

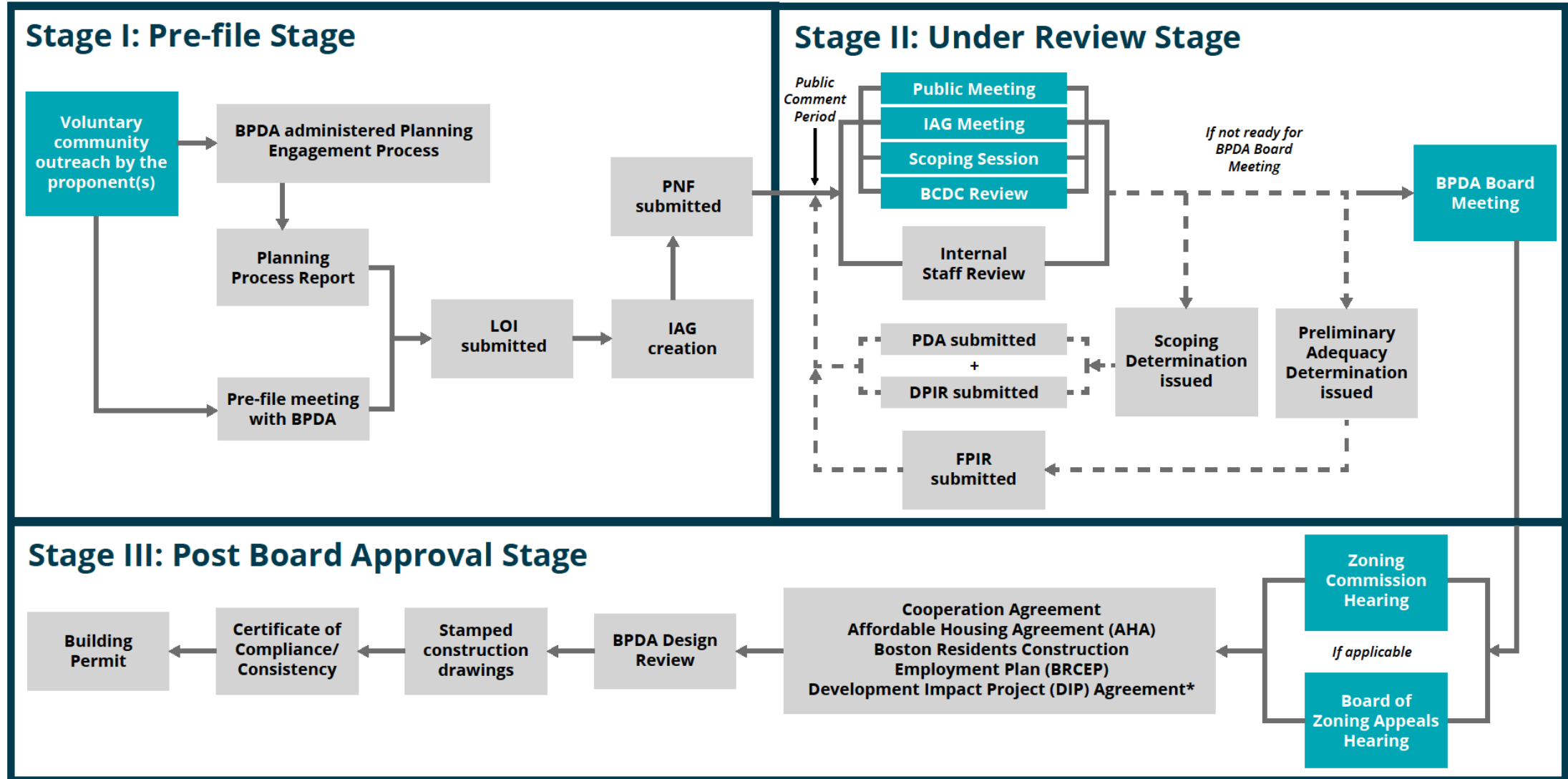


12 - 28 Lansdowne Street  
Boston, Massachusetts

**DPIR Public Meeting  
July 1, 2019**

175 Ipswich Street LLC

# Article 80 Process



# Fenway Theater Article 80 Process

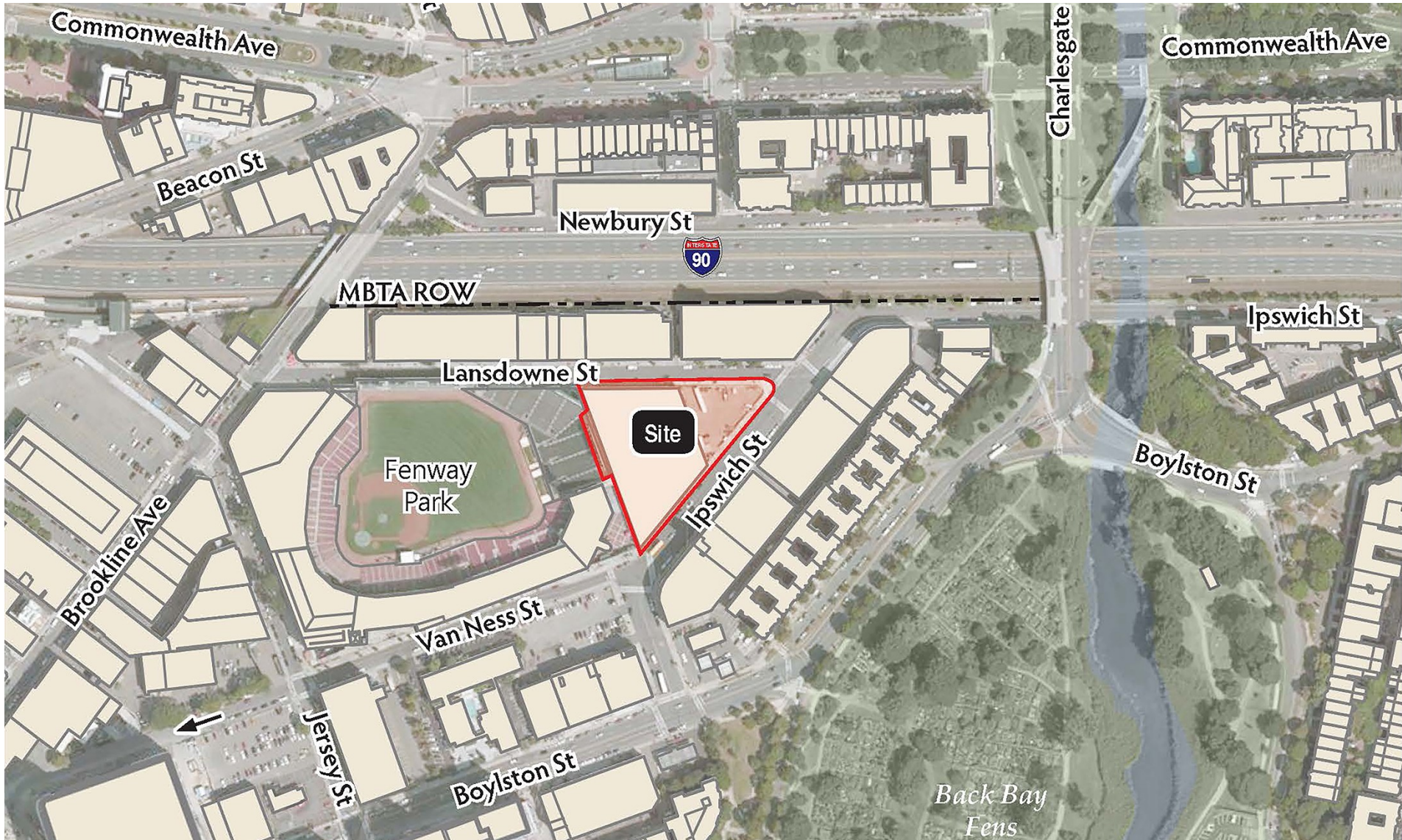
- Letter of Intent – December 2018
- Expanded Project Notification Form (EPNF) – February 2019
- Public and Agency Comments – March 2019
  - Received 42 Comment Letters
  - 22 in full support of the project
  - Additional 15 online comments
- Scoping Determination - May 2019
- More than 65 agency and public outreach meetings
- DPIR filed June 14, 2019
- Public Meeting (July 1) and IAG Meeting (July 8)
- Comment period closes July 29, 2019

City  
Agency/Department  
Comments on EPNF

- Boston Planning & Development Agency
- Boston Transportation Department
- Boston Water and Sewer Department
- Boston Public Works Department
- Boston Parks and Recreation Commission
- Mayor's Office of Arts and Culture
- Interagency Green Building Committee

