



May 1, 2017

Michael Rooney
Project Manager
Boston Planning and Development Agency
City of Boston
One City Hall Square
Boston, Massachusetts 02201

Re: 212 Stuart Street, Boston, Massachusetts

Dear Michael:

In response to Alexa Pinard's email dated April 24, 2017 requesting additional information relating to shadow and daylight analysis, please see the attached responses.

Shadow Studies - Additional shadow studies are provided for the following additional times:

- March 21st: 9 a.m. to 12 noon and 3 p.m. to 6 p.m.
- June 21st: 9 a.m. to 12 noon
- September 21st: 9 a.m. to 12 noon and 3:00 p.m. to 6:00 p.m.
- December 21st: 9 a.m. to 12 noon

Daylight Analysis - Additional daylight analysis for the 4 viewpoints provided with our January 23rd, 2017 letter to the BPDA, to add the conditions of the project previously approved for this site in 2008.

Please feel free to reach out with any additional requests or questions. Thank you.

Sincerely,



Peter A. Spellios
Principal

Enclosures

Cc: Alexa Pinard, BPDA
Paula Devereaux, Esquire
Geoffrey Starsiak, Epsilon
Neal Howard, Transom Real Estate
Bryan Lee, Transom Real Estate



212
STUART
STREET

ADDITIONAL SHADOW
SCOPING
04.28.2017

TRANSOM REAL ESTATE
HÖWELER + YOON ARCHITECTURE
SASAKI ASSOCIATES

ADDITIONAL SHADOW SCOPING DATES AND TIMES

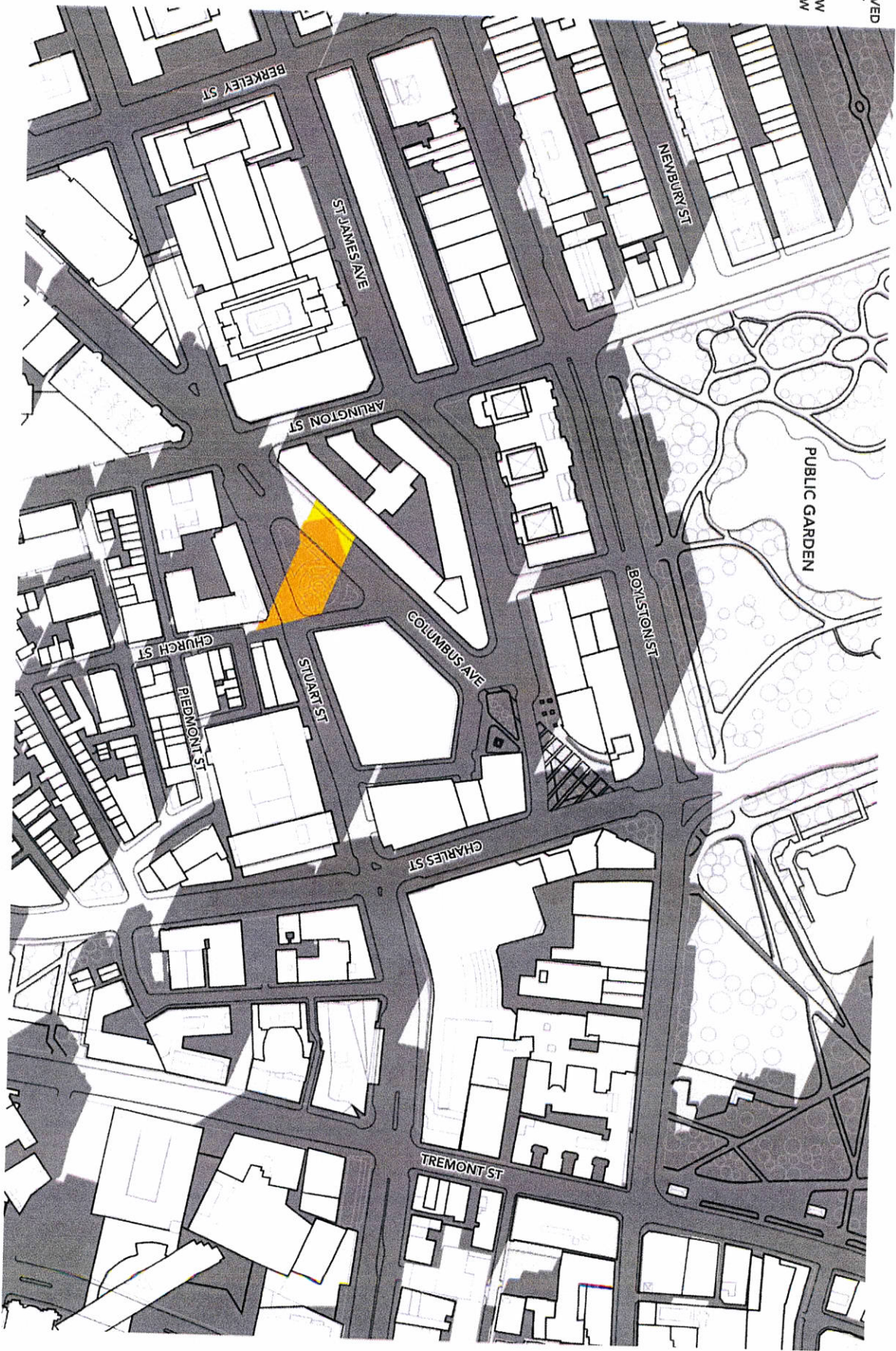
- MARCH 21ST : 9^{AM} – 12^{PM}, 3^{PM} – 6^{PM}
- JUNE 21ST : 9^{AM} – 12^{PM}
- SEPTEMBER 21ST : 9^{AM} – 12^{PM}, 3^{PM} – 6^{PM}
- DECEMBER 21ST : 9^{AM} – 12^{PM}, 3^{PM} – 6^{PM}

