

# What's New in



GREATER BOSTON  
CONVENTION & VISITORS BUREAU

## Boston & Cambridge Destination Overview

January 18, 2018

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#### I. Hotel News – Hotel openings in 2016/2017 & beyond

There are more than 35 new hotel projects planned in greater Boston, with a potential for over 5,000 new hotel rooms in the next 5 years. These hotels are a mixture of full service hotels, boutique properties, and extended-stay facilities. More than half the rooms are planned for the **South Boston Waterfront** near the Boston Convention & Exhibition Center, while the area south of **North Station** will undergo transformative projects. **East Boston, Cambridge, Somerville, and Chelsea** are also key areas of new hotel development.

#### 2016 Openings

- **The Godfrey Hotel**, a luxury boutique hotel with 242 rooms opened February 3 at the historic Blake Building in Downtown Crossing. George Howell Coffee is open on the lobby level and **RUKA**, a contemporary Peruvian restaurant, opened in December of 2016.
- The 330-room **Aloft Boston Seaport** & 180-room **Element Boston Seaport** have opened on D Street opposite the Boston Convention & Exhibition Center (BCEC). The \$137.8M development added 510 new hotel rooms to the Seaport District.

- The 83,000 SF, 152-room **AC Hotel Boston North** opened at **95 Station Landing in Medford** March 1, 2016, the first AC Hotel by Marriott to be built in the US bearing AC Hotel brand. Common spaces will include dining rooms, bar, lounge, pool, fitness center and two meeting rooms. The hotel is within walking distance to the Orange Line.
- The 96-room **Beauport Hotel** opened on Pavilion Beach in Gloucester, MA opened in June 13, 2016.
- **Homewood Suites by Hilton Boston/Brookline**, a 130-key property, opened August 10 at 111 Boylston St near Brookline Village.
- Boylston Properties built a 148-room **Marriott Residence Inn** on Arsenal Street in **Watertown**, which opened September 1, 2016.
- A second **AC Hotel** by Marriott opened at the 27-acre Cambridge Discovery Park near Alewife Station on October 1, 2016. The boutique hotel is design-led, contemporary, and tailor-made for modern travelers with its signature AC Lounge, hi-tech meeting and media spaces, a fitness center and pool, and 150 sleek modern guest rooms.
- On October 4 **Residence Inn by Marriott** opened a 118-suite property in Concord, MA.
- The **Porter Square Hotel**, a 65-room hotel located at 1924 Massachusetts Ave., Cambridge, MA, opened November 2, 2016. The hotel will ultimately include a restaurant with a full bar, private dining facilities and an outdoor roof garden.
- The **136-room Hilton Garden Inn** at Patriot Place overlooking Gillette Stadium opened November 4, 2016.

### 2017 Openings

- The **Hilton Homewood Inn & Suites**, 152 rooms, opened in Chelsea on March 15, 2017.
- **Global Vision Hotels** restored a century-old factory building in Everett and opened a 101-room upscale, boutique hotel called **Envision Hotel Boston Everett**, which opened April 5, 2017.
- **Freepoint Hotel**, an Independent Collection property with 121 rooms, opened near Fresh Pond in Cambridge on April 12, 2017.
- **Boston Global Investors** (BGI) opened an 11 story, 326-room **YOTEL** as part of the South Boston Seaport Square complex on June 22, 2017 (*pictured*).



### Proposed Hotels: 2018 and Beyond

- The **Ink Block Project** in Boston's South End, will be adding a 205-room **AC Hotel by Marriott** in early 2018. There will also be three apartment buildings on this 6-acre parcel, totaling 315 units, and a fourth residential tower.
- The 220-room **Courtyard Boston Downtown North Station** is scheduled to open in March as part of the \$165 million mixed-use development on Beverly Street adjacent to the TD Garden and North Station.
- At **Assembly Row**, construction began in 2016 on a 159-room Autograph Collection by Marriott property expected to open in early 2018.
- National Development and Boston Development Group are building a **162-room AC by Marriott Hotel** at Cleveland Circle in Brookline slated to open in early 2018.
- A 163-room **Hyatt Centric** is scheduled to open in the fall of 2018 in downtown Boston.

