

# 219 LITTLETON ROAD

PRE-FILING MEETING

WESTFORD, MA

06 OCTOBER 2025

PREPARED FOR

**REDGATE**

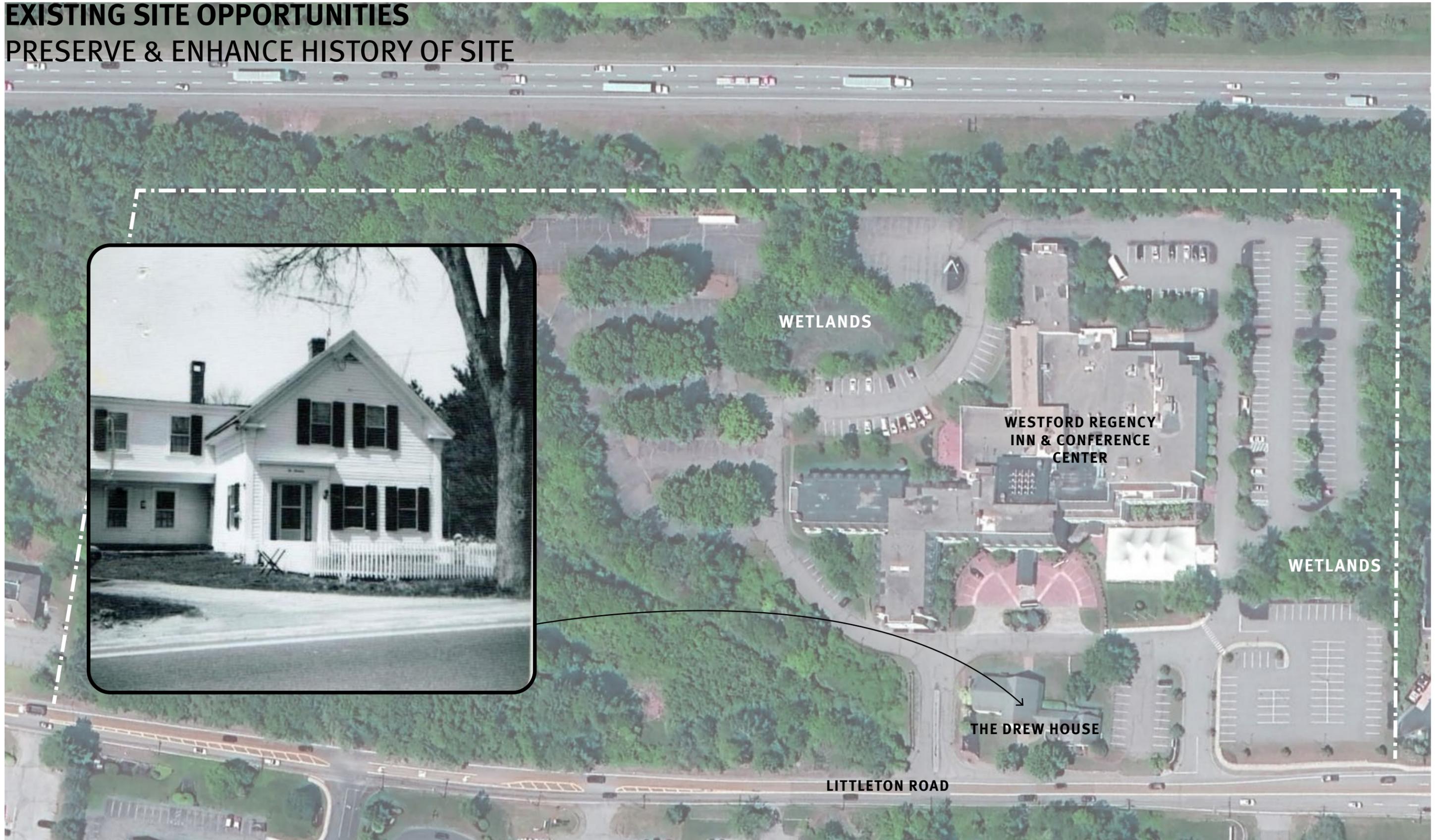


**EXISTING SITE CONTEXT**





