

DEC Continued Public Hearing

45-75 Jackson Road – Master Plan
45 Jackson Road - Lot 1 | Biomanufacturing Facility

Level 2 Unified Permit Review
Request for Determination of Applicability

January 6, 2021

Project Team

- Owner/Developer – King Devens LLC
- Architect – R.E. Dineen Architects and Planners
- Civil Engineer – Highpoint Engineering, Inc.
- Landscape Architect – Wagner Hodgson
- Surveyor – WSP, Inc.
- Traffic Engineer – VHB, Inc.



Project Status since 12/14/2020 DEC public hearing - Administrative

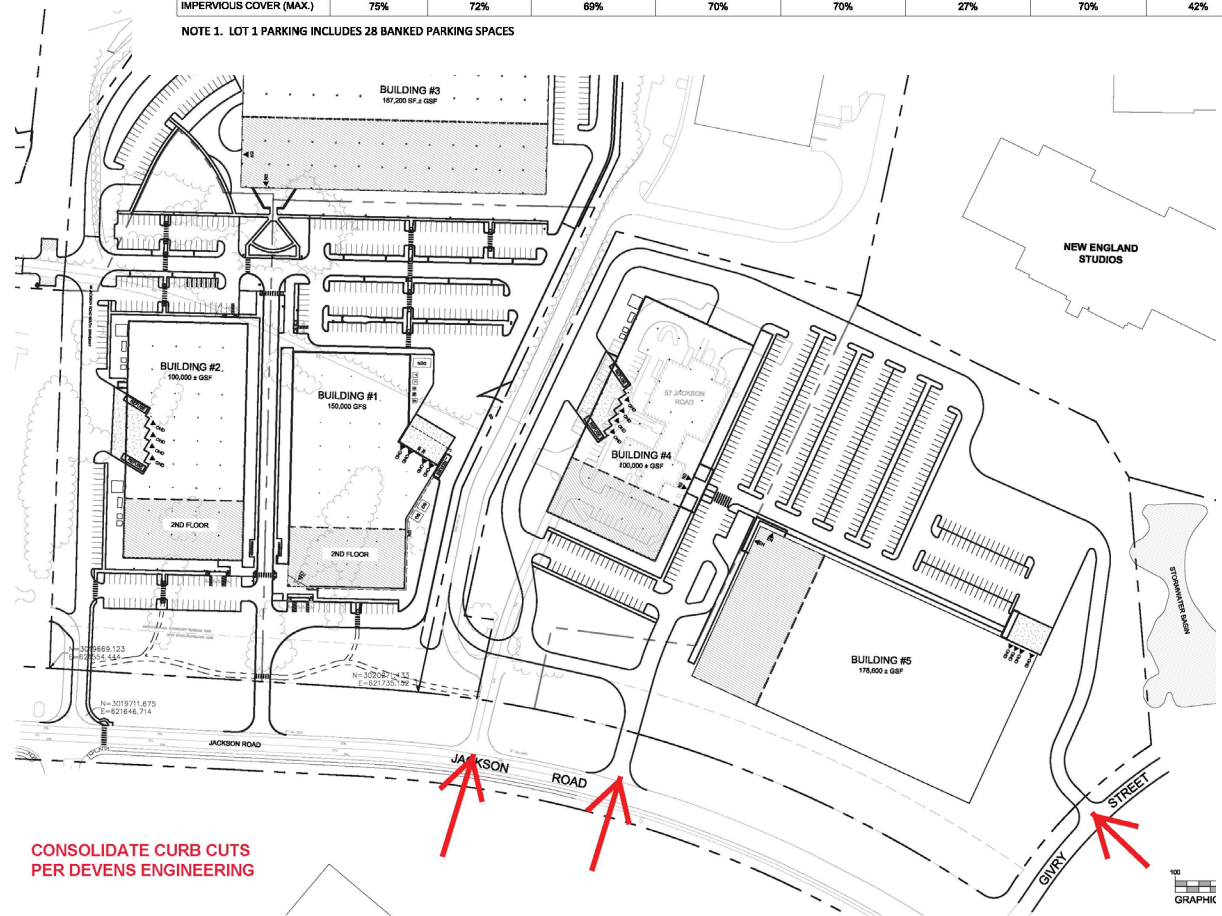
- Submit revised Plans and Reports on 12/23/2020 to demonstrate compliance with commitments in Response to Comments submitted 12/14/2020 including:
 - Site Development Plans
 - Landscape and Planting Plans
 - Stormwater Management Report
 - Traffic Impact and Access Study
- Attend conference with DEC staff and Nitsch Engineering (peer reviewer) regarding revised site plan and stormwater review.
- Eliminate optional entrance driveway off Jackson Road.
- Withdraw waiver request re: irrigation design. No waivers requested.
- Coordinate with DEC staff regarding miscellaneous comments and provide supplemental information for draft ROD.

