

Staff Report

Devens
Enterprise
Commission

Date: August 2013
To: Devens Enterprise Commission
From: Peter Lowitt, Director and Neil Angus, Environmental Planner
RE: Quarterly Development Updates

PREVIOUSLY PERMITTED PROJECTS:

New England Studios: MJM Development is nearing completion on their 4 sound stages, office and mill building project that when finished will include over 146,000 square feet of new buildings. The sound stages are complete and interior office and mill building fit up continues. Construction of the recently permitted second mill building is now underway with the foundation and structural steel frame complete. The guard house is also under construction and paving, curbing and perimeter security fencing have commenced, with landscaping and final site grading and stormwater improvements to follow. The developer is targeting a mid-September completion date.



DEC Commissioners tour the sound stages/offices at New England Studios



Rear of sound stages – July 2013



Mill building #1 to the rear of sound stages.



Structural steel erected for mill building #2

Erosion and sediment controls around the movie studio site continue to be maintained and are functioning effectively. The Developer is currently in the process of securing control of the Sherman Square property which will provide satellite parking if necessary. Upgrades to bring the Sherman Square parking lot up to standard (landscaping, lighting and shuttle bus stop) are expected to be completed by the end of October.

Citizens Energy (EBZ) Solar Farm off Walker Road: Construction was completed this past winter and the 3MW ground-mounted solar photovoltaic farm is complete and fully operational. The system consists of 12,090 individual solar photovoltaic panels and the utility interconnection runs to the Devens wastewater treatment plant, supplying the Devens grid with clean, renewable energy. In their first six months of operation EBZ Solar produced 1,964,308 Kilowatt hours, which equates to 3.07% of the energy supplied to Devens electric utility customers. To date, this solar farm has generated 2,418,000 Kilowatt hours of electricity – avoiding 1,451 tons of carbon emissions in the atmosphere. It would take more than 213,529 gallons of gasoline to produce this much energy. Perimeter fencing and privacy screening has been installed around the panels with additional plantings along Walker and Hazen Roads to aid in screening the view from Walker Road. The old unsightly barbed wire perimeter fencing (remnants of the former military operations) along Walker and Hazen Roads has also been removed.



Aerial view of solar farm panels off of Walker Road on the North Post

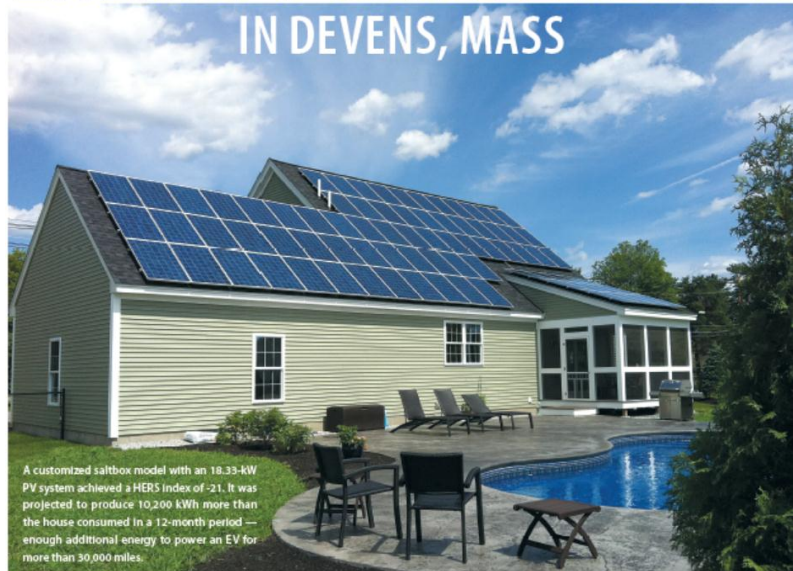


Emergency sign and screening at entrance.

