



Master Plan Workshop #2: Land Use, Housing, & Transportation

November 20, 2024



AGENDA

01 Purpose

02 Land Use

03 Housing

03 Transportation

04 Hearing From You

05 Upcoming Engagement



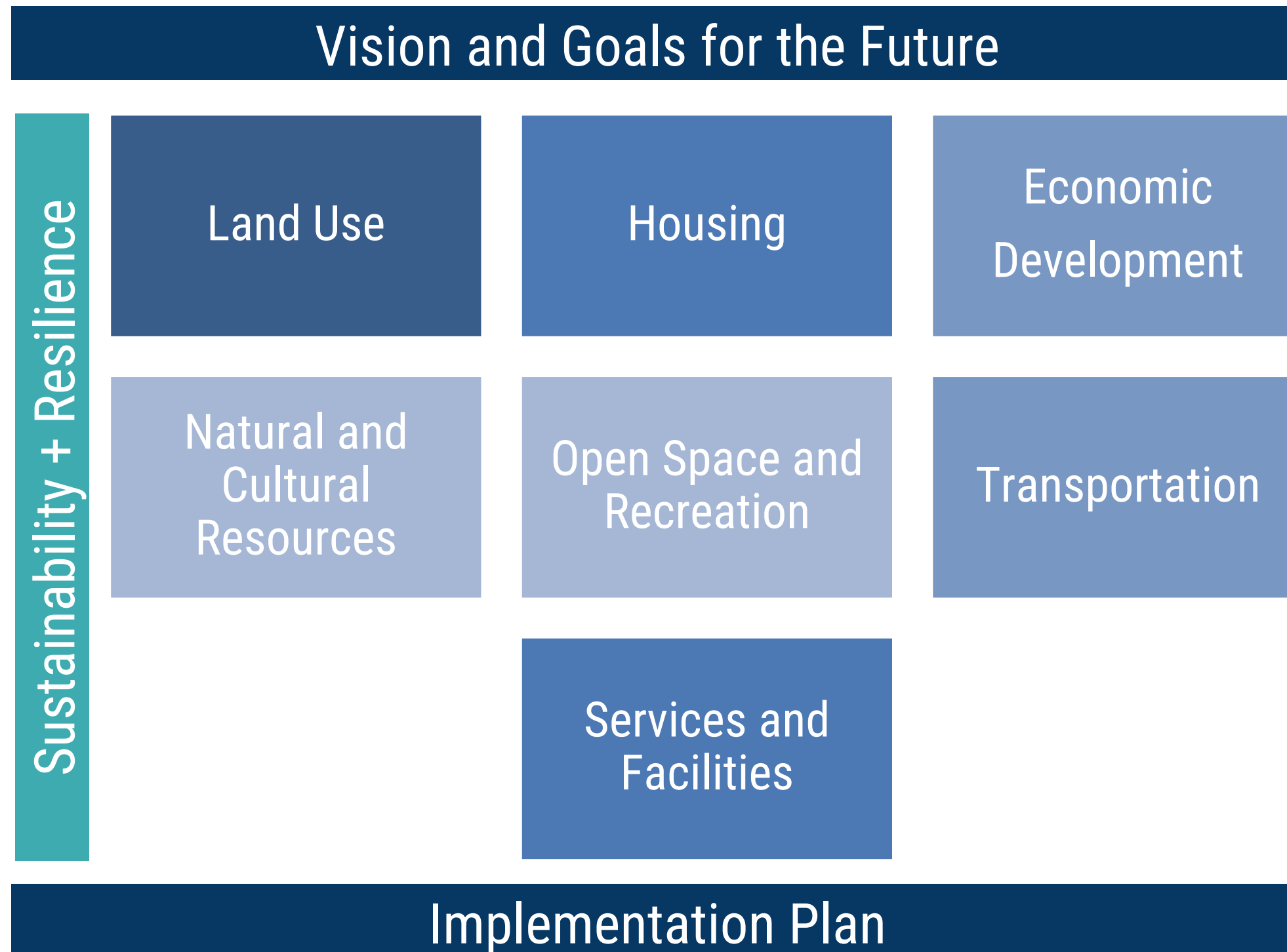
01 PURPOSE

WHAT IS A MASTER PLAN ?

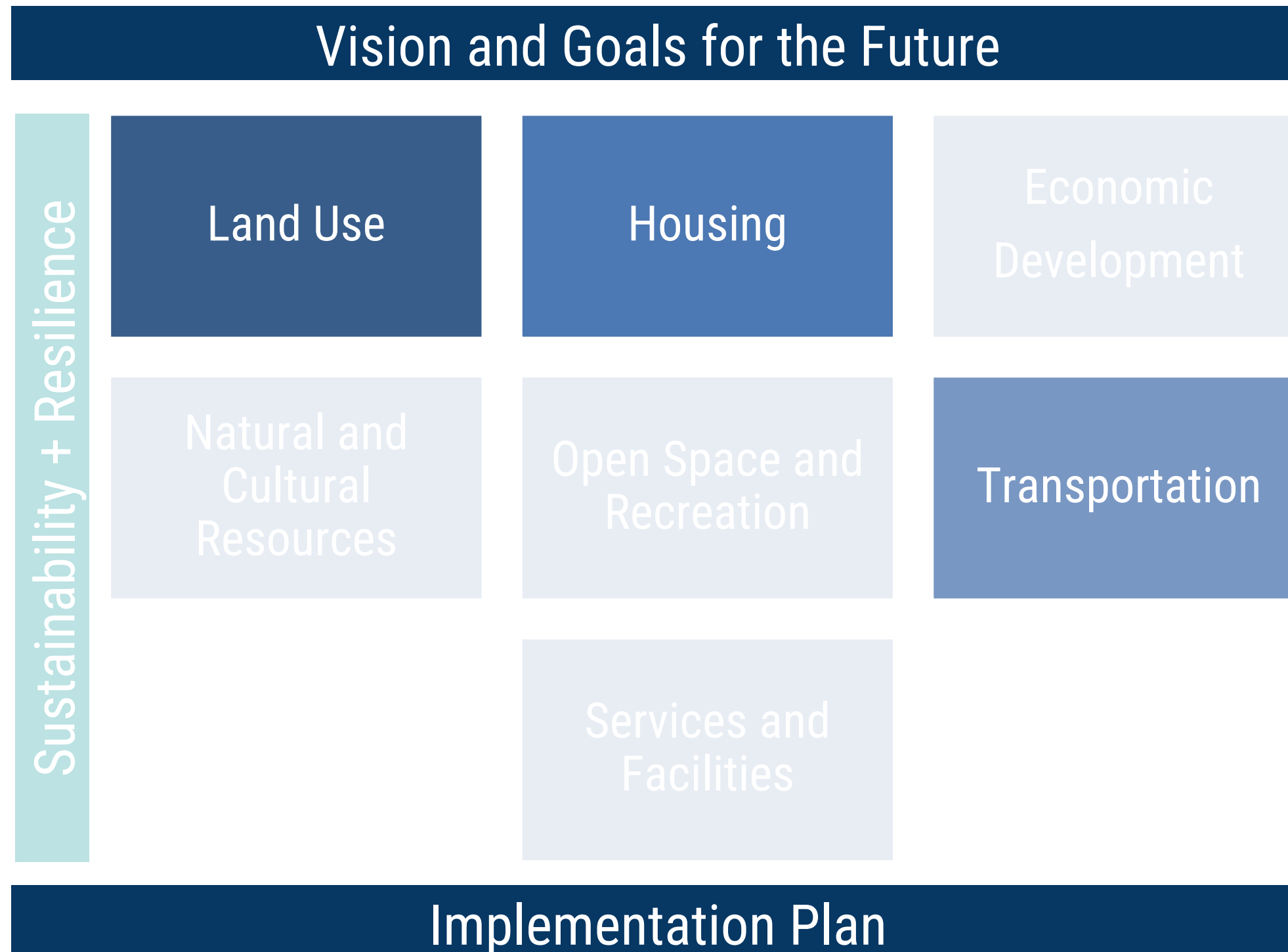
- A **blueprint** to guide local government in achieving the community's vision.
- Provides a **basis for decision-making** about long-term physical development.



WHAT IS INCLUDED IN A MASTER PLAN ?



WHAT IS INCLUDED IN A MASTER PLAN ?



HOW IS A MASTER PLAN USED?

- Informs Town budgeting and decision-making
- Basis for zoning changes to reflect desired future land use
- Tracking tool to measure progress over time



