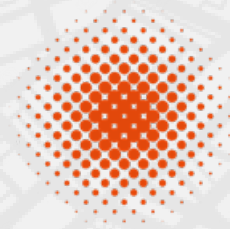


1395-1405 WASHINGTON ST

BOSTON, MA
PUBLIC MEETING
DECEMBER 02, 2021



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 (7) STORY MULTI-FAMILY BUILDING COMPRISING (35) UNITS ABOVE GROUND FLOOR RETAIL.
- THE PROPOSED BUILDING WILL COMPRISE A MIX OF STUDIO, (1) BED, (1) BED +, (2) BED, AND (3) BED UNITS.
- 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

- 41,013 GSF: 5.90 FAR

BUILDING HEIGHT

- 83'-0"

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	5.90	NO
· HEIGHT (FEET)	70'-0"	83'-0"	NO
· LOT SIZE (MIN)	NONE	6,938 SF	YES
· OPEN SPACE (MIN)	200'/UNIT	25%	NO
· MIN LOT WIDTH	NONE	EXISTING	YES
· MIN LOT FRONTAGE	NONE	EXISTING	YES
· MIN LOT AREA/D.U.	NONE	198 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.











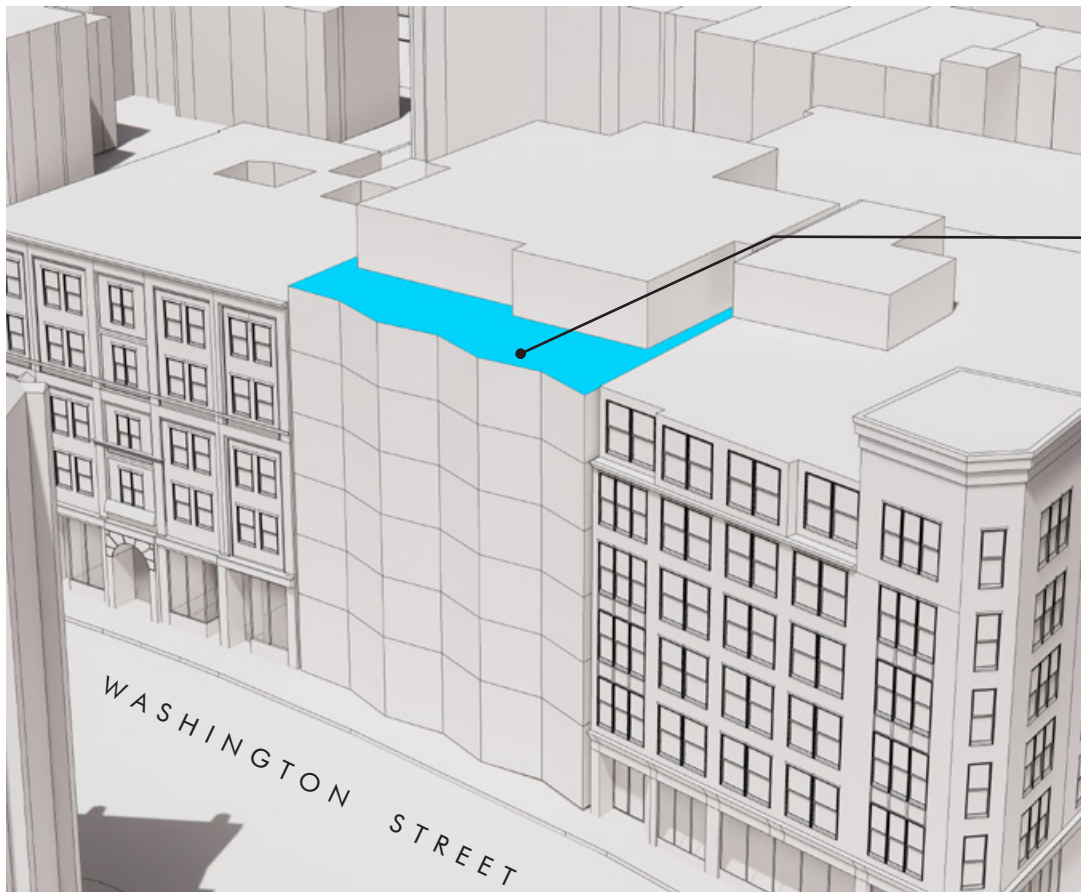
EXTRUDED MASS
EXTENDING TO
PROPERTY LINE OF
STREET

1



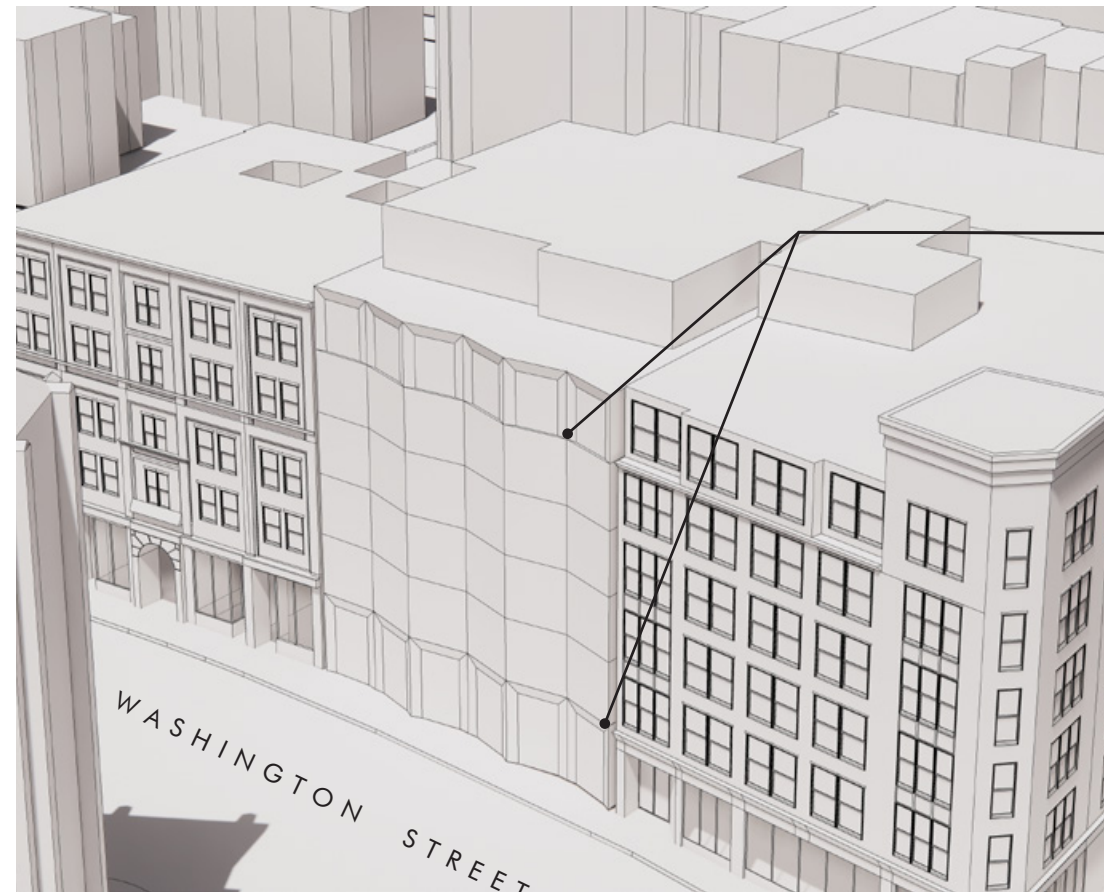
FACADE FOLDS TO
BREAK UP FRONT
AND EXPAND
PEDESTRIAN REALM

2



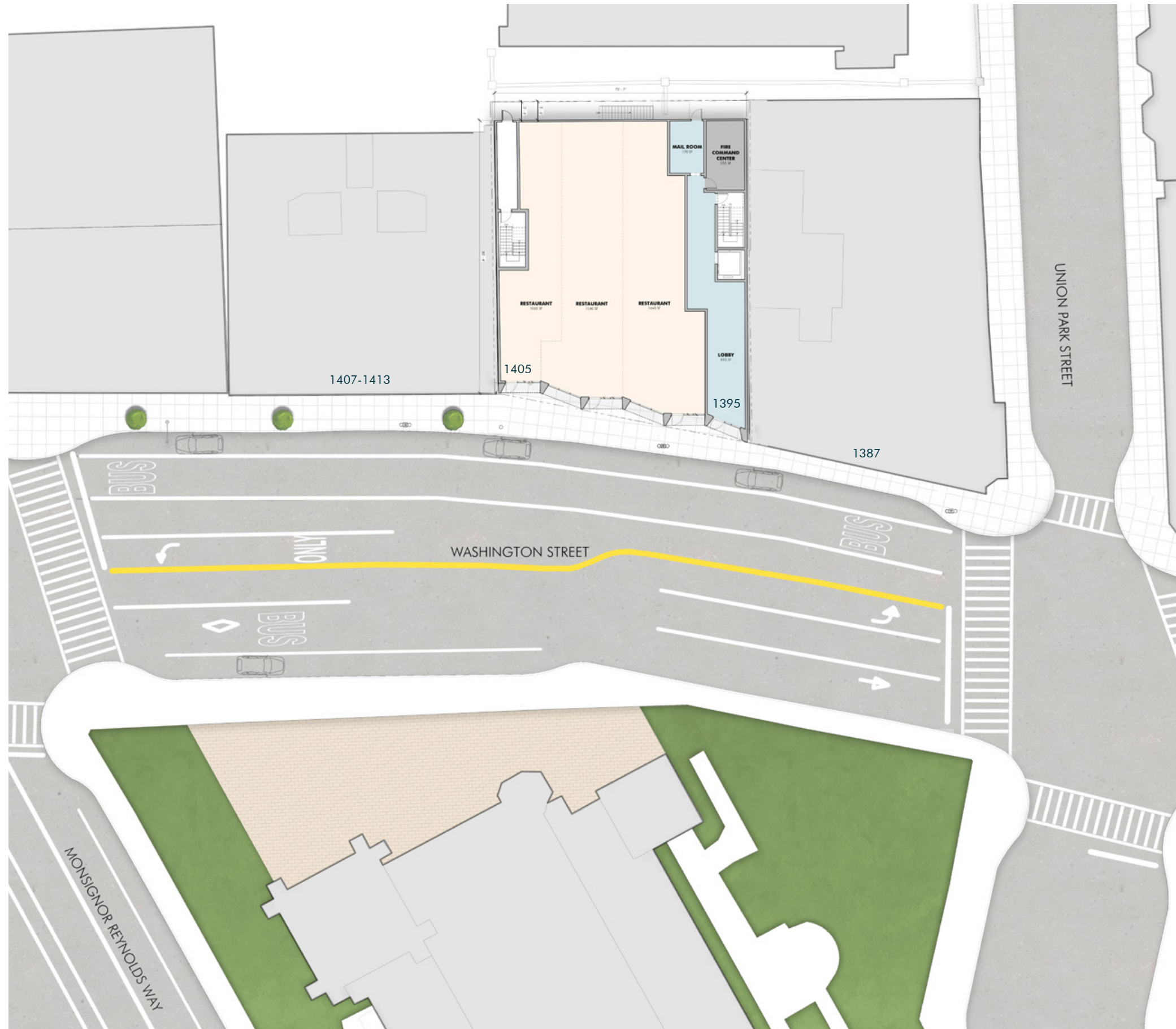
FACADE STEPS
BACK TO ADDRESS
CONTEXT AND
SCALE

