

For Office Use Only Executive Office of Environmental Affairs MEPA Analyst: <i>Rick Bourée</i> Phone: 617-626-1130
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# NPC

## Notice of Project Change

The information requested on this form must be completed to begin MEPA Review of a NPC in accordance with the provisions of the Massachusetts Environmental Policy Act and its implementing regulations (see 301 CMR 11.10(1)).

Project Name: 1400 Technology Park Drive		EOEA #: 7075
Street: Concord Road		
Municipality: Billerica	Watershed: Merrimack	
Universal Transverse Mercator Coordinates: 19313045 E 4710880N (NAD 27)	Latitude: 42° 31' 47" N	Longitude: 71° 16' 35" W
Status of project construction: Specific Project 0% complete - Overall Park 90% complete		
Proponent: The Gutierrez Company		
Street: One Wall Street		
Municipality: Burlington	State: MA	Zip Code: 01801
Name of Contact Person From Whom Copies of this NPC May Be Obtained: Doug Vigneau		
Firm/Agency: Vanasse Hangen Brustlin, Inc.	Street: 101 Walnut Street	
	State: MA	Zip Code: 02472
Phone: 617-924-1770	Fax: 617-924-1770	E-mail: dvigneau@vhb.com

In 25 words or less, what is the project change? The project change involves the construction of a 94,000 square foot office building with 314 parking spaces and associated site features at 1400 Technology Park Drive located off Concord Road in Billerica.

See full project change description beginning on page 3.

Date of ENF filing or publication in the Environmental Monitor: April 28, 1988

**RECEIVED**

Was an EIR required?  Yes  No; if yes,  
 was a Draft EIR filed?  Yes (Date: 08/07/1991)  No  
 was a Final EIR filed?  Yes (Date: 10/25/1996)  No  
 was a Single EIR filed?  Yes (Date: )  No

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**MEPA**

Have other NPCs been filed?  Yes (Date(s): 4/25/1997; 8/26/1998)  No

If this is a NPC solely for lapse of time (see 301 CMR 11.10(2)) proceed directly to "ATTACHMENTS & SIGNATURES" on page 4.

**PERMITS / FINANCIAL ASSISTANCE / LAND TRANSFER**

List or describe all new or modified state permits, financial assistance, or land transfers not previously reviewed:

Are you requesting a finding that this project change is insignificant? (see 301 CMR 11.10(6))

Yes     No; if yes, attach justification. Please see Project Change Description below.

Are you requesting that a Scope in a previously issued Certificate be rescinded?

Yes     No; if yes, attach the Certificate

Are you requesting a change to a Scope in a previously issued Certificate?  Yes     No; if yes, attach Certificate and describe the change you are requesting:

Summary of Project Size & Environmental Impacts	Previously reviewed	Net Change	Currently Proposed
<b>LAND</b>			
Total site acreage	132.6 <sup>1</sup>	5.06	137.66
Acres of land altered	107.3 <sup>1</sup>	4.48	111.51
Acres of impervious area	63.5 <sup>1</sup>	2.82	64.32
Square feet of bordering vegetated wetlands alteration	not available for entire park	0	0
Square feet of other wetland alteration	0	0	0
Acres of non-water dependent use of tidelands or waterways	0	0	0
<b>STRUCTURES</b>			
Gross square footage	1,614,500	94,000	1,708,500
Number of housing units	0	0	0
Maximum height (in feet)	70	0	70
<b>TRANSPORTATION</b>			
Vehicle trips per day	15,820	990	16,810
Parking spaces	4,880 <sup>2</sup>	314	5,194
<b>WATER/WASTEWATER</b>			
Gallons/day (GPD) of water use	146,225	7,775	154,000
GPD water withdrawal	0	0	0
GPD wastewater generation/ treatment <sup>3</sup>	132,934	7,050	139,984
Length of water/sewer mains (in miles)	n/a	No off-site sewer req'd.	n/a

1- Estimate values based on as-built aerial  
 2- Estimated based on 3.3 parking spaces /1,000 sf  
 3- Based on 314 CMR 7.15.

Does the project change involve any new or modified:

1. conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97? Yes No

2. release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction? Yes No

3. impacts on Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities? Yes No

4. impact on 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 No; if yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources? Yes No

5. impact upon an Area of Critical Environmental Concern? Yes No  
If you answered 'Yes' to any of these 5 questions, explain below:

**PROJECT CHANGE DESCRIPTION** (attach additional pages as necessary). The project change description should include:

(a) a brief description of the project as most recently reviewed

(b) a description of material changes to the project as previously reviewed,

(c) the significance of the proposed changes, with specific reference to the factors listed 301 CMR 11.10(6), and

(d) measures that the project is taking to avoid damage to the environment or to minimize and mitigate unavoidable environmental impacts. If the change will involve modification of any previously issued Section 61 Finding, include a proposed modification of the Section 61 Finding (or it will be required in a Supplemental EIR).

