

**HUDSON
LOGISTICS
CENTER**

H HILLWOOD
A PEROT COMPANY®

MAKING
COMMUNITIES
WORK BETTER

JANUARY 2021



1,400,000 SF
 148 ACRES
 BUILT IN 2003
 GENERAL MILLS

115 feet

325 feet



ACTUAL BERMING



ACTUAL BERMING



ACTUAL BERMING



621,241 SF
50.39 ACRES
BUILT IN 2016
GEODIS

ACTUAL BERMING



700 feet to building



PROPOSED DEVELOPMENT

RETAIL SALES DISTRIBUTION



452: General Merchandise Stores: U.S. Total

Not Seasonally Adjusted Sales - Monthly [Millions of Dollars]

Period: 2015 to 2019

Period	\$ Value	Period	\$ Value	Period	\$ Value	Period	\$ Value	Period	\$ Value
Jan-2015	49,498	Jan-2016	49,159	Jan-2017	49,392	Jan-2018	50,450	Jan-2019	51,557
Feb-2015	49,136	Feb-2016	51,088	Feb-2017	49,111	Feb-2018	50,670	Feb-2019	50,513
Mar-2015	54,736	Mar-2016	55,786	Mar-2017	55,259	Mar-2018	58,974	Mar-2019	58,619
Apr-2015	52,497	Apr-2016	53,242	Apr-2017	55,185	Apr-2018	53,747	Apr-2019	56,815
May-2015	57,545	May-2016	56,046	May-2017	56,165	May-2018	60,250	May-2019	60,695
Jun-2015	54,247	Jun-2016	55,054	Jun-2017	56,308	Jun-2018	58,050	Jun-2019	58,727
Jul-2015	54,956	Jul-2016	55,331	Jul-2017	55,982	Jul-2018	57,346	Jul-2019	58,487
Aug-2015	56,822	Aug-2016	55,909	Aug-2017	57,478	Aug-2018	60,048	Aug-2019	61,460
Sep-2015	51,759	Sep-2016	51,571	Sep-2017	54,177	Sep-2018	54,906	Sep-2019	54,515
Oct-2015	55,762	Oct-2016	55,195	Oct-2017	56,132	Oct-2018	57,721	Oct-2019	58,560
Nov-2015	61,667	Nov-2016	61,014	Nov-2017	63,478	Nov-2018	66,253	Nov-2019	66,027
Dec-2015	76,264	Dec-2016	75,994	Dec-2017	78,456	Dec-2018	77,883	Dec-2019	77,648

