



TOWN OF LEXINGTON
PLANNING OFFICE

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To: Lexington Planning Board

Re: 128 Spring Street/99 Hayden Avenue – Preliminary Site Development and Use Plan: PD-6

Date: January 28, 2022

Property Information	
Project Address	128 Spring Street, 95 Hayden Avenue (99 Hayden Avenue) The combined parcels are often referred to as 99 Hayden.
Parcel ID	Map 17, Lot 22 and Map 18 Lot 2B
Applicant/Owner Name	Hobbs Brook Real Estate, LLC
Type of Review	Preliminary Site Development and Use Plan - Town Meeting Public Hearing

Important Dates/Timelines	
Sketch Plan Review	November 3 & 10, 2021
Filed with Town Clerk and Select Board	December 23, 2021
Report to Town Meeting due	March 21, 2022
Town Meeting begins	March 28, 2022

Property Information	
Zoning District	CD-14 approved 2009 ATM
Property Size	36 acres
Existing Conditions	<p>The site currently contains an office and lab building complex, two parking garages, and associated surface parking and other site improvements that were developed beginning in the 1960s.</p> <p>Additional development for one new building was approved at the 2009 Annual Town Meeting as a new Planned Commercial District CD-14. That building was never built and both parcels have since been purchased by Hobbs Brook Real Estate. The site is bounded by Spring Street on the west and Hayden Avenue on the south. Another Planned Development District CD-2 abuts the site to the east and RO Residential District to the north.</p>
Environmental Conditions	<p>The project site is bordered by wetlands on the north and east sides.</p> <p>The site slopes steeply down from the center of the property toward the north, south and east and less steeply toward the west. Substantial ledge is present on the property. Many mature trees are present. There is a conservation restriction and trail easements on the northern and eastern portion of the property.</p>

Project Summary

The project proposes to raze some existing buildings and construct two new buildings and a connector building, renovate existing buildings and construct an addition to an existing parking garage. The project will be constructed in three separate phases. Building 1 is proposed to be one floor of parking and 4 stories of lab/office and a penthouse. Building 2 is proposed to be three floors of parking and four floors of lab/office and a penthouse. Building 3 will be renovated. A new three-story-19,500 square foot building connects the three buildings. The project also includes adding a four-story addition to the parking garage and converting the existing lab space to parking garage.

The two new buildings are designed to serve life science tenants. The project proposes 328,850 sf of new building and 494 additional parking spaces. Upon project completion, there will be 743,204 square feet of lab/office and 1608 parking spaces and 530,280 sf of structured parking. Because buildings and parking garages already exist on the site, it is confusing to follow the proposed changes. A detailed description of existing GFA, proposed GFA, razed GFA has been provided. And is pasted below along with the existing and proposed layouts.

The project will include energy efficient design and is designed to achieve LEED Gold certification.

Comments

Zoning

- Section 5.1 Regulatory Material - Since the petitioner has included Parking and Transportation Demand Management Plan in the “regulatory plan” please add note “ as revised during site plan review” after the date.
- Section 6.1 Principal Uses - f(ii) - Consider adding the word “concealed” as in “Concealed wireless communication facility...”
- Section 6.2 Accessory Uses - “Parking, surface or garage” should be included as an allowed accessory use.
- Section 7 Dimensional Standards - The petitioner proposes a total height of 120 feet with a maximum of 80 feet for building height and an additional 40 feet for rooftop structures. The elevation drawings should be revised to show the height including all roof top structures for clarity of compliance to proposed zoning.
- Section 9.2 Traffic Standards - Similar to projects in the TMO-1 Overlay District, the petitioner has proposed to opt out of compliance with the traffic standards outlined in the zoning and has instead proposed a Traffic Impact and Assessment Study and a Parking and Transportation Demand Management Plan. This acceptable as we rely on similar plans for traffic management in the TMO-1 District. The zoning language should specifically allow these two plans to be amended at site plan review as conditions/technologies may change.
- Section 9.3 Off- Street Parking and Loading - The petitioner has not included Section 5.1.13 Design standards in the zoning. The Planning Board and Petitioner may want to include the following standards: (1) Dimensions (aisle width and parking space sizes); (6) Snow Storage; (11) Electric Vehicle Charging (requirements at parking lots).
- Section 9.4e Additional Parking Provisions - This proposed section may not be necessary as it is more relevant during site plan review. If this section is to remain, consider revising to clarify that temporary off-site construction parking is not allowed on public and unaccepted streets and that explicit permission must be provided to park in private drives and parking lots.
- Section 9.5 Signs (e) - The proposed zoning suggests that new signs be subject to minor site plan review administered by the planning director. It is preferred that the review be conducted by the Design Advisory Committee and administered by the Zoning Administrator.

