



via Hand Delivery
March 10, 2022

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:

Following the close of the Planning Board public hearing on this matter, Hobbs Brook Real Estate LLC is pleased to submit the enclosed revised 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 revised submission reflects the final PSDUP, as informed by the review and recommendations of the Planning Board and Planning Office, of the initial PSDUP submission.

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.

This process began October of 2021 with the Planning Board's review of a sketch plan for the phased redevelopment of a portion of the site. This 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. Following public meetings, the Board issued its written recommendation in support of our concept plan, along with various comments and suggestions. In December 2021, we made our initial PSDUP submission, which incorporated the Board's comments, and the Board held a public hearing on February 2nd, 2022, which was continued to February 16th, 2022. The Board closed the public hearing and voted unanimously to recommend the PSDUP to Town Meeting.

The building program contemplated by the PSDUP will increase the building area on campus by approximately 314,812 square feet, resulting in a total buildout on the campus of 743,204 square

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feet. 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, which have been updated to reflect the comments provided in the course of the public hearing:

1. Copy of Form B, General Application of a Plan for Development (originally submitted on December 22, 2021)
2. Copy of check payable to the Town of Lexington for the requisite filing fee (originally submitted on December 22, 2021)
3. Copy of Petition for Change of Zoning District and Approval of a Preliminary Site Development and Use Plan (PSDUP) (originally submitted on December 22, 2021)
4. PSDUP, consisting of the following:
 - a. Zoning Text for Planned Development District PD-6
 - b. Regulatory Plan Set dated December 15, 2021 and revised March 10, 2022, 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 and revised March 10, 2022, including:
 - a. Existing Conditions Plan by Environmental Partners
 - b. Site Analysis Plan by Environmental Partners
 - c. Locus Context Map by Environmental Partners¹
 - 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 (originally submitted on December 22, 2021), including:
 - a. Stormwater Analysis by Environmental Partners
 - b. Soil Analysis by Haley & Aldrich, Inc.

¹ A street layout plan is not applicable to this application

7. Traffic Impact and Access Study and Parking and Transportation Demand Management Plan by MDM Transportation, dated December 15, 2021 (originally submitted on December 22, 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, and revised March 10, 2022
10. Memo from Margulies Perruzzi in response to Planning Board and Town Staff comments dated December 15, 2021 (originally submitted on December 22, 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 or consulted with membership and representatives of the Select Board, the Planning Department, the Economic Development Advisory Committee, the Sustainable Lexington Committee, the South Lexington Civic Association, 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.

This updated application has benefited from considerable guidance and input of the Planning Board, Planning Office, Town departments and officials, as well as other key stakeholders. We look forward to consideration of this PSDUP by Town Meeting on March 28, 2022.

Sincerely,



Bradley Cardoso
Vice President
Director of Design and Construction

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