CELL THERAPY FACILITY

Public Hearing
March 24, 2020
Presentation to the Devens Enterprise Commission

vhb Jacobs Bristol-Myers Squibb

Introduction

- Project Team
  - Owner/Applicant: Bristol-Myers Squibb
  - Architects: Jacobs
  - Site/Civil: VHB
  - Geotechnical: GZA
  - Construction Management: DPR

- Cell Therapy Facility
  - Innovative Cancer Treatment
  - 5,600 Patient Treatments per Year
  - 240,000 SF Gross Floor Area
  - 3 Stories / 70.5’ tall from lowest ground floor
  - 800 New Employees
  - 600 Spaces Parking Garage - 3 Levels
  - Warehouse Expansion
  - Utilizes Existing Utility and Drainage Infrastructure
  - LEED Silver

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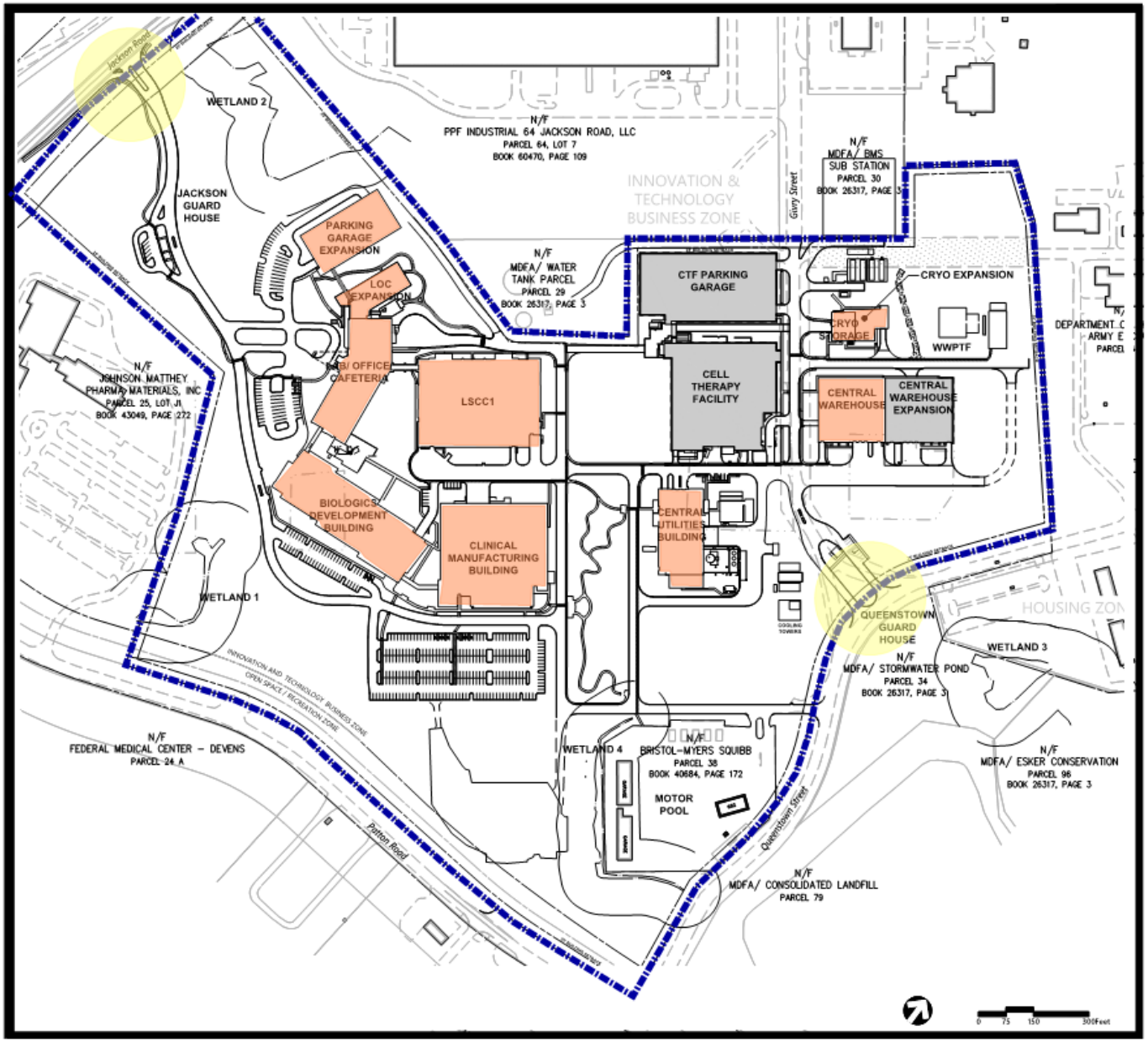
Cell Therapy Facility

Property Locus



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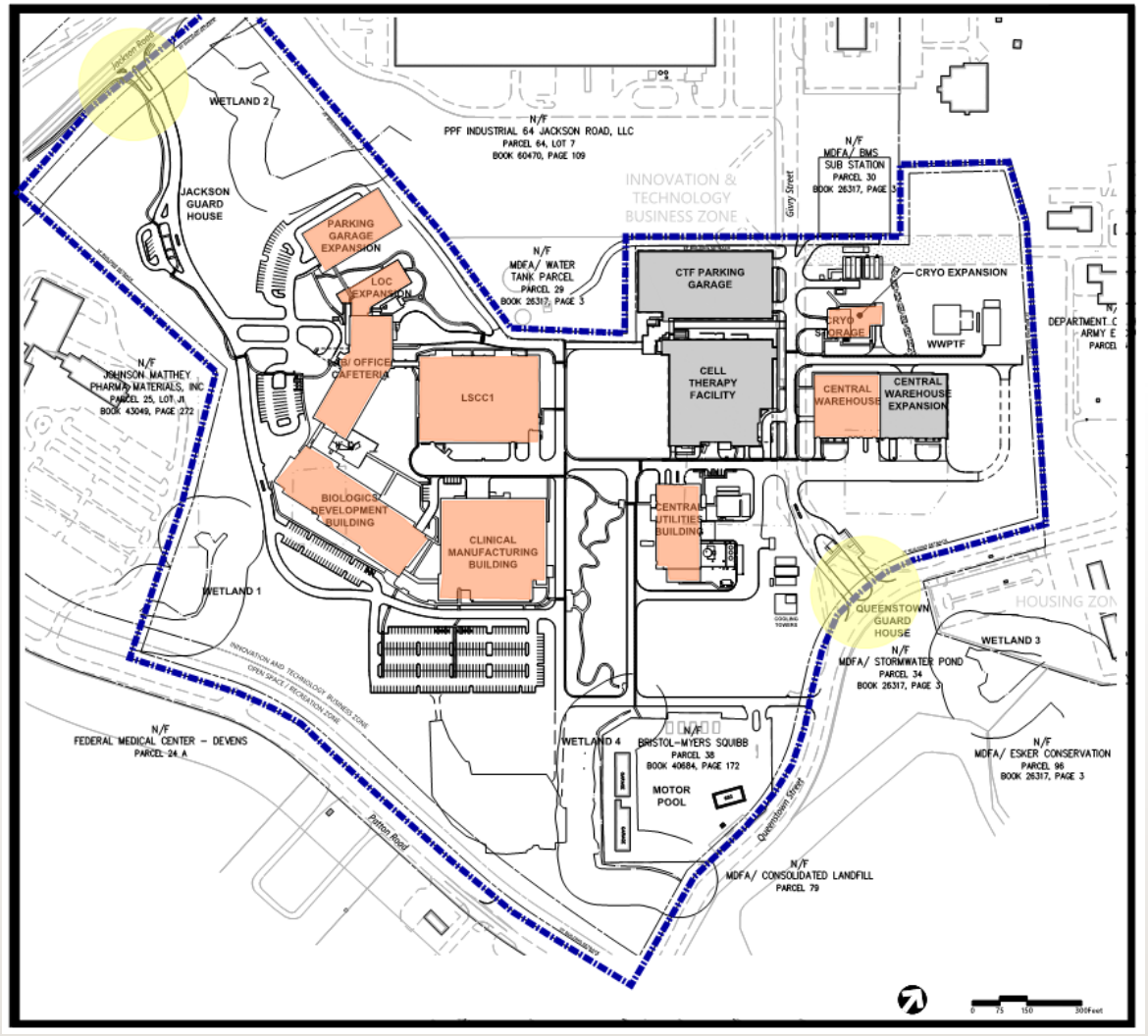
Cell Therapy Facility

Campus Site Plan



Since 2006

- 798,000 SF Complete
- 285,000 SF Proposed
- 1,083,000 SF Total
- 28% FAR (50% allowed)

