

# 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

**Trademark®**  
**JCA** ARCHITECTURE  
McDermott, Quilty,  
Miller & Hanley LLP



**Boston Zoning Commission**  
February 11, 2026

# PLANNING CONTEXT



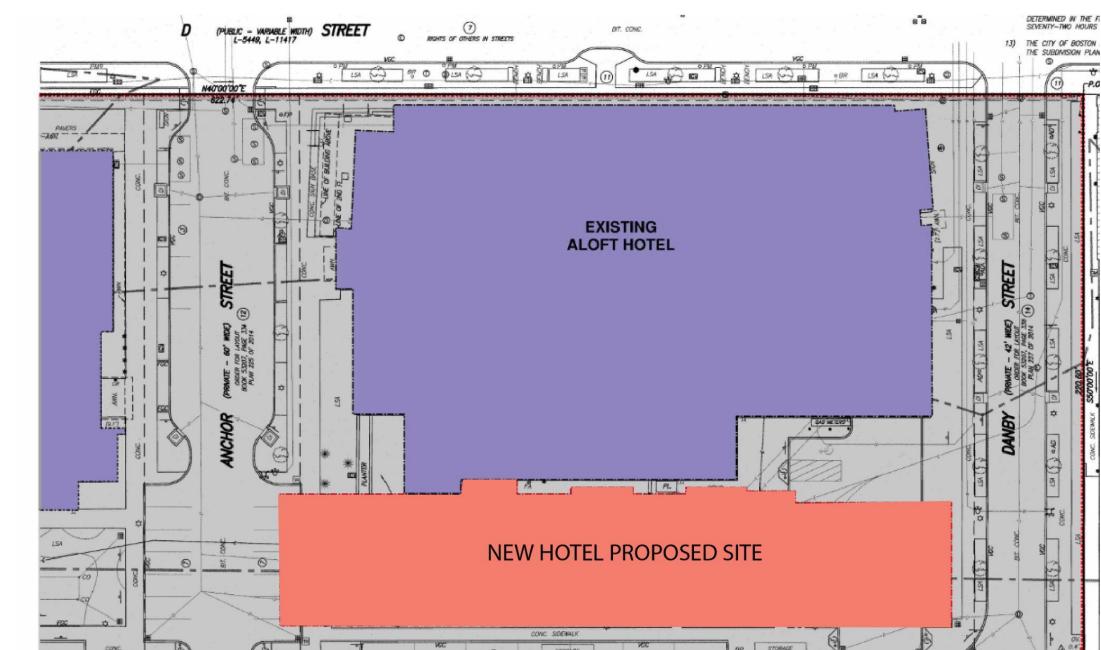
## Existing Context

- 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.

