



July 29, 2011

Secretary Gregory Bialecki
Executive Office of Housing & Economic Development
Commonwealth of Massachusetts
One Ashburton Place, Room 2101
Boston, MA 02108

SUBJ: Growth Districts Initiative – Boxborough, Littleton, Westford

Dear Secretary Bialecki:

On behalf the Towns of Boxborough, Littleton, and Westford -- the I-495 @ Route 2 Information Technology Corridor, which hosts such leading high tech employers as IBM and Cisco Systems -- we are pleased to submit this joint request to form a regional growth district pursuant to the Commonwealth's Growth Districts Initiative (GDI). We appreciate your invitation to submit our joint application under this program and we understand that the 495/MetroWest Development Compact regional planning effort will provide an important context within which our GDI application could be considered. We hope to learn more about how these two initiatives interact with one another.

Enclosed are letters from our respective Boards of Selectmen outlining the specifics for each community. Please let us know what additional information you may require. Thank you for your consideration of this joint request. We look forward to partnering with your office on this economic development initiative.

Sincerely,

Selina Shaw
Town Administrator
Town of Boxborough

Keith Bergman
Town Administrator
Town of Littleton

Jodi Ross
Town Manager
Town of Westford

Enclosures

Cc: State Senators James B. Eldridge and Eileen Donoghue
State Representatives James Arciero and Jennifer E. Benson
Victoria Maguire, Commonwealth Permitting Ombudsman
Anne Struthers, Massachusetts Office of Business Development
Marc Racicot and Joan Blaustein, Metropolitan Area Planning Council
Paul F. Matthews and Jessica Strunkin, 495 MetroWest Partnership



BOXBOROUGH BOARD OF SELECTMEN
29 Middle Road, Boxborough, Massachusetts 01719
Phone: (978) 263-1116 • Fax: (978) 264-3127
www.town.boxborough.ma.us

Raid M. Suleiman, Chair Christine L. Robinson, Clerk Leslie R. Fox Rebecca R. Neville Francis J. Powers

July 29, 2011

Secretary Gregory Bialecki
Executive Office of Housing and Economic Development
1 Ashburton Place, Suite 2101
Boston, MA 02108

Re: Growth Districts Initiative – Boxborough, Littleton and Westford

Dear Secretary Bialecki:

Please accept this letter as a request for designation of portions of the Town of Boxborough as part of a regional growth district along with the Towns of Littleton and Westford, pursuant to the Commonwealth's Growth Districts Initiative. Consistent with the priority development areas that we are seeking to establish under the 495/MetroWest Development Compact, the Town of Boxborough is seeking to include in the District land zoned for business, industrial-commercial, office park and town center, which lie along the I-495 corridor (i.e. Codman Hill Road and Swanson Road), Route 111, Town Center and Central Street.

Boxborough is primarily a rural suburban community with some traditional agriculture and in-home small businesses. With the emergence of the technology corridor along I-495, a number of high tech industries have been drawn to the area. Boxborough is proud to maintain its rural character, while being home to Cisco Systems' New England Development Center, which is comprised of two R & D campuses totaling 730,000 square feet. Other high tech companies that are, or have been, located in Boxborough include Egenera, which recently opened its new worldwide headquarters at the Tech Central campus on Central Street, Interactive Data Corporation, Intertek Testing Services, Advanced Micro Devices, Inc. National Technical Systems, Inc, AMD Semiconductor, Inc., Motorola, Inc., Digital Reef, Inc., Geocomp Corp., Setra Systems, Xyplex Corp. NEC, 3COM, and Cytac. These types of large-scale office or research and development businesses tend to be more compatible with the Town's character, and are preferable to large-scale retail or industrial developments.

We are excited about the potential opportunity to partner with the Commonwealth to pursue a regional growth district with the Towns of Littleton and Westford. Although Boxborough has not formally adopted "43D," we have pursued our own form of expedited permitting, holding joint hearings between the Zoning Board of Appeals and the Planning Board and shortening the average permitting process to three months.

The Boxborough Board of Selectmen and Planning Board would like to pursue four projects under the regional Growth Districts Initiative as outlined below.

Route 111 Corridor

Boxborough is situated at the crossroads of Interstate 495 and Route 111 (Massachusetts Avenue) and is bounded on the north and east by Route 2. Route 111 is Boxborough's main east-west thoroughfare and is state-owned and maintained. This three-mile long road with only .4 miles of sidewalk cannot properly accommodate pedestrians and bicycles. Additionally, the road is in major need of repair, with failing culverts and poor road surface compounded by large patch jobs. A detailed assessment of the Route 111 corridor should be undertaken to evaluate the overall condition of the road and the level of traffic it is now supporting. An improvement plan should then be developed that takes into consideration pedestrian and bicycle accommodations to connect businesses and services along Route 111 while still maintaining Boxborough's rural character.

