

02/11/26 Zoning Commission

The meeting will begin soon!



Planning Department

CITY of **BOSTON**

ANCHOR STREET HOTEL

SOUTH BOSTON, MA

GHIG Global Hospitality
Investment Group

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McDermott, Quilty,
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 **GENE
KAUFMAN
ARCHITECT PC**

Boston Zoning Commission

February 11, 2026

PLANNING CONTEXT



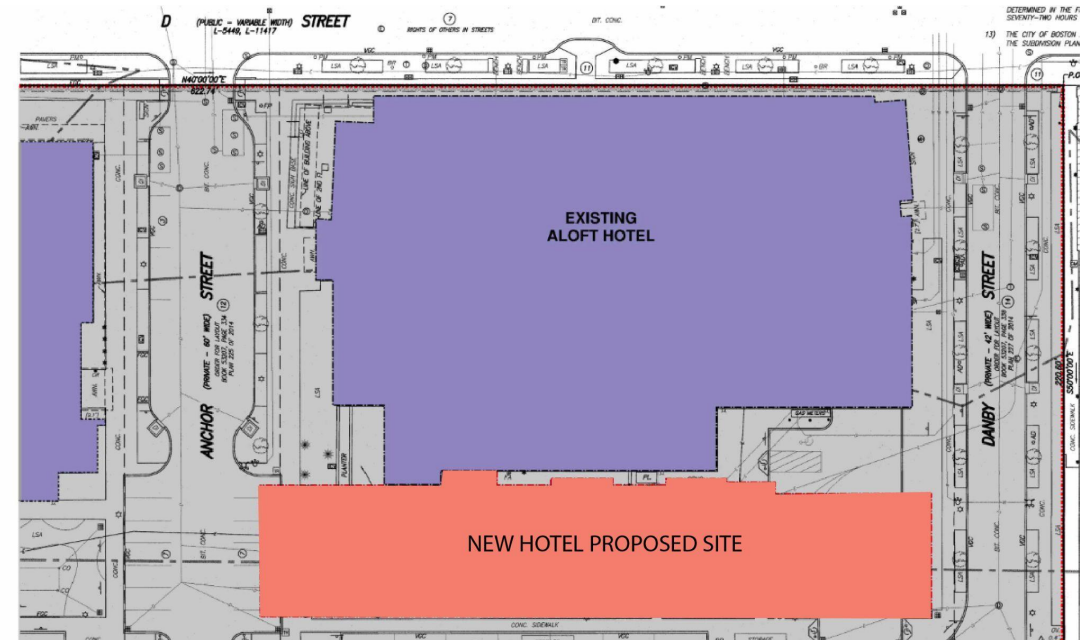
Existing Context

- 1999 Seaport Public Realm Plan designated a convention center area
- PDA #50 was established in September 2000 and was amended in 2006 and then again in 2013.
- The last amendment allowed for two hotels and a parking garage. The two hotels were built while the site for the parking garage remained a surface parking lot.



