

Route 1A Industrial Park/Main Street Area Feasibility Study



Prepared for:
The Town of Walpole
Economic Development Office

Prepared by:
BSC Group in cooperation
with Ninigret Partners

Route 1A Industrial Park Purpose of Feasibility Study



- Town of Walpole seeks job creation, economic development, and increased tax revenue.
- Route 1A Industrial Park area has the potential to grow and diversify Town's tax base in concert with existing commercial uses.
- The Town obtained funding from Mass DHCD Economic Development Fund to conduct a Feasibility Study; identify constraints and opportunities.

Route 1A Industrial Park Scope of Feasibility Study



- Step 1: Site Evaluation, Public Input, and Owner Coordination
- Step 2: Economic and Market Analysis
- Step 3: Development Recommendations, Conceptual Plans and Cost Estimates
- Step 4: Plan Selection, Marketing Strategy and Implementation

Route 1A Industrial Park: Study Area

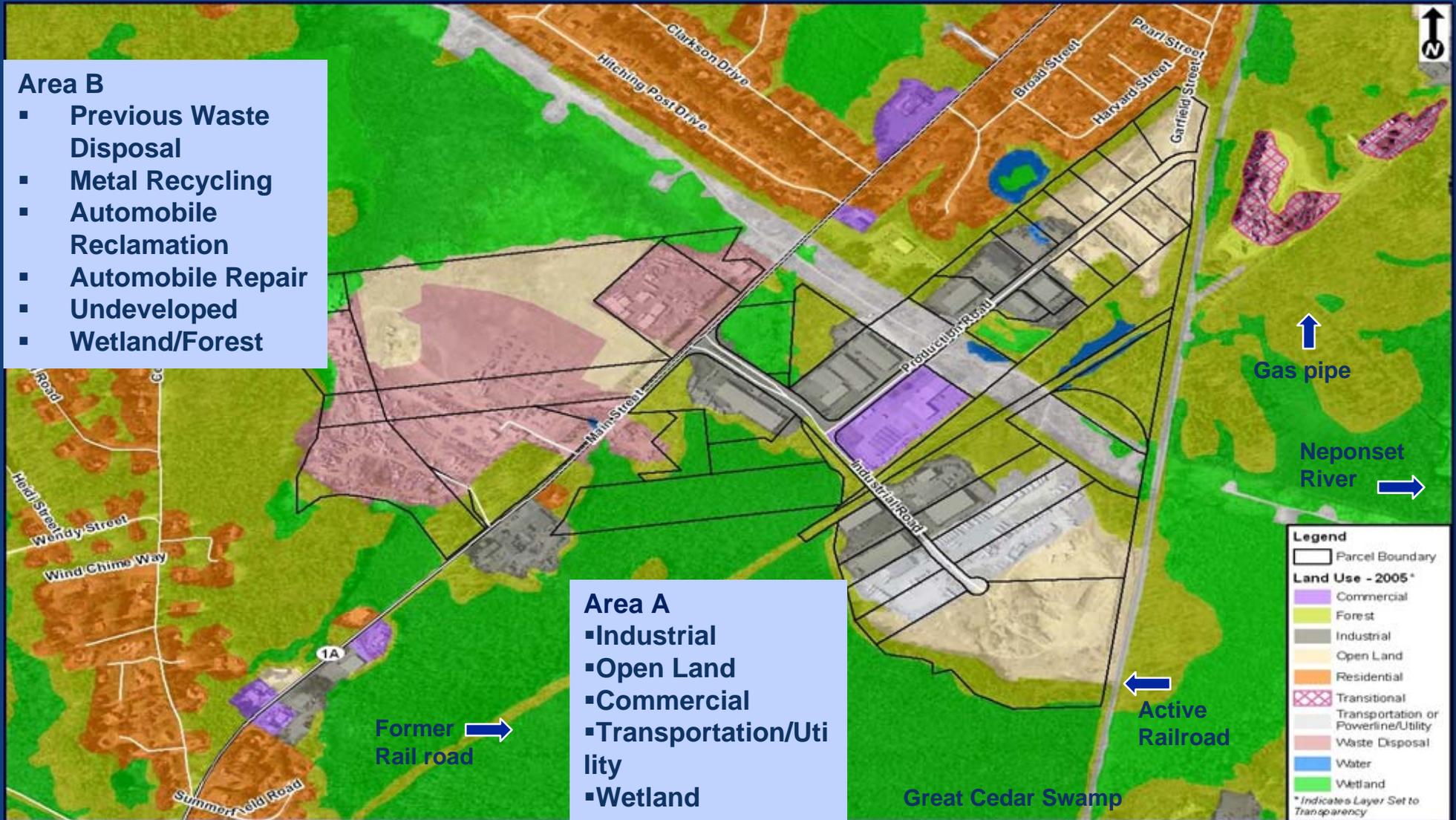


Route 1A Industrial Park: Site Features

- 50+/- Parcels on 229 +/- acres
- Located on Route 1A:
 - 4 miles to Routes 1 & I-95
 - 7.5 miles to Route I-495
- Area A:
 - 150 acres on east side of 1A
 - Industrial & Production Roads
 - Industrial Subdivision
- Area B:
 - 79 acres on west side of 1A
 - Recycling/reclamation former landfill
- Cedar Swamp to the north and south; residential to the northeast; forested to the west