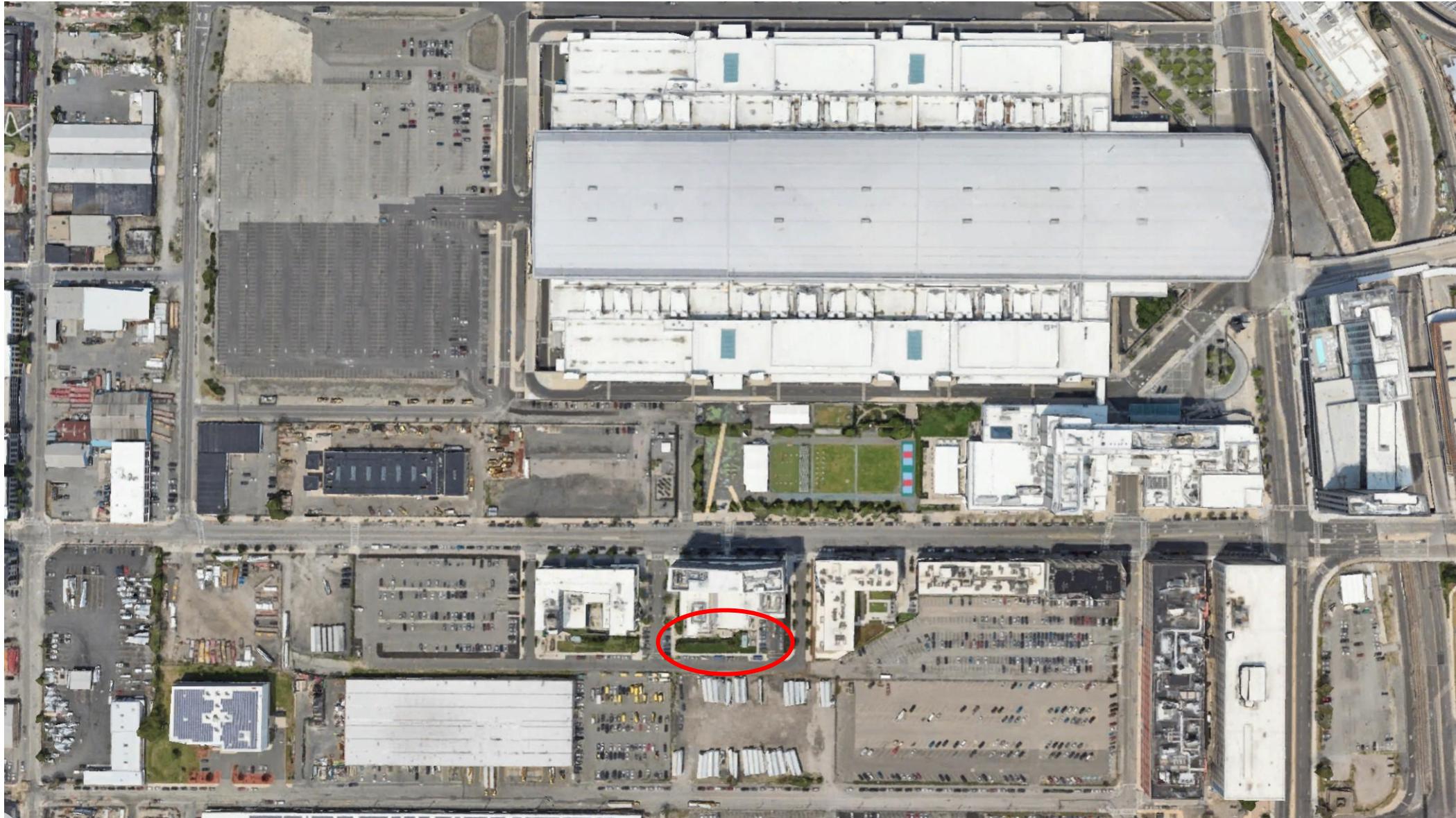


## Proposed Amendment

- 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.



