



12 - 28 Lansdowne Street
Boston, Massachusetts

BCDC Presentation August 6, 2019

175 Ipswich Street LLC



Site Locus Map

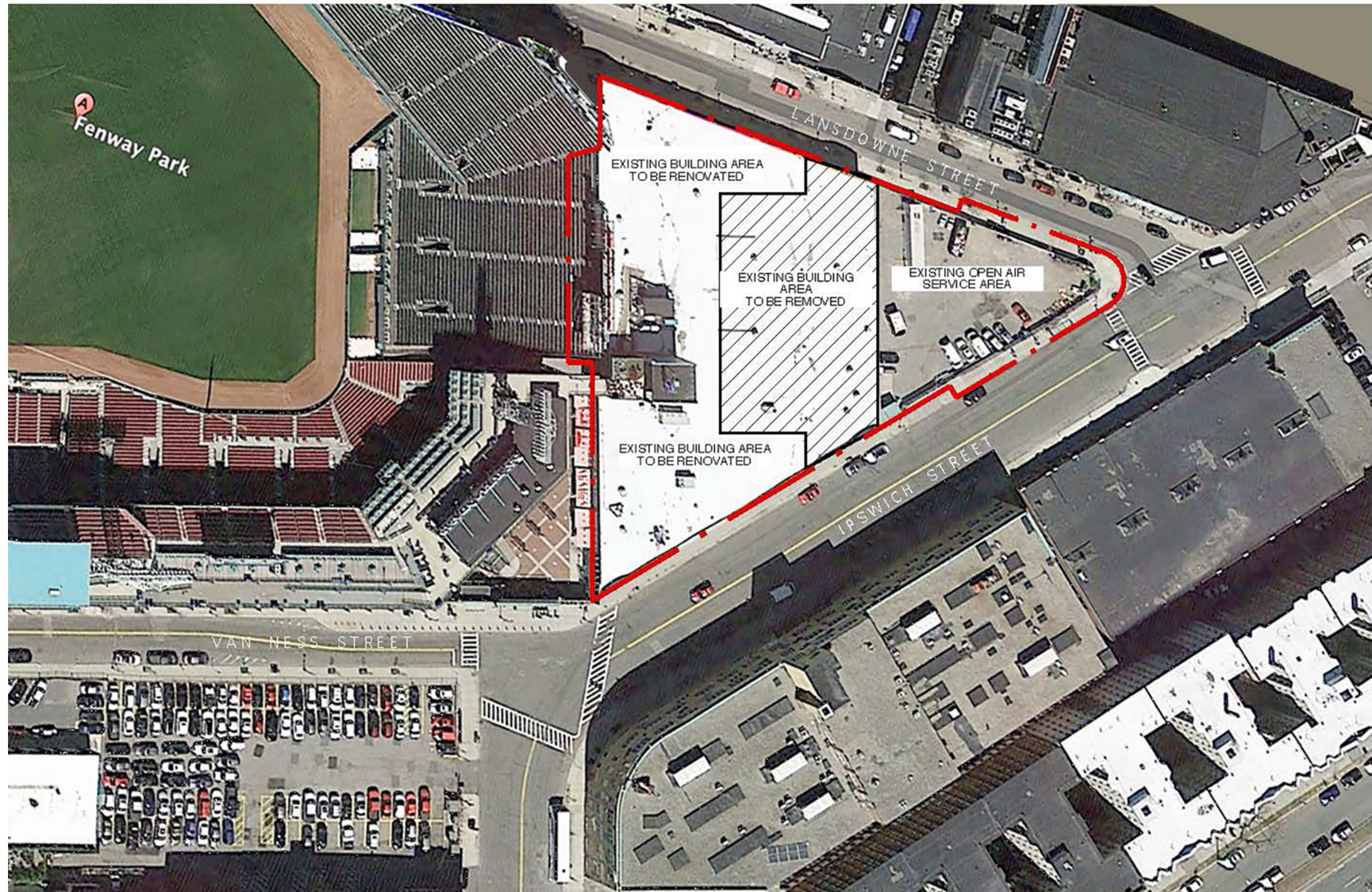
12-28 Lansdowne Street

Boston, Massachusetts

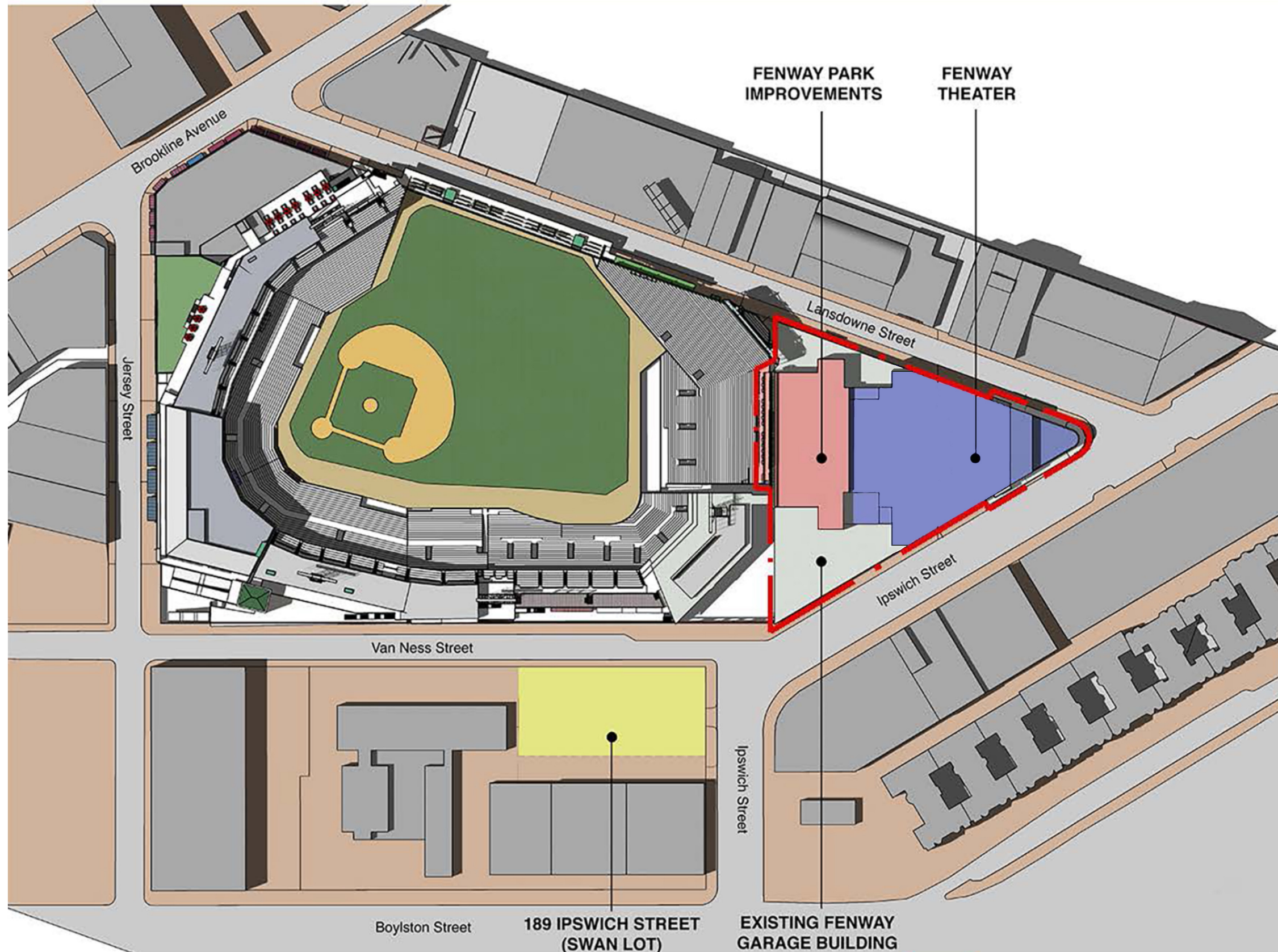
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Project Site Context
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Existing Conditions Site Plan
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Proposed Conditions Site Plan
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PROJECT SITE BOUNDARY

Neighborhood Context, Existing
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Neighborhood Context, Proposed
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Previous Meetings:

March 5, 2019: Introductory Presentation to Commission

March 19, 2019: Work Session #1

Comments:

Streetscape:

Study possibilities to increase Public Open Space:

Make Lansdowne Street sidewalk as generous as possible

Maximize gathering space at entrance at the point

Building Envelope:

Study architectural transition between the Theater House sidewall and existing Fenway Garage.

April 16, 2019: Work Session #2

Comments:

Streetscape:

Simplify materials and patterns of landscape design

Maximize effective width of sidewalks near entrance

Keep Lansdowne Street sidewalk unencumbered by furnishings and/or trees

Consider furnishings and trees at Ipswich Street beyond main entrance

Reduce density of bollards as possible

Building Envelope:

Continue study of transition between Theater House sidewall and existing Fenway Garage

Consider retaining entire Fenway Garage facade

Develop architecture of Theater House wall to be compatible with, but not reliant on signage elements.

May 21, 2019: Work Session #3

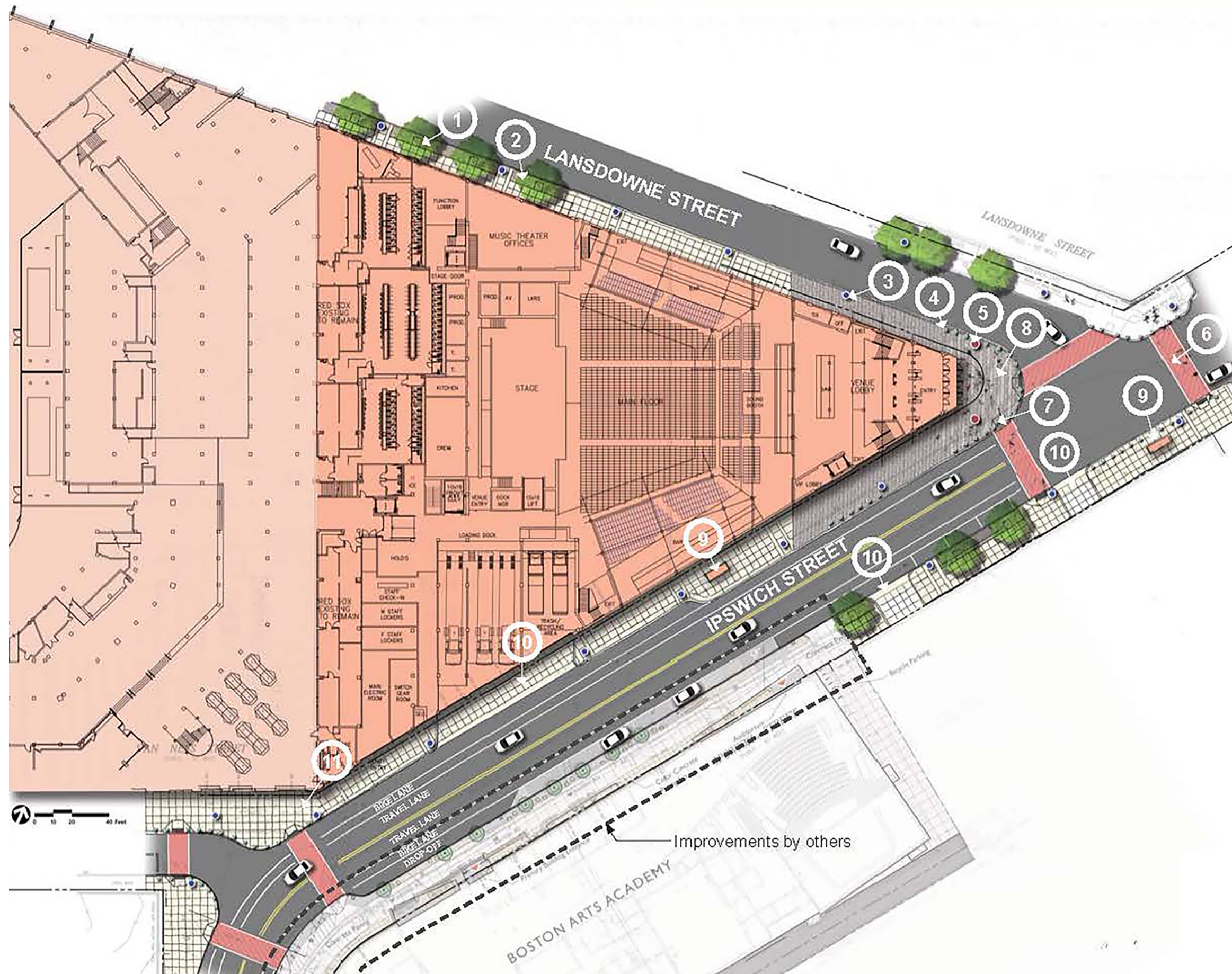
Comments:

Building Envelope:

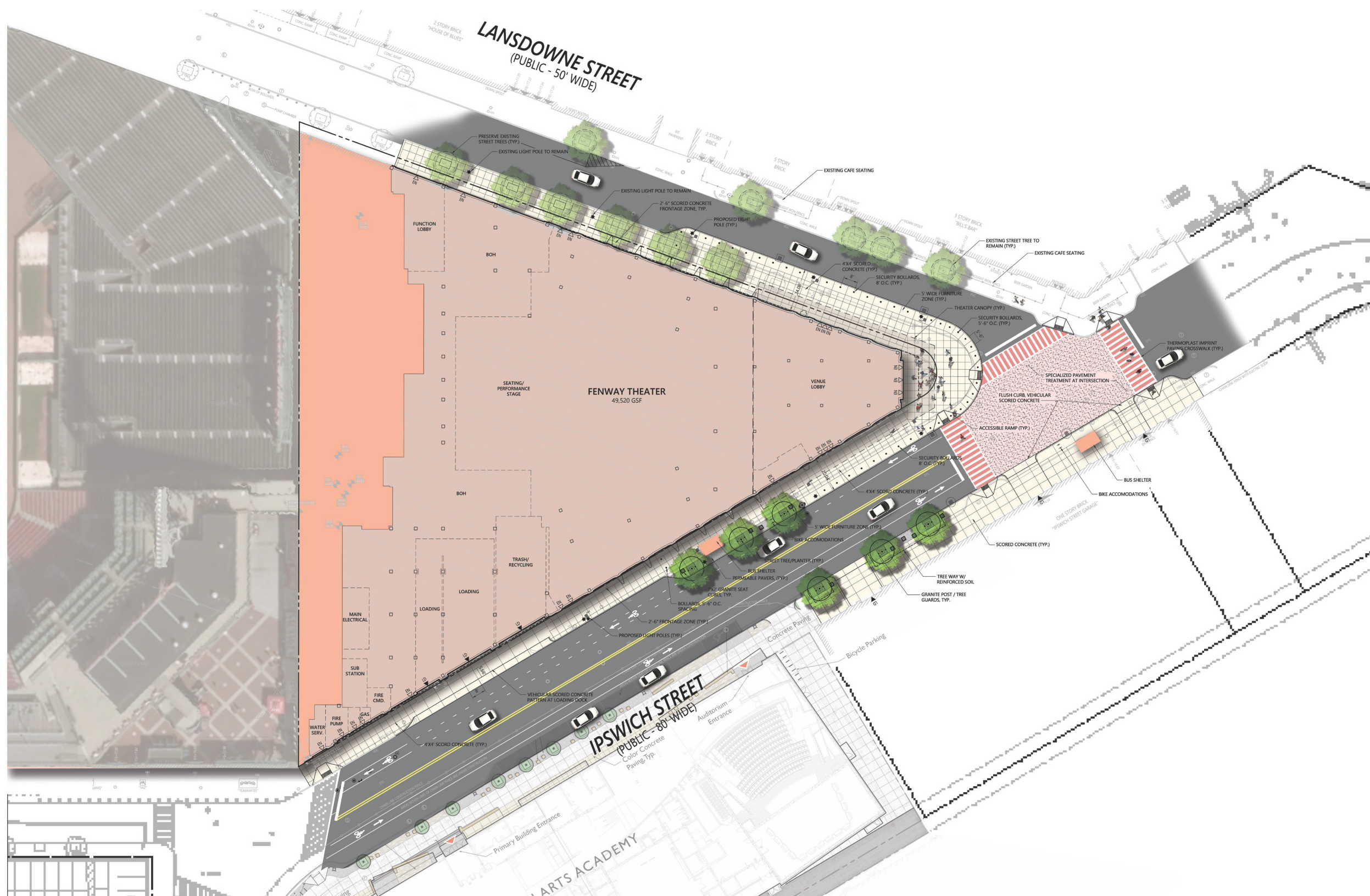
Consider setback of Theater House sidewall at reconstructed Fenway Garage facade.

LEGEND

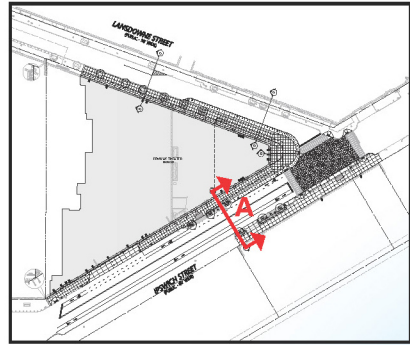
1. Broad shade tree
2. Permeable pavers and treeway
3. Street light
4. Decorative security bollard
5. Large decorative plaza light
6. Thermal plastic imprint paving at crosswalk
7. Accessible ramp
8. Entry plaza pavers
9. Bus shelter
10. Vehicular scored concrete
11. Pedestrian scored concrete



