


ALLSTON SQUARE

BOSTON, MA

CITY REALTY

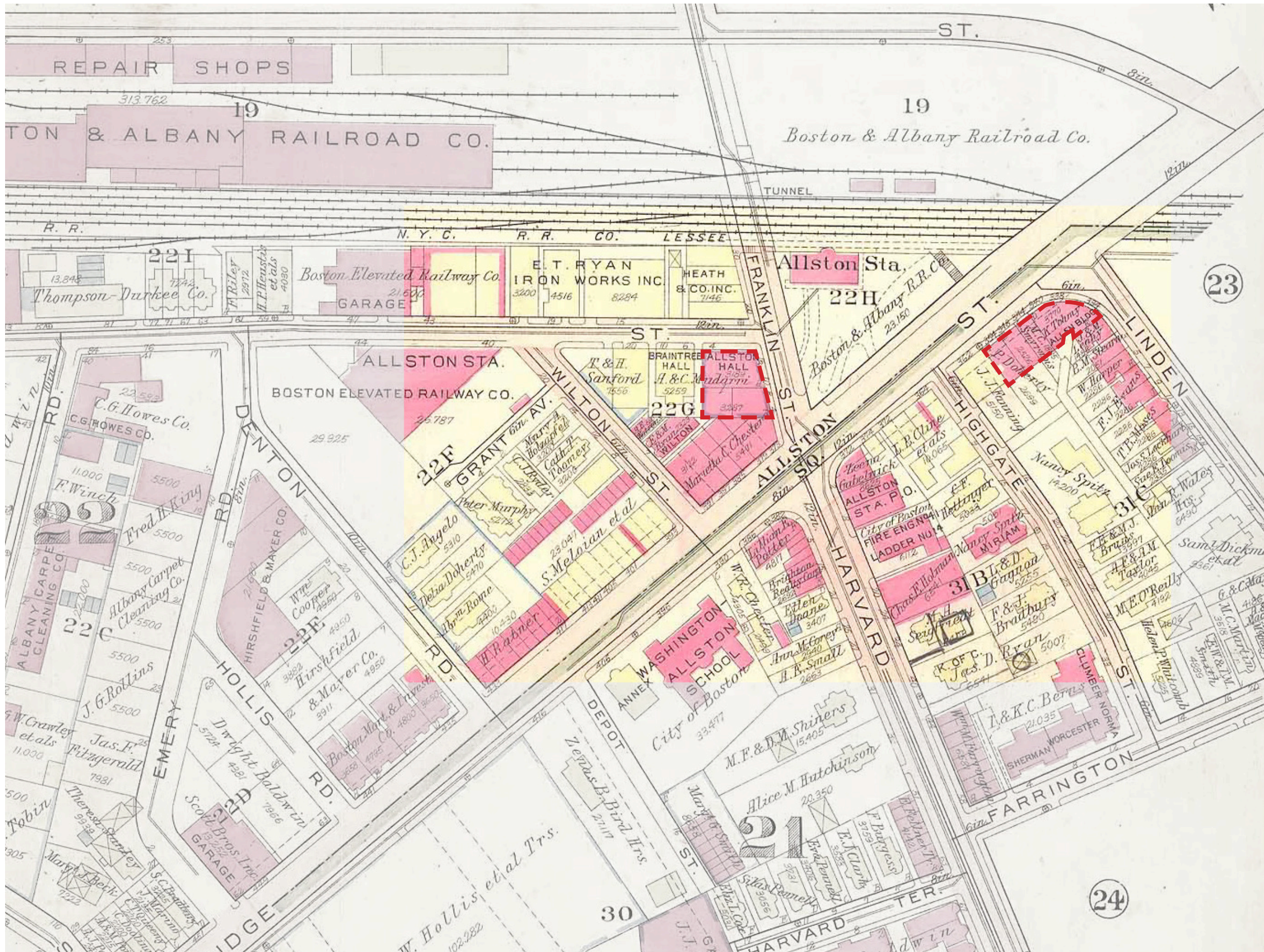
JULY 30, 2019

 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



ALLSTON HALL : TO BE PRESERVED
(BUILT 1890)



ALLEN BUILDING : TO BE PRESERVED
(BUILT 1895)

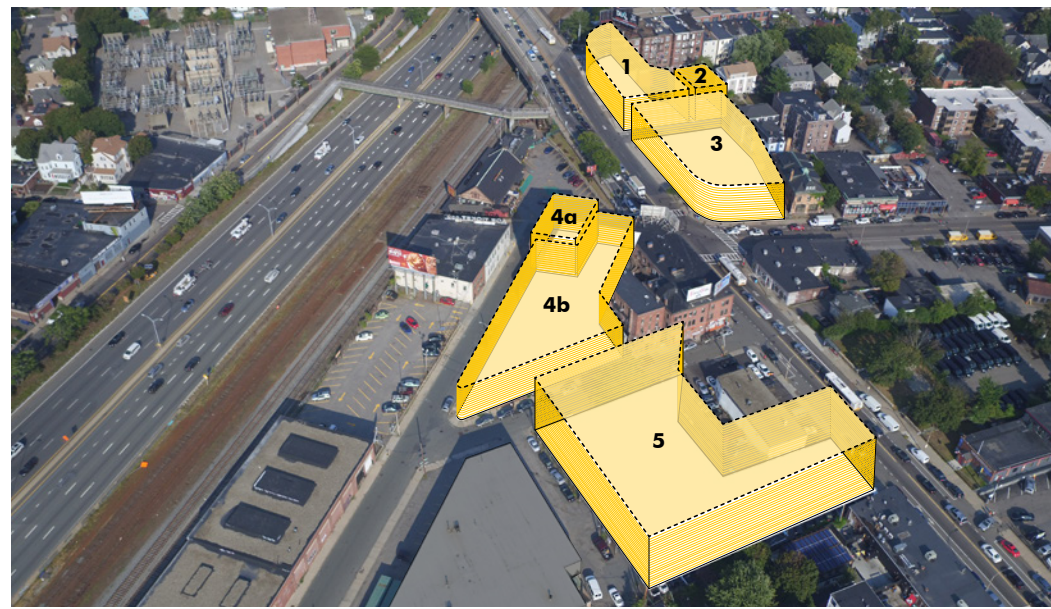
CAMBRIDGE

DOWNTOWN BOSTON



**ALLSTON
SQUARE**





1 - 334 CAMBRIDGE



2 - 16 HIGHGATE



3 - 2-8 HARVARD



4 - FRANKLIN-BRAINTREE/ALLSTON HALL



5 - 415 CAMBRIDGE

EXISTING SITES EMBARC

415 CAMBRIDGE STREET

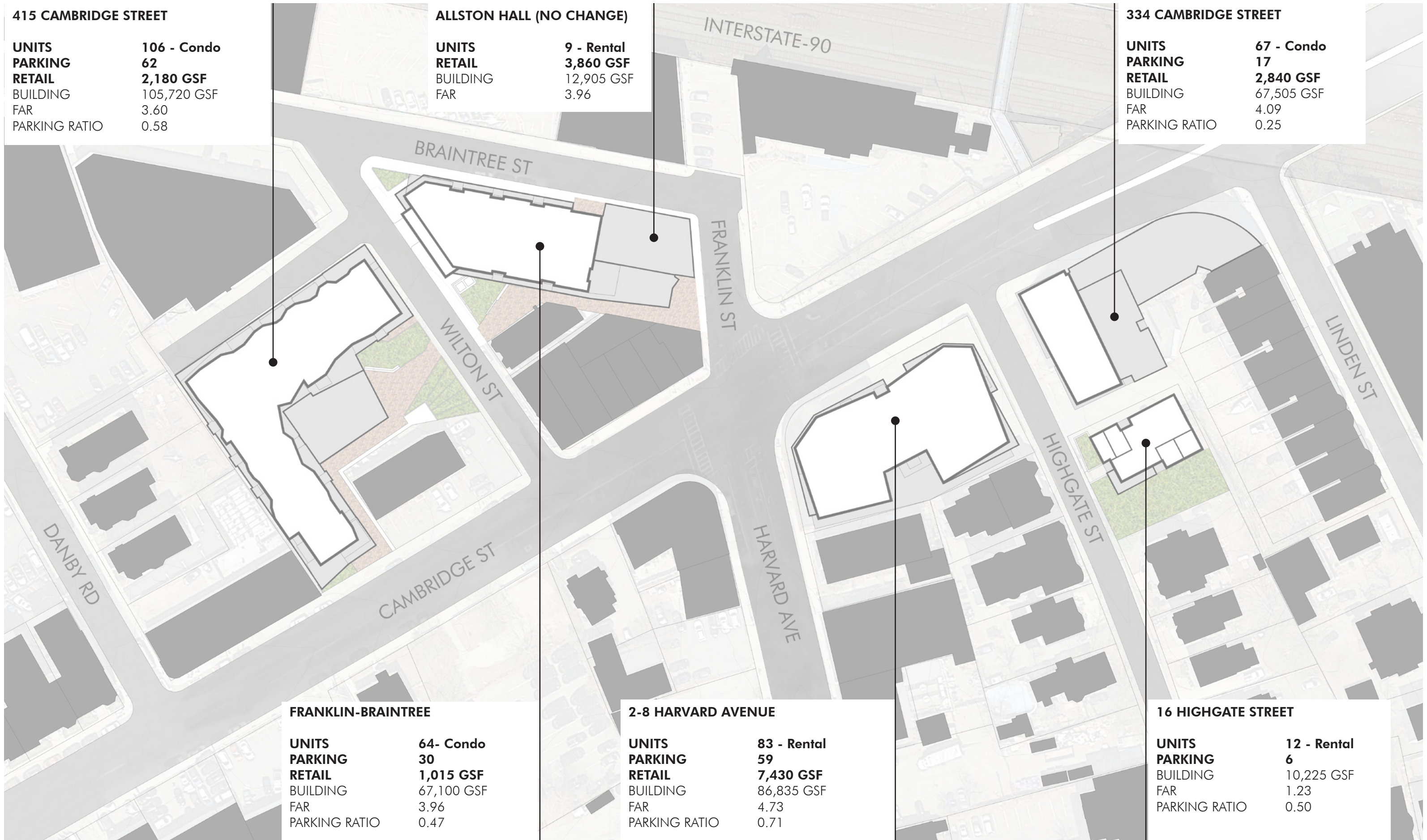
UNITS	106 - Condo
PARKING	62
RETAIL	2,180 GSF
BUILDING	105,720 GSF
FAR	3.60
PARKING RATIO	0.58

ALLSTON HALL (NO CHANGE)

UNITS	9 - Rental
RETAIL	3,860 GSF
BUILDING	12,905 GSF
FAR	3.96

334 CAMBRIDGE STREET

UNITS	67 - Condo
PARKING	17
RETAIL	2,840 GSF
BUILDING	67,505 GSF
FAR	4.09
PARKING RATIO	0.25



FRANKLIN-BRAINTREE

UNITS	64- Condo
PARKING	30
RETAIL	1,015 GSF
BUILDING	67,100 GSF
FAR	3.96
PARKING RATIO	0.47

2-8 HARVARD AVENUE

UNITS	83 - Rental
PARKING	59
RETAIL	7,430 GSF
BUILDING	86,835 GSF
FAR	4.73
PARKING RATIO	0.71

16 HIGHGATE STREET

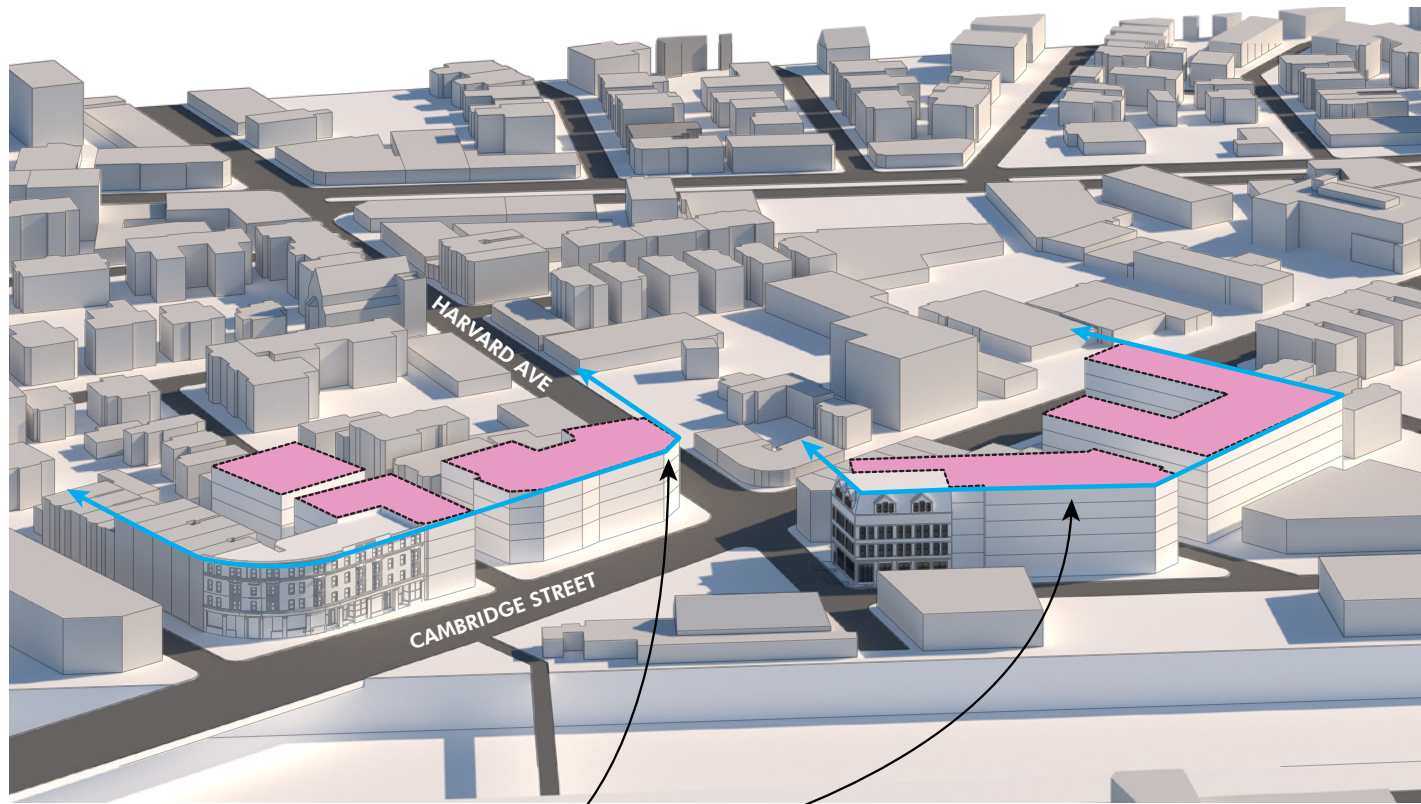
UNITS	12 - Rental
PARKING	6
BUILDING	10,225 GSF
FAR	1.23
PARKING RATIO	0.50

