

Devens Project Updates



Date: October, 2016

To: Devens Enterprise Commission

From: Peter Lowitt, FAICP, Director and Neil Angus, AICP CEP, LEED AP, Environmental Planner

RE: February – October, 2016 Project Update

PREVIOUSLY PERMITTED PROJECTS UNDER CONSTRUCTION:

155 Jackson Road - Laddawn Office & Parking Expansion: The 22,467 sq.ft. expansion of the Laddawn office building is complete. The 71 space parking lot expansion area is also complete. Final landscaping is expected to be completed this fall.



Entrance to new addition opposite Jackson Road – June 2016



Rear of new addition – October 2016

This addition will expand Laddawn's corporate headquarters by 22,467 sq.ft., for a total of 32,567 sq.ft. Laddawn is a Member of EPA's Green Power Partner Program and manufactures packaging products with 100% renewable energy from sources like wind and solar power. In 2016, they expect to purchase over 20 million kilowatt hours of renewable energy, which is the equivalent of producing 22 million fewer pounds of CO₂ emissions – further contributing to their corporate sustainability goals as well as the sustainable redevelopment goals of the Devens Reuse Plan.



New low-impact development parking lot with biofiltration landscape islands. Landscape berms in background help screen parking from nearby residents.



Rock climbing wall inside lobby of Laddawn's new addition. Part of the creative and innovative atmosphere of Laddawn.

85 Patton Road – Health Partners New England: Construction continues on this new +/- 78,000 sq.ft. 2-story building (Tara Vista Behavioral Health Center) at 85 Patton Road. The building is fully enclosed and interior fit-up is underway. The owner is aiming to open a portion of the facility on a temporary basis as early as November. Exterior grading, drainage and landscaping continues. Rainwater harvesting tanks are being installed to collect roof runoff for reuse on site – minimizing potable water usage. Portions of the parking lot will be using porous pavement to treat and infiltrate stormwater it directly at the source. Once complete, the facility will serve patients with psychiatric and co-occurring disorders - a critical need in the state.



Artists Rendering of Health Partners Treatment and Recovery Center entrance.



View of the new Health Partners Treatment and Recovery Center from Patton Road – September 2016.

As part of this project, the Applicant will be constructing a new sidewalk from the intersection of Queenstown and Patton Road, to their new driveway entrance. MassDevelopment will construct the remaining portion from the Applicant’s driveway to the Mirror Lake parking area –furthering the goals and objectives of the Devens Main Post Trails Plan, by providing increased accessibility to Mirror Lake and associated trails and recreational facilities for all of Devens and the surrounding region.

Red Tail Golf Course: Working with the developers of the Health Partners New England project next door, the golf course has utilized 2,000+ cu.yds. of excess material from the project for regular golf course operations and maintenance. Red Tail worked with the DEC and MassDevelopment to formalize a long-term outdoor storage area for this material and ensure it is properly contained and screened from Patton Road.



New soil berms and landscape screening to contain and buffer outdoor storage of golf course maintenance yard along Patton Road - July 2016.

Grant Road Housing – Emerson Green: Construction is nearing completion on the first phase of this 124-unit mixed residential community along portions of Grant Road. 17 units have been built or are in the process of being built and many are already sold or under agreement. The streetscape is nearing completion with the utilities, paving, curbing, landscaping and sidewalks almost done. In August, residents moved in to one of the first homes completed (#16 Chance Street).

To date, the DEC has issued four certificates of occupancy for these new homes along Chance Street. This is the first development to take advantage of the DEC's Innovative Residential Development Regulations that were created to foster sustainable, pedestrian-scale neighborhood development. The first moderate-income affordable unit has also been constructed and the lottery process for this home is underway. Full details on the lottery process are at: <https://sudbury.ma.us/housingtrust/2016/09/21/devens-ma-new-construction-2br-unit/>. Chance Street is not fully open all the way to Grant Road yet so please use caution if you are in this area as there is still active construction going on.



View of new homes along the new portion of Chance Street that now connects to Grant Road (not yet open to public) – September 2016.

This Old House: On July 30th, Emerson Green hosted the “This Old House Grand Opening and Block Party”. The home at 28 Chance is being featured in “This Old House” – a home improvement magazine and TV show. This is one day event that included tours of the model home and neighborhood, food and drink, music from local bands, and activities for children (animals from 4H, face painting, coloring, etc.). A portion of all ticket proceeds went to Loaves and Fishes (the local food bank).



