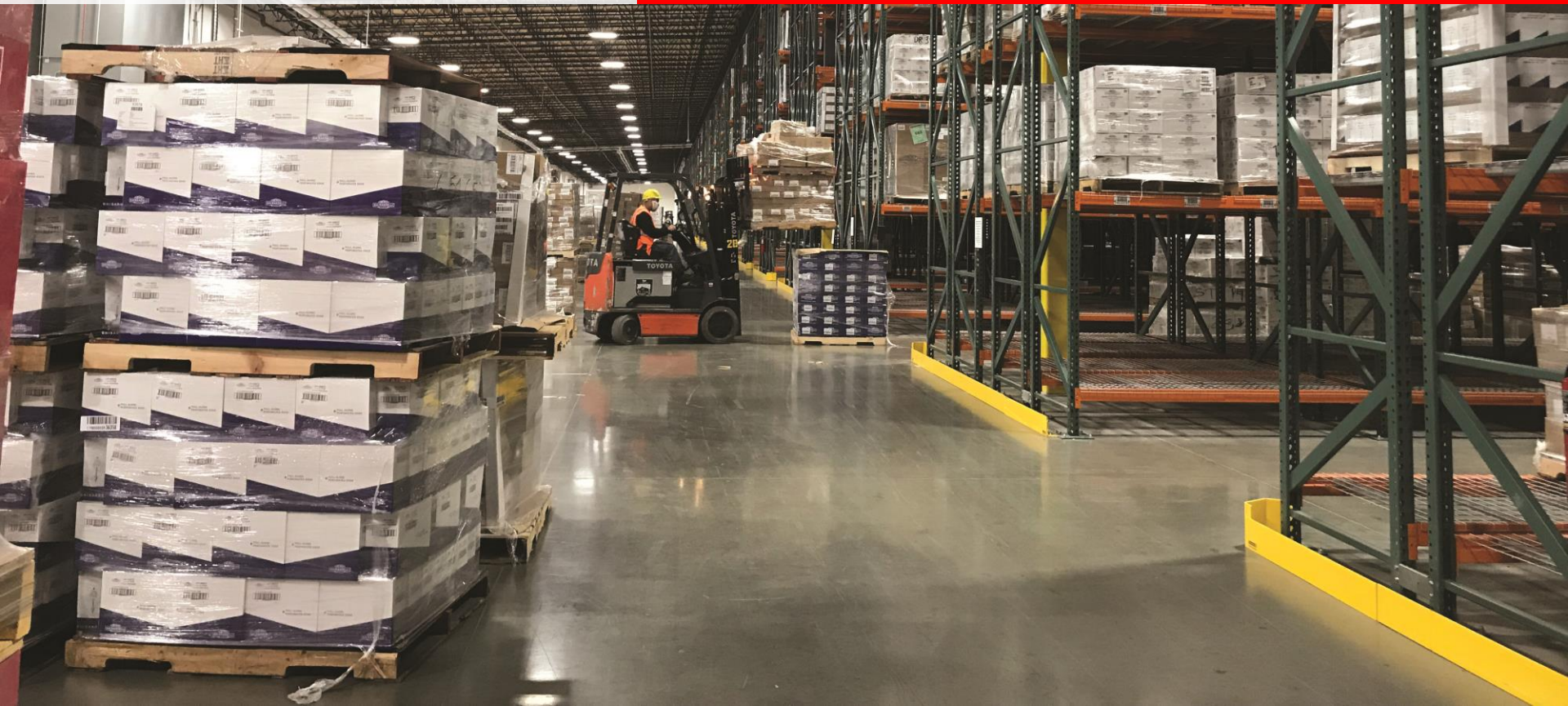




Planning Board Meeting

February 2023





29 YEARS
1993 2022



2,600
EMPLOYEES



\$1.8+
BILLION
DEVELOPMENT
IN 2022

9,000+ Acres

200 Million+ SF

\$20.0+ Billion Value

INTEGRATED DEVELOPMENT SERVICES

Site Selection | Due Diligence | Entitlements
Incentives | Planning | Design | Construction
Financing | Asset Management



CRG OFFICES

MARKETS

INDUSTRIAL



INSTITUTIONAL



COMMERCIAL



MULTIFAMILY



LEED PROJECTS

PLATINUM	6
GOLD	29
SILVER	20
CERTIFIED	21

and **85+**
LEED ACCREDITED PROFESSIONALS

develop | design | build

The integrated nature of our integrated team allows us to communicate and challenge each other to drive better results for our clients.



