

WELCOME!



Proposed General Warehouse/Distribution Facility
Falcon Drive Westfield, MA
6:30 – 8:00 PM

Tonight's Meeting Format

1. This is a webinar and is being recorded—everyone is participating virtually.
2. As an attendee you can view the presentation, our project team can see your name as an attendee, and you can interact by asking questions or providing comments via the Q&A function.
3. There will be a presentation lasting about 30 minutes.
4. At the conclusion of the presentation, participants will be asked to enter questions via the chat function.
5. Please refrain from asking a question that has been previously asked.
6. Questions will be read aloud and answered in the order entered.

Tonight's Presenters

☐ **Valarie Ferro, AICP – President, Good Earth Advisors**

- Lead consultant for Falcon Landing development team
- Development Advisor to Winstanley Enterprises for 15 years
- Certified planner and environmental scientist with 35 years of resource management, site development and municipal economic development experience.

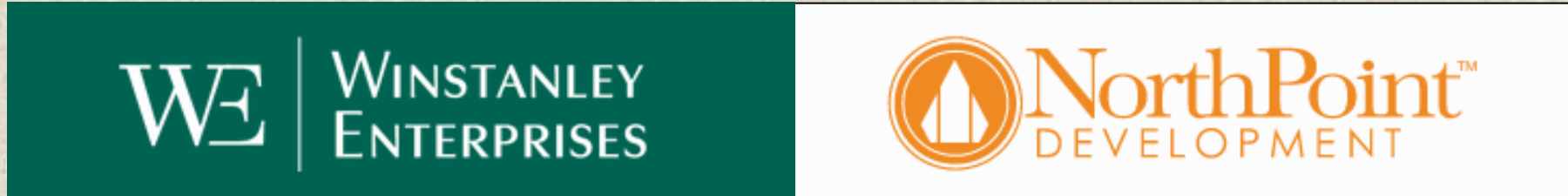
☐ **John Hession, PE – Senior Project Manager-Land Development, VHB**

- Principal Design Engineer for Falcon Landing
- Professional Engineer with over 35 years of experience
- Expertise in site engineering, stormwater design, utility design

☐ **Patrick Dunford, PE – Senior Project Manager-Transportation Planning, VHB**

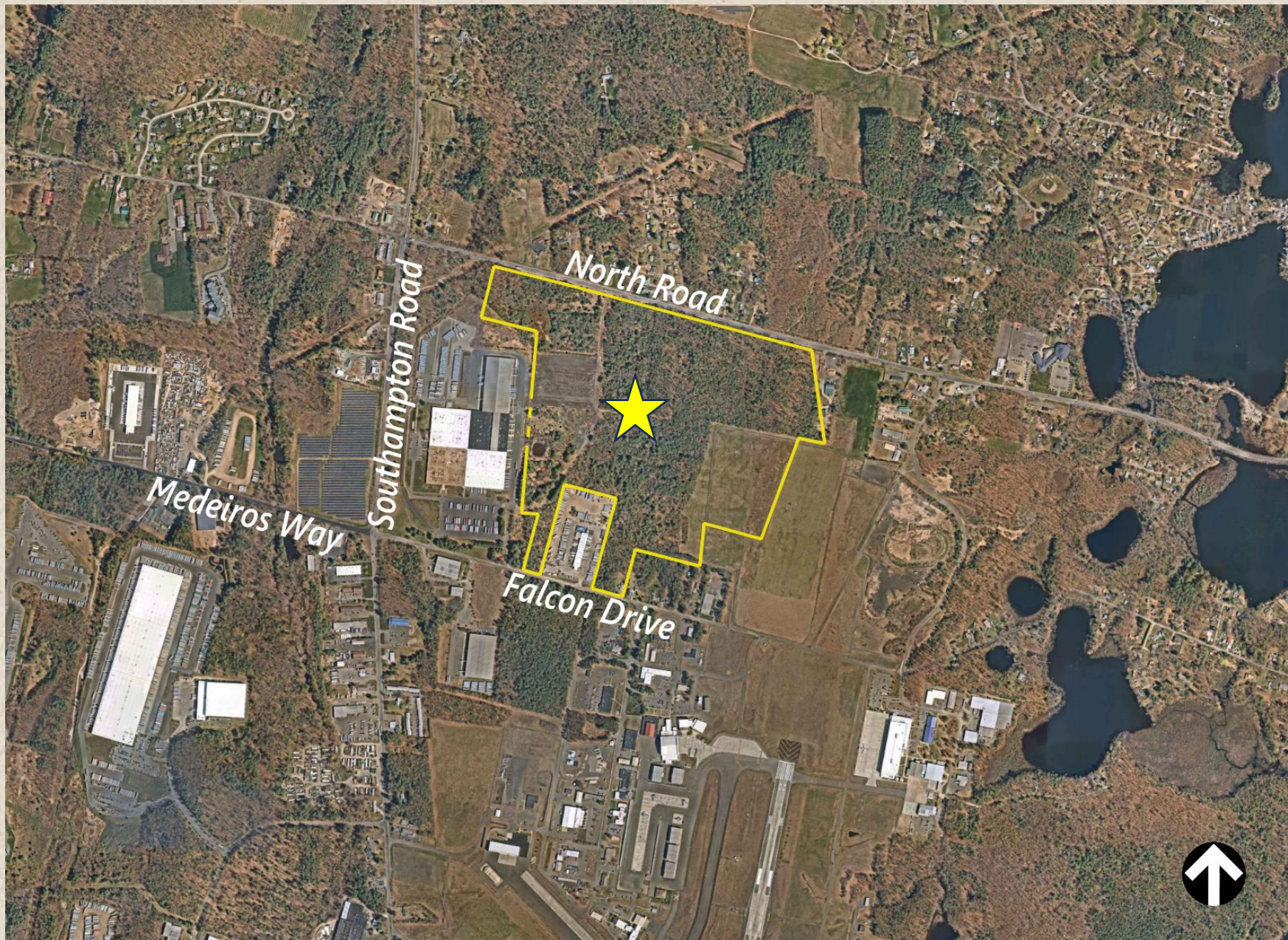
- Lead traffic engineer for Falcon Landing
- Professional Engineer with 30 years of experience in traffic impact analyses, roadway design and public infrastructure

