

WHO

WHAT

WHERE

WHEN

WHY

NOW.

+DOWN  
CROSSING





*IN A CITY FILLED WITH*  
**HISTORY,**  
*LET'S TALK ABOUT THE*  
**FUTURE.**



Change is afoot in Downtown Crossing. More residents stroll the streets and call the neighborhood home. New retail concepts join established institutions. And innovative restaurants now call this evolving area home, giving residents and tourists more spots to gather and meet.

The up-and-coming area is undergoing a renaissance, which is supported by an active neighborhood association, as well as the full support of Mayor Thomas M. Menino. The momentum is palpable, yet the neighborhood still has untapped potential, as centuries-old buildings provide a dramatic setting for new business ideas and the area's unmatched foot traffic can be harnessed even more.

**DOWN**  
CROSSING

# DOWNTOWN CROSSING IS BOSTON'S MEETING PLACE.

The pulse of Boston beats in Downtown Crossing. It is where all of the aspects that make Boston a lively, international city converge. The lush greenery of the Boston Common flanks one side of the neighborhood. The skyscrapers of the Financial District soar to the east. Tourists from around the globe learn about our nation's history a few blocks to the north. And several of the universities that make Boston an academic hotbed sit right to the south. All of these elements converge in Downtown Crossing, which makes it Boston's most vital, eclectic neighborhood. In fact, more than 200,000 people pass through the neighborhood every day.

This publication celebrates the meetings and conversations that take place everyday all throughout Downtown Crossing—whether it is in the restaurants, the public parks, the boutiques, the cafés, or in any of the other spots throughout the neighborhood. We have taken people from different walks of life and asked them to partake in an activity that happens hundreds of times every hour in Downtown Crossing: having a conversation. So take a look at their unedited, honest talks about what this neighborhood is, and more importantly, where it's going.





Location.  
Location.  
Elation.

The T Stop bustles with  
passengers.

A dedicated group performs  
their morning tai chi routines  
as dew forms on the  
Boston Common grass.

And neighbors exchange groggy  
salutations while getting their  
morning cup of Joe.

It's another morning in  
Downtown Crossing.

With hands—down the city's best access to public transportation, the neighborhood allows residents to be nearly anywhere in the city in a matter of minutes. The Downtown Crossing T Stop (parlance for the city's subway) is a lively commuter hub. That energy spreads out to the Crossing, where the streets are always bustling with life. Restaurants and cafés nearby give a more neighborly, friendly feel to such a dense, urban area. And with Boston Common flanking the neighborhood's west side, residents can find a recreational oasis just a few steps from one of the most urban sections of the entire city. Jogging, biking, yoga, and slightly less ambitious pastimes like Wiffle Ball, dog walking, and midday naps are all encouraged at one of the city's most glorious green spaces.

With several residential buildings under construction like 45 Province, there will be more housing within the neighborhood in the future, but there are already urban gems and converted lofts throughout Downtown Crossing. It's simply a matter of finding them before others do.

DOWN  
CROSSING

MARY REECE  
MEET  
PETER PODPROCKY

WEST  
COAST  
MEET  
EASTERN  
EUROPE

With Boston Common's always lively scene of outdoor revelry unfolding around them, Downtown Crossing residents Mary Reece and Peter Podprocky spoke to one another about what it's like to live in—and fall in love with—a neighborhood thousands of miles from their original homes.

A business owner  
from California and a  
Slovakian student find  
Common ground.

PETER PODPROCKY: So Mary, how'd you end up living here?

MARY REECE: Well, I was a student at Tufts, but I'm from Southern California. Every day I was marking my calendar for when I could get back there. Then I met my husband and things changed. He had just bought a place in Downtown Crossing, and I discovered how eclectic and vibrant the area was. We have this beautiful loft with 17-foot ceilings and can see all across the Rose Kennedy Greenway—a really beautiful view. We've been here for about seven years and every day the neighborhood changes. More restaurants come in, more students come in, more shops come in, and it gets more exciting, more eclectic. So needless to say, I'm not marking dates off on my calendar anymore to get back to Southern California. I'm even embracing the winter now, which is a big step for me.

