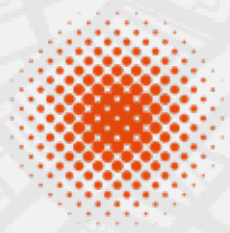


1395-1405 WASHINGTON ST

BOSTON, MA
APRIL 11, 2022



GEORGANTAS
DESIGN + DEVELOPMENT

EMBARC

PROJECT TEAM

GEORGANTAS

DEVELOPER

EMBARC

ARCHITECT

LACASSE LAW, LLC

LEGAL COUNCIL

WHARF PARTNERS

COMMUNITY RELATIONS

PROJECT **OVERVIEW**

PROPOSAL

- LOCATED AT 1395-1405 WASHINGTON ST, THIS PROJECT IS SEEKING TO DEMOLISH AN EXISTING (1) STORY COMMERCIAL STRUCTURE AND ERECT AN (6) STORY MULTI-FAMILY BUILDING COMPRISING (33) UNITS ABOVE GROUND FLOOR RETAIL.
- THE PROPOSED BUILDING WILL COMPRISE A MIX OF STUDIO, (1) BED AND (1) BED DEN
- THIS PROPOSAL FALLS UNDER THE ARTICLE 80 SMALL PROJECT REVIEW PROCESS

ZONING DISTRICT

- SOUTH END DISTRICT

LOT SIZE

- 6,938 SQUARE FEET

GROSS FLOOR AREA

- 37,994 GSF: 5.48 FAR

BUILDING HEIGHT

- 69'-11"

ZONING SUMMARY

SOUTH END DISTRICT: ARTICLE 64

SUBDISTRICT: NEIGHBORHOOD DEVELOPMENT AREA (NDA)

OVERLAY DISTRICTS: URBAN RENEWAL, GROUNDWATER CONSERVATION

	REQUIRED	PROPOSED	COMPLIANCE
· USE	NDA	MFR/LS	YES
· FAR	2.0	5.48	NO
· HEIGHT (FEET)	70'-0"	69'-11"	NO
· LOT SIZE (MIN)	NONE	6,938 SF	YES
· OPEN SPACE (MIN)	200'/UNIT	55'/UNIT	NO
· MIN LOT WIDTH	NONE	EXISTING	YES
· MIN LOT FRONTAGE	NONE	EXISTING	YES
· MIN LOT AREA/D.U.	NONE	210 SF/D.U.	YES
· FRONT YARD	MODAL	VARIABLES	YES
· SIDE YARD	NONE	0"	YES
· REAR YARD	20'	5'-0"	NO
· OFF STREET PARKING	.7 PER UNIT	0	NO
· OFF STREET LOADING	15,001-49,999 = 1.0 BAY	0	NO

COMMUNITY OUTREACH

Community input is key to the successful development of this project. The development team's architects and engineers have toured all abutting buildings to understand impact of construction. We have also actively reached out to residential and business abutters and neighborhood organization of record, including the following individuals and organizations:

- **Greek Orthodox Church**
- **1391 Washington Street Condominium Association + property manager**
- **1411 Washington Street Property Manager**
- **Union Park Neighborhood Association Board + full organization**
- **BPDA Public Meeting**
- **Foodies, Owner**
- **Union Park Pizza, Owner**
- **The Gallows, Owner**

The Georgantas Design + Development is willing to meet with any community members who would like to learn more about the project or have concerns that need to be addressed.









8 STORIES - JAN 2021



7 STORIES - DEC 2021



6 STORIES - JAN 2022



WHAT WE HEARD

Through numerous meetings with organizations and the public, we have made various design changes to ensure a familiar and complimentary building with the local south end architecture. Some of these design changes are:

1. Adjusted floor heights, sills and headers to line up with existing properties
2. Carried over key lines from both abutters such as major cornice lines
3. Removed levels and lowered height to remain under 70' and line up with abutters
4. Changed size and distribution of windows to a more south end proportion
5. Moved towards a elegant cast stone ground floor and signage band
6. Broke up the top band, pushed the walls back and changed to a lighter panel to lessen the impact of the 6th floor
7. Glass Juliet balconies instead and steel to soften its effect
8. Thickened the signage band to align and allow for a range of signs and lighting solutions



LANDMARKS **CATEGORY A**

South End Landmarks District categorizes this development as a **Category A** new construction. This is defined as “any vacant parcel or collection of parcels that share a party wall with an existing structure”. Below are some of the requirements of which to conform to.

HEIGHTS: The maximum height of any new construction shall be seventy feet. The new building shall have the same height and cornice line as adjacent existing buildings. In the event of two such abutters, it shall conform to one of them.

