

100/200 Financial Park - SITE PLAN REVIEW APPLICATION

Franklin Planning Board - June 5, 2023

Applicant: Berkeley Partners

Project Team

➤ Applicant/Proponent - Berkeley Partners

- Brendan Pellerin - Asset Management Director
- Andy Ramirez - Senior Vice President

➤ Civil Engineer - Highpoint Engineering

- Doug Hartnett - Principal
- Connie Lu - Project Manager

➤ Wetland Consultant/Surveyor - Hancock Associates

- David J. Cowell - Senior Wetland Scientist
- Dan Bremser - Surveyor/PLS

➤ Architect - Rode Architects

- Kevin Deabler - Principal
- Ben Bruce - Designer

➤ Landscape Architect - MDLA

- Nick Campanelli - Landscape Architect

➤ Traffic Consultant - MDM Transportation

- Dan Mills - Principal
- Dan Dumais - Project Manager

Berkeley Partners – Applicant Profile

- Berkeley Partners is a fully integrated Real Estate Investment firm focused exclusively on Industrial Real Estate.
- Strong local presence in the Greater Boston Region with over 3.5M square feet of managed real estate assets in the area.
- Regional office in Boston, MA, with a team of 10+ individuals responsible for all management aspects of regional properties.

100/200 Financial Park - SITE PLAN REVIEW APPLICATION | Zoning

Application Request

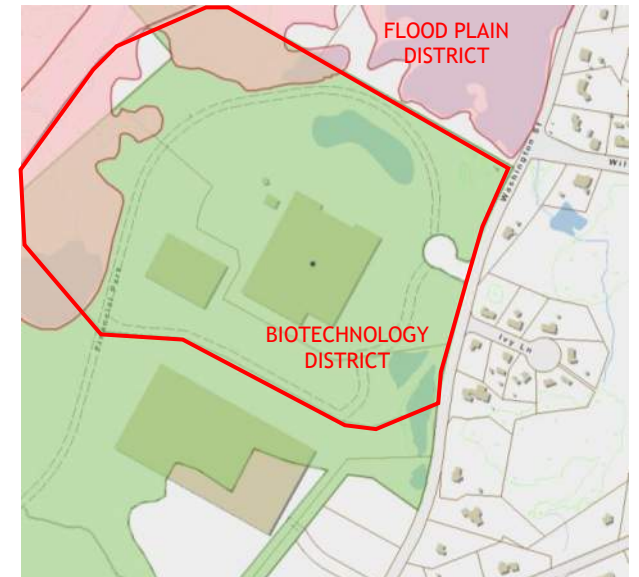
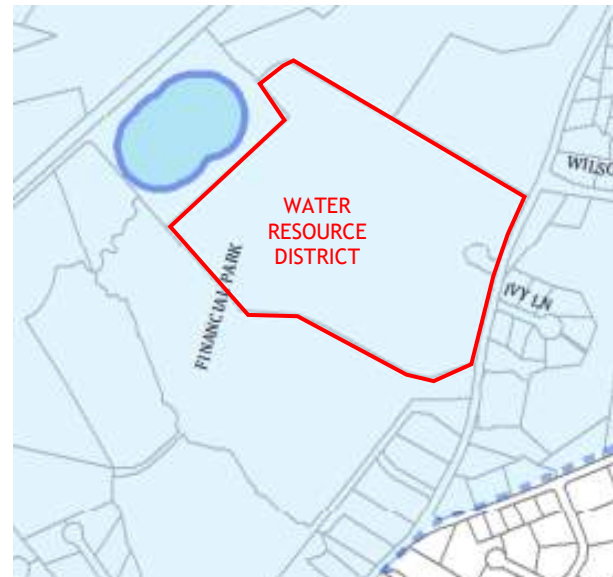
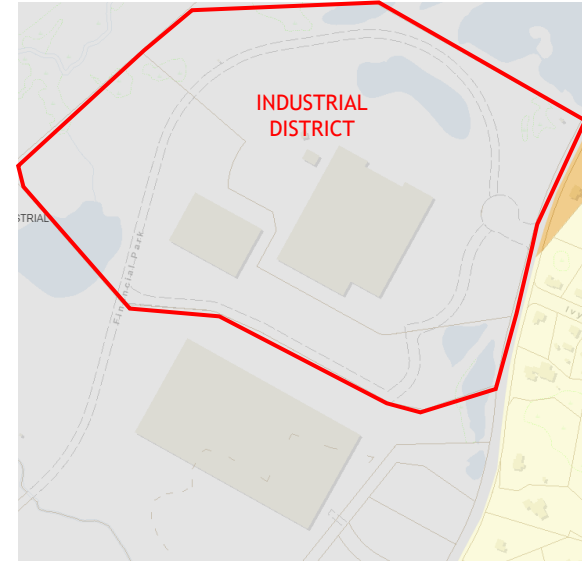
- Franklin ZBL Sec. 185-31(B)(2)(d): Site Plan Review required for exterior alteration exceeding 600 gsf.
- Franklin ZBL Sec. 185-21(A)(4): Parking Waiver | Reduce the required number of parking spaces from 350 spaces to 262 spaces.

Applicable Zoning Districts

- Property located within the following Districts:
 - Industrial Zoning District – By Right
 - Water Resource Protection Overlay District
 - Flood Plain Overlay District
 - Biotechnology Use Overlay District

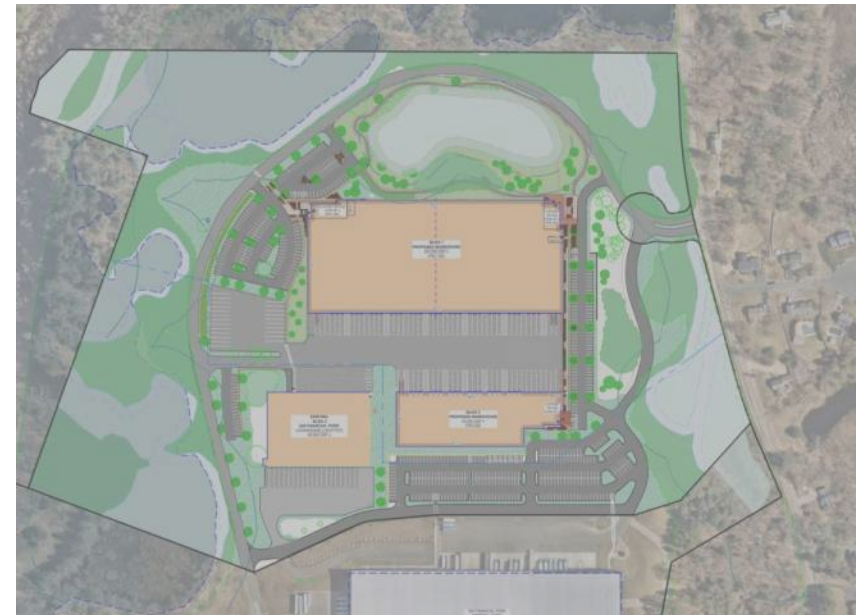
Zoning Conformance

- With exception of requested parking waiver, Project is allowed by-right and complies with applicable dimensional requirements of the principal Industrial Zoning District, Water Resource Protection Overlay District, and is outside the Flood Plain Overlay District



100/200 Financial Park - SITE PLAN REVIEW APPLICATION | Development Plan

1. Redevelop the 100 Financial Park property that currently supports an existing 180,500 gsf office building occupied by Marsh McLennan Companies. Lease to expire fall 2023.
2. Demolish the obsolete c. 1980 office building and related site/infrastructure.
3. Construct the following:
 - 220,000 gsf single load warehouse with potential for one or two tenants.
 - 65,000 gsf flex industrial/warehouse.
 - Consolidate site access and truck loading/service with existing 200 Financial Park Drive property.
 - Reconfigure parking, trailer storage, and access points to new buildings.