- Carpenter & Co. broke ground January 14, 2015 on two towers planned for 1 Dalton Street. **The 211-room Four Seasons Hotel** will occupy the first 20 floors of the building with 180 condos spread across the upper 40. Projected opening: early 2018. Prtizker Realty Group of Chicago plans to build a 26-story apartment tower on the adjoining parcel with two restaurants, two lounges and a health club and spa.
- Construction is underway on the Cambria Hotel, an 87,000 square foot, **159-room select-service boutique hotel** with restaurant and retail space at 6 West Broadway in South Boston. The hotel will include a roof-deck bar, fitness center, meeting rooms, and pool/lounge area.
- Construction has begun on a 23-story, 346-room **Marriott Moxy Hotel** in Boston's Theater District adjacent to the Wilbur Theatre.
- Construction is underway on **Wynn Boston Harbor**, America's first 5-star urban gaming resort slated to open June 24, 2019. The Property consists of 13 acres of gross floor area with 29-floor luxury hotel tower overlooking the Boston skyline. There will be 671 deluxe guest rooms including 103 suites, 13 restaurants and lounges, 200,000 sf of gaming, 50,000 sf of convention and meeting space, and an outdoor events area with a scenic harborwalk. A year-round water ferry and water taxi system will connect guests to Logan Airport and points across Boston Harbor (*pictured*).
- **Marine Wharf at 660 Summer St, Harbinger Development** has received approval to build a 253-room Hampton Inn and 158-room Homewood Suites at Boston Marine Industrial Park. Marine Wharf will include 3,500 sf of retail space. The hotels are projected to open in 2019.
- Massport approved a long-term lease for **Hyatt Hotels Corp.** to develop a 304-unit apartment building and a 294-room hotel at 315 Northern Ave. The complex, which is across the street from the Blue Hills Bank Pavilion, will also include nearly 20,000 square feet of retail and restaurant space.
- Amsterdam-based **citizenM Hotels** will open a 10-story, 260-room micro-hotel at the Hub on Causeway complex currently under construction across from TD Garden.
- The [Boston Planning & Development Agency \(BPDA\)](#) approved a 140,000 SF boutique hotel in Brighton at **Boston Landing**, which will be a 1.43 million mixed-use development.
- Dallas-based Omni Hotels & Resorts has won the bid to work with Massport to develop a **1,054-room hotel across from the BCEC** in the Seaport District.
- Boston-based Cathartes will break ground on a **140-room hotel in North Quincy** in the summer of 2017.
- Development plans have been approved for the **Haymarket Square Hotel and Retail Space**. The project calls for 140,000 SF – 150,000 SF for the 225-room, 6-story hotel, with 25,000 SF of retail space and an attached one-story market pavilion.
- A 230-room hotel has been proposed to replace a former 5-story chain-making factory in Charlestown. The extended-stay **Chain Forge Hotel** would include a lobby, conference rooms, pool, fitness center, restaurant and an historical exhibit.
- A **145-room Hampton Inn & Suites by Hilton** will be open as part of the \$400M Arsenal Yards mixed-used development at the former Arsenal Mall in Watertown.
- The BPDA gave final development rights for a **Marriott Residence Inn on Melnea Cass Blvd** to the Boston design firm Urbanica. The hotel will include 108 rooms and 50 apartments and also feature 8,000 sf of retail space.
- **A four-story, 130-room hotel** and a **nine-story, 120 room hotel** and 50 luxury apartments on the top five floors are planned for 1591 Broadway on the Revere-Saugus line.



- Paul Roiff, the owner of XV Beacon, has proposed a **127-room Hotel conversion call Loft Hotel**, including restaurant and coffee shop, at an East Boston warehouse at 151 Porter St.
- Westbrook Partners out of NY has submitted a letter of intent to the BPDA to build a **17-story, 225 room hotel in Chinatown** at the intersection of Essex and Oxford Streets in Chinatown.
- Woburn, MA firm Somnath Hospitality has won approval to build a \$30 million, **90-room boutique hotel at 104 Canal Street** near North Station and the TD Garden.
- LIMAC Realty LLC's plan to build a **68-key, 14-story hotel** at 88 N. Washington St. in the North End. The structure will be 128 feet tall and cost \$16.5 million to develop.
- Mark Development and Buckminster Annex Corp. have **proposed two high-rise hotels with a combined 763 rooms** at the corner of Commonwealth Avenue and Beacon Street.
- **Yotel** chief executive **Hubert Viriot** says that he's exploring various sites in Cambridge to open a second YOTEL.

