

Devens Project Updates

Date: August 30, 2022

To: Devens Enterprise Commission

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

RE: September 2021 through July 2022 Project Updates

PREVIOUSLY PERMITTED PROJECTS UNDER CONSTRUCTION:

Commonwealth Fusion Systems (CFS): Construction continues on the 45-acre fusion energy research and development campus that will be home to CFS's SPARC facility (CFS-2) and high temperature superconductor magnet factory (CFS-1) off of Hospital Road (CFS-1) that were approved by the DEC in early 2021. The goal of these projects is to enable the commercialization of fusion energy and help combat climate change - since fusion doesn't emit carbon dioxide or other greenhouse gases into the atmosphere.

CFS-2 (111 Hospital Road): Work continues on the heavily reinforced foundation and exterior walls of the +/-147,000 sf SPARC facility fusion energy research and development facility. The project involves construction of a tokamak - a fully contained magnetic bottle that simulates the vacuum of space and uses magnets to confine a super-heated plasma in which fusion occurs. The picture below shows the hole in the foundation area where the tokamak will sit. Construction began in April of 2021 and is expected to last 3-4 years, with the facility operational by 2025. All CFS SPARC R&D employees will be located in the CFS-1 building.



View of CFS-2 SPARC building – June 2022



Interior of SPARC building where the Tokamak will be housed – June 2022

This past May, executives from CFS provided site tours to residents and interested individuals and reviewed construction progress and answered many questions about the operation and regulatory aspects of the project.

CFS-1 (117 Hospital Road): King Street Properties (KSP) partnered with CFS and is nearing completion of the +/- 164,000 gross square foot manufacturing and office building, parking, drainage, and associated site improvements on an 11-acre portion of the CFS campus. The CFS-1 building will produce advanced superconducting magnets, a key component of CFS's tokamak fusion reactor (CFS-2). The CFS-1 building includes 60,000 square feet of office space that will serve as CFS' corporate offices for employees of Commonwealth Fusion Systems and the remaining 104,000 square feet will be dedicated to manufacturing space for producing the magnets. The magnets will have other industrial and commercial applications as well, so it is expected that this facility would produce magnets for CFS-2, as well as other commercial and industrial projects around the world.



View of 117 Hospital Road (CFS-1) building from Hospital Road- June 2022

41 Lake George Street – Accumet Engineering: The construction of this +/- 40,000 square foot single-story pre-engineered office/industrial building and associated site improvements is nearing completion on a +/-3.11 acre parcel located off of Lake George Street, behind Mount Wachusett Community College building at 27 Jackson Road. Accumet Engineering, Inc., is a light industrial/manufacturing business that conducts precision laser machining, drilling, cutting, marking, welding, lapping, and polishing for a wide variety of materials.



Accumet Engineering new building shell at 41 Lake George Street – June 2022

16 Bulge Road – Scannell Properties: The building shell is almost complete on this +/-150,843 sf pharmaceutical manufacturing facility at the site of the former Davao Circle Housing off Bulge Road, overlooking the 18 hole at Red Tail Golf Course. Interior fit-up is underway and the Applicant is looking to obtain partial occupancy later this year.



New building at 16 Bulge Road – across from Red Tail Golf Course.

The proposed project is a facility for an international pharmaceutical component manufacturer at this location, employing 311 people for this initial phase. The site has the ability to add a second, similar sized facility on site. The owner and tenant will be pursuing green building certification through the USGBC LEED rating system.

67 Buena Vista – Existing Building Retro-fit: Seqens (formerly PCI Synthesis) is redeveloping this existing building and relocating their operations from the Sherman Square Innovation Center at 88-100 Jackson Road as they have outgrown their current space. The building will house lab space and offices for the development and production of active pharmaceutical ingredients (APIs) and active delivery systems (Lipids and Polymers) development. This is a great example of how this incubator space at 88-100 Jackson provides space for businesses to grow and stay within Devens as they expand. <https://www.seqens.com/en/seqens-makes-multi-million-dollar-investment-in-u-s-rd-laboratory/>



Rear View of 67 Buena Vista prior to commencement of construction – February 2022

Bristol Myers Squibb (BMS) Phase 3 - Cell Therapy Facility – 38 Jackson Road: Construction is substantially complete on BMS's new 240,000 sq. ft. three-story Cell Therapy Facility (CTF) that was permitted by the DEC in 2020. This facility is part of a new form of cancer treatment that will be taking patients' blood and genetically engineering cells to fight certain forms of cancer. The facility consists of office, specialized processing suites, quality assurance/quality control facilities, packaging, and storage space.



View of BMS's new Cell Therapy building from the Givry Street side – June 2022

The CTF is expected to employ an additional 800 people, therefore the project also includes access changes to the configuration of the Queenstown gate entrance to accommodate the increase in employee traffic. These improvements are expected to commence construction shortly.

As the project is within the viewshed overlay district, the new building has a green roof that covers 30% of the total roof area. This will also help meet the DEC's Greenhouse Gas Mitigation regulations, as well as contribute to BMS's goal for achieving US Green Building Council's LEED certification for this building due to the green roof's energy efficiency, rainwater management and air filtering capabilities, in addition to wildlife habitat benefits as well.



BMS's new Cell Therapy building pedestrian plaza and walkways featuring porous pavers – June 2022

King Street Properties (KSP): Construction of KSP's +/- 42 acre multi-phase bio-manufacturing campus along Jackson Road (33, 39, and 45 Jackson Road) with over 510,000 square feet of research and development lab space in the Innovation and Technology Business zoning district between Lake George and Givry Street is well underway. These buildings are part of a \$500 million phased conceptual master plan.



