



City of Boston  
Planning Department

# Fenway Corners

Boston Zoning Commission

August 14, 2024





## HOUSING

- 266 Residential Units
- 53 affordable units
- 20% on-site IDP



## JOBS

- 40+ new retail shops
- Local small business opportunities
- BIPOC-owned F+B vendor for public space



## COMMUNITY

- 4.8 Acres of Public Realm improvements
- New Richard B. Ross Way extension
- Pedestrianization of Jersey Street



## SUSTAINABILITY

- 170,000 gallons of stormwater retained on-site
- All-electric residential buildings
- LEED Gold certified



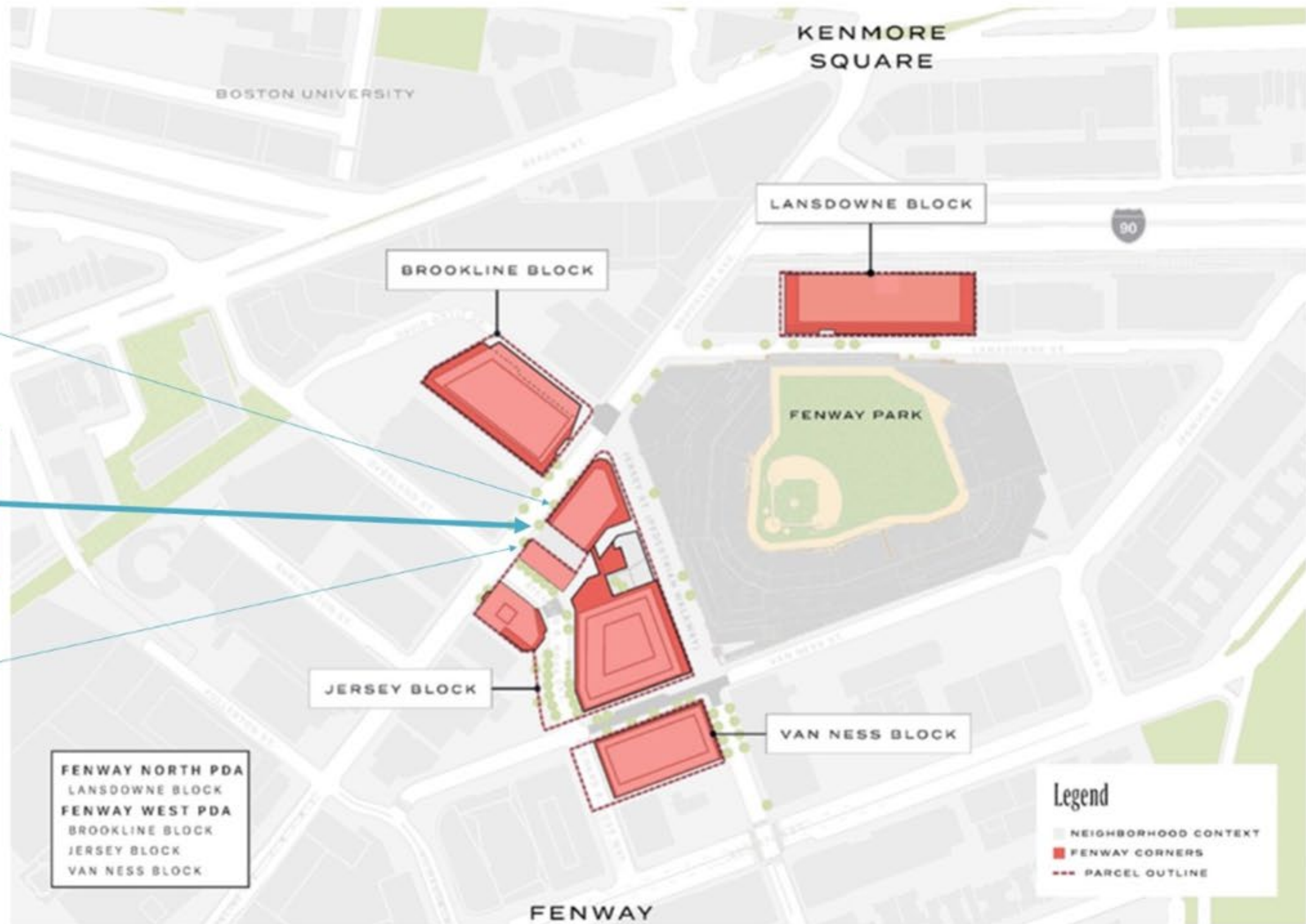
# Site Context

96-98 Brookline Avenue  
Fenway

80 Brookline Ave,  
approved, 125' height;  
109,000 sq ft

Completes missing keyhole in the cluster  
of development envisioned in the Fenway  
Corners West PDA referred to as the  
"Jersey Block"

100 Brookline Ave,  
approved, 150' height;  
62,000 sq ft



- FENWAY NORTH PDA
- LANSDOWNE BLOCK
- FENWAY WEST PDA
- BROOKLINE BLOCK
- JERSEY BLOCK
- VAN NESS BLOCK

**Legend**

- NEIGHBORHOOD CONTEXT
- FENWAY CORNERS
- PARCEL OUTLINE



# Planning Context

## Fenway Transportation Action Plan, in progress

Fenway Transportation Action Plan / Design Areas  
Fenway交通操作计划 / 设计领域  
芬威交通行动计划 / 设计区域  
Plan de acción de transporte de Fenway / Áreas de diseño



