



Devens Project Updates

Date: June 2024
To: Devens Enterprise Commission
From: Neil Angus, FAICP CEP, LEED AP, Director
RE: September 2023 through June 2024 Project Updates

RECENTLY COMPLETED PROJECTS:

King Street Properties (KSP) Pathway Devens Amenity Building (65 Jackson): Construction on the amenity building, now called the "Canteen" was completed in May. This building, centrally located on KSP's Pathway Devens 42 acre campus and is home to Flik and Sterling Street Brewery – serving the Pathway Devens tenants but also open to the general public.



Flik and Sterling Street operate a shared kitchen that was permitted and inspected by the DEC Health Agents. In April, the DEC issued a Farmer Series Pouring permit to Sterling Street Brewery, after the state Alcoholic Beverages Control Commission issued a Farmer Series License to Sterling Street Brewery. Flik currently operates the kitchen Monday through Friday to serve breakfast and lunch, and then shuts down at 2PM and the kitchen facilities transition to Sterling Street Brewery who opens at 4PM on weekday and is also open on weekends. The Canteen building is also home to a number of other amenities, including meeting space, a nursing room, and game room available to Pathway Devens tenants only.

The building comes complete with a large outdoor seating area, bike parking, and bike maintenance station, complete with an air pump, rack, and tools. The building walkways connect to the new multi-use trail along the front of the building that extends from KSP's 39 and 45 Jackson developments and will continue to Givry Street with the development of 57 and 75 Jackson. Low-impact development landscaping surrounds the building and provides a great backdrop to the mural that wraps around half of the Canteen building. The mural, commissioned by KSP and hand-painted by Kim



Carlino, is titled: "Remembrance for the Future" – paying tribute the Devens military history and the sustainable growth and redevelopment of Devens. A short video of the project is at: <https://www.kimcarlinoart.com/remembranceforthefuture> . KSP is also pursuing US Green Building Council LEED Certification for this facility.

33, 39, and 45 Jackson Update (KSP): The core and shell of the three buildings in the first major phase (33, 39, and 45 Jackson Road) were completed in 2023 and include a total 510,000 square feet of research and development biotech and clean energy lab space in the Innovation and Technology Business zoning district between Lake George and Givry Street. Interior fit up was completed for Azzur Clean Rooms on Demand at 45 Jackson in early 2024 and includes up to 30 clean rooms, 10 of which are already leased for 10 years.

Electric Hydrogen is still working on interior fit-up of their space at 33 Jackson Road but they have moved in and had an official ribbon cutting ceremony held on April 25th and was attended by many, including Governor Healy, due to the importance of this industry in clean technology and reducing carbon emissions.

Hydrogen can be a very carbon-intensive gas to produce but Electric Hydrogen’s electrolyzers will significantly reduce the carbon footprint of this gas and produce greener, cleaner hydrogen. This building will be used for research, development, manufacturing and testing of electrolysis machines and related equipment. Their building includes lab, office, and storage space to support its primary R&D and manufacturing functions.



Governor Healy addresses the crowd at the grand opening celebration at Electric Hydrogen – April 2024.

Construction on the core and shell of this +/- 140,000 gross square foot building was completed last year and Ascend Elements has leased the space but has yet to start interior fit-up. Their process extracts and recycles valuable materials from spent lithium-ion batteries for use in the manufacturing of new EV batteries – an important step in reducing the carbon footprint of electric vehicles and reducing the demand for rare earth minerals and the associated mining and the associated environmental impacts.

A publicly accessible paved multi-purpose pathway along the front of Jackson Road connects this building to the entire KSP campus and the Devens trail network. Additional projects, such as 11 Grant Road, will continue to extend this trail system.



New multi-use public trail in front of 33 and 45 Jackson Road.

16 Bulge Road – Scannell Properties: Construction is complete on this +/-150,843 sf building at the site of the former Davao Circle Housing off Bulge Road that is home to Watson Marlow Fluid Technology Solutions – a biotechnology, medical diagnostics, and process industries company. The building includes a suite of cleanrooms, warehousing and offices. Watson Marlow collaborates with other biotech companies within Devens, like Avantor and helps to advance cell and gene therapies. The building recently received LEED Gold Certification from the US Green Building Council and was built to MA Stretch Code energy efficiency standards. Watson Marlow is currently installing a 1MW solar photovoltaic system on the roof to generate clean renewable electricity on-site and further reduce the carbon footprint of their operations.



Watson Marlow - 16 Bulge Road– July 2023.