### Renovations /Expansions

- The **Loews Boston Hotel** has completed a \$10M renovation. The renovated hotel features 225 renovated guest rooms, three updated suites with free Wi-Fi, six meeting rooms, and a mini-ballroom with reception capacity for up to 100 people.
- **Boston Park Plaza** completed a \$100-million renovation, revitalizing the historic hotel's 1,054 renovated guestrooms, 36 renovated suites, complimentary access to exclusive 19,000 sf David Barton Gym, six in-house restaurants and bars, including exquisite dining from STRIP by Strega, and 50,000 sf of transformed meeting space (*pictured*).
- **Hyatt Boston Harbor** completed a \$10 million renovation inspired by the building blocks of Boston's waterfront-wood pilings, water, brick and steel, the newly redone guestrooms offer guests a modern yet inviting feel, with furnishings in warm red tones, accented by touches of reclaimed wood and blackened steel.
- **Hyatt Regency Downtown** completed a \$13 million guestroom renovation, offering travelers reimagined guestrooms designed to capture the city's vibrant energy and the revitalization of Downtown Crossing. Each of the hotel's 502 guestrooms and suites now feature a color scheme of soothing, warm grey and gentle gold undertones.
- **The Hotel Commonwealth** has completed a \$50 million renovation, adding 96 rooms along with an additional 7,500 square feet of meeting space, including an outdoor terrace overlooking Fenway Park – creating 14,000 square feet of total hotel event space, and additional parking.
- The **Liberty Hotel** underwent an \$11 million guestroom renovation which redesigned guestroom floor plans with custom showpiece furniture and fixtures along with bespoke accents and artwork.
- The **Ames Boston Hotel** has completed a \$6 million overhaul of all 115 guest rooms and unveiled 1,700 square feet of all-new meeting and event space located on the hotel's second floor. The Ames recently joined Hilton's Curio Collection and renowned chef Mary Dumont opened Culvitar at the Ames in the spring of 2017.
- **The Royal Sonesta Boston** has unveiled 28,000 sf of newly renovated meeting and event space with contemporary furnishings and featuring views of the Charles River and Back Bay skyline. The 6,000 sf Grand Ballroom, 3,135 sf Riverfront room, and 1,008 sf Somerset room have all been renovated.



- The **Boston Harbor Hotel** has completed an exquisite renovation of 230 newly designed guest rooms and suites. Wimberly Interiors, a globally recognized leader in hospitality design, created a design aesthetic for the guest rooms and suites combining patterns, textures and colors that are inspired by the natural beauty of Boston's waterfront.
- The BPDA has approved an expansion of the **Bayside Club Hotel LLC (Doubletree Boston Hotel)** to renovate and expand the existing DoubleTree Hotel by constructing a 63,000 SF L-shaped addition on its northeast side; adding a net new 86 guest rooms to its 197 existing guest rooms; a new conference and meeting facilities such as a 4,000 sf dividable large ballroom, a 1,200 sf small boardroom, and two approximately 300 sf meeting rooms.
- Brockton-based **Jiten Hotel Management** plans to expand its **Holiday Inn Express and Suites** adjacent to the South Bay retail center in Dorchester, adding a 5-story, 60 room addition to the existing 114-room hotel at 69 Boston St.
- **Hampton Inn Logan Airport** has completed a \$8M renovation to all 250 guestrooms and the kitchen/bar abutting the hotel lobby.
- In May of 2017 the **Four Seasons Boston** completed a renovation of guestrooms and meeting space. The room updates brightened the decor, updated technology and modernized the layout.
- The **Kimpton Nine Zero Hotel** is transforming its 190 guest rooms and suites, the living room lobby, and 2,400 square feet of private event and workspace. Nine Zero will remain open throughout the process. Upon completion in late Winter 2018, guests can expect a seductive and design-forward hotel
- The **Hilton Garden Inn** in East Boston will add an additional 84 hotel rooms and community meeting space. While the addition will eliminate 25 parking spaces, the BPDA approved revision will contain a total of 262 guest rooms and 321 off-street parking spaces for hotel guest.
- **The Westin Copley Place** will complete a \$45 million renovation by mid-April 2018 of all 803 guestrooms and suites. The redesign of larger-than-average rooms (*pictured*) will include refreshed décor which plays into Boston's culture and history as well as the addition of standing showers in 75% of the bathrooms. The rooms are the final component of a multi-year property refresh which also included a renovation of all 54,000 square feet of meeting space, the addition of a Westin Club lounge, and the expansion of the fitness studio which also now features a Peloton bike and TRX fitness equipment.



