



FRIARS DRIVE INDUSTRIAL FACILITY | 161 LOWELL RD **SITE PLAN REVIEW**

PLANNING BOARD HEARING OCT 20, 2021

# FRIARS DRIVE INDUSTRIAL FACILITY | TABLE OF CONTENTS

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1. About the Developer
2. Site Context & Zoning
3. Existing Condition Site Aerials
4. Project Overview
5. Renderings
6. Types of Warehouses and Speculative Development
7. Traffic Overview
8. Site Plan Overview
  1. Utilities
  2. Grading & Cut/Fill
  3. Landscaping & Section Views
9. Fiscal Impact Analysis

ABOUT THE DEVELOPER | **GFI PARTNERS**

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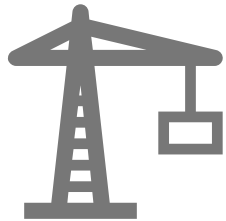
## ABOUT THE DEVELOPER | GFI PARTNERS



CURRENT PORTFOLIO  
**+10M SF**  
OF REAL ESTATE



OF REAL ESTATE EXPERIENCE



**+17M SF**  
OF COMMERCIAL DEVELOPMENT

GFI Partners is a real estate developer, operator and investment manager based in Boston, MA. Originally founded in 1997, GFI has evolved into one of the largest and most experienced real estate developers in northeast with a proven track record of successful investments. As a fully integrated firm, GFI has control over every stage of a project's life cycle from the acquisition, permitting and entitlement process to construction through stabilization. GFI's innovation and creativity in the marketplace has allowed us to develop properties across all asset classes including industrial, manufacturing, biotech, residential, healthcare, education, mixed-use, and retail. With over 17 million square feet of real estate development, GFI has been repositioning underutilized assets, reinventing communities, and bringing together companies and their people for over 25 years.

GFI Partner's current portfolio includes over 10 million square feet of real estate. The partners are actively permitting and constructing more than 6 million square feet of commercial real estate and over 1500 residential units within the Boston MSA. GFI Partners has and will continue to change the shape of communities, seek creative new opportunities, and strive to bring value and success to its investors and partners.



## 133 APARTMENTS

S RIVER ROAD BEDFORD, NH



## MILFORD TECH CENTER

ROUTE 13 MILFORD, NH



## THERMOFISHER

NIMBLEHILL RD NEWINGTON, NH



**630K SF** ACTIVE RAIL PLATFORM  
MULTI TENANT

150 BLACKSTONE RIVER RD  
WORCESTER, MA

Originally built in the early 1800's the former US Steel manufacturing facility is located at the intersection of Route 146 interchange and the Massachusetts Turnpike. GFI Partners began the redevelopment of the 32-acre site in 2015 and in early 2017 delivered a brand new 630,000 square foot, high bay, rail served distribution warehouse. The project is now home to G3 Enterprises, an international wine distributor utilizing daily rail service from the West Coast.



**835K SF** ACTIVE RAIL PLATFORM  
MULTI TENANT

66 SARATOGA BLVD  
DEVENS, MA

Located in the Devens, Massachusetts, the existing 415,000 square foot facility was acquired by GFI and shortly thereafter, permitted a new expansion totaling 425,000 square foot of brand-new warehouse space. Upon completion, the 425,000 square feet was leased to international paper company Sappi which includes an active rail spur and platform for delivery.



**120K SF**

53 MILLBROOK ST  
WORCESTER, MA

GFI purchased the vacant 120,000 square foot warehouse back in 2019 and immediately began demolition and a complete renovation of the warehouse. The newly renovated facility is fully leased to national beverage manufacturer and distributor, Polar Beverage.



ABOUT THE DEVELOPER | ACTIVE INDUSTRIAL DEVELOPMENT



**50K SF**

MACARTHUR AVE  
DEVENS, MA



**350K SF**

LORDSHIP BLVD  
STRATFORD, CT



**160K SF**

POND ST  
BILLERICA, MA



## FRIARS DRIVE INDUSTRIAL FACILITY **SITE CONTEXT & ZONING**

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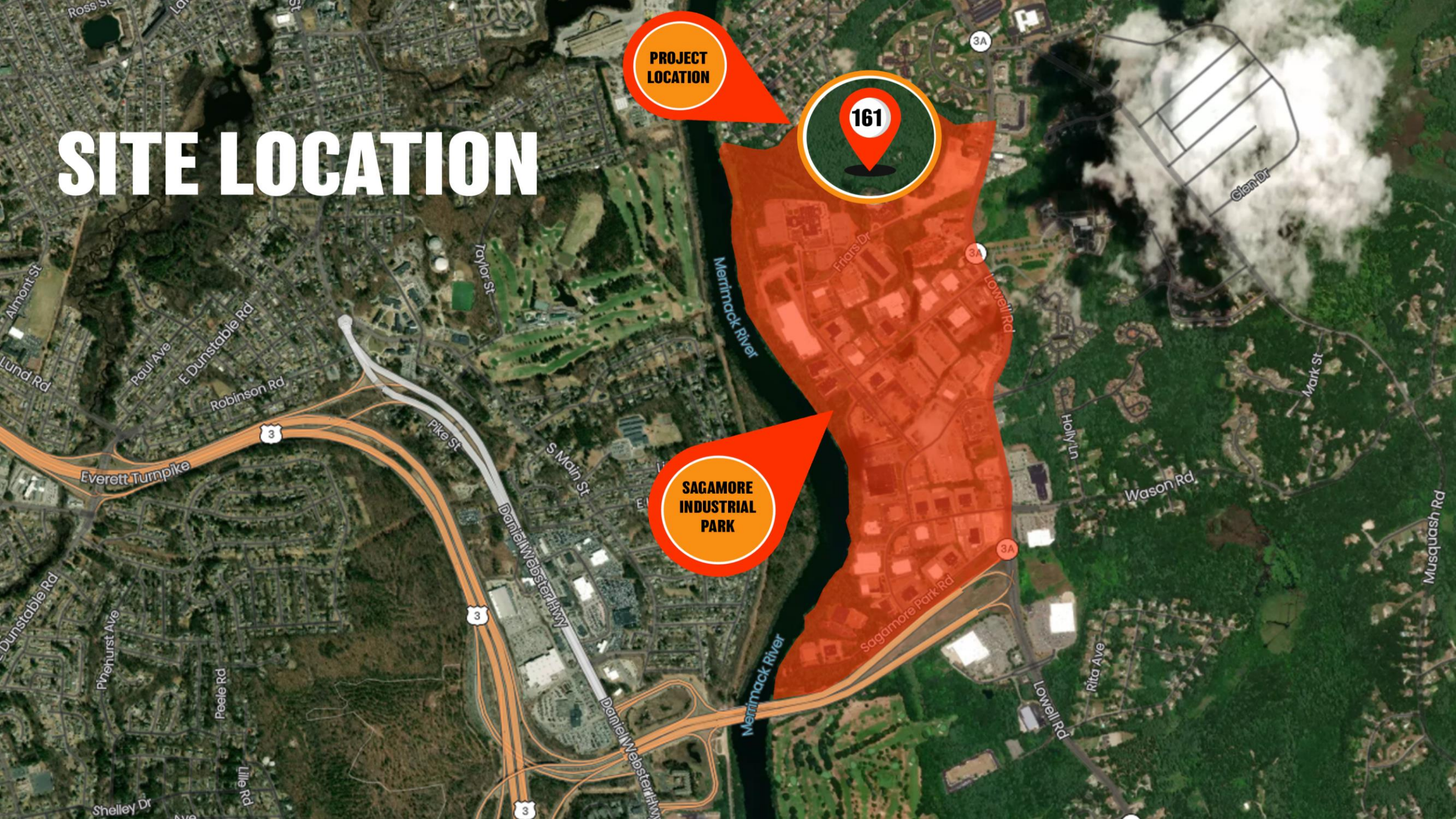


# SITE LOCATION

**PROJECT  
LOCATION**

**161**

**SAGAMORE  
INDUSTRIAL  
PARK**



## FRIARS DRIVE INDUSTRIAL FACILITY | SITE CONTEXT

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- 161 Lowell Road is a +/-75-acre parcel located off the newly constructed Friars Drive and represents the last remaining Industrial/General zoned vacant parcels of land in the **Sagamore Industrial Park**.
- The **Sagamore Industrial Park** is Hudson's largest industrial district and largest concentration of employment and is home to companies such as BAE Systems, Presstek, Masimo Semiconductor, Parker Chomerics, S.G. Torrice, and more . The park is located just north of the Sagamore Bridge between Route 3A and the Merrimack River. The +/- 363-acre master planned industrial park has also been designated as an Economic Revitalization Zone (ERZ).
- The **ERZ** program encourages companies to move into unused or underutilized industrial parks in return for tax credits against their annual business profits and enterprise taxes.
- According to the Nashua Regional Planning Commission Assessment entitled "*Hudson Economic Development Assessment*" dated June 12, 2018, Economic conditions in NH and Nashua region are strong. Current demand in the region is strongest for industrial space with a particular high demand for large footprint (500,000+ SF) high bay warehousing and distribution space.
  - The combination of low vacancy rates and increasing lease rates is likely to continue the demand for new, state-of-the-art industrial warehouse space continue to grow at an extremely high rate to meet the needs of the market.



**FRIARS DRIVE INDUSTRIAL FACILITY | SITE CONTEXT**

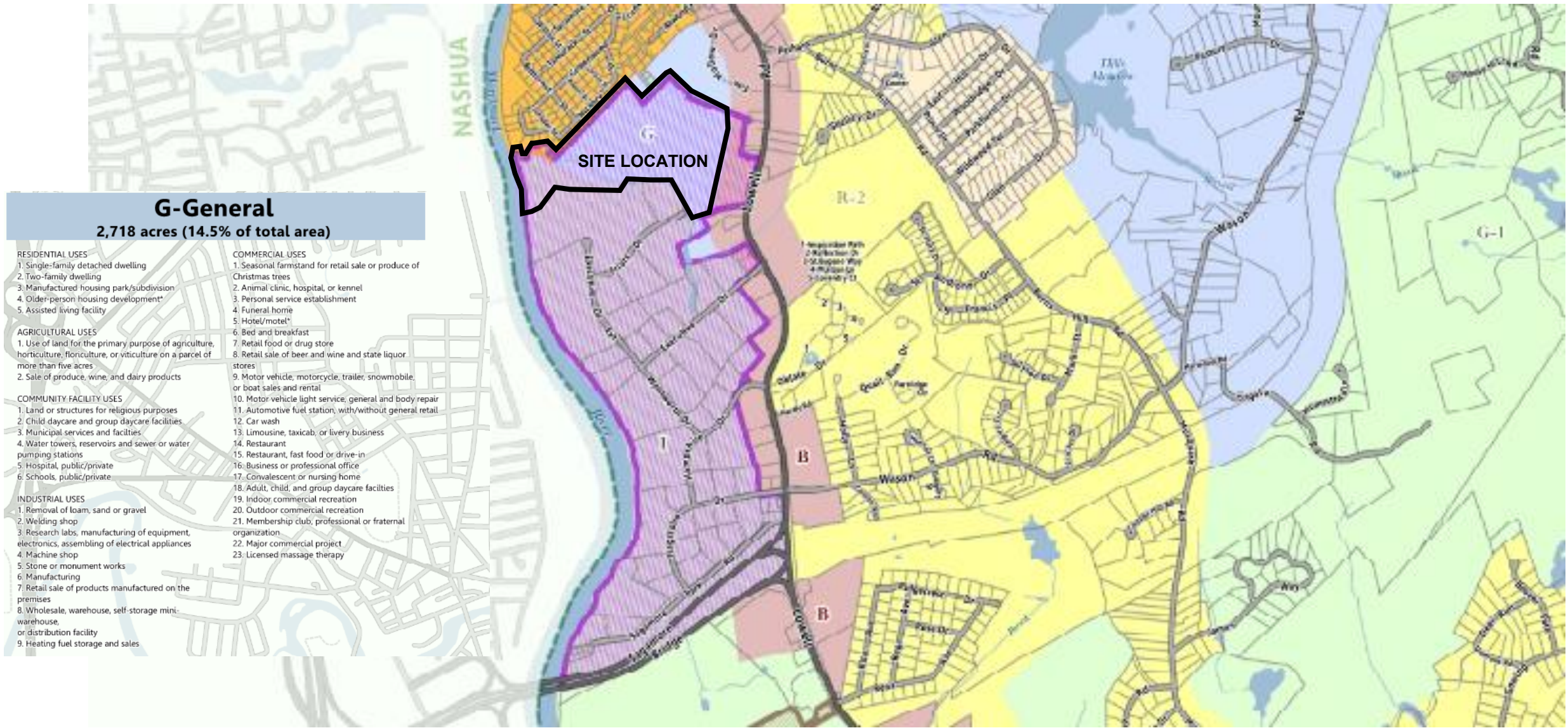


**ECONOMIC REVITALIZATION ZONE**

Call or Visit us on the web  
603-886-6005  
www.hudsonnh.gov

**Sagamore Industrial Park**

# FRIARS DRIVE INDUSTRIAL FACILITY | ZONING



## FRIARS DRIVE INDUSTRIAL FACILITY **SITE AERIALS**

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## 161 LOWELL RD SITE AERIALS

