

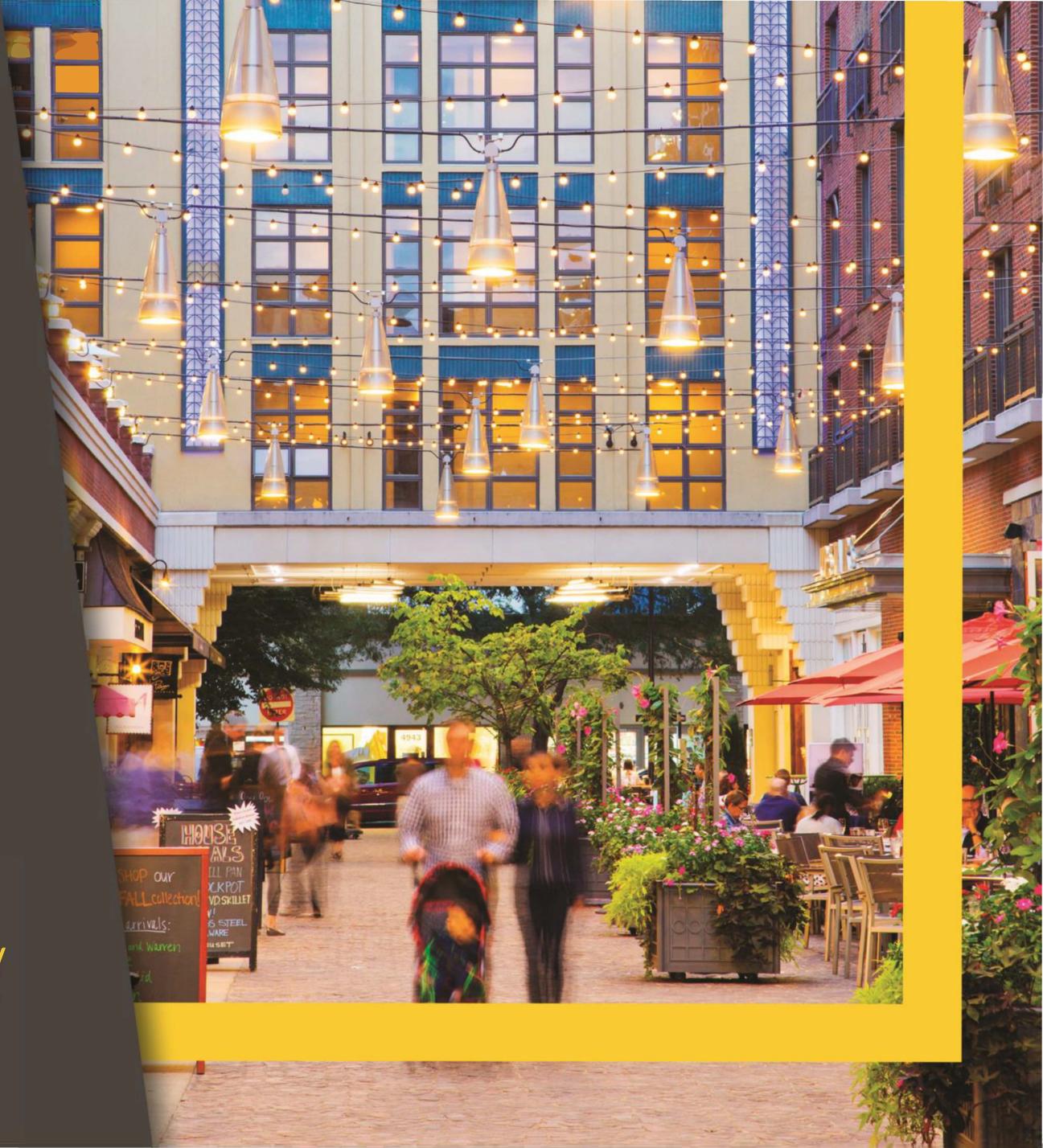
Federal Realty
INVESTMENT TRUST



RESPONSE TO THE TOWN OF WELLESLEY

Tailby and Railroad Lots

October 23, 2018



TEAM MEMBERS



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



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Langer & McLaughlin, LLP



ALEXANDER GOLOB
Artist

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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 in a light gray tone. It features various rooms, corridors, and structural elements. 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