PP: I must confess, I used to cross my calendar off as well. I'm an international student at Suffolk University. My family lives back in Slovakia, so I missed them. But as time went on, I discovered this area and city more and more. I loved it. Downtown Crossing is an area where you can meet a huge variety of people like students, business owners, and just regular tourists.

MR: So being students brought us both here. That seems to happen a lot.

PP: Well, in my country, people call Boston "the brain of the United States."

MR: They call Boston that?

PP: They do. You can just see it everywhere here—so many colleges, students, and dorms. I don't know if you residents even like us that much.

MR: Absolutely. Students bring such a great vibe to the area. Youth, intelligence, and fun.

PP: That's good to hear. What do you do here?

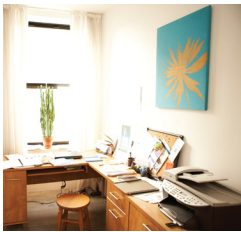
MR: I actually own my own business, called altTHERA. We specialize in therapeutic massage, acupuncture, and yoga. So if you're in pain or stressed out it's definitely the place to come. It's been a great experience opening up a business. Plus, I think I have the best commute in the world. It's about 10 feet away from my house. The elevator ride in my building is the longest part of it.

PP: Wow. As a business owner, you must meet a huge variety of people.

MR: Definitely. That's another neat thing about this area is that it attracts all different kinds of people from all over the world. Do you think you'll stay here when you finish school?

PP: I hope so. I'm finishing my undergraduate degree right now. Now I'm entering my master's program, so that gives me a couple more years in the city, which I'm excited about. After, hopefully I will be able to find a good job here and stay in the city. There's so much to do. Concerts, nightlife, all the different seasons. And the sports are great, too. I learned what American tailgating is and even had a Fenway Frank.

MR: Everyone has to try one, right? It's those little things about living here. I love how different it is here than Southern California. I don't need a car. I can walk everywhere. And the history is all around you. In California, there's no history. The architecture is boring. Here you constantly see these great buildings that were built in the 1800s. You can't make that stuff up.





KEN GLOSS  
MEET  
ROBERT AMOROSO

# HIDDEN MEET TREASURE

Surrounded by stacks of centuries-old books, Ken Gloss, owner of the Brattle Book Shop, spoke with Robert Amoroso of Amoroso’s Jewelry about growing a successful retail location in Downtown Crossing. Both know quite a bit on the topic—the Brattle Book Shop is known around the world as a specialist and seller of old and rare books, while Amoroso’s is one of the dozens of successful gem merchants who fill the famed Jeweler’s Building.



+  
*Two retailers  
share the tales of  
owning a business in  
Downtown Crossing.*

**ROBERT AMOROSO:** So it looks like you’ve got construction going on outside.

**KEN GLOSS:** Yes, that’s a new dorm for Suffolk University going up right across the street. It’s been great. There’s more activity, there’s more people, more restaurants, more of everything every day, it seems. It’s just a nicer area now.

**RA:** That’s due to change a lot. At the corner of Washington and Bromfield, there’s going to be a couple hundred rental units.

**KG:** When the construction finishes that will make a big difference.

**RA:** The area really is getting a lot of new folks. But it’s also nice to have your longtime customers.

**KG:** We have customers that come in almost every day who are trying to see what we put on the shelves that day. We even have a customer that calls in sick when he doesn’t make it, literally.

**RA:** That’s great!

**KG:** He’s always concerned that something will go on the shelf that day and he’ll miss it.

**RA:** I get that with some of my suppliers but mostly the fun for us is a couple coming in to get engaged. Typically, the girl has an idea for what her ring should be like and we try to create that for her. We have to chase around, work on the design. There’s really nothing like the satisfaction of creating that piece and having a happy girl leave the store.