Who We Are



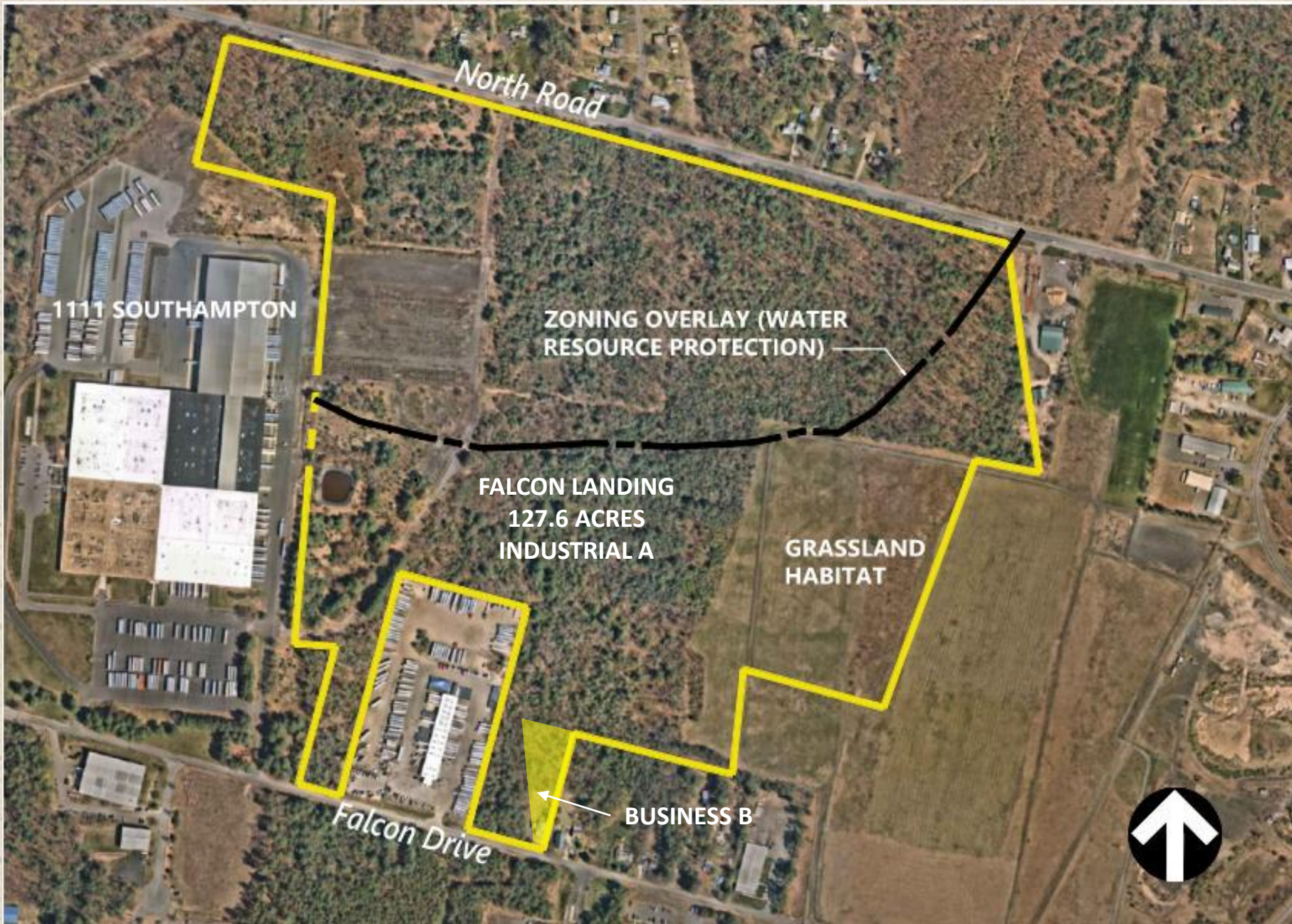
Winstanley Enterprises is a family-owned and operated Massachusetts-based commercial real estate company who owns the adjacent 1111 Southampton Road property. NorthPoint Development is based in Kansas City, Missouri, and has a national presence in the development of a full-range of logistics facilities. We are like-minded developers/owners who are:

- Committed to developing a general warehousing facility in full compliance with the City's land use regulations
- Interested in listening to the community and addressing concerns to the extent practical and feasible

