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

March 13, 2024

Re: Amended Master Plan Project Narrative
King Street Commons Site Development
550 & 584 King Street Littleton, MA

On behalf of 550 King Street, LLC, "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, as amended, conforms with the goals of the King Street Common and Village Common Zoning Districts:

Economic Development

The project will transform the site from an aged office park to a mixed-use project containing residential, retail, hotel, office, and light industrial uses. This project will represent a significant reinvestment into the Town of Littleton and will trigger long-term growth and economic development by creating jobs and generating a higher tax base. The proposed development has a strong multifamily component which will infuse disposable income into the nearby businesses.

Pedestrian Safety

The project proposes to construct several new buildings, vehicular ways, and pedestrian passageways to provide safe access for all users throughout the development. The project proposes crosswalks and an extensive network of sidewalks and paths to facilitate safe pedestrian flow, community spaces and parks. The project will also be ADA compliant to ensure that the access is safe and functional for all visitors and residents. Features such as wide patios, benches, bike racks and bike lanes, and other pedestrian amenities will support visitors regardless of their mode of transportation.

Sustainability

The project proposes to redevelop a previously developed property into a more densely developed mix of uses that will serve to reduce sprawl; ie redeveloping a previously developed parcel instead of a greenfield site. The project will propose new buildings which will meet 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, and the elimination of the onsite leaching field in favor of a connection to the municipal sewer discharge site will serve to further improve groundwater quality.

Site and Landscape Design

Today, the existing site at 550 and 584 King Street consists primarily of large parking lots and two office buildings. Therefore, this development has the opportunity to entirely transform the site with the intention of creating a balance between the built and natural environment, incorporating green spaces and stormwater treatment facilities in a unique and functional way among the proposed structures and other site features. Landscaping of the site will provide adequate screening.

framing of spaces, and buffers between the varying uses by utilizing native plantings and trees to create visual interest and an appealing streetscape.

Building Standards

As the design process continues and the project develops beyond the master planning phase, we will be able to provide more information regarding individual building dimensions, architectural components, floor heights, and other items specific to each structure. All buildings will be designed in accordance with the applicable dimensional and density requirements, and the necessary forms and building standard sheets will be updated accordingly throughout each phase of the project. Preliminary architectural renderings are provided to communicate the design intent and conformance with the Form Based Code. All buildings onsite will be required to meet the stringent state building code requirements.

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