

## **Downtown Development Fact Sheet**

Compiled by the Downtown Boston BID  
December 2022

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

*Winthrop Center (115 Winthrop Square):*

- A 691-foot, 53-story, 1.6 million sq.-ft. mixed-use tower including 321 residential units, 750,000 sq.-ft. of commercial space, a 550-space parking garage, and a 12,000 sq.-ft. Connector lobby space. Winthrop Center is slated to open in early 2023.

*11 Ave. De Lafayette Renovation:*

- MCRE Partners' renovation of the 5-story, 58,000 sf boutique building includes: a new entry and lobbies in the front and rear, cosmetic improvements to corridors and restrooms, and exposing original wood-and-brick features in tenant spaces.

*110 Chauncy Street Renovation:*

- MCRE Partners, in partnership with architecture/design firm Sasaki, the lead tenant, has launched renovations of the 8-floor, 76,000 sf property. Improvements include enhanced HVAC systems, bicycle storage, and a basement shower facility.

### **Approved For Construction:**

*9 Hamilton Boutique Hotel (9 Hamilton Pl.):*

- Proposal calls for the renovation of the preexisting 3-story, 20,000 sf office property into a 12-floor, 125-foot, 38,000 sf boutique hotel with 80 rooms. The proposal was approved by the BPDA in November 2022.

### **Development Proposals:**

*11 Bromfield Street Development (1 Bromfield St.):*

- Proposal calls for a 23-floor, 441,000 sf mixed-use office tower, with 59,00 sf of retail space on the first three floors (one of them below-grade). The proposal is currently in its scoping review phase with the BPDA.

### **Completed Projects:**

#### **2022:**

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

- A 18,500 sq.-ft. food hall, featuring 22 food vendor stalls/kiosk, and seating for 400, that creates a shared connector space between the 160 Federal Street and 100 High Street lobbies. Opened in March 2022.

## **2021:**

### *10 Winthrop Square Renovation:*

- A complete renovation and modernization of the 6-story, 26,000 sf building. The renovation included the creation of nearly 6,000 sf of new retail space on the street level and the lower level. The project completed in late 2021.

## **2020:**

### *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. The renovation completed in early 2020.

## **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 renovation included the construction of a new glass-box office space on top of the preexisting building. The **Hyatt Centric hotel** (85,700 sq.-ft., 13 floors, 165 rooms) opened in February 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., includes 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.