**KG:** That’s really great to have a connection like that.

**RA:** It really is. We’re both longtime merchants here. How’d you get into the world of used books?

**KG:** The Brattle Book Shop has been in my family since the 40s. The history goes back to the 1820s. My mother worked here. My father took it over in 1949. I’ve been doing it full time since the 70s, although my parents said my first word was “book.” My wife has worked here for many years so it’s very much a family business that we love and enjoy. The city has really provided us a great place to be. We hope to do it for years to come and watch the downtown improve and be an even more wonderful location to be as a business.



Retail  
Rebirth

Mention Downtown Crossing to practically any Bostonian over the age of 35 and you’ll be treated to fond tales of holiday shopping at Filene’s.

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You’ll hear romanticized stories of window-shopping at Jordan Marsh.

.....

You’ll quickly discover that Downtown Crossing and retail have been intertwined for decades.

Downtown Crossing occupies a fairly large area, so it helps to break it down into three different districts. The northern section, which is closest to the city’s tourist destinations, is an ideal location for leisure-based retail like bookstores, luggage shops, and camera stores, as well as modern apparel, footwear concepts, and boutique cosmetic stores. The central district is home to larger retailers like Macy’s and H&M, making it a perfect place for high-quality fashion franchises and department stores. The southern district is anchored by theaters and performing arts centers, making it a perfect fit for smaller, locally-owned, slightly funky stores and boutiques.

With New England’s busiest pedestrian intersection, Downtown Crossing is filled with businesspeople, tourists from around the globe, students, artists, and every other walk of life imaginable. It’s primed for a business or retail concept of any sort. If you build it, they don’t have to come. They’re already here.



KATHLEEN BREEN COMBES

MEET  
LANCE OSLON

# AUDIENCE MEET STAGE

+  
*How Downtown  
Crossing has become  
Boston's performing  
arts hub.*

The Opera House is one of Downtown Crossing's true treasures. Incredibly ornate, soaring ceilings, and a fabled history make it one of the most important performing venues in the country. It provided an amazing backdrop for a conversation between two folks whose lives revolve around the performing arts, Boston Ballet Company Dancer Kathleen Breen Combes & Lance Olson, Manager of The Cutler Majestic Theater at Emerson College.

**KATHLEEN BREEN COMBES:** Isn't this an amazing space?

**LANCE OSLON:** It truly is. I hear the Boston Ballet Company is moving here.

**KBC:** We are. We just signed a 30-year lease here, which is really exciting. Since they restored this space, it's really magical. It's so beautiful, but you can also feel the history. It's great that we can call it our home. Speaking of homes, how did you end up in Boston?

**LO:** I came to Boston because the Cutler Majestic Theater is a marvelous place. It was built in 1903, and like the Opera House, it underwent an amazing renovation that makes it a transcendent space. And Emerson College is a great place to work. I came here 15 years ago from Rutgers University after working in ballet for most of my life. Therefore I have great respect to be sitting here with you, a dancer. How did you come to this place?

**KBC:** I came to Boston when I was 16 and 17 and I stayed at Emerson College. I went to the Boston Ballet Summer School and fell in love with the company. I auditioned here and ended up moving to DC for a few years and dancing with the Washington Ballet. But I always knew that Boston was the place I wanted to be since I was little. So I auditioned and thankfully got a job here at the Boston Ballet. I moved here six years ago and I love this city. It's a fantastic city and the company is amazing. I couldn't be happier.

**LO:** Yes, the Boston Ballet is very exciting to me because it's a world-class organization. It's one of the very few in the United States that is really at the top tier of the ballet companies all around the world. I saw you dance about a year ago and it was just an extraordinary experience. Such beauty, such grace, such wonderful choreography there. Boston has a lot of world-class arts companies and the opera—in fact, there are two operas.

**KBC:** It's amazing now that you can walk down this street in Downtown Crossing and see The Opera House and The Paramount fully restored. It's so alive down here now.

**LO:** Yes, great Broadway shows and great ballet. The Opera Company's always performing at The Majestic. I was really excited when I went to the ballet last year because I expected to see lots of older people in the audience. What I saw though were young people. There were also kids—I just didn't believe it. People got really dressed up, had a great time and seemed to be coming from all different walks of life. They were all there enjoying the ballet at the same time it was really exciting.