Substantive Master Plan Revisions

- Clarify campus parking and building FAR based upon Bldg. 1 comments
- Reduce Jackson Road curb cuts from 4 to 3 per Devens Engineering recommendations

ZONING SUMMARY								
PRIMARY ZONING DISTRICT: INNOVATION AND TECHNOLOGY BUSINESS								
OVERLAY DISTRICT: VIEWSHED OVERLAY DISTRICT, WATER RESOURCE PROTECTION DISTRICT								
USE: INDUSTRIAL/ MANUFACTURING								
BUILDING DIMENSIONAL REQUIREMENTS								
CRITERIA	REQUIRED	45 JACKSON PARCELS					45 TOTALS	57-75 TOTALS
		LOT 1	LOT 2	LOT 3	LOT 4	LOT 5		
LOT AREA (MIN.)	2 AC.	7.2 AC.	6.6 AC.	10.1 AC.	7.2 AC.	12.7 AC.	23.9 AC.	19.9 AC.
LOT FRONTAGE (MIN.)	75 FT	287 FT	287 FT	100 FT	283 FT	603 FT	629 FT	886 FT.
FRONT YARD SETBACK (MIN.)	25 FT	166 FT±	196 FT±	817 FT±	213 FT±	104 FT±	-	-
SIDE YARD SETBACK (MIN.)	10 FT	40 FT±	38 FT±	10 FT±	62 FT±	40 FT±	-	-
REAR YARD SETBACK (MIN.)	25 FT	188 FT±	222 FT±	183 FT±	90 FT±	411 FT±	-	-
BUILDING HEIGHT (MAX.)	75 FT	43	T.B.D.	T.B.D.	T.B.D.	T.B.D.	-	-
BUILDING GFA (MAX.)		150,000	100,000	187,200	110,000	178,900	437,200	285,800
FAR (MAX.)	0.50	0.48	0.35	0.42	0.35	0.32	0.42	0.33
PARKING SPACES (MAX.)	2 SP/1000 SF	225 (1.3 SP)	156 (1.6 SP)	293(1.6 SP) 415 GAR.(2.2 SP)	166 (1.5 SP)	297 (1.7 SP)	576(1.3 SP) 782 GAR.(2.0 SP)	463 (1.6 SP)
IMPERVIOUS COVER AREA		226,502 SF	198,411 SF	309,025 SF	218,406 SF	148,800 SF	733,936 SF (17 AC)	367,006 SF (8.4 AC)
IMPERVIOUS COVER (MAX.)	75%	72%	69%	70%	70%	27%	70%	42%

