



**JOSH ZAKIM**  
BOSTON CITY COUNCILOR  
DISTRICT 8

July 26, 2019

Director Brian Golden  
Boston Planning and Development Agency,  
1 City Hall Plaza, 9<sup>th</sup> Floor  
Boston, MA 02111

Dear Director Golden.

I am writing to express my support for the proposed Fenway Theater project at 12-28 Lansdowne Street. The Fenway Theater will be a new mid-size performance venue for the city, a complement to the House of Blues nearby as well as the larger Fenway Park and other stadium venues for live shows. The proponents have also committed to providing community access to the Theater, in particular they plan to partner with the Boston Arts Academy, just across the street, to allow students to use and work in the state of the art venue.

While the Fenway Theater project makes sense at this time, it is important that the proponents continue working with the city and neighborhood residents to address issues of traffic and crowd control throughout the area. The Boston Transportation Department and proponents need to continue working with neighborhood residents to create an improved traffic management plan for the area. There has been great progress recently, especially the pilot program with designated TNC pick-up zones around Fenway Park. However, more must be done to ensure a better environment for pedestrians, cyclists, and drivers alike.

Sincerely,



Josh Zakim



Boston City Council

ED FLYNN  
Councilor - District 2

June 27, 2019

Boston Planning and Development Agency  
One City Hall Square, 5<sup>th</sup>Floor  
Boston, MA, 02201

RE: Proposed Fenway Theater Project & Fenway Park Improvements Project

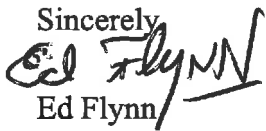
Dear Director Golden:

I am writing to offer my support for the proposed “Fenway Theater” project located adjacent to Fenway Park and behind the bleachers at the corner of Lansdowne and Ipswich Streets. This project is spearheaded by Fenway Sports Group Real Estate, and operated in partnership with Live Nation to provide entertainment and improvements to the area, along with additional businesses in the Fenway community.

This project would include new improvements to Fenway Park, including a new area connected to the back of the ballpark’s bleachers with concession stands, restrooms, and function space. Furthermore, it would replace a very dark, unattractive corner of the neighborhood with a vibrant, exciting, new structure. In addition to the artistic values, the venue will bring forth additional events and concerts bringing top quality entertainment for residents of Boston and visitors. Subsequently, the rise in tourism and entertainment options will bring forth additional businesses to our local community, and generate additional tax revenue for the businesses and the city.

The proposed development in Fenway will add value to not only the Fenway neighborhood, but also to surrounding neighborhoods. This project will provide entertainment options, enhancements to the neighborhood, and additional businesses that will benefit our residents, visitors, local businesses and the city. I hope that the Board will approve this project. If you have any questions, please reach out to me at 617-635-3203, or at [Ed.Flynn@Boston.gov](mailto:Ed.Flynn@Boston.gov).

Sincerely,

  
Ed Flynn

Boston City Councilor, District 2

July 10, 2019

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

Dear Director Golden,

I am writing to you to support the proposed "Fenway Theater" project, a state-of-the-art performing arts center to be operated in partnership with Live Nation.

The "Fenway Theater" will be located on the land adjacent to Fenway Park and behind the bleachers at the corner of Lansdowne and Ipswich Streets. The proposed project also entails improvements to Fenway Park, including a new area connected to the back of the ballpark's bleachers with concession stands, restrooms, and function space.

This project will play a vital role in bringing additional business and employment to the Fenway community and residents of Boston. The additional concerts and events that will take place in this venue will bring top quality entertainment to the residents of Boston, attracting valuable tourism activity and making major contributions to dozens of local businesses and their employees. The proposal would also replace a very unattractive, dark corner of the neighborhood with a vibrant, exciting new structure.

In addition to the artistic and entertainment value of concerts and other entertainment options provided by the new venue, this will generate additional revenue for local businesses and additional tax revenue for the city. Much of this economic activity directly benefits small businesses and working families in the city. These benefits include businesses in the Fenway and Kenmore neighborhoods, but also extend to the Back Bay and well beyond. T

With warm regards and best wishes.

Sincerely,

Timothy P. McCarthy  
Boston City Council  
District 5



**FRANK BAKER**  
**BOSTON CITY COUNCILOR**  
**DISTRICT 3**

July 26, 2019  
Tim Czerwienski, AICP  
Project Manager  
Boston Planning & Development Agency (BPDA)  
One City Hall Square  
Boston, MA 02201

Dear Mr. Czerwienski,

I write in support of the proposed Fenway Theater project and the proposed improvements to Fenway Park. This project will play a vital role in bringing additional business and employment to the Fenway community especially during the winter months of the year when the Fenway/Kenmore area is typically quiet. The additional concerts and events that will take place in this venue will bring top quality entertainment to the residents of Boston, attracting valuable tourism activity and making major contributions to dozens of local businesses and their employees. The proposal would also replace a very unattractive, dark corner of the neighborhood with a vibrant, exciting new structure.

Fenway Sports Group and the Red Sox have done a great job working with the community to mitigate any issues that Red Sox home games and the Fenway Park Events cause in the surrounding neighborhood. I am confident these standards will continue to be exacted for the new venue and that they will be responsible in their plans to manage the additional thousands of concert goers that will come to the Fenway area.

In addition to the artistic and entertainment value of concerts and other entertainment options provided by the new venue, this will generate additional revenue for local businesses and additional tax revenue for the city. Much of this economic activity directly benefits small businesses and working families in the city. These benefits include businesses in the Fenway and Kenmore neighborhoods, but also extend to the Back Bay and well beyond. This venue will make Boston a more vibrant place to live and work, and therefore a city more likely to attract talented people of all ages to make their home.

