



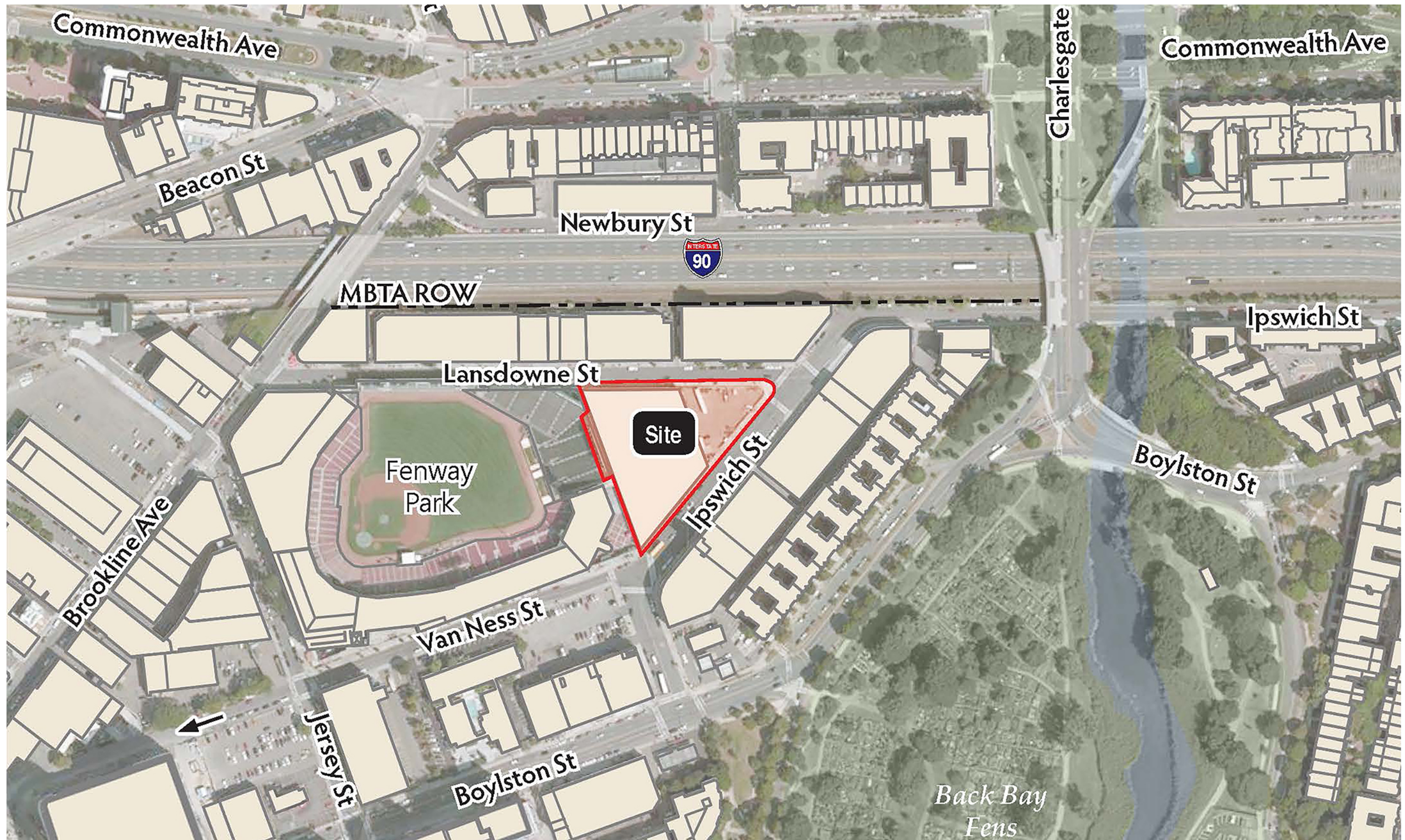
12 - 28 Lansdowne Street
Boston, Massachusetts

BCDC Presentation March 5, 2019

175 Ipswich Street LLC



Site Locus Map
12-28 Lansdowne Street
Boston, Massachusetts
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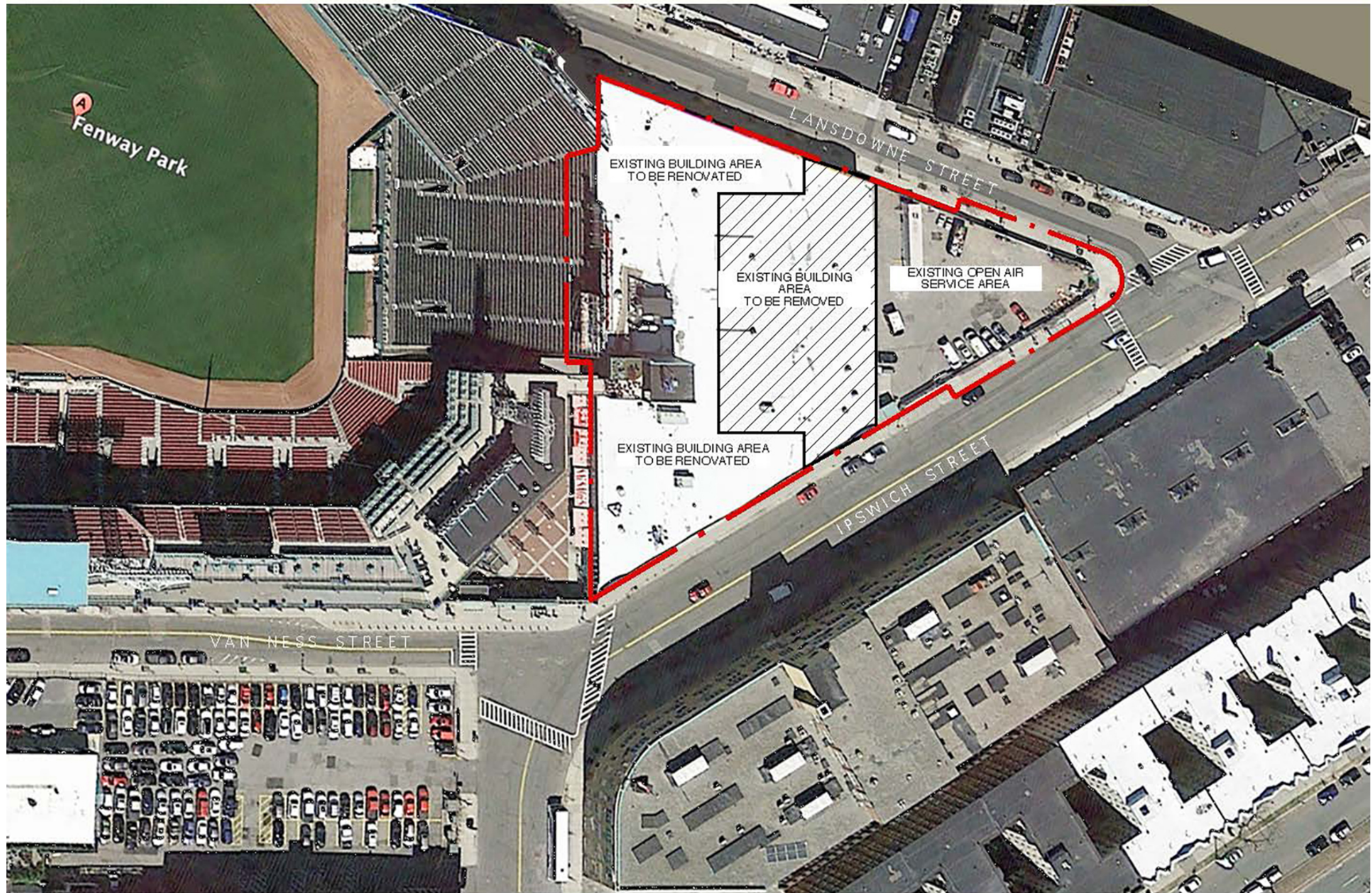