ORIGINAL PROPOSED PROJECT BREAKDOWN

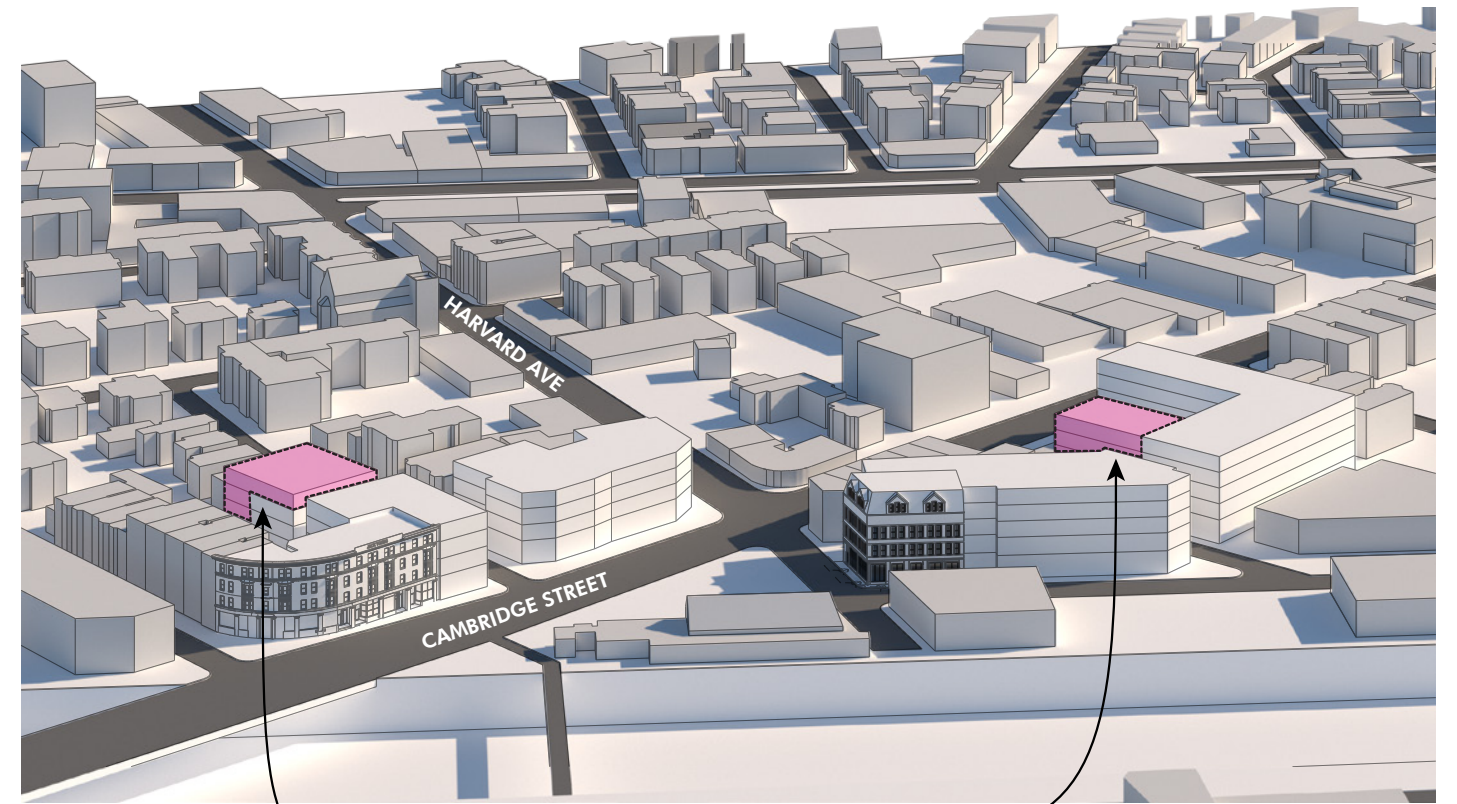
- 6 BUILDINGS
- TOTAL LOT SIZE: 92,760 SQUARE FEET
 - UNITS: 334 TOTAL UNITS
(228 CONDOS & 106 RENTAL UNITS)
 - PARKING SPACES: 237
- RESIDENTIAL SPACE: 247,195 SQUARE FEET
- RETAIL SPACE: 22,120 SQUARE FEET
- OPEN SPACE: 23,166 SQUARE FEET

REVISED PROJECT BREAKDOWN

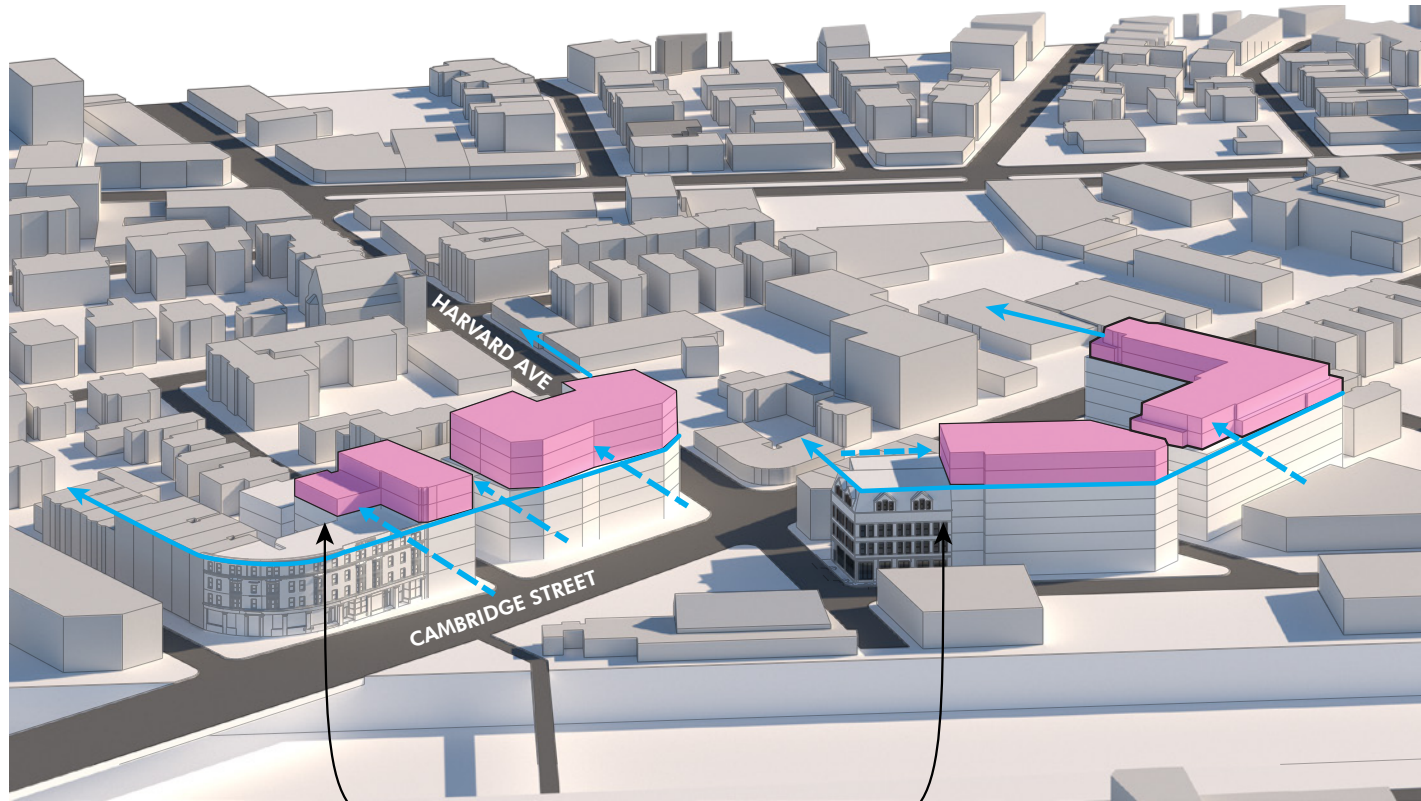
- 6 BUILDINGS
- TOTAL LOT SIZE: 92,760 SQUARE FEET
- UNITS: 341 TOTAL UNITS (+7 UNITS)
(237 CONDOS & 104 RENTAL UNITS)
- PARKING SPACES: 174 (- 63 SPACES)
- RESIDENTIAL SPACE: 253,610 SQUARE FEET (+ 6,425 SF)
- RETAIL SPACE: 15,385 SQUARE FEET (- 6,735 SF)
- OPEN SPACE: 27,758 SQUARE FEET (+4,592 SF)



1. INITIAL HEIGHTS INFORMED BY EXISTING BUILDINGS TO BE PRESERVED

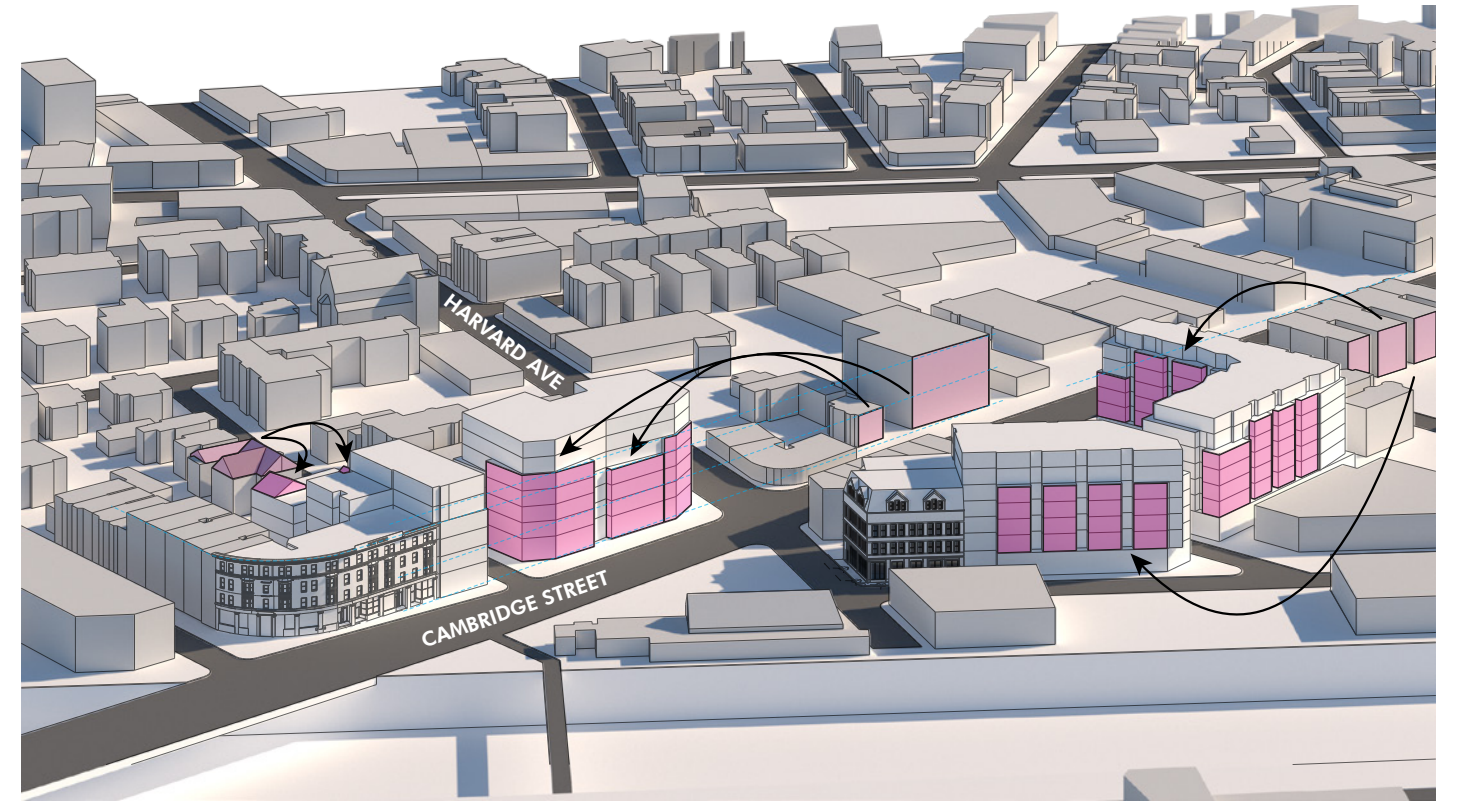


2. MASS IS REMOVED FROM SELECTED SITES TO CREATE GROUND LEVEL PARK SPACES
 CLOSING OFF INTERIOR COURTYARD
 OPPORTUNITY TO SCALE TO NEIGHBORHOOD HEIGHT GRADIENT

