

# ALLSTON SQUARE

BOSTON, MA

CITY REALTY

OCTOBER 22, 2019

# 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

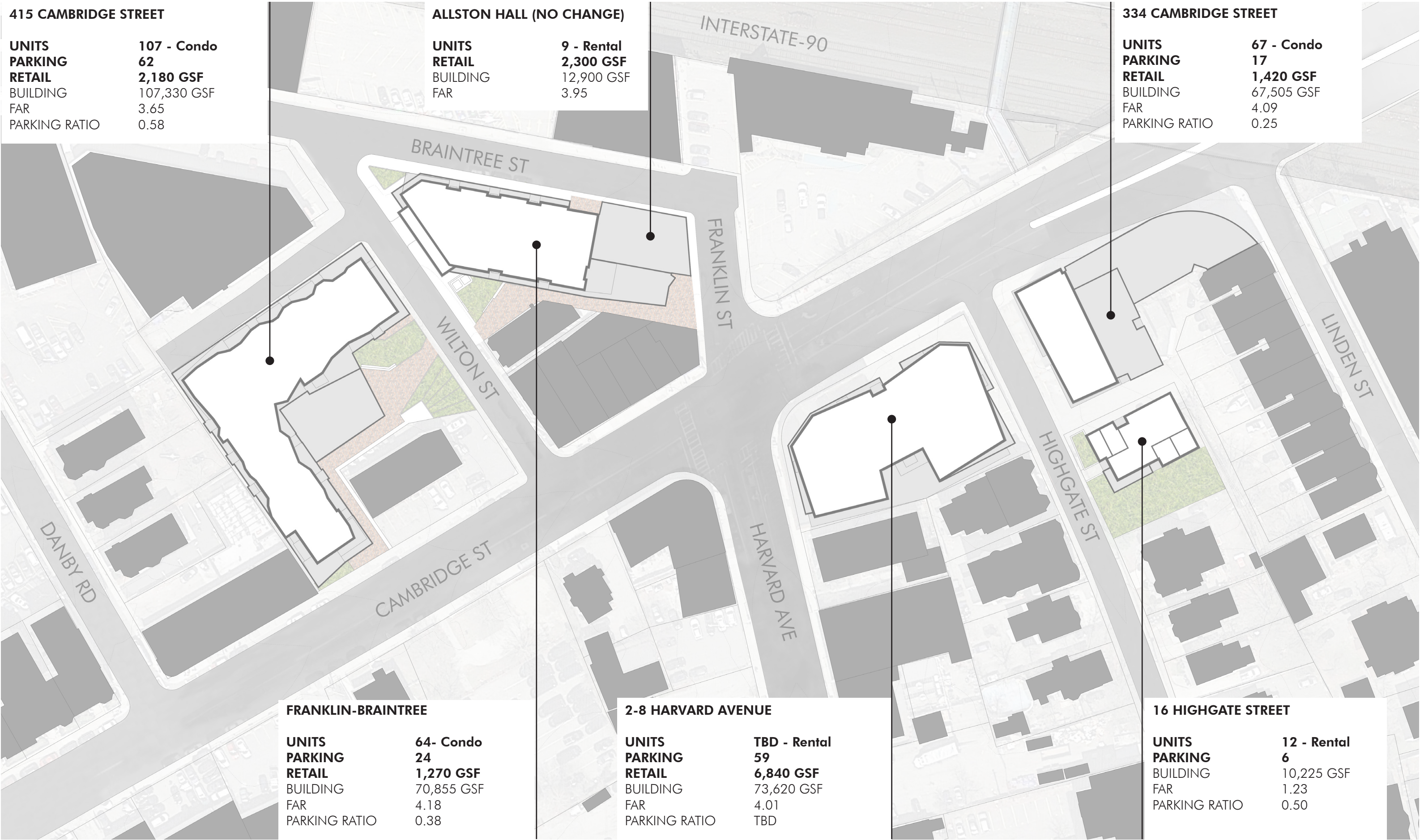
|               |             |
|---------------|-------------|
| UNITS         | 107 - Condo |
| PARKING       | 62          |
| RETAIL        | 2,180 GSF   |
| BUILDING      | 107,330 GSF |
| FAR           | 3.65        |
| PARKING RATIO | 0.58        |

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       |

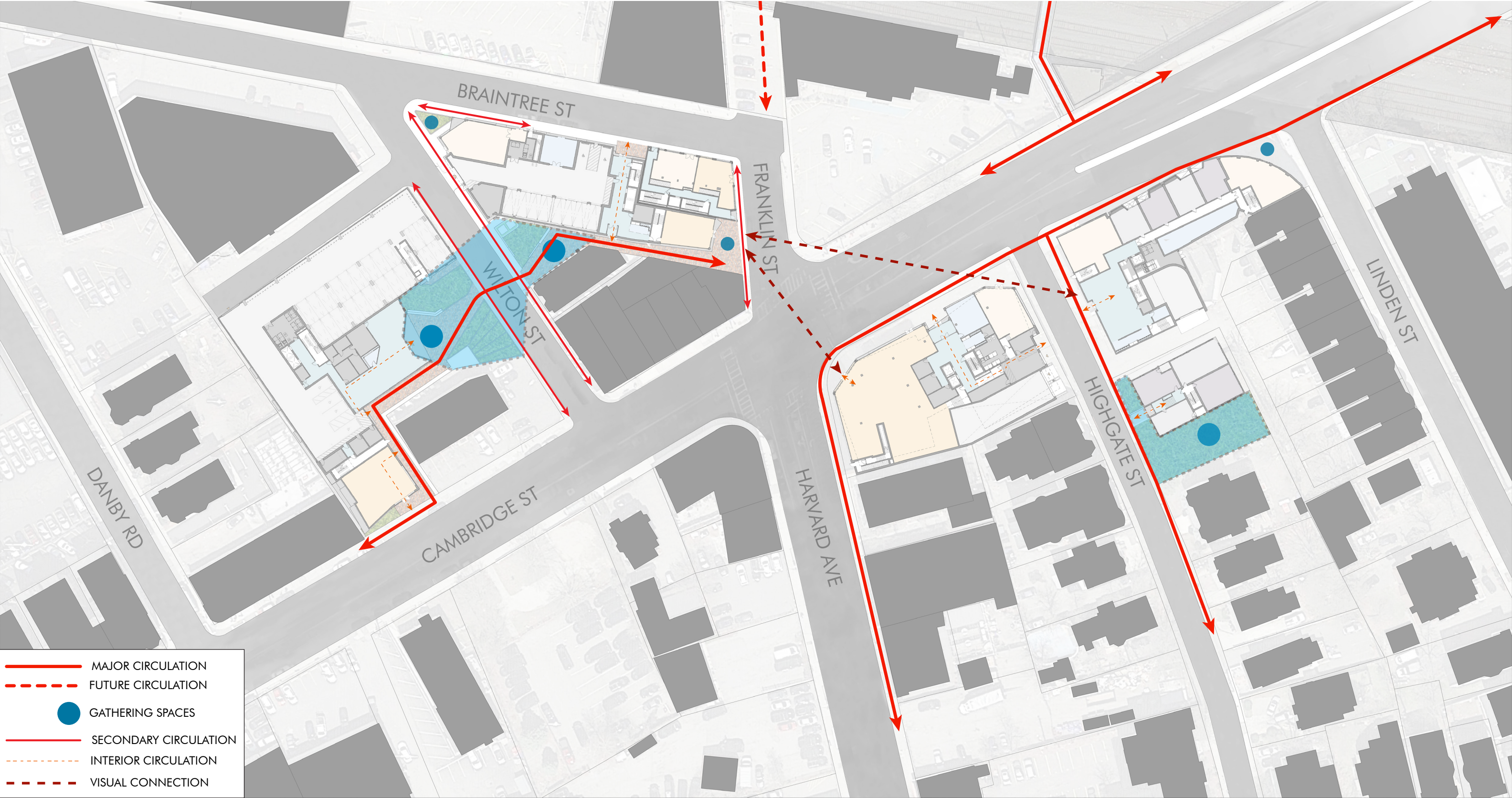
2-8 HARVARD AVENUE

|               |              |
|---------------|--------------|
| UNITS         | TBD - Rental |
| PARKING       | 59           |
| RETAIL        | 6,840 GSF    |
| BUILDING      | 73,620 GSF   |
| FAR           | 4.01         |
| PARKING RATIO | TBD          |

