



Land Use



BACKGROUND

Each element of the *Comprehensive Plan* proposes policies and actions that, when implemented, would have major consequences for land use, and many of those actions rely upon land use interventions as a means of achieving their goals. Land use is not only the physical trace of activity; it also can be the medium through which our goals in diverse sectors are reconciled and achieved

CURRENT LAND USE

Lexington's land use pattern faithfully reflects the history of the Town's periods of greatest growth. The result is a "classic" suburban community form that serves the Town well today.

- A clear and dominant Town civic and commercial center, focused on the historic railroad depot, reached by a radial local street network.
- Areas of relatively compact residential development closely surrounding that dominant center, plus a second one in East Lexington.

- Lower-density residential uses elsewhere, having rich variations in character from place to place that help to give identity to the Town's neighborhoods, differing in typical lot sizes, house sizes, house styles, extent of tree cover, and other characteristics.
- Neighborhood identity and convenience further strengthened by the location and function of a number of commercial sub-centers across the Town.
- Major office and research and development uses oriented to regional expressways, chiefly near the Town's perimeter.
- Protected open space laced through that pattern, reflecting where valued natural resources are located more than adhering to any preconceived land use form, such as a "greenbelt."

Those are land use qualities that are widely sought by other towns, but few communities have them to the same extent that Lexington enjoys.

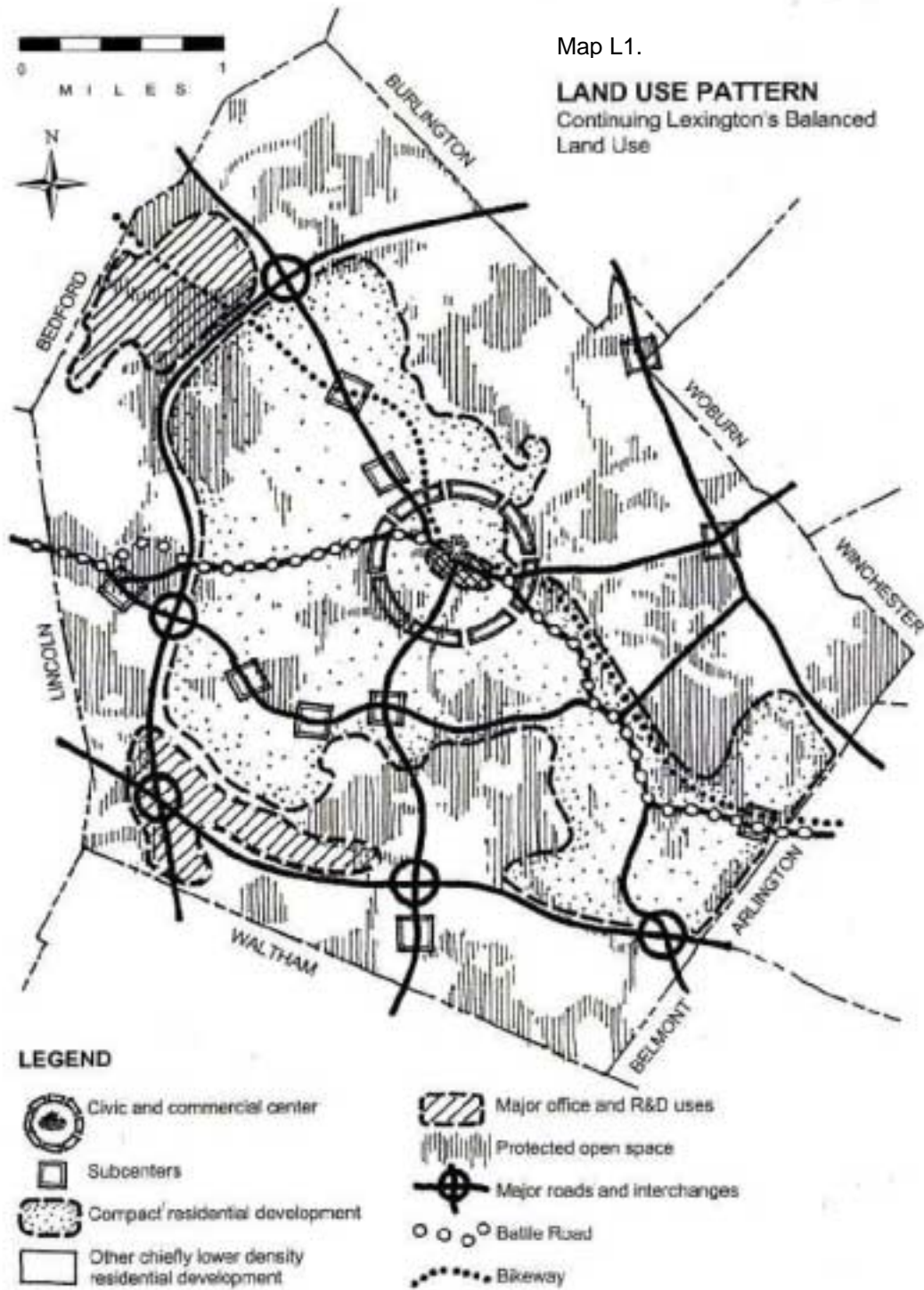
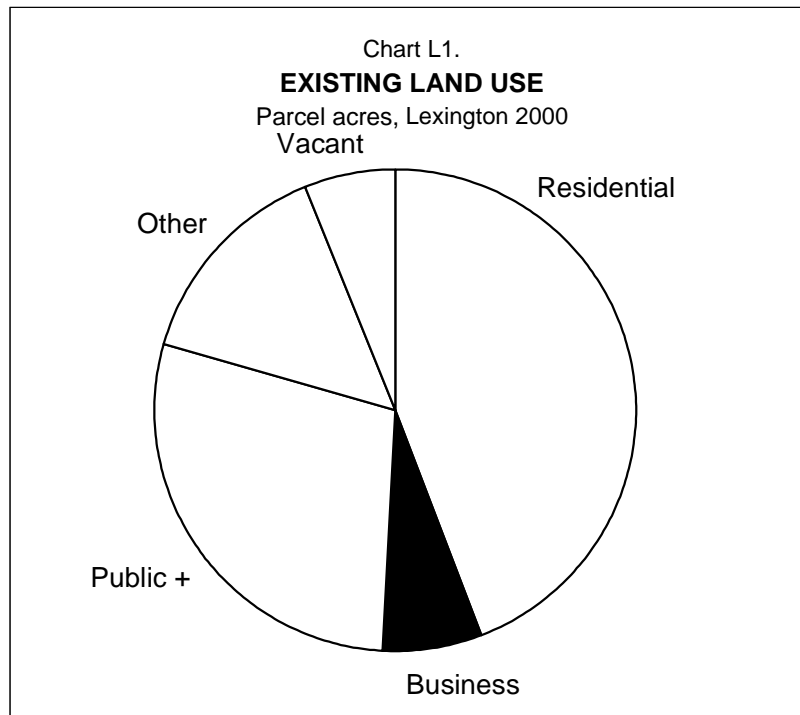