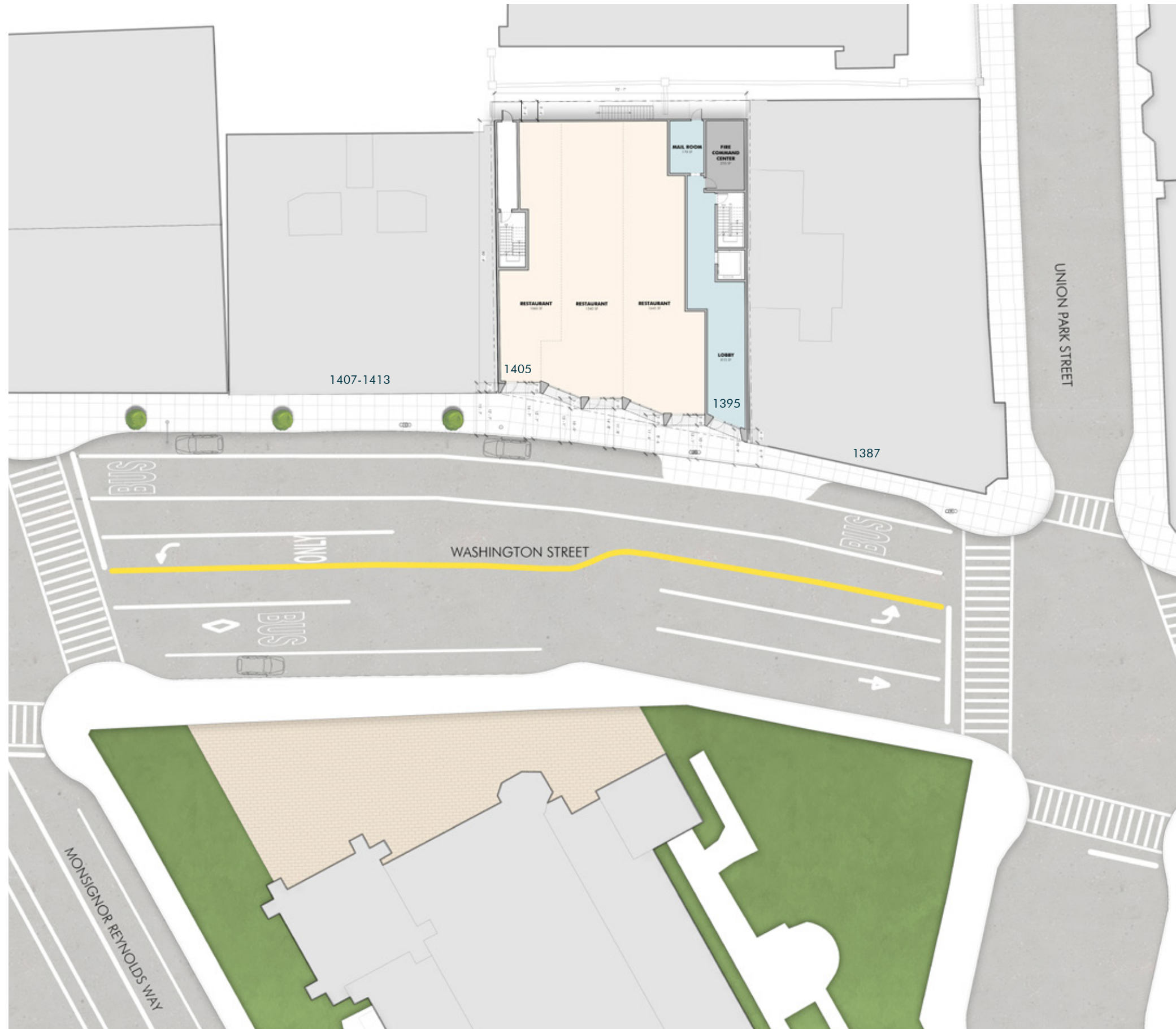
SETBACK: The maximum setback shall be 10 feet, a new building in Category A shall have the same setback as adjacent buildings having common property lines. In the event of two such abutters, it shall conform to one of them.

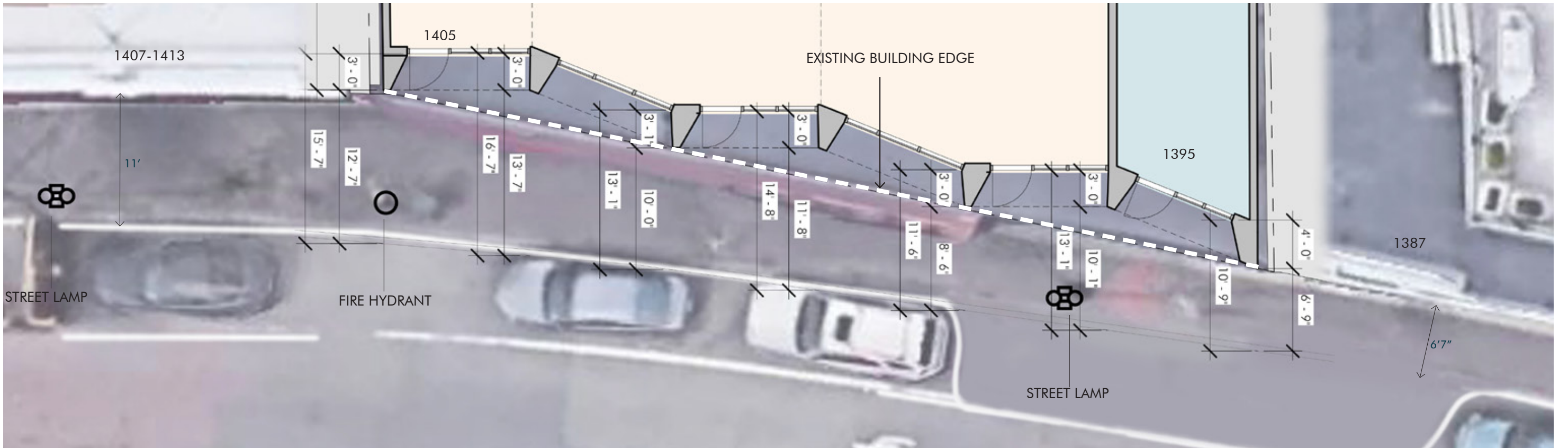
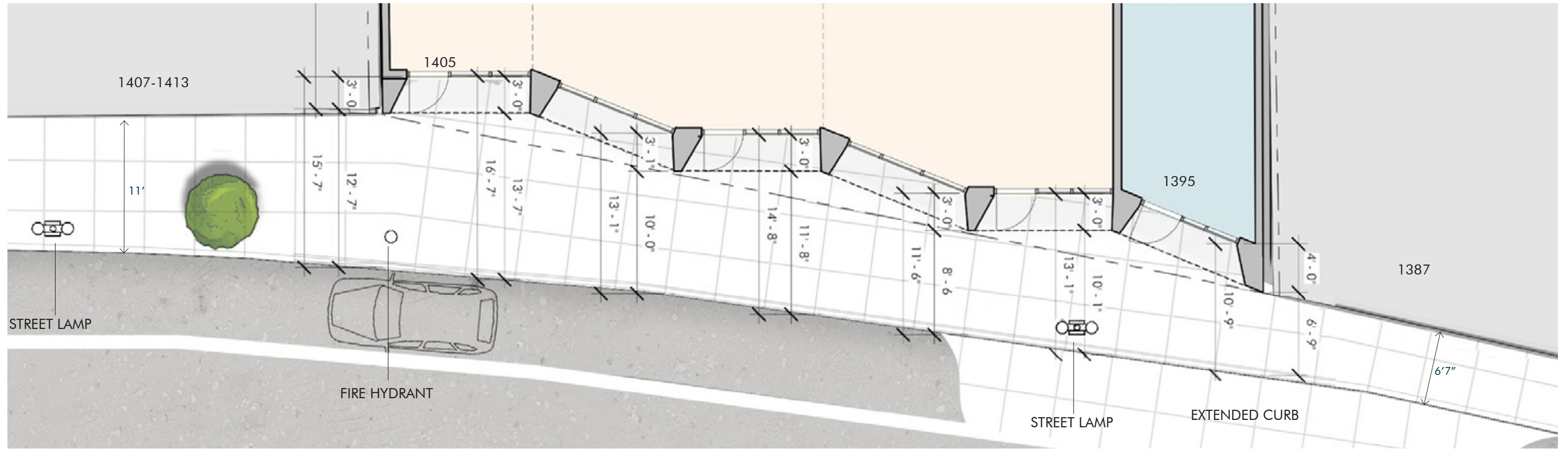
LOT COVERAGE: A new building shall occupy the full width of its primary frontage, at the property or setback line.



