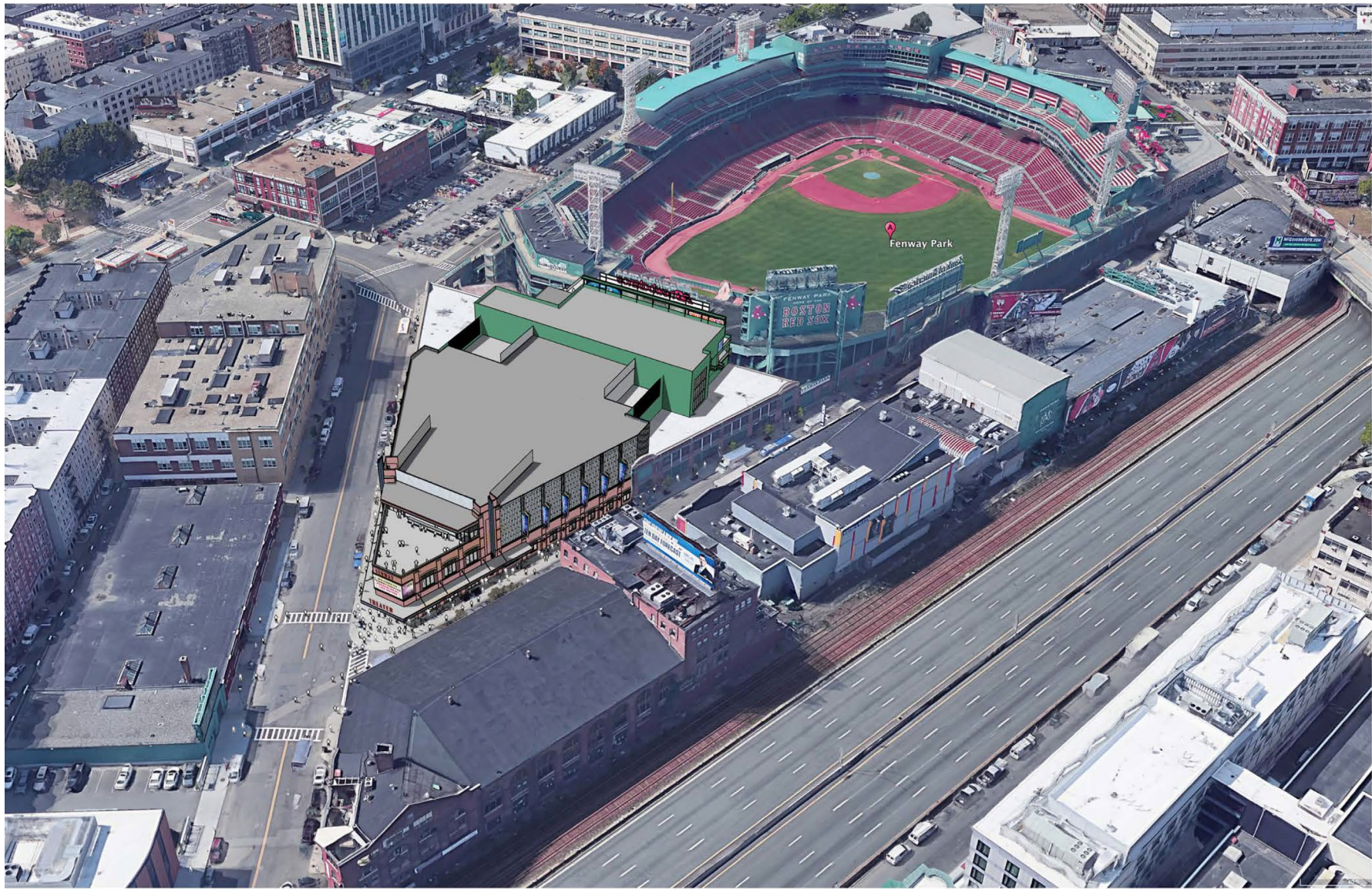




12 - 28 Lansdowne Street
Boston, Massachusetts

**Impact Advisory Group (IAG)
Meeting
July 8, 2019**

175 Ipswich Street LLC



PROJECT SITE BOUNDARY

Neighborhood Context: Build

12-28 Lansdowne Street
Boston, Massachusetts

Scoping Determination and IAG Comments

- Urban Design
 - Façade of Fenway Garage
 - Materials
 - Lansdowne and Ipswich Context
 - Bleacher improvements
- Public Realm
 - Pedestrian space
 - Safety
 - Furnishings
 - Materials
- Transportation
- Sustainability
- Construction Management
- Community Benefits

IAG Member Comments

Thomas Bakalars

“general support for the location of this project”...

“urban design is excellent”

“outstanding improvement over the existing conditions”

- “Good Neighbor Agreement” addressing traffic controls, crowd control, patron behavior, etc.
- Substantial mitigation payments to be used for the enhancement of the neighborhood

Sonya Bhabhalia

- Public benefits that directly impact residents
 - Support for area parks
 - Resident access to performances
 - Access to space for community events
- Short- and long-term effects on 55 bus route
- Strain on public transportation, increased foot traffic in the Fenway...or the influx of rideshares
- ...ambitious project for the neighborhood...room for further ambition toward higher LEED certification

Kelly Brilliant

“in support of the proposed Fenway Theater project and the proposed improvements to Fenway Park”

IAG Member Comments

Molly Chase

“It is clear that Fenway residents are interested in having a performing arts theatre in the neighborhood.”

“The theater is a good idea in theory, but it needs a long term strategy”

- Increased foot and car traffic in the neighborhood
- Schedule coordination and logistics
- Free or discounted tickets for neighbors
- Discounts for any non-profit to book
- Space in lobby for visual arts
- Partnerships with the local colleges
- Size and purpose of the space

Laura Fogg

“good addition to the area as it utilizes space already owned by Fenway Sports Group that currently does not serve a function to the public, and will create some additional culture and commerce to a very vibrant part of the city”

- Concurrent events
- Kenmore Square impacts
- Use of remote parking, shared ride geo-fencing
- Should aim higher for Gold or Platinum LEED
- Prefer timing of construction with BAA project
- Local art displays in the lobbies or on the walls

IAG Member Comments

Kristen Mobilia

“The design of the facility would no doubt bring curb appeal to the corner of Lansdowne and Ipswich Street. That is a positive.”

- Transportation study (that includes high traffic baseball game days and concert nights) for all sides of Fenway Park and the areas around Hynes T Station
- “Good Neighbor Agreement”
- Concurrent events
- Should be aiming for LEED platinum instead of silver
- Major capital improvement within the Fenway (e.g. Agassiz Road duckhouse)

Evan Saura Ramsey

“I welcome the addition of a new arts venue... [with further mitigation]

“I have been encouraged by the assurances from the Red Sox team that they are committed to continue working on measures that will make the Project a success both as a business venture and as a community anchor.”

- BPD support for managing rideshare
- Emergency access
- Recommends LEED Platinum
- Creation of quality jobs and adoption of a living wage for all jobs created by the Project
- In-kind use of theater to local artists and students
- 50% discount for any nonprofit to book
- Collaboration with Fenway CDC’s Walk to Work Program

