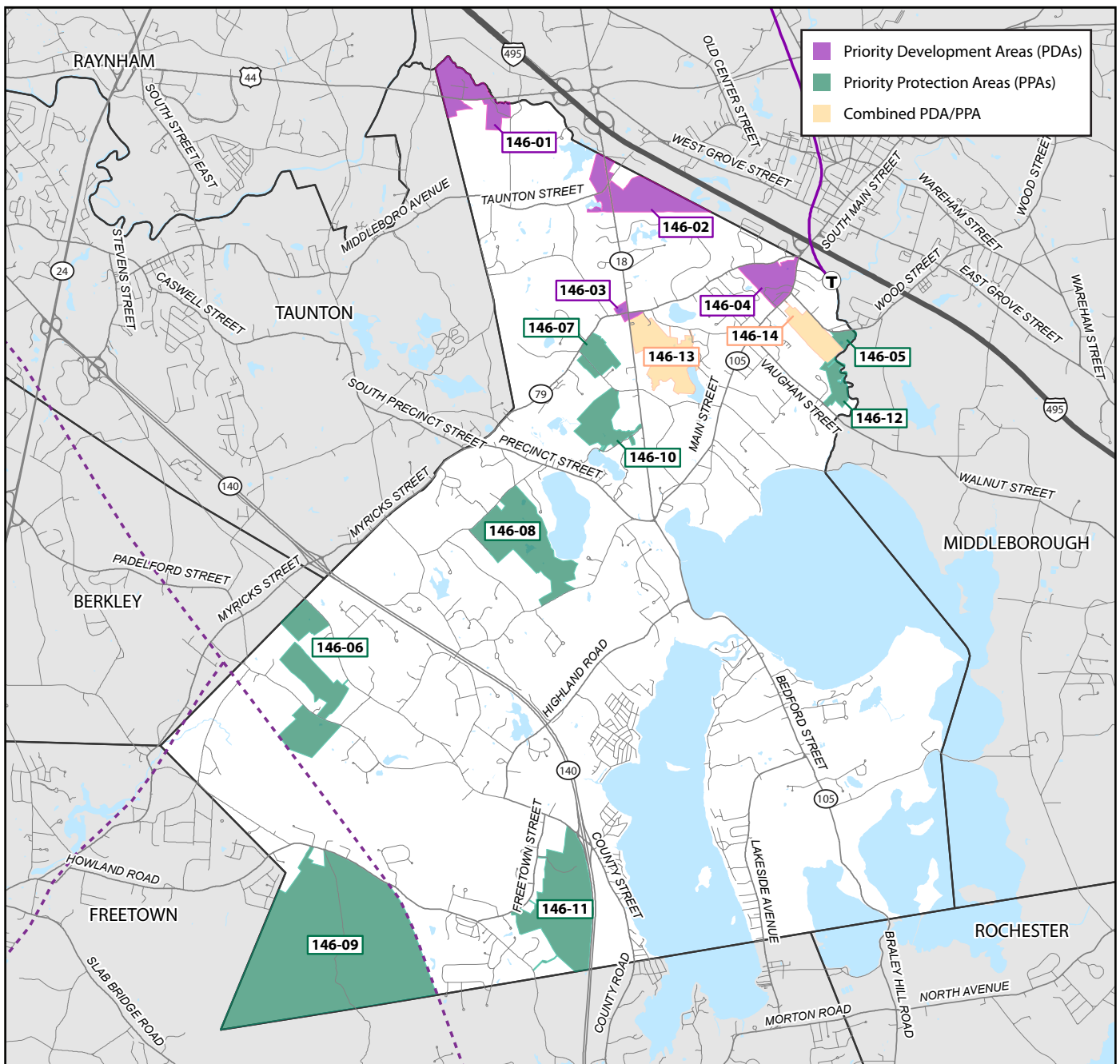


# South Coast Rail Corridor Plan

## Five-Year Update of Community Priority Areas

### Lakeville



## **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.***

***Para solicitar uma tradução deste documento para o Português, por favor ligue 508-824-1367.***

**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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Secretary Richard Davey  
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 Lakeville Community Priority Area List***

