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Town of Lexington Planning Board
Town Hall
1625 Massachusetts Avenue
Lexington, MA 02420

**RE: Proposed Planned Development District
55 and 56 Watertown Street
Lexington, MA 02421**

Dear Board Members:

I represent National Development (ND Acquisitions LLC) of Newton, Massachusetts. With this letter, National Development is submitting a proposed rezoning of a 17.70-acre site with a street address of 55 and 56 Watertown Street (formerly 1 Concord Avenue), Lexington. The site is accessed from Watertown Street, on the south side of Route 2 where the Towns of Belmont, Arlington and Lexington intersect. The 17.70-acre site is bisected by Watertown Street, with just over 4 acres of the total site located at the end of Golden Avenue in Lexington with frontage on Watertown Street, and just under 14 acres of the total site with frontage on the direct other side of Watertown Street, abutting the Belmont Country Club. The combined two parcels are described as the "Site".

National Development's rezoning proposal would allow for the construction on the rezoned site of both an independent living/assisted living and a memory care community as described below.

National Development, a local company founded in 1983, is located on Washington Street in Newton, MA. Currently, National Development owns seven similar senior housing communities in Massachusetts with two additional communities under construction. National Development is ranked as one of the largest real estate development companies in the state.

1 The Site: Current allowed Use

The Site is located in the RO zoning district. It is a somewhat isolated site as it is on the eastern side of Route 2, abutting Belmont and Arlington. Currently there are no Lexington municipal utility services in Watertown Street.

Under current zoning, that part of the site located at the end of Golden Avenue with frontage on Watertown Street (the 4.4-acre parcel) could be developed into 5 single family homes with access from Watertown Street. Utilities would be provided from Arlington, down Golden Avenue, and to this parcel.

Under current zoning, the 13.4-acre parcel on the opposite side of Watertown Street could be developed for eight single family homes, with utilities brought from the abutting site on the other side of Watertown Street, or down Watertown Street, under an existing bridge over Route 2, from Lexington.

2 Proposed Use

The proposed rezoning would create a Planned Development District or PD-4 in this case, allowing for memory care, senior independent living and senior assisted living communities. The memory care community (Bridges at Lexington) would be located on the 4.4-acre parcel between Watertown Street and Golden Avenue. It would house 48 residents, providing all living needs for residents within the memory care community and managed by a 24-hour staff.

The senior independent living and assisted senior living community (Waterstone at Lexington) would be located on the 13.4-acre parcel abutting the Belmond Country Club. It would house 40 assisted living and 116 independent senior living residents. Parking for independent living residents will be primarily in a below ground level garage for those independent living residents who own a car. Transportation is provided on demand by the community. The minimum age for these residents is 62 years. In fact, the average age of residents in the other similar communities currently owned or managed by National Development is 80 years.

Thus, the rezoning allows the development of two residential buildings where Lexington's seniors are able to remain in the community and/or near their families living in Lexington, as well as Belmont and Arlington.

3 Lexington's Comprehensive Plan

The proposed development resulting from the rezoning will provide a housing need identified in Lexington's 2014 Comprehensive Plan. Further, the 2016 Residential Policy Committee (RPC) identified a similar need for housing for the over 65 age group, but on a different, smaller scale. Finally, 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 increasing and enhancing housing options for Lexington's over age 62 population as a major planning need for the Town.

As noted, the 156 units in the proposed Waterstone community are for independent or assisted senior living for an age group 62 or older. Lexington currently is very limited in terms of this type of housing. The 2016 RPC identified a need for more two-family or multiple family homes, of which there are few, with most located in a limited zoning district along Massachusetts Avenue.

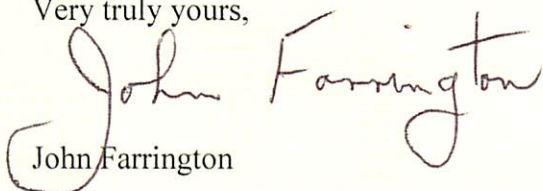
Using 2014 statistics from the Metropolitan Area Planning Council, Lexington's 2018 population is approximately 32,000 people with approximately 20% of the population over age 65. As just noted, housing choices for this age group are limited with only three communities in Lexington somewhat comparable to the proposed project – Brookhaven, Youville and Artis. As such, Waterstone and Bridges at Lexington communities provide much needed additional and diverse housing options to this age group.

4 Financial Benefits to Lexington

Submitted with this proposal is a fiscal impact analysis by Barrett Planning Group LLC. The principal revenue sources from the proposed facility will be real and personal property taxes, and motor vehicle exercise taxes. As noted, there are 48 residential units in the Bridges memory care community. By definition, memory care residents have no dependents living with them. Based on its sister Waterstone communities in Wellesley and Boston (Chestnut Hill), the average age in Waterstone's 156 independent living and assisted living units is projected to be 80. In addition, National Development is proposing to incorporate into any approvals for this project the explicit requirement that all household members in the Waterstone community will be age 62 or older. Consequently, the overall project will result in no demand on Lexington's school budget, to which 49% of Lexington's annual revenue currently is directed.

Based on the above, and on the plans, documents, architectural renderings, traffic study and analysis and fiscal analysis submitted, National Development asks the Board, after its review, to support this rezoning proposal.

Very truly yours,


John Farrington

/Encl.

cc. Ms. Nathalie Rice, Lexington Town Clerk (w/ encl.)