

ADDENDUM NO. 1

to

MASSACHUSETTS DEVELOPMENT FINANCE AGENCY

Request for Proposals

Residential Development Opportunity

Adams Circle, Devens, MA

Responses to Questions

Posted February 6, 2026

Q1: What is the anticipated schedule for bidding and construction of this project?

A1: Responses to the RFP are due on Friday, February 27, 2026 at 12 noon and selection is anticipated in April 2026.

Q2: Please provide the sign-in sheets for the site visit.

A2: Sign-in sheets for the site visits will not be shared at this time.

Q3: How will MassDevelopment make their decision? How might they consider the value of the financial offer versus the value of creatively meeting their stated goals for the development?

A3: MassDevelopment is not obligated to select the highest purchase price and expects to prioritize proposals that best achieve the overall development objectives identified in Section 5 of the RFP based upon the evaluation criteria enumerated in Section 8. The process for reviewing the proposals is also summarized in Section 8.

Q4: If one bidder proposes for the entire site and others propose for individual parcels, how will MassDevelopment evaluate and compare those proposals?

A4: MassDevelopment expects to prioritize proposals that best achieve the overall development objectives identified in Section 5 of the RFP based upon the evaluation criteria enumerated in Section 8.

Q5: Does MassDevelopment have a preference for a single developer controlling all parcels versus multiple developers across parcels?

A5: MassDevelopment expects to prioritize proposals that best achieve the overall development objectives identified in Section 5 of the RFP based upon the evaluation criteria enumerated in Section 8.

Q6: Is MassDevelopment open to providing partnership recommendations for groups that respond to separate, individual parcels?

A6: No.

Q7: Is there a required or preferred mix of for-sale versus rental units? Is there a preferred mix of housing types (single-family, townhomes, duplexes, multifamily), or is this left to the market?

A7: MassDevelopment expects to prioritize proposals that best achieve the overall development objectives identified in Section 5 of the RFP based upon the evaluation criteria enumerated in Section 8. 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.

Q8: Would MassDevelopment be open to a phased land takedown structure? Additionally, to ensure each phase of the project is shovel-ready at the time of acquisition, we would like to propose a land closing to occur once building permits and approvals are in hand, immediately preceding construction commencement. Would this be an acceptable structure to Mass Development?

A8: Yes, MassDevelopment is open to a phased acquisition and development process. Proposals should clearly identify the proposed timing for closing(s) and any proposed phasing, including delivery of infrastructure, open space, and/or amenities. MassDevelopment does not expect to close any land sales until the Unified Permitting Process is complete, which is separate from a building permit; building permits are typically, though not always, applied for after closing. If MassDevelopment determines it to be in its interest, MassDevelopment may agree to a closing after a building permit is secured by the selected development team(s).

Q9: Would MassDevelopment work with the developer to solicit vouchers and/or financing sources for deeply affordable tenancy?

A9: If MassDevelopment determines it to be in its interest, MassDevelopment may support a proponent's efforts to solicit vouchers and/or secure financing resources.

Q10: How are property taxes structured for residential development in Devens?

A10: The current residential tax rate in Devens is \$12.55 (per \$1,000). More information is available [here](#).

Q11: To whom are property tax payments made (municipality vs. MassDevelopment)?

A11: Taxes are paid to MassDevelopment. More information is available [here](#).

Q12: Are there any unique Devens-related tax considerations developers should factor into underwriting?

A12: No. More information about the Assessor's Office is available [here](#).

Q13: Please confirm that the transition from tax-exempt status to active assessment will occur at the time of land closing/conveyance.

A13: Confirmed, as applicable. More information is available [here](#).

Q14: Does MassDevelopment's assessment of income-producing residential property utilize the income capitalization approach, and if so, how are market-based capitalization rates determined for newly constructed attainable housing?

A14: MassDevelopment expects that income-producing residential properties will be predominantly assessed using an income capitalization approach. There may be specific considerations depending on deed restrictions, affordability requirements, and subsidies that may affect the capitalization rate. More information is available [here](#).

Q15: Is MassDevelopment open to a tax-abatement structure if the developer can show a need for a tax abatement in order to support more obtainable or a diversity of housing products? Is MassDevelopment contemplating a payment in lieu of taxes (PILOT) or tax abatement for affordable uses? Would MassDevelopment be open to a seller note for the land value?

