

## Development Updates 2012

[www.devensec.com](http://www.devensec.com)

[www.ecostardevens.com](http://www.ecostardevens.com)



**DEVENS ECO-EFFICIENCY CENTER**



### ***US Army/National Guard Training and Maintenance Facility cont...***

- ~59,000 sq.ft. training building
- ~59,000 sq.ft. OMS
- ~91,000 sq.ft. CSMS
- Various Storage Buildings
- Sustainable Design and Construction
- Reduced Impervious (120,000 sqft.)
- Water Resource Protection
- Final completion – Summer 2012



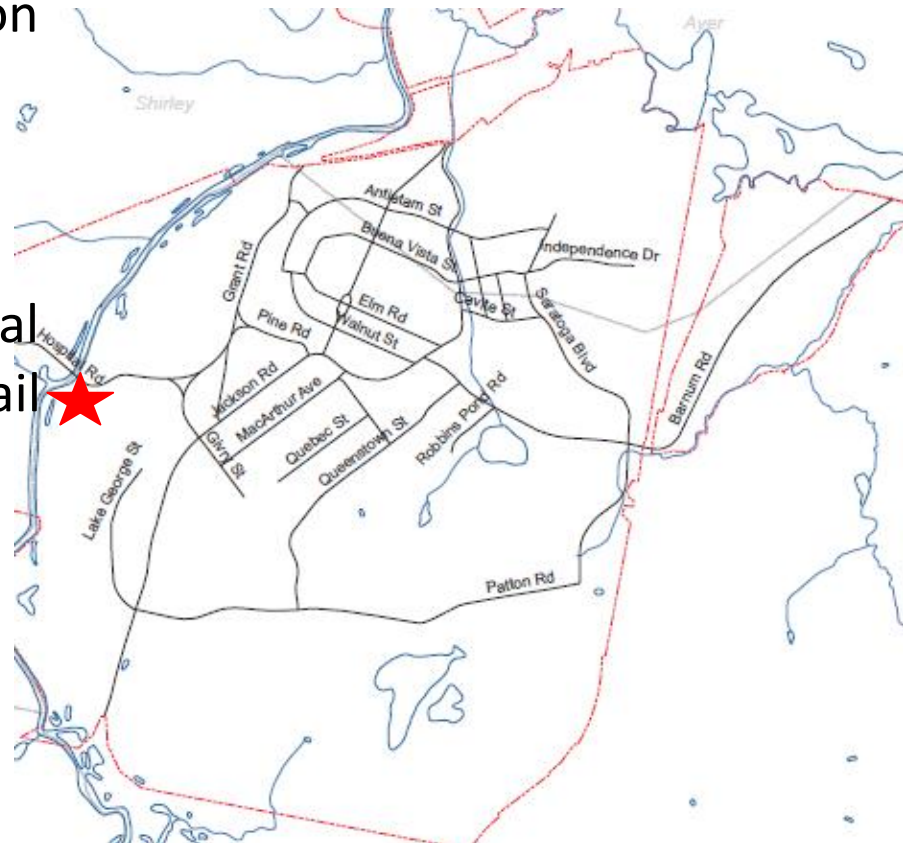


## Permitted and Currently under Construction

### US Fish and Wildlife Visitor Contact Station

- Parking and a meeting pavilion
- Restroom facilities
- Outdoor Education
- Connection to Oxbow National Wildlife Refuge and Devens trail system
- Future phases

(outdoor amphitheater, canoe launch and parking)