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## 161 LOWELL RD SITE AERIALS

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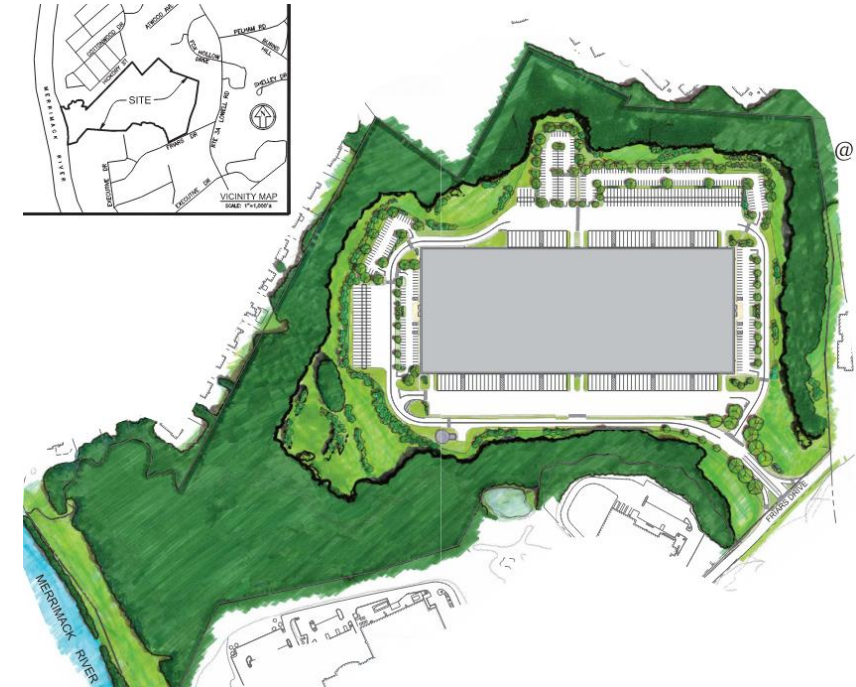
# FRIARS DRIVE INDUSTRIAL FACILITY **PROJECT OVERVIEW**

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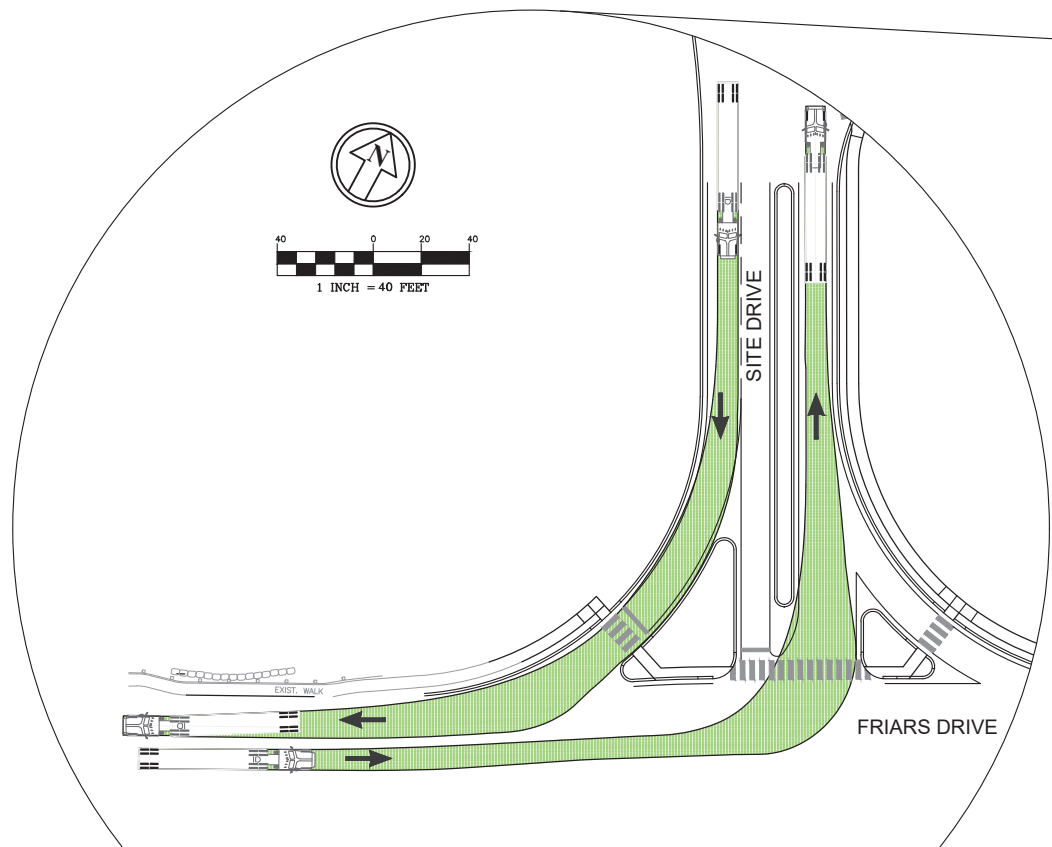


## FRIARS DRIVE INDUSTRIAL FACILITY PROJECT OVERVIEW

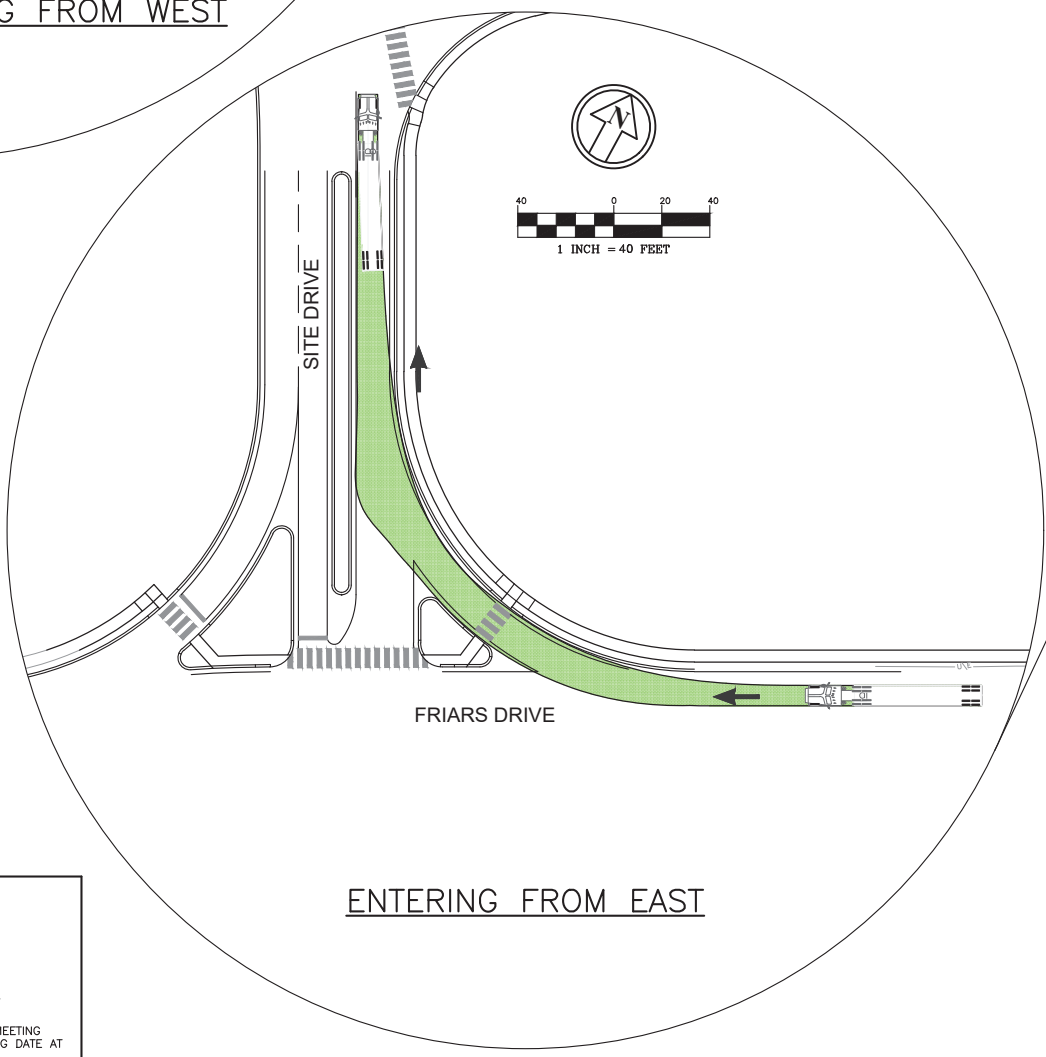
- +/-504,000 square foot, industrial facility designed to attract local and regional industrial users including but not limited to warehouse distribution, light industrial, manufacturing and assembly.
- The proposed, single-story industrial facility includes 104 loading doors on two sides, 362 employee parking spaces, and 71 trailer storage spaces. The building is demised into two spaces and includes a main office entrance on either side of the warehouse.
- Other site improvements include complete landscaping and buffer design with a minimum of 200' from the nearest property line, dark sky friendly lighting plan with zero footcandle cut offs and a full stormwater management system.
- Access for the property will be directly off the newly constructed Friars Drive with majority of the traffic circulating through the Sagamore Industrial Park.
- Truck traffic will be restricted to a right in and right out at the site entrance off Friars Drive and restricted from turning left off Lowell Rd Northbound onto Friars Drive. The intersection at Friars Drive will be limited to right turn in and right turn out . Further traffic overview will be covered by the Traffic Engineer later in this presentation.
- We believe the project aligns perfectly with the economic development goals of the master planned Sagamore Industrial Park and based on our experience show the project **will provide substantial tax revenues, attract new business and encourage employment growth for Hudson residents with little impact on the Town's resources.**



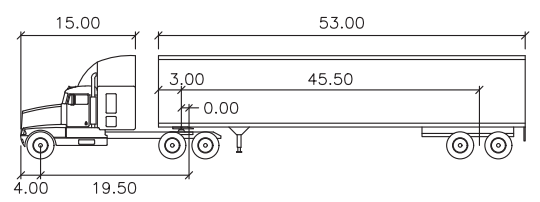
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EXITING TO & ENTERING FROM WEST



ENTERING FROM EAST



WB-67

feet			
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO YEARS FROM DATE OF APPROVAL.

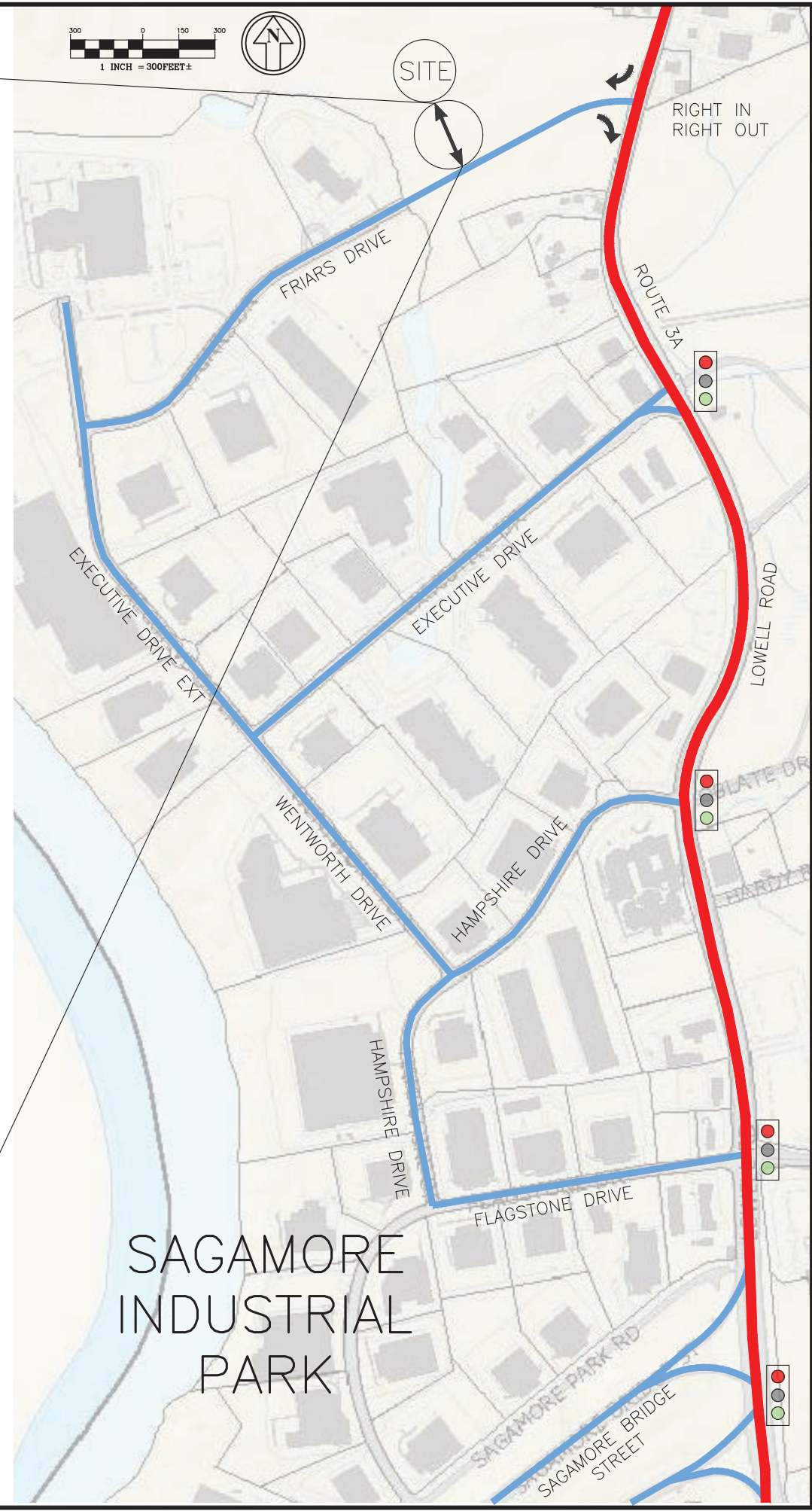
APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_

SECRETARY \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_

SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.



