

Downtown Development Fact Sheet/March 2024

Under Construction:

44 Bromfield Street:

- A residential conversion of the 9-story, 44,000 sq.-ft. office property. The renovated property will include a mix of 40+ apartment units, ranging from studios through 2-bedroom units.

55 Summer Street:

- The ongoing renovation of the preexisting 10-story, 115,000 sf office property will convert it into a Level 1/Level 2 life-sciences lab space. The renovation will include new bike facilities and significant enhancements to the 55 Summer Street Plaza.

Development Approved:

15-19 Congress Street boutique hotel:

- In May 2019, the BPDA approved Hemisphere Development Group's proposal to renovate the 48,600 sq.-ft. property into a 116-room boutique hotel including 3,100 sq.-ft. of retail space. Harbinger Development acquired the property and development rights in April 2022 and intends to launch the development soon.

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.

Holocaust Museum Boston (125 Tremont St.):

- Proposal calls for a 6-floor, a six-story, 32,700 sq.-ft. museum dedicated to raising awareness and teaching about the Holocaust. The proposal, situated along the Freedom Trail, was approved by the BPDA in December 2023.

Development Proposal 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 approaching going before the BPDA Board for review.

Completed Projects:

2023:

Winthrop Center (115 Federal Street):

- 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 completed renovations of the 8-floor, 76,000 sf property. Improvements include enhanced HVAC systems, bicycle storage, and a basement shower facility.

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 renovated 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.