

ALLSTON SQUARE

SOUTH OF CAMBRIDGE STREET

BOSTON, MA

CITY REALTY

SEPTEMBER 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

CAMBRIDGE

DOWNTOWN BOSTON



**ALLSTON
SQUARE**

415 CAMBRIDGE STREET

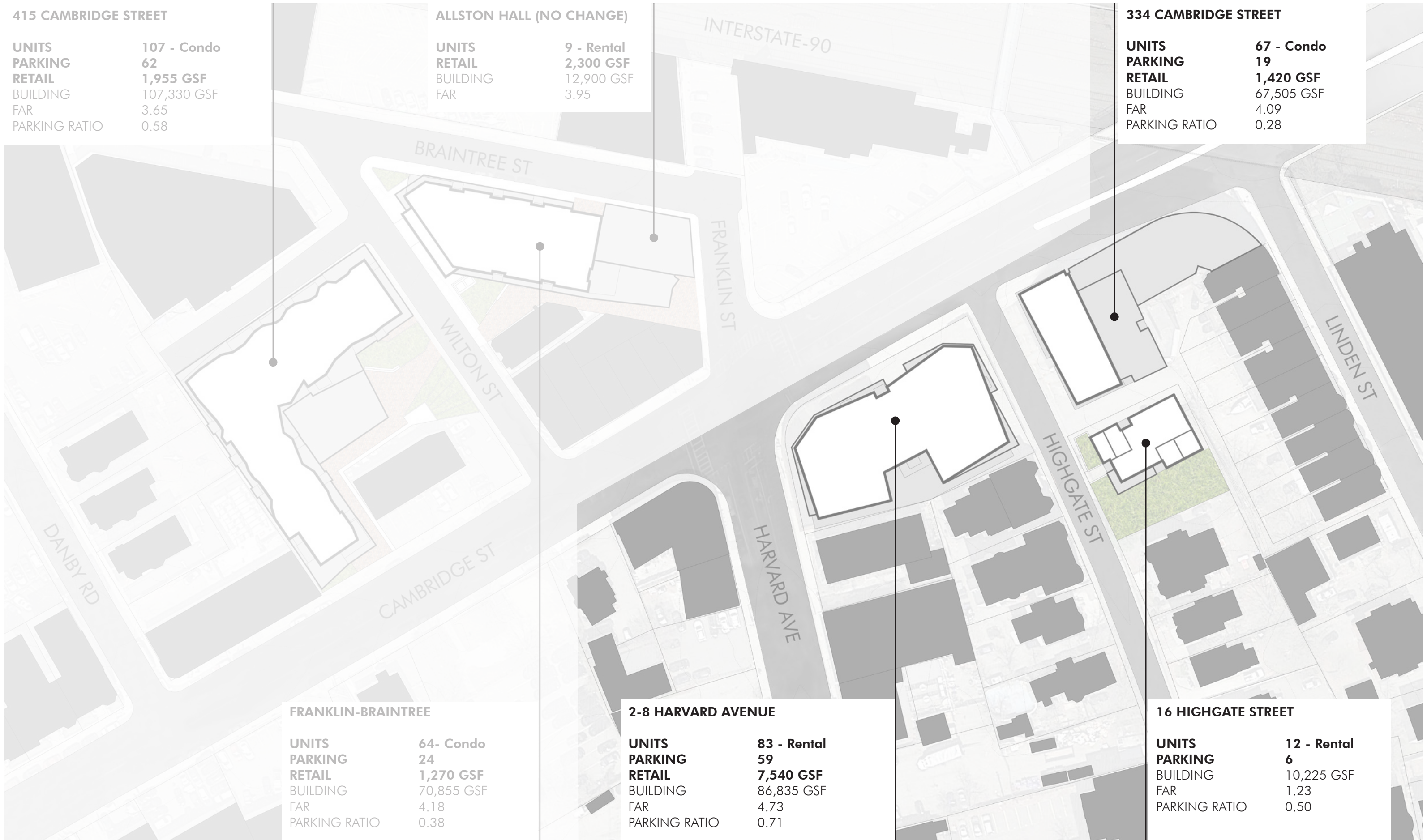
UNITS	107 - Condo
PARKING	62
RETAIL	1,955 GSF
BUILDING	107,330 GSF
FAR	3.65
PARKING RATIO	0.58

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	19
RETAIL	1,420 GSF
BUILDING	67,505 GSF
FAR	4.09
PARKING RATIO	0.28



FRANKLIN-BRAINTREE

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

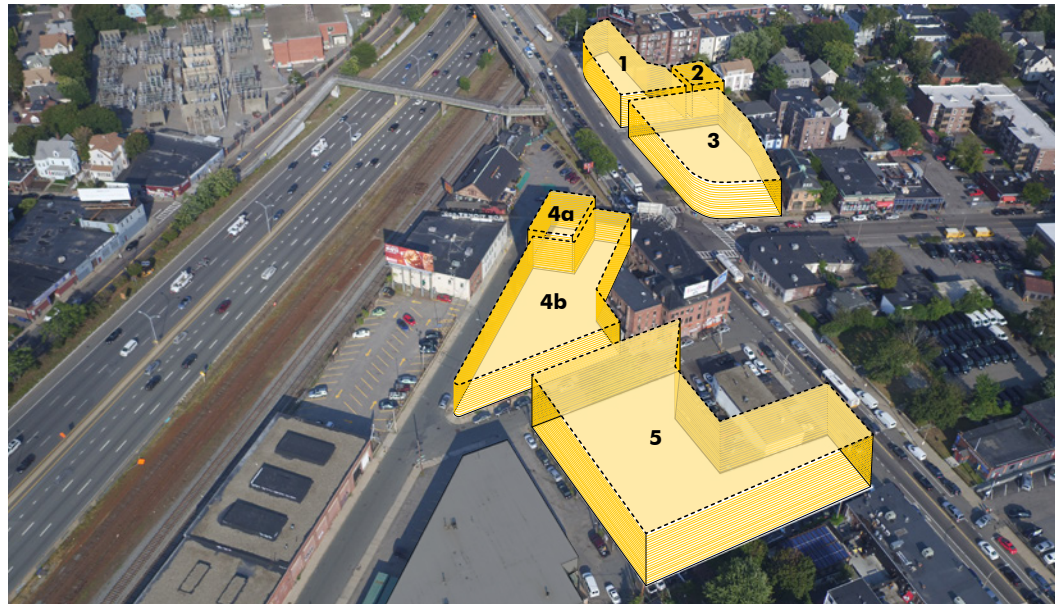
2-8 HARVARD AVENUE

UNITS	83 - Rental
PARKING	59
RETAIL	7,540 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