100/200 Financial Park - SITE PLAN REVIEW APPLICATION | Site History

1. Originally developed by Digital Equipment Corp. in 1981.
2. Property purchased by Putnam Investments.
3. Putnam purchased by Marsh McLennan Companies. Real estate held in private industrial real estate portfolio with lease back to MMC.
4. Property sold to GFI Partners in 2015. GFI and Benjamin Franklin Classical Charter Public School reach agreement for land swap to allow construction of new school and 300 Financial Park. BFCCPS, 300 Financial Park, and 100 Financial Park subdivided and sold.
5. Berkeley Partners purchases 100 Financial park in 2020. Subdivides 180,000 gsf office building from 66,000 gsf warehouse building for leasing purposes creating 100/200 Financial Park.
6. Berkeley is advised that MMC will vacate their lease at 100 Financial Park in fall 2023. Redevelopment of site is appropriate given existing building is functionally obsolete.



100/200 Financial Park - SITE PLAN REVIEW APPLICATION | Development Plan

100/200 Financial Park

1. Construct 220,000 gsf warehouse building.
2. Construct 65,000 gsf warehouse/flex industrial building.
3. Consolidate loading for proposed buildings and 200 Financial Park.
4. 262 surface parking spaces (requires Planning Board parking waiver)
5. 54 dock positions/52 trailer storage spaces
6. Maintain existing surface parking easement for 300 Financial Park

200 Financial Park

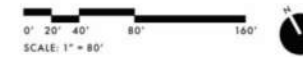
1. Maintain existing 65,000 gsf warehouse building
2. Construct 19 new parking spaces and restripe 6 existing (25 total).
3. Construct 20 trailer storage spaces.



100/200 Financial Park - SITE PLAN REVIEW APPLICATION | Landscape Design



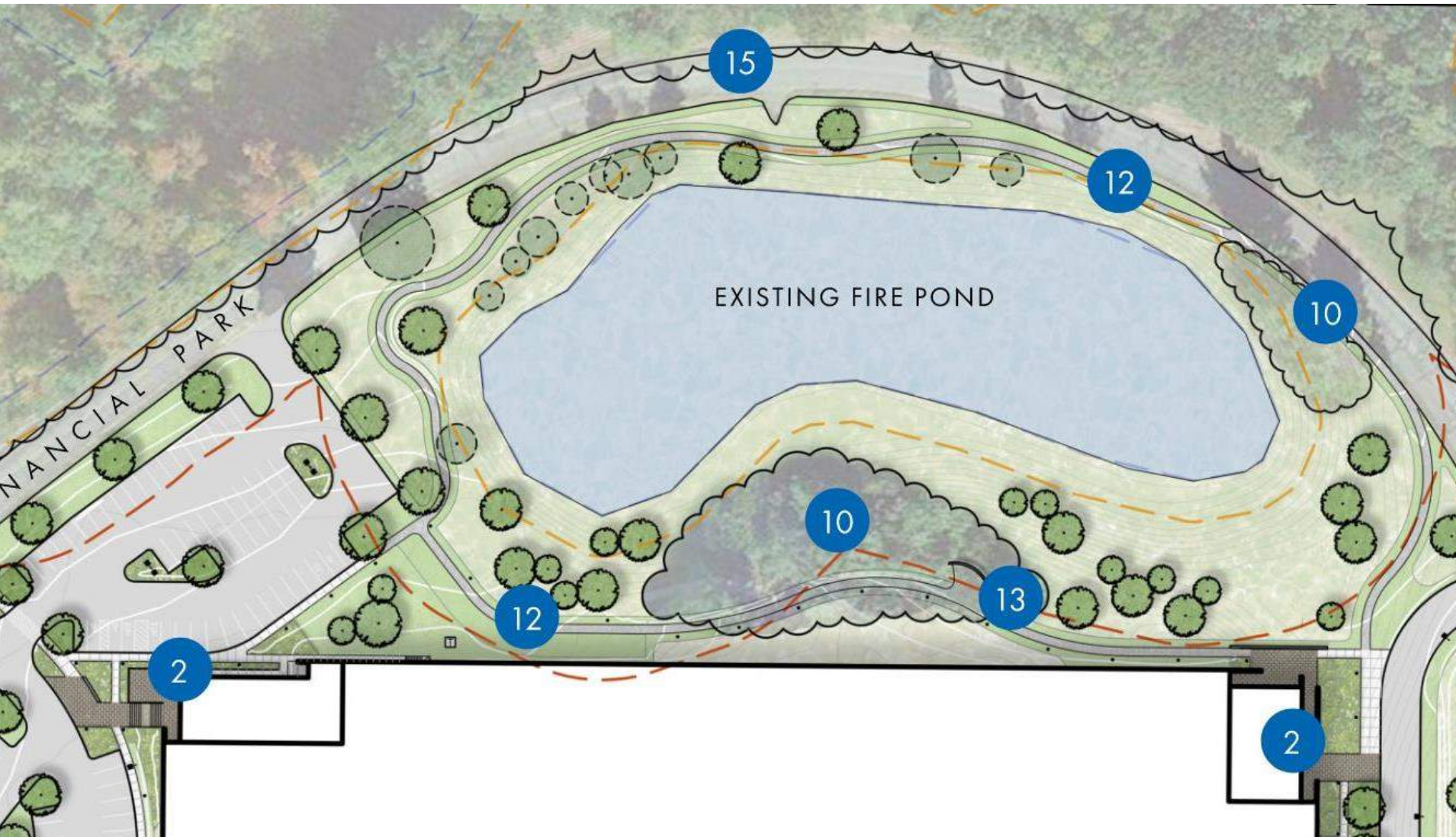
- 1 MAIN ENTRANCE - NEW WAY-FINDING SIGNAGE, LIGHTING + ORNAMENTAL PLANTING
- 2 ENTRY PLAZAS - PERMEABLE CONCRETE PAVERS, (TO FRAME ENTRIES)
- 3 5' WIDE SEEDED LAWN STRIP ALONG SIDEWALK, TYPICAL
- 4 EXISTING PRIVACY MOUNDING AND LANDSCAPING TO BE MAINTAINED
- 5 FOUNDATION PLANTING AGAINST BUILDING, TYPICAL
- 6 CONCRETE WALKWAY - 6' SCORE JOINTS, 20' SPACING FOR EXPANSION JOINTS
- 7 DECIDUOUS TREE PLANTING - 2.5-3" DIAMETER (RED MAPLE, HONEYLOCUST, PIN OAK)
- 8 SEMI-TRUCK DOCKING/LOADING AREA - HEAVY VEHICULAR GRADE ASPHALT + STRIPING
- 9 NEW PARKING, TYP. - HEAVY VEHICULAR GRADE ASPHALT WITH STRIPING AND LIGHTING
- 10 EXISTING TREE, TYPICAL - TREE PROTECTION FENCING DURING CONSTRUCTION
- 11 SEEDED LAWN SURROUNDED BY MEADOW (POTENTIAL FOR FUTURE AMENITY SPACE)
- 12 POND PATH - STONE DUST OR 3/8" CRUSHED STONE SURFACING
- 13 RENOVATED SEATING AREA/OVERLOOK WITH STONE VENEER RETAINING WALL
- 14 STONE RETAINING WALL - CONCRETE FOOTING/CORE WITH STONE VENEER
- 15 FINANCIAL PARK LOOP ROAD TO REMAIN - PATCH DAMAGED VEHICULAR ASPHALT