Regional Transportation Center

As development and businesses have moved out from the Route 128 corridor to the Route 495 corridor, the need for transportation alternatives has also grown. Just over a year ago, in the Town of Littleton, IBM opened its 495,000 square foot MassLab facility. The employees have few options in their commute to work: they can drive, or take a shuttle from the Alewife Red Line station or the commuter rail station in Lowell. Similarly, in Boxborough, employees at Cisco System's New England Development Center, which is comprised of two R & D facilities totaling 730,000 square feet, face a similar commuting dilemma. A feasibility study and conceptual plan for a regional transportation facility to be located near Routes 2 and 495 is vital to the economic development of the region.

Town Center Zoning District

Boxborough's Town Center District, which is comprised of approximately 62 acres of undeveloped land near Stow Road and Massachusetts Avenue (Route 111) was intended for mixed-use development. This zoning district was established in 2000 with assistance from the University of Amherst. Unfortunately, development of the property never came to fruition for a number of reasons: 1) the plan did not take into account the need for on-site water and sewer; 2) it provided a parking ratio that exceeded a realistic need; and 3) there was no market study conducted to verify support for the level of commercial development envisioned. A reevaluation of the Town Center Zoning is warranted since, in addition to the reasons cited above, a number of planning advances such as Smart Growth Initiatives and Low Impact Development have been rolled out by the Commonwealth. In order to develop a viable Town Center, a complete site assessment should be undertaken as it relates to the existing conditions and the feasibility to support an on-site water and sewer system. Furthermore, a market study to determine the type and level of retail, commercial and residential development that is needed and is financially sustainable, is a necessary prerequisite to development of the site. The site assessment and market study would enable the Town to analyze the current Town Center zoning to determine what changes may be needed in order to foster the mixed-use development of the District.

Public Water Supply

Because Boxborough has no public water supply and no public sewer system, development in the community is closely tied to its natural resources. Each development must provide its own water supply and septic disposal system. Larger commercial developments must also ensure that there is enough water for fire protection. Because everyone draws from the same water sources, the Suasco and Beaver Brook watersheds, protection of the water supply is critical. Not only must we ensure that there will be sufficient quantities of water for the future, but we must make certain to preserve the quality of that valuable resource as well. In addition to strengthening the protection of its watersheds and drinking water, Boxborough has been exploring the possibility of a public water supply in the commercial and

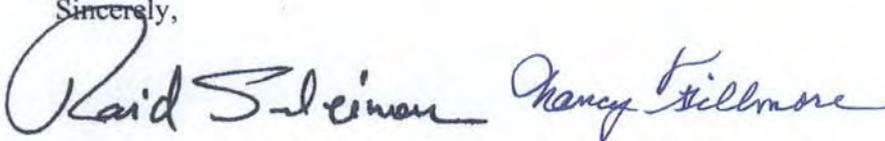
industrial area around I-495 and Route 111. For new businesses to come to this area, the cost to develop an on-site water treatment facility is a significant factor, as well as a major site constraint when having to also install an on-site sewage disposal system. The cost to the Town to develop the infrastructure necessary to develop a public water supply is also substantial and is an area with which we need significant assistance from the Commonwealth.

We hope that the maps which have already been submitted to MAPC as part of the 495/MetroWest Development Compact study will be shared and can be utilized for the Growth Districts Initiative. Please do not hesitate to let us know if you need additional maps.

We look forward to partnering with your office and embarking on this exciting economic development program along with the towns of Littleton and Westford. The Growth District Initiative and the 495/MetroWest Development Compact are positive steps toward building a foundation for regional prosperity in the area.

Thank you very much for your consideration. Please do not hesitate to contact Town Administrator Selina Shaw or Town Planner Elizabeth Hughes for additional information.

Sincerely,

The image shows two handwritten signatures in blue ink. The signature on the left is 'Raid Suleiman' and the signature on the right is 'Nancy Fillmore'. Both are written in a cursive, flowing style.

Raid Suleiman, Chair
Boxborough Board of Selectmen

Nancy Fillmore, Chair
Boxborough Planning Board

cc: Keith A. Bergman, Littleton Town Administrator
Jodi Ross, Westford Town Manager
The Honorable Senator James B. Eldridge, Middlesex & Worcester District
The Honorable Representative Jennifer E. Benson, 37th Middlesex District
Victoria Maguire, Massachusetts Permit Ombudsman
Anne Struthers, Massachusetts Office of Business Development
Marc Racicot and Joan Blaustein, Metropolitan Area Planning Council
Paul F. Matthews and Jessica Strunkin, 495 MetroWest Partnership

Boxborough Town Center, LLC
PO Box 985, W. Acton, MA 01720
978-266-9751 Fax 978-635-0988 authomes@msn.com

November 30, 2010

Secretary Greg Bialecki
Executive Office of Housing and Economic Development
1 Ashburton Place, Suite 2101
Boston, MA 02108

Re: Growth Districts Initiative Capital Program

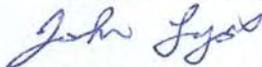
Boxborough Town Center, LLC, is pleased to support the Town of Boxborough and their Planning Board with regards to the Growth District Initiative.

As a property owner in the Town Center Zoning District, we look forward to working with Town of Boxborough in order to pursue commercial and residential development of our property.

If we can be of any further assistance, please do not hesitate to contact us.

