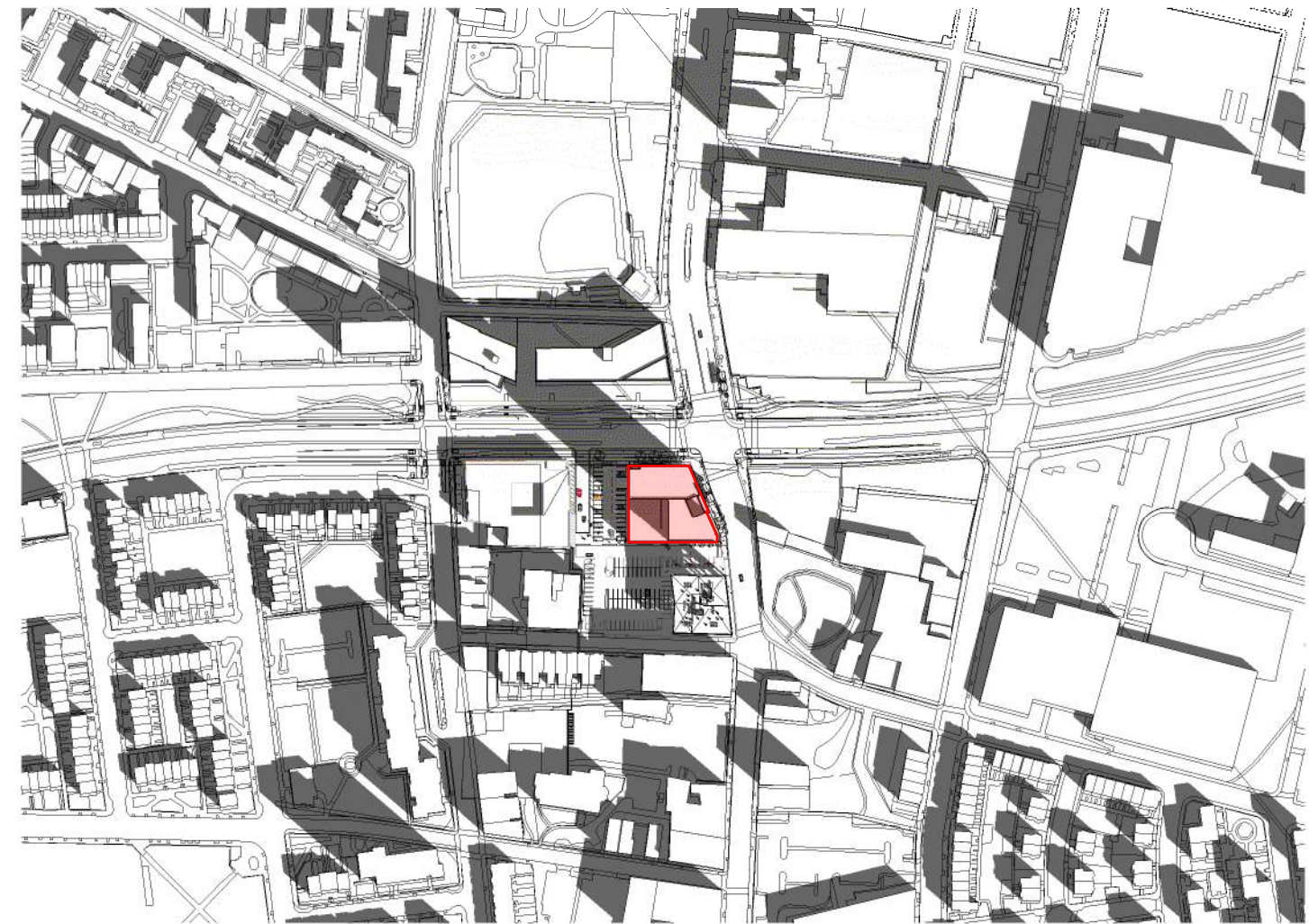
Azimuth: 169.4 °      Altitude: 23.52 °



DECEMBER 21 - 12PM    EXISTING CONDITIONS



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



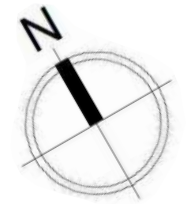
DECEMBER 21 - 12PM    PROPOSED PROJECT

