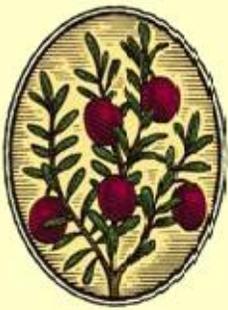


# A.D. Makepeace Company

**Wareham Road Mixed Use Community**  
Project Overview

June 14, 2007



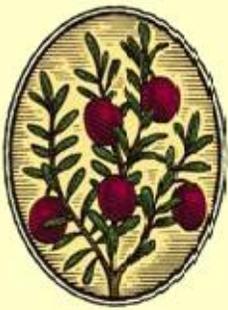
# Project Timeline

- May 2005 TRVD Overlay Zoning Approved
- June 2005: EENF filed
- October, 2005: Secretary's Certificate with DEIR Scope issued
- February 15, 2007: Draft EIR filed
- April 13, 2007: Public Comment Period on DEIR concluded
- April 20, 2007: Secretary's Certificate/Scope for Final EIR issued
- Summer 2007:
  - TRVD Special Permit Application will be filed
  - FEIR will be submitted and final MEPA Certificate issued



# Status of State Permit Applications

- Applications filed with **DEP** for water supply wells
- Application to **DEP** for wastewater treatment plant late 2007/early 2008
- Application to the MA Natural Heritage Endangered Species Program (**MNHESP**) for impacts to rare species next month
- Working with **Massachusetts Historic Commission** to determine impact on Cultural/Historic resources (none identified to date)



# Open Space Preservation

## TDR will preserve large tracts of land

- 80% of ADM landholdings east of the State Forest to be preserved (more than 1,600 acres)
- Conservation Restrictions will reflect both TDR and the MNHESP agreement

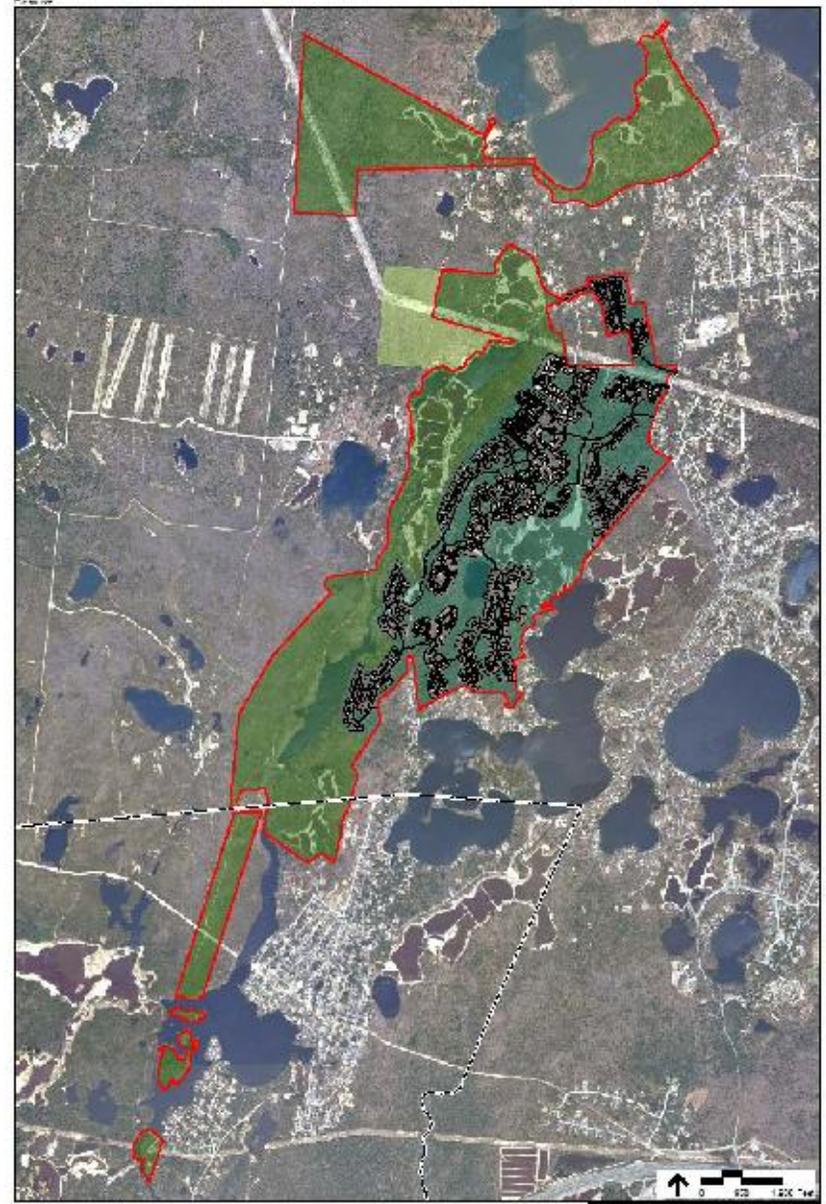


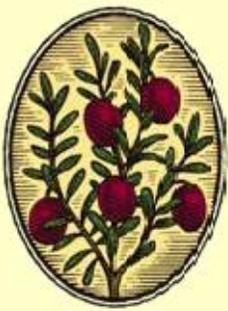
Figure 1  
Conceptual Conservation Restrictions  
Kilwin: Rural Mixed-Use Development  
Plymouth, Massachusetts



