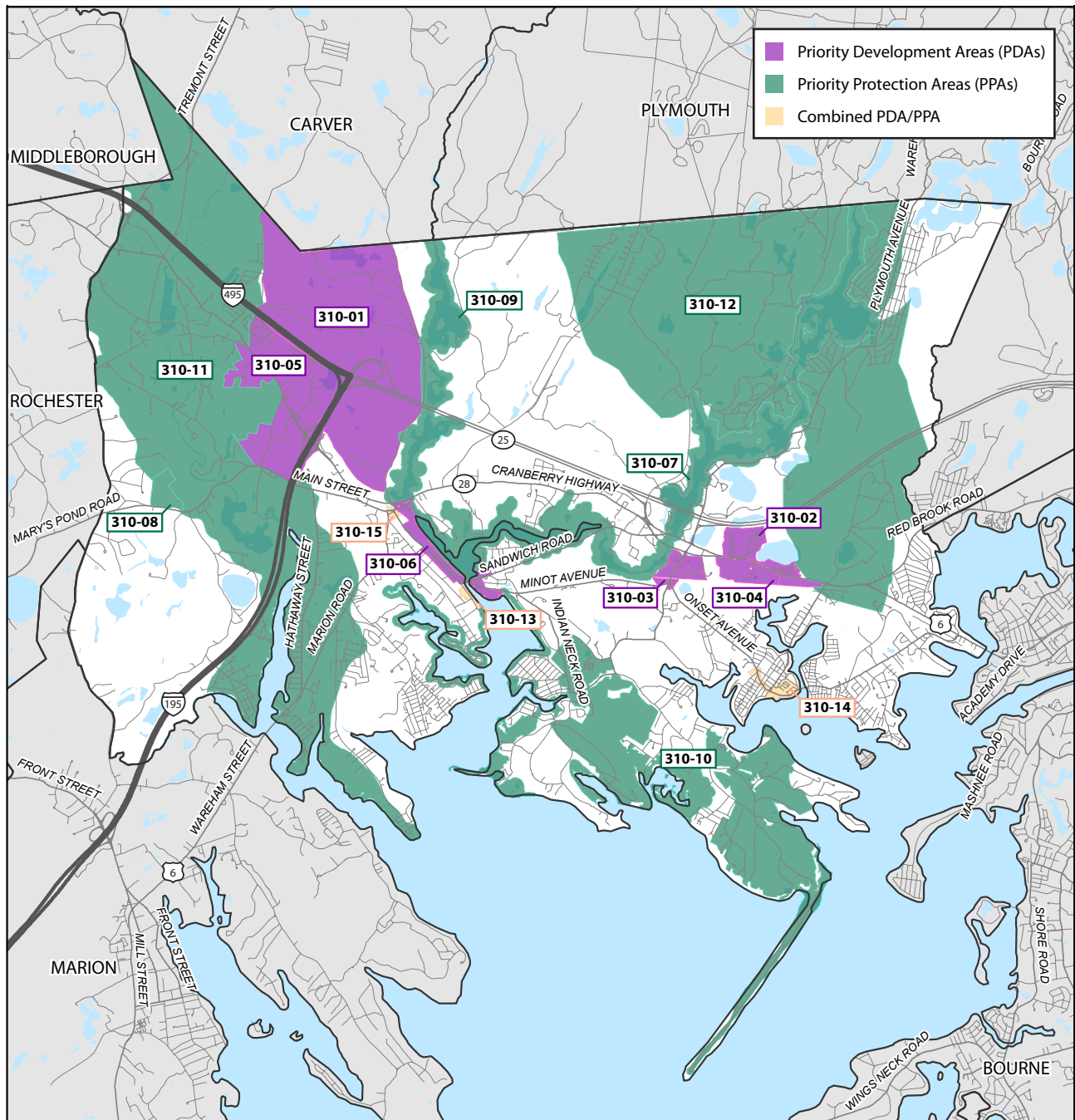


South Coast Rail Corridor Plan

Five-Year Update of Community Priority Areas

Wareham



Federal Disclaimer, Title VI and Nondiscrimination Notice of Rights of Beneficiaries, Spanish and Portuguese Requests for Translation

The preparation of this report has been financed through Massachusetts Department of Transportation South Coast Rail Technical Assistance funding program. The contents of this report do not necessarily reflect the official views or policy of the MassDOT.

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For information or to file a complaint under Title VI or the state Public Accommodations law, the contacts are as follows:

SRPEDD

Lilia Cabral
Title VI / Nondiscrimination Coordinator
88 Broadway
Taunton, MA 02780
(508) 824-1367

MCAD

One Ashburton Place, 6th Floor
Boston, MA 02109
(617) 994-6000
TTY: (617) 994-6196

Para solicitar una traducción de este documento al Español, por favor llame 508-824-1367.

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Southeastern Regional Planning and Economic Development District (SRPEDD) would like to acknowledge the following groups whose support and participation made this report possible.

Local officials and citizens who contributed knowledge, enthusiasm, and hard work to every aspect of this project.

**Massachusetts Department of
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Jean Fox, South Coast Rail Manager

**Executive Office of Housing and Economic
Development (EOHED)**

Secretary Greg Bialecki
Victoria Maguire, State Permitting
Ombudsman

SRPEDD's Comprehensive Planning Team

Steve Smith, Executive Director
Sandy Conaty, Comprehensive Planning Manager
Bill Napolitano, Environmental Program Director
Don Sullivan, Economic Development/Community Development Director
Grant King, Principal Comprehensive Planner/Information Specialist
Katie Goodrum, Senior Comprehensive Planner
Karen M. Porter, GIS Specialist/IT Manager

SRPEDD would also like to acknowledge the participation of **Old Colony Planning Council** and **Metropolitan Area Planning Council**.

This South Coast Rail Corridor Plan Community Priority Area Five-Year Update was completed with the assistance of SRPEDD, with funds provided by the Commonwealth of Massachusetts, MassDOT South Coast Rail project and with support by EOHED.

2013 Wareham Community Priority Area List

ID Number	Name	Type	Acres
310-01	Business Development Overlay District	Development	1,314.40
310-02	Cranberry Plaza Redevelopment	Development	138.66
310-03	East Wareham Village	Development	53.98
310-04	Ocean Spray	Development	16.44
310-05	Tobey Road Industrial Area	Development	496.43
310-06	Wareham Village	Development	77.78
310-07	Agawam River	Protection	1,348.47
310-08	Ninety Six LLC Parcel	Protection	42.69
310-09	Wankinco River	Protection	390.19
310-10	Wareham Neck Habitat Areas	Protection	1,414.25
310-11	Weweantic River Basin	Protection	3,938.78
310-12	Zone II Aquifer Protection District	Protection	3,950.36
310-13	Lower Narrows Historic Area	Combined	9.13
310-14	Onset Village Neighborhood Business District	Combined	32.97
310-15	Park Street Historic Area	Combined	4.85

Town of Wareham Community Priority Areas, 2013

- Priority Development Areas (PDAs)
- Priority Protection Areas (PPAs)
- Combined PDA/PPA
- Water
- Interstates
- Arterials and Collectors
- Local Roads