**EXISTING SITE OPPORTUNITIES**  
**PRESERVE & ENHANCE HISTORY OF SITE**



# EXISTING SITE



# JUNE 2024 SITE PLAN

## WHAT WE HEARD

1. Preserve the Historic Drew House.
2. Parking too visible from the street.

### UNITS

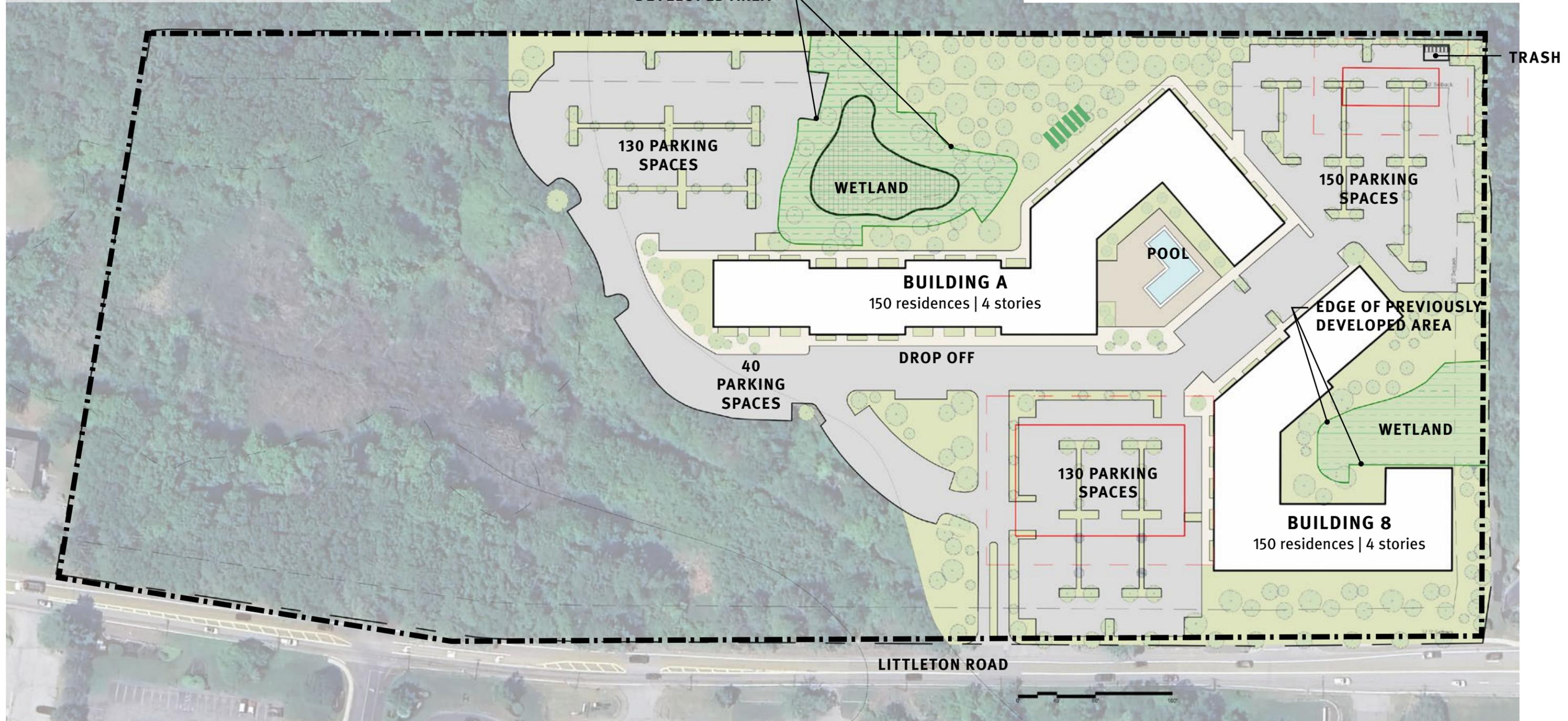
BUILDING A: 150  
 BUILDING B: 150

**TOTAL: 300 HOMES**

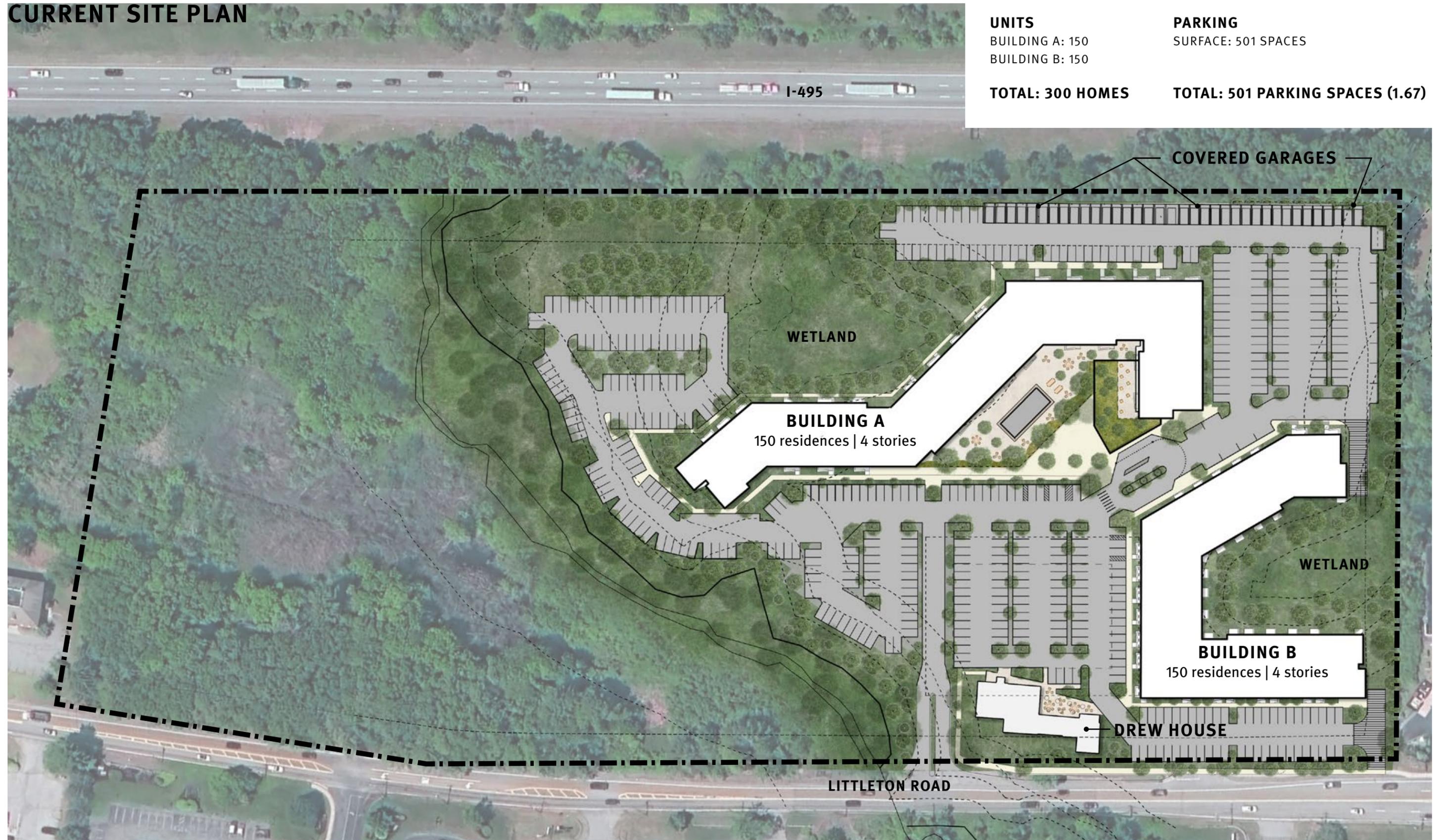
