

Devens Green Team Roundtable Forum

June 11, 2025



Devens Green Team Roundtable Forum

Rewilding Corporate Landscapes for Biodiversity

AGENDA

- 8:00–8:15AM: Networking/Coffee, Snacks
- 8:15-8:20AM: DEC and DEEC Welcome
- 8:20-8:30AM: Roundtable Introductions
- 8:30-8:45AM: Watson Marlow Corporate Sustainability Efforts
- 8:45-8:55AM: Open discussion/other examples/Q&A
- 8:55-9:25AM: Tour of Watson Marlow Campus
- 9:25-9:30AM: Closing remarks/future roundtable topics



Rewilding Corporate Landscapes for Biodiversity

Rewilding Corporate Landscapes for Biodiversity

Corporate sustainability leaders, site managers and interested professionals are invited to attend the kick-off meeting of the **Green Team Roundtable** networking forum, hosted by the **Devens Eco-Efficiency Center**



Wednesday, June 11, 8:00-9:30
Watson Marlow, 16 Bulge Rd, Devens

RSVP Required: **Dawn Babcock, DEC**
Dawnbabcock@devensec.com
Coffee, Pastry Available

**First-hand Experiences, Lessons Learned,
Open Discussion, Networking,
Tour of Watson Marlow's Biodiversity Project**

Members of Devens businesses, the U.S. Fish and Wildlife Service and the Devens Enterprise Commission will share examples of actions being taken to lower



**Fluid
Technology
Solutions**





Devens Eco-Efficiency Center

- Nonprofit established in 2009 to build on success of a voluntary stewardship program that was focused on business in Devens
- Engages commercial and industrial facilities, schools, and to promote community building
- Mission to help institutions make better use of resources, operate more sustainably

Educational Forums

- Corporate Sustainability Trends
- Technology, Best Practice Developments
- Regulatory Reviews, Updates
- Employee Safety Training Strategies
- Open Sharing, Networking, Partnering





The alternative solution for resources that commercial, industrial and service entities cannot use internally

The Great Exchange Program Highlights

- Preserves resources, prevents disposal costs
- Close to 650 different types of resources in new, like condition
- Schools, libraries, nonprofits, municipal departments, businesses save 30%-70%
- Over 7,000 sf retail space, open 5 days/week, 9:00-4:30, first Saturday Oct-May



Devens Nature-based Solutions for Climate Resiliency





DEVENS FORWARD
Embracing the Past, Transforming the Future

Climate Action Plan Implementation:

- Devens Forward Climate Action Plan
 - <https://devensforward.com/call-to-action>
- Dashboard – tracking Devens performance
- Devens Forward Business Toolkit
- Sustainable Business Spotlight Blogs
- LID, Green Building, Nature-based Solutions!



**Climate Action
Toolkit**
For Businesses

Pocket Forests

By the numbers

DEVENS FORWARD

Embracing the Past, Transforming the Future

3 forests (two more to come in 2025)

2000 trees planted so far

50 native species installed

500+ students involved

5 participating teams of employees from Devens businesses

**Devens Playground / UNACC
Panther Paw Print Pocket Forest**



ALPHANE 2208244

Ayer Shirley Regional Middle School
Panther Paw Print Pocket Forest



Native Wildflower Pollinator Meadow

MacPherson Road
USFWS-Oxbow NWR



Stream Restoration - Daylighting

Jackson Road &
Cavite Street



Let's Connect!



Neil Angus, FAICP CEP, LFA, LEED AP
Director/Land Use Administrator

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Biodiversity at Watson Marlow Devens

6/11/25

Rebecca Rigden – Continuous Improvement Lead

Matt Cioe – Process Engineer

Matt Pacheco – Facilities Manager

Scott Gilman – Engineering Manager



Who we are

Watson-Marlow Fluid Technology Solutions (WMFTS) is part of Spirax Group, a multinational industrial engineering group with expertise in the control and management of steam, electric thermal solutions, peristaltic pumping and associated fluid path technologies.



Core product expertise

Industrial and commercial steam systems, including condensate management, controls and thermal energy management products and solutions.



Core product expertise

Electrical process heating and temperature management solutions, including industrial heaters and systems, heat tracing and a range of component technologies.