1 - 334 CAMBRIDGE



2 - 16 HIGHGATE



3 - 2-8 HARVARD AVE

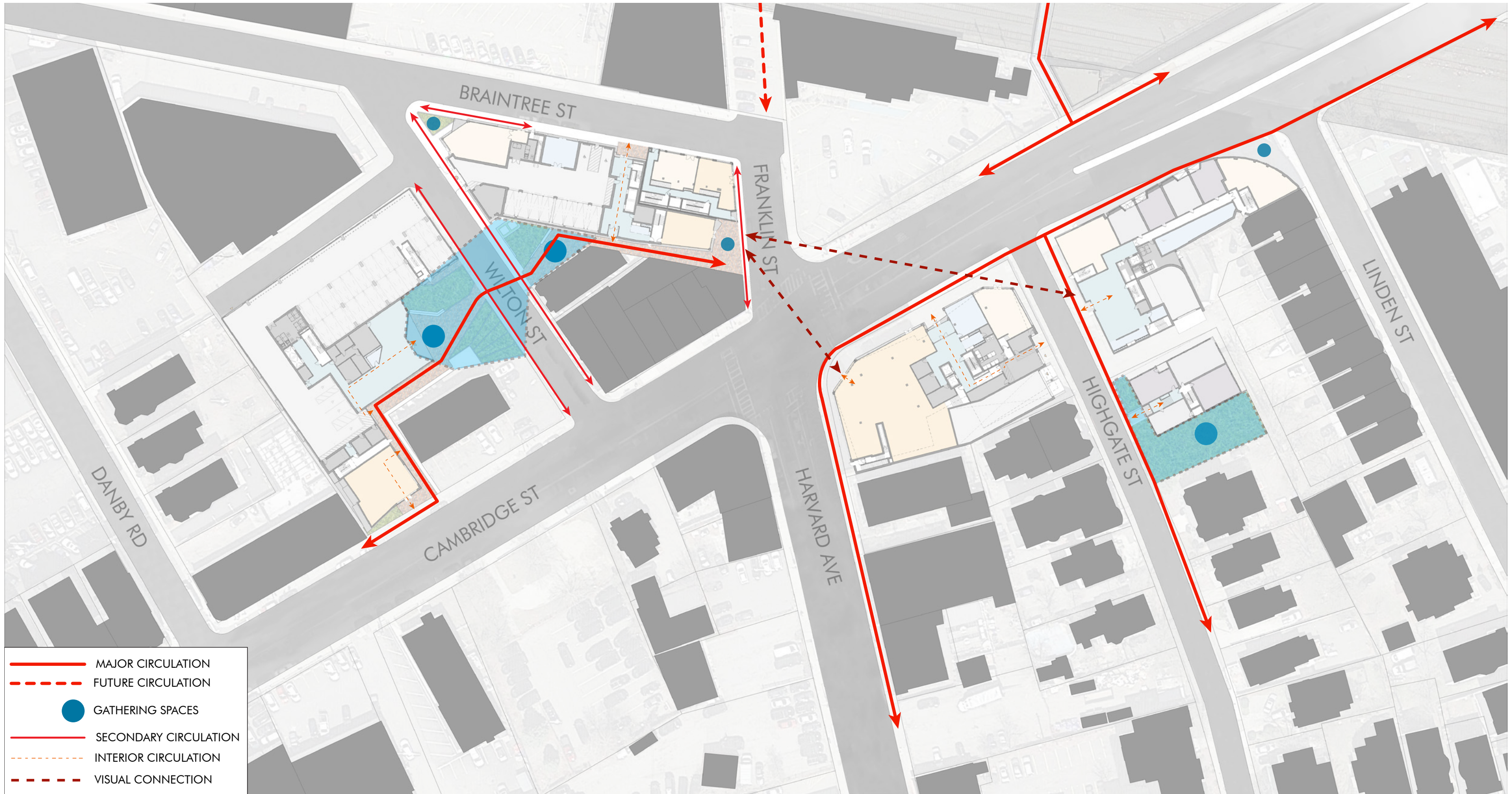


4 - FRANKLIN-BRAINTREE/ALLSTON HALL



5 - 415 CAMBRIDGE

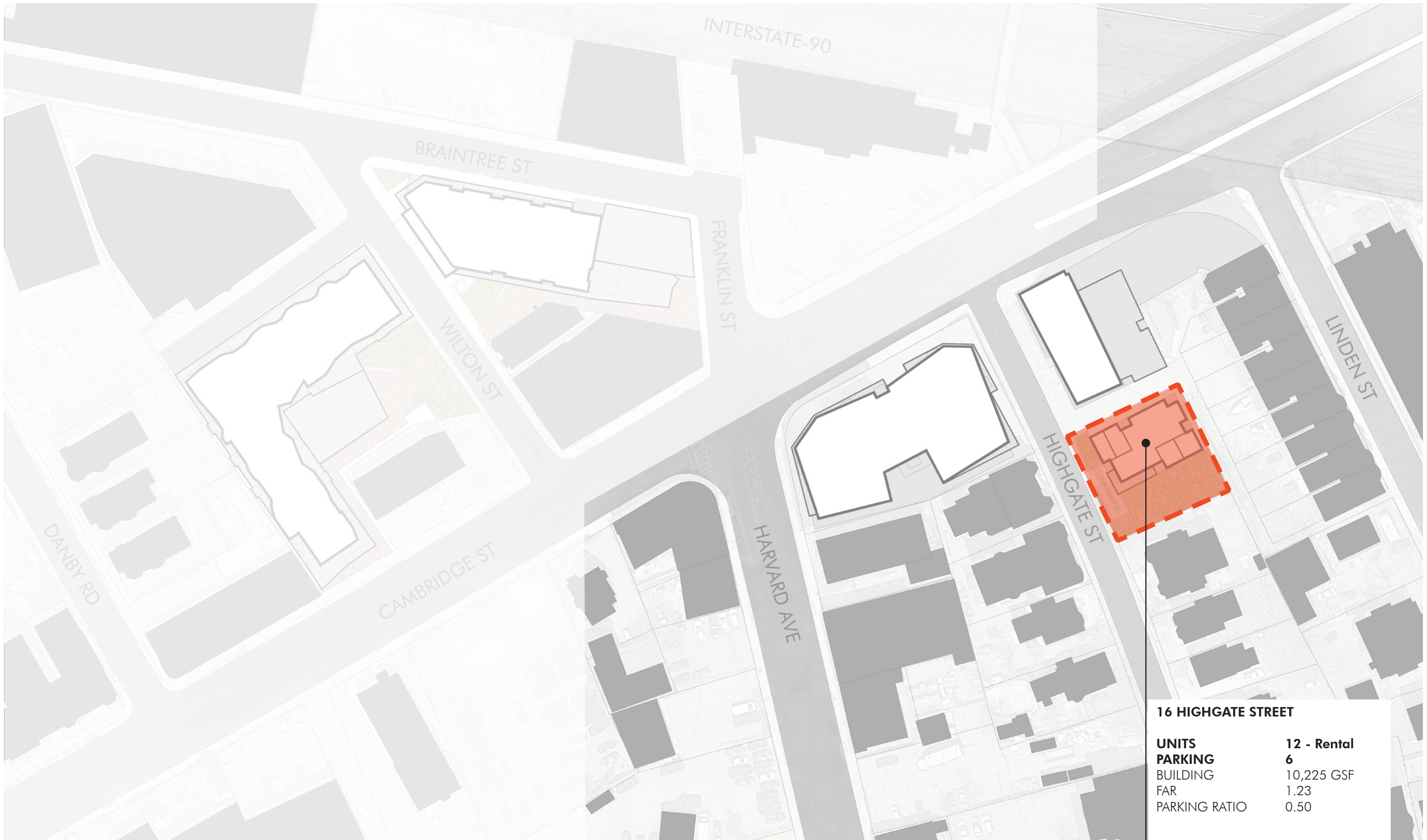
EXISTING SITES EMBARC







AERIAL VIEW FROM CAMBRIDGE STREET | EMBARC