A15: MassDevelopment is not obligated to select the highest purchase price and expects to prioritize proposals that best achieve the development objectives identified in Section 5 of the RFP based upon the evaluation criteria enumerated in Section 8. All submissions must include the elements enumerated in Section 6 of the RFP. These include, among other elements, information about the project's financials, including, but not limited to, a proposed price (and any proposed structured payments or conditions); a project budget that identifies the total project costs, sources of capital, and uses of capital; an operating budget (if applicable); and clearly identified revenue and operating assumptions, including, without limitation,

any subsidies from MassDevelopment or others, such as PILOTs, tax abatements, tax credits, etc. See Section 6 of the RFP for more.

Q16: A master plan of Devens has been referenced throughout discussions. Can this, or a portion of, be shared so that the developer can see additional information that has influenced the need for this site to become housing?

A16: The Devens Reuse Plan is available [here](#). The Reuse Plan has been amended multiple times since its adoption, so proponents should consult the [Devens Zoning By-laws](#) and [Rules & Regulations](#).

Q17: Is there interest in senior housing or special population set asides?

A17: Residential uses, which include “nursing homes and congregate or life care facilities with a permanent health care component; housing for the elderly, including retirement communities and shared living developments,” are permitted uses in Residential I and Residential II zoning districts. (See the [Devens By-laws](#) VI.A.3.k for more information.) Apart from the affordability requirements, no set asides are required. A development objective identified in Section 5 of the RFP is equitable impacts, which may include set asides for certain populations in accordance with all applicable federal and state fair housing laws.

Q18: What is the policy/permitting for accessory dwelling units (ADUs)?

A18: According to the Devens Enterprise Commission (DEC), ADUs are permitted as-of-right on single-family lots (974 CMR 5.05). More information is available [here](#).

Q19: Would a child care center (or other community-oriented uses) be permitted within the RI and/or RII zones?

A19: According to the Devens Enterprise Commission (DEC), if it is a private business, no. If it is a public (municipal) use, yes. Otherwise, it would need to be an accessory use as a [Home Occupations and Home Businesses](#).

Q20: What is considered a “service space” per zoning guidelines? Would a convenience store or café be considered as a reasonable use, or is there a preference for purely-residential proposals?

A20: According to the Devens Enterprise Commission (DEC), service space typically refers to utilities, dumpsters, delivery areas, etc. Retail uses are not allowed in Residential I and Residential II zoning districts. Please see Exhibit D: Table of Permitted Uses of the Devens By-laws [here](#).

Q21: Do we correctly understand that the 2:1 parking ratio applies to both single and multi-family development? Is there a general percentage of parking for multi-family development that might be located as parallel on street v. in a dedicated lot? (974 CMR 3.04-3)?

A21: According to the Devens Enterprise Commission, the 2:1 parking ratio represents the parking Maximums. An applicant is responsible for making the case for less parking (TDM, TOD, shared-use parking, on-street parking availability, etc.).

Q22: Under Innovative Residential Development (k) Open Space and Park Design Standards 2a can the Minimum Open Space per Dwelling unit of 10,000 SF (when lots are 5,000 SF) be included within the required half-acre Park-in-perpetuity described in 2b?

A22: According to the Devens Enterprise Commission (DEC), yes.

Q23: Can you confirm the numbers we have identified for the *whole Devens area* for housing units created or in the pipeline? (Existing housing: ~256 units, Permitted: ~84 units, Planned senior housing: ~62 units, Subtotal: ~402 units)

A23: There are 256 existing units in Devens. 84 more are permitted and another 62 planned, the latter of which are senior residential units, as defined by the [Devens By-laws](#), in Village Growth I zoning district.

Q24: Are there affordability targets beyond what is required under Devens zoning and DEC regulations?

A24: No. MassDevelopment expects to prioritize proposals that best achieve the overall development objectives identified in Section 5 of the RFP based upon the evaluation criteria enumerated in Section 8.

Q25: Is Devens considered a municipality or town for zoning and permitting purposes? Which entity has primary zoning and permitting authority for the property? Do the host communities have jurisdiction over this parcel?