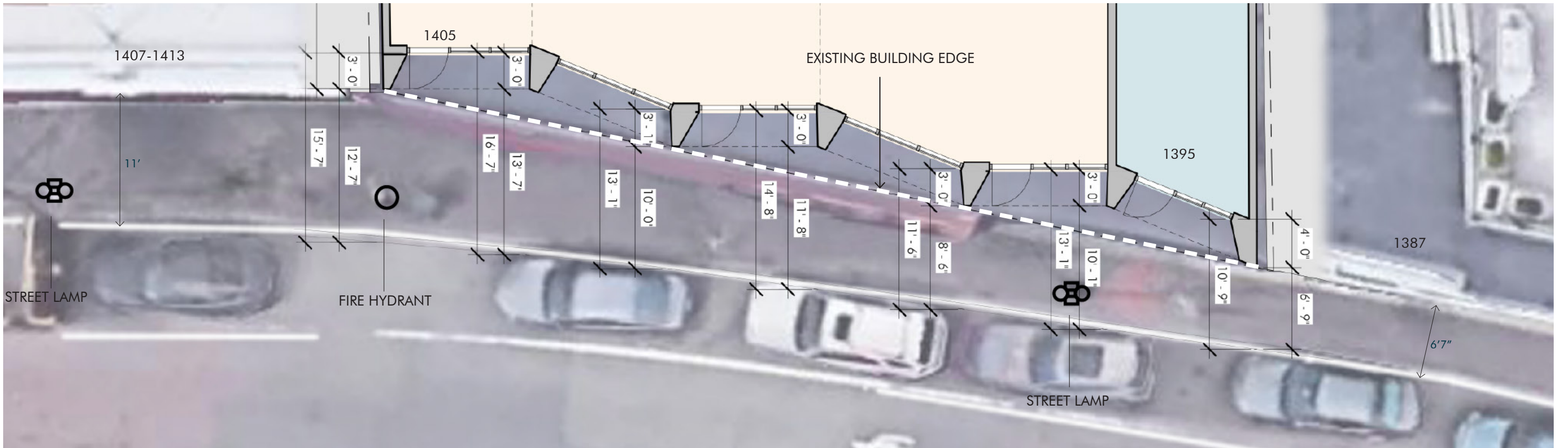
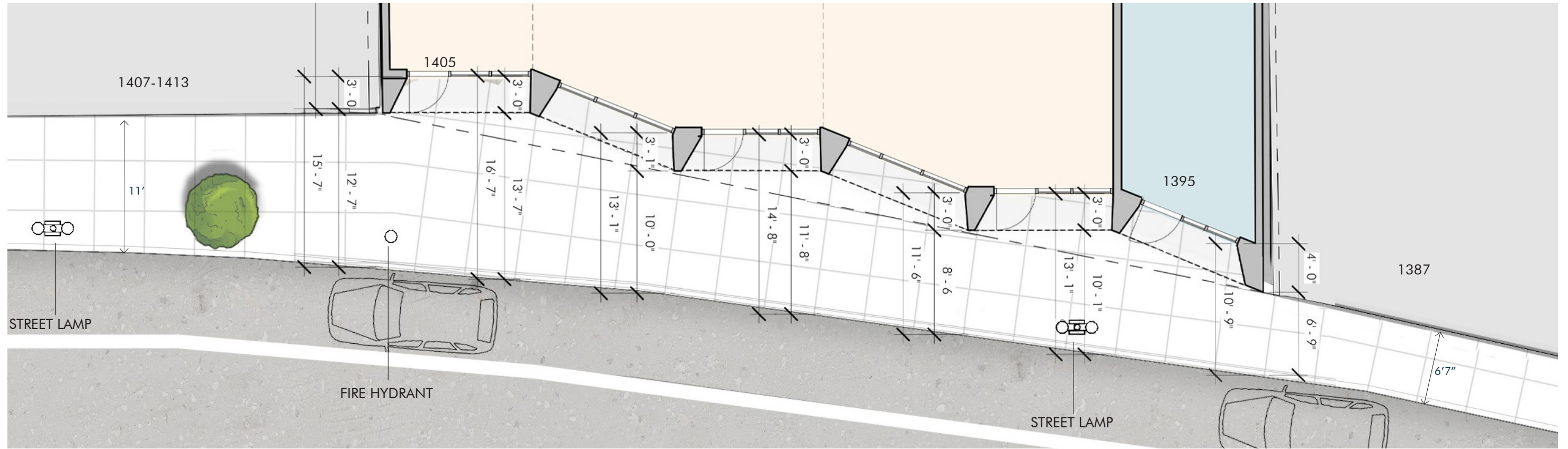
3



