



September 15, 2020

Ref: 73087.00

Mr. Peter Lowitt
Devens Enterprise Commission
33 Andrews Parkway
Devens, MA 01434

Re: Bristol Myers Squibb Cell Therapy Facility

Dear Mr. Lowitt,

On behalf of Bristol-Myers Squibb ("BMS"), we are pleased to submit this Level 2 Site Plan Review application to request the Commission's approval to amend the Record of Decision issued for the Cell Therapy Facility ("CTF") in April of this year. Our submission includes a completed application form, certified abutters list, site plans, and a technical memo addressing stormwater collection and management. We believe the updated improvements are compliant with the Devens Rules and Regulations such that we do not need any new waivers; and given the timing and nature of the changes we propose, and based on your feedback during our 9/3/2020 pre-filing discussion, we believe we have provided the necessary information for you to adequately assess the proposed site changes and address potential Commission concerns.

It was noted in our original application narrative that the technology to be employed in the CTF building is new and rapidly evolving, and that BMS anticipated their parking needs for full build-out and expansion of the building would likely change over time. Indeed, in the short time since our initial filing the design of the internal space programming of the building has progressed and decisions have been made that significantly reduce BMS's parking needs for the project. The facility will still operate 24/7 but with a smaller combination of 12-hr shift employees with staggered arriving and departing schedules along with typical 8-hr day administrative support staff. Peak occupied parking demand for the CTF building is estimated at approximately 310 spaces assuming no deductions for car pool, sick day, work from home or alternative modes of travel; and the new parking need for the project is now 410 spaces (310 spaces plus the 100-spaces that were displaced by the building).

Consequently, BMS made a value-engineering judgement to replace the 600 space parking garage (expandable) with surface parking lots providing a total 421 spaces. The surface lots will be placed north and west of the CTF, and immediately east of the CUB.

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Additionally, BMS has decided to enlarge the warehouse functions within the CTF and programmatically change how deliveries will be made to the building, which also alters the site plans. Deliveries from suppliers and vendors will now be made directly to the building; therefore, the loading docks on the CTF have been revised to accommodate larger truck maneuvers. This program change, in turn, forestalls BMS's immediate need to expand the central warehouse building as was previously proposed and approved.

Despite these changes BMS desires to retain the permitted status of the parking garage and warehouse expansion in the event a demand is identified for either of these at a later date. This will afford BMS some agility to respond faster to the everchanging needs in the region supported by their Devens operations.

Please advise if additional information is required, as we would like to target the DEC's October 27 meeting for the public hearing.

Sincere thanks,

Vanasse Hangen Brustlin, Inc.

A handwritten signature in blue ink, appearing to read 'C. Quitzau', with a stylized flourish at the end.

Curtis Quitzau, P.E.

Director of Land Development

Attachments: Level 2 Application
Certified abutters list
Site Plans
Stormwater Management technical memorandum