

# ALLSTON SQUARE

BOSTON, MA

CITY REALTY

JULY 10, 2018

EMBARC

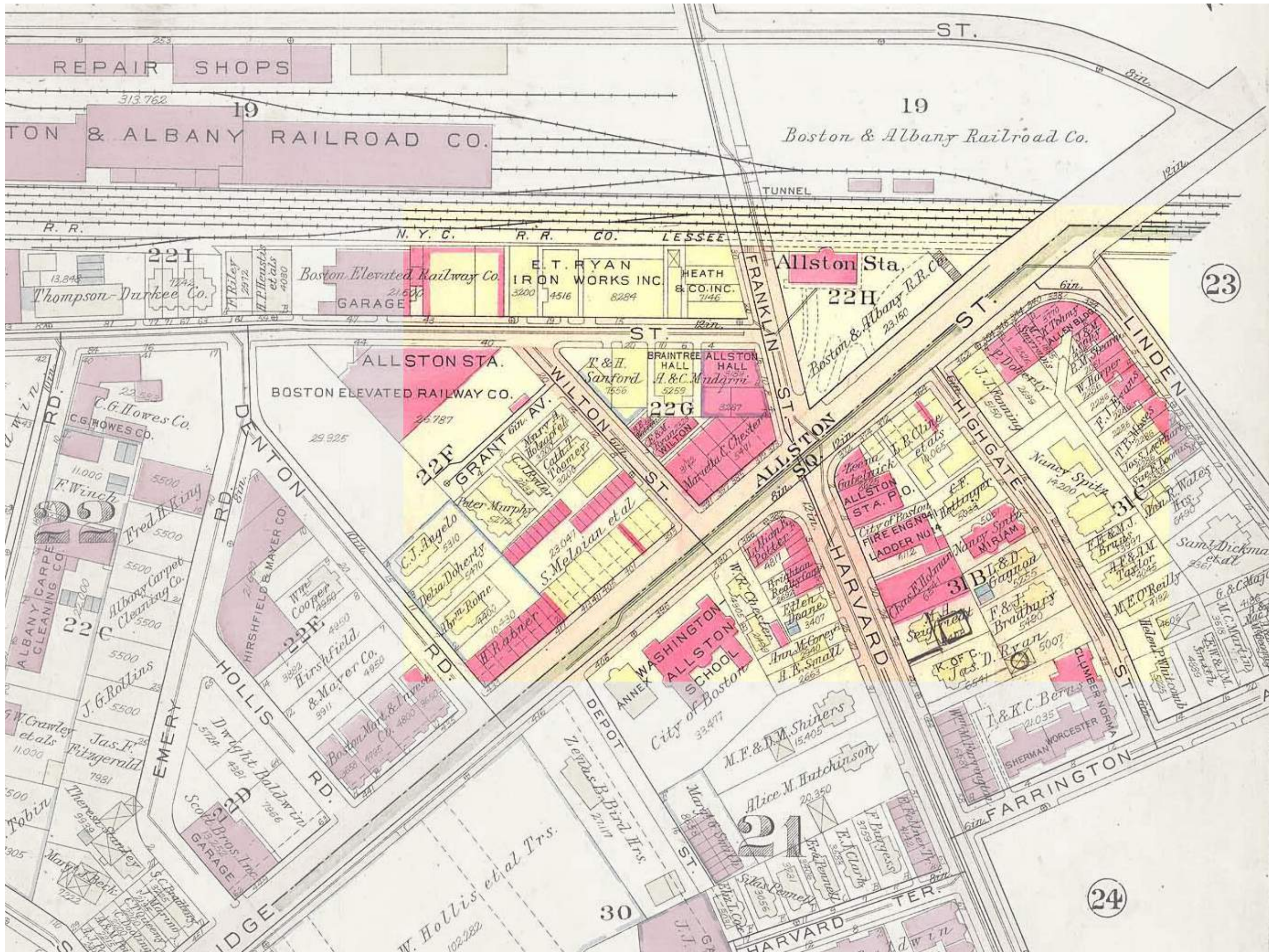
# PROJECT TEAM

CITY REALTY	DEVELOPER
EMBARC	ARCHITECT
DRAGO & TOSCANO, LLP	LEGAL COUNSEL
VERDANT LANDSCAPE ARCHITECTURE	LANDSCAPE
NELSON/NYGAARD	TRANSPORTATION
VHB	HISTORICAL
RJ O’CONNELL & ASSOCIATES	CIVIL

**THE DEVELOPMENT TEAM'S VISION FOR SIX NEW  
BUILDINGS SEEKS TO REVITALIZE AN UNDERUTILIZED  
CORRIDOR INCLUDING BOTH RENTAL AND  
CONDOMINIUM RESIDENTIAL UNITS AS WELL AS  
RETAIL SPACES**

THE PROJECT MINES AND REINTERPRETS THE HISTORIC  
CONTEXT AND SIGNIFICANCE OF ALLSTON SQUARE





1925 MAP OF ALLSTON EMBARC





CAMBRIDGE

DOWNTOWN BOSTON

MASS PIKE (I-90)  
COMMUTER RAIL

CAMBRIDGE STREET

BRIGHTON AVENUE

ALLSTON  
SQUARE



# 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



# COMMUNITY BENEFITS

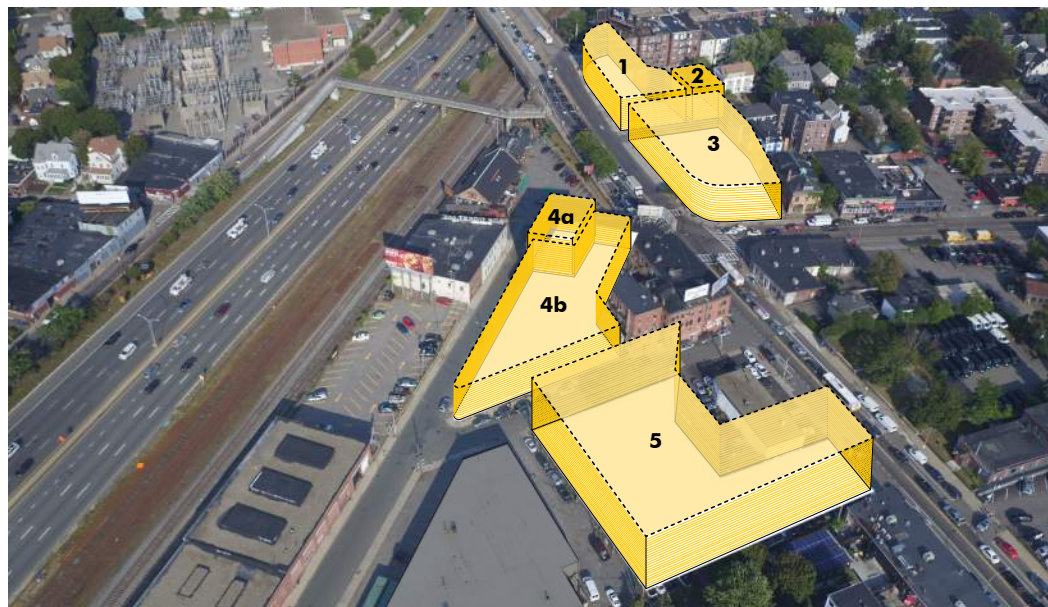
- **300** BIKE SPOTS
- **46 STREET TREES** IN ADDITION TO 1 EXISTING STREET TREE
- **8,738 SF** - GROUND LEVEL ADDITIONAL OPEN SPACE
- **5,800 SF** OF ADDITIONAL SIDEWALK
- **9,100 SF** OF ARTWORK