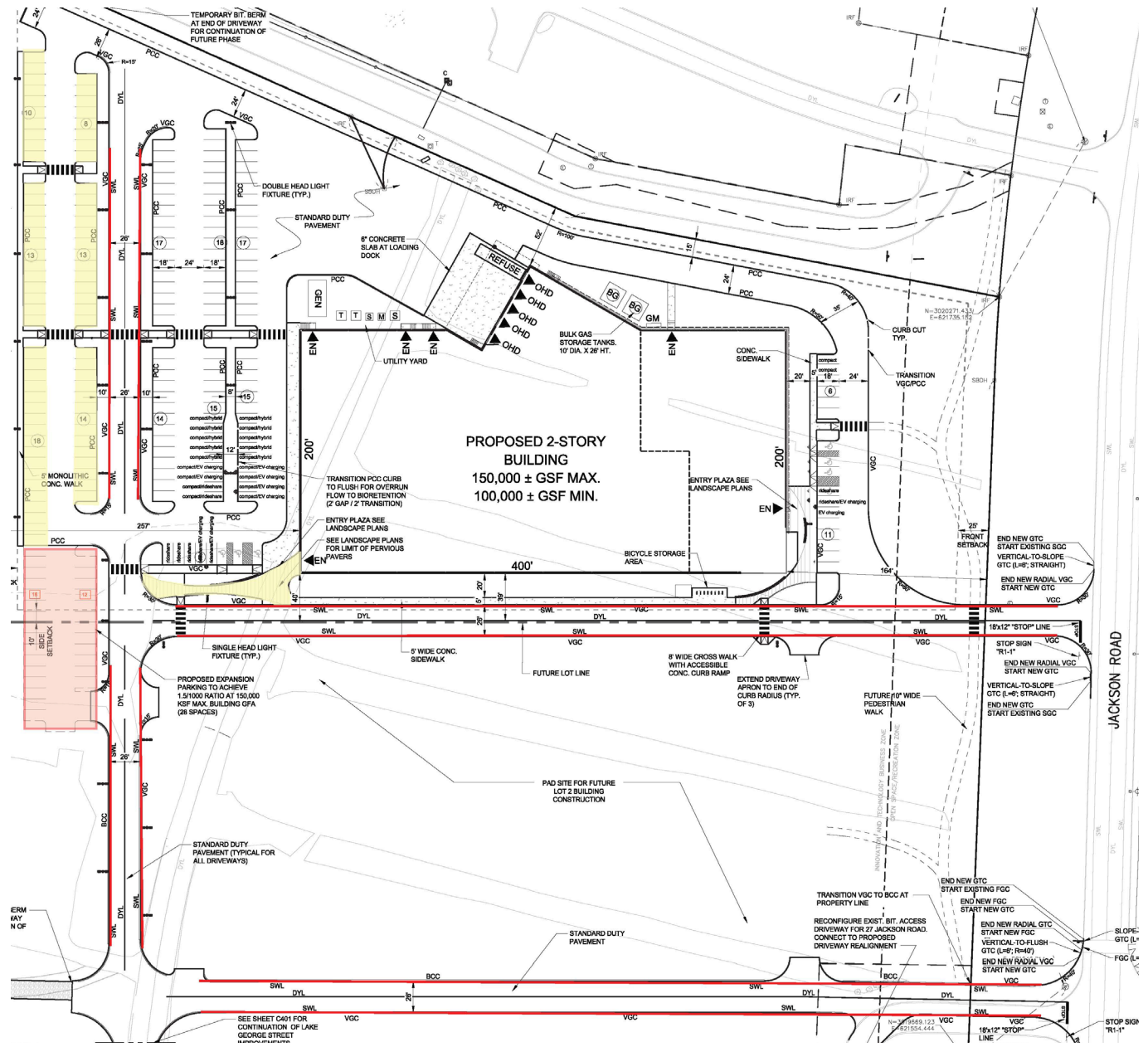
NOTE 1. LOT 1 PARKING INCLUDES 28 BANKED PARKING SPACES



\\fs01\menul\ Sites, 45-Jackson & 111-Hospital RD, Devens\204_Design\110122\10116716_MF.dwg

