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1 Lexington's Comprehensive Plan

The proposed development resulting from this rezoning will help to address a specific housing need identified in Lexington's 2014 Comprehensive Plan. Further, Lexington's 2016 Residential Policy Committee (RPC) identified a similar need for housing for the over 65 age group (albeit on a different scale).

2 Project 2020, Rewriting and Updating Lexington's Comprehensive Plan

The Town formerly invited public input and participation in the rewrite of Lexington's existing Comprehensive Plan at a very well-attended June 4, 2018 Forum. A goal of the 2020 Committee is to include a wide range of residents, with their individual views and perspectives, in the planning process to rewrite Lexington's Comprehensive Plan. The Comprehensive Plan has not been updated in 15 years, a time span over which there have been significant changes to the demographics of Lexington's population, and the housing and other needs of this demographic. The Town currently is fully engaged in meetings and presentations in connection with Project 2020, which will result in a new Comprehensive Plan.

It is expected that the new comprehensive plan will identify increased and enhanced housing options for Lexington's over age 62 population as a major planning need for the Town to address. This already is an identified housing issue in Lexington.

3 The Proposed Senior Independent Living/Assisted Living Community and Memory Care Community

As noted elsewhere in the PSPUD materials submitted for the proposed project, the 156 units that make up the proposed Waterstone at Lexington community are independent and assisted senior living rental apartments. Waterstone will be an age-restricted community requiring all household members of every apartment unit to be 62 years old or older. Based on intensive demographic and market analysis, Lexington currently lacks a sufficient number of senior housing units – especially high-quality rental independent living and assisted living units such as the ones proposed for Waterstone at Lexington.

Currently, the major provider of senior housing in Lexington is the Brookhaven complex, which is a large senior housing campus with a significant medical/nursing care component. Given its scale and range of services, Brookhaven may not be a viable housing option for certain seniors

depending on their particular needs and preferences. In response to a need for additional types of senior housing in the Lexington area, Waterstone at Lexington will provide an important, high-quality rental housing option for Lexington seniors who can live independently and want to live in a multi-unit setting with ample onsite amenities, or who need assisted living (without a medical care component) also with ample amenities and onsite activities.

The proposed 48 memory care rental apartments that will make up the Bridges at Lexington component of the proposed development also will meet a critical housing need both in Lexington and in the region generally. While the newly opened Artis community has recently supplemented Lexington's senior housing housing stock with 72 much needed memory care apartments, there is still significant immediate and long term need for more high-quality memory care residences in the area.

The 2016 RPC identified a need for more two-family or multi-family homes, of which there are few, with most located in a limited zoning district along Massachusetts Avenue and not limited to an over age 62 demographic. The proposed Waterstone and Bridges at Lexington development will provide the first housing of exactly its type on a larger scale in Lexington. It will do so at an appropriate transitional location along a state highway (Rt. 2) and a private golf course where impacts on traffic and neighborhoods will be greatly minimized.

Using 2014 statistics from the Metropolitan Area Planning Council, Lexington's 2018 population is approximately 32,000 people with approximately 20% over age 65. As indicated above, housing choices for this age group in Lexington are extremely limited. In fact, only three communities, Brookhaven, Youville Place and Artis, currently provide housing options that are broadly comparable to the housing that will be available at the Waterstone and Bridges at Lexington communities.

Based on its 30 years of experience developing some of the Greater Boston area's most attractive and most successful independent and assisted living communities and its recent market analysis of the senior housing needs in and around Lexington, National Development has concluded that the proposed project only will partially satisfy the robust unmet demand from Lexington residents (or their parents) for more high quality senior housing in Lexington.

Combined, the development of Waterstone and Bridges at Lexington will address a critically important, current and growing need for three different types of high-quality rental senior housing for both Lexington's growing population of residents over age 62 or older as well as for the parents of younger Lexington residents who would like to have their parents live in Town. In so doing, the proposed project will be responding to needs outlined in the Town's current comprehensive plan that are expected to be reiterated and reinforced in the 2020 Comprehensive Plan.