MARCH 21ST

212 STUART STREET

ADDITIONAL SHADOW SCOPING 03
04 28 2017

PRIOR APPROVED HEIGHT
NET NEW SHADOW

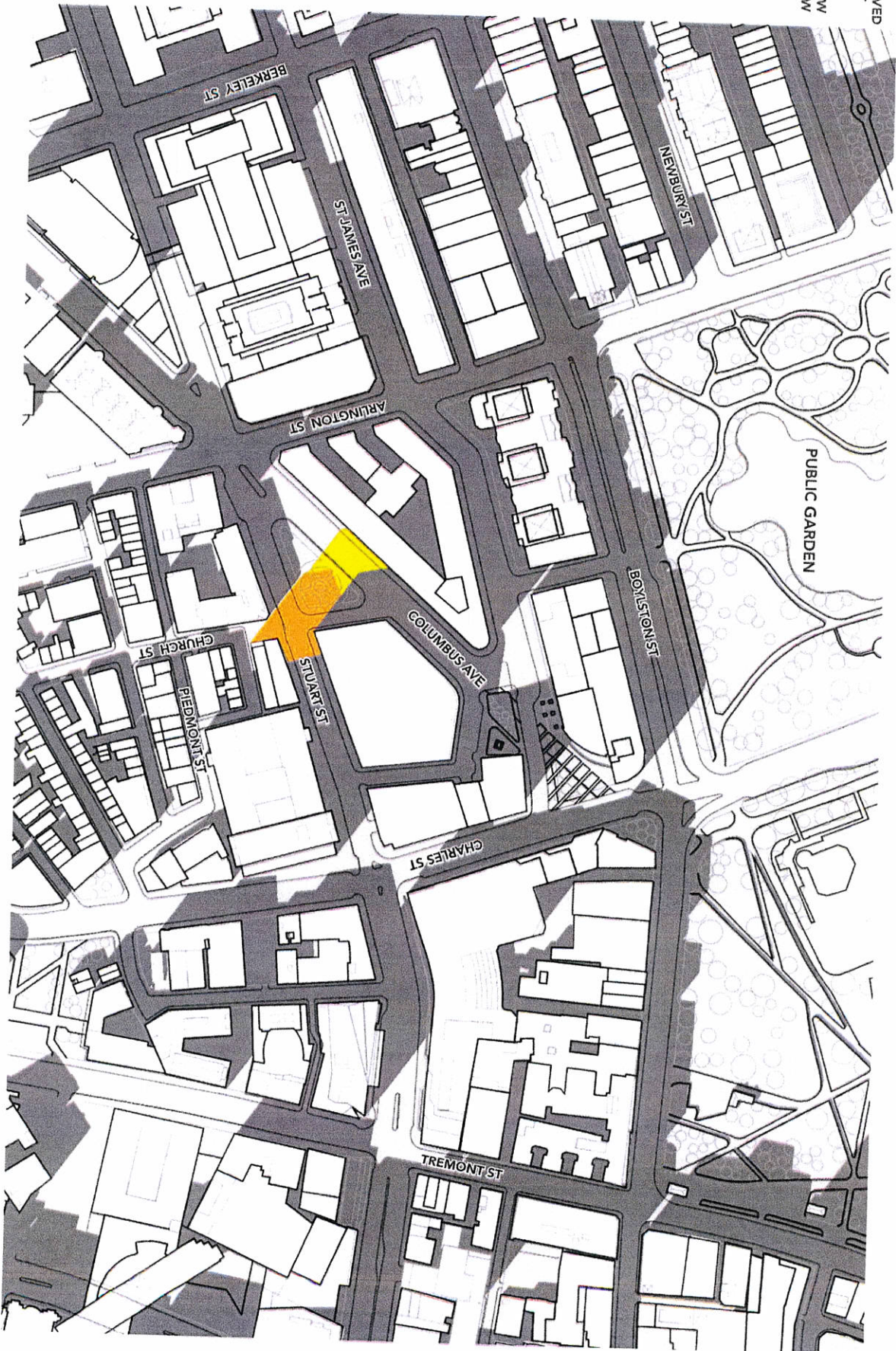


212 STUART STREET

21 MARCH 9AM

ADDITIONAL SHADOW SCOPING 04
04 28 2017

PRIOR APPROVED HEIGHT
NET NEW SHADOW



212 STUART STREET

21 MARCH 10AM

ADDITIONAL SHADOW SCOPING 05
04 28 2017

PRIOR APPROVED HEIGHT
NET NEW SHADOW

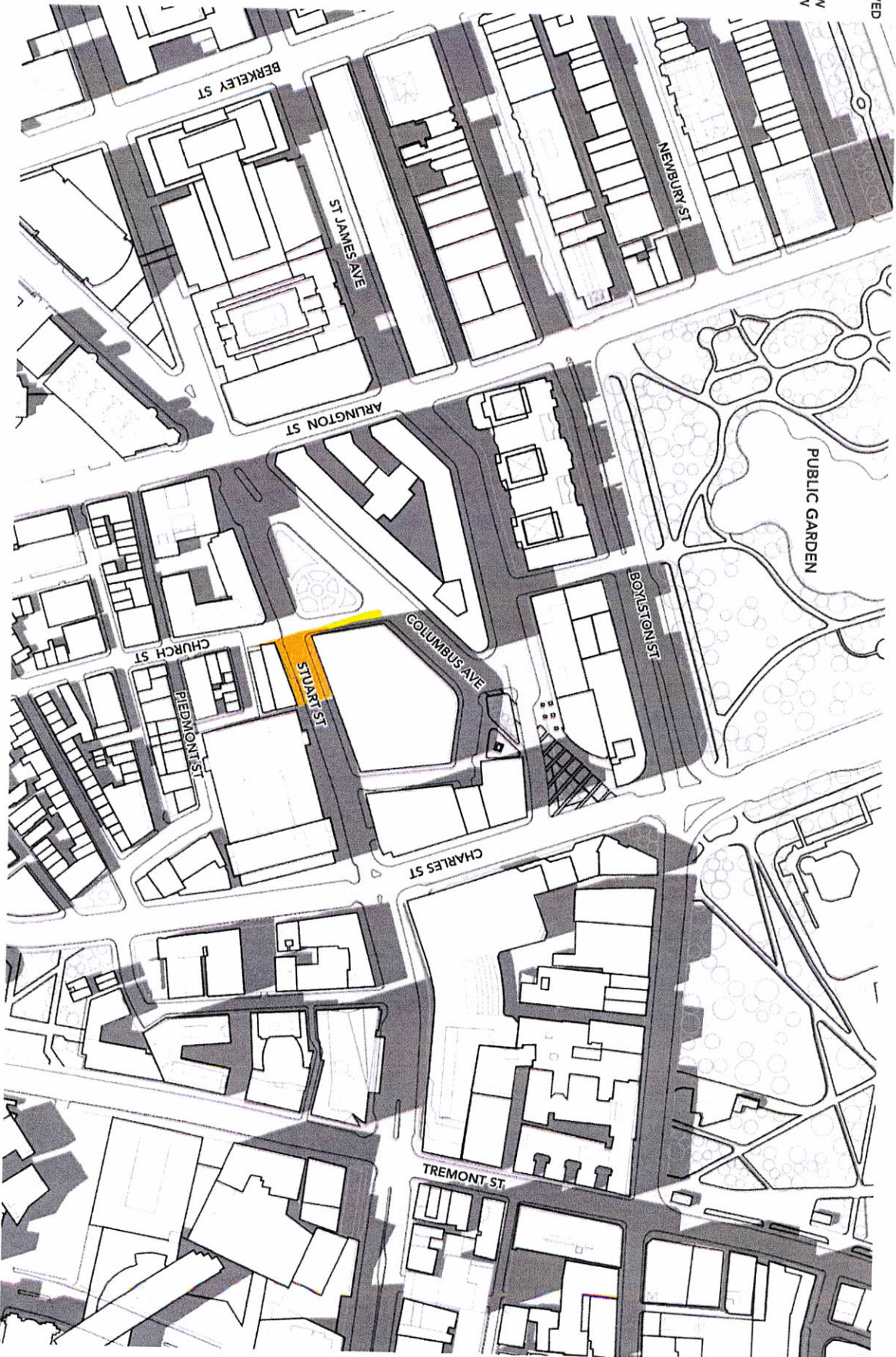