- 1.6 MSF Master Plan

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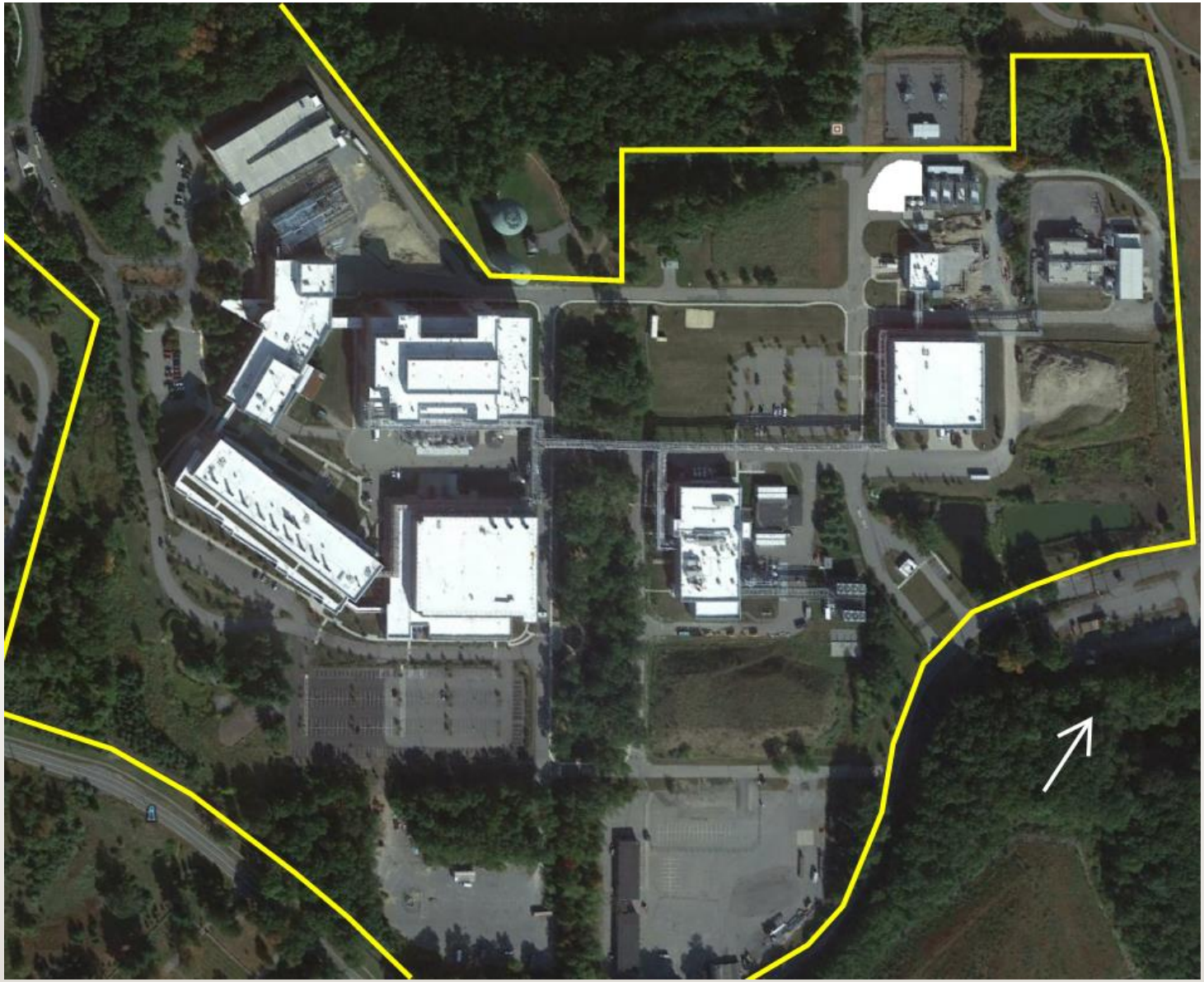
Campus Site Plan



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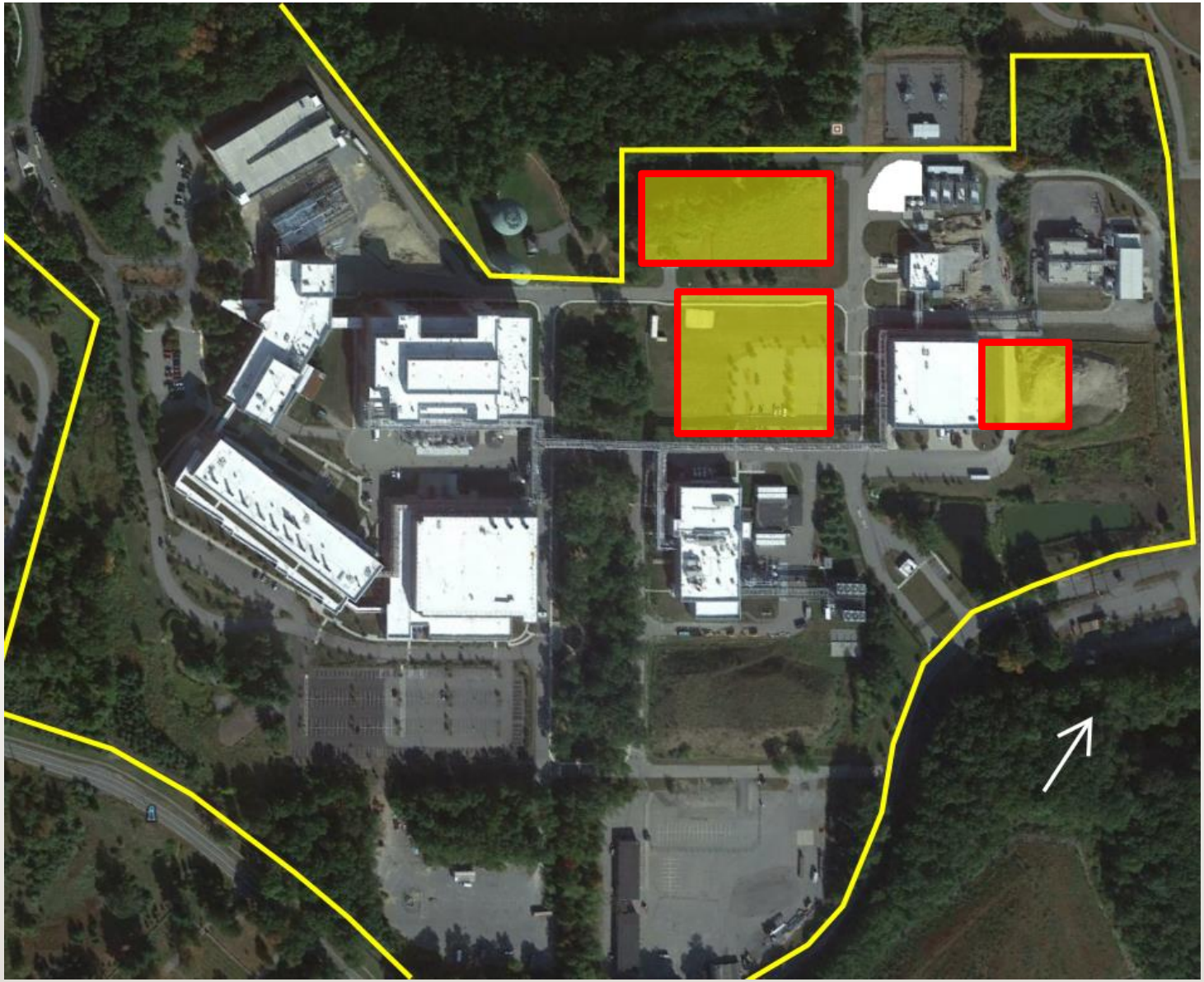
Existing Conditions



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Proposed Buildings

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Aerial Perspective Building Rendering