PLANS AND ARCHITECTURE

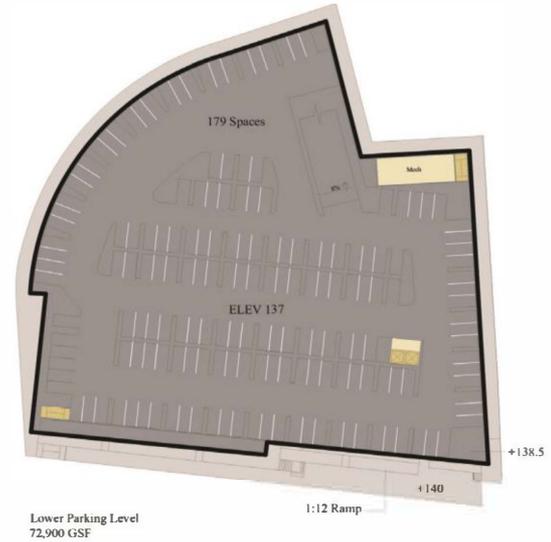
TAILBY PARKING LOT YIELD STUDY



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.

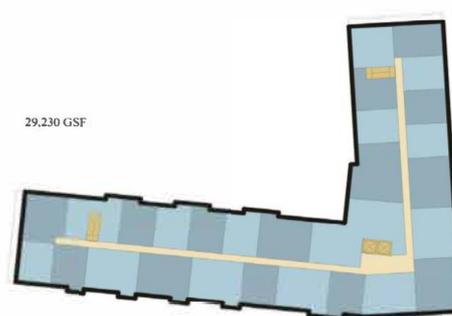
Appliances - Residential units will include Energy Star rated appliances that use less energy and less water.

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



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

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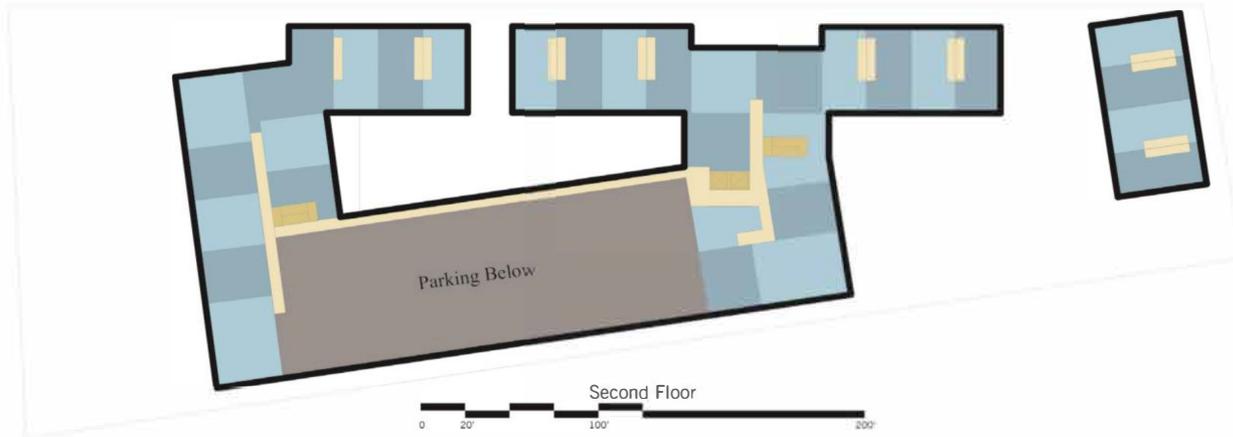
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PLANS AND ARCHITECTURE