## Scoping Determination and Comments

- Urban Design
- Public Realm
- Sustainability
- Transportation
- Environmental Protection/Construction Management
- Community Benefits



## Project Site Context

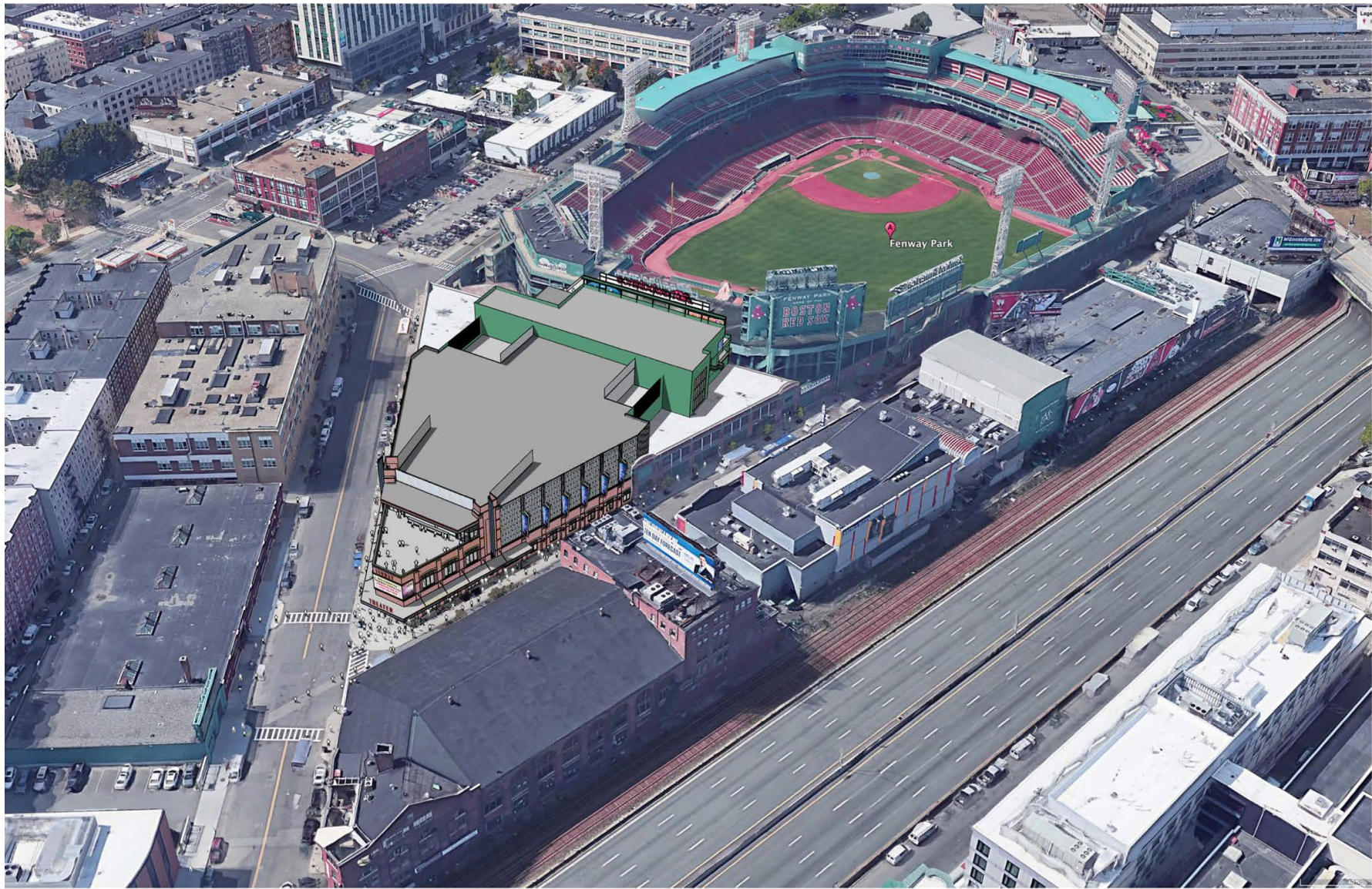
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Boston, Massachusetts



