

## FENWAY TRIANGLE TRILOGY

*Boston, Massachusetts*

*Client: Fenway Ventures LLC and*

*Harvard Real Estate Services*



The first project of its kind in Boston's Fenway neighborhood, the Fenway Triangle Trilogy residential and retail project spurred a new vision for the Fenway. Elkus Manfredi's design standards for the 644,000-square-foot development have transformed the area. Fenway Triangle Trilogy's three distinct addresses contain 405 market-rate residential units, with a fourth address containing 171 units for Harvard University. 47,000 square feet of continuous retail activates the pedestrian environment along Boylston Street, which has become the "Main Street" the Fenway lacked, uniting the estranged residential and commercial neighborhoods to create an enlivened mixed-use destination.

Fenway Triangle Trilogy is as much a triumph of process as of design. With zoning regulations still in flux, permitting presented a major challenge. At numerous community meetings, Fenway Ventures and Elkus Manfredi built consensus and credibility while integrating the needs of the project's stakeholders, ensuring the project's financial viability, and setting zoning precedents that would affect development of the entire area. These precedents included density, height, and scale; continuous retail frontage; and design standards such as wide sidewalks, street trees, and traffic calming build-outs. In creating the design road map for the Fenway, Elkus Manfredi has earned the enduring good will of the community and positioned their clients well for future developments along Boylston Street.