Prior Design



Night View

Current Design



Lansdowne Street Elevations

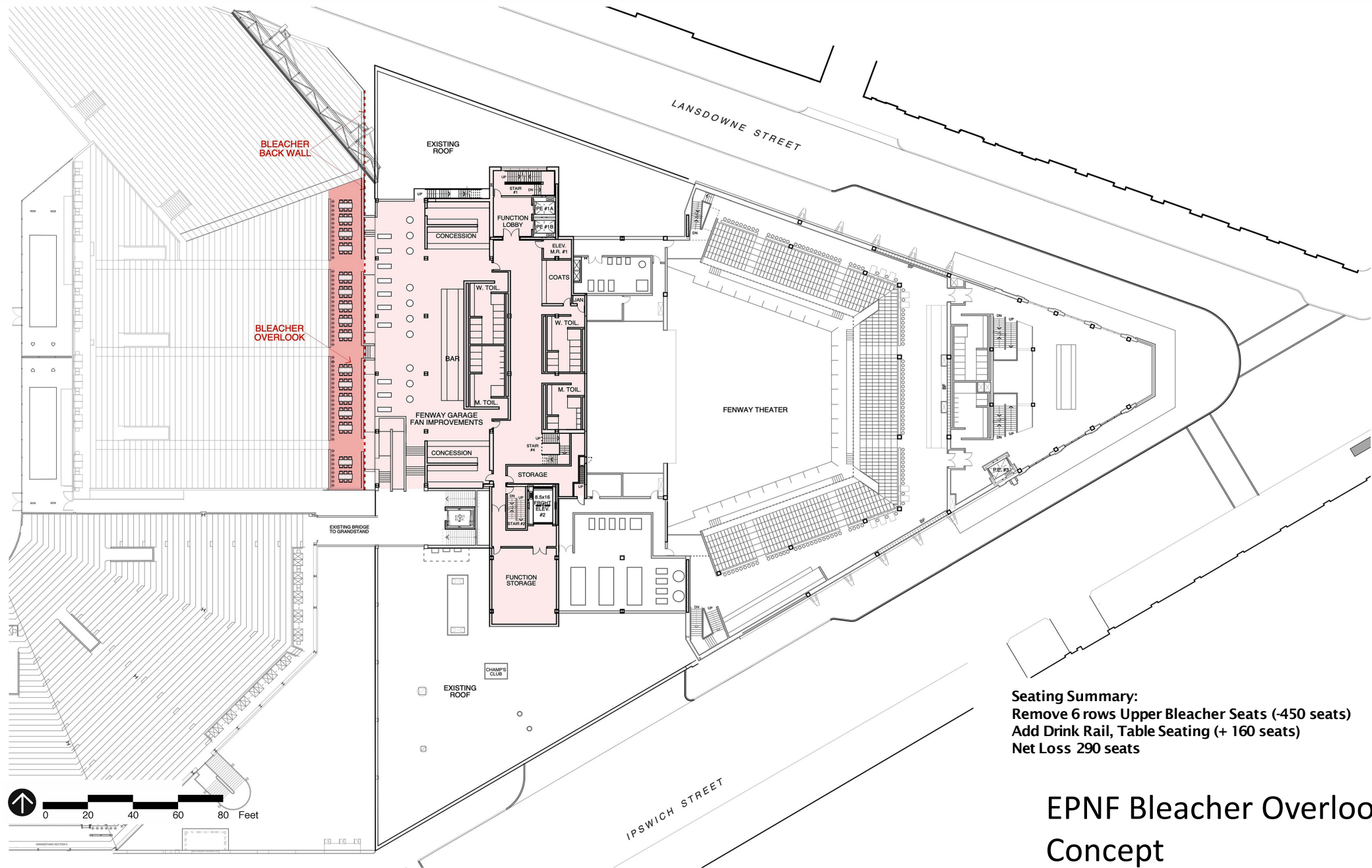
Prior Design



Current Design

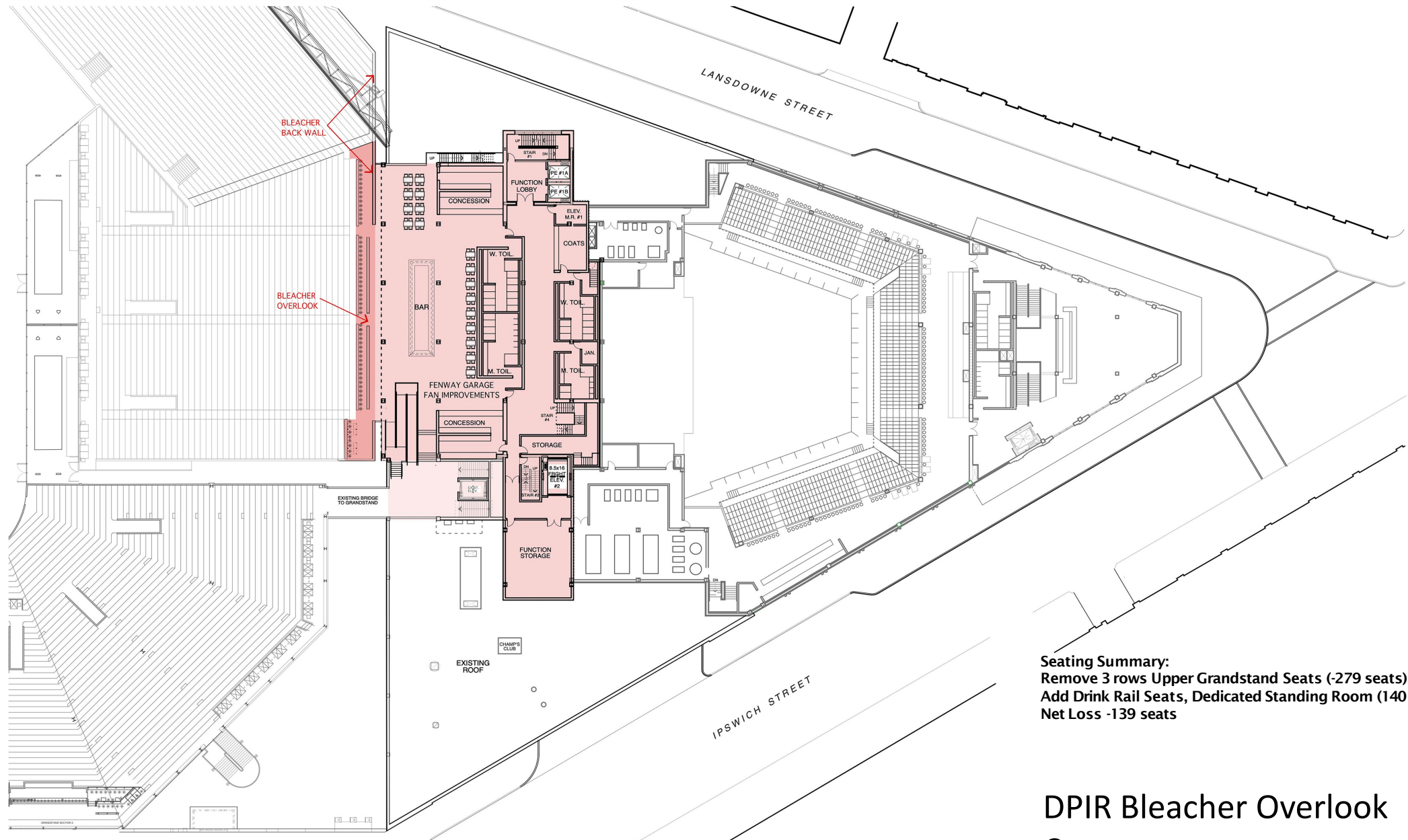


Ipswich Street Elevations



Seating Summary:
 Remove 6 rows Upper Bleacher Seats (-450 seats)
 Add Drink Rail, Table Seating (+ 160 seats)
 Net Loss 290 seats

EPNF Bleacher Overlook Concept



Seating Summary:
 Remove 3 rows Upper Grandstand Seats (-279 seats)
 Add Drink Rail Seats, Dedicated Standing Room (140 seats)
 Net Loss -139 seats