212 STUART STREET

21 MARCH 11AM

ADDITIONAL SHADOW SCOPING 06
04 28 2017

PRIOR
APPROVED
HEIGHT
NET NEW
SHADOW



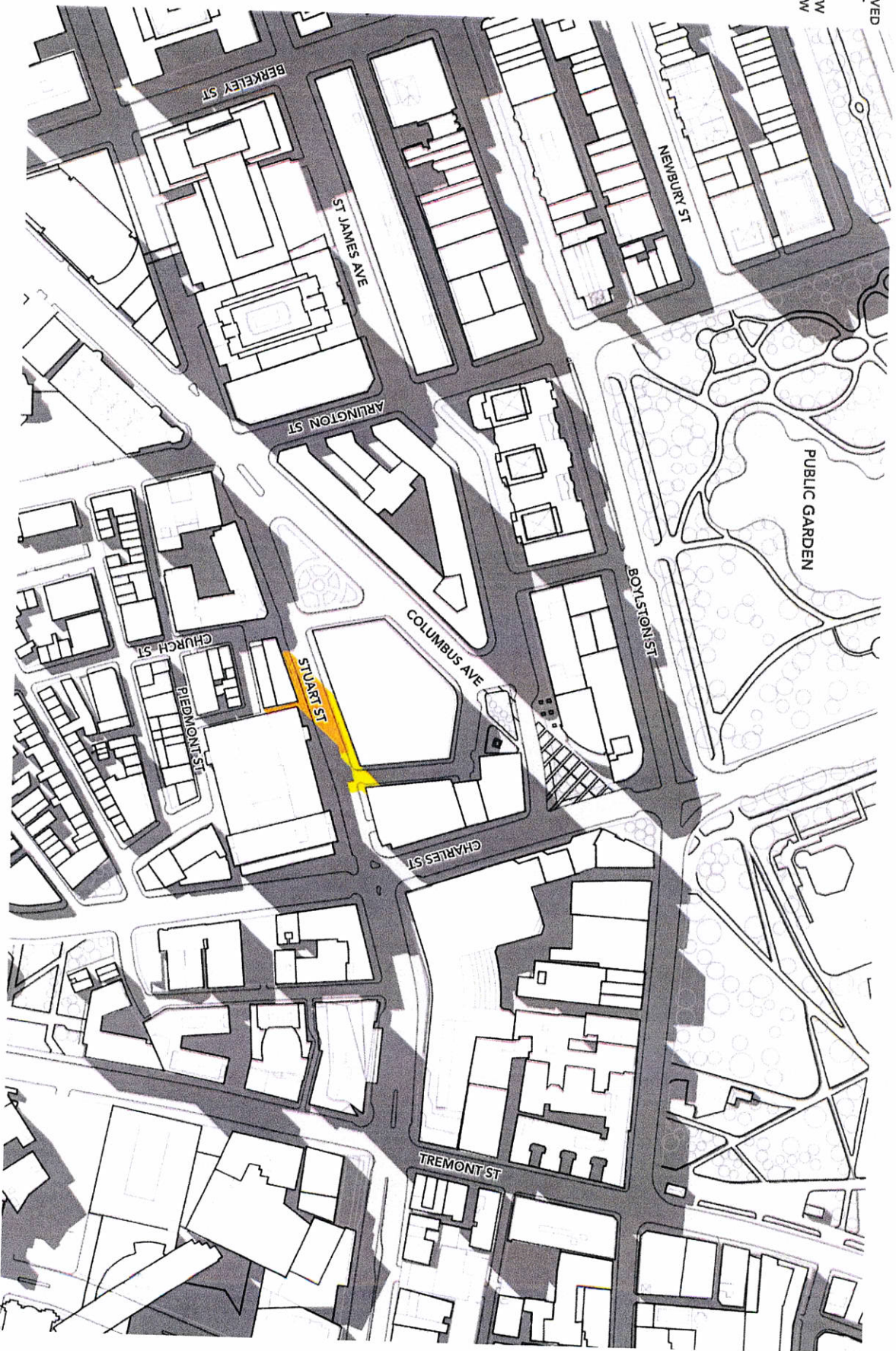
212 STUART STREET

21 MARCH 12PM

ADDITIONAL SHADOW SCOPING 07
04 28 2017

PRIOR
APPROVED
HEIGHT

NET NEW
SHADOW

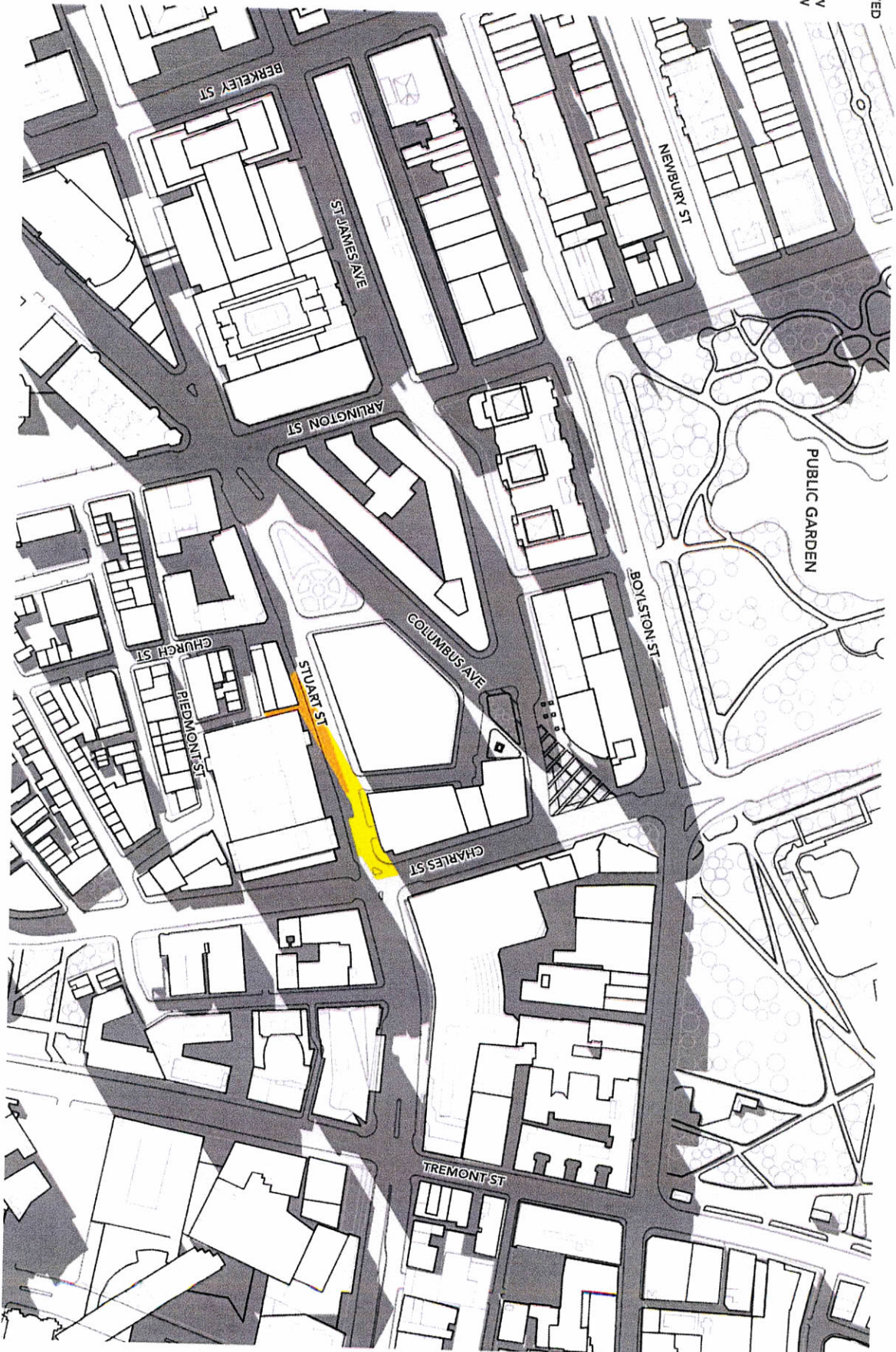


212 STUART STREET

21 MARCH 3PM

ADDITIONAL SHADOW SCOPING 08
04 28 2017

PRIOR APPROVED HEIGHT
NET NEW SHADOW

