

Devens Project Updates

Date: December 2025
To: Devens Enterprise Commission
From: Neil Angus, FAICP CEP, LEED AP, Director
RE: July 2025 through December 2025 Project Updates

RECENTLY COMPLETED PROJECTS:

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 completion of a 275,000 sq.ft. building at 75 Jackson Road. 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. Low-impact development landscaping surrounds the building and, to ensure compliance with the DEC's Greenhouse Gas



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

Mitigation requirements, this building was constructed to MA Stretch Energy Code requirements. Site property also features EV Charging stations and the campus has shuttle service available to future employees. The multi-purpose trail along Jackson Road was extended along the frontage of this building and will connect to the Devens sidewalk system and the over 13 miles of recreational trails in Devens, promoting multi-modal accessibility and active recreation. Together, this campus development on a previously developed site will add almost 1 million square feet of energy efficient buildings that represent a \$500 million investment in Devens.

PREVIOUSLY PERMITTED PROJECTS UNDER CONSTRUCTION:

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 shell is complete and interior fit-up is nearing completion. CFS is expected to obtain a temporary certificate of occupancy by the end of 2025.



CFS-2 Tokomak Hall – November 2025

The DEC permitted a 10,500 sq.ft. temporary building for pre-assembly of components that will go into the tokomak. This temporary building (PASY) is a L2 TITAN Series Temporary Structure with insulated panels and additional overhead insulation to reduce energy demands associated with heating and cooling of the building. The building was permitted for 2 years due to the unique nature of this construction project.



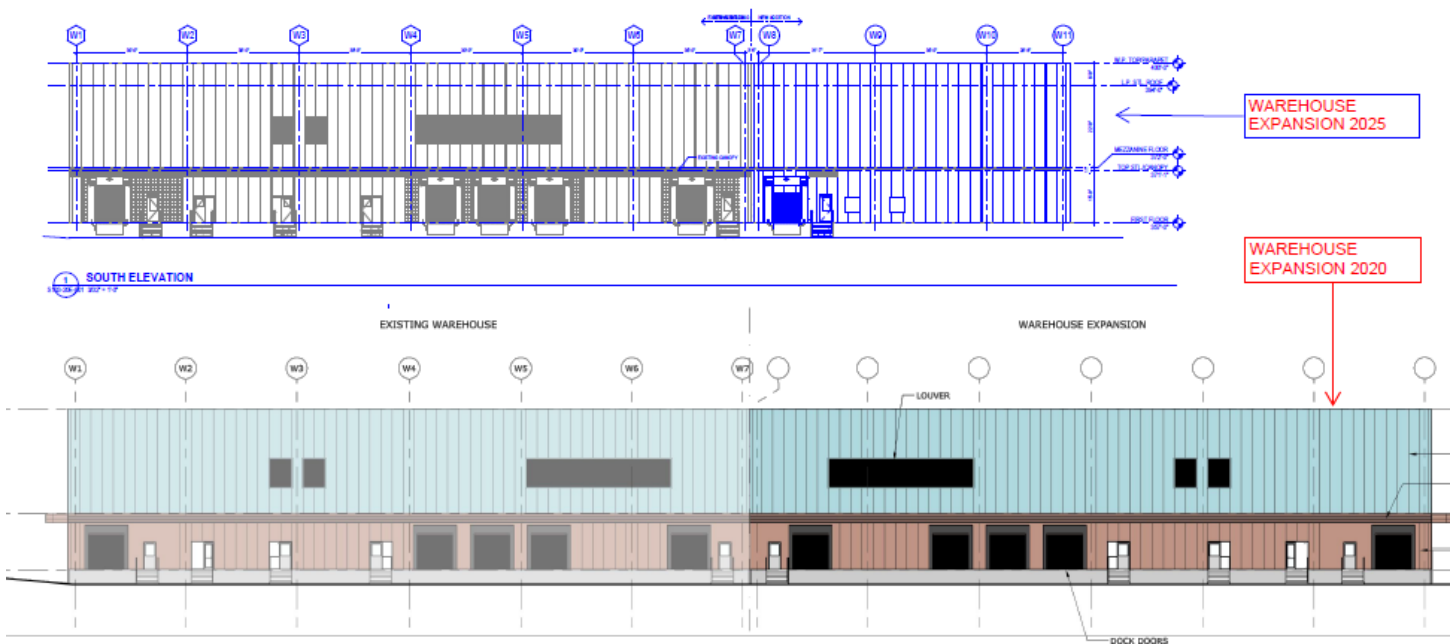
CFS-2 building and PASY Tent – November 2025

