

Response To Town of Wellesley Request for Proposals Tailby and Railroad Lots

June 1, 2018

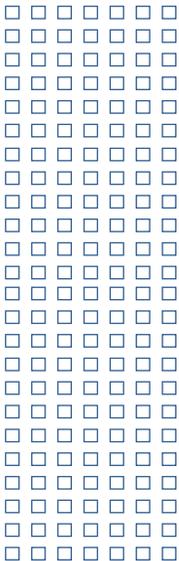


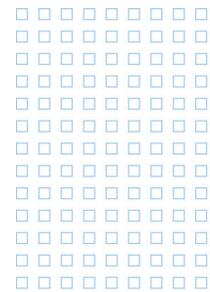
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Wellesley is a highly desirable community with direct public transit and highway access to Boston, top-rated public schools and a rich, vibrant and active community of residents. With the redevelopment of two commuter parking lots, the town can demonstrate strong proactive planning by increasing its affordable housing stock in a responsible and phased manner to comply with the Commonwealth's affordable housing regulations; enhance the town's housing stock with diversity in product type and unit size; and improve transit access.

Federal Realty is a proven partner for the town, having successfully developed over 20 acres almost adjacent to the Tailby lot into the highly popular and well-utilized Linden Square retail destination. Linden Square complements the retail boutiques on Central Avenue with a lively mix of practical retail, national brands and locally owned businesses offering fashion, fitness, dining, beauty, services and family destinations including the beloved local retail landmark, The Linden Store, a fixture at this location since 1913. Linden Square also provides thoughtfully planned townhouses that provide seven affordable housing units to Wellesley.

Federal Realty will utilize its experience to connect Linden Square to Central Street with a thoughtful, pedestrian-friendly and amenity-rich plan for the Tailby and Railroad parking lots. Aggregating the subject parcels with Federal Realty's existing 20-acre Linden Square, our proposal delivers everything the town is looking to achieve through this RFP in a way that likely no other independent development partner can offer. Our commitment to local improvements - such as visually appealing landscaping and signage; improved traffic flow; inside and outside community space and programming; and a strong and proven commitment to public art - is the backbone of our proposal.

Incorporating Linden Square into our response allows us to achieve the desired housing percentages in a phased manner without exceeding preferred heights and while spreading the density across a wider area, which is an appealing approach for those concerned about those issues as they impact existing residential neighborhoods.

We value the same critical components that you've outlined, and have proven this with development expertise in like-minded towns across the country including Pike and Rose and Bethesda Row in Maryland; Assembly Row in Somerville, and Santana Row in San Jose, California. Federal Realty's expertise will creatively preserve and protect Town interests to extend our partnership of consistent and orderly growth within the Linden Street corridor all while maintaining the character of the abutting single-family neighborhoods. These two locations will benefit greatly from our thoughtful approach and managing the growth across our entire property to deliver housing that addresses your key concerns of appropriate density and ultimately achieving the 10 percent statutory minimum in the Commonwealth. Our proposal will also offer a new option for seniors and lower income neighbors who can benefit from the walkability of the sites. Enhanced connections to Wellesley Square, the MBTA station and the essential retail at Linden Square - including a grocery store, pharmacy, medical offices and neighborhood services such as dry cleaning, convenience items and varied types of restaurants from fast casual to fine dining - will benefit the entire population.

THE DEVELOPMENT TEAM

THE DEVELOPMENT TEAM

1. Name, Address, Telephone Number of the Developer:

Federal Realty Investment Trust
1626 E. Jefferson Street – Corporate Office
Rockville, MD 20852
Phone: (301) 998 - 8100

450 Artisan Way
Somerville, MA 02145
Phone: (617) 684-1500
Fax: (617) 623-3601

Authorized Representative and Single Point of Contact:

David Webster
450 Artisan Way
Somerville, MA 02145
(617) 684 -1509
dwebster@federalrealty.com

Names and Primary Responsibilities of Development Team Members:

Don Briggs, President – Boston & Senior Vice President – Development
Bryan Furze, Vice President - Asset Management
Patrick McMahon, Vice President - Development
Andrea Simpson, Vice President - Marketing
Liz Ryan, Director of Leasing
David Webster, Director of Development

2. Description of the firm, i.e., individual, partnership, corporation, LLC:

Federal Realty Investment Trust is a Maryland real estate investment trust. Please refer to our Form 10-K for the fiscal year ended December 31, 2017 and our Form 10-Q covering the quarter ended March 31, 2018 both filed with the Securities and Exchange Commission and attached hereto for all relevant information on Federal Realty Investment Trust.

3. Nature of the entity to enter a lease

Similar to our other development projects, Federal Realty will form a single purpose entity to enter into a lease with the Town.

4. Description of general skills and nature of operation of the developer

Federal Realty has a fully integrated development and construction team that manages all aspects of the development process including design, preconstruction, construction and operations. Currently, we own over 24,000,000 SF of real estate across the county. This year, in Massachusetts alone, Federal Realty will deliver 447 rental apartment units, 122 for-sale condominium units, a 158-key hotel and 180,000 SF of retail space.

THE DEVELOPMENT TEAM, CONTINUED

5. Names of principals in firm:

Don Wood, President & Chief Executive Officer
Dawn Becker, Executive Vice President – General Counsel & Secretary
Dan Guglielmono, Executive Vice President - Chief Financial Officer & Treasurer
Don Briggs, Executive Vice President – Development, President, Boston
Jeff Berkes, Executive Vice President – President, West Coast
Chris Weilmminster, Executive Vice President – President, Mixed Use

6. Willingness to partner, if leasing one of two sites

Federal Realty proposes to lease both sites.

7. Management and Operations of the Facility

Federal Realty will own the market rate and affordable housing and contract a third-party property manager to oversee operations of the residential units.

Federal Realty enjoys a long, successful relationship with Greystar, a national residential property management group. With over 435,000 multifamily units and student beds under management globally, Greystar provides a wealth of experience in managing all product types. Currently, Greystar manages residential communities on behalf of Federal Realty from Massachusetts to as far south as Maryland and as far west as California. Federal Realty actively engages Greystar at the commencement of project planning as opposed to construction completion. Greystar's active upfront involvement in the planning process helps to ensure that we effectively balance market demand, design decisions, budgetary constraints and long-term operational issues.

Management and operation of the public parking could be performed either by a third party under contract to Federal Realty or by the Town of Wellesley.

8. Identification of Development Team

Developer	Federal Realty Investment Trust
Architect	The Architectural Team
Traffic and Parking Engineer	Howard Stein Hudson
Landscape Architect	Copley Wolff Design Group
Land Use Counsel	Stephen Langer
Artistic Consultant	Alexander Golob

9. Development Team Experience

See Resumes, Qualifications And Relevant Project Experience.

10. Housing Development and Management/Operations Experience

Currently, we own over 24,000,000 SF of real estate across the county. This year, in Massachusetts alone, Federal Realty will deliver 447 rental apartment units, 122 for-sale condominium units, a 158-key hotel and 180,000 SF of retail space. Nationwide, Federal Realty owns more than 1,800 residential units, with another 1,800 in the pipeline.

11. Current and Prospective Projects Impacting This Project

None

THE DEVELOPMENT TEAM, CONTINUED

12. Organizational Structure of Development Team

Federal Realty's development team includes all disciplines required to ensure the project will be managed efficiently and successfully from design, preconstruction and construction through occupancy and operation. The team includes developers, construction managers, asset managers and leasing agents. During the design and construction phases, Federal Realty's single point of contact for the Town will be Director of Development David Webster. Once the project is delivered and occupied, Vice President Bryan Furze will be the asset manager for the property and the Town's single point of contact.

13. Confirmation that no local, state or federal taxes are due and outstanding for the development team or any constituent thereof.

To the best of our knowledge, Federal Realty Investment Trust has no outstanding Massachusetts related local, state or federal tax obligations, with one exception. Federal Realty does have an outstanding property tax bill from the City of Somerville. The outstanding bill is related to a parcel of land which has been dedicated to the City of Somerville as public right of way. Federal Realty is in discussions with the City of Somerville to resolve this matter to the satisfaction of both parties.

14. Disclosure of whether or not the developer and/or any of the developer's principals, partners, co-ventures and/or subcontractors participating in the proposal or the project has been dismissed or disqualified from a bid or contract within the past five years, and if yes, the reason(s) why.

Federal Realty Investment Trust (FRIT) and its principals have not been disqualified from a bid or contract within the past five years. FRIT has not partners or co-ventures participating in this proposal. No subcontractors have been selected for this project.

15. Disclosure of any conditions (bankruptcy or other financial problems, pending litigation, planned office closures, impending merger) that may affect the developer's ability to perform contractually. If a joint venture, a disclosure is required for each partner in the joint venture.

There are no conditions that would affect Federal Realty Investment Trust's ability to perform contractually.

16. Information regarding any legal or administrative actions past, pending or threatened that could relate to the conduct of the developer's (or its principals' or any affiliates') business and/or any of those entities' compliance with laws and other governmental requirements.

Please refer to Part II, Item 1 of Federal Realty Investment Trust's 2018 10K report.

THE DEVELOPMENT TEAM, CONTINUED

17. Developer's Ability to Control Costs

Federal Realty has a fully integrated development and construction team that manages all aspects of the development process including design, preconstruction, construction and operations.

At the commencement of design, Federal Realty engages third-party construction cost estimating services in order to guide smart, economic design decisions. During construction, the team employs rigorous cost control measures to ensure projects remain on budget and on schedule. Federal Realty takes pride not only in delivering projects within budget but operating them on budget. Our approach has enabled us to pay quarterly dividends to our shareholders continuously since 1962.

18. References

Mayor Joseph Curtatone
City of Somerville
93 Highland Avenue
Somerville, MA 02145
Phone: (617) 625 – 6600, extension 2100
Email: jcurtatone@somervillema.gov

Jack O'Neil
Managing Partner, National Development
Chairman, Cranshaw Construction
2310 Washington Street
Newton Lower Falls, MA 02462
Phone: 617-527-9800
Email: joneil@cranshaw.com

Roger Berliner
Councilmember - District 1
Montgomery County Council
100 Maryland Avenue
Rockville, MD 20850
Phone: (240) 777-7898
Email: councilmember.berliner@montgomerycountymd.gov

19. Resumes or Brochures

See Resumes, Qualifications And Relevant Project Experience.

20. Project Capital Structure

The total project cost for the Railroad and Tailby lots is estimated at \$68.7M. At this time we do not foresee needing additional partners. As noted in greater detail elsewhere in this proposal, Federal Realty has a strong history of access to the capital markets to fund all forms of capital needs. Over the last five years, we have raised \$2.5 billion of capital successfully accessing public debt, equity, and bank markets.

DEVELOPMENT CONCEPT

DEVELOPMENT CONCEPT

1. Parcels to be Leased

Federal Realty Investment Trust proposes to lease both the Railroad and Tailby lots. In addition, Federal Realty proposes to redevelop the current Wellesley Volkswagen site at Linden Square as a mixed-use development including residential, retail and parking. Federal Realty will maintain its fee interest in the Linden Square property.

2. Proposed Uses

Federal Realty proposes to develop between 266 market-rate and affordable rental housing units in a phased project comprising the Railroad Lot, Tailby Lot and the current location of Wellesley Volkswagen at Linden Square. ONE HUNDRED PERCENT OF THE RESIDENTIAL UNITS PROPOSED WILL COUNT TOWARD THE TOWN OF WELLESLEY'S AFFORDABLE HOUSING INVENTORY.

Railroad Lot: Option A

Market rate residential units	24 units
Affordable residential units	8 units
Total residential units	32 units
Public parking spaces	75 spaces
Residential parking spaces	32 spaces
Total parking spaces	107 spaces
Retail	4,500 SF
Community space	1,000 SF
Total building size	37,500 GSF

Railroad Lot: Option B

Public parking spaces	42 spaces
Retail	5,300 SF
Community space	2,500 SF
Total building size	7,800 GSF

Tailby Lot

Market rate residential units	101 units
Affordable residential units	34 units
Total residential units	135 units
Public parking spaces	160 spaces
Residential parking spaces	203 spaces
Total parking spaces	363 spaces
Total building size	136,500 GSF

DEVELOPMENT CONCEPT, CONTINUED

Linden Street location (currently Wellesley Volkswagen)

Market rate residential units	74 units
Affordable residential units	25 units
Total residential units	99 units
Retail parking spaces	30 spaces
Residential parking spaces	150 spaces
Total parking spaces	180 spaces
Retail	6,000 SF

3. Physical Plan and Architectural Character of the Project

See inserted plans and renderings at back of book.

4. Environmental Impacts

Federal Realty will work with the Wellesley Highway Department, Police Department, Fire Department, School Department, residents, the downtown business community and other town representatives to develop a traffic management plan to mitigate construction impacts to vehicular, bicycle and pedestrian routes. Safe and accessible pedestrian routes will be maintained around all construction sites. The developer will work with its contractors to manage and schedule delivery of construction materials in a manner that minimizes disruption of local traffic.

Contractors will comply with all local rules regarding hours of operation and the local noise ordinance.

Design of all new structures will minimize the impact of lighting spilling beyond the property line and minimize dark sky impacts. New pedestrian and vehicular lighting on sidewalks will comply with Town standards to ensure maximum safety, energy efficiency and aesthetic quality.

5. Construction Mitigation Plan

During construction on the Railroad and Tailby lots, the developer will work with the Town to maintain as much existing parking as possible. Options to be considered could include, but would not be limited to, managed assisted parking to increase the number of spaces available and satellite parking locations.

All stormwater runoff will be captured, treated and conveyed to the existing drainage infrastructure. The cost of any necessary improvements to the existing drainage infrastructure to accommodate project runoff will be absorbed as part of the project costs.

6. Benefits and Detrimental Impacts of the Project

A. Any Town services that will be required:

- The project will require typical municipal services such as connections to public water, sewer and stormwater systems.

DEVELOPMENT CONCEPT, CONTINUED

B. Description of other community benefits:

- Creation of 266 new residential units, all of which will be counted as part of the Town's Subsidized Housing Inventory.
- The proposed new retail space and public open space on the Railroad Lot will result in an enhanced pedestrian experience at the intersection of Railroad Avenue and Washington Street, improving connectivity between the businesses on Central and Washington streets.
- Improved accessible route between the public parking on the Railroad and Tailby lots and the MBTA commuter rail platform.
- Enhanced connectivity between Linden Square and residential neighborhood along Linden Street between Kingsbury Street and Pine Tree Road through the development of new residential homes on the south side of Linden Street.
- Integration of artistic elements into developments at all three proposed locations, improving the community experience.
- Development of a new community space on the Railroad Lot.

C. Consistency with RFP Development Guidelines:

To enhance and maintain the historic integrity of the adjoining transition zones including Wellesley Square, Town Hall, and the College Heights neighborhood;

Federal Realty has an established and successful track record in Wellesley of working with stakeholders and with Wellesley staff and boards to maintain the character of the community. Acutely focused on and experienced with place making, Federal Realty will work within the existing fabric of this critical downtown area to bring a variety of uses and a design that is consistent with and enhances the historic integrity of the adjoining neighborhoods.

To create an effective project that can work cooperatively with local merchant associations and the Chamber of Commerce; and

Federal Realty is already working cooperatively with the local merchant association. Federal Realty maintains that Linden Square is a vital asset to downtown and provides uses that are complementary and beneficial to Central Street. Offering a consistency of ownership from downtown through Linden Square will diminish competition and foster an environment of establishing complementary uses that will move pedestrian and vehicular flow throughout the entire area and foster success for all retailers and small businesses. Federal Realty also brings a wealth of experience in retail to ensure that designs will be compatible with the needs of modern retail and that retailers will have the keys to success.

To improve existing and generate new revenue sources for the Town (i.e. parking and/or lease payments), along with new tax growth.

Federal Realty will deliver and provide the initial operational infrastructure for 80% of the existing municipal parking spaces in new parking facilities upon the delivery of this project. The town will continue to collect in perpetuity the income associated with this parking area. Federal Realty will deliver approximately 1,000 square feet of turn-key community space to Wellesley that the Town may use in perpetuity and may choose to collect rental income for all or a portion of this space. Additionally, Federal Realty anticipates an increased valuation of approximately \$75 million across the three subject parcels, which will result in annual tax revenue of almost \$900,000.

DEVELOPMENT CONCEPT, CONTINUED

At a minimum, consideration should be given to architectural and site design features that unify the project with the character of both the Linden Street area and Wellesley Square; additionally, sustainable features should be incorporated into both the building and site design.

