

Devens Project Updates

Date: August 25, 2025

To: Devens Enterprise Commission

From: Neil Angus, FAICP CEP, LEED AP, Director

RE: November 2024 through July 2025 Project Updates

RECENTLY COMPLETED PROJECTS:

Construction was completed last year on this +/-150,843 sf building at the site of the former Davao Circle Housing off Bulge Road for Watson Marlow Fluid Technology Solutions, but they are still making headlined.

16 Bulge Road - Watson Marlow:

Housing off Bulge Road for Watson Marlow Fluid Technology Solutions, but they are still making headlines! This building recently received LEED Gold Certification from the US Green Building Council and was built to MA Stretch Code energy efficiency standards and includes a 0.88MW rooftop solar array that helps offset their energy demand. The facility also collects rainwater runoff from the roof that is used inside the building for toilet flushing and non-potable water needs. All of these initiatives are helping Watson Marlow reduce their carbon footprint and meet their corporate sustainability objectives.

Watson Marlow recently hosted the Devens Eco-Efficiency Center's most recent roundtable series which focused on re-wilding corporate landscapes. With a commitment to enhancing biodiversity on every one of its campuses worldwide, the company worked with Massachusetts-based experts to plant native species when their Devens facility was built. Their efforts reflect a deep-seated company goal: to make a positive impact on society. That goal is backed by major corporate commitments to become carbon neutral by 2040 and to embed sustainability into operations at all levels.



Aerial view of Watson Marlow's 0.88MW rooftop solar array in Devens.



Attendees of the Devens Eco-Efficiency Center's Rewilding for Biodiversity Roundtable get a guided tour of the pollinator meadow and other sustainable landscape features on Watson Marlow's campus.

PREVIOUSLY PERMITTED PROJECTS UNDER CONSTRUCTION:

270 Barnum Road - Devens Public Safety Building: The renovation and expansion of the new Public Safety building at 270 Barnum Road continues. The new 7,200 square foot Devens Fire apparatus bays are substantially complete, along with the fire training tower, rooftop solar photovoltaic (PV) system and solar PV parking canopies.



Apparatus Bay, rooftop solar, and fire training tower at new Public Safety Building – July 2025.



Solar parking canopies and fire apparatus bays at new Public Safety Building - July 2025.

Porous pavement visitor parking is complete and final landscaping, striping and signage are still in the works, along with interior fit-up of the new and renovated space.

Commonwealth Fusion Systems 111 Hospital Road (CFS-2): Construction continues on the +/-147,000 sf SPARC facility fusion energy research and development facility at 111 Hospital Road. The building is now fully enclosed and interior fit-up work continues. The project originally included a motor generator building that would ramp up power needed for this R&D facility but technology has advanced and they will now be using innovative battery storage inside the building as a replacement.



Aerial View of CFS Campus - August 2025. Photo courtesy of CFS

Hydrogen and other non-flammable and combustibe storage tanks have been installed in the rear of the SPARC building and CFS continues to provide community updates and tours of their facility as it develops, reviewing construction progress and answering many questions about the operations and regulatory aspects of the project.



Inside the CFS Magnet Factory at 117 Hospital Road. high-temperature superconducting magnets being assembeled to form the magnetic bottle (tokomak) that will contain the fusion process.

8 Charlestown St. – YMC: Construction is underway on a ~11,325 gross square foot addition to YMC's existing building, located at the intersections of Jackson, Charlestown, and Peggy Streets. The proposed project also includes new loading docks, parking, stormwater management, landscaping, and utilities:



Under construction: Site work underway for YMC's new addition at 8 Charlestown Road – July 2025



New entrance driveway for YMC's new addition at 8 Charlestown Road – July 2025

The existing buildings that YMC is occupying were the former gym and racquetball courts for the Army. The proposed building is being planned to accommodate YMC's growing business. The addition will allow them to realign their existing manufacturing and assembly space to improve efficiency. – Dec. 2024The new owners of the former Riggs gym and racquetball court buildings are looking at developing a ~15,000 square foot expansion of their facility to accommodate business growth. YMC recently acquired the adjacent property at 37 MacArthur Avenue but is quickly running out of space. This addition would allow them to free up space in their existing facility and provide additional storage and loading dock facilities.