PROJECT ROADMAP

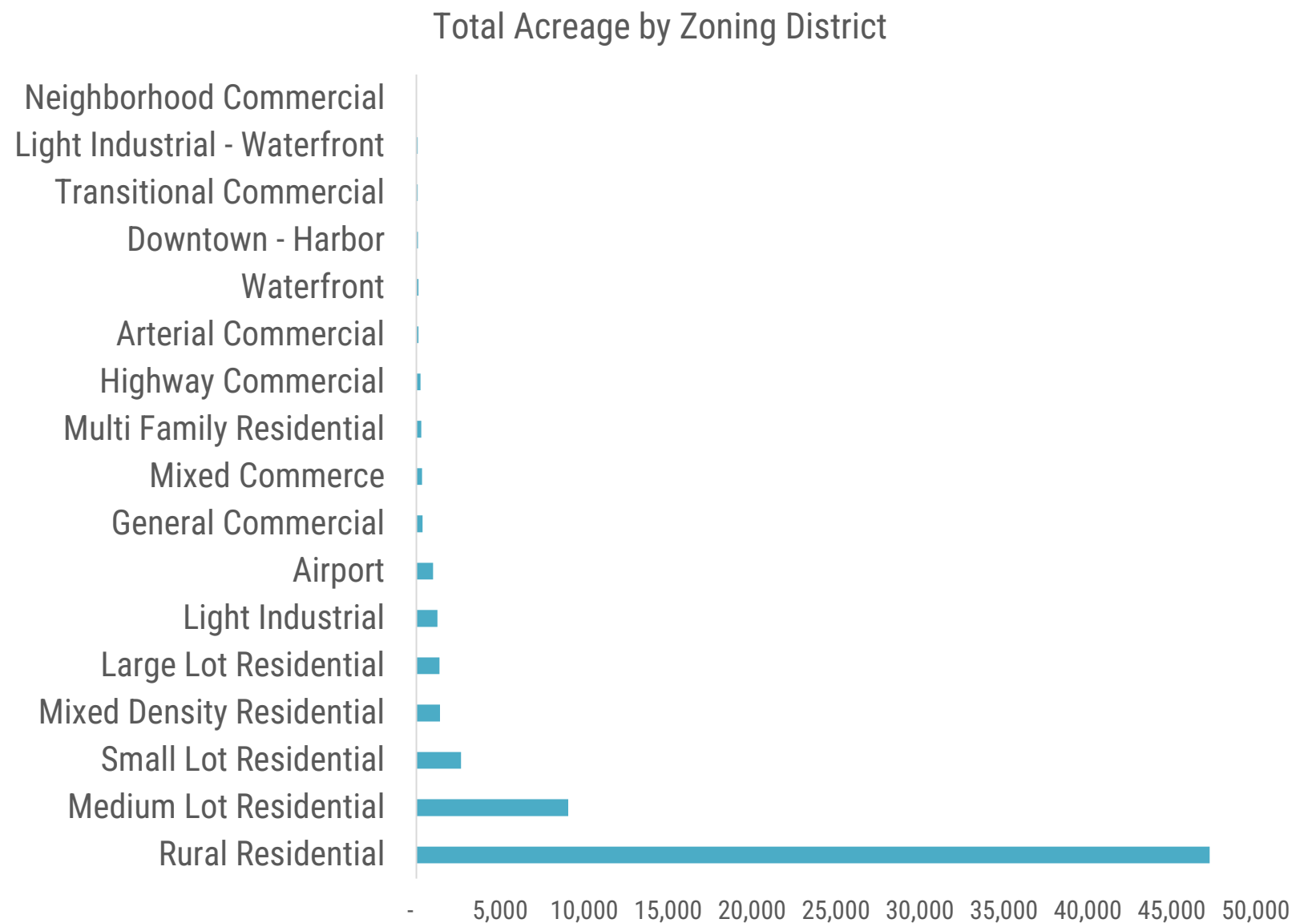


A blue-tinted photograph of a town street. On the left is a multi-story wooden building. On the right is a historic building with a prominent clock tower. In the background, a church with a steeple is visible through trees. The street has crosswalks and a person is walking on the right side.

02 LAND USE

Plymouth is predominantly comprised of residential zoning districts, representing 94% of its land area

- 5.6% of land is zoned for non-residential uses (commercial, light industrial, waterfront or airport)
- More than two-thirds of residential districts are zoned for low density rural residential
- Only 3% of land is made up of mixed density residential and multifamily residential

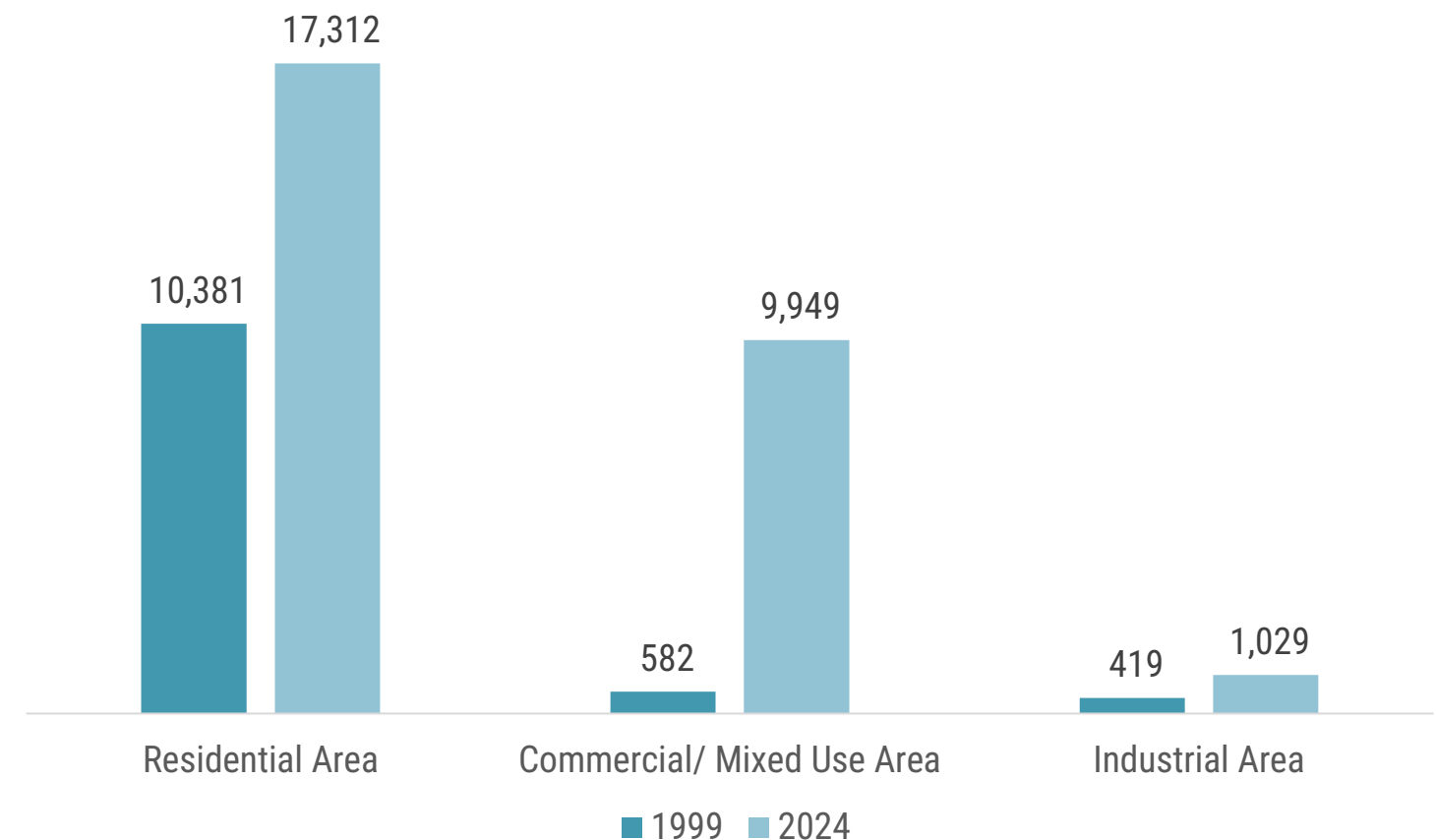


Source: GIS data set from Town of Plymouth

Plymouth has experienced significant growth in commercial and mixed-use development over last 20 years

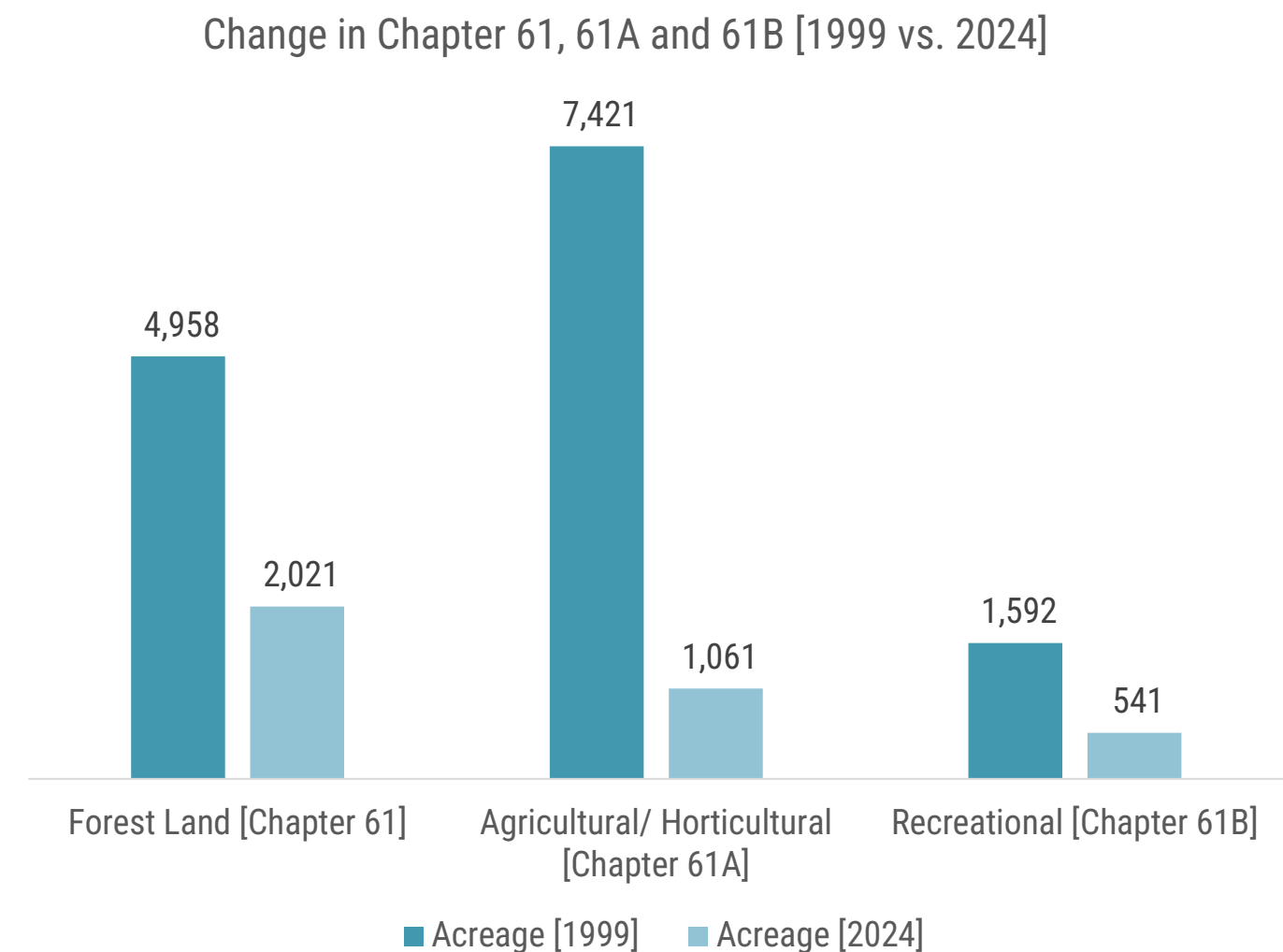
- + 67% in residential land use
- + 1,610% in commercial/mixed-uses, mostly due to large retail developments like Colony Place, the Grove Shopping Center, & Home Depot
- + 146% in industrial/light industrial uses
- Other contributing factors include development initiatives in blue economy, high residential market demands, and Smart Growth Initiatives

Development Over Time [1999 vs. 2024] measured in acres



Plymouth has seen a decline in privately owned agricultural, recreational, and forest land (Chapter 61, 61A, 61B land)

