

# FENWAY | SPORTS | GROUP

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December 18, 2018

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Mr. Brian Golden, Director  
Boston Planning and Development Agency  
One City Hall, 9<sup>th</sup> Floor  
Boston, MA 02201

Attn: Tim Czerwienski, Project Manager

**RE: Letter of Intent to File Project Notification Form - Article 80 Large Project Review  
Fenway Theater and Fenway Park Improvements, Boston**

Dear Director Golden:

The purpose of this letter is to notify the Boston Planning and Development Agency (the "BPDA") of our intent to file an Expanded Project Notification Form (the "Expanded PNF") for the proposed development of a performing arts center adjacent to Fenway Park (the "Fenway Theater"), construction of associated improvements to Fenway Park (the "Fenway Park Improvements"), and renovation of existing spaces to serve both the Fenway Theater and Fenway Park (the "Interior Renovations") (collectively, the "Project"). This Letter of Intent is submitted by 175 Ipswich Street, LLC, (the "Proponent"), an affiliate of Fenway Sports Group Real Estate, pursuant to Article 80B of the Boston Zoning Code (the "Code").

The planned project is to be located on certain property at 175 Ipswich Street (also having the address 12-28 Lansdowne Street) in the Fenway neighborhood of Boston. The Project will be developed on an approximately 67,400 square foot site ("Project Site") bounded by Lansdowne Street to the north, Ipswich Street to the south and east, and Fenway Park to the west. The Project Site is currently comprised of a paved lot and a building that houses dining/function spaces, back of house service areas and parking for Fenway Park.

The surrounding neighborhood, notably home to Fenway Park, is a vibrant mix of cultural, retail, entertainment, educational, and residential uses. The Lansdowne Street entertainment district is known for its music venues and nightlife, including the House of Blues, and is activated with fans when Fenway Park hosts Red Sox games, other sporting events (i.e., hockey, football, soccer, winter sports), concerts, charity events and other public events.

The primary component of the Project, as currently conceptualized, involves the new construction of the Fenway Theater, an approximately 5,000 person capacity performing arts center. The theater would host a wide variety of entertainment and civic events on a year-round basis, enlivening the Lansdowne Street



entertainment district on both Fenway Park event days and non-event days and providing a steady stream of patrons for the neighborhood's many restaurants and retail establishments. The Fenway Park Improvements would include a new area connected to the back of the ballpark's bleachers that will feature concession stands, restrooms and other elements designed to enhance the fan experience in the bleachers. Additionally, the Fenway Park Improvements would include a new function space with sweeping views of Fenway Park suitable for large groups and private events. The Interior Renovations would modify existing spaces to enable them to be shared between the operators of Fenway Park and the Fenway Theater (including a shared lobby, commissary, loading dock, trash and utility areas).

The proposed Project is located within the Fenway Triangle Neighborhood Development Area zoning sub-district of the Fenway Neighborhood District. Article 66 of the Boston Zoning Code (the "Code"), which governs the site, allows for the mixed-use buildings of the sort contemplated by the proposed Project. The Fenway Theater has been designed to fit within the zoning envelope for the site and is not expected to require zoning relief from dimensional requirements of the Code.

The size of the proposed Project will trigger Large Project Review under Article 80 of the Code. The Expanded PNF filing is expected to analyze many issues normally contained in a Draft Project Impact Report, including transportation, urban design and public realm, infrastructure, historic resources, and other environmental resources, all of which will help explain the potential benefits and impacts arising from the Project.

We are appreciative of the BPDA's guidance during our pre-filing meetings and look forward to working with the BPDA on the successful completion of the Article 80B Large Project Review process. We are committed to continuing to work closely with your staff, other City agencies, elected officials, and with the community in order to arrive at a final project that will enhance the vibrant urban fabric of the Fenway neighborhood and strengthen the performing arts scene in the City of Boston.

Very truly,



Jonathan Gilula  
175 Ipswich Street, LLC

cc: Mr. Jonathan Greeley, BPDA  
Mr. Tim Czerwienski, BPDA  
Mr. Michael Christopher, BPDA  
Ms. Yissel Guerrero, Mayor's Office of Neighborhood Services  
Boston City Councilor Josh Zakim  
State Senator William Brownsberger