### PARKING

SURFACE: 450

**TOTAL: 450 PARKING SPACES (1.5)**



# CURRENT SITE PLAN



## UNITS

BUILDING A: 150  
BUILDING B: 150

**TOTAL: 300 HOMES**

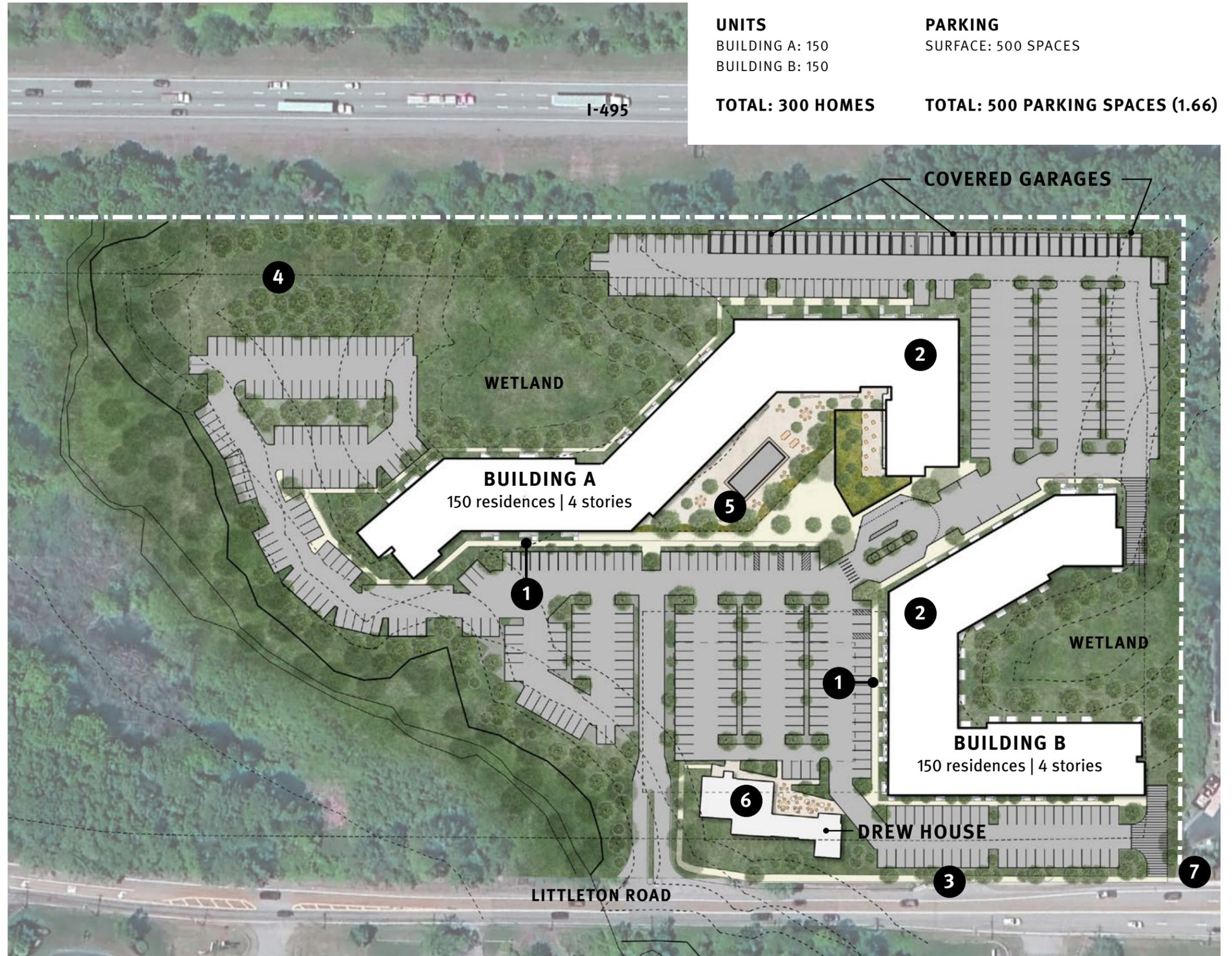
