

PROJECT NARRATIVE

Date: August 3, 2021
To: Brian Groth, Hudson Town Planner
Hudson Planning Board
From: Hayley Marsh, Project Manager, Lowell Road Property Owner, LLC
Subject: Friars Drive Industrial Facility

Site Plan Application

Our team is pleased to commence the Site Plan Application process on behalf of our affiliate Lowell Road Property Owner, LLC. The Site Plan consists of a new 504,000 SF state-of-the-art industrial facility. It is planned and designed to attract local and regional industrial users including but not limited to warehouse distribution, light industrial, and light manufacturing. The project site, Lot 209-001-000, (presently referred to as 161 Lowell Road) is located on Friars Drive in the Sagamore Industrial Park. The 75-acre lot represents one of the last remaining vacant parcels of master-planned industrial/general zoned land and is included in Hudson's Sagamore Park Economic Revitalization Zone.

Planning Approach & Goals

From the beginning, this project has been specifically planned and designed with the following goals:

- (1) building a facility that is allowed by right by Hudson regulations,
- (2) locating on a site that has been included in the master plan for this use for decades,
- (3) providing the required protective buffer designs to abutting properties,
- (4) protecting wetlands and their buffers,
- (5) avoiding unnecessary waivers or special permits,
- (6) designing an essentially balanced site relative to earthworks,
- (7) providing drainage systems that will protect, treat, and replenish the natural systems, and
- (8) providing quality tax revenue benefits with no net impacts to the school budget or services.

Site Design Summary

The single-story industrial facility includes the design of a 504,000 SF multi-tenanted building with 104 loading doors on two sides, 362 car parking spaces and 71 trailer spaces. The building will comply with Hudson's fifty-foot building height restriction and feature main office entrances on the east and west portions of the building. Other site improvements include a complete landscaping and buffer design, a dark sky friendly lighting plan with zero footcandle cut offs, and a full stormwater management system.

The new driveway is designed to provide full circulation for the users and fire department. Access for the property will be directly via the newly constructed Friars Drive with a majority of traffic circulating through the Sagamore Industrial Park. Our traffic engineer is conducting a full traffic study including analysis of the facilities and roadway networks as required by the Town. Mitigation measures includes full access off Friars Drive for vehicles, while restricting trucks from turning left onto Friars Drive and a restricted right

in and right out at the intersection of Friars Drive and Lowell Road. Detailed results of the traffic study will be formally presented to the board following the completion of the report.

We look forward to working together with the Planning Board, Town Departments, and Staff as we proceed with final design details.

State Permits & Utilities

NHDES Permits will include a straightforward gravity sewer connection from the building to the existing main that already services the site, and an Alteration of Terrain permit (required for any project with over 2.3 acres of earthwork). There is no work within the Shoreland or Flood Zones. Underground power and telecom will be provided, as well as service connection to natural gas. Water will be connected from the new main loop at Friars Drive, and pressurized/stored via on site pumping and storage facilities.

Master Planning

We believe the proposed development aligns perfectly with the Sagamore Industrial Park Master Plan and the town's overall economic development goals. With this type of commercial development, our experience shows that it will provide substantial tax revenues, attract new businesses, and encourage growth in employment for Hudson's residents—while limiting negative impacts to Town resources. Our team looks forward to continuing our quality work with the Town in delivering on these goals with the project.

About the Developer

Lowell Road Property Owner, LLC is an affiliate of GFI Partners, LLC, a full-service real estate developer based in Boston, Massachusetts (www.gfipartners.com). Founded in 1997, GFI has evolved into one of the largest and most experienced real estate developers in the northeast with a proven track record of successful developments. As a fully integrated firm, GFI is involved in every stage of a project's life cycle from acquisition to permitting, construction and final stabilization. GFI has developed over 17 million square feet across all asset classes including industrial, manufacturing, biotech, residential, healthcare, and education. GFI has been repositioning underutilized assets, reinventing communities, and bringing together companies and their people for over 25 years. GFI Partners current portfolio includes over 10 million square feet of real estate and is actively permitting over 6 million square feet of commercial space across the northeast.

GFI believes in the Town of Hudson and is committed to the growth, job creation and economic development opportunities that the community provides and looks forward to introducing the new Friars Drive project to the board members and their neighbors.