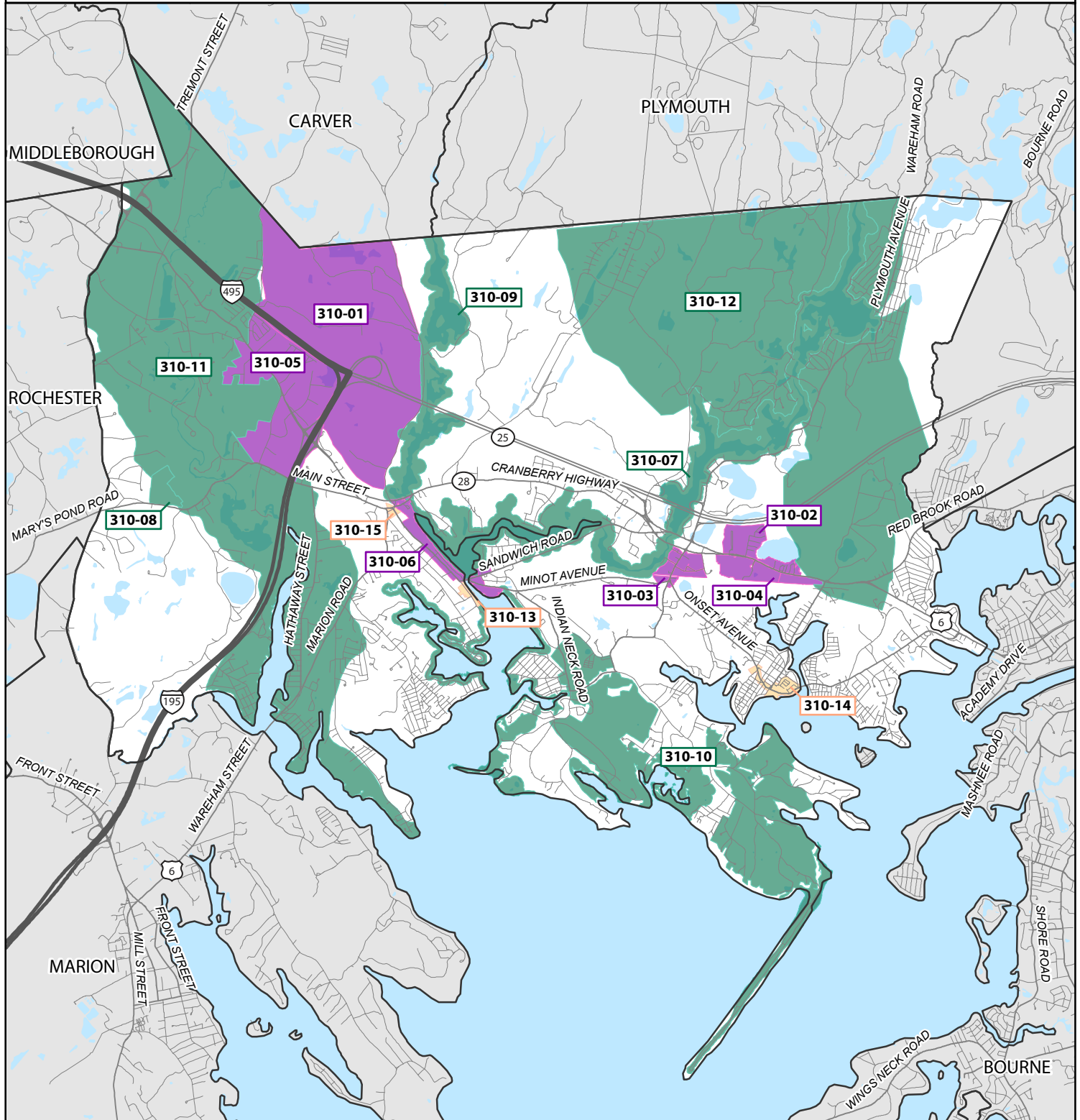
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massDOT
Massachusetts Department of Transportation

Executive Office
Of Housing and
Economic Development



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TOWN OF WAREHAM
SOUTH COAST RAIL CORRIDOR PLAN
PRIORITY DEVELOPMENT & PROTECTION AREAS FIVE-YEAR UPDATE

INTRODUCTION

This report presents the updated Priority Development Areas (PDAs) and Priority Protection Areas (PPAs) in the town of Wareham. This community-driven land use planning exercise first took place in 2008, when three Regional Planning Agencies, SRPEDD, MAPC, and OCPC, worked alongside local residents, business owners, officials, and organizations to designate the areas that were most important for development or preservation in each community. All thirty-one (31) South Coast Rail (SCR) Corridor communities participated in this project in 2008 and again in 2013.

In 2013, the three Regional Planning Agencies (RPAs) revisited these 31 communities to review and update the 2008 designations. Updates took into account new data that became available over the last five years as well as new municipal priorities. The “Five-Year Update” process was an opportunity to confirm choices made during the 2008 process, to revise previous designations, and to make new choices that acknowledged new conditions. During this review process, the SRPEDD website provided current information to the public, including a calendar of SCR Five-Year Update meetings and a resource library of relevant information sheets and maps.

What are Priority Development Areas (PDAs)?

Priority Development Areas (PDAs) are areas that are appropriate for increased development or redevelopment due to several factors including good transportation access, available infrastructure (primarily water and sewer), an absence of environmental constraints, and local support. PDAs can range in size from a single parcel to many acres. Potential development ranges from small-scale infill to large commercial, industrial, residential, or mixed-use projects. Town and village centers, Chapter 40R Districts, industrial parks, and proposed commuter rail station sites are typical examples of PDAs.

What are Priority Protection Areas (PPAs)?

Priority Protection Areas (PPAs) are areas that are important to protect due to the presence of significant natural or cultural resources, including endangered species habitats, areas critical to water supply, historic resources, scenic vistas, and farms. Like PDAs, the PPAs can vary greatly in size. Sites may be candidates for protection through acquisition or conservation restrictions.

What are Combined Priority Development and Priority Protection Areas (Combined Areas)?

In Combined Priority Development and Priority Protection Areas, communities welcome development; however, the development is expected to be sensitive to its site and the surrounding area. This may include development that complements the older structures within a historic district or low impact development that protects nearby water resources or biodiversity.

What do PDAs and PPAs do for my city or town?

A community's Priority Area designations can guide municipal decisions about zoning revisions, infrastructure investments, and conservation efforts. For example, some communities choose to incorporate these designations into their Master Plan. Also, municipalities are implementing these designations using technical assistance available through State funding programs such as the South Coast Rail Technical Assistance and District Local Technical Assistance (DLTA).

In addition, the Community Priority Areas serve as the foundation for developing Regional and State Priority Area designations. Lastly, through Executive Order 525 (see below), the Patrick Administration asked certain state agencies to consider priority areas when making funding commitments.

Regional and State Priority Areas

The Community Priority Areas are essential to the process of determining the Regional and State Priority Area Maps. Local designations determined to be of regional significance through a regional screening process, including public input received at regional public workshops, make up the Regional Priority Areas map. In turn, the Community and Regional Priority Areas are the basis for the State Priority Area Map.

Executive Order 525 (E.O. 525)

In fall 2010, Gov. Patrick issued Executive Order 525 (E.O. 525) providing for the implementation of the South Coast Rail Corridor Plan and Corridor Map (Corridor Plan) through state agency actions and investments. The Executive Order calls for state investments to be consistent with the Corridor Plan's recommendations to the maximum extent feasible. These state actions have the potential to leverage local and private investments in the priority areas. The Executive Order also directs state agencies to conduct a retrospective analysis to determine how consistent their actions and investments in the region have been with the Corridor Plan goals.

