

# Phase 1 Retail Site Plan Review



**Planning Board**  
December 15, 2025 Hearing

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

**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

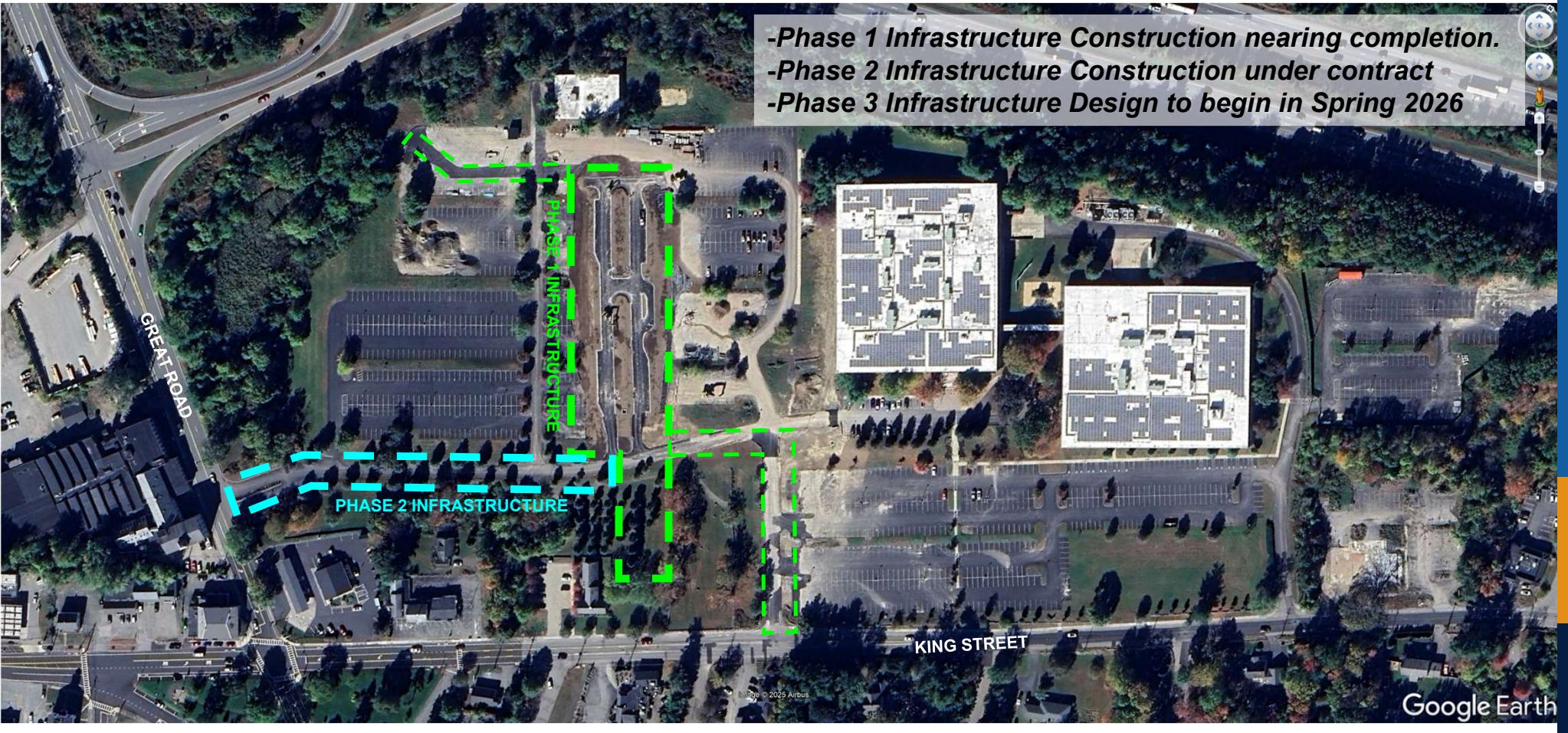
-Substantial Completion of Phase 1 Infrastructure Improvements