Table L1. LEXINGTON LAND USE 2000

Categories	Acres	%
COMMITTED PARCELS BY LAND USE		
Residential	4,600	44.3%
Business	700	6.7%
Public, semi-public	3,000	28.9%
Other	1,500	14.4%
Subtotal	9,800	94.3%
UNCOMMITTED PARCELS		
Buildable		
R Zones	370	3.6%
C Zones	30	0.3%
Both	390	3.8%
Unbuildable		
R Zones	220	2.1%
C Zones	20	0.2%
Both	240	2.3%
Uncommitted Subtotal	590	5.7%
TOTAL LAND	10,390	100.0%



Source: Lexington Assessor’s data + Planning staff preliminary analysis.

“Other” comprises streets plus other acreage not included in Assessor’s records.

“Public & semi-public” includes land publicly owned or otherwise tax-exempt, including Conservation land.

“Vacant” and “uncommitted” are the same.

FUTURE LAND USE

The eras of major Town form-shaping are past for Lexington, along with most of the Town's vacant and developable land. Lexington's land use questions now largely center on succession uses: already developed land again being developed or otherwise changed from one active use to another, or simply intensifying in the same use.

About 600 acres of developable land remain in vacant parcels for potential development out of the Town's 10,000 total acres of land, along with a significant amount of "underdeveloped" land within already developed parcels. Less than 10% of the land in uncommitted parcels is in commercial zones. Vacant land as zoned might accommodate an addition of about 900 dwelling units, and some of that potential capacity is likely to be put to other uses, importantly including open space conservation. Despite that small amount of vacant land, home-building might average close to 100 units per year for several decades as new homes replace older ones on the same land, and added dwelling units are created within existing houses or through similar intensifying reuse. That process commonly raises concerns over mansionization, damage to neighborhood character, loss of relatively modest housing, and stress on infrastructure.

Similarly, a great deal of additional business floor area could be built within the Town Center although there is virtually no vacant land there. Increased floor area would largely occur through addition to or replacement of existing structures, presumably supported by structured parking. In outlying commercial areas the potential for additional activity through use succession and expansion is tightly limited under current zoning, but would be very large if zoning's dimensional rules were to be altered to allow growth to occur.

Although there is little remaining acreage in undeveloped parcels, there are a large number of sites in Lexington on which there is significant potential for building. On such sites, lot area, frontage, and buildable land suffice to make development or substantial expansion possible, even though on many of those sites some development already exists. Close to 400 such sites have been identified and reviewed by the Lexington planning staff, and 150 of those sites that are undeveloped or conspicuously under-developed by market and zoning norms have been inventoried. Those studies make clear that such sites are widely distributed throughout the Town, and not concentrated in only a few areas.

