

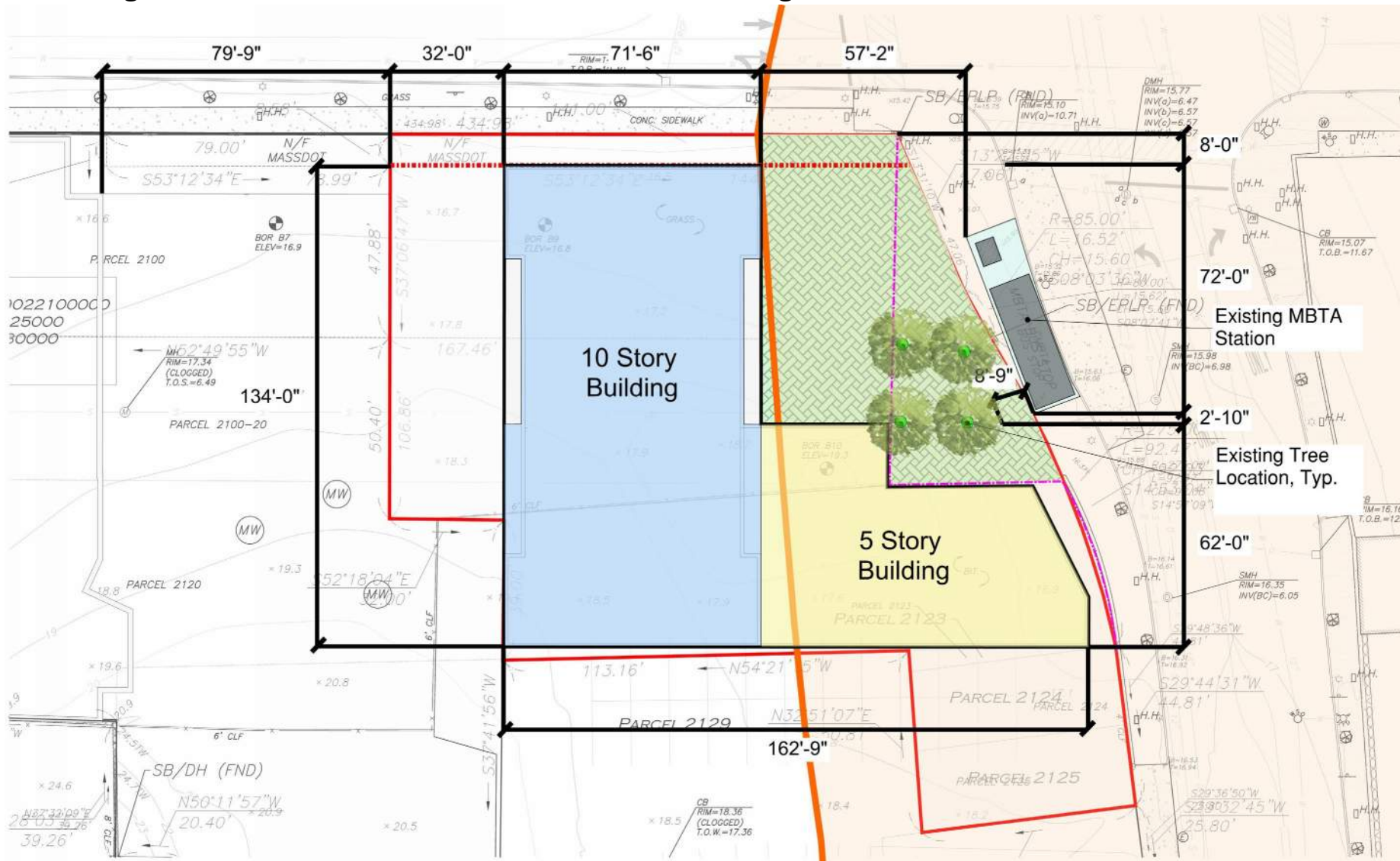


Parcel 10 Redevelopment
2085 Washington Street

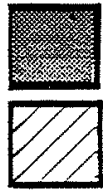
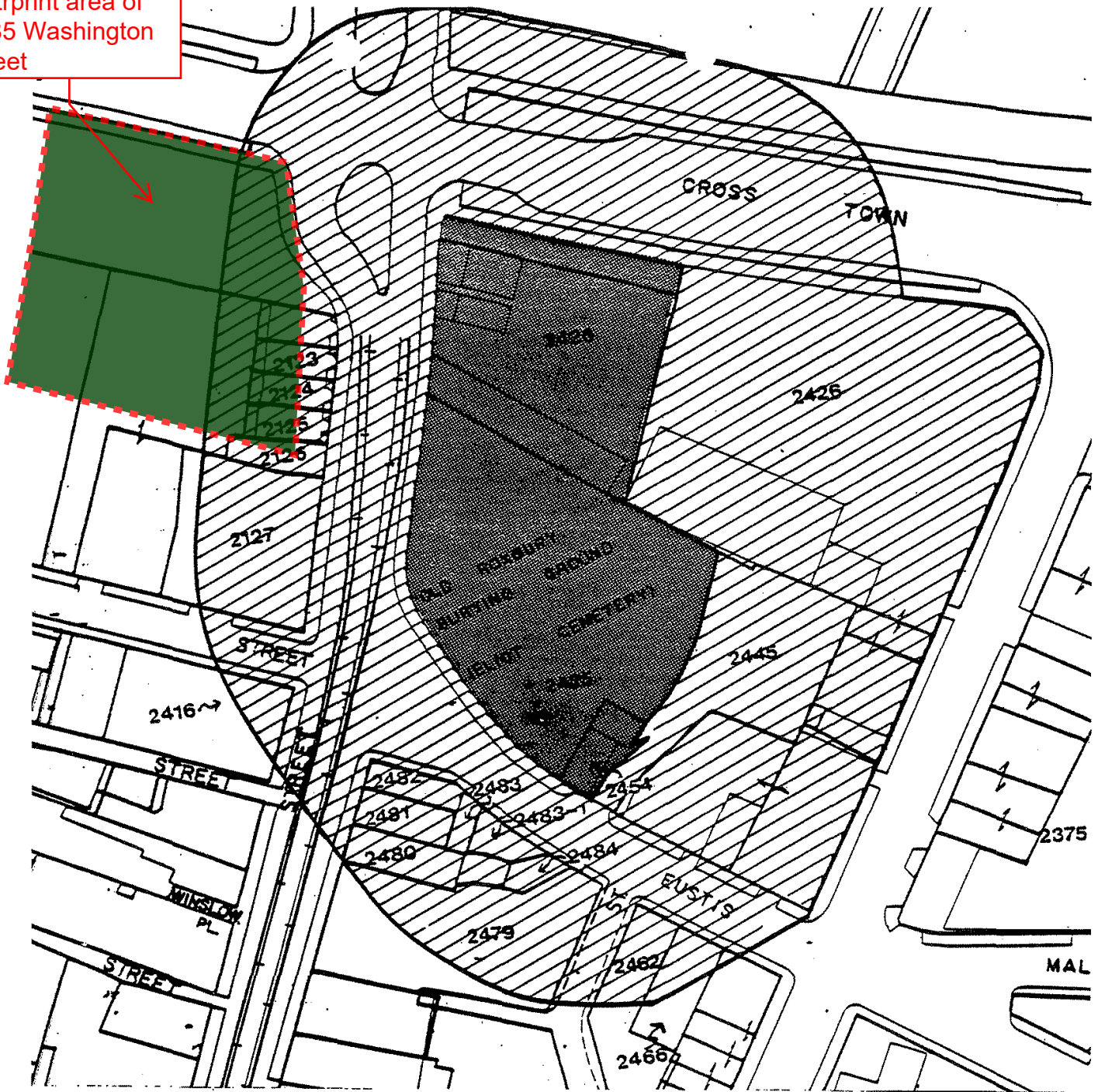
Boston Landmarks Commission
June 28th, 2022



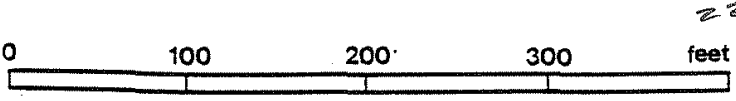
A new gateway plaza at the entry to Nubian Square (expands open space at MBTA bus stop)
 Incorporates the 4 existing mature pear trees in a landscaped plaza with additional trees in the plaza and along Melnea Cass Boulevard & Wash. St.
 Respects the 60-foot height limit of the Eustis St. Landmarks District (see orange zone)



Approximate footprint area of 2085 Washington Street



Eustis Street Architectural Conservation District
 Eustis Street Protection Area



BOSTON REDEVELOPMENT AUT



1. 96 units of mixed-income rental and homeownership housing units (down from 114)
2. A new gateway plaza at the entry to Nubian Square (expands open space at MBTA bus stop)
3. 91 parking spaces preserved for Tropical Foods and 2021 Washington St., per the 2013 agreement
4. Respects the 60-foot height limit of the Eustis St. Landmarks District
5. Incorporates the 4 existing mature pear trees in a landscaped plaza with additional trees in the plaza and along Melnea Cass Boulevard and Washington St.
6. Activates the Washington Street frontage with exhibition and sales space in live/work units for Roxbury artists
7. Activates the Melnea Cass Boulevard with community and resident activity space
8. Places the residential parking below ground, but above the ground water table



Parcel 10 Redevelopment
2085 Washington Street

GROUND LEVEL SITE PLAN



Parcel 10 Redevelopment
2085 Washington Street

SOUTH BUILDING ELEVATION



Parcel 10 Redevelopment
2085 Washington Street

GROUND LEVEL SITE PLAN



Parcel 10 Redevelopment
2085 Washington Street

VIEW FROM MELNEA CASS BLVD



Parcel 10 Redevelopment
2085 Washington Street

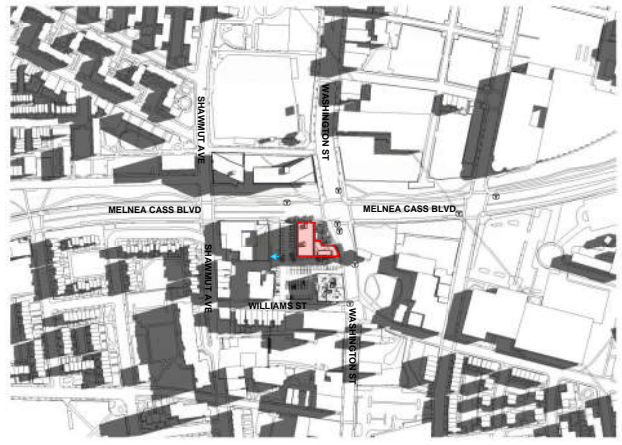
VIEW FROM MELNEA CASS BLVD



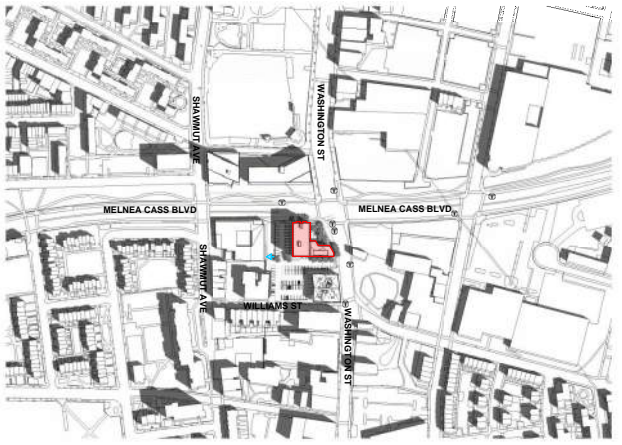
Parcel 10 Redevelopment
2085 Washington Street