-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.*

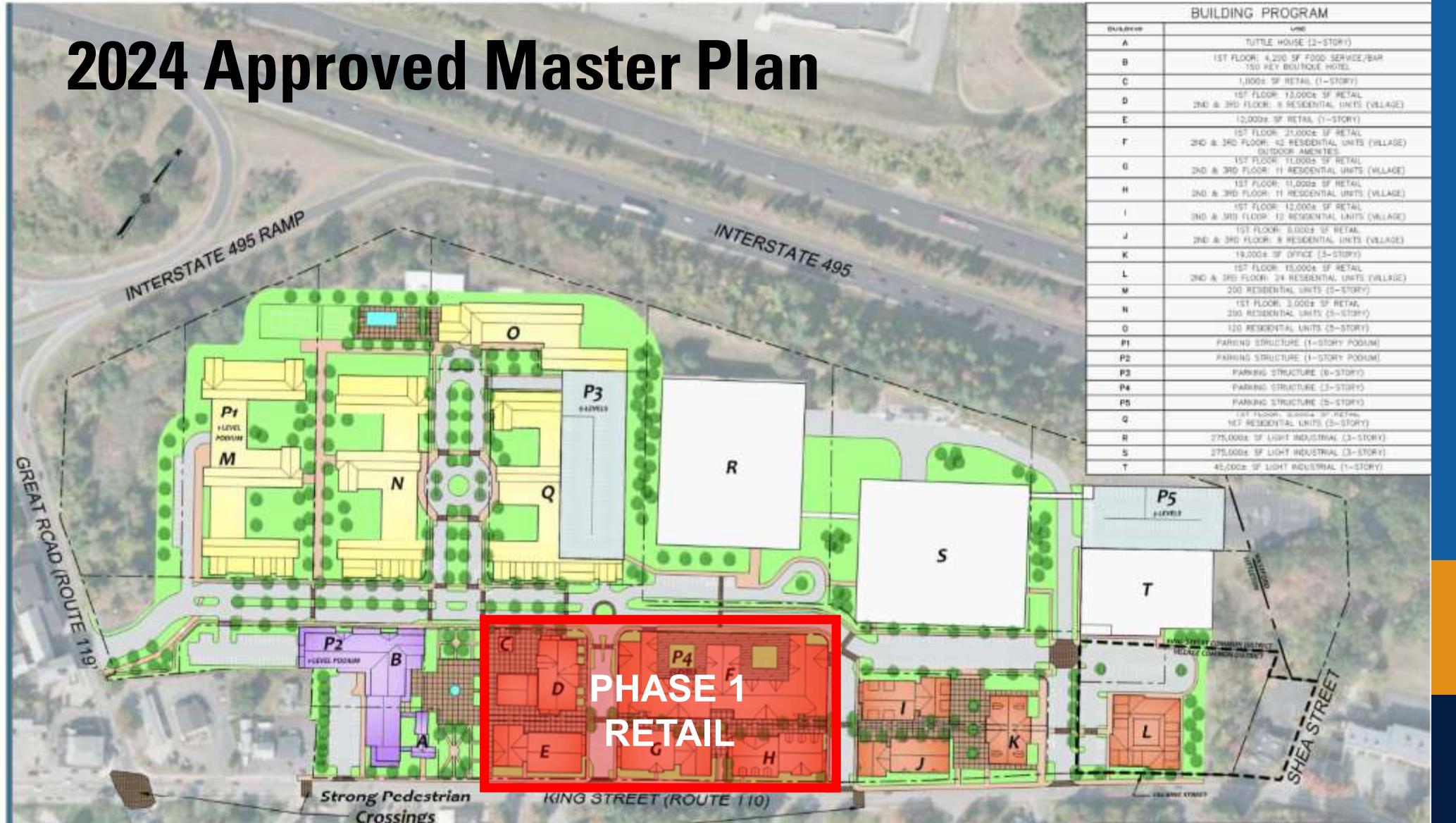
## 2. Stormwater Management Permit