#### Hotels opened in 2016 & 2017:

- Element Boston Seaport, South Boston, 180 rooms – opened January 14, 2016
- The Godfrey, Downtown Crossing, 242 rooms – opened February 3, 2016
- Aloft Boston Seaport, South Boston, 330 rooms – opened February 4, 2016
- AC Hotel Boston North at Station Landing, Medford, 152 rooms – opened March 1, 2016
- Beauport Hotel, Gloucester, 96 rooms – opened June 13, 2016
- Homewood Suites by Hilton, Brookline/Boston, 130 rooms – opened August 10, 2016
- Marriott Residence Inn, Boylston Properties, Watertown, 150 rooms – opened September 1, 2016
- AC Hotel by Marriott at Cambridge Discovery Park, 150 rooms – opened October 1, 2016
- Residence Inn by Marriott, Concord, 118 rooms – opened October 4, 2016
- Porter Square Hotel, 65 rooms – opened November 2, 2016
- Hilton Garden Inn, Patriot Place, 136 rooms – opened November 4, 2016
- Hilton Homewood Inn & Suites Boston Logan Airport/Chelsea, 152 rooms, opened March 15, 2017
- Envision Hotel Boston Everett, 101 rooms, opened April 5, 2017
- Freepoint Hotel, Cambridge, 121 rooms, opened April 12, 2017
- Seaport District YOTEL, Seaport Square, 326 rooms, opened June 23, 2017

#### Hotel Openings and Proposed Hotels 2018 & Beyond:

- AC Hotel by Marriott, Ink Block Project, South End, 205 rooms, projected opening Q1 2018

- Courtyard Boston Downtown/North Station, 220 rooms, projected opening Q1 2018
- Autograph Collection by Marriott, Assembly Row, Somerville, 159 rooms, projected opening Q2 2018
- AC Hotel by Marriott, Cleveland Circle, 162 rooms, projected opening Q3 2018
- Hyatt Centric, Downtown Boston, 163 rooms, projected opening Q3 2018
- Four Seasons Hotel, Christian Science Plaza, 211 rooms, projected opening Q4 2018
- Cambria Hotel, South Boston, 159 Rooms, projected opening Q1 2019
- Marriott Moxy Hotel, 240 Tremont Street, 346 rooms, projected opening Q2 2019
- Wynn Boston Harbor, Everett, 671 rooms, projected opening Q2 2019
- Hampton Inn, Boston Marine Industrial Park, 253 rooms, projected opening Q2 2019
- Homewood Suites, Boston Marine Industrial Park, 158 rooms, projected opening Q2 2019
- Hyatt Place, Seaport District, 294 rooms, projected opening Q2 2019
- CitizenM Hotels, Hub on Causeway, TD Garden, 260 rooms, projected opening 2020
- Brighton Hotel at Boston Landing, 175 rooms, projected opening 2020
- Omni Hotel @ BCEC, South Boston, 1,054 rooms, projected opening 2021
- North Quincy Marriott hotel, 140 rooms
- Haymarket Square Hotel, 225 rooms
- Chain Forge Hotel, Charlestown, 230 rooms
- Hampton Inn & Suites by Hilton, Watertown, 145 rooms
- Marriott Residence Inn, Melnea Cass Blvd, Urbanica, 108 rooms
- Revere-Saugus Hotel, 1591 Broadway, 130 rooms
- East Boston Hotel, 151 Porter St, 127 rooms
- Chinatown Hotel at 73-79 Essex St., Westbrook Partners, 225 rooms
- 104 Canal Street, TD Garden, 90 rooms
- Peebles Corp. Hotel, Mass Ave and Boylston, 160 rooms
- LIMAC Realty North End Hotel, 68 rooms
- Kenmore Square Hotel, 763 rooms

## II. Waterfront News

- The **Massachusetts Convention Center Authority (MCCA)** will issue an RFP for a survey and study to examine a 1.3 million SF expansion of the [Boston Convention and Exhibition Center](#). The expansion was put on hold by Governor Baker in 2015. The survey will look at the project's feasibility in the marketplace.
- Massport's board of directors has selected [Omni Resorts and Hotels](#) and New Boston Hospitality LLC to build a 1,054-room hotel on Summer Street across from the Boston Convention and Exhibition Center. The \$550 million project will be the fourth-largest hotel in Massachusetts by the time it opens in 2021.
- **General Electric** is relocating global headquarters to Necco Court in the Fort Point area of the Seaport District. The three building HQ campus will be owned by the BPDA. GE unveiled the HQ blueprint on August 1, 2016 and broke ground in December of 2016.
- Construction of **One Seaport** broke ground November 14, 2014. The \$600M project will create 832 apartments above 260,000 sq ft of retail space with over 30 stores, restaurants, and entertainment venues. One Seaport businesses such as L.L. Bean, Tuscan Kitchen & Market, ShowPlace Icon, 75 on Seaport, and King's Dining & Entertainment will all open in Q4 of 2017 (*pictured*).
- **Echelon Seaport** broke ground in the summer of 2017 with a targeted completion date of 2020. Echelon Seaport is a three-tower, 1.3 million-square-foot condo and apartment project being developed by California-based Cottonwood Management. It will be managed by Taiwan-based Regent Hotel Group.
- The Boston Civic Design Commission issued final approval **for three, 22-story condo/apartment towers and retail along Seaport Blvd** near Congress and B Streets. The \$700 million project will feature buildings of staggered heights and various shapes and will include 125,000 SF of retail space and 1,100 condos and apartments.