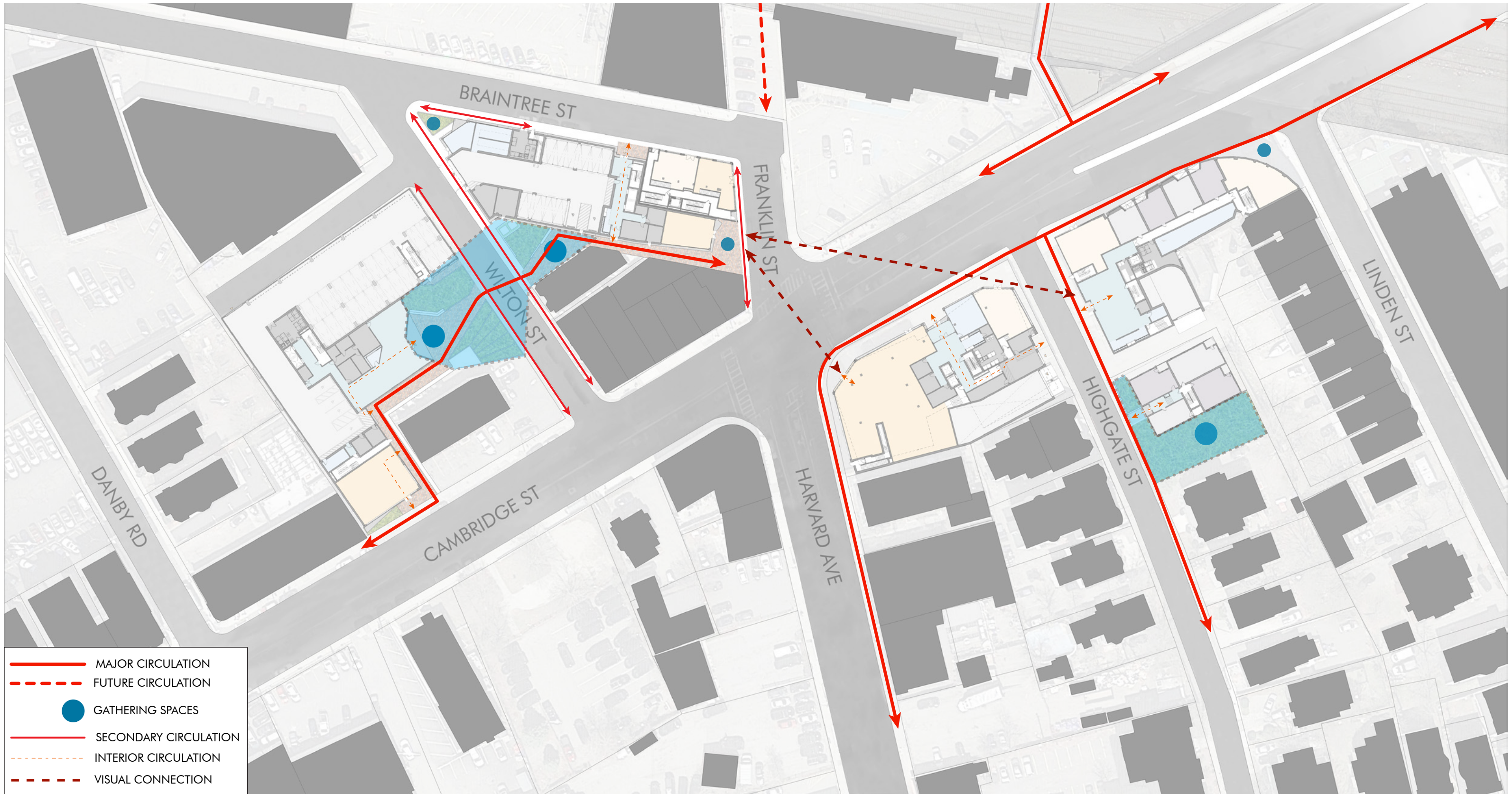


FACADES PUSHED BACK TO REMOVE PERCEIVED MASS FROM STREET LEVEL

3a. MASS ADDED TO UPPER LEVELS TO CREATE NEIGHBORHOOD GATEWAY EFFECT

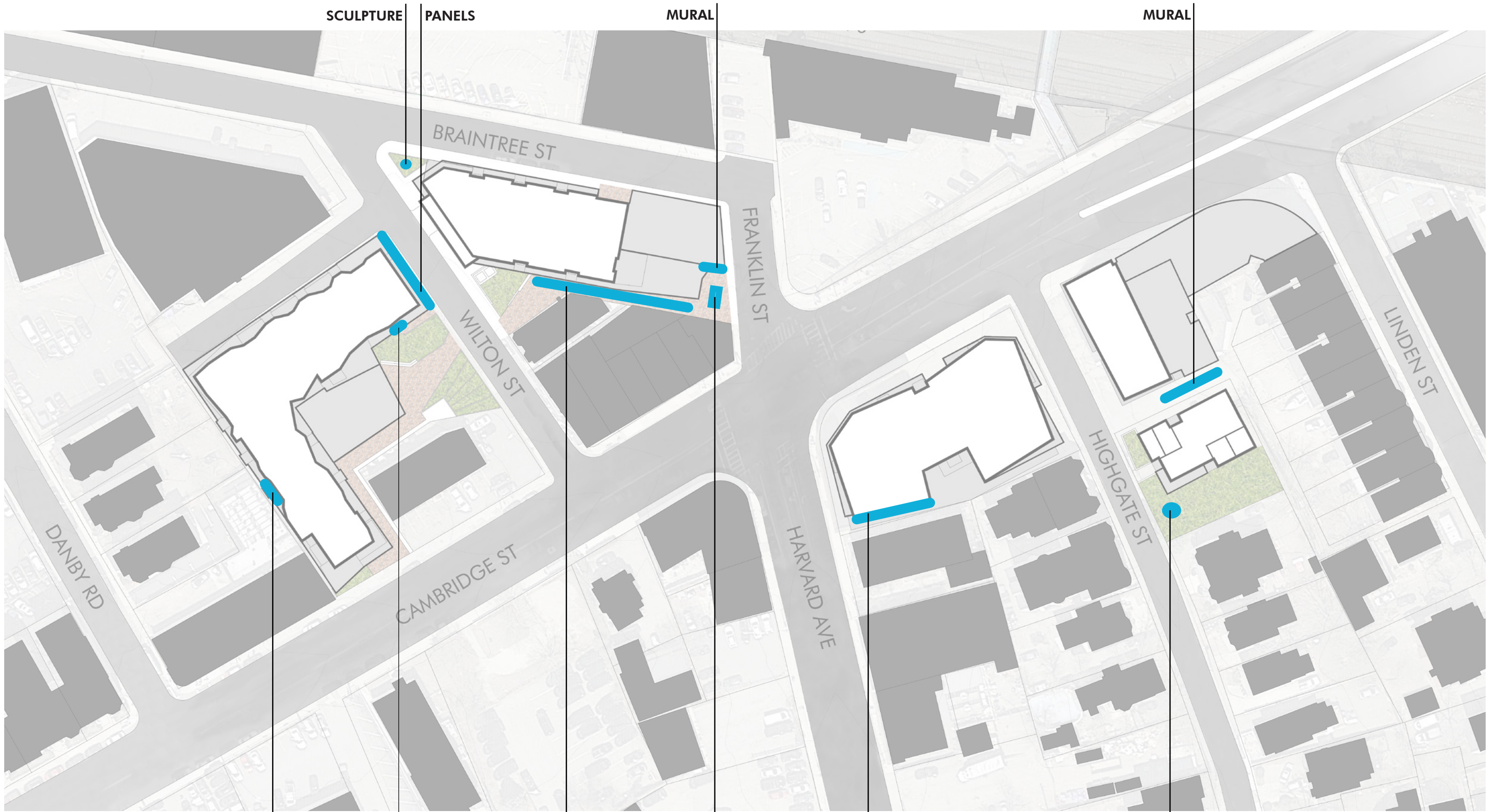


3b. ADD CONTEXTUAL RHYTHM TO LOWER LEVELS



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





SCULPTURE

PANELS

MURAL

MURAL

MURAL

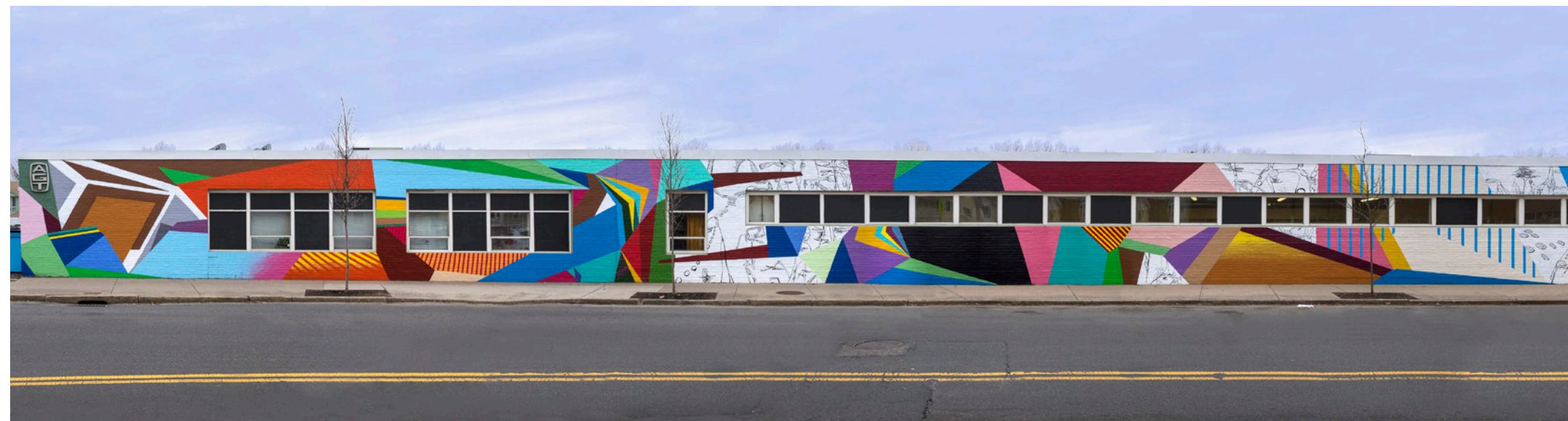
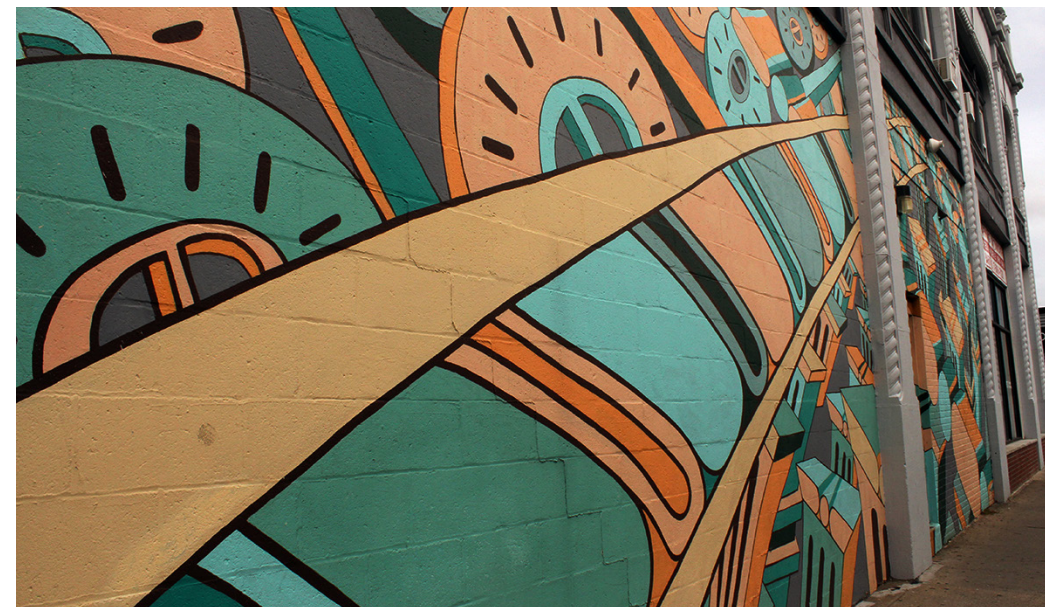
MURAL

LIGHT DISPLAY

SEATING

MURAL

SCULPTURE





ARTWORK - LIGHTING & WAYFINDING EMBARC



ARTWORK - SCULPTURE / SIGNAGE EMBARC

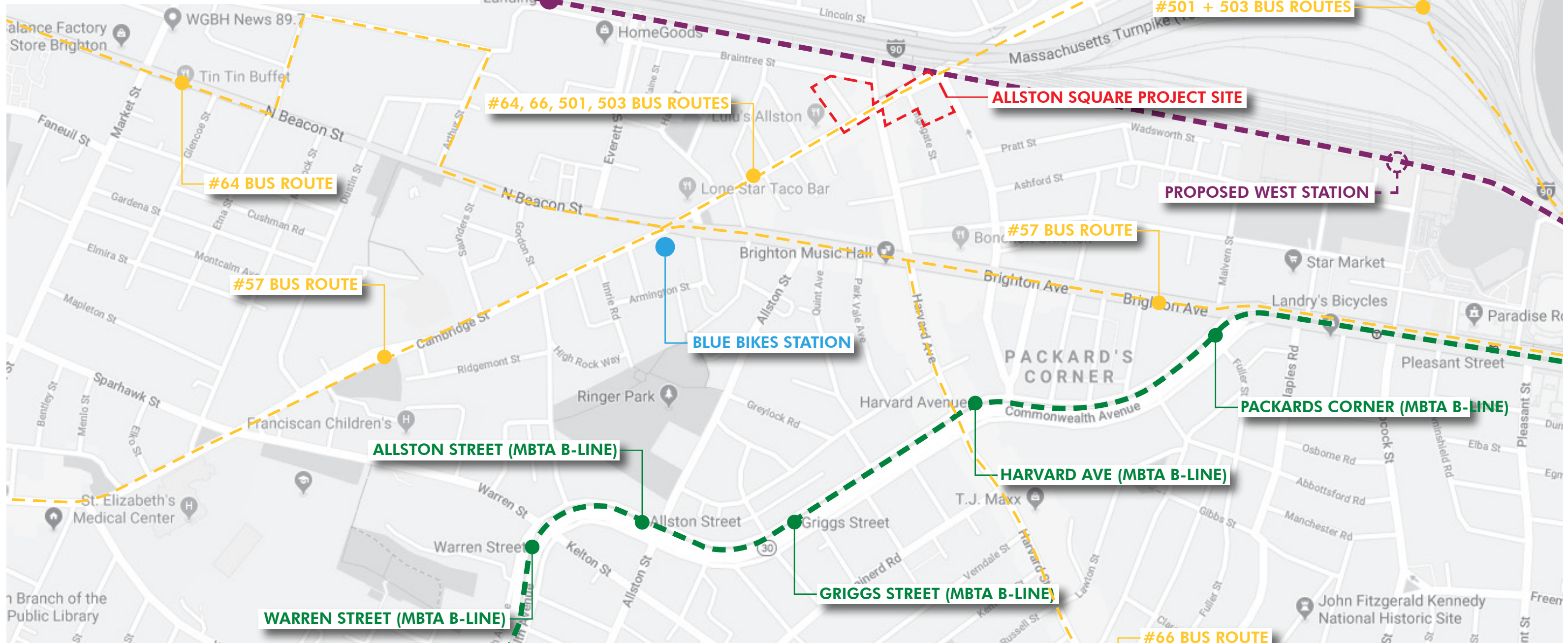
BUILDING TRANSPORTATION PROGRAM

1. LOBBY DISPLAY

- REAL TIME MBTA FEED
- SCHEDULE / ROUTES
- EST ARRIVAL TIMES
- ALT TRANS INFO / LOCATIONS
- ZIPCAR / CAR SHARE LOCATIONS
- BLUE BIKE / SCOOTERS
- BIKE ROUTES

