

Federal Realty
INVESTMENT TRUST



RESPONSE TO THE TOWN OF WELLESLEY

Tailby and Railroad Lots

July 31, 2018



TEAM MEMBERS



DON BRIGGS
EVP – Development



PATRICK MCMAHON
VP – Development



DAVID WEBSTER
Director of Development



BRYAN FURZE
VP – Asset Management



ANDREA SIMPSON
VP - Marketing



LIZ RYAN
Director of Leasing – Northeast



MICHAEL D. BINETTE
Vice President, Principal



JOHN COPLEY
Principal



Copley Wolff Design Group
Landscape Architects & Planners



BRIAN J. BEISEL
Project Manager,
Senior Transportation Engineer



STEPHEN LANGER
Langer & McLaughlin, LLP



ALEXANDER GOLOB
Artist

www.AlexanderGolob.com

PROPOSAL OVERVIEW

- Relationship to Linden Square and Central Street.
 - Opportunity for a holistic planning process.
 - Think broadly, strategically and long-term about the neighborhood.
- Continuity of experience and success.
- Sensitivity to residential and business interests.
- FRIT is a long-term owner. We do not build and sell.

The background is a detailed architectural floor plan, likely a site plan or a large-scale building layout. It features a grid of lines, various rectangular and circular shapes representing buildings and structures, and numerous small annotations and dimensions. A large, semi-transparent drafting compass is positioned diagonally across the center of the image, its legs extending towards the bottom right. The text 'ORIGINAL DESIGN' is centered over the drawing in a bold, yellow, sans-serif font.

ORIGINAL DESIGN

PRELIMINARY OPEN SPACE CONCEPT

TAILBY PARKING LOT YIELD STUDY



First Floor - Street Level



Parking Level One



Parking Level Two



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.

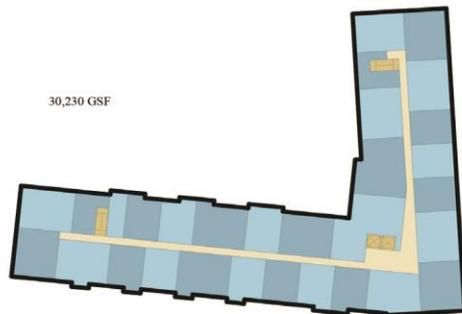
Roofing - At flat roofs, high albedo membrane roofing will be used to reduce heat island effect. The membrane will be installed over continuous rigid insulation. At sloped roofs, asphalt shingles will be used in keeping with the lower scale vernacular of the existing surrounding architecture. Any rooftop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

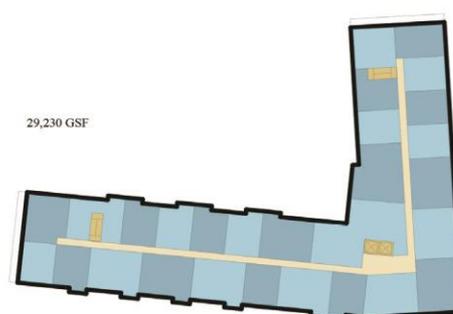
Appliances - Residential units will include Energy Star rated appliances that use less energy and less water.

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.



Third Floor



Fourth & Fifth Floors



PRELIMINARY OPEN SPACE CONCEPT

COMMUTER RAIL PARKING LOT YEILD STUDY



Site Yield: A
 32,000 GSF Residential
 32 Units
 48 Parking Spaces @ 1.5 / Unit
 5,500 GSF
 27 Retail Parking
 32 Public Parking



Site Yield: B
 5,300 GSF Retail
 27 Retail Parking
 2,500 GSF Community Space
 15 Public Parking