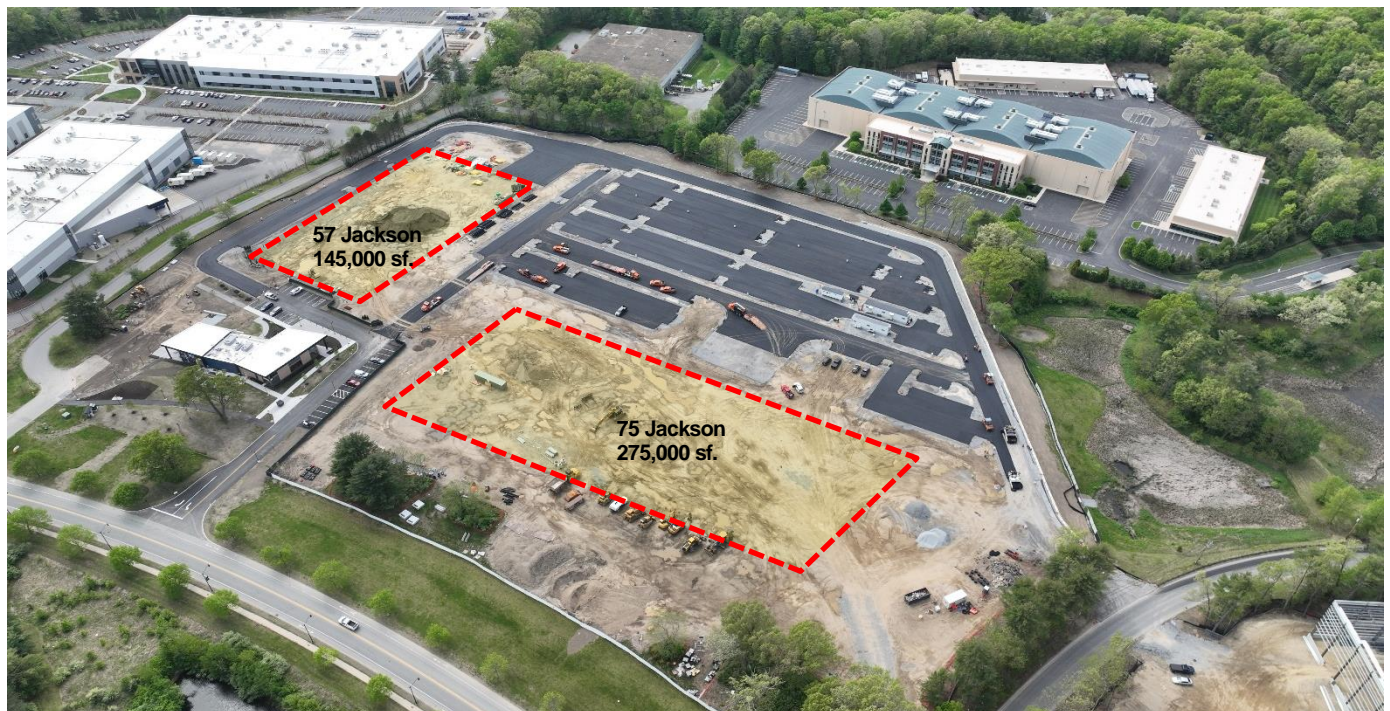
PREVIOUSLY PERMITTED PROJECTS UNDER CONSTRUCTION:

57 & 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. Site preparation and utility work began in late 2023 was recently completed, along with the parking. Due to the popularity of the new Canteen building, a portion of the future parking for 57 Jackson is being used for overflow parking for Sterling Street Brewery. In May of this year, BW Kennedy (KSP’s building contractor) began construction on the foundation of 75 Jackson.



Conceptual rendering of King Street Properties Campus Master Plan 2020.



Aerial of second phase of Pathway Devens Campus and construction of 57 and 75 Jackson (photo courtesy of BW Kennedy – June 2024).

While there are no known tenants for 57 and 75 Jackson to date, KSP is actively marketing them and with the completion and leasing of 33, 39, and 45 Jackson, KSP expects to lease these new spaces in a timely manner due to the demand for large, accessible and flexible manufacturing space, with ample utility services.

To ensure compliance with the DEC's Greenhouse Gas Mitigation requirements, all buildings within the KSP campus are being built to meet MA Stretch Energy Code requirements. Electric vehicle charging stations have been included around all buildings as well to help promote low-carbon transportation options and cleaner air quality. KSP will also be hiring a Transportation Demand Management Coordinator for their campus to help promote and implement initiatives such as biking, preferred carpool parking spaces and access to the Devens shuttle system, which will help to further reduce the demand for parking as well as greenhouse gas emissions and traffic congestion. In June, The DEC collaborated with Electric Hydrogen and the Montachusett Area Regional Transit Authority to provide shuttle service to and from the King Street Pathway Devens Campus and the Ayer MBTA station. This service is expected to grow as Commonwealth Fusion Systems and other Devens businesses take advantage of this service. The campus also has direct access to the Devens on-street bike network and the existing multi-use trail that connects into the Devens sidewalk system and the over 13 miles of recreational trails in Devens – promoting accessibility, as well as active and healthy living.

