



Devens. The place to grow.

Located in north-central Massachusetts, Devens is a 4,400-acre mixed-use community and an awardwinning model for military base reuse. After 79 years as the U.S. Army's New England headquarters, Fort Devens was closed in 1996. With financial support from the Commonwealth, MassDevelopment purchased the property and is implementing a comprehensive re-use plan designed by citizens and public officials.

ECONOMIC DEVELOPMENT

Replacing lost jobs.

- Fort Devens:
 - In 1991, civilian and military payroll totaled \$178 million.
 - Closure eliminated more than 7,000 jobs, including nearly 2,900 civilian ones.
- Devens Today:
 - 87 organizations employ more than 3,600 people.
 - Estimated civilian wages top \$251 million.
 - Devens employees earn \$69,210 on average.
 - Army still maintains significant reserve presence and employs nearly 2,000 military, Department of Defense, and other civilian workers at its installation.
 - Nearly 30,000 Army reservists train in Devens each year.

Creating an attractive and collaborative business environment.

- The Devens Enterprise Commission is a one-stop permitting authority that acts on applications within 75 days.
- Nearly 600 commercially zoned acres have been developed or sold out of 1,200 acres designated for commercial redevelopment.
- Devens-based resources for companies include:
 - The Devens Eco-Efficiency Center, which helps organizations reduce environmental impacts and operating costs.
 - A satellite campus of Mount Wachusett Community College, which has a two-year program in biotechnology and biomanufacturing.
 - The Nashoba Valley Chamber of Commerce.



Welcoming new businesses.

- Bristol-Myers Squibb:
 - Invested more than \$750 million in its biopharmaceutical manufacturing campus, where about 400 people work.
 - Received permits for construction in just 49 days.
 - Plans to invest \$250 million to expand its Devens facility, completing construction in 2015 and adding 350 jobs.
- Other companies that recently located in Devens:
 - New England Studios
 - O'Reilly Auto Parts
 - Quiet Logistics
 - Saint Gobain

COMMUNITY LIFE

Sustainable housing.

- In 2009, Devens initiated a pilot project to build 20 reasonably priced zero-net-energy homes and townhomes.
 - All units have sold.
 - Project boasts some of the most sustainable home energy ratings in the country.
- Developers currently competing to build homes in the Grant Road neighborhood to respond to demand for workforce housing.

Regionalization initiatives.

- Devens hosts the Nashoba Valley Regional Emergency Communications Center, providing 911 dispatch services to Devens, Harvard, Lancaster, and Lunenburg. The Center will save each community about \$100,000 a year.
- Since 2011, the Devens Household Hazardous Products Collection Center has provided a safe disposal site for residents and qualified small businesses from 11 member communities.

A Recreational Hub.

- The Bob Eisengrein Community Center hosts a thriving recreation program, which brings more than 150,000 people to Devens annually for charitable and sporting events.
- Open space accounts for approximately 1,700 acres in Devens and is part of a larger regional matrix of protected land extending along the Nashua River Valley, providing opportunities for hiking, boating, fishing, and swimming.
- Devens is also home to Red Tail Golf Club, named *Boston Magazine's* "Best Public Golf Course" in 2013; the Oxbow National Wildlife Refuge; and the Fort Devens Museum.