Sincerely,

BOXBOROUGH TOWN CENTER, LLC



John Lyons



Town of Littleton

37 Shattuck Street
Littleton, MA 01460

July 29, 2011

Secretary Gregory Bialecki
Executive Office of Housing & Economic Development
Commonwealth of Massachusetts
One Ashburton Place, Room 2101
Boston, MA 02108

SUBJ: Growth Districts Initiative – Littleton, Boxborough, Westford

Dear Secretary Bialecki:

Please accept this letter as a request for designation of portions of the Town of Littleton as part of a regional growth district— along with the Towns of Boxborough and Westford-- pursuant to the Commonwealth's Growth Districts Initiative (GDI). The Littleton Board of Selectmen has unanimously voted to include in this request of all land zoned for business, and industrial use in our community.

In August of 2007, IBM selected 550 King Street, Littleton, as the site for its largest-in-North America software campus. On June 16, 2010, we were pleased to have Governor Deval Patrick and yourself officiate the dedication of the 495,000 square-foot IBM MassLab facility. The IBM MassLab site has become an important economic engine the Commonwealth of Massachusetts as a whole and for the I-495/Route 2 technology corridor, in particular. Here in Littleton, it has become the focal point of local economic development efforts.

Littleton Town Meeting voters have been supportive of numerous recent efforts to promote economic development consistent with community character. In 2007, Town Meeting designated two Priority Development Sites under MGL Chapter 43D-- (1) the 550 King Street IBM MassLab site, and (2) a 90-acre undeveloped site owned by Cisco Systems located directly across I-495 at Exit 31 from IBM MassLab. Town Meeting voters authorized Tax Increment Financing agreements for 550 King Street and for 151 Taylor Street where Curtiss-Wright Controls Embedded Computing expanded its local presence.

When Town and IBM officials compared lists of what amenities both wanted to see in the host community, to build upon IBM's siting decision and to provide needed amenities to promote economic development consistent with community character, the lists were remarkably similar-- hotels, restaurants, high end retail at Littleton Common.

As the culmination of a three-year planning process aided first by a Chapter 43D implementation grant, then by District Local Technical Assistance from the Metropolitan Area Planning Council (MAPC), Littleton's May 3, 2010 Special Town Meeting voters adopted the Littleton Common Village Zoning and Overlay District, described below. The Board of Selectmen and Planning Board worked closely together with MAPC and the local community in drafting zoning amendments

built around the Town's two Priority Development Sites, while also strengthening the adjacent Village Center.

Littleton Common Village Common District (Area A). The so-called Area A zoning amendment will guide future development, and help Littleton manage growth and desired change by creating a new Village Common business zone which replaces the existing Business B zone, whose uses and dimensional requirements mirror the Business B zone. The Village Common District would allow mixed use development by special permit. Mixed use can encourage the re-use of existing or under-utilized structures, and create a livelier village center. Mixed use residential is an alternative to sprawl and lessens dependence on the auto. Design Guidelines will help maintain the character of the Village. The IBM MassLab site—550 King Street—is located in Area A.

Littleton Village Overlay District West - Beaver Brook Area (Area B). A Village Overlay District was created for the so-called Area B, which includes the IBM site and the Cisco Systems property. This article establishes an Overlay, which is added “on top” of the “regular or underlying” zoning. The Overlay is optional, at the developer's choice. If the Overlay is used, additional design guidelines must be met in exchange for additional uses. If not used, the underlying zoning controls. This zoning amendment helps to accomplish the community's goals by providing more flexibility for development or re-development, and more uses available for industrially-zoned land. While the Overlay is optional, it does require a Special Permit from the Planning Board. The 90-acre vacant property owned by Cisco Systems is located in Area B.

Littleton Common Sewer Feasibility Study: “Smart Sewering.” Augmented by a \$100,000 grant from the Barr Foundation to the Charles River Watershed Association (CRWA), the Town of Littleton is undertaking a sewer feasibility study for Littleton whose strategy for “smart sewerage” seeks to improve the quality and choice of retail and commercial establishments to promote economic advantages; promote a mix of uses on sites that are currently vacant or are slated for redevelopment; provide sound alternative solutions for failing or aging septic systems in these districts; preserve rural character of the Town; and protect wildlife habitat and biodiversity in natural areas of the downtown districts. Results of the feasibility study are expected by Fall 2011.

Transportation Planning and Traffic Study. In 2009, the Littleton Transportation Planning and Traffic Study was prepared to evaluate traffic impacts and possible mitigation strategies associated with the Town's two MGL Chapter 43D Priority Development Sites, i.e., IBM and Cisco. Prepared by BSC Group under a contract with MassDevelopment and the Town of Littleton, with funding from the State's InterAgency Permitting Board, the purpose of the study was to evaluate traffic/transportation impacts and develop a set of transportation improvement alternatives for the Route 119 and Route 110 corridors in the study area in order to accommodate the re-occupation of the 550 King Street site by IBM and the potential development of the Cisco Systems property in the future. The study made short, medium, and long-term recommendations, including implementing a shuttle bus service from the IBM / Cisco sites to the MBTA Fitchburg Line Commuter Rail Station in Littleton; restriping Great Road (Route 119) from King Street (Route 110) to the I-495 Southbound Ramps to provide for a four-lane cross section; and widening the bridge on Great Road (Route 119) that runs over I-495 to accommodate four travel lanes, a minimum 4-foot bicycle lane in each direction, as well as 6-foot sidewalks on both sides [see report excerpt, attached].

