**A Vision of Housing Development at Devens.** Bill Duston, Chance Street

I believe that the Devens residential community should remain intact and not be separated into two towns. Currently Devens residents are separated politically by the old boundary lines of Ayer and Harvard, but are physically located in a small compact area and share all the qualities of a small town community of around 600 people. Whatever happens to the jurisdiction of Devens, I feel that the residential community should remain together and be either part of Ayer, Shirley, Harvard or Devens as a single entity. With that in mind, I would like to describe the future residential development of Devens as I see it.

As residents, we experience Devens as a wonderful, vibrant, and very livable community with open space, neighborhoods, excellent infrastructure and services that are close by. The existing housing and residentially zoned area in Devens is no more than 1-1.5 square miles and is bounded by Adams Circle, the Parker School, the end of Grant Road, and Bradley Circle. Our residential area is conveniently adjacent to the commercial area of Devens Commons and near to all the other recreational offerings of Devens, including Mirror Lake, Red Tail Golf, playing fields, disc golf and walking paths. The Innovation and Technology Center District (ITC) including Vicksburg Square is in the center of our residential area. Because the ITC is the center of the residential community of Devens, it should be the cornerstone of the community and be the link that brings all of our neighborhoods together. Any new development in Vicksburg Square should draw our community together both physically and socially.

How should the ITC be rezoned and developed? Here are some of the criteria that I feel are important and essential to this development . Many of these were mentioned at the first Working Group Meeting.

1. Reuse existing buildings or tear them down and build on the same site. (i.e. BOQ)
2. Develop brown areas before green, if possible.
3. The density of the residential zone should incorporate cluster zoning with maximum open space and walkability
4. Vicksburg Square should contain no more than 150-200 units of owned and rental housing in 1-2 of the existing buildings with the remaining buildings torn down. Four large buildings with 400 units of housing in Vicksburg Square is too massive for the residential area and for the region.
5. Live/Work/Play should be the guideline for the ITC residential area which should include recreation and mixed use zoning.
6. Development should use the DEC zoning guidelines and include 25% affordable with an emphasis on work force housing and affordability. The template used by NOW Communities at Emerson Green should be the starting point and include a combination of single, multiple and rental units. Construction should emphasize sustainability and a small carbon footprint.
7. The ITC should incorporate mixed use zoning to allow for ancillary commercial space that is compatible with the current Devens Commons businesses and existing ITC businesses.
8. Pedestrian traffic should be encouraged and auto traffic should be restricted from certain areas such as Buena Vista.
9. Zoning for future municipal use should be located outside of the residential zone.
10. Rogers Field should be used for recreation and open space, but large scale recreation events should not be allowed due to the proximity to residential development.
11. New areas within the ITC should be rezoned for open space to include buffer zones between Vicksburg Square and the surrounding residential neighborhoods. Jackson Road and Elm Street provide a buffer for the Auman/Bates and lower Elm/Walnut neighborhoods, however new green space should be considered. A green buffer zone should be developed between the ITC and the Emerson Green/upper Walnut and Elm neighborhoods.
12. If possible, historical buildings should be reused with the exception of the four Vicksburg Square buildings which could be reduced to 1-2 as described above in #4.
13. Utilities should be placed underground.

14. Construction should be done to the highest quality and aesthetics.