75 Jackson Road - KSP Pathway Campus: Construction of KSP's +/- 42 acre multi-phase bio-tech and clean tech manufacturing campus along Jackson Road continues with the last phase of construction that includes 145,000 sq.ft. and 275,000 sq.ft. buildings at 57 and 75 Jackson Road. Construction of 75 Jackson is almost complete. While there is no tenant for 75 Jackson to date, KSP is actively marketing the space and hopes to lease it in a timely manner due to the demand for large, accessible and flexible manufacturing space, with ample utility services that Devens provides.



Rear view of King Street Properties new building at 75 Jackson Road. August 2025



Front view of King Street Properties new building at 75 Jackson Road and new public multi-purpose recreational trail. August 2025

Low-impact development landscaping surrounds the building and, to ensure compliance with the DEC's Greenhouse Gas Mitigation requirements, all buildings within the KSP campus continue to be built to meet MA Stretch Energy Code requirements. EV Chanrgin stations and shuttle service reduce vehicle trips. Connections to Devens sidewalk system and the over 13 miles of recreational trails in Devens – promote multi-modal accessibility as well as active and healthy living.

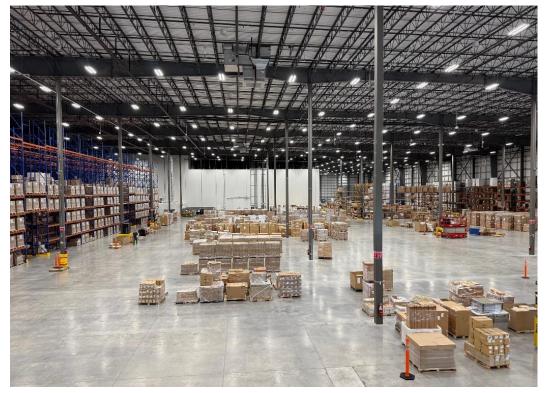
The development of all of these sites (over 42 acres) also includes a number of low-impact development techniques for stormwater management, including porous pavement, bio-filtration landscape islands and permeable pavers on portions of the walkways – reducing the overall impervious surface coverage on these parcels and associated urban heat island impacts. Together, these six buildings will add almost 1 million square feet of energy efficient buildings that represent a \$500 million investment in Devens.

11 Grant Road – Mack Devens, LLC..: Development of the new 232,320 gross square foot industrial building on a 13.2 acre parcel of land at 11 Grant Road in the Innovation, Technology and Business District is complete. Significant landscaping components were added to help further screen the building and break up the long facades of the building.



11 Grant Road - Werfen Employees celebrate outside the front of their new building at the June 19, 2025 Ribbon Cutting.

The building is home to Werfen, a biotech company currently occupying a portion of the building at 18 Independence Drive. Once this new building is complete, Werfen will move in and SMC, a medical device manufacturer that owns 18 Independence Drive, will expand into the vacated space. This project is another good example of Devens accommodating manufacturing business growth in Massachusetts.



Inside Werfen's new warehouse space. Pallet racking system increasing the vertical storage.

INFRASTRUCTURE PROJECTS:

Harvard Water Line Extension and Pump Station: The Town of Harvard continues work on the construction of a water line extension, new booster pump station, and associated site improvements for the interconnection of the Devens water system to the Town of Harvard, MA. The water line will extend from an existing waterline along Marne Street, across the golf course property to a small booster pump station at the base of Salerno Circle adjacent to the





Old tank trail/new gravel access road to booster pump station. – August 2025 New booster pump station building – August 2025

railroad right-of-way and the Town of Harvard. Devens water has already been treated for PFAS and other common contaminants in drinking water and this line will provide the Town of Harvard with up to 100,000 gallons per day of treated water for residents and businesses within Harvard and avoid the need for expensive infrastructure and treatment upgrades to Harvard's existing system. The new facility includes an access road that follows an old tank trail and minimizes clearing and grading.

Givry-Hospital realignment: This intersection near New England Studios and Commonwealth Fusion Systems contains three "Y" intersections that are unsafe and redundant. MassDevelopment is currently in the process of re-



aligning these streets to reduce pavement and create a safer "T" intersection at Hosptial and Givry Streets. The additional space that will be freed-up will provide area for better stormwater management, pedestrian amenities like



Hospital Givry Street re-alignment project. Green highlighted areas are where pavement has been removed and the red outlined area is the newly aligned road creating a single intersection with Hospital and Givry Streets – August 2025

sidewalks and bike lanes, and better connect Devens and this growing area (Commonwealth Fusion Systems to the north, Werfen's new building to the east, King Street properties 75 Jackson to the south, and New England Studios to the west).

