

## Development Fact Sheet

Compiled by the Boston Redevelopment Authority | Updated August 2013

### Completed Projects:

#### **2000-2009:**

##### *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). Estimated construction cost: \$150 million. Opened March 2007.

##### *Boston Opera House (539 Washington St.):*

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

##### *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:*

- 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.

##### *10 West Street:*

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

#### **2010-2012:**

##### *29 Temple Place:*

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

*25 Temple Place:*

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

*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.

*Paramount Center (559 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.

*One Boston Place (201 Washington St.):*

- \$2 million renovation of the ground floor of the building for conversion into retail space.

*37 Temple Place:*

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

**2013:**

*Hamilton Crossing (8 Winter St.):*

- Renovation of 12-story, 50,000-square-foot building into 48 apartments. Estimated cost of renovations: \$12 million. Opened for residents in July 2013.

*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. Completed February 2013. (Earlier \$5 million renovation of interior, including restaurant, rooms, lobby, and banquet space completed in 2010.)

*Kensington Place (659 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. Opened August 2013.

**Under Construction:**

*59 Temple Place Hotel Redevelopment:*

- Proposal calls for the rehabilitation of 59 Temple Place (also known as 501-507

Washington Street) for the provision of a new, 243-room, 135,000 square-foot boutique hotel with ground-floor retail. Development approved in December 2012; preliminary construction staging/scaffolding in-place.

*120 Kingston St. ("The Dainty Dot," Kingston & Essex St.):*

- Project calls for 26-story, 228,865-square-foot residential tower with 200 residential units. There will be 5,300-square-feet of ground-floor retail space along with 70 below-grade parking spaces. The \$105 million project is estimated to be completed in summer 2014.

*Lafayette City Center (2 Ave. de Lafayette):*

- Project calls for an estimated \$5 million renovation of the lobby area, including a new security desk, "touchdown area," lounge seating, and elevator lobby. Construction beginning in June 2013 and ending in fall 2013.

*Millennium Place III (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. Open for residents fall 2013.

*Santander/Sovereign Bank (30 Winter St.):*

- Renovation of building entry and exterior courtyard. Estimated cost of renovations: \$250,000. Estimated completion: spring 2014.

*45 Stuart Street Residences:*

- Project calls for 29-story, 384,000-square-foot, 404-unit (including 40 units of on-site affordable housing), \$125 million residential tower. Groundbreaking commenced in March 2013. Estimated opening for restaurants: spring 2014.

*411 Washington Street:*

- Renovation of upper stories into 14 apartment units ranging from 700-1,000 sq. ft. in size (12 2-bedroom units, 1 3-bedroom unit, 1 4-bedroom unit). Full restoration of historic façade/street-level retail space. Estimated completion: November 2013.

*Millennium Tower/Burnham Building (426 Washington St.):*

- 1.2 million-square-foot development project on site of former Filene's Basement. Millennium Partners' revised proposal calls for 606-foot, 600-unit, \$615 million tower. Proposal also includes 230,000-square-feet of retail and 200,000-square-feet of office space. Proposal approved by BRA. Construction on Burnham Building commenced April 2013.