



## **REQUEST FOR PROPOSALS RESIDENTIAL DEVELOPMENT OPPORTUNITY**

THE DEVELOPMENT OF  
±62.7 ACRES OF RESIDENTIAL LAND ALONG  
GRANT ROAD, DEVENS, MA



ISSUED: DECEMBER 22, 2025  
PROPOSALS DUE: FEBRUARY 27, 2026

PROJECT WEBSITE:  
<https://www.massdevelopment.com/rfps-and-rfqs/>

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## TABLE OF CONTENTS

1. PROJECT SUMMARY .....	2
2. ABOUT DEVENS .....	3
3. GRANT ROAD: SITE DESCRIPTION.....	6
4. PERMITTING & ENTITLEMENTS .....	13
5. DEVELOPMENT OBJECTIVES .....	14
6. ELEMENTS OF A PROPOSAL .....	15
7. RFP SCHEDULE & PROPOSAL SUBMISSION .....	17
8. REVIEW PROCESS .....	18
9. GENERAL PROVISIONS .....	18
APPENDIX A: RFP CHECKLIST.....	20
APPENDIX B: RFP LIBRARY FOR GRANT ROAD.....	21

Cover image: The Grant Road neighborhood in Devens. (Photo: MassDevelopment, Flylisted.)



## 1. PROJECT SUMMARY

The Massachusetts Development Finance Agency (MassDevelopment), the state's development finance agency and land bank, is seeking one or more qualified development teams for the acquisition and development of up to  $\pm 62.7$  acres of residentially zoned land along Grant Road in Devens, Massachusetts. Devens is a 4,400-acre, master-planned, mixed-use community approximately 35 miles northwest of Boston on Route 2, with easy access to I-495 and commuter rail service. This business-friendly community offers one-stop expedited permitting and is home to more than 7,600 employees across nearly 100 businesses.

MassDevelopment anticipates that this opportunity will expand the growing residential neighborhood along Grant Road. Residential uses are allowed by-right under the Devens Zoning By-laws, with built-in flexibility for denser development under the Innovative Residential Development Regulations. Permitting in Devens is streamlined under a unified permitting system administered by the Devens Enterprise Commission. Financing may also be available through MassDevelopment, including loans, guarantees, and bonds.

MassDevelopment invites interested parties to submit responses to this Request for Proposals (RFP) detailing their qualifications, proposed development plan, project financials, and other relevant materials for consideration.

Grant Road RFP Contact: Amanda DeGrace, Vice President, Real Estate Development  
MassDevelopment  
[adegrace@massdevelopment.com](mailto:adegrace@massdevelopment.com)



Figure 1: Devens from the north. Grant Road is to the right. (Photo: MassDevelopment, Flylisted.)

## 2. ABOUT DEVENS

Located approximately 35 miles northwest of Boston and 25 miles north of Worcester, Devens is a regional enterprise zone managed by MassDevelopment. Since the closure of Fort Devens, a former U.S. Army installation, in 1996, MassDevelopment has led the transformation of the 4,400-acre site into an award-winning and thriving mixed-use community that serves as a model for military base reuse. Today, Devens, which is conveniently located off Route 2, I-190, and I-495, is home to 256 residential units, nearly 100 businesses, and more than 7,600 employees that contribute \$7.9 billion to the Massachusetts economy.

Notable employers in Devens include Bristol Myers Squibb, Commonwealth Fusion Systems, Little Leaf Farms, and New England Studios. Multiple businesses, such as SMC, Werfen, and YMC America, are currently expanding, while new businesses continue to be attracted to Devens' large sites, convenient transportation access, and streamlined 75-day permitting.

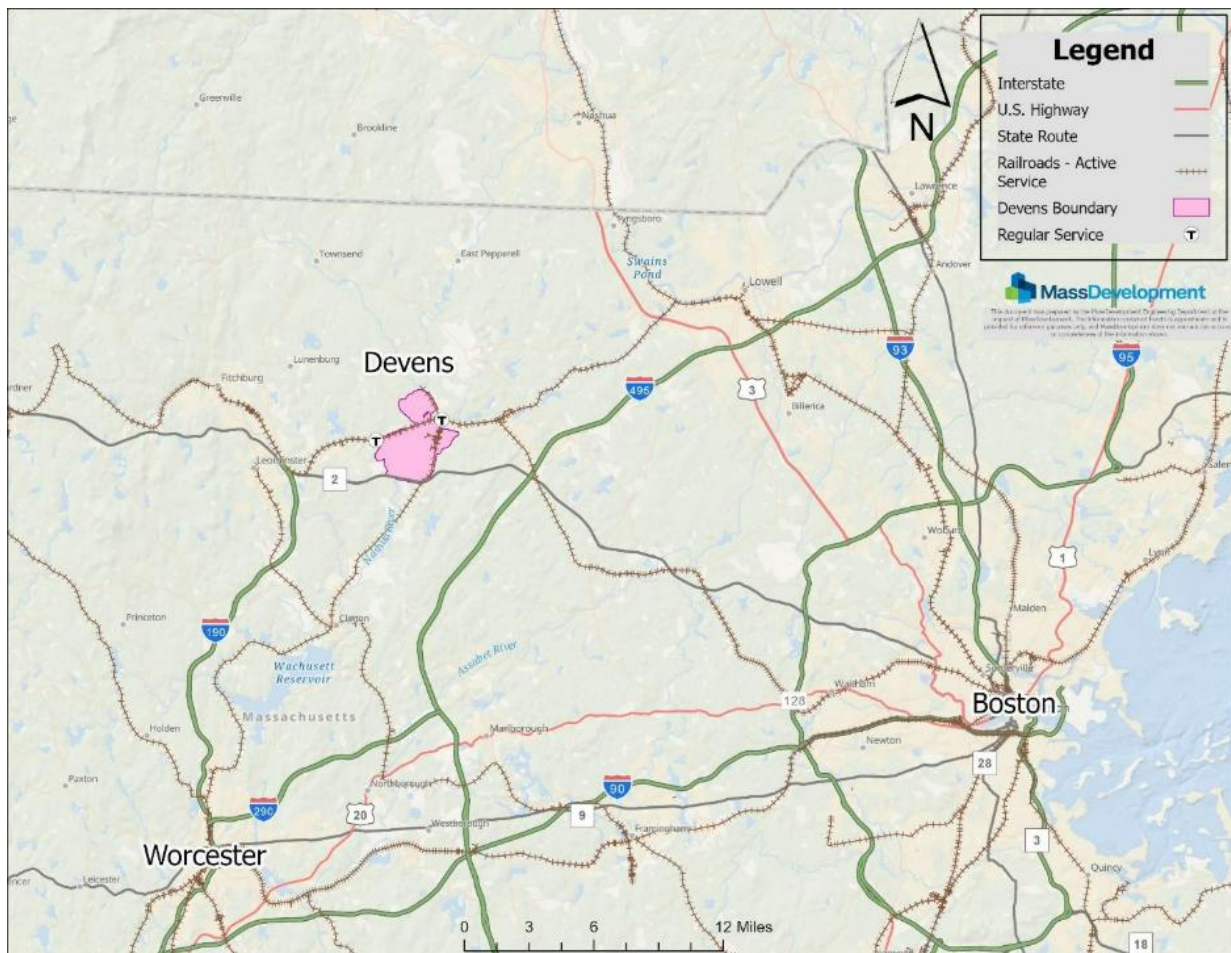


Figure 2. Devens in proximity to Boston and Worcester. (Image: MassDevelopment.)

