

# COMMUNITY MEETING #1

MASTER PLAN REEXAMINATION  
B-I ZONE



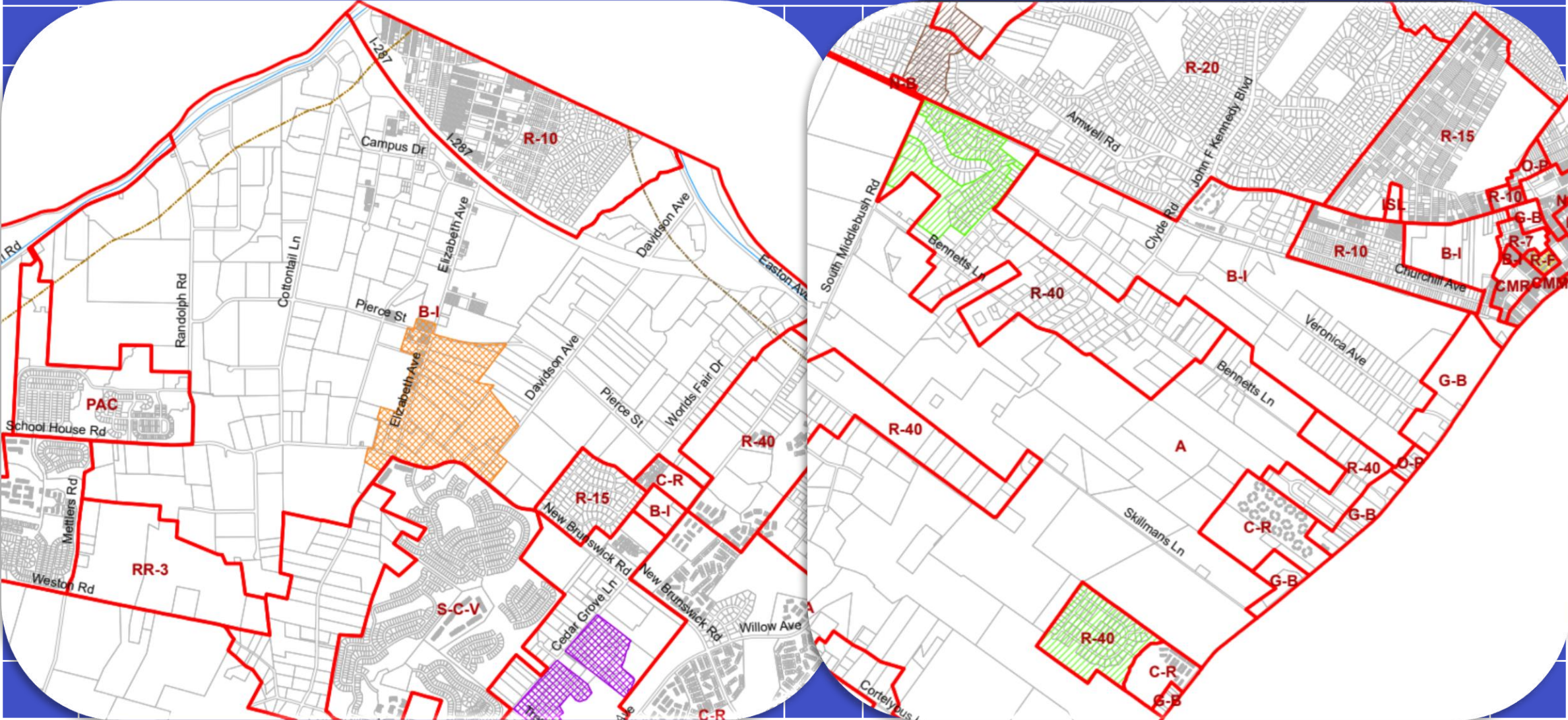
PRELIMINARY FINDINGS



Bright View Engineering, LLC

*Moving you forward.*

# BUSINESS & INDUSTRY ZONE – CURRENT ZONING MAP





# BACKGROUND



## B-I ZONE TIMELINE



**2018:** The B-I Zone was created by merger of M-1, M-2 and C-B Zones in 2018 based on recommendations of Strategic Marketing Analysis.