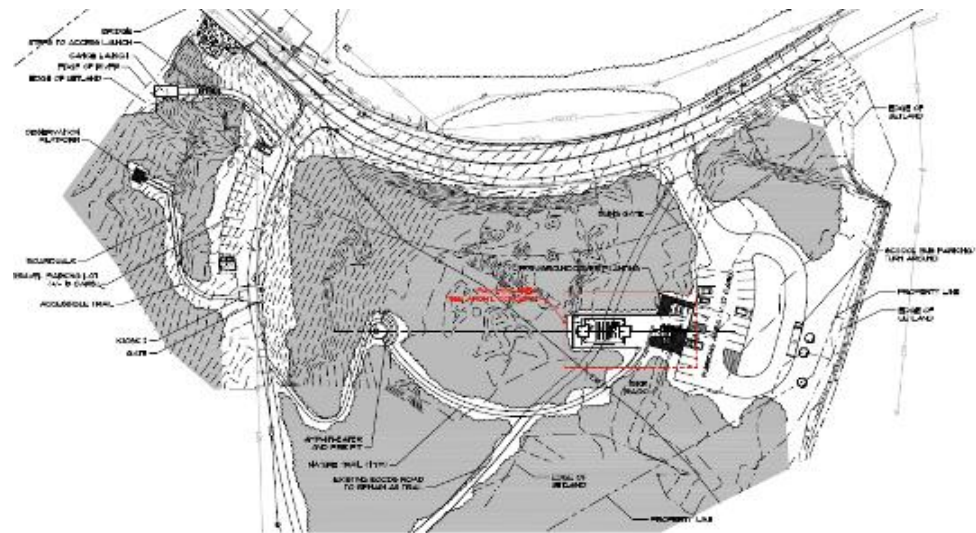




## *US Fish and Wildlife Visitor Contact Station cont...*

Showcase for sustainable development:

- LID stormwater and roofs
- Porous pavement
- Composting toilets
- Solar PV
- Material Reuse
- Showcasing Devens

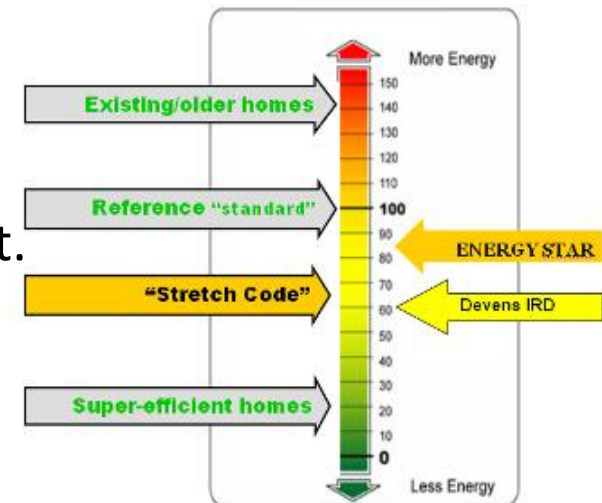




## ***Devens Sustainable Housing cont...***

### **Key Features:**

- east-west axis- maximize p. solar & nat. light.
- Super-insulated 12 inch thick walls
- Triple-pane glass windows
- 18-inches of attic insulation.
- Air sealing to reduce gaps and leakage
- Fresh air systems and heat exchangers
- Water and electric saving fixtures.





### ***Devens Sustainable Housing cont...***

- LOW VOC paints, sealants and coatings.
- 36-panel PV system optional/Net-metering.
- Optional PV upgrades ( -25 to -30 HERS)
- Enough excess to run EV 40 m/d 5d/wk – carbon neutral living.
- Optional E-Monitor system
- LID (reduced pavement widths, porous walkways, on-site roof runoff infiltration (no gutters) and bio-filtration rain gardens)







## Permitted and Currently under Construction

### Chapel Demolition





## Recently Completed

### Devens Regional HHPCC

- Opened July 2011
- 9 Cook Street (behind DPW).
- Residents and VSQG
- Regional - Ayer, Bolton, Devens, Groton, Harvard, Lancaster, Littleton, Lunenburg, Townsend
- Open first **Wednesday** and following **Saturday** 9AM - 12PM
- Next opening March 7.

[www.devenshhw.com](http://www.devenshhw.com)







## Recently Completed

### Devens Common Phase 2

- Hilton Garden 118 Room Hotel
- The Great American Grill Bar & Restaurant
- Robbins Pond Drainage
- Andrews Parkway connection to 10<sup>th</sup> Mtn.
- Open Field/future retail site
- Composting program





## Recently Completed

### Laddawn Inc. headquarters

- Reuse of former Davis Library
- Biodegradable plastic bags (biologics)
- 45 employees
- Abutting Residential (buffering)
- Multi-purpose Trail connection





## Recently Completed

### Quiet Logistics

- Internet order robotic fulfillment center
- 280,000 sq.ft. former Gillette Building
- Automated process but 100 employees

### Robotic Fulfillment to Consumer (F2C)

Delivering on the most challenging facet of eCommerce – Physical each picking order fulfillment

99.99% Accurate, 24 Hour or Less Turnaround, Brand Care, Low Cost







## Recently Completed

### Systems H2O – Barnum Road

- Magne Motion (P1)
- Webster Veterinary Corporate Office
- Completed P.2 in 2010
- 81,000 sq.ft. office/light industrial





