

Delano Hotel

1685 Collins Avenue



**Planning
Board**
April 7, 2026

PB25-0811

Property Context



Cain

Cain's Portfolio:

- Raffles Hotel in Boston
- 830 Brickell
- Aman Hotels brand, including Aman Hotel and Residences in Beverly Hills



Raffles Boston



830 Brickell



Seia (830 Brickell)



Aman Hotel and Residences in Beverly Hills



1950s



Striped awning at east elevation, c. 1950s



Painted boxed windows at original Delano facade



Main Entrance & Lobby



MAIN ENTRANCE



LOBBY

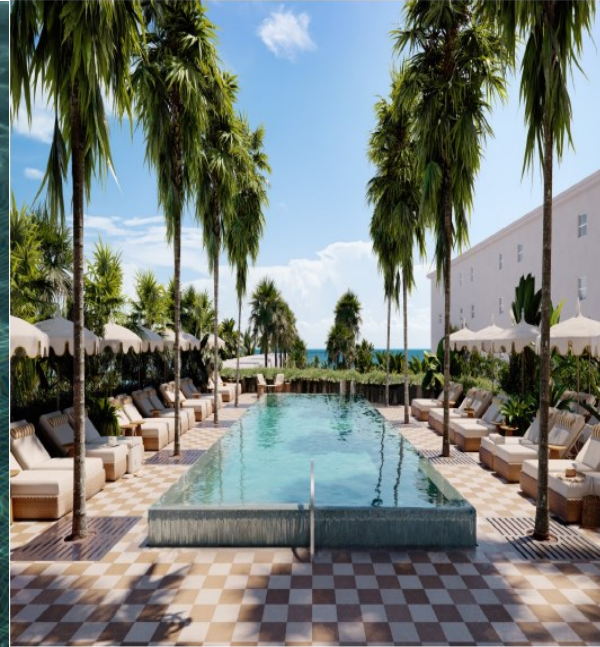
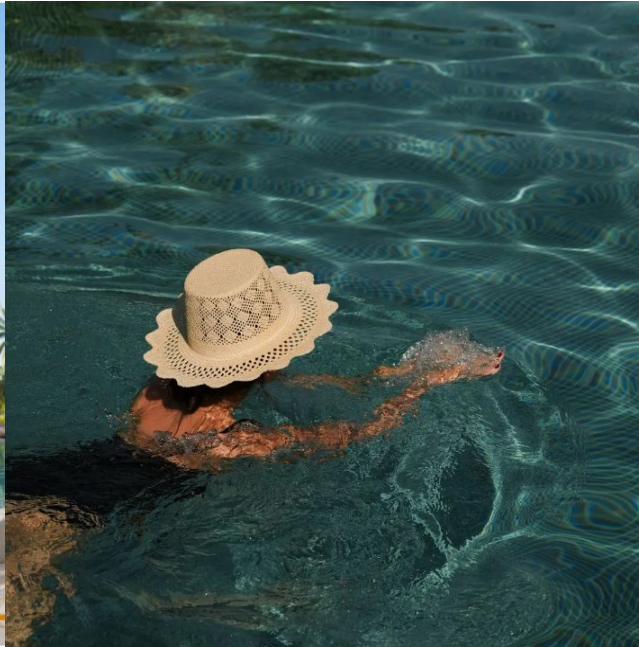
Guest Rooms



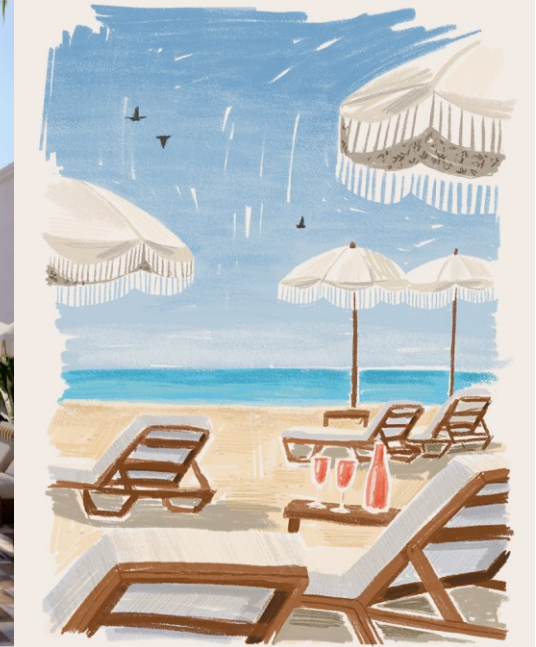
Pool & Beach



(ground floor pool)