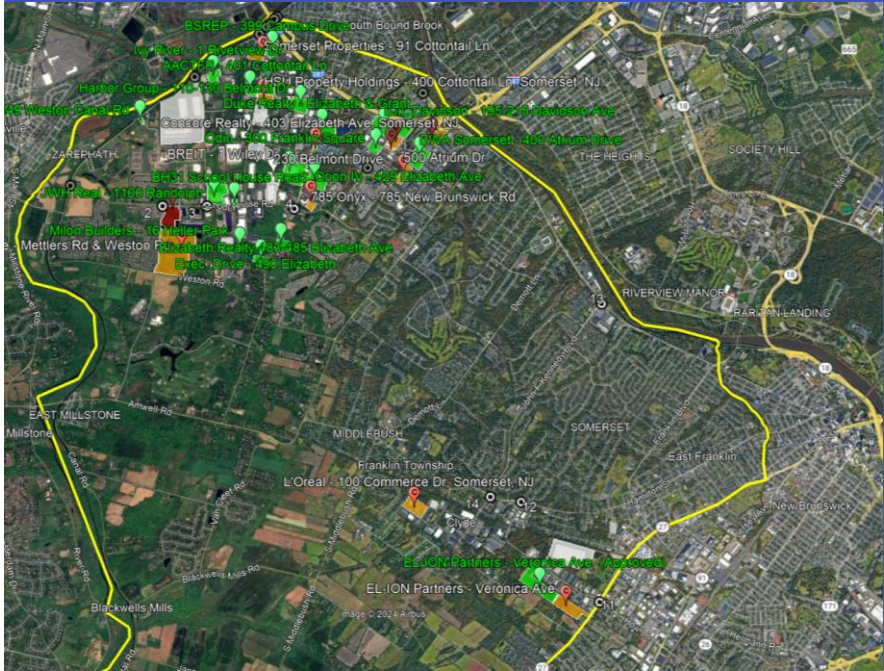
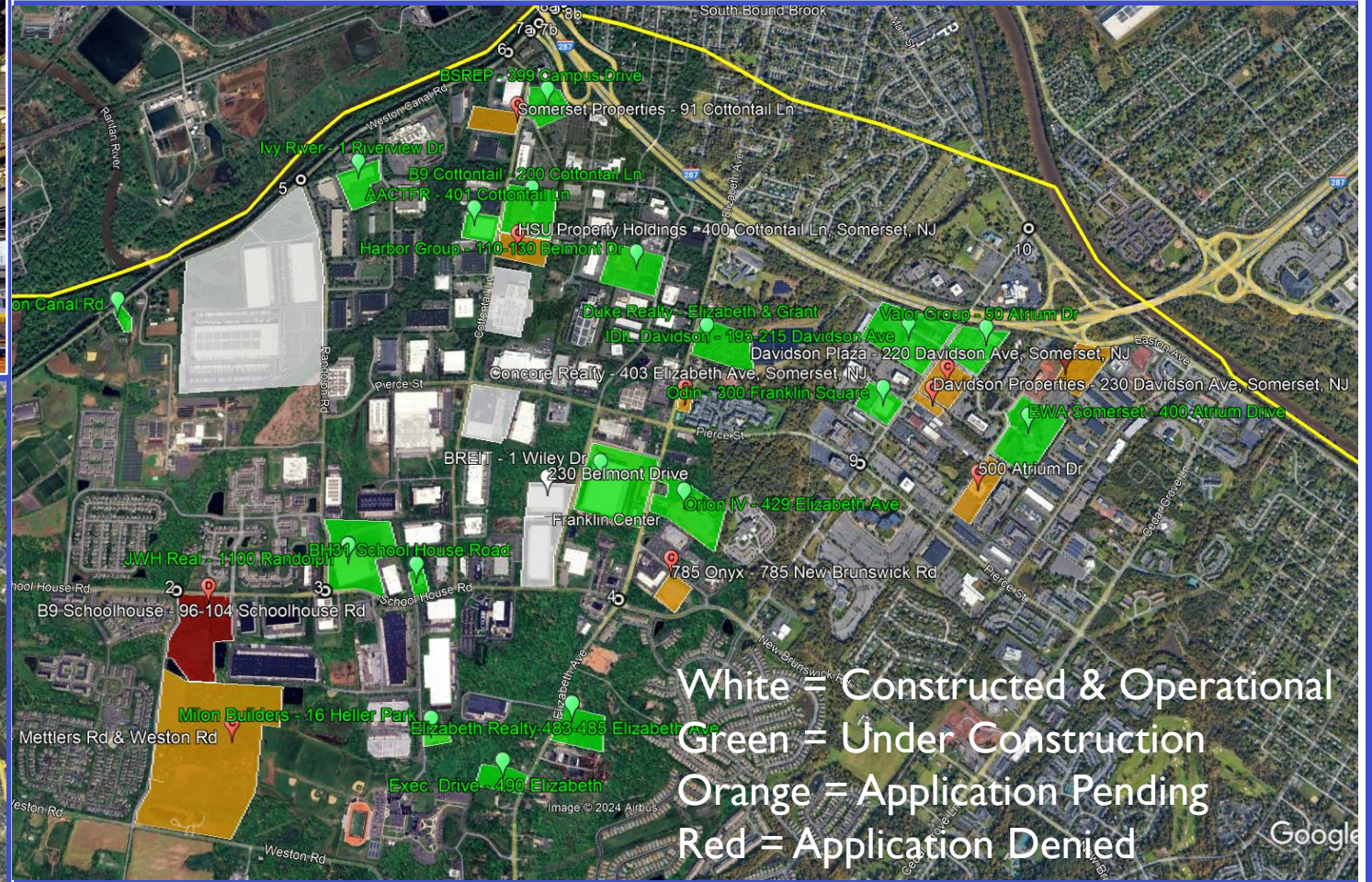
**2020:** Explosion of e-Commerce during Pandemic fuels regional demand for expansion and diversification of distribution facilities. With access to Interstate 287, Franklin faced numerous applications for development, including a major Amazon distribution center.