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



16 HIGHGATE STREET



11-17 HIGHGATE STREET

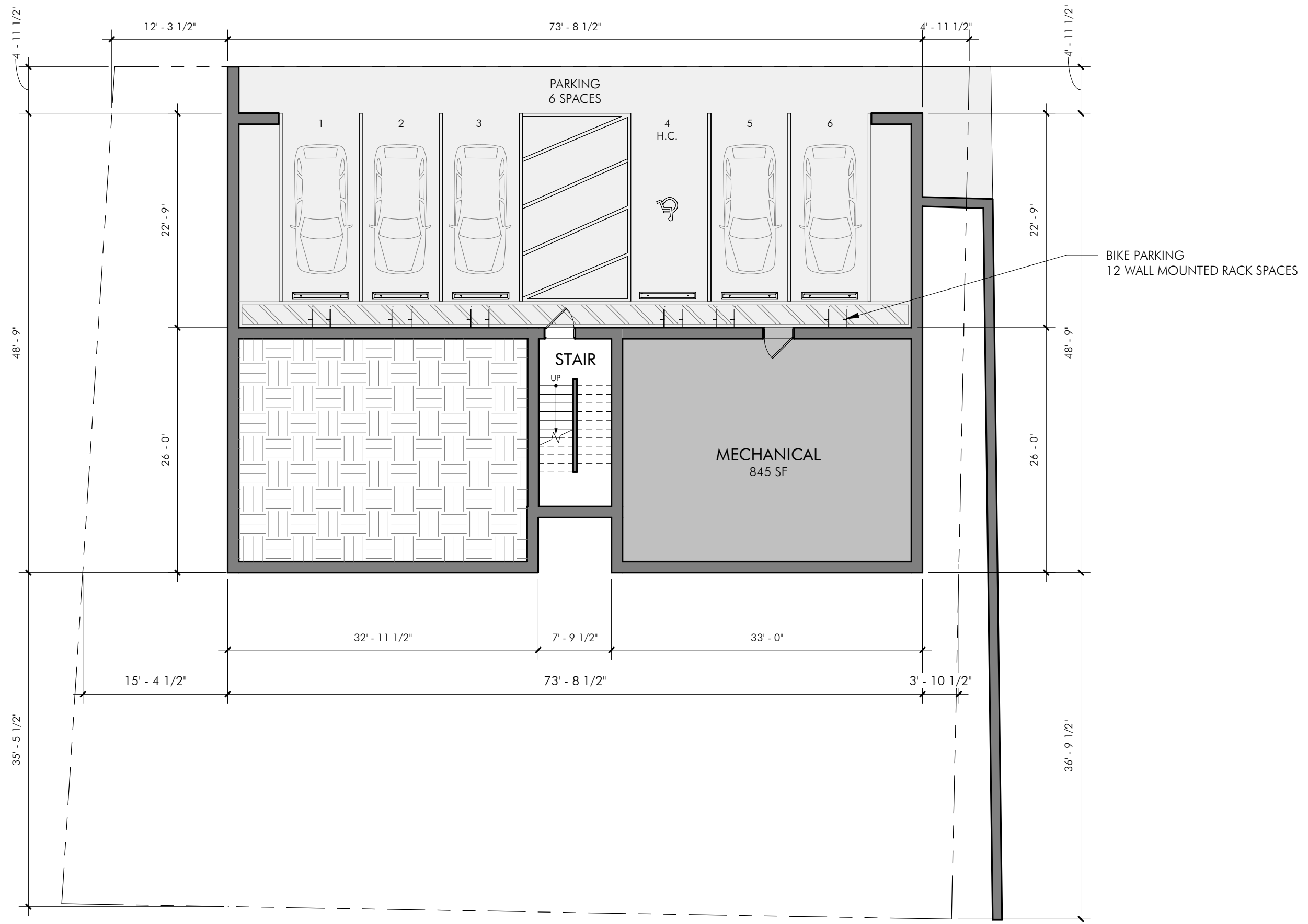


20-22 HIGHGATE STREET



VIEW DOWN HIGHGATE STREET

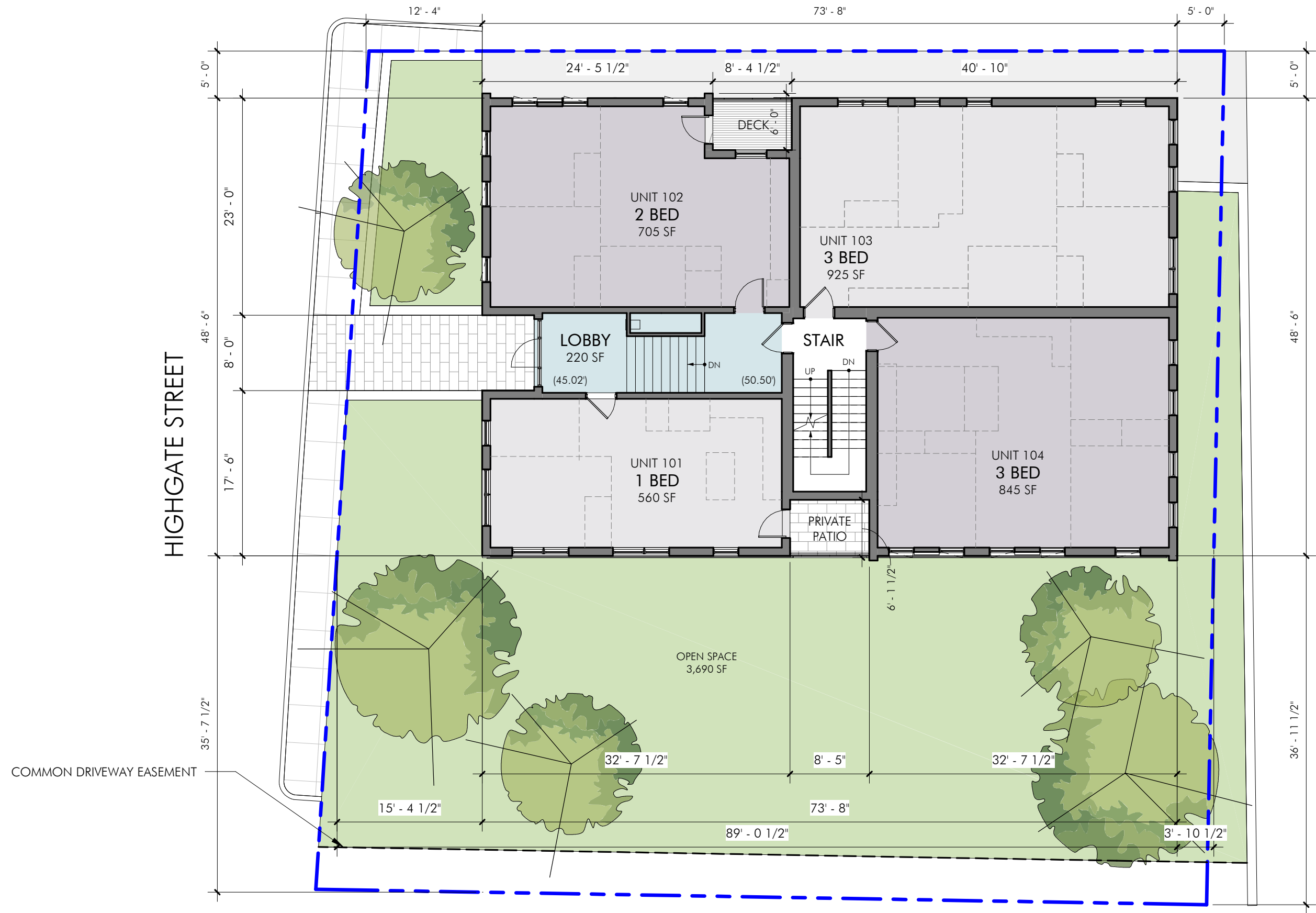
16 HIGHGATE ST - EXISTING SITE PHOTOS | EMBARC



