

ALLSTON SQUARE

NORTH OF CAMBRIDGE STREET

BOSTON, MA

CITY REALTY

SEPTEMBER 17, 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

415 CAMBRIDGE STREET

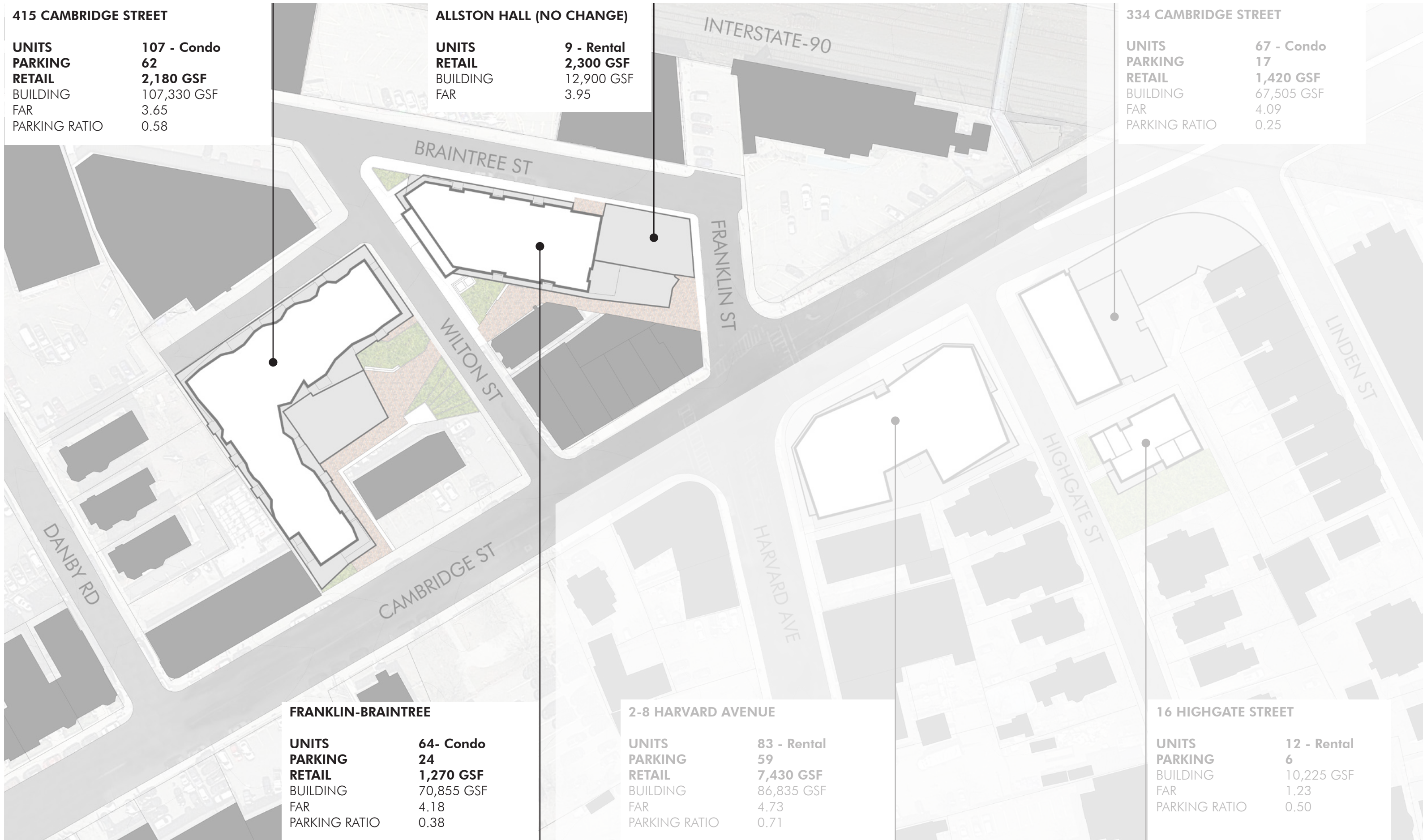
UNITS	107 - Condo
PARKING	62
RETAIL	2,180 GSF
BUILDING	107,330 GSF
FAR	3.65
PARKING RATIO	0.58

ALLSTON HALL (NO CHANGE)