In light of these significant benefits that are anticipated with the completion of this project, I encourage the community to stand behind our neighbors at Fenway Park, and support the approval of the proposed project.

Sincerely,

**Frank Baker**  
Boston City Councilor, District 3

## MEMORANDUM

**TO:** Tim Czerwienski, Project Manager  
**FROM:** John (Tad) Read, Senior Deputy Director for Transportation & Infrastructure Planning  
Manuel Esquivel, Senior Infrastructure & Energy Planning Fellow  
Ryan Walker, Smart Utilities Program - Associate  
**DATE:** August 9, 2019  
**SUBJECT:** 12-28 Lansdowne Street - **Smart Utilities Comments - DPIR**

### **Comments and request for additional information:**

Thank you for your Smart Utilities Checklist and utility infrastructure diagram submissions, as well as your responsiveness throughout this review process. At this time, our comments are as follows:

- Is CATV, as shown on the utility infrastructure diagram, the same as a fiber optic telecommunications line? If not, please update the diagram showing the telecom infrastructure.
- Where will the extra electrical and fiber optic necessary for smart street lights be provided from? For example, will electric/fiber laterals be run to each light pole from the street, or will electric/fiber be run to the sidewalk from a single lateral and then connected to the light poles from that point? This can be shown on the Utility Plan or as a separate diagram.

### **Context:**

On June 14, 2018 the BPDA Board adopted the [Smart Utilities Policy for Article 80 Development Review](#). The policy (attached) calls for the incorporation of five (5) Smart Utility Technologies (SUTs) into new Article 80 developments. Table 1 describes these five (5) SUTs. Table 2 summarizes the key provisions and requirements of the policy, including the development project size thresholds that would trigger the incorporation of each SUT.

In general, conversations about and review of the incorporation of the applicable SUTs into new Article 80 developments will be carried out by the BPDA and City staff during every stage (as applicable) of the review and permitting process, including a) prefile stage; b) initial filing; c) Article 80 development review prior to BPDA Board approval; d) prior to filing an application for a Building Permit; and e) prior to filing an application for a Certificate of Occupancy.

In conjunction with the SUTs contemplated in the *Smart Utilities Policy*, the BPDA and City staff will review the installation of SUTs and related infrastructure in right-of-ways in accordance with the [Smart Utility Standards](#) ("SUS"). The SUS set forth guidelines for planning and integration of SUTs with existing utility infrastructure in existing or new streets, including cross-section, lateral, and intersection diagrams. The *Smart Utility Standards* are intended to serve as guidelines for developers, architects, engineers, and utility providers for planning, designing, and locating utilities.

In order to facilitate the review of integration of the SUTs and the SUS, the BPDA and the Smart Utilities Steering Committee has put together a *Smart Utilities Checklist* that can be filled out and updated during the review process. Please fill out the parts of the *Checklist* that apply to your project. Make sure to review this *template* first, before submitting the *Smart Utilities Checklist*.

After submission, you will receive:

1. A confirmation email with a PDF of your completed checklist. Please include a copy of this document with your next filing with the BPDA.
2. A separate email with a link to update your initial submission. Please use ONLY this link for updating the Checklist associated with a specific project.

Note: Any documents submitted via email to Manuel.Esquivel@Boston.gov will not be attached to the PDF form generated after submission, but are available upon request.

The *Smart Utilities Policy for Article 80 Development Review*, the *Smart Utility Standards*, the *Smart Utilities Checklist*, and further information regarding the *Boston Smart Utilities Vision* project are available on the project’s website: <http://www.bostonplans.org/smart-utilities>.

Manuel Esquivel, BPDA Senior Infrastructure and Energy Planning Fellow, will soon follow up to schedule a meeting with the proponent to discuss the *Smart Utilities Policy*. For any questions, you can contact Manuel Esquivel at manuel.esquivel@boston.gov or 617.918.4382.

**Table 1** - Summary description of 5 Smart Utility Technologies (SUTs) included in the *Smart Utilities Policy for Article 80 Development Review*

<b>Smart Utility Technology (SUTs)</b>	<b>Summary Description</b>
<b>District Energy Microgrid</b>	Energy system for clusters of buildings. Produces electricity on development site and uses excess “heat” to serve heating/cooling needs. By combining these two energy loads, the energy efficiency of fuel consumed is increased. The system normally operates connected to main electric utility grid, but can disconnect (“island”) during power outages and continue providing electric/heating/cooling needs to end-users.
<b>Green Infrastructure</b>	Infrastructure that allows rainwater to percolate into the ground. Can prevent storm runoff and excessive diversion of stormwater into the water and sewer system.
<b>Adaptive Signal Technology</b>	Smart traffic signals and sensors that communicate with each other to make multimodal travel safer and more efficient.
<b>Smart Street Lights</b>	Traditional light poles that are equipped with smart sensors, wifi,

	cameras, etc. for health, equity, safety, traffic management, and other benefits.
<b>Telecom Utilidor</b>	An underground duct bank used to consolidate the wires and fiber optics installed for cable, internet, and other telecom services. Access to the duct bank is available through manholes. Significantly reduces the need for street openings to install telecom services.

