

# ADM Tihonet Mixed Use Development



6<sup>TH</sup> QUARTERLY UPDATE MEETING  
SEPTEMBER 24, 2009  
PLYMOUTH, MA

[admakepeace.com](http://admakepeace.com)



**A.D. MAKEPEACE**  
*Inspired by nature.*

# Project Chronology/Status Update



- December 2006-----Submitted Request for Special Review Procedure
- January 2007-----Received Certificate Establishing Special Review Procedure
- June 2008-----Held Pre-Filing/First Quarterly Update Meeting
- July 2008-----Submitted Expanded Environmental Notification Form,  
Request for Single Review Document for Phase A1 and A2,  
Request to Amend the Special Review Procedure
- August 2008-----Initial MEPA Site Visit & Meeting
- September 2008----Additional “Frogfoot” Site Visit
- September 2008----Received Certificate on Expanded Environmental Notification  
Form & Draft Record of Decision on Phase A
- September 2008----Held 2<sup>nd</sup> Quarterly Update Meeting
- October 2008-----Received Final Record of Decision on Phase A
- December 2008-----Held 3<sup>rd</sup> Quarterly Update Meeting
- March 2009-----Held 4<sup>th</sup> Quarterly Update Meeting
- June 2009-----Held Pre-Filing/5<sup>th</sup> Quarterly Update Meeting
- July 2009-----Submitted Notice of Project Change Request for Amended  
Phase A Waiver

# Agenda



- **Status update**
  - NPC filed 7/15/09
  - NPC noticed in 7/22/09 Environmental Monitor
  - Public comment period ended 9/8/09
  - Anticipate Draft Record of Decision (DROD) October 2009
  - Anticipate Final Record of Decision (FROD) November 2009
  - Anticipated filings- none at this time
- **Revised Phase A program**
  - Reduction in Phase A1
  - Modification and relocation of Phase A2
  - Addition of Phase A3

# Revised Phase A1 Program



## Original Phase A1 (EENF)

- 115,200 sf (phased)
  - 25% office
  - 75% light manufacturing
  - No future phase
- 18.4 acre parcel
- 8.3 acres impervious
- 407 parking spaces
  - 25% pervious
- Municipal water
- Title 5 sewage disposal system with enhanced N removal

## Revised Phase A1 (NPC)

- 80,000 sf (phased)
  - 10% office
  - 90% light manufacturing
  - Future 35,200 sf constructed in Phase B
- 19.1 acre parcel
- 7.5 acres impervious
- 256 parking spaces
  - 25% pervious
  - 30 spaces unconstructed
- Municipal water
- Title 5 sewage disposal system with enhanced N removal



# Revised Phase A2 Program



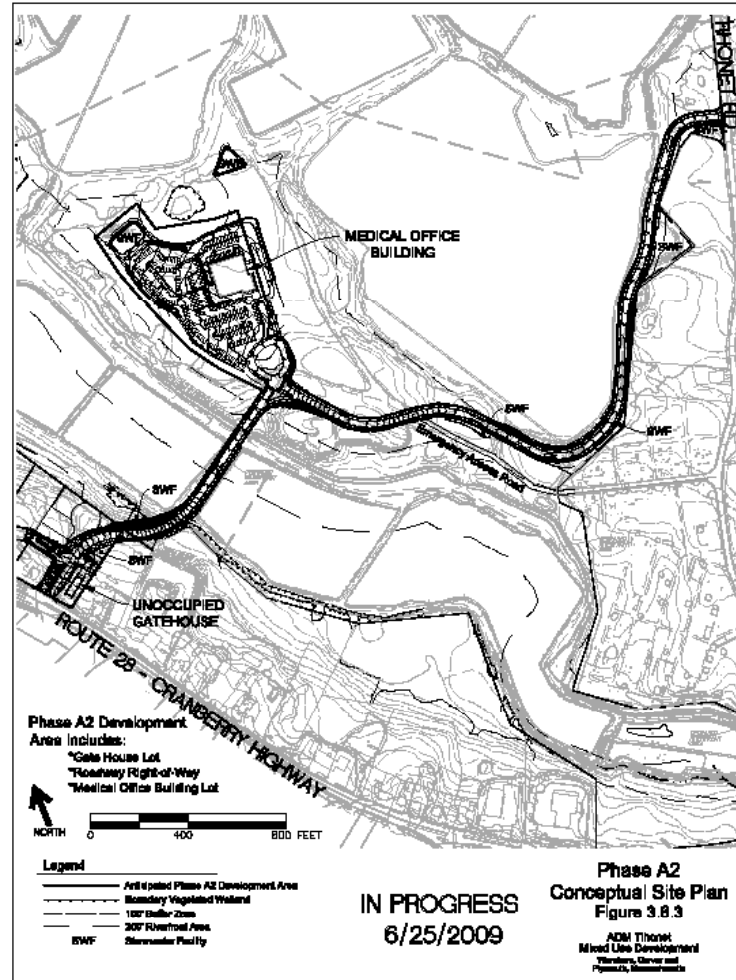
## Original Phase A2 (EENF)

- 40,000 sf
  - Medical office building
- Lou Avenue re-orientation
- 6 acre parcel
- 3 acres impervious
- 170 parking spaces
  - 25% pervious
- Municipal water & sewer

## Revised Phase A2 (NPC)

- 65,580 sf
  - Medical office building
- 5,000 sf
  - unoccupied gatehouse
- Lou Avenue re-orientation and extension
- 13.3 acre parcel
- 6.6 acres impervious
- 279 parking spaces
  - 25% pervious
- Municipal water & sewer

# Revised Phase A2 Site Plan





# Next Steps



**DROD ANTICIPATED OCTOBER 2009**  
**FROD ANTICIPATED NOVEMBER 2009**

**NEXT PUBLIC INFORMATION MEETING:**  
**12/10/09**  
**WAREHAM LOCATION TBD**

# Contact Information



**A.D. MAKEPEACE COMPANY**

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**MEPA OFFICE**

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