231 LINDEN STREET YIELD 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



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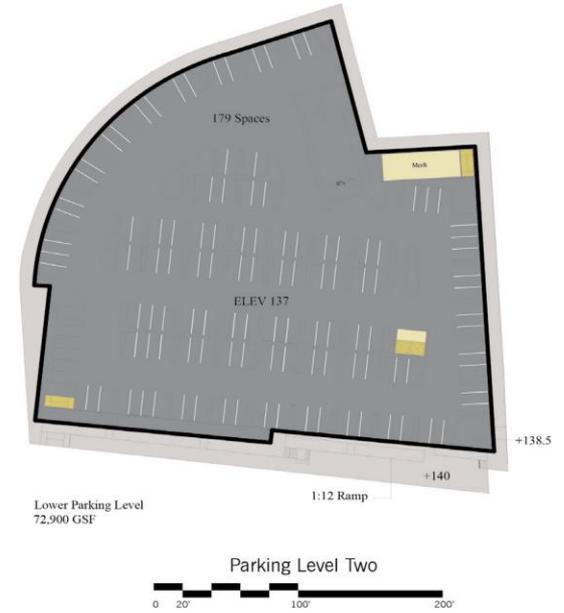
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ALTERNATIVE

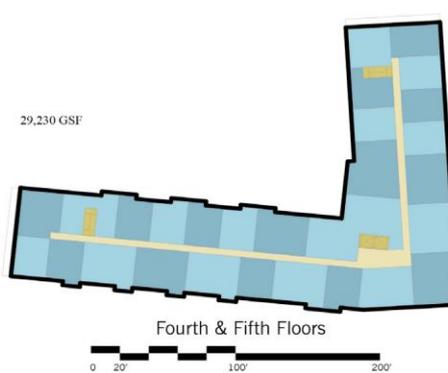
PLANS AND ARCHITECTURE

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

AERIAL PERSPECTIVE



PLANS AND ARCHITECTURE

AERIAL PERSPECTIVE



PLANS AND ARCHITECTURE

VIEW FROM LINDEN STREET



PLANS AND ARCHITECTURE

VIEW FROM CREST ROAD



PLANS AND ARCHITECTURE

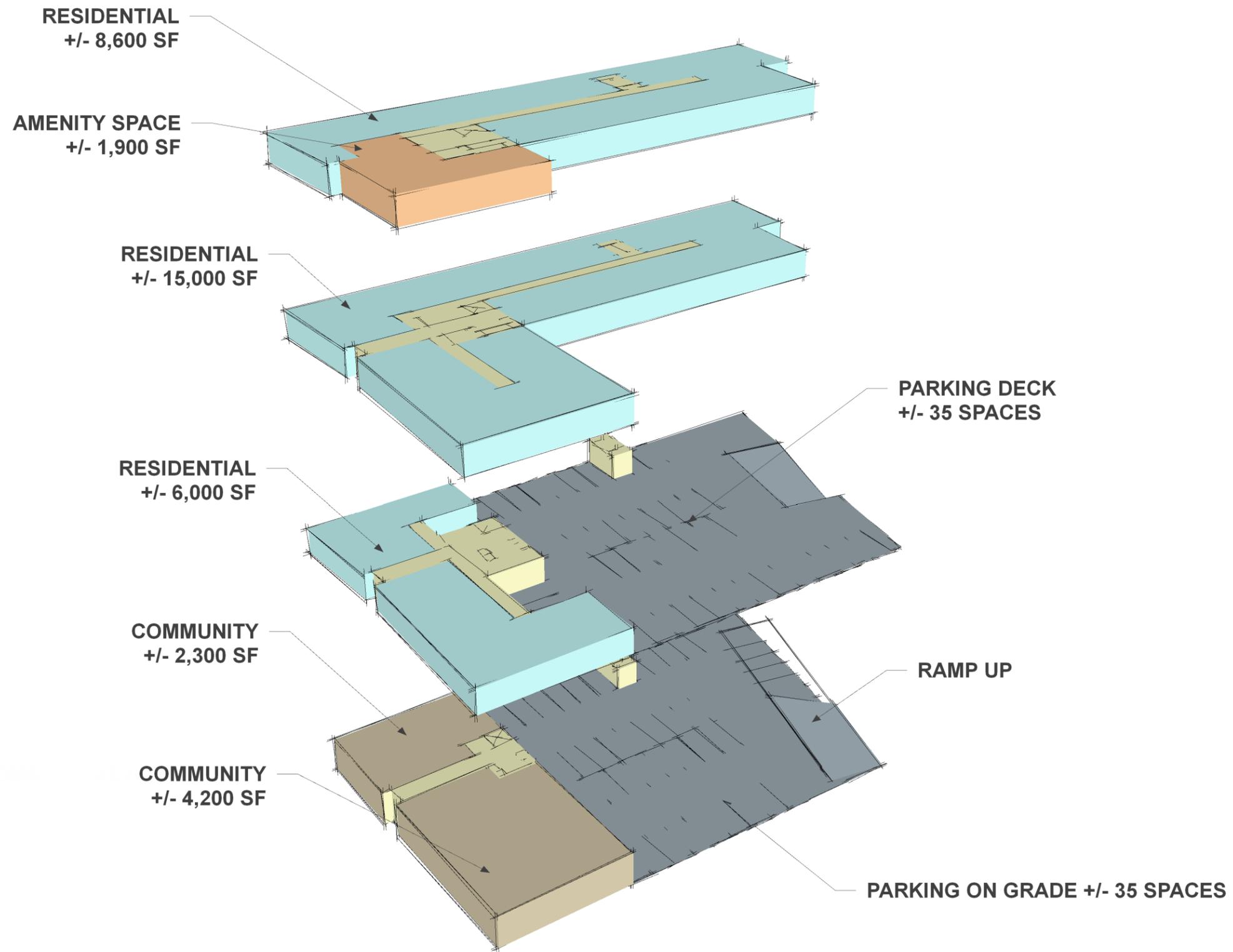
TAILBY LOT



PLANS AND ARCHITECTURE

TAILBY LOT







Ground Floor Plan



Second Floor Plan



Third Floor Plan



Fourth Floor Plan









An aerial photograph of a city grid, overlaid with a semi-transparent dark grey layer. The grid consists of numerous rectangular blocks. A central area is highlighted with a semi-transparent dark grey overlay, indicating a 'Preliminary Open Space Concept'. This area is roughly rectangular and contains several smaller, irregular shapes that suggest a park or public square. The text 'PRELIMINARY OPEN SPACE CONCEPT' is centered over this area in white, bold, uppercase letters.

