

# Tucker Village Marketplace



# Coffman Realty



- **Coffman Realty is a family owned business**
  - Jeff Coffman
  - Michael Coffman
  - Support Staff of 4
- **Located in Brockton, MA where we have been for better then 25 years**

# Development Team



- Jeff Coffman; Pres CRI
- Michael Coffman; VP CRI
- Steve DeCoursey; Bohler Engineering
- Kevin Payton; BKA Architects, designers of Abby Park
- Jeff Dirk; Vanasse & Associates, Inc. Traffic
- Ned Corcoran, Esquire; local counsel

# Coffman Realty, Inc. Experience



## History of doing CVS projects

- Over 50 stores completed in MA, RI, & NH

## History of doing other projects in MA & NH

- Multi-Tenant projects with national & local tenants

## We pride ourselves in owning what we build

- Our properties are neighborhood-friendly and secure
- Our properties are maintained in first class condition
- We are 99% leased and we intend to keep it that way

# Experience with Other Towns



## Success through understanding and accommodating Community needs and concerns

- We are experienced in working in many Towns.
- Listen and respond to community input
- Issues are similar:
  - ✦ Traffic
  - ✦ Noise
  - ✦ Safety
- We strive to accommodate all community concerns
- Most locations that we have done are in residential neighborhoods
- Work with town boards to have the best possible outcome

# Planning Board's Zoning Article



In business since 1982, no process has been so:

- Complete
- Transparent
- Detailed

The Planning Board's Zoning article requires studies and peer reviews:

- Traffic Study
- Noise Study
- Property Value Analysis
- Architecture & Landscape Design
- Complete Site Engineering & design
- Lighting

# Bylaw Restrictions & Controls



## **There are numerous restrictions and controls within this Bylaw:**

- ✦ Buildings and their uses
- ✦ Hours of operations
- ✦ Siting of buildings
- ✦ Ownership, management of the property
- ✦ Building height & design
- ✦ Set backs
- ✦ Design standards
- ✦ Open space
- ✦ Access and egress
- ✦ Landscape
- ✦ Lighting
- ✦ Security
- ✦ Traffic control and mitigation
- ✦ Noise control
- ✦ Property values
- ✦ Rock excavation
- ✦ Retaining walls
- ✦ Compliance responsibility

# Temple & Coffman History



- **Temple approached Coffmans with specific goals**
  - Preserve Temple & Campbell School
  - Maximize benefits to the neighborhood & Town
- **Input from neighbors and supporters:**
  - Local tenants
  - Add neighborhood amenity
  - Preference for a small neighborhood grocer
- **Coffman response to neighborhood input:**
  - Solicited locally-owned and operated businesses
  - Pleased by retailers' interest in this location



# If Article Passes, Proposed Tenants



- **CVS**

- A strong anchor-tenant

- Long history of successful development in neighborhoods and communities across the region

- CVS has signed a 25 yr lease with options that go out for an additional 50 yrs

- **Local Retail Grocery**

- Signed Letter of Intent for a long term lease



# Harvest Co-op Markets

## • Mission

Harvest Co-op Markets is committed to building a vibrant community and healthier world by selling natural and organic food and bringing the benefits of cooperatives to our members.

- We offer a full line of products and services sought by our members, with an emphasis on natural and organic foods.
- We educate and advocate for our members as consumers.
- We support local, organic, cooperative and fair labor suppliers.
- We strive to build a democratic and welcoming community that celebrates the diversity of our members.

## • History

Harvest started in 1971 as a student-run natural food co-operative at BU. Since then we've grown in sales and membership.

- Stores in Jamaica Plain and Central Square, Cambridge
- 3,500+ member-owners
- \$15m+ in annual sales



# Harvest Co-op Markets

## Harvest Co-op Today:

- Full product line of over 15,000 different products
- Emphasis on organic and natural foods
- Award winning bulk section
- Specialty items for diverse food needs
- Charter member, Cambridge Sustainable Business Network
- Member, Cambridge Local First
- Member, JP Main Streets

## From [www.examiner.com](http://www.examiner.com):

- “Harvest Co-op Market...is a mecca of local produce, organic wine, and bulk spices and grains”
- “Impressive selection of fruits and vegetables.”
- “Every spice imaginable can be bought at a reasonable price.”





