

ALLSTON SQUARE

BOSTON, MA

CITY REALTY

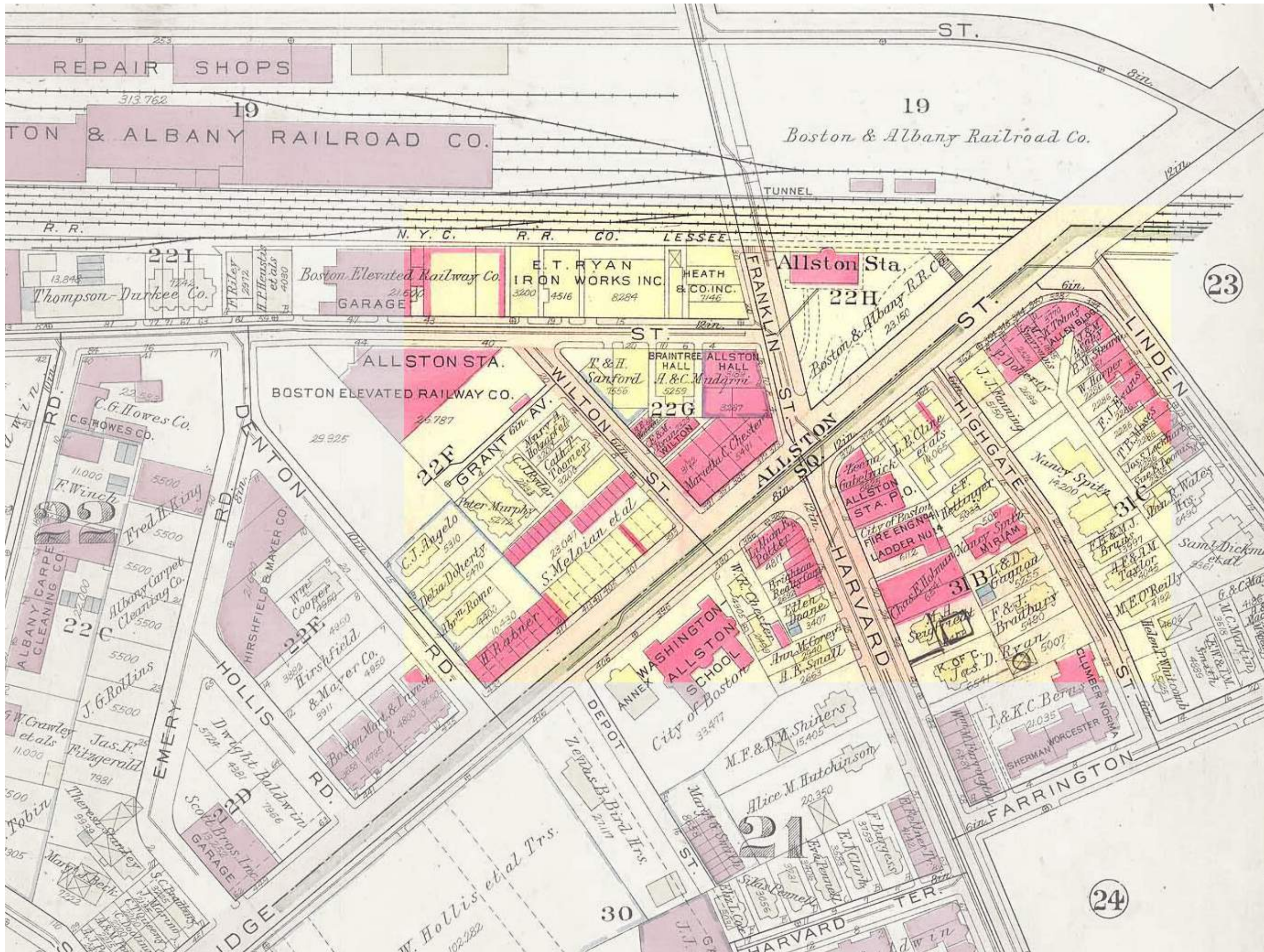
JUNE 24, 2019

 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**

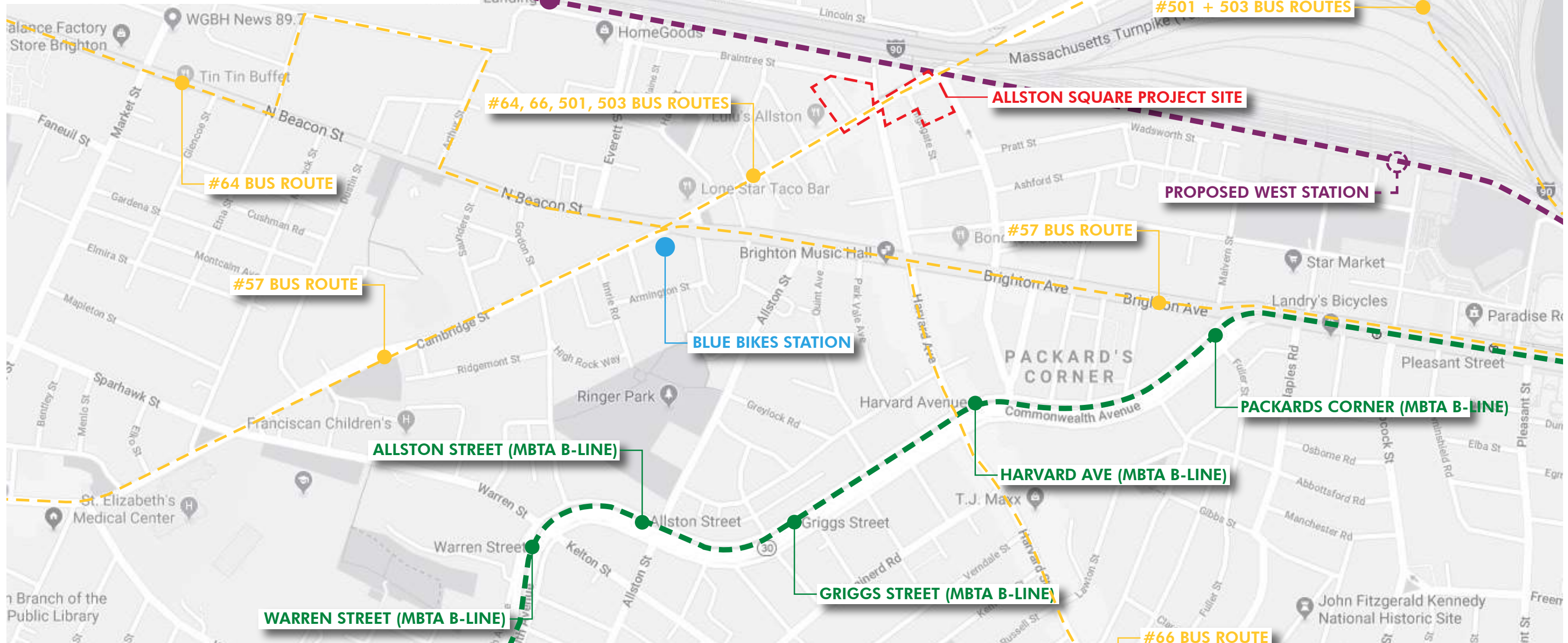
BUILDING TRANSPORTATION PROGRAM

1. LOBBY DISPLAY

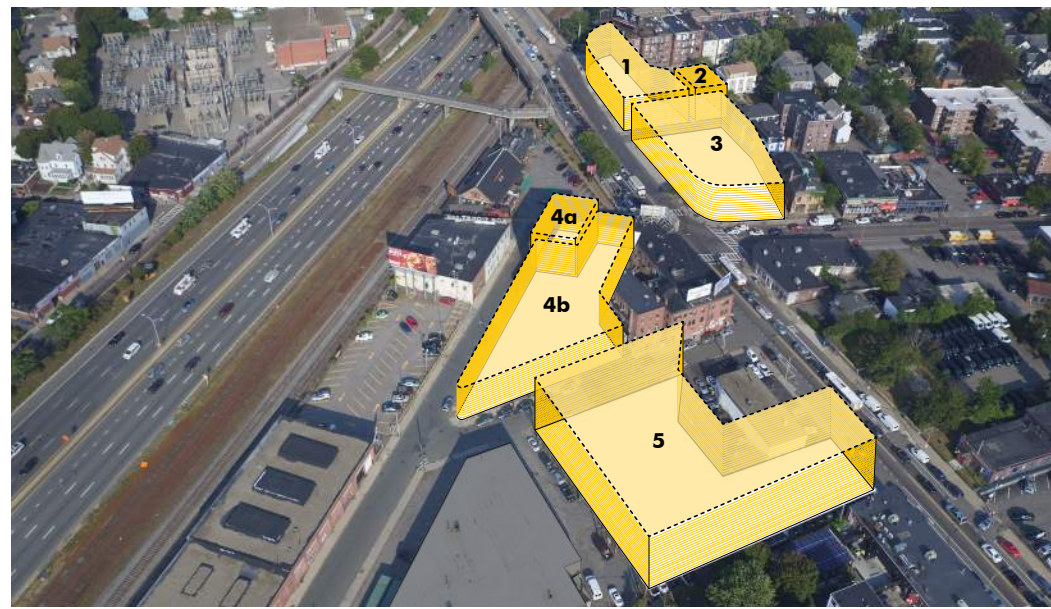
- REAL TIME MBTA FEED
- SCHEDULE / ROUTES
- EST ARRIVAL TIMES
- ALT TRANS INFO / LOCATIONS
- ZIPCAR / CAR SHARE LOCATIONS
- BLUE BIKE / SCOOTERS
- BIKE ROUTES