As noted above, Federal Realty has an established and successful track record in Wellesley of working with stakeholders and with Wellesley staff and boards to maintain the architectural and historic character of the community. Additionally, throughout its national portfolio, Federal Realty has a mission of sustainability in all of its projects. It is anticipated this development will include some or all of the following:

- Solar power
- Energy management
- Electric vehicle charging stations
- Preferred parking for alternative fuel vehicles
- LEED buildings
- Hydroponic farming
- Bee gardens
- Rain gardens
- Community and roof gardens
- LED and dark-sky compliant lighting
- Recycling programs

7. Financing of Construction and Operation of the Facility

Federal Realty is a publicly traded S&P 500 real estate investment trust with a total market capitalization of approximately \$12 billion with a strong history of access to the capital markets to fund all forms of capital needs while maintaining long-term financial flexibility and an investment grade balance sheet. During 2017, we accessed the public debt markets twice. In June 2017, we issued \$300 million aggregate principal of 3.25% senior 10-year notes along with an additional \$100 million aggregate principal of 4.50% notes due in 2044. In December 2017, we reopened the 10-year notes issued in June with an additional \$175 million of aggregate principal amount. Over the last five years, we've raised over \$3.8 billion of capital successfully accessing public debt, equity, and bank markets. At March 31, 2018, we had \$64.4 million of cash and cash equivalents and \$103.0 million of borrowings outstanding on our \$800.0 million revolving credit facility that matures on April 20, 2020. In addition, we have an option (subject to bank approval) to increase the credit facility through an accordion feature to \$1.5 billion. We have the capacity to issue up to \$400 million in common shares under our "at the market" ATM program. With a debt to market cap ratio of 25%, we have long term credit ratings of A- by Standard & Poor's, A3 by Moody's and A- by Fitch Ratings.

8. Management Plan

Federal Realty has extensive experience owning and operating residential rental properties, retail and parking facilities. The residential apartments will be managed by a third-party property management firm contracted with Federal Realty.

Federal Realty enjoys a long, successful relationship with Greystar, a national residential property management group. With over 435,000 multifamily units and student beds under management globally, Greystar provides a wealth of experience in managing all product types. Currently, Greystar manages residential communities on behalf of Federal Realty from Massachusetts to as far south as Maryland and as far west as California. Federal Realty actively engages Greystar at the commencement of project planning as opposed to construction completion. Greystar's active upfront involvement in the planning process helps to ensure that we effectively balance market demand, design decisions, budgetary constraints and long-term operational issues.

The public parking facilities on the Railroad and Tailby lots will be designed and managed in cooperation with the Town in order to ensure operation while maximizing Town parking revenues. Controlled access and automated pay stations can be used to ensure compliance with regulated hours of operation and parking rates, while minimizing the need for staffing to collect fares and monitor compliance. Federal Realty will manage the retail components of the Railroad lot development using its own property management, leasing, and tenant coordination staff.

DEVELOPMENT CONCEPT, CONTINUED

9. 20-Year Operating Pro Forma

20-Year Operating Pro Forma

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Residential Rent (Market & Affordable) <i>Rent Growth</i>	2.79 0.0%	2.82 1.0%	2.87 1.9%	2.93 1.9%	2.98 1.9%	3.04 1.9%	3.10 1.9%	3.16 1.9%	3.22 1.9%	3.28 2.0%	3.35 2.0%
Effective Market Rent	2.83	3.30	3.36	3.43	3.50	3.57	3.64	3.72	3.79	3.87	3.95
Average Units Occupied	109	167	167	167	167	167	167	167	167	167	167
Average Occupancy	65.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
MARKET & AFFORDABLE UNITS											
Gross Potential Rent	5,023,700	5,536,416	5,641,229	5,748,088	5,857,034	5,968,108	6,081,352	6,196,809	6,314,523	6,440,814	6,569,630
Loss to Lease	(1,616,600)	(31,654)	(52,532)	(53,558)	(54,603)	(55,670)	(56,758)	(57,867)	(58,998)	(60,178)	(61,382)
Rent	3,407,100	5,504,762	5,588,697	5,694,531	5,802,431	5,912,438	6,024,594	6,138,942	6,255,525	6,380,635	6,508,248
Concessions	(400,000)	-	-	-	-	-	-	-	-	-	-
Total Rental Revenue	3,007,100	5,504,762	5,588,697	5,694,531	5,802,431	5,912,438	6,024,594	6,138,942	6,255,525	6,380,635	6,508,248
<i>YoY Growth</i>	-	83.1%	1.5%	1.9%	1.9%	1.9%	1.9%	1.9%	1.9%	2.0%	2.0%
<i>Total Effective Rent</i>	1.53	2.80	2.84	2.90	2.95	3.01	3.07	3.12	3.18	3.25	3.31
Total Other Revenue	78,354	121,915	124,375	126,886	129,447	132,060	134,725	137,445	140,219	143,023	145,884
Total Other Revenue	78,354	121,915	124,375	126,886	129,447	132,060	134,725	137,445	140,219	143,023	145,884
Total Revenue	3,085,454	5,626,676	5,713,072	5,821,417	5,931,878	6,044,498	6,159,319	6,276,386	6,395,743	6,523,658	6,654,132
Vacancy Allowance	(112,350)	(281,334)	(285,654)	(291,071)	(296,594)	(302,225)	(307,966)	(313,819)	(319,787)	(326,183)	(332,707)
Bad Debt	(5,618)	(14,067)	(14,283)	(14,554)	(14,830)	(15,111)	(15,398)	(15,691)	(15,989)	(16,309)	(16,635)
Total EGR	2,967,486	5,331,276	5,413,136	5,515,792	5,620,454	5,727,161	5,835,955	5,946,876	6,059,967	6,181,166	6,304,790
<i>YoY Growth</i>	-	79.7%	1.5%	1.9%	1.9%	1.9%	1.9%	1.9%	1.9%	2.0%	2.0%
Operating Expenses											
Residential Operating Expenses	1,069,268	1,686,930	1,729,103	1,772,330	1,816,639	1,862,055	1,908,606	1,956,321	2,005,229	2,045,334	2,086,240
Annual Town Payment	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Total Expenses	1,119,268	1,736,930	1,779,103	1,822,330	1,866,639	1,912,055	1,958,606	2,006,321	2,055,229	2,095,334	2,136,240
<i>YoY Growth</i>	-	55.2%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.0%	2.0%
Net Income	1,848,219	3,594,346	3,634,033	3,693,462	3,753,815	3,815,107	3,877,349	3,940,555	4,004,758	4,065,832	4,168,549

DEVELOPMENT CONCEPT, CONTINUED

20-Year Operating Pro Forma

	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Residential Rent (Market & Affordable) <i>Rent Growth</i>	3.41 2.0%	3.48 2.0%	3.55 2.0%	3.62 2.0%	3.69 2.0%	3.77 2.0%	3.84 2.0%	3.92 2.0%	4.00 2.0%
Effective Market Rent	4.03	4.11	4.19	4.27	4.36	4.44	4.53	4.62	4.72
Average Units Occupied	167	167	167	167	167	167	167	167	167
Average Occupancy	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
MARKET & AFFORDABLE UNITS									
Gross Potential Rent	6,701,022	6,835,043	6,971,744	7,111,179	7,253,402	7,398,470	7,546,440	7,697,368	7,851,316
Loss to Lease	(62,610)	(63,862)	(65,139)	(66,442)	(67,771)	(69,126)	(70,509)	(71,919)	(73,357)
Rent	6,638,413	6,771,181	6,906,605	7,044,737	7,185,632	7,329,344	7,475,931	7,625,450	7,777,959
Concessions	-	-	-	-	-	-	-	-	-
Total Rental Revenue	6,638,413	6,771,181	6,906,605	7,044,737	7,185,632	7,329,344	7,475,931	7,625,450	7,777,959
<i>YoY Growth</i>	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
<i>Total Effective Rent</i>	3.38	3.44	3.51	3.58	3.66	3.73	3.80	3.88	3.96
Total Other Revenue	148,801	151,777	154,813	157,909	161,067	164,289	167,574	170,926	174,344
Total Other Revenue	148,801	151,777	154,813	157,909	161,067	164,289	167,574	170,926	174,344
Total Revenue	6,787,214	6,922,958	7,061,418	7,202,646	7,346,699	7,493,633	7,643,506	7,796,376	7,952,303
Vacancy Allowance	(339,361)	(346,148)	(353,071)	(360,132)	(367,335)	(374,682)	(382,175)	(389,819)	(397,615)
Bad Debt	(16,968)	(17,307)	(17,654)	(18,007)	(18,367)	(18,734)	(19,109)	(19,491)	(19,881)
Total EGR	6,430,885	6,559,503	6,690,693	6,824,507	6,960,997	7,100,217	7,242,221	7,387,066	7,534,807
<i>YoY Growth</i>	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Operating Expenses									
Residential Operating Expenses	2,127,965	2,170,525	2,213,935	2,258,214	2,303,378	2,349,446	2,396,435	2,444,363	2,493,250
Annual Town Payment	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Total Expenses	2,177,965	2,220,525	2,263,935	2,308,214	2,353,378	2,399,446	2,446,435	2,494,363	2,543,250
<i>YoY Growth</i>	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Net Income	4,252,920	4,338,979	4,426,758	4,516,293	4,607,619	4,700,772	4,795,787	4,892,703	4,991,557

DEVELOPMENT CONCEPT, CONTINUED

10. Parking, Traffic Management, Pedestrian and Bicycle Safety

Mitigation

Federal Realty is committed to mitigating off-site transportation impacts of the development on vehicular, pedestrian and bicycle routes. However, at this time the exact nature of the mitigation is not known. Federal Realty will conduct a detailed traffic study as part of the PSI process to detail any and all mitigation necessary to offset the project impact. Consistent with the requirements of the PSI process, any signalized intersection that degrades to Level of Service (LOS) C or worse due to the incremental additional traffic associated with the proposed project will be mitigated. Any intersections currently, or in the future without the proposed project in place, operating at LOS D or worse will be mitigated to maintain the same LOS. No new curb cuts are anticipated for development of either the Railroad or Tailby lots, however potential mitigation measures may include signal equipment technology modernization and upgrades, signal timing modifications, improved pedestrian and bicycle accommodations, pavement marking lane use modifications, physical geometric improvements to the area roadways, improved signage, or parking fare collection modernization. All required mitigation will be funded by Federal Realty.

Trip Generation

The Linden Square PSI included redevelopment of the sites on the south side of Linden Street. The redevelopment was to include approximately 105,000 square feet of retail. At this time, only approximately 65,000 square feet of retail has been constructed. The trip generation of the remaining approximately 40,000 square feet of retail would result in 1,576 daily trips. The approximately 140 residential units now proposed on that site as part of this project would only result in 1,040 daily trips, a net reduction to this site of 536 daily trips.

In fact, the entire residential development of approximately 310 units on all three lots proposed as part of this project would only result in 2,262 daily trips. During the PM peak hour, typically the most critical hour for traffic operations, the 40,000 square feet of retail would generate 159 trips, while the 309 residential units would generate 173 trips. In addition, the residential trip generation totals do not assume any of the new residents would forego commuting by car and instead utilize the commuter rail. Should only 10% percent of the new residents use the commuter rail (the exact travel mode share percentage will be determined during the traffic study), the 309 residential units would result in a lower vehicle trip generation during the PM peak hour than the remaining 40,000 square feet of unconstructed retail space from the Linden Square PSI.

PRELIMINARY PLANS

See inserts at back of book.

IMPLEMENTATION PLAN & PROJECT TIMETABLE

IMPLEMENTATION PLAN & PROJECT TIMETABLE

1. Development Schedule

In order to minimize impacts on existing public parking, development of the Railroad and Tailby lots will be phased. Federal Realty will develop a phasing plan in conjunction with the Town to best serve the interests of the Town, commuters and local merchants. Once a lease is negotiated and executed, Federal Realty expects to begin construction of the first phase.

- Durations for development activities are as follows:
- Comprehensive Permit, Local Review, MEPA 18 months
- Construction Documents 6 months
- Railroad Lot Construction 12 months
- Tailby Lot Construction 18 months

Development of the Wellesley Volkswagen site will be the third phase of the project, commencing in 2028 upon expiration of the current lease.

2. Approvals and Permits

Ch. 40B Comprehensive Permit

We intend to approach this as a “friendly 40B” under the Massachusetts Department of Housing and Community Development’s (DHCD) Local Initiative Program (LIP) in which Federal Realty and the Town would work collaboratively to design a project on the Tailby and Railroad Parking Lots that enhances the character of the neighborhood and minimizes exemptions from the Wellesley zoning by-law. Redevelopment of the Current Wellesley Volkswagen site at Linden Square would also be included in the Comprehensive Permit. To initiate this process, the Town’s Chief Executive Officer would submit a Project Eligibility Application. Then Federal Realty and the Town (i.e. Town officials, the Planning Department, the Planning Board, Design Review Board, etc.) would work cooperatively, engaging the community, to plan a project prior to the formal application for a Comprehensive Permit. Under the LIP, DHCD can provide guidance and technical assistance to the Town, Federal Realty and the community. Following engagement with the Town and community, Federal would file a Comprehensive Permit application in order to secure any needed exemptions from the Town zoning by-law for items such as density, setbacks, etc. The Town’s Zoning Board of Appeals would conduct the formal public process including public hearings.

The Comprehensive Permit process would not waive applicability of State and Federal regulations.

Federal Realty intends to develop a rental-only Chapter 40B project which would enable the total unit count (309 units) to be eligible for inclusion on the Town’s Subsidized Housing Inventory (SHI).

MEPA

The proposed project meets the thresholds to trigger filing of an Environmental Notification Form under the Massachusetts Environmental Policy Act. Filing an Environmental Impact Report is not triggered. The specific threshold triggering an ENF filing is generation of 1,000 or more new average daily trips (ADT) and construction of 150 or more new parking spaces. The project’s proposed 309 new residential units will generate 2,262 an average volume of 2,262 ADT. The project also results in construction of 172 net new parking spaces.

REQUIRED FORMS

REQUIRED FORMS

**APPENDIX A DISCLOSURE
STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY M.G.L. c.
7C, s. 38 (formerly M.G.L. c. 7, s. 40J)
INSTRUCTION SHEET**

NOTE: The Division of Capital Asset Management and Maintenance (DCAMM) shall have no responsibility for insuring that the Disclosure Statement has been properly completed as required by law. Acceptance by DCAMM of a Disclosure Statement for filing does not constitute DCAMM's approval of this Disclosure Statement or the information contained therein. Please carefully read M.G.L. c. 7C, s. 38 which is reprinted in Section 8 of this Disclosure Statement.

Section (1): Identify the real property, including its street address, and city or town. If there is no street address then identify the property in some other manner such as the nearest cross street and its tax assessors' parcel number.

Section (2): Identify the type of transaction to which this Disclosure Statement pertains --such as a sale, purchase, lease, etc.

Section (3): Insert the exact legal name of the Public Agency participating in this Transaction with the Disclosing Party. The Public Agency may be a Department of the Commonwealth of Massachusetts, or some other public entity. Please do not abbreviate.

Section (4): Insert the exact legal name of the Disclosing Party. Indicate whether the Disclosing Party is an individual, tenants in common, tenants by the entirety, corporation, general partnership, limited partnership, LLC, or other entity. If the Disclosing Party is the trustees of a trust then identify the trustees by name, indicate that they are trustees, and add the name of the trust.

Section (5): Indicate the role of the Disclosing Party in the transaction by checking one of the blanks. If the Disclosing Party's role in the transaction is not covered by one of the listed roles then describe the role in words.

Section (6): List the names and addresses of **every** legal entity and **every** natural person that has or will have a **direct or indirect** beneficial interest in the real property. The only exceptions are those stated in the first paragraph of the statute that is reprinted in Section 8 of this Disclosure Statement. If the Disclosing Party is another public entity such as a city or town, insert "inhabitants of the (name of public entity)." If the Disclosing Party is a non-profit with no individual persons having any beneficial interest then indicate the purpose or type of the non-profit entity. If additional space is needed, please attach a separate sheet and incorporate it by reference into Section 6.

Section (7): Write "none" in the blank if none of the persons mentioned in Section 6 is employed by DCAMM. Otherwise list any parties disclosed in Section 6 that are employees of DCAMM.

Section (8): The individual signing this statement on behalf of the Disclosing Party acknowledges that he/she has read the included provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts.

Section (9): Make sure that this Disclosure Statement is signed by the correct person. If the Disclosing Party is a corporation, please make sure that this Disclosure Statement is signed by a duly authorized officer of the corporation as required by the statute reprinted in Section 8 of this Disclosure Statement.

This completed and signed Disclosure Statement should be mailed or otherwise delivered to:

Deputy Commissioner for Real Estate

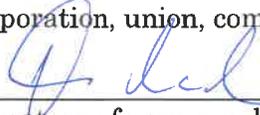
Division of Capital Asset Management and Maintenance

REQUIRED FORMS, CONTINUED

APPENDIX C

CERTIFICATE OF NON-COLLUSION: REQUIRED FORM

The undersigned certifies under the penalties of perjury that this bid or bid has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business partnership, corporation, union, committee, club or other organization, entity or group of individuals.



