An architectural rendering of a town square redevelopment project. The scene is set at dusk or dawn, with a dark, overcast sky. In the foreground, a paved street with a yellow curb runs across the bottom. To the left, a large, leafy tree stands in front of a brick building with a prominent steeple. In the center, a large, multi-story brick building with a modern facade and large windows is the focal point. To its right, another brick building is visible. The square is populated with several figures, including a person pushing a stroller and others walking. A flagpole with an American flag stands near the center. A signpost with a green sign and the number '16' is also present. The overall atmosphere is one of a vibrant, pedestrian-friendly urban environment.

**TOWN OF WELLESLEY
REQUEST FOR PROPOSALS**

**TAILBY & RAILROAD
REDEVELOPMENT**

AURA-PRITZKER WELLESLEY

JUNE 1, 2018

- 1. AURA-PRITZKER PARTNERSHIP**
- 2. DENSITY OFFSET**
- 3. RFP DESIGN OBJECTIVES**
- 4. CONSTRUCTION OBJECTIVES**
- 5. PROJECT FEASIBILITY**

TAILBY PARKING LOT

- 120 RESIDENTIAL UNITS - RENTAL
- 4 STORIES (45') TO 5 STORIES (56')

POTENTIAL BRIDGE CONNECTOR

RAILROAD PARKING LOT

- 30 RESIDENTIAL UNITS - CONDO
- GROUND FLOOR RETAIL
- COMMUNITY ROOM
- 4 STORIES (45')

PARKING OVERVIEW

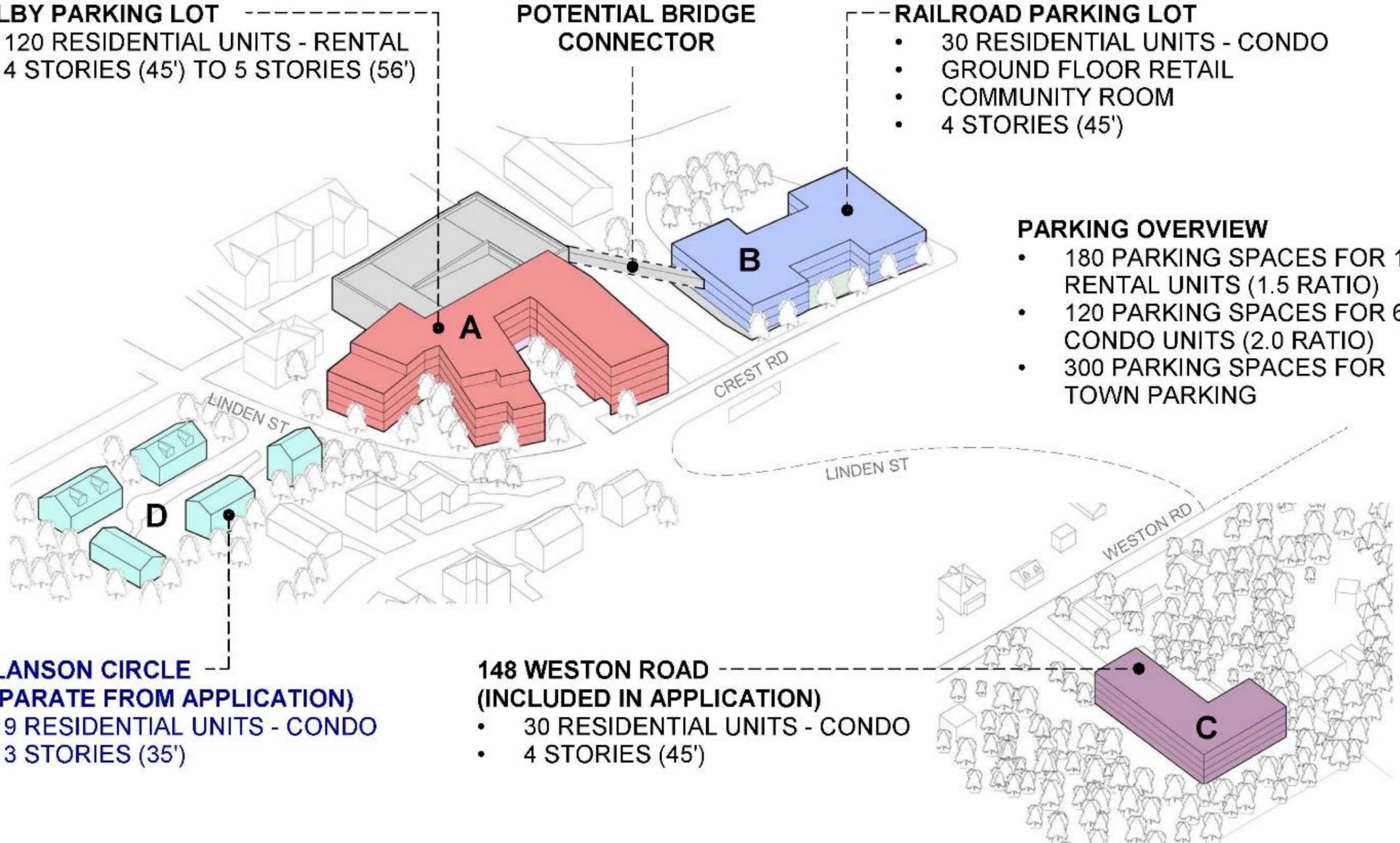
- 180 PARKING SPACES FOR 120 RENTAL UNITS (1.5 RATIO)
- 120 PARKING SPACES FOR 60 CONDO UNITS (2.0 RATIO)
- 300 PARKING SPACES FOR TOWN PARKING

DELANSON CIRCLE (SEPARATE FROM APPLICATION)

- 9 RESIDENTIAL UNITS - CONDO
- 3 STORIES (35')

148 WESTON ROAD (INCLUDED IN APPLICATION)

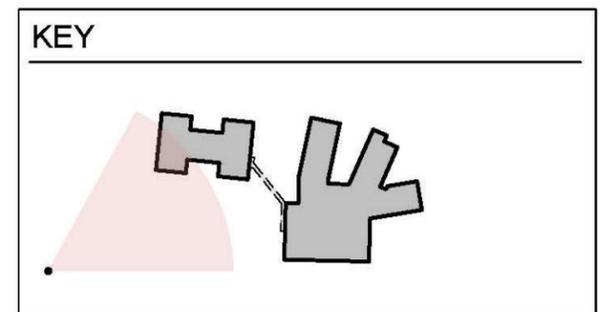
- 30 RESIDENTIAL UNITS - CONDO
- 4 STORIES (45')

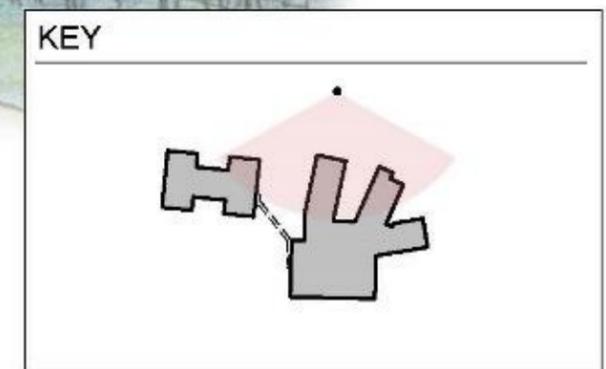


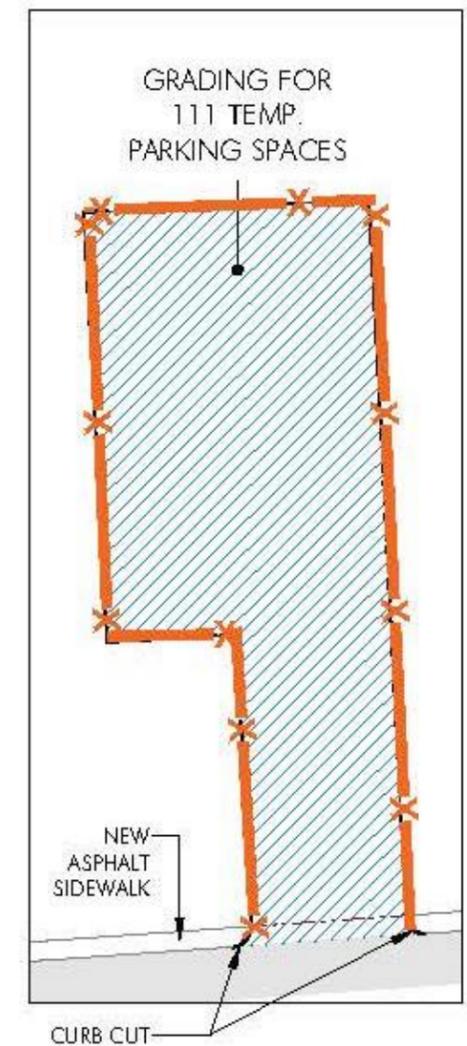
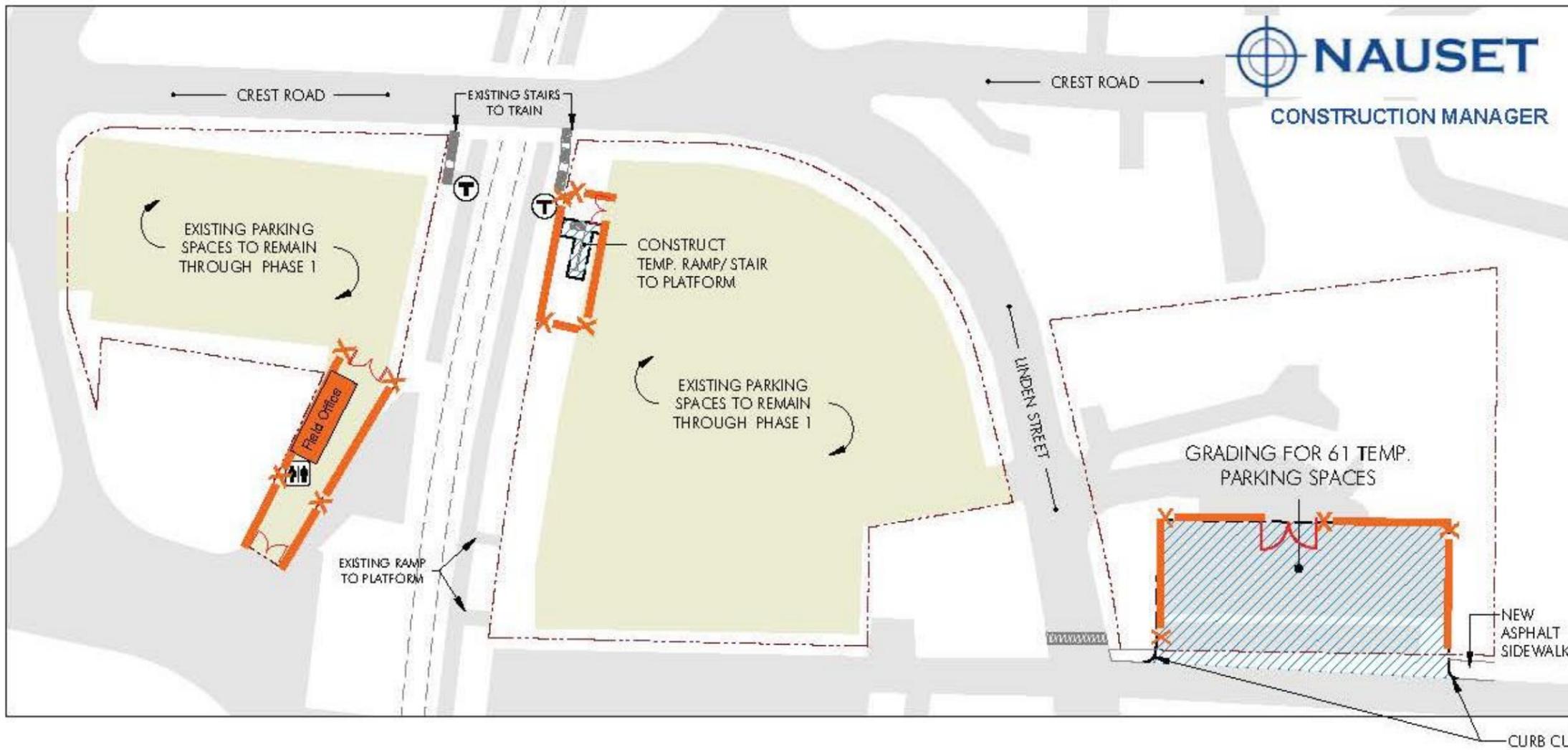


