

River Run Plymouth, MA

Special Permit Application Peer
Review Findings – 2nd Review

Peer Review

- Technical Methodology
 - Standard Methodology
 - Standard Engineering Practices
- Development Program
- Mitigation Measures

First Review - Technical Methodology

- Existing Analysis
 - Revise Peak Hour Factor
 - Route 3 Slip Ramps
- Background Projects
 - Additional Potential Developments
 - Plymouth South High School
- Trip Distribution
 - Increase Assignment of Traffic Using Route 25 & I-495

Development Program

- Residential Component – Previous Submission
 - 1,075 Residential Units
 - 395 Single Family Homes
 - 159 Apartments
 - 521 Condominium/Townhouses
 - 15% Internal Capture

Development Program

- Residential Component – *Revised* Submission
 - 1,175 Residential Units
 - 525 Single Family Homes
 - 150 Apartments
 - 250 Condominium/Townhouses
 - 150 Architecturally Restricted Houses
 - 100 Assisted-Living Units
 - 15% Internal Capture

Development Program

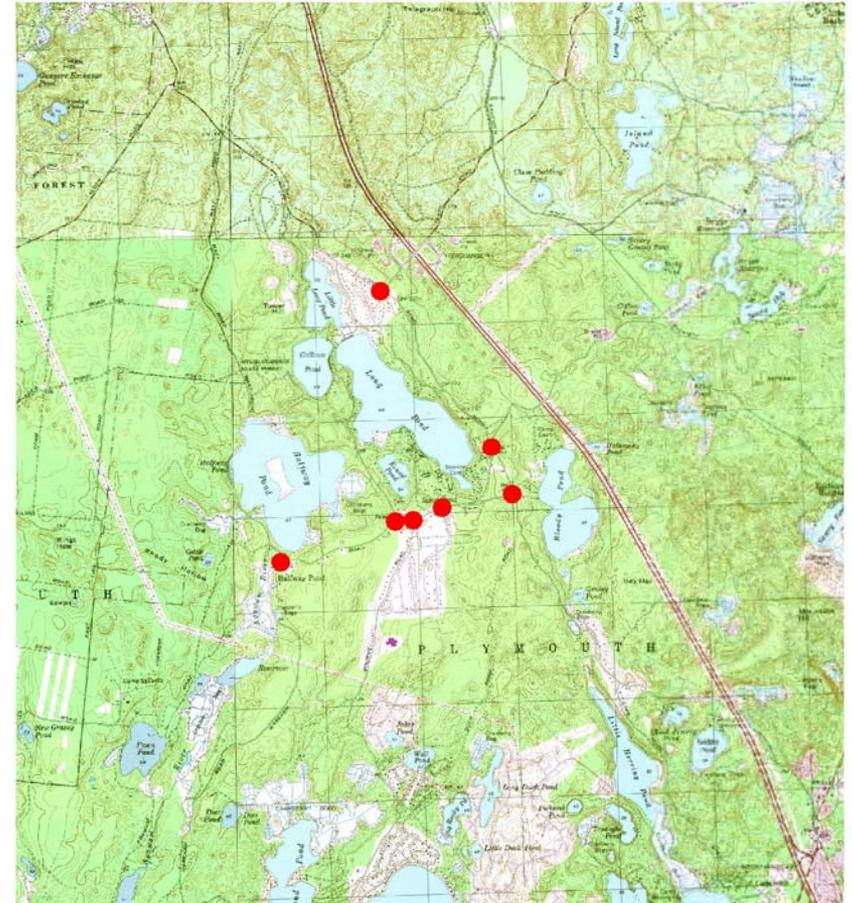
- Commercial Component – Previous Submission
 - 90,000 sf Community Retail
 - 60% Internal Capture
- Commercial Component – *Revised* Submission
 - 60,000 sf Community Retail
 - 60% Internal Capture
 - 75,000 sf YMCA
 - 25% Internal Capture

Mitigation Measures

- Mitigation Triggers
 - Unacceptable Conditions (LOS E or F)
 - 2+ LOS Grade Decrease
 - Above Average Crash Rates
- Phasing of Mitigation & Construction
 - To Be Addressed