POTENTIAL UPCOMING PROJECTS:

Reframe 6-Lot Subdivision: A developer of modular constructed low-carbon energy-efficient homes is working with MassDevelopment to proposed 12 new-construction single family homes, arranged as duplexes on six new proposed lots, along a portion of Adams Circle, behind Transitions Women's shelter. This area was a previously developed military housing area. The homes would be constructed in a factory in Andover, MA, streamlining building construction and minimizing waste.



Concept rendering of Reframe's proposed residential development - August 2025

18 Independence Expansion: Now that SMC has built a new space for their existing tenant (Werfen), SMC is looking to building out the vacant space and expand their operations at 18 Independence Drive in the Rail, Industrial and Trade -Related Uses District. The Applicant will be looking for a +/-62,000 s.f. expansion of their existing +/-324,500 s.f. gross square foot industrial building. The proposed building expansion will be in the existing parking lot and loading dock area:



SMC's proposed building expansion at 18 Independence Drive - August 2025

Mirror Lake Parking Lot Expansion:

MassDevelopment is planning for the expansion of an existing visitor parking lot and associated site improvements at Mirror Lake. The expansion will include 79 new parking spaces (porous pavement), drainage improvements and landscaping. Including trailer parking for boats/kayaks/canoes. The project is located within the Mirro Lake Conservation Restriction that is overseen by the Trustees of Reservations and is also within Estimate Priority Habitat for the Blandings Turtle and is subject to review by MassWildlife.

Applewild Early Childhood Education Center:

Apllewild currently occupies space in Devens at 27 Jackson Road where they operate an early childhood education program serving children up to the age of five (through kindergarten). Applewild has been in operation in Devens since 2014 and they are seeking an alternate location in Devens where they could build their own school. Applewild is looking at +/- 2 acre portion of property located near the



intersection of Jackson and Antietam Street:



Applewild's proposed location off of Jackson and Antietam Streets - August 2025

This area is part of a larger +/-19 acre parcel (yellow outline) that is zoned Open Space and Recreation and contains a public playground and the United Native American Cultural Center. The DEC has determined that the proposed use would qualify for an exemption under Article VI.D of the Devens Bylaws. There are a number of issues that would need to be addressed as part of any future development proposal in this area: traffic, pedestrian safety, parking, existing open space uses, and others. Any future proposed development proposal in this area would be required to be reviewed by the DEC as part of a Level 2 Unified Permit to ensure compliance with the Devens Reuse Plans, Bylaws, Open Space and Recreation Plan, and Rules and Regulations.

Republic Services (Devens Recycling) Request for Change in Operating Hours: MassDEP requires all C&D Recycling facilities to meet increasing diversion rates (amount of incoming material that is able to be recovered for reuse). The current rate is 20% and is scheduled to increase to 23% in 2027 and 25% in 2030. To meet these increases, Republic will be looking to change their hours of operation and processing times to help meet the changing requirements. Current hours of operation are 7AM-5PM, Monday-Friday and 7AM-1PM on



Saturdays. Such a change will require a Site Assignment Modification from the DEC, acting as the local Board of Health.

DEC SUSTAINABILITY INITIATIVES:

DEC Celebrates its 30th **Anniversary**: On Tuesday, June 24, 2025, almost 100 people braved the heat to celebrate the Devens Enterprise Commission's (DEC) 30th Anniversary. Attendees gathered to celebrate the organization's pivotal role in transforming Devens into a leading center for economic development, business innovation, and sustainable practices. As a tribute to Devens, the Commission restored the former "FORT DEVENS" shrubs along Jackson Road.



From left to Right: Laura Scott (Devens Resident), Lt. Col. Poventud (US Army), Senator John Cronin, William Marshall (DEC Chair), Neil Angus (DEC Director), Navjeet Bal, MassDevelopment CEO, Rep. Danio Sena, and Chris Sellew (Little Leaf Farms)



Senator John Cronin, Representative Danillo Sena, and Bianca DeSouza, District Director with Senator Jamie Eldridge's office, with a citation from the MA Senate for the DEC's 30 years of redeveloping Devens.