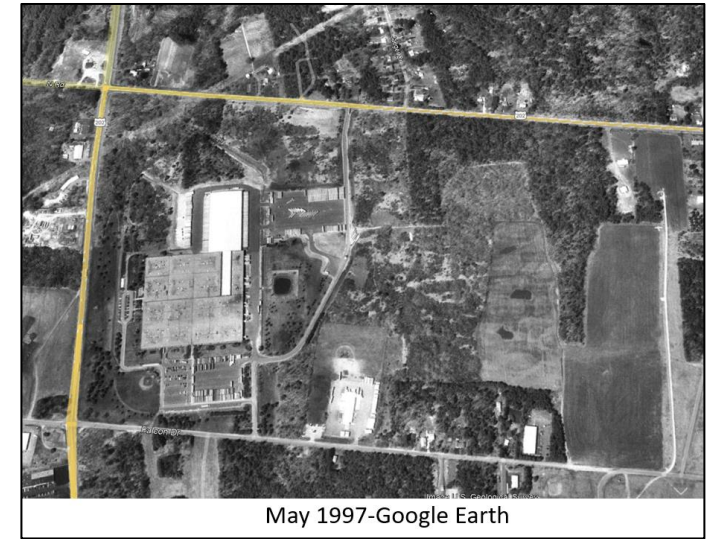


VIRTUAL OPEN HOUSE | December 13, 2023

FALCON
LANDING



Site History

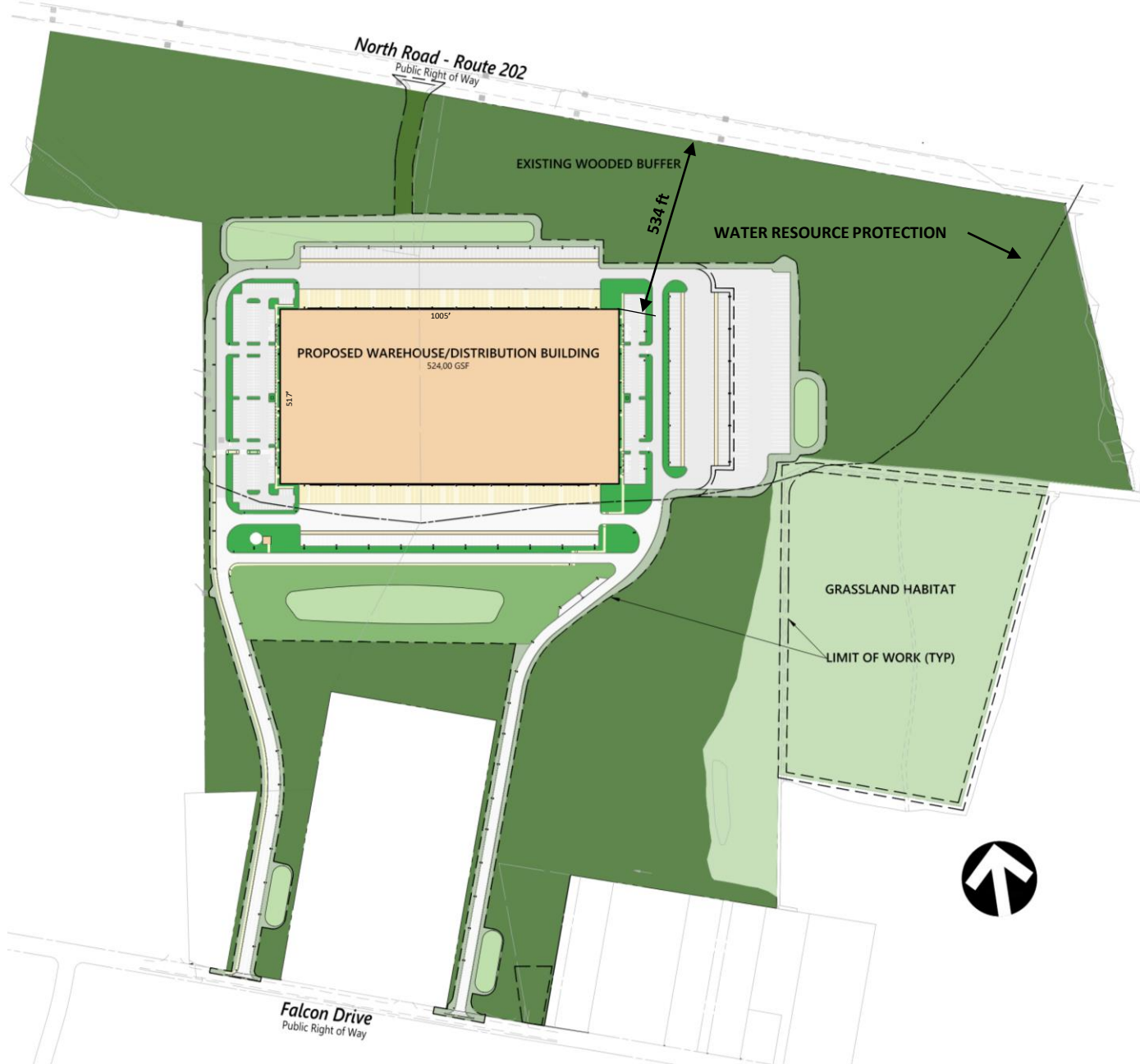


Site Planning



Design Objectives

- No access to North Road
- Preserve mature woods along North Road to create a natural buffer
- Minimize land alteration through efficient site design
- Collect stormwater runoff from all new impervious surfaces on site
- Stormwater quality treatment
- Protect Priority Grassland Habitat



Proposed Development

- 524,000 SF warehouse/ distribution facility
- Designed for 1 or 2 tenants
- 434 trailer parking spaces (88 will be land banked)
- 360 vehicle parking spaces
- 112 loading dock positions (56 per side)
- Building height not to exceed 52 ft
- Over 70% of the site to remain pervious after the project is constructed (89 acres)
- Existing mature woods along North Road will remain as a buffer (minimum 300 ft)
- Existing paved driveway to North Road to be removed and revegetated

Stormwater Management

Stormwater Objectives

Provide a stormwater management system to mitigate the impacts of the proposed development including:

- Soil erosion and sedimentation control during and after construction
- Prevent loss of recharge
- Contaminant removal / no degradation of groundwater quality
- Long term maintenance and operations

Regulations

- Zoning Section 3-170 Water Resource Protection District
- Code Chapter 16 Division 4 – Stormwater Management
 - MADEP Stormwater Management Standards
- Massachusetts MS4 (Municipal Separate Storm Sewer System) General Permit
 - $\geq 90\%$ total suspended solids (TSS) removal
 - $\geq 60\%$ phosphorus removal