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



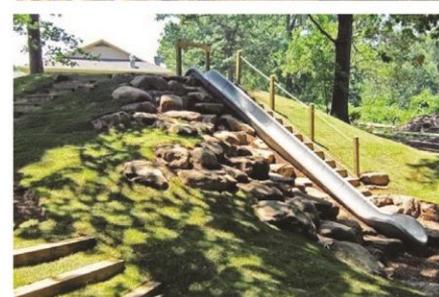
DISPLAY GARDENS



FOOD TRUCKS IN PLAZA



ART IN LANDSCAPE



NATURE BASED PLAY

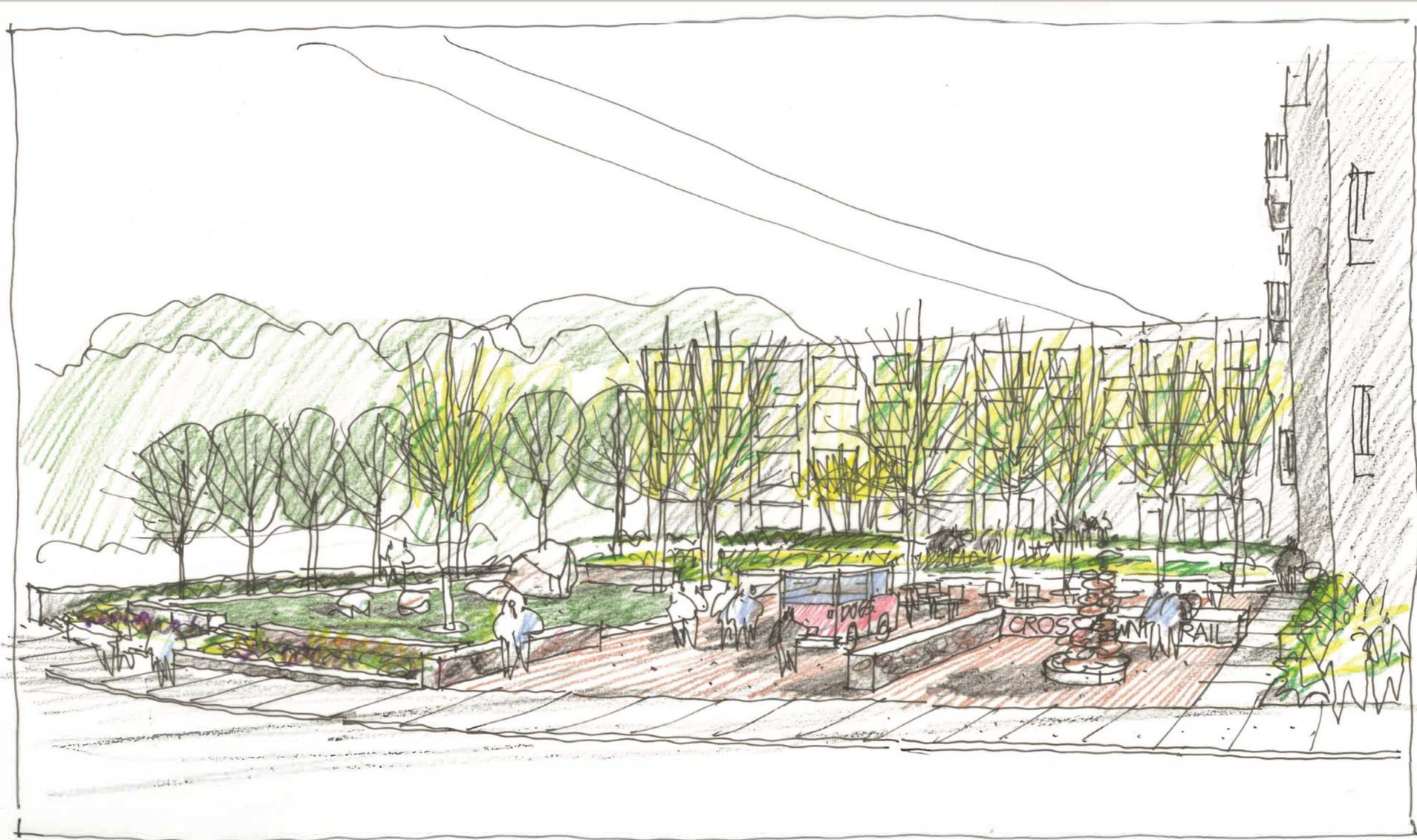
PRELIMINARY OPEN SPACE CONCEPT

TAILBY LANDSCAPE PLAN

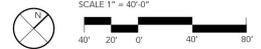


PRELIMINARY OPEN SPACE CONCEPT

TALBY LANDSCAPE PLAN







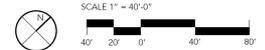


CLOSE RAILROAD AVE TO VEHICLES AND SET-UP TENTS AND FOOD TRUCKS TO CREATE A FESTIVAL STREET

MARATHON ROUTE

PUBLIC PLAZA WITH VENDOR CARTS, TABLES AND CHAIRS

OPPORTUNITY FOR TEMPORARY BLEACHER LIKE SEATING TO WATCH MARATHON OR PARADES





ART CLASS IN THE PLAZA



SALSA DANCING ON THE FESTIVAL STREET



YOGA IN THE PLAZA



SIDEWALK CHALK EXHIBITS



CHESS



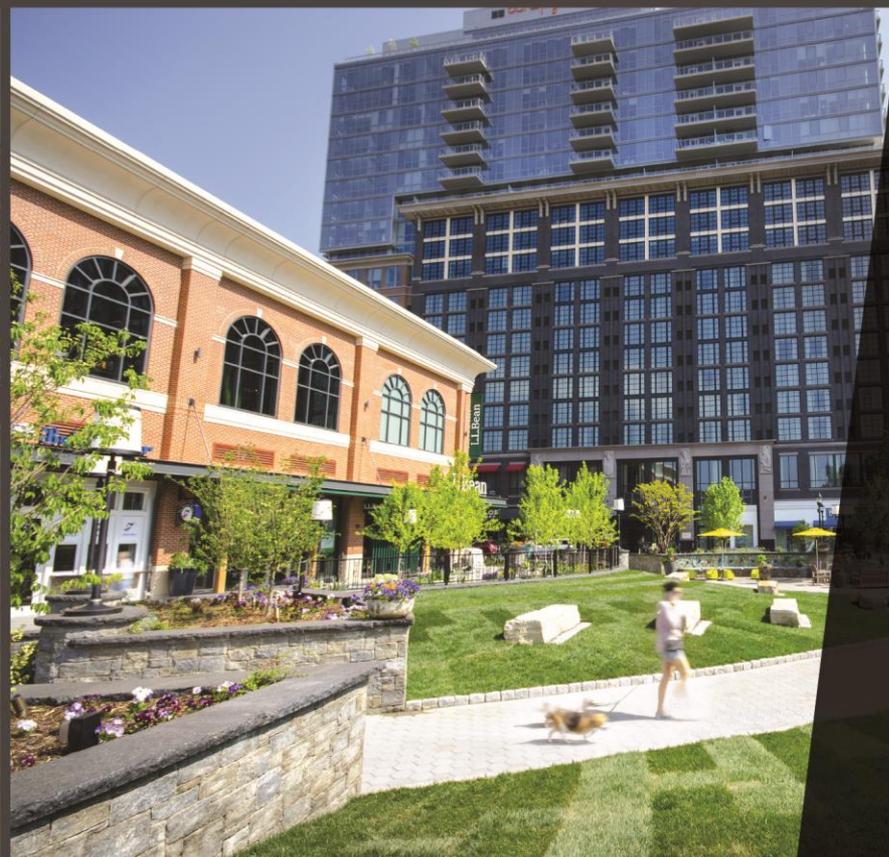
TAI CHI IN THE PLAZA



CRAFT FAIR IN THE PARK



TOWN CELEBRATION / SUMMER MARKETS



