



January 4, 2018

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

Re: Planned Development District PD-2 – Life Sciences Campus Expansion  
45-65 Hayden Avenue  
Application for Site Plan Review – Response to Planning Board and Public Comments

Dear Board Members:

On behalf of CRP/King Hayden Owner, L.L.C. (the Owner/Applicant), and pursuant to a public hearing for Major Site Plan Review for the above referenced project on December 13, 2017, Highpoint submits this letter in response to Planning Board comments received during the hearing.

Accompanying this letter are the following relevant documents:

1. Site Development Plans, dated November 16, 2017 and revised through January 4, 2018, with revisions to the previously submitted plans to address comments received during the public hearing.
2. Parking and Transportation Demand Management report, revised January 2, 2018, prepared by MDM Transportation Consultants, Inc.
3. Site Photograph Exhibit, dated January 4, 2018 and prepared by Highpoint, depicting perspective view corridors toward the project site from the Hayden Woods Conservation Area trail network.
4. Snow Management Plan, dated January 4, 2018 and prepared by Highpoint.
5. Color landscape materials diagram, dated January 4, 2018 and prepared by Lemon Brooke LLC.
6. Background sound measurement protocol memorandum, dated January 4, 2018, prepared by Cavanaugh Tocci Associates, Inc.

Each comment received during the public hearing has been addressed with the following responses:

**Open Items as of end of December 13, 2017 Planning Board public hearing:**

- The Board asked for additional information regarding the height of the garage and views thereof from Hayden Woods. The Board asked if more plantings could be planned for that might provide for additional long-term screening of the garage, potentially on the outside of the ring road.

**RESPONSE:** The existing Hayden Woods Conservation Restriction does not allow for new plantings within the limits of the Conservation Restriction area. A two-sheet photographic perspective exhibit, showing view corridors toward the project site from various locations within the Hayden Woods trail system, has been prepared and submitted for review herewith. The photographs shown thereon were taken by Highpoint Engineering, Inc. on the morning of Wednesday, December 27, 2017. The photographs demonstrate that sight lines from the trail system to the development site are of sufficient length and sufficiently obstructed by dense tree vegetation within Hayden Woods such that the project as proposed will not adversely affect views from the trail system. As the trees are currently devoid of foliage these view corridors will improve further during the growing season. Perspective views from the trail

---

system to the 65 Hayden parking garage are provided for context. It is also worth noting that the project provides for a net reduction in impervious surface of the site by the consolidation of existing surface parking areas, resulting in a key environmental improvement. Additionally, the concrete panels for the garage will be constructed using form liners to enhance the aesthetics of the garage.

- The Board questioned the plants on the west side of the site and what species they are. The Board expressed preference for Honey Locust, *Gleditsia triacanthos*, substituted with what was previously proposed at the Town Meeting, Swamp White Oak, *Quercus bicolor*, or other tree species native to Middlesex County.

**RESPONSE: *Gleditsia triacanthos* trees are revised to *Quercus bicolor*, shown on sheet L2.1.**

- The Board inquired about snow removal and the need to have a plan for snow removal and articulate how the pedestrian footbridges will be kept clear of snow, including equipment to be used.

**RESPONSE: Snow removal for the pedestrian footbridge will be conducted by snow blower or shovel, as needed. Acetate- and chloride-based de-icing compounds shall not be used on the pedestrian footbridges due to the risk of introducing such compounds to the underlying open spaces, vegetated wetlands, and intermittent stream channels. Sand shall be used sparingly, ensuring that sand is not introduced directly into underlying or adjacent resource areas, and any sand accumulation below or adjacent to pedestrian footbridges shall be removed in the spring. A Snow Management Plan with snow storage and de-icing protocols has been prepared and submitted herewith as well as to the Lexington Conservation Commission as part of a campus-wide Long-Term Operation and Maintenance Plan accompanying the Notice of Intent application for the project. The applicant anticipates that approval of Site Plan Review by the Board will be conditioned on the issuance of an Order of Conditions by the Conservation Commission, which will include approval of this Snow Management Plan.**

- The Board requested a more detailed explanation of the site walls and what the materials are for each wall, particularly those nearest the Hayden Woods Conservation Area.

**RESPONSE: All site walls are architectural block walls. The site walls parallel to Hayden Road, along the west entry, have been eliminated. Refer to sheets L1.1, L1.2, and an additional colored material diagram for more information.**

- The Board expressed concerns that the site incorporates too many material types, especially on west end, and requested that some of the paved areas be refined and moved.

**RESPONSE: The site and landscape plans have been revised accordingly where feasible. Refer to sheets L1.1, L1.2, and an additional colored material diagram for more information.**

- The Board requested an explanation of the stormwater management strategy.

**RESPONSE: The stormwater management system consists of a series of surface and subsurface stormwater conveyance and treatment systems and underground detention and infiltration**

systems located throughout the project site. The stormwater management system has been designed to conform to the Massachusetts DEP Stormwater Management Standards and the Lexington Code, Chapter 181, Article VI – “Stormwater Management Regulations” to the maximum extent practicable for the redevelopment project. A stormwater management report has been prepared and submitted to the Lexington Conservation Commission for review as part of a Notice of Intent application for the project. The stormwater management design depicted on the Plans is subject to change pending review thereof by the Commission and the Town’s peer review consultant. The applicant anticipates that approval of Site Plan Review by the Board will be conditioned on the issuance of an Order of Conditions by the Conservation Commission, which will include approval of this the stormwater management system and associated report.