RESOURCE AREA LEGEND

- LIMITS OF DEFINED WETLANDS
- 25' RESOURCE AREA BUFFER
- 100' RESOURCE AREA BUFFER

100/200 Financial Park - SITE PLAN REVIEW APPLICATION | Landscape Design



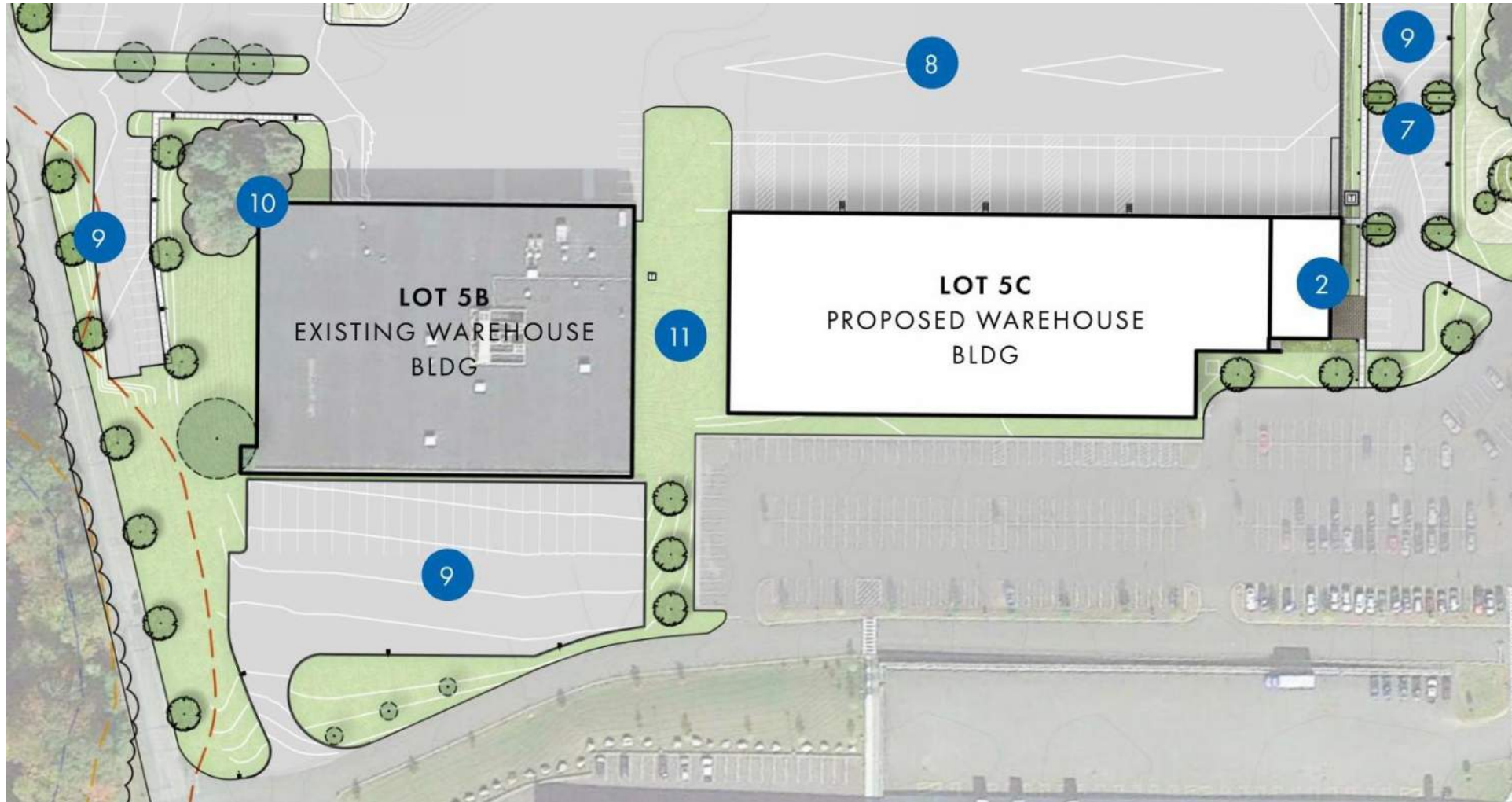
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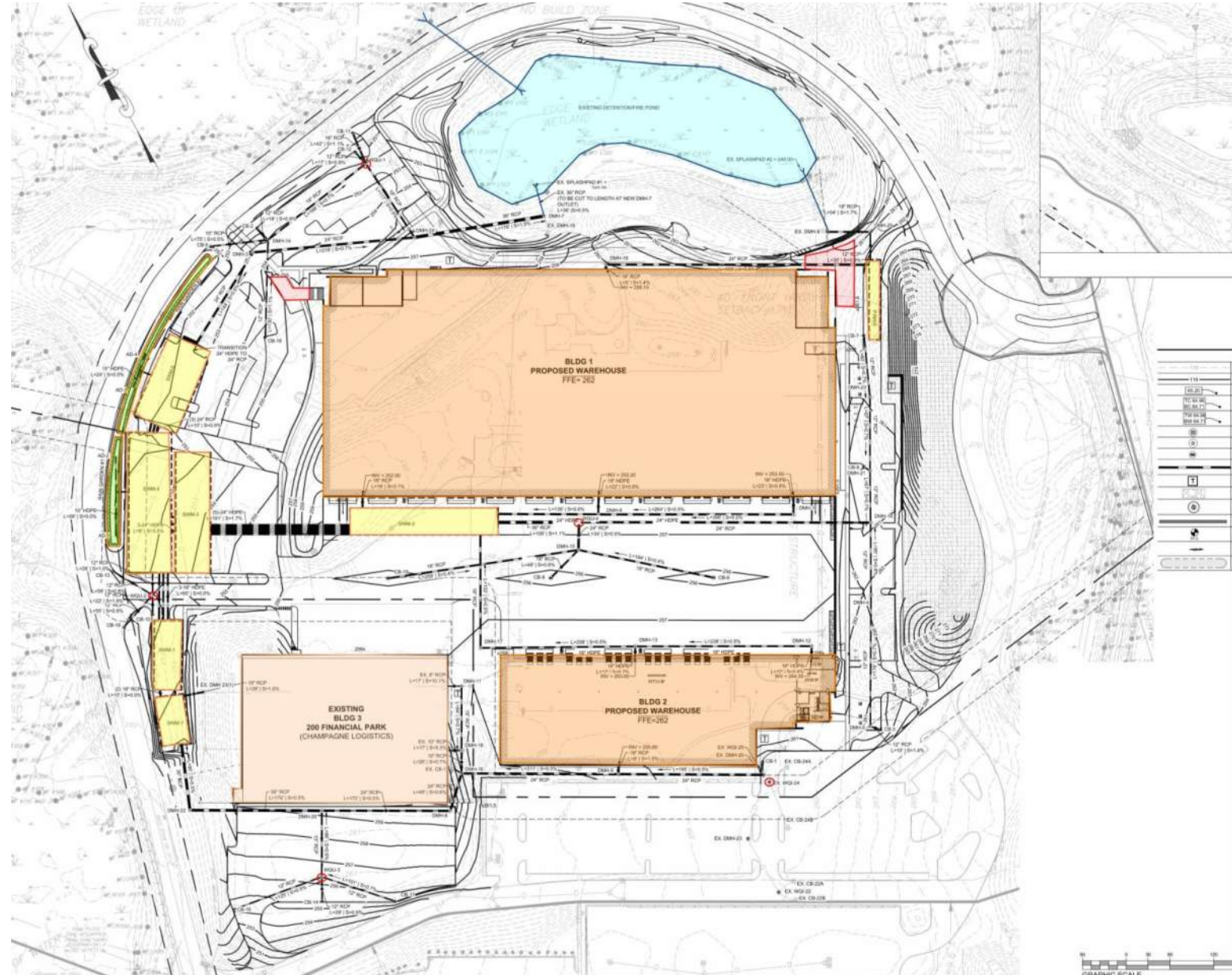


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100/200 Financial Park - SITE PLAN REVIEW APPLICATION | Grading and Drainage Plan

- ❑ Improve stormwater discharges by incorporating Best Management Practices (BMP's) including:
 - Rain Garden/Bioretenention Areas
 - Pervious pavers at building entries
 - Proprietary WQ Units/Hydrodynamic Separators
 - Subsurface stormwater recharge systems (ACF – R-tank HD)
 - Provide required TSS removal efficiency for all paved surface stormwater discharges.
 - Provide required Phosphorous removal for stormwater discharges.



