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# Littleton Economic Development Forum

May 21, 2008



Metropolitan Area Planning Council

[mapc.org](http://mapc.org)

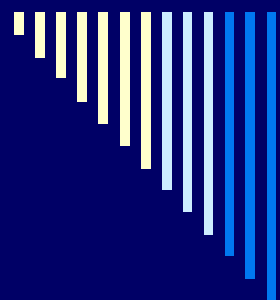
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# Economic Development Vision Statement and Action Plan

- The work product of this process
  - Identify state & federal funding mechanisms to implement the vision
  - Proposals for regulatory amendments
    - Zoning by-law
    - Board regulations
  - Other implementation strategies
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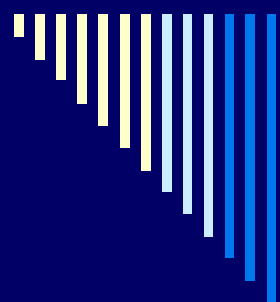
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## Tonight's Agenda

- Review Economic and Land Use Trends and Previous Priorities (20 minutes)
  
  - Discuss Economic Development Goals and Preferred Locations for Economic Development (60 minutes)
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# Why Plan for Economic Development?

- ❑ To provide employment for residents
- ❑ To expand the non-residential real estate tax base
- ❑ To encourage redevelopment of commercial and industrial land uses to maximize their tax value
- ❑ To offer residents convenient local access to goods and services



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# Background Information to Inform this Evening's Forum

Information about:

Income

Employment

Real Estate Taxes

Commercial and Industrial Land Uses

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## Income Information

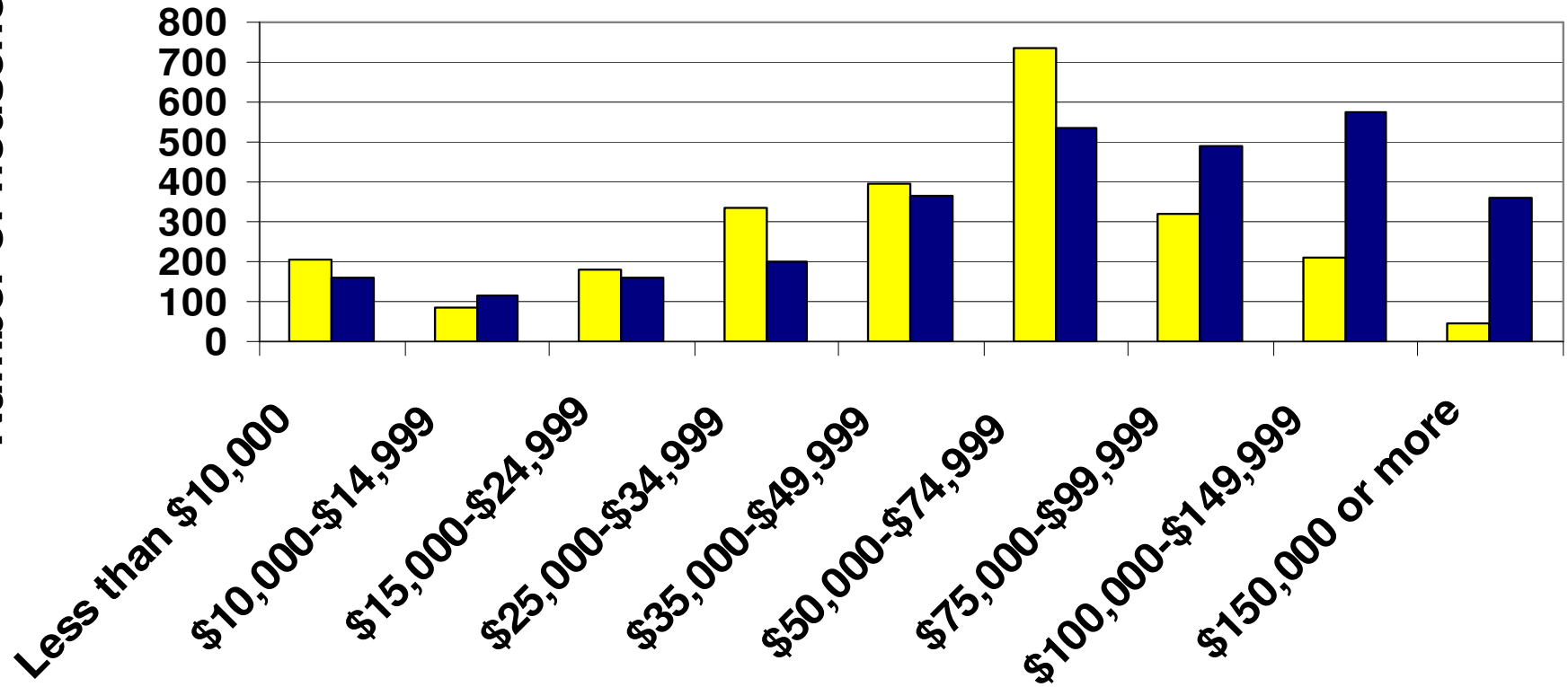
- Household income is in the top 20% of Massachusetts' communities
  - Income trends show a decrease in lower income households and an increase in households earning more than \$100,000
  - Residents of surrounding towns have high income levels, and are potential patrons for Littleton businesses
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# Littleton Household Income 1990 vs 2000