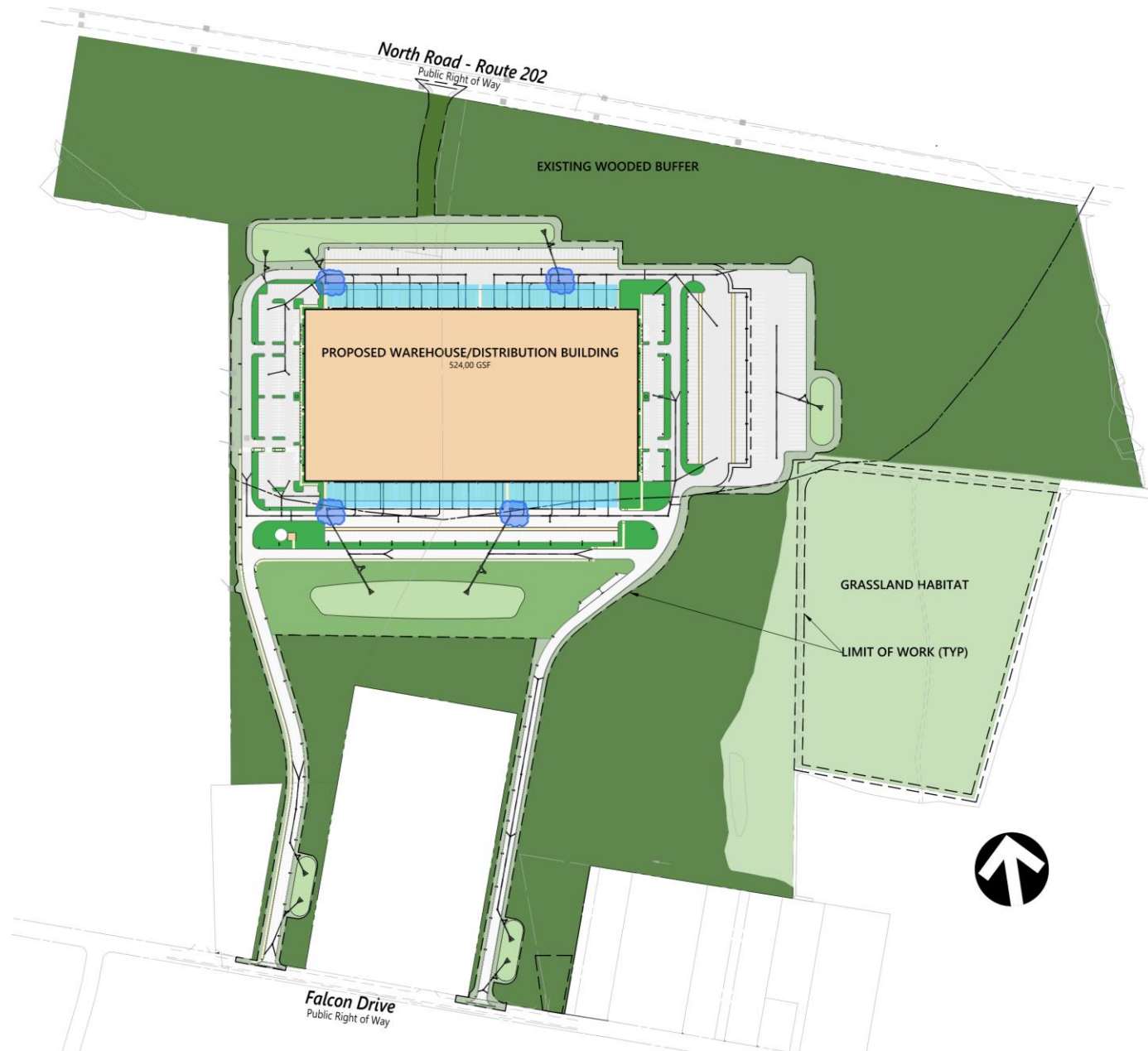
Stormwater Management System

Isolate Truck Docks (4 locations)

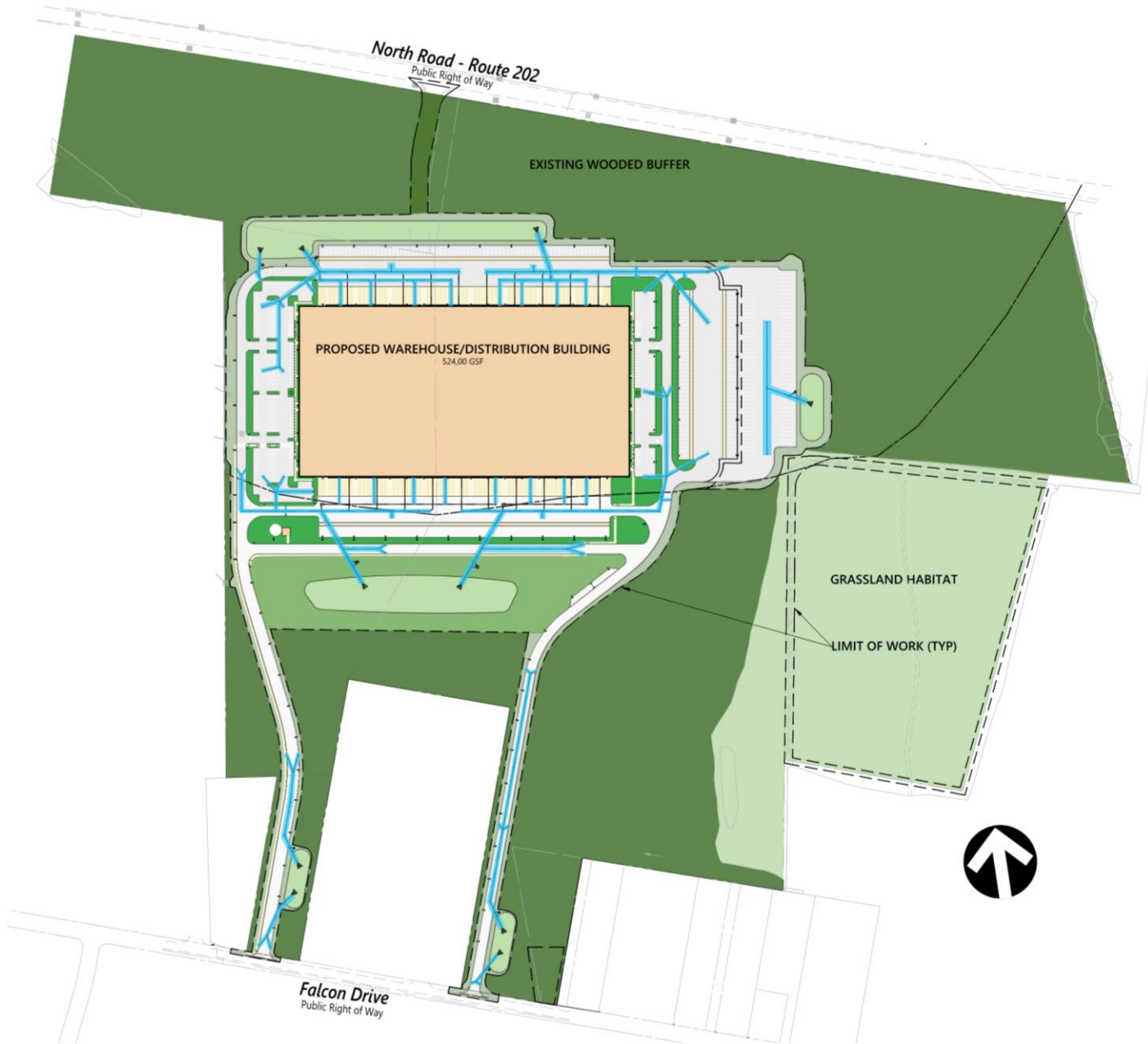
Trench Drains

Oil/Water Separators

Shut Off Valves



Stormwater Management



Isolate Truck Docks (4 locations)