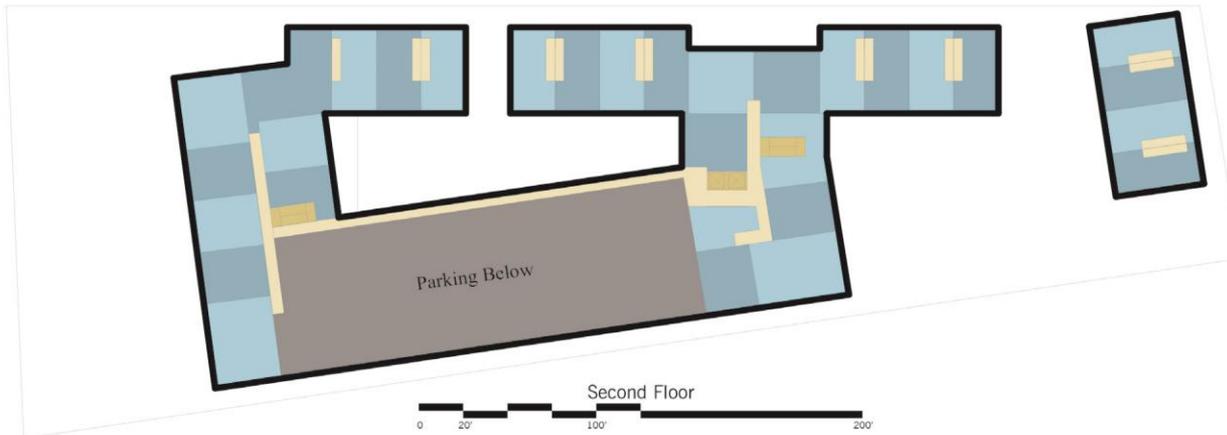
Exterior Cladding – A mixture of masonry, cement fiber lap siding, shingles and panels will be used to create variety in a palette that fits seamlessly into the massing, scale and texture of the existing fabric.
Windows - Energy Star rated windows with double pane, insulated glazing will be used. Their 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.

PRELIMINARY OPEN SPACE CONCEPT

231 LINDEN STREET YEILD STUDY

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



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.

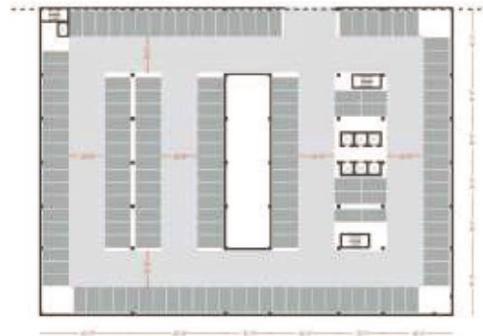
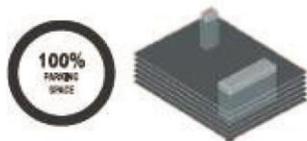


INNOVATION IN PARKING AND CAR MANAGEMENT

NEW CONCEPT OF PARKING FACILITY

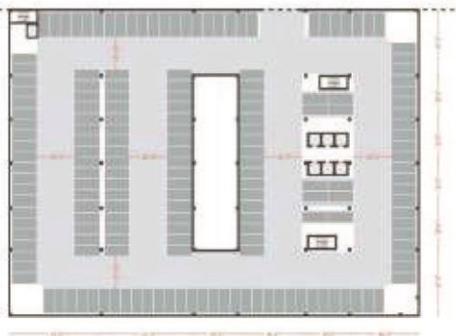
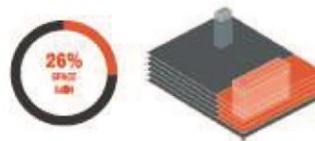
ASSEMBLY ROW

NO OPTIMIZATION



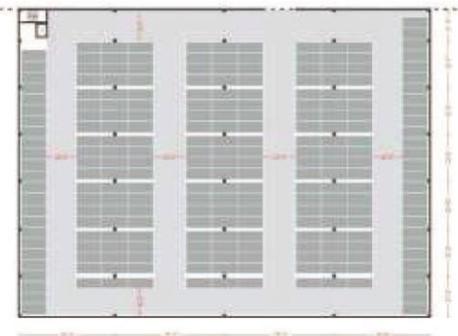
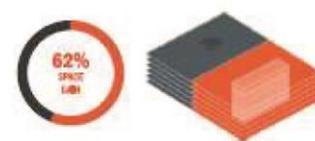
148 parking spaces

