

MetroWest Engineering, Inc.

## **Narrative and Development Impact Statements**

### **Project Information**

**Project Location:** Jack's Abby Brewing  
100 Clinton Street  
Framingham, MA 01702  
Assessors Map 82, Block 160, Lot 1

**Applicant:** Jack's Abby Brewing  
81 Morton Street  
Framingham, MA 01702

### **Site Plan Review Application for:**

**Special Permit Change in Use for a portion of the facility to a Proposed Restaurant (II.B)**  
**Special Permit for Reduction in the number of Required Number of Parking Spaces (IV.B.1.c)**  
**Special Permit for Dimensional Relief of Parking Spaces (IV.B.3.g)**  
**Special Permit for Proposed Outdoor Seating Area (II.B)**

### **Introduction**

Jack's Abby Brewing, a thriving local craft brewery, proposes to lease and extensively improve an existing manufacturing facility located at 100 Clinton Street in Framingham. The business will relocate from its current facility located at 81 Morton Street in Framingham, as the success of the business has resulted in it outgrowing its present facility. The proposed relocation to 100 Clinton Street will allow the company to increase production, better serve both retail and commercial clients and promote the re-development of downtown Framingham.

The existing facility located at 100 Clinton Street, formerly part of the Avery-Dennison manufacturing complex, has a footprint of 100,536 feet and is bounded by Grant Street on the west, Clark Street on the north, Bishop Street on the east and Clinton Street to the south. The existing building, which today is largely vacant and in disrepair was previously used by Avery-Dennison to both manufacture and store paper products. The building is located on a parcel of land with an area of 221,404 square feet, including 14,120 square feet that lies within a discontinued portion of Clinton Street

Jack's Abby Brewing has proposed to lease, renovate and occupy approximately 66,500 square feet of the existing building. This will include approximately 61,650 square feet of manufacturing and office area and a 4,850 square foot taproom/restaurant. The proposed taproom/restaurant does represent a change in use from manufacturing and therefore requires Site Plan Review with the Planning Board.

The restaurant will be located at the southwesterly corner of the existing building and the brewery and warehouse will occupy the majority of the building. Interior renovations will also necessitate minor

renovations to the site including; the addition of an outdoor seating area for the restaurant near the corner of Clinton and Grant Streets, construction of a new walkway, new parking lot striping to provide access for persons with disabilities and the installation of three grain silos on the easterly side of the building.

Pursuant to the requirements of the Site Plan Review requirements of the Framingham Zoning Bylaws, Development Impact Statements are listed below in the following paragraphs.

### **Traffic Impact Assessment**

A waiver has been requested from the Traffic Impact Assessment.

The project involves extensive renovations to the interior of the existing building and minor changes to the site. The site presently has adequate access from Bishop Street, Clark Street and Grant Street for cars and trucks entering or leaving the site. No changes to curb cuts or existing circulation patterns through or around the site are proposed.

The taproom/restaurant will operate from the hours of 11:30 a.m. to 11:00 p.m. daily with peak demand during evening hours and on weekends. Parking demand created by restaurant customers will utilize the off street spaces at hours different than employees within the manufacturing portions of the building. Accordingly there will be no measurable increase in vehicular traffic volumes entering or leaving the site during peak traffic hours.

### **Environmental Impact Assessment**

The proposed project will feature extensive renovations to the interior of the existing building and minor improvements to the site. The project will not have any negative impacts on air quality, temperature or wind conditions on the site or adjacent properties or impacts on solar access to adjacent properties and will not generate any radiological emissions or use or store any hazardous materials.

There is presently a stormwater management system on site to handle runoff generated by roof and parking areas. Impervious coverage on the site is presently 195,395 square feet. Redevelopment of the site will introduce approximately 813 square feet of new impervious area, a 0.4-percent increase of impervious coverage on the site. The project will not cause erosion or sedimentation to abutting streets or properties and will not increase the risk of flooding of abutting streets and properties.

