



Downtown Development Fact Sheet

Compiled by the Downtown Boston BID

Updated February 2017

Under Construction:

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:
 - Residential: 15-19 Congress Street (51,350 sq.-ft., 13 floors, 35 units)
 - Hotel: 54-68 Devonshire Street (85,700 sq.-ft., 13 floors, 165 rooms)
 - 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 2017-2018.

100 Federal Street Winter Garden:

- This 18,000 sq.-ft. transparent glass atrium, located on the Congress Street Plaza side of 100 Federal St., is set to include 8,500 sq.-ft. of retail, 500 sq.-ft. of kiosk space, and a 9,000 sq.-ft. winter garden. Construction began in December 2016 and is slated to complete in early 2018.

Development Proposals/Approved By The BPDA Board:

171 Tremont Street development:

- Approved proposal calls for the redevelopment of a former office building into a 12-unit, 155-foot condominium tower with each condominium unit occupying an entire floor. Construction groundbreaking slated for April 2017.

Development Proposals/Subject To Ongoing Community Review:

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 750-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. Impact Advisory Group (IAG) hearings have commenced.

Canvas (533 Washington St.):

- Current proposal calls for a 30-story, 305-foot, 94-unit residential tower with the bottom 4 floors given over to a tech start-up/business incubator space as well as a restaurant. Estimated opening subject to BPDA and community review.

Completed Projects/Inside The Downtown Boston BID:

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:
 - August 2014: lead office tenants Havas/Arnold Worldwide and AOL move into upper levels, occupying approx. 125,000 sq.-ft.
 - 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.
 - 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.

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.