**KBC:** Yeah, I think that the city is so young—we have so many universities and colleges all over. It's also filled with young people and such amazing culture. So I think that we can get all these young people in the city interested in the arts. We have been working with Emerson and Boston University, which helps get the younger generation interested in culture. They are coming down to Downtown Crossing, going to the theater, and seeing all of these wonderful things that all these theaters are putting on. It's wonderful for the city.



## Curtain Call

Refreshed from early dinners,  
well-dressed couples walk the  
streets, Playbills in hand.

Young students  
eagerly await their first  
off-Broadway show.

Anticipation is  
building everywhere.

It is another opening night  
in Downtown Crossing.

While the Opera House might be Downtown Crossing's signature cultural venue, it certainly isn't alone. The city's Theater District is located adjacent to the neighborhood, bringing Broadway productions and thousands of nightly visitors to the Wilbur, the Charles Playhouse, the Cutler Majestic, the Colonial, the Shubert, and several more.

Right in the middle of Downtown Crossing is The Orpheum Theater, which, even at 150-plus years old, gets the latest and greatest musical artists on tour for intimate, one-of-a-kind shows. Legends like the Rolling Stones and U2 have both performed there in recent years, while other up-and-coming artists make the theater a lively spot for nightlife.

Highbrow and high-ticket shows are not the only cultural draw here. The city's busiest movie theater also calls Downtown Crossing home, where the Loews Boston Common gets the popcorn popping for bustling matinees and evening shows. And one of the nation's greatest college radio stations, Emerson's WERS, broadcasts daily from Boylston Street.





# CONSIDER IT A 3.4 MILLION SQUARE FOOT CANVAS.

Downtown Crossing is blessed with spaces you'll find nowhere else. There are elaborate, centuries-old awnings housing new boutiques. The Paramount, a former movie theater built in 1932, is breathing new life as Emerson College's performing arts hub. Even Old City Hall, one of the most magnificent structures in the city, is now home to law firms, a steak house, and progressive non-profit groups.

Many untapped spaces still exist, like the occasional 14-ton bank vault that is rife with potential to become the centerpiece of a new restaurant or retailer. Taking the area's existing architecture and history and interjecting modern retail experiences, residential, hotels, and restaurants is what makes Downtown Crossing such an interesting opportunity. There are already great things taking place here, but the potential for something truly unique exists around every turn-of-the-century corner.





# History & Class

Clutching tour maps and sporting passports from around the world, tourists criss and cross their way through Downtown Crossing.

.....

They seek out food, drink, and shopping, but they are dogged in their pursuit of history.

Winding through Downtown Crossing is The Freedom Trail, one of Boston's biggest historical draws. It shows how history is everywhere in a city as old and fabled as Boston. That history means that Downtown Crossing and Boston bring in tourists at a remarkable rate. Travelers from across the globe seek out the Old State House and the Old South Meeting House, where they can learn about the formation of this country. And the nearby Boston National Historical Park is the site of the first major battle of the Revolutionary War.

Those attractions, as well as the historic architecture, give Downtown Crossing an authenticity and look that cannot be replicated by modern means. The stone is too costly; the hours too long to craft such ornate buildings. It makes the area a one-of-a-kind destination—which it is for millions of people every year.

DOWN  
CROSSING



+ Two tour guides share their stories in one of the country's most historic meeting places.

# THE PAST MEET THE FUTURE

KARLY MAE MALCOLM  
MEET  
KIM CARROLL

While Boston is blessed to have great public transportation, the best way to experience the city is still by foot. And the city's many history tours provide ways to learn about the nearly 400-year history of the area. The tour guides are among the most knowledgeable, energetic people around, and we brought two different tour guides together in one of Boston's most storied venues, Downtown Crossing's Old South Meeting House. Kim Carroll is a Freedom Trail guide, where he performs as a Colonial Bostonian and walks visitors from around the globe through four centuries of history. Kim had a conversation with sixteen year-old Karly Mae Malcolm, who volunteers for My Town, a non-profit organization that serves to educate students about the multi-cultural history of Boston. The two met in the Old South Meeting House, one of Downtown Crossing's many historical sites.