(fourth floor pool)



Wellness

The Source by Delano is a full-service wellness and spa destination designed to support restoration, vitality and holistic wellbeing



Rose Bar & Lounge



ROSE BAR LOUNGE



ROSE BAR

Gigi's Interior & Exterior



GIGI'S RESTAURANT INTERIOR



GIGI'S EXTERIOR SEATING BAR

Pool Deck



Mimi's Interior & 4th Floor Pool Deck

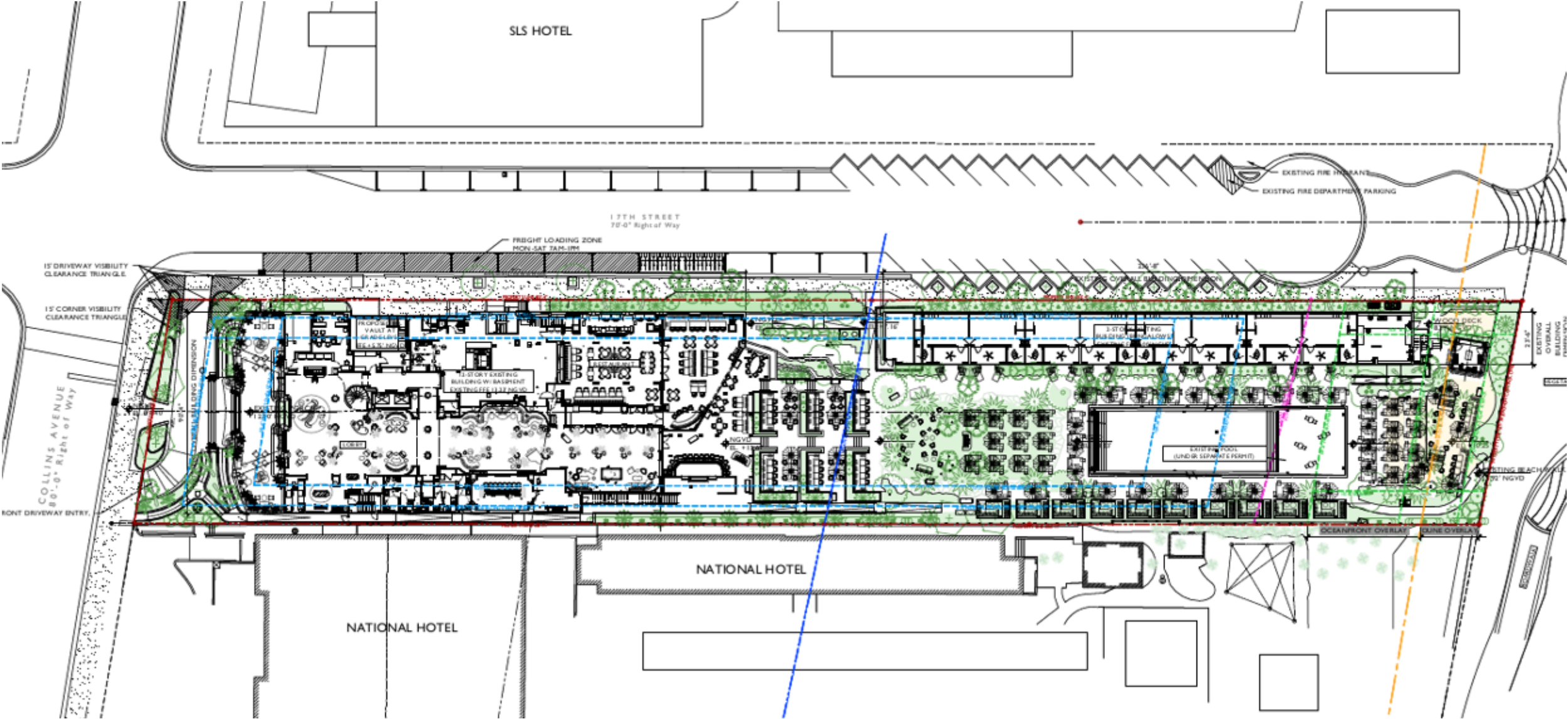


MIMI'S RESTAURANT INTERIOR



4TH FLOOR POOL DECK

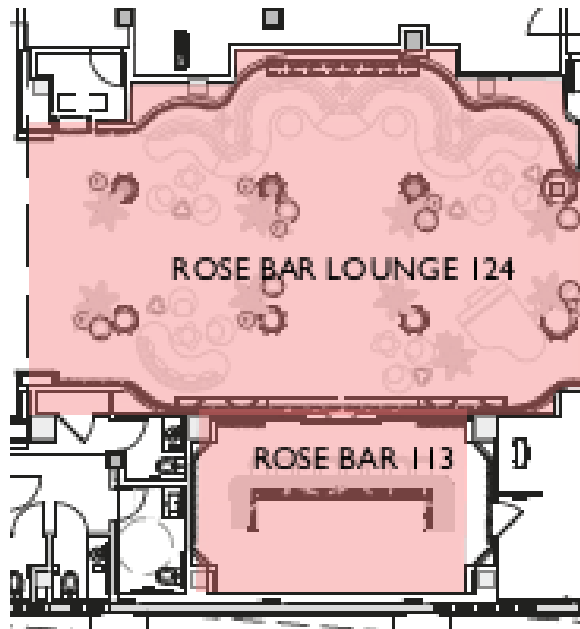
Site Plan



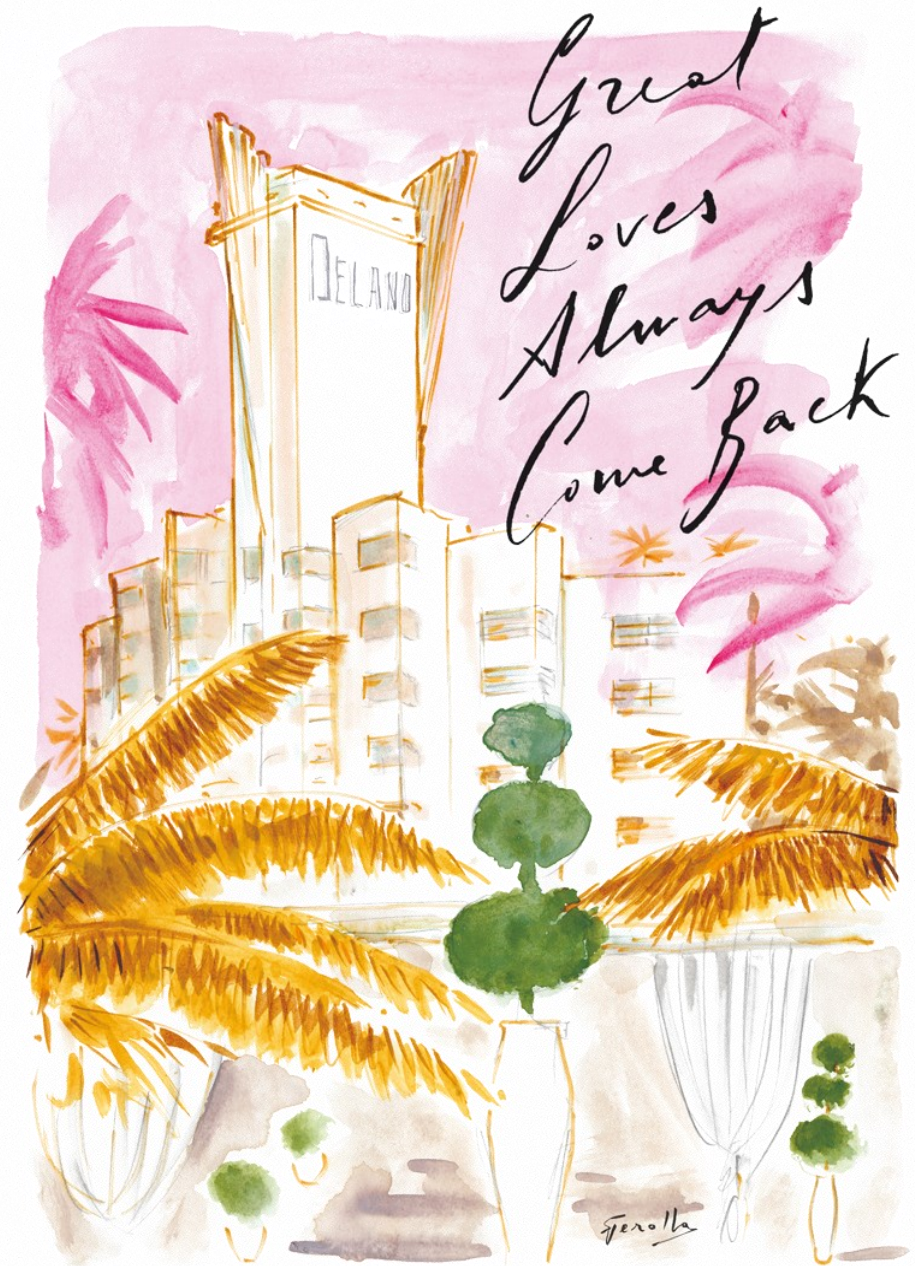
Rose Bar & Lounge



Rose Bar & Lounge



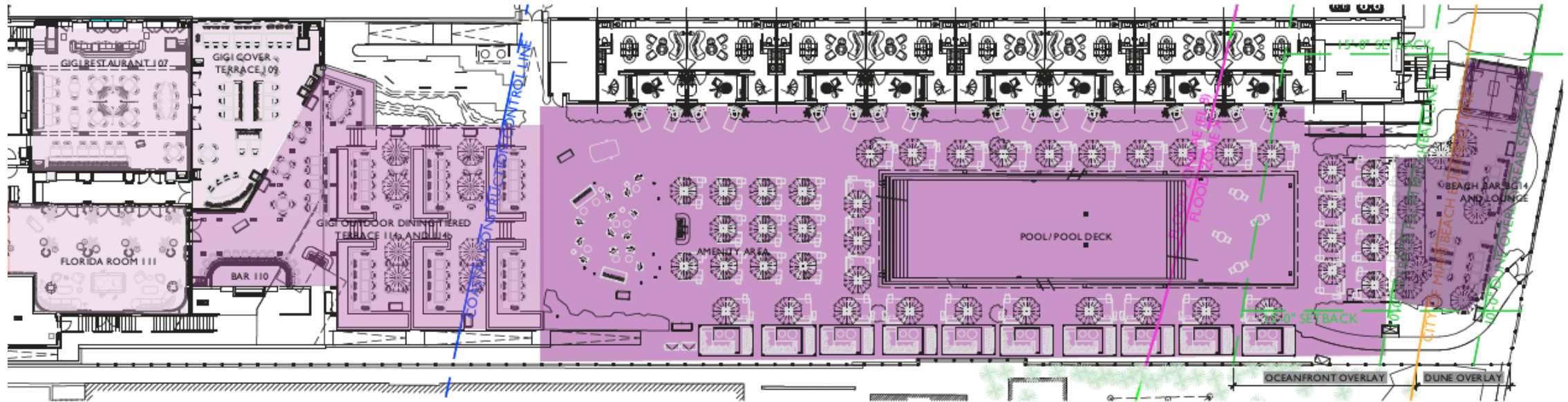
SEAT COUNT			
ROOM	AREA	OCCUPANT LOAD	TOTAL SEATS
ROSE BAR 113	327 SF	16 OCC	8
ROSE BAR LOUNGE	1,146 SF	77 OCC	24



Gigi Rigolatto (“Gigi”)



Gigi Rigolatto (“Gigi”)

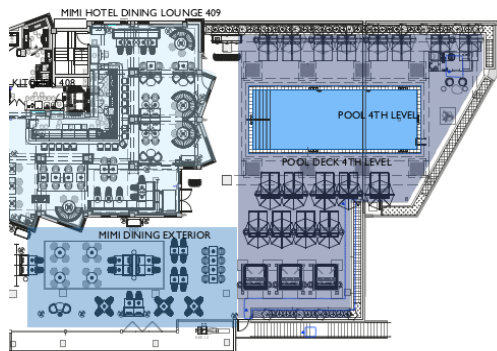


SEAT COUNT			
ROOM	AREA	OCCUPANT LOAD	TOTAL SEATS
GIGI RESTAURANT 107	1,468 SF	98 OCC	52
GIGI RESTAURANT COVERED TERRACE 109	1,238 SF	83 OCC	57
FLORIDA ROOM	823 SF	55 OCC	
GIGI BAR 110	442 SF	30 OCC	14
GIGI OUTDOOR TIERED TERRACE	1,653 SF	112 OCC	112

