

March 13, 2019

Ms. Ginna Johnson, Chair  
Lexington Planning Board  
1625 Massachusetts Avenue  
Lexington, MA 02172

Re: 186 Bedford Street - PSDUP Review  
Summary of Community Benefits and Project Design Commitments

Dear Ms. Johnson:

On behalf of 186 Bedford Street LLC (Proponent), Highpoint Engineering, Inc. submits this letter to address comments raised by the Planning Board at the March 13, 2019 public hearing; including Project mitigation commitments the Applicant is offering under a Memorandum of Understanding (MOU) currently in negotiation with the Town, and recommended Project design commitments as suggested by the Board during the hearing and as outlined in the Chairman's presentation.

The Applicant is pleased to offer the following commitments to the Town and the Planning Board, upon successful rezoning of the property at the Annual Town Meeting and subsequent Site Plan Review approval by the Planning Board:

**Memorandum of Understanding (MOU) Commitments**

1. Preserve and renovate the main building and barn that were originally built circa 1874.
2. Dedicate four (4) residential apartments as affordable units for the Town's subsidized affordable housing inventory, resulting in a 30% affordable housing commitment and allowing all 13 units to be counted toward the inventory.
3. Make a one-time payment of \$30,000 for construction of 15 additional parking spaces at \$2,000 per space, to the Transportation Demand Management or Public Transportation Stabilization Funds.
4. Make a one-time payment of \$10,000, or \$2,500 per year for five-year payment toward public recreational improvements for benefit of Garfield Park.
5. Restrict residential parking to one space per apartment, to be enforced by the Proponent via lease restrictions.
6. Provide offsite parking for employees in the event additional parking is required during peak periods of use, despite parking analysis conclusion that adequate on-site parking is provided.

## Project Design Commitments

The PSDUP and Regulatory Plans propose general site and building improvements for the Project. The Proponent will implement the recommended design modifications into the Project, subject to confirmation of appropriate site engineering and landscape design practices, to be included in future definitive site development plans submitted under an Application for Site Plan Review.

1. Depict locations of abutting property buildings and related improvements for context with respect to the Project plan.
2. Provide adequate landscape and fence screening along the perimeter of the property that abuts residential properties. Coordinate with residential abutters regarding review of the preferred screening plan. Review existing fence conditions and repair/replace as necessary.
3. Provide screen gate at emergency egress driveway using comparable materials to the existing or new fence along Reed Street to screen views and discourage on-street parking.
4. Design site lighting to maintain appropriate illumination for public safety and to not introduce light trespass onto abutting residential property. Site lighting design to conform with applicable Zoning By-law regulations.
5. Add deciduous canopy tree quantity to mitigate the number of trees removed as a result of the Project.
6. Specify New England native plant materials with consideration for use of recommended Middlesex County plant materials lists for consistency.
7. Evaluate if a portion of proposed eastern surface parking area adjacent to abutting residential property can be relocated to create additional open space in this area.
8. Include addition of six banked parking spaces in the unlikely case that overflow parking is required during high volume parking periods. Spaces to be constructed using Grass-Pave surface treatment or equivalent, and to be managed for use by employees only.
9. Develop a snow storage plan that summarizes Proponent's snow management protocol to remove snow off-site during periods of heavy snow accumulation.
10. Relocate dumpster enclosure away from abutting residential lot along eastern parking area. Consider lockable dumpster units to discourage rodents and illegal dumping.
11. Relocate electric transformer away from abutting residential lot. Final transformer location subject to approval by private utility company.
12. Maintain compact parking spaces along front of retail to minimize tree root disturbances. Maintain a 2' grass zone with no plantings at end of parking stalls to allow for vehicle overhang.
13. Retain a certified arborist to assess health of existing mature trees. The Arborist in consultation with the Landscape Architect shall provide guidance for tree preservation and root protection measures during site/utility construction.
14. Design retaining wall systems to reflect traditional New England dry-laid natural stone wall style.
15. Submit details on Project site identity signage and locations in accordance with the PSDUP and applicable Zoning By-law regulations.



We look forward to continuing our review of the Project with the Planning Board on March 20<sup>th</sup>. 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.  
Howard Levin, Esq.  
Joseph Ciampa, 186 Bedford Street LLC  
Mike McKay, McKay Architects  
Mike Radner, Radner Design Associates