UNITS	9 - Rental
RETAIL	2,300 GSF
BUILDING	12,900 GSF
FAR	3.95

334 CAMBRIDGE STREET

UNITS	67 - Condo
PARKING	17
RETAIL	1,420 GSF
BUILDING	67,505 GSF
FAR	4.09
PARKING RATIO	0.25



FRANKLIN-BRAINTREE

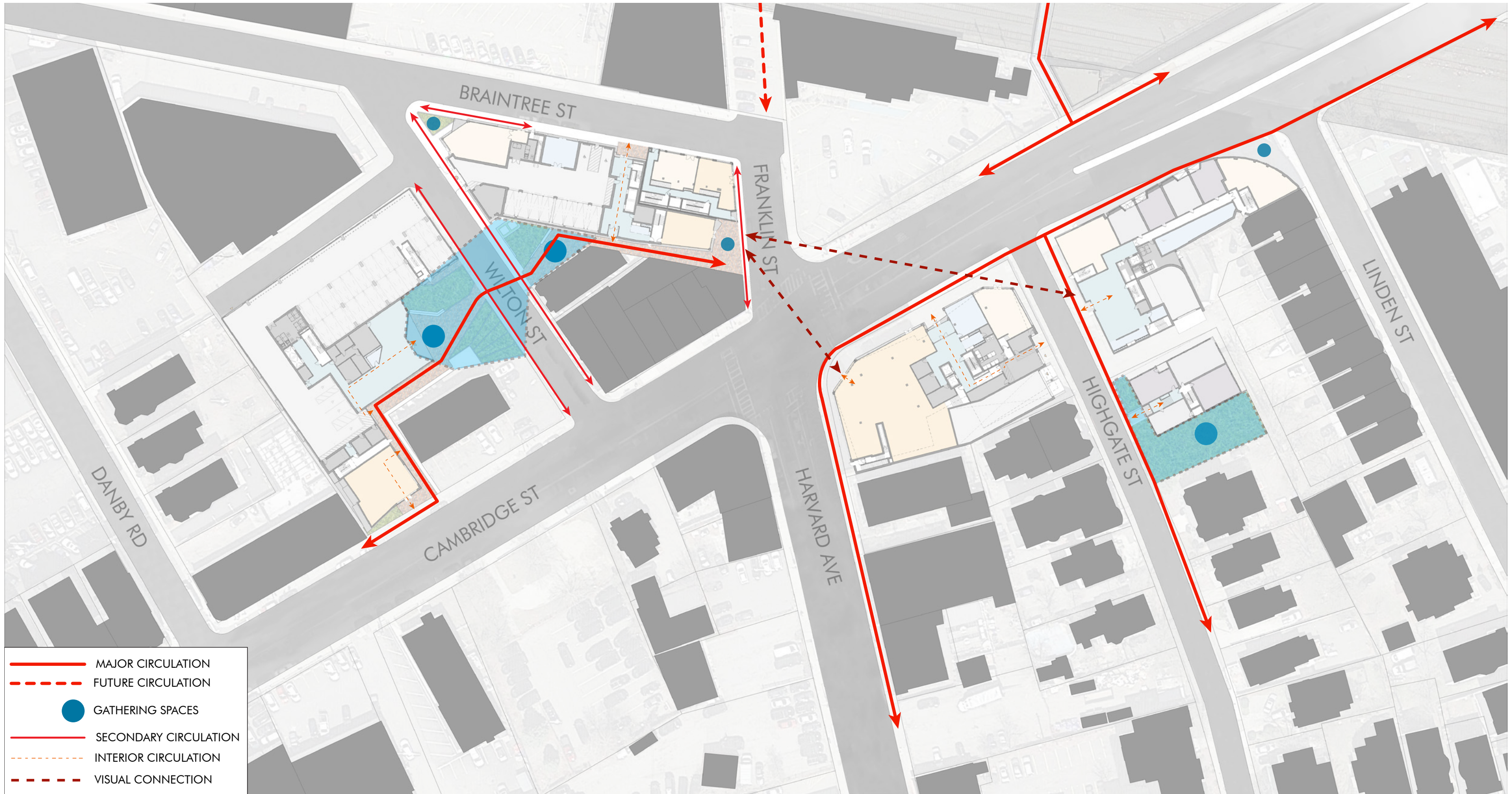
UNITS	64- Condo
PARKING	24
RETAIL	1,270 GSF
BUILDING	70,855 GSF
FAR	4.18
PARKING RATIO	0.38