Mitigation Measures

- Critical Locations

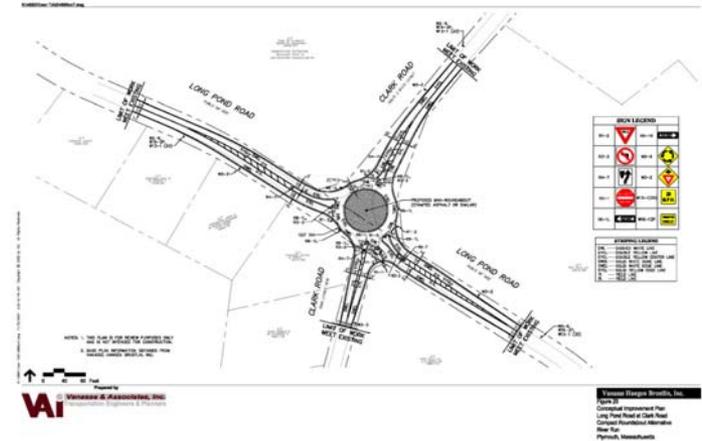
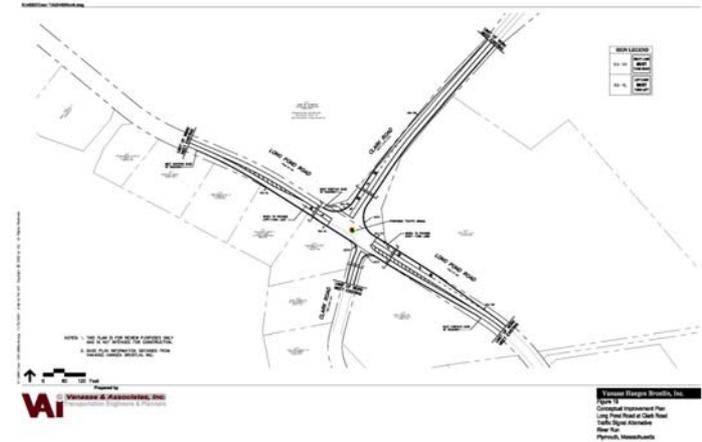


Mitigation Measures

- Preliminary Improvement Plans
 - Off-Site
 - 4 Key Intersections
 - Site Access
 - Bourne Road
 - Bourne Road Connector
 - Other Site Roadways
 - Wareham Road

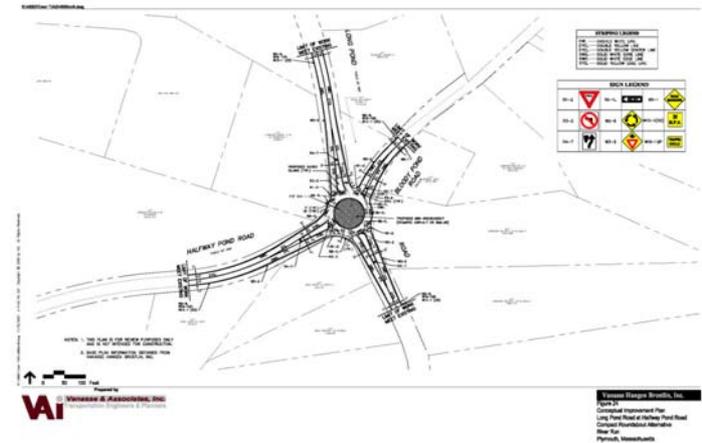
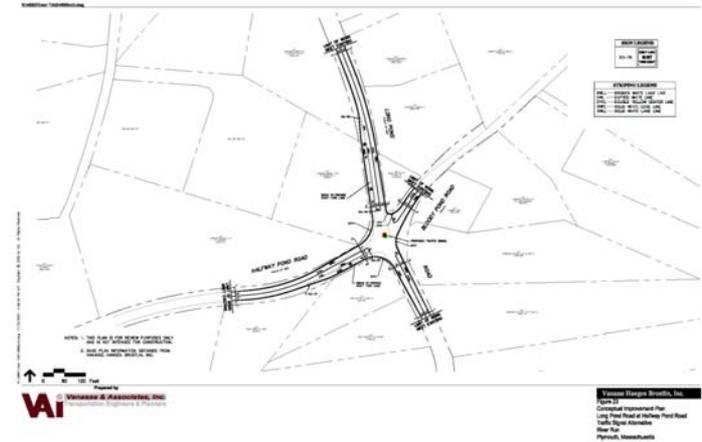
Mitigation Measures

- Off Site
 - Long Pond Road at Clark Road
 - Alternative 1 – Traffic Signal
 - Alternative 2 – Compact Roundabout