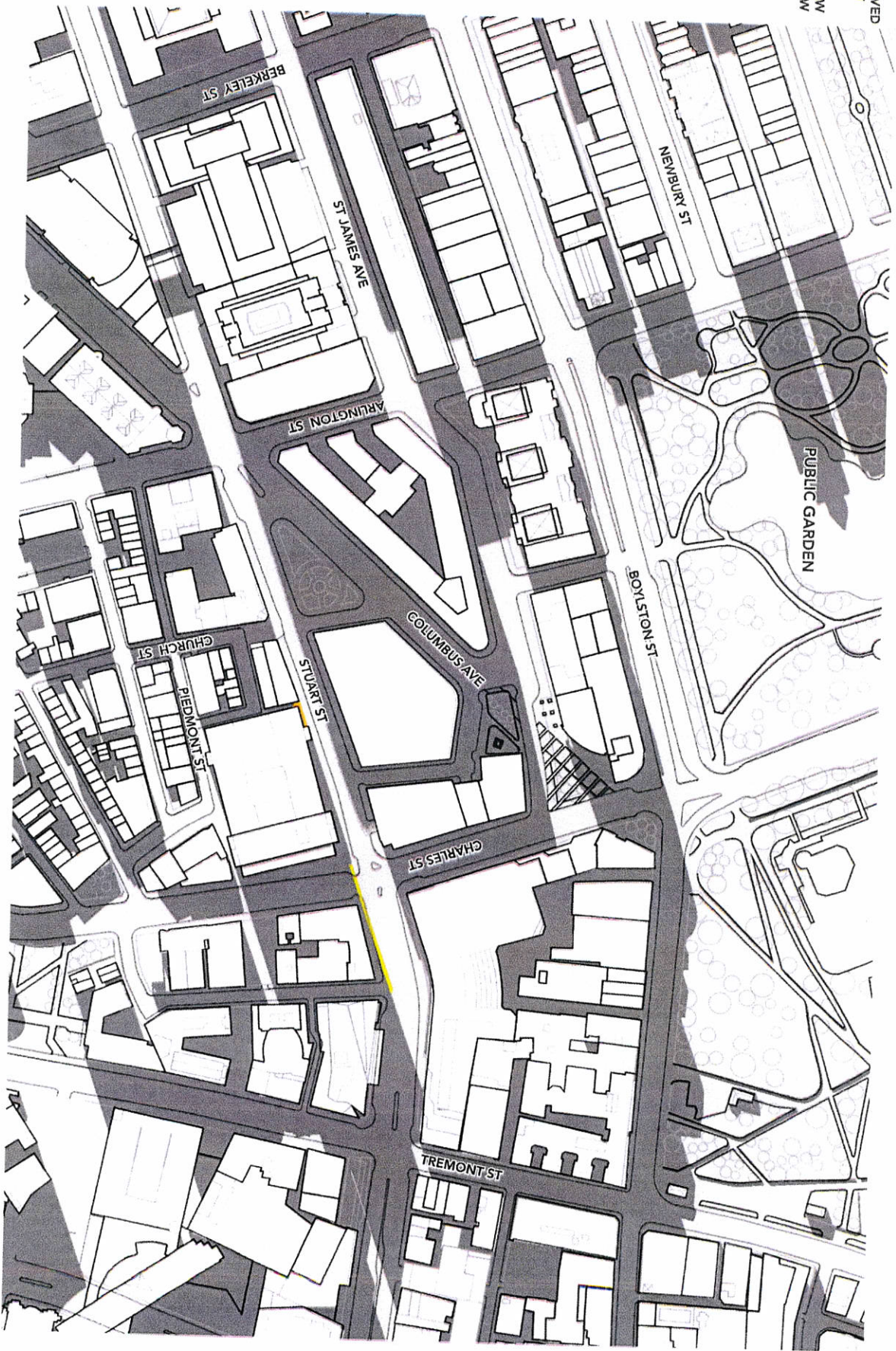


212 STUART STREET

21 MARCH 4PM

ADDITIONAL SHADOW SCOPING 09
04 28 2017

PRIOR APPROVED HEIGHT
NET NEW SHADOW

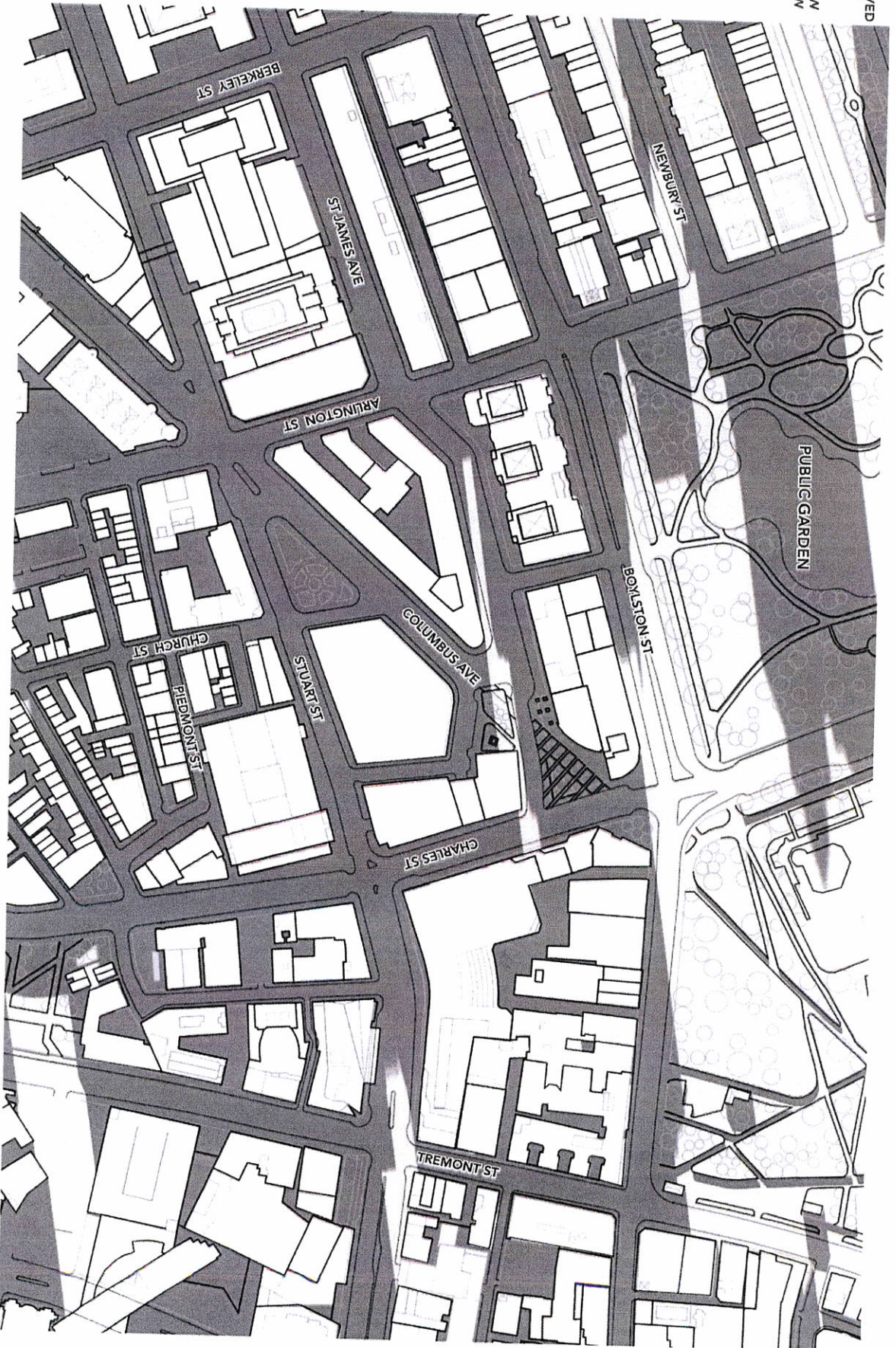


212 STUART STREET

21 MARCH 5PM

ADDITIONAL SHADOW SCOPING 010
04 28 2017

PRIOR APPROVED HEIGHT
NET NEW SHADOW



212 STUART STREET

21 MARCH 6PM

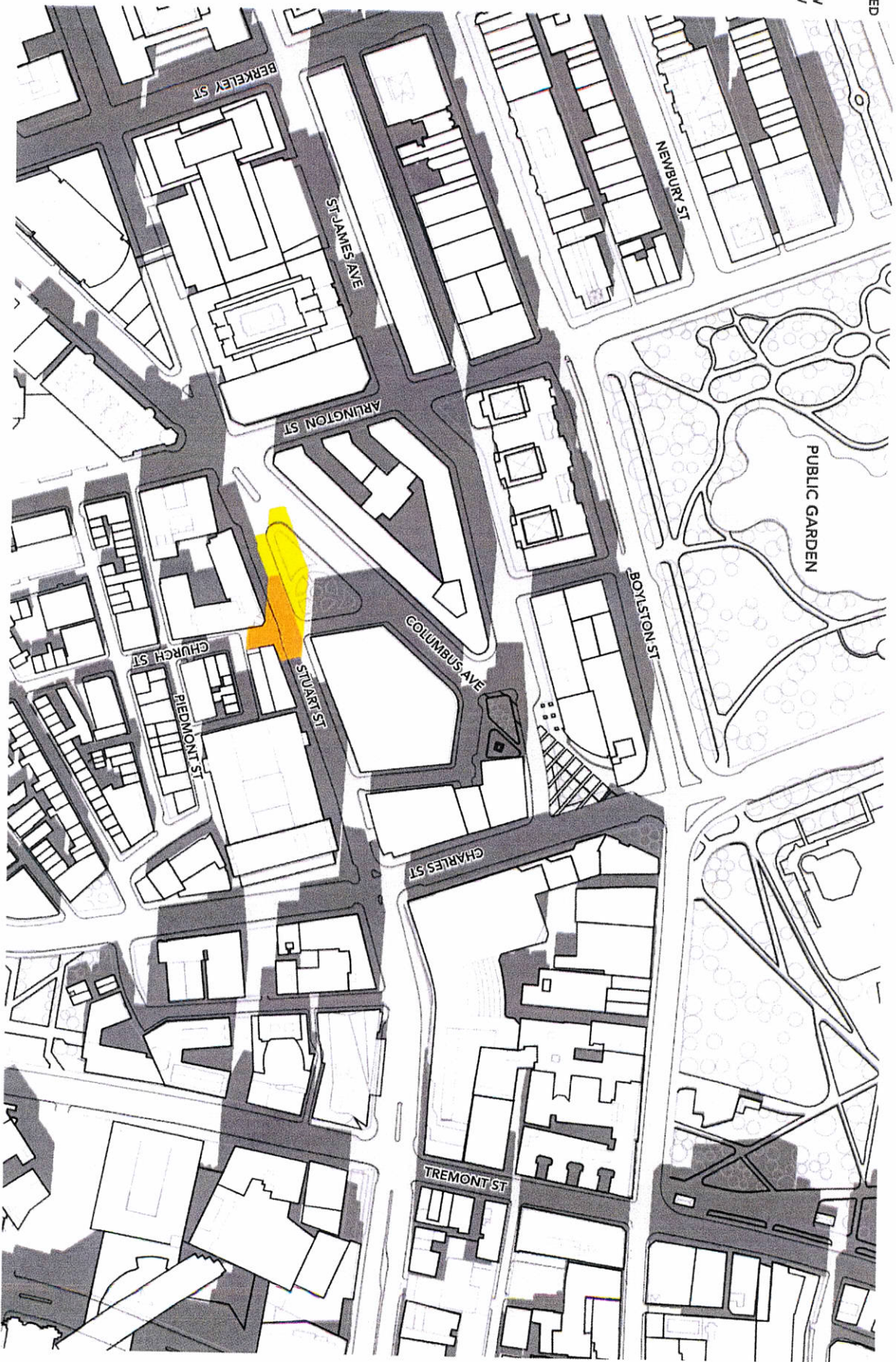
ADDITIONAL SHADOW SCOPING 011
04 28 2017