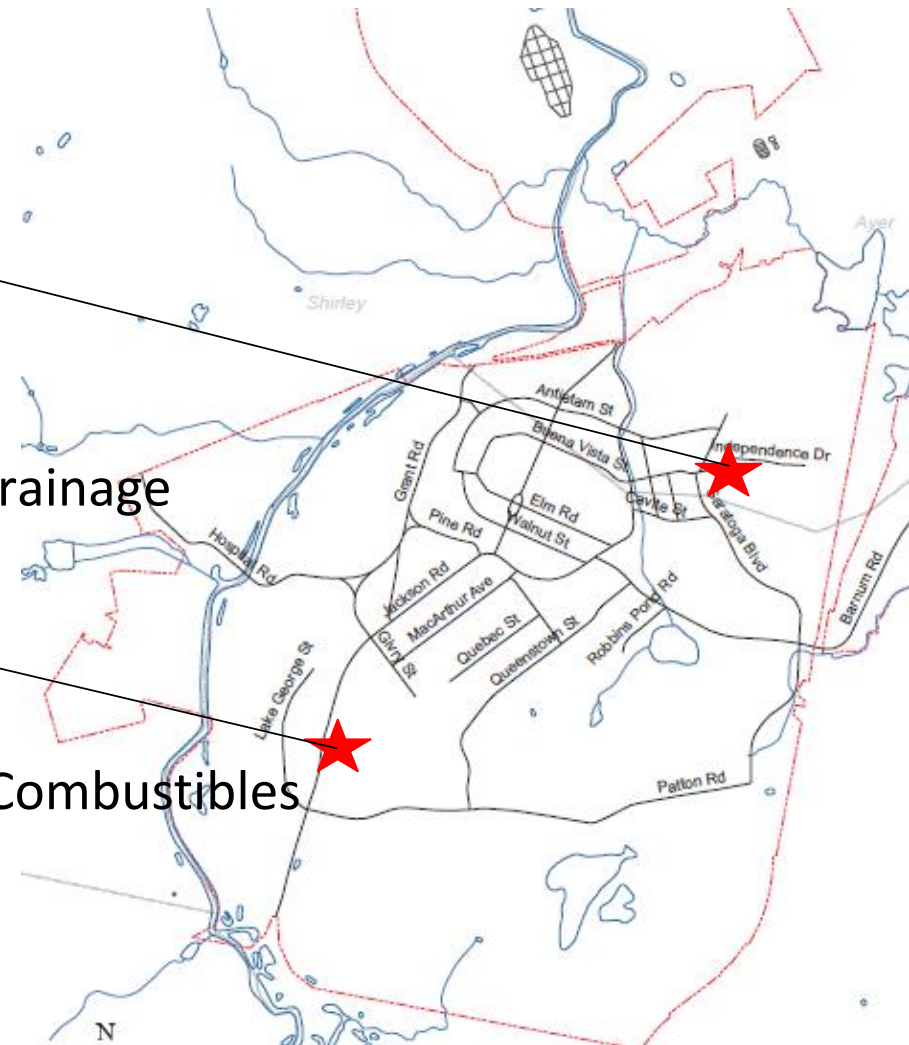
## Recently Permitted

### 18 Independence

- Former Sonoco Property
- 325,000 sqft.
- 15 new loading docks
- Additional landscaping and drainage

### American Superconductor

- Hydrogen Storage Tanks
- License for Flammables and Combustibles





## Recently Permitted

- Citizen's Energy ground-mounted solar farm
- 28 acres in EBZ
- 3MW ground-mounted solar
- 448 racks (10,752 panels)
- NHESP, Vernal Pools, USFWS, OSR, Archelological
- Low-impact use & perm protection of balance lands



