

Narrative Statement
Site Plan Application
Scannell Properties #644, LLC
Warehouse & Distribution Center
67 Kennedy Road
South Windsor, Connecticut
DPI Proj. No. 4670
April 20, 2022

Scannell Properties #644, LLC (Applicant) is an affiliate of Scannell Development Company, doing business as “Scannell Properties”. Scannell Properties is a privately held real estate development and investment company. Since its establishment in 1990 by founder and president, Robert Scannell, Scannell Properties has grown to be one of the leading industrial build-to-suit developers in the U.S. Headquartered in Indianapolis, Indiana, Scannell has additional domestic regional office locations in Alexandria, VA, Denver, CO, Minneapolis, MN, Chicago, IL, Kansas City, MO, Dallas, TX, Boston, MA and the San Francisco Bay area, CA. In South Windsor, Scannell Properties has developed five signature industrial properties to date, including: Hyundai’s Mobis auto parts warehouse and distribution center on Sullivan Avenue; Performance Food Group’s Vistar warehouse and distribution center on Sullivan Avenue; Coca-Cola’s sales center and distribution facility on Ellington Road; The Home Depot’s warehouse and distribution center on Ellington Road; and Amazon’s warehouse and distribution center, also on Ellington Road. Scannell has thus contributed greatly to expanding and diversifying the Town of South Windsor’s industrial base and grand list. The purpose of this narrative statement is to introduce Scannell Properties’ site plan application for a proposed warehouse and distribution center at 67 Kennedy Road.

For this development, Scannell Properties has assembled the following design team: Design Professionals, Inc, South Windsor (civil engineering, planning, landscape architecture, land surveying); Langan, New Haven (traffic engineering); All-Points Technology Corporation, Waterford (wetlands & environmental); GEI, Glastonbury (geotechnical); Scannell, Minneapolis (architecture); and Robinson & Cole, Hartford (Legal Advisors).

Application Overview

Scannell is proposing a site plan application for the development of a 241,800 square foot warehouse and distribution center on four contiguous parcels at the northwest corner of Kennedy Road and Sullivan Avenue (State Route 194), and easterly side of Kennedy Road, totaling 19.491 acres at 67 & 68 Kennedy Road, and 352 Sullivan Avenue. Note that the fourth parcel, essentially a small strip at the north side of the tract and along railroad tracks, only .08 acre in area, does not have an assigned street address. The four parcels will be combined into a single tract, hereinafter to be identified as “67 Kennedy Road”. In a separate resubdivision application, a 0.246 acre area will be removed from the tract, on the easterly side of Kennedy Road, and will be conveyed to the Town of

South Windsor in favor of a cul-de-sac, which, for decades, has been missing at Kennedy Road's northerly terminus. In addition, the applicant proposes to grant to the Town a drainage and maintenance easement adjacent to the new cul-de-sac to handle the stormwater runoff from the new cul-de-sac, which Scannell Properties proposes to build for the Town, subject to approval of the site plan of development application for the new warehouse and distribution center. The resulting development will encompass 19.245 acres. As is typical for many commercial and industrial projects, no particular tenant for the building is known at this time.

Summary of Zoning

Warehouses and distribution centers are permitted in the Industrial zoning district with site plan review, they do not require a special exception permit, and they do not require a public hearing. To be clear, this application does not propose a truck or freight terminal, which are entirely different land use types. All abutting parcels, and the area around it, are similarly in the Industrial zone, and no formal "buffers" are required, in accordance with the zoning regulations. The site plan meets all of the Industrial zone's bulk, dimensional and other requirements, e.g., impervious coverage is 54.6% (65% allowed), and lot coverage is 28.8% (50% allowed). A waiver is being requested for site lighting pursuant to Section 6.3.3E., allowing for exterior luminaires to a height of 35 feet only in the truck court area (12 full cut-off LED luminaires). This is to allow for a more even distribution of lighting in those areas for the safety of drivers (fewer base obstructions and fewer dark spots), while avoiding off-site illumination. Site lighting will be dark sky compliant. There are no nearby residences that could be impacted as a result of this waiver. Similar waivers have been granted by the Commission in prior warehouse and distribution center applications, including for Scannell's prior applications.

Scannell is proposing fifteen Electric Vehicle (EV) Charging Stations, which represents 10% of the total parking spaces. Of those, five will be installed and active, representing 3% of the total parking spaces, one of which will be a van accessible/handicap restricted, and another will be van accessible. All of this is in accordance with the Commission's newly adopted EV regulations.

The application is consistent with the community's Plan of Conservation & Development, adopted in 2013, which encourages business development in business zones, including the Industrial Zoning District. The application is certainly consistent with the character of the neighborhood, which includes warehouses and distribution facilities, light industrial uses, heavy commercial uses, and no nearby residential uses.

Project Site

The property presently contains three buildings – a small cold storage industrial building on the west side of Kennedy Road, a house visible from Sullivan Avenue which has seen better days, and the home's garage. All three are proposed to be razed. Most of the property has flat topography, and is wooded. There are no records of endangered, threatened, or special concern species listed in the CT Natural Diversity Data Base (NDDB) for the subject property.

