



River Run

PRESENTATION TO THE PLYMOUTH PLANNING BOARD
MARCH 10, 2008


March 10 Presentation

- Introduce our team
- Introduce River Run
- Review accomplishments to date
- Outline our Special Permit application
- Identify topics for future discussion



Who is A.D. Makepeace?

- World's largest cranberry grower
- Largest private property owner in eastern Massachusetts
- Founded in 1854
- Committed to our communities



What is River Run?

- Preserves 1,600 acres through TDRs
- Creates a new village center with traditional New England design
- Offers a wide range of housing options
- Uses green building technologies and site design that respects the natural environment



How did we get here?

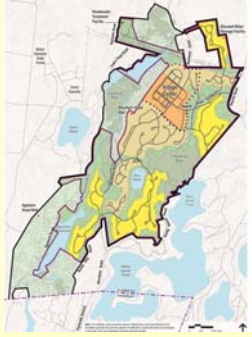
- Initial TDR bylaw approval in 2004
- TRVD bylaw approved in 2005
- MEPA process – includes formal public comment opportunities
- Public planning workshops (spring, 2007)
- Numerous neighborhood meetings (Six Ponds, Cedarville Steering Committee, Wareham Road residents, Bourne Road residents)
- Board of Selectmen on February 26
- Coordination with environmental advocates (Wildlands Trust, Mass Audubon, The Nature Conservancy)

Issues Addressed

- Traffic
- Natural Heritage – habitat preservation
- Water/wastewater
- Inclusionary housing
- Fire protection
- Construction traffic
- Municipal fiscal impact

The Master Plan

- Conservancy Area
- Residential Area
- Village Residential Use Area
- Village Mixed-Use Area
- Open Space with Conservation Restrictions



Open Space

- 1,600 acres total preserved
- 390 acres at Halfway Pond
- 120 acres at Boy Scouts property
- 700 acres along Agawam River corridor
- 390 acres within the River Run development footprint



Conservancy Areas

- Nature sanctuary
- 2+ miles of walking trails connecting to the Village Center and Myles Standish State Forest
- Trail access to scenic vistas, including ponds and Agawam River
- Ongoing cranberry operations
- Forestry management areas



Housing Opportunities

- Range of housing types not available in new construction
- Smaller houses on smaller lots
- Affordable housing
 - More affordable units than are required
 - Plan results in additional units counting towards state inventory
- Workforce housing



Residential Areas

- Individual neighborhood identities
- Site design makes use of existing topography and natural features
- Within walking distance of the village center



Village Mixed Use Areas

- Pedestrian-friendly features
- Retail, office, community and civic uses: YMCA, assisted living
- Street trees, brick sidewalks, hedges, fences
- Pedestrian-scale lighting
- Traditional signage



Village Center

- “Respectful interpretation of the architectural history of greater Plymouth”
- Like other village centers, some buildings will include first-floor retail and residential or office uses upstairs

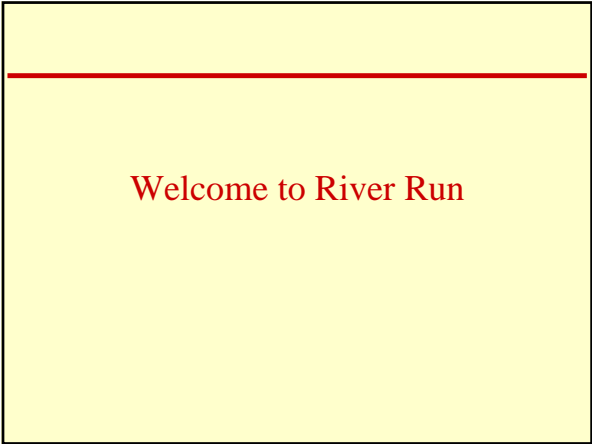


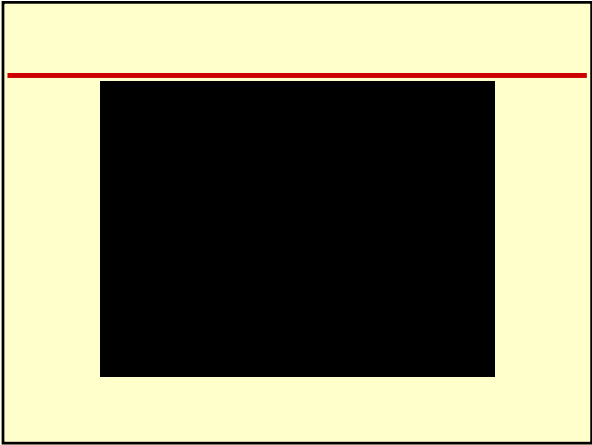
River Run vs Conventional Subdivision

	As- of-Right	River Run
Neighborhood homes	0	150
Village homes	0	125
Architecturally targeted homes	0	150
Estate homes	585	250
Townhomes	0	250
Apartments	0	150
Assisted living units	0	100
Total Units	585	1,175
Schoolchildren	702	452
Affordable Housing	0	103

