

Developer Ian Gillespie holds the plans to what eventually will be a six-building complex in Littleton.

By Ken Wallace

# 'My dream come true'

## Developer to make office park plans a reality

By MICHAEL O'CONNELL  
 Sun Staff

**LITTLETON** — If this were just any site, Ian Gillespie might not put as much work into it.

He would put up a building or two, do some landscaping and try to make the project fit into the neighborhood the best he could.

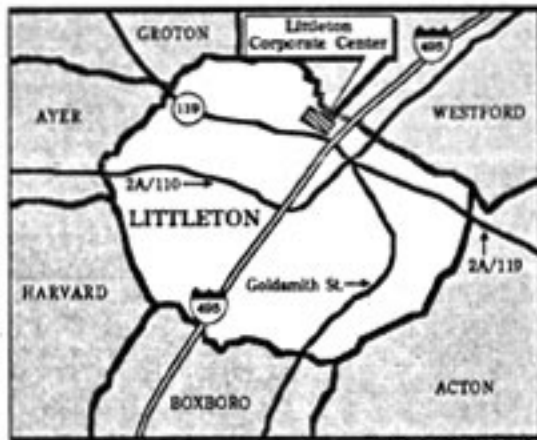
But the 87-acre field on Route 119 near Littleton Common isn't just any plot of land. It's a dream site with birch trees, brooks, a 100-foot hill, 20- to 30-mile views and immediate access to Route 495.

It's a site, he said, that requires a career-stamping development.

"This is my dream come true to develop this kind of site with this kind of quality," the Concord developer said. "It's something I've waited for a long time."

The project, tentatively titled Littleton Corporate Center, should be a stunner. Gillespie is planning six office and research-and-development buildings with a level of landscaping and design that, he says, is "way beyond what you're used to out here."

The buildings themselves, designed by Cambridge architect Ed Tsoi, will be three-story models shaped in all kinds of crazy ways.



Four of them look like the letter "W" with the bottom parts curved. These buildings will interact with each other, two in one location and two in another, to create a pair of courtyards shaped like half moons.

The other two buildings each contain an assortment of points and stepped, jagged sides that steer clear of traditional boxy shapes.

Some of the buildings will be laced with rows of columns. Others will sport cantilevers — beams projected outward farth-

er than the building bases. All will have precast exteriors painted in natural buff-colored tones designed to accentuate what the developer calls their European-style touches.

"What we wanted to do is make it simple and elegant," Gillespie said. "Those people-oriented elements are what we've tried to focus on."

The landscaping, done by Sasaki Associates of Watertown, will offer an assortment of eye-catching features as well.

The same brook running

through the site will show up in small pools and troughs lined with birch trees. Old stone walls will separate parking lots, and a big swath of wide-open wetland will provide a couple-hundred-foot buffer.

Gillespie is working with a pair of development partners: Old Stone Bank of Providence and contractor Lee Kennedy Co. of Boston. Financing for the projected \$60 million development is done through State Street Bank of Boston.

The developer said he expects the six-building, 640,000-square-foot project will take about five years to complete. He said it will be geared to high-tech or service-related office users and will be constructed on a build-to-suit basis.

Gillespie, a former leasing agent with Boston's Ryan Elliott & Co., has only built one other project. His Westford Corporate Center, a two-building, 165,000-square-foot complex, has been leased by Digital Equipment Corp. and semiconductor chip-maker Intel Co.

The Littleton Corporate Center has been a bigger job. Since the group paid GenRad Inc. \$5.8 million in 1986, it has spent \$125,000 on hydrological studies and committed a combined \$450,000 for traffic improvements and a town water-line extension.