

FAN PIER MASTER PLANNING

Boston, Massachusetts

Client: The Fallon Company



LEED | SUSTAINABLE DESIGN

ONE MARINA PARK DRIVE
LEED-CS GOLD

11 FAN PIER BOULEVARD
LEED-CS GOLD

Elkus Manfredi Architects provided final master planning services for Boston's Fan Pier, and building design services for three distinct buildings. The urban design principles that guide the development of Fan Pier laid the groundwork for a new pedestrian-oriented neighborhood, and a gateway to the waterfront. Fan Pier, once known for its ample surface parking, is today a vanguard property in the creation of Boston's Innovation District. A mix of uses activate the District — retail, residential, office, research, hotel, and civic — generating visits from a diverse mix of guests, residents, office workers, and visitors. The master plan is comprised of more than eight acres of open space along the waterfront and includes important civic institutions that attract visitors both day and night.

One Marina Park Drive, the first office building, has a prominent urban presence at the intersection of two important streets and adjacent to the new public green. It is home to a vibrant mix of restaurants, retail, start-ups and tech companies, established private-sector companies and shared incubator space. Tenants include restaurants Strega and Empire; EnerNOC, T3 Advisors, Gunderson Dettmer, and Fish & Richardson LLP, among others.

The second building, 11 Fan Pier Boulevard is one of two that make up the corporate headquarters for Vertex Pharmaceuticals. The third building, 50 Liberty, is now in design and will provide new luxury residential units to the burgeoning neighborhood.