Front view of 28 Chance St. – Aug. 2016



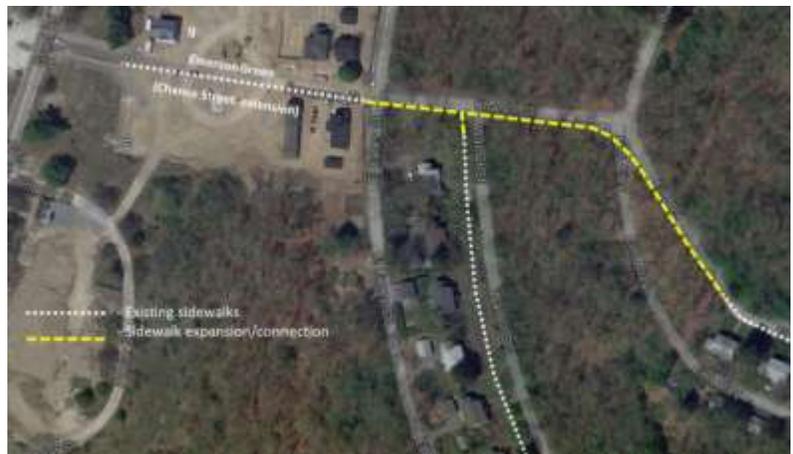
Rear view of 28 Chance St. – This Old House Model Home – Aug. 2016

Phase II of Grant Road Housing: As most of the units have sold in Phase 1, the developer is now moving forward with Phase 2. Phase 2 includes phases 2A and 2B as illustrated below. Phase 2 originally included just the two 20-unit apartment buildings and the reconstruction of Grant Road but the developer modified the orientation/layout of the apartment buildings and expanded this phase to include several other parcels along Grant Road and portions of Powell Street and Marshall Street (Phase 2B):



The modified layout of the apartment buildings better orients the buildings to the street/intersection and creates a more pedestrian-friendly building access. The infrastructure required for the apartment buildings will service all of the units that are now proposed to be included in Phase 2B. Work on both 2A and 2B will commence at the same time – they were just separated for financing and infrastructure reasons (Phase 2A including just the multi-family apartments and a portion of Grant Road and Phase 2B including the single, duplex and townhomes along Grant and a portion of Powell Street). These building layout and phasing changes were approved by the DEC at its September 8, 2016 meeting. Phase 2A/2B construction is expected to commence this winter, beginning with infrastructure improvements along Grant Road. Grant Road is expected to be closed during this period.

Chance Street Re-paving and sidewalk extension/connections: MassDevelopment has begun re-paving of Chance Street from Elm Ave. to Antietam Street. As part of this road work, they are extending the new sidewalks on Chance Street through Emerson Green and connecting them to the existing Elm/Walnut neighborhood. These sidewalk connections will link the new Emerson Green development and all new proposed housing on Grant Road, with the historic neighborhood along Elm and Walnut – thereby improving the connectivity and walkability of these residential areas and providing new and existing residents the option to safely walk and bike to the neighboring parks, trails and commercial core of Devens. The project is expected to be completed by the end of October.



29 Saratoga - Integra Expansion: Integra is an engineering, product, manufacturing and fabrication company that currently operates in an existing +/-29,000 square foot building situated between Ryerson Steel to the north and the US Army Post to the south. In February 2016, the DEC approved a Unified Permit for the construction of a 41,000 sq.ft. building expansion (half warehouse and half office space), along with 96 new parking spaces, stormwater management, lighting landscaping and associated utilities. Work began on the site improvements and parking lot expansion in the spring.



New 96-space parking lot expansion in the rear of the existing Integra building at 29 Saratoga Blvd. – Aug. 2016

The parking lot expansion is nearly complete, along with the drainage improvements. A new sidewalk extends from the existing building and connects into the Devens public sidewalk network along Saratoga Boulevard. This public sidewalk network provides pedestrian connections to Devens trails, Robbins Pond and the Devens Common Center. Since commencing site construction, the owner has made a number of building modifications that will require a Unified Permit amendment. An application is expected to be submitted this fall. In the meantime, the Applicant is moving forward with a building permit application to commence foundation work this fall.



