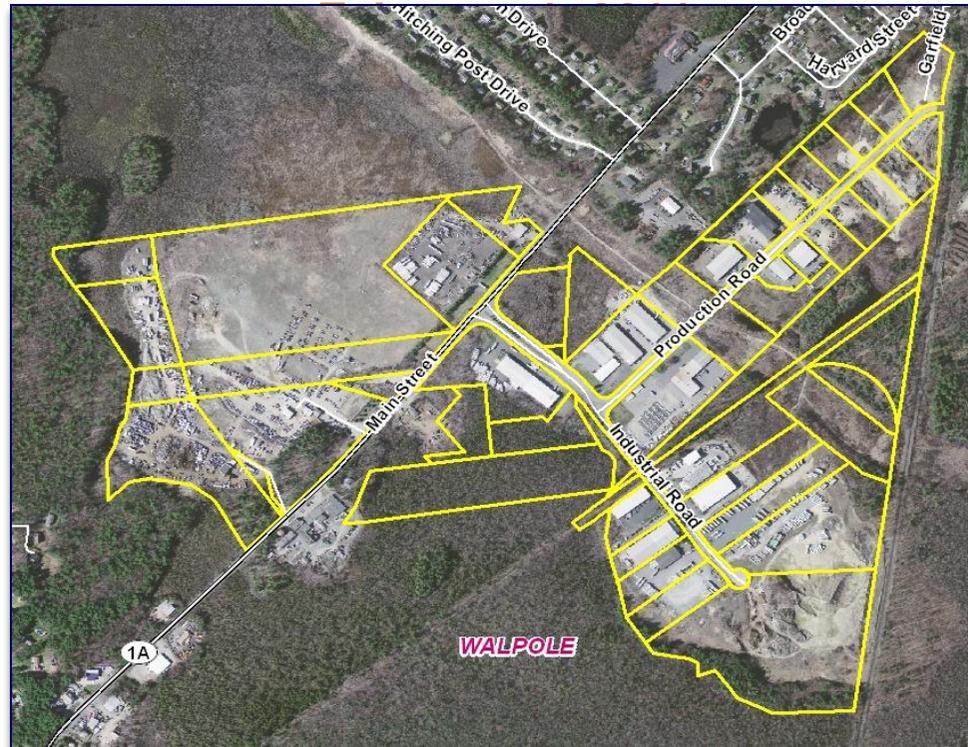


Route 1A Industrial Park/Main Street Area Feasibility Study

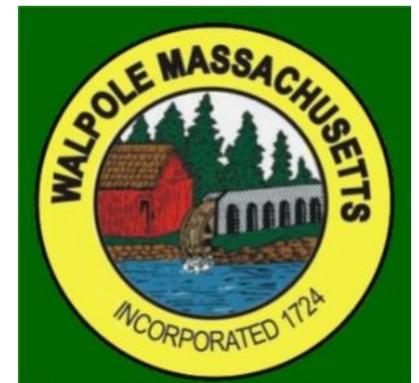


Prepared for:
The Town of Walpole
Economic Development Office

Prepared by:
BSC Group in cooperation
with Ninigret Partners

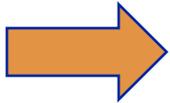
Route 1A Industrial Park/ Main Street Purpose of Feasibility Study

- 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/Main Street 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