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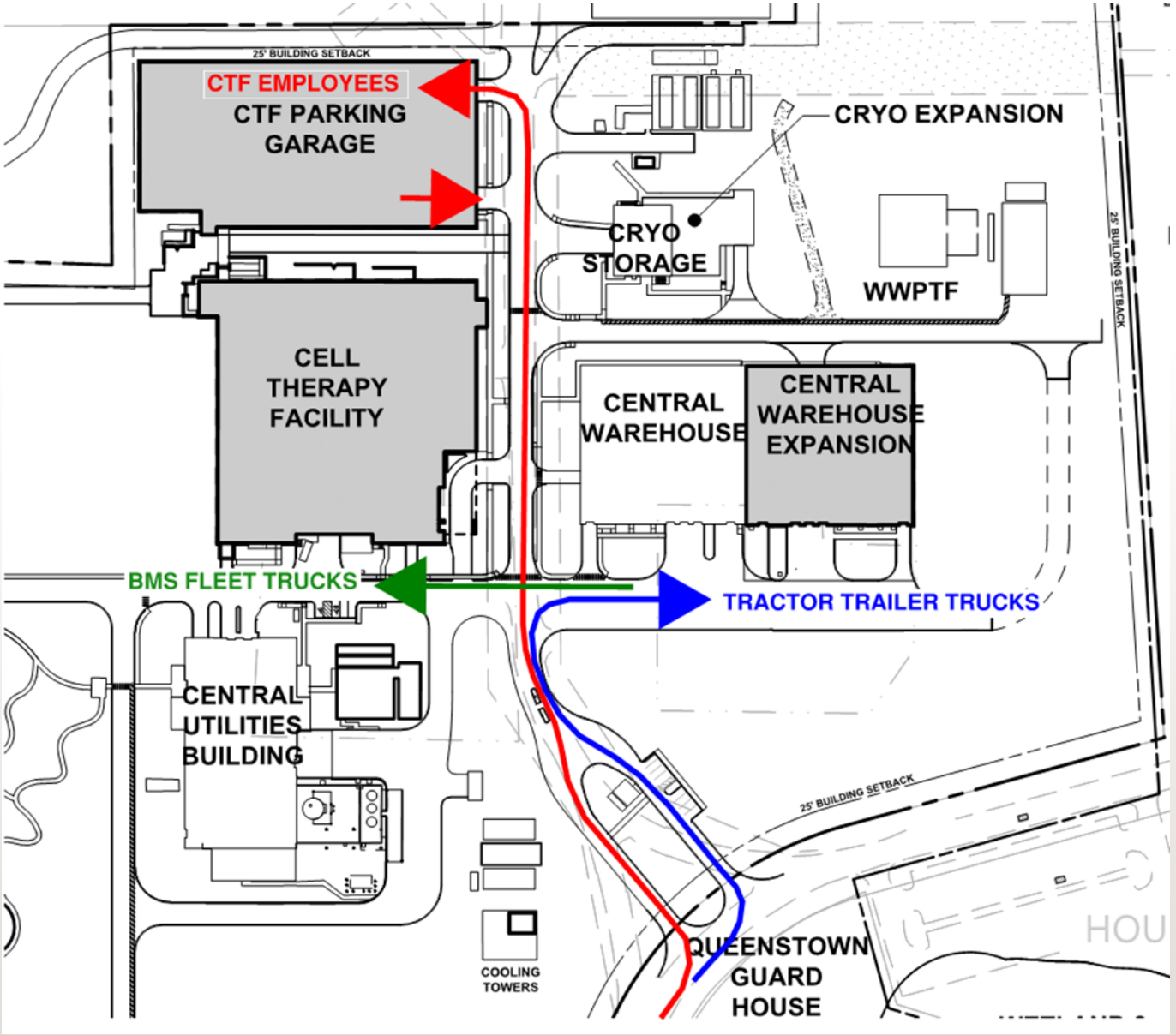
Street Level Building Rendering



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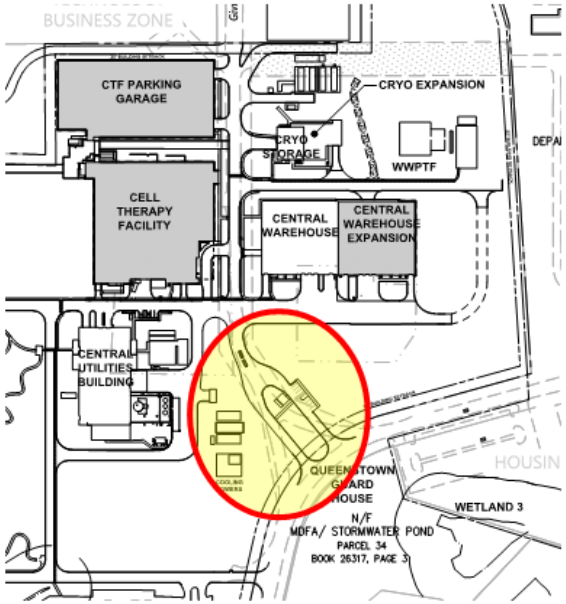
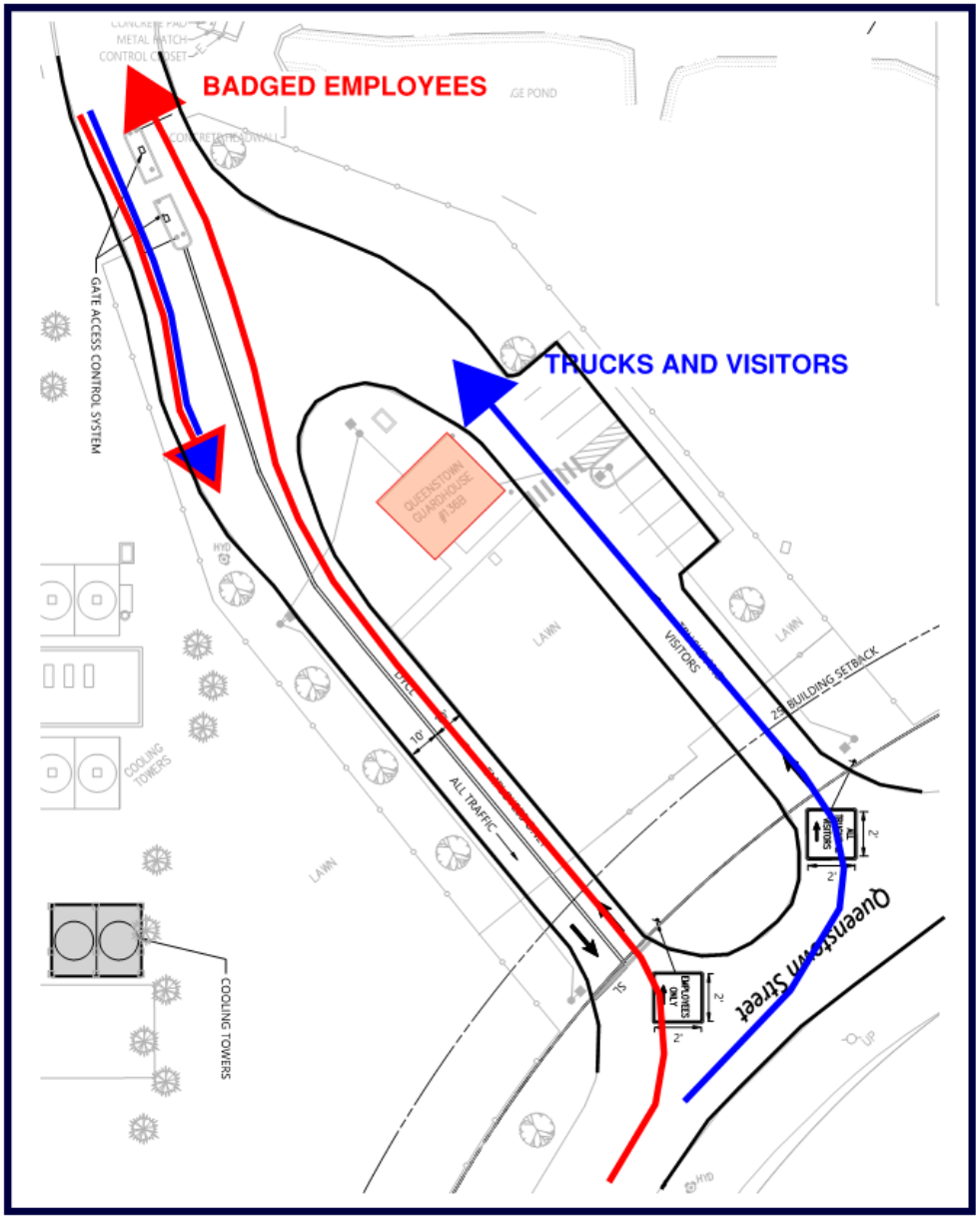
Employee and Truck Patterns





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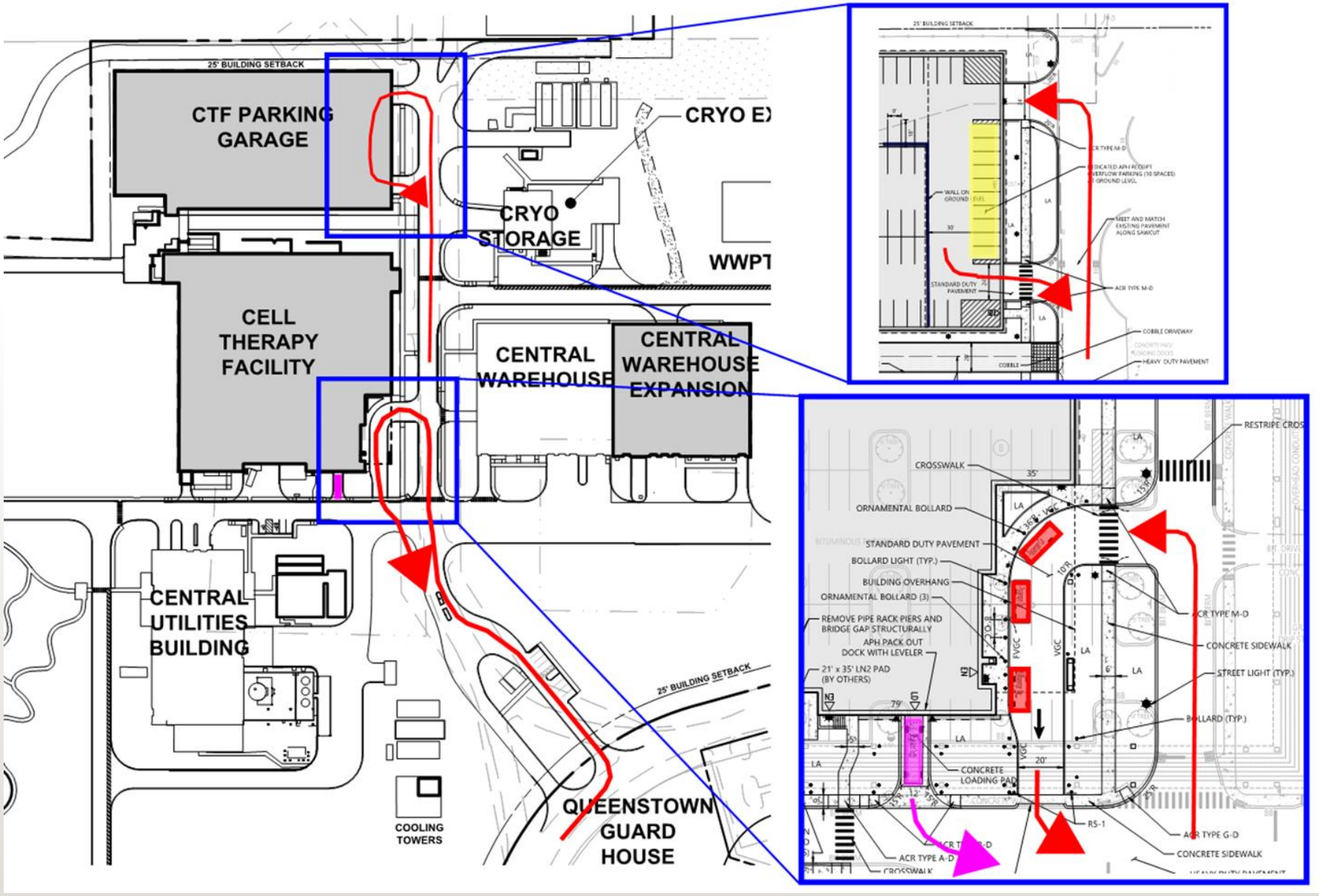
Queenstown Gate Operational Changes