Thirty-five of the larger private sites were selected for more detailed analysis. Using the 1997 Lexington Open Space Plan, topographic maps, the Massachusetts GIS system, visual inspection and other sources, these 35 sites were studied and determined to constitute an inventory of the larger private sites in the community that are considered to be most vulnerable to development. These parcels range from the most environmentally fragile ones needing priority acquisition, to those that can accommodate development, but only with imposition of special protective controls. The Town's present regulatory kit contains tools that enable landowners to achieve the "best case" futures for those parcels. However, there are only weak incentives for owners to do so, since the tools are passive and not obligatory. As a result, many, if not most, of the studied sites are highly vulnerable to development of a kind or extent that would depart from the Town's apparent interests.

The overriding assumption in these 35 parcels is that there will never be enough funding to acquire all of them. Indeed, there may never be sufficient resources to purchase all of the highest priority sites alone. The strategy, then, is to aggressively employ a hierarchy of regulatory tools to partially preserve vulnerable lands. Some of these approaches will require the passage of regulatory amendments or other initiatives by the Town.

CATEGORIZATION OF STUDY SITES

Category	Number of sites	Acres	Description
Critical Preservation	8	137	Designated for preservation rather than development. Taken directly from the Lexington Open Space Plan, highest priority acquisition category.
Highly Sensitive – Open Space Residential (zoning amendment needed)	12	230	Residential use possible, but only with clustered housing and lowest feasible densities, as well as preservation of highest quality open space that exceeds minimum requirements. Needs an enhanced preservation tool for highly sensitive sites that are not practical for acquisition.
Cluster usually preferred	11	181	Benefits accrue from clustering, but with less of an imperative than for above cases. Cluster provisions as they now stand are adequate to accommodate this category of development.
Innovation sites	4	32	Complex opportunities, possibly including mixed use, with widely varying combinations of residential and commercial or office activity closely fitted to the particular site(s). Locations must be chosen with care, scaled (down) to Lexington character and possibly linked to transit, where possible. Enhanced regulatory tools might be needed, or, at a minimum, some amendments to the use regulations in zoning.
Total	35	581	All sites are constrained by environmental, locational, or cultural concerns.

RESOURCES FOR MANAGEMENT

The Town manages land use change through many means. A widely respected array of land use regulations is one of them. Among other regulations, town meeting-adopted bylaws govern zoning, wetland protection, building in historic districts, and building demolitions, joined by Planning Board-adopted subdivision regulations, Board of Health regulations, and many others. Town investments in infrastructure further shape land use, whether through utilities enabling compact development or off-street parking supporting a dominant Town center. Finally, the Town itself is a major user of land, whether for active use such as Public Works facilities or inactive use such as conservation land. Bringing all of those ways of managing use into harmonious directions is a central purpose of this planning.

A major consideration in managing land use is the context at state and regional levels within which the Town must operate. State enabling laws in many cases narrowly prescribe what localities may do, including vested rights rules, limitations on residential controls, and rules about the status of old roads. Chapter 40B allows local zoning to be ignored when developing affordable housing, while other State legislation trammels Town authority regarding utilities, churches, and schools. On the other hand, the State also contributes to effective land management through its highly sophisticated wetlands controls, administered locally; MEPA review of most large developments; air quality measures; and other devices that, with skill, can become part of a town's strategy for management.

At the regional level, the Metropolitan Area Planning Council has worked for decades to promote better-structured regional development, including efforts through its Minuteman sub-area planning group known as MAGIC. However, like most other Massachusetts regional planning agencies, the MAPC lacks sufficient authority to have had as much impact as many would hope. The HATS (Hanscom Area Towns) four-town planning group has recently established an advisory project review process for Developments of Regional Importance (DRIs), but has neither staff nor authority.

