

August 29, 2018

Ms. Kristin Kassner, Planning Director  
Town of Burlington  
Planning Department  
25 Center Street  
Burlington, MA 01803

Re: 4 Burlington Woods – Application for Special Permit

Dear Ms. Kassner,

On behalf of Burlington Woods IV Realty Trust, the owner of the property at 4 Burlington Woods, The Gutierrez Company submits this application for a Special Permit pursuant to Burlington Bylaw section 4.2.7.4 for “Laboratories engaged in research, experimental and testing activities including, but not limited to, the fields of biology, chemistry, electronics, engineering, geology, medicine and physics.”

As you know, 4 Burlington Woods is a 100,000 square foot, 4-story office building completed at the end of 2015. As we have worked to lease the building to potential tenants, we have seen an increase in life science and technology groups looking for space in the Burlington market. With lab space limited in the traditional life science hub of Cambridge, and with the presence of organizations like Millipore Sigma, a global life science company, the draw for other life science companies to locate in Burlington is increasing. And since lab space requires additional infrastructure as compared to a traditional office building, locations that can accommodate labs are limited. However, 4 Burlington Woods has the structure to accommodate lab uses – higher floor heights, larger floor loading and utilities – and we seek the Special Permit to allow potential companies with laboratory activities to locate at 4 Burlington Woods and to therefore expand the Town’s penetration and participation in the life science and lab market.

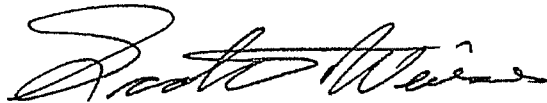
While receipt of the Special Permit will not guarantee that a lab user will locate in the building, it will provide increased opportunity to attract such users. Details of specific lab activities often require additional permitting and would be undertaken at a later time with a specific tenant.

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We look forward to continuing our cooperation with the Town to expand and diversify the commercial mix of businesses in the community and hope the Planning board will support this requests. Enclosed with this letter, please find the completed application and check no. 548 for \$800.00 to cover the required fee. The latest approved Site Plans should be on file with the Town and are dated April 29, 2014 (and endorsed by the Planning Board on May 1, 2014). Please schedule this matter for next available Planning Board meeting. Please feel free to contact me with any questions and thank you for your attention to this matter.

Very truly yours,

THE GUTIERREZ COMPANY



Scott J. Weiss  
Vice President of Development

Enclosures: Application for Approval of a Special Permit  
Check No. 548

cc: Arthur Gutierrez, Jr, Doug Fainelli