



## TOWN OF LEXINGTON *PLANNING OFFICE*

1625 Massachusetts Avenue  
Lexington, Massachusetts 02420  
781-698-4560  
[planning@lexingtonma.gov](mailto:planning@lexingtonma.gov)  
[www.lexingtonma.gov/planning](http://www.lexingtonma.gov/planning)

Abby McCabe, AICP, Planning Director  
Sheila Page, Assistant Planning Director  
Molly Belanger, Planner  
Lori Kaufman, Department Assistant

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Date: July 8, 2022

To: Planning Board

Fr: Sheila Page

RE: Hartwell Area TMO-1 Plan Update

In 2009, when the Town of Lexington upzoned the Hartwell Avenue Corridor, allowing for an increase in development in the CM Zoning District, the Town also created the Transportation Management Overlay District (TMOD). The purpose of the TMOD is to facilitate multi-modal transportation networks and improve traffic management and mitigation in a streamlined and predictable process.

### **How it works**

As is typical in most municipal zoning, our zoning requires new developments of a certain size to meet traffic and parking standards outlined in c.135§5.5. of the zoning. In particular the development has to show they can meet adequate traffic capacity and if not, the application shall be denied. Because the level of service is poor at the Bedford/Hartwell intersection, adequate capacity in the Hartwell area is almost impossible to achieve without a major reconstruction project which is beyond any one development's capability or within their control.

Instead of meeting these requirements applicants can opt into the TMOD and participate in the mitigation outlined in the District Area Plan. A mitigation plan is required for proper implementation of the TMOD. While the zoning requires a mitigation fee and a parking and transportation demand management plan, the plan specifies the expectations of the mitigation and measures to reduce single occupancy vehicle trips and increase multimodal safety and outlines projects and strategies of how to use the mitigation.

### **TMO-1 Hartwell Area Update**

The Hartwell Area has a mitigation plan developed in 2010. The mitigation fees have been used to fund pedestrian safety improvements at the Hartwell / Bedford intersection, intersection design at the Maguire / Hartwell intersection, and the Bedford / Hartwell Corridor 25% Design Project. Many of the projects laid out in the 2010 TMO-1 Hartwell Area Plan have either been completed or are part of the Bedford/Hartwell 25% Design project currently underway. In addition, given the expected growth in the area due to the new zoning passed at STM 2020-2, it is prudent that we upgrade the mitigation plan to match the current market and innovative management techniques. The Town will need to require strong transportation demand management techniques, programs and performance measures to ensure that we are reducing single occupancy vehicle trips.

**Process**

At the July 13 Planning Board meeting - the consultants NelsonNygaard will be introducing the project and presenting their existing conditions analyses. At a second meeting in the fall - NelsonNygaard will be back to present their recommendations in a draft plan. From that meeting, revisions will be made. Then at a third meeting the Planning Board will need to formally adopt the TMO-1 Plan so that it can be put into action.

There are three areas included in the TMO: TMO-1 Hartwell Area; TMO-2 Forbes Marrett; and TMO-3 South Lexington. We are updating the existing TMO-1 plan now and will be creating the first plans for TMO-2 and TMO-3 next year.