## Existing Conditions

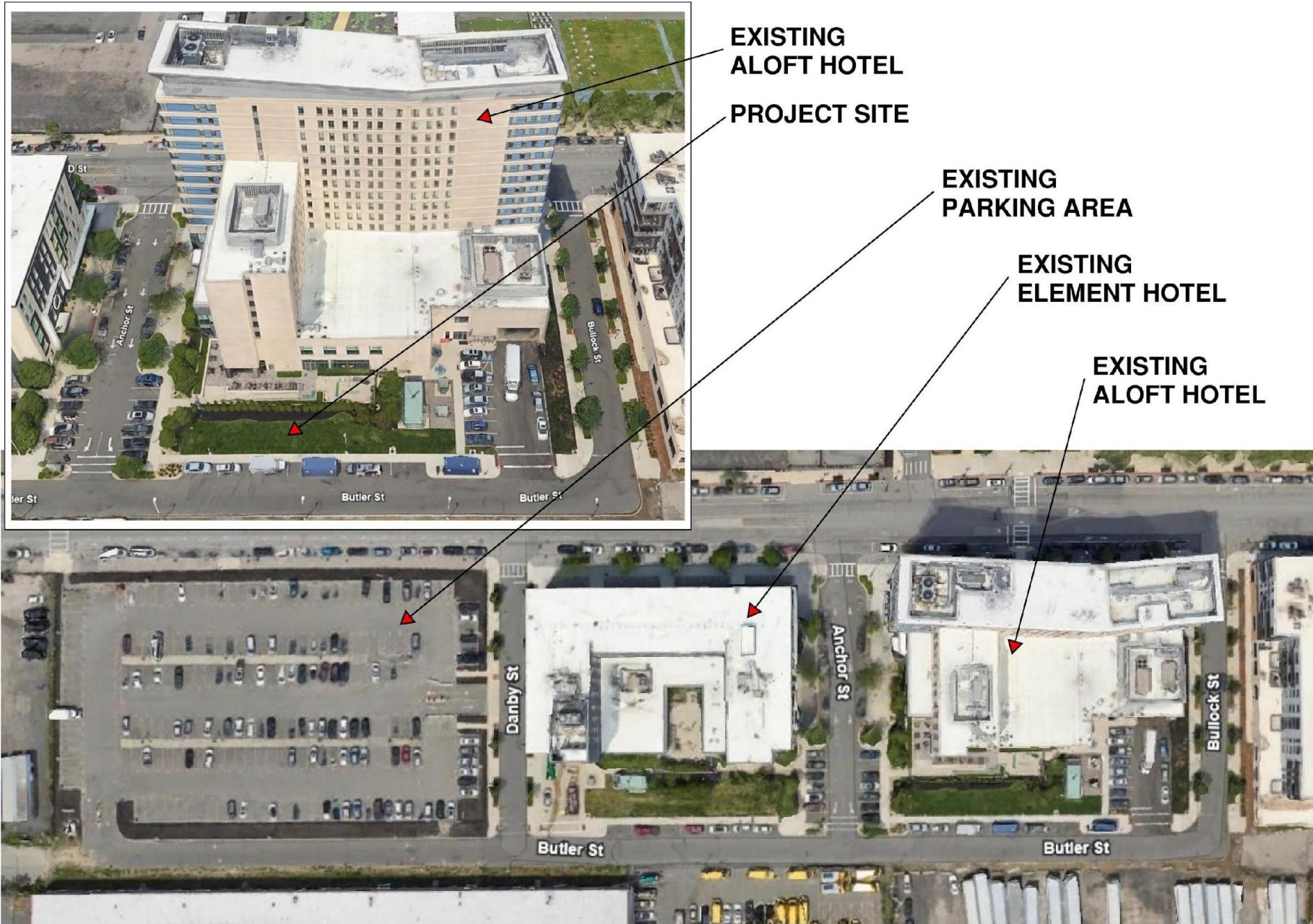


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## PERMITTING STATUS

- 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

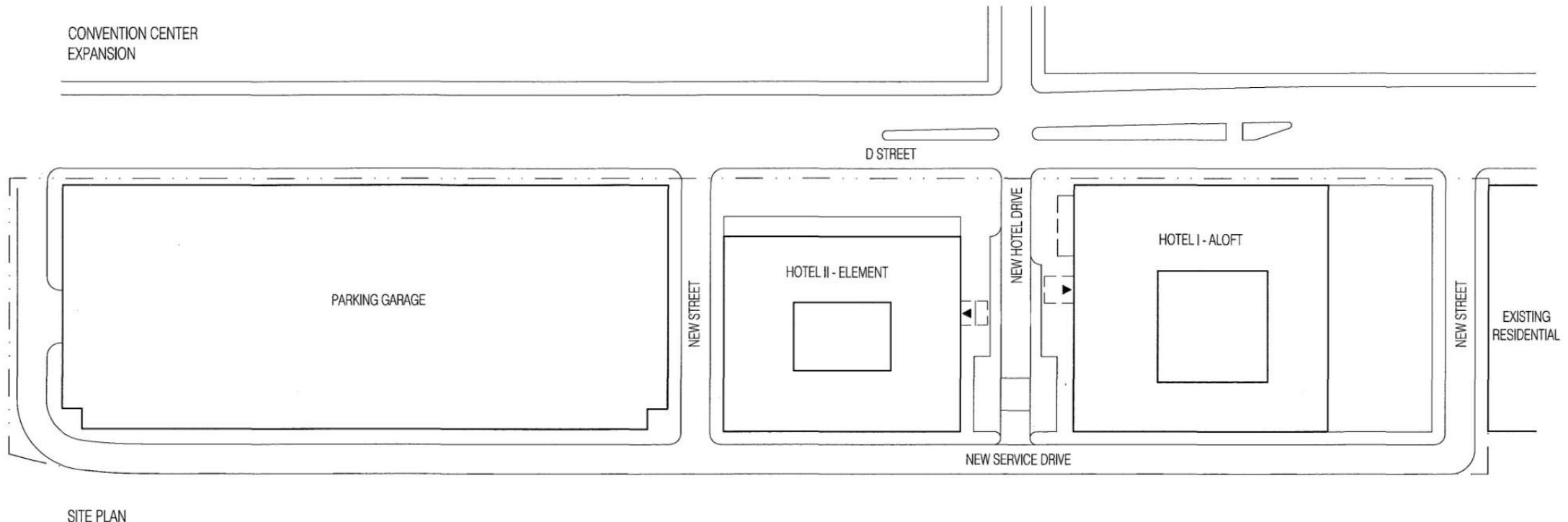
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## Approved 2013 PDA "Plan" Diagram



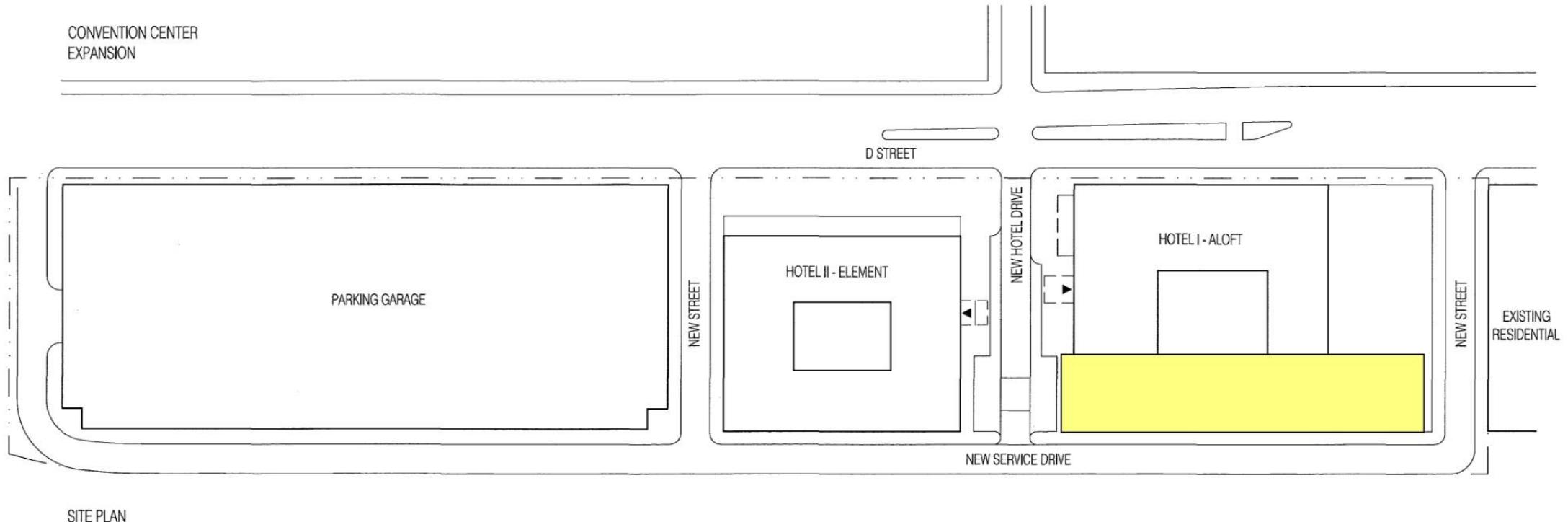
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## Approved 2013 PDA "Plan" Diagram

