

Summary - 8/22/25 DEIR Certificate King Street Common

Littleton Planning Department offers this summary of the 62-page “Certificate of the Secretary of Energy and Environmental Affairs on the Draft Environmental Impact Report for King Street Common”. The full certificate is linked to the King Street Common “project page” on the Town website: <https://littletonma.org/DocumentCenter/View/10257/550-King-St---Secretary-Certificate-DEIR---September-2025>

The Secretary found that the DEIR for King Street Common adequately and properly complies with MEPA and the regulations. Next step is for the Proponent to prepare and file a Final Environmental Impact Report (FEIR).

PROJECT DESCRIPTION: The King Street Common development includes 1,089 residential units, 115,500 sf retail, 19,000 sf office, 545,520 sf light industrial (includes the 2 former IBM buildings), and 150-room hotel, with a total of 3,010 parking spaces. Development project encompasses 550 and 584 King Street and 410 Great Road. With the developer recently purchasing 510 and 512 King Street, those parcels may be added to the development site in the FEIR.

REVIEW OF THE DEIR: Comments from the Littleton Planning Department and Planning Board expressed support for the project and commended the Proponent for developing much needed housing on the previously underutilized project site. Comments from Town, residents, and State agencies should be addressed in the FEIR.

TRAFFIC AND TRANSPORTATION: Off-site traffic mitigation includes partial reconstruction of the Great Road/King Street traffic light, optimizing traffic signal timings at intersections, reconstruction of sidewalks and pedestrian curb ramps, and re-surfacing of at least 50-feet of pavement in each direction. Upgrade traffic sign and pavement markings, retain bicycle lanes, and generate as-built traffic signal regulation and plan for the intersection. Remove on-street parking on the west side of Route 110 and evaluate the feasibility of a pedestrian crossing on Great Road to add a median island and install RFFBs. Install up to 3 pedestrian crossings on the east side of Route 110; proponent is willing to improve the Route 110 Complete Streets design to enhance walkability and bike access. All conceptual improvements to be refined and coordinated with MassDOT before submitting the FEIR. MassDOT recommends extending the sidewalk along the east side of the site on Route 119 to connect with the traffic signal at Rte. 119/NB I-495, including pedestrian crossing.

TRANSPORTATION DEMAND MANAGEMENT: Significant TDM measures are included to reduce single-occupancy vehicle trips to the project site. Annual Traffic Monitoring Program (TMP) for a period of five years, beginning six months after occupying the full-built project.

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WATER AND WASTEWATER: Proponent must identify the location for disposal of the volume of wastewater that exceeds current permitted limits and address unresolved discrepancies in the estimates for existing wastewater flows across the project site (550 and 584 King Street and 410 Great Road).

CLIMATE CHANGE: Consider increasing tree-planting to 1:1 replacement of trees being removed or acquire forested lands or tree replanting offsite and monetary contributions to support similar efforts. Reconsider introduction of new natural gas lines to the project or provide detailed analysis for GHG mitigation. Continue to explore measures to reduce traffic (and related GHG emissions) below existing conditions.

FEIR: Detailed SCOPE of the FEIR is outlined in the Certificate, to include any changes since filing the DEIR, additional tree mitigation, transportation, wastewater, climate change, and comprehensive mitigation measures and draft Section 61 Findings, plus responses to comments that are within the scope of the DEIR.

(Please refer to the full DEIR and Secretary's Certificate for details, this summary is not comprehensive.)