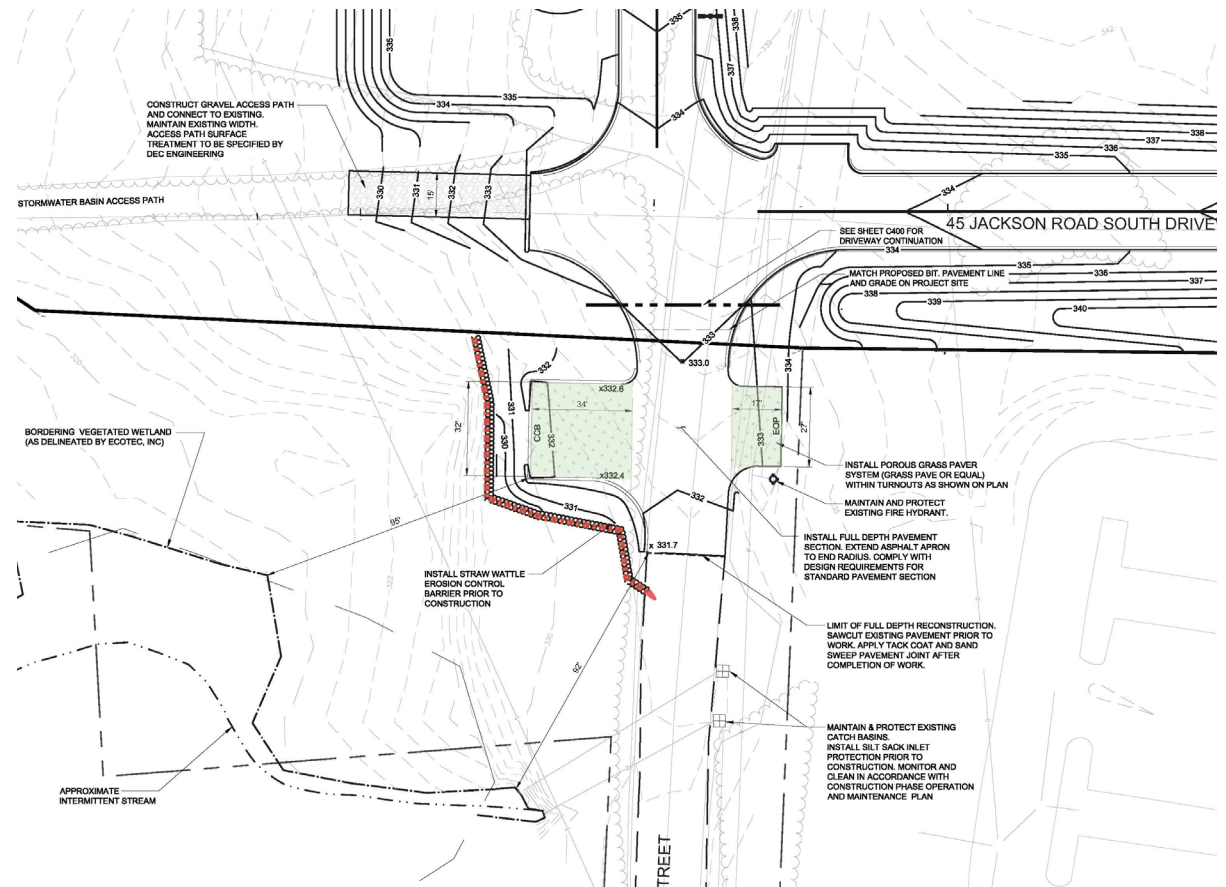
Substantive Site Plan Revisions

- Reduce drives to 24' wide – traffic calming
- Increase banked parking to allow 1.5/1000 park ratio at 150,000 gsf max
- Add LID Measures
 - Porous Pavement
 - Pervious Pavers