2. SUBSIDIZED MBTA PASSES FOR BUYERS

- ZONE 1A MBTA (INC COMM RAIL)







1 - 334 CAMBRIDGE



2 - 16 HIGHGATE



3 - 372 CAMBRIDGE



4 - FRANKLIN-BRAINTREE/ALLSTON HALL



5 - 415 CAMBRIDGE

EXISTING SITES EMBARC

415 CAMBRIDGE STREET

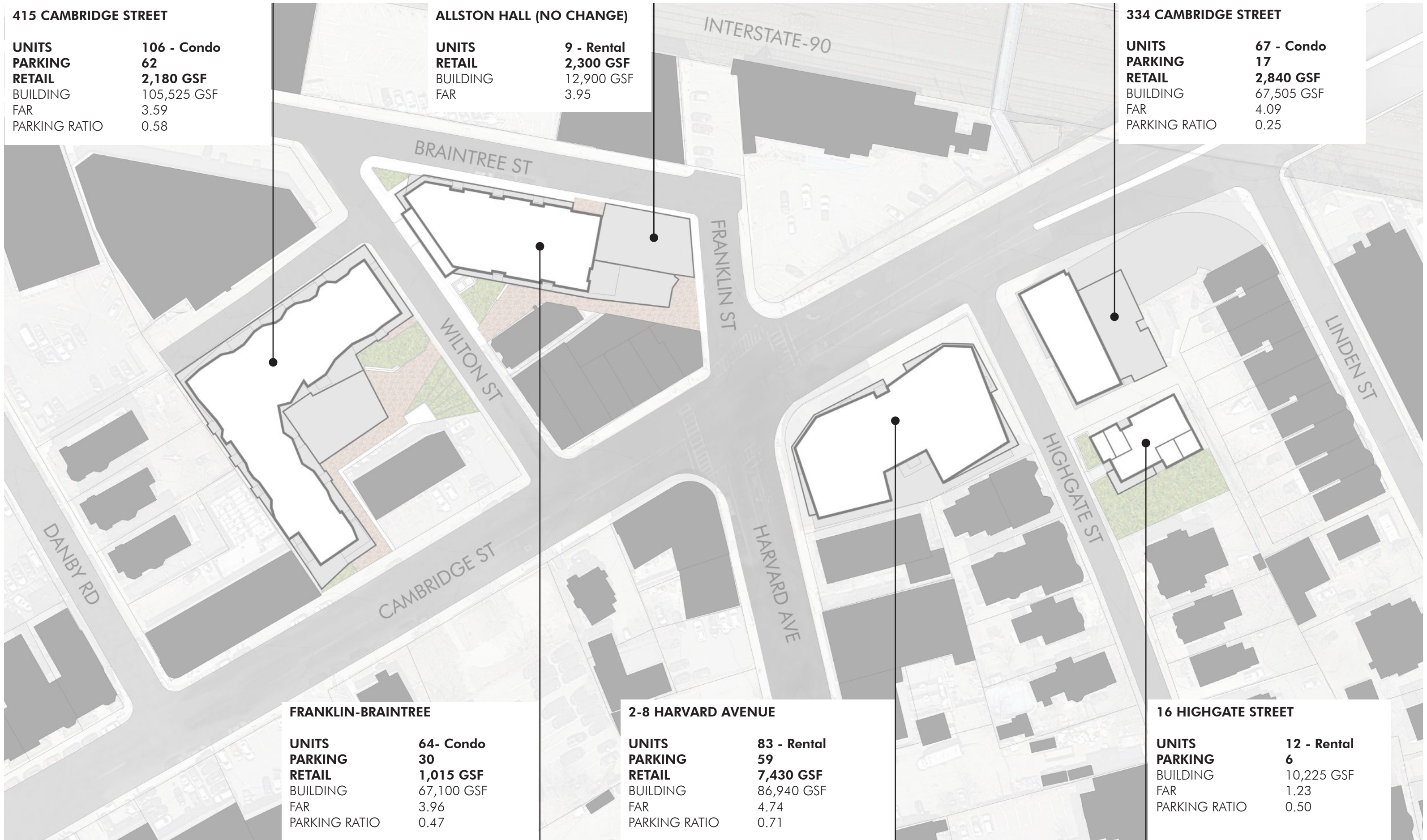
UNITS	106 - Condo
PARKING	62
RETAIL	2,180 GSF
BUILDING	105,525 GSF
FAR	3.59
PARKING RATIO	0.58

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	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	86,940 GSF
FAR	4.74
PARKING RATIO	0.71

16 HIGHGATE STREET

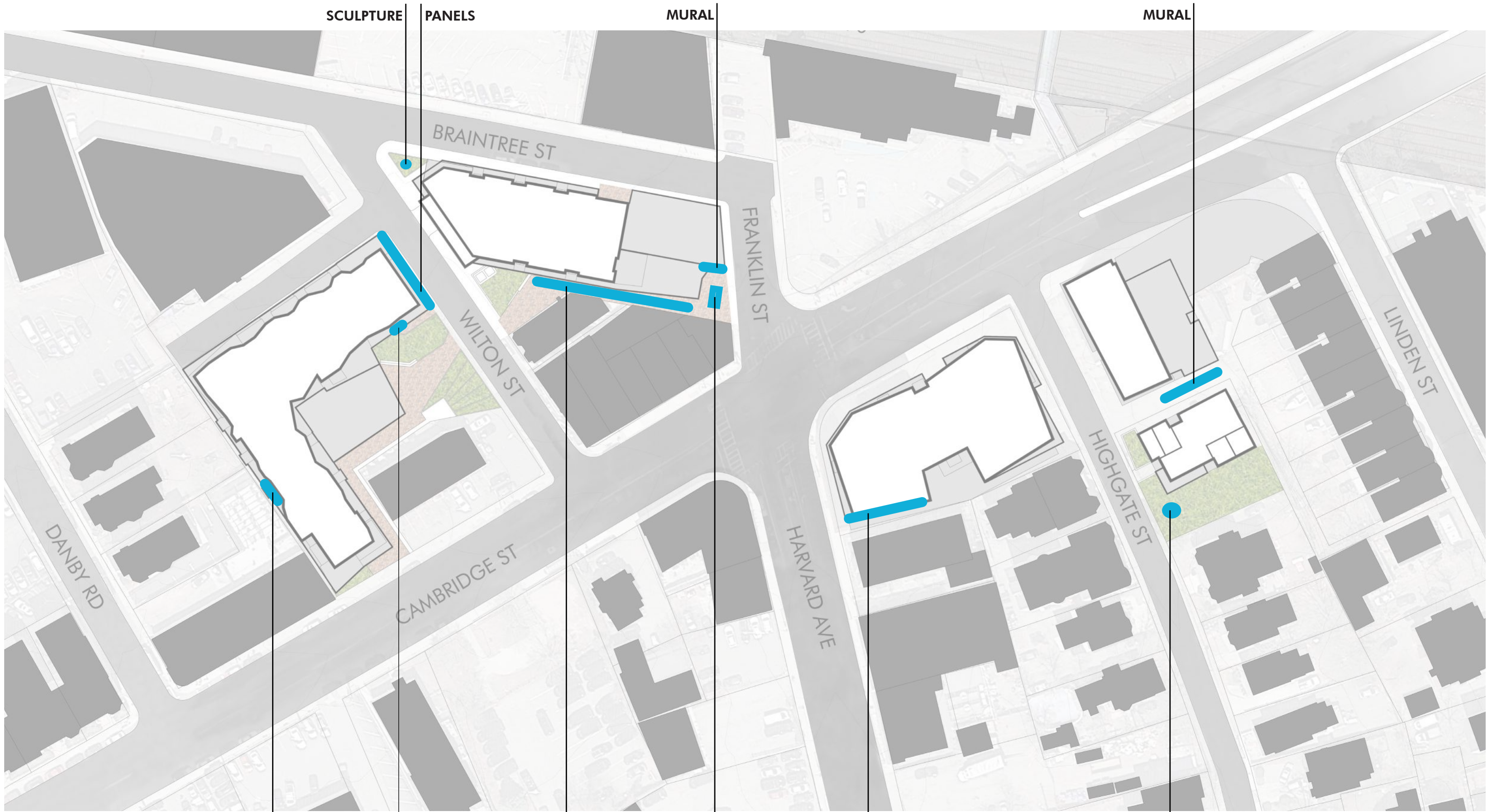
UNITS	12 - Rental
PARKING	6
BUILDING	10,225 GSF
FAR	1.23
PARKING RATIO	0.50

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: 251,965 SQUARE FEET (+ 4,770 SF)
- RETAIL SPACE: 15,765 SQUARE FEET (- 6,355 SF)
- OPEN SPACE: 27,758 SQUARE FEET (+4,592 SF)



