

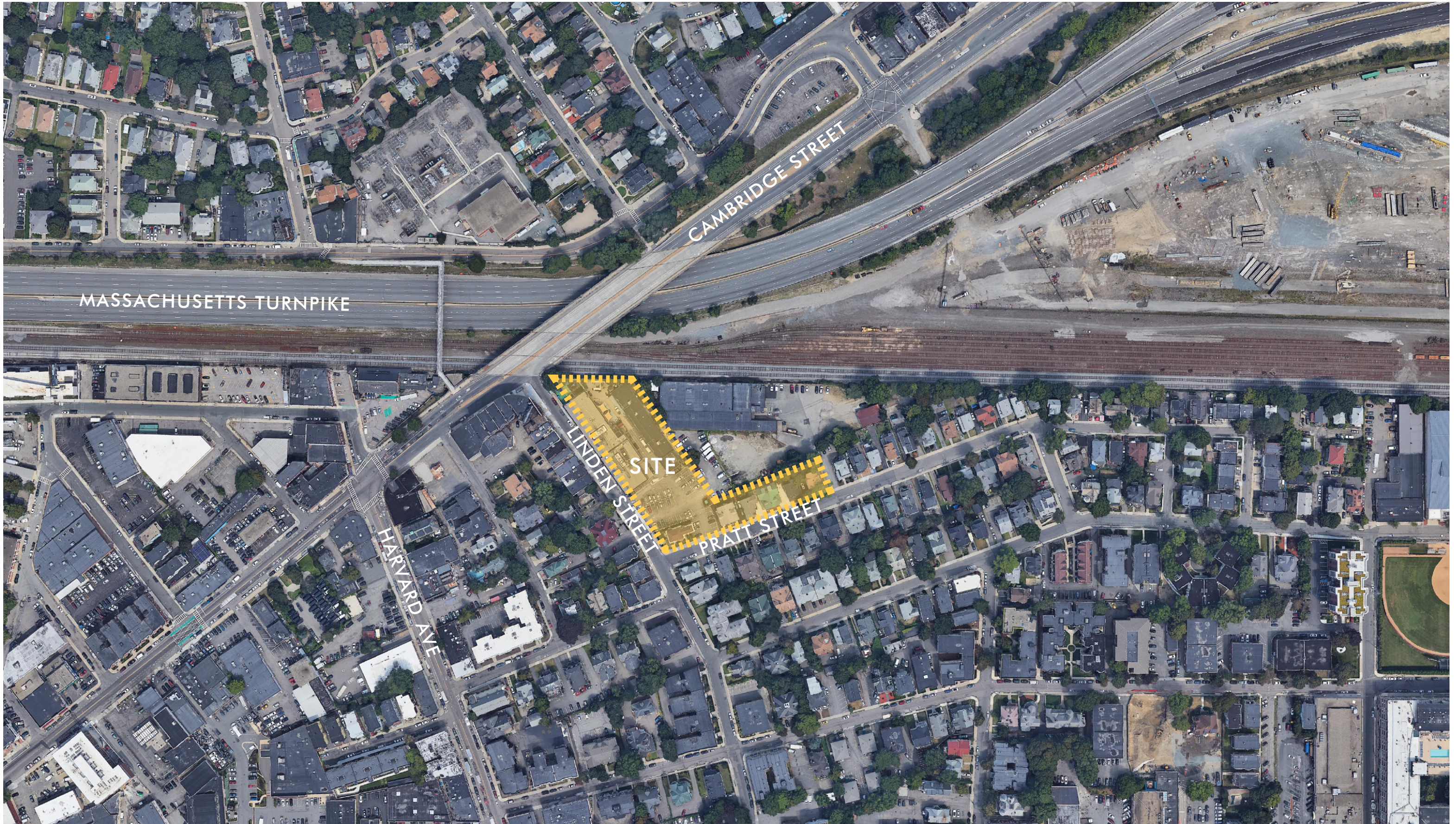
ALLSTON GREEN

(F.K.A. NOVA ALLSTON)