GEOMETRICAL OPTIMIZATION



178 parking spaces

FULL OPTIMIZATION



240 parking spaces

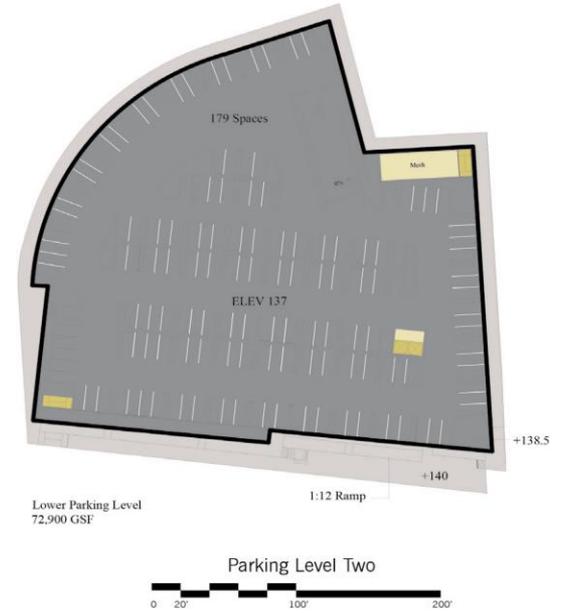
The background is a detailed architectural floor plan in a light gray tone. A large drafting compass is positioned diagonally across the center of the image, its legs resting on the drawing lines. The text is centered over the drawing.

ALTERNATIVE

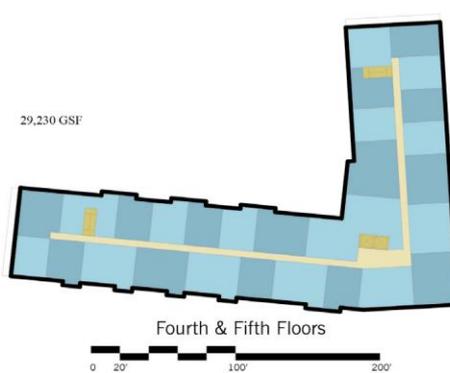
PLANS AND ARCHITECTURE

PLANS AND ARCHITECTURE

TAILBY PARKING LOT YIELD STUDY



Site Yield:
 136,500 GSF Residential
 120 Units
 183 Parking Spaces @ 1.5 / Unit
 160 Public Parking Spaces

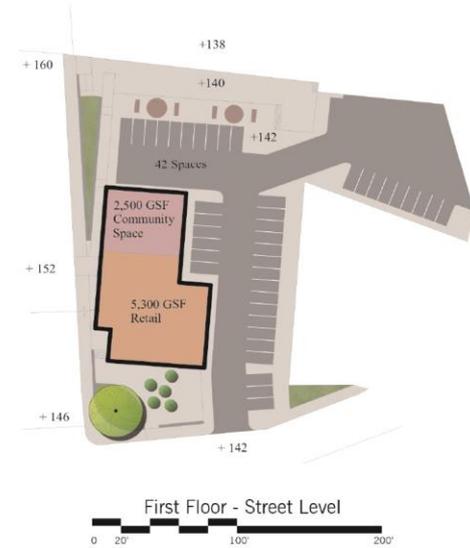


PLANS AND ARCHITECTURE

COMMUTER RAIL PARKING LOT YIELD STUDY



Site Yield: A
 32,000 GSF Residential
 32 Units
 48 Parking Spaces @ 1.5 / Unit
 5,500 GSF
 27 Retail Parking
 32 Public Parking



Site Yield: B
 5,300 GSF Retail
 27 Retail Parking
 2,500 GSF Community Space
 15 Public Parking

