

# JOINT SELECTMEN AND PLANNING BOARD MEETING

Wednesday, May 30, 2018

Estabrook Hall, Cary Memorial Building

7:00 PM

## AGENDA

### ITEMS FOR INDIVIDUAL CONSIDERATION

1. Hartwell Avenue Zoning Initiative (90 min.) 7:00 p.m.
  - Introduction - Suzie Barry and Ginna Johnson
  - Staff Overview - Melisa Tintocalis
  - Vision and Planning Proposal - David Gamble
  - Breakout Sessions - Pam McKinney, Craig Seymour, Walt Woo
  - Report from Breakout Sessions - David Gamble
  - Next Steps - Melisa Tintocalis

### ADJOURN

1. Anticipated Adjournment 8:30 p.m.

A meeting of the Board of Selectmen is scheduled regarding the Town Manager Search on Monday, June 4, 2018 at 9:00 a.m. in the Selectmen's Meeting Room, Town Office Building, 1625 Massachusetts Avenue.

A Board of Selectmen Community Meeting regarding the Center Streetscape Project will be held on Monday, June 11, 2018 at 7:00 p.m. in the Battin Hall, Cary Memorial Building, 1605 Massachusetts Avenue.

The next regularly scheduled meeting of the Board of Selectmen is scheduled for Wednesday, June 13, 2018 at 7:00 p.m. in the Selectmen's Meeting Room, Town Office Building, 1625 Massachusetts Avenue.

*Hearing Assistance Devices Available on Request*

*All agenda time and the order of items are approximate and subject to change.*

  
Recorded by LexMedia

## **AGENDA ITEM SUMMARY**

### **LEXINGTON JOINT BOARD OF SELECTMEN AND PLANNING BOARD MEETING**

#### **AGENDA ITEM TITLE:**

Hartwell Avenue Zoning Initiative (90 min.)

#### **PRESENTER:**

#### **ITEM NUMBER:**

I.1

#### **SUMMARY:**

*No vote is requested for this agenda item.*

This meeting of the Board of Selectmen and Planning Board is to discuss a proposal for a new zoning district in the Hartwell corridor that would allow for mixed-use, added density, as well as a plan for new streetscape that would improve access and walkability for the area.

Staff is seeking board and citizen input to refine a proposal that Town Meeting will consider in the fall.

#### **SUGGESTED MOTION:**

NA

#### **FOLLOW-UP:**

Staff and Consultants will continue to refine the plan, based on board and public comments.

#### **DATE AND APPROXIMATE TIME ON AGENDA:**

5/30/2018

7:00 p.m.

#### **ATTACHMENTS:**

Description	Type
☐ Invitation to Residents	Exhibit
☐ Meeting Notice	Exhibit
☐ Plan description page 1	Exhibit

 Plan description page 2

 Plan description page 3

Exhibit

Exhibit



# Town of Lexington

May 17, 2018

Dear Residents,

The Town of Lexington's Board of Selectmen and Planning Board would like to invite you to a community-wide meeting to discuss the rezoning of the Hartwell Avenue corridor - from approximately Maguire Road to Bedford Street.

Join us for a presentation on a proposal for a new zoning district that would allow for mixed-use, added density, as well as a plan for new streetscape that would improve access and walkability for the area. The Town is seeking your input to refine a proposal that Town Meeting will consider in the fall. All are welcome!

**Public Meeting Date: Wednesday - May 30<sup>th</sup>, 2018**

**Location: Cary Hall in Estabrook Hall**

**Time: 7:00pm to 9:00pm**

*For space planning, please RSVP by May 26<sup>th</sup>*

*phone: 781-698-4567 or email: [mtintocalis@lexingtonma.gov](mailto:mtintocalis@lexingtonma.gov)*

Enclosed is a handout with additional information on the Hartwell initiative or explore the Town website with additional resources at:

<https://www.lexingtonma.gov/economic-development/pages/hartwell-zoning-initiative>

To speak to someone directly, please contact the Town of Lexington's Economic Development Office at 1625 Mass Avenue and ask for Melisa Tintocalis, Economic Development Director, office: 781-698-4567 or email: [mtintocalis@lexingtonma.gov](mailto:mtintocalis@lexingtonma.gov).

