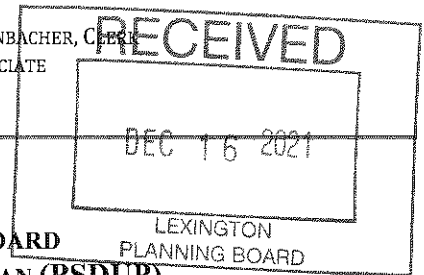




LEXINGTON PLANNING BOARD
1625 MASSACHUSETTS AVENUE, LEXINGTON, MA

MEMBERS OF THE PLANNING BOARD:
CHARLES HORNIG, CHAIR – ROBERT PETERS, VICE-CHAIR – MICHAEL SCHANBACHER, CLERK
ROBERT CREECH – MELANIE THOMPSON – MICHAEL LEON, ASSOCIATE



**RECOMMENDATION OF THE LEXINGTON PLANNING BOARD
ON A SKETCH PRELIMINARY SITE DEVELOPMENT AND USE PLAN (PSDUP)
FOR THE PROPERTY LOCATED AT 95 HAYDEN AVENUE AND 128 SPRING STREET (99 HAYDEN AVENUE
RECOMMENDATION DATED NOVEMBER 10, 2021**

General Property Information

Property Address: 95 Hayden Avenue and 128 Spring Street (99 Hayden Avenue)
Assessor's Information - Parcel ID: 17-22 (95 Hayden Avenue); and 18-2B (99 Hayden Avenue, 128 Spring Street)
Zoning District: CD-14

Application Information

Application(s): Review of a zoning amendment for a planned development (PD) district under §135-7.3
Date application(s) were filed with the Town Clerk: October 19, 2021

General Project Contact Information

Owner Name and Address: 95 Hayden, LLC and 99 Hayden, LLC
Applicant Name and Address: Hobbs Brook Real Estate (Bradley Cardoso, Vice President and Director of Design and Construction), 404 Wyman St, Suite 425, Waltham, MA 02451
Landscape Architect: Dave Andrews (Mass. Registration #4239), Brown, Richardson + Rowe, Inc., 3 Post Office Square, Boston, MA 02110
Civil Engineer: Scott D. Turner (Mass. Registration #41775), Environmental Partners, 1900 Crown Colony Drive, Suite 402, Quincy, MA 02169
Land Surveyor: Doug Aaberg (Mass. Registration #35382), Merrill Associates, 427 Columbia Road, Hanover, MA 02339
Transportation Consultant: Robert J. Michaud, P.E., MDM Transportation Consultants, Inc., 28 Lord Road, Suite 280, Marlborough, MA 01752
Project Attorney: Attorney Peter Tamm, Goulston & Storrs, 400 Atlantic Avenue, Boston, MA 02110

Public Meeting Information

Date of opening public meeting: November 3, 2021
Dates of continued public meetings: November 10, 2021

Project Site Plan Information

Date of Plan: October 12, 2021, titled Sketch Plan, 95 & 99 Hayden Ave, Lexington, MA, Hobbs Brook Real Estate, prepared by Margulies Perruzzi and Environmental Partners

Project Description

The Project comprises two properties: 95 Hayden Avenue and 99 Hayden Avenue (also known as 128 Spring Street). Combined, the two properties are approximately 36 acres of land. The properties are currently improved with office and lab building complexes, two parking garages, and associated

surface parking and other site improvements from the 1960s-1980s. Due to the age of the existing buildings, and the demand for life science space, some buildings are obsolete and incompatible with the needs of many life science users.

The Project will consist of razing selected obsolete buildings on the south end of campus which will be replaced with two new life science buildings that will total approximately 300,000SF. The Project will also renovate Buildings C and D. Off-street parking will be provided under each new building and the construction of a new parking garage addition to an existing garage.

The proposed new buildings will each contain four stories of office and lab space above parking, with up to 18-foot floor to floor heights and approximately 37,000-40,000SF floor plates, designed to serve life science tenants, with appropriate mechanical systems and loading facilities.

Public Meetings

The Lexington Planning Board held its opening public meeting for the Project located at 95-99 Hayden Avenue (128 Spring Street) on November 3, 2021. A continued public hearing was held on November 10, 2021. Planning Board members present throughout the public hearing were: Charles Hornig, Chair; Robert Peters, Vice-Chair; Michael Schanbacher, Clerk; Robert Creech; and Melanie Thompson.

Meeting minutes for the November 3 and November 10, 2021 Planning Board public meetings will be posted to the Town's website. Additionally, LexMedia has a video capture of the meetings that can be found on the LexMedia website.