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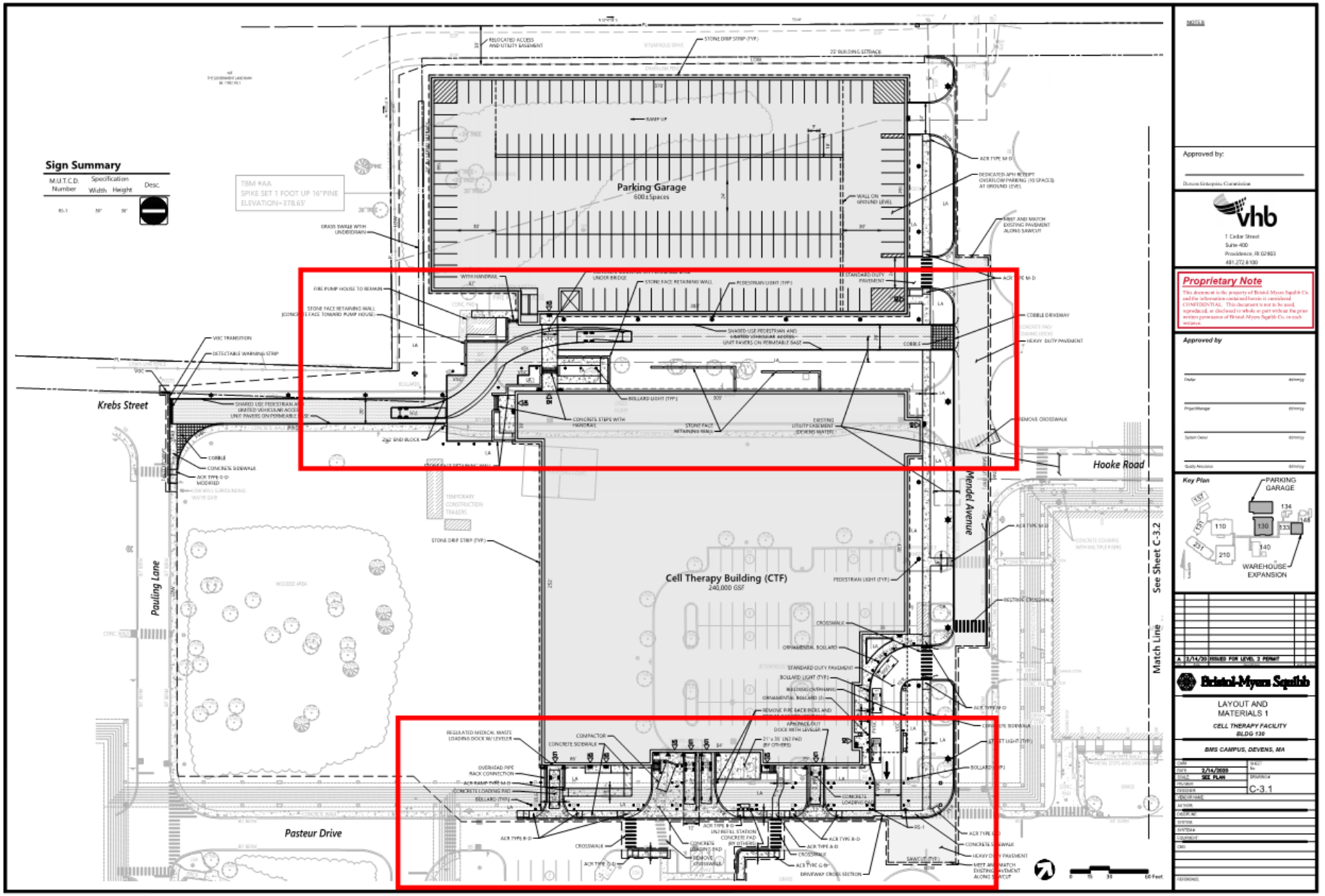
Product Delivery and Pick-Up