Littleton Commuter Rail Service. The Town of Littleton is grateful for your support of funding awarded to the MBTA last month for the acquisition of two hundred parking spaces adjacent to the Littleton MBTA commuter rail station. We look forward to the planned 2013 completion date for the Fitchburg Line improvements project, where dual tracks will be installed for the entire length of the commuter rail line in Littleton requiring a complete rebuild of Littleton station at its current location. The enhanced schedule which the Fitchburg line improvements will help bring about will greatly support local and regional employers like IBM, whose employees live in the Boston and Cambridge area and do a “reverse commute” to Littleton and the 495 region each day.

In summary, we request a Growth District designation to include portions of Boxborough, Littleton, and Westford. Upon designation, we would work with your office to determine how MassWorks infrastructure funding may best support our continuing economic development efforts. We will be pleased to provide additional information upon request, and we thank you for your consideration.

Sincerely,



Keith A. Bergman, Town Administrator
For the Littleton Board of Selectmen

Enclosures

cc: Selina Shaw, Boxborough Town Administrator
Jodi Ross, Westford Town Manager
State Senator James B. Eldridge
State Representative James Arciero
Victoria Maguire, Commonwealth Permitting Ombudsman
Anne Struthers, Massachusetts Office of Business Development
Marc Racicot and Joan Blaustein, Metropolitan Area Planning Council
Paul F. Matthews and Jessica Strunkin, 495 MetroWest Partnership

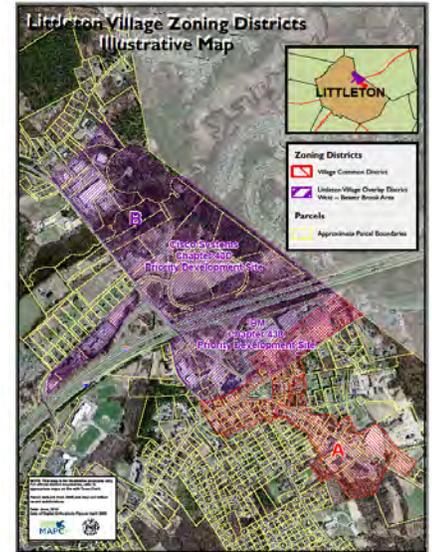
Smart Sewering for Small Communities: an Intro & Survey!

Read more about Smart Sewering here, then take our survey at <http://LittletonSmartSewering.surveyconsole.com> to tell us what you think!

What is Smart Sewering? It Starts with Good Planning...

The Town of Littleton, MA has created two new districts in the downtown area for the purpose of directing new growth to these areas. The two areas encompass a majority of the Town's denser development of commercial, retail, industrial, and other business-type uses.

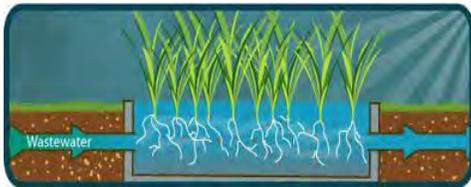
In order for the community to ensure that any new growth and redevelopment are in keeping with the character of the existing buildings and the feel of the area, the Town has partnered with the Charles River Watershed Association (CRWA) to study innovative approaches to wastewater management, treatment, and reuse...[Smart Sewering](#). Natural System Utilities (NSU) was hired to assess how the use of limited water infrastructure may benefit the technical and economic feasibility of development in the new downtown district. Additionally, NSU is evaluating the potential for energy generation at existing facilities in the Town and the surrounding area.



...then Integrates Services for Economic, Environmental & Social Benefits (a Triple Bottom Line)

In many U.S. communities, large regional wastewater systems have been the traditional approach to sewerage when government support was available and major contamination problems existed. This conventional "big pipe" approach has the unfortunate consequences of fostering large scale and often haphazard development that does not fit community scale, disturbing local water balance, and causing diminished water quality.

An innovative approach to provide the necessary services and not harm the environment is to construct small, local treatment systems that work with nature to clean waste water and either return it to the ground where it came from, or reuse it for a number of applications indoors and outdoors. In the end, these systems cost less to maintain and allow well planned growth to occur when and where it is desired.



A word about "Natural Systems"
A natural system uses plants to reach the same end-product as a structural system...
Clean Water!



Littleton's Smart Sewering Project

This project started with a Stakeholder's Workshop with members of the Town's Sewer Feasibility Study Committee, members of the Town's Planning Board, CRWA staff, and Town staff. At the workshop, NSU gained local knowledge about the Town's goals for growth and for preservation and the group began strategy discussions around innovative solutions to water and wastewater challenges in Littleton.

Stakeholders determined the following *preliminary goals* for a Smart Sewering Strategy in the new downtown districts:

1. Improve quality and choice of retail and commercial establishments to promote economic advantages.
2. Promote a mix of uses on sites that are currently vacant or are slated for redevelopment.
3. Provide sound alternative solutions for failing or aging septic systems in these districts.
4. Preserve rural character of the Town.
5. Protect wildlife habitat and biodiversity in natural areas of the downtown districts.