## PARKING

SURFACE: 501 SPACES

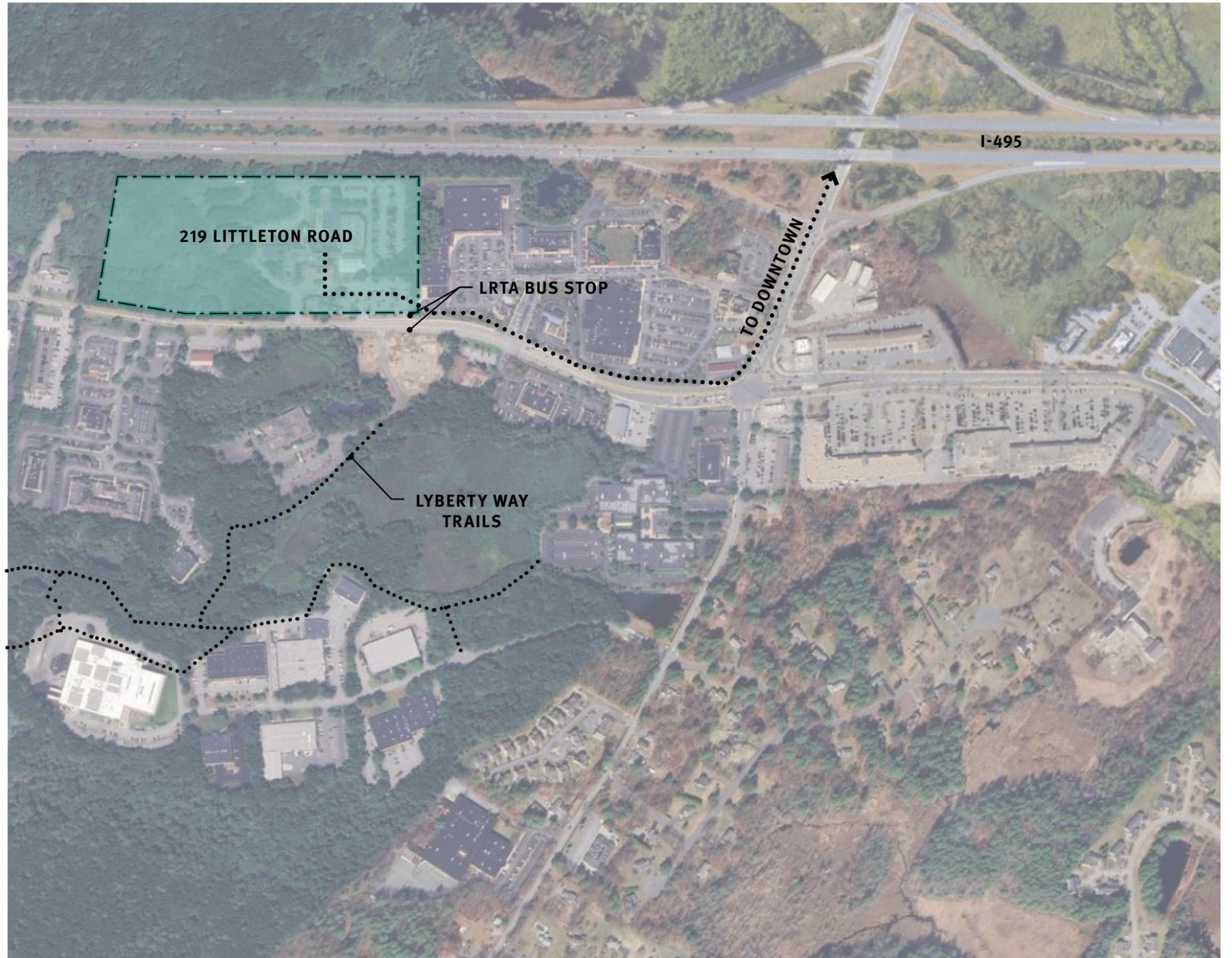
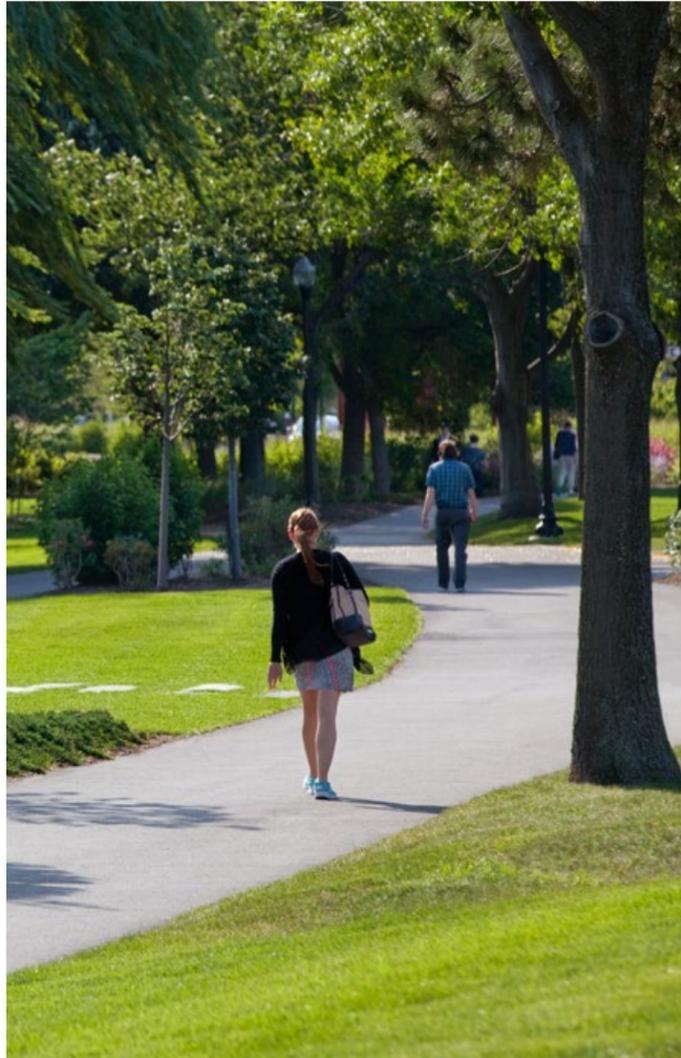
**TOTAL: 501 PARKING SPACES (1.67)**