Increase Over Jan.-Nov. Average

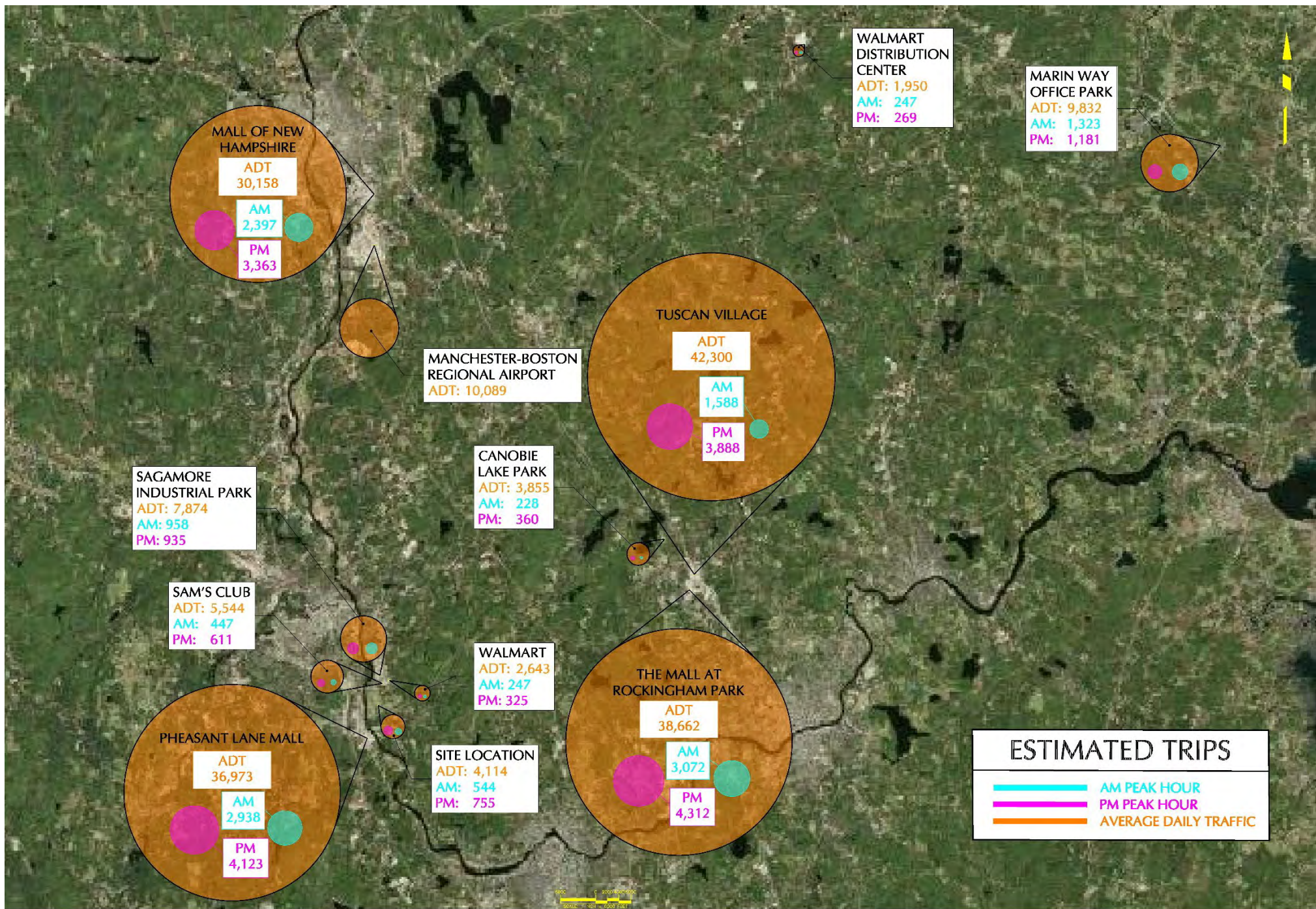
40%

39%

42%

36%

34%



TRIP GENERATION COMPARISON

PHEASANT LANE MALL

ADT
36,973

AM
2,938

PM
4,123

SAGAMORE INDUSTRIAL PARK

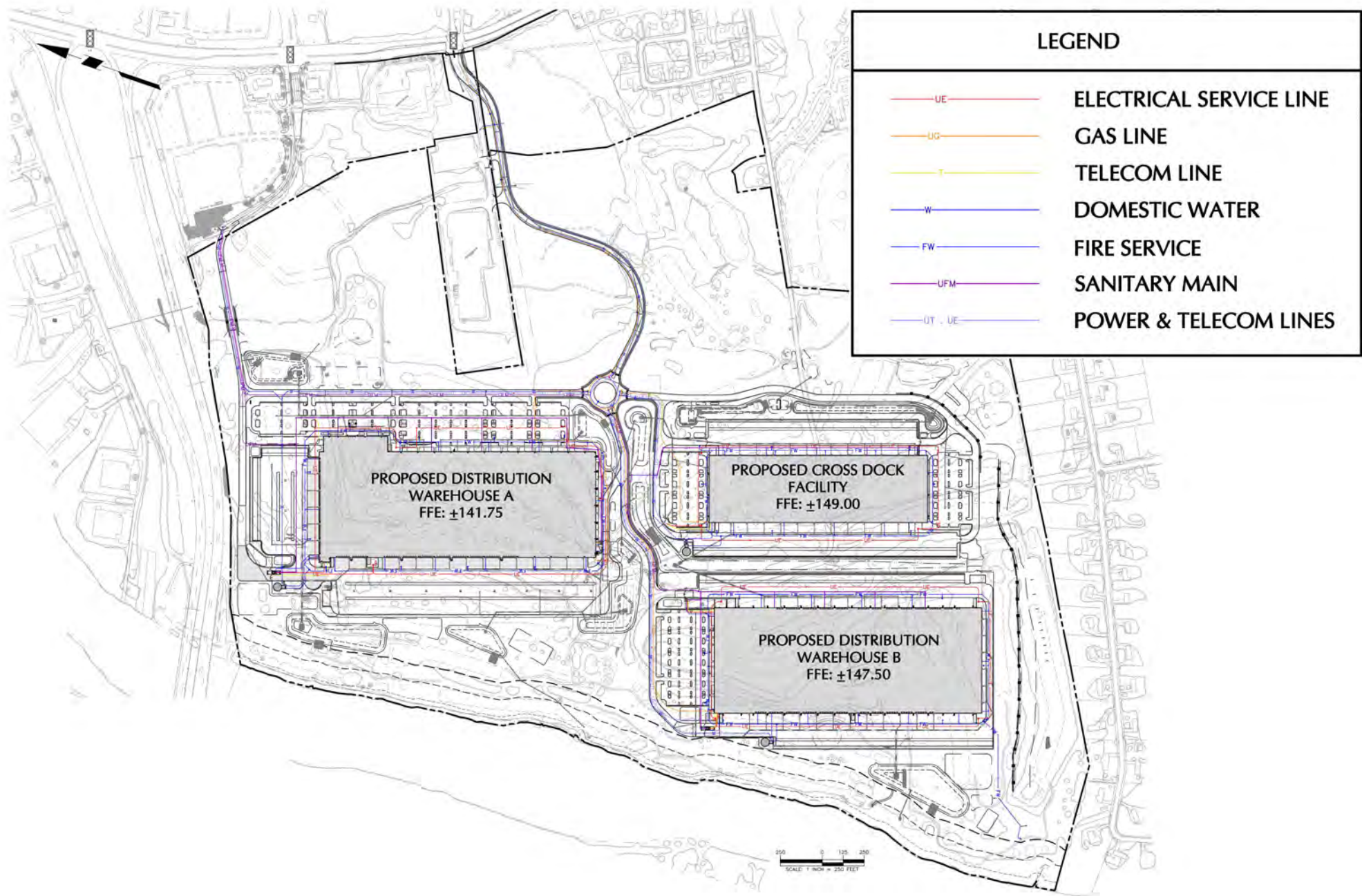
ADT: 7,874
AM: 958
PM: 935

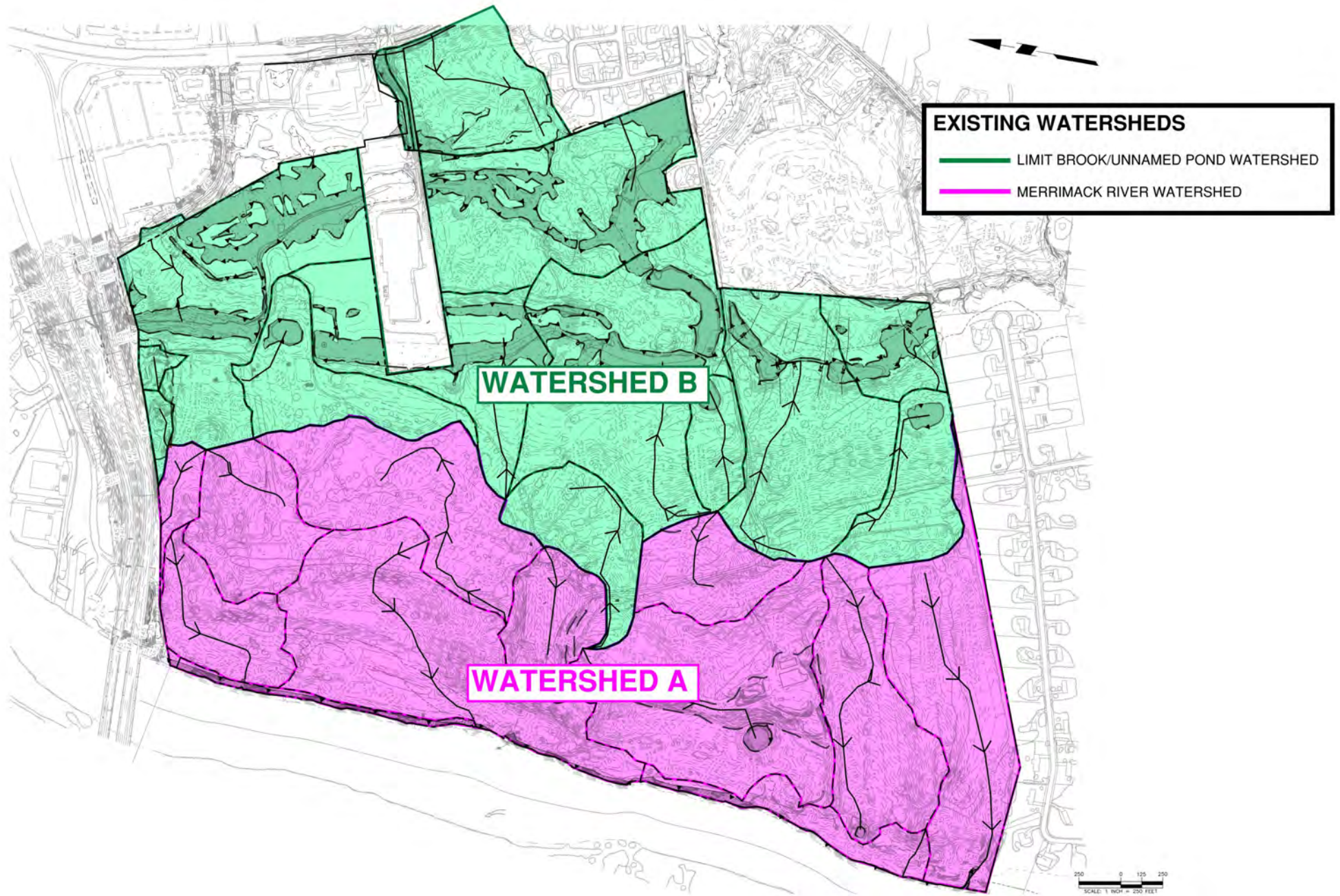
SITE LOCATION

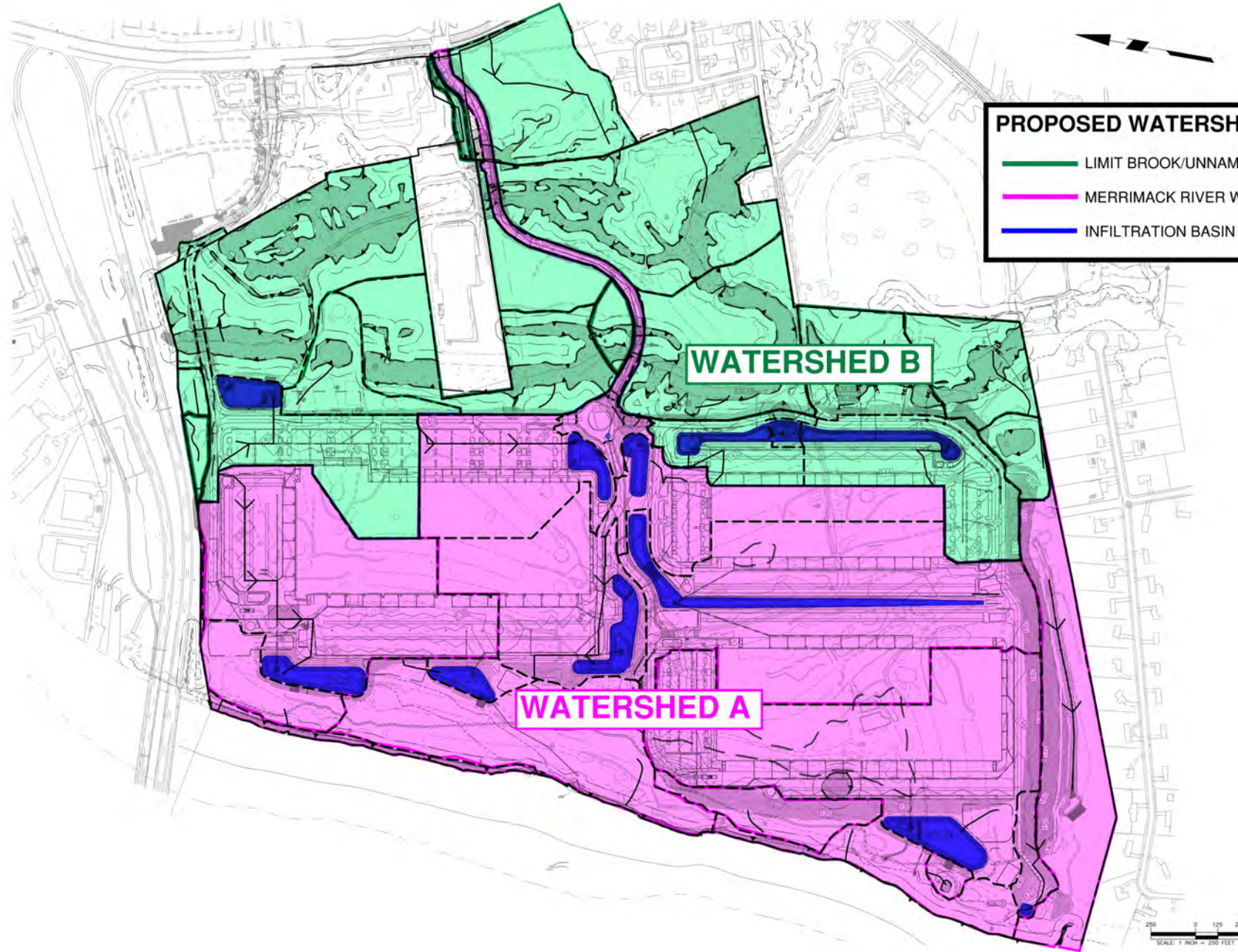
ADT: 4,114
AM: 544
PM: 755



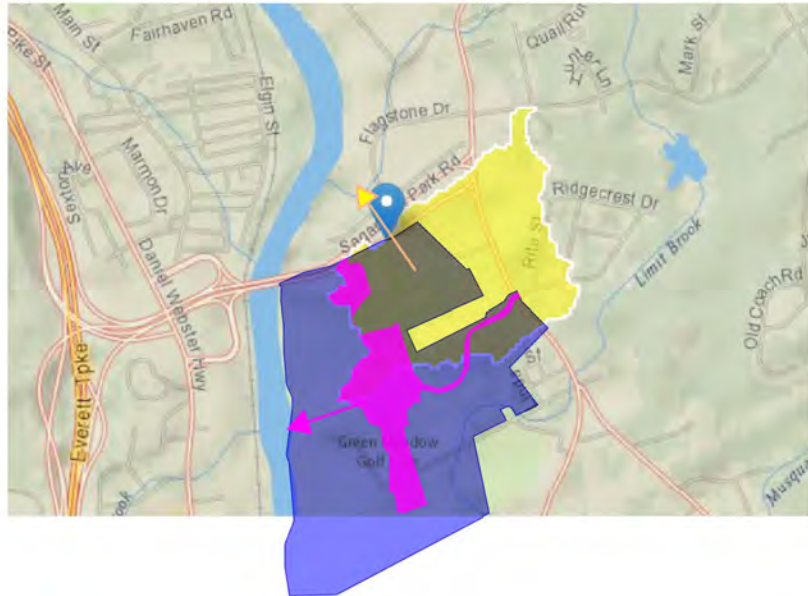
PROPOSED DEVELOPMENT



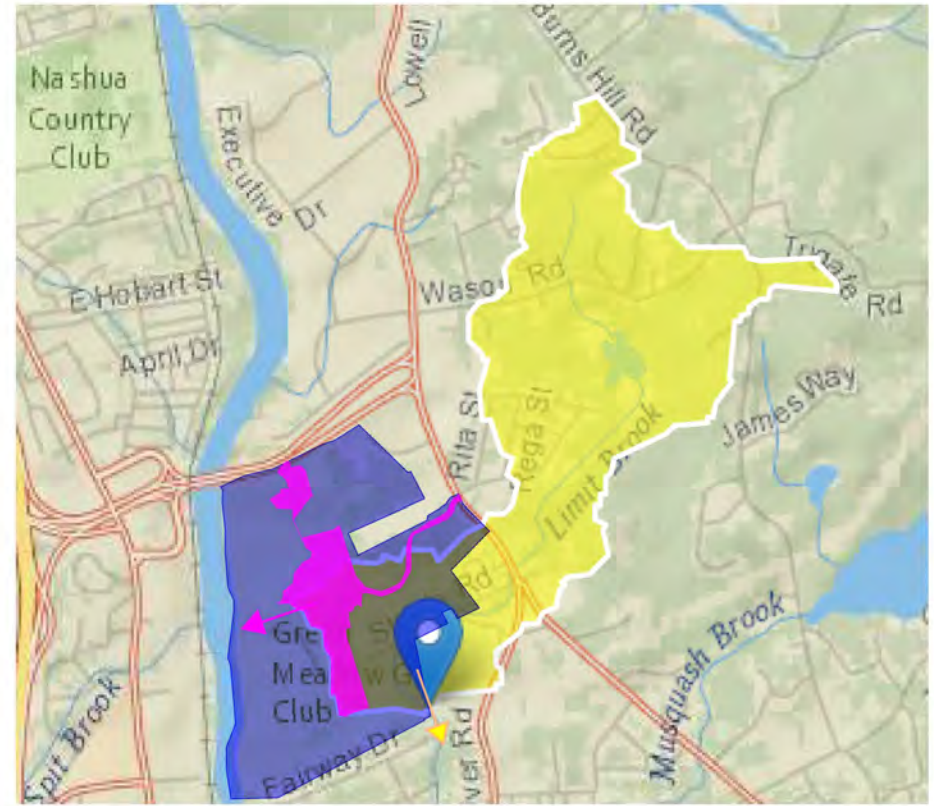




NORTHEASTERN UP-STREAM CONTRIBUTING WATERSHED



LIMIT BROOK UP-STREAM CONTRIBUTING WATERSHED



LEGEND

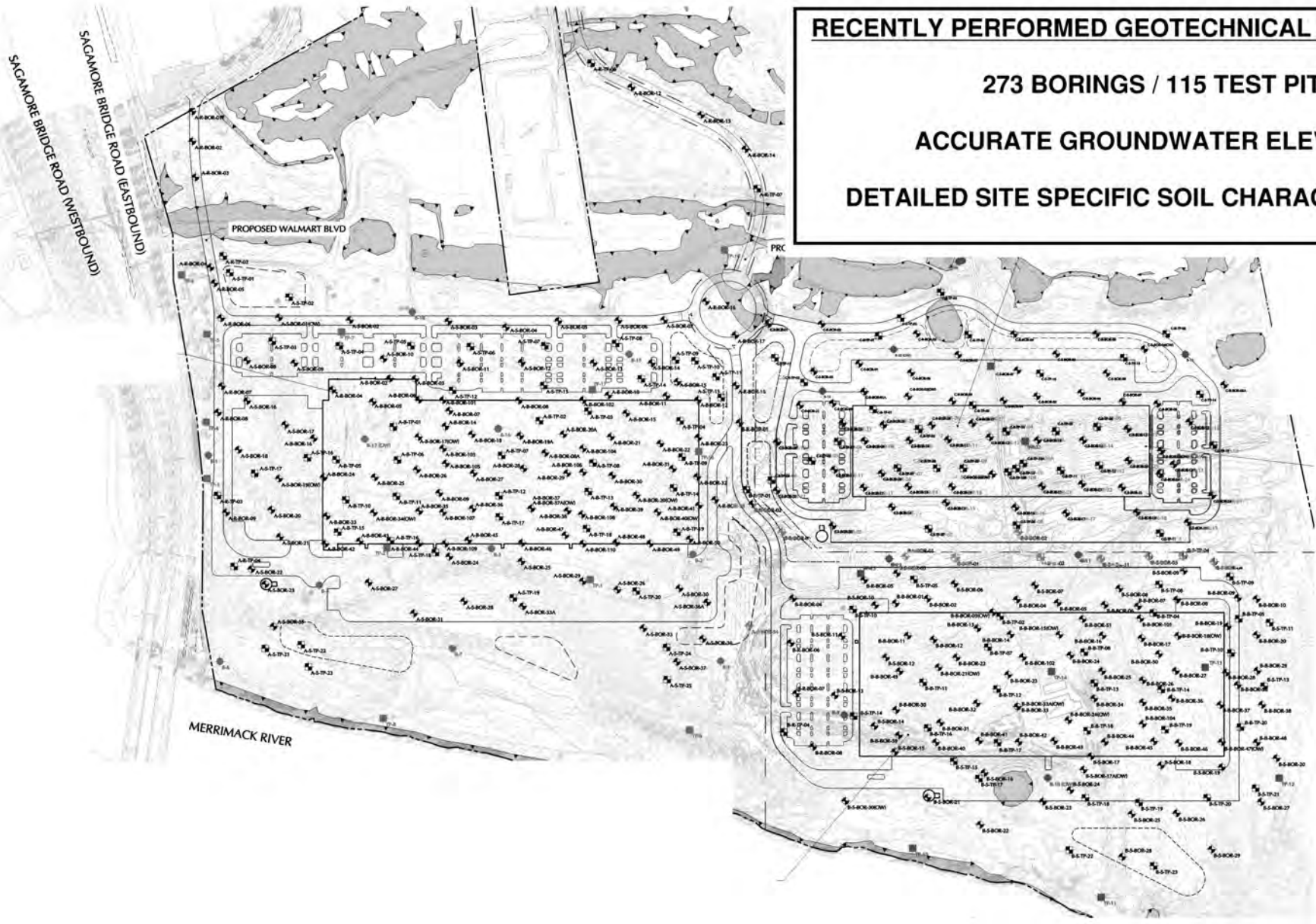
- █ UP-STREAM CONTRIBUTING AREA TO WATERSHED B
- █ PROJECT WATERSHED
- █ AREA BEING DIVERTED FROM WATERSHED B TO WATERSHED A

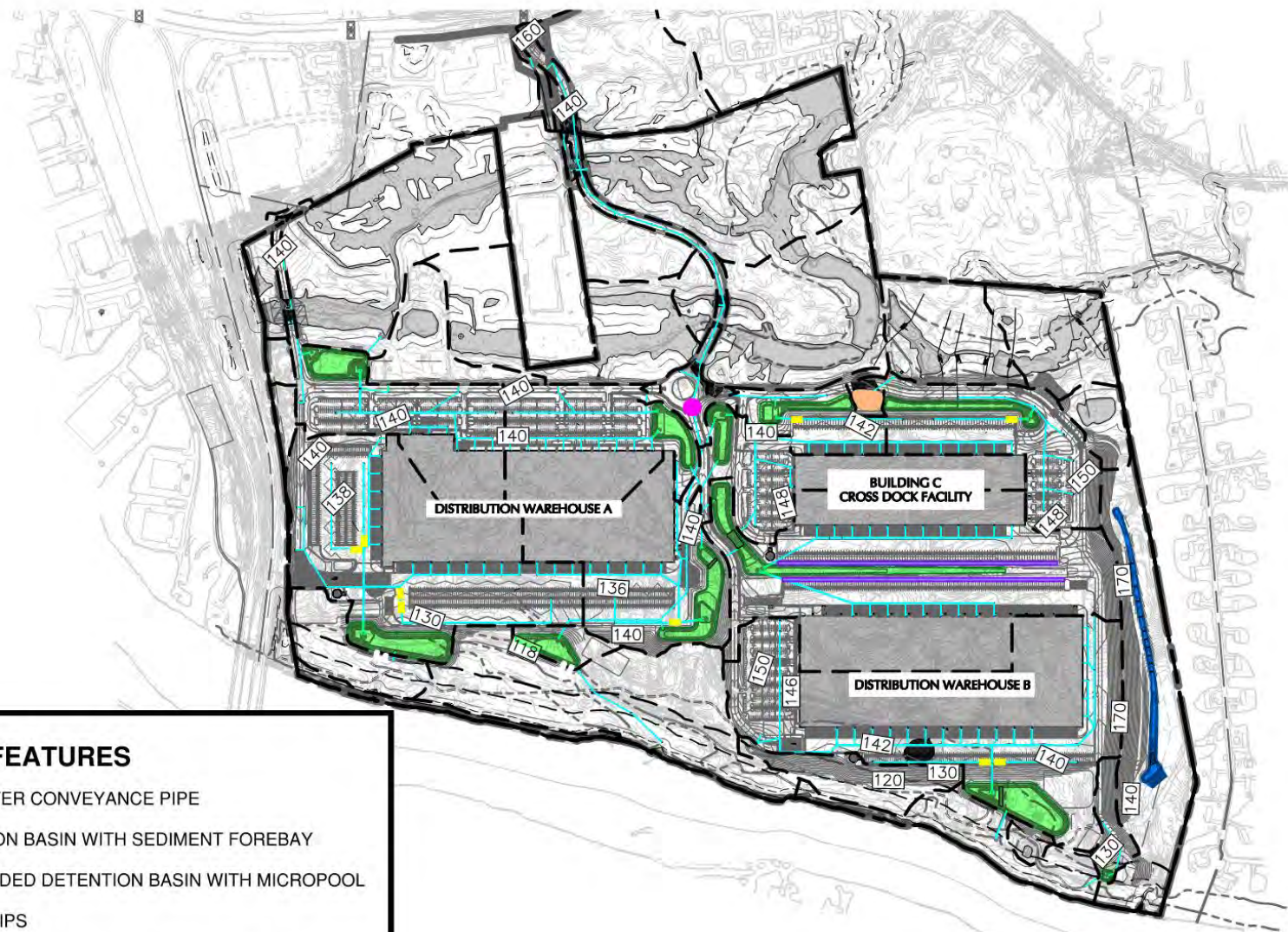
RECENTLY PERFORMED GEOTECHNICAL INVESTIGATION

273 BORINGS / 115 TEST PITS

ACCURATE GROUNDWATER ELEVATION

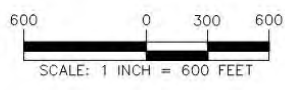
DETAILED SITE SPECIFIC SOIL CHARACTERIZATION





STORMWATER FEATURES

- STORMWATER CONVEYANCE PIPE
- INFILTRATION BASIN WITH SEDIMENT FOREBAY
- DRY EXTENDED DETENTION BASIN WITH MICROPOOL
- FILTER STRIPS
- HYDRODYNAMIC SEPARATOR (PROPRIETARY FLOW-THROUGH STRUCTURE)
- OIL WATER SEPARATOR
- GRASS SWALE WITH CHECK DAMS & LEVEL SPREADER





GRASS SWALE WITH STONE CHECK DAMS AND LEVEL SPREADER



INFILTRATION BASIN WITH SEDIMENT FOREBAY



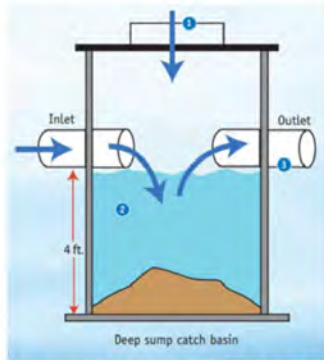
DRY EXTENDED DETENTION BASIN WITH MICROPOL



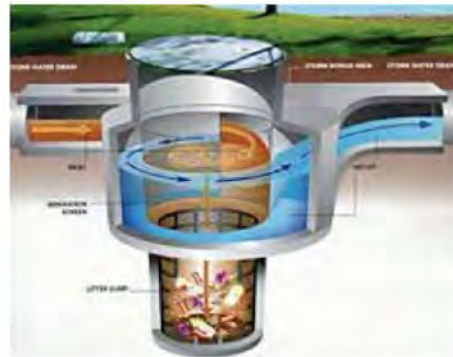
VEGETATED FILTER STRIP



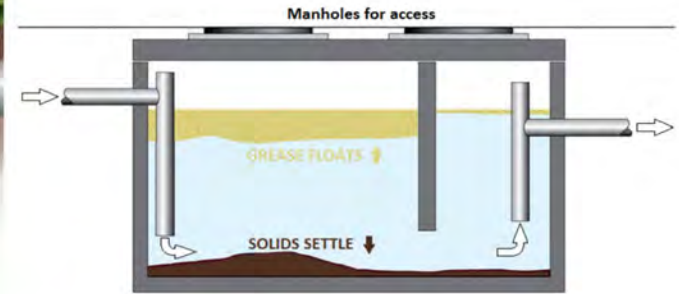
PREFORMED SCOUR HOLES



4 FT DEEP SUMP CATCH BASINS



HYDRODYNAMIC SEPARATOR



OIL WATER SEPARATOR

PROVIDING BENEFIT BUT EXCLUDED FROM CALCULATIONS

- VEGETATED / STONE FILTER STRIP
- GRASS SWALE WITH CHECK DAMS & LEVEL SPREADER
- MULTI-POND LAYOUT
- OIL WATER SEPARATORS
- BMPs TARGET PHOSPHORUS & NUTRIENT REMOVAL

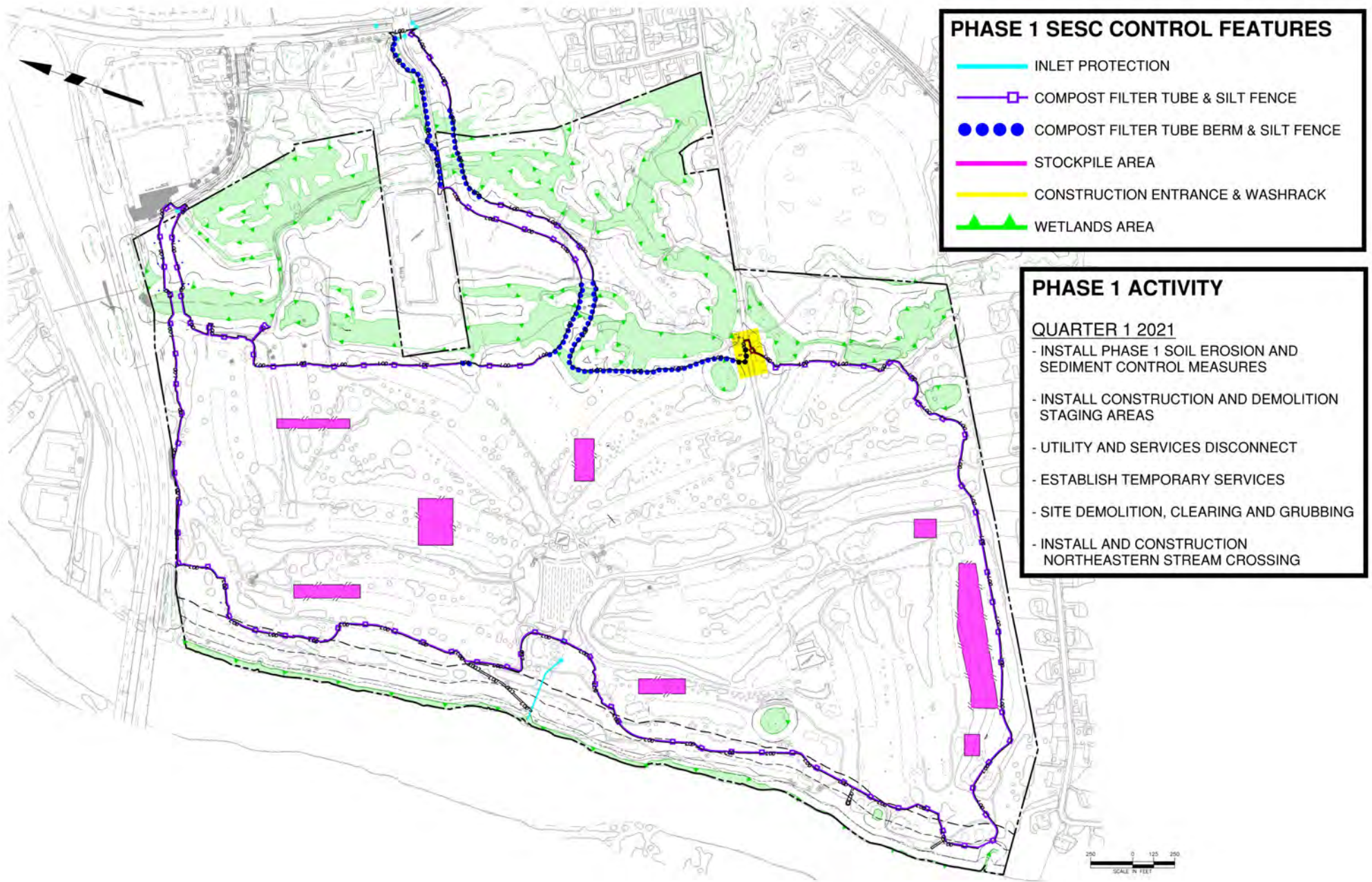
MEET OR EXCEED TOWN OF HUDSON AND STATE OF NEW HAMPSHIRE REGULATION

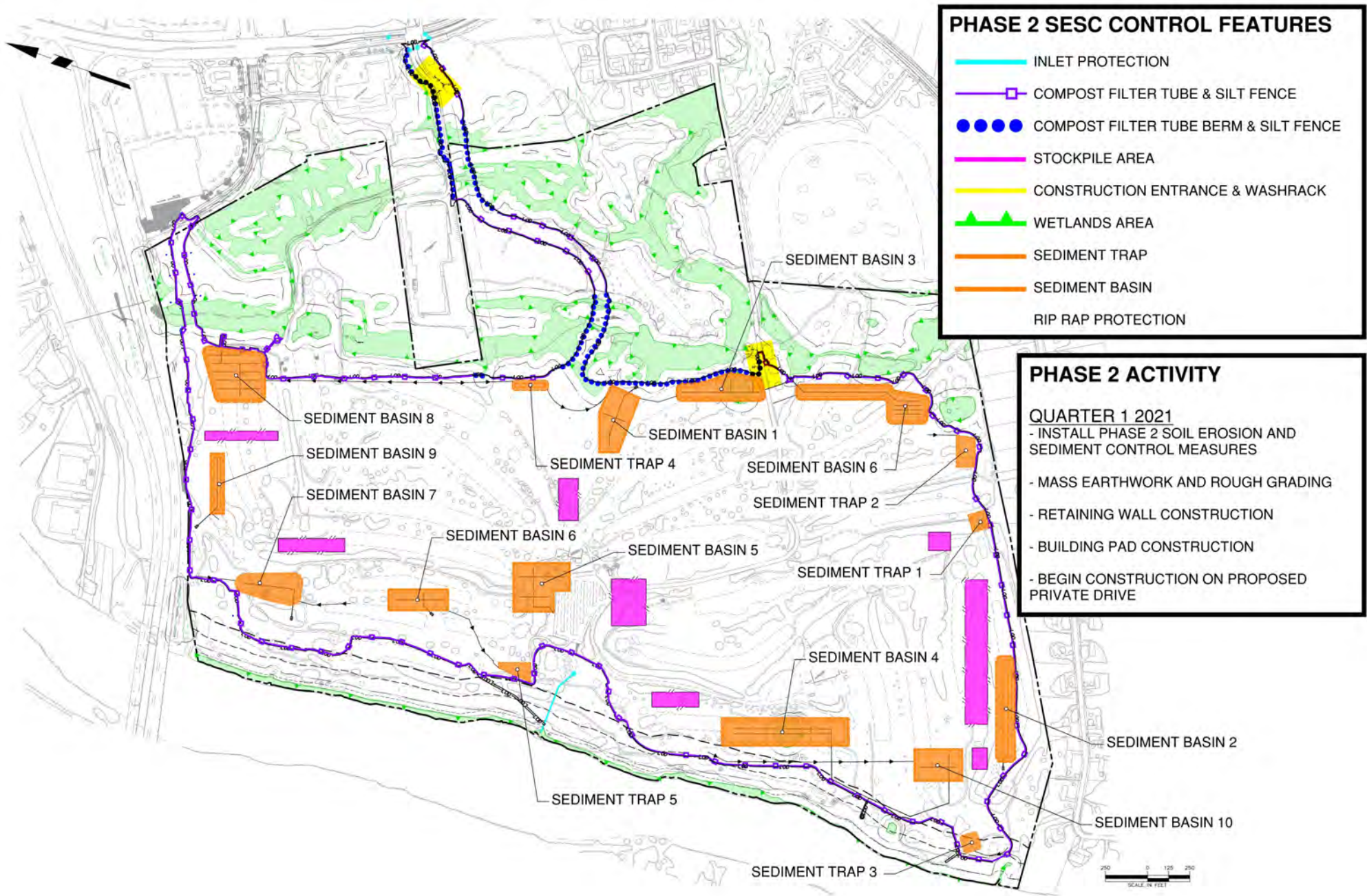
±125% OF REQUIRED VOLUME TREATED
±470% OF REQUIRED GRv PROVIDED