Traffic Impact & Access Study

100/200 Financial Park Expansion
Proposed Warehouse Facilities

Daniel A. Dumais, P.E., Senior Project Manager

June 5, 2023

Site Locus and Area Intersections



Transportation Summary

- **Traffic Report:** Based on Industry Standard Guidelines (EEA/ITE) w/ 7 Year Projections
- **Crash History:** Below Average Crash Rates & No High Crash (HSIP) Locations
- **Trip Generation:** Moderate Trip Generator Consistent w/ Existing On-Site Warehouse Uses
- **Trip Generation Comparison:** Generates Fewer Trips Than As-of-Right Office Use
- **Trip Distribution:** Projected to Follow Observed Patterns Based on Existing Warehouse Uses
- **Ample Infrastructure:** Adequate Capacity at Gateways: LOS D or better
- **Mitigation:** Access/Egress, Pedestrian & Bicycle, Off-Site, & TDM

Observed Trip Generation - Financial Park

Period/Direction	Benjamin Franklin School²	Imperial Dade³	Champagne Logistics/ Marsh & McLennan⁴	Total
<i>Weekday Morning Peak Hour:</i>				
Entering	253	10	15	278
<u>Exiting</u>	<u>212</u>	<u>6</u>	<u>3</u>	<u>221</u>
Total	465	16	18	499
<i>Weekday Afternoon Peak Hour:</i>				
Entering	91	4	3	98
<u>Exiting</u>	<u>231</u>	<u>15</u>	<u>1</u>	<u>247</u>
Total	322	19	4	345
<i>Weekday Evening Peak Hour:</i>				
Entering	61	6	1	68
<u>Exiting</u>	<u>78</u>	<u>10</u>	<u>15</u>	<u>103</u>
Total	139	16	16	171
<i>Daily Trips</i>	1,442	586	190	2,218

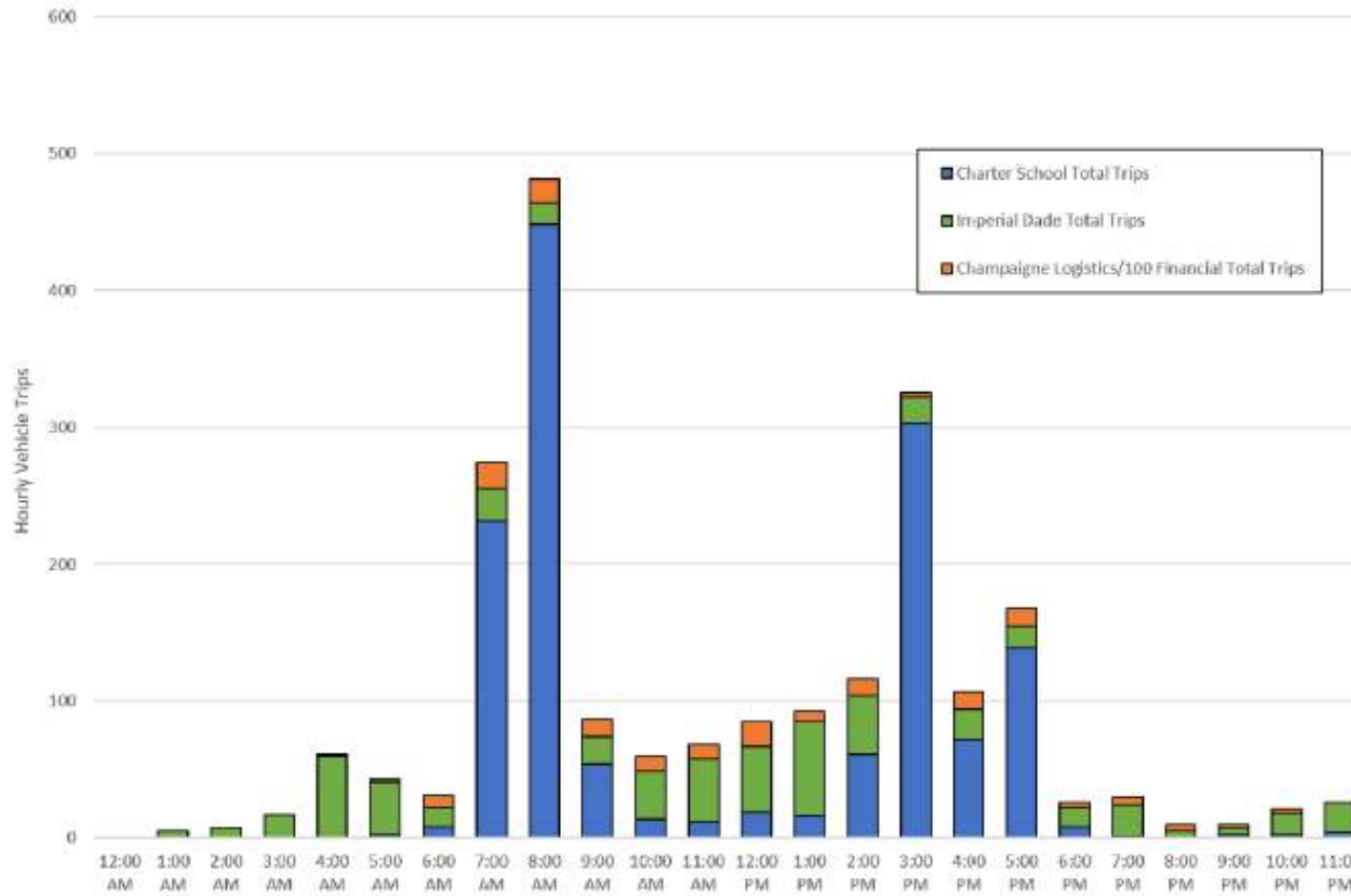
¹Based on automatic traffic recorder (ATR) counts conducted at the Campus on Thursday, January 26, 2023.

²Trips associated with the Benjamin Franklin Classical Charter Public School (500 Financial Park Drive).

