


# ALLSTON SQUARE

SOUTH OF CAMBRIDGE STREET

BOSTON, MA

CITY REALTY

OCTOBER 8, 2019

 DRAGO + TOSCANO LLP

EMBARC

# PROJECT TEAM

CITY REALTY	DEVELOPER
EMBARC	ARCHITECT
DRAGO & TOSCANO, LLP	LEGAL COUNSEL
VERDANT LANDSCAPE ARCHITECTURE	LANDSCAPE
NELSON/NYGAARD	TRANSPORTATION
VHB	HISTORICAL
RJ O'CONNELL & ASSOCIATES	CIVIL

CAMBRIDGE

DOWNTOWN BOSTON



**ALLSTON  
SQUARE**

**415 CAMBRIDGE STREET**

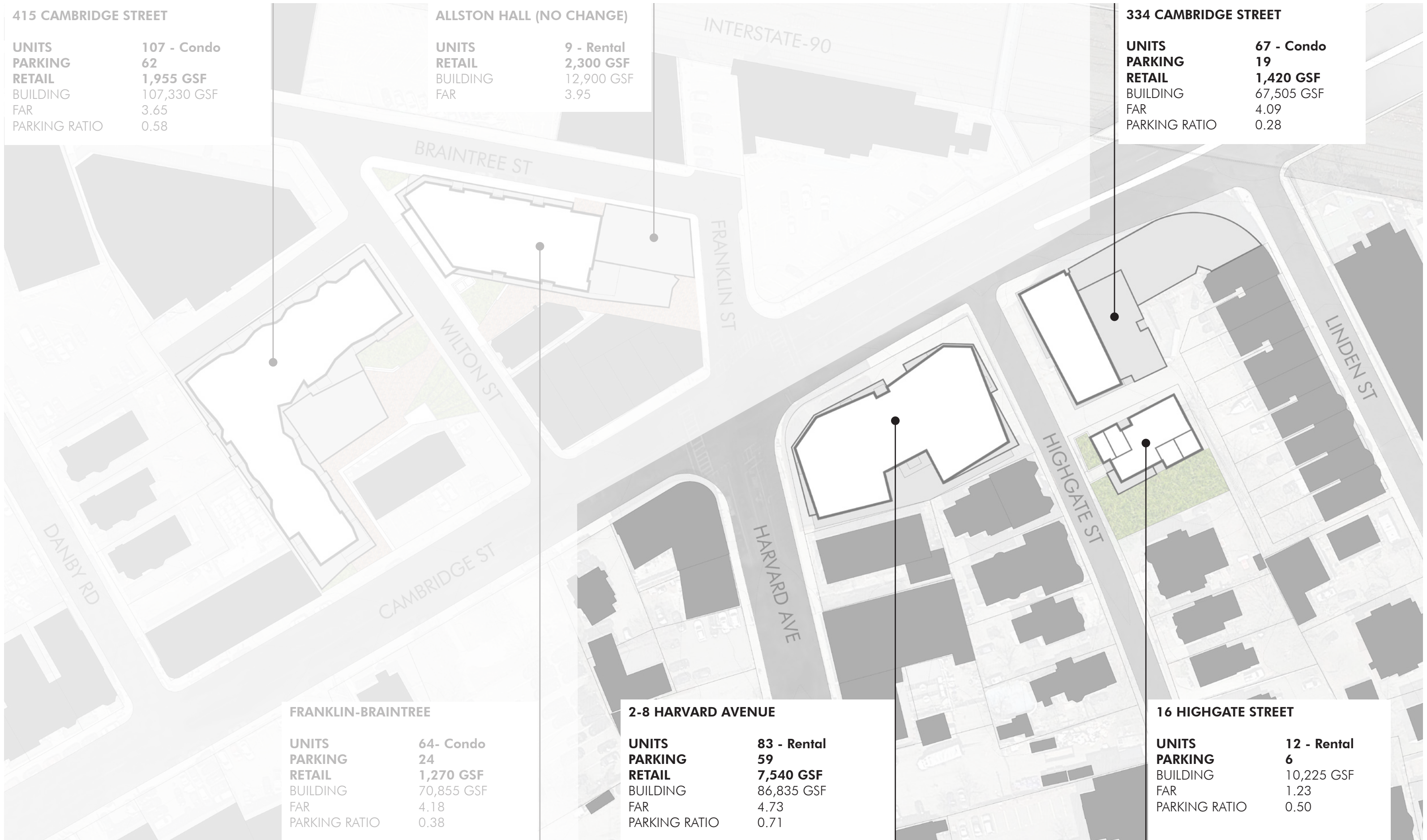
<b>UNITS</b>	<b>107 - Condo</b>
<b>PARKING</b>	<b>62</b>
<b>RETAIL</b>	<b>1,955 GSF</b>
BUILDING	107,330 GSF
FAR	3.65
PARKING RATIO	0.58

**ALLSTON HALL (NO CHANGE)**

<b>UNITS</b>	<b>9 - Rental</b>
<b>RETAIL</b>	<b>2,300 GSF</b>
BUILDING	12,900 GSF
FAR	3.95

**334 CAMBRIDGE STREET**

<b>UNITS</b>	<b>67 - Condo</b>
<b>PARKING</b>	<b>19</b>
<b>RETAIL</b>	<b>1,420 GSF</b>
BUILDING	67,505 GSF
FAR	4.09
PARKING RATIO	0.28



**FRANKLIN-BRAINTREE**

<b>UNITS</b>	<b>64- Condo</b>
<b>PARKING</b>	<b>24</b>
<b>RETAIL</b>	<b>1,270 GSF</b>
BUILDING	70,855 GSF
FAR	4.18
PARKING RATIO	0.38