- Section 9.5 Signs (e) The proposed zoning allows one large sign and one secondary sign on each building which also includes the parking garage. Given the number of buildings on site, the Board may want to consider whether this is an appropriate amount.
- The Petitioner has committed to sustainable design that meets LEED Gold standards However, the proposed zoning does not include the Zoning Amendment adopted at 2021 STM Article - Sustainable Requirements.
- The Planning Board and Petitioner may consider including murals as part of the allowed signs, and parking lot canopy signs with logos as allowed signs.
- The Planning Board and Petitioner may want to consider broadening the allowed uses and consider adding the following uses:
 - Instruction in music or the arts
 - Museum, art gallery, private library
 - Brewery Pub

Other Comments

- Please note that the Massachusetts Department of Transportation limits signs visible to Route 2: see 700 CMR 3.00. Certain signs may not be allowed.
- Please note that the provisions of 6.4 Wireless Communications facilities will apply
- Is work proposed at the entrance drive off Spring Street?

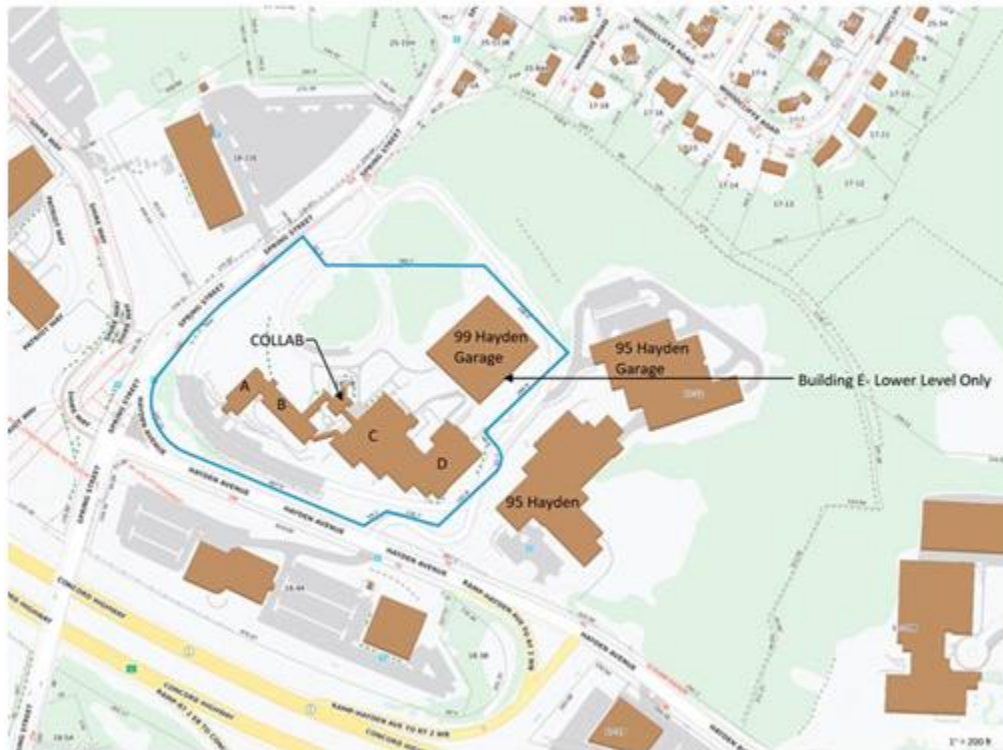
Site Plan Review – The items listed below should be addressed during site plan review.