CRG

develop

**SITE SELECTION
DEVELOPMENT
FINANCING
ASSET MANAGEMENT**

LJC¹

design

**ADVANCE STRATEGIES
PLANNING
ARCHITECTURE
INTERIORS**

CLAYCO

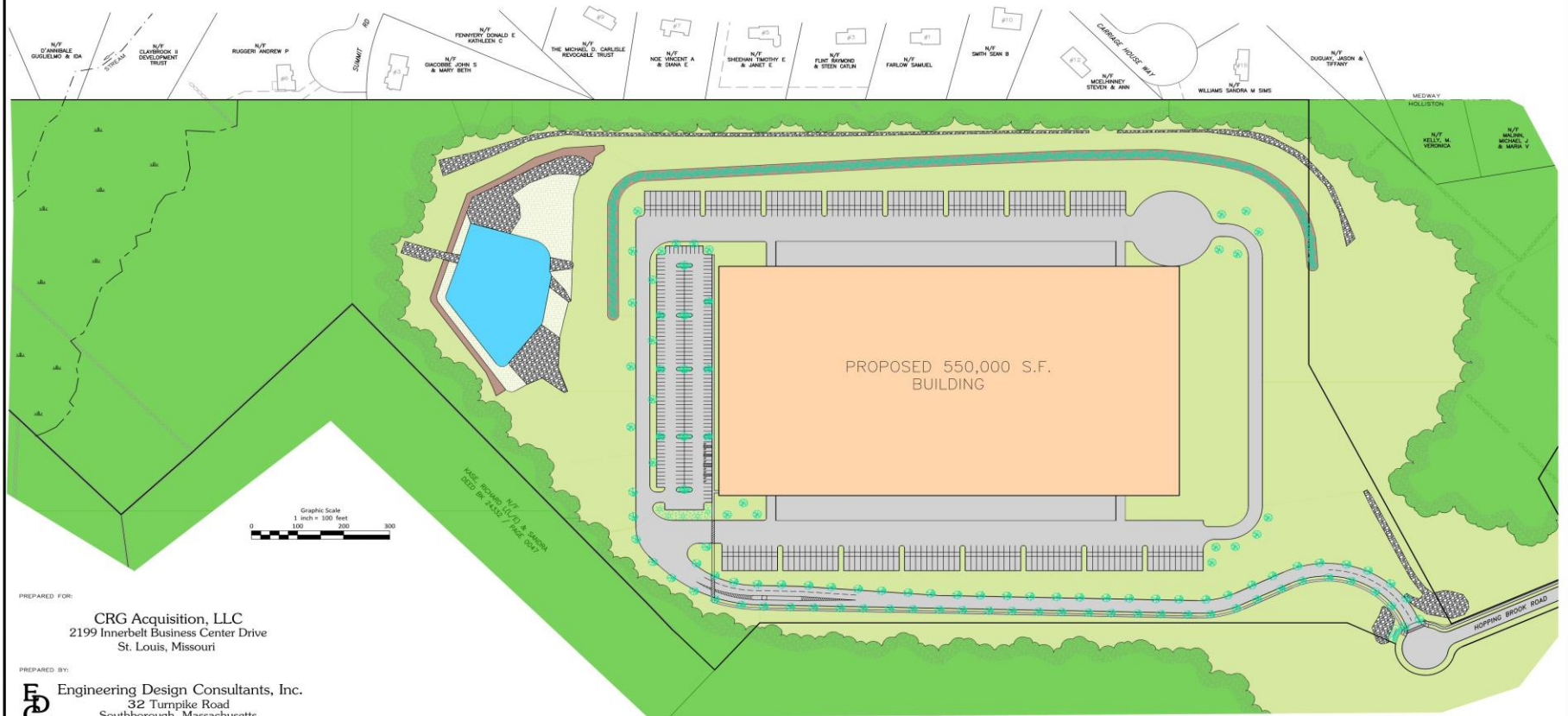
build

**DESIGN-BUILD
CM@RISK
SELF-PERFORM
CULTURE OF SAFETY**

The Clayco delivery model is based upon a collaborative team. Finance planning, designers, engineers, programmers, builders and clients working transparently, sharing information and knowledge with the common commitment of exceeding the owner's expectations.

