

Devens Project Updates

Date: August 22, 2023

To: Devens Enterprise Commission

From: Neil Angus, FAICP CEP, LEED AP, Director, Beth Suedmeyer, Associate Planner

RE: August 2022 through August 2023 Project Updates

PREVIOUSLY PERMITTED PROJECTS UNDER CONSTRUCTION:

Commonwealth Fusion Systems (CFS-1): Construction is complete on Commonwealth Fusion's new office headquarters and high temperature superconductor magnet factory (CFS-1) at 117 Hospital Road. King Street Properties (KSP) partnered with CFS to build this +/- 164,000 gross square foot manufacturing and office building, parking, drainage, and associated site improvements on an 11-acre portion of the 45-acre CFS campus.

The CFS-1 building includes 60,000 square feet of office space that serves as CFS' corporate offices where they are already employing more than 500 people. The rear of the office portion the building opens on to a large patio and campus green where employees will be able to work and recreate outside.

The site features a number of innovative stormwater management techniques including pervious asphalt and biofiltration landscape islands.



Front view of Commonwealth Fusion's office building and magnet factory – June 2023



Rear of Commonwealth Fusion's office building and campus green – August 2023

CFS-2 (111 Hospital Road): The reinforced foundation and exterior walls of the +/-147,000 sf SPARC facility fusion energy research and development facility are complete and the building is almost fully enclosed.



View of CFS-2 SPARC building from the CFS campus green – August 2023

This portion of the CFS campus will house the research and development portion of Commonwealth Fusion Systems and will be home to the tokamak - a fully contained magnetic bottle that simulates the vacuum of space and uses magnets to confine a super-heated plasma in which the fusion reaction will occur. The pictures below show the central portion of the building that will house the tokamak, under construction (left) and nearing completion (right). Construction



Interior of SPARC – (“Tokamak Hall”) under construction – June 2022



Tokamak Hall nearing completion – August 2023

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.

41 Lake George Street – Accumet Engineering:

The construction of this +/- 40,000 square foot single-story pre-engineered office/industrial building on a +/- 3.11 acre parcel located off of Lake George Street is substantially complete and a temporary certificate of occupancy has been issued for Accumet Engineering - a light industrial/manufacturing business that conducts precision laser machining, drilling, cutting, marking, welding, lapping, and polishing for a wide variety of materials. Accumet is taking advantage of their location in Devens as an eco-industrial park and already partnering with other local businesses in Devens to share resources and maximize efficiencies. The facility uses propane as part of their operations and will be coming before the DEC for a License to store flammables and combustibles due to the proposed quantities they will be using on-site (3,000 gallons).



Accumet Engineering new building shell at 41 Lake George Street – July 2023

King Street Properties (KSP): Construction of KSP's +/- 42 acre multi-phase bio-manufacturing campus along Jackson Road is progressing rapidly as well. The three buildings in the first major phase (33, 39, and 45 Jackson Road) are substantially complete and 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.



Conceptual rendering of King Street Properties Campus Master Plan 2020.

KSP 33 Jackson Road: The core and shell of this 220,000 gross square foot building and associated site improvements are substantially complete and the DEC has issued a building permit to Electric Hydrogen for interior fit-up of this building. Electric Hydrogen will be utilizing this building for research, development, manufacturing and testing of electrolysis equipment and related equipment. Their building will include lab, office, and storage space to support its primary R&D and manufacturing functions.



View of the front of 33 Jackson – August 2023

KSP 39 Jackson Road: Construction on the core and shell of this +/- 140,000 gross square foot building and associated site improvements on a +/-6.4 acre portion of land located is complete. KSP is actively marketing the building for bio-tech and clean energy uses. This building, like 33 and 45 Jackson, are accessible from Jackson Road as well as Lake George Street. 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.



KSP 45 Jackson Road – Construction on the core and shell of this 150,000sf +/- Research and Development/bio-manufacturing building was completed in 2022 and interior fit-up is underway 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.



