

MEMO

TO: DEC
FROM: Peter Lowitt, FAICP Director
Date: May 24, 2023
RE: Minor Revision to King Devens LLC Master Plan

King Devens LLC contacted staff to discuss amending their Master Plan to reconcile the zoning compliance table with the Level 2 Unified Permits issued for each parcel (33,39,45,57, 75 Jackson Road) by the DEC. Minor changes to the parking spaces on the lots were presented and are consistent with DEC approvals.

- 45 Jackson has 197 spaces assigned to it
- 39 Jackson retains 157 spaces
- 33 Jackson has 307 on the base plan and 884 on the garage plan for a total of 661 for all three lots (33,39, 45 Jackson)
- 57 Jackson has 98 spaces
- 75 Jackson has 384 on the base plan and 882 with utilization of the garage. A total of 482 spaces are provided for both lots.

These use a ratio of 1.13 space per 1000 sf of building.

Staff has administratively approved this minor master plan amendment on plans entitled Campus Master Plan dated 5-18-2023 prepared by Highpoint Engineering, Inc for King Devens, LLC 800 Boylston Street, Suite 2400 Boston, MA 02199; which clarify the number of parking spaces on each of the five lots. Footnotes were added to the master plan addressing DEC administrative approval requirements for constructing the two garages and acknowledging that the amenity building (8,300 sf) is on lot 57 along with the 145,000 sf 57 Jackson.