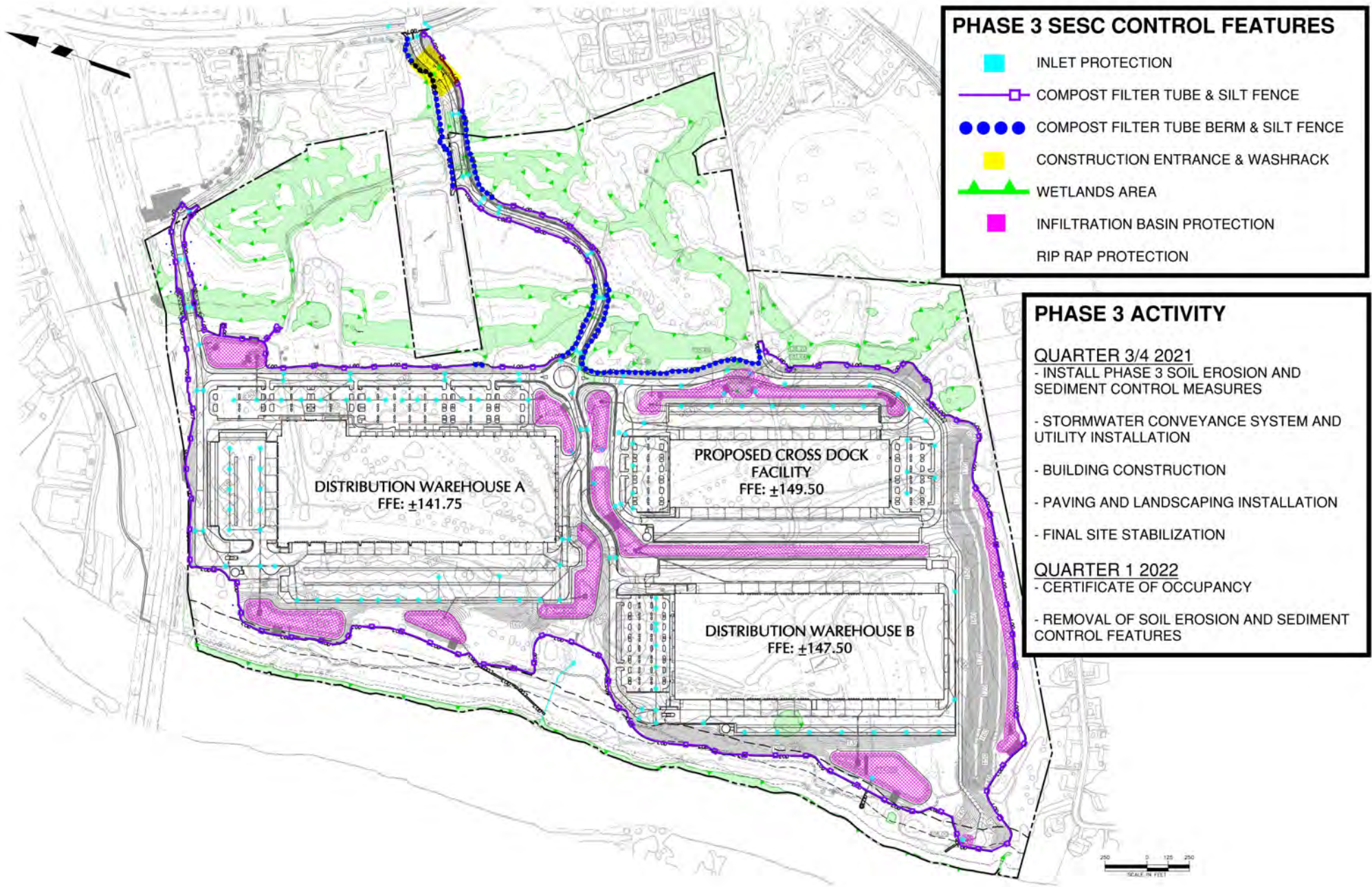
Water Quality Volume & Groundwater Recharge Compliance (CF)

WQv		In Excess of Required
Required	497,586	
90% TSS Provided	599,476	101,890
80% TSS Provided	30,000	30,000
TBD% TSS Dry Ext. Det.	20,017	20,017

GRv		In Excess of Required
Required	125,228	
Total Provided	589,121	463,893







PHASE 3 SESC CONTROL FEATURES

- INLET PROTECTION
- COMPOST FILTER TUBE & SILT FENCE
- COMPOST FILTER TUBE BERM & SILT FENCE
- CONSTRUCTION ENTRANCE & WASHRACK
- ▲▲▲ WETLANDS AREA
- INFILTRATION BASIN PROTECTION
- RIP RAP PROTECTION

PHASE 3 ACTIVITY

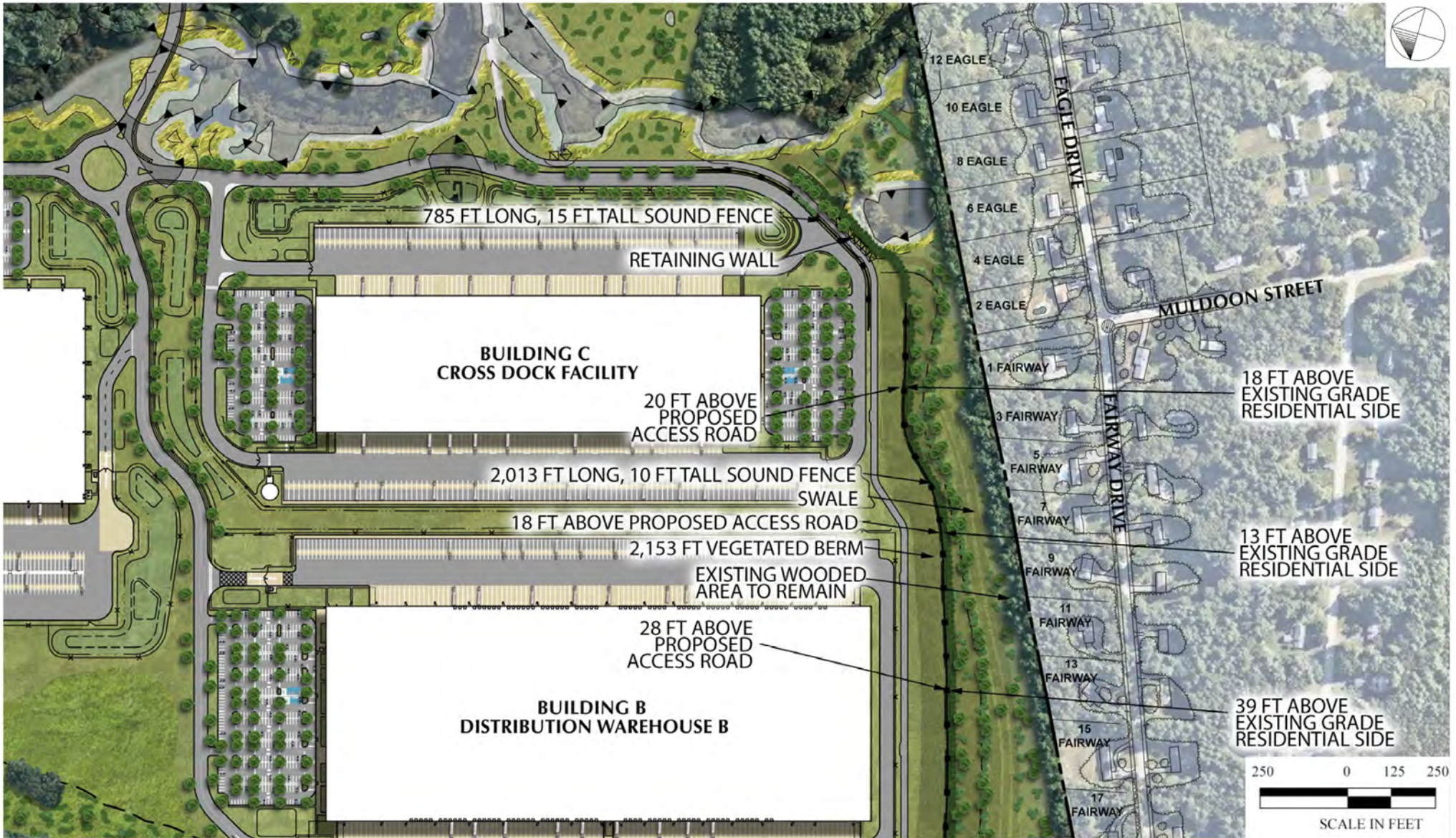
QUARTER 3/4 2021

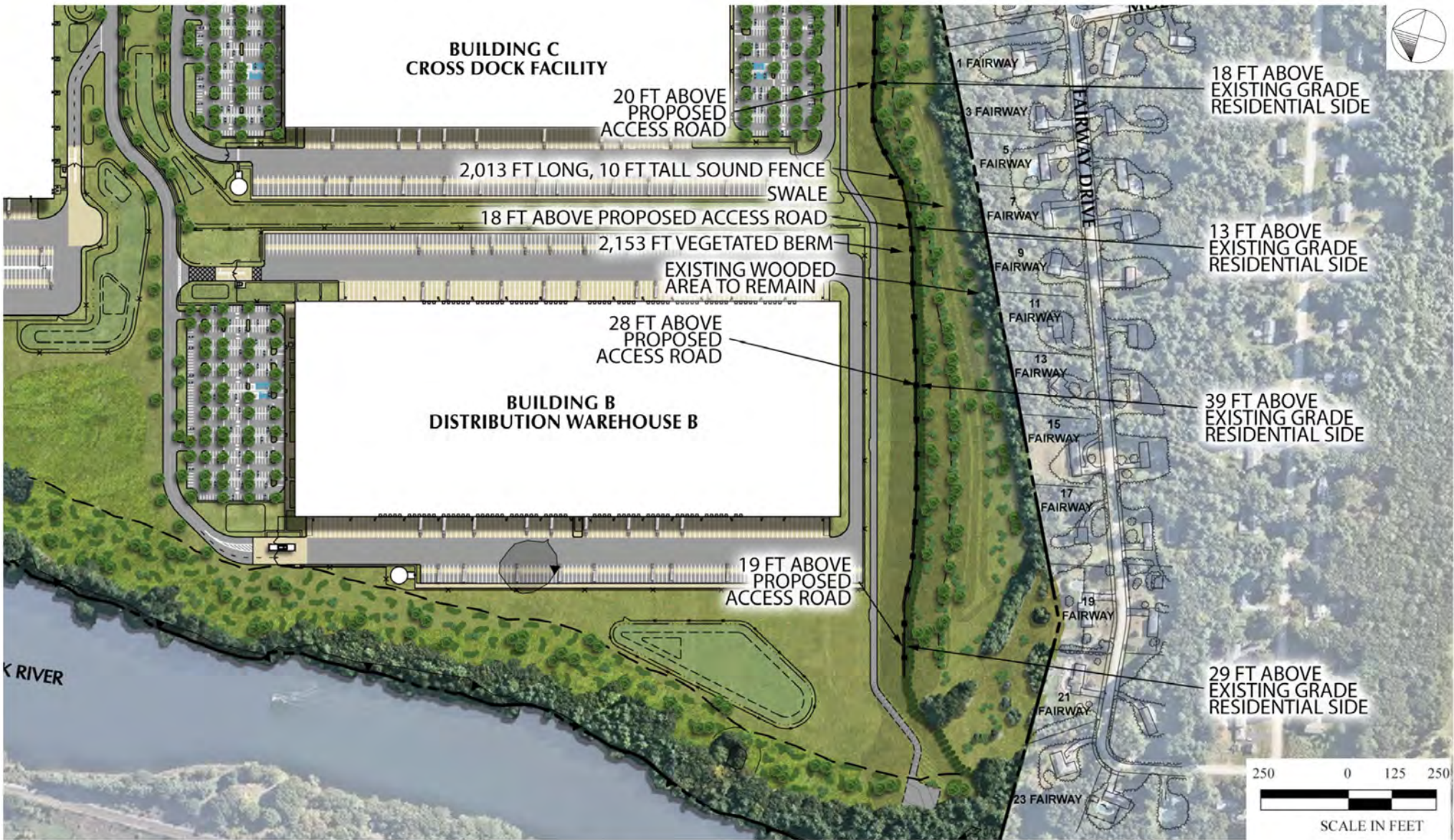
- INSTALL PHASE 3 SOIL EROSION AND SEDIMENT CONTROL MEASURES
- STORMWATER CONVEYANCE SYSTEM AND UTILITY INSTALLATION
- BUILDING CONSTRUCTION
- PAVING AND LANDSCAPING INSTALLATION
- FINAL SITE STABILIZATION

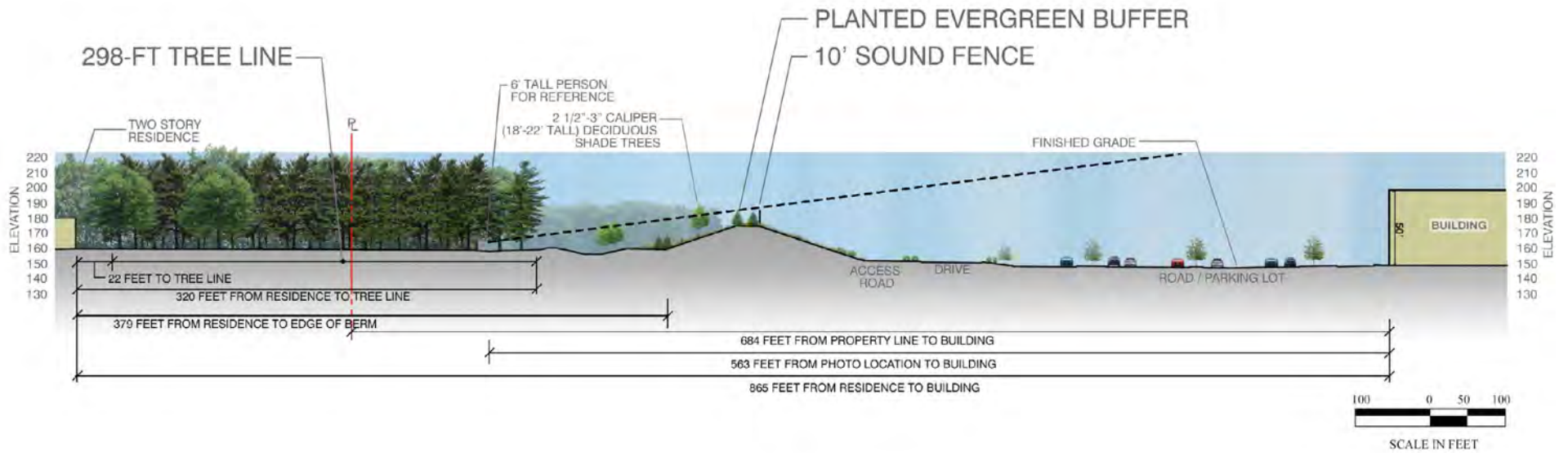
QUARTER 1 2022

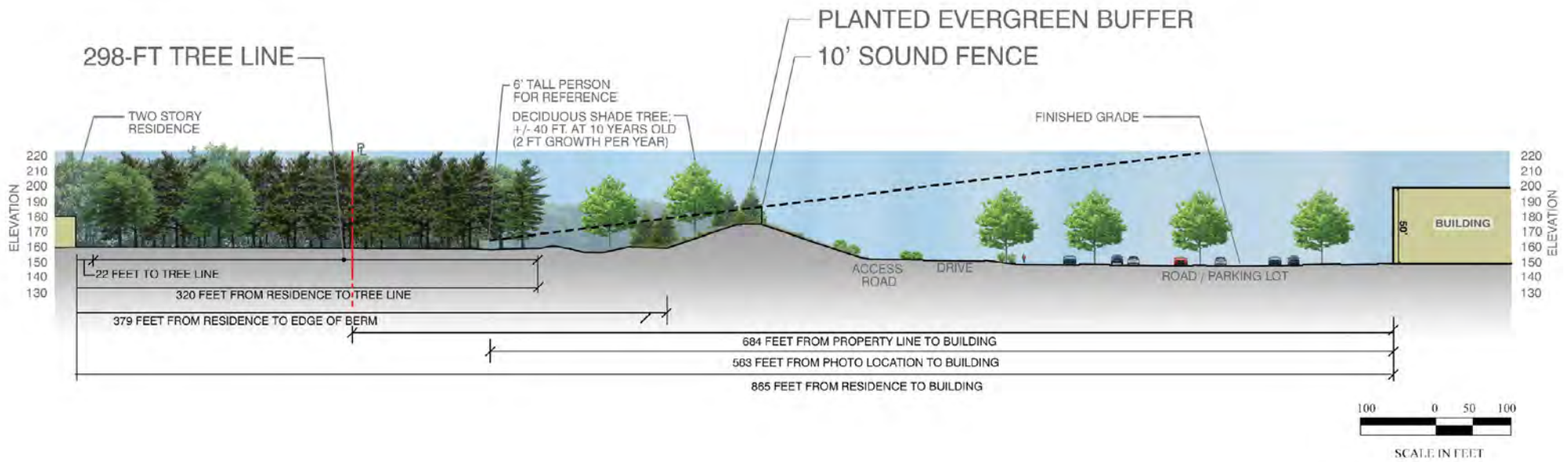
- CERTIFICATE OF OCCUPANCY
- REMOVAL OF SOIL EROSION AND SEDIMENT CONTROL FEATURES



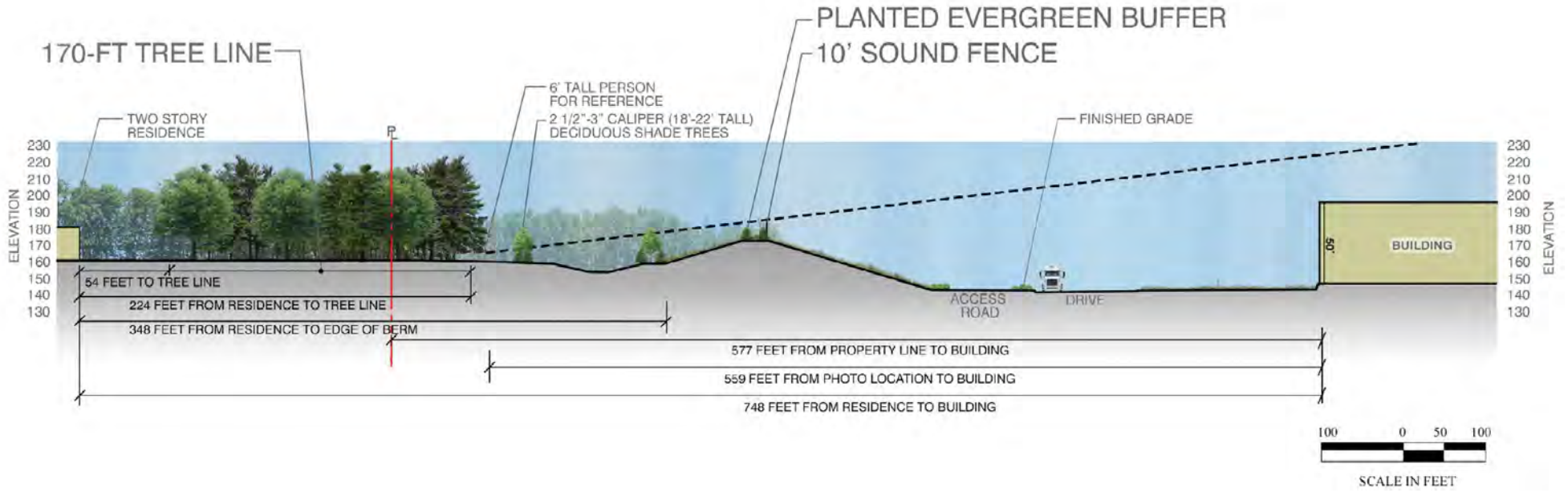
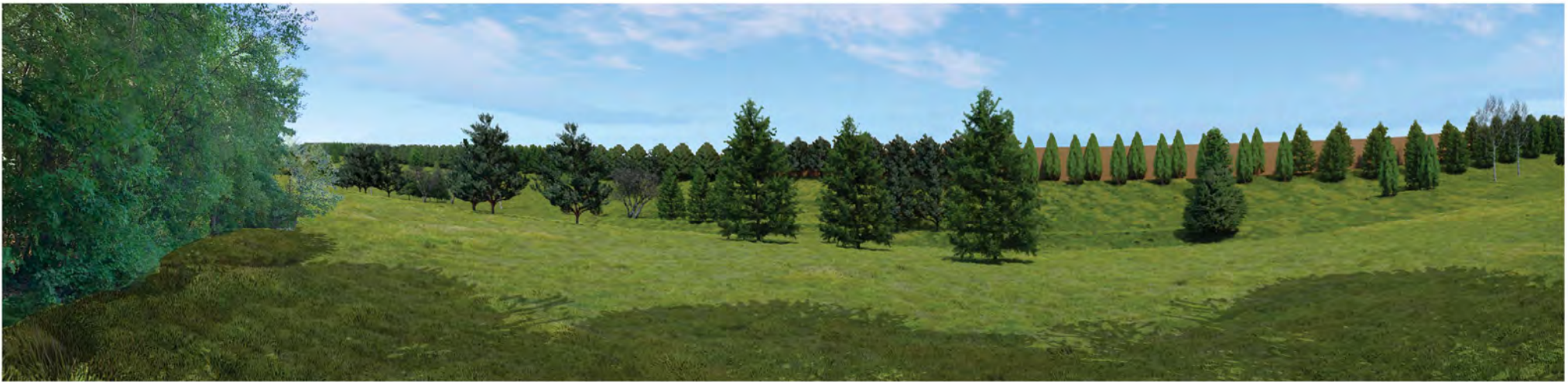