MATERIALS: Walls shall be of masonry construction similar in color and texture to the majority of adjacent buildings. In general, smooth-textured red brick in standard size and coursing is acceptable. Lintels, sills, cornices shall be brick, wood, stone or shiny metal of a similar color. Windows shall be wood or aluminum, white or shiny metal.

DESIGN FEATURES: Walls Shall match abutters property lines, general conformation of roofs and cornices. Window openings shall be approximate number, size and positioning of abutters. Entrance doorway shall be approximate size proportion and position.







PRIOR



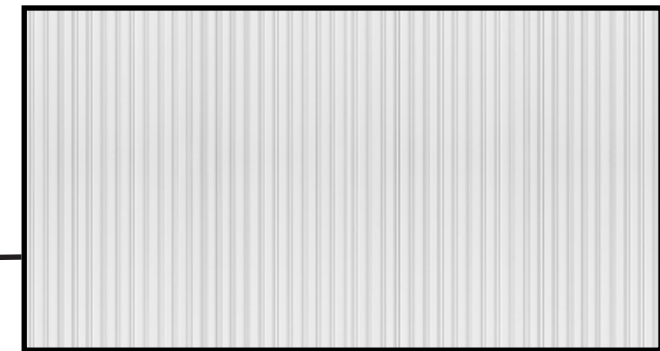
PRIOR



GREY BRICK



METAL PANEL



WHITE TEXTURED METAL



IRON SPOT MANGANESE



REDDISH CAST STONE



CAST SANDSTONE



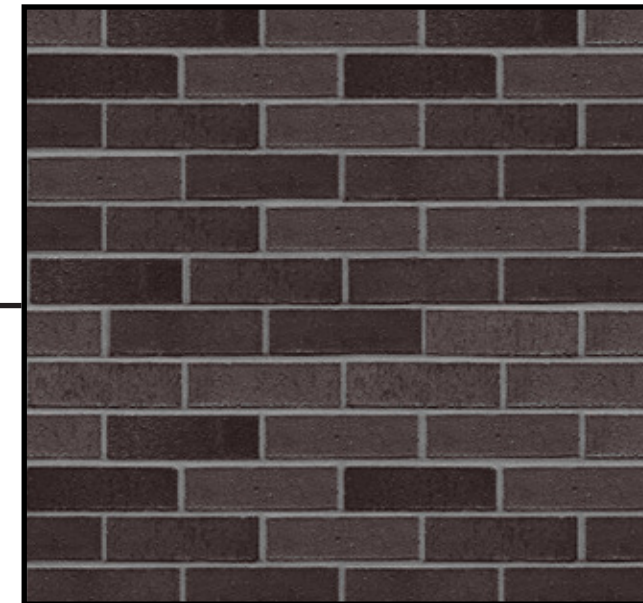
