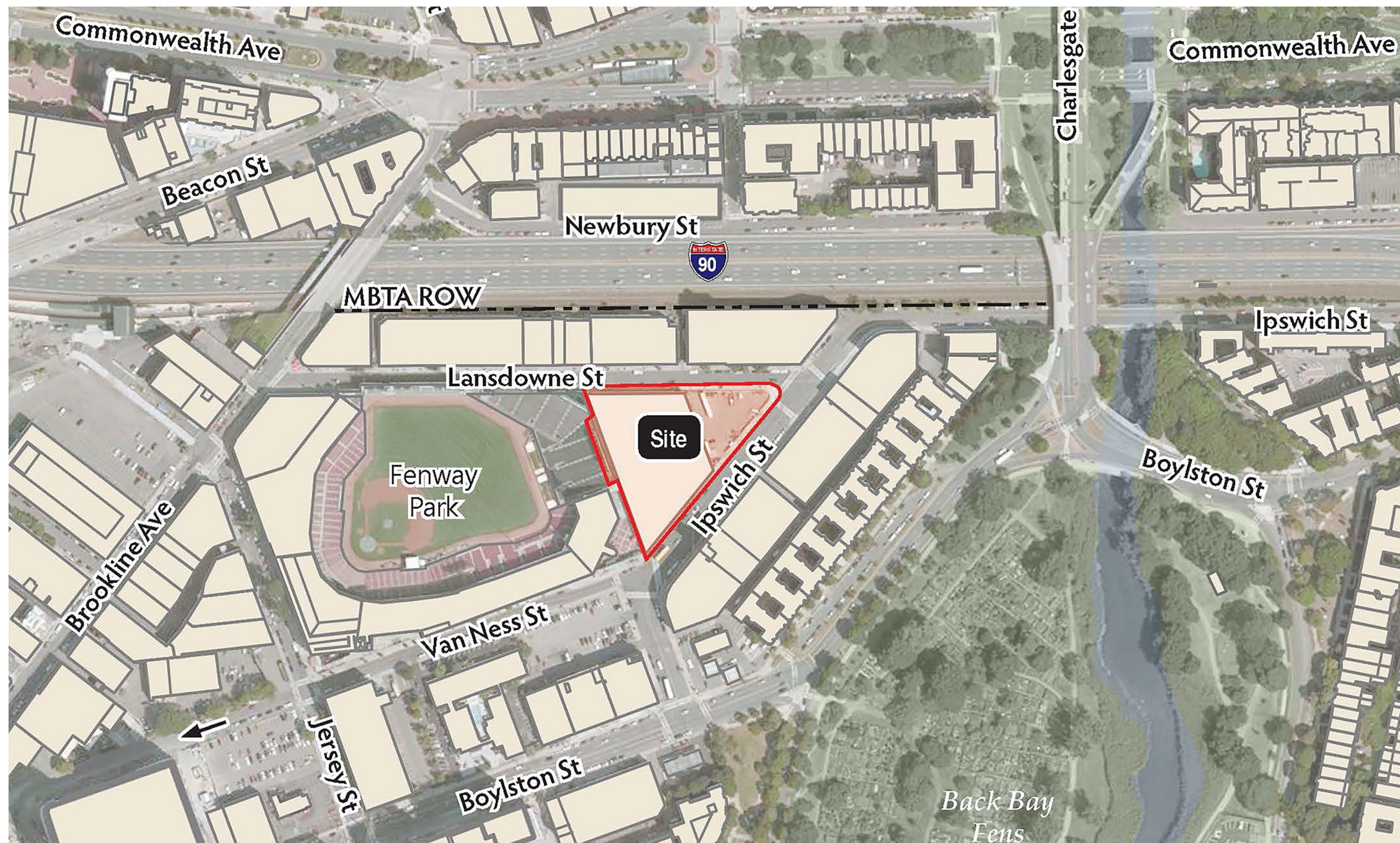




12 - 28 Lansdowne Street
Boston, Massachusetts

Public Meeting
March 12, 2019

175 Ipswich Street LLC



Project Site Context

12-28 Lansdowne Street
Boston, Massachusetts
Public Meeting March 12, 2019



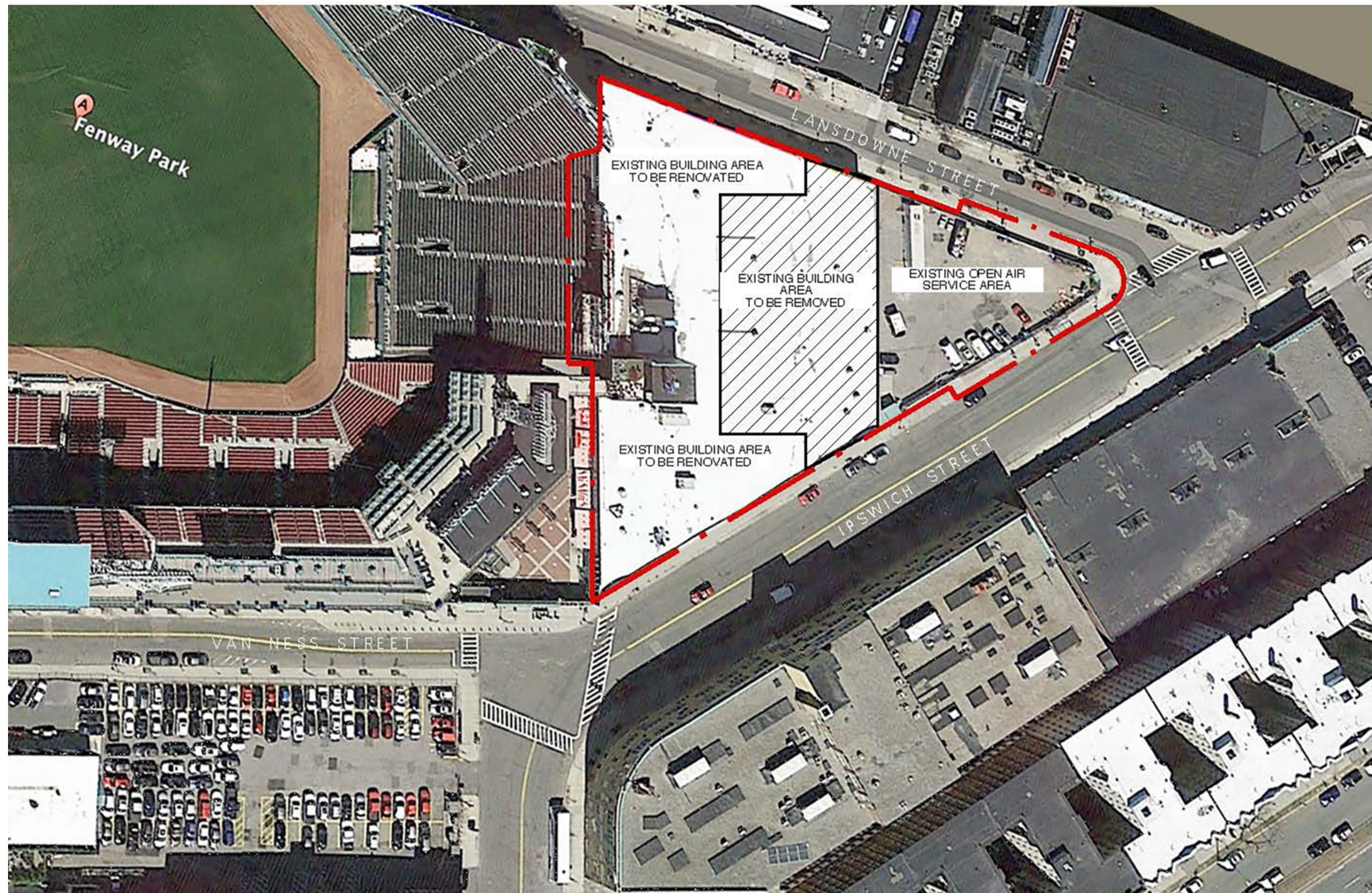
PROJECT SITE BOUNDARY

Neighborhood Context: Existing

12-28 Lansdowne Street

Boston, Massachusetts

Public Meeting March 12, 2019



Existing Conditions Site Plan
12-28 Lansdowne Street
Boston, Massachusetts
Public Meeting March 12, 2019