A25: Devens is a regional enterprise zone established by [c. 498 of the Acts of 1993](#) of Massachusetts, as amended. MassDevelopment oversees the daily operations of the community, while the Devens Enterprise Commission (DEC) is the permitting authority for enterprise zone. The DEC functions as a combined board of health, conservation commission, zoning board of appeals, historic district commission and planning board, which allows for the streamlined review and approval of projects within 75 days.

Q26: Please describe the expedited and unified permitting process. Can MassDevelopment provide typical permitting timelines under the unified Devens system?

A26: The Devens Enterprise Commission (DEC) is the permitting authority for the Devens Regional Enterprise Zone (Devens). It functions as a combined board of health, conservation commission, zoning board of appeals, historic district commission, and planning board, which allows for the streamlined review and approval of projects within 75 days. A Level 2 Unified Permit process for subdivision and site plan review is a maximum 75-day permitting process (extensions are available upon mutual agreement between the Applicant and DEC, if necessary). Pre-application meetings (as many as needed) to review critical development issues; submission, plan form, and contents; waivers of design standards; and preliminary schedules are a requirement to ensure complete submittals and expedited review. Permitting timelines are available [here](#) and more information is available [here](#).

Q27: Are there any public approvals required as part of the Unified Permitting through the Devens Enterprise Commission (DEC)?

A27: Yes. According to the DEC, any development proposed (private or public) must be reviewed for consistency with the [Devens Reuse Plan](#), [By-laws](#), and [Rules & Regulations](#). All proposed improvements are required to follow the DEC's Unified Permitting process. Level One permits (e.g., building, plumbing, gas, electrical) are administrative that do not require a public hearing, while Level 2 permits (e.g., site plan, subdivision, street/drainage infrastructure) require a public hearing.

Q28: Could you provide some more information on the Devens Enterprise Commission (DEC) Unified Permit Amendment Waiver application process? Is it acceptable for the developer to propose certain elements of design that are technically non-compliant with zoning if deemed to be innovative and advantageous to the project site(s) or will this count against the developer?

A28: According to the DEC, the Unified Permit Amendment process is the same as the original application process. Full details are available [here](#). The DEC may consider waiver requests for certain portions of its [Rules & Regulations](#) (974 CMR 1.00 through 3.00 and 5.00 through 10.00) should unique circumstances be found related to the specific location and situation that would make literal enforcement of the regulation difficult or impossible. Any relief from dimensional requirements of the [Devens By-laws](#) requires a variance, details for which can be found [here](#).

Q29: Regarding the Innovative Residential Development (IRD) regulations under 974 CMR 5.02, multi-family is defined as having fewer than 21 units. To achieve the construction and operating efficiencies necessary for obtainable housing, our desired proposal may include buildings exceeding this count. Will MassDevelopment support a waiver from this definition, provided the design remains compatible with the area aesthetic and the other aspects of the regulation? If a waiver is not possible, would MassDevelopment consider the adoption of an overlay district consistent with M.G.L. c. 40R (Smart Growth) or M.G.L. c. 40Y (Starter Homes) for this project in addition to, and in coordination with, the unified permitting process administered by the Devens Enterprise Commission?

A29: The Devens Enterprise Commission (DEC) may consider waiver requests for certain portions of its [Rules & Regulations](#) (974 CMR 1.00 through 3.00 and 5.00 through 10.00) should unique circumstances be found related to the specific location and situation that would make literal enforcement of the regulation difficult or impossible. Any relief from dimensional requirements of the Devens By-laws requires a variance, details for which can be found [here](#). If MassDevelopment determines it to be in its interest, MassDevelopment may support a request for a waiver. Zoning in Devens is enabled by [c. 498 of the Acts of 1993](#), as amended; zoning by-laws in Devens can be adopted or amended through the process described in c. 498 of the Acts of 1993 (the so-called “Super Town Meeting”) or through legislative statute.

Q30: Are there any recently adopted modifications to applicable zoning that should be factored into proposals?

A30: No.

Q31: Is the Devens subject to the Rivers Protection Act, specifically the 200' Riverfront Area?

