



PROPOSED CHANGE:

Legacy Farms is proposing to amend the Open Space Mixed Use Development By-Law to reduce the amount of allowed commercial development and to substitute an Active Adult/Age Restricted Residential component within Legacy Farms.

Current Project:

50 Single Family, 650 Townhomes Simplex & Duplex
240 Rental Homes, Including 60 Affordable Homes
450,000 sq. ft. of commercial uses

New Proposal:

50 Single Family, 650 Townhomes, Simplex & Duplex
240 Rental Homes, Including 60 Affordable Homes
250,000 sq. ft. of Retail and Commercial uses
200 Active Adult / Age Restricted Homes, Including
20 Affordable Homes

This Amendment will create a more diverse community by adding Active Adult / Age Restricted living to Legacy Farms, offering a greater variety of housing types while retaining up to 250,000 sq. ft. of commercial uses.

- Single Family Homes
- Townhomes, Simplex and Duplex
- Rental Living
- Active Adult Living
- Commercial / Retail



HOPKINTON BENEFITS

More Tax Revenue

- Over \$1,500,000 in new annual tax revenue
- Over \$1,300,000 in net positive fiscal benefit compared to \$160,000 net positive fiscal benefit from the 200,000 sq. ft. of commercial development being replaced



HOPKINTON BENEFITS CONTINUED

Less Traffic

- 40% less traffic than would occur with the originally proposed commercial development
- 66% less morning and 44% less evening peak hour trips than would occur with the commercial development
- 28% reduction in new traffic generated by Legacy Farms compared to the originally proposed project
- 45% reduction in overall new peak hour trips in the morning and 33% in the evening generated by Legacy Farms

Legacy Farms North Road, connecting Rt. 85 to Rt. 135, would be built at an earlier date

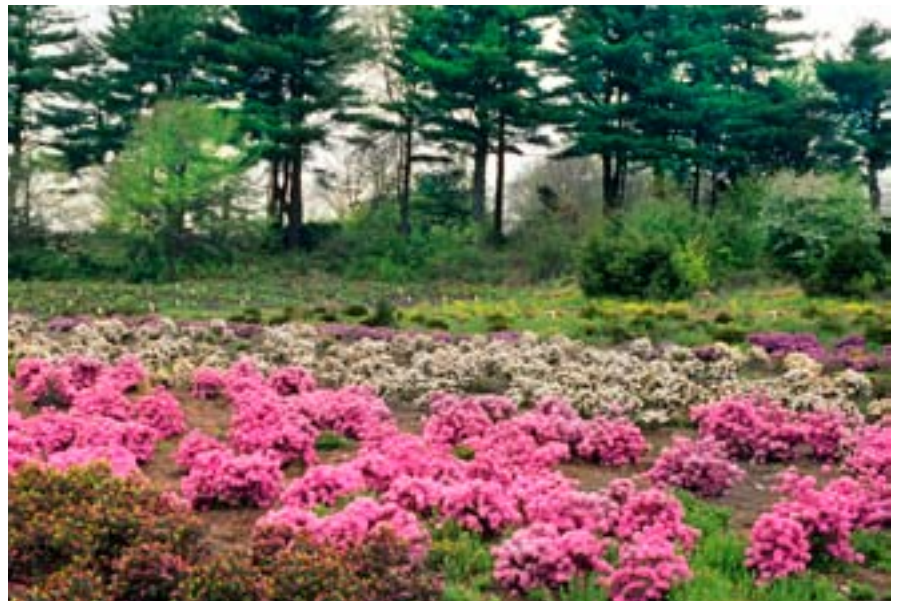
No Additional School Aged Children

500 Acres of Open Space with walking trails to remain

ABOUT LEGACY FARMS

Legacy Farms is a 730-acre master planned mixed use smart growth-style development. The Legacy Farms master plan includes a balanced mix of single family homes, townhomes, condominiums and rental homes available in a variety of residential architectural styles and carefully planned to complement the 730-acre site.

This community is a national model of Smart Growth - a significant master planned initiative. **Over 70% (500+ acres)**



of the site is being preserved as restricted land for the benefit of the Town of Hopkinton. Legacy Farms also embraces the innovative method of Low Impact Design Development in its approach to reducing the effect of built areas on the environment. In support of its excellence, **Legacy Farms has already been awarded the 2009 Outstanding Award for a Planning Project by the Massachusetts Chapter of the American Planning Association.**



PROJECT HIGHLIGHTS

- Master planned mixed-use community in one of Massachusetts' most desirable towns
- Variety of housing styles including: Single Family, Detached Condos, Attached Condos and Rental Apartments
- Close proximity to major highways (I-495 and I-90) & two MBTA train stops (Ashland and Southborough)
- Over 500 acres of restricted land with miles of walking / riding trails throughout the site and beyond

WHAT IS ACTIVE ADULT LIVING?

As the idea of retirement has evolved and people are living longer and more fulfilling lives, Legacy Farms desires to meet the changing needs and interests of this growing demographic. Active Adults are typically financially independent seniors ready to downsize from their larger “family” homes into smaller, more manageable spaces.

Active Adult 55+ communities offer the same comforts and amenities of the homes these residents are leaving behind but without the stress and anxiety of physically demanding tasks such as snow removal, lawn care, painting and other home maintenance duties.

A Way to Stay Social and Entertained

Residents of 55+ communities are active adults who enjoy independent retirement living. They want to interact with other adults who share their age and outlook on life. They want to retire, relax and rejuvenate without the worries that can come from living alone, maintaining a home or having to travel just to participate in daily activities.



These communities not only provide amenities such as swimming pools, activity centers and walking trails, but also offer a continuous and varied calendar of entertainment and social opportunities, such as special-interest classes, performance and musical groups, and recreation programs. These programs allow residents to take advantage of an ever-changing schedule of activities in a community setting.



A Way to Stay Local and Involved

An Active Adult 55+ community within Legacy Farms will serve the needs of Hopkinton's long-time residents who are looking for local housing alternatives that better relate to their current residential requirements and budget. These communities fulfill a critical need for this segment of Hopkinton's population. They offer senior residents the option of moving into brand new homes within the town more suitable to their desires and abilities, without being forced to leave their doctors, friends and the community of Hopkinton that they have known and loved for decades.

Active Adult communities allow these residents who have long contributed to Hopkinton to maintain both their presence and their participation in Town activities, economy and government. Active adults are able to continue to own and operate businesses, work locally, volunteer and contribute to the community. As the quality of life continues to improve for people as they age, this component within Legacy Farms will enable its residents to continue to enjoy all the luxuries and amenities they've had at their previous homes along with neighbors who, like them, want nothing but the best from their retirement years.



We thank you for your consideration and support,

The Legacy Farms Team

For more information please visit: www.LegacyFarms.com



