

May 4, 2022

VIA HAND DELIVERY

Kristin Kassner
Town Planner
Town of Burlington
Town Hall Annex
25 Center Street
Burlington, Massachusetts 01803

Re: 3 Burlington Woods Drive, Burlington, Massachusetts

Dear Kristin:

This office and the undersigned represent GI ETS Burlington I LLC (“Property Owner”) and their related entity GI Partners concerning the property located at 3 Burlington Woods Drive, Burlington, Massachusetts (“Premises”). The Premises is situated in the General Industrial (IG) Zoning District.

In February 2022 the Property Owner acquired the Premises which is comprised of a 159,957 +/- square foot, four-story building with existing surface and under building parking. This facility was constructed in/around 1985 and was designed as a traditional office building. While the building today is partially occupied it is the intention of the Property Owner to transform the space into a modern life science facility as the layout is ideally suited for those operations and, more importantly, Burlington continues to resonate in the marketplace for life science tenants. It is the desire of the Applicant to pursue requisite permits under the Zoning By-Laws for future life science operations as well as site layout improvements designed to support new users.

As detailed on the enclosed Site Plan and Special Permit application materials the project entails the reconfiguration and expansion of internal floor area through the infill of existing atrium space in the building as well as enclosing a segment of the under-building parking for ancillary operations. The proposed under-building enclosure would provide needed mechanical rooms, product storage and general service/delivery areas and reduce overall parking which will bring the site further towards compliance with the provisions of the Zoning Bylaws (See application for Section 6.1.2.1 request). The proposed building modifications would increase the Floor Area Ratio from .33 to .38, which would be well within the maximum permitted under the Zoning Bylaws (Section 5.1.5.2 FAR Increase). In addition, the site plan modifications to enhance circulation, support new loading areas and utility upgrades would all contribute towards the overall vision to transform the building into a viable life science location.

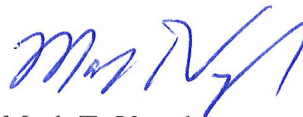
Enclosed for your consideration of the above described please find the following application materials:

1. Site Plan and Special Permit applications (with Findings);
2. Requisite Filing Fees made payable to the Town of Burlington;
3. Certified Abutters List and mailing Labels;
4. Storm Water summary and Operation and Maintenance Plan;
5. Draft Floor Plans, and;
6. Site Plan.

We look forward to appearing before the Board at its next available public hearing which we understand to be June 16, 2022. In the meantime, should you require additional information I am available at your convenience.

Thank you for your consideration.

Very truly yours,



Mark T. Vaughan

MTV:mmc
Enclosures

Cc: Alex Munoz, GI Partners (w/enclosures)
Michael Manship, Vivo Architects (w/enclosures)
Greg Lusky, Leggat McCall Properties LLC (w/enclosures)
Zachary Richards, Bohler (w/enclosures)

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