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



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

Bristol Myers Squibb Warehouse Expansion: In 2020, the DEC approved a 44,850 sq.ft. expansion to the existing 36,400 sq.ft. warehouse building (81,250 sq.ft. total). In August, after revisiting the BMS campus storage needs, BMS came back to the DEC to request a reduction of the 44,850 sq.ft. warehouse addition, to 19,300 sq.ft.



Since this modification resulted in a reduction in building size and impervious area, the DEC Director approved the modification as an engineering adjustment under 974 CMR 1.03(1) (d). The modification was reviewed by the Devens Fire Chief to ensure the changes will not impact emergency egress.



BMS Warehouse Expansion under construction – December 2025

As part of this project, BMS is working with MassDevelopment, MassDEP, and the Army to relocate surplus material from the project to the Shepley Hill Landfill area. This work will need to comply with the Devens Soil Management Policy and Natural Heritage Endangered Species requirements.

18 Independence Expansion: The DEC issued a Unified permit for a proposed +/-62,000 s.f. expansion of SMC's existing +/- 324,500 s.f. gross square foot industrial building. The western half of the building was occupied by Werfen, who has now moved into 11 Grant Road. The proposed building expansion will be in the existing parking lot and loading dock area. The project includes new parking, stormwater management, landscaping, and utility infrastructure. Truck access will continue to be provided via Independence Drive with a new curb cut. A new curb cut off of Saratoga Boulevard will allow for passenger vehicle/employee parking as well, to separate truck and employee parking. As part of this project, the applicant will be installing a public sidewalk and crosswalk that will connect to the existing sidewalks on Saratoga, Independence and Buena Vista Street.



SMC's proposed building expansion underway at 18 Independence Drive. The yellow structures in the foreground are the underground infiltration chambers that will store drainage under the parking lot. – December 2025

8 Charlestown St. – YMC America: Construction is nearing completion on this ~11,325 gross square foot addition to YMC's existing building, located at the intersections of Jackson, Charlestown, and Peggy Streets. The 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 addition shell complete – December 2025

The existing buildings that YMC is occupying were the former gym and racquetball courts for the Army. The new addition will accommodate YMC's growing business and allow them to re-align their existing manufacturing and assembly space to improve efficiency. Berming and landscaping along Jackson Road and Peggy Street will help block the views of the addition and expansive pavement areas and loading docks.

INFRASTRUCTURE PROJECTS:

Harvard Water Line Extension and Pump Station: The Town of Harvard is nearing completion of the water line extension and new booster pump station, that 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. Devens water has already been treated for PFAS and other common contaminants in drinking water.



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

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 Hospital and Givry Streets. The additional space that will be freed-up will provide area for better stormwater management, pedestrian amenities like 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).



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

RECENTLY PERMITTED PROJECTS (NOT IN CONSTRUCTION):

Reframe 6-Lot Subdivision: In October the DEC issued a Level 2 Unified Permit to Reframe Systems, - a modular housing manufacturer, for an Innovative Residential Development (IRD) Definitive Subdivision, and Site Plan approval to create six (6) residential building lots and construct six (6) modular construction duplexes (12 units total) and associated site improvements along a previously developed portion of Adams Circle. The IRD regulations allowed for clustering of the homes to preserve more open space, in exchange for increased energy and water efficiency and low-carbon materials. The Applicant incorporated a number of low-impact development techniques including porous pavement and biofiltration swales and preserved the majority of

