

Devens Project Updates

Date: August 2026
To: Devens Enterprise Commission
From: Neil Angus, FAICP CEP, LEED AP, Director
RE: January through July 2026 Project Updates

RECENTLY COMPLETED PROJECTS:

8 Charlestown St. – YMC America: Construction is complete 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 complete July 2026

The existing buildings that YMC is occupying were the former gym and racquetball courts for the Army. New berming and landscaping along Jackson Road and Peggy Street block the views of the addition and loading docks.

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 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.



Rear view of King Street Properties new building at 75 Jackson Road. August 2026

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.



Rear of new Public Safety Building - Apparatus Bay, solar parking canopies, and fire training tower – July 2026.



Apparatus Bay, rooftop solar, and fire training tower at new Public Safety Building – July 2026.

PREVIOUSLY PERMITTED PROJECTS UNDER CONSTRUCTION:

39 Jackson Road - KSP Pathway Campus and Vulcan Forms: Interior fit-up of this new 140,000 sq.ft. building is underway. Previously leased to Ascend Elements, an EV battery recycling company, the facility is now leased by Vulcan Forms who is expanding their 3-D metal -additive printing business from 112 Barnum Road to this facility as well. The DEC recently issued a license for the storage of flammables, combustibles, and explosives for this facility to accommodate the titanium powder storage.



Vulcan Forms new location at 39 Jackson Road. August 2026



South side loading docks and utility yard of Vulcan Forms new location at 39 Jackson Road. August 2026

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 2026.

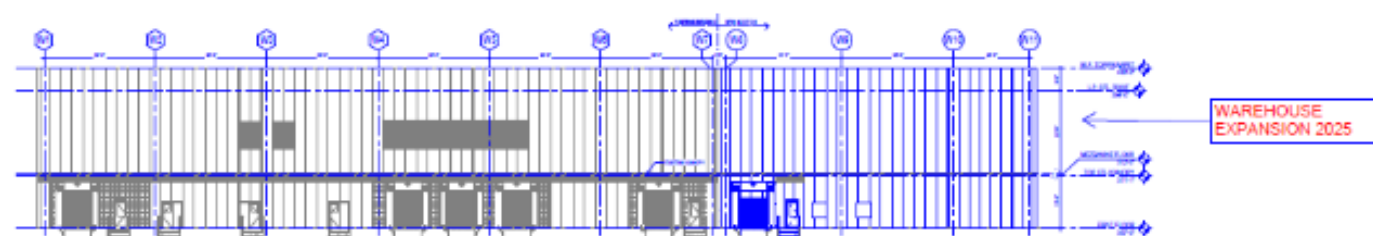


South end of CFS-2 Tokamak Hall – July 2026



North end of CFS-2 Tokomak Hall – November 2025

Bristol Myers Squibb Warehouse Expansion: BMS continues work on their 19,300 sq.ft. addition to their warehouse building (81,250 sq.ft. total). As part of this project, BMS worked with MassDevelopment, MassDEP, and the Army to relocate surplus material from the project to the Shepley Hill Landfill area and filled a previously excavated area by the Army – re-creating valuable grasshopper sparrow habitat – an endangered bird species. This work complied with the Devens Soil Management Policy and Natural Heritage Endangered Species Act requirements.



BMS Warehouse Expansion under construction – July 2026

18 Independence Expansion: Work continues on this +/-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 and new loading docks underway at 18 Independence Drive – July 2026

Reframe 6-Lot Subdivision: Reframe Systems, - a modular housing manufacturer, has begun site work and construction on 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 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. Two (2) units 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.



Rendering of Reframe's 12-unit subdivision along Adams Circle – July 2026

Emerson Green-Grant Road Multi-Family Apartments: Construction has re-commenced on this 46-unit multi-family rental apartment complex. This project will bring another option of affordability to Devens by providing a mix of market-rate and deed-restricted affordable units to people earning less than 100% of the Area Median Income. The developer is also working with the Town of Harvard's Affordable Housing Trust to "buy-down" 12 of the affordable units so that they are restricted to renters earning 80% or less of the area median income. This will in turn allow all 46 units to count towards the underlying Town of Harvard's Subsidized Housing Inventory.



Top left: Apartment construction underway – August 2026. Top Right: location of Apartment buildings along Grant Road. Above: Artists rendering of the apartment complex..

25 Patton Road -Veranova Expansion: Construction is underway on a number of renovations to Veranova's biotech manufacturing campus at 25 Patton Road. The DEC recently approved an amendment to their license to store flammables and combustibles to accommodate this build-out of underutilized lab space that will now be used for a bioconjugation pharmaceutical R&D and manufacturing that supports end-to-end processing from early development to clinical and commercial manufacturing.