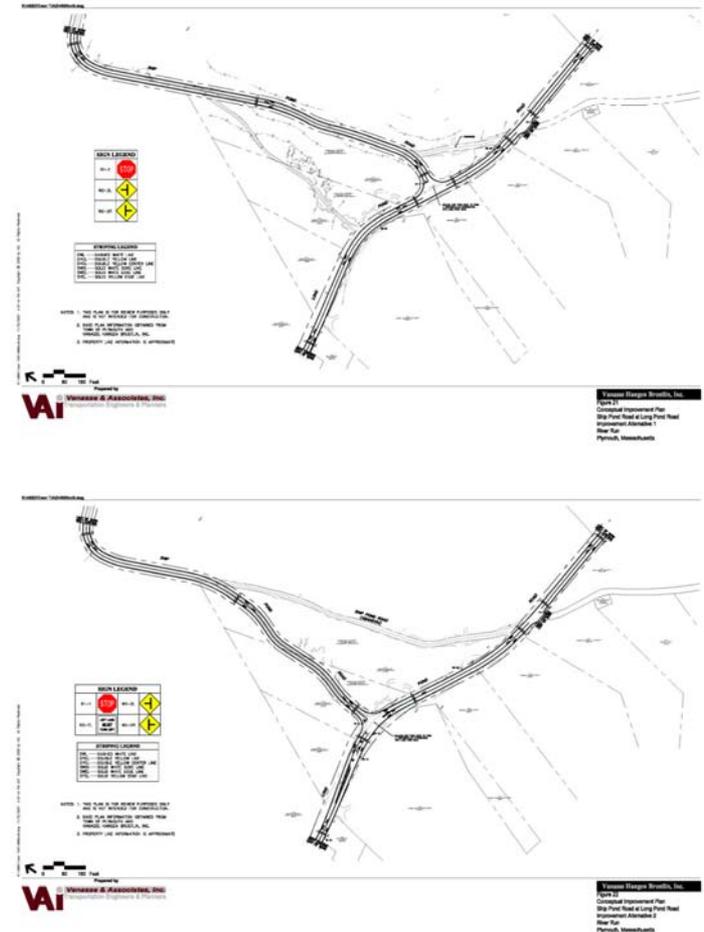
Mitigation Measures

- Off Site
 - Long Pond Road at Halfway Pond Road
 - Alternative 1 – Traffic Signal
 - Alternative 2 – Compact Roundabout



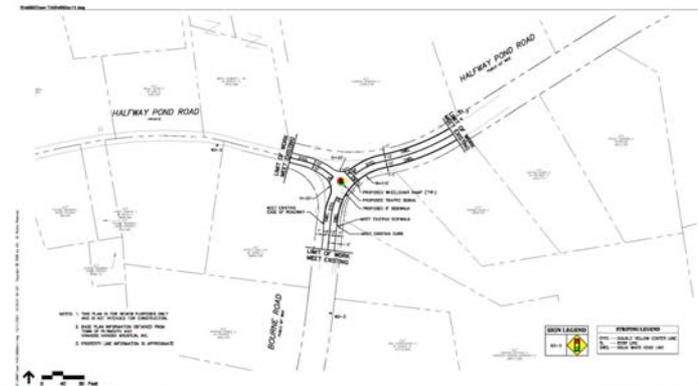
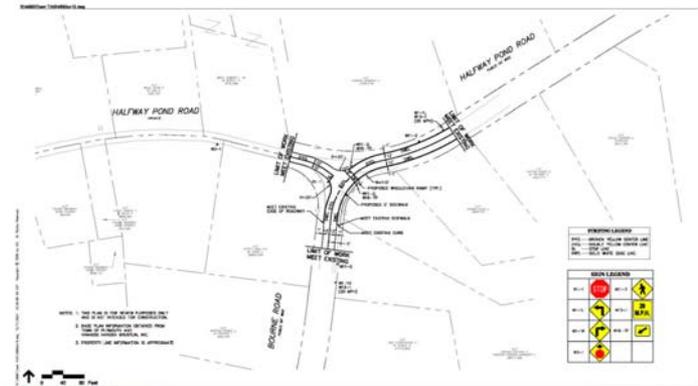
Mitigation Measures

- Off Site
 - Long Pond Road at Ship Pond Road
 - Alternative 1 – Current ROW; Tee-Intersection
 - Alternative 2 – Altered ROW
 - Alternative 3 – Traffic Calming



Mitigation Measures

- Off Site
 - Halfway Pond Road at Bourne Road
 - Alternatives 1 & 2 – Revised Geometry
 - Alternative 3 – Mini Roundabout



Mitigation Measures

- Wareham Road
 - Paving
 - Drainage
 - Sight Line Improvements
- Phased Construction
 - Schedule to be Determined

Conclusions

- Technical Methodology
 - Comments Satisfactorily Addressed
- Development Package
 - Comments Satisfactorily Addressed
- Minimum Mitigation Measures Acceptable
- Follow-Up Review Items
 - Construction Timing
 - Mitigation Alternatives