**KARLY MAE MALCOLM:** So Kim, you give tours through this building. My tours don't go through here, so you probably know some cool things about it.

**KIM CARROLL:** Well, it's called a meeting house because originally it was used as a Church, then a court house and city hall. So traditionally, town meetings would happen here. In fact, Sam Adams had the gathering here that turned into the Boston Tea Party. As part of the punishment for the Tea Party, King George III had troops take over this building and gut the inside. They turned it into training grounds for horsemanship. They brought in dirt and hay and spread it all over the floor and began practice riding horses down on the floors. But Bostonians got the building back after the troops evacuated in March of 1776. Now of course it's a museum and part of the Freedom Trail tours we do. I understand you also conduct tours.

**KMM:** I do. It's great to show people this city and teach them things they might not know. Our tours take people to the landfill sections of the city and a lot of people have no idea how much of this city was under water.

**KC:** Were there any things you learned from giving tours?

**KMM:** I never knew Martin Luther King, Jr. actually lived in Boston. It turns out he not only lived here, but went to school here and did a march in Boston.

**KC:** For me, an example of that is when I started to find out the history of Omni Parker House Hotel in Downtown Crossing. I learned that Malcolm X worked there, as did Ho Chi Minh. They both worked there in the kitchen of the hotel. Charles Dickens stayed there. In fact, that is supposed to be one of the most haunted sites in Boston—Charles Dickens is one of the ghosts that people claim to see there. They have the mirror that used to hang up in his room when he stayed there and he rehearsed his one-man version of *A Christmas Carol*. I bet I could take you over there and find staff members that have walked past that mirror and said they have seen him in that mirror staring at them while rehearsing *A Christmas Carol*.

**KMM:** That's scary, I'm not quite sure I'd want to go.

**KC:** A lot of those same staff members say they also have seen JFK in the building, because that's the building where he proposed to Jackie.

**KMM:** You know a lot of crazy facts about history. How'd you get into being a Freedom Trail guide?

**KC:** Almost all of us that work as guides for the freedom trail foundation are actors. So we choose a character to play. My character is Captain Silas Talbot, who was the 2nd commander of the USS Constitution. I give my tours as Captain Talbot, which allows me to connect a lot of the maritime history around Boston. As we go through Downtown Crossing we also go through the Old State House and show where the Boston Massacre happened right in front of that building. People on the tours—specifically people who aren't from Boston, but even some that are from Boston—they don't realize how close together all these locations are and that all the events happened within blocks of each other.

**KMM:** It's amazing to be surrounded by so much history like this. I think it's important because it's around you. I believe in the quote "you never know where you are going unless you know where you came from."

**KC:** I couldn't have said it any better.



Hospitality  
Mentality

Whether it’s a special occasion, big ticket, formal meal like the Locke-Ober or a grab-it-and-go, mouth-watering Chilean sandwich from Chacarero, Downtown Crossing offers delicious, innovative takes on cuisine—regardless of price point. And those options are always expanding.

The recently opened Max & Dylan’s adds to the neighborhood hangouts like the Good Life Bar and The Silvertone, while more upscale restaurants like K.O. Prime and Blu draw a consistent crowd of diners seeking innovative cuisine.

The diversity of diners drives the area’s cuisines—executives in the nearby Financial District seek expense account meals while their employees constantly crave affordable but inventive food. The area’s unmatched diversity means you’ll find eager diners willing to try foodstuffs as exotic as Malabar Peppered Prawns at Mantra or as comfortable as a great burger and beer at Kingston Station.