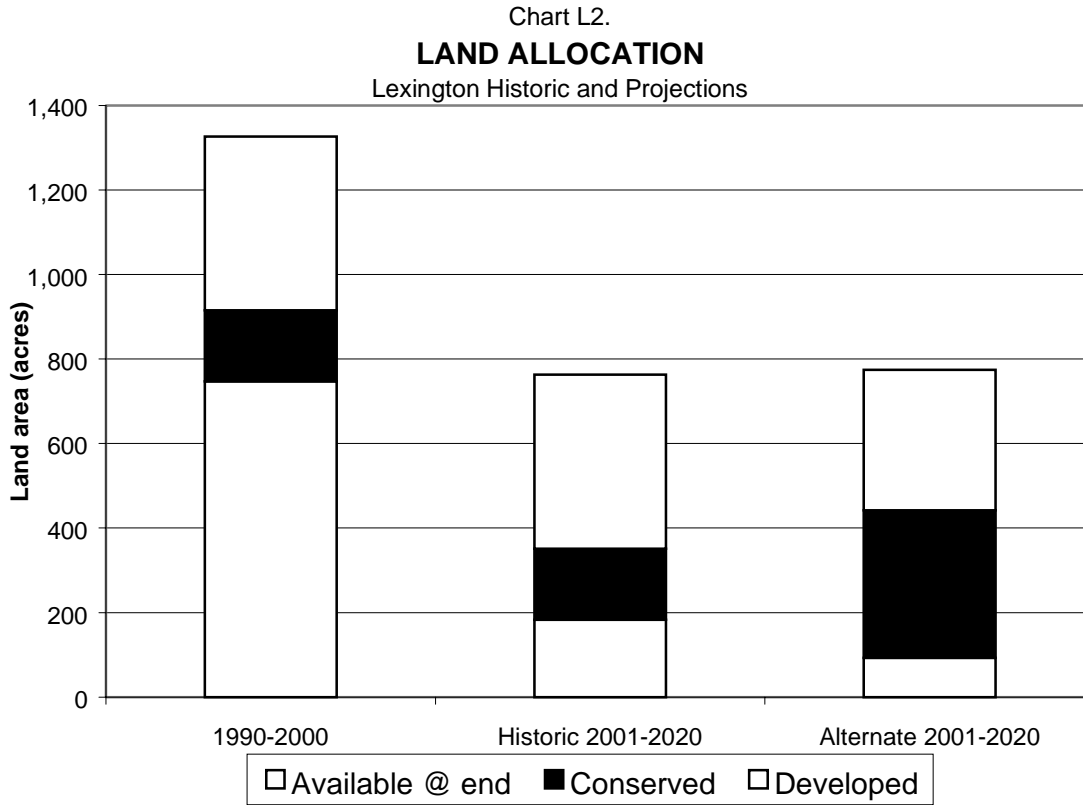


Table L2. LAND FOR HOMES AND CONSERVATION

	Buildable land (acres)		
	1990-2000	2001 - 2020	
		Historic	Alternate
Initially available	1,347	747	747
Developed	411	412	332
Conserved	168	168	349
Available period end	747	183	93

Table L3. DWELLING UNITS CONSTRUCTED

	1990-2000	2001 - 2020	
		Historic	Alternate
Housing units constructed	730	1,300	1,100
On new land	500	500	400
Accessory	30	80	100
Replacement	210	730	600

Analytics\Permits-L3\DataBld

GOALS AND OBJECTIVES

The Town's goals for economic development, housing, and natural and cultural resources all become goals for land use, as well. They include these.

- Housing that is supportive of a community that is diverse in various ways, socially and economically.
- Economic development consistent with other Town values, and that provides fiscal support for Lexington's high level of services, provides services and opportunities for residents, provides nearby jobs for those for whom that is important and strengthens Lexington's sense of place and community.
- Protection for and promotion of the character and beauty of the landscape and community.
- Thoughtful and responsible relationship to both local and regional resources, including a responsible level of consistency with the principles of sustainability, even beyond that already established.

Achieving all of those diverse goals requires a creative balancing of interests that are affected by land use decisions. Some numbers can help understanding what "balance" now means for Lexington.

- Given no change in Town policies and growth management actions, housing development and new open space protection are likely to continue to annually claim shares of the Town's declining total of uncommitted land at rates as projected based on the history of the past twenty years. Under those assumptions, less than 15% of the currently uncommitted land would remain uncommitted after another twenty years. For every acre of land protected as open space during that period, more than 2 acres would have been developed. The added protected open space would reach less than half the total acreage sought for protection by the Land Acquisition Planning Subcommittee of the Conservation Commission, an objective incorporated in the *Vision 2020* "Managing Growth" report.

A more aggressive "Alternate" scenario is possible, and has been quantitatively simulated. In it the annual percentage rate at which open space is protected is increased to the rate necessary to reach the 350-acre objective of the Town's earlier open space planning. The assumed rate of housing demolition and replacement was reduced to reflect possible stronger Town regulatory intervention, and the rate of development of accessory dwelling units was increased by a third to reflect possible regulatory revisions. The results are illustrated in Chart L2 and Tables L2 and L3 on the preceding pages. They illustrate the range of potential differences in land development that policy choice might make, even at this "mature" stage in the Town's development. Under the "Alternate" scenario, land build-out is much more nearly reached in twenty years than it is under the status quo, but the amount of land protected during that period is more than doubled. Land consumed by development is reduced by about a quarter. Housing construction on

new land and on “tear-down” lots both decline significantly. Those results demonstrate that it is not yet too late to act strongly, should the Town choose to do so.