**Table 2 - Summary of size threshold and other specifications for the 5 SUTs advanced in the Smart Utilities Policy for Article 80 Development Review (Note: This table is only for informational purposes. Please refer to the complete Smart Utilities Policy for Article 80 Development Review to review the details.)**

	<b>Article 80 Size Threshold</b>	<b>Other specifications</b>
<b>District Energy Microgrid</b>	>1.5 million SF	Feasibility Assessment; if feasible, then Master Plan & District Energy Microgrid-Ready design
<b>Green Infrastructure</b>	>100,000 SF	Install to retain 1.25" rainfall on impervious areas (Increase from 1" currently required by BWSC)
<b>Adaptive Signal Technology</b>	All projects requiring signal installation or improvements	Install AST & related components into the traffic signal system network
<b>Smart Street Lights</b>	All Projects requiring street light installation or improvements	Install additional electrical connection & fiber optics at pole
<b>Telecom Utilidor</b>	>1.5 million SF of development, or >0.5 miles of roadway	Install Telecom Utilidor

August 9, 2019

Tim Czerwienski and Aisling Kerr  
Boston Planning and Development Agency  
1 City Hall Square  
Boston, MA 02201

Tim and Aisling:

Thank you for the opportunity to serve on the impact advisory group for the 12-28 Lansdowne St. Fenway Theatre project. I appreciate the work done by all parties involved in this process, and have been encouraged by the dialogue between the proponents and the IAG.

I believe the discussions over the last few months have trended in a positive direction. The design for the proposed theater is cohesive with the rest of the historic buildings that would surround it, and the pursuit of LEED Gold status over LEED Silver is an important step forward for sustainability. The additional commitment of \$200,000 for neighborhood improvements, as well as an increased focus on local jobs and internship opportunities, as well as the 55 bus route is also significant for the neighborhood in both the short term and long term.

(One last thought: through the Transportation Demand Management Plan, perhaps Fenway Sports Group and Live Nation can promote public transportation from start to finish, in their event listings and in ticket confirmation and any subsequent communications with ticket holders, as a way to discourage private vehicle use.)

I believe the theater will be an overall positive presence here in the Fenway, and I look forward to future engagement regarding community access and programs.

Sincerely,

Sonya Bhabhalia  
31 Peterborough St.





Aisling Kerr <aisling.kerr@boston.gov>

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## Letter of Support for Fenway Theater Project - IAG MEMBER

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panos <[REDACTED]>  
Reply-To: [REDACTED] >  
To: aisling.kerr@boston.gov  
Cc: [REDACTED]

Fri, Aug 9, 2019 at 11:37 AM

Dear Aisling,

It has been a pleasure to serve on the IAG for the Fenway Theater Project for the past several months. Our affiliate company has had an interest in the neighboring mixed-use property at 61 Brookline Avenue for over 30 years. It has been wonderful to see the transformation of the Fenway Park under its current owners over the past 15 years. The addition of the Fenway Theater in its current presented form will be an additional benefit to the neighborhood.

I appreciate the time and effort that the Red Sox have taken to address concerns related to such issues as automobile traffic, pedestrian flow and community benefits. In particular, I'm happy to see that they will be contributing to the study of potential Ipswich Street upgrades, improvements to the Back Bay Fens as well as their continued community outreach and support of local nonprofits.

I'm especially pleased to see their support of the neighboring Boston Arts Academy (BAA). This new Boston Public School facility is an important addition to the neighborhood as well as an important part of the Mayor's initiative to create improved education for the youth of Boston.

I look forward to the completion of the Fenway Theater Project as it will rejuvenate a street corner that has otherwise been desolate and unattractive in the past.

We wish the Red Sox the best of luck.

Sincerely,

Panos Demeter



Tim Czerwienski &lt;tim.czerwienski@boston.gov&gt;

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**Fenway theater**

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**Helene Vincent** <[REDACTED]>  
To: Tim.Czerwienski@boston.gov

Tue, Jun 4, 2019 at 7:20 PM

Dear Mr. Czerwienski,

I write in support of the proposed Fenway Theater project and the proposed improvements to Fenway Park. This project will play a vital role in bringing additional business and employment to the Fenway community especially during the winter months of the year when the Fenway/Kenmore area is typically quiet. The additional concerts and events that will take place in this venue will bring top quality entertainment to the residents of Boston, attracting valuable tourism activity and making major contributions to dozens of local businesses and their employees. The proposal would also replace a very unattractive, dark corner of the neighborhood with a vibrant, exciting new structure. Fenway Sports Group and the Red Sox have done a great job working with the community to mitigate any issues that Red Sox home games and the Fenway Park Events cause in the surrounding neighborhood. I am confident these standards will continue to be exacted for the new venue and that they will be responsible in their plans to manage the additional thousands of concert goers that will come to the Fenway area.

In addition to the artistic and entertainment value of concerts and other entertainment options provided by the new venue, this will generate additional revenue for local businesses and additional tax revenue for the city. Much of this economic activity directly benefits small businesses and working families in the city. These benefits include businesses in the Fenway and Kenmore neighborhoods, but also extend to the Back Bay and well beyond. This venue will make Boston a more vibrant place to live and work, and therefore a city more likely to attract talented people of all ages to make their home.

In light of these significant benefits that are anticipated with the completion of this project, I encourage the community to stand behind our neighbors at Fenway Park, and support the approval of the proposed project.

Sincerely,

Hélène

# BOSTON PRESERVATION ALLIANCE

July 19, 2019

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## Executive Director

Gregory J. Galer, Ph.D.

Tim Czerwienski  
Boston Planning and Development Agency  
Boston City Hall  
Boston, MA 02201

Dear Mr. Czerwienski,

The Boston Preservation Alliance is Boston's primary, non-profit advocacy organization that protects and promotes the use of historic buildings and landscapes in all of the city's neighborhoods. With 40 Organizational Members, 125 Corporate Members (including the Boston Red Sox), and a reach of 35,000 friends and supporters we represent a diverse constituency advocating for the thoughtful evolution of the city and celebration of its unique character. We appreciate the opportunity to offer comments on projects that impact the historic character of the city.