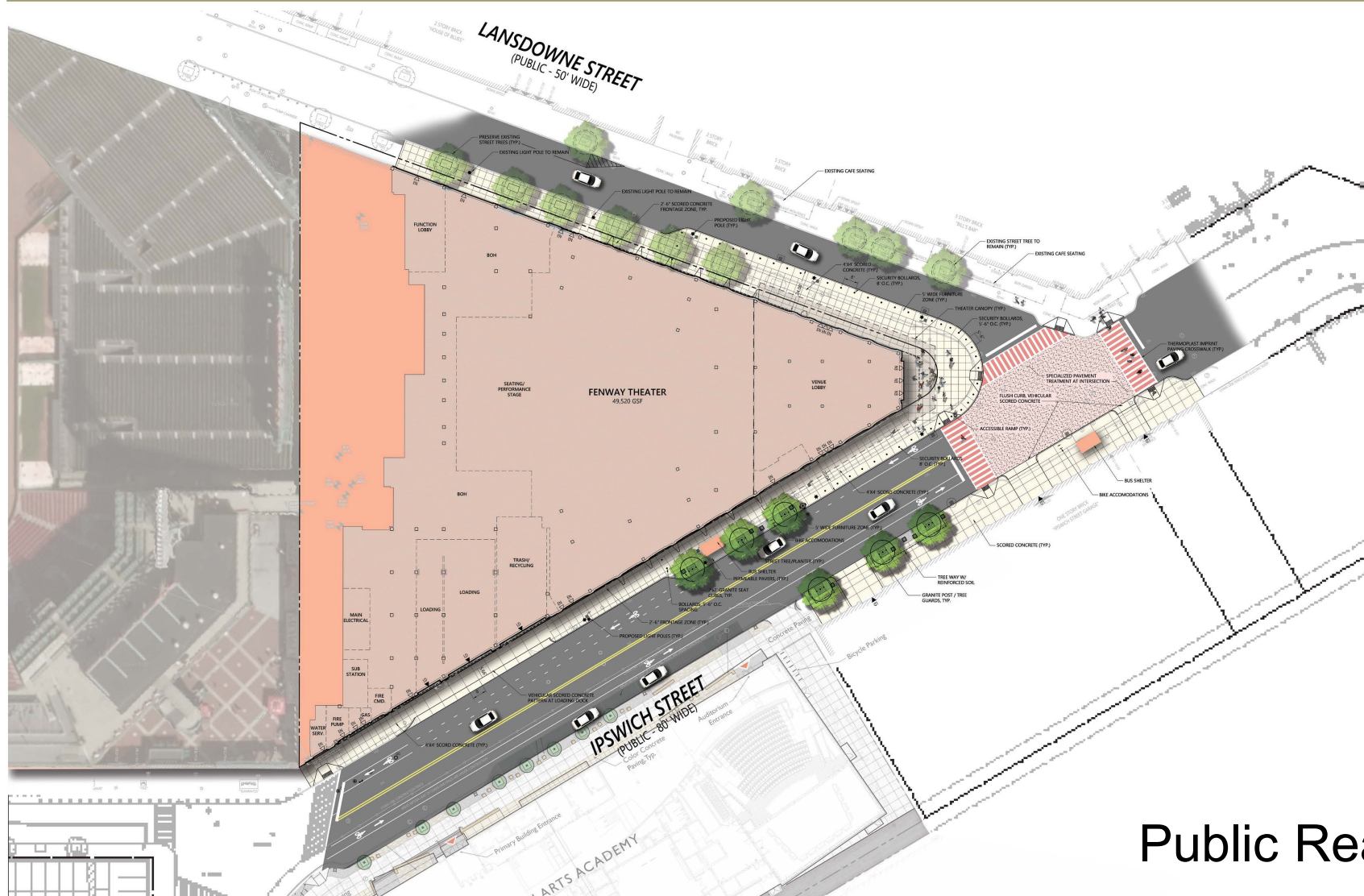
DPIP Bleacher Overlook Concept



Existing View, 1st Base Crossaisle



Proposed View, 1st Base Crossaisle



Comments

- Study possibilities to increase public open space: Lansdowne Street sidewalk and gathering space at the point
- Simplify materials and patterns of landscape design
- Keep Lansdowne Street sidewalk unencumbered by furnishings
- Consider furnishings and trees at Ipswich Street beyond main entrance
- Reduce density of bollards as possible

Public Realm Improvements

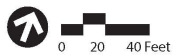
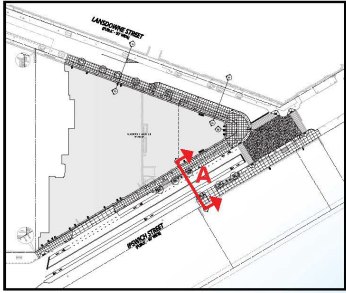
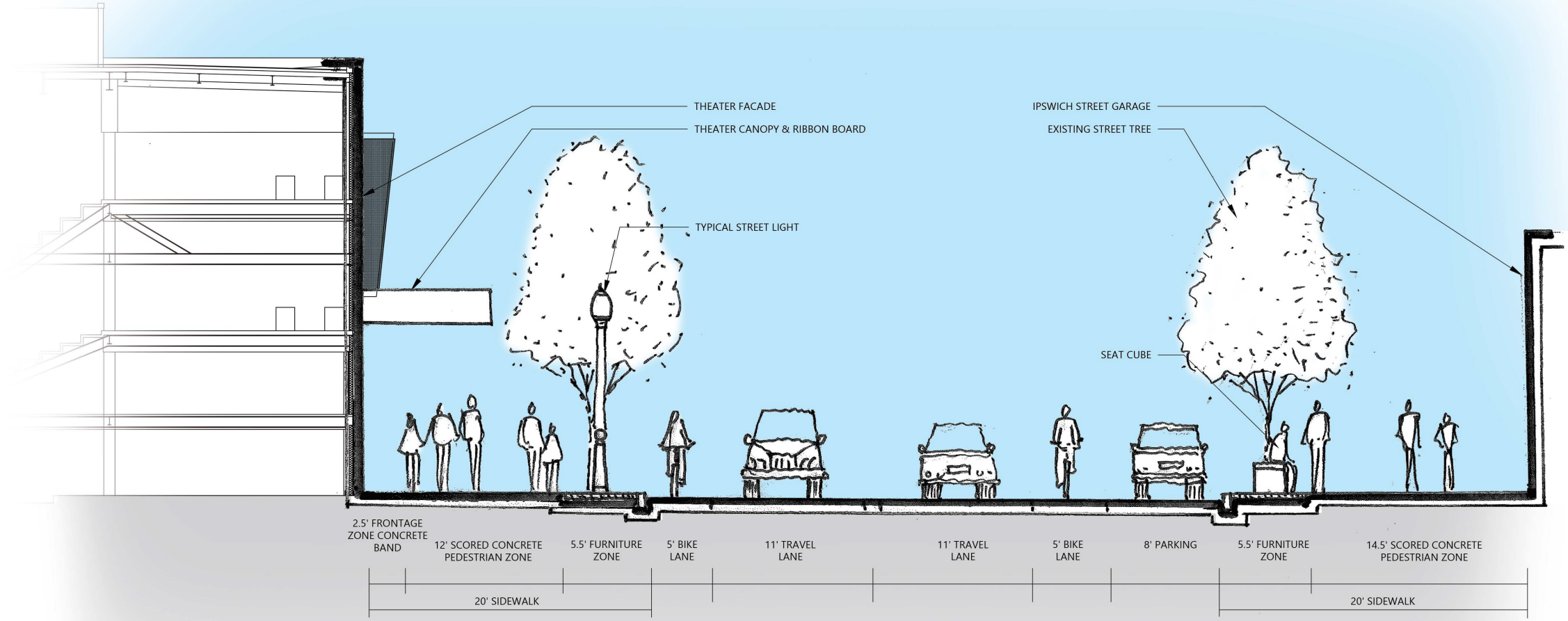


Figure 2.9
Streetscape Improvement Plan

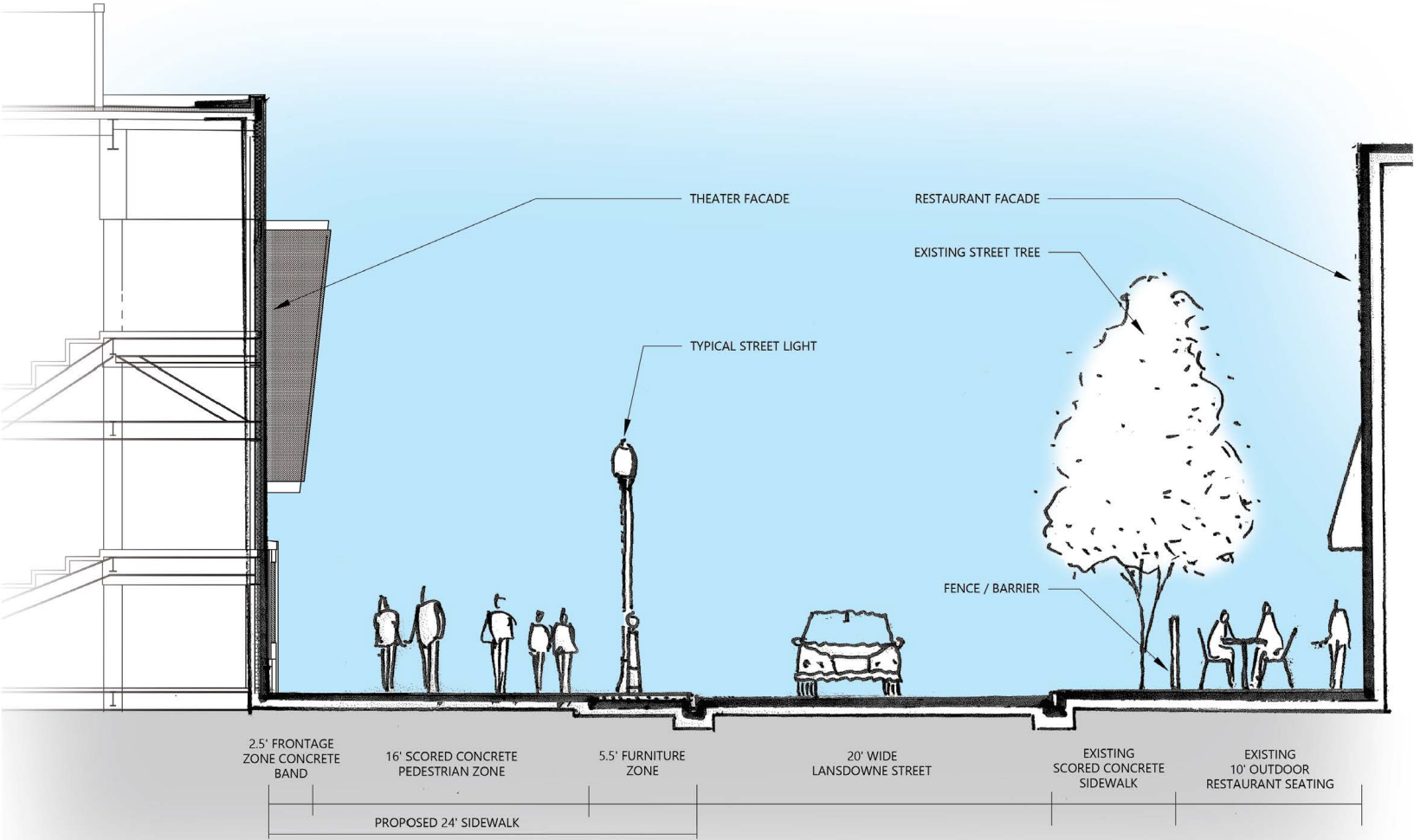
12-28 Lansdowne Street
Boston, Massachusetts