DARK GREY CAST STONE



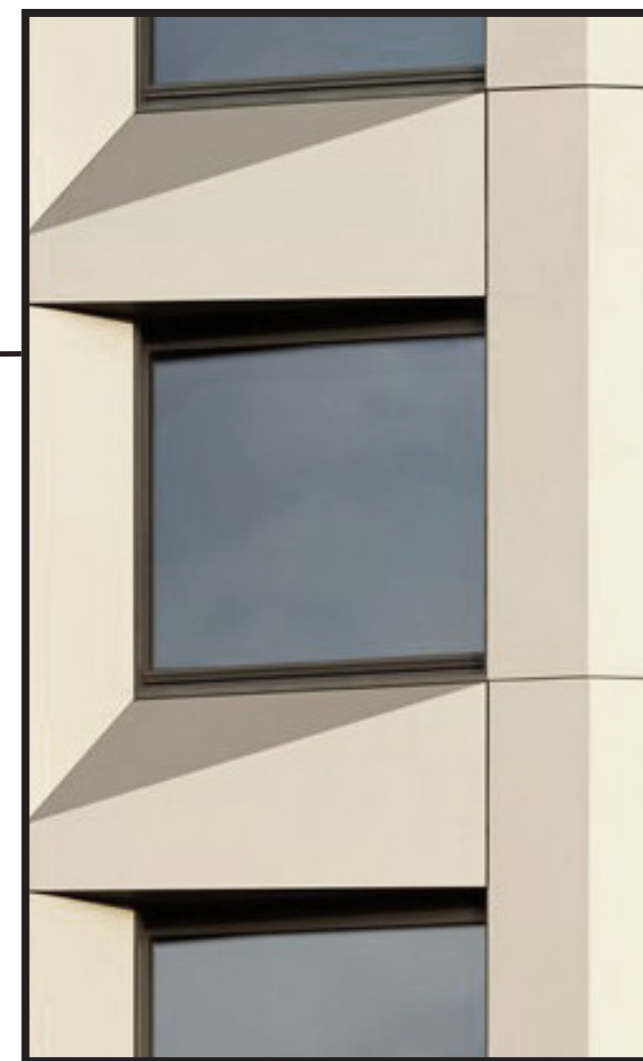
IRON SPOT MANGANESE



METAL PANEL CLADDING



IRON SPOT MANGANESE



METAL PANEL CLADDING



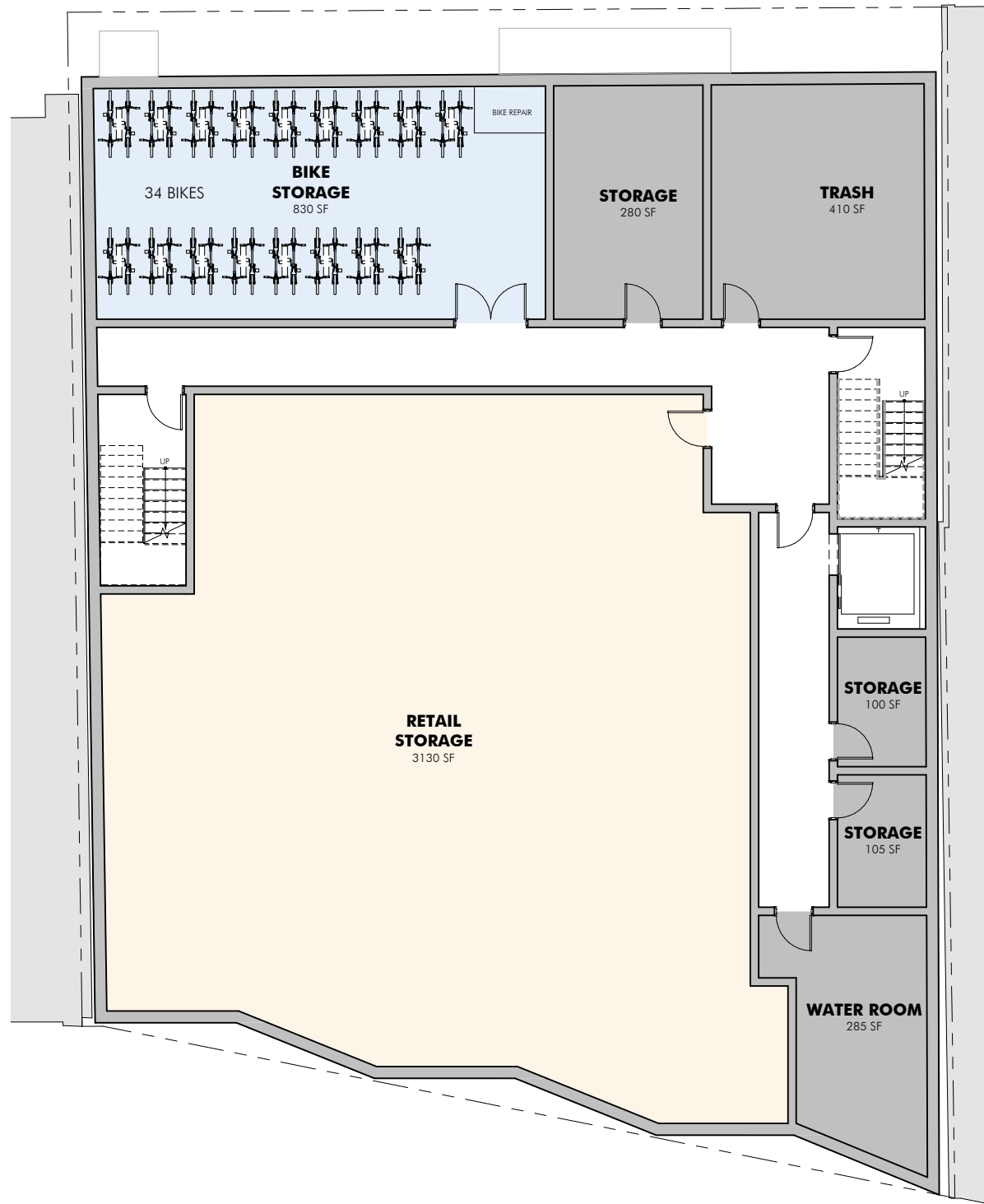
VIEW FROM UNION PARK ST



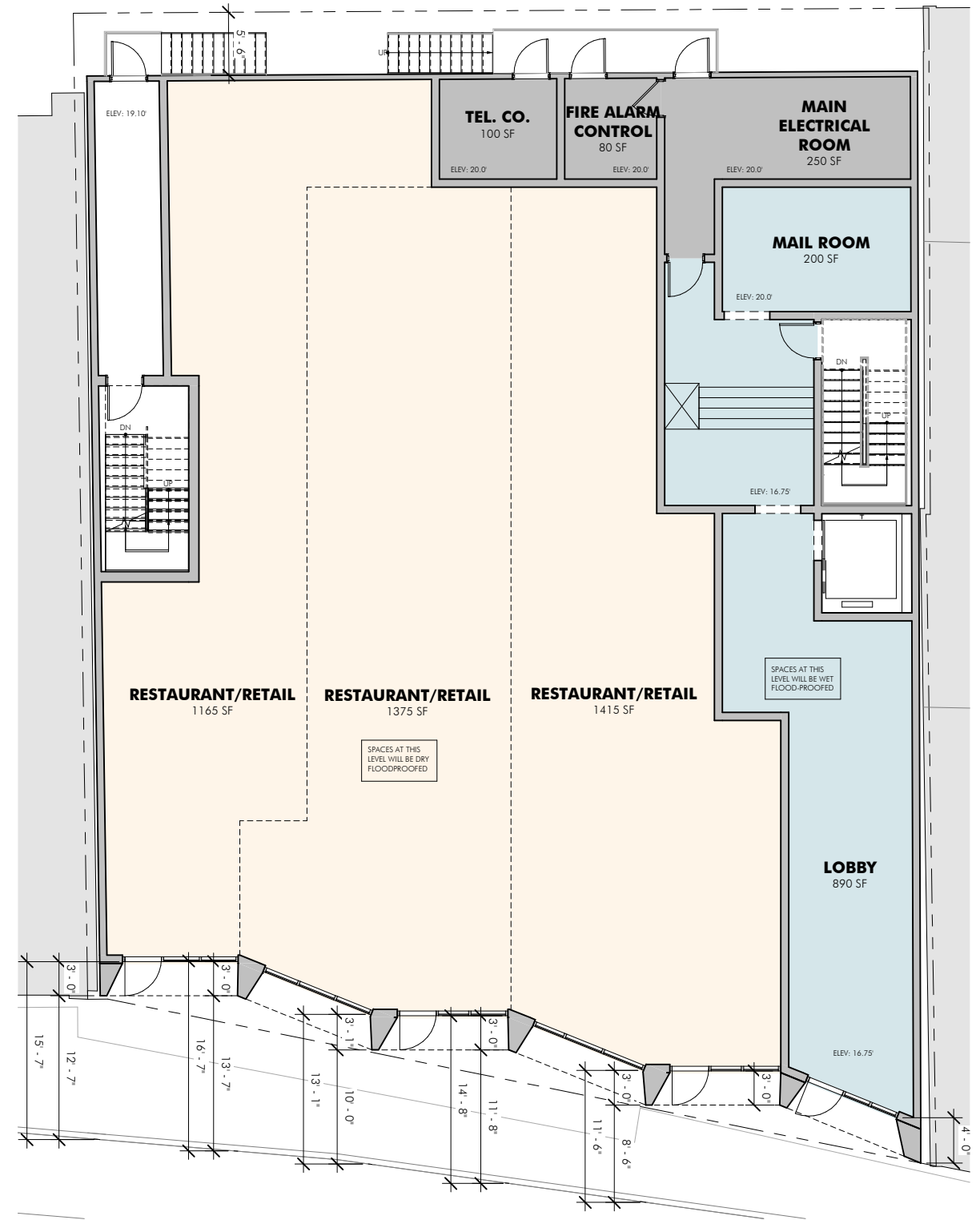
566 COLUMBUS



