

MEMORANDUM

**BOARD APPROVED**

AUGUST 15, 2019

**TO:** BOSTON REDEVELOPMENT AUTHORITY  
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY (BPDA)\*  
AND BRIAN P. GOLDEN, DIRECTOR

**FROM:** JONATHAN GREELEY, DIRECTOR OF DEVELOPMENT REVIEW  
MICHAEL CHRISTOPHER, DEPUTY DIRECTOR FOR DEVELOPMENT  
REVIEW/GOVERNMENT AFFAIRS  
MICHAEL CANNIZZO, SENIOR ARCHITECT/URBAN DESIGNER  
PHILLIP HU, PLANNER II  
✓ TIM CZERWIENSKI, PROJECT MANAGER

*Aisling Kerr*

**SUBJECT:** 12-28 LANSLOWNE STREET (FENWAY THEATER) - FENWAY

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**SUMMARY:** This Memorandum requests that the Boston Redevelopment Authority, d/b/a Boston Planning & Development Agency ("BPDA") Board: (1) issue a Preliminary Adequacy Determination Waiving Further Review in connection with the 12-28 Lansdowne Street (Fenway Theater) project, proposed by 175 Ipswich Street, LLC (the "Proponent"), located at 12-28 Lansdowne Street in the Fenway neighborhood of Boston (as further described below, the "Proposed Project"), pursuant to Section 80B-5.4(c)(iv) of the Code, approving the Draft Project Impact Report dated June 14, 2019, and waiving the requirement for the filing and review of a Final Project Impact Report, subject to BRA design review; (2) authorize the Director to issue one or more Certifications of Compliance or Partial Certifications of Compliance for the Proposed Project pursuant to Section 80B-6 of the Code, upon successful completion of the Article 80 Large Project Review process; and (3) take any and all actions and execute any and all documents deemed necessary and appropriate by the Director in connection with the foregoing, including, without limitation, executing and delivering a Cooperation Agreement, along with any and all other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

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\* Effective October 20, 2016, the BRA commenced doing business as BPDA.

## **PROJECT SITE**

The Proposed Project is to be located on property consisting of approximately 67,400 square feet at 12-28 Lansdowne Street. The site is bounded by Lansdowne Street to the north, Ipswich Street to the south and east, and Fenway Park to the west (the "Project Site"). The Project Site is currently comprised of an open-air service area and an existing building that abuts the Bleacher Concourse of Fenway Park and houses dining/function services, back of house service areas, and parking for Fenway Park (the "Fenway Garage").

## **DEVELOPMENT TEAM**

The Development Team for the Proposed Project consists of:

<b>Proponent:</b>	<u>175 Ipswich Street, LLC</u> Jonathan Gilula David Friedman Claire Durant
<b>Architect:</b>	<u>DAIQ Architects</u> Chuck Izzo Tom Martinez David Sliwinski
<b>Owner's Project Manager:</b>	<u>Jones Lang LaSalle</u> Michael Lamphier Cornella Szustka
<b>Legal Counsel:</b>	<u>Foley Hoag LLP</u> Jeffrey Mullan Kathleen Brill

**Permitting Consultants:** Flink Consulting LLC  
Ruth Bonsignore

VHB  
Elizabeth Grob  
Kyle Greaves  
Quan Tat  
Heidi Richards

**Landscape Architect:** VHB  
Erik Bednarek  
Jean Garbier

**Historic Resources:** Tremont Preservation  
Leslie Donovan

**Transportation Consultants:** Flink Consulting LLC  
Ruth Bonsignore

VHB  
David Black  
Adriana Santiago

**Structural Engineer:** McNamara Salvia Structural Engineers  
Adam McCarthy  
Kevin Westerhoff

**Civil Engineer:** VHB  
Mark Junghans  
Brian Fairbanks

**MEP Engineer:** WSP USA  
Michael Brown  
Claire McKenna  
Audrey Ng  
Massimo D'Aloisio  
Blair Chamberlain  
Ernie Needham  
Joshua Monahan