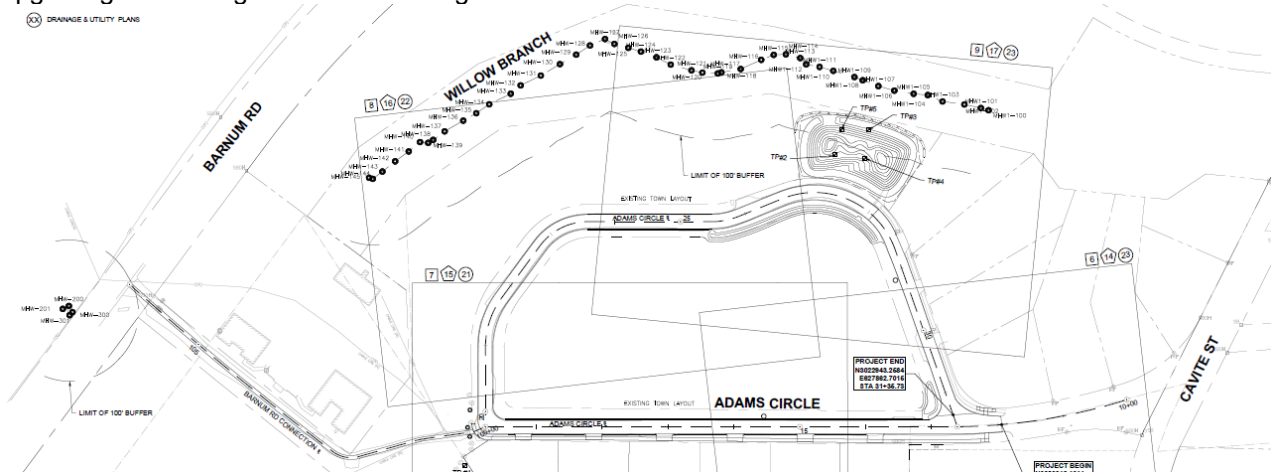


Above: Rear of Veranova's existing lab/manufacturing space that is currently being built out with a number of clean rooms. Below: Front of existing building that is being retrofitted for ne clean rooms and lab/office, and manufacturing space – July 2026.



INFRASTRUCTURE PROJECTS:

Adams Circle Reconstruction: To accommodate Reframe's development, as well as additional future residential development along Adams Circle, now that the 282-unit housing cap has been eliminated, MassDevelopment is upgrading the existing infrastructure along the remainder of Adams Circle.



New infrastructure includes a decentralized and upgraded stormwater management system with a created wetland, new deep sump catch basins, utilities, sidewalks, and new pavement.

Harvard Water Line Extension and Pump Station: The Town of Harvard has completed construction of the water line extension and new booster pump station, that is providing the Town of Harvard with up to 100,000 gallons per day of treated water for residents and businesses within Harvard and avoiding 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.



New booster pump station building and emergency generator and propane tanks for power back-up – July 2026

Givry-Hospital realignment: MassDevelopment recently completed the re-alignment of the intersection near New England Studios and Commonwealth Fusion Systems. The road previously included three “Y” intersections that are unsafe and redundant. The re-alignment of these streets reduced pavement, created a safer “T” intersection at Hospital and Givry Streets, and freed up additional land for sidewalks, landscaping, and improved stormwater management.



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

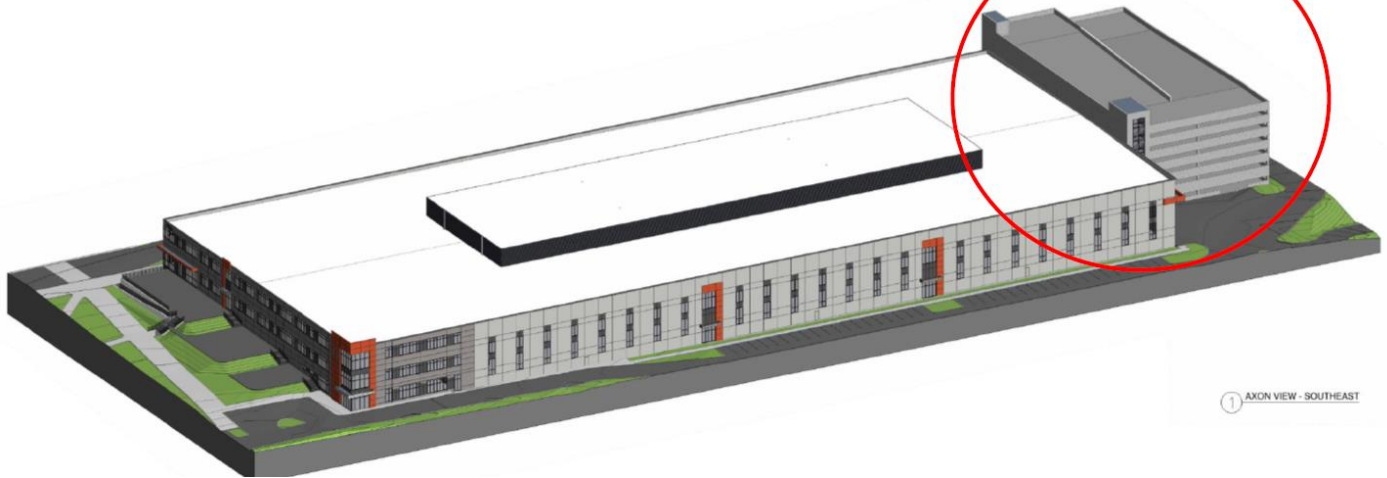
This new sidewalk system connects this area to the Grant Road residential neighborhood, Elm-Walnut neighborhood and a number of businesses (Commonwealth Fusion Systems to the north, Werfen's new building to the east, King Street properties 75 Jackson to the south, and New England Studios to the west). As part of these developments, sidewalks will be further extended to connect to Jackson Road. Additional sidewalk connections to the USFWS Visitors Center, canoe launch, and Shirley Meadows are being planned as well to better connect Devens and this growing area.



