

May 20, 2021

Devens Enterprise Commission
33 Andrews Parkway
Devens, MA 01434
Attn: Peter Lowitt, Director/Land Use Administrator

Re: Draper's proposed purchase of approximately 4.8 acres of land referenced as SVG-Lot 6, located within the Shirley Village Growth District off of Hospital Road in Devens, MA (the "**Property**") from Massachusetts Development Finance Agency ("**MassDevelopment**")

To Whom It May Concern:

The Charles Stark Draper Laboratory, Inc. ("**Draper**") is a Massachusetts not-for-profit corporation, which was formed for the purpose of performing and contributing to the support and advancement of scientific research, technology and development and to initiate, maintain and engage in educational activities in the sciences and allied subjects. As such, Draper is recognized by the Internal Revenue Service as an organization exempt from Federal income tax under Section 501(c)(3) of the Internal Revenue Code. Further, Draper is treated as a publicly supported organization as described in Section 509(a)(1) of the Internal Revenue Code, meaning that at least one-third of the Corporation's annual revenue is generated from public sources (i.e., government contracts). In particular, Draper specializes in the design, development, and deployment of advanced technology solutions to problems in national security, space exploration, health care and energy. In addition and as part of its education focus, Draper provides a Draper Fellows Program which supports graduate students pursuing advanced degrees in engineering and the sciences (for the 2019-2020 academic year, Draper is supporting 65 Draper Fellows from 9 universities).

It is our understanding that this Property is located within the Shirley Village Growth District 1 (Area 23 on the Zoning Map) (the "**Zoning District**"). Draper seeks a determination from the Devens Enterprise Commission ("**DEC**") that Draper's proposed uses and activities for the Property as described below ("**Draper's Proposed Uses**") are permitted within the Zoning District and that the Draper's Proposed Uses comply with the development goals applicable to the Zoning District. Draper is requesting that the DEC issue a formal Zoning Determination Letter approving Draper's Proposed Uses, such that the following uses and activities are permitted within the Zoning District and that the proposed uses comply with the development goals of the Zoning District.

Description of Draper's Proposed Uses:

Draper's proposed use of the Property is for the purpose of the location of a large scale centrifuge device to be used for providing professional services relating to testing and evaluation of components and associated office space and supporting services. Such uses are more particularly described below:

- Office space of up to 40,000 square feet of Gross Floor Area, to be used primarily as lab space providing professional service use relating to the testing, validation and evaluation of components through various types of physical test platforms and associated administrative office and supporting services.
- Conference Room facilities to be used within the above described office space.
- Centrifuge facility of up to 5,000 square feet (comprising approximately 20% of the planned overall office space), which is intended to be used for the performance of professional services related to the testing and validation of components for the benefit of Draper's customers, including in support of the US government.
- As part of the testing, validation and evaluation of components, Draper may build associated test cell hardware and software supporting such services.
- From time to time, Draper's use of its outdoor space may include temporary structures adjacent to the building to provide temporary support of its services.

We recommend that the DEC make the determination that the foregoing uses are consistent with the Village Growth District I land use category as described in the Devens Reuse Plan in that the intent described in the Reuse Plan allows for commercial expansion for office use of small to medium size. While it is unclear in what category a centrifuge facility would be categorized under the zoning plan, we believe it is more consistent with office use as described in the Devens Reuse Plan since it is used as part of testing and evaluation services as part of the professional services Draper performs for its customers and does not (other than as described above) include any development, production, assembly or manufacturing facilities, all of which are conducted at a different locations.

Please do not hesitate to contact me if you should have any questions or need any additional information.

Sincerely,



Robert T. Durkin
Principal Director of Administration