- **Reebok** has moved its corporate headquarters, and 700 jobs, to the Innovation & Design Building, a sprawling former warehouse on the edge of Boston's waterfront in the fall of 2017. Reebok will move next fall into about 220,000 square feet on five floors, with office space, a two-story gym, a design lab, a retail store, and a public restaurant.
- Five years after opening an office in Kendall Square, **Amazon** has announced plans for expansion in Boston and will bring 900 employees to a new office opening in the Fort Point neighborhood next to General Electric.
- The **Society of Arts and Crafts** has moved to the 100 Pier 4 building and will serve as a center for the craft and design community, connecting students, artists, collectors, and the public.
- Conroy Development has been approved to build a 250-room boutique hotel and 304-unit apartment building for "**Parcel K**" in the Seaport District. The development will feature a 150,000-square-foot hotel on the eastern side of the parcel, a 300,000-square-foot residential building on the western side, and 25,000 SF of retail.
- **Tishman Speyer** has purchased Lots 2 and 3 of the Pier 4 development. Lot 2 will be developed as a 13-story office building encompassing 353,000 SF of office and 20,000 SF ground floor retail. Lot 3 will be developed as a nine-story condominium building with 171,000 sellable SF of residential space and 17,000 SF ground floor retail.
- The BPDA approved a **22-story building at 150 Seaport Blvd.**, which would turn the site of two waterfront bars into a sweeping glass tower. A development group led by South Boston restaurateur Jon Cronin hopes to start construction on the \$260 million, 124-unit condo project next year.

### III. Logan Airport and Transportation Updates

- **Logan International Airport** is undergoing a **\$100 million renovation** of Terminal E to improve service for international passengers. In the fall of 2015 Massport began the permitting process to create/reconfigure 130,000 sf in Terminal E to accommodate the Airbus 380. 7 new gates will be added to Terminal E by 2022.
- Massport has approved a partial project budget of **\$45 million dollars for improvements to Terminal B** at Logan International Airport.
- Logan International Airport is now servicing direct, non-stop service to 75 domestic destinations and 55 international destinations, including **Hong Kong, Beijing, Shanghai, Dubai, Tokyo, Istanbul, Oslo, Tel-Aviv, Doha, Lisbon, Bogota, Mexico City, and Panama City.**
- **Delta** launched non-stop, seasonal service between Boston and Dublin on May 25, 2017 through October.
- **Avianca** began service 4X week between Boston and Bogota, Columbia on June 2, 2017.
- **Delta** launched service from Logan to San Francisco, and expanded service to Seattle and Milwaukee, on June 8, 2017 and add Nashville service on November 6, 2017.
- **Air Europa** began seasonal service between Boston and Madrid 3 times/week on June 14, 2017.
- **Air Canada** now operates daily seasonal service between Boston and Vancouver June 23 – September 4, 2017.
- **Virgin Atlantic** now operates flights twice a week between Boston and Manchester starting in the summer of 2017.
- **WestJet** commenced double daily flights between Boston and Montreal on October 15, 2017.
- **JetBlue** has applied to reallocate an unused US-Havana flight frequency to Boston, which would be for a Saturday only flight commencing Q4 of 2017.

- **Level**, the long-haul low-cost carrier owned by IAG will add nonstop BOS-Barcelona service on March 28, 2018, operating twice per week and increasing to 3x/week on August 6, 2018.
- The **MCCA** has announced plans for a one-year pilot program testing ferry shuttle service from North Station to the Seaport District in April of 2017.
- **Norwegian Air** will begin service between Boston and Paris, 4 times per week, on May 2, 2018.
- **Primera Air** has announced the opening of 3 new bases in Europe – London-Stansted, Paris CDG, and Birmingham – from which they will start operations to Boston in May of 2018.
- On June 8 **Delta** will commence daily service between Boston and Charleston and expand service to Pittsburgh, Nashville, Kansas City and Jacksonville. On June 9 Delta will begin seasonal service to Aruba once a week on Saturday.
- **LATAM Airlines**, the largest airline group in South America, has announced that it will start year-round service between Boston and the Sao Paulo/GRU hub starting in the summer of 2018 pending government approval.



