

JULY 29, 2022

Kristin Kassner, Planning Director  
Town of Burlington  
Burlington Town Hall  
29 Center Street  
Burlington, MA 01803

RE: Application for Minor Engineering Change  
Network Drive, Burlington, MA

Dear Kristin,

BSC Group, Inc. on behalf of our Client, Nordblom Development Company, provides this letter and accompanying supporting materials to the Burlington Planning Board as an application for a Minor Engineering Change (MEC) in accordance with the Town's Site Plan Regulations, for the proposed modifications of the approved site plans at the Network Drive campus in Burlington, MA. This submittal includes proposed modifications to the approved design or existing condition of buildings 25, 35 and 95 Network Drive and their surrounding areas. The modifications are detailed below and can be seen on the attached Minor Engineering Change Plans developed by BSC Group, Inc. (BSC), RJ O'Connell & Associates, Inc. (RJOC) and Michael D'Angelo Landscape Architecture, LLC (MDLA), and compiled into a single plan set by BSC.

### Project Summary

This minor engineering change covers modifications to the approved site plans for the proposed lab, office, and manufacturing building at 25 Network Drive, as well as modifications to the approved minor engineering change for the entrance at 95 Network Drive as well as minor design changes to the areas adjacent to 35 Network Drive.

### Modifications to 25 Network Drive (BSC Group, Inc Plan Sheets)

The modifications to the 25 Network Drive site plans cover minor design changes that occurred as the project progressed from the permitting plans to construction. These mainly consist of a decrease in building footprint size, reconfiguration of the rear entrances and loading dock area, advancing the design of the areas for proposed emergency generators, and associated minor modifications to the site and landscape designs. See below for a bulleted list of proposed revisions.

The following revisions and modifications, as shown on the red-lined site plans accompanying this letter and described in the attached materials, have been proposed for the approved site plans at 25 Network Drive.

- Building Footprint – the proposed building footprint has been reduced by 33 feet (taken from the west side) and been replaced with landscape and the area described below for the proposed emergency generator for the Broad Institute. The approved design allows for up to a 270,000 square foot building. The proposed building footprint has been reduced from approximately 101,000 square feet to approximately 93,000 square feet as part of this MEC. (*MEC-2 Layout & Materials Plan*)
- Rear building entrances and loading area – the layout of the rear (northern) side of the building has been changed such that there is an area for transformers near the center of the building footprint, and two separate loading areas on either side. The two entrances on either side of the loading areas have been

enhanced with landscaping and screening features. These rear loading areas will replace the approved loading area at the upper entrance/south side of the building which now consists of a landscaped area with sidewalk connecting across it. (*MEC-2 Layout & Materials Plan*)

- Emergency Generator and Utility Modifications – the previously approved emergency generators and storage tank locations for each building tenant have been specified, and these areas are shown in more detail on the plans. Additional utility modifications include minor revisions to the electrical equipment on site and adjustments due to building changes. (*MEC-2 Layout & Materials Plan*)
- 25/95 interior roadway intersection – the layout of this intersection has been modified to incorporate the proposed interior roadway that extends to the 95 Network Drive entrance and associated landscape improvements. (*MEC-2A Layout & Materials Plan & MEC 3A Grading & Drainage Plan*)
- Parking – parking has been adjusted throughout the site along with the layout changes described above, and electric vehicle charging stations have been added at each main building entrance (4 spaces at each entrance for a total of 16 spaces). See updated parking table and notes on the minor engineering change plans. Site changes resulted in a net reduction of one (1) parking space on the 25 Network Drive portion of the site. (*MEC-2 Layout & Materials Plan*)
- Impervious area – as a result of these proposed site modifications, the impervious area on the 25 Network Drive site will be decreased by about 1,011 square feet as compared to the approved plans. See updated zoning table on the minor engineering change plans for the revised impervious area ratio for the overall Network Drive campus. (*MEC-2 Layout & Materials Plan*)
- Drainage, Grading & Utilities – To accommodate these design modifications, minor changes were made to the drainage, grading and utility design. These changes are predominantly location changes or minor grading changes to reflect the site design advancement but still maintain the approved Intent, function and purpose of these features. Specifically, proposed utilities in the area on the lower side of the Network Drive building were relocated due to final placement of generators and loading areas and development of the MEP plans. These modifications can be seen clearly on the Minor Engineering Change plans. (*MEC 3A Grading & Drainage Plan & MEC-4 Utility Plan*)

### **Modifications to 95/35 Network Drive (RJ O'Connell & Associates & MDLA Plan Sheets)**

The modifications to the 95/35 Network Drive area proposes various driveway and parking area Improvements as well as adjustments to the existing landscaping and walkways surrounding the building. These Improvements are proposed to allow for safer and more fluid travel for vehicles and pedestrians accessing the 95/35 buildings. These plan changes are shown in more detail on plans provided by RJOC and MDLA in the attached plan set. See below for a bulleted list of proposed revisions.

The following revisions and modifications, as shown on the red-lined site plans accompanying this letter and described in the attached materials, have been proposed for the approved site plans at 95/35 Network Drive.

- Parking – ADA accessible and Electric Vehicle parking spaces are proposed near the entrance to the building. The adjustments of the parking area and re-striping of parking spaces will result in the loss of 60± parking spaces within the limit of work of Building 95 as noted in the design plans.
- Roadway – A proposed driveway/road was approved as part of a prior Minor Engineering Change. This filing proposes to relocate that road to improve the flow of vehicular traffic near the building and throughout the office park. The roadway will be bordered by wide landscape buffers for aesthetic purposes and to increase the separation between pedestrians and vehicle traffic.
- Utilities – Minor adjustments to the existing drainage system is proposed including the installation of additional catch basins to capture stormwater runoff throughout the proposed parking area and adjustment of the rim elevations of various utility manholes to proposed finished grade.
- Generator – The existing emergency generator is proposed to be removed and replaced with a new emergency generator in the same approximate location.

- Walkways - The pedestrian walkways surrounding the building are proposed to be modified/reconfigured to provide improved and safe flow of pedestrian movements in and around the building. Existing concrete sidewalks surrounding the building will be removed and replaced with new concrete walkways and paver patios as noted on the design plans (*C-2A & C-2B Proposed Utility Plan*).
- Impervious Area - The proposed site improvements within the limit of work for 95 Network Drive will result in a reduction of 5,000± sf of impervious surface coverage as noted on the design plans (*C-1A Demo and Site Layout Plan*).

Please do not hesitate to contact me directly at (617) 896-4582 or by email at [jjwhite@bscgroup.com](mailto:jjwhite@bscgroup.com) should you have any questions or comments on this letter and the accompanying materials. Should you so desire, we would be happy to meet with you, the Planning Staff or other Town staff to discuss the Project.

Sincerely,

**BSC Group, Inc.**



**Joseph J. White, PE**  
Project Manager