UPDATED SITE DESIGN

555 HOPPING BROOK ROAD HOLLISTON, MASSACHUSETTS

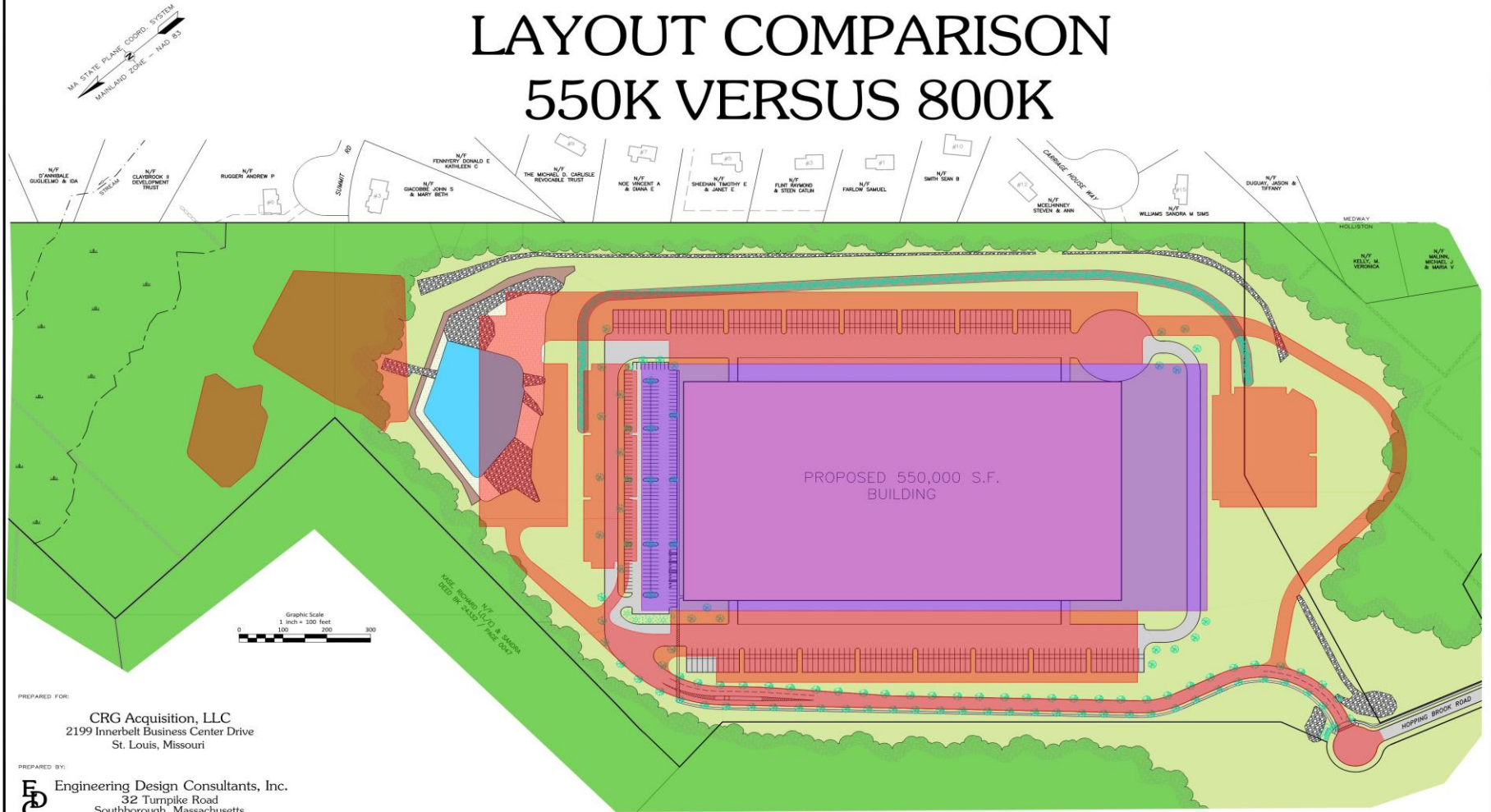


COMPARISON MATRIX

Characteristic	Old Application	New Application	Difference	%
Building Size (SF)	800,420	550,000	(250,420)	-31%
Building Lot Coverage	25.3%	17.2%	-8.1%	-32%
Loading Doors	160	110	(50)	-31%
Trailer Parking	278	160	(118)	-42%
Car Parking	403	236	(167)	-41%
Truck Trips	362	258	(104)	-29%
Car Trips	948	700	(248)	-26%
Medway Bldg. Setback	355 Ft.	400 Ft.	+45'	+13%
Medway Park. Setback	170 Ft.	220 Ft.	+50'	+29%
Open Space	54.3%	65.3%	+11%	+20%

SITE PLAN COMPARISON

555 HOPPING BROOK ROAD LAYOUT COMPARISON 550K VERSUS 800K



PROPOSED USE

- Consistent with definition in Zoning Ordinance:
 - Warehouse – “A building used primarily for the storage of goods and materials, for distribution, but not for sale on the premises. (Added May 2016 – ATM, Art. 22)”
- Storage & Distribution of Consumer Goods ITE LUC 150
- Employee count 250 in three shifts
- 24/7 operation
- Development is speculative in nature – no tenant yet identified

TYPICAL TENANTS

Industrial Experience

Clayco and CRG have longstanding relationships with many Fortune 500 companies and have completed hundreds of projects nationally

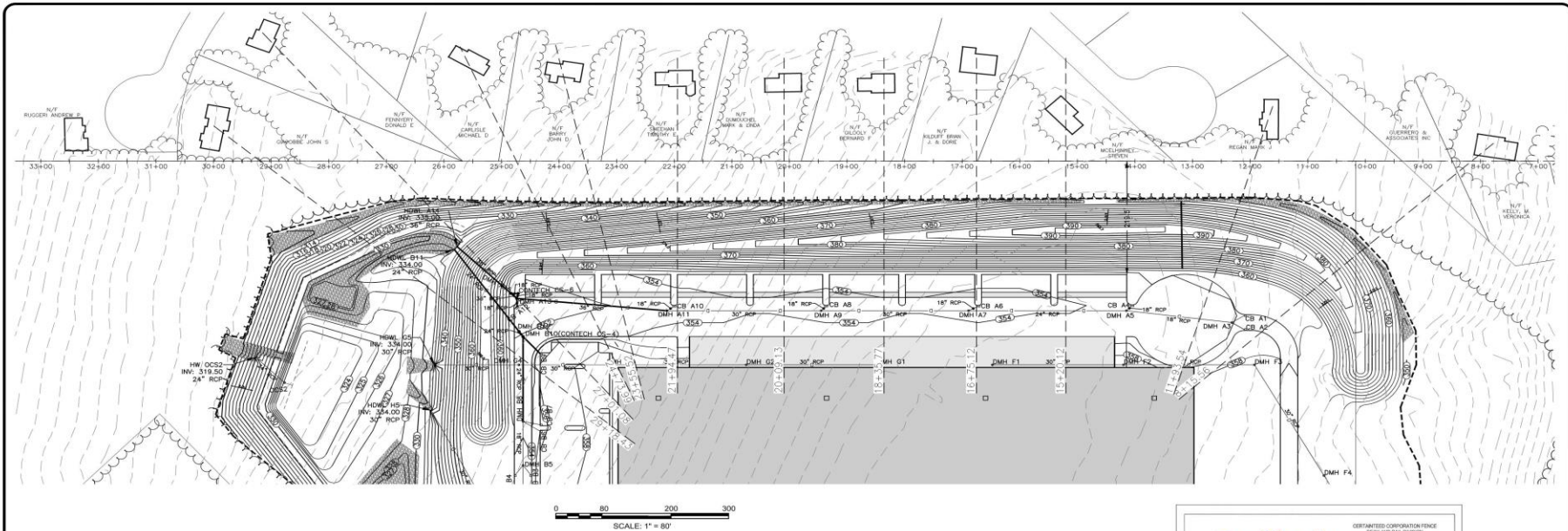
- Home Goods
- Apparel
- Home Improvement Supplies
- Department Stores
- Electronic Supplies
- Paper Goods
- Home Appliances
- Sporting Goods
- Candy
- Cereal / Dry Goods