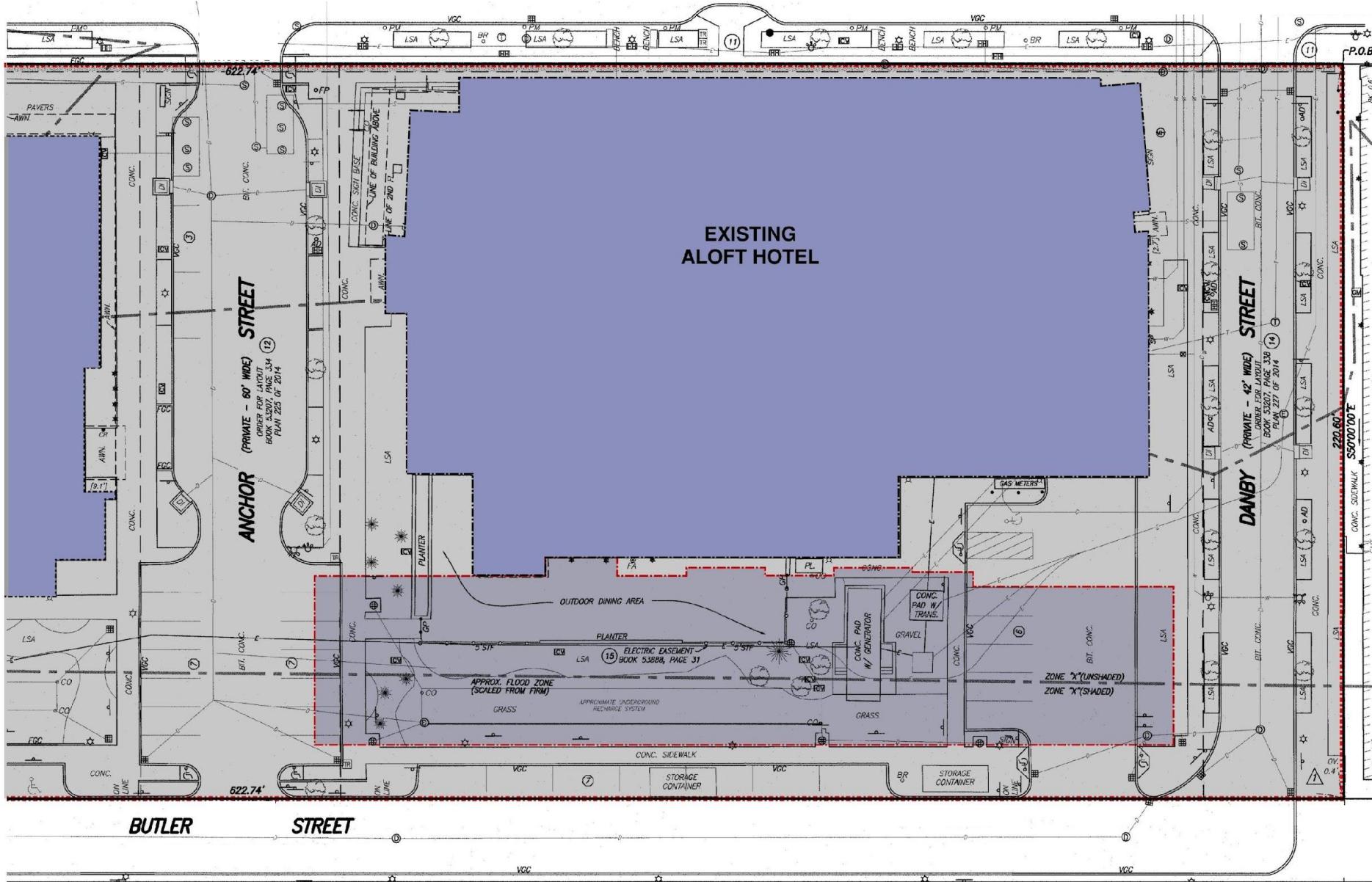


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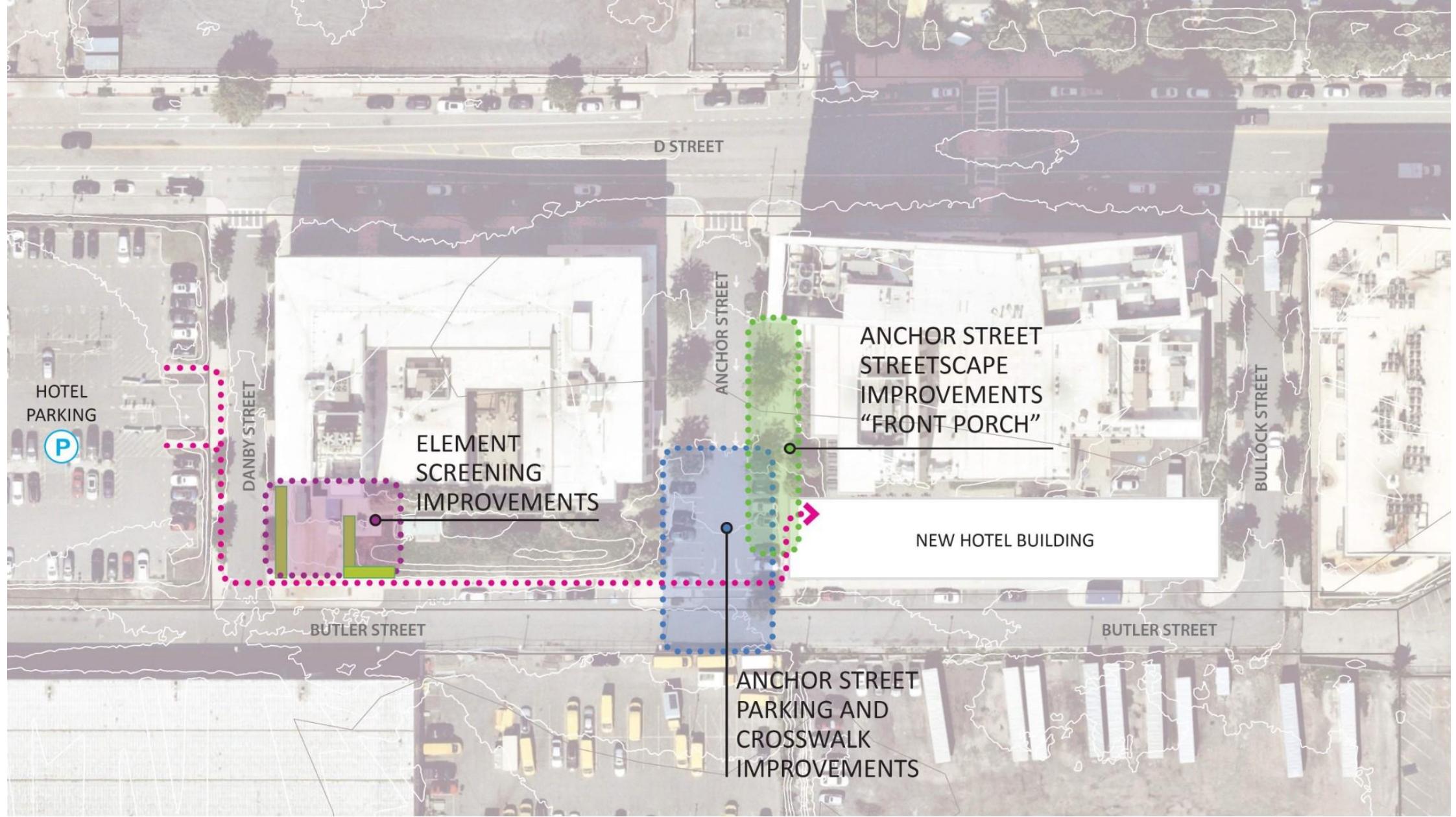
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