View looking west at intersection of Lansdowne and Ipswich Streets

Existing Site Conditions
12-28 Lansdowne Street
Boston, Massachusetts
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Existing Fenway Garage (Laundry) Building looking west on Lansdowne Street

Existing Site Conditions
12-28 Lansdowne Street
Boston, Massachusetts
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Project Fact Sheet

Address: 12 - 28 Lansdowne Street

Site Area: 1.5 acres (67,400 square feet)

Current Use: Service Yard, Ballpark Support, Parking Garage

Proposed Uses: 136,000 sf Performing Arts Theater and Fenway Park Improvements

Project Description:

Fenway Theater: Performing Arts Center of approximately 86,000 square feet with a capacity of approximately 5,400 patrons.

Fenway Park Improvements: Approximately 30,000 square feet of new fan amenity areas serving the Bleacher and Right Field Grandstand areas of Fenway Park.

Interior Renovations: Approximately 20,000 square feet of the existing Fenway Garage to provide enhanced service and support areas to serve both the Fenway Theater and Fenway Park.

Zoning Summary

Zoning District: Subject to requirements of Article 66, Fenway Neighborhood District including use and dimensional requirements applicable to Fenway Triangle Neighborhood Development Area Subdistrict (Section 66-11 and 66-12).

Proposed Use: All proposed uses are allowable per TABLE A

Maximum Allowable FAR: 5.0

Proposed FAR: 2.55

Maximum Allowable Height: 95', 8 stories

Maximum Height Proposed : 67' (roof), 4 stories

Maximum Allowable Streetwall Height: 75'

Streetwall Heights Proposed: 67' @ Theater Tower, 57' @ Theater House, 43' @ Theater Terrace, 28' @ existing Fenway Garage Building

Parking Required/Provided: 0 spaces

Project Benefits

Arts and Culture

- Provides an iconic, state-of-the-art performing arts center that will host a wide variety of performing arts, educational, and civic events on a year-round basis for residents and visitors of the Fenway community.
- Creates new opportunities for performing arts programming and educational initiatives just steps away from the Boston Arts Academy, Berklee College of Music and Boston Conservatory at Berklee within the vibrant Fenway Cultural District.



- | | | |
|--------------------------------------------------------------|--------------------------------------|----------------------------------------------------------|
| 1 Boston Arts Academy | 8 New England Conservatory | 16 Isabella Stewart Gardner Museum |
| 2 Berklee College of Music | 9 National Braille Press | 17 Massachusetts College of Art |
| 3 Boston Conservatory | 10 YMCA Central Branch | 18 Harvard School of Public Health |
| 4 The Mary Baker Eddy Library for the Betterment of Humanity | 11 Northeastern University | 19 Massachusetts College of Pharmacy and Health Sciences |
| 5 The First Church Christ, Scientist | 12 The Forsyth Institute | 20 Simmons College |
| 6 Symphony Hall | 13 Museum of Fine Arts, Boston | 21 Emmanuel College |
| 7 The Huntington Theatre | 14 Wentworth Institute of Technology | 22 Wheelock College |
| | 15 School of the Fine Arts, Boston | |

Project Benefits

Ballpark Enhancements

- Continues with investment in preservation and enhancement to the City's beloved Fenway Park, providing enhanced fan amenities and improved accessibility in the Bleacher/Right-Field Grandstand areas.
- Respects and complements the architectural and historic character of Fenway Park and the surrounding neighborhood.



Project Benefits

Urban Design

- Dramatically improves the urban environment along Ipswich and Lansdowne Streets for residents and visitors alike -- replacing an open, paved service lot surrounded by chain link fence with the new Fenway Theater that will further activate the street and engage with passersby.
- Enhances the streetscape, providing wide, accessible sidewalks, improved bus stops with shelters, improved street lighting, street bollards to protect pedestrians from vehicles, and facility and street level wayfinding advice consistent with the BTB's Complete Streets guidelines.