### Housing Context

In addition to its high-quality job opportunities, Devens is also a desirable place to live and play, with walkable residential neighborhoods and ample open space. Currently, there are 256 housing units in Devens with another 84 permitted and 62 planned. Most of the existing units are single-family homes, duplexes, and townhomes; 58 are age-restricted units in a single



complex. A 46-unit multifamily rental building is currently permitted and anticipated to commence construction in the first half of 2026, while 12 detached townhomes are under construction and expected to be occupied by summer 2026. MassDevelopment and the Healey-Driscoll Administration have made it a priority to increase housing in Devens. According to the Executive Office of Housing and Livable Communities, 6,300 new housing units are needed in the next decade to meet demand in the 22-town Montachusett region, which includes Devens. In the past decade, the median single-family home price in the region has more than doubled, while only 1.1% of units are currently for sale or rent, creating intense demand for housing.



Figure 3. Devens from the north. The Nashua River and Oxbow National Wildlife Refuge are in the foreground, uphill from which are the development parcels of this RFP. (Photo: MassDevelopment, Flylisted.)

Devens includes portions of the Towns of Ayer, Harvard, and Shirley. Since 2012, Devens has contracted with Harvard Public Schools, a highly regarded public school system, to educate students residing in Devens. In the 2023-2024 academic year, there were 86 full-time students from Devens attending the Hildreth Elementary and Bromfield (High) Schools in Harvard. In addition, the Francis W. Parker Charter School and Applewild School are both conveniently located in Devens.

Devens is well known for its large, meticulously maintained athletic fields that host hundreds of field games and events each year. Nearly 70 acres of fields draw thousands of athletes and spectators each year for lacrosse, soccer, and more, while many also enjoy a round of golf at Red Tail Golf Club. Approximately one-third of Devens (1,400 acres) is permanently protected



open space, with highlights such as Mirror Lake, the Nashua River, and the Oxbow National Wildlife Refuge.



Figure 4. Emerson Green on Grant Road. (Photo: MassDevelopment, Matt Wright Photography.)

### **Role of MassDevelopment**

Since the closure of the former Fort Devens in 1996, MassDevelopment has served as the local redevelopment authority and master developer of Devens. MassDevelopment is responsible for the daily operation of Devens, providing municipal services (e.g., public safety, public works) and collecting taxes. As the state's development finance agency and land bank, MassDevelopment delivers financing solutions, real estate expertise, and other assistance to strengthen and grow the Massachusetts economy. We partner with businesses, nonprofits, developers, banks, and municipalities, providing resources to help create jobs, build housing, and foster vibrant communities across the state. During FY2025, MassDevelopment financed or managed 409 projects generating investment of more than \$4.65 billion in the Massachusetts economy. These projects are estimated to create or support 25,246 jobs and build or preserve 2,867 housing units.

Additional information about MassDevelopment and Devens, including a recent business profile and economic impact report, is available in Appendix B.

### 3. GRANT ROAD: SITE DESCRIPTION

Grant Road runs generally northeast from Jackson Road, the main thoroughfare through Devens, to Route 2A/West Main Street in Ayer. The development parcels are generally bounded on the west by the Nashua River and the Oxbow National Wildlife Refuge, and on the east by El Caney Street and Antietam Street. The parcels are bounded to the north by Route 2A and an Open Space Zoning District, and to the south by Pine Road and a preserved buffer area along properties owned by Commonwealth Fusion Systems. The parcels that are the subject of this RFP surround Emerson Green, a 126-unit residential development by Now Communities currently under construction.

The property that is the subject of this RFP comprises four (4) parcels totaling  $\pm 62.7$  acres:

- **Parcel A** ( $\pm 45.8$  acres): Parcel A is located along the western side of the Grant Road neighborhood and extends from West Main Street in the north to Hospital Road in the south. To the west are both the Oxbow National Wildlife Refuge and a 100' wooded buffer and to the east are Emerson Green and Grant Road. It is the largest of all the parcels, but includes steep slopes, an earthen berm, esker, and an easement for a 69kV powerline that traverses the parcel.
- **Parcel B** ( $\pm 7.5$  acres): Parcel B is located at the northeasterly corner of the site on the east side of Grant Road and is approximately 7.5 acres. This is a heavily wooded site that overlooks recreation fields to the east and abuts vacant parcels within the Innovation & Technology Center zoning district.
- **Parcel C** ( $\pm 7.3$  acres): Parcel C is located on the easterly side of Grant Road between El Caney Street and is  $\pm 7.3$  acres. It is directly adjacent to Emerson Green, and vacant parcels within the Innovation & Technology Center zoning district. There are two wooded areas and topography varies across the sites.
- **Parcel D** ( $\pm 2.1$  acres): Parcel D is the smallest of the parcels at  $\pm 2.1$  acres and is located in the southeastern corner of site at the intersection of Grant and Pine Roads. It is immediately adjacent to the existing single-family homes on Bradley Circle that are a part of Emerson Green and a 100' open space buffer zone to the parcel's east.

