

120 St. James Avenue
Boston, MA 02116
617.242.9222

www.jacobs.com

Subject	Site Plan Review Narrative	Project Name	Regeneron IOPS Tempel Lane Facility - Building 27
Attention	Rob Bievenue	Project No.	L1021104
From	Alexander Carroll, AIA, LEED AP		
Date	May 2, 2019		
Copies to	File		

The site plan being presented is for the third and final phase of improvements to Regeneron Pharmaceutical's IOPS Facility on Tempel Lane. The earlier phases include the recently complete Warehouse (Building 7), the recently started Fill Finish Facility (Building 17) and the proposed new electrical substation.

This site plan includes a new Science Building (Building 27) and adjacent Parking Garage (Building 47). The primary purpose of the parking garage is to support the vehicular parking requirements for the Science Building. The Science Building is to house science laboratories and offices in support of Regeneron's work here in East Greenbush.

The site is entered on the southwest corner from the primary campus access road. For both service and emergency vehicle access, the Science Building and Parking Garage are surrounded by a roadway. In order to support this vehicular access and fully utilize the site, construction activities will occur within the 25-foot wetland buffer. The activities will be primarily retaining walls constructed of unitized blocks similar to the retaining walls at the recently completed Warehouse Building. In addition to the vehicular access point, there are two pedestrian access points. One to the south from the Gatehouse parking lot, and one to the west from Building 17. These pedestrian access points are via bridges spanning the surrounding wetland.

Stormwater run-off from the site will be captured in several bio-retention areas surrounding both the Science Building and Parking Garage. Major bio-retention elements are located west, south and east of the Science Building, including a large basin under the surface parking lot for both retention and water quality.

Site utilities will include natural gas, domestic water, sanitary sewer, power and data. Natural gas, water and sanitary will be via existing services that now terminate near Building 17. Power will be via that new electrical substation east of Building 47. Data services will originate in Building 7.

The anticipated occupancy for the Science Building is about 1,050. Regeneron has proposed that the associated parking should support this occupancy. Approximately 75 parking spaces will be provided within a surface lot south of the Science Building. The remainder, approximately 1,020 spaces, will be

provided within the Parking Garage. The need for the Parking Garage versus surface parking is created by the limited developable site limits and the preference of Regeneron to limit non-porous surfaces. The proposed parking equates to about 1 parking space per 218 SF which is greater than the minimum required by local zoning ordinances of 1 parking space per 250 SF (general office occupancy).

The proposed Science Building is four (4) stories tall plus a small penthouse located above the fourth floor. With an approximate 15 to 18-foot floor to floor elevation, the total building height is projected to be about 68 feet above average grade. This height exceeds the maximum building height allowed in the Town of East Greenbush, which is 50 feet. A zoning variance for height will be required. The primary façade materials are stone veneer at the base, painted metal panels, and glazed openings in painted aluminum frame system. Mechanical equipment (e.g. air handlers, cooling towers and exhaust fans) are located on a dunnage platform at the roof level and screened from view by a painted metal, fixed louver screen. In addition, there is a mechanical penthouse that is less than ten percent of the floor area below. As a result, this area is not included in the building floor area and the height is not included in the overall height of the building. The primary personnel entrance to the building is on the south side facing the proposed surface parking. Other entrances are at the cafeteria for foot traffic from Building 7 and Building 17 and at the third floor via a pedestrian bridge to the Parking Garage (Building 47). There are also two loading docks. One is dedicated to the food service venue, and the other is dedicated for the building.

FLOOR	BUILDING FLOOR AREA (square feet)	GROSS AREA (square feet)
Penthouse	n/a	5,353
Fourth Floor	58,547	62,000
Third Floor*	58,547	62,000
Second Floor	58,547	62,000
First Floor	62,840	65,516
TOTAL	238,481	256,869

*The building area and gross area for the third floor does not include the bridge between Building 27 and the Parking Garage (Building 47)

The proposed area of the Science Building (Building 27) is summarized above. The first-floor level includes space allocations for food service/cafeteria and fitness center. The rest of first floor and floors above are of a dimension and column spacing that they could be fitted for office space and laboratory space or a combination of both. Additional site improvements include tank farm for laboratory gases east of Building 27. The lab gases stored there will be liquid nitrogen, nitrogen, oxygen and carbon dioxide. These lab gases are to be used in the laboratory spaces within Building 27.

Adjacent to the proposed Science Building is a parking structure (Building 47) of five tiers plus a ground level. There will be a pedestrian bridge that connects the Parking Garage to the Science Building. The exterior precast columns, spandrels and wall panels will have a colored concrete sandblast finish with reveals to have an appearance of Building 27.

The Parking Garage includes a photovoltaic array above the top deck. This PV array is to provide approximately same amount of power needed to run the Parking Garage.

Construction for the site development and two structures will take approximately 30 to 36 months. Site improvements and building construction will be a phased approach starting from the east, Building 47, and progressing to the west, Building 27. Construction access will be via both the Tempel Lane entrance and the north utility access road.

Discussions were had about providing a 25' wide vegetative buffer between disturbed areas and the protected federal wetlands. The vegetative buffer is noted in Section 3.13.11 (O) of the Town's Comprehensive Zoning Law. With respect to that portion of the Code we offer the following:

1. The ACOE had permitted this site for allowable disturbances, filling and related mitigating measures. This permit was previously issued to the Mill Creek Development and transferred to, and adhered to, by Regeneron Pharmaceuticals.
2. All encroachments into the 25' buffer will be properly protected by erosion and sediment control measures prescribed by the "New York State Standards and Specification for Erosion and Sediment Control. These measures will be clearly noted on the Erosion and Sediment Control Plans. These measures will be strictly monitored during implementation. Measures similar in nature were implemented for the Phase One Warehouse building.
3. The typical encroachment for this site will not be long disturbed slopes that would raise concerns of erosion, but rather retaining walls that would direct the surface runoff away from the erodible slopes.
4. The surface runoff will be directed to state of the art Bio-Retention practices where applicable which will filter and clean the surface runoff, prior to discharge to a storm water detention practice. Discharge of the filtered and detained water will then be made back to the federal wetlands.
5. Snow plowing, storage and removal will be made in areas away from the protected wetlands.

In light of the above, we would respectfully request that a waiver be granted from the 25' vegetative buffer requirement for the full build out of the Tempel Lane Campus