PLANS AND ARCHITECTURE

AERIAL PERSPECTIVE



PLANS AND ARCHITECTURE

AERIAL PERSPECTIVE



PLANS AND ARCHITECTURE

VIEW FROM CENTRAL STREET



PLANS AND ARCHITECTURE

VIEW FROM LINDEN STREET



PLANS AND ARCHITECTURE

VIEW FROM CREST ROAD



PLANS AND ARCHITECTURE

TAILBY LOT



PLANS AND ARCHITECTURE

TAILBY LOT



An aerial, high-angle photograph of a city street scene, overlaid with a semi-transparent dark grey filter. The image shows a wide street with buildings on either side, a sidewalk, and a large, curved, light-colored area in the center that represents an open space concept. The text is centered over this area.

ALTERNATIVE

PRELIMINARY OPEN SPACE CONCEPT

PRELIMINARY OPEN SPACE CONCEPT

LANDSCAPE CONTEXT PLAN



1 - OUTDOOR CAFE



2 - PRECEDENT STONE WALLS



3 - BOULDER ETCHING



4 - EXISTING BOULDER AND GROVE



5 - COURTYARDS



6 - LINDEN SQUARE PRECEDENTS



PRELIMINARY OPEN SPACE CONCEPT

ORIGINAL LANDSCAPE PLAN



PRELIMINARY OPEN SPACE CONCEPT

ALTERNATE LANDSCAPE PLAN



PRELIMINARY OPEN SPACE CONCEPT

LANDSCAPE PRECEDENTS



EXISTING HISTORIC RUSTIC STONE WALLS AND BOULDER OUTCROPPINGS FOUND IN TOWN



DIFFERENT USES OF STONE IN LANDSCAPE

PRELIMINARY OPEN SPACE CONCEPT

LANDSCAPE PRECEDENTS



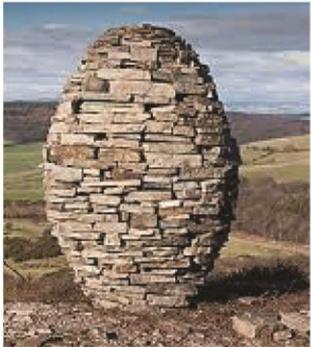
CROSTOWN TRAIL



OUTDOOR SEATING AREAS



MARATHON MONDAY



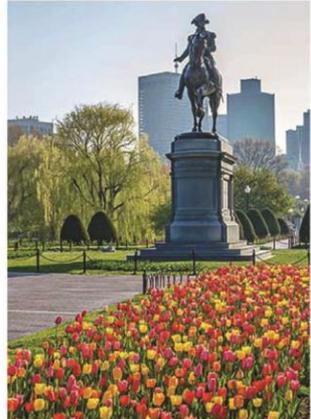
STONE CAIRN TRAIL MARKER



ON STREET CAFE SEATING



SUSTAINABLE LANDSCAPE



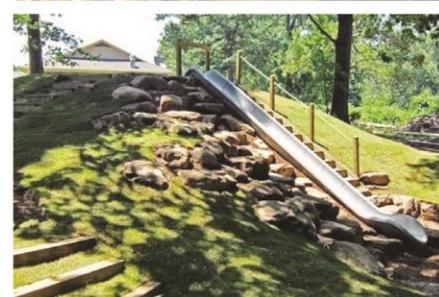
DISPLAY GARDENS



FOOD TRUCKS IN PLAZA



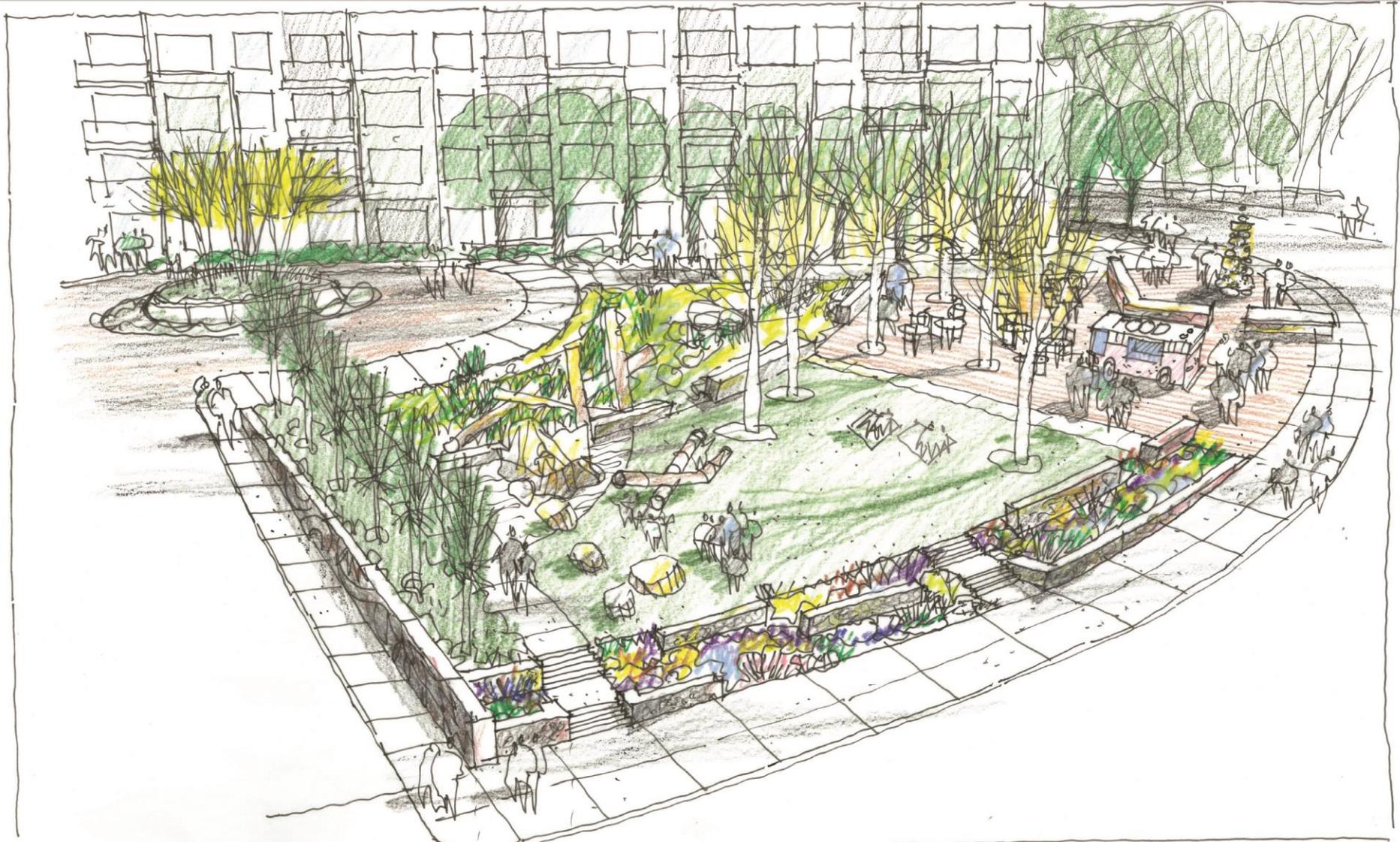
ART IN LANDSCAPE



NATURE BASED PLAY

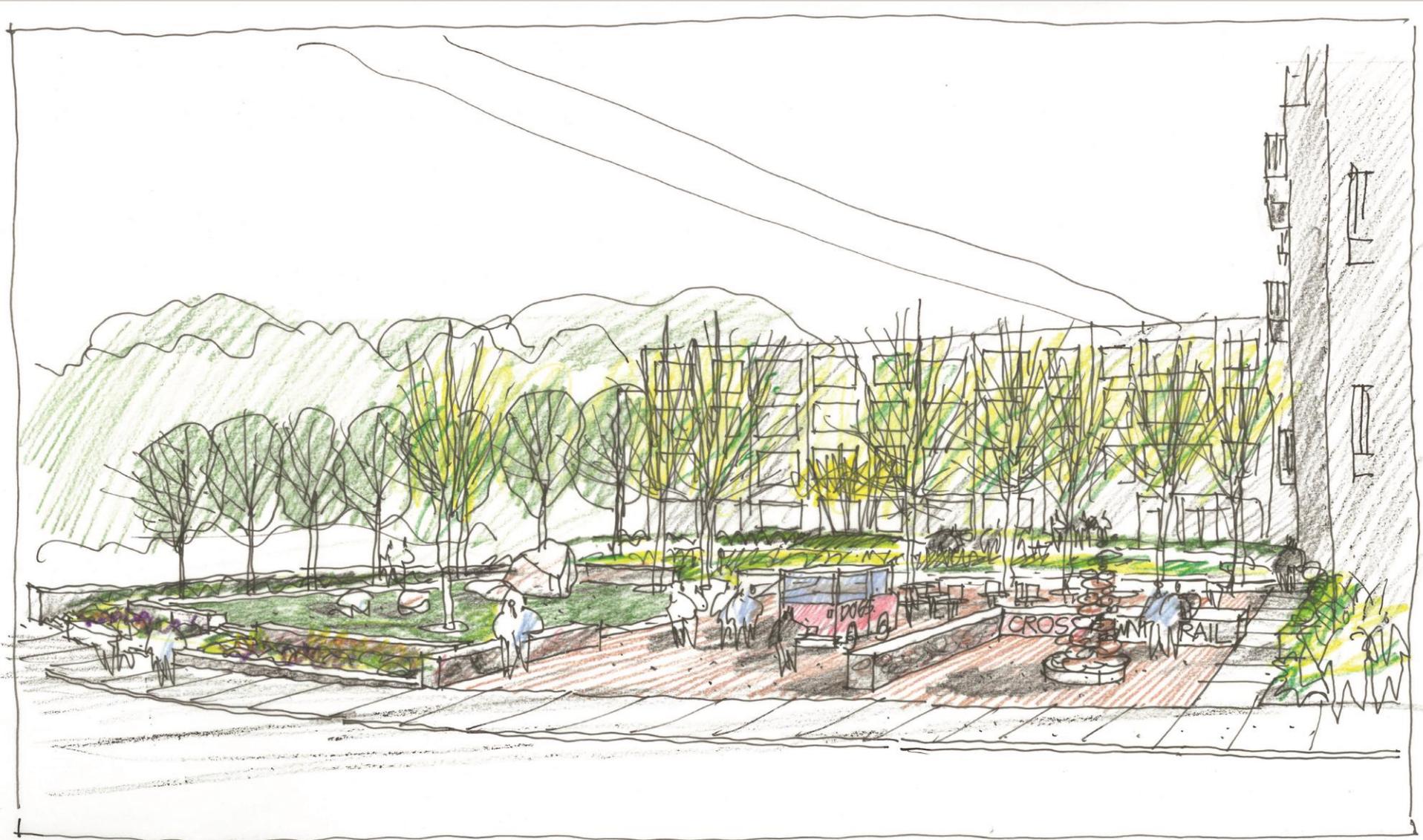
PRELIMINARY OPEN SPACE CONCEPT