1. **REQUIRED TOWN PARKING SPACES**
2. **VEHICULAR ENTRANCE AT TRAFFIC LIGHT**
3. **RESIDENTIAL PARKING RATIO**
4. **MBTA STATION ACCESS**
5. **SOFTEN EDGE TO NEIGHBORHOOD**









RAILROAD LOT

- NO CHANGE

TAILBY LOT

- CONSTRUCTION OF TEMPORARY HANDICAP RAMP/STAIR TO TRAIN PLATFORM

DELANSON LOT

- GRADE WORK BEGINS TO CREATE TEMPORARY PARKING AREA
- DEMO (2) EXISTING STRUCTURES

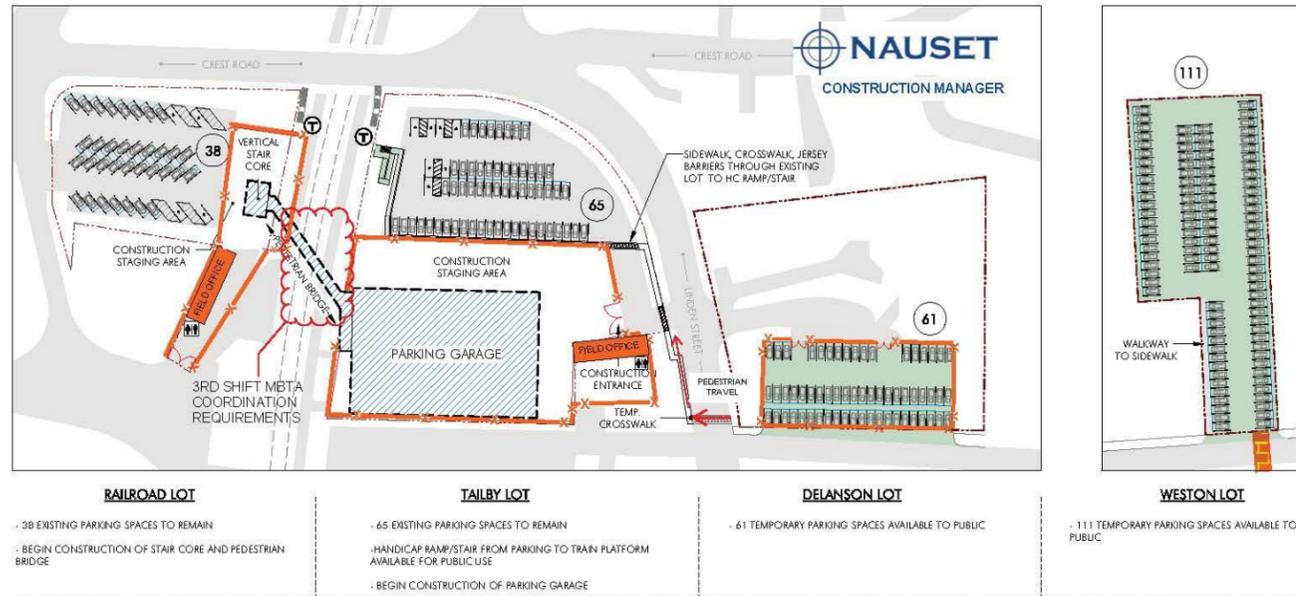
WESTON LOT

- GRADE WORK BEGINS TO CREATE TEMPORARY PARKING AREA

PHASING LEGEND

	AVAILABLE FOR USE		CONSTRUCTION STAGING/PARKING FENCE
	CONTINUING CONSTRUCTION		GATE
	CONSTRUCTION BEGINS		

PHASE 1: CONSTRUCTION PERFORMED TO PREPARE TEMPORARY PARKING SITES. EXISTING PARKING LOTS UNCHANGED IN PARKING COUNT.



PARKING AVAILABLE : 275 SPACES

PHASING LEGEND		
	AVAILABLE FOR USE	
	CONTINUING CONSTRUCTION	
	CONSTRUCTION STAGING/PARKING FENCE GATE	

PHASE 2: CONSTRUCTION PERFORMED ON PARKING GARAGE, BRIDGE, AND STAIR CORE. DELANSON AND WESTON PROVIDE 172 COMMUTER PARKING SPACES.

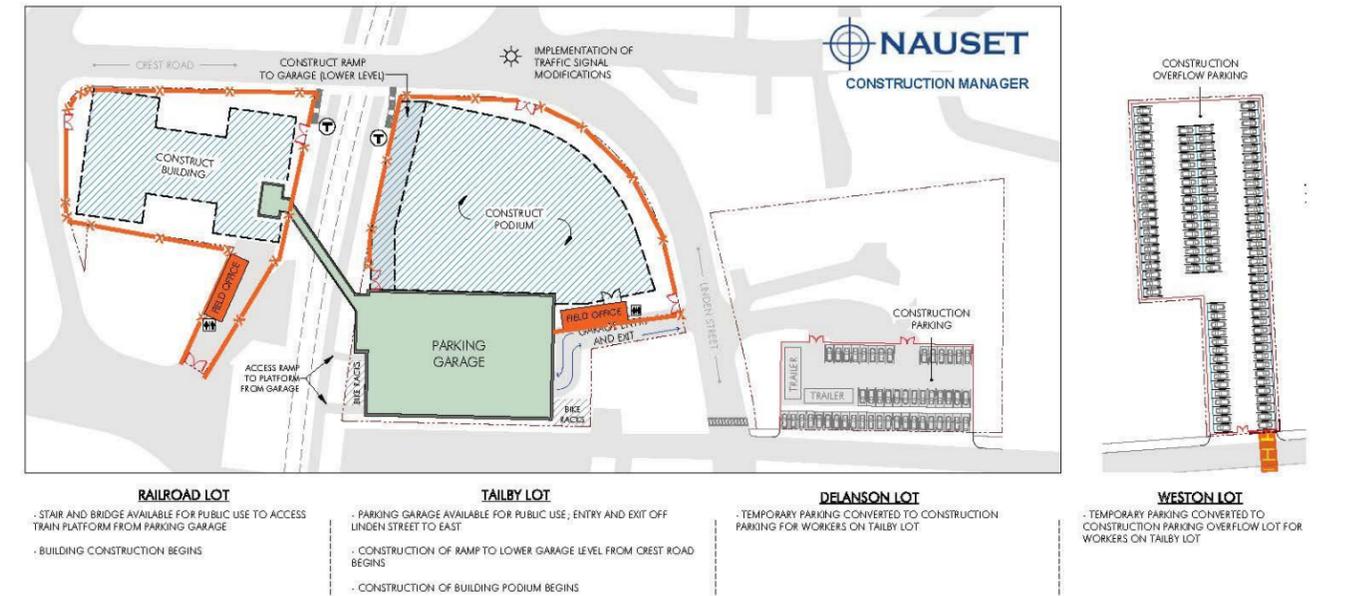
EMBARC
ARCHITECTURE+DESIGN

CONSTRUCTION PHASE 2
TAILBY AND RAILROAD LOTS
WELLESLEY, MA 02452
PH2

MAY 23, 2018 | EMBARC

May 25, 2018

Build with Confidence



PARKING AVAILABLE : ~370 SPACES

PHASING LEGEND		
	AVAILABLE FOR USE	
	CONTINUING CONSTRUCTION	
	CONSTRUCTION STAGING/PARKING FENCE GATE	

PHASE 3: PARKING GARAGE, BRIDGE, STAIR BECOME USABLE. CONSTRUCTION ON RAILROAD LOT BUILDING AND TAILBY LOT PODIUM. TEMPORARY PARKING BECOMES CONSTRUCTION PARKING.

EMBARC
ARCHITECTURE+DESIGN

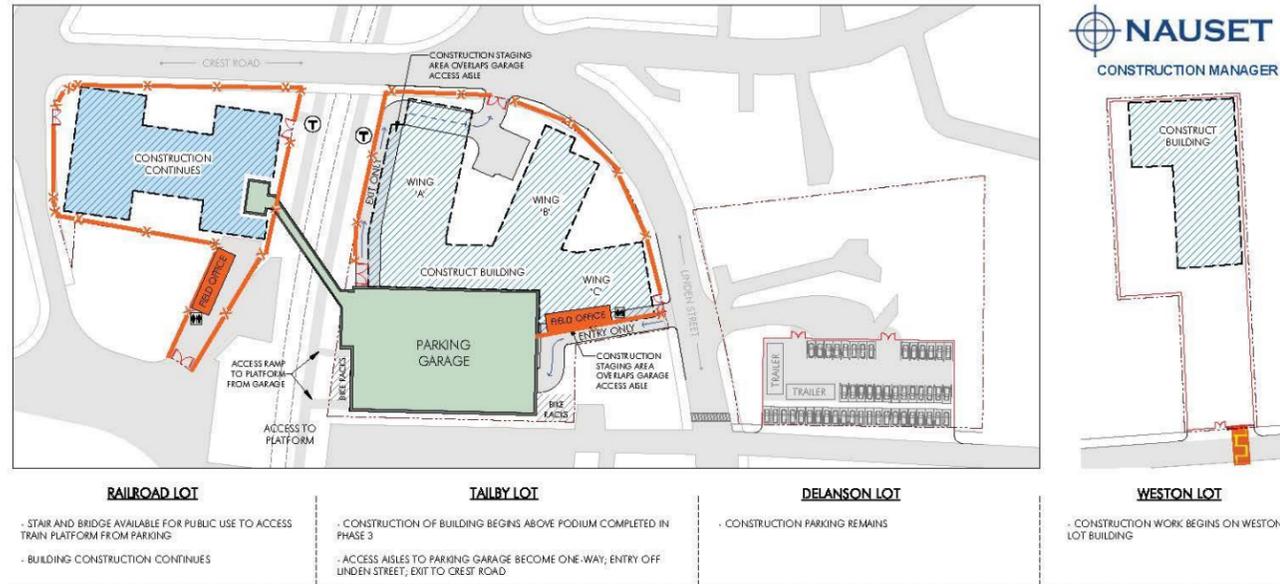
CONSTRUCTION PHASE 3
TAILBY AND RAILROAD LOTS
WELLESLEY, MA 02452
PH3

MAY 23, 2018 | EMBARC

May 25, 2018

Build with Confidence





PARKING AVAILABLE : ~370 SPACES

PHASE 4: CONSTRUCTION OF WING 'A' PROCEEDS TO ROOF. PARKING ENTRY AND EXIT BECOME ONE-WAY AISLES. CONSTRUCTION OF WING 'B' AND 'C' PROCEEDS.