New sidewalk connecting Integra to Saratoga Blvd.

249 Barnum Road: In April, the DEC approved a Level 2 Unified Permit application for the proposed development of the former Civilian Military Training Camp (CMTC) buildings on Barnum Road which included the renovation of 3 existing buildings totaling +/- 9,500 sf, and construction of a new +/- 4,665 sf building, including new parking, utilities and associated site improvements. The existing buildings vary in size between ±2,000 sf and ±4,000 sf, all are ±16' in height. The applicant has re-roofed the buildings and is in the process of installing all new utilities, a new driveway and parking lot off of Barnum Road to service the site. These buildings are listed as eligible for the National Register of Historic Buildings and the alterations were approved by MassHistoric. The project consists of two phases – the renovation of the existing buildings as the first phase, and the development of the new building as the second phase.



249 Barnum Road former CMTC buildings and new entry drive – October 2016.

When site improvements and building renovations are completed, these buildings will be rented out to small businesses that comply with the permitted uses in the Rail, Industrial, Trade Related Uses District. Similar to the development at 85 Patton Road, this project is also utilizing porous pavement to manage stormwater and treat and infiltrate it directly at the source. Due to the proximity of these buildings to the existing residential areas along Adams Circle, the developer is creating a landscape berm to aid in screening the buildings and parking lot areas.

18 Independence Dr.: This 321,460 sq.ft. former Sonoco building (Gillette packaging company) has been renovated into a multi-tenant building that is now home to SMC Global, a medical device manufacturing company and Instrumentation Laboratory (IL), another medical device manufacturing company based in Bedford, MA. SMC Global recently purchased the entire building and is occupying approximately 210,000 square feet. SMC received approval from the DEC to construct five new loading docks and additional employee parking in front of the facility.



These improvements required berming and landscape screening to minimize the visual impact of large expanses of pavement and loading activities from public ways. The following image shows SMC’s new entrance off of Independence Drive and the new street trees, berming and landscaping that screens the parking and loading areas extremely well. IL is occupying the remaining 111,460sq.ft. of the building. In May, the DEC approved an 11,000 sq.ft. tractor trailer parking expansion for IL’s side of the building. This expanded parking area is being used by Instrumentation Laboratory for tractor trailer maneuvering and parking. This approval also included the installation of an outdoor generator and condenser pad adjacent to the existing loading docks. The majority of these improvements are screened from Independence Drive by the existing pine trees planted by Gillette as part of the original development of this property.

18 Independence and 66 Saratoga: The rooftops of 18 Independence and 66 Saratoga have been structurally reinforced and a third-party solar company has installed over 1000 solar photovoltaic panels on the roofs of these two facilities that will generate almost 3MW of renewable electricity. This is one of the largest rooftop solar PV installations in New England. The owner of 66 Saratoga is also planning on developing a +/- 400,000 sf addition to the rear of the facility, in addition to two (2) new rail spurs. Engineering and design is currently underway and a full level Two Unified Permit application is expected in the near future. The proposed 400,000 sq.ft. addition may also be able to support an additional solar array that could generate an additional 1-2 MW of solar electricity.



Solar PV Panels on 18 Independence Dr. rooftop – June 2016

105 Walker Road – Little Leaf Farms: Construction is almost complete on the first phase of this +/- 221,000 square-foot greenhouse on approximately 13 acres of land located at 105 Walker Road within the Environmental Business Zone on the North Post. This first phase includes 114,404 sq.ft. of greenhouse and office space, a small parking area and utilities, including a large rainwater harvesting basin that will be used to collect roof runoff and supply up to 80% of the water needed for irrigation. The greenhouse operation grows hydroponic lettuce and leafy greens indoors in a completely automated fashion. The facility utilizes over 25,000 mobile gutters in the greenhouse which will automatically move the plants as they grow through their 25 day growing cycle.



Inside view of new greenhouse – August 2016. Photo ©Cheryl Clegg Photography



Rainwater harvesting basin in rear of facility (fenced for safety) - August 2016.

A temporary certificate of occupancy was issued to the facility in August. The owner still has a number of exterior improvements to complete prior to issuance of a final certificate of occupancy.