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









1 - 334 CAMBRIDGE



2 - 16 HIGHGATE



3 - 2-8 HARVARD AVENUE



4 - FRANKLIN-BRAINTREE/ALLSTON HALL



5 - 415 CAMBRIDGE

EXISTING SITES | EMBARC







SCULPTURE

PANELS

MURAL

MURAL



MURAL

MURAL

PANELS  
LIGHT DISPLAY

SEATING  
SIGNAGE

MURAL

SCULPTURE/SEATING











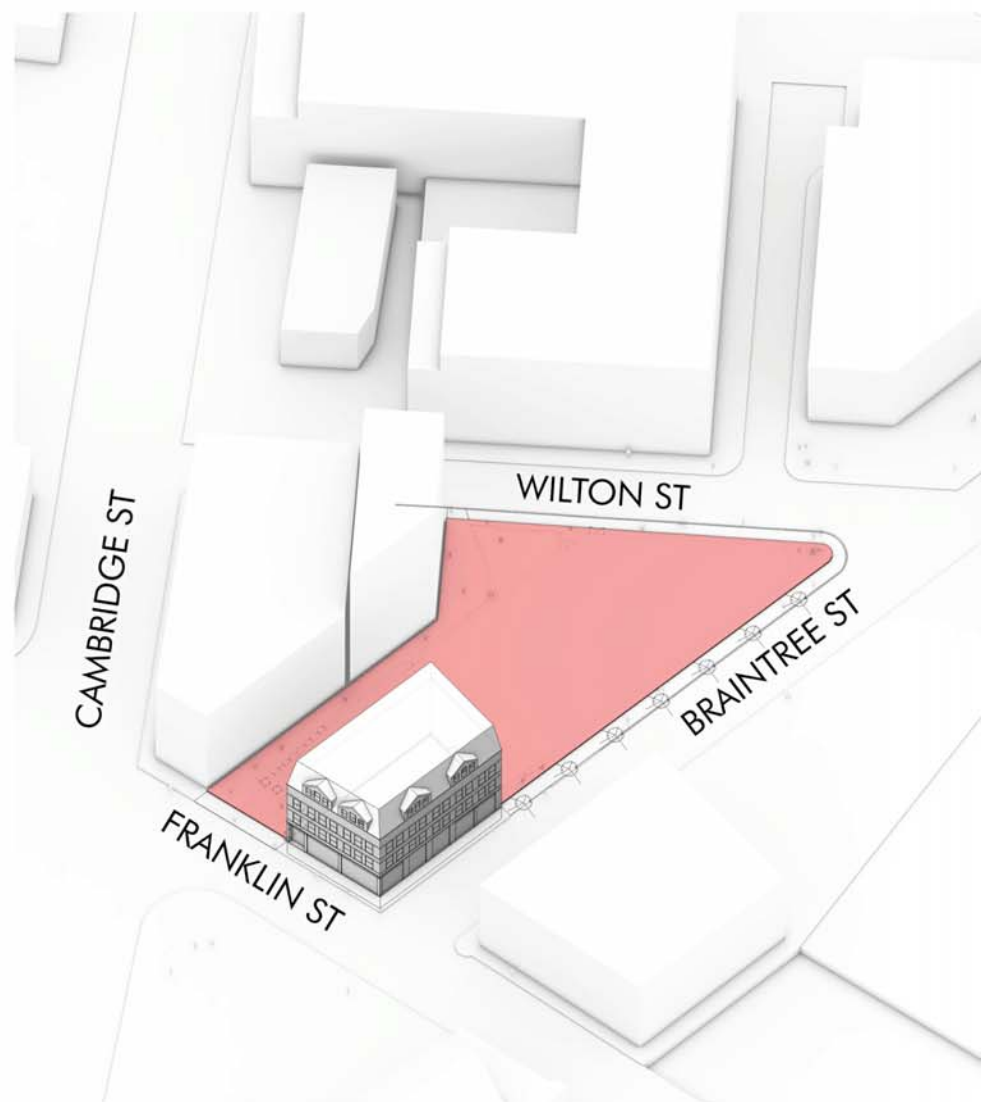




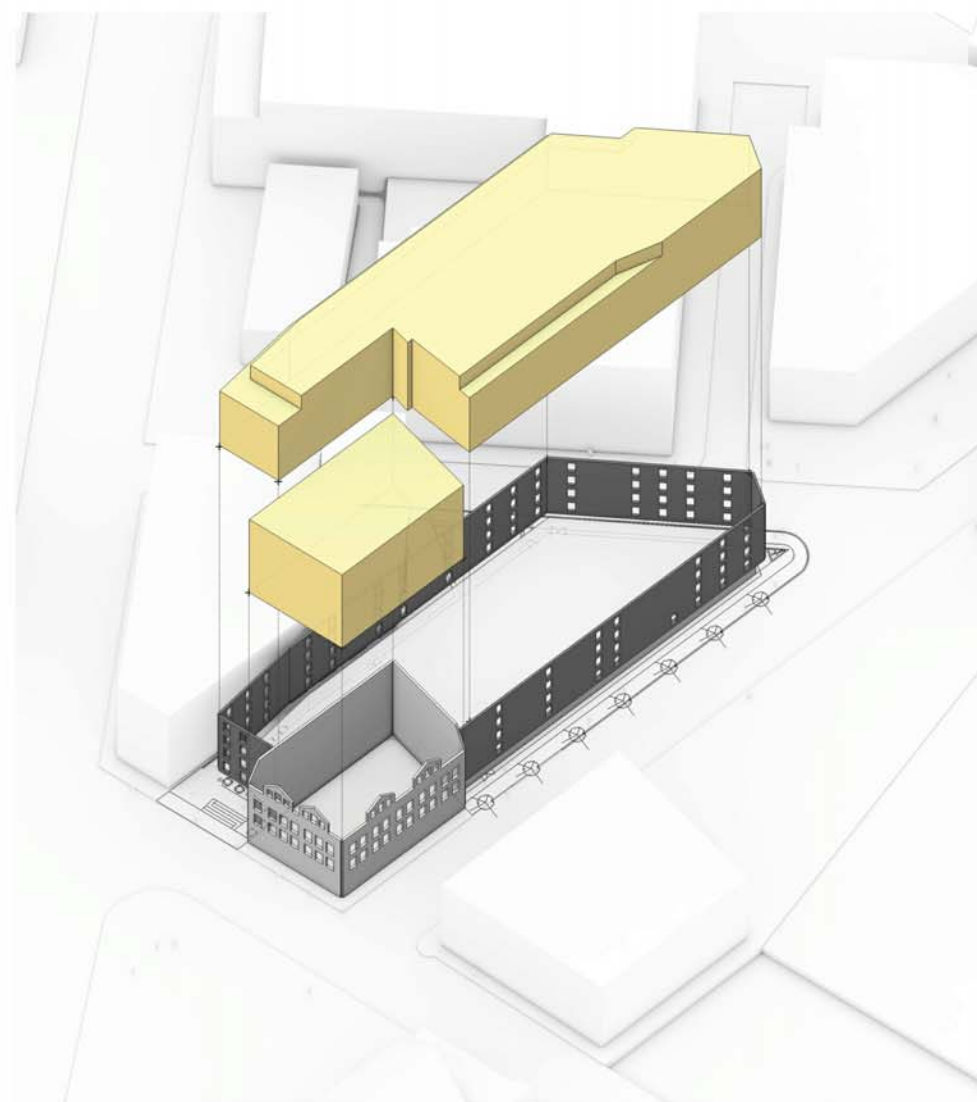


FRANKLIN/BRAINTREE & ALLSTON HALL - VIEW FROM FRANKLIN ST | EMBARC

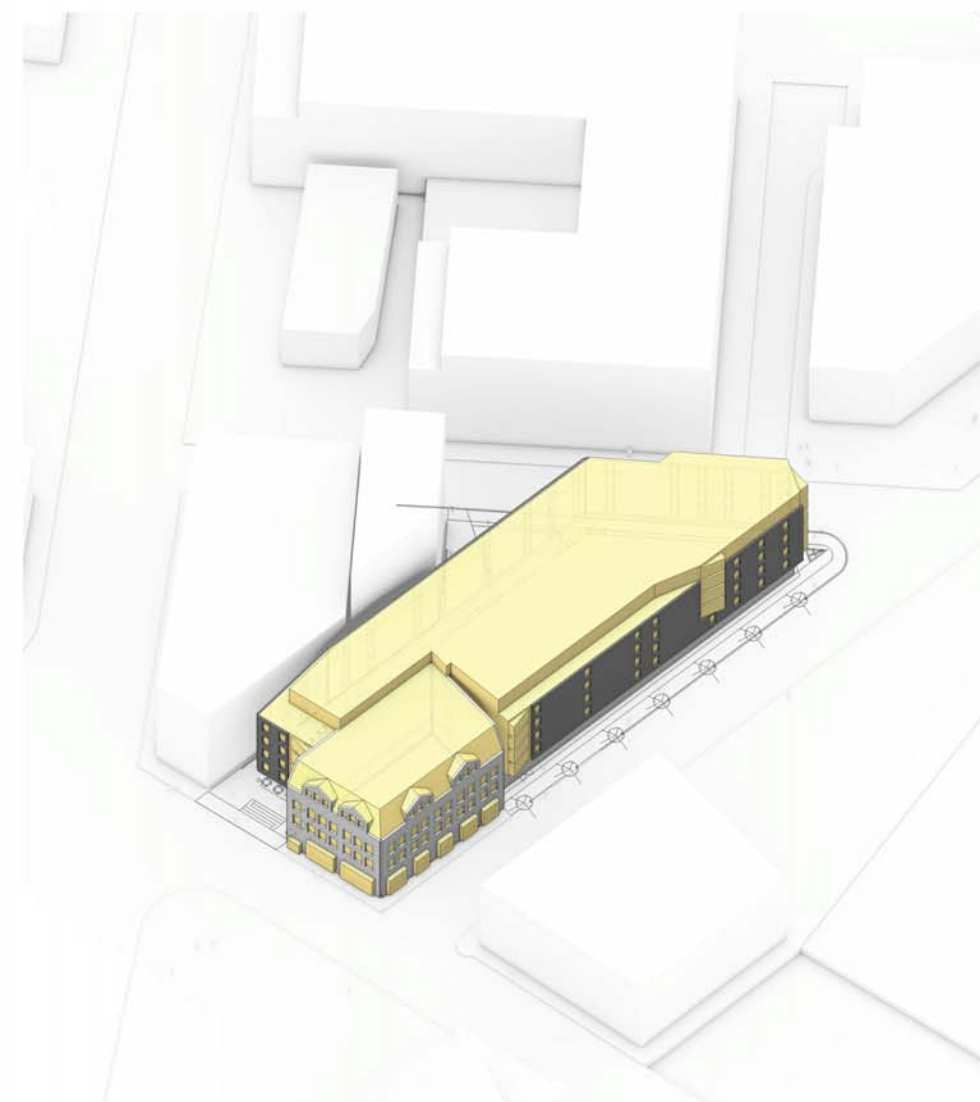




1. **PRESERVATION** - THE NEW PROPOSAL PRESERVES AND REHABILITATES THE ALLSTON HALL BUILDING AT THE CORNER OF THE SITE.

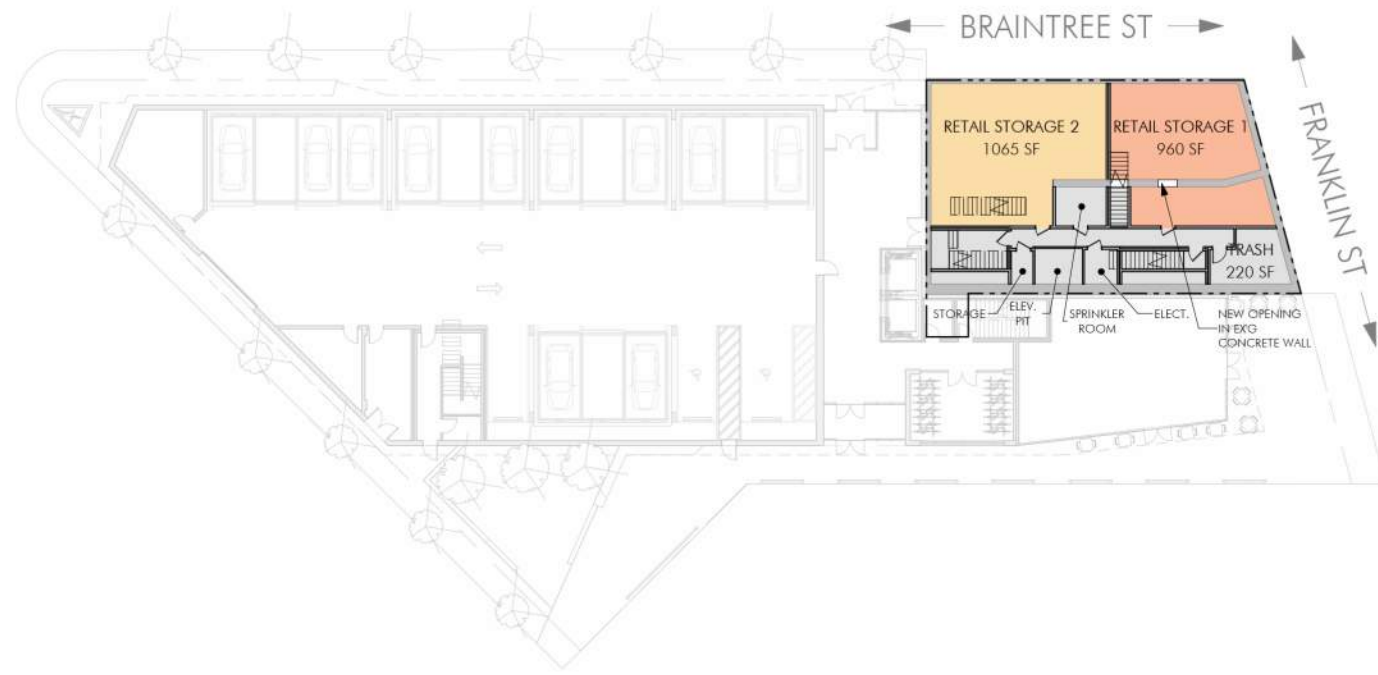


2. **ENCLOSURE** - ALLSTON HALL KEEPS ITS ORIGINAL EXTERIOR ENCLOSURE, WHILE THE INTERIOR VOLUME IS COMPLETELY NEW. FOLLOWING ALONG THE SAME LINE, THE PROPOSED BUILDING IS A MODERN VOLUME WRAPPED WITH A MORE TRADITIONAL SHELL TO HELP RELATE IT BACK TO THE ABUTTING ALLSTON HALL AND SURROUNDING CONTEXT.

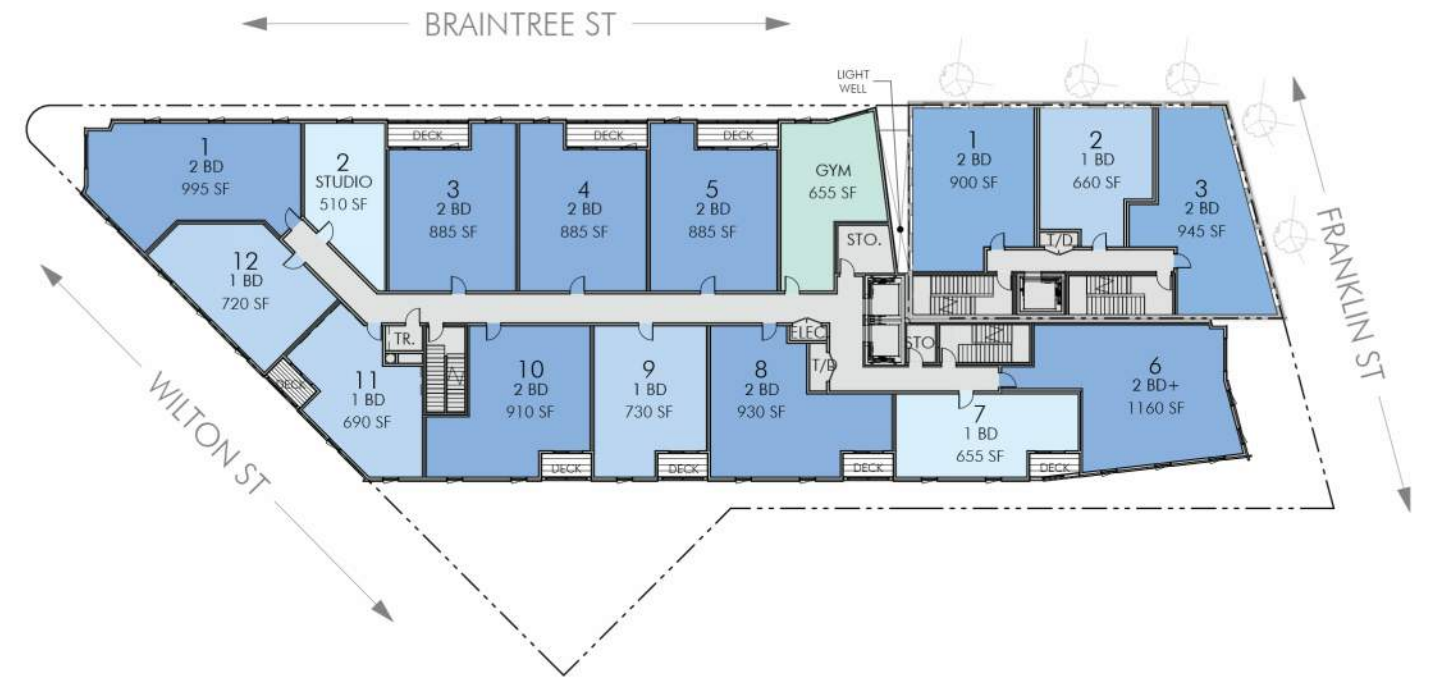


3. **JUXTAPOSITION (OLD VS. NEW)** - AT KEY LOCATIONS WHERE THE NEW BUILDING MEETS THE EXISTING ALLSTON HALL, THE MODERN VOLUME BREAKS THROUGH THE MORE TRADITIONAL SHELL TO REVEAL ITSELF.