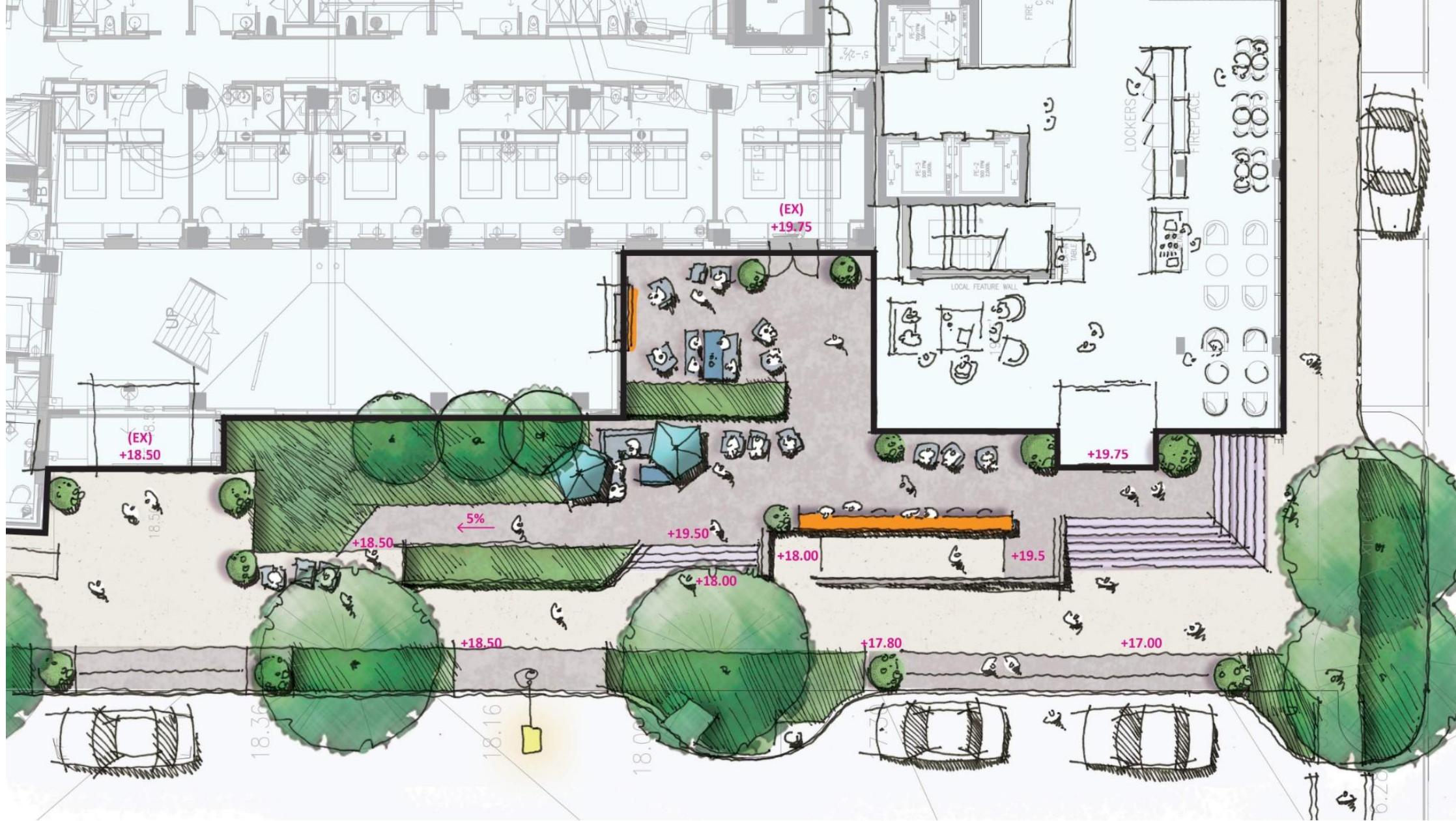
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PROPOSED NEW BUILDING ENTRY & PUBLIC REALM

