

CITY OF BOSTON**ZONING COMMISSION**

1 CITY HALL SQUARE • BOSTON, MA 02201

617-722-4300 Extension 4308

ATTENTION: YOU MAY ALSO PARTICIPATE IN THIS MEETING BY GOING TO <https://bosplans.org/BZC-Feb112026>. YOU MAY ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO ZONINGCOMMISSION@BOSTON.GOV

AGENDA**February 11, 2026****PUBLIC HEARING**

9:00 AM Third Amended and Restated Development Plan for Planned Development Area No. 50, 371-401 D Street, South Boston

The Development Plan proposes the construction of a new fifteen (15) story hotel structure with up to 438 rooms (keys) of approximately 160,000 gross square feet (the “Proposed Project”). The Proposed Project’s vehicular parking will be accommodated by the existing surface parking lot at the Site. The new hotel development will enhance and integrate with the existing hospitality uses at the Site, with improved pedestrian connectivity for its adjacency to the Element and the Aloft hotels. In addition, the Proponent seeks to modify the existing layout of the Element Hotel by increasing layout efficiency, resulting in up to an additional 20 keys within the existing volume and area of the Element Hotel’s existing structure. This modification will result in an amendment to the original PDA, increasing the maximum key count to up to 530 rooms within the Aloft and Element Hotels, up from the originally approved 510 rooms.

ZONING HEARING

The Zoning Commission of the City of Boston hereby gives notice, in accordance with Chapter 665 of the Acts of 1956, as amended, that a virtual public hearing will be held on February 11, 2026, at 9:00 A.M., in connection with a petition for approval of the Third Amended and Restated Development Plan for Planned Development Area No. 50, 371-401 D Street, South Boston ("Third Amendment").

The Third Amendment proposes the construction of a new fifteen (15) story hotel structure with up to 438 rooms (keys) of approximately 160,000 gross square feet (the "Proposed Project"). The Proposed Project's vehicular parking will be accommodated by the existing surface parking lot at the Site. The new hotel development will enhance and integrate with the existing hospitality uses at the Site, with improved pedestrian connectivity for its adjacency to the Element and the Aloft hotels. In addition, the Proponent seeks to modify the existing layout of the Element Hotel by increasing layout efficiency, resulting in up to an additional 20 keys within the existing volume and area of the Element Hotel's existing structure. This modification will result in an amendment to the original PDA, increasing the maximum key count to up to 530 rooms within the Aloft and Element Hotels, up from the originally approved 510 rooms.

This meeting will only be held virtually and not in person. You can participate in this meeting by going to <https://bosplans.org/BZC-Feb112026>. A copy of the Third Amendment may be obtained from the Zoning Commission electronically, and you may also submit written comments or questions to zoningcommission@boston.gov.

Interpreting services are available to communicate information at this hearing. If you require interpreting services, please contact the following: zoningcommission@boston.gov or 617-918-4308. The meeting is scheduled for February 11, 2026. Please request interpreting services **no later than February 6, 2026**.

For the Commission
Jeffrey M. Hampton
Executive Secretary