SAGAMORE INDUSTRIAL PARK

**The Dubai Group, Inc.**  
 136 Harvey Rd. Bldg B101  
 Londonderry, NH 03053  
 603-458-6462

Engineers  
 Planners  
 Surveyors

TheDubayGroup.com

REVISIONS:			
REV:	DATE:	COMMENT:	BY:

DRAWN BY: SJK  
 CHECKED BY: KRJ  
 DATE: MAR. 31, 2021  
 SCALE: AS NOTED  
 FILE: 475-ACCESSUM  
 DEED REF:

PROJECT: **SITE PLAN**  
**FRIARS DRIVE**  
**TAX MAP 209**  
**LOT 001-000**  
 161 LOWELL ROAD  
 HUDSON, NH

PREPARED FOR

**GFI PARTNERS**

**LOWELL ROAD**  
**PROPERTY OWNER, LLC**  
 133 PEARL STREET #300  
 BOSTON, MA 02110

OWNER

**5 WAY REALTY TRUST**  
 PETER HORNE, TRUSTEE  
 PO BOX 1435  
 N. HAMPTON, NH 03862

SHEET TITLE:

**ACCESS SUMMARY**

PROJECT #475 SHEET 23 of 80

# FRIARS DRIVE INDUSTRIAL FACILITY RENDERING

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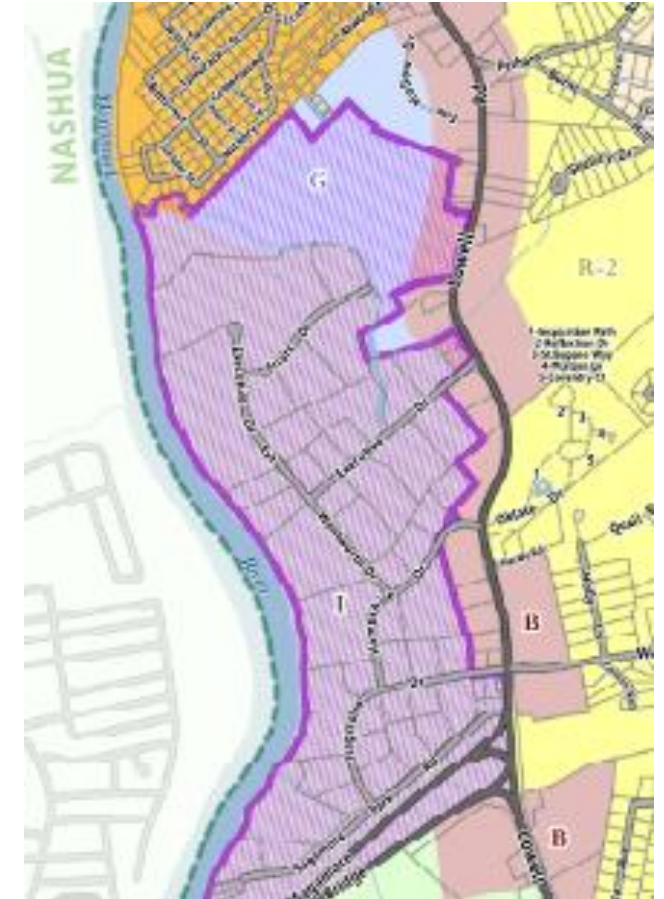
# FRIARS DRIVE INDUSTRIAL FACILITY RENDERING

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# FRIARS DRIVE INDUSTRIAL FACILITY PROJECT ZONING COMPLIANCE

- Pursuant to the Hudson Town Code, the purpose of Chapter 334- Zoning is to **“promote health, safety, and general welfare of the inhabitants as well as efficiency and economy in the process of development, by encouraging the most appropriate use of land throughout the Town.”**
- The project site is zoned mostly General with a portion of the lot zoned Industrial.
- **Use (§334 -21)** The proposed facility complies with the current General and Industrial zones. Wholesale, warehouse, self storage mini warehouse, or distribution facility includes parking of recreational vehicles, buses and/or boats. Manufacturing, manufacturing of equipment, electronics industry, assembling of electronic appliances.
- **Dimensional Requirements (§334- 27)** The proposed site plan conforms to all dimensional requirements within the Zoning Ordinance.
- **Additional Setback to Residential Use (§276-11.1 B.12(a))** The proposed site plan meets the 200' buffer requirement from any residential property line to the proposed pavement or buildings.
- **Open Space Requirement (§276-11.1 B.24(b))** The proposed site plan meets the open space requirement. A lot located within the area bounded by the Merrimack River, 35% open space is required. The plan shows an open space of 64%.
- **Off-Street Parking (§275-6:D)**
  - A. Parking Calculation (§275-8:C.2) For Industrial use, one space per 600 square feet of gross floor space or 0.75 space per employee of the combined employment of the two largest shifts, whichever is larger. (§275-8:C(2)) allows the Planning Board to approve parking if an applicant can demonstrate fewer spaces than required are consistent with the proposed use. The proposed site plan shows 362 total parking spaces, based on 241 employees per shift.
- **Noise (§249)** An acoustic modeling study was performed revealing the proposed project will not create a noise nuisance condition and will fully comply with the Hudson Noise Ordinance.

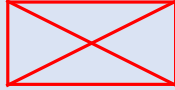

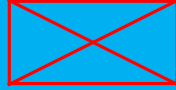


## 161 LOWELL RD | TYPES OF WAREHOUSES & “SPEC” DEVELOPMENT

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# FRIARS DRIVE INDUSTRIAL FACILITY | TYPES OF HIGH CUBE WAREHOUSES(HCW)

- High cube warehouse is a subset of the overall warehousing land use. Typically, a building at least 200,000 square feet, ceiling height of 24 ft. or more and used primarily for storage and/or consolidation of manufactured goods, prior to their distribution to retail locations or other warehouses.

WAREHOUSE CLASSIFICATIONS	STANDARD WAREHOUSE 	TRANSLOAD/SHORT TERM STORAGE <b>FRIARS DRIVE INDUSTRIAL</b>	FULFILLMENT CENTER 	PARCEL HUB (AKA LAST MILE) 
TYPICAL FUNCTION	Products are stored on-site typically more than a month	Focus on consolidation, distribution of pallet loads of manufacturers, wholesalers, or retailers; little storage duration, high efficiency.	Storage and direct distribution of ecommerce product to end users; smaller packages and quantities than any other type of HCW. Often multiple mezz levels for product and storage picking.	Regional and local freight forwarder facility for time sensitive shipments via air freight and ground. Often includes fueling facilities, and maintenance.
PLACE IN SUPPLY CHAIN		Usually for final distribution to retail store but can be for manufacturer to wholesale distribution	Typically freight for final consumption (business to business and to consumers).	Can be situated at multiple points in supply chain (immediate of final delivery).
LOCATION	Typically in an industrial area within urban area or urban periphery	Typically in an area with convenient freeway access	Often near parcel hub or USPS facility due to time sensitive of freight	Typically close proximity to airport or often stand alone.
EMPLOYEE PARKING		Smaller employee parking ratio (per SF) than fulfillment or parcel hub	Larger parking supply ratio than for all other HCW types	Larger employee parking ratios; truck drives often based at facility (parking includes employees and drivers).
TRUCK & TRAILER PARKING		Large, open trailer parking area surrounding facility, ratio of truck parking spaces 1:1 being very common	Significantly higher truck parking ratios than other HCWs	Very high truck parking ratios to dock positions often 2:1 or more
LOADING DOCK LOCATION & NO. OF DOCKS	Either on one side of two adjacent sides	Minimum of two sides, but can be on all four sides. Typical ratio of dock door ratio is range of 1:5,000 SF to 1:15,000 SF		Usually on both long sides of building
CEILING HEIGHT	Typically between 28-40 feet	Typically between 28'-34' with some facilities in excess of 40'.	Often as high as 40' in order to accommodate up to three levels of interior mezzanines.	Typically not as tall as other HCW, commonly between 18-20 feet range.



**630K SF** ACTIVE RAIL PLATFORM  
MULTI TENANT

150 BLACKSTONE RIVER RD  
WORCESTER, MA

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**835K SF** ACTIVE RAIL PLATFORM  
MULTI TENANT

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**150K SF**

185 W NEWBERRY  
BLOOMFIELD, CT

GFI permitted the 150,000 square foot, warehouse distribution facility back in 2018 in Bloomfield, CT. In April 2022, GFI will deliver the brand new, state-of-the-art warehouse distribution facility to Pepperidge Farm.





## FRIARS DRIVE INDUSTRIAL FACILITY | **TRAFFIC OVERVIEW**

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- TF Moran has prepared a **Traffic Impact and Access Study** to determine the traffic impacts associated with the proposed 504,000 square foot High-cube Transload and Short-term storage warehouse (**ITE Land Use Code 154**). The objectives of the study are the following:
  1. Estimate trip generation and distribution for the proposed development to perform capacity analysis for project area
  2. Determine potential traffic impacts of the proposed development
  3. Provide recommendations for operational improvements within the study area to accommodate the proposed development traffic impacts
- **High-cube warehouse (ITE Land Use Code 154)** is defined as a building typically over 200,000 square feet of floor area, a ceiling height of 24' or greater. It is primarily used for storage and/or consolidation of manufactured goods prior to their distribution to retail locations or other warehouses.
  - Typical HCW have high levels of on-site automation and logistics management which enable highly-efficient processing of goods through the warehouse resulting in little storage duration and high throughput.
  - This type of warehouse uses large trucks in and large trucks out, with low levels of small truck activity.
  - Overall trip generation rates are lower than other warehouse Land Use codes such as Fulfillment Centers (LUC 155) and Parcel Hubs (LUC 156).

Typical High Cube warehouses operate on a 24-hr/three shift schedule with office, warehouse employees and truck arrivals distributed throughout the day (**generally outside of roadway peak hours**).