All of the KSP campus 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. 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.

35 Saratoga Boulevard- GPR/Avantor:

Construction of the core and shell of this +/-154,000 sq.ft. new industrial building is complete on this 9.12 acre parcel of land between Ryerson and Avantor that fronts on both Barnum Road and Saratoga Boulevard. Interior fit-up continued through June to fit out the space for Avantor, who currently owns and occupies the adjacent facility at 29 Saratoga Boulevard and will be expanding into this space with additional warehousing, light manufacturing and office support.. Avantor provides design, manufacturing, and logistics to support to biomedical processes and collaborates with Watson Marlow in Devens as well. Landscape installation is currently underway and the building is expected to be ready for occupancy in the near future. Excess soils from this project that were temporarily stored at the 31 Independence Drive parcel owned by the developer, are being hauled back to the site to provide landscape berms to help screen portions of the parking lot from the roadways.



Aerial view of 35 Saratoga Boulevard between the existing Ryerson building (left) and Avantor and the US Army (right) – June 2024. Photo courtesy of GFI Partners.

Commonwealth Fusion Systems 111 Hospital Road (CFS-2): Construction is complete on Commonwealth Fusion's new +/- 164,000 gross square foot office headquarters and high temperature superconductor magnet factory (CFS-1) at 117 Hospital Road. The +/-147,000 sf SPARC facility fusion energy research and development facility at 111 Hospital Road continued construction throughout 2023 and 2024 and the building is now fully enclosed and interior fit-up work on the control room and tokomak hall, where the fusion device will live, continues. The tokamak - a fully contained magnetic bottle that simulates the vacuum of space, uses magnets to confine a super-heated plasma in which the fusion reaction will occur. The project includes a motor generator building and exterior utility yard that will house some of the utilities necessary for SPARC operation and research.



Aerial View of CFS-2 SPARC building– June 2023. Photo courtesy of Commonwealth Fusion Systems.

Large hydrogen tanks are being installed in the rear of the SPARC building and the DEC permitted a ~10,000 sq.ft. temporary building that will be used to assemble components that will then be moved into Tokomak Hall. The pictures below show the central portion of the building that will house the tokamak, under construction (left) nearing completion. Construction began in April of 2021 and continues progressing at a rapid pace. 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. Their goal is for CFS-2 to be operational by 2025.



Interior of SPARC – (“Tokomak Hall”) under construction – June 2024



Rear of CFS SPARC facility – June 2024. Photos courtesy of CFS.

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 continues. This was the site of the former army sports arena. As part of the approval, the DEC required a reduced building size. As the site is surrounded by streets (Grant, Hospital, Givry, and Jackson), a significant amount of landscaping was required and will be installed to help screen the scale and massing of the building. Green wall components will also be added to help further screen the building and break up the long facades of the building.



Top: aerial view of the front of 11 Grant Road under construction. Bottom photo is the rear – June 2024. Photos courtesy of Mack Devens, LLC.

Structural steel was nearing completion at the writing of this report and roofing was starting to be installed. The building is being built to accommodate 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.

In May, the DEC approved the relocation of 18,000 cu.yds. of excess soils from the site, to 59 Grant Road (previous fill site for Grant Road housing). The soils were tested and were approved for unrestricted uses. Staff worked with the developer to modify the layout to preserve tree canopy cover and require additional landscaping to permanently stabilize the soils and enhance the Open Space buffer between Commonwealth Fusion Systems campus and Grant Road.



270 Barnum Road - Devens Public Safety Building: The renovation and expansion of the new Public Safety building at 270 Barnum Road continues. The concrete masonry block walls are substantially complete and framing on the roof is underway for the new 7,200 square foot Devens Fire apparatus bays that are being added to the 24,000 sq.ft. existing building. The Level 2 Unified Permit included a new and a 1,040 square foot sally port addition, as well as a training tower.



New Public Safety Building under construction – June 2024.

KSP Excess Soil Relocation – King Street Properties worked with Red Tail Golf Course and MassDevelopment to relocate excess material from their construction projects off of Jackson Road, to Red Tail Golf Course. Phase 1 of this soil plan was approved by the DEC back in 2021 and included +/-33,000 cu.yds. of material from 33 and 45 Jackson Road projects. With 57, 65 and 75 Jackson Road construction underway, Phase 2 of their soil relocation plan was initiated in the fall of 2023. KSP relocated approximately 23,000 cu.yds. of excess material to the 11th hole on Red Tail, filling in an old sand pit that was dug by the Army.



