

To: Lexington Select Board, Jill Hai, Douglas Lucente, Chair, Joseph Pato, Suzanne Barry, Mark Sandeen
Lexington Town Manager, James Malloy

From: Economic Development Advisory Committee (EDAC). Chair John McWeeney

Re: Proposed zoning changes for existing commercial properties on Hartwell Avenue and Bedford Street as proposed by Citizen, Charles Hornig.

At their 9/30/2020, the EDAC unanimously agreed and voted to support citizen articles 16, 17, and 18 and to send this letter to the Select Board and Town Manager out of concern that the present economic situation will have very detrimental impacts on our town if we do not act quickly to support commercial revenue. At the 9/30/20 meeting, they also voted (5-0-1) to support the Town Staff's Hartwell zoning initiatives slated for 2021 Annual Town Meeting.

Lexington faces a severe drop in revenue due to upcoming vacancies in office buildings and other commercial buildings in the Route 128/Bedford Street/Hartwell Ave area.

In fact, many of the existing commercial properties have become obsolete and can't meet the requirements of the businesses of the future- such as lab, Medical, High Tech, and uses as yet undeveloped.

The Committee believes that we have reached a point of change and the town must ready ourselves for this change and be prepared to meet the requirements of the next wave of new businesses.

If we don't act now at this moment, we could lose our chance to stay up to date with the changes facing us- to our competitors such as Waltham, Burlington, Cambridge, Allston, Brighton, Boston, and others.

Citizen Charles Hornig is way ahead in seeing the future and urging all of us to rise up to meet it.

Charles has served on the Planning Board for many years and worked for some of the largest tech companies of the present generation in this area. He is well aware of the changes that can take place and how quickly they can occur.

We cannot sit on our hands- we must be ready to meet the changes now and offset the decline in our present economic condition.

Rather than fear what is going to happen, we must seize the day and imagine the future and reach for it.

Approved by all members: Rick DeAngelis, Larry Smith, David Pronchick, George Burnell, Charles Minasian, Sigmar Tullman, Narain Bhatia, John McWeeney