- The Petitioner should provide information regarding size, species and number of trees being removed and being replaced in accordance to Lexington’s Tree Bylaw.
- As mentioned above limits or prohibit temporary off-site construction parking on public on the public, and unaccepted streets should be a condition of site plan approval Explicit permission must be provided to park in private drives and parking lots.
- A noise construction plan should be reviewed during the site plan review phase. Equipment such as generators and heaters running at night will need noise control.
- The location, size and general design of the proposed signs should be provided on the site plans submitted for site plan review.
- Traffic and drainage and stormwater will be further reviewed during site plan review and conservation permitting with the Planning Board, the Conservation Commission, and the Engineering Division.

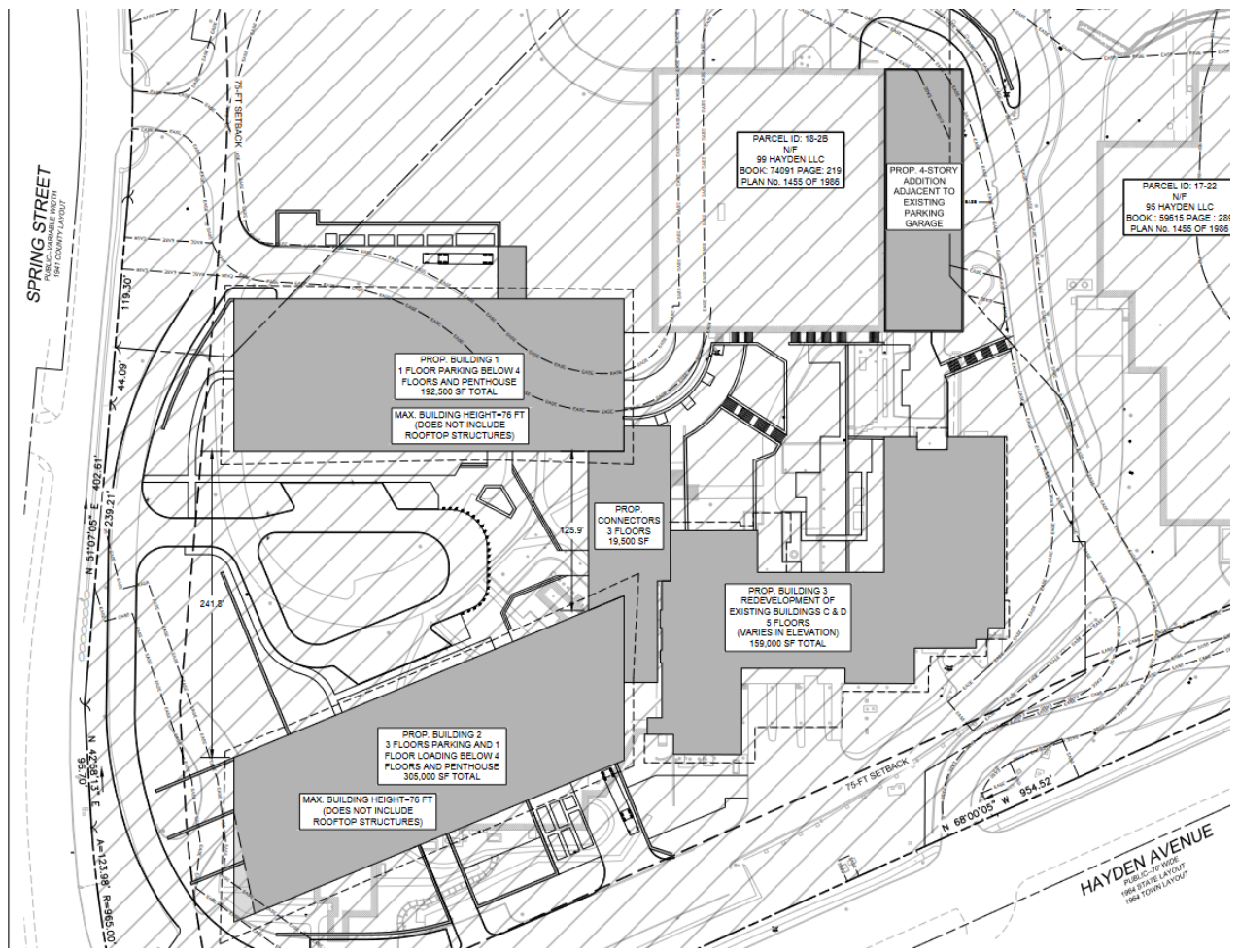
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128 Spring Street/ 95 Hayden (99 Hayden) PSDUP