A31: No, Devens is not subject to the Rivers Protection Act, but it is subject to the Massachusetts Wetland Protection Act (WPA). Permitting under the WPA is part of the Unified Permitting process administered by the Devens Enterprise Commission (DEC). The selected development team(s) will be responsible for surveying the area for any regulated areas.

Q32: For affordable housing underwriting, does MassDevelopment require the use of specific regional utility allowances, or an alternative such as the CTI or RCAP schedules? If so, can you please provide the required allowances?

A32: The Devens Enterprise Commission (DEC) oversees the Affordable Housing Requirements in Devens with MetroWest Collaborative Development. According to the DEC, regional utility allowances are allowed, but not CTI or RCAP. The most recent allowances were published on January 1 and will be provided once available.

Q33: Does affordable housing in Devens contribute to the MBTA Communities Act guidelines for any of the surrounding towns?

A33: Devens is not subject to the MBTA Communities Act because its zoning is not enabled by M.G.L. c. 40A. Zoning in Devens is enabled by [c. 498 of the Acts of 1993](#), as amended. To the extent this question was intended to ask about subsidized housing inventory (SHI), units that meet the necessary requirements of the Commonwealth to be considered affordable have historically been counted toward the SHI of the underlying municipality within which the unit lies within Devens.

Q34: What is the allowed number of units for multi-family projects in this housing area?

A34: Proponents should consult the [Devens Zoning By-laws](#) and [Rules & Regulations](#) for all dimensional standards, including the Innovative Residential Development regulations ([974 CMR 5.02](#)), which may allow for additional units.

Q35: Is there a particular open space need within the community these parcels are intended to address?

A35: Proponents should consult the [Devens Zoning By-laws](#) and [Rules & Regulations](#) to determine requirements for open space. Passive recreation, playgrounds/play structures, and walking paths are encouraged.

Q36: Is there an opportunity to propose pedestrian pathways through adjacent sites to help connect the sites with adjacent amenities and improve access and connection?

A36: Pedestrian connectivity within the development and surrounding areas is essential. Proposals should include pedestrian pathways on the lots included in their proposal that connect to other properties. Proponents cannot propose pedestrian pathways on property that is not the subject of the RFP. Proponents may suggest new trails or connections on property/ies owned by MassDevelopment or within existing rights-of-way.

Q37: Can MassDevelopment help identify the walking trails throughout Devens that are mentioned in the RFP? Including sidewalks and bike paths that are currently used the most.

A37: Relevant maps are available [here](#).

Q38: Could MassDevelopment provide details on restrictions on soil export in Devens? If soil needs to be exported from a site, where are the possible locations it could be taken?

A38: The Soil Management Policy is available [here](#). MassDevelopment will work with the selected development team(s) to identify potentially suitable locations within Devens, but cannot guarantee the identification of any locations and does not expect to cover any costs associated with soil removal.

Q39: Please provide the current schedule for water/sewer connection and Capacity/Inflow and Infiltration (I/I) mitigation fees. Does Devens charge connection, backcharge, or I/I fees for new electricity or water/sewer service?

A39: Electric and gas connection backcharges to the utility connection points will be the responsibility of the developer. There are no backcharges for water/sewer connections; the cost of the service line installations is the responsibility of the developer. There are no separate connection fees to any of the utilities, nor I/I fees.

Q40: Are there any new electrical service equipment or administrative fees beyond those in the July 2024 Rate Schedule?

A40: No.

Q41: Given that Devens Utilities is a municipal system, please clarify which state or local energy efficiency incentives are available to developers. Specifically, confirm if the project can qualify for MassSave incentives or if there are alternative municipal incentive programs.

A41: No, a project cannot qualify for MassSave incentives. There are no local energy efficiency incentives available through Devens Utilities. Proponents should consult other incentive providers for more information.

Q42: What building code and green building standards are used in Devens?

A42: According to the Devens Enterprise Commission (DEC), the Tenth Edition of MA State Building Code is used. Homes using Innovative Residential Development options must achieve a minimum HERS rating of 60 or less. (See [974 CMR 5.02](#) for more information.) A complete USGBC LEED ND and/or Homes Checklist is

required to be submitted as part of an application, but certification is not required. The DEC has a Green Building Incentive Policy; if applicants voluntarily choose to certify, they are eligible for an incentive up to 10% of Unified Permit Fee.