- Goal: Guide changes to Fenway streets and the public realm to manage trips from new growth and achieve City goals
- Managed by BPDA in partnership with City departments and collaboration with State agencies
- Multi-year visioning, analysis, and design process
- Proponent has committed to advance design solutions consistent with the Action Plan
- Fenway Corners West PDA commits Proponent to public realm improvements, including:
  - Frontage and sidewalk improvements along Brookline Ave, including a 10' setback
  - Reconstruction and pedestrianization of Arthur's Alley which runs behind 96-98 Brookline Ave



# Project Analysis

96-98 Brookline Avenue  
Fenway

Factor	Proposal	Zoning (Art. 66)	Planning/Policy
<b>Use</b>	<ul style="list-style-type: none"> <li>- Office/Lab R&amp;D</li> <li>- Retail</li> </ul>	<ul style="list-style-type: none"> <li>- Office: Allowed</li> <li>- Research laboratory: Conditional</li> <li>- General retail: Allowed</li> <li>- PDA can expressly modify allowable uses</li> </ul>	<p>Uses match those approved in other buildings of the Jersey Block</p>
<b>Dimensions</b>	<ul style="list-style-type: none"> <li>- 125' height</li> <li>- FAR: 7.0</li> <li>- Streetwall height: 40'</li> <li>- Setback above streetwall height: undefined</li> </ul>	<ul style="list-style-type: none"> <li>- Height: 125'</li> <li>- FAR: 7.0</li> <li>- Streetwall height &amp; Setback above streetwall height: Consistent with adjacent buildings as determined through Art. 80 review</li> </ul>	<ul style="list-style-type: none"> <li>- Streetwall height matches that approved for all buildings in the Jersey Block</li> <li>- Design Review for Article 80B Large Project filings will determine appropriate setback design</li> </ul>
<b>Transportation</b>	10' setback	N/A	10' setback to allow for wider sidewalks, accessible bus stop and shelter, and street trees on Brookline Ave
<b>Community Benefit</b>	Affirm commitment to Public Improvements in Fenway Corners West PDA, with add'l \$200k for transpo & public realm improvements	N/A	Fenway Corners West PDA

WS

Fenway Corners  
BOSTON, MA

AUGUST 14, 2024

Boston Zoning Commission



# Fenway Corners

APPROVED PDA BOUNDARIES

**BROOKLINE BLOCK**

**LANSLOWNE BLOCK**

**JERSEY BLOCK**

**VAN NESS BLOCK**



## Legend

- NEIGHBORHOOD CONTEXT
- FENWAY CORNERS
- FENWAY WEST PDA
- FENWAY NORTH PDA



# Fenway Corners

AERIAL OF APPROVED PROJECT

BROOKLINE BLOCK

LANSDOWNE BLOCK

JERSEY BLOCK

VAN NESS BLOCK







# Jersey Block Parcels

—  
APPROVED PDA BOUNDARY





FENWAY PARK

Existing Tree

Existing Tree

Jersey Street (Pedestrian Plaza)

Jersey Street Porch

Jersey Street Stoop

Accessible Elevator

Arthur's Alley

Brookline Ave

Van Ness Street (Shared Tabled Street)

Proposed Richard B. Ross Way

Bike Hub

# Jersey Block

APPROVED PDA SITE PLAN



Proposed PDA Amendment/Notice of Project Change





- The purpose of the proposed PDA amendment is to amend the boundaries of the PDA Overlay Area to include the property located at 96-98 Brookline Avenue
- 96-98 Brookline Avenue will have a building height of 125 feet consistent with 80 Brookline Avenue
- The gross floor area of 96-98 Brookline Avenue will be 38,000 s.f. with a FAR 7.0 in accordance with Article 66
- 96-98 Brookline Avenue will have approximately 2,000 s.f. of Retail use and 36,000 s.f. of Office/Lab R&D uses

## Jersey Block Parcels

—  
AMENDED PDA BOUNDARY



Existing Tree

FENWAY PARK

Existing Tree

Jersey Street (Pedestrian Plaza)

Jersey Street Porch

Jersey Street Stoop

Accessible Elevator

Arthur's Alley

Brookline Ave

Van Ness Street (Shared Tabled Street)

Proposed Richard B. Ross Way

Bike Hub

Blue Bike Station

# Jersey Block

AMENDED PDA SITE PLAN





Jersey Block Renderings



# Richardson Building

—  
BROOKLINE AVENUE AT JERSEY STREET  
EXISTING VIEW SOUTH





# Richardson Building

—  
BROOKLINE AVENUE AT JERSEY STREET  
FUTURE VIEW SOUTH - APPROVED PDA





# Richardson Building

—  
BROOKLINE AVENUE AT JERSEY STREET  
FUTURE VIEW SOUTH - AMENDED PDA





# Arthur's Alley

—  
PRIVATE ALLEY

EXISTING CONDITION







# Arthur's Alley

—  
ACTIVE PEDESTRIAN CORRIDOR  
FUTURE CONDITION - APPROVED PDA



Thank You.



# Q&A





## HOUSING

- 266 Residential Units
- 53 affordable units
- 20% on-site IDP



## JOBS

- 40+ new retail shops
- Local small business opportunities
- BIPOC-owned F+B vendor for public space



## COMMUNITY

- 4.8 Acres of Public Realm improvements
- New Richard B. Ross Way extension
- Pedestrianization of Jersey Street



## SUSTAINABILITY

- 170,000 gallons of stormwater retained on-site
- All-electric residential buildings
- LEED Gold certified