- Another quantitative way of considering land use and “balance” deals with jobs and labor force. Maintaining a stable relationship of local jobs to local labor force – jobs within the Town growing at about the same rate as the number of resident workers – could be achieved consistent with either of the above land use allocation scenarios, should the Town so choose. The implication of commitment to such “balance” would mean no more than modest growth for either housing or jobs.

Achieving the Town’s land use goals also requires more than the above.

- Most of Lexington’s “classic” land use characteristics should be maintained: a vibrant and dominant Town Center, surrounded with compact residential neighborhoods; major office and research and development uses oriented to regional expressways, the diversity of neighborhood character protected and strengthened.
- The relationship between transportation and land use must be creatively addressed, since no other single concern is so limiting on acceptability of land use change, or as threatening to the residential quality of life.

STRATEGIC APPROACH

The following are some aspects of the strategies for implementing land use goals.

- ❖ Achieving the goals that have been identified requires skillfully managing growth and development. It certainly doesn’t require stopping change, nor does it necessarily entail substantially increasing the amount of development that will occur. Something more than the blunt tool of stopping bad things or pursuing tax-lucrative growth is required to address the subtler issues that Lexington faces. That places a premium on innovation, since the Town is aiming high in what it wants to achieve.
- ❖ Lexington’s Vision 20/20 strategic planning program urged that the Town practice exemplary open, accessible and strategic processes. Those qualities do not often characterize land use control, but to succeed in 21st Century Lexington it is essential to make them part of its land use management approach.
- ❖ Given Lexington’s circumstances, it makes sense to use incentives and land market power to support Town objectives, rather than relying only on further regulatory impositions. We should move towards a sense of partnership among those proposing development, those most affected by it, and those in government, all working together.

- ❖ Land uses and their locations should be shaped to serve the interests of the Town's residents. These are some of the ways of doing that.
 - Doing what we can to have businesses that importantly provide goods and services to residents, rather than just incidentally to a wider specialized market;
 - Doing what we can to site businesses with sensitivity to residential concerns, making them easier to reach and less intrusive on residential values;
 - Doing what we can to encourage businesses whose employment opportunities include ones creating opportunities for those persons whose mobility for reaching jobs is limited.

The more specific means of implementing those strategies include some that are familiar. Mixed-use, for example, has become a standard part of planner's agendas. Mixed use is often difficult to actually implement, but it is so promising that it deserves prominent inclusion. Even the continuation of local agriculture can be an important strategy towards a number of our goals. Another newly standard planner's tool is "transit-oriented development," commonly but mistakenly dismissed as pointless in communities such as Lexington where the trains stopped some decades ago, but where the potential for improving the efficiency of movements through newer means is urgent and is strongly dependent upon appropriate land use design.

IMPLEMENTING ACTIONS

1. Major departures from the present pattern of land uses, densities, and the present land management system should occur only for important reasons, and then with as much predictability as possible. As noted earlier, the Town's land use pattern largely serves us well, and there is a great deal of reliance by both public and private parties on the future largely resembling the past, given the mature status of land development in Lexington.

Among other things, that means generally making no more than marginal changes to configuration of commercial zones versus residential zones on the Zoning Map. Achieving the balance that is sought among residential, business and open space uses will require creative efforts to find sufficient means of securing the amount of open space that is sought, but no changes in the extent of land zoned residentially or for commerce is required for the desired outcome. Changing conditions might lead to reasonable proposals for change from one type of commercial district to another or to proposals for marginal revisions to the configuration of such districts. However, there is no anticipation that new commercial districts will be created at any location within the Town, or that existing ones will be substantially expanded. As described in the Economic Development element, the current configuration of zoning districts nicely matches the Town's intent.

- 1.1 Build policy guidance for change where regulations now provide unusual flexibility, without losing the benefits that come with, among other things, the opportunities the present structure provides for a clear and place-responsive voice on development for the town meeting. The Planned Commercial district (CD) system in effect invites

development to depart from the provisions of the existing zoning, with virtually no constraints as long as town meeting agrees. Results to date have been sufficiently beneficial not to suggest revising the rules, but two considerations raise concerns. First, the predictability about change that would serve all parties is notably absent: the Bylaw only predicts that town meeting will set the rules. That uncertainty can lead to dispute, deadlock, and disappointment. Second, the invitation for change departing from current rules eventually gets built into real estate expectations. At that point, land values reflect the expectation that current limits can be changed favorably for development, resulting in land prices that make development conforming to the current rules at least difficult, often impossible.

The Planned Residential district (RD) system is similar, although somewhat more restrained. It has a system of indirect density control through limitations on height and impervious coverage that aren't open to project-by-project departures, but there is broad flexibility for individual projects regarding the type of housing that will be developed. When approved by town meeting, multifamily housing could apparently be developed at about ten times the usually expected density of single-family housing. Again, this system raises concerns over uncertainty and the escalation of land values based upon land market expectations that departure from basic zoning will be allowed, in turn making the departure a prerequisite to any development at all.