Site Features: Land Use



Site Features: Topography

Areas A and B relatively flat (el 196 - 216 ft)



High points are earthen mounds (el 226 - 246 ft)

Legend
Project Site Boundary
10' Elevation Contours

Site Features: Topography

Man-made earthen mounds



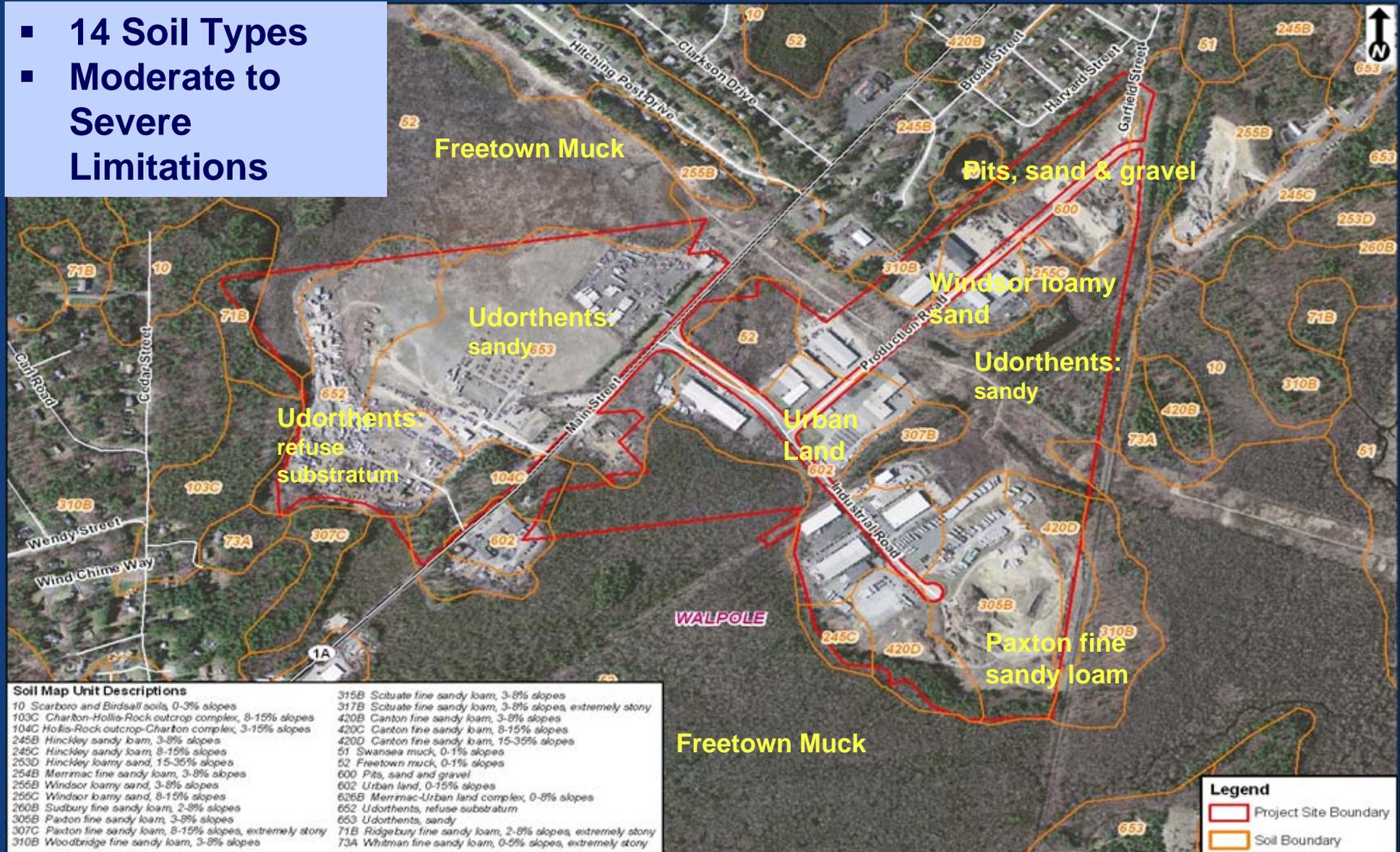
Industrial Road



Production Road

Site Features: Soils

- 14 Soil Types
- Moderate to Severe Limitations