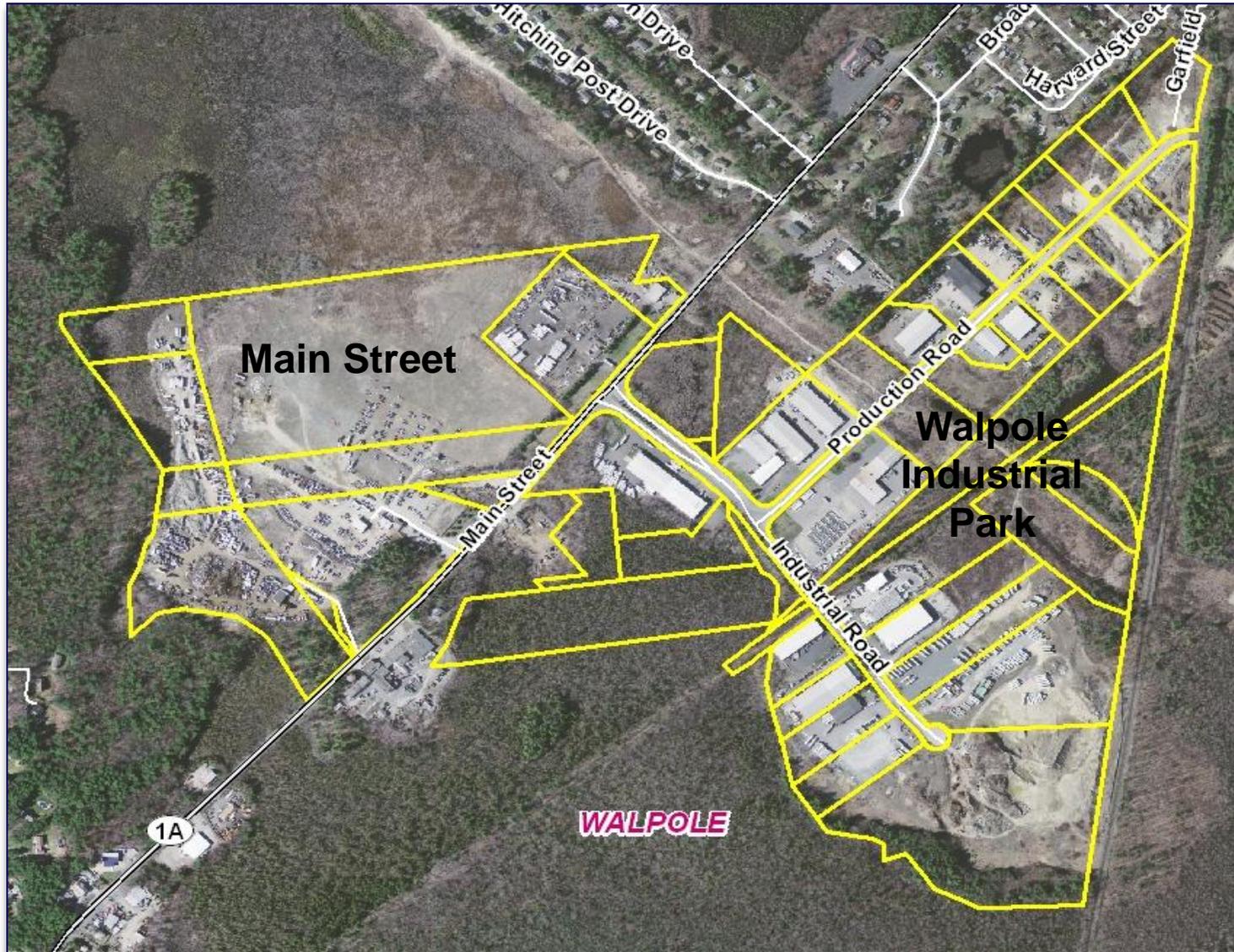


Conceptual Development Planning

- Site History
- Considerations
 - Existing Conditions Analysis
 - Market Study Findings
 - Local Goals
- Capitalize on Site Advantages
- Strategies to Address Development Impediments
- Interviews with Local Business and Property Owners
- Best Development Practices
- Examine and Evaluate Development Options



Walpole Industrial Park/Main Street Study Area



Site Development Considerations Walpole Industrial Park

Advantages:

- PROXIMITY TO ADJACENT INDUSTRIAL USES
- INDUSTRIAL ZONING DISTRICT
- ROADWAY FRONTAGE
- SOME UNDEVELOPED PARCELS, INCLUDING TWO CUL DE SACS
- RELATIVELY FLAT TOPOGRAPHY
- PARTIAL SEWER SERVICE
- EXISTING UTILITIES
- 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
- PARTIAL SEWER SERVICE
- POTENTIAL SEPTIC LIMITATIONS
- NO PUBLIC TRANSPORTATION