OPEN SPACE

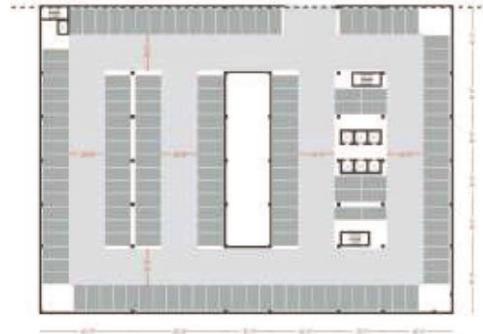
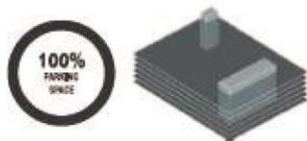


INNOVATION IN PARKING AND CAR MANAGEMENT

NEW CONCEPT OF PARKING FACILITY

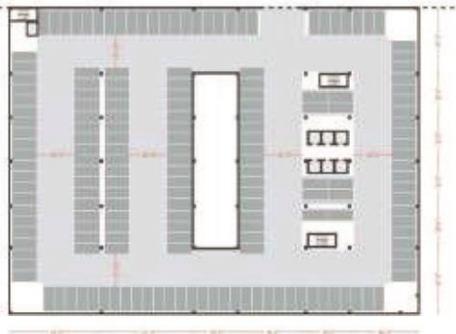
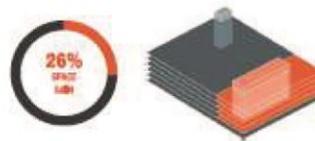
ASSEMBLY ROW

NO OPTIMIZATION



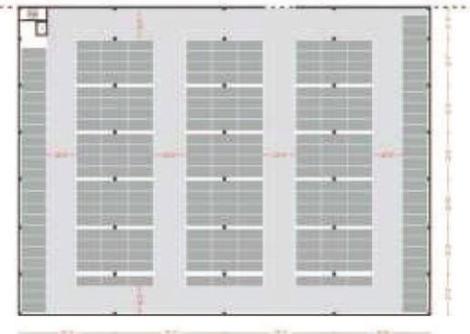
148 parking spaces

GEOMETRICAL OPTIMIZATION



178 parking spaces

FULL OPTIMIZATION



240 parking spaces

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

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SUSTAINABILITY



The background is a detailed architectural floor plan in a light grey tone. A drafting compass is positioned diagonally across the center-right of the image, and a pencil lies horizontally below it. The drawing includes various geometric shapes, lines, and text labels such as 'STAIN LEVEL' and 'FINISH FLOOR'.

CHALLENGES & VIABILITY