PARTNERS PROPERTIES, LLC

BCDC MEETING

2020-01-07



| BUILDING A (RENTAL) | |
|--|------------------|
| BUILDING HEIGHT | |
| 14 STORIES, 153' | |
| GROSS SQUARE FOOTAGE (*FAR CALCULATION) | |
| RESIDENTIAL | 209,300sf |
| ARTIST COWORKING | 2,200sf |
| GALLERY | 2,500sf |
| TOTAL | 214,000sf |
| UNIT MIX | |
| STUDIO | 70 |
| STUDIO COMPACT | 10 |
| 1 BED | 69 |
| 1 BED COMPACT | 31 |
| 2 BED | 25 |
| 2 BED COMPACT | 21 |
| ARTIST LIVE WORK | 6 |
| TOTAL | 232 |

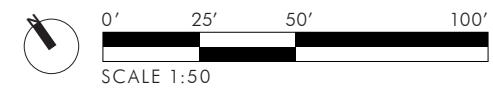
| BUILDING B (COMPACT) | |
|--|-----------------|
| BUILDING HEIGHT | |
| 6 STORIES, 69'-11" | |
| GROSS SQUARE FOOTAGE (*FAR CALCULATION) | |
| RESIDENTIAL | 53,500sf |
| TOTAL | 53,500sf |
| UNIT MIX | |
| MICRO COMPACT | 20 |
| STUDIO COMPACT | 12 |
| 1 BED COMPACT | 24 |
| 2 BED COMPACT | 8 |
| TOTAL | 64 |

| BUILDING C (CONDO) | |
|--|-----------------|
| BUILDING HEIGHT | |
| 4 STORIES, 46'-5" | |
| GROSS SQUARE FOOTAGE (*FAR CALCULATION) | |
| RESIDENTIAL | 49,500sf |
| TOTAL | 49,500sf |
| UNIT MIX | |
| STUDIO | 13 |
| 1 BED | 25 |
| 1 BED PLUS DEN | 7 |
| 2 BED | 7 |
| TOTAL | 52 |

| ZONING | | | |
|-----------------------------|------------------------------------|------------------------------------|-----------------------------------|
| | LOCAL INDUSTRIAL (LI) | 2F-5000 | PROPOSED |
| USE | MULTIFAMILY RESIDENTIAL PROHIBITED | MULTIFAMILY RESIDENTIAL PROHIBITED | MULTIFAMILY RESIDENTIAL |
| FAR | 1.0 | 0.6 | 3.99 |
| BUILDING HEIGHT | 35 ft | 2.5 STORIES/35 ft | A: 152'-8", B: 69'-11", C: 46'-5" |
| MINIMUM LOT SIZE | N/A | | 79,391 sf |
| MINIMUM LOT AREA PER D.U. | 50sf | 5,000sf | 228sf |
| MINIMUM OPEN SPACE PER D.U. | N/A | N/A | 90 sf |
| MINIMUM LOT WIDTH | N/A | 50 ft | VARIES |
| MINIMUM LOT FRONTAGE | N/A | 50 ft | VARIES |
| MINIMUM FRONT YARD | N/A | 20 ft | 2' ON PRATT, 5'-6" ON LINDEN |
| MINIMUM SIDE YARD | N/A | 10 ft | 5' AT END OF BLDG C |
| MINIMUM REAR YARD | N/A | 30 ft | 3'-6" AT PINCH POINT OF BLDG C |