SCULPTURE

PANELS

MURAL

MURAL

BRAINTREE ST

FRANKLIN ST

WILTON ST

LINDEN ST

DANBY RD

CAMBRIDGE ST

HARVARD AVE

HIGHGATE ST

MURAL

MURAL

LIGHT DISPLAY

SEATING

MURAL

SCULPTURE





ARTWORK - LIGHTING & WAYFINDING

EMBARC



ARTWORK - SCULPTURE / SIGNAGE EMBARC

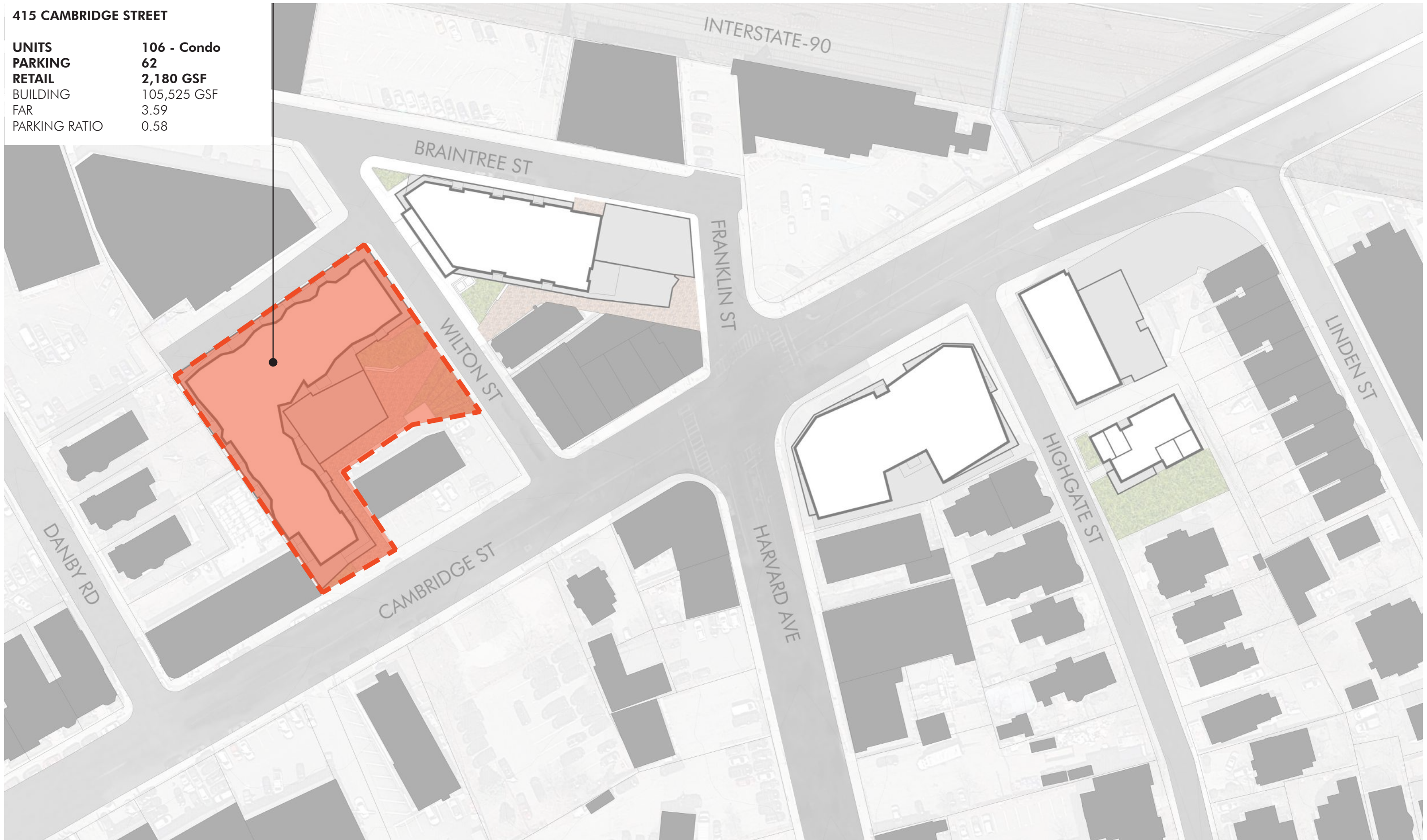
COMMUNITY BENEFITS

- **300** BIKE SPOTS
- **46 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

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FIRST FLOOR PLAN



SECOND FLOOR PLAN

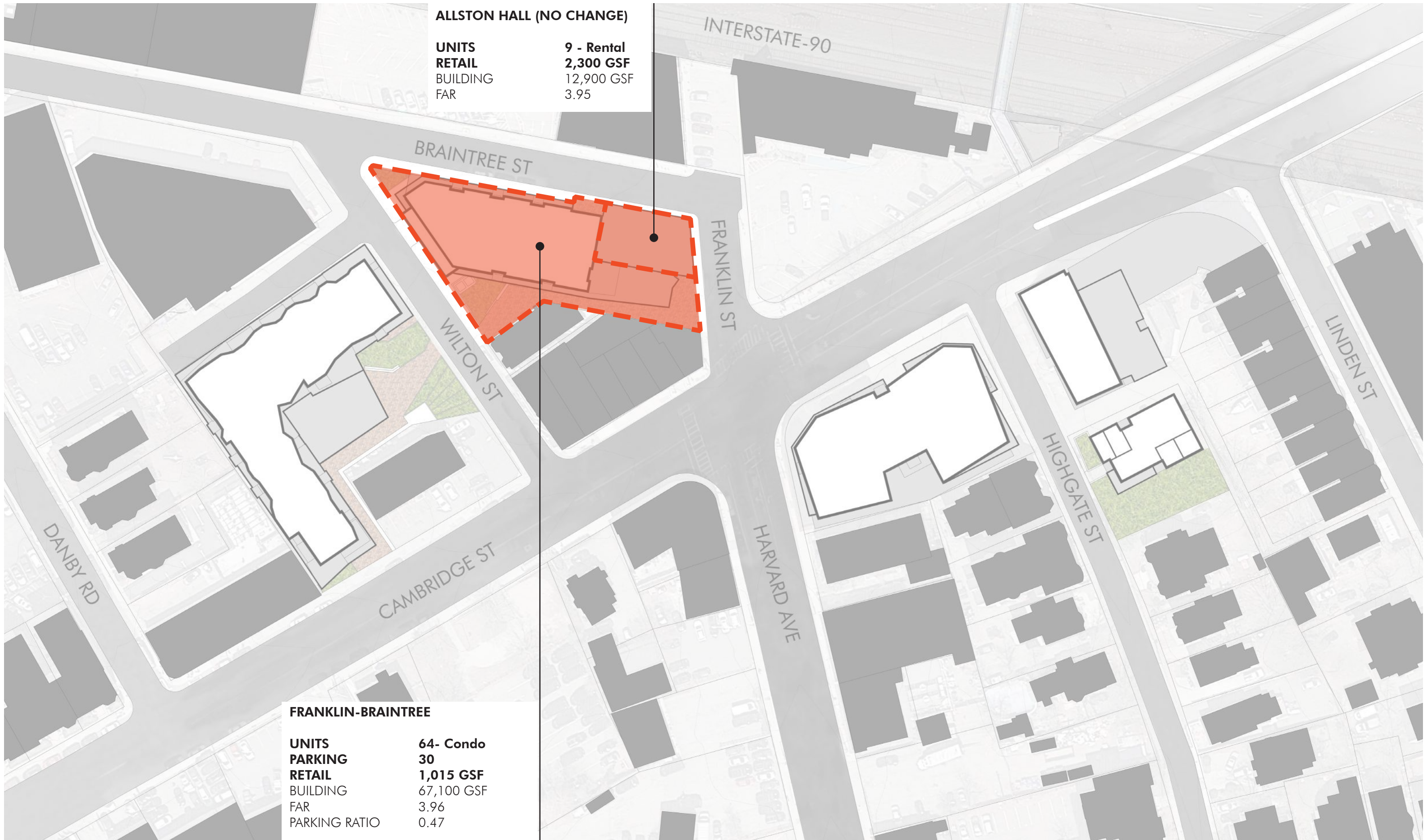
1/32" = 1'-0"