ARTICULATED FRONT
CREATES TRIPARTITE
DESIGN AND TIES
INTO CONTEXT

4

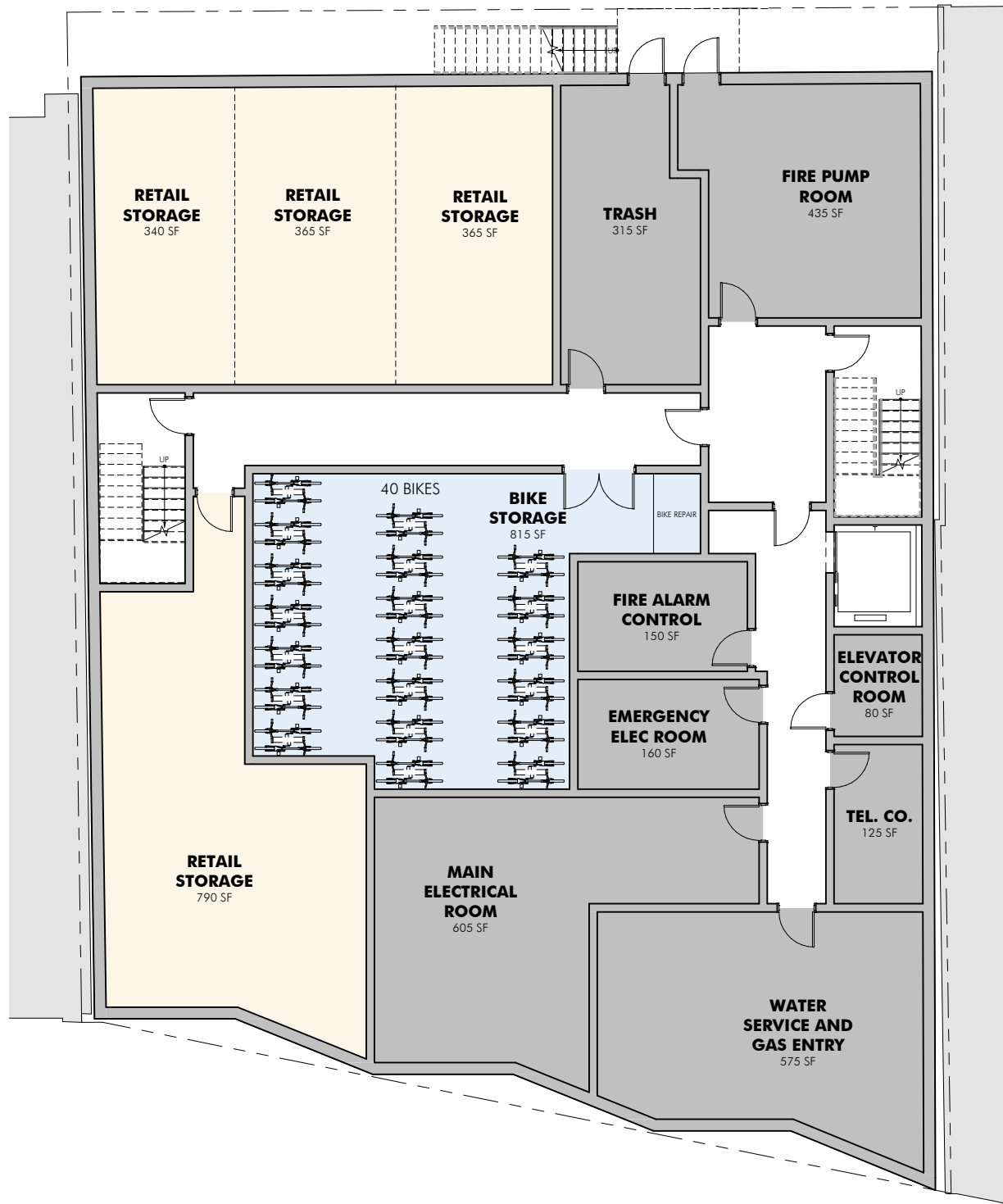




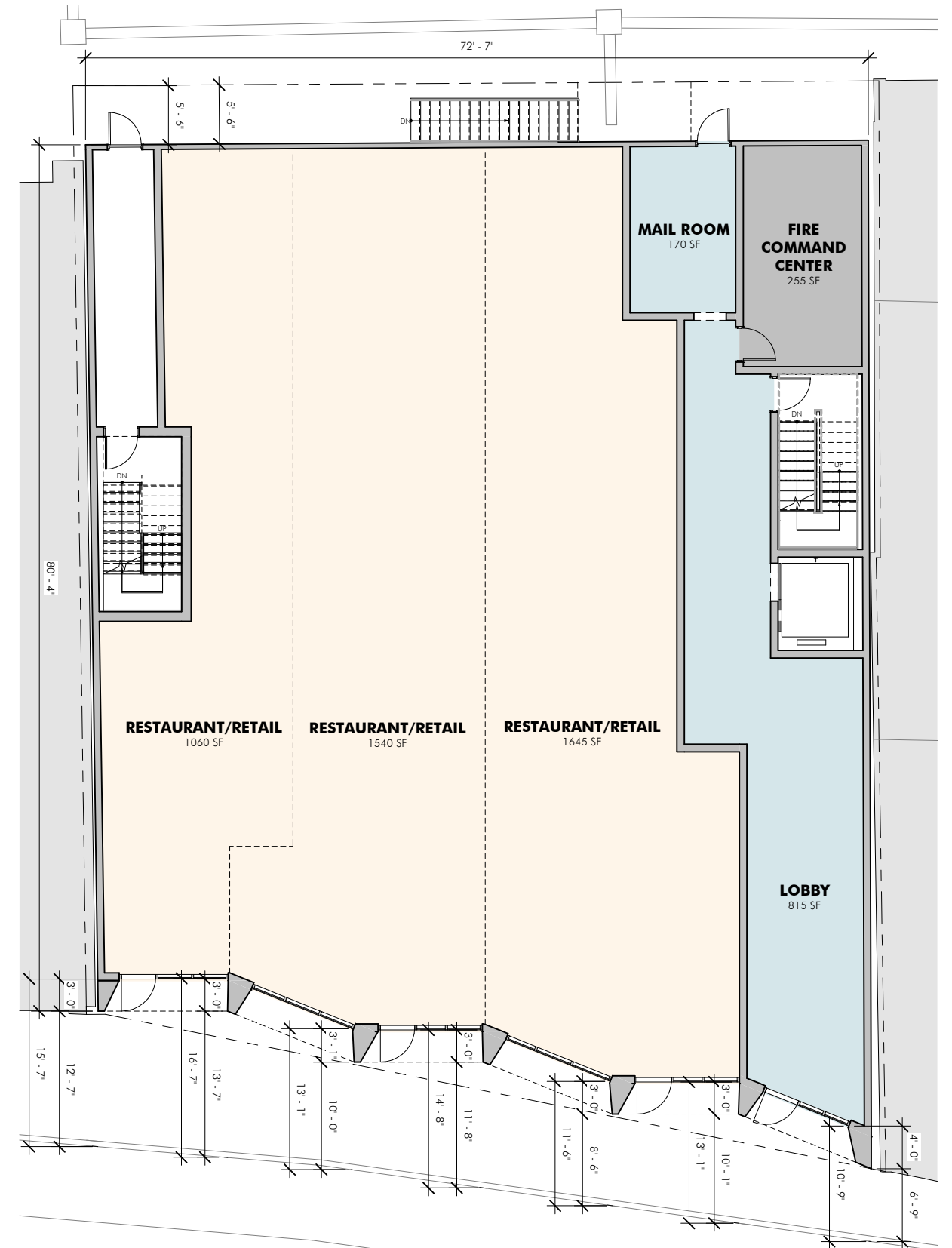




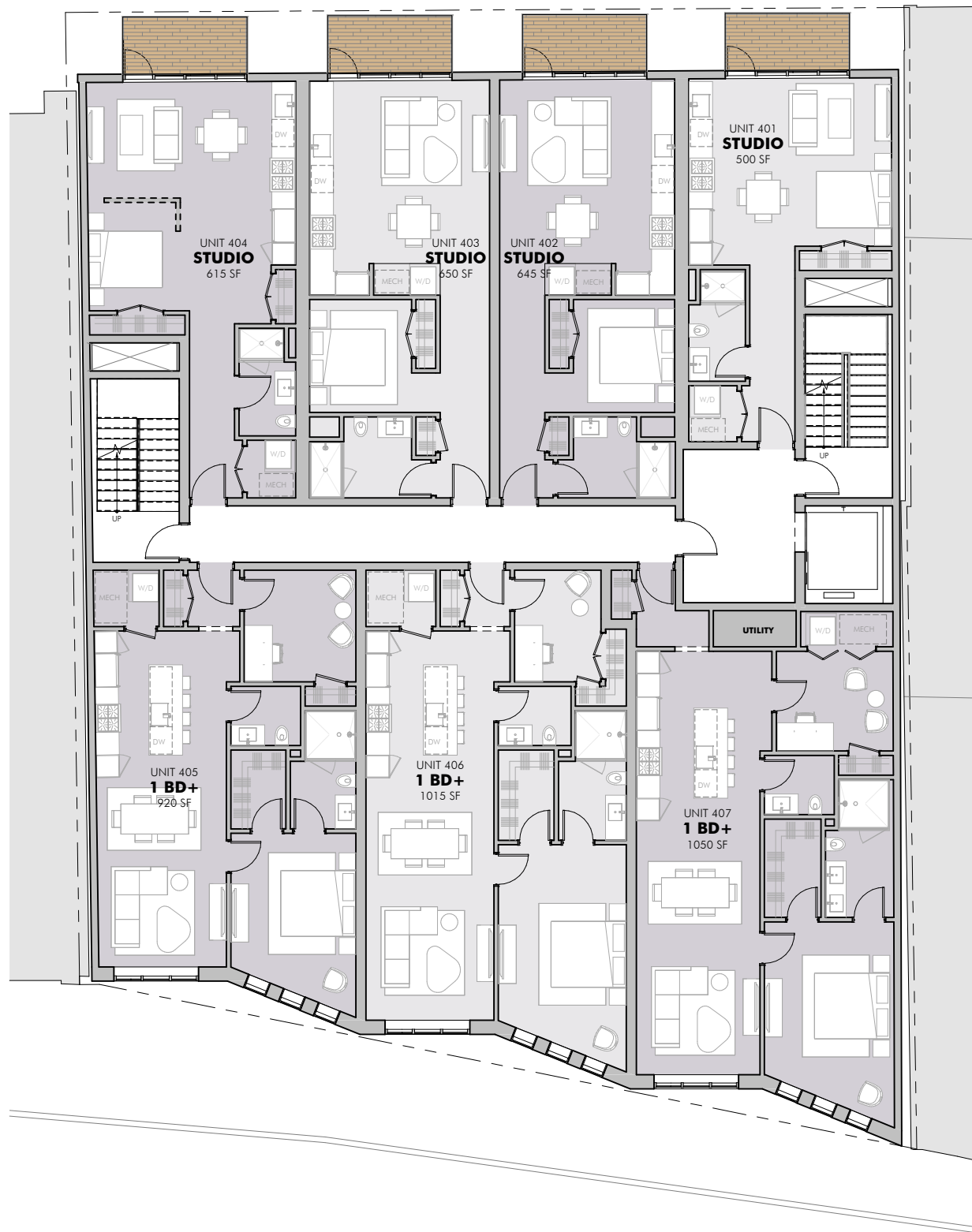