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DEC celebrates 30th anniversary

FRIDAY, JUNE 27, 2025

The Devens Enterprise Commission (DEC) marked its 30th anniversary at an outdoor event in Devens, June 24, celebrating its role in transforming Devens into a center for economic development, business innovation, and sustainable practices.



Director of the Devens Enterprise Commision Neil Angus (center) and Chair of the Devens Enterprise Commission William Marshall (left) accept a citation from Bianca DeSouza, District Director to Senator Jamie Eldridge, honoring the 30th anniversary of the commission at a June 24 celebration. \square (Photo by Lisa Aciukewicz)

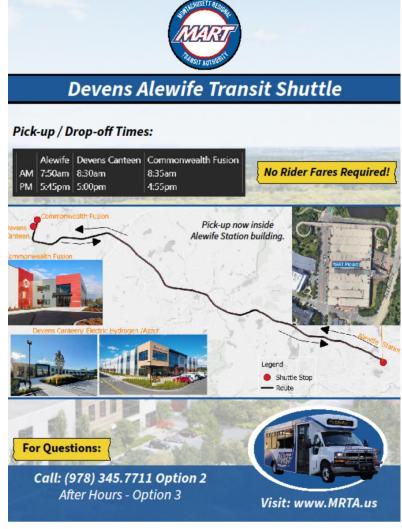
Read Full Press Release at: https://www.devensec.com/news/DEC_30th_Post_Event_Press_Release.pdf



Special thanks to the Devens Department of Public Works for their work in restoring the FORT DEVENS shrubs during a heatwave! Their efforts continue to be appreciated by the DEC and the community!

Devens Transit: Advancing multi-modal transportation: A vital transportation option came into effect this spring, with on-demand taxi and livery service to Devens and the region. As of May 1st, passengers can ride up to 20 miles to and from your pickup destination in Ayer, Devens, & Shirley (in addition to the already available service in Bolton, Lancaster, Littleton, Sterling, and Stow) — 7 days a week from 5:30AM–10:00PM. Call MART to book your trip a day in advance: (978) 345-7711, Option 3. Fares are from \$4–\$7 (one-way). Visit Montachusett Regional Transit Authority for information. Additionally, several Devens businesses are taking advantage of a Alewife to Devens Round Trip service for employees. This is a daily, M-F, route with no reservations required.





The DEC, in collaboration with MassDevelopment, has also joined the **North Central Massachusetts Rides Transportation Management Association (TMA)** for the purpose of enhancing mobility, reducing traffic congestion, improving air quality, promoting economic development, and coordinating transportation resources within the North Central Massachusetts region. The service area has been defined as including Ashburnham, Ashby, Athol, Ayer, Barre, Berlin, Bolton, Clinton, Devens, Fitchburg, Gardner, Groton, Hardwick, Harvard, Hubbardston, Lancaster, Leominster, Lunenburg, New Braintree, Oakham, Orange, Pepperell, Petersham, Phillipston, Princeton, Royalston, Rutland, Shirley, Sterling, Templeton, Townsend, Westminster, Winchendon. This partnership will expand on our work with MART.

These services, coupled with access to the MBTA Fitchburg Line Commuter rail are a critical component to not only attracting businesses and employees, but also to help Devens meet its sustainable development goals by reducing single-occupancy vehicle trips and helping to reduce traffic congestion and improve air quality.

Devens Eco-Efficiency Center Update: The Devens Eco-Efficiency Center (DEEC) sustained its programs and services to help facilitate eco-industrial development in Devens and the surrounding region. The Great Exchange (TGE) program has continued its growth trend throughout 2025. In the first 6 months alone, the TGE has had a huge impact:



Community Impact & Waste Prevention



- Hosted 340 shopping trips made by 183 schools, towns, nonprofits and businesses
- Attracted shoppers from 60 communities across New England
- Helped customers achieve an average 50% savings on essential resources and upgrades
- Prevented the waste of 15,000 pounds of resources worth an estimated \$113,375
- Collaborated with 43 entities to facilitate the reuse of unneeded furniture, fixtures, & supplies



The Power of Partnerships

Three nonprofits partnered to preserve resources, protect the environment, and provide critical social services