PROJECT SITE BOUNDARY

## Neighborhood Context

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Boston, Massachusetts

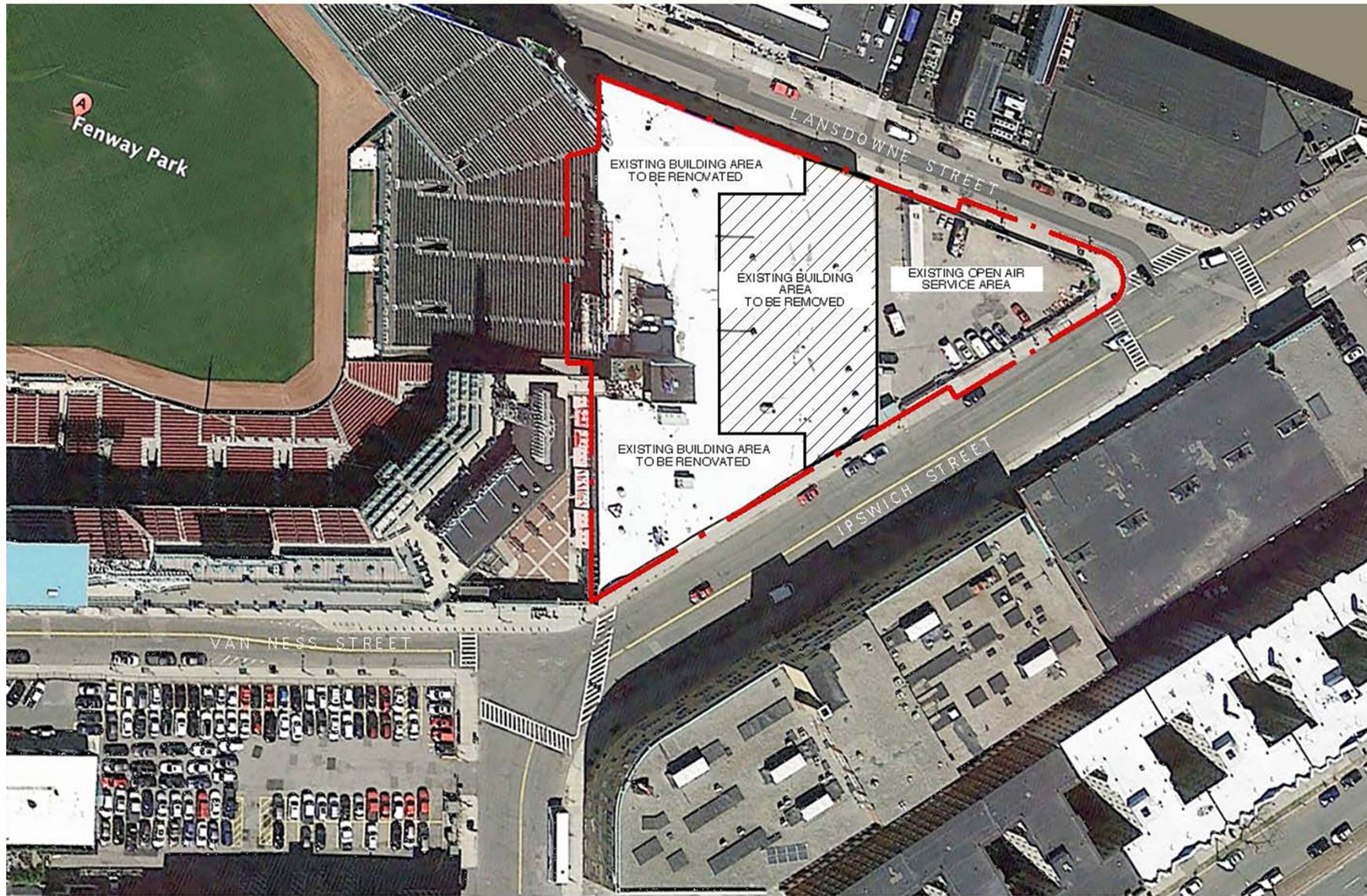


PROJECT SITE BOUNDARY

# Neighborhood Context: Build

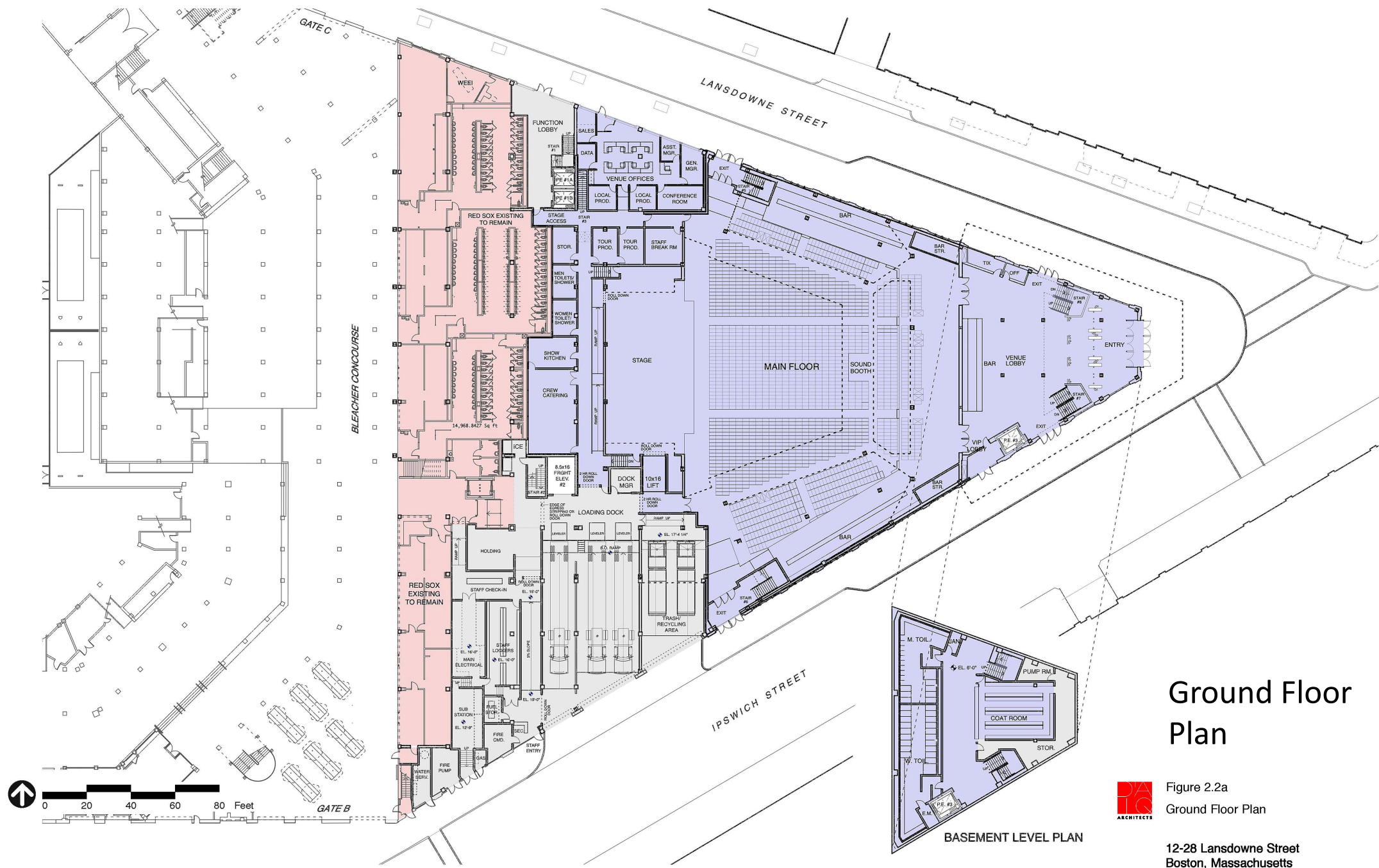
12-28 Lansdowne Street  
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## Existing Conditions Site Plan

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Boston, Massachusetts

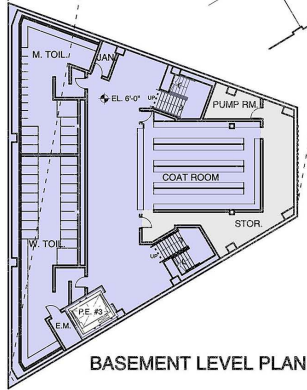


# Ground Floor Plan

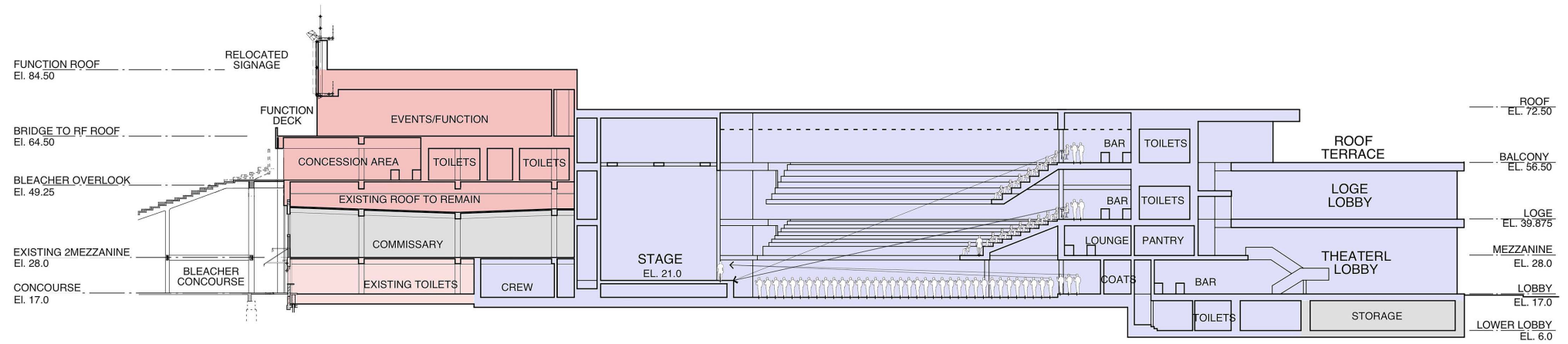
Figure 2.2a  
Ground Floor Plan



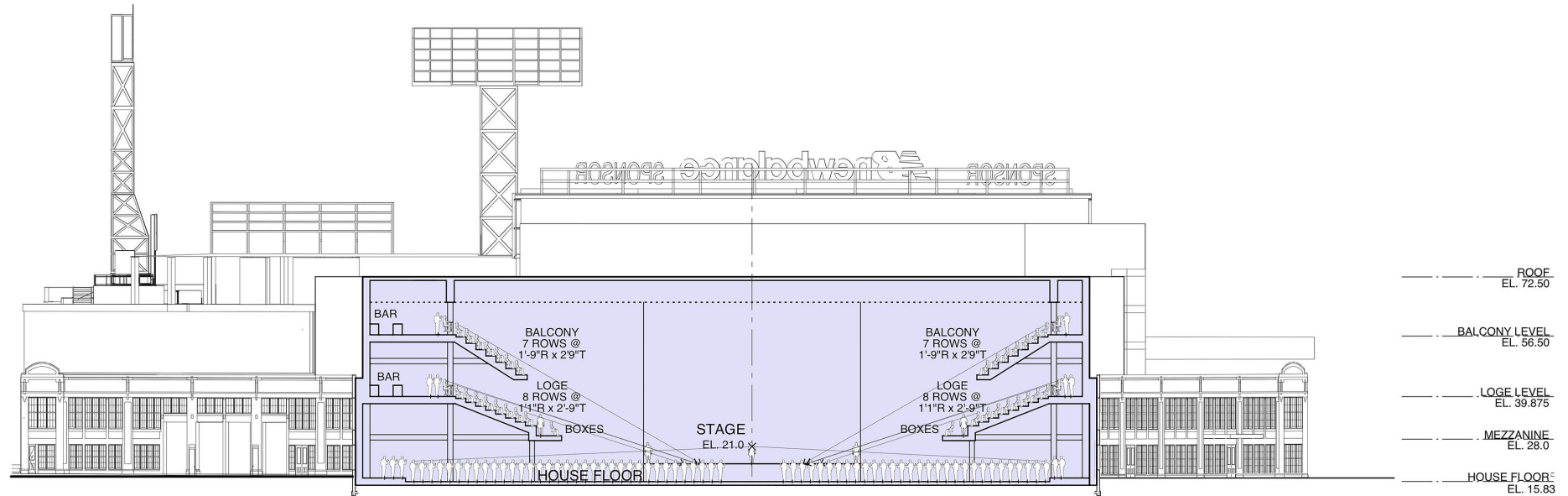
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Boston, Massachusetts