VIEW FROM WASHINGTON ST

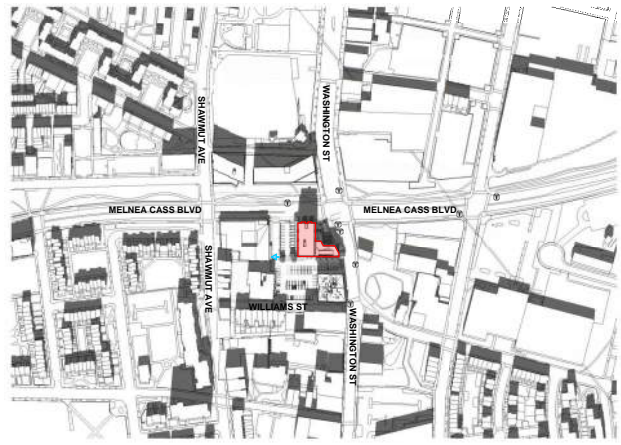
SPRING



MARCH 21 - 9 AM



MARCH 21 - 12 PM

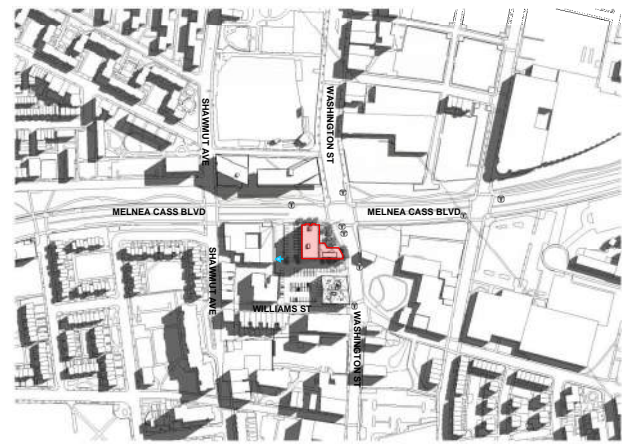


MARCH 21 - 3 PM

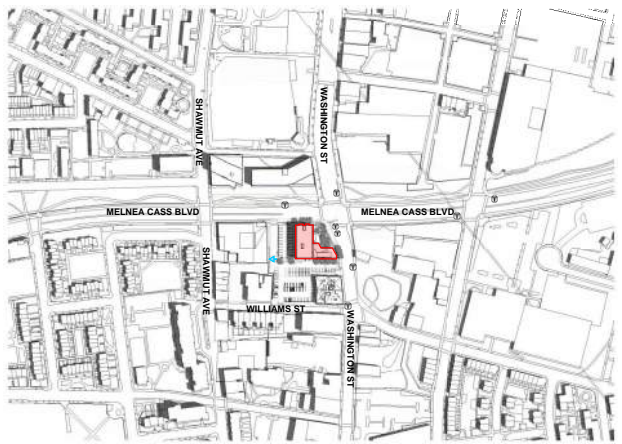


MARCH 21 - 6 PM

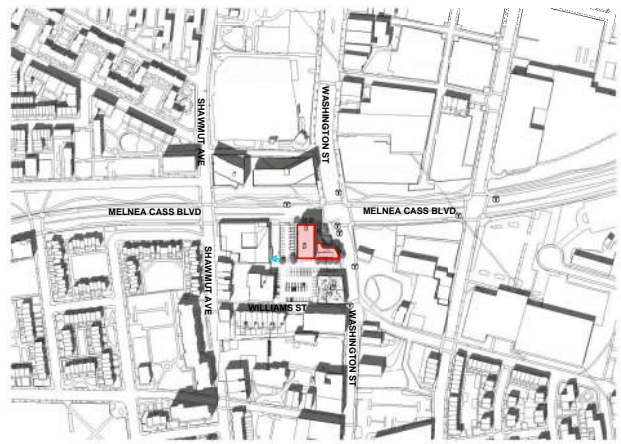
SUMMER



JUNE 21 - 9 AM



JUNE 21 - 12 PM

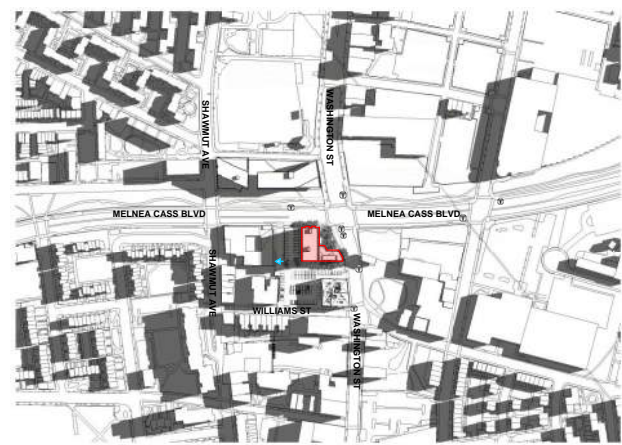


JUNE 21 - 3 PM

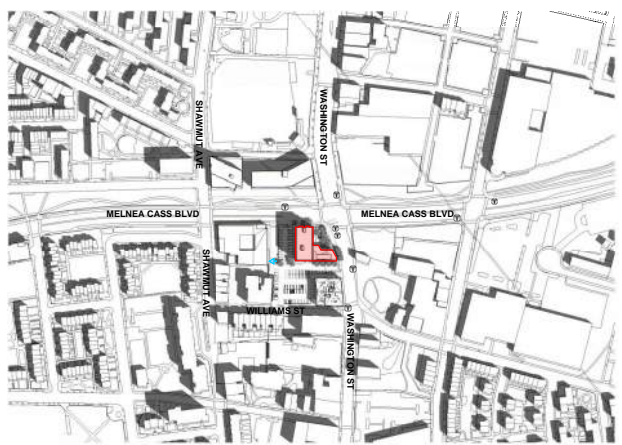


JUNE 21 - 6 PM

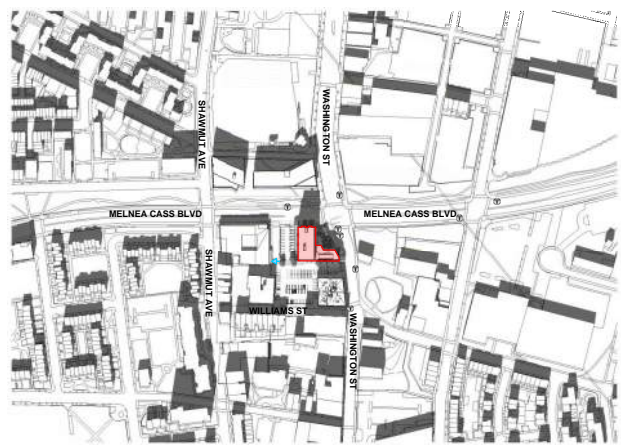
FALL



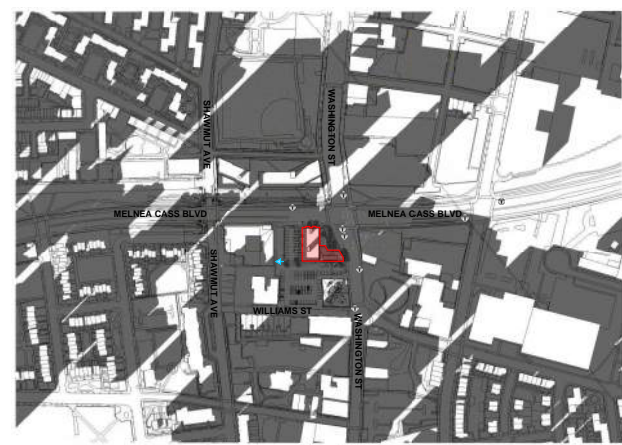
SEPTEMBER 21 - 9 AM



SEPTEMBER 21 - 12 PM

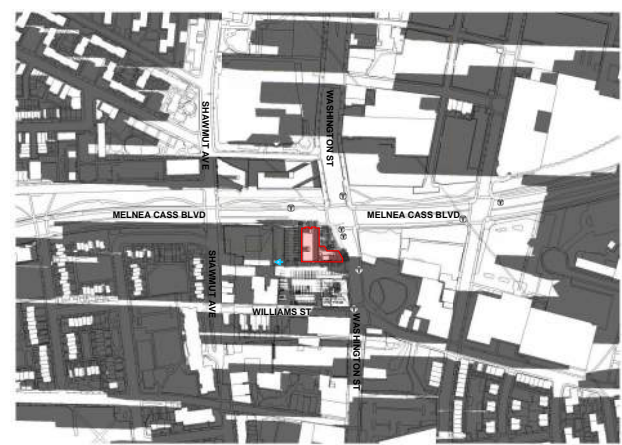


SEPTEMBER 21 - 3 PM

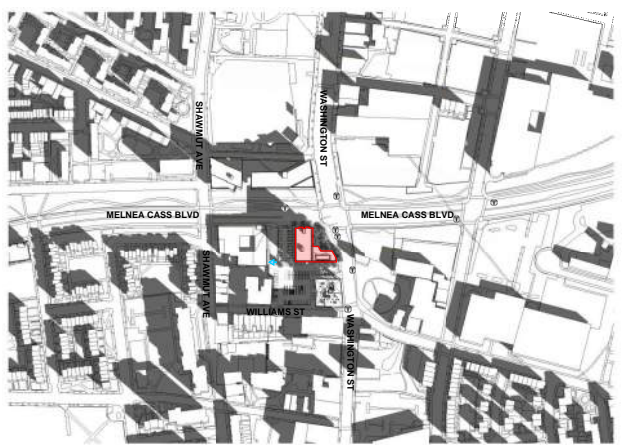


SEPTEMBER 21 - 6 PM

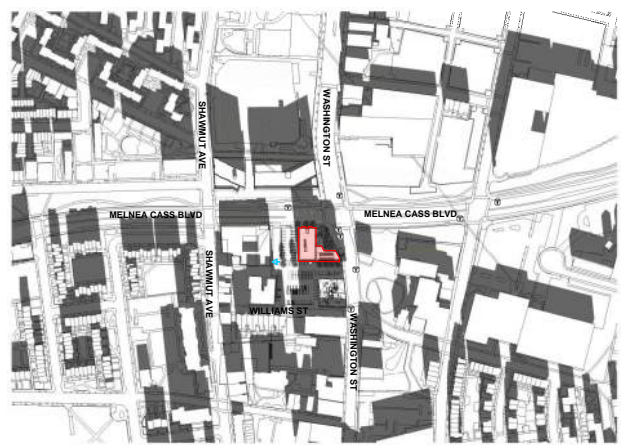
WINTER



DECEMBER 21 - 9 AM



DECEMBER 21 - 12 PM



DECEMBER 21 - 3 PM

COMPILED SHADOW STUDY

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

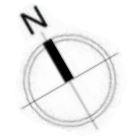
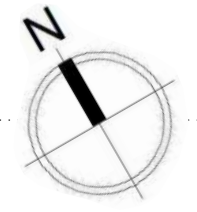