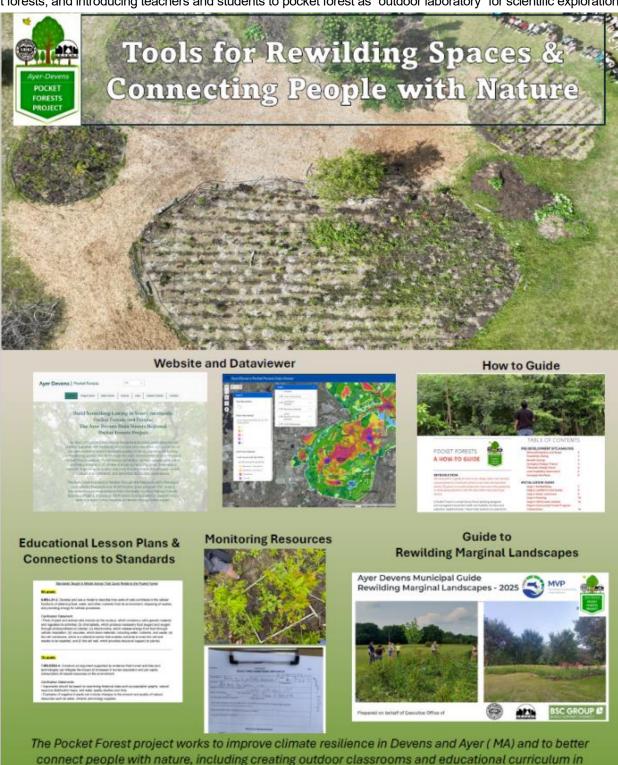
The DEEC partnered with Build Health International (BHI) & Household Goods in Acton to supply restroom fixtures, medical supplies and tables for a Sierra Leone medical facility, supporting BHI's mission to facilitate the reuse of excess resources.

Nature-based Solutions Tour of Devens: DEC Staff continue to provide tours of Devens for other municipalities and organizations looking to integrate the natural and built environment. Devens received a <u>Mass ECAN</u> Climate Ambassador Award to share Devens Nature—based Solutions Projects with other communities and continue to lead by example on sustainable redevelopment. In addition to conducting in person tours of project sites, we developed a StoryMap to highlight sites and share resources and are developing short video clips to share more about the nature-based solutions installed at Devens: https://storymaps.arcgis.com/stories/23f99d73d4344e11b73fc403ead955db.





Rewilding the Community with the Installation of 5 Pocket Forests (since 2023!): Spring of 2025 kept us busy partnering with Ayer and planting over a thousand native trees and shrubs at 2 new pocket forests to rewild our region! Building off the success of our pilot pocket forest in Ayer in 2023, we built two additional pocket forests in Devens (2024) and two more in Ayer (2025). We also continued to engage with the Ayer-Shirley Regional Middle School, Parker Charter School, and local businesses and residents in planting, monitoring and managing these pocket forests, and introducing teachers and students to pocket forest as "outdoor laboratory" for scientific exploration.



nature, including creating outdoor classrooms and educational curriculum in partnership with local schools.

https://climateresilient.wiveite.com/everdevens





Students helping plant the new pocket forest at the Ayer-Shirley High School May 2025

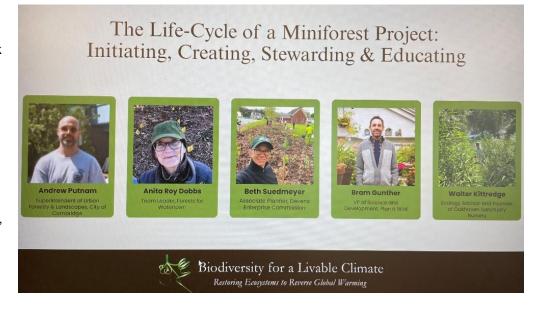
Volunteers planting another pocket forest at the historic Sandy Pond School House – June 2025

The two-year MVP Pocket Forest Grant, completed in June of 2025, resulted in the installation of the four new forests and development of resources to help teach people how to do this in their own communities. In addition to the pocket forests, we have been working with Devens and Ayer DPW and Recreation on re-wilding some of our previously developed areas to make them more productive landscapes. Stay up to date with opportunities to get involved in this ongoing project at https://climateresilient.wixsite.com/ayerdevens.