2. SUBSIDIZED MBTA PASSES FOR BUYERS

- ZONE 1A MBTA (INC COMM RAIL)



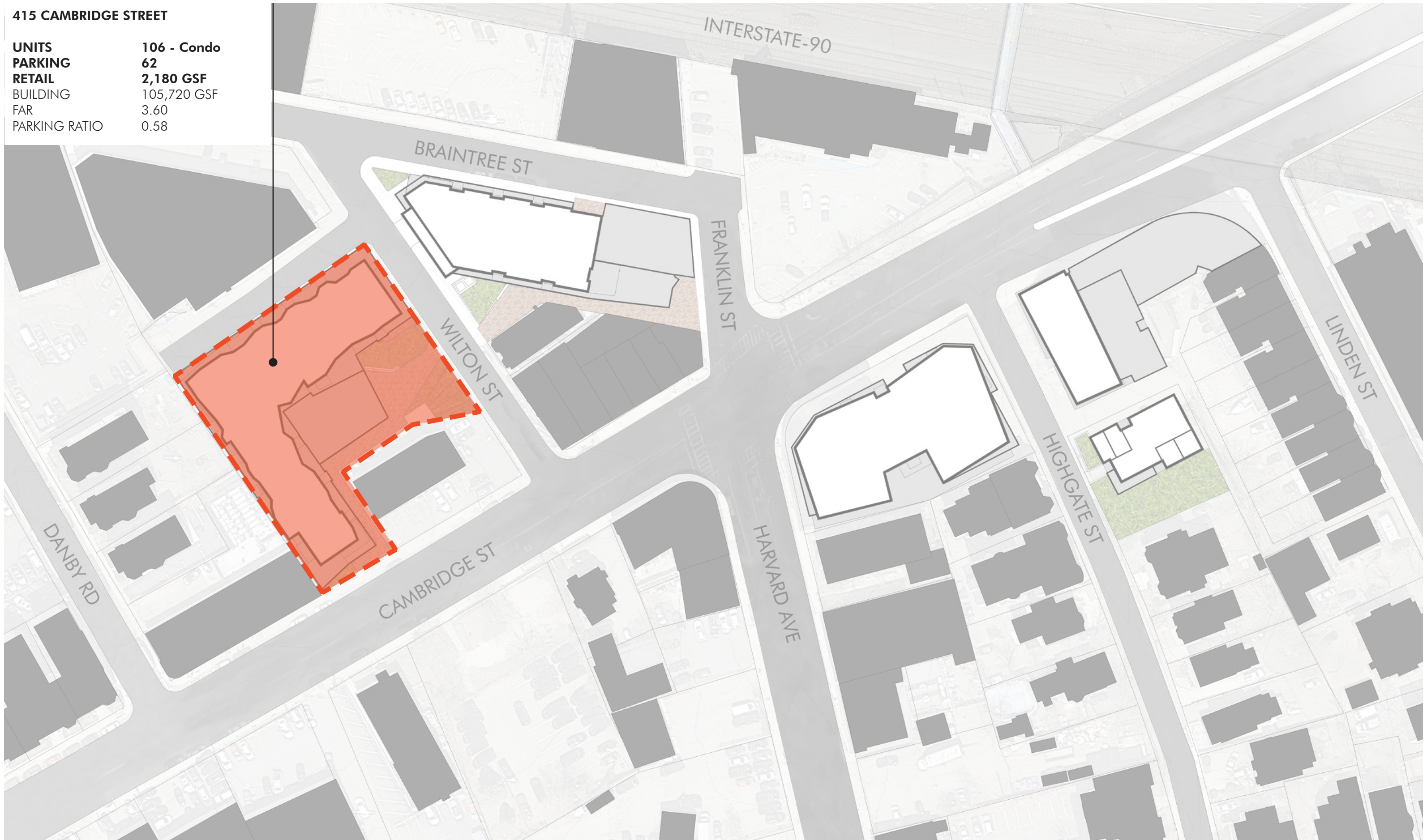
COMMUNITY BENEFITS

- **300** BIKE SPOTS
- **54 STREET TREES** IN ADDITION TO 1 EXISTING STREET TREE
- **9,528 SF** - GROUND LEVEL ADDITIONAL OPEN SPACE
- **5,800 SF** OF ADDITIONAL SIDEWALK
- **9,100 SF** OF ARTWORK

ADDITIONAL COMMUNITY BENEFITS TO BE DETERMINED DURING IAG (IMPACT ADVISORY GROUP) AND BPDA PUBLIC PROCESS

415 CAMBRIDGE STREET

UNITS	106 - Condo
PARKING	62
RETAIL	2,180 GSF
BUILDING	105,720 GSF
FAR	3.60
PARKING RATIO	0.58





FIRST FLOOR PLAN



SECOND FLOOR PLAN

1/32" = 1'-0"

415 CAMBRIDGE ST - FLOOR PLANS | EMBARC



URBAN DESIGN IMPROVEMENTS

CAMBRIDGE ST FRONTAGE

- Pavers define building and entries
- Allston Art
- (3) Street Trees | Covered Tree Trenches
- (3) 10' Beam Bench Seating Elements
- (1) Bike Racks - 2 spaces

WILTON STREET

- Plaza
- Pavers define building and entries
- Planter; Trees, shrubs + perennials
- (6) Street Trees | Covered Tree Trenches
- Ride Share
- (4) Bike Racks - 8 spaces

PROBABLE STREET TREES WILTON STREET

Acer rubrum	Red Maple
Acer rubrum 'Columnaris'	Columnar Red Maple
Gymnocladus dioicus	Kentucky Coffeetree
Quercus palustris	Pin Oak
Ulmus americana	Elm

PROBABLE STREET TREES CAMBRIDGE STREET

Gymnocladus dioicus	Kentucky Coffeetree
Quercus palustris	Pin Oak
Ulmus americana	Elm

9 Probable Street Trees
10 Probable Plaza/Community Park Trees

415 CAMBRIDGE STREET - LANDSCAPE PLAN

URBAN DESIGN IMPROVEMENTS

Flexible Cafe Seating

Stepped Lawn Area Lined with Trees

PLAZA

Allston Art

Bike Rack

10' Beam Seating Element | Re-purposed Recycled

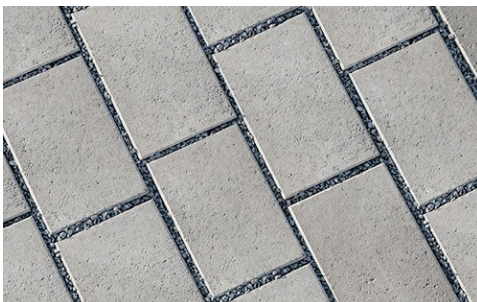


Building Pavers



Concrete

- PUBLIC SIDEWALK
Covered Tree Trench:
- Pervious Pavers
 - Tree Grill Grate



Concrete

415 CAMBRIDGE STREET



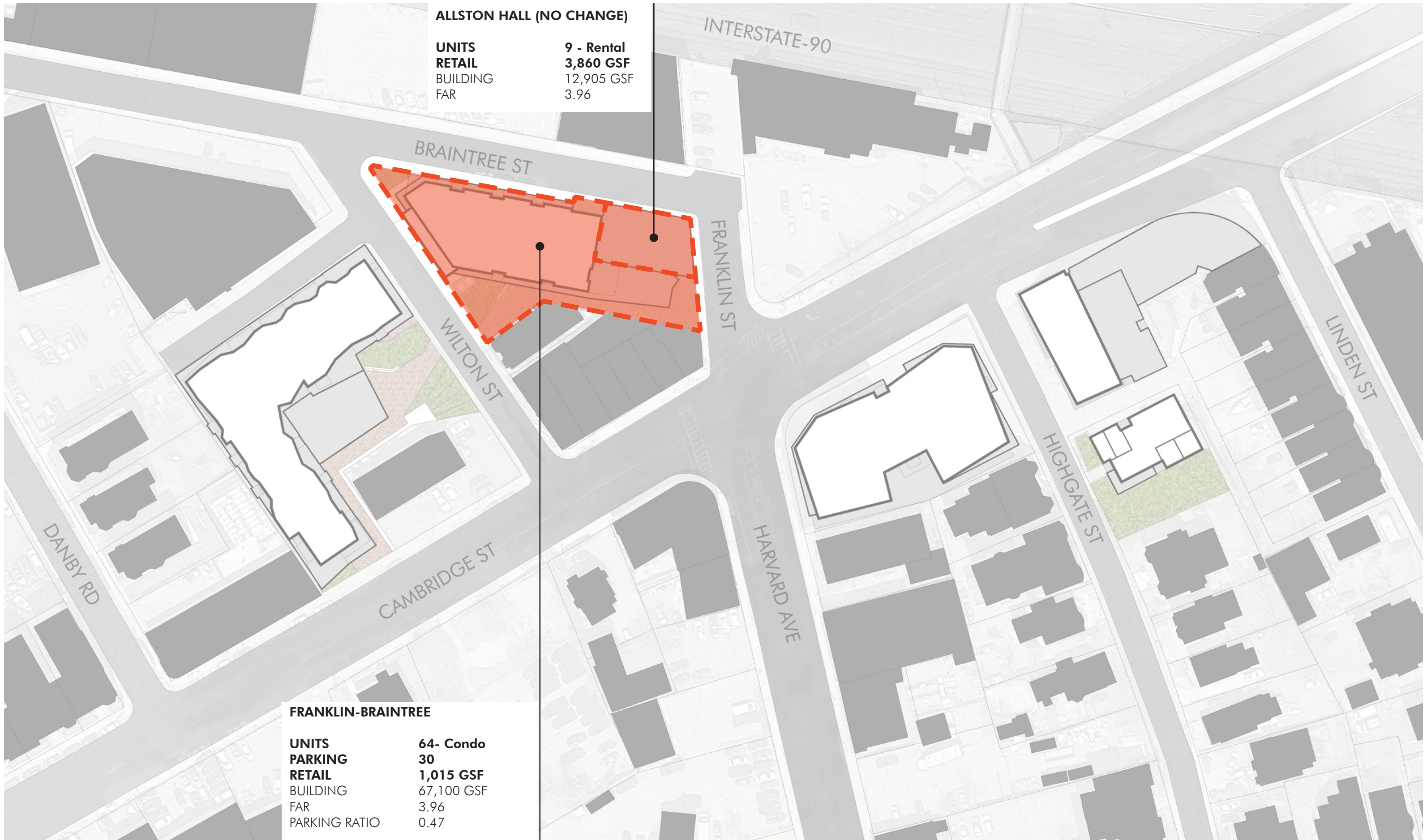
A21



415 CAMBRIDGE ST - VIEW FROM CAMBRIDGE ST | EMBARC



415 CAMBRIDGE ST - VIEW OF ENTRY FROM WILTON ST | EMBARC

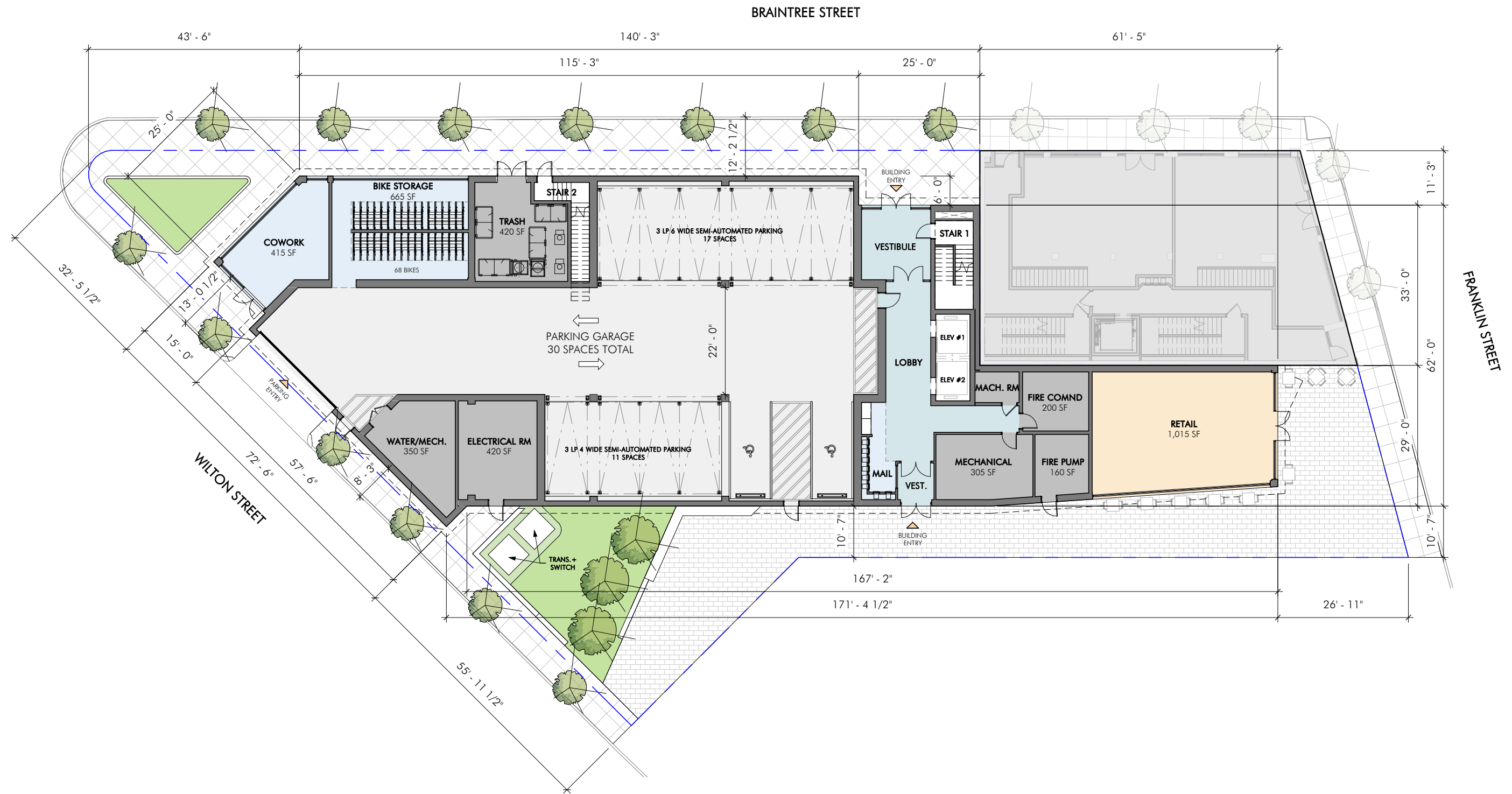


ALLSTON HALL (NO CHANGE)