Conceptual rendering of King Street Properties developments at 33, 39, and 45 Jackson Road – part of Unified Permit submittal back in 2020.

KSP 45 Jackson Road – Construction on the first building (core and shell) on the KSP Pathway campus is complete. This 150,000sf +/- Research and Development/bio-manufacturing building was permitted by the DEC in January of 2021 and includes parking, utility and stormwater management infrastructure improvements and is preparing for internal fit-up to accommodate a new tenant: Azzur Clean Rooms On-Demand. Azzur will provide space for biotech and pharmaceutical clients with cleanrooms, as well as good manufacturing practices, labs, and compliance services.



45 Jackson shell completed (right). 39 Jackson structural steel and wall panels going up (left). A small portion of the 33 Jackson building is visible in the background between these two buildings – August 2022

The project includes a paved multi-use trail along Jackson Road that will provide safe pedestrian and bike access along this corridor of Jackson Road. The path will include benches and a pedestrian connection to the KSP Pathway campus and their internal network of sidewalks. Additional phases of development will expand this trail an eventually connect to the over 13 miles of trails that Devens has to offer.

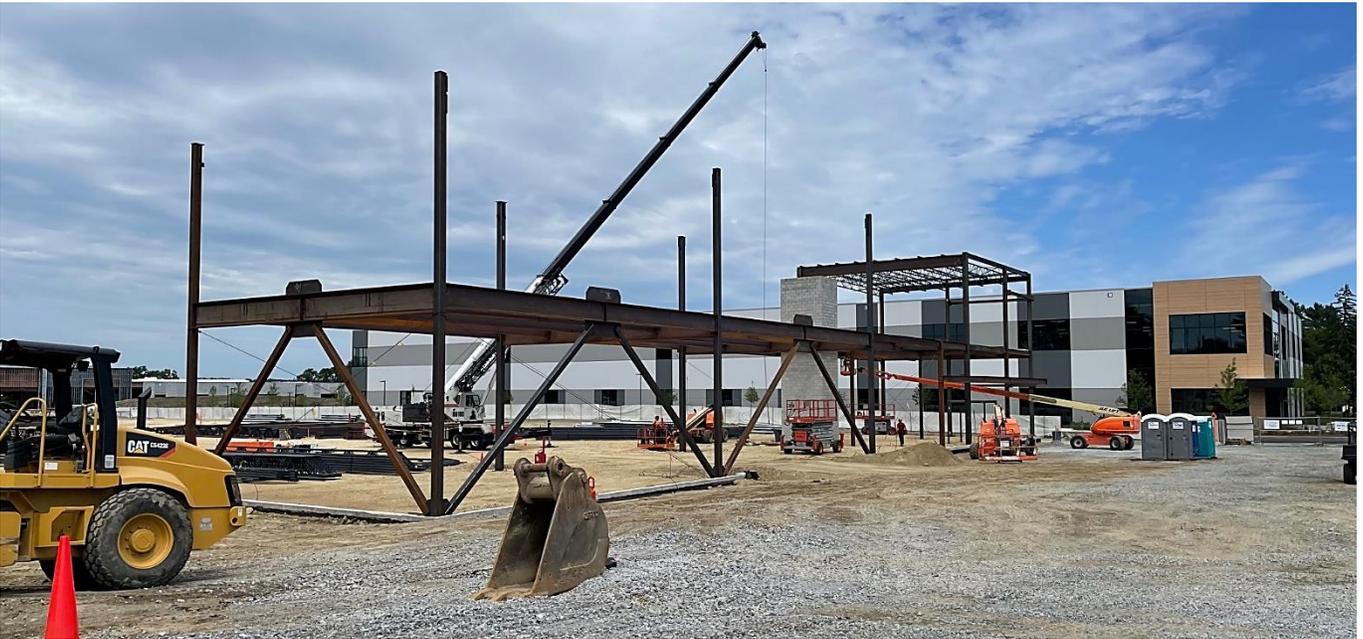


Multi-purpose trail along the frontage of 45 Jackson Road – June 2022



View of the rear of 45 Jackson Road (electric vehicle charging stations, loading docks and biofiltration landscape islands) – June 2022

KSP 39 Jackson Road: Construction of this +/- 140,000 gross square foot bio-manufacturing building and associated site improvements on a +/-6.4 acre portion of land located is well underway. The picture below shows the structural steel going up back in June but as of the writing of this report, the exterior concrete panel walls are being put in place. There is no tenant for this building at this time but as 45 and 33 fill up, this building is expected to be occupied in the near future. It is expected to be almost a mirror image of 45 Jackson Road (see campus rendering on previous page). bringing their science to market faster .