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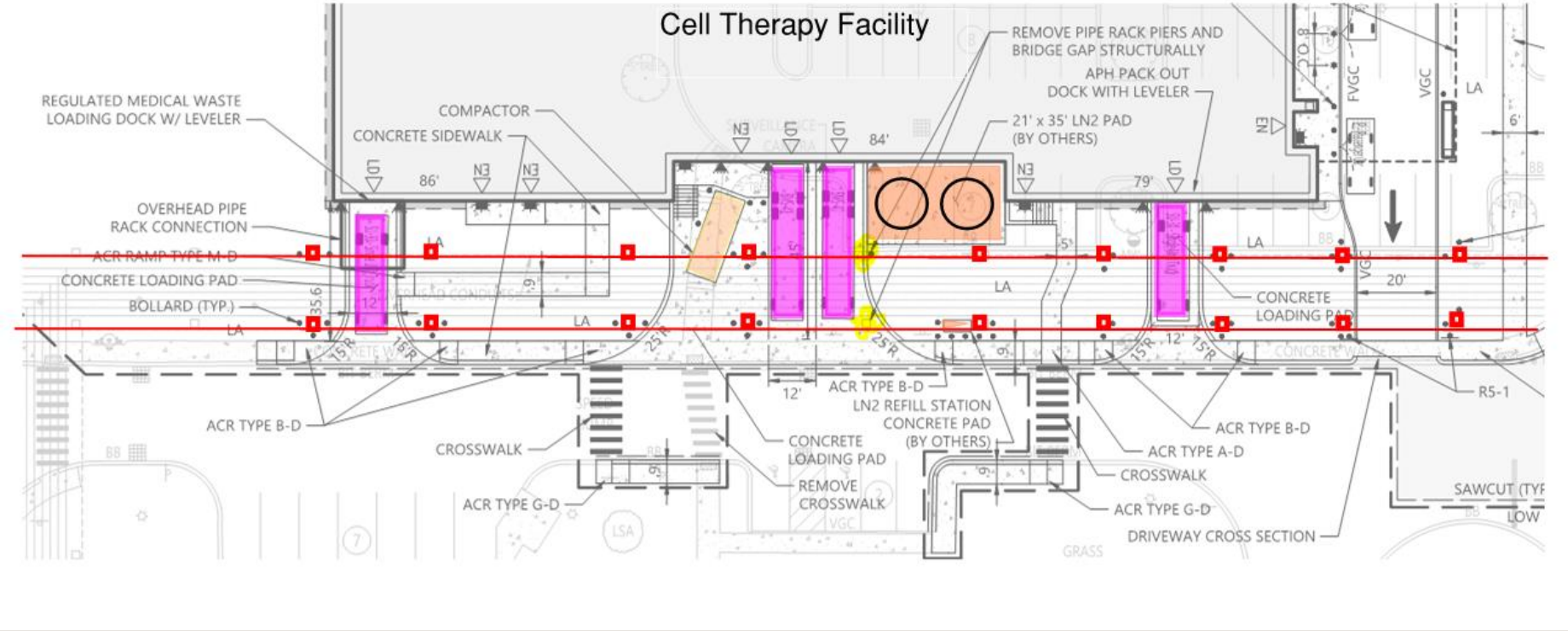
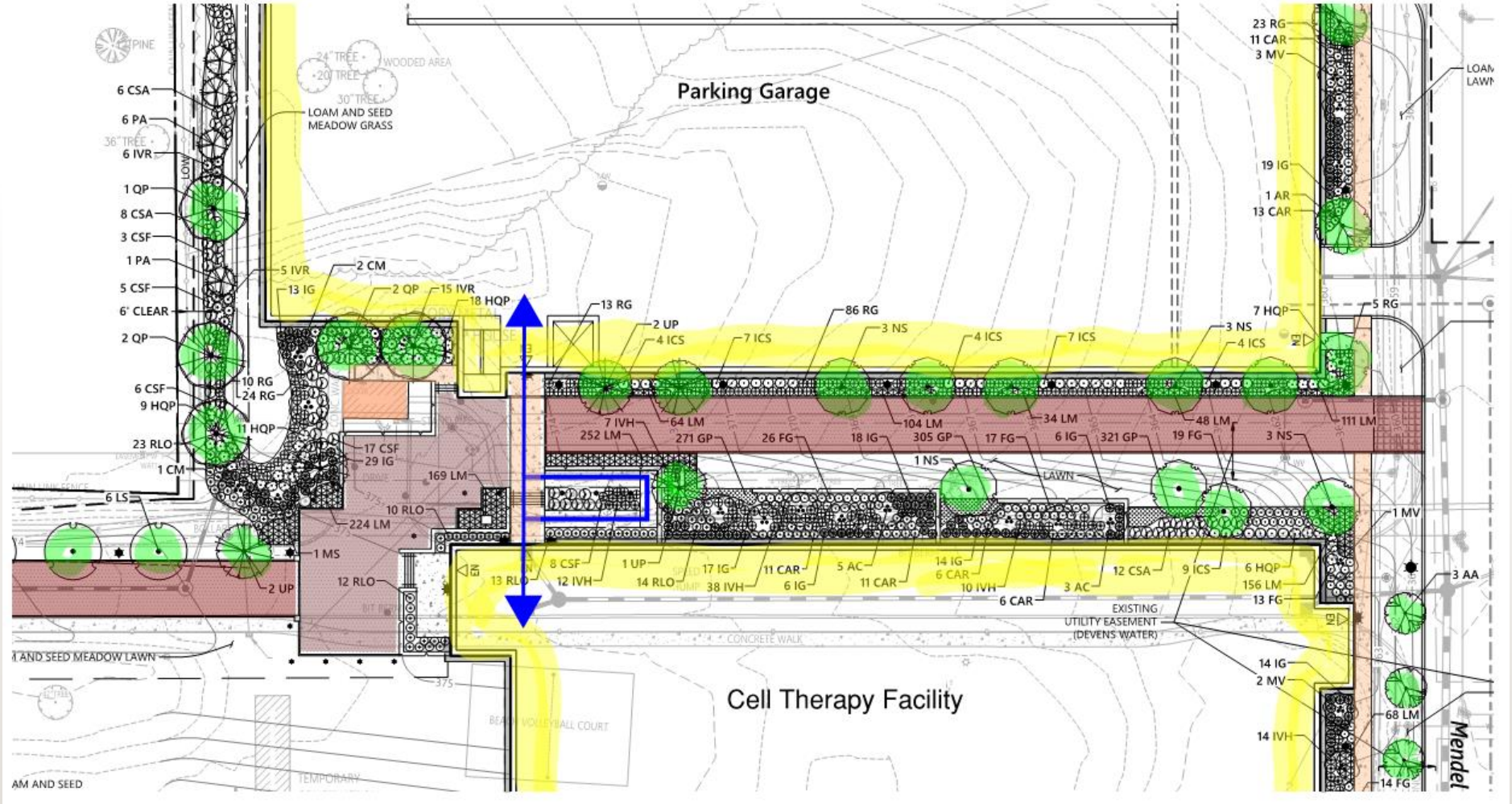

Cell Therapy Facility
REMOVE PIPE RACK PIERS AND BRIDGE GAP STRUCTURALLY
APH PACK OUT DOCK WITH LEVELER
21' x 35' LN2 PAD (BY OTHERS)
REGULATED MEDICAL WASTE LOADING DOCK W/ LEVELER
COMPACTOR
CONCRETE SIDEWALK
OVERHEAD PIPE RACK CONNECTION
ACR RAMP TYPE M-D
CONCRETE LOADING PAD
BOLLARD (TYP.)
ACR TYPE B-D
CROSSWALK
ACR TYPE G-D
CONCRETE LOADING PAD
REMOVE CROSSWALK
ACR TYPE B-D
LN2 REFILL STATION CONCRETE PAD (BY OTHERS)
ACR TYPE A-D
CROSSWALK
ACR TYPE G-D
DRIVEWAY CROSS SECTION
CONCRETE LOADING PAD
ACR TYPE B-D
R5-1
SAWCUT (TYP
LOW
86'
84'
79'
20'
12'
6'
5'
9'
LA
VGC
FVGC



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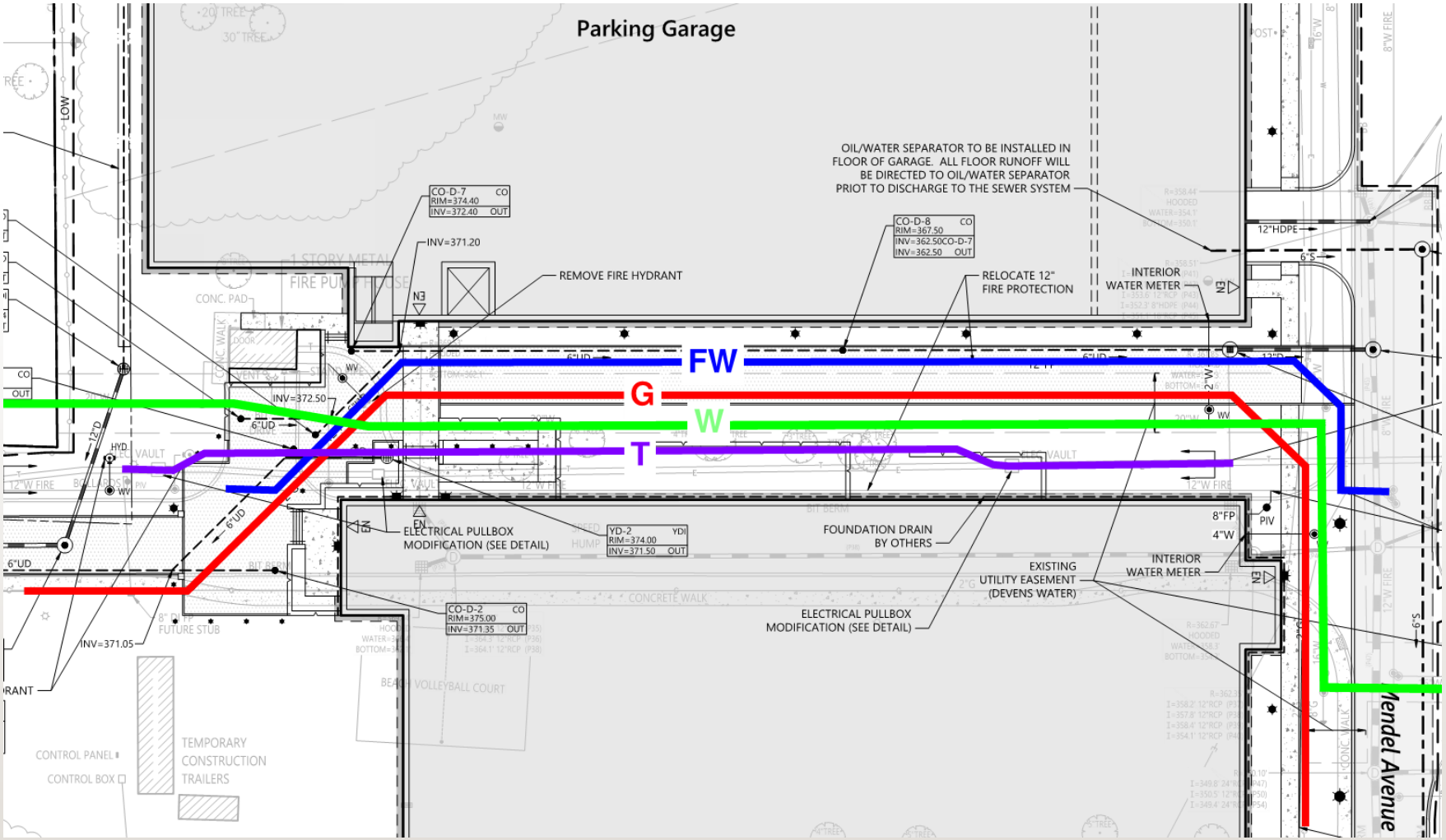
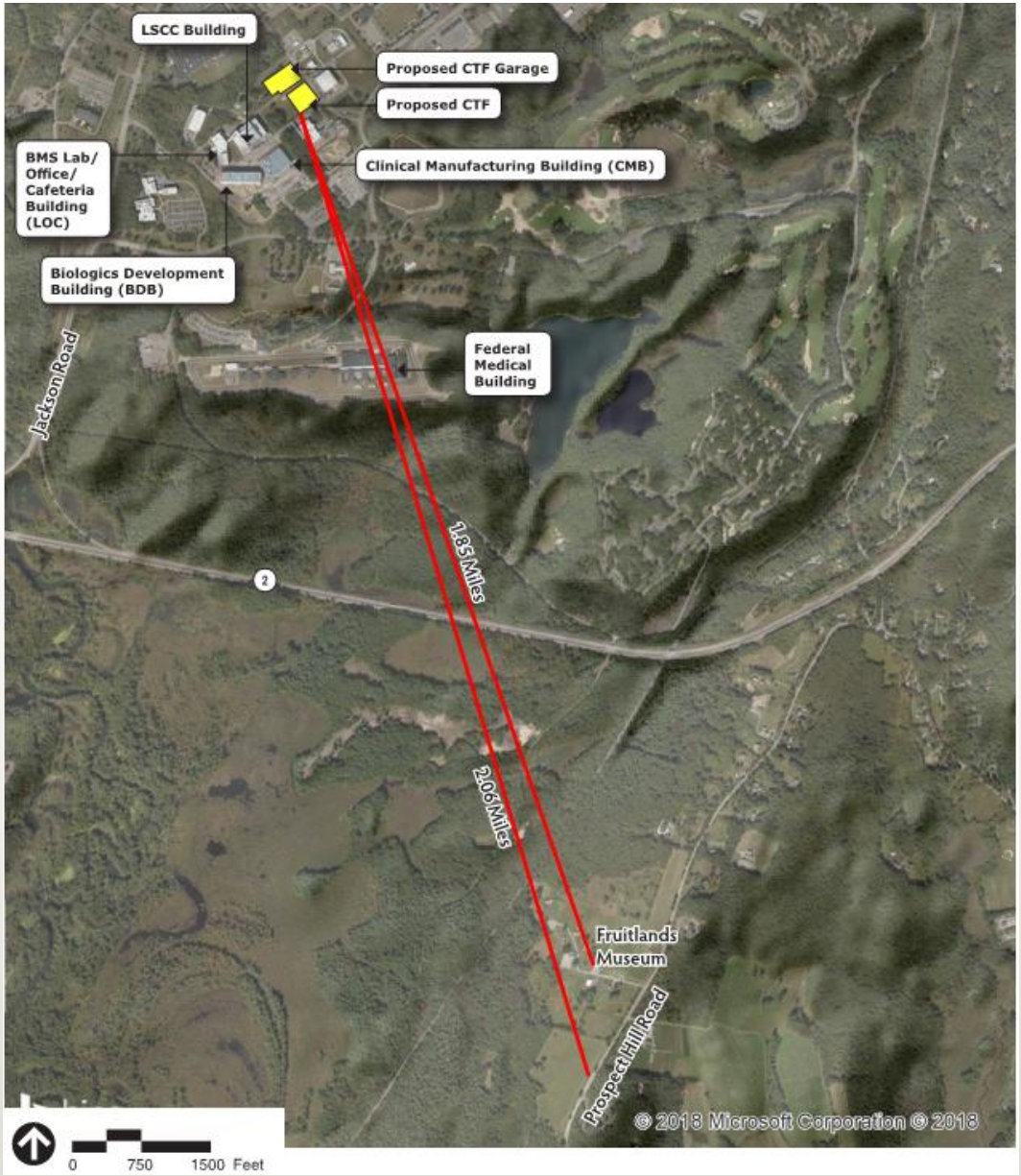
Primary Pedestrian Movements