415 CAMBRIDGE ST - VIEW FROM CAMBRIDGE ST | EMBARC



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

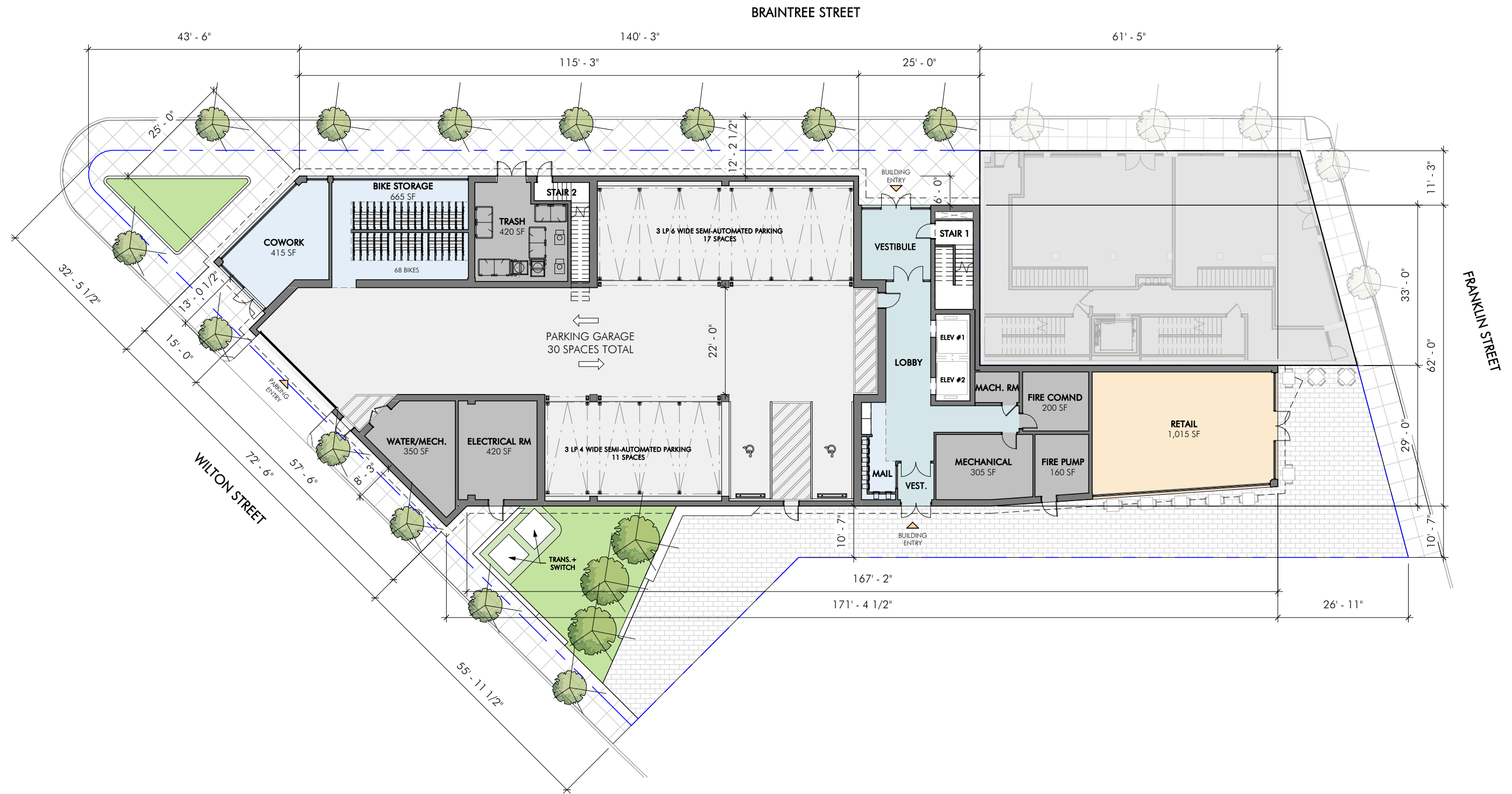


ALLSTON HALL (NO CHANGE)

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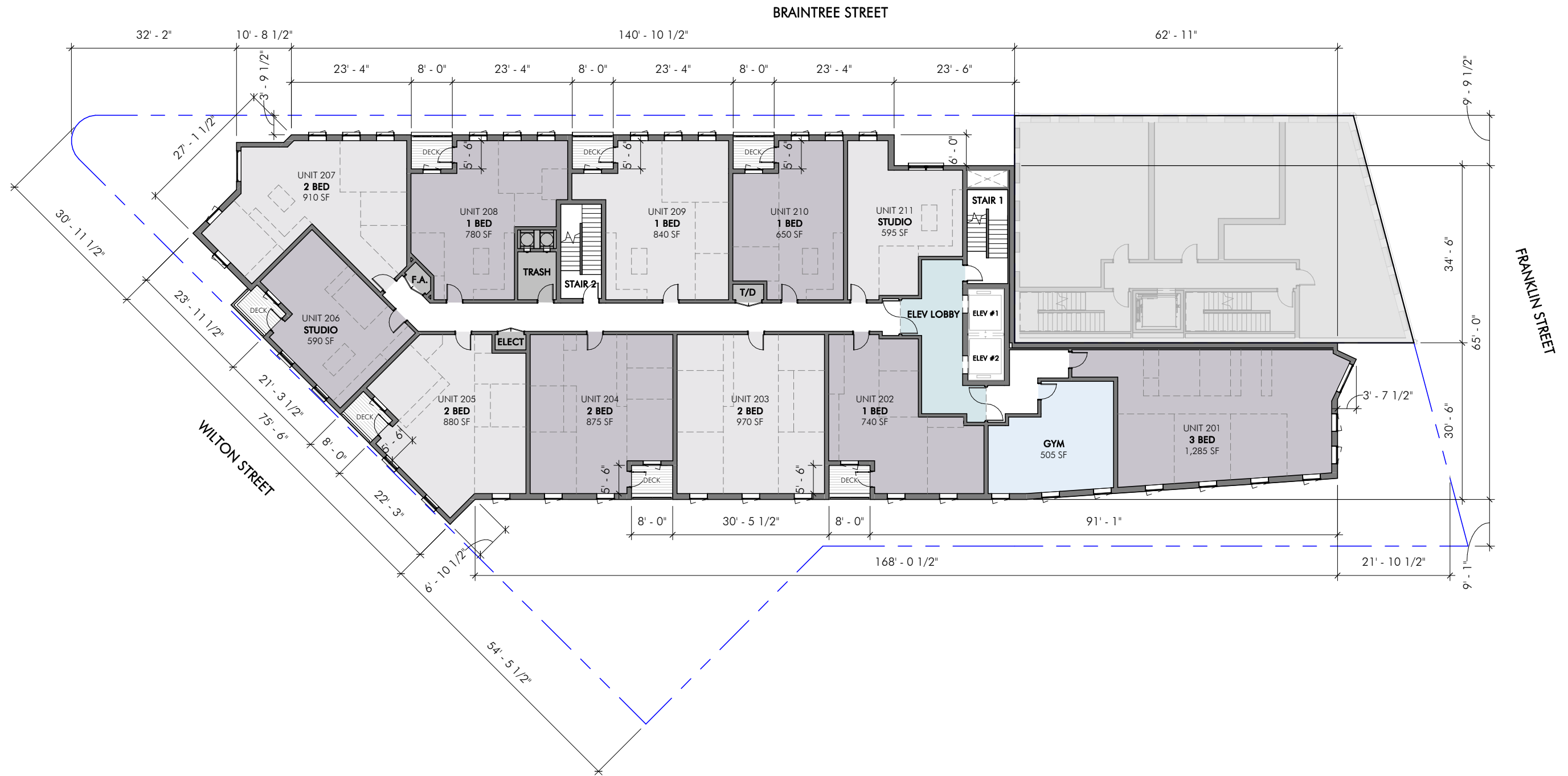
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FIRST FLOOR PLAN

3/64" = 1'-0"



SECOND FLOOR PLAN

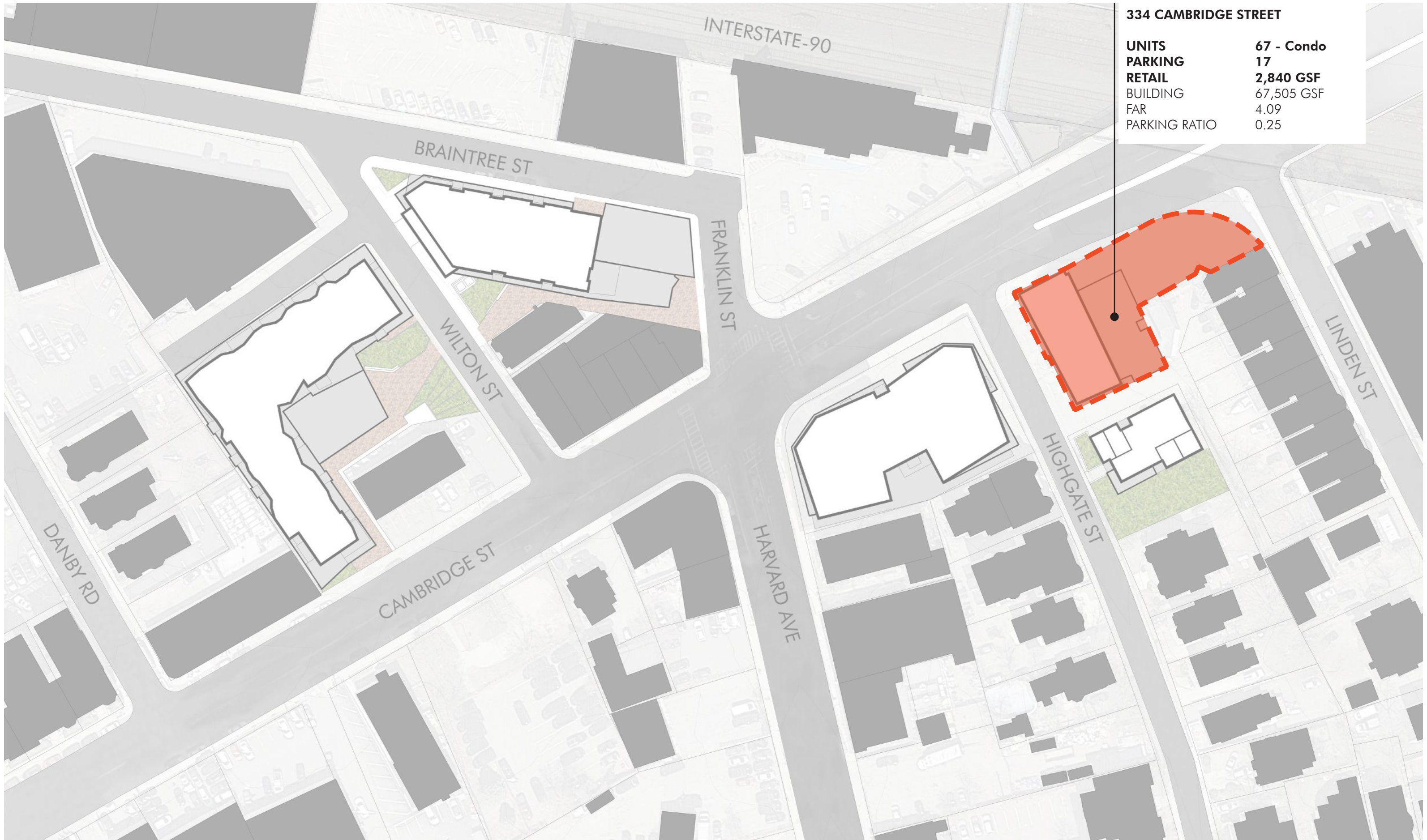
3/64" = 1'-0"