Core product expertise

Peristaltic pumps and associated fluid path technologies, including tubing, specialty filling systems and solutions for single-use applications.

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2021 - Watson Marlow consolidating US Operations to Devens

Watson Marlow began Project Eagle, the construction of a new facility in Devens, Massachusetts, USA, in 2021. This included a 14,000 m² building within 6.84 ha of land. The land formed part of a former military base and supported grassland with scattered trees and copses.

A proposed biodiversity plan was compiled, which outlined proposed habitat and landscape creation plans for the site following development. By 2023, much of the development had been completed including creation of grassland, ponds and planting of bushes, shrubs and trees.

Since the construction of the Project Eagle development, Spirax-Sarco implemented its One Planet sustainability strategy, which sets an objective of delivering a +10% net gain in biodiversity during the development of all new manufacturing sites and facilities by 2025.

This report appraises the pre-construction ecological information, the proposed biodiversity plan and aerial maps of the Project Eagle development to quantify the potential net change in biodiversity and understand if 10% biodiversity net gain is likely to be achieved.

Built in 1917 as the barracks at Fort Devens



- **150,000 ft² Facility [13935 m²]**
 - 50,000 ft² ISO Class 7 Clean Room [4645 m²]
 - 30,000 ft² Packaging & Warehouse [2787 m²]
 - 10,000 ft² Assembly Area [929 m²]
 - 20,000 ft² Facilities Support (excl. CR Ceiling) [1858 m²]
 - 30,000 ft² Common Space [2787 m²]
 - Office, Café, Customer Experience Center
- **Total 25-acre site [0.1 km²]**
 - Including Perimeter Path
 - Enough for 2nd facility

Pre-Construction



Pre-construction biodiversity baseline

Baseline habitats (Oxbow Associates, 2020) included:

- “pavement” – the original road.
- Early successional grassland “clearing” which occupy the former building pad sites removed ca. 2015.
- “Thinned forest” consisting of mature trees (predominantly oaks) underlain by grasses and forbs.
- Secondary “Upland Mixed Forest”, dominated by oak, found on the periphery of the site and not recently disturbed or altered.

These are shown on Figure 1, Page 8.



Pre-Construction

Pre-construction Biodiversity Value

Table 1. habitat areas quantified into biodiversity units using the Defra Biodiversity Metric 4.0 formula

Habitat	Area (ha)	Assumed distinctiveness	Assumed ecological condition	Assumed strategic significance	Baseline Habitat Units
Habitats within works limit					
Pavement	0.44	Very low	N/A	High	0
Grassland 'clearing'	2.85	Low	Fairly Poor	High	9.83
Thinned forest	3.35	Medium	Fairly Poor	High	23.12
Habitats outside of works limit					
Upland Mixed Forest	3.53	Medium	Moderate	High	32.48
Total	10.17				65.42

Post Construction

Post-construction Biodiversity Value

Table 2. Estimated extent of proposed biodiversity plan quantified into biodiversity units using the Metric 4.0.

Habitat	Area (ha)	Assumed distinctiveness	Assumed ecological condition	Assumed strategic significance	Habitat Units
Retained habitats					
Grassland 'clearing'	0.07	Medium	Moderate	High	0.24
Thinned forest	0.58	Medium	Moderate	High	4
Upland Mixed Forest (outside of works limit)	3.53	Medium	Moderate	High	32.48
Enhanced habitats					
Re-instated and enhanced grassland	1.35	Medium	Good (increased from moderate)	High	12.56
Created habitats					
Created grassland	1.58	Medium	Good	High	15.27
Activity lawn area	0.12	Low	Moderate	High	0.48
Detention Basins	0.12	Medium	Good	High	1.39
Scrub by Bulge Road	0.1	Medium	Good	High	0.97
Car park shrubs	0.13	Medium	Moderate	High	1
Buildings and hard standing	2.59	Very Low	N/A	High	0
Individual trees	1.0708*	Medium	Good	High	4.75
Total	10.17	-	-	-	73.1

* A hectare area equivalent value is generated and summed for individual trees. This is a representation of canopy biomass, based upon root protection area formula (bsi knowledge, 2012)

