

Devens Annual Report 2026

Leadership

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(as of June 30, 2026)

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Welcome

Thirty years ago, the closure of Fort Devens left thousands without jobs and raised questions about the future of more than 4,400 acres of former military land. What followed was one of Massachusetts' most ambitious redevelopment efforts: a bold vision to create a sustainable, mixed-use community where businesses could grow, residents could build their lives, and innovation could flourish.

Today, Devens stands as a thriving community of leading employers, vibrant neighborhoods, protected open spaces, and a growing population. Its success reflects three decades of collaboration, investment, and the dedication of the many people who helped shape its transformation.

Just as important as the development itself are the community services that make Devens a safe, healthy, and connected place to live, work, and visit. From public safety to recreation, these services enhance quality of life, protect residents and businesses, and support the community's continued economic vitality.

The Devens Fire Department, a 32-member career fire and ambulance service, provides emergency response coverage for both civilian and military areas of the community while working closely with the Massachusetts State Police, which serves as Devens' local police force. Devens is also home to the Nashoba Valley Regional Dispatch Center, which coordinates emergency communications for nine communities across Central Massachusetts. Our Public Works team continues to maintain and improve community infrastructure, planting more than 25 new street trees this year, replacing the roof at the Bob Eisengrein Community Center, and addressing countless seasonal maintenance needs. Meanwhile, Devens remains a regional destination for recreation, welcoming approximately 320,000 visitors to sporting events and recreational activities throughout the year.

This past year also brought several notable milestones:

- Requests for Proposals were issued for multiple residential development opportunities totaling approximately 69.3 acres at Adams Circle and Grant Road, supporting future housing growth within the community.
- Approximately two acres at 25 Adams Circle were sold to Reframe Systems, Inc., which will construct six duplexes that will add 12 new energy-efficient homes to Devens.
- YMC America completed an 11,325-square-foot expansion to support its growing operations serving the pharmaceutical, biotechnology, and life sciences industries.
- Construction advanced at KSP Pathway Campus's new 275,000-square-foot facility at 75 Jackson Road, creating opportunities for future business growth and occupancy.
- Significant work continued on the new Public Safety Building at 115 Queenstown Street, including completion of the Devens Fire Department apparatus bays, a new fire training tower, rooftop solar installation, and solar parking canopies.
- Community engagement remained strong through active participation in the Devens Committee and the Devens Education Advisory Committee, whose resident volunteers continue to help guide the community's future.

As we celebrate this milestone anniversary, we are proud to share **30 Stories of Devens**, a collection that highlights the people, places, businesses, and defining moments that transformed a former Army base into the vibrant community it is today. These stories remind us that the success of Devens is not only measured by buildings constructed or businesses attracted, but by the partnerships, vision, and commitment that have shaped this remarkable community over the past three decades.

Thank you to the residents, businesses, employees, volunteers, and community partners who have been part of this journey. We look forward to building on this strong foundation and writing the next chapter of Devens' story together.

Sincerely,

Navjeet K. Bal
President & CEO

Michael Sweeney
Executive Vice President, Devens Operations



Metro West Collaborative Development



Reframe Systems



YMC America

U.S. Military & Veterans:

Saluting Our Foundation

30 years



A Career of Service

Devens Fire Department Captains Todd Whittier, Jason Baldarelli, and Matty Wayland, along with Firefighter Michael Vachon, all began their careers as Fort Devens Firefighters before continuing their service to the Devens community. Their transition reflects a natural connection between military and fire service values—where discipline, teamwork, and a strong commitment to serving others remain at the core of their work.



Keeping the Legacy Alive

Founded in 2000, the Fort Devens Museum is a private nonprofit organization dedicated to collecting, preserving, and sharing the artifacts and stories that document the history of Camp Devens and Fort Devens from 1917 to the base's closure in 1996.

Once known as "New England's largest Army base," Fort Devens represents more than a century of military service, community life, and regional history. Through the preservation and exhibition of invaluable artifacts, photographs, documents, and personal stories, the museum provides meaningful educational experiences for visitors of all ages.