The project site contains 2.29 acres of wetlands, which covers 11.7% of the property. An inland wetlands permit application has been submitted to the Inland Wetlands Agency for regulated activities associated with the project. Disturbed wetlands (0.69 acre) will be offset by created wetlands (1.49 acres). A conservation easement at the northeast corner of the tract will cover 3.386

acres of the property, which includes the wetland mitigation area, which, with adjoining undisturbed wetlands, will have a higher value than the impacted wetland areas.

Proposed Building, Parking and Landscaping

The proposed warehouse building (310 feet x 780 feet) will be built to a height of 40 feet and will employ the tilt-up concrete construction method. A 24/7/365 operation is permitted, and is expected. The facility is expected to employ 110 associates, with a largest shift of 55. There will be 6,000 square feet of offices, and the warehouse portion of the building will cover 235,800 square feet. The truck court will be on the west side of the building, away from Kennedy Road, thus not facing any road or residential area, and will contain 25 loading docks, but is designed to accommodate an additional 20, for a potential total of 45. It is not anticipated that all loading docks will be in active use at the same time. For a warehouse building of this type, loading docks are spread out to provide more efficient access to the different storage areas within the building. In addition, the ample number of loading docks means that incoming trucks will be able to pull up to an empty loading dock without waiting. Thus, truck queuing is not anticipated. There will be a drive-in door at the extreme north and south ends of the truck court. The dumpster will be contained within the building. Some 59 trailer spaces are proposed opposite the loading docks. The automobile parking area on the east side of the building will have 141 spaces, and there are an additional 130 spaces in reserve (112 in the trailer area and 18 along the northerly access drive). Given that this building is being expressly designed for a warehouse tenancy, and under a long-term lease, additional parking is unnecessary and unlikely to be under a future occupancy scenario. By eliminating the construction of unnecessary and unwarranted parking spaces, we are also holding the stormwater runoff rates and volumes to a minimum.

All three building entrances are on the east side, facing Kennedy Road, i.e., at the northeast corner, at the midpoint, and at the southeast corner, will have architectural accents, architectural articulations, and windows. There will be additional midpoint accent treatments along the Sullivan Avenue side and at the building's southwest corner. Clearstory window treatments will be on the north, south and west sides of the building. The building will have similar exterior elevations to the Scannell building under construction at 240 Ellington Road in the I-291 Corridor Development Zone, which is to a higher standard than required in the Industrial Zone, including a variety of exterior textures and colors. It will be served by substantial landscaping along its Sullivan Avenue frontage, including a mix of deciduous, coniferous, and flowering ornamental trees, and an eight-foot-high landscaped berm southerly of the trailer parking, along with other screening elements, which will serve to soften the view of the building and trailers from Route 194. The landscape architectural design also includes foundation plantings by each of the pedestrian entrances, trees and plantings in the parking lot islands, street trees along Kennedy Road, plantings within the development's three water quality basins, and in mitigation areas, and there will be ornamental grasses and shrubs along the east side of the parking lots.

Site Access and Traffic Considerations

The proposed warehouse and distribution center will utilize Kennedy Road from Sullivan Avenue for all vehicular ingress, and all automobile access. Westbound trucks will exit onto Sullivan Avenue via a westbound exit drive at the southerly end of the truck court, and all eastbound trucks will egress via the Kennedy Road and Sullivan Avenue intersection. Kennedy Road is the only vehicular access to and from the much larger FedEx Ground facility to the east of the subject site. The employee parking area will have three access points from Kennedy Road, including at the building midpoint,

which is opposite the FedEx Ground entrance drive. The truck entrance to the site is at the end of Kennedy Road, which is 883 feet long. It will accommodate a truck queuing length of 560 feet up to the truck court, which can handle seven of the largest trucks (WB67).

Langan's Traffic Impact Study concludes that the proposed warehouse and distribution center will generate a nominal increase in traffic volume, and that, overall, the intersections analyzed will maintain acceptable or background traffic operating conditions. Langan's analysis also indicates that under existing conditions, or for that matter under build conditions, a traffic signal may be warranted at the Kennedy Road and Sullivan Avenue intersection. OSTA, a state agency, will make that final determination since Sullivan Avenue is a state highway that is under state jurisdiction. This application is in compliance with the Commission's access management regulations, and we are proposing an access easement in favor of the property to the west, for access to the Schweir Road and Sullivan Avenue intersection.

Stormwater Management

The engineered stormwater drainage system will attenuate stormwater discharge rates and achieve water quality standards. This will be accomplished through employing three surface wet basins, the smallest of which is for the Kennedy Road cul-de-sac, and five underground systems, four of which will have isolation chambers. The proposed design is consistent with the 2004 Connecticut Stormwater Quality Manual. The application identifies areas where snow storage will be located, and these areas will provide more than adequate on-site snow storage capacity. All melting snow located in the snow storage areas will flow into the project's stormwater management system for pretreatment.

Soil Erosion and Sediment Control

The application includes a complete soil erosion and sediment control plan which will protect the site and neighboring properties from potential erosion during construction. The plan is consistent with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control.

In conclusion, with the proposal to develop a 241,800 square feet warehouse and distribution center at 67 Kennedy Road, this exemplary development will add appreciably to South Windsor's grand list and industrial base. Scannell Properties and their design team believe that the application fully complies with the Zoning Regulations, and we look forward to the Commission's consideration of the application.