

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

March 22, 2022

Re: Performance Standards Letter
King Street Commons – Master Plan

Dear Members of the Board:

On behalf of 550 King Street, LLC, “the Applicant”, TEC, Inc. respectfully submits the following summary demonstrating how the proposed King Street Commons Site Development project conforms to the general performance standards and criteria set forth in the Town of Littleton Zoning Regulations, Article XXXI Section 173-232, for the King Street Common Zoning District.

A. Adequacy of the site in terms of size of the proposed use(s).

The site at 550 King Street is approximately 41.3 acres in size, which is sufficient for the mixed-use development that the Applicant is proposing. The proposed design includes retail/commercial space, office space, multifamily dwellings, and industrial space that meet the minimum dimensional requirements and designs standards for the King Street Common Zoning District. This project also complies with the allowable density and lot coverage requirements.

B. Suitability of the site for the proposed use(s).

The project site is ideally situated for a vibrant mixed-use development, located immediately adjacent to I-495 and within a short walk to the downtown / Littleton Common. The subject parcel was re-zoned by Town Meeting in 2021 to facilitate the uses proposed.

C. Adequacy of the provision of open space, its accessibility to the general public, and/or its association with adjacent or proximate open space areas.

Creating programmable open space, accessible to the public and capable of hosting a variety of outdoor events is the primary driver of the site layout. Open space and public spaces are provided throughout the project but the centerpiece is located adjacent to the Tuttle House, along King Street. This easily accessible location will be activated by the proposed design and serve as a natural link between the project and the Littleton Common.

D. Impact on traffic and pedestrian flow and safety and access for emergency vehicles.

The project provides logical and safe circulation for pedestrians, vehicles and first responders by proposing a street network within the site that is accessible from Great Road (Route 119) and King Street (Route 110)

E. Adequacy of pedestrian access to buildings and between public spaces.

The proposed development ensures safe and convenient pedestrian access. The design provides crosswalks across all major site driveways and internal roadways, and buildings and public spaces that are connected by sidewalks throughout the site.

F. Proposal is complimentary to and reinforces the visual character of the King Street Common Zoning District and surrounding neighborhood.

The project closely follows the Form Based Code along King Street and the architecture is mindful of its location and scale. Smaller buildings are located along King Street to maintain pedestrian scale with larger buildings screened and located at the rear of the site, adjacent to I-495. The project will reinforce and be complimentary to the visual character through its architecture and landscape design.

G. Adequacy of utilities, including sewage disposal, water supply and storm water drainage.

The design team has been in close contact with Town Staff throughout the process to ensure there are adequate utilities to service the development, after the sewer extension is completed. The project will also meet all stormwater requirements of the Aquifer and Water Resource District and MassDEP.

H. Potential impacts on the Town's aquifer.

As a redevelopment project, the site has an opportunity to improve the stormwater system that currently discharges to the Town's aquifer, as the site is located within the Aquifer and Water Resource District. This will be achieved by providing eliminating the wastewater discharge onsite in favor of the municipal sewer connection and creating a series of new stormwater treatment best management practices (BMPs) to improve the quality of stormwater and recharge the Town's water supply. Details of the stormwater management system will be provided during the Site Plan Review of each phase of the project.

I. Degree to which the proposed project complies with the goals of the latest Littleton Master Plan and the provisions of this Article.

The goals of the latest Littleton Master Plan are incorporated at the forefront of this proposed site development. The project proposes to provide retail/commercial spaces to encourage the local economy and variety of new housing opportunities through sustainable site design. Pedestrian amenities and accessibility will be provided, and the overall site design will be consistent with the Town's architectural and historic character.

In addition to the performance standards above, the development also satisfies the dimensional requirements and design standards in Section 173-233 with the exception of facade build-out (Section 173-220.A.c.) and occupation of floor space (Section 173-221.J.a.). Waivers are being sought for both of these requirements as specifically allowed by Section 173-233.H.

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