JUNE 21ST

212 STUART STREET

ADDITIONAL SHADOW SCOPING 012
04 28 2017

PRIOR
APPROVED
HEIGHT
NET NEW
SHADOW

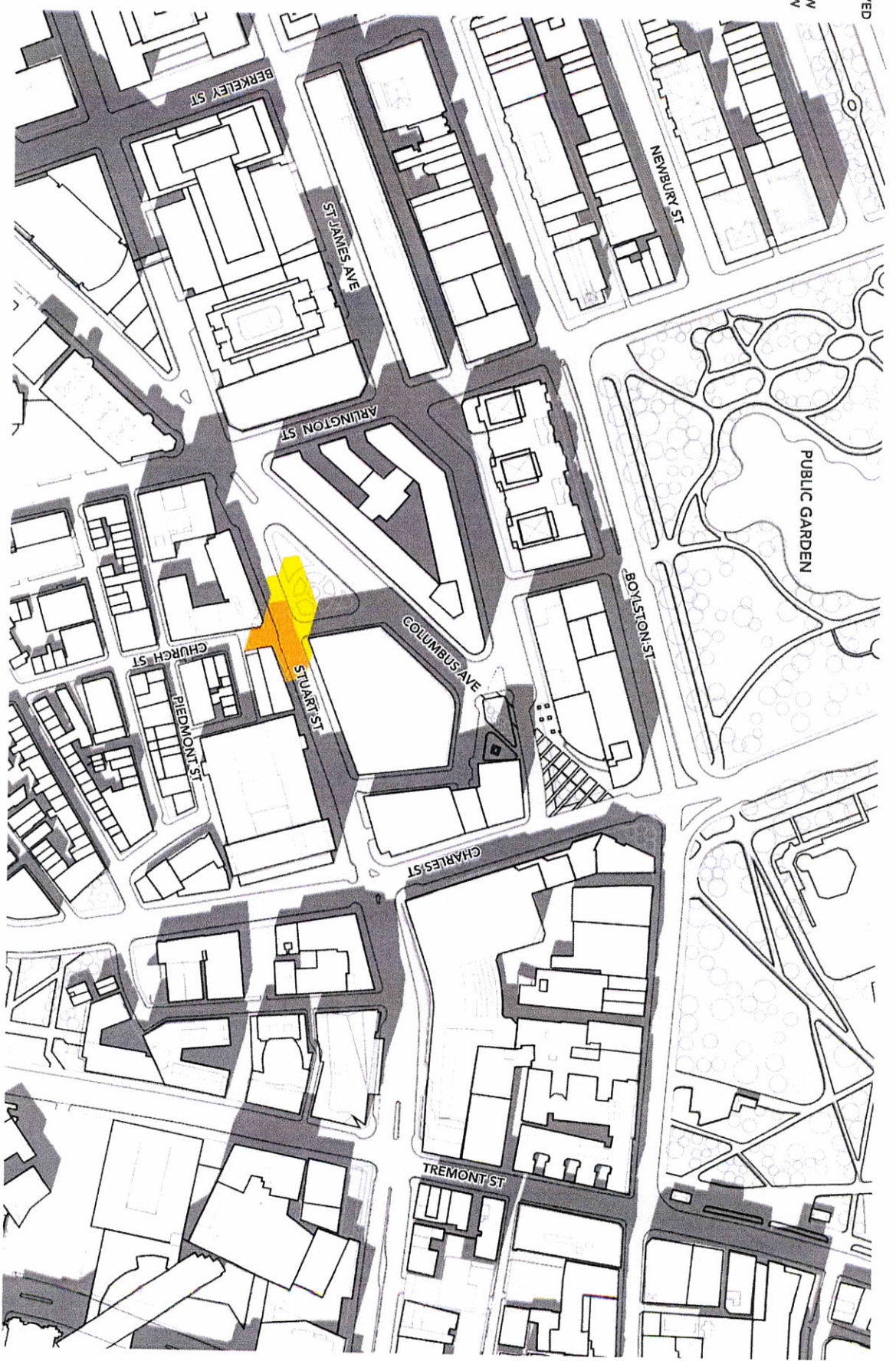


21 2 STUART STREET

21 JUNE 9AM

ADDITIONAL SHADOW SCOPING 013
04 28 2017

PRIOR APPROVED HEIGHT
NET NEW SHADOW



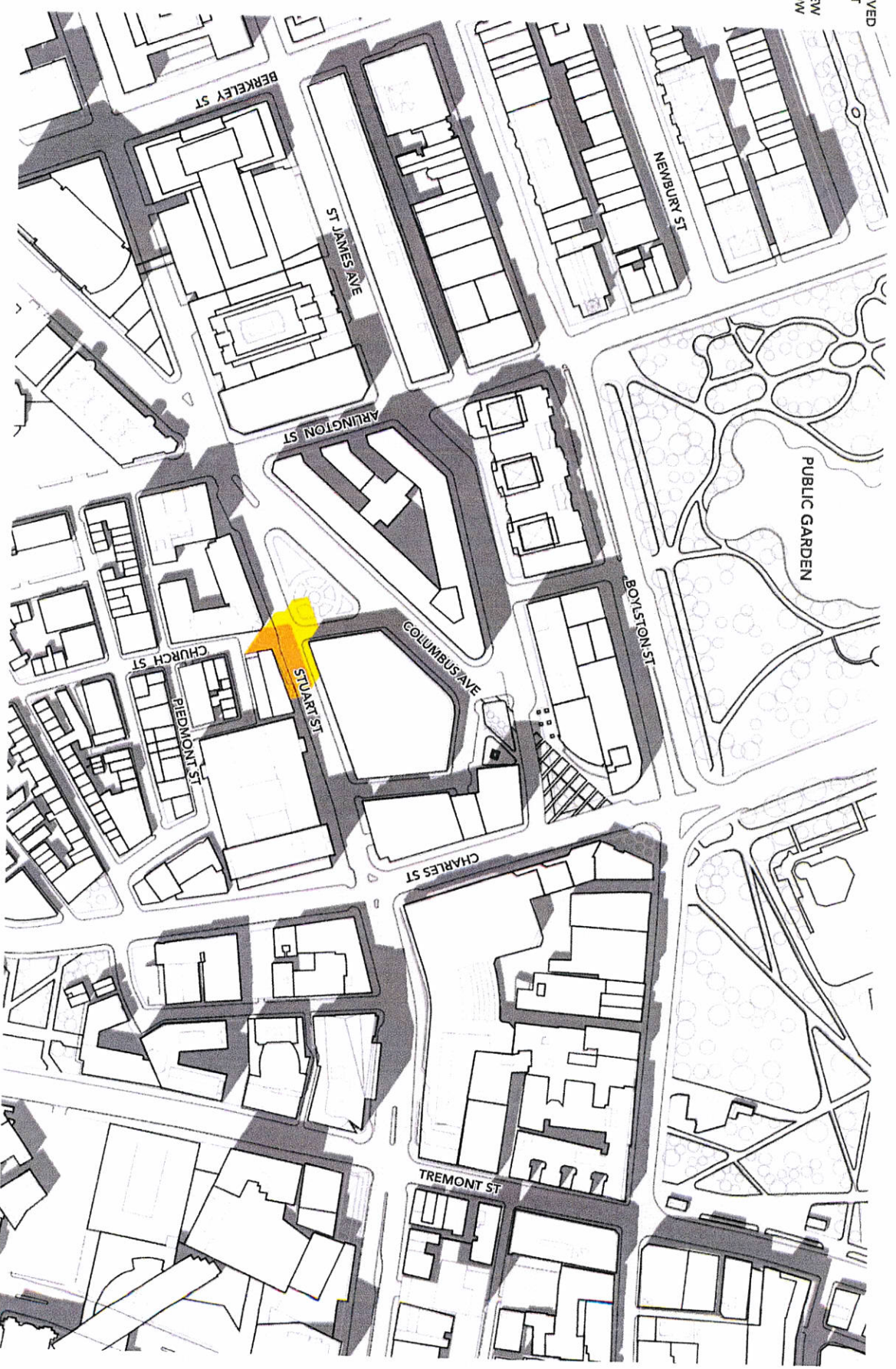
212 STUART STREET

21 JUNE 10AM