**A development team may propose the acquisition and development of a single parcel, a combination of parcels, or all of the parcels.**

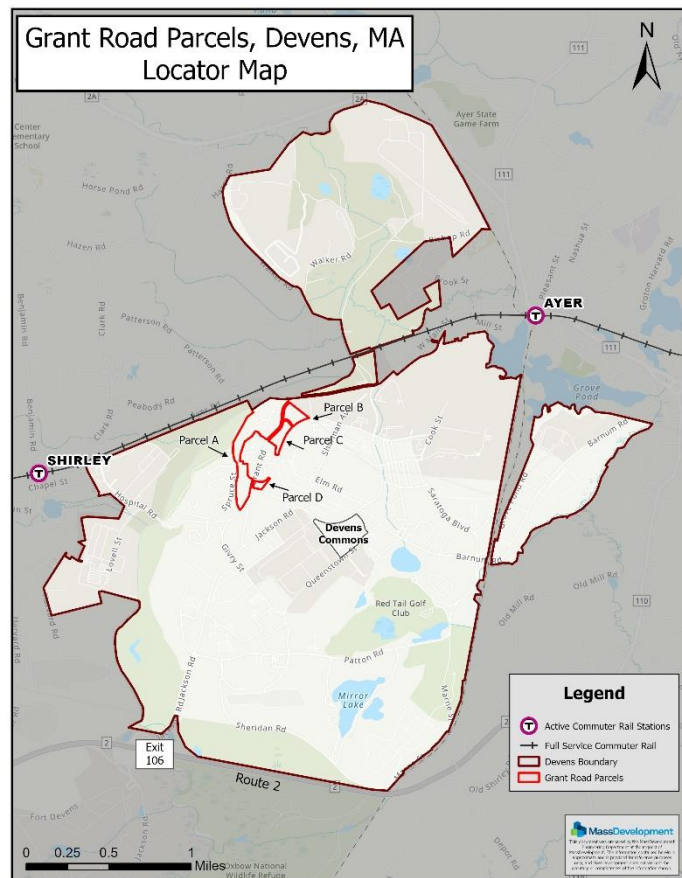


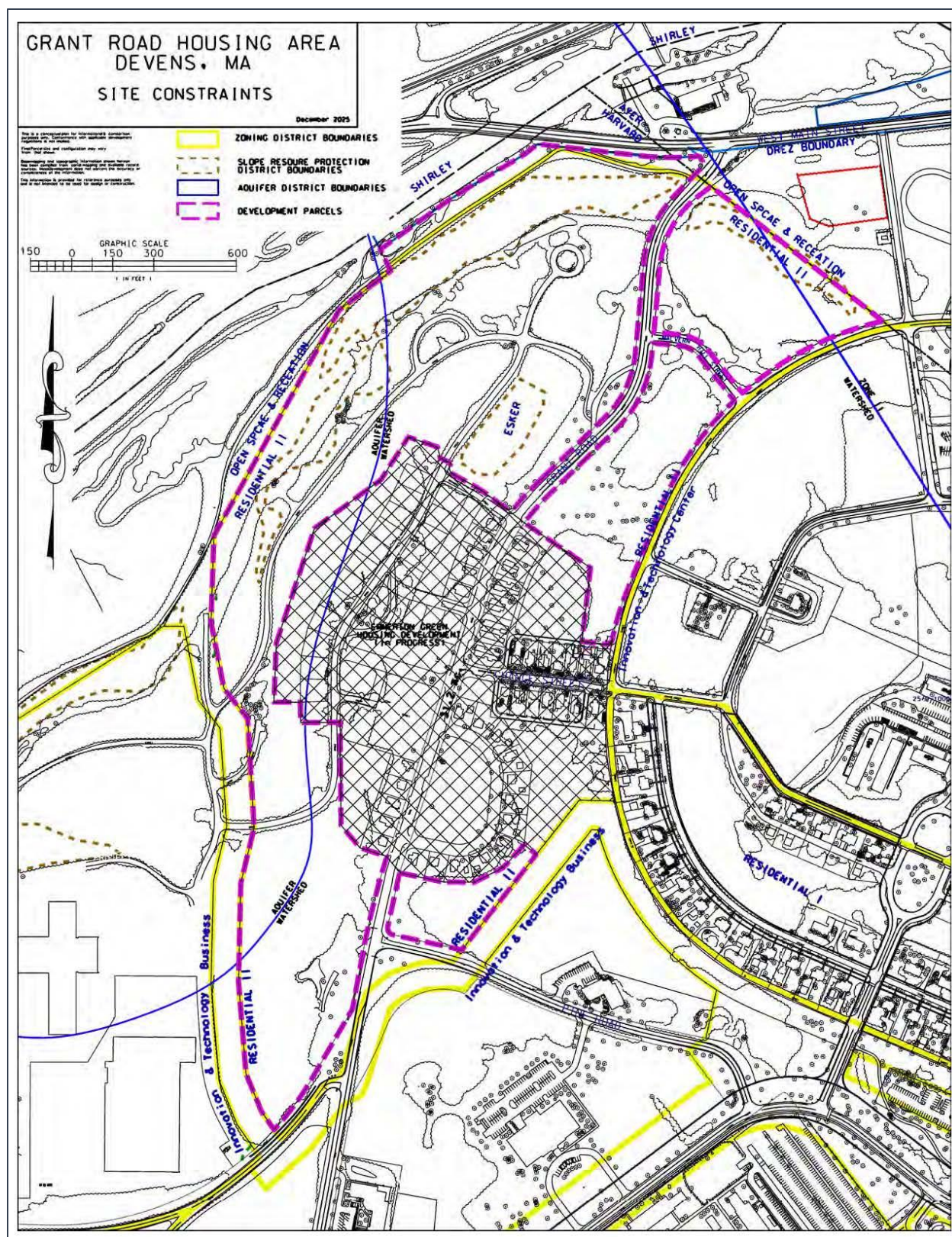
Figure 5: RFP parcels within Devens. (Image: MassDevelopment.)



Figure 6A. Grant Road parcels. (Image: MassDevelopment.)