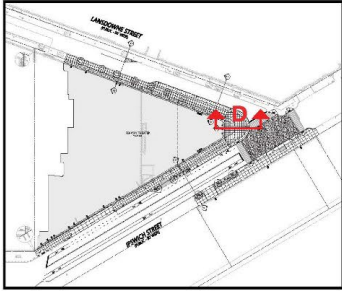


Section A - Ipswich Street

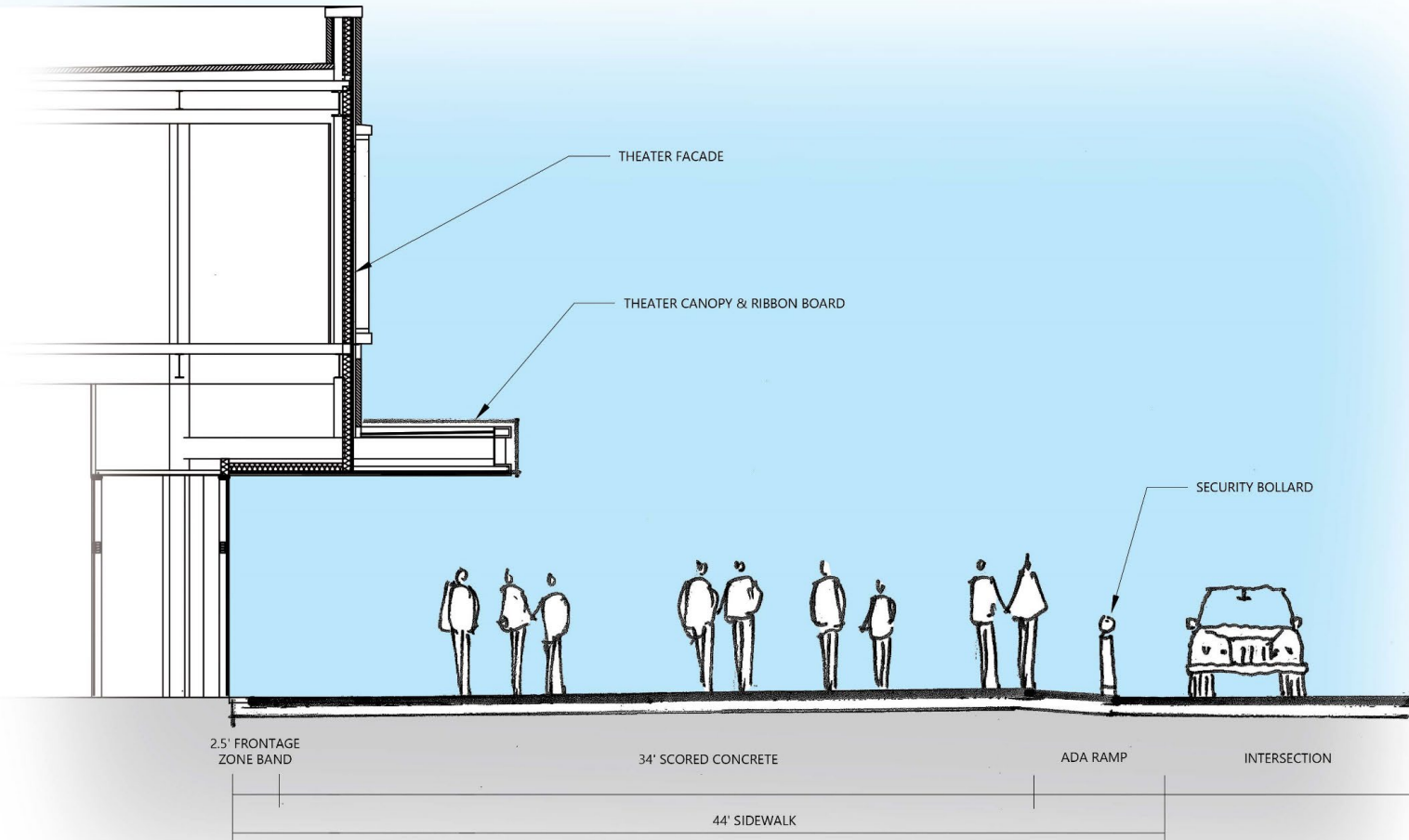


Section B - Lansdowne Street





Section D - Intersection of Lansdowne and Ipswich Streets



Supplemental Transportation Analysis

- Details on Venue Activity
- Pedestrian Access and Safety
- Public Transportation
- Traffic Impacts
- Loading/Deliveries
- Proposed Improvements/Mitigation

Venue Activity

How often might events happen simultaneously at Fenway Park, Fenway Theater, and House of Blues?

- In 2018, the HOB hosted 195 shows (about 60 percent outside the regular baseball season).
- Fenway Park hosted 81 home regular season Red Sox games, spread among weekdays and weekends and day and nighttime.
- Of the 195 events, there were 20 instances when an event at the HOB occurred concurrently with a regular season game Red Sox game.
- There were an additional 5 playoff games and 3 concerts that occurred concurrent with HOB event.

The transportation analysis assessed conditions with and without Fenway Park active and identified the transportation management strategies to accommodate both conditions.

Area Development Growth

Development Projects Considered

- 50-60 Kilmarnock (Under Review)
- 560 Commonwealth Avenue (Under Review)
- 839 Beacon Street (Under Construction)
- 1241 Boylston Street (Under Review)
- Fenway Center Phase 1 (Under Construction)
- Kenmore Square Redevelopment (Board Approved)
- Landmark Center Phase 2 (Board Approved) and,
- 1252-1268 Boylston Street (Letter of Intent)
- All other development: background traffic growth rate

Specific IAG Comments

- Kenmore Square impacts: Fenway Theater will add approximately 17 vehicle trips during PM Peak Hour (of 3,500 traveling through Square)
- Parcel 12: Will add 10 vehicles or less to Ipswich Street in the vicinity of Fenway Theater during each the morning and evening peak period
- Continued conversations with other area developers

Consideration of Parcel 12 Traffic

Intersection Location		2023 Fenway Theater Build PM Peak Hour Conditions				2023 Fenway Theater Build PM Peak Hour Conditions with Additional Parcel 12 Traffic			
		Volume	V/C	Delay	LOS	Volume	V/C	Delay	LOS
	Ipswich Street/Boylston Street	2,602	0.86	< 30 sec.	C	2,611	0.86	< 30 sec.	C
	Hemenway St/ Ipswich Street/ Boylston Street	1,097	0.52	< 30 sec.	C	1,217	0.54	< 30 sec.	C