Parking Garage
OIL/WATER SEPARATOR TO BE INSTALLED IN FLOOR OF GARAGE. ALL FLOOR RUNOFF WILL BE DIRECTED TO OIL/WATER SEPARATOR PRIOT TO DISCHARGE TO THE SEWER SYSTEM
CO-D-7 CO RIM=374.40 INV=372.40 OUT
INV=371.20
REMOVE FIRE HYDRANT
CO-D-8 CO RIM=367.50 INV=362.50CO-D-7 INV=362.50 OUT
RELOCATE 12" FIRE PROTECTION
INTERIOR WATER METER
12"HDPE
FW
G
W
T
INV=372.50
6"UD
ELECTRICAL PULLBOX MODIFICATION (SEE DETAIL)
YD-2 YDI RIM=374.00 INV=371.50 OUT
FOUNDATION DRAIN BY OTHERS
8"FP
4"W
PIV
EXISTING UTILITY EASEMENT (DEVENS WATER)
INTERIOR WATER METER
CO-D-2 CO RIM=375.00 INV=371.35 OUT
ELECTRICAL PULLBOX MODIFICATION (SEE DETAIL)
INV=371.05
6" FUTURE STUB
TEMPORARY CONSTRUCTION TRAILERS
CONTROL PANEL
CONTROL BOX
Hendel Avenue

Review Comments & Concerns

- ❑ Viewshed Impacts
- ❑ Stormwater Management
- ❑ Traffic
- ❑ Parking
- ❑ Waivers Requested

Minor comments
Most resolved
Working with staff



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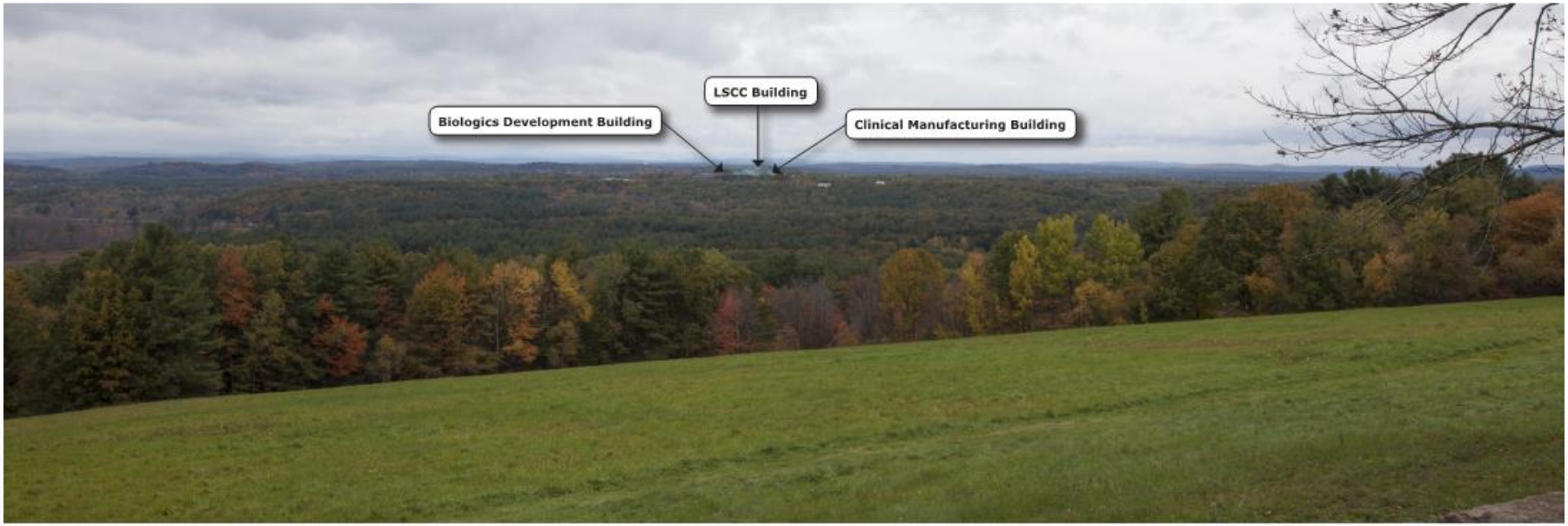
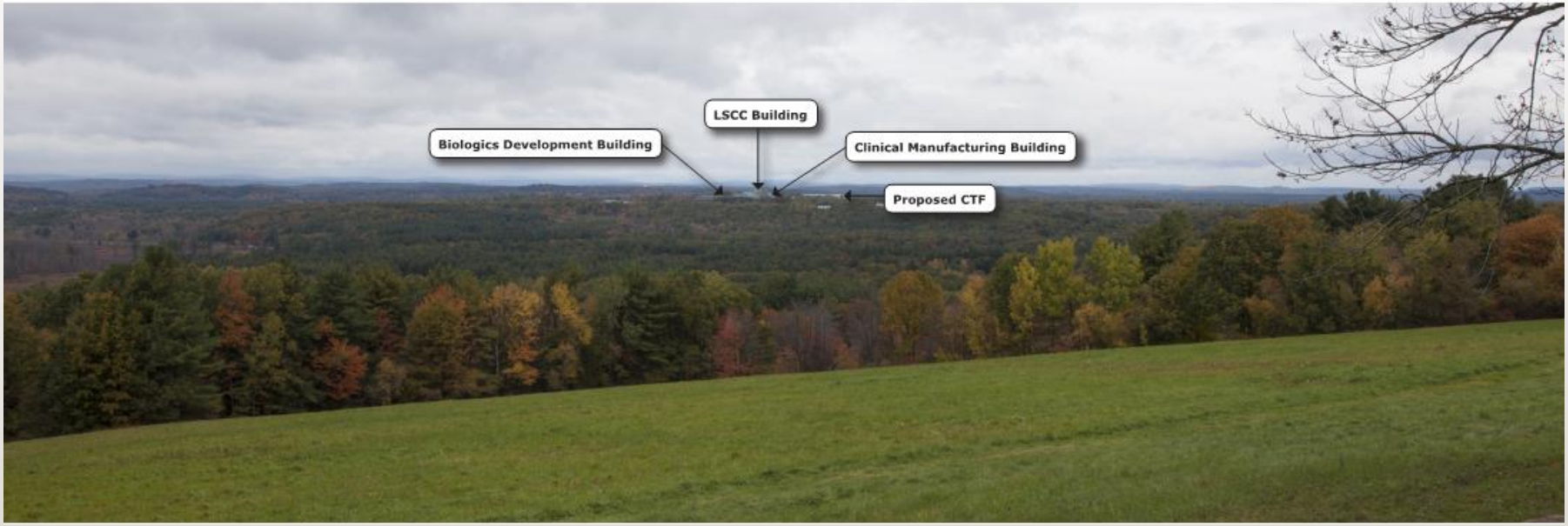
Viewshed Impacts