Trench Drains



Oil/Water Separators



Shut Off Valves



Closed pipe storm drain system

Catch Basins

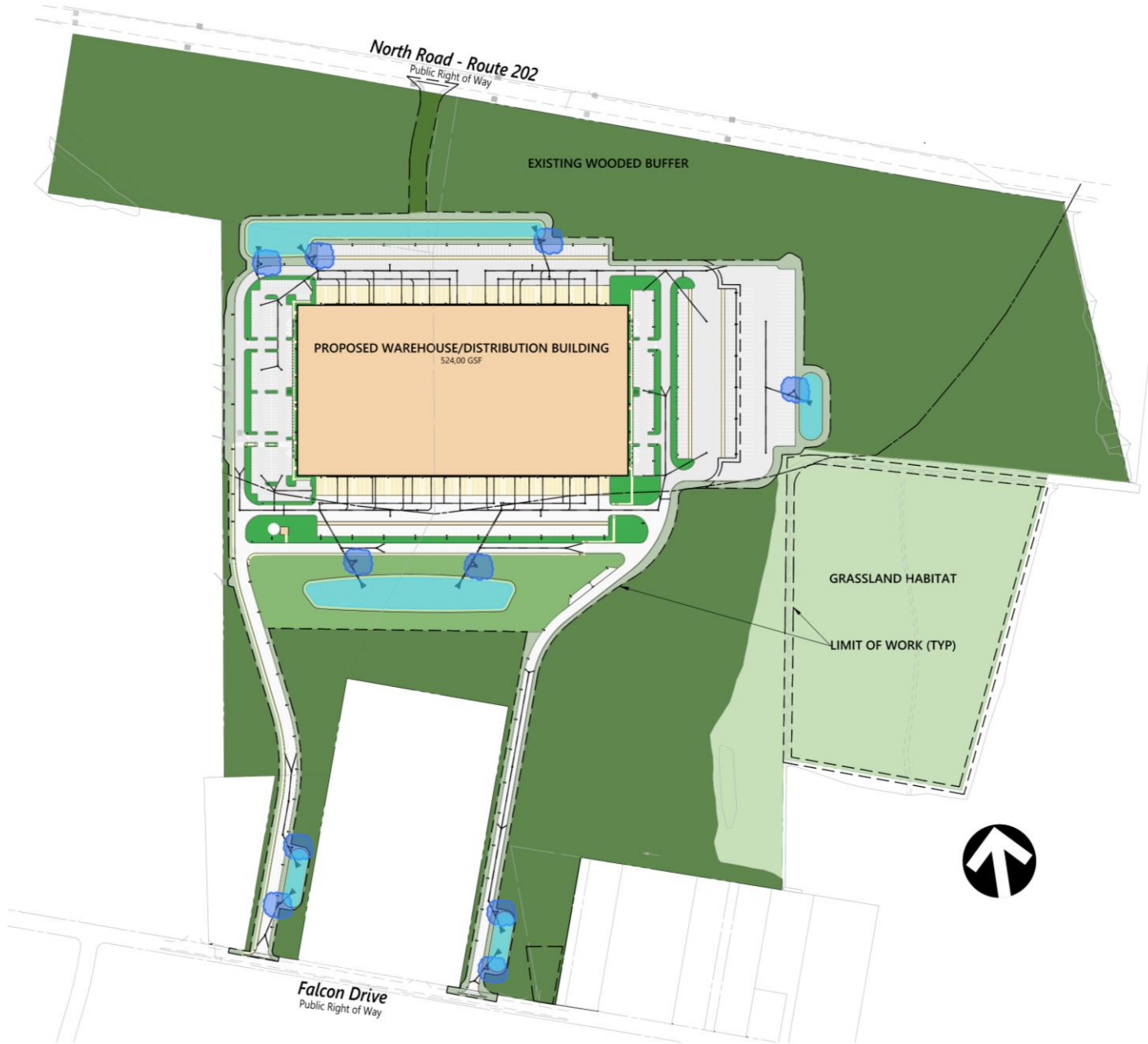


Manholes



Pipe

Stormwater Management



Isolate Truck Docks (4 locations)



Trench Drains



Oil/Water Separators



Shut Off Valves



Closed pipe storm drain system

Catch Basins



Manholes



Pipe



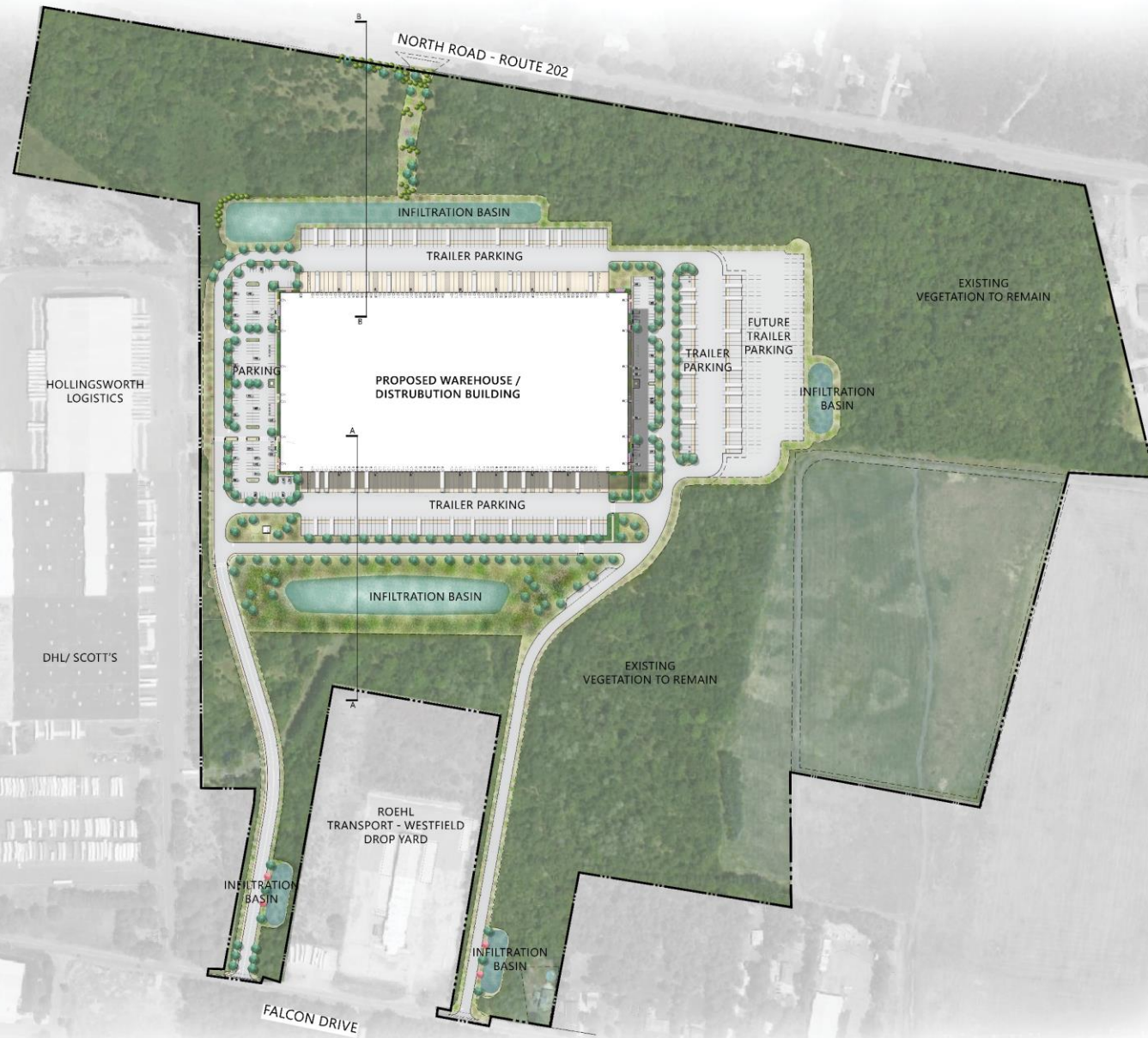
Water quality treatment units



Infiltration

Transportation

Site Plan



Site Location



- 2023 existing conditions
- 2030 “No-Build” conditions
 - Other developments
 - Planned roadway projects
 - Regular traffic growth
- Trip Generation
- 2030 “Build” condition
- Evaluate potential impacts
- Mitigation

