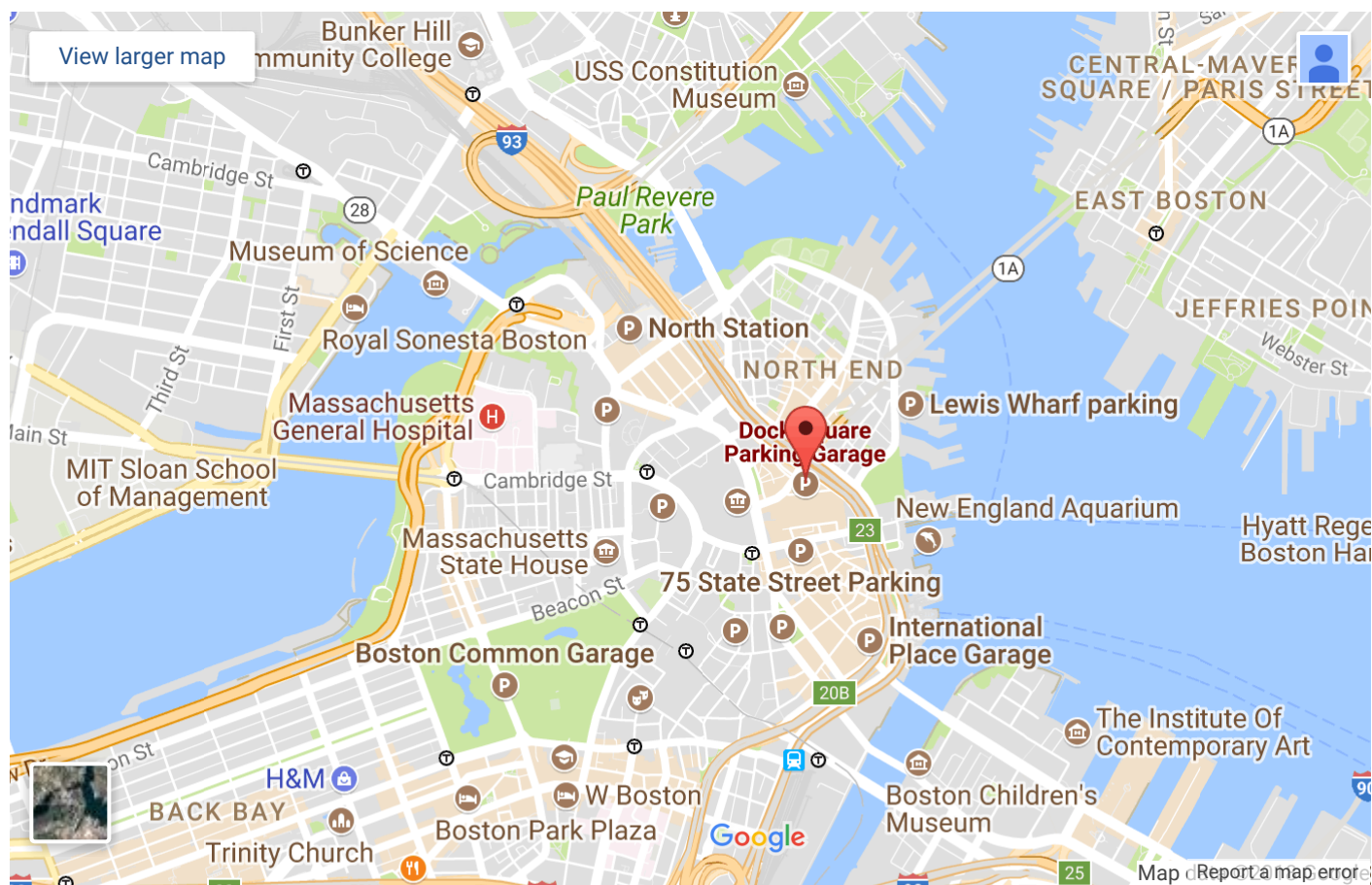




# Another Boston parking garage gets topped with housing

By [Tim Logan](#)

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A New York-based developer is planning to put nine floors of housing on top of a prominent downtown garage.

Fortis Property Group filed initial plans Monday with the Boston Planning & Development Agency to build 195 residential units atop the Dock Square Garage on Clinton Street along

the Rose Fitzgerald Kennedy Greenway near Quincy Market.

In September, an arm of Fortis paid \$170 million to buy the 698-space garage, which also houses the Hard Rock Café, with plans to develop it. Those plans include re-cladding the building, shrinking the garage to 538 spaces, and constructing a nine-level addition that would “spiral upward” in height to about 194 feet. More details, and images, are likely in the coming months.

It was not clear from Fortis’ letter of intent whether the building would be condos or apartments, but Fortis said it would set aside 25 units in the building for affordable housing, as required by the city.

It would be the latest in a string of projects in Boston that are building on top of existing parking garages, a move which saves developers the cost and time of digging foundations while preserving valuable parking spaces that — in Dock Square’s case — can fetch \$36 for two hours.

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