16 HIGHGATE STREET

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













AERIAL VIEW FROM BRAINTREE STREET | EMBARC





AERIAL VIEW FROM CAMBRIDGE STREET | EMBARC



415 CAMBRIDGE STREET

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







415 CAMBRIDGE STREET



SITE FROM CAMBRIDGE STREET - WEST

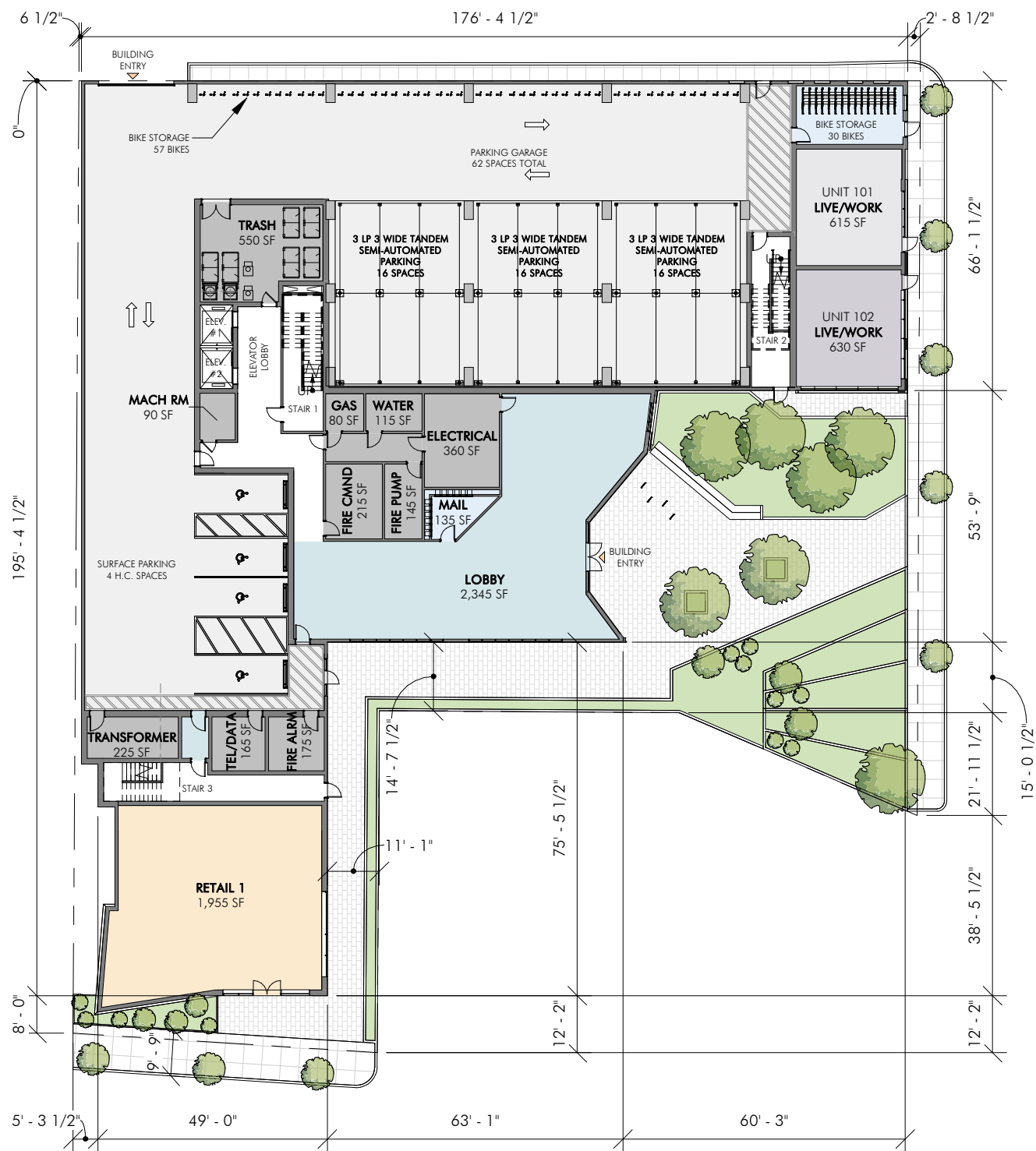


SITE FROM WILTON STREET

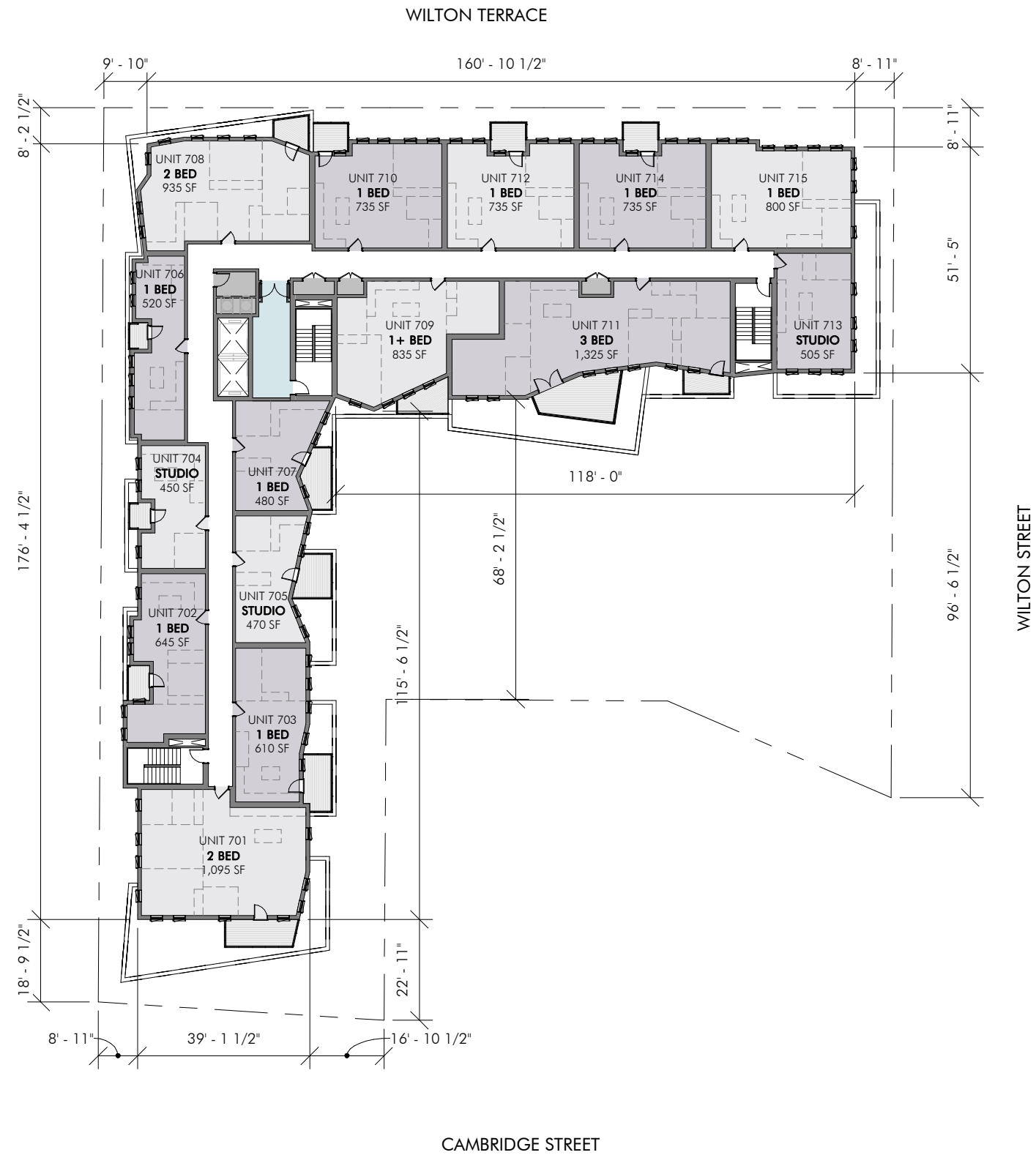


SITE FROM CAMBRIDGE STREET









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                 |

## 415 CAMBRIDGE STREET - LANDSCAPE PLAN





415 CAMBRIDGE STREET - WILTON STREET ELEVATION | EMBARC





PREVIOUS PRESENTATION - 9/17/2019



CURRENT PROPOSAL - 10/22/2019





415 CAMBRIDGE ST - VIEW FROM CAMBRIDGE ST | EMBARC





PREVIOUS PRESENTATION - 9/17/2019



CURRENT PROPOSAL - 10/22/2019





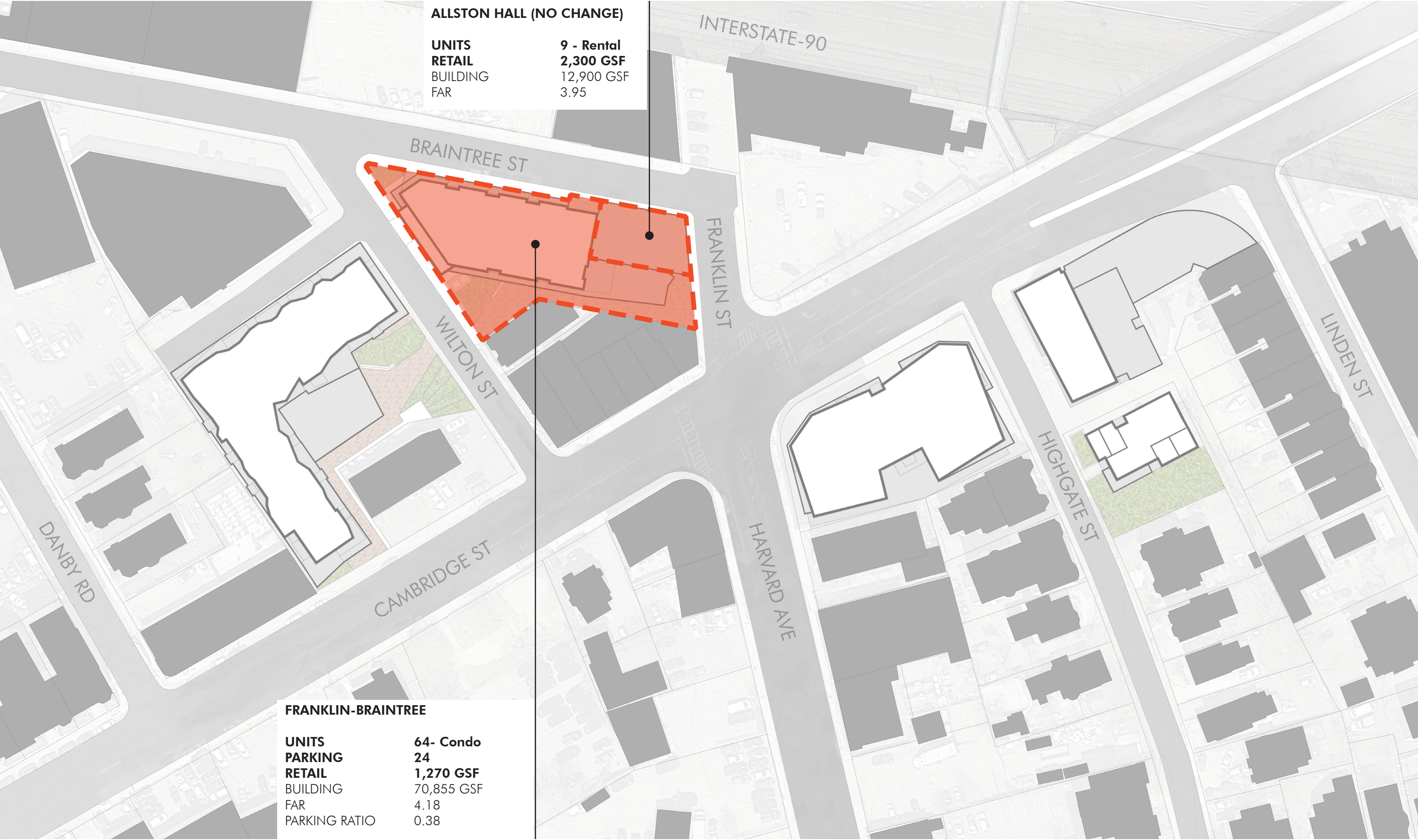
415 CAMBRIDGE ST - VIEW OF ENTRY FROM WILTON ST | EMBARC





415 CAMBRIDGE ST - VIEW FROM CAMBRIDGE ST | EMBARC





|                                 |                   |
|---------------------------------|-------------------|
| <b>ALLSTON HALL (NO CHANGE)</b> |                   |
| <b>UNITS</b>                    | <b>9 - Rental</b> |
| <b>RETAIL</b>                   | <b>2,300 GSF</b>  |
| <b>BUILDING</b>                 | <b>12,900 GSF</b> |
| <b>FAR</b>                      | <b>3.95</b>       |

|                           |                   |
|---------------------------|-------------------|
| <b>FRANKLIN-BRAINTREE</b> |                   |
| <b>UNITS</b>              | <b>64- Condo</b>  |
| <b>PARKING</b>            | <b>24</b>         |
| <b>RETAIL</b>             | <b>1,270 GSF</b>  |
| <b>BUILDING</b>           | <b>70,855 GSF</b> |
| <b>FAR</b>                | <b>4.18</b>       |
| <b>PARKING RATIO</b>      | <b>0.38</b>       |