New sidewalks at the new intersection of Hospital Road and Givry Street. Mature tree preservation in the background and new low-impact development stormwater management features help decentralize and better treat and infiltrate runoff. – July 2026

RECENTLY PERMITTED PROJECTS (NOT YET IN CONSTRUCTION):

Commonwealth Fusion Systems (CFS) 3 ARC Magnet Factory, Parking, and Office: In early 2026, the DEC issued a Unified Permit for the third phase of the CFS campus project 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).



Rendering of proposed CFS-3 – December 2026

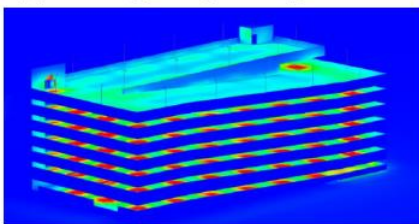
To help ensure the facility was designed to limit potential for nuisance conditions to adjacent existing and future residential neighborhoods, special attention was given to the design and construction of the building, mechanical equipment, windows, lighting and parking.



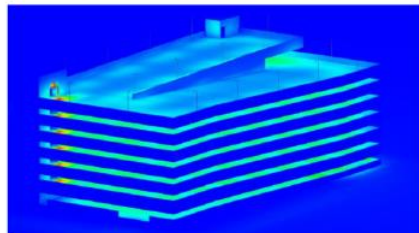
Photo-simulation of CFS-3 from nearby residential areas – December 2026

The Applicant reduced lighting levels considerably, included sound mitigation, equipment screening, and increased landscaping to help further eliminate the potential for nuisance conditions to adjacent neighbors.

