

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

November 26, 2025

Re: King Street Commons Phase 1 Retail Development at King Street Commons
550 King Street

Dear Ms. Maren and members of the Board,

On behalf of 550 King Street, LLC "the Applicant", TEC, Inc. is pleased to submit the following application materials in support of the Site Plan Review for the proposed Phase 1 Retail Development at 550 King Street. The application includes the following documents:

1. Fee Calculation for the filing fee in the amount of \$36,466.50 attached, check will be provided with the submission of hard copies to be coordinated with the Town Planner
2. Form 1 Application
3. Site Plan Review Checklist
4. Form 1H Village Common & King Street Common FBC Area
5. Form 1H Checklist
6. Design Guidelines Narrative, prepared by PCA
7. Stormwater Management Report
8. Full-size Site Plans, dated November 26, 2025
9. Reduced-size Site Plans, dated November 26, 2025
10. Draft Environmental Impact Report, dated June 2, 2025
11. Stormwater Permit Application
12. Certified List of Abutters
13. Lighting specification sheets
14. Site Renderings, prepared by PCA

Project Narrative

The proposed project includes the recently subdivided parcels of U08-10 as part of the previously approved King Street Commons Master Plan. This submission including the site plan review and stormwater permit applications are associated with parcels U08-10-10 through U08-10-19. The phase 1 development represents the first site plan review package for the King Street Commons Master Plan. This portion of the project proposes five buildings consisting of over 140,000 GFA of mixed-uses as well as 44 new residential units. Additionally, the project proposes an enclosed parking garage consisting of 487 parking spaces along with 64 surface parking spaces. Through concurrent applications, the project team is also submitting a modified Definitive Subdivision application package to capture the required property line changes along the proposed right-of-way through the site. The separate submission will define changes of the internal property bounds that are required for the newly designed phase 1.

The goals of the King Street Common District are described in detail in the Design Guidelines Narrative provided herein. The narrative discusses how the project team developed the buildings' size, layout and function while honoring the targets of the district.

The phase 1 development is an exciting step in unfolding the goals of the approved Master Plan which included a major reinvestment into the Town of Littleton to trigger long-term growth and economic development. The project proposes a pedestrian-only retail village, which emphasizes the town's goals to create safe pedestrian flow through shared community spaces and the development. Along with the new buildings, the project also proposes additional site improvements including utilities, site lighting, landscaping, outdoor seating, patios, and a state-of-the-art stormwater treatment system. The groundwater will be protected through utilizing a stormwater system designed to the Massachusetts Stormwater Handbook and eliminating the existing sanitary leaching field. All new sewer connections will be connected to the new municipal sewer discharge previously constructed as part of the infrastructure improvement project on site. Lastly, the project team has provided a landscape design for the development that maintains the goals of the approved master plan including a streetscape that balances the built and natural environments while maintaining a functional space for the users. The team prioritized native plantings and trees to create visual interests and attractive screening.

These goals and more are further described in the approved Master Plan.

We trust that this submission and supplemental materials represent a complete submission for a site plan review and stormwater permit. Our team respectfully requests that these applications are placed on the agenda for Planning Board's extra meeting scheduled for December 15, 2025. We look forward to reviewing the project with you then.

In the meantime, 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"



Alexander F Sellar, PE
Senior Project Manager