39 Jackson Road structural steel going up – June 2022

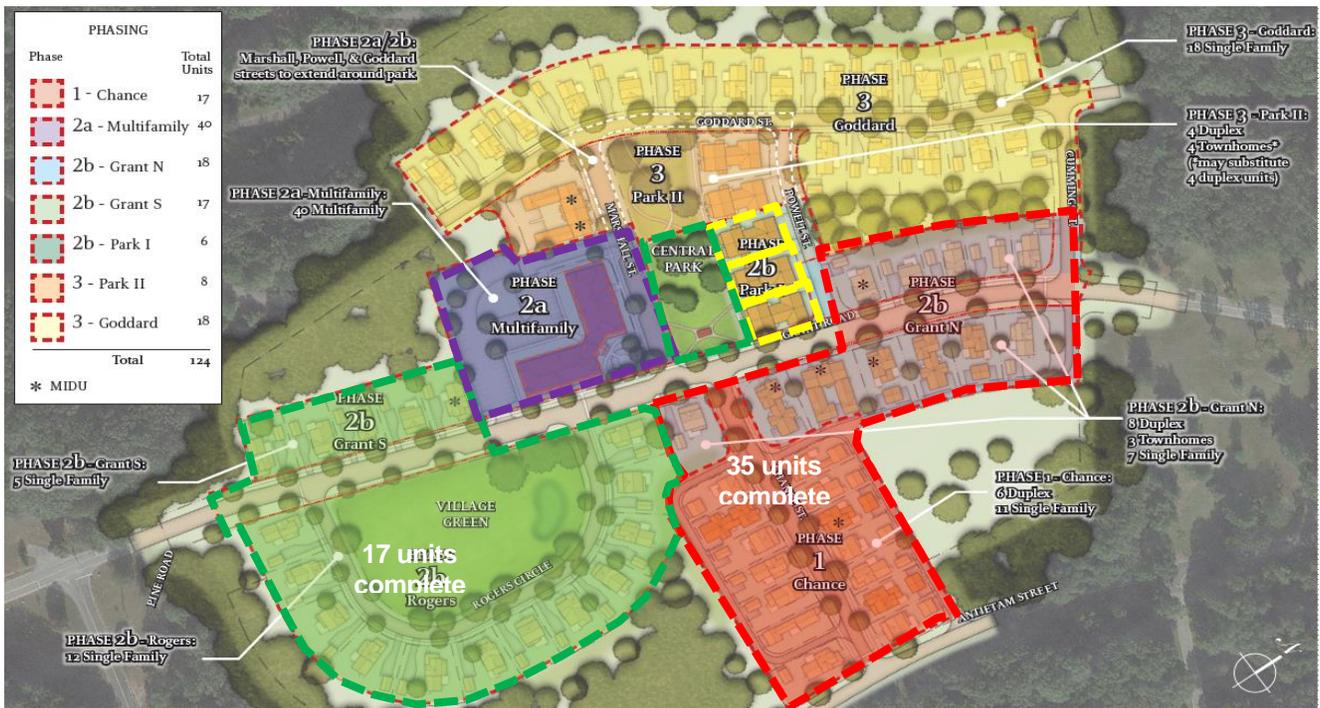
KSP 33 Jackson Road: In May 2021, the DEC approved a unified Permit for the development of a +/- 220,000 gross square foot bio-manufacturing building and associated site improvements on +/-10.2 acres of land at 33 Jackson Road. Construction is progressing swiftly on the building and site work. KSP is in negotiations with a prospective tenant for this building.



33 Jackson Road – rear building under construction – June 2022. Note the elevated walkway to the right which will be the main building entrance (2nd floor), taking advantage of the sloping topography of the site. The first floor will be accessed via elevator, stairs or driveway.

These projects will be accessible from both Jackson Road and Lake George Street. Due to the scale of these projects and amount of traffic they are expected to generate, off-site improvements to Jackson Road will be required and they include a middle turning lane, as well as acceleration and deceleration lanes in and out of the new entrances to these properties. All three approved buildings are located within the Viewshed Overlay District and have been designed with increased landscaping, reduced site lighting, and non-reflective building finishes to avoid any negative impacts to the Viewshed sensitive receptors. To ensure compliance with the DEC’s Greenhouse Gas Mitigation requirements, all buildings are being built to meet MA Stretch Energy Code requirements.

Grant Road Housing – Emerson Green Phase 2: Phase 2 construction continued throughout 2021 and 2022. To date, 52 units of housing have been completed (single family, duplex, and triplex units) along Chance Street,



Grant Road, and Bradley Circle. Three duplexes are currently under construction that will front directly on Central Park and be accessed from a public walkway that will surround the park. Vehicle access to the homes will be available along Powell Street (rear of the homes).

Construction has commenced on the multifamily apartment buildings (40 units – building shown in purple in the previous image) and the community pavilion in Central Park is also under construction (mail pavilion and community amenity – green area in the center of the previous image). The diversity of housing types in Phase 2 helps to meet the Devens housing diversity and affordability goals in the Reuse Plan. All of these units continue to be designed and constructed to meet higher energy efficiency standards as required by the DEC Innovative Development Regulations, with Home Energy Rating Scale (HERS) scores in the 30's and 40's which is roughly 60-70% more efficient than a traditional home built to base Massachusetts building code.



Powell Street duplexes fronting on Central Park. Green area is reinforced turf that will be all grass and blend in with the park when finished. Homes will be accessed via a public walkway through the park and via Powell Street (rear) – July 2022.

This portion of Grant Road is complete. The narrower road width, homes closer to the street, on-street parking, bike lanes, street trees and sidewalks on both sides of the street, combined with a raised intersection at Chance and Grant help facilitate a safer, walkable, and more socially interactive community. In response to some speed complaints from residents, MassDevelopment stepped up police enforcement and installed a speed hump to help slow down traffic entering the neighborhood from the north. Phase 3 includes 18 additional single family homes, one tri-plex and 2 more duplexes along central park.