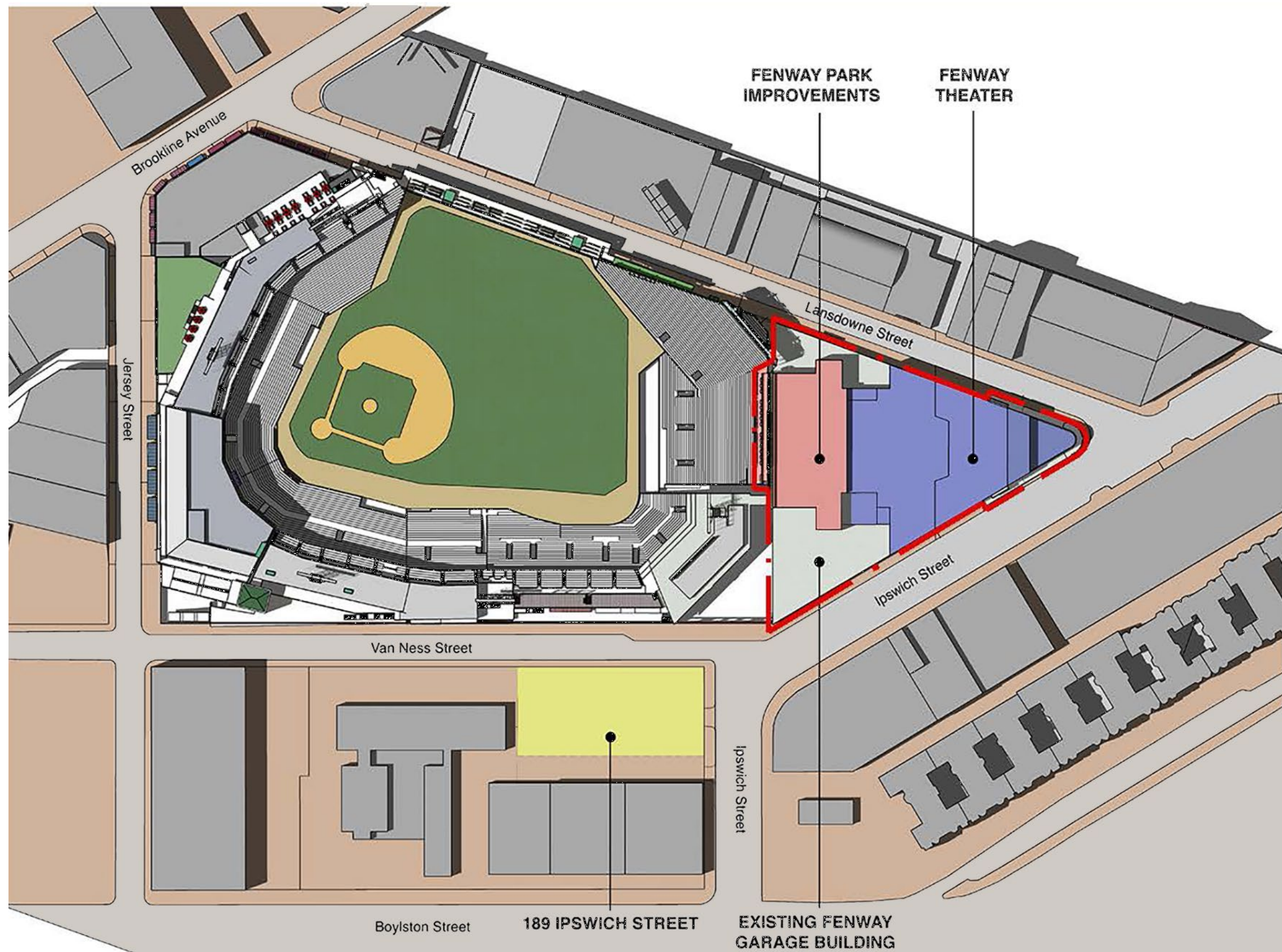
Economic Opportunities

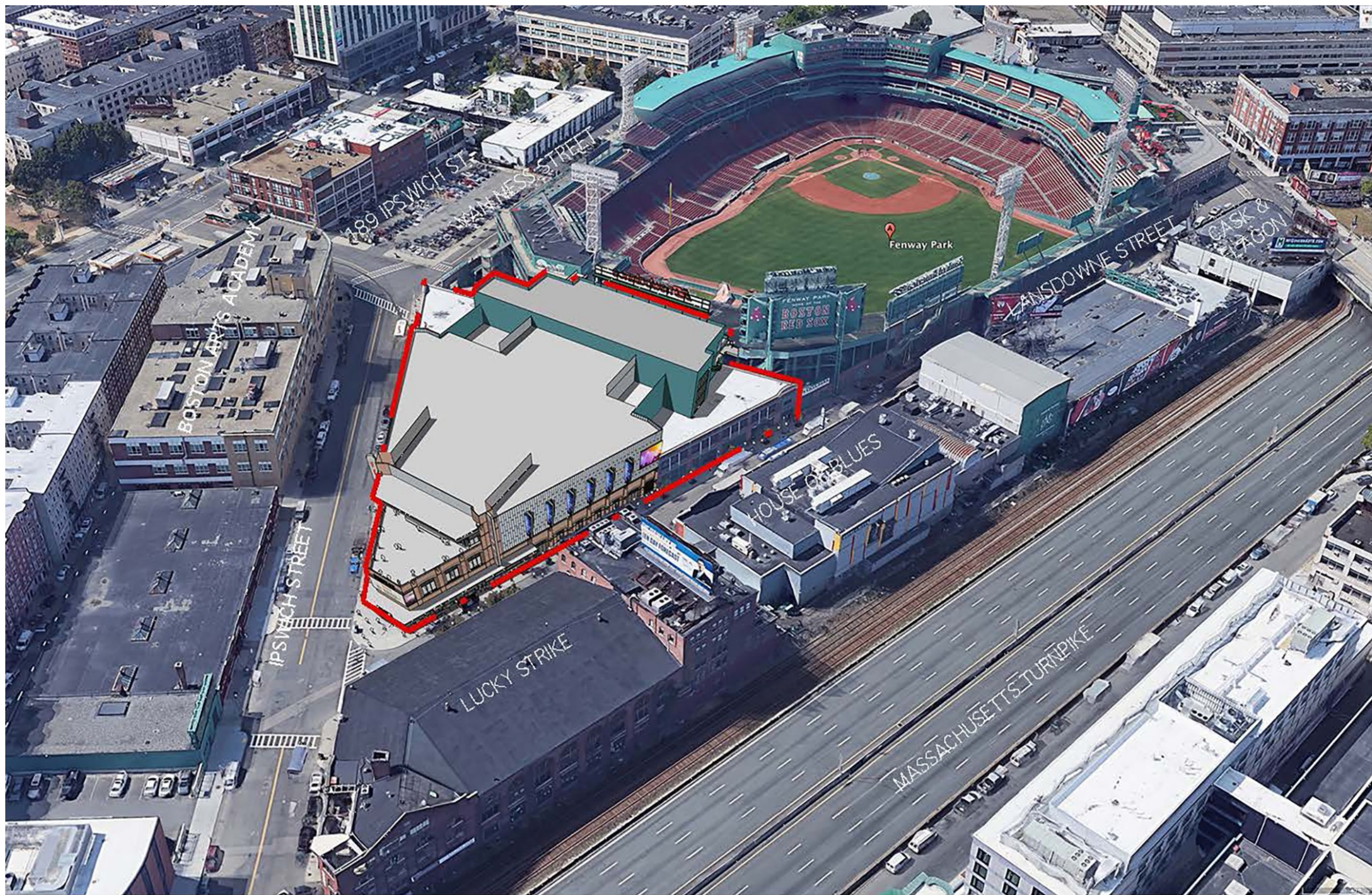
- Generates tens of millions of dollars annually in increased business for local restaurants and retail establishments in neighborhood.
- Creates approximately 200 jobs during construction, providing employment opportunities for Boston's residents, minorities, and women consistent with the Boston Residents Jobs Policy.
- Creates approximately 80 full-time and 450 part-time permanent jobs to staff the Fenway Theater.

Expanded Project Notification Form (EPNF) Scope

EPNF Filed on February 22, 2019 which analyzed and documented:

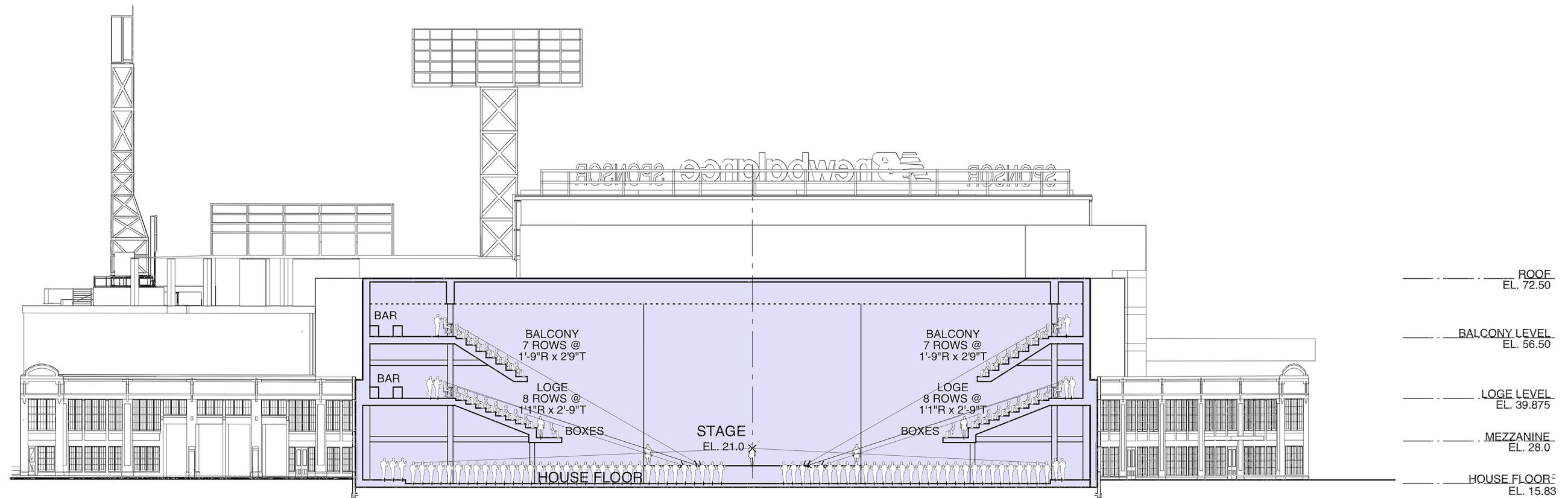
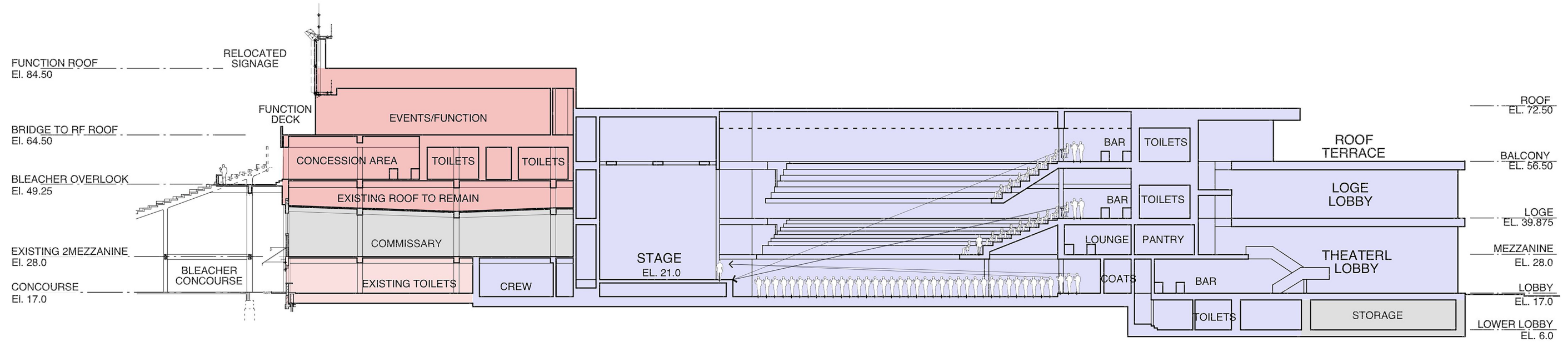
- Urban Design
- Sustainability/Green Building and Climate Change Resiliency
- Transportation
- Environmental Protection
 - Shadow
 - Daylight
 - Solar Glare
 - Air Quality
 - Flood Hazard
 - Noise
 - Hazardous Waste
 - Geotechnical
 - Groundwater
 - Temporary Construction Impacts
- Infrastructure
- Historic