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

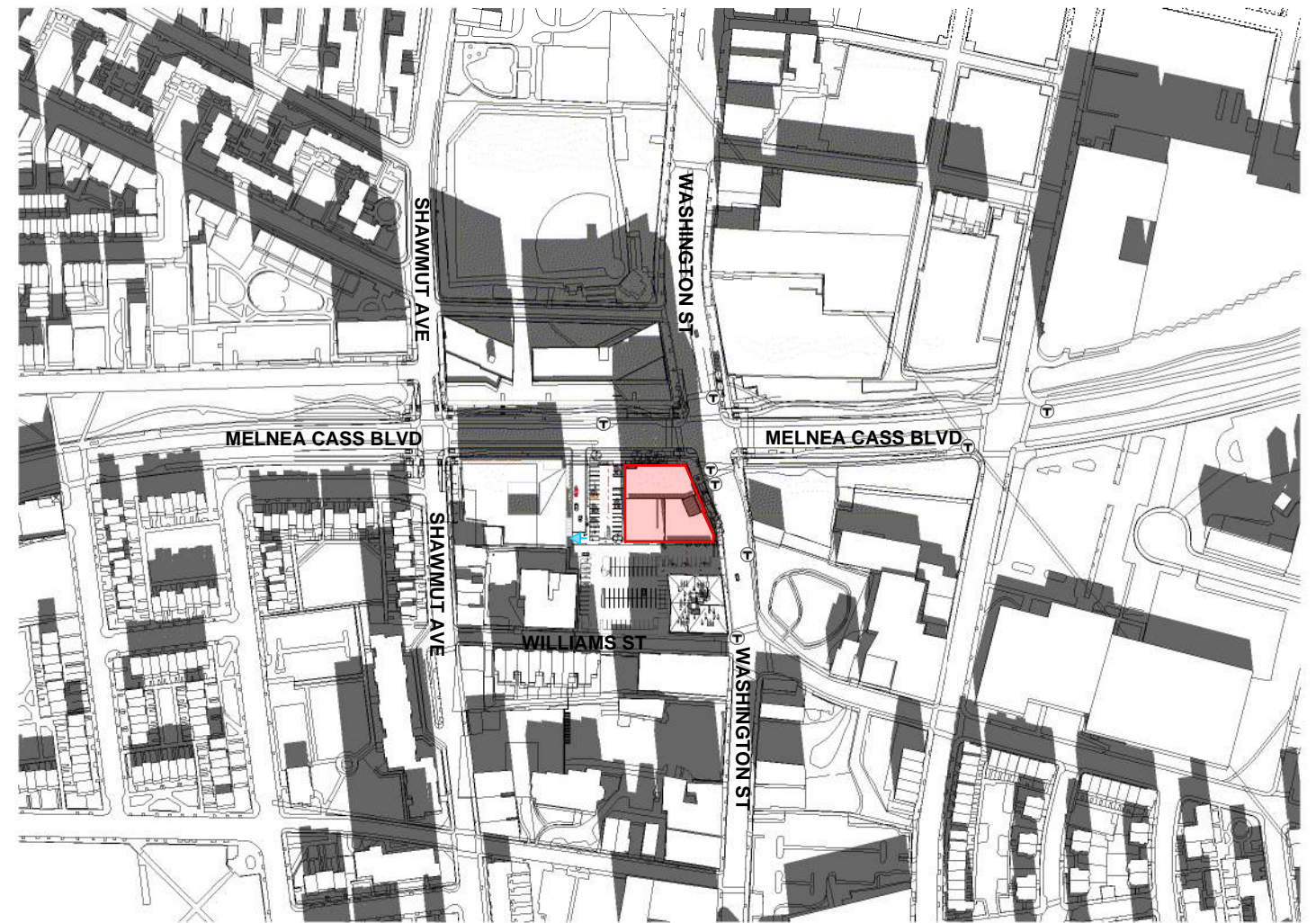
Azimuth: 212.81°      Altitude: 17°



DECEMBER 21 - 3PM    EXISTING CONDITIONS



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



DECEMBER 21 - 3PM    PROPOSED PROJECT