Figure 4.1-1. March 21 Shadows - 9:00 AM

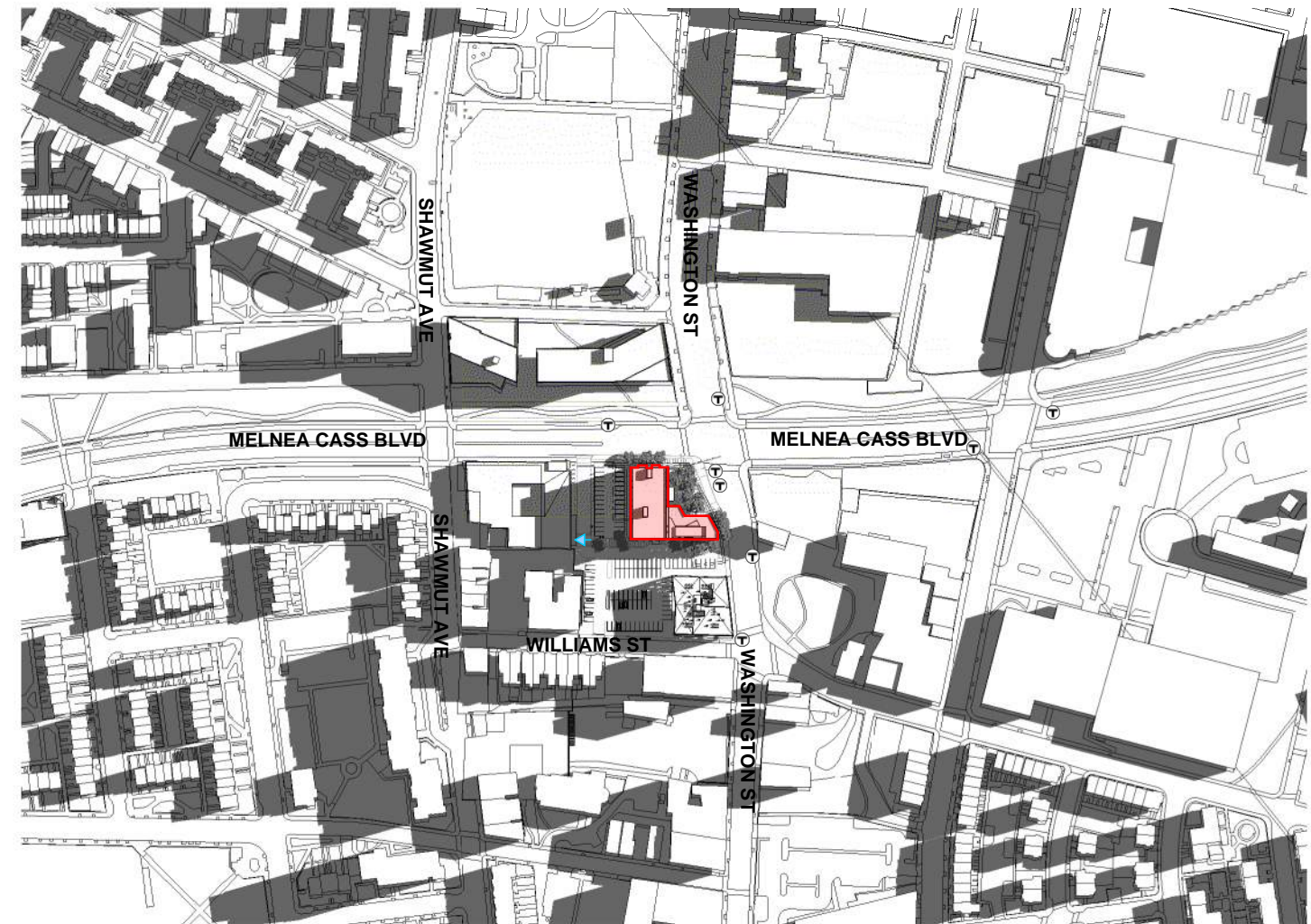
Azimuth: 112.7 ° Altitude: 23.45 °



MARCH 21 - 9AM EXISTING CONDITIONS



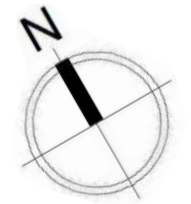
- Proposed Building Location
- Tropical Foods Entrance
- MBTA Transit Location






