



PAUL FINGER ASSOCIATES

LANDSCAPE ARCHITECTS

PLANNERS

CIVIL ENGINEERS

WETLAND SCIENTISTS

APPLICATION FOR SPECIAL PERMIT FOR MAJOR NON-RESIDENTIAL PROJECT HARDWARE INTEGRATION CENTER EXPANSION

RAYTHEON, AN RTX COMPANY
350 LOWELL STREET
ANDOVER, MASSACHUSETTS

August 14, 2024

Prepared for:

Raytheon, An RTX Company
350 Lowell Street
Andover, MA 01810

Prepared by:

Paul Finger Associates
14 Spring Street, 2nd floor
Waltham, MA 02451

14 Spring Street, 2nd Floor
Waltham, Massachusetts 02451
Tel: 781.647.4900
Fax: 781.647.4924
www.pfai.net

August 14, 2024

Mr. Zachary Bergeron, Chairperson
c/o Jacki Byerley, Planner
Andover Planning Board
36 Bartlet Street
Andover, Massachusetts 01810

Via: Hand Delivery

Reference: Application for Special Permit for Major Non-Residential Project – Expansion of Hardware Integration Center
Raytheon, An RTX Company
350 Lowell Street
Andover, Massachusetts
Project No. 090-1001.17

Dear Mr. Bergeron and Members of the Board:

On behalf of Raytheon, Paul Finger Associates respectfully submits this Application for Special Permit for a Non-Residential Project for the construction of certain improvements to the Raytheon facility at 350 Lowell Street, Andover, Massachusetts.

The expansion of the Hardware Integration Center (HWIC) is an enlargement of the existing High Bay loading and receiving structure center. The new, larger building will replace the existing HWIC located on the southwest corner of the existing Suffolk Building and will have a footprint of 18,810± sf. The structure will also have a partial mezzanine, bringing the total floor area to 21,825± gsf.

The Raytheon Campus located at 350 Lowell Street contains approximately 170 acres, already developed by a number of buildings, parking areas and other improvements. The site is bounded by Route 133 to the north, Route 93 to the east, and Osgood Street to the south and west. The entire site is zoned Industrial A. The surrounding properties are zoned Single Residence C and contain residential uses. None of the proposed improvements will have any impact upon the surrounding properties as the location of the proposed work is located in the center of the campus, replacing an existing structure adjacent to the existing Suffolk Building and no closer to the surrounding properties than the existing buildings. Accordingly, Raytheon is seeking a waiver from the requirement that its plans show the ownership and use of all abutting lots.

The HWIC will have a low-bay area which will have a height of 35 ft and a high-bay area with a height of 45 ft, similar to the heights of the adjacent buildings. The addition includes Integration and Assembly Areas and a partial mezzanine to support a Server Room, Mechanical Room, an Electrical Room, meeting rooms and a work area with standard cubicles. External building access is via roll up doors for equipment access and loading and there is an internal elevator and stairway.

As part of the development there will be some relocation of utilities required and stormwater improvements are proposed. There is a stormwater basin south of the existing building which will be reconstructed to allow for sufficient pavement around the proposed building for vehicles to access and service the proposed structure. The stormwater basin will be substantially expanded southeast of the proposed building in an area adjacent to the Paint Building. The two basins will be connected by culverts. The new stormwater basin will replace existing stormwater and drainage swales, increasing the storage capacity and water treatment qualities in that area.

The Project site development consists of demolition of the existing High Bay loading and receiving structure and the construction of a larger building and associated driveway, building utility services, stormwater management system upgrades, and landscaping. The total project area is approximately 2 acres. The Project will result in a small increase in impervious area:

Existing impervious cover in the Project area:	30,365± sf
<u>Proposed impervious cover in the Project Area:</u>	<u>45,800± sf</u>
Net increase in impervious cover:	15,435± sf (0.35± ac.)

The project is covered under an Order of Conditions #090-1086 issued by the Conservation Commission. Stormwater mitigation for the increase in impervious surfaces has already been compensated for in a Stormwater Bank established for the Raytheon Campus. We are therefore requesting a waiver from the requirement to submit a stormwater report since mitigation of stormwater impacts has already been completed for both the increase in volume and water quality under the Conservation Commission's jurisdiction.