We have had several opportunities to review and provide feedback on this project at meetings of the Boston Civic Design Commission, the Boston Landmarks Commission, and directly with the proponent. We feel that the Red Sox have been cooperative and responsive throughout the process, incorporating many suggestions that have enhanced the proposal. The theatre will add life and vibrancy to the area throughout the year and we feel the design of the new building complements its surroundings. We are pleased with the relocation of the endcaps of the garage building, preserving more of the historic fabric and character as the use of this structure continues to evolve. We are satisfied with the bleacher overlook portion of the project and appreciate the proponent's modifications to reduce the number of bleacher rows that will be removed. Though the project does introduce a new element to this iconic setting, we feel that the design is consistent with the historic expression inside the ballpark and will provide valuable amenities to the users of the space.

The Alliance supports the proposal and appreciates the robust review process and cooperative dialogue with the proponent.

That said, because the proposal does include losses to the unique historic features of the nationally significant park, and because the Red Sox organization will benefit financially from these losses, we urge the BPDA to require the proponent to donate \$146,000 (\$1 per square foot) into the independent Legacy Fund for Boston historic preservation fund, established to provide support for historic resources throughout the city. Managed by the Boston law firm Hemenway & Barnes and established to receive funds from both the Back Bay Station Gateway and Winthrop Square projects, an LLC and an operating agreement establishing an independent grant review board are in place and established to receive mitigation just of this type. The Alliance has approached the proponent directly with this request, and we ask the BPDA to support that request within the mitigation package for this proposal.

Sincerely,



Greg Galer  
Executive Director

The Otis House  
141 Cambridge Street  
Boston, MA 02114  
617.367.2458  
[bostonpreservation.org](http://bostonpreservation.org)

CC:  
David Friedman, Boston Red Sox  
Rosanne Foley, Boston Landmarks Commission  
Lynn Smiledge, Boston Landmarks Commission



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## Re: Comment on Fenway "Theater" 12-14 Landsdown Street

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**Michael Christopher** <michael.christopher@boston.gov>  
To: Mathew Thall <[REDACTED]>  
Cc: Aisling Kerr <aisling.kerr@boston.gov>

Thu, Aug 1, 2019 at 10:17 AM

Thank you Mathew!

I am cc Aisling Kerr who is filling in as the PM in Tim absence.

Thanks

On Thu, Aug 1, 2019 at 10:15 AM Mathew Thall <matthall@rcn.com> wrote:

Following is a comment on the Fenway Theater, [12-14 Landsdown Street](#). Auto Reply from Tim Cz.. says that he is away until September 2nd. Please make sure that this comment gets into the public record on the project

----- Forwarded message -----

From: **Mathew Thall** <[REDACTED]>  
Date: Thu, Aug 1, 2019 at 10:05 AM  
Subject: Comment on Fenway "Theater" [12-14 Landsdown Street](#)  
To: Tim Czerwienski <tim.czerwienski@boston.gov>  
Cc: [REDACTED]

Dear Tim:

The Fenway Education and Neighborhood Support Fund ( FENSfund) is a community-based non-profit that operates to support visual artist writers composers, musicians, performers and others working in the arts who are based in the Fenway... and to expand opportunities for Fenway residents to participate in the arts. This year we received a Freeway Beautification Grant from BPDA for our Fenway Memory Project.

We are very concerned that the sponsors, developers and proponents of the Fenway Theater have been unresponsive to repeated requests at public meetings that the facility be made available for ongoing community-based arts activities and exhibitions, especially when it is not being used for commercial concerts. Requests to establish permanent visual arts exhibition space in the facility's lobby, have not been responded to. Requests to incorporate features that could allow the performance space be flexibly converted to smaller spaces for performance that are appropriate for much smaller audiences than the currently proposed 5400 capacity have not been responded to. FENSfund does not believe that it is appropriate to designate the Fenway Theater as "an arts project" given the developers' inattention to the recommendations and requests of neighborhood producers and consumers of the arts in the Fenway.

Mat Thall  
Treasurer  
FENSfund

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Michael Christopher  
Boston Planning and Development Agency  
(617) 918-4446



1282 Boylston St., Boston, MA 02215  
857.246.9053 | [hello@fenwaycommunitycenter.org](mailto:hello@fenwaycommunitycenter.org)

August 1, 2019

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Tim Czerwienski, Project Manager  
Boston Planning and Development Agency  
One City Hall Square  
Boston, MA 02201

Re: 12-28 Lansdowne Street (Fenway Theater)

Dear Tim:

We are writing to offer comments on the Draft Project Impact Report (DPIR) filed by 175 Ipswich Street, LLC (the Proponent) for the project located at 12-28 Lansdowne Street (the Project).

The Fenway Community Center (FCC) is a 501c3 non-profit organization, established in 2016 as a community resource for the Fenway neighborhood. With a mission to serve as a gathering place to share information, deliver programs, and provide services that enrich the lives of all Fenway residents, FCC is the culmination of more than 15 years of community-driven efforts to establish an inclusive center for the neighborhood. Besides serving as a resource and venue for public meetings and forums, the FCC offers an array of programs and services for hundreds of Fenway residents that include arts and culture, civic engagement, youth and families, and health and wellness. Its "Pay What You Will" model ensures that the center and its programs are open to all Fenway residents, regardless of socioeconomic status. Importantly, the Fenway has no other community center, despite its more than 40,000 residents.

FCC's all-volunteer board has reviewed the Project DPIR and offers the following comments on section 1.4.1 Community/Public Benefits:

While the FCC board supports the Project's proposed partnership with the Boston Arts Academy and collaboration with other arts institutions such as Berklee College of Music, New England Conservatory, and others, it is the board's belief that these proposals neglect opportunities for meaningful partnerships with those impacted by the Project and its proposed use. The FCC board appreciates the outlined support for the community, but believes such supports can be enhanced through:

- Collaboration with local non-profit organizations, including FCC, to extend mentorships, internships, and training to Fenway residents
- Inclusion of FCC in its coordination with local non-profit organizations to provide information on job opportunities
- Support for non-profit organizations through complementary use of its venue for special events, performances and fundraisers, subject to availability
- Support for FCCs arts and culture programming.

