



Harbor Garage Project Fact Sheet

June 25, 2014

<u>Site Area:</u>	57,346 SF (~1.3 acres)
<u>Existing Open Space:</u>	0 SF (0%)
<u>Proposed Open Spaces:</u>	27,370 (48%)
<u>Project Program:</u>	700,000 SF office 250-300 key luxury hotel 120 residential condominiums Three levels of retail/restaurant uses 1,400 parking spaces (no new parking beyond existing capacity)
<u>Project Maximum Height:</u>	~600 feet
<u>Project Square Footage:</u>	1,300,000 SF
<u>Total Project Investment:</u>	~\$1,000,000,000

Project Features:

- Harbor Square – Four-season programmable open space with roof that can be closed seasonally
 - 66 feet high, extending the entire width of the site from the Greenway to Harbor
 - 167 feet wide at Atlantic Avenue, tapering to 70 feet wide at the Harbor
 - Large enough to comfortably accommodate the Rockefeller Center ice rink
 - Open to the public at all times
- View/access corridors between Greenway and Harbor at Milk St, E India Row and Harbor Square
- Three levels of retail/restaurant uses at project base to activate waterfront & Greenway (e.g., neighborhood amenity grocery store)
- Representative Downtown Waterfront Public Benefits & MHP Offsets
 - Significant additional Facilities of Public Accommodation beyond Chapter 91 requirements
 - On- and off-site sea level rise preparedness and resilience measures
 - Conversion of BRA-owned parking lot on Long Wharf to parkland
 - Improvements, activation and maintenance of BRA-owned open space adjacent to site
 - Contributions to benefit Greenway, Christopher Columbus Park, Aquarium Plaza
 - Subsidy to benefit water transportation service
- Representative City-Wide Public Benefits
 - ~\$18,000,000 in annual property tax revenue
 - ~\$1,600,000 jobs exaction
 - ~\$11,700,000 in affordable housing funding
 - ~3,300 construction period jobs and ~3,900 permanent jobs