- ▶ Patron Entrance
- ▶ Loading Dock Entrance
- ▶ Additional Egress

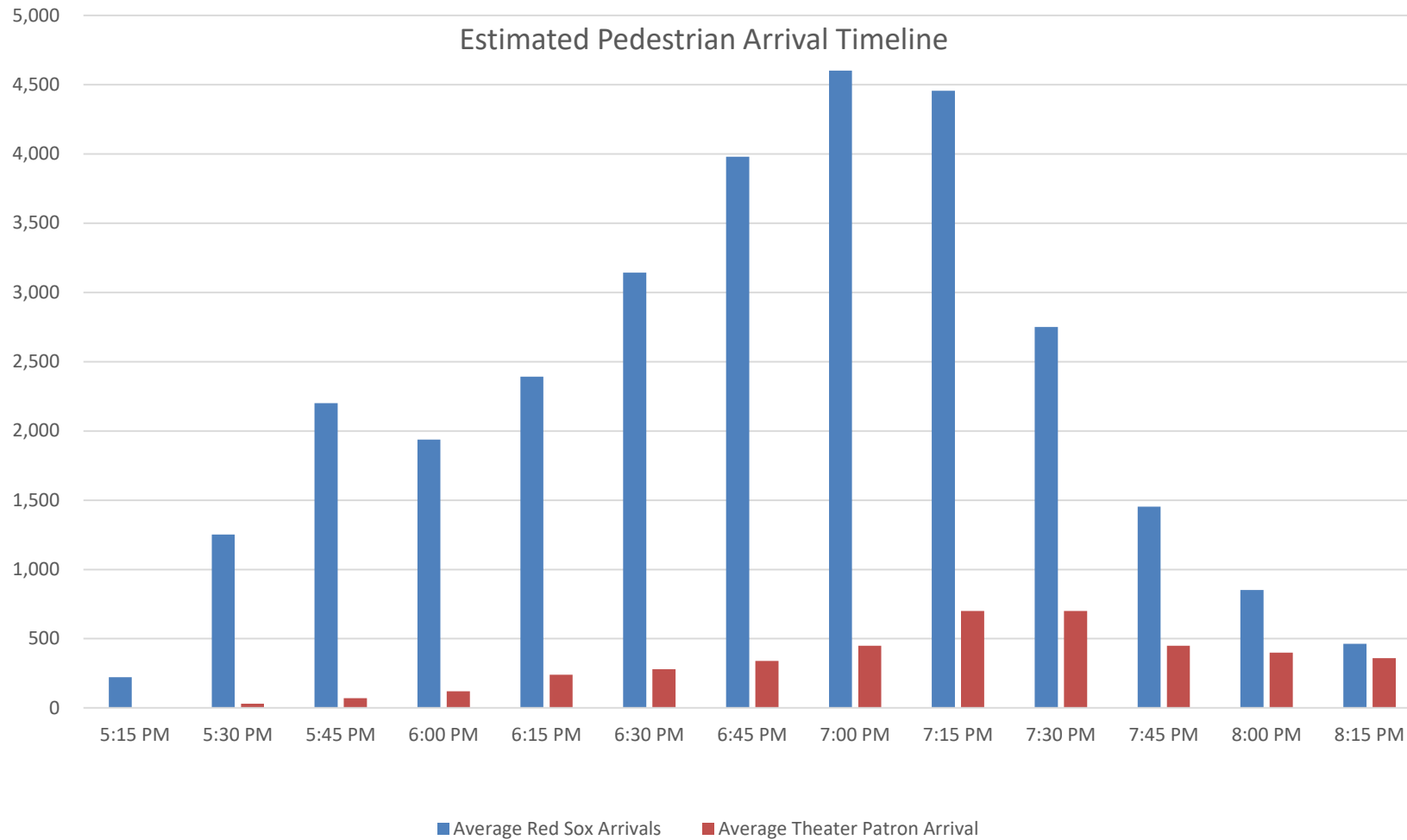
Entrance and Exit Locations



Figure 4.1
Proposed Site Plan

**12-28 Lansdowne Street
Boston, Massachusetts**

Arrival Patterns



Café Widths	Sidewalk Width (ft)								
	8' Sidewalk Café	12			15			18	
7' Sidewalk Café		12			15			18	
6' Sidewalk Café			12			15			18
5' Sidewalk Café				12			15		
4' Sidewalk Café					12			15	
15 Min Peak Flow Rate (ped/15 min)	Clear Path*								
	4	5	6	7	8	9	10	11	12
200	A	A	A	A	A	A	A	A	A
300	B	A	A	A	A	A	A	A	A
400	B	B	A	A	A	A	A	A	A
500	C	B	B	A	A	A	A	A	A
600	C	C	B	B	B	A	A	A	A
700	D	C	C	B	B	B	A	A	A
800	D	D	C	C	B	B	B	A	A
900	D	D	C	C	C	B	B	B	B
1000	E	D	D	C	C	C	B	B	B
1100	E	D	D	D	C	C	C	B	B
1200	E	E	D	D	C	C	C	C	B
1300	E	E	D	D	D	C	C	C	C
1400	F	E	E	D	D	D	C	C	C
1500	F	E	E	D	D	D	C	C	C
1600	F	E	E	E	D	D	D	C	C
1700	F	E	E	E	D	D	D	D	C
1800	F	F	E	E	D	D	D	D	C
1900	F	F	E	E	E	D	D	D	D
2000	F	F	E	E	E	D	D	D	D
2100	F	F	F	E	E	E	D	D	D

* For the purposes of this chart, Clear Path is defined as the perpendicular distance from the edge of the sidewalk café to the curb. LOS is typically calculated using the effective sidewalk width, which deducts sidewalk width for street furniture and other obstructions. However, the LOS figures shown on this chart are calculated with the clear path and are intended for illustrative purposes.

Pedestrian Processing Rates

- Lansdowne Street adjacent to theater is approximately 24 feet wide (18 feet clear)
- Lansdowne Street down from the theater is approximately 15 feet wide (9 to 10 feet clear)
- Ipswich Street adjacent to the theater is approximately 20 feet wide (8-10 feet clear)