IMPACT MITIGATION ITEMS

- Yield on Approved Height Variance - Building Height will not exceed 40'
- 30' Earthen Berm / 8' Fence / 124 Spruce Trees / 220' Wide Buffer
- Stormwater Management per MassDEP with Peak Rate Mitigation
- Dark-Sky Compliant Lighting
- Rely on single West Entrance and eliminate South Entrance drive
- Construct water main extension loop for town benefit
- Retain geotechnical/structural engineer to oversee slopes
- No onsite diesel fuel storage tanks
- Significant Building & Pavement Coverage Reduction with Increased Open Space
- Strict compliance with Holliston, Medway and MassDEP noise standards
- Electric vehicle (EV) charging stations
- Dust control measures during construction
- Trucks restricted to Route 16 through Milford to Interstate 495
- East Loading Dock Area operating restriction between 10PM to 6AM
- Donation of four (4) rectangular rapid flash beacons at Upper Charles Trail
- Improvements to UCT crossing at Hopping Brook Road per MUTCD standards.
- Bike racks to encourage bicycle use to and within the site
- Per MEPA / Section 61 Findings – Construct Signal at Hopping Brook / Washington St
- Good faith efforts to employ Holliston residents and vendors for construction
- Negotiate a local hiring preference with any tenant of the Project

ABUTTER CROSS SECTION COMPARISONS



Bufftech®

CERTANTIS CORPORATION FENCE
FENCE AND RAIL DIVISION
231 SHIP CANAL PARKWAY
BUFFTECH, NY 11518
TOLL FREE 1-800-233-8888
PHONE (716) 823-2222
FAX (716) 823-2841
www.bufftech.com

INSTALLATION:
1. SEE DRAWING FOR SPECIFICATIONS.
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PRIVACY FENCING:
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DATE	BY	CHKD BY	APP'D BY	REV	DATE	DESCRIPTION
1/24/23	DESIGN	DESIGN	DESIGN	1	1/24/23	ISSUED FOR DISCUSSION
				2		REVISION



PREPARED BY
Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
ph: (508) 480-0225 fax: (508) 482-5781

PROJECT
**555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS
(MIDDLESEX COUNTY)**

SECTION
**555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS**
CRG INTEGRATED REAL ESTATE SOLUTIONS
35 E. WACKER DRIVE
CHICAGO, ILLINOIS 60601