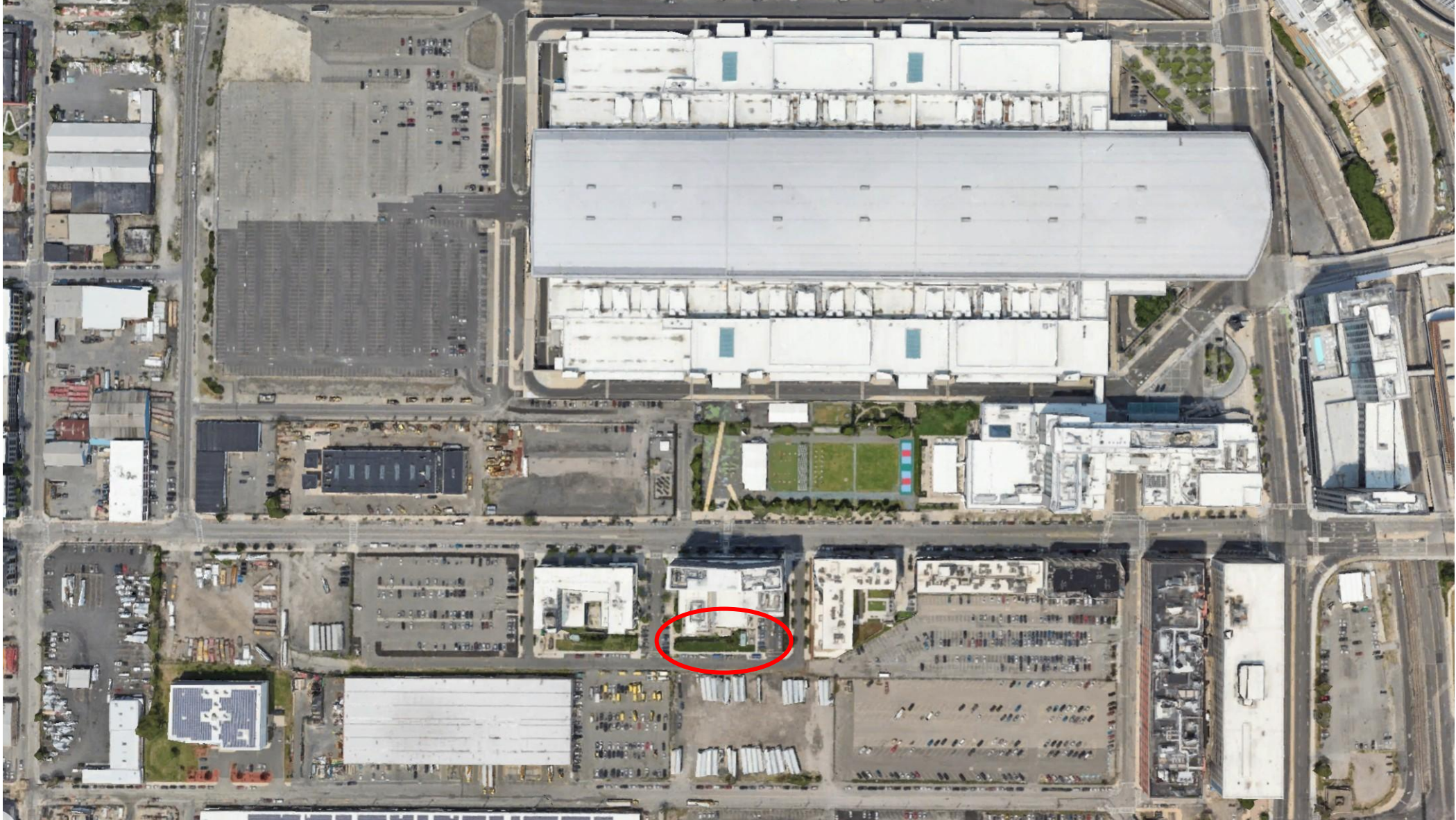
Proposed Amendment

- The new amendment would allow for a new hotel adjacent to one of the existing ones.
- The new hotel would be 14 stories and approximately 150,000 square feet.
- The added square footage will fit in the existing limit of 899,000 square feet.
- No new dimensional regulations will be in the amendment.



391 D STREET
SOUTH BOSTON

Existing Conditions



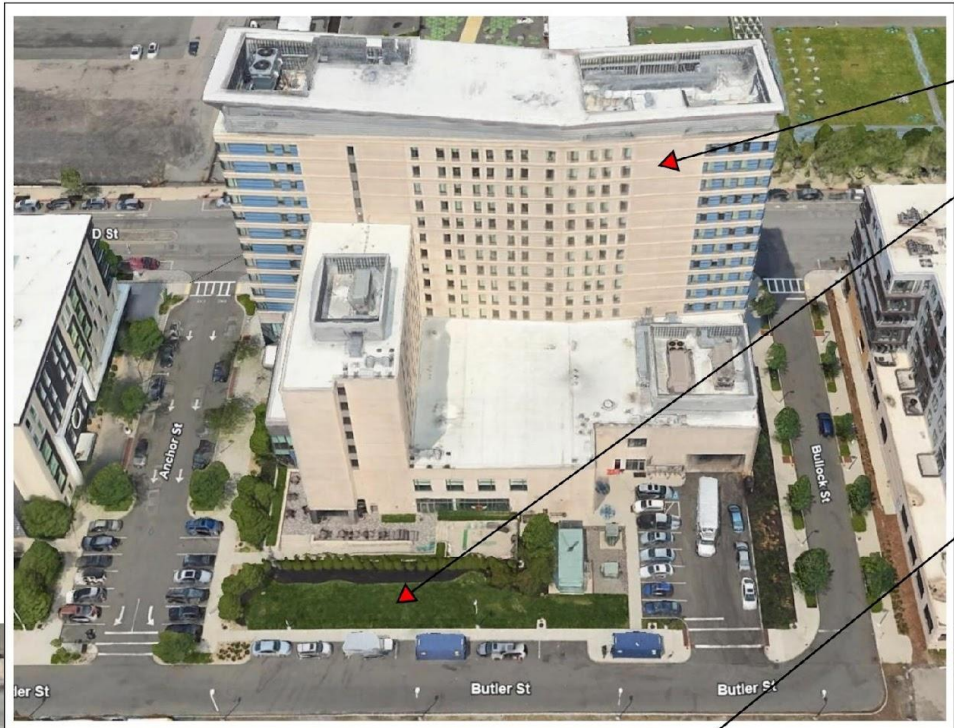
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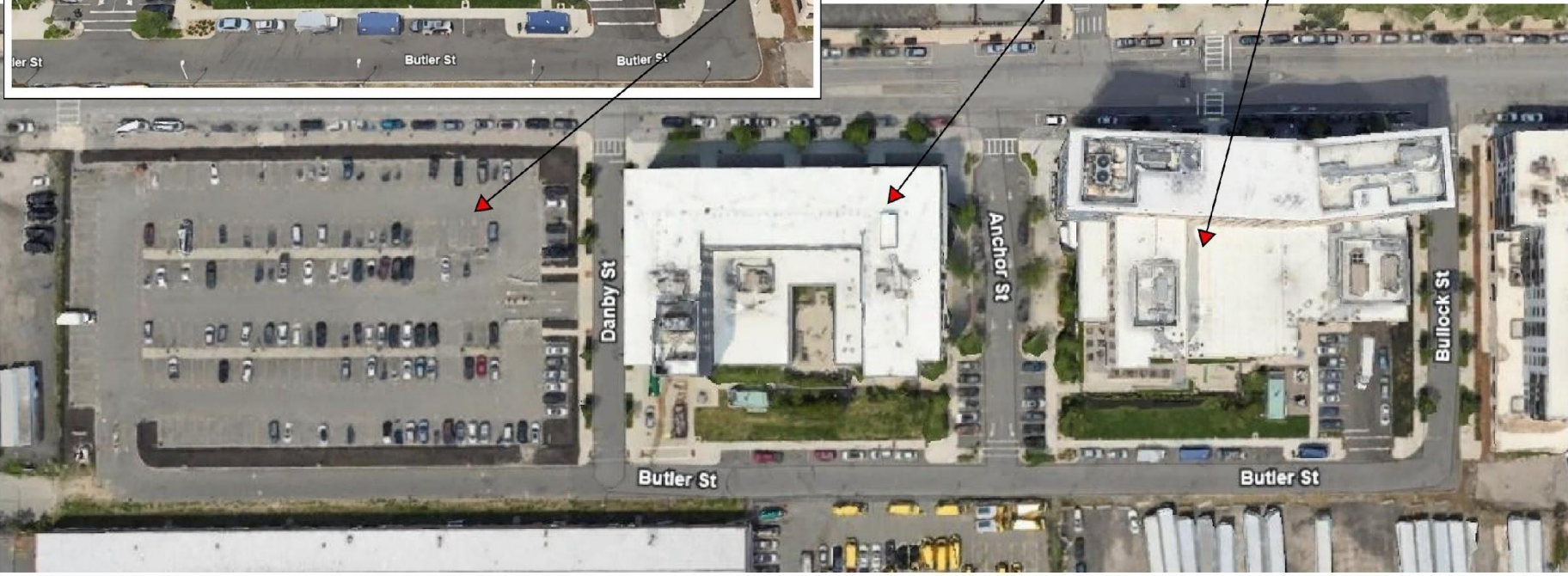