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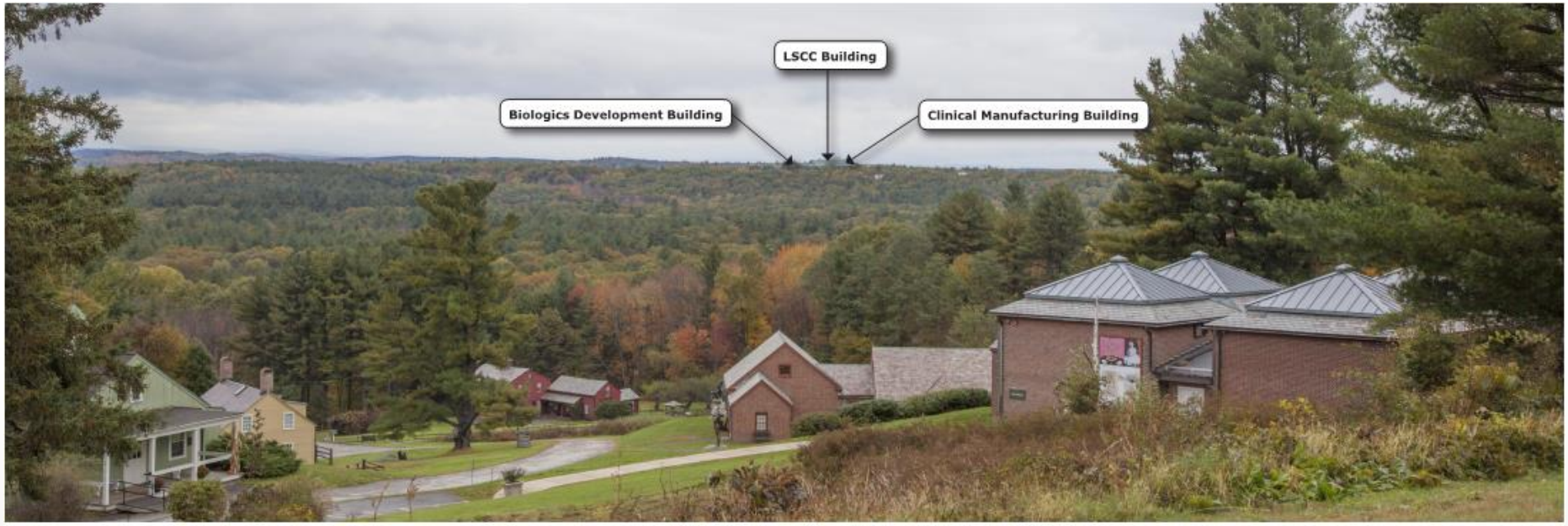
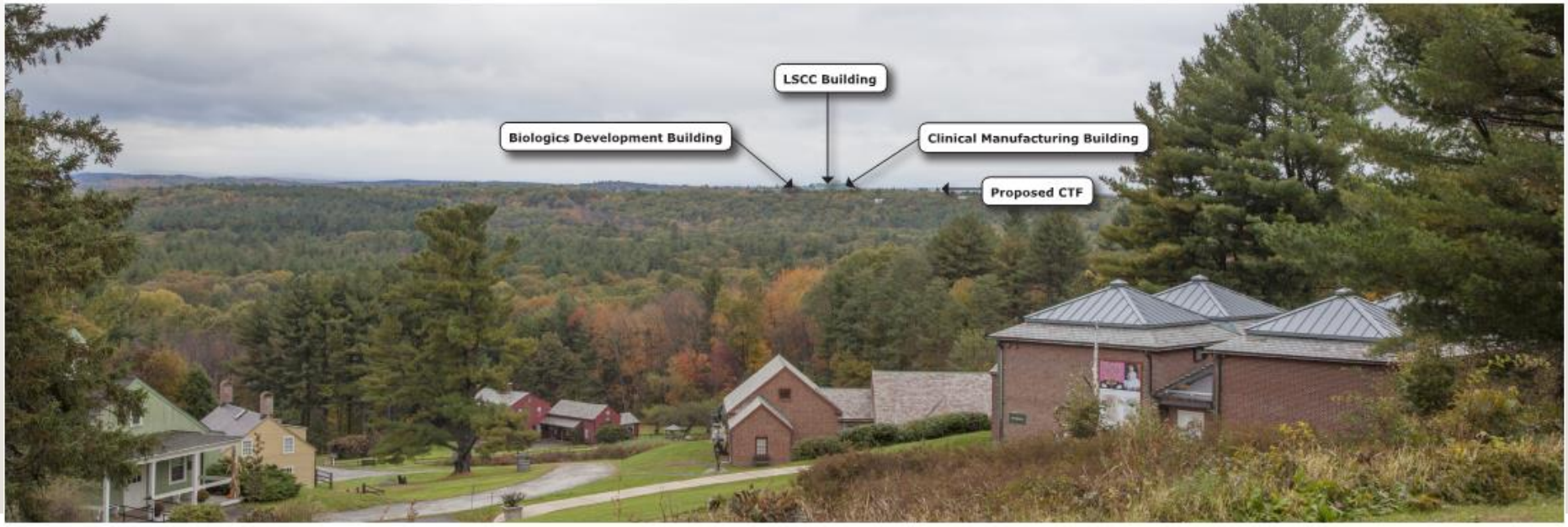
Viewshed Impacts Prospect Hill Overlook