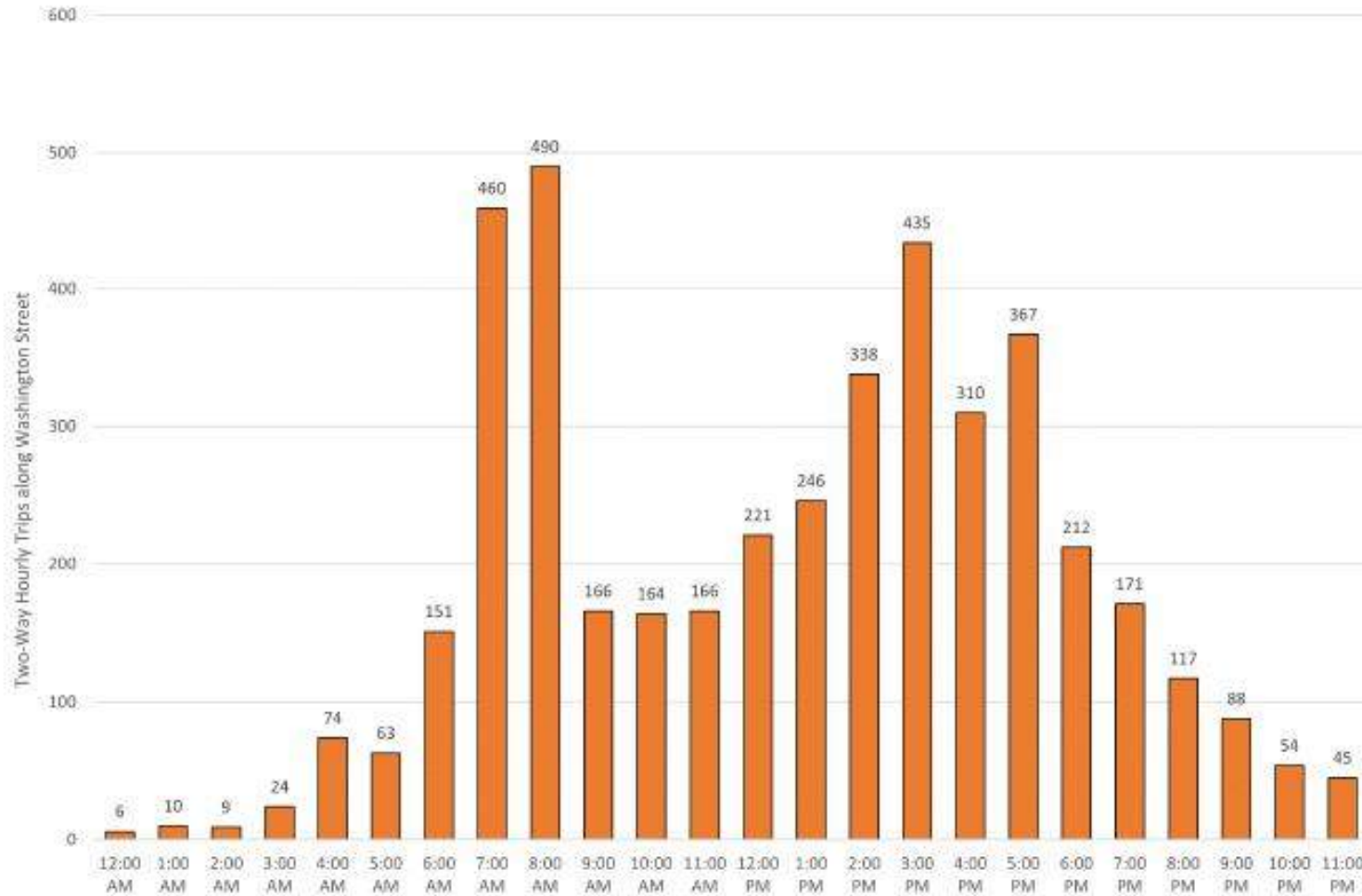
³Trips associated with the Imperial Dade (300 Financial Park Drive).

⁴Trips associated with the Champagne Logistics (431 Washington Street) and Marsh & McLennan (100 Financial Park Drive).

Observed Financial Park Trips - Split by Use



Washington Street South of Financial Park



Trip Generation Summary

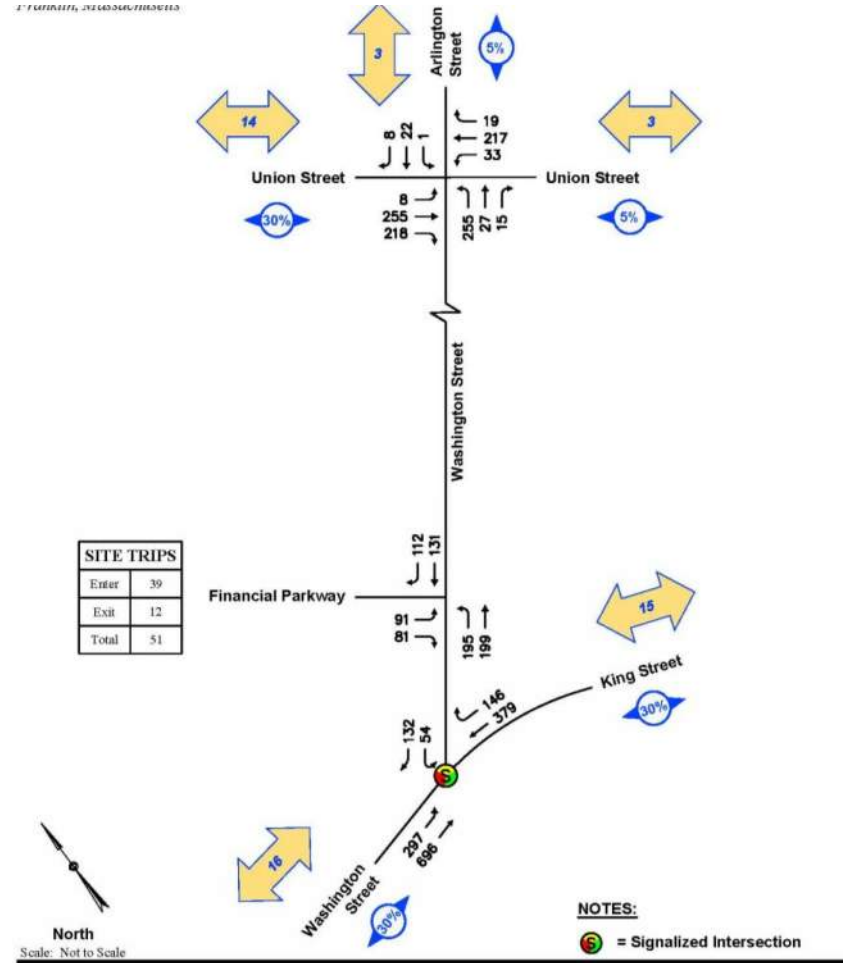
Period	Proposed Warehouse Site Trips		Total Site Trips ²
	Trucks ¹	Passenger Cars	
<i>Weekday Morning Peak Hour (7:30 – 8:30 AM):</i>			
Enter	3	36	39
<u>Exit</u>	<u>3</u>	<u>9</u>	<u>12</u>
Total	6	45	51
<i>Weekday Afternoon Peak Hour (2:45 – 3:45 PM):</i>			
Enter	10	9	19
<u>Exit</u>	<u>8</u>	<u>42</u>	<u>50</u>
Total	18	51	69
<i>Weekday Daily</i>	180 ¹	334	514

¹ITE LUC 150 applied to the Truck-Specific trip rates at 300,000 sf (Source: ITE Trip Generation Manual, 11th Edition).