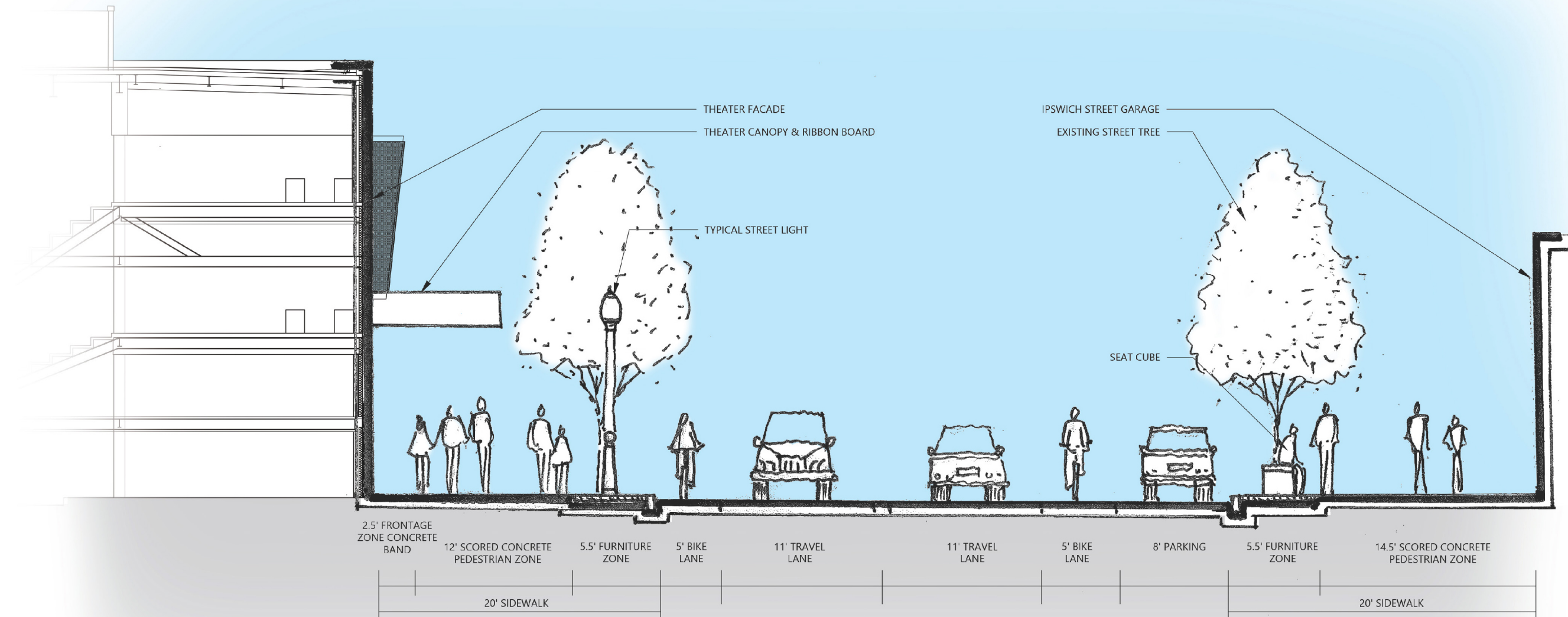
Public Realm Improvements
12-28 Lansdowne Street
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BCDC Presentation March 5, 2019



Proposed Streetscape Improvements
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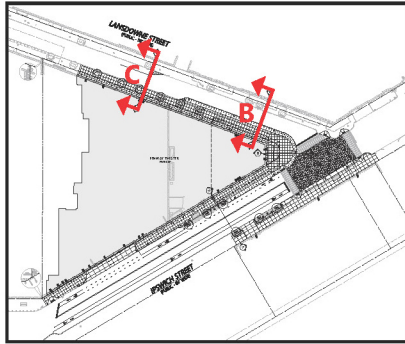