BASEMENT LEVEL PLAN



Longitudinal Section



Transverse Section



# Theater Sections



Figure 2.3a  
Project Sections

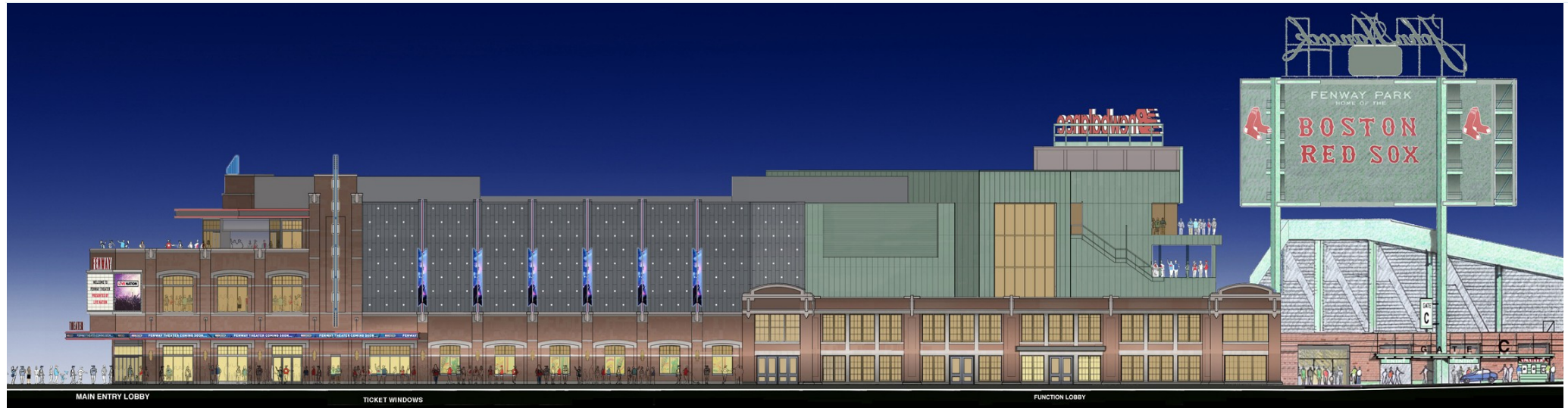
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Boston, Massachusetts