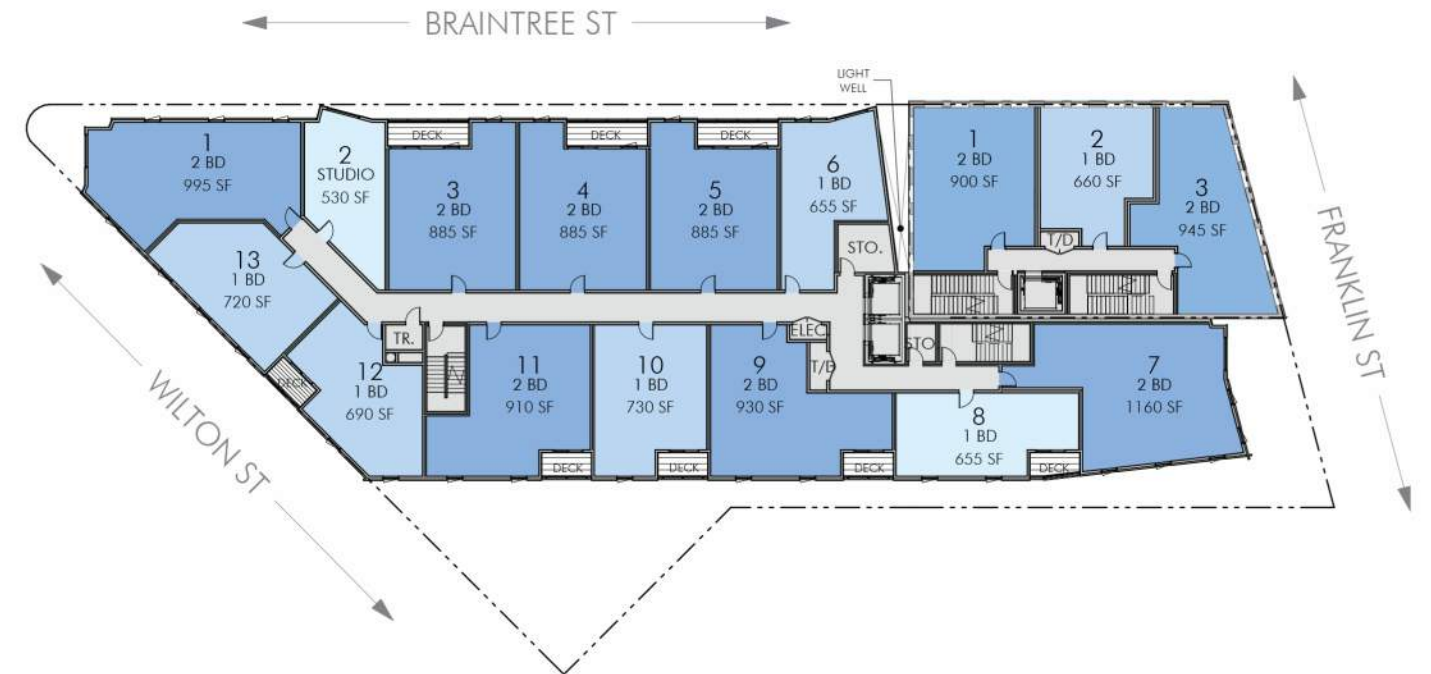
BASEMENT PLAN | Scale: 1" = 40'



2ND FLOOR PLAN | Scale: 1" = 40'



GROUND FLOOR PLAN | Scale: 1" = 40'



3RD FLOOR PLAN | Scale: 1" = 40'





## URBAN DESIGN IMPROVEMENTS

### FRANKLIN-BRAINTREE

#### Franklin Street Frontage

- Cafe Space with Landscape Feature
- Street trees with tree grille strips
- Bike racks

#### Wilton Street Frontage

- Pocket park
- Street trees with tree grille strips

#### Braintree Street Frontage

- Allston Art Sphere
- Street trees with tree grille strips
- Bike racks



Concrete Sphere that serves as canvas for local artists



Pocket Park with Seating Element



Landscape Feature with Integral Seating and Signage



Building Entry Pavers



Artful Tree Grille Strips



Bike Rack

EDANIZINI DDAINITDEC

# FRANKLIN/BRAINTREE & ALLSTON HALL - LANDSCAPE PLAN







A - BRAINTREE STREET ELEVATION | Scale: 1" = 40'



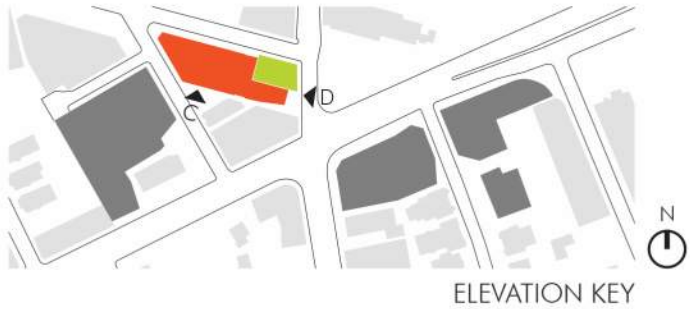
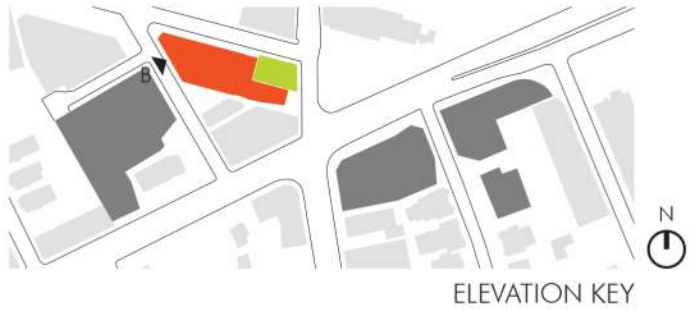
C - SOUTH ELEVATION | Scale: 1" = 40'



B - WILTON STREET ELEVATION | Scale: 1" = 40'



D - FRANKLIN STREET ELEVATION | Scale: 1" = 40'







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



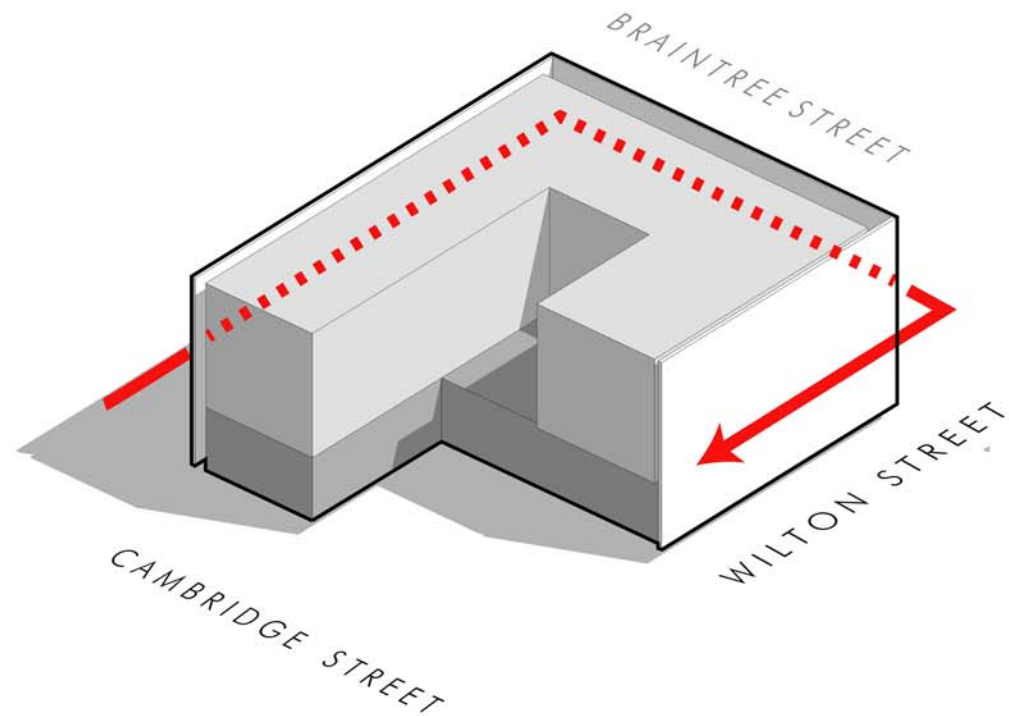




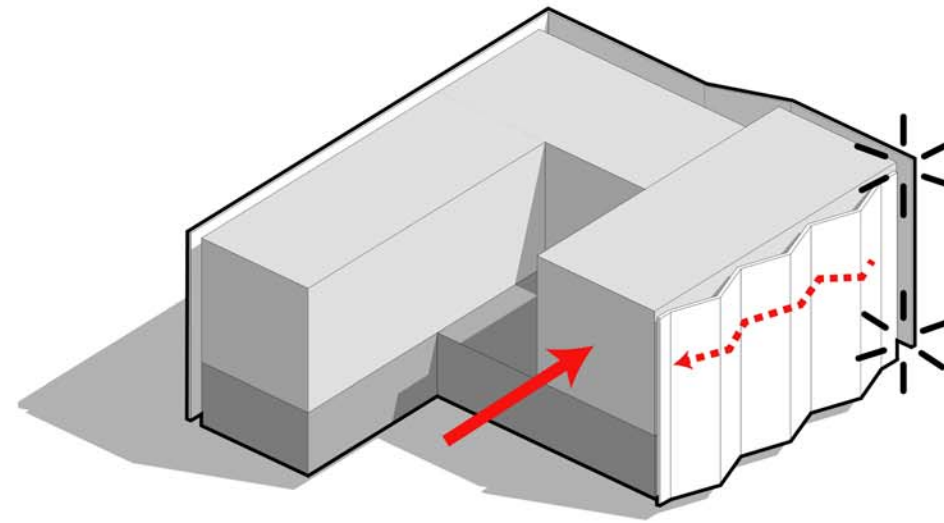


415 CAMBRIDGE STREET - VIEW FROM CAMBRIDGE ST | EMBARC

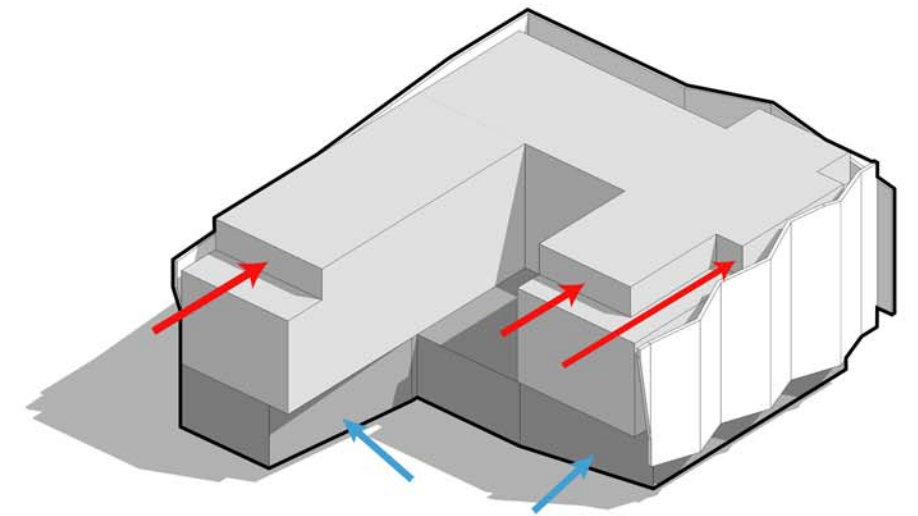




1. WRAPPING - THE MAIN RESIDENTIAL VOLUMES ARE CONTAINED AND LIFTED FROM THE STREET BY WAY OF A PLATFORM (PARKING/LOBBY/RETAIL), AND A WRAPPING SKIN.