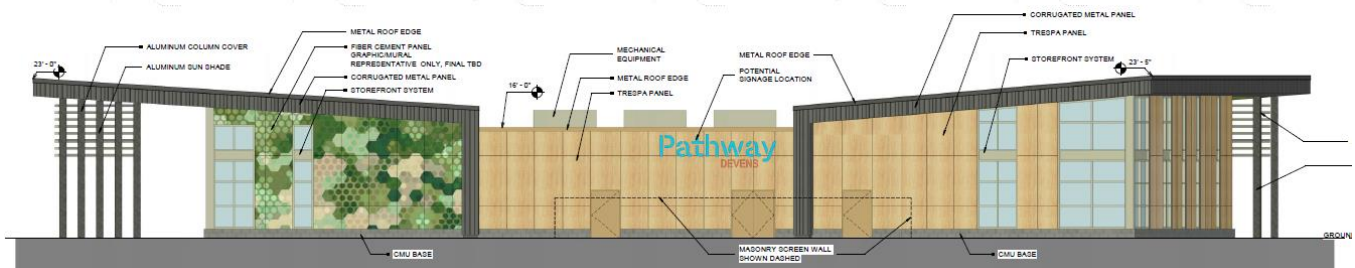
Front view of 45 Jackson Road - July 2023

These projects will all 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.

KSP Amenities Building (65 Jackson): With tenants already secured for 33 and 45 Jackson, KSP commenced, KSP began construction on the Amenities building in April and the foundation and structural steel are already complete.



65 Jackson Road – Amenity building structural steel – August 2023



65 Jackson Road – Amenity building rendering (façade colors and styles subject to change) – October 2022

KSP 57 and 75 Jackson: With the first three buildings in KSP's Jackson Road campus substantially complete, KSP is preparing to start construction on the 145,000 sq.ft. and 275,000 sq.ft. buildings at 57 and 75 Jackson Road which were previously permitted by the DEC in September 2022. They have applied for a demolition permit to remove the existing building that is located at 57 Jackson (former Netsal building) and applied for building permits for the new buildings. Site preparation is underway and construction is expected to commence in September.



King Street Properties Jackson Road Campus showing the relative locations of 57, 65, and 75 Jackson Road buildings that will be all commencing construction shortly. Rendering courtesy of Highpoint Engineering - August 2022

To ensure compliance with the DEC's Greenhouse Gas Mitigation requirements, all buildings within the KSP campus, with the exception of the Amenity building due to its small size, 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. 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 44 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.

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



New building at 16 Bulge Road under construction – June 2022.

offices. Watson Marlow collaborates with other biotech companies within Devens and helps to advance cell and gene therapies. The new facility overlooks the 18 hole at Red Tail Golf Course. The building obtained a temporary certificate of occupancy in November 2022 and was substantially completed in the spring of 2023.



Finished building at 16 Bulge Road– July 2023.

The building was built to MA Stretch Code energy efficiency standards and the owner and tenant are pursuing green building certification through the USGBC LEED rating system. This energy efficient building will include a 1MW solar photovoltaic system on the roof to generate of clean renewable electricity on-site. The facility is expected to employ over 300 people for this initial phase. The site was designed to accommodate an additional 150,000 square feet if needed.

105 Walker Road - Little Leaf Farms: In April, the DEC issued a permit for the construction of a 66,000 gallon cold water storage tank in the rear of Little Leaf Farms property. Building a cold water storage tank reduces the need for over 800 tons of chilling capacity during summer months, resulting in a reduction of electricity used for chilling and associated exterior noise by 30 percent. This project will also allow Little Leaf Farms to reduce peak electrical demand, contributing to grid stability during peak demand times. This project will sufficiently mitigate the risk of heat damage to crops during instances of power failure and improve the overall sustainability of Little Leaf’s operations. To help screen the tank from the adjacent open space and trail network, the tank was clad with forest green insulating plates and a large landscape berm was built with evergreen trees along the top.



60,000 gallon cold water storage tank at Little Leaf Farms – July 2023

Grant Road Housing – Emerson Green Phase 2: Phase 2 construction has continued along Grant Road and Powell Street. To date, 58 units of housing have been completed (single family, duplex, and triplex units) along Chance Street, Grant Road, Powell Street and Bradley Circle. The Devens Village Green open space area has been landscaped, including the biofiltration basin that was seeded with a native New England conservation seed mix that aids in stormwater renovation, as well as creating pollinator habitat. This green provides a combination of active and passive recreation space for residents and visitors, as well as low-impact development stormwater management.