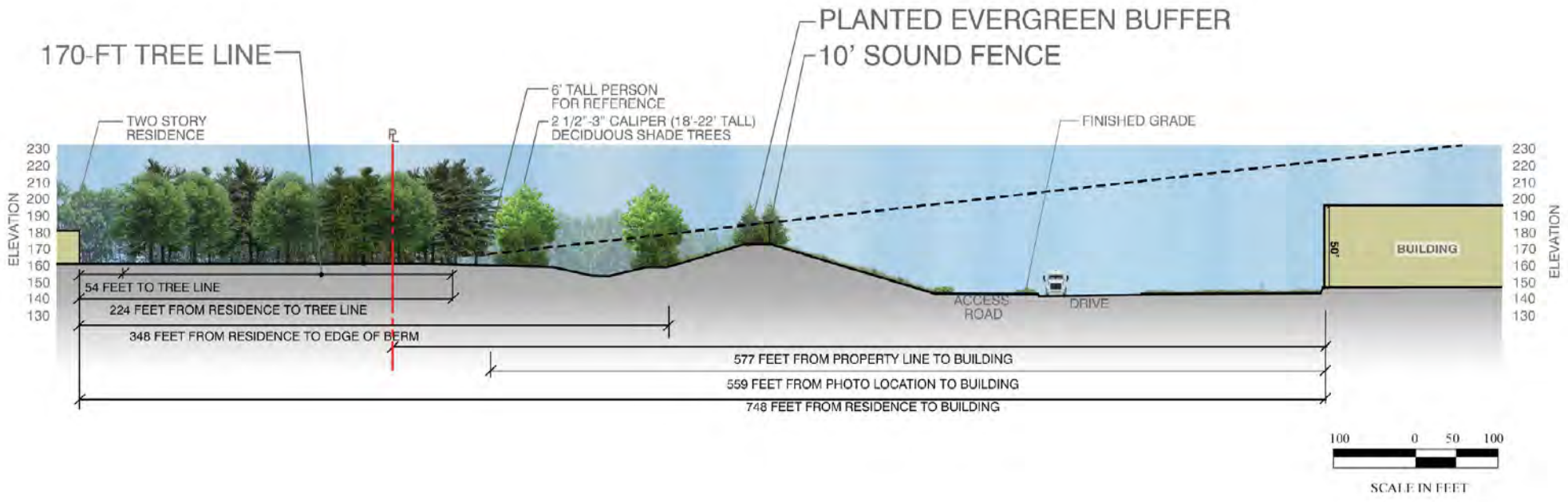


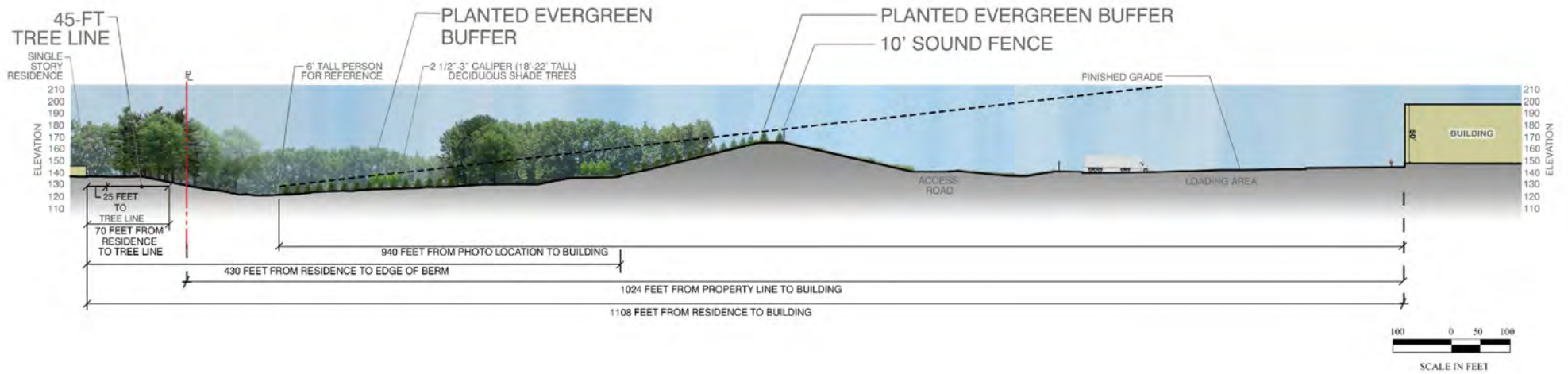
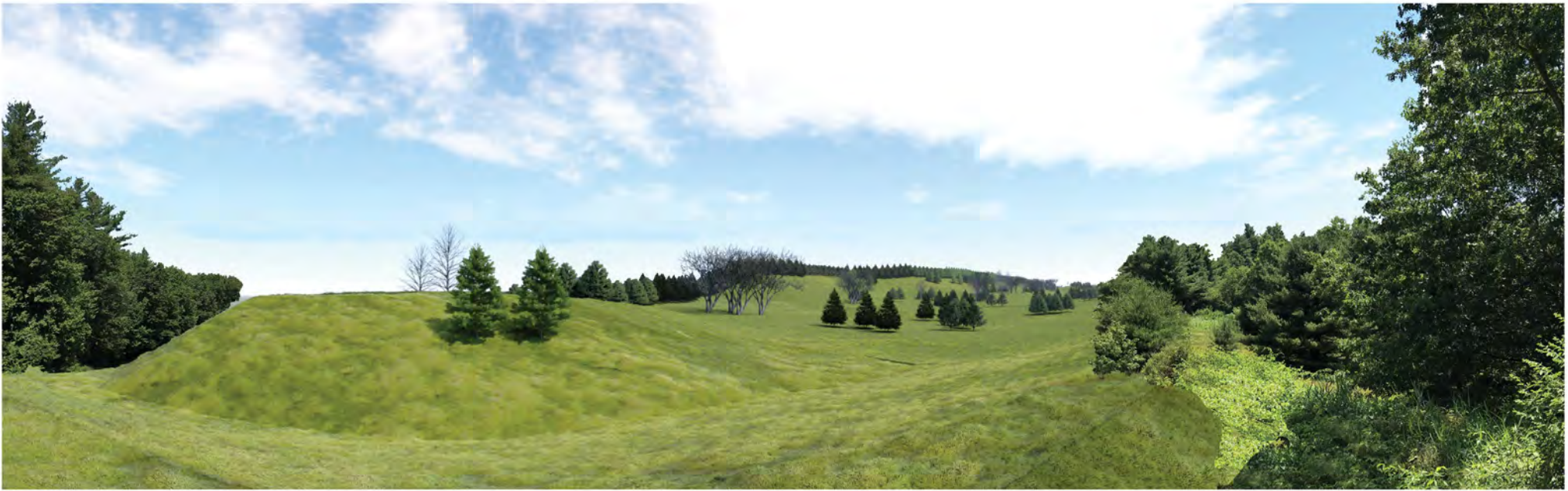