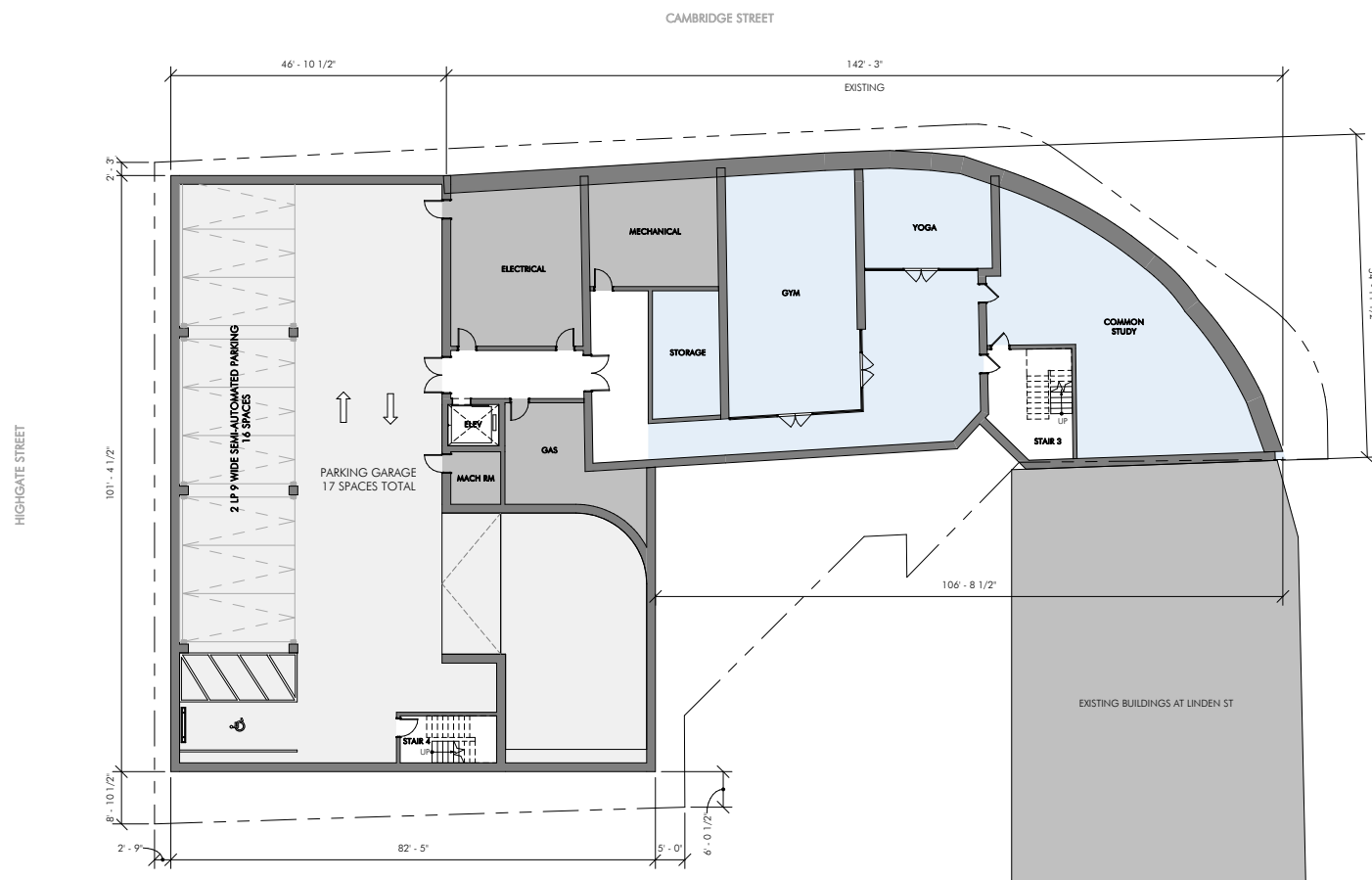


FRANKLIN - BRAINTREE / ALLSTON HALL - VIEW FROM FRANKLIN ST | EMBARC

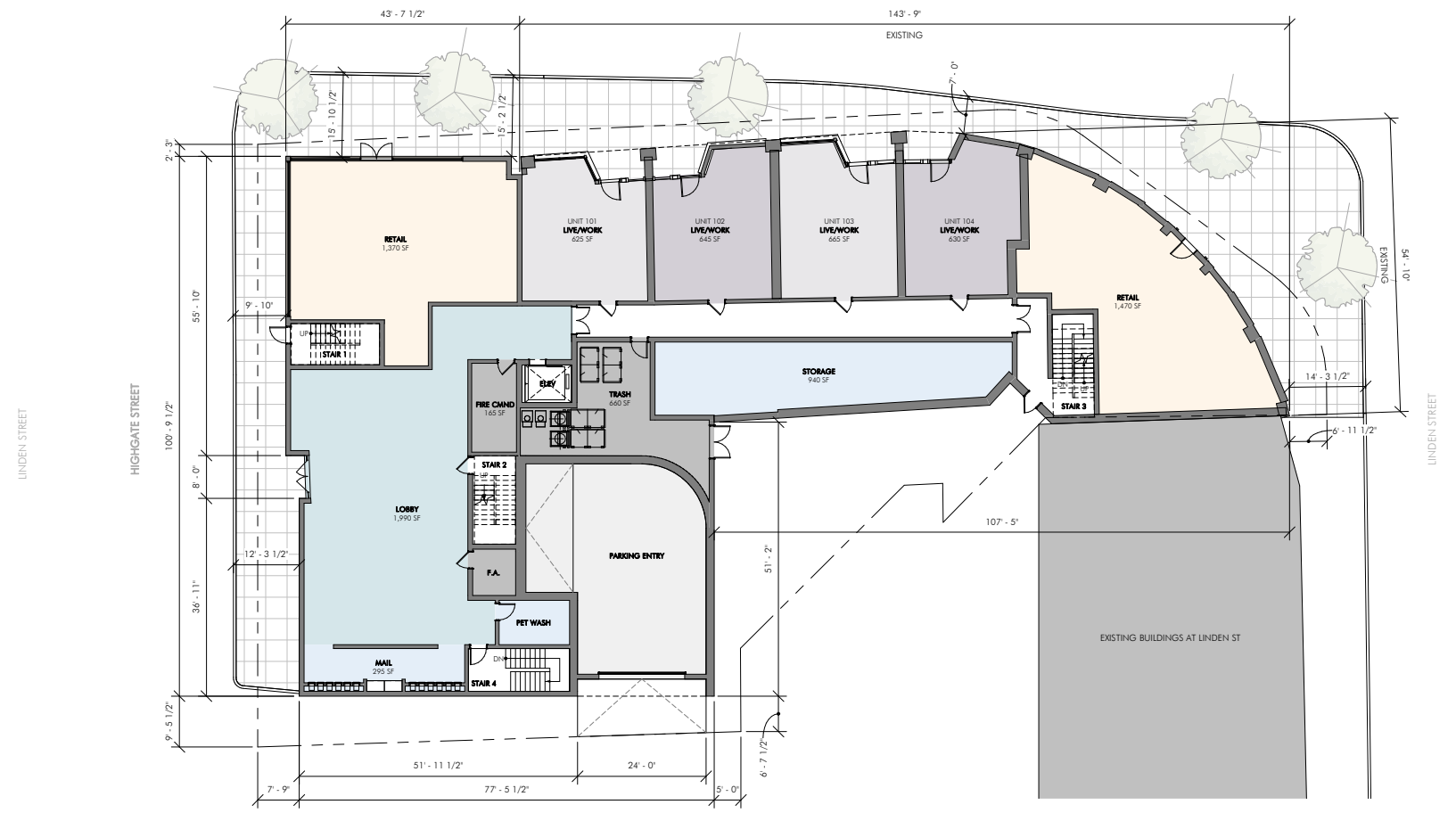


FRANKLIN - BRAINTREE / ALLSTON HALL - VIEW FROM BRAINTREE ST | EMBARC





BASEMENT PLAN



FIRST FLOOR PLAN

1/32" = 1'-0"



