



River Run

A NEW VILLAGE COMMUNITY FOR PLYMOUTH

THE PROPOSED COMMUNITY

The A.D. Makepeace Company proposes the phased development of a new mixed-use village community in

South
Plymouth.

Its design incorporates smart growth principles such as compact development, open space preservation,



and low-impact design, and utilizes innovative bylaws recently enacted by the town of Plymouth.

Makepeace has grown cranberries for five generations, and is now the largest cranberry grower in the world, farming 1,920 acres in southeastern Massachusetts.

While the company is expanding its leadership role in the cranberry industry, it is also creating plans, with support from the towns of Wareham, Plymouth and Carver, for property it owns in those towns that is not suitable for cranberry bog. The development plan replicates growth patterns in villages, which historically emerged around jobs, commerce, or meeting-places.

The Plymouth project represents a coordinated, cooperative effort to realize the benefits of the town's new Transfer of Development Rights and Traditional Rural Village Development overlay districts. The mixed-use village center will consist of housing, pedestrian-scaled commercial uses, civic buildings and spaces, landscaped gathering areas, recreational areas, and parking.

These bylaws also encourage protection of significant natural resources and open space preservation. As part of the Plymouth project, vast contiguous open space parcels will be permanently protected, while development is concentrated on a site comprising less than 400 acres. The development will feature 2.5 miles of walking trails throughout, extending into the conservation areas as well as

Makepeace's active cranberry bogs, the Agawam River corridor, and the Myles Standish State Forest.

Proposed residential types include clustered single-family homes, multi-family buildings, and housing units upstairs from ground-floor commercial uses.

QUICK FACTS

- 1,175 new residential homes
- Up to 90,000 square feet of commercial uses
- Total site: 1,320 acres along Wareham Road
- Developed area: just 400 acres
- Total conservation (including TDRs): 1,600 acres
- 12- to 15-year buildout
- 12 miles of roads, including connector to Bourne Road
- On-site wastewater treatment
- On-site public water supply
- 2.4 miles of walking trails

NEXT STEPS

Review of the project under the Massachusetts Environmental Policy Act (MEPA) is precipitated by the need for state agency actions and permits, and development impacts above MEPA review thresholds. These are currently being reviewed as a part of the MEPA three-step process.

The company has also initiated meetings with town departments and elected officials in Plymouth to address



questions and concerns, and has begun the local permit review with the Planning Board. We hope to complete both state and local permitting by early 2008, and break ground for the first neighborhood in the fall.