Section A - Ipswich Street

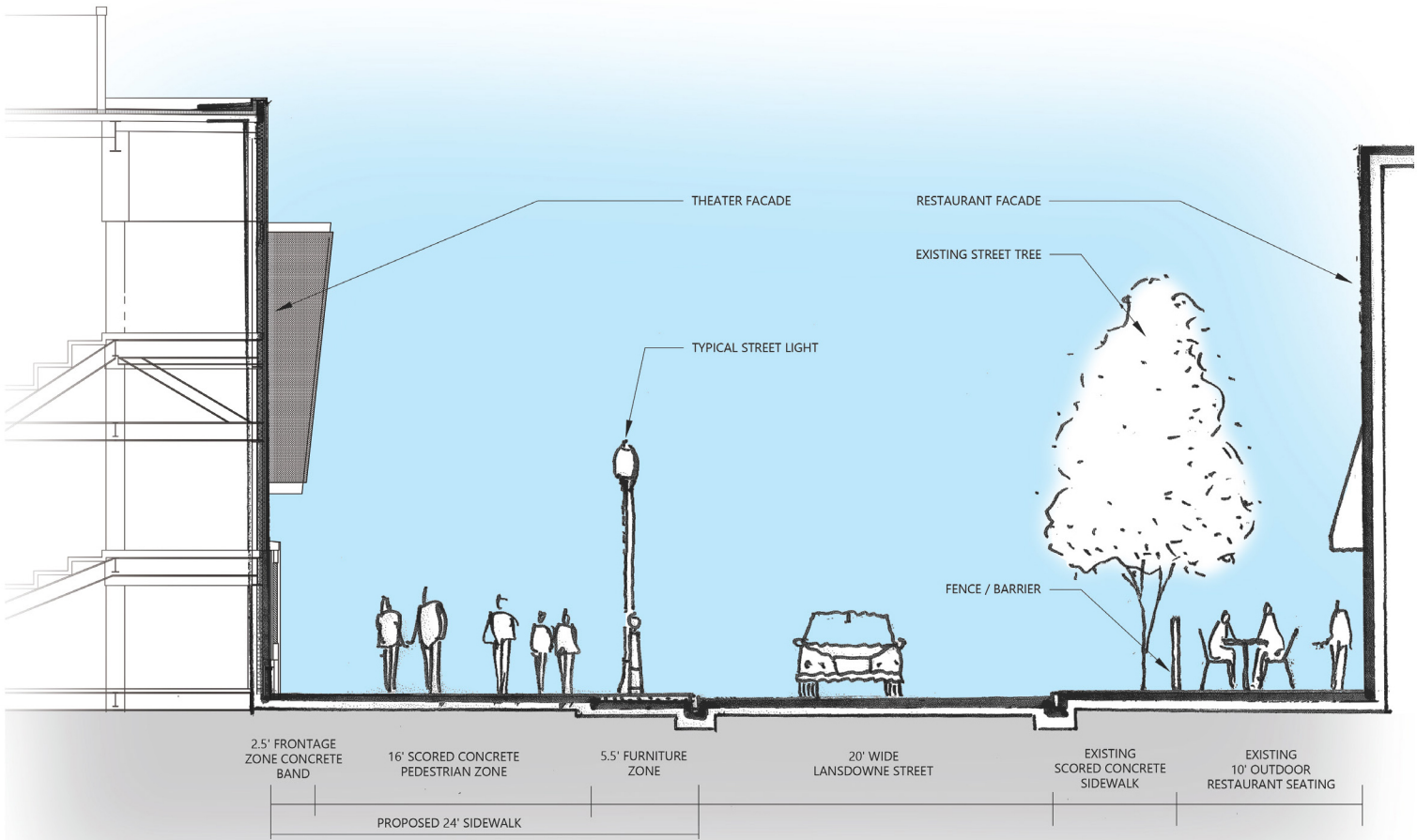


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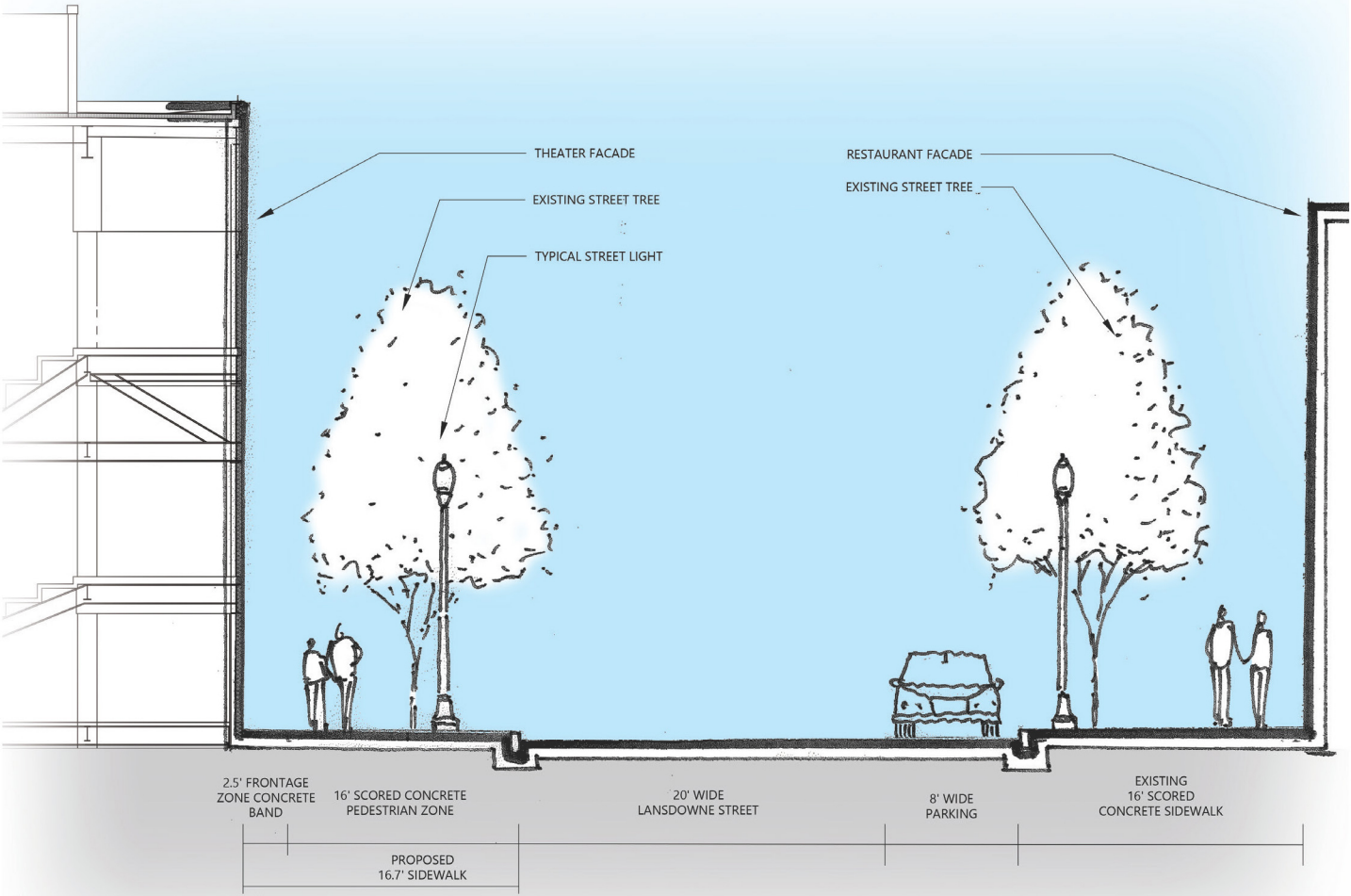
Section at Ipswich Street
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Section B - Lansdowne Street