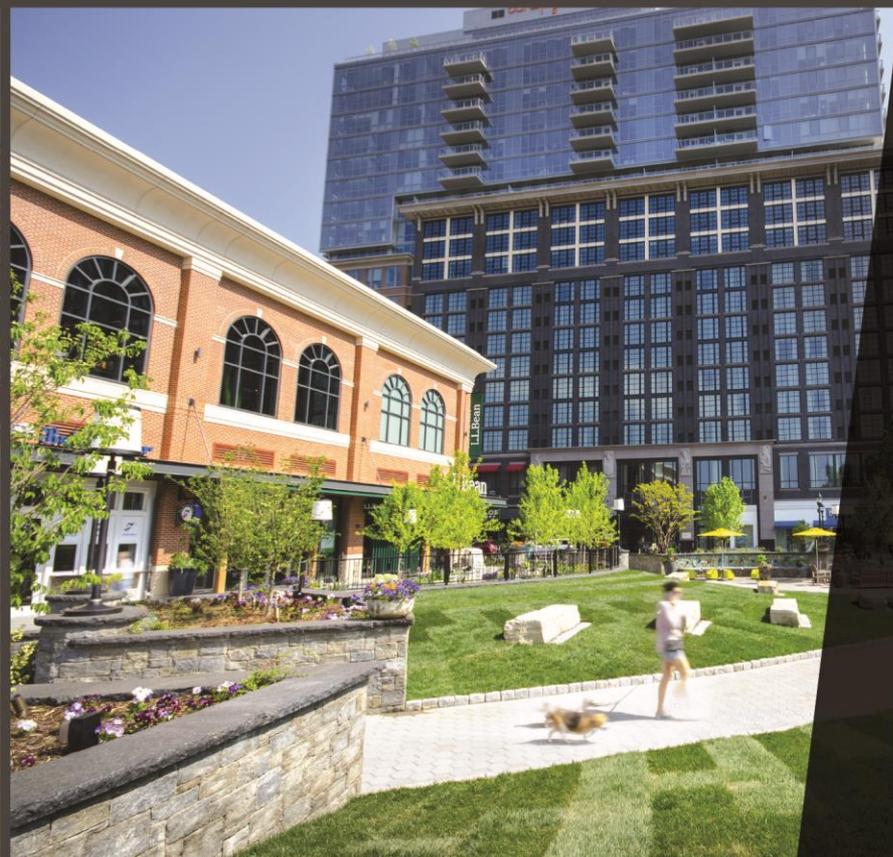
LANDSCAPE PRECEDENTS



PRELIMINARY OPEN SPACE CONCEPT

LANDSCAPE PRECEDENTS





OPEN SPACE

PROJECT EXECUTION

- Experienced, well-capitalized developer, strong ties to Wellesley.
- Expertise and resources to weather market cycles and work collaboratively with the Town through design, approvals and execution.



PROPOSED FINANCING



RECENT NEW DEVELOPMENT SPEND

YEAR	TOTAL DEVELOPMENT SPEND
2017	\$337,000,000
2016	\$383,000,000
2015	\$276,000,000

BEFORE & AFTER

LINDEN SQUARE Wellesley, MA



BEFORE & AFTER

BETHESDA ROW Bethesda MD



BEFORE & AFTER

ROCKVILLE TOWN SQUARE Rockville, MD



BEFORE & AFTER

SANTANA ROW San Jose, CA



BEFORE & AFTER

PIKE & ROSE North Bethesda, MD



BEFORE & AFTER

ASSEMBLY ROW Somerville, MA



The background is a detailed architectural floor plan in a light gray tone. It features various rooms, corridors, and structural lines. A large, semi-transparent circular shape is overlaid on the left side of the drawing. In the lower right quadrant, a pair of drafting compasses and a long straightedge are positioned diagonally, as if used for construction or measurement. The text 'ADDRESSING DELAYS' is centered in a bold, yellow, sans-serif font.

ADDRESSING DELAYS



EXEMPLARY SUSTAINABILITY

Federal Realty
INVESTMENT TRUST



SUSTAINABILITY



The background is a detailed architectural floor plan in a light gray tone. A large drafting compass is positioned diagonally across the center-right of the image, and a pencil lies horizontally below it. The drawing includes various room layouts, walls, and structural lines. Some text is visible on the drawing, such as 'MAIN LEVEL' and 'FINISH FLOOR' near the bottom right.

CHALLENGES & VIABILITY