PHASING LEGEND		
	AVAILABLE FOR USE	
	CONTINUING CONSTRUCTION	
	CONSTRUCTION BEGINS	CONSTRUCTION STAGING/PARKING FENCE GATE

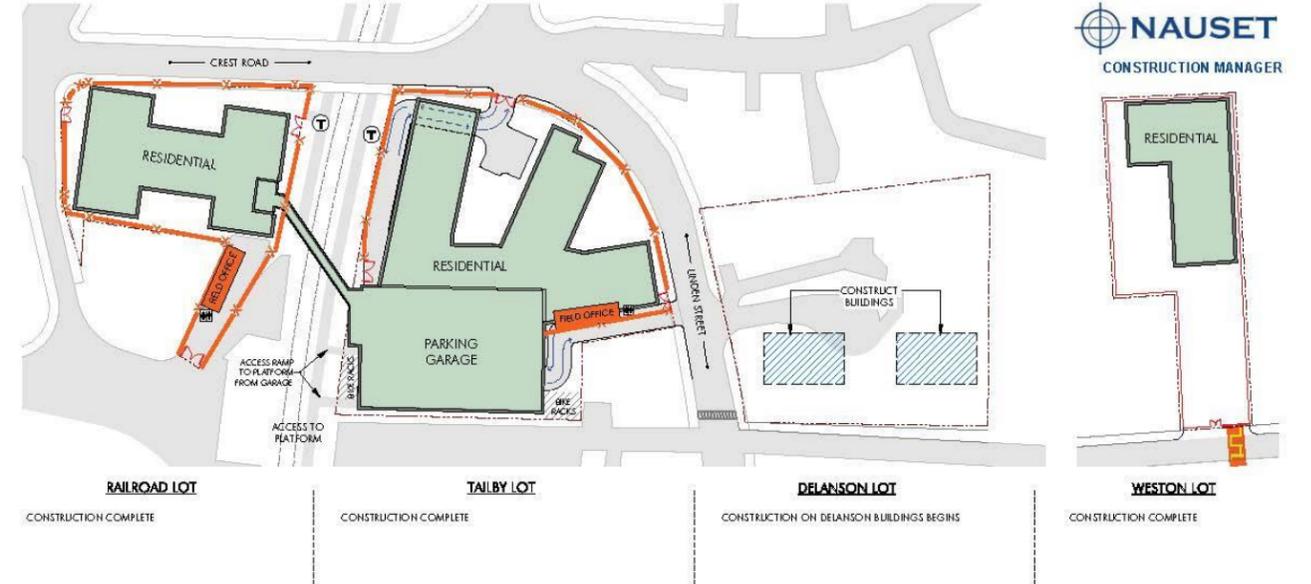
EMBARC
ARCHITECTURE+DESIGN

TEMPORARY CROSSWALK / TEMPORARY SIGNALIZATION
CONSTRUCTION FENCE

CONSTRUCTION PHASE 4
TAILBY AND RAILROAD LOTS
WELLESLEY, MA 02482
PH4
MAY 23, 2018 | EMBARC

May 25, 2018

Build with Confidence



PARKING AVAILABLE : ~370 SPACES

PHASE 5: COMPLETION OF TAILBY, RAILROAD AND WESTON LOT BUILDINGS. DELANSON LOT BUILDINGS CONSTRUCTION BEGINS.

PHASING LEGEND		
	AVAILABLE FOR USE	
	CONTINUING CONSTRUCTION	
	CONSTRUCTION BEGINS	CONSTRUCTION STAGING/PARKING FENCE GATE