By keeping these stories alive, the Fort Devens Museum honors the people who served, worked, trained, and lived at Fort Devens while ensuring that future generations can connect with this important chapter of American history.

Training the Next Generation

In its 79 years of service to the country and the New England area, more than 400 units (including a U.S. Navy Air Squadron) called Fort Devens home. In 1991, the Base Realignment and Closure Office recommended that Fort Devens' active-duty mission be eliminated and a small reserve enclave and training area be maintained for use by the U.S. Army Reserve and National Guard.

Today, the Devens RFTA provides training capabilities and base operations support to the United States Armed Forces across New England.





Revamping Homes for Veterans

Soldier On and Clear Path for Veterans New England (now Veterans Pathways of New England) partnered with MassDevelopment on a $2.1 million project to transform 14 housing units into a modern, high-quality living environment for Veterans and their families. The renovations delivered essential upgrades, including fully updated kitchens and bathrooms, refinished hardwood floors, new boilers, and hot water heaters. More than just improvements to buildings, the project reinforces a commitment to providing Veterans with the support, dignity, and stability they have earned, creating homes that are safe, comfortable, and built for the future.

Fort Devens to Fairways

Opened in 2002, Red Tail Golf Club was designed by renowned golf architect Brian Silva, who thoughtfully wove the area's military heritage into the course layout. Distinctive features — including the metal lookout tower overlooking the 18th tee box and the old ammunition bunkers surrounding the sand-filled 17th hole — pay tribute to the land's past as part of historic Fort Devens.

It is hard to imagine today that rows of military barracks once stood where holes 7, 8, 9, 10, 12, and 13 now stretch across the landscape. Inside the clubhouse, a photograph of Francis Ouimet — the amateur golfer who captured the 1913 U.S. Open — giving lessons to troops at the original Fort Devens nine-hole course serves as a powerful reminder of the community's rich history.





A Return to Devens

This year, Regina Todd is celebrating 10 years of living in Devens — a community that holds both personal and professional significance for her.

Regina served 26 years in the U.S. Army and was stationed at Fort Devens from 1993 to 1994, just as the military base was winding down operations. At the time, few could have imagined the transformation that would follow. But it was that very redevelopment effort that eventually brought Regina back. She credits the Commonwealth's thoughtful planning and commitment to the Reuse Plan for helping create what she describes as a truly unique 21st-century community.

"Integrated, symbiotic, and totally diverse" are the words Regina uses to describe Devens today. "What makes Devens special is the way so many different groups coexist and contribute to the community's identity. Residents from across the globe live alongside world-class businesses, nonprofits, and regional sports organizations that utilize Devens' facilities. At the same time, the continued presence of military remains an important connection to Devens' roots and history."

For Regina, celebrating Devens' 30th anniversary is especially meaningful because the community continues to evolve and make progress year after year. What was once a military base has transformed into a thriving, forward-looking community that remains committed to growth, opportunity, and an exceptional quality of life for all who live, work, and gather there. As Regina puts it, "the pedal is still to the metal" when it comes to building an even brighter future for Devens.

Community:

From Barracks to Backyards

30 years



Finding Home in Devens

John Katter first came to Fort Devens in the late 1980s as a young officer candidate. Years later, he returned to raise his family and eventually made Devens home. He chose a house near a sweeping weeping willow tree, his daughter Izzy's favorite spot, and together they quickly became part of the community. She spent countless afternoons on Rogers Field practicing lacrosse, building skills that later carried her to collegiate play.

For John, those moments reflect what makes Devens special: opportunity, connection, and belonging. He describes Devens as one of the most diverse communities in Massachusetts, home to neighbors from around the world alongside Veterans and families from all backgrounds. To John, Devens is more than a place — it is a community on the rise.



Growing Neighborhoods

At Emerson Green, neighborhood living is rooted in connection, sustainability, and timeless New England character. Developed by NOW Communities and Union Studio, this vibrant residential community in Devens blends thoughtful design with a mindful way of life.

The neighborhood will include 124 sustainably constructed residences with duplexes and multifamily apartments planned for 2027 occupancy — all intentionally compact, energy efficient, and designed for modern living.