Signature of person submitting contract/bid

5/30/18

Date

Federal Realty Investment Trust

Name of Business

REQUIRED FORMS, CONTINUED

APPENDIX D MINIMUM EVALUATION CRITERIA FORM

- (1) Has the Respondent submitted one (1) original, ten (10) complete copies and one (1) complete electronic copy of the application with all required enclosures described in Section 4.3 and 4.4?

Yes X

No _____

- (2) Has the Respondent proposed to build an affordable housing complex with public and private parking on the Properties?

Yes X

No _____

- (3) Does the Respondent's submission include information and details necessary for the Board of Selectmen to have confidence that (a) the proposed plan can withstand the scrutiny of the Town's approval process (including without limitation, PSI Special Permit and Major Construction Project/Site Plan Review, and Wetlands review and/or other permitting), and (b) the Developer can obtain necessary permits within 18 months after the selection date, or an agreed upon date if zoning modifications are required? If zoning modifications are required, does the Respondent's submission include the proposed zoning change and a plan for presentation of that proposed change to a Wellesley Annual Town Meeting or Special Town Meeting?

Yes X

No _____

- (4) Does the Respondent's submission clearly identify all traffic and stormwater/drainage required for permitting, with respondent to be solely responsible for all costs and expenses in connection with such work?

Yes X

No _____

- (5) Does the Respondent's proposed project provide significant, clearly identified benefits to the Town and its residents?

Yes X

No _____

- (6) Do the Respondent's project financial plans have clear assumptions and specificity that will allow the Town to have confidence the proposed plan can withstand the scrutiny of Town Meeting?

Yes X

No ___

PROJECT FINANCING & FINANCIAL ANALYSIS

PROJECT FINANCING & FINANCIAL ANALYSIS

Developer's Ability to Obtain Financing

Federal Realty is a publicly traded S&P 500 real estate investment trust with a total market capitalization of approximately \$12 billion with a strong history of access to the capital markets to fund all forms of capital needs while maintaining long-term financial flexibility and an investment grade balance sheet. During 2017, we accessed the public debt markets twice. In June 2017, we issued \$300 million aggregate principal of 3.25% senior 10-year notes along with an additional \$100 million aggregate principal of 4.50% notes due in 2044. In December 2017, we reopened the 10-year notes issued in June with an additional \$175 million of aggregate principal amount. Over the last five years, we've raised over \$3.8 billion of capital successfully accessing public debt, equity, and bank markets. At March 31, 2018, we had \$64.4 million of cash and cash equivalents and \$103.0 million of borrowings outstanding on our \$800.0 million revolving credit facility that matures on April 20, 2020. In addition, we have an option (subject to bank approval) to increase the credit facility through an accordion feature to \$1.5 billion. We have the capacity to issue up to \$400 million in common shares under our "at the market" ATM program. With a debt to market cap ratio of 25%, we have long term credit ratings of A- by Standard & Poor's, A3 by Moody's and A- by Fitch Ratings.

Predevelopment Funding

Federal Realty Investment Trust will fund predevelopment costs associated with the project.

Financial Plan

As noted previously, Federal Realty will likely access the capital markets to fund the project. Uses are included in the attached pro forma summary.

Financial Plan of Operations

See Development Pro Forma

Financial Statements

Three years of financial statements for Federal Realty Investment Trust are included in the Appendices.

Banking Reference

Amanda L. Norlin
Wells Fargo Commercial Real Estate
90 South 7th Street, 16th Floor
MAC N9305-16H

PROJECT FINANCING & FINANCIAL ANALYSIS, CONTINUED

Tailby, Railroad and Wellesley Volkswagen Sites
Development Pro Forma

Program Summary	TOTAL - Town Lots		Railroad		Tailby	
	Units	SF	Units	SF	Units	SF
Market Rate Units	125 units	24,000 sf	24 units	116,438 sf	74 units	74 units
Affordable Units	42 units	8,000 sf	8 units	38,813 sf	25 units	25 units
Retail	4,500 sf	4,500 sf		0 sf		
Total	167 units	36,500 sf	32 units	155,250 sf	99 units	99 units
Parking Program						
Town Parking	235 spcs	75 spcs		160 spcs		
Residential Parking	235 spcs	32 spcs	1.00 spcs/unit	203 spcs	1.50 spcs/unit	
Total	470 spcs	107 spcs		363 spcs		
Projected Income						
Retail NOI	\$225,000	\$225,000		\$0		\$312,000
Residential NOI	\$3,840,165	\$735,840		\$3,104,325		\$2,330,856
Less Lost Retail Revenue	\$0	\$0		\$0		\$0
Total Income	\$4,065,165	\$960,840		\$3,104,325		\$2,642,856
Development Costs						
Land Basis	\$0	\$0		\$0		\$0
Hard Costs						\$0
Town Parking - Podium	\$9,400,000	\$3,000,000		\$6,400,000		\$5,940,000
Residential Parking - Podium	\$9,380,000	\$1,280,000		\$8,100,000		\$1,740,000
Retail	\$1,305,000	\$1,305,000		\$0		\$20,295,000
Residential	\$34,235,000	\$6,560,000		\$27,675,000		\$1,398,750
Hard Cost Contingency	\$2,716,000	\$607,250		\$2,108,750		\$6,500,000
Soft Costs	\$7,500,000	\$1,000,000		\$6,500,000		\$1,470,824
Capitalized Interest	\$2,645,976	\$563,842		\$2,082,134		\$896,844
Project Contingency	\$1,613,400	\$343,806		\$1,269,594		\$38,241,418
TOTAL	\$68,795,376	\$14,659,899		\$54,135,478		6.91%
Total Yield	5.9%	6.6%		5.7%		
Res. Assumptions						
# Units	167 units	32 units		135 units		99 units
Average Mkt. Rent (PUPM)	\$3,200 / unit	\$3,200 / unit		\$3,200 / unit		\$3,200 / unit
Average Mkt. Rent (PSF)	\$3.20 / unit	\$3.20 / SF		\$3.20 / SF		\$3.20 / SF
Opex per Unit	\$9,855 / unit	\$9,855 / unit		\$9,855 / unit		\$9,156 / unit

RESUMES



Don Briggs

President – Federal Realty Boston

Senior Vice President – Federal Realty Investment Trust

Experience

Don Briggs joined Federal Realty Investment Trust in 2000. He is currently the Head of Development for Federal Realty Investment Trust. In this capacity Mr. Briggs is responsible for managing the large scale mixed use development pipeline for the Trust.

Since joining the Trust Mr. Briggs has participated in the development of each of the Trust's mixed use neighborhoods including overseeing the development of Rockville Town Square, the expansion of Shirlington Village, and phases of Bethesda Row. Mr. Briggs is currently responsible for the development of Assembly Row in Somerville, MA with 5M square feet of mixed use development and Pike & Rose in North Bethesda, MD with 3.5M square feet of mixed use development.

Mr. Briggs is a member of the Trust's Executive and Investment Committees.

Prior to joining Federal Realty Investment Trust, Mr. Briggs was a Development Manager for Cousins Properties, Inc. in Atlanta, GA responsible for the development of several retail lifestyle centers including the Avenue of the Peninsula in Rolling Hills Estates, CA and The Avenue Peachtree City in Peachtree City, GA.

Prior to his work at Cousins Properties, Mr. Briggs was a Senior Project Manager for the Whiting Turner Contracting Company in Florida. In this capacity Mr. Briggs built several large retail and theme park projects including a portion of Animal Kingdom for Walt Disney World Resorts and the Islands of Adventure for Universal Studios.

Relevant Projects

Assembly Row, Somerville, MA

Santana Row, San Jose, CA

Bethesda Row, Bethesda, MD

Rockville Town Square, Rockville, MD

Pike & Rose, North Bethesda, MD

The Village at Shirlington, Arlington, VA

Pentagon Row, Arlington, VA



Education And Qualifications

University of Florida, Bachelor of Design, Architecture

Affiliations And Memberships

- Urban Land Institute, Boston District Council & Incoming Chairman
- NAIOP, Board of Directors
- A Better City, Board of Directors
- International Council of Shopping Centers, Member
- Cambridge Trust Company, Board of Directors



Patrick McMahon

Vice President – Development

Experience

Wellesley resident Patrick McMahon joined Federal Realty Investment Trust in 2013 and is responsible for all aspects of the development process including sourcing opportunities, permitting, design, construction and delivery.

Currently, Mr. McMahon is managing the second phase of development at Assembly Row in Somerville, MA. The program includes a hotel, 122 Condos, approximately 447 residential units, 160,000 SF of retail space and associated parking.

Prior to joining Federal Realty Investment Trust, Mr. McMahon was a Vice President at Simpson Housing and led the northeast office. In 2013, he completed the Victor, a mixed-use, transit-oriented project in Boston's Bulfinch Triangle with 286 residential units and 17,000 SF retail space. The Victor sits atop both the I-93 O'Neill Tunnel and the MBTA's North Station. Development rights for the Victor were secured through a public RFP and 99-Year land lease with the Massachusetts Department of Transportation.

Prior to Simpson, Mr. McMahon was a Project Director at Edward A. Fish Associates, a major New England real estate development company. He managed a range of projects which, combined, totaled over 500 residential units and 50,000 SF of commercial space.

Relevant Projects

Assembly Row, Somerville, MA

The Victor, Boston, MA

Symmes Hospital, Arlington, MA

Common at Noroton Heights, Darien, CT



Education And Qualifications

Boston College, Bachelor of Arts,
History

Affiliations And Memberships

- Heading Home, Inc., Board of Directors
- Planning Office of Urban Affairs, Board of Trustees
- Urban Land Institute, Member & Urban Plan Volunteer



Bryan Furze, CDP

Vice President – Asset Management

Bryan Furze is Vice President, Asset Management for Federal Realty Investment Trust. In this capacity, Mr. Furze is responsible for the performance of the Trust's Boston and New York Core portfolio, comprised of 18 assets representing over 3 million square feet.

Bryan has over fifteen years of experience in all facets of the retail real estate industry, focusing on the value creation, development and operations of shopping centers and mixed-use properties throughout New England. He most recently was the Vice President – Asset Management & Development, at Linear Retail Properties, where he managed an assigned portfolio of 20 assets comprising tenants ranging from mom & pop retailers to national junior box retailers, pharmacies and grocers. Bryan accomplished the redevelopment of numerous shopping centers and successfully achieved the master planning and assembling of two urban, mixed-use projects in Boston, Massachusetts. Bryan also served as Vice President, Director of Asset Management & Development of Crosspoint Associates, where he managed all development from conceptualization through lease up and was responsible for the daily operations of a 35-property portfolio throughout New England.

Relevant Projects:

Central Plaza, Wellesley, MA
FP3 Condominiums, Boston, MA
303 Columbus Avenue, Boston, MA



Education And Qualifications

University of Notre Dame,
Bachelor of Arts, English

Affiliations And Memberships

- ICSC, Certified Development Professional (CDP)
- ICSC, Economic Development Committee Member
- Urban Land Institute, Member and Urban Plan initiative mentor
- Member and former Chairman of the Planning Board and a Town Meeting Member in Milton, MA.



David Webster

Director of Development

Experience

David Webster joined Federal Realty Investment Trust in 2006 as a development director, focusing on entitlement, design and construction of retail and mixed-use projects.

Since 2006, Mr. Webster has managed all aspects of development for Federal Realty Investment Trust's 5 million SF mixed-use project at Assembly Row in Somerville, MA. He has secured all state and local entitlements for the project and coordinated the application for and expenditure of nearly \$100 million in federal, state and public infrastructure funds. David has also managed design and construction of all project infrastructure including roads, sidewalks, parks and utilities and design and construction of two single story retail buildings. In addition, David was outside project manager for design of a new MBTA Orange Line Station and participates with the MBTA in overseeing construction of the new station, which will begin serving Assembly Row in 2014.

From 2006 to 2008, David managed construction of Federal Realty's 250,000 SF redevelopment of Linden Square in Wellesley, MA, an upscale lifestyle center including a mix of retail office and four LEED Platinum affordable housing units.

Prior to joining Federal Realty Investment Trust, Mr. Webster was a senior vice president for the Massachusetts Development Finance Agency, where he helped manage the agency's largest real estate projects. His work included overseeing reuse planning for Fort Devens, a 4,400-acre former military installation in central Massachusetts and redevelopment of Northampton State Hospital in Northampton, MA, a 126-acre, 900,000 SF state mental institution that was converted to a mixed-use, urban village.

Prior to his work at MassDevelopment, David was director of capital budgeting for the Executive Office of Administration and Finance, overseeing all capital projects planning and \$1 billion in annual capital expenditures for the Commonwealth of Massachusetts.

Relevant Projects

Assembly Row, Somerville MA

Fort Devens, Devens MA

Northampton State Hospital, Northampton, MA



Education And Qualifications

Northeastern University, Master of Arts, Political Science

University of Michigan, Bachelor of Arts, Communication

Affiliations And Memberships

- Urban Land Institute Boston District Council, Infrastructure Council, Member
- International Council of Shopping Centers, Member
- NAIOP, Member



Andrea Simpson

Vice President - Marketing

Andrea (Andi) Simpson is Vice President, Marketing for Federal Realty Investment Trust. In this capacity, Andi oversees marketing across the East Coast for the Trust's core and mixed-use portfolios, redevelopment and new development projects. Additionally, Andi is the Trust's day-to-day corporate communications media liaison, responsible for corporate and property-related crisis communications.



Education And Qualifications

Regis College
Bachelor of Arts, Marketing

Affiliations And Memberships

- Member of CREW, on its Mentor Committee
- Board Member of the Greater Boston Convention and Visitors Bureau
- CMD and Member of the International Council of Shopping Centers
- Member, Urban Land Institute

Ms. Simpson joined the Trust in 2011 as a Director of Marketing focused primarily on the development and opening of Assembly Row in Somerville, Massachusetts. In 2015 Andi's role was expanded to oversee marketing at Bethesda Row, Pike & Rose, Linden Square and the Miami portfolio. Andi's promotion to Vice President now allows the Trust to align the marketing discipline across the East Coast to maximize efficiencies, costs, and talent.

Prior to her affiliation with the Trust, Andrea served as Director of Marketing with Boston Properties. In this position, she was responsible for the retail and commercial marketing programs, supporting all leasing and development initiatives within the Boston portfolio. During her time at BP, Andrea was directly involved in the day to day operations of Prudential Center as well as the development of Atlantic Wharf, overseeing community outreach as a direct liaison and programming as it related to Chapter 91 and the initial residential positioning. Ms. Simpson began her career with General Growth Properties, where she had the privilege of leading the marketing and tourism efforts of two world renowned mixed use festival marketplaces, Faneuil Hall Marketplace and Harborplace & The Gallery.

Relevant Projects

Assembly Row, Somerville, MA
Pike&Rose, North Bethesda, MD
Prudential Center, Boston, MA



Liz Ryan

Director of Leasing – Northeast

Ms. Ryan leads Federal Realty's leasing program throughout the NE Region. Unique to Federal Realty, Liz executes the leasing strategy for both the Core NE portfolio as well as the Mixed Use NE portfolio, a total of 2.3million square feet of retail. She is intricately involved in the region's acquisitions team and relied upon internally for her expertise and innovative approach to traditional and emerging retail. It's this expertise, 14 years of experience in the real estate industry and her commitment to retail partners that has leased Assembly Row's second phase ahead of schedule and will deliver a new-to-market fitness concept to Somerville, FITRow.



Education And Qualifications

Salem State University
Bachelor of Science, Business
Administration

Affiliations And Memberships

- Active member of ICSC

Prior to joining The Trust in 2015, Ms. Ryan was Leasing Representative at SIMON overseeing the leasing of 2.2M square feet at three regional malls. During her four years with Samuels & Associates she was the lead Retail Leasing Manager involved in the merchandising and leasing of The Launch at Hingham Shipyard and Blue Back Square in West Hartford as well as small shop leasing at grocery-anchored shopping centers throughout MA and CT.



Stephen Langer

Langer & McLaughlin, LLP

Stephen Langer has practiced commercial real estate law for over thirty-five years and, prior to founding Langer & McLaughlin, LLP in 2005, was a partner with Fine & Ambrogne, and later with Mintz, Levin, Cohn, Ferris, Glovsky and Popeo, P.C. His practice covers all areas of commercial real estate, including the representation of developers, landlords, tenants and lenders in connection with retail, office, residential and mixed-use developments. Among Steve's projects in the Wellesley area have been the rezoning and development of the Wellesley Gateway building adjacent to I-95, the rezoning and redevelopment of the Linden Square Project in 2005, the permitting in 2004 of the Shipley Center at Dana Hall School, the development of the new clubhouse for the Wellesley Country Club, the development of the new synagogue building for Temple Beth Elohim and the Park Manor West residence hall at Babson College. Mr. Langer has also represented, as leasing counsel, a major institutional health care provider and the owners of several suburban office projects. He also works with a number of educational and religious institutions in connection with their real estate assets, and has extensive experience representing both landlords and tenants in connection with retail and office space. Steve is admitted to practice in Massachusetts and before the U.S. District Court for the District of Massachusetts. He is a member of the Massachusetts and Boston Bar Associations, the Massachusetts Real Estate Bar Association and the International Council of Shopping Centers. He received his B.A. from Ohio Wesleyan University (1977) and his J.D. from Boston University School of Law (1981).