The Hardware Integration Center will be staffed predominantly by current personnel at the Andover location, and therefore will result in no increase in parking demands. Raytheon's existing parking areas have always been more than sufficient to service all of the parking demands of the facility and the Company is certain that no additional parking spaces will be required. Accordingly, Raytheon is also seeking a waiver from the parking calculations. In addition, shipping and receiving to the facility is estimated to be approximately 1 truck delivery per day, of these deliveries most of the traffic will be internal moves of In-Work Mobile Hardware within the campus during different stages of

Mr. Zachary Bergeron
Project No. 090-1001.29
August 12, 2024
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manufacturing and not generate any additional off-property traffic. Therefore, neither the trip generation from employees nor trucks will increase enough to warrant a traffic study.

Enclosed please find the following:

1. 18 copies of the Application for Special Permit for Major Non-Residential Project;
2. 12 sets of Plans dated August 14, 2024
3. 18 copies of a written statement with regard to the project;
4. A check in the amount of \$4,865.00, representing the application fee of \$500.00, plus 20 cents per square foot for the 21,825 square feet contained in the proposed addition; and
5. A check in the amount of \$350.00 for the advertising fee.

Please schedule this matter for hearing by the Planning Board on the earliest available date.

If you have any questions with regard to this matter or require additional information, please do not hesitate to contact us.

As always, the consideration of this matter by the Planning Board is appreciated.

Very Truly Yours

Paul Finger
Digitally signed by Paul Finger
DN: c=US,
E=pfinger@pfa.net, O="Paul Finger Associates, Inc.",
CN=Paul Finger
Date: 2024.08.13
11:32:53-04'00'

Paul J. Finger, RLA
President

Enclosures: As Referenced

cc: Daniel Thompson, Raytheon, An RTX Company
File

S:\Shared Folders\PFA Project Data_Shared\090-1001.29 HWIC High Bay
Expansion\Permits\Special Permit\Archived\090-1001.29 LTR01_SP Cover
Letter_Rev01.docx

PAUL FINGER ASSOCIATES

ANDOVER PLANNING BOARD

APPLICATION FOR SPECIAL PERMIT

For: Major Non-Residential Project

Section of Bylaw: 9.4.8

APPLICATION MUST BE COMPLETE

(Please print or type)

This application, completed and signed with original signature(s), shall be submitted with 12 copies of the application and narrative, 3 copies of the full-size plans (24x36), 9 copies of 11x17 plans, 2 drainage reports and a pdf version of the application package (call Planning regarding number of copies of any other reports being submitted).

Application is hereby made for a Special Permit for Major Non-Residential Project Section 9.4.8 of the Zoning Bylaw.

1. Applicant(s): Raytheon, An RTX Company

Contact Name: Daniel Thompson

Mailing Address: 366 Lowell Street, Andover, MA 01810

Telephone Number: 978-284-0095

Email Address: Daniel.J.Thompson@rtx.com

2. Record Owner(s) Name: Raytheon, An RTX Company

Mailing Address: 1000 Wilson Blvd. Arlington, VA 22209

3. Interest in Property: Owner Other

(Describe): _____

4. Engineer: Paul Finger Associates, Inc.

Contact Name: Paul Finger

Mailing Address: 14 Spring Street, 2nd Floor, Waltham, MA 02451

Telephone Number: 781-647-4900

Name of Professional Surveyor: Gregory Corcoran PLS # 38034

5. Property Address: 0 Osgood Street

Assessors Map 155 Lot(s) 3

Zoning District(s) including overlay districts: Industrial A

This is the lot where the Suffolk building is located. See Attachment A-1 for a listing of Raytheon developed parcels.

6. Lot square footage/acres: 2,775,643

7. Frontage: 600' +/-

The portion of the Suffolk Building being demolished and replaced only. See attachment A-2 for all buildings on all parcels

8. Square footage of existing building: 5,000+/-
stories: 1 square footage per floor: 5,000+/- height: 35'

9. Existing Use(s) Industrial Proposed Use(s): Industrial

10. Square footage of proposed building or addition: 21,825 (18,810+/- footprint plus 3,015+/- mezzanine)

1* This is part of a 170+ acre campus, a waiver from providing these numbers is requested

Total building coverage percentage: 1* landscaping percentage: 1*

Total square footage: 1* percentage: 1*

11. Square footage of total land disturbance: 90,370+/-

12. Parking: existing 1* proposed 0 (Campus has sufficient parking)

13. Number of: Buildings 1 Units: 1

14. Building Height: 32'8" (low bay section) and 45' (high bay section)

15. Open Space: Acreage 1* Percentage 1*

Percentage of Accessible Open Space 1*

16. Square Footage of Roadway Construction Land Disturbance: 0

Square Footage of Total Land Disturbance: 90,370+/-

17. Deed of Property Recorded In North Essex Registry of Deeds,
Book 1130 Page 319, or Certificate of Title _____

Easements and Restrictions of Record (Include description and deed reference):
NA

18. Certified Statement as to Encumbrances on the land: _____
NA

19. Describe any previous Special Permit Application or approvals for these premises _____

Every construction project on the Raytheon campus has received the required permits. Details can be provided if necessary.