Currently, over 98% of lettuce in the US is produced in California and Arizona and it can take up to 7 days to get to the New England market. Little Leaf Farms harvests, packages and delivers lettuce to local grocers in a much more efficient manner, resulting in a fresher product, longer shelf life, reduced greenhouse gas emissions, and enhanced water conservation – all contributing to the locally grown movement in Massachusetts.

Jackson Road Phase IV: In June, MassDevelopment completed the reconstruction of over 4000 linear feet of Jackson Road from Barnum Road to Verbeck Gate. These improvements included the realignment of portions of the roadway to ‘soften’ existing curves, improve drainage and convert the existing one-way section from Antietam Street to the Verbeck Gate, to a two way street. The final layout of the new road is two (2) eleven-foot lanes in either direction with five-foot shoulders on both sides that have been designated as bike lanes. Concrete sidewalks were installed along the entire length which provides greater accessibility for Devens residents, businesses and organizations and encourages more active living and alternative options to driving. A 20MPH school zone has also been included in the vicinity of Parker Charter School.



Jackson Rd. looking southbound. New bike lanes, sidewalks and school zone signage – October 2016

These road improvements included a number of drainage improvements which will aid in improving water quality in Willow Brook. The DEC is in the process of purchasing additional street trees to augment the plantings installed by MassDevelopment.

These trees will aid in stormwater management, reduced urban heat island impacts, extended pavement life and traffic calming. The added trees will also improve the aesthetics and link into the adjacent tree-lined residential streets.

As a result of Jackson Road now being two-way its entire length, the portion of Sherman Avenue from Verbeck Gate to Antietam Street is now closed to traffic. The pavement has been removed and a landscape berm installed at the intersection of Sherman and Jackson as a physical and visual barrier. This aids in directing all incoming traffic to the new two-way portion of Jackson Road. The portion of Sherman Avenue that was closed is a cultural and historic tree-lined streetscape in Devens and will be preserved for walking and biking and parking for special events at the adjacent Willard Field.



Sherman Ave. looking north towards the new landscape berm near Verbeck Gate and West Main Street – October 2016

Willow Brook Daylighting: MassDevelopment

MassDevelopment has almost completed the reconstruction of approximately 400 linear feet of Willow Brook that currently flows underground through a 30" culvert pipe. They received approval from the DEC in October 2015. This portion of Willow Brook was heavily altered and impacted by past military activities associated with the development and operation of Fort Devens. Since the base closure, MassDevelopment has been working to upgrade all infrastructure – both natural and artificial. Stormwater management has been an important part of ensuring the redevelopment efforts in Devens comply with Federal, State and local requirements, including the Devens Reuse Plan, Bylaws and DEC Rules and Regulations.

This project removed the existing culvert pipe that previously carried Willow Brook and re-created an open surface channel for the brook to flow (daylighting). Willow Brook is a tributary of Nonacoicus Brook in Ayer – a tributary of the Nashua River. The project also included the design and construction of three new stormwater management systems that will tie in and pre-treat drainage from Cavite and Jackson Road, as well as portions of the Elm/Walnut residential areas and a portion of Rogers Field. Drainage from these areas was flowing into Willow Brook with very limited pre-treatment. This project is also consistent with the Devens Open Space and Recreation Plan goal of preserving and restoring important water resources and will complete an action item identified within the Plan (Goal II Objective C, Action 1.). The unusually dry summer helped avoid any significant impacts to the brook from construction activities. MassDevelopment will be working with the Nashua River Watershed Association who is assisting with the installation of new riparian buffer plantings along the new stream corridor that will help improve ecological habitat along this corridor.



Willow Brook daylighting project – before – September 2016.



Willow Brook daylighting project – after – October 2016.

Bristol-Myers Squibb Sidewalk Expansion: In an effort to improve the walkability and safety of the 89 acre Bristol-Myers Squibb (BMS) campus at 38 Jackson Road, BMS received a permit from the DEC in August to add approximately 3,400 linear feet of cement concrete sidewalk to their existing campus sidewalk system. These new sidewalks are currently being installed and will connect the campus into the Devens public sidewalk network at Jackson Road.