KEY STAFF BIOS

Guy D. Busa, Jr., Principal and Senior Transportation Engineer, will be Principal in Charge.



Guy, who has been with HSH for nearly all of its 28 years, serves as a strategic advisor overseeing multi-disciplinary design teams on HSH's high profile transportation studies for both development projects and roadway improvement projects. He assesses and manages transportation operations analyses and transportation policy studies, including traffic impact studies, transit and airport operations, parking analyses, and construction-period maintenance of access plans.

He oversees and participates in multi-disciplinary design teams, coordinates activities with multiple local and state agencies, and addresses community and abutter issues.

Guy works closely with design teams, City/Town agencies and staff, on numerous permitting efforts for private development projects, assisting the development teams from conceptual design through construction. Guy was Principal in Charge of the transportation planning work related to the One Congress/Government Center Garage, Boston Landing (New Balance), Copley Place, Millennium Tower-Burnham Building (formerly One Franklin/Filene's) and numerous projects in every Boston Neighborhood. Guy holds an M.S. in Transportation from the Massachusetts Institute of Technology and a B.S. in Civil Engineering from Worcester Polytechnic Institute.

Brian J. Beisel, PTP, Project Manager, Senior Transportation Engineer will be the project



manager and is responsible for maintaining communications with clients and for providing QA/QC of key project deliverables through the permitting process. Brian has 17 years of experience as a Transportation Engineer and Planner, working on the transportation permitting of private development projects, peer reviews on behalf of municipalities, and signal design and intersection layouts throughout the states of Massachusetts and Vermont.

Brian continues to expand his transportation engineering and planning skills while having developed a proven track record conducting transportation calculations and analysis for both private clients and municipalities. Brian has recent experience managing transportation projects throughout the region including several high profile projects within the City of Boston, Westwood Station, Currents on the Charles in Waltham, and West of Chestnut in Quincy Center.

Mr. Beisel is an experienced project manager and a public speaker that effectively presents transportation components of projects in public hearings and other public speaking forums. Brian is a certified Professional Transportation Planner and received a B.S. in Civil Engineering from Wentworth Institute of Technology. He is a member of the Institute of Transportation Engineers, Urban Land Institute, and Boston Society of Architects. These key staff will be assisted by HSH engineers, planners, and graphics/production staff as appropriate.

résumé



Ian S. Ramey, ASLA, PLA, LEED AP Landscape Architect

Ian has over 20 years of landscape design experience working on a wide range of projects ranging from multi-family housing to retail centers and mixed-use development. He has a deep understanding of the process and how to work effectively on multidisciplinary teams and has knowledge in all levels of design and implementation. Ian has successfully managed a number of complex projects at Copley Wolff Design group, overseeing projects from Conceptual Design through Construction Administration.

Education

University of Massachusetts, 1996
Bachelor of Science, Landscape Architecture (Cum Laude)

Registration

State of Massachusetts
No. 1259, Landscape Architect
LEED Accredited Professional
OSHA - Construction Safety & Health

Professional Associations

American Society of Landscape Architects
Boston Society of Landscape Architects

Awards and Honors

Boston Society of Architects, Honor Award for Accessible Design, 2011
Greenfield Community College, Greenfield, MA
Boston Society of Architects, Design Award, 2010
White Elephant Hotel Residences, Nantucket, MA
Boston Society of Landscape Architects, Merit Award for Parks and Recreation, 2007
McClennen Park, Arlington, MA
Kentucky Society of Landscape Architects, Award of Excellence in Design, 2013
Boxen Bluff Project, Westport, KY

Articles

Capturing the Rich History of East Boston
High Profile Monthly, April 2017
Author
East Boston's Waterfront, Reimagined
Banker & Tradesman, February 2017
Author

* Prior to joining CWDOG

Multi-Family Housing Experience

40 Mt. Hood Road, Brighton, MA
99 Sumner Street (Hodge), Boston, MA
125 Amory Street, Boston, MA
211 Concord Turnpike, Cambridge, MA
1550 Soldiers Field Road, Brighton, MA
Atmark, Cambridge, MA *
Braintree Housing at Thayer Academy, Braintree, MA
Chestnut Hill Residences, Chestnut Hill, MA
Dedham Plaza, Dedham, MA
The Eddy, Boston, MA
Fellsmere Housing, Malden, MA
Harbor View Point, Charlestown Navy Yard, MA *
Lumierre, Medford, MA *
Marina Bay, Quincy, MA *
Olmsted Place, Jamaica Plain, MA *
Residences at Forest Hills, Boston, MA
Riverbend, Watertown, MA *
Rivers Edge, Medford, MA *
Seaport Square, Parcel B/C Roofdecks, Boston, MA *
St. Therese Housing, Everett, MA
Vox on Two, Cambridge, MA *



résumé



John Copley, ASLA, PLA Principal

John Copley has extensive professional experience in site planning, design, and implementation of projects throughout the United States. John's responsibilities encompass all aspects of office management, project management, design and construction observation, and community participation. He is also actively involved in public planning and design charrettes for a wide variety of project types.

Education

University of Michigan, 1978
Master of Landscape Architecture

University of Colorado, 1978
Master of Architecture

University of Vermont, 1973
Bachelor of Arts

Registration

Commonwealth of Massachusetts
No. 726, Landscape Architect

State of Maine
No. 2539, Landscape Architect

State of Michigan
No. 3901000834, Landscape Architect

State of Rhode Island
No. 339, Landscape Architect

State of Texas
No. 2006, Landscape Architect

CLARB
No. 1584, Landscape Architect

Professional Affiliations

American Society of Landscape Architects

Boston Society of Landscape Architects

Boston Society of Architects

Boston Greenspace Alliance

Urban Land Institute

Multi-Family Housing Experience

25 Beacon Street, Boston, MA

55 India Street, Boston, MA

99 Sumner Street, East Boston, MA

249 3rd Street, Cambridge, MA

303 3rd Street, Cambridge, MA

345 Harrison Avenue, Boston, MA

399 Congress Street, Boston, MA

725 Tremont Street, Boston, MA

903 Residences, Providence, RI

1000 Washington Street, Boston, MA

Alloy, Somerville, MA

Appleton Millyard, Hamilton Canal District, Lowell, MA

The Archer Residences, Boston, MA

The Beach House, Revere, MA

The Beverly, Boston, MA

Boston East, Boston, MA

The Boulevard, Boston, MA

Bristol Commons, Taunton, MA

Cityview II, Boston, MA





Education:

Boston University, Boston, MA
BFA, College of Fine Arts

Alexander Golob

AlexanderGolobArt@gmail.com

www.AlexanderGolob.com

instagram and facebook: @alexandergolobart

Wellesley-based artist Alexander Golob's mission is to create engaging art that expands beyond the walls of a gallery to provoke thought in the public, lifts up viewers, and transforms physical space. Moreover, Alexander is skilled at bringing the often complex process of creating a public artwork to fruition - engaging all stakeholders throughout the development of the artwork. The artist also aims to improve conditions for artists by developing a fair artistic practice.

His public artworks can be found on both interior and exterior walls of non-profits and companies alike as well as community spaces. Clients range from Boston University, where he has seven permanent works, to the South Middlesex Opportunity Council in Framingham, where he has three permanent works, to restaurants across the Greater Boston area. He recently organized an art show in Wellesley, held an interactive art installation at the Peabody Essex Museum, and live-painted a mural for the opening of the Pan Mass Challenge. Upcoming projects involve a commission from Brandeis University, a mural for Wellesley's Linden Square Development, and working with the City of Methuen for a public art initiative.

Golob is also an active community member. Six years ago, he co-founded Wellesley Parents Supporting Arts Students, a now thriving non-profit serving Wellesley public school students. He remains an active member of their board. More recently, Golob co-founded and is the director of Post-Cubicle Gallery, a 2,500 square foot gallery in Kenmore Square, with a focus on lifting up underrepresented voices.

Relevant Public Art Projects:

2018

(upcoming), CEEF Public Art Project, Brandeis University, Waltham, MA

(in progress) A Living Monument to the Pursuit of Higher Education, College of General Studies, Boston University, Boston, MA

(in progress) Verdant Passage, Federal Realty Investment Trust, Wellesley, MA

(in progress) Linden Square Mural, Federal Realty Investment Trust, Wellesley, MA

(in progress) Community Ceramic Art Mural, Wellesley, MA

Fighting for Our Planet (mural series), Northeast Energy Efficiency Partnership, Lexington, MA

2017

Shining Strong, Shining Bright, Codman Square Community Development Fund, Dorchester, Boston, MA

Pan Mass Challenge Live Mural Painting – Stronger Together, PhotoButler, Wellesley, MA

History of a Vibrant Community, George's Pizza, Natick, MA

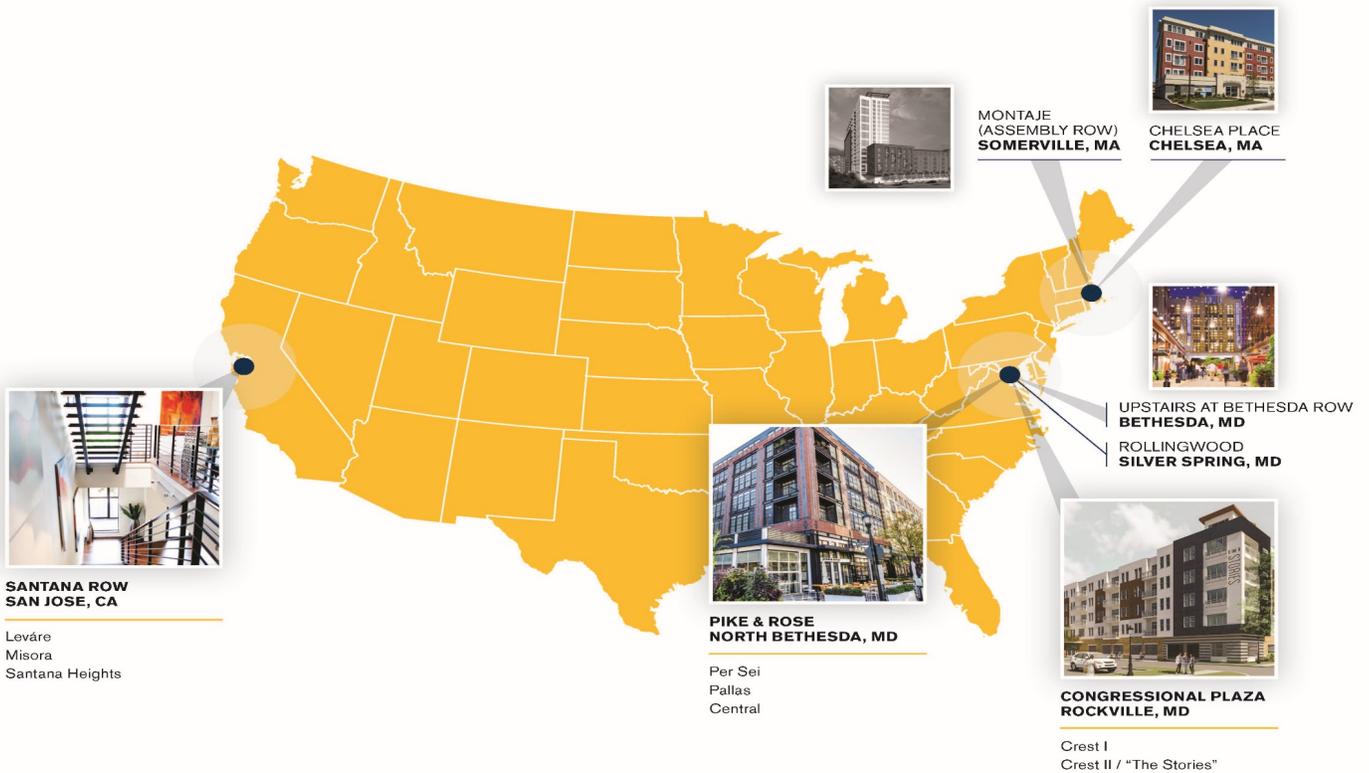
QUALIFICATIONS & RELEVANT PROJECT EXPERIENCE



Federal Realty Residential

Federal Realty Residential

Federal Realty owns 1,868 units with 1,815 units coming online in 2017+



Assembly Row

Mixed-Use Center - Phase 2 Underway

Anchors: AMC Theaters, Legoland Discovery Center, Saks Off Fifth, as well as a collection of high-quality value brand retailers and destination dining options.

Office: 850,000 SQFT, Residential: 900 Rental Units, 122 Condos, Retail: 500,000 SQFT



ASSEMBLY
ROW

Montaje

Somerville, MA

447 Units

Amenities: Fitness Center, Rooftop Lounge, Bike Station,
Outdoor Terraces and Garden Space, Bocce Court,
Guest Suite Rental, Monthly Networking Events



ASSEMBLY ROW

Alloy at Assembly Row

Somerville, MA

122 For-Sale Condominiums



ASSEMBLY
ROW

Congressional Plaza

Regional Shopping Center

Anchors: BuyBuy Baby, Fresh Market, Container Store, Neiman's Last Call Studio along with a collection of soft goods, fast casuals and services tailored to the communities busy families.

Coming Soon: Saks Off Fifth



The Stories at Congressional Plaza

Rockville, MD

Completed 2016

48 Units

Amenities: Dedicated Lifestyle Ambassador, Fitness Center, Pool, Theater Room and Guest Suite, Club Room with Fully Equipped Kitchen, Courtyard Patios and Gas Grills, Walk to Metro



Pike & Rose

North Bethesda, MD

Mixed-Use Center –Phase 2 underway

Anchors: iPic Theater and a collection of first to market dining and shopping like Summerhouse/Stella Barra, Carluccio's, Lucky Brand, Francesca's, H&M, Pinstripes, LL Bean, REI and more
Coming Soon: Nike, NRG's new concept restaurant



PIKE & ROSE

Persei at Pike & Rose

North Bethesda, MD

Completed 2014

174 Units

Amenities: Outdoor Pool, Fitness Center, Resident Lounge, Bike Station, Fireplace Terrace, Guest Suite Rental, Monthly Networking Events



PERSEI
AT PIKE & ROSE



PIKE & ROSE

Pallas at Pike & Rose

North Bethesda, MD

Completed 2016

319 Units and Penthouses

Amenities: Pool & Cabanas, Fitness Center & Yoga/Pilates Studio,
Pinnacle Lounge, Pavilion Terraces, Garden Pavilion, Soundproof Music
Rooms, Grill Patios, Personal Gardens



PALLAS
AT PIKE & ROSE



PIKE & ROSE

The Henri at Pike & Rose

North Bethesda, MD

272 Units

Amenities: Rooftop Pool, Fitness Center, Resident Lounge, Bike Station,
Fireplace Terrace, Guest Suite Rental, Monthly Networking Events



PIKE & ROSE

Upstairs at Bethesda Row

Bethesda, MD

180 Units

Amenities: Concierge services, fitness center, Zipcar, resident lounge and media center, open-air terrace, on-site storage. .



Commons at Noroton Heights

Darien, CT

122 Rental Apartments

75K SF of Retail Space



ALEXANDER GOLOB RELATED PUBLIC ART PROJECTS



Kaleidoscope - Commonwealth Ave, Boston



A Meditation on Community and Nature - Framingham



Coming soon - Linden Square, Wellesley



tat

**As trusted advisors
and active listeners**

we are dedicated to building
meaningful relationships
and creating positive and
lasting transformation in
the communities we serve.

The Architectural Team, Inc., is driven by a commitment to exceptional design and an unyielding focus on achieving client objectives. Our insightful, pragmatic design solutions reflect our respect for site, context and environmental sustainability.



TOP | The Kensington
BOTTOM | The Residence at Five Corners, The Metropolitan



TOP | Livingston School Apartments
BOTTOM | Battery Wharf

Inspired design doesn't happen in isolation. It is the result of a committed partnership between the client and the design team—where regard for the character and quality of the natural and built environment is fundamental.



TOP | Lovejoy Wharf
BOTTOM | Arlington 360



PARTNERS

Robert J. Verrier FAIA NCARB
 President + Managing Principal | Founder

Michael E. Liu AIA NCARB
 Vice President + Principal

Michael D. Binette AIA NCARB
 Vice President + Principal

SERVICES

- Architecture
- Interior Design
- Masterplanning
- Moderate Rehabilitation

PROJECT TYPES

- Academic | Athletic + Community Centers
- Assisted Living
- Commercial
- Healthcare | Science + Technology
- Historic Preservation | Restoration + Adaptive Reuse
- Hospitality + Mixed Use
- Multifamily
- New Construction
- Senior Living
- Waterfront



TOP | 375 Newbury Street
 BOTTOM | Avalon Marlborough

About The Architectural Team, Inc.