PROJECT SITE BOUNDARY

Neighborhood Context, Proposed
12-28 Lansdowne Street
Boston, Massachusetts
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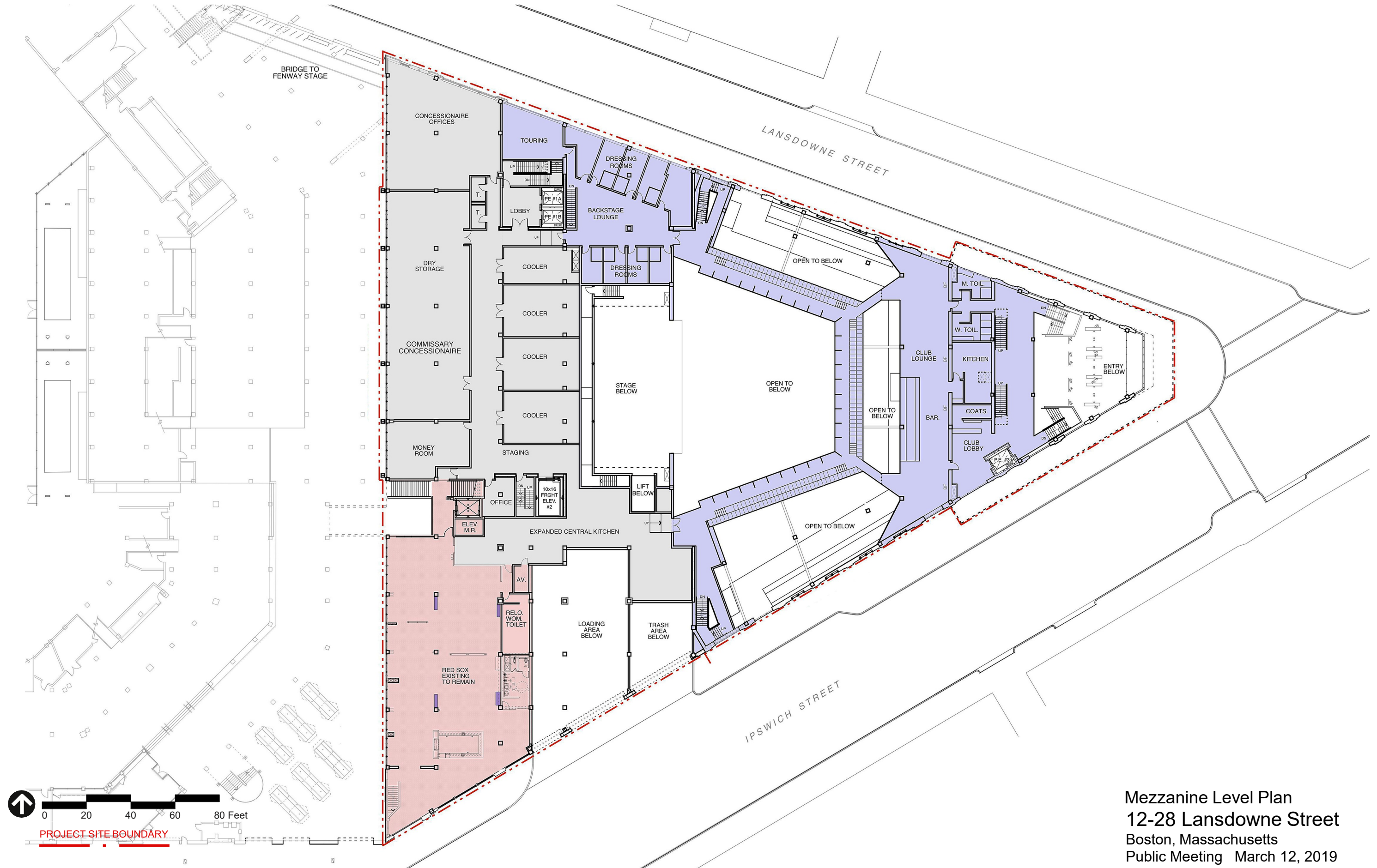


