



July 13, 2018

Michael Sinatra, Project Manger
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

Re: 150 Kneeland Street | Leather District Hotel Development
Expanded PNF Shadow Study Update

Dear Mr. Sinatra,

Attached please find an updated shadow impact analysis for the proposed project at 150 Kneeland Street. Similar to the original analysis, this analysis was conducted in order to illustrate new shadow created from the proposed project on the surrounding area. It was brought to our attention that the context heights used for a limited number of adjacent properties was inaccurate. These heights have been revised in the attached analysis.

The study presents both existing and new shadow impact for the hours 9:00AM, 12:00 Noon, and 3:00 PM for the vernal equinox, summer solstice, autumnal equinox, and winter solstice. In addition, shadows are depicted for 6:00 PM during the summer solstice and autumnal equinox.

SUMMARY

There are no new shadows on public parks and open spaces including the Rose Kennedy Greenway, Reggie Wong Park, and so called “Leather District Park”. The impact of new shadows on public streets remains low. **New shadows are minimal and move quickly due to the Project’s small footprint** and slender floor plates.

Sincerely,

A handwritten signature in black ink, appearing to read 'Noam Ron'.

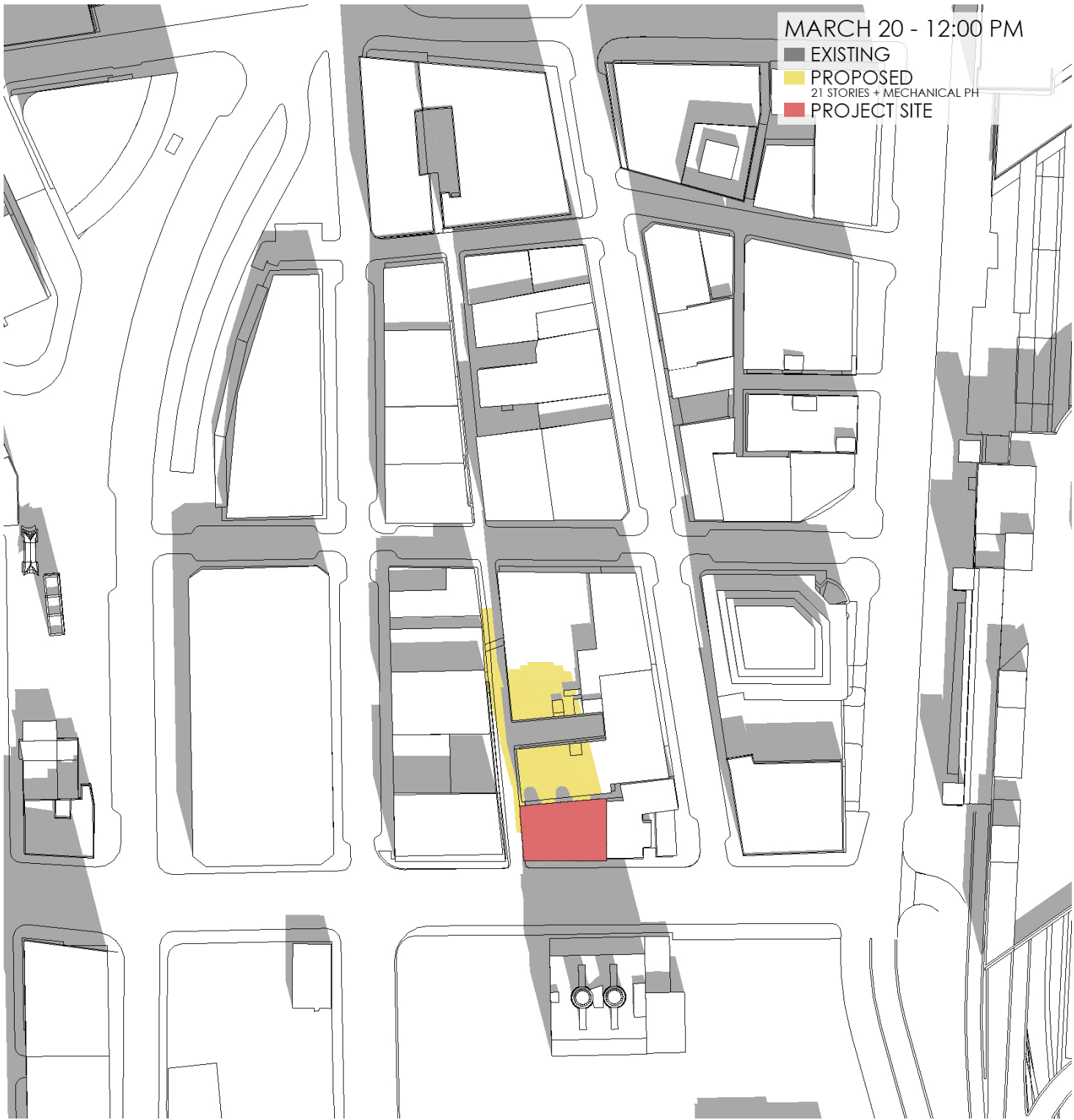
Noam Ron, Partner

SHADOW STUDY - VERNAL EQUINOX



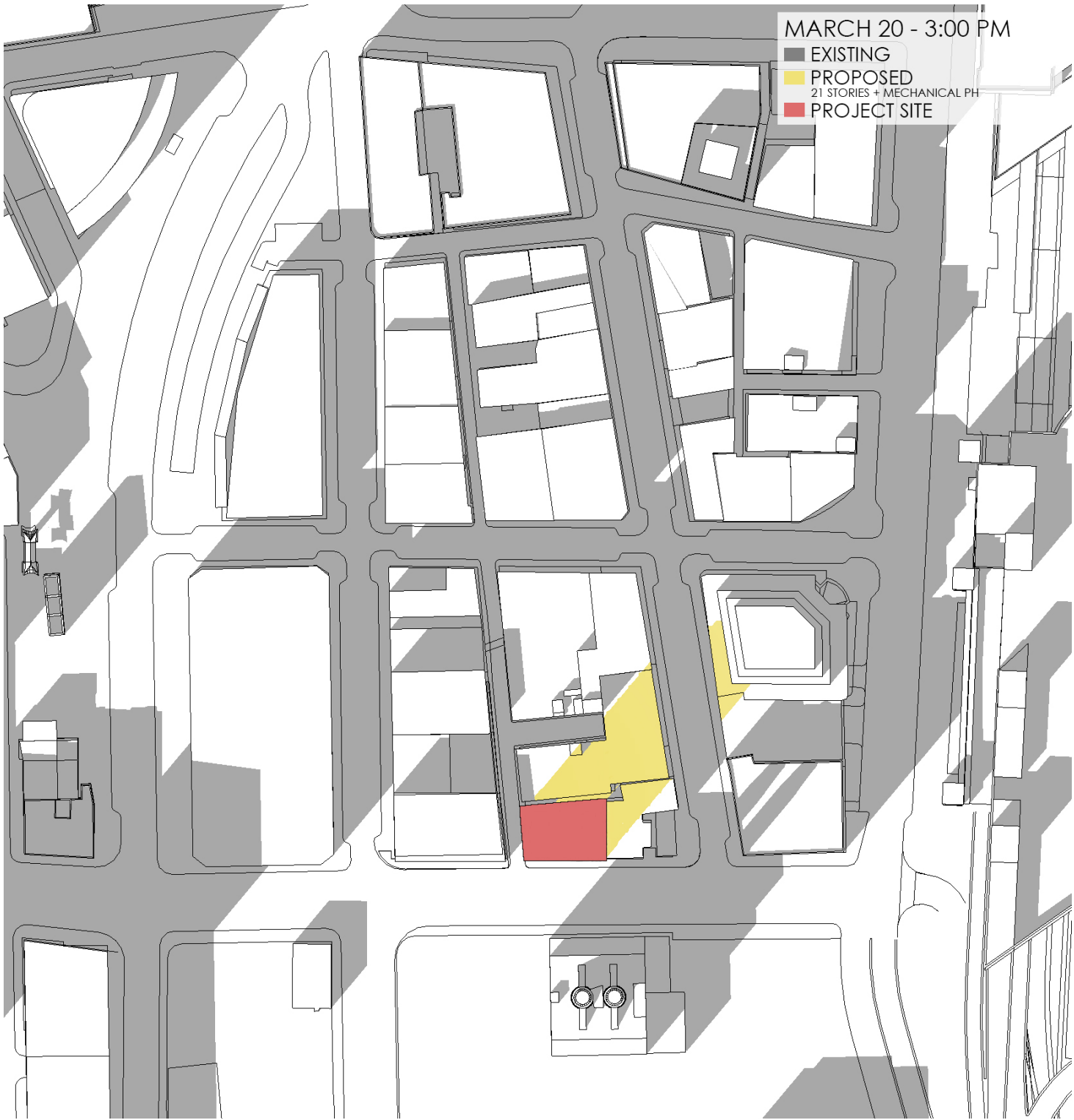
ALTITUDE	AZIMUTH (E of N)
32.7	126.0

SHADOW STUDY - VERNAL EQUINOX



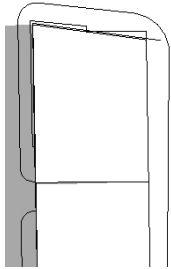
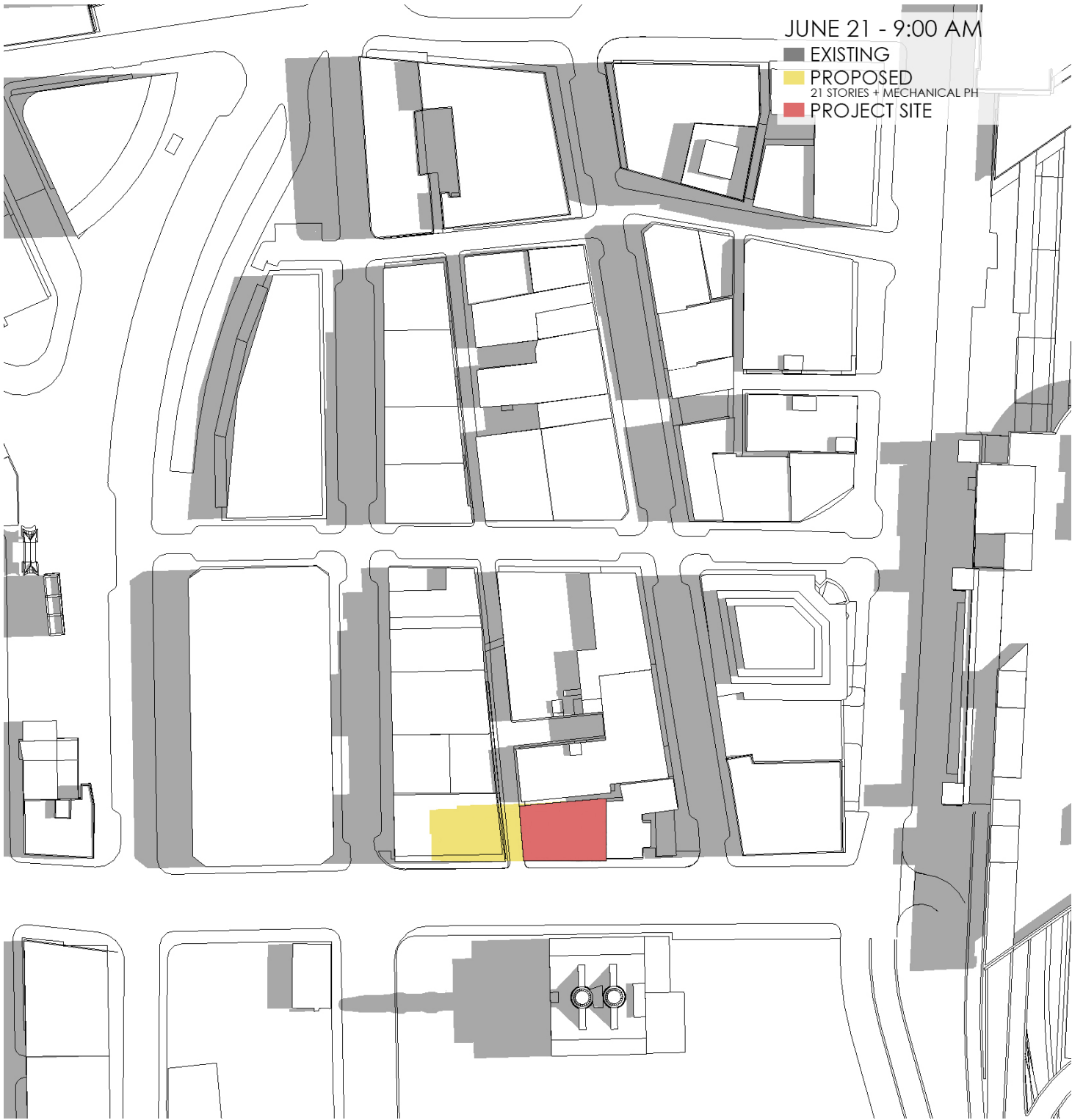
ALTITUDE	AZIMUTH (E of N)
47.6	183.1