# CURRENT SITE PLAN PUBLIC BENEFITS

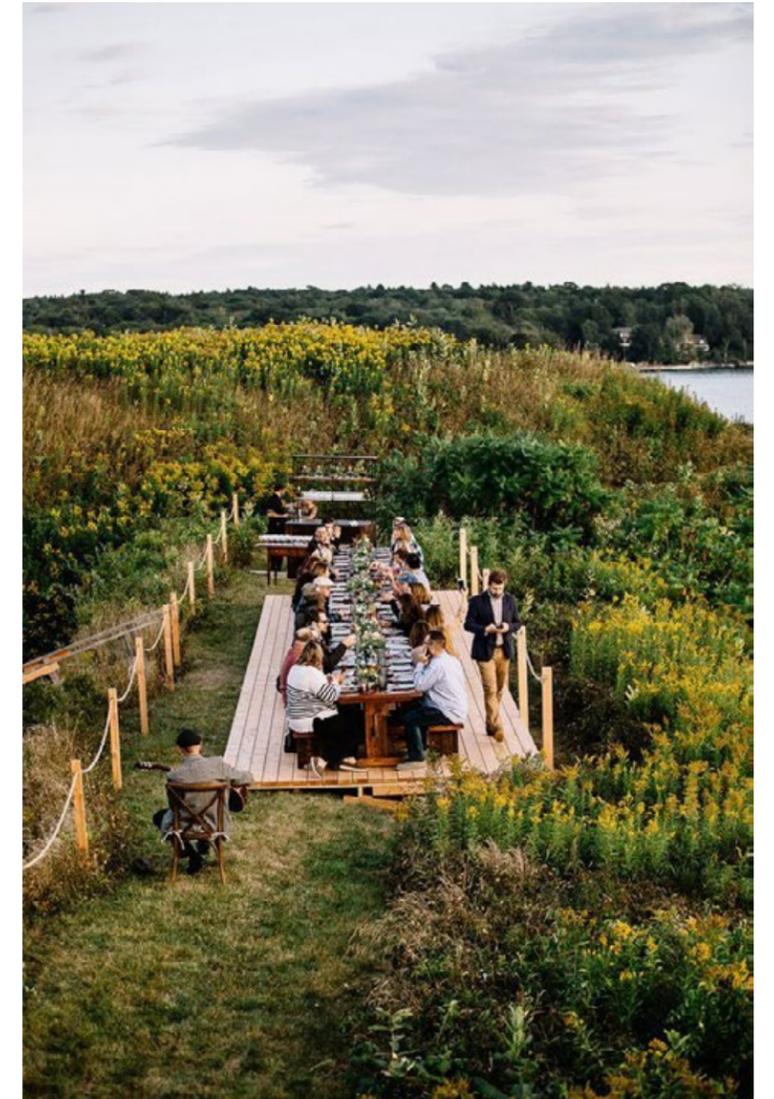
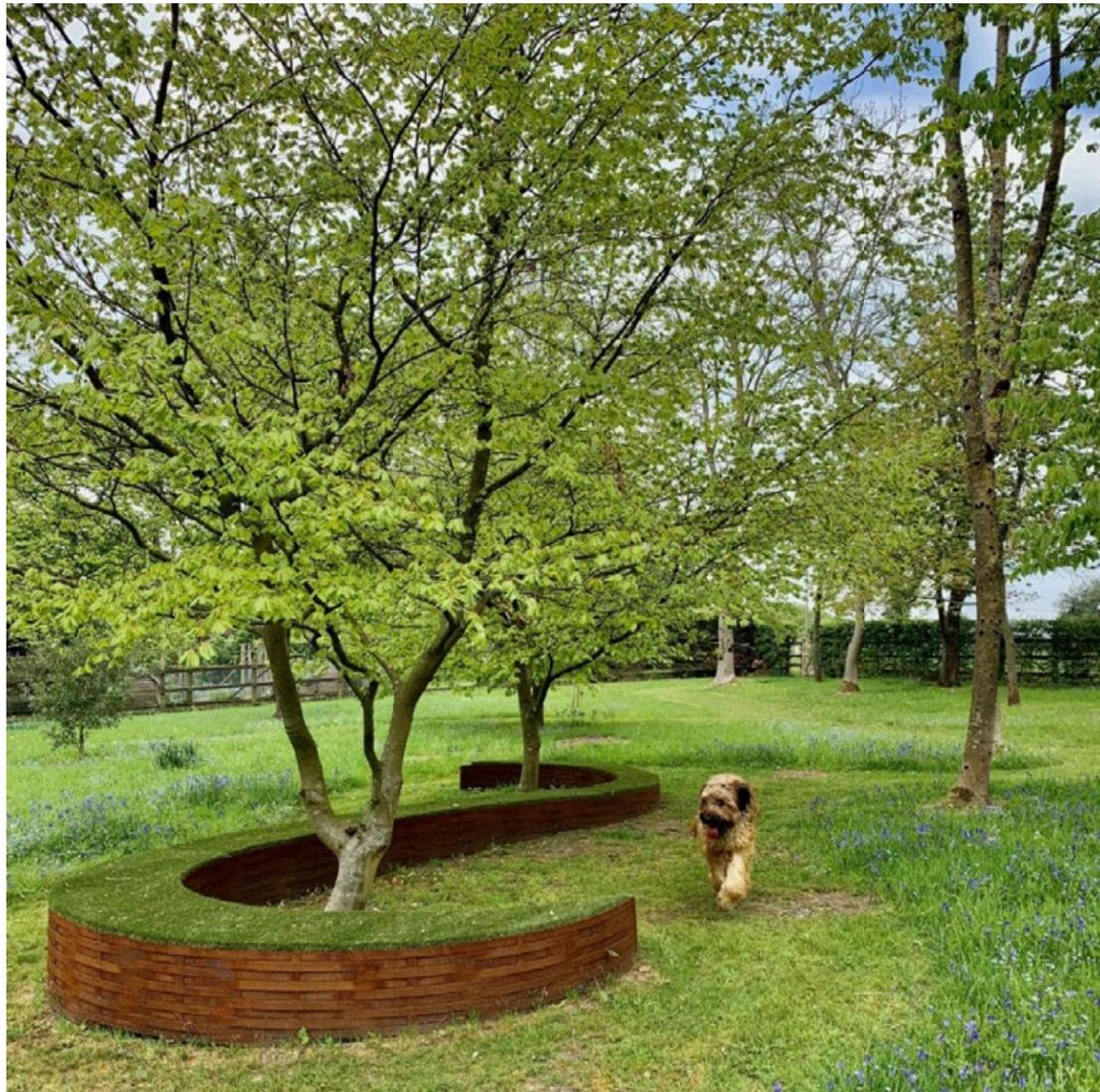
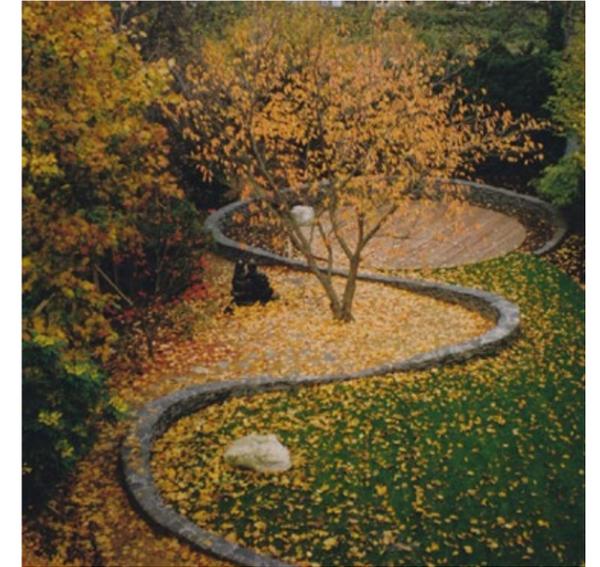
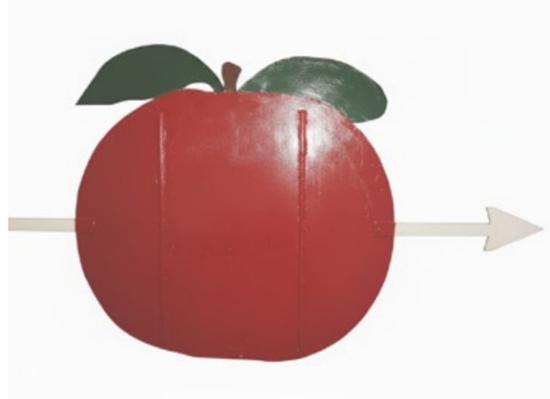
1. **Single Level Living Walk-Ups.** The front of the apartment building is activated with walk-ups with front yards & stoops. Parking spots directly in front of most walk-ups make it easy to park and enter residences.
2. **Sustainability.** The buildings will exceed Stretch Code, be all electric with a PV-ready roof and be built to LEED Certifiable standards. Passive House will be explored during the design phase.
3. **Pedestrian Improvements.** Walking paths & trails are envisioned within the site to create both a walkable community and connect to the nearby trail system of Westford.
4. **Open Space.** Increased open space with reduction of impervious area over existing
5. **Outdoor Amenities.** Opportunity to tell the story of the site and Westford's farming history.
6. **Restoration of Historic House & Barn.**
7. **Transit Connectivity.** 1.8 mile walk to downtown Westford + bus connections to Lowell and the Littleton Line create a Transit Oriented Development for residents.