No document such as this Plan can bind the discretion of a legislative body such as town meeting. However, the Plan certainly can articulate expectations that may help give guidance to both those considering the proposal of new CD or RD districts and to those whose vicinity would potentially be affected by adoption of such districts. These are a beginning.

- (a) Creation of either a Planned Commercial (CD) or Planned Residential (RD) district should, except in the most unusual circumstances, respect the following.
 - The proposal should, if involving or abutting resources either previously identified by the Conservation Commission as being of high priority for acquisition or previously identified by the Historical Commission as a “Significant Building,” make provision for meeting the intent of those designations.
 - The proposal should in demonstrable ways advance the principles of sustainability beyond the level expected without rezoning approval.
- (b) Creation of a Planned Commercial (CD) district should, except in the most unusual circumstances, respect the following.
 - The location should primarily lie within an area already in a Commercial or Planned Development district, and if extending beyond such an area, avoid increasing the length of arterial street frontage within such districts.

- The proposal should clearly advance the intentions articulated in the Economic Development Element of this Plan.
- (c) Creation of a Planned Residential (RD) district should, except in the most unusual circumstances, respect the following.
- The district and proposal size, location, and proposed housing type or mix of housing types should be consistent with the intention that housing which departs from Lexington’s single-family norm should occur in a dispersed pattern across the Town rather than being concentrated into large single-type districts.
 - The proposal should be consistent with the objectives specified at Section 9.1.1 (Residential Development Objectives) of the Zoning Bylaw.
 - The proposal should clearly advance the intentions articulated in the Housing Element of this Plan, in particular, the inclusion of units that serve to broaden housing opportunities.

Finally, the adoption of performance-based controls, as proposed at many points in this *Plan*, will give further assurance about outcomes not just in terms of changes in zoning districts but in the consequences of those changes.

1.2 Establish policy that in acting on the disposition of “surplus” public land (e.g. tax title parcels, Met State land when it is transferred), priority should be given to the two uses for which land is key: diversity-serving housing and preservation of important open spaces.

1.3 Wherever possible, implement changes in land management approaches through adaptation of existing systems rather than creation of new ones. For example, the improved guidance for business development that is proposed in a number of these elements might be achieved by drawing on the residential “Developments with Significant Public Benefit” (Zoning Section 9.6) approach as a model for framing parallel provisions for commercial development.

1.4 Explore the Zoning Bylaw for opportunities to improve the speed and predictability of decisions through making decision standards more specific. Coupled with that, explore the appropriateness of enabling more development applications to be acted upon without need for special permit review and its related uncertainties and time requirements where doing so results in no loss of assurance of strong compliance. Few communities are as near-universal as Lexington in requiring special permits, which it does for all residential development of more than two dwelling units, and nearly all non-residential development of more than 10,000 square feet floor area. Some bases for permit decisions have objectively measurable standards in the Zoning, but many do not. An example is the sweeping requirement that uses not be “disturbing, detrimental or hazardous ... by reason of special danger of fire, explosion, pollution of the water ways or ground water, corrosive or toxic fumes or materials, excessive heat, smoke, soot, obnoxious dust or glare...excessive noise or vibration” and so forth (Section 4.2 Line 18.2). Many of those

considerations and others could be and in some communities are expressed as performance standards. Doing so would enable less unpredictable and judgmental outcomes. For some circumstances that certainty might allow decisions to be made as a matter of right rather than as a matter of administrative discretion.

2. Give priority attention to actions serving objectives under multiple Plan elements.

2.1 Manage land use to moderate dependence on auto usage and improve mobility by other means, thereby reducing traffic and its consequences, addressing a major concern over development, and lowering our dependence on fossil fuels. This same intention has been expressed in the Housing, Economic Development, and Natural and Cultural Resources elements. These are among the land use actions identified for addressing that intention.

(a) Facilitate mixed uses. Bringing different land use activities together makes non-auto access easier and shortens auto travel when it occurs, even in the small increments that are all that can be expected in the Lexington context. Among the steps suggested in those elements are these.

- Allow and perhaps provide incentives for residential uses in the Center.
- More generously allow various forms of low- or no-commute housing, such as home occupations and other forms of live/work arrangements.
- Reconsider Neighborhood Commercial zoning to encourage more neighborhood stores and an updated array of allowed uses, enabling such areas to better serve as service centers for their neighborhoods, without being expanded.
- Reexamine commercial regulations to remove impediments to clustered mixed use, including retail.

(b) Relate density & transportation. More a policy than an action step, the density/land use connection is so important it deserves restatement. Where transportation services and facilities are most robust, densities higher than elsewhere may often be appropriate, except where precluded by existing traffic.