#### IV. Culinary & Craft Beer News

- The falling craft beers have opened brewing and taproom locations in Greater Boston: **Night Shift Brewing, Bone Up Brewing, Downeast Cider, Lamplighter Brewing Co, Winter Hill Brewing, Trillium, Castle Island, Aeronaut, Mystic, Idle Hands, Down the Road, and Bent Water Brewing.**
- **Buttermilk and Bourbon**, from Chef Jason Santos, is a 150-seat restaurant with a Bayou-influenced menu that opened in Back Bay on February 27, 2017.
- Chef Matthew Gaudet, late of Kendall Square's West Bridge, opened **Freepoint Kitchen & Cocktails** in West Cambridge on April 12.
- **Garrett Harker** and the Island Creek Oyster team opened **Les Sablons**, a cross between London and Paris cuisine, on April 18, 2017.
- **Bully Boy Distillers** opened new headquarters in Roxbury's Newmarket District on April 21, 2017.
- Mary Dumont opened **Cultivar** at the Ames Boston Hotel on May 5, 2017.
- **BenCotto** opened at 361 Hanover Street in the North End in June 2017, bringing pizza and Italian cafe entrees to the location formerly occupied by Circle Pizza for nearly 50 years. Translating to "Well Done," the pizzeria has a wood-fired brick oven, about 40 seats and a dining counter.
- **Explorateur** opened in August 2017 on the first floor of a historic Masonic lodge across the street from Boston Common, the latest effort from Big Night Entertainment Group (Red Lantern, Gem) is a day-into-night cafe-restaurant.
- **Earls Kitchen + Bar** added its second location to the Boston market with the opening of a 14,500 square foot multi-story restaurant and bar at the Prudential Center on September 6, 2017.
- **Down the Road Brewery** is opening a 12,000 sf brewery and taproom in Everett on November 3.

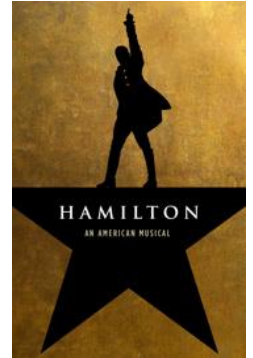


- **City Winery**, a hybrid wine bar, restaurant, concert venue and event space opened at 1 Canal Street in November of 2017.
- **Eventide**, a Portland, ME seafood restaurant, opened **Eventide Oyster Co.** in the Fenway neighborhood in October.
- **Andy Husbands** has opened a second **Smoke Shop** in the Seaport District.
- **Jason Santos** has re-made the Back Bay Harry's space into a "coastal Mexican" restaurant called **Citrus & Salt**.
- **Trillium Brewery Company** has opened a Winter Beer Garden at the Substation on Washington St in Roslindale.
- **Chef Chris Chung** has opened **Momi Nonmi**, featuring Asian small plates, in Inman Square.
- **Big Night Entertainment Group** has opened 2 new restaurants at One Seaport Square on Northern Avenue. BNEG signed a lease for 21,930 SF for a second outpost of Scorpion Bar and a new concept called The Grand.
- **Tuscan Kitchen & Market** opened a restaurant and food emporium spanning 14,500 sf at One Seaport Square in November 2017.
- In January of 2018 Chris Coombs and Brian Piccini opened a second **Boston Chops** at 52 Temple Place in Downtown Crossing.
- Tiffani Faison will open a third restaurant on Boylston Street, **Fool's Errand**, next to Sweet Cheeks.
- **Democracy Brewing** is coming to Downtown Crossing in 2017, featuring a full kitchen supporting a communal beer hall feel, with a shared-plates concept featuring foods that incorporate different aspects of the beer.
- **Jillian's / Lucky Strike** has undergone a transformation - the 70,000 square foot complex now houses two concepts: **Lucky Strike Social**, offering over 200 of the latest high-tech games, a 500 square foot prize store, state-of-the-art bowling, and billiards, and **Cheeky Monkey Brewing Co.**, an on-site brewery and restaurant located on street level.
- The owners of **Beat Brasserie and Beehive** have proposed to transform the ground floor of the Lafayette City Center in Downtown Crossing into a 63,000 sf "food, beverage and social concept."
- **Bow Market** is opening in Union Square. Partners Matthew Boyes-Watson and Zachary Baum have taken over a former storage building in Union Square and are turning it into two stories of small storefronts clustered around a public courtyard. About half will be retail, the other half devoted to food and drink.
- **Del Frisco's Double Eagle Steakhouse** will open a second Boston location in the Prudential Center in the summer of 2018.
- **Backlash Beer Co.** is constructing a 6,500 sf brewery in Roxbury.
- **Trillium Brewing Co.** will re-locate into a 15,000 sf brewery at 47 Farnsworth St in the Fort Point area complete with a tap-room, restaurant and patio.
- **Time Out Market**, a food-hall style emporium, is coming to Landmark Center in 2019. the market will have 16 food offerings, two bars, and a cooking academy, along with shopping and outdoor patios.



