

February 21, 2019

Ms. Ginna Johnson, Chair  
Lexington Planning Board  
1625 Massachusetts Avenue  
Lexington, MA 02172

Re: Preliminary Site Development and Use Plan (PSDUP) – Revised Submission  
186 Bedford Street, Lexington | MA

Dear Ms. Johnson:

On behalf of 186 Bedford Street LLC (Applicant), Highpoint Engineering, Inc. submits revised plans and related exhibits in response to Planning Board and Town Department review comments received for the above reference Project. Attached you will find the following:

- Revised plans entitled, “Proposed Mixed-Use Development – 186 Bedford Street | Preliminary Site Development and Use Plan” dated February 21, 2019 (PSDUP Regulatory Plans)
- Revised plan entitled, “Fire Apparatus Maneuvering Study”, dated February 21, 2019.
- Landscape color plan prepared by Radner Design Associates.
- Architectural color plans and renderings prepared by McKay Architects.

The enclosed plans reflect significant design revisions in response to comments raised during review of the original application. Plan revisions include the following:

- Reposition the building addition by setting back the front face of the addition 15’ behind the face of the existing building, retaining more of the historic integrity of the existing building and giving it more prominence within the development plan.
- Relocate a portion of proposed parking behind the building, to the front of the building. Designate a tray of parking stalls compact to reduce impervious cover.
- Relocate the emergency egress drive from behind the building exiting onto Vaile Avenue, to the parking field along the left side of the building and exiting out to Reed Street.
- Designate the two curb cuts off Bedford Street as one-way in/one-way out.
- Provide for a recreational open space area behind the building for use by tenants.
- Provide additional snow storage areas.

Concurrent with this petition, The Applicant has also undertaken a review of an Application for Partial Building Demolition with the Lexington Historical Commission (LHC). The revised architectural plans proposed in this revised PSDUP application were submitted to LHC for review on February 15, 2019. On February 20, 2019, the LHC reviewed those plans at a public hearing, and voted to approve the Partial Building Demolition Application based upon the preservation of the existing historic structure and improvements to the overall architectural design.



The comments provided by the Board and LHC to date have been very constructive. The Applicant and their team look forward to presenting the revised plans to the Board at the February 27<sup>th</sup> public hearing. If you have any questions, please contact the undersigned at 781-770-0977.

Best regards,

**HIGHPOINT ENGINEERING**

A handwritten signature in blue ink, appearing to read "Douglas J. Hartnett".

Douglas Hartnett, P.E.  
President/Managing Principal

Cc: Edmund C. Grant, Esq.  
Howard Levin, Esq.  
Joseph Ciampa, 186 Bedford Street LLC