EMBARC
ARCHITECTURE+DESIGN

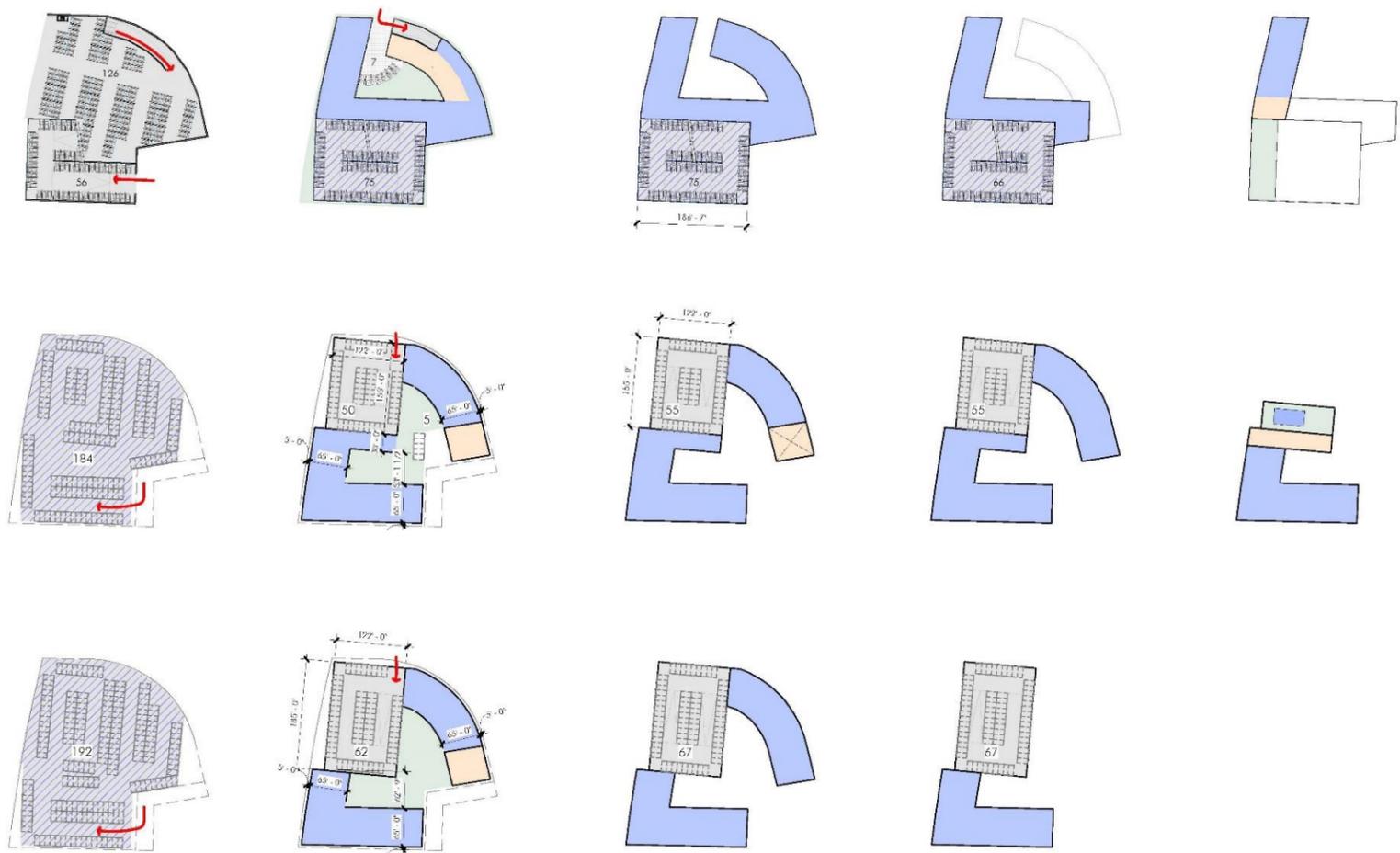
TEMPORARY CROSSWALK / TEMPORARY SIGNALIZATION
CONSTRUCTION FENCE

CONSTRUCTION PHASE 5
TAILBY AND RAILROAD LOTS
WELLESLEY, MA 02482
PH5
MAY 23, 2018 | EMBARC

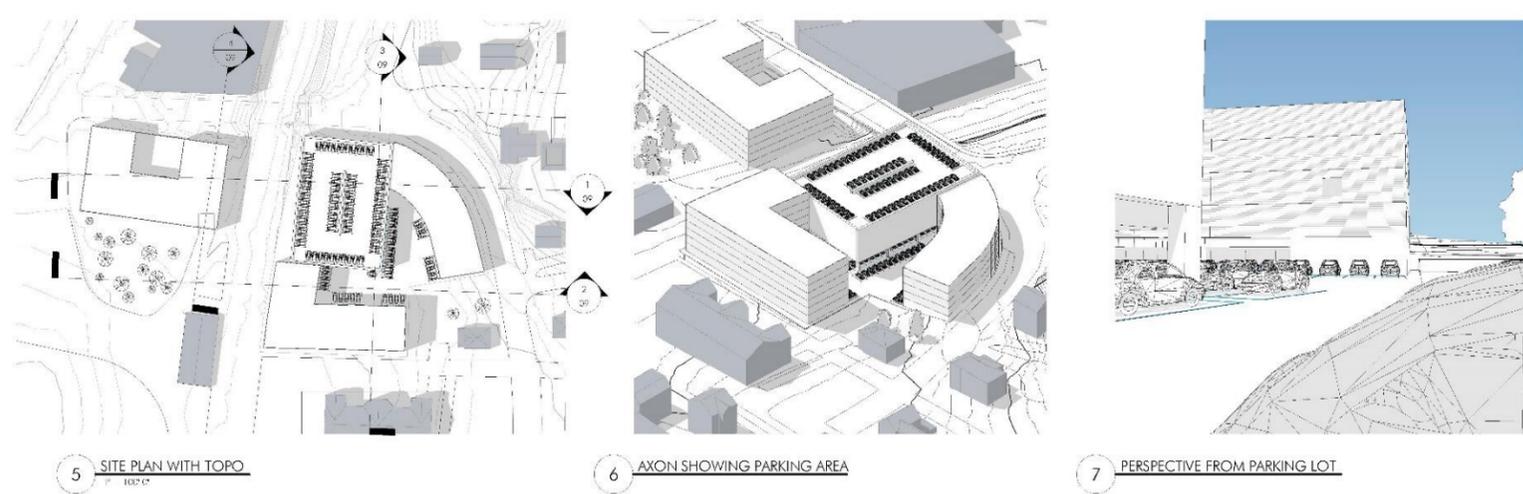
May 25, 2018

Build with Confidence





- 1. BUILDING EFFICIENCY**
- 2. CONSTRUCTABILITY**
- 3. REALISTIC UNDERWRITING**
- 4. VERIFIED CONSTRUCTION COSTS**



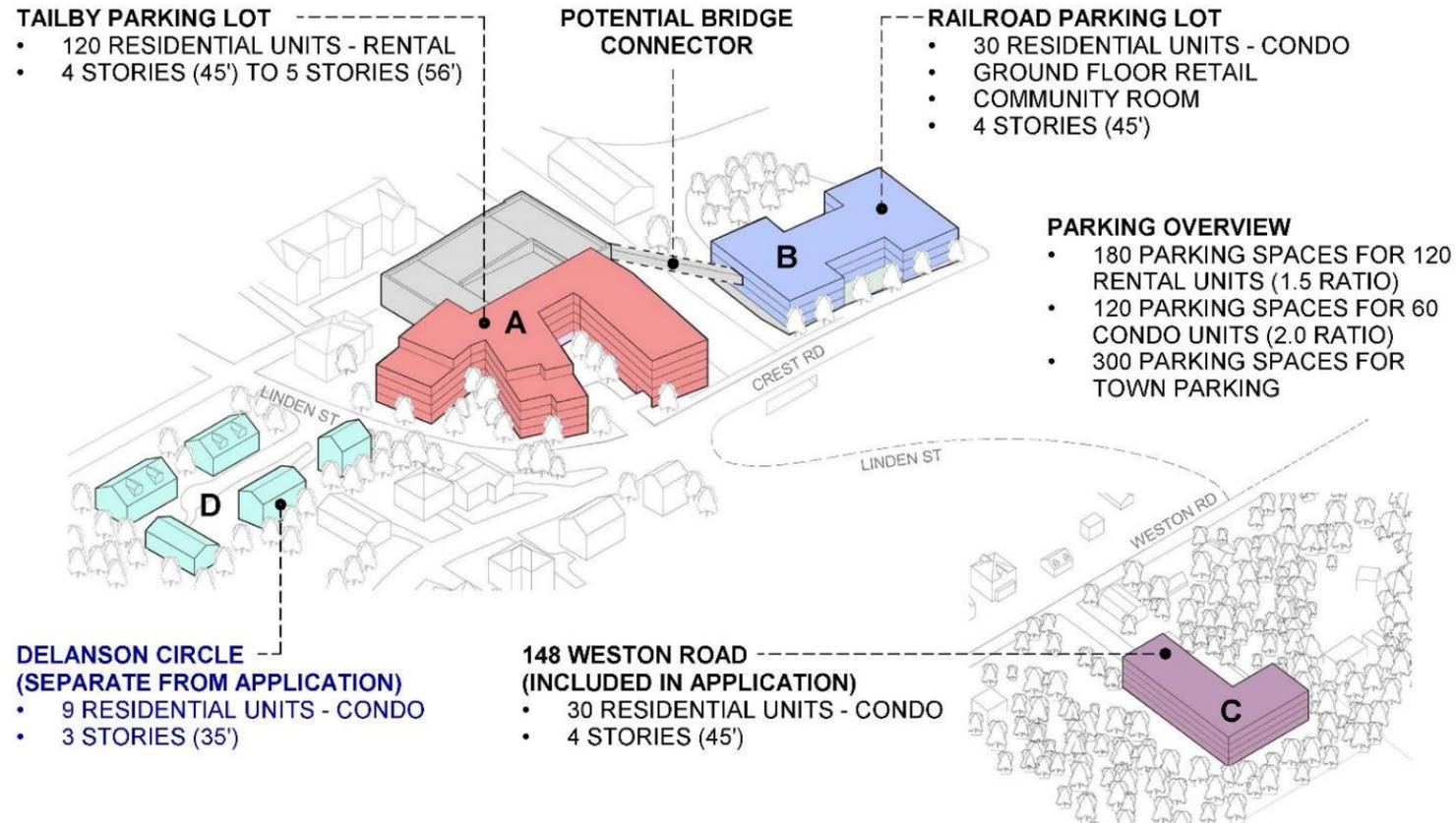
5 SITE PLAN WITH TOPO
1/32" = 1'-0"

6 AXON SHOWING PARKING AREA

7 PERSPECTIVE FROM PARKING LOT

Question #1

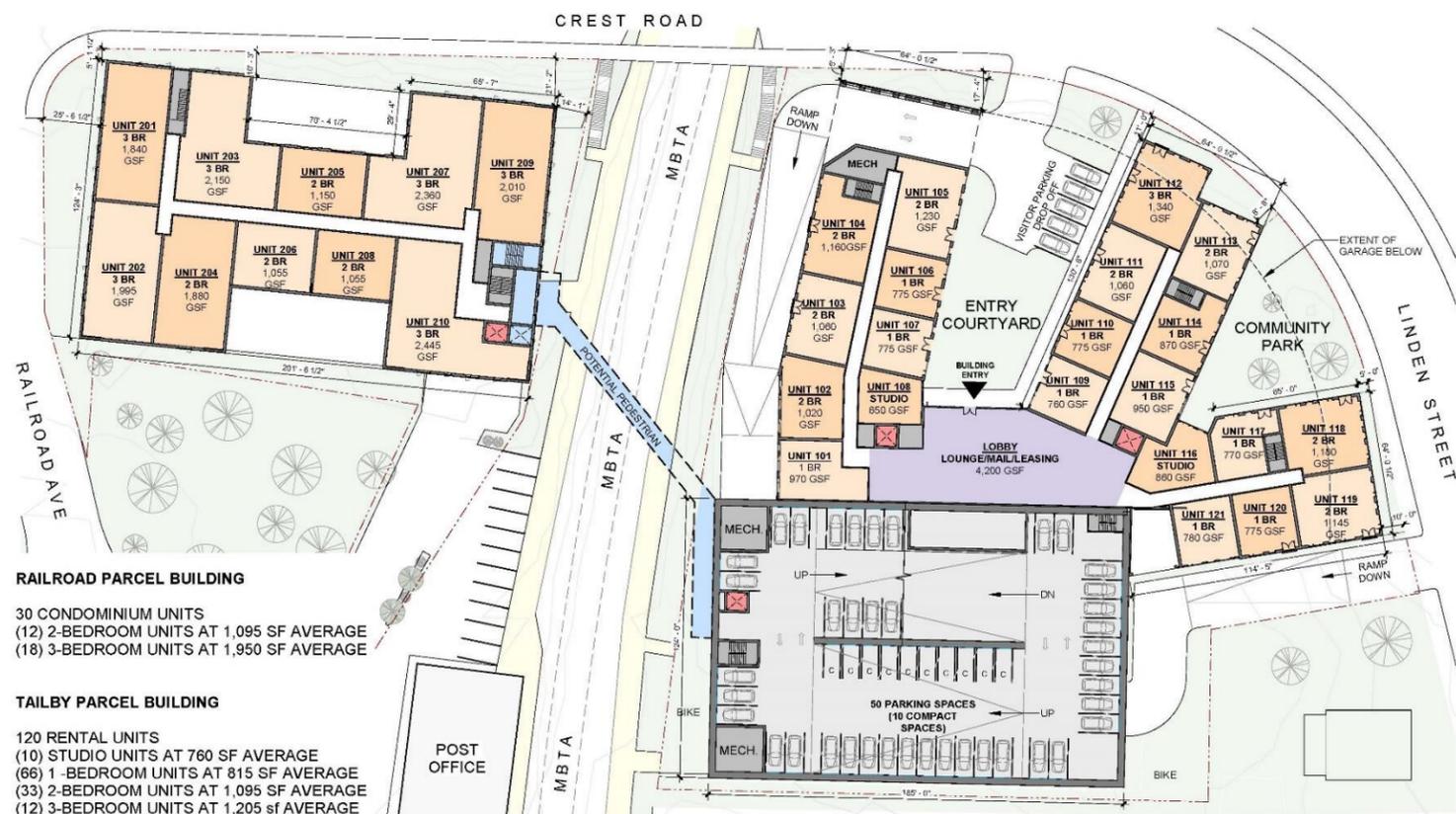
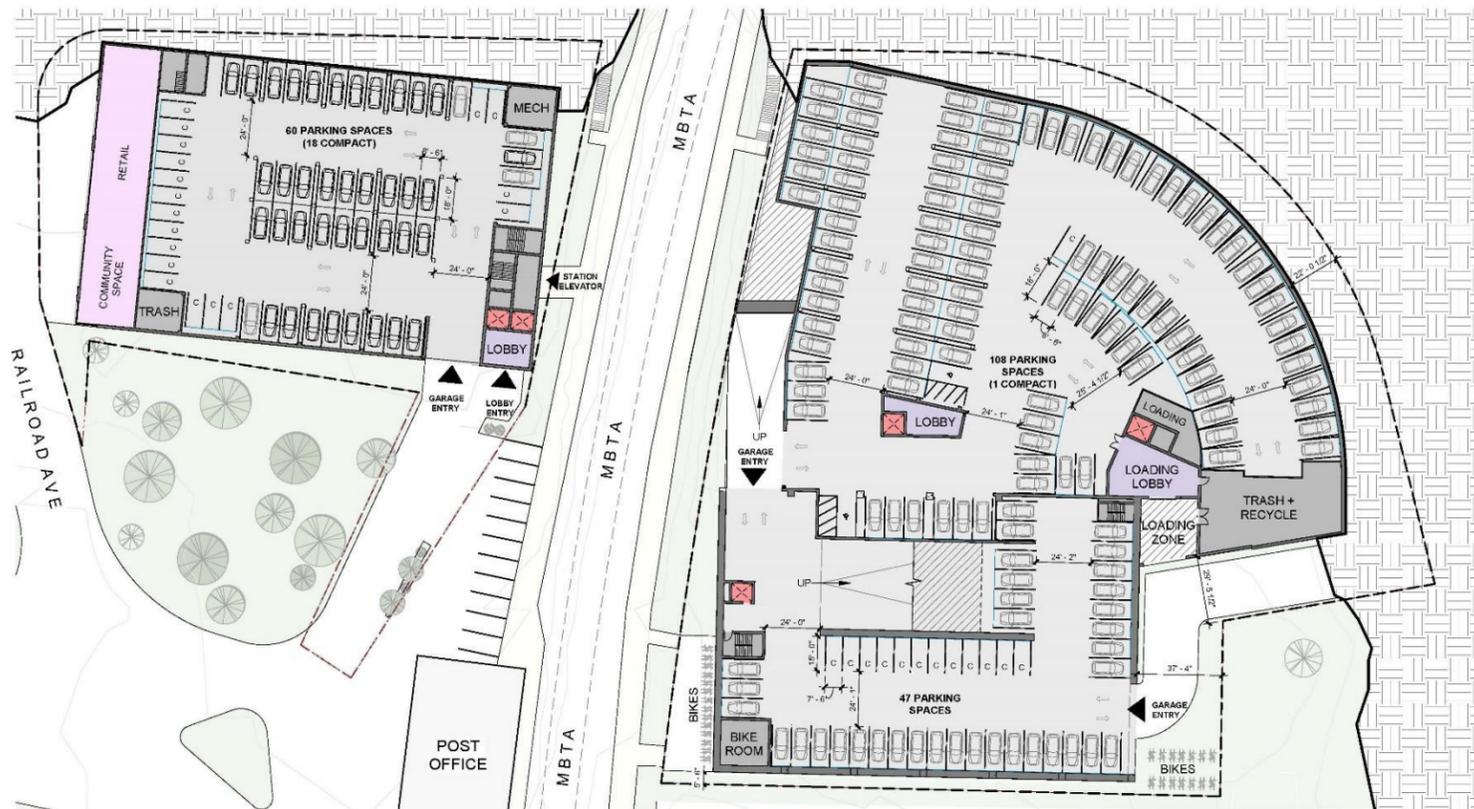
IMPACT OF NEW PROPOSAL