View of Central Park Pavilion where neighborhood mailboxes will be located. This pavilion will serve as a small meeting and social gathering space for the community as well – July 2022

Patton and Shabokin Well Water Treatment Facilities: Construction continues on the new water treatment plants off of Patton and Sheridan Road permitted by the DEC back in February of 2021. These treatment plants are a large capital investment by Devens Utilities /MassDevelopment to replace existing facilities and treat iron, manganese and PFAS concentrations in Devens drinking water.



New Patton Water Treatment Facility: foundation and building walls starting to go up – June 2022



New Shabokin Water Treatment Facility off Sheridan Road: foundation walls and site work – June 2022

MacPherson Well Water Treatment

Upgrades: Construction of a permanent PFAS treatment system at the existing MacPherson Well site is complete. This new 1,080 square foot building houses two Granular-Activated-Carbon (GAC) filters and associated equipment – replacing a temporary PFAS treatment system that was approved by the DEC back in 2019. The new building was designed to fit into this small site because the surrounding land area is all owned by the US Fish and Wildlife Service and it is floodplain of the Nashua River. Devens Utilities will also be planting some additional trees and restoring a portion of mowed grass area to open meadow to aid in floodplain and habitat restoration.



131 MacPherson Rd. – Wastewater Screening Building Addition: Devens Utilities is proposing an addition to the existing screening building off of MacPherson Road. This building is part of the Main Pumping Station that discharges to the Devens Wastewater Treatment Plant (WWTP). The building addition is a 3-sided structure with an open front to allow access to the screening’s dumpster. The project includes a minor pavement expansion and will utilize low-impact development techniques to safely manage Stormwater in this sensitive area near the Nashua River. An application is currently pending.

RECENTLY COMPLETED PROJECTS:

4 MacArthur Ave. – Nexius/Allios: Construction of this new 55,000 sq.ft. light industrial building at the corner of MacArthur and Givry is substantially complete and is now home to Nexius and Allios, a 5G technology distributor who proposes to manufacture telecommunication equipment including network boxes, panels, and infrastructure assembly and distribution services, employing 70 people.



Top: Nexius/Allios new building entrance off MacArthur Ave. Bottom: View of building from the corner of Givry Street and MacArthur Ave.– July 2022

This is the site of the former Army Hodges Theater that was demolished in early 2021. The owner still has some landscaping, curbing and sidewalk improvements to complete. These remaining improvements are expected to be completed by the end of 2022.

Red Tail Golf Course Excess Fill and Outdoor Entertainment Area: King Street Properties was issued a Level 1 Earth Removal Permit to relocate approximately 33,000 cu.yds. of excess soil from the current permitted projects 45 and 33 Jackson Road to the existing Red Tail Golf Course driving range located at 15 Bulge Road. The soils were moved in two phases – the first being 21,000 cu.yds. from the 45 Jackson project site, and the second phase was an additional 12,000 cu.yds. from the 33 Jackson site. The hauling began in October of 2021 and the Applicant permanently



New elevation of driving range (grade brought up several feet and now has some topography– July 2022

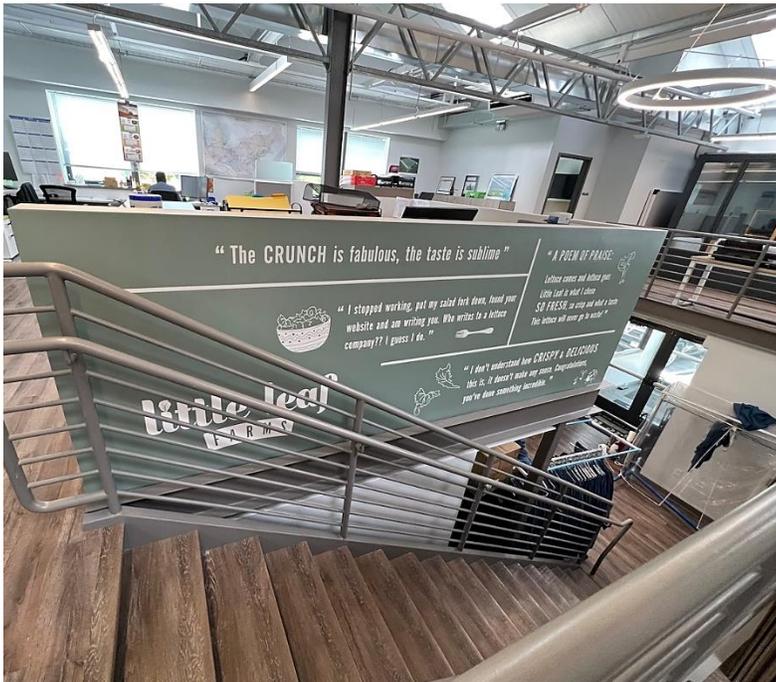
stabilized the material in the spring of 2022. The Applicant complied with 974 CMR 4.07 and the Devens Soil Management Policy, as well as MassWildlife’s Natural Heritage and Endangered Species program requirements to avoid sensitive habitat.

Red Tail also installed a new concrete pad and sidewalk next to their club house to formalize an outdoor venue area where they host various functions. This area has always been used seasonally for outdoor tented events on grass, however the grass area was uneven and very compact. The concrete slab provides a stable surface to accommodate the tent and table and chairs for special function and the sidewalk connects this area to the club house – making it ADA accessible as well. The slab was constructed with a stone strip around the edge to help infiltrate runoff directly into the sandy soils and prevent erosion of the nearby steep slopes.



