



Littleton Station Plan

Littleton Master Plan Implementation



Background

- Master Plan (2017) focuses on opportunity areas:
 - Littleton Common
 - Littleton Station
 - Industrial/commercial areas with redevelopment or infill potential

“Manage growth by allowing greater density in places where it makes sense to intensify land use, e.g., in recognized activity areas, near the train station, around the Common, and in older industrial or commercial areas where redevelopment opportunities exist.”

Master Plan Implementation Committee

- *Littleton Common Revitalization Road Map* (01/2019)
- New implementation initiatives

Littleton Station?

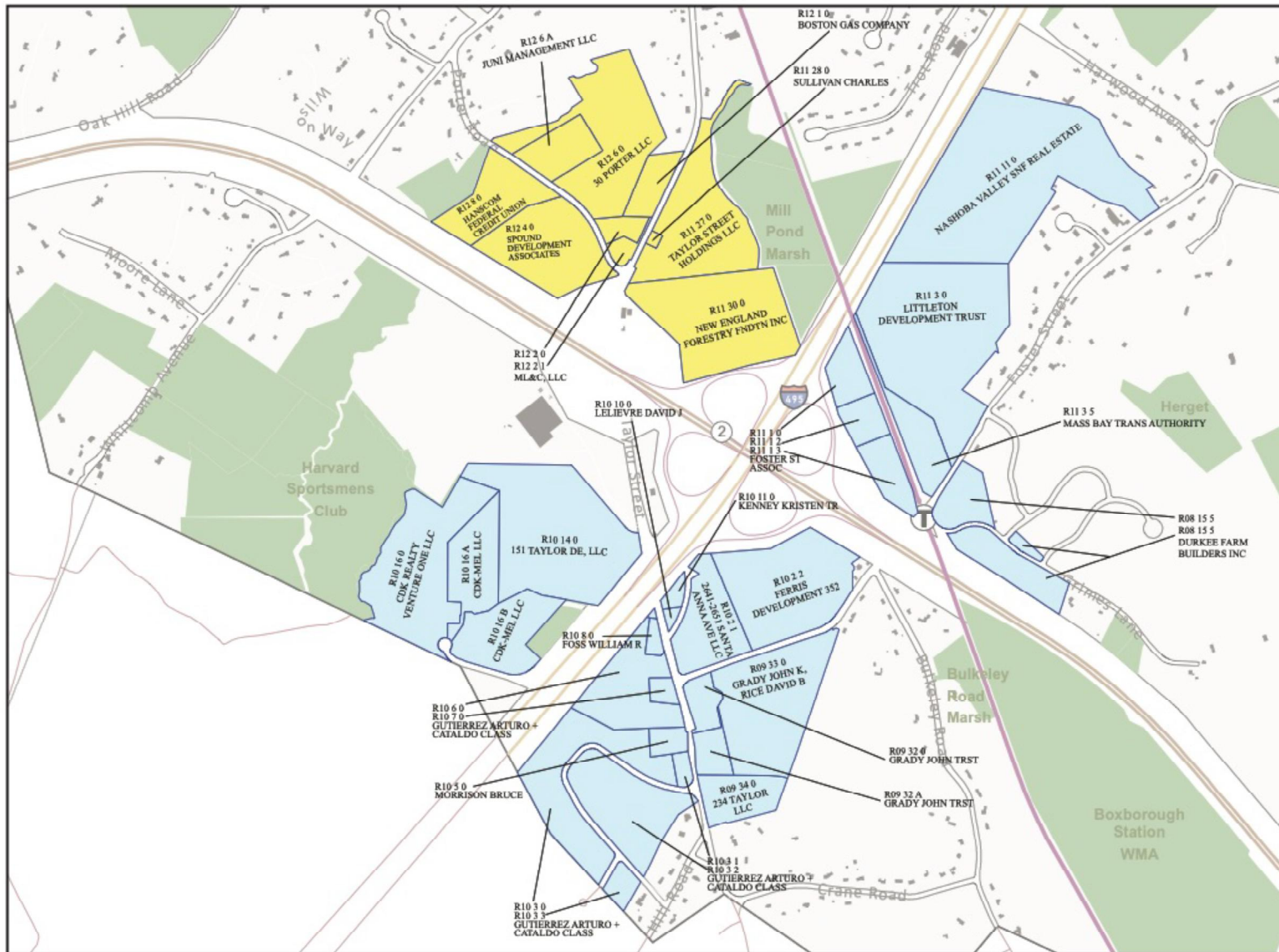
- 2018: Littleton “designated” as Housing Choice Community
- Designation opened doors to new grants
- MassHousing: source of funding for Littleton Station area plan
- Application filed March 2018; funded June 2018

**Implementation Process:
Lots of Effort!**



Littleton Station Plan Status Report

- Summer/Fall 2018
 - Gathered and began to analyze market, demographic, and geographic data – public and private (purchased) sources
 - Conducted site visits and interviews
 - Began collecting suburban transit development case studies (MA, NY, CT, DC/VA/MD, FL)
 - Held interviews at town hall



Study Area

Littleton, Massachusetts

Study Parcels

- Board Identified
- Board Excluded

This map is for general planning purposes only. The data used to create the map are not adequate for making legal or zoning boundary determinations or delineating natural resource areas. Exercise caution when interpreting the information on this map.

Date: 11/14/2018

Source: MassDOT, Town of Littleton, Mass EOEEA, USGS, EOED, MAPC

Map Creator: Patrick McCafferty



0 1/8 Mile 1/4

- Fall/Winter
 - Market assessment/overview (RKG)
 - Zoning assessment
 - Planning for Littleton Station Area Plan Visioning Event (Dodson-Flinker, April 5-6, 2019 – save the date!)
 - Established Project Working Group!
 - Informal group
 - Advisors to consulting team
- Interim Report – March 1, 2019

Littleton Station Plan Status Report



The Route 2/495 interchange and adjacent MBTA rail station create special opportunities along the South end of Foster street. By applying the principles of Transit-Oriented Development to the area, the town could encourage development of homes and businesses within a walkable neighborhood, catering to people using transit rather than cars.

With underutilized office buildings and ongoing residential development, the area continues to evolve without a unifying plan. Establishing clear guidelines for the design and density of future use could help the town take advantage of the location while limiting impacts on residents and preserving the rural setting.



Key Issues

- What does the Town want?
- What is the Town willing to consider?
- What can the market support?
- How can new development / redevelopment at Littleton Station help the Town address a variety of master plan goals?
- How can the Town balance the neighborhood's needs and desires with community-wide planning goals?

**Littleton
Station Area
Plan**

Questions?