**2023:** The real and perceived traffic impacts of new warehouse development on the road network in northern Franklin prompts the elimination of warehouse and distribution uses in the B-I Zone in 2023. Development application denials prompted litigation, which is ongoing.



# CURRENT WAREHOUSE DEVELOPMENT





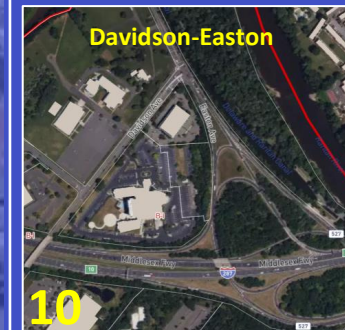
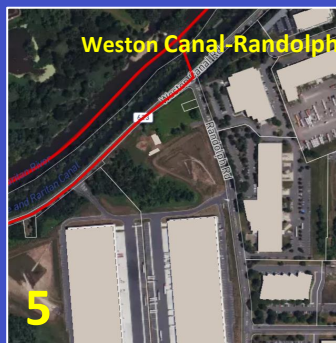
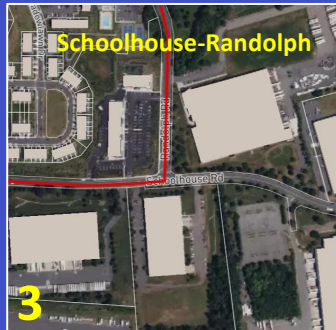
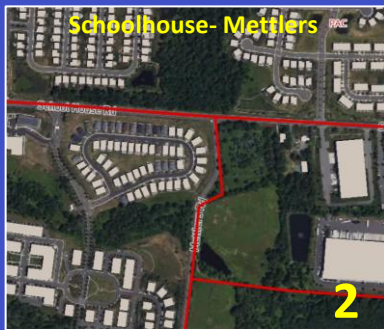
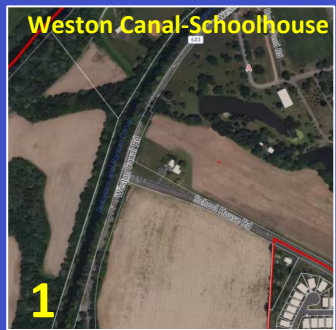
# KEY INTERSECTIONS OF TRAFFIC ANALYSIS