New concrete pad and sidewalk beside Red Tail Clubhouse– July 2022

105 Walker Rd. - Little Leaf Farms Office Expansion: Little Leaf Farm received a building permit last year for the construction of a second-floor office mezzanine space inside their existing building at 105 Walker Road. With the Phase 3 expansion now complete, Little Leaf’s current office space is not adequate to accommodate their staff. As they have maximized their allowable building area, their only option was to go up, inside the existing building. The mezzanine is now complete, providing additional office space for employees and allowing Little Leaf to get rid of the temporary office trailers outside of their facility.



Little Leaf Farms new office mezzanine space – August 2022. Photos courtesy of Little Leaf Farms

POTENTIAL UPCOMING PROJECTS:

11 Grant Road – SMC, Ltd.: SMC, a medical device manufacturer currently located at 18 Independence Drive is looking to expand and build a new 207,000-square-foot manufacturing and warehouse facility on this 8.4 acre site located in the Innovation and Technology Business District.

31 Independence Drive - GPR: The owner of this property is developing site plans for a +/-111,050 sq.ft. new industrial building, with associated grading, landscaping, parking, stormwater, and utility improvements. The proposed tenant is unknown at this time, but the intent is for small office and warehouse/distribution uses. This new development would be accessed via Independence Drive. The property is located in the Rail Industrial and Trade Related Uses District.

77 Saratoga Blvd.: This ~2 acre parcel is owned by MassDevelopment. A thermoplastic resin and additives manufacturing company is currently looking at the potential for development of a 90,000-120,000 sq.ft. building and associated site improvements on this parcel adjacent to Ryerson. The site has a number of constraints (including ledge and slopes) that the prospective applicant is investigating prior to moving forward with permitting.

57 & 75 Jackson Road: King Street Properties submitted a Level 2 Unified Permit including site plan and subdivision approval for the demolition of an existing building at 57 Jackson (former Netsal building), construction of a new 145,000 gross square foot biomanufacturing building and a separate 8,300 gross square foot amenity building that will service the entire King Street Campus as well as the general public. King Street submitted plans for an additional 275,000 sf biomanufacturing facility. Both developments would be accessible from Jackson Road, as well as Givry Street and is consistent with King Devens LLC previously presented Campus Master Plan for 33, 39, 45, 57, and 75 Jackson Road.

35 Saratoga Boulevard- GPR/Avantor: The owner is seeking to construct a +/-154,000 sq.ft. new industrial building, with associated grading, landscaping, parking, stormwater, and utility improvements on this vacant piece of land between Ryerson and Avantor. The proposed tenant is Avantor (Bio-Tech) who currently owns and occupies the adjacent facility at 29 Saratoga Boulevard. This new development would be accessed via Barnum Road and Saratoga Boulevard, with the principal entry to the site off of Saratoga Boulevard via a shared driveway with Ryerson. The Barnum Road entry will be for truck traffic only.

33 Lake George Street: A business in the cable and wire coating industry is looking at the possibility of constructing a 18,000-40,000 sq.ft. building on this 2-acre parcel. The company produces flame retardant compounds for wire and cable using non-toxic chemicals. They are exploring site layout options given the existing constraints on this property (steep slopes and adjacent wetlands).

105 Sherman Ave.: Draper is looking to construct a 28,000 sq.ft. building (half office and half research and development) on the corner of Sherman and Buena Vista. This property is within the Devens Historic District. MassHistoric has made a preliminary determination that this project will have an adverse impact on the historic character of Devens and will therefore require review and approval from MassHistoric. The Applicant is currently working on addressing MassHistoric issues prior to submittal to the DEC.

63 Hospital Road: The affordable housing entity currently owning and operating Shirley Meadows (2Life Communities) is looking at developing an addition 50-60 age-restricted affordable housing units on the parcel adjacent to the existing Shirley Meadows facility.

MONITORING & ENFORCEMENT:

The DEC continues to enforce the Devens Bylaws and Rules and Regulations to help avoid and minimize nuisance conditions and ensure public health and safety within the Devens Regional Enterprise Zone. Enforcement actions over the last few months include:

Devens Designated Truck Route: Monitoring and enforcement of the designated truck route has continued throughout 2022. The DEC has received periodic complaints from a few residents about trucks cutting through Buena Vista Street to access the Industrial Park. The State Police continue to monitor and enforce turning restrictions and have been ticketing trucks and vehicles that do not comply. DEC staff continues to partner with MassDevelopment and the State Police on signage, reaching out to businesses in Devens and trucking companies that are found violating the “No Trucks” signage, with reminders of the Designated Truck Route.



Water Use Restrictions: The spring and summer of 2022 have been extremely dry, and we are currently under a Level 3 – Critical Drought status. In accordance with 974 CMR 8.09 and MassDEP’s revised Water Management Act Permit issued to MassDevelopment, the following water use restrictions are in effect:

1. Nonessential water use is restricted from 9:00 am - 5:00 pm. Restricted usage that is not allowed during these hours includes:
 - a. Irrigation of lawns via sprinklers or automatic irrigation systems.
 - b. Washing of vehicles, except in a commercial car wash or as necessary for operator safety.
 - c. Washing of buildings, parking lots, driveways or sidewalks.