Tree-lined streets, welcoming front porches, and inviting parks encourage neighbors to gather outdoors and reconnect with the spirit of traditional neighborhood living. Inspired by the charm of cohesive, walkable communities, Emerson Green offers a refreshing pace centered on people, nature, and a strong sense of place.

A Place People Gather

Now in its eighth year, Yoga On Rogers has become a beloved summer tradition, bringing together Devens residents, employees, and visitors each Wednesday evening for a free, one-hour community class. Set on Rogers Field — the historic parade ground that from 1934 to 1994 hosted military ceremonies, drills, and parades for units stationed at Fort Devens — the series blends wellness with a deep sense of place. Today, the same open space that once trained soldiers is now a place where the community can unwind, connect, and recharge in a relaxed, outdoor setting.





The Canteen

Cheers to Sterling Street Brewery for opening a taproom at The Canteen, located on the Pathway Devens campus at 65 Jackson Road. Featuring inviting indoor and outdoor seating, The Canteen offers a vibrant gathering place for those working in the area and the community to connect and unwind. Guests can also enjoy “Remembrance for the Future,” a striking 20-by-140-foot mural by artist and muralist Kim Carlino, honoring the rich history of the Fort Devens Army Base.

Mirror Lake

Surrounded by conservation land, the laid-back, family-friendly Mirror Lake is a beautiful place to relax on the beach or enjoy a swim. Those looking for more activity can grab a paddle and canoe or kayak along Mirror Lake’s shore, taking in the beautiful scenery, or firm up the core with stand-up paddle boarding. Others may be content just to cast a line and wait for the fish to bite.





Rooted in Devens

Marissa Rivera's connection to Devens began long before she was born. Her grandfather was stationed at Fort Devens in the 1970s, and years later, after moving frequently due to her dad's military career, her family settled in Devens when she was 11 years old. "The walkable neighborhoods and strong sense of community just felt right," Marissa says.

After college in Colorado, service with the Peace Corps in China, and years living in Boston, Marissa found herself drawn back home. In 2020, she purchased her grandmother's house on Auman Street.

Today, Marissa and her husband are raising their son, Arlo, in Devens while balancing work, family life, and community involvement through the Devens Education Advisory Committee. She values the outdoor spaces, connections with other young families, and the stability of a thriving local business community. "I really feel in community here," she says.

Business Innovation:

Where Industry Meets Ingenuity

30 years



Thriving in Devens

At Bristol Myers Squibb's Devens manufacturing site, innovation is embedded into daily operations. Built to produce some of the industry's most complex biologics and cell therapies, the facility combines advanced biopharma science with digital, data, and AI-enabled technologies to improve speed, precision, and sustainability across manufacturing.

In 2026, the Devens site was recognized as a World Economic Forum Global Lighthouse, the only manufacturing facility in North America to receive the designation that year, recognizing its leadership in scaling advanced manufacturing and Fourth Industrial Revolution technologies.



Built Better in Devens

The Boston Globe once called VulcanForms “the most interesting startup in America.” It’s easy to understand why. Headquartered on Barnum Road, the company operates digitally connected production facilities that bring advanced metal additive manufacturing, precision machining, engineering, and quality assurance together under one roof, serving customers in aerospace, defense, medical, and industrial markets without the complexity of fragmented supply chains or overseas production.

Devens isn’t just where VulcanForms started. It’s where the company is putting down deeper roots, with a new facility already in the works and a growing presence across the region as demand for domestic advanced manufacturing continues to build.

Sparking the Future

Commonwealth Fusion Systems (CFS), the global leader in fusion energy, is located on a 60-acre campus in Devens, with more than 1,000 employees and nearly $3 billion in private funding. The company is about three quarters done building its SPARC fusion machine, which is expected to demonstrate net fusion energy after beginning operations in 2027.

This will be the first commercially relevant fusion system to produce more power than it consumes — a major commercial milestone. The company has begun designing its ARC power plant to deliver this clean, safe, and virtually limitless energy to the world.