UNITS	9 - Rental
RETAIL	3,860 GSF
BUILDING	12,905 GSF
FAR	3.96

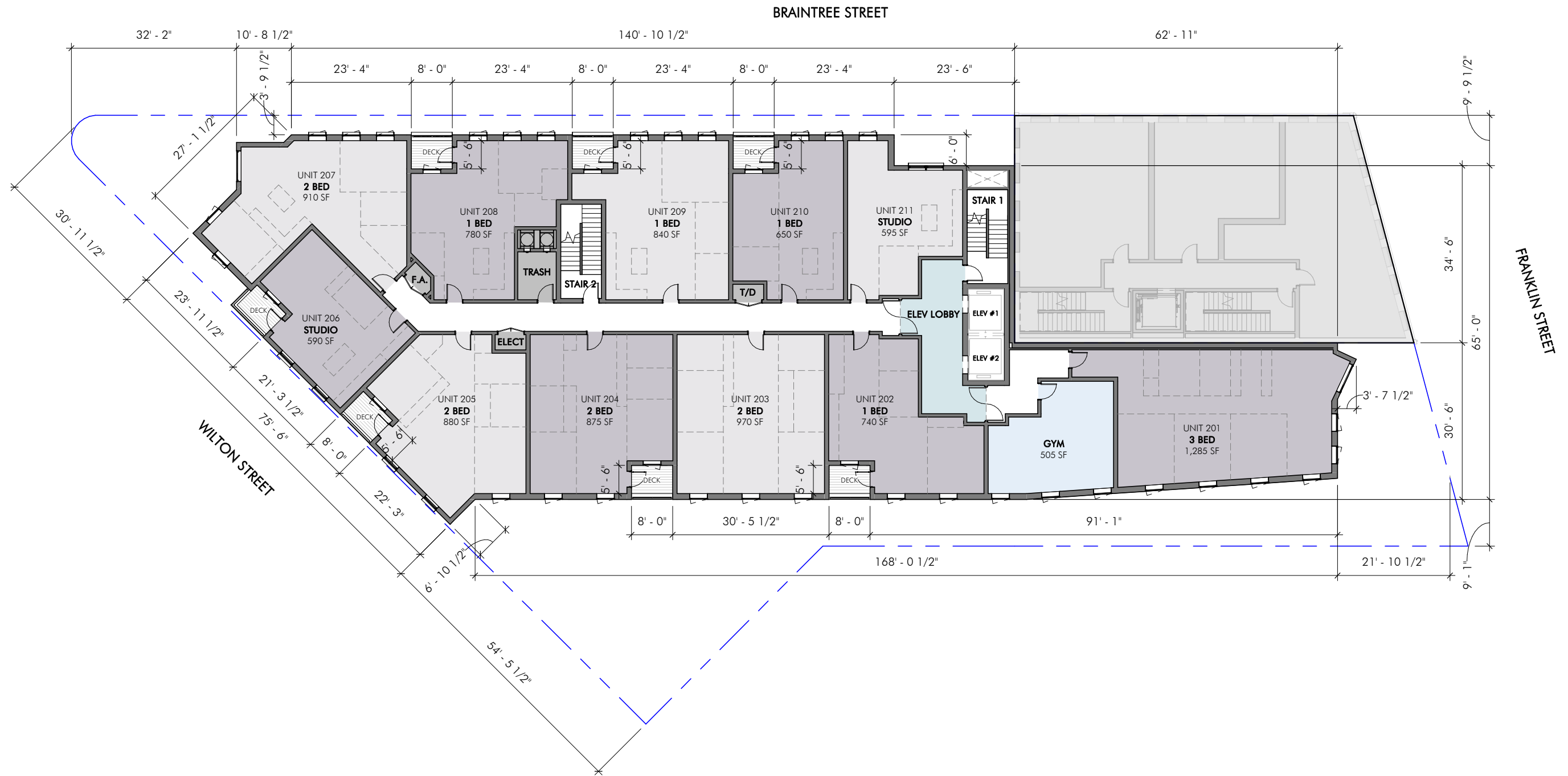
FRANKLIN-BRAINTREE

UNITS	64- Condo
PARKING	30
RETAIL	1,015 GSF
BUILDING	67,100 GSF
FAR	3.96
PARKING RATIO	0.47



FIRST FLOOR PLAN

3/64" = 1'-0"



SECOND FLOOR PLAN

3/64" = 1'-0"



URBAN DESIGN IMPROVEMENTS

- FRANKLIN STREET FRONTAGE**
 - Connector
 - Cafe Plaza with Landscape Feature
 - Pavers define building and entries
 - (3) Street Trees Covered Tree Trenches
- WILTON STREET FRONTAGE**
 - Community park + Connector
 - Pavers define building and entries
 - (6) Street Trees Covered Tree Trenches
- BRAINTREE STREET FRONTAGE**
 - Community Park (2) 10' Beam Seating Element
 - Allston Art
 - Pavers define building and entries
 - (10) Street Trees Covered Tree Trenches
 - (6) Bike Racks - 12 spaces

PROBABLE STREET TREES

Acer rubrum	Red Maple
Acer rubrum 'Columnaris'	Columnar Red Maple
Aesculus hippocastanum	Horsechestnut
Nyssa sylvatica	Black Tupelo

19 Probable Street Trees
3 Probable Community Park Trees

FRANKLIN-BRAINTREE /ALLSTON HALL - LANDSCAPE PLAN

URBAN DESIGN IMPROVEMENTS

Activate Connector with Art, Lighting and Special Paving

Flexible Cafe Seating

Landscape Feature with Integral Seating and Signage

Allston Art

Bike Rack

10' Beam Seating Element | Re-purposed Recycled



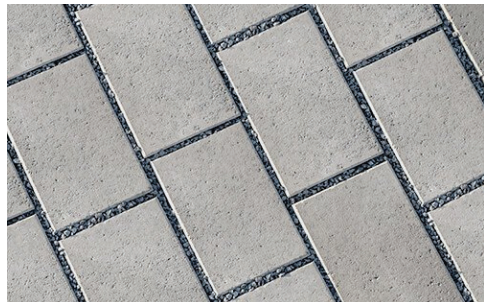
Building Pavers



Concrete

PUBLIC SIDEWALK
Covered Tree Trench:

- Pervious Pavers
- Tree Grill Grate



Concrete



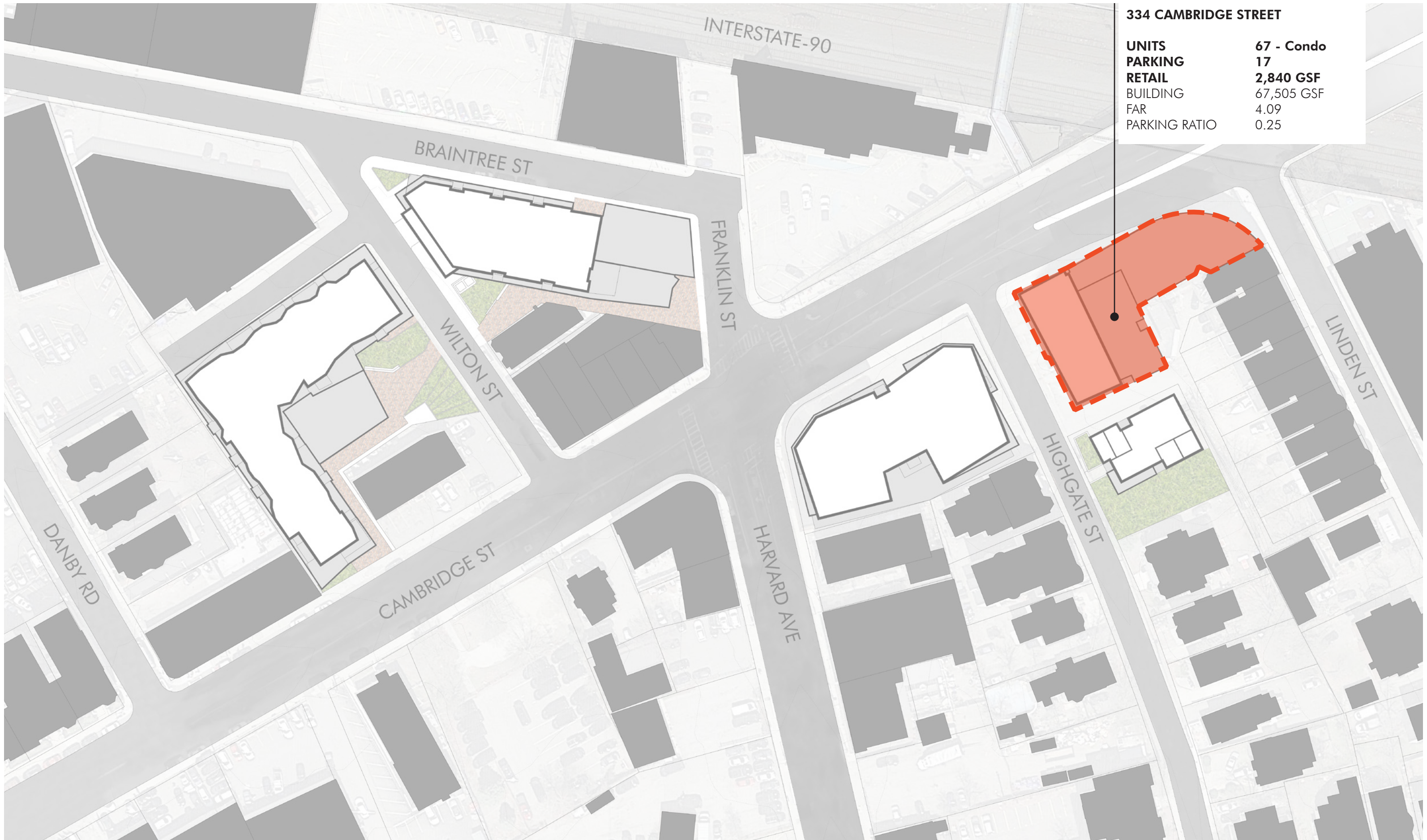
FRANKLIN-BRAINTREE / ALLSTON HALL

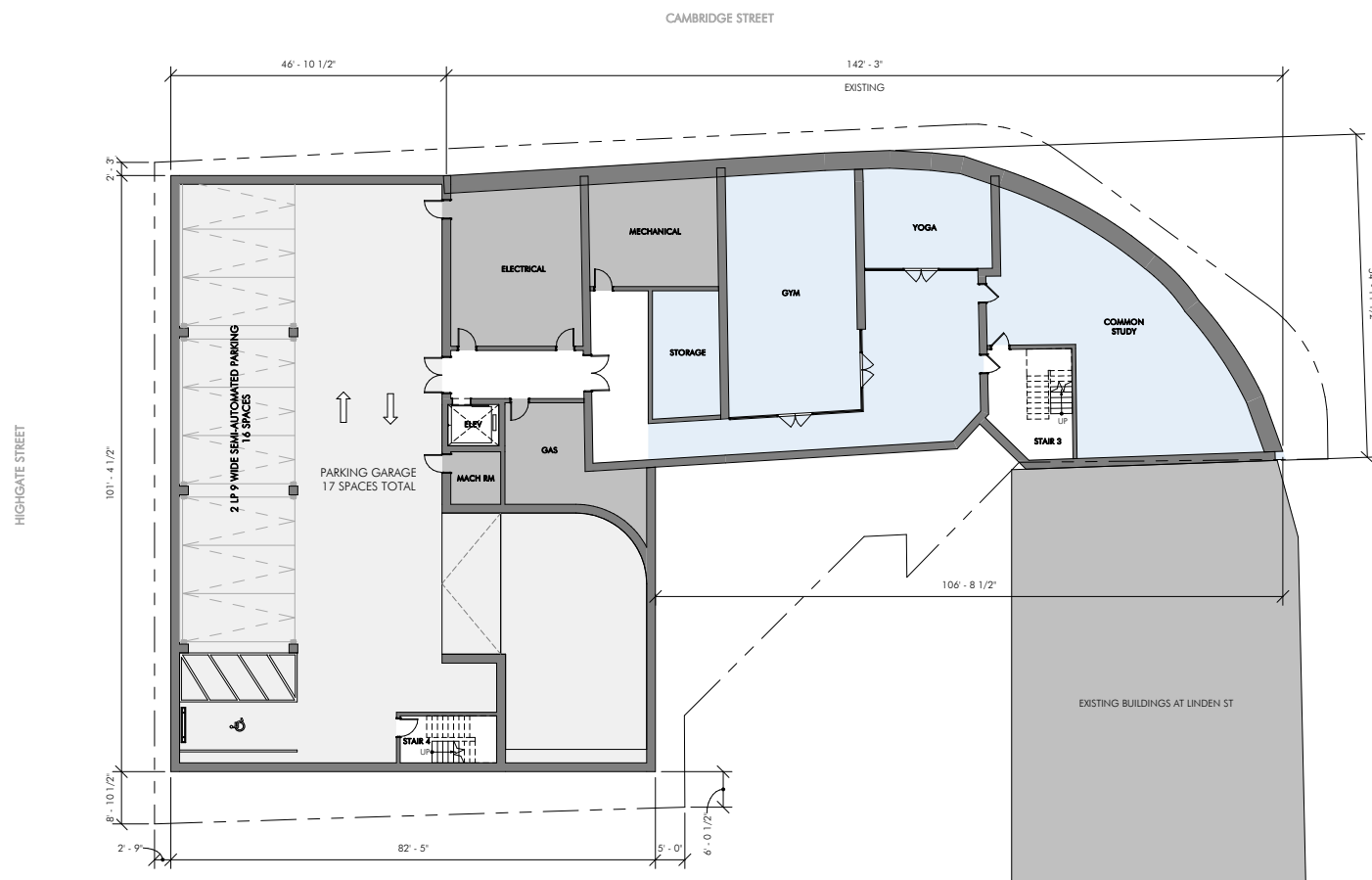


FRANKLIN - BRAINTREE / ALLSTON HALL - VIEW FROM FRANKLIN ST | EMBARC



FRANKLIN - BRAINTREE / ALLSTON HALL - VIEW FROM BRAINTREE ST | EMBARC





BASEMENT PLAN



FIRST FLOOR PLAN

1/32" = 1'-0"

