

Cresset Lexington LLC  
120 Water Street, 5<sup>th</sup> Floor  
Boston, MA 02109

February 22, 2022

Lexington Planning Board  
1625 Massachusetts Avenue  
Lexington, MA 02420  
Attn: Charles Hornig, Chair

Re: Warrant Article 39 - PDSUP Proposal for the Redevelopment of 475 Bedford Street, Lexington, MA

Dear Chair Hornig and Board Members,

Thank you all for the time you have spent reviewing and commenting on our above referenced proposal over the past several months. We are working towards bringing forward a Class A life science project and the feedback from your Board, the Select Board, Town Departments and the public are critical elements that better inform us and assist us in shaping our project.

As with many real estate developments, there are appropriate concerns with the potential of increased traffic, lighting, noise and in this case, biosafety concerns. Regarding traffic, our consultant has shown the traffic generated by the proposed project is negligible when compared to the former health club operations. As to lighting and noise, we will incorporate design elements that will mitigate light concerns to our abutter, and we will meet the required Town's standards under the noise by-law. We have confirmed through discussions with Town emergency responders that biosafety has not been an issue for the dozens of companies operating in Lexington to date. The tenants of the building would be limited to uses designated at biosafety level 2 or lower per Town regulations and do not present any additional risks to neighbors than those associated with living near any other commercial building.

We have also received comments regarding the primary use of the site. While the site's underlying zoning is residential, it has been used as a commercial property dating back to 1965. The site is best suited for use as a life science building, consistent with the Planning Board's finding of acceptable use in its recommendation of our Sketch Plan submission. This use is preferable to multi-family housing when one considers the overhead powerlines, surrounding wetlands and the Bedford Street commercial corridor. While we are awaiting an amended fiscal impact report, the fiscal benefits from a life science project will be far greater than a comparably sized multi-family project.

Lastly, there have been comments regarding the height of the project. Our proposal is a five-story life science building 78 feet in height along with an 18 foot penthouse that is both typical and necessary to house the HVAC equipment to meet Class A requirements for life science tenants. There is also a proposed four-story parking structure of 44 feet in height towards the back of the property. We have demonstrated through pictures taken at both building's top occupiable levels via drone photography that the existing tree canopy and landscaping between our property and Drummer Boy Condominiums effectively block most sightlines to the proposed development.

We have listened to and respect our neighbors concerns. In a continuing good faith, collaborative effort we have decided to reduce the building by a floor, which would result in a building 63 feet in height versus the current 78 feet. This height modification in turn will reduce the overall massing by approximately 21%. The garage would also be revised to reflect a lower parking count.

Our design team is working to incorporate these revisions so they can be presented at the next Planning Board meeting this coming Wednesday, February 23rd, as the Board Members continue their review of our proposal. We believe this considerable amendment is both responsive to our neighbors concerns and in the best interest of the Town of Lexington. We look forward to a continuing collaborative process with all parties.

Sincerely,



Edward Nardi  
Cresset Lexington LLC

Cc: Jill Hai, Select Board Chair  
Jim Malloy, Town Manager  
Sheila Page, Acting Planning Director