Devens Sustainable Housing Project – Single Family Homes on Cavite & Adams St. and Multi-Family Homes on Bates and Cavite: Construction is complete and all 8 single family homes and 12 multi-family homes are sold. The only remaining work is the public sidewalk and street trees in front of the 8 single family homes, in addition to stabilization of excess soil in adjacent open space areas. The large solar arrays on the single family homes continue to provide most homeowners with a surplus of energy which is fed back into the Devens grid. Devens utilities net-metering policy allows homeowners to receive credit on their utility bill for any excess electricity generated. This project was featured in the March 2013 issue of Solar Today magazine. Read the full article here:

ENERGY-POSITIVE HOMES

IN DEVENS, MASS



http://www.devenscommunity.com/sites/default/files/downloads/SOLARTODAY_march2013.pdf

Cavite Street Park: MassDevelopment is putting the finishing touches on a small pocket park at the corner of Bates Street and Cavite Street This park contains a stonedust path, rain gardens and benches and is in an ideal location close to the existing residences on Auman and Bates Streets, as well as directly across from the Transitions Women’s Shelter and between the Net-Zero energy single family and multi-family homes.



US Fish and Wildlife Visitor Contact Station:

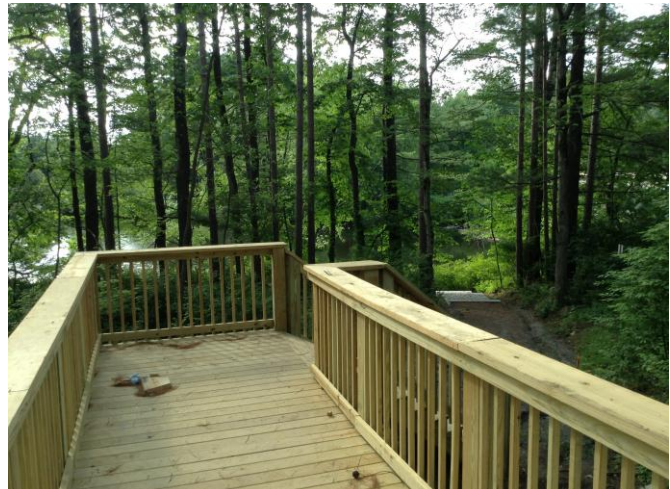
The education pavilion is now complete and the upper portion of the site was recently paved. Composting toilets are in and the stone dust trail leading to an outdoor amphitheater is in back of the education pavilion. The final course of pavement still needs to be laid but the porous concrete is in and working very well (ponding on the hot asphalt paving after rain but no ponding on the cooler porous concrete parking area). On a hot day, the difference in temperature on the asphalt vs. the porous concrete can be as much as 30 degrees – another example of how this site will be a great sustainable development demonstration project - showing how this technique can aid in stormwater as well as urban heat island mitigation. Other sustainable



USFWS visitor contact station and parking. Pervious concrete parking area leading to composting toilets and the education pavilion.

design features include reclaimed wood used in the building construction, waterless composting toilets, biofiltration landscape islands and green roofs. An educational welcome kiosk will also have a series of panels which will display information on the Oxbow National Wildlife Refuge, local trails and also information on Devens and how its redevelopment efforts are integrating the natural and built environment.

The lower portion of the site (the canoe launch parking and canoe launch/river access walkway) is still under construction. The entire project is expected to be completed this fall. Due to budget cuts, the wildlife observation platform was cut from the project however the canoe launch access walkway still provides a nice elevated view of the Nashua River.



USFWS canoe launch/Nashua River access and wildlife observation platform off of Hospital Road

Sight line improvements along Hospital Road to facilitate safe access in and out of the canoe launch parking area are now underway as well. These sight line improvements will eliminate the need for an internal road to connect the Visitors Center Parking and Canoe parking and allow for both right and left turns out of the canoe parking area. The area has been clear cut and the stumps removed and excess material is being relocated to USFWS property on the Shirley side of the Nashua River just off of Perimeter Road in Devens.



Sight line improvements along Hospital Road – trees removed and slope being cut back to provide safer view for both vehicles travelling down Hospital Road as well as those entering and exiting the new canoe launch parking area – August 2013.