The hospitality industry extends beyond the kitchens and dining rooms of Downtown Crossing, as some of Boston’s most famed and elaborate hotels are located there. The Omni Parker House is a history lover’s treat, while the Nine Zero offers a more modern experience. The historic Ames Building, considered Boston’s first skyscraper, is currently being converted into a boutique hotel, and outposts of international hoteliers like Ritz Carlton and Hyatt also have Downtown Crossing presence, with more to follow.



DOWN  
CROSSING

HUNGER  
MEET  
FLAVOR

The Locke-Ober is more than a place to simply grab dinner. It’s a portal into a different era—when going out meant dressing up and enjoying a formal, stately atmosphere. This nearly 140-year-old restaurant in the heart of Downtown Crossing was given a fresh perspective when renowned chef Lydia Shire took over in 2001. She transformed the menu but kept the ornate décor intact. We caught up with her at the dining landmark when she met with two up-and-coming Downtown Crossing restaurateurs, William Ashmore (left) and Babak Bina (right).

Three restaurateurs break bread in Downtown Crossing’s most beloved restaurant.



**WILLIAM ASHMORE:** Lydia, it’s great being in here with you. I’ve always thought it’s amazing that you took this restaurant over, because 97 years ago women weren’t allowed in Locke-Ober. Now you’re the executive president.

**LYDIA SHIRE:** I just knew from the age of eight that this was the most special restaurant I had ever been to. When I heard the owner was trying to sell Locke-Ober I thought, “What better than an Irish women from Boston running this joint?” What’s interesting is that when I’m out in the dining room talking to people, the statement I hear the most is “thank you for saving this old place.” That’s been one part of this that I’ve been most proud of, because when I had taken over eight years ago the place was in disrepair and there was even talk of it being sold and taken apart and auctioned off. We came in and went room by room and fixed it up. It’s really heartening when people thank you for keeping this institution as a part of Boston.

**WA:** It would be impossible to recreate today. This is something that money can’t buy. I love that it’s in this neighborhood and still being preserved.

**LS:** Now I have to tell you, the room that we are sitting in, Luis Ober had some of his 14 children born right here in this room. This used to be a hotel and he would rent rooms out above us, but this was the unit he lived in for a long time and some of his children were born here. There are so many interesting stories like that. Did you know that my friend Julia Childs’ last meal in Boston was here?

**BABAK BINA:** Amazing.

**LS:** I really feel that if someone comes to Boston, they should go to my restaurant one night and yours the next and yours the next [referring to William and Babak]. Because you would see a different type of dining and eating. So Babak, how did you get into this crazy industry?

**BB:** I was born in Tehran and came here to go to school. I knew nothing about the restaurant business. In 1981, I got into the business while I was still in high school. In the back of the house, they told me to use some elbow grease to wash the pots and pans. Well, I went looking everywhere for this elbow grease at the store and couldn’t find it. That’s just an example to show you my level of experience at that age of 13 or 14. After college I decided to open my own restaurant, and in 1990 I did so in the South End of Boston. I followed that with two restaurants in Beacon Hill: Lala Rokh and Bin 26 Enoteca.

It was amazing to see the South End develop and explode like it did. It reminds me of Downtown Crossing today. It’s the most important neighborhood in Boston right now.

That’s why we’re so excited about Bina Osteria and Bina Alimentari, which are two concepts on the corner of Washington and Avery. The Osteria portion is a modern Italian restaurant with sleek, sophisticated décor and a rustic menu. The Alimentari space is a market and wine store, where neighbors can find artisan meats, cheeses and other delicacies. We think it’ll really become a culinary destination for the neighborhood.

**WA:** I’ve become so confident in the area that we’ve decided to open another restaurant across the Street called Stoddard’s Fine Food & Ale, which will be near our other restaurant, Ivy.

**LS:** I hear that’s a very unique concept.

**WA:** We hope so. When we acquired the building, we hit the history books and decided to emulate what was going on 140 years ago when the building was built. The building had been Stoddard’s Cutlery, so for the better part of a hundred years it was known as the Stoddard’s building. Knowing that history, I thought about putting a late 1800s pub in there—with cask beer, as well as food and fixtures from that era.