Existing Conditions



- Traffic counts at multiple locations:
 - December 2019
 - Spring 2022
 - June 2023
- Traffic observations
- Crash history
- City/State outreach

Trip Generation

Study focus on busiest times:

- 7:15 AM to 8:15 AM
- 4:00 PM to 5:00 PM
- Midday school conditions

“ITE” data

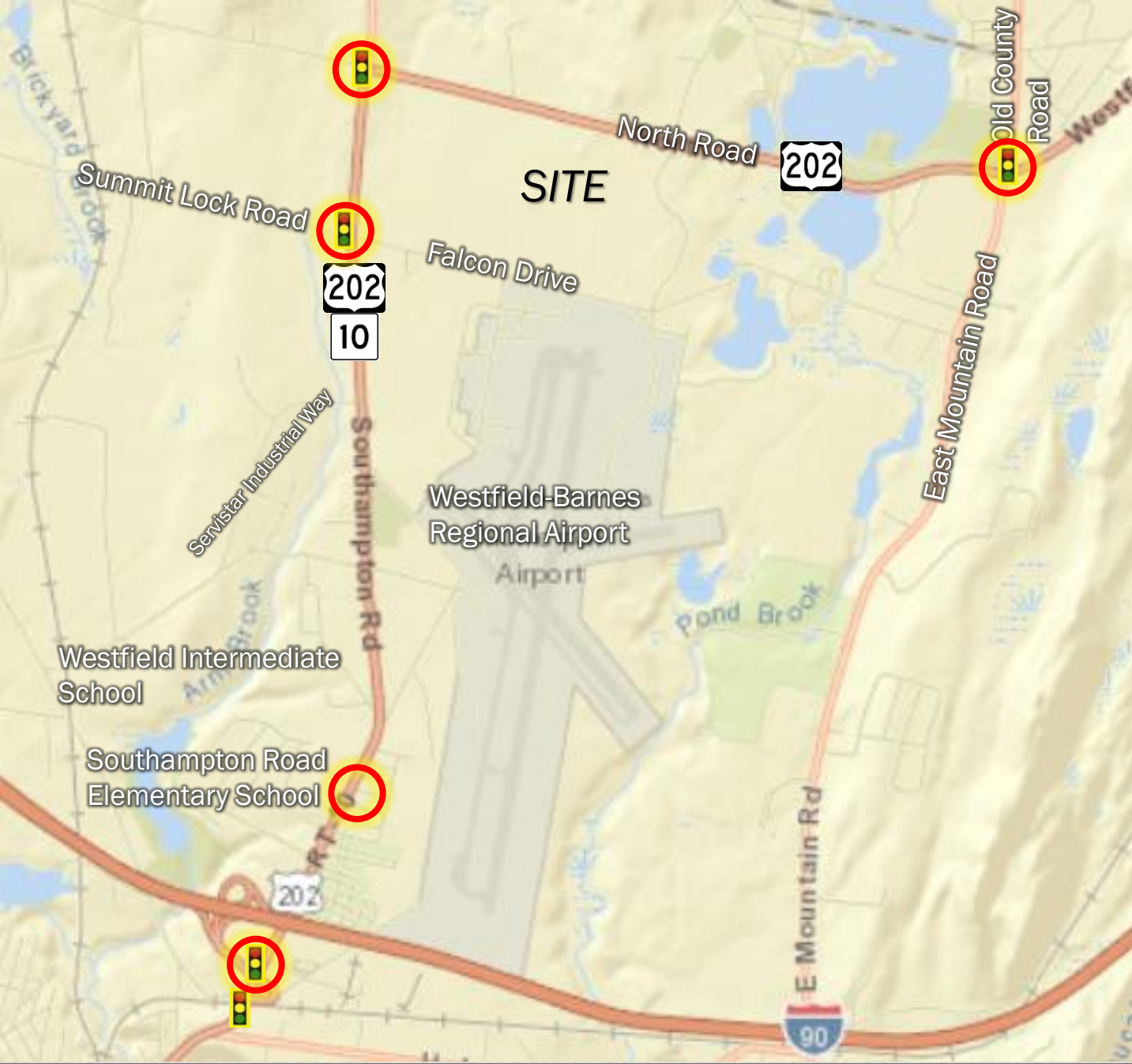
NorthPoint counts – 28 sites

Based on ITE and counts from 28 NorthPoint sites

- ITE data used
(peak hour 25% - 33% higher than observed)

Trucks trips:

- 170 daily (85 in / 85 out)
- 10 morning (5 in / 5 out)
- 8 evening (4 in / 4 out)



Falcon Landing Mitigation

- Falcon Landing
- Southampton Road/North Road
- Southampton Road/Falcon Drive
- Southampton Road school crossing
- Southampton Road/I-90 interchange
- North Road/East Mountain Road/
Old County Road (signal timing changes)

Southampton Road at North Road



North Road – looking west



Southampton Road – looking north

Southampton Road at North Road



- Signal improvements
- Widen Southampton Road northbound
- Lane restriping
- No North Road Project access

