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Via Hand Delivery

July 15, 2020

Planning Board

Town of Lexington
1625 Massachusetts Ave
Lexington, MA 02420

**Re: 1050 Waltham Street (Revolution Labs)
Major Site Plan Review Application**

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 Major Site Plan Review application for 1050 Waltham Street, which we have branded as "Revolution Labs".

At the 2020 Annual Town Meeting, on June 1, Town Meeting approved the Preliminary Site Development and Use Plan (PSDUP) for Planned Development District PD-5, by a vote of 185-3. Prior to Town Meeting, on March 9, the Select Board unanimously approved and executed a Memorandum of Understanding (MOU) in connection with the PSDUP.

The following application materials are filed herewith in compliance with section 9.4.2 of the Planning Board Zoning Regulations, and the requirements of the MOU:

1. Form B
2. Check for filing fee in the amount of \$1,500
3. Site Plan Set dated July 15, 2020, including:
 - a. Site development plans by VHB
 - b. Landscaping plans by IBI Placemaking, including exterior lighting plans
 - c. Architectural plans by SGA
 - d. Conceptual roadway improvements plan by MDM Transportation
4. Copy of the PTDM plan approved with the PSDUP and the MOU, dated March 9, 2020
5. Copy of the MOU approved and executed on March 9, 2020
6. Compliance checklist demonstrating compliance with the design standards in the PSDUP and section 9.5 of the Regulations
7. LEED checklist by The Green Engineer dated July 15, 2020
8. The following materials are provided as required by the MOU (section references provided):

- a. Sewer capacity study by VHB (section V)
- b. Acoustic design report by Acentech (section VI.1)
- c. Lexington Integrated Building Design and Construction Checklist (section VII.1)
- d. Alternate HVAC systems options memo by AHA (section VII.2)
- e. Lighting narrative and specifications by HLB Lighting Design (section IX)

In addition, it is our understanding that a certified copy of the PSDUP as approved by Town Meeting has been provided to the Planning Department by the Town Clerk, as required by Lexington Zoning Bylaw section 7.3.2.6.

Finally, please note that a Notice of Intent for the project was submitted to the Lexington Conservation Commission on July 7.

The enclosed materials satisfy the application requirements of the Zoning Bylaw, the Planning Board Zoning Regulations, the PSDUP and the MOU, and therefore we respectfully request consideration of this application at the Planning Board meeting on August 12.

Thank you. We look forward to a continued collaboration with the Town on this project.

Sincerely,



Kevin Sheehan
Managing Partner

cc: Edmund C. Grant, Esq.