NO. 2206 ABUTTER CROSS SECTION
DATE: JANUARY 24, 2023
SHEET NO. 1 OF 4
1

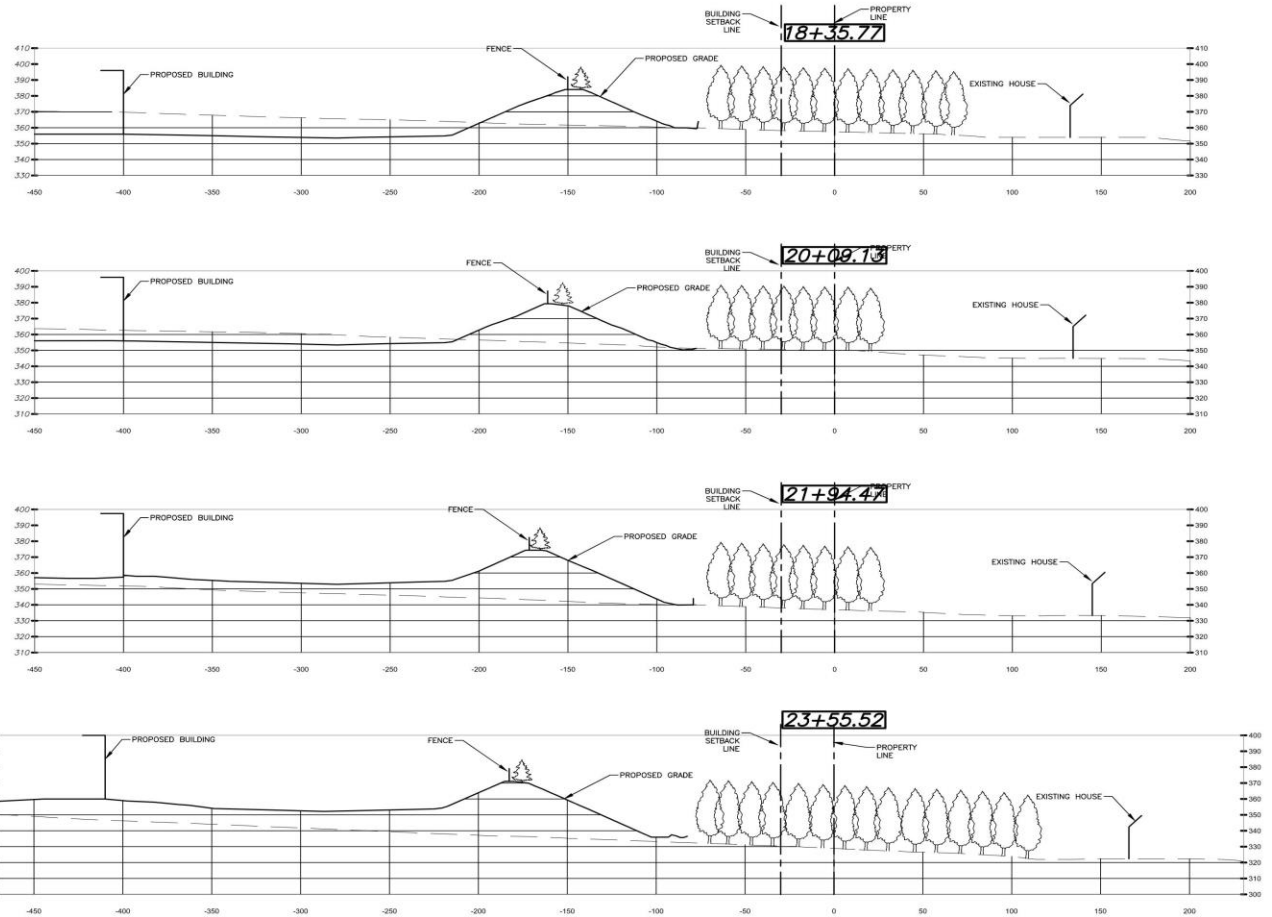
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		REVISED	
DATE BY	MAIL	REV #	DATE
DATE BY	PFB		
DATE BY	PFB		
		0	1/24/23
			ISSUED FOR DISCUSSION
			DESCRIPTION



ABUTTER CROSS SECTION COMPARISONS



0 30 60 100
SCALE: 1" = 30'