TAILBY	120 UNITS
RAILROAD	30 UNITS
DELANSON CIRCLE	0 UNITS
WESTON ROAD	30 UNITS
TOTAL NEW UNITS	180 UNITS
DELANSON CIRCLE	90 UNITS
WESTON ROAD	55 UNITS
LESS PIPELINE UNITS	145 UNITS
NET PROPOSED	35 UNITS

Question #2

PARKING



RAILROAD PARCEL BUILDING
 30 CONDOMINIUM UNITS
 (12) 2-BEDROOM UNITS AT 1,095 SF AVERAGE
 (18) 3-BEDROOM UNITS AT 1,950 SF AVERAGE

TAILBY PARCEL BUILDING
 120 RENTAL UNITS
 (10) STUDIO UNITS AT 760 SF AVERAGE
 (66) 1-BEDROOM UNITS AT 815 SF AVERAGE
 (33) 2-BEDROOM UNITS AT 1,095 SF AVERAGE
 (12) 3-BEDROOM UNITS AT 1,205 SF AVERAGE

EXISTING

TOWN PARKING 293

PROPOSED (TAILBY/RR)

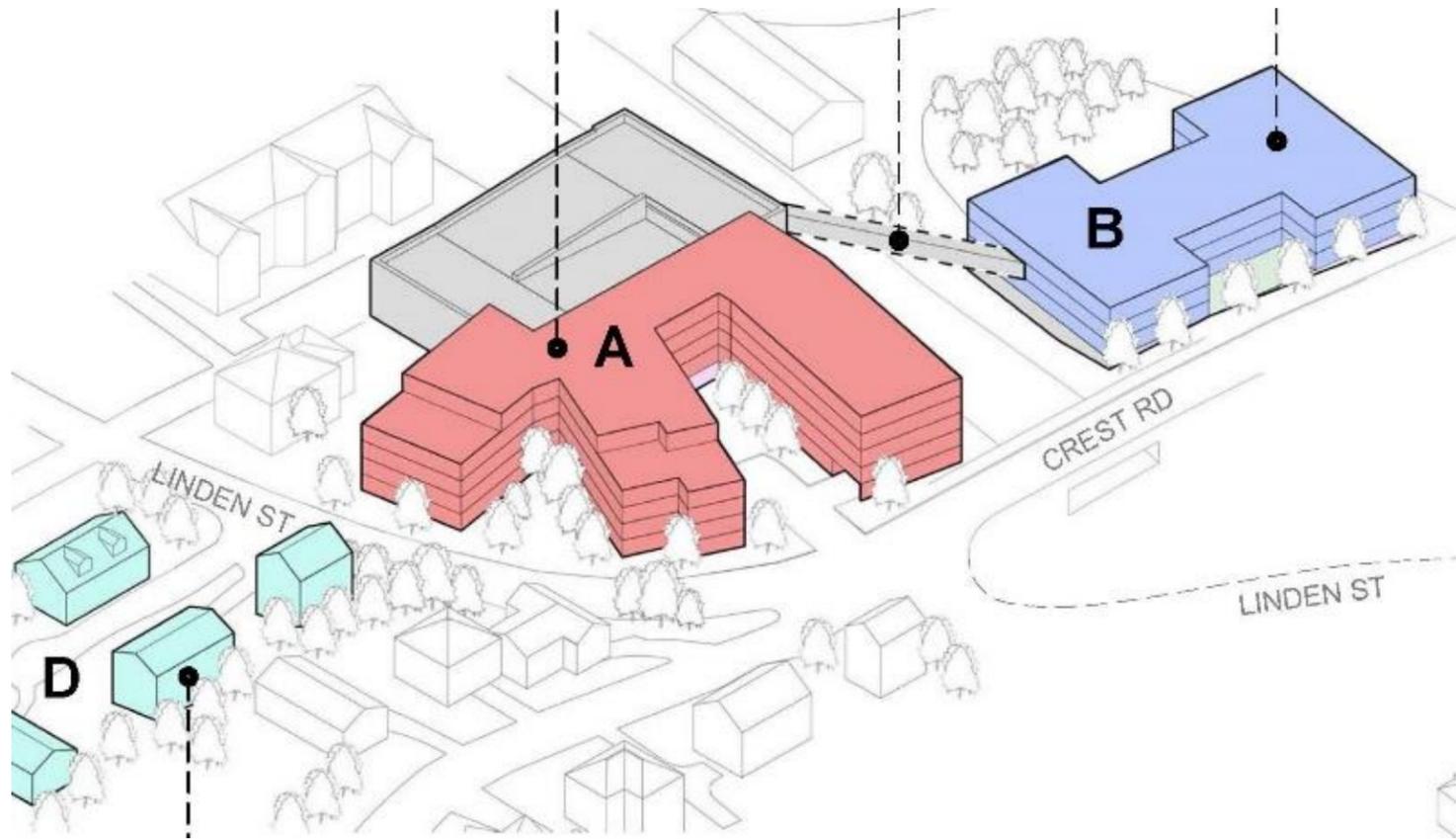
TOWN PARKING 300 (2.4% Add'l)

RENTAL PARKING 180 (1.5 Ratio)

CONDO PARKING 60 (2.0 Ratio)

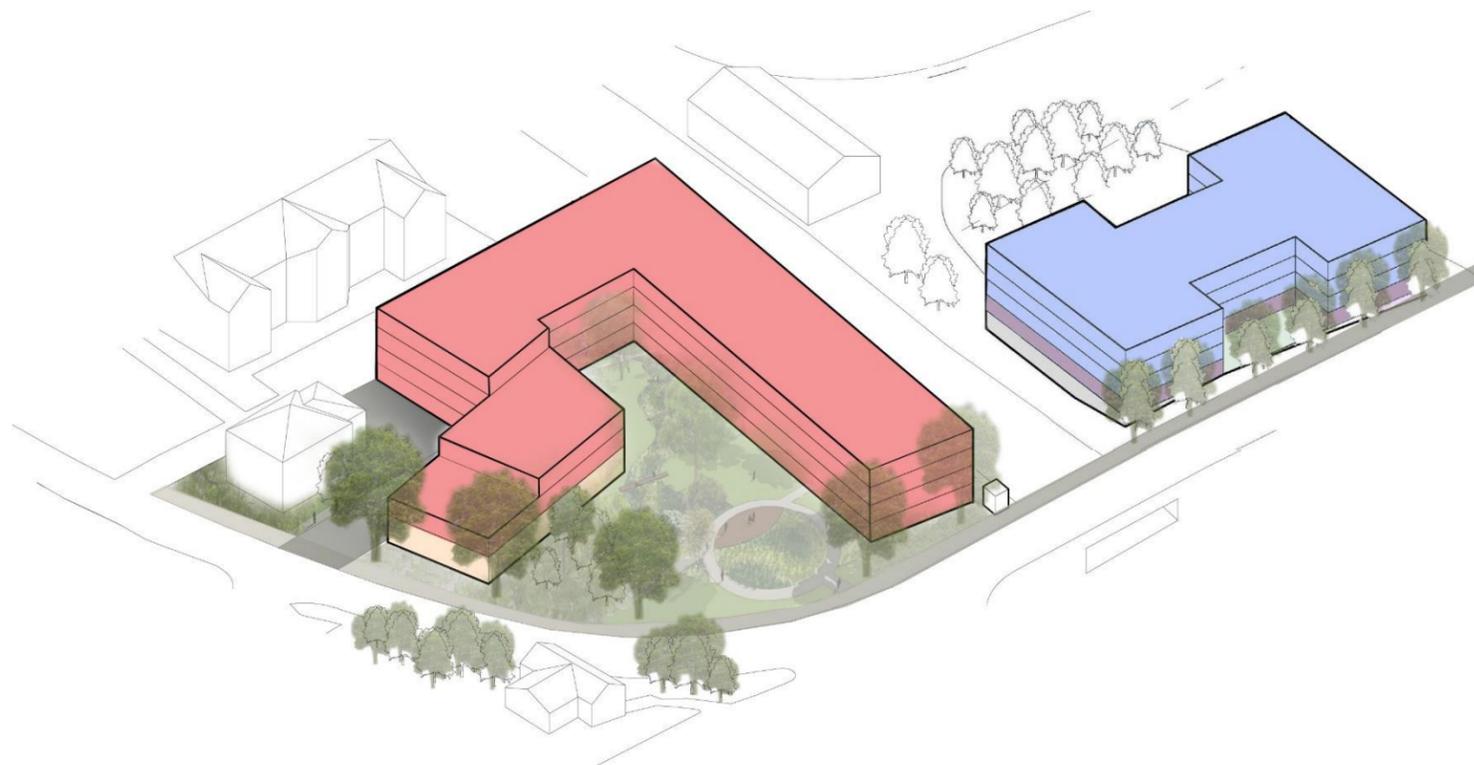
PROPOSED (WESTON)

CONDO PARKING 60 (2.0 Ratio)