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

URBAN DESIGN IMPROVEMENTS

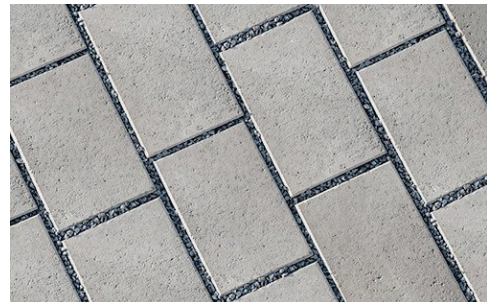


Building Pavers



Concrete

- PUBLIC SIDEWALK
Covered Tree Trench:
- Pervious Pavers
 - Tree Grill Grate



Concrete



Artful Planters



Allston Art



Bike Rack



10' Beam Seating Element | Re-purposed Recycled

334 CAMBRIDGE STREET (ALLEN BUILDING)



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



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



INTERSTATE-90

BRAINTREE ST

FRANKLIN ST

WILTON ST

CAMBRIDGE ST

HARVARD AVE

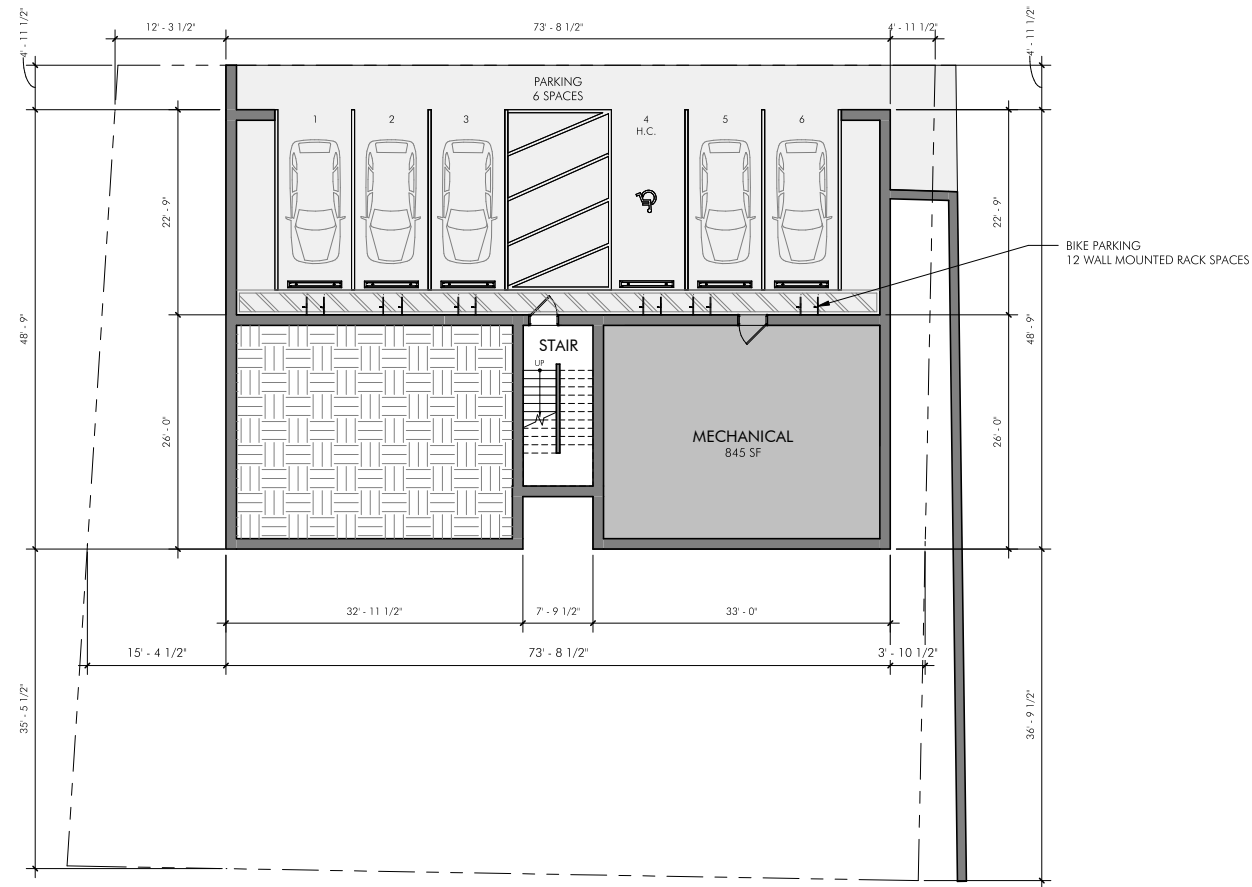
HIGHGATE ST

LINDEN ST

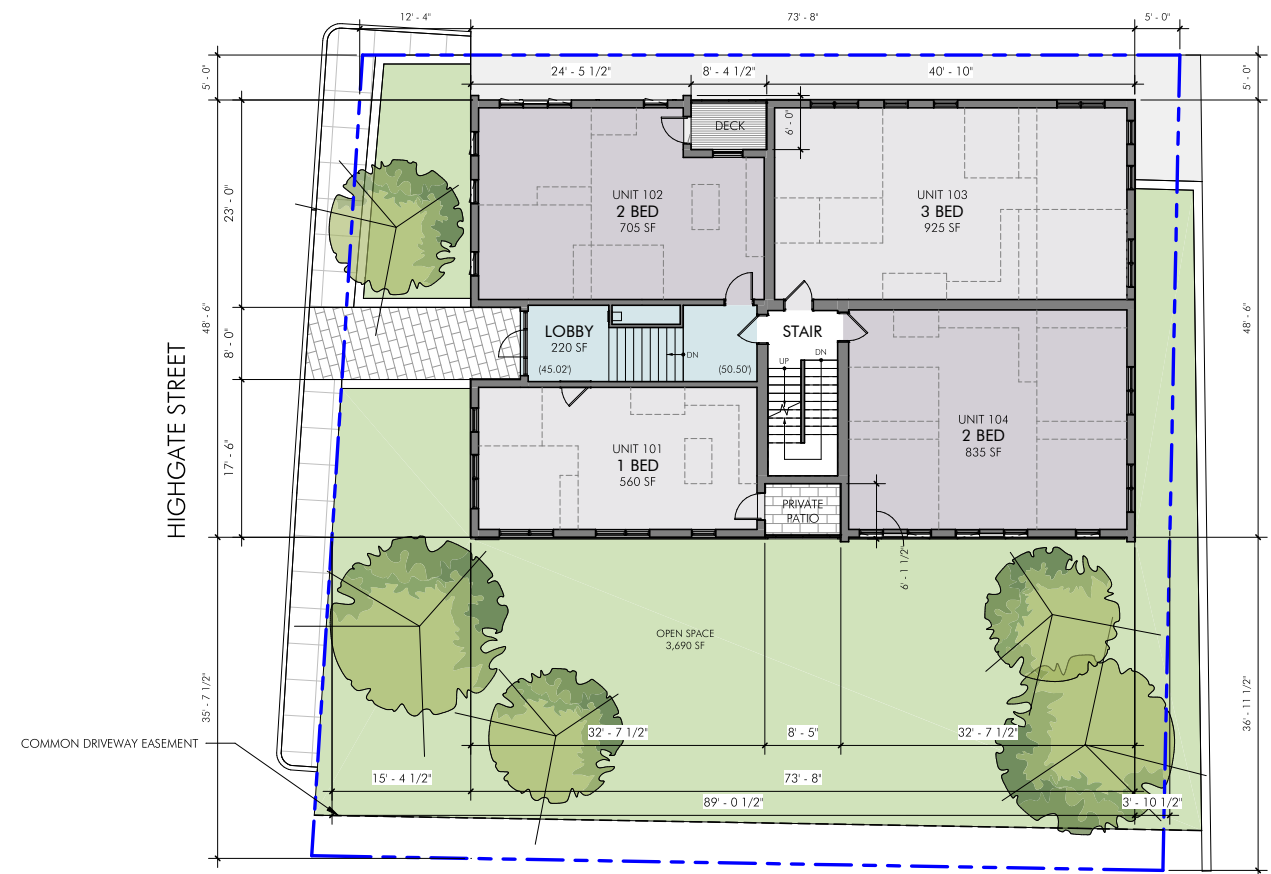
DANBY RD

16 HIGHGATE STREET

UNITS	12 - Rental
PARKING	6
BUILDING	10,225 GSF
FAR	1.23
PARKING RATIO	0.50



PARKING PLAN



FIRST FLOOR PLAN

1/16" = 1'-0"

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

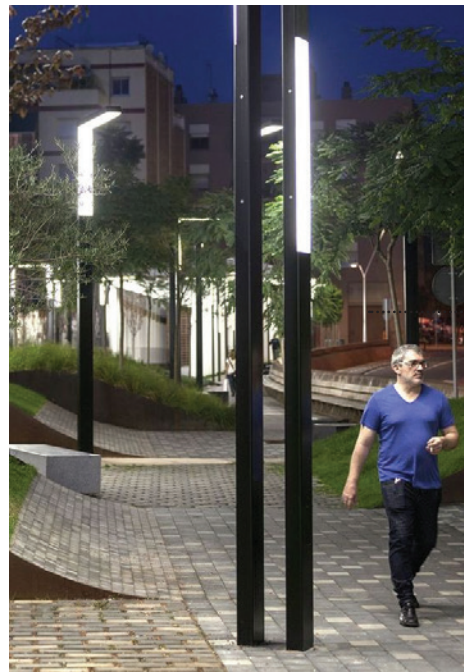
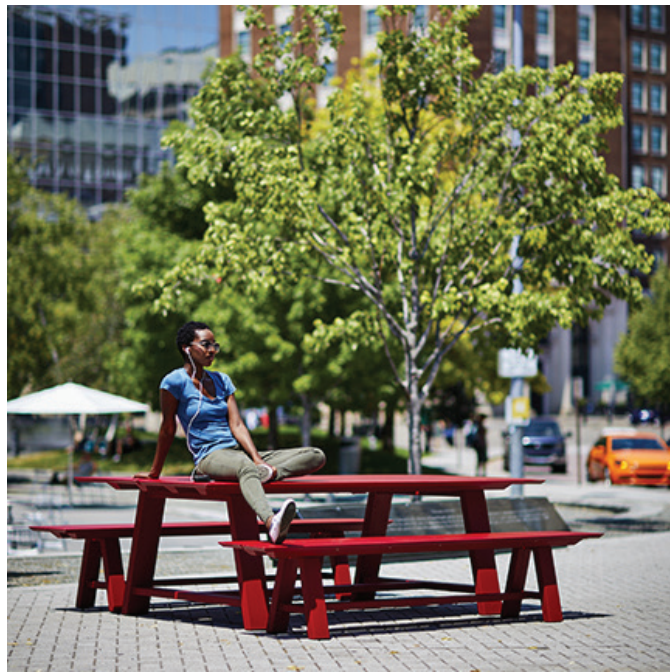
16 HIGHGATE STREET - LANDSCAPE OPTION 1

URBAN DESIGN IMPROVEMENTS



Play Structure for 2-5 age group

Native Plantings at Community Park



Lighting Element



Allston Art



Seating Element



Bike Rack

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

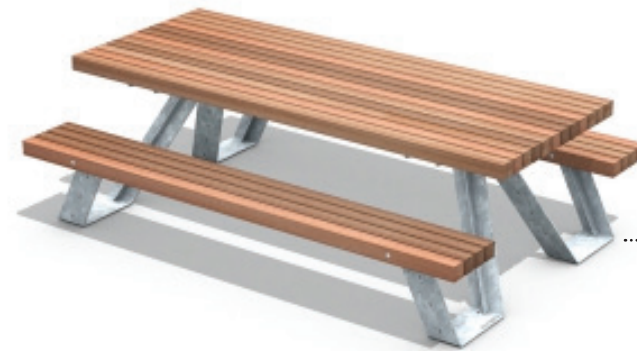
PROBABLE STREET TREES HIGHGATE STREET

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

3 Probable Street Trees

16 HIGHGATE STREET - LANDSCAPE OPTION 2

URBAN DESIGN IMPROVEMENTS



Picnic Table (2)