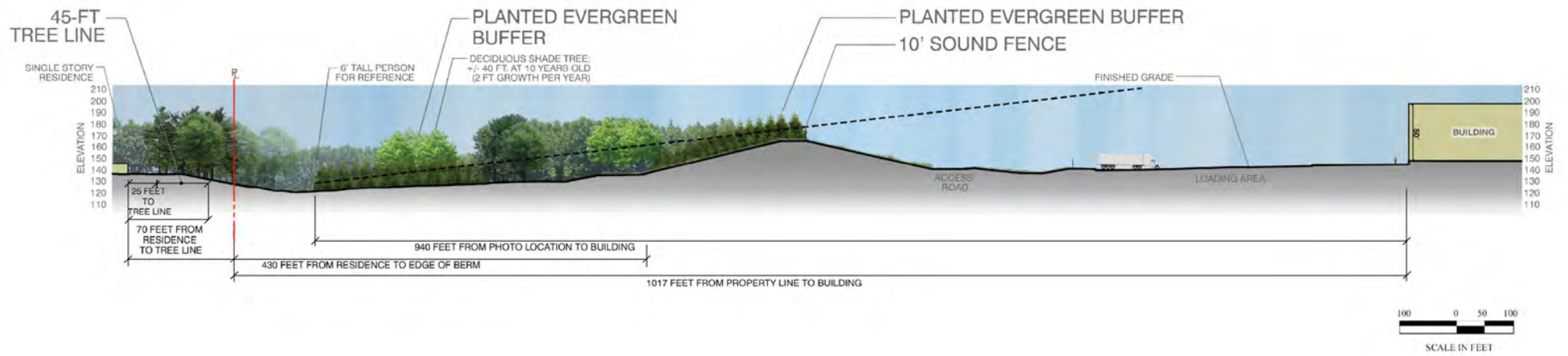


BUFFER / SCREENING WITH BERM AND FENCES



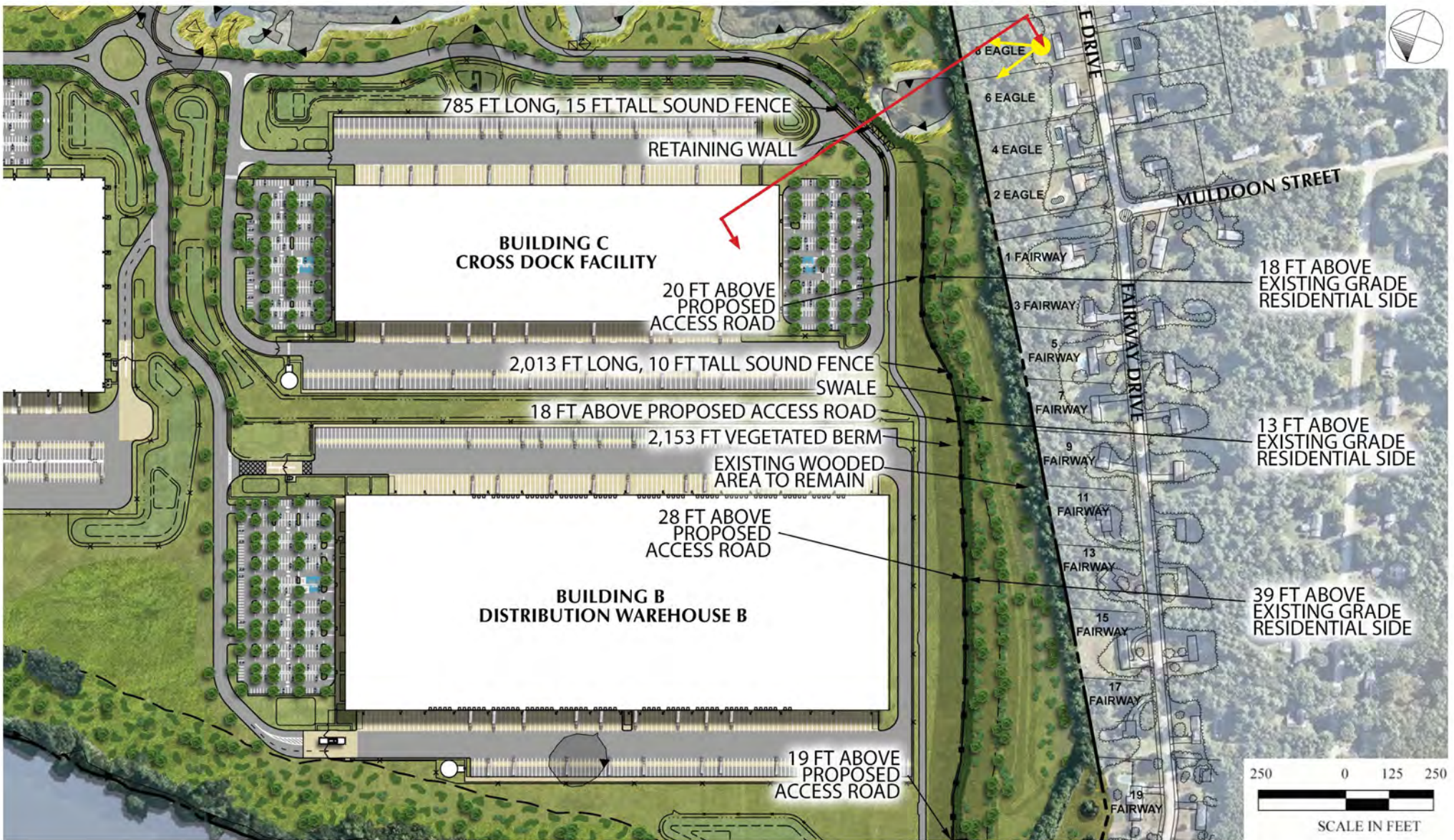


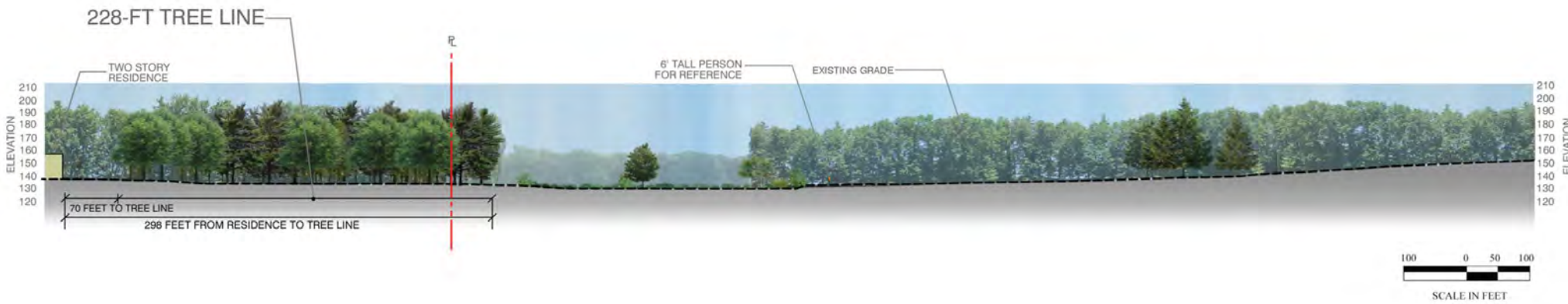






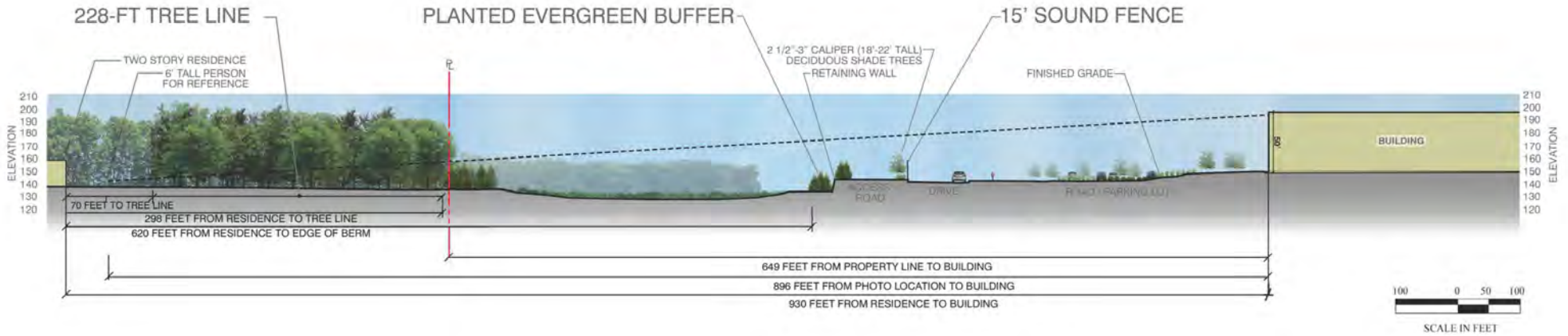
SIGHT LINE STUDY





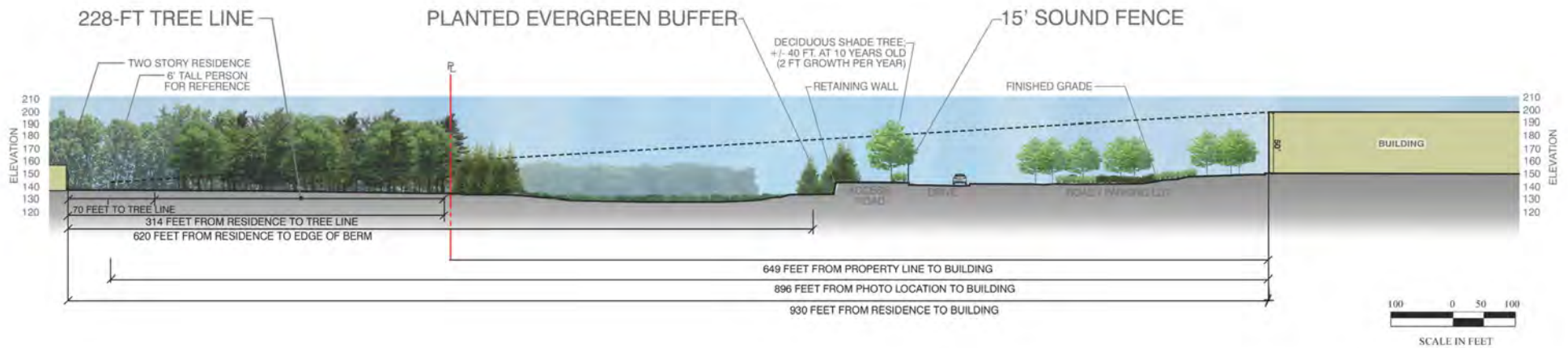


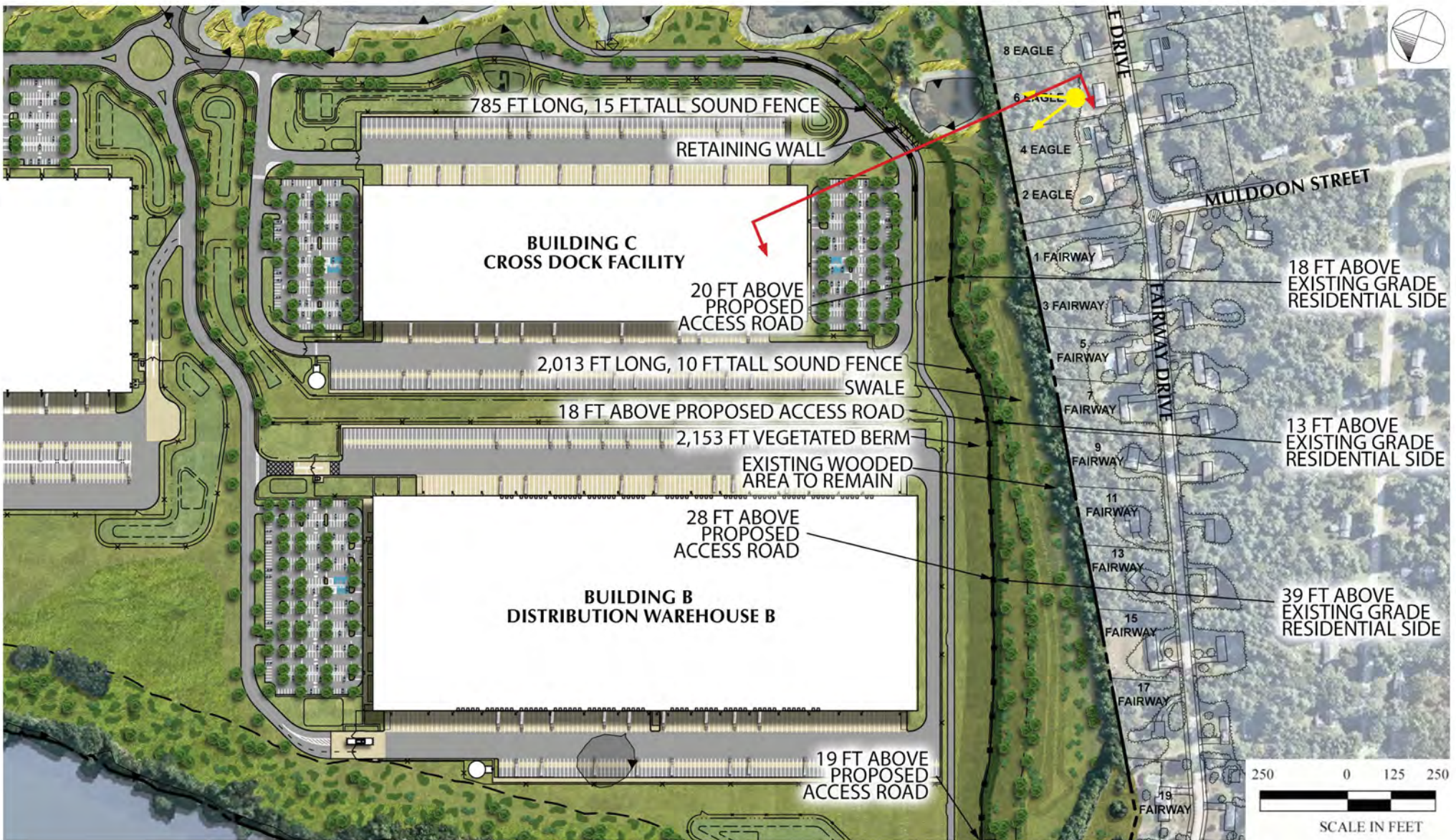
EXISTING WOODED
AREA TO REMAIN



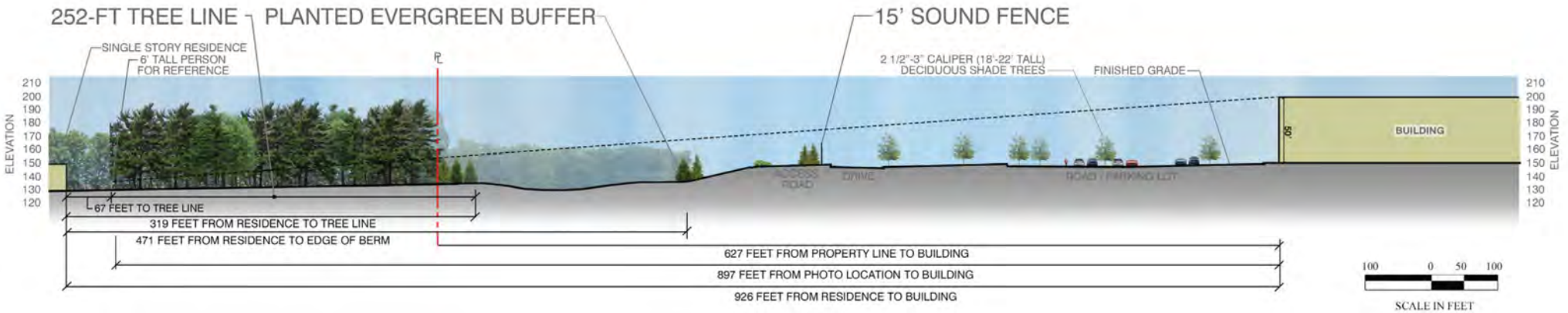


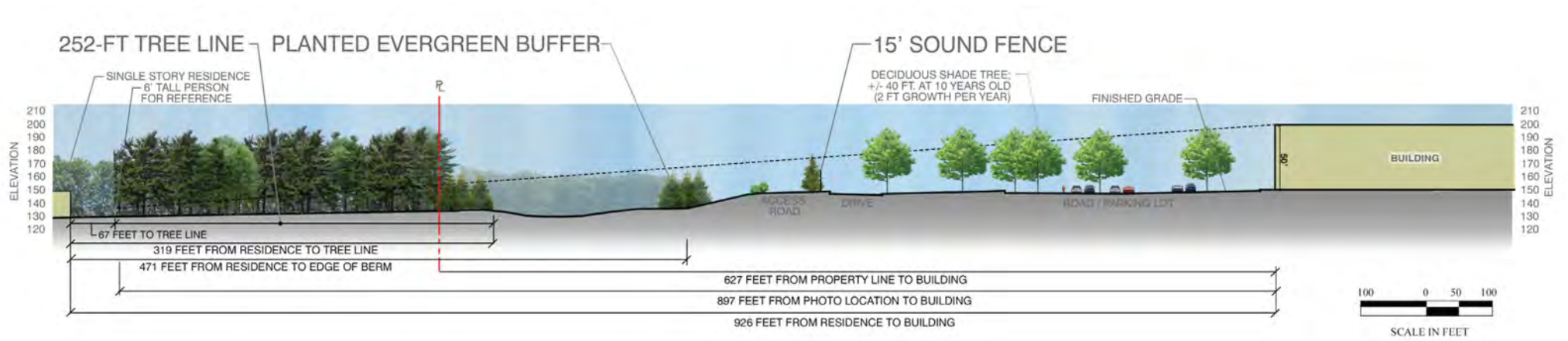
EXISTING WOODED
AREA TO REMAIN

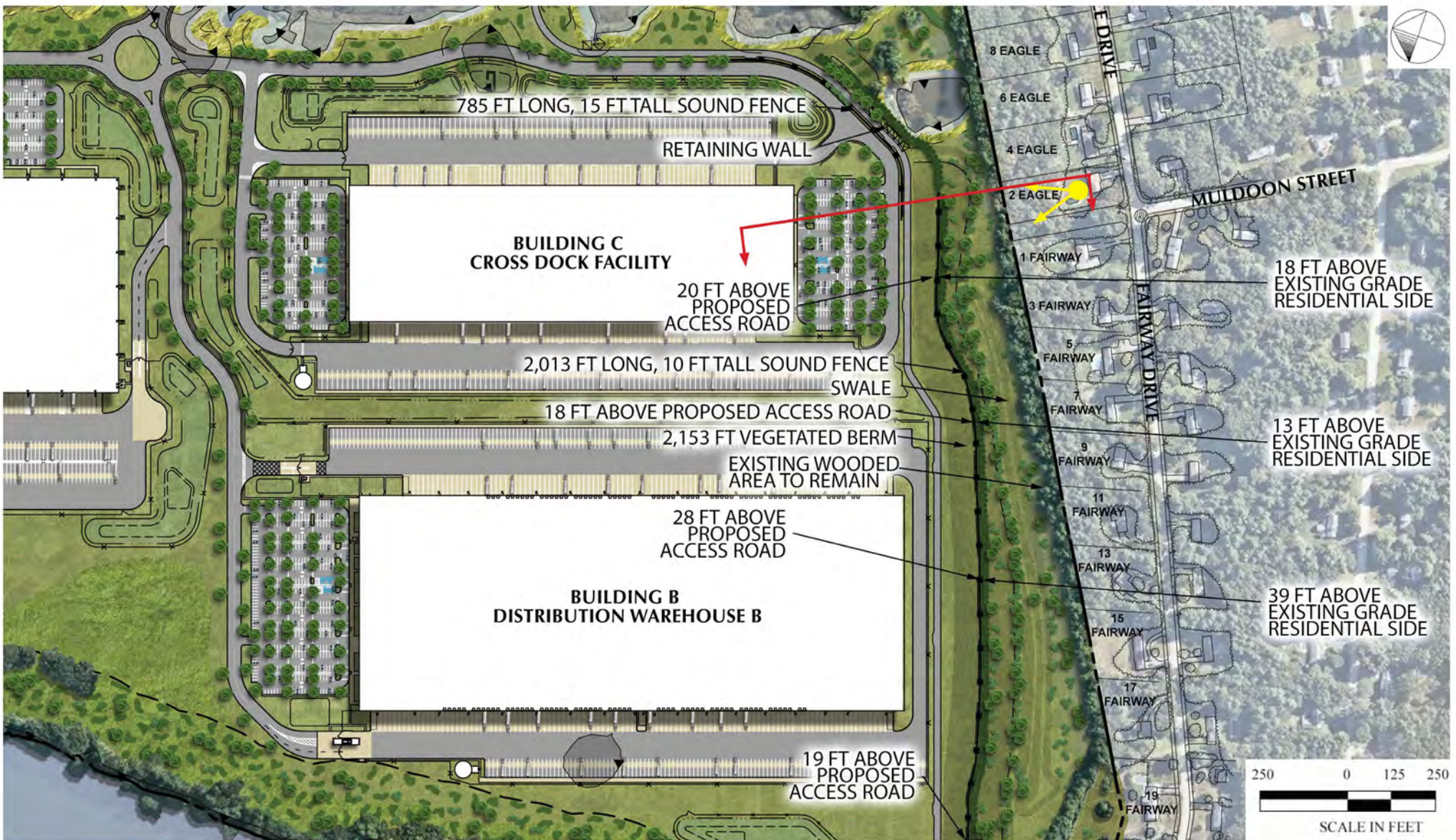


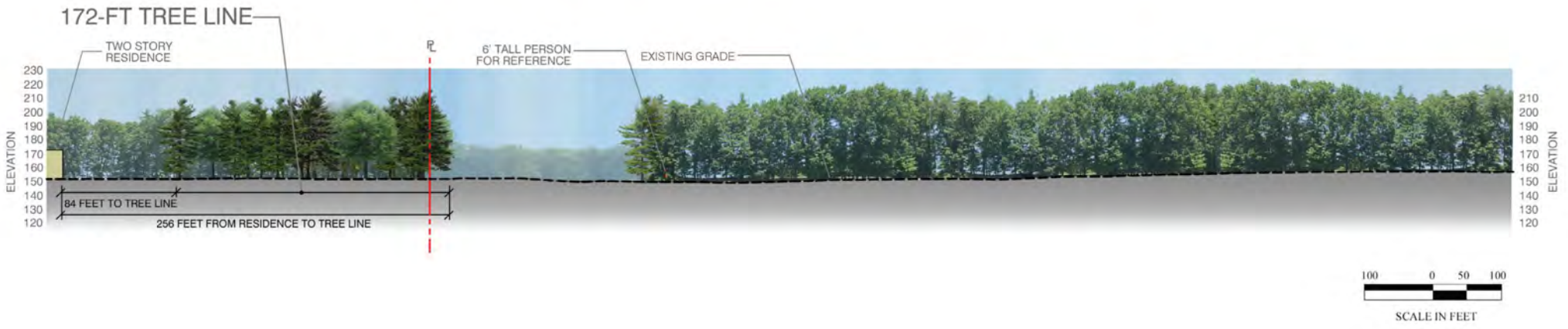


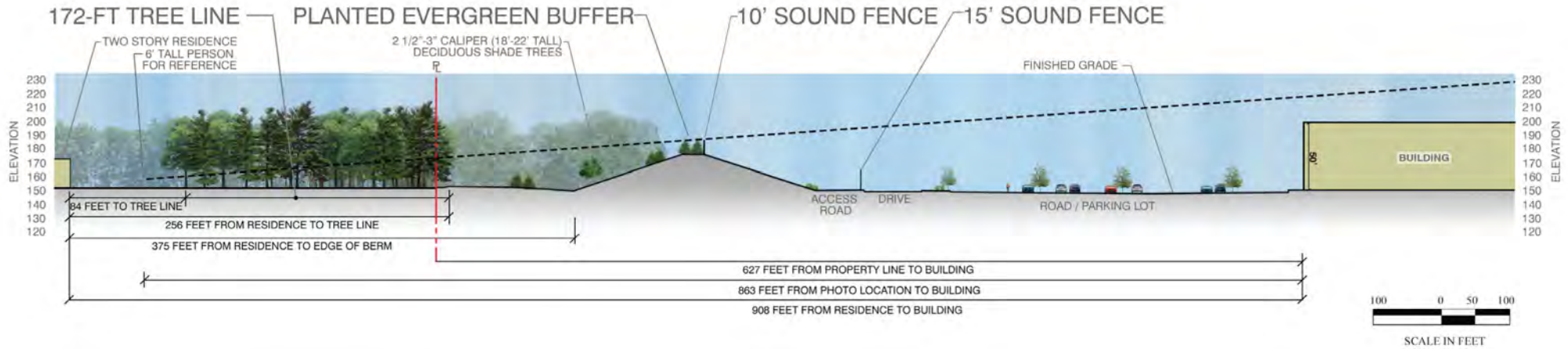


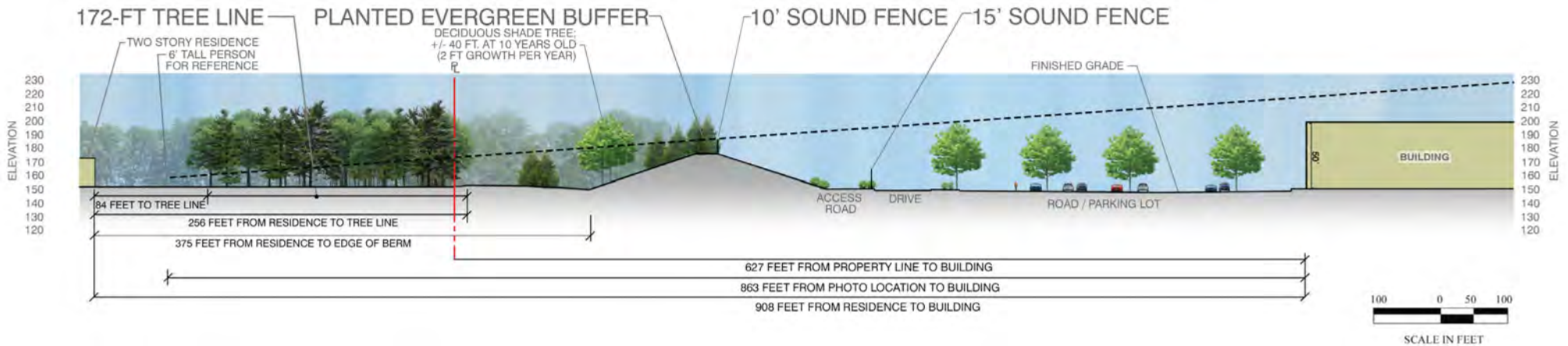




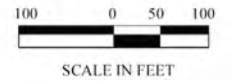
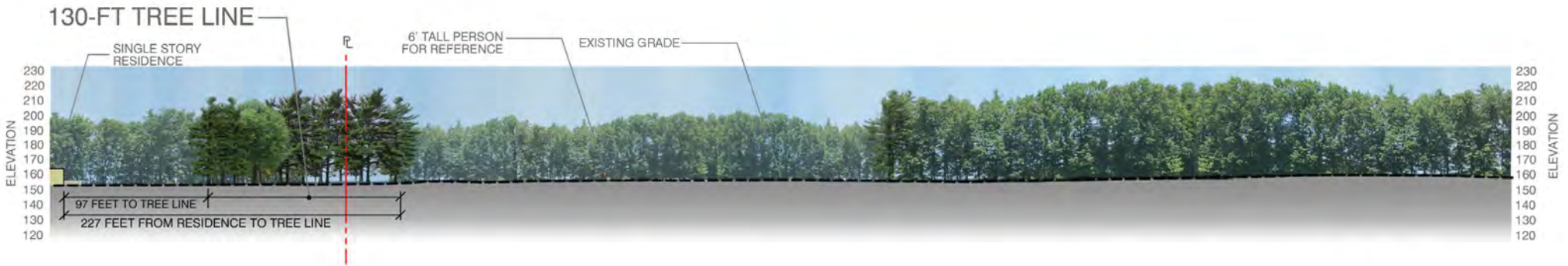