Why We Chose Devens

Medical device contract manufacturer SMC Ltd. moved to Devens in 2016 and continues to grow with its latest expansion at 18 Independence Drive. SMC focuses exclusively on contract manufacturing for the healthcare industry. The company provides full product services from initial concept through the final packaged device, including program management, design and development, product manufacturing, clinical manufacturing, electronics integration, and global supply chain management.

“With our latest expansion, we will be able to add more talented individuals to our workforce and enhance our capabilities, ensuring we continue to meet and exceed the needs of our customers.” ~Brian Payson, Corporate VP & Massachusetts Site Leader, SMC Ltd.

Permitting in 75 Days or Less

Devens’ innovative unified permitting process has increased the efficiency of the redevelopment process. By combining planning, conservation, health, historic, and variance issues under the Devens Enterprise Commission, projects save both time and money. Even more importantly for developers, streamlined permitting makes the process more transparent and predictable, diminishing risk and uncertainty, which also cost money. Thanks to these advantages, Devens has attracted and retained 100 businesses and organizations.





Next Generation Housing

At Adams Circle in Devens, a new generation of housing is taking shape through a partnership with Reframe Systems, an award-winning physical AI company redefining how homes are built. Using robotics, advanced automation, and AI-driven manufacturing, Reframe fabricates high-performance building components at its production facility in Andover, Mass. By allowing site preparation and home manufacturing to happen simultaneously, the company dramatically shortens traditional construction timelines while maintaining high standards for energy efficiency and durability. In Devens, the company will develop six for-purchase duplexes (totaling 12 housing units). Each of the 12 units will be approximately 2,100 square feet in size, feature four bedrooms and three full bathrooms, and be designed to Efficient New Homes standards.

Sustainability:

Built to Last

30 years



Growing Food Differently

Little Leaf Farms operates a 10-acre, state-of-the-art greenhouse in Devens for baby leaf lettuce, a building designed for both sustainability and efficiency. The operation collects and UV-sanitizes rainwater, using up to 90% less water than traditional field-grown greens. Every stage, from seed to packaging, is optimized to reduce environmental impact while maintaining cost-effective production. And because the greens are harvested at the peak of flavor and never sprayed with pesticides, consumers enjoy fresh, crispy greens that leave them wanting more.



Fossil Free Movement

Electric Hydrogen (EH2) is a leading force in Massachusetts' clean energy economy, manufacturing high-power electrolyzers at its Devens facility to produce low-cost green hydrogen for hard-to-decarbonize industries (think steel and cement). The Devens plant leverages advanced technology to generate fossil-free hydrogen using water and renewable electricity, supporting industrial decarbonization while creating skilled jobs, strengthening domestic manufacturing, and reducing greenhouse gas emissions.

Safe Waste Disposal

The Devens Household Hazardous Waste (HHW) Collection Site is a collaborative program serving 14 surrounding communities, providing residents and small-quantity businesses with a safe and responsible way to dispose of household hazardous waste. The facility plays a vital role in protecting natural resources by preventing harmful chemicals and materials from contaminating waterways, soil, and community infrastructure. Through this regional partnership, the HHW Center delivers an essential public service that supports environmental stewardship, public health, and long-term community sustainability.





Connecting to Nature

The Ayer Devens Pocket Forest Project strengthens climate resilience and reconnects communities with nature by creating small, densely planted native forests across Ayer and Devens. Supported by the Massachusetts Municipal Vulnerability Preparedness Program and hundreds of volunteers, the project established the region's first Pocket Forest in Ayer in 2023, followed by additional plantings in Devens in 2024 and Ayer in 2025, helping advance the sustainability goals of the Devens Reuse Plan.

Pocket forests are compact, biodiverse green spaces that mimic natural forests while providing environmental benefits such as carbon storage, stormwater management, wildlife habitat, cleaner air, and urban cooling. They also give residents opportunities to take part in climate action through community planning, volunteer planting events, and long-term stewardship.

Reuse. Redistribute. Reimagine.