Community Park with Native Plantings

Beam Seating Element (2)



Fenced Community Garden Plots



Bike Rack

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

URBAN DESIGN IMPROVEMENTS



Safety Surface

Adult Fitness Stations



Ping Pong



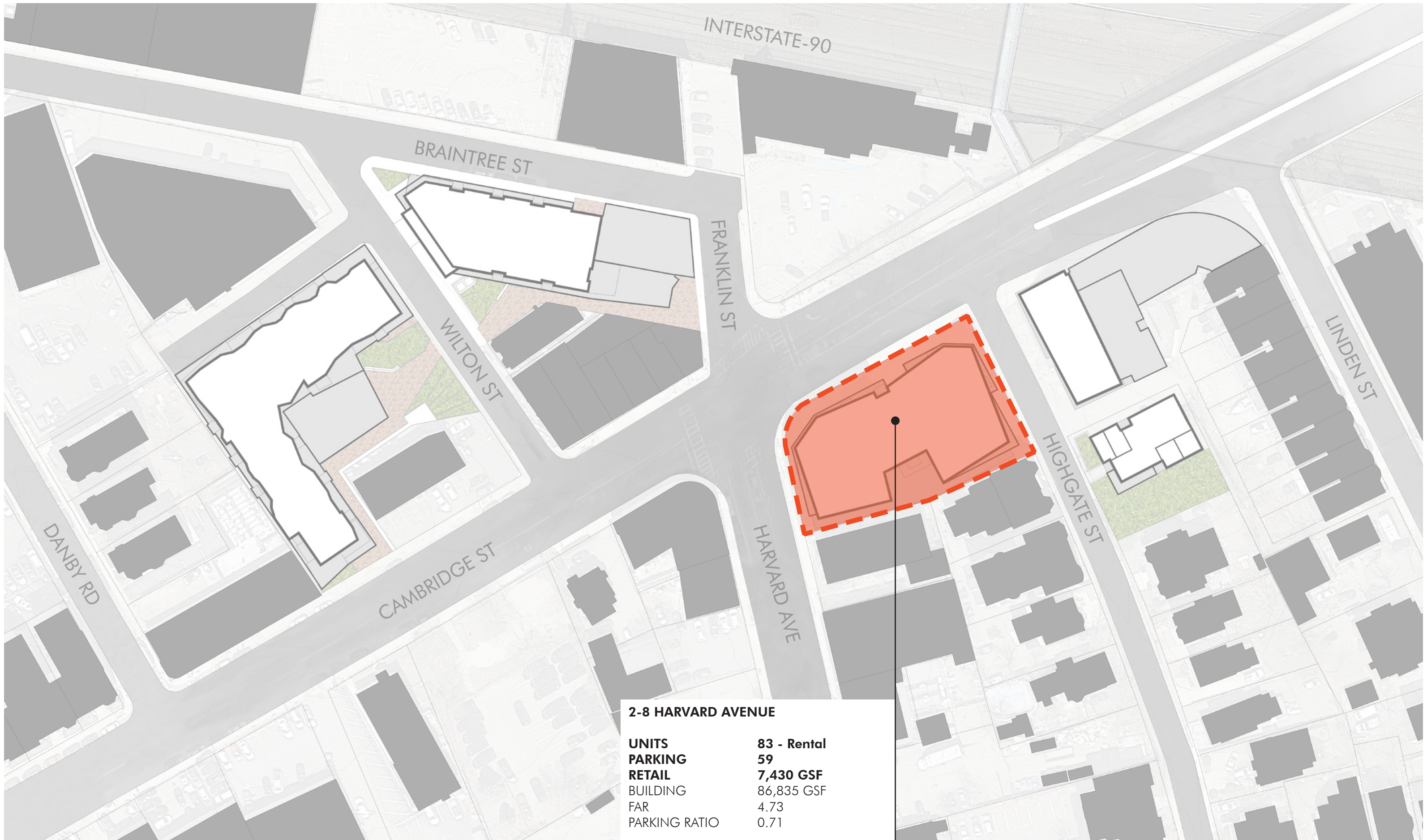
Bike Rack



16 HIGHGATE ST - VIEW FROM HIGHGATE ST | EMBARC

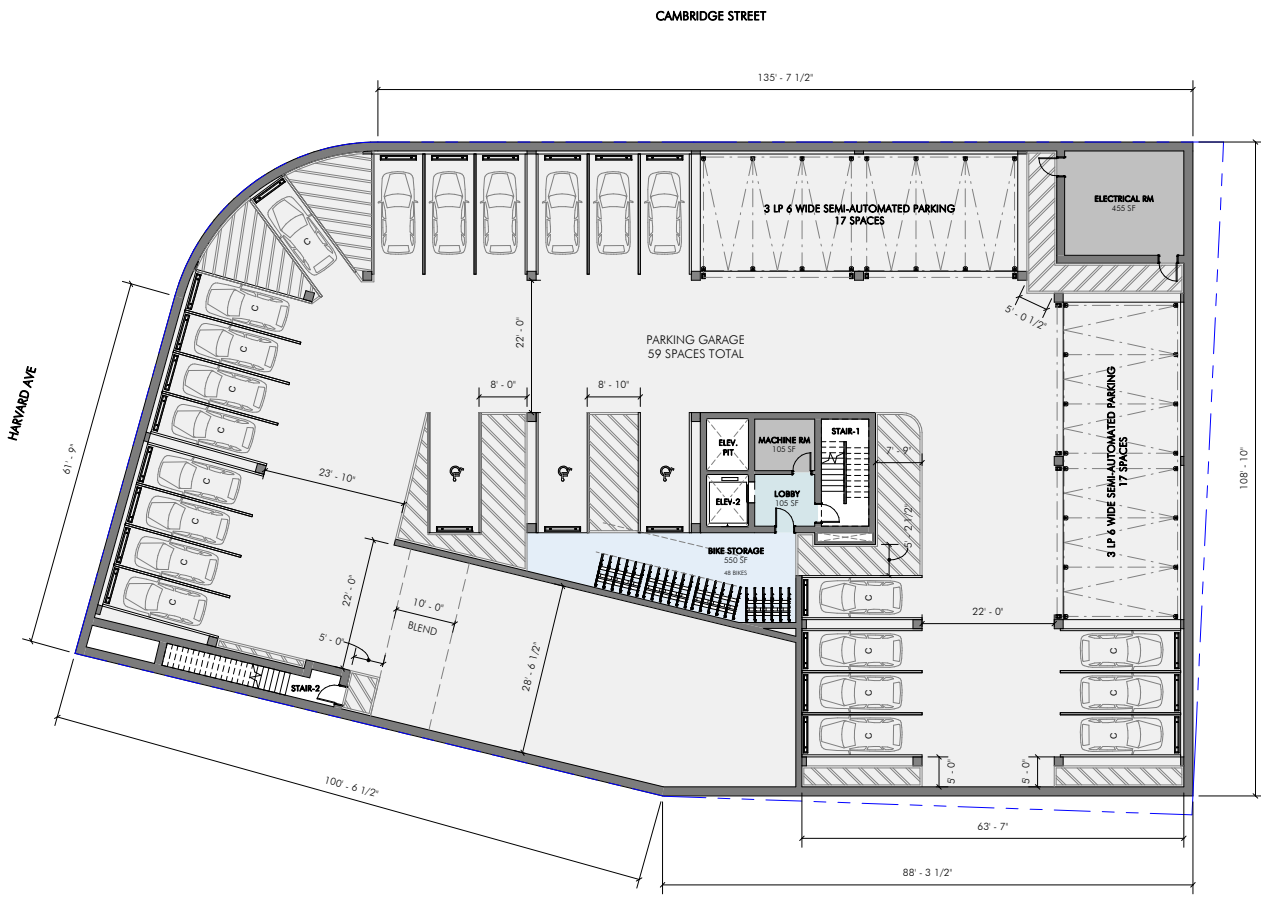


16 HIGHGATE ST - VIEW FROM HIGHGATE ST TOWARD CAMBRIDGE ST | EMBARC

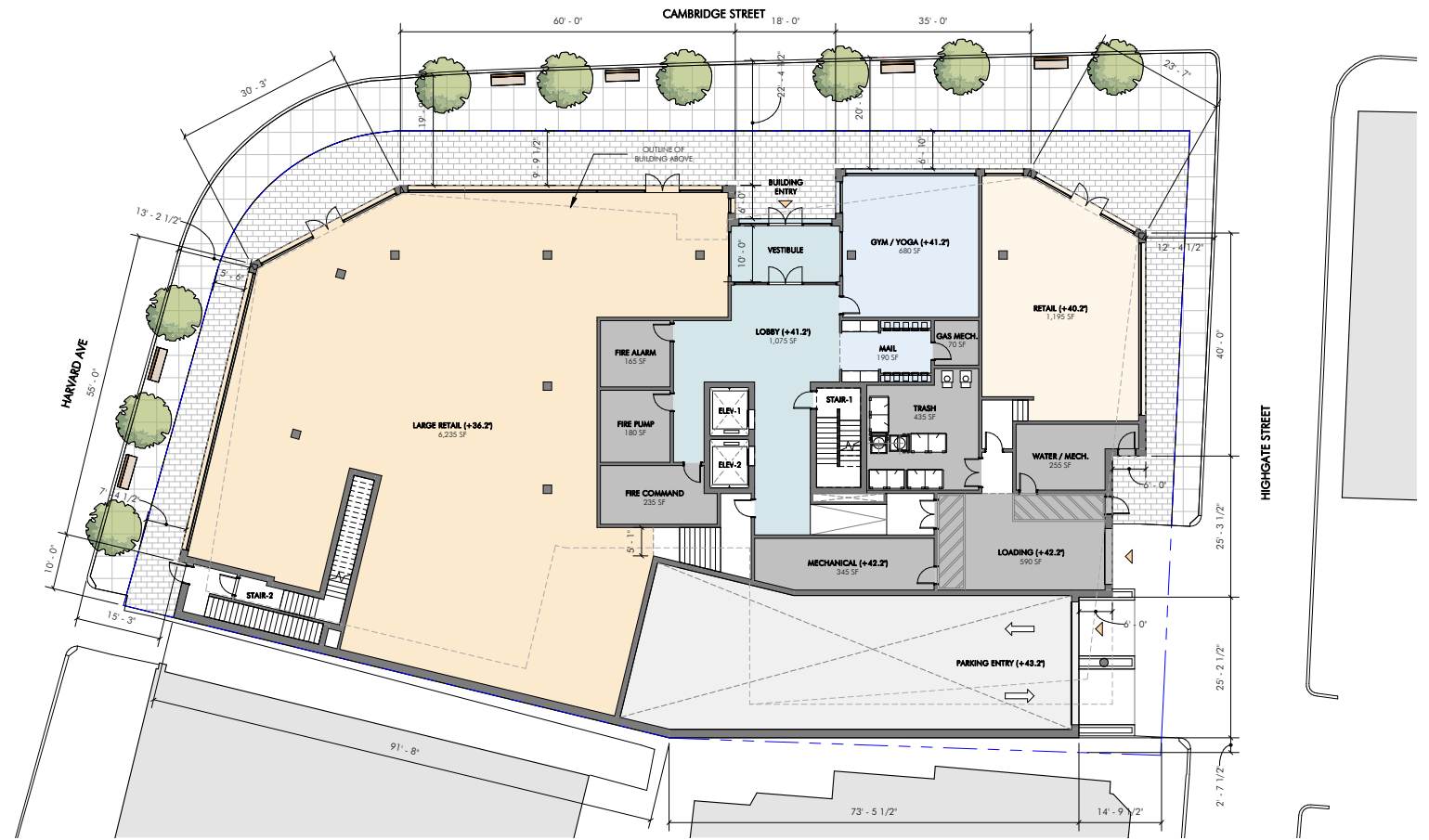


2-8 HARVARD AVENUE

UNITS	83 - Rental
PARKING	59
RETAIL	7,430 GSF
BUILDING	86,835 GSF
FAR	4.73
PARKING RATIO	0.71



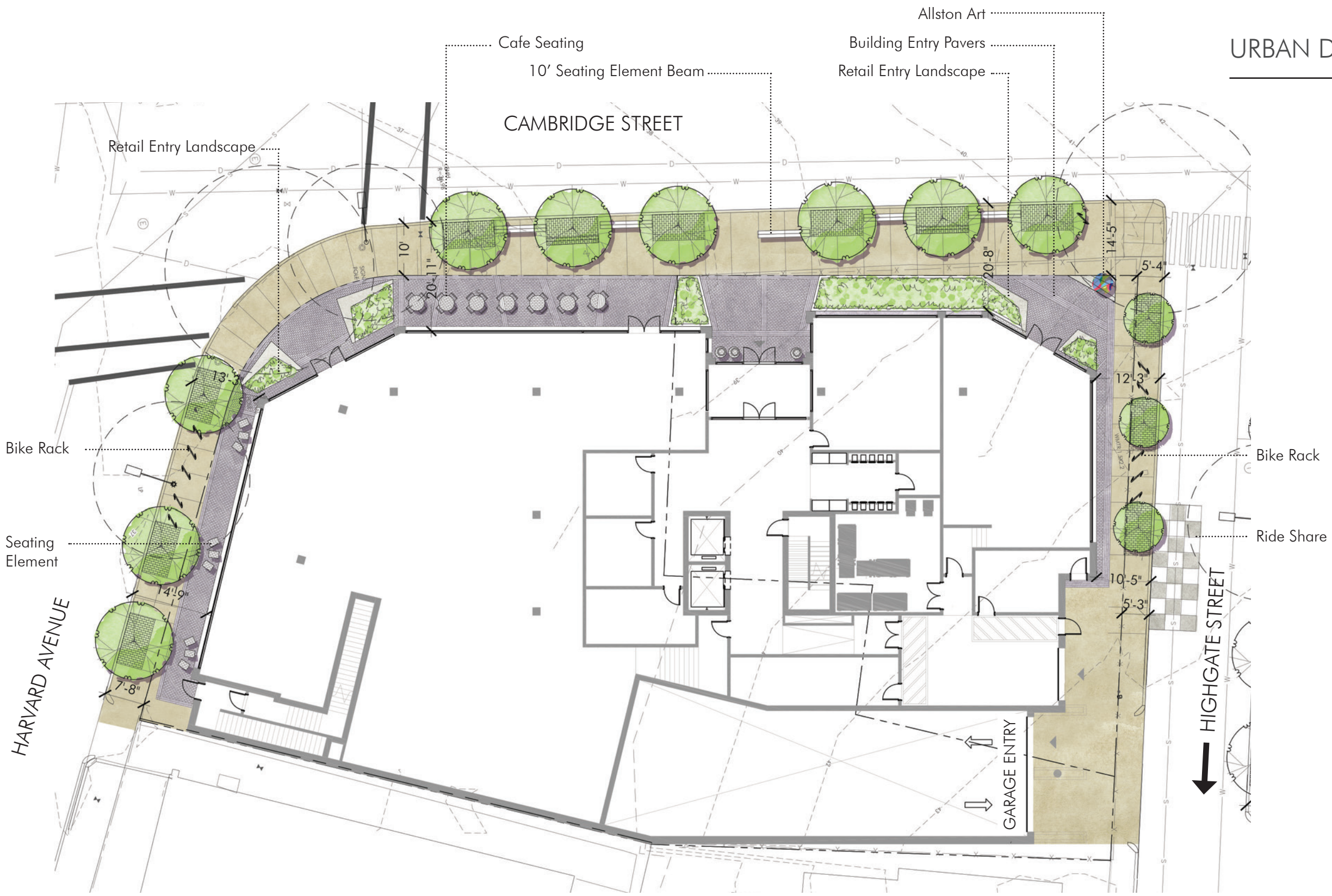
BASEMENT PLAN



FIRST FLOOR PLAN

1/32" = 1'-0"