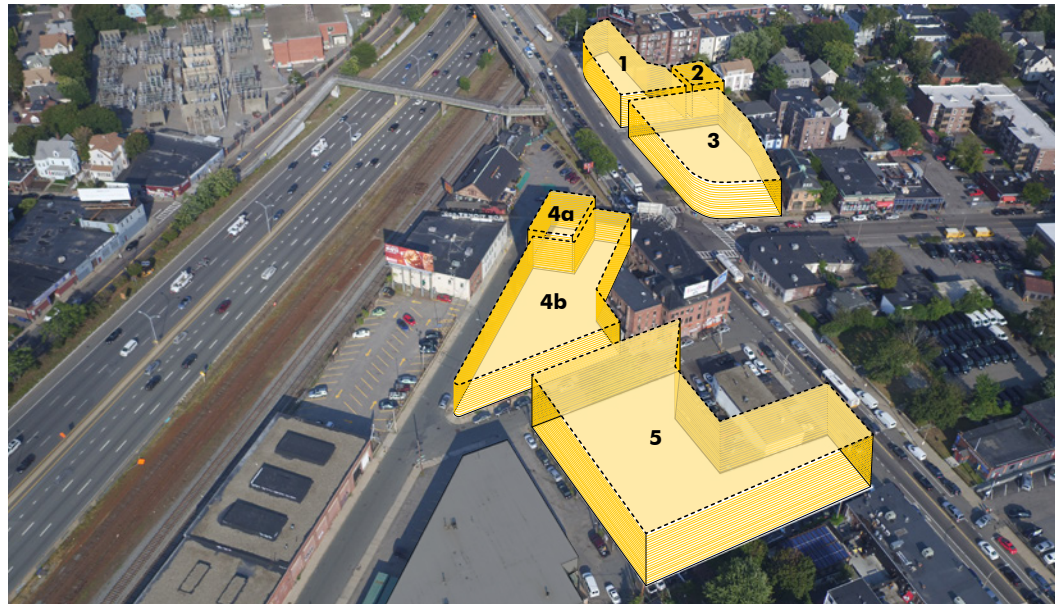
**2-8 HARVARD AVENUE**

<b>UNITS</b>	<b>83 - Rental</b>
<b>PARKING</b>	<b>59</b>
<b>RETAIL</b>	<b>7,540 GSF</b>
BUILDING	86,835 GSF
FAR	4.73
PARKING RATIO	0.71

**16 HIGHGATE STREET**

<b>UNITS</b>	<b>12 - Rental</b>
<b>PARKING</b>	<b>6</b>
BUILDING	10,225 GSF
FAR	1.23
PARKING RATIO	0.50





