

Devens Regional Enterprise Zone - 2025 Updates



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Continued Business Growth and Expansion in 2025:

- To date, new growth and expansion permitted by DEC:
 - 5 Unified and Expedited Permits
 - 50 Building Permits
 - 34 Certificates of Occupancy new/renovated buildings
 - New Development/Redevelopment:
 - 580,645 sq.ft. permitted/under construction/completed
 - 12 new residential units

King Street Properties

- 75 Jackson Road – 275,000 sf clean tech/green tech space



11 Grant Road

- Former Sports Arena Site
- 232,320sf office/warehouse
- SMC & Werfen
- Growing and retaining business

SMC[®] Ltd.
werfen



Devens Public Safety Building:

- Adaptive building reuse
- Energy efficiency
- Renewable energy generation
- Low Impact Development techniques
- Pursuing LEED certification
- Leading by example
- Meeting Devens Reuse Plan sustainable RD goals and state



More expansions/additions underway:

SMC – 18 Independence Drive – 62,000 sf

YMC – 8 Charlestown Street – 11,325 sf



BMS – 16,000 sf warehouse expansion

Commonwealth Fusion Systems Campus Development

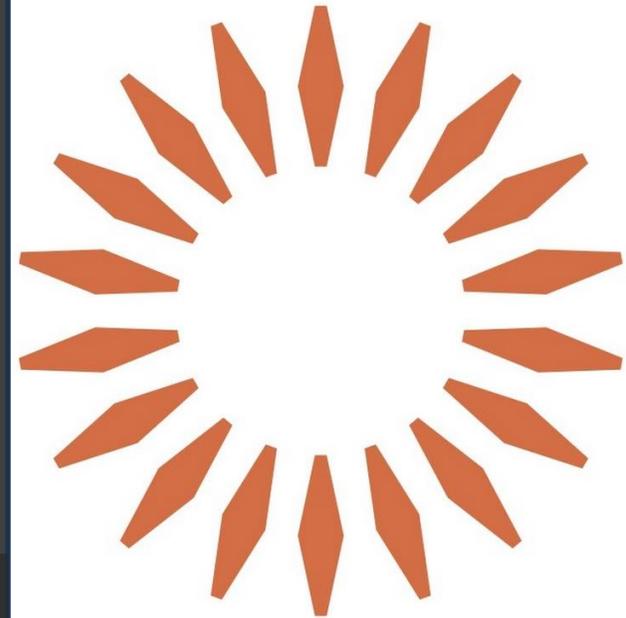
CFS-1



CFS-2

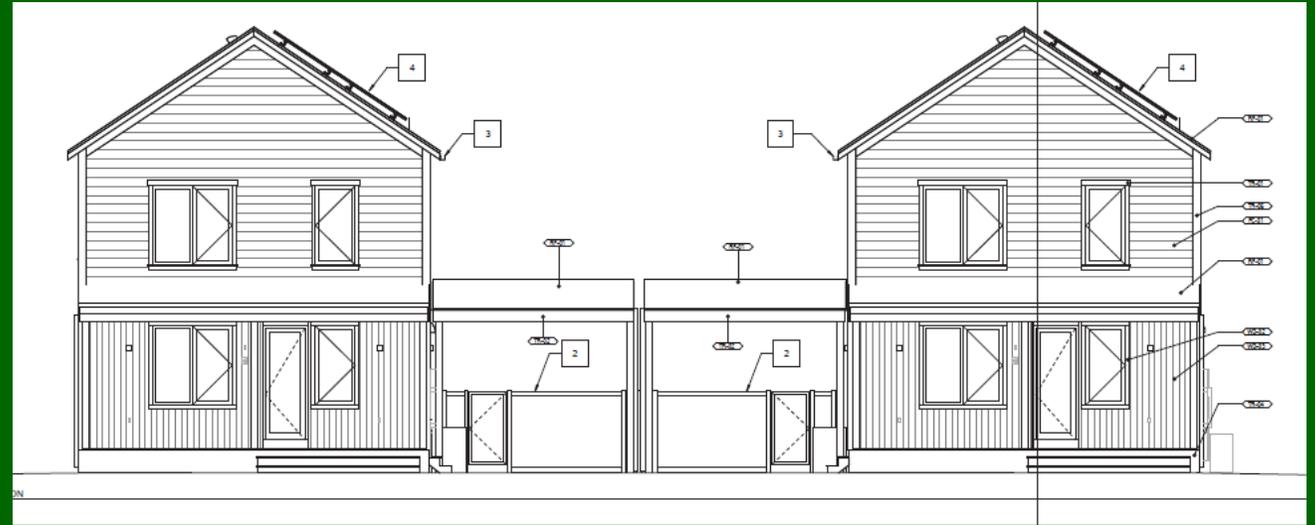


CFS-3 and CFS-4 in permitting: 320,000+ sq.ft. and 600 space parking garage



More Innovative Residential Development: Reframe Systems

- 12 units (6 duplexes)
- Modular construction
- Cluster/LID
- All-electric, energy efficient
- Open Space preservation



Devens by the numbers (2023-25):