MARCH 21 - 9AM PROPOSED PROJECT

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

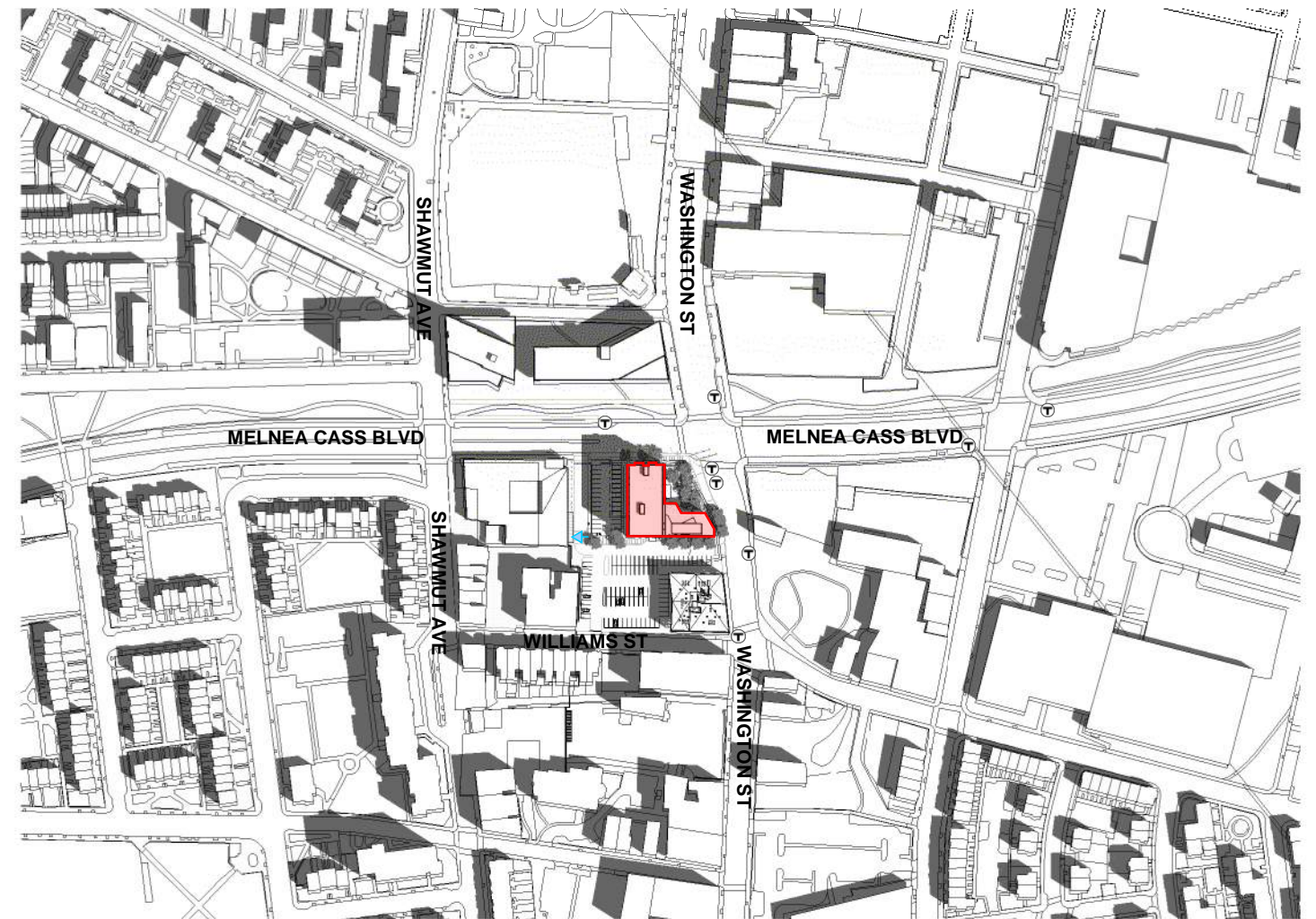
Azimuth: 161.18 ° Altitude: 46.49 °



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



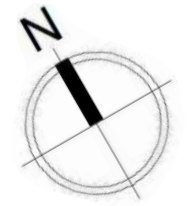
MARCH 21 - 12PM EXISTING CONDITIONS






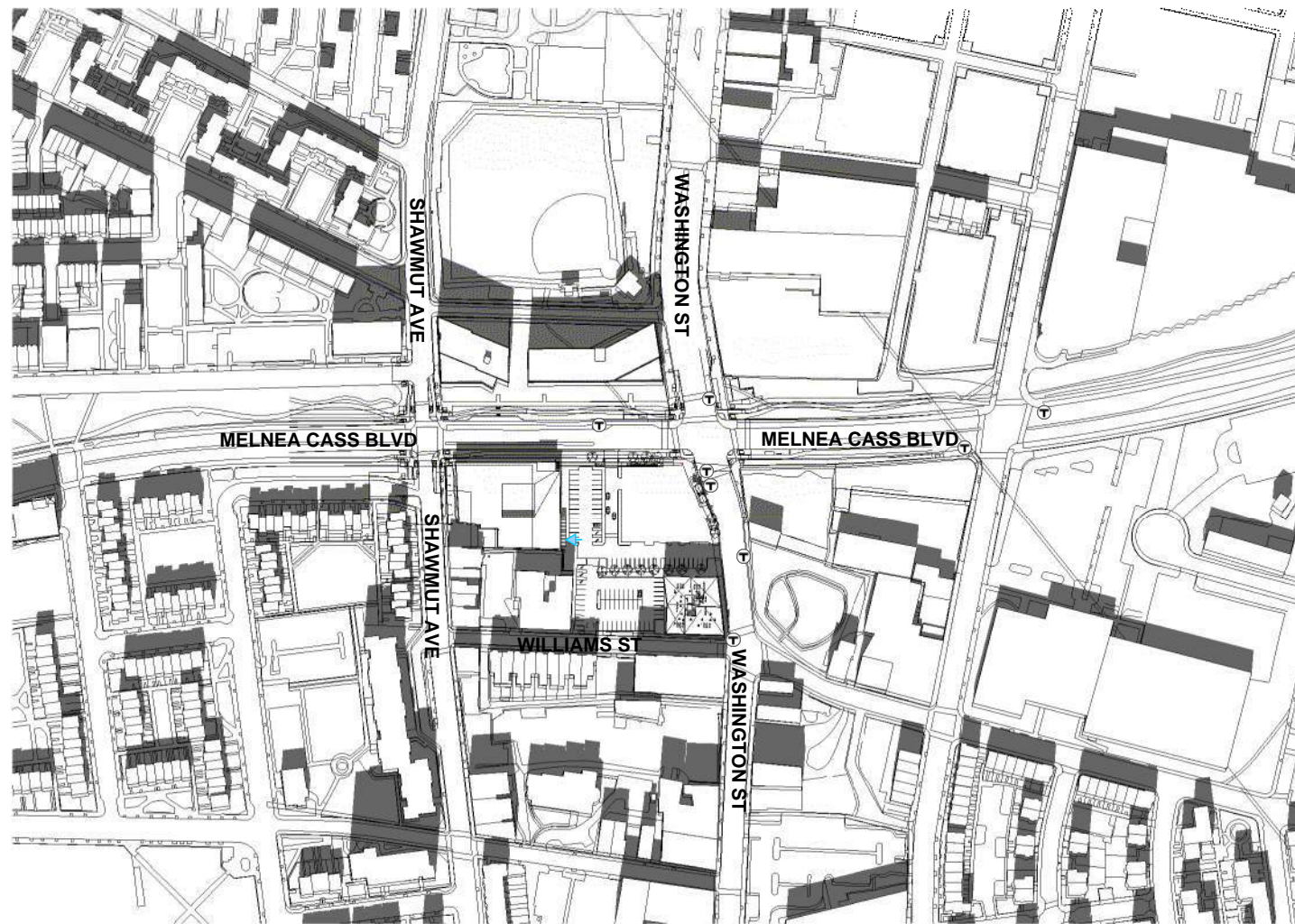
MARCH 21 - 12PM PROPOSED PROJECT

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

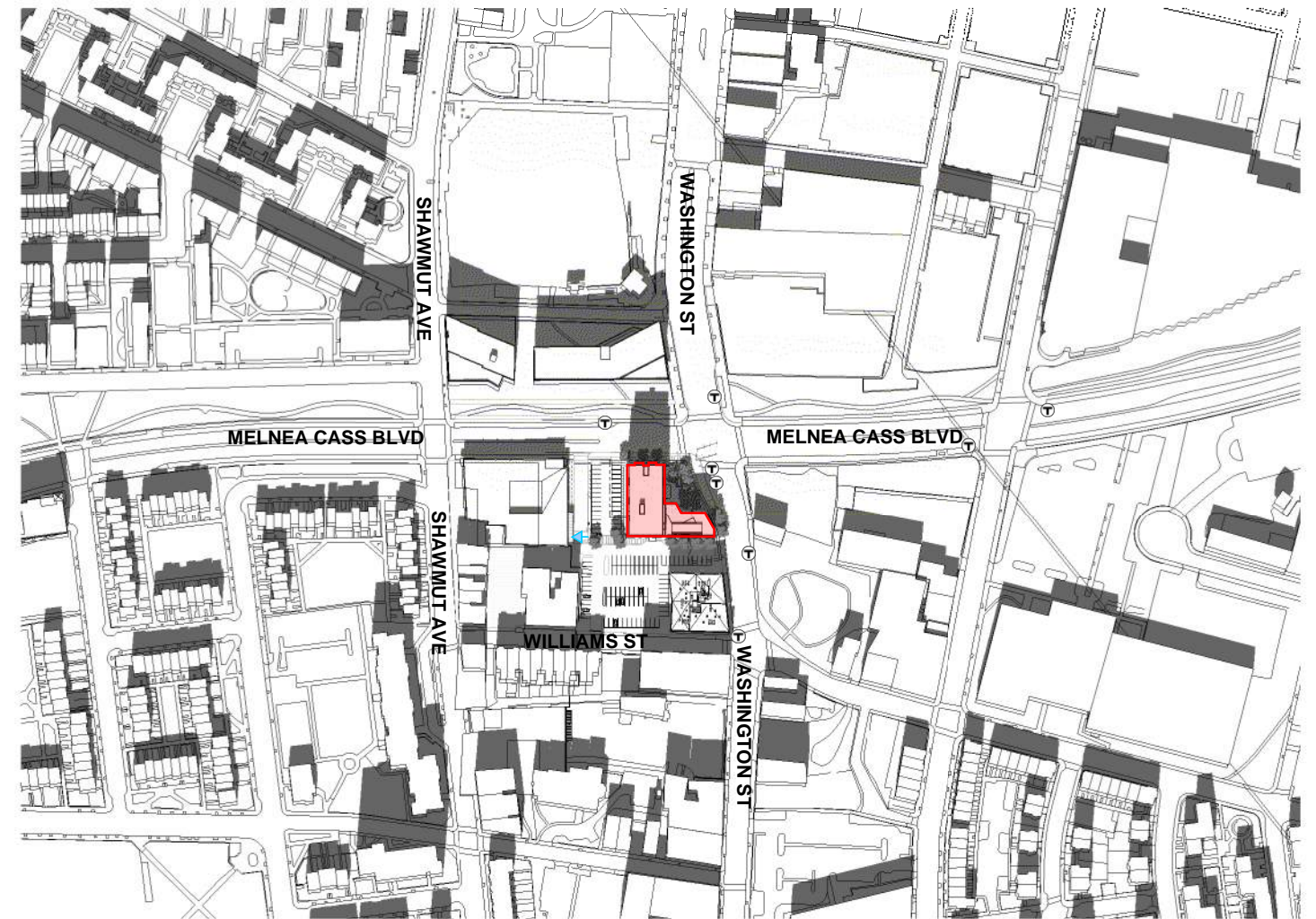
Azimuth: 223.33 ° Altitude: 39.11 °



-  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

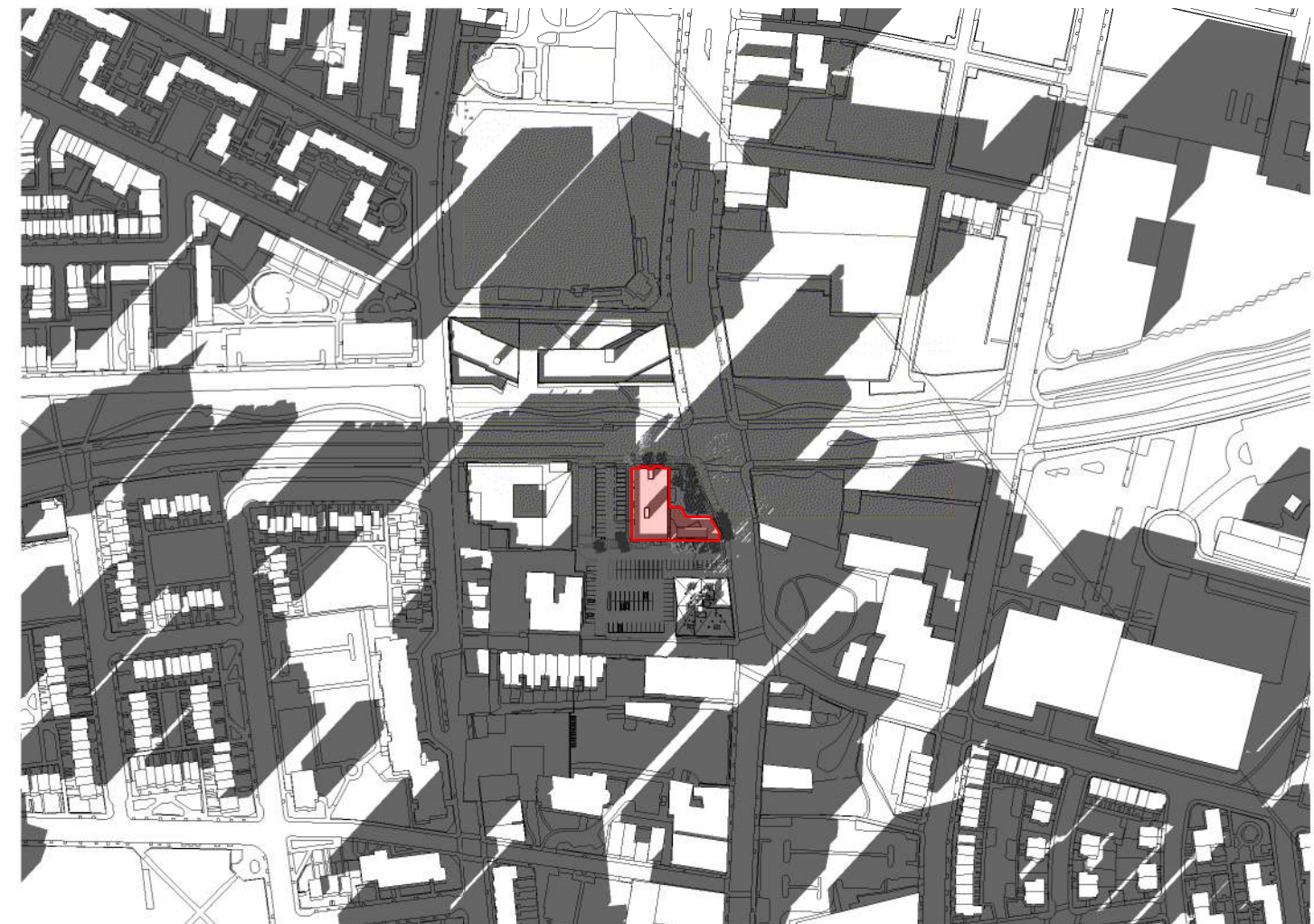
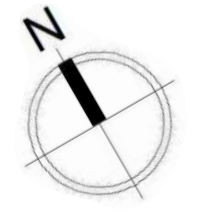
Azimuth: 261.65 ° Altitude: 9.85 °



MARCH 21 - 6PM EXISTING CONDITIONS

Proposed Building Location

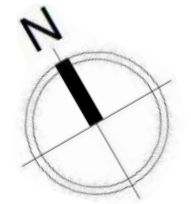
Tropical Foods Entrance
MBTA Transit Location