Suzanne Barry  
Chairman of the Board of Selectmen

Ginna Johnson  
Chair of the Planning Board

# HARTWELL

## rezoning initiative



The Town is developing a new zoning district for the Hartwell area. The goal is to enhance the long-term commercial viability as well as achieve community goals related to preserving open space, creating new housing options, and promoting walkability with added amenities.

**Join us for the discussion and share your input!**

Several meetings held this Spring culminate in a community-wide meeting  
**May 30th** at Cary Memorial Building, Estabrook Room at 7pm-9pm

DATE	TIME	PLACE	AUDIENCE
<b>5/29 Tuesday</b>	9:00am	Town Office Bldg, Parker Room 1625 Mass Ave	Transportation Safety Working Group
<b>5/30 Wednesday</b>	7:00pm	Cary Memorial Building Estabrook Hall (lower level) 1605 Massachusetts Ave.	Community-wide hosted by Board of Selectmen & Planning Board

For more information on past and upcoming meetings, please visit:

<https://www.lexingtonma.gov/economic-development/pages/hartwell-zoning-initiative>



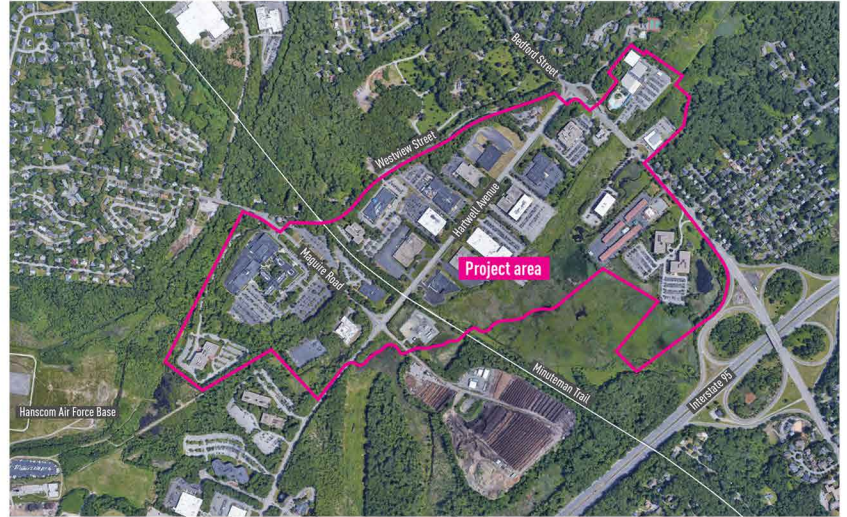
# HARTWELL

## rezoning initiative



### Where is the Hartwell Study Area?

The segment of the district from Maguire Road to the Bedford Street jug-handle and adjacent commercial properties is the focus of recent study, including an area just north of the jug-handle. The area is predominantly zoned for commercial and light manufacturing uses.



### What is a "Zoning Initiative"?

All land is governed by zoning which are the local rules that determine the type of uses and scale of development allowed in a particular area. The Town is working to create a new zoning district for the Hartwell area to maintain commercial viability by allowing property owners to build mixed-use developments in the area with a focus on walkability and adding retail and limited residential uses. The current concept proposes to increase the density to allow up to four-story buildings.

### Hartwell : A Vision for the Future



### Why?

The Board of Selectmen wants to improve the balance of Lexington's commercial and residential property tax base, taking pressure off of residential taxpayers especially as the Town seeks to fund important capital projects over the coming years. To that end, they have asked staff to recommend how the Town can enhance the long-term viability and commercial values in the Hartwell area. In addition, this effort provides the opportunity to achieve other community goals including new housing options, improving storm water drainage, and adding useful amenities to the area.