Q43: The RFP states that all residential structures must be sprinklered. Given that the Massachusetts Building Code typically exempts one- and two-family dwellings from such requirements, please confirm that this mandate will not apply to detached single-family homes and duplexes within the Grant Road development.

A43: This is a Devens-specific requirement that will apply to all units. All residential structures must be sprinklered. Please see [946 CMR 7.05](#) for more information.

Q44: Are you able to share any available CAD background files for the sites? Access to base drawings would be very helpful as we begin preparing the design concepts for our proposed development.

A44: MassDevelopment is reviewing available files responsive to this request and will post a response on its website on or by Wednesday, February 11.

Q45: What environmental or site assessment reports have been completed to date? Are respondents expected to conduct their own additional environmental investigations?

A45: A selection of materials is available in Appendix B of the RFP. After selection, the proponent may conduct due diligence, including a review of MassDevelopment's environmental studies and documents and intrusive site investigations pursuant to a right-of-entry agreement with MassDevelopment.

Q46: Is there capacity in the Harvard school system for larger, family style units and the resulting increase in school children? And, has MassDevelopment engaged other surrounding towns on the potential for sending school children to their district?

A46: MassDevelopment currently contracts with the Harvard Public School District for the education of students residing in Devens. Students may enroll in another school (e.g., a charter school or private school) as may be permitted by and otherwise in accordance with the applicable law.

Q47: Can bidders submit proposals for only one parcel or both parcels?

A47: Proposals may be for one or both of the parcels.

Q48: Was there any community engagement or public process about the RFPs before they were released?

A48: The property was rezoned for residential uses at Super Town Meeting in 2015. This was the culmination of a months-long community engagement process involving meetings in Ayer, Harvard, Shirley, and Devens prior to the unanimous adoption of the zoning change by each municipality. The permitting of any residential development will include a public hearing administered by the Devens Enterprise Commission. The RFP was informed not only by the Reuse Plan, but also the [Devens Housing Working Group Report](#), which was issued in May 2025 following a multi-month public process.

Q49: Are there any current unit count targets for any of the parcels that proposers should be aware of. The RFP for Adams Circle alludes to 30-50 units across both parcels. Is that a requirement/cap? All parcels can plausibly accommodate much more.

A49: There are no targets, requirements, or caps related to the number of units. MassDevelopment anticipates that 30-50 units are feasible for this property, but proposals outside of this range may be selected.

Q50: Are there any market studies for Adams Circle? Can you share information about the demographics of the expected populations for the sites? Particularly useful would be some statistics of the current wait list (mentioned in the walkthrough) to better understand demand.

A50: There are no current market studies for this property, but the [Devens Housing Working Group Report](#) (May 2025) references the demand for housing in the region and the [Devens Business Profile and Economic Contribution Analysis](#) (July 2025) highlights the continued employment growth in Devens.

Q51: Is the stormwater location fixed/ are there environmental studies or documents that would further help illuminate site conditions/limitations for Adams Circle?

A51: The stormwater location is fixed. Some documents are provided in Appendix B. After selection, the proponent may conduct due diligence, including a review of MassDevelopment's environmental studies and documents.

Q52: Regarding public realm improvements, could you clarify which costs, if any, for new infrastructure—specifically water lines, sewer lines, sidewalks, and roadways—will be directly covered by MassDevelopment? For any

infrastructure costs not covered by the agency, would MassDevelopment be willing to act as the lead applicant or provide formal support for a MassWorks or HousingWorks grant application to help mitigate these public realm expenses. Does MassDevelopment have a timeline to complete the planned infrastructure improvements (sidewalks, stormwater, new utilities lines, etc.) related to Adams Circle?

A52: MassDevelopment anticipates completion of the planned infrastructure improvements by the end of summer 2026. However, MassDevelopment does not expect to be responsible for any infrastructure improvements outside of the eastern leg of Adams Circle, as shown in the proposed design plans in Appendix B, and the stormwater basin, which is designed for runoff from public rights-of-way and public properties. The selected development team(s) are expected to connect to/extend these utility systems. Please see Section 3. Site Description of the RFP for more information. If MassDevelopment determines it to be in its interest, MassDevelopment may lead an application or support a proponent's application for grants.