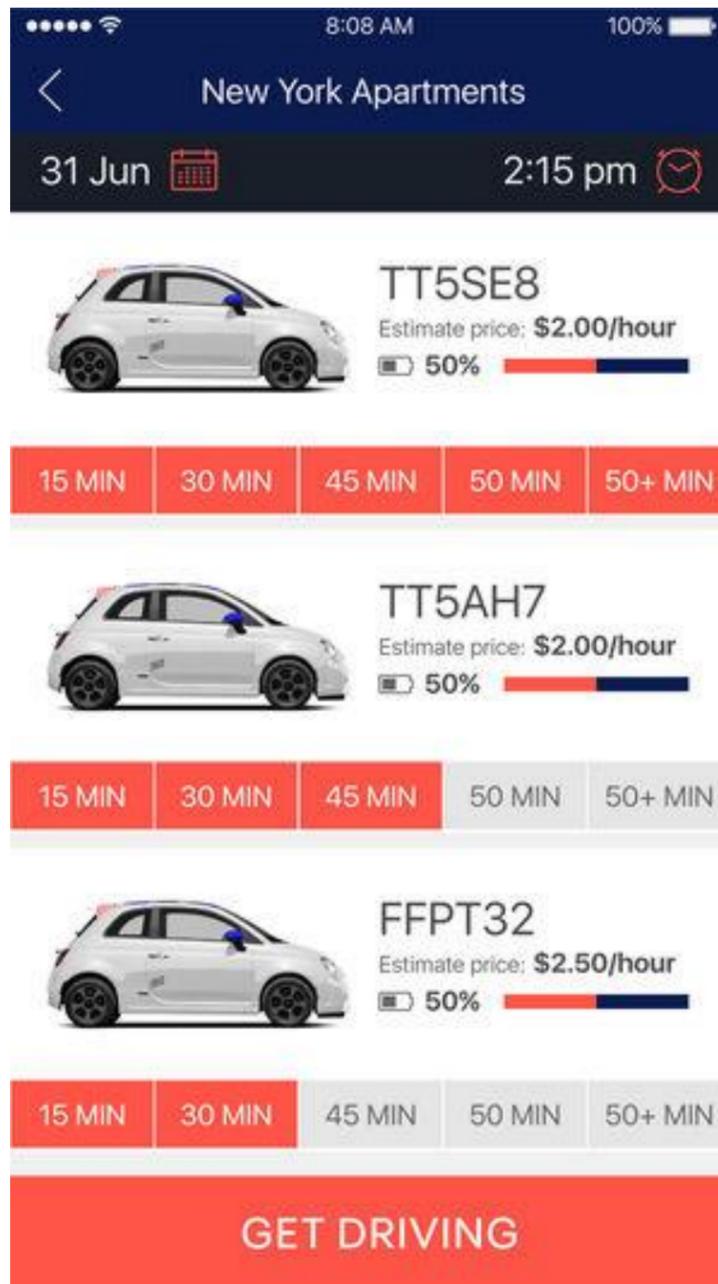
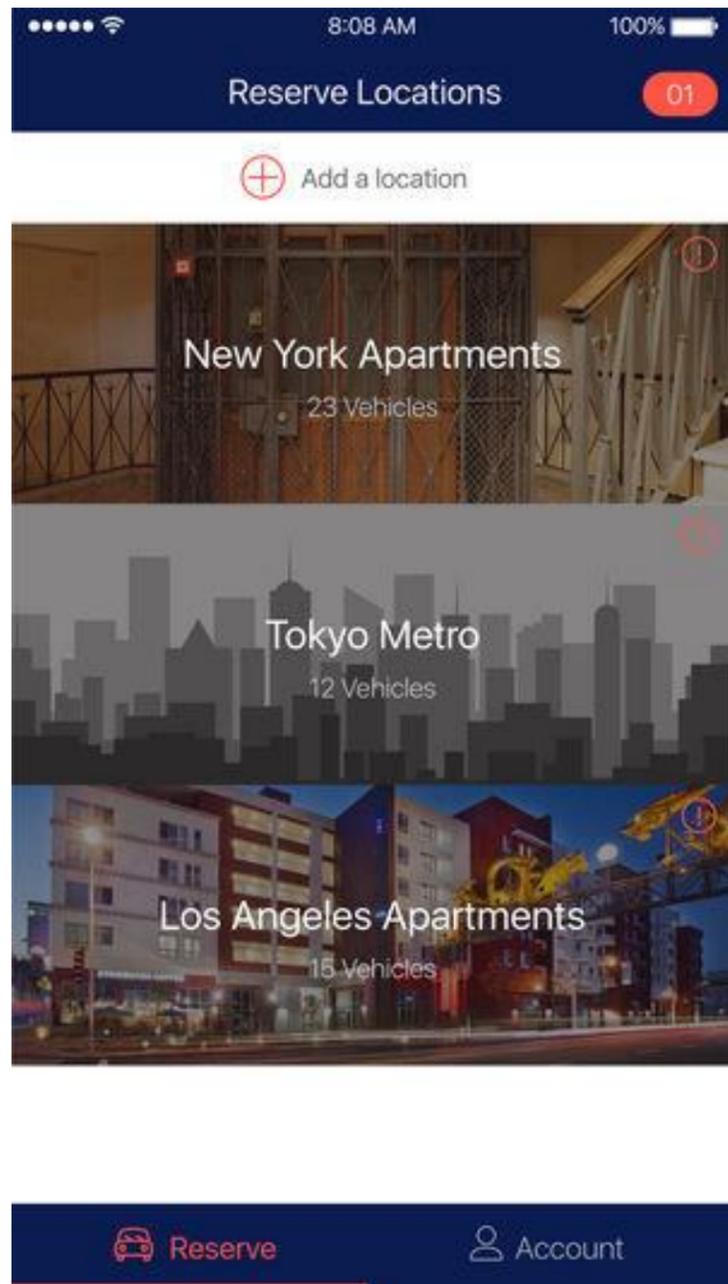
PROPOSED (TAILBY/RR)

TOWN PARKING	300	(2.4% Add'l)
RENTAL PARKING	180	(1.5 Ratio)
CONDO PARKING	60	(2.0 Ratio)



OPTION B (TAILBY/RR)

- **REDUCTION OF PROVIDED PARKING**
- **FULL PODIUM ON TAILBY**
- **ELIMINATION OF GARAGE ON TAILBY**
- **ADDITIONAL PARKING LEVEL ON RAILROAD (CONVERTIBLE TO RETAIL)**



PARKING OPTIONS

- **SHARED PARKING WITH TOWN**
- **RIDE SHARING (ENVOY THERE)**
- **AUTOMATED PARKING**
- **BIKE SHARING (LIME BIKE)**
- **TRANSIT SCREEN**
- **COORDINATION OF EXISTING SERVICES**