We also really want to recreate the cocktail culture of that time, because cocktails are one of the true American cuisines. So we’re going to shave our own ice like they did back then. We have boxes that we can store cubed ice in, where as then they literally had 20 x 20 blocks of ice delivered everyday and used for drinks. It’ll be my neighborhood pub, too, because I live in Downtown Crossing. Moving here showed me the freedom that it has to offer. I can get to and from any place in the city of Boston within 10 minutes, whether it be walking or by T. We have the Silver Line, Green Line, Orange Line, Blue Line—so I can go anywhere I want. After being a resident I realized how much history was in the neighborhood.

When I walk around I tend to be the type that looks up instead of down which means you can see the amazing architecture. You just know that this is stuff that has been here for hundreds of years. And I think there is something to be said for the labor and people who created things 150 years ago, and that’s what many of these buildings have. That’s what inspired my restaurant.





# URBAN MEET DESIGN

DAVID MANFREDI  
MEET  
WENDY LANDMAN

Every day, new people are shaping the future of both Downtown Crossing and Boston. Two of those urban pioneers got together in Boston’s City Hall, where they spoke about important urban issues all while they were casting a shadow over the city—literally. David Manfredi of Elkus Manfredi Architects and Wendy Landman of Walk Boston spoke in City Hall’s scale model of downtown Boston. It gave the two of them the unique perspective to talk about the development in Downtown Crossing and greater Boston, as well as the joys of urban living.

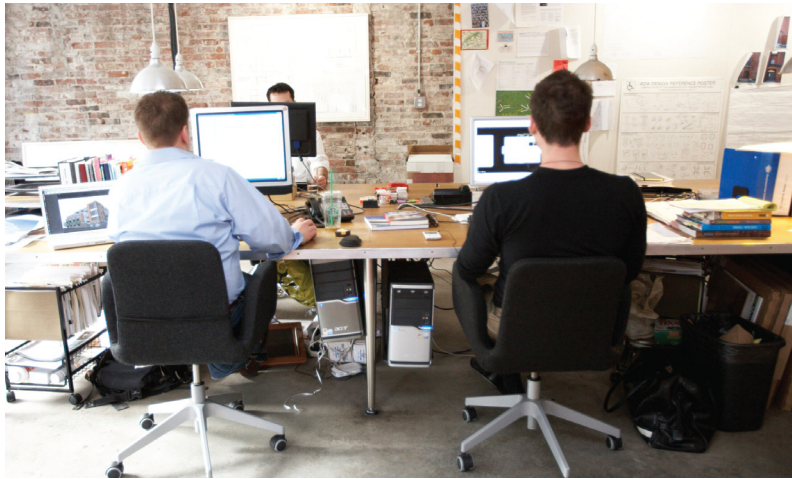
**DAVID MANFREDI:** People know what an architect is. But Wendy, you’re with Walk Boston, which is a unique organization. Tell me a bit about it.

**WENDY LANDMAN:** I’m the Executive Director for Walk Boston, which was founded in 1990 by what I would affectionately call a committed group of transportation nerds who were concerned about the details of pedestrian life in Boston. We’re always looking to create and preserve safe walking environments that build vital communities. We promote walking for transportation, health and recreation through education and advocacy. And we run walking tours throughout the city. One of our walks takes us near your project, One Franklin, which promises to transform the area.

**DM:** Well, it’s a two-part project that occupies a full city block at Downtown Crossing. It is using the existing Filene’s department store, but we’re incorporating a high-rise tower onto it. It is true vertical mixed use, meaning that it is retail for four levels, a four-level 250 key hotel, then office floors. We’re going to create an atrium in the center of it that will bring people through every part of the old Filene’s building. It will be the largest historic renovation in the city of Boston.

**WL:** That’s exciting. The building really is a gem.

**DM:** Did you know that Filene’s was designed by Daniel Burnham? It was his last major work and his only Massachusetts building. It really reflects the great tradition of turn-of-the-century department stores. There a lot of great old buildings in the area, which is where your offices are, correct?