Table 1  
Trip Generation – per ITE Supplement

Land Use	In	Out	Total
<b>Proposed 504,000 sf Distribution Warehouse (LUC 154)</b>			
Weekday AM Peak Hour Adjacent Street	36	14	50
Weekday PM Peak Hour Adjacent Street	16	39	55

Table 2  
Trip Generation – Cars vs Trucks

	Cars		Trucks	
	In	Out	In	Out
Weekday AM Peak Hour Adjacent Street	31	9	5	5
Weekday PM Peak Hour Adjacent Street	14	36	2	3



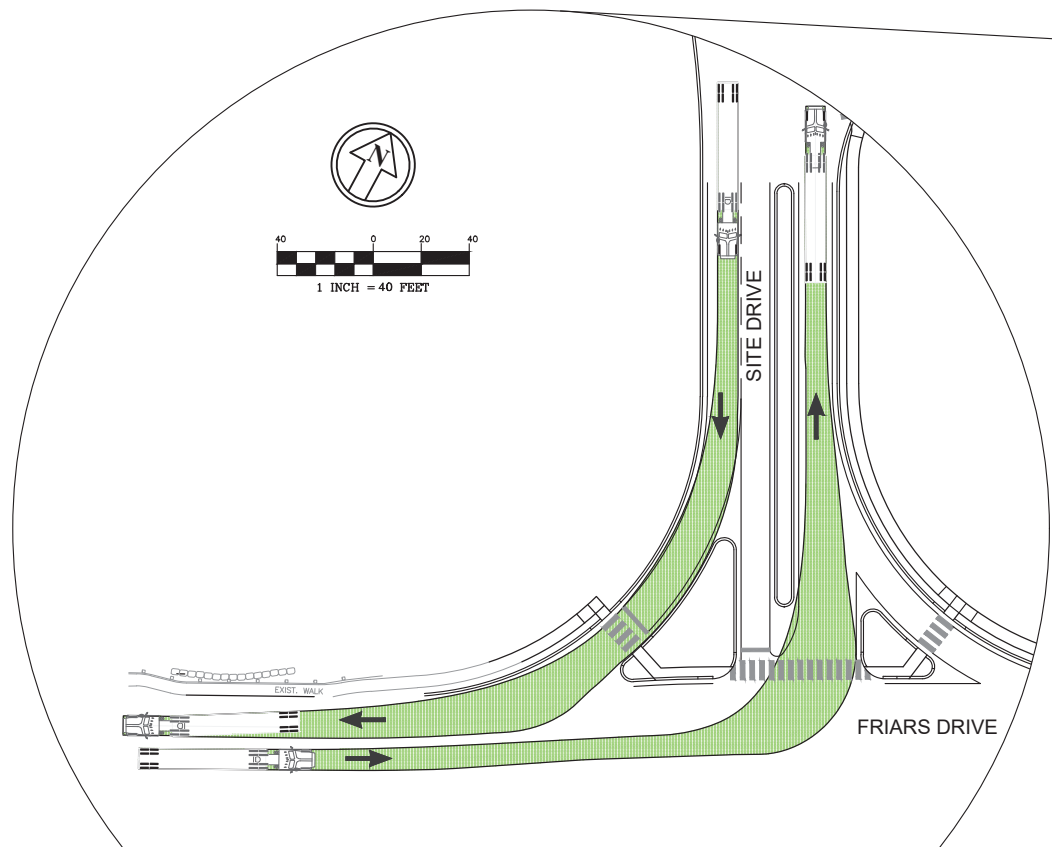
## **PASSENGER CARS**

- Passenger car traffic inbound to Sagamore Industrial Park will be distributed pro-rata based on left turns at Flagstone, Hampshire, and Executive Drives.
- Passenger cars heading south will leave via Friars Drive. However, since left turns out of Friars Drive are not permitted, cars will generally use Executive Drive to access Lowell Rd north.

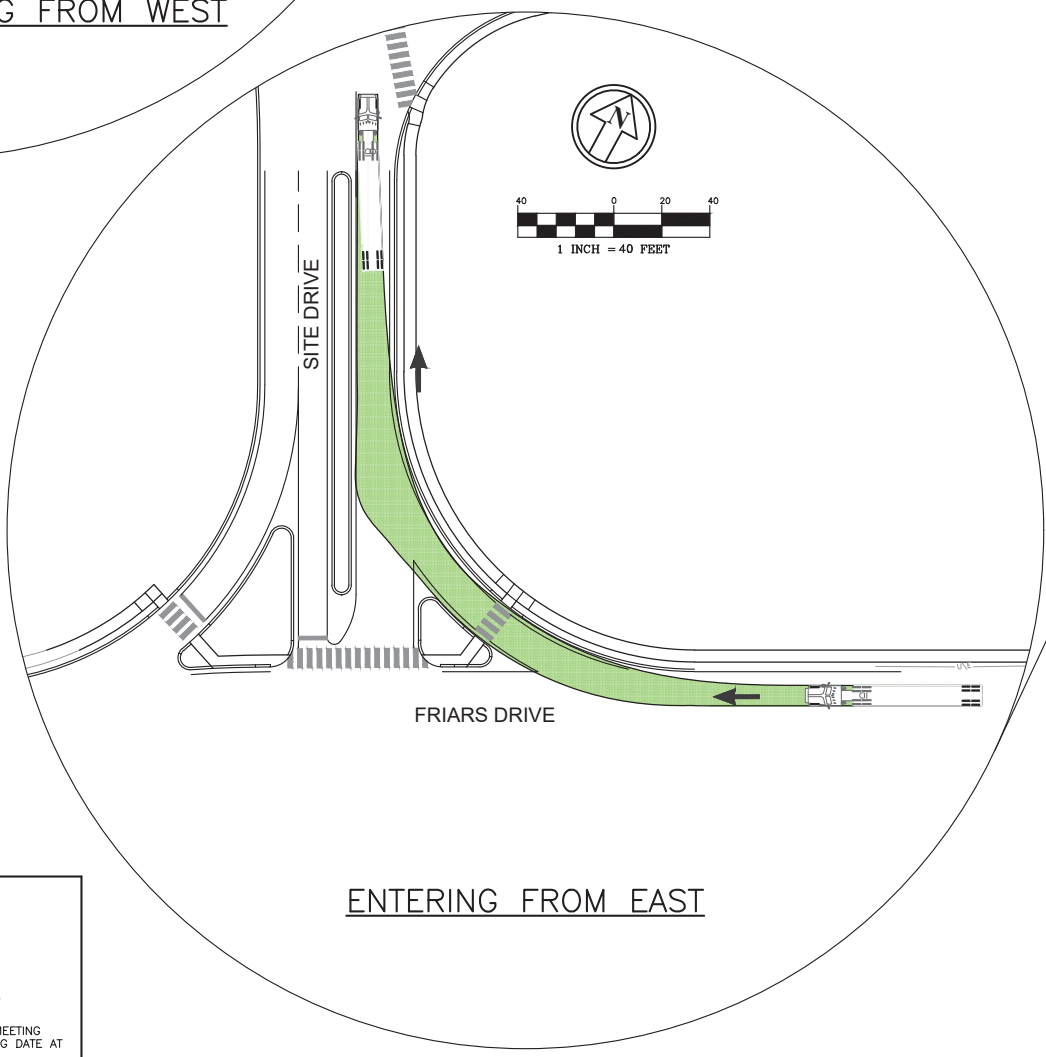
## **TRUCK TRAFFIC**

- For Truck traffic distribution, the appeal of the Sagamore Industrial Park is the proximity to the Everett Turnpike and getting to the highway as quickly as possible is a major benefit for distribution operators. Because of this, almost all truck traffic will likely arrive and depart to/from the south.
- Truck traffic will be limited to right turns in and out only at Friars Drive and will therefore travel through the Industrial park.
- Similar, Truck traffic will not be allowed to turn left onto Friars Drive from Lowell Road and will therefore travel through the Industrial Park.
- Access to the property can be viewed via the next slide entitled Access Summary.

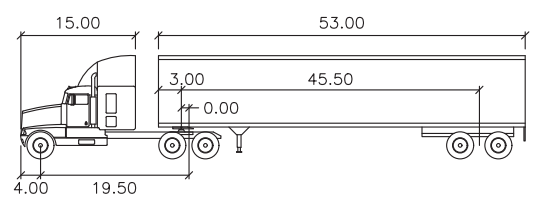
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EXITING TO & ENTERING FROM WEST



ENTERING FROM EAST



WB-67

feet			
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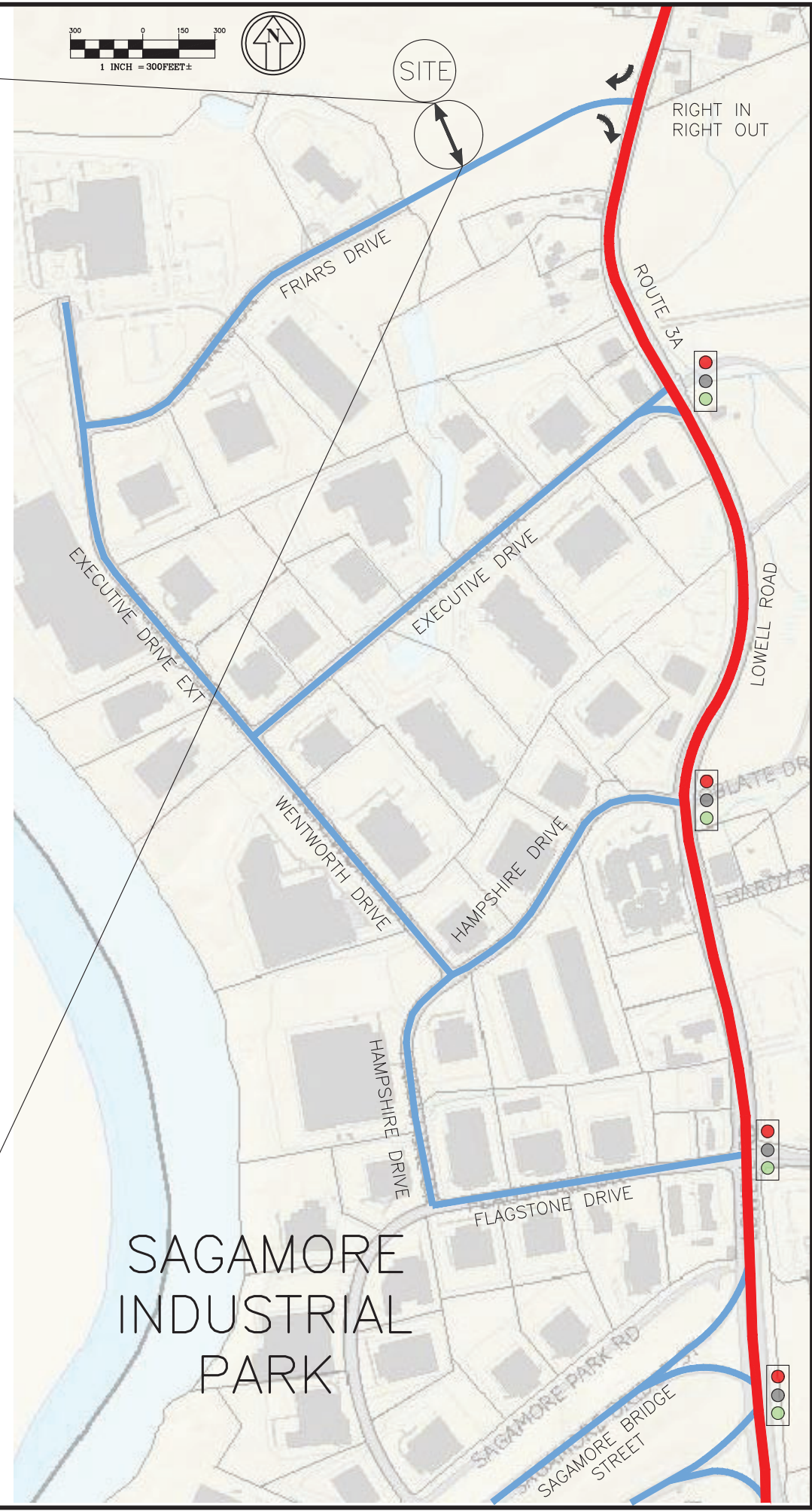
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CHAIRMAN \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_

SECRETARY \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_

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SAGAMORE INDUSTRIAL PARK

**The Dubai Group, Inc.**  
 136 Harvey Rd. Bldg B101  
 Londonderry, NH 03053  
 603-458-6462

Engineers  
 Planners  
 Surveyors

TheDubayGroup.com

REVISIONS:			
REV:	DATE:	COMMENT:	BY:

DRAWN BY: SJK  
 CHECKED BY: KRD  
 DATE: MAR. 31, 2021  
 SCALE: AS NOTED  
 FILE: 475-ACCESSUM  
 DEED REF:

PROJECT: **SITE PLAN**  
**FRIARS DRIVE**  
**TAX MAP 209**  
**LOT 001-000**  
 161 LOWELL ROAD  
 HUDSON, NH

PREPARED FOR

**GFI PARTNERS**

**LOWELL ROAD**  
**PROPERTY OWNER, LLC**  
 133 PEARL STREET #300  
 BOSTON, MA 02110

OWNER

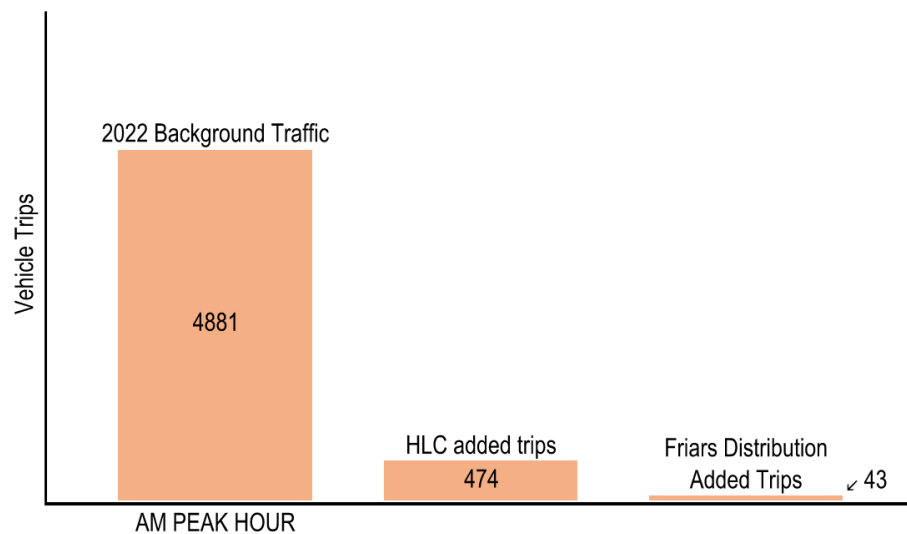
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 PETER HORNE, TRUSTEE  
 PO BOX 1435  
 N. HAMPTON, NH 03862