PRIORITY AREA REVIEW PROCESS

SRPEDD staff worked with cities and towns to review their Priority Areas identified in 2008. Amendments to Priority Areas included delineating more precise boundaries using Geographic Information Systems (GIS) data. RPAs used interactive GIS maps to present over forty layers of information including, but not limited to, ortho photography, parcel lines, zoning districts, state program areas (such as Growth District Initiative and Chapter 40R sites), and designated resource areas (such as high-yield aquifers, Zone II aquifers, BioMap 2 Core Habitats, and rivers and streams with their associated wetlands). Communities also worked to clarify the stated purpose for each Priority Area.

The process included a series of three meetings:

#1: Introductory meeting: A Regional Planning Agency staff member visited with Boards of Selectmen and Mayors to reintroduce the land use planning process that took place in 2008 and the reasons for conducting the Five-Year Update of Priority Area designations.

#2: Preliminary Meeting: SRPEDD staff facilitated a 2-3 hour working session with municipal staff and/or board and committee/commission members to review each priority area. Staff incorporated interactive GIS maps depicting various data layers (see Appendix) to inform discussions and decision-making. This preliminary process of updating the 2008 Priority Area designations had the following general guiding principles in mind:

- Incorporating changes in municipal priorities, needs, and desires
- Understanding updated state policies such as Executive Order 525
- Refining priority area boundaries to be exact and “rational” (coterminous with other map layers such as roadways, zoning boundaries, designated resource areas, etc.)
- Making clear and strategic statements about the stated purpose for and desired character of priority areas

For the few SRPEDD communities without town staff, SRPEDD did this preliminary review at a public meeting in the community; then, using the criteria outlined by meeting participants, SRPEDD made the remaining changes and returned revised maps and a narrative description of the revisions to the municipality for their review prior to the workshop with the general public. SRPEDD staff used the input from the preliminary meetings to generate a “before” and “after” map to present to the public for their feedback and input.

#3: Public Meeting Review: Each community held a public meeting, at which time RPAs and local meeting participants reviewed each community's priority areas and identified desired changes. Some communities incorporated this into a Board of Selectmen meeting, others

during a Planning Board meeting, and some communities held a public meeting held specifically for this purpose.

TOWN OF WAREHAM RESULTS

On January 15, 2013, SRPEDD staff met with the Board of Selectmen (BOS) to re-introduce the Priority Area planning exercise. The BOS designated Town Planner, John Charbonneau, as the contact person for this work. The preliminary municipal meeting was held on April 17, 2013 at Town Hall. Participants reviewed the purpose and the boundaries of each 2008 Priority Area. In discussions, they clarified the purpose of each and adjusted the respective boundaries to coincide with the stated purpose.

The town of Wareham held a public meeting to seek input from town residents on the revisions recommended by the municipal representatives on June 10, 2013 at Town Hall. No revisions were requested for the priority areas. The consensus of the meeting attendees was that the 2013 Priority Area map depicts the boundaries of areas deemed to be priorities for development and for preservation. The result of this work is the 2013 Wareham Community Identified Priority Area Map, which can be found on page 2 of this document.

PRIORITY AREA ADJUSTMENTS

As stated above, the 2013 Priority Areas (PAs) are based upon the PA designations identified in 2008. Many of these PAs still represent municipal growth priorities today. In most cases, revisions made to the PAs simply transition them from the “general designations” of the 2008 process to more “exact designations” (both in terms of their boundaries and their stated purposes) using current Geographic Information Systems data and updated local input. In some cases, communities added new PAs or removed previous designations because (1) municipal priorities changed over time, (2) the purposes for designations were achieved or new ones arose, or (3) designations were incorporated into other PAs identified for the same purpose. The text below lists the updated 2013 PAs, identifies their stated purposes, describes their boundaries, and details changes from the 2008 Priority Areas.

PRIORITY DEVELOPMENT AREAS

Business Development Overlay District [310-01]

Purpose: Business development.

Boundaries: Boundaries correspond to the Business Development Overlay District, excluding a small portion of the Wankinco River PPA.

Changes from 2008: Community representatives altered boundaries to more clearly follow zoning districts. Community representatives also chose to change this priority designation from Combined PDA/PPA to PDA in order to emphasize development within the Business Development Overlay District.

Cranberry Plaza Redevelopment [310-02]

Purpose: Commercial redevelopment of this underutilized plaza.

Boundaries: Boundaries correspond to the selected parcels within the Commercial Strip Zoning District.

Changes from 2008: This is a new PA in 2013.

East Wareham Village [310-03]

Purpose: Neighborhood-scale commercial and mixed-use development.

Boundaries: Boundaries correspond to the selected parcels within the Commercial Strip and MR-30 Zoning Districts, excluding the Agawam River PPA.

Changes from 2008: Community representatives altered boundaries to more clearly follow parcel lines and zoning districts.

Ocean Spray [310-04]

Purpose: Commercial redevelopment.

Boundaries: Boundaries correspond to the selected parcels within the Commercial Strip Zoning District.

Changes from 2008: Community representatives altered boundaries to more clearly follow parcel lines and zoning districts.

Tobey Road Industrial Area [310-05]

Purpose: Industrial, business, and office development.

Boundaries: Boundaries correspond to selected parcels in the Industrial and Commercial Strip Zoning Districts. The site contains three Economic Opportunity Areas (EOAs).

Changes from 2008: In 2008, this PA consisted of two separate, but adjacent PDAs, Wareham Industrial Park Phase I and Wareham Industrial Park Phase II. Community representatives renamed this area in order to more clearly describe its location. Community representatives also expanded its boundaries to more clearly follow parcel lines and to designate a larger, contiguous area.

Wareham Village [310-06]

Purpose: Neighborhood-scale commercial and mixed-use development in the downtown area.

Boundaries: Boundaries correspond to the Wareham Village Zoning District, excluding the Agawam River PPA, the Park Street Historic Area Combined PDA/PPA, and the Lower Narrows Historic Area Combined PDA/PPA. The site contains an EOA.

Changes from 2008: In 2008, this PA consisted of two separate, but adjacent PDAs, Downtown Wareham Revitalization Area and Tremont Nail. Community representatives renamed this area in order to more clearly describe its location and purpose. Community representatives also expanded its boundaries to more clearly follow zoning districts and to designate a larger, contiguous area.

PRIORITY PROTECTION AREAS

Agawam River [310-07]

Purpose: To protect open space and ensure low-impact development adjacent to the Agawam River.

Boundaries: Boundaries correspond to a 200' buffer from all wetland bodies associated with the Agawam River, excluding the Lower Narrows Historic Area Combined PDA/PPA, the Wareham Village PDA, and the East Wareham Village PDA.

Changes from 2008: This is a new PA in 2013.

Ninety Six LLC Parcel [310-08]

Purpose: To protect open space.

Boundaries: Boundaries correspond to a selected parcel on Feering Hill Road.

Changes from 2008: This is a new PA in 2013.

Future Action: Pursue conservation or acquisition.

Wankinco River [310-09]

Purpose: To protect open space and ensure low-impact development adjacent to the Wankinco River.

Boundaries: Boundaries correspond to a 200' buffer from all wetland bodies directly associated with the Wankinco River, excluding the Park Street Historic Area Combined PDA/PPA and the Wareham Village PDA.