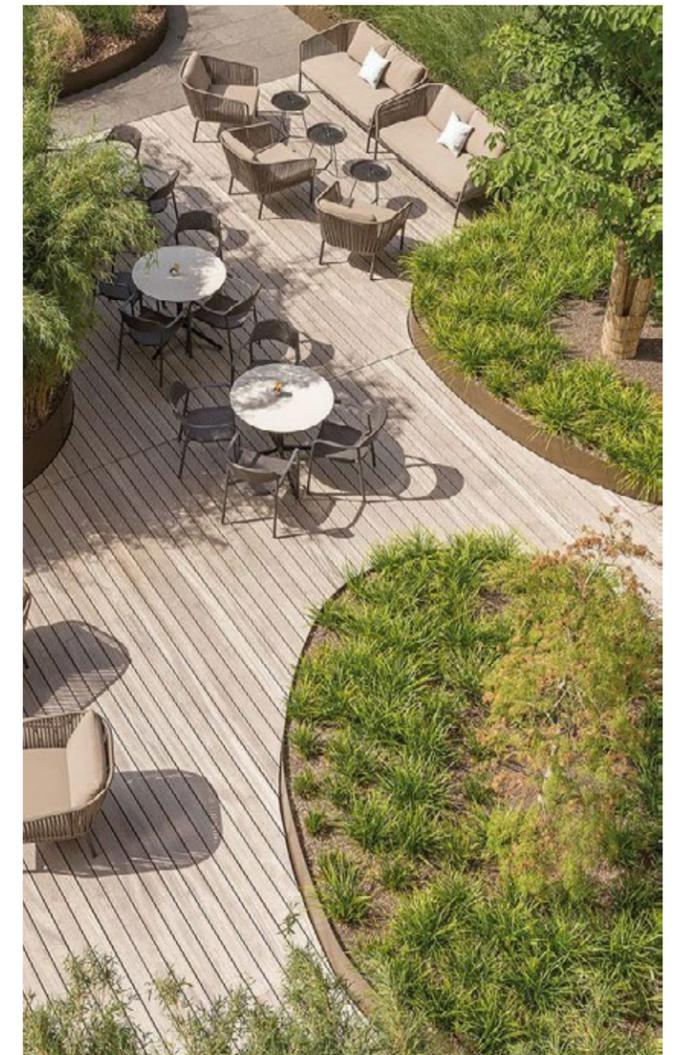
# OVERALL SITE COMMUNITY CONNECTIONS



**PRECEDENT IMAGES**  
**LANDSCAPE**



**PRECEDENT IMAGES**  
**AMENITIES & DETAILS**



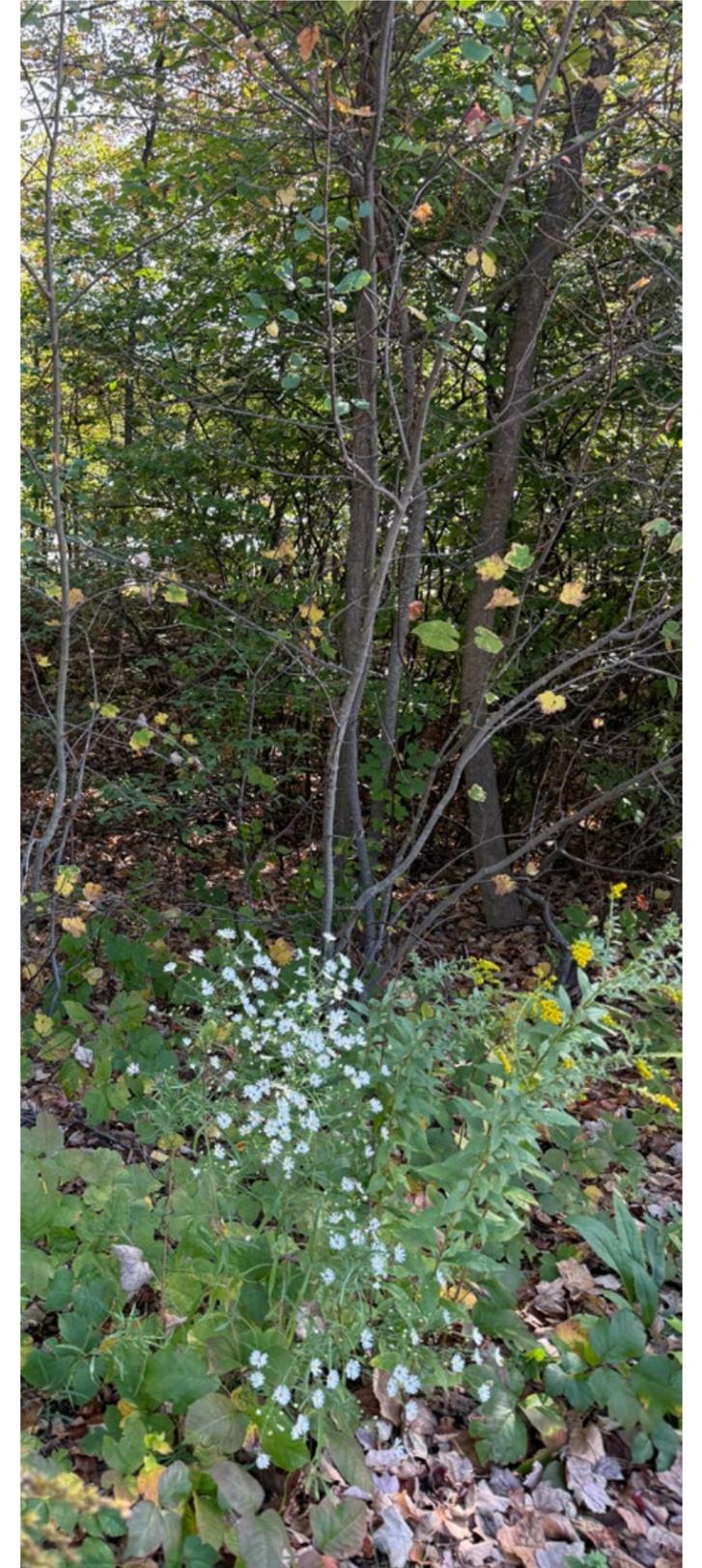
# EXISTING DREW HOUSE & BARN



# RESIDENCES INSPIRED BY HISTORY



# A NEW TYPE OF HOUSING





VINEBROOK FARM

# NEXT STEPS