Prior Design



Night View

Current Design



Lansdowne Street Elevations

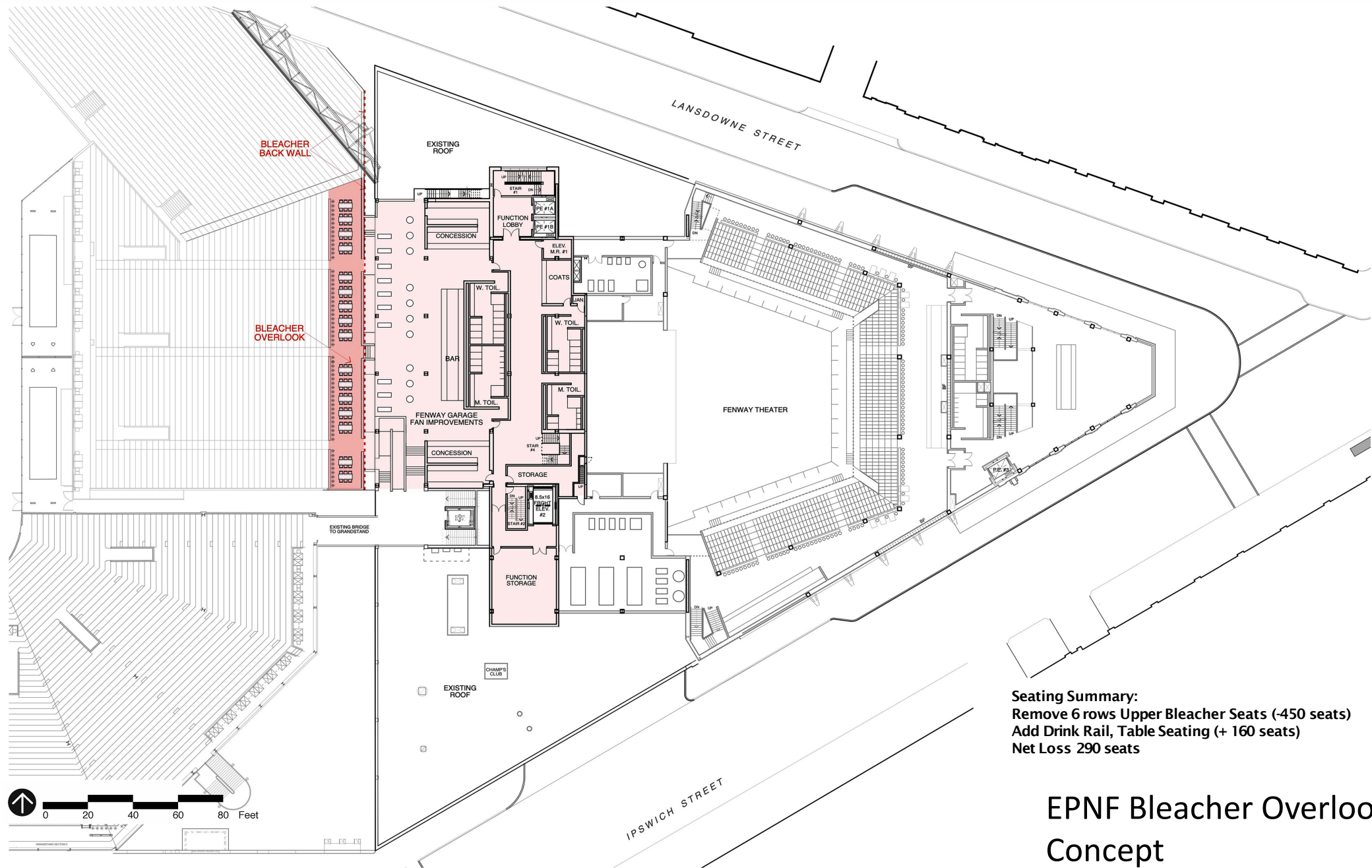
Prior Design



Current Design

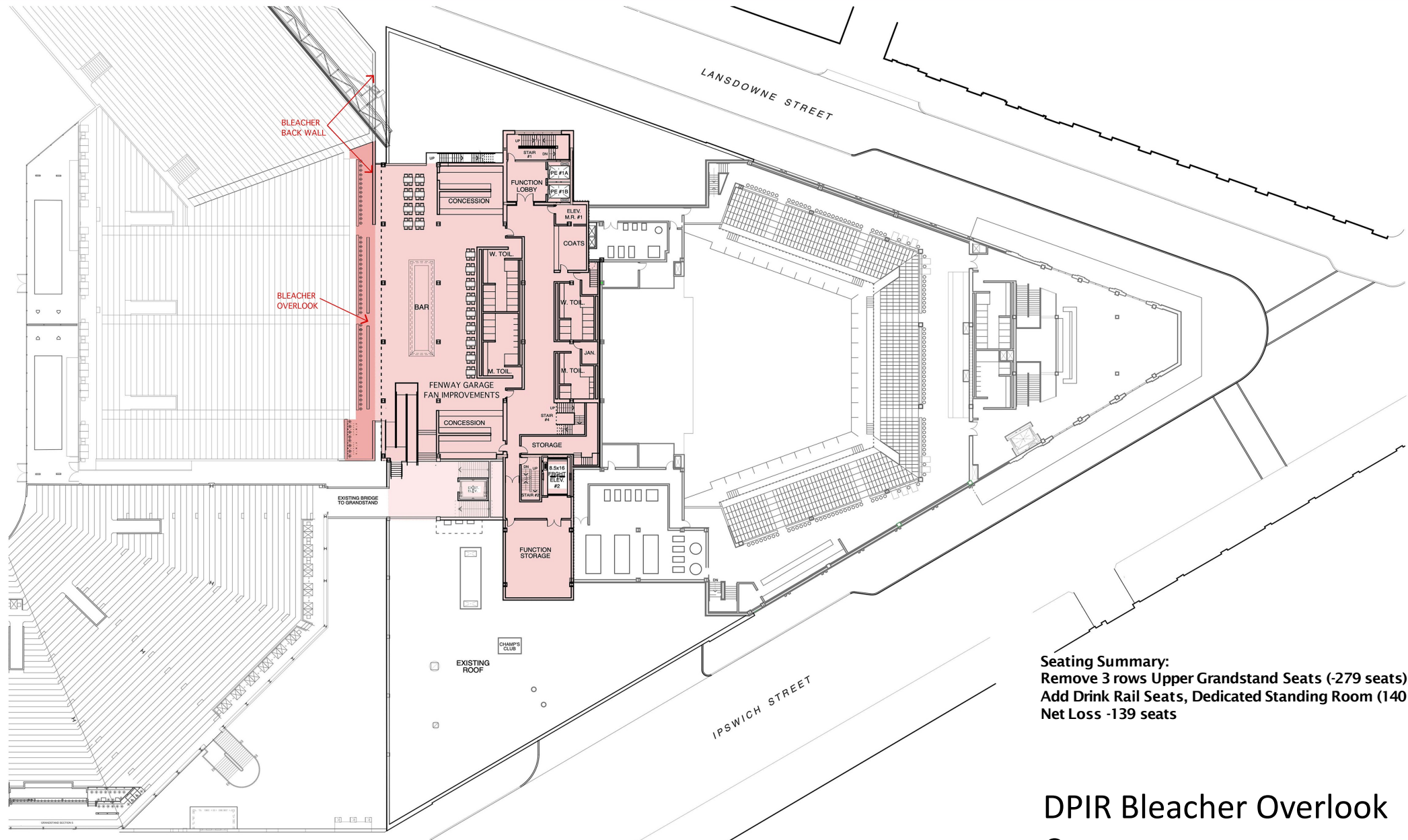


Ipswich Street Elevations



**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



 Figure 2.8  
Fenway Theater, Rendered View

# 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         |
| <b>12</b>  | <b>0</b>  | <b>4</b>  | <b>Location and Transportation</b>                     | <b>16</b> |
|  |   |   | LEED for Neighborhood Development, Location            | 16        |
| <span style="background-color: green; border: 1px solid black; padding: 2px;">1</span> |   |   | Credit 1 Sensitive Land Protection                     | 1         |
|  |   |   | Credit 2 High Priority Site                            | 2         |
| <span style="background-color: green; border: 1px solid black; padding: 2px;">5</span> |   |   | Credit 3 Surrounding Density and Diverse Uses          | 5         |
| <span style="background-color: green; border: 1px solid black; padding: 2px;">5</span> |   |   | Credit 4 Access to Quality Transit                     | 5         |
| <span style="background-color: green; border: 1px solid black; padding: 2px;">1</span> |   |   | Credit 5 Bicycle Facilities                            | 1         |
| <span style="background-color: green; border: 1px solid black; padding: 2px;">1</span> |   |   | Credit 6 Reduced Parking Footprint                     | 1         |
| <span style="background-color: green; border: 1px solid black; padding: 2px;">1</span> |   |   | Credit 7 Green Vehicles                                | 1         |
| <b>6</b>   | <b>1</b>  | <b>3</b>  | <b>Sustainable Sites</b>                               | <b>10</b> |
| <span style="background-color: green; border: 1px solid black; padding: 2px;">Y</span> |   |   | Prereq 1 Construction Activity Pollution Prevention    | Required  |
| <span style="background-color: green; border: 1px solid black; padding: 2px;">1</span> |   |   | Credit 1 Site Assessment                               | 1         |
| <span style="background-color: green; border: 1px solid black; padding: 2px;">2</span> |   |   | Credit 2 Site Development - Protect or Restore Habitat | 2         |
| <span style="background-color: green; border: 1px solid black; padding: 2px;">1</span> |   |   | Credit 3 Open Space                                    | 1         |
| <span style="background-color: green; border: 1px solid black; padding: 2px;">3</span> |   |   | Credit 4 Rainwater Management                          | 3         |
| <span style="background-color: green; border: 1px solid black; padding: 2px;">2</span> |   |   | Credit 5 Heat Island Reduction                         | 2         |
| <span style="background-color: green; border: 1px solid black; padding: 2px;">1</span> |   |   | Credit 6 Light Pollution Reduction                     | 1         |
| <b>5</b>   | <b>0</b>  | <b>6</b>  | <b>Water Efficiency</b>                                | <b>11</b> |
| <span style="background-color: green; border: 1px solid black; padding: 2px;">Y</span> |   |   | Prereq 1 Outdoor Water Use Reduction                   | Required  |
| <span style="background-color: green; border: 1px solid black; padding: 2px;">Y</span> |   |   | Prereq 2 Indoor Water Use Reduction                    | Required  |
| <span style="background-color: green; border: 1px solid black; padding: 2px;">Y</span> |   |   | Prereq 3 Building-Level Water Metering                 | Required  |
| <span style="background-color: green; border: 1px solid black; padding: 2px;">2</span> |   |   | Credit 1 Outdoor Water Use Reduction                   | 2         |
| <span style="background-color: green; border: 1px solid black; padding: 2px;">2</span> |   |   | Credit 2 Indoor Water Use Reduction                    | 6         |
| <span style="background-color: green; border: 1px solid black; padding: 2px;">2</span> |   |   | Credit 3 Cooling Tower Water Use                       | 2         |
| <span style="background-color: green; border: 1px solid black; padding: 2px;">1</span> |   |   | Credit 4 Water Metering                                | 1         |
| <b>19</b>  | <b>3</b>  | <b>11</b>   | <b>Energy and Atmosphere</b>                           | <b>33</b> |
| <span style="background-color: green; border: 1px solid black; padding: 2px;">Y</span> |   |   | Prereq 1 Fundamental Commissioning and Verification    | Required  |
| <span style="background-color: green; border: 1px solid black; padding: 2px;">Y</span> |   |   | Prereq 2 Minimum Energy Performance                    | Required  |
| <span style="background-color: green; border: 1px solid black; padding: 2px;">Y</span> |   |   | Prereq 3 Building-Level Energy Metering                | Required  |
| <span style="background-color: green; border: 1px solid black; padding: 2px;">Y</span> |   |   | Prereq 4 Fundamental Refrigerant Management            | Required  |
| <span style="background-color: green; border: 1px solid black; padding: 2px;">6</span> |   |   | Credit 1 Enhanced Commissioning                        | 6         |
| <span style="background-color: green; border: 1px solid black; padding: 2px;">9</span> | <span style="background-color: yellow; border: 1px solid black; padding: 2px;">1</span> | <span style="background-color: orange; border: 1px solid black; padding: 2px;">8</span> | Credit 2 Optimize Energy Performance                   | 18        |
| <span style="background-color: green; border: 1px solid black; padding: 2px;">1</span> |   |   | Credit 3 Advanced Energy Metering                      | 1         |
| <span style="background-color: green; border: 1px solid black; padding: 2px;">2</span> |   |   | Credit 4 Demand Response                               | 2         |
| <span style="background-color: green; border: 1px solid black; padding: 2px;">2</span> |   |   | Credit 5 Renewable Energy Production                   | 3         |
| <span style="background-color: green; border: 1px solid black; padding: 2px;">1</span> |   |   | Credit 6 Enhanced Refrigerant Management               | 1         |
| <span style="background-color: green; border: 1px solid black; padding: 2px;">2</span> |   |   | Credit 7 Green Power and Carbon Offsets                | 2         |