Changes from 2008: This is a new PA in 2013.

Wareham Neck Habitat Areas [310-10]

Purpose: To protect habitats in Wareham Neck.

Boundaries: Boundaries correspond to Natural Heritage and Endangered Species Program (NHESP) Priority Habitat areas.

Changes from 2008: This is a new PA in 2013.

Weweantic River Basin [310-11]

Purpose: To protect open space within the Weweantic River basin.

Boundaries: Boundaries correspond to the Weweantic River basin.

Changes from 2008: In 2008, this PA consisted of the much smaller Carver Road Protection PPA. Community representatives renamed this area in order to more clearly describe its location and purpose. Community representatives also expanded its boundaries in order to designate the entire basin as a PPA.

Zone II Aquifer Protection District [310-12]

Purpose: To protect water resources and natural habitats, including DEP Zone II Aquifer and High-Yield Aquifers, DF&G Coldwater Fisheries, and BioMap2 Core Habitats.

Boundaries: Boundaries correspond to the Zone II Aquifer Protection District and one selected parcel containing portions of the Maple Park Campground, excluding those areas already covered by the Agawam River PPA.

Changes from 2008: In 2008, this PA consisted of two separate, but adjacent PDAs, Water Resource Protection and Maple Park Campground. Community representatives renamed this area in order to more clearly describe its location and purpose. Community representatives also expanded its boundaries to more clearly follow zoning districts and to designate a larger, contiguous protection corridor.

COMBINED PRIORITY AREAS

Lower Narrows Historic District [310-13]

Purpose: Historic preservation and context-sensitive development.

Boundaries: Boundaries correspond to selected parcels at the intersection of Main Street and Toby Street.

Changes from 2008: In 2008, this PA was called the South Main Street Historic District. Community representatives renamed this area in order to more clearly describe its location. Community representatives also altered its boundaries in order to more clearly follow parcel lines.

Onset Village Neighborhood Business District [310-14]

Purpose: Neighborhood-scale commercial and mixed-use development.

Boundaries: Boundaries correspond to the Onset Business Zoning District.

Changes from 2008: In 2008, this PA was called Onset Village. Community representatives renamed this area in order to more clearly describe its purpose and altered its boundaries in order to more clearly follow zoning districts. Representatives also chose to change this priority designation from PDA to Combined PDA/PPA in order to emphasize village-scale development that acknowledges surrounding historic and natural resources.

Park Street Historic District [310-15]

Purpose: Historic preservation and context-sensitive development.

Boundaries: Boundaries correspond to selected parcels at the intersection of Main Street and Park Street.

Changes from 2008: In 2008, this PA was called the North Main Street Historic District. Community representatives renamed this area in order to more clearly describe its location. Community representatives also altered its boundaries in order to more clearly follow parcel lines.

DELETED PRIORITY AREAS

Blackmore Pond PPA: Town representatives chose to remove this PA because it no longer represented a first-tier conservation area.

SOUTH COAST RAIL CORRIDOR LAND USE AND ECONOMIC DEVELOPMENT PLAN FIVE-YEAR COMMUNITY PRIORITY AREA UPDATE COMMUNITY MEETINGS 06/30/2013				
Community	RPA	Introduction	Preliminary	Public
Acushnet	SRPEDD	1/3/2013	3/26/2013	5/24/2013
Attleboro	SRPEDD	1/15/2013	2/22/2013	5/30/2013
Berkley	SRPEDD	12/5/2012	3/21/2013	5/9/2013
Dartmouth	SRPEDD	12/17/2012	1/17/2013	5/20/2013
Dighton	SRPEDD	12/12/2012	1/24/2013	5/29/2013
Fairhaven	SRPEDD	12/27/2012	2/20/2013	5/20/2013
Fall River	SRPEDD	12/10/2012	3/14/2013	5/9/2013
Freetown	SRPEDD	12/17/2012	3/11/2013	5/21/2013
Lakeville	SRPEDD	1/7/2013	3/6/2013	5/28/2013
Mansfield	SRPEDD	1/16/2013	3/12/2013	5/15/2013
Marion	SRPEDD	12/18/2012	3/12/2013	5/16/2013
Mattapoisett	SRPEDD	12/11/2012	3/10/2013	5/20/2013
Middleborough	SRPEDD	2/4/2013	3/20/2013	6/25/2013
New Bedford	SRPEDD	1/7/2013	2/21/2013	5/13/2013
North Attleborough	SRPEDD	12/6/2012	3/5/2013	5/16/2013
Norton	SRPEDD	12/20/2012	3/5/2013	5/23/2013
Raynham	SRPEDD	12/11/2012	3/19/2013	5/2/2013
Rehoboth	SRPEDD	12/10/2012	2/28/2013	5/1/2013
Rochester	SRPEDD	1/7/2013	3/28/2013	5/15/2013
Seekonk	SRPEDD	12/19/2012	2/27/2013	5/14/2013
Somerset	SRPEDD	1/9/2013	4/25/2013	5/23/2013
Swansea	SRPEDD	1/8/2013	2/6/2013	5/30/2013
Taunton	SRPEDD	1/30/2013	1/19/2013	5/29/2013
Wareham	SRPEDD	1/15/2013	4/17/2013	6/10/2013
Westport	SRPEDD	12/3/2012	3/2/2013	6/4/2013
			4/10/2013	

South Coast Rail Priority Area 5-Year Update

Subregion 7: Rochester, Wareham, Mattapoisett, Marion

Map 1: Community Priority
Area Designations, 2008-09

- Priority Development Areas (PDAs)
- Priority Protection Areas (PPAs)
- Combined PDA/PPA
- Overlapping Priority Areas
- Water
- Municipal Boundaries
- Interstates
- Arterials and Collectors
- Local Roads
- MBTA Proposed Stations
- MBTA Proposed Rail Lines