1/8" = 1'-0"

16 HIGHGATE ST - BASEMENT FLOOR PLAN | EMBARC

A12



1/8" = 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



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



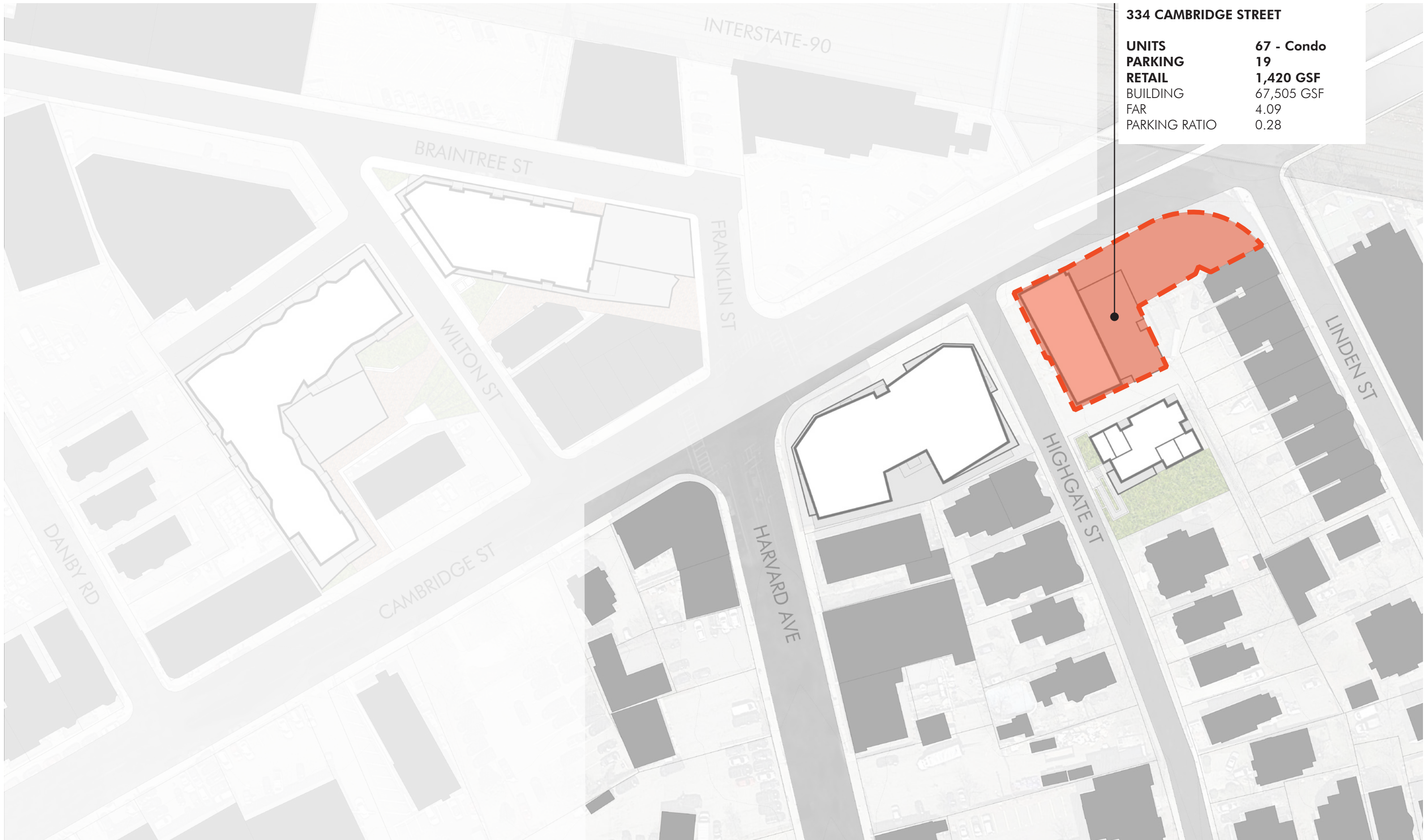
16 HIGHGATE STREET - HIGHGATE STREET ELEVATION | EMBARC



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



16 HIGHGATE ST - VIEW FROM HIGHGATE ST | EMBARC