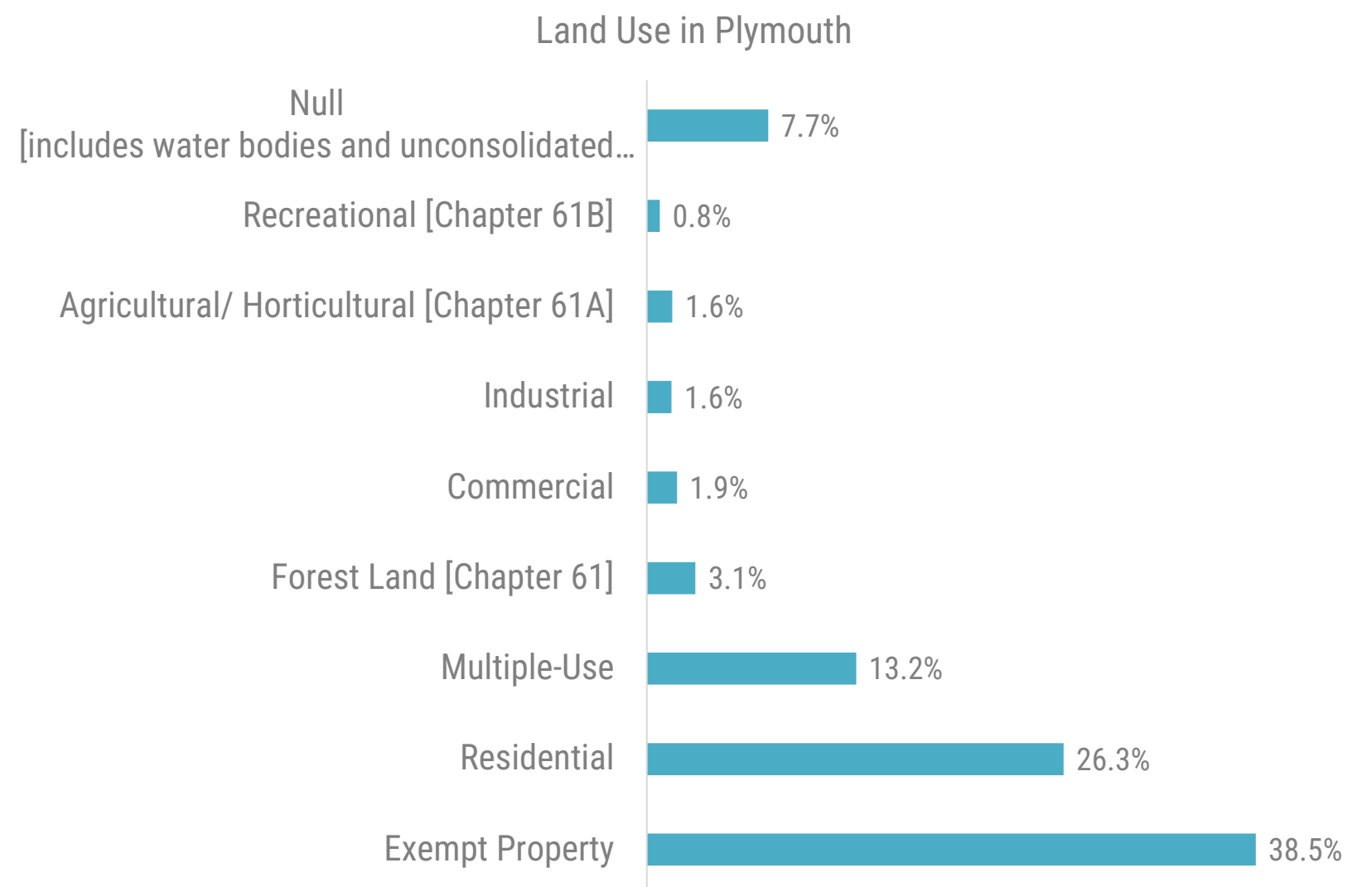
- 75% decrease in Chapter 61 lands over last 20 years as landowners decided to change their land designation
- Greatest loss in agricultural/horticultural land, primarily due to decline in cranberry production
 - Land has been converted into residential use (large lot & rural residential)



Source: 2004 Plymouth Master Plan, GIS data set from Town of Plymouth

About half of the Plymouth's land is already developed

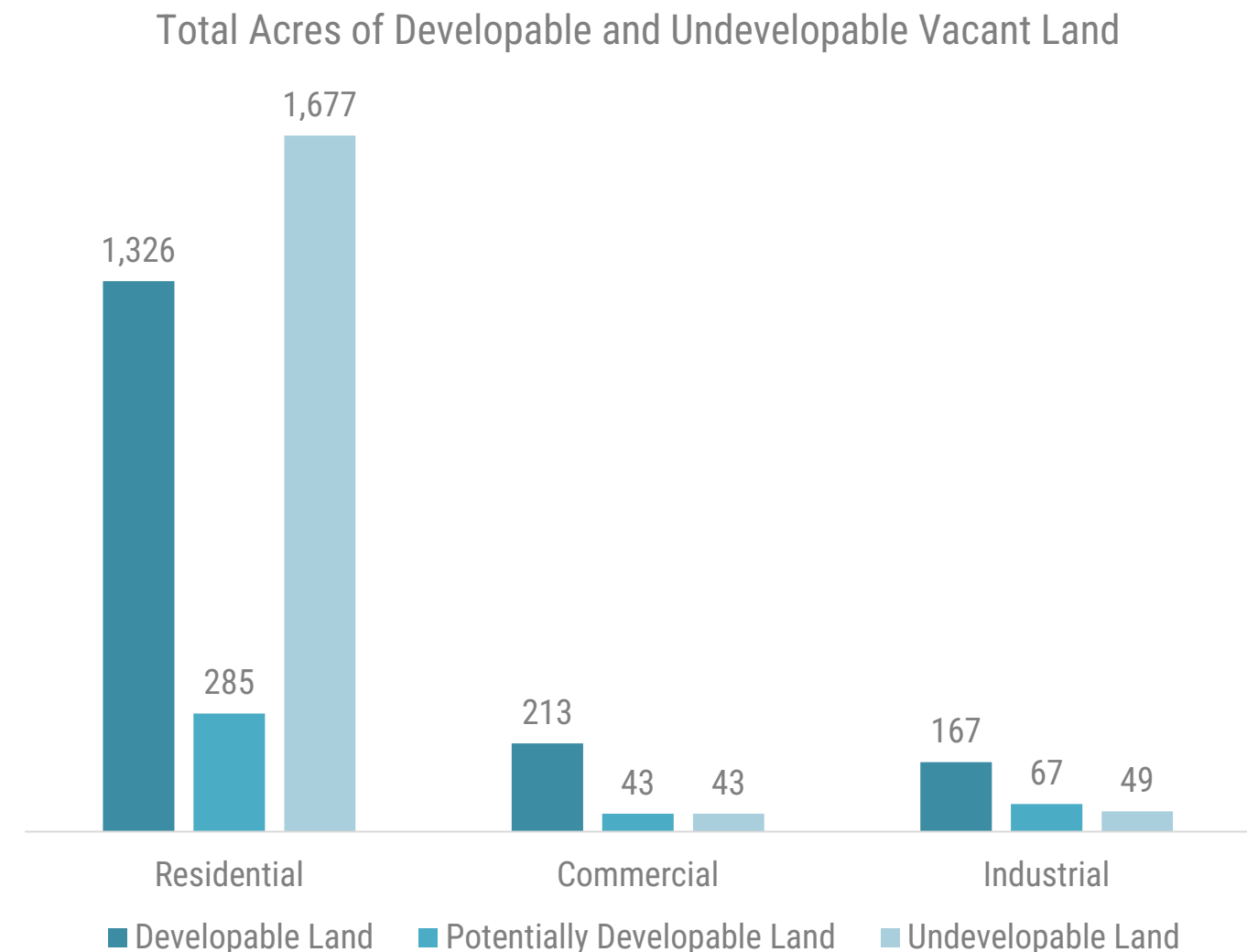
- Residential, multiple-use, and tax-exempt properties are the largest existing land use categories
- Undeveloped land largely consists of agricultural, recreational, forest, and tax-exempt land
- Over one-third of undeveloped land is tax-exempt, much of which is owned by State



Source: GIS data set from Town of Plymouth

Plymouth has limited developable and potentially developable vacant land available

- 3% (2,101 acres) of land area is considered vacant developable/potentially developable and zoned for residential, commercial and industrial uses
- 8% of land is vacant tax-exempt held by various government, educational, and institutional entities
- More development opportunities may exist in redevelopment and adaptive reuse



Source: GIS data set from Town of Plymouth

Things to think about

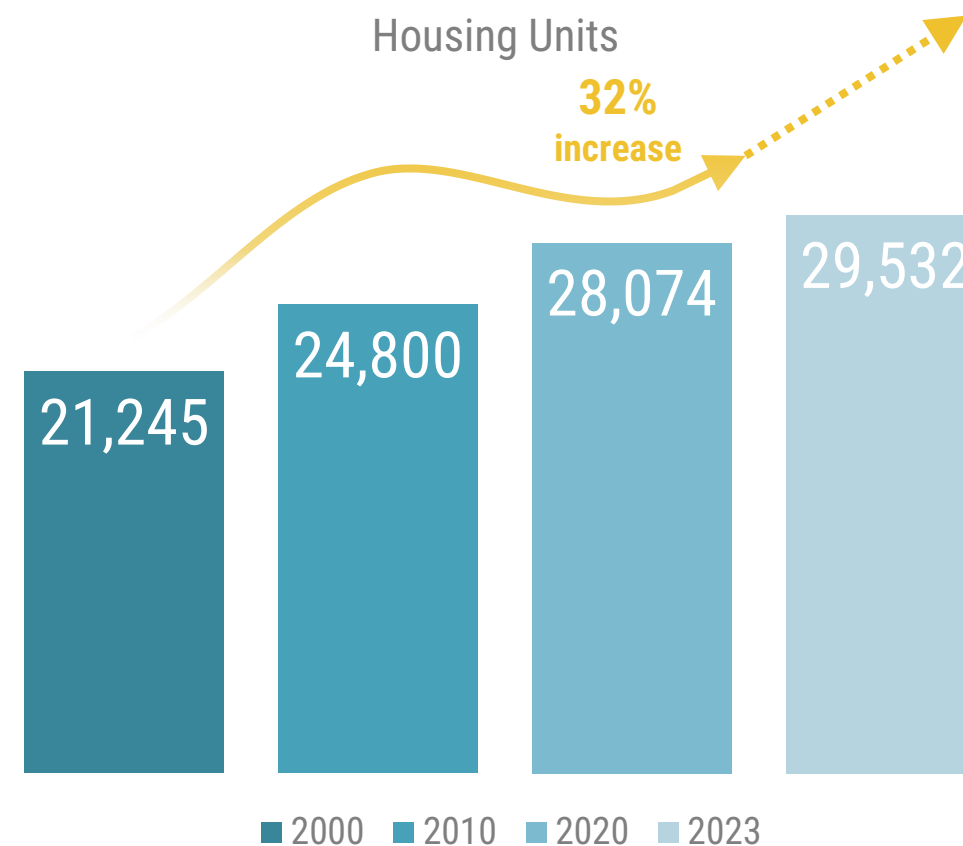
- What types of land use do you think are most important to our community?
- Are there specific areas where certain land use types should be focused or restricted?
- How do you think Plymouth's mix of land uses should be balanced?