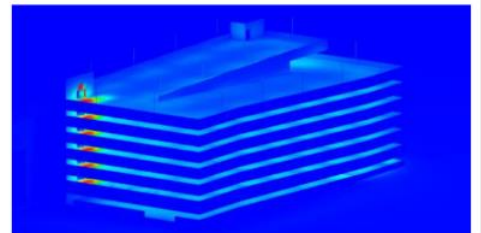
Typical Lighting Design



12/16 Lighting Approach



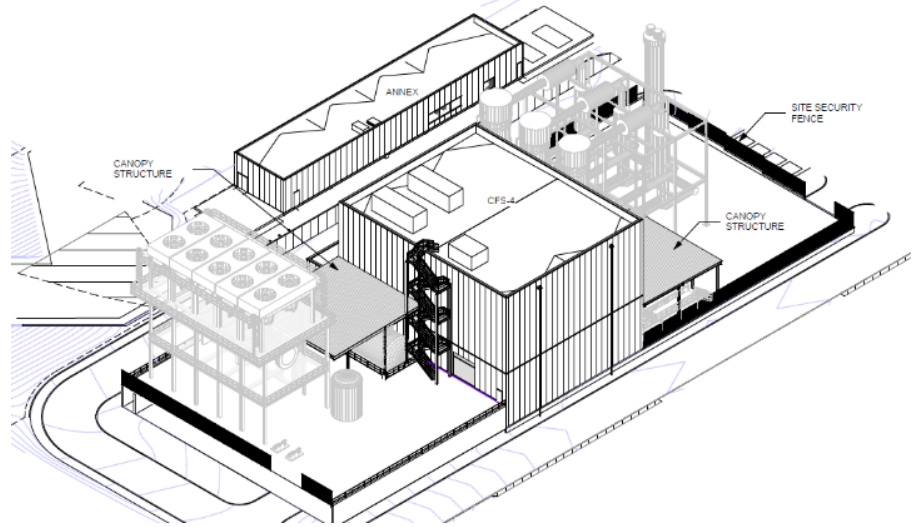
1/27 Lighting Approach



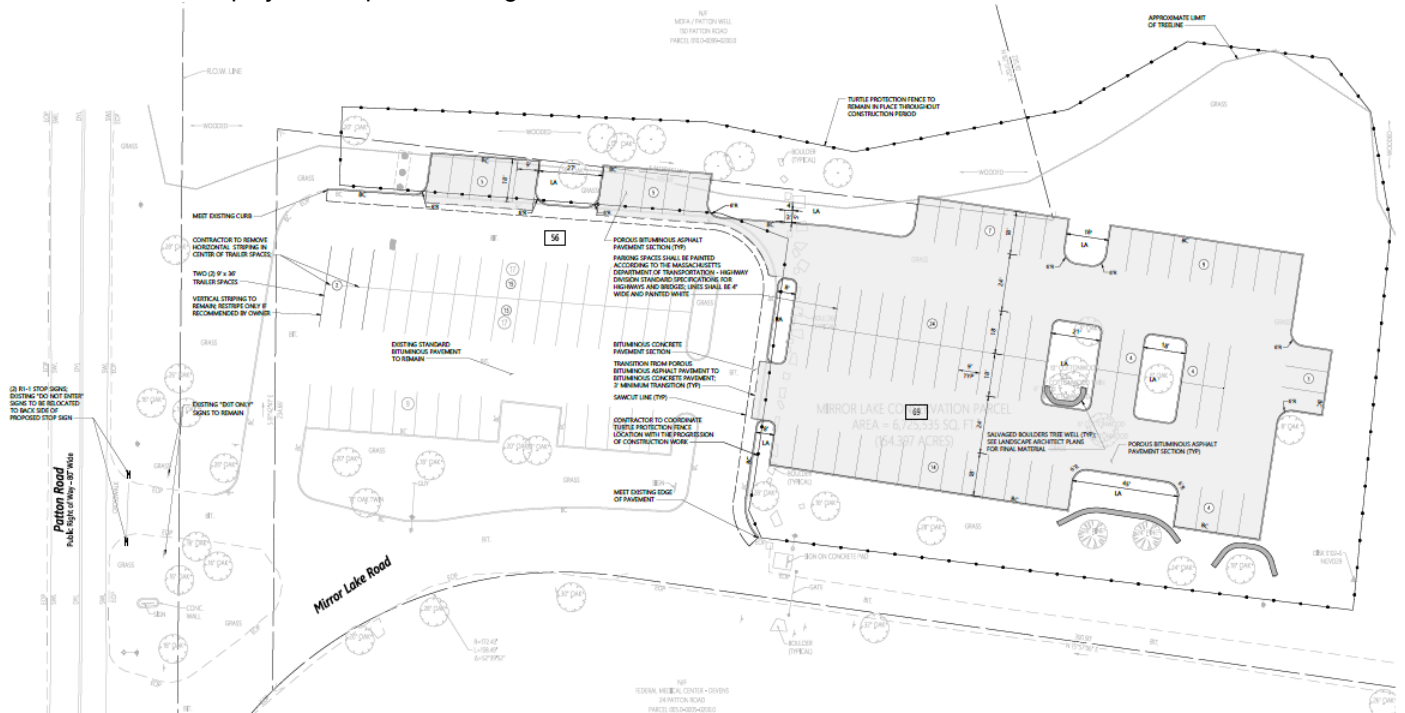
Evolution throughout the permitting process of the photometric heat map of lighting plan for the proposed 6-story parking garage – December 2026

Commonwealth Fusion Systems (CFS) 4 Thermal Heat Storage R&D: In December 2025, the DEC issued a Unified Permit for the 4th 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 fall of 2026.



Mirror Lake Parking Lot Expansion: Last 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 this fall.



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 Solutions 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 2027.

Republic Services (Devens Recycling) Request for Change in Operating Hours: In February of this year, the DEC approved a request by Republic Services to modify their existing Site Assignment and Unified Permit and 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, made this decision after carefully evaluating the Applicant's current operations and considering the potential for increased noise, light, air, odor, and traffic issues that could result. The DEC required Republic to undertake a number of facility improvements and modifications in order to accommodate this change in operations. Those improvements included:

1. A sound wall;
2. Modifications to their filtration, dust, and odor control systems;
3. Restrictions on the timing and volume of early morning and late evening traffic and operations;
4. Designated truck route enforcement and monitoring;
5. Facility door controls;
6. Additional vector controls (excluding anti-coagulant controls);

PROJECTS IN PERMITTING:

None at this time.

DEC SUSTAINABILITY INITIATIVES:

Advancing Multi-Modal Transportation

The DEC continued advancing multi-modal transportation and active recreation throughout 2026. Initiatives with which staff have been involved include:

- [North Central MA Rides TMA](#) 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.
- 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.
- 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.
- Continued discussions 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 Alewife Transit Shuttle

Pick-up / Drop-off Times:

	Alewife	Devens Canteen	Commonwealth Fusion
AM	7:50am	8:30am	8:35am
PM	5:45pm	5:00pm	4:55pm

No Rider Fares Required!

Pick-up now inside Alewife Station building.



Legend:
● Shuttle Stop
— Route

For Questions:
Call: (978) 345.7711 Option 2
After Hours - Option 3
Visit: www.MRTA.us

MART Connects Service Update

Ayer, Devens, Lancaster, Shirley



MART Connects is transitioning to an updated service model with a more structured approach to ensure service remains available throughout the service area for as long as possible under current funding.

Effective April 28, 2026

How it works:

- Trips are available up to 75 miles within the service area.
- Cabs for solo service within the service area.
- Connections are available at Monument Square (Leominster).
- Trips are scheduled in advance.
- We'll let you know multiple times along the way to ensure availability.

How to book a ride:
Call: (978) 345-7711. Advance reservations are required by 200 PM the day prior to travel.

Service hours: Monday - Friday 9:00 AM - 10:00 PM

Connections beyond the service area:
Service connects through Monument Square (Leominster), providing access to:
• MART fixed-route bus service
• Regional destinations
• Commuter rail access via Ayer and Shirley
Free transfers are available to MART fixed routes at Monument Square.