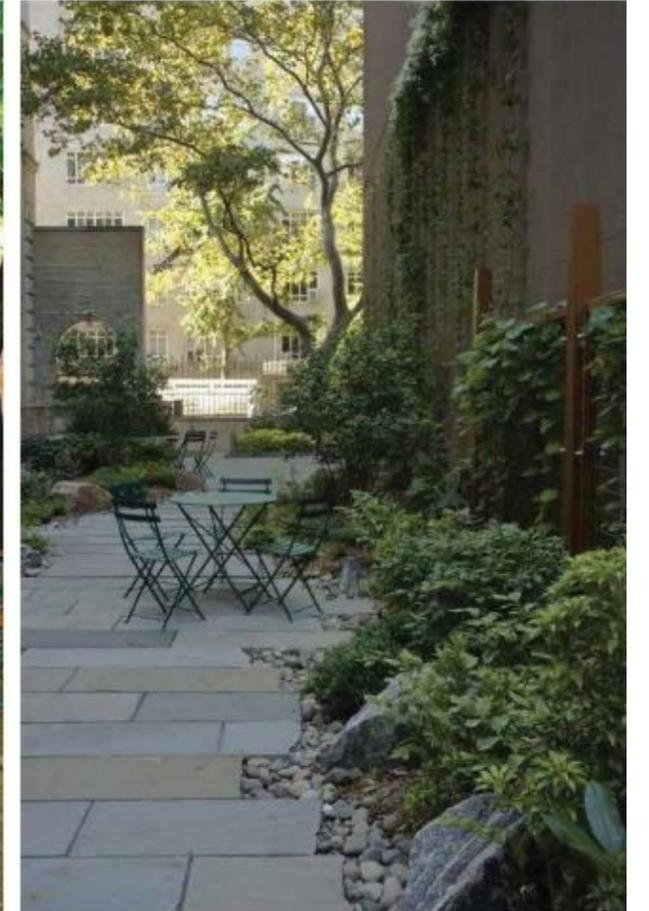
Question #3

OPEN SPACE



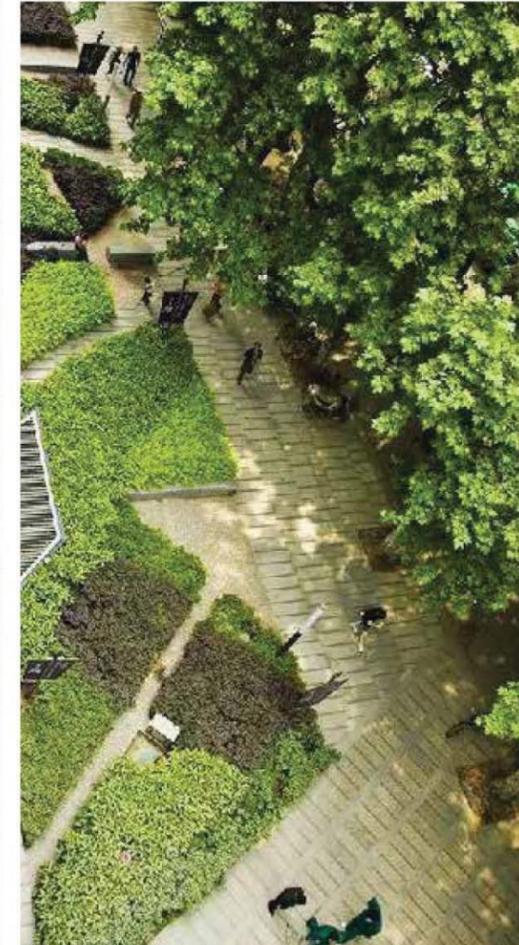


pocket park



play space





CREST ROAD

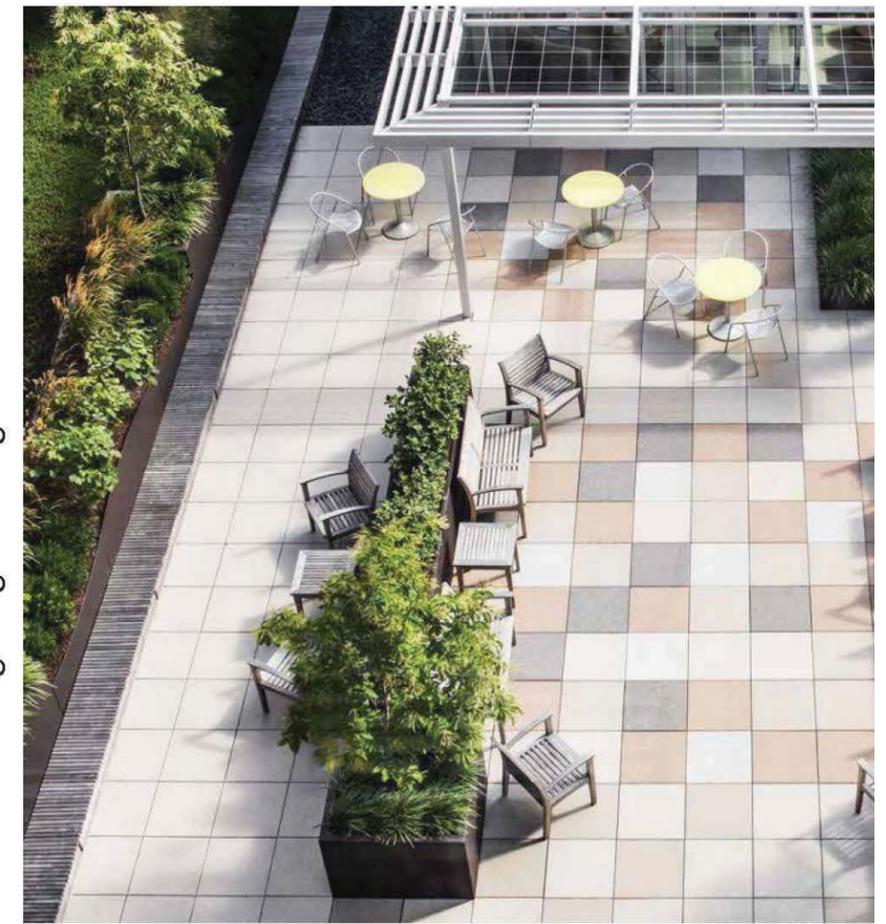


covered bike parking

outdoor residential gathering

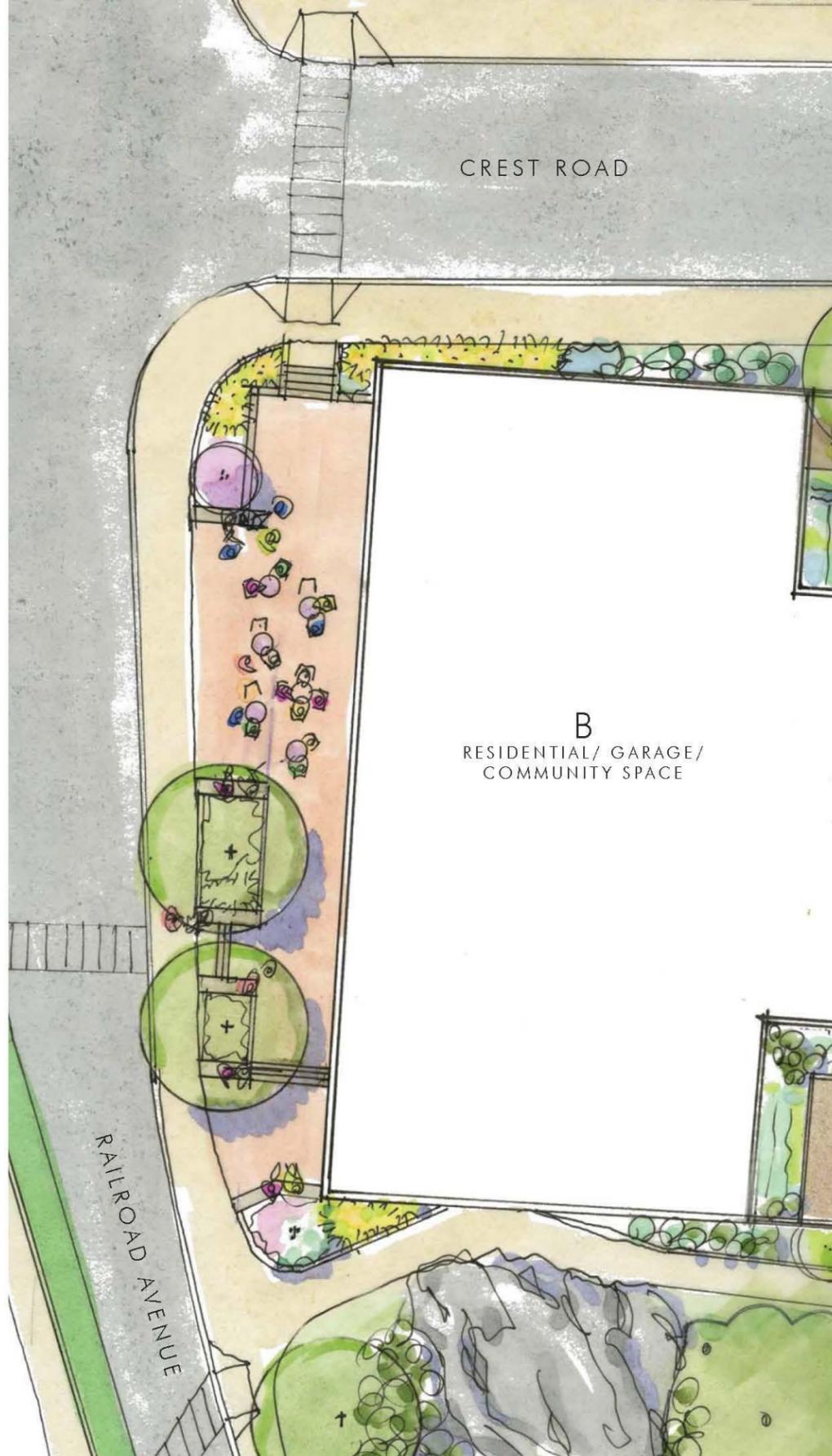
outdoor residential dining

outdoor dining + gathering

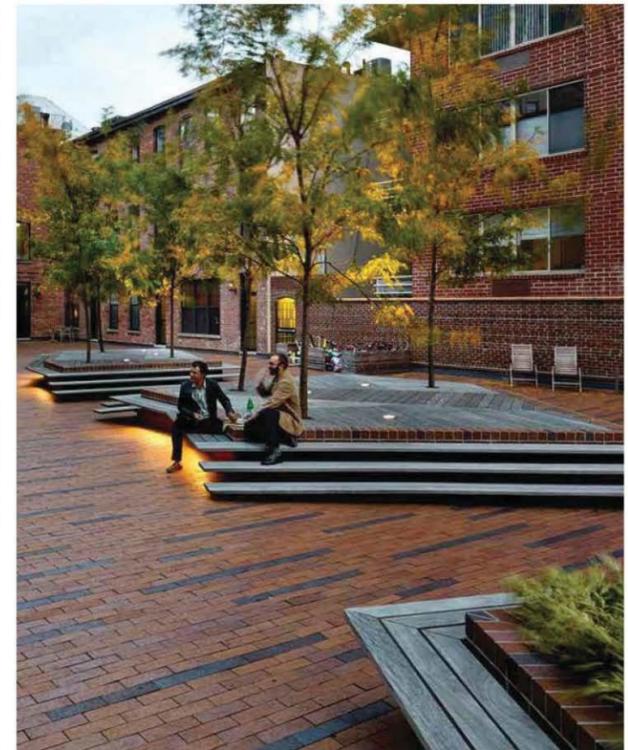


SCALE: 1" = 20'-0"
0 5' 10' 20' 50'



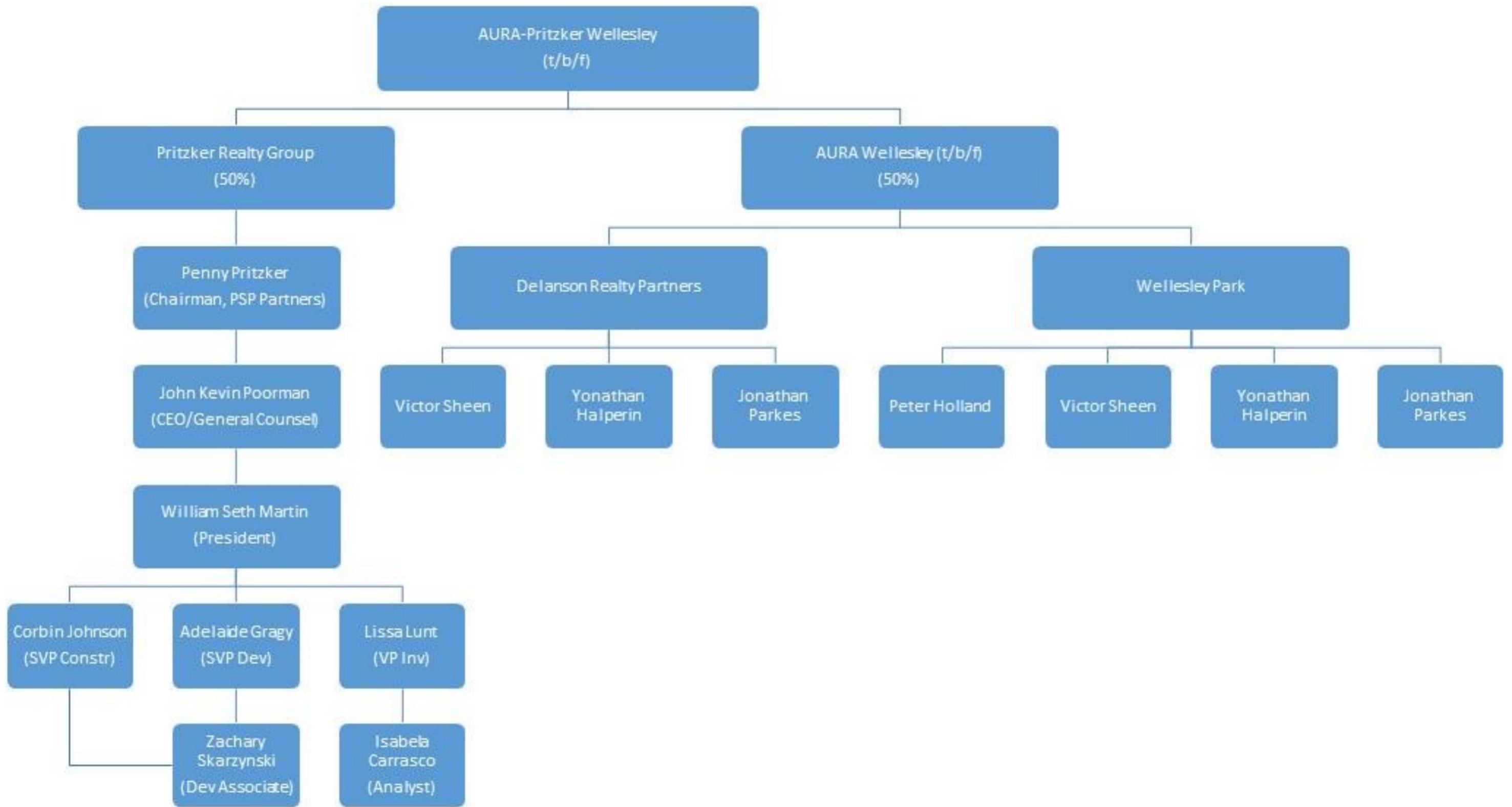


plaza



Question #4

PROJECT FINANCING



Wells Fargo Bank, NA
Commercial Real Estate
10 S. Wacker Dr. Suite 3200
Chicago, IL 60606



May 30th, 2018

Adelaide Grady
Pritzker Realty Group, LLC
30 Dalton Street
Boston, MA 02115

Re: Town of Wellesley- Tailby Parking Lot and Railroad Parking Lot Development

Dear Addie,

This letter is being sent to provide confirmation of Wells Fargo Bank, N.A.'s interest in providing financing for the development known as the Tailby Parking Lot and Railroad Parking Lot in the Town of Wellesley, MA. The financing would be provided for the development of market rate and affordable housing totaling 120 apartments and 30 condos on two parking lots adjacent to the Wellesley commuter rail station.