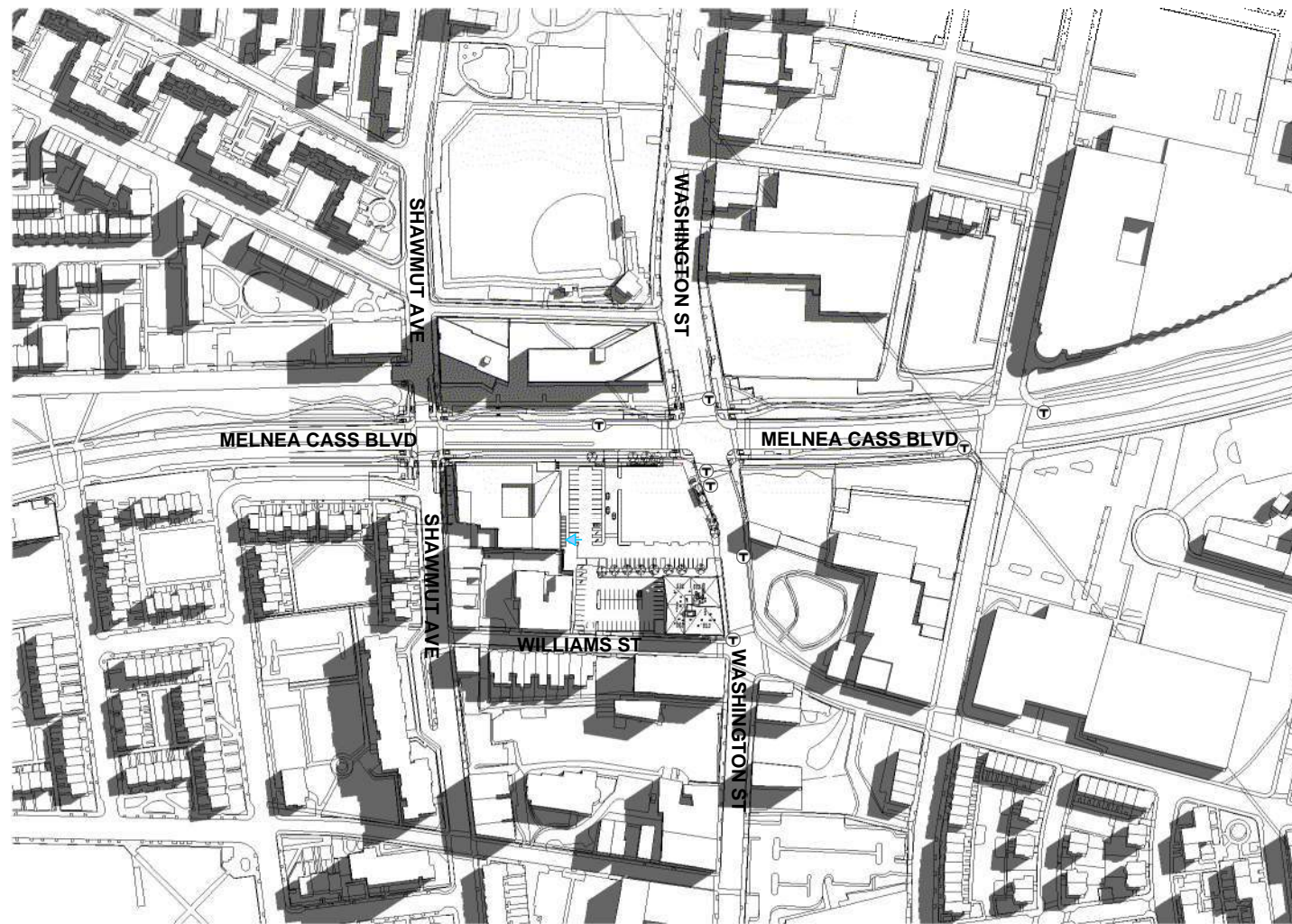
MARCH 21 - 6PM PROPOSED PROJECT

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

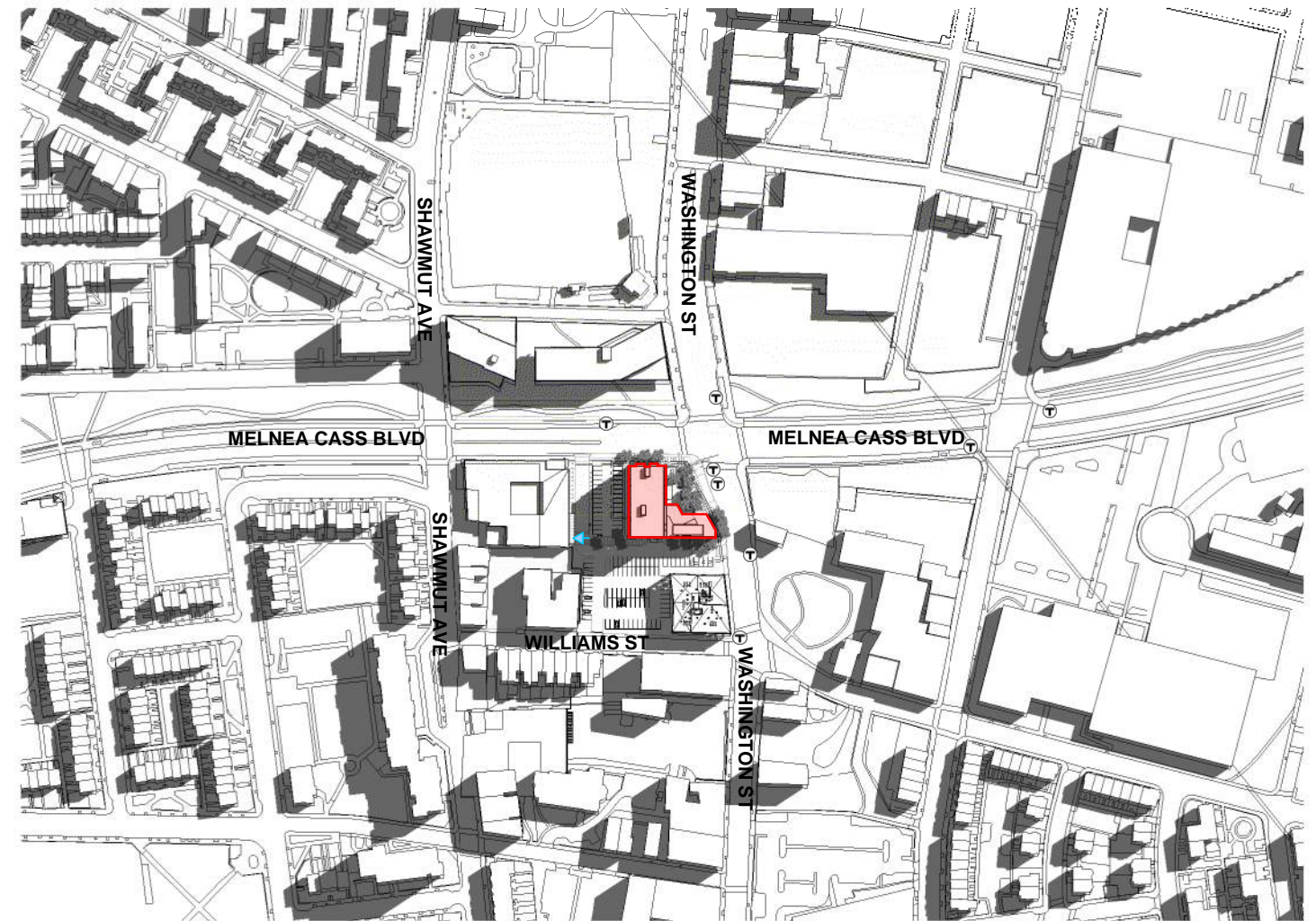
Azimuth: 95.53 ° Altitude: 39.97 °



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



JUNE 21 - 9AM EXISTING CONDITIONS



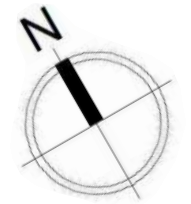
JUNE 21 - 9AM PROPOSED PROJECT

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

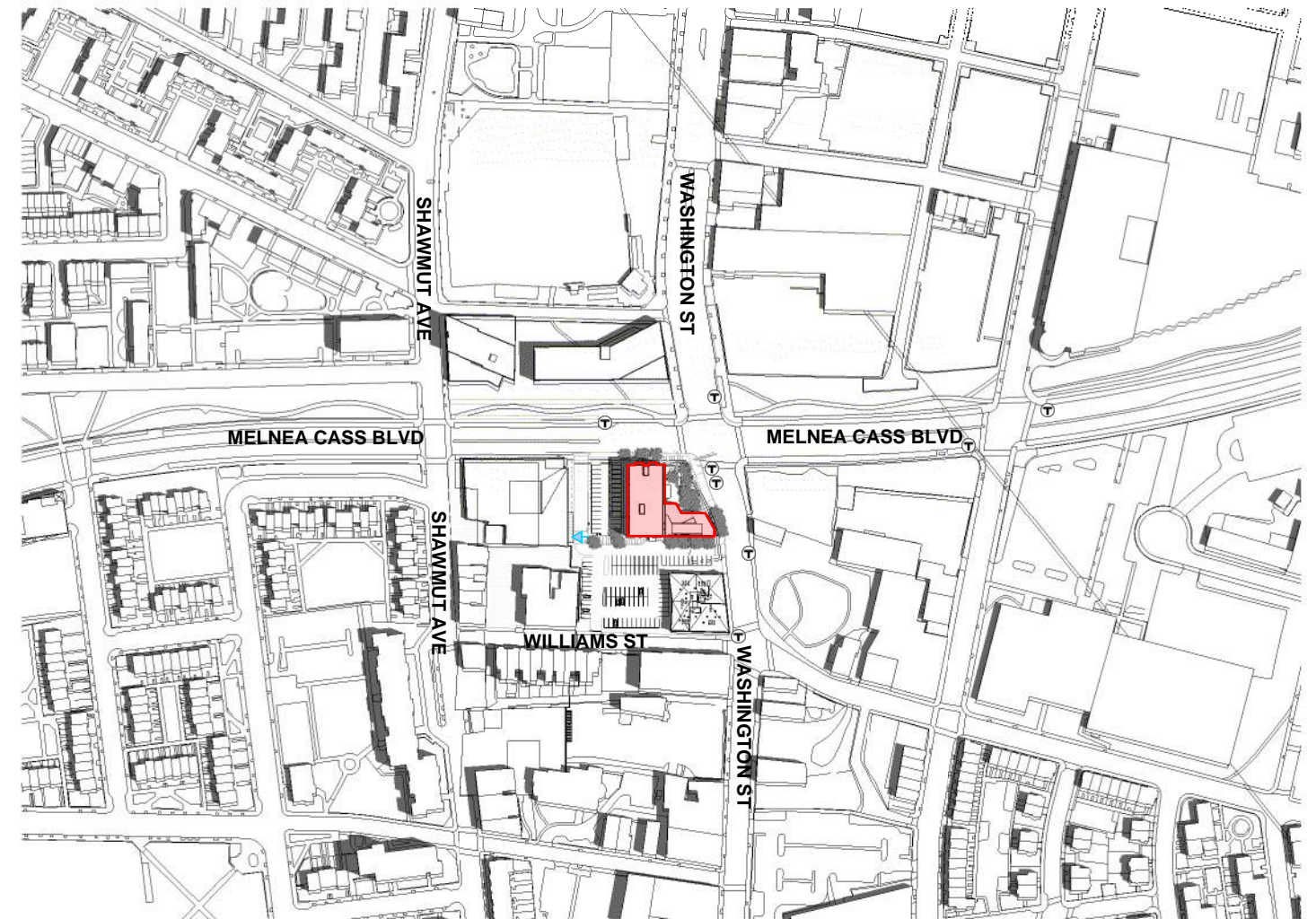
Azimuth: 149.58 ° Altitude: 68.81 °



JUNE 21 - 12PM EXISTING CONDITIONS



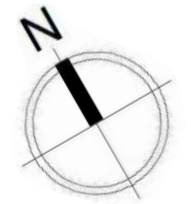
- Proposed Building Location
- Tropical Foods Entrance
- MBTA Transit Location