KSP fill to Red Tail Hole #11 before (above – November 2023) and after (below 0 June 2024)



They worked with MassWildlife to obtain approval as well and work outside of the nesting season for blanding's turtles as this location is also estimated priority habitat for the blandings turtle. The site was fully stabilized in May.

INFRASTRUCTURE PROJECTS:

Patton and Shabokin Well Water Treatment Facilities: Construction is nearing completion 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. The Patton road facility is now fully operational.



New Patton Water Treatment Facility off of Patton Road



New Shabokin Water Treatment Facility off of Sheridan Road - June 2024

131 MacPherson Rd. – Wastewater Screening Building Addition: Devens Utilities completed the construction of a small expansion to their wastewater treatment system to accommodate more efficient management of the waste materials that the screening building captures before sending the effluent to the Devens wastewater treatment facility. The building addition is a 3-sided structure with an open front to allow access to the screening material dumpster. The project included a minor pavement expansion that utilizes porous pavement to safely manage Stormwater in this sensitive area near the Nashua River.



Screenings building addition – MacPherson Road – May 2024

Lovell Street Bridge Repairs: Temporary bridge deck surface repairs and drainage improvements are complete along Lovell Road. The bridge carries Lovell Road over the Catacoonamug Brook which drains into the Nashua River. The bridge deck surface receives a large volume of heavy military vehicle traffic and was in disrepair. The structure was reinforced and the asphalt surface replaced. The bridge is restricted to one lane for safety until there is funding available for replacement. The existing pavement width of Lovell Road was reduced and new grass swales were installed along both sides of the roadway to accommodate low-impact development drainage and pretreatment of runoff from this road and bring this system into compliance with the EPA’s National Pollution Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) permit for Devens.



Lovell Road Bridge – June 2024

Patton-Bulge realignment: This intersection has been redesigned from a “Y” intersection to a “T” intersection to improve safety and better control access to and from Patton Road and Red Tail Golf Course and the newly constructed Watson Marlow facility. This project was approved by the DEC in 2022 and by June of this year, the base course of pavement was installed, drainage improvements were completed, and sidewalks and a trail connection installed. The trail connects to the Markley Range Trail and Barnum Road sidewalk and trail network and the sidewalks are constructed with porous pavement. These improvement will increase the safety of this intersection, as well as improve water quality in nearby Cold Spring Brook.



Porous sidewalk and trail connection where old road used to be. June 2024

POTENTIAL UPCOMING PROJECTS:

8 Charlestown St. – YMC: The 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.

63 Hospital Road: The affordable housing entity currently owning and operating Shirley Meadows (2Life Communities) is looking at developing an addition 45 age-restricted affordable housing units on the parcel adjacent to the existing Shirley Meadows facility.

Republic – Additional Rail Spur – Republic Services took over control of Devens Recycling in 2020 and is looking into options to add a second rail spur to the existing at the facility to improve capacity and access to recycling markets. This will require Republic to go through a Site Assignment process to obtain state and local approvals.

31 Independence Drive - GPR: The owner of this property has plans for a +/-100,000 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.

Additional Public Safety Infrastructure Improvements: MassDevelopment is working on plans to expand and realign a number of streets and old intersections to help improve safety, circulation and stormwater management (improved drainage and reduced pavement). Intersections include:

Givry-Hospital realignment: This intersection near New England Studios and Commonwealth Fusion Systems currently contains three “Y” intersections that are unsafe and redundant. MassDevelopment is currently looking at re-design options that would create a single “T” intersection.

Grant-Pine realignment: This intersection was converted from a “Y” intersection to a “T” intersection back in 2017. MassDevelopment is now looking at re-aligning this area to help better control traffic on Grant Road.

Jackson Road and Givry: As development in Devens continues to grow and the volume of traffic increases, Jackson Road will need improvements to accommodate this growth. This could include the addition of a center turning lane and the incorporation of a roundabout at the Jackson Givry intersection which would greatly improve safety at this intersection.

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 2024. The DEC has received periodic complaints from a few residents about trucks cutting through Buena Vista Street to access the Industrial Park and staff have issued fines to one repeat offender. 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. The map is on-line at: https://www.devensec.com/maps/Designated_Truck_Route_2019.pdf

105 Walker Road Trash Complaints: Staff have received periodic complaints about plastic waste (containers) and other materials along Walker Road and in the surrounding wooded areas. The origins of the materials were traced back to Little Leaf Farms. The company worked with their waste haulers to ensure loads were secured and fully covered on-site before removing and have since instituted regular walks and pick ups along all of Walker Road, as well as the hiking trails abutting their facility.