| <b>ID<br/>Number</b> | <b>Name</b>                          | <b>Type</b> | <b>Acres</b> |
|----------------------|--------------------------------------|-------------|--------------|
| 146-01               | Harding Street Development Area      | Development | 120.78       |
| 146-02               | Ocean Spray and Great Pond Expansion | Development | 159.31       |
| 146-03               | Route 18 and Route 79 Business Node  | Development | 11.59        |
| 146-04               | State Hospital Redevelopment         | Development | 84.69        |
| 146-05               | Bridge Street Farm                   | Protection  | 15.11        |
| 146-06               | Cedar Swamp Headlands                | Protection  | 243.62       |
| 146-07               | Crooked Lane Farm                    | Protection  | 56.50        |
| 146-08               | Elders' Pond Farmland                | Protection  | 257.81       |
| 146-09               | Howland Road Conservation Area       | Protection  | 1,209.03     |
| 146-10               | Loon Pond Farm                       | Protection  | 99.68        |
| 146-11               | Rocky Woods                          | Protection  | 322.45       |
| 146-12               | Vaughn Street Farms                  | Protection  | 41.74        |
| 146-13               | Lakeville Country Club               | Combined    | 155.72       |
| 146-14               | State Hospital Farm                  | Combined    | 71.51        |



# Town of Lakeville Community Priority Areas, 2013

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

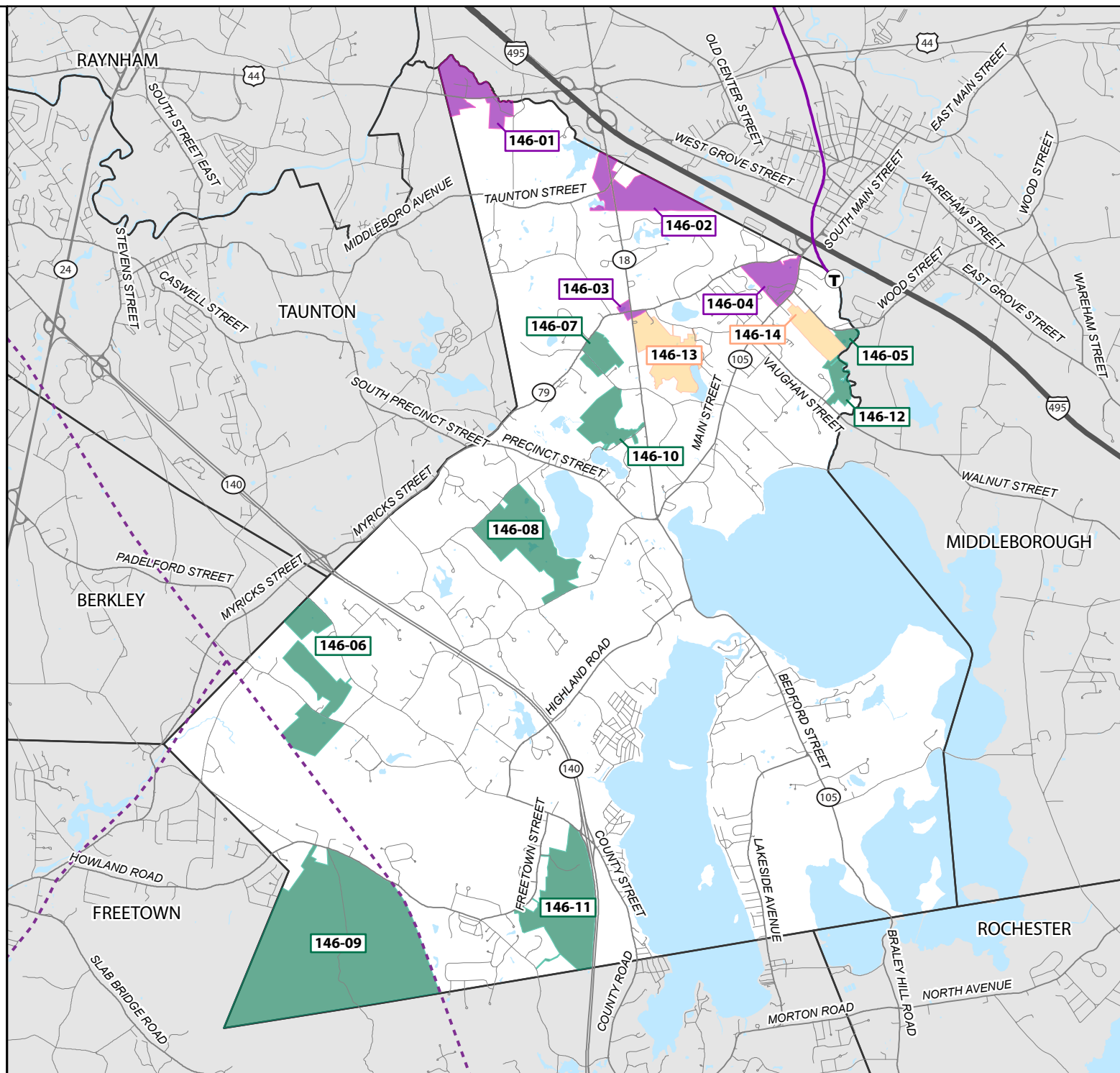
This map is for the sole purpose of aiding regional planning decisions and is not warranted for any other use. June 2013

