

Staff Report

Date: November 4, 2008

To: Devens Enterprise Commission

From: Peter Lowitt, Director and Neil Angus, Staff Planner

RE: Quarterly Project Updates

PREVIOUSLY PERMITTED PROJECT UPDATES:

BMS – Construction continues progressing at a very rapid rate. As of October, there are 854 craft, 115 construction and 181 BMS workers on-site. Construction of the deceleration lane and entrance off of Jackson Road is complete and the landscape wall is partially up. Driving down Jackson Road, the only building visible from the road is the entrance guard shack. The Lab/Office Building, Central Utilities Building (CUB), Warehouse and Chem. Storage Building structures and on-site Wastewater Treatment facility are fully erected and BMS is targeting temporary occupancy for the CUB this month. This will allow them to begin supplying permanent power, heating and cooling to all buildings.



CUB Building and Utility Pipe Rack – October 2008



BMS Entrance off of Jackson Road

BMS and Parsons continue to attend to perimeter erosion controls, tree protection fencing and on-site best management practices for construction. BMS has also been actively involved in maintenance of a walking trail that now connects the Devens trail system with the Oxbow National Wildlife Refuge (see attached press release). BMS also has a new Vice President (Chris Pearley) and BMS will be setting up a meeting with MassDevelopment and the DEC to meet him. Staff will attempt to coordinate a tour of the facility at the same time.

Salerno Circle Housing Demolition – All Structures have been removed and approximately 1/3 of the slabs have also been removed. Charter Environmental is overseeing the slab removal and soil remediation for the Army. The site erosion and sediment controls continue to function effectively. No plans for redevelopment as of yet.

Patton/Marne Road Re-alignment – DEC approved project February 2008. Construction has been underway since August. As this project was impacting existing natural wetland areas, the DEC required 2:1 wetland replication. The first phase of the project was the wetland creation portion. The replication area was cleared and excavated and the wetland soils from the permitted disturbed wetland were relocated to the created wetland area and planted with a significant number of wetland plantings. Work on the culvert replacement under Patton Road (Cold Spring Brook) also took place. All work was overseen by a Wetland Scientist as required under the Unified Permit approval and Wetland Order of Conditions. Staff has monitored the project to ensure all erosion controls and requirements of the unified permit are being met. The new alignment has been rough graded and was expected to be paved last week. Patton Road was closed for one week while the pavement was put in place.



View of created wetland area



New culvert headwall at Cold Spring Brook



Retaining wall adjacent to disturbed wetland area



Rough grading of new road alignment

Bailey Road Bridge Removal – DEC authorized removal of this deteriorating and unsafe structure in September 2008. MassDevelopment’s contractor commenced demolition this week and has removed the decking and cross beams. The remaining spans are scheduled to be removed later this week. Erosion and sediment controls are in place however there appears to be no erosion or sedimentation concerns.



Bailey Bridge with decking and cross beams removed

Evergreen Solar – A Temporary CO for the warehouse portion of Phase 2 was issued on October 31, 2008. Phase 1 operations are well underway and Phase 2 construction is approximately 75% complete. There are 371 construction workers on-site still. Exterior siding of the building has begun and the front parking lot paving is underway. The north-east parking lot is complete and landscaping is on-going. Evergreen has posted a performance bond for the remaining landscaping, paving and site stabilization which is expected to be completed next spring. A bond was also posted with MassDevelopment for the siding of the building, prior to issuing a CO for Phase 2.



Looking northeast from Barnum Road (west side of bldg. and Utility Yard) Planted rain gardens in parking lot. Building siding being installed

With Phase 1 in production and Phase 2 nearing completion, there are parking conflicts with construction workers and employees. Evergreen/Turner has secured an agreement with Media News to use a portion of their parking lot while construction is underway. Staff suggested Evergreen explore a long-term lease option as it appears parking may be a problem once phase 2 becomes fully operational. Staff has walked the site with the facilities manager and snow removal contractor to go over snow stockpiling locations. Due to the size of the building and number of low-impact development techniques deployed, there is little room for snow stockpiling on-site. Staff identified acceptable locations on a plan and provided copies to Evergreen. It was noted that all stockpiling locations must drain to the on-site stormwater treatment system. This is a Zone 2 Water Resources Protection Area and therefore groundwater quality protection is critical. Staff also noted that excess snow will need to be hauled off-site if there is no room in the designated areas. Evergreen has submitted revised plans showing the elimination of the “string” portion of the building and Staff have administratively approved the revised plans with requirements for additional landscape berms and plantings to screen the now partially exposed utility yard area from view from Barnum Road. Emergency egress issues were also addressed in the revised plans to the satisfaction of the Building Commissioner and Fire Chief.

Since operations for Phase 1 have commenced there have been some chemical spills and violations of operating procedures. Staff and the Devens Fire Department have met with Evergreen staff to ensure appropriate measures are in place to prevent these incidents from reoccurring. Monthly construction and operation coordination meetings are now being held to help deal with any issues that arise from now till the close out of this project.