Route 2 Bridge Repair: The State Department of Transportation (MA DOT) continues repair work to the Route 2 bridge at Jackson Gate. The center support columns have been replaced and traffic continues to be restricted to a single lane over this bridge. The new decking is being installed on the northbound/inbound side of the bridge and this side is expected to be opened by the end of this year. Once opened, traffic will be diverted to this side and work will commence on the southbound/outbound side. On Route 2, both eastbound and westbound lanes were reconfigured to provide a safe area for work on the center bridge support column, while still allowing Route 2 traffic to flow freely in two lanes in both directions. Since the implementation of the reconfiguration, MA DOT closed the Jackson Road/Route 2 eastbound entrance ramp completely for safety reasons. Detours continue to be posted for trucks and cars. The project is still on track for completion by the summer of 2017.



Jackson Road Bridge over Route 2 – looking north – Northbound lane of bridge decking being installed – October 2016

Pine, Grant and Hospital Road Intersection Improvements: MassDevelopment has commenced intersection improvements at the Grant, Pine, Hospital Road Intersection. This "road diet" project will eliminate over 30,000 sq.ft. of pavement and greatly improve the safety at these intersections. The project will create a T-intersection at Pine and Grant that will be a 3-way stop. The project will also change the alignment at the intersection where Hospital Road intersects with Grant Road. The work is currently underway and should be done by October 21st. Pine is still open but only for access to Comrex and Northrup Grumman. Hospital and Grant are still open and should remain open throughout this project.



US Fish and Wildlife Service (USFWS) Visitor Facility and Canoe Launch: After numerous delays due to contract and budgeting issues, the USFWS Visitor Facility is finally complete. The station features composting

toilets, a stone dust trail leading to an outdoor amphitheater and an education pavilion and parking made of porous concrete. On a hot day, the difference in temperature on the asphalt vs. the porous concrete can be as much as 30 degrees – another example of how this site is a great sustainable development demonstration project - showing how this technique can aid in stormwater as well as urban heat island mitigation. Other sustainable design features include reclaimed wood used in the building construction, biofiltration landscape islands, reinforced turf parking and green roofs. An educational welcome kiosk has a series of panels which display information on the Oxbow National Wildlife Refuge and information on Devens and how its redevelopment efforts are integrating the natural and built environment. The kiosks also provide information on the USFWS trail system and how Devens trails connect into this network.



USFWS visitor facility – main kiosk – May 2016



USFWS canoe launch on the Nashua River – just off Hospital Road – May 2016

The Visitor Facility and a trail that runs along the Nashua River and connects into Devens trails, was named after Bill Ashe, the retired Deputy Regional Director of the U.S. Fish and Wildlife Service. Bill is a local resident who is credited with preserving over one million acres of land and with founding the Oxbow National Wildlife Refuge. Bill was also a member of the Devens Open Space and Recreation Advisory Committee. The USFWS held a dedication ceremony on May 27, 2016 where they honored Bill's work and showcased the facility and new canoe launch. Devens Public Works Manager Dave Blazon was also recognized at this event for his assistance with completing the canoe launch parking area.

Surrounded by Sustainability

A New and Improved Devens
A former Army base, the surrounding area of Devens is being redeveloped as an eco-industrial park and a model of sustainable development by MassDevelopment, the Devens Enterprise Commission, and the Devens Eco-Efficiency Center.



Learning from Nature
Like a natural ecological system, an eco-industrial park is a group of businesses that work together as a system to maximize efficiency and minimize waste through by-product exchanges. At Devens, we work within nature's limits to:

- Use resources efficiently and productively.
- Minimize use of fossil fuels/toxic materials.
- Protect and restore ecosystems.
- Integrate sustainable design features.

Devens redevelopment efforts respect the natural environment and seek to reduce habitat fragmentation, while supporting biodiversity and helping ensure the preservation of wildlife habitat, natural streamflow, air quality, and more.

A Sustainable Showcase
The Bill Ashe Visitor Facility is a showcase for many of the sustainable elements found throughout Devens. Such elements that conservation and development can be successfully integrated to meet present needs without compromising those of the future.



