

## Downtown Development Fact Sheet

Compiled by the Downtown Boston BID

Updated September 2019

### Under Construction Inside The BID:

*Winthrop Center (115 Winthrop Square):*

- MP Boston's proposal calls for a 691-foot, 50-story, 1.6 million sq.-ft. mixed-use tower including 500 residential units, 750,000 sq.-ft. of commercial space, a 550-space parking garage, and a 12,000 sq.-ft. Connector lobby space.
  - The project was approved by the BPDA and ZBA in spring 2018.
  - Demolition of the preexisting garage took place in summer 2018.
  - The pouring of foundation elements commenced after the demolition and extended into spring 2019.

*399 Washington Street Renovation:*

- A complete renovation and modernization of the 5-story, 75,000 sf building. Internal demolition began in summer 2017 and finished in 2018. Renovation began in February 2019 and will complete in December 2019.

*Congress Square Development (40 Water St., 54-82 Devonshire St., 15-19 Congress St.):*

- A transformative 458,300 sq.-ft. redevelopment of the former Fidelity-owned block that includes 92,700 sq.-ft. of new development. The following has taken place:
  - **FINISHED:** the 40 Water Street renovation (286,400 sq.-ft., 14 floors). This included the construction of a new glass box office space that was erected on top of the preexisting building.
  - **FINISHED:** the Hyatt Centric hotel at 54-68 Devonshire Street (85,700 sq.-ft., 13 floors, 165 rooms). The hotel includes a Bar Mercato restaurant at 54 Devonshire Street. The restaurant & hotel opened in February 2019.
  - **APPROVED FOR CONSTRUCTION:** a separate hotel, operator TBA, has been proposed for 15-19 Congress Street (51,350 sq.-ft., 13 floors, 116 rooms). The prior proposal called for a 35-unit residential complex; the hotel proposal submitted in January 2019 and approved by the BPDA in May 2019 calls for a similar construction plan that the residential complex did (but a different use).

*High Street Place (160 Federal St./100 High St.):*

- A 18,500 sq.-ft. food hall being developed for the lobby space connecting 160 Federal Street and 100 High Street. The food hall will feature 22 food vendor stalls/kiosks and seating for 400. It is slated to open in November 2019.

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

### *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.

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

### *41 LaGrange Street:*

- Proposal calls for a 19-story, 93,600 sq.-ft. residential tower comprised of 126 mixed-income apartment units. The mix of residences is set to include studios along with one- and two-bedroom units.

## **Under Construction Adjacent To The BID:**

### *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. Construction began in July 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.

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

### **2019:**

#### *172 Tremont Street Renovation:*

- Emerson College is renovating the 4-story, 17,800 sf building into a new mixed-use student support services center that includes a cultural center, health services office, spiritual life area, meeting space, and counseling area. The renovation commenced in summer 2018 and completed in May 2019.

### **2018:**

#### *One Milk Street Renovation:*

- Complete renovation of this 6-story, 36,500 sq.-ft. building launched in October 2017 and completed in December 2018.

*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 completed in March 2018.

**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) opened in fall 2016.

**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. Sold to Suffolk University in August 2019 for conversion into a student dormitory complex.

*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.

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

- A 24-story, 143,000-sq.-ft. boutique hotel featuring 346 "micro" (175-sq.-ft.) rooms along with a rooftop bar. Opened August 2019.

*PBX Residences (8 Harrison Ave.):*

- An 8-story, 43,400 sq.-ft. renovation project that converted a preexisting 143,000 sq.-ft. office building into 46 apartment units, of which 6 are designated as affordable. The mix of units includes 18 studios, 20 one-bedroom units, and 8 two-bedroom units.

*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.

*The Union (48 Boylston St.):*

- 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. Construction began in January 2018 and finished in December 2018.