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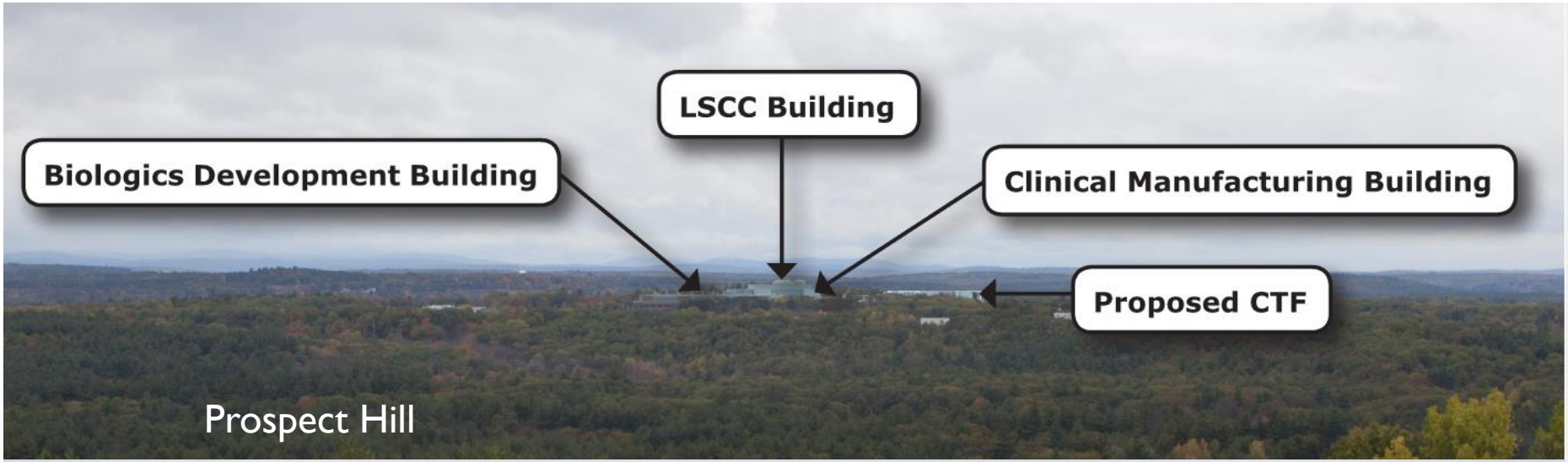
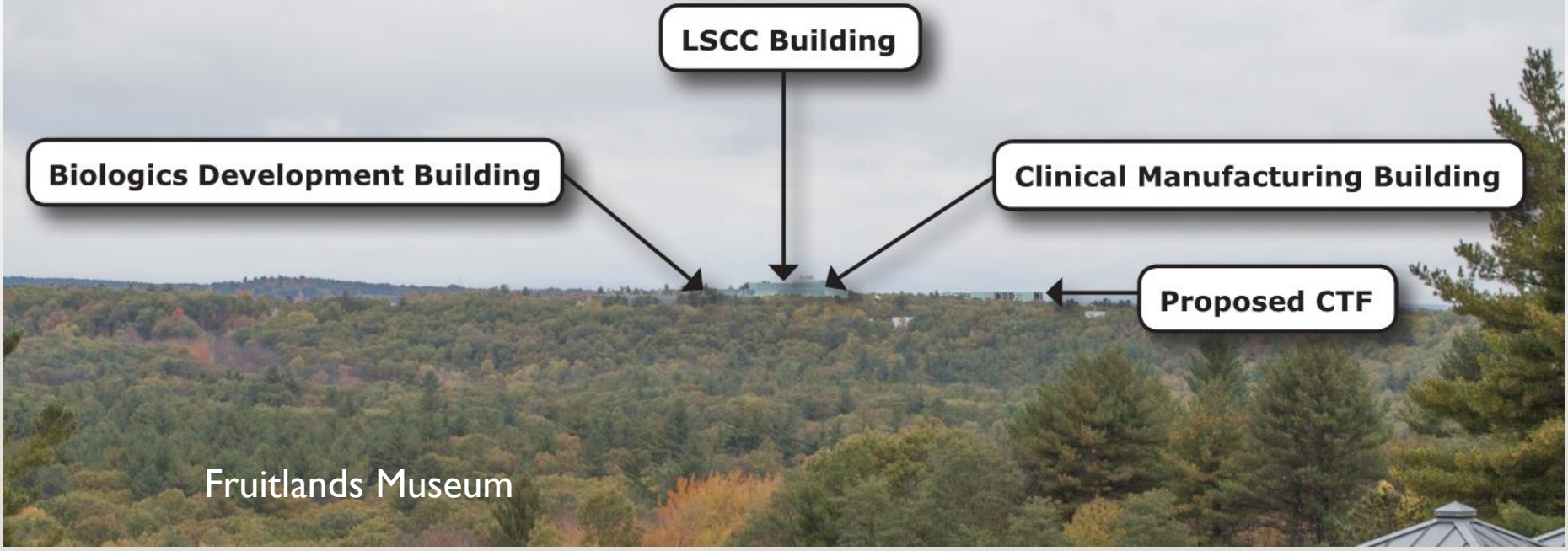
Viewshed Impacts Fruitlands Museum





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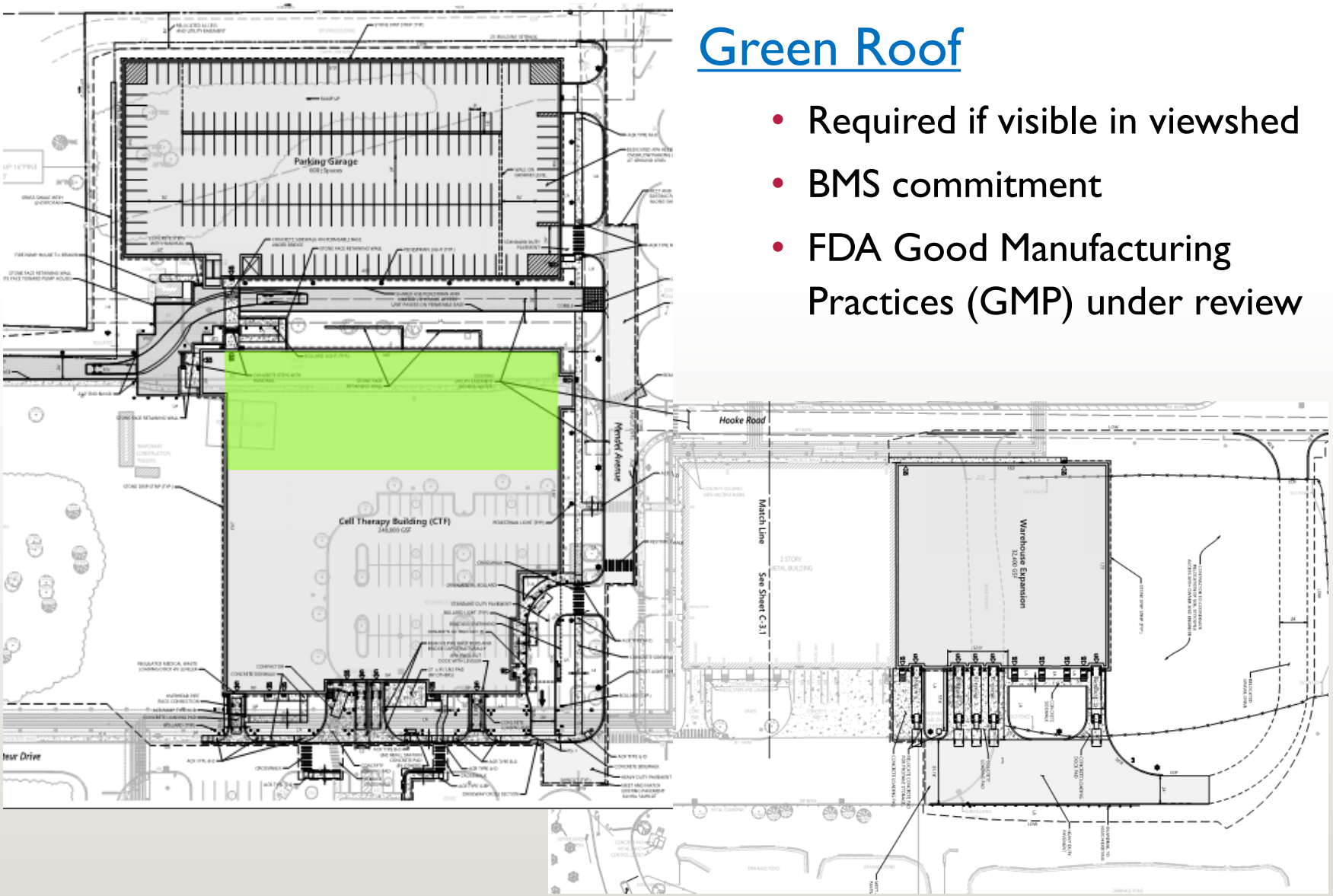
Viewshed Impacts (Zoomed In)

Green Roof

- Required if visible in viewshed
- BMS commitment
- FDA Good Manufacturing Practices (GMP) under review



Review Comments & Concerns

- ✓ Viewshed Impacts
- ❑ Stormwater Management
- ❑ Traffic
- ❑ Parking
- ❑ Waivers Requested

Stormwater Management

- All runoff to Stormwater Basin #1
- Constructed to collect and manage "full build" master plan
- 22.2 ac impervious vs. 19.4 ac
- Meets all DEP Stormwater Standards
- Introducing permeable pavers to increase infiltration

Review Comments & Concerns

- ✓ Viewshed Impacts
- ✓ Stormwater Management
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Traffic

- 344 am/360 pm new peak hour trips
- Majority of trips prior to AM peak and after PM peak
- Queenstown Street/Patton Road and Patton Road/Jackson Road
- No material effect on LOS
- Site distance to be studied

Review Comments & Concerns

- ✓ Viewshed Impacts
- ✓ Stormwater Management
- ✓ Traffic
- ❑ Parking
- ❑ Waivers Requested

Parking

- 3 levels each with 200 spaces
- 800 new employees
  - Gradual build-up
  - Staggered shift schedule for balanced arrivals and departures
  - Never all on the site at the same time
- Design-build contract
- Expandable to 5 parking levels if ever needed

Review Comments & Concerns

- ✓ Viewshed Impacts
- ✓ Stormwater Management
- ✓ Traffic
- ✓ Parking
- ❑ Waivers Requested

Requirement Citation	Requirement Description	Waiver Request
974 CMR 3.04 (6)(a)3b	Site Improvements -- Lighting	To allow a 1’ reduction in the post height for pedestrian post top lighting proposed along pedestrian walkways on the Project Site. The reduction will allow for 14’ posts, which are more appropriately scaled to pedestrian areas, and for consistency with the existing pedestrian lighting posts throughout the BMS campus. This waiver was granted for all prior Phases.

Requirement Citation	Requirement Description	Waiver Request
974 CMR 3.04 (6)(a)3f	Site Improvements -- Lighting	To allow lights to be illuminated during night operations for security and staff safety. The operations on campus continue to be 7 days a week, 24 hours a day with a reduced staff only on weekends. This waiver was granted for all prior Phases.

Requirement Citation	Requirement Description	Waiver Request
974 CMR 3.04 (7)(d)	Utilities – To be Placed Underground	To allow the usage of an aboveground utility pipe rack as part of the Project for the distribution of certain utilities, including soft water, compressed air, steam, condensate, process wastewater, chilled water, and electrical power. This waiver was granted for other Phases.

CELL THERAPY FACILITY

THANK YOU

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