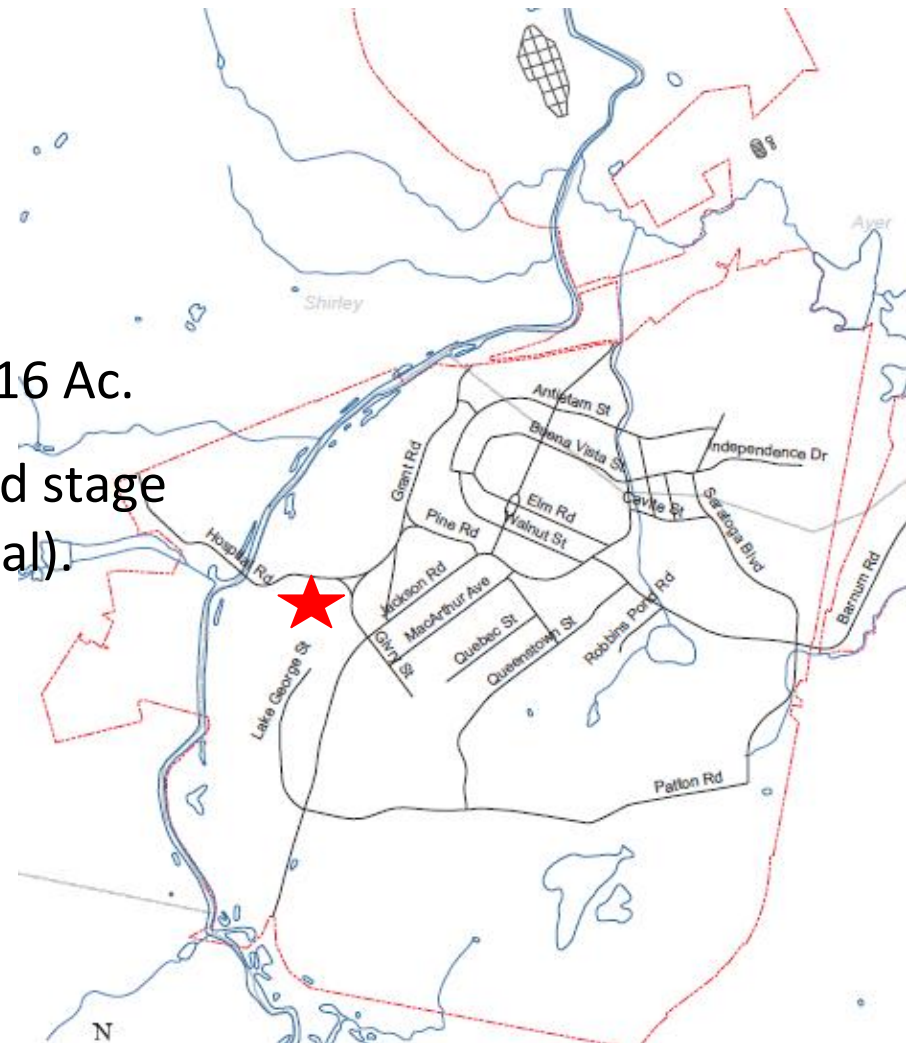




# Recently Permitted

## New England Studios

- Approved January 2012
- 126,000 sq.ft. of buildings on ~16 Ac.
- 30 FT employees; 110 per sound stage during production (up to 470 total).
- Phasing Potential to more than double project size.
- LID, Carpool, EV charging, Ped. connections





AERIAL VIEW OF PHASE ONE

Developer: MJM Development, LLC  
Andover, MA. 01810

# NEW ENGLAND STUDIOS @ DEVENS MASSACHUSETTS

**BASTIEN AND ASSOCIATES, INC.**  
ARCHITECTS AND PLANNERS  
18841 Rte. 1A, Suite 200, Lynn, MA 01902  
Phone: (781) 571-8888 [www.bastienassociates.com](http://www.bastienassociates.com)

