# Staff Report

**Devens Enterprise Commission**

Date: October 25, 2024

To: Devens Enterprise Commission

From: Neil Angus, FAICP, Director and Beth Suedmeyer, Assoc. Planner

RE: King Street Properties – 57 and 75 Jackson Road Level 2 Unified Permit Parking Modifications

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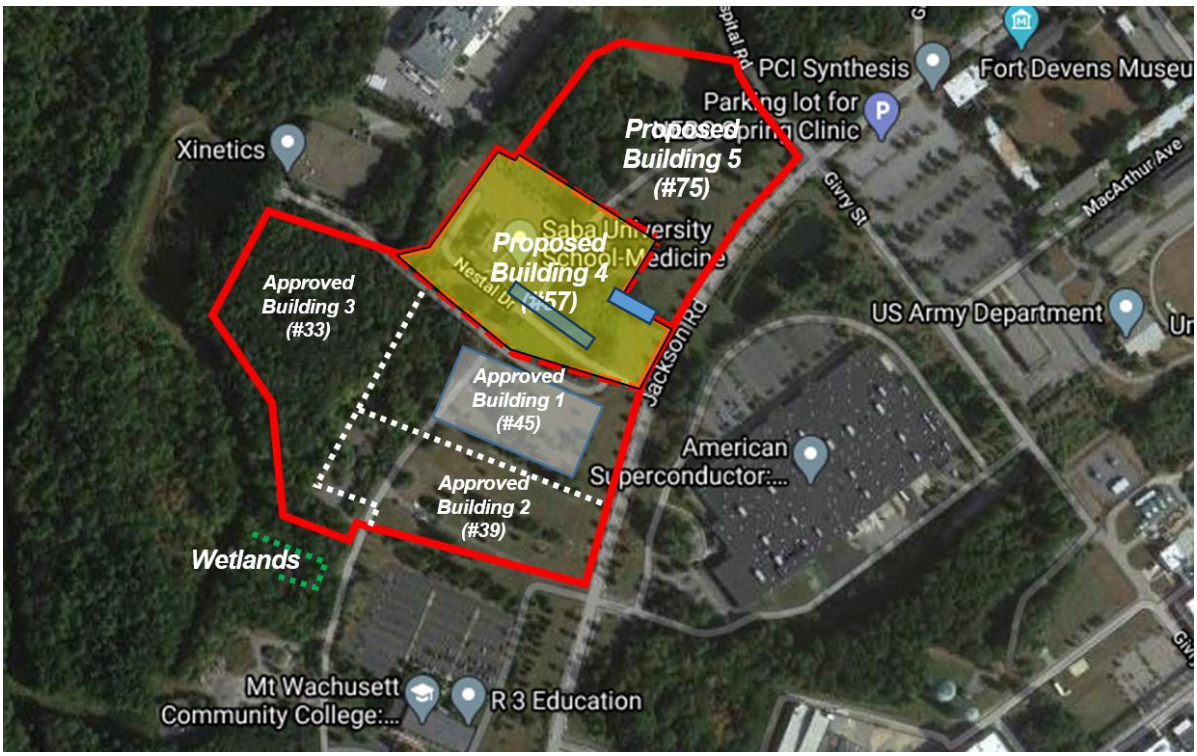
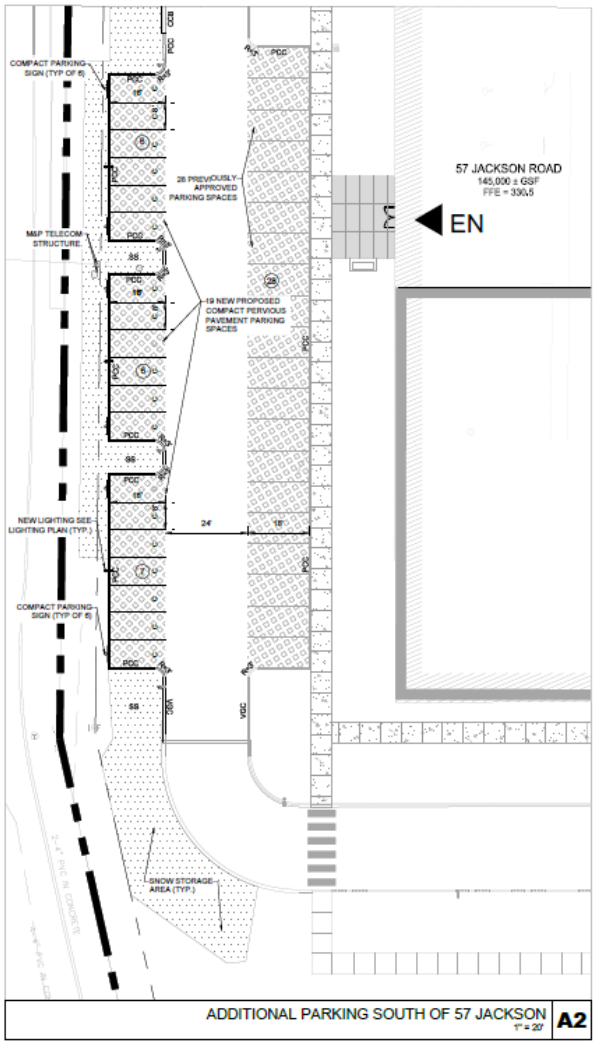
**Applicant/ Owner:** **King Devens LLC, 800 Boylston Street, Suite 1570, Boston MA 02119**
**Engineer:** **Highpoint Engineering Inc.**
**Location:** **57 and 75 Jackson Road, Devens**
**Zoning:** **Innovation Technology Business, Open Space and Recreation, Watershed Protection Overlay District and Viewshed Protection Overlay District**

