



First residential building at the \$1.3 billion Fenway Center now open – developed by Gerding Edlen, Meredith Management and Nuveen Real Estate



Boston, MA Bower, the anticipated residential development that is Phase 1 of the 1.3 million s/f transit-oriented, mixed-use Fenway Center complex, has opened the first of two residential buildings. The project is located adjacent to Fenway Park and the Lansdowne Commuter Rail Station, and reimagines an underutilized urban crossroads as a walkable, pedestrian-oriented community that reconnects the Audubon, Fenway, Kenmore and Longwood Medical Area neighborhoods. The estimated project cost for the whole project is \$1.3 billion – while phase one is estimated to cost \$240 million.

Bower is being developed by Gerding Edlen, in partnership with joint venture partners Meredith Management and Nuveen Real Estate and when complete there will be 312 apartments.

Comprised of two buildings—an eight-story, 100-unit mid-rise and an adjacent 14-story, 212-unit tower—Bower provides a mix of studio, one and two-bedroom apartments. Each is equipped with energy efficient features, open floor plans with shared amenities atop both buildings. The first of the two buildings is now open and actively leasing. Building 2 remains under construction with an anticipated completion this month. Key to the project team's goal of smart, sustainable, community-focused

growth, public amenities at Bower include a 12,500 s/f public plaza and multi-level landscaped pedestrian walkways that connect the two buildings.

Shared amenities between the two buildings include: Two expansive roof decks, with the taller building's indoor/outdoor areas offering partial views into Fenway Park; a rooftop pool deck and cabanas; BBQs and fire pits; chef's kitchen; lounge areas and an indoor, landscaped atrium; conference and co-working spaces; a secure bike garage and workshop; outdoor dog play area and dog spa; and a fitness center and yoga suite.

The general contractor for Fenway Center is John Moriarty & Associates. The Architectural Team, Inc. (TAT) is the architecture firm for the project, and the interior design firm is Planeta Design Group of Boston. Copley Wolff Design Group is the landscape architecture firm for the project. Construction lenders for Fenway Center Phase 1 are Union Labor Life Insurance Company and SunTrust Bank.

Additionally, Bower will be LEED Gold certified and the first multifamily building in New England to use dynamic View Smart Glass. Designed to tint automatically in response to ambient light levels throughout the day, View Smart Glass allows natural light into the buildings while keeping unwanted heat and glare out without the need for window treatments. Studies have shown that access to natural light boosts mood and productivity and comes with a number of additional health benefits such as better sleep and reduced eyestrain.

Residents can enjoy their views all day as well as have the option to adjust the tint to their personal preference via a mobile app or by letting the system adjust automatically.

Due to the global health crisis caused by the novel coronavirus, people are working from and spending more time at home, creating critical need for highly-amenitized residences and thoughtful implementation of healthy lifestyle programming. "Given the amount of time we spend at home—especially in the midst of a pandemic—it is essential we design spaces we enjoy, and which promote health and our well-being," said Gerding Edlen Managing partner, Kelly Saito.

Utilizing the principles of biophilic design, Bower was designed to be a place of refuge and sanctuary within the city—incorporating strategies that connect occupants to the natural environment and promote health, productivity and well-being. These strategies are proven to induce positive physical and psychological responses in people including overall happiness, reduced stress and improved cognitive function. At Bower, these features include abundant indoor and outdoor landscapes and a focus on bringing natural light into the building. Skylights, full-height glass, operable windows and a private atrium connects indoor occupants to the outdoors, and a rooftop deck and pool provides fresh air and views of the city, the Charles River, Fenway Park and sunsets.

"I am incredibly proud to have co-developed Bower. It is truly where the pebble drops for smart growth, transit-oriented and sustainable living in Boston. Bower is named for a beautiful place and industrious bird that makes a magnificent nest—and that is exactly what we've done with these buildings," said co-developer and president of Meredith Management, John Rosenthal.

The leasing office is now open and available for scheduling both in-person and virtual tours. In accordance with local and state guidance, face masks are required for all onsite tours with a limit of three visitors per tour. Additionally, high touch points are being cleaned regularly and physical distancing of six feet or more is encouraged. Virtual tours are available via live video tours and pre-recorded, video walk-throughs are also available.