

PORTFOLIO

MEADOW WALK COLLATERAL CAMPAIGN

Meadow Walk

at Lynnfield

About Meadow Walk at Lynnfield

Planned for a portion of the Cabot property adjacent to Route 129, Meadow Walk at Lynnfield will be a vibrant, mixed-use development with high-end retail, fine dining and offices alongside new luxury residences and more than 100 acres of open space. Visitors will be able to stroll wide "Main Street" with outdoor cafes, and enjoy a sunny day on the Meadow Walk greens, or visit one of the quaint, upscale shops.

The architectural design of Meadow Walk will create the look of a traditional New England village, while maintaining the unique feel of Lynnfield. Meadow Walk is designed to both complement Lynnfield's small town character and contribute to the Town's long term fiscal health.

For more information please visit:
www.meadowwalkatlynnfield.com

Or contact us at:
 2510 Washington Street • Newton Lower Falls, MA 02462
 617-527-9890 • meadowwalk@natdev.com

Our Commitment to Lynnfield

Meadow Walk will reinforce Lynnfield's reputation as one of the region's most desirable residential communities. National Development is committed to ensuring that Meadow Walk meets the Town's high standards. The development and design teams have been working closely with Town officials and residents throughout Lynnfield to understand your concerns and suggestions. Our collaborative design process with the people of Lynnfield will allow us to bring a "shared vision" to Town Meeting.

The following major design changes, incorporated into the latest plans, are a direct result of feedback from Lynnfield residents:

- Reduced retail area by 25% - From 600,000 sf to 450,000 sf
- Added 1,100 ft handicapped beam along Walnut Street side of property to block view of Meadow Walk from Walnut Street
- Eliminated 500 parking spaces
- Increased building setbacks - Closest building is more than 450 feet from Walnut Street

Please continue to call, write and e-mail us your thoughts.

Benefits to the Town of Lynnfield

Meadow Walk will provide many fiscal and community benefits to the Town. These include:

- A critical source of revenue for local schools, public safety and other Town organizations
- Luxury rental housing that will provide a much needed solution to the Town's 40th challenges through the year 2020
- Affordable rental units will be marketed with special preference to Lynnfield residents. Teachers and graduates of the Lynnfield school district
- A new senior housing community in partnership with Lynnfield Initiative for the Elderly (LIFE)
- Roadway improvements that will ensure current and future traffic issues are properly addressed
- The addition of 110 acres of de-restricted open space to the Town's open space inventory
- The donation of a new community space at Meadow Walk that will be home to several of Lynnfield's cultural organizations
- A vibrant new community with a convenient organic grocery, shopping and dining - Meadow Walk will be a center of new activity in Lynnfield



Design and Vision

The architecture of the buildings at Meadow Walk is being designed by principal Al Spagnoli of Spagnoli Gatten & Associates. A 24-year resident of Lynnfield, Al has carefully studied the architecture of Lynnfield and similar communities such as Topfield, Middleton, Andover, Newburyport, Lexington and Wellesley to observe the special characteristics that capture the feel of Main Street villages.

The result is that Meadow Walk will use specific architectural elements of traditional New England town centers, but will be truly unique to Lynnfield. Meadow Walk will have the richness and diversity of design that defines many area towns. It will complement Lynnfield's historic Town Center as an additional hub of community activity.



About National Development

As one of the region's leading development firms, National Development has built its reputation one project at a time. The Newton-based firm has developed projects in 40 new communities over the last twenty years. Its projects range from commercial to neighborhoods and communities, award-winning known for its sensitivity to neighborhoods and communities, award-winning design, innovation, financial strength and integrity. National Development will continue to carefully listen to community input and respond to make Meadow Walk a jewel for all of Lynnfield.

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