Transverse Section

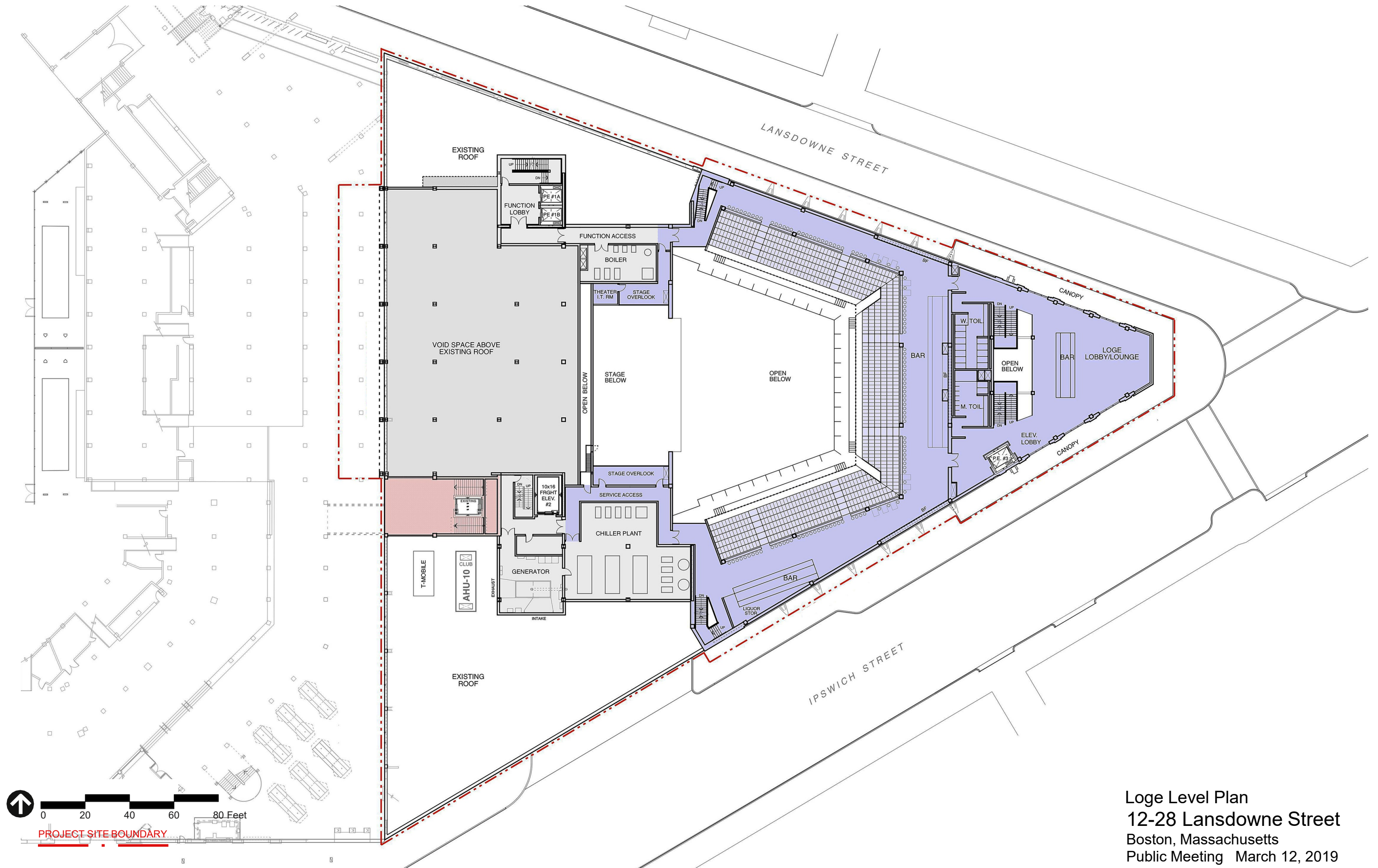


Project Sections
 12-28 Lansdowne Street
 Boston, Massachusetts
 Public Meeting March 12, 2019

