

December 20, 2018

Lexington Planning Board
1625 Massachusetts Avenue
Lexington, MA 02172

Re: Application for Planned Development District
Preliminary Site Development and Use Plan
186 Bedford Street, Lexington, MA

Dear Members of the Board:

On behalf of 186 Bedford Street LLC (Applicant), Highpoint Engineering, Inc. respectfully submits the attached Application for Planned Development District (PD District) and Preliminary Site Development and Use Plan (PSDUP), in support of a petition to amend the Zoning Map and Bylaw of the Town of Lexington for a proposed Planned Development District at 186 Bedford Street (the Project).

The proposed PD District is a 1.36-acre property located on Bedford Street that presently resides in the RS zoning district. The property currently supports an existing vacant 2.5 story commercial building (the Building) and one-story accessory building (the Barn) with access driveways, surface parking areas, vegetable/flower garden, and landscape/hardscape improvements. The Building and Barn are listed in the Lexington Cultural Resources Inventory and Massachusetts Historical Commission database as structures with historical value.

The Applicant purchased the property in September 2018 which has been vacant for some time. Since the 1960's the property has operated as a community health center allowed via Special Permit issued by the Lexington Zoning Board. Eliot Community Health Services was the previous owner of the property and had operated on the premises until relocating their business to the Hartwell Avenue area of Lexington.

The PSDUP proposes conversion of the property use from commercial/clinical to mixed-use commercial/residential. This includes the partial demolition of a wing of the Building that was built in 1969, preservation/renovation of the historic Building and Barn, and construction of an attached 2.5 story building addition with related site improvements. The details of the Project are more fully detailed in the Application and PSDUP materials.

The Applicant submitted a Sketch Plan - PSDUP application with the Planning Board, who held a meeting with the Applicant in November 2018 to review the PSDUP. The Board provided guidance on the Sketch Plan proposal, suggesting the Applicant revise any future PSDUP submission to include reducing Project density, preservation of historic structures, offsetting new building further away from Bedford Street, preserve existing natural landscape features, and improve buffers to the abutting residential district. As a result, the Applicant has significantly modified the Project in response to the Board's recommendations, including preservation and renovation of the Building and Barn with new building addition. This strategy allows additional preservation of mature landscape and repositioning of the building further way from Bedford Street and Vaille Avenue improving buffers.



Concurrent with this petition, The Applicant has also submitted to the Lexington Historical Commission (LHC) an Application for Partial Building Demolition, for permission to raze the 1969 building addition, with preservation of the Building and Barn. The Applicant had their first hearing with the LHC on December 19th, which was continued to their next meeting in January to allow the Applicant's design team an opportunity to refine the design of the proposed addition and its' integration with the historic preservation of the Building and Barn before acting on the Application.

The comments provided by the Board and LHC have been very constructive, providing the Applicant the opportunity to improve the Project proposal while addressing the objectives of the Lexington Comprehensive Plan including historic preservation, affordable housing, and repurposing underutilized properties for local community and Town fiscal benefits.

We look forward to meeting with the Board to review this Application. If you have any questions, please contact the undersigned at 781-770-0977.

Best regards,

HIGHPOINT ENGINEERING

A handwritten signature in blue ink, appearing to read "Douglas J. Hartnett".

Douglas Hartnett, P.E.
President/Managing Principal

Cc: Edmund C. Grant, Esq.
Joseph Ciampa, 186 Bedford Street LLC