A blue-tinted photograph of a town street. On the left is a multi-story wooden building. On the right is a historic building with a prominent clock tower. In the background, a church with a cross on its roof is visible. The street has crosswalks and a few trees. The text "03 HOUSING" is overlaid in the center in a bold, yellow font.

03 HOUSING

Plymouth's housing stock is increasing

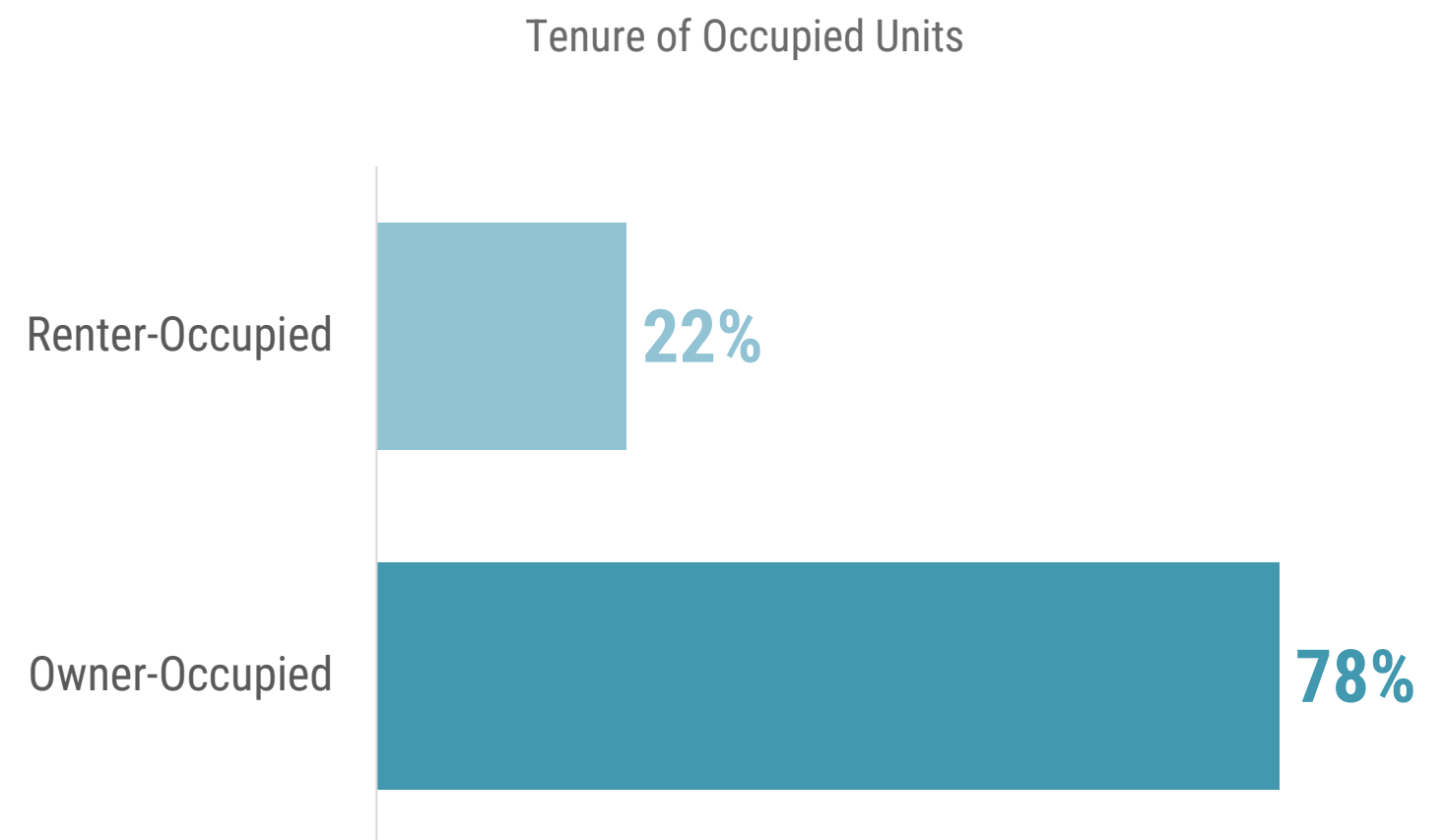
- 32% increase in total of housing units in last 20 years
- Additional 5% increase projected over next three years
- About 71% of housing units are single-family detached
- About 19% are multifamily units (2 or more units)



Source: U.S. Census Bureau, Esri Projection

Homeownership is higher among older residents, while renting is more common for younger age groups and small households

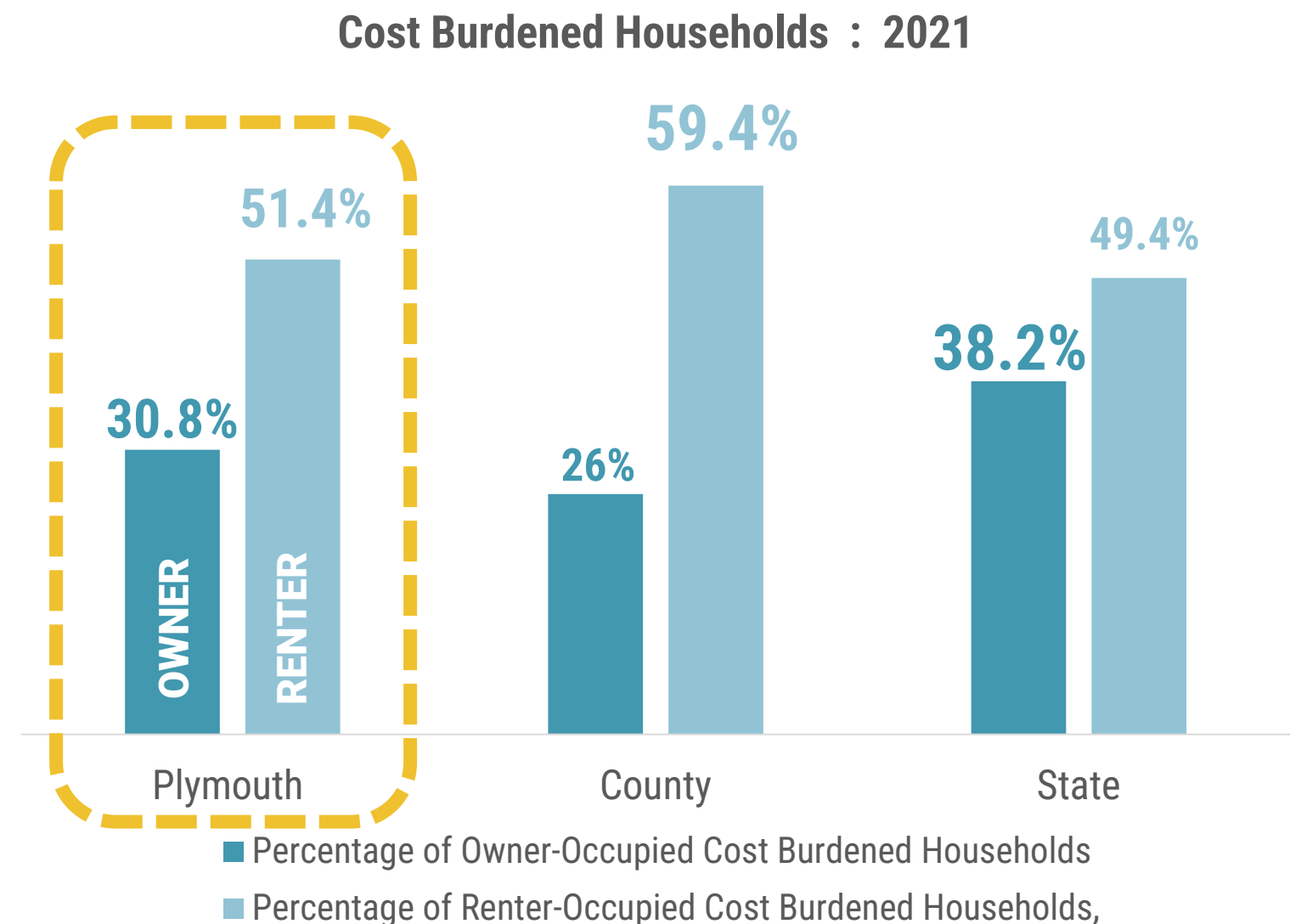
- 78% of residents are homeowners, while 22% rent
- Residents aged 65-85 have the highest percentage of homeowners
- Median home sales price is \$628,450, up 57% from 2019
- Median gross rent \$1,986 per month



Source: U.S. Census Bureau, Esri Projection

Half of renters and nearly one-third of homeowners are considered cost-burdened

- Cost-burdened = paying more than 30% of household income on housing costs
- Proportion of cost-burdened renter households is lower than county, but higher than state
- About 29% of Plymouth's renters are considered severely cost-burdened (spend >50% of income on housing)



Source: U.S. Census Bureau, 2017-2021 American Community Survey

Plymouth needs more affordable housing

- 6.37% of local housing stock is considered affordable housing per State SHI (*based on August 2023 data*)
- Needs an additional 893 affordable units to reach the state's 10% affordable housing threshold
- Plymouth Housing Authority maintains 1,000+ waitlist of residents in need of Section 8 Housing Vouchers



Things to think about

- What types of housing should we focus on?
- Where can more housing be accommodated?
- How can we balance new housing development with other development types? How can we balance new housing development with preserving open space?
- What is your vision for helping reduce housing pressures in Plymouth? What should be done over the next 5-10 years that would be considered a success by most members of the community?