FRANKLIN-BRAINTREE/ALLSTON HALL



VIEW FROM BRAINTREE STREET



VIEW FROM WILTON STREET

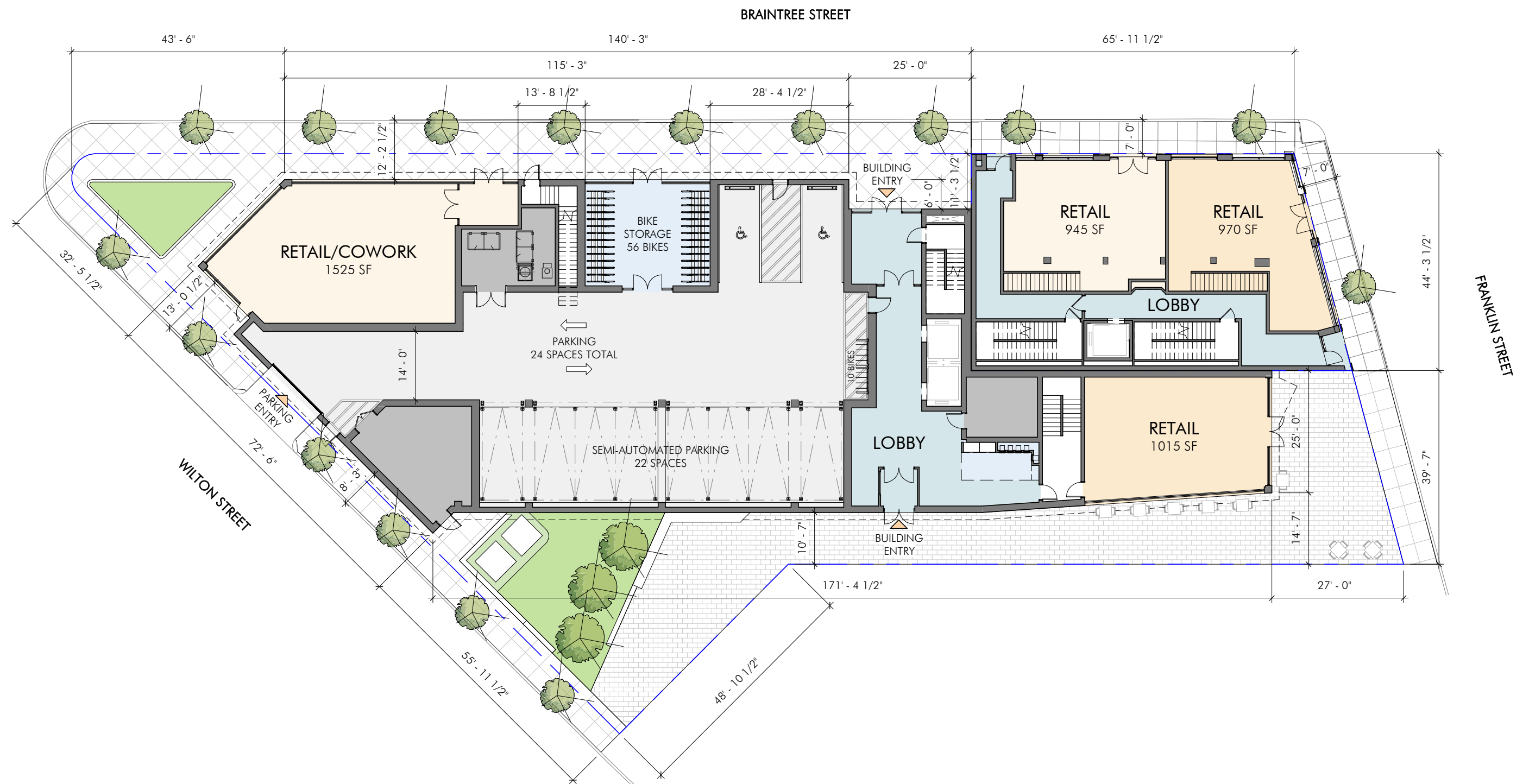


VIEW FROM CAMBRIDGE STREET

FRANKLIN-BRAINTREE/ALLSTON HALL - EXISTING SITE PHOTOS

EMBARC

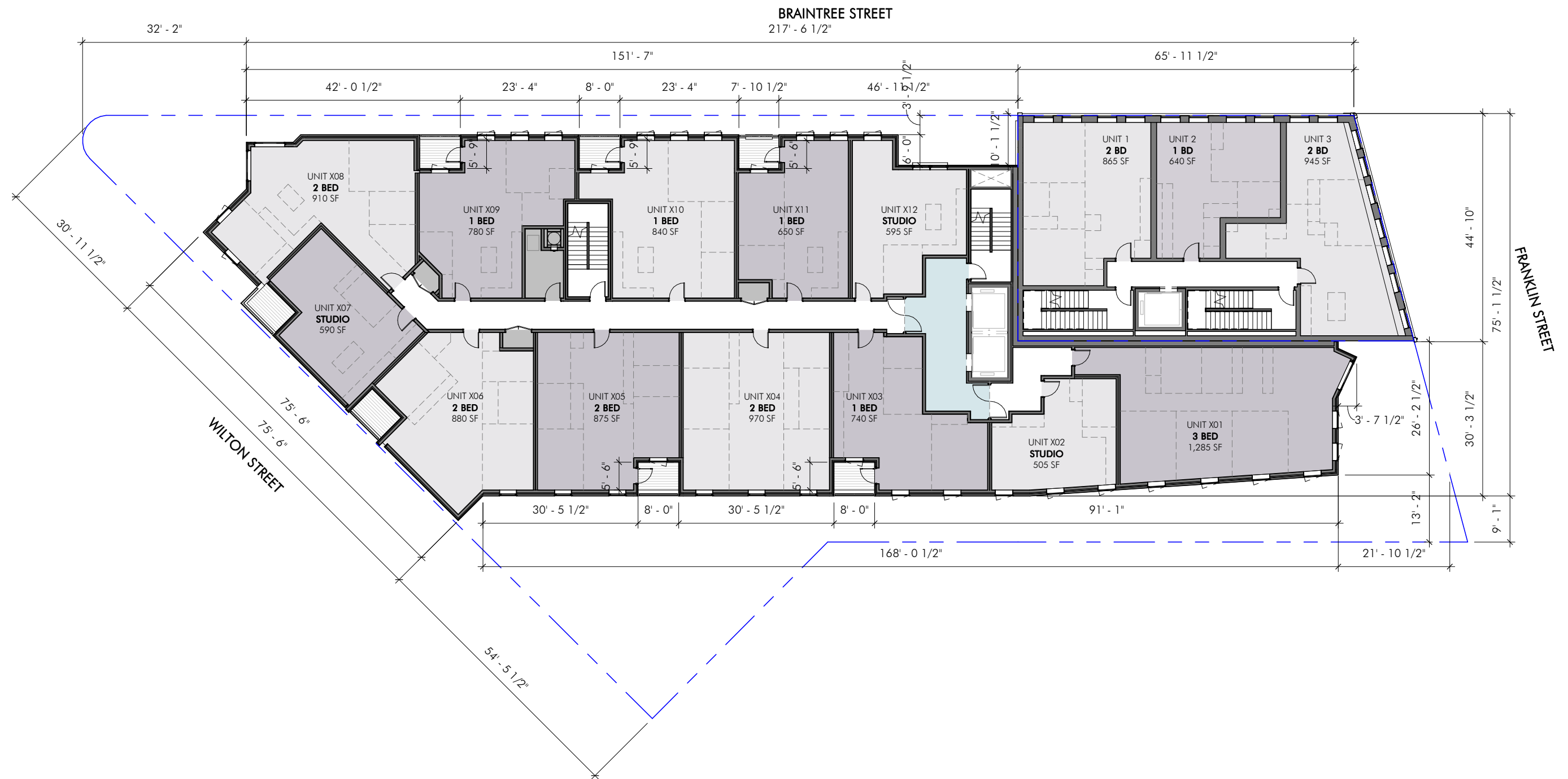




FIRST FLOOR PLAN

3/64" = 1'-0"