## TRAFFIC ANALYSIS PROCESS

Traffic counts and Level of Service Analysis

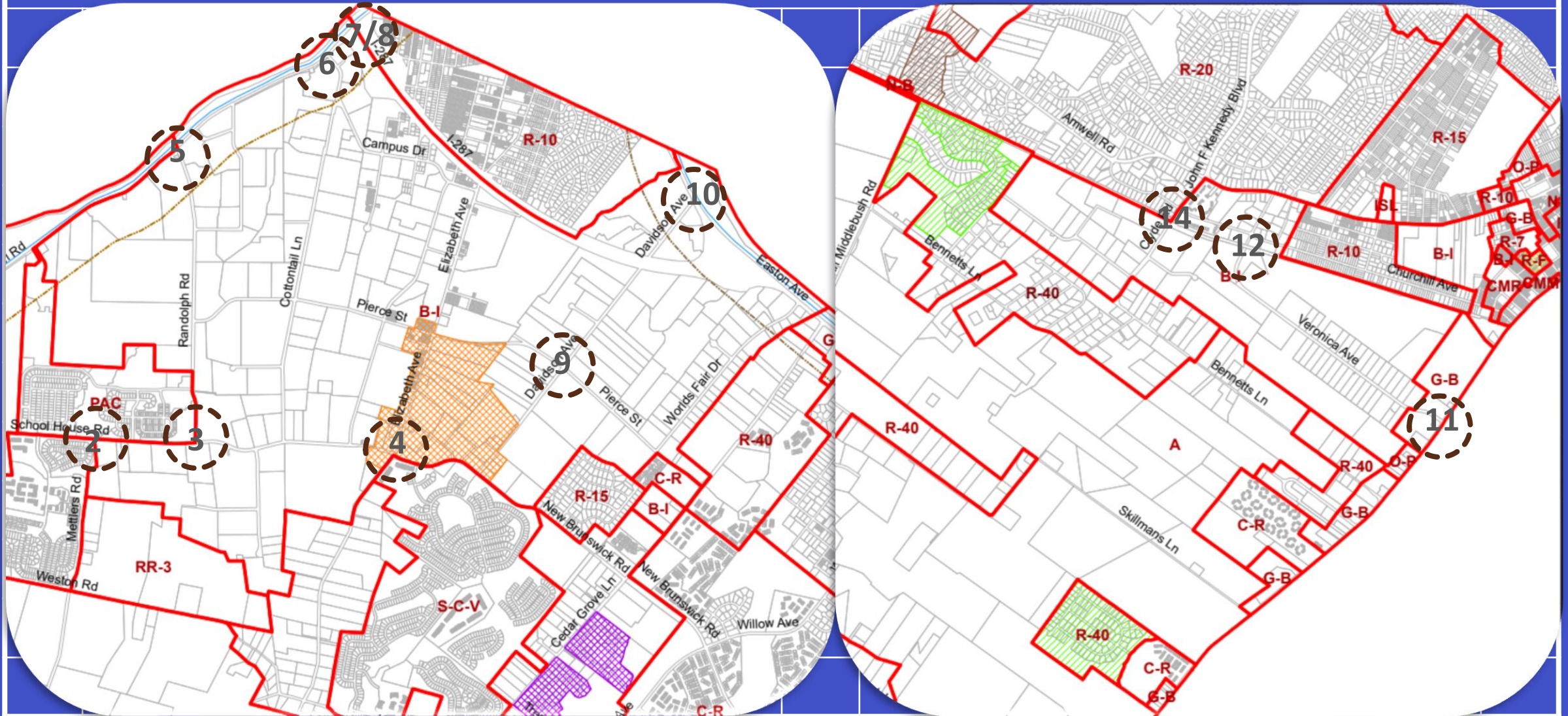
Analysis of Site Plan Traffic Studies

Data collection from intersection cameras and ATRs





# BUSINESS & INDUSTRY ZONE – KEY INTERSECTIONS OF ANALYSIS





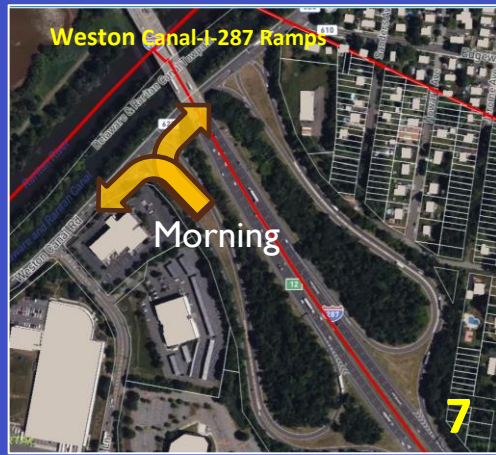
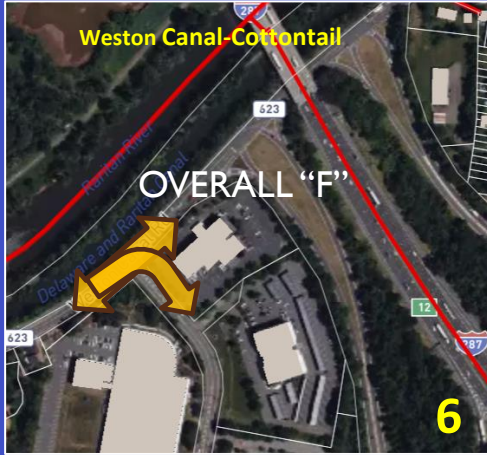
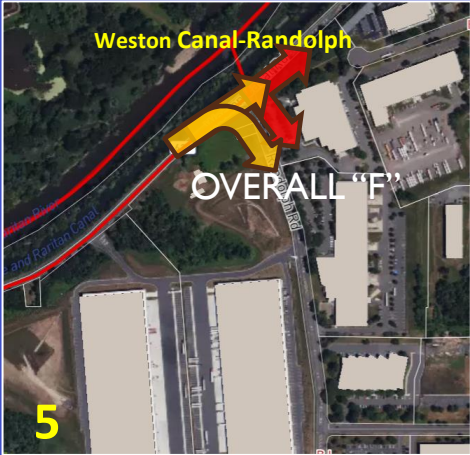