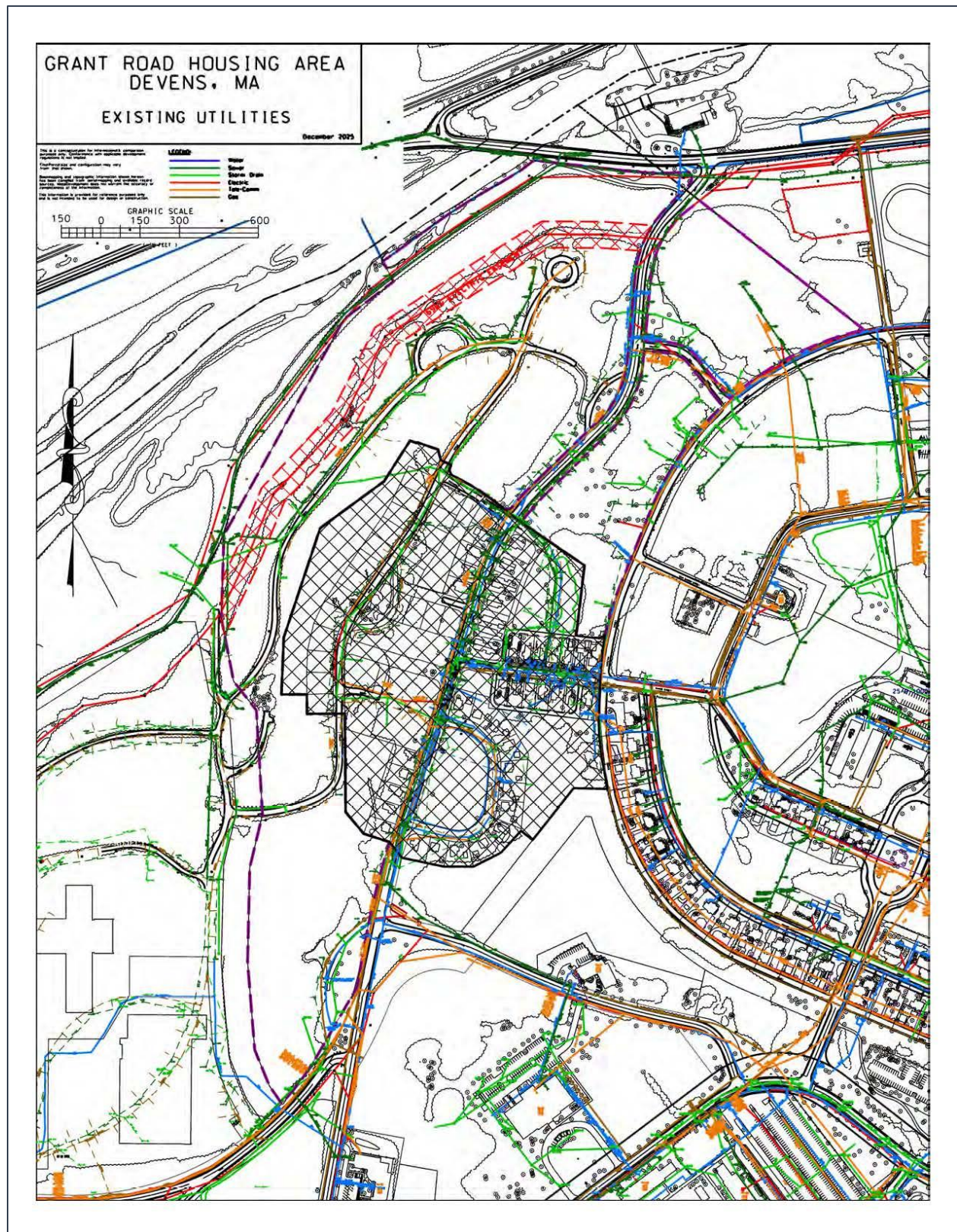


Figure 6C. Grant Road existing utilities. (Image: MassDevelopment.)



Grant Road is a growing residential neighborhood. Phases 1 and 2b of Emerson Green, which include 41 single-family homes, 20 duplex units, and 3 townhomes, have been completed and are fully occupied. Phases 2a and 3, which include a 46-unit multi-family rental building, 18 single-family homes, 4 duplex units, and 4 townhomes, are already permitted, as shown in Figure 7.

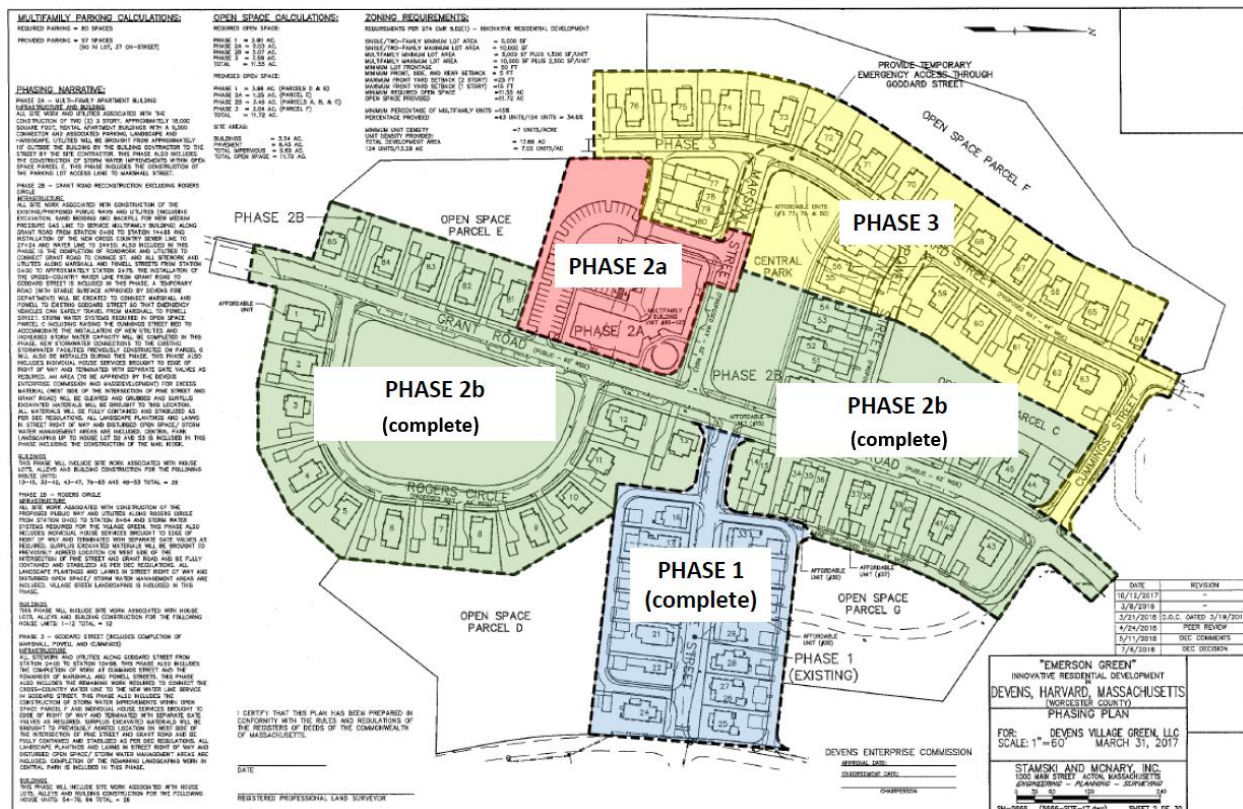


Figure 7. Phasing plan for Emerson Green by Now Communities. Permitted Phases 2a & 3 are under agreement. (Image: Now Communities.)