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

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

# Supplemental Transportation Analysis

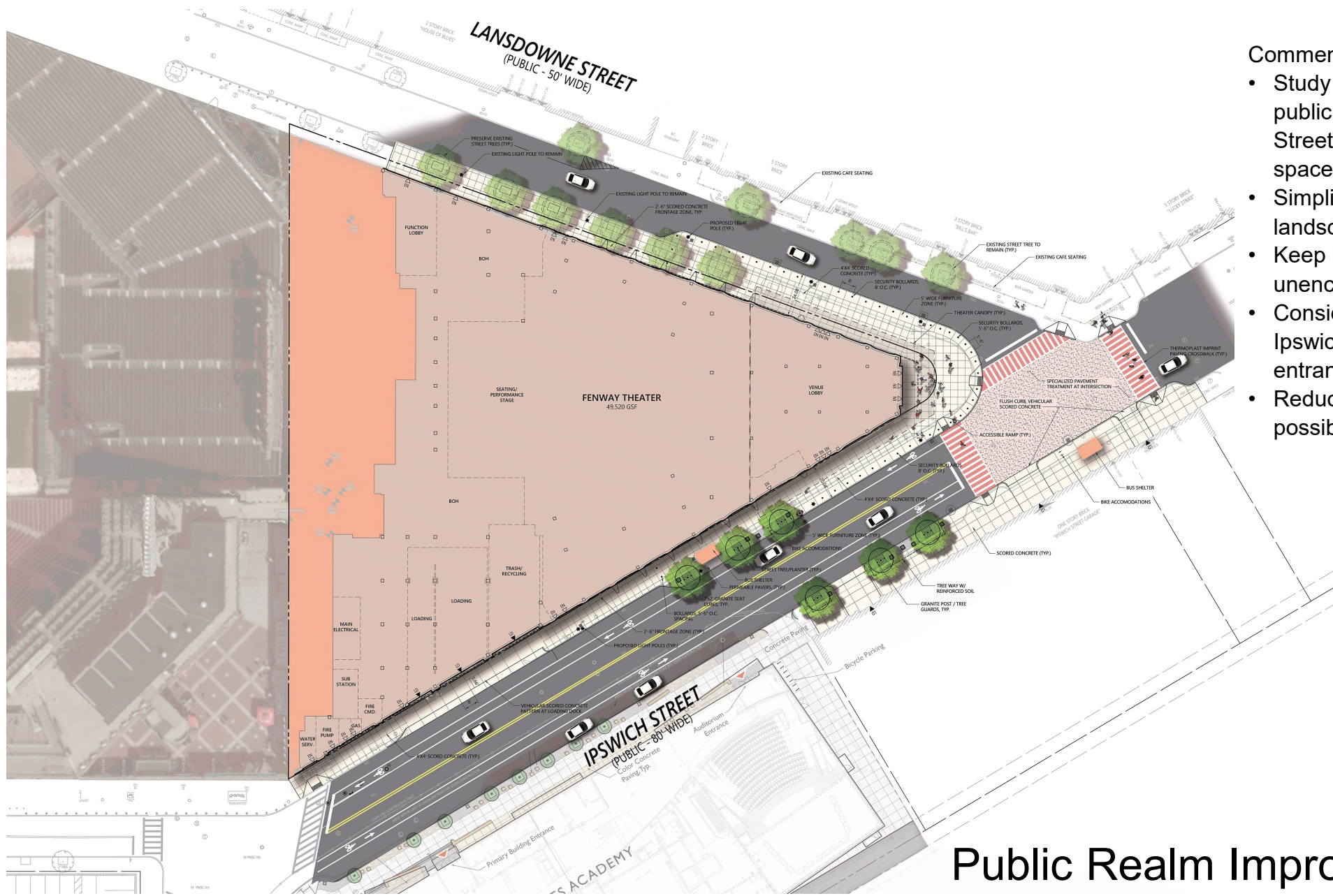
- Details on Venue Activity
- Pedestrian Access and Safety
- Public Transportation
- Traffic Impacts
- Loading/Deliveries
- Proposed Improvements/Mitigation

# Venue Activity

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

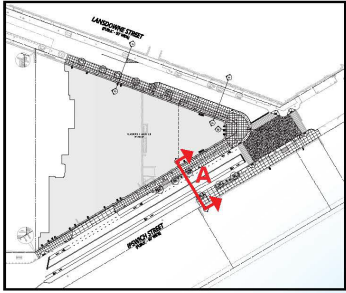
- In 2018, the HOB hosted 195 shows (about 60 percent outside the regular baseball season).
- Fenway Park hosted 81 home regular season Red Sox games, spread among weekdays and weekends and day and nighttime.
- Of the 195 events, there were 20 instances when an event at the HOB occurred concurrently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

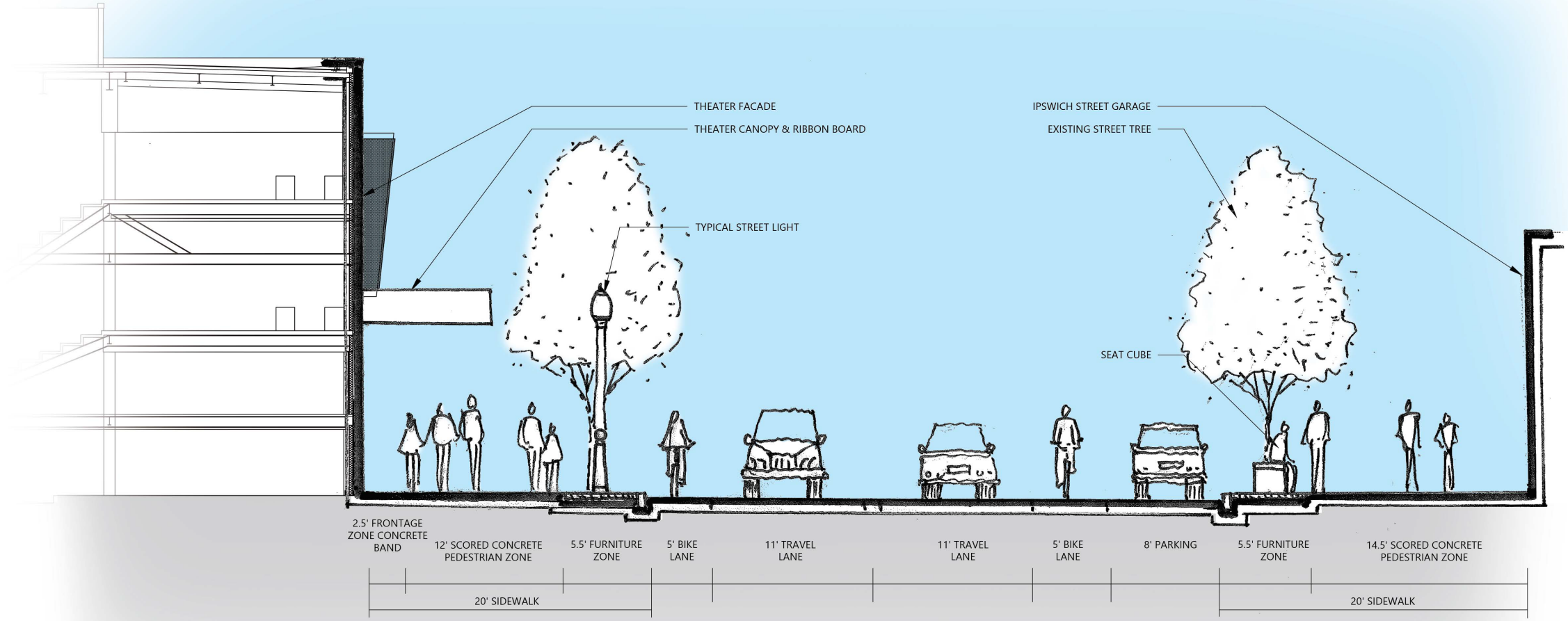


- Comments ➡ Enhancements
- Study possibilities to increase public open space: Lansdowne Street sidewalk and gathering space at the point
  - Simplify materials and patterns of landscape design
  - Keep Lansdowne Street sidewalk unencumbered by furnishings
  - Consider furnishings and trees at Ipswich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