SHEET TITLE:

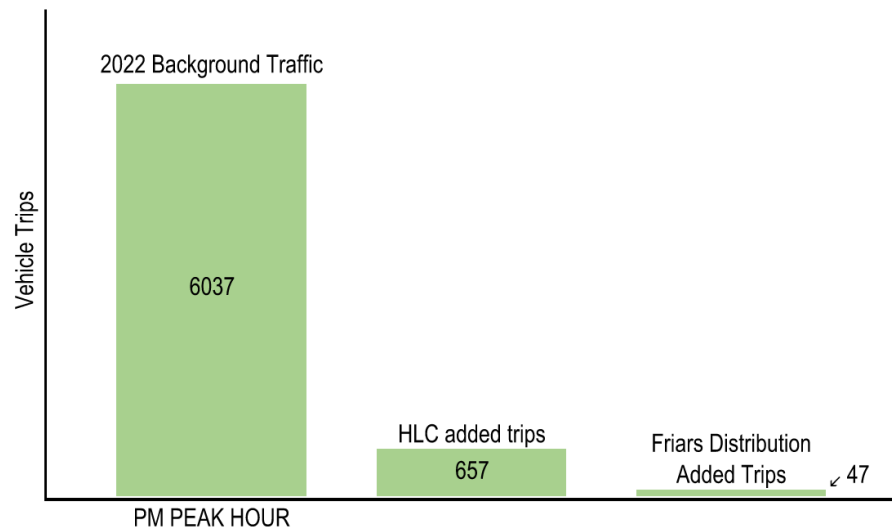
**ACCESS SUMMARY**

PROJECT #475 SHEET 23 of 80

# FRIARS DRIVE INDUSTRIAL FACILITY | TRAFFIC OVERVIEW



VOLUME: LOWELL STREET AT SAGAMORE BRIDGE SIGNAL



VOLUME: LOWELL STREET AT SAGAMORE BRIDGE SIGNAL





**TRIP GENERATION 504,000 SF  
HC WAREHOUSE**

**WEEKDAY DAILY TRIPS: 817 TRIPS**  
**AM PEAK HOUR: 50 TRIPS**  
**PM PEAK HOUR: 55 TRIPS**

**PROJECT SITE**

**TRIP GENERATION FOR 2,000 SF  
COFFEE SHOP WITH DRIVE THRU  
WINDOW**

**WEEKDAY DAILY TRIPS: 1641 TRIPS**  
**AM PEAK HOUR: 178 TRIPS**  
**PM PEAK HOUR: 87 TRIPS**



**3A**

**LOWELL ROAD**

**3A**

**Merrimack River**

**Third Brook**

**Third Brook**

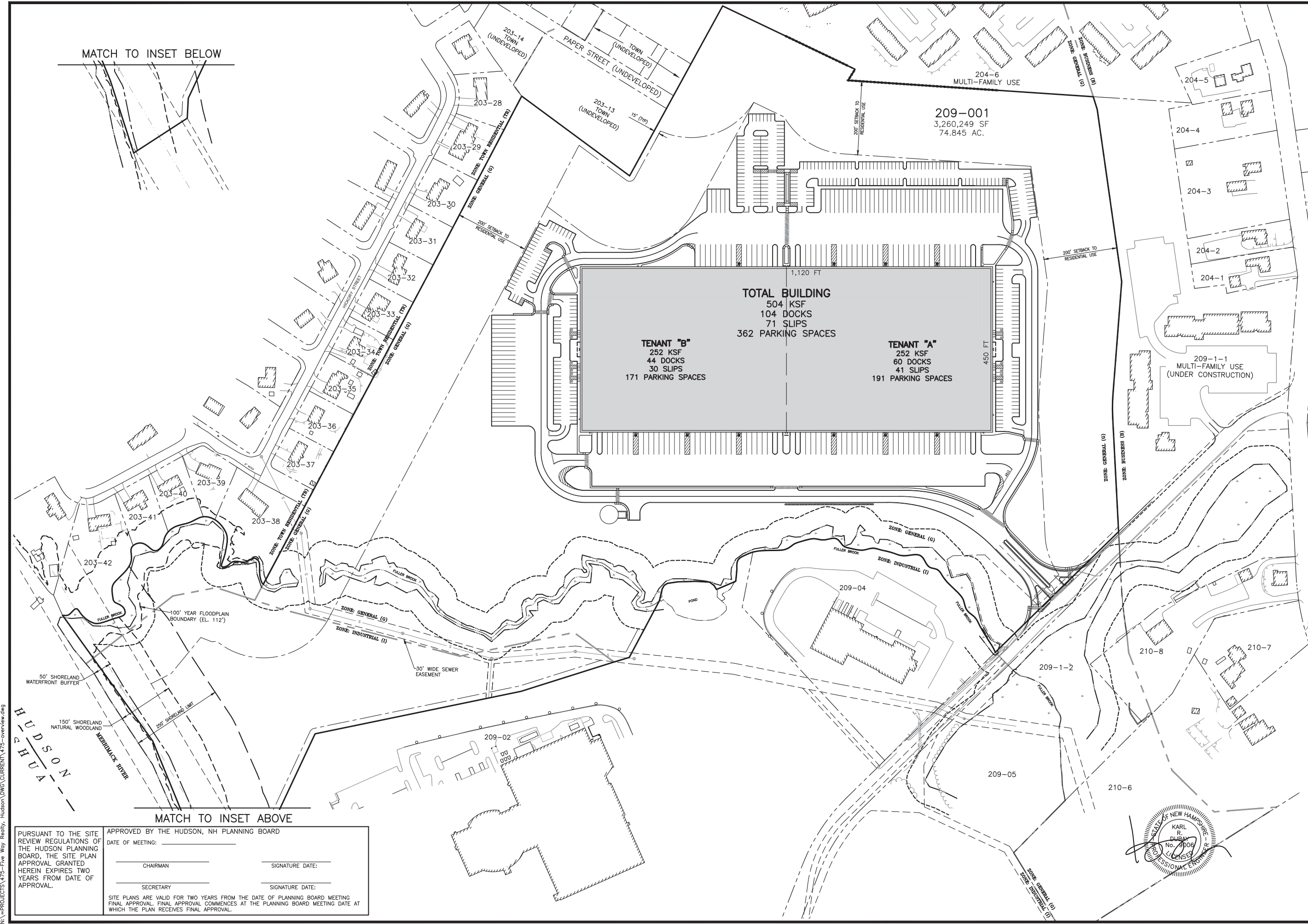
## CONCLUSION

- The Traffic Study shows the traffic from the proposed development will add between 50-55 trips to the roadway network during the weekday AM and PM peak hours.
- Background traffic along Lowell Rd during these peak hour times is between 2,000-3,000 vehicles per hour and the new traffic (approx. 2%) falls within the normal day-to-day range of traffic variation.
- Traffic entering the Sagamore Park has several intersections to choose from, and thus reduces impacts at a single intersection.
- The intersection that carries the most project related traffic is at the Sagamore Bridge where 47 new trips (4 trucks & 43 cars) are added during the Peak AM Hour. However, 28 of these trips are southbound turns not subject to signal control. In the PM Peak hours, 43 trips are added (10 trucks & 33 cars) but only 33 are subject to a signal.
- Analysis shows that the effects of this development are negligible and therefore no further mitigation is required.



## FRIARS DRIVE INDUSTRIAL FACILITY | **SITE PLAN OVERVIEW**

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MATCH TO INSET BELOW

MATCH TO INSET ABOVE

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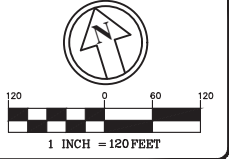
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Engineers  
 Planners  
 Surveyors

TheDubayGroup.com



E	F	G
D		H
C	B	A

SHEET INDEX

REVISIONS:		
REV.	DATE:	COMMENT:
1	9/20/21	MISC. REVS

DRAWN BY: \_\_\_\_\_ WA  
 CHECKED BY: \_\_\_\_\_ KRD  
 DATE: AUG. 3, 2021  
 SCALE: 1" = 120'  
 FILE: 475-overview  
 DEED REF: \_\_\_\_\_

PROJECT: **SITE PLAN**  
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**TAX MAP 209**  
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 OWNER

**5 WAY REALTY TRUST**  
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SHEET TITLE:  
**TRACT OVERVIEW PLAN**

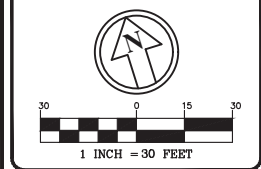
## FRIARS DRIVE INDUSTRIAL FACILITY | **PROJECT UTILITIES**

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**The Dubai Group, Inc.**  
 136 Harvey Rd. Bldg B101  
 Londonderry, NH 03053  
 603-458-6462

Engineers  
 Planners  
 Surveyors  
 TheDubayGroup.com



E	F	G
D		H
C	B	A

SHEET INDEX

REV.	DATE	COMMENT	BY
2	9/28/21	MISC. REVS	WA
3	10/5/21	MISC. REVS	WA

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 CHECKED BY: KRD  
 DATE: AUG. 3, 2021  
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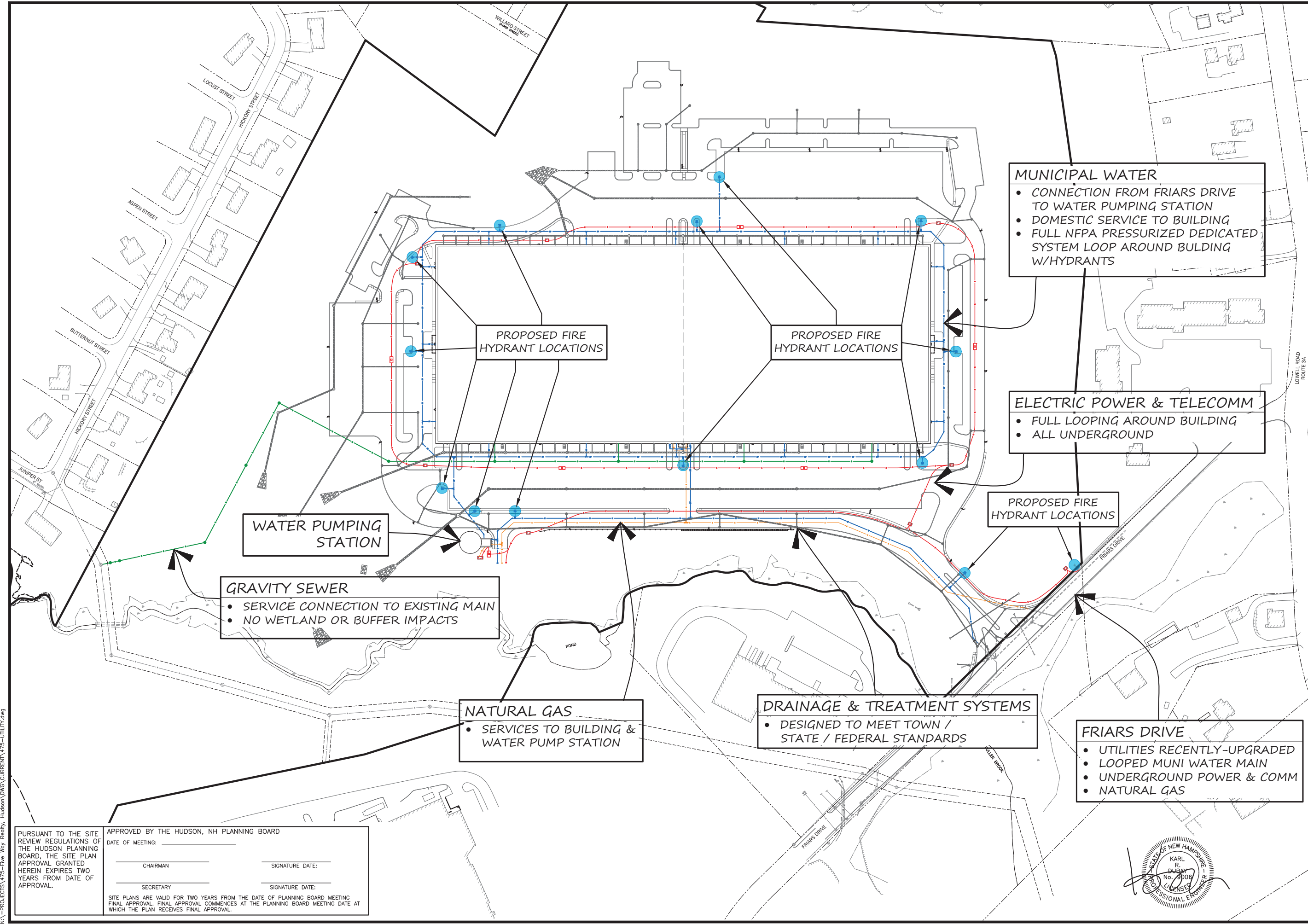
PROJECT: **SITE PLAN**  
**FRIARS DRIVE**  
**TAX MAP 209**  
**LOT 001-000**  
 161 LOWELL ROAD  
 HUDSON, NH  
 PREPARED FOR