1/27/2021 99 HAYDEN GROSS FLOOR AREAS						
	EXISTING	Phase 1 complete	Phase 2 Complete	Phase 3 Complete		
OFFICE/LAB BUILDINGS	Building A	17,955		(17,955)		
	Building B	22,486		(22,486)		
	Building C + D	143,662	143,662	143,662	159,000	15,338 OF NEW SF ON THE REHABBED BUILDING C/D
	Building E	12,589	(12,589)			
	Collab Building (house)	9,496		(9,496)		
	95 Hayden (office building)	222,204	222,204	222,204	222,204	
	New Building 1		155,500	155,500	155,500	
	New Building 2			187,000	187,000	
	New Connector				19,500	
	TOTAL	428,392	508,777	658,429	743,204	
	STRUCTURED PARKING	95 Hayden Garage	196,060	196,060	196,060	196,060
99 Hayden Garage		113,126	113,126	113,126	113,126	
99 Hayden Bldg E Backfill			12,589	12,589	12,589	
99 Hayden Additional Garage Bay					53,753	
Building 1 Garage Parking			36,960	36,960	36,960	
Building 2 Garage Parking				117,792	117,792	
TOTAL		309,186	358,735	476,527	530,280	
TOTAL GFA	737,578	867,512	1,134,956	1,273,484		
TOTAL NEW GFA		192,460	497,252	585,843		
RENOVATED GFA				143,662		
REMOVED GFA			(49,937)			
OFFICE GFA				222,204		
LAB GFA				521,000		



Existing Buildings



Proposed Buildings

More on next page

Process Information	
Process	<p>The Applicant Hobbs Brook Real Estate, LLC has submitted a Petition for Change of Zoning District and a Preliminary Site Development Plan (PSDUP). A PD District does not have predetermined standards for development. Such standards are proposed by the developer, included in the preliminary site development and use plan, and approved by Town Meeting.</p> <p>As with any other zoning amendment the Planning Board holds a public hearing and then makes a recommendation to Town Meeting that the rezoning of the land be approved or disapproved. After Town Meeting approval the Petitioner submits a site plan which includes further details of the project for Approval by the Planning Board .</p>
Standards for approval	<p>In making their recommendation to Town Meeting the Planning Board can consider:</p> <ul style="list-style-type: none"> • The physical development of the site and its surroundings including: <ul style="list-style-type: none"> ○ How the development relates to the natural features of the site; ○ The intensity of the proposed development; ○ The adequacy of vehicular and pedestrian access and internal circulation; ○ On-site environmental effects, such as drainage, groundwater, and waste disposal; ○ Potential effects on nearby properties; ○ The quality of the proposed design; • Impact on public facilities and services: including potential revenue and costs; • The proposed development complies with such elements of the Comprehensive Plan and other applicable policies; • Purposes of zoning: how the rezoning would satisfy the purposes of zoning (See Zoning Bylaw, Section 1.2.) • A comparison with the development permitted by right in the existing zoning district; <p>A full list of consideration is better outlined in §176-8.7.1</p>
Memorandum of Understanding (MOU)	<p>The zoning petition is accompanied by a MOU that is negotiated through the Select Board.</p>