

April 28, 2016

Project: 319 Lincoln Street - Shadow Study Peer Review - Update



Executive Summary:

Pursuant to your request, we have completed a follow-up review of the revised shadow study materials shared with our office. Those materials included a Sketch-Up model of the proposed building, surrounding context and a PDF copy of the shadow study, completed by The Architectural Team, dated April 27th 2016.

Methodology: We reviewed the computer model provided and verified that the images in the PDF were generated using the proper settings in the computer model. We confirmed that daylight savings time was being applied correctly in each image. We reviewed general height assumptions of surrounding buildings.

Findings: We find that the revised model is accurate in terms of the shadows cast by the proposed building and surrounding buildings. We find that the surrounding buildings are modeled to approximately the correct height. We find that the computer model does not show the same shadows on March 21st as September 21st as indicated in TAT's report and it is not immediately clear to the review team why that would be. The difference appears relatively minor and has been noted graphically in our shadow review.

Extent of Impact: We see that one of the residential houses will be in shadow at two points within the scope of study. This condition is noted graphically in our shadow review. It would take additional analysis to conclude how many days or hours of the year that occurs.

Please do not hesitate to contact us if you have any questions regarding our peer review of this study.

Respectfully Submitted,

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