04 TRANSPORTATION

How do we think about Transportation and Mobility?

- Transportation is a means to an end.
- What else would the community like to achieve?

Preserve green
space

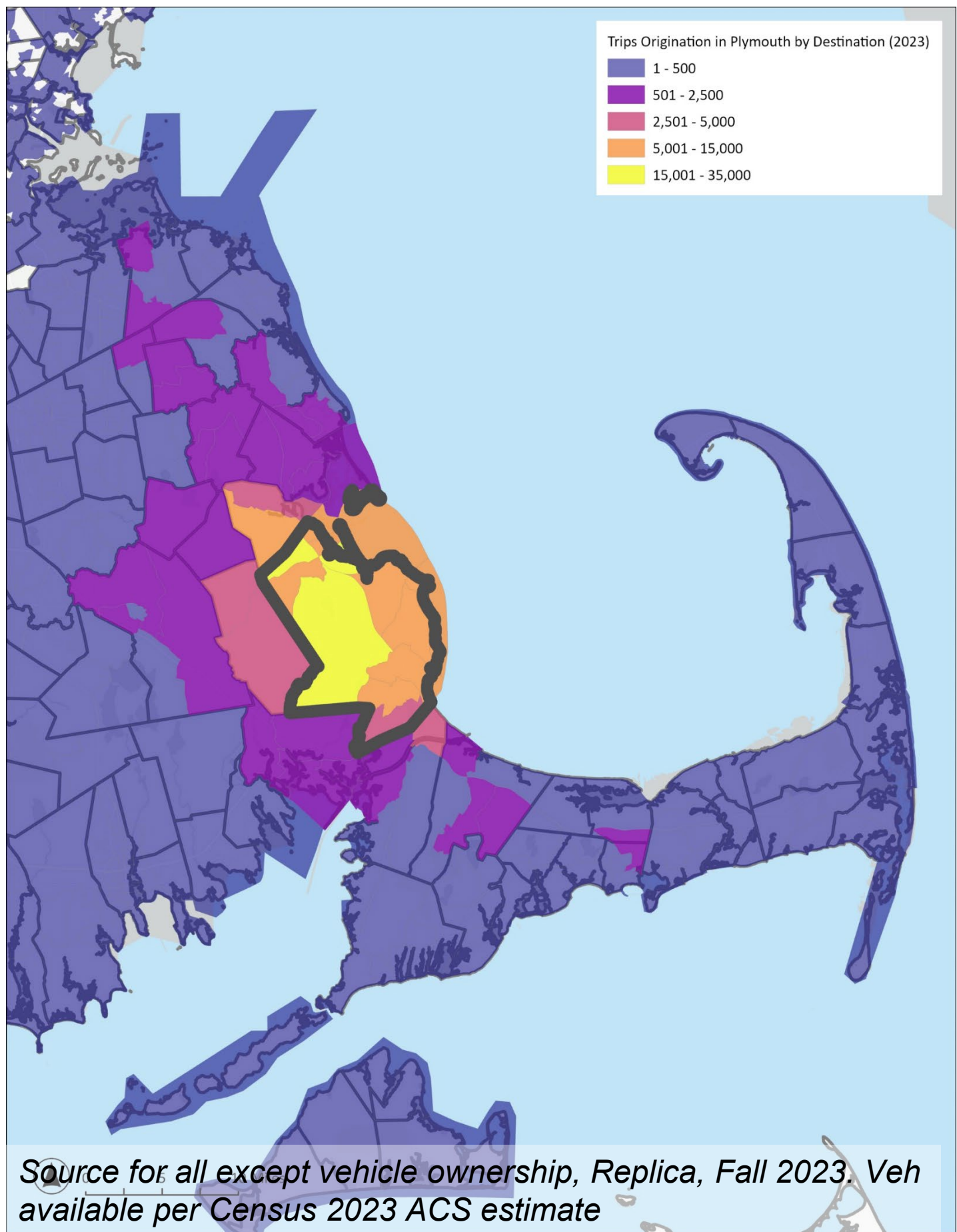
Support
walkable
neighborhoods

Reduce
greenhouse gas
/ emissions

Support
affordable
options

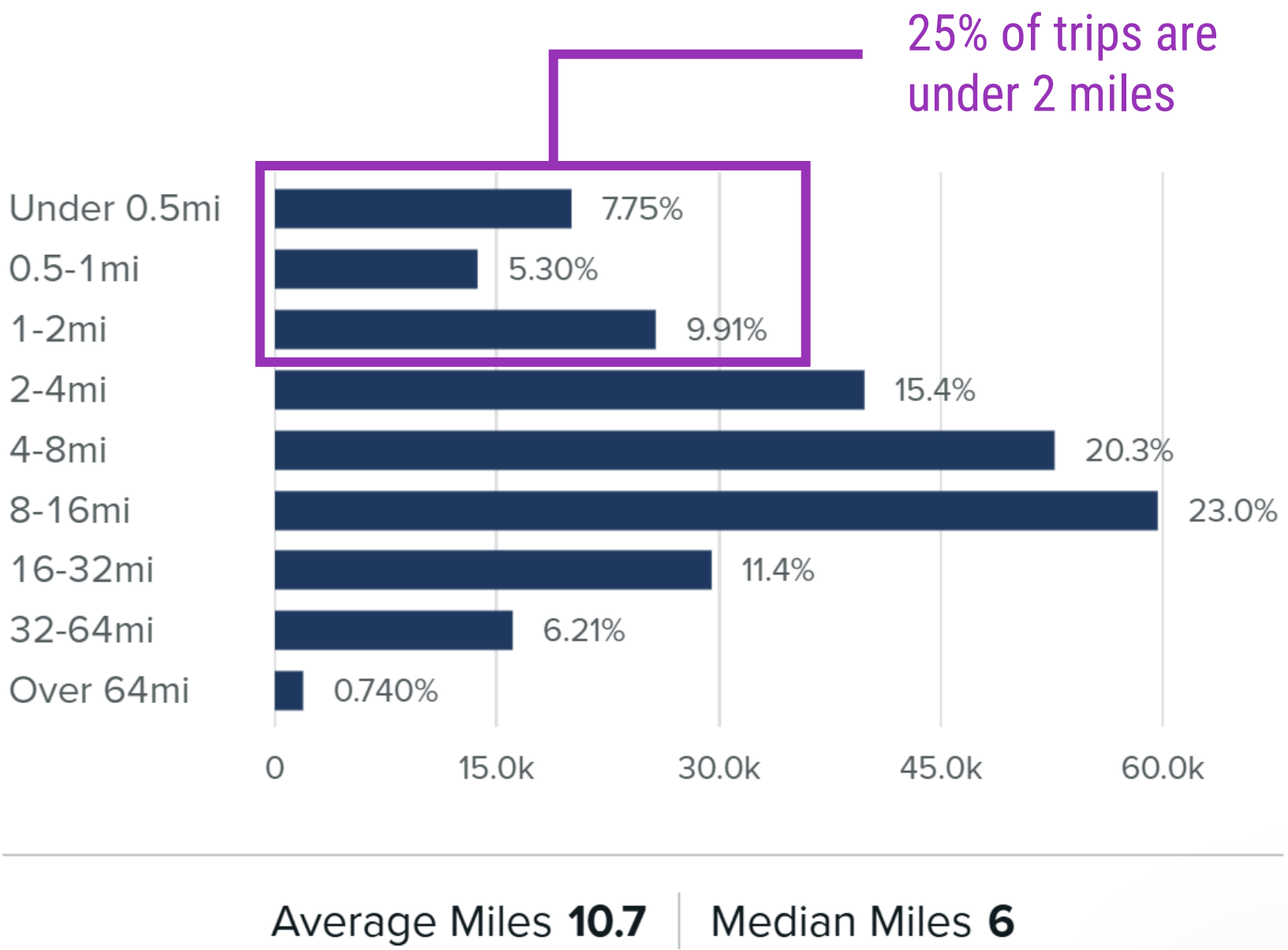
You tell us!