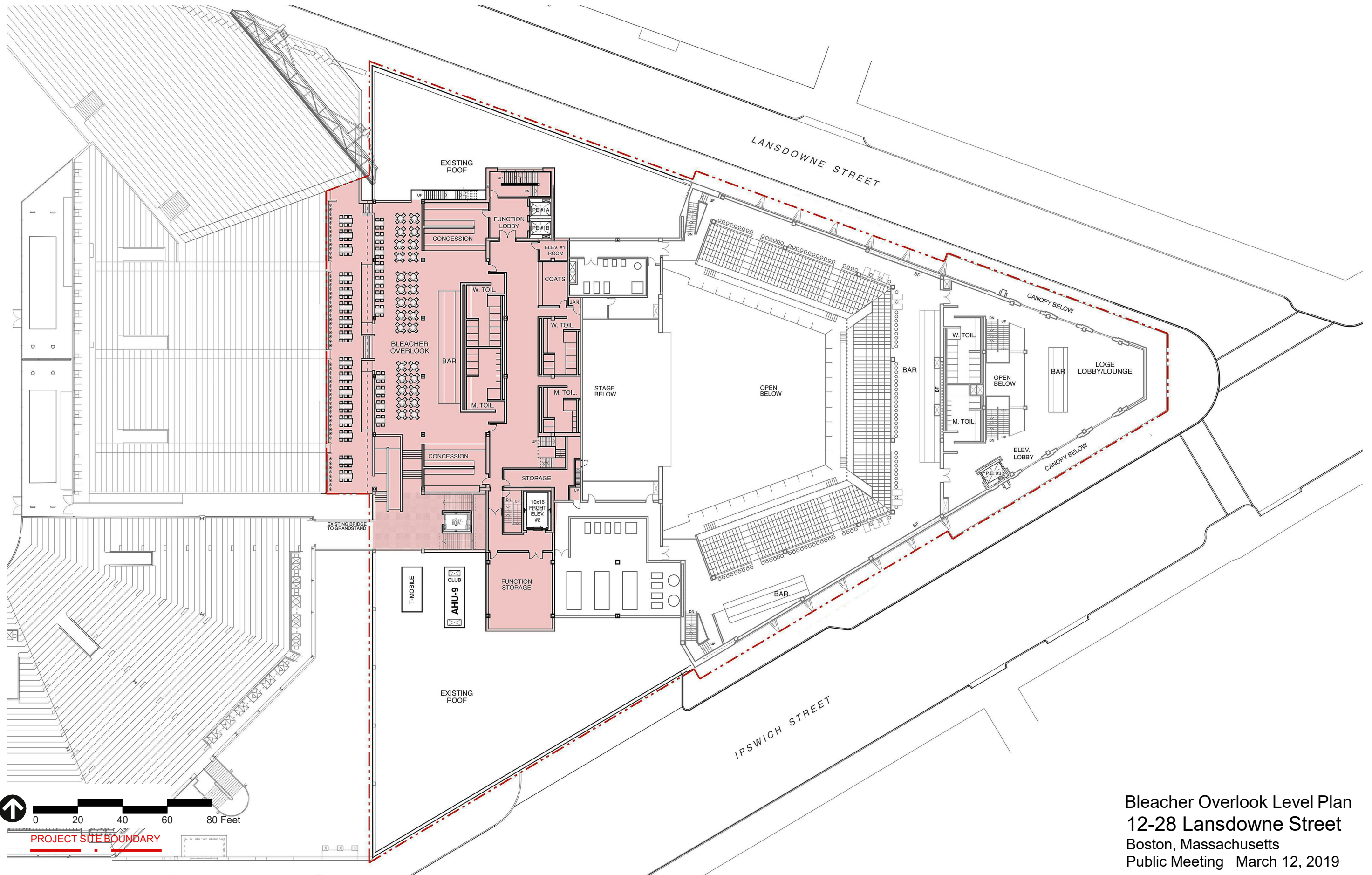




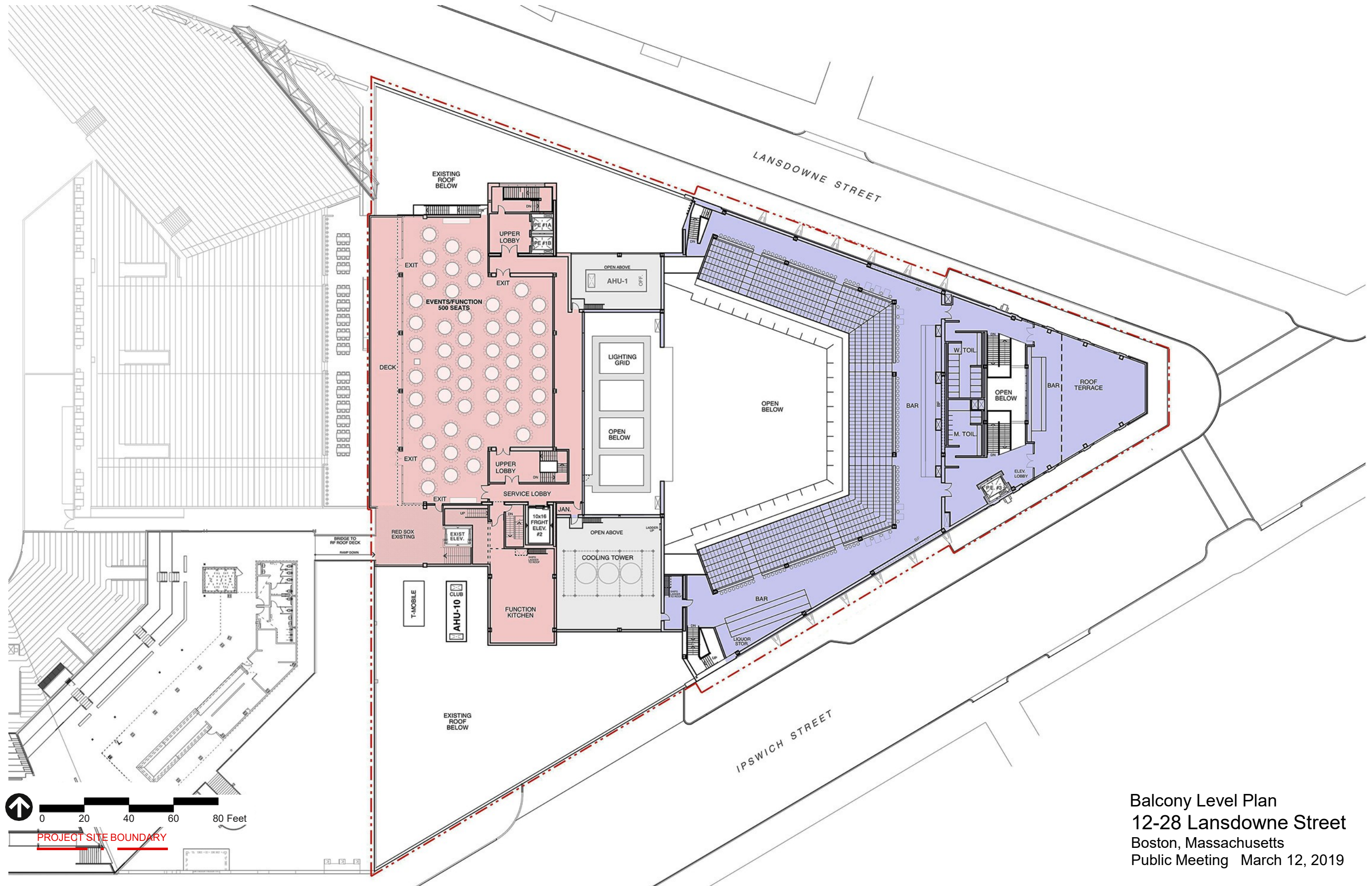
Mezzanine Level Plan
12-28 Lansdowne Street
Boston, Massachusetts
Public Meeting March 12, 2019



Loge Level Plan
12-28 Lansdowne Street
Boston, Massachusetts
Public Meeting March 12, 2019



Bleacher Overlook Level Plan
12-28 Lansdowne Street
Boston, Massachusetts
Public Meeting March 12, 2019



Balcony Level Plan
12-28 Lansdowne Street
Boston, Massachusetts
Public Meeting March 12, 2019



Night View



Day View



Lansdowne Street Elevations

12-28 Lansdowne Street

Boston, Massachusetts

IAG Meeting March 11, 2019



Sustainability/Green Building and Climate Change Resiliency

- Proponent is committed to City's Green Building and Climate Change Resiliency policies.
- Project is currently at LEEDv4 Silver certifiability; team is actively evaluating higher level of sustainability.
- Preliminary energy modelling demonstrates Project will exceed Massachusetts Stretch Energy Code requirements.
- Site is not expected to be impacted by sea level rise or riverine flooding during its design life.
- Future increases in precipitation (based on the 2016 Climate Ready Boston Report) are being factored into stormwater management infrastructure.
- Building systems (HVAC design and placement, roof treatment, sewage backflow valves, redundant water connections, etc.) are being designed with resiliency in mind.
- Roof mounted solar PV and on-site battery storage are still being studied.

Transportation

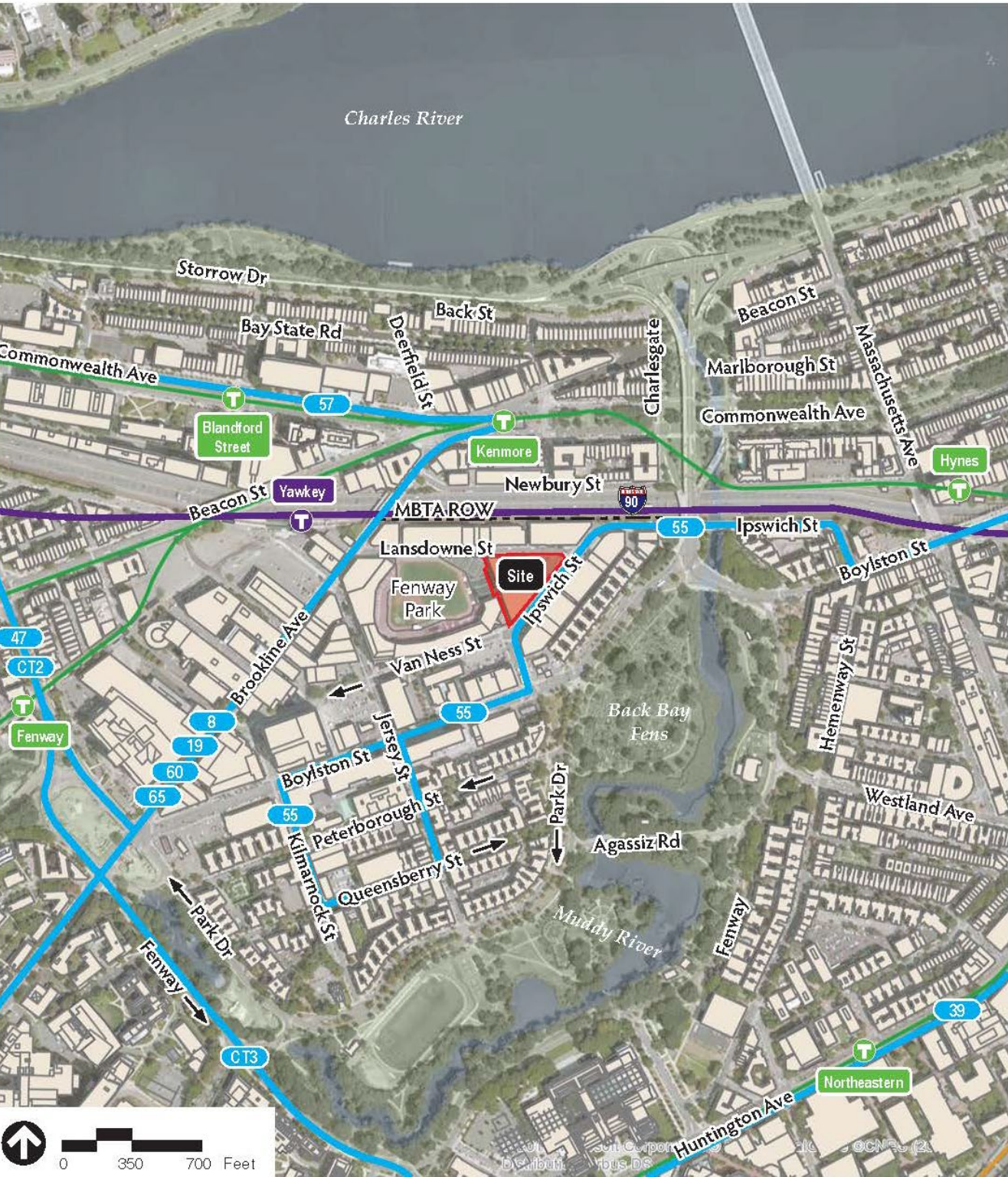
- A full transportation impact assessment was included in the EPNF.
- Transportation counts were completed for conditions with and without a game at Fenway Park.
- Transportation surveys were completed in the fall of 2018 to ascertain travel characteristics for Fenway and House of Blues patrons (mode choice, arrival patterns, etc.)
- Project impact analysis focuses on the Theater as no change in Fenway Park's licensed capacity is anticipated as part of "Fenway Park Improvements" and the "Interior Renovations" are supporting functions.
- Analysis focuses on a weekday evening condition.