EXISTING ALOFT HOTEL
PROJECT SITE

EXISTING PARKING AREA

EXISTING ELEMENT HOTEL

EXISTING ALOFT HOTEL



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PERMITTING STATUS

- Approved PDA #50 (February 2013)
- Existing Aloft and Element Hotels Completed in Earlier Phases
- The PDA Contemplated a Third Hotel Located on Anchor and Butler Streets
- Requires Development Plan Filing & Amended PDA
(Only to Codify Final Dimensions – No Changes Proposed)
- Letter of Intent Filed with the Planning Department on March 12, 2025
- PDA Amendment Filed with the Planning Department on June 30, 2025

PROJECT PROGRAM

- 438 “Lifestyle” Brand Hotel Keys
- 160,000 GSF of Total New Built Area
- Maximum of 14 Stories at a Maximum of 145 Feet in Height
- All Electric, LEED Gold, Energy Efficient Design with 19’-0”

BFE Resiliency Elevation

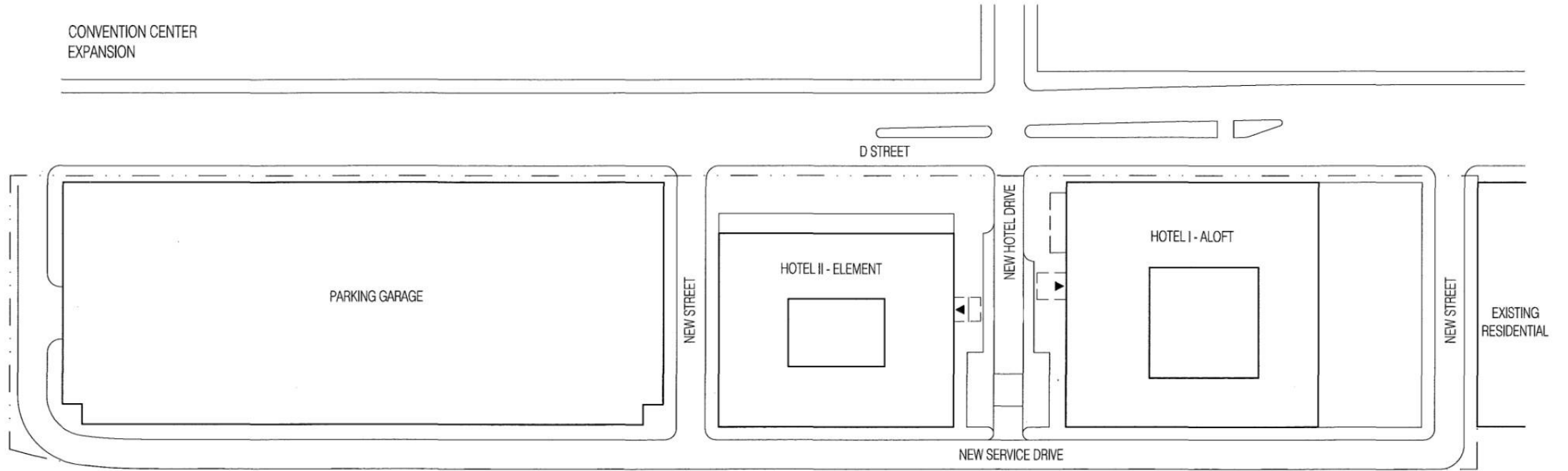
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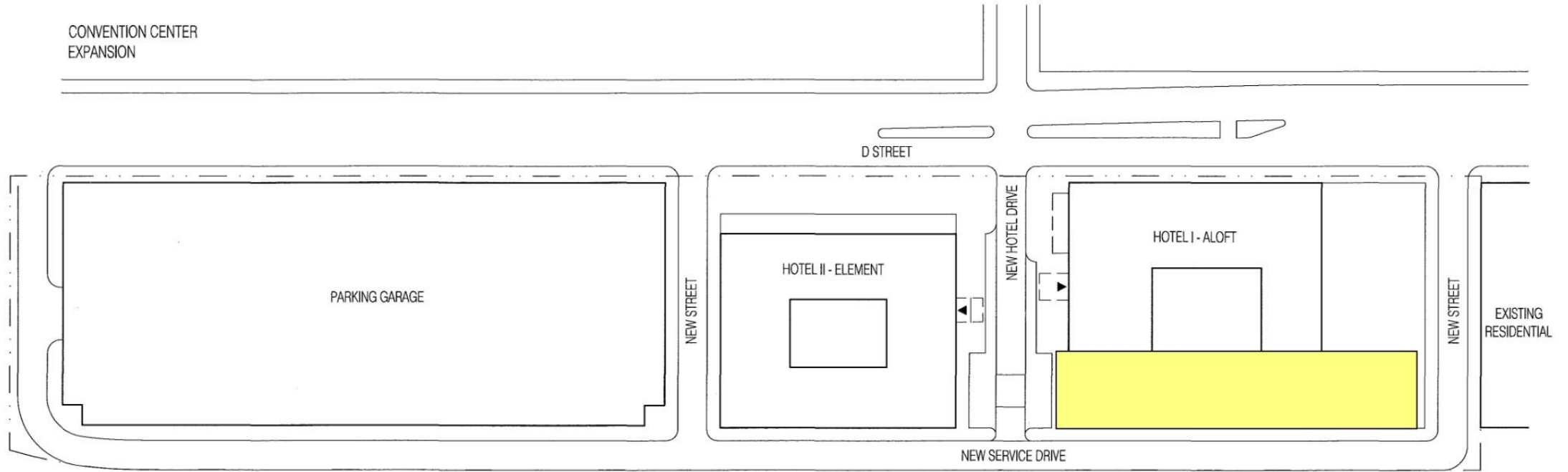
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Approved 2013 PDA "Plan" Diagram