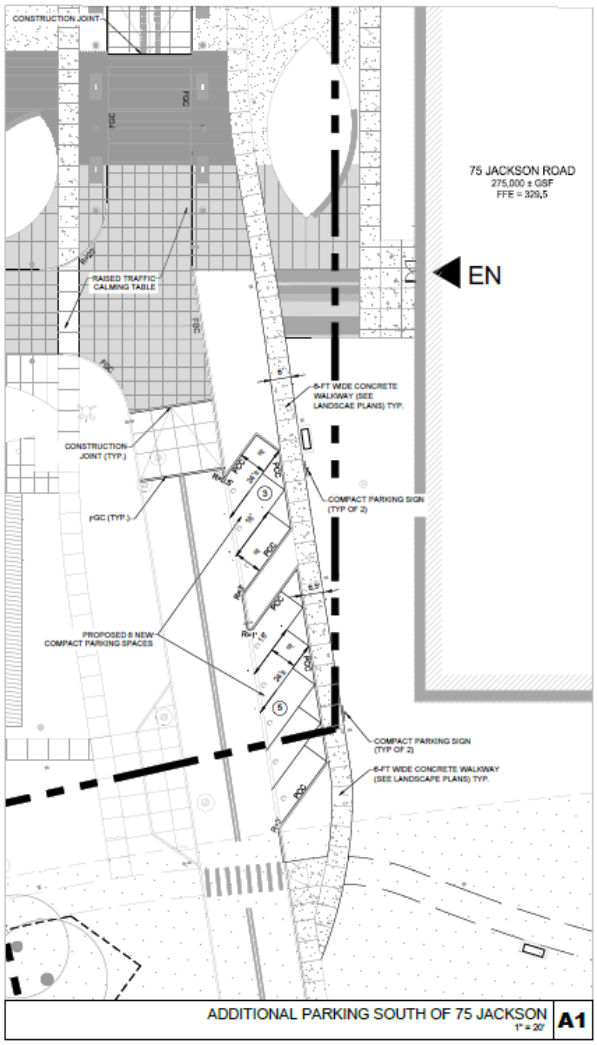
**Premises and Proposed Project:** The applicant is seeking site plan modifications to Level 2 Unified Permit #D22-071 for the construction of an additional **19 parking spaces at 57 Jackson Road** (Parcel ID #013.0-0021-0100.0 and Deed Reference: Bk: 62288 Pg.: 109) and Level 2 Unified Permit #D22-070 for an additional **8 parking spaces at 75 Jackson Road** (Parcel ID ##018.0-0021-0900.0 and Deed Reference: Bk: 62907 Pg.: 266). These spaces are being proposed to accommodate the increased demand for parking spaces at the adjacent new Canteen building and Sterling Street Brewery operations at 65 Jackson Road.

The image below is a previously presented Campus Master Plan from King Devens LLC for 33, 39, 45, 57, and 75 Jackson Road, with the blue areas outlining the proposed additional parking locations:



**Site Plan Proposed Parking Modificaitons**




The complete application and revised submissions have been circulated to MassDevelopment. DEC's Peer Review Engineers also reviewed the submission and had no comments that required revisions. A staff meeting was held September 30, 2024 with DEC and MassDevelopment to discuss Public Safety associated with the proposal. The Applicant submitted plan revisions responding to DEC comments. The following is a summary of the site plan modification items considered:

*Parking:* The phasing of the construction for the build out of 57 and 75 Jackson Road has not allowed adequate parking to be accessible at this time when the amenity building is busy. Alternatives have been considered and the temporary parking permitted through administrative minor modifications over the past year are now proposed to be permanent. These spaces are closest in proximity to the Amenity building so they are expected to still be utilized even when the permanent shared parking for 57 and 75 Jackson Road buildings. If these spaces are approved to be permanent, the Applicant will need to ensure they still meet ADA and MA Architectural Access Board accessible spaces as well as Electric Vehicle Charging stations (%5) requirements.