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Michael E. Liu AIA NCARB
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New Construction
Senior Living
Waterfront

Trusted Advisors.

Since 1971, the masterplanning, architecture and interior design firm, The Architectural Team, Inc. (TAT), has been recognized for its thought leadership and diverse portfolio of acclaimed design solutions. The 95+ person firm has earned more than 100 awards for design excellence across a broad range of building types and programs, including: new construction of large-scale urban mixed use developments, multifamily, commercial, waterfront and hospitality developments, assisted and senior living facilities, and community centers.

TAT holds a national reputation in the areas of historic preservation, rehabilitation and adaptive reuse that has transformed neighborhoods across the United States, artfully restoring and reimagining neglected buildings for new uses while simultaneously preserving history.

The firm's insightful and pragmatic design solutions reflect our respect for site, context and sustainability. We believe that inspired and responsive design doesn't happen in isolation. It's the result of a committed partnership between the client and the design team; where regard for the character and quality of the natural and built environment is fundamental.

While our work has been honored with many awards, we are most proud of our lasting client relationships, and our part in their success.

Trusted advisors and active listeners, The Architectural Team is dedicated to creating positive and lasting transformation in the communities we serve.

Michael D. Binette

AIA NCARB | Vice President, Principal

Mike is a registered architect with more than 25 years of experience in coordinating and managing teams on complex projects in the multifamily, mixed use, postacute care and commercial markets. As partner, he has a value-based approach to design that seeks first to understand the client's goals and then to identify strategic opportunities for greater return. Mike is a hands-on leader, and is involved in all facets of design – from masterplanning, space programming, design and planning to construction administration. His people management and organizational skills, combined with an extensive understanding of the construction process, he continually delivers projects efficiently and successfully. Mike's award-winning work includes Arlington 360, and Bourne Mill Apartments, having earned recognition from the American Institute of Architects, the Boston Society of Architects, and the National Housing and Rehabilitation Association.

JOINED THE ARCHITECTURAL TEAM

1982

PROFESSIONAL AFFILIATIONS

American Institute of Architects
Boston Society of Architects
The National Trust for Historic Preservation
National Fire Protection Association
National Council of Architectural Registration Boards
UrbanLand Institute
U.S. Green Building Council

PUBLIC AND PROFESSIONAL SERVICE

Committee Member, 2010-Present
Chelsea Neighborhood Developers Committee
Design Mentor, 2005-Present
Federal Home Loan Bank of Boston's Affordable Housing Development Competition
Housing Committee Member, 1997- Present
Boston Society of Architects
Committee Member, 1998-2002
Masconomet Regional School Building Committee
Committee Chairman, 1997-1998
Boston Society of Architects Housing Committee

EDUCATION

Wentworth Institute of Technology, Bachelor of Science in Architectural Engineering

REGISTRATION

Alabama, Connecticut, District of Columbia, Georgia, Illinois, Kentucky, Maine, Maryland, Massachusetts, Minnesota, Missouri, New Hampshire, North Carolina, New Jersey, New York, Ohio, Pennsylvania, Rhode Island, South Carolina, Texas, Virginia, W. Virginia

ARTICLES

Bridging the Gap
Eco Structure; by R. Verrier + M. Binette
In Boston, Re-knitting the Fabric
Architects + Artisans
Old Mills New Lives
EDC; by R. Verrier + M. Binette

★ THE CARRUTH, DORCHESTER, MA

The design of a new 6-story mixed-use, transit-oriented development providing 116 mixed-income apartments and condominiums, ground level retail/commercial space, and underground parking, located adjacent to the MBTA Station.

FENWAY CENTER, BOSTON, MA

The proposed design of a new mixed-use 1.3M square foot air rights development located adjacent to Kenmore Square and Fenway Park to include five buildings consisting of residential, commercial and retail space; as well as public and private parking garages.

THE SIBLEY BUILDING, ROCHESTER, NY

The historic adaptive reuse of a former 1.1M square foot department store into a mixed use development to include retail, office space, and multifamily residential and senior rental apartments.

★ ARLINGTON 360, ARLINGTON, MA

The design of a new market-rate multifamily community located on the 18-acre former Symmes hospital campus offering 200 units in a mix of for-sale and rental townhomes and rental midrise buildings, with ample resident amenities, garage and surface parking.

AVALON MARLBOROUGH, MARLBOROUGH, MA

The design of a new 350 unit multifamily housing community situated on 24-acres and comprised of townhomes, midrise buildings, direct entry apartments and leasing center. Resident amenities include clubhouse, fitness center, outdoor swimming pool, and surface parking.

★ THE HOMES AT OLD COLONY (PHASE ONE/PHASE TWO), SOUTH BOSTON, MA

The redevelopment and design of a new LEED Platinum Certified 116 unit affordable housing development comprised of apartments and townhomes, offering residents a new LEED Gold Certified 10,000 square foot learning center; and an additional 169 units in Phase Two.

BRIGHTON MARINE, BRIGHTON, MA

The new construction of a 6-story, 112,000 square foot multifamily/Veteran's housing development providing 101 mixed-income units, with 7,500 square feet dedicated to community space.

James J. Szymanski

AIA NCARB LEED AP | Associate

Jay Szymanski, AIA, NCARB, LEED AP, Associate Principal, has extensive project management experience including all facets of design and delivery from master planning and space programming to permitting, community engagement and construction administration. Jay directs diverse teams on a local and regional level consistently achieving cross-collaborative success, and reliably brings innovative and agile design solutions to the firm's clients. His projects have won design awards both at the local and national level; recent design and planning successes include the award-winning Lovejoy Wharf and The Homes at Old Colony. Jay contributes to the firm with a broad range of expertise designing multifamily housing, commercial, healthcare, mixed use and hospitality developments.

JOINED THE ARCHITECTURAL TEAM

1994

PROFESSIONAL AFFILIATIONS

American Institute of Architects
Boston Society of Architects
U.S. Green Building Council
NCARB

PUBLIC AND PROFESSIONAL SERVICE

Secondary Thesis Advisor: Wentworth Institute of Technology, Master of Architecture Thesis Program

EDUCATION

Wentworth Institute of Technology
Bachelor of Architecture
Associates in Architectural Engineering

REGISTRATION

Massachusetts

★ BATTERY WHARF, BOSTON, MA

The design of a new \$150M mixed-use waterfront development comprised of four buildings which includes 104 luxury condominiums, a five-star 150-room hotel, 30,000 square feet of retail space, a waterfront promenade, a 376 space below grade parking garage.

HARBOR PLACE, HAVERHILL, MA

The design of a new mixed use waterfront development to be completed in two phases. The program for phase one will consist of two new mid-rise buildings, a five-story building to provide office and retail space and a six-story mixed use building to provide 80 mixed-income residential units, ground level retail and commercial space.

★ THE HOMES AT OLD COLONY (PHASE ONE / PHASE TWO), SOUTH BOSTON, MA

The design of a new LEED Platinum Certified 116 unit affordable housing development comprised of both apartments and townhomes, offering residents a new LEED Gold Certified learning center and social services. Phase Two will consist of an additional 169 units.

FENWAY CENTER, BOSTON, MA

The proposed design of a new mixed-use 1.3M square foot air-rights development located adjacent to Kenmore Square and Fenway Park to include five buildings consisting of 550 luxury rental units, 140,000 square feet of office space, 60,000 square feet of commercial and retail space; and public and private parking to accommodate 950 vehicles.

★ LOVEJOY WHARF, BOSTON, MA

The design of a new mixed use waterfront development involving the adaptive reuse of an existing nine-story building, the new construction of a 50,000 square foot addition of commercial/retail space, a 7,600 square foot pavilion for a total of 220,000 square feet and a 40,000 square foot wharf structure.

related work



Harbor Place

Haverhill, MA

SERVICE

Architecture
Interior Design

TYPE

Commercial
Hospitality + Mixed Use
Multifamily

CLIENT

Planning Office for Urban Affairs
Greater Haverhill Foundation

SIZE

236,254 sf

architecturalteam.com





architecturalteam.com

Harbor Place



Avalon Sudbury

Sudbury, MA

SERVICE
Architecture
Masterplanning

TYPE
Multifamily

CLIENT
AvalonBay Communities

SIZE
150 units

architecturalteam.com





Treadmark

Dorchester, MA

SERVICE
Architecture

TYPE
Commerical
Hospitality + Mixed Use
Multifamily

CLIENT
Trinity Financial

SIZE
99,385 sf

architecturalteam.com





Avalon Easton

Easton, MA

SERVICE

Architecture
Masterplanning
Interior Design

TYPE

Multifamily

CLIENT

AvalonBay Communities

SIZE

400,000 sf

architecturalteam.com





Alta at River's Edge

Wayland, MA

SERVICE

Architecture
Masterplanning

TYPE

Multifamily

CLIENT

Wood Partners

SIZE

129 units

architecturalteam.com





The Residence at Five Corners

Easton, MA

SERVICE

Architecture
Interior Design

TYPE

Assisted Living

CLIENT

LCB Senior Living

SIZE

80,000 sf; 84 units

architecturalteam.com/fivecorners





Laurelwood at the Pinehills

Plymouth, MA

SERVICE

Architecture
Interior Design

TYPE

Assisted Living

CLIENT

Northbridge Companies, Inc.

SIZE

77,000 sf; 80 units

architecturalteam.com/laurelwoodpinehills





The Residence at Salem Woods

Salem, NH

SERVICE
Architecture
Interior Design

TYPE
Assisted Living

CLIENT
LCB Senior Living

SIZE
72,000 sf



architecturalteam.com/salemwoods



The Residence at Valley Farm

Ashland, MA

SERVICE

Architecture
Interior Design

TYPE

Assisted Living

CLIENT

LCB Senior Living

SIZE

68,000 sf

architecturalteam.com



development concept
+
planning

While our work has been honored with many awards, **we are most proud of our lasting client relationships, and our role in their success.**



Bob Verrier



Michael Liu



Mike Binette



HOWARD STEIN HUDSON



Our engineers and planners collaborate on delivering creative solutions.

Qualifications

Howard Stein Hudson (HSH) provides traffic engineering, transportation planning, civil engineering, and public involvement for municipalities and other public agencies, institutions, design and construction firms, developers, corporations, law firms, and environmental consultants. HSH takes a creative and collaborative approach with clients, relying on sound technical, planning, and engineering expertise and combining it with knowledge of community/stakeholder issues and needs. HSH staff understands the often contrasting and complex needs of all parties involved in a project and offer creative problem-solving and innovative options to build consensus.

We are more than engineering experts at HSH – we are the keystone of complex projects. Our tightly integrated relationships with clients and reviewing agencies ensure that sophisticated projects succeed swiftly and efficiently, no matter the scale. Our closely engaged, collaborative approach enables us to provide exceptional project delivery, helping our clients shape the face of Boston and beyond for years to come.

HSH's multi-disciplinary staff works seamlessly with project teams from conceptual design, environmental permitting, and through construction, providing keen insight into a project's transportation and site-civil issues and creatively developing mitigation for project impacts. HSH is also adept at managing large, multi-disciplinary teams that require extensive coordination with government entities, abutters, neighborhoods, communities, and other stakeholders. HSH's planners and engineers continuously upgrade their skills through active participation in workshops, courses, seminars, Webinars, and in-house training sessions to ensure that they keep up-to-date on the latest methodologies and technologies in their respective fields of expertise.

HSH offers a well-rounded team of individuals who have exceptional knowledge and experience, and whose technical expertise complements that of the other team members. As with all of our projects, HSH will make the most appropriate staff available to accommodate not only the traffic study and site design, but also any site visits and evening meetings. In particular for this work effort, HSH has extensive experience in developing the transportation and infrastructure sections of the City of Boston's Article 80 and MEPA impact studies. The key staff members who will be working on this project are those who are the best versed in every Boston neighborhood.

REDEVELOPMENT OF 75 MORRISSEY BOULEVARD



Source: Catlin and Petrovick Architects.

Tolles-Parsons Senior Center

Town of Wellesley
Wellesley, Massachusetts

This \$6M facility will provide a congenial environment where Wellesley seniors can participate in social, educational, and cultural programs reflective of their needs. The Center's programs and activities will provide opportunities for interpersonal connections and increase overall well-being of the Town's senior population.

Between 2009 and 2015, HSH has provided transportation consulting services through several design iterations of the proposed Tolles-Parsons Senior Center. HSH conducted parking and traffic analysis including development of on-site and on-street parking demand estimates specifically tailored to the unique characteristics of the community and Washington Street site. The estimates incorporated public parking demands from a nearby school, church, police station, and private businesses. The study included evaluation of traffic impacts at study intersections and site driveways, neighborhood sidewalk conditions, and pedestrian and traffic safety.

Project Status

Final Design

HSH Services

- Transportation Planning
- Traffic Engineering
- Traffic Impact Study



HOWARD STEIN HUDSON

Engineers + Planners



Avalon-Easton

AvalonBay Communities
Easton, Massachusetts

HSH conducted an evaluation of the transportation impacts for a 290-unit residential community located on Robert Drive in Easton. The Project involved the redevelopment of an approximately 20-acre wooded parcel at the northerly end of Robert Drive and adjacent to the Highlands Plaza commercial center. Vehicular access to the site is provided by a new driveway at end of Robert Drive. The Project underwent review by the Town of Hingham Zoning Board of Appeals pursuant to Chapter to 40B for a Comprehensive Permit. HSH prepared a detailed traffic impact and access study (TIAS) and worked with the project team on addressing traffic concerns raised by the Board, area residents, and adjacent commercial property owners. The Project was approved and HSH is now working on designing the off-site traffic mitigation improvements, including pedestrian and traffic safety enhancements along Robert Drive and at the intersection of Eastman Street (Route 106)/Foundry Street (Route 106/123)/Robert Drive.

Project Status

In Construction

HSH Services

- Transportation Planning
- Traffic Engineering
- Traffic Impact Studies
- Roadway and Intersection Design



HOWARD STEIN HUDSON

Engineers + Planners



Wellesley High School

Town of Wellesley
Wellesley, Massachusetts

The Town of Wellesley significantly enhanced their educational facilities with the \$115 million new Wellesley High School (WHS). The state-of-the-art facility opened in 2013, six months ahead of schedule and under budget.

HSH provided transportation planning and traffic engineering services for WHS. The new high school was built on the existing WHS site and will serve future peak enrollment of 1,500 students. HSH analyzed existing traffic operations and future conditions, incorporating travel activity for faculty parking, student parking, parent drop-off and pick-up, bus service, and pedestrians. HSH also designed a new crosswalk with flashing pedestrian signals to enhance crossing conditions for students.

Project Status

Complete

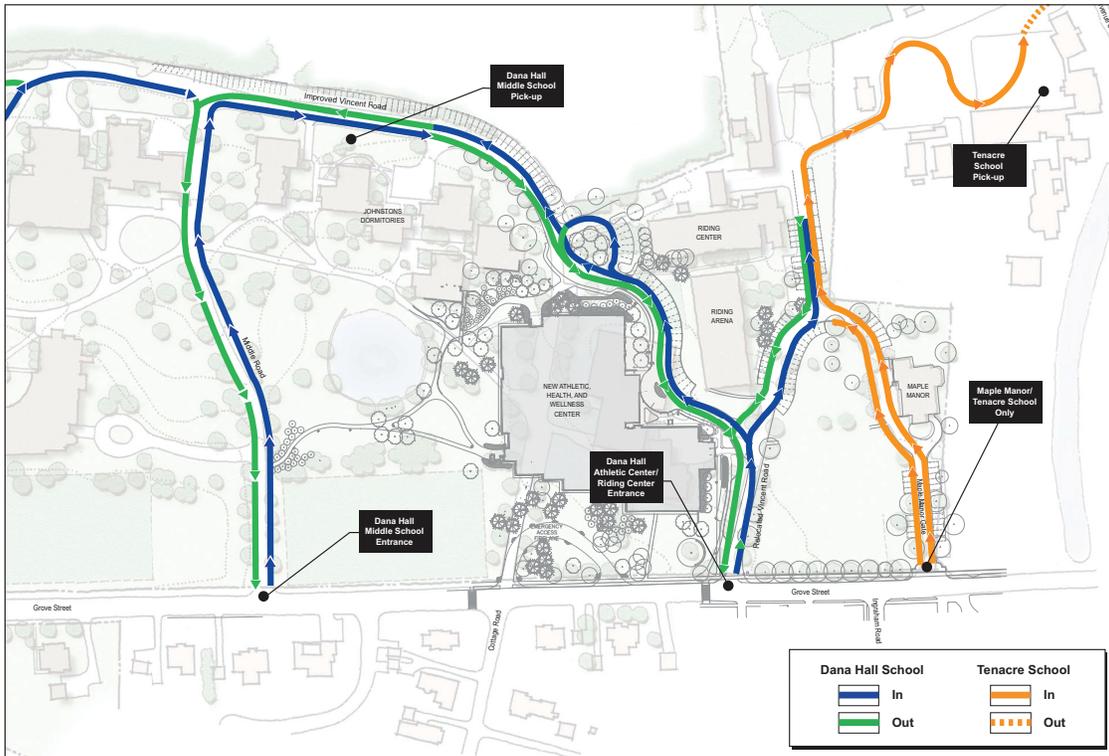
HSH Services

- Transportation Planning
- Traffic Engineering
- Site Circulation Analysis
- Traffic Mitigation Studies
- Pedestrian Accommodation Upgrades



HOWARD STEIN HUDSON

Engineers + Planners



Dana Hall School - Athletic, Health, and Wellness Complex

Dana Hall School
Wellesley, Massachusetts

HSH provided traffic engineering and transportation planning support for a 100,000 sf athletic complex for this private school in Wellesley, with a student population of 450 in grades 6 through 12. The work involved detailed planning for vehicular access, circulation, and parking to serve athletic center events, and to better serve the overall campus facilities and high volume special events, like graduations and open houses. Working with the community, HSH designed changes in traffic circulation and pedestrian safety management to address local concerns, particularly along Grove Street where new crosswalks and pedestrian signals were developed to formally establish well-worn pedestrian routes to and from the neighborhood. HSH continued to work with Dana Hall on construction-period traffic management and access. Of particular concern during construction was maintenance of pedestrian safety and access across the campus and into the neighborhood.

