

Downtown Development Fact Sheet

Compiled by the Downtown Boston BID

Updated December 2021

Under Construction Inside The BID:

Winthrop Center (115 Winthrop Square):

- A 691-foot, 50-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.

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:

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.

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. The flagship tenants—including HAVAS/Arnold Worldwide, Roche Bros., and Primark—moved-in in phases between August 2014 and September 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 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.