Project Site Context
12-28 Lansdowne Street
Boston, Massachusetts
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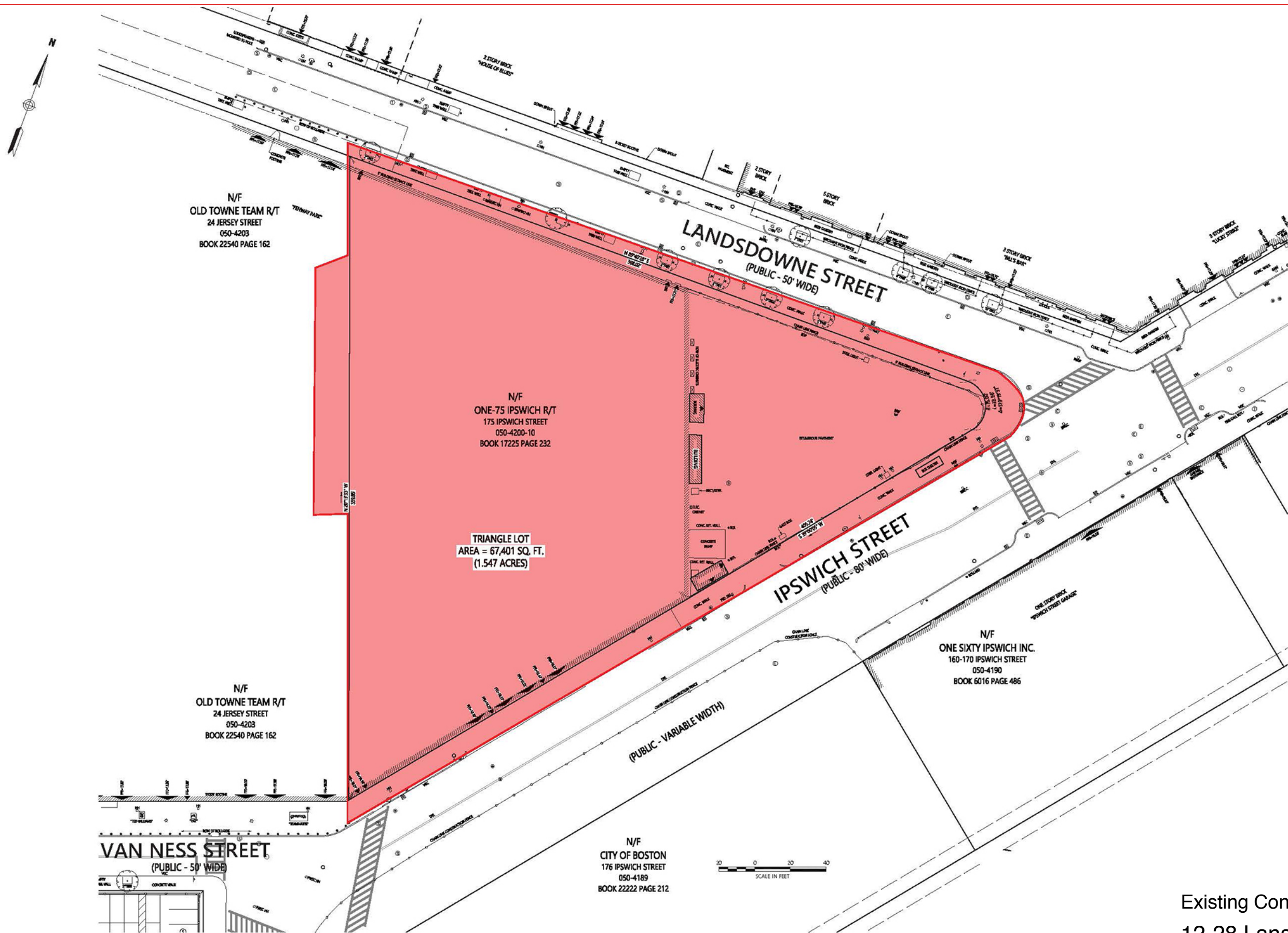
PROJECT SITE BOUNDARY

Neighborhood Context, Existing
12-28 Lansdowne Street
Boston, Massachusetts
BCDC Presentation March 5, 2019



PROJECT SITE BOUNDARY

Existing Conditions Site Plan
12-28 Lansdowne Street
Boston, Massachusetts
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N/F
 OLD TOWNE TEAM R/T
 24 JERSEY STREET
 050-4203
 BOOK 22540 PAGE 162

N/F
 ONE-75 IPSWICH R/T
 175 IPSWICH STREET
 050-4200-10
 BOOK 17225 PAGE 232

TRIANGLE LOT
 AREA = 67,401 SQ. FT.
 (1.547 ACRES)

N/F
 OLD TOWNE TEAM R/T
 24 JERSEY STREET
 050-4203
 BOOK 22540 PAGE 162

N/F
 ONE SIXTY IPSWICH INC.
 160-170 IPSWICH STREET
 050-4190
 BOOK 6016 PAGE 486

N/F
 CITY OF BOSTON
 176 IPSWICH STREET
 050-4189
 BOOK 22222 PAGE 212

Existing Conditions Survey Plan
 12-28 Lansdowne Street
 Boston, Massachusetts
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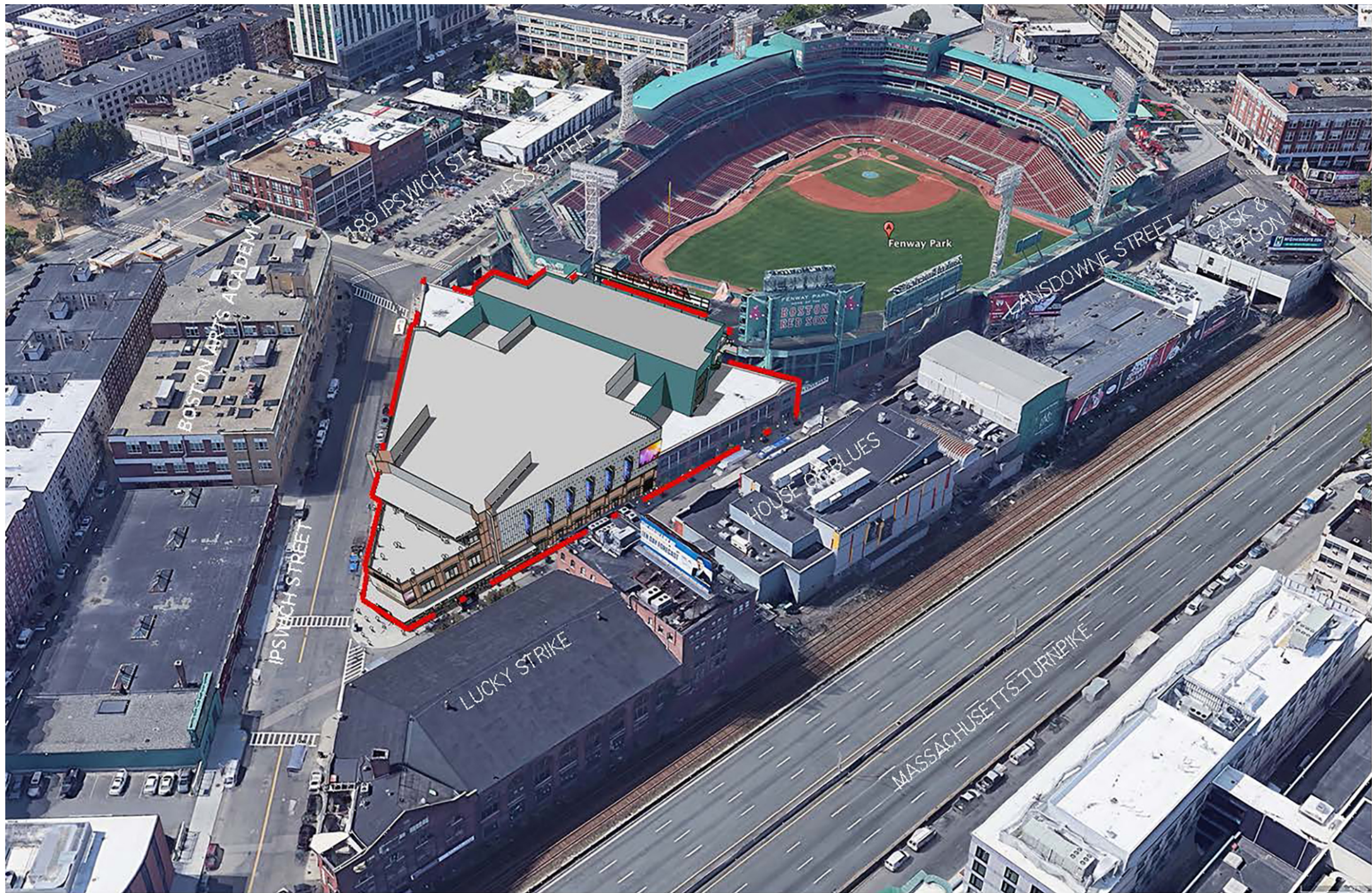
View looking west at intersection of Lansdowne and Ipswich Streets