Transportation Study Area

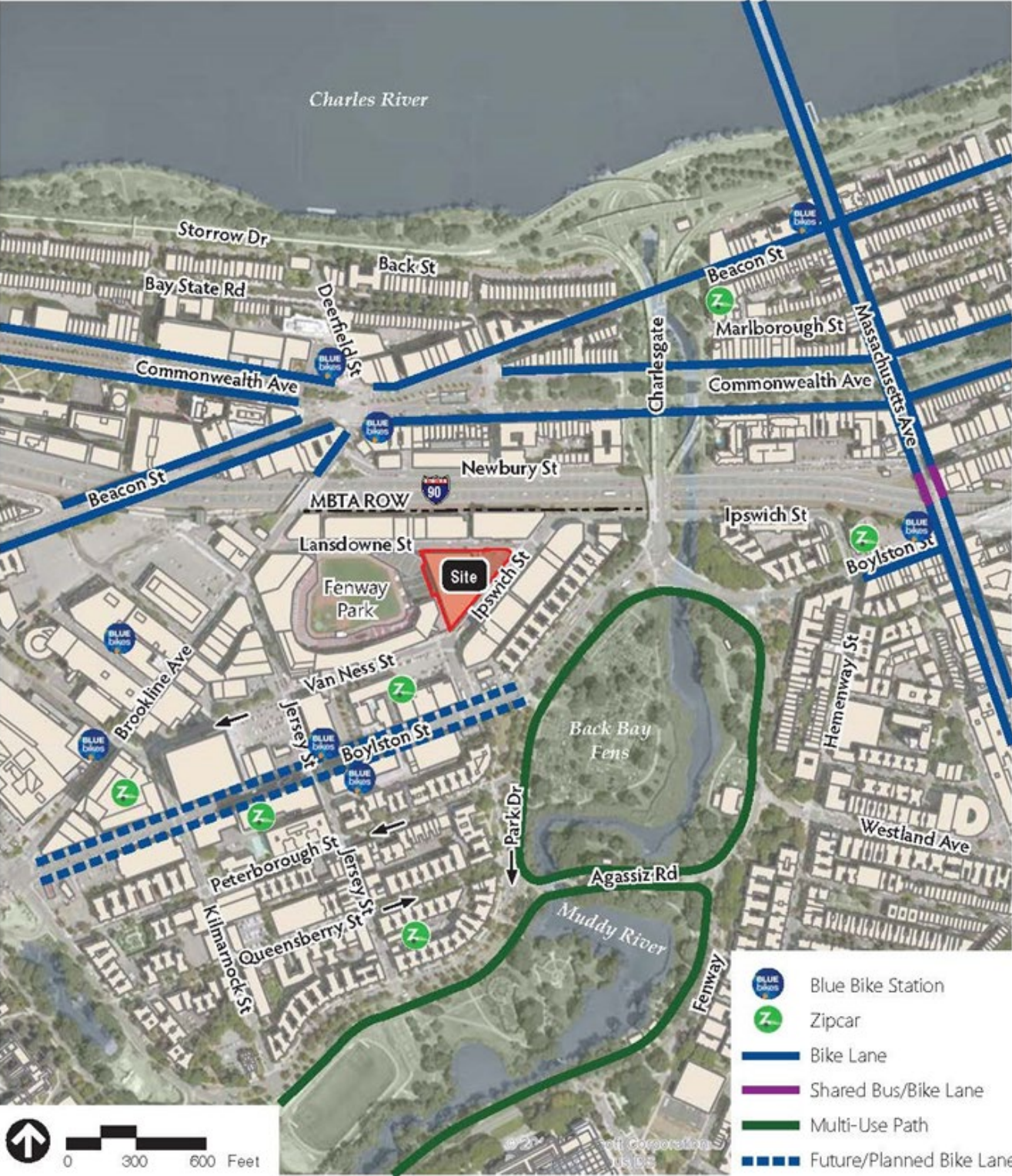


Sustainable Modes

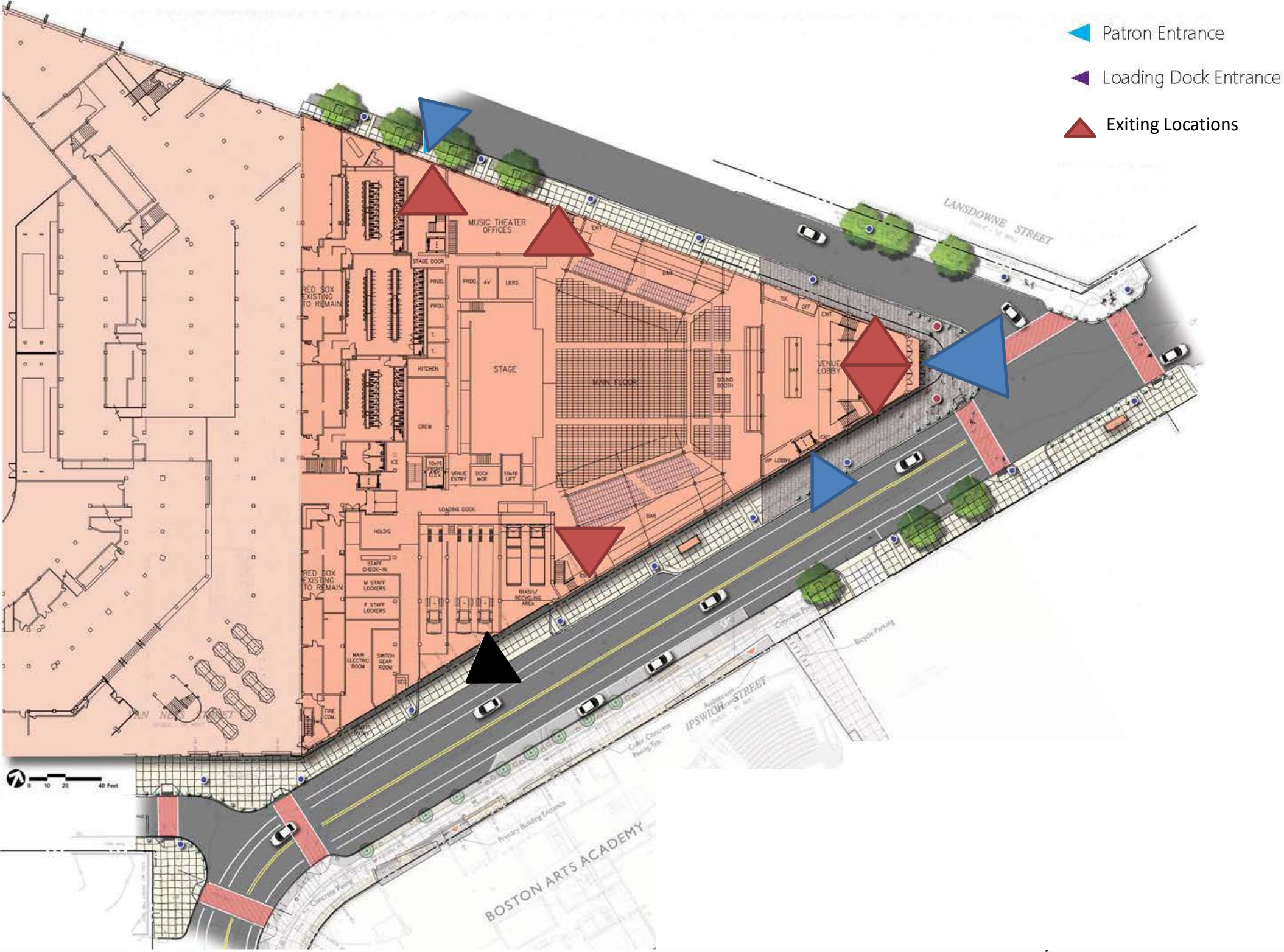
Public Transportation



Bicycle Network



Site Access





- Project being designed for people not vehicles:
 - No parking is provided
 - Transit use or remote parking will be promoted for patrons
 - Streetscape and pedestrian/bicycle access improvements proposed