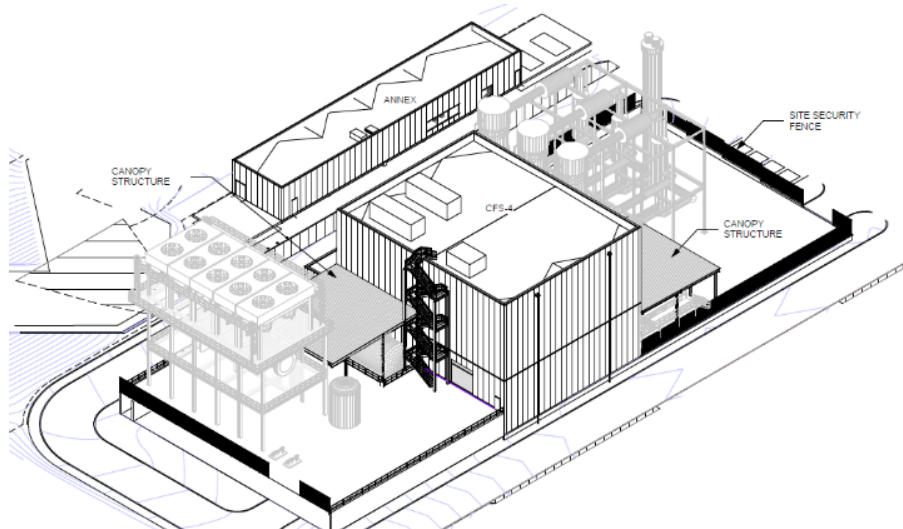


Concept rendering of Reframe's proposed residential development – August 2025

existing trees.

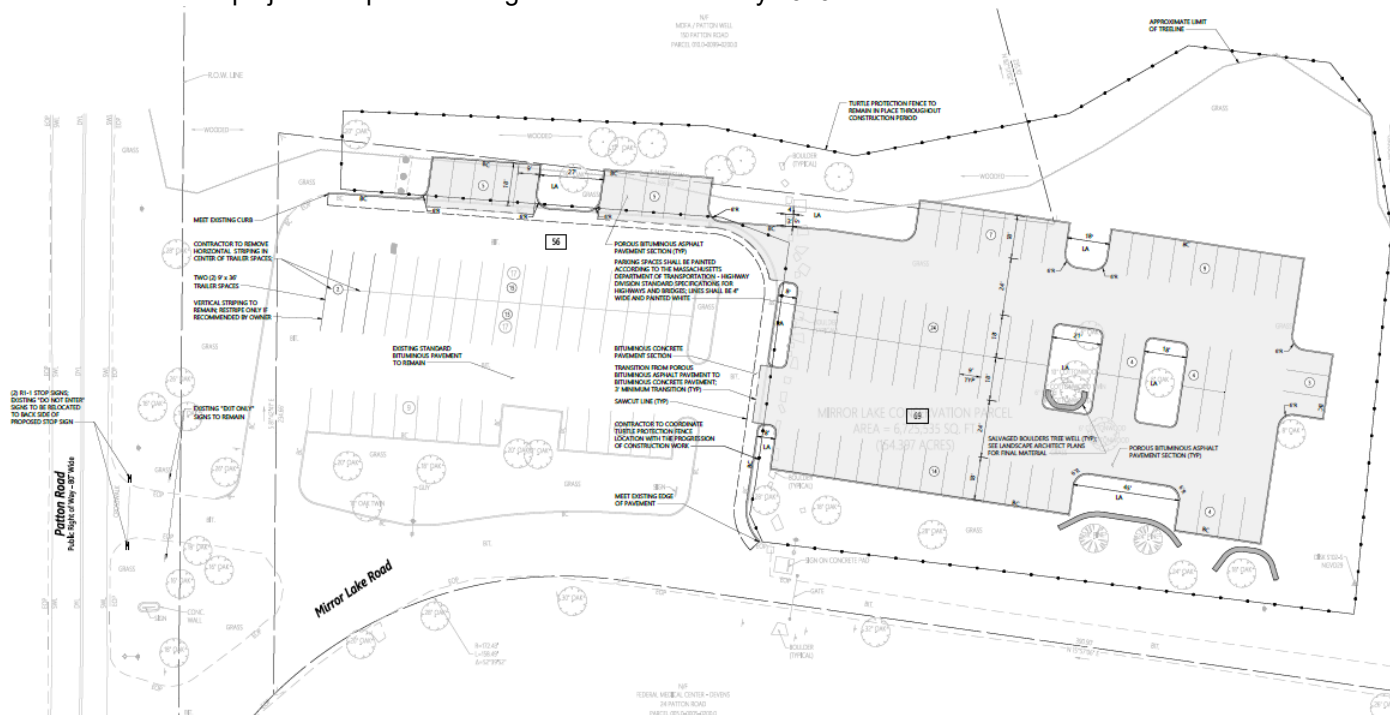
With the proposed modular construction and energy efficient design and layout, this project will showcase another form of sustainable residential building in Massachusetts. This, coupled with the existing Net-Zero energy homes across the street, the multi-family homes on Bates, and the new housing on Grant Road, are making Devens a great example of innovative, inclusive, and sustainable residential development. In terms of affordability, the project will include two (2) units that will be deed restricted to 80% AMI and (1) unit at 120% AMI. Both 80% AMI units will count towards the underlying Town of Harvard's Subsidized Housing Inventory.