**massDOT**  
Massachusetts Department of Transportation

Executive Office  
Of Housing and  
Economic Development



1 mile



**TOWN OF LAKEVILLE**  
**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 Lakeville. 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 LAKEVILLE RESULTS

On January 7, 2013, SRPEDD staff met with the Board of Selectmen (BOS) to re-introduce the Priority Area planning exercise. The BOS designated the Town Administrator, Rita Garbitt, as the contact person for this work. The preliminary municipal meeting was held on March 6, 2013 at SRPEDD offices. 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 Lakeville held a public meeting to seek input from town residents on the revisions recommended by the municipal representatives on May 21, 2013 at the Lakeville Public Library. One revision was requested for one of the priority areas. The consensus of the meeting attendees was that, with the noted revision, 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 Lakeville 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

### **Harding Street Redevelopment [146-01]**

*Purpose:* Low-impact business and office park redevelopment that respects adjacent natural resources and existing conservation easements.

*Boundaries:* Boundaries correspond to selected parcels within the Industrial and Business Zoning Districts. The site contains an Economic Development Area (EOA).

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

### **Ocean Spray and Great Ponds Expansion [146-02]**

*Purpose:* Continued economic development within these business parks.

*Boundaries:* Boundaries correspond to selected parcels containing and abutting these facilities. Parcels are within Business and Residential Zoning Districts, with a portion of the designation within the Planned Special Purpose Overlay District.

*Changes from 2008:* In 2008, this PA consisted of two separate, but adjacent PDAs, Ocean Spray Business and Expansion of Great Ponds Industrial Park. Community representatives altered boundaries to more clearly follow parcel lines and to designate a larger, contiguous area.

### **Route 18 and Route 79 Business Node [146-03]**

*Purpose:* Continue business activities at the intersection of Route 18 and Route 79.

*Boundaries:* Boundaries correspond to selected parcels surrounding the intersection and abutting Industrial and Business Zoning Districts. This designation contains an EOA.

*Changes from 2008:* Community representatives altered boundaries to more clearly follow parcel lines.

*Future Action:* Potential rezoning of this area from Residential to correspond to the surrounding Business and Industrial Zoning.

### **State Hospital Redevelopment [146-04]**

*Purpose:* Potential mixed-use or business redevelopment of this former hospital site and its abutting areas adjacent to the existing MBTA Commuter Rail station and the Chapter 40R district.

*Boundaries:* Boundaries correspond to selected parcels within the Mixed-Use Development and the Business Zoning Districts. The site contains an EOA and a Chapter 43D Priority Development Site (PDS).

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

## **PRIORITY PROTECTION AREAS**

### **Bridge Street Farm [146-05]**

*Purpose:* To preserve active agriculture and open space adjacent to the Nemasket River.

*Boundaries:* Boundaries correspond to parcels along Bridge Street containing active agricultural uses adjacent to the Nemasket River.

*Changes from 2008:* In 2008, this PA was part of the Farmland Area Combined PDA/PPA. Community representatives renamed this PA in order to more clearly describe its location and altered its boundaries to more clearly follow parcel lines. Representatives also chose to change this priority designation from Combined PDA/PPA to PPA in order to emphasize the preservation of active agriculture.

### **Cedar Swamp Headlands [146-06]**

*Purpose:* To preserve open space near the Cedar Swamp, which contains BioMap 2 Critical Natural Landscapes, BioMap 2 Core Habitats, and DEP Outstanding Resource Water areas.

*Boundaries:* Boundaries correspond to selected undeveloped parcels west of Route 140.

*Changes from 2008:* In 2008, this PA was called Cedar Swamp Expansion. Community representatives renamed this PA in order to more clearly describe its purpose and also altered its boundaries to more clearly follow parcel lines.

### **Crooked Lane Farm [146-07]**

*Purpose:* To preserve active agriculture and open space.

