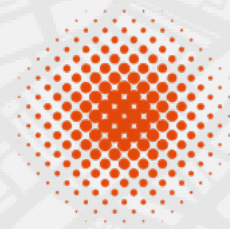


# 1395-1405 WASHINGTON ST

BOSTON, MA  
PRE-FILE PACKAGE  
JULY 07, 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 SQUARE FEET COUNTED TOWARDS FAR

## **BUILDING HEIGHT**

- APPROX 83'-0"

# ZONING SUMMARY

**SOUTH END DISTRICT:** ARTICLE 64

**SUBDISTRICT:** NEIGHBORHOOD DEVELOPMENT AREA (NDA)

**OVERLAY DISTRICTS:** URBAN RENEWAL, GROUNDWATER CONSERVATION

	REQUIRED	PROPOSED	COMPLIANCE
· <b>USE</b>	NDA	MFR/LS	YES
· <b>FAR</b>	2.0	5.91	NO
· <b>HEIGHT (FEET)</b>	70'-0"	83'-0"	NO
· <b>LOT SIZE (MIN)</b>	NONE	6,938 SF	YES
· <b>OPEN SPACE (MIN)</b>	200'/UNIT	25%	NO
· <b>MIN LOT WIDTH</b>	NONE		YES
· <b>MIN LOT FRONTAGE</b>	NONE		YES
· <b>MIN LOT AREA/D.U.</b>	NONE		YES
· <b>FRONT YARD</b>	MODAL	VARIES	YES
· <b>SIDE YARD</b>	NONE		YES
· <b>REAR YARD</b>	20'	5'-0"	NO
· <b>OFF STREET PARKING</b>	.7 PER UNIT	0	NO
· <b>OFF STREET LOADING</b>	15,001-49,999 = 1.0 BAY	0	NO



1525 WASHINGTON ST  
6 STORIES (+/- 65 FT)

**6**

TORRE UNIDAD  
16 STORIES (+/- 175 FT)

**16**

THE BRYANT  
9 STORIES (+/- 105 FT)

**9**

1407-1417 WASHINGTON ST  
5 STORIES (+/- 70 FT)

**5**

ATELIER 505  
10 STORIES (+/- 120 FT)

**10**

1387 WASHINGTON ST  
6 STORIES (+/- 85 FT)

**6**

WILKES PASSAGE  
CONDOMINIUMS  
7 STORIES (+/- 75 FT)

**7**

JORDAN LOFTS  
5 STORIES (+/- 70 FT)

**5**



**12**

HOTEL ALEXANDRA  
(PROPOSED)  
12 STORIES (+/- 135 FT)

**6**

ZERO WORCESTER  
6 STORIES (+/- 70 FT)

**9**

FRANKLIN SQUARE  
APARTMENTS  
9 STORIES (+/- 110 FT)

**7**

1395 WASHINGTON STREET  
(PROPOSED)  
8 STORIES (+/- 95 FT)

**11**

THE SMITH  
11 STORIES (+/- 125 FT)

**3-4**

CATHEDRAL OF THE HOLY  
CROSS  
3-4 STORIES (+/- 120 FT)

**6**

GIRARD APARTMENTS  
6 STORIES (+/- 65 FT)