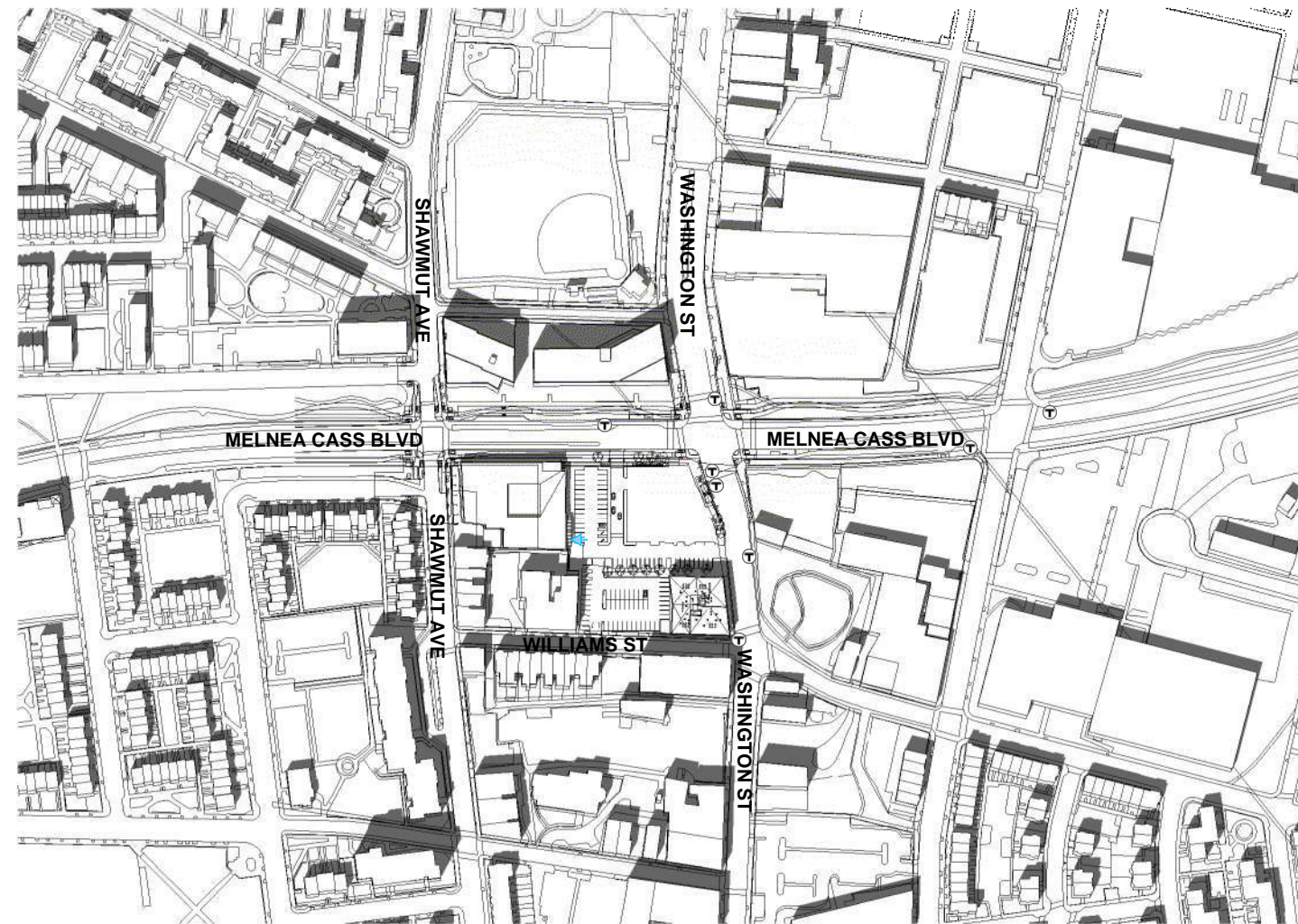
JUNE 21 - 12PM PROPOSED PROJECT

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

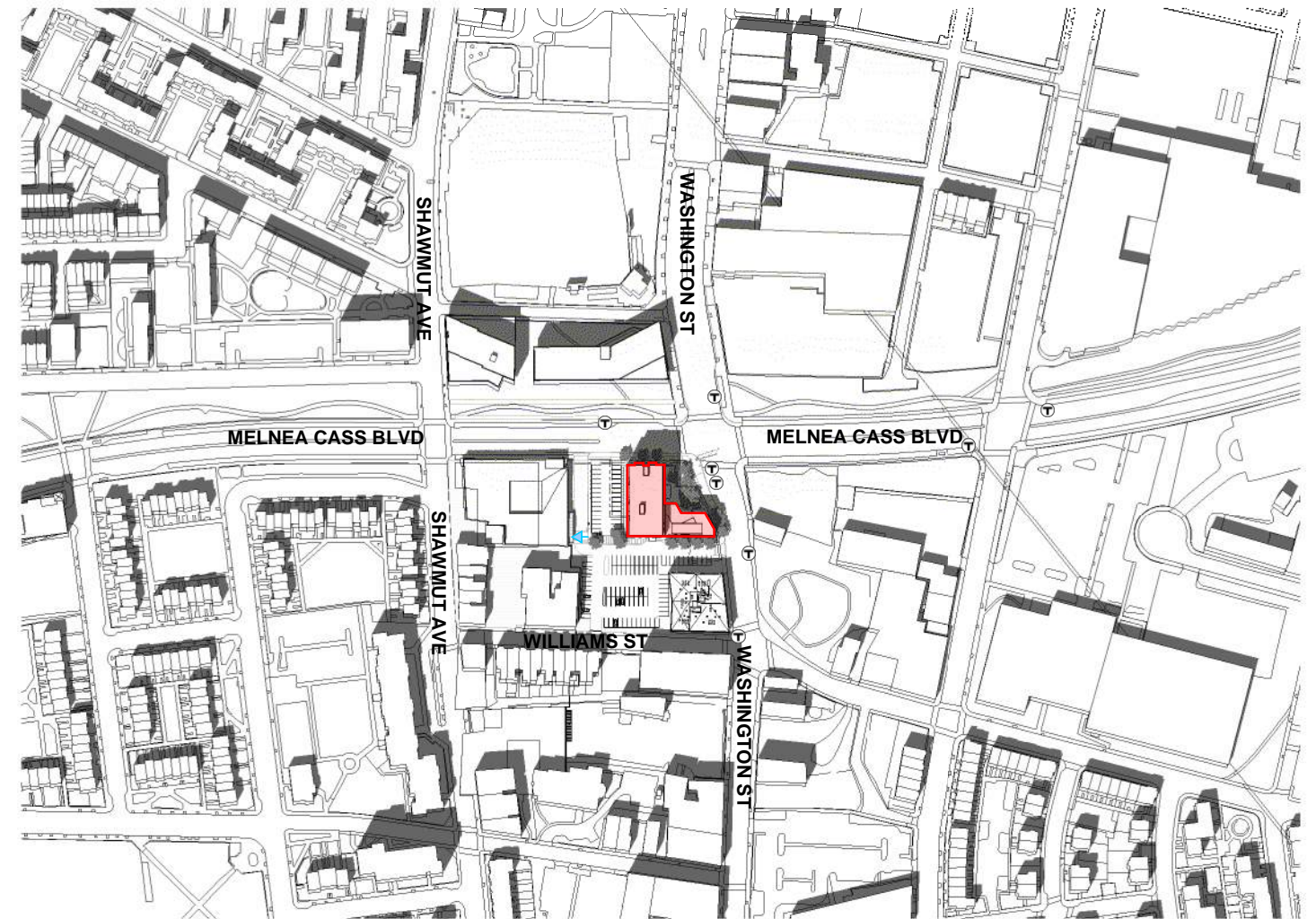
Azimuth: 246.36 ° Altitude: 56.46 °



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



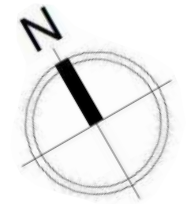
JUNE 21 - 3PM EXISTING CONDITIONS






JUNE 21 - 3PM PROPOSED PROJECT

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

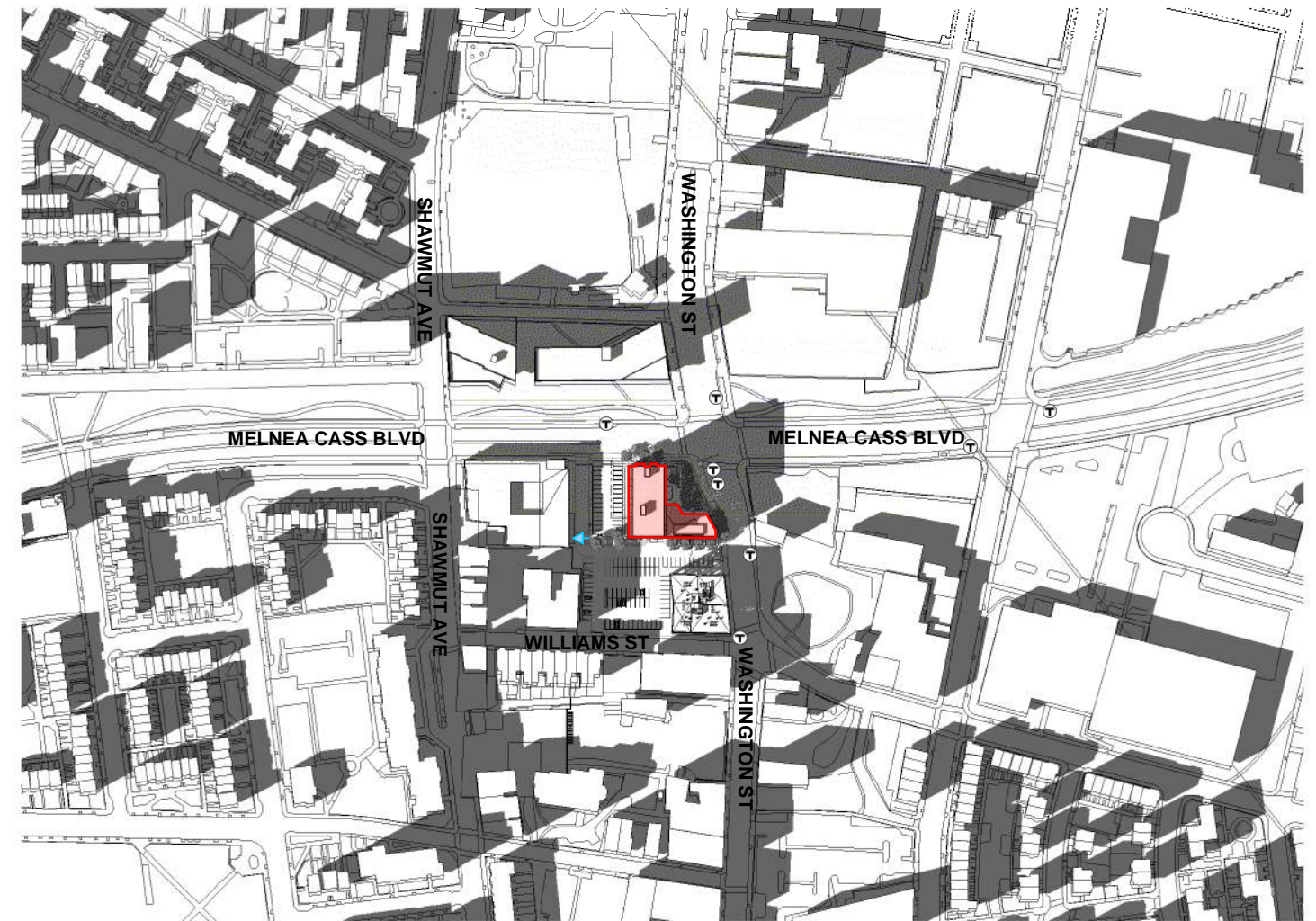
Azimuth: 280.73 ° Altitude: 23.82 °



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



JUNE 21 - 6PM EXISTING CONDITIONS



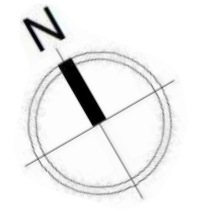
JUNE 21 - 6PM PROPOSED PROJECT

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

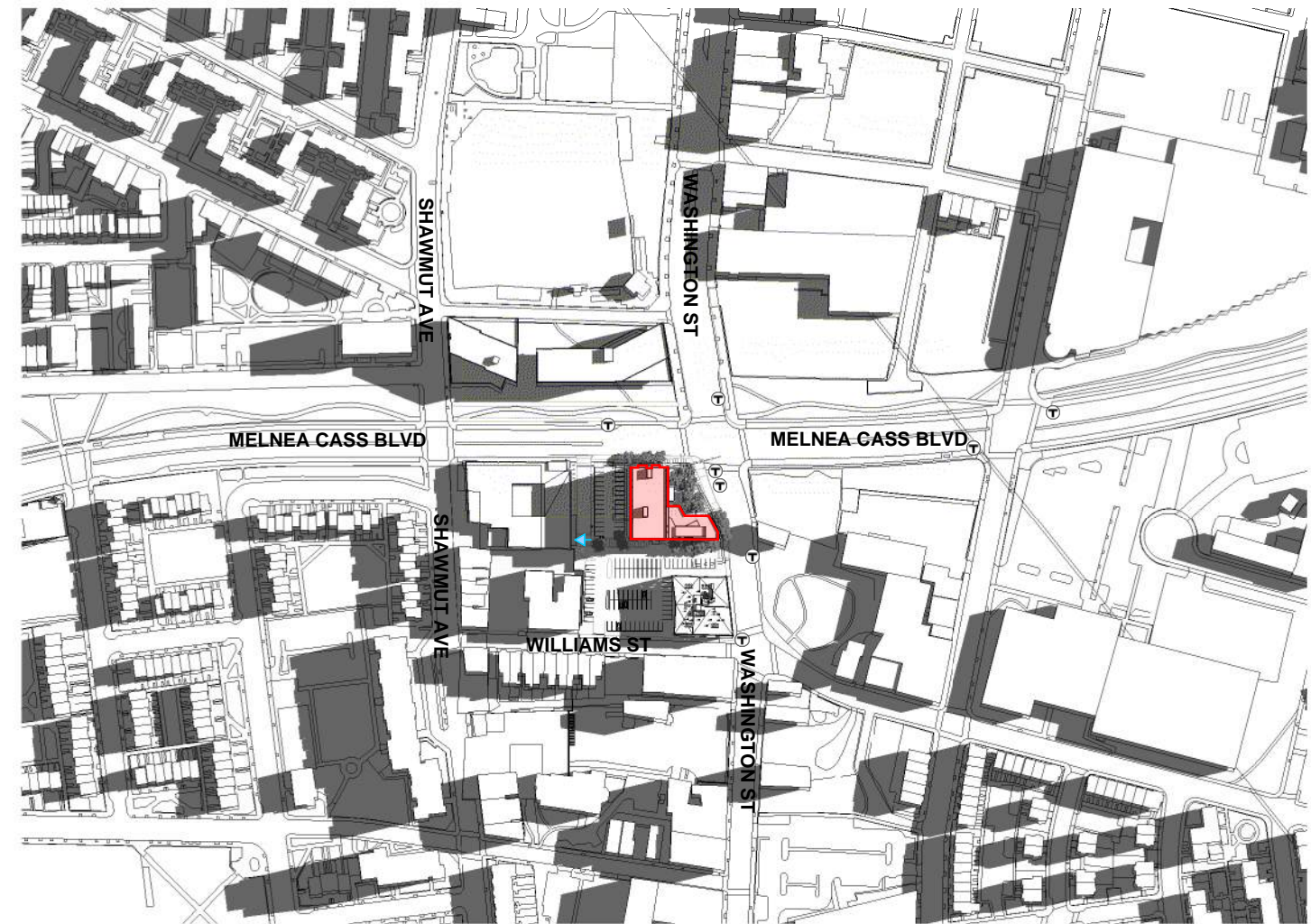
Azimuth: 115.36 ° Altitude: 26.01 °



SEPTEMBER 21 - 9AM EXISTING CONDITIONS



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



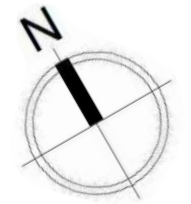