2. SHIFTING - IN AN ATTEMPT TO ADDRESS BOTH SIDES OF THE SITE, ONE RESIDENTIAL VOLUME PUSHES AWAY FROM CAMBRIDGE STREET AND REACHES OUT TOWARD BRAINTREE STREET, BREAKING THE WRAPPER, AND CREATING DYNAMIC CONDITIONS AT THE BRAINTREE CORNER AND WILTON STREET FACADE.



3. PUSHING BACK - VOLUMES ARE PUSHED BACK ALONG PUBLIC WAYS IN ORDER TO BOTH PROVIDE WELCOMING RECEPTIONS AT GRADE, AND REDUCE PERCEIVED SCALE ALONG THE PUBLIC FACADES.









## URBAN DESIGN IMPROVEMENTS

### 415 CAMBRIDGE STREET

#### Cambridge St Frontage

- Street Tree Stormwater Planter
- Signature Bench
- Bike Racks

#### Wilton Street

- Allston Art Sphere
- Trees, shrubs + perennials
- Cast Stone Planters at Building Entry
- Pavers at Building Lobby + Curbed Planters
- Street Trees in grates

#### Wilton Terrace

- Provide Curbed Planter along garage wall with Fisticgate Trees and Plantings



Cast Stone Planter



Artful Tree Grates



Flexible Cafe Seating



Artful Accent Lighting



Curbed Planter



Building Entry Pavers

## 415 CAMBRIDGE STREET - LANDSCAPE PLAN





A - CAMBRIDGE STREET ELEVATION | Scale: 1" = 40'



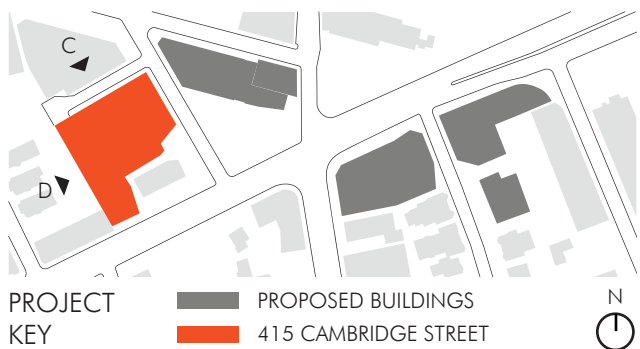
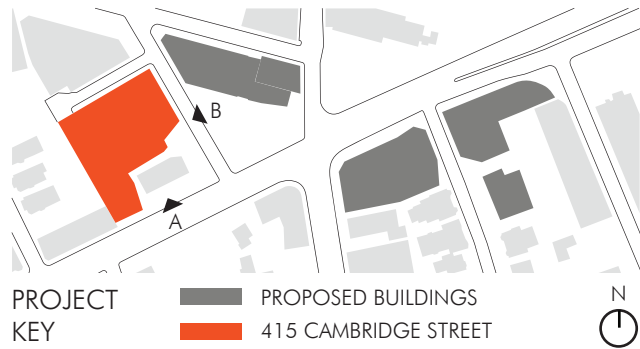
C - NORTH ELEVATION | Scale: 1" = 40'



B - WILTON STREET ELEVATION | Scale: 1" = 40'



D - WEST ELEVATION | Scale: 1" = 40'







415 CAMBRIDGE STREET - VIEW FROM WILTON ST ENTRY | EMBARC



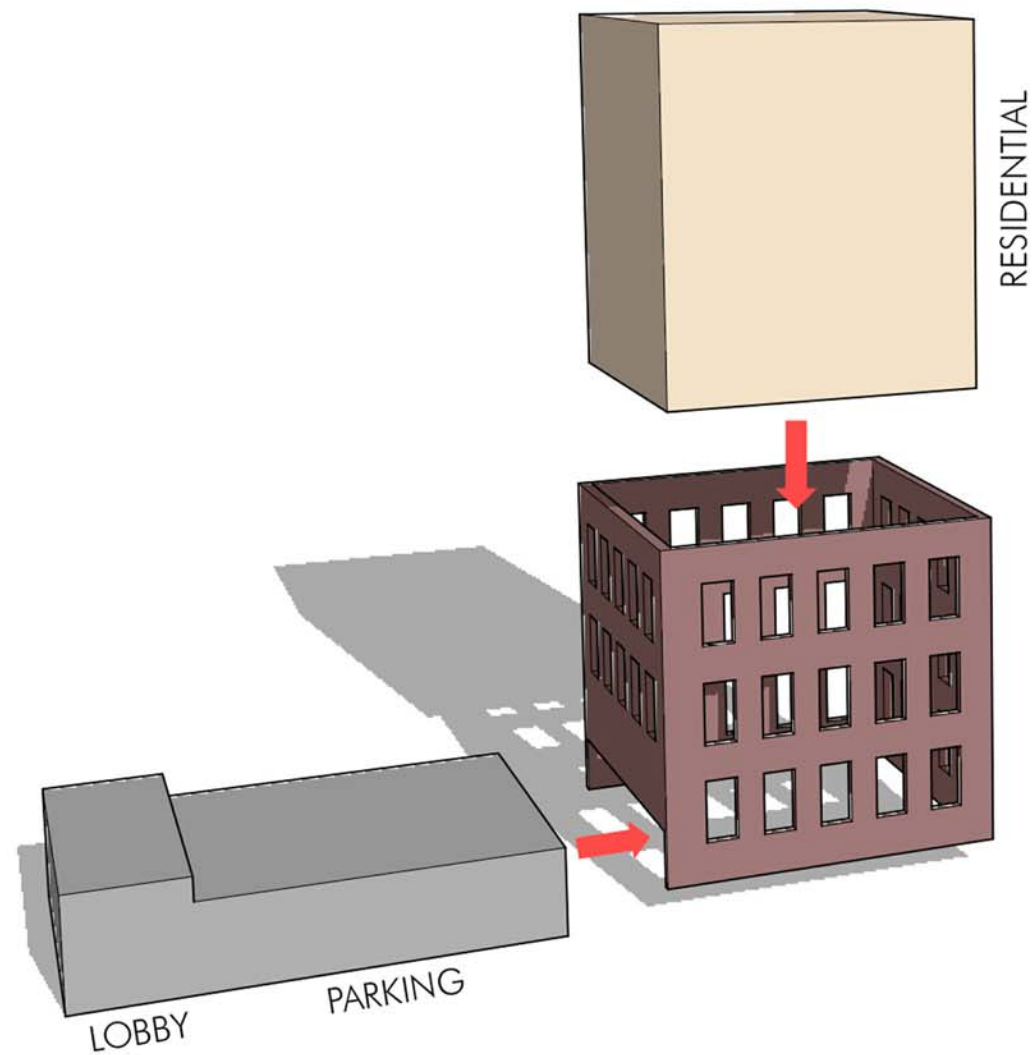




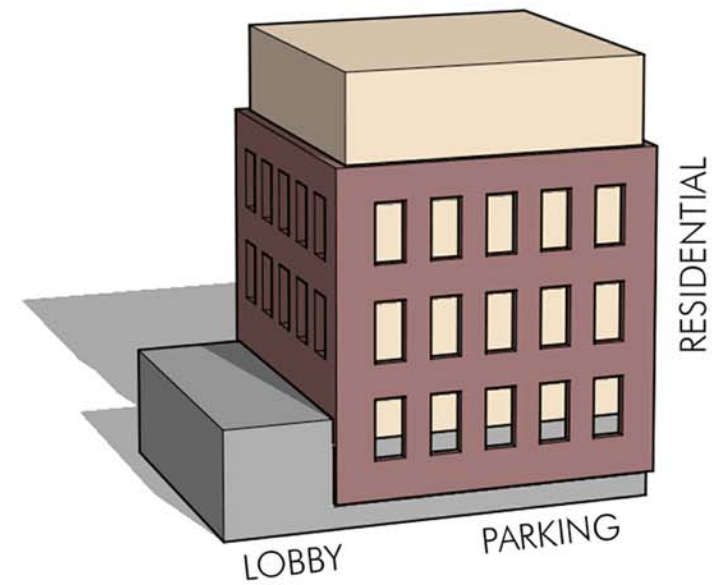


16 HIGHGATE STREET - VIEW FROM HIGHGATE ST | EMBARC



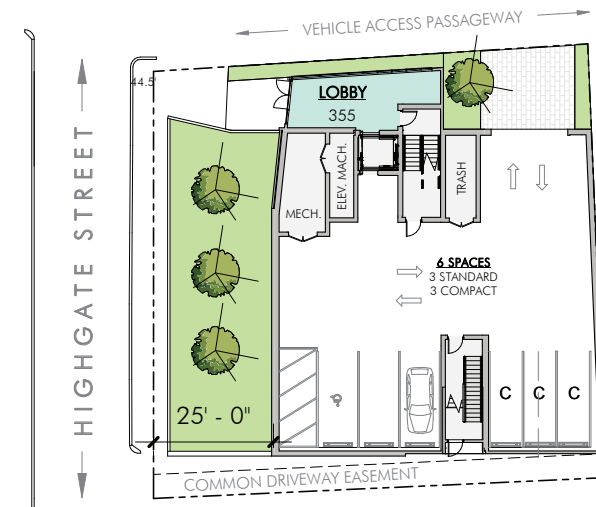


1. THE PROJECT CONSISTS OF THREE MAIN ELEMENTS, TWO PROGRAMMATIC VOLUMES, AND A PERFORATED BRICK SKIN. THE BRICK SKIN IS CHOSEN AS A REPRESENTATIVE OF THE EXISTING BUILDINGS IN THE IMMEDIATE NEIGHBORHOOD.

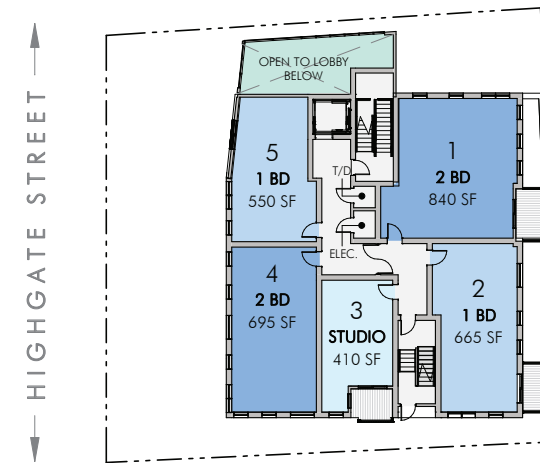


2. THE PROJECT ESTABLISHES HIERARCHY BETWEEN THE PROGRAMMATIC CONTAINERS (RESIDENTIAL AND LOBBY/PARKING), AND THE BRICK SKIN BY UTILIZING THE LATTER TO ORGANIZE THE FORMER TWO, AND TO PERFORM THE STRUCTURAL ROLE FOR THE PROJECT. THE PERFORATION IN THE BRICK SKIN REINFORCES THIS RELATIONSHIP, ALLOWING THE VOLUMES BEHIND TO PERMEATE THE PROJECT. THIS EXPRESSION IS A NOD TO THE INTRODUCTION AND INTEGRATION OF NEW INHABITANTS TO AN ESTABLISHED NEIGHBORHOOD.