Wells Fargo has provided financing to Pritzker Realty Group for the development of approx. 700 units in the Boston MSA totaling over \$200 million in loan commitments. We greatly value the relationship with have with Pritzker Realty Group and we would be eager to expand the relationship by working with you on the subject opportunity.

Sincerely,

Brett Hill
Senior Vice President



265 Franklin Street
Boston, MA 02110-3120

May 23, 2018

Mr. Victor Sheen
Aura Properties
49 Coolidge Street
Brookline, MA 02446

Ms. Adelaide Grady
Pritzker Realty Group
30 Dalton Street
Boston, MA 02115

RE: Tailby & Railroad Lots, Wellesley

Dear Victor and Adelaide,

This letter is being sent to confirm Eastern Bank's interest in providing finance for the construction and development of new residential properties at the Tailby and Railroad lots with Aura and Pritzker.

Eastern Bank has substantial experience in residential construction projects, and would be eager to undertake further due diligence with you and ultimately to underwrite a credit proposal. We value our relationship with Aura and Pritzker and look forward to working together again.

Sincerely,

David MacManus
Senior Vice President
Eastern Bank



www.easternbank.com

Question #5

PAST EXPERIENCE



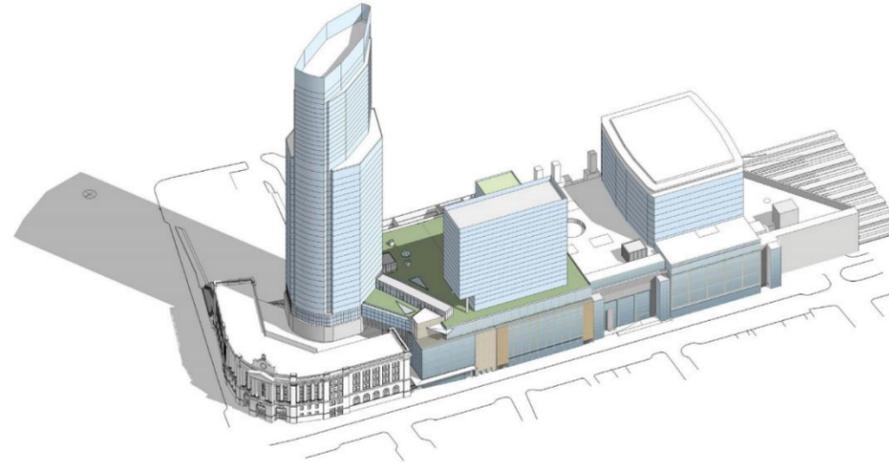
Zinc Apartments – Cambridge, MA



Alta Brigham Square – Arlington, MA



Alta Stone Place – Melrose, MA



South Station Expansion – Boston, MA



30 Dalton – Boston, MA

Question #6

SUSTAINABILITY



LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist

Project Name: Tailby & Railroad Redevelopment
Date: 28-May-18

Y ? N

Y	?	N	Credit	Integrative Process	1
7 9 0 Location and Transportation 16					
			Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection	1
	2		Credit	High Priority Site	2
3	2		Credit	Surrounding Density and Diverse Uses	5
1	4		Credit	Access to Quality Transit	5
1			Credit	Bicycle Facilities	1
	1		Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles	1
3 2 5 Sustainable Sites 10					
Y			Prereq	Construction Activity Pollution Prevention	Required
1			Credit	Site Assessment	1
		2	Credit	Site Development - Protect or Restore Habitat	2
1			Credit	Open Space	1
		3	Credit	Rainwater Management	3
	2		Credit	Heat Island Reduction	2
1			Credit	Light Pollution Reduction	1
5 6 0 Water Efficiency 11					
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
1	1		Credit	Outdoor Water Use Reduction	2
4	2		Credit	Indoor Water Use Reduction	6
	2		Credit	Cooling Tower Water Use	2
	1		Credit	Water Metering	1
14 13 6 Energy and Atmosphere 33					
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
4	2		Credit	Enhanced Commissioning	6
8	4	6	Credit	Optimize Energy Performance	18
	1		Credit	Advanced Energy Metering	1
	2		Credit	Demand Response	2
	3		Credit	Renewable Energy Production	3
	1		Credit	Enhanced Refrigerant Management	1
2			Credit	Green Power and Carbon Offsets	2

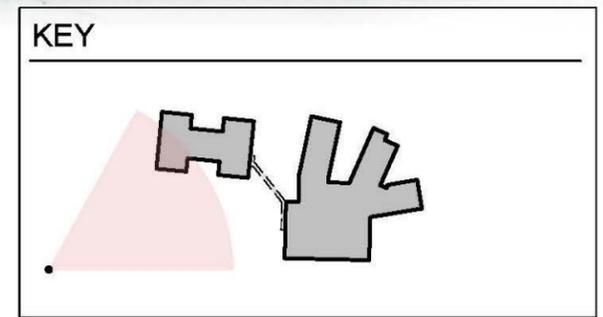
Y	?	N	Credit	Materials and Resources	13
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
	3	2	Credit	Building Life-Cycle Impact Reduction	5
	1	1	Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
		2	Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
	1	1	Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit	Construction and Demolition Waste Management	2
6 9 1 Indoor Environmental Quality 16					
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
1	1		Credit	Enhanced Indoor Air Quality Strategies	2
	2	1	Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
1	1		Credit	Indoor Air Quality Assessment	2
1			Credit	Thermal Comfort	1
1	1		Credit	Interior Lighting	2
	3		Credit	Daylight	3
1			Credit	Quality Views	1
	1		Credit	Acoustic Performance	1
6 0 0 Innovation 6					
5			Credit	Innovation	5
1			Credit	LEED Accredited Professional	1
2 2 0 Regional Priority 4					
1			Credit	Regional Priority: Indoor Water Use	1
	1		Credit	Regional Priority: High Priority Site	1
1			Credit	Regional Priority: Optimize Energy	1
	1		Credit	Regional Priority: Renewable	1

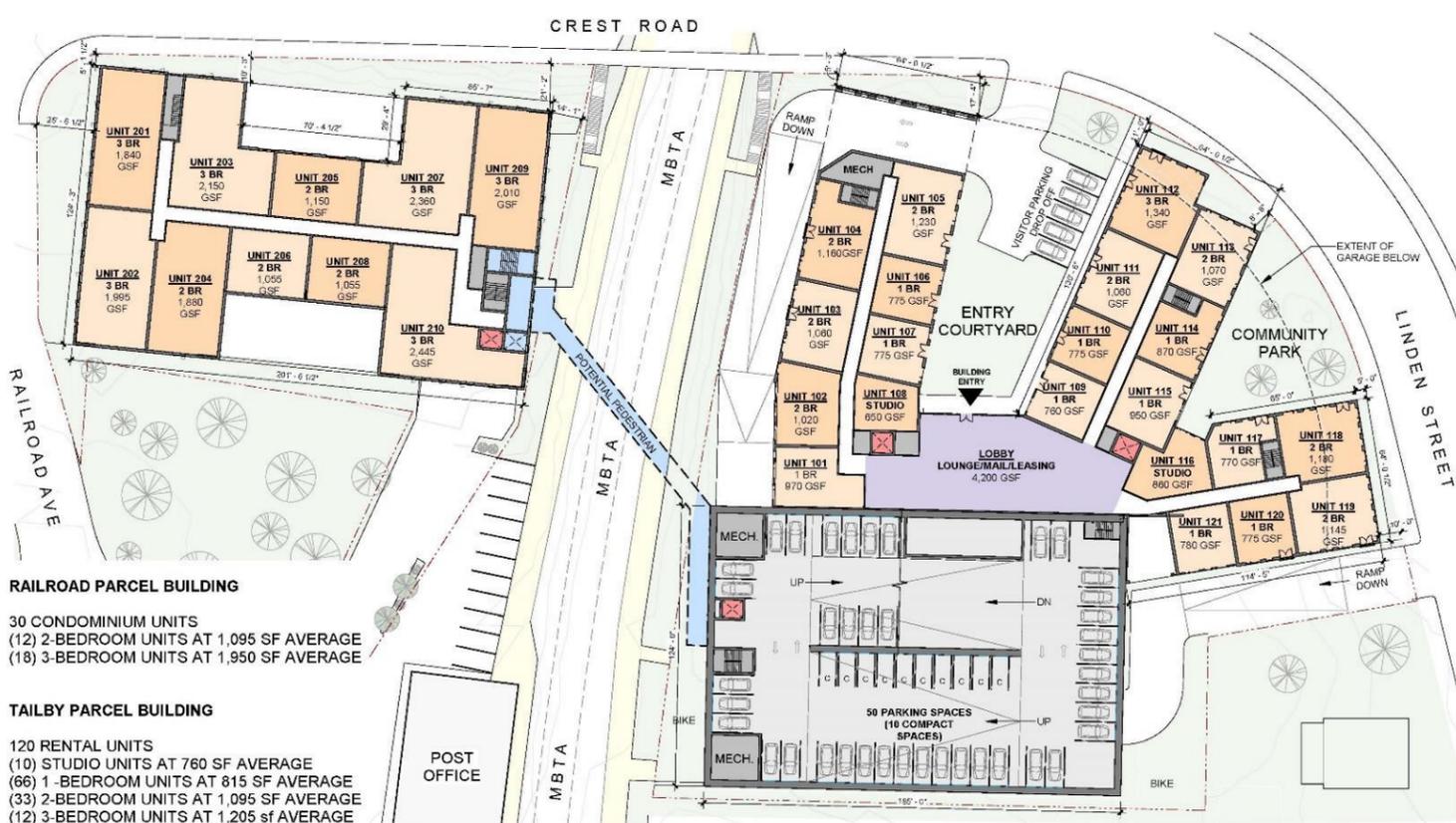
45 47 18 TOTALS Possible Points: **110**
 Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

Question #7

PROJECT CHALLENGES

-  **1. CONSTRUCTION COST**
-  **2. SITE LOGISTICS**
-  **3. ENGINEERING FEASIBILITY**
-  **4. PROJECT FINANCING**
- 5. TOWN MEETING APPROVAL**





- RAILROAD PARCEL BUILDING**
- 30 CONDOMINIUM UNITS
 - (12) 2-BEDROOM UNITS AT 1,095 SF AVERAGE
 - (18) 3-BEDROOM UNITS AT 1,950 SF AVERAGE
- TAILBY PARCEL BUILDING**
- 120 RENTAL UNITS
 - (10) STUDIO UNITS AT 760 SF AVERAGE
 - (66) 1-BEDROOM UNITS AT 815 SF AVERAGE
 - (33) 2-BEDROOM UNITS AT 1,095 SF AVERAGE
 - (12) 3-BEDROOM UNITS AT 1,205 SF AVERAGE