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



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





AERIAL VIEW FROM BRAINTREE STREET | EMBARC



AERIAL VIEW FROM CAMBRIDGE STREET | EMBARC



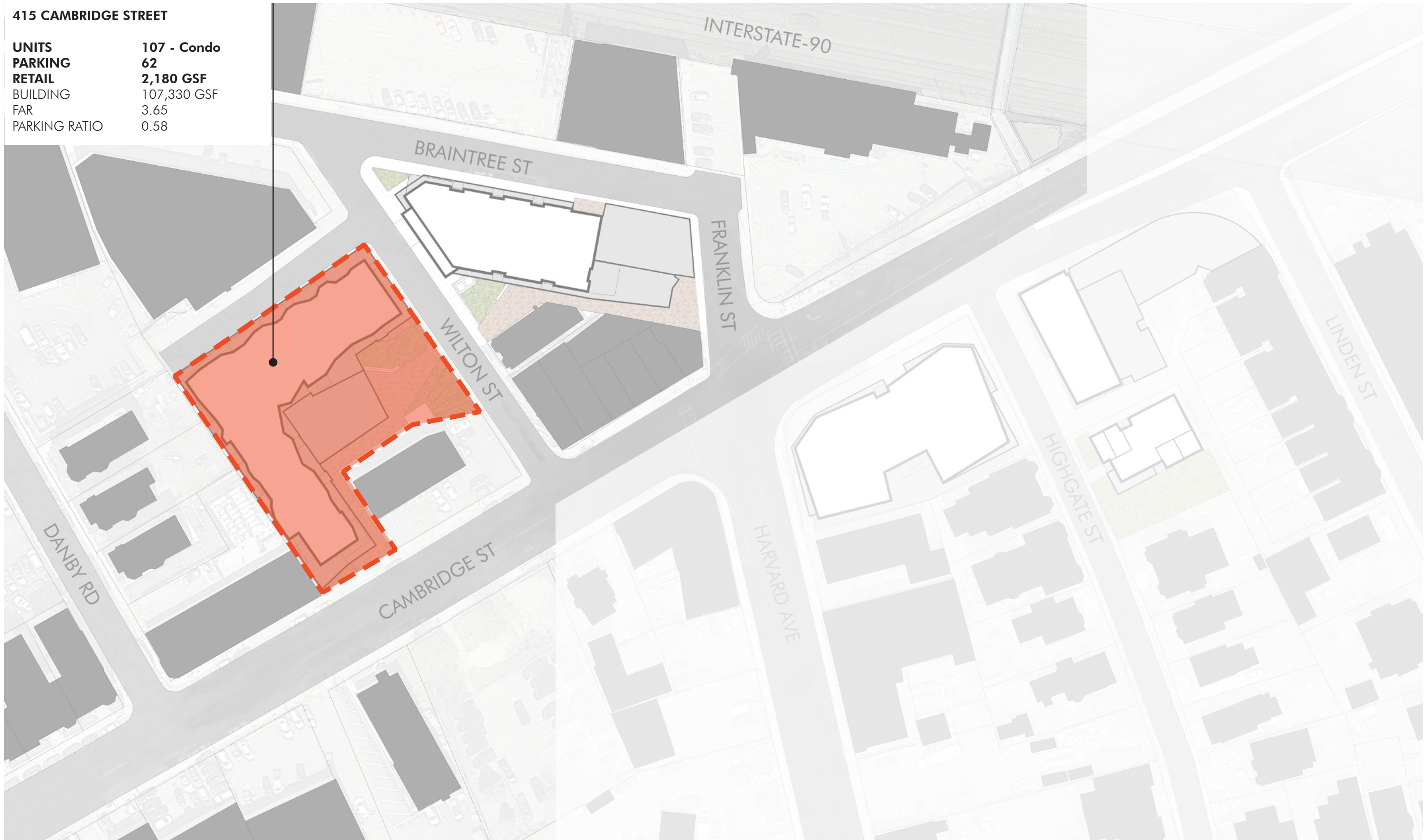
ARTWORK - LIGHTING & WAYFINDING EMBARC