The Great Exchange is an award-winning reuse and surplus redistribution program founded in 2007 by the nonprofit Devens Eco Efficiency Center. Its mission is to keep valuable materials out of the waste stream by finding new uses for items no longer needed by commercial businesses, manufacturers, educational institutions, and service providers. Operating from 33 Andrews Parkway in Devens, the program offers over 600 types of new or like-new operating supplies, classroom resources, office furniture, and fixtures to nonprofit organizations, schools, municipalities, and small businesses at affordable prices. By extending the life of these resources, The Great Exchange helps organizations reduce costs while promoting sustainability and waste prevention.





Designing a Sustainable Campus

Watson-Marlow operates a 150,000-square-foot advanced manufacturing campus overlooking Red Tail Golf Club, representing a $106 million investment in sustainable industrial design and innovation.

The facility includes 50,000 square feet of ISO 14644-1 Class 7 cleanrooms dedicated to the molding, extrusion, and assembly of high-purity fluid path products that support critical pharmaceutical manufacturing. The campus recently earned LEED Gold Certification from the U.S. Green Building Council, recognizing its commitment to sustainability, environmental stewardship, and energy efficiency.

Designed to balance operational excellence with employee wellbeing, the campus incorporates features that promote both productivity and quality of life. To help offset the impact of construction, Watson-Marlow funded the “Garden of Eden” restoration project, resulting in an 11.7% net gain in biodiversity and creating a habitat that now supports more wildlife and plant life than before development.

Nonprofit & Cultural:

Community in Action

30 years



Inspiring Young Minds

Founded in 1913, The Guild of St. Agnes is one of the largest early education and care agencies in Central Massachusetts, serving more than 1,800 children across eight early education centers, 13 school-age programs, and a network of over 135 contracted family childcare educators. The Devens Center offers year-round toddler, preschool, and summer school-age programs for children ages 15 months to 12 years in a safe, nurturing, and engaging environment. Committed to making high-quality early childhood education both accessible and affordable, the center partners with families to support learning, growth, and confidence at every stage of development. At the Devens Center, childcare is more than a service, it is a cornerstone of a strong community, helping to shape the well-being and future of the next generation.



Celebrating Culture & Heritage

Knowing that the closure of Fort Devens would deeply impact surrounding communities, United Native American Cultural Center (UNACC) founder Onkwe Tase set out to secure a permanent home for the center, driven by a strong commitment to advancing and protecting Native American rights while preserving Native American history and heritage. Through the dedication and perseverance of many Native Americans, together with strong public support, UNACC successfully secured designation for the P-5 building within the Devens Reuse Plan. In fall 2003, UNACC negotiated a permanent lease with MassDevelopment and continues to maintain a cultural center dedicated to education, enrichment, and community connection for all people.

Each year, UNACC hosts its annual Native American PowWow celebration and ceremony, featuring tribal drumming, traditional dancing, food, chanting, and healing rituals. These gatherings honor and preserve important Native traditions and history while strengthening community bonds and cultural understanding across generations.

Neighbors Helping Neighbors

Loaves & Fishes was founded in 1983 to help neighbors in need. MassDevelopment sold the food pantry its current location at 234 Barnum Road for $1 and a can of peas. Today, more than 1.2 million pounds of food is taken in and distributed on an annual basis with the help of volunteers and donors. The organization serves the communities of Ayer, Devens, Dunstable, Groton, Harvard, Littleton, and Shirley by providing nutritious groceries in an atmosphere of kindness and respect.





Memorials & Monuments

Devens is home to a variety of landmarks and monuments that help preserve its unique identity and rich history for future generations. Visitors can take a self-guided tour featuring significant landmarks, memorials, and historic monuments located throughout the community. A downloadable monument map is available on devenscommunity.com, making it easy to plan a visit and discover the stories behind these important sites. Whether used as an educational resource or simply enjoyed as a connection to the past, the tour offers a meaningful way to experience the heritage of Devens.

Volunteers Who Make a Difference

When Laura Scott moved to Devens in 2022, her family was looking to simplify life after downsizing from a large property in Harvard. They found the perfect fit on Elm Road in a former officer's quarters filled with historic architectural details and timeless charm.