LOWELL ROAD  
 PROPERTY OWNER, LLC  
 133 PEARL STREET #300  
 BOSTON, MA 02110  
 OWNER

5 WAY REALTY TRUST  
 PETER HORNE, TRUSTEE  
 PO BOX 1435  
 N. HAMPTON, NH 03862

SHEET TITLE:  
**UTILITY OVERVIEW PLAN**



**MUNICIPAL WATER**

- CONNECTION FROM FRIARS DRIVE TO WATER PUMPING STATION
- DOMESTIC SERVICE TO BUILDING
- FULL NFPA PRESSURIZED DEDICATED SYSTEM LOOP AROUND BUILDING W/HYDRANTS

**ELECTRIC POWER & TELECOMM**

- FULL LOOPING AROUND BUILDING
- ALL UNDERGROUND

**WATER PUMPING STATION**

**GRAVITY SEWER**

- SERVICE CONNECTION TO EXISTING MAIN
- NO WETLAND OR BUFFER IMPACTS

**NATURAL GAS**

- SERVICES TO BUILDING & WATER PUMP STATION

**DRAINAGE & TREATMENT SYSTEMS**

- DESIGNED TO MEET TOWN / STATE / FEDERAL STANDARDS

**FRIARS DRIVE**

- UTILITIES RECENTLY-UPGRADED
- LOOPED MUNI WATER MAIN
- UNDERGROUND POWER & COMM
- NATURAL GAS

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO YEARS FROM DATE OF APPROVAL.

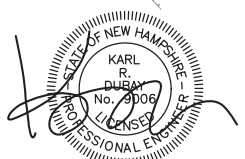
APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: \_\_\_\_\_

CHAIRMAN: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_

SECRETARY: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_

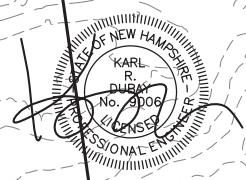
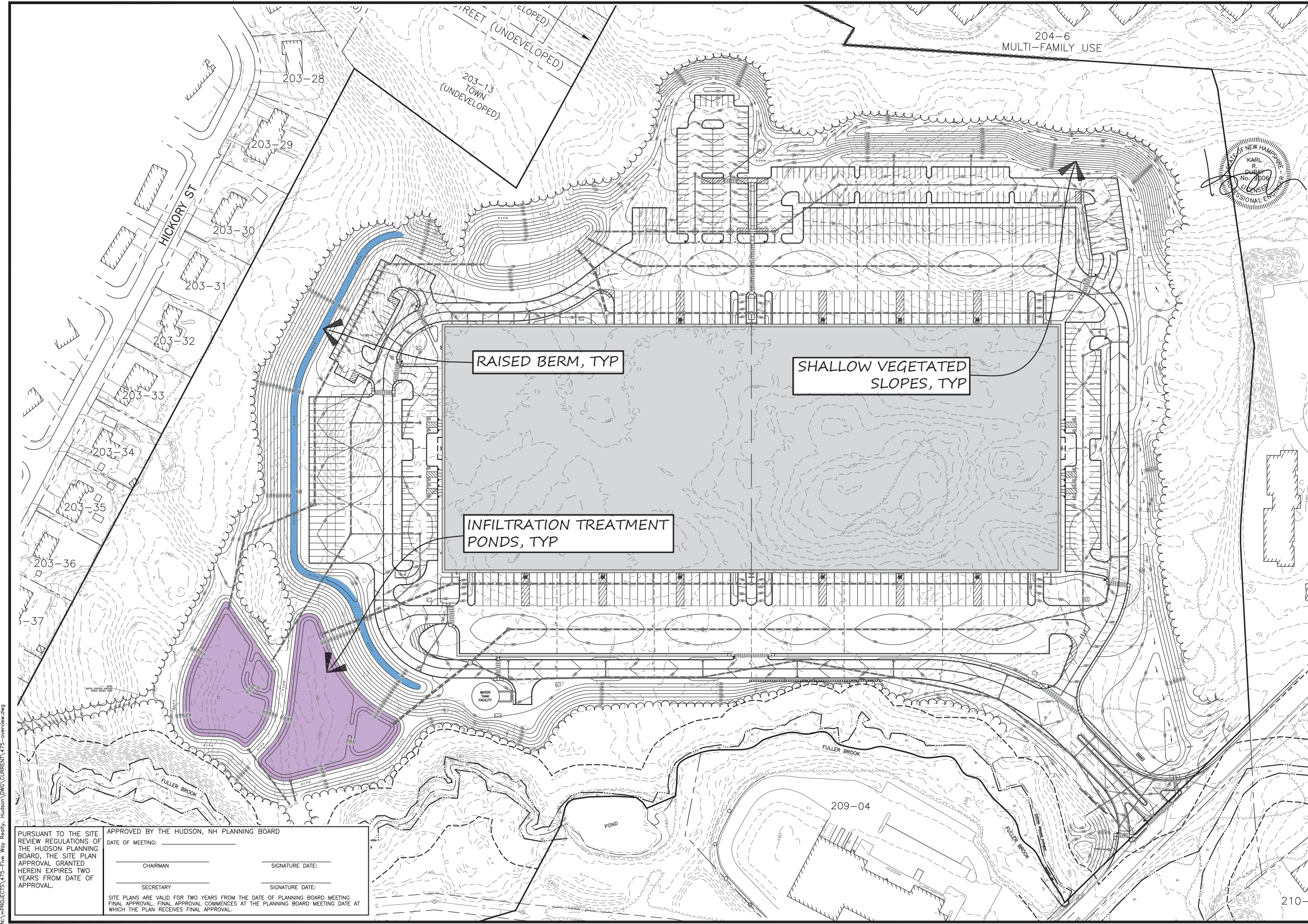
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FRIARS DRIVE INDUSTRIAL FACILITY | **GRADING & CUT/FILL**

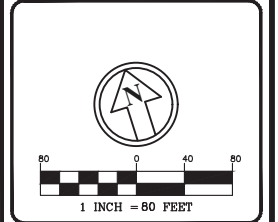
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REV.	DATE	COMMENT	BY

DRAWN BY: WA  
 CHECKED BY: KRJ  
 DATE: AUG. 3, 2021  
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 FILE: 475-overview  
 DEED REF:

PROJECT: **SITE PLAN**  
**FRIARS DRIVE**  
**TAX MAP 209**  
**LOT 001-000**  
 161 LOWELL ROAD  
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**PROPERTY OWNER, LLC**  
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 BOSTON, MA 02110  
 OWNER

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 PETER HORNE, TRUSTEE  
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SHEET TITLE:  
**GRADING & DRAINAGE OVERVIEW PLAN**

N:\PROJECTS\475-Fire Way Realty - Hudson\DWG\CURRENT\475-overview.dwg

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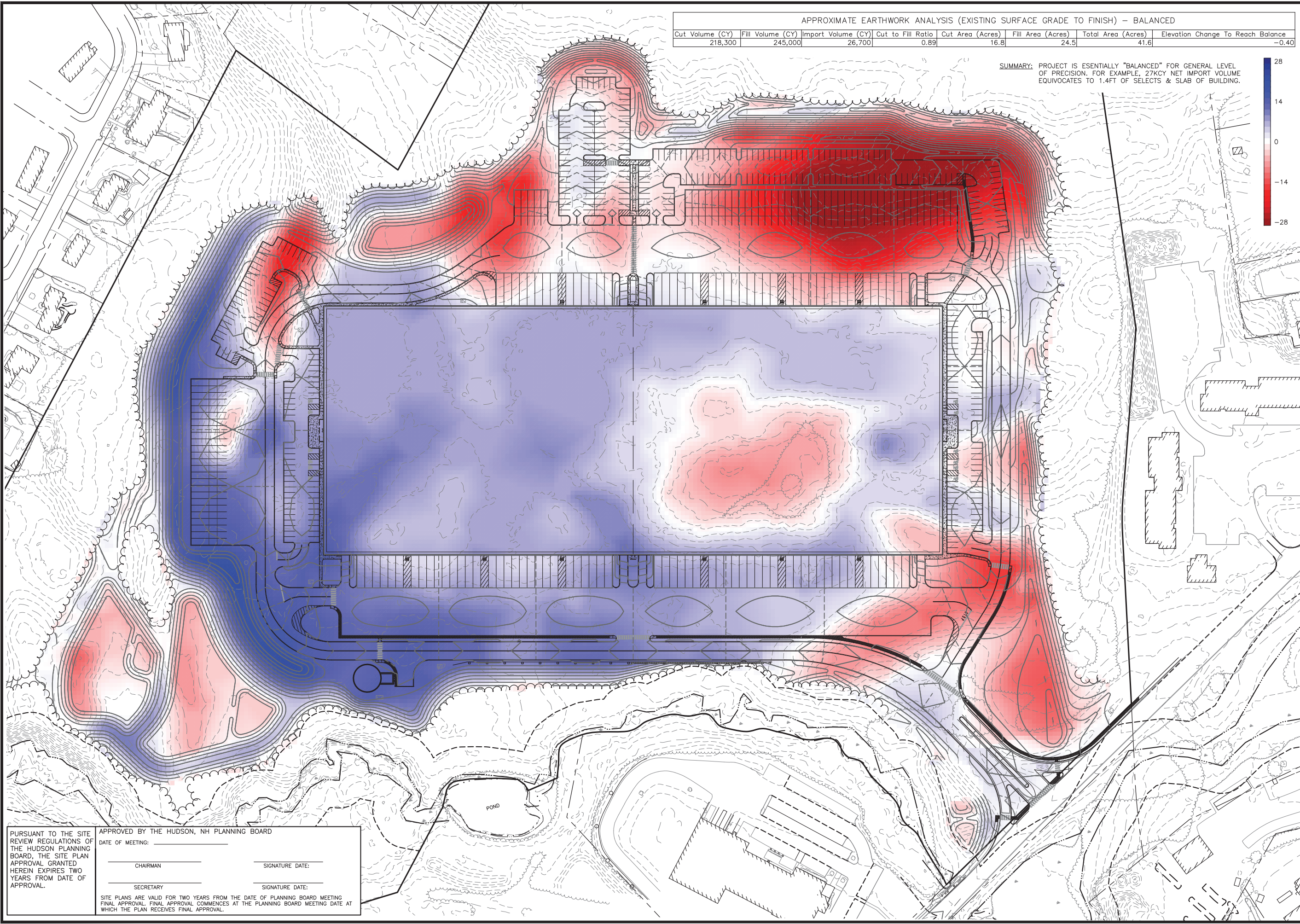
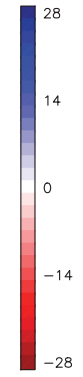
CHAIRMAN \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_

SECRETARY \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_

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APPROXIMATE EARTHWORK ANALYSIS (EXISTING SURFACE GRADE TO FINISH) - BALANCED							
Cut Volume (CY)	Fill Volume (CY)	Import Volume (CY)	Cut to Fill Ratio	Cut Area (Acres)	Fill Area (Acres)	Total Area (Acres)	Elevation Change To Reach Balance
218,300	245,000	26,700	0.89	16.8	24.5	41.6	-0.40

SUMMARY: PROJECT IS ESSENTIALLY "BALANCED" FOR GENERAL LEVEL OF PRECISION. FOR EXAMPLE, 27KCY NET IMPORT VOLUME EQUIVOCATES TO 1.4FT OF SELECTS & SLAB OF BUILDING.



