



Welcome to Devens

Peter Lowitt, FAICP

Director

Devens Enterprise Commission



Sustainable Development

- Economic Development, Environmental Protection and Social Equity
- Systems modeled on ecology
- Eco-Industrial Development – industrial symbiosis integrated into the redevelopment process
- Holistic and integrated approach from regulations to educational programs to help our firms green their operations
- Created NGO, Devens Eco-Efficiency Center, to work with businesses to help them green their operations and administer/facilitate industrial symbiosis projects



Background on Devens... place-based

- Located 30 miles outside of Boston
- Former Military Base (NE Army headquarters for 79 yrs.) 4400 acres (1780 ha)
- 1800 acres (728 ha) for development (remainder – recreation and protected open space)
- Base Closure announced- 1993
- Base Closed 1996
- Currently 5.4 million sq.ft. of development & 3,200+/- jobs created
- Top economic development site in the region & national model
- Total payroll 2010 was \$220 million
- Total investment north of \$1.6 Billion (public and private sector)





Economy....



Ecology....



Community....





Devens – An Eco-Industrial Park



- Concept to achieve original reuse plan objectives
- An industrial park in which businesses cooperate with each other and with the local community in an attempt to reduce waste, efficiently share resources
- Ecological Systems Approach (System of Industries) (working cooperatively)
- Engaging traditionally separate industries and other organizations in a collective approach to competitive advantage involving physical exchange of materials, energy, water and/or by-products together with the shared use of assets, logistics and expertise.
- Devens Eco-Efficiency Center and EcoStar Program as tools to facilitate eco-industrial development (Eco-Centers)
- Devens EIP - value-added component to locating at Devens

EID Critical Success Factors

- ✓ Dedicated, credible, capable project champion/s
 - ✓ Visionaries & actionaries
 - ✓ Leverage existing industry, institutions & regional resources
 - ✓ Targeted industry recruitment
 - ✓ Strong industry & local gov't relationships
 - ✓ Emphasis on economic return to stakeholders
 - ✓ Community as partner
 - ✓ Small steps first but long term vision
 - ✓ Aggressive marketing & good fortune!
- Source: Trillium Partners Corey Brinkema

What do you think makes an industrial park eco-friendly?

- Green buildings
- Park management
- Use of recycled materials in park infrastructure
- Deployment of green infrastructure
- Recycling services for park occupants
- Shared services/infrastructure
- Public transportation or alternative transportation choices
- Protecting natural resources through proper site design
- A holistic approach to development