334 CAMBRIDGE STREET	
UNITS	67 - Condo
PARKING	19
RETAIL	1,420 GSF
BUILDING	67,505 GSF
FAR	4.09
PARKING RATIO	0.28



334 CAMBRIDGE STREET



SITE FROM HIGHGATE STREET



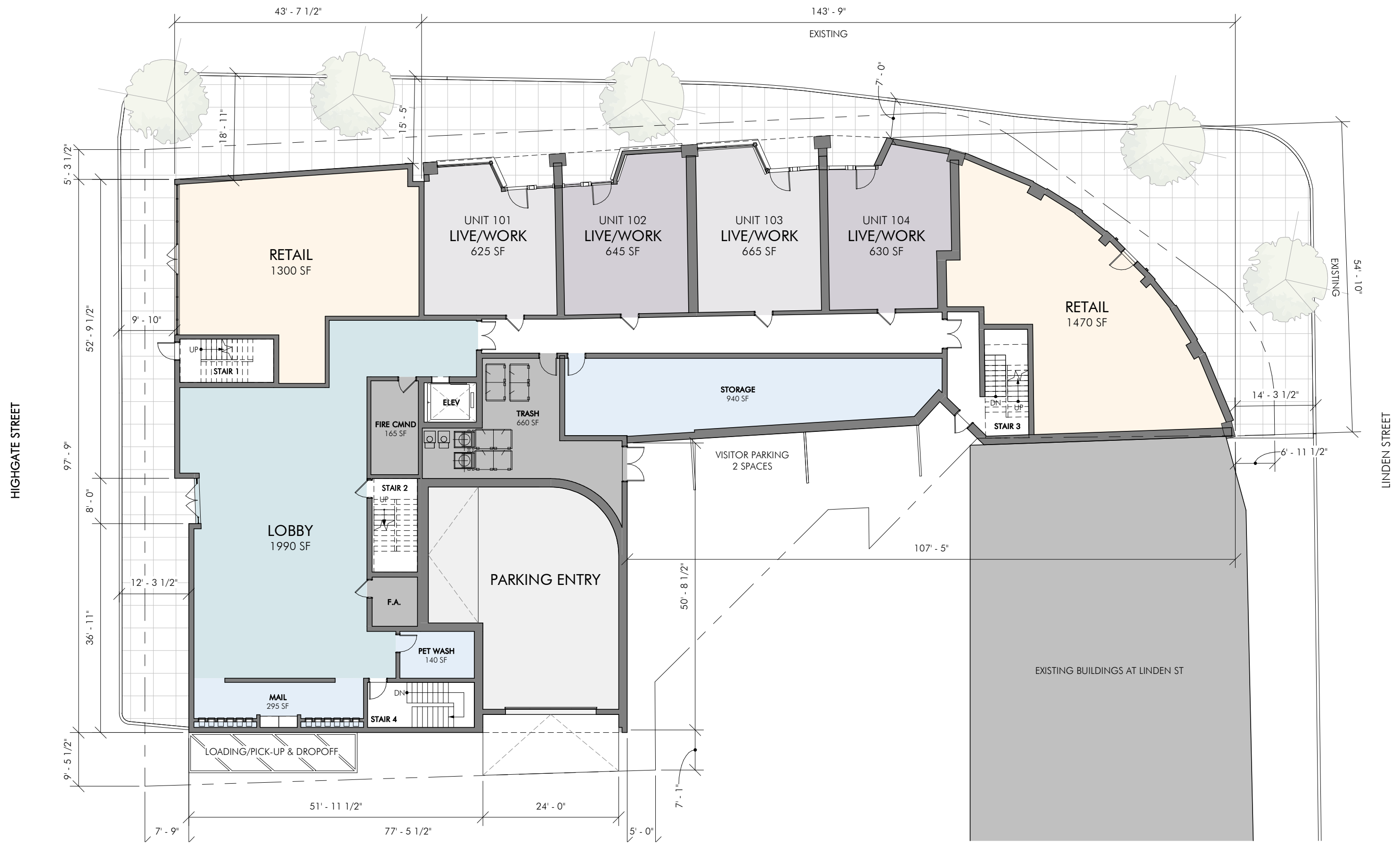
SITE FROM CORNER OF CAMBRIDGE AND HIGHGATE



VIEW UP LINDEN STREET

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

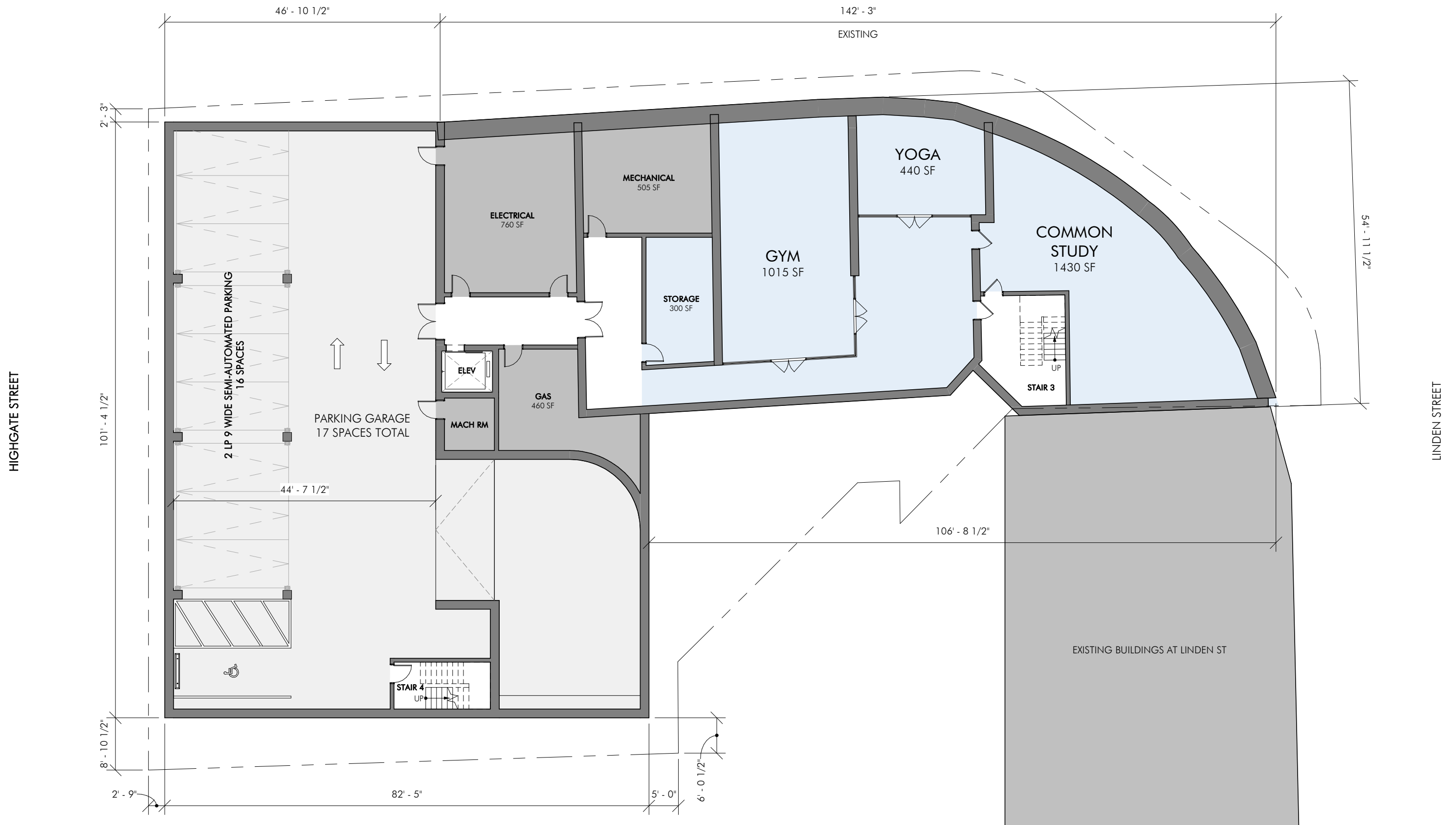
CAMBRIDGE STREET



1/16" = 1'-0"