For more information, contact:
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Devens Interpretive Panel on display at the USFWS visitor facility – May 2016

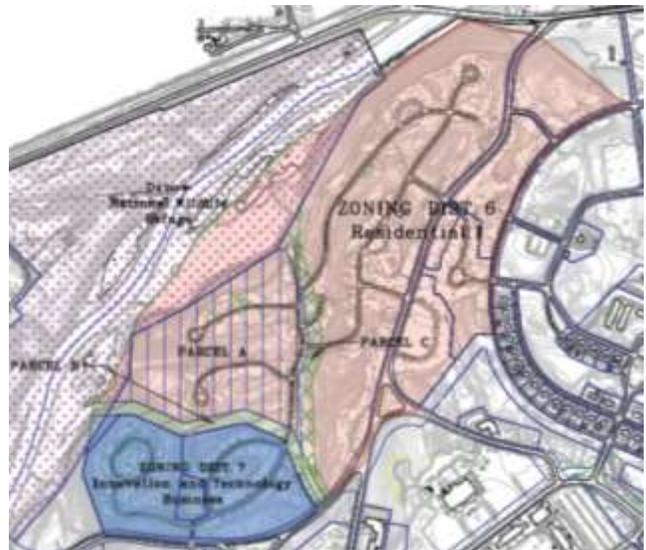
POTENTIAL UPCOMING PROJECTS

Shirley Village Growth – Senior Housing Project: MassDevelopment has selected the Women’s Institute as the senior living developers to build up to 120 units of age-restricted housing on a portion of a ±35.6-acre, shovel-ready site just off Hospital Road in the Shirley Village Growth District. The site borders the permanently-protected Oxbow National Wildlife Refuge owned by the U.S. Fish & Wildlife Service and was the former location of the Fort Devens Hospital and later a housing area. The site is a former brownfield and has been remediated to unrestricted standards. Zoning changes were approved last June by super town meeting that now allow for up to 120 units of age-restricted (62+) senior housing on this site as well as certain health care uses. All types of senior housing, from independent living to assisted living, are allowed under the zoning. The zoning also requires that at least twenty to twenty-five percent of the units shall be affordable to low-income households, depending on tenure. The development of supporting retail uses, restaurants, and other commercial uses is also allowed. The Women’s Institute is expected to come before the DEC in the near future with an application for the first phase of development that includes up to 58 units of age-restricted housing.



Aerial of Shirley Village Growth District parcel Boundary off of Hospital Road.

MassDevelopment Proposed Zone Change: MassDevelopment is proposing to rezone 32.7 acres of residential land just west of Grant Road for Innovation and Technology Business (ITB) uses. This rezoning would create a large, marketable development site suitable for office, industrial, and research and development uses. The proposed change, in conjunction with adjacent land already zoned ITB, would create a 40+ acre commercial development site—by far the largest commercial development site currently available at Devens. According to MassDevelopment, this would meet the needs of modern manufacturing and research and development users, many of whom are looking specifically for large, “campus-like” sites. As per Chapter 498, this zone change requires approval from all three surrounding towns so a Super-Town Meeting is scheduled for October 24, 2016 at 7:00PM in Ayer at the Ayer High School, in Shirley at the Middle School, and in Harvard at the Bromfield School. Full details can be found at: <http://courbanize.com/projects/devens-2016/information> .



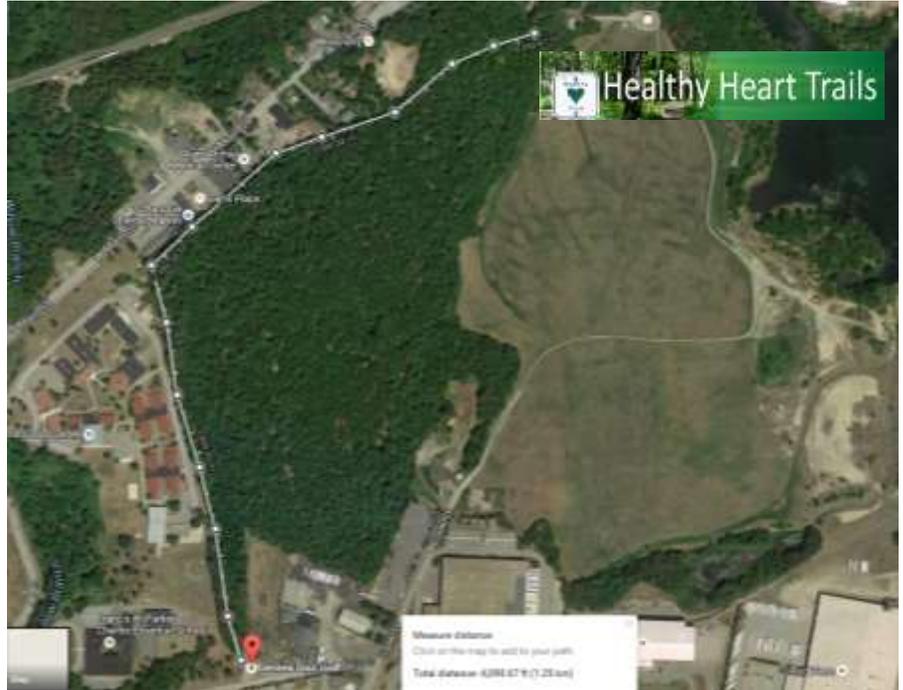
Optometrics: Optometrics is an ISO 9001:2008 certified, Lean optical components and optical sub-assembly manufacturing company looking at possibly locating in Devens near the Hornet Field area off of Sherman Ave.