Fare Structure (One-Way)

0-10 miles	\$4
11-15 miles	\$6
16-20 miles	\$7

QR Code

Sign up now at:
www.MARTConnects.us

MART Connects service area: Ayer • Devens • Lancaster • Shirley

On-Demand Taxi to Devens

Pickup from the listed stops below with scheduled times; rides go to destinations within Devens.

This is an **on-demand taxi service** operating between the stops listed in the chart below and locations in Devens. All loops run 7 days a week, except holidays. If you need a ride, call MART's Office at [978-345-7711](tel:978-345-7711) no later than 4:20 PM **the business day before your ride**. (Call by Fridays for Saturday, Sunday & Monday.) Standing Orders may be booked for set schedules. If your schedule doesn't change, you can book all rides for the month at once. Just tell the representative where and when you will be waiting to be picked up (from the listed blue stops below) and where you need to go in Devens.

Pickup Locations	Scheduled Pickup Times
Fitchburg Intermodal Center	6:00 AM 7:00 AM 7:30 AM 7:00 PM
MART Garage/City Line	6:08 AM 7:08 AM 7:38 AM 7:08 PM
Leominster Monument Square (Main St)	6:18 AM 7:18 AM 7:48 AM 7:18 PM
The Mall at Whitney Field (McDonald's)	6:24 AM 7:24 AM 7:54 AM 7:24 PM

Fares

FARES LISTED ARE ONE WAY Adult: \$2.00 — Fitchburg/Leominster to Devens **Reduced: \$1.00** — Seniors (60+), Disabled, Students (with MART Pink ID, Medicare, Statewide ID, or Veteran ID) **Children under 5 ride free** with an accompanying adult. **Exact Fare Required.**

Schedule

BOSTON SHUTTLE		
FITCHBURG ITC	7:30A	2:30P
LEOMINSTER SENIOR CENTER	7:45A	2:45P
DEVENS- MWCC Campus	8:00A	3:00P
RT 2/495- Littleton Station	8:15A	3:10P
CONCORD/EMERSON HOSPITAL- Main Entr.	8:35A	3:25P
BEDFORD VA- Ambulance Entrance	8:55A	3:45P
ALEWIFE- Pick up & Drop off area	9:15A	4:05P
METRO BOSTON/MAJOR HOSPITALS	9:35A	4:30P
WEST ROXBURY VA- Main Entrance	9:50A	4:45P
ALEWIFE- Pick up & Drop off area	10:05A	5:00P
CONCORD/EMERSON HOSPITAL- Main Entr.	10:15A	5:15P
*RT 2/495- Littleton Station	10:25A	5:30P
*DEVENS- MWCC Campus	10:35A	5:45P
*LEOMINSTER SENIOR CENTER	10:45A	6:00P
FITCHBURG ITC	11:00A	6:15P

This shuttle route is different from a regular shuttle or bus routes as it is deviated on-demand. It has Guaranteed (fixed) Stops at set times (in dark yellow) and at estimated times (in light blue). Guaranteed stops repeated at the bottom are estimated on the return back to the Intermodal Center, as well as on-demand. White lines are only suggested stops and are not meant to be accurate or complete. These stops are requested by the customers that board the shuttle at any of the Guaranteed Stops (or by booking a ride) and can vary each day on each shuttle. Since these stops are not fixed, you must call 1-800-922-5636 option 3 for a return ride at least one hour prior to the scheduled start times above. (If you don't call we won't know where someone is waiting to be picked up.) You need to call for return trips at stops with asterisks (*) as well.

Transportation in Devens Business Breakfast Event – April 2, 2026: More than 30 partners from business and governmental organizations attended this Regional Transportation Demand Management Event co-sponsored by the Devens Enterprise Commission and the North Central MA Rides TMA at the Hilton Conference Center in Devens. The event highlighted the transportation partners in the Devens region that are working to advance more transit and accessibility options for Devens businesses, employees and residents. The event included:

- How transportation barriers affect employer recruitment and retention efforts
 - Commuter pain points, gaps connecting transit to job, and lack of commute options
 - Regional resources and partnerships that may help improve employee commute options
 - Shift-based and weekend transportation challenges in Devens
 - Open discussion and idea-sharing among regional employers and mobility experts
- Existing transit and commuting options in Devens panel of NCM Rides and TMA experts as well as CFS and Neil Angus from DEC.