Existing Site Conditions
12-28 Lansdowne Street
Boston, Massachusetts
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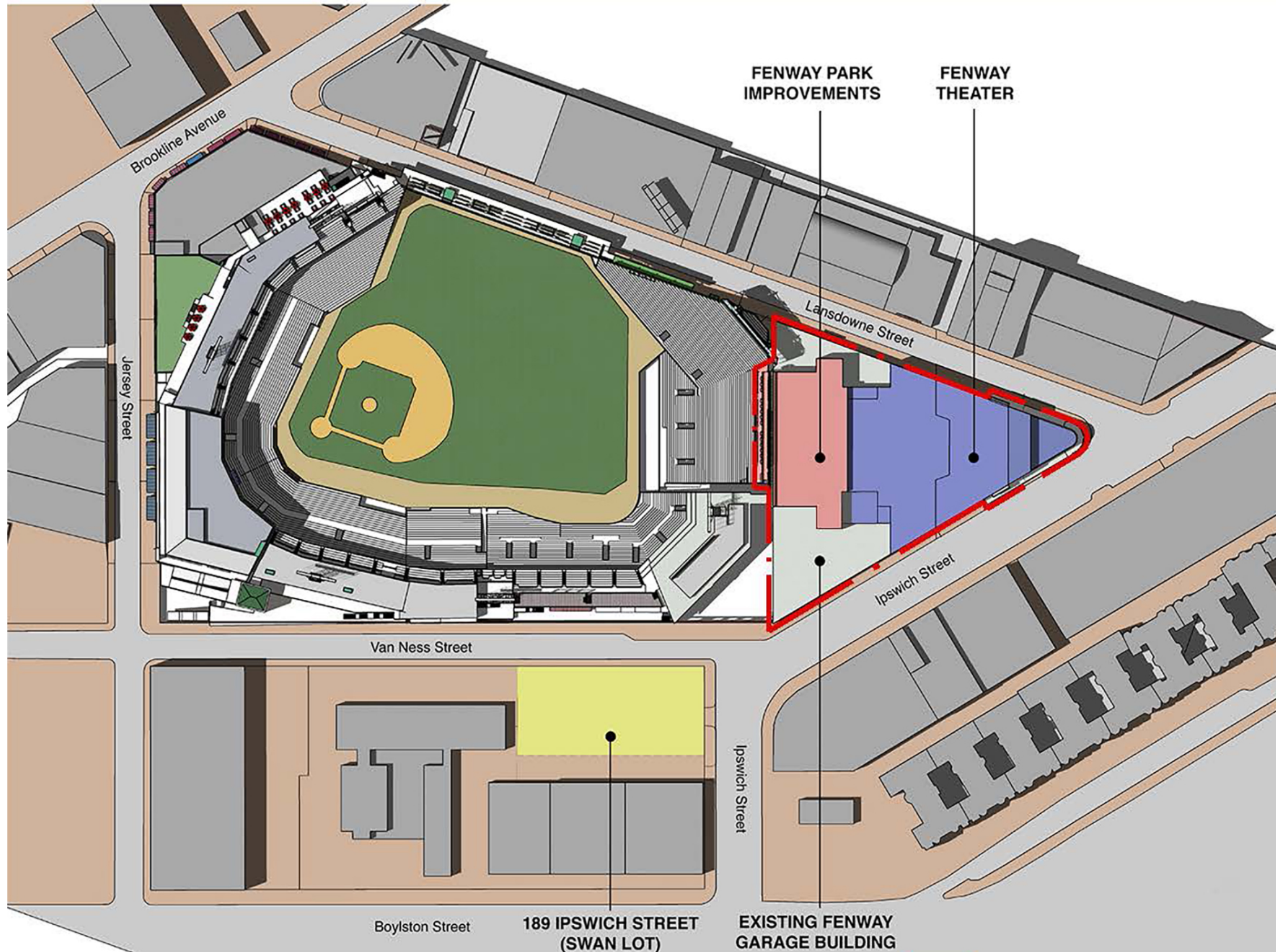
Existing Fenway Garage (Laundry) Building looking west on Lansdowne Street

Existing Site Conditions
12-28 Lansdowne Street
Boston, Massachusetts
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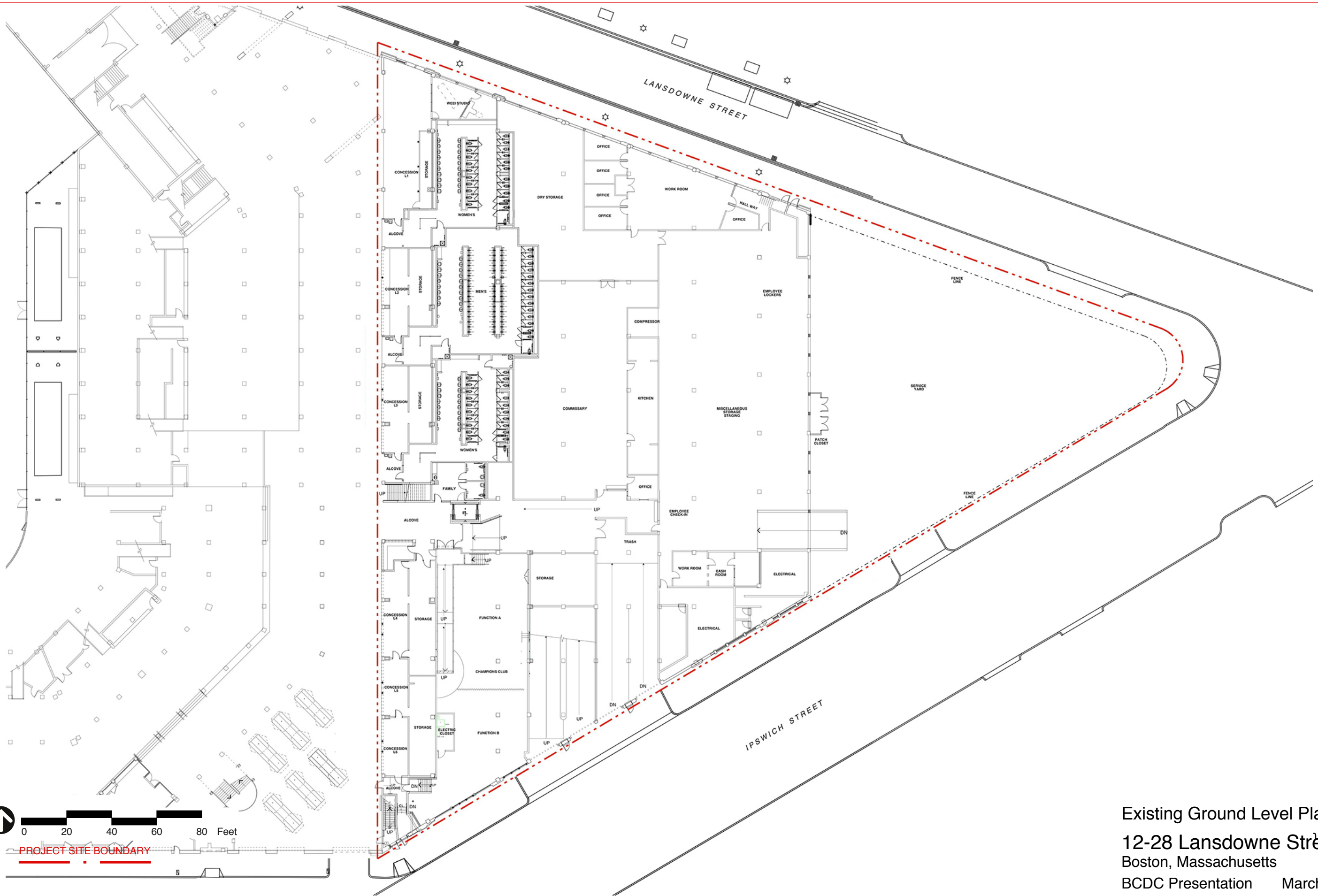
PROJECT SITE BOUNDARY

Neighborhood Context, Proposed
12-28 Lansdowne Street
Boston, Massachusetts
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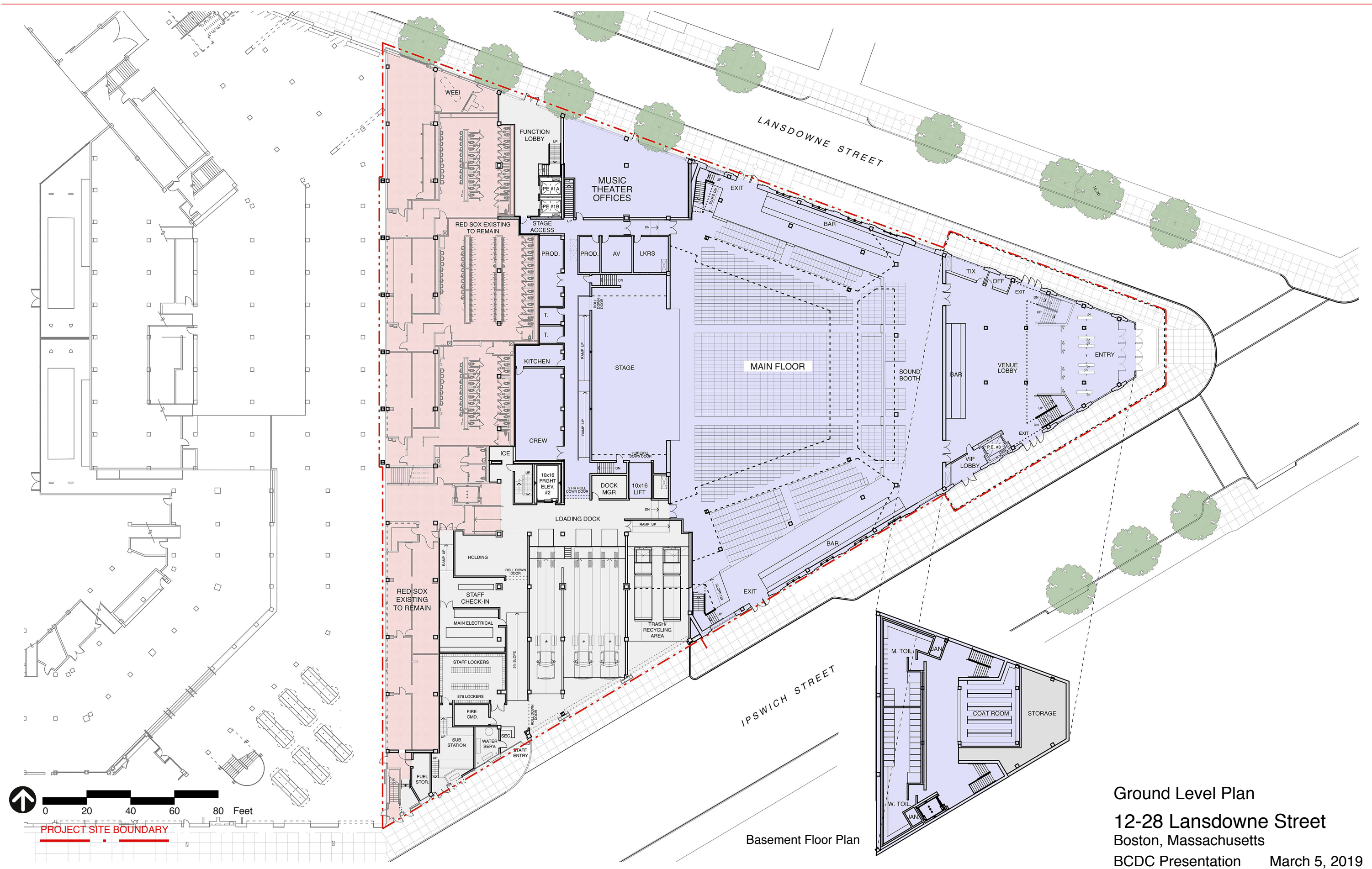