SEPTEMBER 21 - 9AM PROPOSED PROJECT

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

Azimuth: 166.17 ° Altitude: 47.38 °

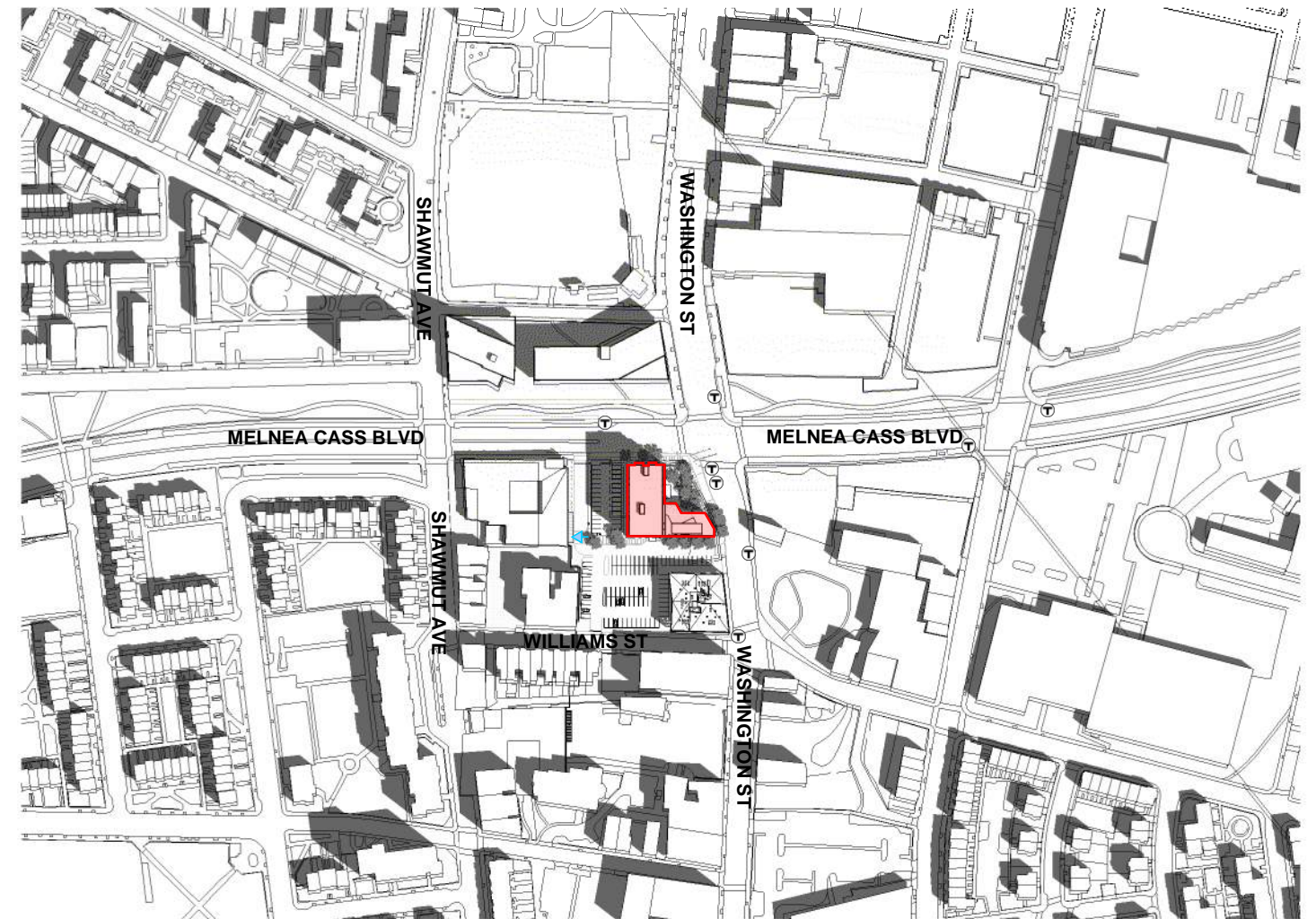


SEPTEMBER 21 - 12PM EXISTING CONDITIONS



Proposed Building Location

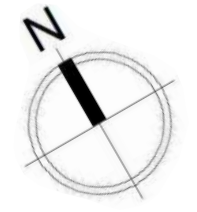
Tropical Foods Entrance
MBTA Transit Location




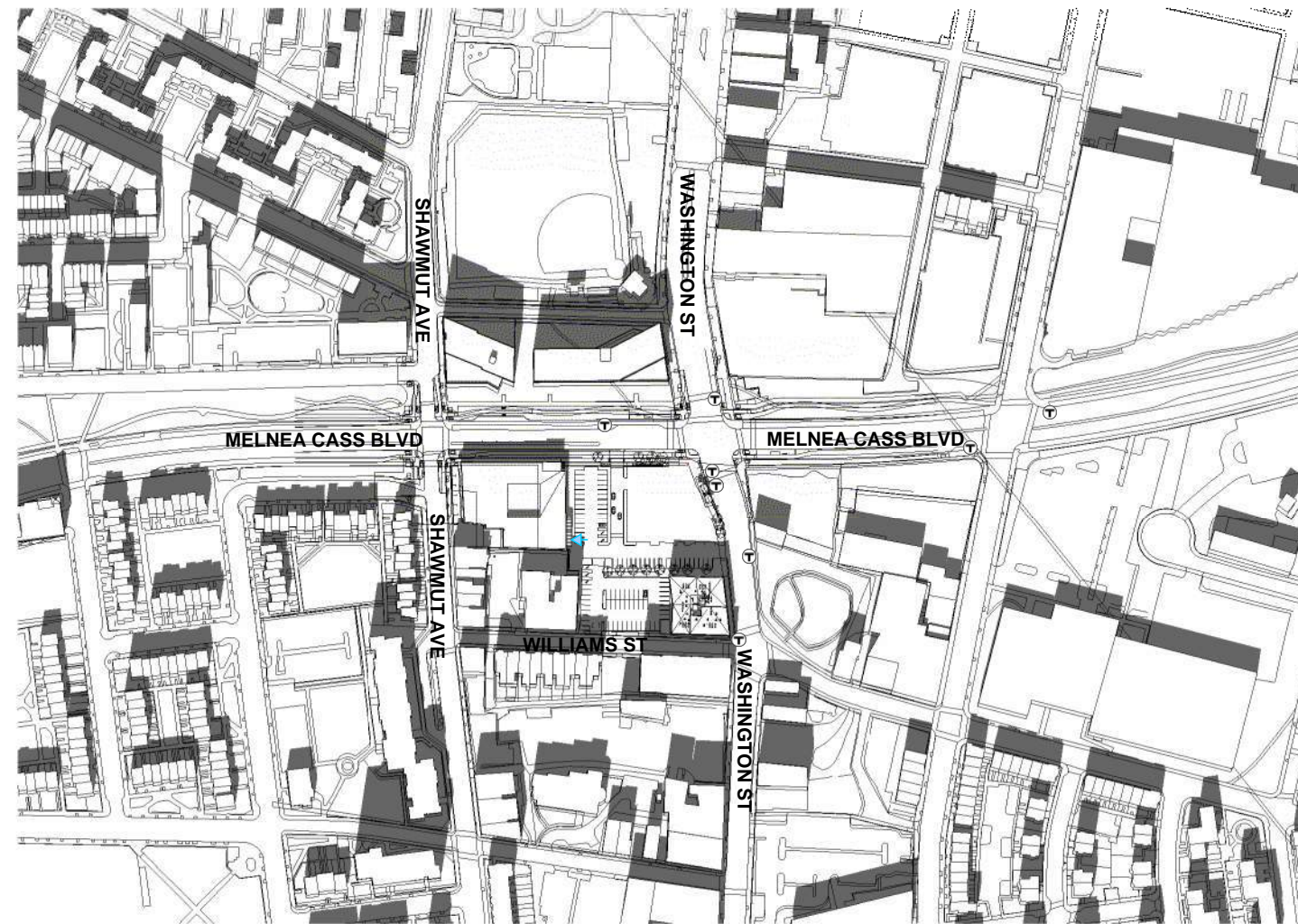
SEPTEMBER 21 - 12PM PROPOSED PROJECT

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

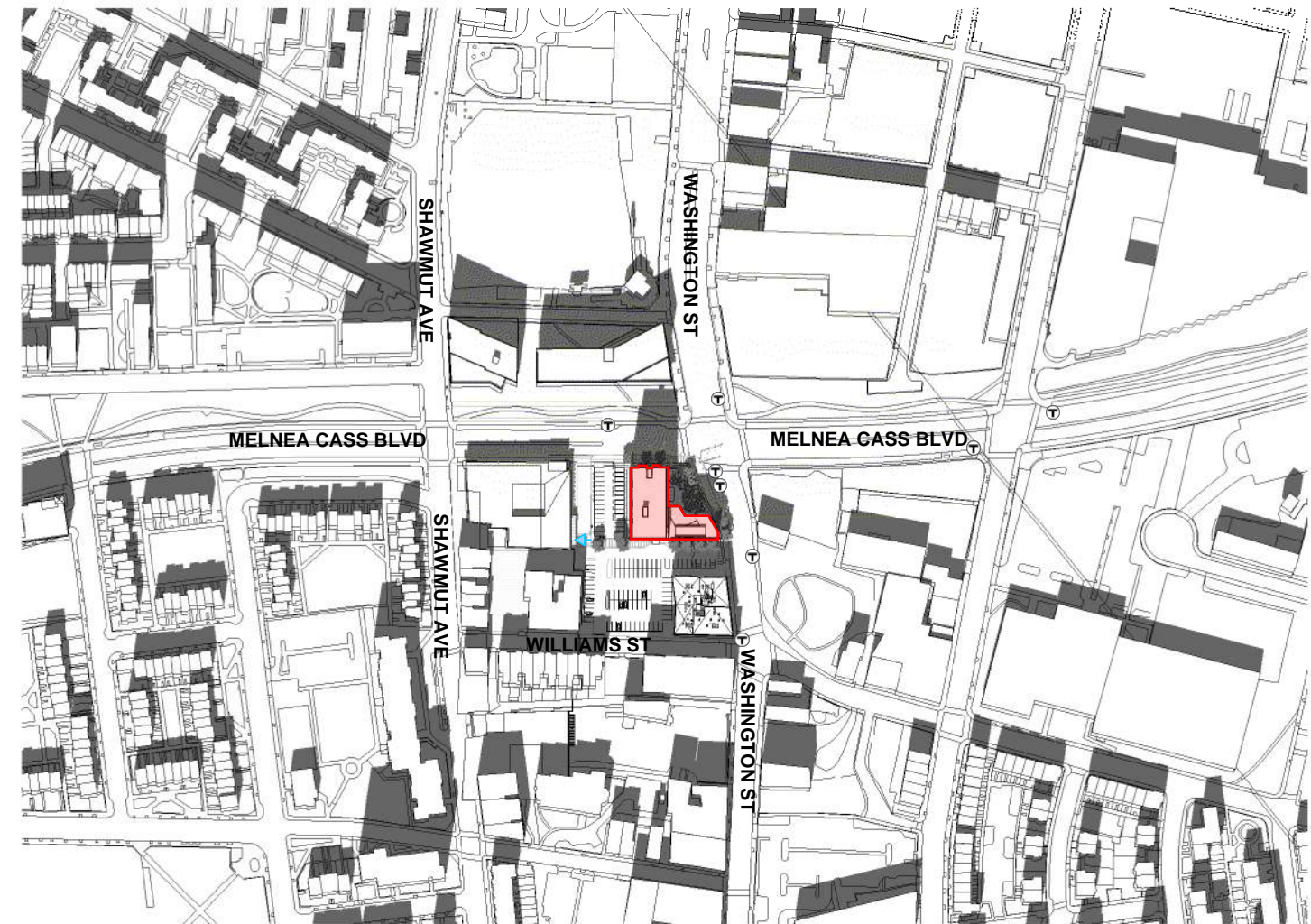
Azimuth: 227.18 ° Altitude: 37.32 °



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



SEPTEMBER 21 - 3PM EXISTING CONDITIONS



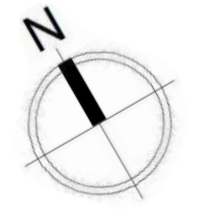
SEPTEMBER 21 - 3PM PROPOSED PROJECT

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

Azimuth: 264.04 ° Altitude: 7.27 °



SEPTEMBER 21 - 6PM EXISTING CONDITIONS



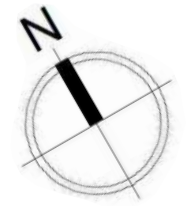
- Proposed Building Location
- Tropical Foods Entrance
- MBTA Transit Location