EMBARC | GEORGANTAS



SITE CONDITIONS

1395-1405 WASHINGTON | 07.07.21 | A7







EXTRUDED MASS  
EXTENDING TO  
PROPERTY LINE OF  
STREET

1



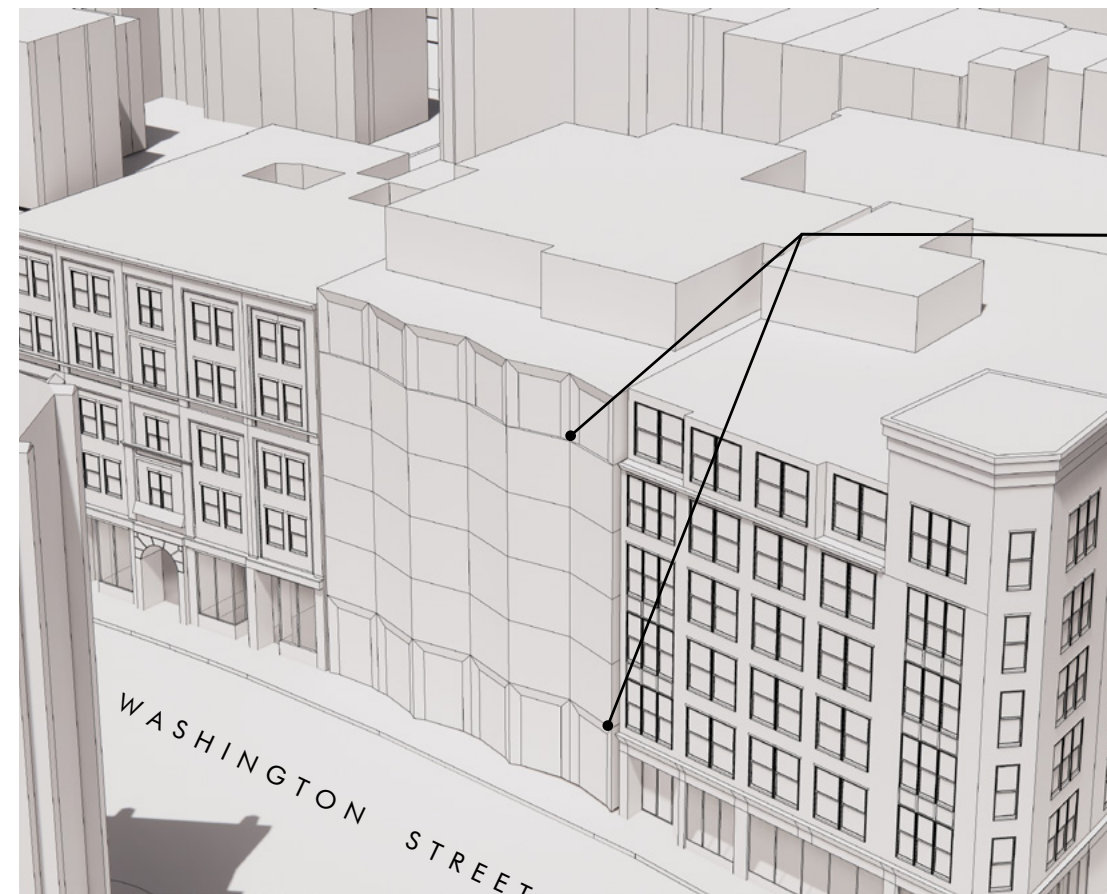
FACADE STEPS  