Barnum Road Reconstruction – Construction on the Barnum Road upgrades continues. Utility work along Patton is complete, final paving, sidewalks and curbing are complete for the stretch of road in front of Systems H2O, Evergreen, the Army and the National Guard. There is still some drainage and utility work that needs to be completed. Culvert replacement at the intersection of Saratoga, Barnum and Patton is expected to commence shortly. Some exposed areas along Barnum have been finish graded and hydroseeded for stabilization. Erosion controls are still in place however stabilization of the berm in front of Pan Am/Guilford remains a challenge as utility work is still underway.



Systems H20/Magna Motion – This project was initially phased and the owner decided to construct the entire building at once. The structure is fully up and exterior finishes are underway. Magna Motion is requesting that the temporary building they constructed in the rear be converted to a permanent facility. There are building code and safety issues that need to be addressed but the owner is working with the Fire Chief and Building Commissioner in addressing these issues. Staff will be handling the request to convert the temporary building to a permanent structure administratively as a level one permit as most of the required changes are interior and do not impact the exterior site layout. The contractor continues to be diligent in addressing on and off-site erosion control issues.



OTHER UPDATES:

Meeting with USFWS re: Visitors Center – Staff met with USFWS representatives to discuss plans for a future visitors center and trail parking area off of Lake George Street and Hospital Road. The sites are owned by MassDevelopment but abut the Oxbow National Wildlife Refuge. The Hospital Road site provides potential for a canoe launch, parking and trail access. A site on Lake George Street would provide direct access to the Oxbow trail system and its location on the edge of the Devens development, represents an ideal “transition” area from industry to nature. The visitor’s center would provide an ideal venue for showcasing the natural beauty of the Oxbow National Wildlife Refuge as well as development at Devens and how we are integrating the natural environment into redevelopment of Devens through our Regulations and industrial ecology programs such as EcoStar.

Haz Mat Spill Responses – There have been a number of spills that have occurred over the past few months at Devens. Dunkin Donuts Bakery on Barnum had a hydraulic fluid leak, Evergreen Solar had a chemical spill and was not following proper safety and notification protocol and Southern Container had a diesel fuel spill. Staff has followed up with certified letters to all companies to remind them of the proper procedures and protocols as well as remind them of the heightened importance due to their location in a Level 2 Water Resources Protection District. In an attempt to proactively address this issue with all companies at Devens, Staff has revised the annual stormwater management operation and maintenance reporting requirements to require all facilities to confirm emergency spill response preparedness by ensuring the Hazardous Materials Spill Response or Spill Prevention Control and Countermeasure (SPCC) Plan is readily available on-site and reviewed by all maintenance personnel and updated as necessary. Confirmation that emergency spill kits are on-site, up-to-date and readily available at all times is also now part of the annual stormwater management operation and maintenance reporting requirements.

Meeting with Junaid Yasin re solar rooftop installations at Devens – Mr. Yasin’s company is interested in leasing roof space from existing Devens facilities to install solar panels and sell power back to the grid. The company owns and operates the systems and feeds the energy back into the grid and sells the energy to utility companies who are now required to have a certain percentage of their energy supplied from renewable sources (15% by 2020 as per renewable energy portfolio standards). He has been speaking with Jim Petrucci and Cross Harbor Capitol about their buildings. The company is looking to install enough panels at Devens to generate 20MW of electricity to make the project viable (3.5 acres of roof space = 1 MW). Each location would require a second transformer with bi-lateral meters to allow for power to flow both ways. Devens Utilities Department had a number of metering, billing and connection issues but is open to the idea.

Green Development Regulations - The Steering Committee comprised of representatives from Ayer, Harvard, Shirley, Devens, Mass Development and the DEC has finalized the green residential development regulation amendment framework and is working with our consultant (ICON) to develop that framework into draft regulations. The first draft of proposed regulation revisions for Sections 974 CMR 3 and 4 and 8 have been forwarded to ICON for further refinement and comments have been received back. These revisions incorporate additional sustainable development strategies that will help guide all future development at Devens in an even more sustainable and efficient manner. Some of the proposed amendments include:

1. Energy and water efficiency initiatives
2. Incorporating green infrastructure requirements and more low-impact development techniques
3. Additional wetland protection measures
4. Updated stormwater management requirements in accordance with new State Standards
5. LEED NC (new construction) and LEED EB (existing building) requirements for all public projects
6. More detailed erosion and sediment control guidelines
7. Updated lighting and landscaping standards
8. Additional viewshed overlay district requirements and steep slope regulations
9. Additional Public Health requirements for recycling, composting, waste bans and disposal

Staff met with MassDevelopment Engineers to discuss updating road cross-section requirements and incorporating more LID components. There are concerns about utility conflicts however staff is working with MassDevelopment to resolve these conflicts. The next steps are to work with our Consultants on GHG emission standards, drafting the cluster development language (LEED-ND requirements to build to Sasaki densities), and working out the Official Map process with Counsel and MassDevelopment.