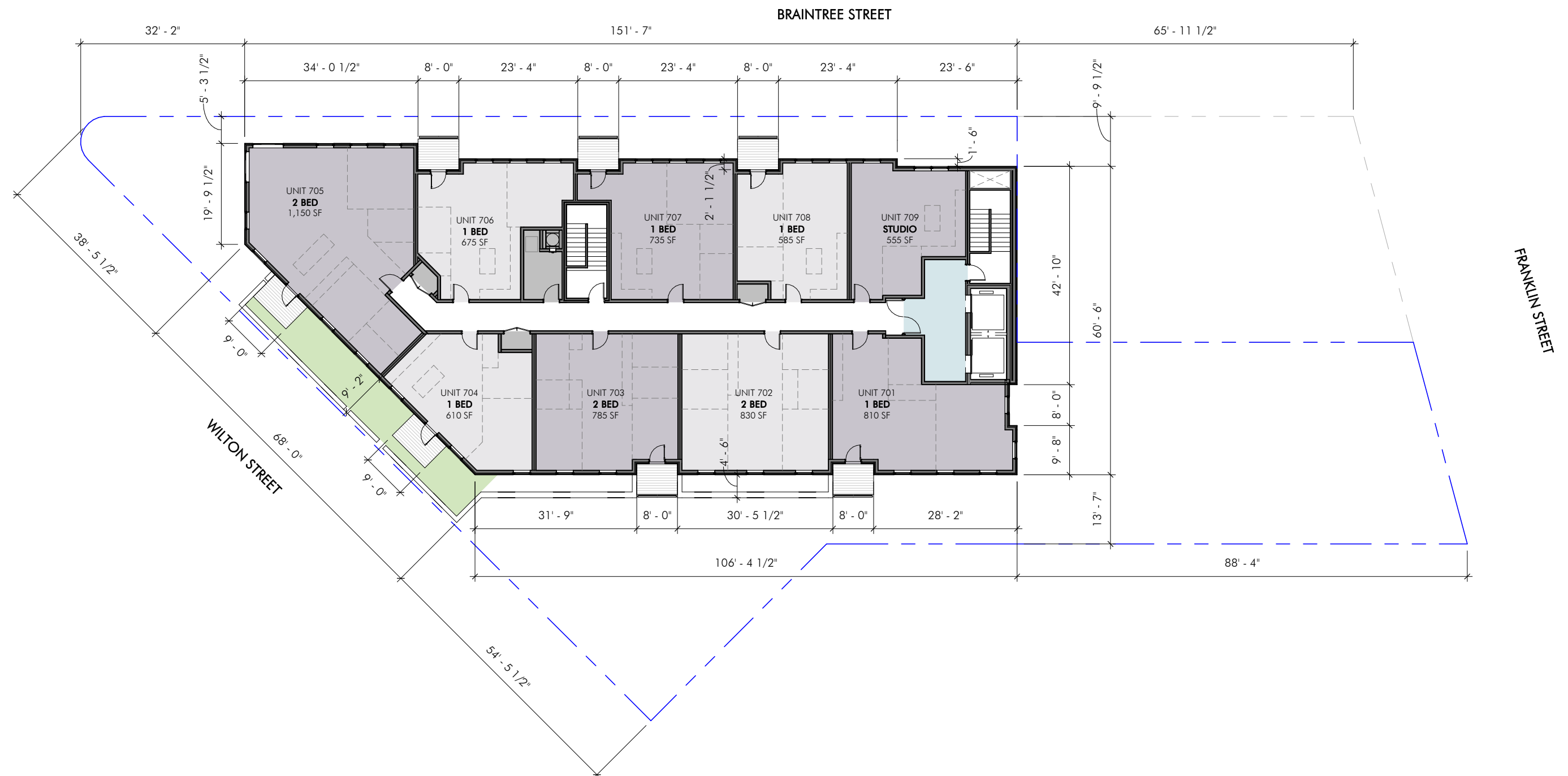




SECOND FLOOR PLAN

3/64" = 1'-0"