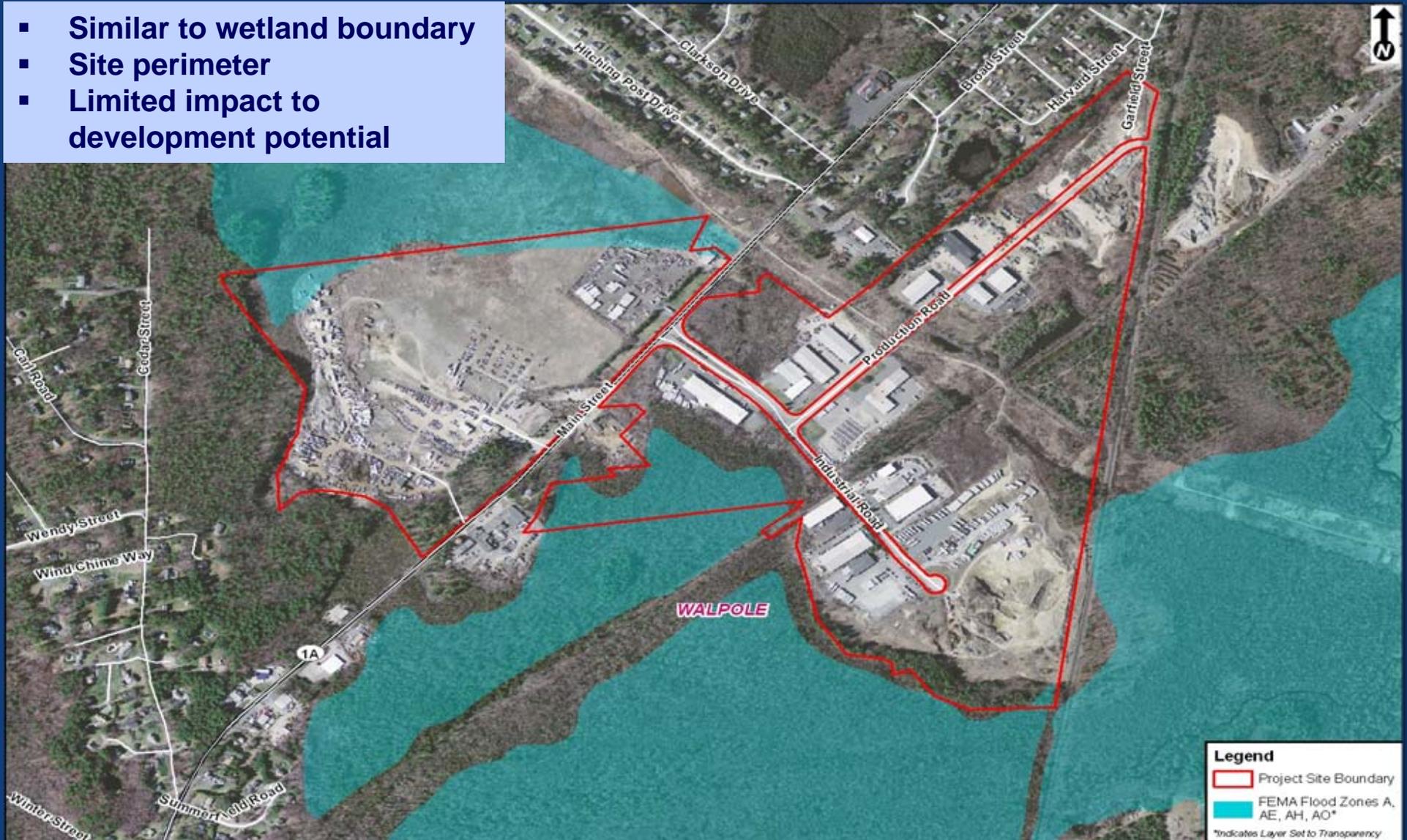
Environmental: Wetland Resource Areas



- Great Cedar Swamp
- Neponset River Watershed
- No Certified Vernal Pools; Potential Vernal Pools near Production Road
- Perimeter NHESP habitat
- Four possible small surface water bodies
- No Areas of Critical Environmental Concern
- Local Wetlands Bylaw has 25-foot No Alteration Zone for vegetative buffer