PROJECT SITE BOUNDARY

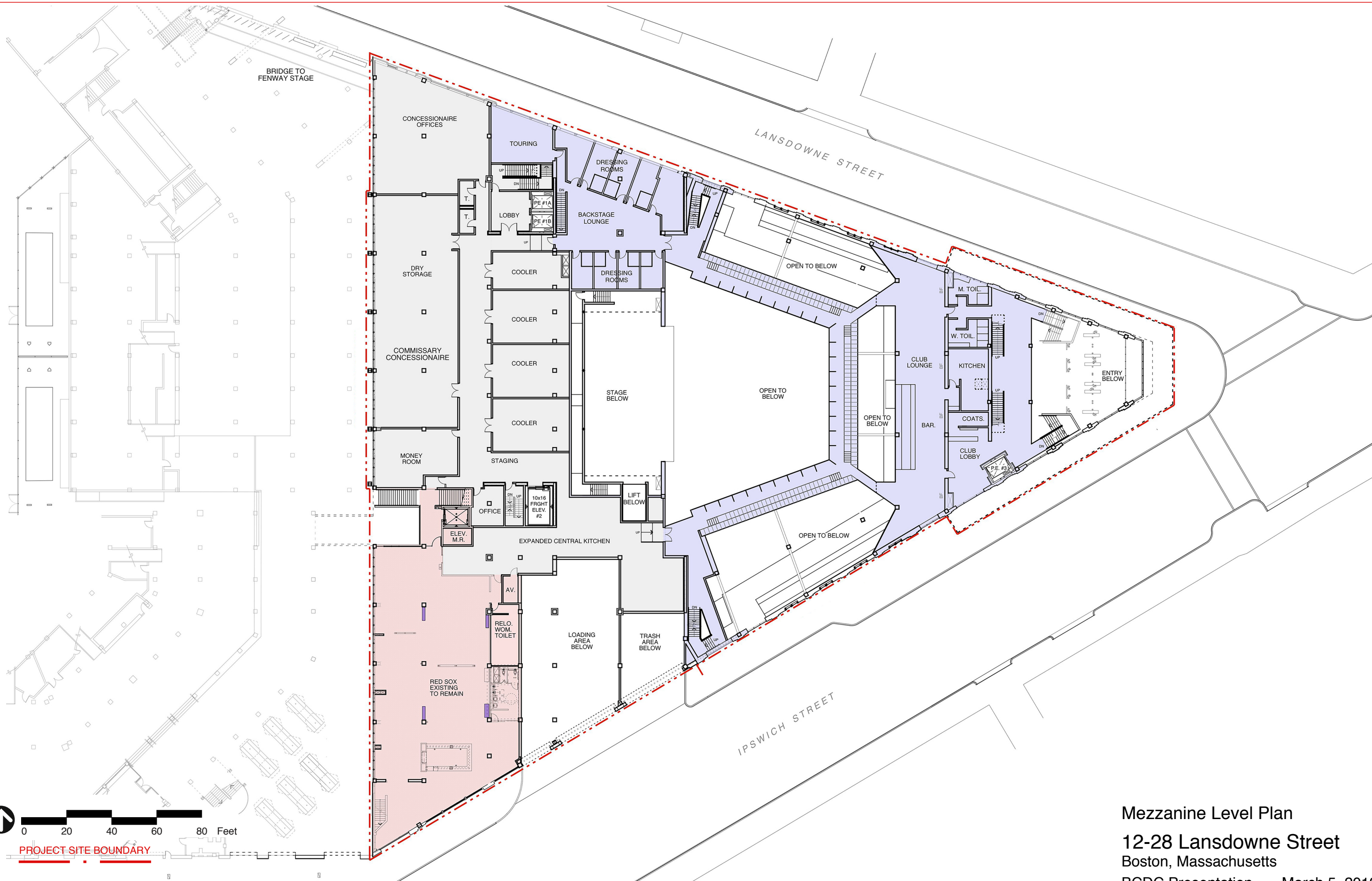
Proposed Conditions Site Plan
 12-28 Lansdowne Street
 Boston, Massachusetts
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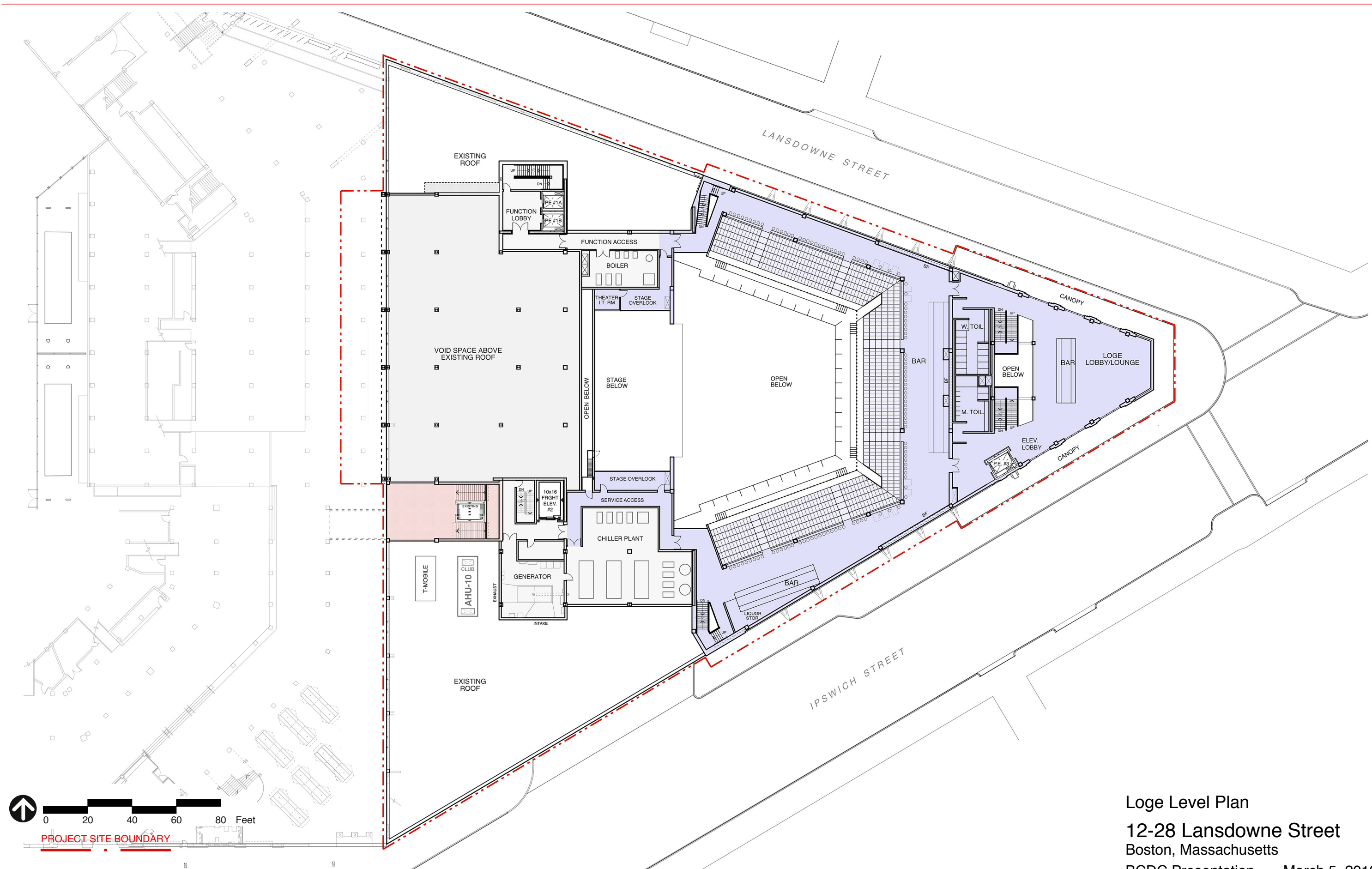
Existing Ground Level Plan
 12-28 Lansdowne Street
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Ground Level Plan
 12-28 Lansdowne Street
 Boston, Massachusetts
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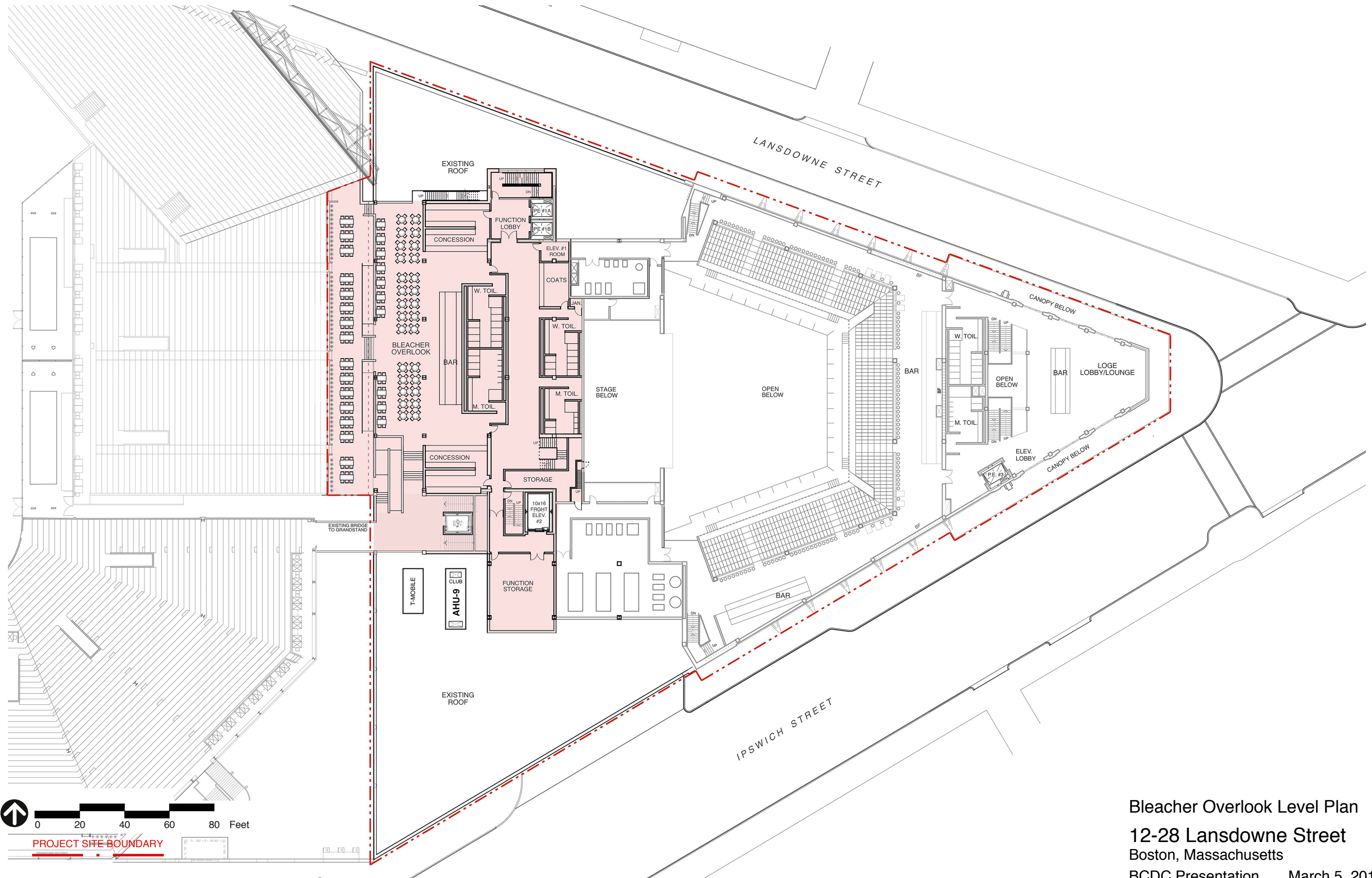