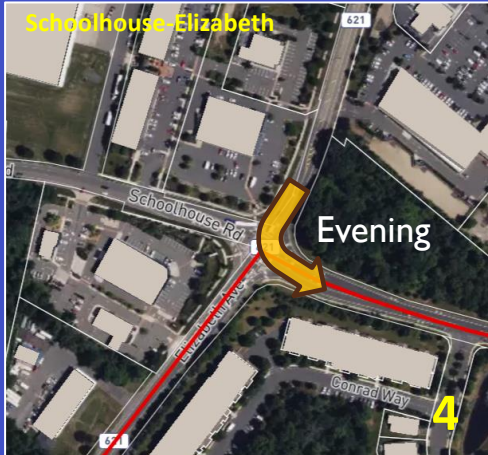
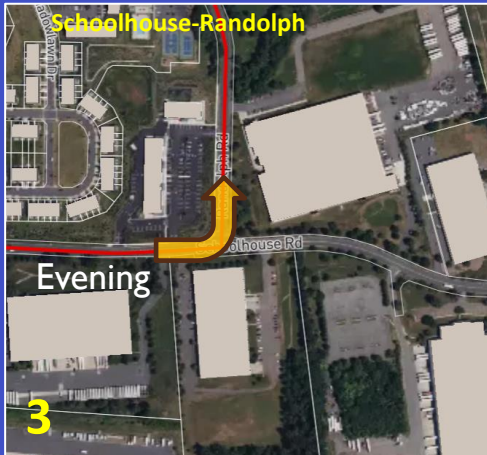
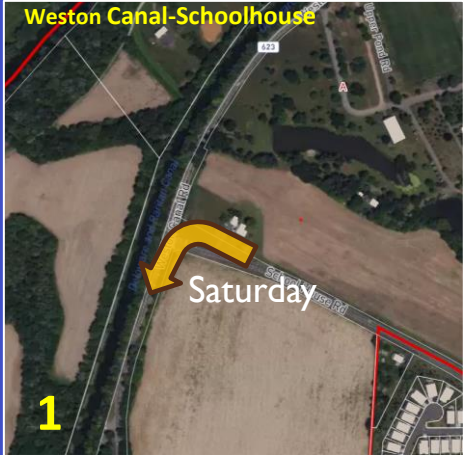
# PEAK HOUR LEVEL OF SERVICE DEGRADATION TO "F"

EXISTING VOLUMES COMPARED TO PROJECTED TRAFFIC FROM BACKGROUND GROWTH, PLUS APPROVED WAREHOUSE-DISTRIBUTION USES.

# FINDINGS

EXISTING TRAFFIC MOVEMENT AT LOS "F" 

PROJECTED TRAFFIC MOVEMENT AT LOS "F" 