**WL:** Yes, we’re right nearby at Old City Hall, which I describe to people as the most beautiful building in Boston. There’s a crowd of tourists in front of it all the time. So I think making the connections, making Downtown Crossing come all the way down to the Government Center is wonderful. Clearly, the Filene’s building—your building—is the heart of it all.

**DM:** I think that’s right. Our site is a fabulous piece of real estate. It is the center of the district. And there is this wonderful string of Boston’s best hotels—anchored on one end will be the new W hotel, then the Ritz, then the Hyatt, our hotel, and then the new hotel in the Ames building. So you see tourists all the time. You see a diversity of people who are here to visit the city for business or tourism or recreation. The other marvelous thing is all of the residential development that’s happening in the Ladder Streets, so there are people that live here all the time and they activate the district.

**WL:** A few years ago I realized there were a lot of the small buildings and loft renovations in the area. You got the sense of just how many of these things were happening. Sort of small, flying under-the-radar places. But they have a real effect on the city. Now when you walk around during the evening there are a lot of people enjoying the neighborhood.

One of the things that I think is so important about Downtown Crossing is that it’s diverse economically. It’s not just high-end shopping. It’s not Newbury Street. It should be itself. It should continue to be the crossroads for the city, for all the neighborhoods of the city.

**DM:** There needs to be a great connection back to its heritage. It adds to the overall diversity. That’s good for the city as a bigger mosaic.

**WL:** I love the history, too. I was trying to remember the name of the restaurant where you used to get cream cheese and olive sandwiches, next to Filene’s. There were these collections of old restaurants that served people that worked downtown, as well as the little old ladies who were here.

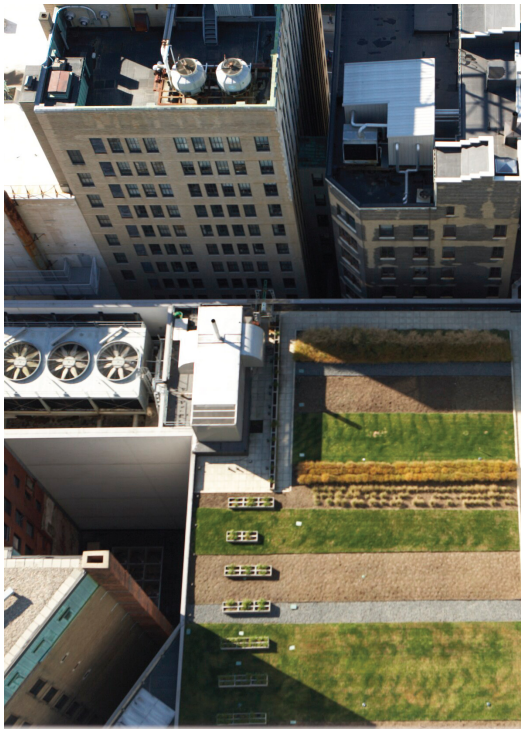
**DM:** When we were doing the whole regulatory review process, I can’t tell you how many people came up and said “my grandfather was a tailor in Filene’s or my mother used to come in from Wellesley to have tea on Thursdays.”

**WL:** Boston lost a little piece of its soul when Filene’s closed.

**DM:** We hope to recapture that.

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*Two urban visionaries talk about the future of Downtown Crossing.*

DOWN CROSSING





# WHO WILL YOU MEET IN DOWNTOWN CROSSING?

As you can see, Downtown Crossing is filled with passionate, smart people. This book barely scratches the surface on the thousands and thousands that fill the streets, relax at the cafes, converge in the Common, and enjoy a wonderful, urban lifestyle.

We hope you become a part of this exciting time in our neighborhood, helping to add your vision to an already wonderful area. Discover more at [downtowncrossingboston.com](http://downtowncrossingboston.com) and [downtowncrossing.org](http://downtowncrossing.org). And to learn how to set up a business or how to live in Boston's most vital neighborhood, please reach out to the Boston Redevelopment Authority. We'd love to meet you.

**DOWN  
CROSSING**



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