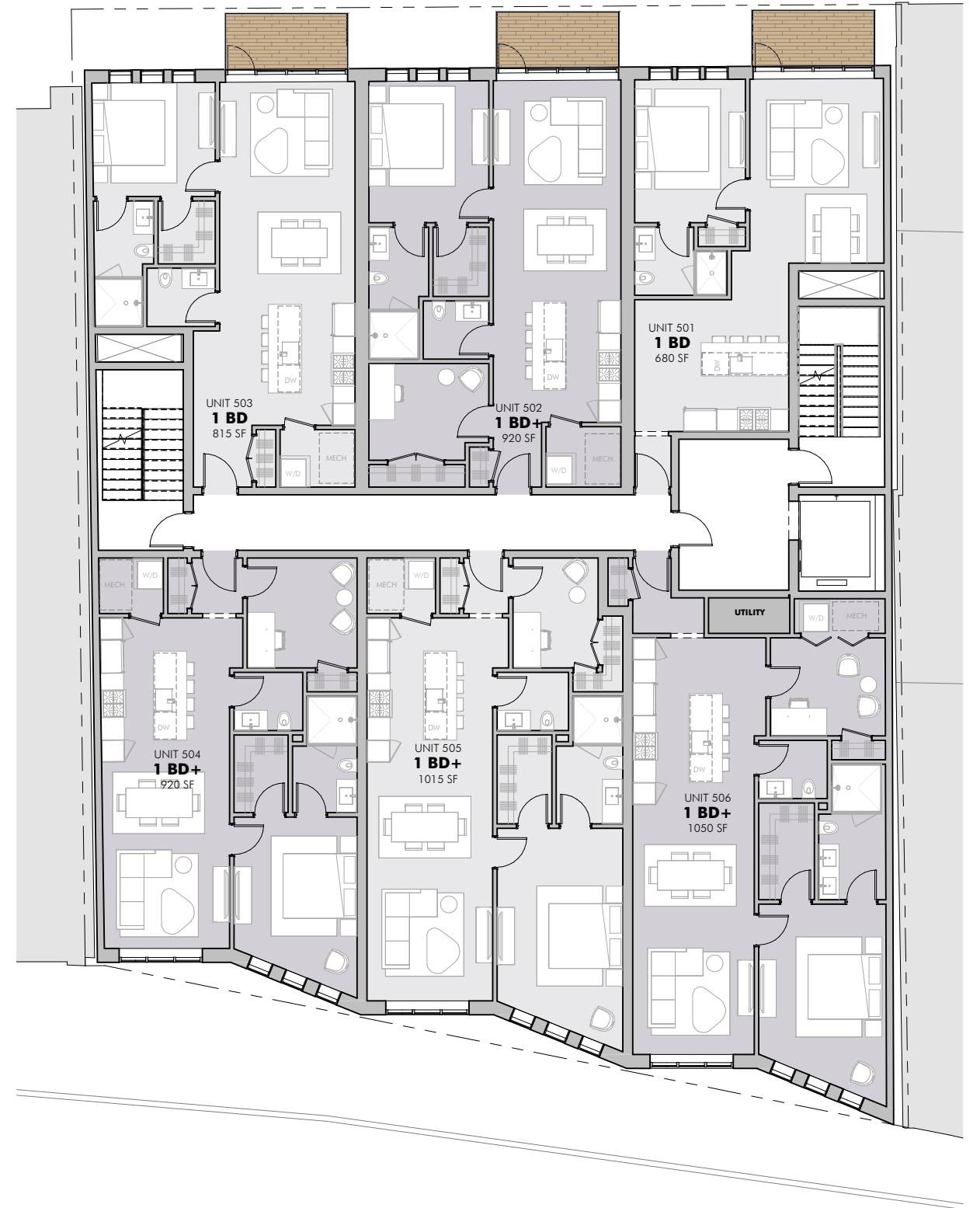
BASEMENT



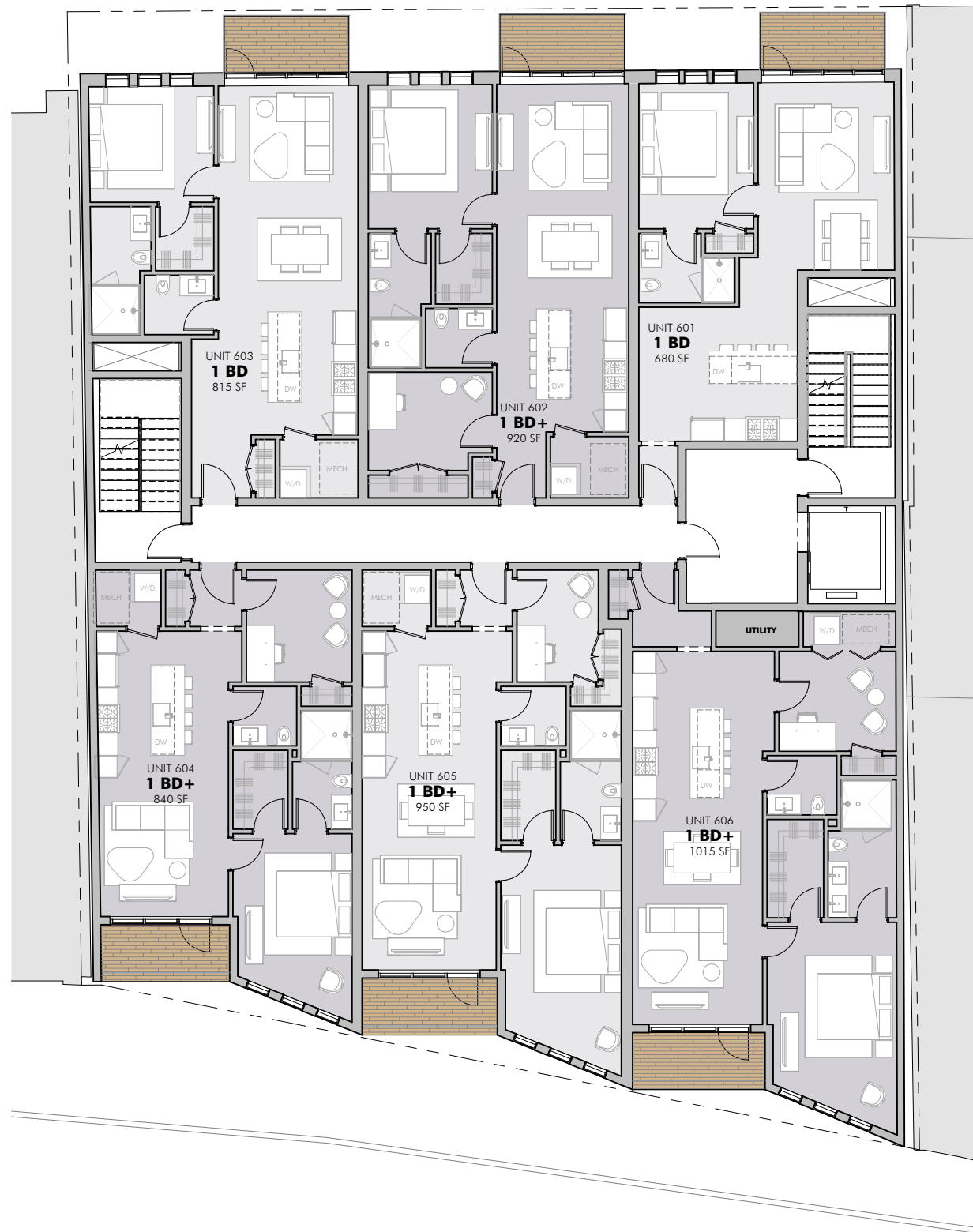
GROUND FLOOR



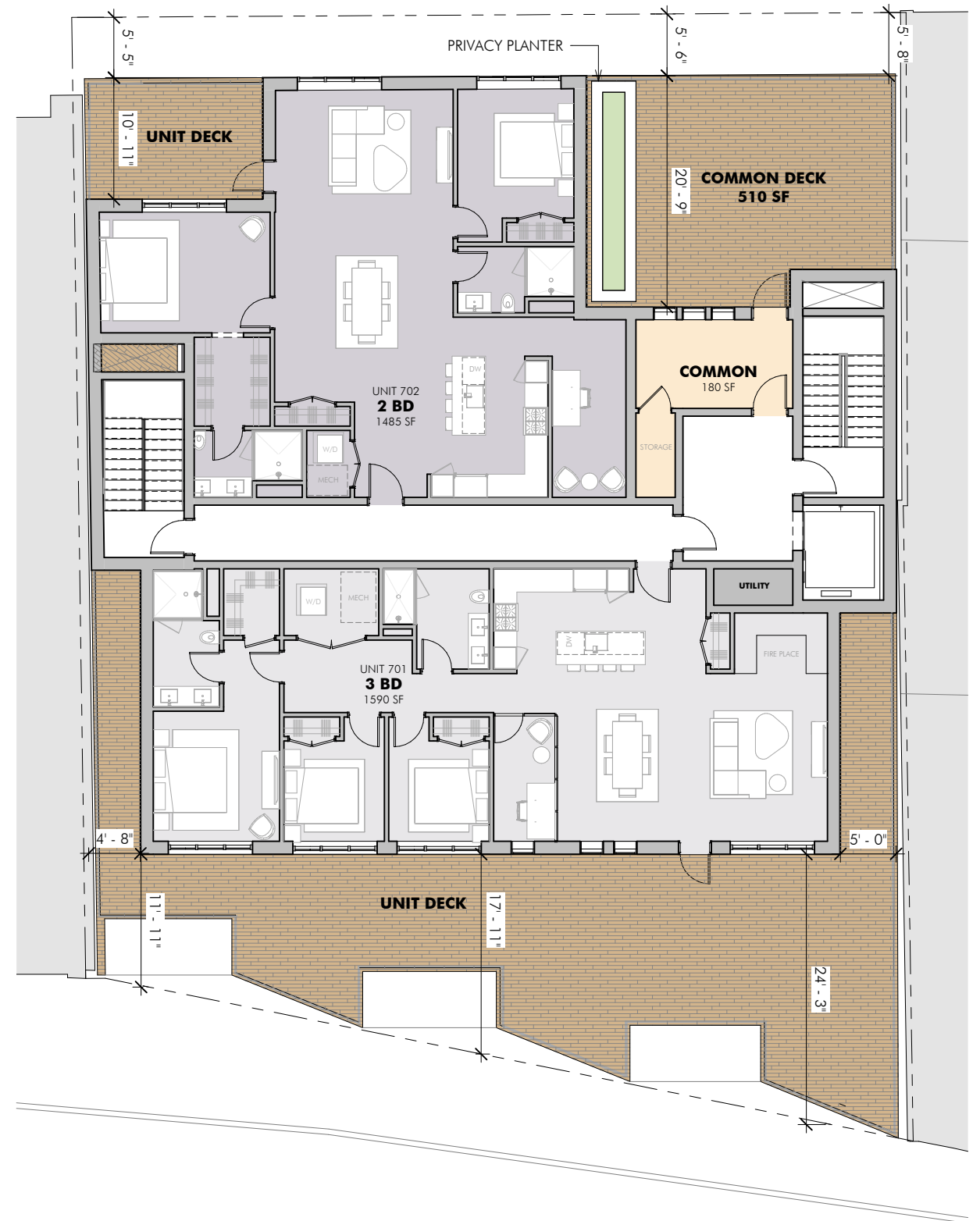
FLOOR 2-4



