



A.D. Makepeace Company

December 7, 2007



A.D. MAKEPEACE COMPANY

- Largest cranberry grower in the world
- Largest private property owner in eastern Massachusetts
- Continued commitment to land stewardship
- Expansion of cranberry operations
- Research and development





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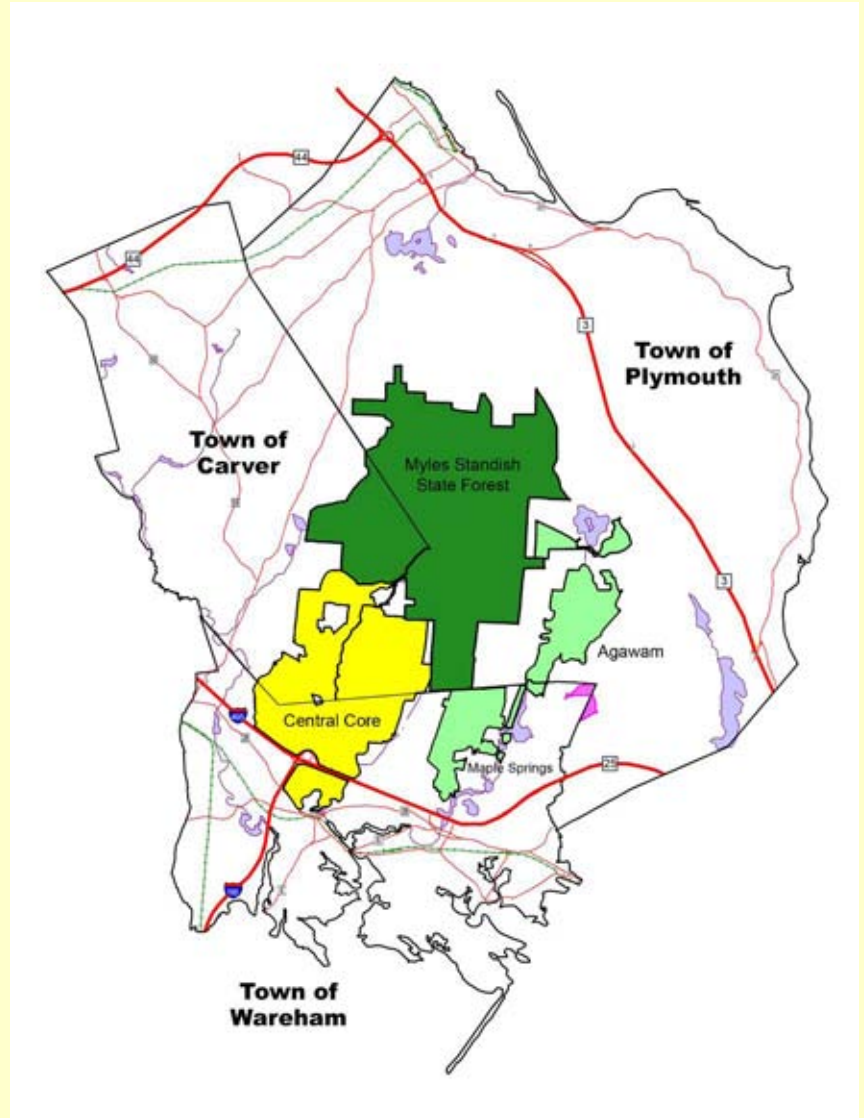


- Diversification: Tihonet Village Market, agritourism, educational programs
- Two large parcels identified for development: one in Plymouth/Carver/Wareham, one entirely in South Plymouth