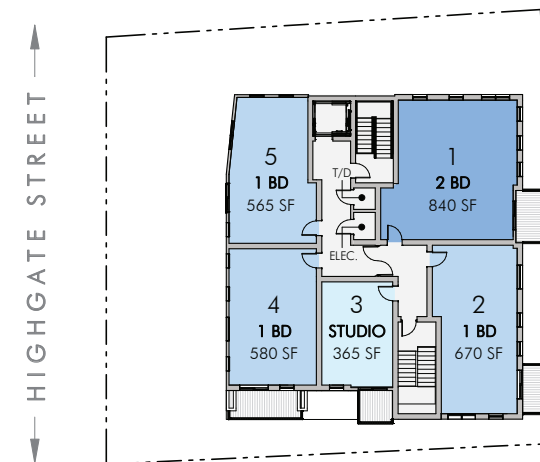
PARKING AND LOBBY PLAN | Scale: 1" = 40' ➤



2ND FLOOR PLAN | Scale: 1" = 40' ➤



3RD & 4TH FLOOR PLAN | Scale: 1" = 40' ➤



5TH FLOOR PLAN | Scale: 1" = 40' ➤



16 HIGHGATE STREET

- Curbed Planter
- Pocket Park
- Allston Art Sphere
- Stepped Landscape Element
- Seating
- Planter Beds at Garage Entry



Concrete Sphere that serves as canvas for local artists



Artful Accent Lighting





A - HIGHGATE STREET ELEVATION | Scale: 1" = 40'



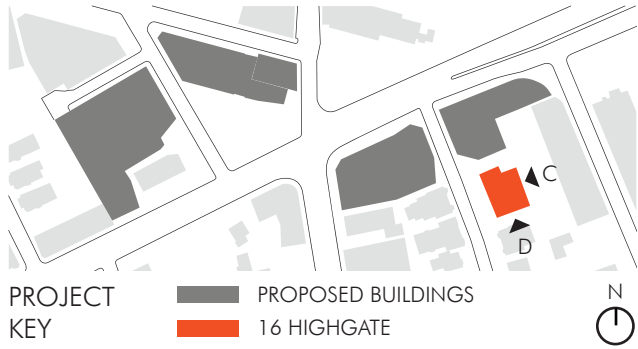
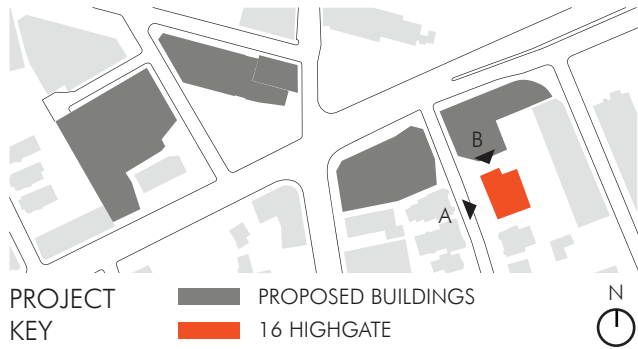
C - REAR ELEVATION | Scale: 1" = 40'



B - NORTH ELEVATION | Scale: 1" = 40'



D - SOUTH ELEVATION | Scale: 1" = 40'





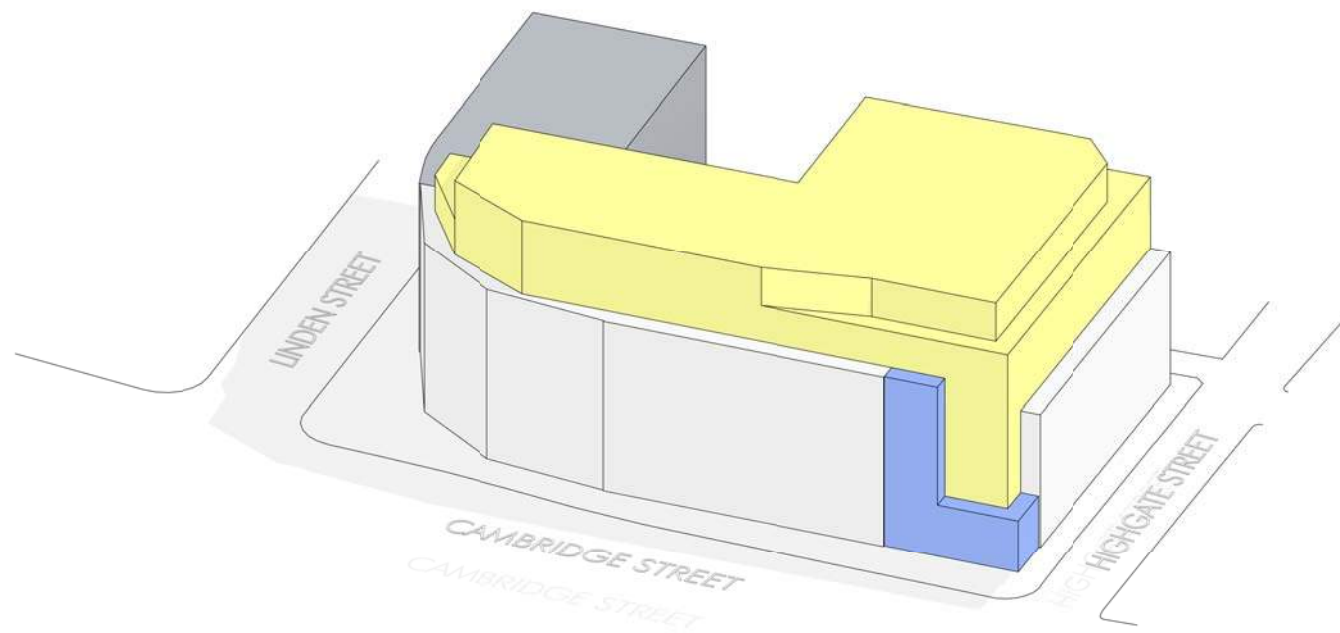




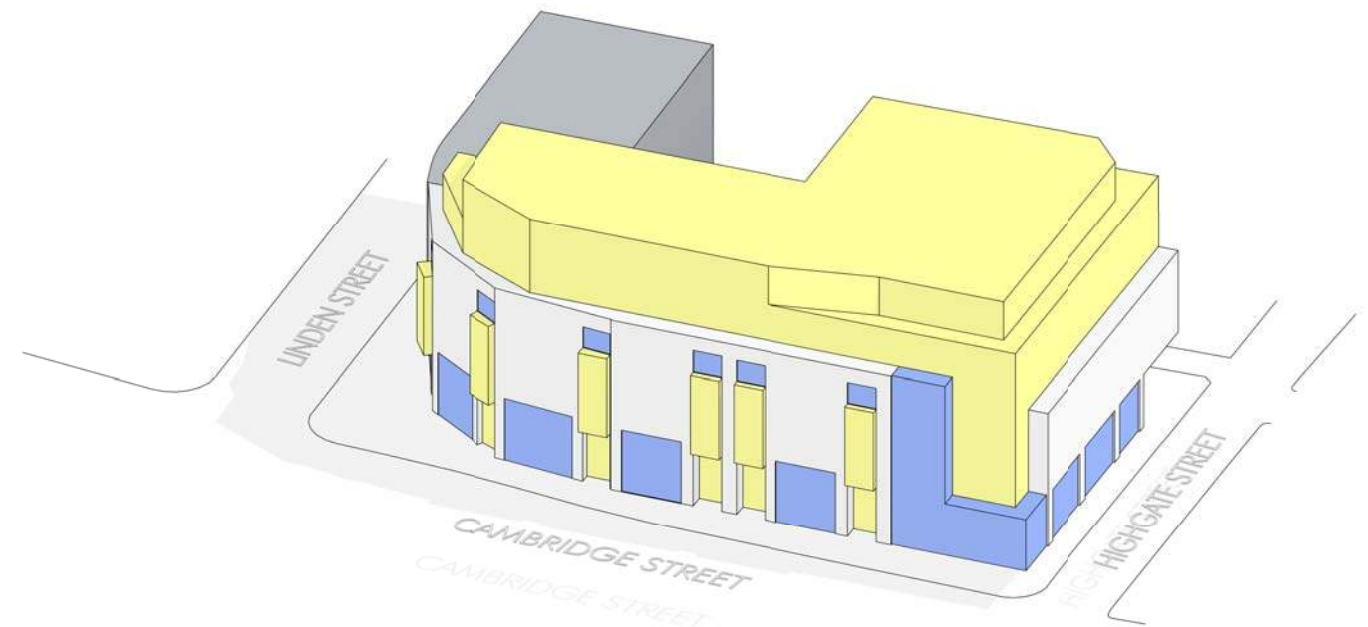


334 CAMBRIDGE STREET - VIEW FROM CAMBRIDGE ST | EMBARC



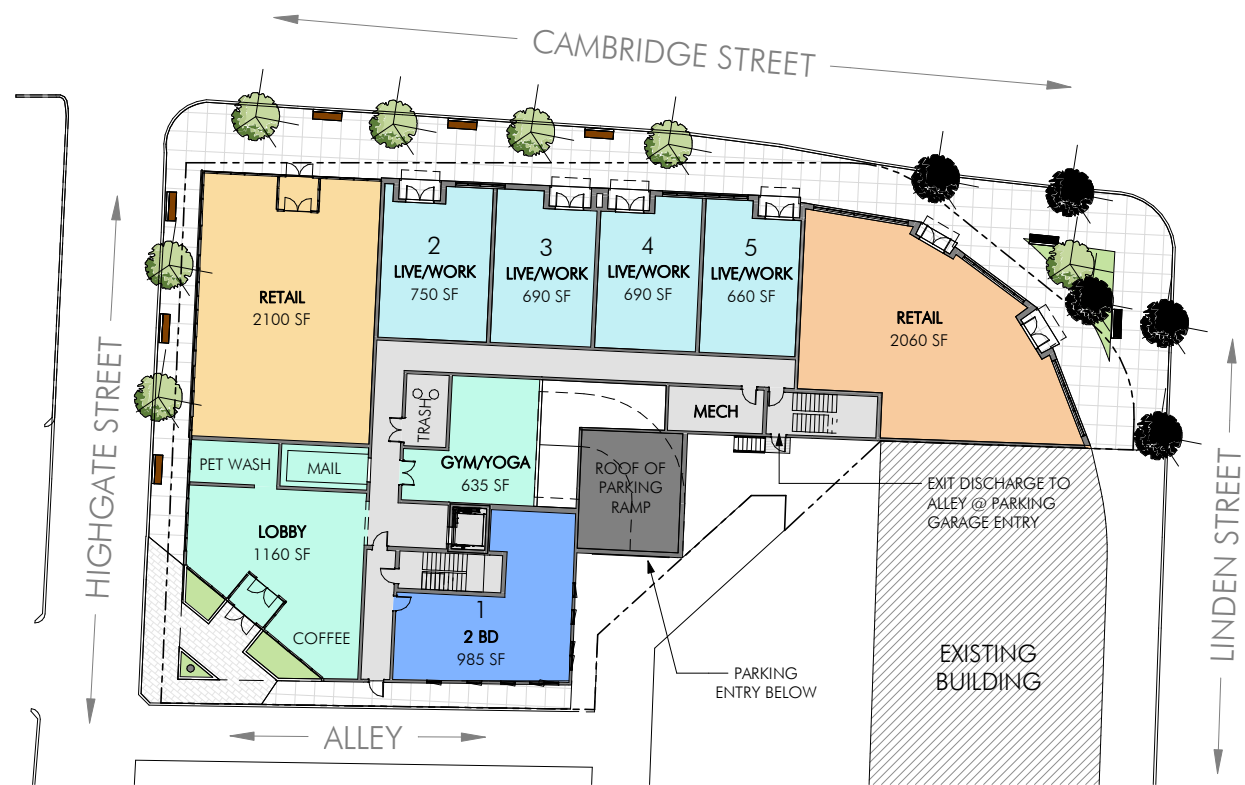


1. THE FORM PROPORTIONS AND TEXTURE OF THE EXISTING ALLEN BUILDING ARE REPRODUCED IN A HEAVY, TEXTURED VOLUME. A SIMILAR BUT LOWER VOLUME IS ADDED TO THE BASE AT HIGHGATE STREET TO FURTHER RELATE IN SCALE. A MORE PLASTIC, LIGHTER VOLUME SPILLS DOWN FROM THE UPPER LEVELS AND ON TO CORNER OF HIGHGATE & CAMBRIDGE, TERRACING TO BREAK DOWN THE SCALE. AN OPEN, STRUCTURAL LAYER WRAPS FROM THE RESIDENTIAL ENTRY ON HIGHGATE AROUND THE RETAIL AND UP THE FRONT FACADE.