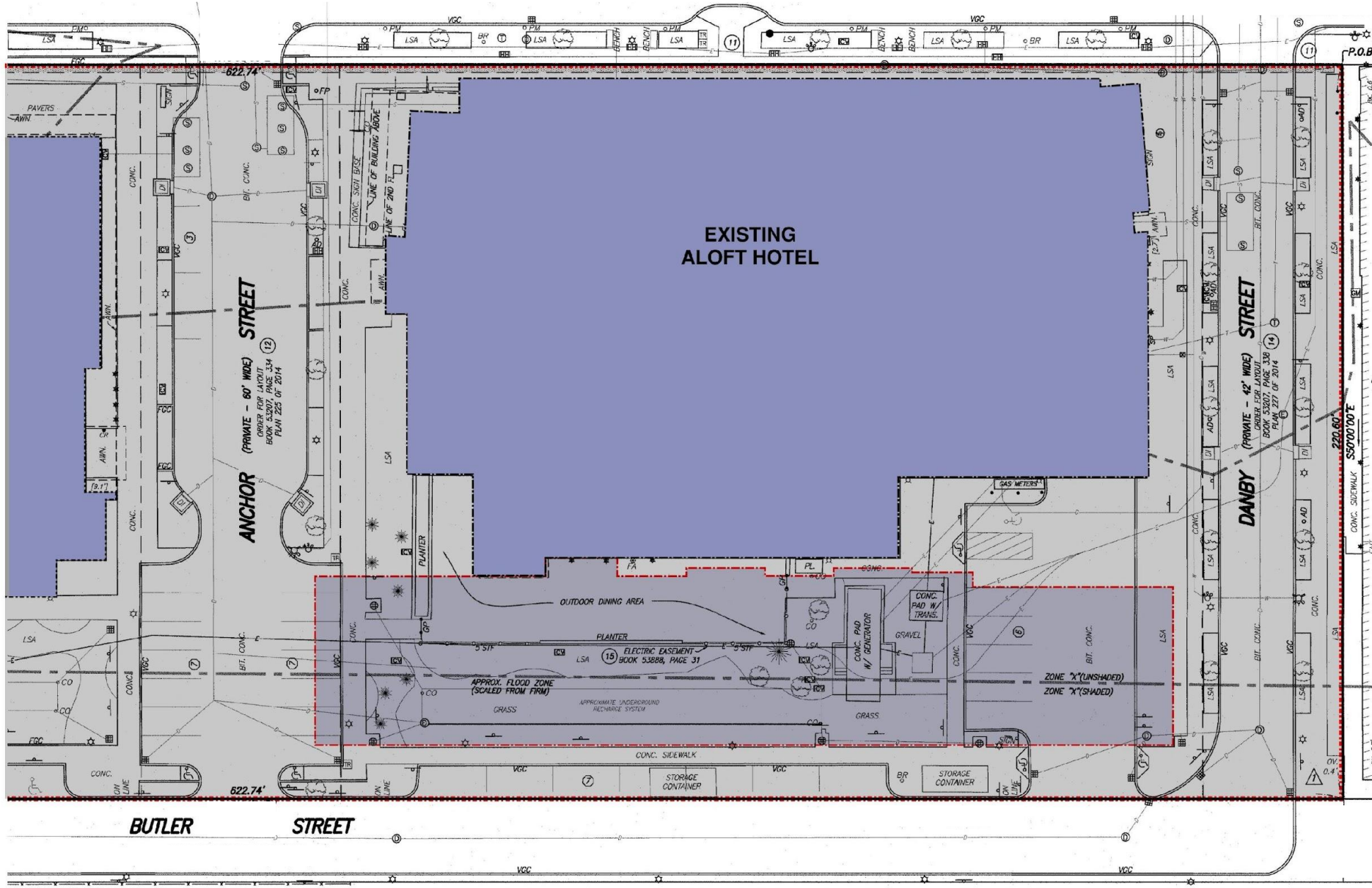


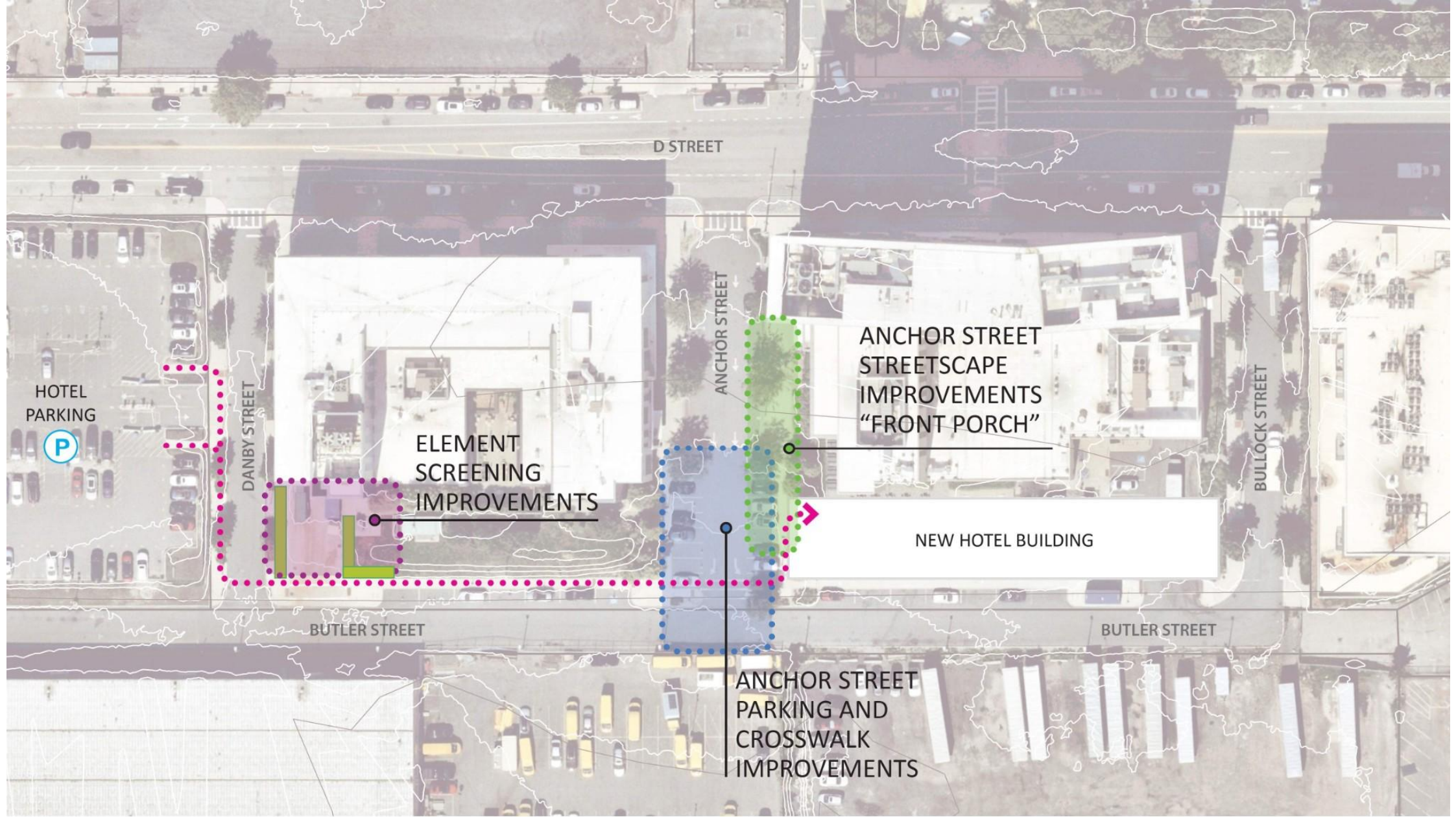
SITE PLAN

Approved 2013 PDA "Plan" Diagram



SITE PLAN



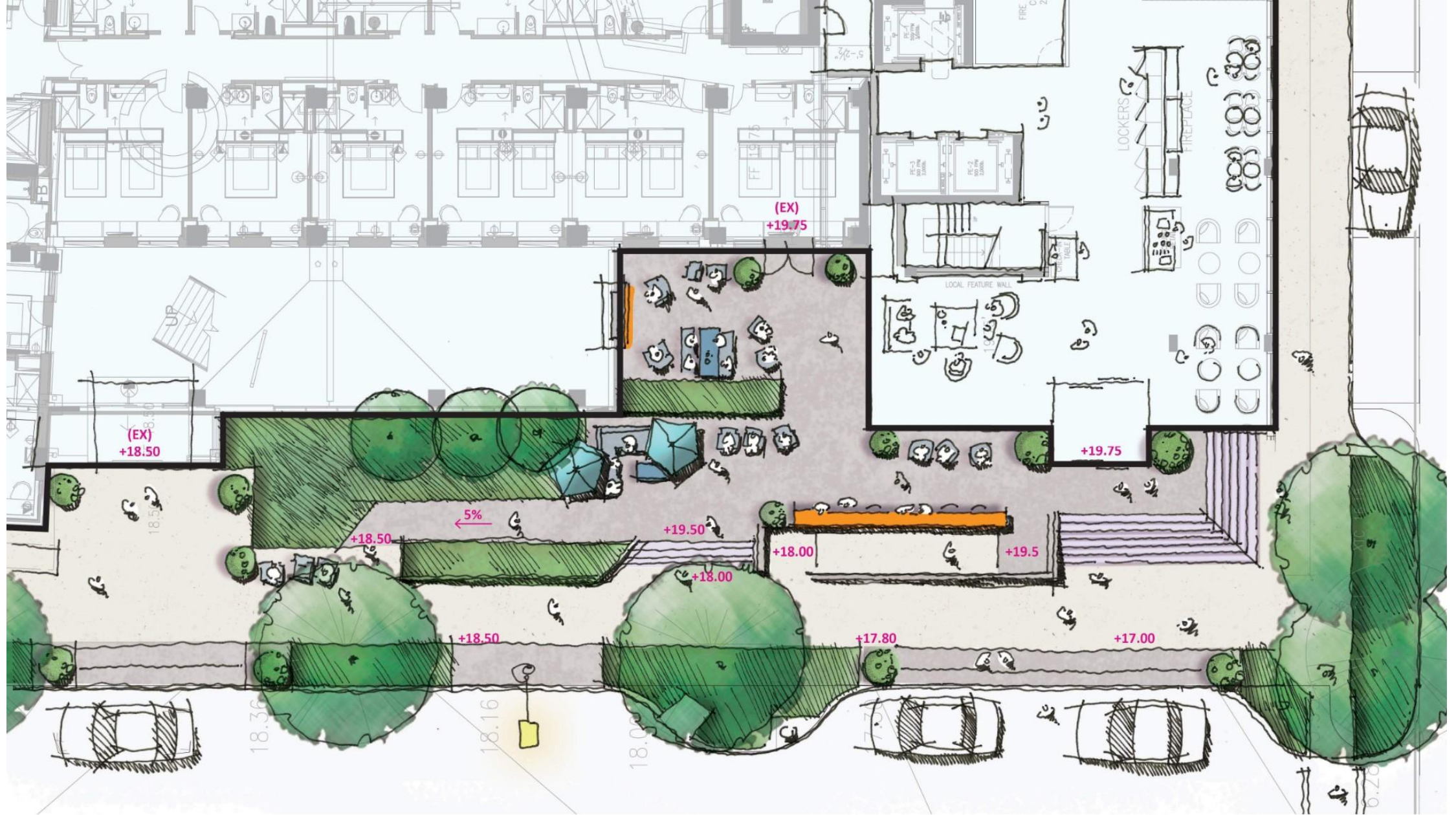


IMPROVED SITE CIRCULATION / STREETScape