Think about these questions:

- How important is it for the selected treatment system to have little impact on your taxes and utility bills?
- How important is it for the treatment system to protect green spaces by not covering over open spaces?
- How important is it for the treatment system to blend in with the existing community?

To make sure the end result satisfies the Town's needs, [and the triple bottom line](#), the Town would like to hear your opinion about the importance of smart sewerage strategies to address YOUR concerns. Take the survey to give us your feedback!

Now we need YOU!

Continue to check the Town's website for additional meeting dates and information about Smart Sewering!

Littleton Transportation Planning and Traffic Study 43D Priority Development Sites



Prepared for:

The Town of
Littleton

in cooperation with



Prepared by:



4.5 Recommendations

The re-occupancy of the IBM site and future development of the Cisco property would result in a significant increase in traffic volumes in the study area. In the previous section, several improvement options were identified to alleviate the anticipated impacts. Using the evaluation criteria listed above, a number of these improvements are being recommended for further development, which are divided into short-, medium-, and long-term actions.

4.5.1 Short-Term

These recommendations can be implemented in the near future, and require no major changes to existing roadway geometry.

- 1) Great Road (Route 119) and King Street (Route 110)
 - a) Re-stripe King Street to provide three westbound lanes.
 - b) Provide protected/permitted signal phases for left-turn movements
 - c) Install bicycle loop detection on all approaches.
- 2) King Street (Route 110) and Goldsmith Street / Stevens Street
 - a) Construct a traffic island and curb extension to reduce the pedestrian crossing distance. If possible, include this improvement in the contract for the already proposed Goldsmith Street reconstruction.
- 3) Enhance the pedestrian environment by consolidating and narrowing commercial drives with wide curb cuts.

4.5.2 Medium-Term

These recommendations require major roadway geometry changes and should be implemented concurrently with the development of the Cisco property.

- 1) Re-stripe Great Road (Route 119) from King Street (Route 110) to the I-495 Southbound Ramps to provide for a cross section with four travel lanes.
- 2) Construct a modern roundabout at the intersection of Great Road (Route 119) and I-495 Southbound Ramps.
- 3) Install a traffic signal or a modern roundabout at the intersection of Great Road (Route 119) and I-495 Northbound Ramps.
- 4) Construct 6-foot sidewalks along Great Road and King Street, where missing, to provide a continuous pedestrian route.
- 5) Implement a shuttle bus service from the IBM / Cisco sites to the MBTA Fitchburg Line Commuter Rail Station in Littleton. Work with MBTA to improve the frequency and arrival/departure times during the morning and evening commuting hours. A

change in the schedule could be achieved when the Fitchburg rail line is rebuilt by the MBTA. *Figure 21* shows the proposed primary and secondary shuttle bus routes.