The adjacent Oxbow National Wildlife Refuge has many walking trails and a canoe/kayak launch to enjoy the Nashua River. In addition, Grant Road is within walking distance of many other local amenities, including Rogers Field, a former Army parade ground now used for recreation. Both the Canteen at Pathway Devens, which features the Sterling Street Brewery Taproom, and Devens Common, which has multiple restaurants, two hotels, a conference center, and numerous convenience, retail, and professional service establishments, are within three quarters of a mile. Downtown Ayer and Shirley, which provide even more destinations, as well as commuter rail stations with service to North Station, are approximately two miles away.

## Site Conditions & Access

**Topography:** The topography of the site varies by 100 feet over the site. Most of the land suitable for construction is between 270 and 300 feet. Precipitous slopes along the western and northern edges of the site offer expansive views across the Nashua River and Oxbow National Wildlife Refuge. There is an earthen berm on the southern end of Parcel A and a wooded esker on its northern end. The steep slopes to the north and west of Parcel A down to the Nashua River may be subject to protection by the DEC's Slope Resource Area regulations.

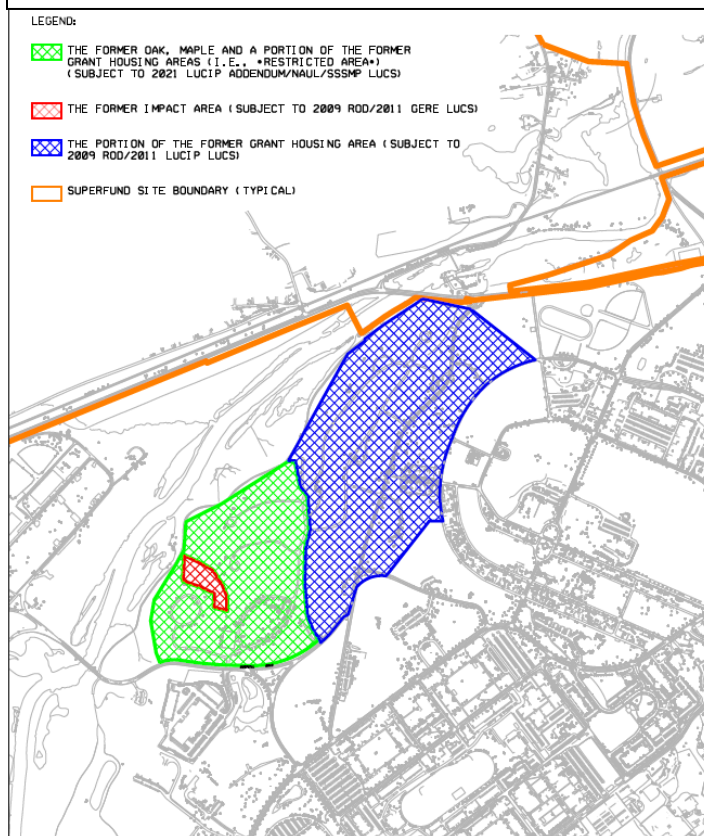
**Stormwater:** All projects must be designed and constructed in accordance with the Industrial Performance Standards and General Regulations ([974 CMR 4.00 et seq.](#)) of the Devens Enterprise Commission (DEC). Generally, all projects must comply with the Massachusetts Department of Environmental Protection's (MassDEP) Stormwater Management Standards and treat all runoff on-site. Development team(s) should anticipate installing new catch basins along existing and new roads and incorporating water quality and flow control structures into their designs. MassDevelopment anticipates that stormwater collection and management systems will be constructed for all existing and proposed public ways within the area of a proposed development, and that the ownership and operation of these systems will eventually be MassDevelopment. Any proposed alleys or private ways must have separate stormwater systems that will be owned and operated by a private entity, such as a homeowners association (if applicable). Stormwater on individual lots can be managed on a lot-by-lot basis or shared systems, provided they are not located on land that is or will be owned by MassDevelopment.

### *Structural and environmental conditions:*

In between the world wars, the U.S. Army used the area as a firing range, principally for 37-mm anti-tank shells. Projectiles were fired from the northern end of the area toward targets on Oak Hill, approximately 1,000 feet south of Grant Road, which is a fenced area now a part of the Commonwealth Fusion Systems campus, as shown in Figure 8. In the 1990s, the U.S. Army Corps of Engineers identified and removed significant amounts of unexploded ordnance (UXO) and scrap metal from Oak Hill and other areas. After additional surveys and removal efforts, the U.S. Army and U.S. Environmental Protection Agency (EPA), with the review and comment of the Massachusetts Department of Environmental Protection (MassDEP), concluded that (i) all identified UXO in the top 18 inches of the surface have been removed as of the date of the investigation and (ii) the presence of UXO deeper than 18 inches is unlikely, but not impossible. However, the possibility remains of additional finds of

UXO that could pose explosive safety hazards. A Land Use Control Implementation Plan (LUCIP) dated May 2011 obligates MassDevelopment to take affirmative steps to inform and educate residents, the public, and construction/utility contractors: (i) about the potential presence of UXO; (ii) how to identify UXO; and (iii) what actions to take if suspect UXO is encountered. The Devens Fire Department conducts these free awareness briefings regularly. MassDevelopment is also responsible for inserting a UXO deed notice in any deeds for the conveyance of property within the former Grant Road neighborhood and enforce its Devens Soil Management Policy. The U.S. Army performs an annual audit of the LUCIP to ensure that MassDevelopment complies with its terms.

Figure 8: Former Grant Road housing area. The impact area is in red and is a part of Commonwealth Fusion System's site. (Image: MassDevelopment.)





In the 1950s and 1960s, the U.S. Army constructed 239 housing units for military families in 120 structures in the Grant Road area. After the transfer of the property from the U.S. Army to MassDevelopment, MassDevelopment determined that these wood-framed, slab foundation structures were unsuitable for occupancy due to pesticide contamination. MassDevelopment demolished the structures and the U.S. Army remediated the property to residential use standards pursuant to the Massachusetts Contingency Plan (MCP). MassDEP approved the remedial activities and a Permanent Solution Statement was filed in 2011. The selected development team(s) will be responsible for its own due diligence, such as geotechnical investigation, after selection. **No on-site work is permitted during this RFP process and any subsequent access will require the express written authorization of MassDevelopment.**

*Utilities:* Devens Utilities is a component division of MassDevelopment that provides electricity, natural gas, water, and sewer services to all businesses and residents in Devens. Existing utility services in the Grant Road neighborhood are generally located along existing and former roadways, though there are several locations where these utilities cross through potential development areas that may require easements or relocation at the selected development team(s)'s expense. A 69 kV power line was constructed in 2001 near the top of the slope area within Parcel A, the easement for which is shown in Figure 5C.