1 - 334 CAMBRIDGE



2 - 16 HIGHGATE



3 - 2-8 HARVARD AVE

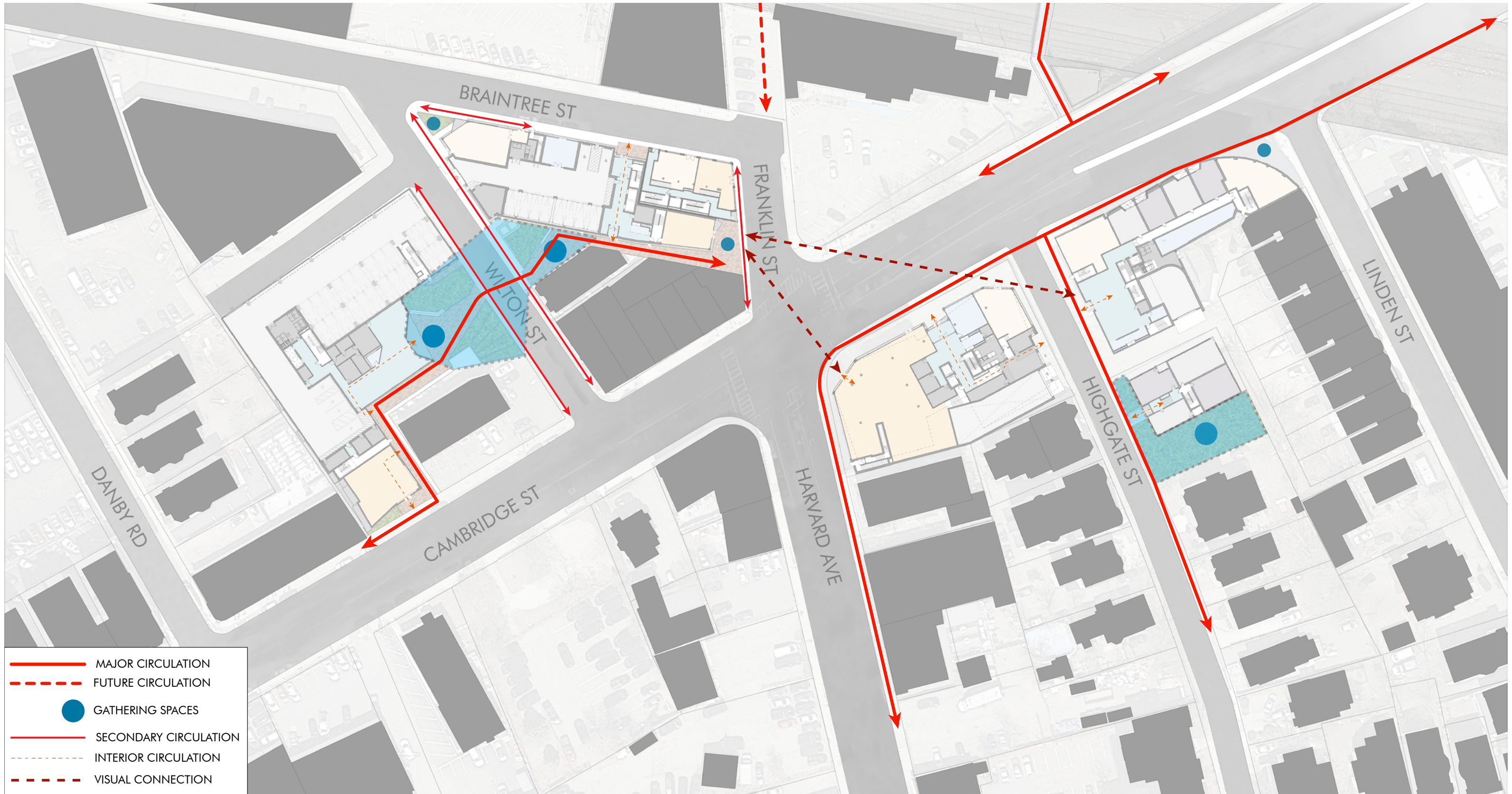


4 - FRANKLIN-BRAINTREE/ALLSTON HALL



5 - 415 CAMBRIDGE

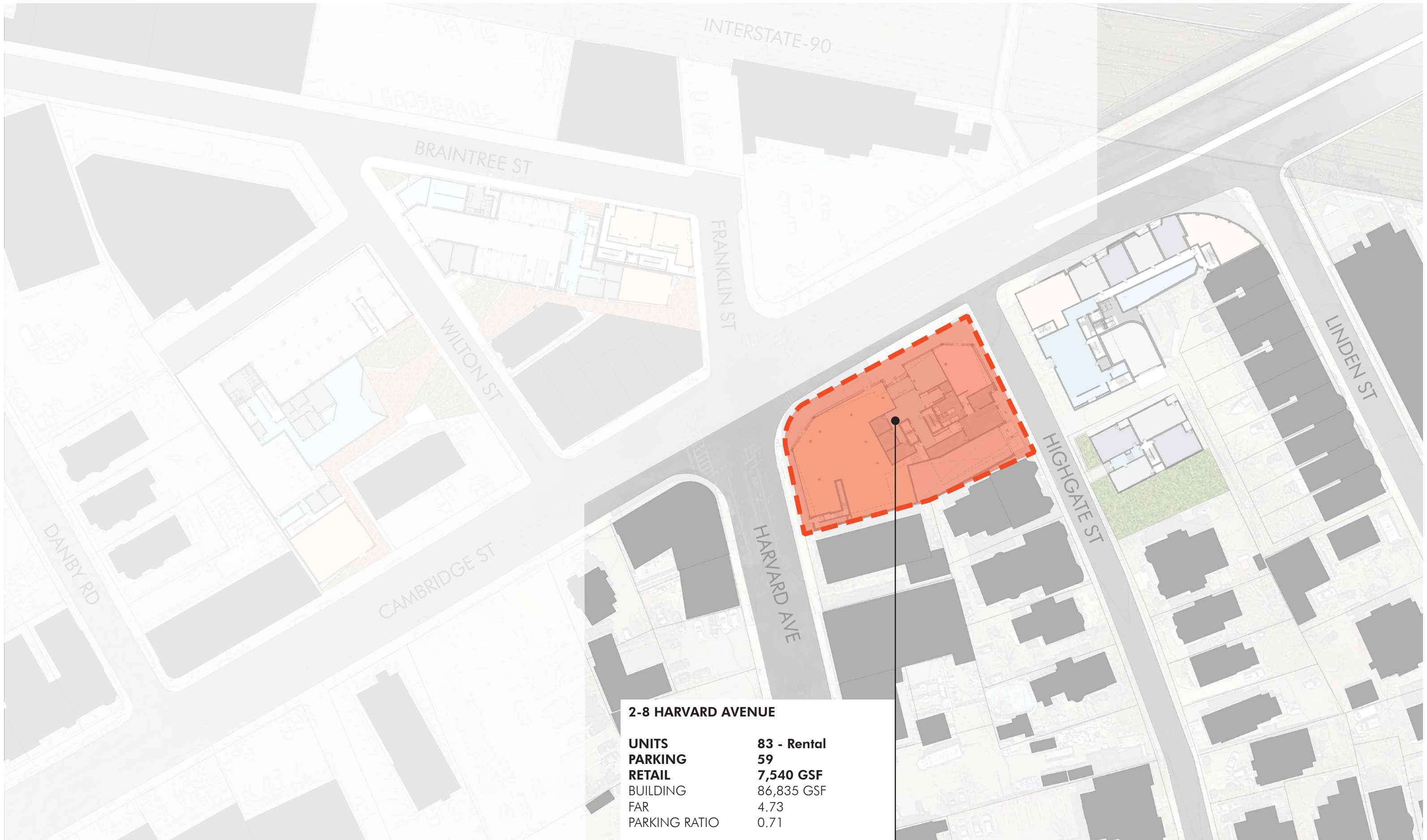
EXISTING SITES EMBARC



- MAJOR CIRCULATION
- FUTURE CIRCULATION
- GATHERING SPACES
- SECONDARY CIRCULATION
- INTERIOR CIRCULATION
- VISUAL CONNECTION







**2-8 HARVARD AVENUE**

<b>UNITS</b>	<b>83 - Rental</b>
<b>PARKING</b>	<b>59</b>
<b>RETAIL</b>	<b>7,540 GSF</b>
<b>BUILDING</b>	<b>86,835 GSF</b>
<b>FAR</b>	<b>4.73</b>
<b>PARKING RATIO</b>	<b>0.71</b>