SEPTEMBER 21 - 6PM PROPOSED PROJECT

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

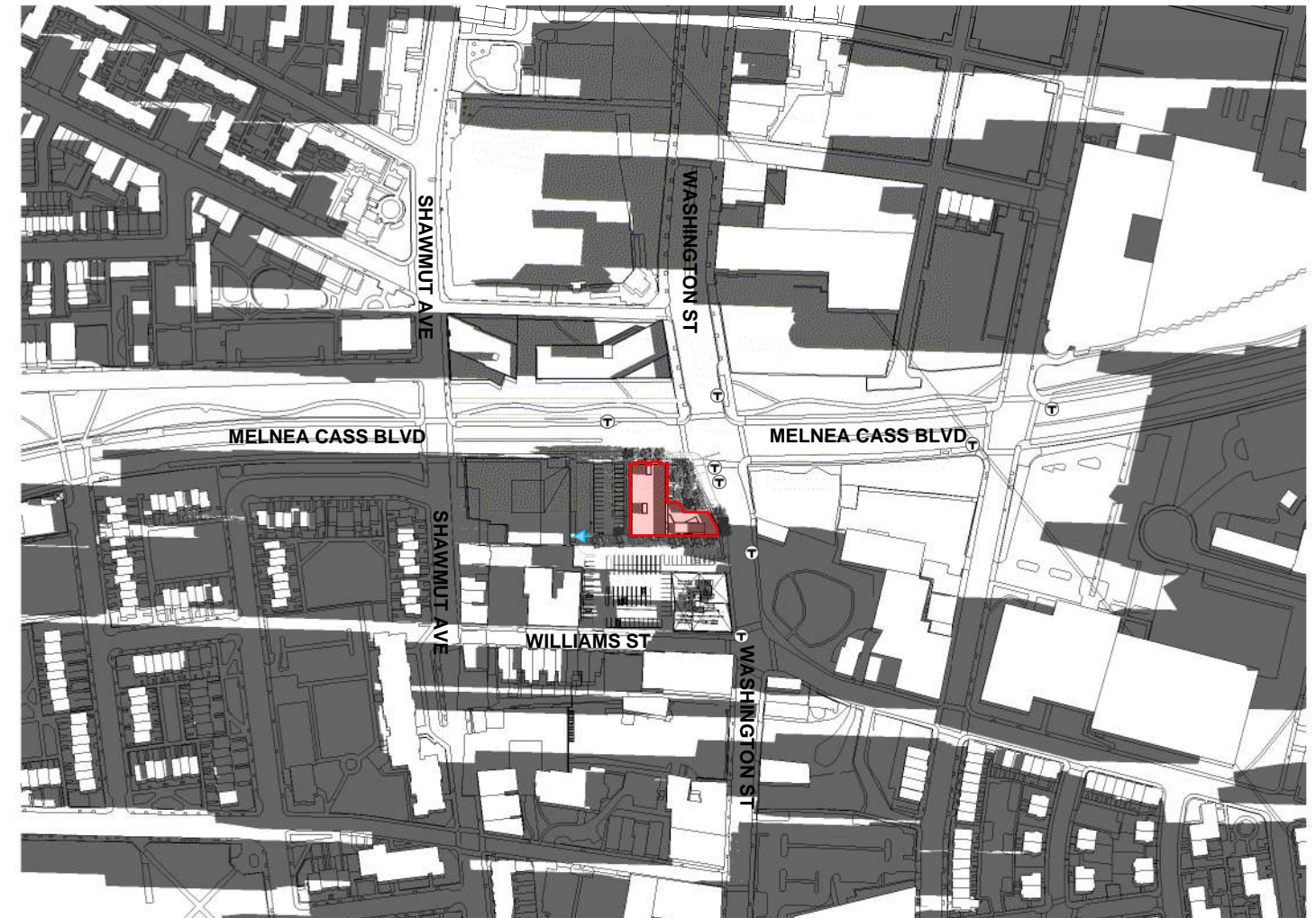
Azimuth: 130.36 ° Altitude: 6.75 °



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



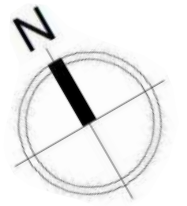
DECEMBER 21 - 9AM EXISTING CONDITIONS






DECEMBER 21 - 9AM PROPOSED PROJECT

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

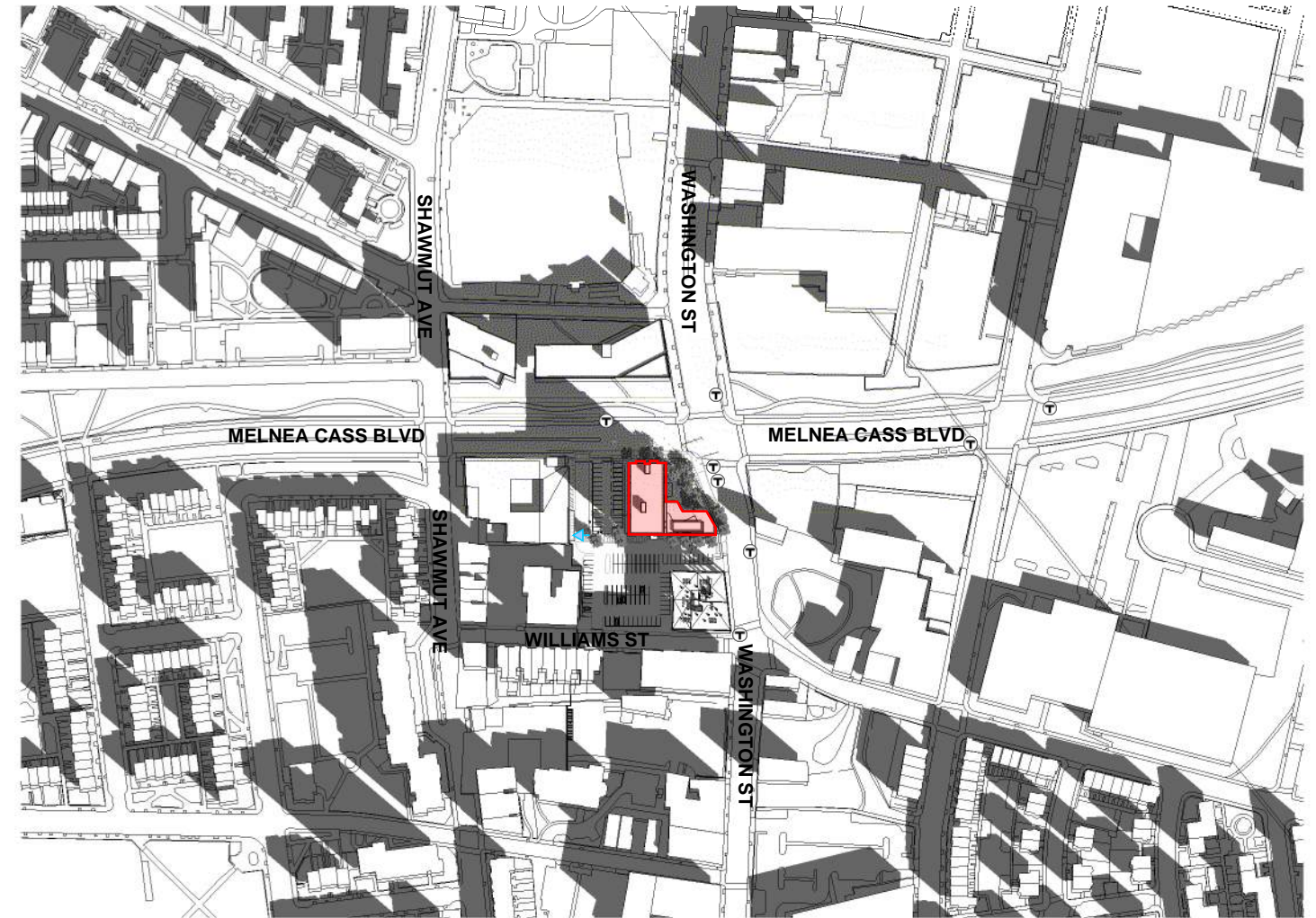
Azimuth: 169.4 ° Altitude: 23.52 °



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



DECEMBER 21 - 12PM EXISTING CONDITIONS



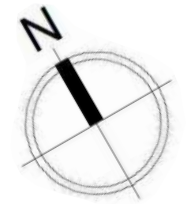
DECEMBER 21 - 12PM PROPOSED PROJECT

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

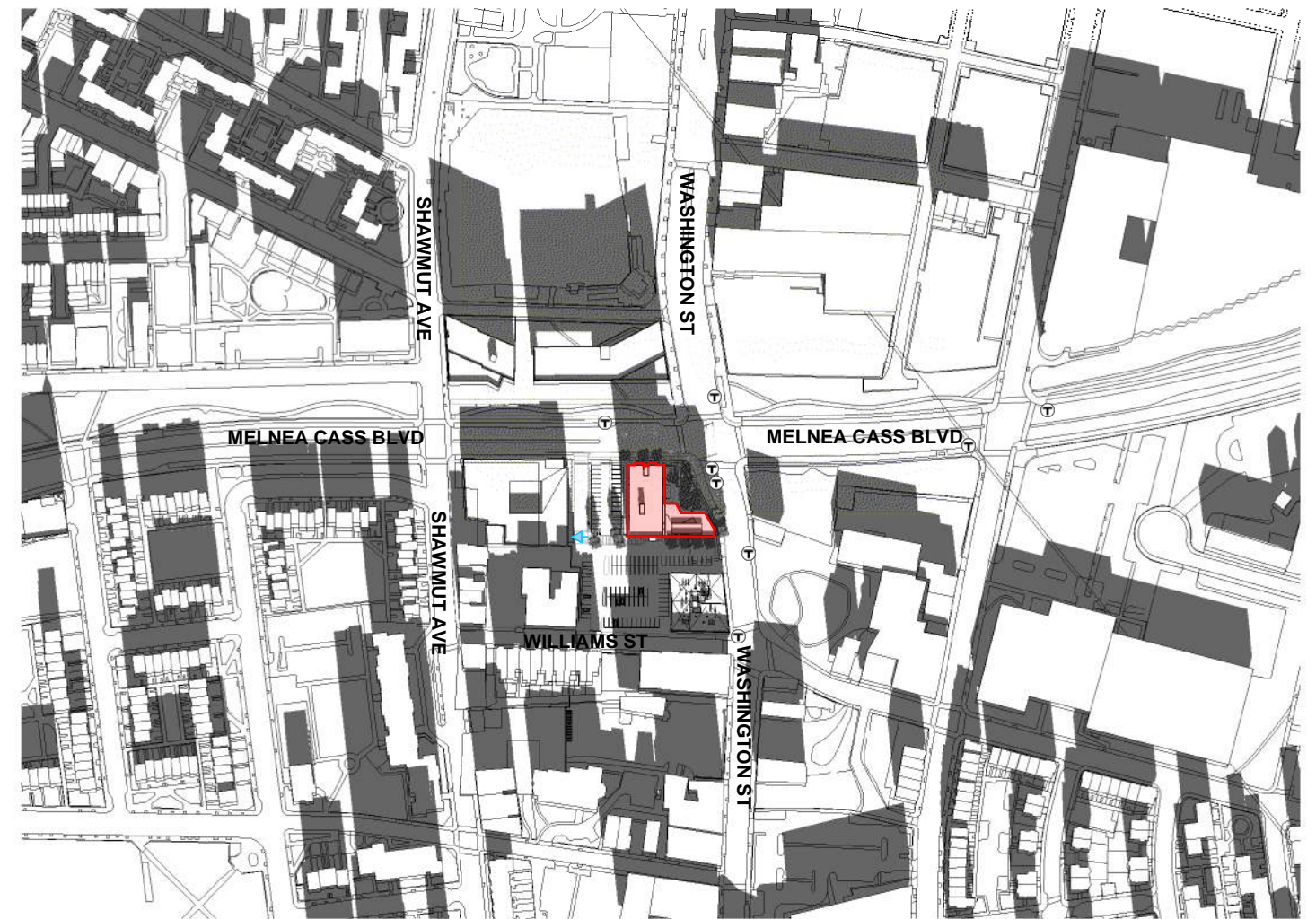
Azimuth: 212.81° Altitude: 17°



DECEMBER 21 - 3PM EXISTING CONDITIONS



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



DECEMBER 21 - 3PM PROPOSED PROJECT