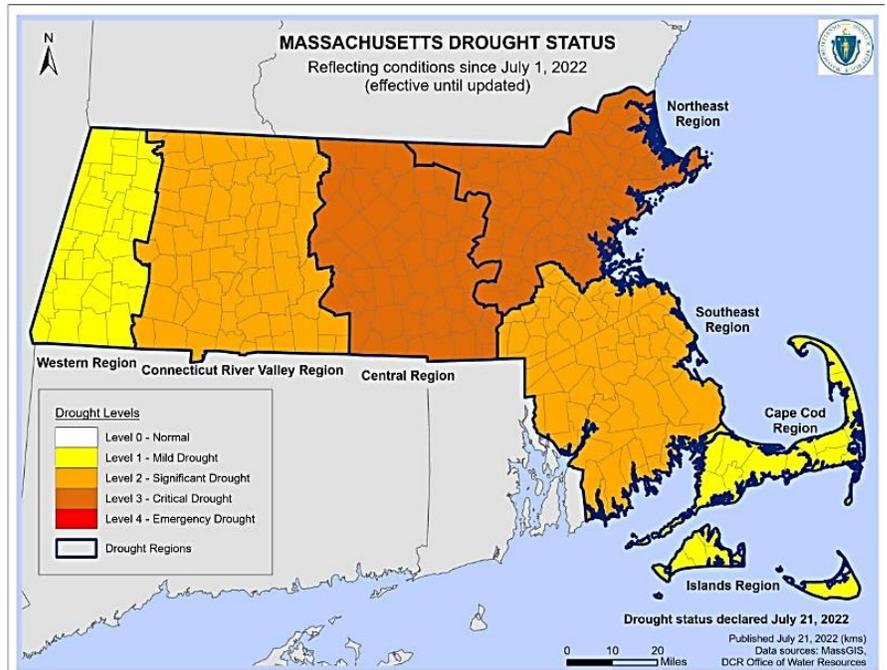
Announcements have been sent out to all residents and businesses, along with social media posts. The DEC has contacted a number of individual companies that have not been

complying with the restrictions and alerted them of the need to comply. The DEC continues to promote other water conservation tips such as:

1. Addressing leaks as soon as possible;
2. Conducting water audits on larger buildings and businesses to identify leaks and potential water conservation opportunities;
3. Minimizing the size of lawn areas that require watering (encourage pollinator meadows that require less water and maintenance); and,
4. Harvest rainwater from building roofs and other impervious surfaces to use for outdoor watering.
5. Select only native and drought resistant plants for new plantings.

These water conservation measures will aid in the reduction of water use and preserve water for essential needs, such as drinking water, fire protection services, habitat recovery and environmental needs.

Unauthorized Tree Removal: A building owner in Devens was recently cited for the unauthorized removal of two large trees from their property. These trees not only provide shade, slope stability, stormwater management, and wildlife habitat, they help screen the building from the adjacent roadway and nearby residences. In accordance with 974 CMR 3.04(8), the owner will be responsible for replacing the trees with



similar species based on the caliper inches of the deciduous tree that was cut and the height of evergreen tree that was cut.

DEC SUSTIANABILITY INTIATIVES:

Devens Farmers Market is Back! After a 2-year hiatus due to COVID, Devens is again partnering with Dick’s Market Garden out of Lunenburg, MA, to host the Devens Farmers Market. With a new location and time, the market is attracting local residents, business, and visitors on their lunch breaks. The market is every other Tuesday from 11:30AM to 1:00PM (Aug 9 & 23, Sept 6 & 20, Oct 4 & 18) on Rogers Field at the corner of Jackson and Elm Road – right across from the Devens Fire Station.

The market offered a Community Supported Agriculture or CSA share to residents and businesses this year and businesses like Republic Services and organizations like Clear Path for Veterans have taken advantage of this opportunity and are receiving over \$45 of fresh produce every other week this summer and fall for only \$30.

The market is also featuring live music with Grafton’s own Bob Jordan so be sure to stop by and enjoy some live music, fresh fruits, and vegetables, and mix and mingle with some of the local business and residents in Devens!

Access to affordable and healthy foods is an important part of creating a sustainable community. The market is helping bring together Devens residents, employees and visitors, while providing healthy food options for Devens and supporting local farms in the region. <https://www.dicksmarketgardens.com/>



Devens Farmers Market CSA share



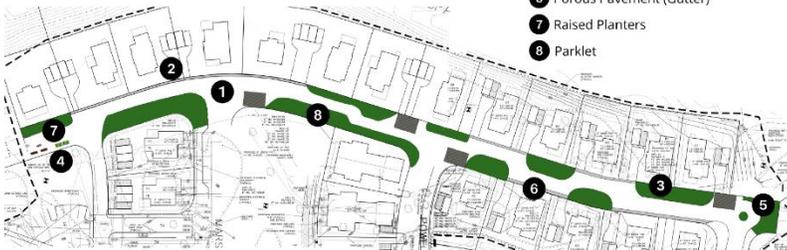
Live Music at the market with Bob Jordan!

