



## **Downtown Development Fact Sheet**

Compiled by the Downtown Boston BID

Updated November 2017

### **Under Construction Inside The BID:**

#### *399 Washington Street Renovation:*

- A complete renovation of the 5-story, 75,000 sf building. Internal demolition began in summer 2017.

#### *One Milk Street Renovation:*

- Complete renovation of this 6-story, 36,500 sq.-ft. building launched in October 2017, with a targeted completion date of August 2018.

#### *Congress Square Development (54-82 Devonshire St.):*

- A transformative \$105 million, 458,300 sq.-ft. redevelopment of the former Fidelity Investments-owned block that includes 92,700 sq.-ft. of proposed new development. The preexisting buildings to be renovated/readapted include:
  - o Residential: 15-19 Congress Street (51,350 sq.-ft., 13 floors, 35 units)
  - o Hotel: 54-68 Devonshire Street (85,700 sq.-ft., 13 floors, 165 rooms)
  - o Office/Retail: 40 Water Street (286,400 sq.-ft., 14 floors)

The redevelopment began in March 2016 and is slated to complete in phases from 2018-2019.

#### *The Exchange At 100 Federal Street:*

- This 10,000 sq.-ft. transparent glass atrium, located on the Congress Street Plaza side of 100 Federal St., is set to include 6,000 sq.-ft. of retail space and 4,000 sq.-ft. of common area. Construction began in December 2016 and is slated to complete in early 2018.

### **Development Proposals Pending Inside The BID:**

#### *30 Winter Street Renovation:*

- A partial, street-level renovation of the 12-story, 87,900 sf building. The majority of the renovation will consist of sheathing in glass the area currently covered by the overhang. Construction slated to begin in late 2017/early 2018.

#### *One Bromfield Street Development (1 Bromfield St.):*

- Proposal calls for a 683-foot, 59-story mixed-use tower including 30,000 sq.-ft. of retail. The proposed 419 residential units include 300 apartments (54 of them affordable)

and 119 condo units. The project is currently being redesigned following the initial round of community review.

*115 Winthrop Square (Winthrop Square Garage redevelopment):*

- Millennium Partners' current proposal calls for a 702-foot, 58-floor, 1.2 million sq.-ft., mixed-use tower including 477,000 sq.-ft. of office space, a 12,800 sq.-ft. "Great Hall" cultural center/pavilion, 14,600 sq.-ft. of tech/start-up incubator space, and 300 residential units. Project is undergoing BPDA Article 80 (large-project) review, with demolition of the preexisting parking garage slated for October.

**Development Proposals Pending Adjacent To The BID:**

*41 LaGrange Street:*

- Proposal calls for a 19-story, 134,000 sq.-ft., 126-unit residential tower including a substantial affordable housing component. Letter of intent filed with the BPDA in October 2017.

**Approved For Construction Adjacent To The BID:**

*48 Boylston Street renovation:*

- The renovation of the 40,500 sq.-ft. former BYMCU building into an affordable housing complex is slated to include the following: 46 affordable housing apartment units; 11,000 sq.-ft. of office space; and 3,800 sq.-ft. of retail space. The project was approved by the BPDA.

*47 LaGrange Street:*

- Proposal calls for a 21-story, 240-foot, 157,000 sq.-ft. residential tower featuring 260 units, including studios, one-bedroom, and two-bedroom units. The tower would be built on the 8,800 sq.-ft. parking lot that is behind 48 Boylston St.

**Under Construction Adjacent To The BID:**

*Bulfinch Crossing (Government Center Garage):*

- This six-building, 2.9 million sq.-ft. redevelopment of the preexisting Government Center Garage is set to include 812 residential units, 196 hotel rooms, 1.15 million sq.-ft. of office space, and 85,000 sq.-ft. of retail. Work began in January 2017 with construction of the 45-story, 486-unit apartment tower component of the mixed-use development. The project is slated to complete in September 2019.