ADDITIONAL SHADOW SCOPING 014
04 28 2017

PRIOR
APPROVED
HEIGHT

NET NEW
SHADOW

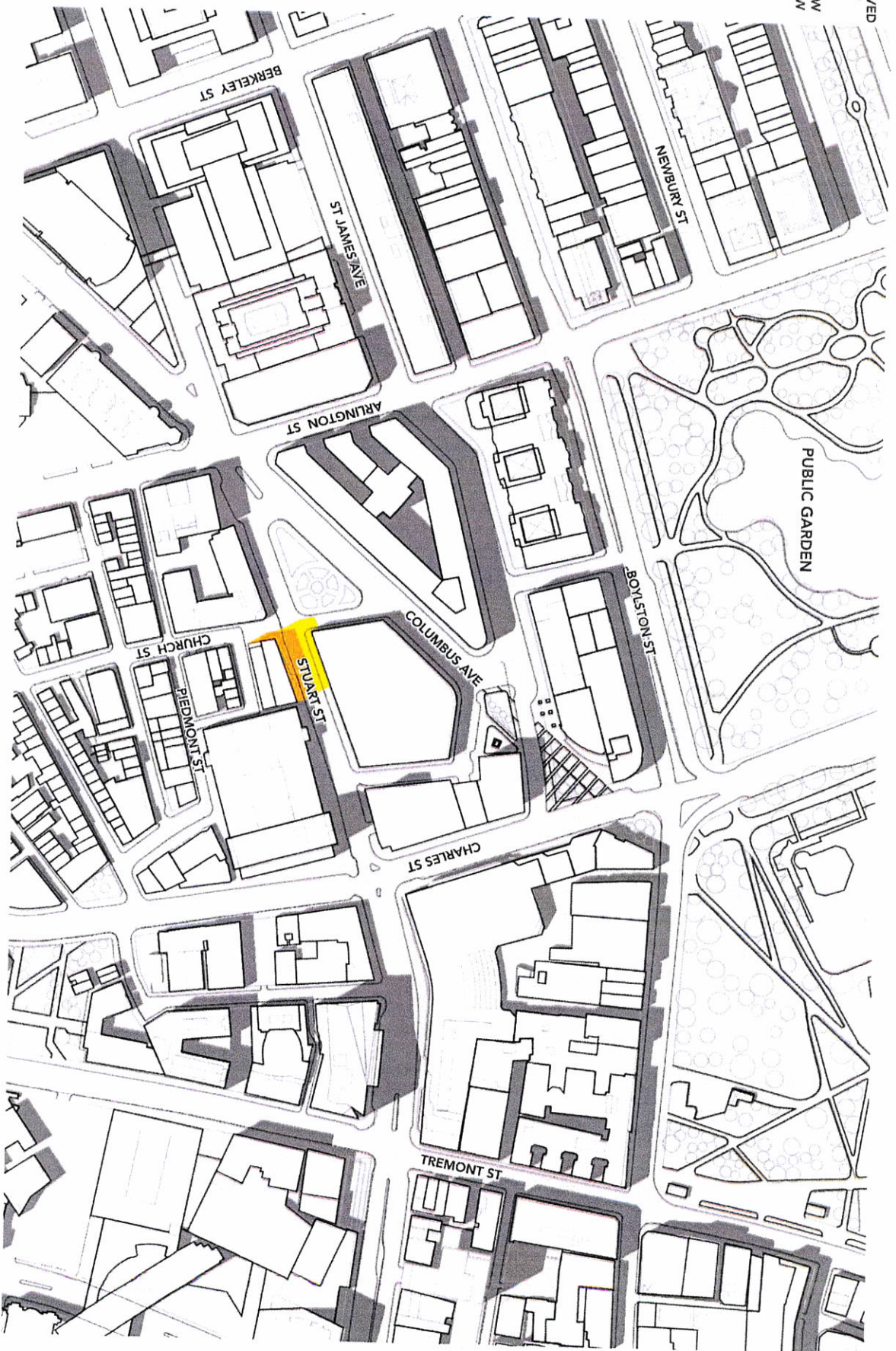


212 STUART STREET

21 JUNE 11AM

ADDITIONAL SHADOW SCOPING 015
04 28 2017

PRIOR
APPROVED
HEIGHT
NET NEW
SHADOW



212 STUART STREET

21 JUNE 12PM

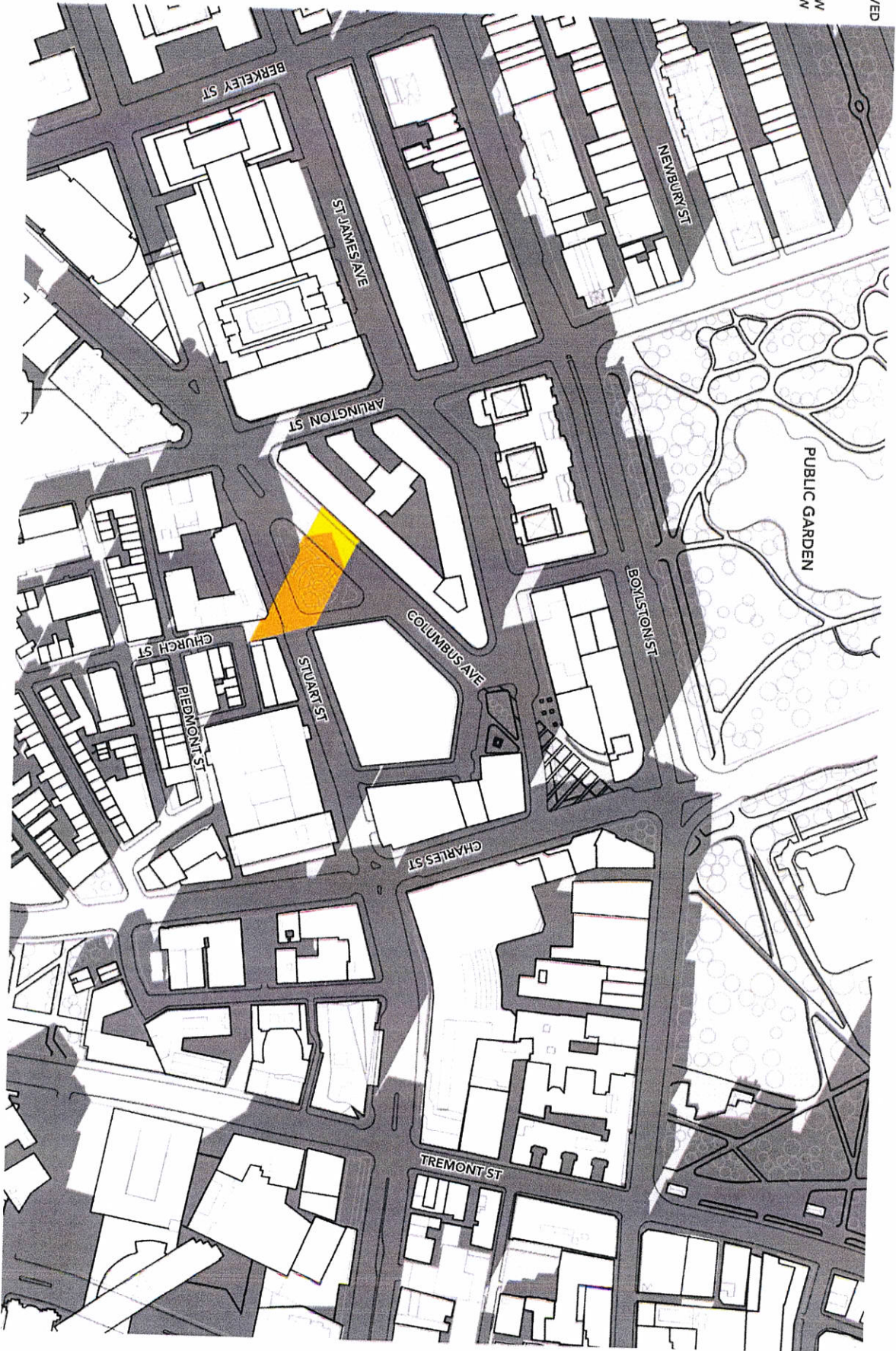
ADDITIONAL SHADOW SCOPING 016
04 28 2017