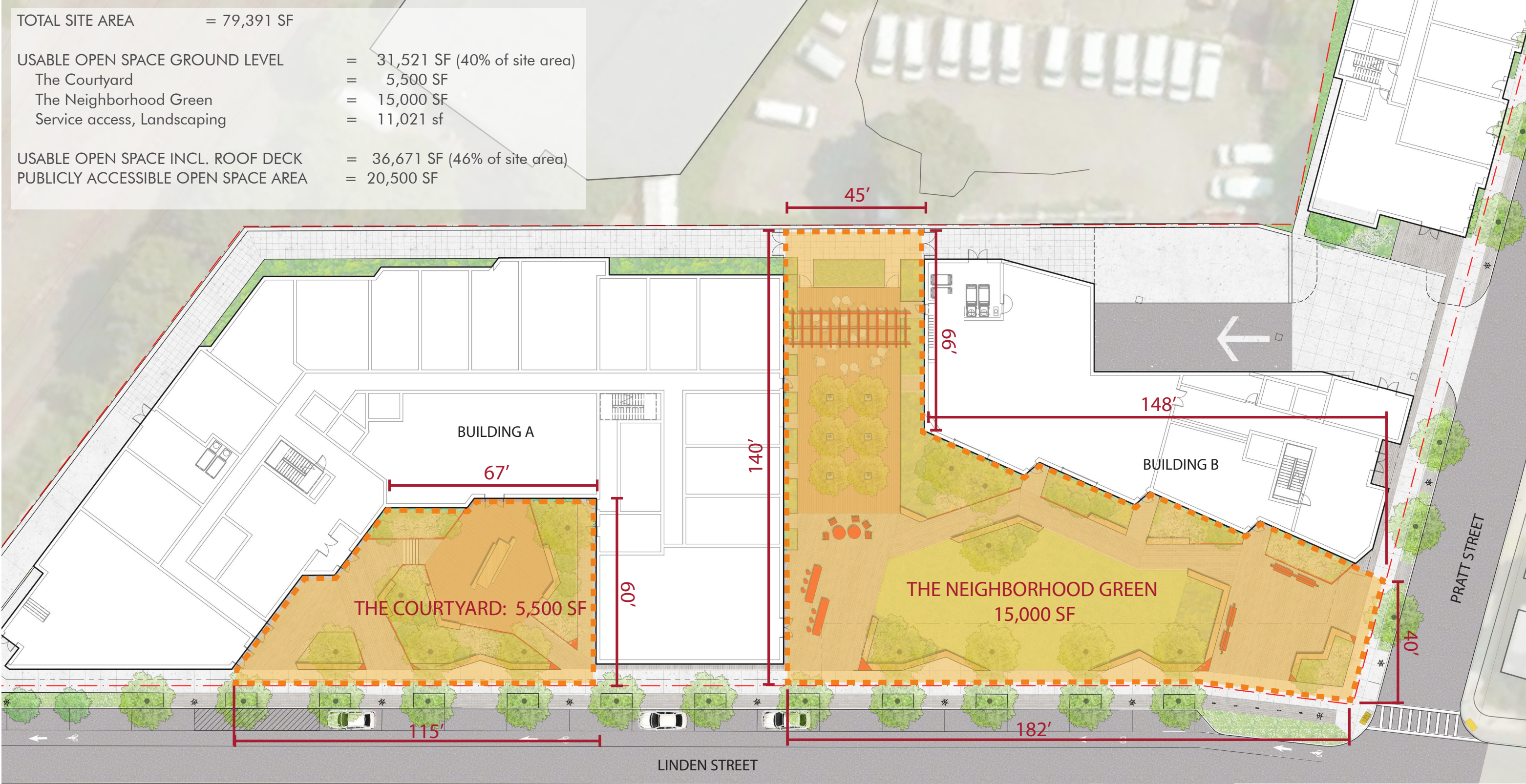
| PROJECT TOTAL | |
|-----------------------------|-------------------|
| UNIT COUNT | 348 UNITS |
| PARKING | 157 SPACES |
| RENTAL UNITS @ .5 / UNIT | 85 SPACES |
| COMPACT UNITS @ .25 / UNIT | 32 SPACES* |
| CONDO UNITS @ .75 / UNIT | 39 SPACES |
| BIKE PARKING @ 1 / UNIT | 348 SPACES |
| GROSS SQUARE FOOTAGE | 317,000sf |
| SITE AREA | 79,391sf |
| FAR | 3.99 |
| OPEN SPACE | 40% |
| INCLUDING ROOF DECKS: | 36,671sf (46%) |
| EXCLUDING ROOF DECKS: | 31,521sf** |


*NOTE: COMPACT LIVING RESIDENTS ARE NOT ELIGIBLE FOR RESIDENT PARKING PASSES
 **USED FOR CALCULATION



OPEN SPACES: DIMENSIONAL DIAGRAM

| | |
|-------------------------------------|--------------------------------|
| TOTAL SITE AREA | = 79,391 SF |
| USABLE OPEN SPACE GROUND LEVEL | = 31,521 SF (40% of site area) |
| The Courtyard | = 5,500 SF |
| The Neighborhood Green | = 15,000 SF |
| Service access, Landscaping | = 11,021 sf |
| USABLE OPEN SPACE INCL. ROOF DECK | = 36,671 SF (46% of site area) |
| PUBLICLY ACCESSIBLE OPEN SPACE AREA | = 20,500 SF |



N

 Scale: 1" = 30'
 0 | 15 | 30 | 45 | 60





NEIGHBORHOOD GREEN









THANK
YOU