The Fenway Community Center was established as a result of development mitigation in the West Fenway. While the intent behind its formation was a permanent community resource for the Fenway neighborhood, neither the center's operations or programs are assured by *any* stable funding source. Operated by one Executive Director and supported by resident volunteers, FCC's

ability to provide high quality programs that meet the community's needs depends on meaningful support from area partners.

The FCC board respectfully requests the Proponent to support the community through financial support for Fenway Community Center's theater, visual arts, and music programs, and to include it in its collaborative partnerships.

Thank you for this opportunity to comment.

Respectfully Yours,

A handwritten signature in black ink, appearing to read "Robert Kordenbrock".

Robert Kordenbrock  
Executive Director

[rkordenbrock@fenwaycommunitycenter.org](mailto:rkordenbrock@fenwaycommunitycenter.org)

August 8, 2019

Ms. Aisling Kerr  
Mr. Tim Czerwienski  
Boston Planning & Development Agency  
9th Floor, Board Room - Room 900  
1 City Hall Square  
Boston, MA 02201-1020

Re: Fenway Theater/Bleacher Project 12-28 Lansdowne Street

Dear Ms. Kerr and Mr. Czerwienski,

I write to you to comment, again, on this project and the impact of the Agency's decision on the structure that is Fenway Park, as well as on the experience of watching baseball at Fenway. In my past comments I introduced myself as someone who volunteered for seven years with '*Save Fenway Park!*' and was fortunate to meet the new owners of the Red Sox and then work with them and their historic preservation consultant during the 10-year renovation process after the success of the effort to save Fenway.

My previous comments concerned the destruction of the Fenway Garage, the reduction of seats in the bleachers as proposed by the theater project, and the alteration both of the view toward the bleachers, now to include a tower, and the effect the connection of the theater to the bleachers would have on the experience of a game at Fenway. While I appreciate the reduction in the number of lost bleacher seats in the new proposal as well as ownership's communication with me about it, I remain opposed to the plan to build and connect the third level of the new building to both the bleachers and the right field grandstand.

That acknowledgement of a change in demographic and attention span of fans has moved team ownership to drastically alter the ballpark in this way is upsetting. This project is the tipping point after a series of creative and successful changes to Fenway. I am not convinced that the reasons for the connection, to afford bleacher fans an alternative to heading to the concourse for concessions and restrooms are honest. The access would seem more than anything else to afford more points of sale at the expense of the beauty of the bleacher experience. What is now a lovely, sweeping view of the entire field will be disturbed by the 'anthill' effect of people continually marching up and down the three sets of stairs during the game. The Garage would be lost as well as the 'light' that currently exists in the ballpark structure. There is space and light between the bleachers and grandstand and any level of seating that may be above around the entire ballpark except for the area behind home plate. From left field you can see to downtown. From the bleachers you can see the trees on Jersey Street through the reopened bays. You are not sealed in by looming structures. The Red Sox themselves declared opposition to the current Charlesgate West proposal as one that would do just that.

There are alternatives. If providing the city with a music venue of this size is truly the intention of ownership, then a theater could be built elsewhere. The Garage

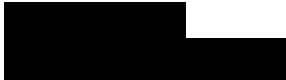
could be a larger Red Sox Hall of Fame, museum and archives and one open to all, not just to 'club' members. With historic and interactive displays, souvenir shopping as well as dining, it would provide revenue year-round. What better way to introduce younger fans to the team's long history and appeal to a newly engaged demographic?

And, it would add to the protection of what makes Fenway Park unique among all Major League Baseball stadiums. As we all learned during the fight to save the ballpark, why would you kill the goose that lays the golden egg?

Thank you very much for your consideration of these comments.

Sincerely yours,

Erika Tarlin  
7 Bradford Avenue  
Somerville, MA 02145







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## Comments on 12-28 Lansdowne St (Fenway Theater) proposal

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Leslie [REDACTED] >

Fri, Aug 9, 2019 at 6:55 PM

To: "aisling.kerr@boston.gov" <aisling.kerr@boston.gov>, Development Review at the BPDA <tim.czerwienski@boston.gov>

Aisling, Tim,

Please see my comments below.

Leslie Pond  
Fenway Resident

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Comments on [12-28 Lansdowne St \(Fenway Theater\) proposal](#)

### Opinion: Oppose

Based on ongoing concerns regarding transportation, community benefits, environment/landscape, and equity, I cannot support this proposal.

#### Transportation

Improvements to resolve existing transportation issues on game days must be in place before any new construction occurs. It is unacceptable that, as stated at the July 31 IAG meeting, mitigation projects can happen years after buildings are constructed.

Congestion and air quality remain huge concerns. The proponents stated at a public meeting that "people will drive" to Fenway Park and therefore we need to work with that. Well, leaders need to take on opportunities to make meaningful change and improve upon the status quo. In this case, the proponents and City of Boston must do more to discourage driving to/through the Fenway neighborhood and provide viable alternatives prior to moving forward with this proposal.

One example: on July 31, 2019, at 7:30pm on a Red Sox game day, traffic was backed up on the eastbound side of Boylston St toward Jersey St, blocking the intersection of Boylston St and Ipswich St. There was no police detail in sight. This made it extremely dangerous to cross Boylston St from the Shell station corner. Although pedestrians had the signal right-of-way to cross Boylston St, drivers going toward Park Dr were accelerating across the crosswalk. These situations are completely unacceptable and must be corrected.

The proponents must make an ambitious commitment to decrease car arrivals, e.g., to 20% or less of the current level, within 3 years. This includes strongly advising, not just encouraging, visitors to use public transportation, walk, or bicycle, and creating innovative solutions with input from visitors and residents.