SEAT COUNT			
ROOM	AREA	OCCUPANT LOAD	TOTAL SEATS
GIGI BELLINI BAR BG14	1,344 SF	108 OCC	55
PRIVATE DINING MI 6 (MEZZANINE)	556 SF	37 OCC	16

SEAT COUNT			
ROOM	AREA	OCCUPANT LOAD	TOTAL SEATS
AMENITY AREA			19
POOL DECK GROUND FLOOR			108
CABANAS GROUND FLOOR			60
TOTAL:			
POOL DECK GROUND FLOOR/ AMENITY AREA	6,231 SF	258 OCC	187

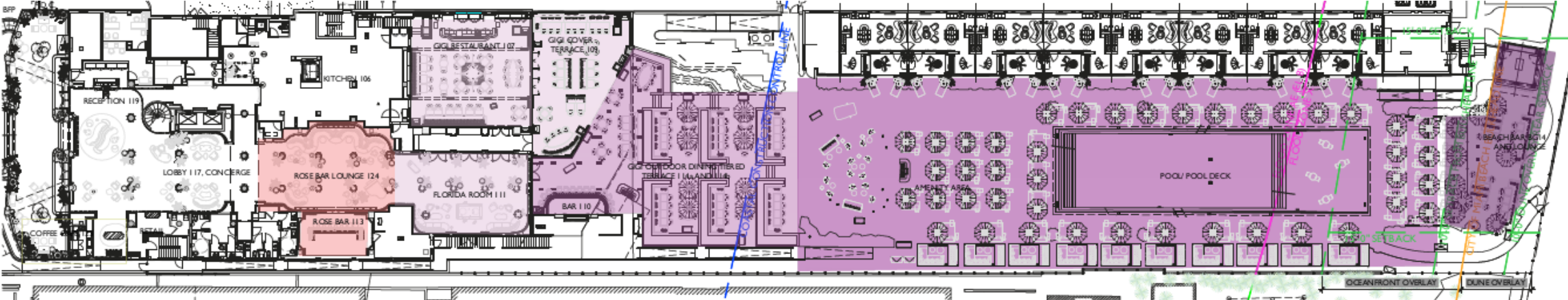
Mimi Kakushi



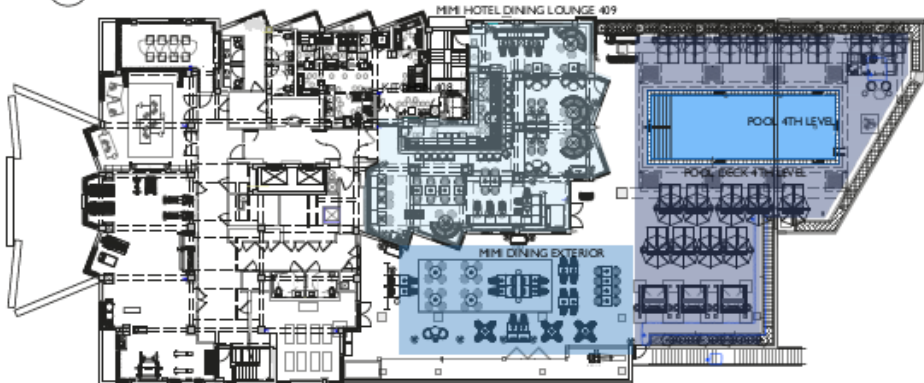
SEAT COUNT			
ROOM	AREA	OCCUPANT LOAD	TOTAL SEATS
POOL DECK 4TH FLOOR	2,180 SF	71 OCC	42

SEAT COUNT			
ROOM	AREA	OCCUPANT LOAD	TOTAL SEATS
MIMI HOTEL DINING LOUNGE 409 (INTERIOR)	1,595 SF	106 OCC	100
MIMI HOTEL DINING LOUNGE (EXTERIOR)	1,220 SF	81 OCC	62

