

# Trammell Crow Company

David Mohler, Chairman  
Boston Region Metropolitan Planning Organization  
State Transportation Building  
10 Park Plaza, Suite 2150  
Boston, MA 02116-3968  
RE: *Destination 2050* – Long Range Transportation Plan - Route 4/225 Bedford Street  
and Hartwell Avenue - Major Infrastructure Project

April 19, 2023

Dear Chairman Mohler and Members of the Boston MPO,

I am writing to express support for the Route 4/225 (Bedford Street) and Hartwell Avenue Project's continued inclusion in the MPO's Long Range transportation Plan: *Destination 2050*.

A safe multi-modal Bedford Street (Route4/225), Hartwell Avenue Corridor is essential to the region's economic growth. This project has been on the LRTP since 2015 and was instrumental to our decision to invest in Bedford Street. We are currently constructing a six story lab building at 440 Bedford Street that we anticipate being the next step in a growing submarket. Our project alone will create over a thousand jobs between the construction workers and the full time employees of the companies that choose to locate here. Safe and efficient access is a factor in locating a business. Potential tenants want safe access to their sites. Knowing that this project is in the Long Range Transportation Plan provides comfort to tenants as they choose Bedford and Hartwell.

This corridor has many attractive features such as the Minuteman Bikeway, natural areas, restaurants and a strong biolab presence which make it a great business location. We need the final piece of safe and efficient transportation.

With its easy access to Interstate 95, the area has economic growth potential. However, the existing transportation infrastructure is severely limited with congestion and safety issues and needs to be upgraded to support future development.

This roadway infrastructure project dovetails with the Town's effort to turn this corridor into a vibrant community with access to employer, residences, retail and recreation.

The region's businesses are counting on the planned infrastructure improvements to come to fruition.

I ask the MPO keep the Route 4./225 Bedford Street Hartwell Avenue Project in the Long Range Transportation Plan for inclusion in the FYY 2028-2033.funding timeband.

Lexington and area businesses are investing millions into this project. Remaining on the LRTP provides the needed comfort the MPO has provided for us since 2015.

I appreciate your efforts to improve transportation for all in the Greater Boston Area.

Sincerely,

A handwritten signature in cursive script that reads "Elisha Long".

Elisha Long  
Principal  
Trammell Crow Company

cc: Sheila Page, Assistant Planning Director, Town of Lexington

April 19<sup>th</sup>, 2023

David Mohler, Chairman  
Boston Region Metropolitan Planning Organization  
State Transportation Building  
10 Park Plaza, Suite 2150  
Boston, MA 02116-3968

RE: *Destination 2050* – Long Range Transportation Plan - Route 4/225 Bedford Street and Hartwell Avenue - Major Infrastructure Project

Dear Chairman Mohler and Members of the Boston MPO,

I am writing to express support for the Route 4/225 (Bedford Street) and Hartwell Avenue Project's continued inclusion in the MPO's Long Range transportation Plan: *Destination 2050*. A safe multi-modal Bedford Street (Route4/225), Hartwell Avenue Corridor is essential to the region's economic growth. This project has been on the LRTP since 2015 and was instrumental to our decision to invest in properties along Hartwell Avenue.

Over the last two years, we, at Greatland Realty Partners, have committed a significant amount of time and resources to this micro-region, with the recent acquisitions of 12, 24, 25, and 40 Hartwell Ave as well as 10 Maguire Road. This amounts to over \$250M of existing investment, with an additional \$1B estimated for future phases of redevelopment and construction. For example, we have completed the site plan approval process for a 270,000 square foot lab/office building at 12 Hartwell.

We were drawn to the location based on its long-standing commercial history, the Town's support for sustainable economic development, and its access to major thoroughways. Safe and efficient vehicular access remains crucial to the success of future developments and the commitment of the MPO to this area, through programs like the LRTP, has provided reassurance as we continue to make investments in this market.

Through our investment we are partnering with Lexington to fulfill the vision of a place where people can live, work and play. This corridor has many attractive features such as the Minuteman Bikeway, natural areas, restaurants and a strong biolab presence.

With its easy access to Interstate 95, the area has economic growth potential. However, the existing transportation infrastructure is severely limited with congestion and safety issues and needs to be upgraded to support future development.