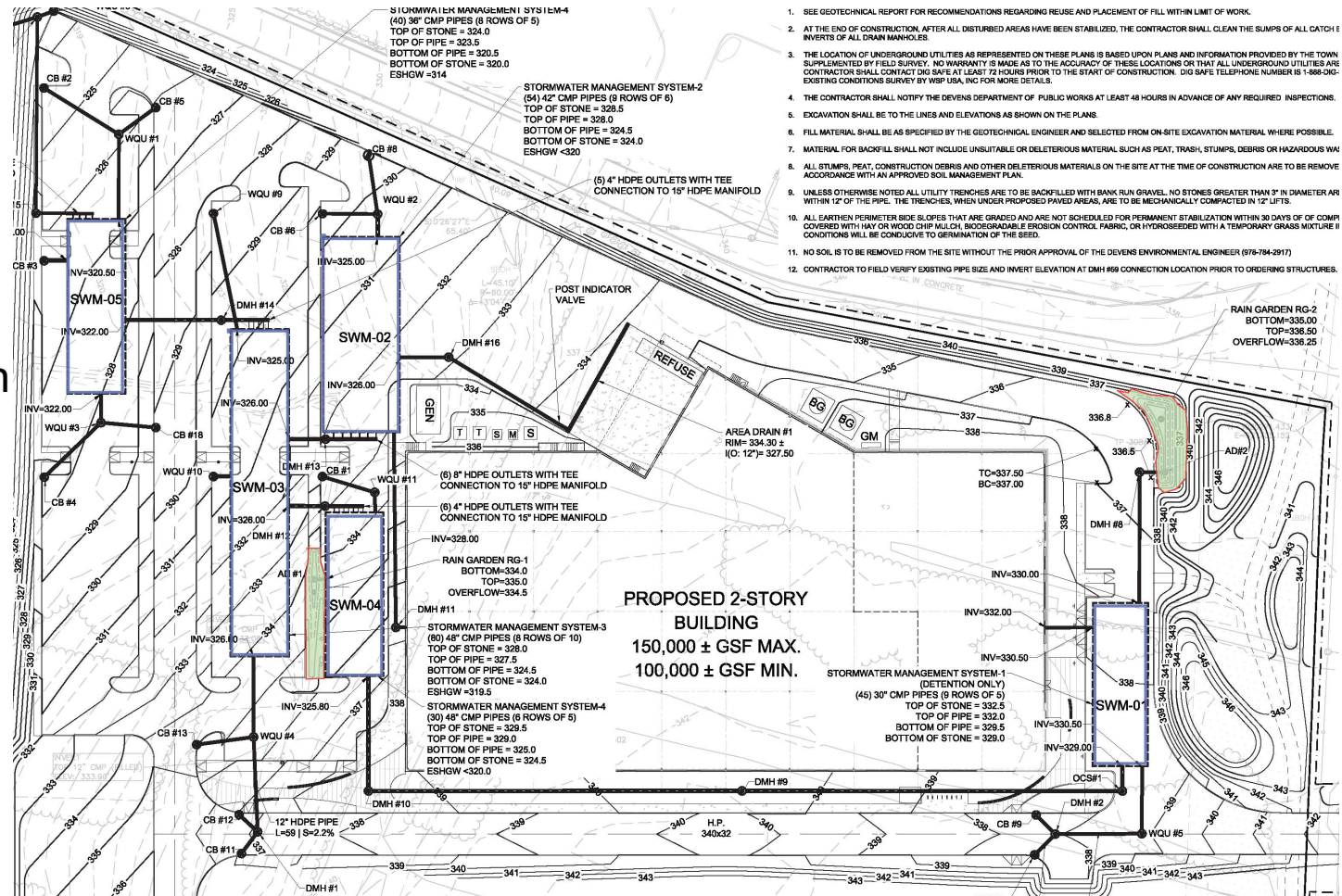
Substantive Offsite Plan Revisions

- Grasspave turnouts
- Modify geometry for future 2026 fire apparatus
- Adjust grading, erosion controls, and limit of work for new fire apparatus maneuvering reqts



Substantive Stormwater Design Revisions

- Add LID – 2nd Rain Garden
- Infiltration system layout and sizing
- Roof drain collection coordinated with building MEP



Questions

ZONING SUMMARY								
PRIMARY ZONING DISTRICT: INNOVATION AND TECHNOLOGY BUSINESS								
OVERLAY DISTRICT: VIEWSHED OVERLAY DISTRICT, WATER RESOURCE PROTECTION DISTRICT								
USE: INDUSTRIAL/MANUFACTURING								
BUILDING DIMENSIONAL REQUIREMENTS								
CRITERIA	REQUIRED	45 JACKSON PARCELS			57-75 JACKSON PARCELS		45 TOTALS	57-75 TOTALS
		LOT 1	LOT 2	LOT 3	LOT 4	LOT 5		
LOT AREA (MIN.)	2 AC.	7.2 AC.	6.8 AC.	10.1 AC.	7.2 AC.	12.7 AC.	23.9 AC.	19.9 AC.
LOT FRONTAGE (MIN.)	75 FT	267 FT	267 FT	100 FT	263 FT	603 FT	629 FT	886 FT.
FRONT YARD SETBACK (MIN.)	25 FT	168 FT.	166 FT.	87 FT.	23 FT.	164 FT.	-	-
SIDE YARD SETBACK (MIN.)	10 FT	49 FT.	38 FT.	13 FT.	63 FT.	40 FT.	-	-
REAR YARD SETBACK (MIN.)	25 FT	168 FT.	222 FT.	163 FT.	90 FT.	411 FT.	-	-
BUILDING HEIGHT (MAX.)	75 FT	43	T.B.D.	T.B.D.	T.B.D.	T.B.D.	-	-
BUILDING GFA	100,000	100,000	187,200	110,000	178,800	388,200	388,200	288,800
FAR (MAX.)	0.50	0.32	0.35	0.42	0.35	0.32	0.37	0.33
PARKING SPACES (MIN.)	2 SP/1000 SF	199 (2 SP)	166 (1.6 SP)	200 (2 SP)	166 (1.5 SP)	297 (1.7 SP)	648 (3.6 SP)	463 (1.6 SP)
IMPERVIOUS COVER AREA	228,502 SF	198,411 SF	309,203 SF	218,406 SF	148,800 SF	733,038 SF (17 AC)	762,048 SF (2.0 SP)	463 (1.6 SP)
IMPERVIOUS COVER (MAX.)	70%	72%	70%	69%	70%	63%	70%	42%