# “As of Right” Development

**Conventional Development** will include Halfway Pond West Halfway Pond East and Wareham Road Parcels (1800 acres)

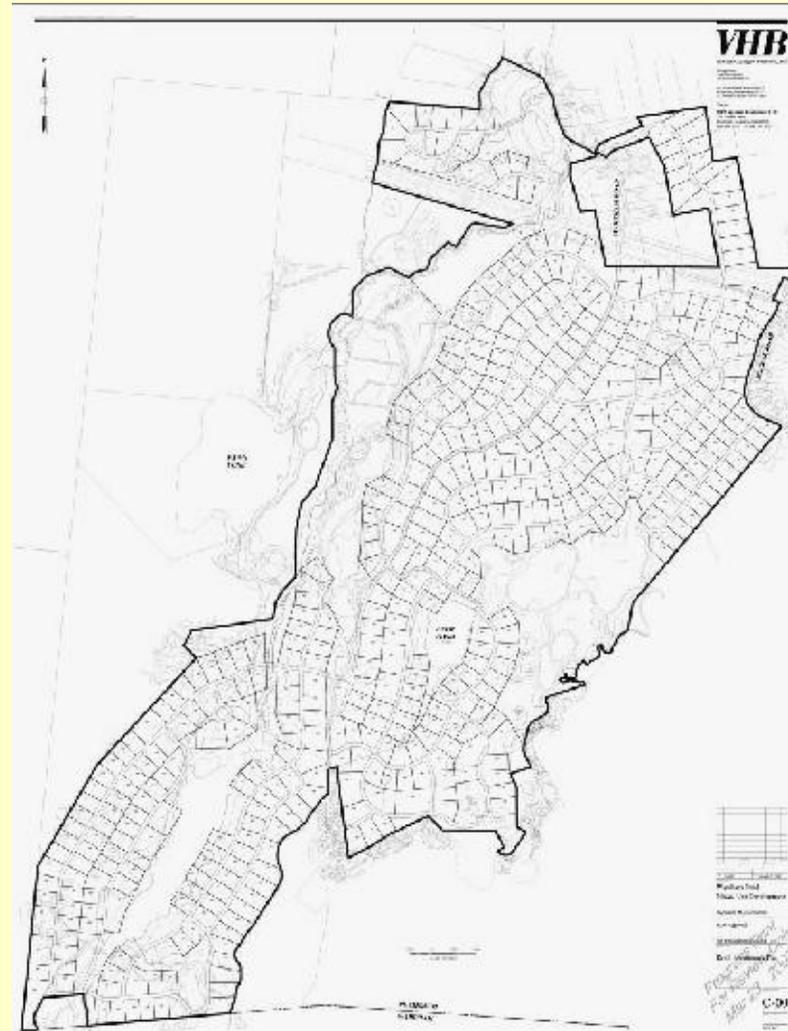
- Encourages “sprawl”
- Diminishes open space preservation outcome significantly
- Served by individual wells and septic systems
- Limited Traffic mitigation measures provided



# Conventional Development “As of Right”

## Wareham Road Parcel

- 1,400+- acres
- 471 Single Family Lots
- Basis for TDR Yield





# Conventional Development “As of Right”

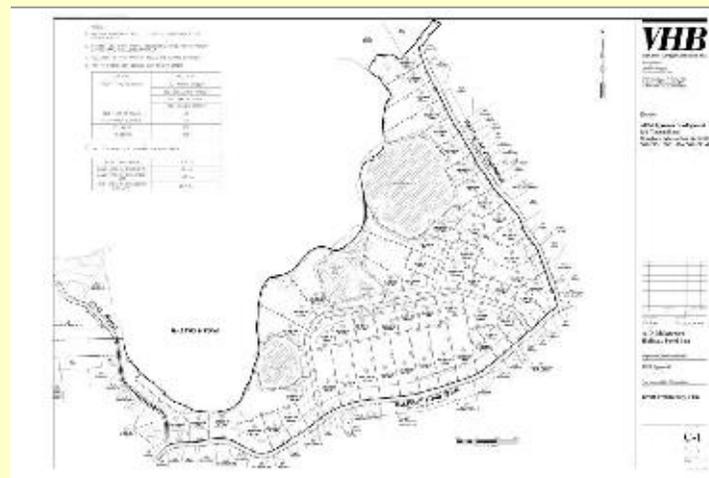
## Halfway Pond West Parcel

- 250+- acres
- 78 Single Family Lots



## Halfway Pond East Parcel

- 150+- acres
- 54 Single Family Lots
- Yield 54 TDR Certificates





# Traditional Rural Village Development

The **Proposed Plan** concentrates development on a much smaller footprint, and allows for TDR and protection of Halfway Pond West and Halfway Pond East parcels

- Establishes a Neighborhood Village Setting with town green and small scale commercial uses
- Requires thorough public and town review process
- Requires significant traffic analysis and improvements
- Requires compliance with the Town's Inclusionary Bylaw





# Project Summary

- A traditional master planned community focused on open space and sustainability
- 1,075 residential units providing a variety of price points and building types
  - Conversion Factors allow for a variety of housing types including single family, multifamily and apartments
- Walking trails, recreational facilities and protected habitat
- Establishes extensive contiguous open space network
- Provides higher quality wastewater treatment
- New Bourne Road Connector and upgrades to Wareham Road improves traffic circulation



# Next Steps

- Continue to work with town departments and the public to better define areas of interest and concern:
  - Transportation impacts and improvements
  - Water supply and wastewater treatment
  - Open space preservation/trails and public access
  - Impact on Schools and other town services
  - Appropriate solutions to provide affordable and workforce housing
- Prepare permit applications for TRVD special permit and individual neighborhoods