Technology Park has been developed progressively over the past few decades and during that time has been the subject of numerous MEPA reviews. At the time of the initial MEPA filing by The Gutierrez Company (the "Proponent") in 1988, the Park already contained 424,350 square feet (SF) of office space. At the conclusion of the MEPA EIR review process in 1996, the Technology Park had MEPA Certification for 1,464,350 SF of mixed office space. In April 1997, a Notice of Project Change (NPC) was filed for the construction of an additional 150,000 SF of office space, a 217-seat restaurant and a 200-room hotel. In August 1998, a second NPC was filed requesting an allowance to occupy 150,000 SF of office space, 154,800 SF of research and development space and 200-room business hotel prior to the completion of roadway improvements to Concord Road. Because of a comprehensive interim traffic mitigation package as well as the Proponent's funding of the design of the Concord Road improvements it was determined that the occupancy of these buildings was appropriate. Currently, the Technology Park consists of 1,464,350 SF of occupied space including several high profile companies, such as Raytheon, General Electric, Nortel, Getronics and Honeywell Bull among others as well as a 200-room Wyndham Hotel. In addition to the occupied space, MEPA previously reviewed and approved 150,000 SF of office space that has yet to be constructed.

The project site is built as presented and reviewed previously by the MEPA office. The current development proposal involves the construction of a 94,000 SF, four-story office building (24,600 SF footprint) on 5.06 acres of undeveloped woodland. To the immediate north, abutting the project site is the Route 3 State Highway Layout (SHLO) and to the south is Technology Park Drive. The

surrounding land uses are entirely consistent with the proposed office use and there are no direct impacts to land proposed other than clearing and grading for the development. There are no direct impacts to wetland resources areas proposed. Attendant to the building development will be the construction of 314 parking spaces and accompanying typical site features including stormwater management facilities, lawn areas and landscaping. Parking is proposed at a ratio of one space per 300 SF; there will be 241 at grade parking spaces and 73 parking spaces below the office building. This NPC is being filed as a result of the overall project site (i.e., the Technology Park) having previously been subject to MEPA review and because the project site abuts state highway Route 3 and will result in the construction of 300 or more new parking spaces (see MEPA threshold 301 CMR 11.03(6)(b)15). The project does not trigger any other MEPA review threshold and only requires an amendment to the existing State Highway Access Permit from the Massachusetts Highway Department.

In consideration of the insignificance of the proposed changes to the project site, its environs and State Highway Route 3 the new 94,000 SF building represents approximately 5.8% of the 1,614,500 SF of total building area in the Technology Park (excluding the 200-room hotel). The development of the 5.06-acre parcel represents approximately 3.8% of the total land area within the Technology Park. The traffic generation and wastewater volume associated with the new building are approximately 6.3% and 5.2% of the existing conditions, respectively. There are no wetland resource impacts associated with the proposed change although a Notice of Intent will be filed with the Burlington Conservation Commission for work within buffer zone. The traffic impact and access study submitted with this NPC considers the existing area traffic volumes and concludes that the existing transportation infrastructure within the study area is adequate to support the proposed development. No financial assistance or transfer of Commonwealth-owned land is required for the project.

Measures taken to avoid, minimize and mitigate impacts to the environment include: 1) no direct impacts to wetland resource areas as well as a 25-foot no-disturb buffer zone; 2) compliance with the MassDEP Stormwater Management Regulations, including 85% TSS removal and maximization of infiltration (please refer to the Stormwater Management Report in Attachment D); 3) minimum parking allowed under zoning (3.3 spaces/300 SF); 4) while the project will result in only minor traffic increases on area roadways, the Proponent is committed to the following mitigation measures: a) provide stationary dynamic speed placards at key locations in adjacent neighborhoods to deter speeding; b) work with the local Transportation Management Association, CARAVAN, the Town and others to implement a Travel Demand Management program for 1400 Technology Park; c) promote the use of the existing Ring Road by providing a direct access from the project site to it, as a means of accessing the Concord Road/Route 3 interchange and discourage employees from using local roadways; d) provide additional signage within the Technology Park encouraging the use of the Ring Road and work with the Town to erect new signage along Concord Road to direct visitors to the Park to utilize the Ring Road as well. Please refer to Attachment E - Traffic and Impact and Access Study for the complete traffic study results and proposed mitigation measures.



Please note that there are no existing (or previously issued) Section 61 Findings on record for the Billerica Technology Park.

**ATTACHMENTS & SIGNATURES**

Attachments:

1. Secretary's most recent Certificate on this project – **See Attachment A**
2. Plan showing most recent previously-reviewed proposed build condition – **See Attachment B**
3. Plan showing currently proposed build condition – **See Attachment G**
4. Original U.S.G.S. map or good quality color copy (8-1/2 x 11 inches or larger) indicating the project location and boundaries – **See Attachment B**
5. List of all agencies and persons to whom the proponent circulated the NPC, in accordance with 301 CMR 11.10(7) – **See Attachment C**

Signatures:

		2-13-08	
Date	Signature of Responsible Officer or Proponent	Date	Signature of person preparing NPC (if different from above)
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Arthur J. Gutierrez, Jr., President	Douglas E. Vigneau		
Name (print or type)	Name (print or type)		
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The Gutierrez Company, Inc.	Vanasse Hangen Brustlin, Inc.		
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