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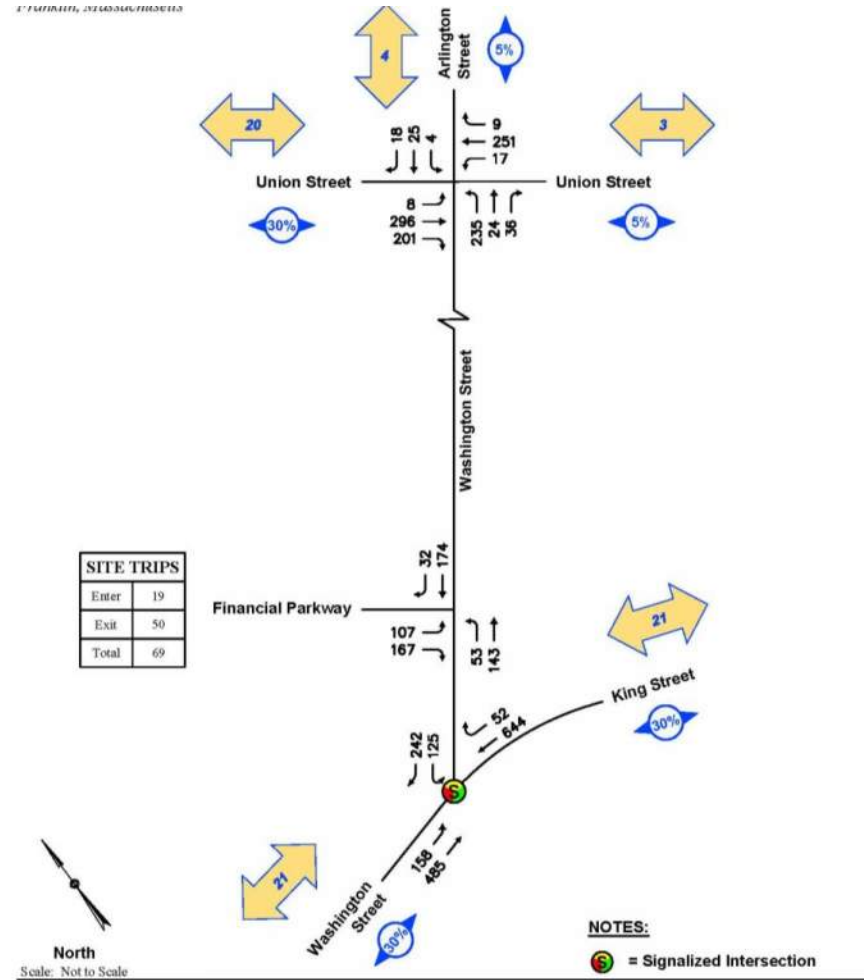
100/200 Financial Park - SITE PLAN REVIEW APPLICATION

Build Conditions - Weekday Morning Peak Hour



100/200 Financial Park - SITE PLAN REVIEW APPLICATION

Build Conditions - Weekday Afternoon Peak Hour



Off-Site Improvements & TDM

Off-Site Improvements – King Street at Washington Street

If requested by the Town of Franklin, the Proponent will work with the Engineering Department to **diagnose and repair, if necessary, the vehicle detection system** at the King Street at Washington Street signalized location to re-establish fully actuated traffic signal operations.

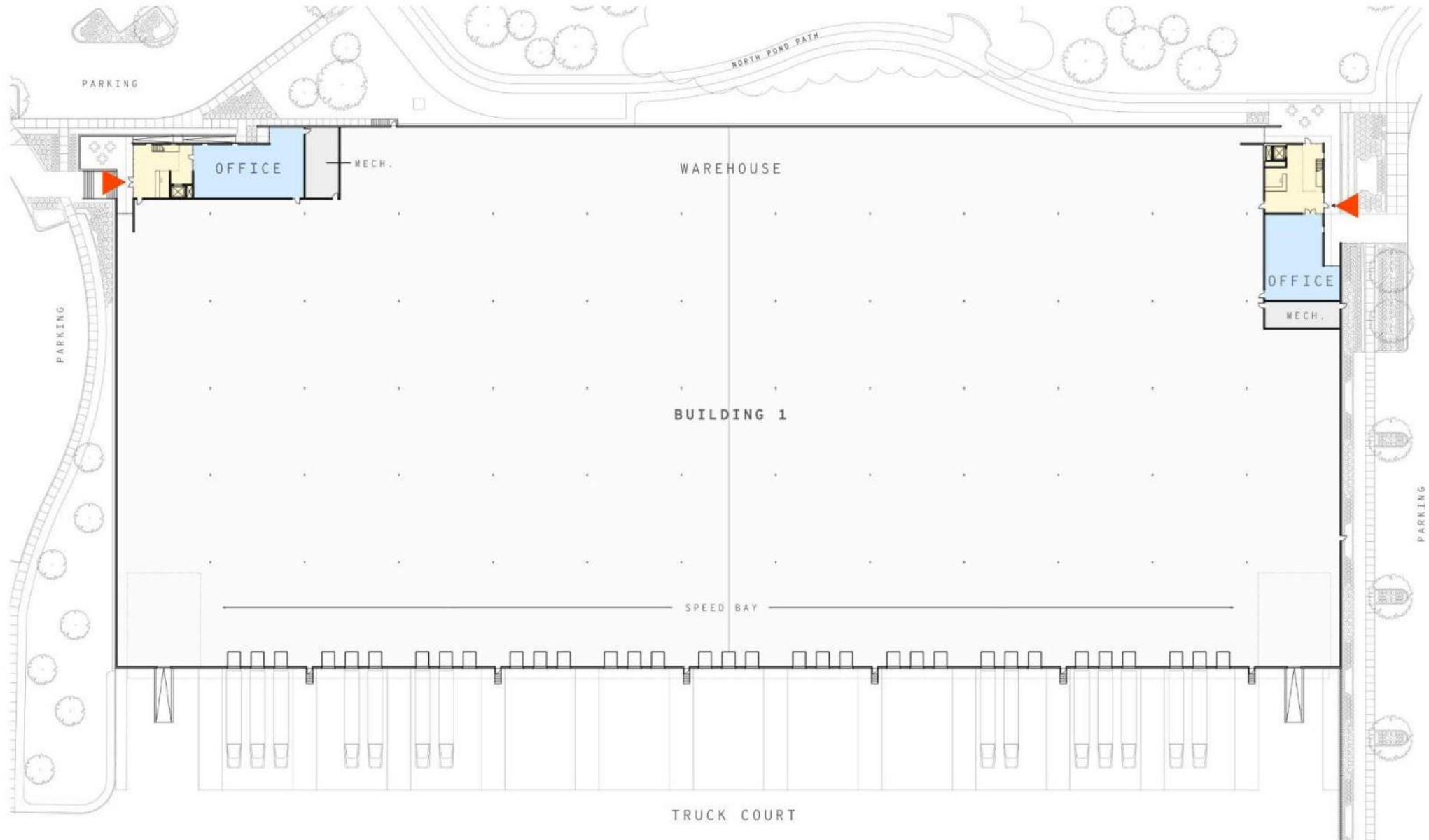
Transportation Demand Management (TDM)

- On-Site Transportation Coordinator*
- Preferential Parking for Carpools, Vanpools*
- Electric Vehicle Charging Stations*
- Preferential Parking for Low-Emission Vehicles*
- Workforce Transportation Program*
- Off-Peak Shift Changes*
- Automatic Employee Payroll Reduction*
- Commuter Assistance Programs*
- Guaranteed Ride Home*
- Pedestrian Infrastructure*
- Bicycle Racks*
- Secure Covered Bike Parking*
- On-Site Support Services/Amenities*