SHADOW STUDY - VERNAL EQUINOX



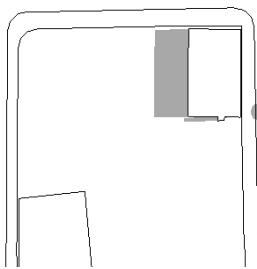
ALTITUDE	AZIMUTH (E of N)
30.3	238.0

SHADOW STUDY - SUMMER SOLSTICE



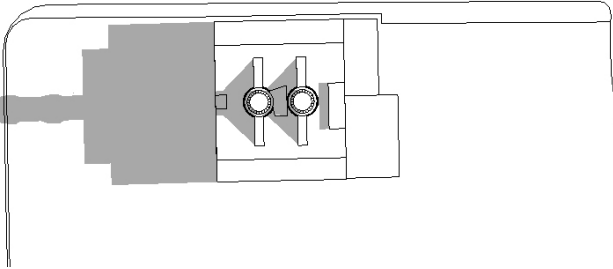
ALTITUDE

50.9

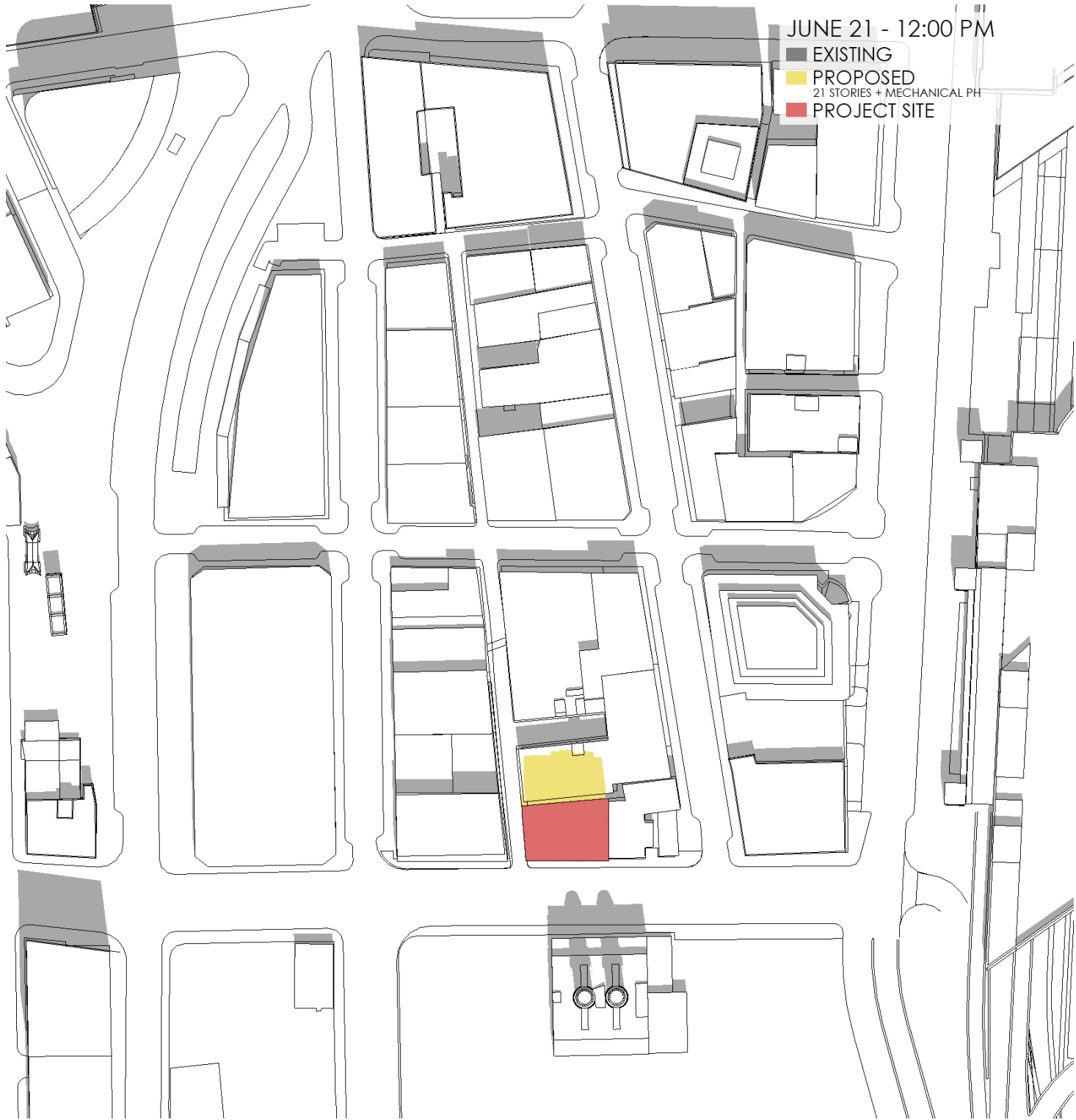


AZIMUTH (E of N)

105.5



SHADOW STUDY - SUMMER SOLSTICE



ALTITUDE

AZIMUTH (E of N)