## What would the new proposed zoning allow?

- Lab-capable commercial buildings, hotels, small scale residential units, fresh food places, restaurants, and neighborhood services
- Floor area ratios\* would be eliminated or set to 0.9
- Building height would be increased in commercial districts
- Ground floor "retail" space to augment the customer base to support cafes, restaurants and services, in turn, attract commercial tenants
- Limited small scale multi-family

\*Floor area ratio = the factor used to determine the amount of square feet that can be built on a parcel

## When would this happen?

The goal is to craft a zoning proposal with community input and present it to Town Meeting for a vote in the **Fall of 2018**.

Although Town Meeting may approve the zoning this year, most likely it would be five to ten years before a transformative development projects were developed.

## What would it actually look like?

The proposed zoning would increase the allowed density to allow building to be built with three to five stories with clear development design standards that require landscape, set-backs, step-backs and public realm requirements to enhance the overall sense of place.

### Existing Conditions

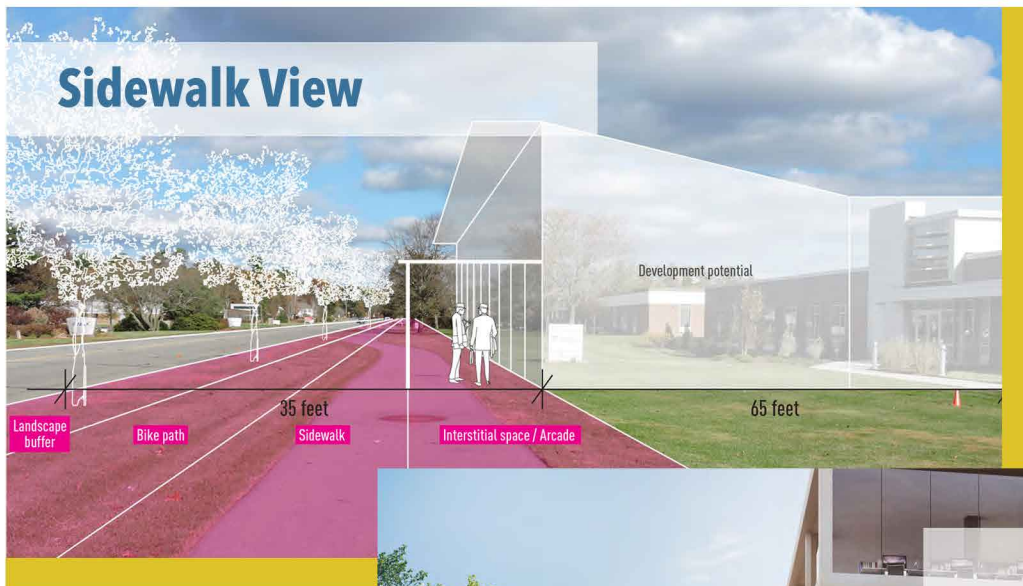


### Streetscape Improvements





## Sidewalk View



## Vision Buildout



### How will traffic be handled?

Stantec is currently assessing the existing conditions and will project the traffic model at 10-, 20-, and 30-year intervals. Stantec will identify key improvements that will need to take place to accommodate the anticipated traffic and provide general cost estimates. These improvement costs will be built into an infrastructure financing plan conducted by separate consultants - RKG Associates.

### What type of residential units are being proposed?

The proposed zoning would allow for small scale units, studios to two bedrooms, to be built over the course of 30 years. The Lexington Housing Projection plan identified the need for smaller scale housing for aging residents as well as young professionals establishing themselves.

### How can I be involved and informed?

<https://www.lexingtonma.gov/economic-development/pages/hartwell-zoning-initiative>

Twitter - @BusinessLex