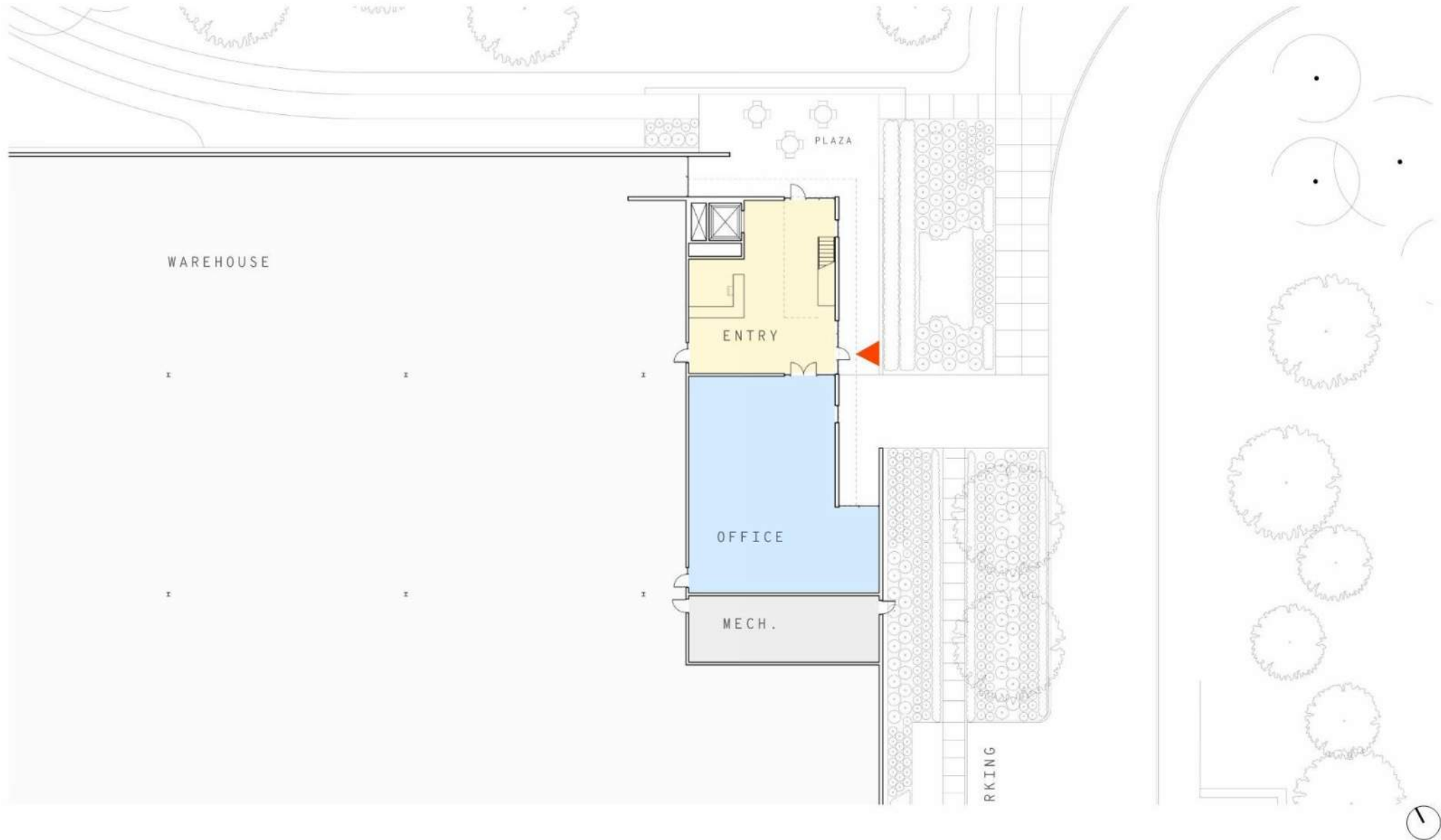
Architectural Floor Plans and Perspectives



100/200 Financial Park - SITE PLAN REVIEW APPLICATION | Building 1



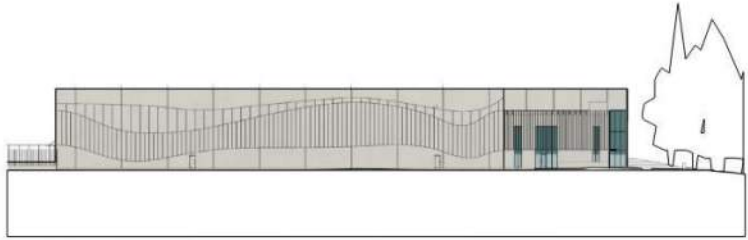
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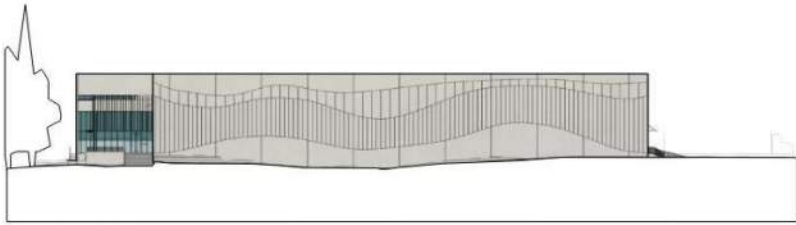
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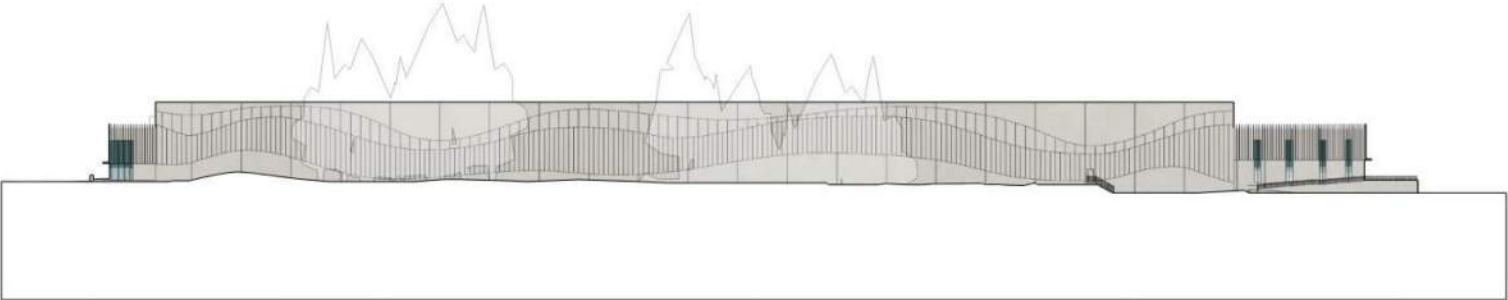
EAST ELEVATION