70.9

189.8

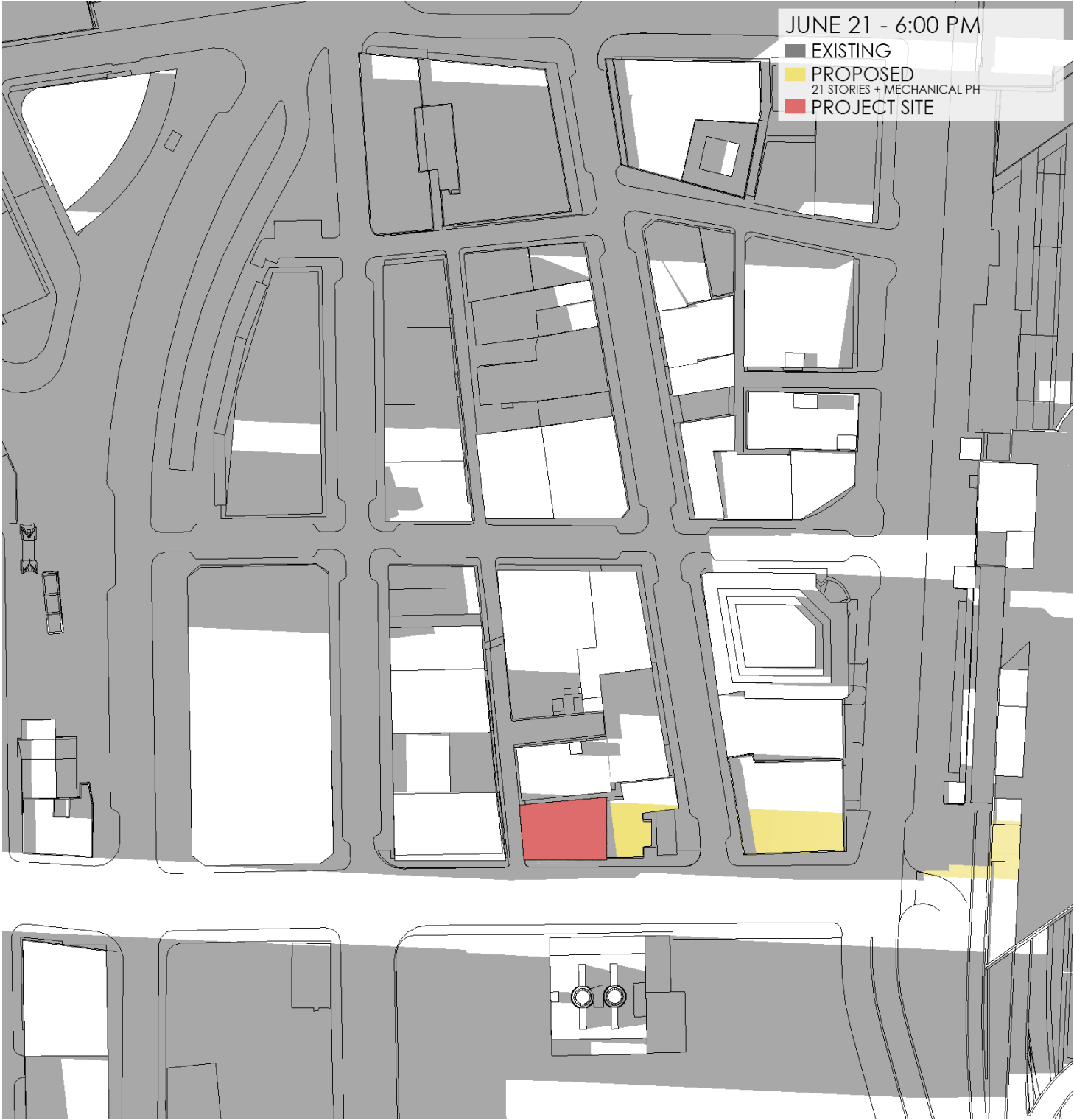
SHADOW STUDY - SUMMER SOLSTICE



JUNE 21 - 3:00 PM
 ■ EXISTING
 ■ PROPOSED
 21 STORIES + MECHANICAL PH
 ■ PROJECT SITE

