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

August 22, 2023

Re: Project Narrative – Definitive Subdivision Plan
King Street Commons Mixed-Use Development

On behalf of 550 King Street, LLC, “the Applicant”, TEC, Inc. respectfully submits this project narrative for review by the Planning Board as part of the Definitive Subdivision Plan Application.

Existing Conditions

The site is located at 550 King Street, Assessor’s Map U08, Lot 10, consisting of two large IBM office buildings, 15± acres of paved parking, landscaped areas, and two wetlands on the east and west sides of the site equaling 1.4± acres. The historic Tuttle House is located along King Street at the southeast site frontage, with Great Road abutting the site to the southwest and Interstate 495 abutting to the north. The elevation on site ranges from approximately 301 feet at the center of the site, to 257 feet at the west corner and 281 feet at the east corner. There are two 2:1 sloping hills at the center and the northwest corner of the site, while the remainder of the site is gently sloping. The site is accessible from Great Road and King Street via Auman Street, and from a separate driveway along King Street. Stormwater generated on the site either infiltrates into the ground, sheet flows or is captured in catch basins and routed to the existing stormwater pond on site, or is captured and routed to the closed drainage system along King Street.

Proposed Development

The project proposes a 22-lot mixed-use subdivision comprised of 780 residential units, 70,000 SF of commercial/retail space, 20,000 SF of office space, and a re-use of the existing IBM office buildings which total 480,000 SF. The lots will be accessible by a boulevard-style roadway constructed with ADA compliant sidewalks and curb ramps, on-street parking, and strong points of pedestrian access and crosswalks. The subdivision roadway utilizes the existing site entrance locations on Great Road and King Street, and proposes one additional site driveway off King Street. The proposed grading of the site will utilize existing topography to the extent practicable. A closed drainage system is proposed in the subdivision roadway that directs stormwater to the existing stormwater pond on site, eliminating the need to outlet into the King Street closed drainage system. The site will be serviced by municipal water and sewer. Situated adjacent to I-495 and a short walk downtown, the project proposes a re-use of the site that is vibrant and pedestrian-accessible, with programmable open space highlighting the historic Tuttle House.

Construction Sequencing and Phasing

The project is to be constructed in phases over several years. Each phase of the project will be submitted to the Planning Board for Site Plan Review and Stormwater Bylaw review prior to construction. Each subsequent phase of the site to be developed will alternate between developing the back and front of the site so it is developed proportionally. The general outline for the construction of the proposed subdivision is as follows:

1. Install erosion controls.
2. Clear and prepare subdivision roadway area within footprint depicted on the Site Plans.
3. Construct the subdivision roadway, water, sewer, and drainage facilities.
4. Prepare lots for development.
5. Develop individual lots.

Prior Approvals

On October 25, 2021, the Planning Board approved the Zoning Bylaw Amendment to add the King Street Common District to the list of zoning districts set forth in Section 173-22, adopt new Article XXXI King Street Common Zoning District, re-zone Parcel U08-10-0 to the King Street Common District, amend the zoning map to include the plan labeled King Street Common Zoning District, and to make all additional amendments to the Zoning Bylaws necessary to effectuate the above changes. On June 15, 2022, the Planning Board approved the Master Planned Development Special Permit, Major Commercial Use Special Permit, Major Industrial Use Special Permit, Aquifer and Water Resource District Special Permit, Sidewalk Curb Cut Special Permit, and Inclusionary Housing Special Permit for the phased mixed-use development. On August 4, 2023 the project received Preliminary Subdivision Approval.

Please do not hesitate to contact me directly if you have any questions at (603) 601-8154. Thank you for your consideration.

Sincerely,
TEC, Inc.
“*TheEngineeringCorp.com*”



Christopher Raymond, PE