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High-visibility Fenway site slated for condo project

Premium content from Boston Business Journal - by Michelle Hillman, Journal staff

Date: Monday, August 14, 2006, 12:00am EDT - Last Modified: Thursday, August 10, 2006, 3:02pm EDT

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The newest residential development on Boylston Street shouldn't be hard to find.

It's called "The Point," and it's located at the intersection where Boylston Street and Brookline Avenue come to, well, a point. Preliminary plans call for 150 to 200 residential units at the heavily traveled intersection at which the most notable landmark is a D'Angelo Sandwich Shop.

McQuillan and Samuels have an option to buy the building where D'Angelo is located pending city approval of the project. The two bought an adjoining building at 1383 Boylston St., where Bradley Liquors is located, two years ago.

The development will complete the block of Boylston Street where Fenway Ventures LLC opened its 576-unit rental project called Trilogy last week. Fenway Ventures -- a partnership between William McQuillan of Boylston Street Properties Co. Inc. and Steven Samuels of Samuels & Associates -- is planning the project now, said McQuillan.

McQuillan couldn't say for certain when he'll file for permits to build on the site, but said he will begin the public review process after the preliminary design is complete and he has met with city officials and residents of the West Fenway neighborhood. The permit process will take about a year, and if approved, the project will take another two years to build, said McQuillan.

The preliminary plan calls for the units to be condominiums, but that could change depending on market conditions, he said, adding that he expects Trilogy to be fully rented by the time the project at The Point is ready for occupancy.

The Boylston Street corridor in the West Fenway between the Longwood Medical and Academic Area and Fenway Park is bringing retail, housing and restaurants to one of the city's most underdeveloped urban neighborhoods. Unlike in other areas of the city, neighborhood residents are eager for redevelopment.

Trilogy opened last week with leases signed for 100 of the 200 units still available in the project. In October another 200 units are set to come online, said McQuillan. The remaining 171 units were purchased by Harvard University, which plans to use the apartments for graduate and medical student housing.

About 10 percent of the units in the \$225 million Trilogy project, or about 58 units, are designated as affordable. In addition, Fenway Ventures donated \$1.5 million to the city's Neighborhood Housing Fund and provided another \$200,000 in community benefits.

While the project will help launch the new "main street" of the West Fenway, community leaders believe it is important the future development reflect the neighborhood's economic diversity, said Carl Nagy Koechlin, executive director of the Fenway Community Development Corporation.

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