ALTITUDE AZIMUTH (E of N)
 45.9 260.4

SHADOW STUDY - SUMMER SOLSTICE



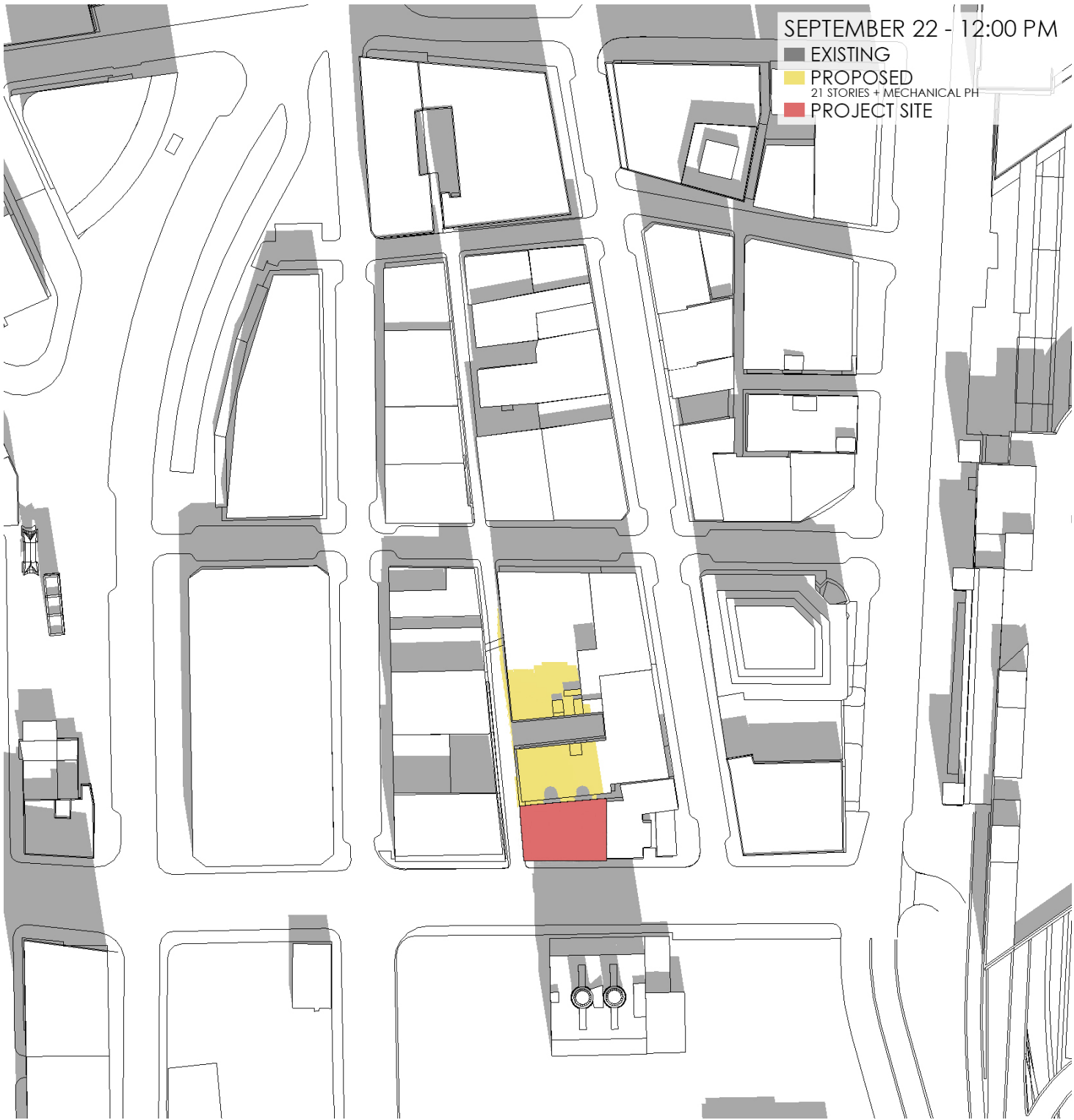
ALTITUDE	AZIMUTH (E of N)
13.2	289.9



ALTITUDE AZIMUTH (E of N)