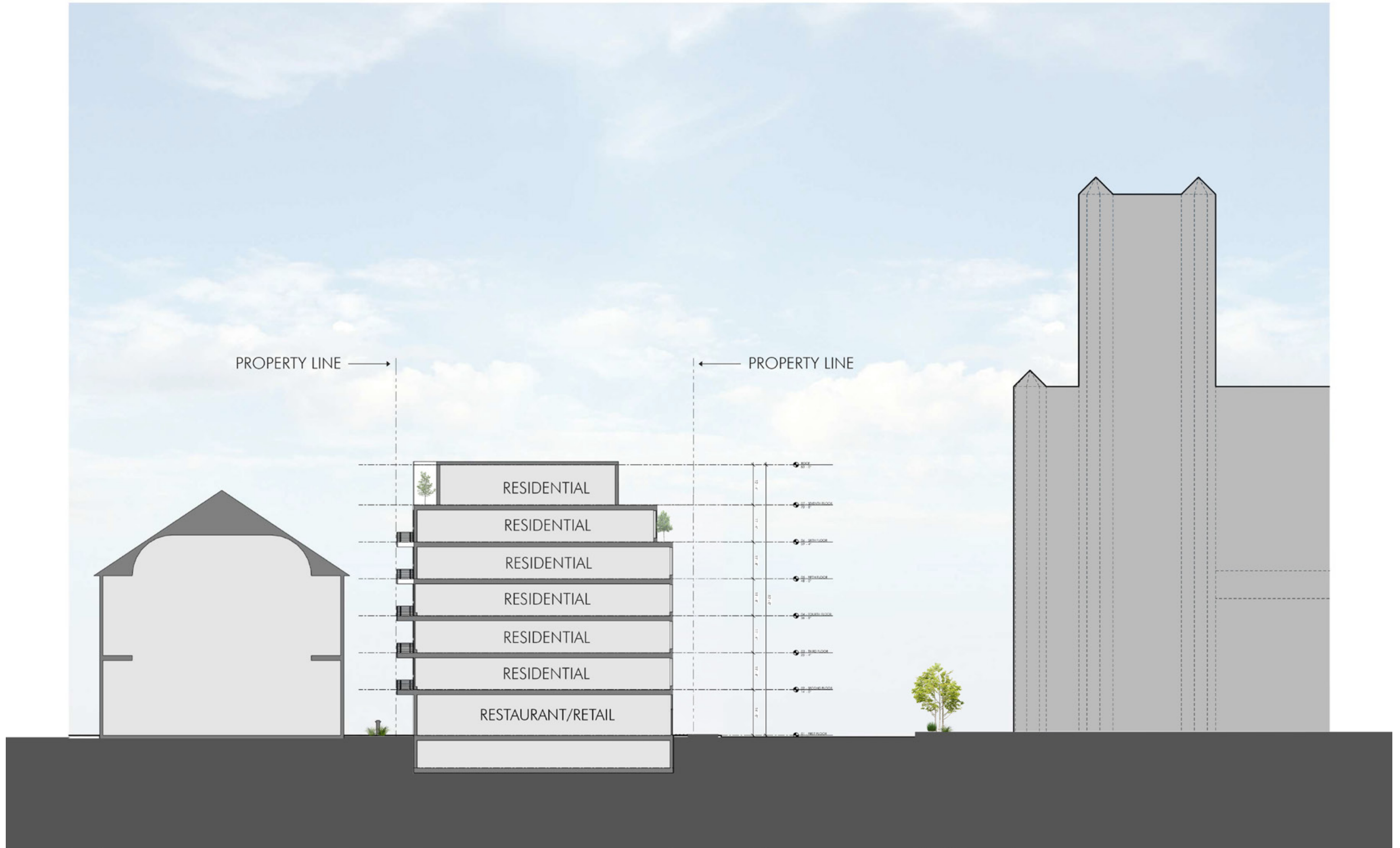
FLOOR 5

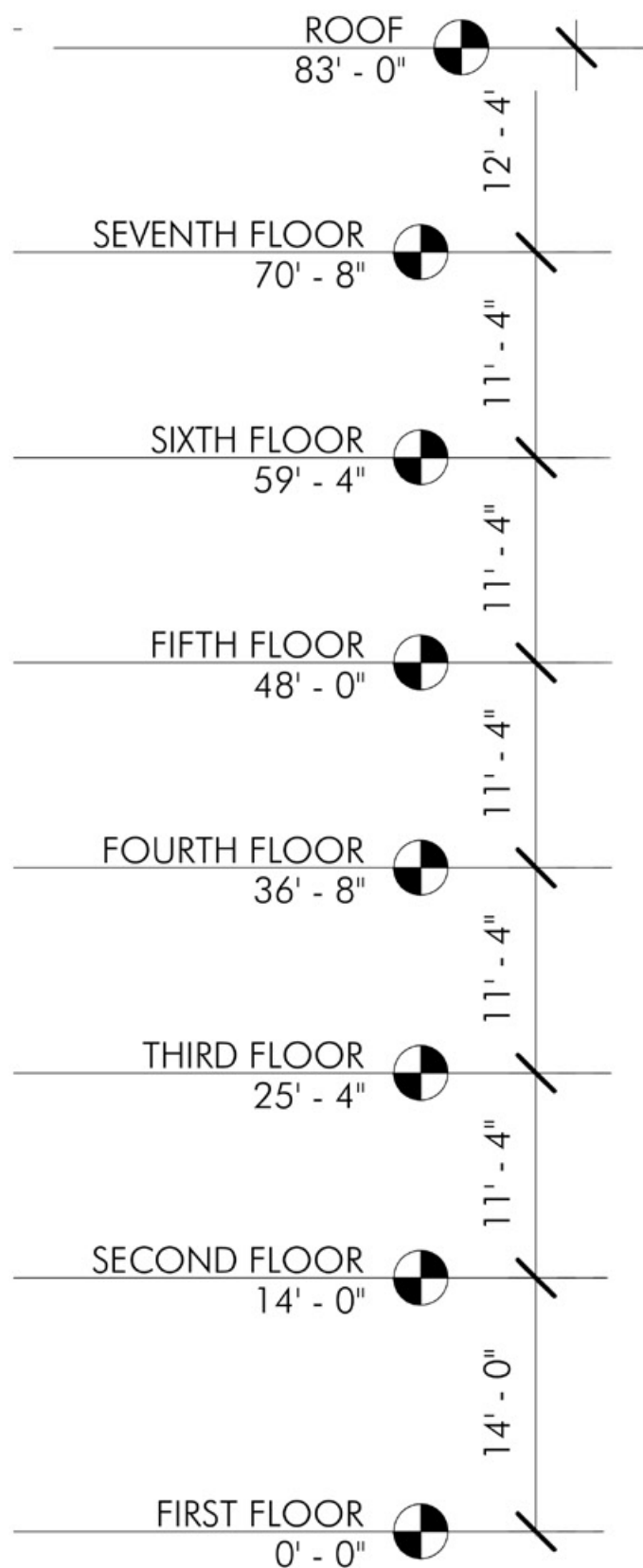


FLOOR 6



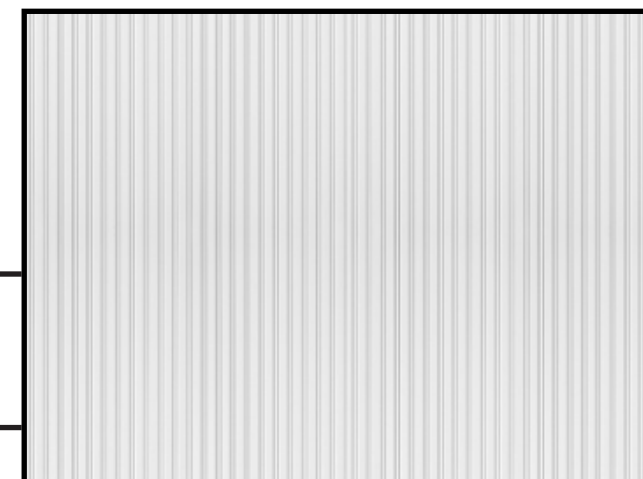
FLOOR 7



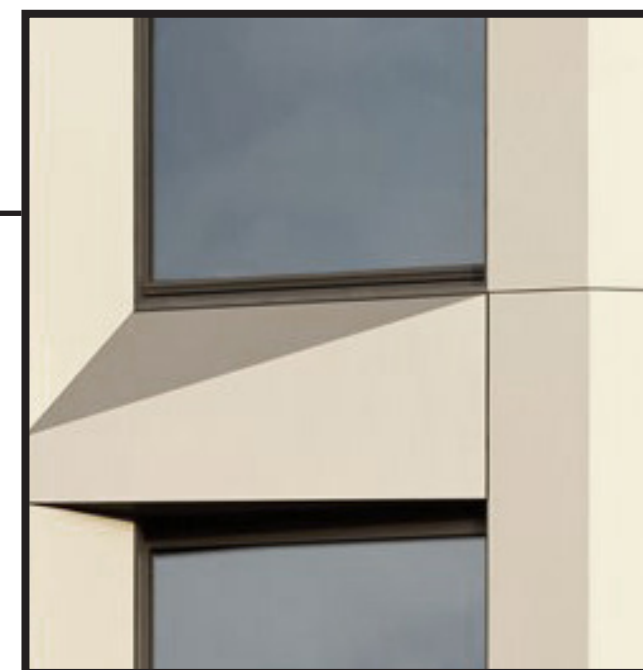