112 Barnum Noise Violation: After responding to multiple incidents of gas deliveries not utilizing the required ground-mounted pumps, DEC Staff issued a notice of violation and fine to Vulcan Forms. A condition of their unified permit restricts deliveries to certain times and requires ALL deliveries to utilize ground-mounted pumps to reduce noise levels associated with the gas offloading process. Vulcan Forms had taken steps to prevent such occurrences by locking out the regular fill line that bypasses the ground-mounted pump, to prevent trucks from being able to offload directly into the tanks using their truck-mounted pumps (much louder). The ground-mounted pump had broken down and parts were not available so Vulcan Forms had to use the truck-mounted pumps as they had several gas deliveries lined up. DEC staff received a complaint and confirmed the use of the truck-mounted pumps during multiple deliveries and issued a violation and fine accordingly. Vulcan Forms has since repaired the ground-mounted pump, ordered spare parts for the pump to have on-hand so they do not have to wait for parts, and locked out the direct connection to the tanks to prevent the use of truck-mounted pumps. They are also looking into constructing a second ground-mounted pump to have as a back up in place readily available should the one pump malfunction again.



Water Use Restrictions: Water Use Restrictions recently went back into effect as MassDevelopment works to finish up construction on the new Patton and Shabokin well sites. 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 restricted from 9A-5P. Restricted usage 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.

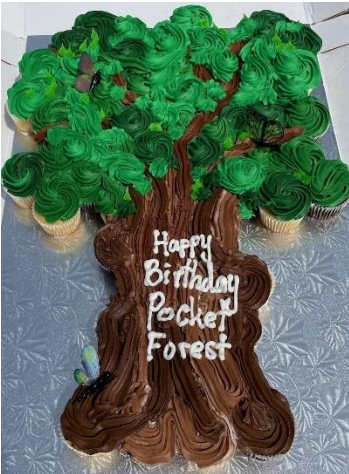
Announcements have been sent out to all residents and businesses, along with social media posts. The DEC continues to promote other water conservation tips such as:

1. Addressing leaks as soon as possible;
2. Water audits on larger buildings and businesses to ID leaks and water conservation opportunities;
3. Minimize lawn areas that require watering (pollinator meadows that require less water and maintenance);
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.

DEC SUSTAINABILITY INITIATIVES:

Ayer-Devens Pilot Pocket Forest Project: The Town of Ayer and the Devens Enterprise Commission continue to work on both the 2022 Municipal Vulnerability Preparedness (MVP) Action Grant for the Ayer-Devens Pilot Pocket Forest project off of West Main Street in Ayer, as well as the two new pocket forests that are being built in Devens as part of a second MVP grant that also includes two more pocket forests in Ayer next year. As a green infrastructure tool, these Pocket Forests will be located and designed to increase carbon sequestration, enhance biodiversity and ecosystem connectivity, improve soil health, filter stormwater runoff, mitigate air pollution, cool concentrated areas of impervious surfaces, and provide opportunities for residents to better connect with nature. This April we celebrated the first birthday of the Ayer-Devens pilot pocket forest with a celebration with music, education, and fun. In the spirit of sustainability and better air quality, we had Gervais Ford sponsor the event and bring two of their most popular electric vehicles to show off. There was live music, education, pocket forest tours and even a cupcake tree cake! Monitoring and management of this site continues.



The two new pocket forests sites in Devens at the Ayer-Shirley Middle School and next to the Devens playground off of Antietam Street have been under construction for several months now and are nearing completion. Many

volunteers from the businesses, residents, and schools are participating. The Ayer-Shirley Middle School site was designed by the school (Panther Paw print-shaped design – the school mascot!) and the DEC and our consultant BSC Group has been working with the students and teachers to engage kids and develop an science-based curriculum so students can learn about the ecosystem services that these micro-forests can provide. The students from Parker Charter Essential School have been working on the playground site off of Antietam as well. This has been a great opportunity to engage students, residents and businesses in a meaningful community resilience project. We will continue to provide updates on these projects at: <https://climateresilient.wixsite.com/ayerdevens> .



Students from Parker Charter planting the 2nd Devens pocket forest next to the playground.



Left: Aerial view of Panther paw print pocket forest at Ayer-Shirley Middle School Right: Students from Parker Charter planting the 2nd Devens pocket forest.

Sustainable Local Food! The Devens Farmers Market has resumed for the 2024 summer season and operates every other week on Tuesdays from 11:30am – 1:30pm from June 25th through October 15th and will feature live music performances.