35.1 129.4

SHADOW STUDY - AUTUMNAL EQUINOX



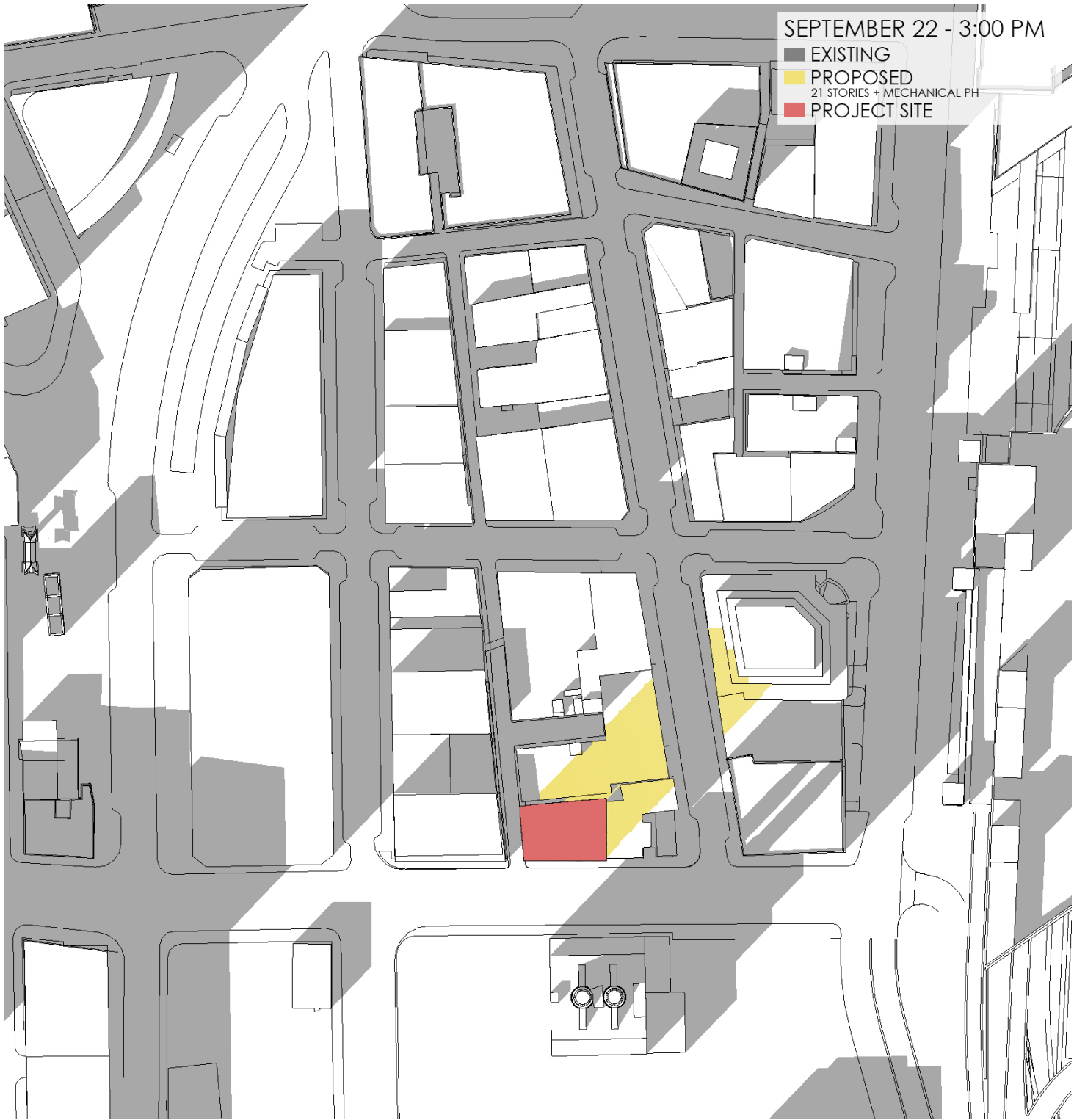
ALTITUDE

AZIMUTH (E of N)

