

Projects & Third Party Development Report

December 2025

Updated or new items appear in **bold** text.

Project	Status
Electric Vehicles & Charging Stations	October 2019: Massport has begun planning to add electric vehicle charging stations to the terminal employee lot. September 2022: Massport is in the process of acquiring an electric pickup truck to evaluate if it is appropriate for airfield activities. March 2023: Massport Maintenance department is testing a Ford Lightning to see if it is a suitable maintenance vehicle. July 2023: Massport maintenance has acquired a Ford electric transit van for departmental use. June 2024: A new electric vehicle charging station has been installed at the maintenance garage. September 2024: Massport has acquired the F150 lightning electric pickup.
2024 - 2028 Vegetation Management Plan Update	December 2023: Photogrammetry has been completed for the 2024-2028 Vegetation Management Plan (VMP) update. The project team is evaluating the results and developing a plan for vegetation management. February 2024: The bid will be posted at the end of February. March 2024: Bids are under review. January 2025: Vegetation Management Plan consultants will file NOIs with local Conservation Commissions during the 1st Quarter of 2025. October 2025: Work will begin during the first week of November at the end of Runway 11. As weather allows, work will continue at all runway ends throughout the remainder of 2025.
Vehicle Service Road	September 2025: Massport will be constructing a vehicle service road (VSR) to safely traverse the north airfield area once construction activities begin in the north airfield. The bid will close on September 24. October 2025: VSR construction will take place late 2026.
High mast pole lighting replacements	May 2025: Massport is replacing the high mast poles on the airfield with more efficient LED lighting. The project will take place Summer through Fall 2025. September 2025: The project is ongoing. Pole replacements will take place in October. November 2025: Project has paused for winter and will resume when weather allows in spring 2026.
Water line replacement	November 2025: Massport will add an additional water line in the west ramp area to add redundancy. During the project, older pipes will also be replaced. December 2025: Project has paused for the winter and will resume spring 2026.
Airport Rescue & Firefighting Quarters	November 2025: Massport will add a modular trailer for additional sleeping quarters to the southern portion of the ARFF facility. Work will begin mid- November to add utility connections and a concrete pad. The trailer will be delivered in late November. December 2025: There has been a delay on the trailer. The project should be completed in February 2026.

Project	Status
Former Navy Hangar Land Swap	<p>June 2021: Massport and the owners of the former Navy Hangar property, Runway Realty Ventures (RRV), have engaged in negotiations to trade an area of land adjacent to TWY R for an area of land that encompasses a corner of the hangar and access to the hangar doors. The next steps are to schedule surveys and appraisals. July 2021: Survey and appraisals are being scheduled for summer 2021. October 2021: Surveys and appraisals are expected to be completed in Fall 2021. December 2021: Appraisals are expected to be completed during the winter of 2022. March 2022: Appraisals are expected to be completed during Spring 2022. April 2022: Appraisals have been completed and Massport staff are preparing documentation for next steps in the land swap process. October 2022: The Runway Realty Ventures, LLC (RRV) term sheet will go to the October Massport Board meeting to authorize staff to negotiate the land swap and access agreement per the terms presented to the Board. December 2022: RRV filed the EJ Screening form on November 30, and anticipates filing the Environmental Notification Form (ENF) with MEPA on January 2023. January 2023: RRV anticipates filing the ENF with MEPA on January 17. There will be a 20 day public comment period through MEPA. February 2023: The FAA has approved the Land Swap between RRV and Massport. May 2025: RRV have announced intentions to file a Notice of Project Change (NPC) with MEPA to request use of the hangar for prospective tenants. Proponents would like to renovate the existing hangar in keeping with historical covenants on the property. RRV will present information at the May 2025 HFAC meeting as well as the May 2025 HATS meeting. RRV will file the NPC in June. There will be a public comment period and an additional public meeting during the public comment period. June 2025: The NPC was published in the MEPA Environmental Monitor on June 11. It can be found here: https://www.dropbox.com/scl/fi/nplfti1k9ctawdodgmy1z/16654_Hanscom-Navy-Hangar-Project_Notice-of-Project-Change-060225.pdf?rlkey=mwty4g3njazoktgm9jw0yko4u&e=1&st=24wsnbqw&dl=0 An extended public comment is open until July 25. A virtual public meeting will be held on June 25 via zoom https://bit.ly/hanscom-public-session-3 July 2025: Public comments close on July 25. (Comment link was posted). September 2025: The Secretary of Energy & Environmental Affairs issued the Final Record of Decision (FROD) for the NPC on August 29. RRV will continue with local permitting prior to construction activities.</p>
Hanscom Field Terminal building upgrades	<p>November 2024: Beginning in the 1st Quarter 2025 the terminal building will undergo a project to upgrade a number of features to comply with current building code. During the project, there will be additional resilience and security upgrades. January 2025: Project to take place Q2 2025. April 2025: Project to begin with exterior ADA ramps in May. September 2025: Parking lot work and an ADA accessible van drop off at the curb have been completed. Stairs are ongoing and interior work has begun. November 2025: Interior and first floor restroom renovations are ongoing. The elevator will be out of service beginning mid-December, continuing for approximately 3 months.</p>
Taxiway E Rehabilitation and Geometry Compliance	<p>March 2025: Massport will rehabilitate a portion of taxiway E and add taxiway E5, as mandated by FAA. The project is scheduled to take place summer 2025. The project team will present plan at the March 2025 HFAC meeting. July 2025: Dependent upon FAA funding, construction may take place in early spring 2026. The project is EEA #16969 on the MEPA Environmental Montitor and public comments are due by August 22. A public meeting will be held virtually on July 30 at 6pm. September 2025: The Secretary of Energy and Environmental Affairs issued the EENF certificate as a combined Final EIR (FEIR). A thirty day comment period will run through October 10, 2025. This project will now begin in the spring of 2026, as soon as weather permits.</p>