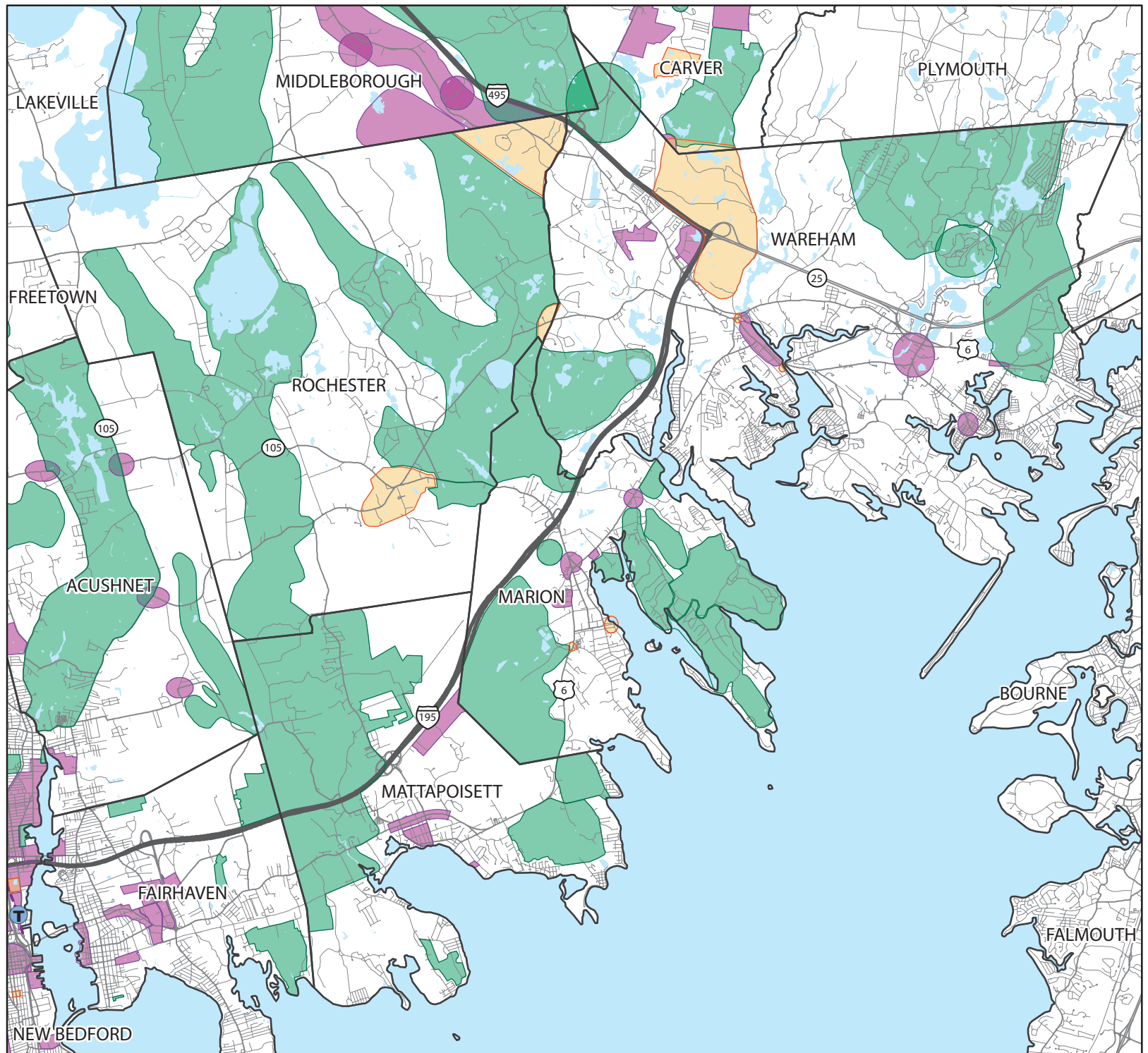
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South Coast Rail
Priority Area
5-Year Update

Subregion 7: Rochester,
Wareham, Mattapoisett,
Marion

Map 2: Open Space &
Developed Land

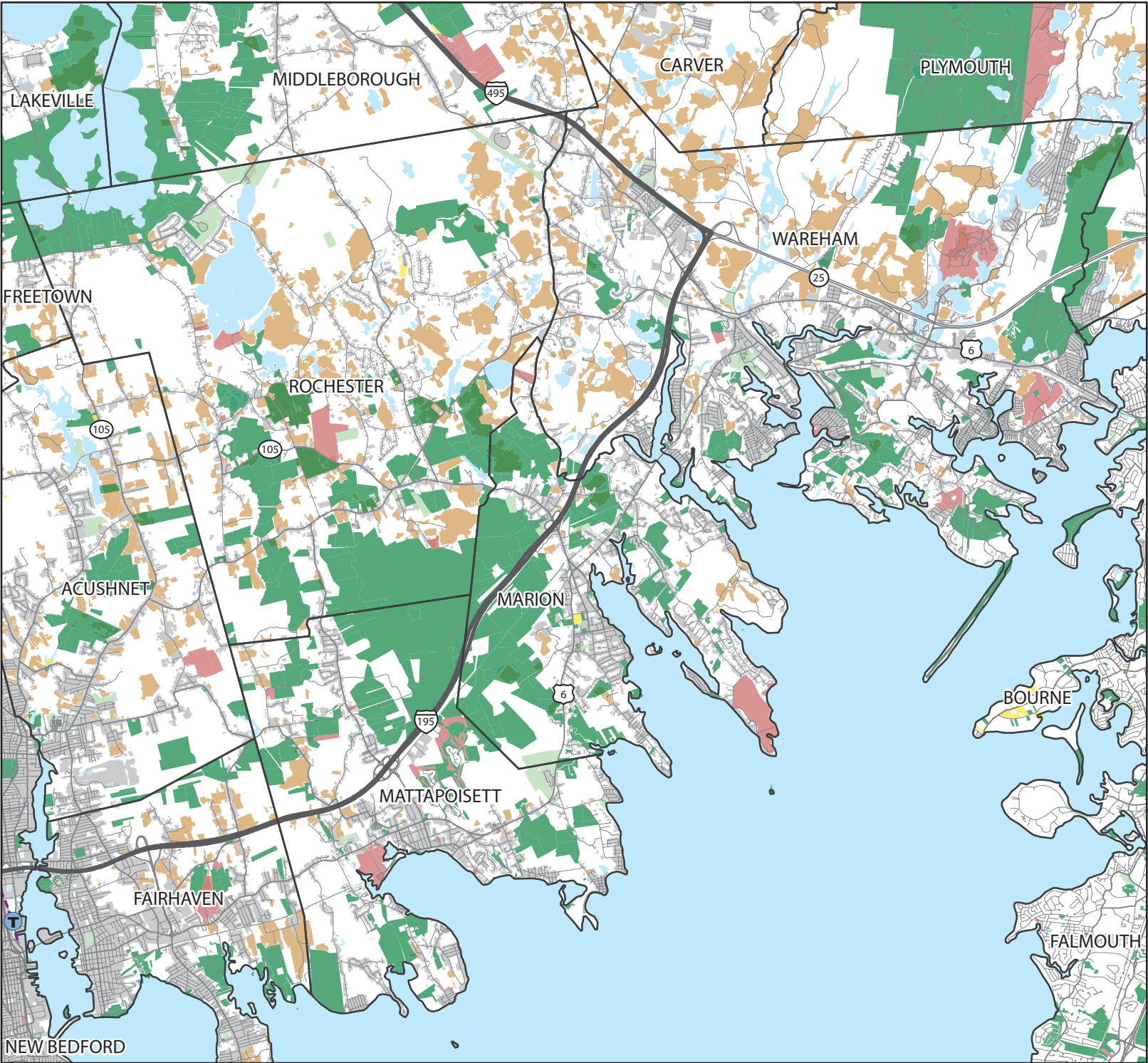
- Developed Land
- Open Space (Protected In Perpetuity)
- Open Space (Limited Protection)
- Open Space (Term-Limited or Unknown)
- Open Space (No Protection)
- Active Agriculture
- Water
- Municipal Boundaries
- Interstates
- Arterials and Collectors
- Local Roads
- MBTA Proposed Stations
- MBTA Proposed Rail Lines

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South Coast Rail
Priority Area
5-Year Update

