



Town of Lexington

## PLANNING BOARD

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Michael Leon, Associate

November 12, 2019

Mr. Kevin Sheehan and Mr. Philip Dorman  
Managing Partners  
Greatland Realty Partners  
101 Federal St., 16<sup>th</sup> Floor  
Boston, MA 02110

**RE: 1040/1050 Waltham Street Sketch Preliminary Site Development and Use Plan  
(PSDUP) Planning Board Recommendation**

Dear Mr. Sheehan and Mr. Dorman:

As required by §176-8.7.3 of the Board's *Zoning Regulations*, the Planning Board must make a written recommendation to sketch PSDUP applicants indicating whether the proposed use of the land, without consideration of the proposed density or other design features, is acceptable to the Board.

This potential PSDUP seeks to convert an existing lot in the CLO – Local Office Zoning District to a Planned Development (PD) District and incorporate new uses that are not currently allowed under the existing zoning and dimensional standards that will accommodate the proposed, state-of-the-art life-sciences research lab and office building and associated parking garage. At the Planning Board meeting on October 30, 2019, you presented a draft proposal for redevelopment of 1040-1050 Waltham Street. In general, Board members were supportive of the concept plan, however, they raised the following issues for your consideration as you fine-tune your proposal.

### Circulation and Parking

- Access to and from the site should be better defined. It might be more efficient if the access points from Waltham Street were to align with existing driveways on the west side of Waltham Street.
- Interior circulation either through a one-way loop driveway or other means must be appropriate for the likely traffic generated by the proposed use, but should also be designed to be sensitive to adjacent wetlands and abutting residential uses.
- The proposed parking garage is designed to accommodate more than 550 vehicles. Are all of these parking spaces expected to actually be used? If not, could you explore whether the capacity of the garage, and as a direct result the size of the parking structure, could be reduced to accurately reflect actual parking demands.

- A robust Transportation Demand Management plan for the site is encouraged. In particular, it should embrace the use of alternative modes of transportation to access the site, including but not limited to, bicycle accommodations along Waltham Street, use of the Lexpress and the Route 128 bus systems and, provision of a private, shared shuttle service between the Alewife MBTA station and site and/or the surrounding residential neighborhoods (Avalon and Brookhaven).
- The proposed pedestrian pass-through from Brookhaven to Waltham Street and from the site to existing nature trails is a welcomed public benefit.

#### Environmental Issues and Open Space

- Sustainability is a crucial consideration in any new development in Lexington. This proposal should include information on how the project will contribute towards the Town's sustainability goals with respect to the following:
  - Net-zero fossil fuels;
  - Green roofs and/or rooftop solar panels;
  - Stormwater management;
  - Green infrastructure;
  - Snow storage and;
  - LEED certification, including long-term monitoring procedures.
- Landscaping on the site should include only native plants.
- Several Board members also encourage the provision of more useable open space on site without increasing the building height.

#### Uses

- Although the PSDUP will be written specifically for the subject site, the language should include some flexibility on use and dimensional standards to ensure that these regulations do not hamper future and/or unintended, but still appropriate use, of the property.

#### Compatibility with the Surrounding Neighborhoods

- In general the Planning Board was impressed with the level of outreach to surrounding property owners and residents that you have done to date. However, several members encouraged more coordination among abutters (particularly with the owners of 1060 Waltham Street, the former Friendly's Ice Cream site) and outreach to the wider community to ensure the project is designed to be compatible with the neighborhoods.
- Several Board members requested additional building elevations and/or plan sections that show how the development will be seen from abutting properties – in particular from the windows of the Brookhaven residences.

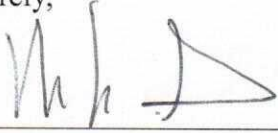
#### Building Massing and Streetscape

- The front façade of the building should be activated with more uses and amenities.

As stated above, the Planning Board supports your concept plan at this location and encourages you to develop the proposal further working with the Board and the community.

Please be advised that per §176-8.7.3 of the Board's *Zoning Regulations* "[t]he Planning Board's recommendation, at the sketch plan stage, does not guarantee the Board's subsequent recommendation". Nevertheless, I hope you find this information helpful.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Creech", written over a horizontal line.

Robert Creech, Chair

Lexington Planning Board