Bradley Circle and the Devens Village green open space area – the mowed area in the foreground is the active open space play area and the taller vegetation is the limits of the shallow biofiltration basin – July 2023

The three duplexes on Powell Street are the most recently finished homes fronting directly on Central Park. The Central Park kiosk is complete and contains all the mailboxes for this whole development – creating a centrally located area to help foster community engagement, social interaction, and active living. This portion of Central Park has also been landscaped. The remainder of the park will be completed as part of Phase 3 of the project which includes two additional duplexes on Powell Street, a 40unit townhome on Marshall Street, a series of single family homes along Goodard Street and Cummings Street.



To the right: New Duplexes off of Powell Street fronting on Central Park. To the left: New central mailbox pavilion for the entire Grant Road neighborhood accessible right off of Grant Road - July 2023

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

Construction commenced on the 46-unit multifamily apartment building site last year, however the project has stalled pending financing resolution of financing issues. The foundation has been excavated and the site is currently secured with construction fencing and screening. Because these apartments are an important piece of the affordability component of this project, phase 3 construction will not be permitted to move forward until the construction of the multi-family apartments moves forward.



View of Grant Road and the new crosswalk signage and signals at Chance Street intersection. Multi family apartment site surrounded by green construction fencing to the right – August 2023

Additional traffic calming measures have been installed in the neighborhood by Devens DPW to help reduce the speed of vehicles driving through the area. These include a speed hump on Grant Road, and a series of pedestrian crosswalk signs with manually activated strobe lights, as well as a pedestrian crossing sign at the intersection of Grant Road and Chance Street. State police also periodically monitor this area to assist with speed enforcement.

35 Saratoga Boulevard- GPR/Avantor: After a significant amount of blasting and site preparation to create a level site, construction of this +/-154,000 sq.ft. new industrial building foundation is well underway on this 9.12 acre parcel of land between Ryerson and Avantor that fronts on both Barnum Road and Saratoga Boulevard. The proposed tenant is Avantor who currently owns and occupies the adjacent facility at 29 Saratoga Boulevard. Avantor provides design, manufacturing, and logistics to support the biomedical process. This facility will allow Avantor to expand their operations in Devens for warehousing, light manufacturing and office support.



View of the foundation walls for the new building at 35 Saratoga – August 2023

11 Grant Road – Mack Devens, LLC..: On June 8, 2023 the DEC issued a Level 2 Unified Permit for the proposed development of a 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, This was the site of the former army sports arena. Construction is underway and the site is currently being cleared. There will be a considerable amount of earthwork necessary to prepare the site of the foundation. As the site is surrounded by streets (Grant, Hospital, Givry, and Jackson) erosion and dust control will be important. As part of the approval, the DEC required a reduced building size and significant amount of landscaping 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.



Rendering of building at 11 Grant Road. Significant landscape screening and green wall trellises will aid in screening the massing of the building. June 2023

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.

INFRASTRUCTURE PROJECTS:

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



New Patton Well Water Treatment Facility off Patton Road – August 2023

PFAS concentrations in Devens drinking water. The Patton road facility is nearing completion and initial start-up testing has begun.

The Shabokin Well site off of Sheridan Road is fully enclosed and interior fit-up of equipment continues. Site grading and drainage is roughed in. Both sites are within priority habitat for the blanding's turtle and continue to implement site controls to keep turtles out of the construction site.



New Shabokin Water Treatment Facility off Sheridan Road: August 2023

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.

Lovell Street Bridge Repairs: In May the DEC issued a Wetland order of Conditions for temporary bridge deck surface repairs and drainage improvements located 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 is in disrepair. The structure is being reinforced and the asphalt surface is being replaced. The existing pavement width of Lovell Road will be reduced and new grass swales will be installed along both sides of the roadway to accommodate low-impact development drainage and side of the road from the Hospital Road approach. The improvements will help improve the structural stability of the bridge, while also improving the drainage and pretreatment of runoff from this road and help 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 repairs - August 2023

West Main Street-Verbeck Gate Improvements - MassWorks/Complete Streets Grant Partnership with Ayer: Work on the \$3.16 million Public Infrastructure/Economic Development MassWorks grant project for the “West Ayer Village” infrastructure upgrades was completed this past spring. The project included 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, a new Devens Shuttle Bus station, new sidewalk shade trees, and on-street parking. The project included historic improvements to the Verbeck Gatehouse and



New Landscape islands, bike lanes and pedestrian crossing at the newly restored historic Verbeck Gate – August 2023

walls, making the intersection of Jackson Road and West Main Street safer for pedestrians and cyclists, along with a new ¾ mile long multi-purpose trail that now connects pedestrians and cyclists to Ayer, Devens, Shirley (and a little slice of Harvard!) sidewalks along West Main Street. 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.



