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Via Hand Delivery

December 19, 2019

Planning Board

Town of Lexington
1625 Massachusetts Ave
Lexington, MA 02420

**Re: 1050 Waltham Street
Planned Development District PD-5
Preliminary Site Development and Use Plan**

Dear Board Members:

Greatland Realty Partners, on behalf of BH GRP 1050 Waltham Owner LLC, is pleased to submit for your consideration the enclosed Preliminary Site Development and Use Plan (PSDUP) and supporting materials in support of our proposal to create a Planned Development District PD-5 for 1050 Waltham Street, 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 that we began more than eight months ago, in April 2019, when we first met with Town officials about a potential redevelopment of the existing 5 acre property, which currently consists of obsolete commercial buildings with small floor plates and low ceiling heights, with the majority of the site area dedicated to paved surface parking.

After multiple meetings with Lexington officials, property abutters and other stakeholders, we submitted a sketch plan for a new life science building of approximately 170,000 square feet to the Planning Board in September 2019. We presented the sketch plan at a public meeting on October 30, and in November 2019, we received the Board's written recommendation in support of our concept plan, along with the Board's comments and suggestions for further development. Subsequently, at the Board's request, we submitted a draft of our PSDUP application materials to the Planning Board and presented our revised building plan at a public meeting on December 4.

These meetings have provided an opportunity for us to receive feedback from the Planning Board, as well as the community. In response to comments from the Board, we have studied alternatives, made changes, and further developed our proposal. Our application includes a memo with written responses to all comments received. As a result of these changes, we believe that our current proposal will offer an attractive opportunity for life science companies, that compliments and

improves the surrounding neighborhood, and provides substantial public benefits to the Town of Lexington.

Our redevelopment proposal envisions a modern life science building of approximately 157,000 square feet on the site, with parking for 475 vehicles. The proposed building will be three stories tall, with 15-foot floor to floor heights and 52,000 square foot floor plates and will be designed to serve life science customers with appropriate mechanical systems and loading facilities. Our talented and dedicated design team will ensure that the site and building will offer productive and sustainable workspace for occupants, and serve as an attractive, welcoming gateway to Lexington for the surrounding community.

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 for Approval of a Plan for Development
2. Check in the amount of \$1,500 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-5
 - b. Regulatory Plan Set dated December 19, 2019, including:
 - i. Property Rights and Dimensional Standards Plan, by VHB
 - ii. Site Construction Plan, by VHB (including Table of Development Data)
 - iii. Planting Plan, by IBI Placemaking
 - iv. Visual Representations, including Site Sections and Building and Garage Elevations, by SGA
 - c. Parking and Transportation Demand Management (PTDM) Plan
5. Non-Regulatory Plan Set by VHB, dated December 19, 2019, including:¹
 - a. Site Analysis Plan
 - b. Locus Context Map
 - c. Utilities Plan
 - d. Snow Storage Plan
 - e. Vehicular Circulation Plan
 - f. Preliminary Drainage Plan
6. Environmental Impact and Infrastructure Assessment by VHB, dated December 19, 2019, including:
 - a. Geotechnical Evaluation by Haley & Aldrich

¹ A street layout plan is not applicable to this application.

- b. Stormwater Management Memo by VHB
 - c. Environmental Noise Memo by Acentech
 - d. Preliminary Site Lighting Specifications
 - e. Sewer Capacity Analysis by VHB
7. Traffic Impact and Access Study by MDM Transportation, dated December 2019
 8. Fiscal Impact Analysis by Fougere Planning & Development, dated December 17, 2019
 9. Letter in support of PSDUP from Edmund C. Grant, local counsel, dated December 18, 2019
 10. Memo from Greatland Realty Partners in response to Planning Board comments dated December 19, 2019

In support of our proposal, we believe that a continued commercial use at this location is not only commercially viable but highly desirable. Located on the border of Lexington with Waltham, near the intersection of Route 2 and 128, the site sits squarely in the region's premier suburban life science cluster. An improved, modern commercial building here will benefit from accessibility to transportation infrastructure, as well as connectivity to nearby, walkable local retail amenities. In addition, daytime workers together with the surrounding residential uses will add to a vibrant mixed-use community with balanced activity at different times of the weekday and on weekends.

The proposed development will provide numerous benefits to the Town of Lexington and the surrounding properties. Specifically, the Town will realize significant economic benefit from increased tax revenue of approximately \$1.5 million per year. In addition, the community will benefit from the addition of new companies that will provide new jobs and corporate partnership opportunities. Finally, the redevelopment of the site will provide environmental benefits such as improvements to stormwater management, energy efficiency and other sustainable features.

In addition to our meetings with the Planning Board, we have met with the Board of Selectmen, the Town Manager, the Assistant Town Manager and others to solicit further feedback and 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 2020, as we work with the Planning Board and other constituents 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 January 22, and we look forward to further collaboration with you, 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,



Kevin Sheehan
Managing Partner

cc: Edmund C. Grant, Esq.