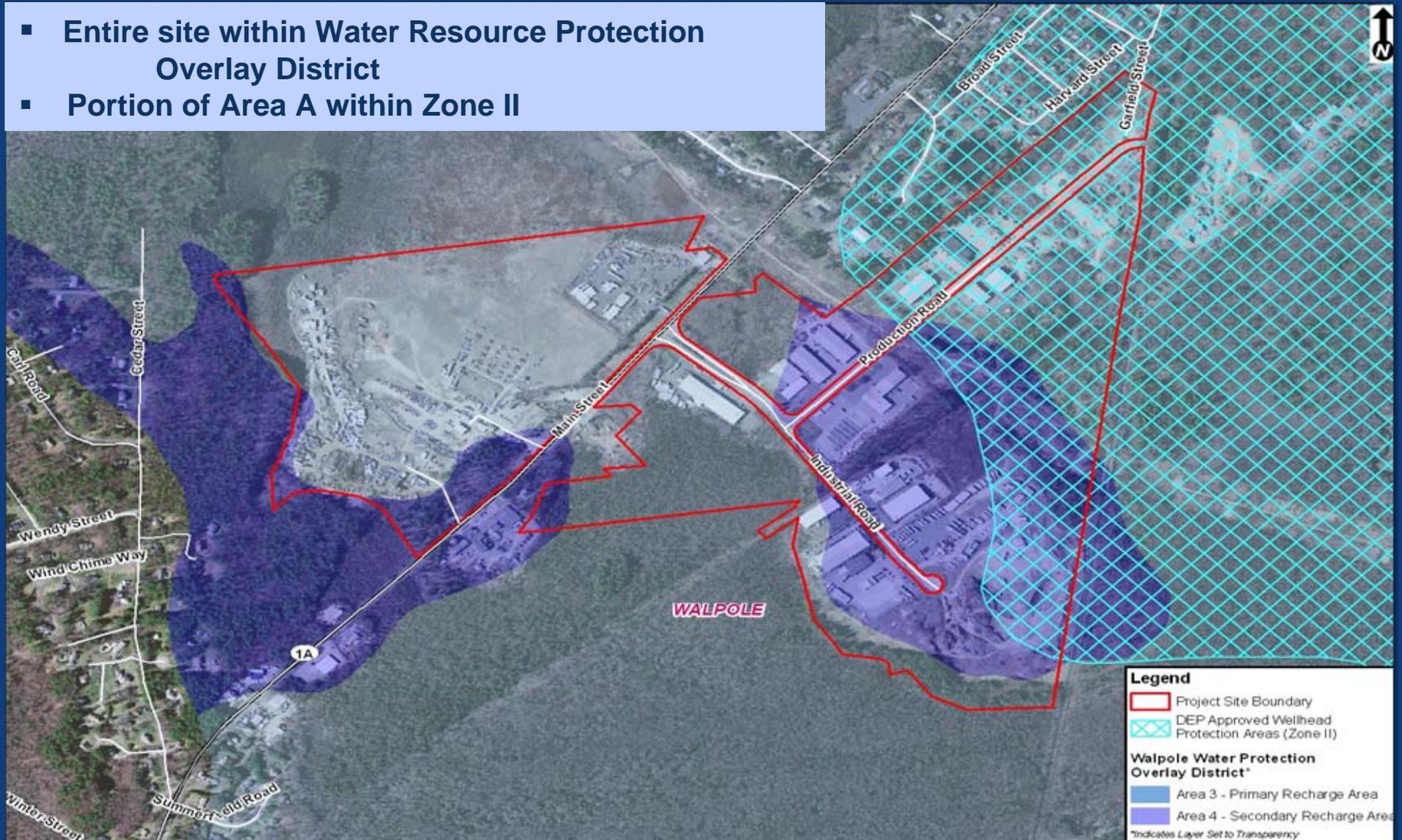
Environmental: Special Flood Hazard Area

- Similar to wetland boundary
- Site perimeter
- Limited impact to development potential



Environmental: Water Supply Protection

- Entire site within Water Resource Protection Overlay District
- Portion of Area A within Zone II



Environmental: Hazardous Materials



Area A:

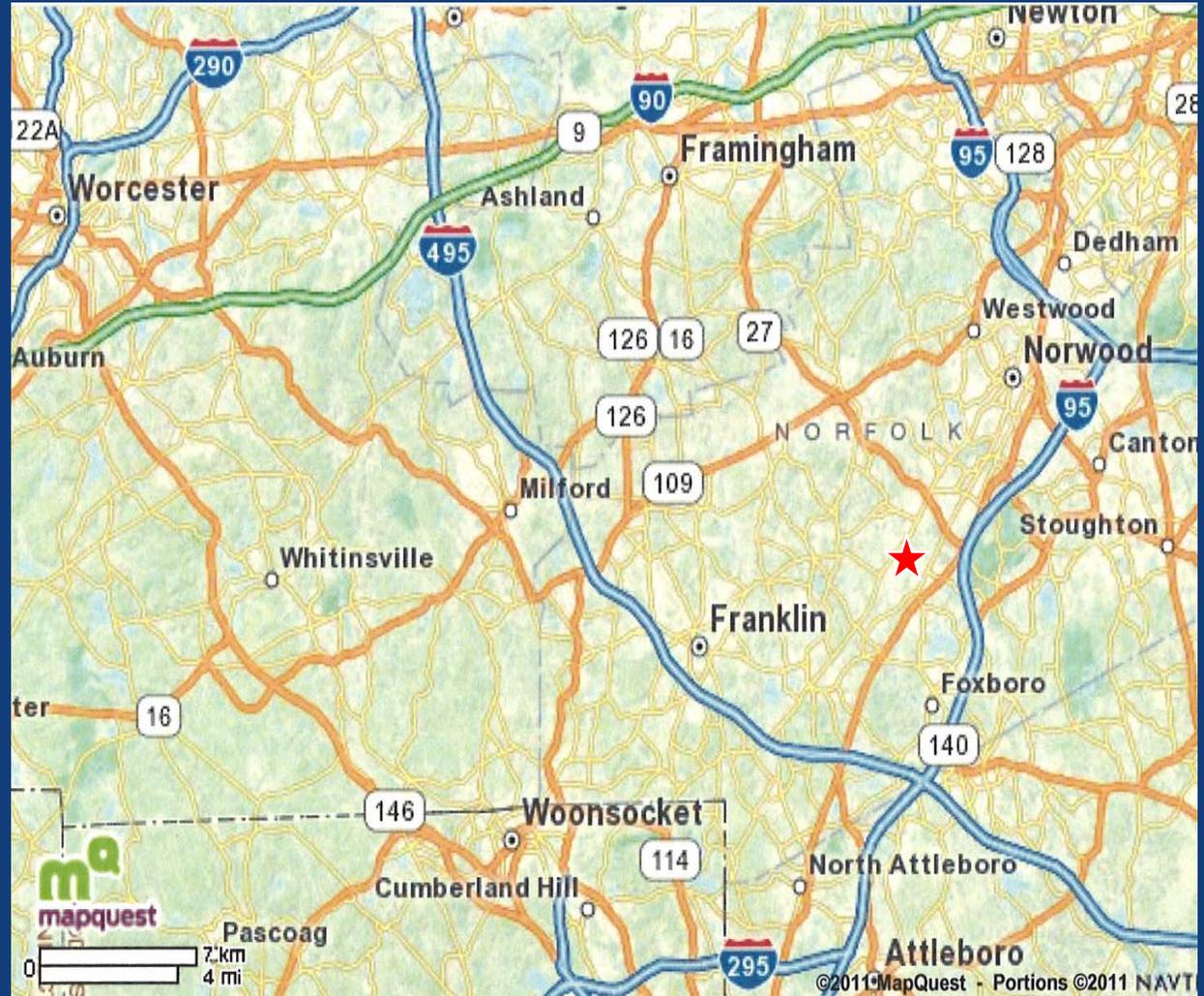
- Onsite: 6 reportable sites: 5 closed, 1 open
- Offsite: 2 open sites on Main Street
- 2 USTs on Industrial Road

Area B: No reportable sites; contamination presumed

Legend	
	Hazardous Materials - Open Sites
	Hazardous Materials - Closed Sites
	Underground Storage Tanks
	Project Site Boundary

Site Access

- Main St. Route 1A two lane arterial road with 9,700 vehicles per day (2006)
- Good local access & ingress/egress flexibility
- 7.5 miles south to Route 495; 4 miles east to Routes 1 & 95
- No signalized intersection
- No Public Transit
- Commuter rail in Walpole and Norfolk
- CSX freight & MBTA special events railroad line



Utilities

Water

- Water service available
- DEP considering town-wide reduction in Withdrawal Permit
- New development must incorporate LID techniques & water efficiency
- Portion of site within DEP Zone II and local Water Protection Overlay District

Sewer

- Sewer service only available on portion of Production Road
- Sewer main terminates at 1601 Main Street
- MWRA Sewer Community

Electric/Data

- NStar provides electric service
- Verizon and Comcast provide telephone and high speed internet