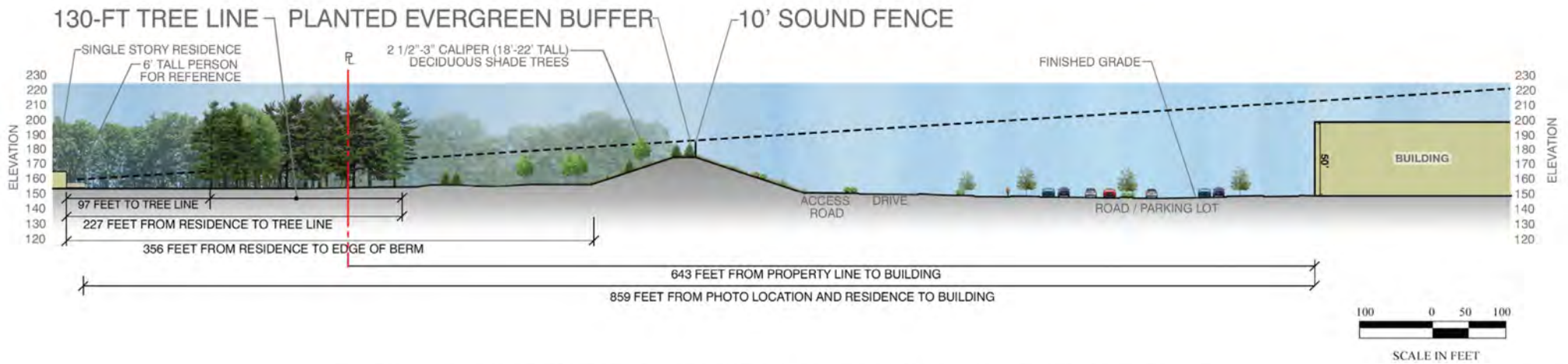


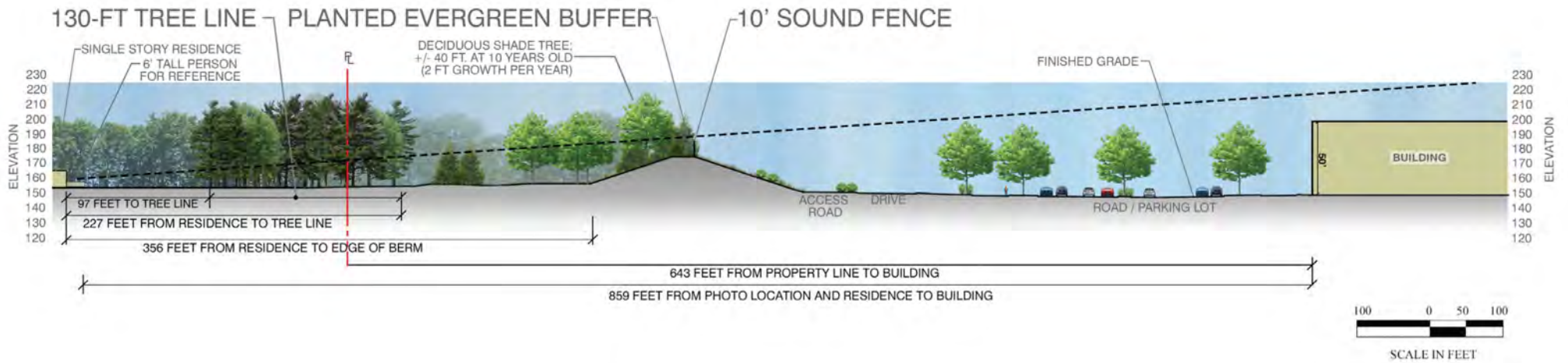


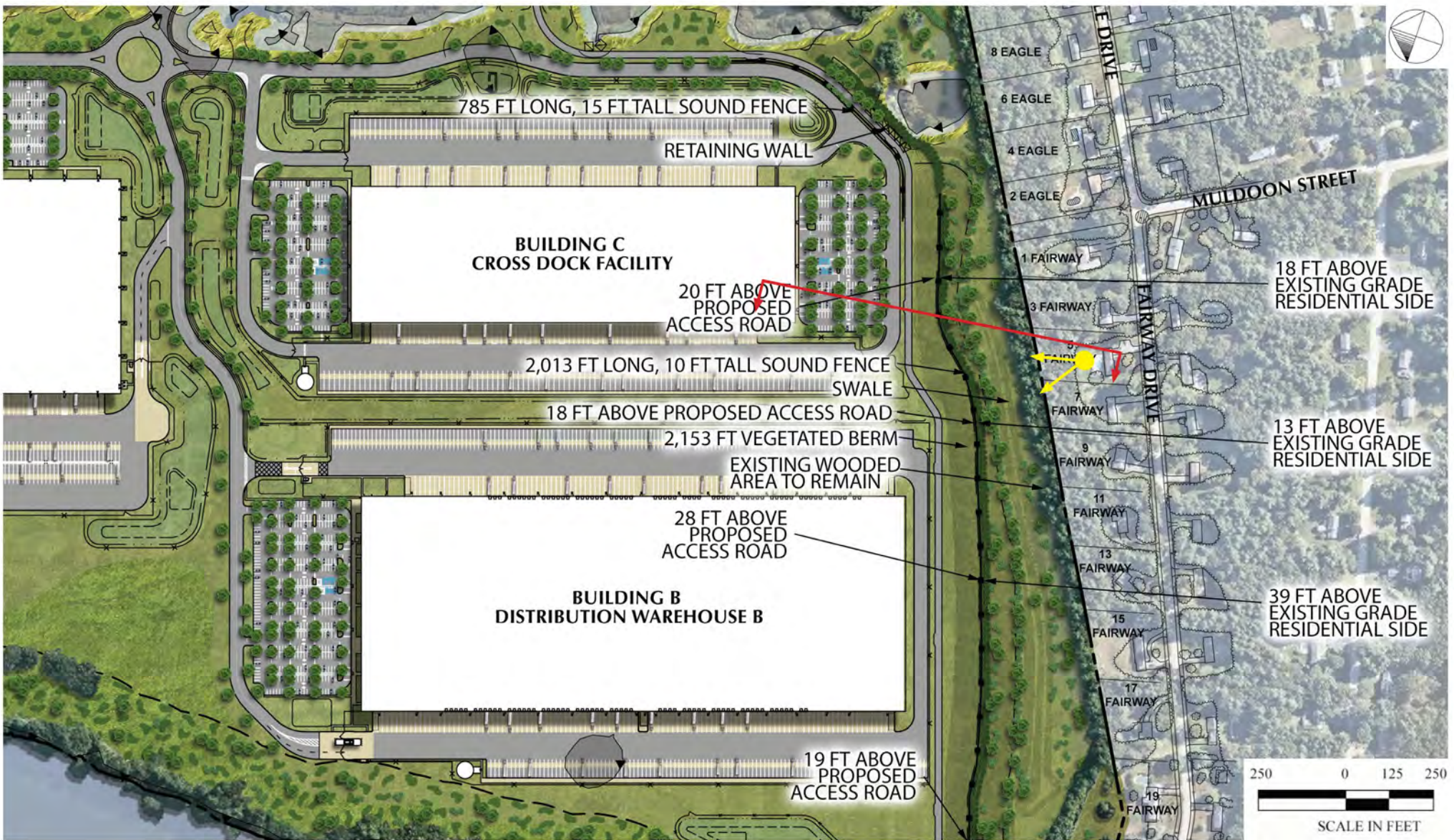


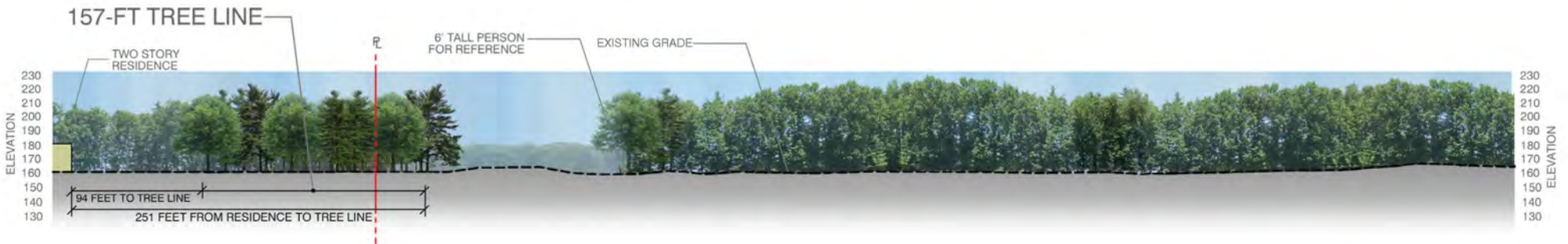


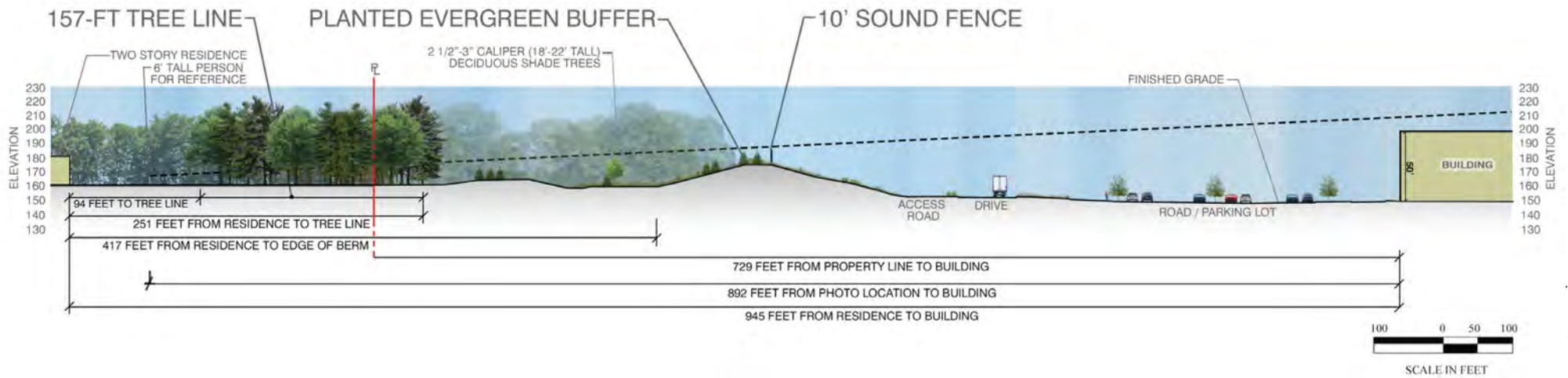


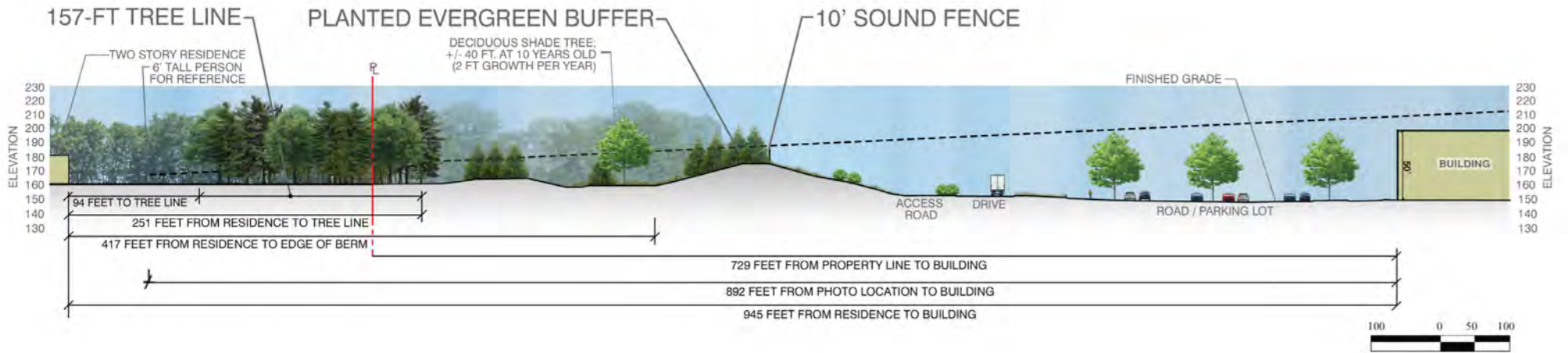






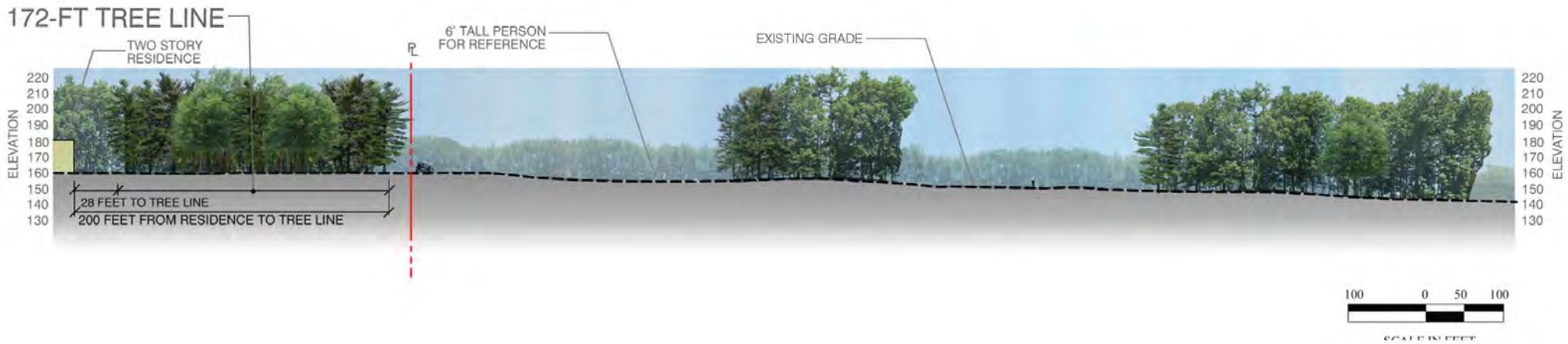


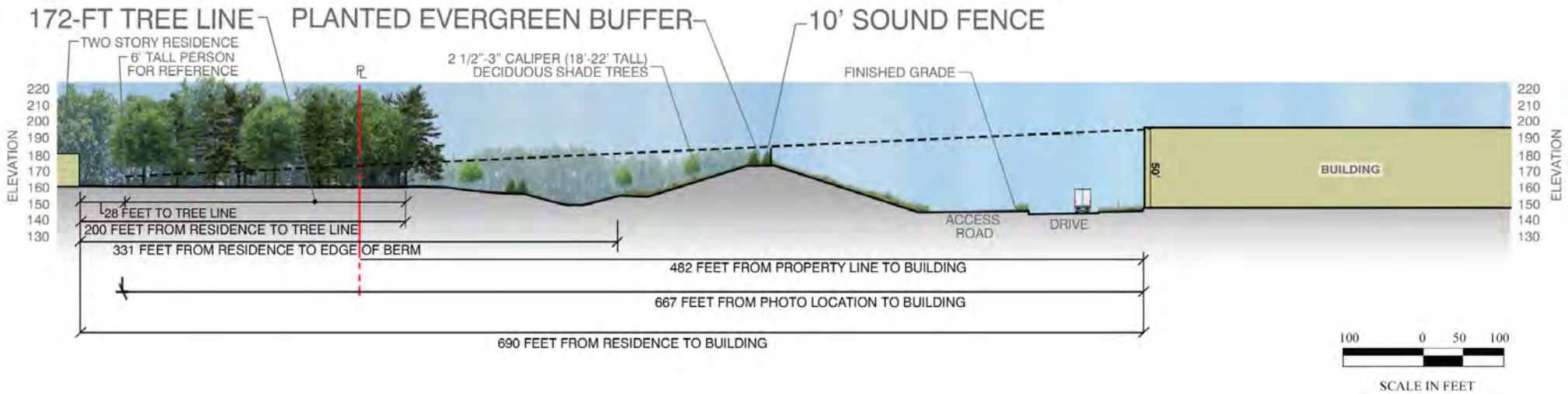


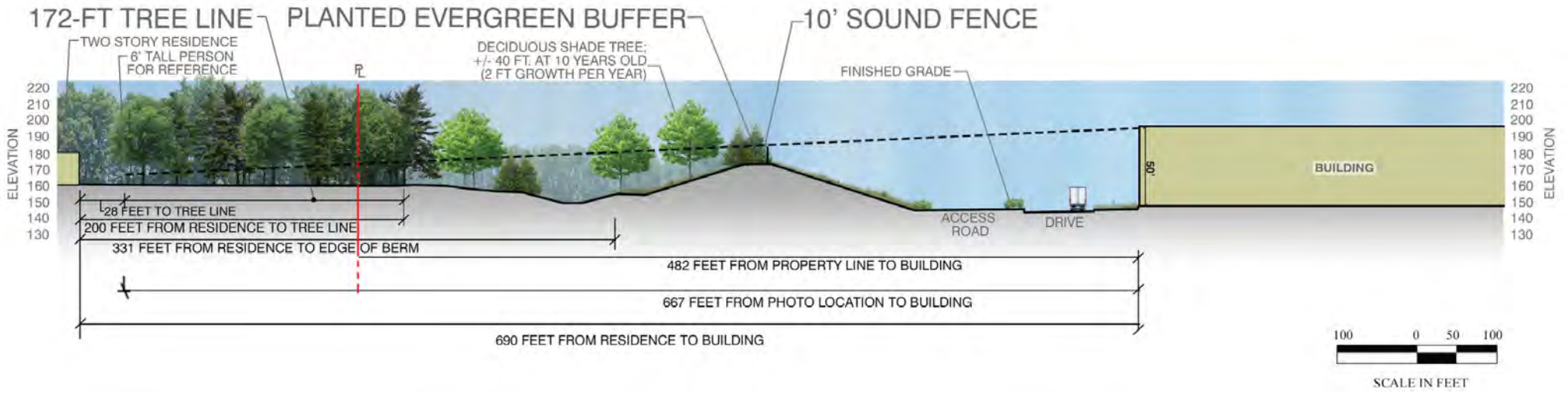


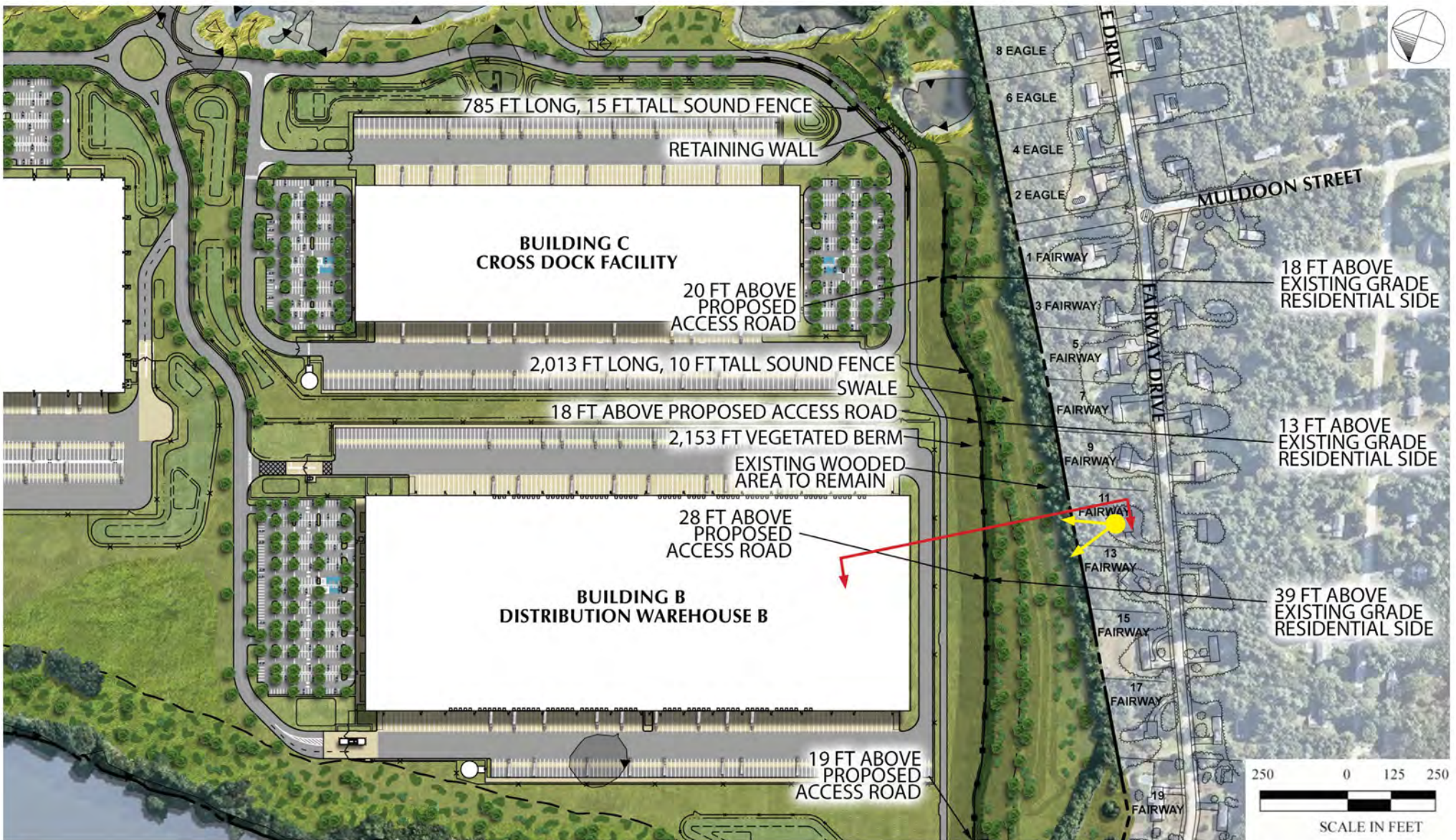


SIGHT LINE STUDY – 9 FAIRWAY DR



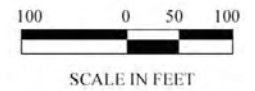


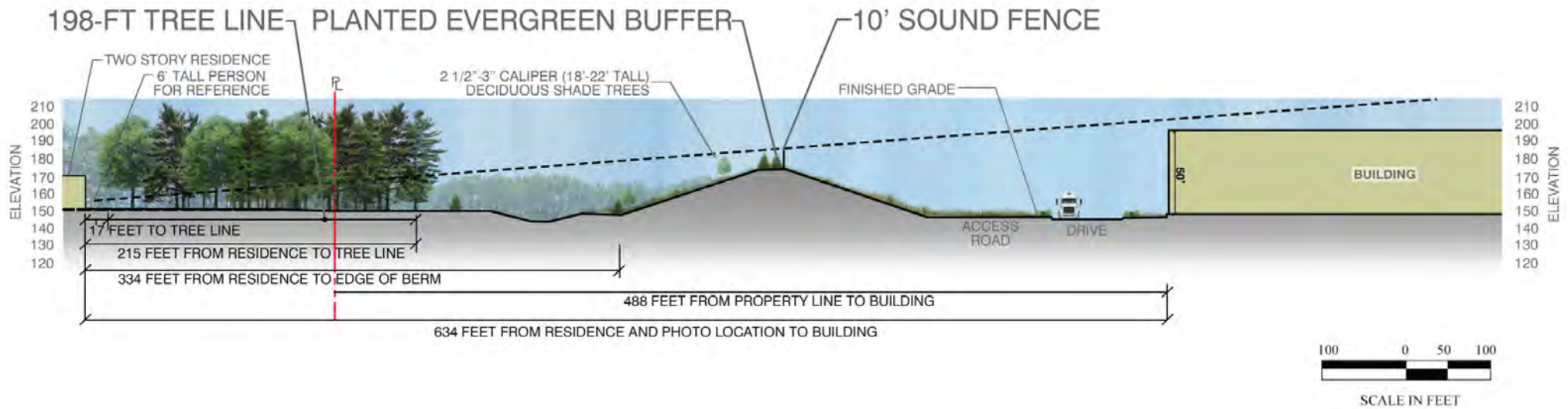
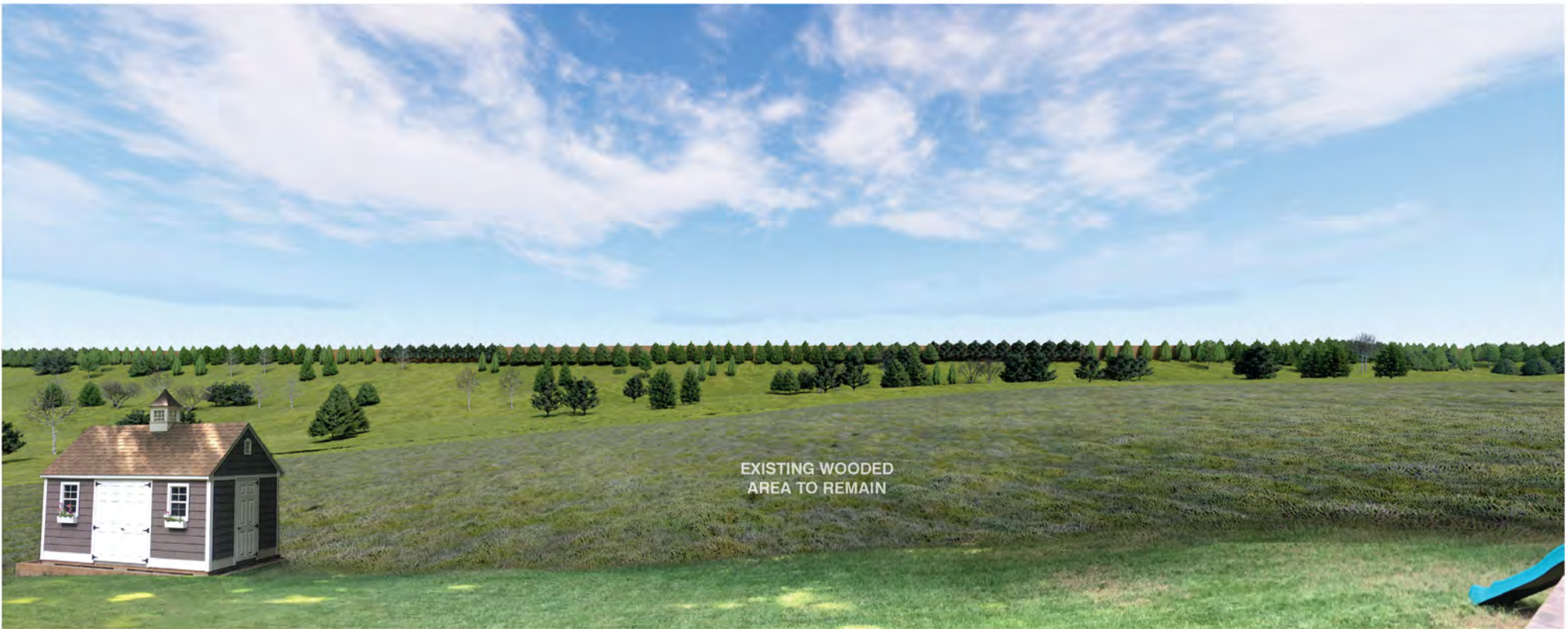