Nashoba Valley Regional Dispatch Center: The new Regional 911 Emergency Communications Dispatch Center is now open and in full operation at 270 Barnum Road. The Devens Fire Department and Massachusetts State Police now dispatch from this location. Contact information is as follows:

Nathan Kenney, Executive Director
Nashoba Valley Regional Dispatch District
PO Box 2171
270 Barnum Road
Devens, MA 01434
Main: 978-772-1900
Direct: 978-772-1998

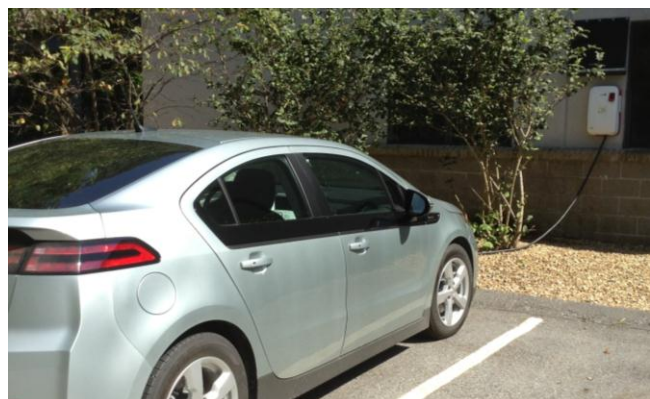


This Regional 911 Emergency Communications Dispatch Center serves the communities of Lunenburg, Lancaster, Harvard and Devens and is another good example of adaptive building reuse, shared services and regional cooperation that the Devens Reuse Plan encourages – for the benefit of Devens and the surrounding towns.

Columbia Tech – 45 Saratoga Boulevard: Ryerson Steel recently leased a portion of their space to Columbia Tech – a subsidiary of of Coughlin Companies out of Worcester. Columbia Tech is a contract manufacturer of printed circuit boards, electromechanical sub-assemblies, pneumatic and air-interface products, power distribution and control assemblies, large systems and machinery, as well as automation equipment, test equipment and other complex modules used in many industries including homeland security, military, alternative energy, semiconductor, LED, medical and digital imaging. Their occupancy required only minor site improvements to accommodate this light manufacturing/assembly operation.



Comrex Electric Vehicle Charging Station – Pine Street: An electrical permit was recently issued to Comrex in order to accommodate the installation of Devens first electric vehicle charging station. BMS and New England Studios will soon follow suit and be installing dedicated electric vehicle parking spaces and chargers.



JP Sullivan Apple Storage Facility Expansion – 50 Barnum Road: Construction has commenced on this outdoor storage area on two (2) acres adjacent to the existing J.P. Sullivan apple packing and shipping facility in Ayer. The expansion into Devens was approved by the DEC back in March of this year. The project involves clearing and re-grading approximately 1.2 acres of existing lightly wooded land to store apple crates that have been filled at the adjacent facility and are awaiting shipping. During the offseason, the area will store the empty crates. The existing site contains a small amount of flood plain, abuts a slope resource area and a large wetland system associated with Cold Spring Brook. The site has been cleared and stumped and grading is expected to commence shortly. As per the approved plans, the Applicant has left a buffer of existing vegetation between Cold Spring Brook and the storage area as well as between Barnum Road and the proposed storage area to aid in screening the site from Barnum Road.



Cleared area for apple crate storage (looking north into Ayer)



Buffer between Cold Spring Bk. & storage area(looking east into Harvard)

Sign Permits: a number of businesses have erected new signage. Two that were approved by the Commission include NB Kenny's multi-tenant sign, and the Great American Grill sign on the Hilton Garden Hotel. These signs required full Commission approval due to multi-tenant signs not being allowed as-of-right in the Rail, Industrial and Trade Related Uses District (NB Kenny) and the Applicant Great American Grill requesting a larger sign due to their setback from Jackson Road. Both signs are in scale with the development:



Other new signs that met the sign regulations and were administratively approved include Quiet Logistics on Saratoga Boulevard, Parker Charter on Antietam Street, and North Middlesex Savings Bank in Devens Common:

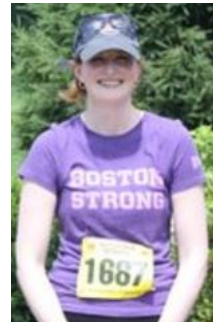


EVENTS

Muck Fest – April 27, 2013: Several hundred people attended the first Devens Muck Fest – a 5-mile run and obstacle course that started at Willard Field and took participants up through the former Grant Road housing area. Obstacles consisted of pits, ladders, balance beams, tunnels, a steeple chase, rope swings, and numerous water obstacles including thunderstorm – a covered mud pit with simulated rain, lightening and AC/DC’s “thunderstruck” playing. This event was very well organized and was a fundraiser that helps people living with MS. The event went off without incident and the event organizers cleaned up and restored the sites back to their original condition with no issues.



Brittany Strong Fundraiser – July 14, 2013: over 300 people attended this charity run/walk and birthday celebration for Brittany Loring, an Ayer native who was injured during the Boston Marathon bombing. The event was held at Rogers Field and was a success, raising funds to help Brittany in her recovery.



Splash of Color Run – August 4, 2013: This unique 5K run event was held at Willard Field and took a few hundred participants through the former Grant Road housing area. Runners started the race with white t-shirts and passed through a series of color stations where they are peppered with color powder. The color powder used is made from food grade-quality cornstarch. It is non-toxic and biodegradable. Runners ended the race full of color and



celebrated their accomplishment by blasting each other with more color. According to their website, the inspiration for the Splash of Color product is an Indian cultural festival called **Holi**. Holi celebrates the beginning of spring; Hindus believe it’s a time of enjoying spring’s abundant colors and saying farewell to winter. The event organizers laid carpet and plastic down at the color stations to help collect and contain the colored product. All color stations were cleaned up and the Devens DPW and Recreation were happy with

the outcome. Proceeds from the event went to the Wounded Warrior Project – a non-profit raising funds to support wounded troops returning home from various conflicts.

Nines Art and Music Festival August 10, 2013: Upwards of 2,000 people came to Devens for this art and music festival. The event featured a series of bands, comedians, art and interactive displays that made use of a number of locally sourced materials – some provided by local businesses and our own Devens Eco-Efficiency Center! The event was well organized and was run by a very professional group, resulting in no serious issues. The event recycled as per their event permit conditions and DEC regulations. For a more complete review and video of the event, go to: http://www.lowellsun.com/news/ci_23839420/nines-festival-delights-music-art .



Art made from local waste products (plastic tubing from a Devens business to create an octopus & a fish made out of 6000 CD's from the landfill)

OTHER UPDATES:

Devens Water Use Restriction Lifted– Due to the low amount of precipitation throughout the spring, in accordance with 974 CMR 8.09 and MA DEP's revised Water Management Act Permit issued to MassDevelopment, mandatory water restrictions were place from May 6, 2013 May 30, 2013. During this time, nonessential water use was restricted from 9:00 am - 5:00 pm and included:

- Irrigation of lawns via sprinklers or automatic irrigation systems.
- Washing of vehicles, except in a commercial car wash or as necessary for operator safety.
- Washing of external building surfaces, parking lots, driveways or sidewalks, except as necessary to apply surface treatments such as paint, preservatives, stucco, pavement or cement.

Ample rainfall during the past few months have eliminated the need to enact a ban so far this summer. Public education and awareness continues to be an important component when this ban is in effect.

Devens Mosquito Management – Devens continues to participate in the Central MA Mosquito Control Project (CMMCP). Throughout the summer, representatives from CMMCP have been sampling mosquitoes from Devens and testing for EEE, West Nile and other mosquito-borne viruses. To date, none have been detected so spraying has not been required. CMMCP is proactively treating catch basins to reduce the likelihood of mosquito breeding.