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PROPOSED NEW BUILDING ENTRY & PUBLIC REALM

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PRELIMINARY RENDERING | WORK IN PROGRESS

SEAPORT HOTEL - SOUTH BOSTON, MA
AUGUST 7, 2025

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STREET LEVEL VIEW (GLASS WALL OPEN)



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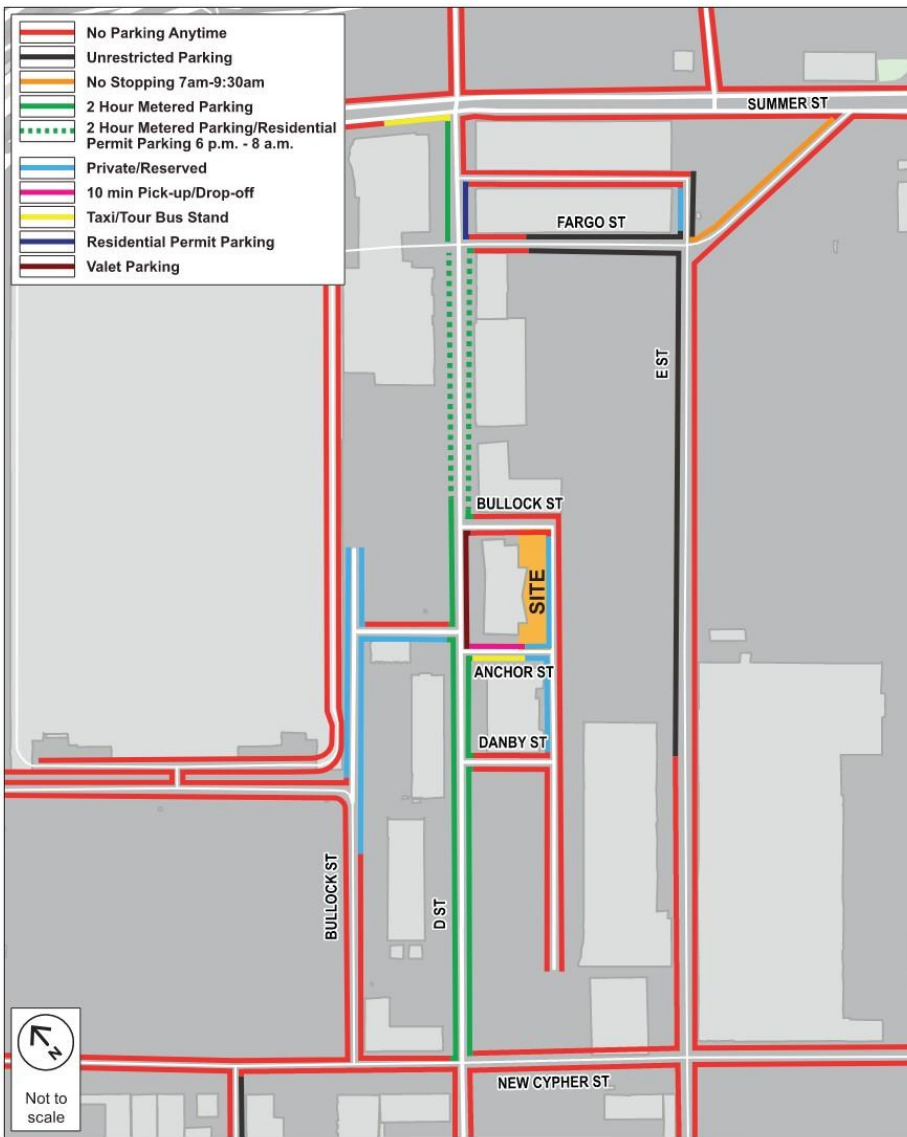
ENTRY PLAZA (GLASS WALL OPEN)