LIGHT COLORED BRICK



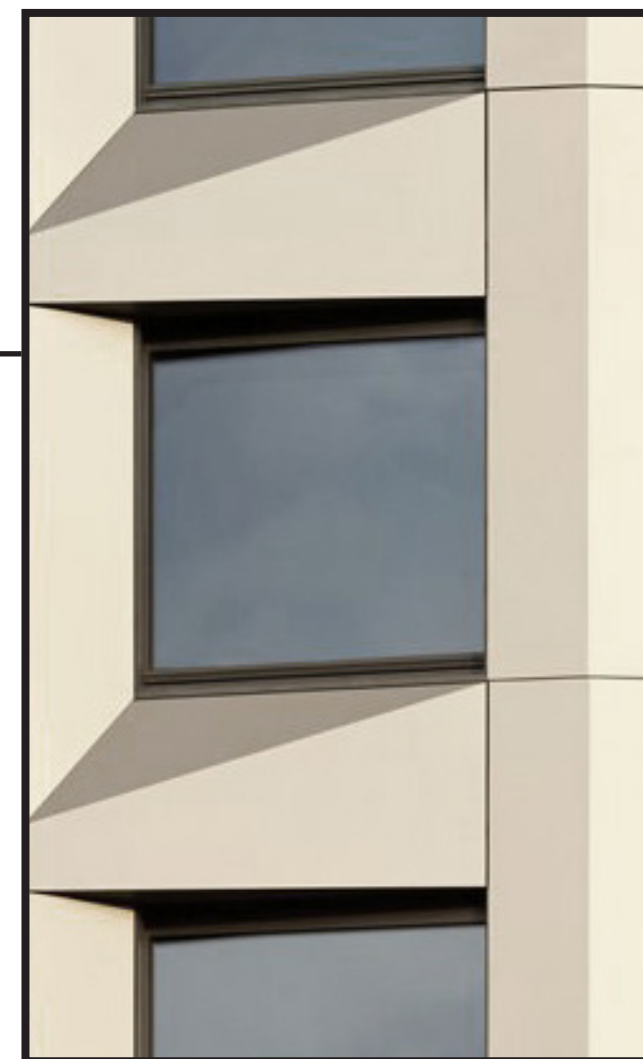
TEXTURED METAL PANEL



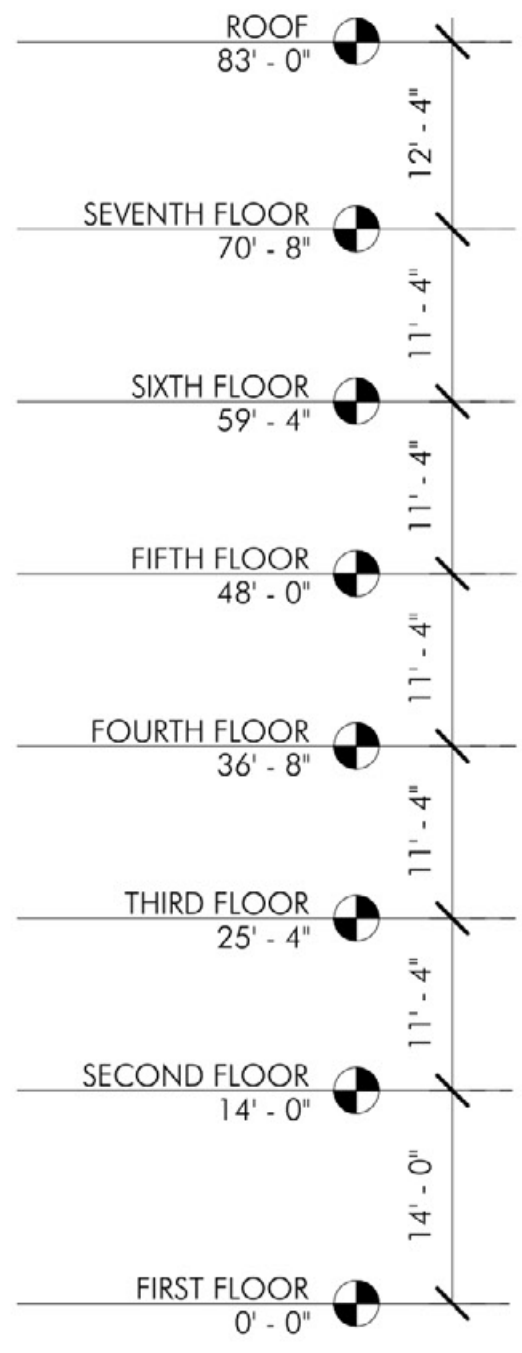
METAL PANEL CLADDING



LIGHT COLORED BRICK



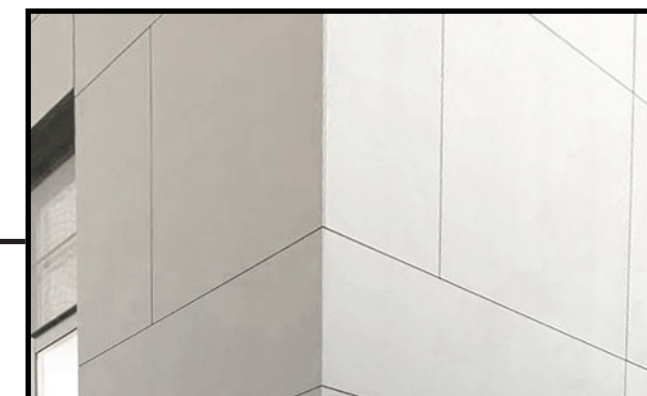
METAL PANEL CLADDING



GREEK CHURCH HEIGHTS



OKO FIBER CEMENT PANEL



FIBER CEMENT BOARD



METAL PANEL CLADDING



THANK YOU