Southampton Road at Falcon Drive



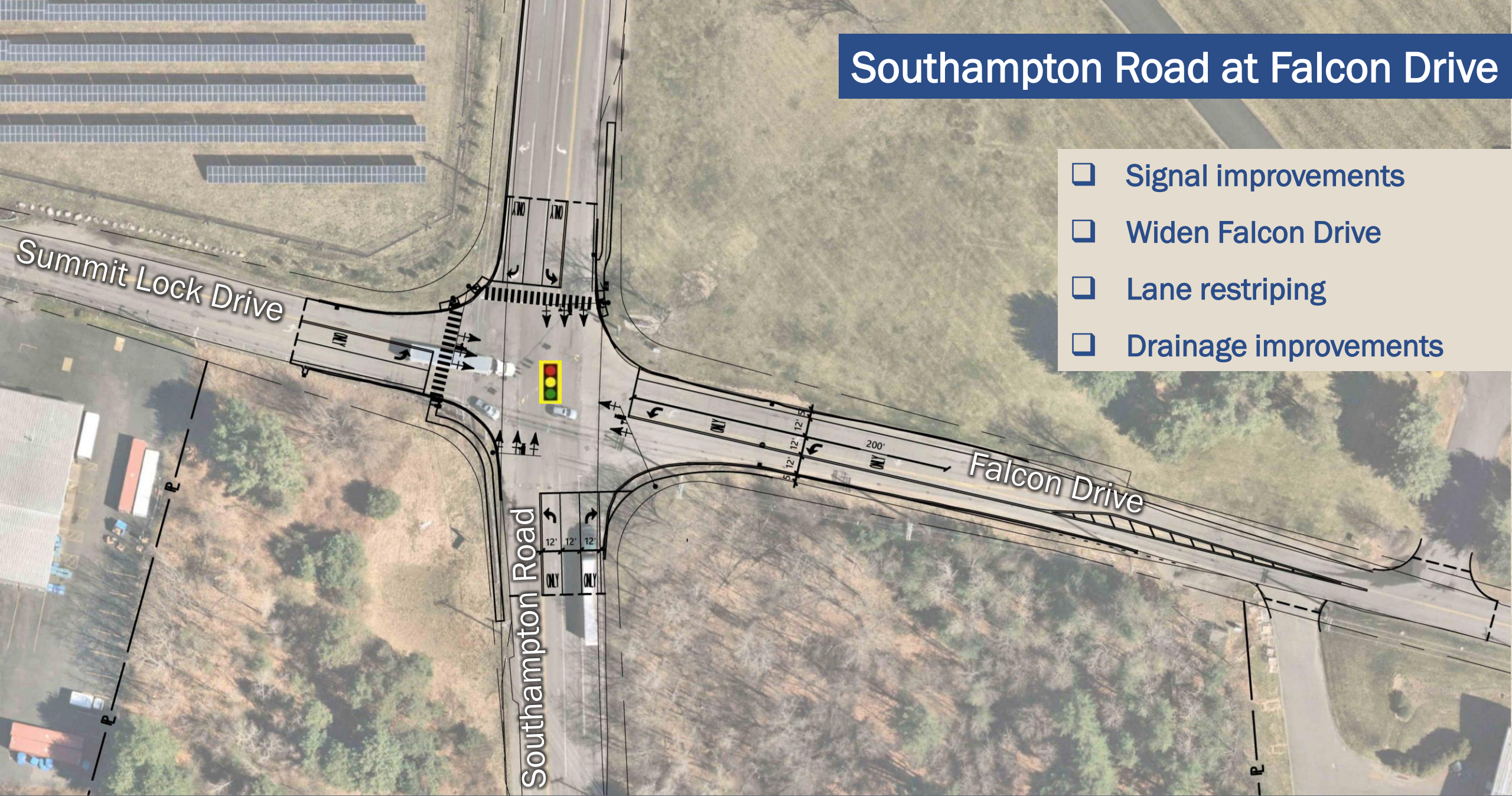
Falcon Drive – looking west



Southampton Road – looking north

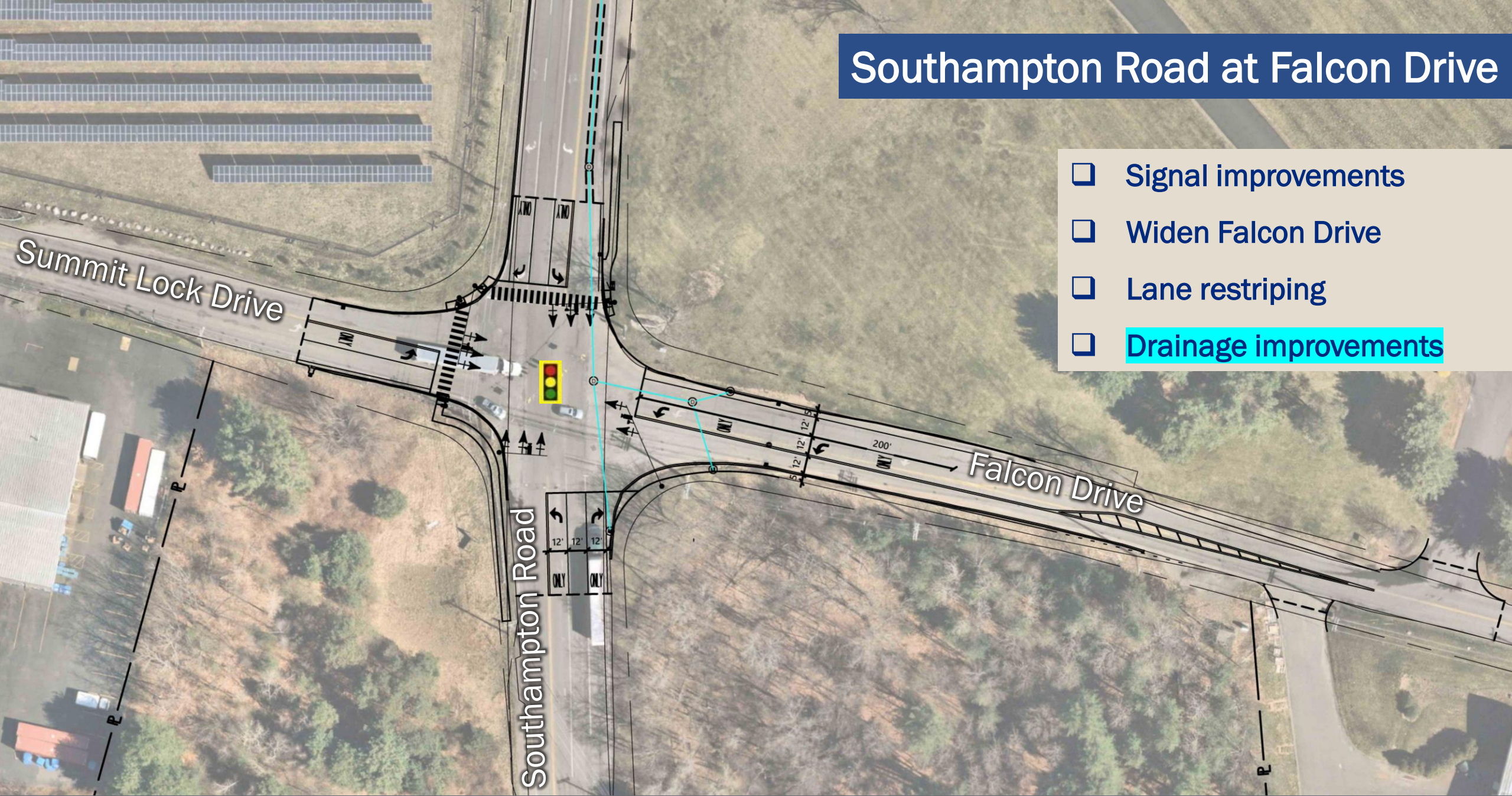
Southampton Road at Falcon Drive

- Signal improvements
- Widen Falcon Drive
- Lane restriping
- Drainage improvements