1



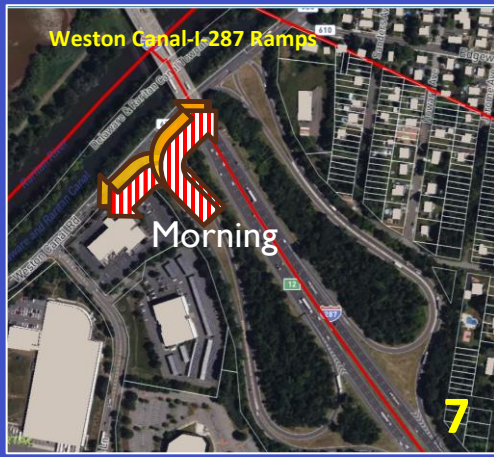
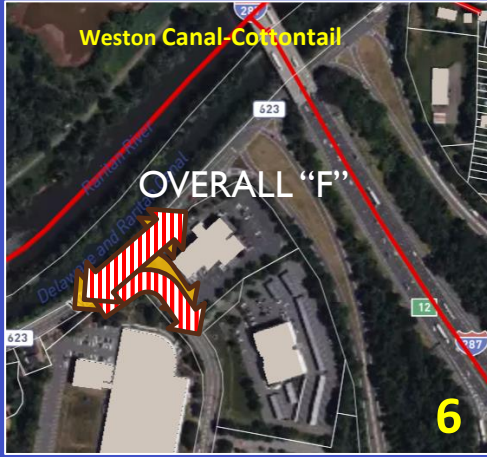
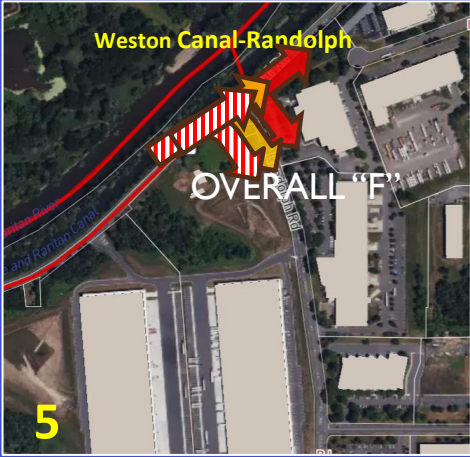
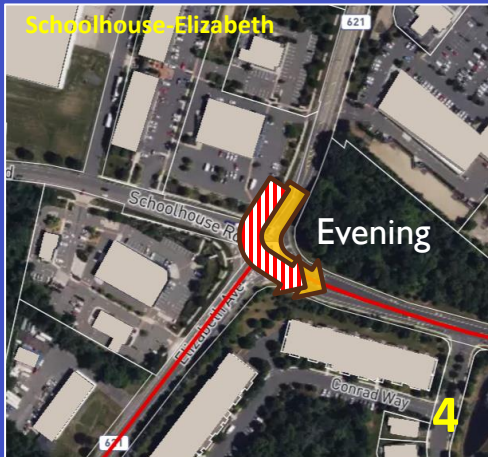
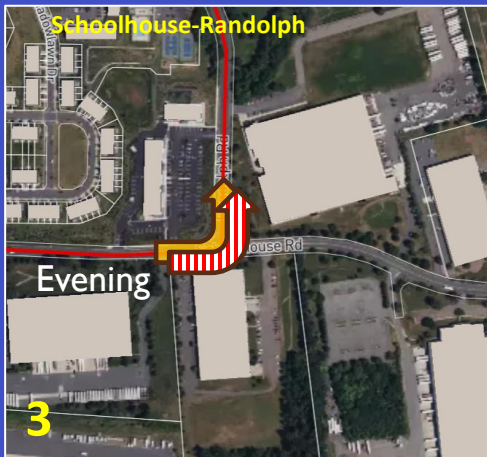
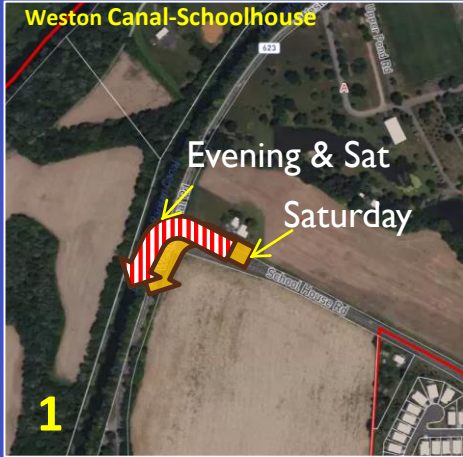
# PEAK HOUR LEVEL OF SERVICE DEGRADATION TO "F"

EXISTING VOLUMES COMPARED TO PROJECTED TRAFFIC FROM BACKGROUND GROWTH, PLUS APPROVED AND PENDING APPLICATIONS FOR WAREHOUSE-DISTRIBUTION USES.

# FINDINGS

- EXISTING TRAFFIC MOVEMENT AT LOS "F" 
- PROJECTED TRAFFIC MOVEMENT AT LOS "F" 
- PROJECTED TRAFFIC MOVEMENT AT LOS "F" INCLUDING ALL PROJECTS. 

