

# Phase 1 Retail Site Plan Review

# KS

# KING STREET

**TEC**  
The Engineering Corp

*Lupoli*  
COMPANIES

**PCA**

HALVORSON  
Tighe & Bond studio

## Project Speakers:

Morgan Pierson, 550 King Street  
Chris Raymond, *TEC, Inc.*  
Alex Sellar, *TEC, Inc.*  
Joe Ficociello, Halvorson  
Dave Snell, *PCA*

## Planning Board

December 15, 2025 Hearing

**Applicant:** 550 King Street, LLC

**Address:** 550 King Street  
Littleton, Massachusetts

# A History of Partnership

**October 2021**

*-Special Town Meeting – Zoning Bylaw Amendments*

**June 2022**

*-Approved Master Plan Special Permit*

**May 2023**

*-Reserved Sewer Capacity Agreement*

**November 2023**

*-Approved Definitive Subdivision Plan*

**November 2023**

*-MassWorks Grant awarded for on-site infrastructure improvements*

**June 2024**

*-Approved Amendment to Master Plan Special Permit*

**May 2025**

*-Construction start of on-site infrastructure (Groundbreaking Ceremony)*

**December 2025**

*-MEPA Approval*

*-Substantial Completion of Phase 1 Infrastructure Improvements*

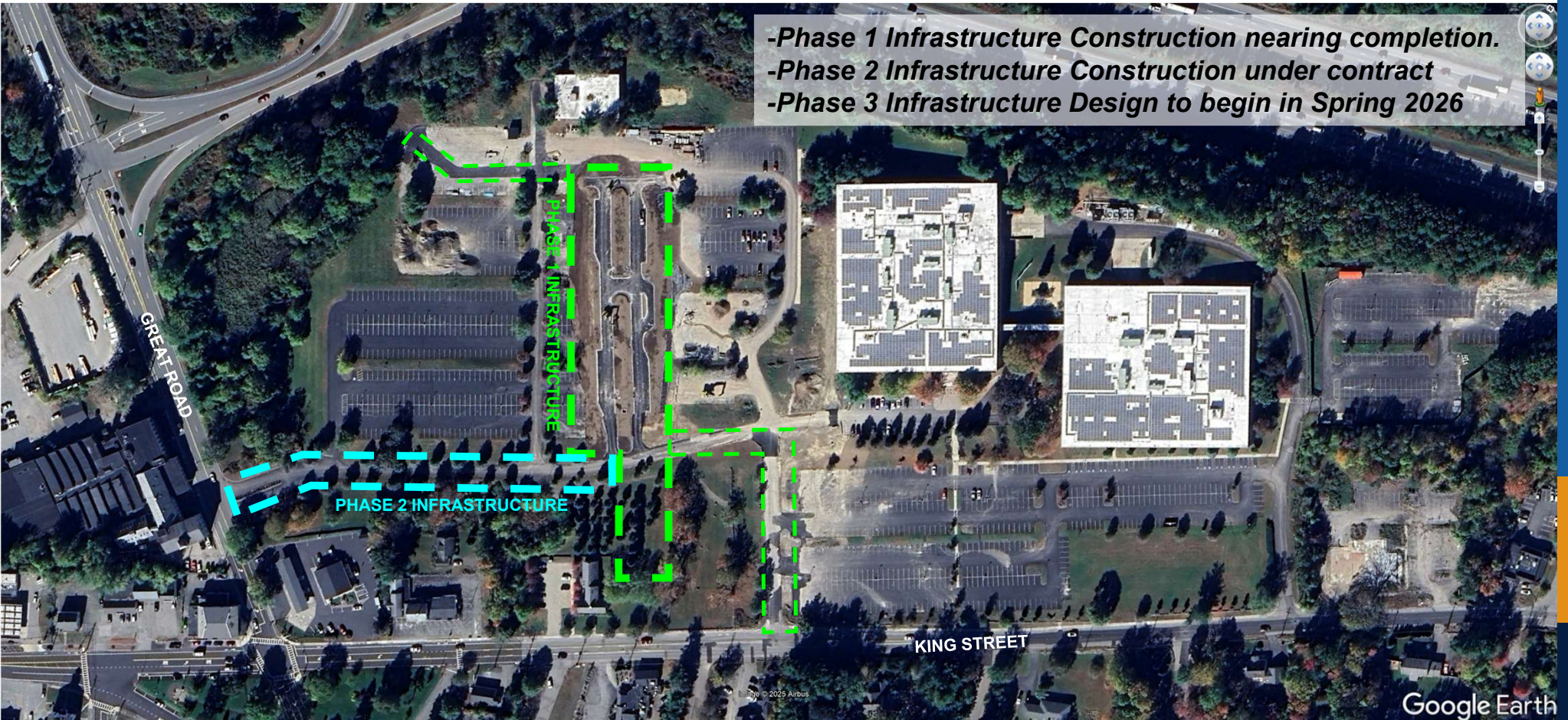
*-Town sewer available*

**Tonight**

*-Phase 1 Retail Development Site Plan Review Public Hearing*



# Construction Update



# Reasons for Appearing Tonight

## 1. Site Plan Review

***Town of Littleton Zoning Bylaws Section 173-228 Permitting***

*Site Plan Review is required for any project that has received a Master Planned Development Special Permit.*

***Requested action by the Board:*** Approve the Site Plan upon determination of the requirements of this Bylaw, as defined in Section 173-18.

## 2. Stormwater Management Permit

***Town of Littleton Stormwater Bylaws Section 38-14 Applicability***

*Shall apply to all activities that result in disturbance of one or more acres of land.*

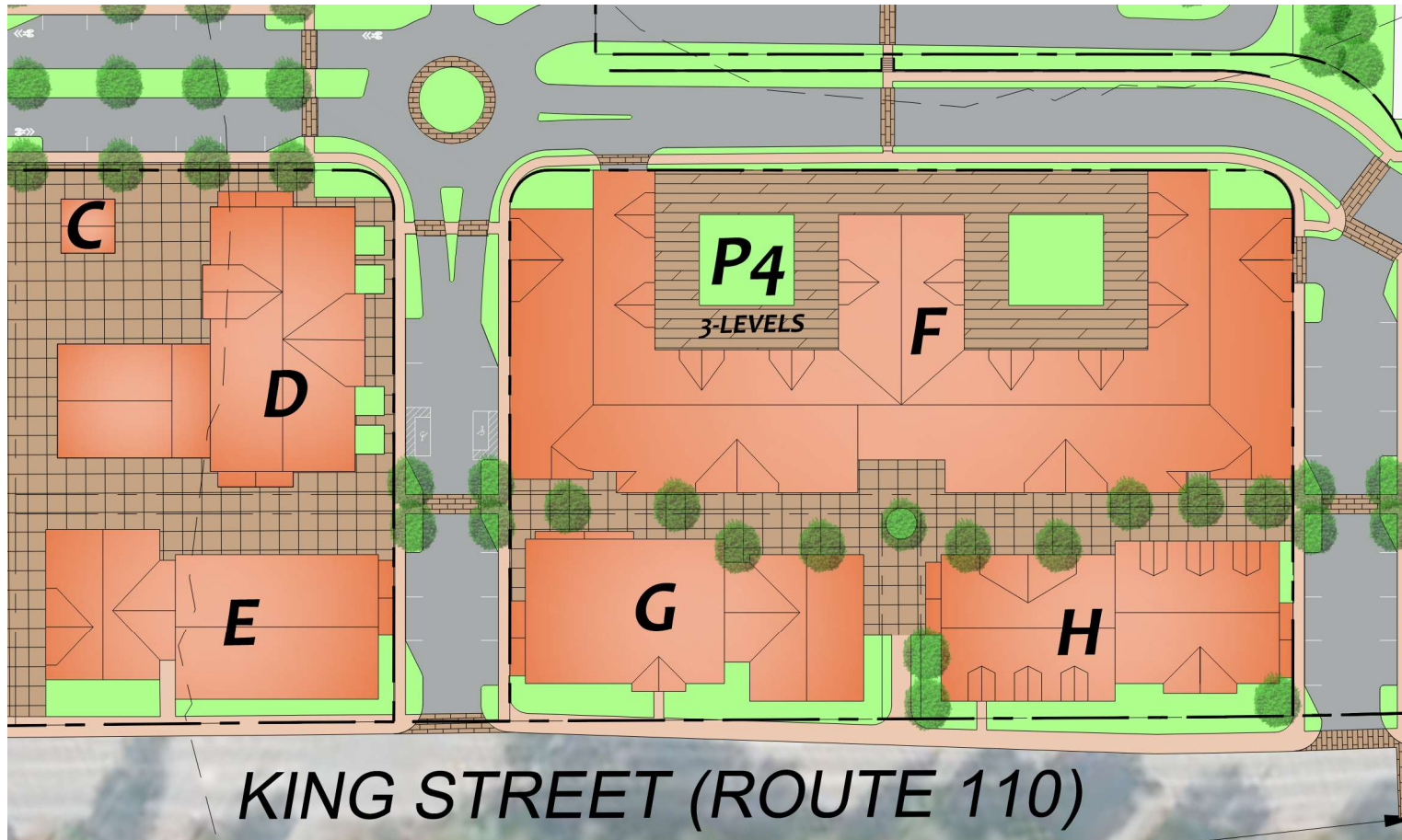
***Requested action by the Board:*** Approve the Stormwater Permit Application and issue a permit that finds that the proposed plans will protect water resources and meet the objectives and requirements of this Bylaw.