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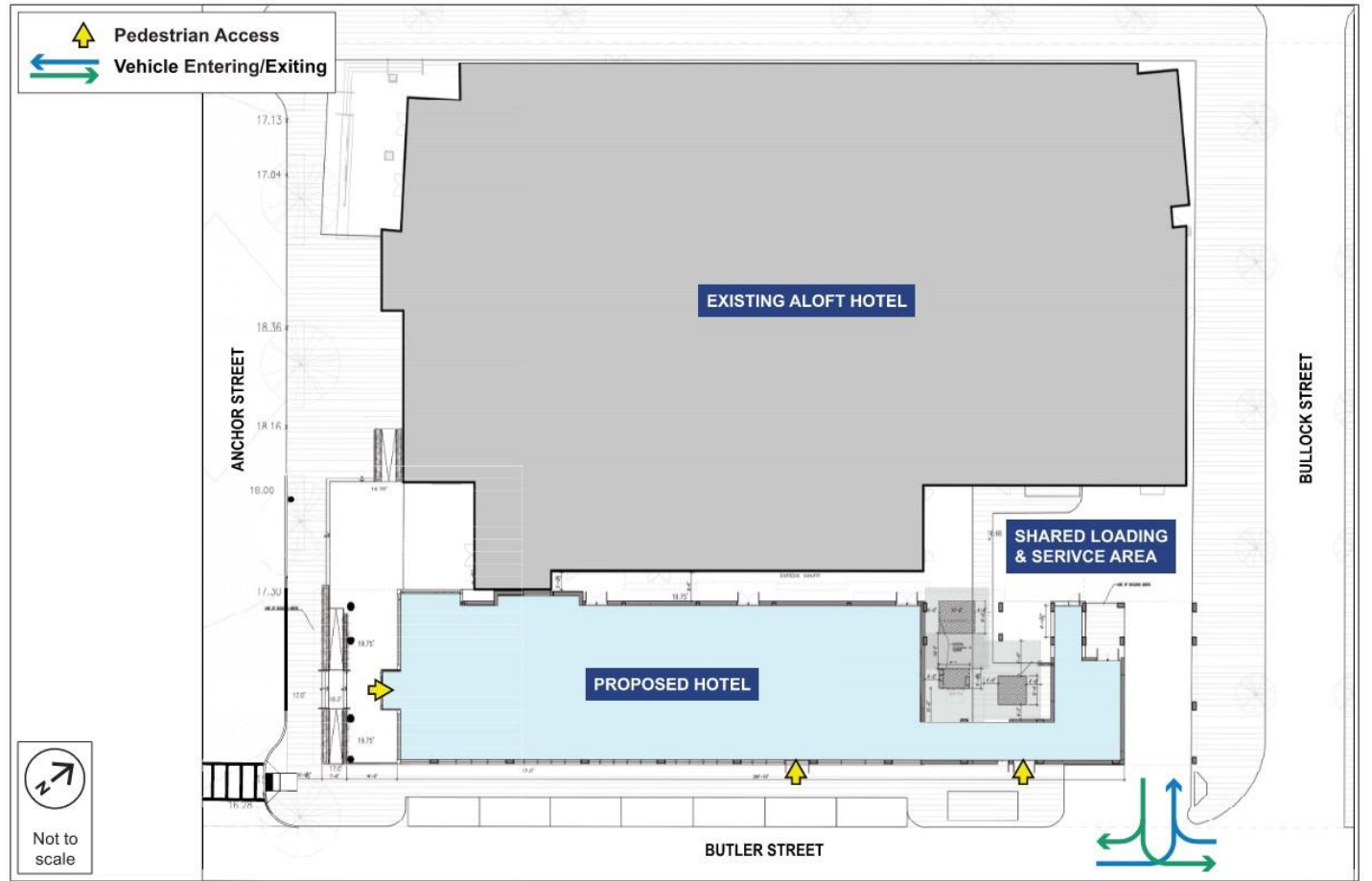
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Anchor Street Hotel Boston, MA