Figure 4.2

Fenway Theater Queue Accommodations

Promotion of Public Transportation



Promotion of Public Transportation

New bus stops and shelters for MBTA 55 bus

Bus stop/layover enhancements on Queensberry Street

Study of further enhancements to 55 route

Explore advertising T to Fenway at South Station and/or other key stations

Develop transit promotional program for theater patrons and employees



Traffic Management

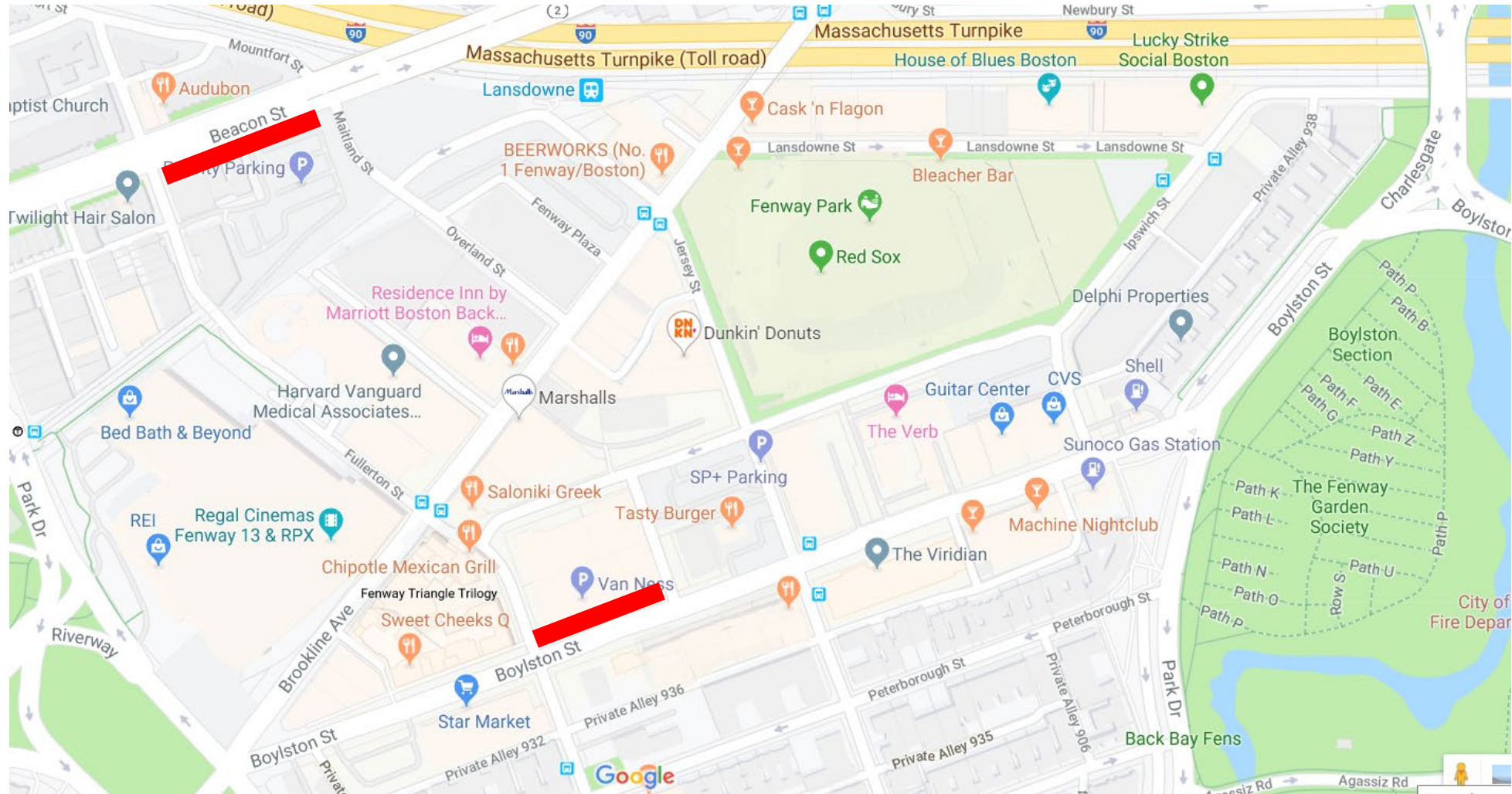


Traffic Management

- Police details staffing
- Ipswich Street pilot project
- Shared ride services pilot
- Promotion of remote parking
- Event management plan

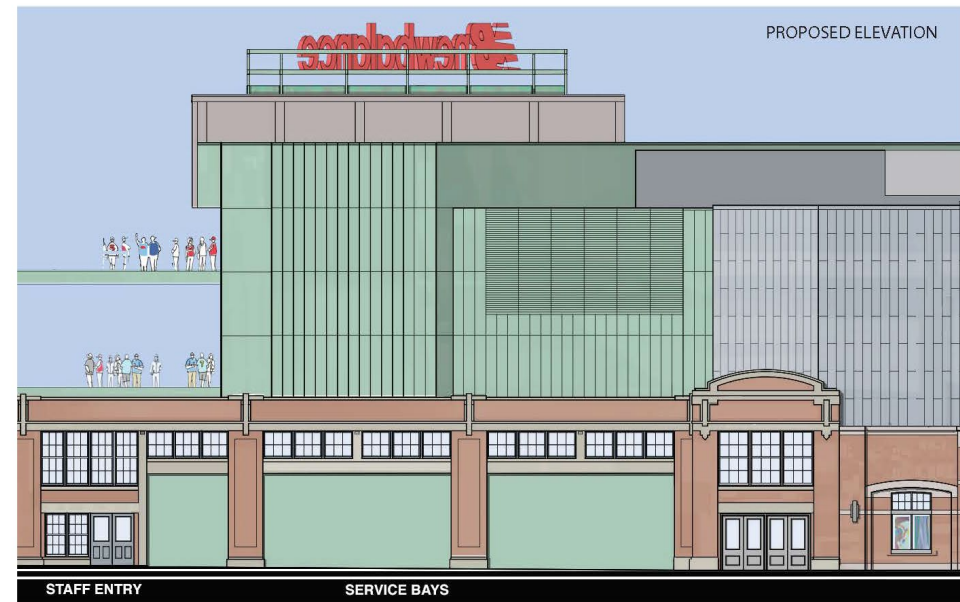
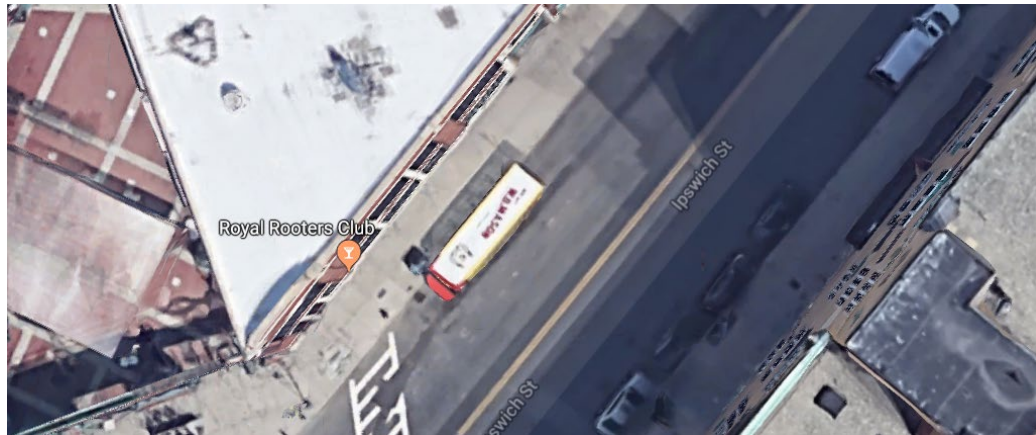


2019 Shared Ride Pilot Locations



Off-Street Loading

- Expands Existing Loading Dock
- Serves Both Theater and Ballpark
- Minimizes Façade Impacts
- Relies on Ipswich Street Cross-section
- Will Be Actively Managed: Time of Day Restrictions
- Supportive of Making Van Ness One-way Westbound



New/Enhanced Transportation Mitigation



Pedestrian Access and Safety

Public realm improvements
Queue management plan
In ballpark promotion of City safety programs



Promotion of Public Transportation

New bus stops and shelters for MBTA 55 bus
Bus stop/layover enhancements on Queensberry Street
Study of further enhancements to 55 route
Explore advertising T to Fenway at South Station and/or other key stations
Develop transit promotional program for theater patrons and employees



Traffic Management

Ipswich Street pilot project
Shared ride services pilot
Promotion of remote parking
Event management plan
Police details staffing



Loading Dock Location and Operations

Active management plan
Consider making Van Ness Street one-way westbound adjacent to Park



Transportation Demand Management

On-site Transportation Coordinator
Local hiring preferences
Employee and patron bicycling parking
Subsidized transit passes for full-time employees

Sustainability



LEED v4 for BD+C: New Construction and Major Renovation Project Checklist

Fenway Music Hall - GOLD CERTIFICATION
5/24/2019

Y ? N
Y
?
N
1

Y	?	N	Credit	Points
			Integrative Process	1
12	0	4	Location and Transportation	16
			LEED for Neighborhood Development, Location	16
1			Credit 1 Sensitive Land Protection	1
		2	Credit 2 High Priority Site	2
5			Credit 3 Surrounding Density and Diverse Uses	5
5			Credit 4 Access to Quality Transit	5
1		1	Credit 5 Bicycle Facilities	1
1			Credit 6 Reduced Parking Footprint	1
1		1	Credit 7 Green Vehicles	1
6	1	3	Sustainable Sites	10
Y			Prereq 1 Construction Activity Pollution Prevention	Required
1			Credit 1 Site Assessment	1
2		2	Credit 2 Site Development - Protect or Restore Habitat	2
1		1	Credit 3 Open Space	1
3			Credit 4 Rainwater Management	3
2			Credit 5 Heat Island Reduction	2
1			Credit 6 Light Pollution Reduction	1
5	0	6	Water Efficiency	11
Y			Prereq 1 Outdoor Water Use Reduction	Required
Y			Prereq 2 Indoor Water Use Reduction	Required
Y			Prereq 3 Building-Level Water Metering	Required
2			Credit 1 Outdoor Water Use Reduction	2
2		4	Credit 2 Indoor Water Use Reduction	6
2		2	Credit 3 Cooling Tower Water Use	2
1			Credit 4 Water Metering	1
19	3	11	Energy and Atmosphere	33
Y			Prereq 1 Fundamental Commissioning and Verification	Required
Y			Prereq 2 Minimum Energy Performance	Required
Y			Prereq 3 Building-Level Energy Metering	Required
Y			Prereq 4 Fundamental Refrigerant Management	Required
6			Credit 1 Enhanced Commissioning	6
9	1	8	Credit 2 Optimize Energy Performance	18
1			Credit 3 Advanced Energy Metering	1
1		2	Credit 4 Demand Response	2
2		1	Credit 5 Renewable Energy Production	3
1			Credit 6 Enhanced Refrigerant Management	1
2			Credit 7 Green Power and Carbon Offsets	2

