

Downtown Development Fact Sheet

Compiled by the Downtown Boston BID
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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.

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 March 2022.

11 Ave. De Lafayette Renovation:

- After purchasing the property from Road Scholar in spring 2021, MCRE Partners has launched renovation of the 5-story, 58,000 sf boutique, brick-and-beam building. Road Scholar will stay on as a tenant. Plans for the building include: a new entry and lobbies in the front and rear, cosmetic improvements to corridors and restrooms, as well as exposing many of the wood and brick features of the original construction in tenant spaces.

110 Chauncy Street Renovation:

- After purchasing the property in spring 2021, MCRE Partners has launched renovations of the 8-floor, 76,000 sf, architecturally significant property, built in 1899. The renovation is being undertaken in partnership with Sasaki, an architecture/design firm, which will occupy the majority (64,000 sf) of the property. Significant base building improvements are planned, with a goal of creating a modern, class A office tower. Enhanced HVAC systems, bicycle storage and a basement shower facility are all being installed.

Development Proposals:

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 submitted to the BPDA in February 2022 as an Article 80E (Small Project Review) application and is currently under review.

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:

2021:

10 Winthrop Square Renovation:

- A complete renovation and modernization of the 6-story, 26,00 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.

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.