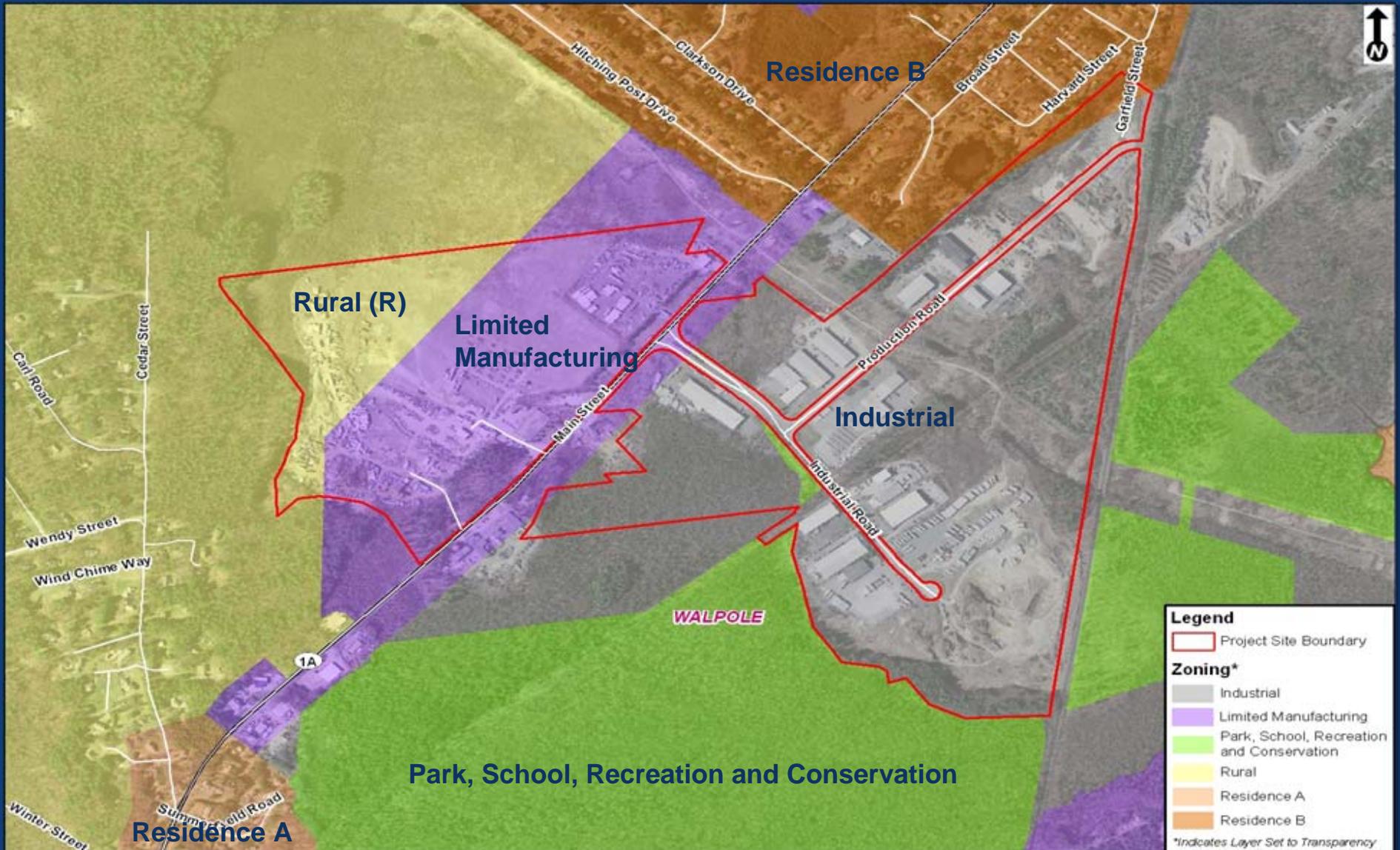
Gas

- Columbia Gas (formerly Bay State Gas)