1





# PEAK HOUR LEVEL OF SERVICE DEGRADATION TO "F"

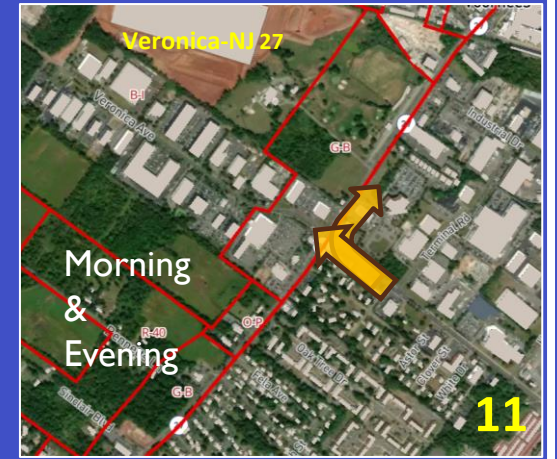
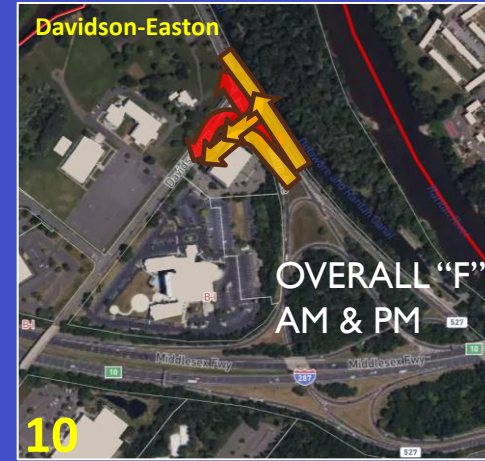
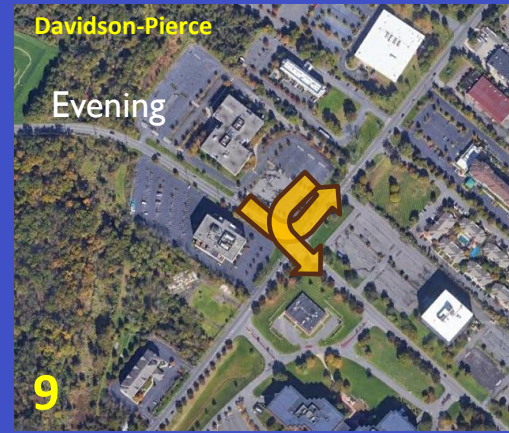
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## FINDINGS

EXISTING TRAFFIC MOVEMENT AT LOS "F" 

PROJECTED TRAFFIC MOVEMENT AT LOS "F" 

# 2






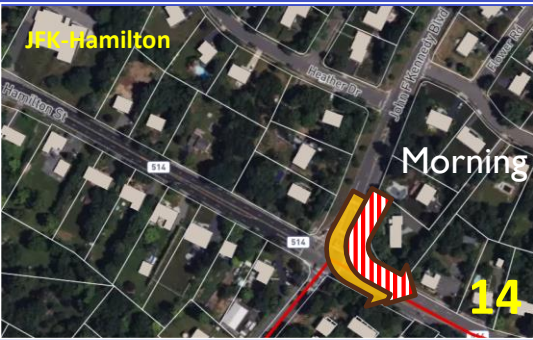
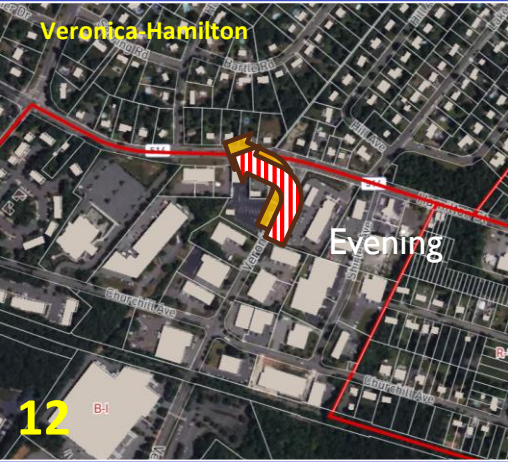
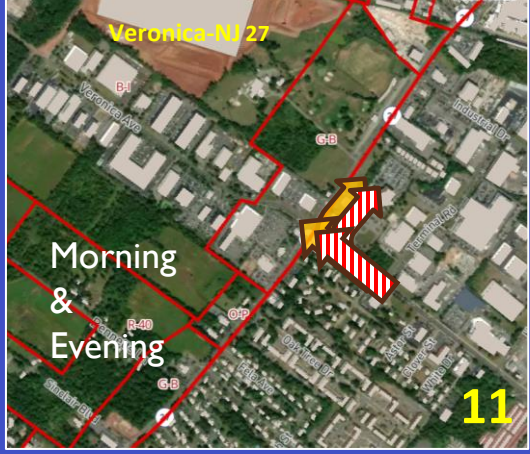
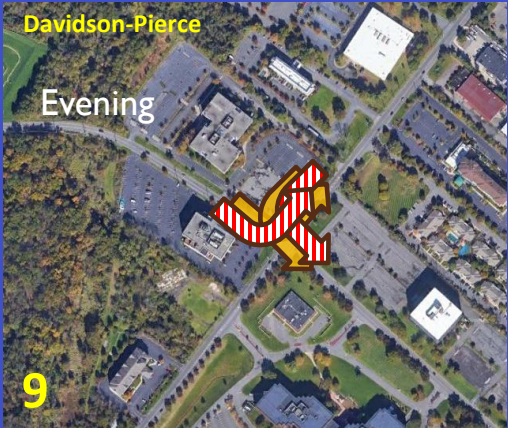