At the July 1 public meeting, when asked why the proposed westbound bike lane on Ipswich between Lansdowne and Van Ness is not protected, the proponents replied that they followed the configuration on the Boston Arts Academy side of the street. This is not a satisfactory response. In addition, the proponents must specify how bicyclists and pedestrians would be protected from trucks frequently entering and exiting the proposed loading dock. How about warning truck drivers and stopping trucks when bicyclists and pedestrians are approaching the loading dock, as opposed to putting the onus entirely on bicyclists and pedestrians to get across safely? Let's be proactive in making the street configurations safer, thereby avoiding the Boston area's all-too-common situation in which action is taken only after a bicyclist or pedestrian is killed.

#### Community benefits

At the July 1 public meeting, the proponents attempted to frame this proposal as an "arts project". This is incredibly disingenuous: at its core it is a for-profit venture that includes significant new space and renovations at Fenway Park.

The proposed community benefits, which focus on the Boston Arts Academy, are insufficient. At the July 31 IAG meeting, the proponents touted community benefits that they currently provide. However, these were acknowledged as largely for mitigation on past projects, such as the Jersey St closure on game days, and the proponents appear unwilling to do more for the neighborhood they work in, despite the very high likelihood of having the means to do so.

In appreciation for residents' considerable unpaid time spent in vetting this proposal and volunteering for many other community projects, as well as the significant negative impacts due to Fenway Park concerts, the proponents must guarantee an additional, annual direct contribution of at least \$250K to fund improvements, to be determined by Fenway neighborhood groups. Examples of improvements could include meaningful long-term solutions for social and environmental issues, and long-term infrastructure maintenance projects in the Fenway:

- Fund environmental and climate resilience and mitigation projects, e.g., maintenance of the Fens/Muddy River and carbon sequestration projects that use nature-based solutions
- Maintain affordable housing properties
- Help the homeless population
- Reduce harmful drug use
- Improve/maintain roads, e.g., the intersection of Boylston and Storrow, including removing plants growing where they shouldn't be
- Maintain public parks, including clean up and maintenance of the Charlesgate Park area
- Repair/improve/maintain the area in front of/around Fenway Studios, especially due to damage caused by people attending Red Sox games and events on Lansdowne St
- Repair and maintain the Fenway Station stairs to/from Park Dr

Most of these projects also benefit visitors to Fenway Park and Lansdowne St. In addition, such a contribution would continue the long tradition of music as a way to raise funds to help communities directly.

A note on the Fenway Park concerts: Although it was agreed that all concerts would end at 10:30pm, the Phish concert on July 6 ended at 11:15pm. This is completely unacceptable. If the concerts cannot end on time as promised, either the operators of Fenway Park must find a way to contain the noise from the concerts more completely, or they have no business holding concerts, and City of Boston must not approve the concerts.

The proponents were asked at the July 1 public meeting if other cultural organizations would use the proposed theater space, and responded that arts groups have not contacted them. This is a completely unsatisfactory response. The proponents must proactively reach out to performing arts groups, especially non-profits and smaller groups, and determine what is affordable if these groups wish to rent space, and commit to hosting at least 15 performances per year.

#### Environment/Landscape

The proponents must guarantee a net-zero/fossil fuel-free building that maximizes use of environmentally-friendly materials and building best practices for climate change mitigation and resiliency, i.e., it must be a model for implementing the recommendations of the Carbon-Free Boston report. It is unconscionable that the proponents had to be pushed to aim higher than LEED Silver and have settled on LEED Gold. When will BPDA and City of Boston walk the talk on climate change for new developments?

Should the proposal go on to the building phase, the proponents must offset the costs of transporting building materials and workers commuting to/from the building site.

The proponents must commit to funding an air quality study as part of transportation improvements.

The proponents must not encroach on any public space/sidewalks in order to accommodate their anticipated queues. The appropriate solution is to have a smaller building footprint on the ground floor in order to allow for queueing outdoors, and decrease the building capacity from 5400 if necessary.

The proponents must make the Lansdowne/Ipswich St streetscape more welcoming for pedestrians, with green space that people feel safe and comfortable using during the day, before ballgames and concerts.

#### Equity

Massachusetts has the [6th-highest income gap between the rich and poor](#) in the U.S. The proponents must commit to addressing inequities in compensation, e.g., by guaranteeing a living wage to workers, and significantly reducing the difference between the lowest and highest paid workers in their organizations (both Fenway Park/Red Sox and Live Nation).

The proponents must offer subsidized T passes to all workers, full-time and part-time. It is insufficient to offer this benefit only to the anticipated 80 full-time workers and leave out the anticipated ~450 part-time workers, especially those who truly need the subsidy.

#### Comments on project proposal/approval process

Overall, the BPDA/City of Boston process is appalling: from the start the project had a sense of inevitability, with the residents left to take what they can get for community benefits. The BPDA/City of Boston appears to be doing more developing than planning in the Fenway neighborhood. Instead, the BPDA/City of Boston should be 1) planning with input from residents at the outset and the best interests of the residents and neighborhood in mind, and 2) more focused on [community wealth building](#), not simply rushing to approve development proposals that maximize profits. The BPDA/City of Boston often comes across in meetings as more in favor of developers and not listening to residents. (And it was interesting that at the July 31 IAG meeting the proponents expressed appreciation for BPDA/City of Boston personnel being present for an evening meeting, but this appreciation was not extended to Fenway residents and others in attendance who were not paid to be there.) In addition, residents' comments and concerns

must take precedence over those of interest groups from outside the Fenway neighborhood. As such, it should be stated how many comments in support or opposition are from Fenway residents, not just the total number of comments in support, as was the case at the July 1 public meeting.