Most trips that begin in Plymouth end in Plymouth



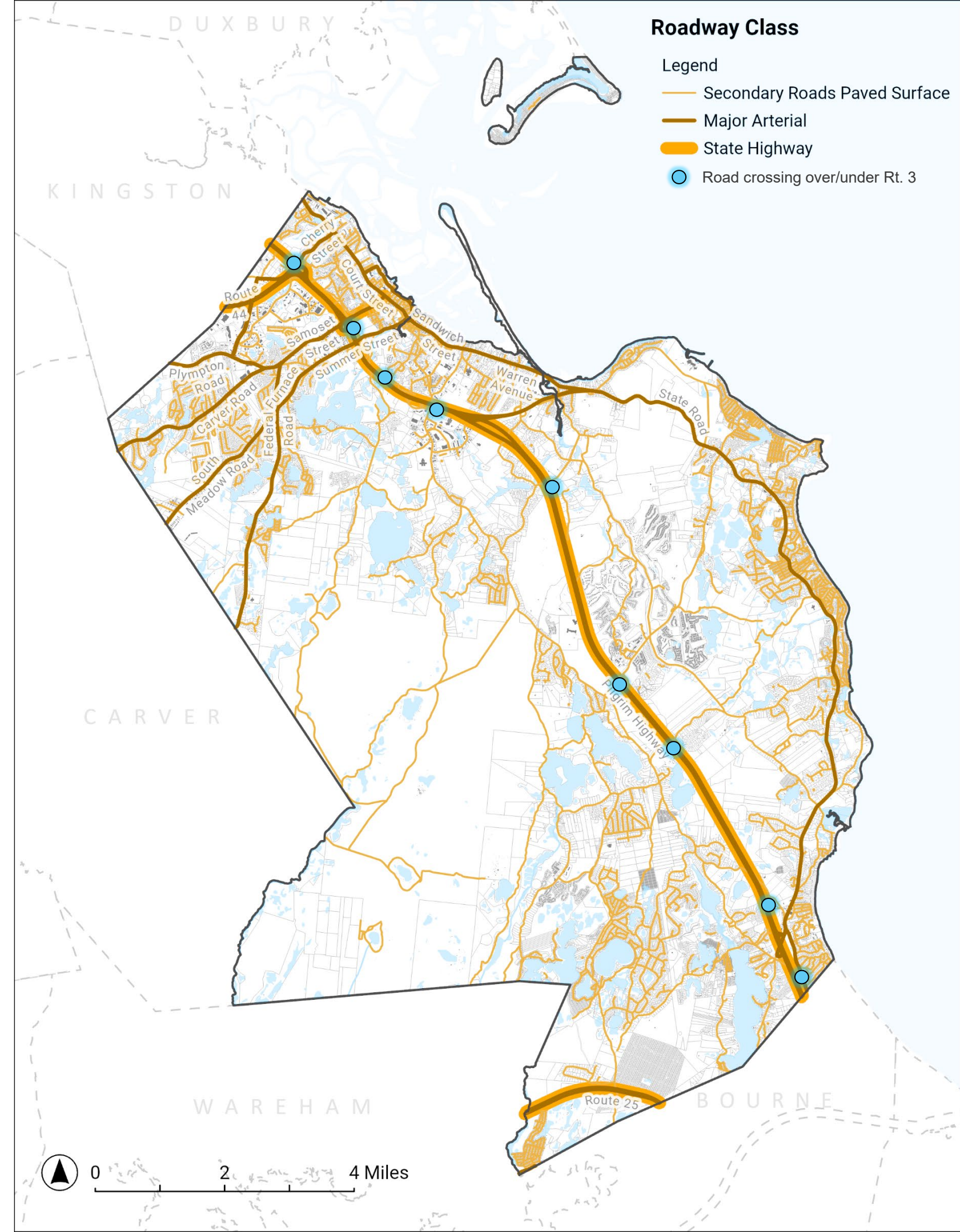
88.3% of all trips are by car

6% of all housing units have no vehicle available



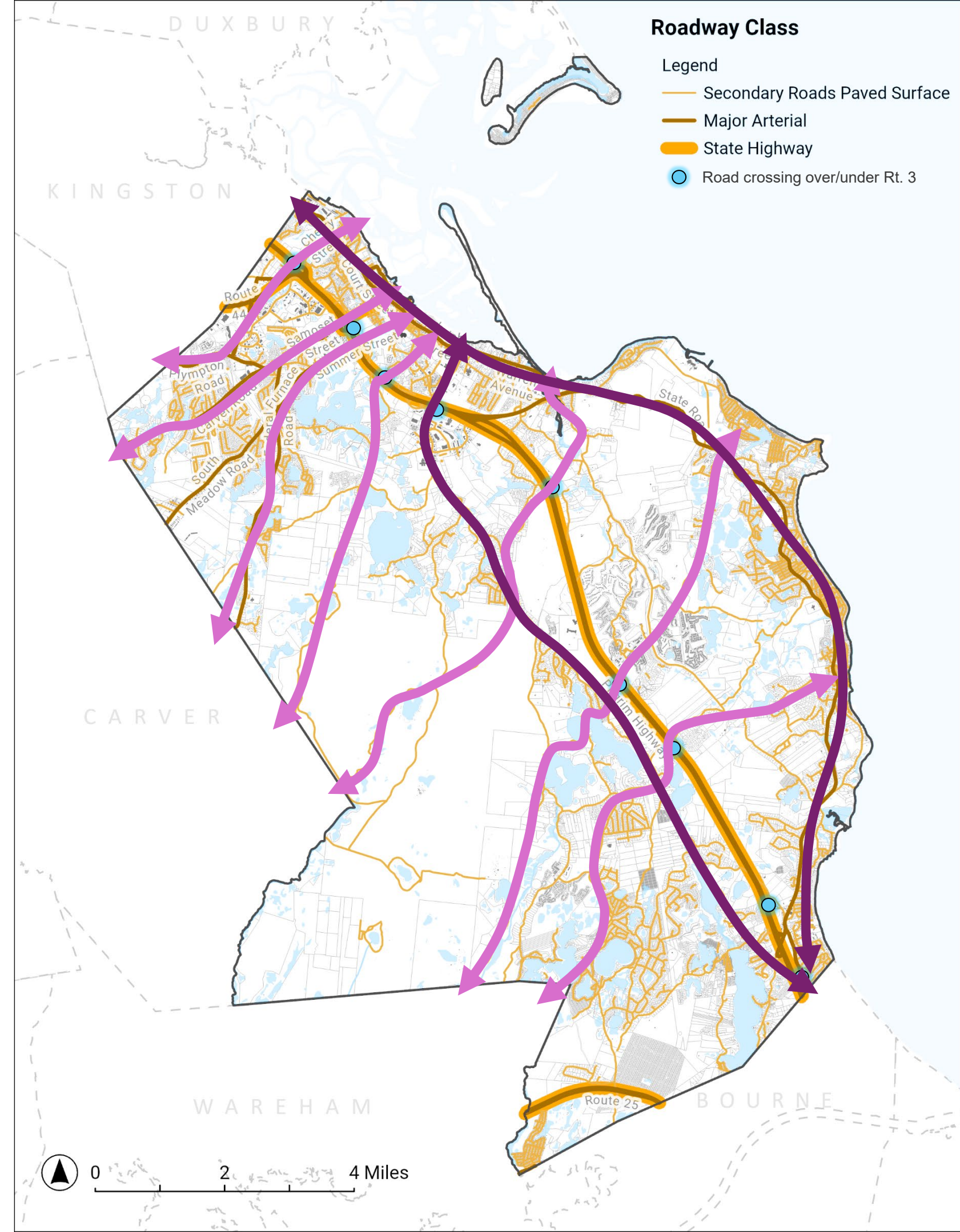
Key roadways

- Limited north-south connections; Route 3 as main collector
- Route 3 serves as a barrier, although multiple crossing points exist
- No arterial access to south Plymouth, which keeps traffic dispersed
- Streets do not form a regular grid, making travel routes less direct
- Route 3 is congested (per OCPC)



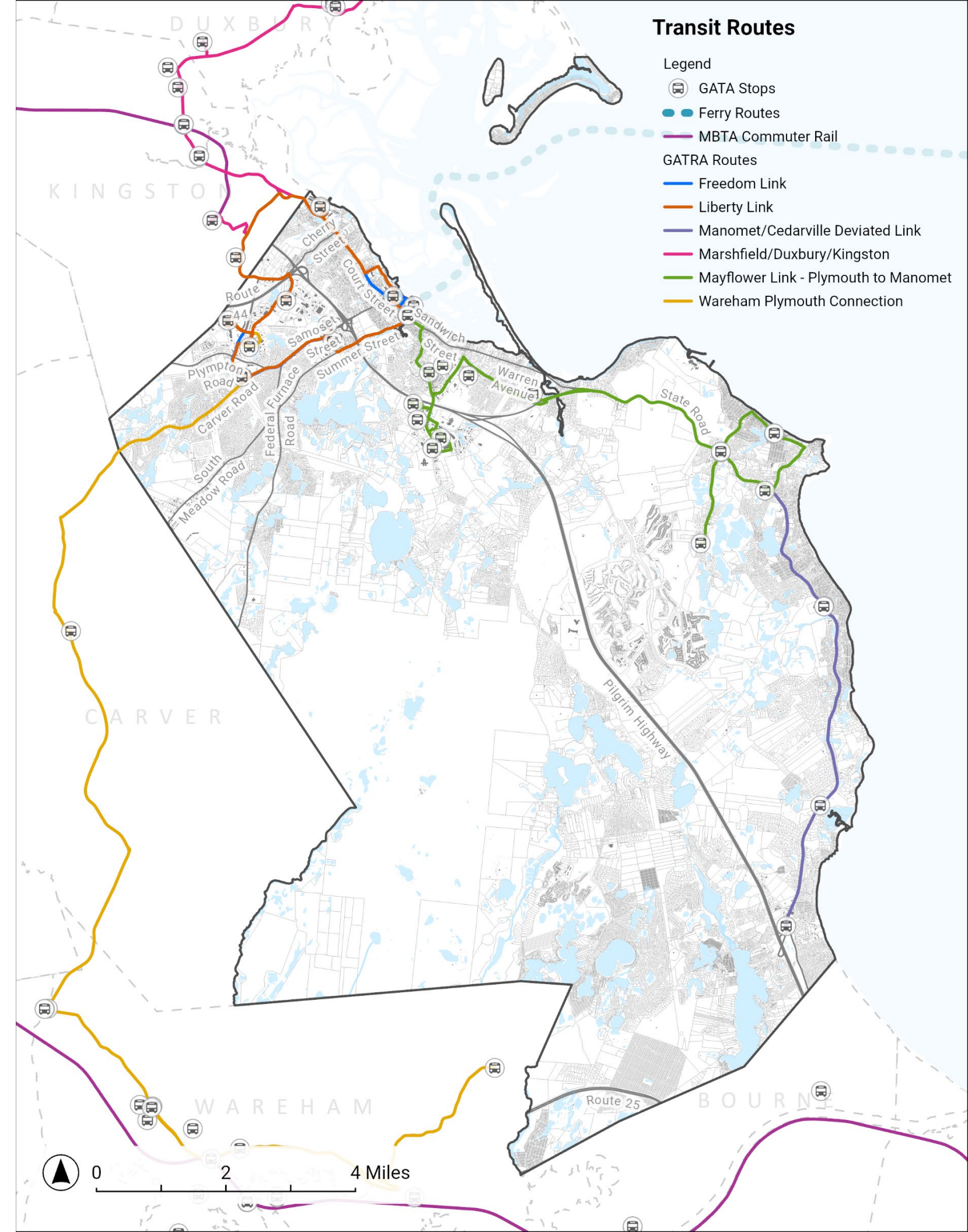
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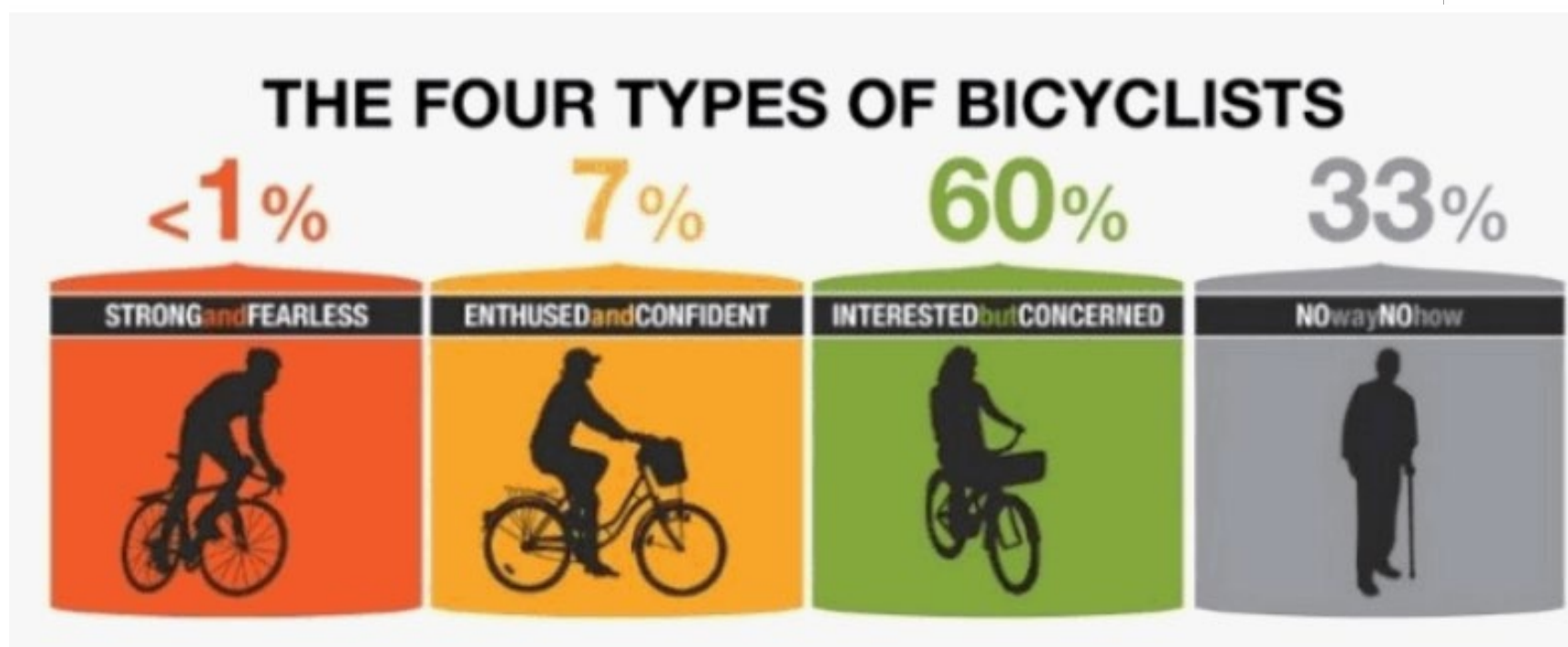
Transit coverage and frequencies are limited

