

## A PROPOSED GENERAL DISTRIBUTION FACILITY

### WHAT IS PROPOSED

A single 524,000 square foot general warehouse building is proposed for a 126-acre site situated between Falcon Drive and North Road/Route 202 immediately adjacent to 1111 Southamptn Road in Westfield. This site, along with 1111 Southamptn was part of the famed Digital Equipment Corporation's manufacturing facility which employed 445 people and closed in 1993. Target, who previously controlled the site and planned a cold-storage facility, will not occupy the site nor will the property be used for e-commerce deliveries. The development will include 362 parking spaces to accommodate two employee shifts and 322 tractor trailer spaces, 88 of which will be land banked for future use, if needed.

### WHO WE ARE

Winstanley Enterprises is a family-owned and operated Massachusetts-based commercial real estate company who owns 1111 Southamptn Road in Westfield. Winstanley is partnering with NorthPoint Development, based in Kansas City, Missouri, to market and develop the site.



Located along Falcon Drive and North Road

### INVESTING IN WESTFIELD

With its industrial zoning around the Barnes airport, Westfield is pro-actively positioned to attract development. The project team recognized the site is appropriately zoned for warehouse use and given the continued demand for warehousing in New England decided to pursue a scaled down development plan. The site is being actively marketed to secure a suitable tenant; however, the warehouse will be built on 'spec' if a tenant is not secured prior to construction.

### MEPA COMPLIANCE

In 2022 Target Corporation obtained a certificate from Massachusetts Executive Office of Environmental Affairs (EOEA) in compliance with the Massachusetts Environmental Protection Act (MEPA), but has abandoned its pursuit of the site. Winstanley and NorthPoint will be submitting a Notice of Project Change to notify EOEA that they now have site control and will be reducing the intensity of development while committing to the mitigation requirements associated with the prior MEPA certificate.

### PROTECTING SENSITIVE RESOURCES

Winstanley's multi-disciplined team of planners, engineers, and architects have thoroughly reviewed the previous development proposal by Target to better understand the concerns of neighbors and the community. By reducing the intensity of the building use from cold storage to general warehousing and making other site and access improvements, a plan is being brought forward that will allow for economic growth while protecting sensitive resources. This includes:

- Eliminating all access from North Road.
- Eliminating the cold-storage use of the building along with trailer maintenance facility and a transportation building.
- Positioning the building completely outside of the water resource protection zone.
- By reducing parking by 30%, the amount of impervious area and total land alteration will also be reduced.
- Specifying more stringent stormwater management practices including oil water separators, zoned shut-off valves, and pretreatment of parking area run-off to further protect the water resource protection district.
- Dramatically reducing water consumption by 67%.
- Maintaining existing mature vegetation along North Road and providing additional landscaping to bolster visual screening.
- Ensuring that grassland priority habitat areas are protected.
- Meeting the stringent requirements of the July 2023 state building code modifications and committing to using 100% electric heat and hot water.