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

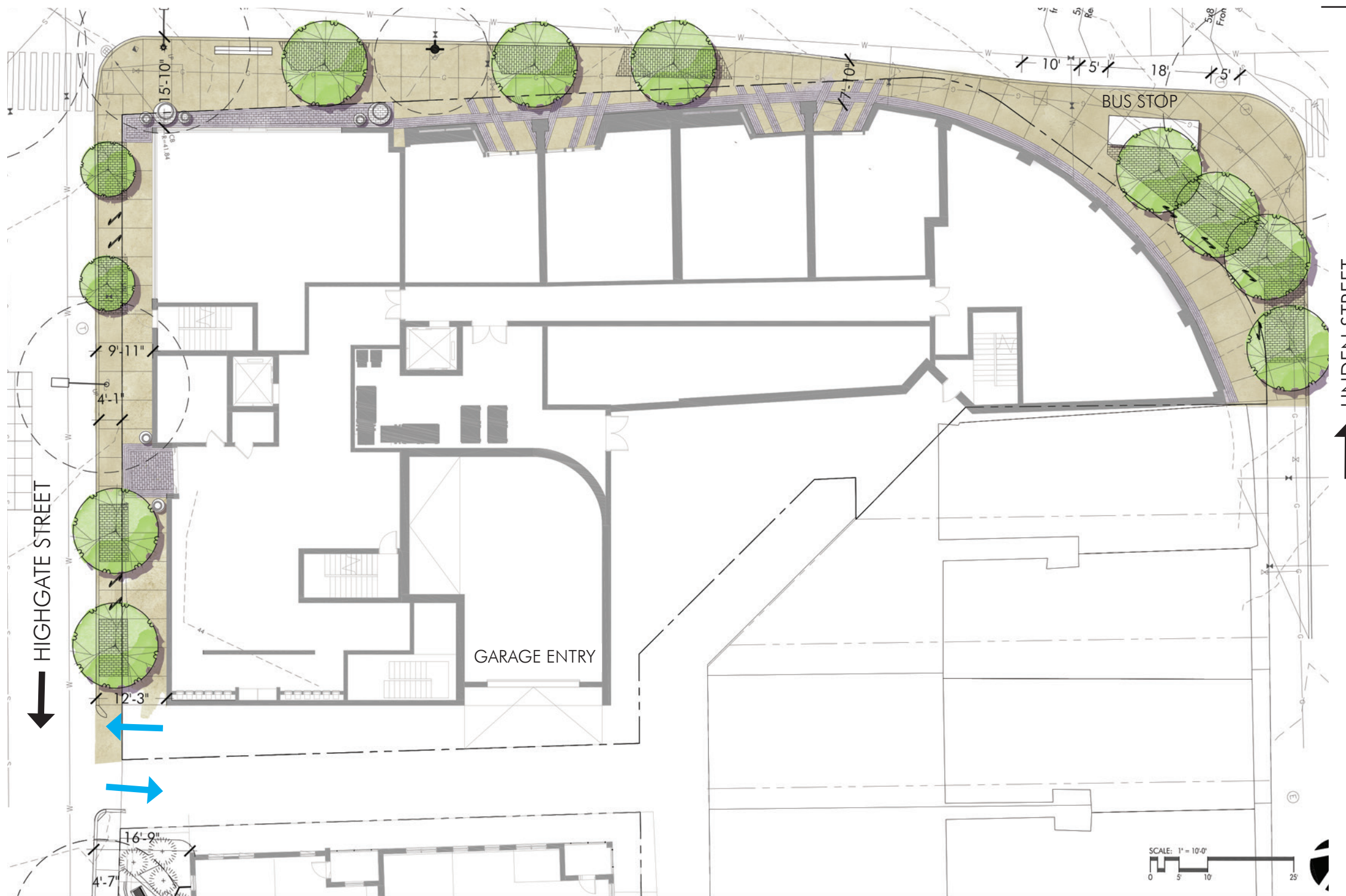
CAMBRIDGE STREET



1/16" = 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

Gymnocladus dioicus	Kentucky Coffeetree
Quercus palustris	Pin Oak
Ulmus americana	Elm

PROBABLE STREET TREES HIGHGATE STREET

Gymnocladus dioicus	Kentucky Coffeetree
Ginkgo biloba	Ginkgo
Quercus palustris	Pin Oak
Ulmus americana	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