Leading by Example - DEC Staff Presentations on NbS and Pocket Forests

The pocket forest project has provided an opportunity for DEC to once again lead by example. DEC Staff interacted with national leaders in rewilding school yards and shared their experience at several educational conferences, including the National Green Schools Conference, Mass Environmental Education Society Conference, New England

Society of American Foresters Conference, and the Mass Ecosystem Climate Adaptation Network Conference. Two Devens pocket forest sites were featured in a field trip for the Northeastern Miniforest Summit in July. Beth Suedmeyer also presented during the two-day virtual summit attended by hundreds of people. Seeing the miniforest movement take off in the United States, as it has for more than a decade internationally, is inspiring" We are so happy to share our experience as leaders in the stewarding these tiny forests.



Getting Started with More Planning for Community Resiliency - MVP 2.0

Devens is initiating a Municipal Vulnerability Preparedness Update (called MVP 2.0) to revisit climate resilience priorities, with a focus on the community's social residency, through a community engagement process and to translate those priorities into action. Devens received a grant through the MVP 2.0 program to fully fund this process, including hiring a planning consultant and community liaisons. DEC staff will manage the grant, but a Core Team of both community members and municipal staff will lead this MVP 2.0 work. The Core Team will explore climate impacts; lead conversations about equity, vulnerability, and community needs; and design a seed project with support from MVP funding to address needs and support resilience. This process will also inform the update to the Hazard Mitigation Plan being led by MassDevelopment.



Devens Farmers Market: The Devens Farmers Market in collaboration with Dick's Market Gardens of Lunenburg is back again at the corner of Jackson and Elm Roads, every other Tuesday through October 14th from 11:30AM – 1:30PM. You can still preorder farm shares from Dick's Market Gardens through the Community Supported Agriculture (CSA) program. See the event flier for more information. Enrollment in the CSA has been greater than ever and DEC thanks the businesses and individual shoppers who support the market and local agriculture.



Climate Action & Resilience Plan Metrics updates:

DEC Staff with support from consultants at Kim Lundgren Associates, are preparing an update to <u>Devens</u> <u>Forward Climate</u> Action and Resiliency Plan Dashboard. <u>Devens Forward</u> serves as a roadmap to reduce our greenhouse gas emissions and holistically prepare our community as we consider the impacts of climate change that we expect to see in the coming years and decades. The update will identify successes and opportunities for continued efficiencies and resiliency. We also continue to develop blogs and social media posts to share strategies for enhancing sustainability for businesses and residences alike.



Reducing and Redirecting Commercial Waste in Devens



Sustainable Landscaping in Devens



Green Team Roundtable

Devens Intersection of Communities and Culture Mural Site Enhancements

Benches painted by Artist Shara Osgood and constructed by the Shriverr Job Corps students were added to the Willard Field mural site, further celebrating the history, culture, and dirversity of Devens and the region. The benches are painted to reflect the design of the mural and add more visibility to the art installtion, while also providing a resting place for the frequent visitors taking advantage of this active and passive recreation destination. A great partnership with a local artist, resiodents, businesses, and the Shriver Job Corps!



BOARD OF HEALTH UPDATES:

Mosquito Management: Devens continues to participate in the Central Massachusetts Mosquito Control Project to help control the mosquito population and reduce the risk of mosquito-borne illnesses such as EEE and West Nile Virus (more info at: https://www.cmmcp.org/). As of the writing of this report, the risk level for EEE remains low in our region, however the risk for WNV is moderate. Residents and businesses should take precautions:

- 1. Repair screens, (e.g. unused swimming pools).
- Wear long sleeves and long pants from dusk to dawn when weather permits
- 3. Use mosquito netting on baby carriages and playpens
- 4. Wear mosquito repellent when outdoors, especially between dusk and dawn
- 5. Be aware of stagnant water on private property dump standing water twice weekly

The DEC continues to provide residents and businesses with information on how to protect themselves and what they can do to reduce the risk of contracting these viruses: https://www.mass.gov/mosquitoes-and-ticks With our abundance of open space and natural wetlands and watercourses, mosquitoes are part of the natural ecosystem in Devens. But by taking these precautionary measures, people can still get out and safely enjoy the outdoors and all that Devens has to offer!.

Local Health and Wellness Services: Nashoba Associated Boards of Health just released its Summer 2025

newsletter with lots of great information on local health services for Devens residents and employees.