(c) Strengthen Transportation Demand Management. Commitments to management efforts to reduce transportation demand are commonly obliged as a part of the land use permitting process, but in Lexington, the effectiveness of that has been questionable. The system deserves reconsideration, moving from an emphasis on providing resources for mitigation of the harm done by traffic towards incentives for reducing the amount of traffic that is created in the first place. Such actions might include regional approaches that are of a non-regulatory and pro-active nature, and support for transit links, car/van pools, ride guarantees, zip car franchises where there is critical mass, etc.

- (d) Refine zoning and subdivision controls to facilitate access by means other than single-occupant autos. As cited in other elements, current provisions deserving reconsideration in those codes are the requirement of 100 foot deep front yards in some locations, and only minimal provisions regarding access by pedestrians, bicycles, van pools, or ridesharing.
- (e) Accommodate tour buses. Looking on the positive side, tour buses enable more people to enjoy Lexington's heritage resources with fewer vehicle trips and space allocation for parking than would be true in their absence. Facilitating tour buses is a key land use-related action.

2.2 Manage land use to facilitate meeting housing objectives as described in the housing element, such as these.

- (a) Provide incentives for small-scale age-restricted housing.
- (b) Explore refining restrictions on creation of added dwelling units within existing dwellings, such as through accessory apartments, to somewhat increase the current average of only three such units being granted permits per year.
- (c) Facilitate conversion of non-residential structures to residential use.
- (d) Provide both mandates and incentives for development of affordable housing.

2.3 Manage land use to protect open space, as provided in the Natural and Cultural Resources element, such as these.

- (a) Gain a local financial commitment for funding of open space acquisition through one means or another, whether through the Community Preservation Act, capital facilities plan reservation, or other means. Seek to protect at least a third of the remaining acreage of uncommitted land, giving priority to holdings serving biodiversity objectives.
- (b) Improve impervious coverage controls, refining how limits are established, especially for cluster development, and then extending such controls to non-residential and "conventional" residential development.
- (c) Explore measuring and controlling "density" in trips per acre as well as in floor area per acre, then obliging high trip-density uses to offset that with open space contributions.
- (d) Enhance existing cluster provisions, adding a lower-density but possibly by-right cluster option as a true open space residential provision.

2.4 Manage land use to encourage compactness.

- (a) Strongly encourage or mandate clustering of development.
- (b) Adopt open space requirements and incentives for new construction, including in “conventional” subdivisions.

2.5 Manage land use to reduce encroachment on or degradation of natural systems.

- (a) Consider providing incentives for development that has low non-renewable energy demand and other resource-efficient design approaches. National green building design standards such as the Green Building Rating System of LEED (Leadership in Energy and Environmental Design, a respected international organization) or currently proposed Massachusetts green design standards could be included among the special permit criteria by which projects are judged. The benefits to Lexington could include improved air quality through reduced emissions, healthy interior environments, and lower power requirements and costs, as well as making a contribution towards broader environmental goals.
- (b) Use Town facilities & operations as a demonstration of good resource efficiency and waste reduction practices. Through its own example, the Town could encourage its citizens and businesses to reduce costs through reducing solid waste generated, increasing the recycling rate, or making use of renewable energy sources.

2.6 Manage land use to protect the special character and qualities of Lexington.

- (a) Adopt provisions to control the adverse aspects of out-of-scale houses. The consequences of intrusion of incongruously large new houses into established neighborhood contexts include damage to visual character, change in social character, and often results in extensive disruption of the existing fabric of the natural environment. When that process displaces existing homes, the consequences also include loss of relatively modest-priced housing resources, and sometimes loss of highly valuable architectural and other cultural resources. A range of approaches have been outlined in both the Housing element and the Natural and Cultural Resources element.
- (b) Seek a role in land use management at Hanscom. While controversy over air carrier operations claims headlines, the impacts of other activity there are also of major concern, especially the traffic impacts of access over Lexington roads to Hanscom-based office and research facilities. All possible avenues for exerting influence over those activities should be explored, including creative use of existing land use authority, and the seeking of both local and regional voice in on-base land use management.
- (c) Manage expanses of asphalt. Experience with the detailed landscaping requirements of current zoning (Section 11.7.9) suggests that they deserve reexamination,