SNEAPA Conference – Staff presented a session at the Fall Southern New England American Planning Association Conference on LEED-ND as a regulatory tool to promote smart growth and presented a brief overview of how we are looking at applying this to future housing development at Devens. Over 250 planners from across New England attended. As a result, Staff will also be presenting at the upcoming Smart Development and Sustainability Summit in Groton, sponsored by the Nashua River Watershed Association and Harvard and Groton Locals.

World Green Roof Congress - The Director, in his capacity as chair of Green Roofs for Healthy Cities – the North American Green Roof trade association, presented on the development of the green roof industry in North America at the 2008 World Green Roof Congress in London last September. One of the takeaways from this event is that the London metropolitan area has over 5 million square feet of green roofs in development, most of it related to providing endangered species habitat for birds. With our endangered species habitat issue on the North Post, putting habitat up on the roof may be one means of addressing this issue and increasing the likelihood of being able to develop this area.

APA on Capitol Hill - The Director also participated in a Design Professional's Summit and Legislative Policy Briefing held by the American Planning Association in October. AIA, ASLA, and APA will be holding town meetings in over 100 locations across the United States during 2009 to assess the state of our nations public infrastructure and to respond to a call by Congressman Earl Blumenaur, (D) Oregon, to hold a national infrastructure summit. Staff continues to actively participate in the Massachusetts Chapter of the American Planning Association, serving on its executive committee in the role of immediate past president.

USGBC Mass Chapter Education Committee – Staff continues to remain active with the Massachusetts Chapter of the US Green Building Council and sits on the Education Committee. The Committee is currently in the process of developing a speakers list for green building subjects and developing educational programs to promote awareness and knowledge of green building in Massachusetts.

Tour of Devens LID with Town of Westford Engineering – Staff took the Town Engineers and Devens DPW Director on a tour of low-impact development techniques at Devens. We visited Dunkin Donuts bakery parking lot (Biofiltration island), One Jackson Place (bio-filtration island), Bristol-Myers Squibb (green building, water reuse), Evergreen Solar (high albedo roof cover, infiltration system and biofiltration landscape islands) and Devens Common (infiltration and rainwater collection and re-use system). With these new projects and some of their design elements, Devens is becoming a showcase for LID and green building concepts.

Green Building Roundtable – Staff led the most recent quarterly green building roundtable session which was held at One Jackson Place. The topic of this session was green buildings and low-impact development techniques (LID). This session discussed the pros and cons of various LID techniques and how these methods can save money and promote better storm water management on-site. After discussing LID and the MA DEP's new State Stormwater management Standards participants spoke with the design engineer and owner and operator of One Jackson Place who recently installed biofiltration landscape islands at their facility in Devens. Participants were able to view the functioning LID techniques first-hand and discuss design, construction, operation and maintenance issues and the pros and cons of LID. Participants left with a better understanding of where LID approaches can be implemented and how they can save on upfront materials costs as well as long term-maintenance.

Web Updates – The DEC Website has been updated with all new permit applications available on-line, the soil management policy and a link to a current map of Devens along with a guided tour of some of the social, economic and environmental attributes that businesses and organizations at Devens have implemented to further the sustainability of their business and Devens as a whole www.devensec.com. The EcoStar website has also been updated with the same tour map, updated information on the latest roundtables, along with a library of resources and info. from past roundtables and an updated calendar of events www.ecostardevens.com

UPCOMING PROJECTS:

Vicksburg Square Redevelopment – MassDevelopment is preparing an RFP for Vicksburg Square Redevelopment Proposals. Any residential use would require a zone change and action by the legislature and/or tri-town meeting as per Chapter 498 but would ultimately come before the DEC for permitting.

Auman/Bates RFQ – MassDevelopment is currently preparing an RFQ for Sustainable Workforce housing project on about 2 acres of land at the end of Auman Street. The idea is to design and build the most energy-efficient and self sustaining housing with a price range relevant to the workforce that Devens is attracting and that may become a model for any future housing development at Devens or in the Commonwealth.

Sheboken Well upgrades – MassDevelopment continues to work on utility and infrastructure upgrade projects. Sheboken Well is the next drinking water well that is to be upgraded to ensure adequate capacity is available for existing and future development. A Wetland Request for Determination of Applicability is expected to be submitted soon as there is very little work proposed within the 100 foot wetland buffer so the proposed activity may not require a permit from the DEC.

Devens Recycling Center (Amended Site Assignment Hearing – DEC acting as BOH). This process has commenced with Devens Recycling LLC seeking to amend their Facility Site Assignment allowing them to operate a construction and Demolition debris recycling center to include Municipal Solid Waste. The Hearing Officer has been selected and the hearing will likely take place in January.

Army – Barnum Road Maintenance Facility and Training Center – A planning and construction kick off meeting will be held in November for the proposed new facilities on Barnum Road.

Devens Common – Modifications to Phase 2 – Application and plans submitted for a December Public Hearing to allow a new 120 room hotel and 20,000 sf +/- of retail with a possible decision in January.

Former Kraft Building –US Food Service is looking at taking over this building and doing some interior renovations to accommodate their distribution center. They are also interested in the adjacent lot in front of Devens Recycling and are looking at constructing a maintenance facility for their truck fleet.