- Regarding the noise protocol, the Board asked to check the existing baseline (pre-65 Hayden) to be reconciled to the new baseline (pre-75 Hayden) when conducting the noise analysis.

**RESPONSE:** A one-page summary of the existing and proposed noise baselines has been submitted herewith. The Applicant has submitted to the Town the noise testing protocol required by Section VI of the MOU. The Project shall comply with the Town’s Noise Control Bylaw, Chapter 80 of the Town’s General Bylaws, as may be enforced thereunder.

- Regarding the noise protocol, the Board asked what equipment is being specified and how noise is affecting decisions on equipment specifications.

**RESPONSE:** While mechanical systems are being engineered, the Applicant has submitted to the Town the noise testing protocol required by Section VI of the MOU and the Project shall comply with the Town’s Noise Control Bylaw, Chapter 80 of the Town’s General Bylaws, as may be enforced thereunder. An enclosed penthouse with louvered wells is being designed to house primary mechanical equipment at the rooftop.

- The Board asked about possible light pollution due to light wash from interior of buildings to exterior.

**RESPONSE:** The design team is sensitive to the subject of ambient lighting and is designing the project to all applicable standards for reduction of light trespass. Time clock controls of building lighting will reduce interior illumination to required light levels throughout the day.

- The Board discussed the trailhead parking enhancements.

**RESPONSE:** In summary, as a result of the project, improved trailhead access will be provided to the public relative to existing conditions, as set forth in the MOU with the Town. Under the prior MOU in 2010, only nonexclusive parking and evening/weekend access was established. The new MOU establishes 4 dedicated parking spaces in close proximity to the trailhead along with formal easements for parking and access during the daytime. In addition signage, waste and recycling containers will be maintained by the Owner/Applicant. Lastly, the Owner/Applicant is committed to including on the signage at the trailhead the contact information for the property manager in order to facilitate group parking for any larger parties that may wish to enjoy the woods. This commitment can be memorialized as a condition of Site Plan Review approval.

- PTDM comments, which have also been addressed in the revised PTDM report, dated January 2, 2018, and submitted to the Town:
  - The Board requested that the PTDM report be confirmed for consistency due to some numbers in need of updating.

**RESPONSE: The PTDM report has been revised to address numerical inconsistencies as well as all comments from the Planning Department and this revised PTDM has been submitted herewith.**

- The Board requested an update to the Parking Summary on the Title Sheet (T100) clarifying maximum and minimum parking requirements, and requested an explanation justifying the need for 1,622 parking spaces in lieu of the 1,675-space maximum allotment in the PSDUP Dimensional Standards.

**RESPONSE: The Title Sheet has been revised to include minimum and maximum parking requirements per Sections 9.3.c. and 9.4.a. of the PSDUP, respectively. The parking count provided on the site plans is based on the Owner/Applicant's parking requirements based on typical market requirements for rentable square footage provided.**

- The Board requested consideration of possible additional sidewalk access from Hayden Avenue to the developed site be provided along the easternmost driveway entrance.

**RESPONSE: The development team considered this comment and reached the following conclusions. Sidewalks within the Site connect each of the buildings to the central driveway serving the property, which in turn connects to the public sidewalk system along Hayden Avenue. This system provides an integrated and direct means of pedestrian access between the Site buildings and the public sidewalk system. Based upon this connectivity, the provision of an additional sidewalk at the easterly driveway would not meaningfully enhance the pedestrian connectivity to or within the campus. Furthermore, the development team concluded that wetland areas and drainage basins within that portion of the Site also preclude a direct sidewalk alignment to building 45 from Hayden Avenue.**

- The Board requested provisions for bicycle access to the developed site.

**RESPONSE: The site plans have been revised to include sharrow markings along the ring road to reinforce shared automobile and bicycle use of travel lanes. Refer to sheets C400 and C701 for layout and detail of sharrow markings, respectively.**

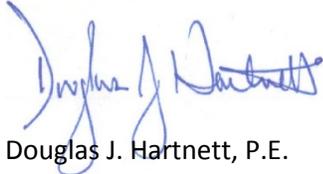
- The Board requested that the TDM Plan be amended to include the concept that transportation benefits are equitable between people using various modes of transport.

**RESPONSE: The PTDM report has been revised pursuant to this request. Refer to Section E.3 – PTDM Mitigation for more information.**

We trust that this summary and enclosed materials are responsive to all remaining Planning Board and public comments noted. We look forward to reviewing these remaining items with the Board at the January 9<sup>th</sup> continued public hearing in order to successfully conclude this process and commence the project.

Best regards,

**HIGHPOINT ENGINEERING**

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

Douglas J. Hartnett, P.E.  
Managing Principal

Enc.

CC: Lexington Town Clerk  
Mr. Robert Albro  
Edmund C. Grant, Esq.  
Peter L. Tamm, Esq.