OTHER UPDATES:

Devens Special Events: Throughout the spring and summer of 2016, Devens continued to host a number of special events such as the 4th annual Muck Fest, Berkshires to Boston Bike tour, Mustang car club car show, Devens Robotica, 5K road charity race and the Devens Chili Cook-off. All events were well managed and went off without any problems.

Shepley’s Hill “Healthy Heart Trail”:

The Nashua River Watershed Association (NRWA) is working with 6 towns in the Devens region to support the DCR’s Healthy Heart Trail program which aims to promote active living and healthy lifestyles through outdoor recreation and trail usage. Statewide, over 70 trails have been designated and in May of this year, the NRWA selected the existing trail around the base of Shepley’s Hill as a healthy Heart Trail. The trail is approximately 1.5 miles in length (roundtrip) and is considered “easy to moderate” in activity level.



Aerial of Shepley’s Hill and the Heart Healthy Trail around the base.

Fitchburg Line Rail

Improvements: Fitchburg Line improvements were completed and the new Wachusett Station opened October 1, 2016, which includes the provision of rail service all the way to Fitchburg prior to 8AM. As of May, 2016 the commuter rail schedule

changed to allow a viable reverse commute with trains from the east arriving in Ayer at 7:16 and 8:46 AM and return runs at 4:32 and 5:49 PM. The DEC, MassDevelopment, Devens businesses and the Nashoba Valley Chamber of Commerce are working with MART and others to develop a shuttle service from Devens to the newly enhanced commuter rail service. MART has plans to provide fixed route service between Shirley and the Ayer train station through Devens. This is part of the ongoing discussions we are having with Devens businesses, MART and others. These changes will hopefully prove of benefit to Devens residents and businesses, as well as residents of the host communities of Ayer, Harvard and Shirley. Commuters seeking additional information can access project updates at [http://www.mbta.com/about the mbta/t projects/default.asp?id=155855](http://www.mbta.com/about_the_mbta/t_projects/default.asp?id=155855) .

Website Updates: The DEC continues to update its website with meeting and public hearing notices, staff reports, important community news and events information, and other general information on living, working and developing in Devens <http://www.devensec.com/news.html> Recent news and events postings include the moderate-income affordable housing lottery at Emerson Green and information on the drought watch and water use restrictions that are still in effect in Devens (no outdoor watering between 9AM and 5PM).



DEC Facebook Page: In September, the DEC launched its own Facebook page. This page was launched to supplement the DEC website and provide an additional media outlet to help keep residents, businesses and interested parties up to date on projects, meeting announcements and notices from the DEC. Follow us at: <https://www.facebook.com/devensec/>