The existing building is presently connected to municipal sewer and water services and local electric service. The project will not require any upgrades to the existing electric, sewer and water services. Accordingly, there will be no impacts to the municipal water and sewer utilities as a result of construction of the project.

### **Fiscal Impact Assessment**

Renovation of the existing building will increase the assessed value of the property thereby increasing tax revenue to the Town. With an initial investment of approximately \$6 million dollars, Jack's Abby is

building a long term home in downtown Framingham, The expansion of the brewing and manufacturing operations will provide 20 new jobs. The new restaurant will create 15 new additional kitchen and waitstaff positions. Additionally, the project will maintain the 25 jobs created by Jack's Abby since inception in 2011 in Framingham. There will be a total of 20 kitchen and waitstaff employees as well as 40 production based employees. The staffing level is based on 2017 production estimates which utilizes 40% of the total potential brewing capacity of the facility. Jack's Abby intends to utilize the full capacity of the brewery in the future, which will add 35 to 40 an additional production related jobs.

The existing tasting room located at 81 Morton Street has seen over 25,000 visits over the past year, drawing people to the downtown area. The expanded tap room/restaurant and it's close proximity to the downtown area is projected to bring more visitors to the area who will visit other businesses.

The project will not have no measurable increase on the values of abutting properties.

### **Community Impact Assessment**

The project is centered around extensive renovations to a building that has been vacant for approximately six-years and is in generally poor condition. Renovations to the building and to portions of the site will have positive visual impacts on the neighborhood.

This project in consistent with many of the goals in the Town of Framingham's "Master Plan" section 3.11.1. The brewery and taproom/restaurant will be a unique venue that will draw local residents and visitors on a daily basis. The project is centered around the revitalization of a building that has been vacant and underutilized since Avery Dennison move manufacturing operations out of Framingham.

Jack's Abby has been a positive member of the downtown Framingham community for the past three and a half years. They have supported numerous local activities charities including an annual event, held at the brewery supporting the Framingham Public Library. Jack's Abby has also donated proceeds from their "Framingham Lager" to help fund the Framingham Downtown Renaissance.

### **Parking Impact Assessment**

The project involves renovations to the existing building to house the brewing/warehouse operations for Jack's Abby and a new 4,850 taproom/restaurant. The existing building was formerly operated as a manufacturing facility by the Avery Dennison Corporation and has existing off-street parking and loading areas. Existing off-street parking areas are located along the Bishop Street and Grant Street sides of the property. Existing loading areas are located on the Clark Street side of the property.

The off-street parking requirements of the Zoning Bylaw presently requires 125 parking spaces for the site. There are presently 142 parking spaces located on the site and 17 spaces in a parking area located on the parking area at the corner of Davis Street and Grant Street.

The proposed improvements to the property will slightly alter existing use of the building and will increase the number of occupants and employees. The majority of the existing building, approximately

92,654 square feet will continue to be used as manufacturing/warehouse space. The project will add approximately 2,000 square feet of office space and a 4,850 square foot taproom/restaurant. The new restaurant will require approximately 65 additional parking spaces, bringing the total number of required parking spaces to 188 spaces. The number of off-street parking spaces in the proposed condition is 163 spaces. There is however, ample on street parking available to meet the expected parking demand.

The taproom/restaurant will operate from the hours of 11:30 a.m. to 11:00 p.m. daily with peak demand during evening hours and on weekends. Peak parking demand by the taproom,/restaurant patrons is offset from the peak parking demand period for the manufacturing component of the facility. Brewery employees will largely have left the premises prior to the arrival of taproom and dining patrons and the off-site parking provided should have ample capacity to meet the total parking demand of the facility. Accordingly there will be no measurable increase in vehicular traffic volumes entering or leaving the site during peak traffic hours.

The project will not alter or impair pedestrian or vehicular circulation patterns around the building or abutting streets.