SEPTEMBER 21st

212 STUART STREET

ADDITIONAL SHADOW SCOPING 017
04.28.2017

PRIOR APPROVED HEIGHT
NET NEW SHADOW



212 STUART STREET

21 SEPTEMBER 9AM

ADDITIONAL SHADOW SCOPING 018
04 28 2017

PRIOR APPROVED HEIGHT
NET NEW SHADOW



212 STUART STREET

21 SEPTEMBER 10AM

ADDITIONAL SHADOW SCOPING 019
04 28 2017

PRIOR
APPROVED
HEIGHT
NET NEW
SHADOW

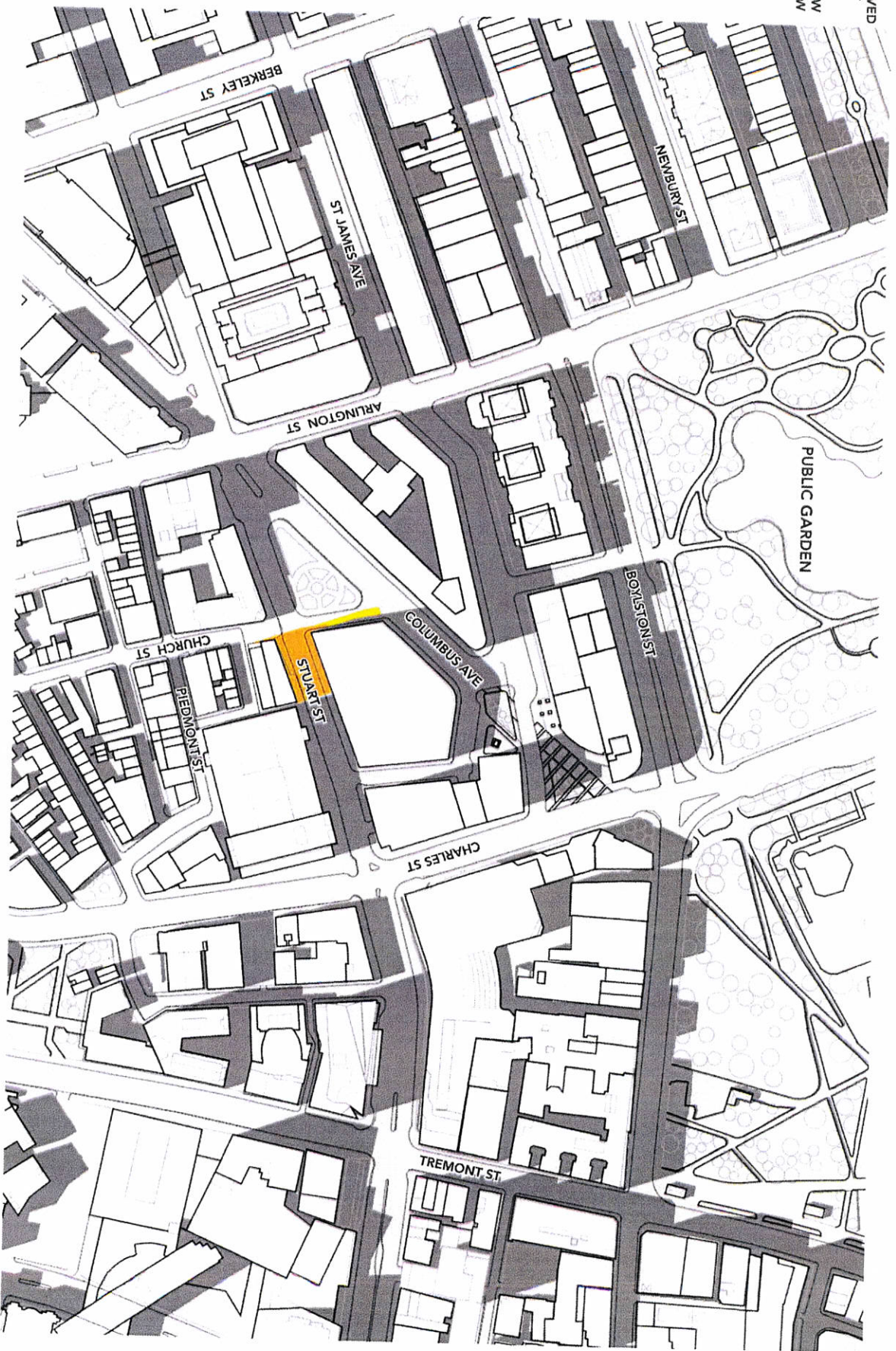


212 STUART STREET

21 SEPTEMBER 11AM

ADDITIONAL SHADOW SCOPING 020
04.28.2017

PRIOR
APPROVED
HEIGHT
NET NEW
SHADOW

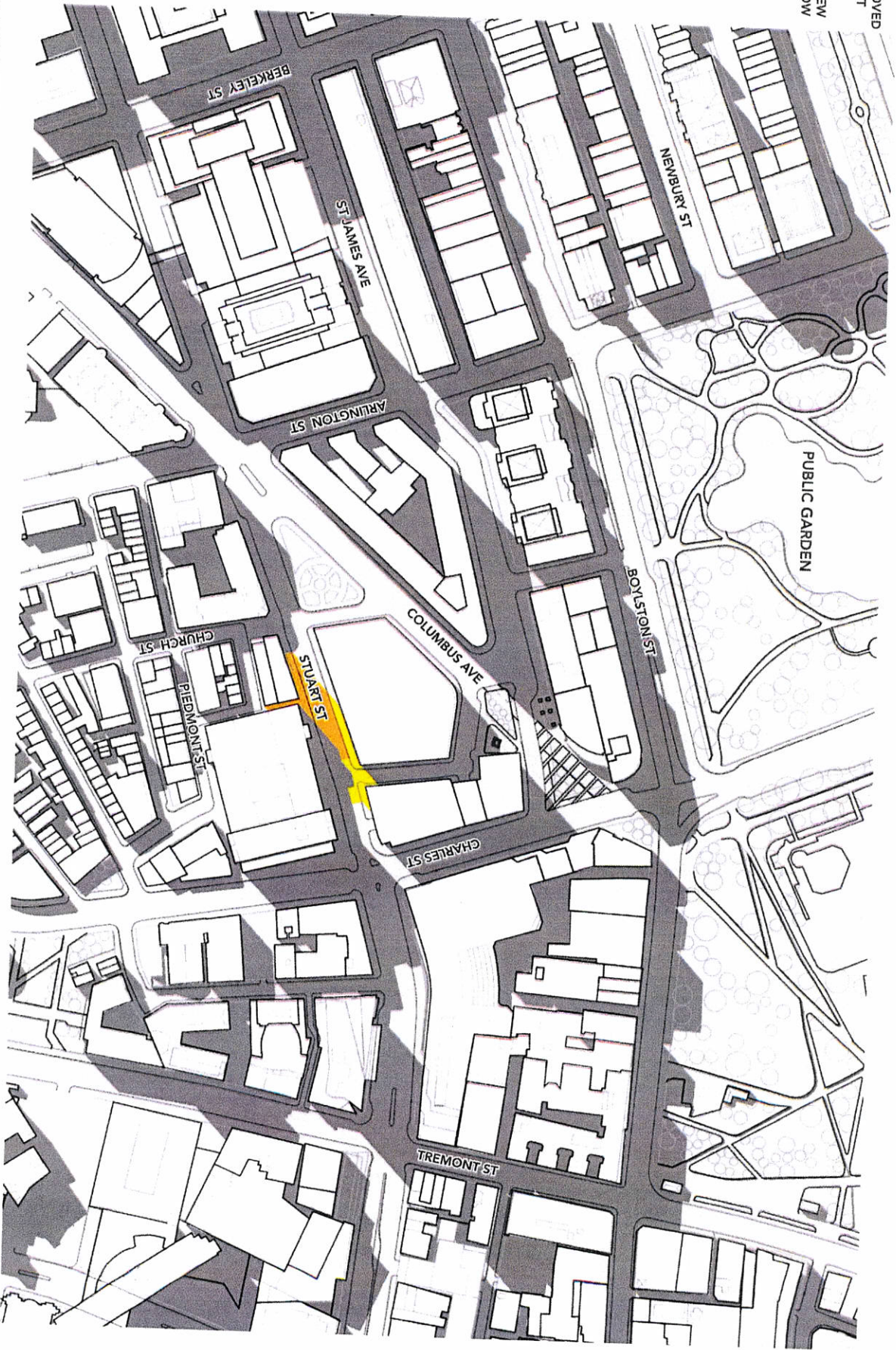