New multi-use path along West Main Street - August 2023

POTENTIAL UPCOMING PROJECTS:

31 Independence Drive - GPR: The owner of this property is developing site 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.

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.

33 Jackson Road - Electric Hydrogen (EH): EH has signed a lease for one of King Street Properties newest buildings on Jackson Road and is expected to begin interior fit-up of the already constructed core and shell building shortly. EH will be undertaking research, development, manufacturing and testing of electrolysis equipment at the site and will also have lab, office space, and storage space to support its R&D manufacturing.



Shirley Meadows off of Hospital Road and their potential expansion area.

270 Barnum Road - Devens Public Safety Building: In April of 2022, the DEC approved the redevelopment and expansion of a +/- 24,000 square foot existing building on a +/- 3.51 acre parcel at 270 Barnum Road to accommodate the new Devens Public Safety Facility. The Level 2 Unified Permit included a new 7,200 square foot apparatus bay and a 1,040 square foot sally port addition, as well as a training tower. The project is located at the intersection of Barnum Road and Queenstown Street. The level one lotting plan for the property was recently endorsed and MassDevelopment has put the project out to bid. Construction is expected to commence soon.



Rendering of new proposed public safety building – April 2022

KSP Excess Soil Relocation – King Street Properties is again working 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 DC 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 beginning construction, KSP has approximately 23,000 cu.yds. of excess material that they will be looking to spread over the 11th hole on Red Tail, filling in an old sand pit that was dug by the Army. They are currently consulting with MassWildlife as this is also estimated priority habitat for the blandings turtle.

CFS – 2 Temporary building – As part of the construction of their SPARC facility, Commonwealth Fusion Systems will be looking to erect a temporary structure on their campus, approximately 19,300 square feet in size, for assembly of equipment that will go into the SPARC facility. This building would be required for up to two years. Activities include light welding, cleaning and storage, vacuum testing, and a small clean room. The building would be located within the existing footprint of development, operate during normal daytime hours only, and will still require compliance with all building and fire codes.

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. Such as change may require Republic to go through a Site Assignment process to obtain state and local approval for an expansion of their operations.

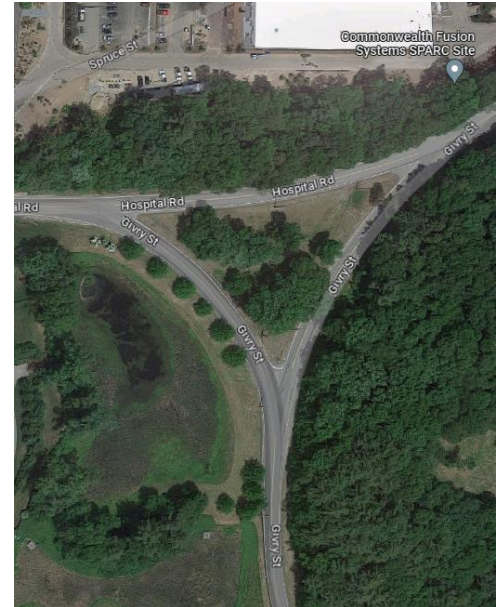
Various Public Safety Infrastructure Improvements: MassDevelopment is working on plans to realign a number of old intersections left over from the military to help improve safety, circulation and stormwater management (improved drainage and reduced pavement. Intersections include:

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.

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 is awaiting funding.

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.