Dick’s Market Garden, a local farm offering everything from apples to zucchini (fruits, vegetables, and herbs), remains the primary market vendor and has a free, farm-grown produce delivery service to Devens businesses. DEC has promoted healthy foods and supported local enterprises through the local Community Supported Agriculture program and offering the Devens Farmers Market for residents, businesses, and surrounding community members to purchase healthy, affordable produce. Go to <https://my-site-103625-101159.square.site/> to pre-order your farm share today and stop by the market to check out the great selection of locally grown fruits and veggies! The DEC is working on expanding the market and additional food, craft, and homemade goods vendors are welcome to contact DEC to discuss sale opportunities at future Devens Farmers Markets.

Visit the Devens Farmers Market
Every other Tuesday, 11:30am – 1:30pm
Corner of Elm and Jackson Streets (across from Fire Station)

**First Market Day
Tuesday, June 20th!**

**Devens
Farmers
Market**



Website: devensec.com/news.html
Like us on Facebook: facebook.com/devensec
Follow us on Twitter: twitter.com/devensec



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2023 Dates:
June: 20
July: 5 (Wednesday), 18
August: 1, 15, 29
September: 12, 26
October: 10







Seasonal Share Option!
Pre-order a large bag of seasonal fresh locally grown produce from Dick’s Market Gardens every two weeks. Bags to be picked up at Devens Farmers Markets. Sign up for the whole season at \$35 per bag or \$40 per bag purchased week by week.

Nashua River Trail and Pollinator Meadow Project: With support from a Nashua Wild and Scenic Stewardship Council Community Grant, the Town of Ayer, DEC, Mass Development, and the Oxbow National Wildlife Refuge installed a new trail along the Nashua River and a pollinator meadow off of MacPherson Road within the Oxbow National Wildlife Refuge.



DEC Director Neil Angus showing grand opening attendees the new interpretive trail signage – October 2024.

Over 700 native plants were installed by many volunteers at the meadow. Interpretive signs are now in place and in October 2023, we hosted a grand opening of both the trail and pollinator meadow. This is the first formal river trail access for the Town of Ayer.

Appreciation is extended to the Devens Public Works Department for their ongoing support with these projects.



Ayer resident and project advocate Faith Salter cuts the grand opening ribbon for the wildflower meadow - October 2024

Nature-Based Solutions Tours of Devens: In October of last year, DEC Director Neil Angus and Associate Planner Beth Suedmeyer presented a session on green infrastructure and smart growth strategies in Devens as part of the Massachusetts Association of Conservation Commission’s Annual Fall Conference. The presentation included a guided tour of Devens to see first-hand how these nature-based solutions were integrated into projects.

Attendees saw both commercial and residential applications throughout many projects in Devens, including King Street Properties, Emerson Green,



Municipal Staff and volunteers touring the pollinator meadow as part of a nature-based solutions tour in Devens – May 2024.

Net-Zero Energy housing on Cavite, stream daylighting, pollinator meadows and pocket forests. The tour was so popular that the Nashua River Watershed Association hosted two additional tours of planners and municipal officials and board members from surrounding towns and cities. Additional tours are likely to be offered as demand for nature-based solutions grows. Seeing is believing!

Biometric Eye Tracking Research: This cutting edge planning research collaborative between Tufts University and the DEC continues with a look at Biometric Responses to Green and Complete Street Elements in Devens. This evaluates our unconscious response to the incorporation of green infrastructure into our street networks and the positive impacts it can have on our mental and physical health. This research is demonstrating the importance of integrating natural environment elements throughout developments – designing places for people and nature to co-exist for the mutually beneficial relationships that can occur. The press release and link to the full report are at: https://www.devensec.com/news/Press_Release_5_7_24.pdf



World Environment Day Invasive Plant Removal and Native Plantings: in celebration of World Environment Day on June 5th , employees from two Devens businesses volunteered and joined with DEC and Nashua River Watershed Association to work on two local environmental initiatives:

Employees from Veranova on Patton Road, walked down to the Jackson Gate pond and tackled a web of invasive species, including Autumn Olive, Bittersweet, and Multi-Flora Rose around a tributary of the Nashua River along Jackson Road:

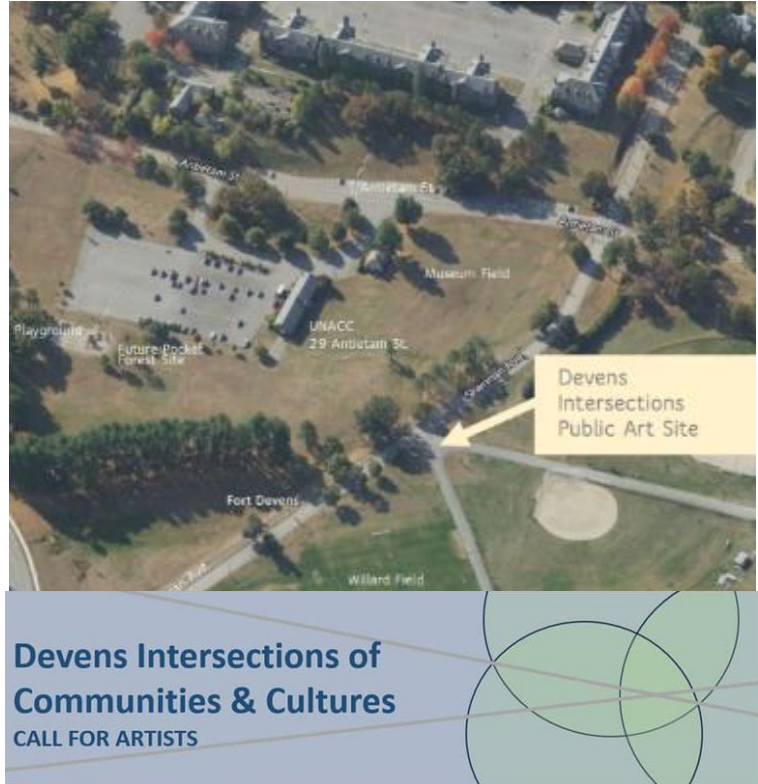


Employees from Jabil, located on Barnum road in Devens, assisted with pocket forest planting and mulching at the pocket forest site next to the Devens playground off of Antietam Street:



Special thanks to Veranova and Jabil for making World Environment Day a local success and making Devens better, one day at a time!

Willard Field Public Art Project: Devens is participating in the 2023 Cohort for Making it Public for MA Municipalities, hosted in collaboration with the Metropolitan Area Planning Council, New England Foundation for the Arts (NEFA) and Forecast Public Art (FPA). The award includes \$15,000 to work with an artist and fund a temporary art installation. The planning team has identified the intersecting paths at Willard Field as the location for a temporary mural to be painted on the ground. The proposed project theme is the intersection of communities and cultures at so this is a great location. The goal for the art installation is to attract visitors to notice the space and reflect on Devens' historic, cultural and sustainable community identity and to support local artists. The planning team is working with local artist Shara Osgood from Fitchburg and is working with her on public outreach in order to familiarize her with the diversity in Devens so she can develop a representative mural. The mural is expected to be designed and installed this summer.



https://www.devensec.com/news/Devens_Intersections_OnePageBrief.pdf .

Devens Shuttle Program: Devens is continuing to work with the Montachusett Regional Transit Authority (MART) to re-launch the Devens shuttle service as a targeted workforce ride program for businesses and an on-demand service for residents and visitors. Over the past 6 months, we have coordinated with Shirley Meadows, Commonwealth Fusion Systems, Electric Hydrogen, Parker Charter School, and a couple organizations holding conferences at the Devens Conference Center. DEC staff are also working with MART on an Alewife-Devens regional shuttle to service Devens businesses and employees who are travelling from the Boston-Cambridge region. MART also recently launched "MART Connects" an on-demand taxi/livery service for residents living in Bolton, Lancaster, Littleton, Lunenburg, Sterling, and Stow. This service provides residents with rides anywhere within 20 miles of their home for a \$3-\$5 fee. Employees in Devens who live in these communities can take advantage of this service: <https://www.mrta.us/service/> . The goal of these services is to provide increased accessibility to Devens between the surrounding communities and businesses, as well as connect to the MBTA commuter rail system to help reduce single-occupancy vehicle trips, reduce traffic congestion, and promote cleaner air.

Ayer-Devens Train Station Shuttle Service

WEEKDAY PICKUP TIMES

8:33AM Pickup @ Ayer MBTA Train Station
Destinations - Electric Hydrogen
Commonwealth Fusion Systems

4:30 PM Pickup @ **ELECTRIC HYDROGEN**

4:40 PM Pickup @ **Commonwealth Fusion Systems**

Destination - Ayer MBTA Train Station (5:03PM Inbound Train)

\$2.00 per Ride

Interested in using this service?
Electric Hydrogen employees, contact: Jennifer @ jboyd@eh2.com
Commonwealth Fusion employees, contact: Jessica @ jstrunkin@cfs.energy

Additional Devens shuttle services:
Travelling to Devens from Fitchburg, Leominster, Ayer and/or Shirley?
<https://www.mrta.us/services/devens-on-demand/>
Live in Bolton, Lancaster, Littleton, Lunenburg, Sterling, and Stow and looking to get to Devens?
<https://www.mrta.us/services/mart-connects/>