DEC hosts 13th Industrial Symbiosis Research Symposium: 25 researchers and academics from around the globe converged on Devens this past June to participate in the 13th Industrial Symbiosis Research Symposium (ISRS) sponsored by the Eco Industrial Development/Industrial Symbiosis Section of the International Society of Industrial Ecology and the Devens Enterprise Commission. Professor Emeritus Ray Cote from Dalhousie University in Halifax lead a discussion of Eco-Industrial Park Indicators and attendees heard case studies on the Cove Eco-Industrial Park in Tobago and the Bridgeport, CT EcoTechnology Park. A Friday evening presentation by Professor Elsa Olivetti of MIT on Industrial Symbiosis for small and medium sized enterprises in India was well received as was a presentation on Devens by Mr. Angus and Mr. Lowitt. A highlight of the event was a tour of Devens discussing its incorporation of sustainability and eco-industrial park elements, including a guided tour of Little Leaf Farms. DEC Commissioner Paul Routhier also provided Symposium attendees from Trinidad and Tobago a tour of his tire recycling operations in Littleton, MA (as they were considering locating a similar operation in their eco-industrial park in Tobago).



Paul Sellow, owner of Little Leaf Farms Greenhouse on Walker Road giving ISRS attendees an overview of the operation – June 2016



DEC Commissioner and owner of JP Routhier and Liberty Tire giving ISRS attendees a tour of his tire recycling operation in Littleton, MA – June 2016

United Nations Industrial Development Organization (UNIDO) Panel: UNIDO is the specialized agency of the United Nations that promotes industrial development for poverty reduction, inclusive globalization and environmental sustainability. In September, Peter Lowitt joined a UNIDO panel of experts to advise Vietnamese government on Eco-Industrial Parks. Mr. Lowitt was invited to join the panel and present a case study of Devens to over 200 Vietnamese industrial park managers and bureaucrats at this meeting in Hoi An in late September. Mr. Lowitt and Andy Mangan of the US Business Council for Sustainable Development represented the America's and joined a group of experts from India, Korea, China and Europe to provide input and facilitate discussion of the event which was held under the auspices of the United Nations Industrial Development Organization, the Swiss State Secretariat for Economic Affairs, the Global Environment Facility and the Ministry of Planning and Investment of Vietnam.

DEC Sustainability Efforts: To further the sustainability goals of Devens and to continue leading by example, throughout 2016 DEC staff continued implementing initiatives to green our own office environment, including joining NuRides and reducing vehicle miles traveled through telecommuting, carpooling, biking and taking transit to work instead of driving alone. In early 2016, the DEC purchased an electric-assist bike for site inspections and local DEC business. As of the writing of this update, DEC Staff have logged over 250 miles on the electric assist bike. The bike contains a lithium-ion battery that gets 20-30 miles per charge (depending on how much electric assist is used) but can be rode like a regular bike as well (with no electric assist). The extra-wide tires provide better stability and preform great in the sandy soils on most construction projects within Devens. These efforts not only help reduce harmful emissions from gas and improve air quality, they also help improve employee health and wellness through regular exercise.



DEC Environmental Planner Neil Angus and the DEC's new electric assist bike – May 2016

STAR Community Rating System 2016 Leadership Program: The STAR Community Rating System (STAR) is the first national certification program to recognize sustainable communities. The STAR Community Rating System advances community priorities across the three pillars of sustainability: economy, environment, and society. STAR provides a clear, data-driven approach to assessing social, economic, and environmental conditions. The STAR certification process helps to identify gaps and prioritize strategies and investment to achieve a greater level of sustainability. Participating communities (such as Northampton, MA) report that the certification process helped them gain a deep understanding of their community’s strengths and needs and has provided a springboard for civic engagement, cross-agency coordination, integrated budgeting and performance management, partnerships with philanthropy, and economic development.

In an effort to further promote the sustainable redevelopment initiatives at Devens and help guide Devens in its sustainable



redevelopment efforts, MassDevelopment and the DEC have partnered together to participate in the STAR certification program. This effort will help our organizations jointly prioritize future actions and develop additional metrics to measure our progress – focusing more comprehensively on sustainable redevelopment. STAR provides third-party verification and additional international recognition. Since Devens has already implemented a number of sustainability measures in its redevelopment process, we were chosen by STAR to participate in their 2016 Leadership Program. This program provides extensive staff support and services to communities that are pursuing certification and that will serve as a national model for the STAR Community Rating System program. STAR will be used as an extension/formalization of the [DEC’s Sustainable indicators report](#) (third party cert). It will be more comprehensive, help identify additional metrics, and help further publicize and continue to promote Devens as a leader in sustainable development – both nationally and internationally. Full details on the program can be found at: <http://www.starcommunities.org/>.