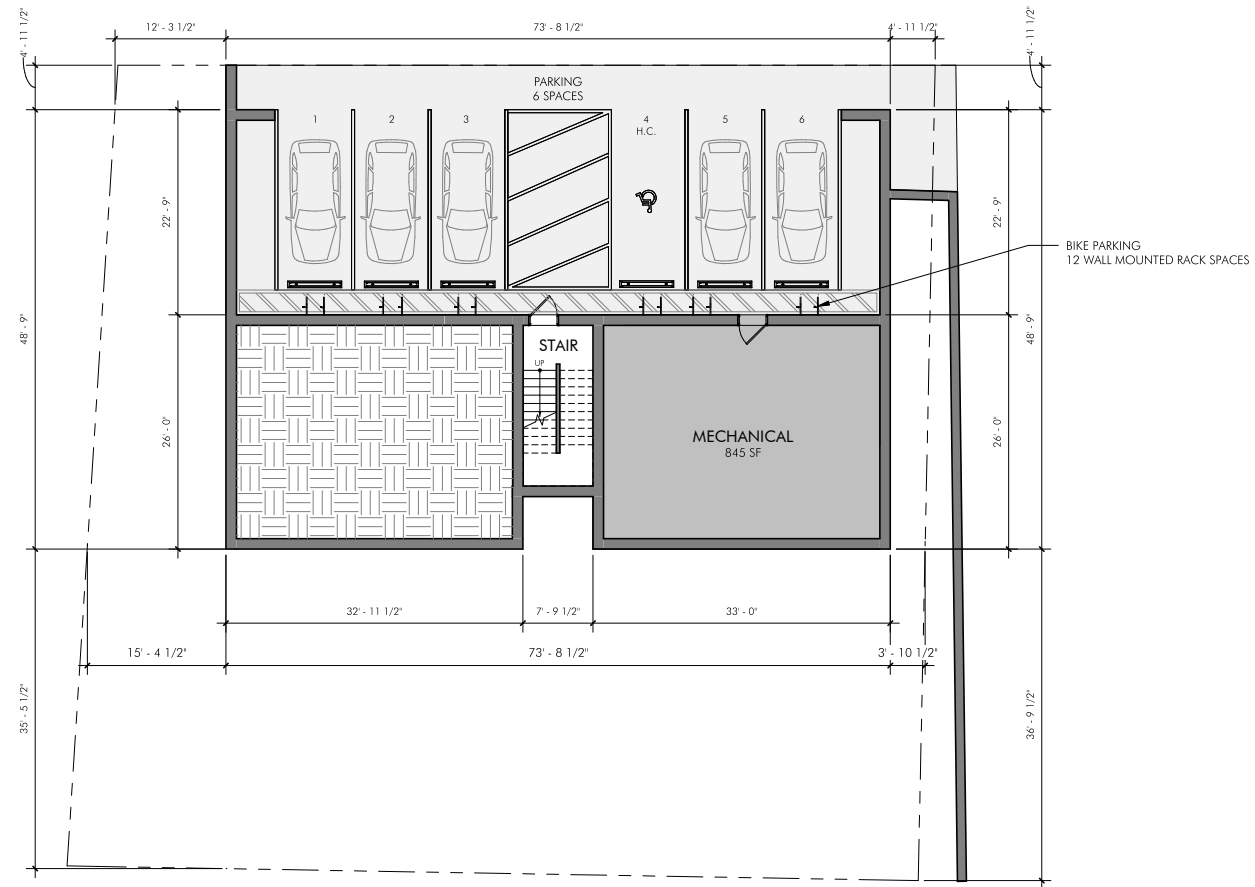
334 CAMBRIDGE ST (JACK YOUNG) - VIEW FROM CAMBRIDGE ST | EMBARC



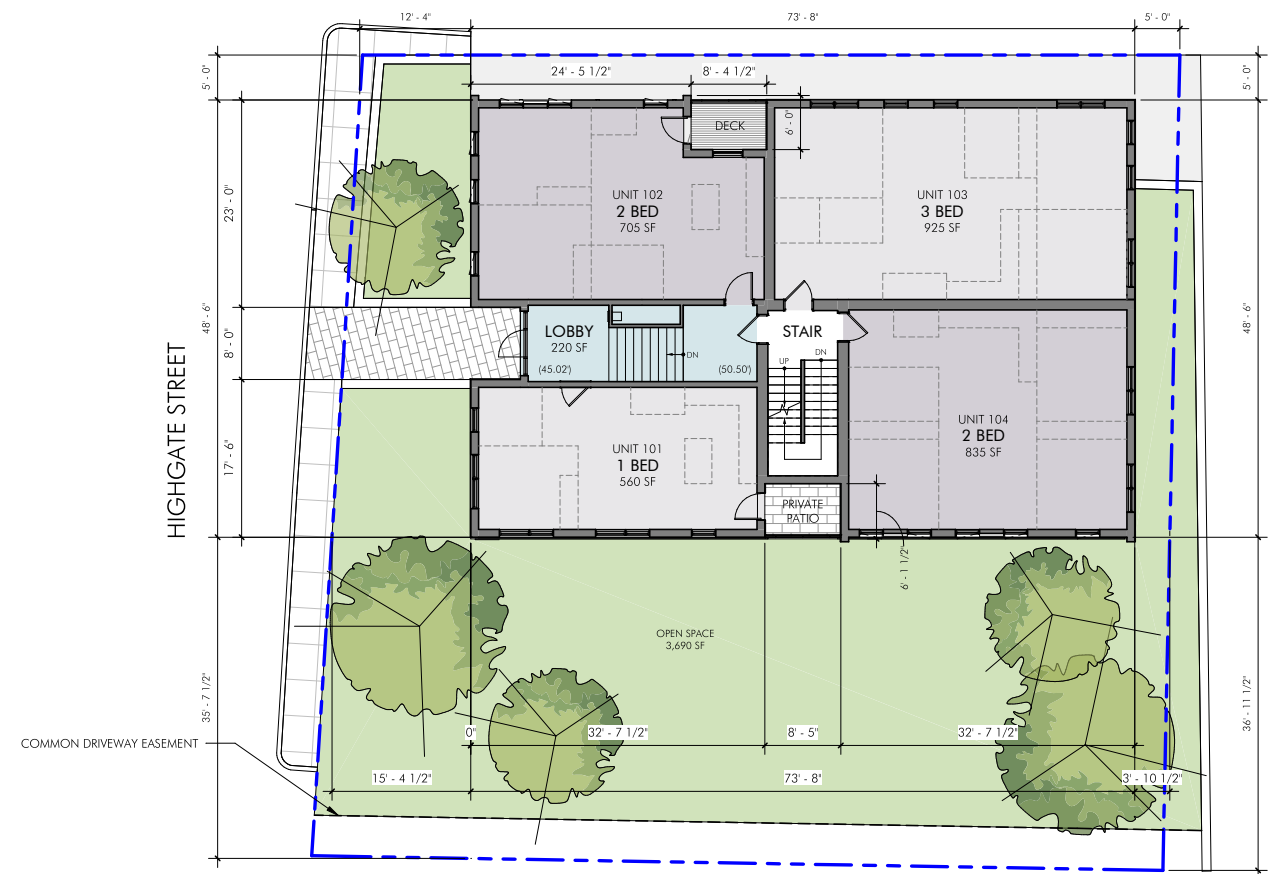
334 CAMBRIDGE ST (JACK YOUNG) - VIEW FROM HIGHGATE ST | EMBARC



16 HIGHGATE STREET	
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PARKING PLAN



FIRST FLOOR PLAN

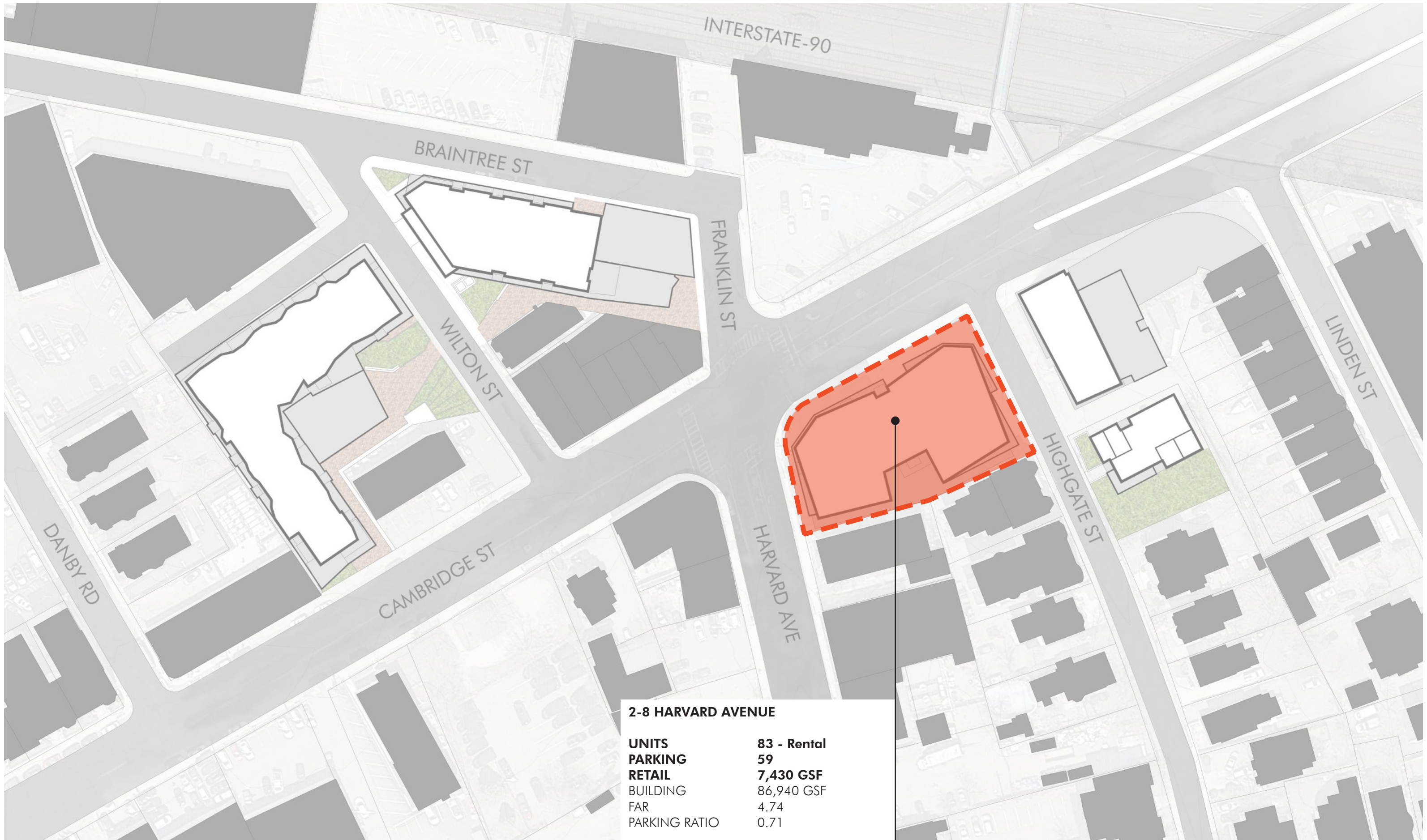
1/16" = 1'-0"



