



via Hand Delivery
December 22, 2021

Planning Board
Town of Lexington
1625 Massachusetts Ave
Lexington, MA 02420

**Re: 95 Hayden Avenue and 128 Spring Street (99 Hayden Avenue), Ledgemont
Technology Center Proposed Planned Development District – Preliminary Site
Development and Use Plan**

Dear Board Members:

Hobbs Brook Real Estate LLC is pleased to submit for your consideration the enclosed Preliminary Site Development and Use Plan (PSDUP) and related materials in support of our proposal to create a Planned Development District PD-6 for 95 and 99 Hayden Avenue, pursuant to Section 7.3 of the Lexington Zoning Bylaw and Section 8.0 of the Planning Board Zoning Regulations.

This application is the result of a collaborative process involving review and input of Town officials, boards, and community stakeholders regarding a potential redevelopment of a portion of the Ledgemont Technology Center campus.

In mid-October, we submitted a sketch plan for the phased redevelopment of a portion of the site. The plan contemplates the razing of two obsolete buildings on the southerly side of the site, to be replaced by two new buildings linked to two renovated buildings, with the addition of associated structured parking and improvements. We presented the sketch plan to the Planning Board on November 3 with a supplemental presentation and opportunity for public comment on November 10th. Subsequently, the Board issued its written recommendation in support of our concept plan, along with various comments and suggestions.

This preliminary review process has already provided us with helpful feedback from the Planning Board and community, thus enabling a truly collaborative rezoning effort for the site. The PSDUP included in this submission reflects refinements based upon this input. Our application includes a memo with written responses to all comments received.

404 Wyman Street
Suite 425
Waltham, MA 02451

O: 781.890.2128
F: 781.890.8617

www.hobbsbrook.com

Currently, the campus consists of a building program totaling 416,354 square feet. Upon completion of the redevelopment contemplated by the PSDUP, the total building program will be approximately 743,204 square feet, an increase of approximately 328,850 square feet of building area.¹ The two new buildings will provide modern facilities with up to 18-foot floor to floor heights and large 37,000-40,000 square foot floor plates, and will be designed to serve life science customers with appropriate mechanical systems and loading facilities. Our talented design team will ensure that the site and buildings will offer productive and sustainable workspace for occupants, with LEED Gold certified buildings that provide for a range of energy efficient design measures including hybrid HVAC systems.

This submission includes the following materials pursuant to Sections 8.5 and 8.6 of the Planning Board Zoning Regulations:

1. Form B, General Application of a Plan for Development
2. Check in the amount of \$1,5000 payable to the Town of Lexington for the requisite filing fee
3. Petition for Change of Zoning District and Approval of a Preliminary Site Development and Use Plan (PSDUP)
4. PSDUP, consisting of the following:
 - a. Zoning Text for Planned Development District PD-6
 - b. Regulatory Plan Set dated December 15, 2021, including:
 - i. Property Rights and Dimensional Standards Plan, by Environmental Partners
 - ii. Site Construction Plan, by Environmental Partner (including Table of Development Data)
 - iii. Visual Representations, including Building and Garage Elevations, by Margulies Perruzzi
5. Non-Regulatory Plan Set, dated December 15, 2021, including:
 - a. Existing Conditions Plan by Environmental Partners
 - b. Site Analysis Plan by Environmental Partners
 - c. Locus Context Map by Environmental Partners²
 - d. Preliminary Utility Plan by Environmental Partners
 - e. Preliminary Drainage Plan by Environmental Partners
 - f. Snow Storage Plan by Environmental Partners
 - g. Vehicle Circulation Plan by Environmental Partners
 - h. Landscape Plan with Design Intent Narrative, by Brown, Richardson + Rowe
 - i. Site Sections by Margulies Perruzzi
6. Environmental Impact and Infrastructure Assessment by Environmental Partners, dated December 15, 2021, including:
 - a. Stormwater Analysis by Environmental Partners

¹ This building area reflects certain refinements to the design since the Sketch Plan review process. The total net new building area has increased by 57,000 square feet as a result of design enhancements and building efficiency improvements, including expanded mechanical areas to provide for building electrification.

² A street layout plan is not applicable to this application.

- b. Soil Analysis by Haley & Aldrich, Inc.
7. Traffic Impact and Access Study and Parking and Transportation Demand Management Plan by MDM Transportation, dated December 15, 2021
8. Fiscal Impact Analysis by Fougere Planning & Development, dated December 15, 2021
9. Letter in support of PSDUP from Peter Tamm, of Goulston & Storrs, dated December 22, 2021
10. Memo from Margulies Perruzzi in response to Planning Board and Town Staff comments dated December 15, 2021

In support of our proposal, we believe that a continued commercial use with targeted reinvestment at this location is not only commercially viable but highly desirable. Located directly within the Hayden Avenue corridor, just off of Route 2, the site sits squarely in the region's premier suburban life science cluster. Improved, modern commercial buildings here will be attractive to a workforce who can benefit from accessibility to transportation infrastructure, as well as proximity to adjacent conservation trails and conservation lands in Hayden Woods

Reinvesting in this property to reposition it as a leading life science campus will provide numerous benefits to the Town of Lexington and the surrounding properties. Specifically, the Town will realize economic benefit from increased tax revenue each year, estimated at over \$3.7 million in net new revenue, as a result of this reinvestment in the property. In addition, the community will benefit from the addition of new companies that will provide new jobs and corporate partnership opportunities. Beyond this, the redevelopment of the site will provide environmental benefits such as improvements to stormwater management, energy efficiency and the introduction of other sustainable features. Finally, the redevelopment offers the opportunity to work with the community on opportunities to enhance public access and improve the trailhead to the Hayden Woods conservation area and, by doing so, enhancing trail connections throughout Lexington.

In addition to our meetings with the Planning Board, we have met with membership and representative of the Select Board, the Planning Department, the Economic Development Advisory Committee, the Sustainable Lexington Committee, as well as other community members to solicit further feedback and to develop appropriate mitigation measures and significant public benefits as described in the enclosed application materials, to be included in a legally binding Memorandum of Understanding. We will continue to pursue this process in the coming months, prior to the Annual Town Meeting in the spring of 2022, as we work with the Planning Board and other stakeholders to advance a mutually beneficial development proposal.

To that end, we respectfully request the opportunity to present the enclosed application materials at the next available public hearing date on February 2nd, 2022, and we look forward to further collaboration with, the Planning staff and other Town officials, as well as our neighbors and other members of the community, regarding our proposal.

Thank you very much for your consideration of this matter.

Sincerely,



Bradley Cardoso
Vice President
Director of Design and Construction

cc: Joshua Hill, Esq.
Peter L. Tamm, Esq.