

June 7, 2019

Douglas M. Lucente, Chairman
Board of Selectmen
Town of Lexington
1625 Massachusetts Avenue
Lexington, MA 02420

RE: 840 Emerson Gardens Road, Lexington, MA

Dear Mr. Chairman and Members of the Board of Selectmen:

Please be advised that this firm and the undersigned represents Emerson Gardens LLC (“the Proponent”), in connection with the property located at 840 Emerson Gardens Road, Lexington, MA (the “Site”). The Site contains approximately 11.56 acres in the RO Zoning District and is surrounded on three sides by wetlands and conservation restrictions. The Proponent is under agreement with the owner of the property to purchase the Site, which was formerly an assisted living facility.

The Proponent has identified a significant and growing cohort of Lexington residents who wish to downsize from larger, maintenance-intensive, multi-story residences and live instead in single-level, elevator-serviced communities – **without leaving their hometowns**. Planning principles have shown that sustainable communities offer housing options that allow empty nesters and young professionals to live near centers of employment and recreation. These are often “**renters-by-choice**” who demand quality and seek the convenience and carefree lifestyle of a professionally-managed community.

To this end, our proposal contemplates the creation approximately 150 high-quality, multi-family housing ‘flats’ which can help address the housing and social needs of the Town (the “Project”). After considering renovating the existing building, the Proponent suggests that a new building, with thoughtful architectural design, and enhanced landscaping buffers, would be a more appropriate investment for the community.

Towards this end, the Proponent desires to collaborate with the Town on the redevelopment of this important site, which it feels can be best accomplished pursued through the Local Initiative Program Comprehensive Permit Project, pursuant to Mass General Laws Chapter 40B and the regulations issued thereunder (a “Friendly 40B”). This Friendly 40B will embody many of the goals

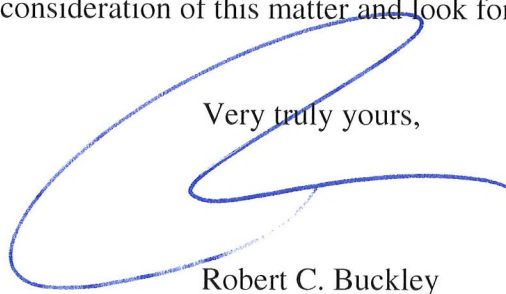
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and initiatives of the municipality in its effort to create a diversity of housing stock supporting the increasing needs of the Town.

We enclose for your review an aerial rendering of a possible new building footprint in relation to the current location. We appreciate your consideration of this matter and look forward to working with you.

Very truly yours,



Robert C. Buckley

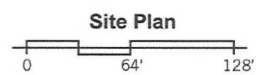
/Encl.

cc: James J. Malloy, Town Manager
Carol Kowalski, Assistant Town Manager for Development

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840 Emerson Gardens Road



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