Source: US Census



Number of households





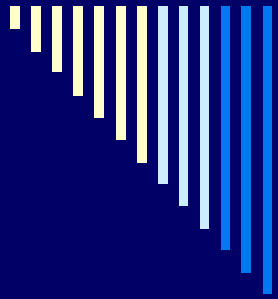
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## Employment Information

- Littleton employers supply a broad range of jobs, from warehousing to high technology
  - The skills and education of residents are a good match for the skills and education these jobs require
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# Employment, continued

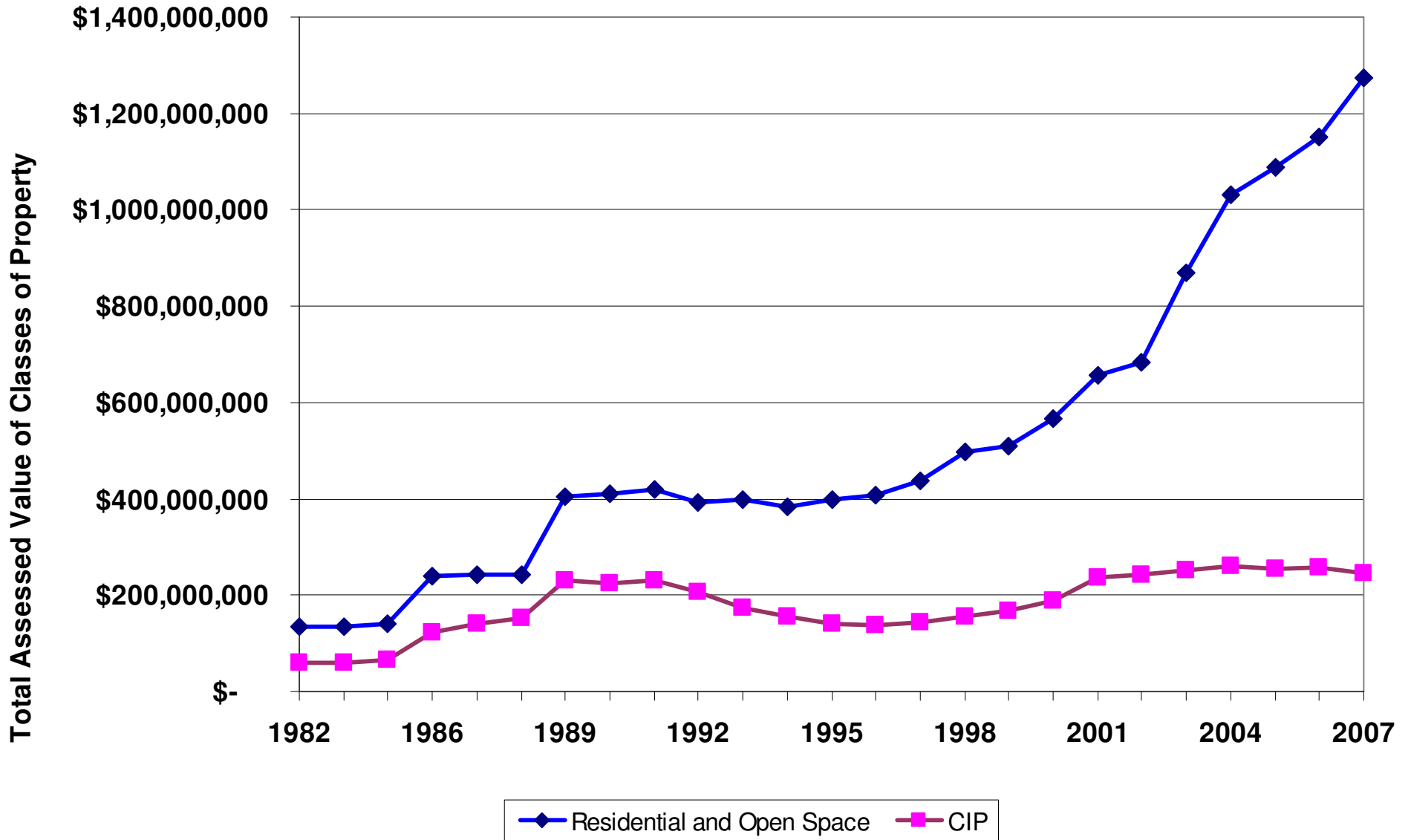
- Littleton has more jobs available in the community than residents in the workforce. Being a net “importer” of employees indicates a strong jobs base and a potential source of income for local businesses



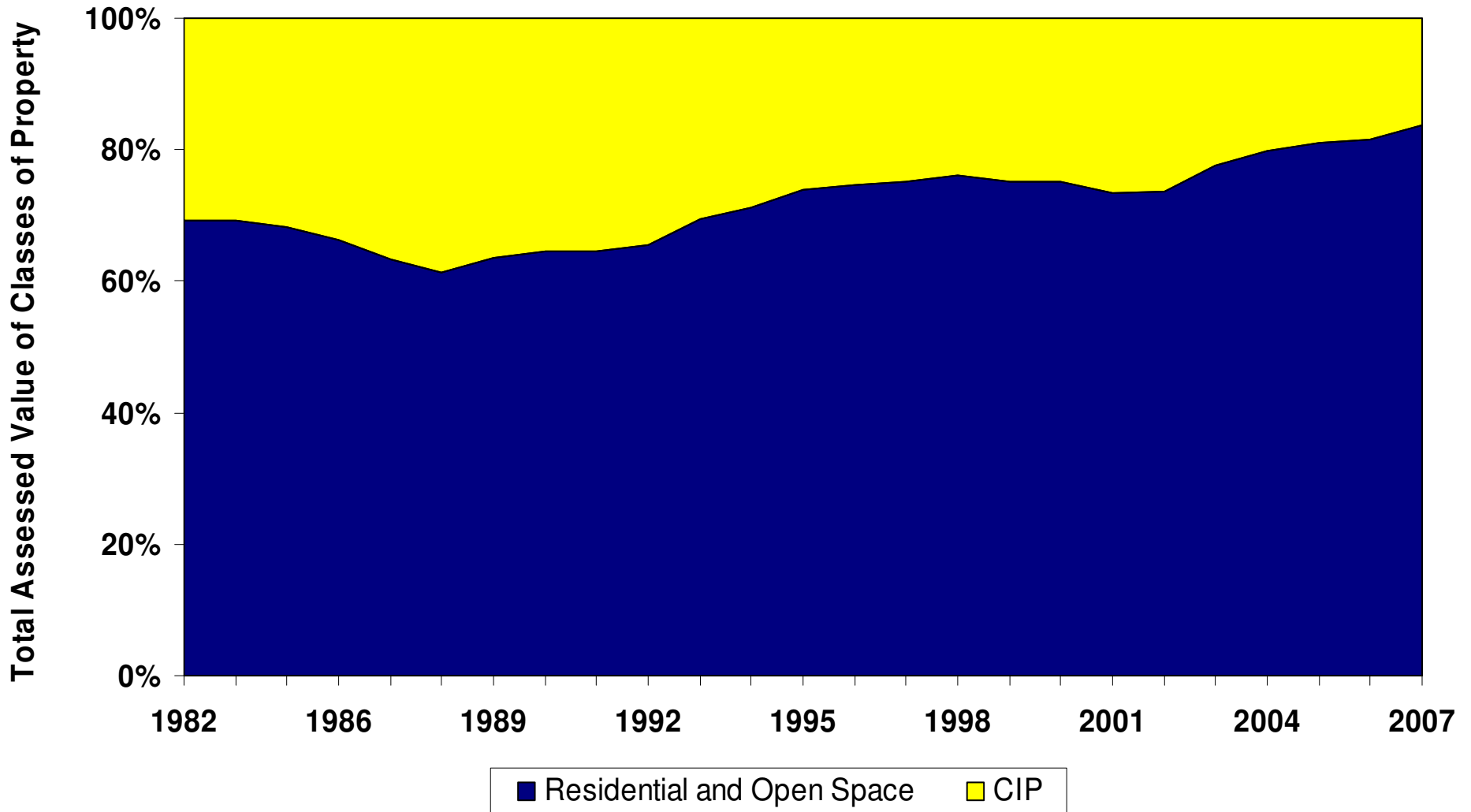
# Real Estate Tax Information

- Commercial, Industrial and Personal Property represent an increasingly smaller percent of the total tax base over the past 25 years
- Trends indicate a greater reliance on Residential uses/tax base to support local government

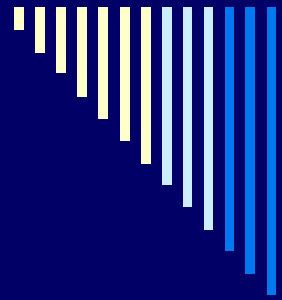
# Assessed Value Comparison of Residential versus Commercial, Industrial and Personal Property FY82 - FY07



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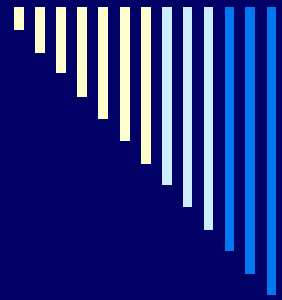


<b><i>Type of Structure</i></b>	<b><i>Cost PSF* to Construct</i></b>
Warehouse Discount Stores	\$ 52
Convenience Stores	\$ 82
Supermarket	\$ 90
Drug Stores	\$ 92
Mall Anchor Stores	\$ 98
Retail Stores Store	\$137
Limited Service Hotels	\$140
Department Store	\$159
Restaurant - Fast Food	\$175
Full Service Hotels	\$195
Restaurants	\$211
Office Buildings	\$221



## Commercial and Industrial Land Use Data from c. 2000 Buildout

- Acreage zoned for Industrial uses: 1549  
or 14% of the land in Town  
Industrial land available: 445 Acres
- Acreage zoned for Business uses: 185  
or 2% of the land in Town  
Business land available: 15 acres
- Other opportunities could include  
redeveloping existing industrial and  
business uses



# Review of Littleton's Economic Development Policies

## Overall Goal Statement

Littleton will promote economic development in a managed way to maintain or improve the quality of life of our people and our community

From: Master Plan adopted in 2002 and Master Planning Goals Process, 1998

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# Policies

- To seek economic development that is compatible with Littleton's community character by maximizing positive impacts, minimizing negative impacts, and maximizing the use of existing infrastructure
- To encourage the continuation of agriculture and farming-related businesses
- To designate and improve specific areas for business activity and prevent stretching of business development into other areas of town

# Policies, continued

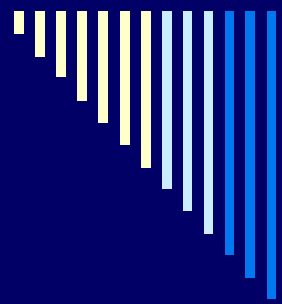
- ❑ To strengthen and enhance the Town Center of Littleton, so that it may serve the needs of the residents for local shopping, civic and community functions, and encourage small business uses
- ❑ Develop village district zoning, including design guidelines
- ❑ Develop village district zoning for the Depot area

From: Master Plan adopted in 2002 and Master Planning Goals Process, 1998,  
Economic Development Committee, July 2005

# Policies, continued

- ❑ To locate shopping with good access to Route 119
- ❑ Develop a neighborhood retail and support services business zone
- ❑ Change the Industrial A zone into an Office, Research and Development district for high value office and research uses
- ❑ Establish design review for all commercial uses

From: Master Plan adopted in 2002 and Master Planning Goals Process, 1998



## SUMMARY

Littleton has much potential for economic development

- ❑ Strong household income allows for discretionary purchasing
- ❑ Large number of employees creates opportunities for local businesses, further job expansion and an increase in non-residential tax base
- ❑ Outstanding access to Route 495 and availability of commuter rail
- ❑ Available land zoned for development