Littleton Train Station Ribbon Cutting: On June 21, 2013, MBTA General Manager Dr. Beverly Scott, Congresswoman Niki Tsongas, Senator Jamie Eldridge, Congressman John Olver and a host of other local officials attended the ribbon-cutting of the Littleton Commuter Rail Station. The station improvements create better accessibility and service for riders through the replacement and raising of existing platforms, covered walkways, additional parking, bike parking and electric vehicle charging stations. These improvements are a part of the ARRA-funded Fitchburg Line Double Track Project. The Project is adding a second mainline track onto existing track through the station and additional train service to Littleton is expected to be provided once the overall Fitchburg Line Improvement Project is completed in 2016.



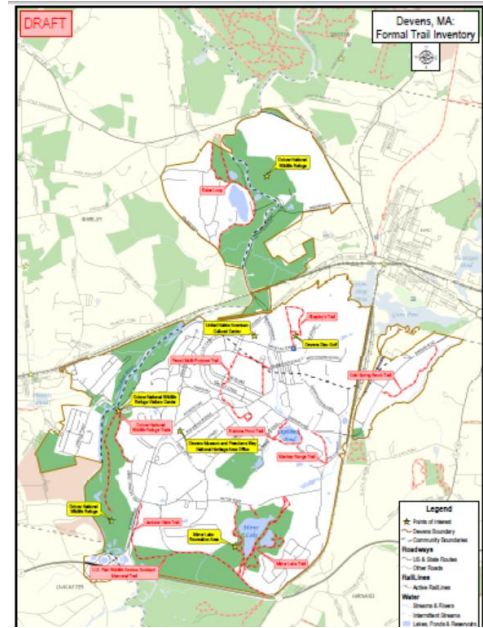
State and local officials cut the ribbon at the Littleton train station.



Raised platforms, benches and covering, including digital displays showing time till the next train.

Fitchburg Line Rail Improvements: (from the MBTA website) Throughout the months of June 2013 through November 2013 the MBTA will be performing the first phase of construction of major improvements on the Fitchburg Line. This 3-year improvement project will improve track, signals, bridges, and stations to reduce trip time and increase service reliability. To facilitate the efficient completion of this work, weekend service will be suspended through the work areas. Substitute busing will not be provided. Normal Weekend service will operate on the Fourth of July, Labor Day, and Thanksgiving weekends. Weekend train service only will terminate and originate at South Acton from June 1st to September 7th, 2013 to allow work to be performed between South Acton and Fitchburg. Weekend train service only will terminate and originate at Brandeis/Roberts from September 7th to November 17th, 2013 to allow work to be performed between Brandeis/Roberts and Fitchburg. Commuters seeking additional information can access project updates at http://www.mbta.com/about_the_mbta/t_projects/default.asp?id=15585

Devens Trails: DEC Staff and MassDevelopment are working on updating the Devens trail mapping to include all trails that MassDevelopment has created over the years, in addition to the USFWS trail system connection in the Oxbow National Wildlife Refuge. Once the trail mapping is updated, MassDevelopment intends to create a few kiosks at specific trail head locations that will provide residents and visitors detailed information on these trails and how they may connect with other trails in Devens. Montachusett Regional Planning Commission recently completed a regional trail mapping exercise as well, so many of these trails will also be promoted on a regional basis. Montachusett’s mapping will also include points of interest in the region and within Devens, including Mirror Lake, Devens Museum, Freedom’s Way National Heritage headquarters, United Native American Cultural Center, US Fish and Wildlife Visitor Contact Station, and the Devens Disc Golf Course. Promoting these trails will achieve multiple objectives of the Devens Open Space and Recreation Plan and provide local residents, businesses and visitors in Devens additional access to a large network of walking/hiking trails – connecting people with the natural environment and encouraging more active and healthy living.