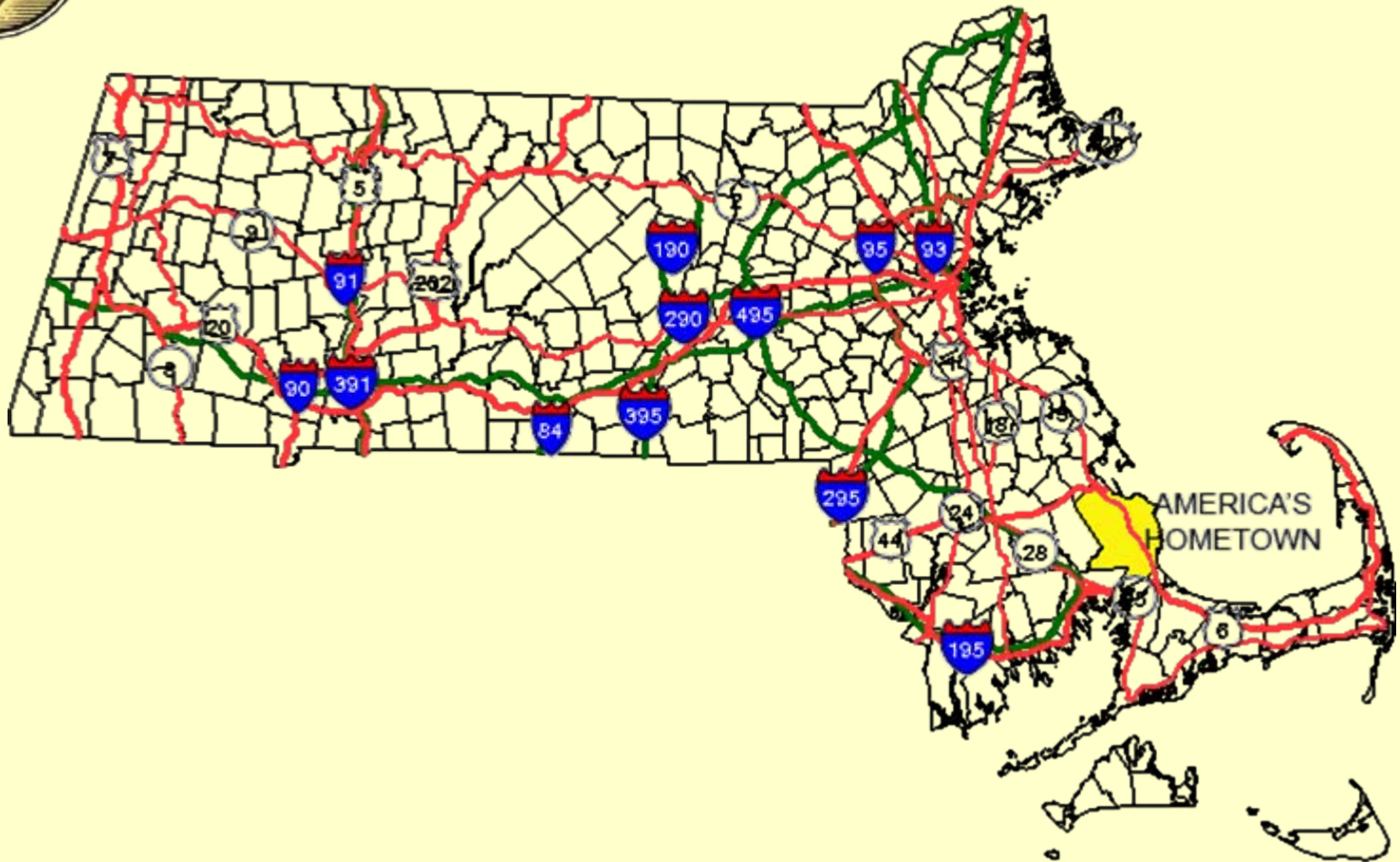
“Central Core”

- 6,000 acres in Wareham, Carver and Plymouth
- Special Review Procedure allows incremental evaluation
- First phase: commercial development in Wareham
- Overall plan: Mix of housing and commercial uses for “live-work-play-farm” community