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 June 2026 include:



Devens Green Team Roundtables: 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 2026 included waste reduction strategies. **Our next roundtable is on September 17th and will focus on corporate sustainability objectives and strategies at 8am. Join us!**



Devens Sustainable Business Spotlight

Series: As part of the Devens Climate Action Plan, and in conjunction with the Devens Eco-Efficiency Center, every quarter, the DEC and DEEC sit down with a Devens business to learn more about their business and how their operations are contributing to the sustainable redevelopment of Devens as an eco-industrial park. Check out the feature spotlight series here: <https://www.devensforward.com/blogs>

Sustainable Business Spotlight: Accumet

5th Annual Earth Day Open Streets Festival: On April 22, 2026, the DEC, in partnership with MassDevelopment, the Town of Ayer, USFWS, and the Nashua River Watershed Association hosted the 5th annual Earth Day Open Streets and Greenways event, closing MacPherson and Bishop Roads to vehicle traffic and inviting the public to use the open space, promote active living in the region, and increase contact with nature. An Environmental Fair along the “triangle” of Bishop and MacPherson Roads this year allowed local non-profits, businesses, and municipal partners to highlight their work in protecting natural resources. Devens businesses, Jabil and Bio-Techne, also participated in roadway clean ups before the event, while Veranova and CFS shared information about their sustainability practices at the event.



Left: BioTechne employees collect trash along MacPherson before the Earth Day event. Right: Environmental fair at Earth Day

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. In early 2026, we hosted visits from students of Worcester Polytech Institute and Boston University. 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, in early 2026, we completed development of a [StoryMap](#) to highlight sites and share resources, including short video clips to share more about the nature-based solutions installed at Devens:

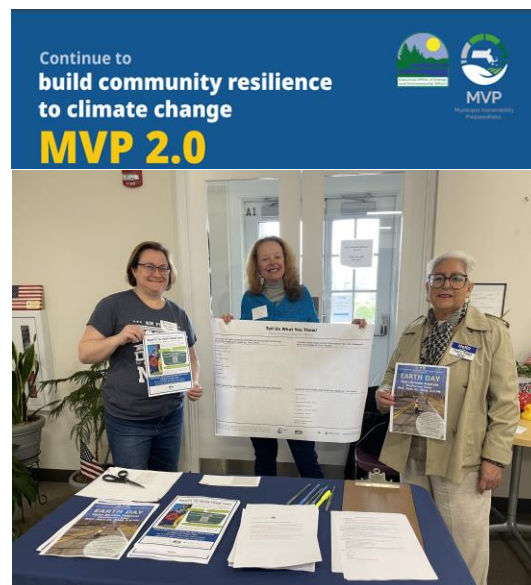


Planning for Community Resiliency:

Devens undertook a Municipal Vulnerability Preparedness Update (called MVP 2.0) to revisit climate resilience priorities, with a focus on the community's social resiliency. The project core team included 6 community liaisons, residents of Devens who were trained in climate resiliency and community engagement skills to conduct the outreach with DEC and Mass Development staff. We are grateful to all the Team members for their dedication to the project. Through a community engagement process that included community events and online surveys, communications were identified as a key focus to improve community connections and raise awareness of community resiliency tools and all that Devens has to offer. Following this engagement DEC has renewed connections with Shriver Job Corps, Loaves and Fishes Food Pantry, and Shirey Meadows service providers. A seed project with support from MVP funding is currently underway to provide communication resources for residents, businesses, and visitors and thereby enhance community partnerships.

Devens MVP 2.0 Core Team

Name	Title
Alison Higgs	Community Liaison / Resident
Beth Suedmeyer	DEC Environmental Planner
Denise Markt	Community Liaison / Resident
Joseph Bisceglia	Project Engineer
Laura Scolnick	Community Liaison / Resident
Mary Redd	Community Liaison / Resident
Neil Angus	DEC Director / Land Use Administrator
Ping Wang	Community Liaison / Resident
Shane Melone	Director of Public Works and Recreation
Tim Kelly	Fire Chief / Public Safety Director
Yin Xiao	Community Liaison / Resident



The Devens Community Resiliency Team WANTS TO HEAR FROM YOU!

Devens heard from residents and businesses about your community concerns and thoughts on how to enhance community resiliency. **Now we want your ideas to turn those comments into action!** Scan the QR code to **take the brief survey (Due May 23rd)** or visit: tinyurl.com/Devens-Resilience-Priorities

Please come meet the Devens Community Resiliency Team and **offer your input** as a Devens resiliency project is being selected! Visit our webpage to **learn about upcoming events:** devensec.com/mvp2.html





Rewilding Devens:

DEC staff continue to support the maintenance of the pollinator meadow off MacPherson Road with the USFWS staff, Friends of Woodlands and Waters, and a volunteer team. The Pollinator Week workday (photo to the left) helped to raise awareness about the importance of native plants and sustainable practices as well as continue the goals of a previous grant from the Nashua Wild and Scenic River Stewardship Council.

Staff also continue the monitoring and maintenance of the “Taking Root” Pocket Forest project at the five pocket forests in Devens and Ayer. Ongoing engagement with the Ayer-Shirley Regional Middle School, Parker Charter School, and local businesses, residents, and organizations in planting, monitoring, and management of these pocket forests helps achieve the Devens resiliency and rewilding goals.

Finally, invasive species control projects in sensitive habitats are planned along the Nashua River and in Robbins Pond in collaboration with the Nashua River Watershed Association and the Wild and Scenic Stewardship Council.

