

For Office Use Only
Executive Office of Environmental Affairs
 EOEA No: 44076
 MEPA Analyst Anne Canaday
 Phone: 617-626-1035

ENF Environmental Notification Form

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Littleton Corporate Center		
Street: 550-560 King Street (Rt. 110)		
Municipality: Littleton, MA	Watershed: SuAsCo / Merrimack	
Universal Transverse Mercator Coordinates: UTM 19 47 13 508 N 2 97 076 E	Latitude: 42 32' 54.61" N Longitude: 71 28' 07.99" W	
Estimated commencement date: 08/07	Estimated completion date: 1/08	
Approximate cost: \$40,000,000	Status of project design: 80% complete	
Proponent: AG/ND King LLC c/o National Development		
Street: 2310 Washington Street		
Municipality: Newton Lower Falls	State: MA	Zip Code: 02462
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Robert Ricchi		
Firm/Agency: VHB, Inc.	Street: 99 High Street, 10th Floor	
Municipality: Boston	State: MA	Zip Code: 02110
Phone: 617-728-7777	Fax: 617-728-7782	E-mail: rricchi@vhb.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No
- Has this project been filed with MEPA before?
 Yes (EOEA No. _____) No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. _____) No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(B)) Yes No
 - a Special Review Procedure? (see 301 CMR 11.09) Yes No
 - a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No
 - a Phase I Waiver? (see 301 CMR 11.11) Yes No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): No financial assistance or land transfer from the Commonwealth is anticipated as part of the Project.

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals: Town of Littleton: Special Permit Approval from the Planning Board, Request for Determination of Applicability from the Littleton Conservation Commission, and Demolition Delay from the Littleton Historical Commission. Federal: NPDES General Permit for Stormwater Discharge from Construction Activities from the U.S. Environmental Protection Agency.

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MEPA

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|---------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input checked="" type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input checked="" type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	41.25 ac.			
New acres of land altered		+3 ac.		
Acres of impervious area	15.4 ac.	20.35 acres	4.95 acres	
Square feet of new bordering vegetated wetlands alteration		-0-		
Square feet of new other wetland alteration		-0-		
Acres of new non-water dependent use of tidelands or waterways		-0-		
STRUCTURES				
Gross square footage	489,591 gsf	-0-	489,591 gsf	
Number of housing units	-0-	-0-	-0-	
Maximum height (in feet)	32 ft.	-0-	32 ft.	
TRANSPORTATION				
Vehicle trips per day	5,600	-0-	5,600	
Parking spaces	1,391	+587	1,978	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	40,300 gpd	-0-	40,300 gpd	
GPD water withdrawal	40,300 gpd	-0-	40,300 gpd	
GPD wastewater generation/ treatment	36,719 gpd	-0-	36,719 gpd	
Length of water/sewer mains (in miles)	1.15 mi. / 0.50 mi.	-0-	1.15 mi. / 0.50 mi.	

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify _____) No

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site, or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify _____) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (*You may attach one additional page, if necessary.*)

AG/ND King LLC c/o National Development (the “Proponent”) plans to renovate approximately 489,500 sf of commercial office space at the former Hewlett-Packard office site at 550-560 King Street in Littleton, Massachusetts (the “Project Site”). The renovations will consist of interior and exterior building upgrades as well as the addition of 585 parking spaces in reconfigured lots to bring parking facilities up to the Town of Littleton’s zoning code. The renovated property will be renamed the Littleton Corporate Center. The Site is generally bounded by King Street (Rt. 110) on the south, Great Road (Rt. 119) on the west, Shea Street and the Westford town line on the east, and Interstate 495 on the north. Refer to Figure 1 for a site location map and Figure 2 for an aerial image illustrating existing site conditions.

The Project was designed to upgrade an existing office park and its two three-story buildings totaling 489,591 sf, which were originally constructed in 1984 and 1986, to attract new corporate tenants. The buildings will receive both exterior and interior renovations, including accessibility improvements to comply with the Americans with Disabilities Act. Since there will not be any structural expansion and the program will remain commercial office space, no additional trip generation is estimated to occur to the Site.

Other improvements include the removal of a current Veterans of Foreign Wars Hall located on the southeast corner of the Site. The VFW Hall will be reoccupying an existing facility at 21 Taylor Street in Littleton and will demolish their former building once their new one is complete. The current VFW Hall’s septic system will be eliminated and the land will be used for additional parking spaces and landscaping. The other notable structural change is the relocation of the 3,945 sf Simon Tuttle Conference Center (the “Tuttle” house) that has been used by prior corporate tenants as a conference center. The Tuttle house will be moved from its existing location, in the center of the parcel, to a more prominent street-facing location along King Street. The new location will better integrate the house with the historic structures near Littleton Common and the Site’s grove of pear trees.

The Project entails additional environmental improvements. Improvements in groundwater infiltration will be gained by enhanced TSS capture and removal; groundwater recharge will be increased through a system that captures roof runoff and conveys it directly into the ground. The new sub-surface recharge system will increase the groundwater recharge on-site particularly in the wintertime. Drainage will also be incorporating a series of new vegetated swales and a new bioretention area will be constructed to complement the existing on-site stormwater management system. In addition, a portion of the parking lot expansion will utilize porous pavement. Other environmental benefits include: building upgrades that will improve overall energy efficiency, installation of a white roof to reduce heat gain, and continued utilization of an existing on-site wastewater treatment plant that has adequate capacity to meet the Littleton Corporate Center’s needs.