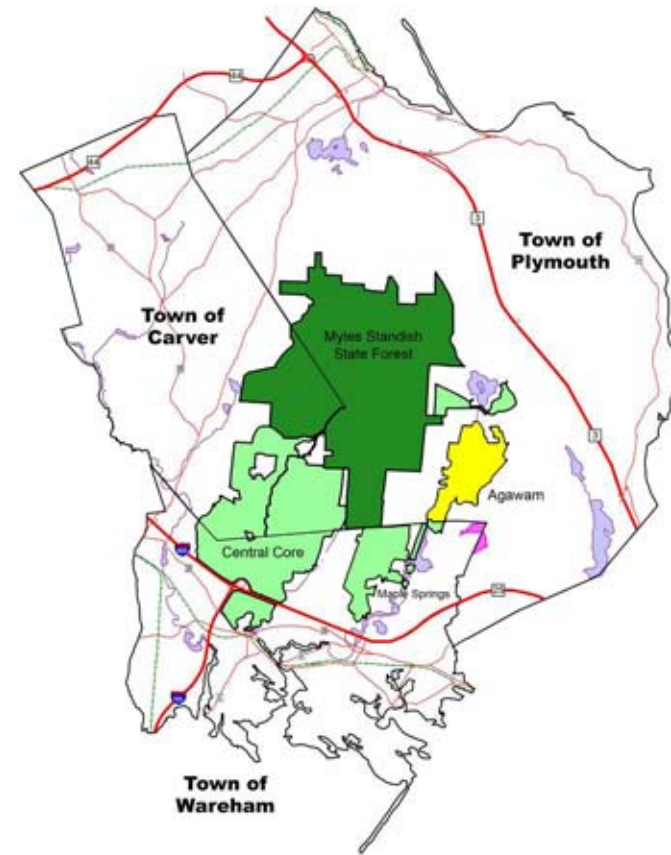


Locus





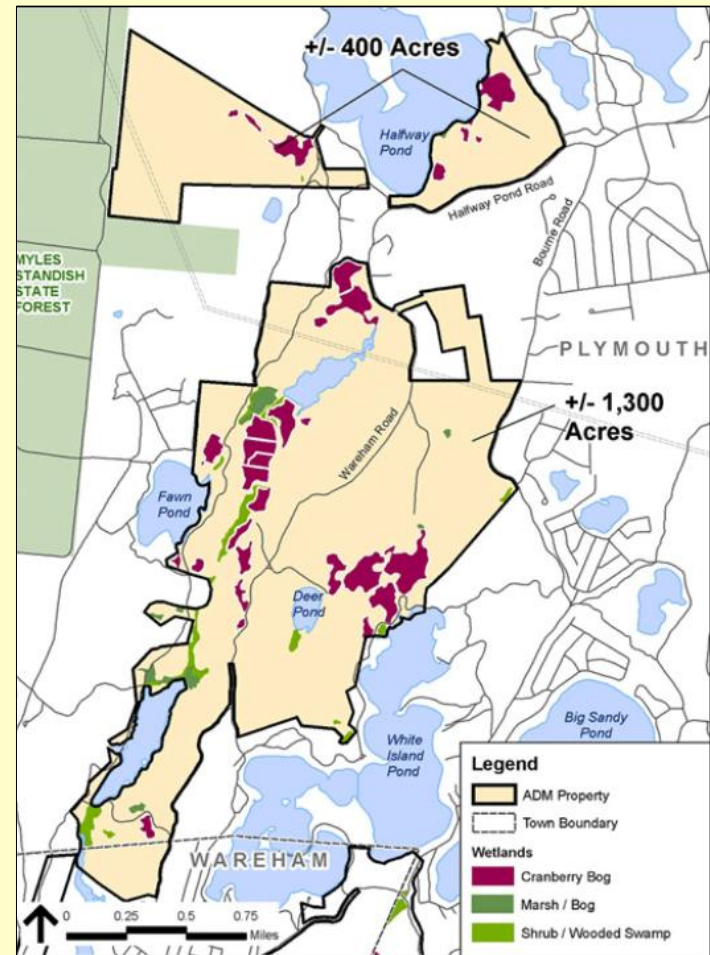
River Run





River Run

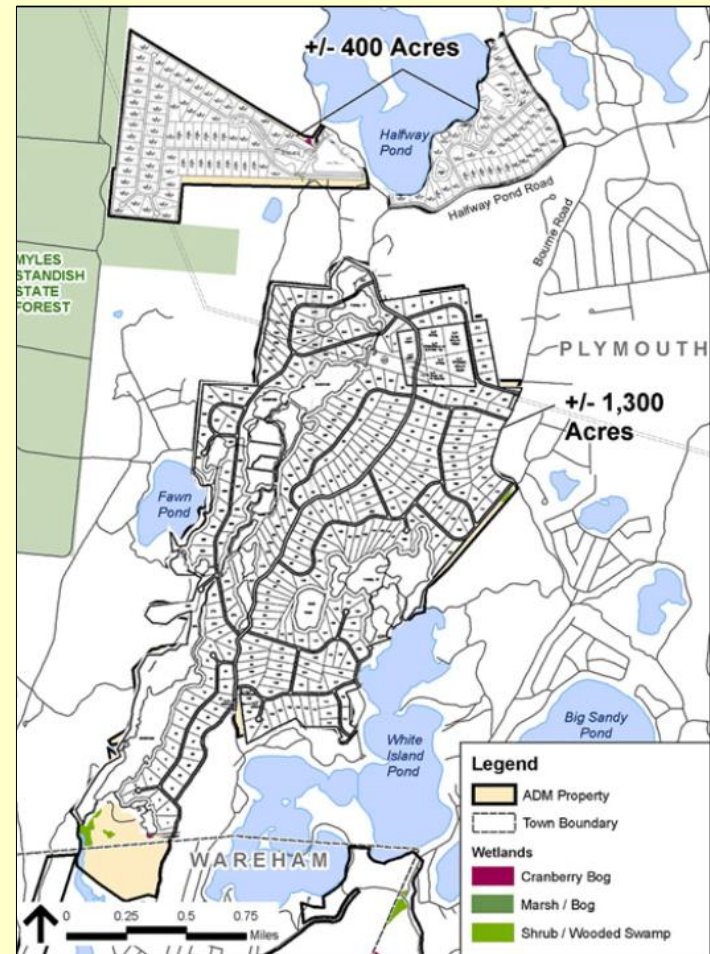
- 1,300-acre Wareham Road parcel
- Halfway Pond West and East (400 acres total)
- Adjacent to 15,000-acre Myles Standish State Forest
- Other recreation and conservation land