47.5

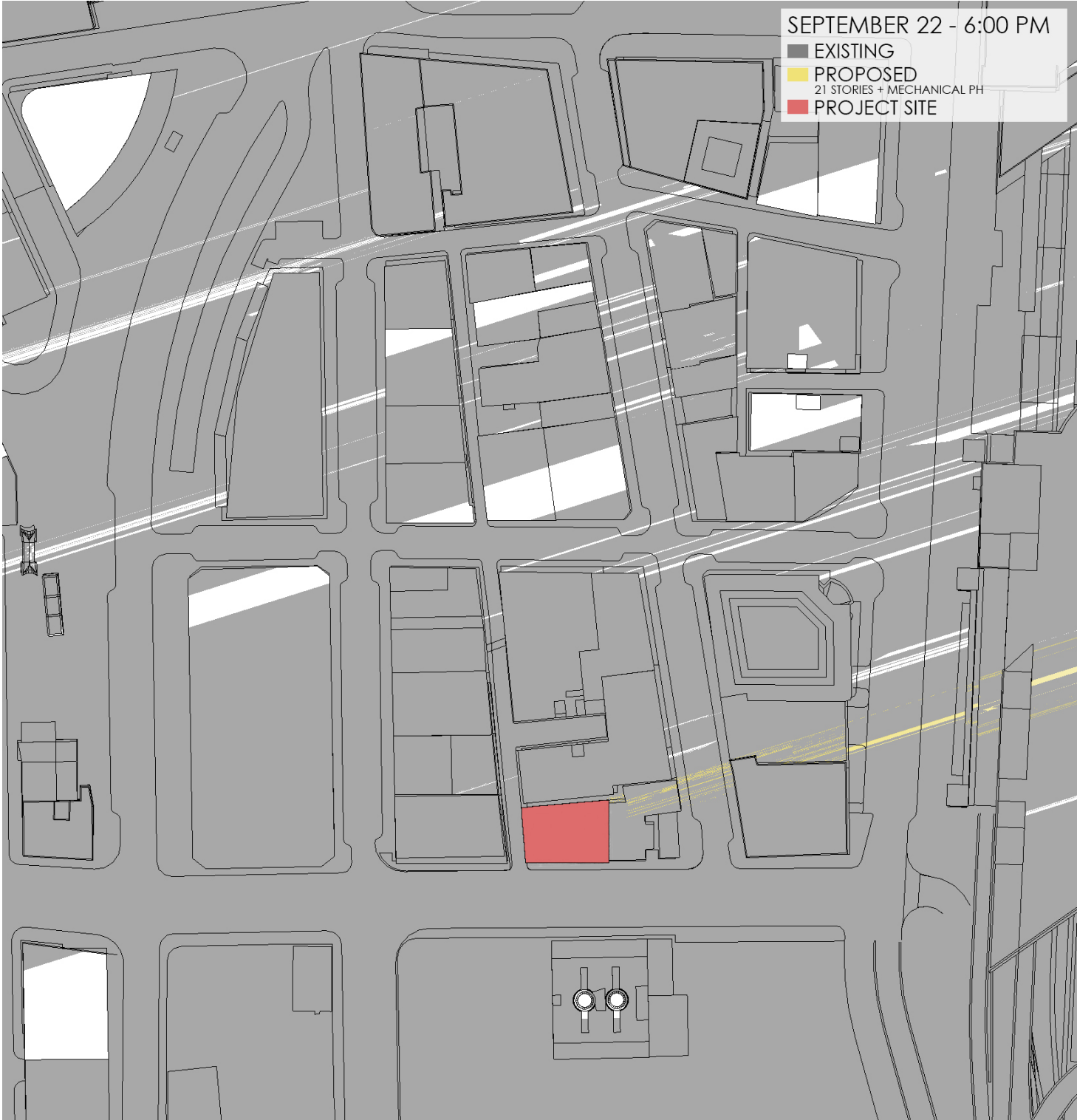
188.6

SHADOW STUDY - AUTUMNAL EQUINOX



ALTITUDE	AZIMUTH (E of N)
28.0	209.5

SHADOW STUDY - AUTUMNAL EQUINOX



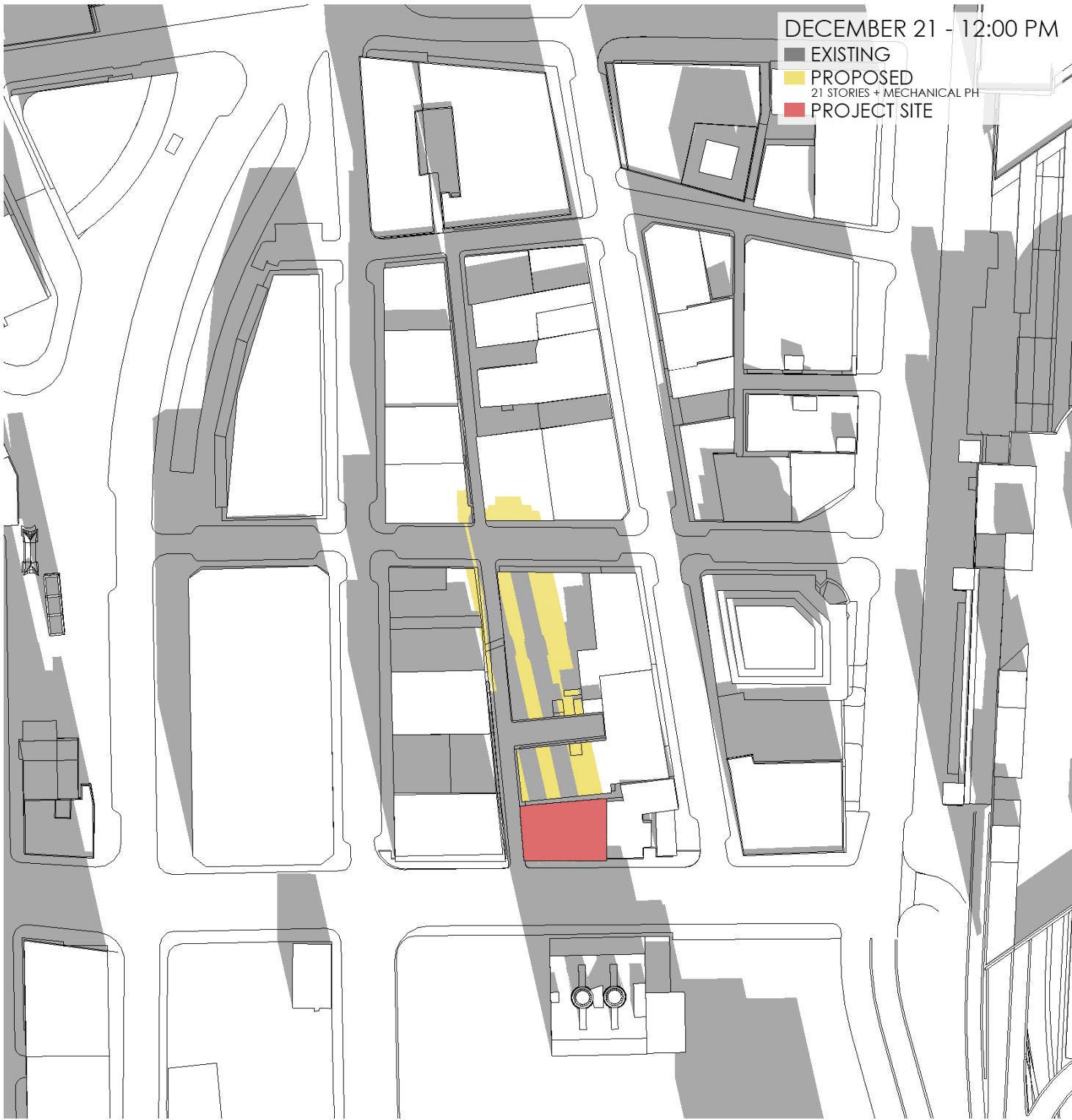
ALTITUDE	AZIMUTH (E of N)
-4.2	274.0

SHADOW STUDY - WINTER SOLSTICE



ALTITUDE	AZIMUTH (E of N)
