

Development Fact Sheet

Compiled by the Boston Redevelopment Authority | Updated January 2012

Completed Projects:

Ames Hotel (1 Court St.)

- Purchased in April 2007 for \$17.7 million. Estimated cost of renovations: \$40 million. 125-room boutique hotel featuring Woodward at Ames restaurant/bar. Opened December 2009.

Archstone Boston Common (660 Washington St.)

- First rental, residential high-rise to be built in 20 years. 28 story building, 420 units (46 affordable), 80% leased. Estimated construction cost: \$150 million.

Boston Opera House (539 Washington St.)

- Opened in July 2004. Underwent \$55 million restoration. Seats 2,500.

Hyatt Regency (1 Ave. de Lafayette)

- \$5 million renovation of interior, including restaurant, rooms, lobby, and banquet space. Completed 2010.

Lafayette Corporate Center (474-552 Washington St./2-6 Ave. de Lafayette)

- 575,000 square-foot office & ground floor, 34,000 square-feet of retail space. Sold in 2002 for \$134 million.

Modern Theatre (525 Washington St.)

- Building purchased for \$2.7 million, estimated construction costs \$45 million. Original theater façade preserved. New 12-story addition containing 190-bed dormitory added. Ground-floor configuration includes 2,400 square-foot, 185-seat black box theater; 800-square-foot art gallery/function space. Opened October 2010.

One Boston Place (201 Washington St.)

- \$2 million renovation of the ground floor of the building for conversion into retail space. Four Green Fields Irish pub/restaurant opened within space in February 2011.

Paramount Center (545 Washington St.)

- 145,000-square-foot renovation, with an estimated \$80 million in new construction costs. Featuring 550-seat theater, 140-seat black box theater, 180-seat screening room, 2,000-square-foot rehearsal space, 150-seat restaurant (Salvatore's, opened October 2011), 262-bed dormitory. Opened January 2010.

Ritz-Carlton Hotel & Residences (1-10 Avery St.):

- 1.9 million square-foot development with \$450 million in estimated construction costs includes: Ritz-Carlton Boston; Ritz-Carlton Residences (309 condo units; average resale value \$800,000-\$6.2 million); AMC Loews Boston Common (19 screen multiplex); Blu restaurant; Sports Club/LA; Salon Marc Harris. Opened in 2000.

45 Province Street (27-47 Province St.):

- 31-story, 337,098-square-foot mixed-use project with street-level retail (Cakeology, opened August 2011), floors 1-2 student center (Torit Language School), 150-unit residential tower, health club on floors 11-12, 8-level parking facility on floors 2-6 (3 floors below ground). Condos reselling for \$500,000-\$2.6 million. Opened June 2009.

29 Temple Place (29-35 Temple Pl.):

- \$4 million [estimated] renovation of building into 44 rental units, with 6,500-square-feet of ground-floor retail. Completed 2010.

25 Temple Place (21-27 Temple Pl.):

- \$1 million renovation of building into 6 rental units, office space, hair salon and ground-floor retail. Completed 2010.

10 West Street (511-521 Washington St.):

- 274-bed dormitory with 6,500-square-foot ground-floor retail space (set to be occupied by Back Deck restaurant in early 2012). Opened in 2008.

Under Construction:

Hayward Place (558-580 Washington St.):

- Project calls for 15-story, 265-unit, 390,705-square-foot mixed-use residential tower with approx. 12,000-square-feet of ground-floor retail and 125-space underground garage. Site purchase price: \$23 million. Groundbreaking commenced in November 2011.

Kensington Place (659-677 Washington St.):

- 385-unit (61 affordable housing units), 27-story, 457,000-square-foot apartment tower includes 110 parking spaces and 4,000-square-feet of ground-floor retail space. Project includes improvements to Boylston Square; partial widening of LaGrange Street; extensive renovation of Liberty Tree Park; \$7 million donation to Hong Lok House (75-unit affordable living facility on Boylston St.) along with donations to the Friends of the Public Garden. Groundbreaking commenced in October 2011.

Santander/Sovereign Bank (30 Winter St.):

- Renovation of building entry and exterior courtyard. Estimated cost of renovations: \$250,000. Estimated completion: 2012.

8 Winter Street (8-10 Winter St.):

- Renovation of 12-story, 50,000-square-foot building into 48 apartments. Estimated cost of renovations: \$12 million. Estimated completion: July 2012.

37 Temple Place (37-43 Temple Pl.):

- Renovation of building into 20 rental units. Estimated cost of renovations: \$8 million. Estimated completion: 2012.

Approved:

411 Washington Street (407-411 Washington St.):

- 12,200 square feet of retail, 14 housing units.

Hyatt Regency (1 Ave. de Lafayette)

- Renovation of hotel public areas, meeting rooms, lobby & bar, front entrance, and guest rooms. Estimated cost of renovations: \$13 million.

Under Review:

One Franklin (426 Washington St.):

- 1.2 million-square-foot development project on site of former Filene's Basement. Original proposal called for 500,000-square-foot office space, 5 levels of retail, 50,000-square-foot health club/spa, 140 residential units, hotel, 299-space underground garage. Site purchased in December 2006 for \$100 million.