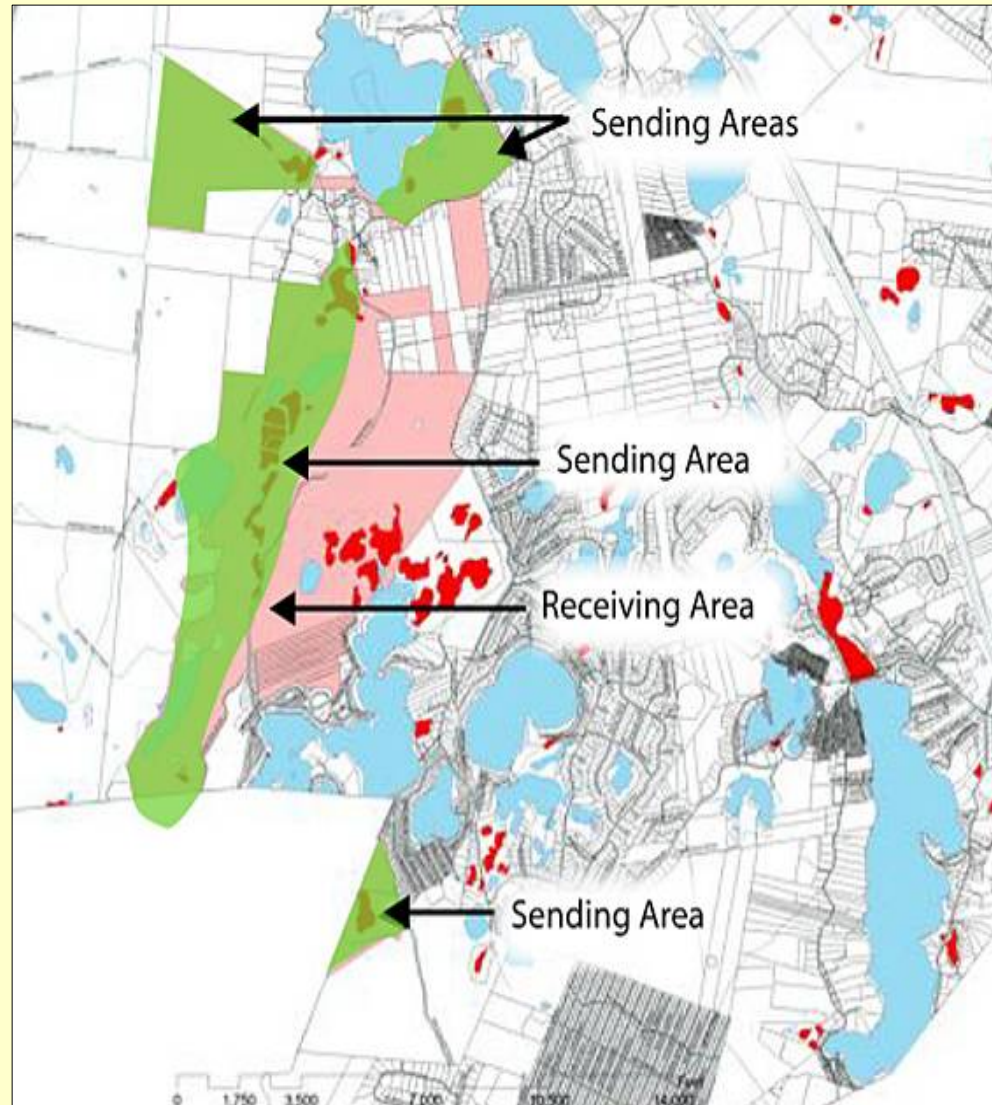
As-Of-Right Development

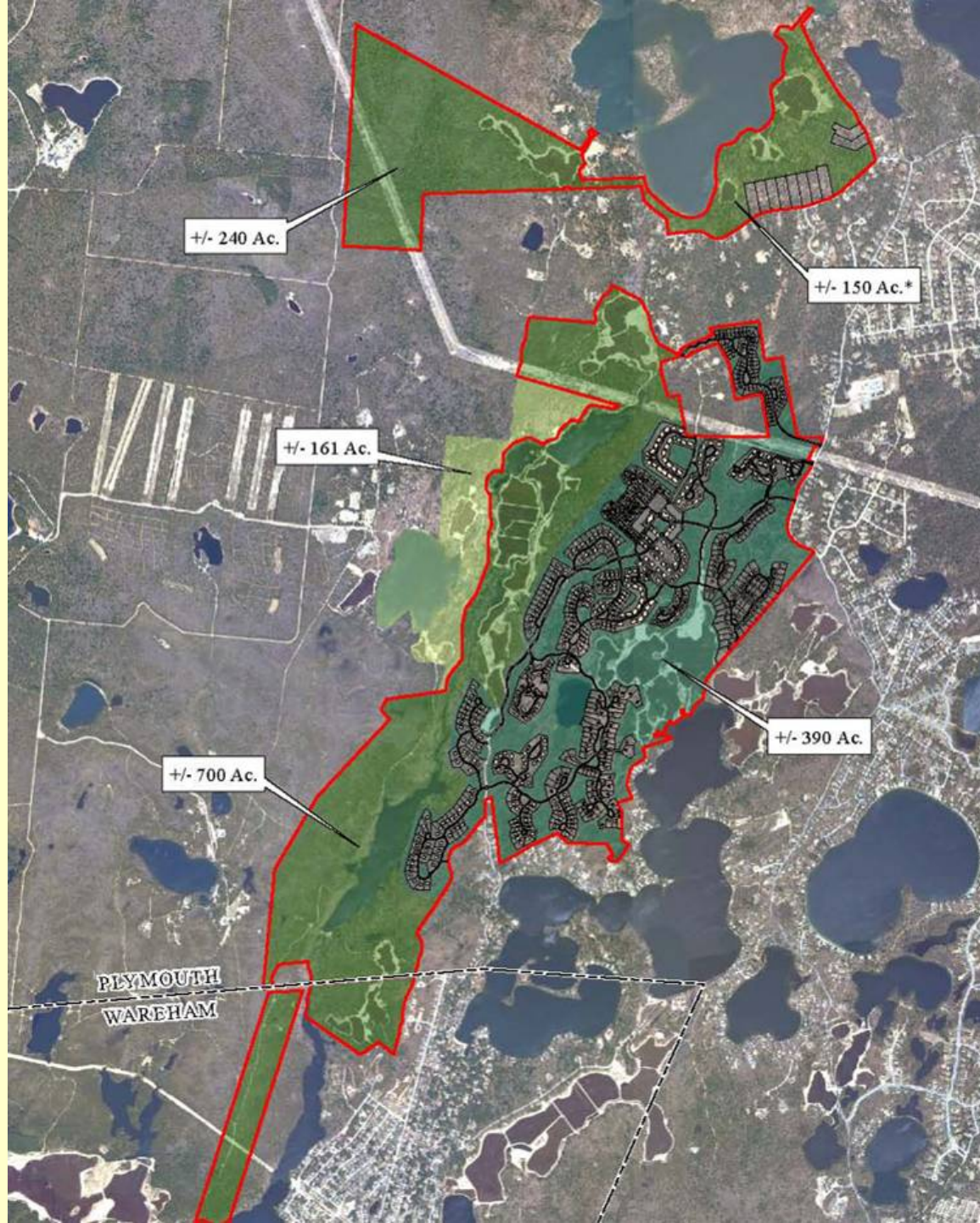
- 650-unit large lot conventional residential subdivision
- Protected open space is fragmented and reduced significantly
- Diminished character of scenic rural roads and landscape
- Septic systems can have significant impact to groundwater quality





TDR and TRVD







The Result

- Permanent protection of 1,600 contiguous acres of environmentally significant land
- 1,100+/- units with a variety of sizes and pricing
- Miles of walking trails and connected open space
- New walkable Traditional Rural Village Center will serve the surrounding neighborhoods
- Privately funded and maintained infrastructure and reduced impacts to town services





River Run

Affordable Housing Element

- Plan uses the town's Housing Needs Analysis
- Emphasis on affordable rentals fulfills local need and contributes more units to state inventory
- Range of housing styles and price points permits putting affordable units where they are most appropriate
- Plan includes workforce housing element for affordable but not subsidized housing options





River Run

Community Amenities

- Mix of housing styles and price points
- Full-service YMCA
- Network of walking trails radiating from village green – all neighborhoods are within a five-minute walk of the center
- Convenience retail and small offices
- Assisted living
- Traditional development patterns and styles





Conclusion

- TDRs represent a good opportunity for large-scale land conservation at no cost to taxpayers or environmental advocacy groups
- Local residents and officials need help in understanding the benefits
- Regional or statewide pool would enhance the program
- Added benefits can include reduced housing costs, reduced local infrastructure costs, protection of agricultural uses, sense of community