WEST ELEVATION

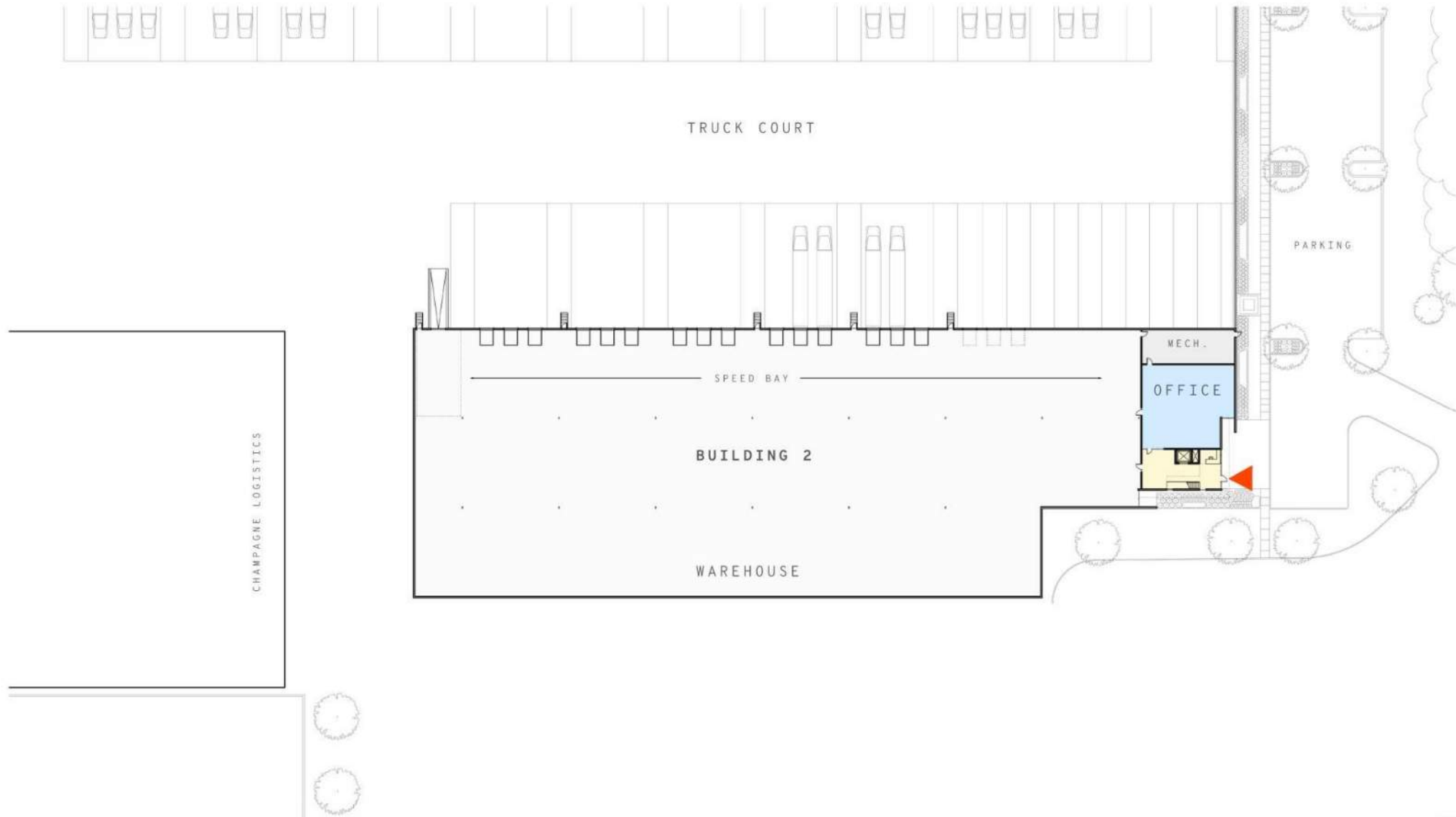


SOUTH ELEVATION

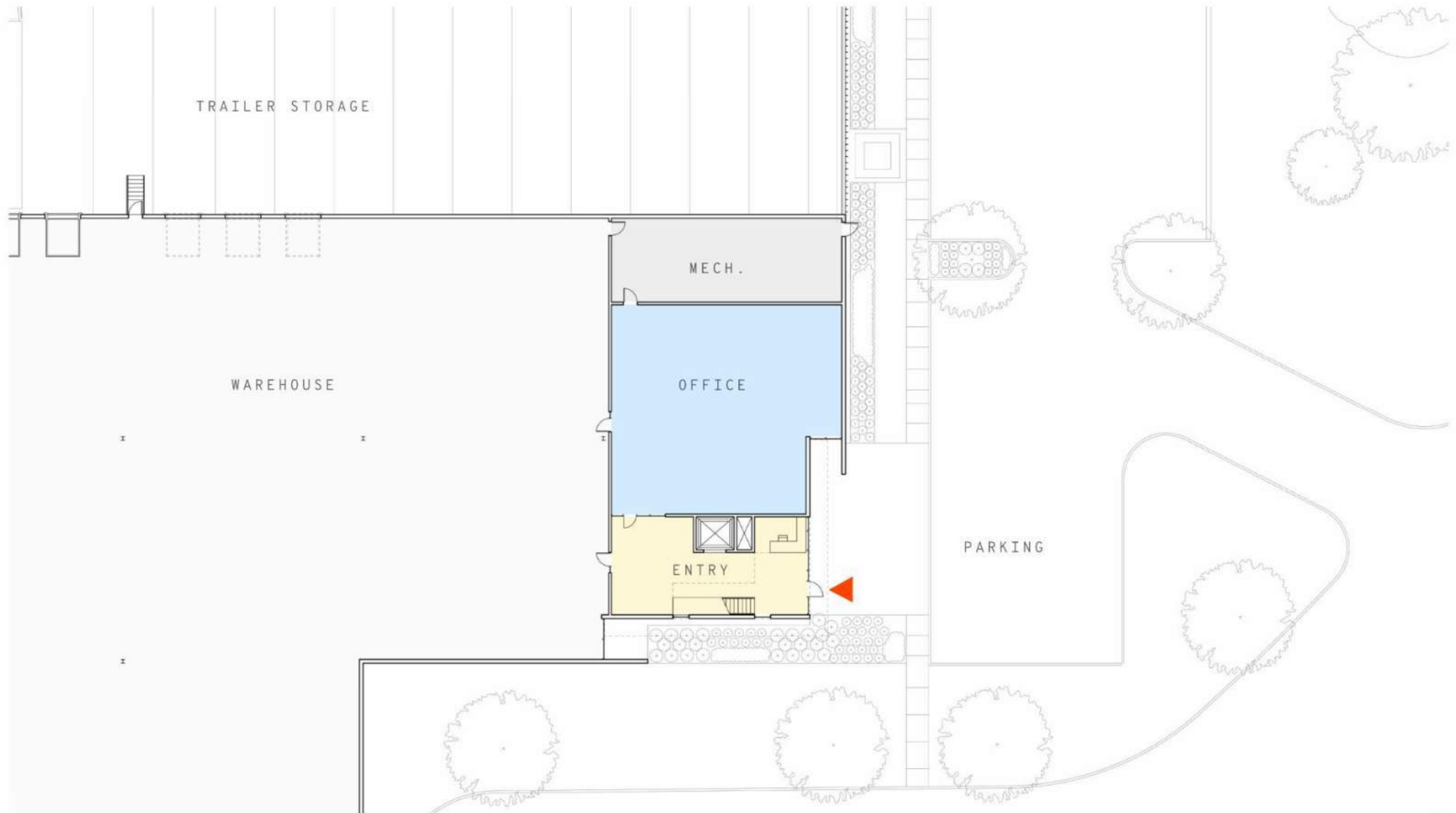


NORTH ELEVATION

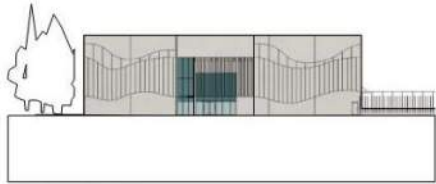
100/200 Financial Park - SITE PLAN REVIEW APPLICATION | Building 2



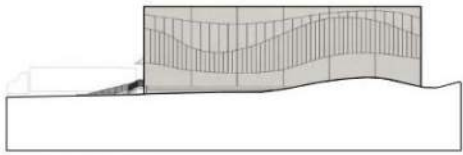
100/200 Financial Park - SITE PLAN REVIEW APPLICATION | Building 2



100/200 Financial Park - SITE PLAN REVIEW APPLICATION | Building 2



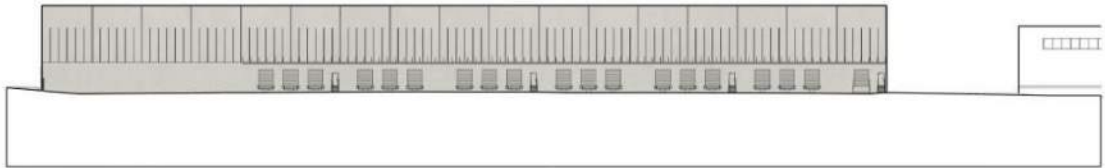
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

100/200 Financial Park - SITE PLAN REVIEW APPLICATION



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100/200 Financial Park - SITE PLAN REVIEW APPLICATION

Discussion

An architectural rendering of a modern building complex. The scene features a large, multi-story building with a prominent glass facade on the left and a long, low-profile structure with vertical wooden slats extending across the middle and right. In the foreground, a calm pond reflects the sky and the building, with several white swans swimming. The pond is bordered by a grassy bank with some reeds. A line of diverse trees, including tall evergreens and deciduous trees, stands between the pond and the building. The sky is a clear, bright blue with a few wispy clouds and a single bird in flight. The overall atmosphere is serene and professional.