14.4	142.0

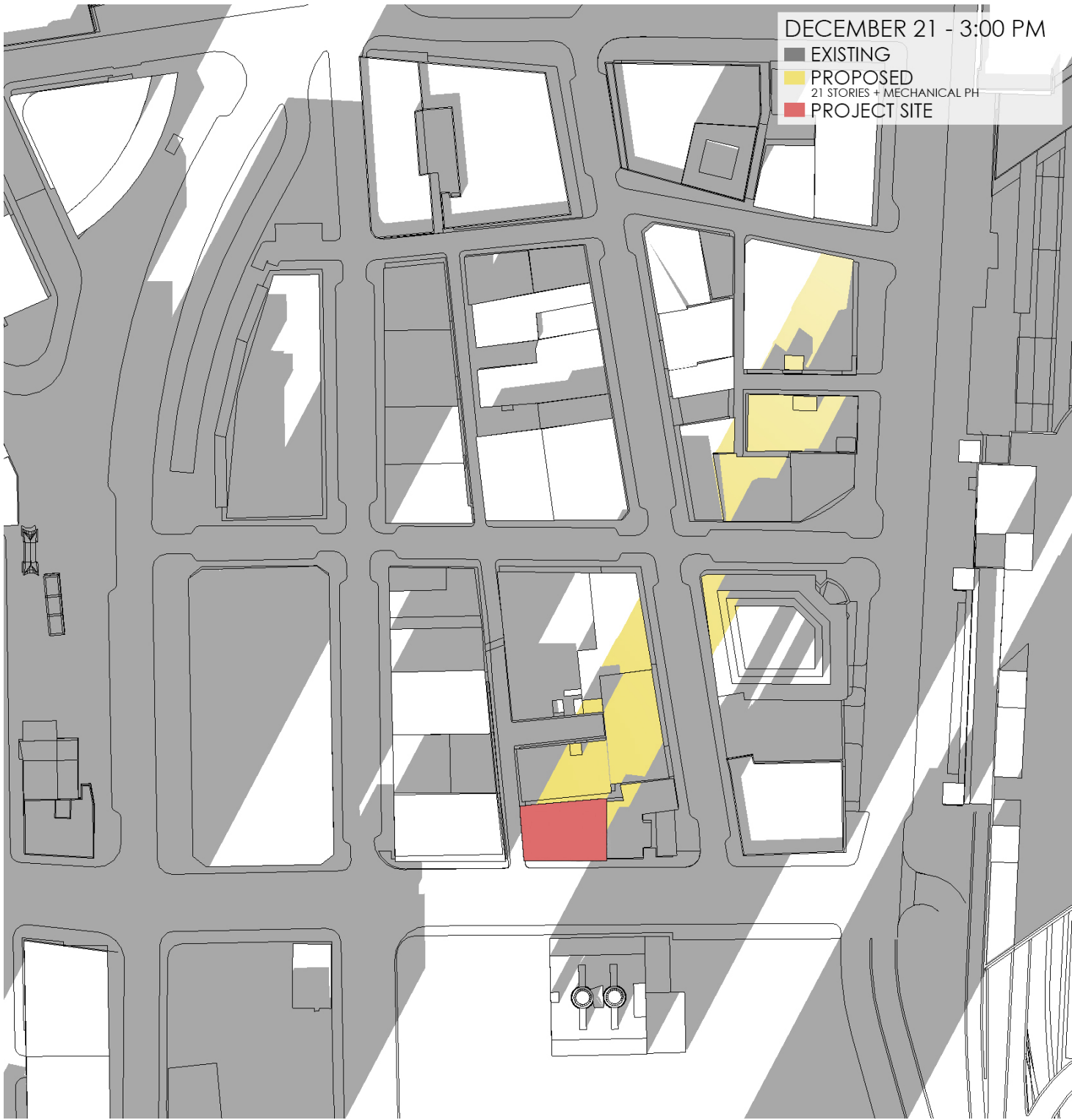
SHADOW STUDY - WINTER SOLSTICE



ALTITUDE AZIMUTH (E of N)

24.1 184.4

SHADOW STUDY - WINTER SOLSTICE



ALTITUDE	AZIMUTH (E of N)
10.1	225.0



**150 Kneeland Street | Leather District Hotel Development
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