Commonwealth Fusion Systems (CFS) 4 Thermal Heat Storage R&D: In early December, the DEC issued a Unified Permit for the third phase of the CFS campus project for the construction of a heat transfer research facility – referred to as CFS-4 (Flibe Thermal Loop facility or “FTL”), including new buildings, industrial furnaces, tanks, pumps and associated site improvements. CFS-4 will be a highly specialized research facility consisting of industrial equipment, tanks, pumps, controls and buildings organized on large structural reinforced concrete pads. CFS-4 will include heat transfer experiments and research associated with harnessing and storing the heat energy produced by a fusion reaction.



Large industrial gas-fired furnaces will simulate the heat source from the fusion reaction and direct it to the FLiBe Thermal Loop (FTL) of molten salts composed of Fluoride (F), Lithium (Li), and Beryllium (Be). Heat will be released from the loop through air cooled heat exchange systems. Construction is expected to commence in the spring of 2026.

Mirror Lake Parking Lot Expansion: In September the DEC approved a Unified permit for an expansion to the existing 56-space existing visitor parking at Mirror Lake. The expansion includes 79 new parking spaces (porous pavement), drainage improvements and landscaping. Including trailer parking for boats/kayaks/canoes. The project is located within the Mirror Lake Conservation Restriction that is overseen by the Trustees of Reservations and is also within Estimate Priority Habitat for the Blandings Turtle. MassWildlife issued approval under the Natural Heritage Endangered Species Protection Act. The project will minimize tree removal, treat invasive species, and provide more productive habitat for people and wildlife. Boat trailer parking will also be added. The project is expected to begin construction in early 2026.



33 Lake George – TPE Solutions: In May 2024, the DEC issued a Unified Permit to TPE Solutions for the construction of a +/-31,511 sf building with associated parking, grading, drainage, landscaping, lighting and utility improvements on a proposed +/- 6.65 acre parcel located at 33 Lake George Street. The project takes advantage of the level area close to Lake George Street and maximized development of this plateau, while protecting the steep slopes to the rear that drop off to the Nashua River corridor. Pavement and parking were minimized to reduce impervious surfaces and porous pavement was also used where feasible.



Rendering of TPE Soluitons proposed new facility on Lake George Street (courtesy of BTH Architects)

The proposed building will be energy efficient and solar-ready and the owner is looking into making the building all-electric, which would significantly reduce greenhouse gas emissions from the facility. This was also the first full project to utilize the Devens Embodied Carbon Reduction checklist and they plan to select lower embodied carbon materials and finishes where feasible. Construction is expected to commence in 2026.

PROJECTS IN PERMITTING:

Republic Services (Devens Recycling) Request for Change in Operating Hours: Republic has submitted a request to modify their existing Site Assignment and Unified Permit to extend the current 7:00 am to 5:00 pm Monday through Friday waste acceptance and processing hours to:

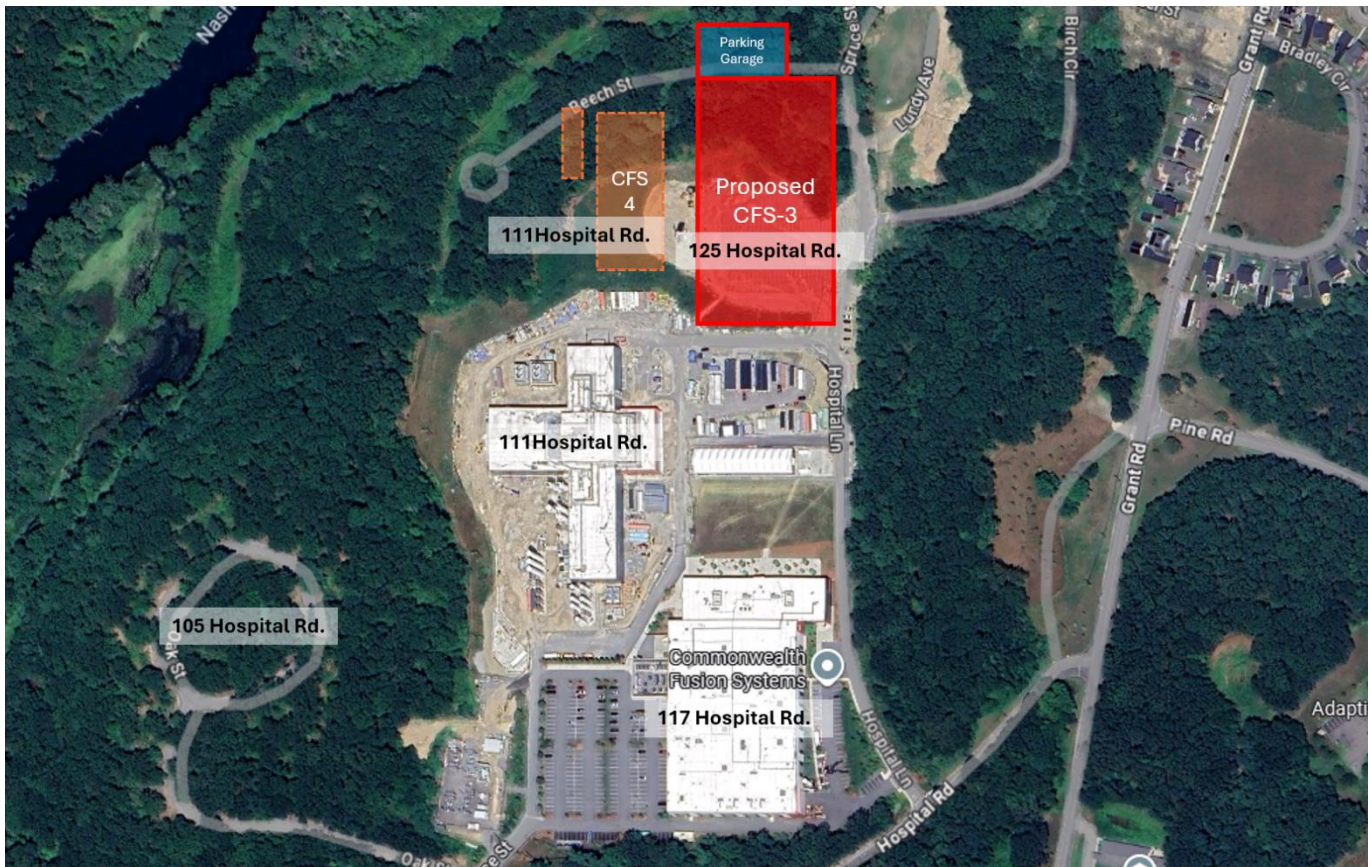
1. 5:00 am to 9:00 pm Monday through Friday.
2. Allow internal processing of waste materials and equipment maintenance within the confines of the building until 12:00 am Monday through Saturday.
3. Allow internal facility maintenance (doors closed condition) 24 hours per day Monday through Saturday to perform ongoing maintenance, when necessary.

The DEC, acting as the local Board of

Health has scheduled a public hearing for January 6, 2026.



Commonwealth Fusion Systems CFS-3: Pivotal Devens has submitted a Level 2 Unified Permit Application for the construction of a +/- 294,100 gross square foot office and magnet manufacturing building, 600-space above-ground parking garage, 57 surface parking spaces, and associated infrastructure and site improvements on 125 Hospital Road (collectively referred to as CFS-3). Pivotal is partnering with Commonwealth Fusion Systems to build this facility to the north of CFS-1 (existing magnet factory and office at 117 Hospital Road). Design and construction of the CFS-3 building and the CFS-4 project are on independent schedules approximately one year apart from each other. However, similar to CFS-1 and 2, both building sites will share access, utilities and amenities to function together as part of the CFS campus. CFS recently subdivided their parcel to create a separate parcel for this project, and included the 105 Hospital Road parcel (Oak Street parcel) that they recently acquired from MassDevelopment. The public hearing for this project is scheduled for December 16, 2025.