Other Community Benefits

- Paving Wareham Road, and significant other off-site road improvements
- Full-service YMCA
- Athletic fields for town leagues
- Convenience retail
- Affordable assisted living
- Affordable and workforce housing
- Wildlife sanctuary
- Miles of walking trails







Process and Permitting History

- Culmination of a multi-year review process
 - Adoption of Transfer of Development Rights (TDR) and Traditional Rural Village Development (TRVD) Bylaws by Plymouth Town Meeting
 - Review by State agencies (MEPA, DEP, MNHESP)
 - Review by Town of Plymouth Boards and Departments
 - Regular, ongoing meetings with Planning Staff
- Permitting Goals and Objectives
 - Creation of a vibrant, mixed-use community for Plymouth
 - Protection and preservation of natural resources
 - Expansion of housing opportunities for Town of Plymouth

State Review

- Massachusetts Environmental Policy Act
 - EENF Filed: 6/30/05
 - EENF Certificate and Scope: 10/7/05
 - DEIR Filed: 2/15/07
 - DEIR Certificate: 4/20/07
 - FEIR: To be filed Spring 2008
- Natural Heritage
 - Ongoing review of endangered species habitats since 2005
 - Result: Protection of substantial habitat areas

State Review- continued

- Department of Environmental Protection
 - Ongoing permitting of 2 wells
 - (expected to be completed in 2008/early 2009)
 - Application and review of a groundwater discharge permit (expected to be completed in early 2009)
- Massachusetts Historical Commission
 - No impacts on areas with known cultural resources
 - Continued cooperation with MHC in site evaluations

Plan for Local Review Process

Creation of TDR Certificates



Master Concept Plan Special Permit



Subdivision/Roadway/Site Plan Approvals

Creation of TDR Certificates

- Base Density: 336 on Agawam Core
- Certificates Identified:
 - Halfway Pond East: 54 Certificates (2006)
 - Halfway Pond West: 39 Certificates (2007)
 - Agawam Core Sending Parcel: 135 (2007)
 - Century Bogs: 20 (2007)
- Formation of Rural Residential Receiving Area (RRRA)
- Approved on November 28, 2007

Master Concept Plan Special Permit

- River Run allowed by Special Permit under 205-72 of Plymouth Zoning Bylaw as a TRVD
- Goals of TRVD:
 - Concentrate activities of daily life within reasonable and enjoyable walking distance
 - Provide a full range of housing types and work places
 - Integrate the man-made environment into the fabric of the natural environment

TRVD Use Areas

- Requires creation of 4 use areas with permitted uses in each area:
 - **Conservancy Area**
 - Active and passive recreation, open space, agricultural, wetlands and habitat restoration areas
 - **Residential Area**
 - Dwelling units (1-4 units/acre), accessory residential uses, open space, active and passive recreation, assisted living
 - **Village Residential Area**
 - Dwelling units (6-8 units/acre), accessory residential uses, open space, active and passive recreation, assisted living, municipal uses
 - **Village Mixed-Use Area**
 - Dwelling units (6-10 units/acre), accessory residential uses, open space, active, passive and commercial recreation, day cares and schools, convenience retail, personal service establishments, restaurants, offices, municipal buildings

Special Permit Requirements

- River Run accomplishes the goals of the TRVD
- River Run complies with Environmental Design Requirements of the Bylaw by:
 - Disruption of existing site features is kept to a minimum
 - Proposed uses are appropriate for the site and in harmony with surrounding land uses
 - Pedestrian and vehicular circulation are designed to provide a clear and efficient circulation system
 - Adequate infrastructure will be provided for the Project
 - Buildings are sited to minimize disruption of site and to facilitate natural surface drainage
 - Structures are designed to be of high design and construction quality
 - Surface waters are disposed of in a safe and efficient manner, allowing for natural percolation
 - Utilities are placed underground.
- River Run promotes thoughtful and low-impact design which is sensitive to the natural land characteristics, as required by the bylaw

Subdivision/Roadway/Site Plans

- As each phase is developed, neighborhood plans will be filed for subdivision, roadway and site plan approval
- The Planning Board holds a public hearing on all neighborhood plan applications

Approvals Requested with TRVD
Special Permit

- Master Concept Plan Special Permit
 - Layout
 - Use Areas
 - Infrastructure
- Water Storage Facility
- Inclusionary Housing Special Permit
- Other relief Board Deems Necessary

River Run Public
Hearings & Schedule

- | | |
|--|--|
| March 31, 2008: <ul style="list-style-type: none">– Open Space<ul style="list-style-type: none">• Natural Heritage• Trails and Amenities– Project Design– Transportation<ul style="list-style-type: none">• Infrastructure Improvements• Construction Routes• Circulation– Mitigation | April 7, 2008: <ul style="list-style-type: none">– The Built Environment– Utilities<ul style="list-style-type: none">• Water• Wastewater• Stormwater– Infrastructure– Project Phasing– Architecture |
| April 14, 2008: <ul style="list-style-type: none">– Inclusionary Housing– Project Benefits | |

Questions & Answers