*Boundaries:* Boundaries correspond to parcels along Crooked Lane containing active agriculture.

*Changes from 2008:* Community representatives altered boundaries to more clearly follow parcel lines. Representatives also chose to change this priority designation from Combined PDA/PPA to PPA in order to emphasize the preservation of active agriculture.

### **Elders' Pond Farmland [146-08]**

*Purpose:* To preserve active agriculture and open space.

*Boundaries:* Boundaries correspond to parcels along Elders' Pond Road containing active agriculture.

*Changes from 2008:* In 2008, this PA was called Farmland Protection Area. Community representatives renamed this PA in order to more clearly describe its location and altered its boundaries to more clearly follow parcel lines.

### **Howland Road Conservation Area [146-09]**

*Purpose:* To preserve open space near the Assawompsett Ponds Complex containing BioMap 2 Core Habitats and DEP Outstanding Resource Water areas.

*Boundaries:* Boundaries correspond to 1,200 acres of selected undeveloped and underdeveloped parcels west of Route 140.

*Changes from 2008:* Community representatives altered boundaries to more clearly follow parcel lines.

### **Loon Pond Farm [146-10]**

*Purpose:* To preserve active agriculture and open space.

*Boundaries:* Boundaries correspond to parcels along Loon Pond Road containing active agriculture.

*Changes from 2008:* In 2008, this PA was part of the Crooked Lane Farmland Combined PDA/PPA. Community representatives renamed this PA in order to more clearly describe its location and altered its boundaries to more clearly follow parcel lines. Representatives also



chose to change this priority designation from Combined PDA/PPA to PPA in order to emphasize the preservation of active agriculture.

#### **Rocky Woods [146-11]**

*Purpose:* To preserve open space near the Assawompsett Ponds Complex containing NHESP Vernal Pools and DEP Outstanding Resource Water areas.

*Boundaries:* Boundaries correspond to selected undeveloped parcels directly west of Route 140.

*Changes from 2008:* Community representatives altered boundaries to more clearly follow parcel lines.

#### **Vaughn Street Farm [146-12]**

*Purpose:* To preserve active agriculture and open space adjacent to the Nemasket River.

*Boundaries:* Boundaries correspond to parcels along Vaughn Street containing active agricultural uses adjacent to the Nemasket River.

*Changes from 2008:* In 2008, this PA was part of the Farmland Area Combined PDA/PPA. Community representatives renamed this PA in order to more clearly describe its location and also altered its boundaries to more clearly follow parcel lines. Representatives also changed this priority designation from Combined PDA/PPA to PPA in order to emphasize the preservation of active agriculture.

### **COMBINED PRIORITY AREAS**

#### **Lakeville Country Club [146-13]**

*Purpose:* Potential further development or recreational opportunities at the Country Club site.

*Boundaries:* Boundaries correspond to selected parcels primarily within and directly adjacent to the Business Zoning District.

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

### **State Hospital Farm [146-14]**

*Purpose:* Potential future mixed-use development that acknowledges and incorporates existing open space and agricultural activities adjacent to the Nemasket River.

*Boundaries:* Boundaries correspond to parcels along Bridge Street containing active agricultural uses adjacent to the Nemasket River.

*Changes from 2008:* In 2008, this PA was called Bridge Street Business Area. Community representatives altered boundaries to more clearly follow parcel lines.

### **DELETED PRIORITY AREAS**

**Town Center PDA and County Street Business Expansion PDA:** The community chose to remove these PAs because they were no longer first-tier growth priorities and related initiatives have met with local opposition.

| <b>SOUTH COAST RAIL CORRIDOR LAND USE AND ECONOMIC DEVELOPMENT PLAN</b><br><b>FIVE-YEAR COMMUNITY PRIORITY AREA UPDATE COMMUNITY MEETINGS</b><br><b>06/30/2013</b> |            |                     |                    |               |
|--|------------|---------------------|--------------------|---------------|
| <b>Community</b>   | <b>RPA</b> | <b>Introduction</b> | <b>Preliminary</b> | <b>Public</b> |
| 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 3: Berkley,  
Dighton, Lakeville,  
Raynham, Taunton