Electric: MassDevelopment expects that existing electric service in Devens is sufficient to meet future residential loads from the permitted and potential residential developments in the Grant Road area. MassDevelopment expects that the selected development team(s) will extend conduits as needed for the proposed development and will be responsible for the cost of additional infrastructure (e.g., transformers and cable installation), which MassDevelopment expects will be performed by Devens Utilities. All new electric and telecommunications systems will be required to be underground and MassDevelopment expects that they will be designed to meet the specifications of Devens Utilities.

Natural gas: An existing natural gas distribution system in the Grant Road neighborhood was installed between 1957 and 1961. All of the existing gas distribution lines within the project area have been abandoned and cannot be reused. MassDevelopment expects that the selected development team(s) will be responsible for the full cost of any new gas service included in a proposal.

Telecom: Devens Utilities owns and maintains all underground telecom conduits and leases space to service providers. MassDevelopment expects the selected development team(s) to obtain information related to specific services, upgrades, or other expenses directly from service providers and to construct any necessary infrastructure in conformance with the specifications of Devens Utilities.

Water and sewer: Most of the water and sewer systems in the Grant Road housing area were constructed by the U.S. Army as a part of the original housing development, though some components may be even earlier. A new 8" ductile iron water main was installed along the full length of Grant Road north of Emerson Green in 2019. MassDevelopment expects that new water lines will need to be extended by the selected development team(s) to all areas included in a proposal, as needed. In addition, MassDevelopment expects that any old asbestos cement (AC) water pipes in an area of development will be removed and disposed of by the selected development team(s), as applicable, at their expense. A new 10" PVC sewer line was installed along the northern portion of Grant Road as part of Emerson Green. MassDevelopment anticipates that this line will be sufficient for any new residential flows directed to it. Former sewer lines along Antietam and Malvern Hill Streets have been abandoned in place.

MassDevelopment expects the selected development team(s) of Parcels B&C to install sewer service at their expense. The selected development team for Parcel A may inspect the old sewer line that runs along the western side of the parcel and connects to the main sewer trunk line that runs along the Nashua River, to determine its potential for re-use or rehabilitation.

### **Transportation**

Grant Road is a public roadway owned and maintained by MassDevelopment and open to general traffic. Vehicular access to the property is from Route 2A/W Main Street and Jackson Road to the south. Grant Road also connects to Hospital Road, Pine Road, Chance Street, and Malvern Hill Street. Goddard Street is a part of Phase 3 of Emerson Green and is expected to become a public way.

MassDevelopment expects the selected development team(s) to be responsible for the planning and construction of roadways and sidewalks necessary for the proposed project, which shall be done in coordination with MassDevelopment and in compliance with local regulations.

Sidewalks in Devens are typically five (5) feet wide and separated from the roadway by a five (5) foot wide grass strip, unless otherwise approved by MassDevelopment and the DEC.

MassDevelopment expects that all existing roadways retained in a proposal will need to be reconstructed at the expense of the selected development team(s) and any existing roads that are not retained will be removed at the expense of the selected development team(s).

Route 2 runs along the southern boundary of Devens and provides direct access to Boston and Cambridge. Interstate 495 is approximately 7.5 miles away and Interstate 95 is approximately 22 miles away. Interstate 190, approximately 5 miles west of Devens, provides direct access to Worcester, MA. Commuter rail service on the Fitchburg Line to North Station in Boston is easily accessed from stations in Ayer and Shirley. The Montachusett Regional Transit Authority (MART) provides fixed-route shuttle service and on-demand ride service. There are sidewalks, walking trails, and bike lanes throughout Devens, providing connectivity for multiple modes of sustainable transportation.

Additional information related to the above items, such as parcel boundaries, base map files, and site photos, is available in Appendix B.

## **4. PERMITTING & ENTITLEMENTS**

### **Massachusetts Environmental Policy Act (MEPA)**

The Devens Regional Enterprise Zone (DREZ, or Devens) is a master-planned development that received a Certificate on its Final Environmental Impact Report (FEIR) from the Secretary of Energy & Environmental Affairs (EEA) on September 14, 1995. Multiple Notices of Project Change (NPC) amending the Section 61 Findings have subsequently been filed, which identify various impact thresholds. The most recent update to the Section 61 findings for the master plan was in 2008; the Certificate on the NPC was issued on July 11, 2008. MassDevelopment does not anticipate that the development of Grant Road will require any filing with the MEPA Office, but expects to work with the selected respondent(s) if such a filing is required.

### **Local Permitting**

The selected development team(s) will be responsible for determining and securing all permits required to undertake the proposed development. Devens offers a unique one-stop permitting system (Unified Permitting), which is administered by the [Devens Enterprise Commission](#) (DEC). The DEC functions as, among other things, the board of health, conservation commission, zoning board, and planning board, meaning all local permits are encompassed in



the DEC's unified permitting process. All applications are acted upon within 75 days, including an application for a Level Two development permit, which MassDevelopment expects any development on Grant Road will require. The DEC permitting process also coordinates with Devens' various operational departments, including Engineering, the Devens Fire Department, Public Works, and Utilities for a streamlined development process.

The site is located within the Residential I Zoning District. Residential uses, including multifamily, are by-right uses, subject to the applicable dimensional and performance standards. Developments that meet certain building performance standards may qualify under the Innovative Residential Development (IRD) I regulations, which could allow for denser development. Proponents should review the [Devens Zoning By-laws](#) and [Devens Rules & Regulations](#) for more information.

The Devens Fire Department requires that every building, including residential structures (and any structures attached thereto), be equipped with sprinkler systems.

## 5. DEVELOPMENT OBJECTIVES

MassDevelopment has multiple goals and objectives for the development of the parcels, which have been informed by other successful residential projects in Devens. Competitive proposals will incorporate the following elements:

- **Effective Public-Private Partnership:** MassDevelopment aims to identify an outstanding development team that is experienced, well-capitalized, creative, and flexible; is willing to work cooperatively with MassDevelopment the DEC, and the local community; and is appreciative of the significant beneficial impact this project will have in defining the character of Devens.
- **Range of Housing Types:** A variety of housing types, including single-family homes, townhomes, duplexes, and multifamily buildings, and a variety of housing sizes are highly encouraged. Proposals targeting a variety of price points are preferable and may be developed as rental and/or ownership properties. MassDevelopment does not expect to select a proposal comprising only single-family housing units.
- **Streamlined, Developer-Led Process:** MassDevelopment expects to cooperate and coordinate closely with the developer to provide administrative support, but the process will be led by the developer team. Proposals will be evaluated in part based on developer capacity and project timeline.
- **Housing Affordability:** Proponents should review the relevant materials, including the [Devens Zoning By-laws](#) and [Devens Rules & Regulations](#), to ensure compliance with affordability requirements in Devens. MassDevelopment expects to view proposals offering a deeper level of affordability or a higher percentage of affordable units more favorably. All affordable units must be integrated into the project and be indistinguishable from market-rate units in terms of design and finishes.
- **Intra-Devens Connections:** MassDevelopment will view proposals that complement the existing and proposed residential development in its vicinity and strive for distinctive, mindful neighborhood design more favorably.