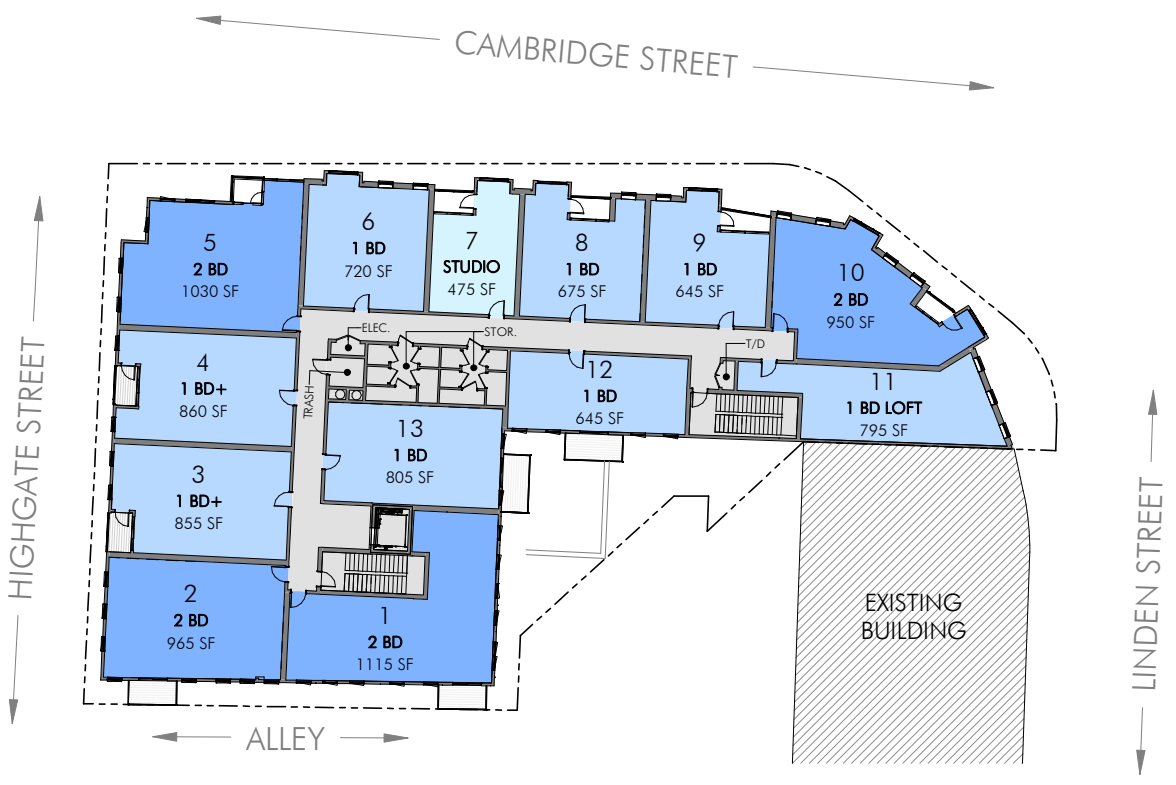


2. THE DIFFERENT ELEMENTS BEGIN TO OPERATE ON THE HEAVY MASONRY VOLUME. THE BAYS SHIFT AND CUT TO CREATE OPENINGS/ENTRIES AT THE GROUND FLOOR TO LIVE WORK SPACES AND RETAIL SPACE. THE STRUCTURAL LAYER PEELS BACK THE BASE OF THE MASONRY VOLUME TO FURTHER OPEN THE GROUND FLOOR SPACES TO THE PUBLIC REALM. AN ANGLED CUTOUT AND CANTILEVER MOMENT HAPPENS AT THE RESIDENTIAL ENTRY ON HIGHGATE.

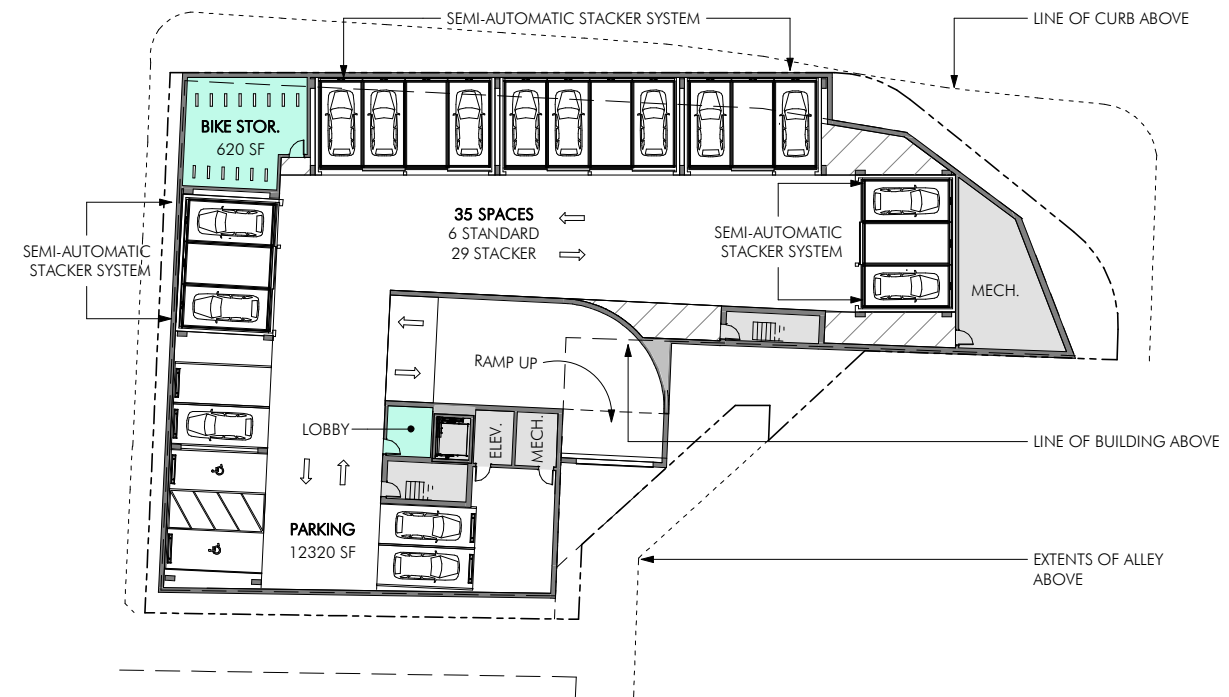




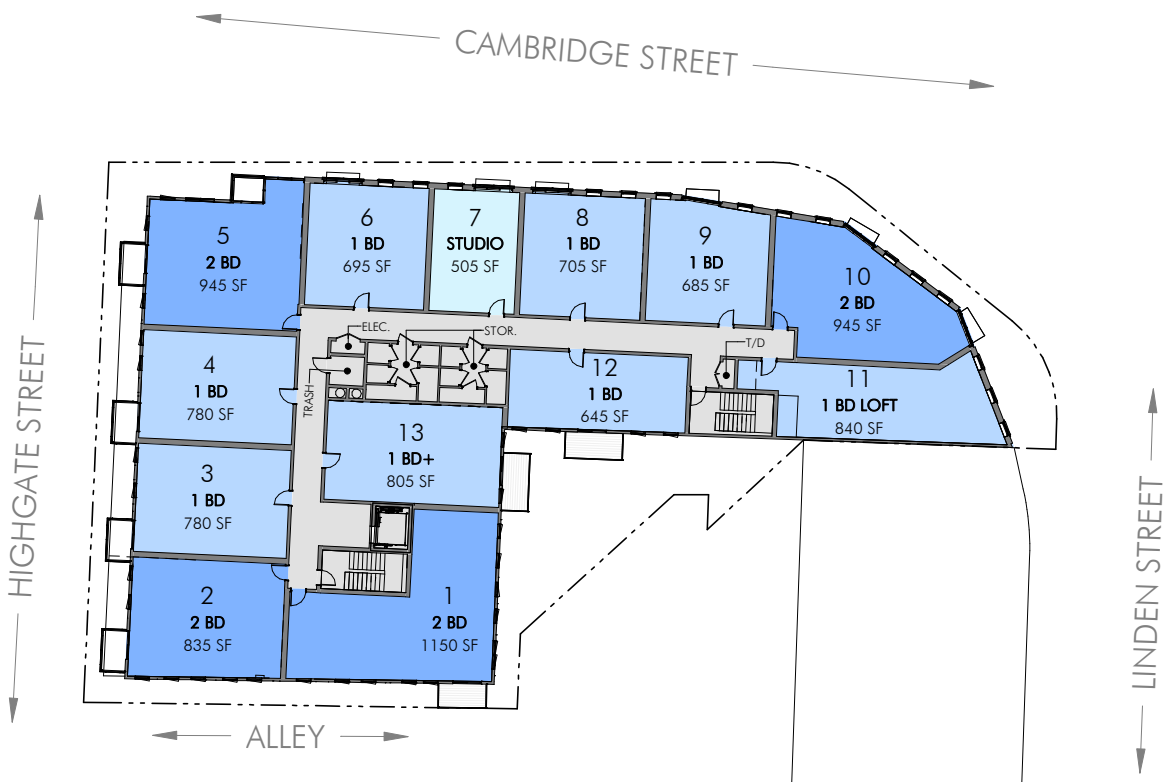
1ST FLOOR PLAN | Scale: 1" = 40'



2ND & 3RD FLOOR PLAN | Scale: 1" = 40'



PARKING PLAN | Scale: 1" = 40'



4TH FLOOR PLAN | Scale: 1" = 40'



334 CAMBRIDGE STREET

- Cambridge Frontage
- Street Trees + Stormwater Planters
  - Bike racks
  - Bus Stop Improvements
- Highgate Frontage
- Artful Planters at Highgate Entry
  - Street Tree and Tree Grates
  - Bike Racks
- Linden Frontage
- Stormwater planter



Bike Rack



Artful Bus Stop



Stormwater Planter



Stormwater Planter



Building Entry Pavers





A - CAMBRIDGE STREET ELEVATION | Scale: 1" = 40'



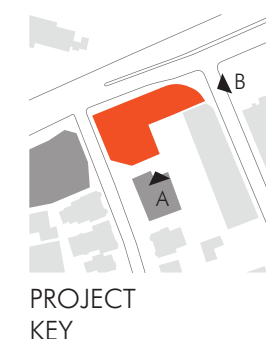
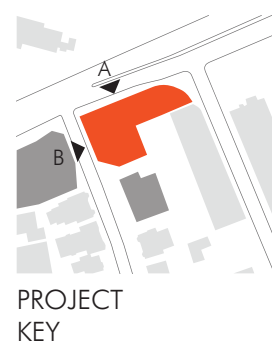
A - SOUTH ELEVATION | Scale: 1" = 40'



B - HIGHGATE STREET ELEVATION | Scale: 1" = 40'



B - LINDEN STREET ELEVATION | Scale: 1" = 40'





