



Downtown Development Fact Sheet

Compiled by the Downtown Boston BID

Updated July 2015

Under Development/Inside The Downtown Boston BID:

Winthrop Square Garage Development (115 Winthrop Sq.):

- 8 developers have submitted proposals to redevelop the city-owned Winthrop Square Garage: Accordia Partners, The Fallon Company, HYM Investment Group, Lend Lease/Hudson Group North America, Lincoln Property Co., Millennium Partners, Transnational Properties, Trinity Financial.
- The proposals propose mixed-use towers ranging from 700-750 ft. and 700,000-1,500,000 sq.-ft. Many envision mixed-use facilities, with substantial retail/residential/hotel components complementing the office space.

Millennium Tower Development (1 Franklin St.):

- A landmark \$495 million redevelopment of the former Filene's into a 625-foot, 450-unit mixed-use residential tower with 95,000 square-feet of retail. Estimated completion: 2016.

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.
 - Spring 2015: a flagship Roche Bros. supermarket will open 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 will open on the first three floors of the Burnham Building (including street level), occupying approx. 112,000 sq.-ft.

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

- A transformative \$150 million (estimated), 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:
 - 15 Congress Street (9,800 sq.-ft., 7 floors, multi-family residential/retail mix)
 - 19 Congress Street (35,400 sq.-ft., 13 floors, multi-family residential/retail mix)
 - 68 Devonshire Street (48,800 sq.-ft., 14 floors, multi-family residential/retail mix)
 - 40 Water Street (250,000 sq.-ft., 13 floors, office/retail mix)

The project is anticipated to begin construction in fall 2015, with a projected completion in spring 2017.

The Godfrey Hotel Development (59 Temple Pl.):

- An \$83 million renovation of 59 Temple Place into a 243-room, 135,000 square-foot boutique hotel with ground-floor retail. Estimated opening: fall 2015.

171 Tremont Street development:

- Current proposal calls for the redevelopment of a former office building into a 255' foot condominium tower with each condominium unit occupying an entire floor. Estimated opening subject to BRA and community review.

Completed Projects/Inside The Downtown Boston BID:

2015:

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 for residents in 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 \$35 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, 6 rental units. Opened in summer 2010.

One Boston Place (201 Washington St.):

- A \$2 million renovation of the ground floor of the building 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 square-foot 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, 150-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.):

- A \$125 million, 29-story, 384,000-square-foot, 404-unit residential tower, opened March 2015.

The Kensington (665 Washington St.):

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

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.