DEC SUSTAINABILITY INITIATIVES:

Advancing Multi-modal Transportation

The DEC continued advancing multi-modal transportation and active recreation throughout 2025. Initiatives with which staff have been involved include:

- Joined [North Central MA Rides TMA](#) as a founding member – a membership-based, public-private partnership that unites employers, property owners, institutions, municipalities, and stakeholders to expand and promote transportation options in a region. It's a regional cooperative dedicated to solving real-world business, workforce, and mobility challenges with innovative solutions.
- Re-launched the Fitchburg Line Working Group – collaborating with local and state officials, cities, and towns along the MBTA Fitchburg Line to collaborate and improve transit service for the region.
- Advanced Devens Shuttle service in partnership with Montachusett Area Regional Transit Authority (MART):
 - “[MART Connects](#)” an on-demand taxi/livery service for residents and employees in Devens, Bolton, Lancaster, Littleton, Lunenburg, Sterling, and Stow.
 - Alewife-Devens reverse commute shuttle service.
- Expanded multi-use trail network along Jackson Road (75 Jackson and 11 Grant Road).
- Continued collaboration with the Town of Harvard and MassDevelopment on planning for a trail connection from Devens to Harvard via an existing railroad underpass that connects to Old Mill Road



North Central
Massachusetts
RIDES

Transportation Management Association

Our Region



Serving 27 communities across North Central Massachusetts, the TMA connects businesses, residents, and visitors with sustainable transportation options that support economic growth and enhanced quality of life.

From the cities of Fitchburg, Leominster, and Gardner to the major employment hub of Devens and smaller towns throughout the region, we're building a comprehensive mobility network.

Our Vision



A connected region where:

- Businesses thrive and expand their talent reach
- Commuters have reliable, affordable transportation choices
- Communities benefit from smarter, more sustainable mobility solutions
- Regional economic development is strengthened through improved connectivity



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. The Great Exchange contributes to the circular economy by facilitating the reuse of resources that are not needed by area establishments but would be valued by other organizations and institutions.



Highlights of successes YTD through November 2025, include:

- Prevented the waste of nearly 17 tons of resources worth over \$200,000
- Saved 42 inventory donors more than \$18,000 in disposal costs
- Hosted 751 shopping trips by 284 not-for-profits, small businesses
- Improved online presence with new website and 2,000 Facebook followers
- Was invited to participate in State-led initiative to reduce C+D waste





Nature-based Solutions Tours 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 [Mass ECAN](#) 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.

DEC Leading by Example:

Our sustainable redevelopment accomplishments are gaining international and statewide recognition as well. Our Director, Neil Angus, FAICP published a two-part article in the [Massachusetts Chapter of the American Planning Association's Quarterly Planning Magazine on Regenerative Design](#) featuring Devens Nature-based Solutions work as a model.



Video recordings of the [Northeastern Miniforest Summit](#) are now available through Bio for Climate. Beth Suedmeyer, Environmental Planner 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. Two of the Ayer-Devens Pocket Forests were also visited during the associate field trip in July.

In October, the Team from the Ayer-Shirley Pocket Forest also presented at the World Conference on Ecological Restoration hosted by the [Society of Ecological Restoration](#) in Denver, CO. Beth Suedmeyer from DEC and consulting partners from BSC Group held a Symposium on Pocket Forests: Community-based Biodiversity Ecosystem Restoration for Urbanized Spaces.



In November, DEC staff hosted a tour for group from South Korea interested in learning more about how Devens operates as an eco-industrial park.



DEC and DEEC Update to MassDevelopment Board of Directors – November 13, 2025:

The Commission provided a brief update on their activities, as well as the Devens Eco-Efficiency Center's Great Exchange program over the past year. View the presentation [here](#).

Rewilding with Pocket Forests (since 2023!):

2025 kept DEC staff and partners busy planting over a thousand native trees and shrubs at 2 new pocket forests to rewild our region! DEC staff also continued to engage with the Ayer-Shirley Regional Middle School, Parker Charter School, and expanded to include the Ayer-Shirley Regional High School in pocket forest maintenance, monitoring and education. Local businesses and residents have also been essential in planting, monitoring and managing these pocket forests. We thank all our partners who have contributed to the success of the project.