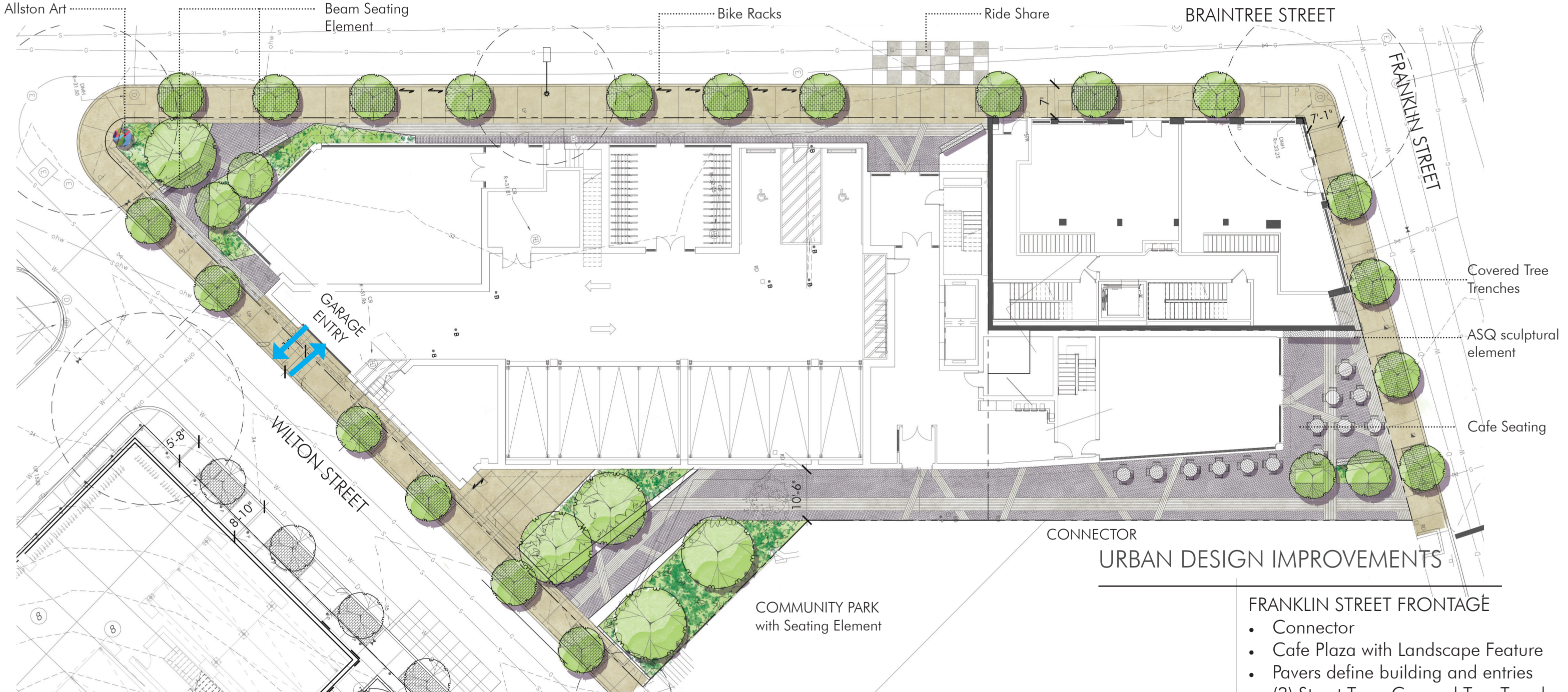




SIXTH FLOOR PLAN

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 - 9/17/2019



CURRENT PROPOSAL - 10/22/2019





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





PREVIOUS PRESENTATION - 9/17/2019



CURRENT PROPOSAL - 10/22/2019





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

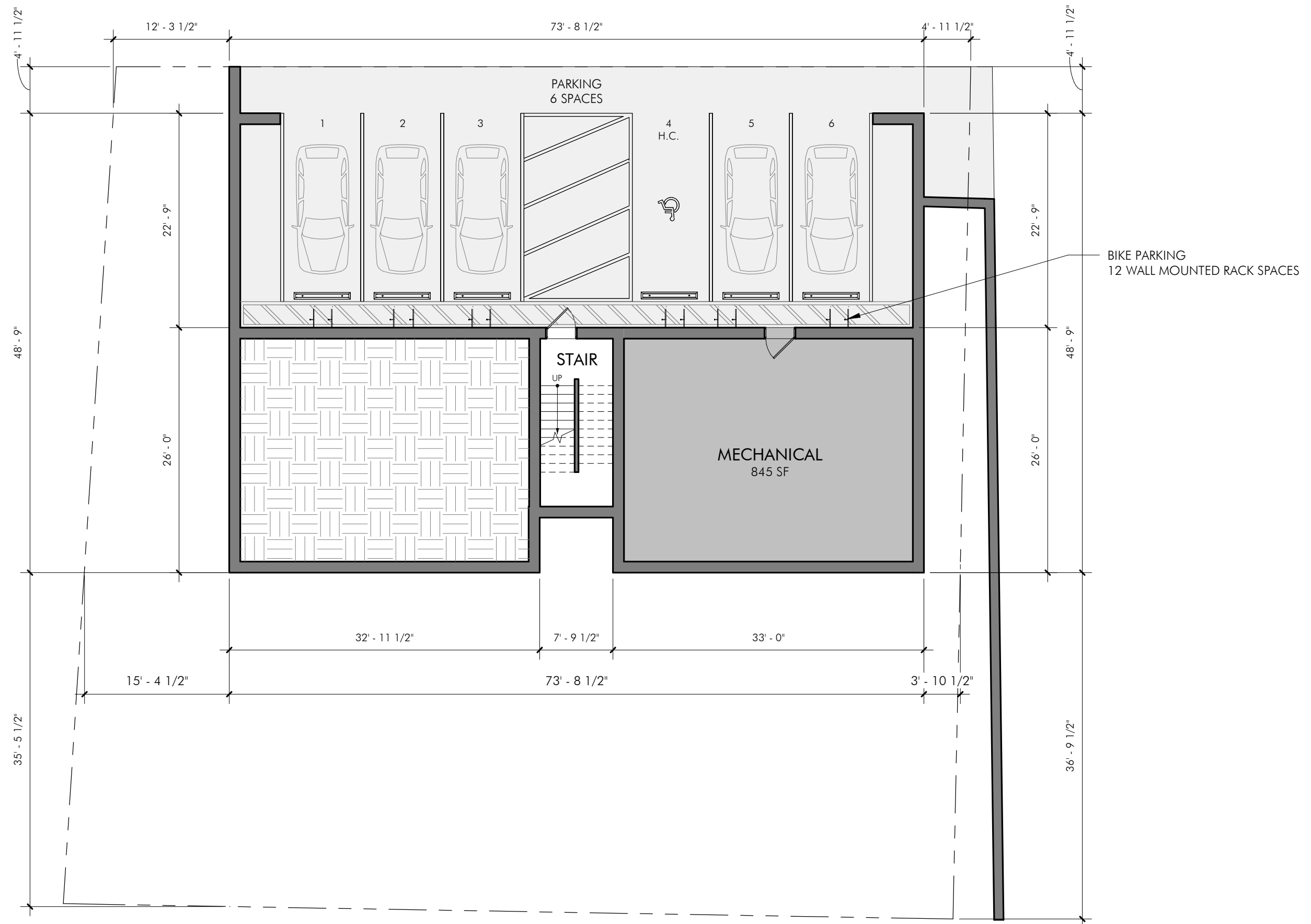


20-22 HIGHGATE STREET



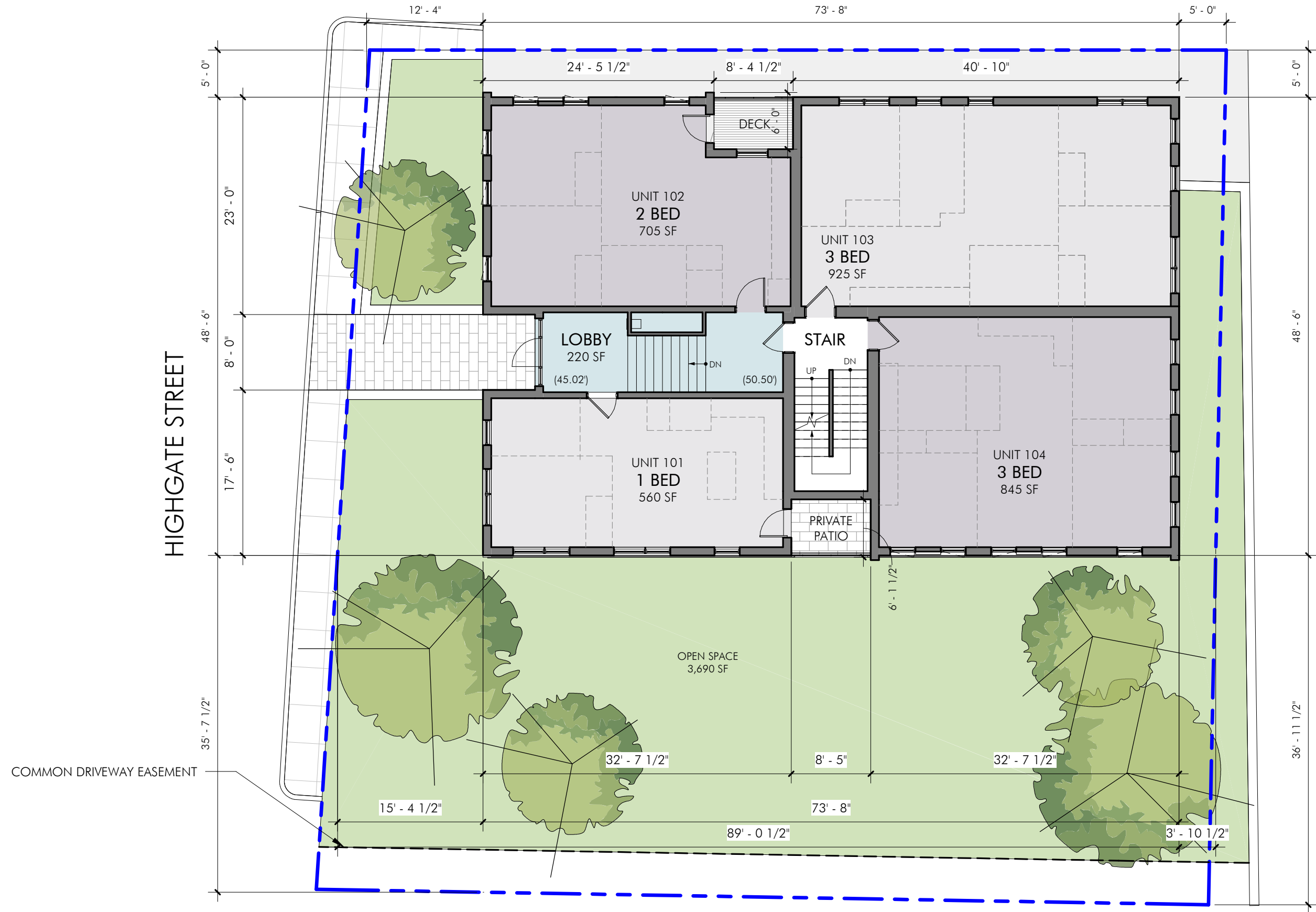