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

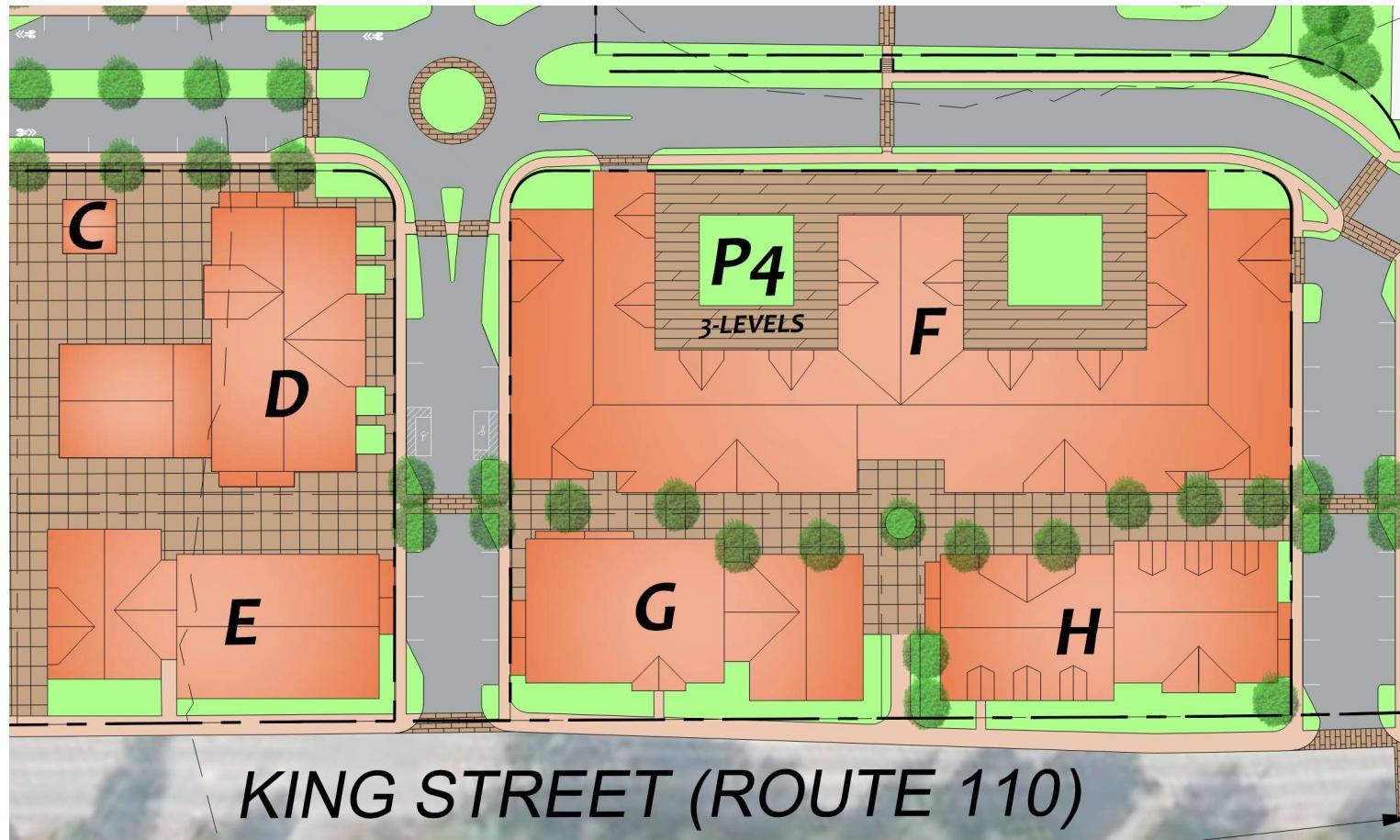
*Shall apply to all activities that result in disturbance of one or more acres of land.*

