

Industrial Park Site Assessment Analysis for the  
Franklin Regional Council of Governments  
Franklin County, Massachusetts

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## EXECUTIVE SUMMARY

In 2003, the Franklin Regional Council of Governments (FRCOG) conducted a survey of existing industrial parks in Franklin County. Historical rates of industrial development indicate that the number of undeveloped parcels which are 5+ acres and are publicly owned could be exhausted within approximately six years (FRCOG, 2003). Since the estimated timeframe for constructing an industrial park is approximately five to ten years, FRCOG initiated this study to assess the feasibility of developing potential industrial park sites that will allow for the future expansion of industrial businesses in the county.

In cooperation with FRCOG and officials for each of the towns involved in this study, the project team conducted a site assessment analysis in order to evaluate the general development potential of four sites in the county and determine the relative advantages and constraints to development for each site. Based on this analysis, recommendations for future development of each site were determined. The four sites examined in this report were selected for evaluation based upon their general suitability for industrial park development. Although this report focuses on four specific sites, additional sites in the region may possess potential for industrial park development and therefore should also be considered when planning for future industrial growth within the county.

Identifying and evaluating potential sites for development is the first step in planning for a new industrial park in Franklin County. All four sites in this study were determined to possess the basic site characteristics necessary to support industrial park development; however, each site also possesses its own unique

### **Objectives:**

Assess the industrial park development potential of four sites within Franklin County.

### **Goals:**

Create a report that evaluates each site based on established assessment criteria and each site's advantages and constraints to development. Develop final recommendations and identify next steps required for development of each site.

set of site characteristics that present both advantages and constraints to its development as an industrial park. By identifying the relative advantages and constraints of each site, this report provides decision-makers with useful information for assessing the overall feasibility of developing each site and for determining the potential role each site may play in supporting economic development in Franklin County. In addition, descriptions of state and federal economic development incentive programs that can provide funding to support the county's industrial development goals are provided in Appendix B of the report.

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