- No service after 5pm
- Buses come every 60 min or longer
- This means people cannot spontaneously choose to ride the bus
- Coverage does not include areas of growth in south Plymouth

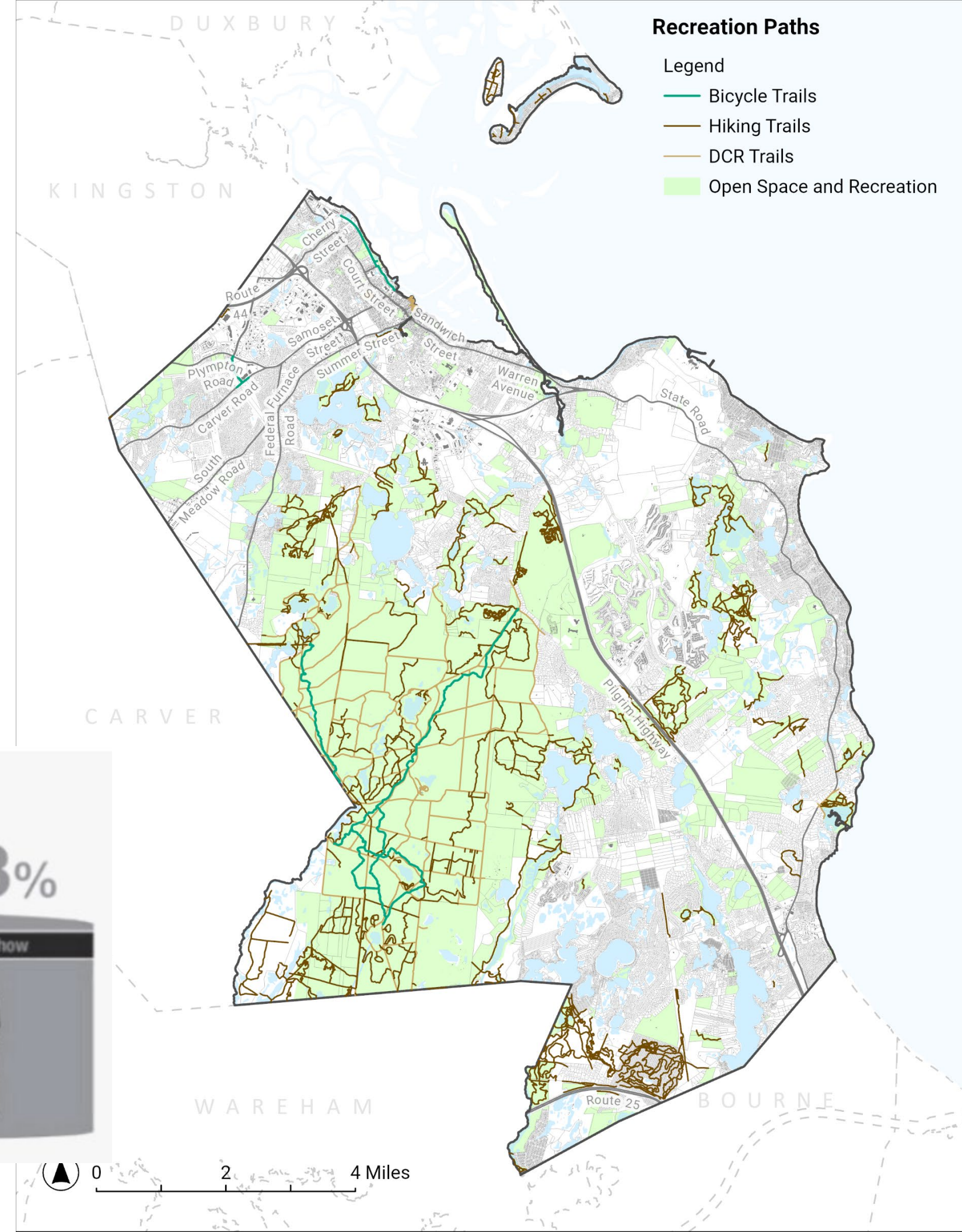


Great bicycle trails, but limited local access

- Aside from downtown, bicycle network is disconnected
- This limits who can bike in Plymouth
- Relatively limited roadway network also makes for long bike trips

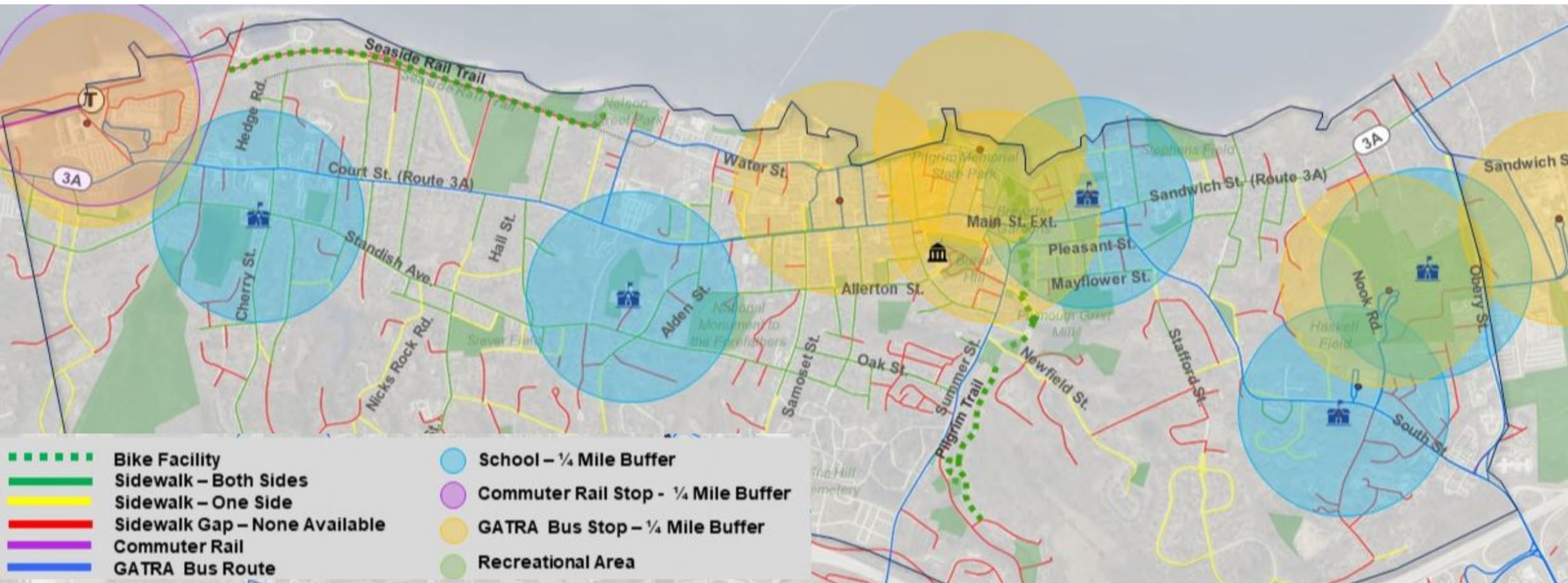


Source: <https://x.com/WarrenJWells/status/1734721406561313021>



Good walking conditions with room to upgrade

- Some streets near schools, GATRA lack sidewalks



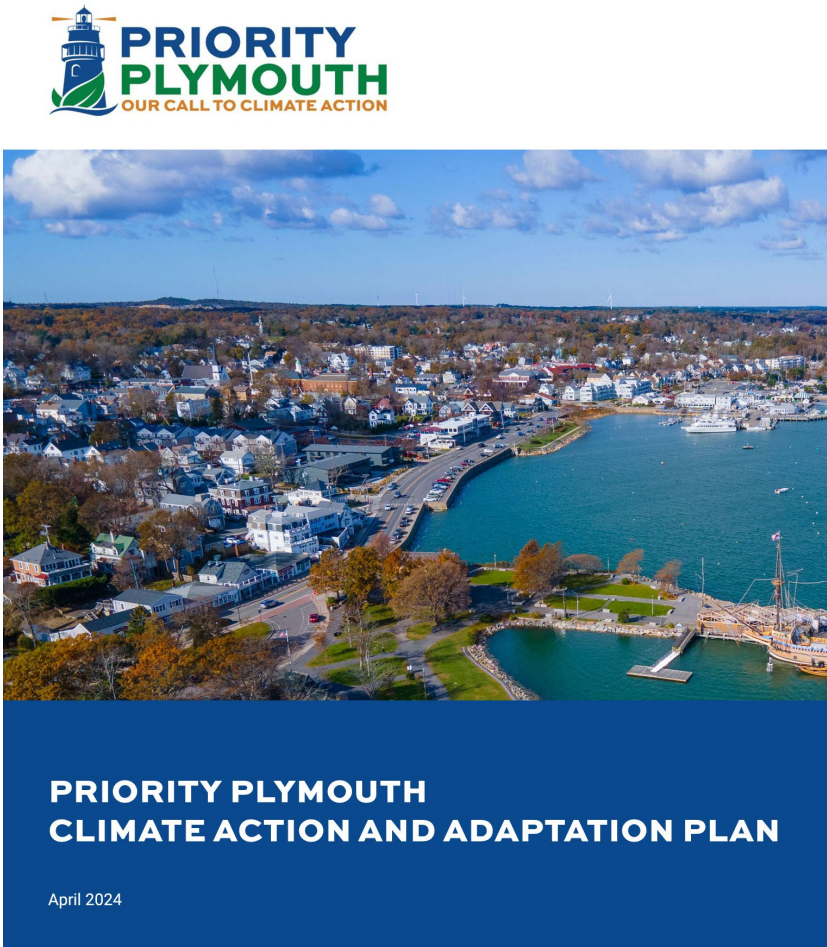
Good walking conditions with room to upgrade