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PRELIMINARY RENDERING | WORK IN PROGRESS

SEAPORT HOTEL - SOUTH BOSTON, MA  
AUGUST 7, 2025

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PRELIMINARY RENDERING | WORK IN PROGRESS

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## STREET LEVEL VIEW (GLASS WALL OPEN)



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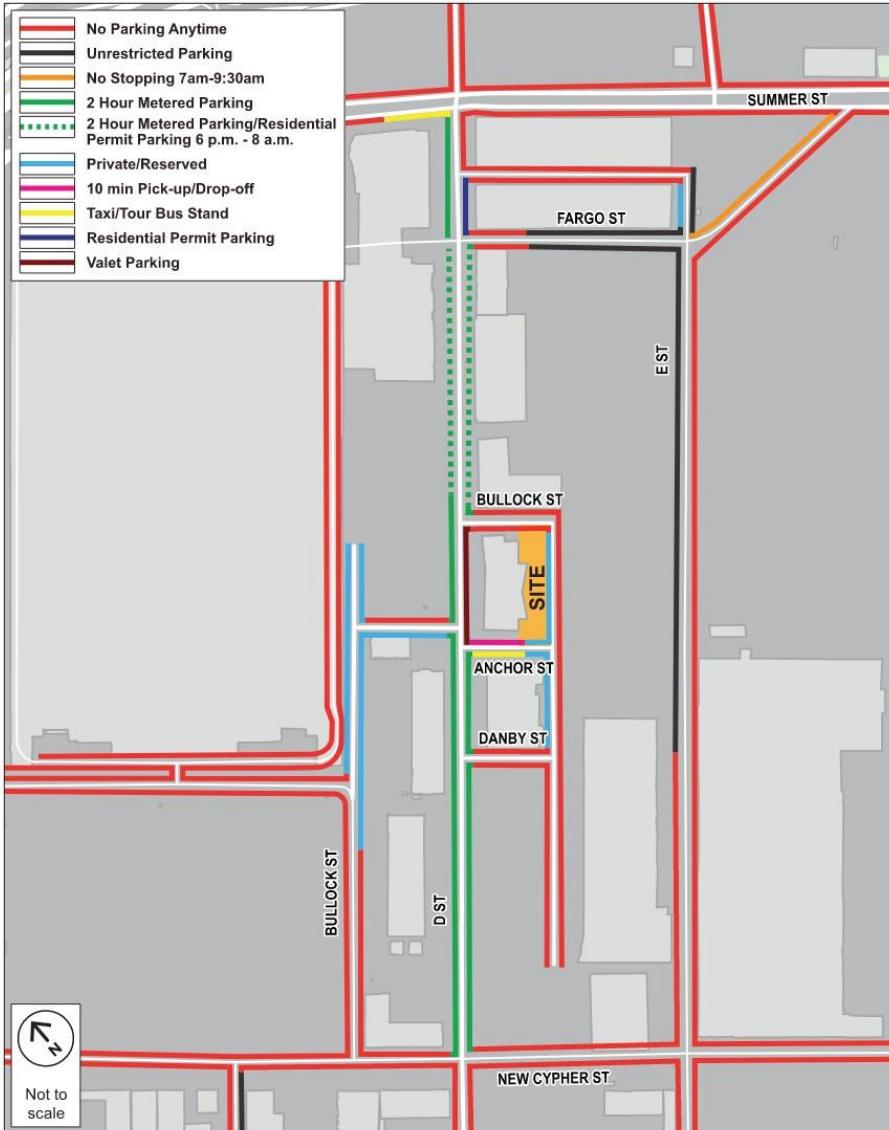
## ENTRY PLAZA (GLASS WALL OPEN)