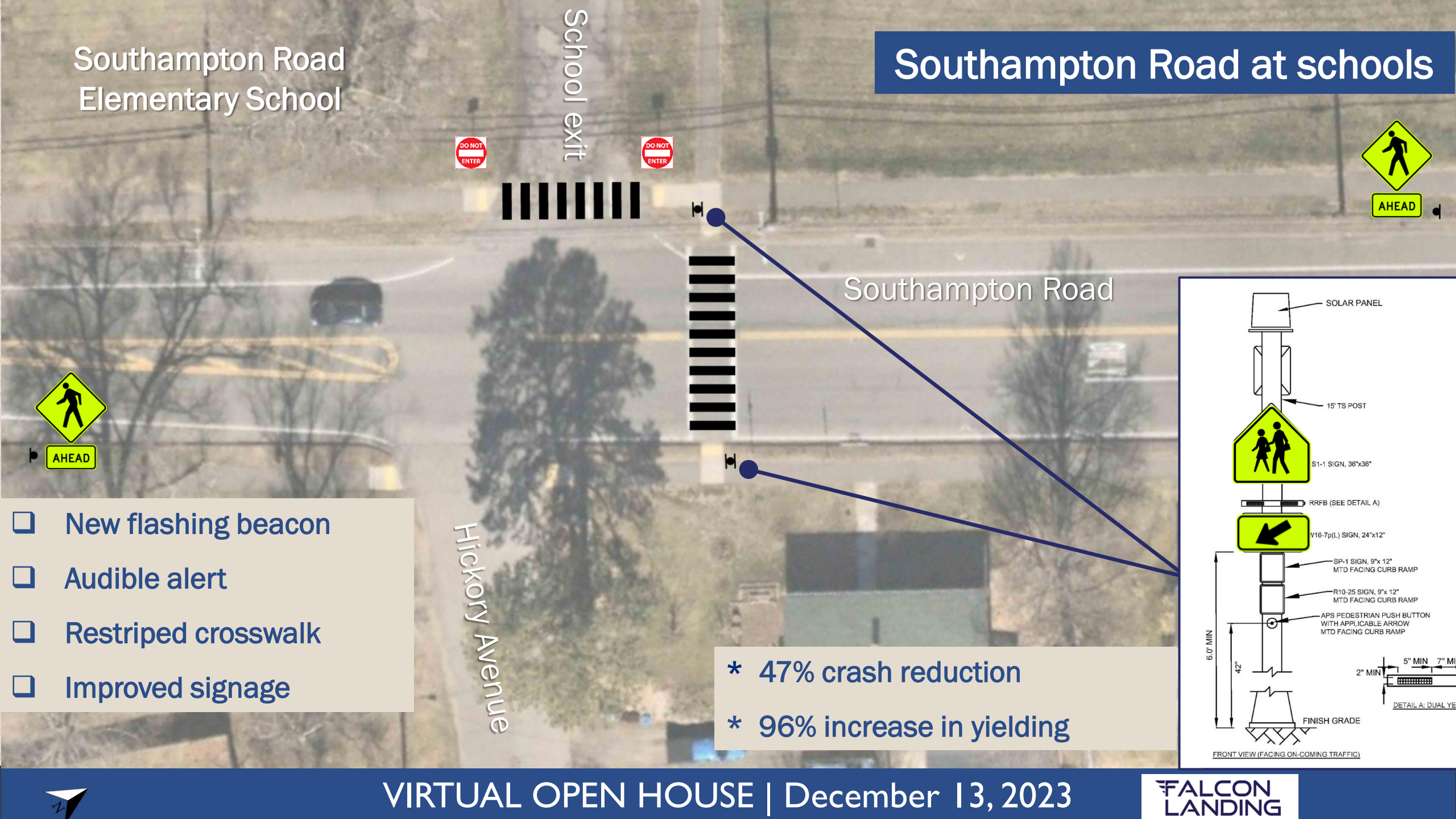
Southampton Road at Falcon Drive

- Signal improvements
- Widen Falcon Drive
- Lane restriping
- Drainage improvements



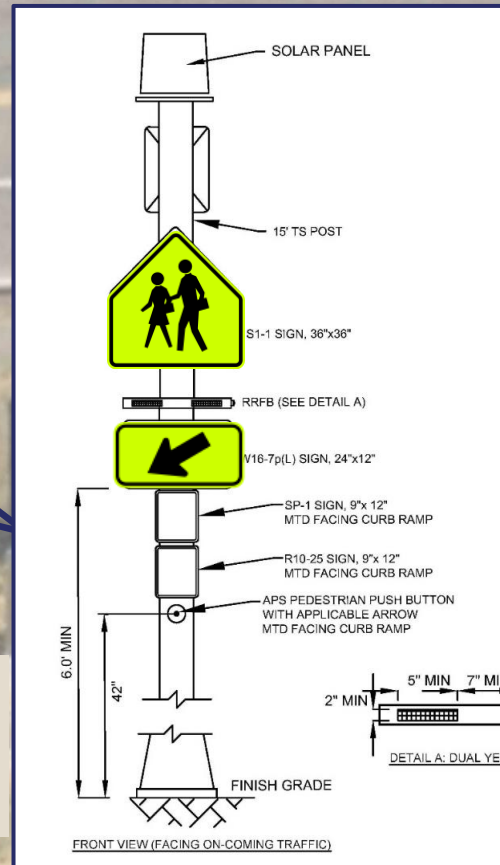
Southampton Road Elementary School

Southampton Road at schools



- New flashing beacon
- Audible alert
- Restriped crosswalk
- Improved signage

* 47% crash reduction
 * 96% increase in yielding





Existing



Proposed



Colonial
Pine
Estates



Southhampton Road



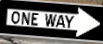
Wendy's



Friendly's Way

Westfield Industrial Park Road

Arch Road



I-90 Exit 41 interchange

- MassDOT signal / ramp improvements design
- \$250,000 work by Falcon Landing

Study Summary/Conclusions

❑ Traffic counts/observations

❑ Study focus on busiest times:

- 7:15 AM to 8:15 AM
- 4:00 PM to 5:00 PM
- Midday school conditions

❑ Traffic generation based on “ITE” and counts from 28 NorthPoint sites

❑ Project roadway improvements:

- Southampton Road/North Road
- Southampton Road/Falcon Drive
- Southampton Road/schools
- I-90 interchange – \$250,000
- North Road/East Mountain Road/Old County Road – signal timing changes

QUESTIONS?

THANK YOU!

Westfield Planning Board Public Hearing - December 19, 2023

Follow project updates at:
FALCONLANDINGWESTFIELD.COM

Questions?

Email us at: info@falconlandingwestfield.com