

Phase 1 Retail Site Plan Review



KING STREET

TEC
The Engineering Corp

Lupoli
COMPANIES

HALVORSON
Tighe & Bond STUDIO

PCA

Planning Board
December 15, 2025 Hearing

Project Speakers:
Morgan Pierson, 550 King Street
Chris Raymond, TEC, Inc.
Alex Sellar, TEC, Inc.
Joe Ficociello, Halvorson
Dave Snell, PCA

Applicant: 550 King Street, LLC

Address: 550 King Street
Littleton, Massachusetts

A History of Partnership

October 2021

-Special Town Meeting – Zoning Bylaw Amendments

June 2022

-Approved Master Plan Special Permit

May 2023

-Reserved Sewer Capacity Agreement

November 2023

-Approved Definitive Subdivision Plan

November 2023

-MassWorks Grant awarded for on-site infrastructure improvements

June 2024

-Approved Amendment to Master Plan Special Permit

May 2025

-Construction start of on-site infrastructure (Groundbreaking Ceremony)

December 2025

-MEPA Approval

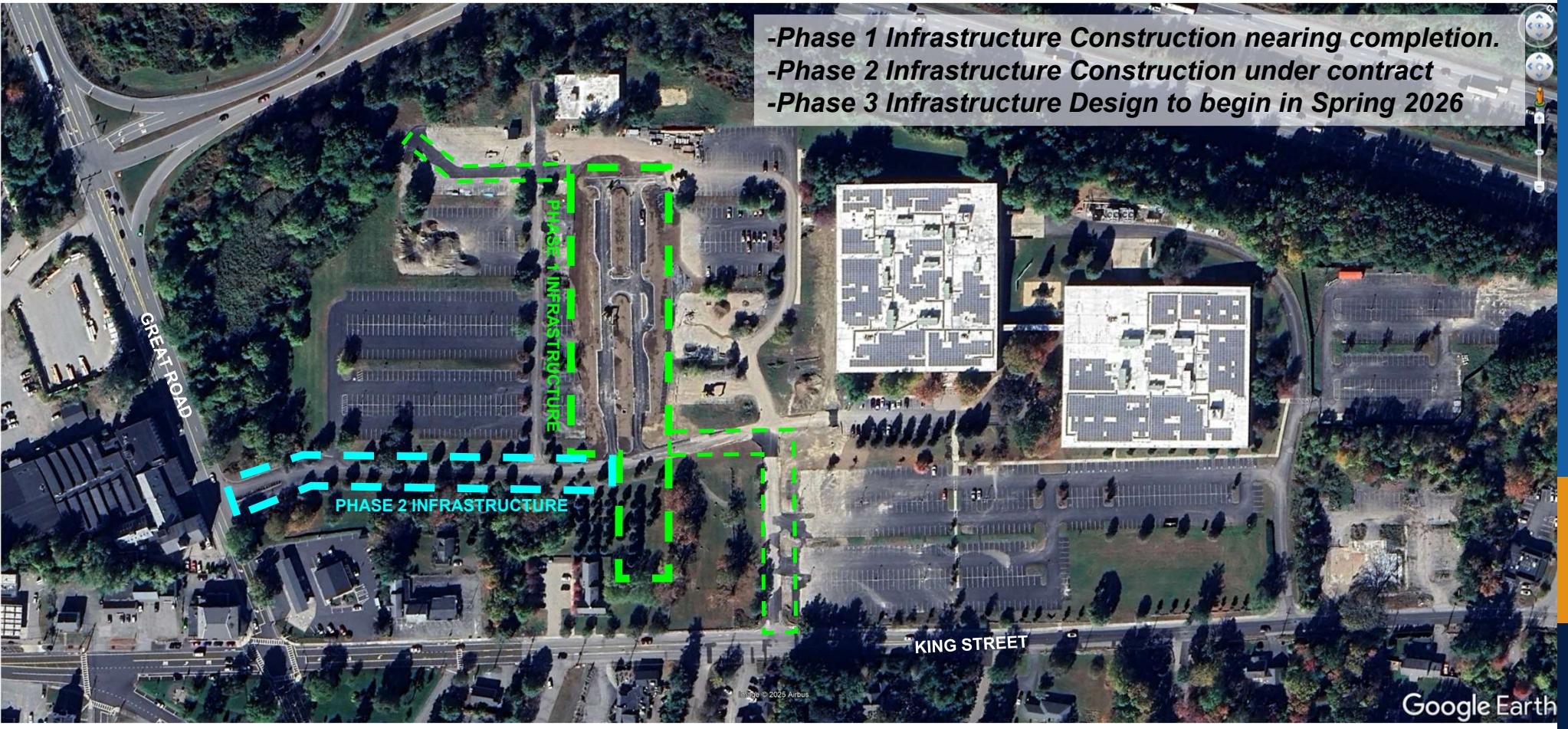
-Substantial Completion of Phase 1 Infrastructure Improvements

-Town sewer available

Tonight

-Phase 1 Retail Development Site Plan Review Public Hearing

Construction Update



Reasons for Appearing Tonight

1. Site Plan Review

Town of Littleton Zoning Bylaws Section 173-228 Permitting

Site Plan Review is required for any project that has received a Master Planned Development Special Permit.

Requested action by the Board: *Approve the Site Plan upon determination of the requirements of this Bylaw, as defined in Section 173-18.*

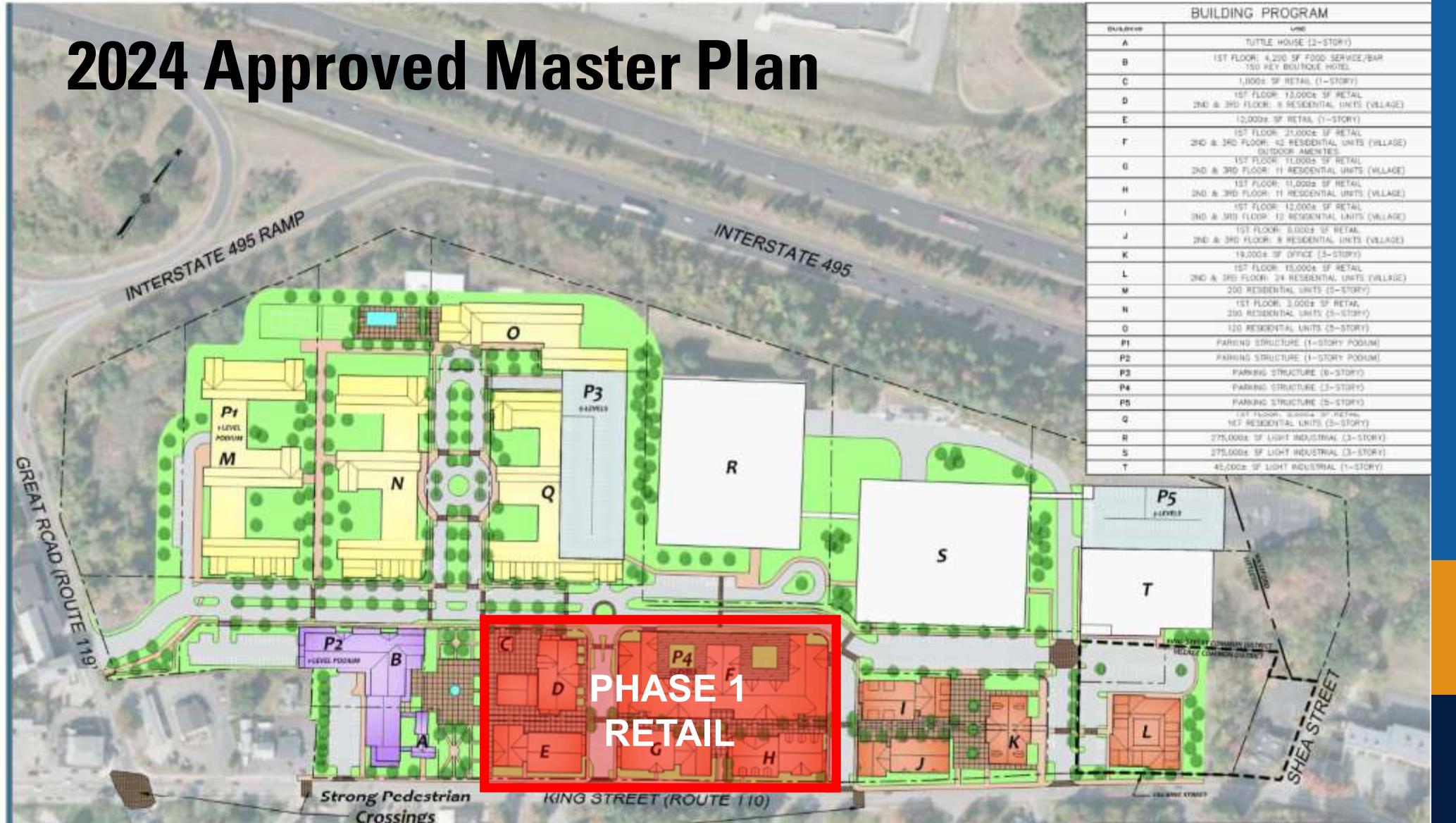
2. Stormwater Management Permit

Town of Littleton Stormwater Bylaws Section 38-14 Applicability

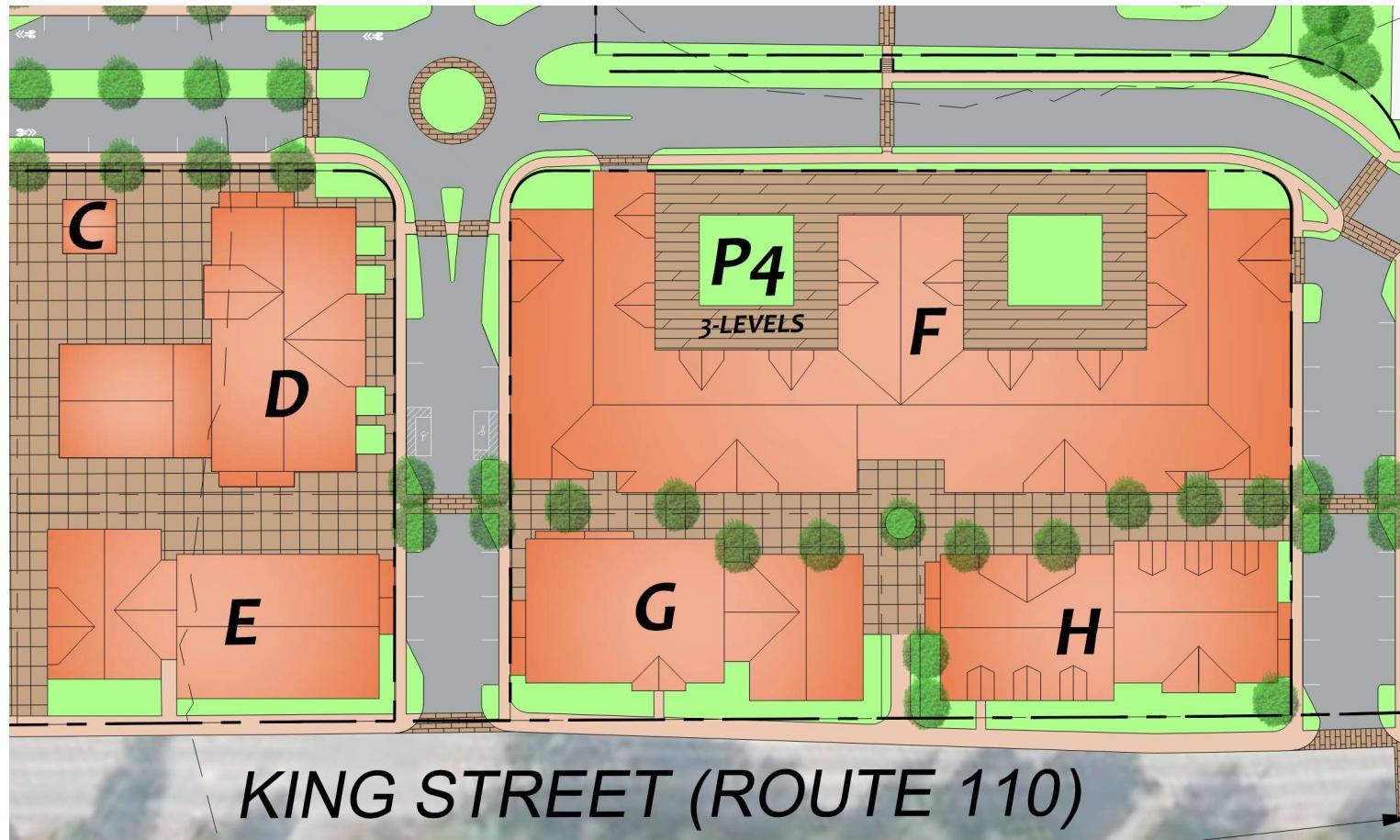
Shall apply to all activities that result in disturbance of one or more acres of land.

Requested action by the Board: *Approve the Stormwater Permit Application and issue a permit that finds that the proposed plans will protect water resources and meet the objectives and requirements of this Bylaw.*

2024 Approved Master Plan



Closer look at retail area in 2024 Approved Master Plan



Phase 1 Retail – Proposal



Phase 1 Retail - Program

Comparison to Overall Master Plan

	Phase 1	Approved Master Plan	Balance
Retail/Restaurant	75,602 SF	115,000 SF	39,398 SF
Residential	44 units	804 units	760 units

Stormwater

Stormwater Mitigation

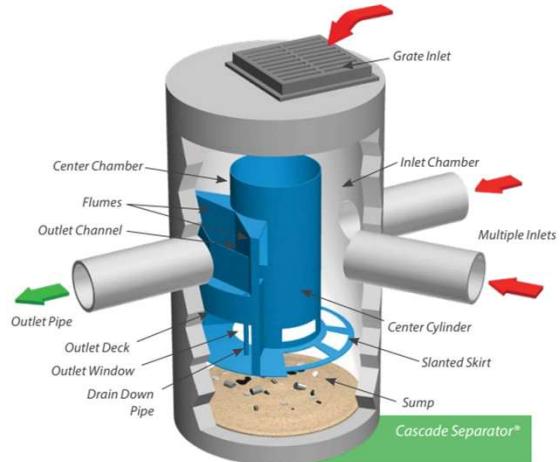
Stormwater Treatment & Infiltration BMPs

- Innovative hydrodynamic separators
- Perforated Aluminized Steel Type 2 for retention and infiltration
- Groundwater recharge
- MassDEP Stormwater Standards

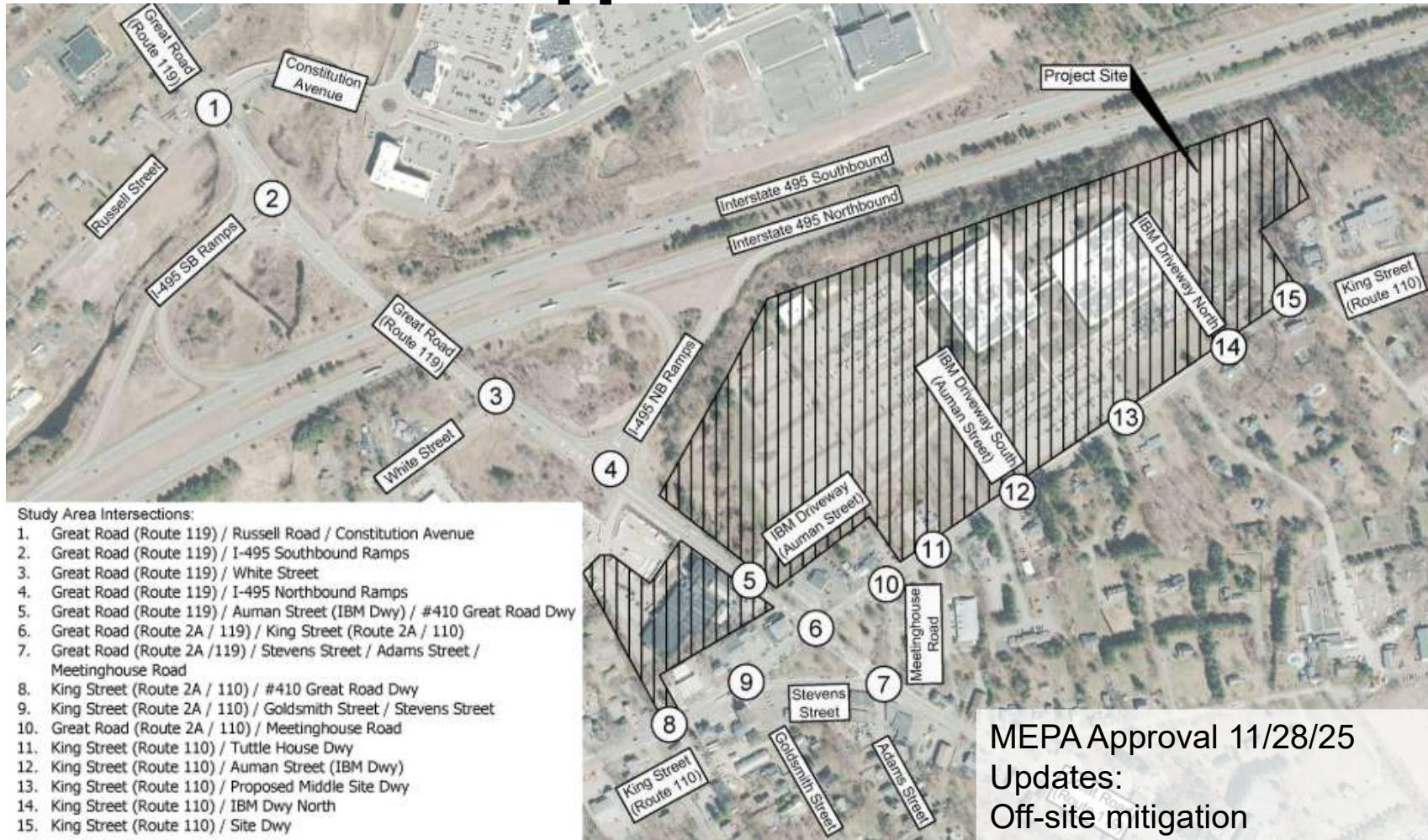


Low Impact Design BMPs

- No impacts to wetland resource areas
- Redevelopment
- Effective infiltration
- Clustering



Traffic – MEPA Approved



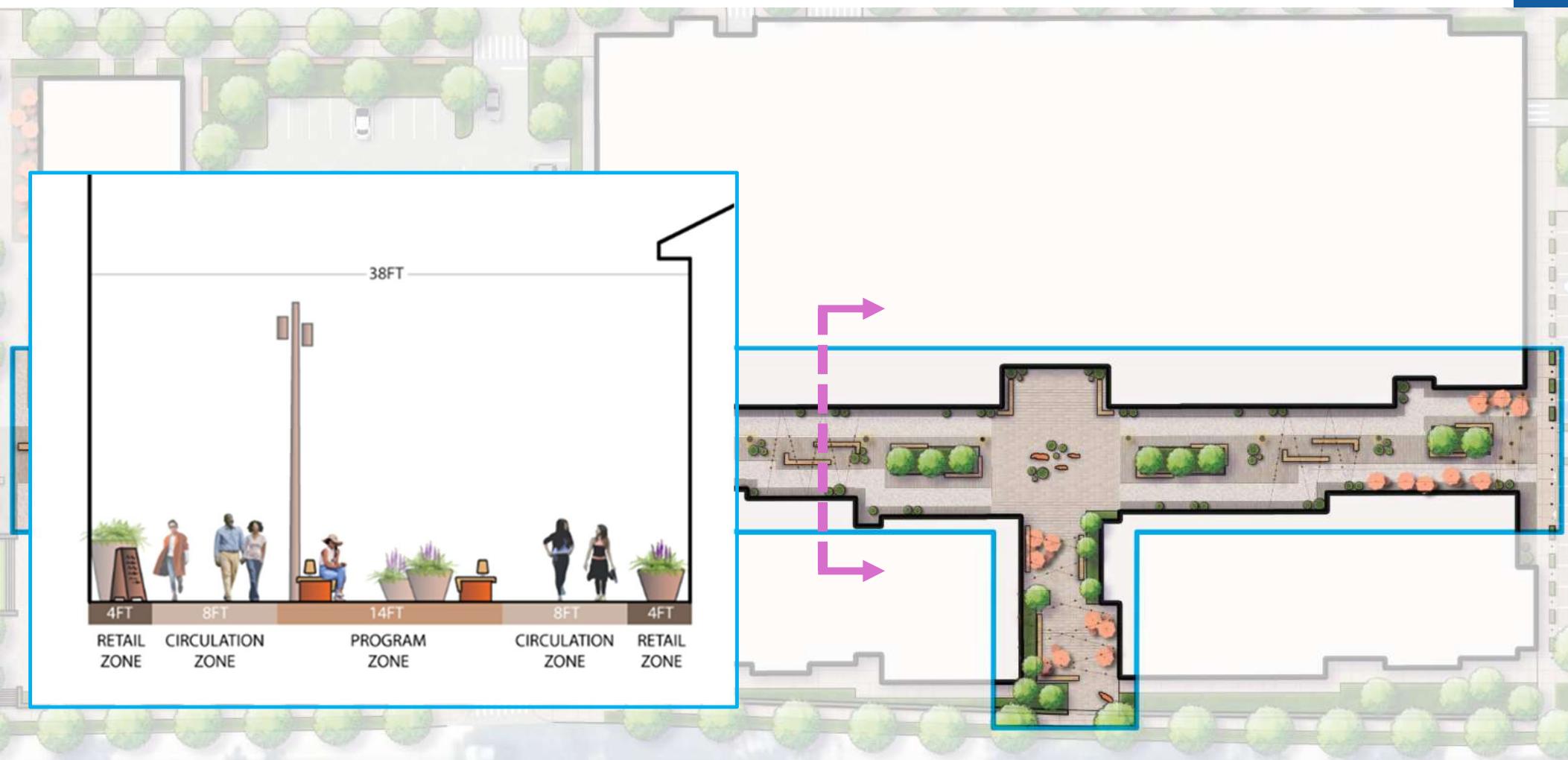
Traffic

Traffic Mitigation Plan Summary

- **Improved Pedestrian Accommodations**
 - Signalized Pedestrian Crossings
 - Great Road/I-495 NB Ramp
 - Rectangular Rapid Flashing Beacons
 - I-495 NB Ramp
 - Crosswalks, sidewalk tip downs
 - Stevens/King/Goldsmit
 - Great Road/King St
 - Great/Stevens/Adams
 - Construct up to three (3) pedestrian crossings along King Street
 - Northerly side of Great Road between driveway and I-495 NB ramp
 - Reconstruct sidewalk section on 410 Great Road along site frontage
 - Reconstruct sidewalk along King Street Frontage
- **Bike Lanes**
 - Box widen portions of King Street to accommodate bike lanes from Great Road to Westford
 - Northbound and Southbound
- **Great Road / King Street Intersection Improvements**
 - Retrofit traffic signal infrastructure
 - Traffic signal timing updates
 - Curb ramps and crossings
 - Pavement resurfacing and pavement markings
- **Reconstruct existing site driveways on Great Road**
 - Right-turn only exit
 - 550 King & 410 Great
- **Traffic Signal Timing Modifications**
 - Constitution Avenue (The Point)
 - I-495 SB/NB Ramps



Pedestrian Experience



Pedestrian Experience



TANGRAM 3DS

Project Programming

Town Green, looking at Buildings 1100 and 1200

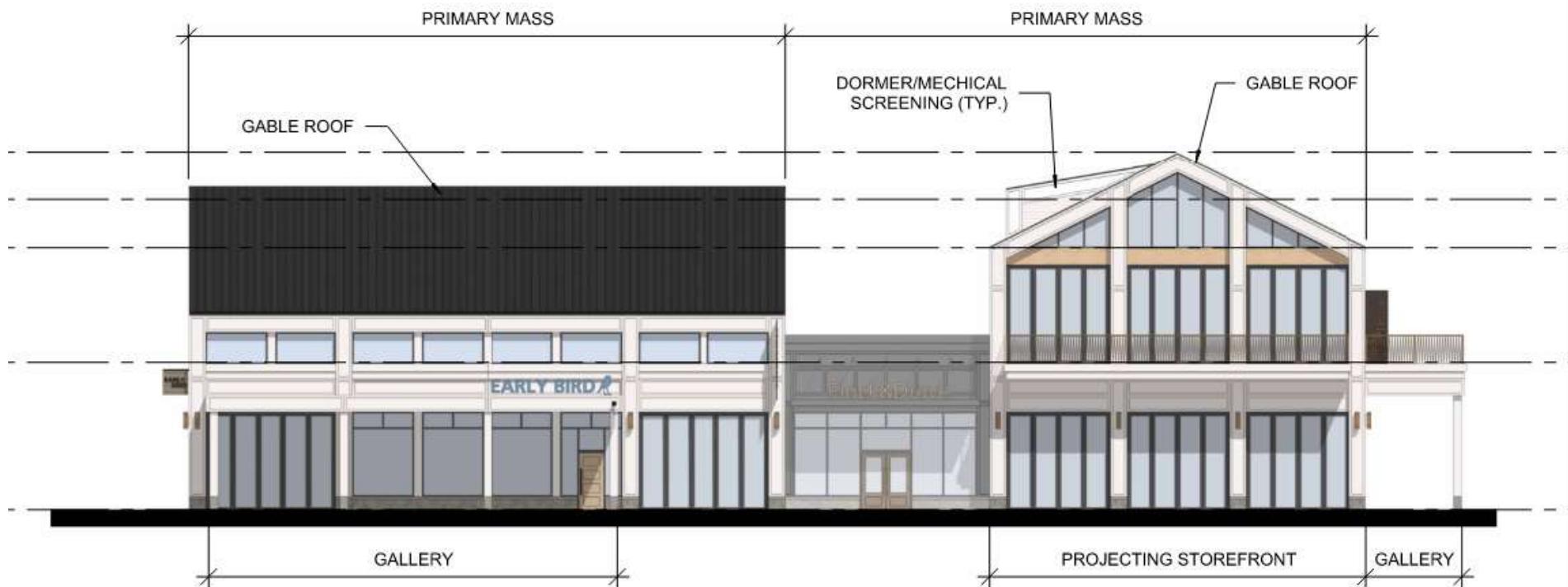


Project Programming

Building 1100 (2 Stories)

Restaurant

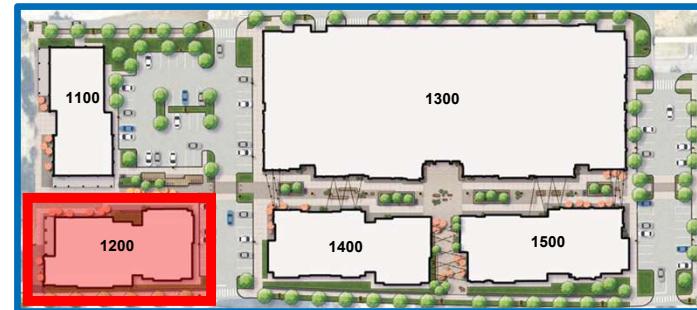
12,191 GFA



Project Programming

Building 1200 (1 Story)

Restaurant 12,063 GFA



Project Programming

King Street, looking at Building 1200

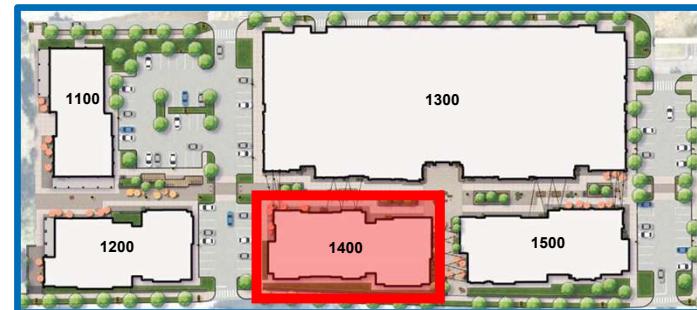


TANGRAM 3DS

Project Programming

Building 1400 (1 Story)

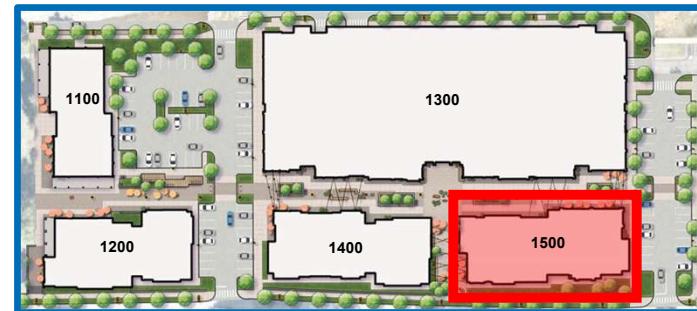
Retail 12,976 GFA



Project Programming

Building 1500 (1 Story)

Retail 13,499 GFA



Project Programming

Buildings 1500 and 1300



Project Programming

Building 1300 (3 Stories)

Restaurant 5,149 GFA

Retail 19,724 GFA

Residential 38,644 GFA (44 units)

Mech/Loading/Etc. 27,128 GFA

Parking Garage (487 sp) 167,993 GFA



Views from Pedestrian Way



1500

1400

1200

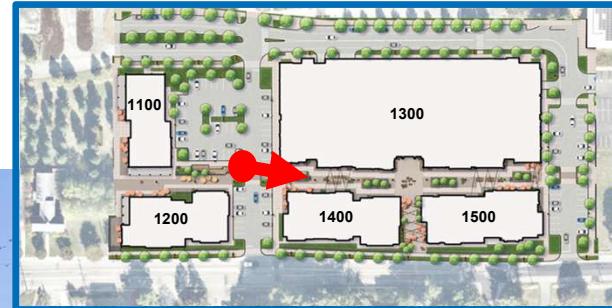


1300

View from King Street



Project Programming



Thank you!