**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

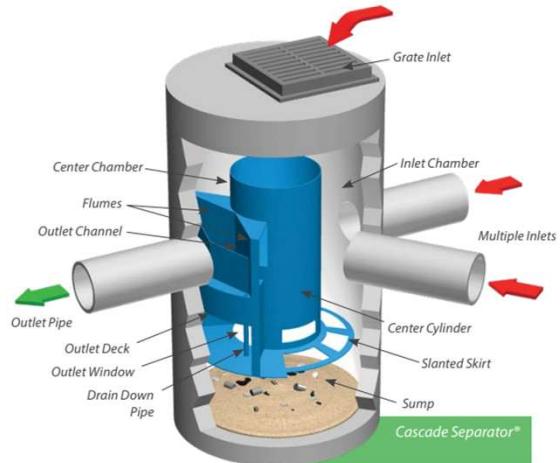
### Stormwater Treatment & Infiltration BMPs

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

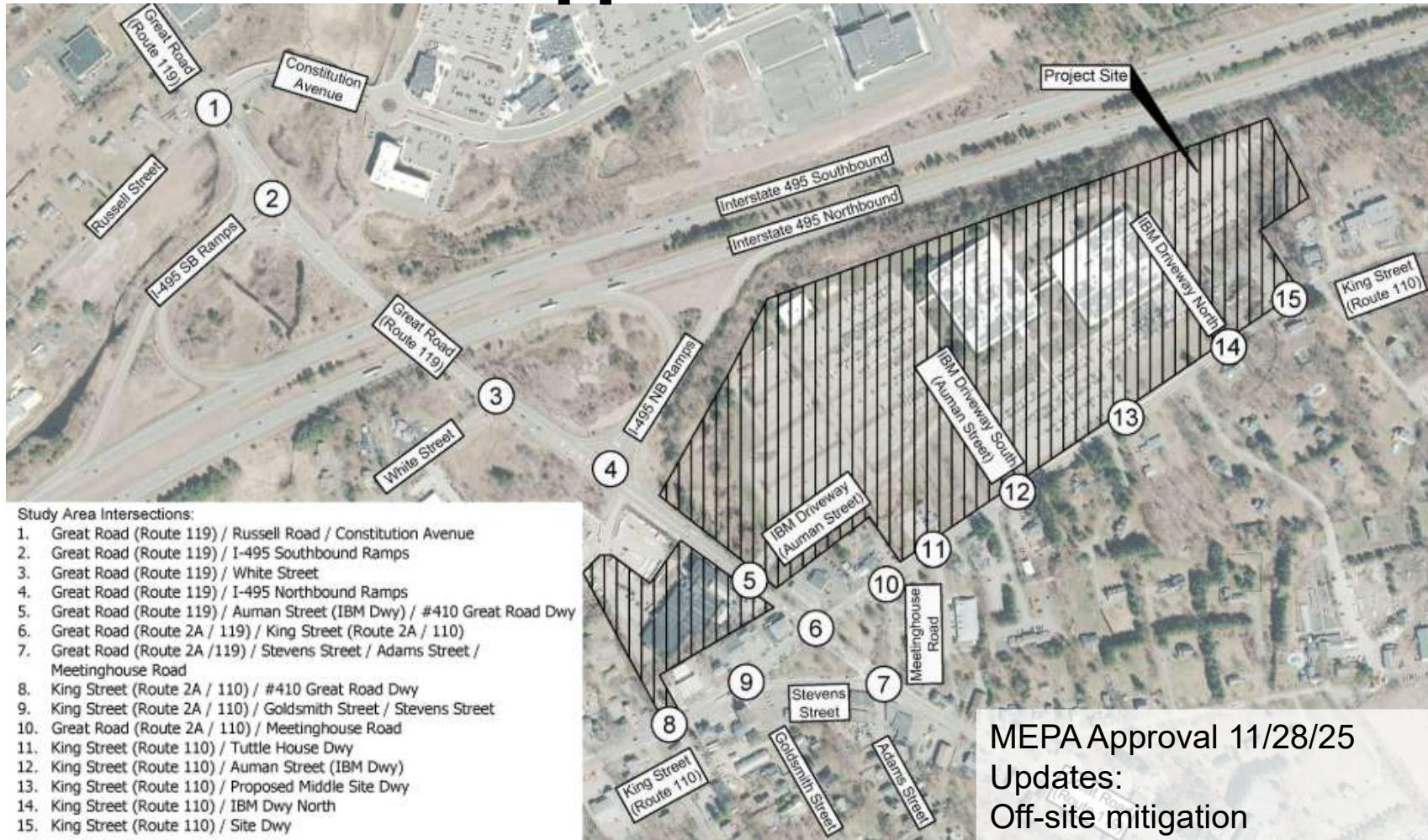


