



TOWN OF LEXINGTON
PLANNING OFFICE

1625 Massachusetts Avenue
Lexington, Massachusetts 02420
781-698-4560
planning@lexingtonma.gov
www.lexingtonma.gov/planning

Amanda Loomis, AICP, Planning Director
Sheila Page, Assistant Planning Director
Molly Belanger, Planner
Lori Kaufman, Department Assistant

To: Members of the Special Permit Residential Development (SPRD) Ad-hoc Committee
cc: Carol Kowalski, Assistant Town Manager for Development
From: Amanda Loomis, Planning Director
RE: Special Permit Residential Development (SPRD) Revisions – Package 1 of 2
Date: October 29, 2021

Dear Members of the SPRD Ad-hoc Committee,

Enclosed is a series of documents to help support the discussion on Wednesday, November 3rd during the Special Permit Residential Development (SPRD) Ad-hoc Committee Meeting. The information provided in Packet 1 of 2 includes the following

1 – Draft Residential Development (10.28.2021) – Clean edition

Two options for development are proposed, a Site Sensitive Development (SSD) and an Alternative Residential Development (ARD)

2 – Draft Residential Development (10.28.2021) – Marked-up edition

A marked-up edition is provided since the proposed Site Sensitive Development (SSD) is based on the existing SPRD – SSD. In addition to the proposed deletion of the Balanced Housing Development (BHD) and Public Benefit Development (PBD)

3 – Goals and Benefits of the proposed Residential Development (RD)

A brief overview of what the Residential Development (RD) Bylaw sets out to accomplish and breaks down the two options (Site Sensitive Development (SSD) and Alternative Residential Development (ARD))

4 – Process Flow

A brief walkthrough of the process that would be required to permit a Site Sensitive Development (SSD) and Alternative Residential Development (ARD)

5 – Residential Unit Size for Reference

A series of examples of different houses and floor plans to help understand what units between 1,300 and 2,500sf of Unit Floor Area (which is a new definition in the Residential Development (RD) Bylaw)

6 – Boston-Cambridge Area Median Income (AMI) 2021 Chart

The most current AMI that includes household size, income, and what the cost of ownership or rent would cost at various income and household sizes

Packet 2 of 2, which will be sent on Monday, November 1, will include examples of the proposed RD Bylaw in use. If there are any questions over the weekend, please send them along, and they can be answered before the meeting on Wednesday.

Have a great weekend.

Amanda