# Harvest Co-op Markets



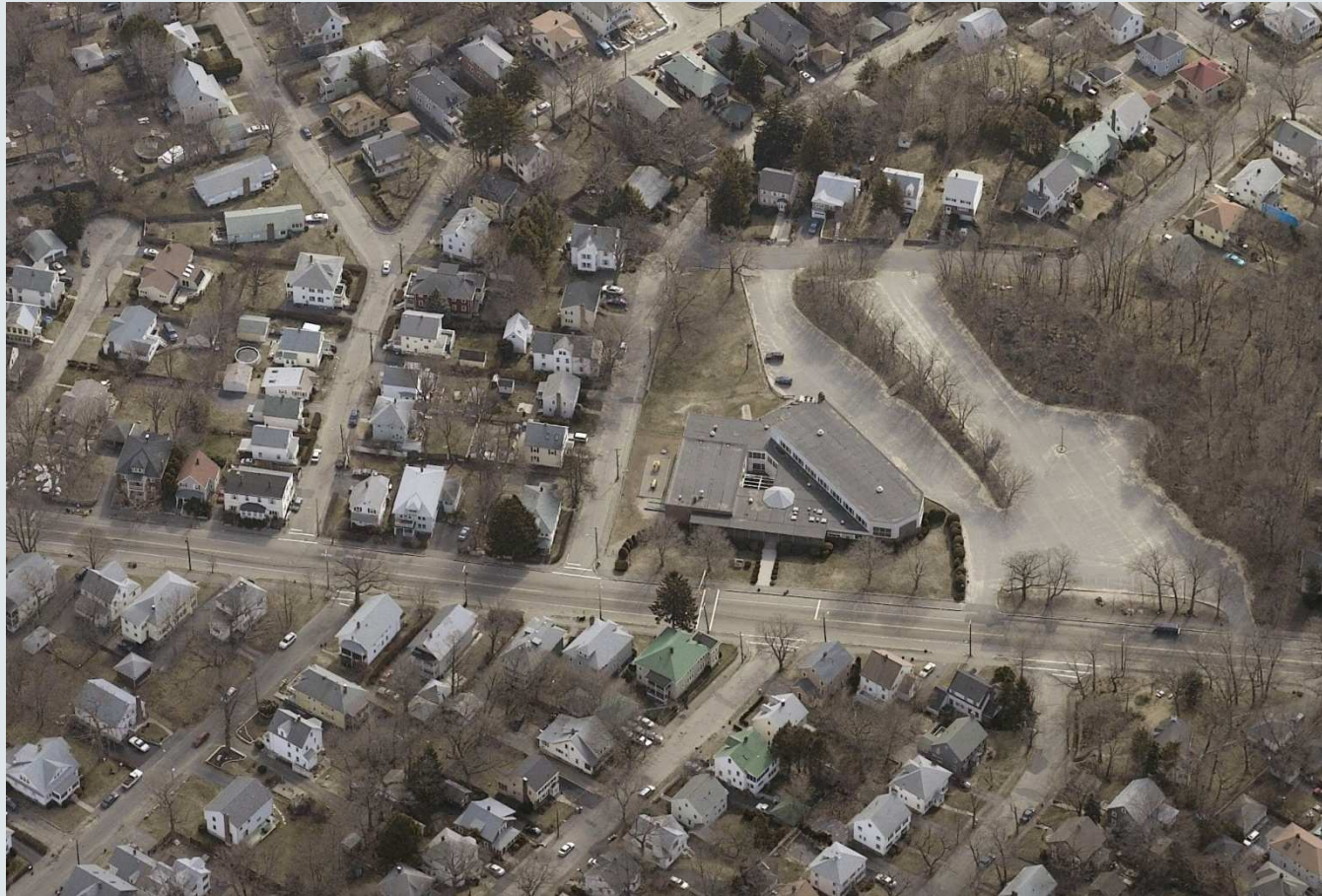
## Local Control

- Harvest Board of Directors is elected by member-owners
- Harvest strives to meet it's members' values:
  - Healthy food
  - Community
  - Environment
  - Financial stability
  - Respect for associates

## Local Roots

- Profits stay local
- Reinvestment in community organizations
- Reinvestment in associates
- Striving to meet triple-bottom-line (people, planet, profits)

# Birds Eye (Looking East)



# Proposed Aerial View (Looking East)



# Proposed Aerial View (Looking West)



# Proposed Aerial View (Looking South)





# Looking South



# Looking North



# Project Features



# Preservation of Natural Buffers



# Tucker Village Marketplace