BACK TO ADDRESS  
CONTEXT AND  
SCALE

3



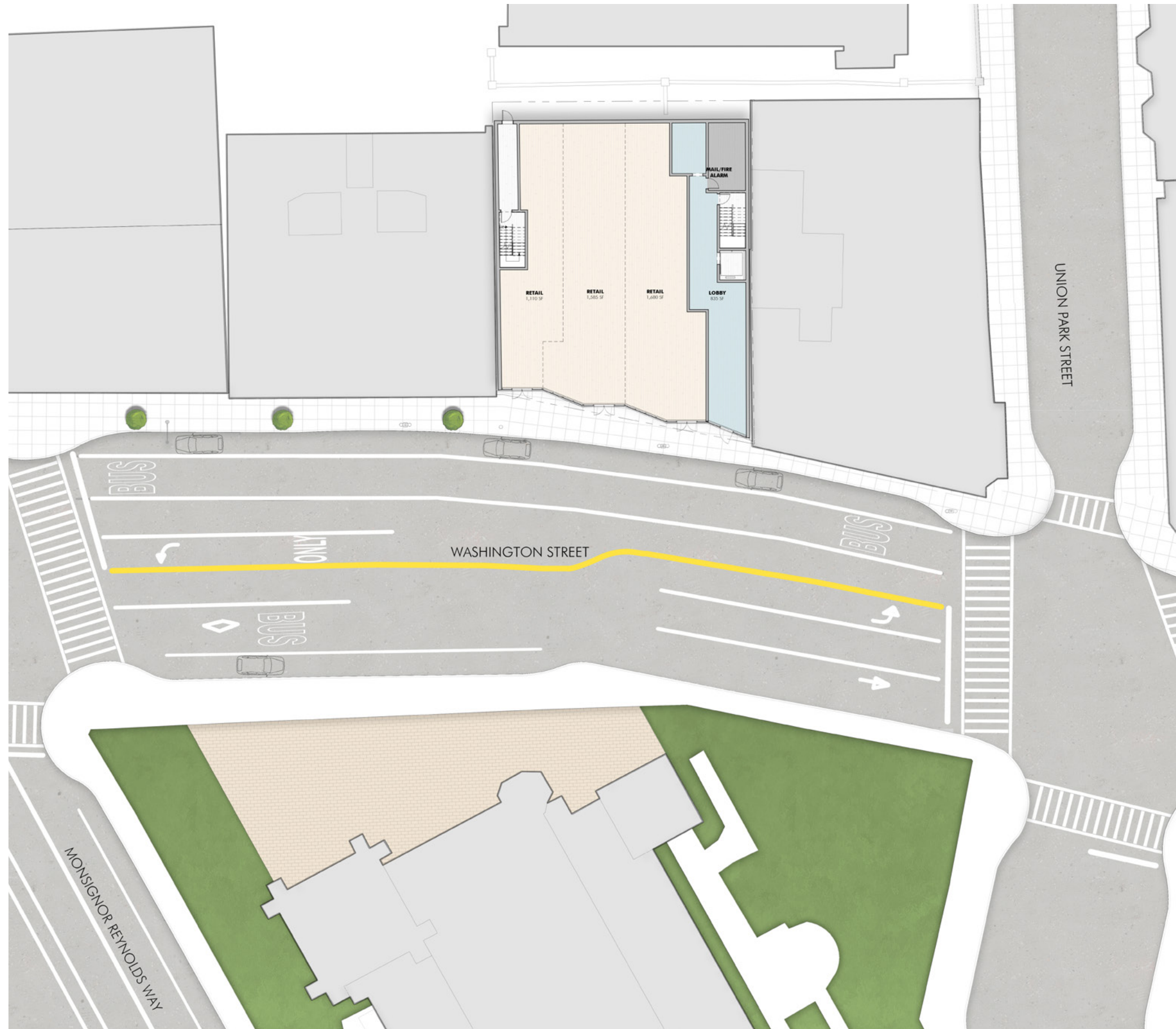
FACADE FOLDS TO  
BREAK UP FRONT  
AND EXPAND  
PEDESTRIAN REALM

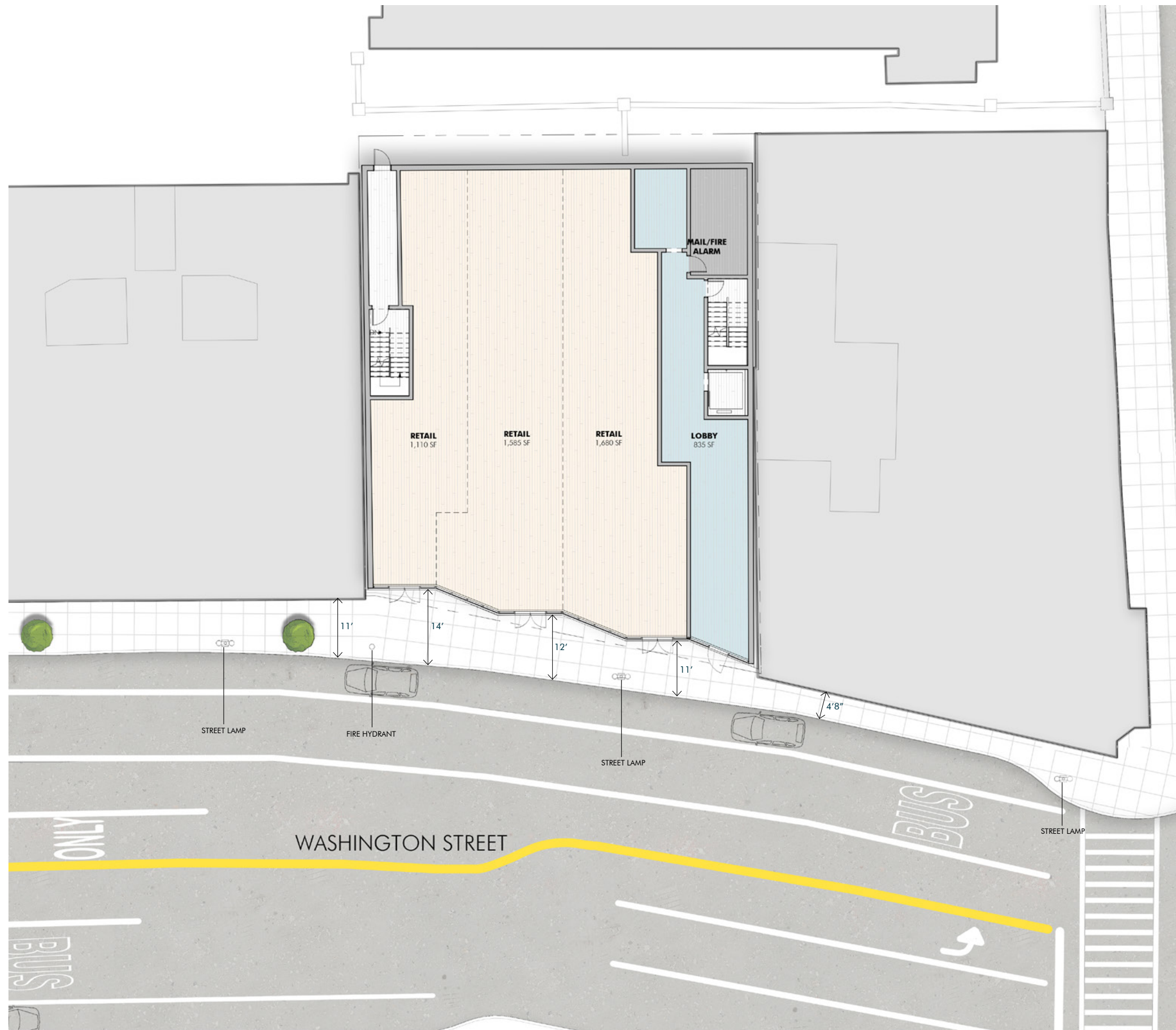
2