Devens Green and Complete Streets Policy and Tufts UEP Program Pilot Study: Complete Streets are those that are designed to provide safe and accessible travel ways for all users including pedestrians, bicyclists, transit riders, motorists, commercial vehicles, emergency vehicles, and people of all ages and abilities. Green Streets incorporate design elements, such as green stormwater infrastructure, shade trees, and the use of recycled materials. In 2021, the DEC combined Complete Streets principles with Green Streets principles and adopted the state’s first Green and Complete Streets Policy. Later that year, we partnered with a group of students from the Tufts Graduate School of Arts and Science Urban and Environmental Policy Program and the developer of the Grant Road neighborhood, NOW Communities, to look at how we could apply the green and complete streets concepts to a street in an approved subdivision not yet built. We worked closely with our Peer Review Engineers (Nitsch Engineering), Devens Public Works, Engineering, and Public Safety and conducted a design charette to explore design options. Students conducted in-depth literature reviews and research and combined that information to develop three schematic green and complete street design concepts/options for Goddard Street.

Goddard Concept #1

Design Legend

- 1 Shared Street/Yield Street
- 2 Consolidated Driveways
- 3 Green Bump-Outs/Chicane
- 4 Play Street
- 5 Mini-Round-About
- 6 Porous Pavement (Gutter)
- 7 Raised Planters
- 8 Parklet



The students created a number of educational and awareness resources as part of this project as well – to highlight the importance of green and complete streets in combating climate change, improving public health and safety, saving money, and creating more socially engaging spaces. These resources included:

- *Green and Complete Streets Guidebook:* a one-stop resource for a quick explanation of green and complete streets and their benefits. It includes frequently asked questions and addresses common concerns. Examples are provided to visually demonstrate common components of GCS and successful implementation, including a case study using Devens as an example! The guidebook also includes a Tools & Resources section. The students prepared a guidebook for the general public, as well as one specifically targeted to the development community with additional information on why developers and planners should care about green and complete streets. Students also created a separate guidebook for Public Works officials explaining how green and complete streets aid in stormwater management, and the operational and maintenance benefits associated with them.



CASE STUDY: DEVENS, MA

Grant Road in Devens, Massachusetts



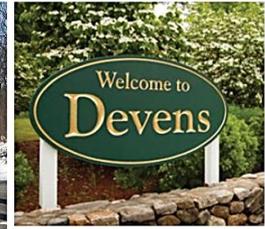
Green and Complete Streets Components:

- Reduced travel lane widths
- Raised crosswalks
- Dedicated bike lanes
- Street trees
- Street lights
- Signage

- **Stakeholder educational information and handouts:** summarizing what green and complete streets are and why they are important.
- **Massachusetts Complete Streets Grant Application Assistance:** Recommendations to update the Complete Streets Policy with the State to include the new Green and Complete Streets Policy and update the existing prioritization plan to include Goddard Street and other green and complete streets priorities in Devens.
- **List of Resources:** including literature, guidebooks, case studies and toolkits.



**A ROAD TO A GREENER DEVENS:
Implementing Green + Complete Streets
Policy on Goddard Street**



Erwin Figueroa | Marina Haddad | Zack Gavel
Maggie Pendleton | Noah Barrientos

Tufts UNIVERSITY
GRADUATE SCHOOL OF ARTS AND SCIENCES
Urban and Environmental
Policy and Planning

The students compiled a final report entitled: “*A Road to a Greener Devens: Implementing Green + Complete Streets Policy on Goddard Street*”. This report provides guidance on how to inform and work with developers, engineers, public works directors, and the general public on the implementation of best practices and the benefits of constructing green and complete streets. This report is available on the DEC website at: <https://www.devensec.com/news.html> . A special thanks to the Tufts students Erwin Figueroa, Marina Haddad, Zack Gavel, Maggie Pendleton, and Noah Barrientos.

Biometric Research Featuring Devens: The DEC has continued to partner with Tufts Professor Justin Hollander, FAICP and Architect Ann Sussman of the and the Human Architecture and Planning Institute using biometric tools to help understand our unconscious response to the built environment using Devens redevelopment as a case study. This cutting-edge planning research is looking at how development patterns can affect us subconsciously and how this can also impact our mental, physical, and emotional well-being. This research is helping us understand how to focus design for the human



scale as opposed to much of today’s development patterns that center around the automobile. The latest report is available online at: <https://www.devensec.com/news/July-28Phase2DevensReportUpdatefinal.pdf>

This research is receiving national and international attention from scholars, developers, planners, and the general public. This work has been published in the *Journal of Physical Activity and Health*, *Architectural Science Review*, and will soon be published in the *Journal of Urban Design*. DEC Environmental Planner Neil Angus presented this research to colleagues at a featured presentation at the American Planning Association National Conference in May and also to a packed house at the Canadian Institute of Planners conference in July.



Neil Angus presenting on Devens biometrics research at the Canadian Institute of Planners National Conference – July 2022

Ayer Invasive Species Management: People of Ayer Concerned About the Environment (PACE) recently received a grant from the Nashua Wild and Scenic River Stewardship Council to tackle water chestnut – an aquatic invasive species that is taking over portions of Grove Pond, which is a drinking water and recreational resource for Ayer (and bordering on Devens!). Hand pull events were organized by PACE using canoes and kayaks, rakes, baskets other equipment to paddle out into the pond and removed these invasives before they drop their nuts and spread event further. The plants are placed on the shoreline to dry out and decompose where they cannot pose any further risk to the environment. PACE is using part of the funding to analyze how the plants deal with PFAS issues that plague this region.



Laurie Nehring and Neil Angus with a large haul of water chestnut in their canoe on Grove Pond – July 2022

Devens Climate Action and Resiliency Plan: <https://devensforward.com/action-plan> The DEC continues to use the Devens Forward Climate Action and Resilience Plan as a roadmap to reduce our greenhouse gas emissions and prepare Devens for the impacts of climate change in the coming years and decades. The Climate Action Toolkit for Businesses remains a great resource for businesses in Devens and the surrounding region looking to improve their operations: <https://kladashboard-clientsourcefiles.s3.amazonaws.com/Devens/Devens+Climate+Action+Toolkit+FINAL.pdf>.