*Emerson College Little Building Renovation (80 Boylston St.):*

- This renovation of the preexisting student dormitory complex at 80 Boylston St. will add an additional 294 student beds to the current stock of 750 student beds. In addition, renovations are being made to floors 2-12 of the building and a new 13<sup>th</sup> floor is being constructed, to be screened-back behind the preexisting parapet. Construction began in spring 2017 and is slated to complete in summer 2019 in time for students to move in for the fall semester.

*Marriott Moxy Hotel (240 Tremont St.):*

- This 23-story, 125,000 sq.-ft. hotel project is set to include 346 “micro-hotel” rooms. Construction began in December 2016 and is slated to complete in late 2018.

*PBX Residences (8 Harrison Ave.):*

- This 8-story, 43,400 sq.-ft. renovation project is renovating a preexisting 143,000 sq.-ft. office building to convert it into 46 apartment units, of which 6 will be designated as affordable. The mix of units includes 18 studios, 20 one-bedroom units, and 8 two-bedroom units. Construction began in March 2017 and is slated to complete in October 2017.

**Completed Projects/Inside The Downtown Boston BID:**

**2017:**

*35-41 Winter Street Renovation:*

- Complete renovation of this 8-story, 29,300 sq.-ft. building. Renovation completed in October 2017.

**2016:**

*The Conrad (6 Hamilton Pl.):*

- A renovation of 17-33 Winter St. into a 27-unit, 29,000-sq.-ft. apartment building. The Conrad includes: nine 2-bedroom apartments; six 3-bedroom apartments; and twelve 4-bedroom apartments.

*The Godfrey Hotel (505 Washington St.):*

- An \$83 million renovation of the former 59 Temple Pl. office tower into a 243-room, 135,000 square-foot boutique hotel with ground-floor restaurant & coffee shop. Opened January 2016.

*Millennium Tower Development (1 Franklin St.):*

- A landmark \$495 million redevelopment of the former Filene’s into a 650-foot, 442-unit mixed-use residential tower with 95,000 sq.-ft. of retail. The tower opened for residents in July 2016. The restaurant/retail component (including PABU sushi restaurant and Old Navy anchor department store) is slated to open in the fall.

**2015:**

*Burnham Building Restoration (10 Summer St.):*

- A \$120 million restoration of the historic Burnham Building into a 285,000 sq.-ft. office/retail space. Building timeline:
  - o August 2014: lead office tenants Havas/Arnold Worldwide and AOL move into upper levels, occupying approx. 125,000 sq.-ft.
  - o May 2015: a flagship Roche Bros. supermarket opened on the Burnham Building’s street level and on the Downtown Crossing subway concourse, occupying approx. 25,000 sq.-ft.

- o September 2015: the first North American Primark department store opened on the first four floors of the Burnham Building, occupying approx. 112,000 sq.-ft.

*44 Winter Street Residences:*

- A \$3 million residential conversion of an office building into a 14-unit apartment building, consisting of a mix of eight 4-bedroom (1,300 sq.-ft.), three 3-bedroom (1,200 sq.-ft.), and 3 “micro” (400 sq.-ft.) units. Opened July 2015.

**2014:**

*Fox Residences (407 Washington St.):*

- Renovation of upper stories into 14 apartments ranging from 700-1,000 sq. ft. Full restoration of historic façade/street-level retail space. Opened spring 2014.

*Lafayette City Center (2 Ave. de Lafayette):*

- A \$5 million lobby renovation, including new security desk, “touchdown area,” lounge seating, and elevator area. Construction began in June 2013; completed spring 2014.

*Winter Place Residences (1-3 Winter Pl.):*

- A \$6 million renovation of upper stories above former Locke-Ober restaurant into six condos, ranging in size from 2,000-3,300 sq. ft. Opened for residents in spring 2014.

**2013:**

*Millennium Place III (580 Washington St.):*

- A \$220 million, 15-story, 265-unit, 390,705-square-foot mixed-use residential tower with approx. 12,000-square-feet of ground-floor retail opened for residents in fall 2013.