- Project will provide 5 loading bays for off-street freight management

- Proponent is working with the City to develop management plan for shared-rides

- Proponent is working with Boston Police on traffic management during events

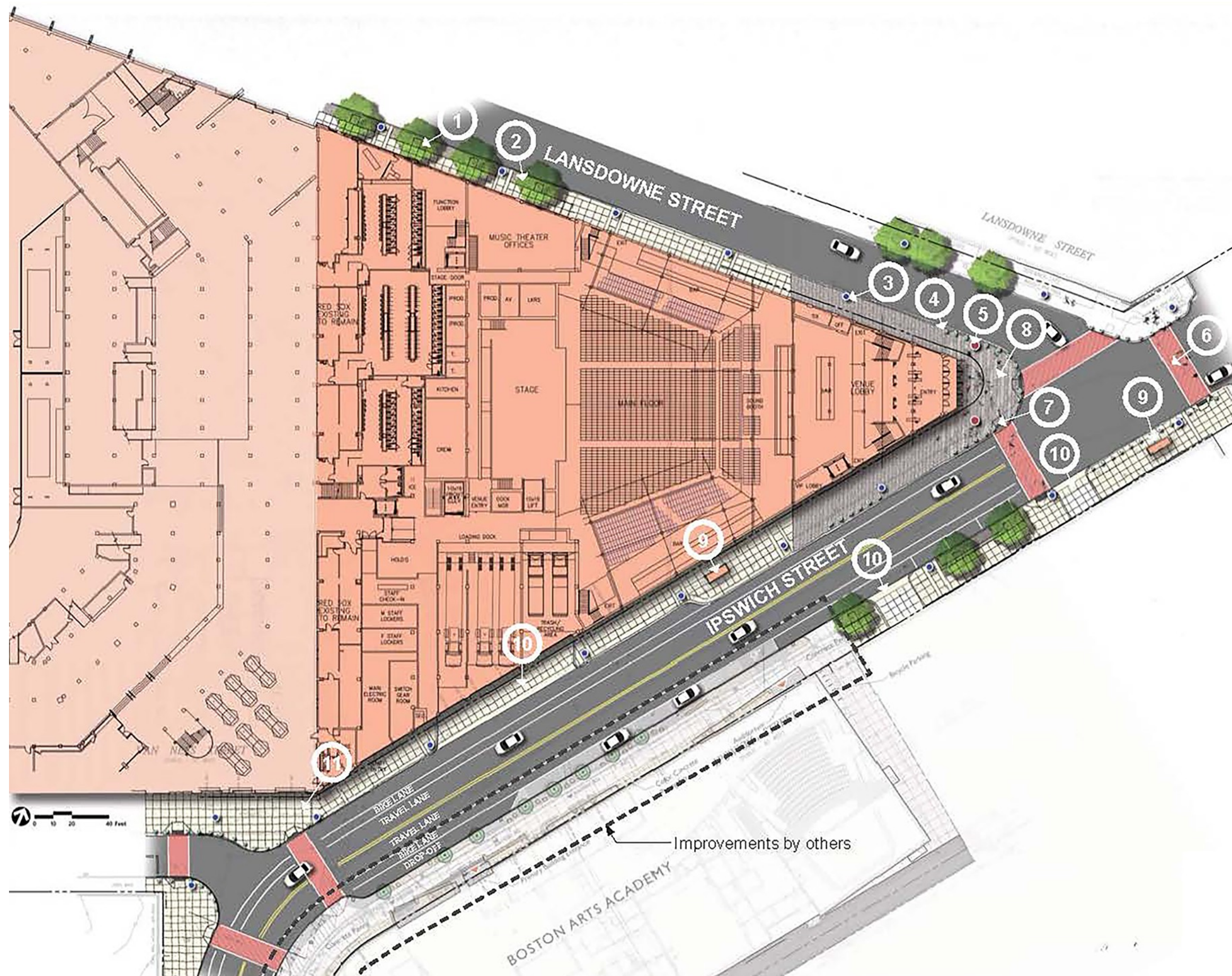
12-28 Lansdowne Street
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Environmental Protection

- Scale and design of building will result in minimum shadow and solar glare impacts.
- Project will reduce the visible skydome, consistent with urban context, as current site is largely undeveloped.
- Site is not within flood hazard area.
- No adverse noise impacts at sensitive receptor locations are anticipated.
- No localized air quality impacts are anticipated.
- Site does not contain any known releases of oil or other hazardous materials.
- Geotechnical engineer and contractor will coordinate through excavation and foundation construction to minimize groundwater impacts.
- Project team will work closely with the City to develop a construction management plan that minimizes construction period impacts.

Infrastructure

- Existing City and private utility infrastructure systems expected to be adequate to accommodate Project demands.
- Project will comply with 2008 Stormwater Management Policy and will incorporate on-site stormwater management and treatment.
- Site is within the Groundwater Conservation Overlay District (GCOD). Groundwater will be recharged in accordance with GCOD and Boston Water and Sewer Commission requirements.
- BPDA Smart Utility Policy Approach:
 - The Proponent will work with BWSC to evaluate Green Infrastructure elements capable of retaining the required 1.25 inches over the Project Site impervious area.
 - The Proponent will evaluate the feasibility of incorporating smart street lighting into the proposed street light design.
- Sidewalk and streetscape improvements are proposed as part of the Project.



LEGEND

1. Broad shade tree
2. Permeable pavers and treeway
3. Street light
4. Decorative security bollard
5. Large decorative plaza light
6. Thermal plastic imprint paving at crosswalk
7. Accessible ramp
8. Entry plaza pavers
9. Bus shelter
10. Vehicular scored concrete
11. Pedestrian scored concrete

Public Realm Improvements
 12-28 Lansdowne Street
 Boston, Massachusetts
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Historic

- Inventory:
 - Fenway Park/John B. Smith Building is listed in the National Register of Historic Places.
 - Fenway Studios (30 Ipswich St.) and the Massachusetts Historical Society (1154 Boylston St.) have each been designated a National Historic Landmark.
 - Five historic districts within a quarter-mile are listed in the National and/or State registers.
- Assessment:
 - Project proposes new internal concrete columns along eastern edge of Bleacher concourse. Placement and construction methods will minimize the impacts to the existing facility.
 - Project proposes materials that will be architecturally compatible with Fenway Park and its adjacent buildings.
 - Materials and scale of the Project are not anticipated to cast new shadows or glare on historic resources in the vicinity of the site.
 - Project is not expected to hinder views of historic properties from the public way.
 - No impacts to adjacent historic resources during construction are anticipated due to close monitoring of soil movement and groundwater.

Schedule

- Expanded Project Notification Form filed February 22, 2019
- IAG Meeting March 11, 2019, 6 PM at Fenway Park
- Public Meeting March 12, 2019, 6 PM at Fenway Park
- EPNF Comments close on March 25, 2019
- Design through Fall 2019
- Commence construction in the fall of 2019, enabling elements and Fenway Park Improvements
- Full Project completion is targeted for Summer/Fall of 2021