Site Development Considerations

Main Street

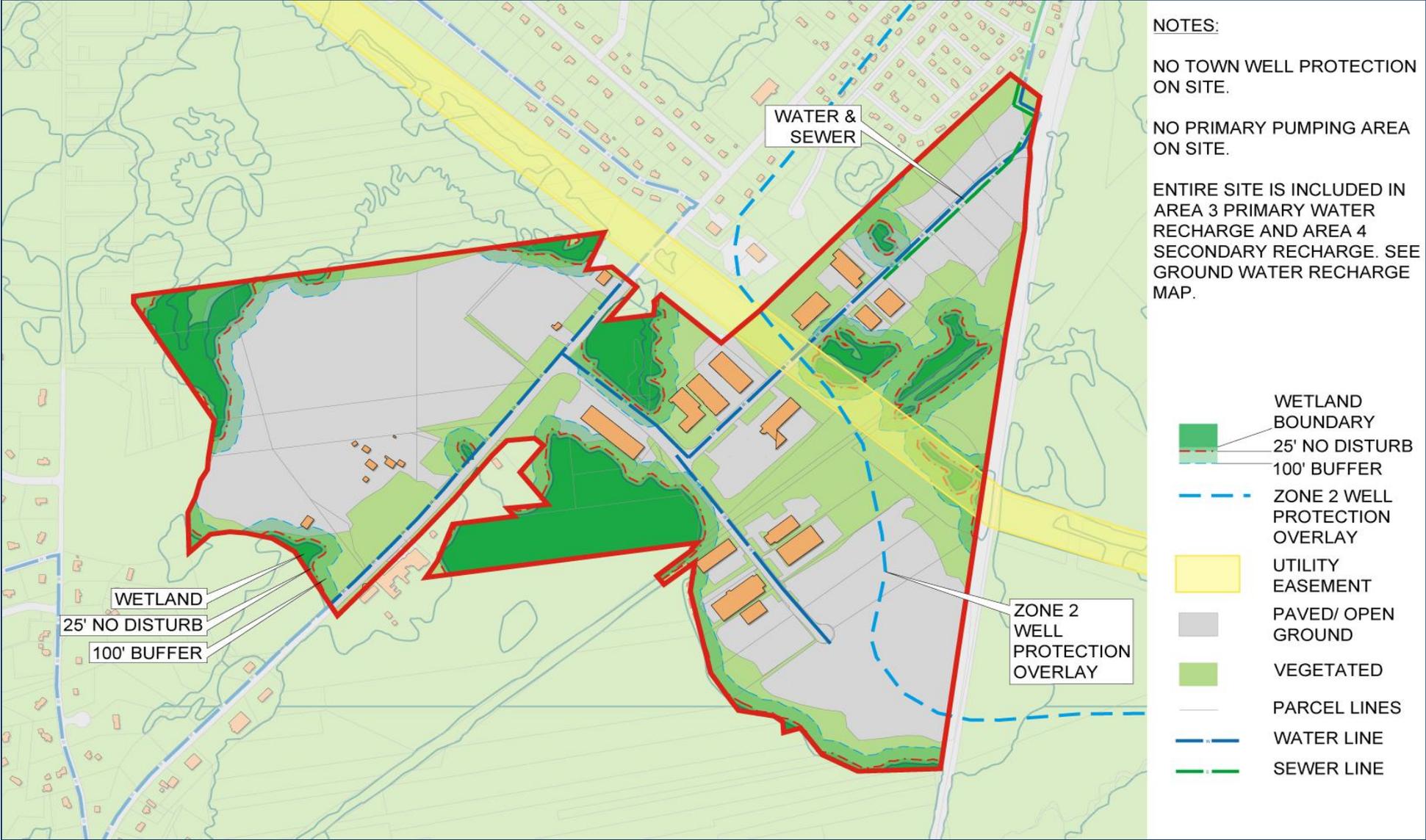
Advantages:

- 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

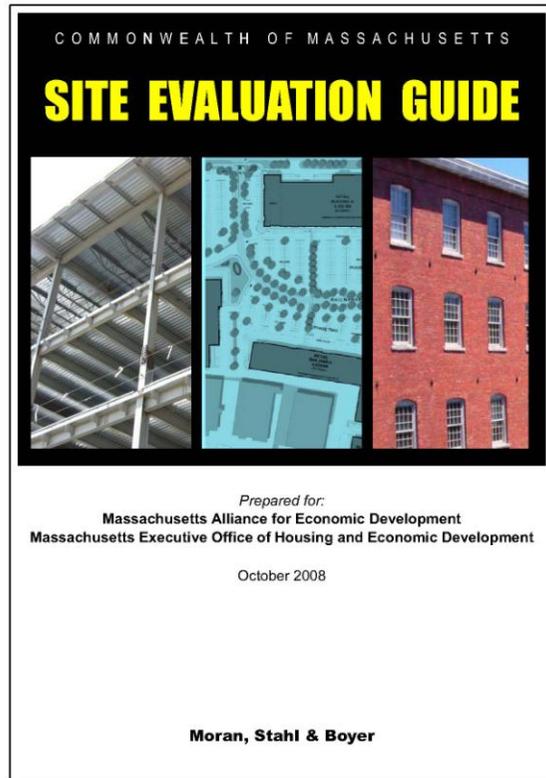
Disadvantages:

- POTENTIAL FOR BROWNFIELDS
- UNCAPPED LANDFILL SITE
- DISTANCE TO RT 95, 1 & 495
- WATER PROTECTION OVERLAYDISTRICT/ZONE 2
- PROXIMITY TO ADJACENT WETLANDS RESOURCE AREA & FLOOD PLAIN
- SHALLOW DEPTH TO GROUNDWATER
- NO SEWER SERVICE
- POTENTIAL LIMITATIONS FOR SEPTIC
- NO PUBLIC TRANSPORTATION