- Square footage of new buildings: 1.9 million sf
 - 97% meeting MA Stretch Energy Code
 - Over 15% USGBC LEED Certified (GB incentive)
 - Reduced impervious surfaces through LID: 22%
 - Reduced Embodied Carbon (state goal of NZ emissions by 2050)
 - More resilient buildings & infrastructure (\$avings, investment)



Business Sustainability Assistance:

- Devens Forward Climate Action Plan
 - <https://devensforward.com/call-to-action>
- Business Toolkit
- Local Incentives, Guidelines
- Expedited and Unified Permitting
- Devens Eco-Efficiency Center
 - B2B Connections



<https://bit.ly/DECCAT>



Climate Action Toolkit

For Businesses

Transportation Demand Management:

- Partnership with MART
- MART Connects
- MBTA – First mile-last mile
- Alewife Shuttle
- North Central MA TMA
- Micro-transit grants



Devens Alewife Transit Shuttle



In Ayer-Devens-Lancaster-Shirley

Rides up to 20 miles to and from your pickup location in Ayer, Devens, Lancaster, and Shirley.

5:30AM - 10:00PM
(7 Days a Week)

Call Monday - Friday, 8:30AM - 4:30PM
(978) 345-7711 Option 3

Fare Chart (One Way)

1-10 miles - \$4
11-15 miles - \$5
16-20 miles - \$7

Rides are curb to curb and must be booked at least 1 day in advance by 2:00 PM.

Credit/Debit cards and tickets for purchase are accepted. Individuals 12 and younger must be accompanied by an adult.



Public Transit Service

Pick-up / Drop-off Times:

	Alewife	Devens Canteen	Commonwealth Fusion
AM	7:50am	8:30am	8:35am
PM	5:15pm	5:00pm	4:55pm

No Rider Fares Required!



For Questions:

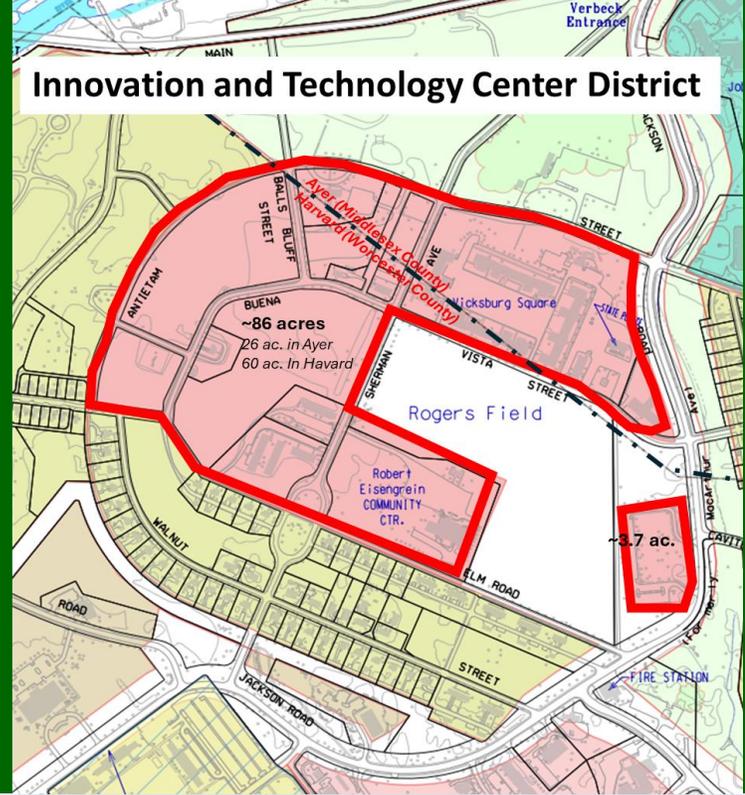
Call: (978) 345.7711 Option 2
After Hours - Option 3



Visit: www.MRTA.us

Elimination of Caps (2024 MA Leads Act)

- 20.5 Million SF Commercial Development Cap
- 282 Housing Unit Cap
- Devens Housing Working Group (ITC)
- Implementing Recommendations with MD and Towns:
 - Regional School Needs Assessment
 - Parking/traffic analysis
 - Existing buildings
 - Community engagement/zoning amendment



Community Engagement/Collaboration

- Devens Farmers Market partnership
- Loaves and Fishes Food Pantry
- Community Betterment Projects (Pocket Forests, Public Art)
- MVP 2.0 – Social Equity & Resilience
- NbS and EE Tours of Devens –~200 people, 600+ attendees, 70+ volunteers





Seeing is believing: it can and is being done!

Devens Nature-based Solutions (NbS)

A virtual tour of innovative Low-Impact Development (LID) techniques integrating the natural and built environment.



<https://storymaps.arcgis.com/stories/23f99d73d4344e11b73fc403ead955db>

<https://www.youtube.com/watch?v=bTRPM06t1W4>

DEC's 30th Anniversary – June 22, 2025



CITIES & COMMUNITIES



What's Next?

- Continued redevelopment & conservation in in-line with Reuse Plan
- Regulations to facilitate more innovative and affordable housing
- Continued engagement on future disposition of Devens
- Supporting/growing the Devens Eco-Efficiency Center
- Continue to LEED by example (USGBC LEED for Communities)





The alternative solution

November 13, 2025

MassDevelopment Board of Directors

Program Highlights

- The alternative solution for resources that commercial, industrial and service entities cannot use internally
- 600+ types of items available to schools, libraries, nonprofits, municipalities, and businesses
- Over 7,000 sf retail space, open 5 days/week, 9:00-4:30, first Saturday Oct-May







Inventory Sources

- Items come from entities that are closing, downsizing, changing operations
 - Manufacturers, retail/commercial facilities
 - Municipal departments, nonprofits
 - Colleges, universities
 - Commercial movers



2025 YTD Accomplishments

- Prevented the waste of nearly 17 tons of resources worth over \$200,000
 - 1,132 pieces of furniture
 - 546 boxes of creative, classroom, office, and operational supplies
 - Saved 42 inventory donors more than \$18,000 in avoided disposal costs
-



More YTD Accomplishments

- Hosted 751 shopping trips made by 284 not-for-profits, small businesses
 - Organizations from 85 towns, 4 states
 - eBay for Charity: 23 US states, Israel, Puerto Rico, New Zealand
 - Helped customers achieve an average of 50% savings on essential resources and upgrades
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Other 2025 Activities

- Improved online presence with new website and 2,000 Facebook followers
- Asked to participate in State-led initiative to reduce C+D waste
- Donated furniture, supplies for new hospital being built in Sierra Leone



Thank you

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