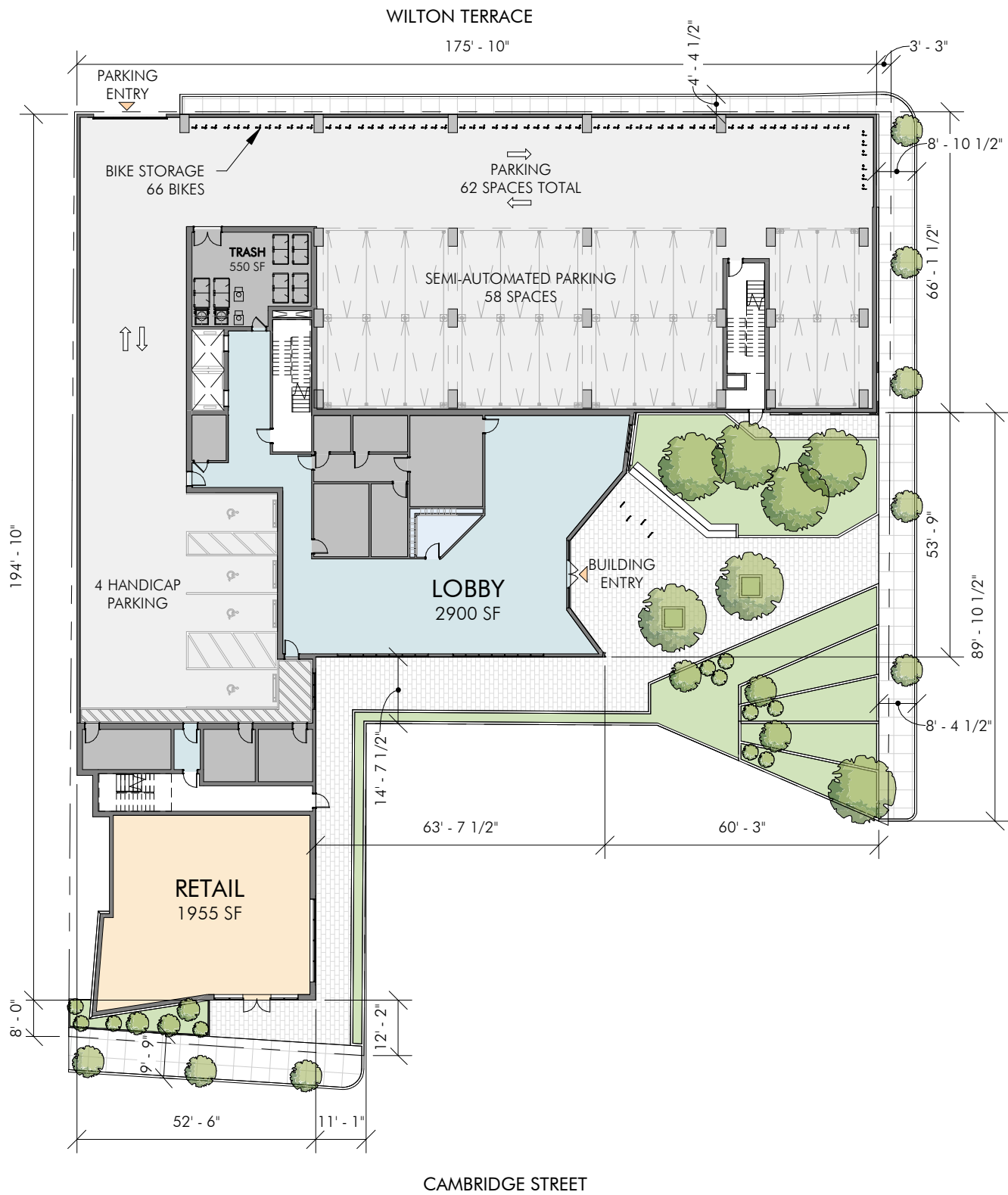


ARTWORK - SCULPTURE / SIGNAGE EMBARC

415 CAMBRIDGE STREET

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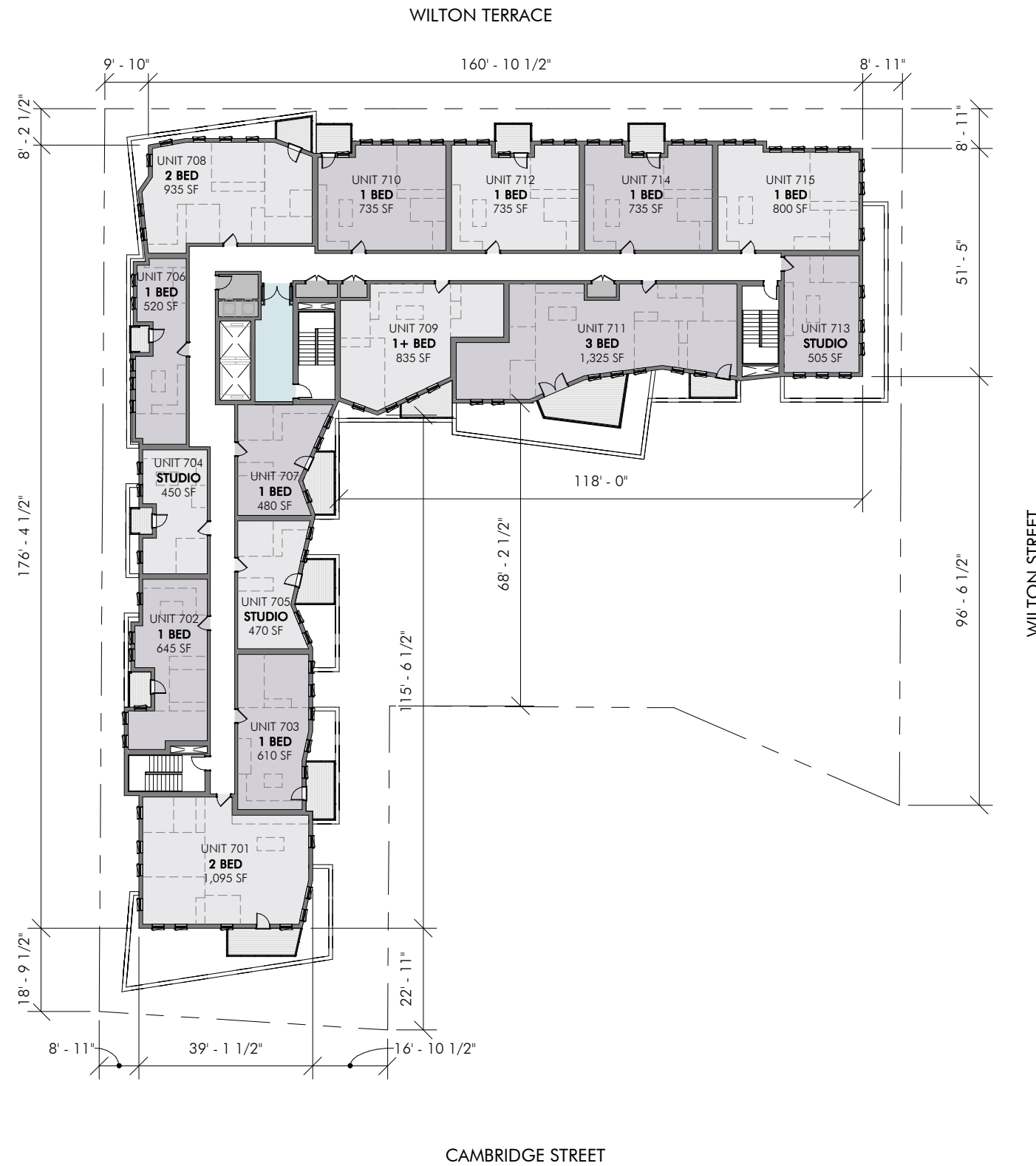


FIRST FLOOR PLAN



SECOND FLOOR PLAN

1/32" = 1'-0"



SEVENTH FLOOR PLAN

1/32" = 1'-0"