Biometric Research with Tufts: As a follow-up to our previous biometric research on the subconscious impacts of neighborhood design on human mental health and well-being, the DEC again partnered with Tufts University and the Human Architecture and Planning Institute (the HAPI) to study the subconscious impacts of integrating more natural vegetation into developments. This study included a biometric investigation of unconscious visual attention and affective reactions to pocket forest environments in Devens and Ayer, Massachusetts. The study applied eye-tracking and facial-expression analysis to evaluate how vegetation maturity and ecological complexity in pocket forests influence people’s mental health and well-being. Major findings included:

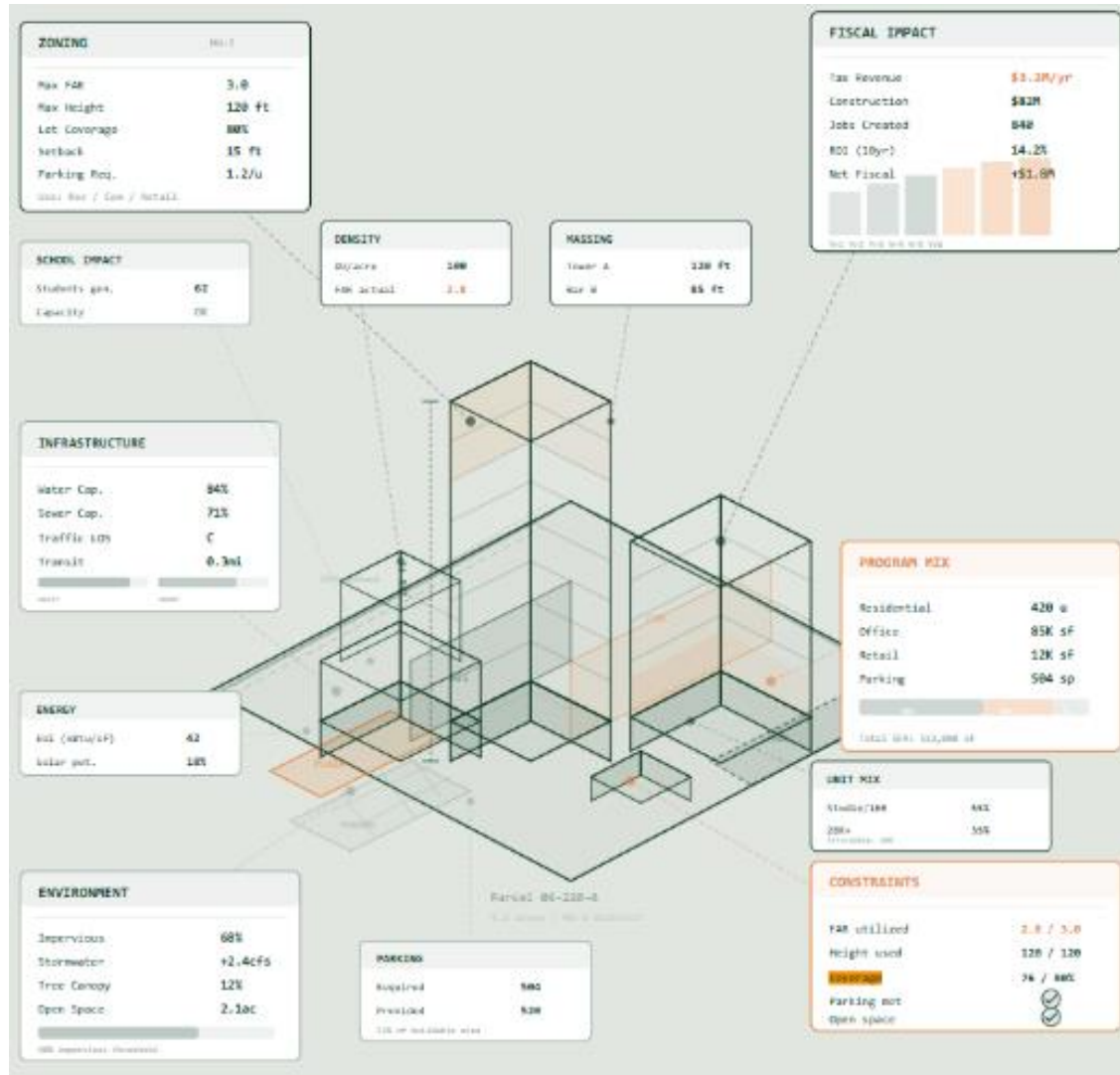
- Mature pocket forest conditions shifted visual attention away from built environment elements and toward prolonged exploratory engagement with vegetation.
- Joy responses from the facial expression analysis demonstrated a statistically significant positive association with vegetation maturity. Stress-associated indicators (fear, brow furrow) showed decreasing trends across growth stages.

This study builds on and supports the growing research about the importance of integrating the natural environment into developments for human health and well-being and highlights the importance of [Devens Nature-based Solutions](#) and [Green Infrastructure Guidelines](#), not only for human health and well-being, but also for climate resiliency, wildlife habitat, and improved air quality.

1. PilotSite.No...	1. Original	1. PilotSite.5Year	1. PilotSite.Full...
			
Valence5	Valence4	Valence5	Valence3
Engagement18	Engagement18	Engagement18	Engagement15
Neutral85	Neutral85	Neutral87	Neutral89
Brow furrow6	Brow furrow6	Brow furrow6	Brow furrow8
Joy9	Joy8	Joy8	Joy6

Summary of emotional responses to pocket forests at different levels of growth.