Findings & Recommendations

During the public meeting process, the Planning Board took all information received from various municipal departments, comments made by the public, and information submitted by the Applicant. The Planning Board arrived at these Findings and Recommendations based on Zoning Bylaw and Planning Board's Regulations provisions and made the following findings specifically for the Project at 95-99 Hayden Avenue.

- The Project includes the razing of Building A and Building B, renovating Buildings C and D, and construction of new Building 1 (148,000SF), Building 2 (160,000SF), Connectors/Amenities (6,000SF), and additions to Building C + D (12,500SF), all at 99 Hayden Avenue.
- New construction and redevelopment of existing structures should incorporate and be designed to meet the expectations of the Planning Board found in § 176 – 12.0 Site Plan Review and Special Permit Design Regulations.
 - When preparing the Project, please utilize the checklists prepared for § 176 – 12.0 Site Plan Review and Special Permit Design Regulations as the project is further designed. Such checklists were designed to guide developers and reduce review time.
- The Transportation Safety Group (TSG) and the Department of Public Works (DPW) request that the Applicant review and consider relocating the main entrance drive off Spring Street towards the Spring/Hayden intersection to create better sight lines. The Town requests that a detailed sight line analysis be included in the PDSUP traffic impact study.
- The Project should provide accessible pedestrian access from the site to the crosswalk at Hayden/Spring Street intersection or consider a new crosswalk elsewhere so that pedestrians can access the sidewalks.
- The Project should be designed to ensure adequate fire and public safety access and site circulation while being mindful of natural and wetland features.

- The Applicant should submit sewer usage projections and downstream capacity analysis to determine if adequate capacity exists.

Decision

On November 10, 2021, after a thorough review of the submitted project material, presentation of the Project by the Applicant, and public comment, the Planning Board made the following recommendation per §176-8.7.3:

- The Planning Board agrees that the proposed use of the land, without considering the proposed density or other design features, is acceptable to the Board.
- The Planning Board agrees that the proposed density and other design features are acceptable to the Board.
- The Planning Board agrees that the proposed conditions on the development, or mitigating measures or benefits to the neighborhood or the Town, are acceptable.
- The Planning Board did not cite any specific improvements or modifications of the proposal necessary to make a favorable recommendation to the Town Meeting.

Exhibits Not attached unless indicated


The Applicant has filed with the Planning Board various plans and reports required under the Lexington Zoning Bylaws and Planning Board Zoning Regulations. During the review process, the Applicant and its professional consultants also submitted revisions to plans in response to requests by the Planning Board and by the various municipal departments that reviewed the Project. All of these plans, reports, and correspondence are contained in the Planning Board's files and are hereby incorporated into this Decision by reference.

1. Form B: General Application for Approval of a Plan for Development for the property located at 95 and 99 Hayden Avenue, dated October 19, 2021, stamped in with the Town Clerk on October 19, 2021
2. Planned Development District CD-14 Sketch Plan Submission, 95 and 99 Hayden Avenue, Lexington, Massachusetts, prepared for Hobbs Brook real Estate, LLC, 404 Wyman St. Suite 425, Waltham, MA 02451, dated October 19, 2021
3. Cover letter, Hobbs Brook Real Estate, Re: 95 and 99 Hayden Avenue, Ledgemont Technology Center, Proposed Planning Development District – Sketch Plan Submission,
4. Sketch Plan, 95 & 99 Hayden Ave, Lexington, MA, Hobbs Brook Real Estate, prepared by Margulies Perruzzi and Environmental Partners, dated October 12, 2021
5. Memorandum from MDM Transportation Consultants, Inc., RE: Proposed Ledgemont Technology Center (LTC) Expansion, 99 Hayden Avenue, Lexington, Massachusetts, dated October 14, 2021
6. Memorandum from Environmental Partners, Subject: 99/95 Hayden Avenue Sketch Plan Submission Facility Assessment, dated October 15, 2021
7. Preliminary Revenue Estimate, 95 and 99 Hayden Avenue Redevelopment, Ledgemont Technology center, prepared by Fougere Planning & Development Inc., Mark J. Fougere, AICP

8. Presentation: 95 Hayden & 99 Hayden Ave (128 Spring Street), Planned Development District, Sketch Plan Preservation, November 3, 2021

The Planning Board received correspondence from various municipal Departments who reviewed the Project, which has been incorporated herein by reference.

1. Staff letter from Molly Belanger, Planner to Lexington Planning Board, Re: 95-99 Hayden Avenue: Sketch Preliminary Subdivision Development and Use Plan, dated October 29, 2021


Chair

16 December 2021