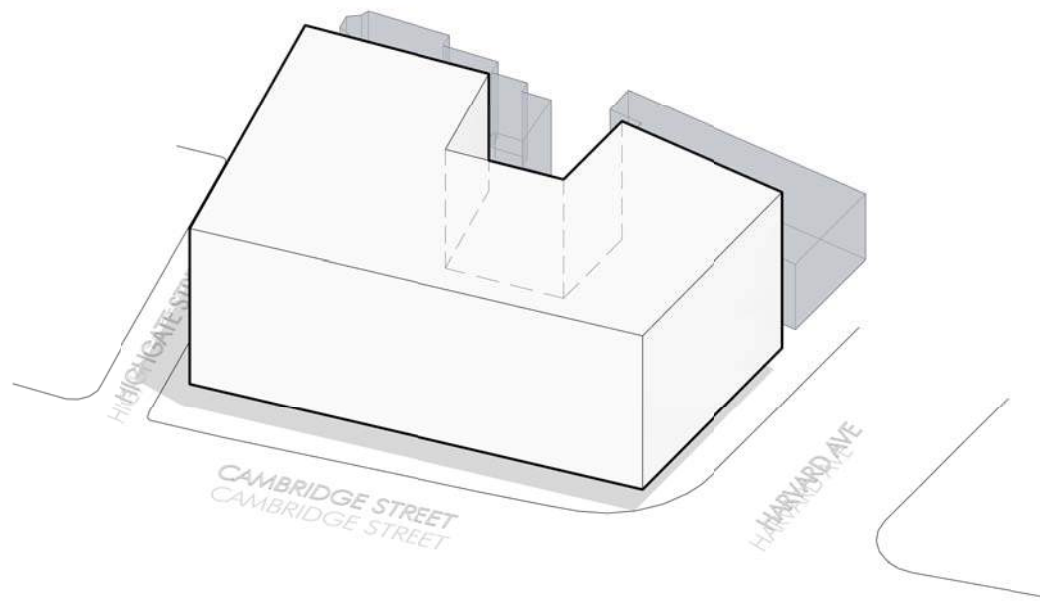




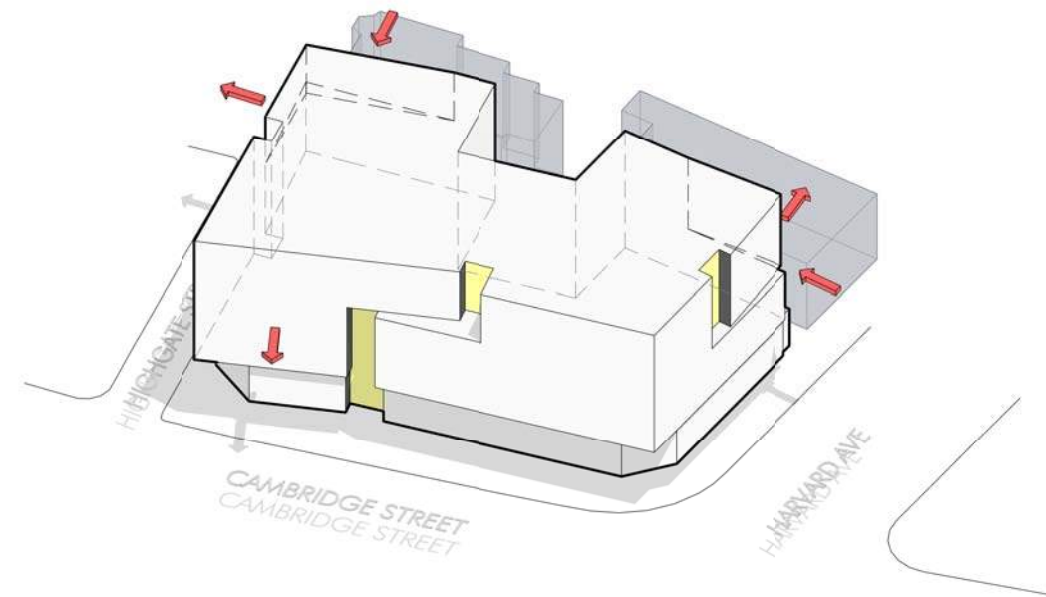


2-8 HARVARD AVENUE - VIEW FROM CAMBRIDGE ST | EMBARC



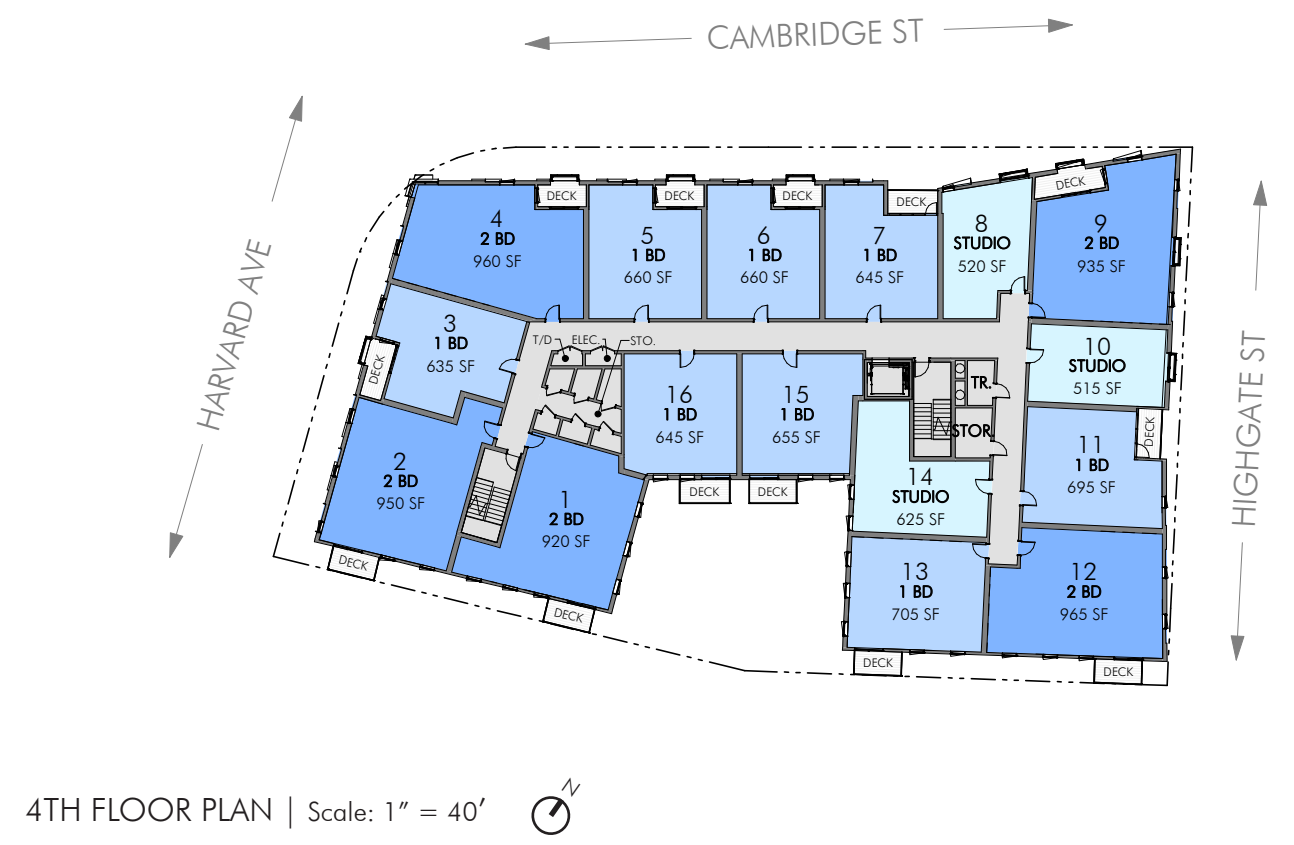
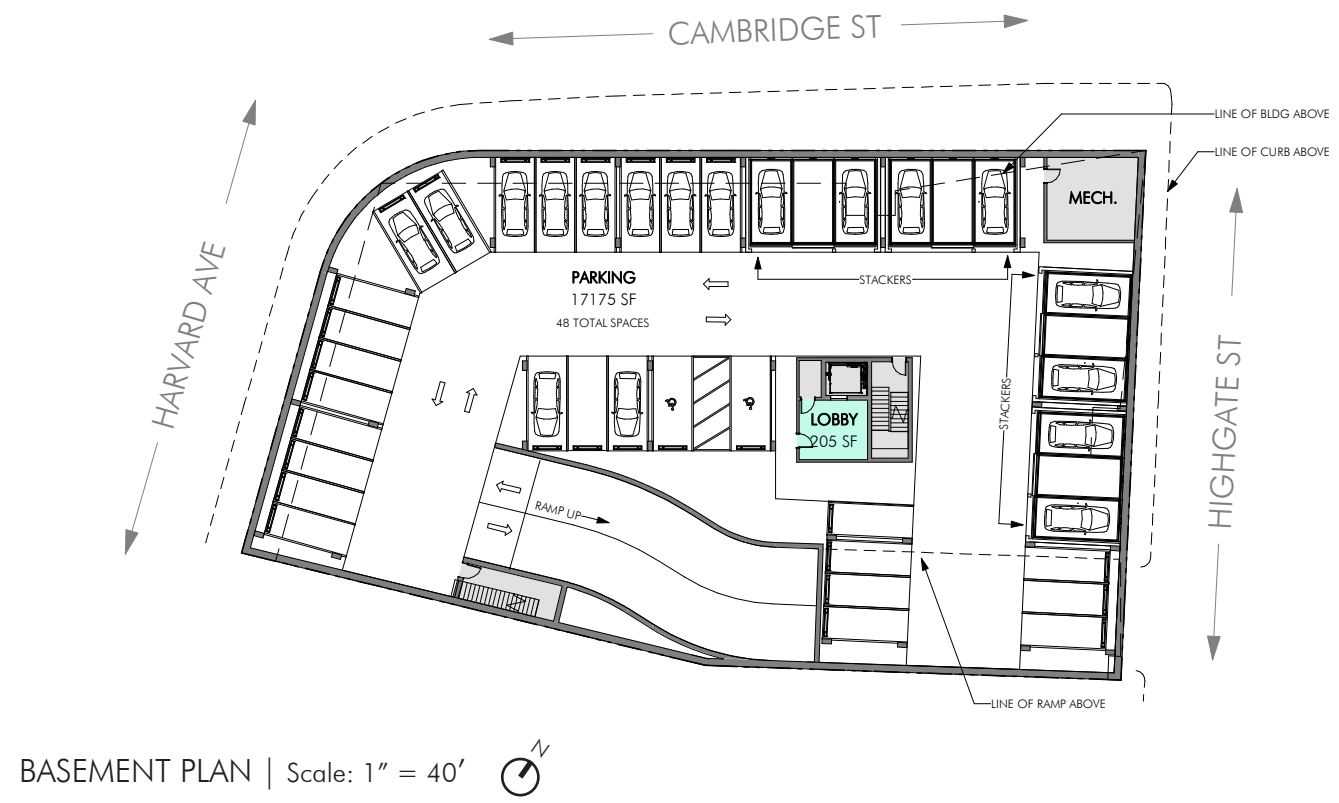
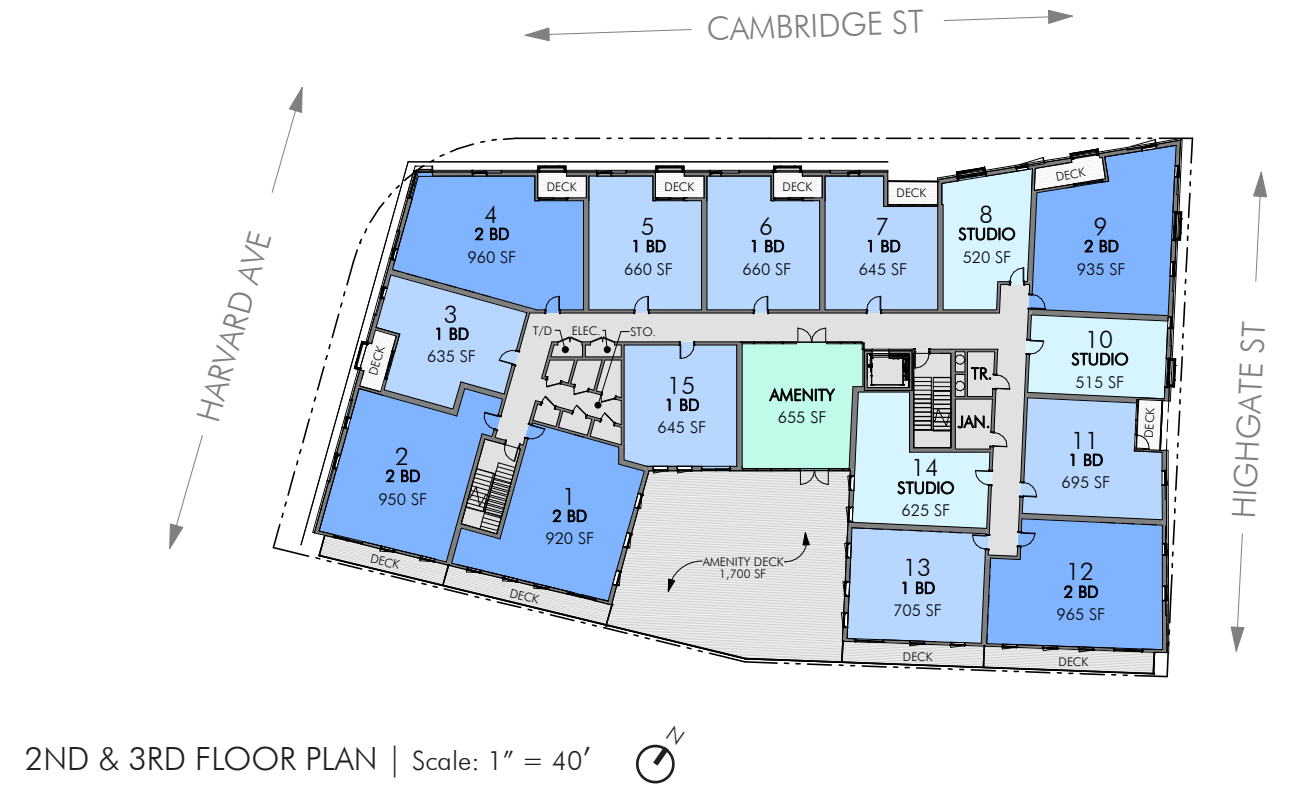
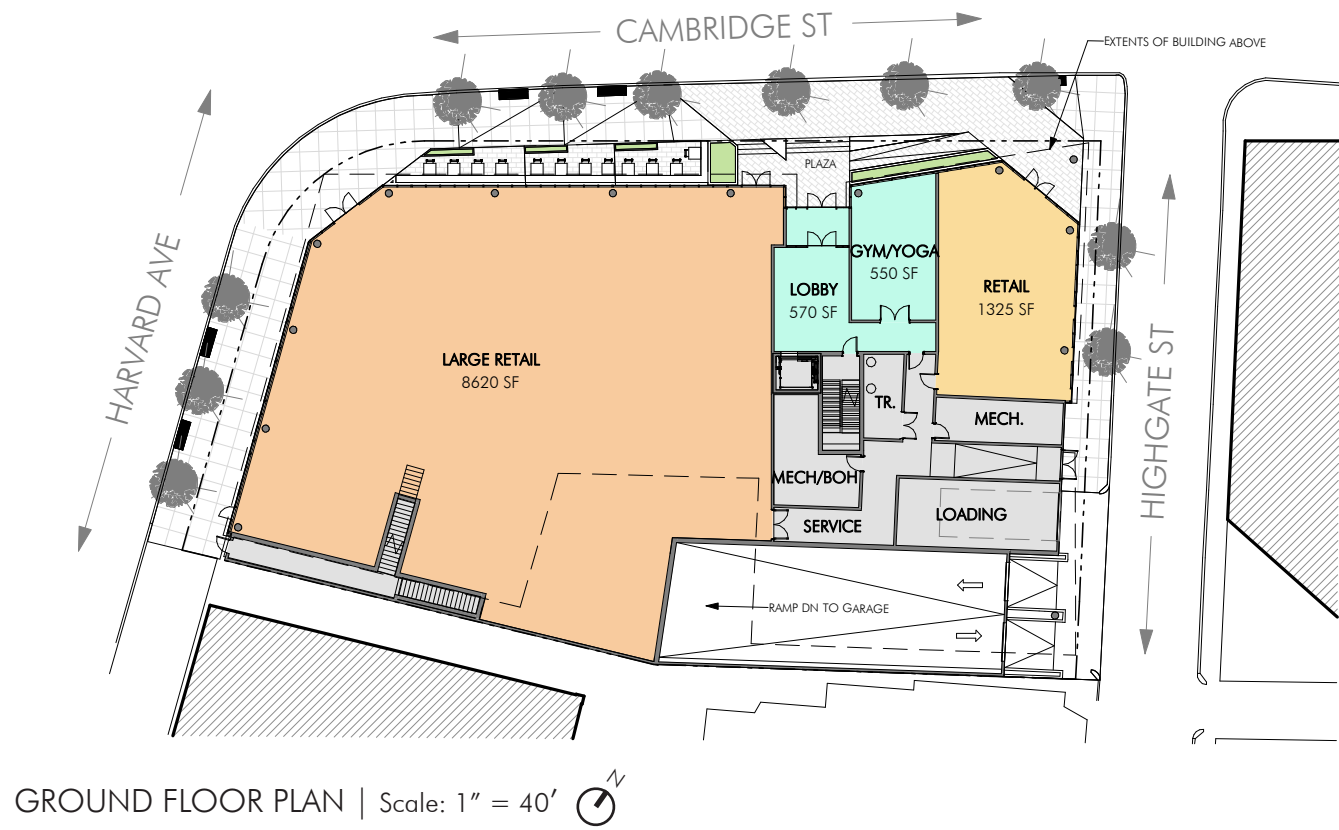