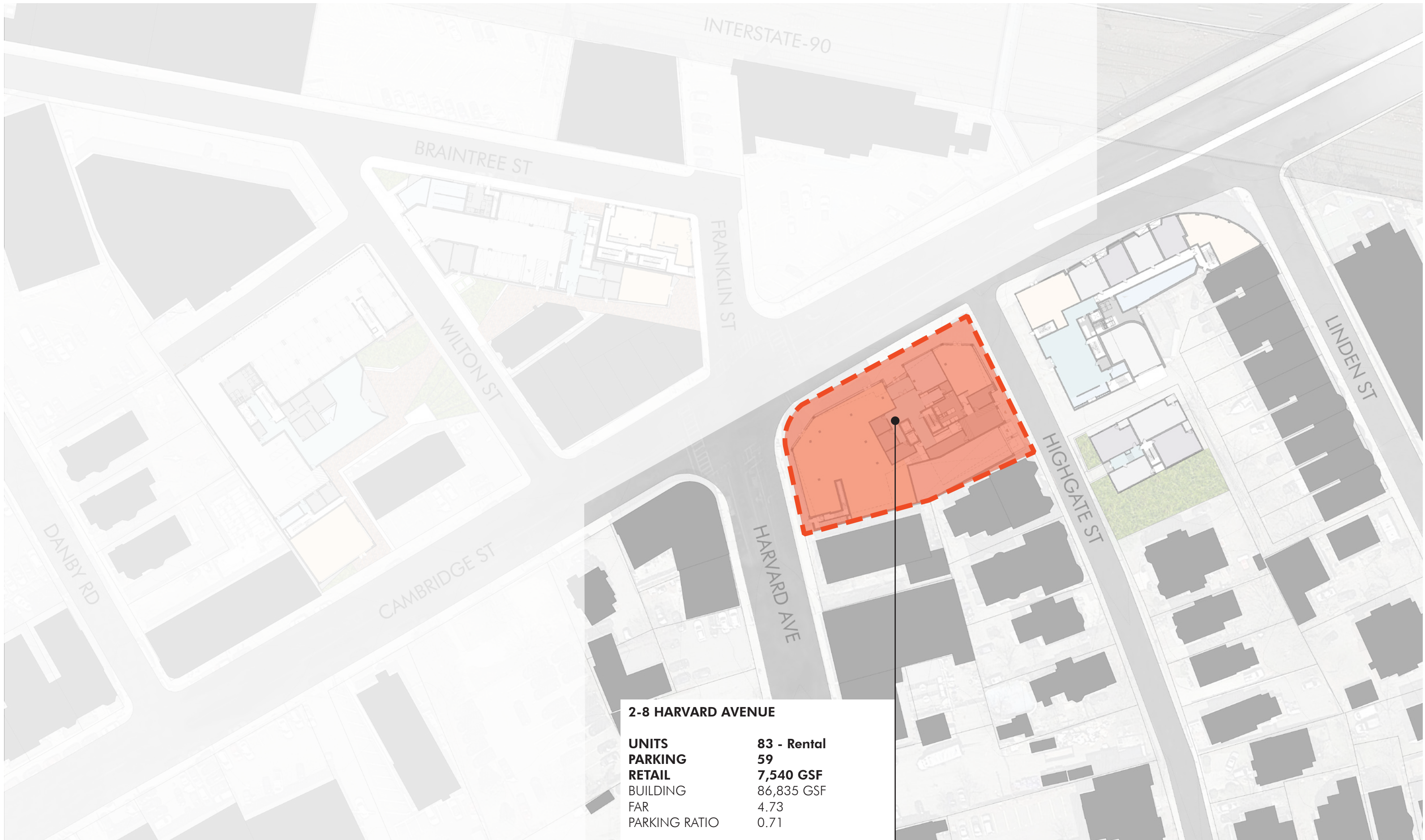
PREVIOUS PRESENTATION - 7/30/2019



CURRENT PROPOSAL - 9/24/2019



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



2-8 HARVARD AVENUE

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



2-8 HARVARD AVE



SITE FROM HIGHGATE STREET



VIEW DOWN HARVARD AVE



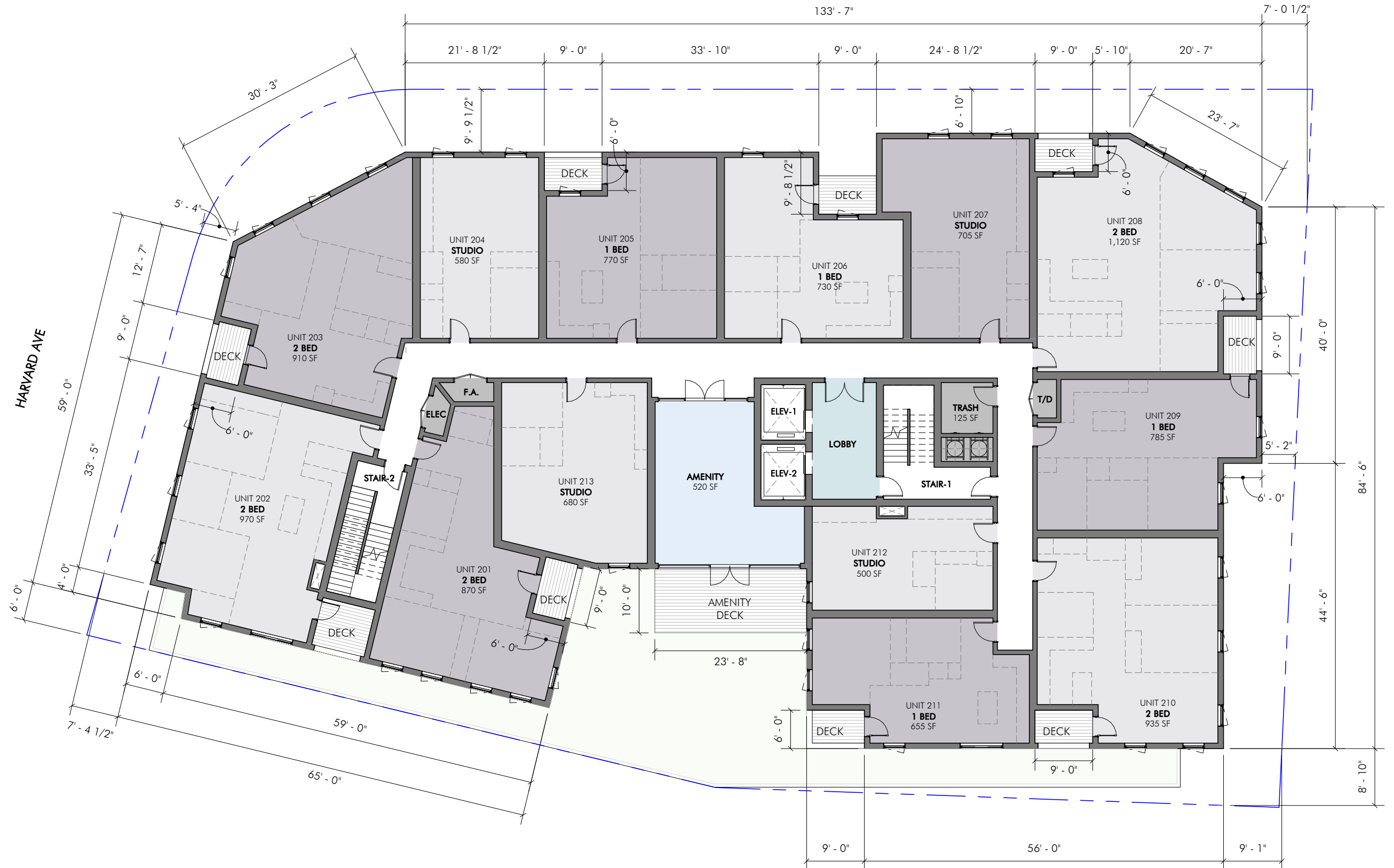
SITE FROM HARVARD AVE

2-8 HARVARD AVE - EXISTING SITE PHOTOS | EMBARC



1/16" = 1'-0"

2-8 HARVARD AVE - GROUND FLOOR PLAN | EMBARC



1/16" = 1'-0"

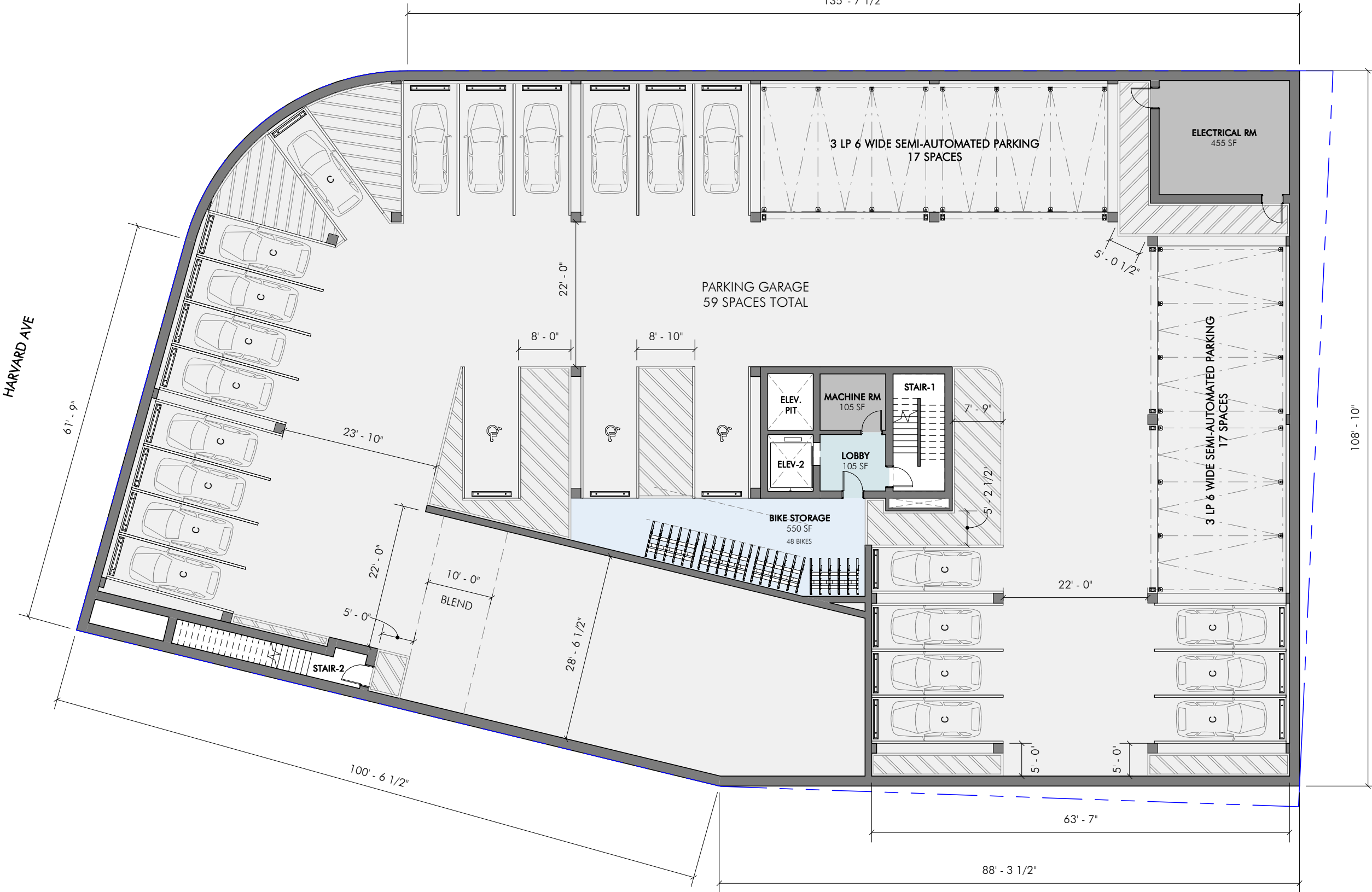
135' - 7 1/2"