Molly Chase  
96 Gainsborough St.  
[REDACTED]  
Boston, MA 02115

August 9, 2019

Tim Czerwienski + Aisling Kerr  
Project Managers  
Boston Planning and Development Agency  
1 City Hall Square  
Boston, MA 02201

Dear Tim Czerwienski + Aisling Kerr,

As a resident in the Fenway area, I have enjoyed serving on the Impact Advisory Group (IAG) for the proposed project at 12-28 Lansdowne Street. After attending several meetings and listening to all sides and perspectives of this project, I am encouraged that this theater will be a positive addition to the neighborhood.

There have been many additions to the community benefits of this project since the beginning of our time working together.

The Boston Arts Academy (BAA) certainly benefits most greatly, but I see this as a natural partnership and I support the generosity that the Red Sox have shown this arts-focused neighboring school. I also remain encouraged that the theater will truly stay committed to employing, to the best of their ability, residents who live nearby, which may include BAA students, college students, and of course, full-time working professionals.

I also recently learned that the Red Sox have committed to donating \$200K to the Parks Department to be directed to the Fenway Neighborhood. To me, this highlights the Red Sox's commitment to having a positive and meaningful relationship with its neighbors. I think it will also be crucial to keep residents in the loop as programming develops; if we feel as though we are invited and welcome to the space, whether through discounted tickets or early access to ticket sales, it may begin to feel like a part of our close-knit community. Overall, I have been impressed by how accommodating and open the Red Sox team has been to the IAG and other community members who are so dedicated and passionate about the Fenway neighborhood.

As I reflect on this project, however, I am not without hesitation.

First, you simply cannot put a price tag on the damage (however gradual) to the neighborhood that both Red Sox Fans, and now the added crowds from the theater, will bring. Wear and tear on the sidewalks, traffic jams, trash that makes its way all the way to the Symphony side of

Fenway where I live, and rambunctious crowds who disrupt our otherwise rather quiet and peaceful streets are all inevitable. However, I am choosing to embrace the positive aspects of this neighborhood addition and maintain hope that the Red Sox stay committed to working with and listening to its neighbors.

Second, I have concerns about the size of the theater, which to me, still seems to be too large for the area; the precise programming strategy remains unclear. To that end, I strongly encourage the Theatre to develop a long-term strategy for how the space will be used; this will allow the neighborhood to know what is coming down the line, and will help avoid a situation where the theater is not being utilized effectively. I am particularly drawn to and interested in seeing the space used for graduation and school-level events, as was laid out in the project's proposals.

Thank you for your consideration and your work.

Sincerely,  
Molly Chase



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## Fwd: Fenway Theater Community Benefits

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Tim Czerwienski <tim.czerwienski@boston.gov>

Fri, Aug 2, 2019 at 1:41 PM

To: Aisling Kerr <aisling.kerr@boston.gov>, Jonathan Greeley <jonathan.greeley@boston.gov>, Michael Christopher <michael.christopher@boston.gov>

----- Forwarded message -----

From: **Tim Ney** <tim@fenwayvictorygardens.org>

Date: Fri, Aug 2, 2019 at 12:16 AM

Subject: Fenway Theater Community Benefits

To: Tim Czerwienski <tim.czerwienski@boston.gov>

Tim,

I am writing to advocate for a concrete commitment from the proponents for

- (1) the use of the space by performing artists other than commercial music bands booked by LiveNation and
- (2) for financial support of arts in the Fenway.

At the second public meeting (July 1st) on the proposed theater, the proponents outlined the Community Benefits with no details other than support of Boston Arts Academy.

The proponents did describe the project at the meeting as an "arts project."

Numerous Fenway residents and members of the IAG have submitted comments that, for the Fenway Theater to be a true performing arts center and one of value to the neighborhood and city, the facility should host performances other than popular music presented by Live Nation and House of Blues. One local non-profit company, suggested in written comments and at the July public meeting, is [Boston Lyric Opera](#) which does not have a regular performance home. Dance and children's theater companies, orchestras and other performing artists all would provide community benefit with performances in the new theater and enhance its long term cultural value.

Taking inspiration from the [new Shed](#) in New York City designed by Diller Scofidio + Renfro, it is entirely possible with thoughtful interior technical design, i.e. a sprung floor for dance, a variable lighting plot and staging for theater and opera, projection for cinema, that the new space at 12-28 Landsdowne can be suitable for performances other than touring musical acts.

There will be dark nights in the facility. Some number of nights annually should be \*guaranteed\* for multicultural use with financial and in-kind underwriting to offset the negative impact of the concert audiences on traffic and on the nearby Victory Gardens parkland.

A commitment on the part of the Red Sox other than "subject to availability" is needed for the building to benefit the arts community. Non-profit dance, opera, theater and music ensembles also plan their seasons in advance and need firm advance dates in the theater to sell subscriptions and confirm artists contracts.

The *Community Benefits* as presented by the proponents (in [Powerpoint slides](#) quoted below) mention BAA, but are vague and do not specify the inclusion of other performing arts and non-profit organizations' use of the Fenway Theater. Certainly, the Mayor's [Office for Arts and Culture](#) and [FENSFund](#) can advise the proponents on collaboration with Boston arts organizations in addition to the Boston Arts Academy and the large institutional members of Fenway Arts Alliance.

It is disappointing that no one from Live Nation, to my knowledge, has attended the public meetings to discuss programming or Community Benefits, particularly since they have generated profits from concerts in the neighborhood for years.

I am writing to encourage the city and proponents to address the use and programming of the theater stated above to make Fenway Theater a true cultural asset to the Fenway and City of Boston.

