

April 6, 2022

VIA HAND DELIVERY

Kristin Kassner
Town Planner
Town of Burlington
Town Hall Annex
25 Center Street
Burlington, Massachusetts 01801

Re: Special Permit and Site Plan Applications
1 Burlington Mall Road, Burlington Marriott

Dear Kristin:

This office and the undersigned represent Pyramid Burlington Management LLC (“Applicant”) and RB Hotel Burlington LLC (“Property Owner and/or RB Hotel”) concerning the premises located at 1 Burlington Mall Road, more commonly referred to as the Burlington Marriott (“Premises”). The Property Owner is working in partnership with Lincoln Property Company (“LPC”) regarding the development initiative described below and further detailed on the enclosed materials. The Premises is situated within the Innovation District (formerly named High Rise Industrial District).

The Premises is comprised of a 645,224+/- square foot parcel upon which is an existing full-service hotel (including guest rooms, function facilities and full-service restaurant space) with ancillary surface parking areas. Situated along the northeasterly boundary of the Premises is an existing surface parking lot which has historically provided surplus parking for hotel guests and staff but is infrequently used for those purposes. As such, the Property Owner and LPC have proposed a development concept that would entail the division of the expansive parcel into two (2) lots which would be configured to support the existing hotel and a new, stand-alone life science building. This proposal has been carefully analyzed to ensure appropriate vehicular and pedestrian circulation is provided as well as sufficient parking allocated to each operation. Please refer to the enclosed site plan materials for details of the on-site improvements as well as a parking plan which delineates the areas of dedicated and shared parking intended to accommodate the future use program.

Planning Board entitlements for this proposal will be filed separately to ensure that each project obtains the requisite individual permits needed to operate but will utilize a common site plan as the property has been designed to work in concert for purposes of circulation and parking. Provided below is a general overview of the Planning Board application materials:

- LPC - Site Plan and Special Permit applications in support of a new life science building and associated site improvements and related use permits. (To be filed under separate cover)
- LPC/RB Hotel - Approval Not Required (ANR) – To permit the division of the existing lot into two (2) separate conforming lots. (To be filed under separate cover)
- RB Hotel - Special Permit and Site Plan applications. The existing hotel and on-site parking are deemed to be pre-existing nonconforming with respect to Floor Area Ratio (FAR), Maximum Building Height and Minimum/Maximum Parking Requirements. The proposed future condition (based on the proposed ANR and LPC Site Plan and Special Permit applications) will result in an extension and alteration of those nonconformities and therefore, require a Special Permit from the Planning Board under Section 6.1.2 of the Zoning Bylaws (with approval under Section 7.2.5 to approve the proposed parking configuration). In addition, RB Hotel proposes certain site improvements to enhance vehicular and pedestrian circulation through the integration of a new sidewalk and new pavers at the building entrance, as denoted on the plan. There are no proposed modifications to the existing building and no changes in the existing floor area. (Applications enclosed.)

For your consideration of the RH Hotel applications please find the following materials:

1. Special Permit and Site Plan application forms.
2. Filing Fees in the amount of \$1,000 (\$500 Special Permit and \$500 Site Plan) made payable to the Town of Burlington.
3. Certified Abutters List and mailing labels.
4. Shared Parking Exhibit, prepared by Bohler Engineering.
5. Premises Site Plan, prepared by Bohler Engineering.

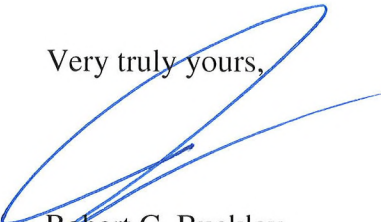
For purposes of the municipal staff review and Planning Board public hearing process we would ask that the enclosed RB Hotel applications and LPC applications (to be filed under separate cover) be considered concurrently but voted as individual applications. To that end, we would respectfully request that these matters be scheduled for the next available Planning Board meeting which we understand will be May 19, 2022.

If you require any additional information on the enclosed filings or would like to schedule a meeting with the project team, please feel free to contact me.

Kristin Kassner
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We look forward to working with you on these matters.

Very truly yours,



Robert C. Buckley

RCB:mmc
Enclosures

Cc: Spiro Cantonis, Pyramid Burlington Management LLC (w/enclosures)
Mark Wixted, Bohler Engineering (w/out enclosures)
Paul Alphen, Alphen & Santos, P.C. (w/enclosures)

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