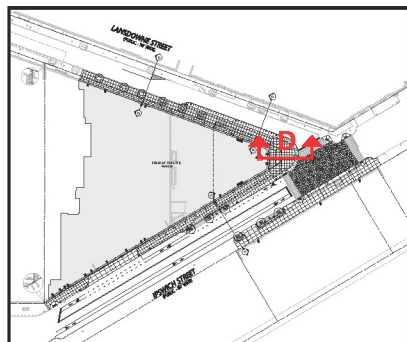


Section C - Lansdowne Street

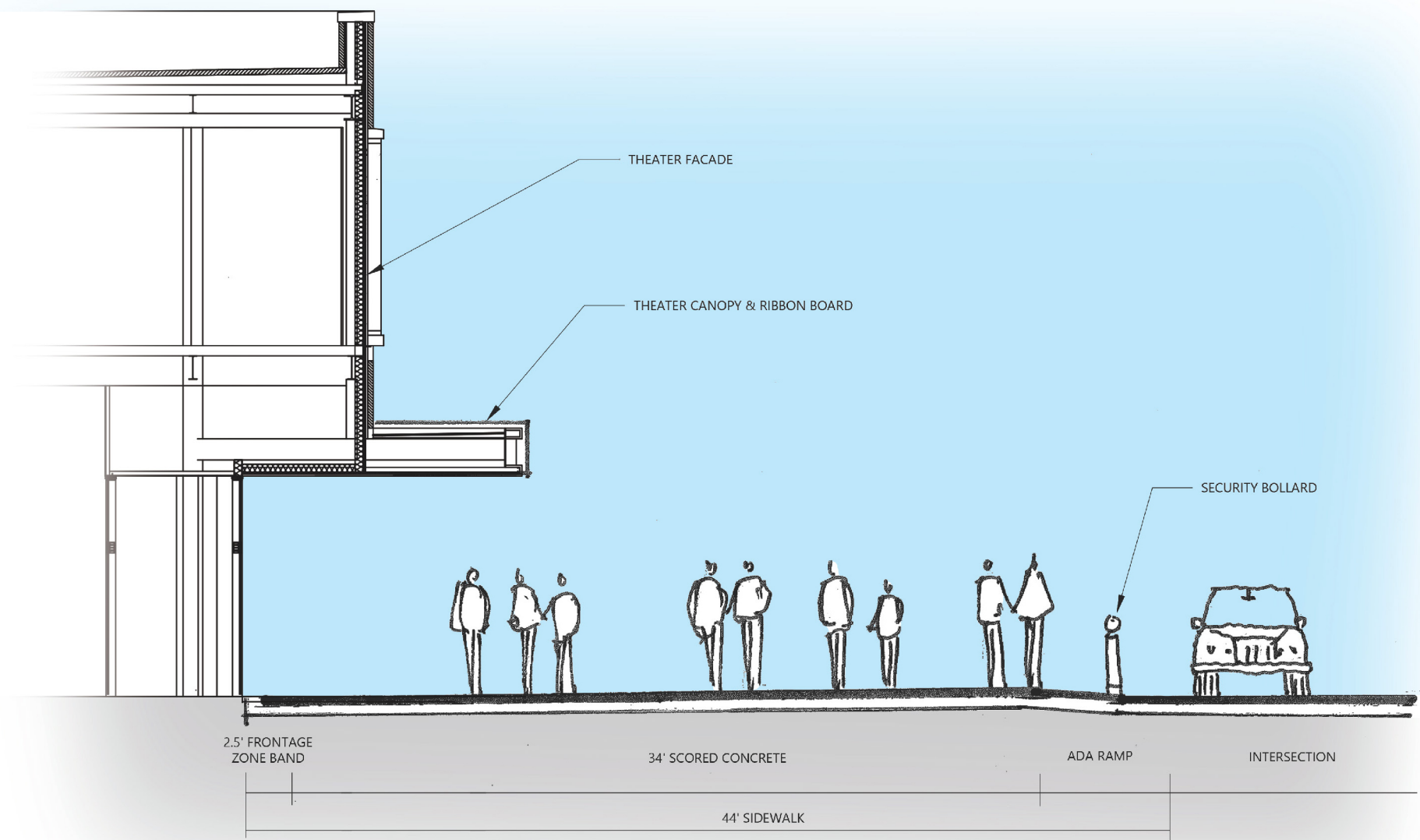


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Sections At Lansdowne Street
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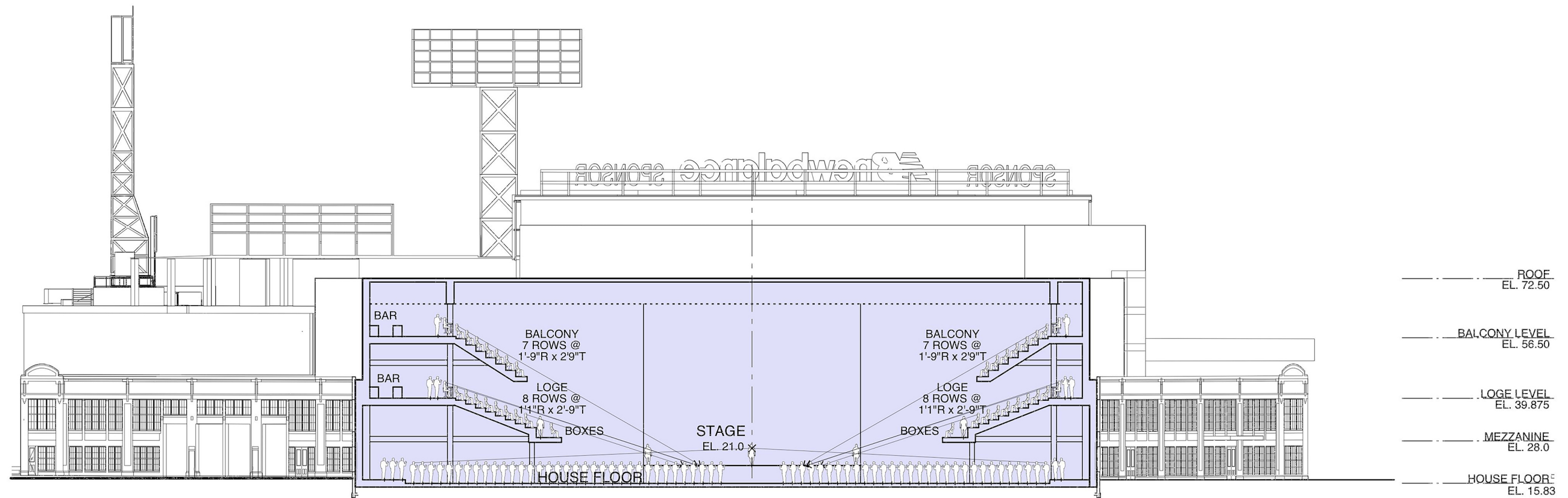
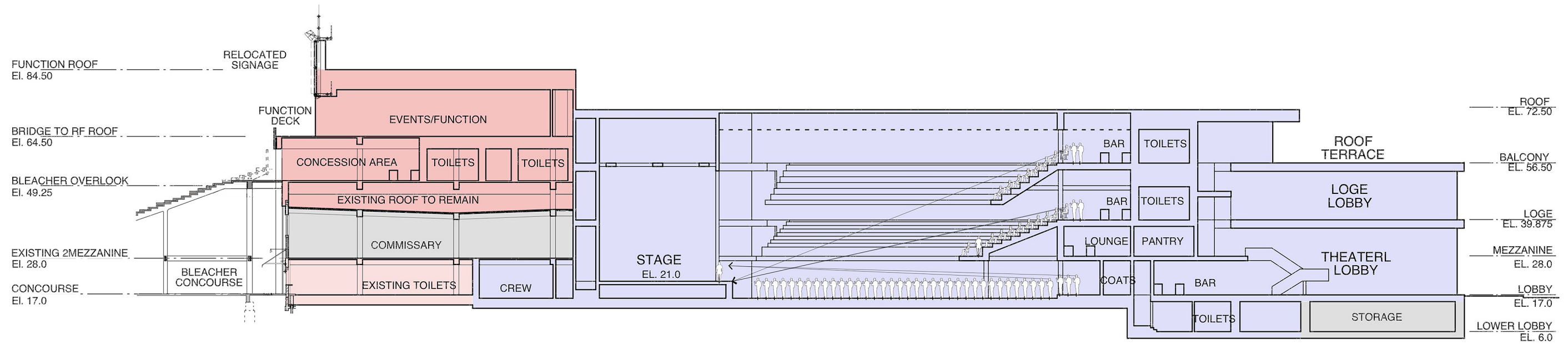
Section D - Intersection of Lansdowne and Ipswich Streets



