

## DRAFT NOTES

Littleton Economic Development Vision Discussion/Forum

May 21, 2008

### II. NOTES ON LOCATION-RELATED TOPICS

Location	Comments
CISCO Site	<ul style="list-style-type: none"> <li>▪ Compliment IBM office/Village Center</li> <li>▪ A second hotel?</li> <li>▪ Cultural Center (this suggestion from the Manager of the Indian Hill Music Center). This could include high-end restaurants, performance center, retail.</li> <li>▪ Nature Center component, trails as part of the development, as previous owner proposed</li> <li>▪ Re-zone to business use (Issue: can not guarantee the kind of business which may be developed)</li> <li>▪ Use overlay district to “relax” the Industrial zone</li> <li>▪ Existing retail zoning may be appropriate</li> <li>▪ Lifestyle Center-mixed use</li> </ul>
Town/Village Center	<ul style="list-style-type: none"> <li>▪ Area is: from Toyota Dealership on Rte. 2A north to the end of the Business-zoned area and east/west along Rte 2A in the vicinity of the Littleton Common. The current “B” zone.</li> <li>▪ Storm water management</li> <li>▪ Fast food restaurants not encouraged</li> <li>▪ Review signage—too much allowed</li> <li>▪ Sewer this area? In order to expand business opportunities</li> <li>▪ A coordinated infrastructure plan is needed</li> <li>▪ Address impacts of expanding businesses on the residential areas</li> <li>▪ Review Parking By-law: concept of shared parking; also review parking infrastructure</li> <li>▪ Traffic Management needed</li> <li>▪ Pedestrian access/sidewalks needed. Address sidewalk maintenance.</li> <li>▪ Explore adding bike paths to the Center</li> </ul>
Train Station	<ul style="list-style-type: none"> <li>▪ Need some convenience retail. [Also see Comments in “Additional Themes Discussed” Table]</li> </ul>
IBM Site	<p>Comments from Robert McDonald, IBM Vice President</p> <ul style="list-style-type: none"> <li>▪ IBM will have 2200 employees in Littleton. The campus (including Westford) will be the largest software engineering campus in the world for IBM, larger than facilities in India and China. We have customers coming from all over the world, and we have certain requirements.</li> <li>▪ We have a list of requirements, which we can share with you.</li> <li>▪ We have customers such as Deutsch Bank, Toyota, GM. We can’t take them to Chili’s for dinner.</li> <li>▪ We are looking for a restaurant, a hotel...high-end operations</li> <li>▪ Consider partnering with Westford, do things together</li> <li>▪ There are opportunities for entrepreneurs. We are also looking for day care and adult day care. A lot of employees today are responsible for parental care.</li> <li>▪ We are considering shuttle bus services.</li> </ul>

DRAFT NOTES, continued  
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<p>IBM, continued</p>	<ul style="list-style-type: none"> <li>▪ We met with Dan O’Connell at the State [Secretary of the Executive Office of Housing and Economic Development] &amp; the MBTA. Changes to commuter rail can take 1 – 3 years</li> </ul> <p>Consensus of Forum attendees</p> <ul style="list-style-type: none"> <li>▪ Provide IBM with services they need/desire for 550 King St. employees</li> </ul>
<p><b>No Specific Area/Town-Wide</b></p>	<p><b>Comments</b></p>
	<p>Need to address infrastructure as a priority - “Need Action sooner”</p>
	<p>Address pollution controls: noise, water, light and solid waste</p>
	<p>Preserve farm land so it is viable and sustainable</p>
	<p>Review available sites for industrial uses, and encourage redevelopment, before additional land is zoned for these uses.</p>
	<p>If a new zone is developed for small business, the size of the area zoned needs careful attention</p>
	<p>Some high technology manufacturing can be just as high value as office development. This should be an option for development.</p>
	<p>Rezoning History: A Post Office, as part of the Village Center, was proposed for the field next to Donelan’s Supermarket. The land was rezoned from Residential to Business. The Post Office was not built here, but other retail was. We can not specify what will be built if an area is rezoned for business uses.</p>
	<p>What kind of infrastructure is needed for this commercial growth?</p>
	<p>There are costs to economic development. What are they going to be paying for taxes? I am not opposed to development, but I don’t want to pay for sewerage. How can we be assured the land we are giving up won’t cost us for more police, more water? There are tax issues: we can get \$5m in taxes from 1,000 homes.</p>
	<p>A lot of people “drive through” Littleton. Try and capture them. We are not serving the people who come in off of the highway</p>
	<p>Reston, VA and Columbia, MD are good examples that show a community can have both quality retail and housing</p>
	<p>We need to know about the concepts in the Master Plan. We need build-out analyses. We need information on how development will “look” depending on how the area is zoned. “If you rezone like this—it will look like this...if you rezone like that, it will look like that.”</p>
	<p>Develop an overlay zoning district for developers to follow</p>
	<p>We need a creative approach with planners to compliment the vision and goals. We should not be reactive to development proposals. We need a Community Development department, a planner, so we can be pro-active.</p>
	<p>We have heard all of this before, for the last 20 years. We are selling to the Town. How do we sell this to the Townspeople?</p>