ARTICULATED FRONT  
CREATES TRIPARTITE  
DESIGN AND TIES  
INTO CONTEXT

4

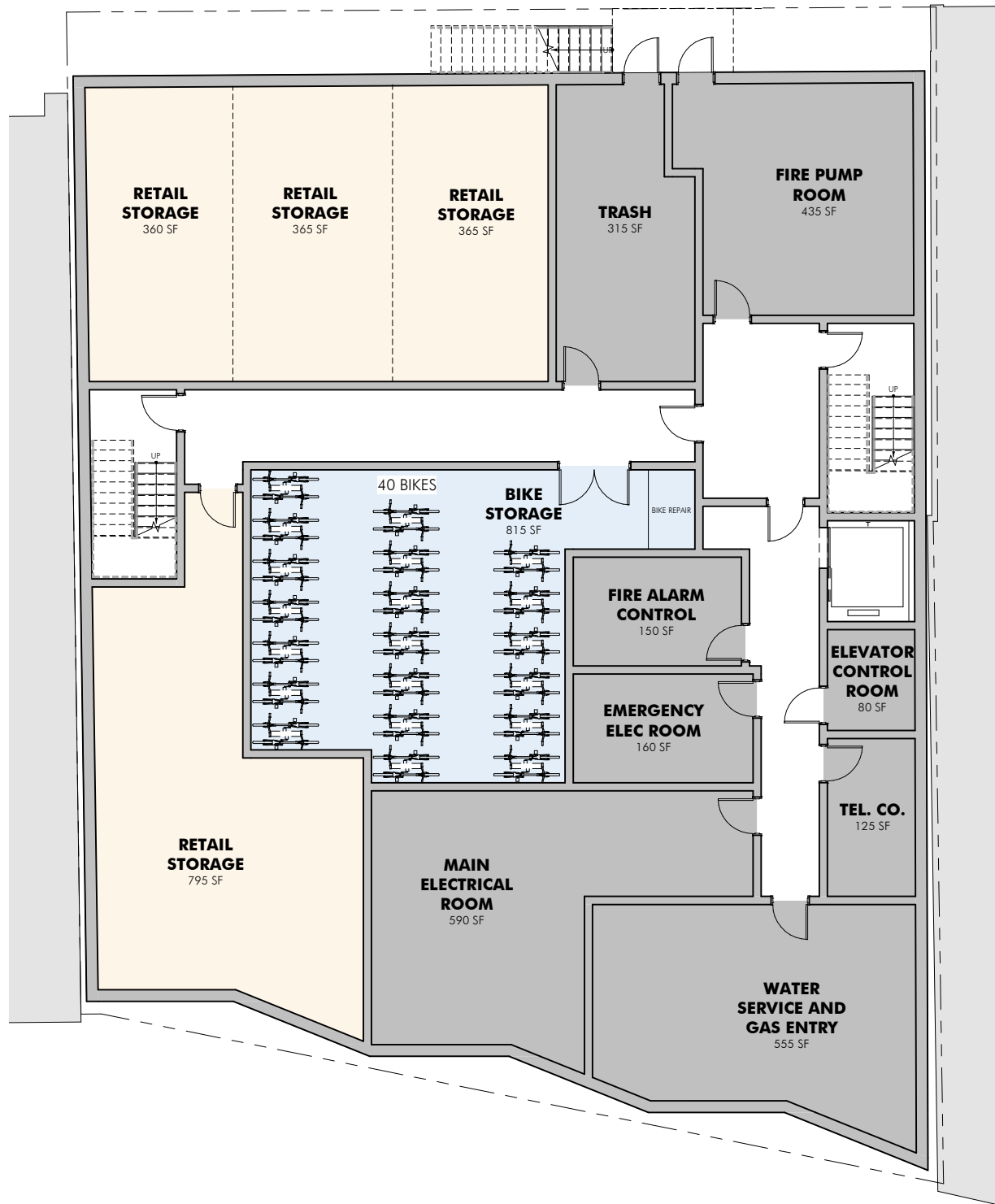




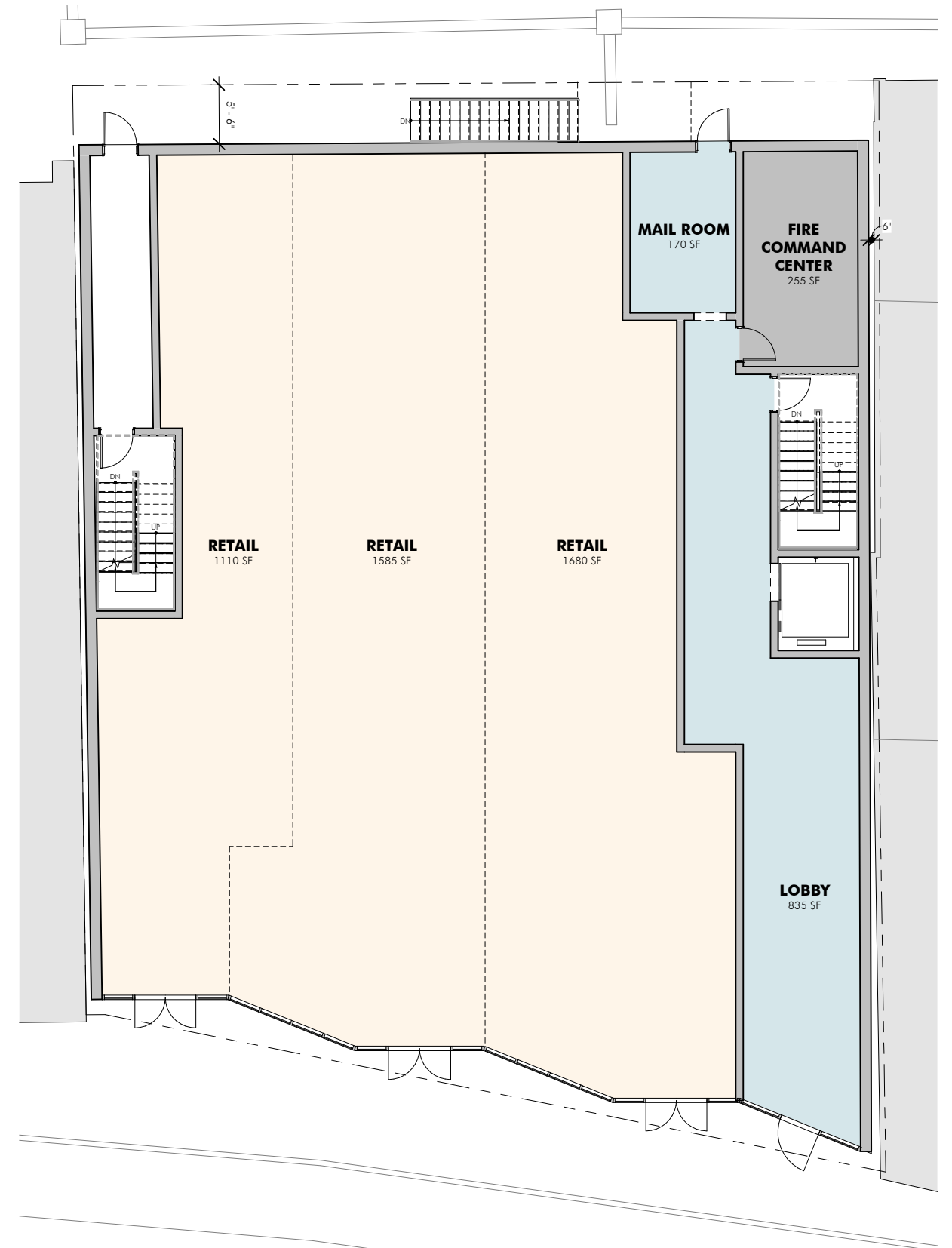




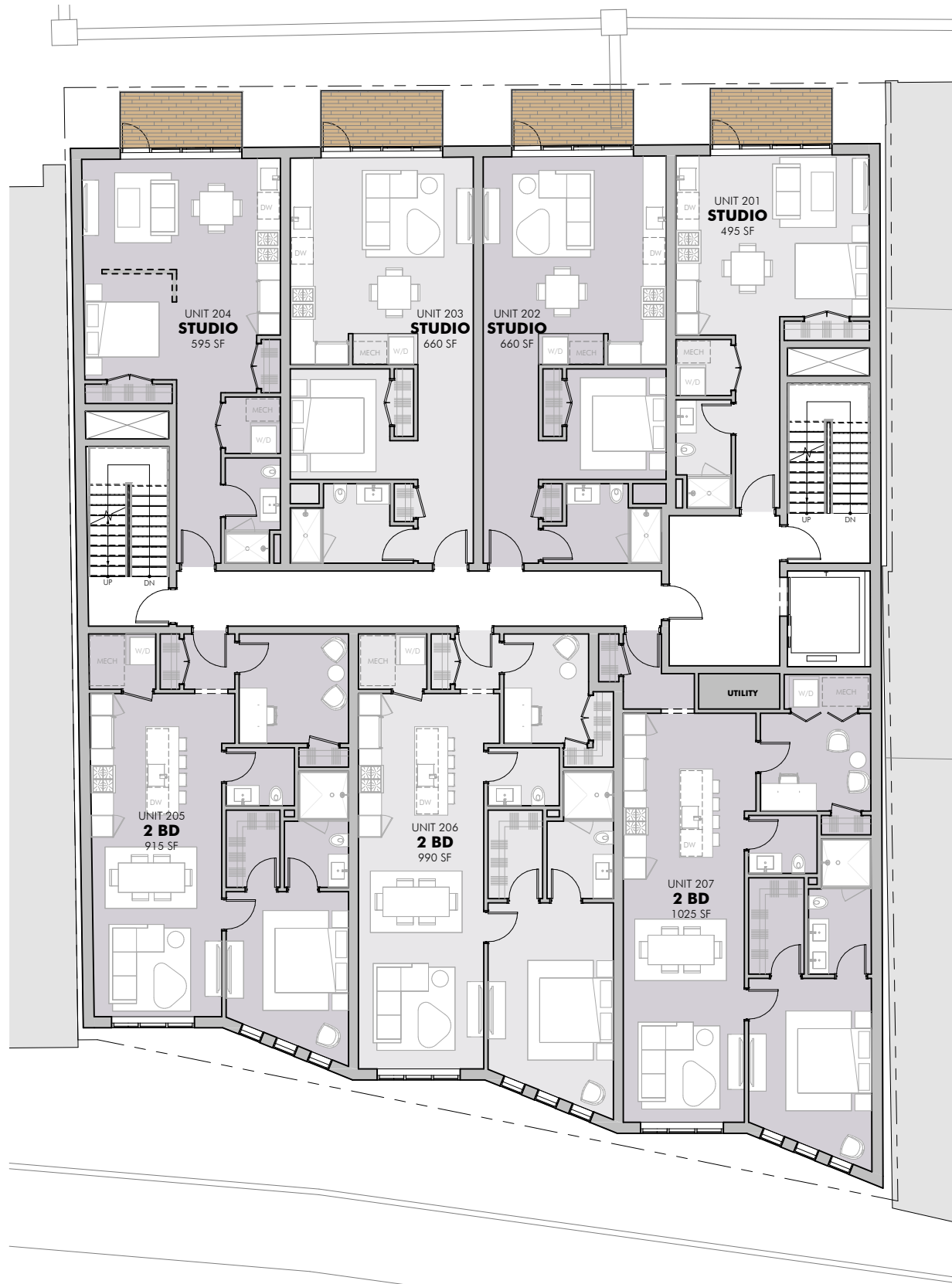




