

March 4, 2021

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

Re: 33 Jackson Road – Lot 3 Biomanufacturing Building
Level 2 Unified Permit Application

Dear Mr. Lowitt:

On behalf of King Devens, LLC (Applicant), Highpoint submits the enclosed Level 2 Unified Permit Application for development of 33 Jackson Road. 33 Jackson Road is the second development project being undertaken by the Applicant under their Pathway KSP, multi-phased biotechnology campus platform.

For this petition, the Applicant seeks approval from the Devens Enterprise Commission (DEC) for the following:

1. Level 2 - Unified Permit Application - Site Plan Review approval for construction of a 220,000 gsf biomanufacturing building including site improvements, parking, stormwater management, and utility infrastructure. The Site Plan Review application also seeks approval for construction of a future phase 700 space, five-level structured parking garage generally located within a surface parking lot proposed under the base development plan. The parking garage is intended to serve future campus parking demand during build-out to meet tenant-specific parking requirements.
2. Level 2 – Unified Permit Application - Request for Determination of Applicability approval for construction activities including parking, grading, and pedestrian footpath relocation within 100’ of an offsite bordering vegetated wetland.
3. Master Plan Amendment – Amend the previously approved Master Plan to increase the proposed building GFA to the maximum allowable in conformance with the dimensional requirements of the Zoning Bylaws. Include development of an amenity building in future Master Plan phase as an accessory use.

In support of this Application, enclosed please find the following plans and reports:

1. Report entitled, “Application for Level 2 – Unified Permit | Site Plan Review, Request for Determination of Applicability, and Master Plan Amendment: Lot 3 – 33 Jackson Road”, dated March 4, prepared by Highpoint.
2. Site Plans entitled, “33 Jackson Road – Lot 3 | Site Development Plans: Level 2 Unified Permit”, dated March 4, 2021 prepared by Highpoint.
3. Report entitled, “Draft Soil Management Plan - | 45 Jackson Road”, dated March 4, 2021 prepared by Boston Environmental Corporation, Inc.
4. Report entitled, “Supplemental Geotechnical Evaluation | 45 Jackson Road”, dated November 2, 2021 prepared by GZA.

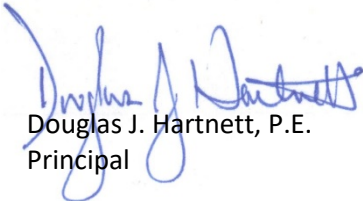
In accordance with the Level 2 – Unified Permit Application requirements, the following will be submitted under separate cover during the Administrator’s review for Determination of Completeness:

1. Report entitled, “Stormwater Management Report” prepared by Highpoint. Date of report to be determined.
2. Report entitled “Traffic Impact and Access Study” prepared by VHB. Date of report to be determined.
3. Filing Fee check payable to Devens Enterprise Commission.

We also note that a tree survey is currently being finalized for the perimeter of the property by the Applicant’s surveyor, WSP, Inc. Once the tree survey is made available to Highpoint, existing tree information will be added to the site development plans and reissued for review by the DEC staff and peer review consultants.

We appreciate the opportunity to submit this to DEC. If you have any questions, please contact me directly at (781)-910-7738 or email dhartnett@highpointeng.com.

Best regards,
HIGHPOINT ENGINEERING INC.



Douglas J. Hartnett, P.E.
Principal

encl.

cc: Tyson Reynoso, King Street Properties
Zachary Skarzynski, King Street Properties