Web Updates – The DEC Website www.devensec.com continues to be updated with the latest Agendas and information on Devens, including current project updates and public health information. We are currently working with Media Power Inc., our website designers, to re-organize the current DEC website to improve the user experience, provide additional information and make it easier to navigate and find the information users are looking for. Stay tuned for the launch near the end of the summer/early fall. Staff also continues to update the Devens Eco-Efficiency Center/EcoStar website at: www.ecostardevens.com with information on its latest programs and services to assist businesses and organizations with improving their triple bottom-line.

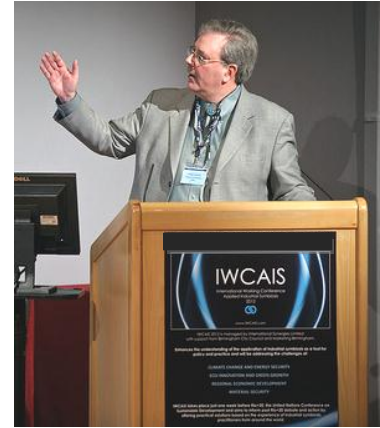
Regulation Updates –Staff is finalizing the drafts of the Innovative Residential Development regulation option, Site Plan and Subdivision amendments. Working sessions with the DEC and MassDevelopment are underway and once completed, the drafts will be formalized and prepared for public hearing in early fall 2013. Changes include cluster development approaches, affordable housing requirements and increased flexibility in lot size and layout, street design and site plan requirements, in exchange for more compact, energy and water efficient development that compliments existing development and furthers the sustainable redevelopment goals of the Devens Reuse Plan.

Sustainable Indicators Report: In 2000, the DEC released a report that evaluated the progress Devens had made toward its Reuse Plan goal of Sustainable Redevelopment. In 2012 the DEC, with the assistance of the University of Massachusetts, conducted a follow-up study to re-evaluate the current level of progress. Interviews and surveys with local businesses were conducted to gain insight and feedback into how businesses in Devens currently operate and what resources they would need to help improve their triple bottom-line. Results of the study were released in early 2013 and are being used as a tool to direct current and future programming efforts and ensure the programs and services of MassDevelopment, the DEC and the Devens Eco-Efficiency Center continue to further the goal of Sustainable Redevelopment within the Devens Regional Enterprise Zone. A full copy of the report is available on-line at: <http://www.devensec.com/sustain.html>

PRESENTATIONS

CPTC Conference in Worcester – March 2013: As part of the UMass Amherst Citizen Planner Training Collaborative annual conference, Staff participated in a panel presentation on regulating water efficiency and presented a case study on how Devens regulations promote water efficiency – from landscaping to building design and stormwater management, Devens is a leader in promoting water conservation and efficiency as part of the design and development review process.

American Institute of Certified Planners (AICP) Ethics Class – April, 2013: Every year, the Massachusetts Chapter of the American Planning Association puts on a series of training classes for professionals who are studying for the AICP exam to become a Certified Planner. Staff presented an overview of ethical principles in planning and reviewed the AICP Code of Ethics with attendees.



Korean Delegation to Devens – February 2013: Korean visitors arrived at Devens in February to learn from DEC staff about the closing and redevelopment of military installations. A number of US military installations in Korea are slated for closure in the next round of base closures and this team of investigators wanted to learn from successful base redevelopments such as Devens. Staff were happy to meet with them at the behest of the International Visitors Center in Worcester and to share some of our experience in this area.

ISIE Conference in Ulsan Korea – June 2013: DEC Director Peter Lowitt spoke at several events in Ulsan, Korea. They included the 10th Industrial Symbiosis Research Symposium (Devens hosted the 6th in 2009) and the 7th International Society of Industrial Ecology Conference where he presented a paper on The DEC's Sustainable Indicators Report. Peter is chair of the Eco Industrial Development/Industrial Symbiosis Section of the Society.