Site Development Considerations

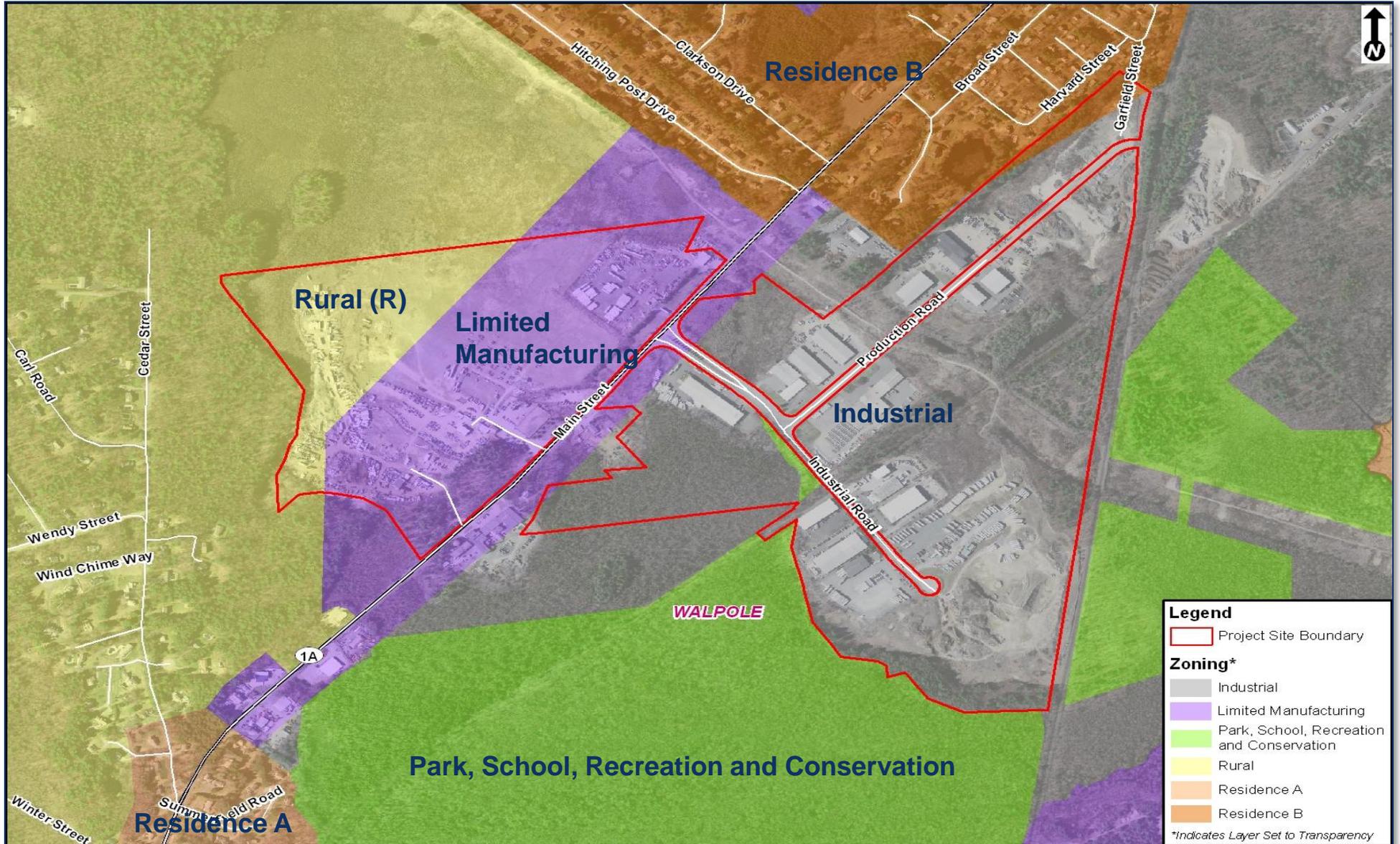


Criteria for Corporate Site Selectors



- Level of Readiness
 - Zoning
 - Permitted
 - Environmental Status
- Curb appeal
- Parking
- Access to Major Highway (2-5 miles)
- Truck Traffic
- Public Transportation Access
- Rail Access
- Airport Access
- Water/Sewer/Utilities
- Data /Telecom
- Access to Education/Training