Subregion 7: Rochester,
Wareham, Mattapoisett,
Marion

Map 3: Economic
Development and
Infrastructure

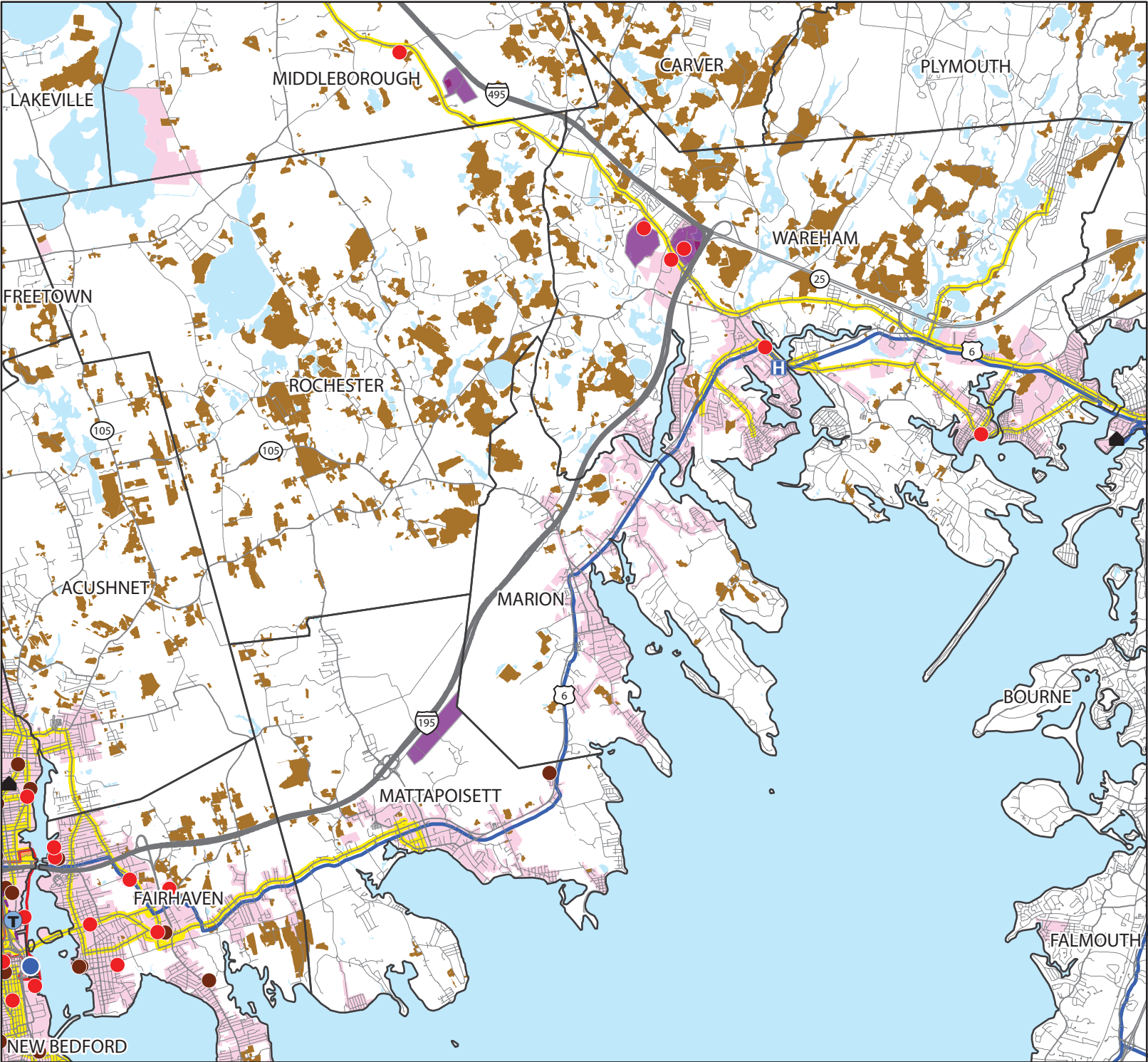
- Colleges and Universities
- Hospitals
- EOHED Growth Districts Initiative
- EOHED Chapter 43D Districts
- EOHED Chapter 40R Districts
- Industrial Parks
- Economic Opportunity Areas (EOAs)
- Seaport
- MassDEP Activity and Use Limitation (AUL) Brownfield Sites
- SRTA/GATRA Fixed Bus Routes
- OpenCape Broadband
- Active Agriculture
- Sewer Service
- Developed Land
- Water
- Municipal Boundaries
- Interstates
- Arterials and Collectors
- Local Roads
- MBTA Proposed Stations
- MBTA Proposed Rail Lines

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South Coast Rail
Priority Area
5-Year Update

Subregion 7: Rochester,
Wareham, Mattapoisett,
Marion

Map 4: Water Resources

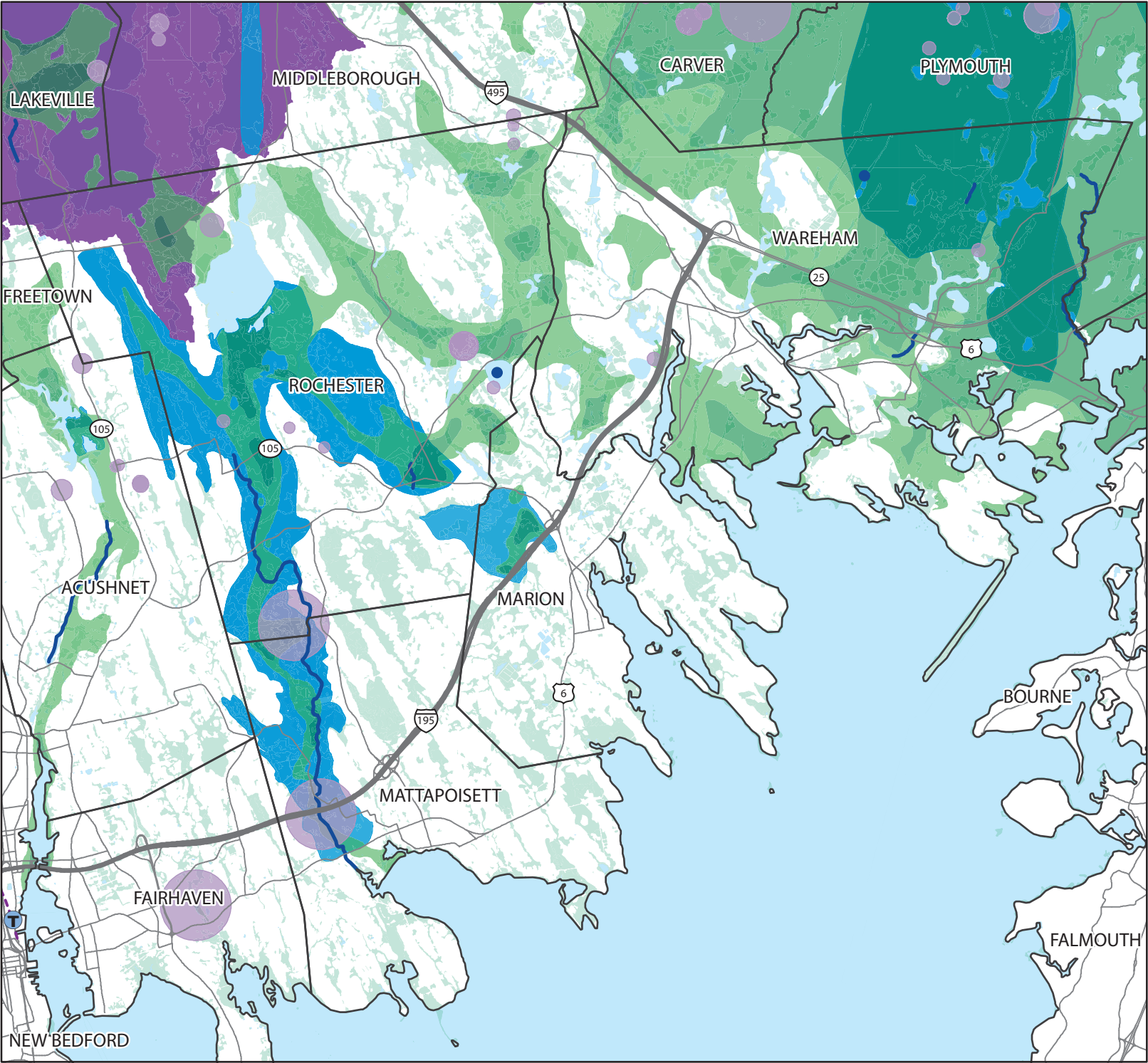
- DEP Approved Zone II Aquifers
- High-Yield Aquifers
- Medium-Yield Aquifers
- Interim Wellhead Protection Areas (IWPAs)
- DEP Outstanding Resource Waters - Public Water Supply Watershed
- DEP Wetland Bodies
- DF&G Coldwater Streams/Fisheries
- DF&G Coldwater Fishery Pond
- Water
- Municipal Boundaries
- Interstates
- Arterials and Collectors
- Local Roads
- MBTA Proposed Stations
- MBTA Proposed Rail Lines