# 2024 Approved Master Plan



## Closer look at retail area in 2024 Approved Master Plan





# Phase 1 Retail – Proposal



# Phase 1 Retail - Program

## Comparison to Overall Master Plan

	Phase 1	Approved Master Plan	Balance
Retail/Restaurant	75,602 SF	115,000 SF	39,398 SF
Residential	44 units	804 units	760 units



# Stormwater

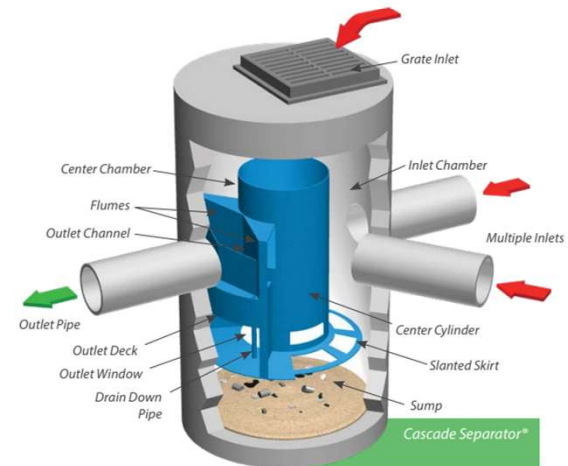
## Stormwater Mitigation

### Stormwater Treatment & Infiltration BMPs

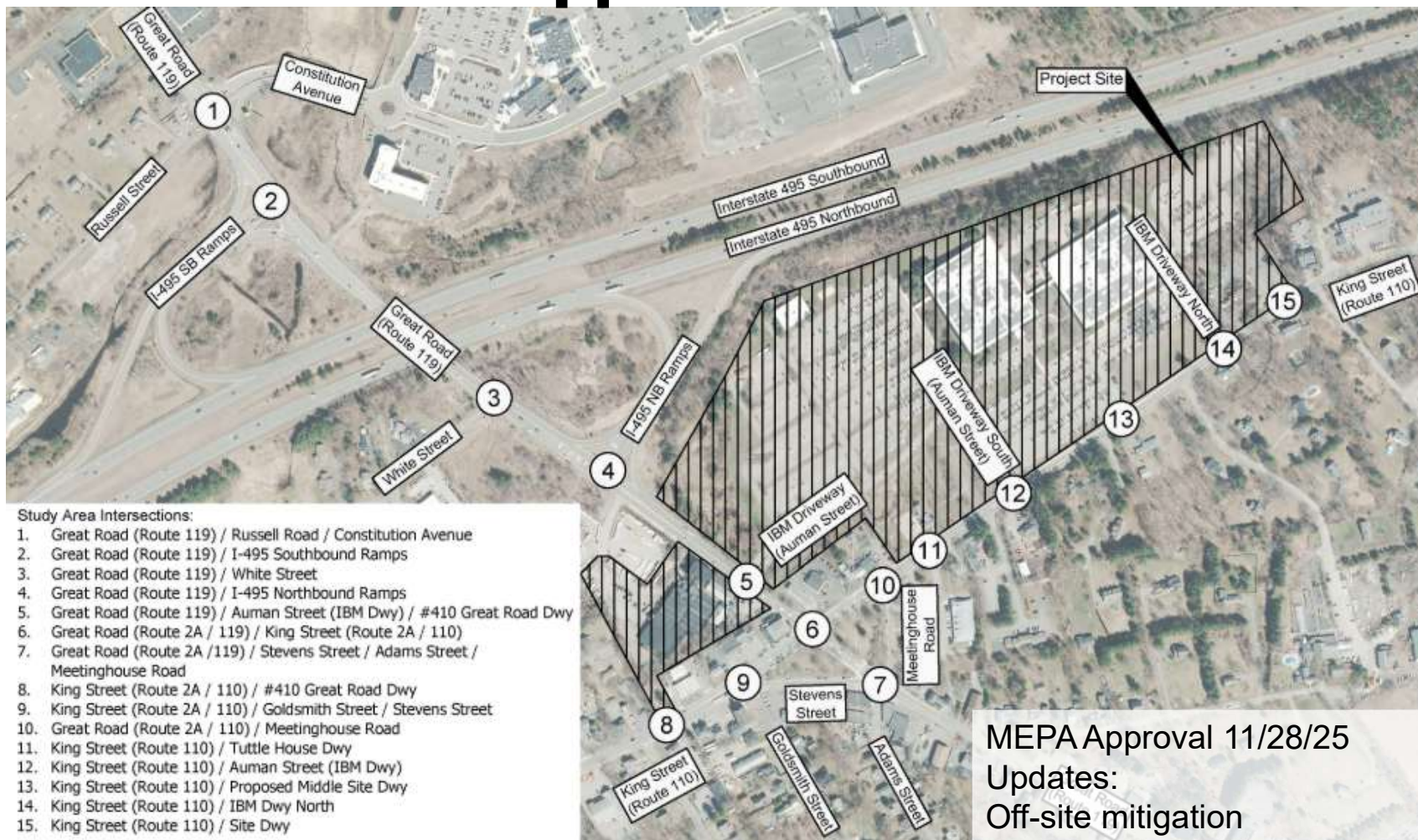
- Innovative hydrodynamic separators
- Perforated Aluminized Steel Type 2 for retention and infiltration
- Groundwater recharge
- MassDEP Stormwater Standards

### Low Impact Design BMPs

- No impacts to wetland resource areas
- Redevelopment
- Effective infiltration
- Clustering



# Traffic – MEPA Approved





# Traffic

## Traffic Mitigation Plan Summary

### • Improved Pedestrian Accommodations

- Signalized Pedestrian Crossings
  - Great Road/I-495 NB Ramp
- Rectangular Rapid Flashing Beacons
  - I-495 NB Ramp
- Crosswalks, sidewalk tip downs
  - Stevens/King/Goldsmith
  - Great Road/King St
  - Great/Stevens/Adams
- Construct up to three (3) pedestrian crossings along King Street
- Northerly side of Great Road between driveway and I-495 NB ramp
- Reconstruct sidewalk section on 410 Great Road along site frontage
- Reconstruct sidewalk along King Street Frontage

### • Bike Lanes

- Box widen portions of King Street to accommodate bike lanes from Great Road to Westford
- Northbound and Southbound

### • Great Road / King Street Intersection Improvements

- Retrofit traffic signal infrastructure
- Traffic signal timing updates
- Curb ramps and crossings
- Pavement resurfacing and pavement markings