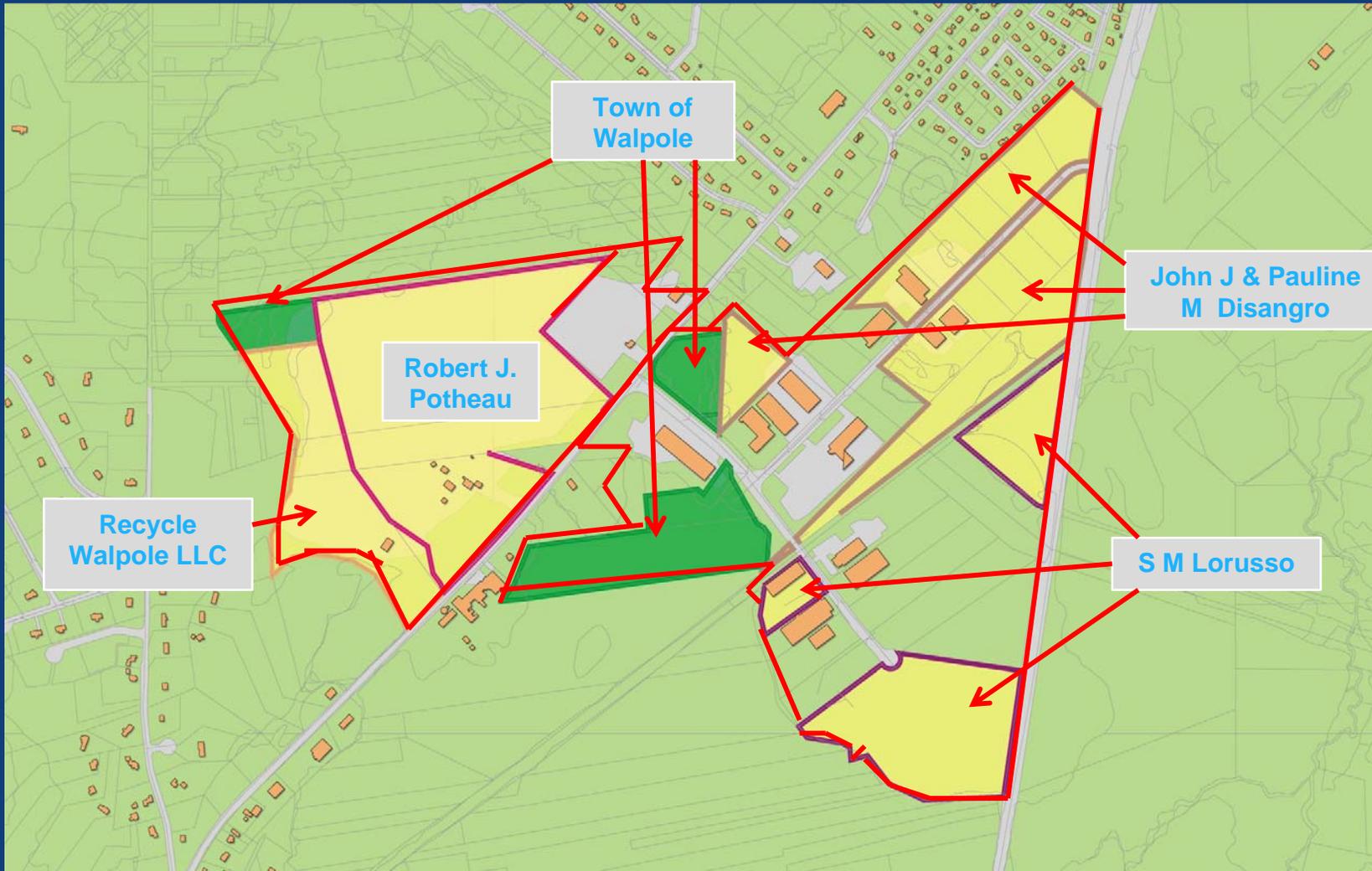
Storm Water

- Drainage along public roadways

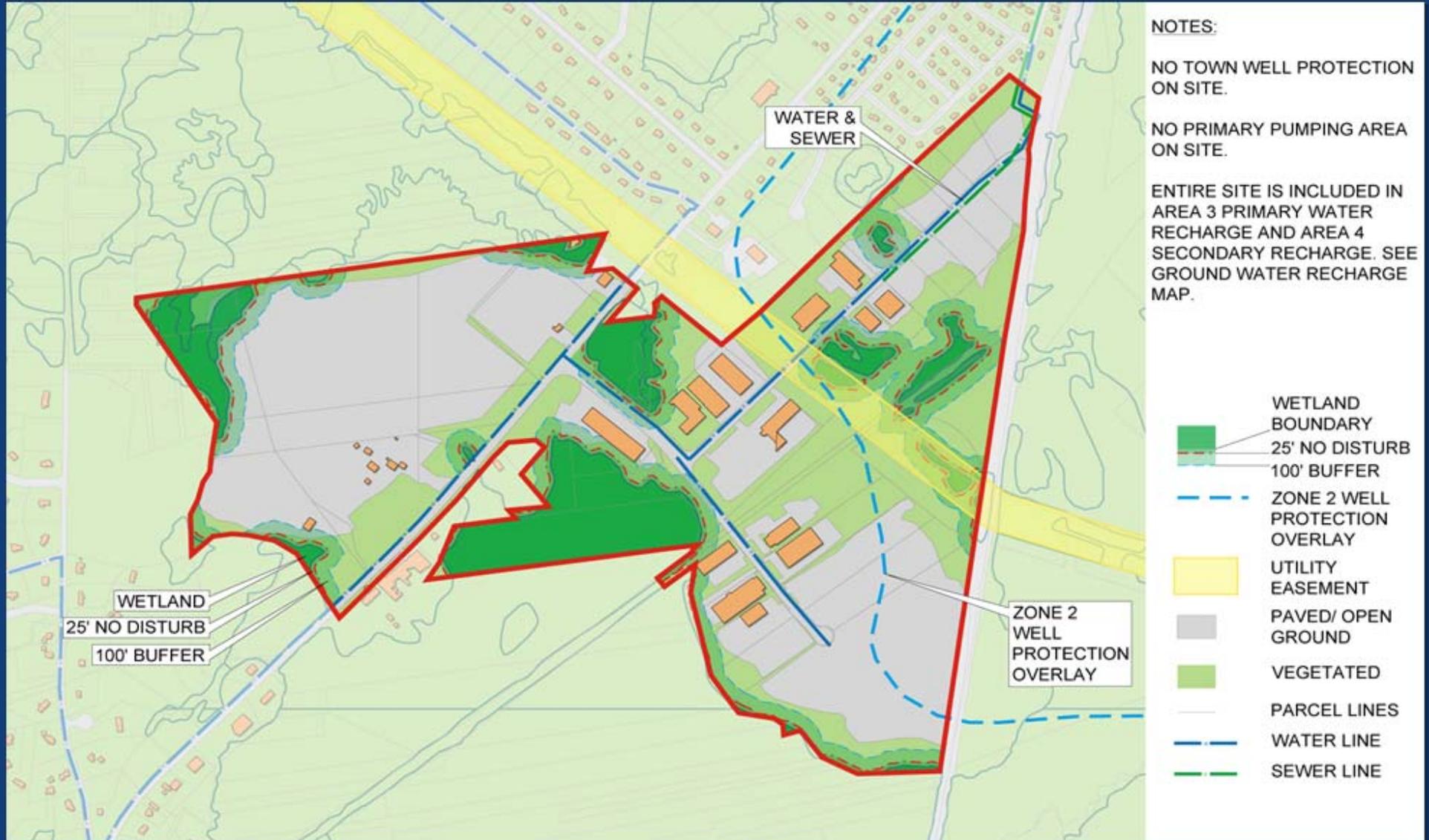
Zoning



Major Property Owners



Site Development Considerations



Site Development Considerations

AREA A

Advantages:

- PROXIMITY TO ADJACENT INDUSTRIAL USES
- INDUSTRIAL ZONING DISTRICT
- ROADWAY FRONTAGE
- SOME UNDEVELOPED PARCELS, INCLUDING TWO CUL DE SACS
- RELATIVELY FLAT TOPOGRAPHY
- EXISTING UTILITIES
- PARTIAL SEWER SERVICE
- ALREADY CLEARED/HIGHLY DISTURBED

Disadvantages:

- DISTANCE TO RT 95, 1 & 495
- WATER PROTECTION OVERLAY DISTRICT/ZONE 2
- PROXIMITY TO ADJACENT WETLANDS RESOURCE AREA & FLOOD PLAIN
- WETLAND BUFFER
- MULTIPLE PROPERTY OWNERS/SITE CONTROL
- PARTIAL SEWER SERVICE
- POTENTIAL SEPTIC LIMITATIONS
- NO PUBLIC TRANSPORTATION

Site Development Considerations

AREA B

Advantages:

- PROXIMITY TO ADJACENT INDUSTRIAL USES
- FRONTAGE ON ROUTE 1A
- RELATIVELY FLAT TOPOGRAPHY
- EXISTING UTILITIES (EXCEPT SEWER)
- MOST OF SITE ZONED LIGHT MANUFACTURING
- ALREADY CLEARED/HIGHLY DISTURBED
- POTENTIAL SITE ASSEMBLAGE

Disadvantages:

- POTENTIAL FOR BROWNFIELDS
- DISTANCE TO RT 95, 1 & 495
- CURRENT SPLIT ZONING
- WATER PROTECTION OVERLAYDISTRICT/ZONE 2
- PROXIMITY TO ADJACENT WETLANDS RESOURCE AREA & FLOOD PLAIN
- WETLAND BUFFER
- NO SEWER SERVICE
- POTENTIAL LIMITATIONS FOR SEPTIC
- NO PUBLIC TRANSPORTATION

Route 1A Industrial Park Feasibility Study Next Steps



- Consider public input and comments
- Coordinate with Market Analysis findings (building size, type, use)
- Consider lot ownership considerations
- Consider Brownfield's issues
- Prepare site development alternatives
- Public Hearing to review development options
- Select preferred alternative
- Refine plan
- Estimate potential tax revenue and employment
- Develop Implementation Strategies and Plan
- Draft Final Report
- Final Public Hearing

Route 1A Industrial Park Comments and Questions