Mezzanine Level Plan
 12-28 Lansdowne Street
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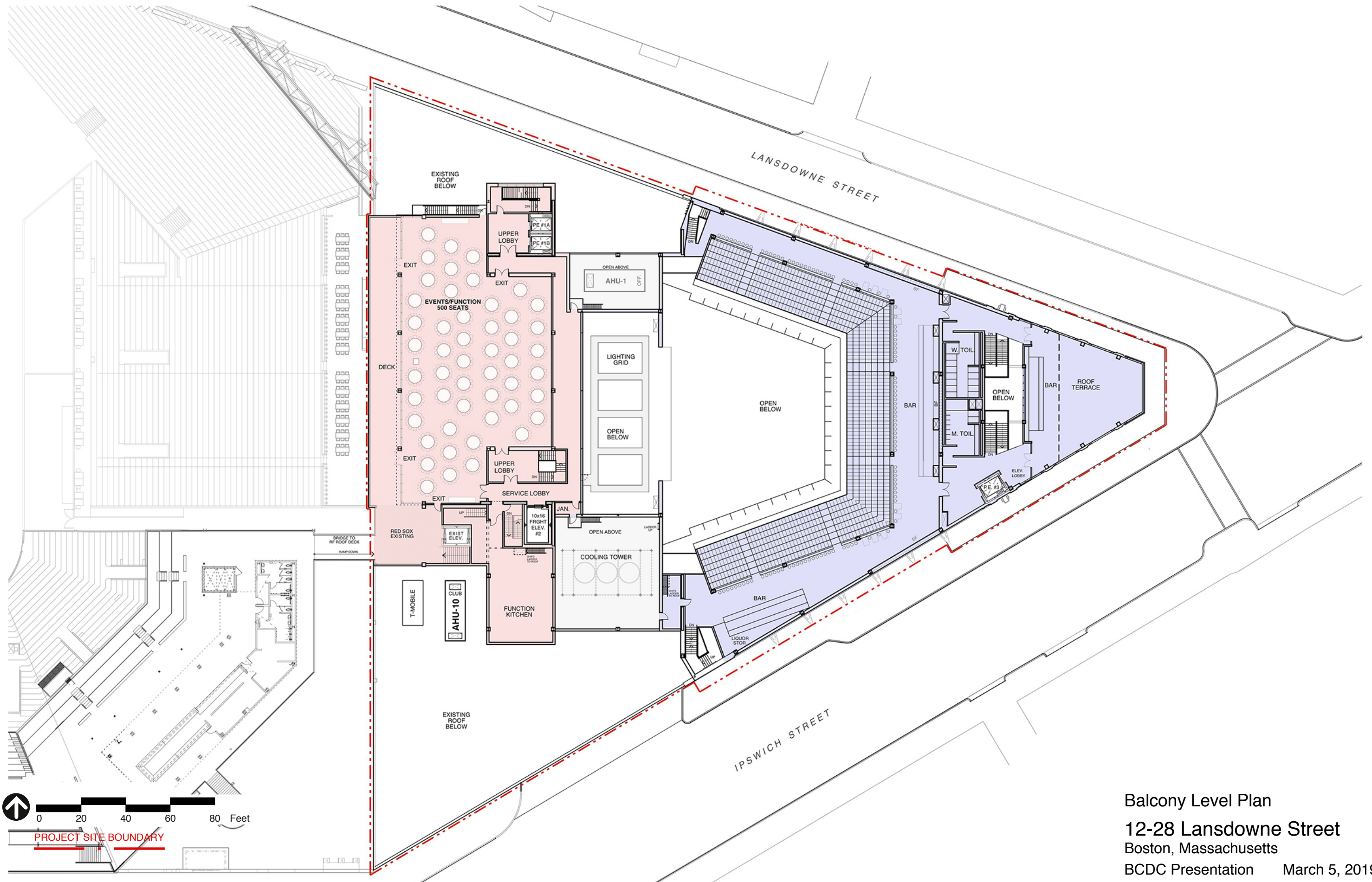