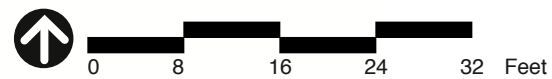
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Sidewalk Section at Theater Entry
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Transverse Section





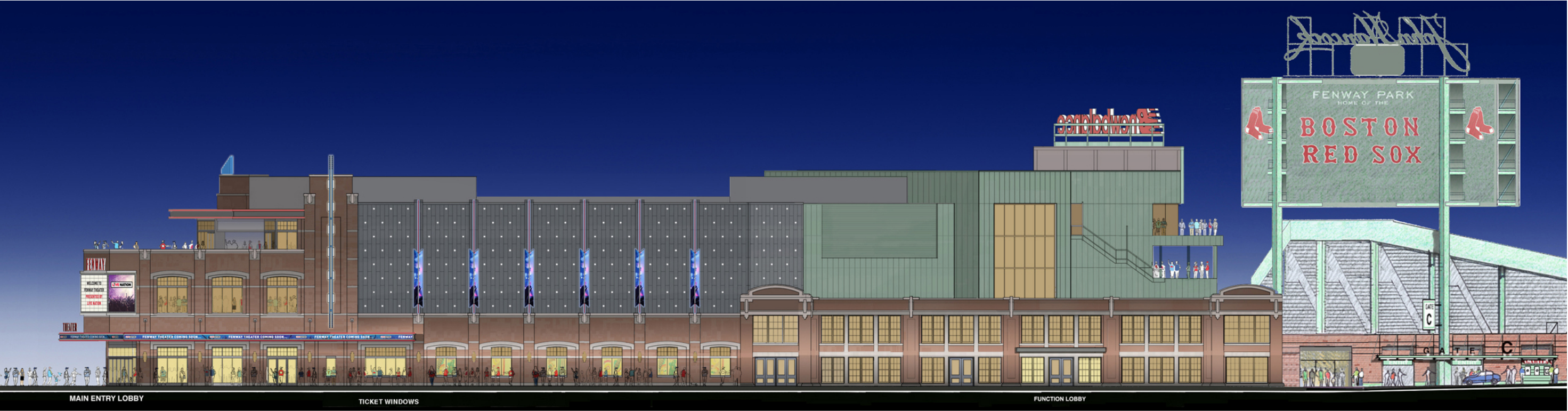
Night View



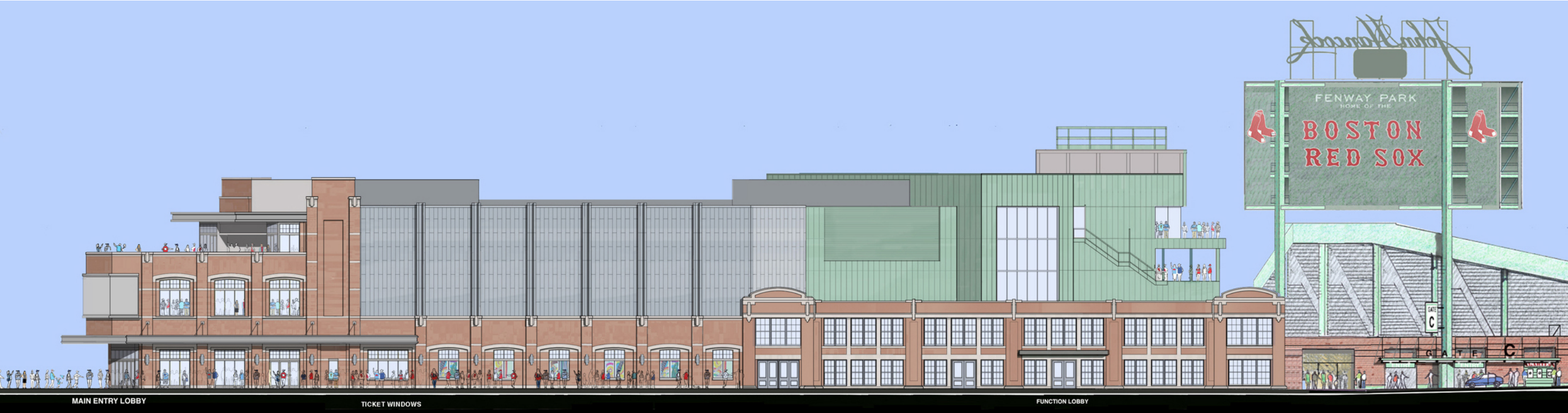
Day View



Lansdowne Street Elevations
 12-28 Lansdowne Street
 Boston, Massachusetts
 BCDC Presentation March 5, 2019