Zoning



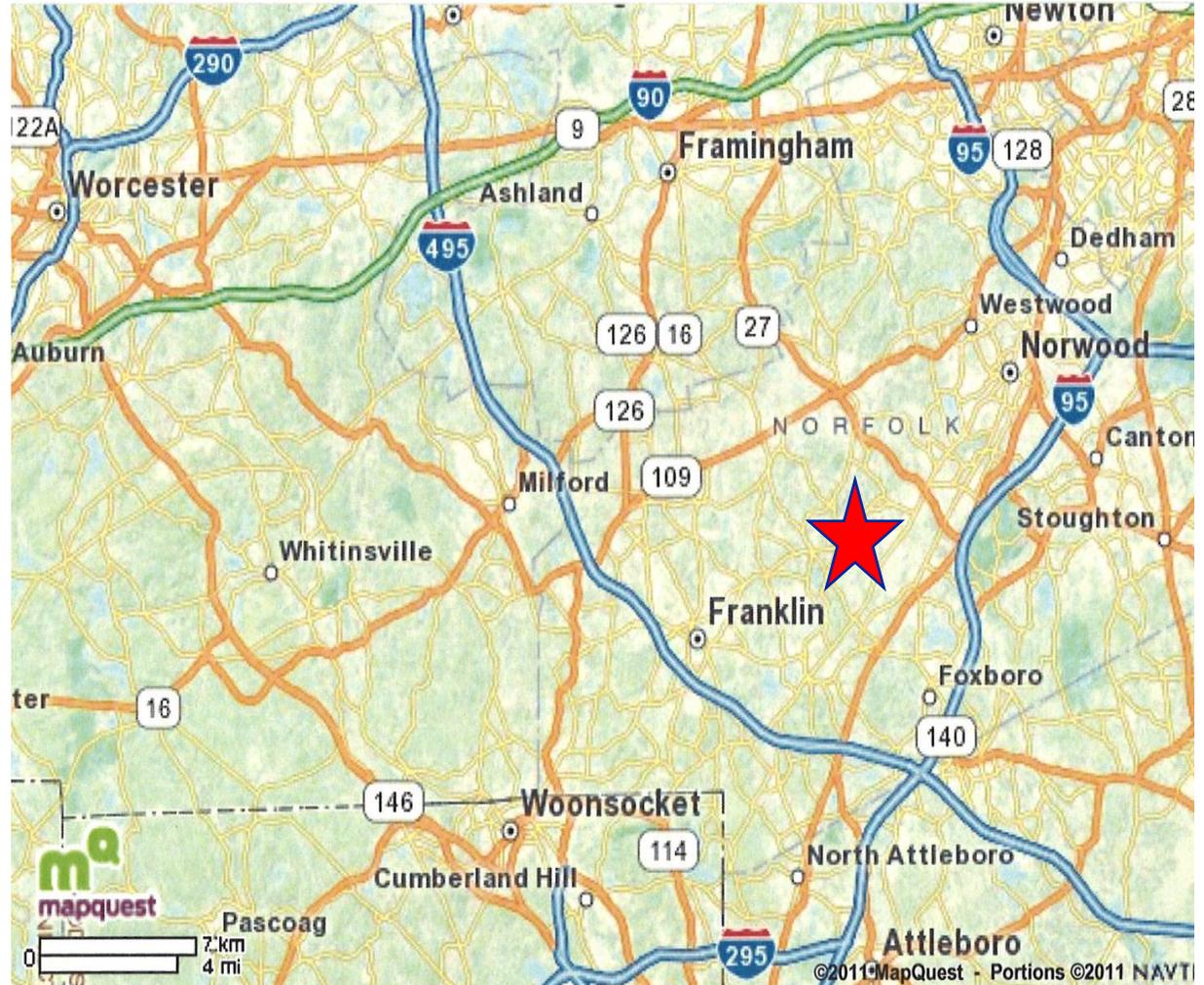
Curb Appeal - Public Realm



Industrial Road

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
- Town is near the limits of its DEP 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
- Walpole is a member of the MWRA Sewer System

Electric/Data

- NStar provides electric service
- Verizon and Comcast provide telephone and high speed internet
- No Data Pipeline