### • Reconstruct existing site driveways on Great Road

- Right-turn only exit
- 550 King & 410 Great

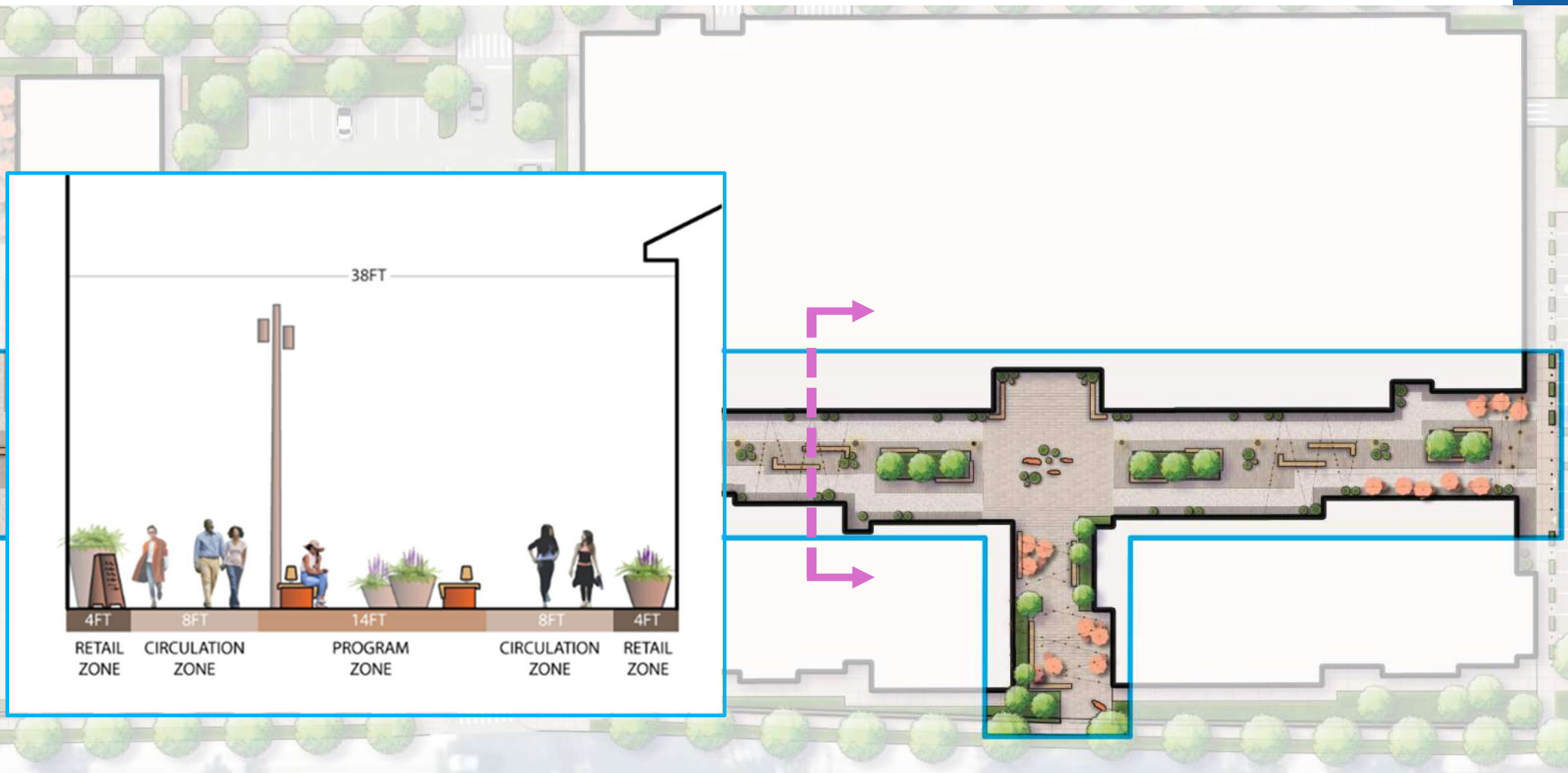
### • Traffic Signal Timing Modifications