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



415 CAMBRIDGE STREET - WILTON STREET ELEVATION | EMBARC



PREVIOUS PRESENTATION - 7/30/2019



CURRENT PROPOSAL - 9/17/2019



415 CAMBRIDGE ST - VIEW FROM CAMBRIDGE ST | EMBARC



PREVIOUS PRESENTATION - 7/30/2019



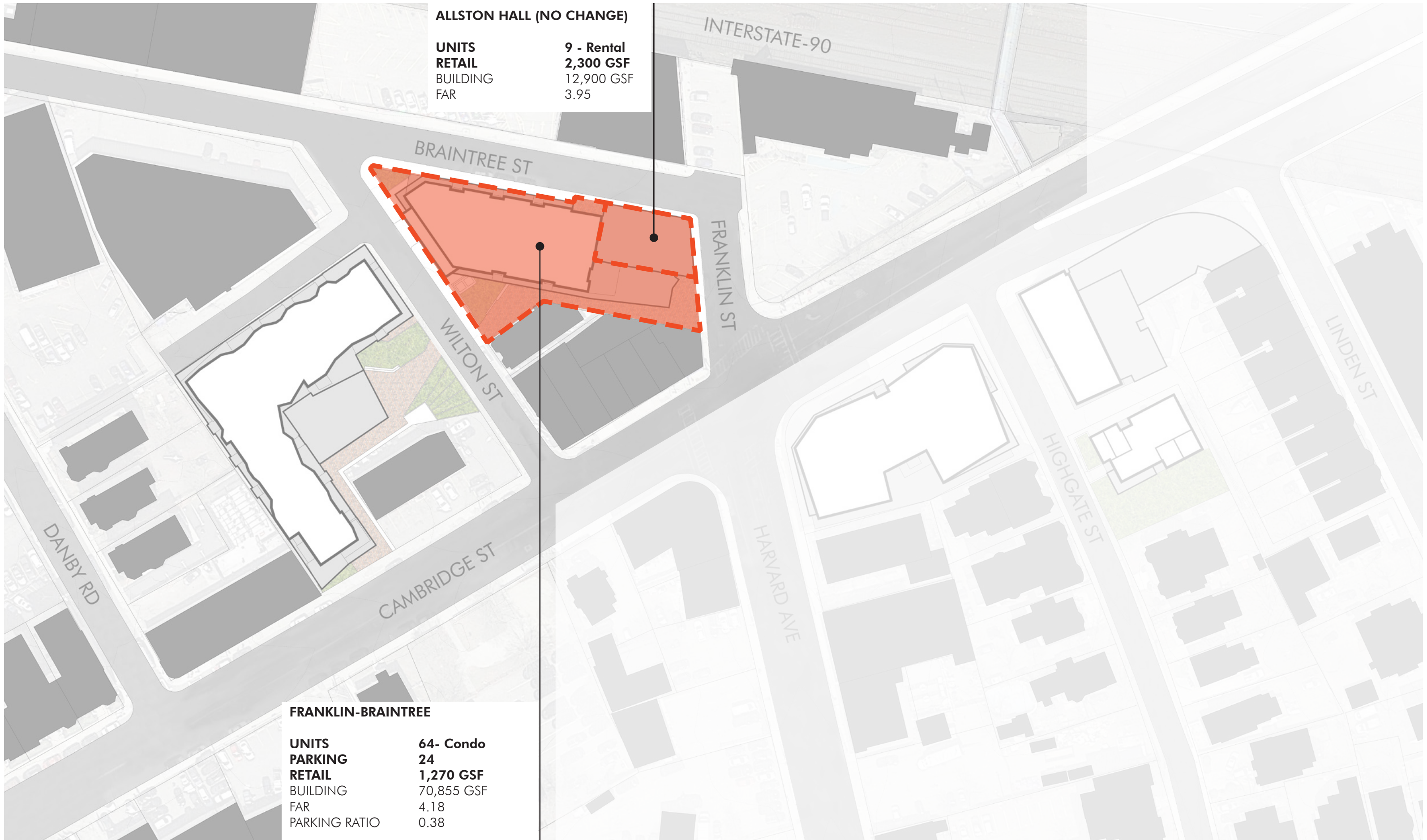
CURRENT PROPOSAL - 9/17/2019



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



415 CAMBRIDGE ST - VIEW FROM CAMBRIDGE ST | EMBARC