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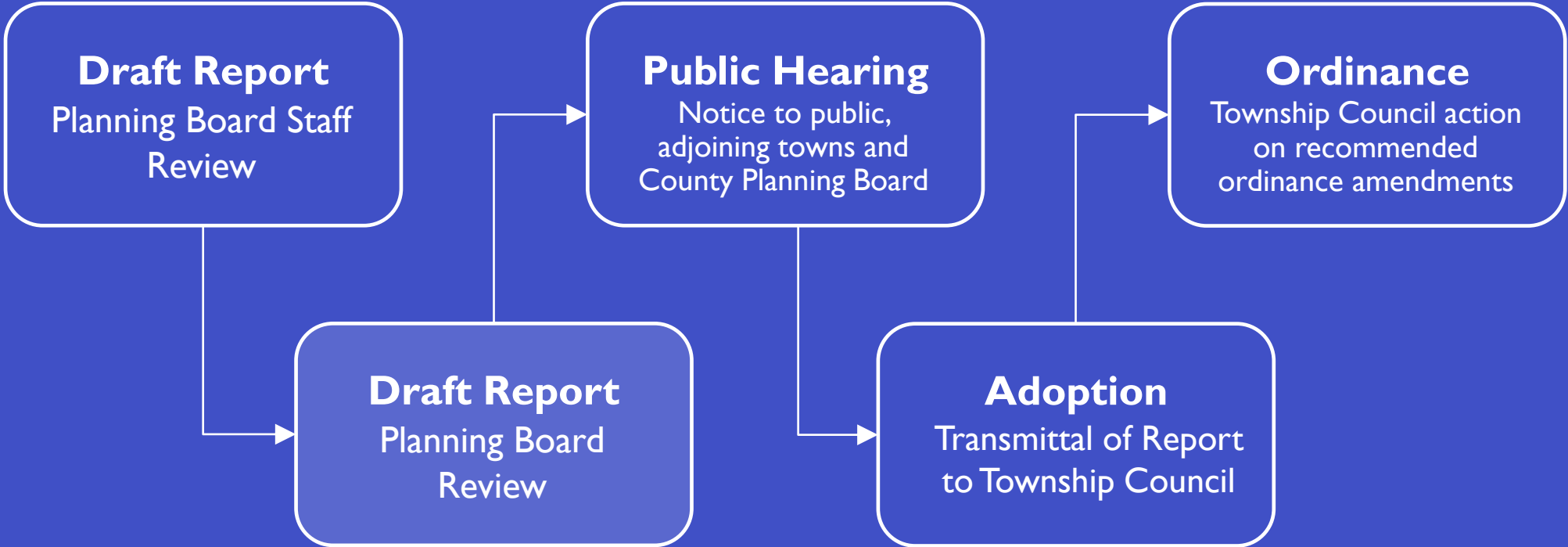


## NEXT STEPS

- Evaluate land use and zoning solutions based on warehouse type;
- Evaluate boundary and zone classifications for zoning map;
- Prepare draft Master Plan Reexamination Report with recommendations for zoning amendments.



# MASTER PLAN PROCESS



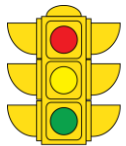




# JOIN US NEXT TIME

Join us at the next Community Meeting as we present our recommendations for consideration of the Planning Board in the Draft Reexamination Report.





**Bright View Engineering, LLC**

*Moving you forward.*

# THANK YOU