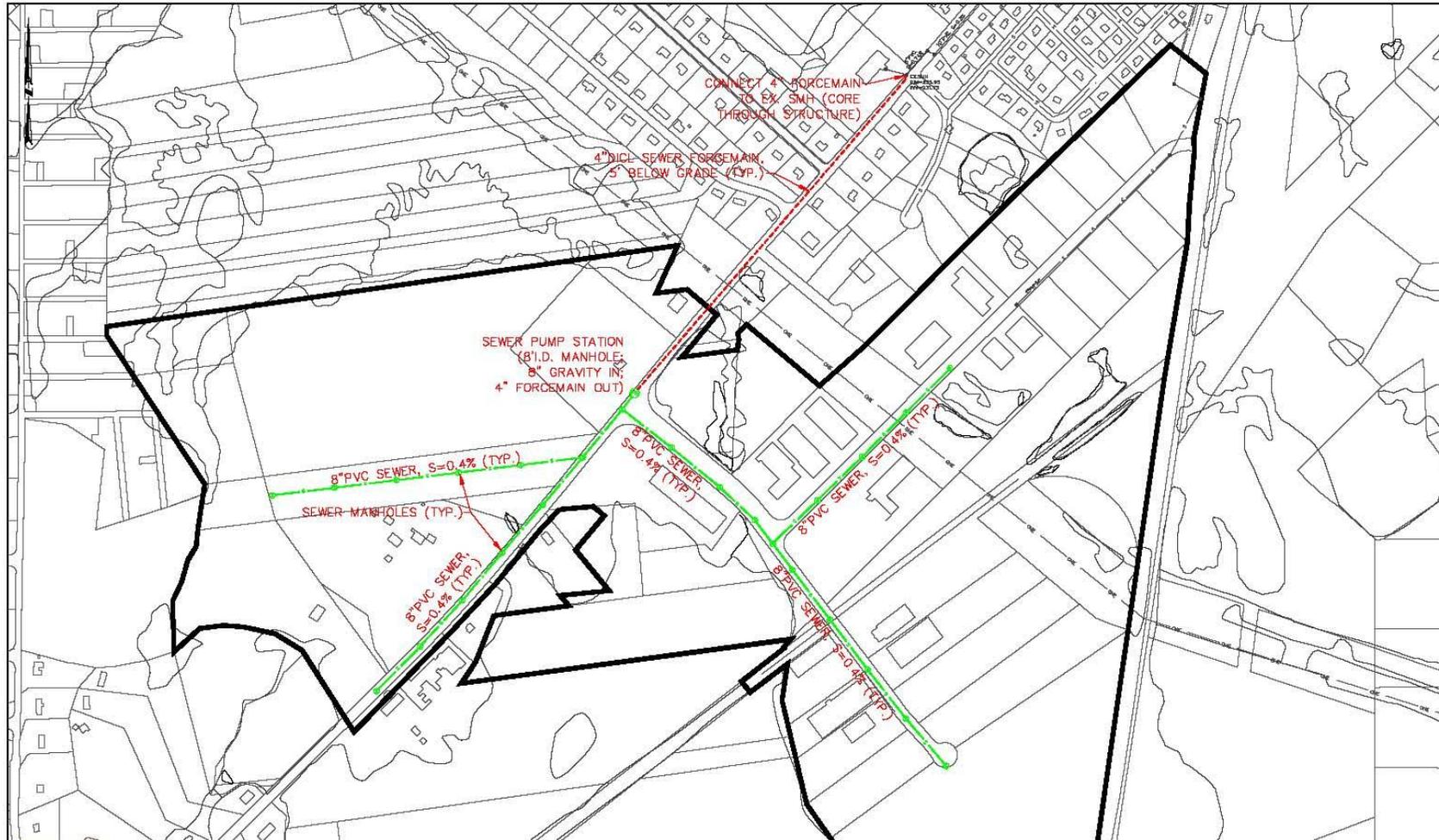
Gas

- Columbia Gas (formerly Bay State Gas)

Storm Water

- Drainage along public roadways

Sewer Extension



ROUTE 1A INDUSTRIAL PARK / MAIN STREET AREA
CONCEPTUAL SEWER LAYOUT
WALPOLE, MASSACHUSETTS



SCALE: 1" = 200'

BSC GROUP
15. Hillside Drive
Walpole, Massachusetts
02457
978.936.2000

Sewer Extension

- **Lift Station Required**
- **Locate Lift Station at Main Street and Industrial Road Intersection to Service Entire project Area**
- **Locate Lift Station at Industrial Road and Production Road to Service Area A only**
- **Total Estimated Cost- \$1.8 Million (slightly less if Area A only)**

Estimated Sewer Extension Cost

ENGINEER'S OPINION OF COST



Project: Route 1A Industrial Park
 Location: Walpole, Massachusetts
 Subject: Conceptual Sewer Construction

Calc.: D. Rinaldi
 Checked: _____
 Date: 3/28/2011

ENGINEER'S OPINION OF COST

Item No.	Item Description	Quantity	UOM	Unit Cost	Total
1	SELECT DEMOLITION				
1a	Sawcut Pavement	18,040	LF	\$ 2.00	\$ 36,080.00
1b	Remove & Dispose of Pavement	45,100	SF	\$ 1.00	\$ 45,100.00
2	SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS				
2a	8" PVC SDR35 Sewer Pipe - Including Excavation and Backfill	7,000	LF	\$ 100.00	\$ 700,000.00
2b	Precast Sanitary Sewer Manhole - Including Excavation and Backfill	25	EA	\$ 5,000.00	\$ 125,000.00
3	PUMP STATION AND FORCEMAIN				
3a	Packaged Sewer Pump Station - Including Excavation and Backfill	1	EA	\$ 250,000.00	\$ 250,000.00
3b	4" DICL Forcemain Pipe - Including Excavation and Backfill	2,020	LF	\$ 110.00	\$ 222,200.00
4	SURFACE REPAIR				
4a	Trench Pavement	1,200	TON	\$ 90.00	\$ 108,000.00
5	POLICE DETAILS				
5a	Allowance for Police Details	800	HRS	\$ 45.00	\$ 36,000.00
6	MOBILIZATION AND DEMOBILIZATION				
6a	Mobilization (3%)	1	LUMP	\$ 45,670.00	\$ 45,670.00
6b	Demobilization (2%)	1	LUMP	\$ 30,450.00	\$ 30,450.00

Total Construction	1,639,130.00
10% Contingency	\$ 163,913.00
	\$ 1,803,043.00
Say \$	1,804,000.00

Assumptions:

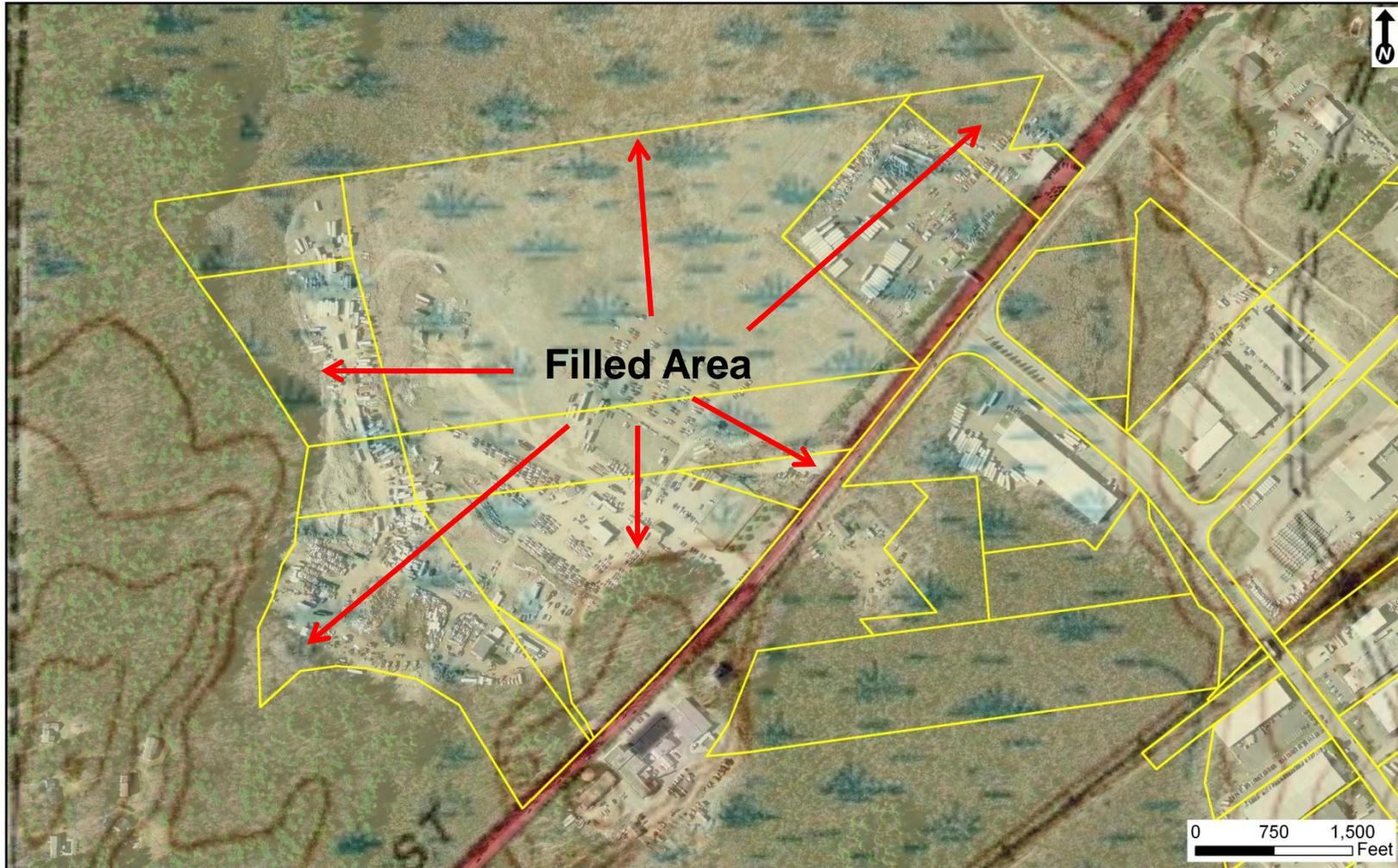
1. All sewer/forcemain trenching approximately 5' wide and 5' deep.
2. No rock excavation or blasting included.
3. Police details based on installation of 100' pipe per day. Slower installations require more police time.
4. Trench paving only. Repaving entire streets increases costs.
5. Electrical power for pump station is available near proposed location.
6. Based on limited available topography, it appears site can flow via gravity sewer to proposed pump station.

Environmental: Hazardous Materials



Area B

1946 USGS Map Superimposed Over Current Aerial



Source: EOT-OTP, 2008;
MassGIS/ECEEA, 2008
University of New Hampshire Library Digital Collections Initiative

THIS DOCUMENT IS INTENDED FOR GENERAL PLANNING & INFORMATION PURPOSES ONLY
ALL MEASUREMENTS & LOCATIONS ARE APPROXIMATE

 BSC GROUP

 BSC GROUP

Main Street Area Environmental Limitations

- **Former Wetland Area Part of Cedar Swamp**
- **Fill Material Included Solid Waste and Demolition Debris**
- **Incomplete Documentation**
- **Landfill Was Never Capped According to DEP Records**
- **No Known Testing Performed on Site**
- **Owner Disincentive to Perform Testing**
- **Capping and Remediation Costs are Unknown Without Further Data**
- **Without Resolution-Limited Development Potential**

Potential Uses

- **Retain and Build On Existing Business Base**
- **Equipment Rental (Construction/Transportation)**
- **Transportation Related**
- **Construction Services and Materials**
- **Renewable Energy or Materials**
- **Back Office or Operations Center**
- **Flex Space**
- **Light Industry**