Earth Day Open Streets Event on McPherson Road: On Friday, April 22, 2024 Devens and Ayer once again closed down MacPherson Road to vehicle traffic to co-host the third annual 2024 Open Streets and Greenways event with the Town of Ayer and US Fish and Wildlife Service to promote active living in the region and get people out to enjoy the beauty of this portion of the Oxbow National Wildlife Refuge. Participants were able to experience the area adjacent to the Nashua Wild and Scenic River at their own pace in a safe way. This year, attendees were also able to view the recently completed pollinator meadow and newly opened Nashua River trail as well. Several organizations, including the Nashua River Watershed Association, Friends of the Assabet River, Oxbow, and Great Meadows National Wildlife Refuges, and the Ayer Library and Devens Fire Department hosted booths. Special thanks to employees from Jabil and Biotechne – two Devens businesses that helped remove over 500 pounds of trash from MacPherson Road prior to the event!



Volunteers from Jabil and BioTechne, along with USFWS staff collecting trash on MacPherson Road in Devens prior to the Earth Day event – April 2024

Devens Eco-Efficiency Center Update: The Devens Eco-Efficiency Center (DEEC) continued its programs and services to help facilitate eco-industrial development in Devens and the surrounding region. The Great Exchange, the Center’s most popular program, serves as the alternative solution for items that cannot be used internally by area establishments but would be valued by other organizations and institutions. This program continues its growth trend for the fourth consecutive year! After just five months in 2024 all indicators were already 57%-76% of its 2023 activity. This year to date almost 16 tons of resources have been recovered from 44 sources, including manufacturers, offices, retail outlets, medical facilities, schools, universities, and moving companies. These materials and furniture pieces were added to the program’s inventory of nearly 900 different types of new and like new items. The average number of monthly shopping trips in the first five months of the year is significantly higher than 2023’s average, 74 compared to 54, respectively. This demonstrates how the program is a valued source for operating supplies and furniture items. Over 160 businesses, nonprofits, schools and municipal departments have benefited from the program’s discounts of 30-70% off retail value year to date. Revenues earned in the first five months



DEEC Staff Amanda Lansing showing off some of the latest inventory at The Great Exchange! - June 2024

exceeded the total earned in 2022 and was 55% of 2023's total revenues. In early 2024 Gabby Knight left the Great Exchange to pursue additional career opportunities but the DEEC was lucky to be able to hire Daphne Sroka as the new Program Assistant. The Center continues to strengthen its online presence to raise awareness and build engagement. The Great Exchange's Facebook page has over 1,400 followers and recently gained a LinkedIn page. The Devens Eco-Efficiency Center's website is currently being redesigned and updated. Additionally, presentations were given to the local Ayer/Harvard/Shirley/Devens Rotary Club as well as the clubs in Concord and Bolton to further promote the Center's services. The DEC continues to provide significant financial support for the Center as it is key to the sustainable redevelopment of Devens and our operations as one of North America's premiere eco-industrial parks.

All of these sustainability and resiliency initiatives are the result of extensive regional collaboration and grant support. These projects and partnerships are helping to create environments in Devens and the surrounding region that are better equipped to adapt to the changing climate and meet the sustainable redevelopment goals of the Devens Reuse Plan and Devens Forward Climate Action and Resiliency Plan and maintain our certification as a STAR and LEED for Cities and Communities Certified Green Community.

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 continues to enforce 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 2023 Water Quality Report for Devens is available at: <https://bit.ly/DevensWQ2023> . The State Department of Public Health also issued a public health advisory regarding fish contaminated with PFAS in the Nashua River. See additional information at: <https://www.devensec.com/news.html> .

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!.

PUBLIC HEALTH ADVISORY

Nashua River
Clinton, Lancaster, Harvard, Shirley,
Devens, Ayer, Groton, Pepperell,
Dunstable

Fish Contaminated with Per & Polyfluoroalkyl Substances (PFAS)

CHILDREN UNDER 12; AND PEOPLE WHO ARE NURSING, PREGNANT, OR MAY BECOME PREGNANT:	• Do not eat any fish (Statewide advice*)
ALL OTHER PEOPLE:	• Limit all fish to 1 meal/month

Issued by the Massachusetts Department of Public Health. For additional information, please scan the QR code or call 617-624-5757.

Food Truck Licensing and Inspections: The DEC, as the local Board of Health, continues to partner with Nashoba Associated Boards of Health to inspect and permit food trucks operating in Devens. We continue to partner with the Devens Fire Department to coordinate safety inspections as well to help streamline the permitting process for food trucks.