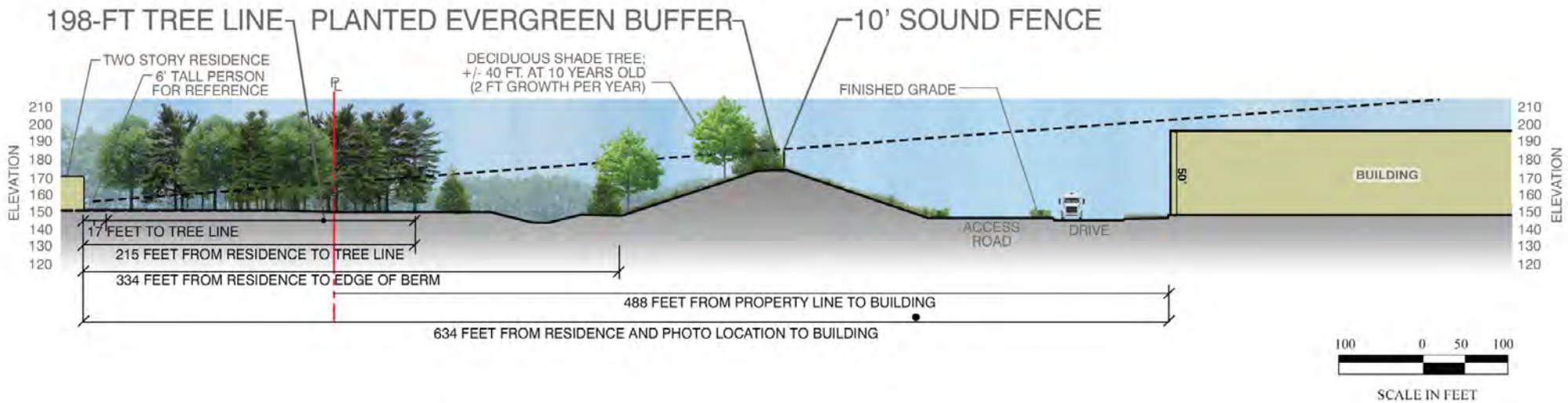
198-FT TREE LINE

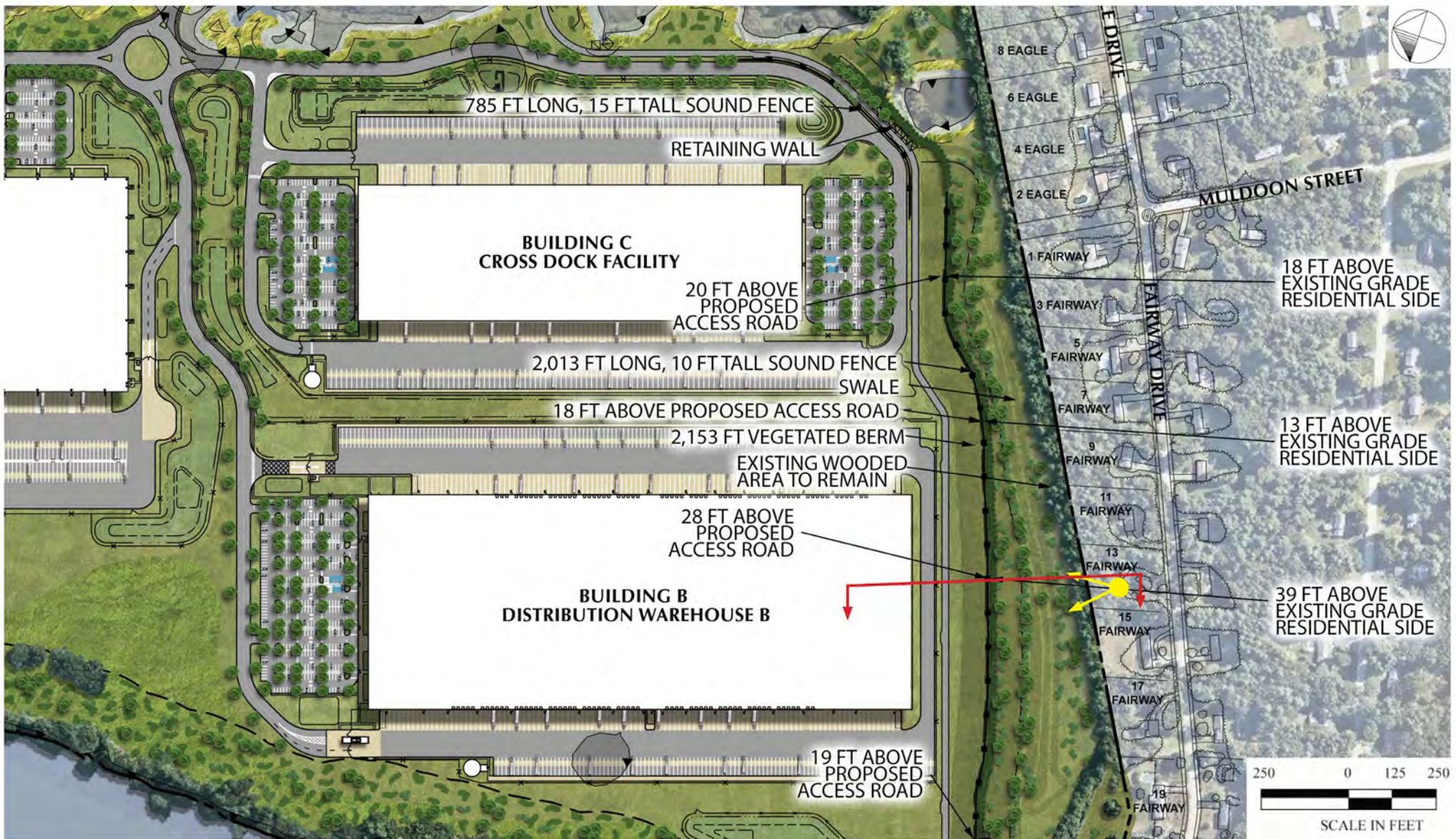




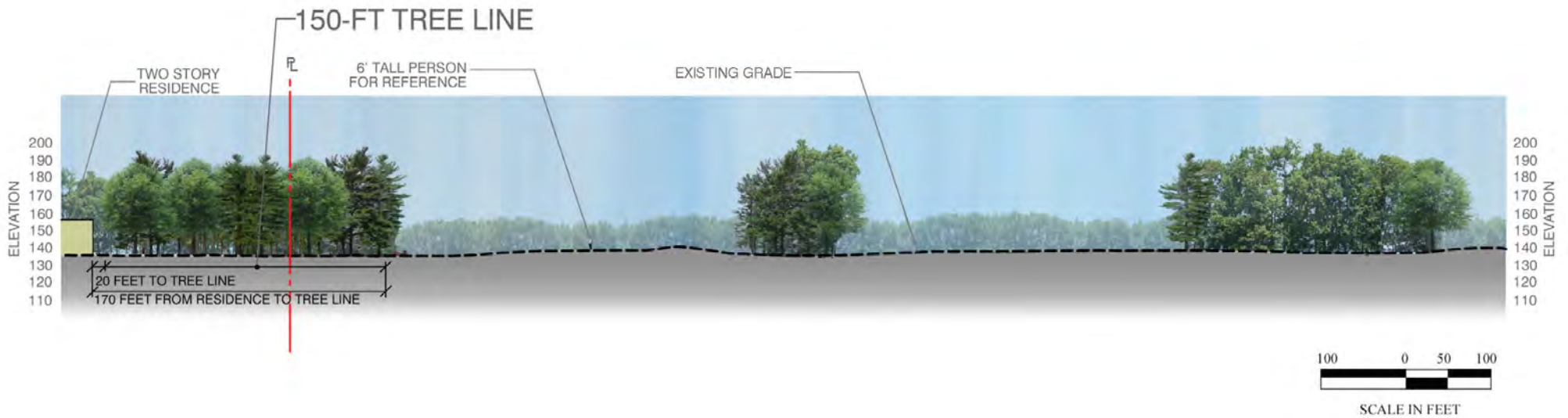


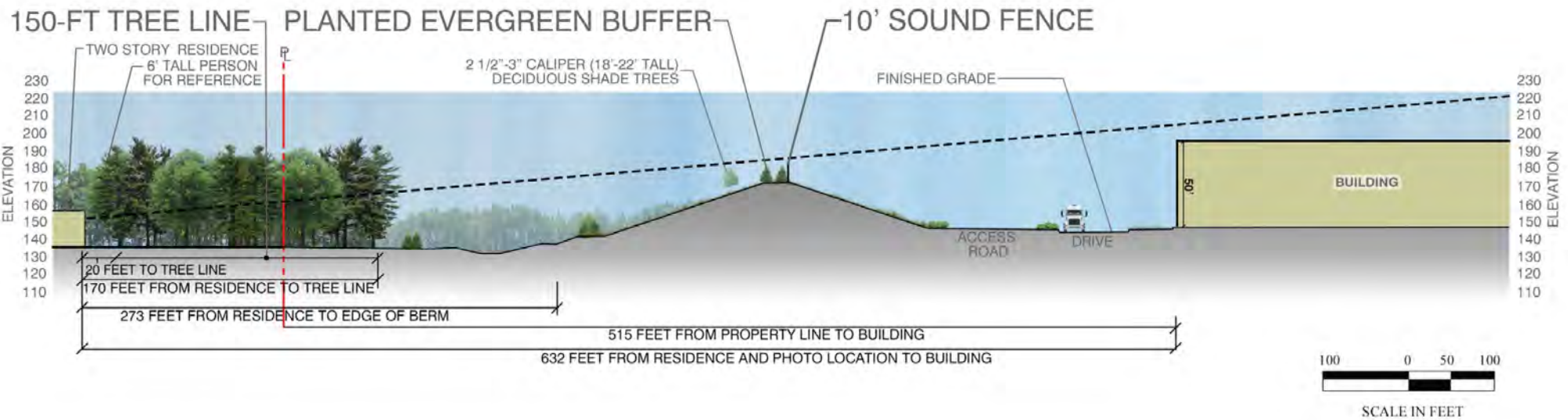
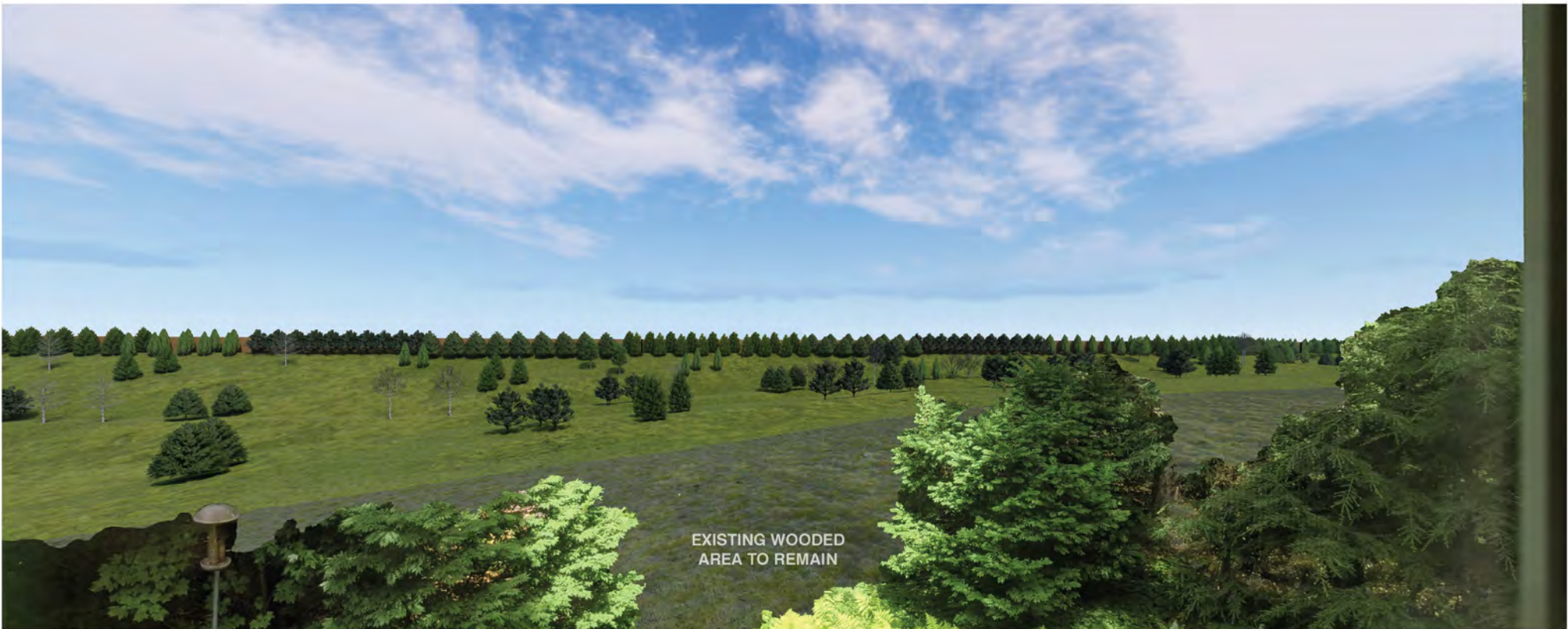
EXISTING WOODED
AREA TO REMAIN

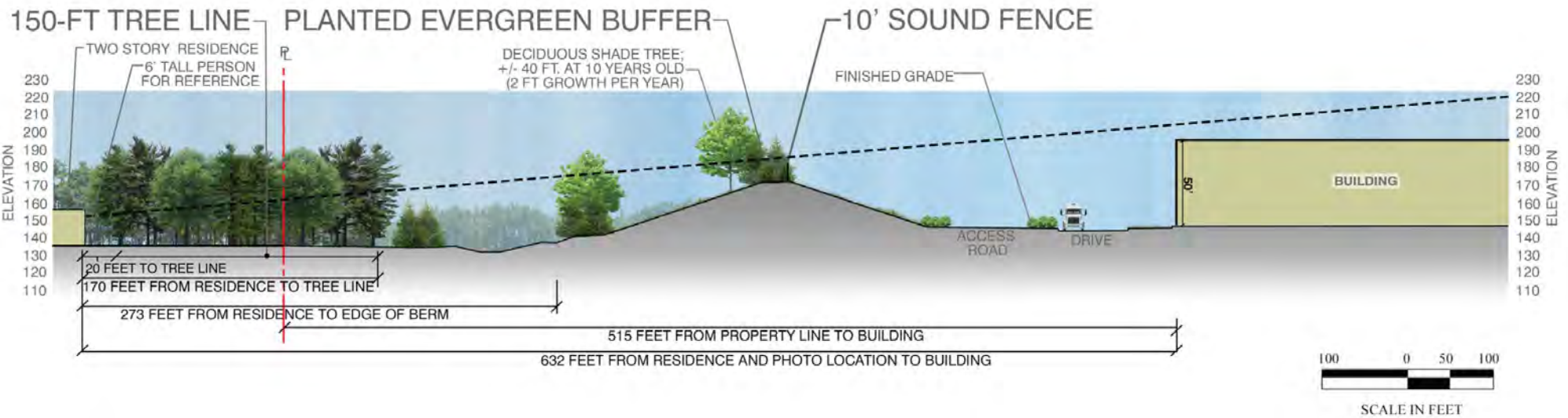
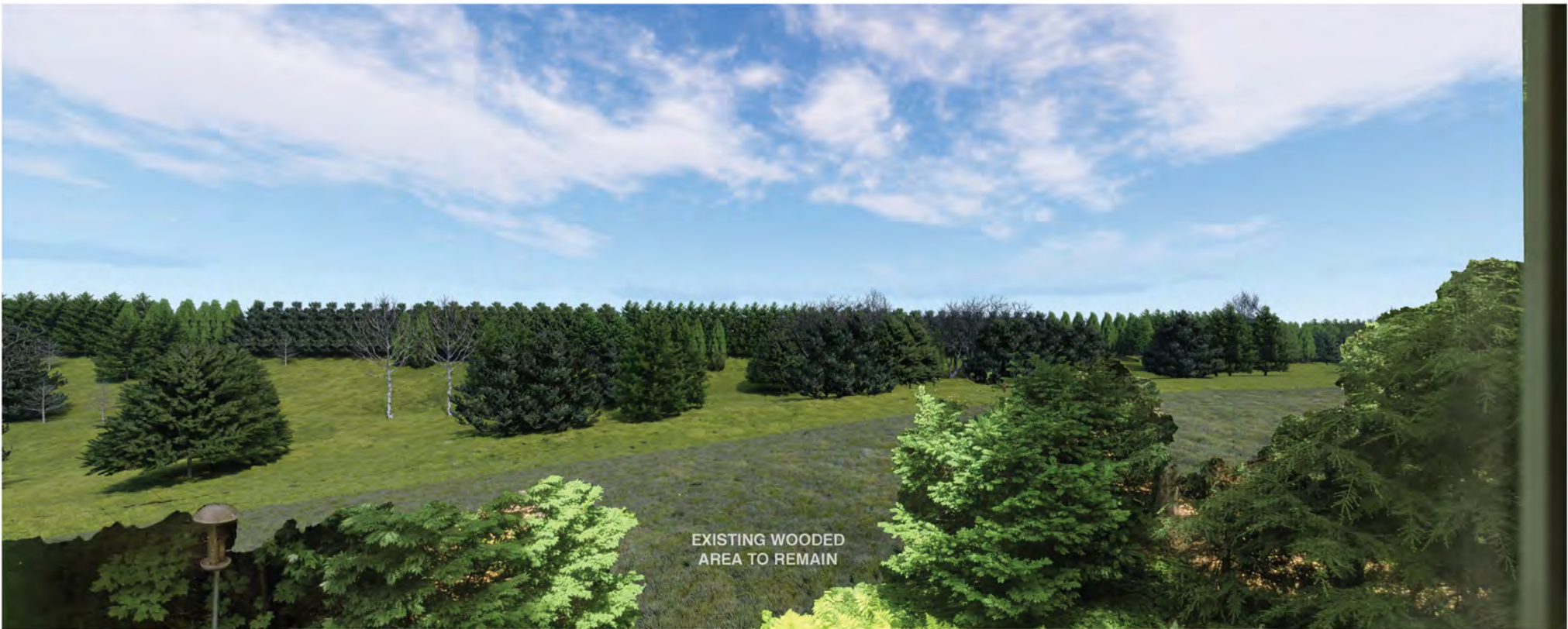