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3	10/5/21	MISC. REVS	SJK

DRAWN BY: SJK  
 CHECKED BY: KRD  
 DATE: AUG. 3, 2021  
 SCALE: 1" = 80'  
 FILE: 475-CUT-FILL  
 DEED REF:

PROJECT: **SITE PLAN**  
**FRIARS DRIVE**  
**TAX MAP 209**  
**LOT 001-000**  
 161 LOWELL ROAD  
 HUDSON, NH  
 PREPARED FOR \_\_\_\_\_



**LOWELL ROAD**  
**PROPERTY OWNER, LLC**  
 133 PEARL STREET #300  
 BOSTON, MA 02110  
 OWNER  
**5 WAY REALTY TRUST**  
 PETER HORNE, TRUSTEE  
 PO BOX 1435  
 N. HAMPTON, NH 03862

SHEET TITLE:  
**CUT / FILL**  
**BALANCE**  
**PLAN**

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO YEARS FROM DATE OF APPROVAL.

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N:\PROJECTS\475-Friar Way Realty - Hudson\DWG\CURRENT\475-CUT-FILL.dwg

FRIARS DRIVE INDUSTRIAL FACILITY | **LANDSCAPING & SITE SECTION VIEWS**

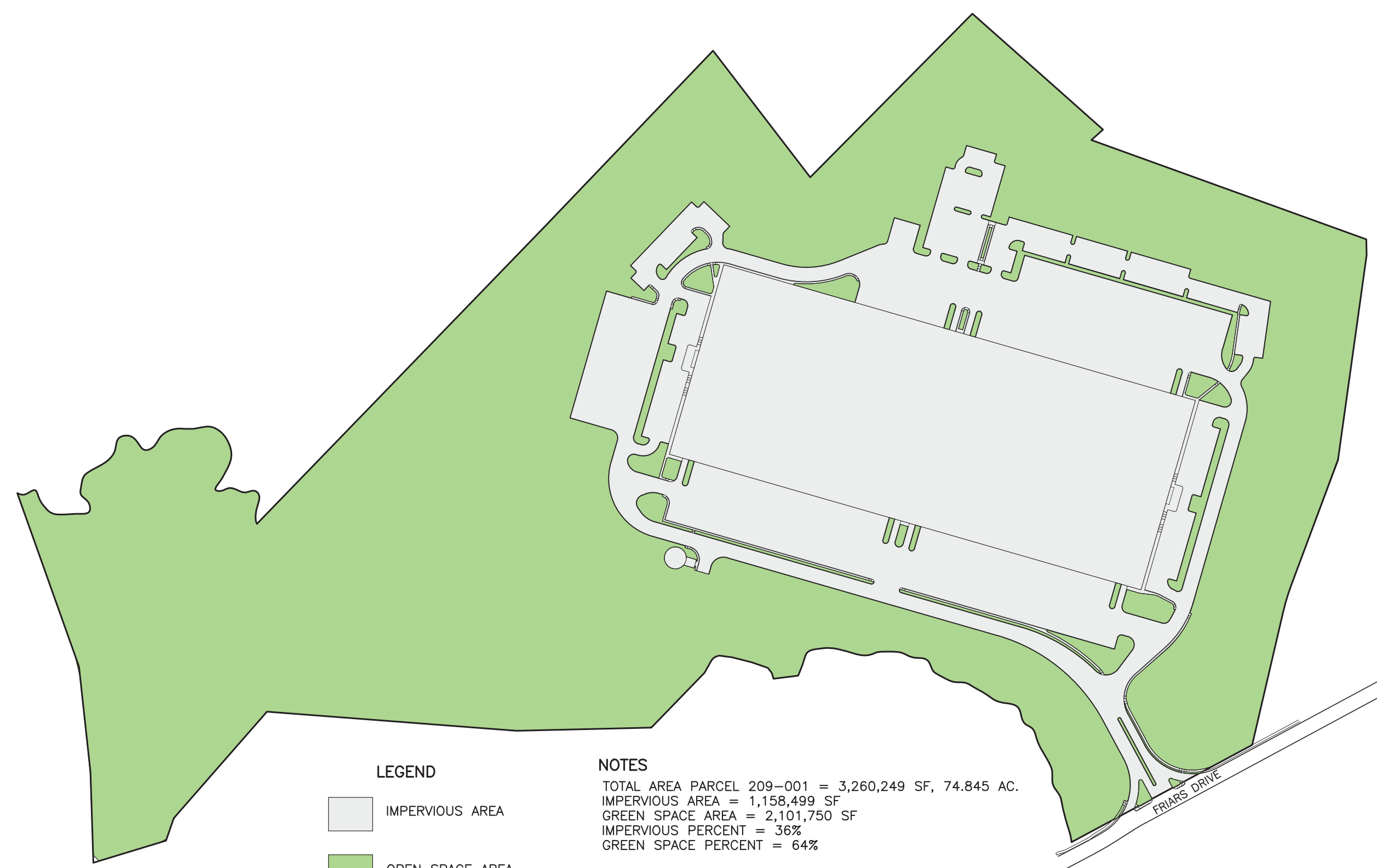
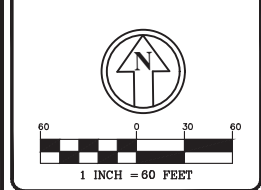
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**LEGEND**

IMPERVIOUS AREA

OPEN SPACE AREA

**NOTES**

TOTAL AREA PARCEL 209-001 = 3,260,249 SF, 74.845 AC.  
 IMPERVIOUS AREA = 1,158,499 SF  
 GREEN SPACE AREA = 2,101,750 SF  
 IMPERVIOUS PERCENT = 36%  
 GREEN SPACE PERCENT = 64%

MIN. GREEN SPACE REQUIRED = 35% (COMPLIES)

REVISIONS:

REV.	DATE:	COMMENT:	BY:

DRAWN BY: WA  
 CHECKED BY: KRD  
 DATE: AUG. 3, 2021  
 SCALE: 1" = 120'  
 FILE: 475-OPENSACE  
 DEED REF:

PROJECT: **SITE PLAN**  
**FRIARS DRIVE**  
**TAX MAP 209**  
**LOT 001-000**  
 161 LOWELL ROAD  
 HUDSON, NH  
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**GFI PARTNERS**

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 BOSTON, MA 02110  
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SHEET TITLE:

**GREEN SPACE &  
 IMPERVIOUS AREA  
 SUMMARY**

N:\PROJECTS\475-Five Way Realty, Hudson\DWG\CURRENT\475-OPENSACE.dwg

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1 INCH = 80 FEET

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3	10/5/21	REV. LS	REK

DRAWN BY: WA  
 CHECKED BY: KRD  
 DATE: AUG. 3, 2021  
 SCALE: 1" = 80'  
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PROJECT: **SITE PLAN**  
**FRIARS DRIVE**  
**TAX MAP 209**  
**LOT 001-000**  
 161 LOWELL ROAD  
 HUDSON, NH  
 PREPARED FOR



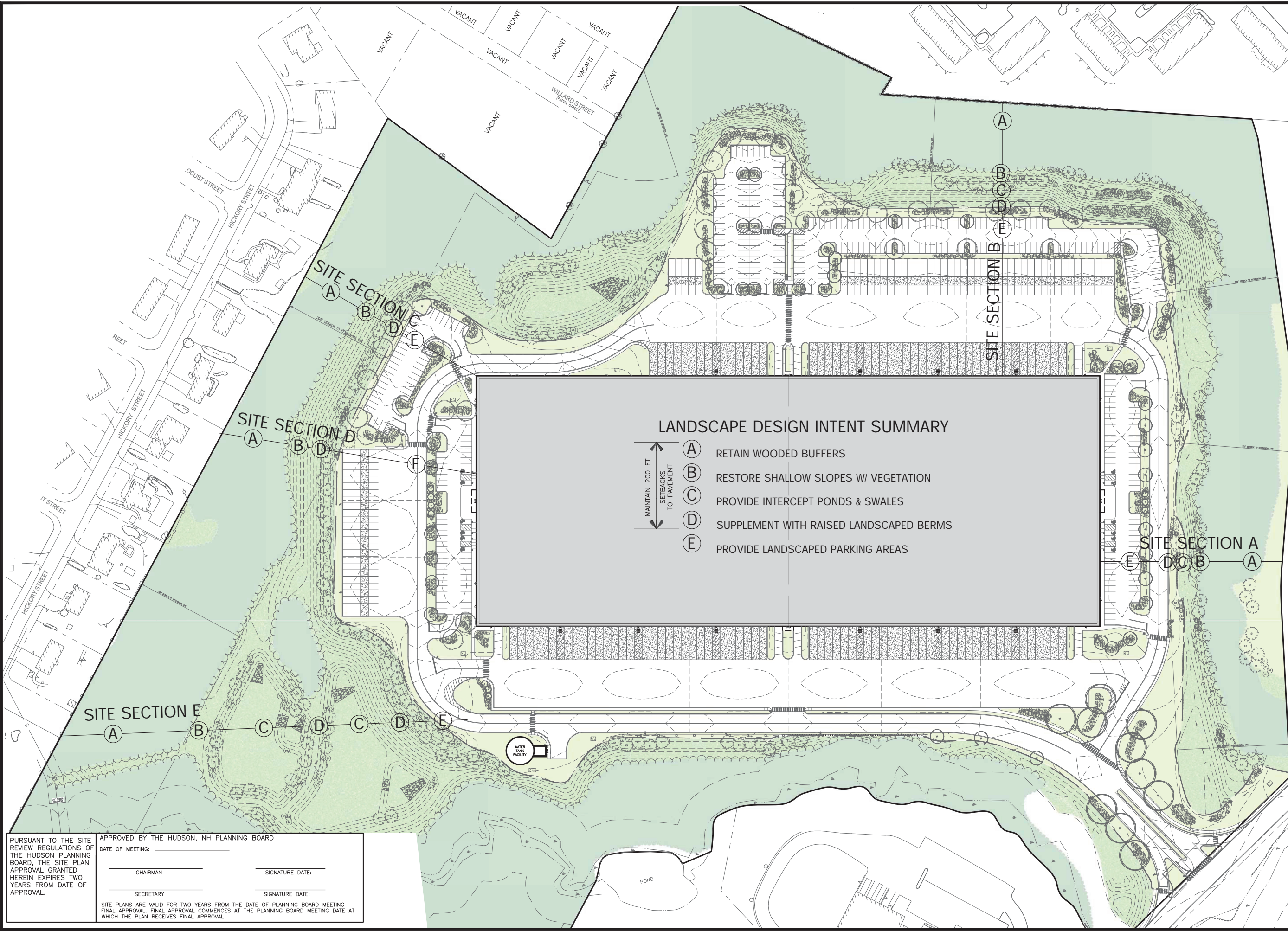
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 BOSTON, MA 02110

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SHEET TITLE:

**LANDSCAPE OVERVIEW**

PROJECT #475 SHEET 26 of 80



LANDSCAPE DESIGN INTENT SUMMARY

- Ⓐ RETAIN WOODED BUFFERS
- Ⓑ RESTORE SHALLOW SLOPES W/ VEGETATION
- Ⓒ PROVIDE INTERCEPT PONDS & SWALES
- Ⓓ SUPPLEMENT WITH RAISED LANDSCAPED BERMS
- Ⓔ PROVIDE LANDSCAPED PARKING AREAS