Best,

Tim Ney

As presented by proponents at July 1st public meeting:

**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

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**boston planning &  
development agency**

**Tim Czerwienski, AICP**

*Project Manager*

617.918.5303

**Boston Planning & Development Agency (BPDA)**

One City Hall Square | Boston, MA 02201

[bostonplans.org](http://bostonplans.org)



# BOSTON CITY COUNCIL

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One City Hall Square ◇ 5<sup>th</sup> Floor ◇ Boston, MA 02201 ◇ Phone: (617) 635-3040 ◇ Fax: (617) 635-4203

August 15, 2019

Brian P. Golden, Director  
Boston Planning & Development Agency (BPDA)  
One City Hall Square  
Boston, MA 02201

Dear Director Golden,

I am writing to express my support for the proposed Fenway Theater project and the proposed improvements to Fenway Park. This project will bring additional business and employment opportunities to the Fenway community and beyond. The additional concerts and events that will take place in this venue will bring quality entertainment to the residents of Boston, attract tourism activity and thus make major contributions to dozen of local businesses and their employees.

Throughout the Article 80 process there has been a rigorous community outreach process. There has been more than 65 agency and public outreach meetings during which numerous community benefits were negotiated. Furthermore, the proponent, Fenway Sports Group and the Red Sox, have worked with the community to mitigate issues that Red Sox home games and Fenway Park events cause in the surrounding neighborhood. I am confident that these standards will continue to be met or exceeded for the new venue and that the proponent will be responsible in their plans to manage the additional thousands of concert goers that will come to the Fenway area.

In addition to the artistic and entertainment value provided by the new venue, this proposed project will generate additional revenue for local businesses and additional tax revenue for the city. Much of this economic activity will directly benefit small businesses and working families in our city. I am confident that this venue will make Boston a more vibrant place to live, work and play.

In light of the significant benefits that are anticipated with the completion of this project, I urge the Board to act favorably on this proposal. I appreciate the Board's consideration of these comments and thank you for your time.

Best,

Michael F. Flaherty



August 14, 2019

Boston Planning & Development Agency  
c/o Tim Czerwienski (Project Manager) & Aisling Kerr (Project Manager)  
One City Hall Square  
Boston, MA 02201

RE: Fenway Theatre / 12-28 Lansdowne Street

Dear Tim & Aisling:

I am writing as a resident of the Audubon Circle neighborhood within Fenway/Kenmore, a past president of the Audubon Circle Neighborhood Association, and a member of the Impact Advisory Group for the 12-28 Lansdowne Street project to express my support for the project and the associated community benefits and mitigation efforts being made by the proponent.

For me, this project starts with what it is today: an old parking garage, a non-public staging area principally used by television broadcast trucks and delivery vehicles, and an uninviting corner in an otherwise bustling neighborhood. Within the ballpark, you have a seating area that is, in places, 50 rows of steps from the nearest concourse.

Altogether, the proponent has offered a project with wide public- and baseball fan amenities – a beautifully and thoughtfully designed building on the corner of Ipswich and Lansdowne Street, a flexible event venue to compliment other nearby event uses, considerable public support to the nearby Boston Arts Academy and for local transportation improvements, an enhanced public realm throughout the area of the new facility, and enhancements to the fan experience inside Fenway Park.

Over three IAG meetings it became clear that the one main concern of our larger Fenway neighborhood community for this facility was traffic and transportation. Our group was right to be concerned about this issue. With ~37,000-seat Fenway Park and the ~2,500-seat House of Blues sitting directly adjacent to the proposed ~5,800-seat Fenway Theatre, a rational conversation was needed to understand the regular flow of people into, out of, and within the Fenway neighborhood. I appreciate the dialogue engaged in by the proponent, the BPDA, the members of the IAG, and interested members of the public in thinking through how to mitigate any potential negative effects of the new facility.

As more and more people seek to live, work and spend time in Boston, our Fenway neighborhood has been second-to-none in attracting the interest of many. As new residences and office towers are built, new restaurants and shops debut, and new entertainment destinations opened, Fenway has again become a *place* that is thriving.

As I have written to city officials previously, I appreciate having Fenway Park and the House of Blues in my neighborhood. They are among several reasons I moved to Audubon Circle – to have world-class event facilities in my own backyard offering year-round entertainment. Choosing to live in Boston, and choosing to live in Fenway, has afforded me the opportunity to attend baseball games, soccer games, hockey games, musical concerts, professional ski jumping events, ‘crashed ice’ racing, and so much more while enjoying the convenience of a short walk home at the end of the evening. I view that opportunity as an amenity of living in Fenway. Further, event facilities such as those in the Fenway are one metric of many in what allows Boston to compete favorably with cities around the country in attracting people to live, work and visit here.

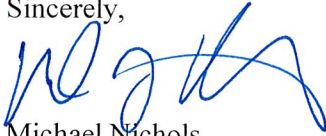
Nonetheless, with this new vitality has come a strain on our public infrastructure. A lack of public investment in transit at all levels of government has put a strain on the easy movement of people within Fenway. What resulted from our IAG conversations was the proponents making an investment in beginning to solve this neighborhood-

wide challenge. I believe the transportation study cited by the proponent, in addition to a number of the other transportation-focused benefits, are important steps towards trying to improve life in the neighborhood while mitigating any potential negative effect of the new Fenway Theatre. They are aided further by support for public institutions, such as the Boston Public Schools system.

In sum, I believe the steps reflected in the final revised plans for the project reflect an appropriate scale for a project of this size – a ~5,800-person event center that exists within existing zoning requirements for this parcel of land – and I view the project itself as a value-add for our neighborhood.

Thank you for the opportunity to serve on the IAG and for the opportunity to submit this comment to BPDA for your consideration.

Sincerely,



Michael Nichols  
120 Mountfort Street, Unit 101  
Boston, MA 02215