Aerial view of Hospital and Givry 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:

Water Use Restrictions: Water Use Restrictions have remained in place since April. 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:

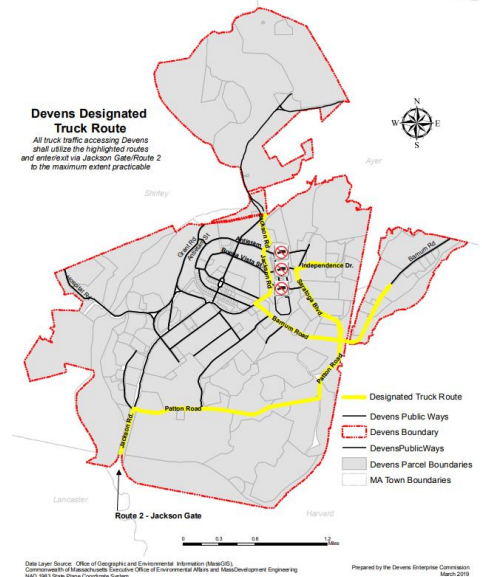
1. Nonessential water use is restricted from 9:00 am - 5:00 pm. Restricted usage that is not allowed during these hours includes:
 - a. Irrigation of lawns via sprinklers or automatic irrigation systems.
 - b. Washing of vehicles, except in a commercial car wash or as necessary for operator safety.
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

Devens Designated Truck Route: Monitoring and enforcement of the designated truck route has continued throughout 2023. 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. The map is on-line at: https://www.devensec.com/maps/Designated_Truck_Route_2019.pdf



Little Leaf Farms Truck Idling: Staff have received periodic complaints about extended truck idling at Little Leaf Farms off of Walker Road. The owner and logistics manager are working on a number of measures to ensure they are complying with the MA anti-idling requirements which will help reduce noise, GHG emissions and improve the sustainability of their operations. The company is joining the EPA Smartway program <https://www.epa.gov/smartway> to assist within logistical improvements that will help solve this problem.

Airfield Noise Complaints: The Town of Ayer has submitted a letter to MassDevelopment regarding the noise associated with the car clubs at the former Moore Army Airfield. MassDevelopment is currently working with the car clubs to ensure they are operating within the allowable sound limits and is expected to follow-up with Ayer soon. We have also reached out to our sound consultants for their input.

Noise Violation: After responding to a series of complaints, DEC Staff issued a Notice of Violation to Sequens at 67 Buena Vista Street for operating outside of their proposed hours of operation and emitting noise in excess (rooftop exhaust and HVAC equipment) of the allowable limits in the DEC Industrial Performance Standards. Sequens has undertaken temporary measures to bring their facility into compliance and are working with a sound consultant to implement a permanent fix.

DEC SUSTAINABILITY INITIATIVES:

Ayer-Devens Pilot Pocket Forest Project: The Town of Ayer and the Devens Enterprise Commission received a 2022 Municipal Vulnerability Preparedness (MVP) Action Grant which was completed in June. The Ayer-Devens Pilot Pocket Forest Project engaged residents of Ayer/Devens in planning and designing the pocket forests through a series of neighborhood walking tours, public meetings, and planting and maintenance events.

A pilot pocket forest was installed on East Main Street in Ayer in April. More than 100 participants attended the planting day to learn about the project and support climate resiliency. Monitoring and management of this site continues, and additional sites were prioritized for pocket forest planning in the future. 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. Ayer and Devens plan to continue the project and install pocket forests at additional sites in each community and further engage students, residents and businesses in this meaningful community resilience project. The pocket forest project website will continue to provide updates on these projects: <https://climateresilient.wixsite.com/ayerdevens>

Sustainable Local Food! The Devens Farmers Market has resumed and operates every two weeks on Tuesdays from 11:30am – 1:30pm from July through October 10 and features 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. This season, pre-ordered locally grown and seasonally available produce is being delivered to Devens Recycling and



Commonwealth Fusion Systems employees. Other participants pick up their shares at the farmers market. An end of summer fair is planned for the Farmers Market on August 29th and will feature food trucks, lawn games, story time, and a local hula dance performances. 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/>. 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.

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. Appreciation is extended to the Devens Public Works Department for their support in the site clearing and preparations. On June 22, 2023, more than 700 native plants of 15 species were installed by approximately 25 volunteers at the meadow. Interpretive signs are in production and will be installed at the Nashua River Trail head and pollinator meadow to raise awareness on these projects and associated natural resources. A sign unveiling event is planned in early fall.



