

DEVELOPMENT

New building, garage proposed for Hartwell Ave.

By **Jordan Frias**

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King Street Properties Manager Tom Ragno is preparing to building on Hartwell Avenue.

The company submitted plans for a new life science buildings and is scheduled to go before the Planning Board for a public hearing on special permit requests on March 23.

Ragno filed site development plans for a life science building at 113-115 Hartwell Ave., a parking garage at 4 Hartwell Place and a dining hall pavilion at 101 Hartwell Ave. Special permits are needed under the current design because the building doesn't comply with zoning requirements for set backs and signage.

"We would expect something like this to take three or four months, unless the issues to work out go longer," he said. "The area has gotten to be quite well known for life sciences. We believe we, King Properties, are responsible for that."

The main building is designed to be three stories and 85,000 square feet of space, housing approximately 175 lab and office employees. The garage being proposed will include 258 spaces to accommodate employees of the new building and employees of surrounding

companies.

The goal of the project is to also create a campus-like feel for tenants in the area, all of which work in buildings owned by King Street Properties, according to Ragno. Ragno said his company is the largest private developer of life science space in the Greater Boston area.

The three buildings are expected to cost \$35 million to construct, Ragno said.

"We've done a good job of creating a sense of community there," Ragno said. "Many of our tenants come from Cambridge and want to mingle with each other. The whole life science industry feeds off that collaborating, mingling part that makes Kendal Square work and we're trying to make use of that."

Ragno believes constructing a 1,000-square-foot pavilion with a 40-person seating area between the buildings will support an already "successful food truck service" and provide indoor seating for employees.

He said his company might put a café for workers in that pavilion and possibly a food service area if "there's enough demand."

"The nearest coffee places are Starbucks on Bedford Street and Worthen Road. Employees

might like to get breakfast on site," he said.

It has been years since the Hartwell Avenue area has had new development, according to Planning Director Maryann McCall-Taylor.

She said special permits for improving intersections were required of developers. Now, developers who decide not to follow the traffic bylaw requirement can now participate in a transportation demand overlay district, that was recently developed by the town.

Zoning changes adopted by Town Meeting increased the maximum floor area allowed by right for developers on Hartwell Avenue.

"In 2010 the town upzoned Hartwell Avenue and increased land area from .15 (floor area ration) to .35 to encourage additional development. We coincidentally bought our properties that year," Ragno said.

Those properties are leased to life science companies, including T2 Biosystems Inc. and Promedior at 101 Hartwell Ave., uniQure Inc. and Quanterix Corporation at 113 Hartwell Ave. and TARIS Biomedical at 99 Hayden Ave.

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