HARVARD AVE

61' - 9"

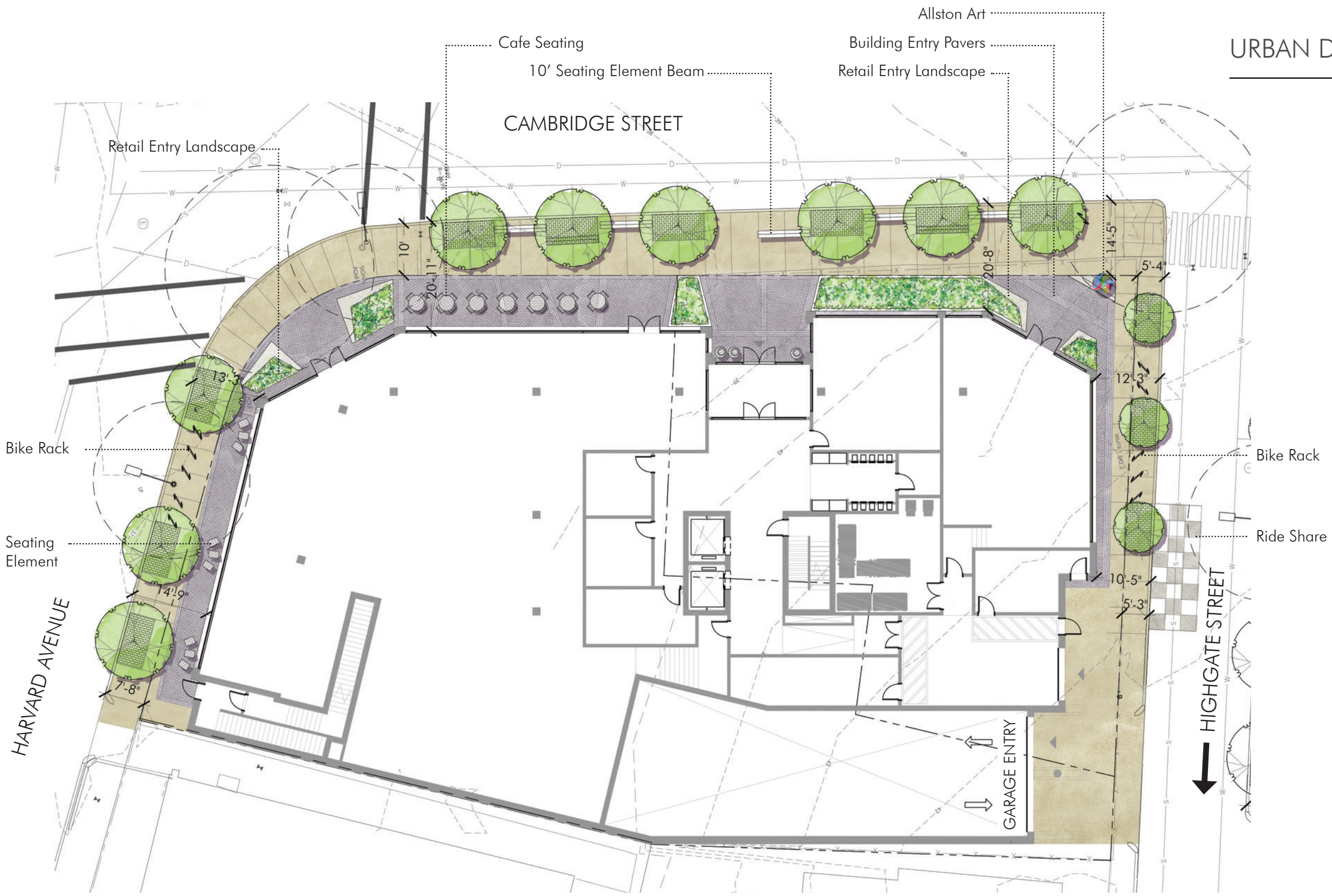
HIGHGATE STREET

108' - 10"



1/16" = 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



2-8 HARVARD AVE - CAMBRIDGE STREET ELEVATION | EMBARC



2-8 HARVARD AVE - HARVARD AVE ELEVATION | EMBARC



PREVIOUS PRESENTATION - 7/30/2019



CURRENT PROPOSAL - 9/24/2019



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



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



PREVIOUS PRESENTATION - 7/30/2019



CURRENT PROPOSAL - 9/24/2019



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



415 CAMBRIDGE STREET



FRANKLIN-BRAINTREE



ALLSTON HALL



16 HIGHGATE ST



334 CAMBRIDGE
(THE ALLEN)

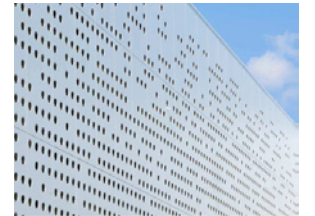


2-8 HARVARD AVE

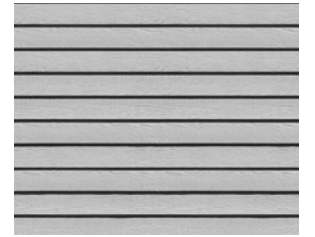
METAL PANEL



PERFORATED PANEL



CLAPBOARD



BRICK



LINEAR PANEL