1. SITE IS EXTRUDED ALONG STREET FACES AND PROPERTY LINES BASED ON REQUIRED SETBACKS AND DESIRED SIDEWALK DIMENSIONS

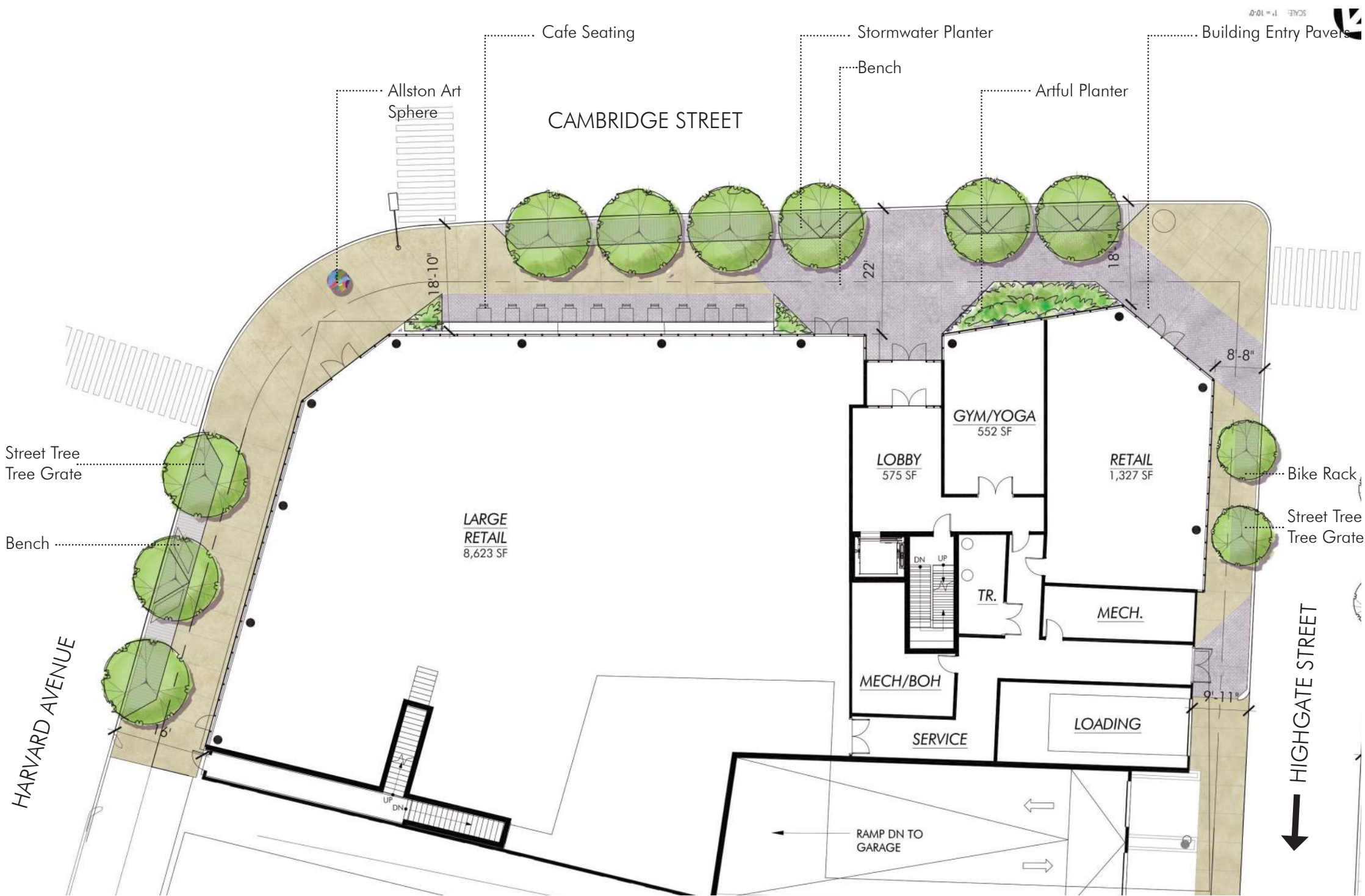


2. BUILDING MASS REACTS TO SITE FORCES AND BREAKS AWAY FROM STREET WALL; IN FRONT TO CREATE NEW PUBLIC SPACE ALONG CAMBRIDGE (VISIBLE FROM ALLEY), ALONG SIDES AND REAR TO REACT TO CONTEXT/NEIGHBORS. BREAKS ARE INTRODUCED AT EACH "INFLECTION" TO FURTHER ACCENTUATE AND ANNOUNCE KEY MOMENTS. FACADE DETAILING FURTHER ACCENTUATES DIFFERENCE BETWEEN FACADES ALONG STREET WALL AND THOSE THAT ARE NOT.









## URBAN DESIGN IMPROVEMENTS

### 2-8 HARVARD AVENUE

#### Cambridge Frontage

- Pavers define building entries
- Street Tree + Stormwater Planters
- Bike racks
- Signature benches

#### Harvard Street Frontage

- Allston Art Sphere
- Street trees with tree grates
- Bike racks
- Signature benches



Artful Tree Grates



Building Entry Pavers



Treegrates + seatwalls



Stormwater Planter



Art: Concrete Sphere a canvas for local artists



Bike Rack

## 2-8 HARVARD AVENUE - LANDSCAPE PLAN





A - CAMBRIDGE STREET ELEVATION | Scale: 1" = 40'



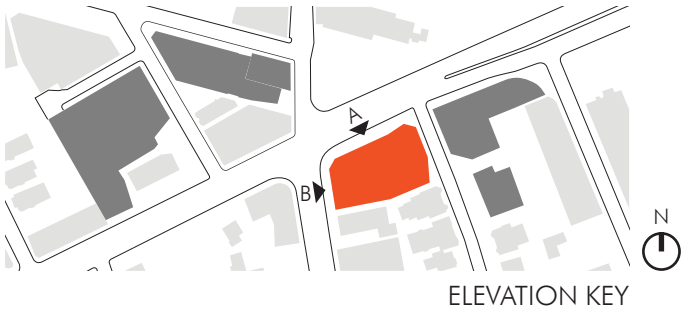
C - SOUTH ELEVATION | Scale: 1" = 40'



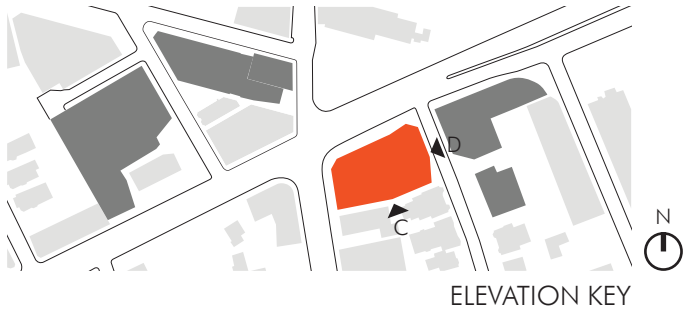
B - HARVARD AVE ELEVATION | Scale: 1" = 40'



D - HIGHGATE STREET ELEVATION | Scale: 1" = 40'



ELEVATION KEY



ELEVATION KEY