Above: Volunteers planting the new pollinator meadow off MacPherson Road. Below: Local residents, USFWS staff and volunteers, Friends, and DEC staff at the planting day for the pollinator meadow - June 2023v

Street Trees Planted at Ayer Shirley Regional Middle School:

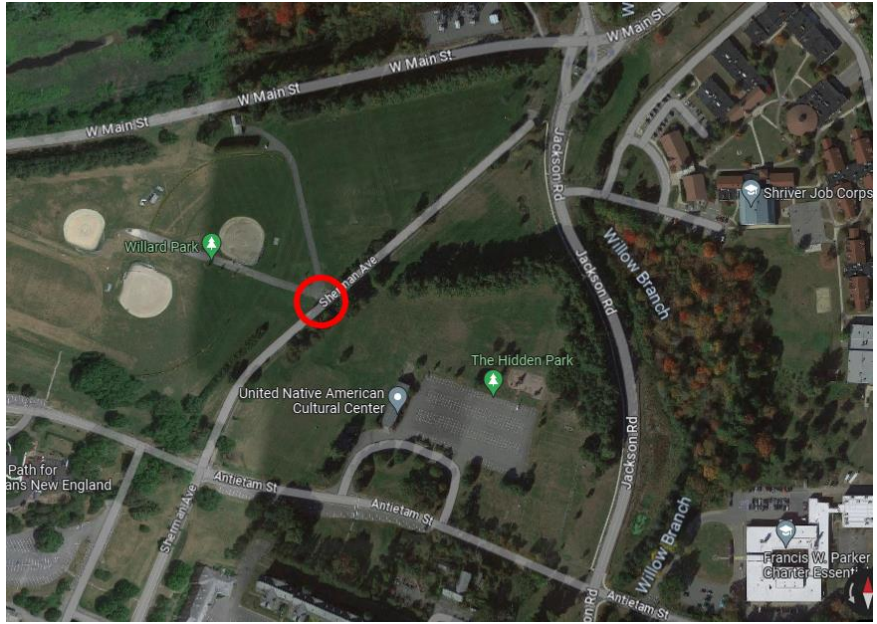
The Devens Enterprise Commission was pleased to provide and support the installation of 12 street trees (2 Black Gum, 4 White Oak, and 6 Red Maple) at the Ayer Shirley Regional Middle School. A tree planting event occurred on Wednesday, August 23rd in front of the Middle School on Hospital Road. The trees were installed by the Shirley DPW with support from the Devens DPW. This project demonstrates a collaboration between the Devens Enterprise Commission, MassDevelopment, the Town of Shirley, and the Ayer-Shirley Regional School District Committee and Administration. Street trees play an important role in climate resilience and increase the quality of life of communities. The planting of diverse, native street trees is aligned with the Devens Enterprise Commissions’ Green Infrastructure Guidelines, Climate Action Plan, and sustainability goals. More information on the benefits of street trees can be found here: <https://bit.ly/Streettrees>. Along with our Pocket Forest projects, these trees will play an important role in our Nature-based Solutions work as we continue to integrate the natural and built environment and provide more green infrastructure connections throughout Devens.



Shirley DPW, Ayer-Shirley Middle School Principal, Superintendent and School Committee member, DEC Commissioners and Staff at the tree planting – August 2023

Willard Field Public Art Project: Devens is one of 11 Massachusetts communities 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 program aims to foster a community of practice that inspires more vibrant, cultural, and just public spaces through public artmaking across the Commonwealth. The award includes \$15,000 to work with an artist and fund a temporary art installation. The planning team has identified the proposed site for the temporary art installation as the intersecting paths at Willard Field adjacent to a section of the historic Sherman Avenue (once the tree lined entrance to Fort Devens and now a car-free road segment frequented by bicycle and pedestrian users). The goal for the art installation is to attract visitors to notice the space and reflect on Devens' cultural and community identity, engage with the art piece and the space, and to support local artists.



The proposed project theme is the intersection of communities and cultures at Devens. Public outreach regarding the proposal is ongoing and a draft call for an artists is being developed. For more information see <https://www.devensec.com/news.html>.

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. The goal of this service is to provide increased accessibility to Devens between the surrounding communities and businesses, as well as connect to the MBTA commuter rail system. The shuttle service options exist for individuals to receive ride services or for business to partner so that their Devens employees can receive routine rides services to and from work. A local ride service is a tremendous tool for businesses to attract employees and to help reduce single-occupancy vehicle trips, reduce traffic congestion, and promote cleaner air. Over the past 6 months, we have coordinated with Shirley Meadows, Commonwealth Fusion Systems, Parker Charter School, and a couple organizations holding conferences at the Devens Conference Center.