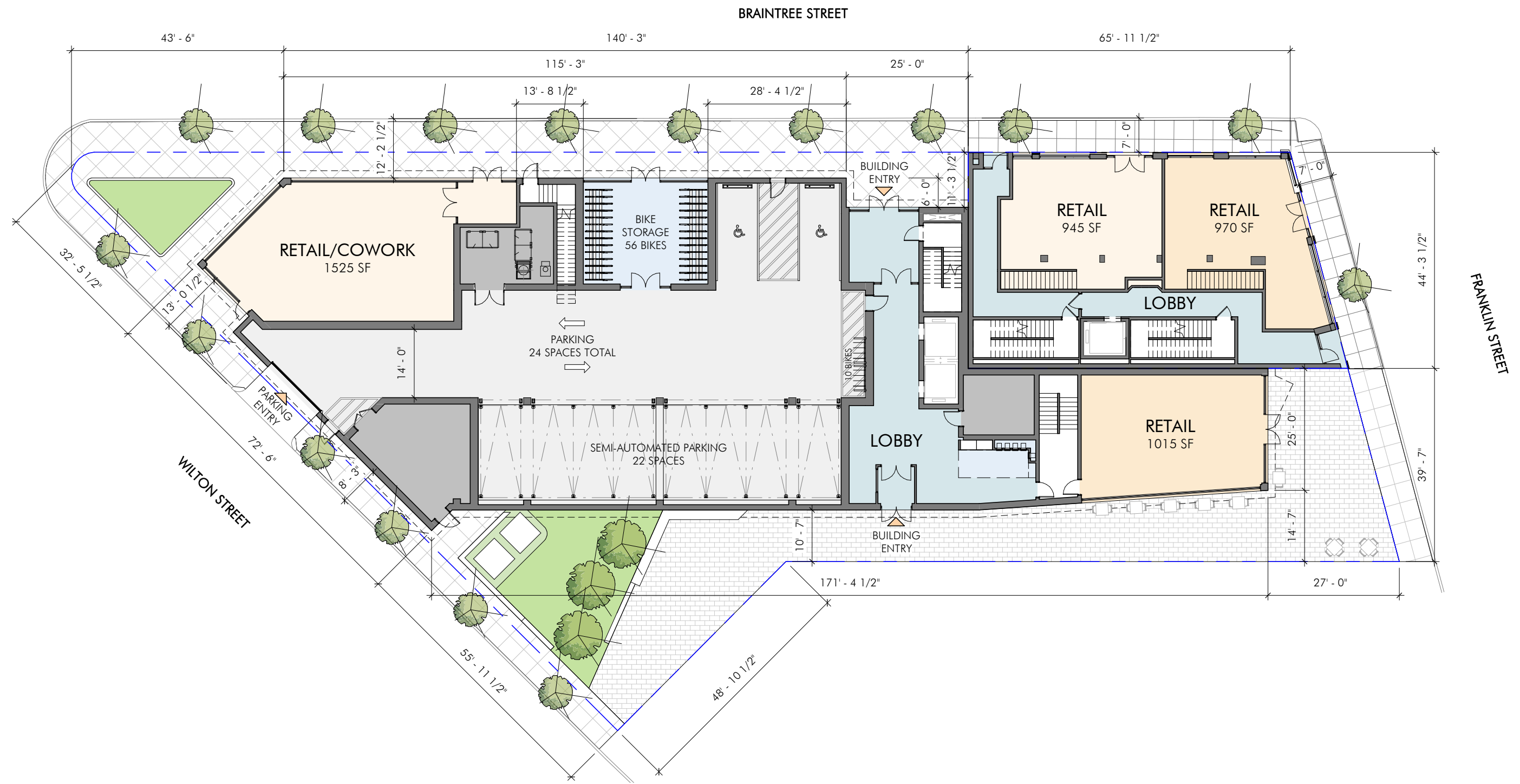


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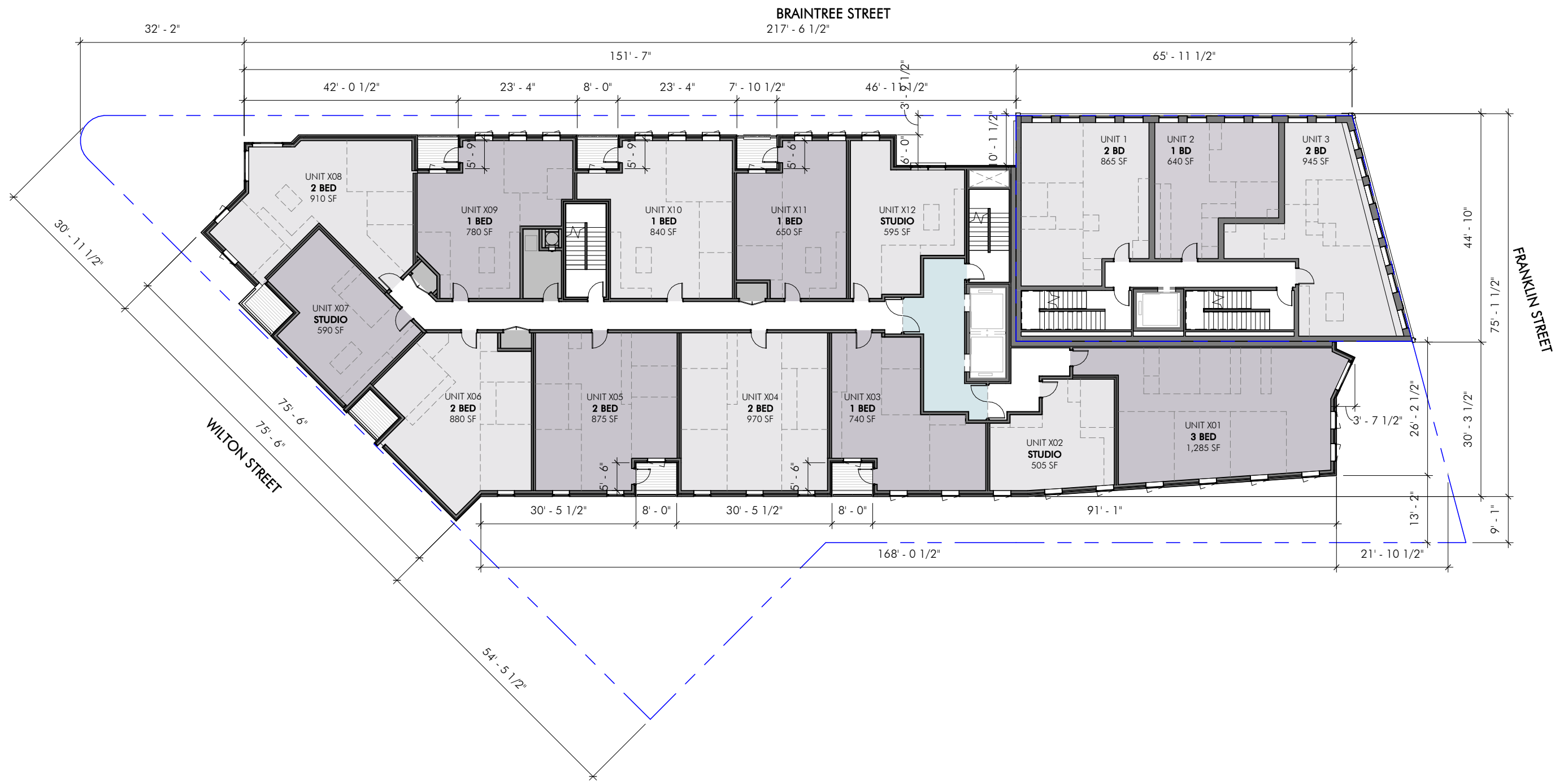
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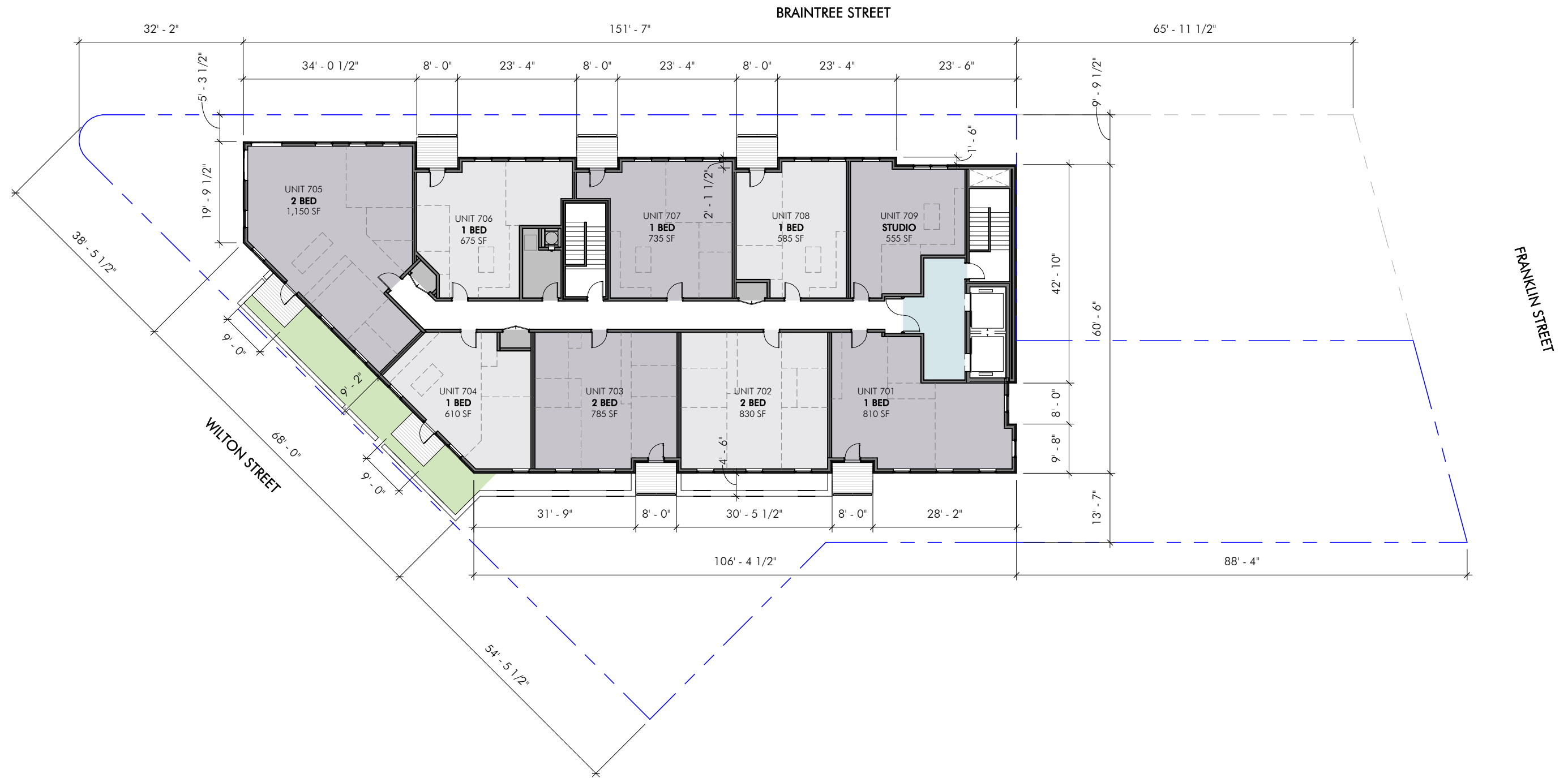
FIRST FLOOR PLAN