We continue to use social media to highlight the plan and actions we are working on with regular posts and updates on local initiatives. Last year’s blog series focused on local actions Devens is taking to meet our climate goals and how they relate to and advance the United Nations Sustainable Development Goals globally. In our latest blog series, we are spotlighting a different Devens business each month and highlighting their sustainability efforts and how they contribute to the Devens Climate Action and Resiliency Plan Goals. Our first blog featured Republic Services (formerly Devens Recycling) and looked at their sustainable business practices and efforts to reduce



greenhouse gas emissions in their operations by 35% by 2030. Check out the latest posts at: <https://devensforward.com/blogs/blog> .

BOARD OF HEALTH UPDATES:

Water Quality in Devens: Due to on-going investigations by the Army regarding PFAS, and to reduce the potential spread of contamination, Devens will be instituting a moratorium on groundwater wells for irrigation.

While the Army conducts its PFAS investigations, Devens utilities has put in place temporary treatment measures to treat all of its drinking water wells so that PFAS levels in the finished drinking water are below state and federal regulatory limits. The 2021 Water Quality Report for Devens is available at:

<https://www.devenscommunity.com/assets/2021DevensWaterQualityReport.pdf>.



The Army updated their Community Involvement Plan (CIP) that plan describes how the Army shares information with local communities about the ongoing environmental investigations of all contaminants at Devens. The final CIP can be downloaded at: <https://www.nae.usace.army.mil/Portals/74/docs/Topics/FTDevens/Final-Fort-Devens-CIP-Nov-2020.pdf> The Army continues to publish updates regarding their ongoing PFAS investigations to help keep stakeholders and the local community updated.

Information is available at:

<https://www.nae.usace.army.mil/missions/projects-topics/former-fort-devens-environmental-cleanup/>

COVID-19 Pandemic: The DEC continues to post information on vaccination clinics and updates for residents and businesses on the DEC website and social media:

<https://www.devensec.com/news.html> . Test kits are available for residents by contacting the DEC office at 978.772.8831 or stop by our office at 33 Andrews Parkway to pick some up while supplies last (limit 4 tests per household).

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. The first mosquitoes testing positive for WNV have been detected in MA and residents are urged to wear bug spray. 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!




US Army Corps of Engineers®

**Community Involvement Plan
Investigation of Per- and Polyfluoroalkyl Substances (PFAS)
Environmental Restoration Program**



Former Fort Devens, Massachusetts

**FINAL
NOVEMBER 2020**



Prepared by:
**KOMAN Government Solutions, LLC
and
Jacobs Engineering Group, Inc.**

CONTRACT NO. W912WJ-18-C-0011

OTHER COMMUNITY UPDATES:

MassWorks/Complete Streets Grant Partnership with Ayer: Work has commenced on the \$3.16 million

Public Infrastructure/Economic Development MassWorks grant project for the “West Ayer Village” infrastructure upgrades along the portion of West Main Street from the Nashua River bridge bordering the Town of Shirley, past the Verbeck Gate to the MBTA railway overpass in Ayer. The proposed improvements along this corridor include over 5,000 linear ft. of new water lines, new wastewater lines, new stormwater management, new roadway surface, new & complete ADA compliant sidewalk network, new bicycle lanes & bike share station, a new Devens Shuttle Bus station, new sidewalk shade trees, and on-street parking. The project includes improvements to the Verbeck Gate that will make the intersection of Jackson Road and West Main Street safer for pedestrians and cyclists, along with a multi-purpose trail that will connect Ayer, Devens and Shirley sidewalks along West Main Street.

The DEC recently approved a Wetland Order of Conditions for the replacement of a 400’ section of failing pipe along the Willow Brook corridor as part of this project as well. This section of Willow Brook is proposed to be daylighted, however PFAS investigations and remediation by the Army are required to be completed before this portion of Willow Brook can be re-established. All of this new infrastructure, combined with the “West Main Form-Based Zoning Code”, recently adopted at Ayer Town Meeting, will help transform this West Main Street Corridor into a more traditional, compact, sustainable, vibrant, mixed-use, high-quality New England Village – “West Ayer Village” and provide better regional connections between Shirley, Devens and Ayer.

DEC Social Media: The DEC continues to post regular updates on its Facebook page <https://www.facebook.com/devensec/> and Twitter page: <https://twitter.com/devensec>. These pages 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. Be sure to follow us!

Fort Devens Day: The US Army Garrison Devens (USAG) is partnering with MassDevelopment, and the Town of Ayer to support a full day of activities for the Inaugural Fort Devens Day Celebration and Fireworks. This event will include the return of the fireworks to Fort Devens to be viewed from Rogers Field on Devens starting at dusk on August 20, 2022 (rain date August 21). The event will start at 10am to 4pm at the USAG Base at 31 Quebec Street, Devens with special events and activities commemorating Fort Devens including the Army Golden Knights aerial display. The event will continue from 4pm to 10pm at Rogers Field on Devens with live entertainment, food, vendors. Expected attendance is 10,000-15,000 attendees.



Thanks to our proud supporters: **DEVENS** A MASSDEVELOPMENT COMMUNITY   