Route 1A Industrial Park: Study Area



Renewable Energy Uses



Renewable Materials Uses



Devens Recycling Center

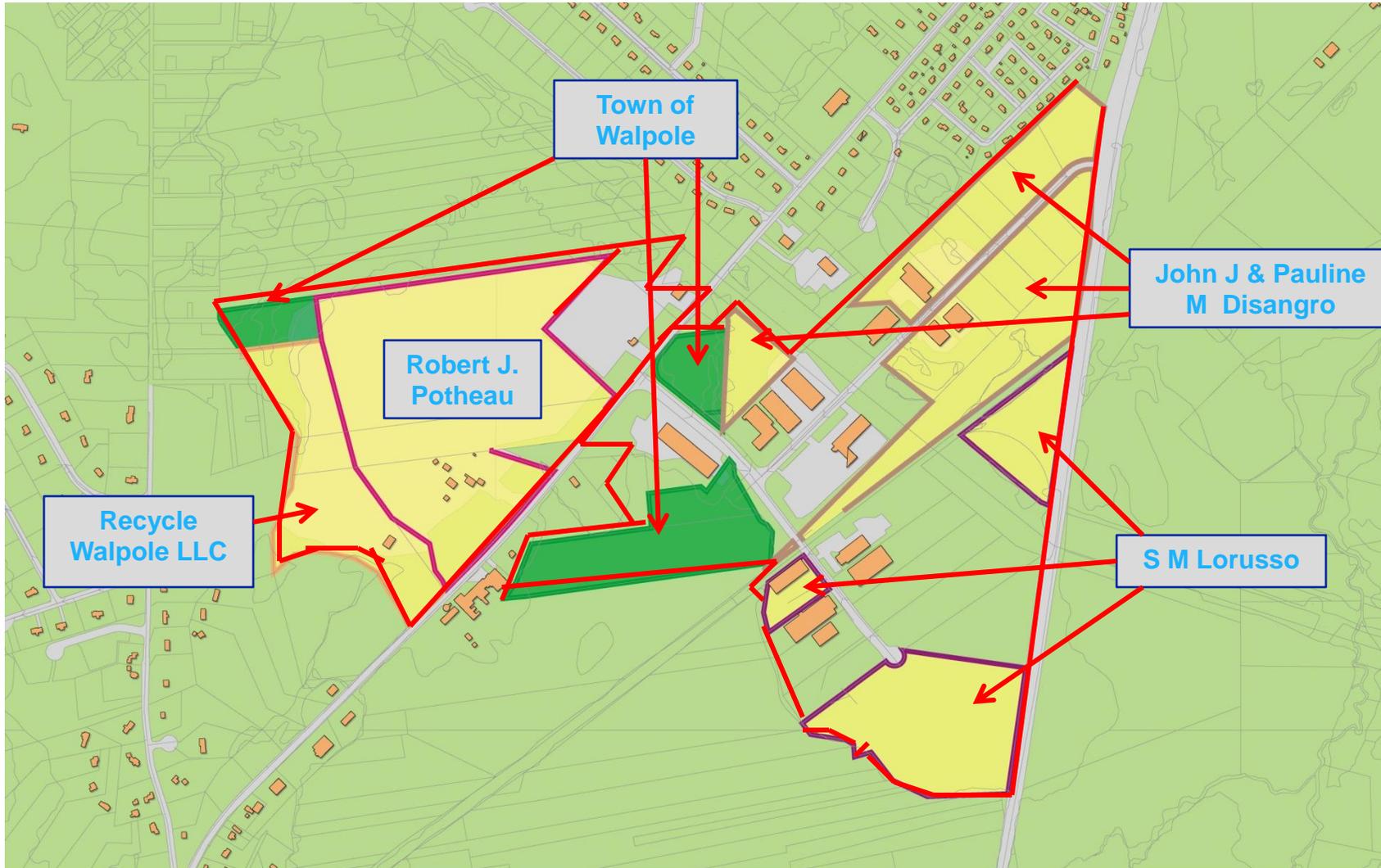
Light Industry



Flex Space



Major Property Owners



Site Planning Framework



SITE PLANNING FRAME WORK

BSC GROUP
SCALE: 1" = 250'-0"
0 125 250 500'



Concept A



CONCEPT A

Concept B



FEASIBILITY STUDY FOR INDUSTRIAL PARK REDEVELOPMENT
WALPOLE, MA

CONCEPT B



Comparison of Options

Concept 1

Production Rd

10 bldgs, 200,000 sf, 675 pkg

Industrial Rd

1 bldg, 230,000 sf, 680 pkg

Main Street

Solar Array 3.2 Mwh
Recycling Facility

Concept 2

3 bldgs, 220,000 sf, 680 pkg

Solar Array 1.3 Mwh

3 bldg, 280,000 sf, 865 pkg
Recycling Facility

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

