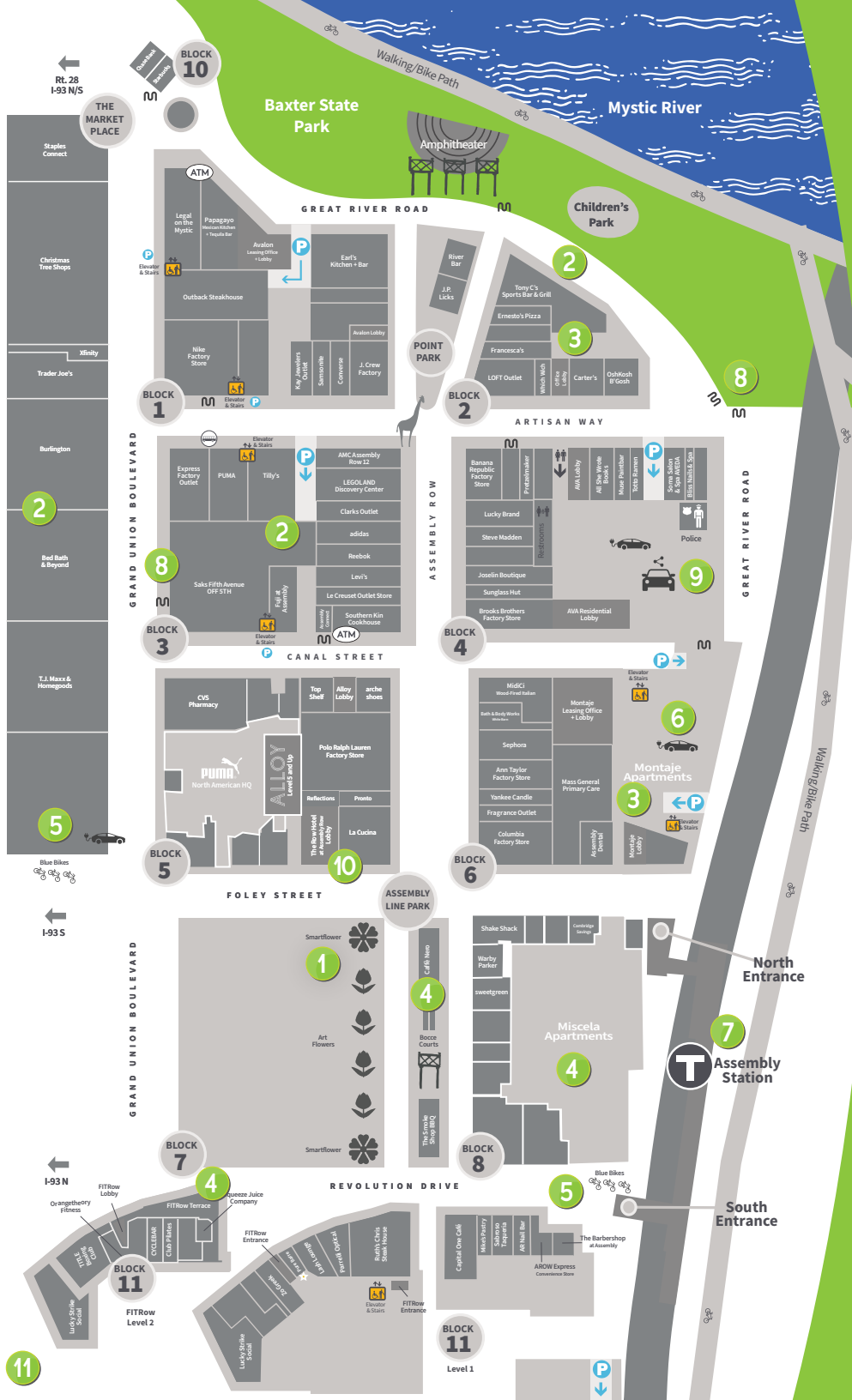




# ASSEMBLY ROW

FEDERAL 1962



1 SMARTFLOWER  
2 NEAR ASSEMBLY LINE PARK



2 SOLAR PANELS  
TOP LEVEL OF BLOCK 2, BLOCK 3  
+ THE MARKETPLACE



3 LEED GOLD CERTIFICATION  
MONTAJE APARTMENTS  
450 ARTISAN WAY + BLOCK 11



4 GREEN ROOFS/COURTYARDS  
CAFFE NERO, FITROW TERRACE,  
MONTAJE + MISCELA APARTMENTS



5 BLUEBIKES  
NEAR SOUTH ENTRANCE OF THE  
ASSEMBLY MBTA STOP + MARKETPLACE



6 ELECTRIC VEHICLE  
CHARGING STATIONS  
LOCATED THROUGHOUT PROPERTY



7 PUBLIC TRANSPORTATION  
ASSEMBLY ORANGE LINE MBTA  
STOP LOCATED ON-SITE



8 BIKE PARKING  
THROUGHOUT THE PROPERTY



9 RIDE SHARE  
ZIPCAR SPOTS - BLOCK 4 GARAGE



10 BEST BEES  
LOCATED AT THE ROW HOTEL



11 REMEDIATED BROWNFIELD  
ENTIRE PROPERTY



## ABOUT FEDERAL REALTY

Federal Realty is a recognized leader in the ownership, operation and redevelopment of high-quality retail-based properties located primarily in major coastal markets from Washington, D.C. to Boston as well as San Francisco and Los Angeles. Founded in 1962, Federal Realty's mission is to deliver long-term, sustainable growth through investing in communities where retail demand exceeds supply. Its expertise includes creating urban, mixed-use neighborhoods like Santana Row in San Jose, California, Pike & Rose in North Bethesda, Maryland and Assembly Row in Somerville, Massachusetts. These unique and vibrant environments that combine shopping, dining, living and working provide a destination experience valued by their respective communities. Federal Realty's 101 properties include approximately 2,800 tenants, in 23 million square feet, and approximately 2,900 residential units.



**SMARTFLOWER:** Our two SmartFlower solar systems produce 9,000 kWh of energy annually. Over their lifetime, they will generate enough clean energy to offset the greenhouse gas emissions from 354,000 miles driven.



**SOLAR PANELS:** Combined, the project's 831 kW solar photovoltaics systems at three separate locations produce over 810,000 kWh of electricity annually which offsets over 1.2 million lbs. of CO<sub>2</sub>.



**MONTAJE APARTMENTS:** Montaje was the first residential tower in Somerville to achieve LEED GOLD certification. With 447 Luxury Units, Montaje offers residents covered bike parking, all LED lighting, as well as various sustainable design features.



**450 ARTISAN WAY:** Our 100,000 sf building became the first Somerville office building to achieve LEED Gold status by incorporating sustainable construction techniques that include: EPDM roofing, enhanced insulation, recycled, regionally-sourced materials and certified wood.