The Project's measurements of success include:

- 3 years of community engagement in restoring natural systems.
- Over 1,000 volunteers were involved in planting, maintaining and monitoring the 5 sites;
- Over 10,000 native plants were planted at the 5 sites.

In addition to the pocket forests, we have been working with Devens and Ayer DPW and Recreation on re-wilding some of previously developed areas to make them more productive landscapes. The [Project website](#) will continue to be updated with opportunities to get involved in this ongoing project.

Tools for Rewilding Spaces & Connecting People with Nature

Website and Dataviewer

How to Guide

Educational Lesson Plans & Connections to Standards

Monitoring Resources

Guide to Rewilding Marginal Landscapes

Ayer Devens Municipal Guide Rewilding Marginal Landscapes - 2025

The Pocket Forest project works to improve climate resilience in Devens and Ayer (MA) and to better connect people with nature, including creating outdoor classrooms and educational curriculum in partnership with local schools.

<https://climateresilient.wixsite.com/ayerdevens>

Planning for Community Resiliency:

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 resiliency, 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 resiliency. A call was put out to recruit community liaisons to receive training and conduct community engagement to identify climate challenges and solutions in 2026. Please see information on the Municipal Vulnerability Preparedness 2.0 Program [here](#)

or email Beth Suedmeyer at e-mail: bethsuedmeyer@devensec.com.



DEC staff have also been assisting in the Mass Development-led coordination of the update of the Natural Hazards Mitigation Plan. A public meeting was held on December 3rd. A full copy of the meeting presentation is available [here](#). The past 2015 Regional Hazard Mitigation Plan is found [here](#). Want to get involved? Contact e-mail: rosalie.starvish@gza.com. The Update should be completed in Spring 2026.

Devens Farmers Market: The Devens Farmers Market in collaboration with Dick's Market Gardens of Lunenburg was back again at the corner of Jackson and Elm Roads, every other Tuesday through October 14th. Enrollment in the CSA was greater than ever and DEC thanks the businesses and individual shoppers who support the market and local agriculture. Non-profit partners including [Loaves and Fishes](#) and the [Friends of the Oxbow National Wildlife Refuge](#) met shoppers at the market to share their mission and work in our community. We look forward to continuing to grow the market in 2026!

Devens Jurisdictional Framework Committee:

DEC Commissioners and staff participated in meetings with representatives from the three surrounding towns, and Devens residents and businesses to continue discussions on the future disposition of Devens. Throughout 2025 the DJFC reviewed the following topic areas:

- Environmental Issues
- Military Affairs
- Voting
- Municipal Finance/Budget
- Taxation
- Community Identity
- Utilities
- Regional Services
- Boundaries
- Redevelopment Authority

Market With A Mission

Tuesday, Sept. 16th

Devens Farmers Market

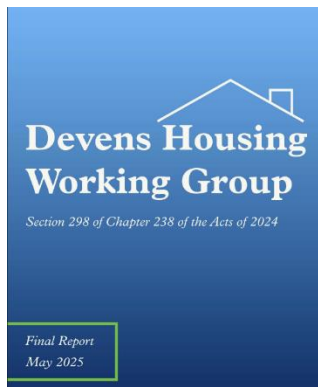
Loaves & Fishes
 Food Pantry, Inc.

Loaves & Fishes will be at the market- come shop for your neighbors in need! Also accepting non-perishable donations. 11:30 am to 1:30 pm visit: loavesfishespantry.org

Corner of Elm and Jackson Streets, Devens, MA (across from the Fire Station)

Dick's Market Gardens, Devens, Loaves & Fishes, WIC





Devens Housing Working Group:

The lifting of the 282-unit housing cap on Devens led to legislative requirements for the creation of the [Devens Housing Working Group](#) to convene a working group to develop a plan to explore options for more housing in Devens. The final Report of the Working Group is now available [on-line](#). The Commission, through our Director, played a key role in advancing the report and final recommendations of the Working Group, which included:

1. Regional School Needs Assessment
2. Parking/traffic analysis
3. Innovation technology Center District Existing buildings survey/assessment
4. Community engagement/zoning amendment.