PROJECT SITE BOUNDARY

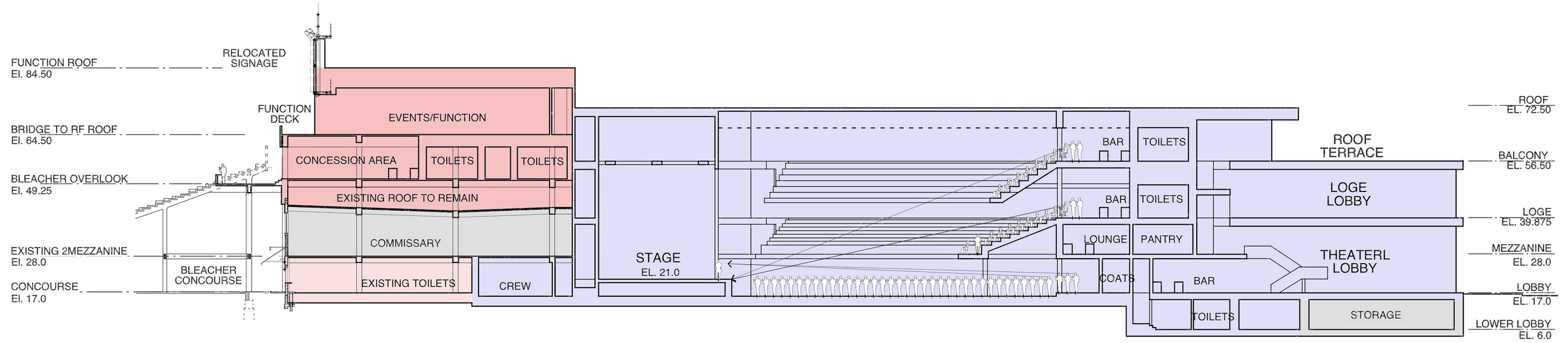
Loge Level Plan
 12-28 Lansdowne Street
 Boston, Massachusetts
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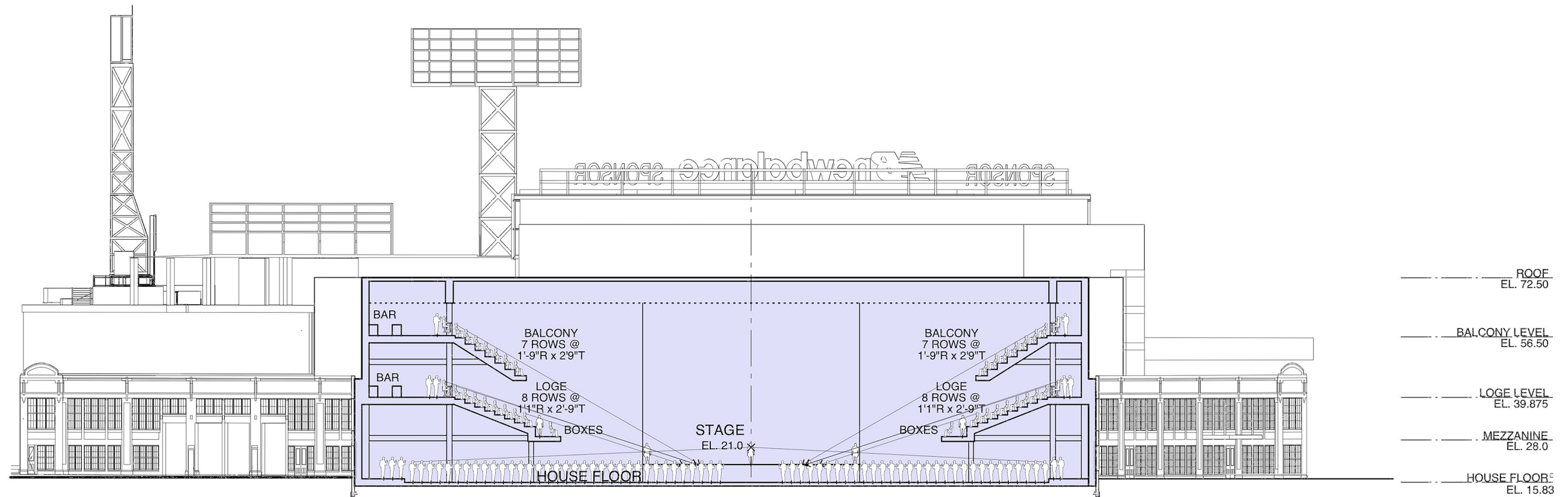
Bleacher Overlook Level Plan
 12-28 Lansdowne Street
 Boston, Massachusetts
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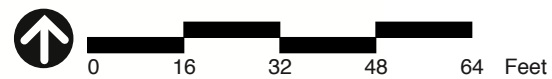
Balcony Level Plan
 12-28 Lansdowne Street
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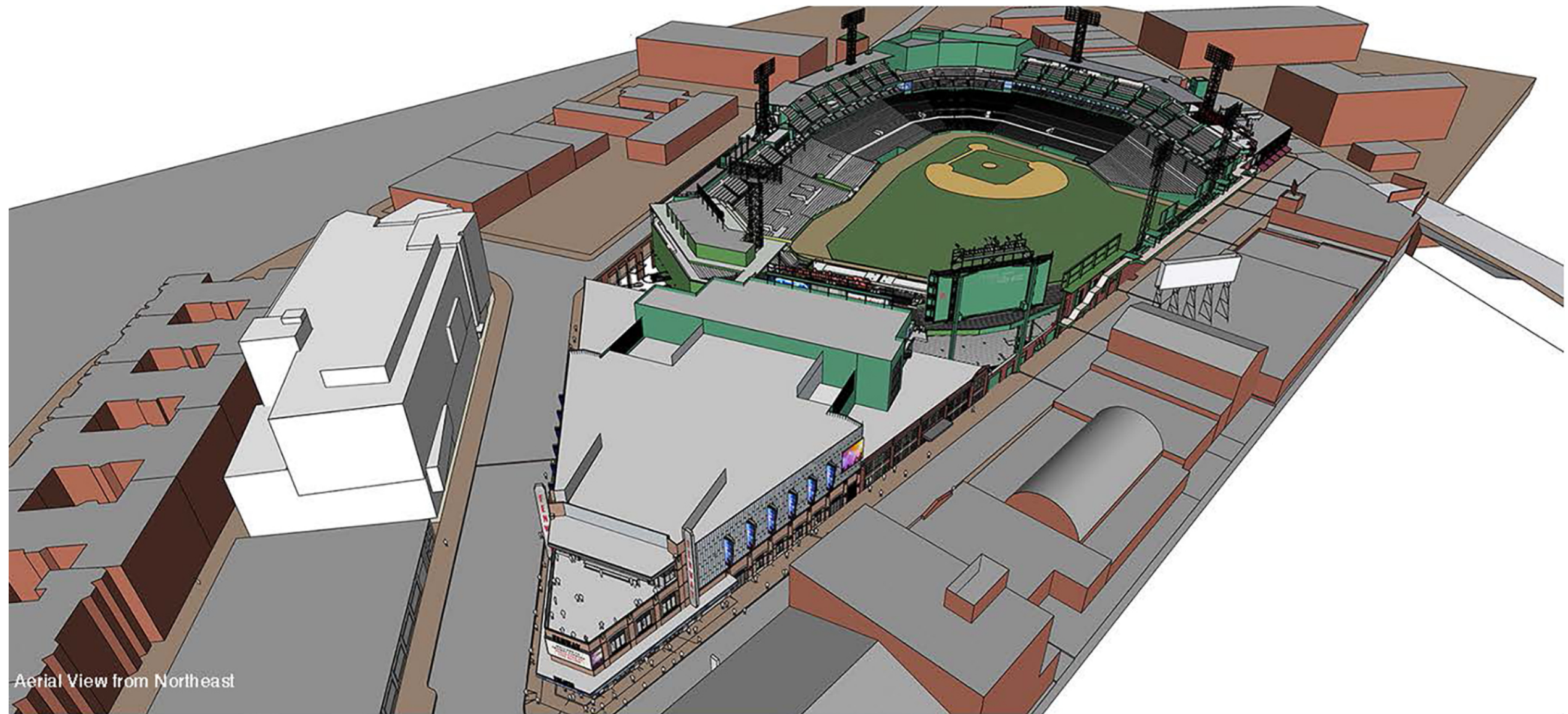


Longitudinal Section

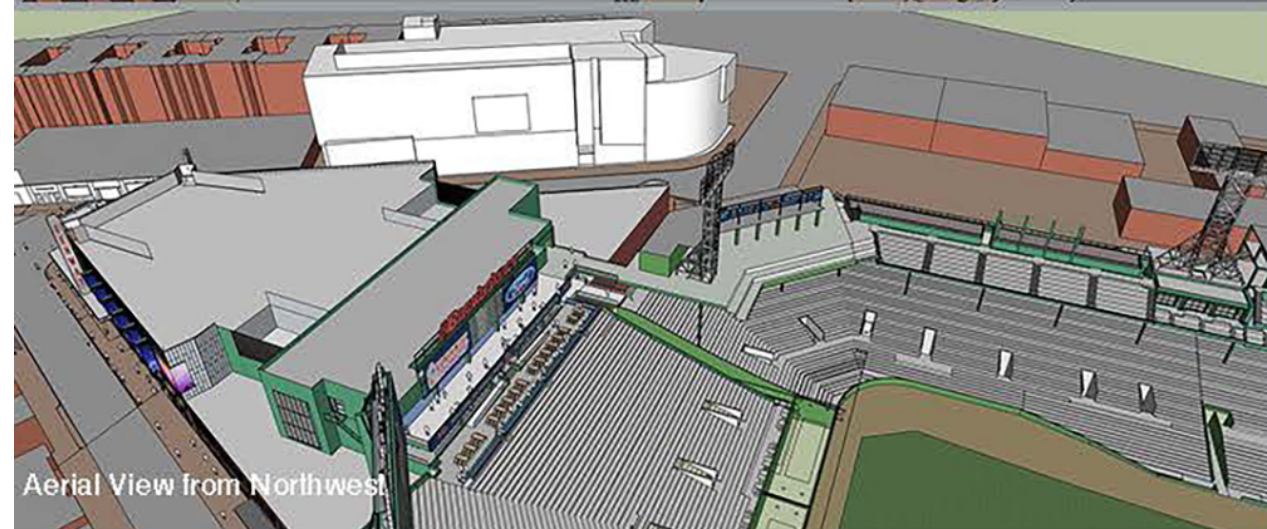


Transverse Section





Aerial View from Northeast



Aerial View from Northwest



Aerial View from Southwest

Model Views, Ballpark
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View at Lansdowne Ipswich Intersection

