

# 1033-1055 WASHINGTON

SOUTH END LANDMARK DISTRICT COMMISSION  
AUGUST 6, 2024



The Druker Company, Ltd.

ELKUS | MANFREDI  
ARCHITECTS



# 1033-1055 Washington Street

## Background

- **Following an extensive community process, the Project received all BPDA (BRA) Article 80 and other related approvals in 2023/2024.**
- **Conforms to Zoning:**
  - o Site: 90,573 SF
  - o Building Area: 588,000 SF
  - o Allowable Floor Area Ratio (FAR) of 6.5
  - o Height per Zoning: 150'-0"
  - o Greater than 20 % Open Space, to ensure public access, and enhance the public realm
  - o Affordable community innovation/educational/cultural/civic space

# 1033-1055 Washington Street

## SELDC Review Criteria South End Harrison/Albany Protection Area

Criteria	Requirement	Project
DEMOLITION	<b>In general, demolition of structures in the Protection Area may be allowed subject to prior approval by the Commission.</b>	<b>Proposed Demolition Complies.</b>
LAND COVERAGE	<b>Setbacks may not exceed ten (10) feet from the back of the sidewalk line.</b>	<b>Setbacks do not exceed ten (10) feet from the back of the sidewalk line. Complies.</b>
HEIGHT OF STRUCTURES	<b>150 foot height limit.</b>	<b>150' Height Complies.</b>
TOPOGRAPHY	<b>No major changes in topography are allowed within the Protection Area.</b>	<b>Topography Complies.</b>
LANDSCAPE	<b>In general, landscape changes within the Protection Area must not obstruct views of the elements of the adjacent Landmark District from any public ways in the Protection Area.</b>	<b>Landscape Complies.</b>





E BERKELEY STREET

MASSACHUSETTS TURNPIKE

SHAWMUT AVENUE

WASHINGTON STREET

I-93



**PROJECT SITE**  
**1033-1055 WASHINGTON STREET - BOSTON, MA**

**1033-1055 WASHINGTON STREET**  
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**EXISTING SITE PLAN AND SITE PHOTOGRAPHS**

**1033-1055 WASHINGTON STREET**

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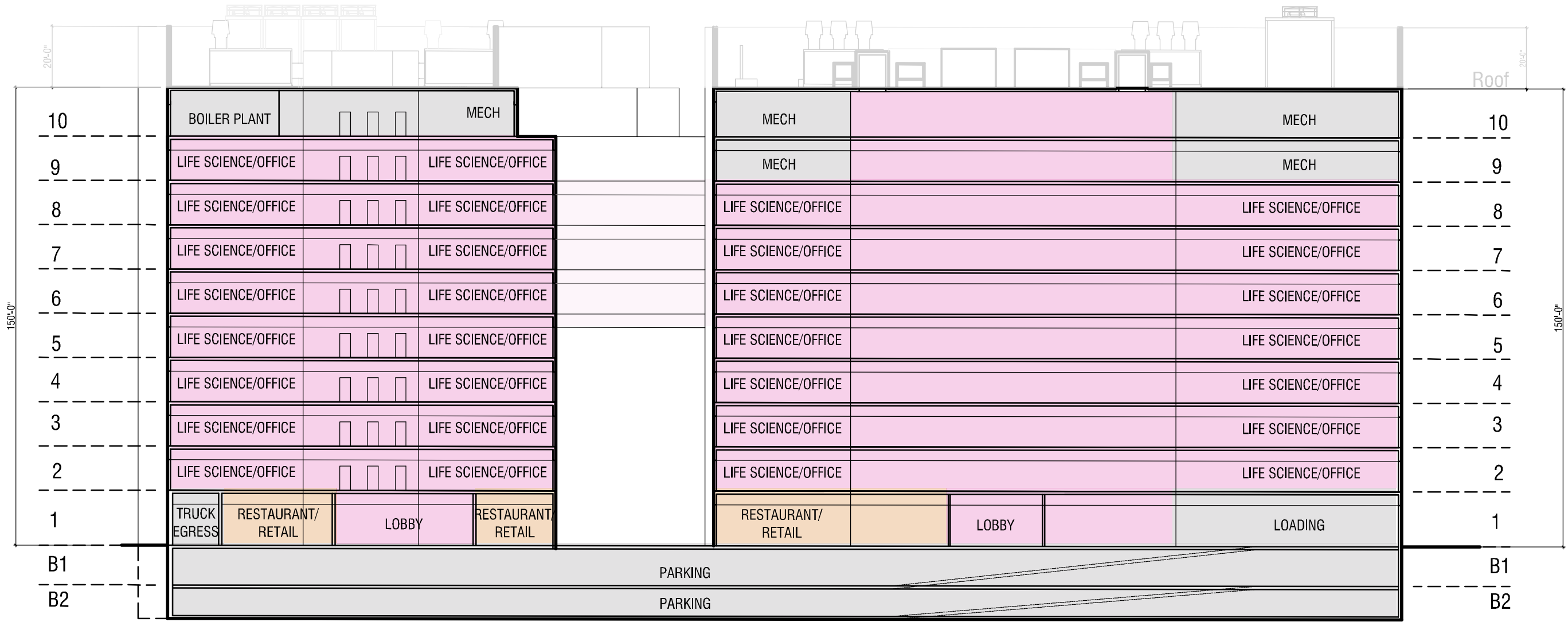




**GROUND FLOOR PLAN**

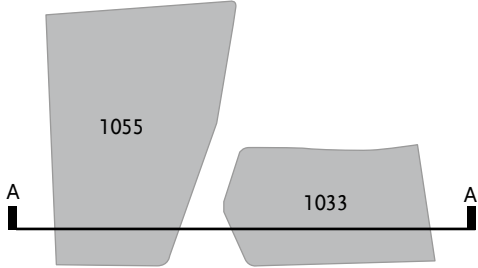
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1055 WASHINGTON

1033 WASHINGTON







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WASHINGTON STREET LOOKING NORTH WEST

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WASHINGTON STREET LOOKING SOUTH WEST

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**SHAWMUT AVENUE LOOKING EAST**

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# Summary

- The Project received its City Zoning and Article 80 Approvals in 2024.
- Project is consistent and in conformance with PDA Zoning with Height of 150' and Allowable FAR of 6.5.
- Life Science/Office use will have the added benefit of providing a facility which will create jobs at various income levels.
- State of the Art Research facility including programming which will create opportunities in Life Science/Office.
- Project is consistent and compliant with Criteria for South End Harrison/Albany Protection Area.
- SELDC Review Criteria:  
Demolition, Land Coverage, Height of Structures, Topography, Landscape