3/64" = 1'-0"



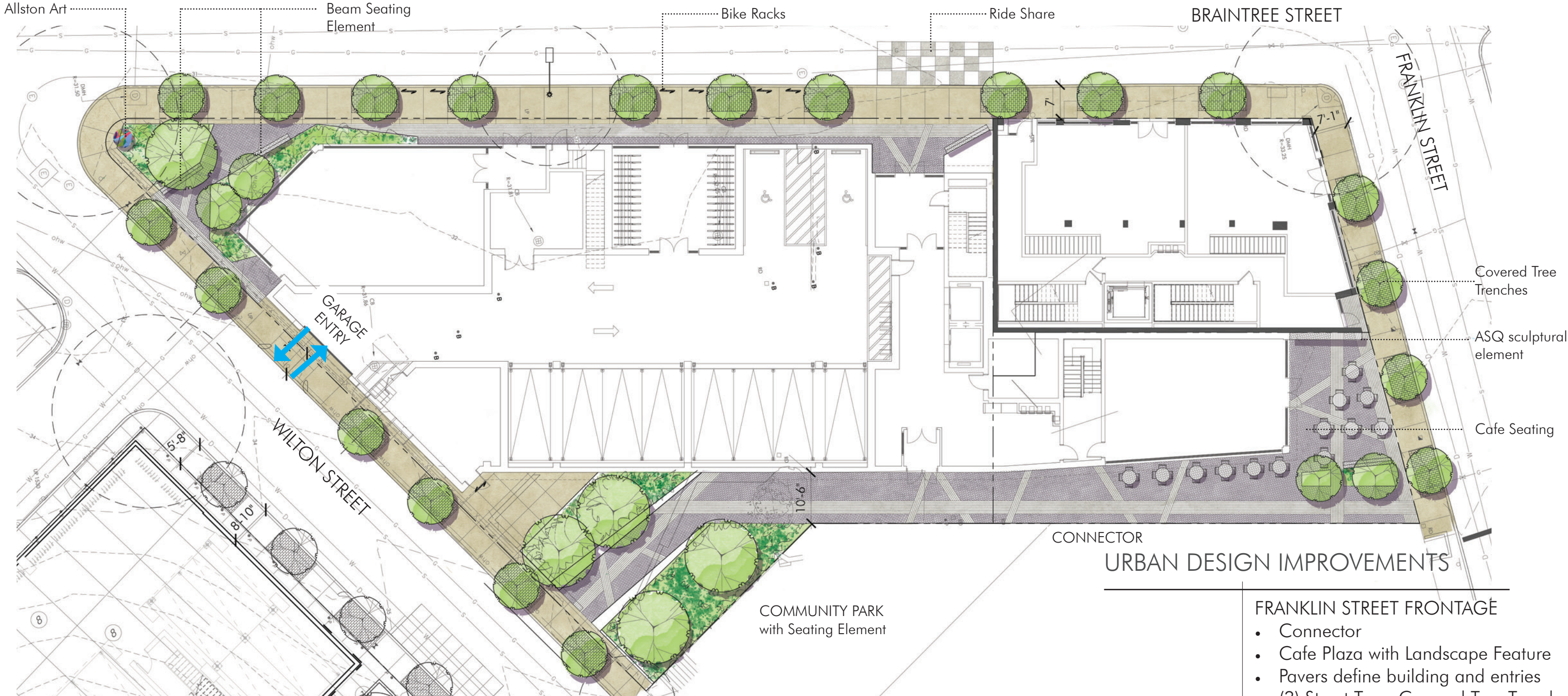
SECOND FLOOR PLAN

3/64" = 1'-0"



SIXTH FLOOR PLAN

3/64" = 1'-0"



CONNECTOR
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





FRANKLIN - BRAINTREE / ALLSTON HALL - BRAINTREE ST ELEVATION | EMBARC



FRANKLIN - BRAINTREE / ALLSTON HALL - PEDESTRIAN ALLEY ELEVATION | EMBARC



FRANKLIN - BRAINTREE / ALLSTON HALL - FRANKLIN STREET ELEVATION | EMBARC



PREVIOUS PRESENTATION - 7/30/2019



CURRENT PROPOSAL - 9/17/2019



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



PREVIOUS PRESENTATION - 7/30/2019



CURRENT PROPOSAL - 9/17/2019



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



415 CAMBRIDGE STREET



FRANKLIN-BRAINTREE



ALLSTON HALL



16 HIGHGATE ST



334 CAMBRIDGE
(THE ALLEN)

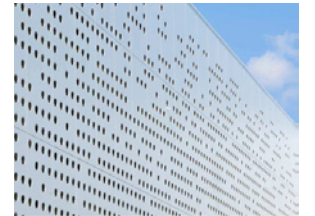


2-8 HARVARD AVE

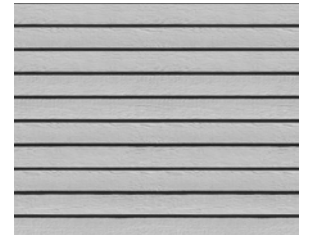
METAL PANEL



PERFORATED PANEL



CLAPBOARD



BRICK



LINEAR PANEL