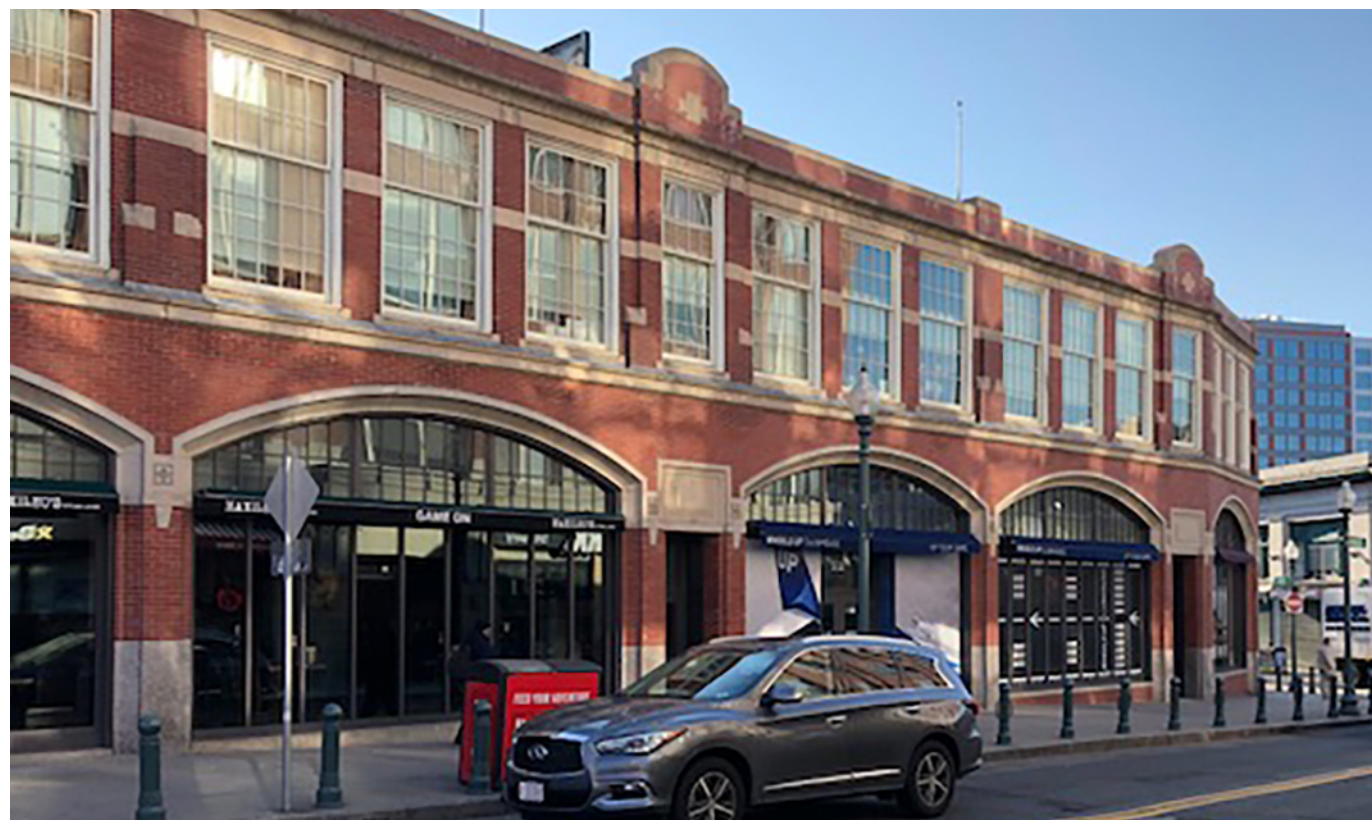


View looking Southeast on Lansdowne Street



View looking Northeast on Ipswich Street

Model Views, Theater
12-28 Lansdowne Street
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Smith (Jeano) Building

Existing Context

12-28 Lansdowne Street
Boston, Massachusetts

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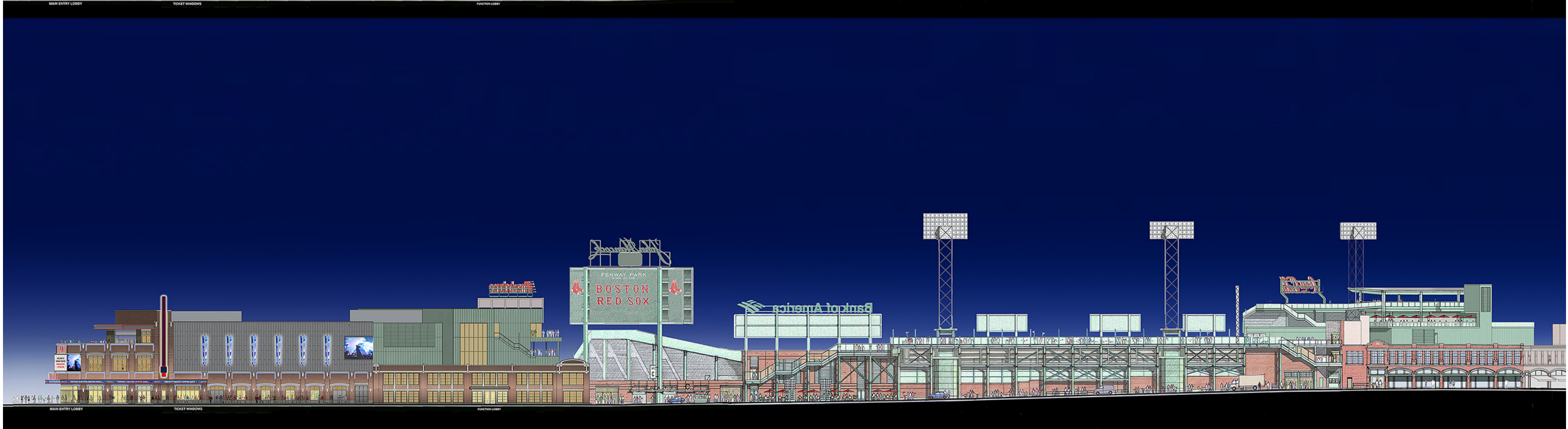
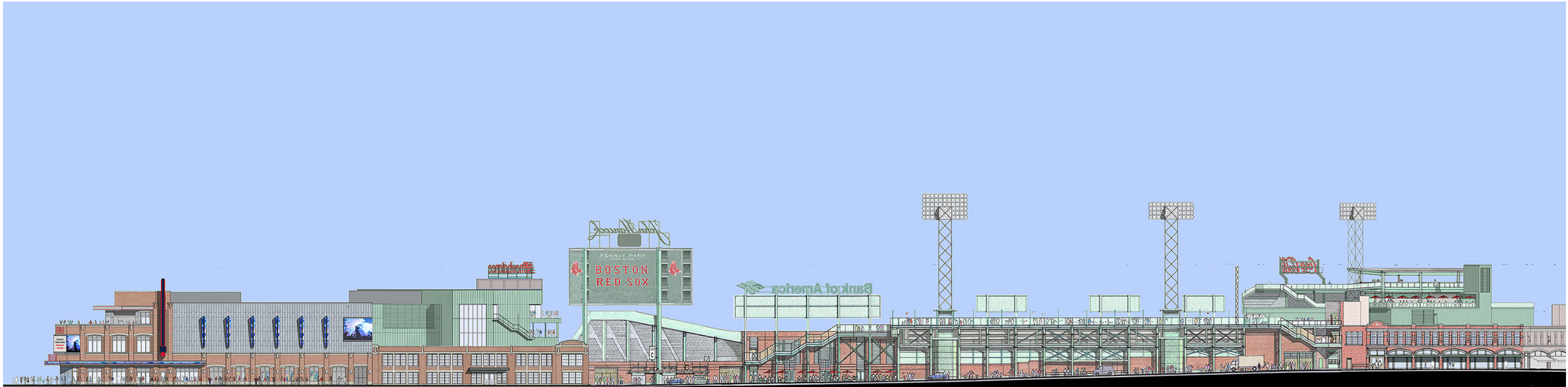