2-8 HARVARD AVE



SITE FROM HIGHGATE STREET



VIEW DOWN HARVARD AVE



SITE FROM HARVARD AVE

# 2-8 HARVARD AVE - EXISTING SITE PHOTOS | EMBARC



AERIAL VIEW FROM CAMBRIDGE STREET | EMBARC



2-8 HARVARD AVE - VIEW FROM CAMBRIDGE ST & WILTON ST | EMBARC



2-8 HARVARD AVE - VIEW FROM HARVARD AVE | EMBARC



2-8 HARVARD AVE - VIEW FROM CAMBRIDGE ST & HARVARD AVE | EMBARC



AERIAL VIEW FROM CAMBRIDGE STREET (OPTION 2A) | EMBARC



2-8 HARVARD AVE - VIEW FROM CAMBRIDGE ST & WILTON ST (OPTION 2A) | EMBARC





2-8 HARVARD AVE - VIEW FROM HARVARD AVE (OPTION 2A) | EMBARC



2-8 HARVARD AVE - VIEW FROM CAMBRIDGE ST & HARVARD AVE (OPTION 2A) | EMBARC



AERIAL VIEW FROM CAMBRIDGE STREET (OPTION 3) | EMBARC



2-8 HARVARD AVE - VIEW FROM CAMBRIDGE ST & WILTON ST (OPTION 3) | EMBARC



2-8 HARVARD AVE - VIEW FROM HARVARD AVE (OPTION 3) | EMBARC



2-8 HARVARD AVE - VIEW FROM CAMBRIDGE ST & HARVARD AVE (OPTION 3) | EMBARC



AERIAL VIEW FROM CAMBRIDGE STREET (OPTION 4) | EMBARC



2-8 HARVARD AVE - VIEW FROM CAMBRIDGE ST & WILTON ST (OPTION 4) | EMBARC





2-8 HARVARD AVE - VIEW FROM HARVARD AVE (OPTION 4) | EMBARC



2-8 HARVARD AVE - VIEW FROM CAMBRIDGE ST & HARVARD AVE (OPTION 4) | EMBARC



AERIAL VIEW FROM CAMBRIDGE STREET (OPTION 4A) | EMBARC



2-8 HARVARD AVE - VIEW FROM CAMBRIDGE ST & WILTON ST (OPTION 4A) | EMBARC



2-8 HARVARD AVE - VIEW FROM HARVARD AVE (OPTION 4A) | EMBARC



2-8 HARVARD AVE - VIEW FROM CAMBRIDGE ST & HARVARD AVE (OPTION 4A) | EMBARC A30



AERIAL VIEW FROM CAMBRIDGE STREET (OPTION 4B) | EMBARC



2-8 HARVARD AVE - VIEW FROM CAMBRIDGE ST & WILTON ST (OPTION 4B) | EMBARC





2-8 HARVARD AVE - VIEW FROM HARVARD AVE (OPTION 4B) | EMBARC



2-8 HARVARD AVE - VIEW FROM CAMBRIDGE ST & HARVARD AVE (OPTION 4B) | EMBARC



AERIAL VIEW FROM CAMBRIDGE STREET (OPTION 4B) - MATERIAL OPTION 1 | EMBARC



AERIAL VIEW FROM CAMBRIDGE STREET (OPTION 4B) - MATERIAL OPTION 2 | EMBARC



AERIAL VIEW FROM CAMBRIDGE STREET (OPTION 4B) - MATERIAL OPTION 3 | EMBARC



415 CAMBRIDGE STREET



FRANKLIN-BRAINTREE



ALLSTON HALL



16 HIGHGATE ST



334 CAMBRIDGE  
(THE ALLEN)

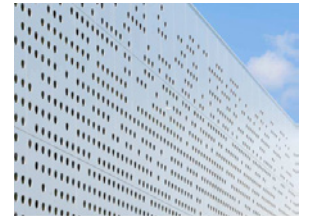


2-8 HARVARD AVE

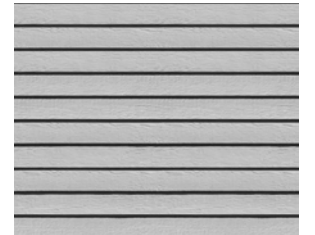
METAL PANEL



PERFORATED PANEL



CLAPBOARD



BRICK



LINEAR PANEL



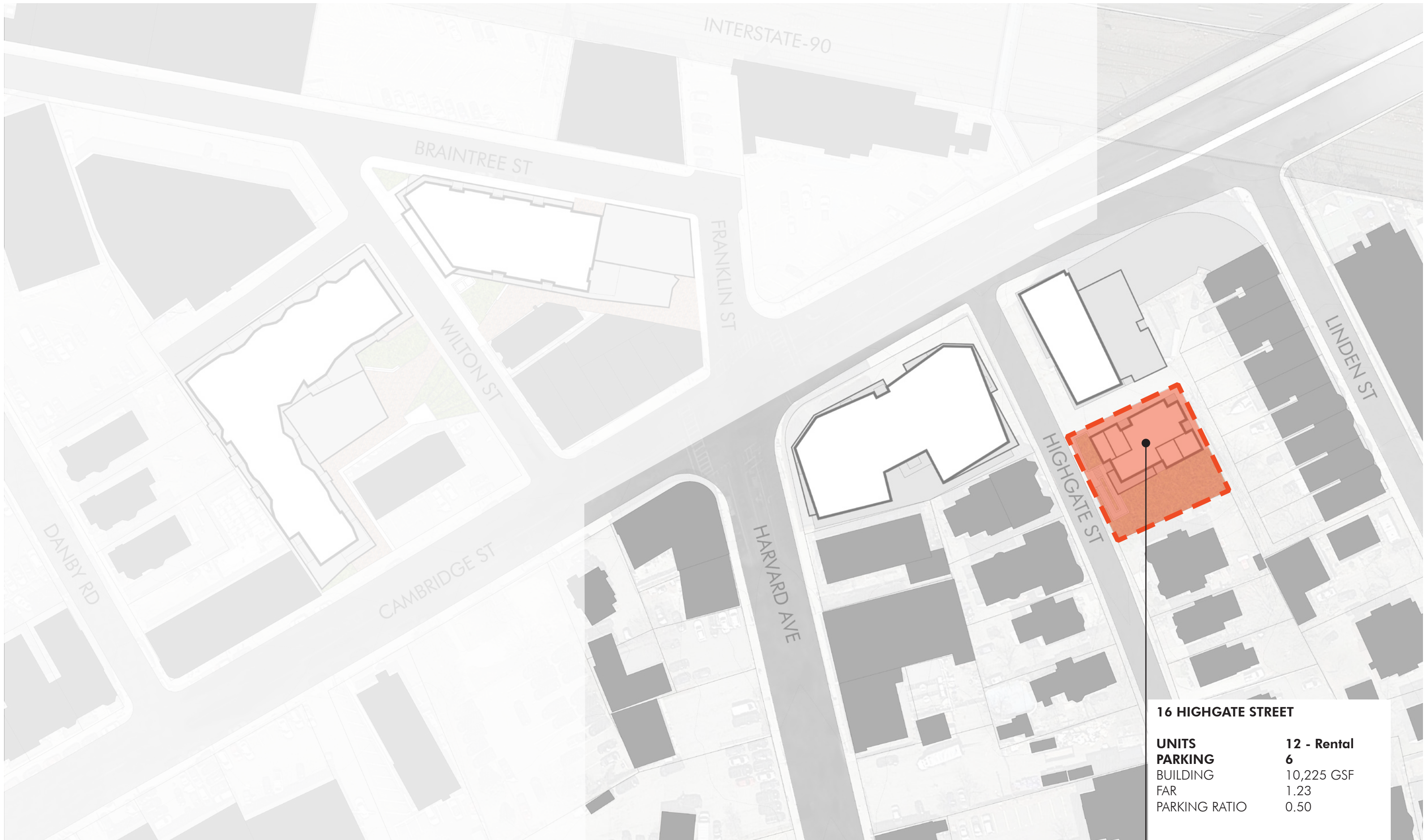


2-8 HARVARD AVE - CAMBRIDGE STREET ELEVATION | EMBARC



2-8 HARVARD AVE - HARVARD AVE ELEVATION | EMBARC





<b>16 HIGHGATE STREET</b>	
<b>UNITS</b>	<b>12 - Rental</b>
<b>PARKING</b>	<b>6</b>
<b>BUILDING</b>	10,225 GSF
<b>FAR</b>	1.23
<b>PARKING RATIO</b>	0.50



