

# 2020 SOUTH OF BOSTON SUMMIT

**Presented by:**

**Michael Hogan: CEO, A.D. Makepeace, Redbrook Plymouth**

**March 5, 2020**



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COMMUNITY



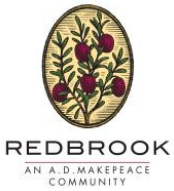
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# MASTER PLAN

- The Green
- YMCA
- The Meeting House
- Retail Shops
- Community Garden
- Playground
- The Farmers Table



# REDBROOK PROJECT DESCRIPTION



- ✓ **Master Plan Special Permit Issued May 2008**
- ✓ **1,175 New Dwelling Units**
  - Base Density by Right and Transfer of Development Rights (TDRs)
  - 103 Affordable Units
- ✓ **60,000 Square Feet (sf) of Commercial Space**
  - Planning Board May Increase up to 90,000 sf
- ✓ **75,000 sf Community Recreational Facility (YMCA)**
- ✓ **A Minimum of 390 Acres of Permanently Protected Open Space**
- ✓ **Four Main Use Areas**
  - Conservancy Area
  - Residential Area
  - Village Residential Area
  - Village Mixed-Use Area
- ✓ **Private Wastewater System**
- ✓ **Private Water System**





# TRANSFER OF DEVELOPMENT RIGHTS (TDRs)

## Section F of the TRVD Bylaw – TDR Conversion Factor

### CONVERSION FACTOR <sup>1.2</sup>

One Single-Family Lot Converts to the following in a TRVD

One Bedroom or Studio Attached Dwellings	Two-Bedroom Attached Dwellings	Three-Bedroom Attached Dwellings	Four-Bedroom Attached Dwellings
5	3	2	1

<sup>1</sup> The provisions of Section 205-71 (Inclusionary Housing) shall apply to only those dwelling units in a TRVD created as a result of the transfer of development rights per Section 205-70.

<sup>2</sup> The conversion factors set forth herein may be modified by the Planning Board in the case of dwelling units in which at least one permanent occupant is required to be 55 years of age or older.







# PRICE RANGES AND SQUARE FOOTAGE

**\$346,500 - \$928,000**

**1,624 – 2,200 SF**



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# THE ASPEN

**2 BEDROOM 2 BATH • 1,711 SQUARE FEET**



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# THE CRANBERRY

**3 BEDROOM 2.5 BATH • 1,843 SQUARE FEET**



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# THE FERN

**2 BEDROOM 2 BATH PLUS STUDY • 2,024 SQUARE FEET**



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# THE MAYFLOWER

2 BEDROOM 2 BATH • 1,577 SQUARE FEET



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# THE RUBY TWIN HOME

2 BEDROOM 2.5 BATH PLUS STUDY • 1,872 SQUARE FEET



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# THE EMERALD TOWNHOME

2 BEDROOM 2.5 BATH PLUS STUDY • 1,664 SQUARE FEET



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# PRICING

HOME STYLE	AVERAGE SQUARE FEET	AVERAGE BASE + AVG LOT + AVG OPTIONS	PRICE PER SQUARE FOOT
Emerald and Sage	1,644	\$380,000	\$231.14
Ruby and Topaz	1,784	\$455,000	\$255.04
Mayflower	1,577	\$462,500	\$293.28
Fern	2,024	\$496,500	\$245.31
Aspen	1,711	\$500,000	\$292.23
Cranberry	1,843	\$512,000	\$277.81



# OLD COLONY YMCA

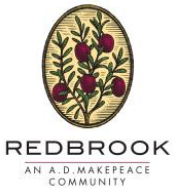


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# BETH ISRAEL LAHEY PRIMARY CARE LONG POND PHYSICAL THERAPY AND ROCKLAND TRUST



# REDBROOK APARTMENTS



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# REDBROOK APARTMENTS - CLUBHOUSE



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# REDBROOK APARTMENTS - CLUBHOUSE



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# REDBROOK APARTMENTS - MODEL HOME



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# DEMOGRAPHICS

BUYER DEMOGRAPHICS	%
Empty Nesters	51%
Retirees	31%
Families	12%
Singles	6%





# DEMOGRAPHICS

BUYER GEOGRAPHICS	%
Massachusetts	80%
Out of Town	20%
Top Five: CT, FL, NH, NJ, NY	



Q & A:

