

Maren Toohill, AICP  
Town Planner  
Littleton Town Offices  
37 Shattuck Street, Room 303  
Littleton, MA 01460

October 27, 2022

Re: Project Narrative  
Residences at King Street Commons

On behalf of Lupoli Companies, "the Applicant", TEC, Inc. respectfully submits this project narrative along with Form 1H Village Common & King Street Common FBC Area Supplement for review by the Planning Board. The following demonstrates how the project is in conformance with the goals of the Village Common Zoning District:

### **Economic Development**

The project proposes to supplement and enhance neighboring King Street Commons by providing the Town of Littleton with additional multi-family housing opportunities within the Village Common District. Nearby commercial and retail businesses can be conveniently accessed from the site, creating an environment that encourages residents to shop and work locally, further promoting long term economic development of the area.

### **Pedestrian Safety**

The project proposes to construct a new residential building with convenient access from King Street and Great Road for residents and visitors regardless of the mode of transportation. Pedestrian passageways will be provided through a network of sidewalks and crosswalks that facilitate safe and accessible use of the features on site such as courtyards and parks, benches, bike racks, and other residential amenities. All aspects of the site will be designed to be ADA compliant in order to ensure safe and functional access for visitors and residents.

### **Sustainability**

The project will transform a previously developed property that has seen a variety of industrial uses throughout its history into a new multi-family residential building. As an extension of the King Street Commons development project, the project will adhere to all stringent local and state building code requirements, particularly from an energy standpoint. The project will meet all state and local stormwater standards which will improve the quality of the groundwater by providing on-site treatment of stormwater runoff. The site will be serviced by municipal sewer and water which will further serve to protect groundwater quality.

### **Site and Landscape Design**

Today, the existing site at 410 Great Road consists primarily of a multi-use industrial mill building and parking lot. This residential building project proposes to maintain the historic character of this site, while providing new and lively housing opportunities and amenities. Building frontage upon Great Road will be maintained, allowing the majority of the parking on site to be screened by the structure. Landscaping of the site will frame the space and create an appealing streetscape by utilizing native plantings and trees. Stormwater management systems will be incorporated on the site in unique and functional ways, balancing the built and natural environment.

### **Building Standards**

As the design process continues and the project develops, we will be able to provide more information regarding individual building dimensions, architectural components, floor heights, and other items specific to the structure. All necessary forms and building standards sheets will be updated accordingly throughout the project and local and state building codes and standards will be met.

Please do not hesitate to contact me directly if you have any questions at (978) 794-1792. Thank you for your consideration.

Sincerely,  
TEC, Inc.  
"The **Engineering Corporation**"



Rick Friberg, PE, LEED AP  
Principal