16 HIGHGATE ST - VIEW FROM HIGHGATE ST | EMBARC

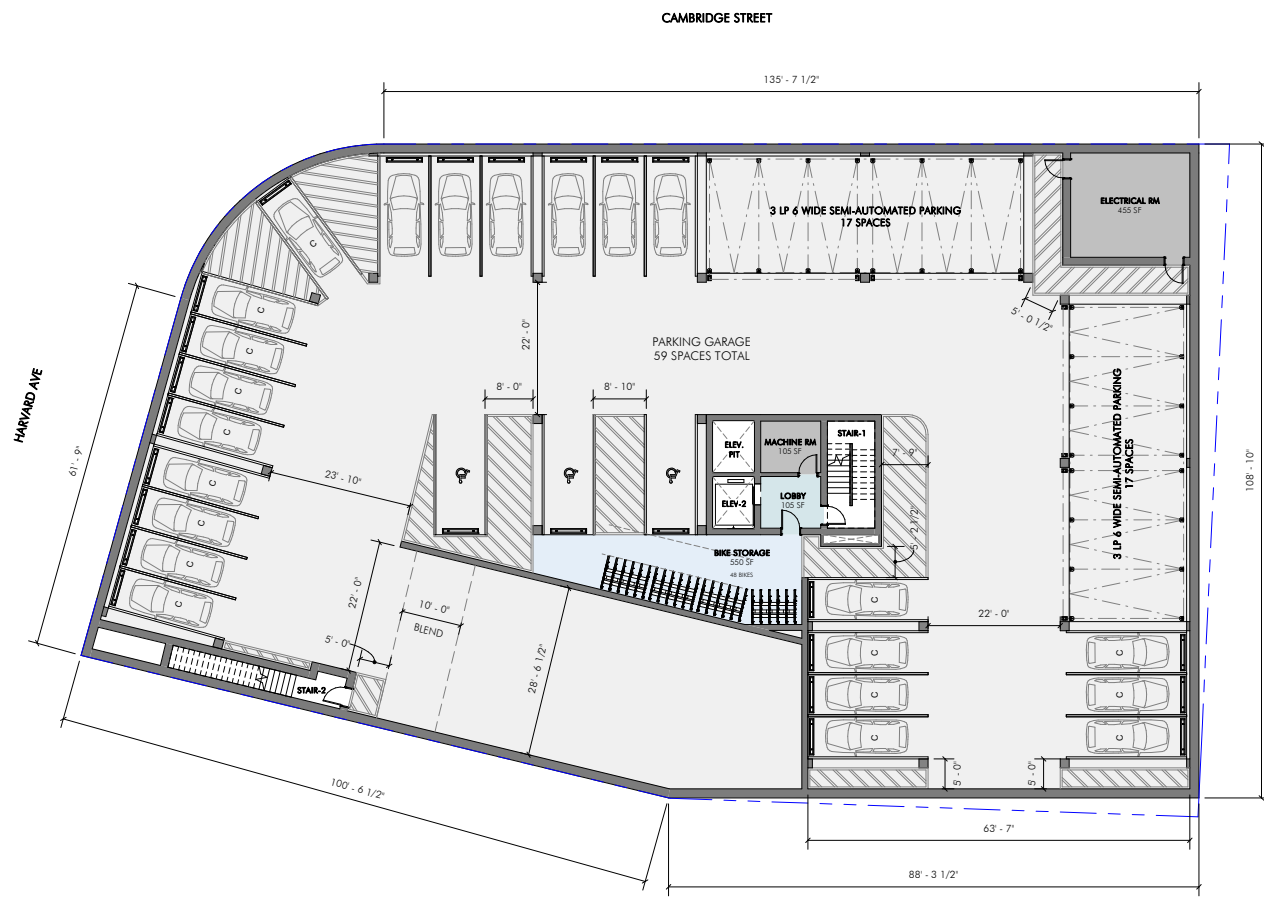


16 HIGHGATE ST - VIEW FROM HIGHGATE ST TOWARD CAMBRIDGE ST | EMBARC

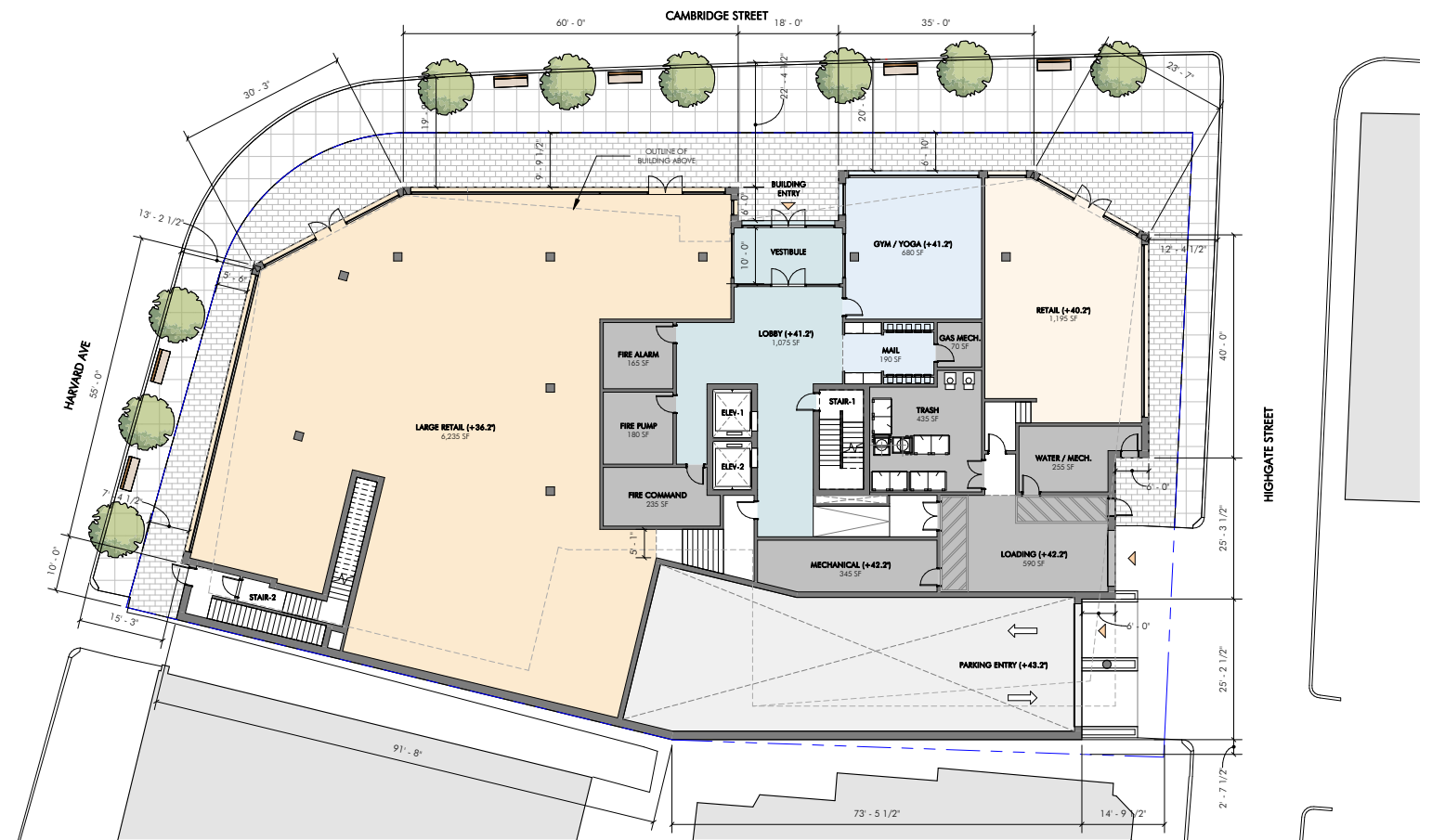


2-8 HARVARD AVENUE

UNITS	83 - Rental
PARKING	59
RETAIL	7,430 GSF
BUILDING	86,940 GSF
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BASEMENT PLAN