MAINTAIN 200 FT  
 SETBACKS  
 TO PAVEMENT

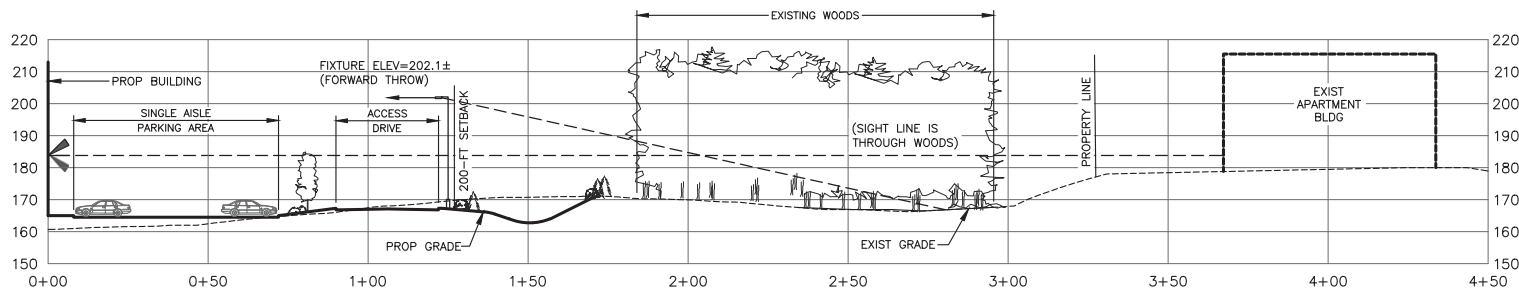
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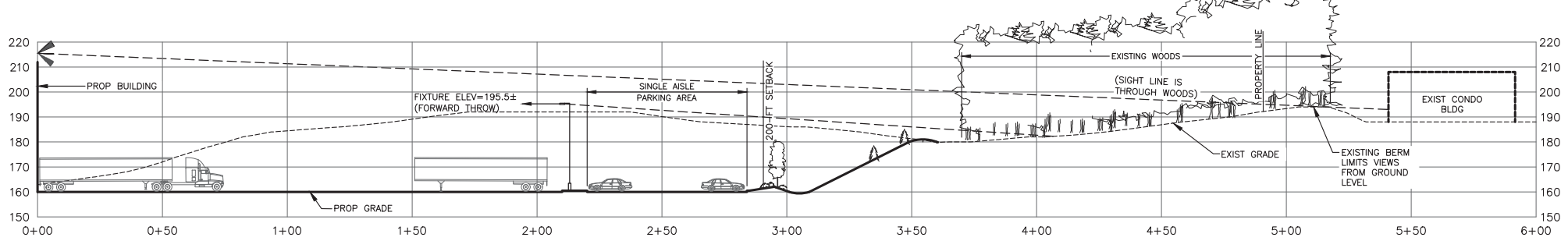
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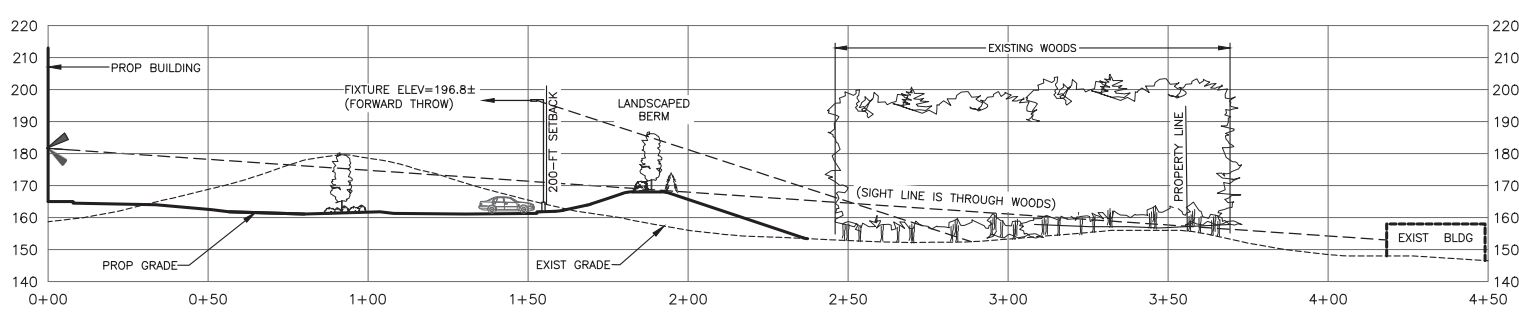
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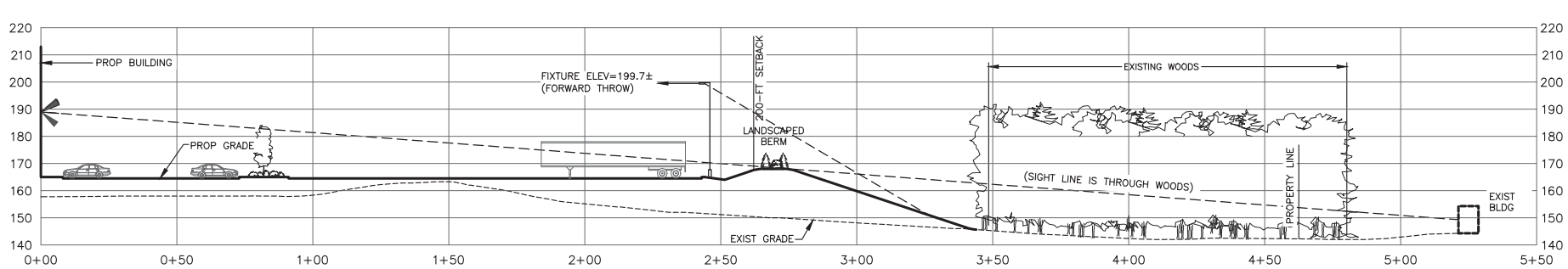
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**FRIARS COURT APARTMENTS**



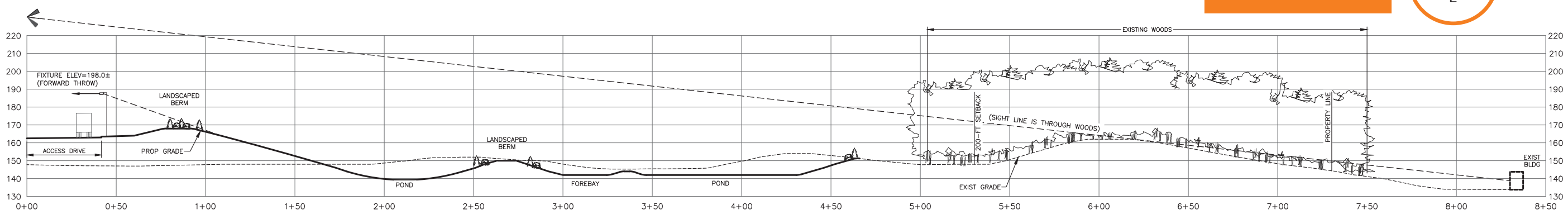
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**FOX HOLLOW TOWNHOMES**



**SITE SECTION C**  
**12 HICKORY ST**



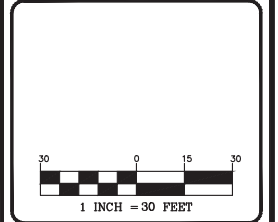
**SITE SECTION D**  
**20 HICKORY ST**



**SITE SECTION E**  
**JUNIPER & HICKORY ST**

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DATE: AUG. 3, 2021  
SCALE: 1" = 30'  
FILE: 475-SECTION  
DEED REF:

PROJECT: **SITE PLAN**  
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**TAX MAP 209**  
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161 LOWELL ROAD  
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OWNER

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SHEET TITLE:  
**SITE SECTIONS**

PROJECT #475 SHEET 37 of 80

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REFER TO LANDSCAPE & GRADING PLANS FOR PLAN DATA.

N:\PROJECTS\475-Five Way Realty, Hudson\DWG\CURRENT\475-SECTION.dwg

## FRIARS DRIVE INDUSTRIAL FACILITY | **FISCAL IMPACTS**

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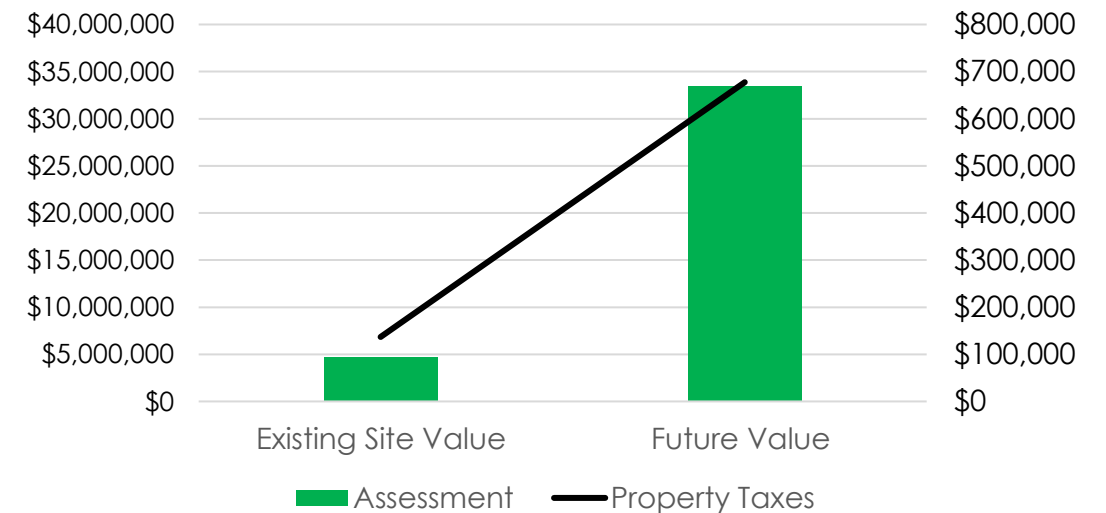
# FRIARS DRIVE INDUSTRIAL FACILITY | FISCAL IMPACTS

- Fiscal Impact Analysis was completed by Mark Fougere of Fougere Planning & Development
  - Mr. Fougere is an AICP Land use planner with over 30 years of both public and private sector experience. His extensive background was focused on spearheading rezoning efforts, site and land use planning, fiscal impact analysis and land use law analysis.
- Fougere Planning & Development prepared a fiscal impact analysis for proposed 504,000 square foot warehouse distribution facility.
- The vacant 75 acre general and industrial zoned parcel is currently assessed at \$4,763,100 and generates \$96,309 in annual taxes.
- Based upon review of local market conditions for large scale industrial buildings, as detailed in Table One, the proposed 504,000 SF warehouse is estimated to be assessed for +/- \$33,502,511 and generate +\$677,421 in annual property tax payments. This comparison is depicted in **Figure One**.

**TABLE ONE**

Industrial Warehouses	Blg. Area (SF)	Assessment	Assessment/Sq. Ft.
36 Executive Drive	215,596	\$14,211,500	\$65.92
11 Friars Drive	44,679	\$3,455,700	\$77.35
17 Friars Drive	56,952	\$4,872,000	\$85.55
25 Flagstone Drive	83,432	\$4,093,900	\$49.07
Average			\$66.47
<b>Proposed Project</b>	504,000	\$33,502,511	
<b>Estimated Property Taxes @ \$20.22</b>		<b>\$677,421</b>	

**FIGURE ONE**



# FRIARS DRIVE INDUSTRIAL FACILITY | FISCAL IMPACTS

## PROJECT REVENUE

- We then analyzed what \$677,421 in annual tax revenue means to the Town of Hudson
  - Increase Hudson's Commercial/Industrial valuation by 4.6%<sup>1</sup>
  - The proposed developed will increase Town revenues by \$205,705 and School Revenues by \$471,715 as outlined in Table Two.
  - Estimated tax revenues from the proposed project will be available to address many planned capital projects<sup>2</sup> including:
    - Twin Bridge Rehab
    - Lowell Road Bridge Rehab
    - Town Hall Expansion
    - Police Station Expansion
    - Alvirne High school renovation
- Based upon final site use (warehouse/Lt. Industrial), Impact Fee payments<sup>3</sup> will range from \$387,840 to \$695,520 (still under review).
- Project Building permit and other construction related fees are estimated to generate over \$200,000.
- The proposed development will become the third highest assessed property in the community, behind only Eversource and pending HLC.

**TABLE TWO**

Town Revenues	\$205,705
School Revenues	\$471,715

<sup>1</sup> Commercial/Industrial value \$612,806,128.

<sup>2</sup> Capital Improvement Plan 2020.

<sup>3</sup> Warehouse lfee: \$0.71 per sq. ft. – Lt. Industrial lfee: \$1.38 per sq. ft

# FRIARS DRIVE INDUSTRIAL FACILITY | FISCAL IMPACTS

## TOWN SERVICES

- Few demands on local services will be created, as detailed in **Table Three**, and increases in emergency calls to the new facility will be minimal.
- Limited increases in service demands will be seen to town departments affording local officials the ability to direct new revenues to community priorities.

## JOB CREATION

- We estimate the project will generate over 300 jobs during construction
- Upon stabilization, we estimate the development will generate over 500 jobs, adding significant wages to the local economy
- We believe the proposed project is consistent the local economic development goals of expanding Hudson's tax base within the Sagamore Industrial Park, the largest concentration of employment in Hudson.

**TABLE THREE**  
ESTIMATED EMERGENCY CALLS

	Bldg. Area (SF)	Yearly Police Calls	Calls/Sq. Ft	Yearly Fire Calls	Calls/Sq. Ft.	Yearly EMS Calls	Calls/Sq. Ft.
36 Executive Drive, Hudson, NH	215,586	1	0.000005	3	0.00001	2	0.000009
11 Friars Drive, Hudson, NH	44,679	2	0.000045	1	0.00002	2	0.000045
6-8 Hampshire Drive, Hudson, NH	147,000	2	0.000014	1	0.00001	1	0.000007
25 Flagstone Drive, Hudson, NH	83,432	2	0.000024	1	0.00001	1	0.000012
Total/Average	490,697	7	0.000014	6	0.000012	6	0.000012
<b>Proposed Development</b>	<b>504,000</b>	<b>7</b>		<b>6</b>		<b>6</b>	

## CONTACT US

For additional information on the proposed project or the developer, please contact us at the address below.

Hayley Palazola  
Vice President  
GFI Partners  
[hpalazola@gfipartners.com](mailto:hpalazola@gfipartners.com)  
133 Pearl Street  
Boston, MA 02110  
[www.gfipartners.com](http://www.gfipartners.com)