UPCOMING PROJECTS

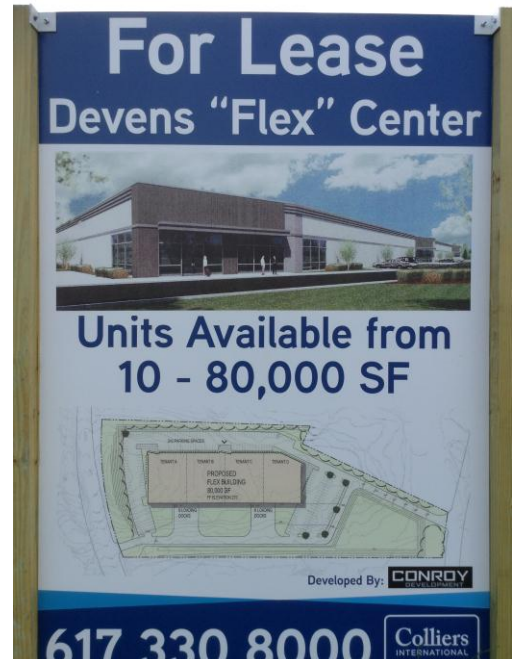
15 Independence Drive – O'Reilly Auto Parts: A national auto parts company is bringing their regional distribution center to the former Kraft building in the Rail, Industrial Trade Related Uses District. This reuse of an existing building will involve minor site improvements to accommodate warehousing operations and office space. The project is expected to bring over 60 new jobs to Devens. An application to amend their Unified Permit is expected shortly.

Lot 6B Barnum Road - Maxant Industries: this is a 3.2 acre vacant lot on Barnum Road between NB Kenny and Dunkin Donuts Bakery that sold earlier this year. Maxant Industries is planning to develop a building associated with their honey processing equipment manufacturing. The owner is in the design phase now and an application is expected later this year.

38 Jackson Road – BMS: Process Development and Clinical Manufacturing facility expansion on their 89 acre site that would involve two new buildings (approx. 100,000 sq.ft. each) and expansions to their existing Utilities, warehousing and chemical storage buildings. A full level Two Unified Permit application is expected by this fall.

Lot 1C Barnum Road – 80,000 sq.ft. Devens “Flex” Center: Located between Barnum Road and Saratoga Boulevard, Conroy Developments is currently advertising the property with the potential to build up to 80,000 sq.ft. of multi-tenant office/warehousing/light manufacturing space. If there is interest, the owner will require DEC approval prior to commencing development of the lot.

Hornet Field Stormwater Pond – Sherman/Antietam: MassDevelopment is currently planning a series of drainage improvements for a municipal stormwater detention basin that would be located near the corner of Sherman Ave and Antietam Street. This basin would help facilitate development of a number of existing parcels with the Innovation and Technology Center currently being marketed by MassDevelopment. Because the proposed improvements are within 100 feet of a wetland system, this project will require a Level 2 Unified Permit (Wetland Notice of Intent).



18 independence Site Plan Modification: An application is expected shortly for minor exterior modifications to the former Sonoco building (currently vacant) to accommodate a new user. Back in 2011, the DEC approved a site plan modification for this property to reconfigure parking and add 15 new loading docks and additional truck parking to enhance the marketability of this site. These improvements were never constructed and the Unified Permit approval has since lapsed. The prospective tenant does not require as many loading docks so they will be coming back to the DEC for a new site plan.

Jackson Road Phase IV: MassDevelopment is finalizing plans for improvements to Jackson Road from the Verbeck Gate to Barnum Road, including daylighting of Willow Brook. The full project is dependent upon funding and could begin permitting by the DEC this winter and possible spring 2014 construction.

In Memory of Wellman Parker – DEC Electrical Inspector from 1996 to 2012 who passed away March 15, 2013 at the age of 85. Wellman was an Ayer native and US Navy veteran and served as the Ayer Electrical Inspector and Emergency Management Director from 1992 until 2010. He was also a member of the Ayer Fire Department for nearly 40 years. Wellman was appointed to the Ayer Fire Department in 1954 rising through the ranks to Chief of the Department in September of 1988. He served in that capacity until his retirement on July 1, 1992. Wellman was a great member of the DEC Inspectional Services team and is missed by all.