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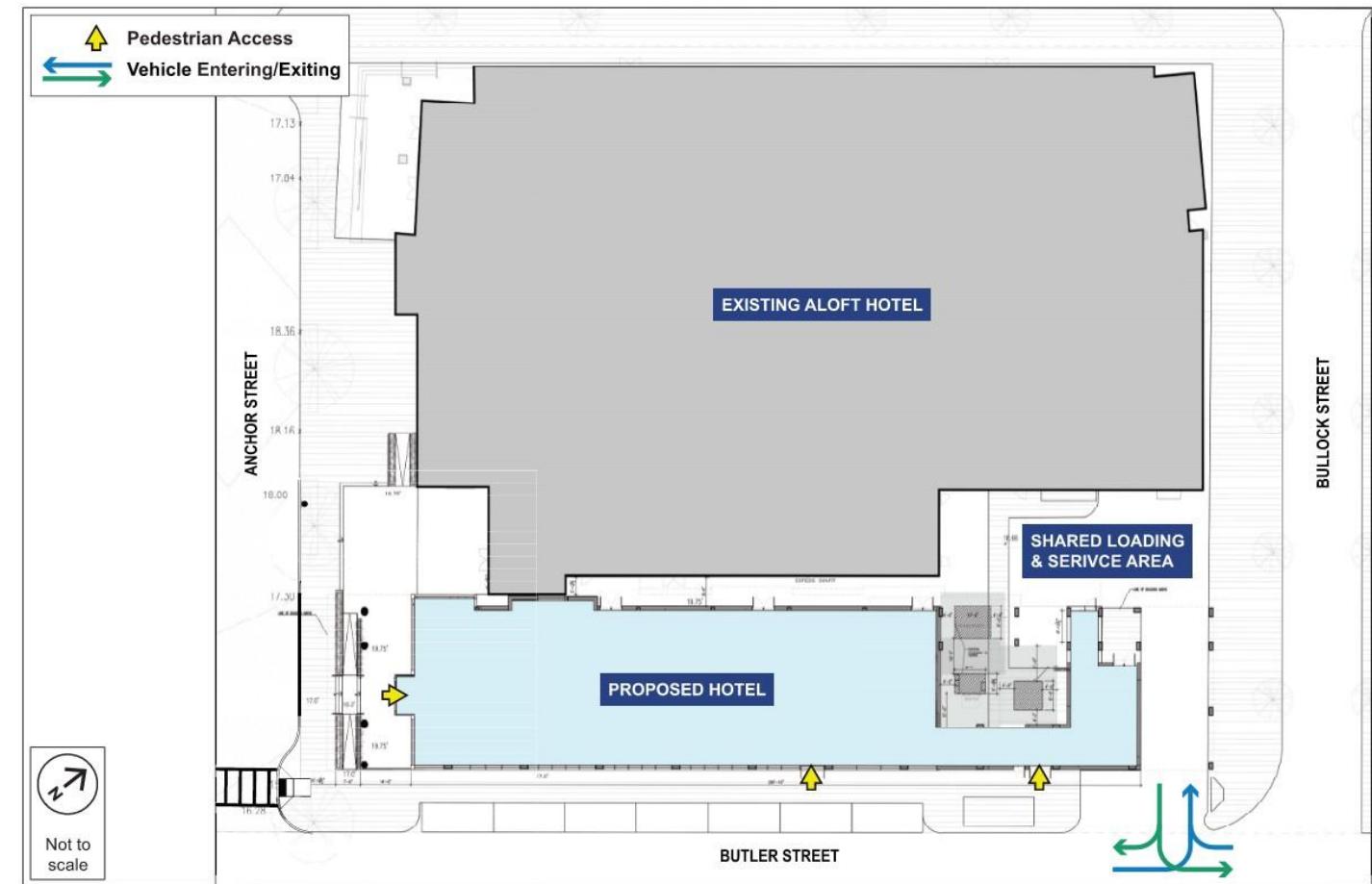


Anchor Street Hotel Boston, MA

**HOWARD STEIN HUDSON**  
Engineers + Planners

## ANCHOR STREET HOTEL

Figure 4-2  
On-street Parking Regulations



Anchor Street Hotel Boston, MA

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Figure 4-10  
Site Plan

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FIGURE 01 | Anchor Street Existing Condition