**GREEN ROOFS/COURTYARDS:** Roofs located at Caffe Nero + FITRow; Courtyards located at Montaje + Miscela Apartments



**BLUEBIKES:** Metro Boston's public bike share program boasts 1,800+ bikes at 200+ stations across Boston, Brookline, Cambridge, Somerville and Everett. Bikes can be unlocked from one station and returned to any other station in the system, making them ideal for one-way trips.



**ELECTRIC VEHICLE CHARGING STATIONS:** Electrify America stations in Block 4 + Block 6 garages provide advanced DC fast charging, as well as traditional EV charging for the neighborhood. Additional charging stations are scattered throughout the property.



**PUBLIC TRANSPORTATION:** Assembly Station, the first MBTA station on the orange line built since 1987, opened in 2014. The station was funded through a partnership between the state, federal agencies, and Federal Realty. The MBTA estimates that the \$57 million station will serve about 5,000 riders a day by 2030. The Assembly Station currently serves an estimated ridership of 1.2 million annually.



**BIKE PARKING:** Assembly Row was designed to enhance the health, productivity and quality of life of its community. Baxter Park is a big part of this effort with a biking/jogging path along the Mystic River, paired with ample bike parking throughout the project to help promote living a healthy lifestyle.



**RIDE SHARE:** Zipcar car sharing is available in the Block 4 Garage.



**BEST BEES:** Assembly Row is home to two Italian honeybee colonies thanks to our partnership with Best Bees. Located on a green roof at The Row Hotel, the harvested honey is fused into the hotel's menu. The beehives are studied to help improve the health and safety of bees nationwide.



**REMEDIATED BROWNFIELD:** Prior to becoming Assembly Row, this site served as a Ford assembly plant, a steel factory and other industrial-centric uses over the years. Before construction could begin, Federal Realty had to make a significant investment in environmental remediation and infrastructure to serve the site, including the Mystic River cleanup.

# ASSEMBLY ROW

[ASSEMBLYROW.COM](http://ASSEMBLYROW.COM)



## About Assembly Row

Assembly Row is one of Greater Boston's fastest growing neighborhood destinations. Conveniently located along I-93 and with direct access to Downtown Boston via the Orange Line, Assembly Row is a dynamic neighborhood that offers first-class working, living, shopping, entertainment, and dining experiences.