VIEW DOWN HIGHGATE STREET





1/8" = 1'-0"





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 PLAN





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



SITE FROM HIGHGATE STREET



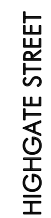
SITE FROM CORNER OF CAMBRIDGE AND HIGHGATE



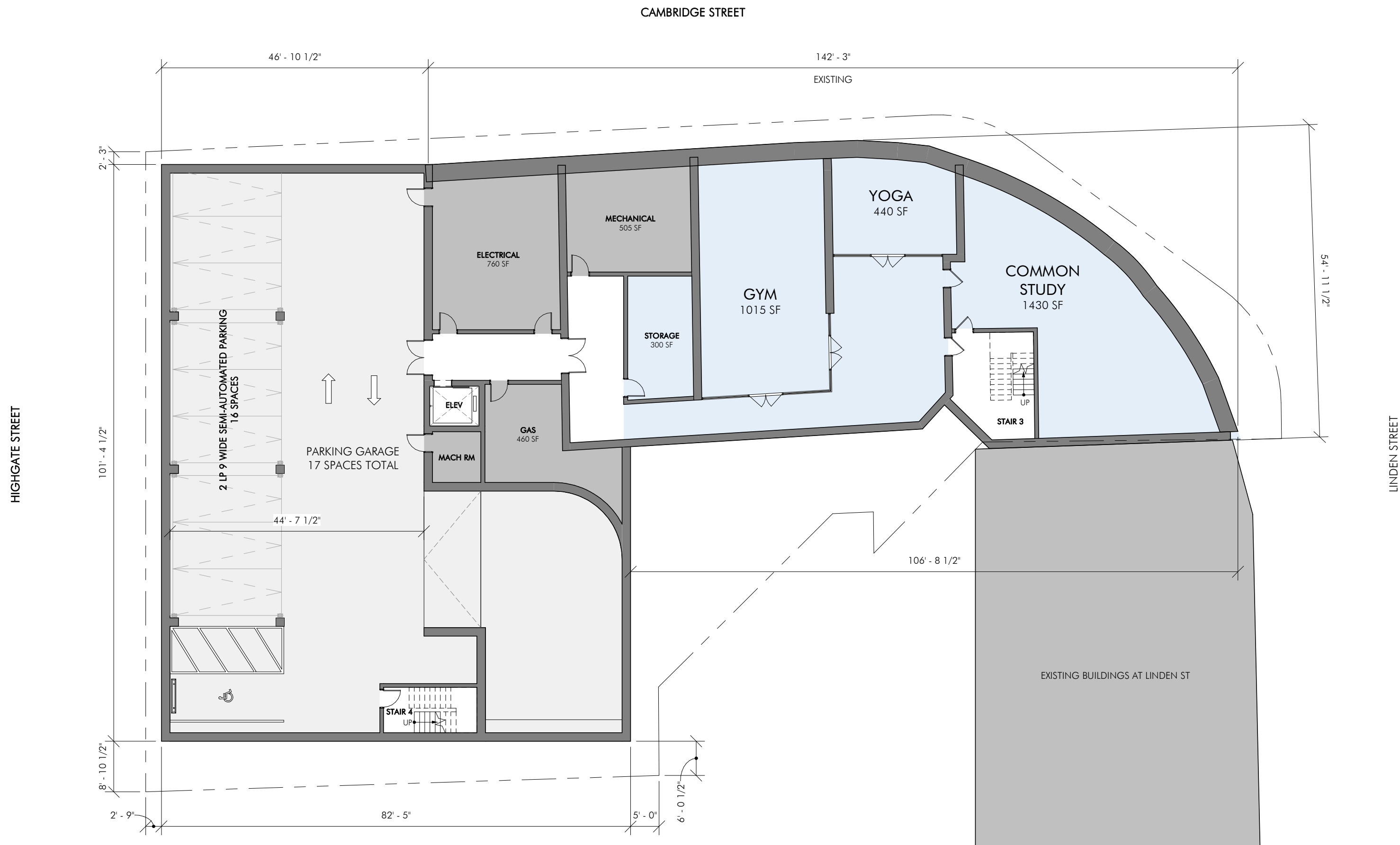
VIEW UP LINDEN STREET

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




$$/16'' = 1'-0''$$





1/16" = 1'-0"