- especially in the case of very large parking fields, where the plantings required have proven inadequate to overcome the appearance of an unbroken sea of cars and asphalt. The appropriate remedy in some cases may go beyond landscaping to include breaking up parking areas into smaller areas, separated by structures or extensive green areas to maintain appropriate scale.
- (d) Explore techniques for preservation and strengthening of the diverse character that distinguishes one Lexington neighborhood from another. Possibilities include creating zoning sub-districts within the RO and RS districts with rules that vary to reflect the existing differences, as well as the kinds of architectural controls explored in the Natural and Cultural Resources element.
 - (e) Explore how best to encourage businesses that provide goods and services to residents or that offer employment opportunities especially well suited for mobility-limited residents. Perhaps the concept of “developments with significant public benefit” (Zoning Section 9.6) can incorporate this consideration.
3. Maintain a well-structured overview of land use change, and refine course accordingly. It is critical in times of rapid change that there is an ongoing systematic reexamination of the consistency between the Town’s actions and its stated policies. These items are of special significance.
- 3.1 Assure that the results of density increases and land use change authorized by rezoning or special permit taken together over time maintain the “balance” between residential and non-residential growth cited above. If over time, departures from the policy are frequently approved, the policy itself should be revisited and following public discussion it should be either revised or better adhered to.
 - 3.2 Periodically review success in linking land use and the principles of sustainability, as discussed in “The Lexington We Want,” and identify any steps which might strengthen how Lexington’s ability to be selective in its land use development and its interests in sustainability are being joined.

Parcel Key

Site Name	Legend		
10 PELHAM RD	1	CONCORD AVE CONSERVATION LAND	43
11 LARCHMONT LAN	2	CRANBERRY HILL	44
110 SHADE ST	3	DAISY WILSON MEADOW	45
116 VINE ST	4	DIAMOND MIDDLE SCHOOL PLAY AREA	46
1265 MASS AVE	5	DPW LAND	47
167 CEDAR ST	6	DUNBACK MEADOWS	48
171 WOBURN ST	7	EMERY PARK	49
202 CEDAR ST	8	ESTABROOK SCHOOL PLAY AREA	50
241 GROVE ST	9	FISKE HILL CONSERVATION	51
33 MARRETT RD	10	FISKE SCHOOL PLAY AREA	52
336-342 BEDFORD	11	FIVE FIELDS	53
39 HIGHLAND AVE	12	FRANKLIN FIELD	54
397 LINCOLN ST	13	FRANKLIN FIELD	54
430 CONCORD ST	14	FREEMONT ST. PLAY AREA	55
435-443 LINCOLN	15	GARFIELD ST. PLAY AREA	56
45 CONCORD AVE	16	GROVE ST - CARCH	57
540 LOWELL ST	17	HAMMERHILL CONSERVATION LAND	58
643 WALTHAM ST	18	HARRINGTON SCHOOL PLAY AREA	59
675 WALTHAM ST - GOLF COURSE	19	HARTWELL AVE	60
69 PLEASANT ST	20	HASTINGS PARK	61
877 WALTHAM ST	21	HASTINGS SANCTUARY	62
93 HANCOCK ST	22	HASTINGS SCHOOL PLAY AREA	63
959 WALTHAM ST	23	HAYDEN RECREATIONAL CENTER	64
ADAMS PLAY AREA	24	HAYDEN WOODS	65
ALLEN ST/WALTHA	25	HENNESSEY LAND	66
BASKIN PLAYGROUND	26	HILL ST - RUGE	67
BATES ROAD CONSERVATION LAND	27	HOBBS BROOK CONSERVATION	68
BELFREY HILL	28	HOBBS BROOK RESERVATION	69
BELMONT SPRINGS CC	29	IDYLVILDE	70
BENNINGTON ST	30	IVAN & JUSTIN ST PLAY AREA	71
BLOSSOM ST. FIELD	31	IVAN ST. CONSERVATION LAND	72
BOSTON EDISON EASEMENT	32	JERRY CATALDO RESERVATION	73
BOWMAN PARK	33	JUNIPER HILL	74
BOWMAN SCHOOL	34	JUSTIN/BERNARD CONS LAND	75
BOWMAN SCHOOL PLAY AREA	35	KATAHDIN WOOD	76
BRIDGE SCHOOL PLAY AREA	36	KINNEEN PARK	77
BROOKHAVEN CONSERVATION LAND	37	LACONIA SCHOOL SITE	78
BROWN HOMESTEAD	38	LEX. BATTLE GREEN	79
BURLINGTON STRIP	39	LEXINGTON CLUB	80
CAMBRIDGE WATER BASIN	40	LEXINGTON GOLF CLUB	81
CHIESA MEADOW	41	LEXINGTON HIGH SCHOOL	82
CLARKE MIDDLE SCHOOL PLAY AREA	42	LIBERTY HEIGHTS	83
		LINCOLN ST PLAY AREA	84
		LOWELL ST - BU	85

LOWER VINE BROOK	86	VALLEY ROAD	129
MARRETT RD - DAI	87	VALLEYFIELD PLAY AREA	130
MARVIN ST. PLAY AREA	88	VYNE BROOK VILLAGE	131
MEAGHERVILLE	89	WALTHAM ST. FARM	132
MET STATE HOSPITAL	90	WEST FARM	133
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