Development Scenario Planning Tool: The DEC partnered with [TangibleImpact](#), an MIT and Harvard Graduate School of Design Planning start-up, that was developing a planning scenario evaluation tool. The recent Devens Housing Working Group report caught the attention of this firm and we collaborated to build, test and evaluate the tool. The DEC and TangibleImpact undertook a conceptual exercise to test alternative ways to model and evaluate a diverse array of development scenarios for redevelopment projects. The team used the Innovation, Technology Center District in Devens as a test case. The tool evaluated how existing zoning regulations can impact housing supply, commercial growth, infrastructure, open space, and sustainability performance and environmental impact. The tool created an interactive workspace where development scenarios could be defined and



adjusted, depending on development goals and/or community feedback, using parameters like building scale and massing, residential mix, office allocation, green space ratios, and parking requirements. The tool is being developed so that planners, developers, and communities can immediately see the potential housing, fiscal, infrastructure, and environmental impacts of varying development scenarios. The tool, while still in the early stages of development, will help turn future scenario planning from a documentation exercise into an interactive thinking tool, that ultimately supports more informed planning and development decisions. The DEC was proud to support this innovative collaborative effort as a way to help foster innovation and keep Devens at the forefront of sustainable redevelopment.

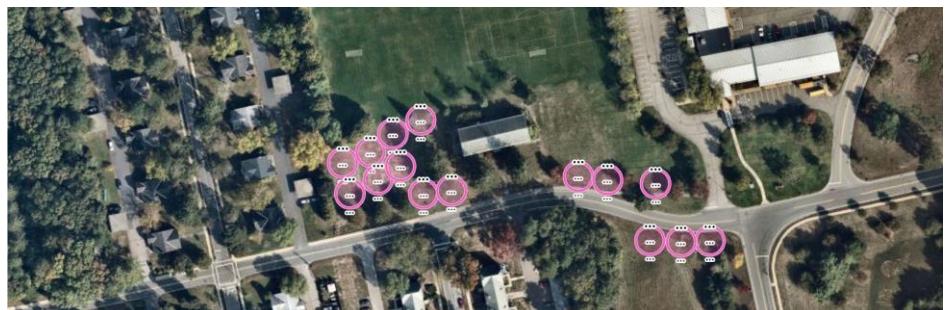
Devens Farmers Market: The Devens Farmers Market in collaboration with Dick's Market Gardens of Lunenburg is back again at the corner of Jackson and Elm Roads, every other Tuesday through October 14th. The DEC continues to partner with the farm and local businesses and organizations to offer Community Supported Agricultural shares all season long. Participating entities include Commonwealth Fusion Systems and Republic Services who offer these shares as a health and wellness benefit to their employees. The DEC also partners with [Loaves and Fishes](#) Food Pantry in Devens, donating fresh produce to the pantry after every market. **Save the date!** A special market with a native plant sale, community organizations, additional vendors, and food trucks was hosted by DEC on August 25th:



UPCOMING INITIATIVES:

Cooling Corridors Grant: The DEC has been awarded a \$75,000 “Cooling Devens Corridors - Enhancing Access to Shade, Nature, and Active and Passive Recreation” grant from the State and is partnering with MassDevelopment and Devens Public Works to implement corridor planting plans for multiple locations in Devens, including sidewalk and roadside shade trees, as well as more trees around active recreation fields and parking areas. The coordinated efforts with these planting plans will ensure we avoid all utility conflicts, maximize urban heat island reduction, while also providing more areas for refuge for residents, businesses and visitors to Devens in the summer months as we experience more extreme heat as a result of climate change.

This project will help Devens further advance our [Devens Forward Climate Action Plan](#) and [Green and](#)



One location for re-planting for the Cooling Corridors Grant – along Buena Vista between the residential and industrial areas.

[Complete Streets](#) goals, as well as our [Green Infrastructure Guidelines](#) by facilitating more natural connectivity between important natural resource areas, including Willow Brook and the Nashua River. The selection of diverse native plantings will help reduce manicured lawn areas, avoid monocultures, support biodiversity, and reduce invasive species. In addition to the environmental benefits (reduced stormwater runoff, improved air quality and wildlife habitat), traffic calming, and pedestrian safety measures, these plantings will also provide residents and visitors with more visual access to nature – which will also help improve people’s health and well-being - as our [biometric research](#) demonstrates visual access/ exposure to nature has mental and physical health benefits as well.

Urban Forestry Plan (Urban Nature Plan): Building off of our natural connectivity and green infrastructure work, the DEC, in collaboration with MassDevelopment, is currently in the process of drafting an RFP to retain a consultant that will assist in developing an urban nature plan that will bring many of these green infrastructure and nature-based solutions together into one comprehensive plan that will inventory existing networks and identify gaps, set priorities and develop management and maintenance strategies to ensure these natural assets continue to grow and provide multiple benefit to the community and region. The plan is expected to be completed in 2027.