## V. Museums, Attractions, Sports, Performing Arts & Entertainment News

- Brazilian company Dreams Entertainment Co. has opened the **Boston Wax Museum** near City Hall Plaza.
- The **Museum of Fine Arts, Boston** has received 2 collections of 17<sup>th</sup> Century Dutch and Flemish art, catapulting their Dutch art to one of the most esteemed collections in the country.
- **Boston Calling** has announced its 2018 lineup, which will be headlined by **The Killers, Jack White and Eminem**.
- **Broadway in Boston** has announced that *Hamilton* will come to Boston for a 2-month run in the fall of 2018.
- **Spaces of Hope**, from Iranian artist Mehdi Ghadyanloo, now adorns the Greenway Wall in Dewey Square. The artist is known for his surrealist city-scale murals. This is the 5<sup>th</sup> such installation on the Greenway Wall.
- **The USS Constitution** returned to her berth in the Charlestown Navy Yard on July 23 after more than 3 years in dry dock for repairs and restoration.
- The **Boston Symphony Orchestra** 2017-18 season will include the first ever artist-in-residence, pianist Jean-Yves Thibaudet, as well as “Leipzig Week in Boston.”
- **Fenway Park** will host the 135<sup>th</sup> game between Harvard and Yale on November 17, 2018.
- **Greater Boston has been awarded the following sporting events:**
  - 2017 and 2018 NCAA Men’s Lacrosse Championships at Gillette Stadium, hosted by Harvard University
  - 2018 Major League Lacrosse All-Star Game vs Team USA, hosted by Harvard University
  - 2018 regional round of NCAA Division I Men’s Basketball Tournament, hosted by Boston College
  - 2022 NCAA Hockey Frozen Four at TD Garden, hosted by Hockey East and the MA Sports Marketing Office
- **Wynn Boston Harbor**, America’s first 5-star urban gaming resort, is slated to open June 24, 2019. The Property consists of 13 acres of gross floor area with 29-floor luxury hotel tower overlooking the Boston skyline. There will be 671 deluxe guest rooms including 103 suites, 13 restaurants and lounges, 200,000 sf of gaming, 50,000 sf of convention and meeting space.
- **The Country Club in Brookline** will host its 4<sup>th</sup> **U.S. Open** in 2022.
- **Mass 400** is planning grand celebrations, in conjunction with UK partners, Native American tribes, and the tourism and hotels industries, for Plymouth’s 400<sup>th</sup> anniversary in 2020.
- The **Peabody Essex Museum** (PEM) in Salem will unveil a new 40,000 sf wing and 80,000 sf Collection Stewardship Center in 2019.
- The **Institute of Contemporary Art, Boston** is planning a major expansion in East Boston. The \$10M renovation will be called The Watershed and will be 15,000 sf free and immersive waterfront gallery slated to open in the summer of 2018.
- The **Museum of Fine Arts, Boston** has announced a \$24 million renovation that will create a 22,000-square-foot Conservation Center and allow for 12,000 square feet of additional gallery space.