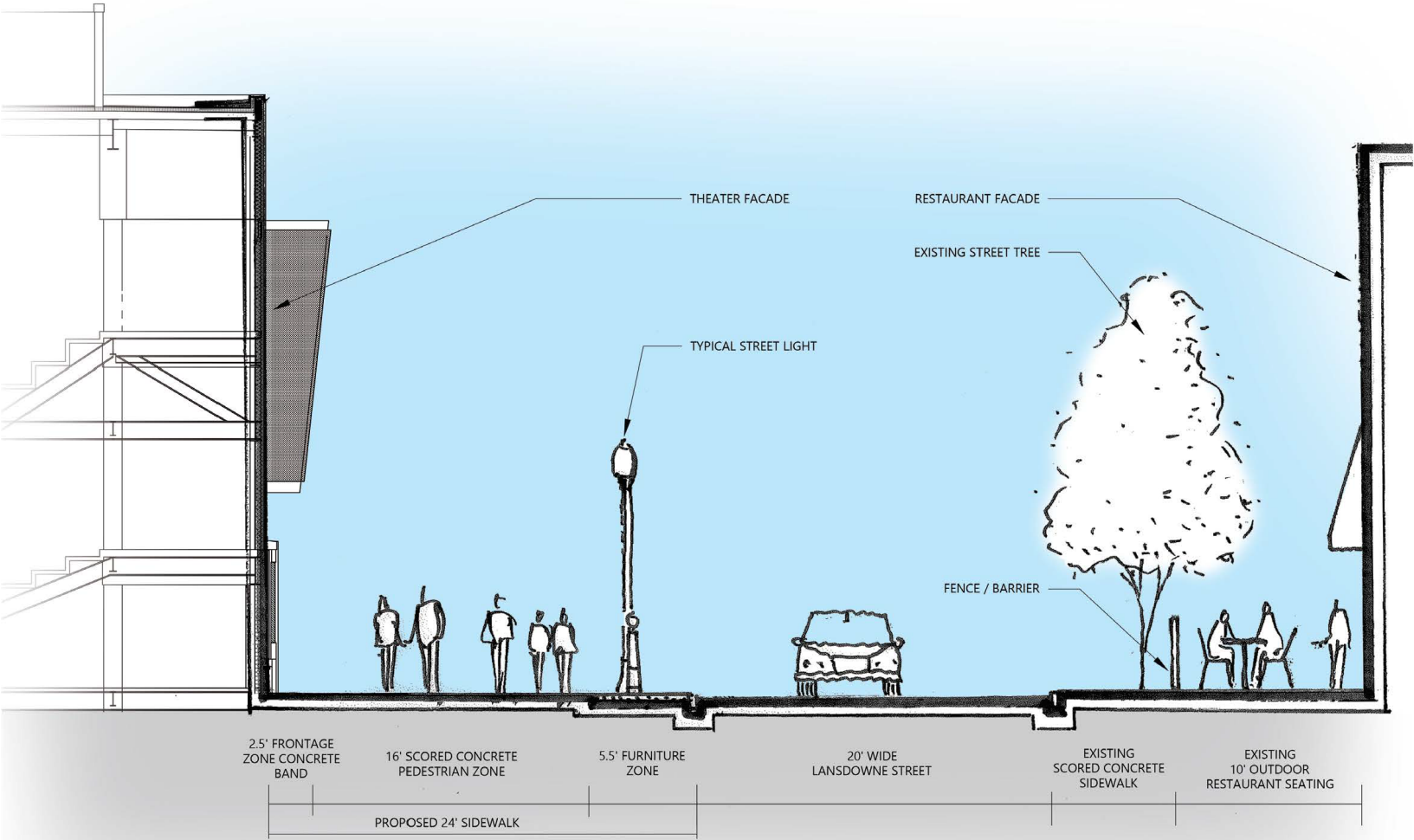
## Public Realm Improvements



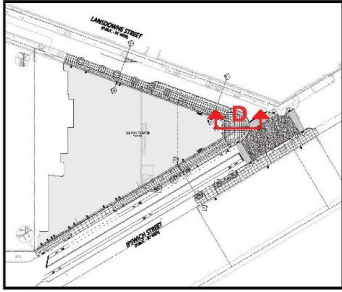
### Section A - Ipswich Street



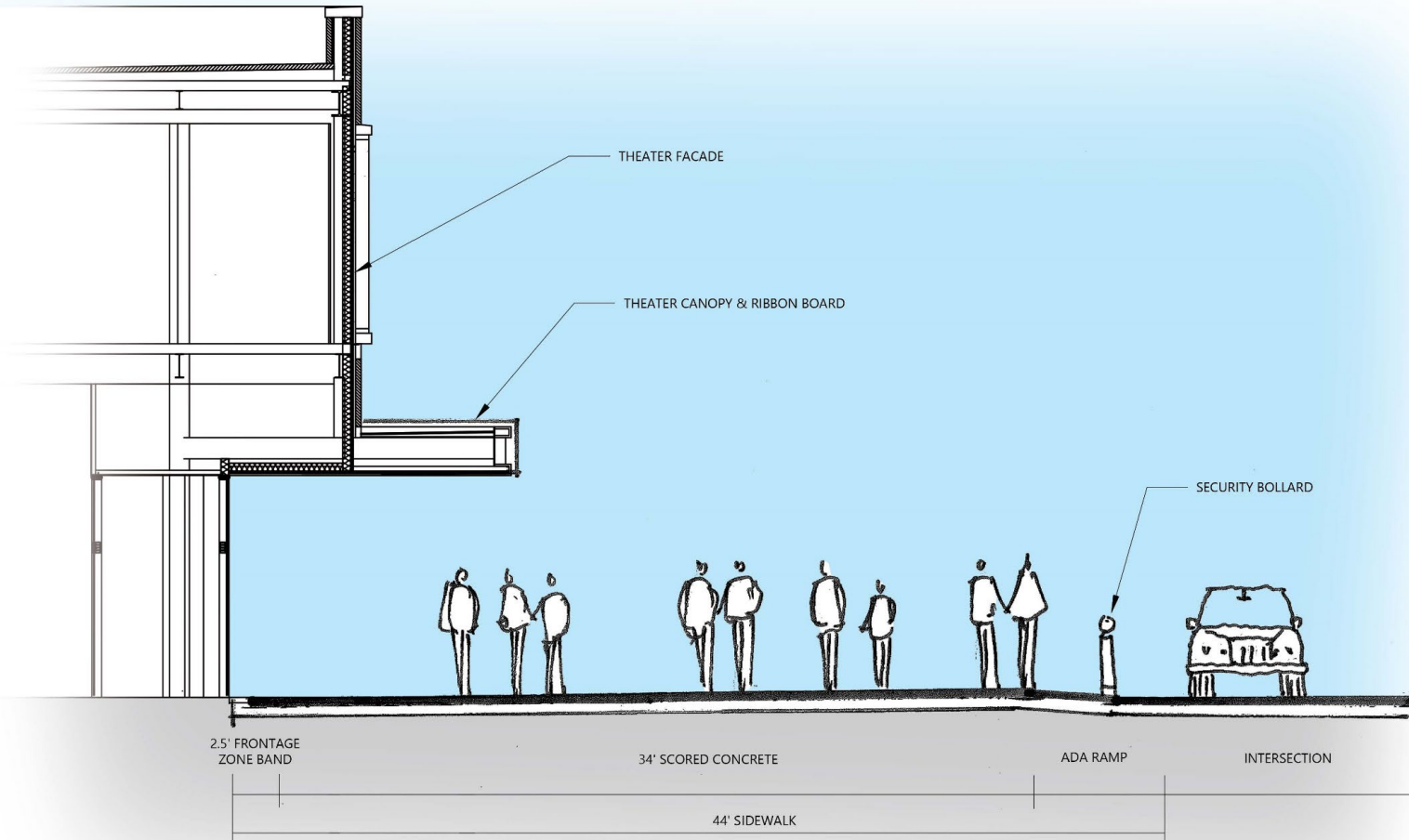
# Section B - Lansdowne Street







### Section D - Intersection of Lansdowne and Ipswich Streets



# Promotion of Public Transportation



## Promotion of Public Transportation

New bus stops and shelters for MBTA 55 bus

Bus stop/layover enhancements on Queensbury 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



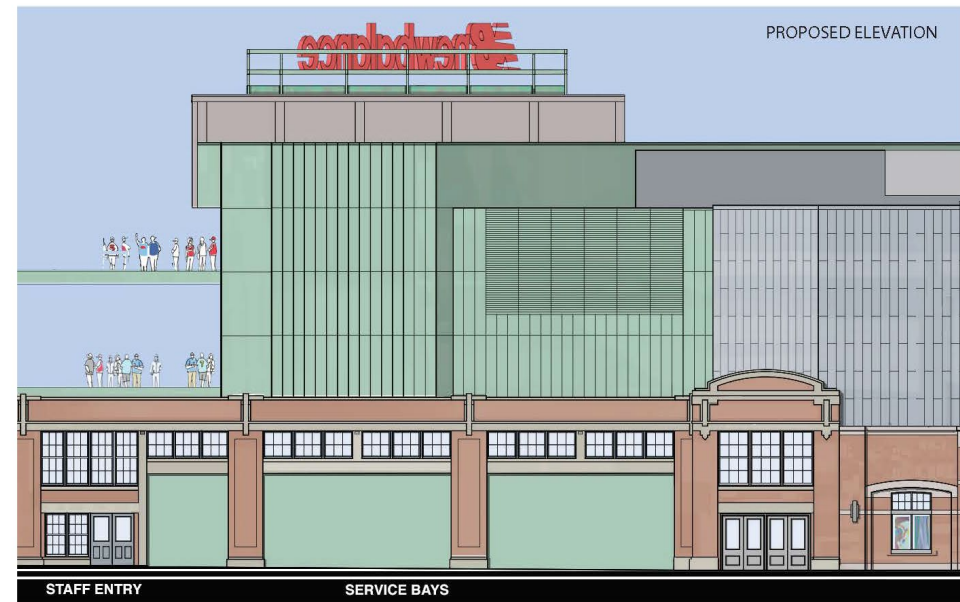
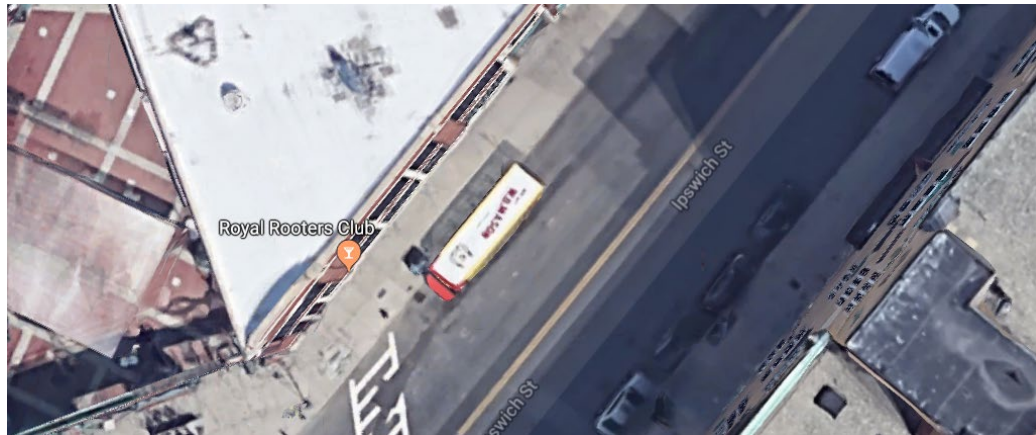
## Traffic Management