Figure 4-2

On-street Parking Regulations



Anchor Street Hotel Boston, MA

Figure 4-10

Site Plan

FIGURE 01 | Anchor Street Existing Condition

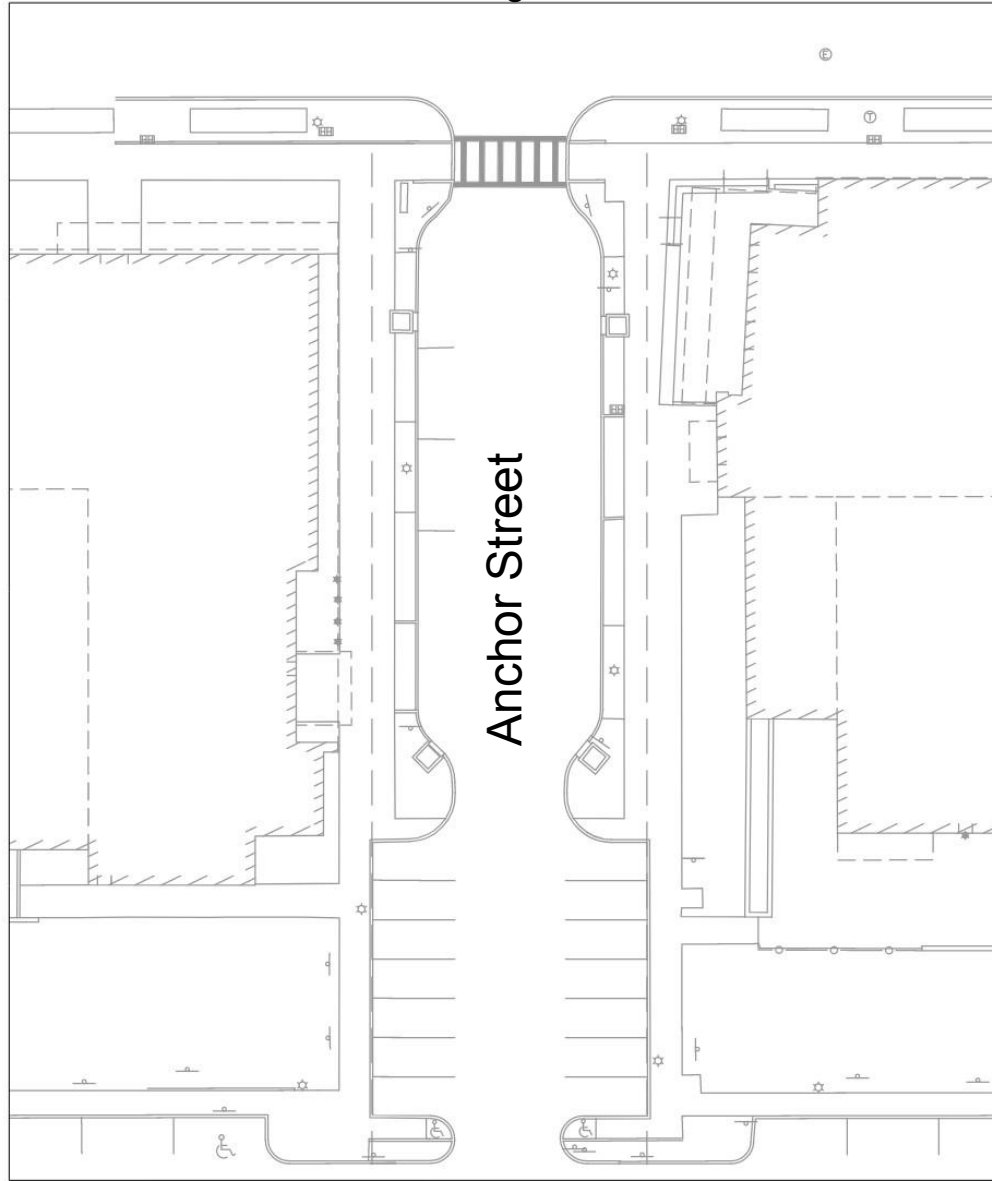
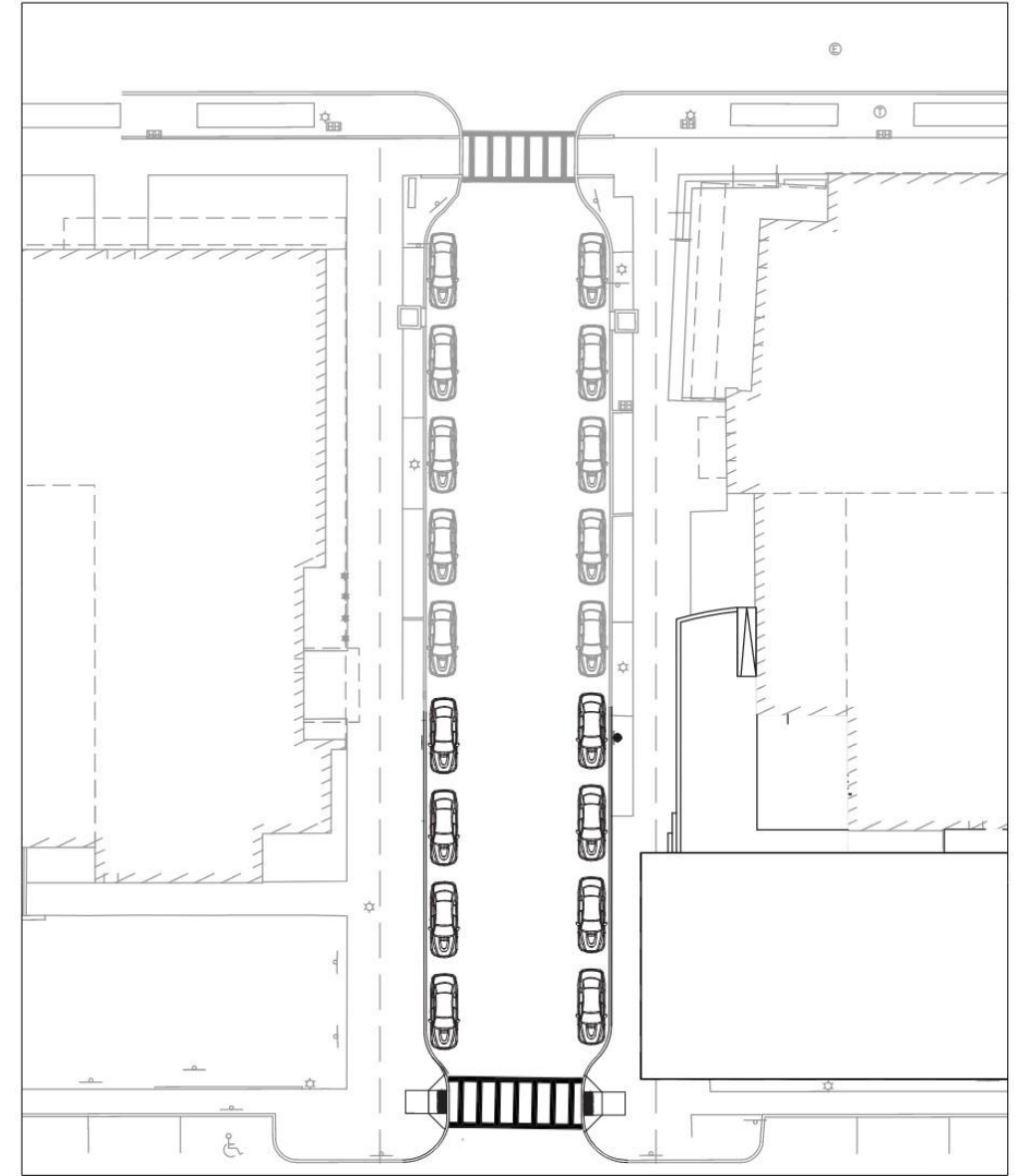


FIGURE 02 | Anchor Street Proposed Condition



ANCHOR STREET ALTERATIONS



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QUESTIONS & COMMENTS

Anchor Street Hotel (391 D Street Project)



JOBS

- 225 construction jobs and 25 permanent FTE full time jobs created



COMMUNITY

- Provides free community meeting space for neighborhood non-profit organizations each quarter.



SUSTAINABILITY

- All Electric, LEED Gold Hotel project.
- Committed to TDM measures coordinated with MCCA programming to reduce visitor SOV traffic