The Town of Ayer is administering a \$300,000 one-stop grant from the state to assist with efforts related to future housing in Devens and implementation of these recommendations of the Devens Housing Working Group.

Call for Devens Housing Proposals:

MassDevelopment announced a [Request for Housing Proposals](#) in December. The call focuses on sustainable design and innovative housing principles reflected in the priorities of the Housing Working Group. This will inform the potential development of 2 areas of housing within about 70 acres of existing residentially zoned land.

Devens Forward Blogs and Re-launch of the Business Roundtable:

The DEC continued to integrate sustainability and resiliency and advance the [Devens Forward Climate Action and Resilience Plan](#). Our [Embodied Carbon Reduction Guidelines](#) are supporting lower-carbon development options and raising awareness of the importance of this tool helping Devens meet its Climate Action Plan goals. The Devens Forward Dashboard continues to be updated to showcase Devens climate action strategies. The DEC published 10 [monthly blogs and a business spotlight in 2025t](#). Blog posts topics included waste reduction, local sustainable food, landscaping for ecosystems, and green products.

Following a pandemic break, the Devens Business Roundtables resumed in 2025, bringing together businesses to network and share opportunities for enhancing sustainability in all aspects of their work. Topics featured in the second half of 2025 were landscaping for nature with a tour of the Watson Marlow campus and waste reduction.

Academic Collaborations:

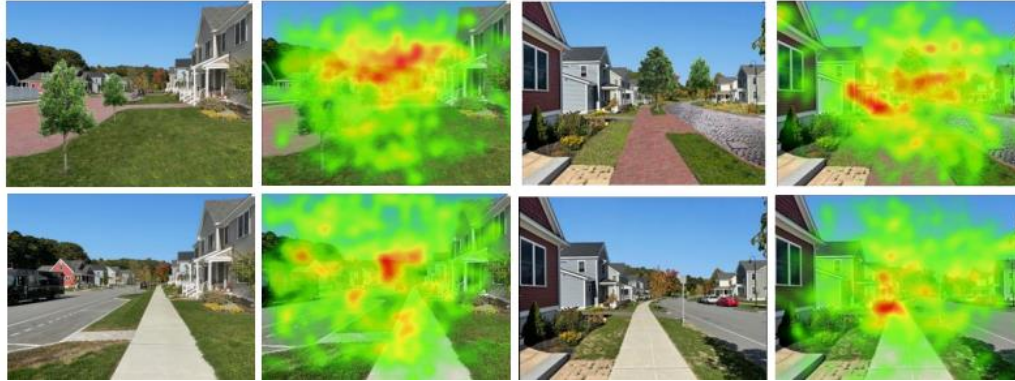
DEC staff continue to partner with a number of entities to advance research interests related to enhancing the built environment and natural systems.

Biometric/Eye Tracking with Tufts:

This cutting-edge planning research collaborative between Tufts University and the DEC continues with a look at Biometric Responses to the environment 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. Publication of past Green and Complete Streets



research were announced with a [press](#) release and the [report](#). This research was also recently featured in the latest issue of [Discover Cities](#), an urban science research journal and is attracting a lot of attention. A new research partnership with Tufts University was also launched to look at Biometric Responses to Pocket Forests in Urban Environments – evaluating the importance of integrating natural and built environment for mental health and wellness



By elucidating the intricate relationship between nature, street design, and human reactions, our research contributes valuable insights to inform future urban planning strategies and enhance the quality of urban spaces using green infrastructure and more natural elements.

2025 saw the DEC grow partnerships with more universities and academic institutions as well. We collaborated with Harvard Graduate School of Design, University of Cincinnati, MIT, and UMass Boston to share our innovative approaches to redevelopment.

BOARD OF HEALTH UPDATES:

Community Health Equity Partnership:

2025 was a positive year for partnerships in seeking better health outcomes for the region. The DEC partnered with [Nashoba Associated Boards of Health](#) and contributed to the development of a [Community Health Needs Assessment](#) for the region which will help to create priorities for future initiatives including the work of the newly created [Nashoba Health Equity Partnership](#).

Nashoba Associated Boards of Health produces a quarterly newsletter and recently released its [Fall 2025 Newsletter](#) with lots of great information on local health services for Devens residents and employees.