The home's previous owner, Tom Kinch, encouraged the new buyers to get involved in community governance — advice Laura embraced wholeheartedly. Now in her third year as Chair of the Devens Committee, Laura is focused on connecting residents and stakeholders while supporting thoughtful community planning.

Laura especially appreciates Devens' peaceful open spaces, strong sense of community, and the stewardship provided by MassDevelopment, which helps maintain the quality-of-life residents enjoy.





Bringing the Community Together Through Recreation

The Devens Department of Public Works & Recreation offers opportunities for residents and visitors of all ages to connect, play, and have fun. With a year-round lineup of engaging programs and special events, there's always something happening on our fields and throughout the community.

Beyond recreation programming, the recreation staff manages field and facility rentals for athletic competitions, tournaments, team practices, and cultural events. Over the years, organizations such as the Boston Ultimate Disc Alliance (BUDA), Legacy Lacrosse, Mass Youth Lacrosse, and USA Softball of Massachusetts have chosen Devens as a destination for their events.

Known for their high-quality natural grass surfaces, Devens' playing fields provide an ideal setting for competition and recreation. Combined with a commitment to exceptional service and well-maintained facilities, the recreation staff strives to create a positive experience for participants, spectators, and event organizers alike.

Financials

Devens Utilities - For the Years Ended June 30, 2025 and June 30, 2026

Revenue and Expenses	2025	2026
Operating revenues:		
Gas	$8,246,992	$9,645,293
Electric	30,622,746	33,933,333
Water	1,864,160	1,957,209
Wastewater	4,181,385	4,619,598
Total operating revenues	**44,915,283**	**50,155,433**
Operating expenses:		
Professional and administrative operations	1,023,992	1,078,084
Gas operations	7,549,599	8,263,353
Electric operations	25,523,627	30,481,517
Water operations	919,297	1,315,122
Wastewater operations	2,501,893	2,835,529
PILOT Fee-Electric	500,000	-
Bad debt expense	514,416	320,007
Depreciation expense	5,280,341	5,081,683
Amortization of bonds	-	-
Total operating expenses	**43,813,164**	**49,375,295**
Excess revenues/(expenses) before non-operating activity	**1,102,119**	**780,138**
Non-operating revenues/(expenses)	**6,380,841**	**4,569,408**
Excess revenues/(expenses)	**7,482,960**	**5,349,546**
Capital activity:		
Utility infrastructure	6,025,415	1,902,196
Total capital activity	**$6,025,415**	**1,902,196**

Devens - For the Years Ended June 30, 2025 and June 30, 2026

Revenue and Expenses	2025	2026
Operating revenues:		
Lease income	$870,781	$866,577
Payment in Lieu of Taxes	500,000	-
Property taxes	17,161,008	19,846,398
Other municipal income	1,528,849	1,517,251
Public education	212,642	188,655
Fire income	599,789	295,329
Police income	10,370	4,945
Recreation income	414,575	411,387
Total operating revenues	**21,298,014**	**23,130,542**
Operating expenses:		
Professional and administrative operations	7,670,970	8,601,131
Fire operations	4,258,439	4,786,308
Public works operations	2,348,688	2,228,910
Recreation operations	186,433	176,922
Municipal education expense	2,892,257	2,775,061
Police operations	1,725,372	1,763,566
Bad debt expense and tax overlay reserve	719,613	799,802
Depreciation and amortization expense	3,351,280	4,083,795
Total operating expenses	**23,153,053**	**25,215,495**
Excess operating expenses	**(1,855,038)**	**(2,084,953)**
Land and building sales, net	**1,725,772**	**1,575,745**
Non-operating revenues/(expenses)	**3,099,244**	**1,349,462**
Excess revenues/(expenses)	**2,969,977**	**840,254**
Capital activity:		
Office equipment, computers, software	104,351	526,127
Environmental activities	61,534	37,357
Devens municipal services	1,338,984	1,279,740
Devens real estate and engineering	12,363,336	7,688,026
Total capital activity	**$13,868,205**	**$9,531,249**

Devens 30th Anniversary BBQ



















DevensCommunity.com