Project

Status

North Airfield

September 2020: At the request of HFAC, this section has been created for any news regarding construction at the North Airfield area. There are currently no updates to report. June 2021: Massport is exploring the release of a new RFP for the North Airfield area encompassing up to 30 acres. July 2021: Massport expects the North Airfield RFP to be released in August. September 2021: The RFP was released on August 31st and is available online <https://www.bidexpress.com/solicitations/20920>. Site tours were held on September 16 & 17. Questions and comments are due no later than September 30. Responses are due in November. November 2021: Responses to questions were posted on Bid Express. The bid close date has been moved from November 18 to December 9. December 2021: The bid close date was December 20. March 2022: Massport anticipates designation of the development plan at the May Board meeting. May 2022: Massport anticipates designation of the development plan at the June Board meeting. June 2022: North Airfield Ventures has been designated the developer in the North Airfield area. Permitting is expected to take place over the next 18-24 months, which will include a public engagement period. October 2022: The North Airfield Ventures, LLC (NAV) term sheet will go to the October Massport Board meeting to authorize staff to negotiate a development agreement and lease agreement based on the terms presented to the Board. November 2022: Survey has commenced at the North Airfield site. NAV anticipates filing the Environmental Justice screening form in late November, with anticipated MEPA filing in January. December 2022: NAV filed the EJ Screening form on November 30, and anticipates filing the Environmental Notification Form (ENF) with MEPA in January 2023. January 2023: NAV anticipates filing the ENF with MEPA on January 17. There will be a 20 day public comment period through MEPA. February 2023: NAV filed an ENF with MEPA on January 17. The public comment period closed on February 14. MEPA will review the comments and issue a draft scope on February 24. March 2023: The Secretary's EENF Certificate may be viewed here: <https://eeaonline.eea.state.ma.us/EEA/MEPA-eMonitor/submittal/7ea3c226-267f-40a2-9446-9a7edff8829a> The project team will perform analysis and produce a draft environmental impact report (DEIR) over the next several months. The DEIR is expected to be released in early fall 2023. October 2023: The DEIR is expected to be released in winter 2023-2024.

January 2024: The project team will make a DEIR presentation to HFAC on February 20. February 2024: The project team held a DEIR pre-filing information session at the Massport CAC on February 13 and HFAC on February 20. The project team will hold a public pre-filing information session at middlesex community college on March 4. The project team plans to file the DEIR with MEPA in March. March 2024: The project team held a series of public informational sessions and filed the DEIR with MEPA on March 15. The DEIR will be posted to the MEPA website on March 22. The project team is hosting a website with all relevant documents here: <https://www.northairfieldbedford.com/project-site>. An additional public information session will be held after the draft DEIR filing. April 2024: The DEIR was posted on March 22. The project team has requested an additional extension of the public comment period to June 7, 2024. May 2024: North Airfield Ventures will hold a second public meeting on May 30. The public comment period will close on June 14, 2024. July 2024: MEPA has requested further study from NAV through a Supplemental Draft Environmental Impact Review (SDEIR) process. June 2025: During the May HFAC meeting, NAV announced plans to file the SDEIR in late summer/early fall. September 2025: NAV plans to file the SDEIR late 2025. November 2025: NAV plans to file the SDEIR in March 2026.