THANK YOU



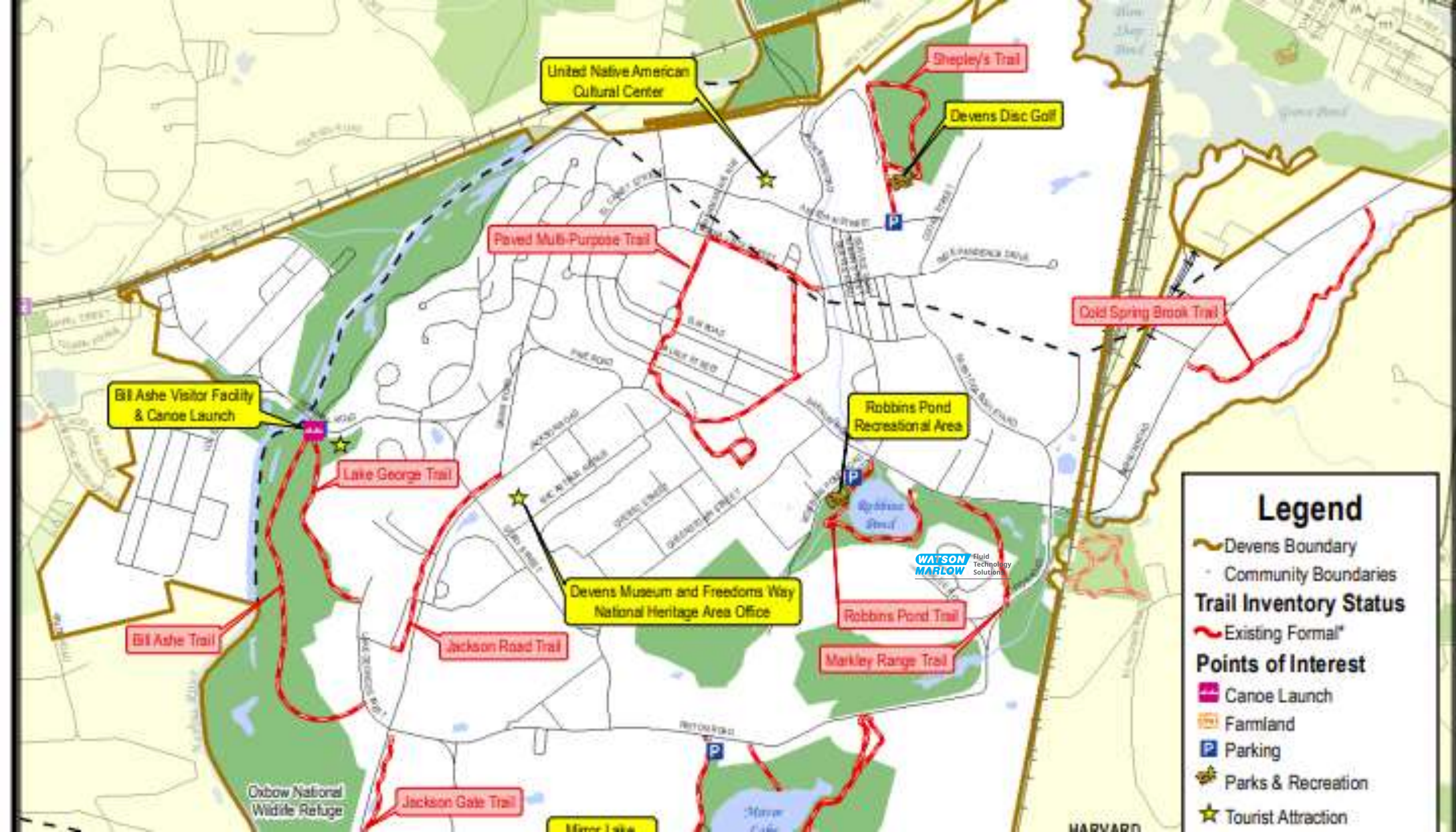
FOR HOSTING!!

Let's take a tour!



Site Tour





Legend

- Devens Boundary
- Community Boundaries
- Trail Inventory Status**
- Existing Formal*
- Points of Interest**
- Canoe Launch
- Farmland
- Parking
- Parks & Recreation
- Tourist Attraction

WATSON Fluid Technology Solutions

HARVARD