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Developer proposes ‘grand portal’ connecting Greenway and Faneuil Hall



Gazit Horizons Inc. in April 2019 acquired Marketplace Center, a 62,000-square-foot retail property on the edge of Boston’s Faneuil Hall Marketplace and Rose Fitzgerald Kennedy Greenway.

By Catherine Carlock
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Gazit Horizons Inc. has proposed building an office tower atop Marketplace Center, a retail building attached to an office at 200 State St. on the edge of Boston’s Faneuil Hall Marketplace.

Gazit, a subsidiary of Tel Aviv-based Gazit Globe Ltd., acquired Marketplace Center in 2019 for \$81.8 million. The company is now proposing a 10,000-square-foot expansion of the ground-floor retail space and a 120,000-square-foot “vertical office addition.” The project would include removing the “three-story galvanized canopy structure to create a

‘grand portal’ connecting the Rose Kennedy Greenway and waterfront to the historic buildings of Faneuil Hall.”

Faneuil Hall is among the world’s most popular tourism destinations, though visitation has plummeted amid Covid-19.

The pandemic also affected traffic at the Marketplace Center. Last year, Gazit sued clothing retailer Ann Taylor Loft, which operated a retail store at Marketplace Center, over missed rent payments amid the height of the business shutdown required during the state of emergency due to Covid-19 .

“We believe the Project realizes an opportunity to revitalize an unattractive, non-historic parcel along the Rose Kennedy Greenway at the apex of so many of Boston’s historic landmarks and neighborhoods, improving the pedestrian experience and embracing the walk to the sea,” Alison Lies, Gazit’s chief investment officer, wrote in a Sept. 20 letter of intent to the Boston Planning and Development Agency.