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REVISIONS
DATE
DESCRIPTION
1/24/23
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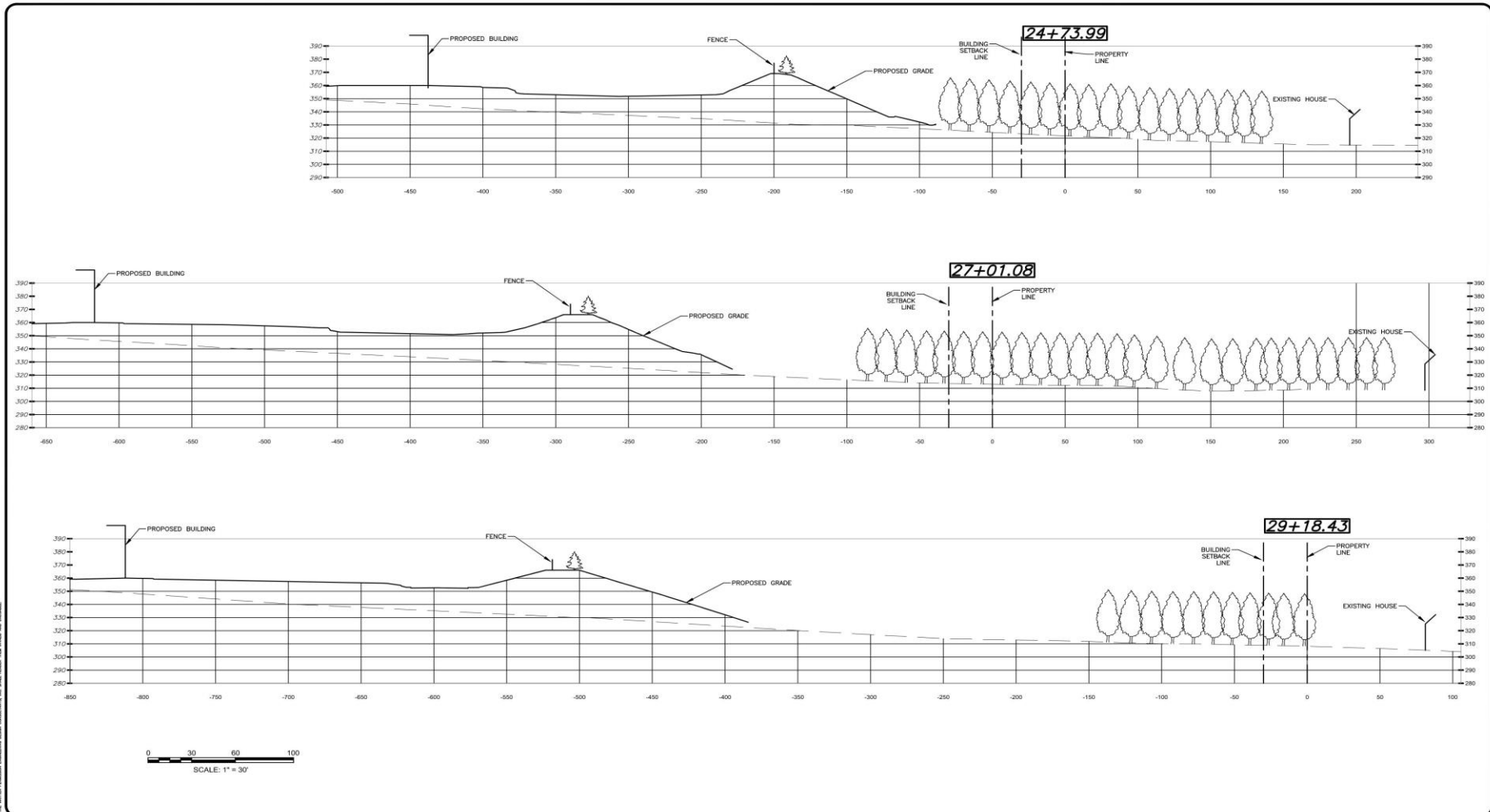
ENGINEERING DESIGN CONSULTANTS, INC.
32 Temple Road
Southborough, Massachusetts
(508) 880-0000 Fax: (508) 880-0001

555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

SECTIONS
555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS
CRG INTEGRATED REAL ESTATE SOLUTIONS
30 E. WACKER DRIVE
CHICAGO, ILLINOIS 60601

SECTION
JANUARY 24, 2023
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3

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DATE	BY	FOR
2024.01.24	JMR	FOR
2024.01.24	JMR	FOR
2024.01.24	JMR	FOR



ENGINEERING DESIGN CONSULTANTS, INC.
32 Turnpike Road
Southborough, Massachusetts
508-880-0020 FAX 508-880-0021

555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

SECTIONS
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HOLLISTON, MASSACHUSETTS
CRG INTEGRATED REAL ESTATE SOLUTIONS
35 E. WACKER DRIVE
CHICAGO, ILLINOIS 60601

REV. NO. 2024.01.24
DATE
JANUARY 24, 2024
4 * 4
4

ABUTTER PERSPECTIVE 15 CARRIAGE HOUSE RES.



ABUTTER PERSPECTIVE 12 CARRIAGE HOUSE RES.



ABUTTER PERSPECTIVE 10 CARRIAGE HOUSE RES.



ABUTTER PERSPECTIVE 1 OLDE SURREY RESIDENCE



SITE PERSPECTIVE EAST ALONG DRIVEWAY & PARKING



SITE PERSPECTIVE EAST ALONG DRIVEWAY & PARKING



SITE PERSPECTIVE SOUTH ALONG REAR LOADING AREA



SITE PERSPECTIVE NORTH ALONG REAR LOADING AREA