## VI. Additional Developments

- **Delaware North** won the bid to renovate and transform City Hall Plaza into a bustling and iconic year-round attraction with a restaurant, ice skating and warming huts in the winter, and an urban beach area in the summer.
- **Faneuil Hall Marketplace** is proposing a dramatic overhaul of the historic property that would create a new boutique **hotel** and revitalize the **shopping** experience. The Ashkenazy Acquisition Corp. proposal would transform the crowded central food court into more open retail spaces, bars, and sit-down restaurants. It would add several glass pavilions for shopping and dining, and the South Market building would get a 180-room hotel.
- Delaware North and Boston Properties have broken ground on a \$950 million expansion of **TD Garden**, transforming the complex into 1.87 million sf mixed-use venue called “**The Hub on Causeway**,” with a residential tower and office tower sitting atop a podium connecting North Station, TD Garden, and Causeway St. Phase 1 is a \$285 million glass podium named “**Champion’s Row**,” with a 20,000 sf sports bar and 50,000 sf entertainment venue (*pictured*).
- **Simon Property Group** will undertake a 10,000 sf expansion of Neiman Marcus, 30,000 sf 2-level glass atrium leading into Neiman Marcus, and 34,000 sf of restaurant space.
- **Millennium Partners** has reached a deal with the City of Boston to build a **750-foot office and condominium tower** at Winthrop Square, though the project is still being negotiated due to shadows that will be cast on the Boston Public Garden and Boston Common.
- The BPDA has approved development of **Congress Square**. Related Beal plans to turn six office buildings into a boutique hotel, new housing, and office space along an entire city block of buildings in the Financial District, between Congress and Water streets.
- **MIT** has submitted a \$1.2 billion redevelopment plan to the City of Cambridge calling for 6 new buildings along Main Street, including 4 buildings that would add 1 million SF of office and research space, 740 apartments for graduate students and low-income tenants, and a new home for the MIT Museum.
- The Massachusetts Institute of Technology is planning to use the former Volpe Center site in Kendall Square to build up to 1,400 apartments and condominiums, along with office, lab, and retail space. The university will pay \$750 million for the site and build a new transportation research lab on the 14-acre parcel.
- The BPDA has approved a **\$650M expansion of Boston’s Landmark Center** in the Fenway area, which will bring 550 apartments, new shopping and dining, including the first Wegmans grocery store in Boston.
- **Developer Don Chiofaro** received preliminary approval from BPDA officials to build one of the city’s tallest towers near the New England Aquarium. City officials will propose to limit development at the garage site to 900,000 square feet.
- **The Circle**, a 218,520 square foot mixed-use development under construction at the former Circle Cinema site in Cleveland Circle, will feature a five-story, 162-room AC Hotel by Marriott and a six-story, 92-unit Waterstone luxury adult apartment community. The project will include a total of approximately 14,000 square feet of retail space.
- A 1.43 million square feet development was approved as part of New Balance’s \$500 million **New Boston Landing** real estate development project in Brighton. New Balance aims to create a 350,000 SF “health and wellness district,” a 140,000 SF boutique hotel, 650,000 SF of retail/restaurant space, and three office buildings.



- The **Government Center Garage** renovation and development will feature 2 towers of 40-plus stories and 2.3 million SF equipped with 771 residential units, 204 new hotel rooms, 1.3 million SF of office, 82,500 SF of retail and 1,159 parking spaces.
- **Assembly Row** is expanding to include an additional 167,000 square feet of outlet retail, restaurants, and entertainment increasing Assembly Row nearly 50% by 2017. In addition, NY Developer Michael Ades has proposed a 1.9 million sf mixed-use complex at Assembly Row that would include a hotel, housing and lab space.
- **Boston Properties** has unveiled design plans for the new Back Bay Station, a billion dollar, 1,26 million sf complex anchored by a 26-story glass office building resembling stacked boxes. The project will include two apartment buildings, a department store and supermarket (*pictured*).
- **Washington Village** has been proposed for Andrew Square in South Boston: 894,600 sf with 656 residential units, 98,600 square feet of retail, and 42,500 square feet of open space as well as new streets, walkways, and plazas.
- Miami-based developer **Peebles Corp.** has proposed the “Viola” complex building near the intersection of Mass Ave and Boylston St above the MA Pike an 11-story S-Shaped building with 173 apartments and condos, a 160-room hotel, retail space, and two public plazas in an 11-story
- New York-based **Midwood Investment and Development** is filing plans with the city to construct a 683-ft residential tower in Downtown Boston at the corner of **Bromfield and Washington Streets**.
- Developers Elma Lewis Partners and Feldco Development Corp. filed a plan with the BPDA to develop **Tremont Crossing** in Roxbury into a \$500 million mixed-use complex with 400,000 sf of retail space, 200,000 sf for offices, a 200-room hotel, and an art museum.
- Boston Properties has submitted designs to the city for an atrium with retail and restaurant space and a “**winter garden**” on the Congress Street plaza of its 100 Federal St. office tower adjacent to Boston’s Post Office Square.
- Houston developer Hines has submitted a plan to construct a **677-ft. tower over South Station**, a three-building, 2.5 million square ft. mixed-use of office space, residential condos, and possibly a hotel.
- The development group **QMG Huntington**, which owns the BU Theatre Complex, has filed plans to construct a 32-story apartment building adjacent to theatre on Huntington Avenue, while granting full ownership of the 870-seat playhouse to Huntington Theatre Company. The tower would include a café, bar and flexible event space.
- The state's biggest biotech employer, [Genzyme Corp.](#), is building a new, 251,000 square foot headquarters at 50 Binney Street in Kendall Square.
- Developers from B Minor LLC purchased the six-story, 38,000-square-foot **Steinert Building** at 162 Boylston St and will renovate, refurbish and modernize Steinhart Hall. The project began in late 2015 and will take up to 2 years.



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