Night View



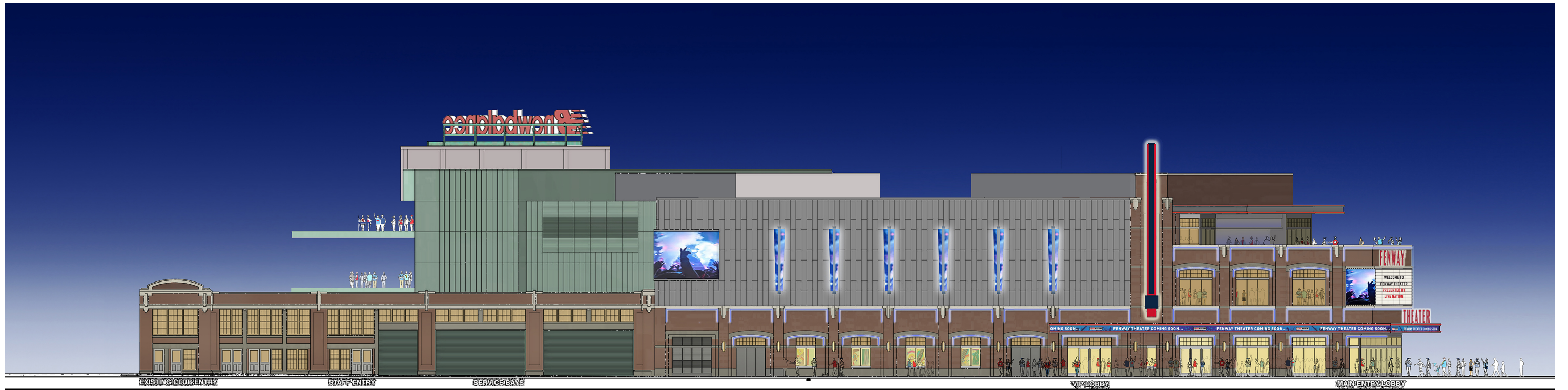
Day View



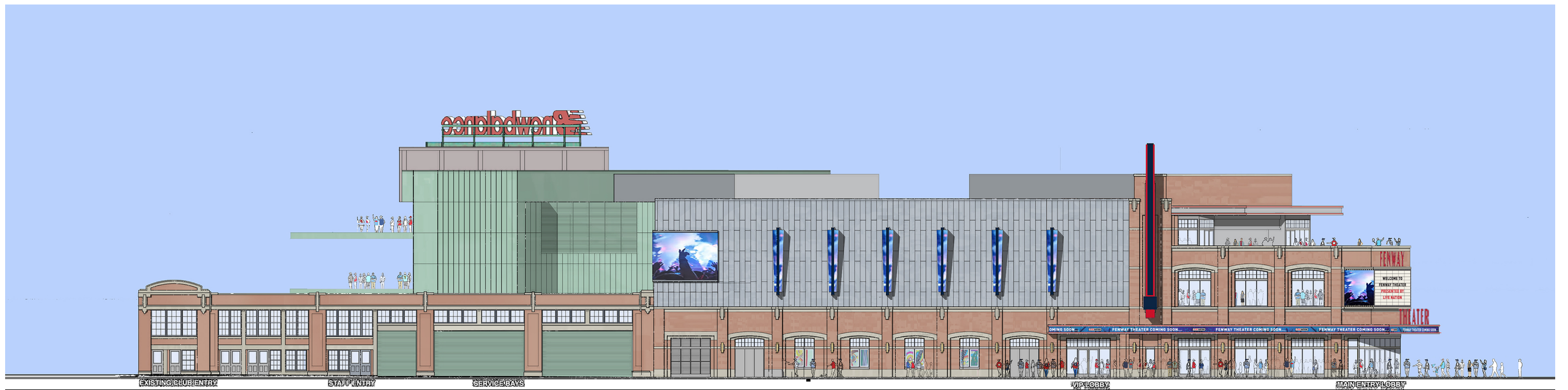
Lansdowne Street Elevations

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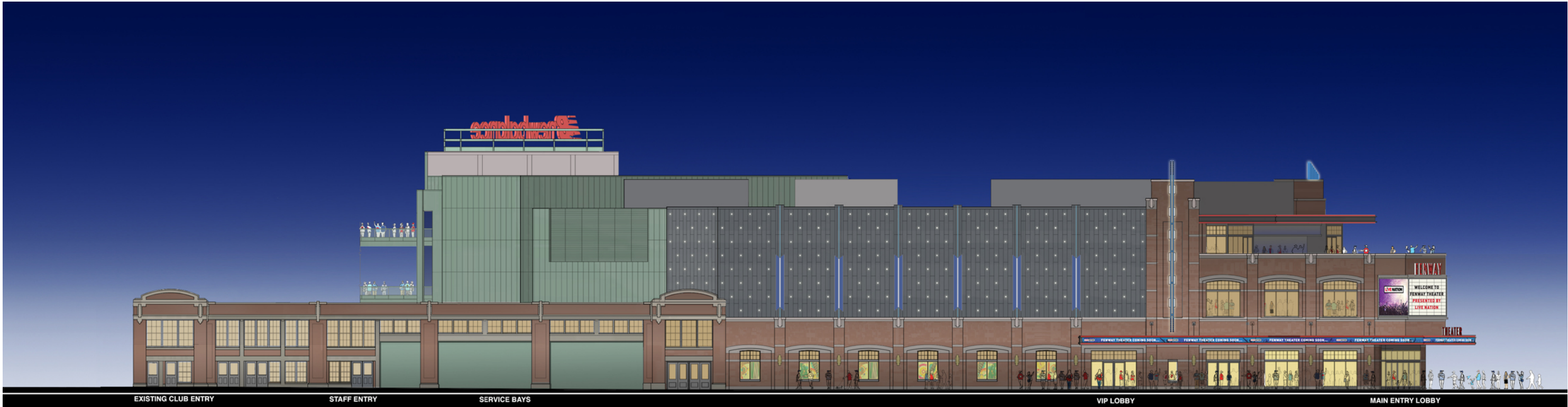
Night View



Day View



Ipswich Street Elevations
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Night View



Day View



Ipswich Street Elevations

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Fenway Theater, Street Level View

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