- **Sustainability Practices:** Structures should be “net-zero capable.” MassDevelopment expects to view proposals that commit to achieving a higher standard, such as Passive House (PHIUS) certification, more favorably. Similarly, MassDevelopment expects to view projects that include rooftop solar panels or are solar-ready (i.e., have conduit and structural capacity to accommodate future installations of an appropriate size) more favorably. Low-impact development (LID) techniques for stormwater management and other innovative approaches to sustainability and resilience are encouraged.
- **Open and Public Space:** Shared open space, playgrounds, or recreational use are encouraged.
- **Respondent Diversity & Equity Impact:** MassDevelopment expects to view proposals that identify clear and attainable outcomes of equitable impact, such as a diverse development team, diverse business participation, and/or equitable homeownership and/or rental opportunities, more favorably. MassDevelopment strongly encourages diverse development teams to submit responses to this RFP.



Figure 9. Rendering of permitted 12-townhome development at Adams Circle by Reframe Systems. (Image: Reframe Systems.)



## 6. ELEMENTS OF A PROPOSAL

All proposals shall provide information related to the elements listed below in sufficient detail to allow MassDevelopment to conduct an informed and fair selection process. Respondents are encouraged to use the RFP Submission Checklist in Appendix A. **All submissions must, at a minimum, include the following elements:**

- Information about the development team, including, but not limited to:
  - Identification of the proposed development entity that would be party to a Land Disposition Agreement (LDA) with MassDevelopment and an indication of any other affiliated entities (e.g., subsidiary/ies), if applicable;
  - Company profile with qualifications of development team, including investors and lending institutions;
    - Identification, resumes, and relevant experiences of team members responsible for the development process, e.g., design, permitting, engineering, construction, legal, and financing;
    - An organizational chart that identifies the principal-in-charge and project manager(s);
  - Any potential conflicts of interest that the individual team members or firms may have because of existing or prior relations with MassDevelopment, members of its Board, or its officers or other employees;
  - Evidence of ability to secure sufficient equity and financing to implement the project and demonstrated experience in financing residential development projects of this scale.
- Information about the housing development proposal, including, but not limited to:
  - A preliminary site plan for the proposed project;
  - A project narrative that includes a description of proposed building types with lot sizes, identification of units for sale or rent (as applicable), approximate pricing, anticipated phasing (if applicable), and a general description of the proposed architectural style(s), building performance and sustainability measures, and other features.
- A proposed timeline from selection to completion, inclusive of permitting and construction (of all phases, if applicable);
- Information about the proposal's financials, including, but not limited to:
  - A proposed purchase price for either Parcel A or Parcel B, or both, as applicable;
  - A project budget that clearly identifies the total project cost; sources of capital, including equity and debt financing, and uses, including debt service (if applicable and available); and an operating budget (if applicable);
  - A financial summary that clearly demonstrates the financial capacity to secure financing (if necessary) and complete the proposed project;
  - Revenue and operating assumptions, including a detailed development pro-forma in Excel (unlocked with formulas viewable).

## 7. RFP SCHEDULE & PROPOSAL SUBMISSION

RFP issued	Monday, December 22, 2025
Developer site visit (optional) <b>*RSVP to <a href="mailto:adegrace@massdevelopment.com">adegrace@massdevelopment.com</a> at least 24 hours prior</b>	1:30 PM, Thursday, January 15, 2026
Second developer site visit (if necessary)	1:30 PM, Tuesday, January 20, 2026
Deadline for questions Email to <a href="mailto:adegrace@massdevelopment.com">adegrace@massdevelopment.com</a>	4 PM Wednesday, January 28, 2026
Responses to questions available at <a href="https://www.massdevelopment.com/rfps-and-rfqs/">https://www.massdevelopment.com/rfps-and-rfqs/</a>	Friday, February 6, 2026
Proposals due Email to <a href="mailto:adegrace@massdevelopment.com">adegrace@massdevelopment.com</a>	12 noon, Friday, February 27, 2026
Anticipated selection date	April 2026

*\*MassDevelopment reserves the right to alter the timeline as it deems necessary or desirable.*

MassDevelopment expects that there will be one site visit to the property and an RSVP via email to [adegrace@massdevelopment.com](mailto:adegrace@massdevelopment.com) at least 24 hours in advance is required. Attendance at the site visit is not required to submit a response, but encouraged. Though Grant Road is a public way, access to the development sites cannot be guaranteed outside of the organized site visit. In the event of inclement weather or capacity limitations, a second optional visit may be hosted, with a notification posted on MassDevelopment's website (<https://www.massdevelopment.com/rfps-and-rfqs/>) if it will occur. Instructions for site access, parking, and other details will be provided via email.

All questions must be submitted in writing by the time and date above. It is the responsibility of respondents to ensure that they receive all information pertaining to this RFP by visiting the website link listed above to check for any addenda or modifications.

Digital responses are required. Responses to this RFP must be submitted by the deadline above via email to Amanda DeGrace at [adegrace@massdevelopment.com](mailto:adegrace@massdevelopment.com). Responses should be clearly marked "RFP - GRANT ROAD, DEVENS." **NOTE: A shared link with cloud storage is required for any attachments over 25 megabytes. MassDevelopment is unable to accept larger email attachments.**



## 8. REVIEW PROCESS

A review committee comprising MassDevelopment staff will evaluate the proposals based on the below criteria. MassDevelopment reserves the right to not review proposals that do not include all of the required elements or are not received by the deadline.

Evaluation criteria:

- Demonstrated experience in and capacity for the permitting, development, and marketing of residential projects of a similar scope and quality to the proposed project;
- Consistency with each development objective identified in Section 5;
- A proposed purchase price reflective of current market conditions and the level of affordability, quality of design, and development team's financial capacity;
- Clear ability to secure sufficient funding to implement the proposed project; and
- A realistic timeline with feasible benchmarks for securing financing and entitlements, commencing construction, and completing the project.