Y	?	N	Credit	Points
6	2	5	Materials and Resources	13
Y			Prereq 1 Storage and Collection of Recyclables	Required
Y			Prereq 2 Construction and Demolition Waste Management Planning	Required
2	2	3	Credit 1 Building Life-Cycle Impact Reduction	5
2			Credit 2 Building Product Disclosure and Optimization - Environmental Product Declarations	2
2		2	Credit 3 Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
2			Credit 4 Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit 5 Construction and Demolition Waste Management	2
7	0	9	Indoor Environmental Quality	16
Y			Prereq 1 Minimum Indoor Air Quality Performance	Required
Y			Prereq 2 Environmental Tobacco Smoke Control	Required
2			Credit 1 Enhanced Indoor Air Quality Strategies	2
2		1	Credit 2 Low-Emitting Materials	3
1			Credit 3 Construction Indoor Air Quality Management Plan	1
2		2	Credit 4 Indoor Air Quality Assessment	2
1			Credit 5 Thermal Comfort	1
2		2	Credit 6 Interior Lighting	2
3		3	Credit 7 Daylight	3
1		1	Credit 8 Quality Views	1
1			Credit 9 Acoustic Performance	1
3	0	3	Innovation	6
2		3	Credit 1-5 Innovation	5
1			Credit 6 LEED Accredited Professional	1
2	0	2	Regional Priority	4
1			Credit 1 Optimize Energy Performance (8 point threshold)	1
1		1	Credit 2 High Priority Site	1
1			Credit 3 Rainwater Management (2 point threshold)	1
1		1	Credit 4 Building Lifecycle Impact Reduction (2 point threshold)	1
60	6	44	TOTALS	Possible Points: 110

- **Silver** → **Gold Certifiable**
- **Commitment to rooftop solar PV**
- **Carbon Neutral Assessment**

Environmental Protection/ Construction Management

- Assessment of the construction period impacts
- Construction phasing
- Mitigation measures

Phase 1 (October 2019-April 2020)

1. Decommission areas of Fenway Garage to be demolished
2. Demo select portions of the Fenway Garage building
3. Install foundations starting from West
4. Commence steel erection
5. Complete Renovations within Fenway Garage building to remain
6. Relocate broadcast operations to 189 Ipswich Street Lot

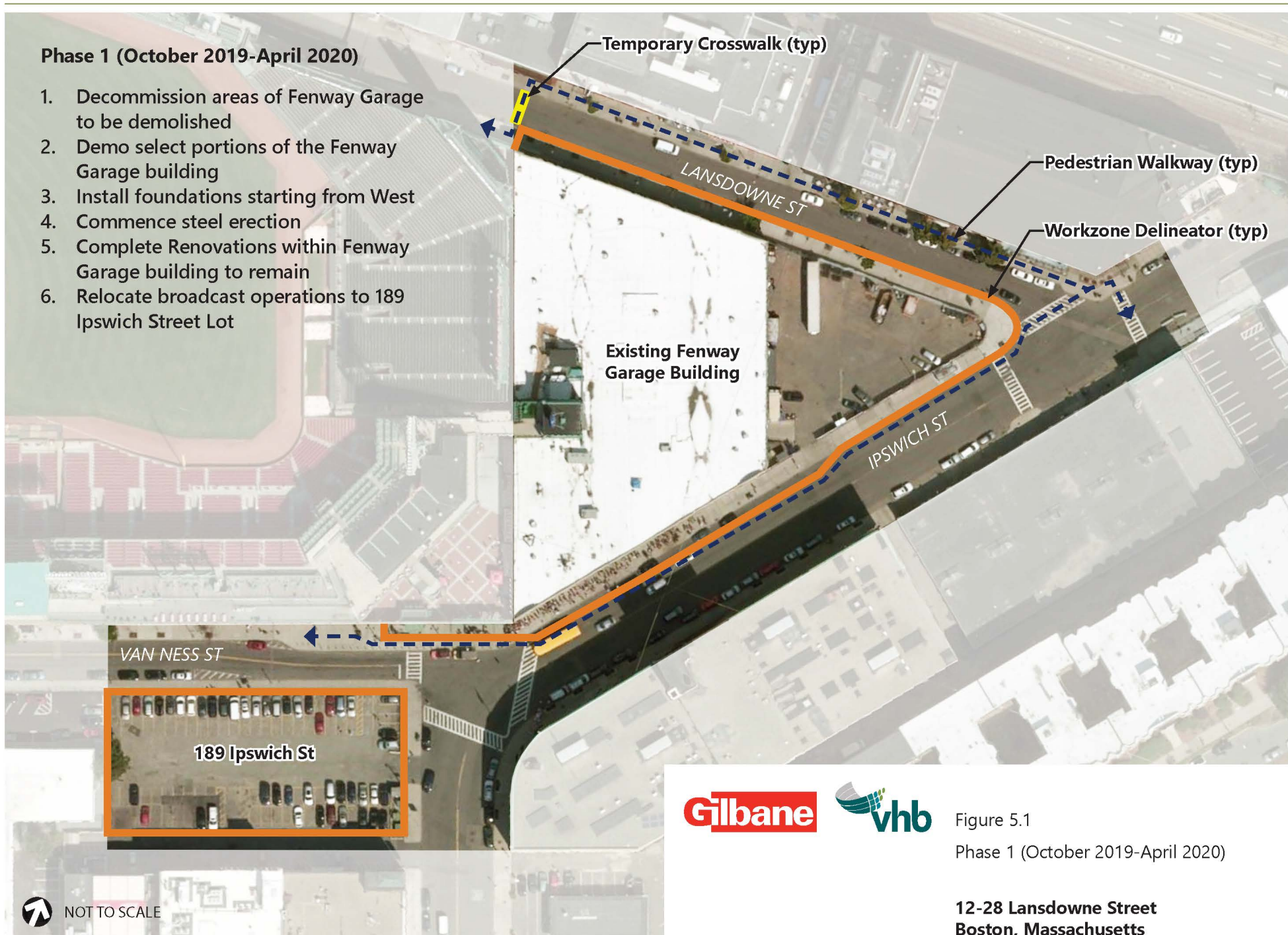


Figure 5.1
Phase 1 (October 2019-April 2020)

12-28 Lansdowne Street
Boston, Massachusetts

Phase 2 (April 2020-July 2020)

- 1. Complete steel erection
- 2. Renovations of Red Sox Improvements, new 3rd and 4th level
- 3. Commence/Proceed with Fenway Theater enclosure