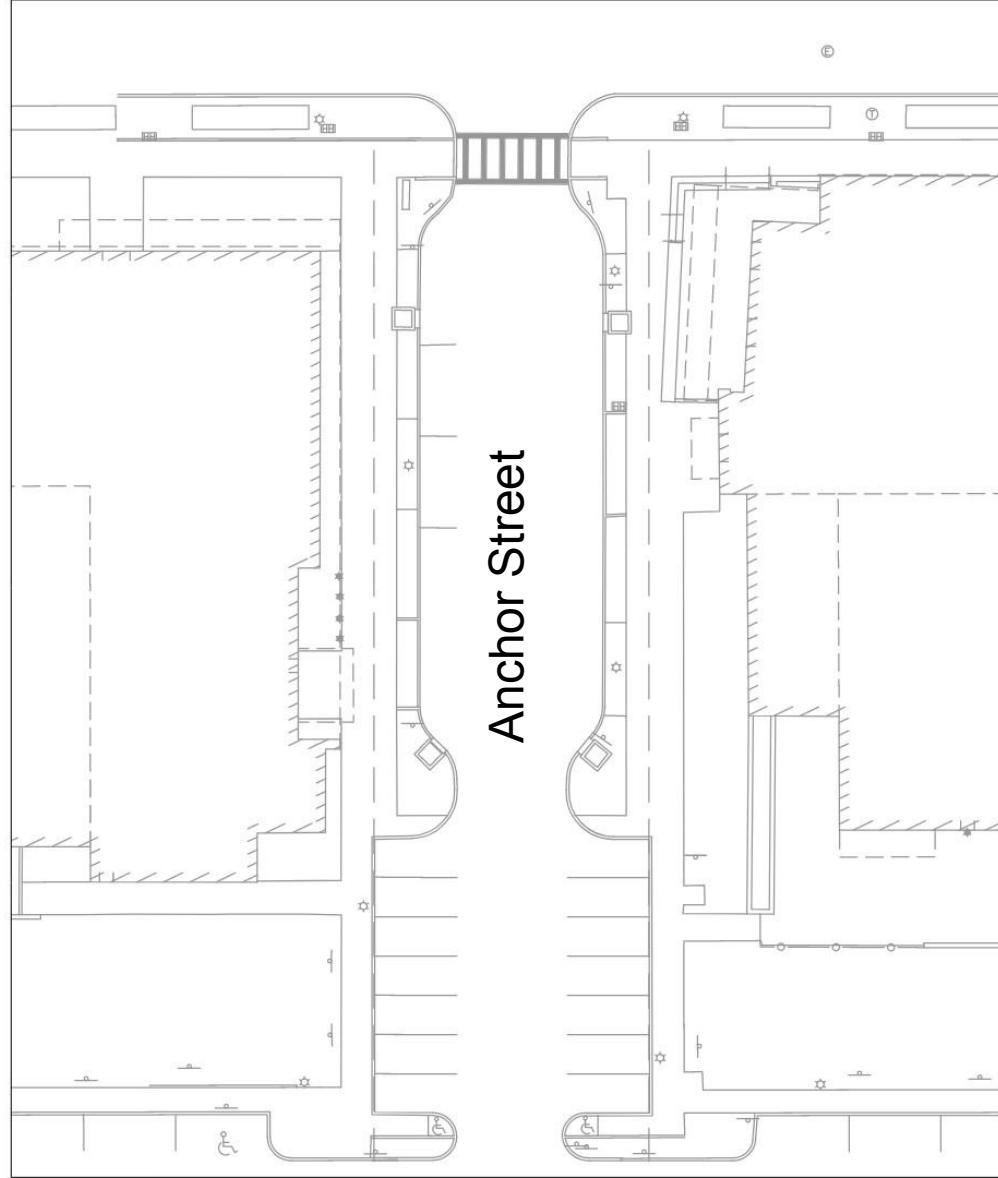
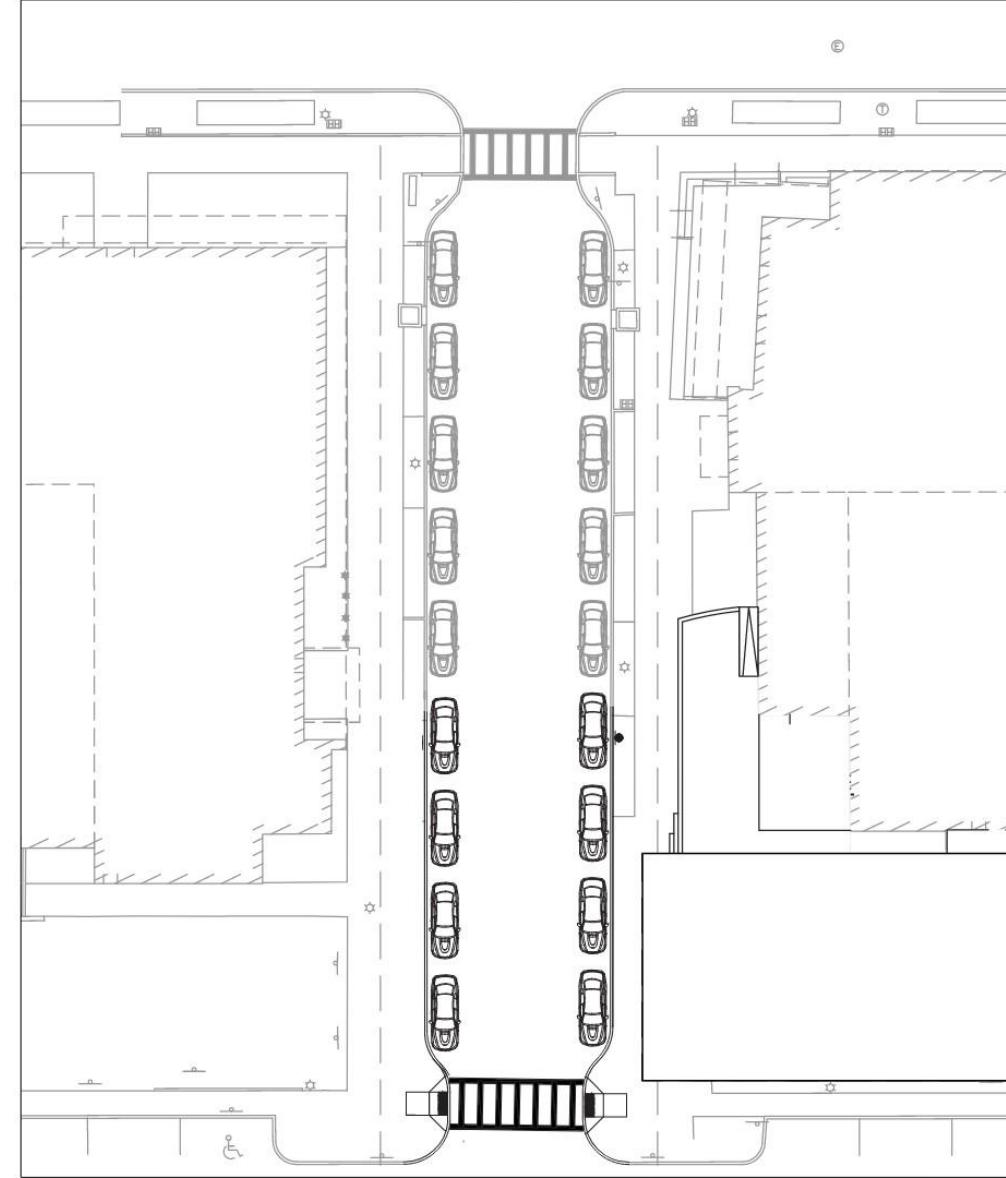


FIGURE 02 | Anchor Street Proposed Condition



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GENE  
KAUFMAN  
ARCHITECT PC

**QUESTIONS & COMMENTS**

# Anchor Street Hotel (391 D Street Project)



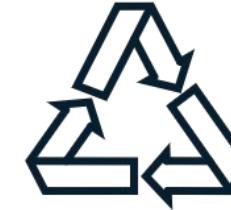
## JOBS

- 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