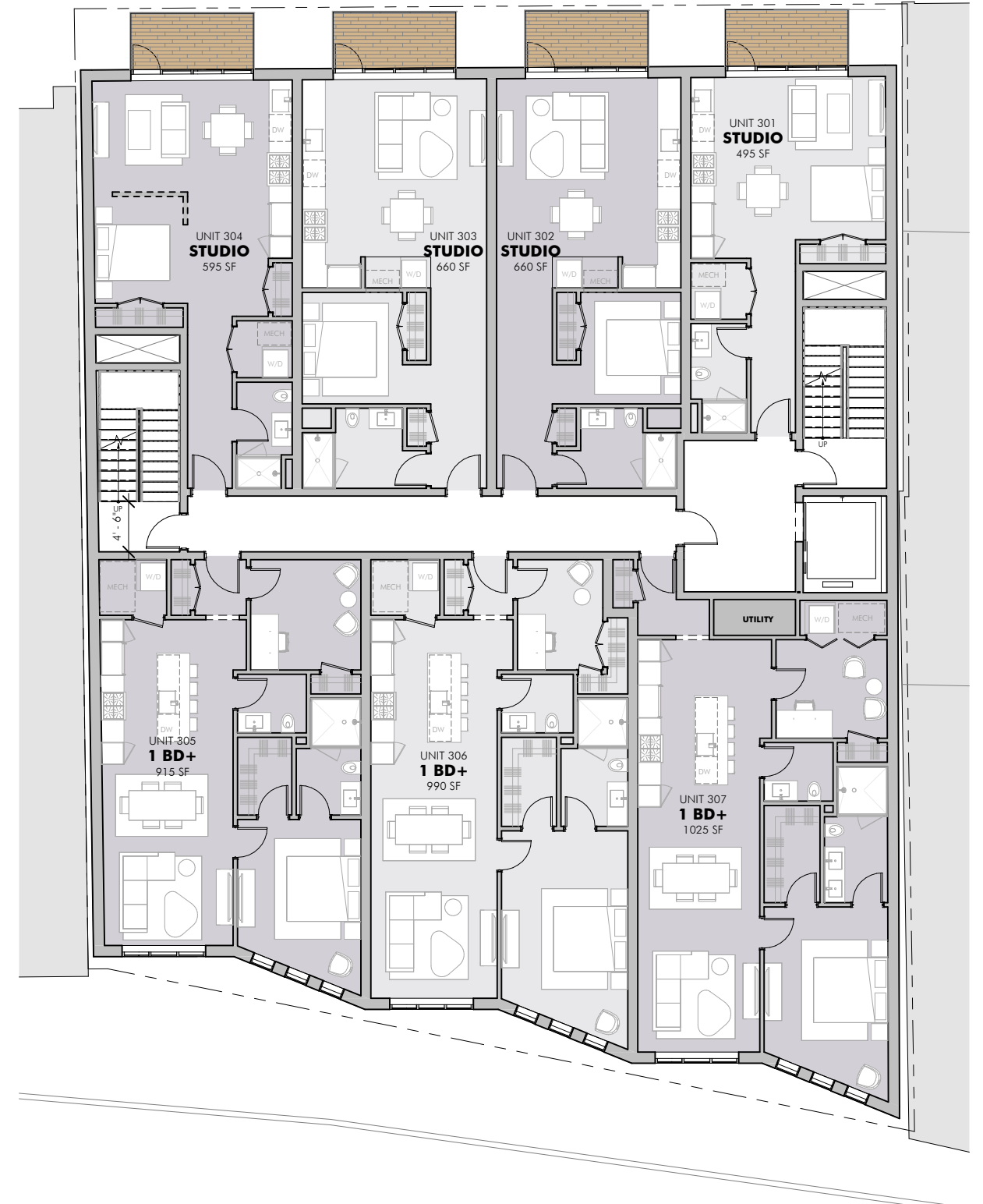
BASEMENT



GROUND FLOOR

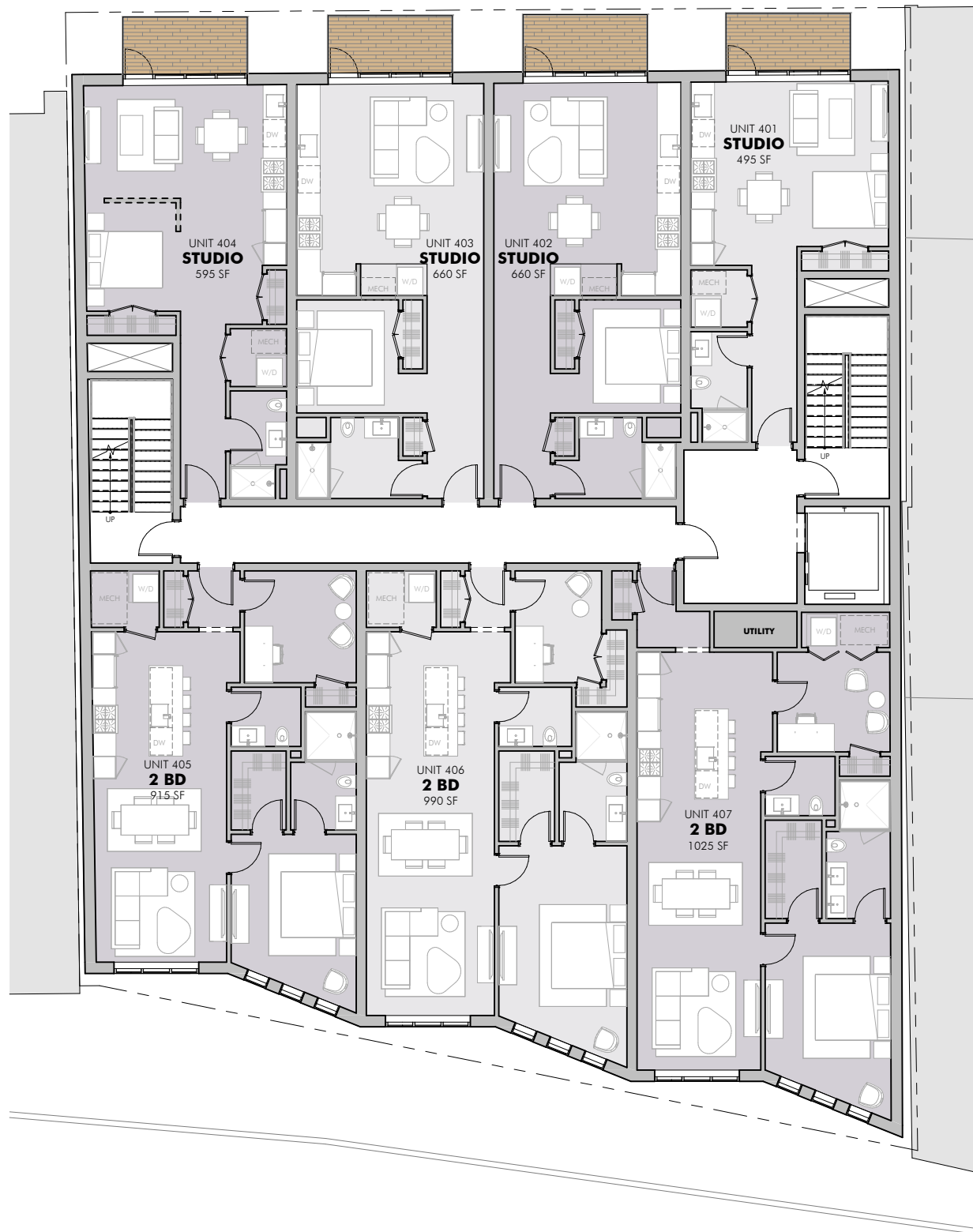


FLOOR 2

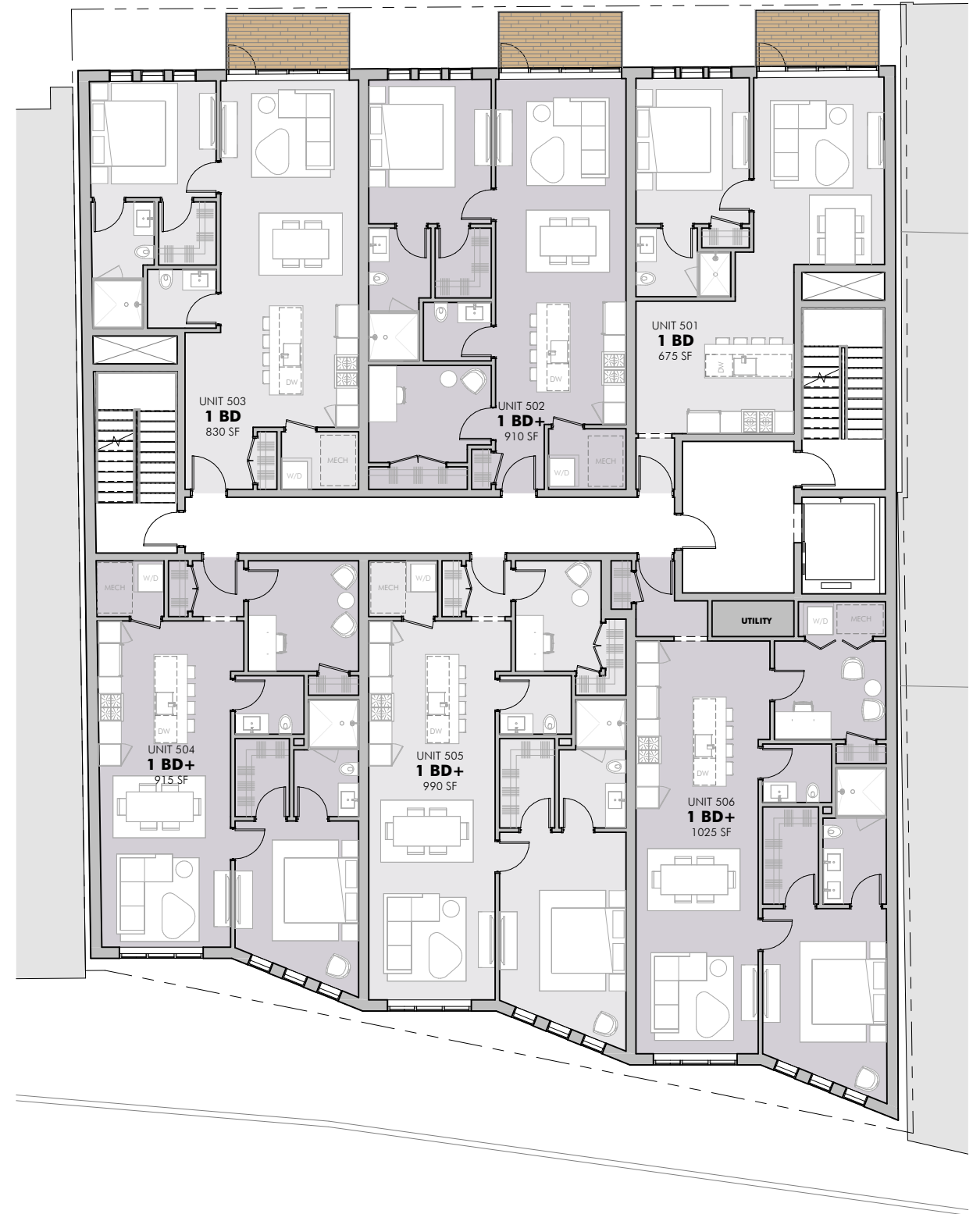


FLOOR 3

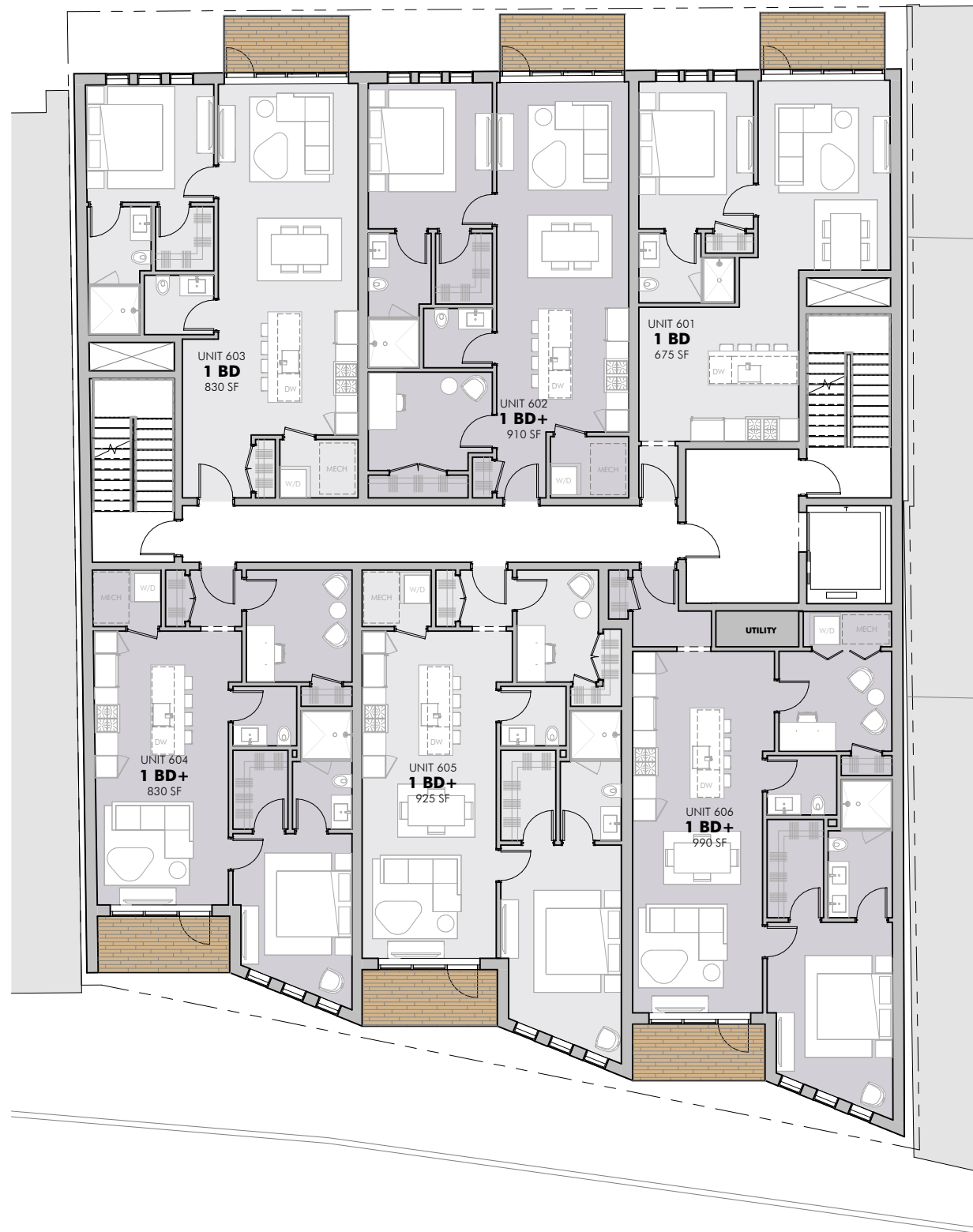