**GAVIN & SULLIVAN**  
ARCHITECT  
100 WARDEN ST. #204 | LOWELL, MA 01852  
Phone: (978) 453-3387

10/24/11



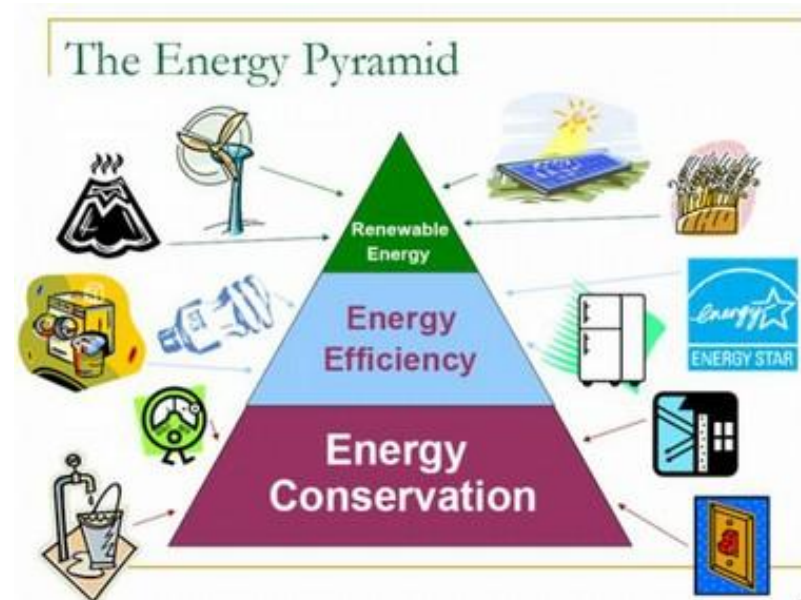






## Recent Reg. Revisions Furthering Sustainability Goals:

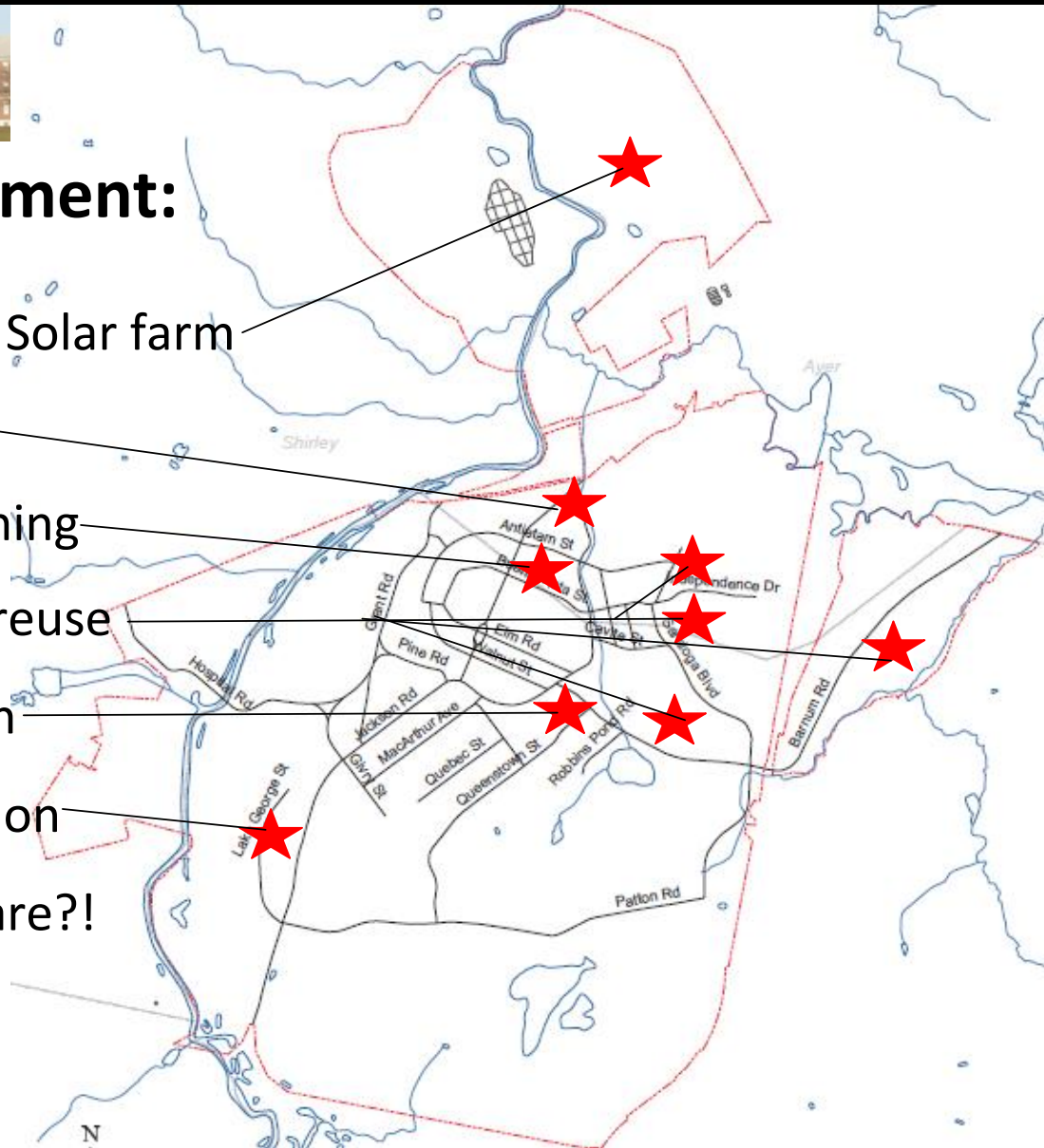
- GHG Emission Reduction Requirements
- Energy Efficiency
- Green Roofs
- Renewable Energy Regs
- LID requirements
- Water Efficiency and Conservation (quantity)
- Groundwater Protection (quantity and quality)