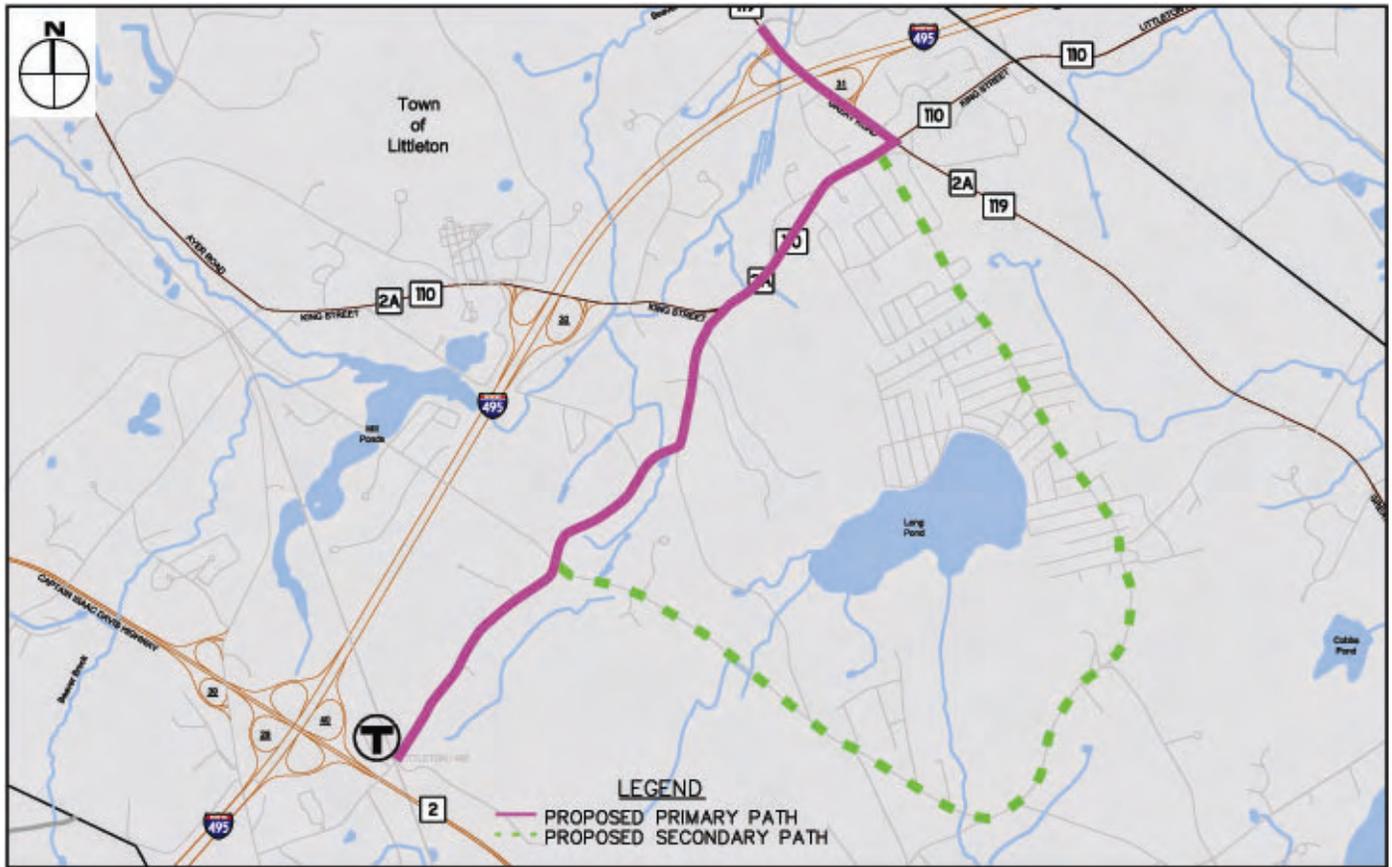


Figure 21: Proposed Primary and Secondary Shuttle Bus Routes

4.5.3 Long-Term

This recommendation assumes a greater time frame and major bridge construction.

- 1) Widen the bridge on Great Road (Route 119) that runs over I-495 to accommodate four travel lanes, a minimum 4-foot bicycle accommodation in each direction, as well as 6-foot sidewalks on both sides. Work with MassHighway to ensure this bridge-widening project is added to the state and region’s transportation improvement program.



**TOWN OF WESTFORD
BOARD OF SELECTMEN**

TOWN HALL
55 Main Street
WESTFORD, MA 01886
Telephone (978) 692-5501 Fax (978) 399-2557

July 29, 2011

Gregory Bialecki
Secretary
Executive Office of Housing & Economic Development
Commonwealth of Massachusetts
One Ashburton Place, Room 2101
Boston, MA 02108

Dear Secretary Bialecki:

Please accept this letter as a request for designation of portions of the Town of Westford as part of a regional Growth District - with Littleton and Boxborough - pursuant to the Growth Districts Initiative. Upon consideration, and taking into account input from the Westford Planning Board, Board of Appeals and staff, the Board of Selectmen voted unanimously to endorse this request.

This letter includes a statement of the proposed geographic boundaries of a Growth District in Westford; a summary of pending and anticipated economic development in and near the project area; a summary of pending infrastructure improvements that will benefit this area; and a statement of support for potential regional infrastructure investment that would be beneficial to all three towns.

Proposed Geographic Boundaries

We request that three locations in Westford be included within a regional Growth District designation: Tech Park West, Tech Park East and Cornerstone Square are each fully permitted projects that, between them, represent nearly 1M SF of permitted but not yet built commercial development. The Gutierrez Company (Tech Park West, East) and Ryan Development are actively marketing these sites to potential tenants and investors. These permitted projects and their anticipated infrastructure impacts highlight the importance of continued Commonwealth support for infrastructure improvements in this area.

Economic Development Activity on Route 110 Corridor in Westford

Westford is engaged in the 495/MetroWest Compact with MAPC and NMCOG. Related work relative to zoning and permitting on the corridor is underway, supported in part by a 2010 DLT economic development grant. Highlights of pending and anticipated development include:

- Goodrich relocating to Westford Tech Park East; ribbon cutting held on July 19, 2011, attended by Lt. Gov. Murray, Secretary Bialecki, Senator Donoghue, Rep. Arciero and others
- Westford Tech Park West fully permitted, 725,000 SF not yet built.

- Red Hat among most recent "build to suit" buildings along I-495
- Cornerstone Square mixed use development (retail, restaurant, office) fully permitted, 240,000 SF. Project was litigated by nearby commercial property owner; on May 20, 2011, the Land Court upheld the issued permits; property owner has now appealed Land Court's decision
- Boch Honda West opened April 2011, 48,000 SF
- Juniper Systems is anticipating \$20M in improvements to their existing facility
- Other corporate presence includes: NetScout; Puma; Tyco; IBM; AECOM; and many more

Including the above, development totaling over 1,000,000 SF of office/R&D, 300,000 SF of retail/restaurant, and 42 housing units including 15 affordable units, is fully permitted and in some cases under construction. An additional 338 housing units (79 affordable) are already under construction town-wide. Both National Development and Princeton Properties filed permit applications in recent months which could produce an additional 248 housing units (40 affordable). The attached map offers additional detail.