# 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 - 9/24/2019



CURRENT PROPOSAL - 10/22/2019





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





PREVIOUS PRESENTATION - 9/24/2019



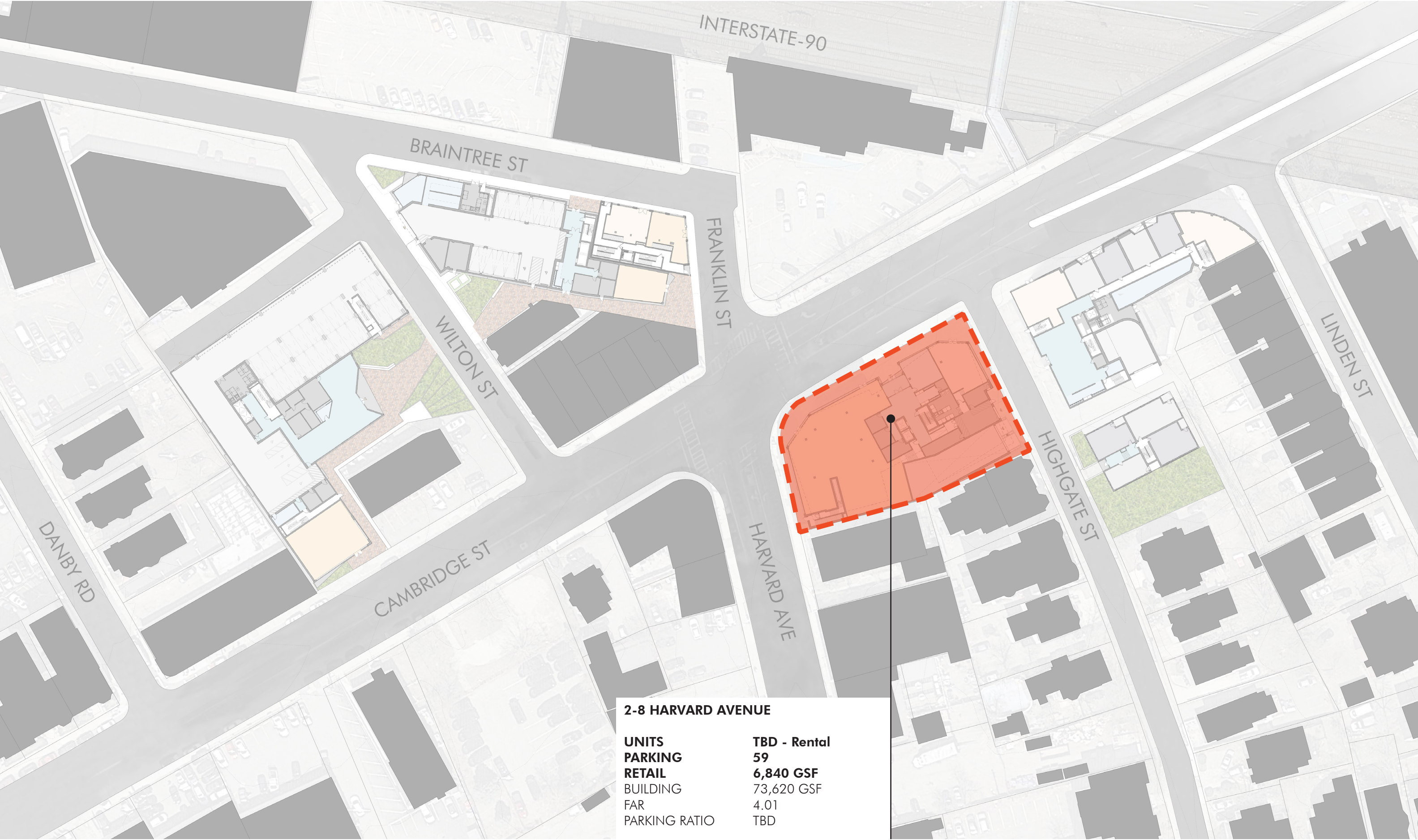
CURRENT PROPOSAL - 10/22/2019





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









2-8 HARVARD AVE



SITE FROM HIGHGATE STREET



VIEW DOWN HARVARD AVE



SITE FROM HARVARD AVE

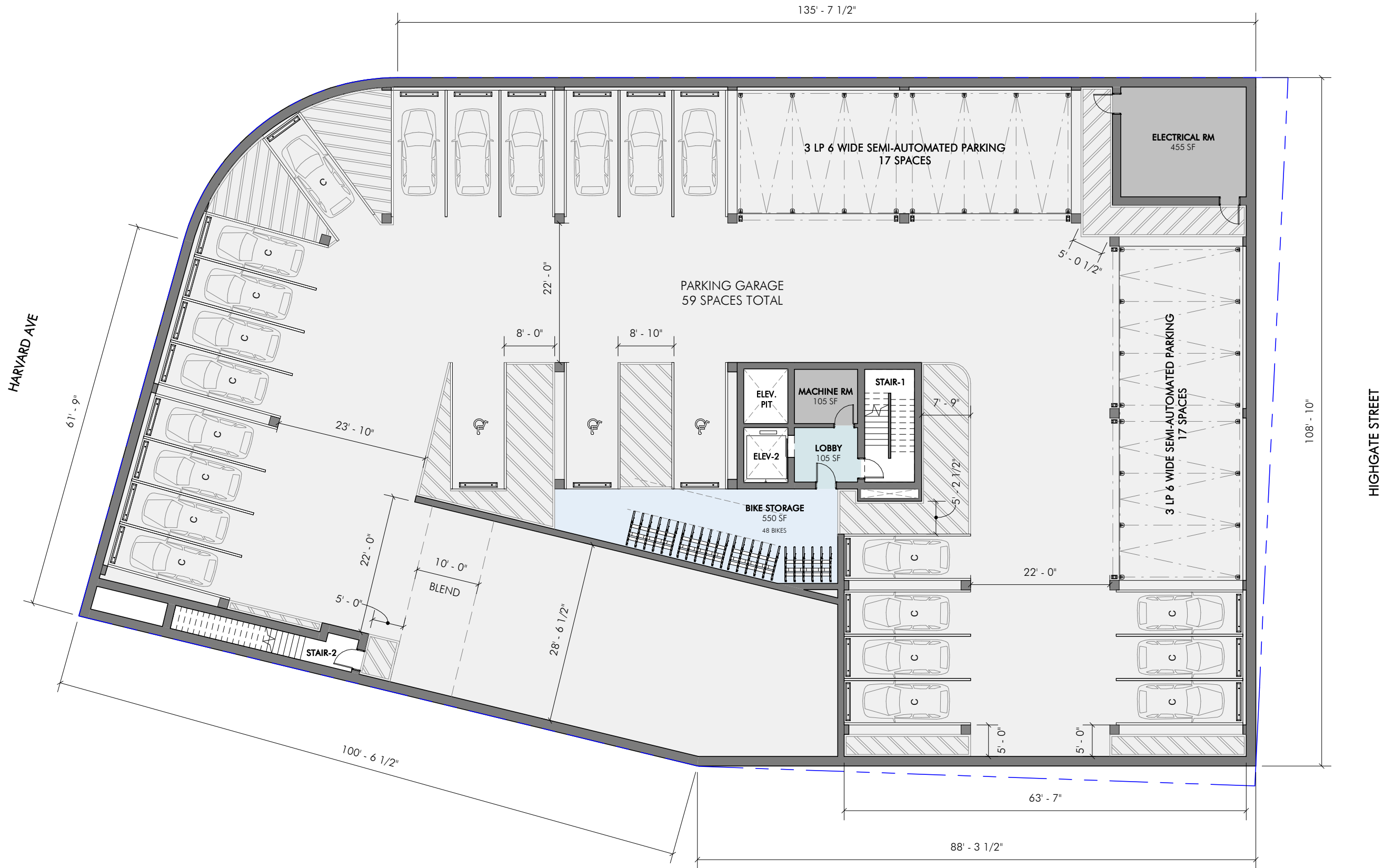




1/16" = 1'-0"

2-8 HARVARD AVE - GROUND FLOOR PLAN | EMBARC





1/16" = 1'-0"

2-8 HARVARD AVE - BASEMENT FLOOR PLAN | EMBARC





2-8 HARVARD AVE - CAMBRIDGE STREET ELEVATION | EMBARC





2-8 HARVARD AVE - HARVARD AVE ELEVATION | EMBARC





PREVIOUS PRESENTATION - 9/24/2019



CURRENT PROPOSAL - 10/22/2019





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





PREVIOUS PRESENTATION - 9/24/2019



CURRENT PROPOSAL - 10/22/2019





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





PREVIOUS PRESENTATION - 9/24/2019



CURRENT PROPOSAL - 10/22/2019





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)

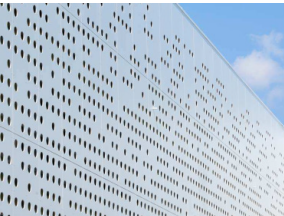


2-8 HARVARD AVE

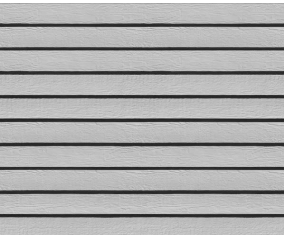
METAL PANEL



PERFORATED PANEL



CLAPBOARD



BRICK



LINEAR PANEL