Project Status

Complete

HSH Services

- Traffic Engineering
- Traffic Planning
- Construction-period Traffic Management



HOWARD STEIN HUDSON

Engineers + Planners



Charlesview at Brighton Mills

The Community Builders, Inc
Allston, Massachusetts

HSH provided civil engineering, transportation planning, traffic engineering design and permitting services for the relocation and expansion of the Charlesview affordable housing development in the North Allston neighborhood of Boston. The project was subject to City of Boston’s Article 80 Large Project Review process.

The existing housing development was located off the corner of Western Avenue and North Harvard Street and was nearly 40 years old and deteriorating. The new Charlesview development is located less than half a mile away on a portion of the existing Brighton Mills Shopping Center and provides a variety of rental and homeowner units for residents. The 240-unit development included the creation of five new neighborhood blocks, enhancing the character of the community for residents.

Project Status

Complete

HSH Services

- Transportation Planning
- Traffic Engineering
- Site/Civil Design
- Stormwater Management/Sustainable Design
- Utility Design
- Roadway Design
- Construction Administration



HOWARD STEIN HUDSON

Engineers + Planners



Source: Maugel Architects

Grist Mill Apartments

Winstanley Enterprises LLC
Chelmsford, Massachusetts

The site, known as 11 Cushing Place and 1A Central Square, consists of 5.36 acres in the Center Village Zoning District just outside of Historic Chelmsford Center. The improved site of approximately 2 acres includes a commercial, mixed-use warehouse, a small garage structure, paved and graveled parking, and retaining walls. The project is comprised of demolition of all existing site improvements and the construction of a new, luxury, four-story, 70 unit apartment building. Associated improvements include an underground parking garage for tenants, reserved tenant parking, reserved retail parking, and public parking to support the Bruce Freeman Rail Trail and local businesses in the Center Village. The project also introduces additional public amenities such as a brook walk, a pedestrian walk connecting the Center Village with the Bruce Freeman Rail trail by a pervious walk along the brook, and paved pedestrian amenities connecting the Trail to the apartments and Center Village businesses and amenities, including a pocket park located in the heart of the Center.

HSH coordinated the project team including site survey, wetlands science and landscape architecture. The Site Plan and permitting process included site design, stormwater management, riverfront alternatives, landscaping, lighting, invasive plant mitigation, and aiding the Town with obtaining a MassWorks Grant for necessary infrastructure and utility improvements at Cushing Place.

Project Status

Site Plan Approval Obtained

HSH Services

- Civil Engineering
- Stormwater Management
- Permitting through Planning Board and Conservation Commission
- Traffic Engineering



HOWARD STEIN HUDSON

Engineers + Planners



Zinc, Roof Deck, Cambridge, MA



Baxter Riverfront Park, Somerville, MA



UMass Integrative Learning Center, Amherst, MA



Spaulding Rehabilitation Hospital, Charlestown, MA

Landscape Architecture and Planning

Copley Wolff Design Group is a landscape architecture and planning firm located in downtown Boston, MA. Copley Wolff's vast experience includes the planning and design of urban, mixed-use, academic, housing, green roof and roof deck, healthcare, corporate, children's play and discovery, park, and waterfront landscape projects.

Firm specialties include placemaking, the integration of art into the landscape, cultural and historic interpretation, environmental education, and community participation. Copley Wolff's extensive client list includes developers, municipalities, architects, and academic, cultural, public, and private institutions.

For each client, Copley Wolff adeptly manages a multi-disciplinary project team and assembles the expertise and approach specific to each project and its context. Copley Wolff has produced numerous award-winning design, high-profile, budget-responsive, and schedule-sensitive projects throughout New England and the United States.

The office is comprised of 14 landscape architects, planners, and support staff including USGBC LEED® and SITES Accredited Professionals.

projects Assembly Row

location Somerville, Massachusetts
client Federal Realty Investment Trust



Assembly Row

The new Assembly Row, a river front development, is a modern-day urban village where New Englanders can live, eat, work, and play in a pedestrian, eco-friendly environment next to a new MBTA Orange Line station.

Copley Wolff Design Group was contracted by Federal Realty Investment Trust, in collaboration with Street-Works to provide a cohesive program of thoughtfully designed streetscapes, public spaces, and parks to engage visitors and compliment the various mixed-use opportunities.



Copley Wolff Design Group's scope of work includes a complete streetscape plan, the design of a public plaza, ornamental plantings, shade trees, and sitting areas. All of these elements engage visitors, promote social interactions, and provide unique outdoor spaces for farmer's markets, festivals, and relaxation.



The streetscape design embraces the Complete Streets concept and allows for safe travel by allowing pedestrians, bikes, and automobiles to share the streets with equal priority. In addition, the site design includes the first built woonerf – or living street – in the City of Somerville. The flexibility of the woonerf allows for shared space and serves vehicular and pedestrian traffic, outdoor seating and dining, and public events.

The completed Phase 1 is now serving as a model for 17.5 acres of additional development in subsequent phases. Copley Wolff has continued working with the developer on the planning and design of residential and corporate roof decks, streetscapes, and a linear park.

projects Mary Ellen McCormack Community

location Boston, MA
client Winn Development



Renderings Courtesy of Winn Development

Mary Ellen McCormack Community

Copley Wolff Design Group has been selected as part of the design team for the \$1.6 billion redevelopment of New England's first public housing complex, Mary Ellen McCormack in South Boston. As landscape architect on the 27-acre site, Copley Wolff will focus on producing a site design that integrates with the surrounding neighborhood, providing accessible, walkable streets and welcoming community spaces.

The redevelopment plan proposes the creation of a vibrant mixed-income community with 200 workforce/middle-income apartments. Through a public feedback process, Copley Wolff will use the community's input to inform a dynamic design that may include public gathering spaces, gardens, courtyards, roof decks, playgrounds and parks. Copley Wolff hopes to build upon the existing and familiar street patterns of the neighborhood to connect to major and secondary streets, with open spaces woven in to provide pedestrian and bicycle connections to Moakley Park and public transportation.



projects Clarendon Hill

location Somerville, Massachusetts
client ICON Architecture, Gate Residential, POAH



Clarendon Hill

The Clarendon Hill redevelopment is a full replacement of 216 existing public housing units with a new mixed-income, amenity-rich urban community. The new community, located on 5.29 acre site, will consist of two buildings that will contain a mix of 525 market rate, middle income, and public housing units. In addition to constructing much-needed housing for households at different income levels, one of the goals of the project is to create connections to the surrounding community.



The surrounding neighborhood has extensive green space, a community bike path, and nearby sports fields and a public pool. Copley Wolff Design Group was retained to provide landscape architectural planning and design services for the redevelopment. The scope of work is comprised of perimeter and internal streetscapes; vehicular and pedestrian connections to the surrounding neighborhood; site design that complements the homes and enhances safety for residents; a series of inviting open green spaces; outdoor amenity spaces for community gardens and gathering opportunities; and landscape features such as rain gardens, lighting, furnishing and native planting.



projects

Jefferson at Malden Center

location
client

Malden, Massachusetts
CBT Architects/Childs Bertman Tseckares, Inc.



Jefferson at Malden Center

Jefferson at Malden Center is a unique transit-oriented mixed-use development that will reconnect Malden’s primary retail street – Pleasant Street – with the MBTA Station at Malden Center. The development is comprised of two blocks. The north block will be six stories and will contain both residential units and office space and the South Block will be seven stories tall and include ground floor commercial space, residential units, and a parking garage.



Copley Wolff Design Group is designing the streetscape, two amenity decks, and a central plaza. The design of the plaza incorporates an open, easily programmable area with raised green space. As a tribute to the City’s history, a large feature wall will be constructed using foundation stones salvaged from the historic First Church of Malden.



The design of the amenity deck located above the two-story parking garage on the South Block will contain a pool, pergolas and cabanas, a fire pit, an outdoor gaming area, an outdoor kitchen, and a lawn for yoga and other outdoor activities. The second amenity deck will offer a fire pit and seating area for residents to sit and enjoy the remarkable views of the Boston skyline.



Renderings courtesy of CBT

projects

The Eddy

location
client

East Boston, Massachusetts
Stantec and Gerding Edlen



The Eddy

Located on the East Boston Waterfront, the New Street Development is a mixed-use building complex and public realm enhancement project. The project includes a 16-story apartment building with a three-story addition, a three-story parking garage, a water taxi dock, and the extension of the Harborwalk along Boston's Inner Harbor. The square footage includes 258 residential units, a 5,000-square-foot waterfront restaurant, and amenities such as a fitness center and outdoor pool.

The 4-acre site's existing conditions included land under water, filled tidelands, two wharfs and vacant warehouses. Copley Wolff Design Group's scope includes the streetscapes, the Harborwalk and waterfront park, pedestrian and vehicular circulation, site furnishings, plantings, and a two-level roof top terrace with a pool deck and amenity space.



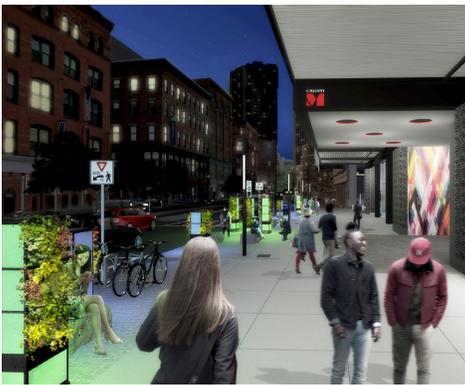
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projects

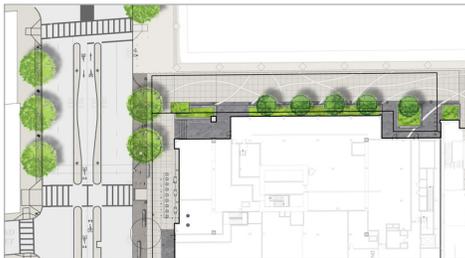
The Hub on Causeway - Office and Hotel

location
client

Boston, Massachusetts
Gensler



Streetscape Plan



Residential Alley

The Hub on Causeway - Office and Hotel

The site of the old Boston Garden is undergoing a transformation and will soon be a new mixed-use community offering the city new residences, office buildings, retail space, restaurants, a hotel, and outdoor green space.

Copley Wolff Design Group's scope of work includes the planning and design of the streetscape, a residential alley, and a roof deck amenity space located on the eighth floor of one of the office towers. The amenity space consists of two large areas of vegetated green roof systems and lounge and dining areas for office employees. The design includes wooden banquettes, contemporary pergolas, and bar seating overlooking the city skyline.

The streetscape contains moveable planters, providing opportunities for various layouts and plant installations. A permeable furnishing strip abuts the road, allowing opportunities for storm water management as well as designated spaces for bicycle parking, trash receptacles, seating, and lighting.

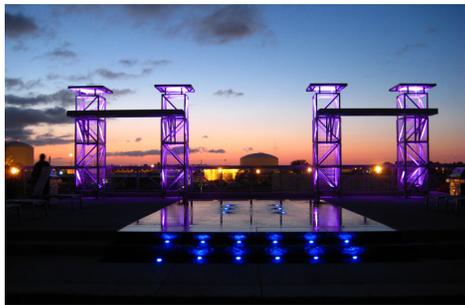
The West Alley features a more residential approach to the landscape. The intersection of galvanized steel and concrete planters establishes a dialogue with the building materials, thoroughly framing entrances to the residential tower and North Station. Curvilinear paving banding establishes a contextual connection to adjacent buildings, reinforcing pedestrian flow through the space.



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projects Jefferson at Admiral's Hill

location Chelsea, MA
client JPI Development



Jefferson at Admiral's Hill

Located on the waterfront in Chelsea, MA, the nautically themed Jefferson at Admiral's Hill housing development compliments the history of the neighborhood and is the finishing touch to the Admiral's Hill Master Plan. The 160-unit luxury rental community encloses a landscaped courtyard that sits atop an underground parking garage. The courtyard utilizes green roof technology to support outdoor gathering spaces that include up-lit columnar trees, native seaside shrubs and perennials, a fine lawn panel, and outdoor seating.

Copley Wolff Design Group designed the streetscape and interior courtyard to support the needs of the project's target market — young professionals, newlyweds, and young families. Close attention was given to maximizing visual and physical access to the industrial waterfront and carrying the nautical theme of the development into the landscape design. This effort can be seen in the project's details such as a reflecting flat water feature, LED-lit industrial steel columns, billowing sailcloth windbreaks, a wisteria planted trellis walk, and native beach grass plantings.

projects

Hamilton Canal District: Phase One Mill Yard

location
client

Lowell, Massachusetts
Trinity Financial and ICON Architecture, Inc.

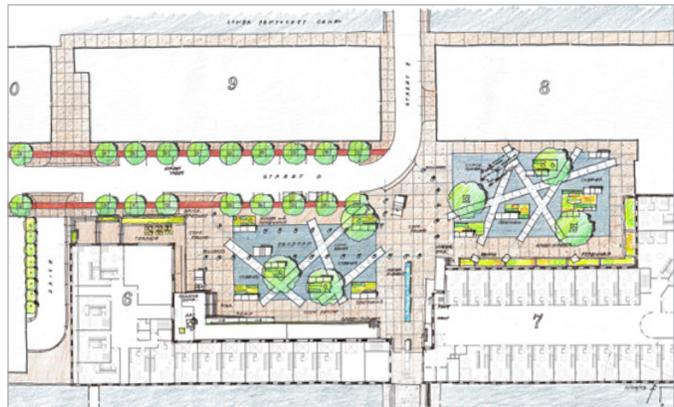


Freudenberg and Appleton Mill Yard

CWDG worked in collaboration with Trinity Financial and ICON Architecture with the planning, design, and permitting services for phase one of the Hamilton Canal District Master Plan in Lowell, MA. To be implemented over the next decade, the master plan includes a total of 1.6 million square feet of new mixed-use development over 13-acres and possible extension of the trolley system.

Phase One of the project included the rehabilitation of the historic Appleton Mill and Freudenberg building's mill yard. As the buildings are devoted to live/work studio and gallery space, the mill yard offers display space and reflects the original industrial materials. Site improvements include rain gardens partially enclosed by stacked block seatwalls — alluding to the canal walls. A lighted fountain runs parallel to the original penstocks — symbolizing the conveying of water necessary to power the original turbines and emphasizing the gateway connection across the canal to the new Hamilton Canal District.

Physical and visual connections were the key design strategy of the overall master plan vision.



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projects

Bristol Commons & Lenox Green

location
client

Taunton, Massachusetts
The Architectural Team and Trinity Financial



Bristol Commons & Lenox Green

The development of a new mixed-income housing development located at the former Fairfax Gardens on Dewert Avenue in Taunton. It is comprised of two components – Bristol Commons, a site located in the footprint of the original Fairfax Gardens and a 6.4-acre blighted brownfield site that is now called Lenox Green.

Bristol Commons includes 88 new energy-efficient townhouse-style units; a main plaza with playground equipment and an activated sculptural spray pad; an outdoor basketball court and community center with social services; community gardens; and wooded land. In addition, the design includes new streets, infrastructure improvements, and a connection to the bus station.



Lenox Green contains multi-story residential buildings with 72 affordable rental units, outdoor play areas, and community garden plots.