16 HIGHGATE STREET



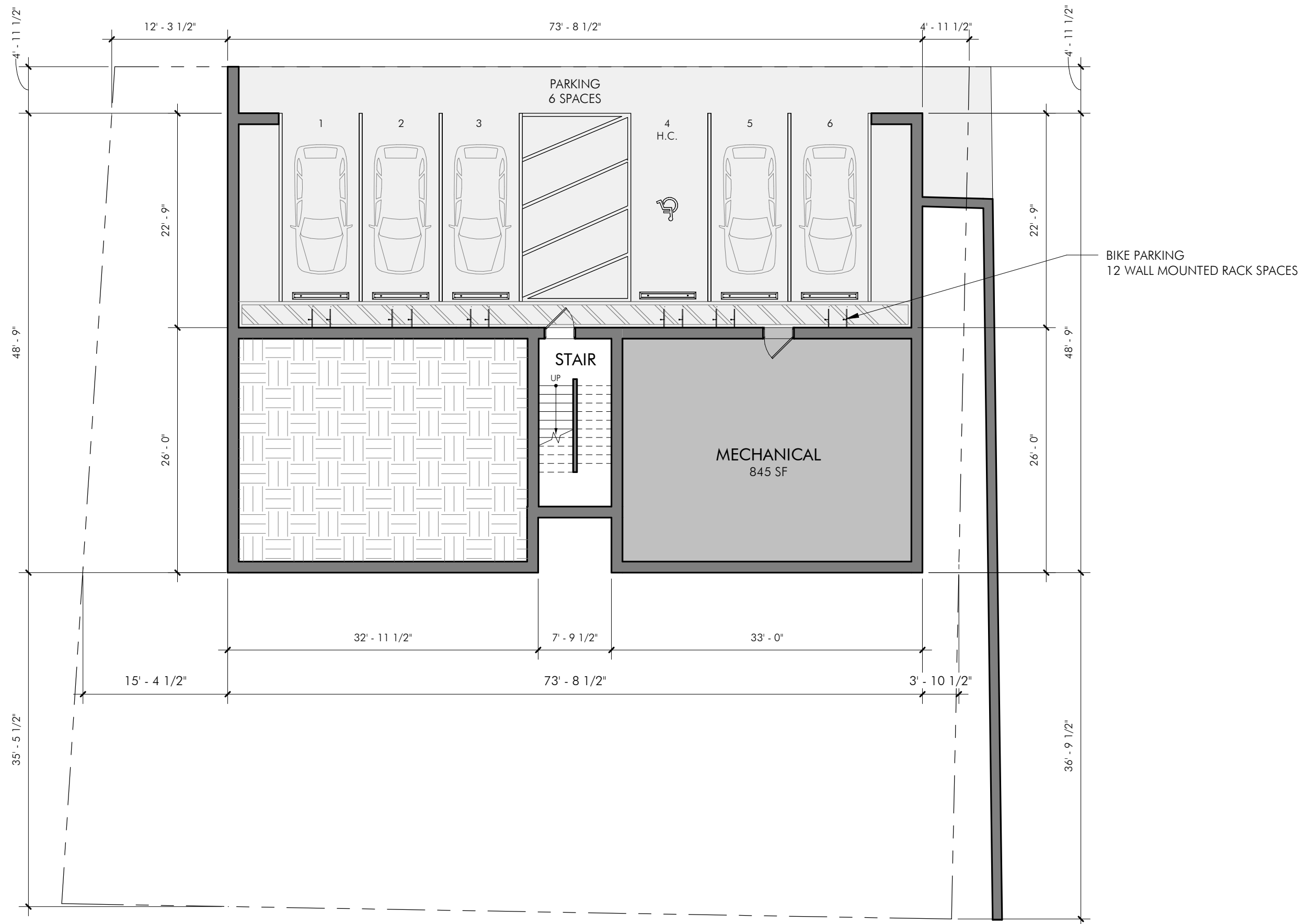
11-17 HIGHGATE STREET



20-22 HIGHGATE STREET

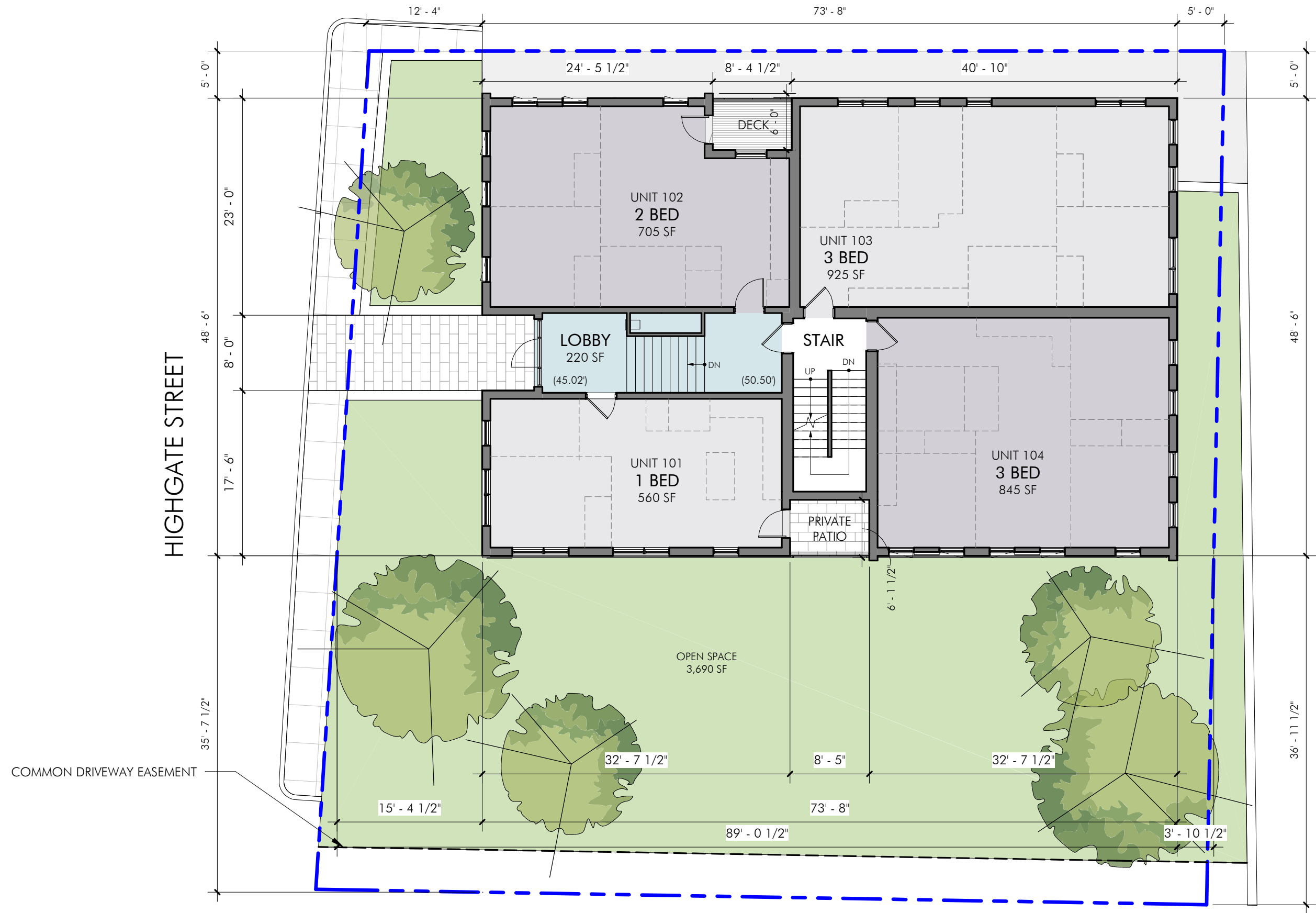


VIEW DOWN HIGHGATE STREET



1/8" = 1'-0"

16 HIGHGATE ST - BASEMENT FLOOR PLAN | EMBARC



16 HIGHGATE ST - FIRST FLOOR PLAN | EMBARC

1/8" = 1'-0"

A44

URBAN DESIGN IMPROVEMENTS



- TOT TALK + ART OPTION  
HIGHGATE PARK
- Allston Art
  - Seating Elements
  - Fenced Tot Lot (2-5 age)
  - (4) Picnic Tables
  - (3) Lighting Element

- HIGHGATE STREET FRONTAGE
- Curbed Planters with Garden Spheres
  - Allston Art
  - Seating Elements
  - (3) Bike Racks - 6 spaces

- PROBABLE STREET TREES HIGHGATE STREET
- |                     |                     |
|---------------------|---------------------|
| Gymnocladus dioicus | Kentucky Coffeetree |
| Quercus palustris   | Pin Oak             |
| Ulmus americana     | Elm                 |

3 Probable Street Trees  
11 Probable Community Park Trees

16 HIGHGATE STREET - LANDSCAPE OPTION 1

# URBAN DESIGN IMPROVEMENTS



## FARM + CHAT OPTION HIGHGATE PARK

- Community Park
- (2) Picnic Tables
- (2) Seating Element
- Fenced Community Garden
- (3) Bike Racks - 6 spaces
- (3) Lighting Element

