

Rosenthal files Fenway project plan

By SCOTT VAN VOORHIS

The neighborhood around Fenway Park would get a major overhaul under development plans filed yesterday at City Hall.

The proposed One Kenmore project calls for 1.3 million square feet of new apartments, shops and parking around a rebuilt Yawkey rail and bus station next door to Fenway Park.

The plan is the brainchild of Newton housing builder John Rosenthal, who has teamed up with the owners of the Red Sox in a bid to redevelop the neighborhood around Fenway.



ROSENTHAL

Carlos Zapata, a marquee, award-winning architect, is overseeing the design of the project. The

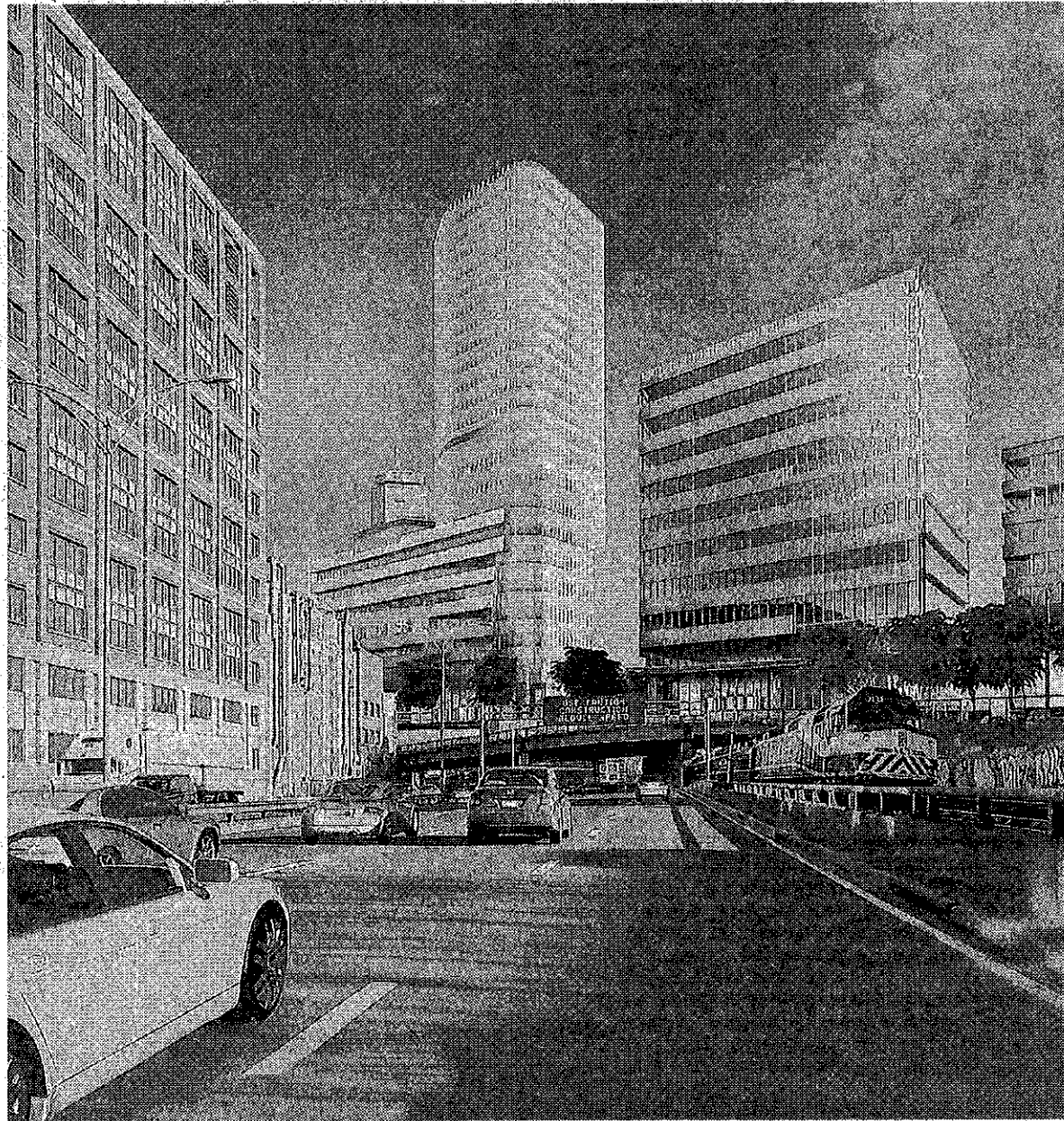
project's centerpiece is four buildings ranging in height from seven to 22 stories, with retail and offices at their base and residential above.

The complex, which will deck over the nearby Massachusetts Turnpike, includes 282 housing units, 28 of them affordable set-asides. Rosenthal has also agreed to pay for the construction of 14 additional affordable units off site.

The project will also include 101,000 square feet of street-level retail that will include restaurants, a grocer, cafes, a health club and community space.

The project will have 780 parking spaces, to be hidden from view by existing and proposed buildings, designed to wrap around the parking at the center. A smaller underground garage will contain 580 additional spaces.

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RENDERING COURTESY OF THE BOSTON REDEVELOPMENT AUTHORITY

BIG PLANS: The proposed One Kenmore project would have 1.3 million square feet of new apartments, shops and parking around a rebuilt Yawkey rail and bus station next door to Fenway Park.