The Route 110 corridor is also home to significant regional recreational amenities including Kimball's Farm and Nashoba Valley Ski Area. The Westford portion of the Bruce Freeman Rail Trail opened in 2009, and the next phase of design is underway. These amenities, along with the Marriott Residence Inn, Hampton Inn and the Westford Regency Inn and Conference Center, contribute to increasing corporate event activity along the corridor.

Pending Westford Infrastructure Improvements

Improvements to Minot's Corner (TIP project ID #604809) have been in the planning stage for many years and are currently programmed for construction funding in the 2011 Northern Middlesex MPO Transportation Improvement Program for FY12/13. Project design is underway, and this project is critical to future economic development on the Route 110 corridor.

Design planning has also been completed for signalization of the intersection of Route 110 with Tadmuck Road. The design plans were prepared in anticipation of completion by a private party, but the related project did not move forward. The plans must therefore be modified to ensure compliance with MassDOT procedural and engineering standards. In 2010, the Town secured \$90,000 in private funding commitments to advance this engineering work. We anticipate pursuing TIP designation for intersection reconstruction in the future.

The Town continues to work with MassDOT and the utility companies to secure completion of the ARRA funded improvements to several intersections along Route 110 that are essential to the successful buildout of Tech Park West.

Potential Regional Infrastructure Investment

Westford staff have met with their counterparts in Littleton and Boxborough on several occasions to identify potential infrastructure improvements that would benefit economic development opportunities in the entire region.

Based on this review, we believe that the region would benefit from feasibility study and conceptual planning for a regional transportation study to improve utilization of the existing MBTA Commuter

Rail Station near the intersection of Rte 2 and Rte 495 in Littleton. At present, highway access to the station is limited due to constraints imposed by the local road network. This location was discussed as a potential multi-modal transportation center providing improved access to and from Boston, and transit links within this region.

We believe that future expansion of this facility as so outlined, building on the June 2011 funding award to expand parking capacity in this location, would serve as a catalyst for regional economic development, and we support the investments necessary to determine feasibility and advance conceptual planning.

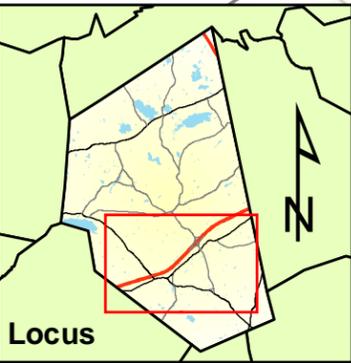
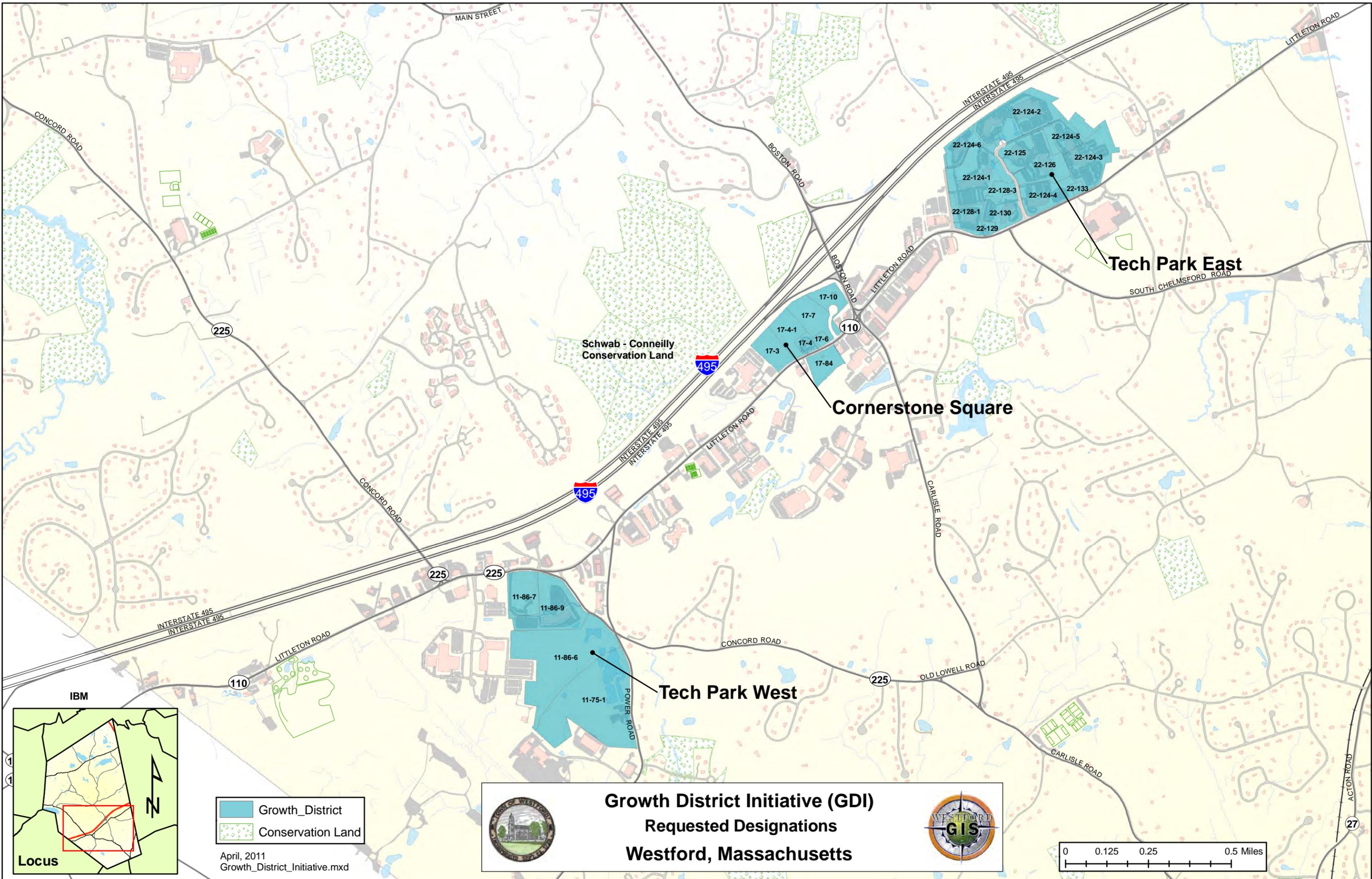
In summary, we request a Growth District designation to include portions of Westford, Littleton and Boxborough. Upon designation, we would work with your office to determine how MassWorks infrastructure funding may best support our continuing economic development efforts. We will be pleased to provide additional information upon request, and we thank you for your consideration.