Earth Day Open Streets Event on McPherson Road: On Friday, April 21, 2023 Devens and Ayer closed down MacPherson Road to vehicle traffic to co-host the 2023 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. Open street events provide communities with accessible, free recreation, opportunity for activity to improve health outcomes, and allow plenty of space for socialization. Participants were able to take time to experience the area adjacent to the Nashua Wild and Scenic River at their own pace in a safe new way. There was an Environmental Fair along the "triangle" of Bishop and MacPherson Roads that allowed local non-profits and municipal partners to highlight their work in protecting natural resources. The event also included a story time provided by the Ayer Library and dance performance by Chris Croucher Arts, entitled Letting the Land Lead. This was the second annual open streets (car-free) day in this portion of Devens and Ayer. Special thanks to employees from Jabil on Barnum Road for conducting a roadside clean-up prior to the event!



Sustainable Freight Forum: The Devens Enterprise Commission, the Devens Eco-Efficiency Center, and the US EPA SmartWay program, partnered to host the Devens Sustainable Freight Forum on May 12. Devens and regional businesses with freight operations learned about key opportunities to improve the efficiency of operations, gain valuable resources, and network with regional colleagues. We even had an all-electric truck at the event so attendees could see how electric trucks really work (and are available now!). This event will help Devens and surrounding area businesses maximize logistical efficiencies, reduce fuel costs, lower the number of trucks on the road, and help contribute to greenhouse gas reductions in Devens. helped to further the A special thanks to all our presenters--Abby Swaine, US EPA Region 1, Kevin Weeks, Trucking Association of Massachusetts, Ezekiel Wheeler, Intelligent Labor and Moving, Jennifer Kritzer, CALSTART, Mass Fleet Advisor & MOR-EV Trucks, Rhys Webb, MassCEC, Mass Fleet Advisor & MOR-EV Trucks.



Ezekiel Wheeler, owner of Intelligent Labor and Moving explaining his all-electric box truck operation at the Devens Sustainable Freight Forum – May 2023

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.

Devens Eco-Efficiency Center Update: The Devens Eco-Efficiency Center continued its programs and services to help facilitate eco-industrial development in Devens and the surrounding region. The Great Exchange remains one of its most popular programs – so much so, they hired their third employee! Gabby Knight joined the team in June. Her full-time focus is on The Great Exchange. A group of students from Parker Charter chose The Great Exchange as the nonprofit they wanted to donate their community service hours to and their assistance with inventory management was greatly appreciated and the Center looks forward to a continued long-term relationship with the school.

Before the end of June The Great Exchange surpassed its highest annual revenues ever earned – and its only August! To date they have recovered over 26,700lbs of materials and have had sales of over \$43,000. After a strong focus on marketing



Student volunteers from the Parker Charter School volunteering at the great Exchange - June 2023

initiatives last year the program is much more widely recognized and as a result more inventory is coming our way and a high percentage of shoppers are first time visitors. The Great Exchange was featured in the full page article “Shop Talk: Reusing Businesses’ Amenities,” that was published in the June issue of the Worcester Business Journal (<https://tgedevens.com/wp-content/uploads/2023/06/WBJ.pdf>). This was a very valuable promotion and recognition for the program. 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.

Earlier this year, the DEC and the Eco-Efficiency Center hosted a delegation from Chungbuk National University in Korea that came to Devens to research and learn about how Devens is operating as an eco-industrial park. DEC Staff presented the history and sustainable practices at Devens, and provided an orientation tour of the Devens Community, visiting several premier businesses, notably Little Leaf Farms, New England Studios, Pathways at King Street Properties, and Commonwealth Fusion Systems (CFS). The Devens Eco Efficiency Center and The Great Exchange were also highlights of the tour. An information exchange partnership was forged between the DEC and Chungbuk National University and was formalized during this Devens visit with the signing of a memorandum of understanding (MOU). The MOU is intended to promote educational and academic exchange via sharing of information, meetings, and potential joint research project partnerships.



Delegation from Chungbuk National University in Korea touring the sound stages at New England Studios - February - 2023

BOARD OF HEALTH UPDATES:

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 recently partnered with Devens Fire Department to coordinate safety inspections to help streamline the permitting process for food trucks.



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!.

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 2022 Water Quality Report for Devens is available at: <https://bit.ly/DevensWQ2022>