While we believe that the existing roadway is adequate to support the existing and proposed development, this infrastructure project will serve to enhance the Town's effort to turn this corridor into a vibrant community with access to employer, residences, retail and recreation.

The region's businesses are counting on the planned infrastructure improvements to come to fruition.

I ask the MPO keep the Route 4./225 Bedford Street Hartwell Avenue Project in the Long Range Transportation Plan for inclusion in the FYY 2028-2033.funding timeband. Lexington and area businesses are investing millions into this project. Remaining on the LRTP provides the needed comfort the MPO has provided for us since 2015.

I appreciate your efforts to improve transportation for all in the Greater Boston Area.

Sincerely,



Kevin Sheehan

Managing Partner

Greatland Realty Partners

[ksheehan@greatlandpartners.com](mailto:ksheehan@greatlandpartners.com)

cc: James Malloy, Town Manager Town of Lexington

Douglas Lucente, Chairman, Lexington Board of Selectmen.

Sheila Page, Assistant Planning Director, Town of Lexington

April 19, 2023

Mr. David Mohler, Chairman  
Boston Region Metropolitan Planning Organization  
State Transportation Building  
10 Park Plaza, Suite 2150  
Boston, MA 02116-3968

RE: *Destination 2050* – Long Range Transportation Plan – Route 4/225 (Bedford Street) and Hartwell Avenue – Major Infrastructure Project

Dear Chairman Mohler and Members of the Boston Metropolitan Planning Organization:

I am writing to express support for the Route 4/225 (Bedford Street) and Hartwell Avenue Project's continued inclusion in the MPO's Long Range Transportation Plan: *Destination 2050* (the "Project" or "Roadway Infrastructure Project").

Boston

Los Angeles

New York

San Francisco

Washington, DC

A safe, multi-modal Bedford Street (Route 4/225) and Hartwell Avenue Corridor is essential to the region's continued economic growth and vitality. This Project has been on the LRTP since 2015 and has been instrumental in our decision to continue to invest in and modernize existing properties that Boston Properties ("BXP") owns in the area. Safe and efficient access is a key factor in how we evaluate redevelopment opportunities, particularly when assessing the ability to attract high quality tenants to our properties over long lease terms.

BXP and its predecessor entities have served as a long-term developer, owner, and operator of commercial real estate in Lexington for over 40 years. As of late, BXP has focused its Lexington redevelopment efforts on the Bedford Street and Hartwell Avenue Corridor, investing millions of dollars to explore the most viable repurposed uses for various existing office buildings that the company owns. This includes state-of-the-art residential and life science buildings that support a vibrant, diverse community and require an enhanced transportation network.

Through our investments, we are partnering with the Town of Lexington to fulfill the vision of a place where people can successfully live, work, and play. This Corridor has many attractive features such as proximity to Boston and neighboring suburbs, Minuteman Bikeway, a healthy natural ecosystem, an array of restaurants, and a strong life science presence.

With its easy access to Interstate 95, the area has significant economic growth potential. However, the existing transportation infrastructure is severely limited with congestion and safety issues and needs to be upgraded to support future development.

The existing roadways in the Corridor work for the existing and proposed developments including the development proposed by BXP at 420-430 Bedford Street. However, the Roadway Infrastructure Project will improve traffic and transportation needs into the future and dovetails with the Town's effort to turn this corridor into a vibrant community with access to employers, residences, retail, and recreation.

The region's businesses are counting on the planned infrastructure improvements to come to fruition.

I ask the MPO to keep the Route 4/225 Bedford Street and Hartwell Avenue Project in the Long Range Transportation Plan for inclusion in the FY 2028-2033 funding timeframe. Lexington and area businesses are investing significantly into the Town, the success of which will be impacted by this Project. Remaining on the LRTP provides the needed comfort the MPO has provided for us since 2015.

I appreciate your efforts to improve transportation for all in the Greater Boston Area.

Sincerely,

A handwritten signature in black ink that reads "Frederick J. DeAngelis". The signature is written in a cursive style with a large initial 'F' and a distinct 'J'.

Frederick J. DeAngelis  
SVP, Senior Counsel  
BXP  
800 Boylston Street, Suite 1900  
Boston, MA 02199

cc: James Malloy, Town Manager, Town of Lexington  
Douglas Lucente, Chairman, Lexington Board of Selectmen  
Sheila Page, Assistant Planning Director, Town of Lexington