FIRST FLOOR PLAN

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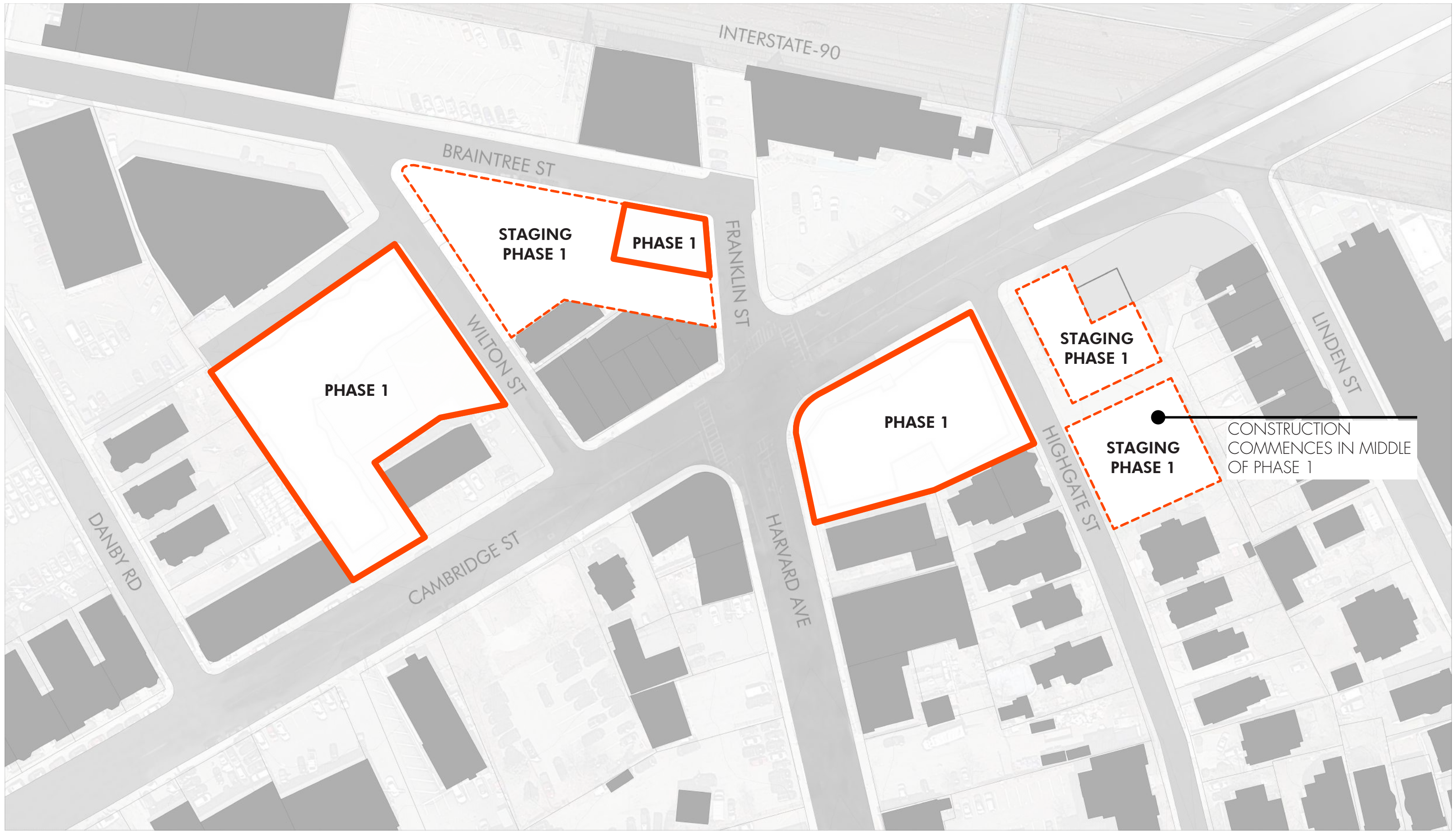


2-8 HARVARD AVE - VIEW FROM CAMBRIDGE ST & WILTON ST | EMBARC



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

CAMBRIDGE ST

HARVARD AVE

PHASE 1

HIGHGATE ST

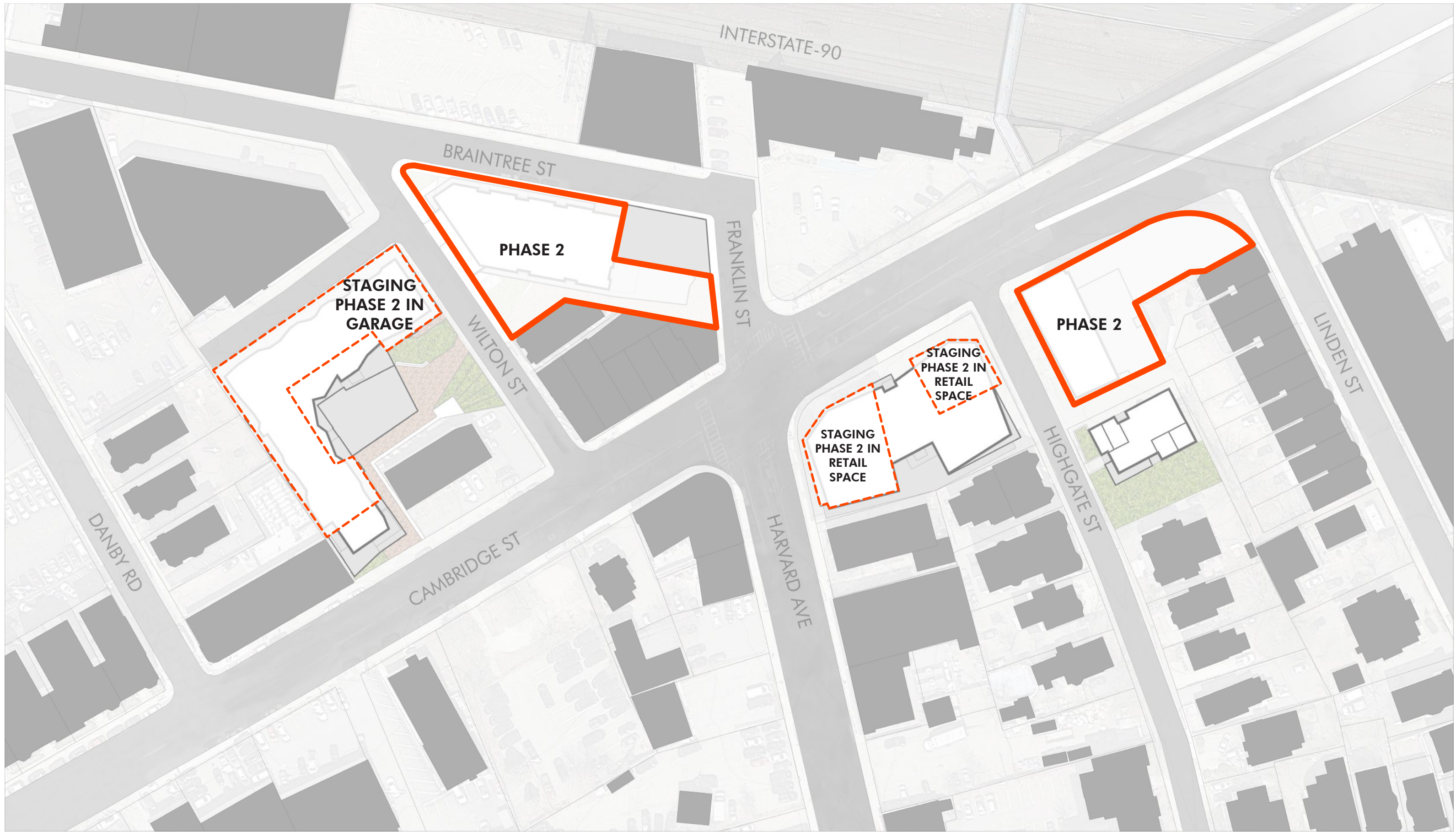
STAGING
PHASE 1

STAGING
PHASE 1

CONSTRUCTION
COMMENCES IN MIDDLE
OF PHASE 1

LINDEN ST

DANBY RD



INTERSTATE-90

BRAINTREE ST

PHASE 2

FRANKLIN ST

STAGING
PHASE 2 IN
GARAGE

WILTON ST

CAMBRIDGE ST

DANBY RD

STAGING
PHASE 2 IN
RETAIL
SPACE

PHASE 2

LINDEN ST

STAGING
PHASE 2 IN
RETAIL
SPACE

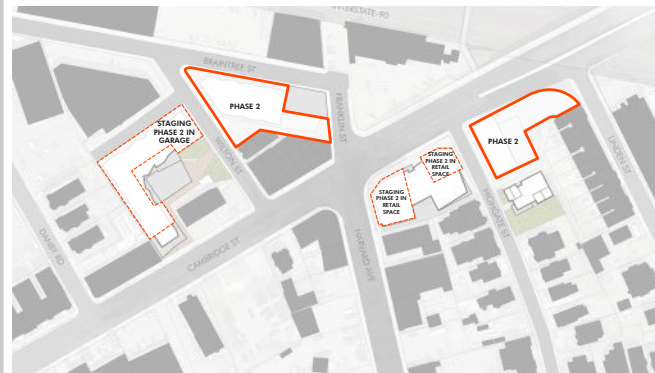
HARVARD AVE

HIGHGATE ST

JUNE 22, 2018
PNF SUBMITTED



Q4 2020 (NOVEMBER)
PHASE 2 CONSTRUCTION BEGINS

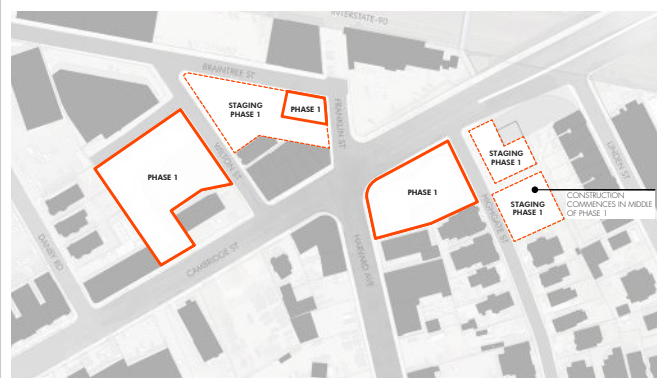


Q3 2021 (AUGUST)
CONSTRUCTION COMPLETE -
415 CAMBRIDGE & 2-8 HARVARD



2018

2022



Q2 2020 (APRIL)
PHASE 1 CONSTRUCTION BEGINS



Q1 2021 (JANUARY)
CONSTRUCTION COMPLETE -
ALLSTON HALL



Q1 2022 (MARCH)
CONSTRUCTION COMPLETE -
PHASE 2