

Forge Park Priority Development Site

The Forge Park Priority Development Site consists of thirty (30) privately owned parcels totaling 259.8+/- acres on three roadways (Forge Parkway, National Drive, West Central Street [Route 140]). At least half of the developed parcels within Forge Park can support additional development. In addition, at least four parcels are undeveloped, including two prime locations at the intersection of Forge Parkway and Route 140. The table on the next page provides a list of the 30 parcels and relevant details.

The Priority Development Site is within the Town's Industrial zoning district and can quickly accommodate substantial expansion and development. The Industrial zoning district allows light and medium industrial uses, warehouse and distribution uses, and many other business uses. Some commercial uses (e.g., office park, restaurant, conference center) require a special permit. In addition, approximately half of the 30 parcels within the Forge Park Priority Development Site are located within the Biotechnology Use Zoning District overlay.

The Industrial zoning district allows a building coverage of fifty percent (50%) of each parcel (plus an additional ten percent [10%] for paving), and three (3) building stories by right. Up to five (5) stories (or 60 feet) may be permitted by special permit, which could significantly increase the amount of office and research and development floor space. Additional floor space could be constructed if structured parking is utilized or if special permits are obtained to increase the percent of allowed impervious surface.

The Town of Franklin is working to attract renewable energy, biotechnology, medical instrumentation, and other innovative technology companies to its industrially zoned areas. For that reason, in addition to designation of a priority development site at Forge Park, all thirty parcels within the Forge Park Priority Development Site are within the Forge Park Economic Opportunity Area, and as such the Town can offer businesses wishing to locate or expand in Forge Park a local tax incentive through tax increment financing.

Successful negotiation of a tax increment financing agreement with the Town can qualify the property owner and or expanding business for substantial State tax incentives. The Town believes establishing large economic opportunity areas that are also priority development sites create conditions favorable for business expansion. Franklin supports the use of tax increment financing for a wide range of development projects, including projects that create a significant number of livable wage jobs for Franklin residents, support innovative technology, and result in redevelopment of empty or underutilized industrially zoned properties, or development of new facilities.

Parcels within Forge Park Priority Development Site

Address	Map/Parcel	Owner	Acreage	Building SF	Biotech Overlay
2 Forge Parkway	272-002-000	National Development	3.810	0	No
3 Forge Parkway	272-006-000	National Development	8.300	0	No
4 Forge Parkway	272-004-000	Turnberry Inn Group	4.520	78,652	No
5 Forge Parkway	275-019-000	J.D. Daddario Company	9.820	61,360	Yes
6 Forge Parkway	272-005-000	Donegal LLC	5.900	0	No
7 Forge Parkway	275-018-000	JJ & K Enterprise LLC	3.200	20,960	Yes
8 Forge Parkway	275-001-000	Colony Realty Partners, LLC	8.433	102,152	No
9 Forge Parkway	275-017-000	Colony Realty Partners, LLC	8.233	83,184	Yes
10 Forge Parkway	275-002-000	Colony Realty Partners, LLC	10.062	95,987	No
11 Forge Parkway	275-015-000	LP Gas Equipment Gas Inc.	4.692	7,072	Yes
12 Forge Parkway	275-003-000	KN Franklin LLC	14.600	240,460	No
14 Forge Parkway	275-004-000	Realty Associates Fund VIII LP	5.969	0	No
15 Forge Parkway	275-006-000	Colony Realty Partners, LLC	5.323	65,915	Yes
	290-001-000		1.969	0	Yes
16 Forge Parkway	275-005-000	Realty Associates Fund VIII LP	9.831	121,080	No
17 National Drive	290-002-000	Colony Realty Partners, LLC	6.603	84,426	Yes
20 Forge Parkway	275-007-000	Colony Realty Partners, LLC	10.426	154,560	Yes
22 National Drive	290-006-000	Wachovia Development Corp.	10.054	117,722	Yes
23 National Drive	290-004-000	John S. McDonald TR, McDonald Family Trust	8.654	30,000	Yes
24 National Drive	290-005-000	Scholle Corporation	14.047	135,626	Yes
25 Forge Parkway	275-014-000	Berry Plastics	5.908	18,884	Yes
27 Forge Parkway	275-013-000	27 Forge Parkway LLC	16.930	110,756	Yes
	275-021-000		0.7870	0	No
	272-014-000		0.9121	0	No
	272-013-000		0.0371	0	No
28 Forge Parkway	275-008-000	Donovan Holdings LLC	4.300	19,966	Yes
32 Forge Parkway	290-008-000	Knickerbocker Properties Inc.	23.220	147,964	Yes
33 Forge Parkway	275-012-000	MIAA	7.160	16,767	No
34 Forge Parkway	290-007-000	Pierce Realty LLC	21.920	153,094	Yes
38 Forge Parkway	275-009-000	Realty Associates Fund VIII LP	24.208	81,806	No
Totals	30 Parcels		259.828	1,948,393	

All thirty parcels are within the Forge Park Economic Opportunity Area.