



Greatland Realty Partners  
101 Federal Street, 16<sup>th</sup> Floor  
Boston, MA 02110  
(857) 209-8202  
[www.greatlandpartners.com](http://www.greatlandpartners.com)

**Via Hand Delivery**

March 11, 2020

**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 – Revised Filing**

Dear Board Members:

Greatland Realty Partners, on behalf of BH GRP 1050 Waltham Owner LLC, is pleased to submit for your consideration the enclosed materials in connection with the revised filing of the Preliminary Site Development and Use Plan (PSDUP) for the Planned Development District PD-5 for 1050 Waltham Street, which was originally filed with the Town Clerk, Select Board and Planning Board on December 19, 2019.

The Planning Board held a public hearing for the PSDUP on January 22, 2020. The January 22 hearing was continued to February 12, and was continued again to March 4, when the Planning Board closed the public hearing and voted to recommend approval of the PSDUP to the Annual Town Meeting by a unanimous 5-0 vote.

In addition, on March 9, the Select Board unanimously approved and executed a Memorandum of Understanding (MOU) in connection with the PSDUP.

This revised filing is dated as of March 11, 2020 and is being filed with the Town Clerk, Select Board and Planning Board subsequent to the public hearing, pursuant to Section 7.3.2.4 of the Zoning Bylaw. Therefore, the PSDUP is now referred to as the PSDUP filed December 19, 2019 and revised March 11, 2020.

The original filing binder included regulatory and non-regulatory materials itemized in the Table of Contents, numbered 1 through 11. All of those items remain unchanged from December 19, except for the following enclosed materials:

- 5a. PSDUP Zoning Text
- 5b. PSDUP Regulatory Plan Set

- 5c. PSDUP Parking and Transportation Demand Management (PTDM) Plan
6. Non-Regulatory Plan Set

In addition, the fully executed MOU is enclosed as an additional item 12.

Below is a description of the substantive changes made since December 19.

### **PSDUP Zoning Text**

- Added "essential services" as a principal use
- Removed parking as a principal use
- Added "solar energy systems" as a principal use
- Specified a maximum height of 80 feet for Rooftop Structures, and provided clarifications to the definition of "Rooftop Structures"
- Specified a minimum landscape screening area of 10 feet adjacent to District PD-1 (Brookhaven), and added standards for screening area
- Reduced number and size of allowed signs, subject to waiver by Planning Board during site plan review

### **PSDUP Regulatory Plan Set**

- Plan revisions to accommodate revised garage footprint and driveway layout
- Amended the Parking Summary Chart on Sheet C200, to note that the initial striping plan for the parking garage will be based on the minimum required spaces (416 total spaces); however, based on occupant requirements, the number of parking spaces may be increased up to a maximum of 475 total spaces in District PD-5
- Updated the Table of Development Data on Sheet C200, to be consistent with the PSDUP Zoning Text
- Revised and improved pedestrian walkways on the site
- Provided additional landscape plantings and denoted screening area on Sheet L100
- Labeled elevations on site sections Sheet A101
- Changes to building façade treatment adjacent to building entrance on Sheet A201
- Added extent of solar canopy to garage elevations Sheet AG201

### **PSDUP Parking and Transportation Demand Management (PTDM) Plan**

- Added commitment to provide shuttle service to Alewife
- Added requirements to participate in pre-tax transit pass sales program, and reimburse 100% of the cost of monthly T passes and Alewife shuttle trips for qualifying employees
- Added obligation to provide space for public bike share program

- Added obligation to design and construct roadway, bicycle and pedestrian improvements to Waltham Street, subject to review and approval by the Town Engineer
- Added requirement for transportation kiosk in building lobby
- Increased initial number of electric vehicle charging stations to ten (10)
- Added obligation to provide public easement for trail access
- Added requirement to provide bus stop/shelter for Lexpress and/or other transit services, subject to review and approval by the Town Engineer

**Non-Regulatory Plan Set**

- Plan revisions to accommodate revised garage footprint and driveway layout, consistent with Regulatory Plans

The enclosed materials, including the enclosed revised Table of Contents and revised Cover Page for the PSDUP, may be inserted into the original filing binder in substitution of the original materials.

Thank you very much for your support in this matter.

Sincerely,



**Kevin Sheehan**  
Managing Partner

cc: Town Clerk  
Select Board  
Edmund C. Grant, Esq.