## HIGHGATE STREET FRONTAGE

- Fenced Community Garden
- (3) Bike Racks - 6 spaces

## PROBABLE STREET TREES HIGHGATE STREET

- |                     |                     |
|---------------------|---------------------|
| Gymnocladus dioicus | Kentucky Coffeetree |
| Quercus palustris   | Pin Oak             |
| Ulmus americana     | Elm                 |

3 Probable Street Trees

# 16 HIGHGATE STREET - LANDSCAPE OPTION 2

# URBAN DESIGN IMPROVEMENTS



- FITNESS + FUN OPTION  
HIGHGATE PARK**
- Adult Fitness Stations
  - (1) Picnic Tables
  - (1) Ping Pong Table
  - (3) Bike Racks - 6 spaces
  - (3) Lighting Element
  - Swings
  - Safety Surface (shown in blue)

- HIGHGATE STREET FRONTAGE**
- (3) Seating Element
  - Native Plantings

**PROBABLE STREET TREES HIGHGATE STREET**

Gymnocladus dioicus	Kentucky Coffeetree
Quercus palustris	Pin Oak
Ulmus americana	Elm

3 Probable Street Trees

## 16 HIGHGATE STREET - LANDSCAPE OPTION 3



16 HIGHGATE STREET - HIGHGATE STREET ELEVATION | EMBARC

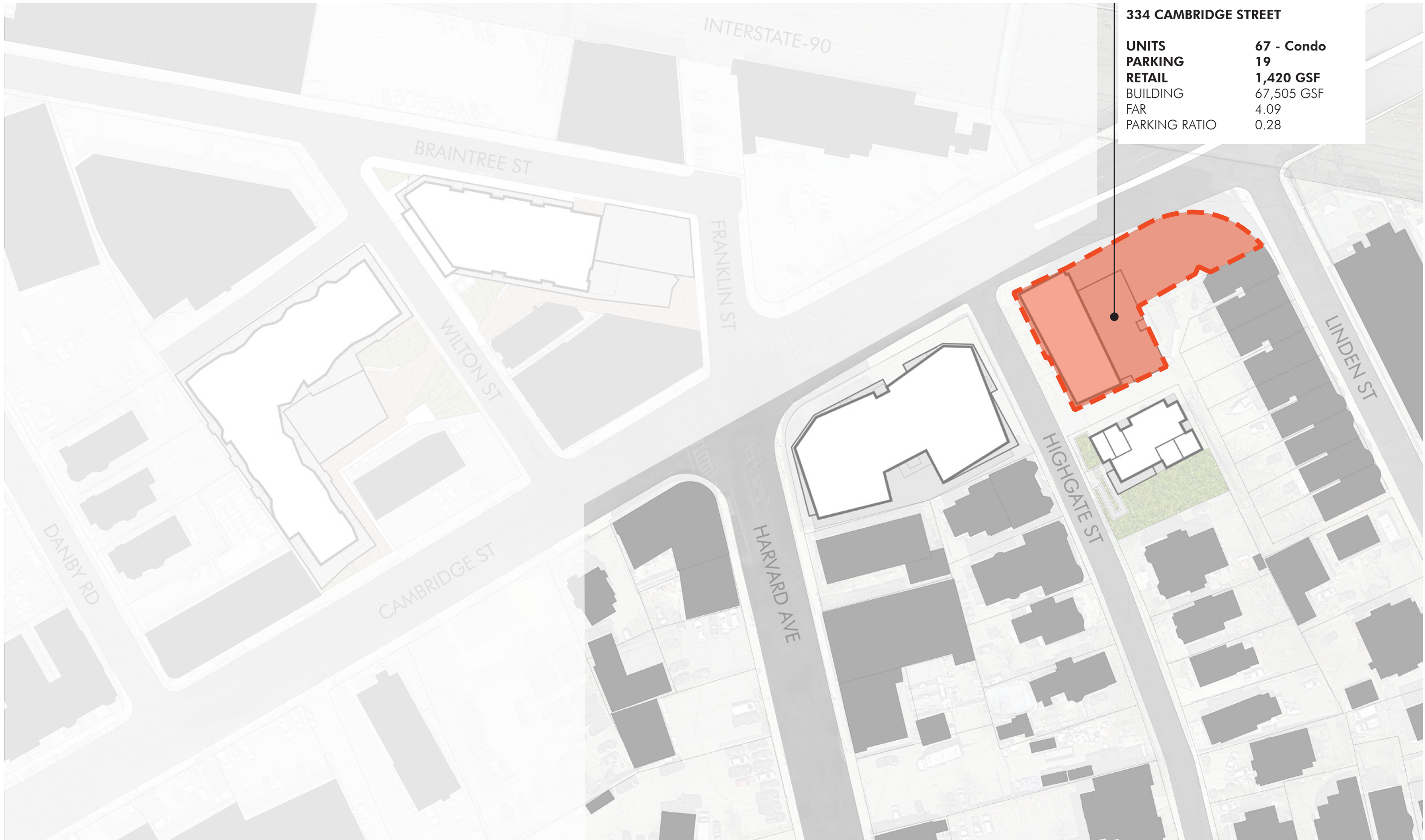




16 HIGHGATE ST - VIEW FROM HIGHGATE ST TOWARD CAMBRIDGE ST | EMBARC



16 HIGHGATE ST - VIEW FROM HIGHGATE ST | EMBARC





334 CAMBRIDGE STREET



SITE FROM HIGHGATE STREET



SITE FROM CORNER OF CAMBRIDGE AND HIGHGATE



VIEW UP LINDEN STREET

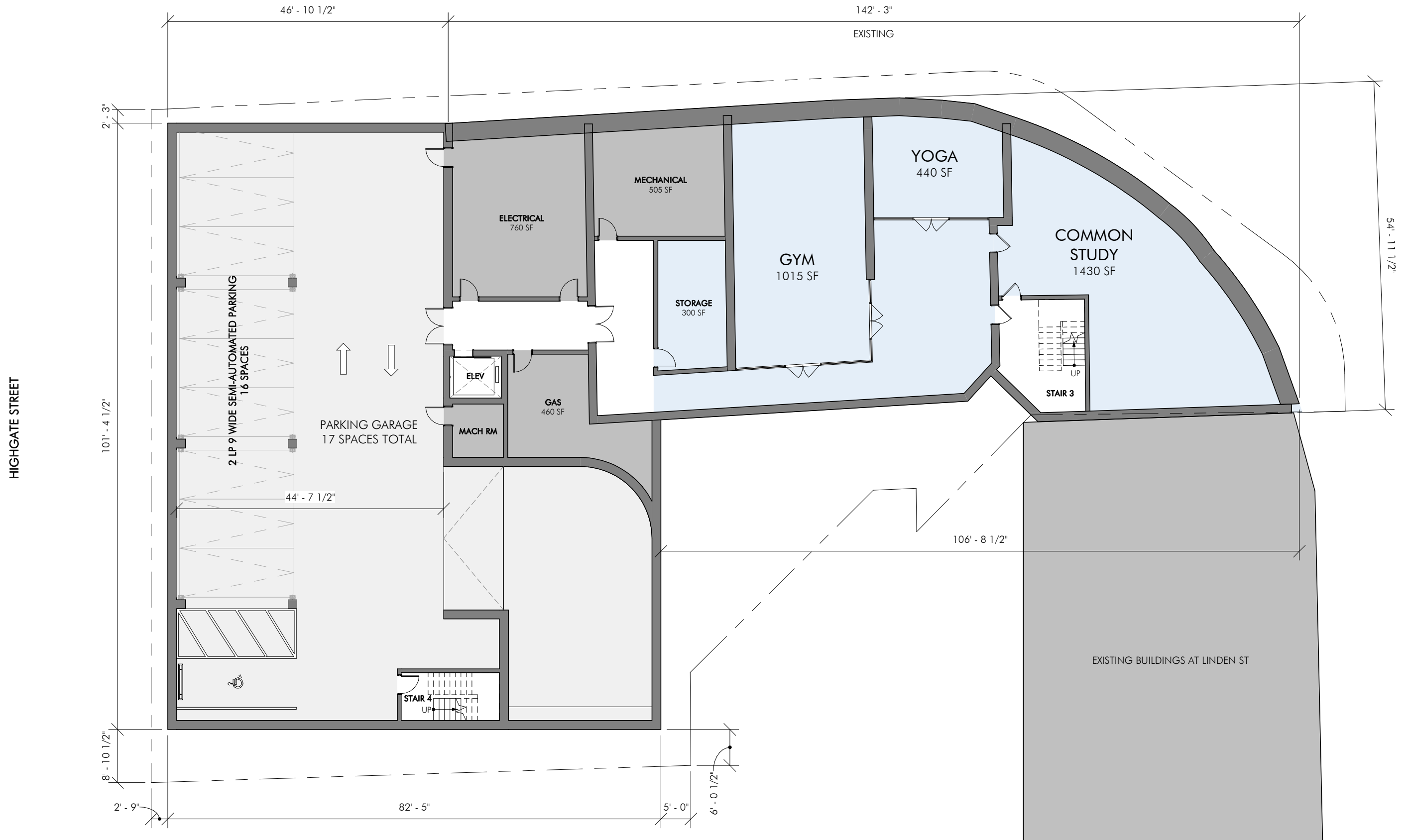
334 CAMBRIDGE ST (ALLEN BUILDING) - EXISTING SITE PHOTOS | EMBARC

CAMBRIDGE STREET



334 CAMBRIDGE ST (ALLEN BUILDING) - GROUND FLOOR PLAN | EMBARC