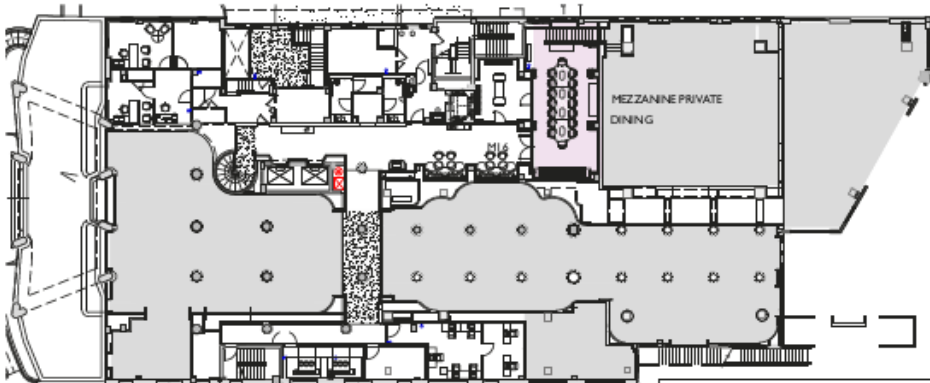
Venues



1 LEVEL 1
3/8" = 1'-0"



3 LEVEL 4
3/64" = 1'-0"



2 MEZZANINE
3/64" = 1'-0"

Venue Matrix

Venue	Location	Concept	Occupancy	Seating	Hours of Operation for Entertainment	Music and Entertainment
ROSE BAR AND LOUNGE						
Rose Bar and Lounge	East of the lobby	The iconic lobby bar and lounge, serving cocktails and light fare.	93	32	5:00 p.m. to 2:00 a.m.	Background music and curated DJ programming.
GIGI						
Signature Restaurant (indoors, mezzanine and covered terrace)	Ground Floor and Mezzanine	Gigi Rigolatto is located on the ground floor of the hotel and serves as the primary all-day dining venue.	273	125	<u>Standard:</u> Sunday–Thursday, 7:00 am – 11:00pm; Friday and Saturday, 7:00am – 12:00 am <u>Potential extended hours:</u> 12:00 AM – 2:00AM	Live entertainment such as acoustic performances, Mediterranean jazz and curated DJ programming.
Outdoor Dining and Tiered Terrace	Ground Floor	Same as above.	134	126	<u>Standard:</u> Sunday–Thursday, 7:00 AM – 11:00 PM; Friday and Saturday, 7:00 AM – 12:00 AM <u>Potential extended hours:</u> 12:00 AM – 2:00AM (Outdoor bar counter to close at 12:00am)	Same as above, but only ambient music after 12:00AM.
Pool Service	Ground Floor	Gigi also oversees food and beverage service to the hotel's pool.	258	187	10:00 AM – Sunset	Background music, live entertainment, acoustic or recorded, and curated DJ programming.
Gigi Bellini	Ground Floor	A dedicated Bellini Bar offering Bellinis, spritzes and Italian fare.	108	55	<u>Standard:</u> 7:00 AM – 12:00 AM <u>Potential extended hours:</u> 12:00 AM – 2:00AM (Outdoor bar counter to close at 12:00am)	Background music, live entertainment, acoustic or recorded, and curated DJ programming, but only ambient music after 12:00AM.
MIMI						
Restaurant (indoors)	Fourth Floor	Mimi Kakushi is located on the fourth floor of the hotel and offers a refined dining experience inspired by early 20th-century Osaka.	106	100	<u>Standard:</u> Sunday–Thursday, 11:00 AM – 11:00 PM; Friday and Saturday, 11:00 AM – 12:00 AM <u>Potential extended hours:</u> 12:00 AM – 2:00AM	Live entertainment such as jazz ensembles, playlists, and curated DJ programming.
Outdoor Dining	Fourth Floor	Same as above	81	62	Same as above.	Same as above, but only ambient music after 12:00AM.
Pool Service	Fourth Floor	Mimi also oversees food and beverage service to the hotel's fourth floor pool.	71	42	10:00 AM – Sunset	Same as above during operating hours.