### Low Impact Design BMPs

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



# Traffic – MEPA Approved



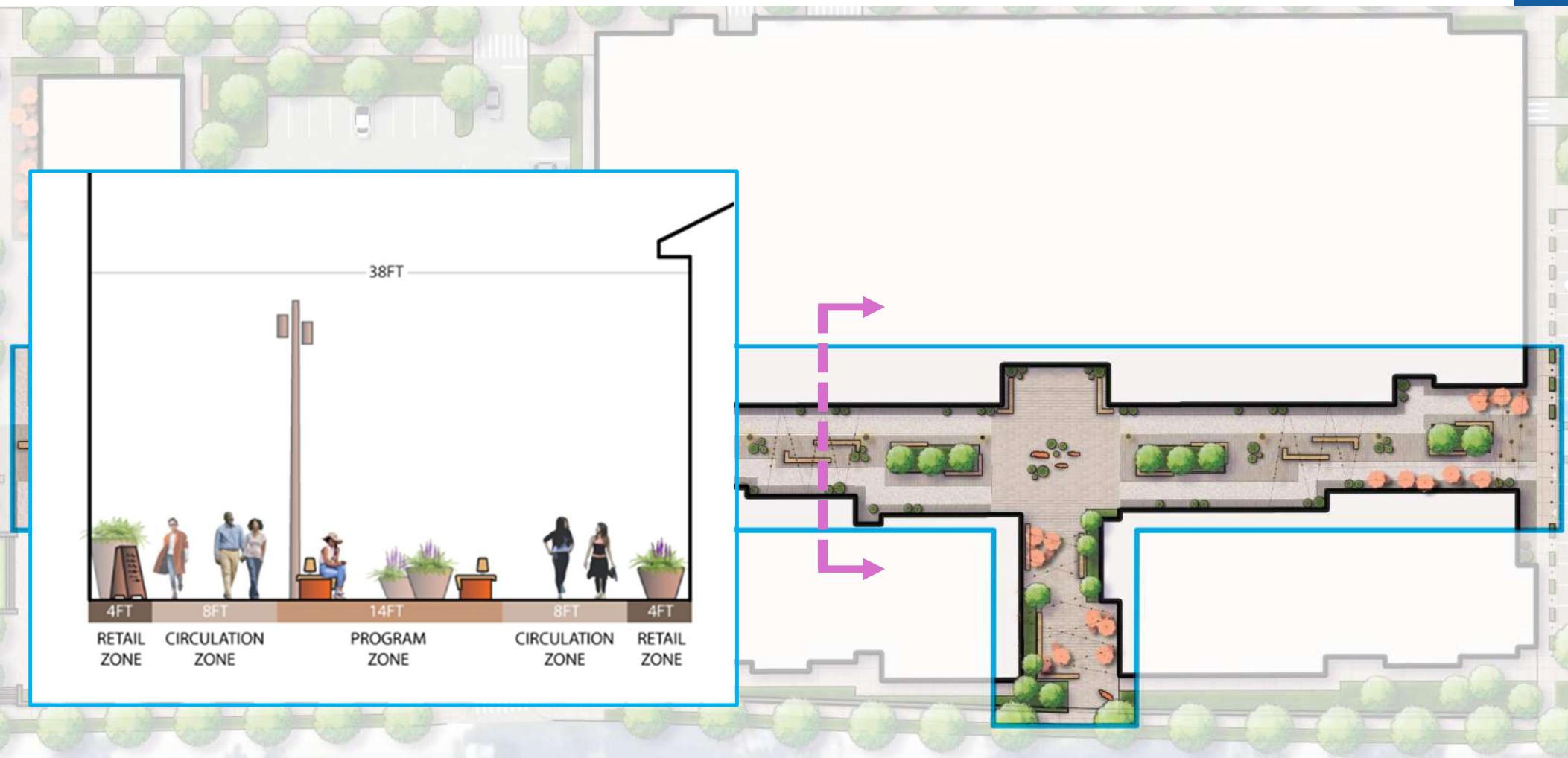
# Traffic

## 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/Goldsmit
    - 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



