



Downtown Business Improvement District Development FACT SHEET

UPDATED November 2012

UNDER CONSTRUCTION

- Millennium Place:** 15 story 256 unit mixed-use building with approximately 390,000 sf, including 9,700 sf of retail, 125 underground parking spaces. Estimated construction cost: \$220 million. The building will replace an existing parking lot. Estimated completion Fall 2013. Millennium Partners.
- Kensington :** 381 rental apartments, 61 affordable units onsite, 407,000 sf, 110 parking spaces, 4,000 sf retail in 29 story, 290' building. Estimated construction cost: \$170 million. Estimated completion Fall 2013. Kensington Investment Company, Inc.
- 8 Winter St.** Renovation of 12-story, 50,000-square-foot building into 48 apartments. Estimated cost of renovations: \$6 million Estimated completion July 2012. Hamilton Co.

RECENTLY COMPLETED

- 10 West Street:** 274 dorm-beds for Suffolk University with 6,500 sf ground-floor retail including restaurant and coffee shop. Estimated cost of renovations: \$25 million. Opened January 2008. Suffolk University
- 45 Province Street:** 31 story 337,000 sf mixed use project with street level retail, 137 unit residential units levels 7-31, health club on levels 11-12 and an 8 level parking facility on levels 2 -6 and 3 levels below grade. Cost: \$160 M Opened 2009. The Abbey Group.
- I Boston Place:** \$2.0 million renovation of the ground floor of the building, completed in 2009. Four Green Fields Restaurant opened 2010.
- Paramount Center:** 145,000 sf renovation and new construction. 550 seat theater, 140 seat black box theater, 180 seat screening room, 2,000 sf rehearsal space, 150 seat restaurant, 262 bed dormitory. Estimated construction cost: \$80 million Opened 2010. Emerson College.
- Ames Building** 125 room boutique hotel, Woodward restaurant and bar. Estimated cost of renovations: \$40 million, Opened 2009. Normandy.
- Modern Theater:** Preservation of the theatre's façade, as well as 12-story addition containing a 200 bed student residence. 2,400 sf black-box theatre (185



Boston
Redevelopment
Authority

seats) and 800 sf art gallery/pre-function space. Construction cost \$45 million. Opened 2010. Suffolk University.

- 29-35 Temple Place: Renovation of building into 44 rental units and 3,500 sf retail
Construction cost: \$8 million. 23,000 sq ft. Completed 2010.
- 21-27 Temple Place: 6 rental units, office space, salon and ground floor retail, restaurant
18,000 sq ft., Construction cost: \$.9 million. \$2.7M total, Completed 2010
- 37 Temple Place: Renovation of building into 20 rental units. Estimated cost of
renovations: \$8 million. 30,000 sq ft. Completed 2012.
- Hyatt Regency Renovation of interior, including new restaurant, rooms, lobby, and
banquet space. Construction cost: \$5 million. Completed 2010
- Uno Due Go New 4,000 sf, 100 seat restaurant, \$2.2 mil. Completed Nov. 2011
Summer St

APPROVED

- Hyatt Regency Renovation of hotel public areas, meeting rooms, lobby and bar, front
entrance and guest rooms. Estimated cost of renovations: \$13 million
- 407-411 Washington St 12,200 retail, 14 housing units

- 30 Winter St. Renovation of building entry and exterior courtyard. Estimated cost of
renovations: \$.25 million. Estimated completion 2012. Cresset Group.

UNDER REVIEW

- Millennium Towers: 1.2 million sf development project on site of former Filenes Department
store; Restoration of Burnham building and new building at 55 story,
200,000 sq ft office space, 230,000 sq ft retail, and 600 rental and condo
residential units with 525 underground parking spaces. Estimated
construction cost \$615 million. Millennium Partners. Ground breaking
2013
- 1, 2, 3 & 4 Winter Place
(former Locke Ober) 20,000 sq ft, 7 M, 6 residential units with 2 restaurant spaces on
ground floor (2400 sq ft & 3100 sq ft) , Origen Property .



Boston
Redevelopment
Authority