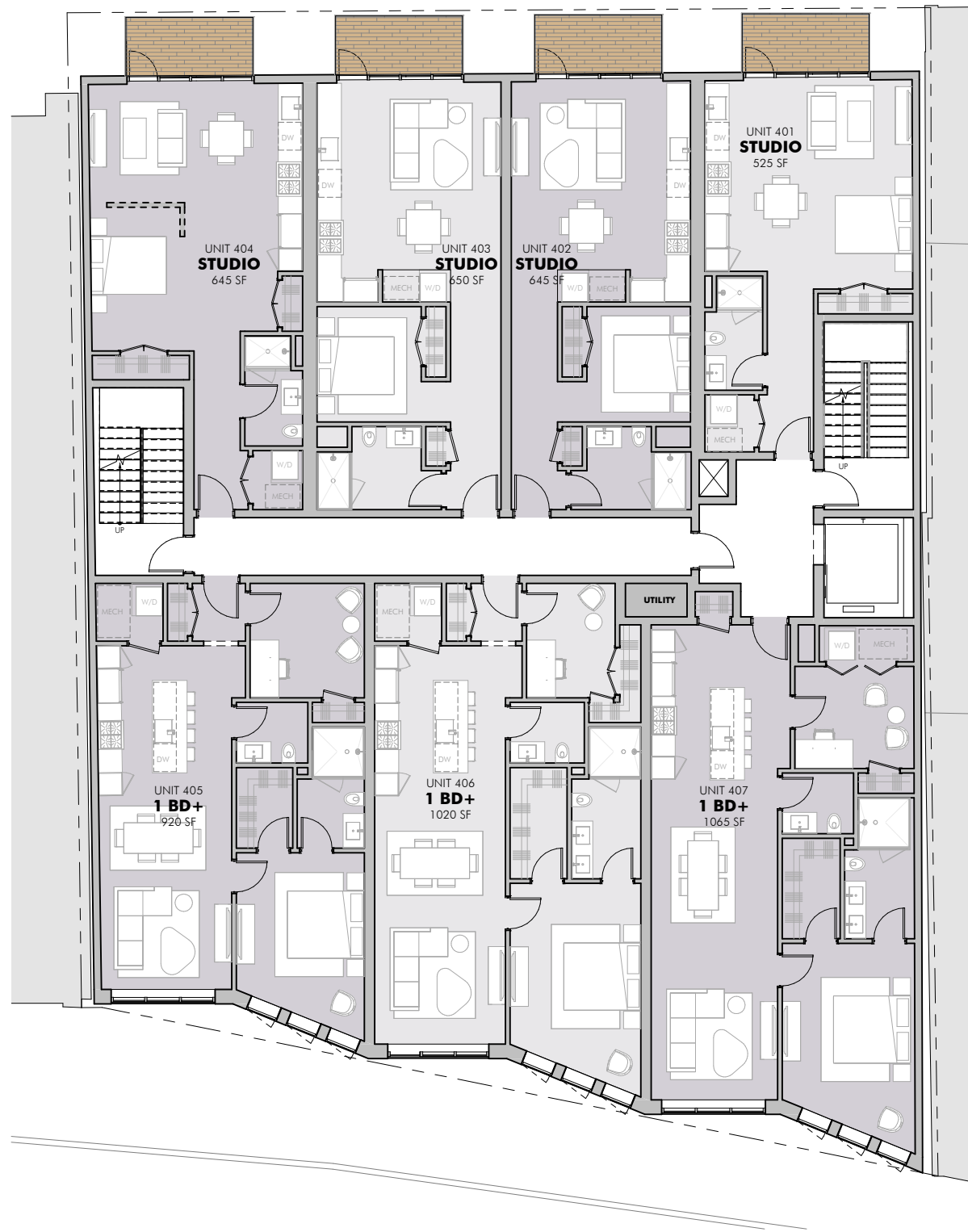
316 SHAWMUT



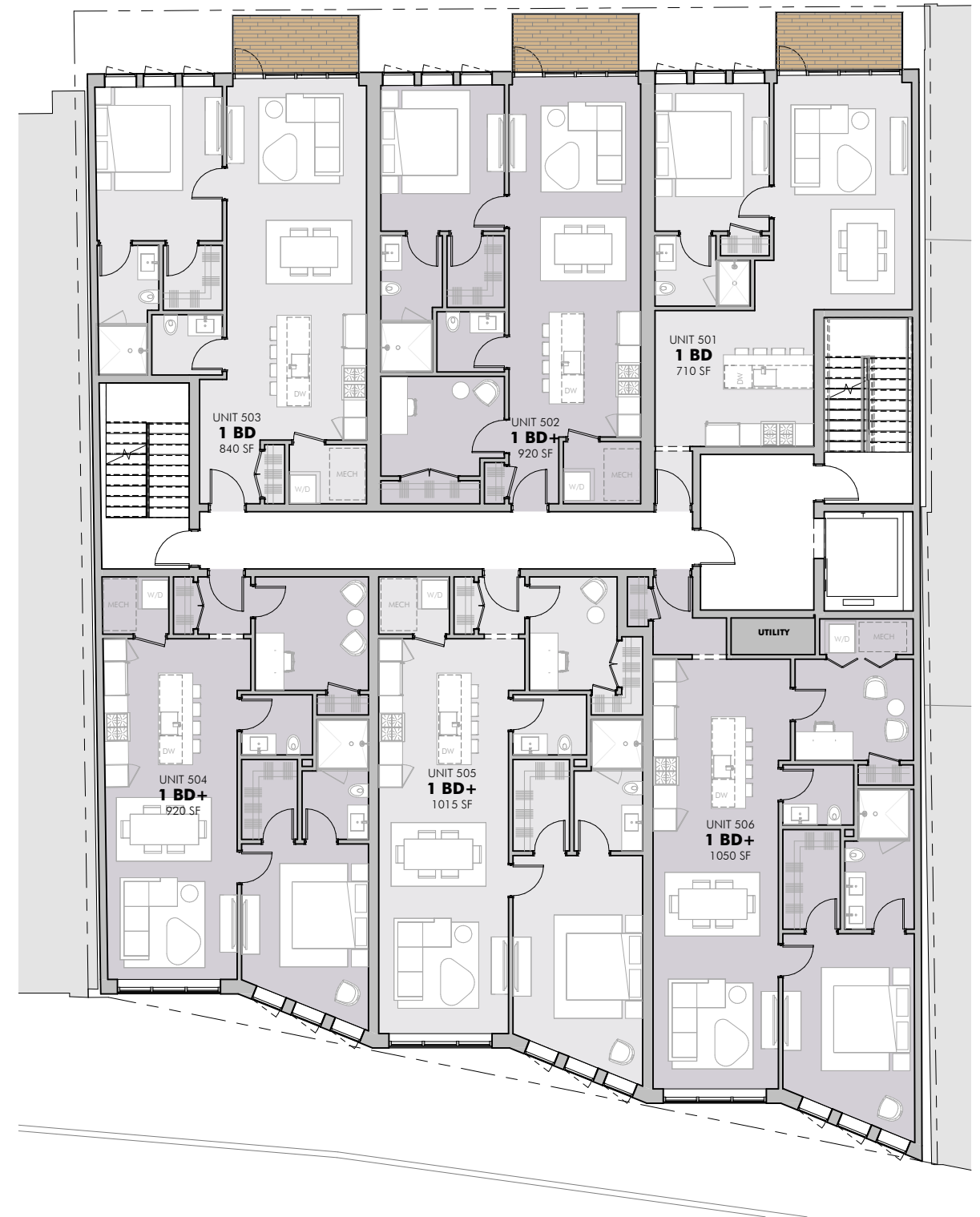
BASEMENT



GROUND FLOOR



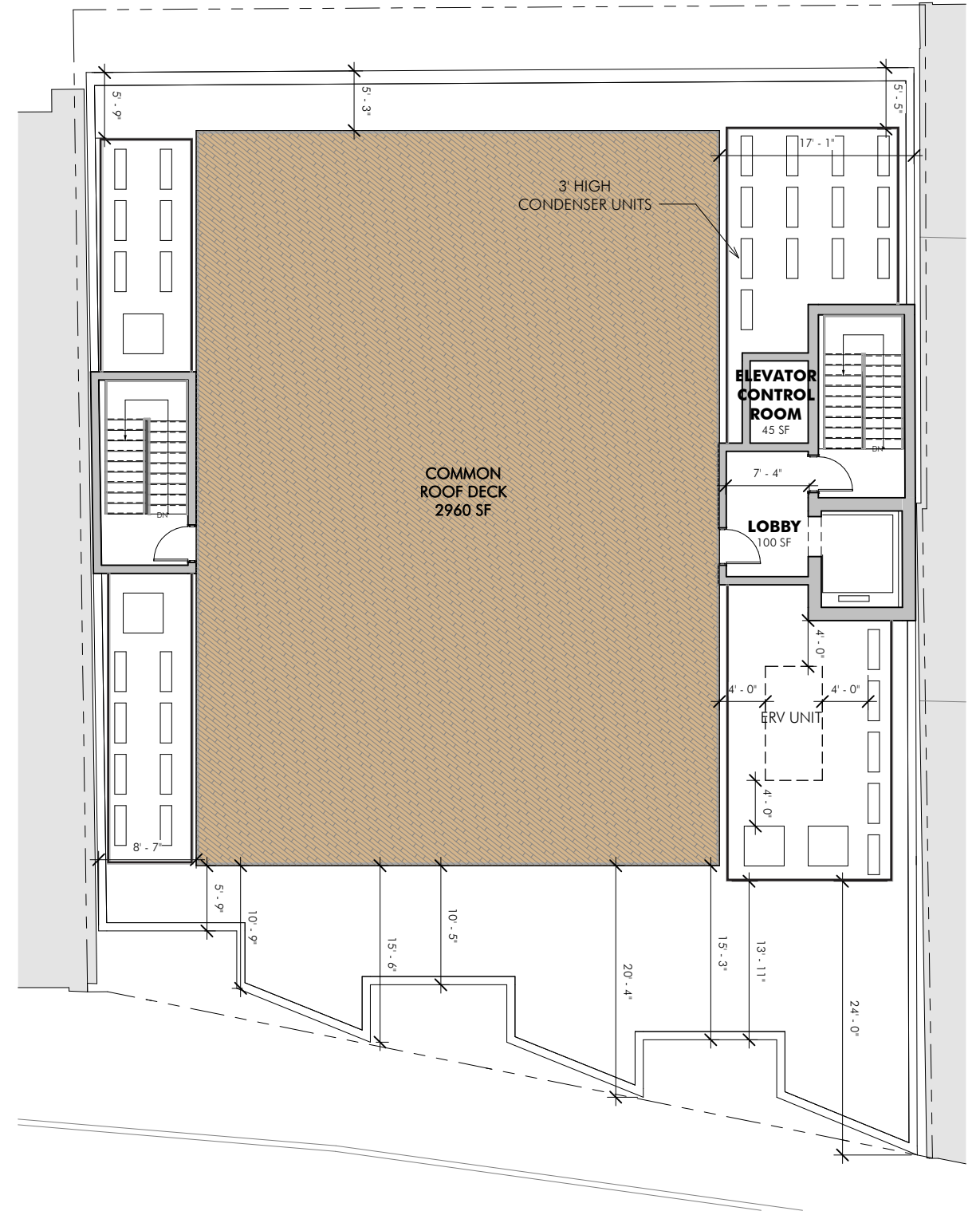
FLOOR 2-4



FLOOR 5

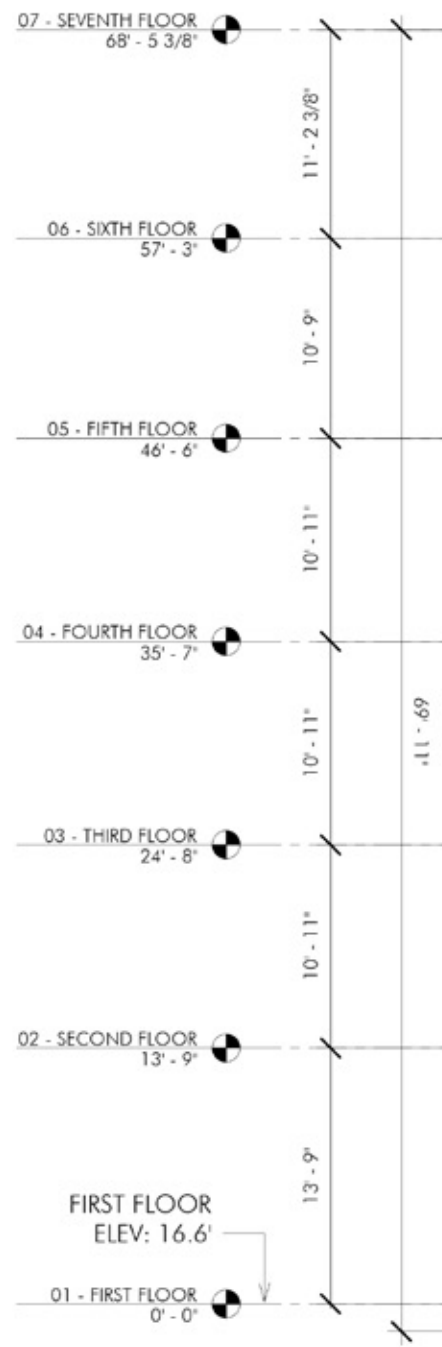


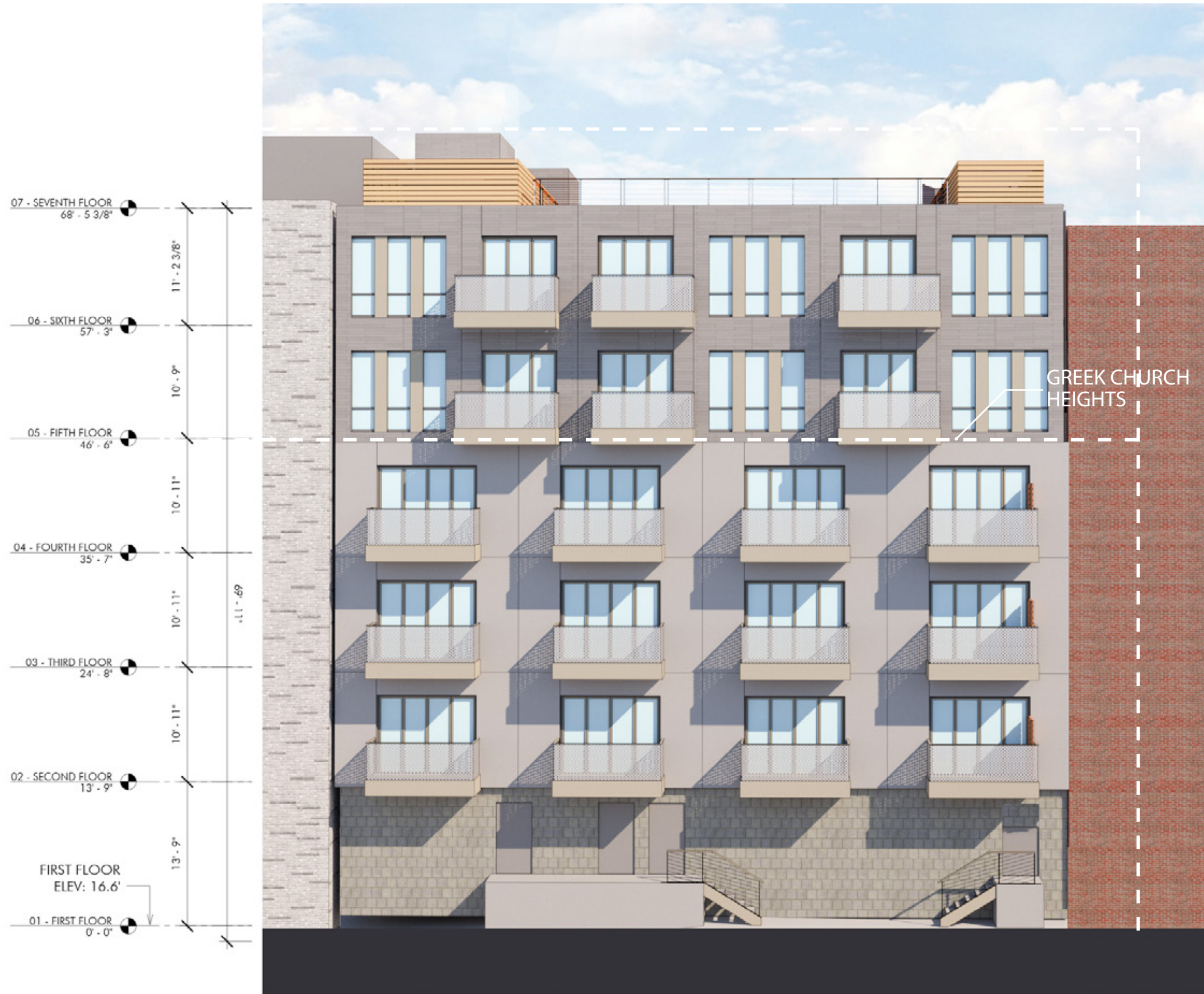