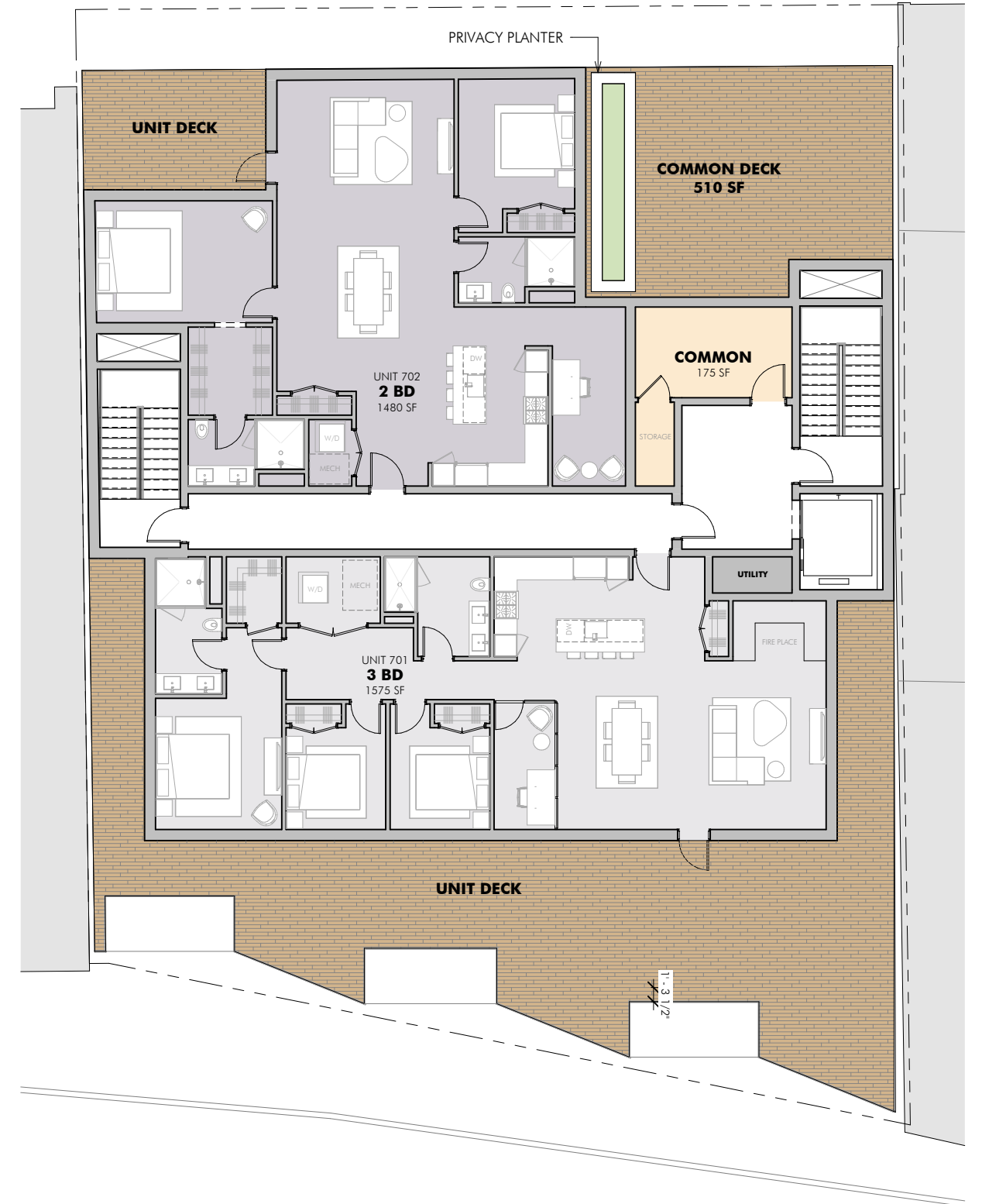
FLOOR 4



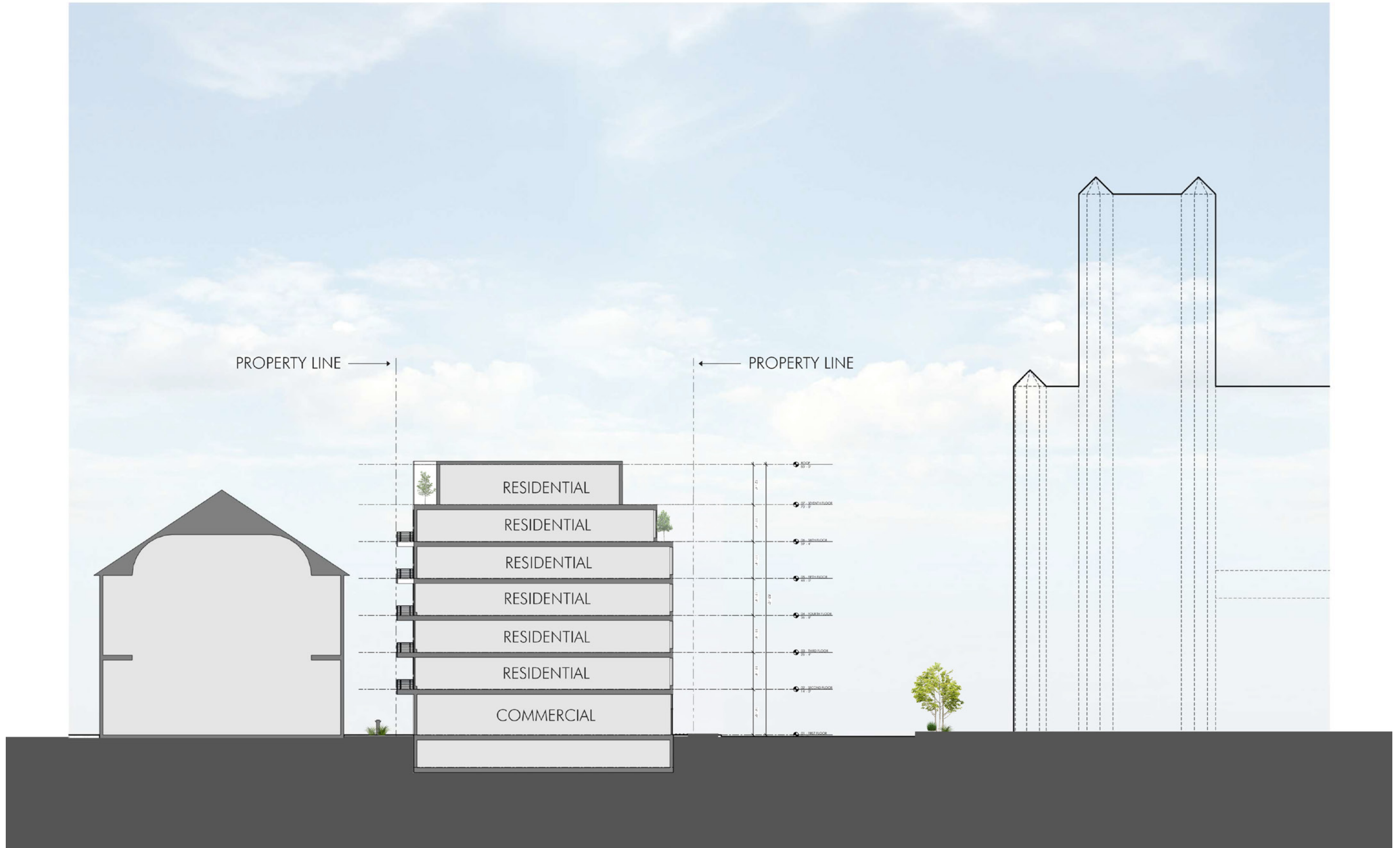
FLOOR 5



FLOOR 6



FLOOR 7



ROOF 83' - 0"  
 SEVENTH FLOOR 70' - 8"  
 SIXTH FLOOR 59' - 4"  