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South Coast Rail
Priority Area
5-Year Update

Subregion 7: Rochester,
Wareham, Mattapoisett,
Marion

Map 5: Biodiversity &
Natural Resources

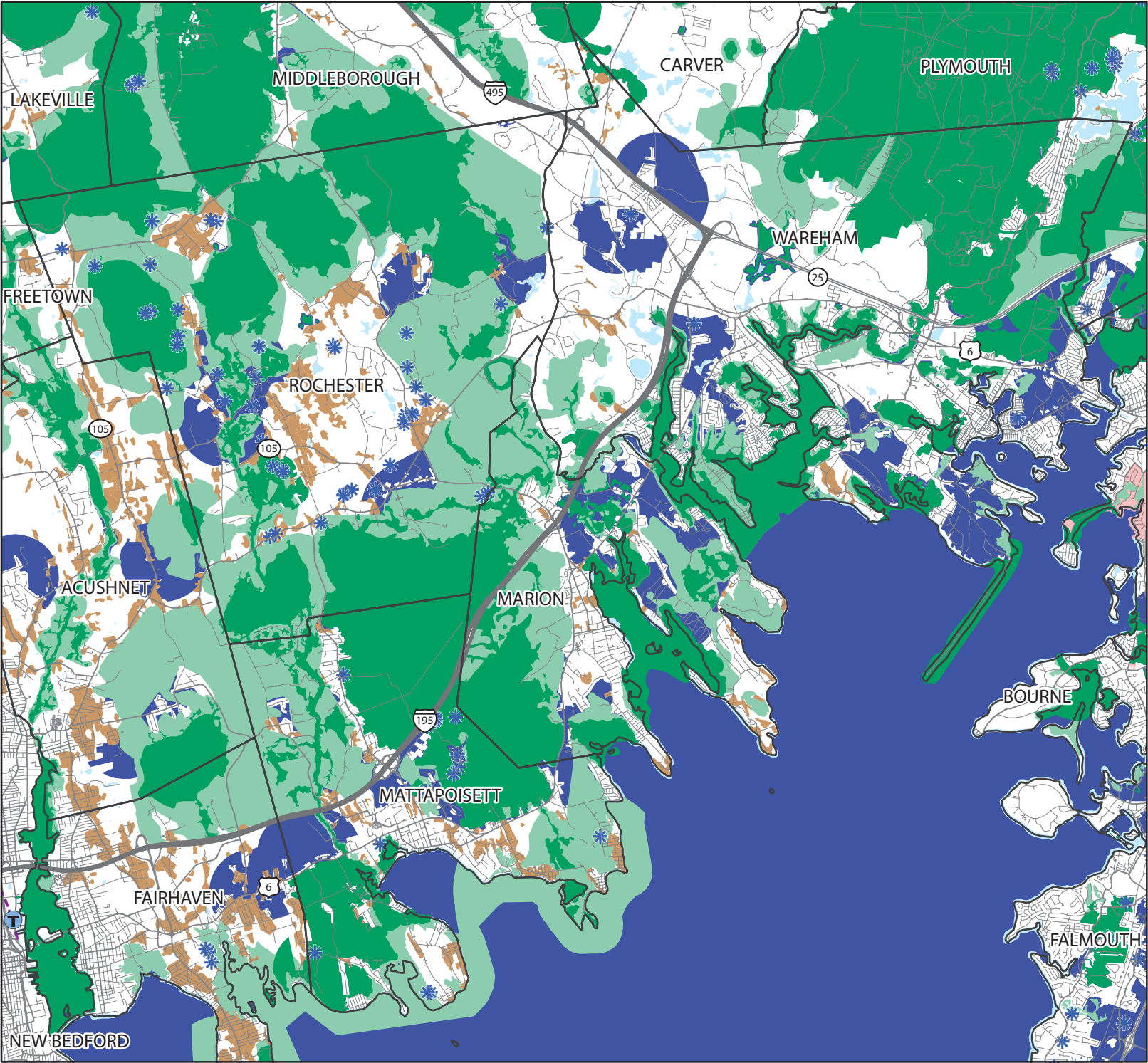
- NHESP Certified Vernal Pool
- All Areas Prime Farmland (NRCS SSURGO-Certified Soils)
- NHESP Priority Habitats
- BioMap2 Core Habitat
- BioMap2 Critical Natural Landscapes
- Area of Critical Environmental Concern (ACEC)
- Water
- Municipal Boundaries
- Interstates
- Arterials and Collectors
- Local Roads
- MBTA Proposed Stations
- MBTA Proposed Rail Lines

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South Coast Rail Priority Area 5-Year Update

Subregion 7: Rochester, Wareham, Mattapoisett, Marion

Map 6: Housing and
Environmental Justice (EJ)

- EOEEA 2010 EJ Block Group (Minority)
- EOEEA 2010 EJ Block Group (Income)
- EOEEA 2010 EJ Block Group (Minority and Income)
- EOEEA 2010 EJ Block Group (Minority, Income, and English Isolation)
- SRTA/GATRA Fixed Bus Routes
- Municipal Boundaries
- Interstates
- Arterials and Collectors
- Local Roads
- T MBTA Commuter Rail Stations
- MBTA Commuter Rail Lines
- T MBTA Proposed Stations
- MBTA Proposed Rail Lines