## Projects in development:

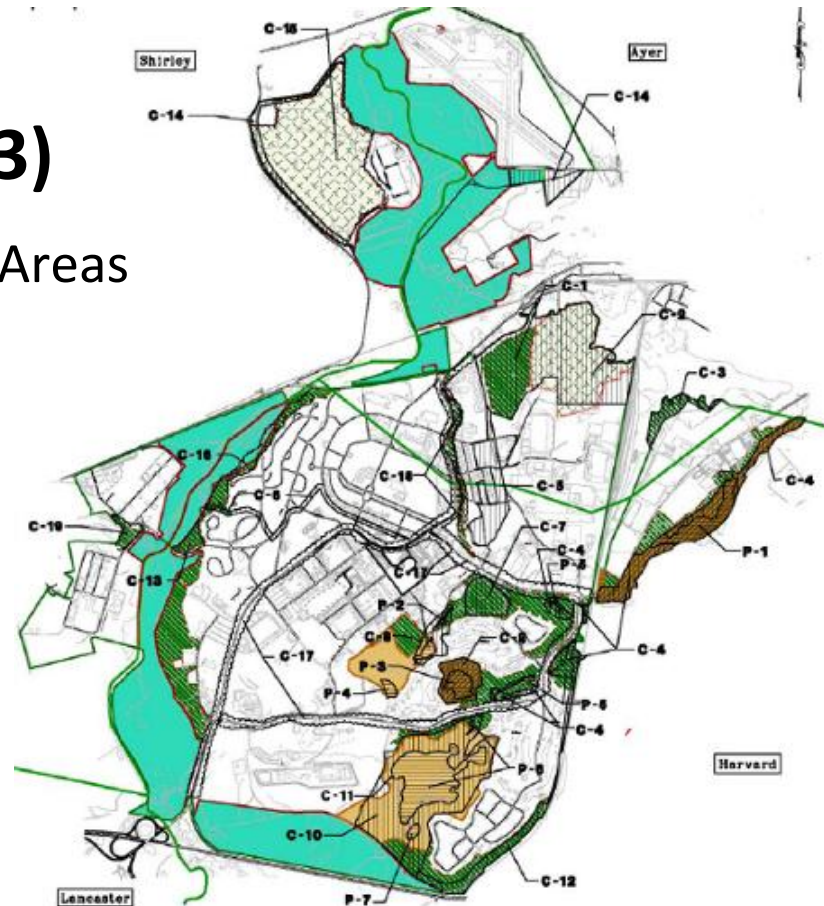
- 6MW ground mounted Solar farm
- Jackson Road Phase 4
- Vicksburg Square Rezoning
- More existing building reuse
- E-911 Regional Dispatch
- St. Gobain Crystal Division
- Others you'd like to share?!





## Devens Open Space and Recreation Plan (2008-2013)

- Priority Protection & Conservation Areas
- Permanent Protection
- Steep slopes, wetlands, geologic
- Green Infrastructure
- Main Post Trails Plan







## Transportation

- TDM – Devens EIR Goal: trip reduction of 15%
- Reduce peak traffic flows, SOV, increase options for alt. trans.
- MassDevelopment TMA – Devens Businesses Join

### *Strategies:*

- Guaranteed Ride Home Program/Ride Sharing
- Employee Education on transportation options
- Ridematching Services
- Flexible work hours/compressed work weeks
- Devens Shuttle Bus
- Fitchburg Line Reverse Commute





## ***Transportation cont...***

### ***Design:***

- Preferred parking for any car/van vanpools, low-emitting vehicles
- Bicycle racks and shower/changing facilities
- Connections to existing/future multi-purpose trail networks
- Pedestrian-scale design
- Hybrid/Electrical vehicle plug-in/recharge stations
- Phased parking and/or reduced parking requirements

<http://www.devensec.com/devserv.html>



## Devens Five Year Review (2006-2011)

- Chapter 498 of the Acts of 1993 and the Devens By-Laws
- Progress reviews of the status of Devens redevelopment
- District by District development analysis
- Comparing actual development with Reuse Plan and By-Laws
- Regulation review (evaluate consistency with Reuse Plan)
- On the web at: <http://www.devensec.com/news.html>
- Annual Reports and Quarterly Project Updates





**Thanks!**

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**Devens Enterprise Commission**

**[www.devensec.com](http://www.devensec.com)**

**EcoStar and the Devens Eco-Efficiency Center**

**[www.ecostardevens.com](http://www.ecostardevens.com)**