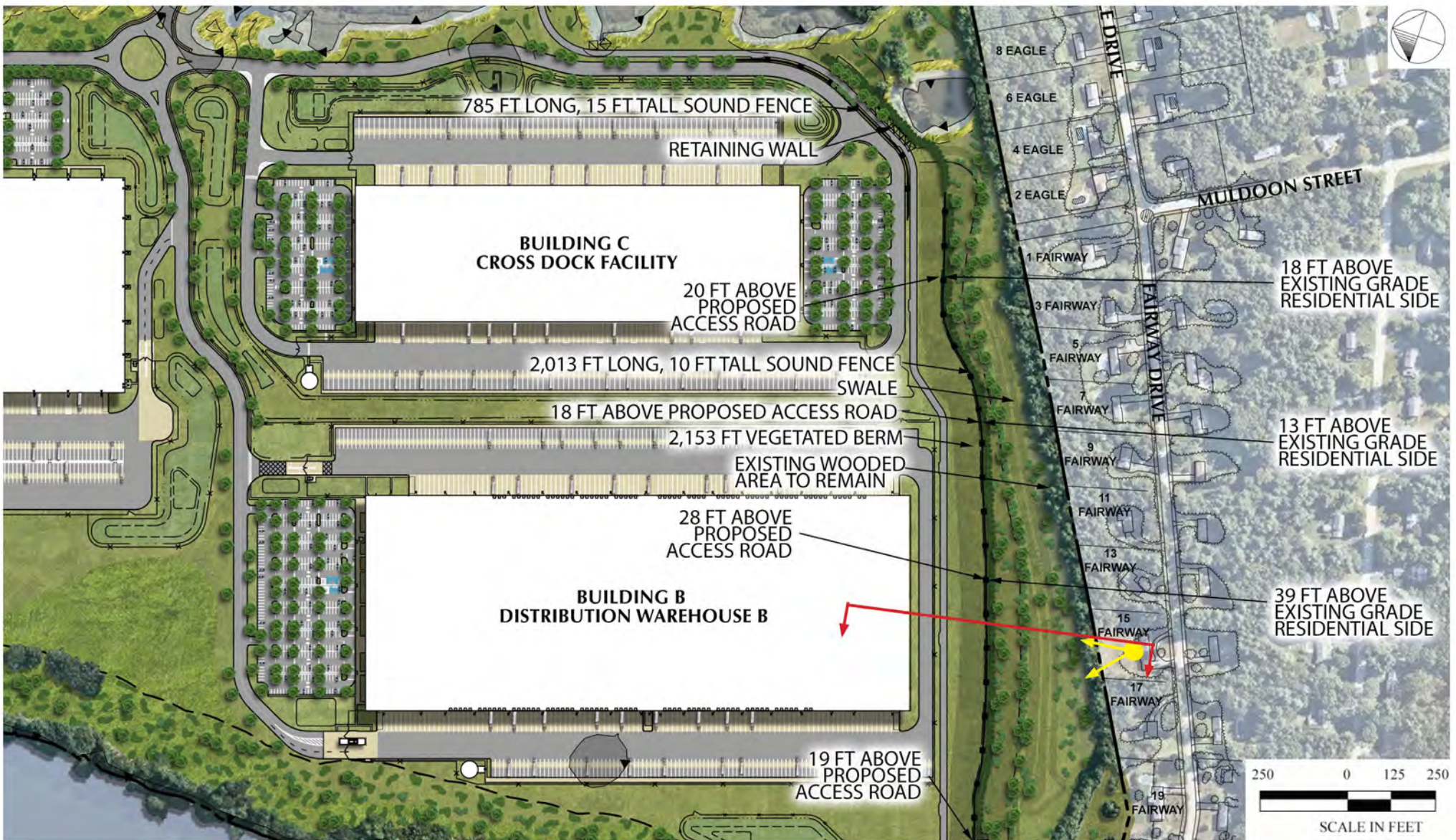


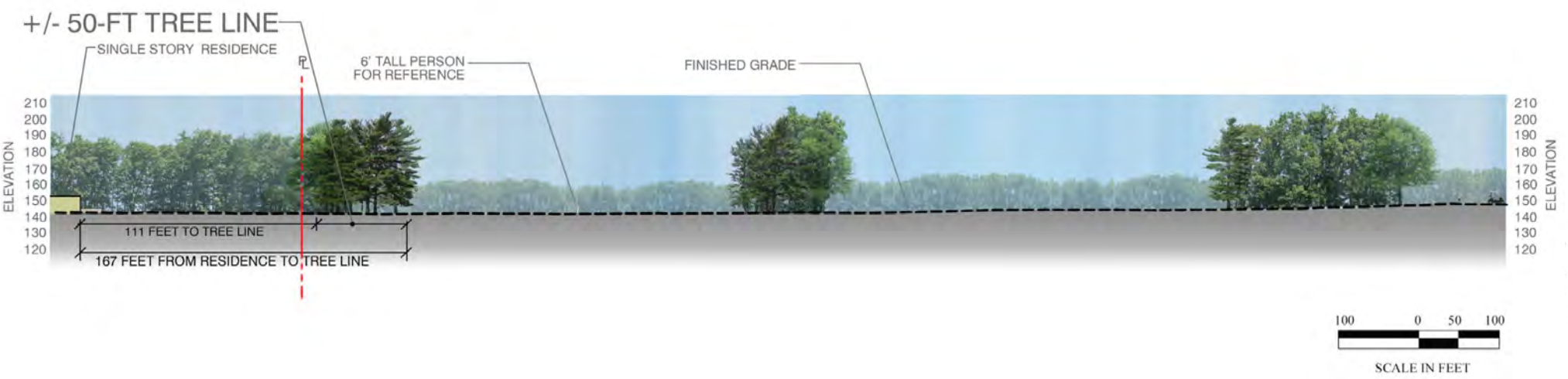
SIGHT LINE STUDY – 13 FAIRWAY DR

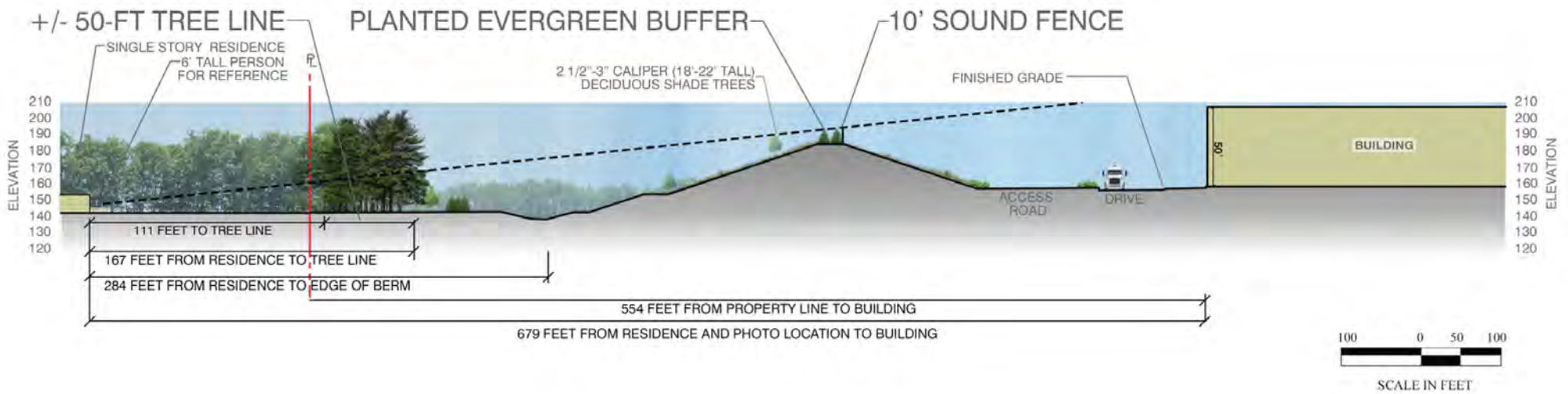


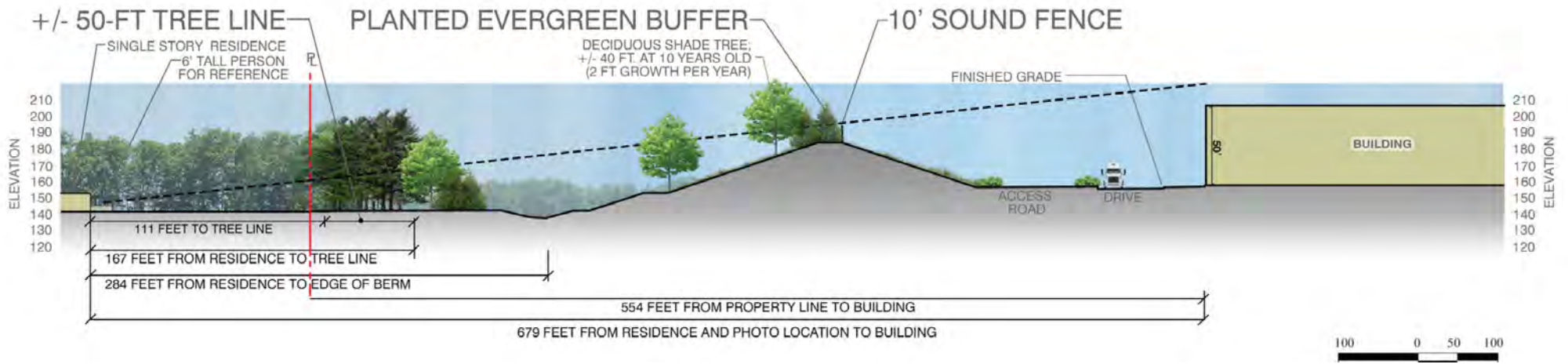


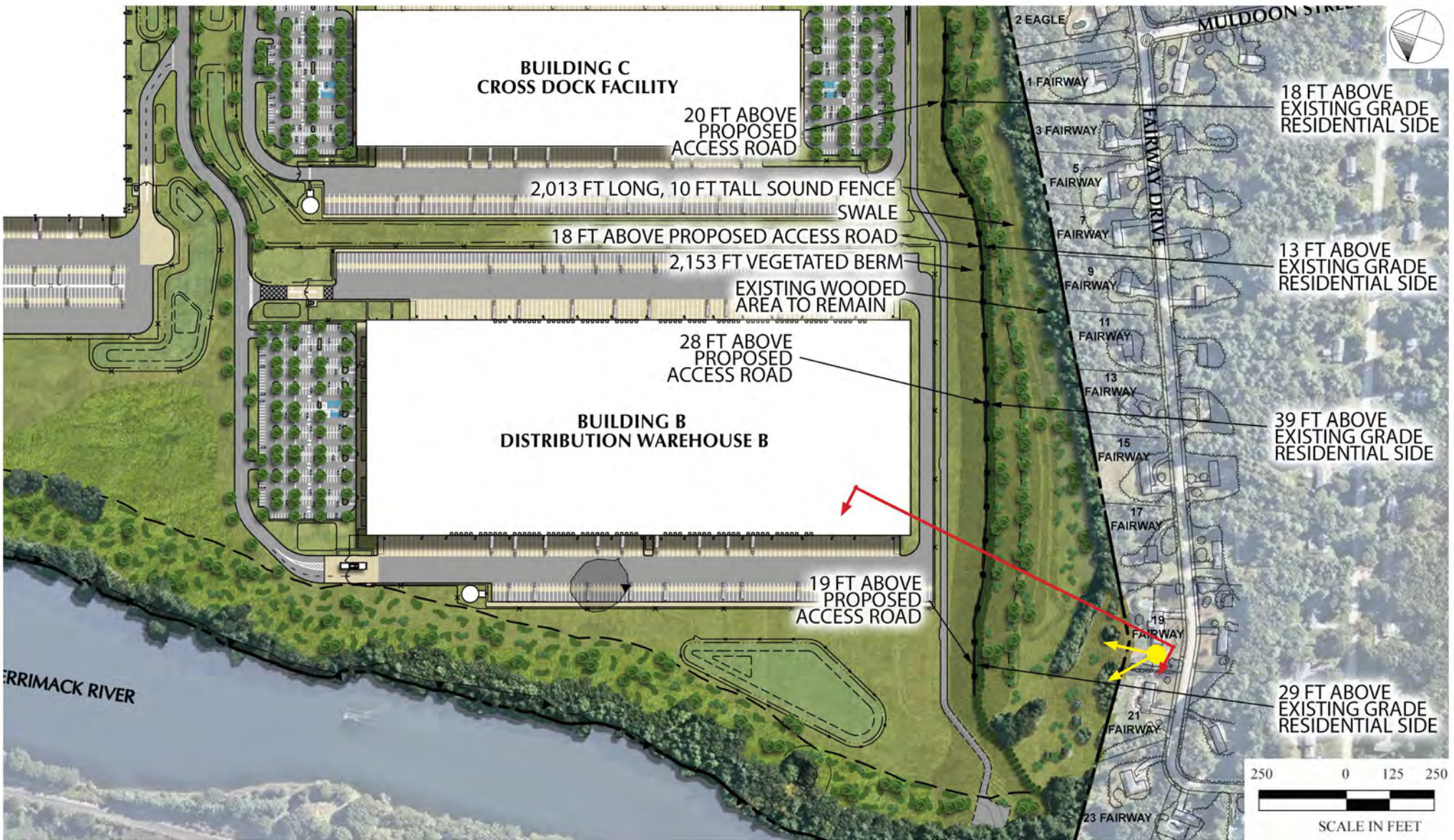




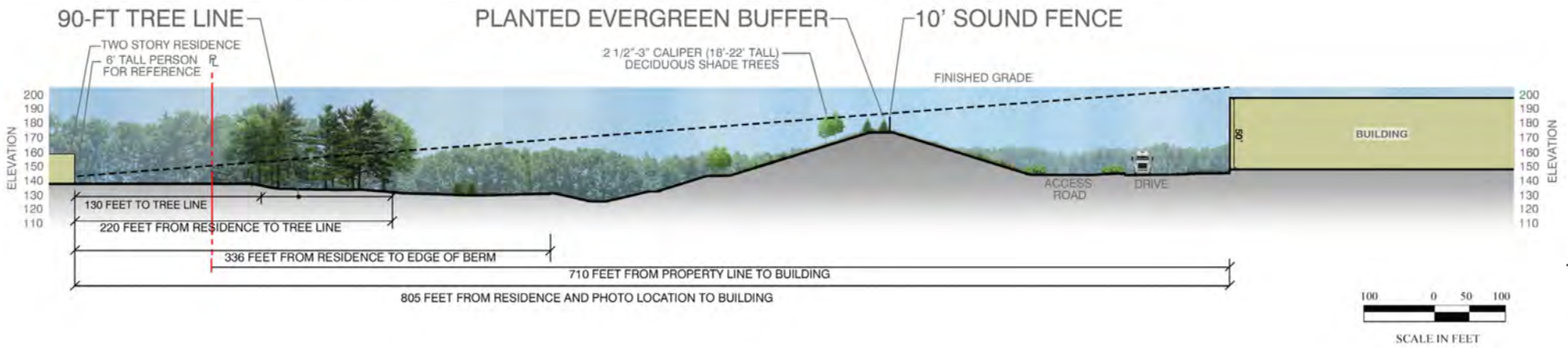
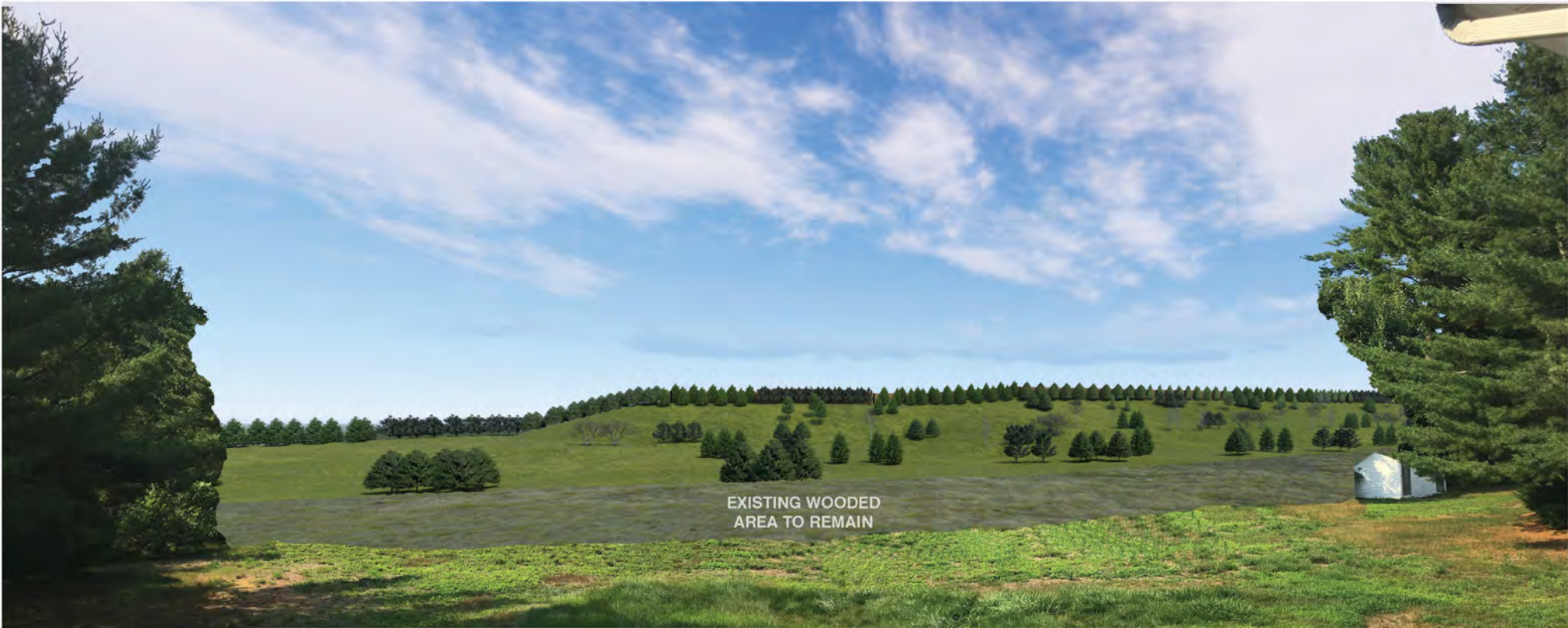


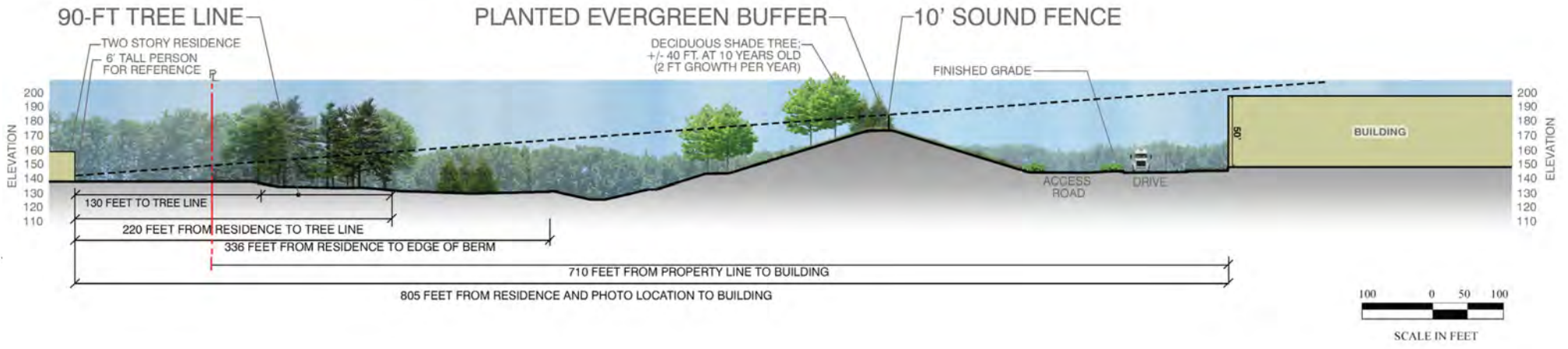












THANK YOU