FLOOR 6



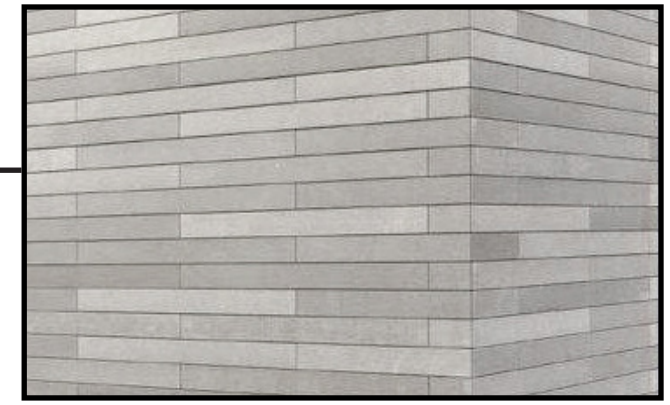
FLOOR 7



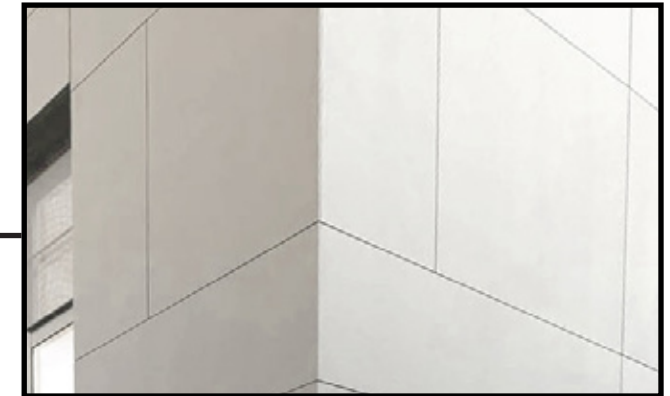




PRIOR



OKO FIBER CEMENT PANEL



FIBER CEMENT BOARD



METAL PANEL CLADDING



OKO FIBER CEMENT PANEL



FIBER CEMENT BOARD



METAL PANEL CLADDING





THANK YOU