CAMBRIDGE STREET



1/16" = 1'-0"

334 CAMBRIDGE ST (ALLEN BUILDING) - BASEMENT FLOOR PLAN | EMBARC

A54

CAMBRIDGE STREET

URBAN DESIGN IMPROVEMENTS



- Cambridge Frontage**
- Pavers define building and entries
  - Artful Planters at Retail
  - Street Trees Covered Tree Trenches
  - 10' Beam Seating Element (1)
- Highgate Frontage**
- Pavers define building and entries
  - Artful Planters at Highgate Entry
  - Street Trees Covered Tree Trenches
  - (4) Bike Racks - 8 spaces
- Linden Frontage**
- Pavers define building and entries
  - Street Trees Covered Tree Trenches
  - (4) Bike Racks - 8 spaces

**PROBABLE STREET TREES CAMBRIDGE STREET**

<i>Gymnocladus dioicus</i>	Kentucky Coffeetree
<i>Quercus palustris</i>	Pin Oak
<i>Ulmus americana</i>	Elm

**PROBABLE STREET TREES HIGHGATE STREET**

<i>Gymnocladus dioicus</i>	Kentucky Coffeetree
<i>Ginkgo biloba</i>	Ginkgo
<i>Quercus palustris</i>	Pin Oak
<i>Ulmus americana</i>	Elm

11 Probable Street Trees

334 CAMBRIDGE (ALLEN BUILDING) - LANDSCAPE PLAN



334 CAMBRIDGE ST (ALLEN BUILDING) - HIGHGATE STREET ELEVATION | EMBARC





334 CAMBRIDGE ST (ALLEN BUILDING) - CAMBRIDGE ST ELEVATION | EMBARC



PREVIOUS PRESENTATION - 7/30/2019



CURRENT PROPOSAL - 9/24/2019



334 CAMBRIDGE ST (ALLEN BUILDING) - VIEW FROM CAMBRIDGE ST | EMBARC



PREVIOUS PRESENTATION - 7/30/2019



CURRENT PROPOSAL - 9/24/2019



334 CAMBRIDGE ST (ALLEN BUILDING) - VIEW FROM HIGHGATE ST | EMBARC