



Residential

2020 Building Preview: TAT Unveils 5 Big Things We'll See This Year

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3) New residential and mixed-use opportunities transform urban cores

"With new air rights developments, hotel towers, and uniquely positioned residential properties, many urban cores are set for major transformations in 2020 as closely watched and long-awaited projects reach major milestones," says Michael Liu, AIA, NCARB, a principal at TAT.

For example, one of one of Boston's biggest real estate stories in a generation, **Fenway Center**, will soon cross a watershed moment with its first phase approaching completion and its second phase on track to kick off this year. TAT's design for this 1.3 million-square-foot air rights complex adds housing, commercial office space, and retail uses while decking over a major highway and reconnecting three neighborhoods with new green space, public art, and pedestrian and transit connections. The first phase, Bower, offers 312

apartments, 37,000 square feet of retail, and 12,000 square feet of public open space.

A hotel boom continues, too, with one of the northeast's most eagerly anticipated mixed-use towers – the **Raffles Boston Back Bay Hotel & Residences**, designed by TAT for the prestigious international hospitality group and developer Trinity Stuart LLC. After a fall 2019 groundbreaking, the 33-story high-rise is now under construction, transforming a prime corner site into a regional destination as the first Raffles mixed-use property in the United States. Design teams are also unlocking new opportunities in dense, built-up areas where large sites are hard to find. In Boston's historic Beacon Hill neighborhood, TAT's **Archer Residences** reimagines two six-story former university buildings as a single, 172,000-square-foot residential property topped off with a pair of contemporary penthouse additions and a sweeping landscaped roof terrace.