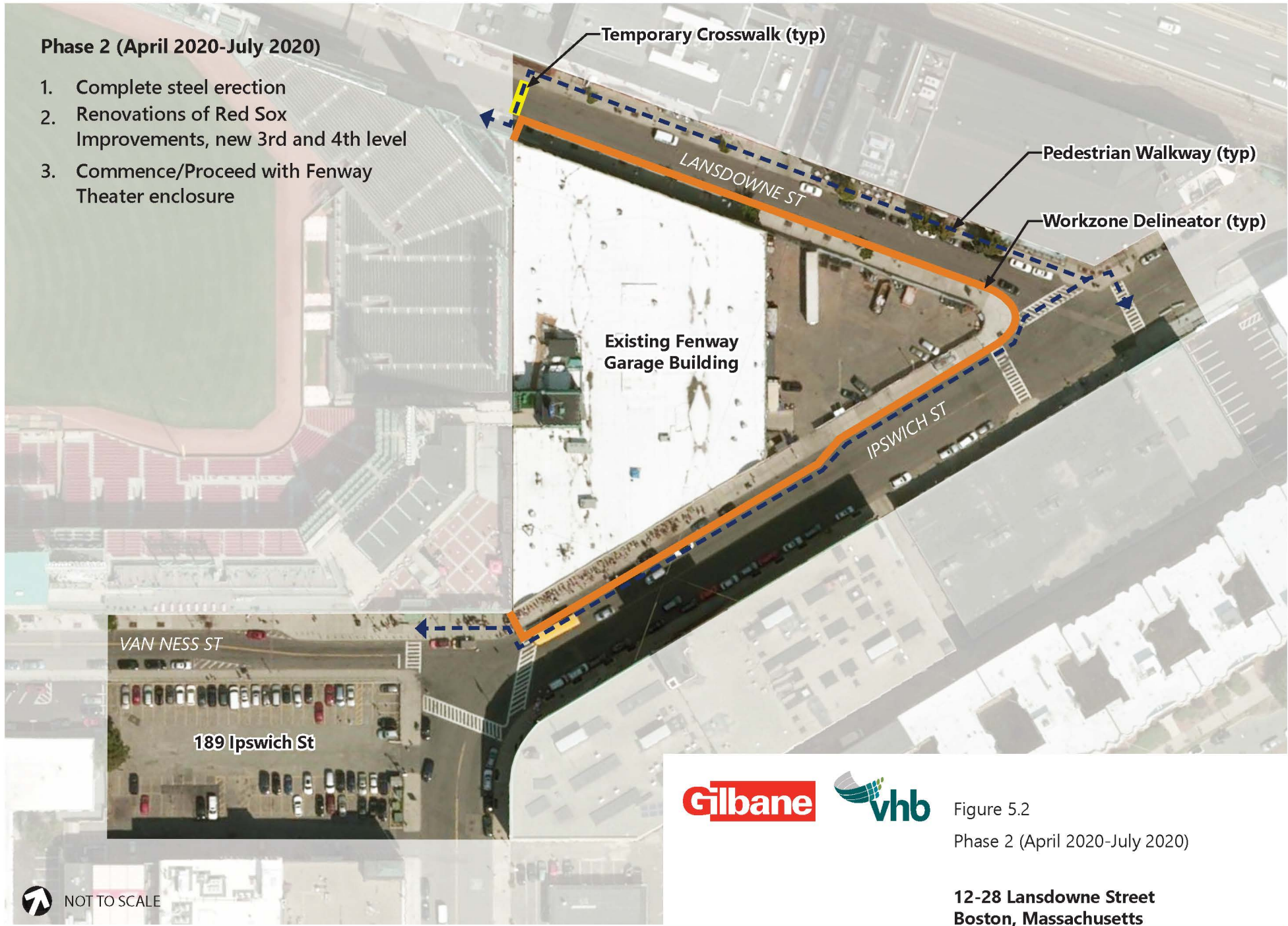


Figure 5.2
Phase 2 (April 2020-July 2020)

**12-28 Lansdowne Street
Boston, Massachusetts**

Phase 3 (July 2020-August 2021)

1. Complete exterior wall systems and roof of Fenway Theater
2. Interior renovations of Fenway Theatre
3. Demobilize temporary traffic and pedestrian controls and construction laydown area
4. Commission building systems and Fenway Theatre operations for summer opening

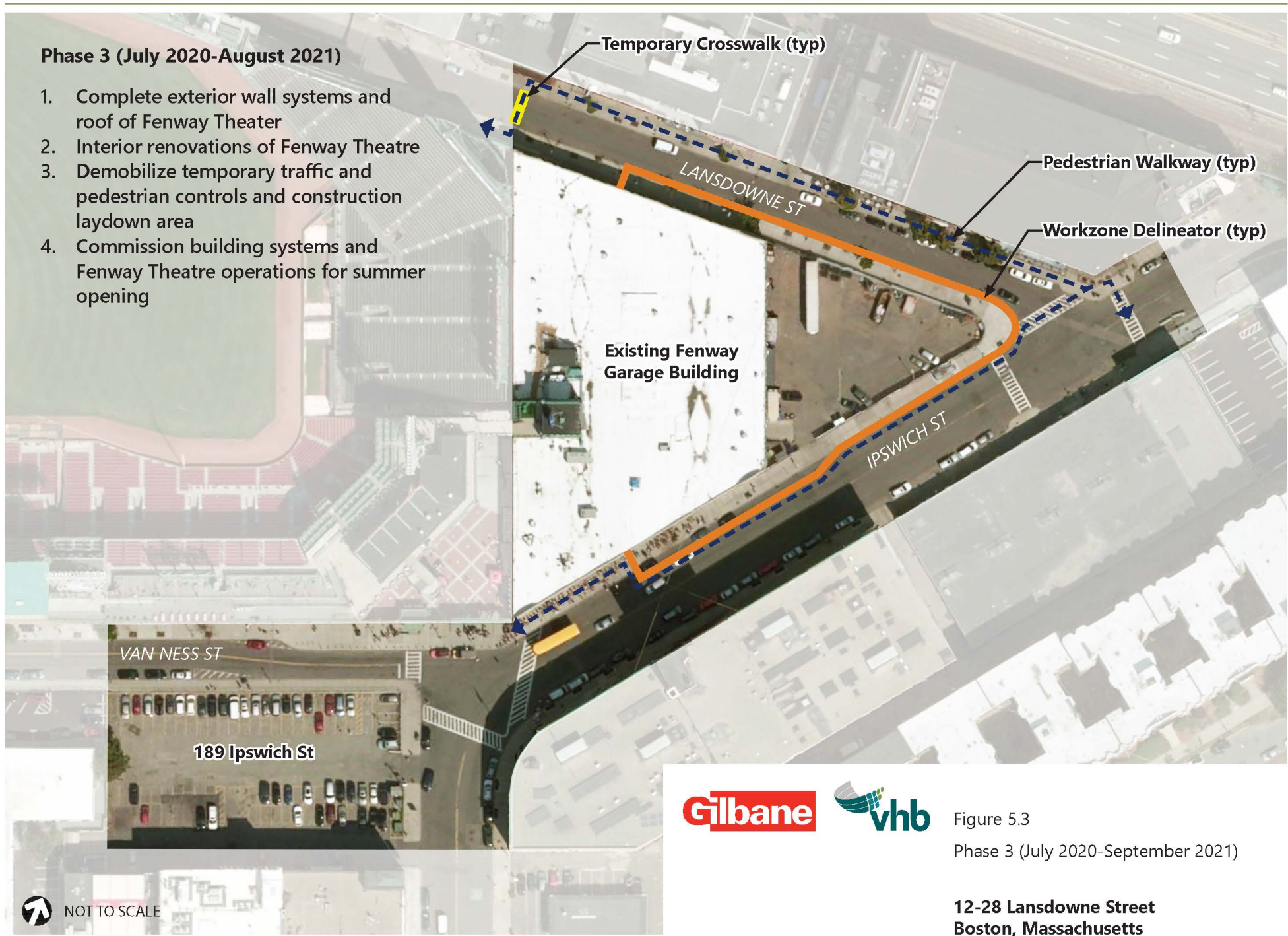


Figure 5.3
Phase 3 (July 2020-September 2021)

**12-28 Lansdowne Street
Boston, Massachusetts**

 NOT TO SCALE

Community Benefits: Partnerships

- Boston Arts Academy Partnership
 - An unrestricted donation of \$500,000 over a five-year period and assistance with BAA's capital campaign;
 - Internships and paid jobs specifically tailored to BAA students;
 - Access to the Theater for students and classes for teaching purposes;
 - Mentorships, guest speaking, and teaching appearances with Red Sox and Fenway Music Company business professionals; and,
 - Opportunity to hold BAA events at the Fenway Theater, including Honors Gala and Graduation.
- Collaborate with other local arts institutions to explore use of the Theater for performances and events, internships, and access to performances

Community
Benefits:
Community Access

- Discounted, in some cases complimentary, tickets to local residents and local non-profit organizations, subject to availability
- Provide local non-profit organizations with the opportunity to use the venue on a discounted basis for special events, performances and fundraisers, subject to availability.

Community
Benefits:
Public Art

- Establish and support a visual arts event on an annual basis
- Explore providing limited opportunities to display works by local artists within the Theater

Community
Benefits:
Supporting Workers
and Community

Supporting Workers

- 80 full-time and about 450 part-time positions, with appropriate compensation and benefits
- Opportunity for local residents through job fairs and hiring preference for qualified applicants who live in the local area

Community Contributions

- Continuation and enhancement of long-established record of providing financial, in-kind support to a wide range of local non-profit organizations in the Fenway/Kenmore neighborhoods



12 - 28 Lansdowne Street
Boston, Massachusetts

**DPIR Public Meeting
July 1, 2019**

175 Ipswich Street LLC