212 STUART STREET

21 SEPTEMBER 12PM

ADDITIONAL SHADOW SCOPING 021
04 28 2017

PRIOR
APPROVED
HEIGHT
NET NEW
SHADOW

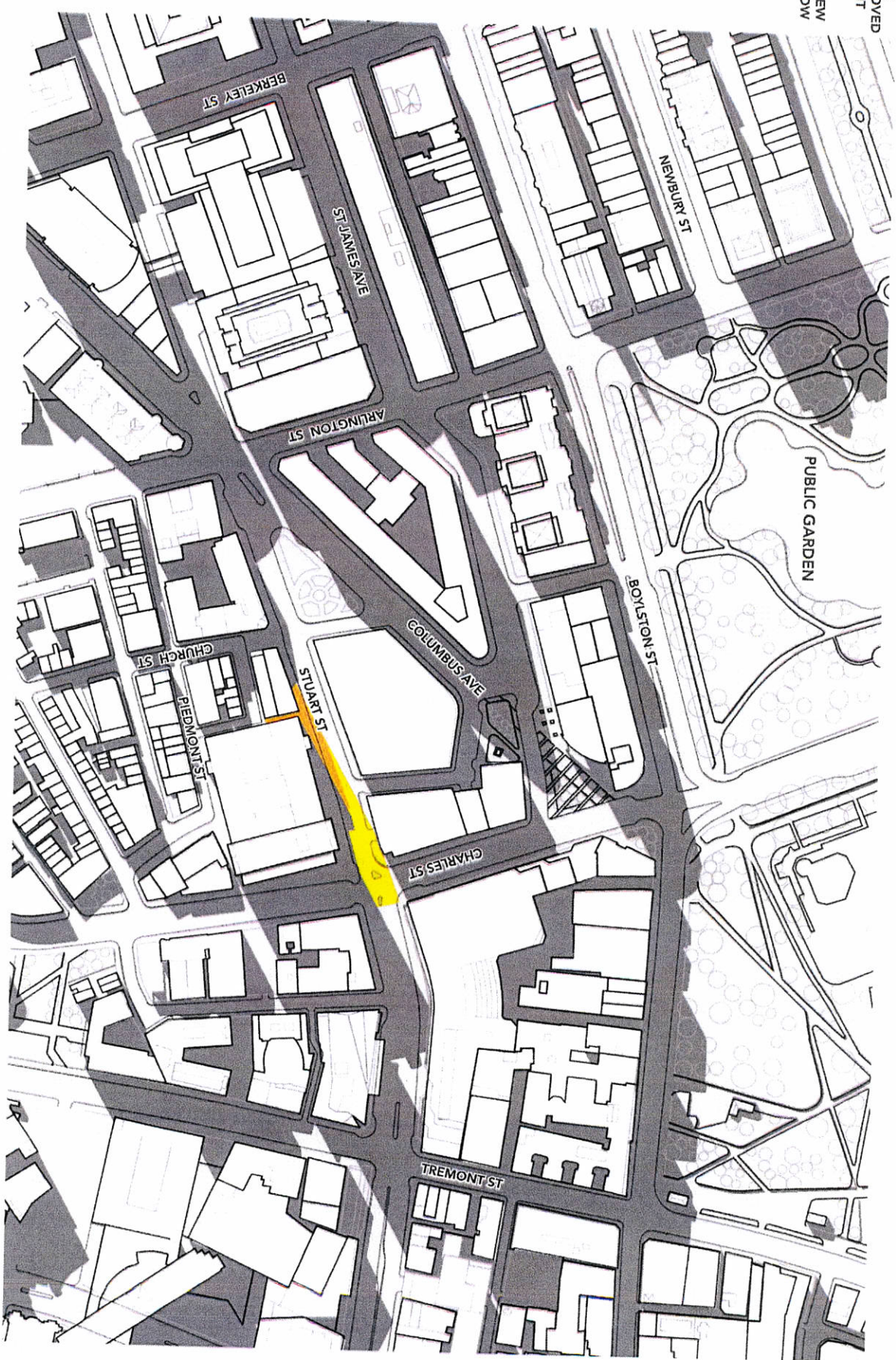


212 STUART STREET

21 SEPTEMBER 3PM

ADDITIONAL SHADOW SCOPING 022
04 28 2017

PRIOR
APPROVED
HEIGHT
NET NEW
SHADOW

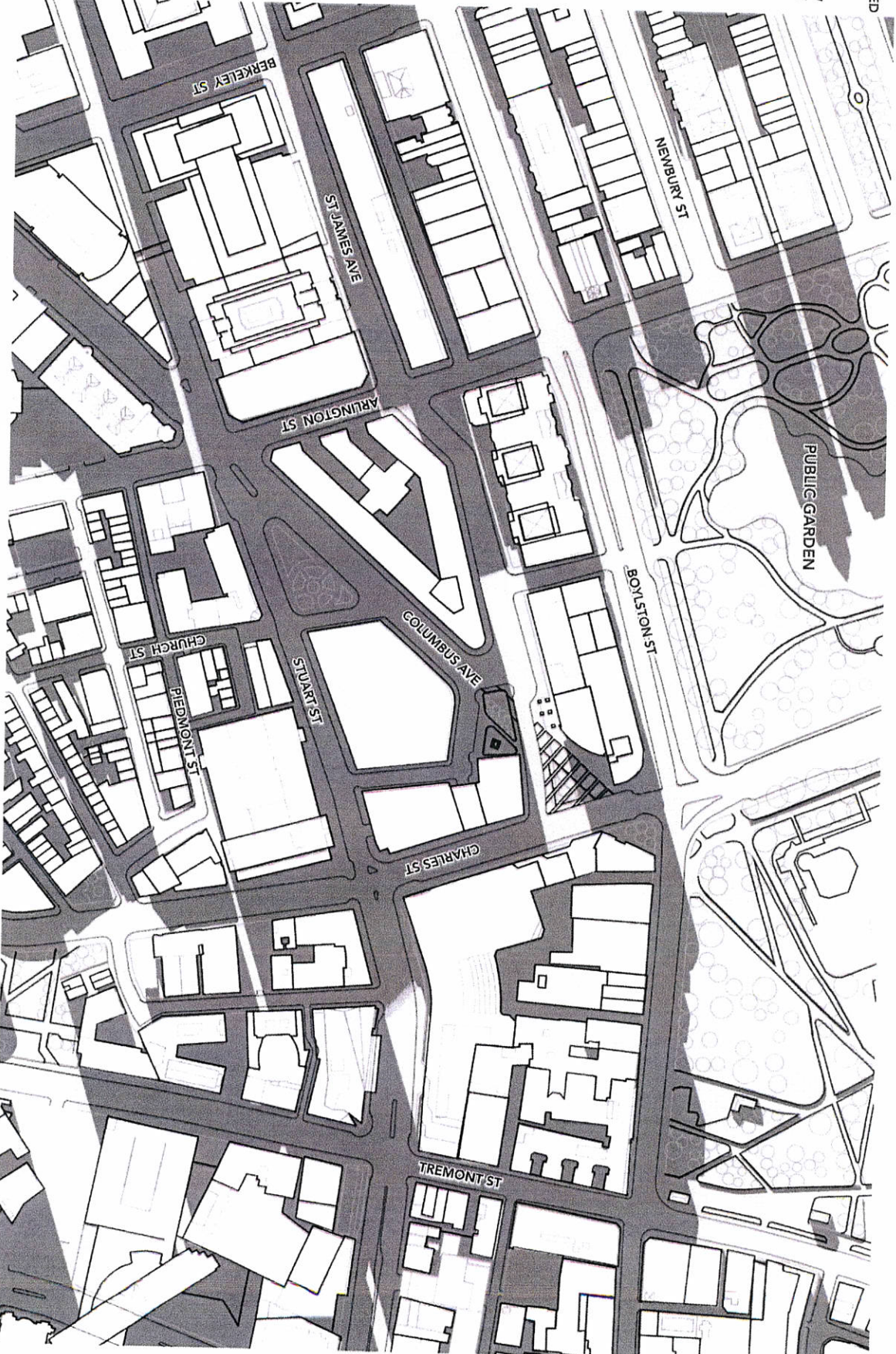


212 STUART STREET

21 SEPTEMBER 4PM

ADDITIONAL SHADOW SCOPING 023
04 28 2017

PRIOR APPROVED HEIGHT
NET NEW SHADOW



212 STUART STREET

21 SEPTEMBER 5PM

ADDITIONAL SHADOW SCOPING 024
04 28 2017