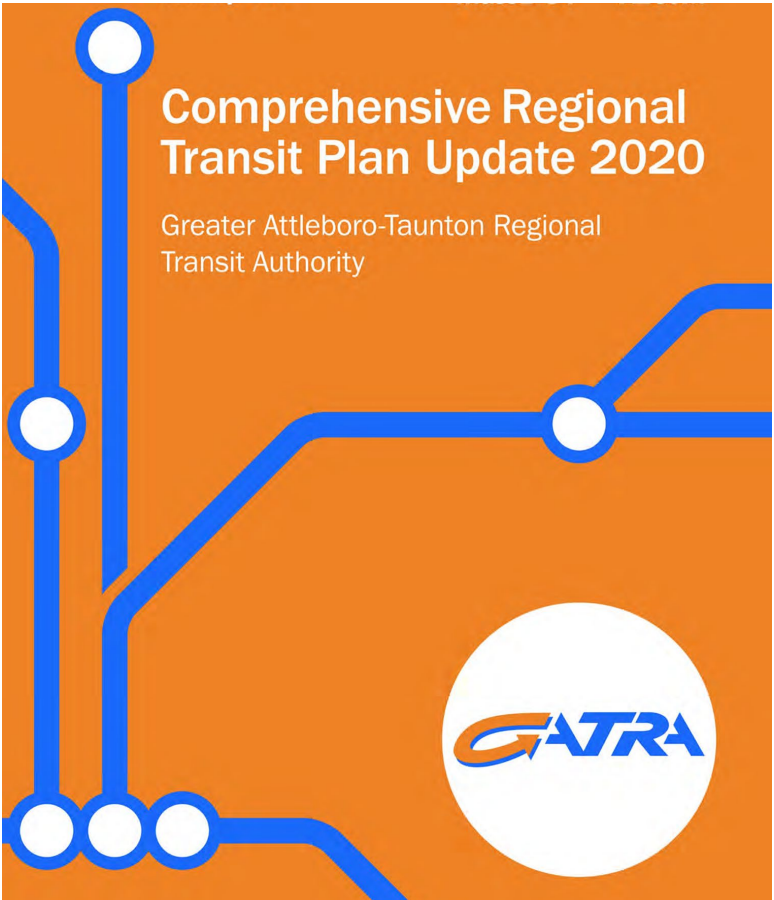
Plymouth has transportation plans!



- Supports:
- Intermodal transit center downtown
 - Walkability improvements in Cedarville Village



- Includes recommendations to:
- Educate public on sustainable transportation choices
 - Improve first/last mile connections to GATRA
 - Reduce parking minimums



- Potential intermodal transit center in Plymouth
- Potential service increase to south Plymouth

Town of Plymouth COMPLETE STREET POLICY	
Effective Date	May 8, 2013
Expiration Date	None
Date Last Revised	
Town Manager	NA
Selectmen Vote	May 7, 2013

COMPLETE STREETS

Vision and Purpose:
Complete Streets principles contribute toward the safety, health, economic viability, and quality of life in a community by providing greater opportunities in multi-modal and non-motorized transportation; therefore, the purpose of Plymouth's Complete Streets policies is to accommodate all road users by creating a road network that meets the needs of individuals utilizing a variety of transportation modes. It is the intent of the Town of Plymouth to formalize the plan, design, operation and maintenance of streets so that they are safe for all users of all ages and abilities. These policies direct decision makers to consistently fund, plan for, design, and construct streets to accommodate all anticipated users including pedestrians, bicyclists, horseback riders, motorists, and freight and commercial vehicles.

Core Commitment:
The Plymouth policies recognize that all users of all modes, including, but not limited to, pedestrians, cyclists, horseback riders, transit and school bus riders, motorists, delivery and service personnel, freight haulers, and emergency responders, are legitimate users of streets and deserve safe facilities. "All Users" includes users of all ages and abilities.

Commits to ensure the planning, design, operation, and maintenance of streets supports the safe movement of all modes

Things to think about

- Should the Town invest in improvements to the walking environment? If so, what are the priority areas?
- How can transportation options in Plymouth support other planning efforts like the climate action plan, age and dementia friendly planning, and the housing production plan?
- Where are the biggest safety issues in Town? For people walking, biking, and driving?

A blue-tinted photograph of a town street scene. On the left, a building has signs for 'LONGHOUSE CRAFT BEER' and 'AXE THROWING'. A person is walking away from the camera on the sidewalk. To the right, there is outdoor seating with white tables and chairs under large umbrellas. A multi-story building is visible in the background.

05 HEARING FROM YOU

Tonight's discussion

We need your input to inform a community vision and priorities for future land use, housing, and transportation in Plymouth.

- 45 minutes of small group discussions followed by report-backs
- There will be an online survey for those who could not attend tonight



Land Use

- What types of land use do you think are most important to our community?
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- How do you think Plymouth's mix of land uses should be balanced?

Housing

- What types of housing should we focus on?
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- What is your vision for helping reduce housing pressures in Plymouth? What should be done over the next 5-10 years that would be considered a success by most members of the community?

Transportation

- Should the Town invest in improvements to the walking environment? If so, what are the priority areas?
- How can transportation options in Plymouth support other planning efforts like the climate action plan, age and dementia friendly planning, and the housing production plan?
- Where are the biggest safety issues in Town? For people walking, biking, and driving?

Please leave all written materials on the tables

What we hear will be used to develop topic specific **draft goals and priorities** for the future of Plymouth

- Ideas on the individual worksheets and table maps will be summarized.
- Input from the online survey will be added to tonight's.

A blue-tinted photograph of a town street scene. On the left, a building has a sign for 'LONGHOUSE CRAFT BEER' and 'AXE THROWING'. A person is walking on the sidewalk. In the center, there are several large trees. On the right, there is an outdoor seating area with white tables and chairs, and large red umbrellas. A multi-story building is visible in the background.

06 UPCOMING ENGAGEMENT OPPORTUNITIES

PUBLIC WORKSHOP SERIES

More opportunities to share feedback on
key Master Plan topics

An online survey will be available for
those who are unable to attend in-person



"Charting Our Future Together"
Plymouth Master Plan
Public Workshop Series

Join us to share your feedback on key topics and questions that will shape
the future of Plymouth!

Plymouth's master planning process continues with three interactive workshops this fall. These public meetings are open to all and will invite discussion and feedback on key questions. An introductory presentation will frame the issues, followed by opportunities to share your thoughts with the planning team.

All 2024 workshops will be held at
Plymouth South Middle School (488 Long Pond Road)
6:00 – 7:30pm

Thursday
October 24

- Economic development
- Public infrastructure/
services

Wednesday
November 20

- Future land use
- Housing
- Transportation

Thursday
December 05

- Sustainability & resiliency
- Natural resources
- Open space & recreation

An online survey will be available for those who are unable to attend in-person.

tinyurl.com/PlymouthMasterPlan

If you require language interpretation services for any of these events, please notify the project team at least two weeks in advance of the meeting date at PlymouthMasterPlan@gmail.com.

PUBLIC LISTENING SESSIONS

Sessions are taking place across
Plymouth

Seven in-person and **one virtual** option
available



"Charting Our Future Together" **Plymouth Master Plan** **Public Listening Sessions**

We want to hear from you! Listening sessions are being held at various village locations to meet people where they are and gather perspectives from different areas of Plymouth. Hosted by the Plymouth Master Planning Committee, these public sessions will include a brief presentation followed by an opportunity to discuss planning priorities and provide feedback on key questions.

All listening sessions will be held from 6:00 - 7:30pm

Session 01
**Wednesday,
October 30**

The Pinehills
The Stonebridge Club
(55 Stonebridge Rd)

Session 02
**Monday,
November 18**

North Plymouth
Cold Spring Elementary
(25 Alden St)

Session 03
**Monday,
December 9**

Plymouth Center
Town Hall & **Hybrid via ZOOM**
(26 Court St)

Session 04
**Monday,
December 16**

West Plymouth
West Elementary
(170 Plympton Rd)

Session 05
**Monday,
January 6**

Cedarville
Cedarville Fire Station
(2209 State Rd)

Session 06
**Thursday,
January 16**

Manomet
Manomet Elementary
(70 Manomet Pt Rd)

Session 07
**Wednesday,
January 29**

Redbrook
Great Room at Redbrook
(1 Greenside Way N)

Unable to attend in-person? Share your feedback via the online survey:
tinyurl.com/PlymouthMasterPlan

If you require language interpretation services for any of these events, please notify the project team at least two weeks in advance of the meeting date at PlymouthMasterPlan@gmail.com.

VISIT OUR WEBSITE TO PARTICIPATE ONLINE AND STAY INFORMED

Participate when it's convenient for you.

- Interactive map and visioning survey
- Latest project news and upcoming meetings/events
- Past presentations and project documents



Project website link:

<https://tinyurl.com/PlymouthMasterPlan>



A blue-tinted photograph of a town street scene. On the left, a person in a blue shirt and shorts walks away from the camera. The street is lined with buildings, including one with a sign for 'LONGHOUSE CRAFT BEER' and 'AXE THROWING'. On the right, there is outdoor seating with white tables and chairs under large umbrellas. The scene is set in a town with trees and a clear sky.

THANK YOU!