Copley Wolff Design Group was responsible for the overall site planning and design which includes native and adapted exterior plantings that were approved by Green Communities as well as the basketball court, central plaza, play areas, and vehicular and pedestrian circulation.



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projects

Hub 25 Residences

location
client

Dorchester, Massachusetts
ICON Architecture and Synergy Investments



Hub 25 Residences

Hub 25, located adjacent to the JFK Red-line transit station, is a mixed-use housing development consisting of two five-story residential buildings containing 278-units. The majority of the units are studios and one-bedrooms with two- and three-bedroom units mixed in. The development is targeted to young families and young professionals and is LEED certified.



Copley Wolff Design Group designed the open space accommodations for residents including the streetscape, a 9,000-square-foot courtyard and 278 bicycle storage spaces. The courtyard contains a pool and offers privacy and places for residents to sit and gather. Lining the perimeter of the buildings, private residential decks and stoops activate the street level and the new street trees and low plantings soften the ground plane.



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projects The Residences at Forest Hills

location Jamaica Plain, Massachusetts
client ICON Architecture



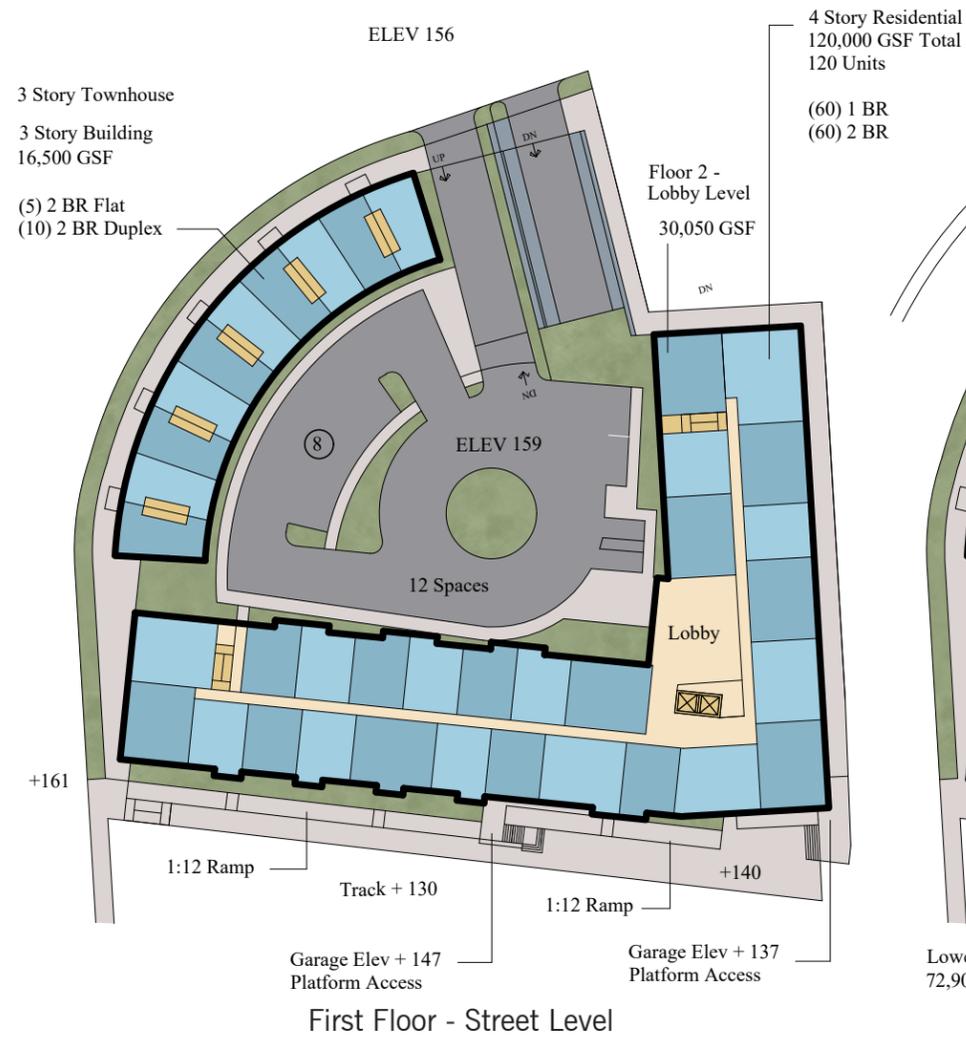
The Residences at Forest Hills

Located across the street from the Forest Hills T Station and along the new Arborway, this new mixed-use project includes residential units and significant commercial and retail components that are designed to bring new life to what was once a parking lot.

Copley Wolff Design Group's scope of work includes the design of a pedestrian-friendly streetscapes, a grand central plaza, lush planting, and residential amenity spaces.



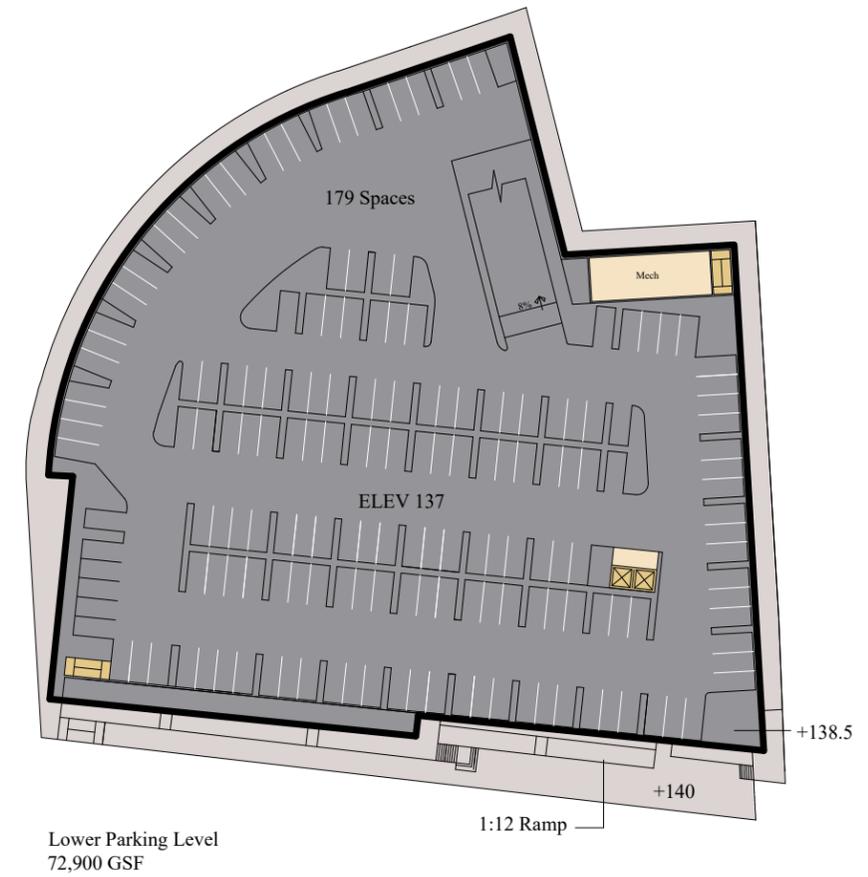
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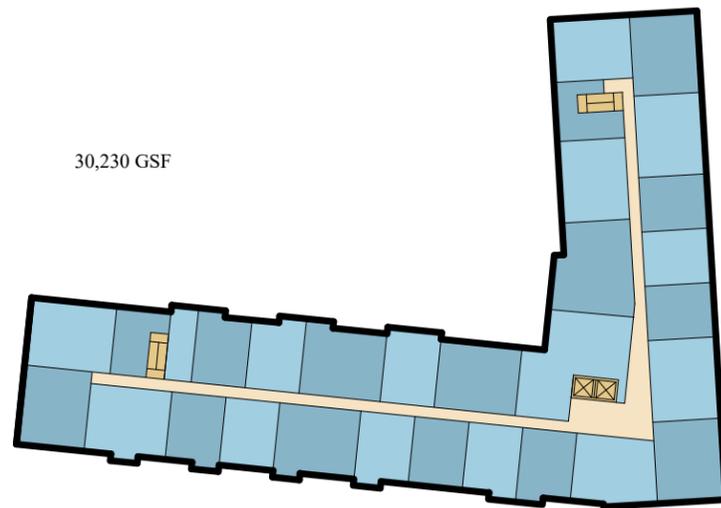
First Floor - Street Level



Parking Level One



Parking Level Two



Third Floor



Fourth & Fifth Floors



Site Yield:

- 136,500 GSF Residential
- 135 Units
- 203 Parking Spaces @ 1.5 / Unit
- 160 Public Parking Spaces

Exterior Cladding – A mixture of masonry, cement fiber lap siding, shingles and panels will be used to create variety in a palette that fits seamlessly into the massing, scale and texture of the existing fabric.

Windows - Energy Star rated windows with double pane, insulated glazing will be used. Their style, layout and patterns will be consistent with the character of the existing neighborhood.

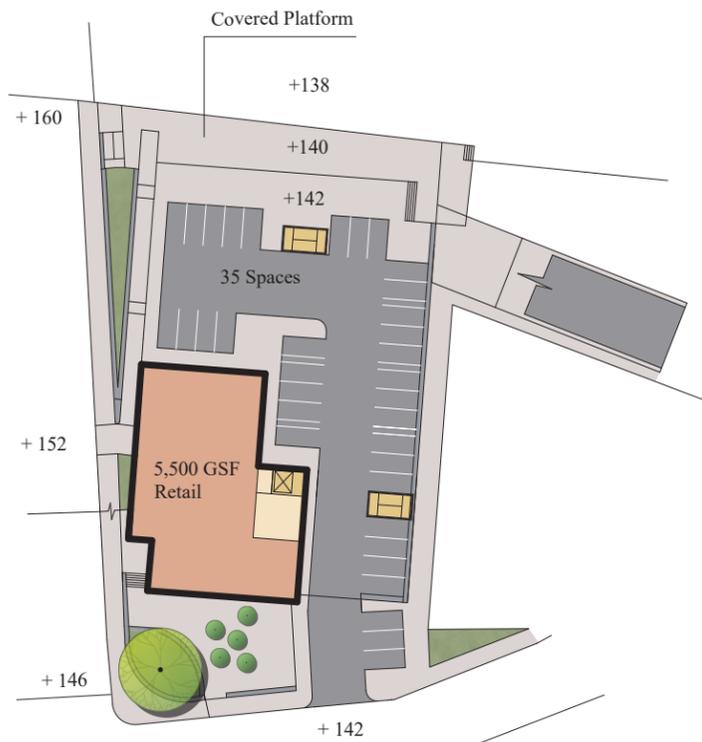
Roofing – At flat roofs, high albedo membrane roofing will be used to reduce heat island effect. The membrane will be installed over continuous rigid insulation. At sloped roofs, asphalt shingles will be used in keeping with the lower scale vernacular of the existing surrounding architecture. Any rooftop mechanical equipment will be screened from view.

Plumbing Fixtures – Residential units will include low flow plumbing fixtures to greatly reduce the amount of water used by the development.

Appliances - Residential units will include Energy Star rated appliances that use less energy and less water.

Lighting – Interior lighting will be LED and / or Energy Star rated. The common area lighting will be controlled by motion sensors to reduce power consumption.

Massing / Site Placement – Buildings are generally designed to take advantage of the existing site opportunities. Site placement and massing is mindful of solar orientation, existing trees, landscaping and pedestrian patterns. Existing topography and grades are used to hide parking and to reduce the amount of excavation required for construction.

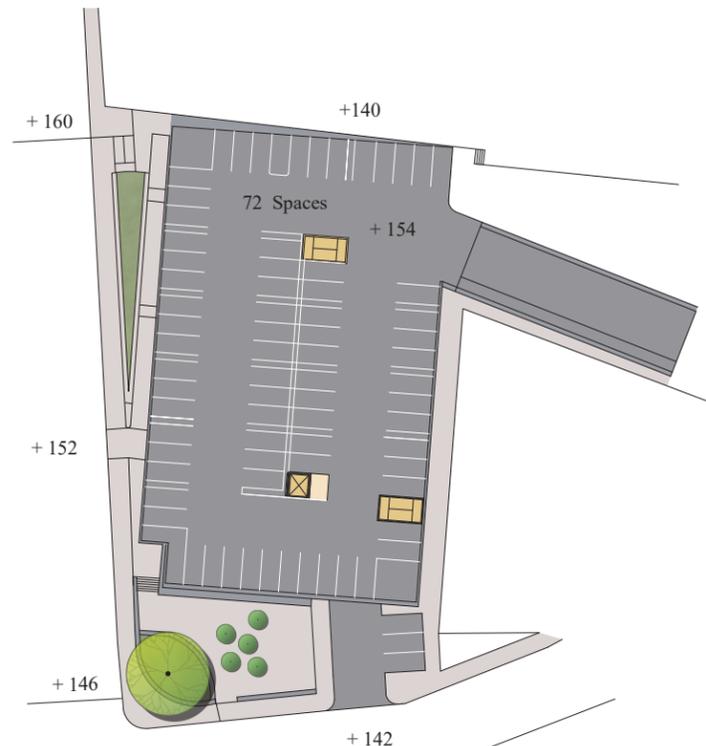


First Floor - Street Level

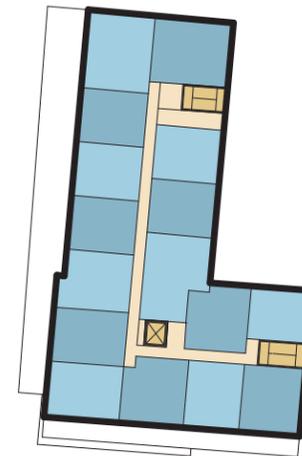


Site Yield: A

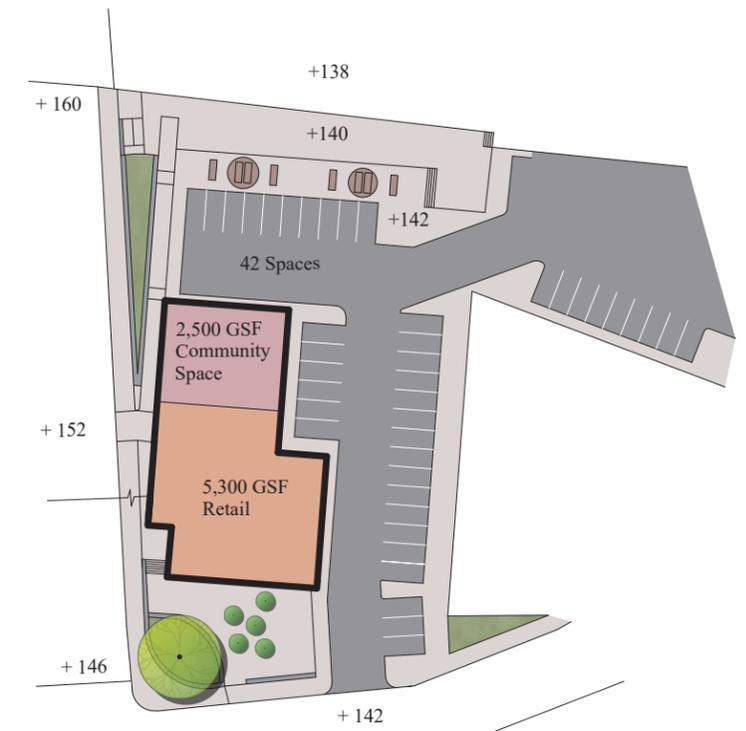
- 32,000 GSF Residential
- 32 Units
- 48 Parking Spaces @ 1.5 / Unit
- 5,500 GSF
- 27 Retail Parking
- 32 Public Parking



Second Floor - Parking Deck



Third & Fourth Floor - Residential Units



First Floor - Street Level



Site Yield: B

- 5,300 GSF Retail
- 27 Retail Parking
- 2,500 GSF Community Space
- 15 Public Parking

Exterior Cladding – A mixture of masonry, cement fiber lap siding, shingles and panels will be used to create variety in a palette that fits seamlessly into the massing, scale and texture of the existing fabric.

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Site Yield:

7 Apartment Units

- 50 1-BR
- 27 2-BR

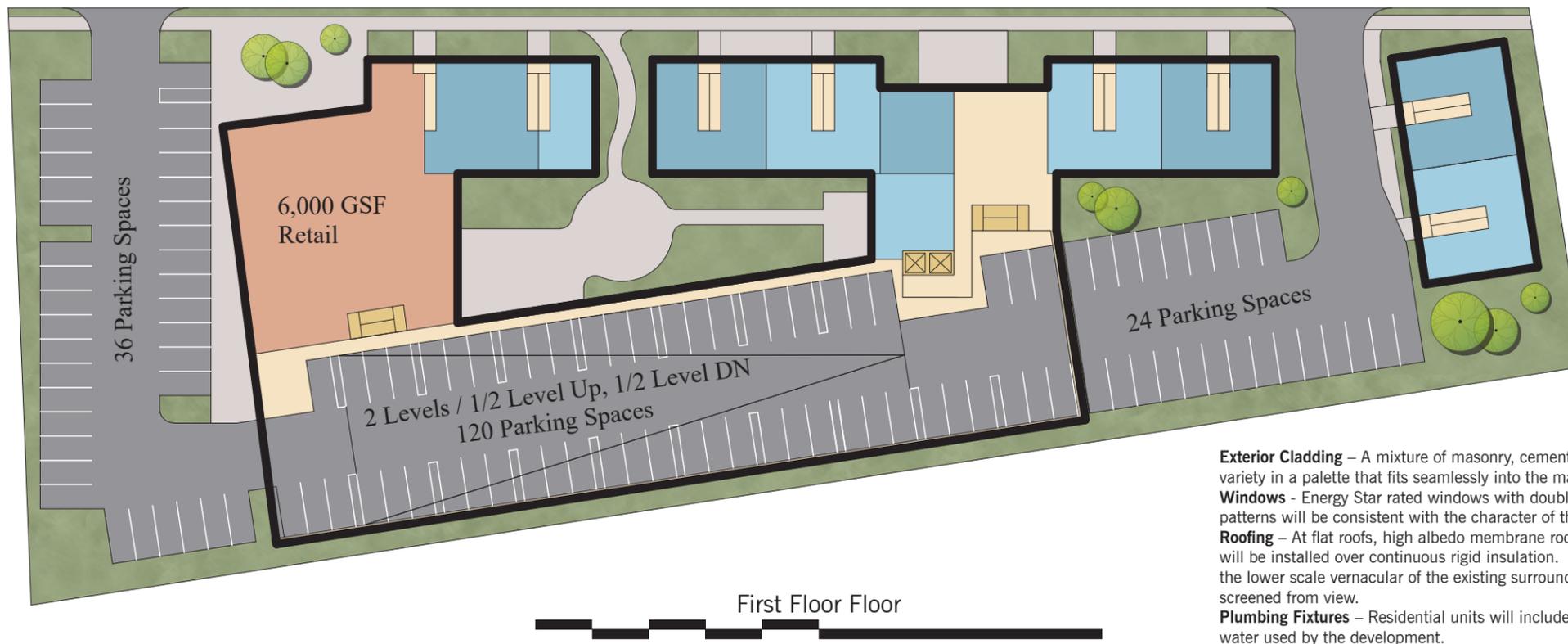
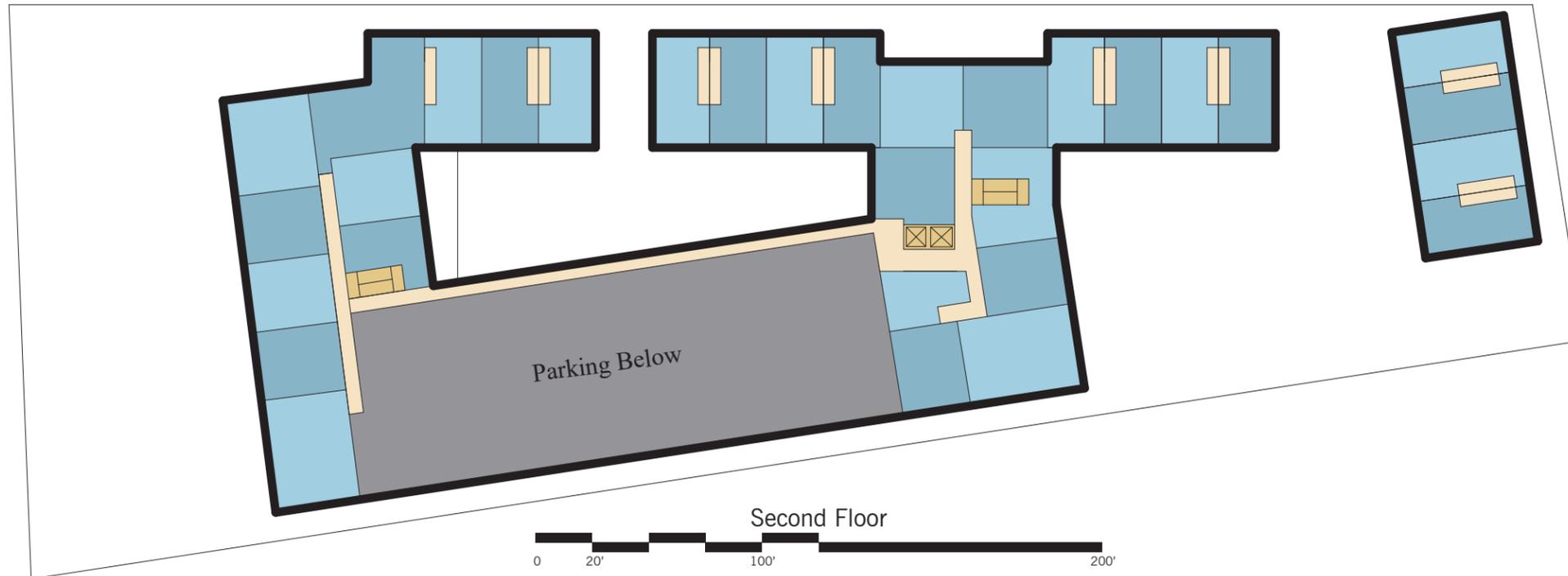
15 Townhouses

- 1 1-BR Flat
- 7 2-BR Flats
- 15 2-BR Duplex

150 Parking Spaces

6,000 GSF Retail

30 Parking Spaces



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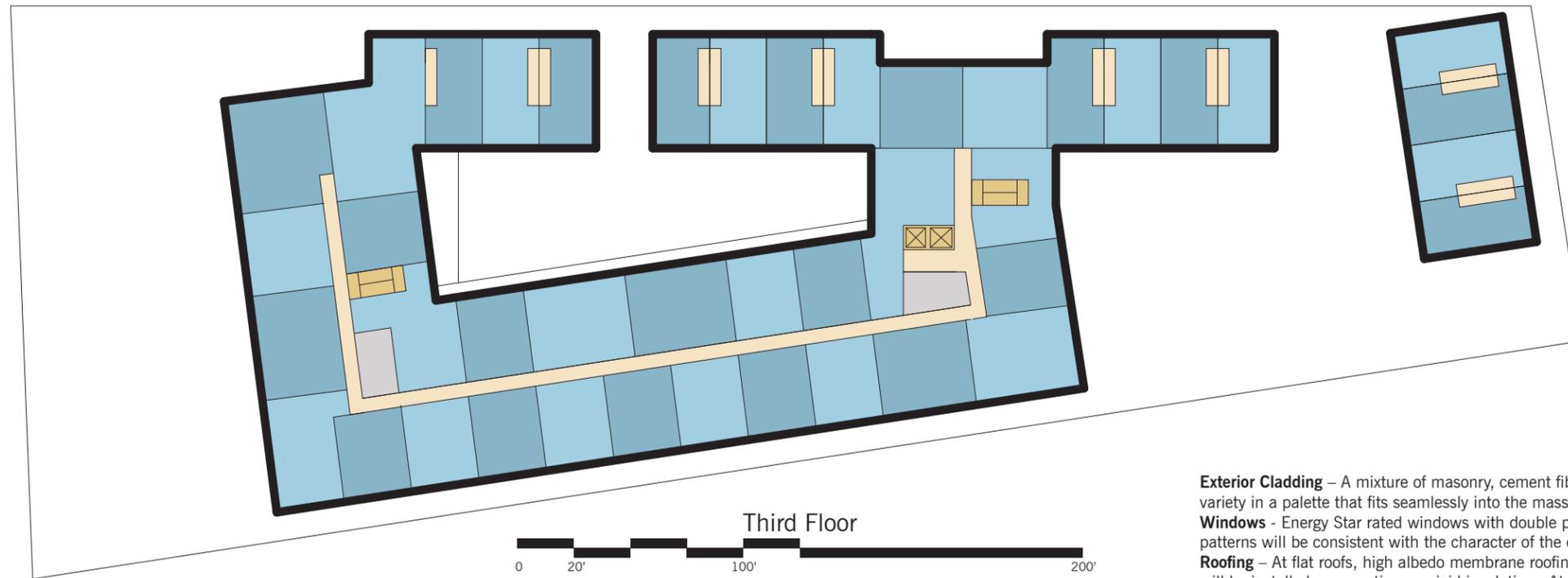
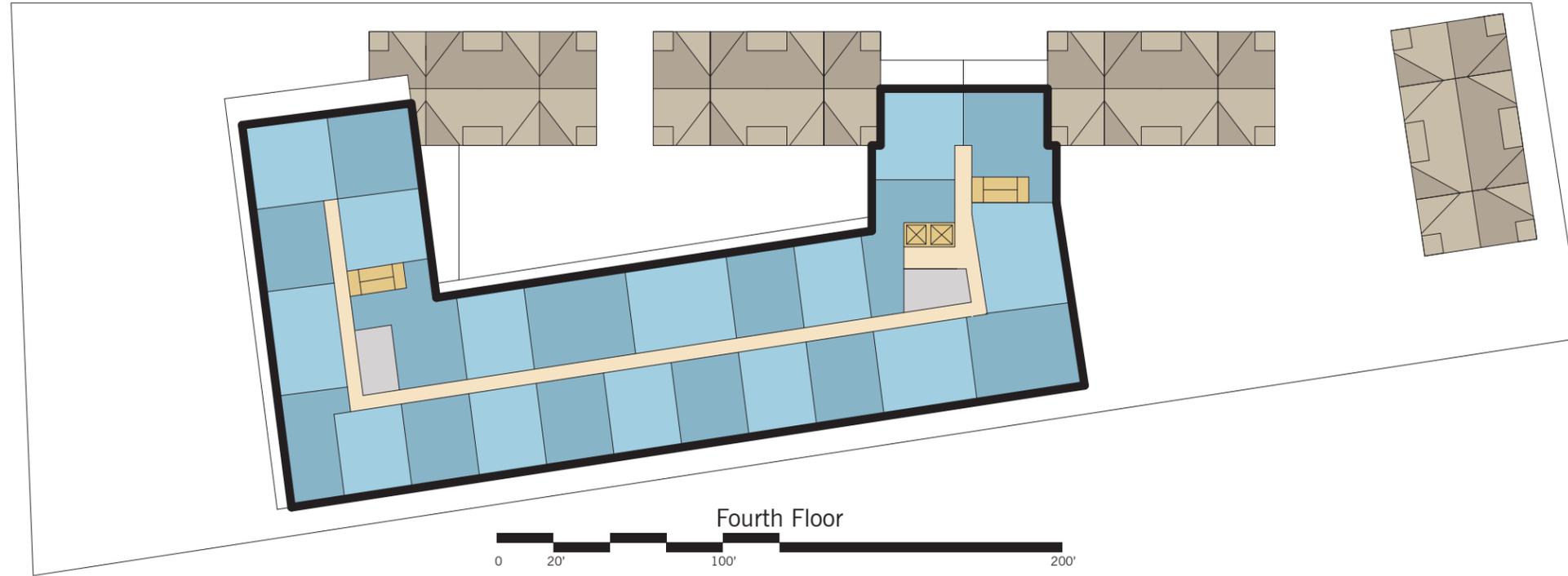
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West Elevation



North Elevation





West Elevation



South Elevation





North Elevation



West Elevation



















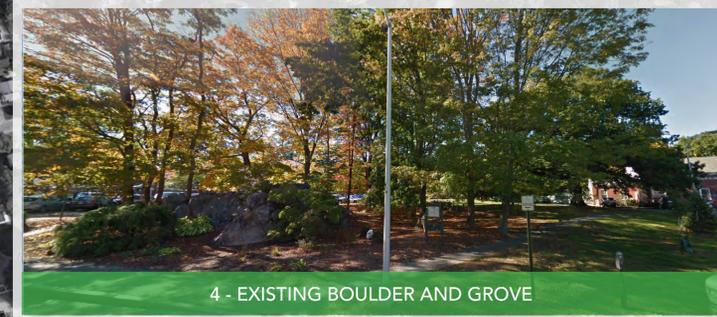


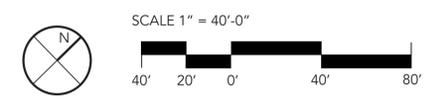






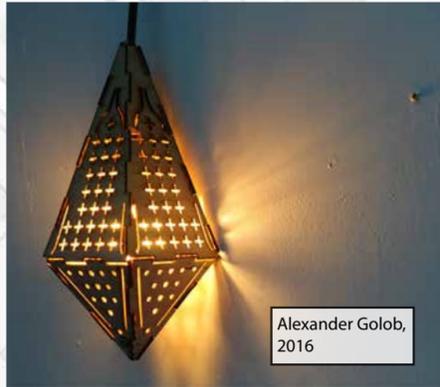








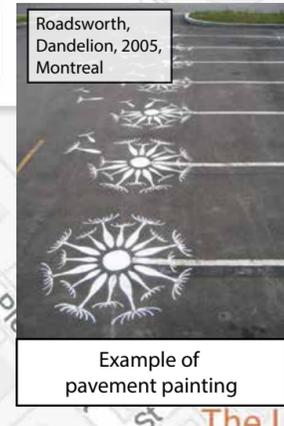
Examples of laser-cut metal and wood art



Alexander Golob, 2016



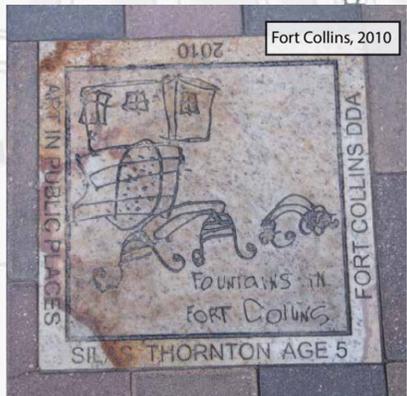
Alexander Golob, 2015, Boston



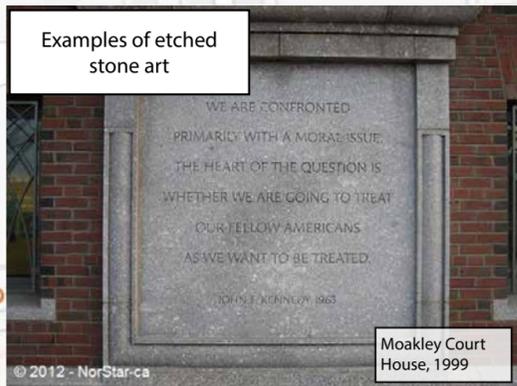
Example of pavement painting



Art Bikeracks, 2009, Ottawa



Granite block wall with etched quotes inbedded into the wall.



Examples of etched stone art

Moakley Court House, 1999

Designs stamped into concrete sidewalks.

Nature-inspired pavement paintings

Public art welcoming train riders to Wellesley. Themed on nature and rail history.

Laser-cut metal or wood public art along the ramp in relationship with the park.

Opportunity for landmark art piece to be integrated into corner facade facing center st.



Opportunity to line public space with art lighting

Designs stamped into concrete sidewalks.

Laser-Cut Metal Art Stands

Opportunity for art to be integrated into facade facing linden street and / or the train

Upcoming vinyl mural

Upcoming painted mural

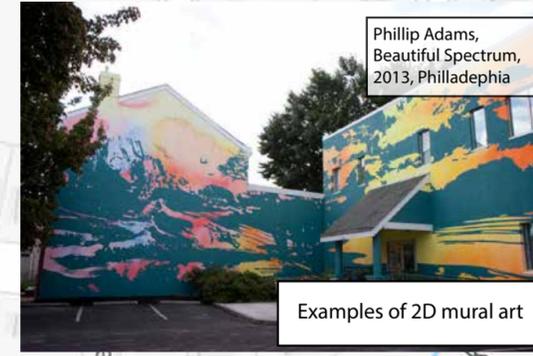
Opportunity to tie properties together by replicating art format of laser-cut metal or designs / quotes embedded into the sidewalk with different art drawings.



Liqen, El Devenir, 2014, Italy



Phillip Adams, Earth, 2012, Montreal



Phillip Adams, Beautiful Spectrum, 2013, Philadelphia

Examples of 2D mural art



Andy Bellomo, 2017, North Naperville High

Story

Wellesley's history and present day is deeply tied with the railroad and beautiful natural elements set near this project. We propose drawing on the concept of a nature trail to create an "art trail" from the current VW location to a landmark building at the corner of Central and Crest. The art along this trail will borrow from themes of nature and Wellesley's rail-related past. Such a comprehensive approach that also centers on filling the Central/Crest node between all of Wellesley's primary downtown retail will create a more connected, active, and beautiful town center.

Key

- Art for RFP
- Art already in progress
- Suggested additional art

Prepared by
Golob Art
 May 29, 2018