URBAN DESIGN IMPROVEMENTS



- Cambridge Street Frontage**
 - Pavers define building and entries
 - Street Trees Covered Tree Trenches
 - Seating Element Beams (7 - 10' Seating Elementes)
- Harvard Street Frontage**
 - Pavers define building and entries
 - Allston Art
 - Street Trees Covered Tree Trenches
 - 5 Bike racks (10 bike spaces)
 - Seating Elements (9)
- Highgate Street**
 - Ride Share
 - 5 Bike racks (10 bike 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 HARVARD AVENUE

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

12 Probable Street Trees

2-8 HARVARD AVE - LANDSCAPE PLAN

URBAN DESIGN IMPROVEMENTS

10' Beam Seating Element | Re-purposed Recycled



Flexible Cafe Seating



Allston Art

Retail Entry Landscape with Uplighting Strategy



Seating Element (9) on Harvard Avenue



Bike Rack



Building Pavers

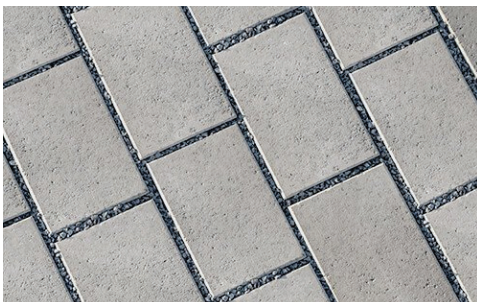


Concrete

PUBLIC SIDEWALK

Covered Tree Trench:

- Pervious Pavers
- Tree Grill Grate



Concrete

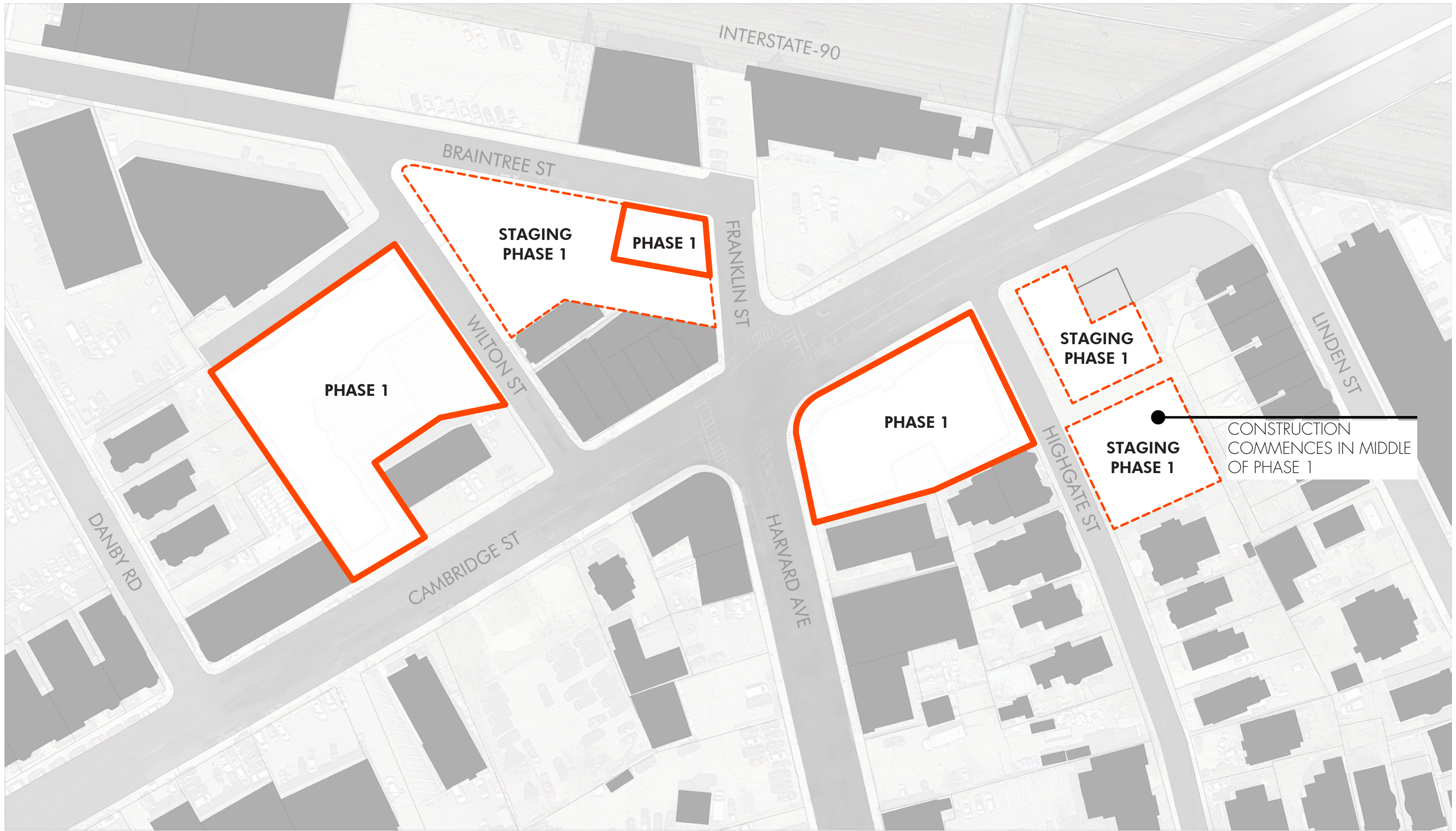


2-8 HARVARD AVE - VIEW FROM CAMBRIDGE ST & WILTON ST | EMBARC



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

CONSTRUCTION PHASING



INTERSTATE-90

BRAINTREE ST

FRANKLIN ST

STAGING
PHASE 1

PHASE 1

WILTON ST

PHASE 1

STAGING
PHASE 1

PHASE 1

STAGING
PHASE 1

CONSTRUCTION
COMMENCES IN MIDDLE
OF PHASE 1

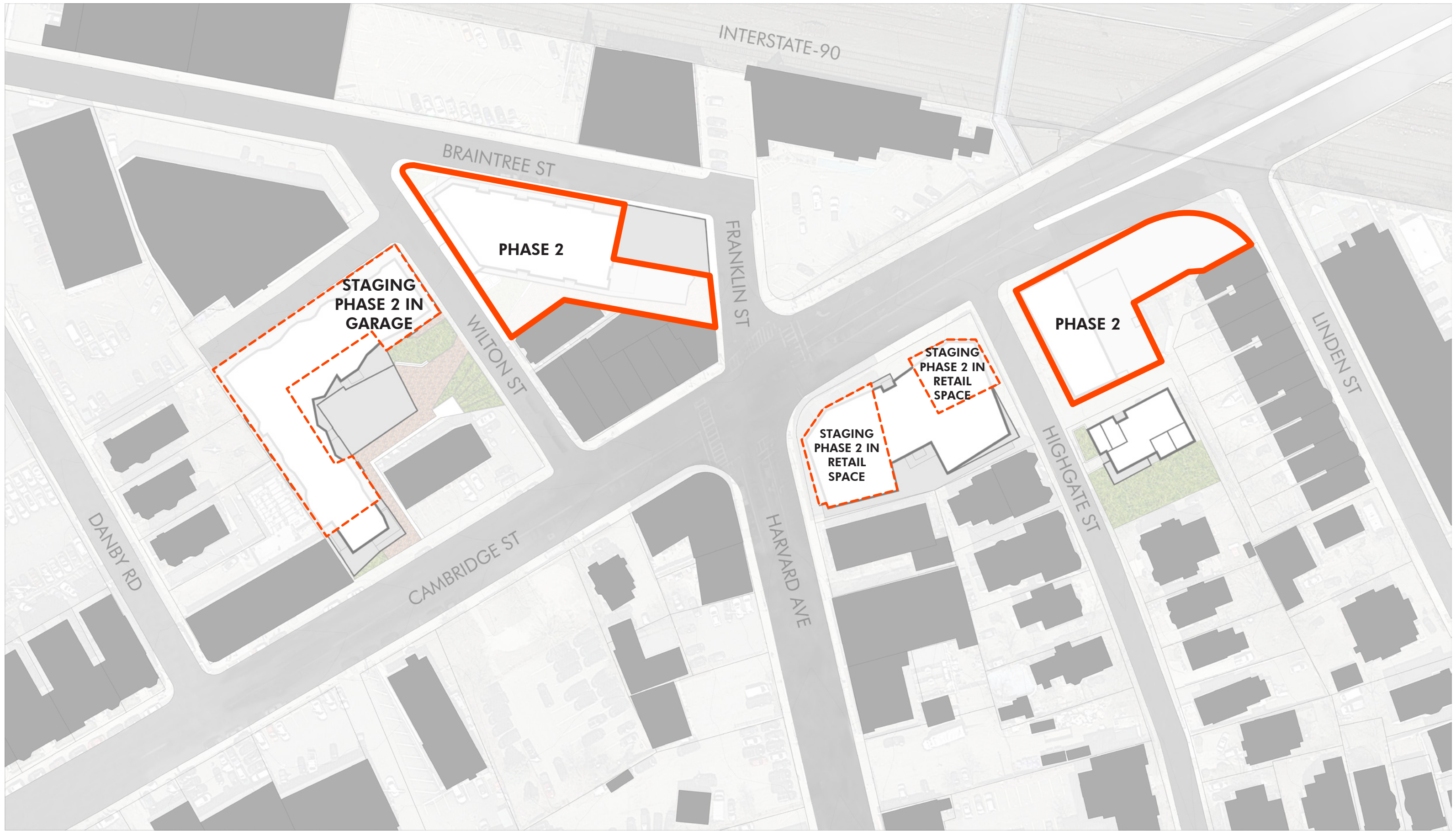
DANBY RD

CAMBRIDGE ST

HARVARD AVE

HIGHGATE ST

LINDEN ST



INTERSTATE-90

BRAINTREE ST

PHASE 2

FRANKLIN ST

STAGING
PHASE 2 IN
GARAGE

WILTON ST

STAGING
PHASE 2 IN
RETAIL
SPACE

PHASE 2

LINDEN ST

DANBY RD

CAMBRIDGE ST

STAGING
PHASE 2 IN
RETAIL
SPACE

HARVARD AVE

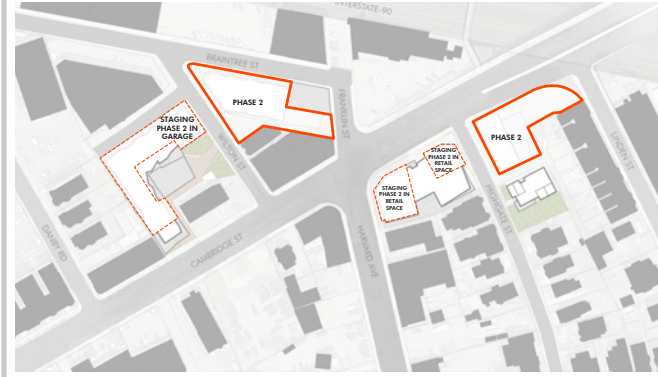
HIGHGATE ST

2018 ← → 2022

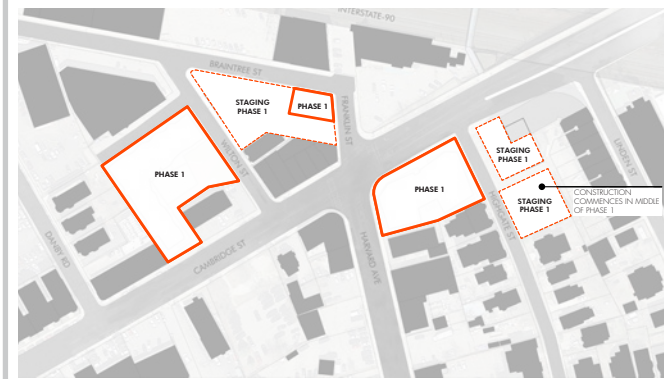
JUNE 22, 2018
PNF SUBMITTED



Q4 2020 (NOVEMBER)
PHASE 2 CONSTRUCTION BEGINS



Q3 2021 (AUGUST)
CONSTRUCTION COMPLETE -
415 CAMBRIDGE & 2-8 HARVARD



Q2 2020 (APRIL)
PHASE 1 CONSTRUCTION BEGINS



Q1 2021 (JANUARY)
CONSTRUCTION COMPLETE -
ALLSTON HALL



Q1 2022 (MARCH)
CONSTRUCTION COMPLETE -
PHASE 2