TANGRAM 3DS

# Project Programming

*Town Green, looking at Buildings 1100 and 1200*



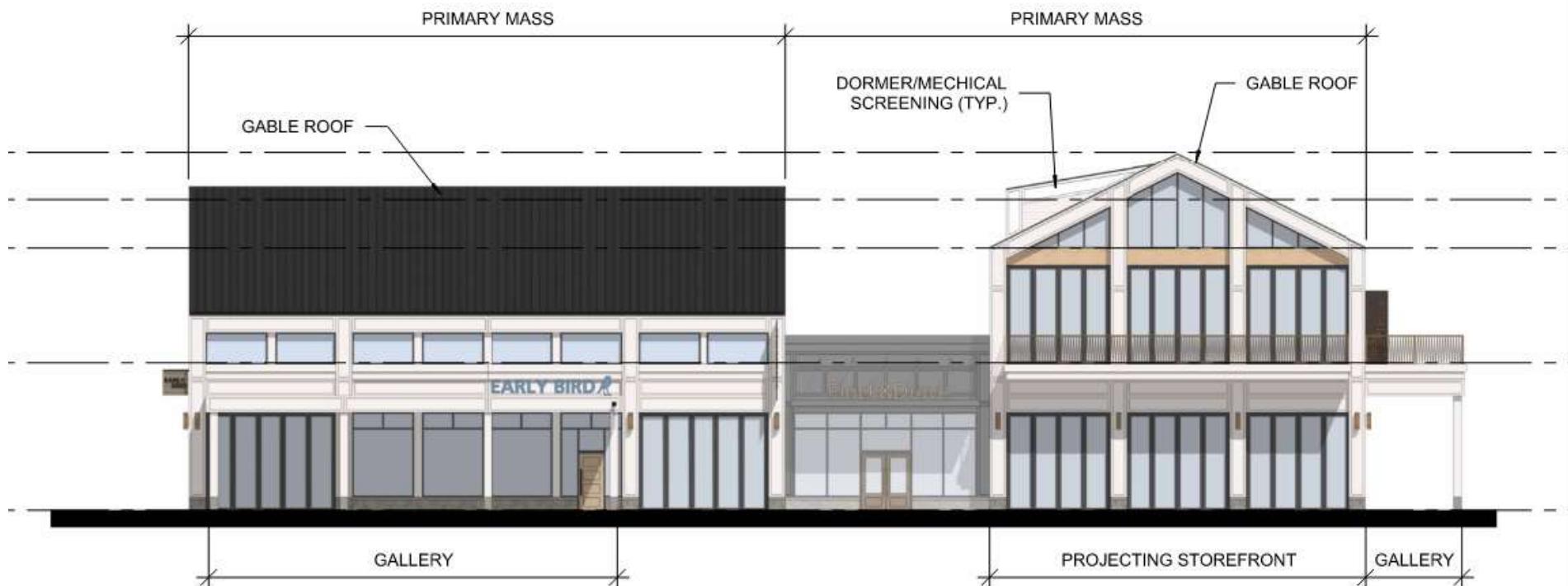
© TANGRAM 3D

# Project Programming

## Building 1100 (2 Stories)

Restaurant

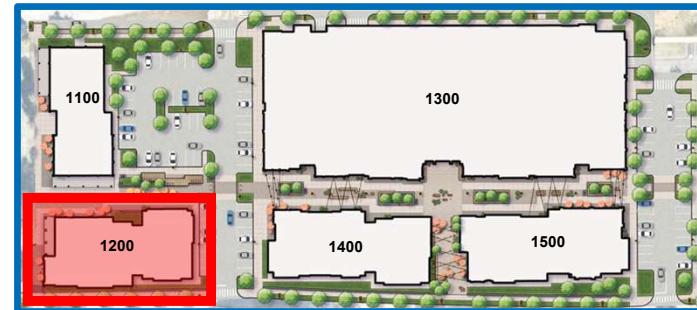
12,191 GFA



# Project Programming

## Building 1200 (1 Story)

Restaurant 12,063 GFA



# Project Programming

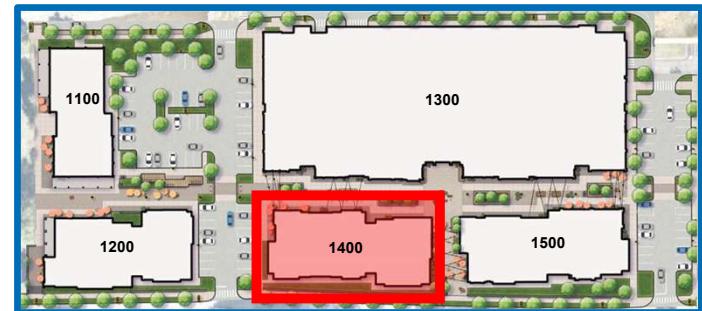
*King Street, looking at Building 1200*