HPP Current Housing Production Plan

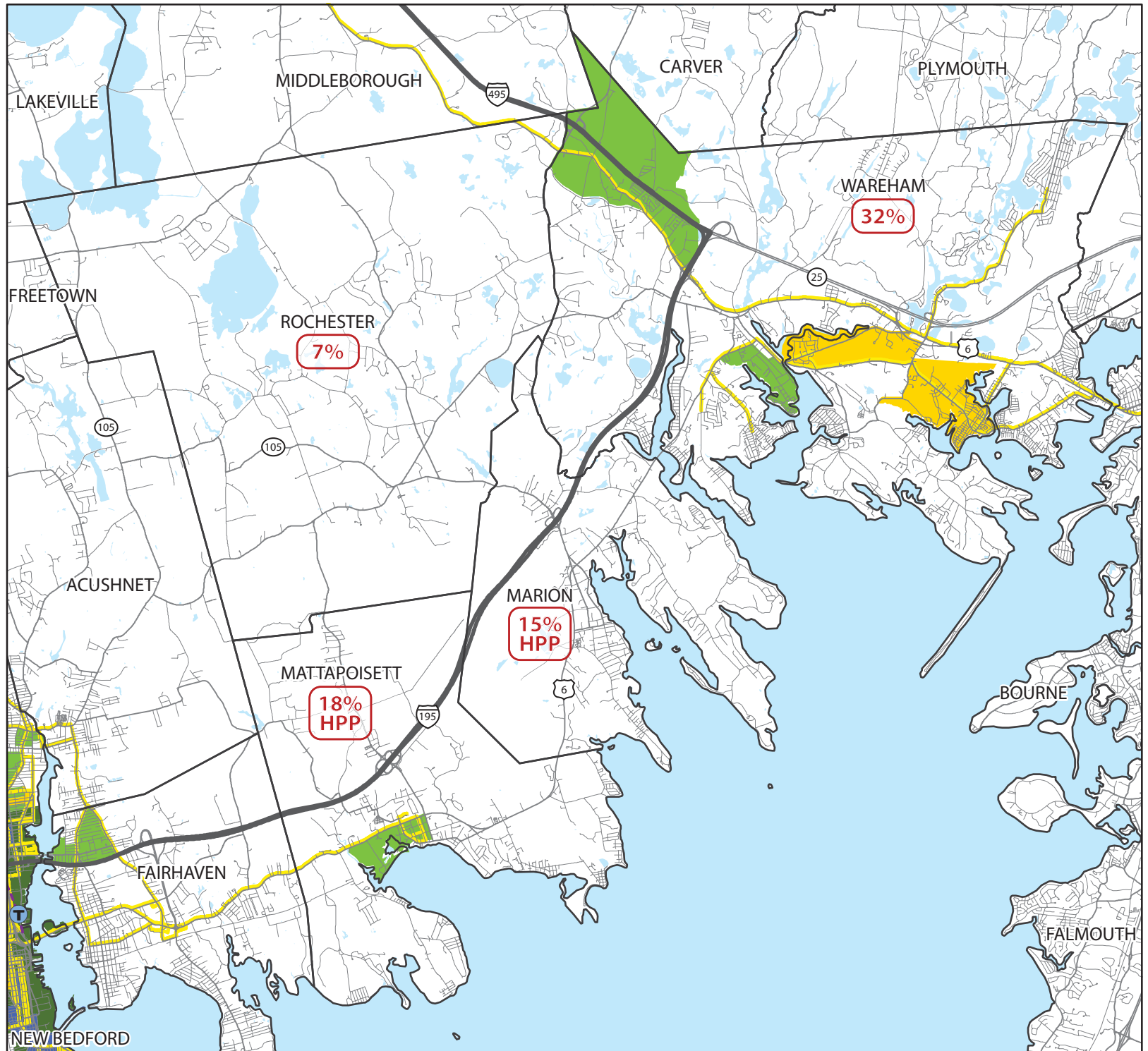
35% Percent of a community's total housing units that are affordable to households with incomes \leq 80% the area median income (AMI). Note: 35% of all housing units in the South Coast Rail region are affordable to these households.

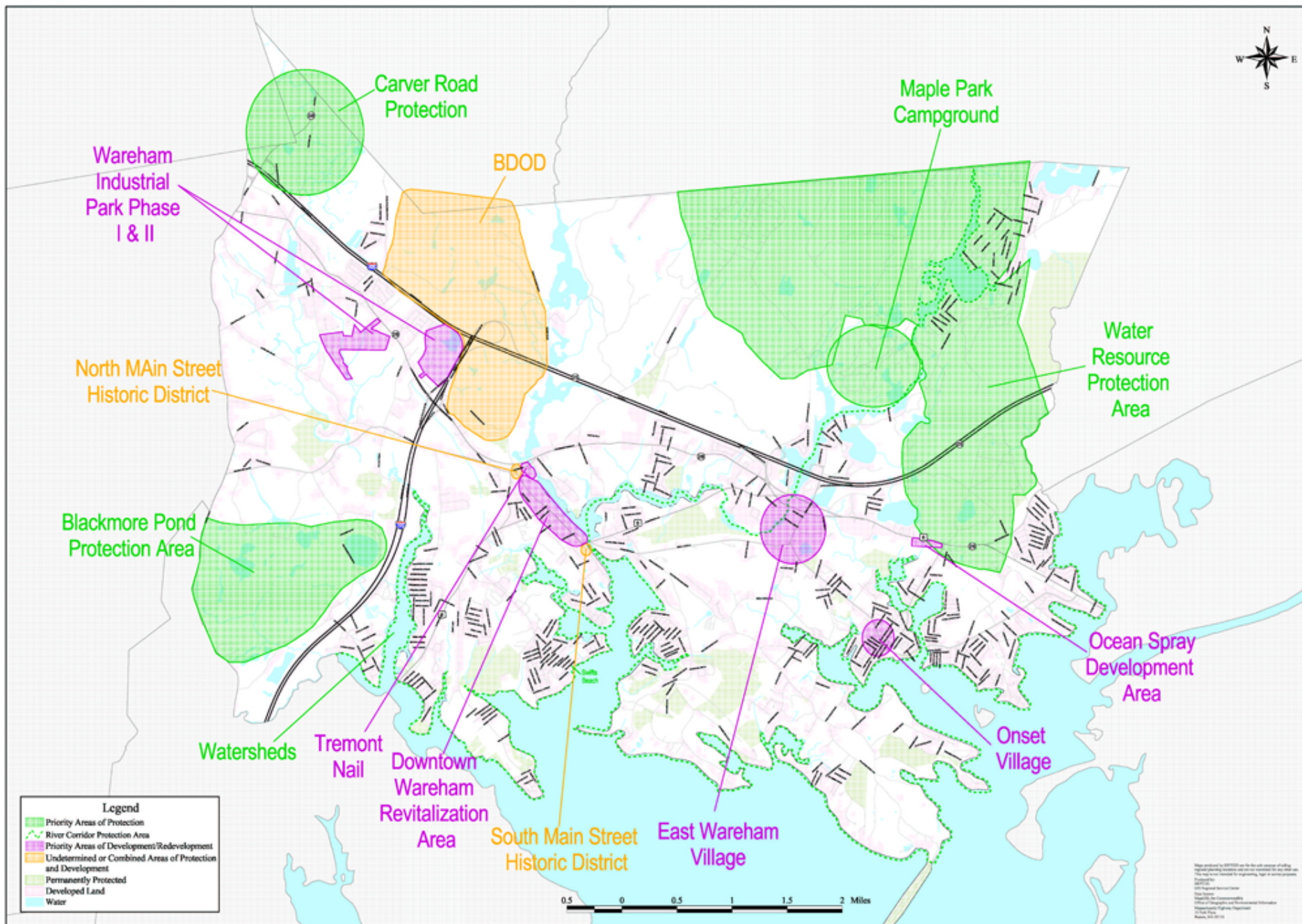
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SOUTH COAST RAIL
Smart Growth
Corridor Plan

Town of Wareham
Priority Development & Priority Protection



Prepared By:
SRPEDD
September 2008