Fenway Garage (Laundry) Building restored windows at Ipswich Street

Existing Context

12-28 Lansdowne Street
Boston, Massachusetts

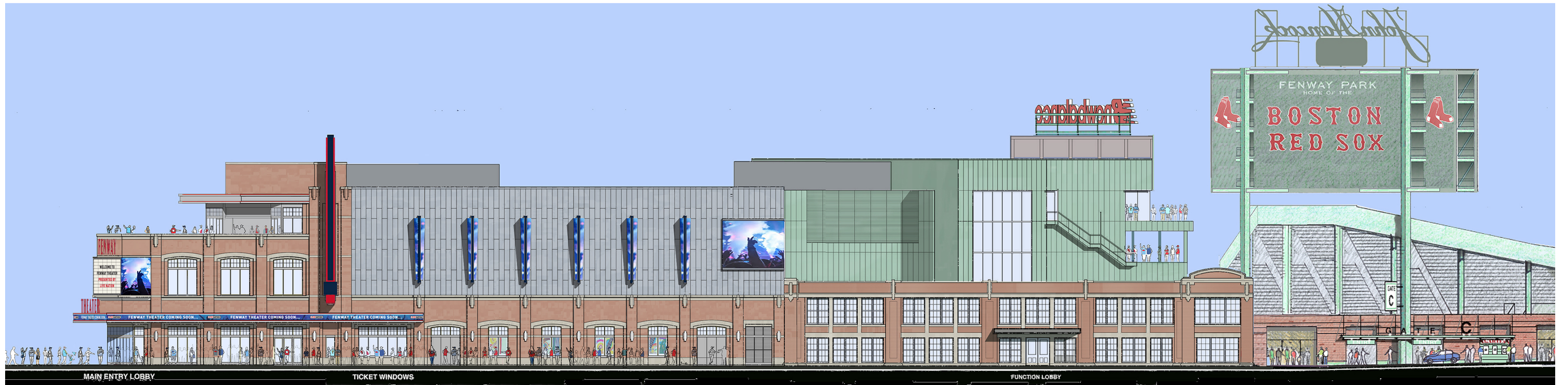
BCDC Presentation March 5, 2019



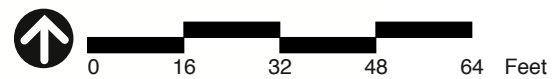
Overall Lansdowne Street Elevation
12-28 Lansdowne Street
Boston, Massachusetts
BCDC Presentation March 5, 2019



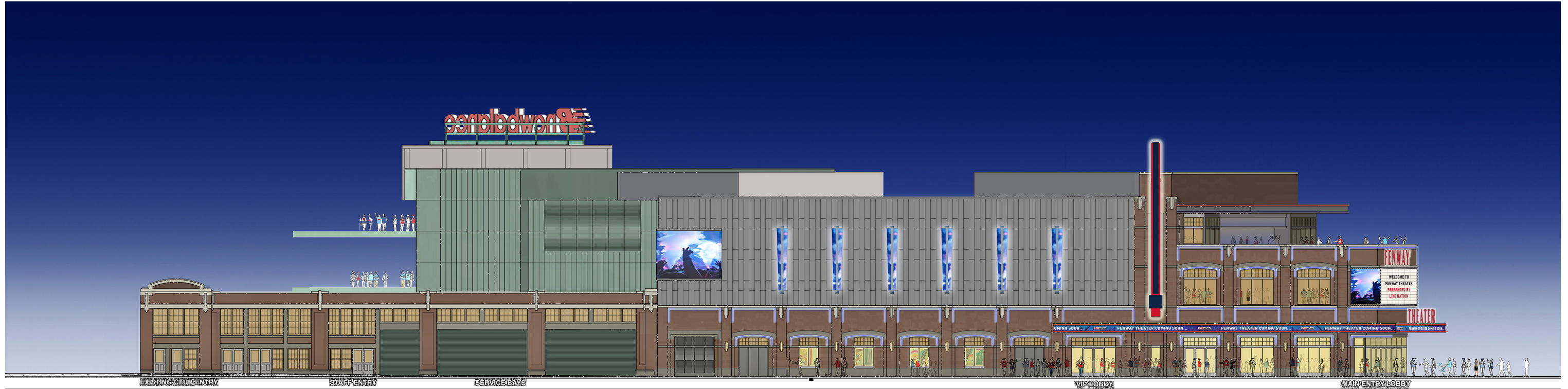
Night View



Day View



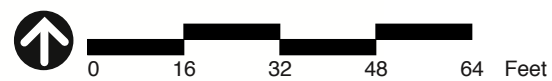
Lansdowne Street Elevations
 12-28 Lansdowne Street
 Boston, Massachusetts
 BCDC Presentation March 5, 2019



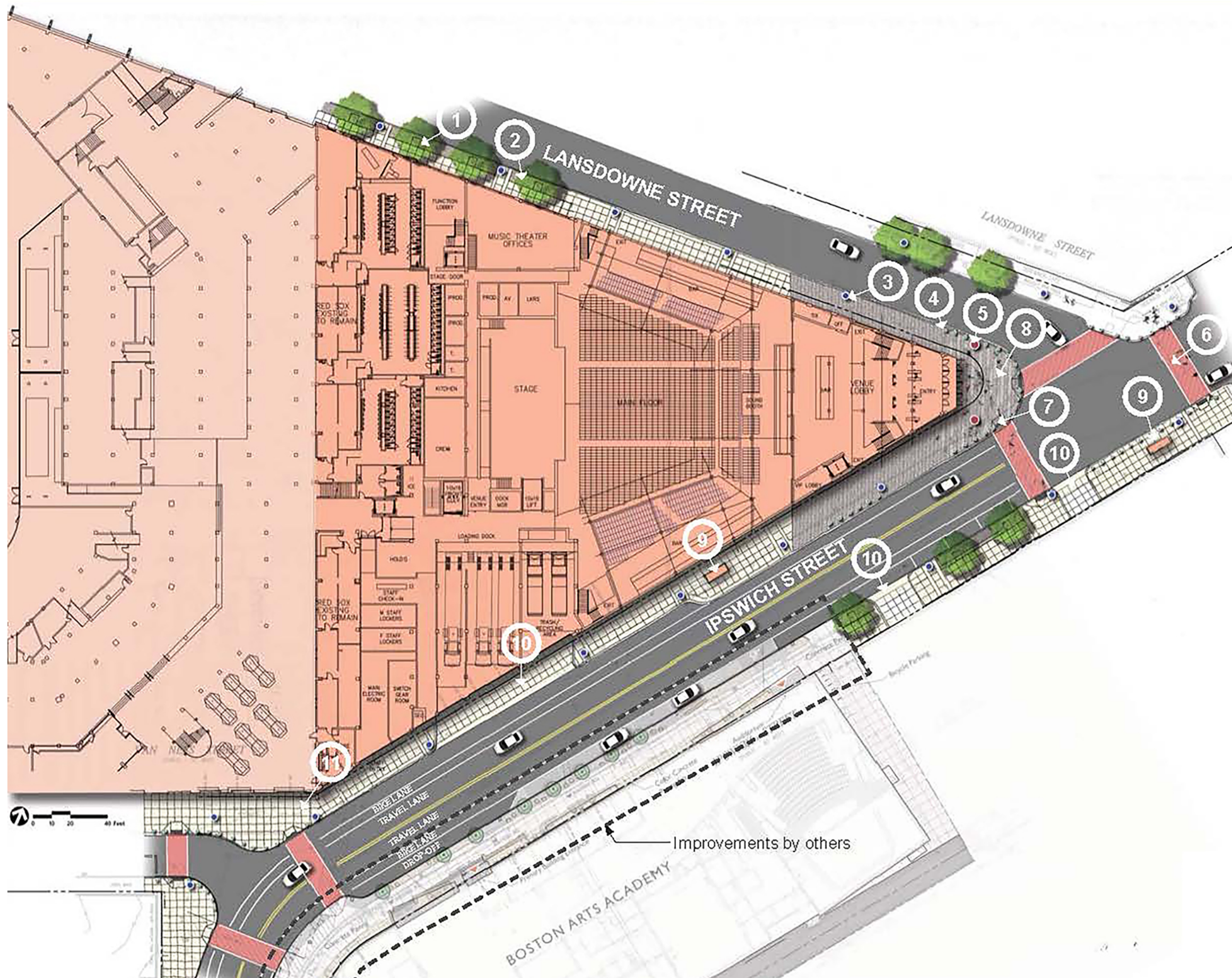
Night View



Day View



Ipswich Street Elevations
 12-28 Lansdowne Street
 Boston, Massachusetts
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LEGEND

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



View looking west at intersection of Lansdowne and Ipswich Streets

Project Rendering
12-28 Lansdowne Street
Boston, Massachusetts
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Project Fact Sheet

Address: 12 - 28 Lansdowne Street

Site Area: 1.5 acres (67,400 square feet)

Current Use: Service Yard, Ballpark Support, Parking Garage

Proposed Uses: 136,000 sf Performing Arts Theater and Fenway Park Improvements

Project Description:

Fenway Theater: Performing Arts Center of approximately 86,000 square feet with a capacity of approximately 5,400 patrons.

Fenway Park Improvements: Approximately 30,000 square feet of new fan amenity areas serving the Bleacher and Right Field Grandstand areas of Fenway Park.

Interior Renovations: Approximately 20,000 square feet of the existing Fenway Garage to provide enhanced service and support areas to serve both the Fenway Theater and Fenway Park.

Zoning Summary

Zoning District: Subject to requirements of Article 66, Fenway Neighborhood District and Article 66-10 Fenway Triangle Neighborhood Development Area.

All proposed uses are allowable per TABLE A

Maximum Allowable FAR: 5.0, Resulting Area: 337,000 square feet

Proposed FAR: 2.55, Project Area: 172,000 square feet (includes existing areas to remain)

Maximum Height: 95', 8 stories

Maximum Height Proposed (roof): 67', 4 stories

Maximum Streetwall Height: 75'

Streetwall Heights Proposed: 67' @ Theater Tower, 57' @ Theater House, 43' @ Theater Terrace, 28' @ existing Fenway Garage Building

Parking Required: 0

Project Notes

12-28 Lansdowne Street

Boston, Massachusetts

BCDC Presentation March 5, 2019