*Fidi Downtown 103 Residences (103 Arch St.):*

- A \$4 million, 5-story, 18-unit renovation, opened November 2013.

*Hamilton Crossing (8 Winter St.):*

- A \$8.5 million renovation of a 12-story, 50,000-square-foot building into 48 apartments. Opened for residents in July 2013.

*Hyatt Regency (1 Ave. de Lafayette):*

- A \$13 million renovation of hotel public areas, meeting rooms, lobby & bar, front entrance, and guest rooms. Completed February 2013.

*Old South Meeting House (310 Washington St.):*

- An \$800,000 restoration of the historic museum’s windows, exterior woodwork, and steeple. Completed December 2013.

**2010-2012:***Modern Theatre (525 Washington St.):*

- A \$45 million restoration includes 190-bed dormitory, 2,400 square-foot, 185-seat black box theater; 800-square-foot art gallery/function space. Opened October 2010.

*Paramount Center (559 Washington St.):*

- An \$80 million, 145,000-sq. ft. renovation including two theaters (one 550-seat, other 140-seat), 180-seat screening room, 150-seat restaurant, 262-bed dorm. Opened January 2010.

*29 Temple Place:*

- A \$4 million [estimated] renovation of building into 44 rental units, with 6,500-square-feet of ground-floor retail. Opened in winter 2010.

*25 Temple Place:*

- A \$1 million renovation of building into retail, office, and 6 apartments. Opened in summer 2010.

*One Boston Place (201 Washington St.):*

- A \$2 million renovation of the ground floor for conversion into retail space.

*37 Temple Place:*

- An \$8 million renovation of building into 20 rental units. Completed 2012.

**2000-2009:***Ritz-Carlton Hotel & Residences (1-10 Avery St.):*

- The \$600 million, 1.9 million sq.-ft. development includes: Ritz-Carlton Boston; Ritz-Carlton Residences (368 condo units); AMC Loews Boston Common. Opened in 2000.

*45 Province Street:*

- A \$120 million, 31-story, 337,098-square-foot, 137-unit condo tower with street-level retail, student center, health club, 8-level parking facility. Opened June 2009.

*Ames Hotel (1 Court St.):*

- A \$58 million redevelopment/renovation of 1 Court St. into a 125-room boutique hotel featuring Woodward at Ames restaurant/bar. Opened December 2009.

*Boston Opera House (539 Washington St.):*

- A \$55 million restoration of the 2,500-seat theater. The theater debuted in July 2004.

*Nine Zero Hotel* (90 Tremont St.):

- A \$59 million development of an upscale/boutique 189-room hotel. Opened in June 2002. Sold in 2006 for \$71 million to Kimpton Hotels group, the current operator.

*10 West Street*:

- A \$25 million, 274-bed dormitory with 6,500-square-foot ground-floor retail space (occupied by Back Deck restaurant in July 2012). Opened in 2008.

### **Completed Projects/Adjacent To The Downtown Boston BID:**

*Archstone Boston Common* (660 Washington St.):

- The \$150 million, 28-story, 420 unit residential tower opened March 2007.

*AVA Theater District* (45 Stuart St.):

- \$125 million, 29-story, 384,000-sq.-ft., 404-unit residential tower opened March 2015.

*Emerson College Dormitory* (1-3 Boylston Pl.):

- This 18-story, 90,000 sq.-ft. student dormitory tower is set to include 380 student beds. Construction began in May 2015 and completed in August 2017.

*The Kensington* (665 Washington St.):

- \$170 million, 385-unit, 27-story, 457,000-sq. ft. residential tower opened October 2013.

*Liberty Tree Lofts* (630 Washington St.):

- \$15 million, 40-unit, 5-story, 52,000-sq. ft. residential building opened September 2015.

*Radian* (120 Kingston St.):

- A \$130 million, 26-story, 228,865-square-foot residential tower with 240 residential units and 5,300-square-feet of ground-floor retail space, opened summer 2014.