- Constitution Avenue (The Point)
- I-495 SB/NB Ramps





# Pedestrian Experience



# Pedestrian Experience





# Project Programming

*Town Green, looking at Buildings 1100 and 1200*

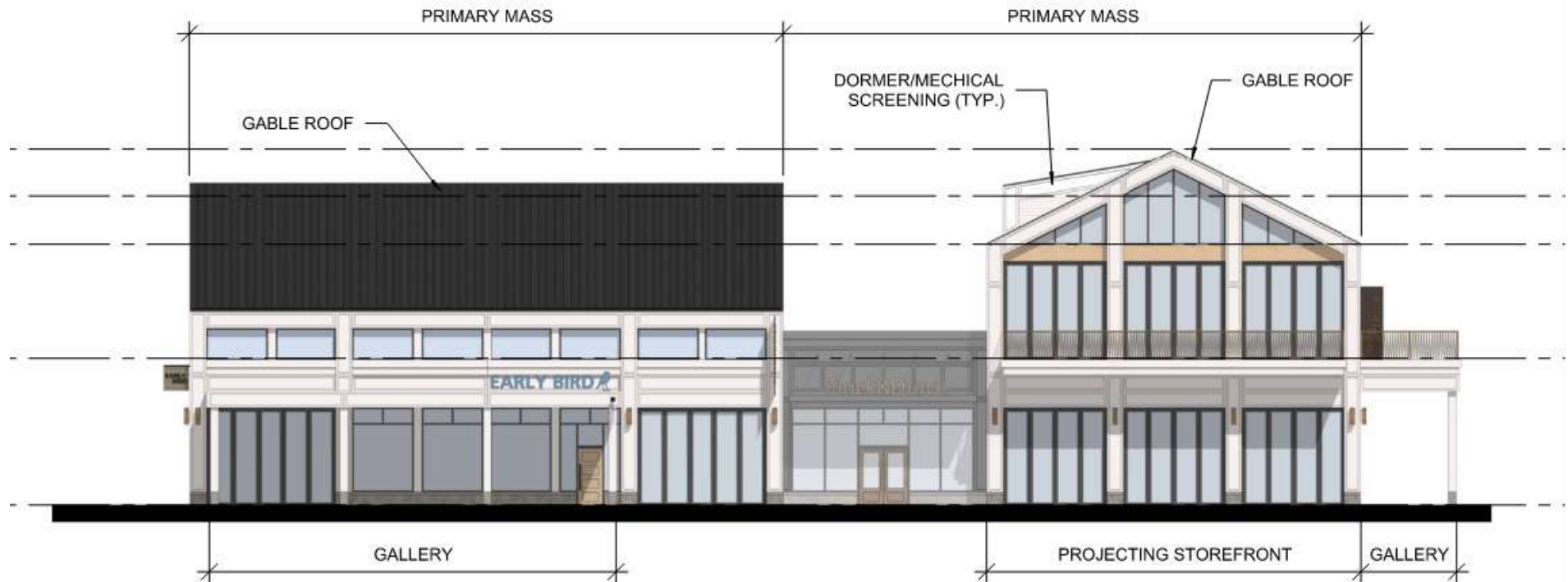


# Project Programming

## Building 1100 (2 Stories)

Restaurant

12,191 GFA

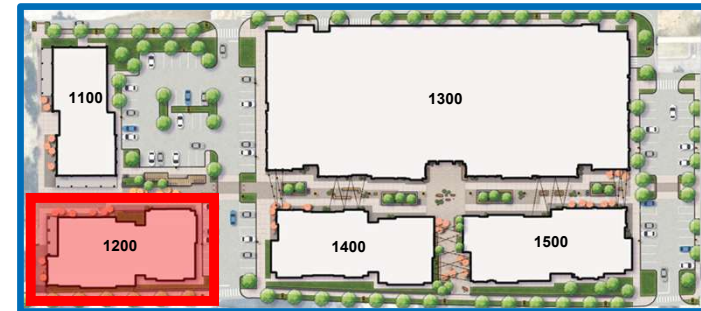




# Project Programming

## Building 1200 (1 Story)

Restaurant 12,063 GFA



# Project Programming

*King Street, looking at Building 1200*



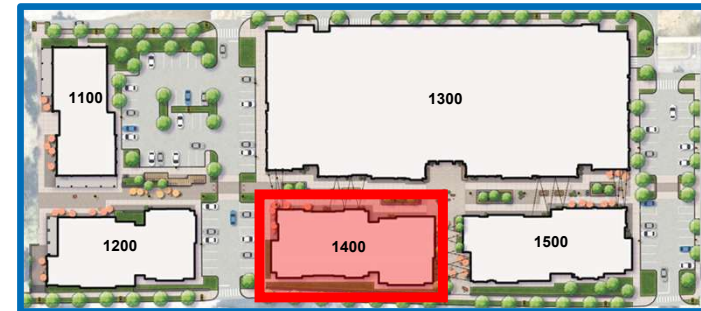


# Project Programming

## Building 1400 (1 Story)

Retail

12,976 GFA



# Project Programming

## Building 1500 (1 Story)

Retail

13,499 GFA





# Project Programming

*Buildings 1500 and 1300*



# Project Programming

## Building 1300 (3 Stories)

Restaurant	5,149 GFA
Retail	19,724 GFA
Residential	38,644 GFA (44 units)
Mech/Loading/Etc.	27,128 GFA
Parking Garage (487 sp)	167,993 GFA





# Views from Pedestrian Way



1500

1400

1200



1300

# View from King Street



1200

1400

1500



# Project Programming





**Thank you!**