The review committee may or may not contact respondents for further clarification or interviews and may also contact references. The committee reserves the right to identify a "shortlist" of respondents for interviews and to make recommendations to the MassDevelopment Board of Directors based upon the information contained in the proposals.

Determination of any successful response will be made using a best-value determination with the goal of making an award to the respondent(s) who is/are determined to be responsive, possess the capabilities necessary to fulfill the requirements of this RFP and the selected proposal, and conform to the requirements and criteria stated herein.

MassDevelopment has issued this RFP because it believes it is in its best interest and not because of any legal requirement to do so. MassDevelopment is not obligated to select the bidder proposing the highest purchase price for the applicable parcel(s) and expects to prioritize proposals that best achieve the overall development objectives for the site. MassDevelopment is in the process of appraising the site for a current valuation of the property.

MassDevelopment expects that the selected development team(s) will negotiate and enter into an LDA with MassDevelopment based on terms consistent with the selected proposal and development objectives and other terms and conditions deemed necessary or desirable by MassDevelopment. The execution of any LDA and conveyance of any property by MassDevelopment is subject to the approval of the Board of Directors of MassDevelopment.

Additional information is available in Appendix B.

## 9. GENERAL PROVISIONS

MassDevelopment reserves the right to reject any or all responses or parts of responses, to solicit new responses, and to enter into or not enter into any agreement(s) as it deems to be in its best interest.

Diverse respondents are encouraged to submit responses. No respondent will be subject to discrimination on the basis of race, color, sex, or national origin in consideration of the responses.

MassDevelopment reserves the right to waive any informalities, minor deviations, insignificant mistakes, and matters of form rather than substance and to seek clarification of any proposals, which can be waived or corrected without material prejudice to other respondents, potential respondents, or MassDevelopment. No officer or agent of MassDevelopment is authorized to waive this reservation.

A proposal may be modified or withdrawn by a respondent prior to the proposal submission deadline by delivering a written notice to the Agency representative that is authorized to receive questions as set forth in Section 7 above.

MassDevelopment is providing the information in this RFP for the convenience of prospective respondents. Respondents are advised that MassDevelopment makes no representations or warranties, express or implied, that the parcels comply with the zoning, that the parcels can be used for any particular use or purpose, or about the condition of the parcels. Proposers are expected to undertake an independent review and analysis of the zoning, physical and environmental conditions, required approvals and other considerations applicable to the development of the parcels. Acceptance of the proposal does not constitute permit approval that may be required, nor does it create any kind of binding legal relationship between the proposer and MassDevelopment. Proposers are responsible for all aspects and content of their responses to this RFP, including, but not limited to any costs incurred in connection with the preparation and submittal thereof.

**DISCLAIMER:** This document (the “RFP”) does not consist of an offer nor a contract, but is merely an advertisement intended to potentially elicit offers from interested developers. All documents or other submittals to MassDevelopment shall become property of MassDevelopment. All proposers are advised that MassDevelopment is subject to the Massachusetts Public Records Laws (M.G.L. c. 66 § 10 and related statutes and regulations) and that any documents, tangible media, etc., submitted to MassDevelopment will be subject to public disclosure in accordance with applicable law. Respondents to this RFP will not be compensated or reimbursed for any costs incurred in preparing a response. MassDevelopment is not obligated to sell, lease, or otherwise contract for the sale of the subject property or any other services or products described herein.

MassDevelopment reserves the right to (1) accept or reject any or all proposals, (2) waive any anomalies in proposals, (3) negotiate with any respondent, and (4) modify or cancel the RFP.



## APPENDIX A: RFP CHECKLIST

STATUS	ITEM
<input type="checkbox"/>	<b>DEVELOPMENT TEAM:</b> Company Profile and Qualifications of each member of development firm(s) and partners
<input type="checkbox"/>	<b>HOUSING DEVELOPMENT PROPOSAL:</b> Narrative may not exceed 15 pages.
<input type="checkbox"/>	<b>PROJECT TIMELINE:</b> From Selection to Construction, including permitting and financing
<input type="checkbox"/>	<b>FINANCIALS:</b> Firm Financial Summary. Pro-Forma with Detailed Project Budget with Sources & Uses (Project Costs, Capital Sources, Operating Budget & Debt Service)
<input type="checkbox"/>	<b>PURCHASE PRICE BID FORM:</b> Proposed purchase price for the applicable parcel.
<b>PLEASE NOTE UPON SUBMISSION:</b> <ul style="list-style-type: none"> <li>Any attachments should be in a searchable PDF and any spreadsheets (e.g., Excel) should be unlocked with formulas visible.</li> <li>A shared link with cloud storage is required for any attachments over 25 megabytes. MassDevelopment is unable to accept larger email attachments.</li> </ul>	

## APPENDIX B: RFP LIBRARY FOR GRANT ROAD

Supplementary material is included within [this link](#). MassDevelopment does not make any representations or warranties as to the completeness or accuracy of any of materials provided.

As of the date of the RFP, this link includes:

### **Grant Road Materials**

- Grant Road Development Parcels Plan (MassDevelopment, December 2025)
- Grant Road Existing Conditions Plan (MassDevelopment, December 2025)
- Grant Road Existing Utilities Plan (MassDevelopment, December 2025)
- Various photos (Flylisted, Matt Wright Photography)
- Video, drone (Flylisted)
- Example supplemental deed notice of potential presence of UXO

### **Emerson Green files**

- Emerson Green (Devens Village Green) Record of Decision (DEC, May 22, 2018)
- Emerson Green (Devens Village Green), 77 Grant Road, Devens, Record of Decision (DEC, March 29, 2022)

### **MassDevelopment & Devens**

- MassDevelopment & Devens: An Overview (MassDevelopment, December 2025)
- Devens Business Profile & Economic Contribution Analysis (Cambridge Econometrics, July 2025)
- Devens Housing Working Group Final Report (Devens Housing Working Group, May 2025)
- MassDevelopment's Potential Financing Resources (MassDevelopment)
- Overview of the DEC Permitting Process (DEC, 2014)
- c. 498 of the Acts of 1993
- Devens Reuse Plan (1994)
- Devens Reuse Plan Map (2016)
- Devens Zoning Map
- Map of Historic Town Boundaries
- Map of Water Resources Protection Overlay Districts
- Devens Soil Management Policy
- Secretary's Certificate on MEPA NPC for Devens (July 2008)
- "Army Deed" for Devens from U.S. Army to Government Land Bank (May 15, 1996)