*Traffic and Safety:* As these proposed spaces are "compact", the Applicant will need to ensure these spaces are properly signed and managed to prevent larger vehicles from blocking spaces and drive isles that could

impede emergency access and create unsafe conditions. Another consideration for safety is the entrance driveway where the pull in parking is located at 75 Jackson Road. The applicant identified there are some "close calls" when parked vehicles back out into the driveway. This is why the angled spaces are proposed, however these angled spaces force people to either drive back into the site when leaving and making improper turns on the pedestrian plaza, or getting lost further into the 75 Jackson parking area, potentially causing more confusion and conflicts between cars and pedestrians. The other concern with angled parking is that people will inevitably still try to back out of these spaces and turn to try and exist via Jackson Road. The existing parking lot layout has a raised intersection to the west of these 8 proposed spaces and the multi-use trail crosswalk is to the east. These features will help naturally slow down vehicles entering and exiting the site, reducing the potential for vehicle conflicts. The Applicant should consider options such as additional signage to alert drivers of vehicles entering/exiting and/or consider making these spaces dedicated to the Amenity building to help reduce the possibility of conflicts with 57 and 75 Jackson businesses traffic coming in and out (different hours of peak operations). Potential modifications to the parking alignment or other traffic calming measures are being considered. Devens Fire Department indicates the proposed revisions do not impede emergency access.

DEC staff and Devens public safety also recognize when the venue has reached parking capacity the operators should have staff dedicated to monitoring parking to ensure there are no unauthorized vehicles in accessible spaces or blocking flow of traffic. The staff can direct patrons to nearby parking lots from where they can walk to the venue.

*Landscaping:* Additional screening landscaping has been proposed and DEC staff have suggested enhancing this along the driveway next to 57 Jackson Road. Revisions to the 75 Jackson Road side have been proposed and appear adequate..

*Industrial Performance Standards:* There are no concerns with the proposed lighting revisions.

*Stormwater Management:* The stormwater system is adequate to handle this small amount of additional impervious and the porous pavement for the 19 spaces helps provide additional decentralized infiltration.

**Waivers:**
The following waivers have been requested by the applicant.

**974 CMR 3.04(3)(a)1.b –Applicants may propose up to 10% of parking for compact car parking spaces (8' wide x 16'deep). Waiver is requested to allow the construction of 25 new compact spaces within the 57 Jackson Road.**
Due to the location of the property line, the proposed compact spaces comprise 20.3% of the total parking space count at 57 Jackson Road and 0.5% of the total parking space count at 75 Jackson Road. Parking for 57 & 75 Jackson Road was designed to be a shared parking facility for use by any tenant on the campus. The addition of the newly proposed compact spaces comprises 5.3% of the total parking for the entire 57 & 75 Jackson Road campus.

**974 CMR 3.04(3)(b) – Viewshed Overlay District. Parking lots in the Viewshed Overlay District shall be located on the far side of the building from the viewshed sensitive receptor and/or along the sides of the building. Parking lots shall not be located between the building and the viewshed sensitive receptor except for a maximum of 10% of the total parking spaces.**
7.8% of the previously approved parking spaces were located within the Viewshed Overlay and the addition of 19 proposed parking spaces to the south of 57 Jackson Road will comprise a total of 11.1% of the total parking space count for the entire campus. A Viewshed Corridor analysis submitted with the application demonstrates that the proposed additional spaces would be adequately screened by existing buildings and the existing and proposed tree canopy. The view of all parked vehicles will also be screened by existing buildings and the existing tree canopy.

**Process:**
Highpoint Engineering, on behalf of King Devens, LLC., submitted a Level II Unified Permit application package for parking modification. The pre-permitting conference was completed on August 7, 2024, and the Determination of Completeness was issued on September 16, 2024. Copies of the application and plans were received by the surrounding Towns on September 18, 2024. Legal notices were placed in Nashoba Publications on October 4 and 11, 2024. Certified Mail notice was sent to abutters on September 16, 2024. The 30-day public comment period expired October 19, 2024. No public comments were received. The public hearing will open on October 29, 2024, and a draft decision has been prepared for the Commissions consideration.

**Recommended Action:**
Once all outstanding issues have been addressed, it is recommended the Commission vote to close the public hearing and vote on the requested waivers first, then take action on the draft Record of Decision prepared by staff.

*Attachments:*
Draft Record of Decision