

Devens Committee Scenario 2 Specific Requirements – Draft  
Version 2.0  
01/28/2006

1. Timing of jurisdiction transfer to Devens occurs based on financial sustainability using build out metrics from the DDEB Finance Committee forecast models. The assumptions would include reasonable State aid projections.
2. For any parcel removed from Barnum, Mass Development will provide replacement revenue until new “commercial or industrial” development is constructed elsewhere on core Devens that provides equal or more revenue.
3. School Campus (elementary and secondary schools)
  - a. Two complete facilities including land to house new elementary school and secondary school to be leased if or until Devens requires its own secondary school provided at no debt. Schools’ location to be on adjacent parcels providing a campus environment.
  - b. Shared auditorium between elementary and secondary school
  - c. Elementary school to include
    - i. Arts wing or facilities
    - ii. Library (satellite)
    - iii. Conference rooms
    - iv. Cafeteria
    - v. Computer labs (all rooms internet accessible)
    - vi. Science labs (gas plumbed)
    - vii. Special education facilities
    - viii. Playground
    - ix. Playing fields
    - x. Track
    - xi. Gym (with sports equipment)
    - xii. Administrative offices
4. Land (to be provided to Devens debt free and remediate to zoning at disposition)
  - a. Community playground to be located near new housing
  - b. Rogers field
  - c. Willard field
  - d. Buena Vista – Auman street field
  - e. Cemetery (location selected in conjunction with Devens residents)
  - f. Sweet heart monument
  - g. Fosters Garden
  - h. Fort Devens topiary
  - i. Transfer of current open space land to Devens
  - j. Entrance/Exit areas to Devens at Jackson, Verbeck, Shirley and Barnum.
  - k. Right of first refusal to purchase any land, buildings or infrastructure owned by Mass Development over other potential buyers or before demolition.

5. Buildings and facilities
  - a. DPW buildings and land
    - i. Includes office-computer equipment upon transition
    - ii. Includes DPW maintenance equipment upon review and audit with Devens Committee
    - iii. Includes all original drawings, maps and relevant documentation from the DPW and the Engineering Office.
    - iv. Includes stored supplies at time of transition
  - b. Fire station
    - i. Fire trucks and equipment
    - ii. EMS trucks and equipment
    - iii. Fire chief vehicle
    - iv. Office-computer equipment upon transition
    - v. Includes station communication equipment and truck communication equipment.
  - c. Police barracks (renovated)
    - i. Includes office-computer equipment upon transition
    - ii. 4 cruisers, including police chief vehicle
    - iii. Includes barracks dispatch equipment and cruiser communication equipment.
  - d. Davis library (renovated)
    - i. Startup funds to populate library
    - ii. Renovation costs
  - e. Vicksburg Square “adjacent building” and land for potential town hall
    - i. Includes renovation costs and maintenance costs until transition.
  - f. Community Center and land
    - i. Includes building and development costs to convert sections of facility to town use.
    - ii. Includes office and computer costs for town use.
  - g. Chapel and land (maintained until transition)
  - h. Corregidor - Batann auditorium (maintained until transition)
  - i. Demolition and removal of buildings not identified with a reuse (review of complete list of buildings with the Devens Committee)
  - j. Recreation Department equipment and all office-computer equipment at transition
  - k. Devens Enterprise Commission (DEC) office-computer equipment at transition (all original approved applications and permits and any other relevant documentation approved by the DEC).

6. Infrastructure

- a. Ownership of all wells and land about wells located on Core Devens to be transferred to Devens (includes pumping station facilities and land)
- b. Ownership of wells on Barnum Road parcels regardless of whether the parcels are part of Devens or not
- c. Ownership of gas/electric utilities and lands associated with them.
- d. Co-ownership of water/sewer waste treatment facility (regional agreements on these facilities are dependent on assured capacity for future Devens growth to 7.5M sq feet CI development, 1150 additional residential units and no added costs to Devens residents to regionalize).
- e. All current public roads transferred to Devens
- f. All entrance land to Devens (Jackson, Barnum, Verbeck, and Shirley)
- g. Sidewalk completion to Walnut, Elm, Montana and Chance
- h. New lighting to historical residential district area (poles and lights similar to Jackson Road lighting) (Walnut, Elm, Montana and Chance)
- i. Water sewer infrastructure review and evaluation
  - i. Water-sewer infrastructure to be transferred in working condition
  - ii. Remote visual inspection used to create permanent record of all water and sewer infrastructure to be transferred.
- j. Wireless computer infrastructure made to all of Devens (provide access points, servers and support to present and future residential areas)
- k. Improved road network on Devens (similar to the Sasaki conceptual plan that redirects all incoming traffic at Verbeck gate behind Parker School to Patton Road) prior to any upgrade to MacPherson road.
  - i. Traffic monitoring on all Devens exits and entrances including forecasts prior to MacPherson upgrade.
  - ii. Any linkage to Route 2 through Devens based on using full build out residential plus future commercial and industrial build out of 6.5M sq. feet on Devens.

7. Education (Harvard)

- a. Allow any child that begins an education program to complete their education with the contracted town they started their education with.
- b. 6 year contract with 3 year rolling option
- c. No cap restrictions for siblings
- d. Cap increase with capacity increase

8. Municipal services

- a. Contract out services for any pieces of Barnum negotiated to Harvard (Fire, Police, DPW and EMS)
- b. Office-Computer equipment for municipal government start-up

9. Zoning

- a. No restrictive zoning on Salerno
- b. No restrictive zoning on the golf course

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10. Sunshine Clause (disposition zoning on Devens expires within 15 years from disposition vote, (Nov. 2006 therefore expiration of zoning in Nov. 2021)