# Project Programming

## Building 1400 (1 Story)

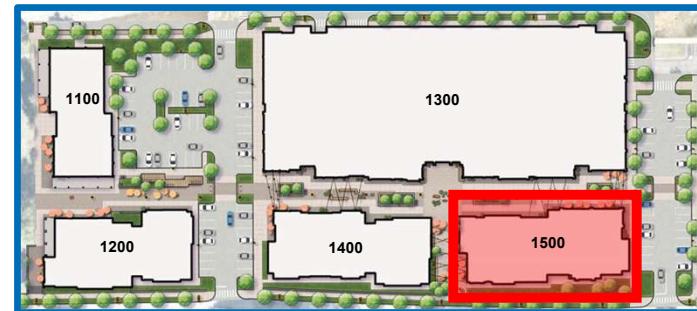
Retail 12,976 GFA



# Project Programming

## Building 1500 (1 Story)

Retail 13,499 GFA



# Project Programming

*Buildings 1500 and 1300*



TANGRAM 3DS

# 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

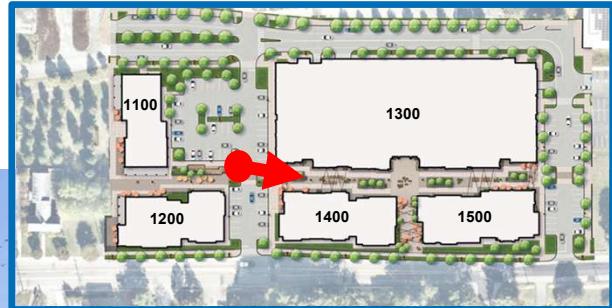


1300

# View from King Street



# Project Programming



# Thank you!