Sincerely,



Robert Jefferies, Chair
Westford Board of Selectmen

cc: Jodi Ross, Town Manager, Westford
Keith Bergman, Town Administrator, Littleton
Selina Shaw, Town Administrator, Boxborough
Victoria Maguire, Commonwealth Permitting Ombudsman
Senator Eileen Donoghue
Representative James Arciero
Anne Struthers, Massachusetts Office of Business Development
Beverly Woods and Jay Donovan, NMCOG
Paul Matthews, 495/Arc of Innovation

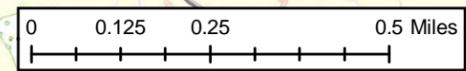


- Growth_District
- Conservation Land

April, 2011
Growth_District_Initiative.mxd



Growth District Initiative (GDI) Requested Designations Westford, Massachusetts



Commercial Space

Property	Developer	Square Footage (SF)			Status	
		Retail	Office	Restaurant		
Juniper Systems*	The Gutierrez Company	—	—	—	PRE-PERMITTING	} 988,151 SF
Orchard Square	Empire Management	11,160	—	7,000	APPROVED	
134 Littleton Road	Barn Trust	4,300	4,300	—	APPROVED	
Cornerstone Square	Ryan Development	208,683	6,048	20,680	APPROVED	
Kimballs Farm	Twin Brooks Construction	980	—	—	APPROVED	
Westford Technology Park West	The Gutierrez Company	—	725,000	—	APPROVED	} 377,329 SF
Goodrich ISR (Aerospace)*	The Gutierrez Company	—	99,451	—	COMPLETED	
Boch Honda	Boch Automotive Group	48,571	—	—	COMPLETED	
NetScout	The Gutierrez Company	—	156,495	—	COMPLETED	
Red Hat	The Gutierrez Company	—	72,812	—	COMPLETED	
		273,694	1,064,106	27,680		1,365,480 Projected SF

* Renovations or upgrades to existing commercial space.

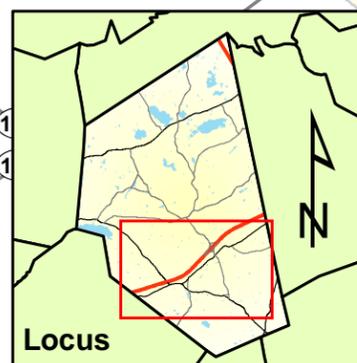
Status

- PRE-PERMITTING
- IN REVIEW
- APPROVED
- UNDER CONST
- COMPLETE
- Conservation Land

Residential Space

Property	Developer	Units		Status	
		Market Rate	Affordable		
Princeton Properties	Princeton Properties	160	40	IN REVIEW	} 248
Bridges (assisted living)	National Development	48	—	IN REVIEW	
Stony Brook II *	Westford Housing Authority	—	36	APPROVED	} 78
Choice Veterans Housing *	Chelmsford Housing Authority	—	5	APPROVED	
Tadmuck Meadows II	Tadmuck Meadows, LLC	27	10	APPROVED	
Abbot Mill *	Tocci Building Corp.	116	13	UNDER CONSTRUCTION	} 338
Cottages in the Woods	Boston Homes Road Homes	—	20	UNDER CONSTRUCTION	
Graniteville Woods *	Emanouil Development	118	46	UNDER CONSTRUCTION	
Laughton Farms *	Jamesco Development	25	—	UNDER CONSTRUCTION	
		494	170		664 Projected Housing Units

* Located outside of mapped area.



Current as of July 28, 2011
Route110_Recent_Ongoing_Planned.pdf



Littleton Road (Route 110) Corridor Recent, Ongoing and Planned Development Westford, Massachusetts