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



# 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

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

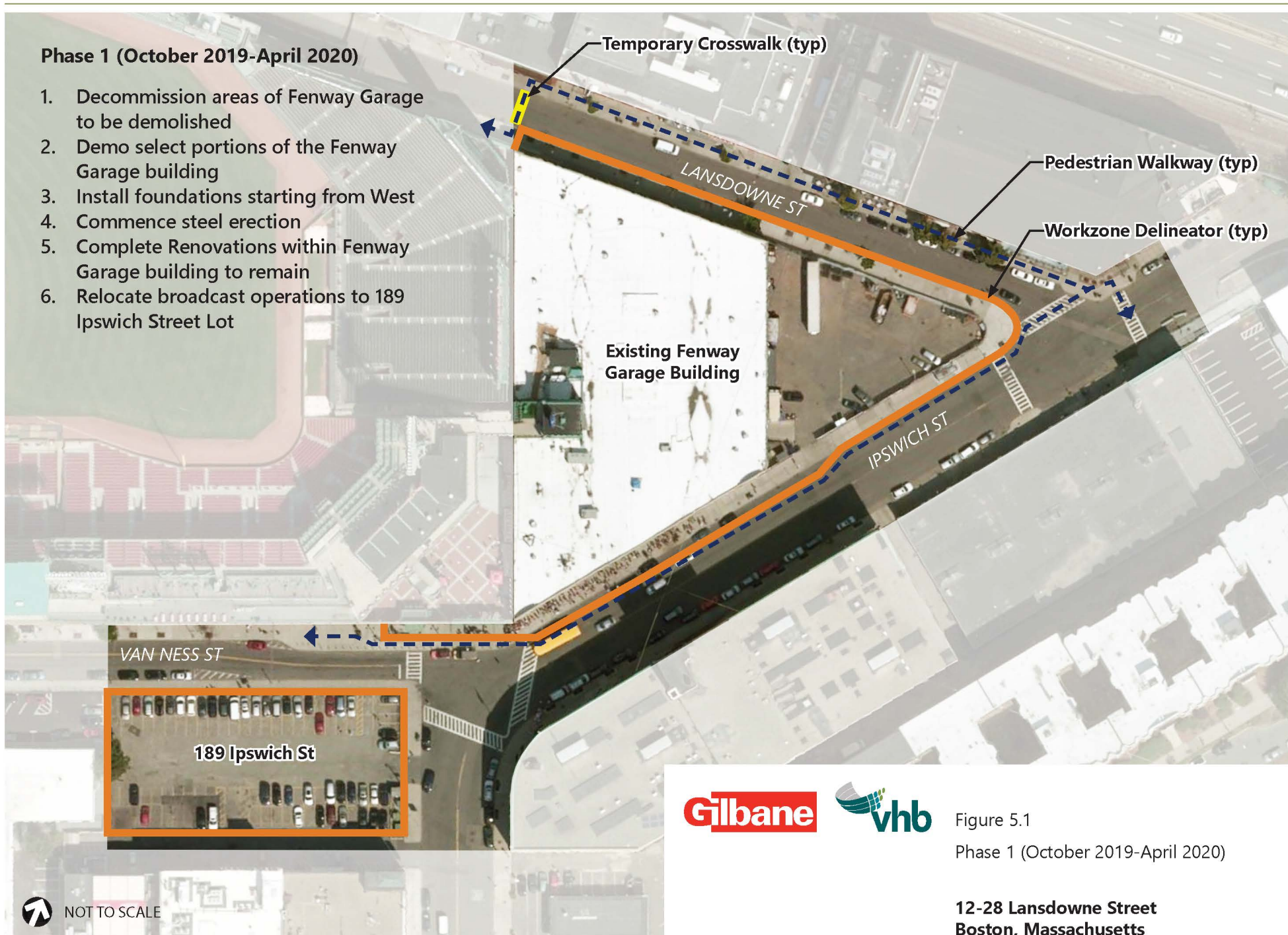
Subsidized transit passes for full-time employees

## 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



**Gilbane**

**vhb**

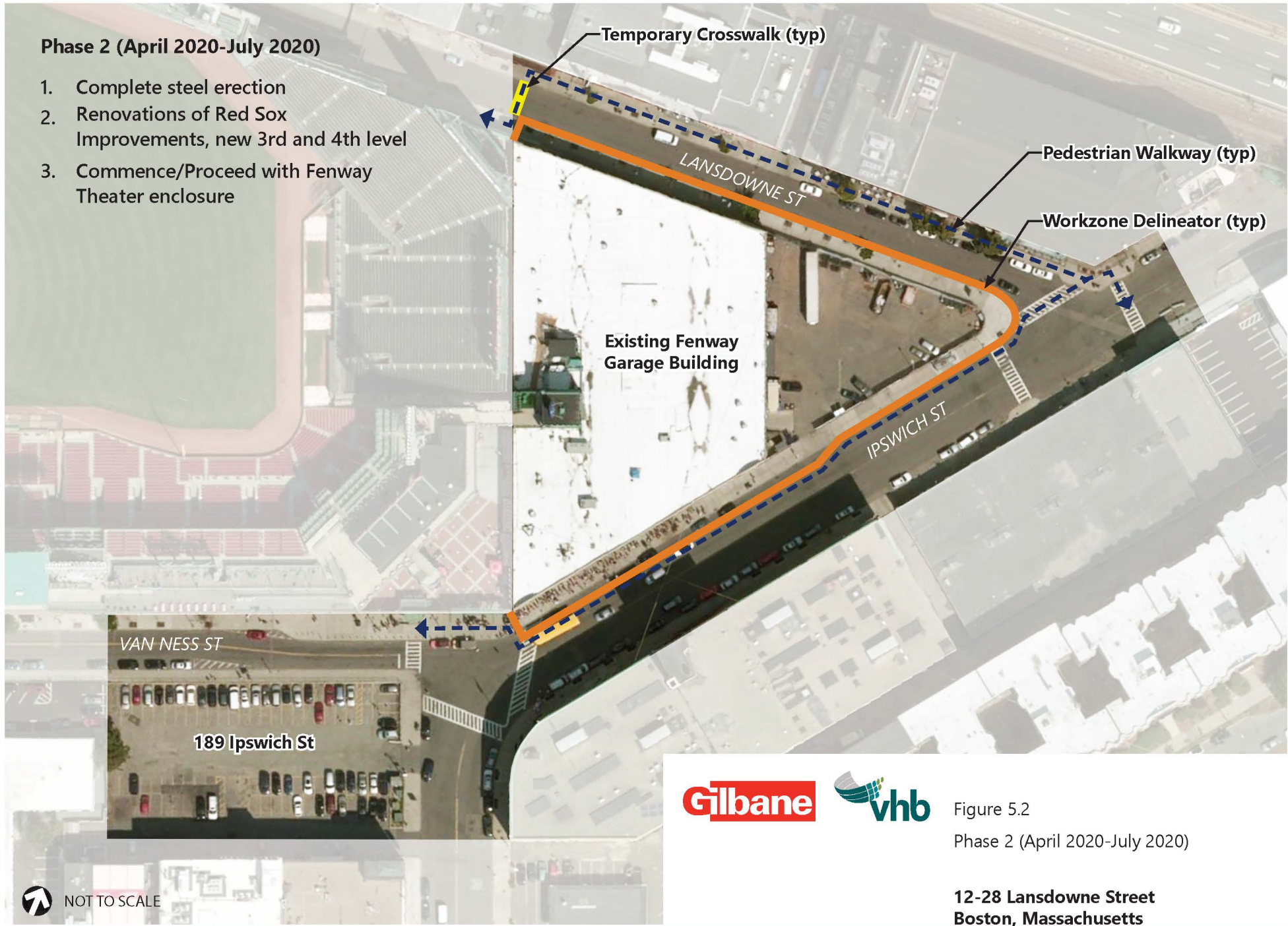
Figure 5.1  
Phase 1 (October 2019-April 2020)

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

 NOT TO SCALE

**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



 NOT TO SCALE



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
  - 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