20. Provide a narrative of the project and how it meets the zoning bylaw requirements.
See attached narrative, "Written Statement on Project per Special Permit Procedure"

I understand and agree to comply with the requirements of the Andover Planning Board's Rules Governing Special Permits and Site Plans.

Daniel J Thompson
Signature of Record Owner

Daniel J Thompson
Print Name

8/12/2024
Date

Daniel J Thompson
Signature of Applicant

Daniel J Thompson
Print Name

8/12/2024
Date

WRITTEN STATEMENT ON PROJECT PER SPECIAL PERMIT PROCEDURE

Hardware Integration Center Expansion
Application for Special Permit for Major Non-Residential Project
Raytheon, An RTX Company
350 Lowell Street, Andover, Massachusetts

The Raytheon campus located at 350 Lowell Street contains approximately 170 acres, already developed by a number of buildings, parking areas and other improvements. The site is bounded by Route 133 to the north, Route 93 to the east, and Osgood Street to the south and west. The entire site is zoned Industrial A. The surrounding properties are zoned Single Residence C and contain residential uses. None of the proposed improvements will have any impact upon the surrounding properties as the location of the proposed work is located in the center of the campus, replacing an existing structure adjacent to the existing Suffolk Building and no closer to the surrounding properties than the existing buildings. Accordingly, Raytheon is seeking a waiver from the requirement that its plans show the ownership and use of all abutting lots.

The Project site development consists of demolition of the existing High Bay loading and receiving structure and the construction of a larger building and associated driveway, building utility services, stormwater management system upgrades, and landscaping. The proposed building will have a footprint of 18,810± sf and a mezzanine area of 3,015± sf, resulting in a total area of 21,825± gsf. The total project area is approximately 2 acres.

Following Section 9.5.4(2) of the Andover Zoning Bylaw, the project is described as follows:

a) **The Proposed Placement Of Buildings:**

The specific parcel where the proposed HWIC expansion is located is 0 Osgood Street specifically known as Assessors Map 155 Lot 3. The parcel is zoned Industrial A.

-- The existing structure which will be replaced is on the southwest corner of the existing Suffolk Building and in the center of the campus, away from adjacent residences. As shown on the Locus Plan, L1.01, the addition is located ~500 feet from the closest residential structure on Osgood Street.

While the height of the proposed building is slightly greater than the height of the existing structure, it will be lower than the adjacent Suffolk Building. The façade will be constructed in the same vernacular as the existing structure as a campus architectural standard. The finished floor of the HWIC is approximately 4.5 feet lower than the ground level around the site.

b) **Major Topographical Changes:**

The proposed HWIC is located adjacent to the existing Suffolk Building and within a paved area. There is a stormwater basin south of the existing building which will be reconstructed to allow for sufficient pavement around the proposed building for vehicles to access and service the proposed structure. This stormwater basin will include the construction of a segmented retaining wall so that the existing vegetated buffer located between the basin and the loop road can be maintained. The stormwater basin will be substantially expanded southeast of the proposed building in an area adjacent to the Paint Building. The two basins will be connected by culverts. The new stormwater basin will replace existing stormwater and drainage swales, increasing the storage capacity and water treatment qualities in that area. The project will result in a small increase in impervious area:

Existing impervious cover in the Project area:	30,365± sf
Proposed impervious cover in the Project Area:	45,800± sf
Net increase in impervious cover:	15,435± sf (0.35± ac.)

c) **Surface And Ground Water, Drainage And Erosion Control:**

There is an adjacent Constructed Stormwater Wetland (CSW) to the south and an additional stormwater basin will be constructed to the southeast of the site to provide treatment of stormwater from the site.

An erosion control barrier will be installed upgradient from the CSW and silt sacks installed in the catch basins to avoid migration of sediment off-site.

Stormwater for the Raytheon Campus is managed through a master Order of Conditions (OOC) DEP file #090-1086. The new CSW will be integrated into the existing campus stormwater management system and all additional impervious areas proposed will be mitigated through the CSW.

Since the project is controlled by an Order of Conditions, a separate filing under the Town's Erosion Control and Stormwater Bylaw is not required. A waiver regarding the submission of a stormwater report is also requested since all stormwater discharges are regulated by the Andover Conservation Commission under the OOC DEP file #090-1086.

d) **Protection Against Flooding And Inundation:**

The constructed CSW will not only provide mitigation for the stormwater runoff related to water quality, but it also will provide additional stormwater storage so as to reduce any possibility for offsite flooding and inundation. There will be no flooding or inundation of stormwater associated with construction of the proposed expanded HWIC.

e) Prevention Of Water And Pollution And Environmental Damage:

Stormwater for the Raytheon Campus is managed through a master Order of Conditions DEP file #090-1086. The revised CSW will be added to the existing Campus system. All additional impervious areas proposed will be mitigated through Campus stormwater management system, including the revised CSW. There will be no pollution of water resources or environmental damage from the proposed expansion of the HWIC.

f) Provision For Adequate Utility Services:

The Raytheon Campus has adequate utilities to service the proposed structure. All utilities servicing the addition will be tied into either the existing building or existing utilities adjacent to the proposed addition. Fire protection is provided through the campus fire protection service.

g) Provisions Of Off-Street Parking And Loading:

All of the proposed improvements are to facilitate existing Raytheon programs, staffed by current personnel at the Andover location, which will result in no increase in parking demands. Raytheon's existing parking areas have always been more than sufficient to service all of the parking demands of the facility and the Company is certain that no additional parking spaces will be required. Accordingly, Raytheon is also seeking a waiver from the parking calculations.

h) Location Of Intersections Of Driveways And Streets:

The addition will be serviced from the existing curbcuts onto Lowell Street or from Osgood Street. The addition is located in the center of the campus and will have no impact on any adjacent roadways or intersections. There is no additional trip generation or deliveries to the site so there will be no impact on roadways or intersections.

i) Effect Of Additional Traffic Created By The Development:

The HWIC will be staffed predominantly by current personnel at the Andover location, and therefore will result in no increase in trip generation. In addition, shipping and receiving to the facility is estimated to be approximately 1 truck delivery per day, of these deliveries most of the traffic will be internal moves of In-Work Mobile Hardware within the campus during different stages of manufacturing and not generate any additional off-property traffic. Therefore, neither the trip generation from employees nor trucks will increase enough to warrant a traffic Study.

J.) Provision for Pedestrian/Bicycle Access ways To Adjacent Spaces:

The Raytheon facility is a secure campus and therefore access to and from the campus is through a security checkpoint. Access ways to adjacent street are prohibited. However, Raytheon has established for their employees walking and exercise programs around the campus including a softball field.

K.) Provision for Landscaping and Adequate Screening and Buffering:

The Raytheon site is approximately 170 acres and is encircled by a two-way perimeter roadway. The facility contains numerous buildings, paved parking areas, driveways and walkways. The area outside the perimeter is naturalized, providing sufficient buffering. A retaining wall will be constructed to the south of the CSW to preserve the wooded buffer to the loop road. The area between the retaining wall and roadway on the south side of the project will be cleared to provide for the installation of the CSW. The area south of the retaining wall will be naturalized with native plant material. No additional landscape is proposed other than that noted above.

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ATTACHMENT A: RAYTHEON PROPERTIES

ATTACHMENT A-1: Summary of Raytheon Parcels

Map# - Parcel#	Street Address
155 - 01	366 Osgood Street
155 - 03	0 Osgood Street
155 - 03A	0 Osgood Street
177 - 05B	0 Osgood Street
177 - 05C	0 Osgood Street
176 - 02	350 Lowell Street
Total Acres	

ATTACHMENT A-2: Summary of Raytheon Buildings

Finished Floor Area sf	Map# - Parcel#
704,334	176 - 02
4,500	176 - 02
8,647	176 - 02
112,330	155 - 01
429,148	155 - 03
7,200	155 - 03
2,400	155 - 03
6,175	155 - 03
5,520	155 - 03
5,925	155 - 03
91,951.50	155 - 03
35,413	155 - 03
0	155 - 03A
0	177 - 04B
0	177 - 04C
0	177 - 05A
0	177 - 05B
1,413,544	