 FIFTH FLOOR 48' - 0"  
 FOURTH FLOOR 36' - 8"  
 THIRD FLOOR 25' - 4"  
 SECOND FLOOR 14' - 0"  
 FIRST FLOOR 0' - 0"

12' - 4"  
 11' - 4"  
 11' - 4"  
 11' - 4"  
 11' - 4"  
 11' - 4"  
 11' - 4"  
 14' - 0"  
 0' - 0"





LIGHT COLORED BRICK



METAL PANEL CLADDING



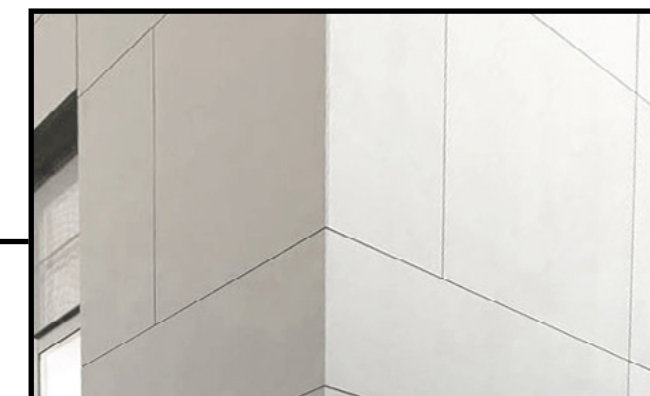
LIGHT COLORED BRICK







OKO FIBER CEMENT PANEL



FIBER CEMENT BOARD



METAL PANEL CLADDING