Map 1: Community Priority  
Area Designations, 2008-09

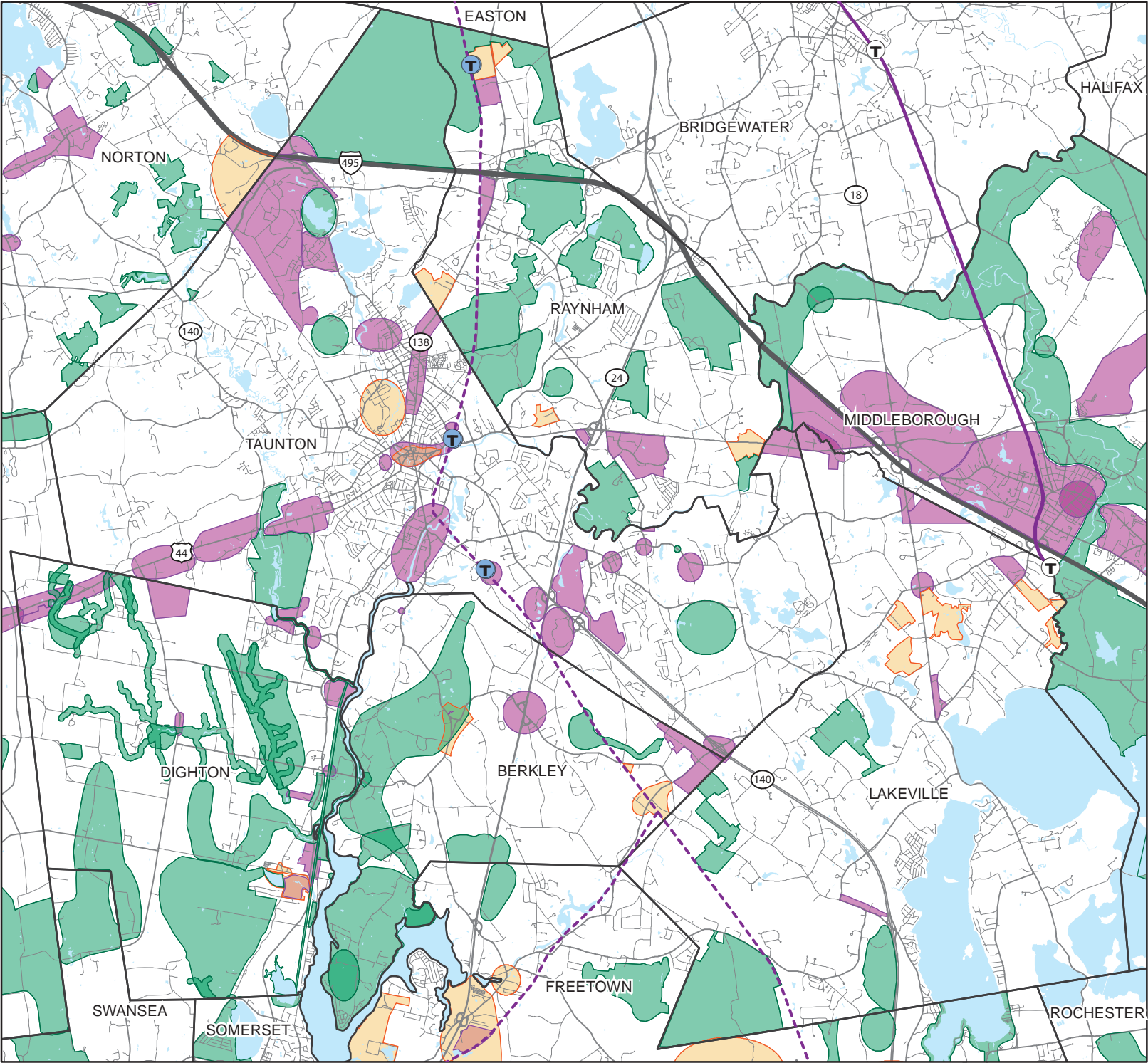
- Priority Development Areas (PDAs)
- Priority Protection Areas (PPAs)
- Combined PDA/PPA
- Overlapping Priority Areas
- Water
- Municipal Boundaries
- Interstates
- Arterials and Collectors
- Local Roads
- MBTA Commuter Rail Stations
- MBTA Commuter Rail Lines
- MBTA Proposed Stations
- MBTA Proposed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

This map is for the sole purpose of aiding  
regional planning decisions and is not  
warranted for any other use.

February 2013



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South Coast Rail  
Priority Area  
5-Year Update

Subregion 3: Berkley,  
Dighton, Lakeville,  
Raynham, Taunton

Map 2: Open Space &  
Developed Land

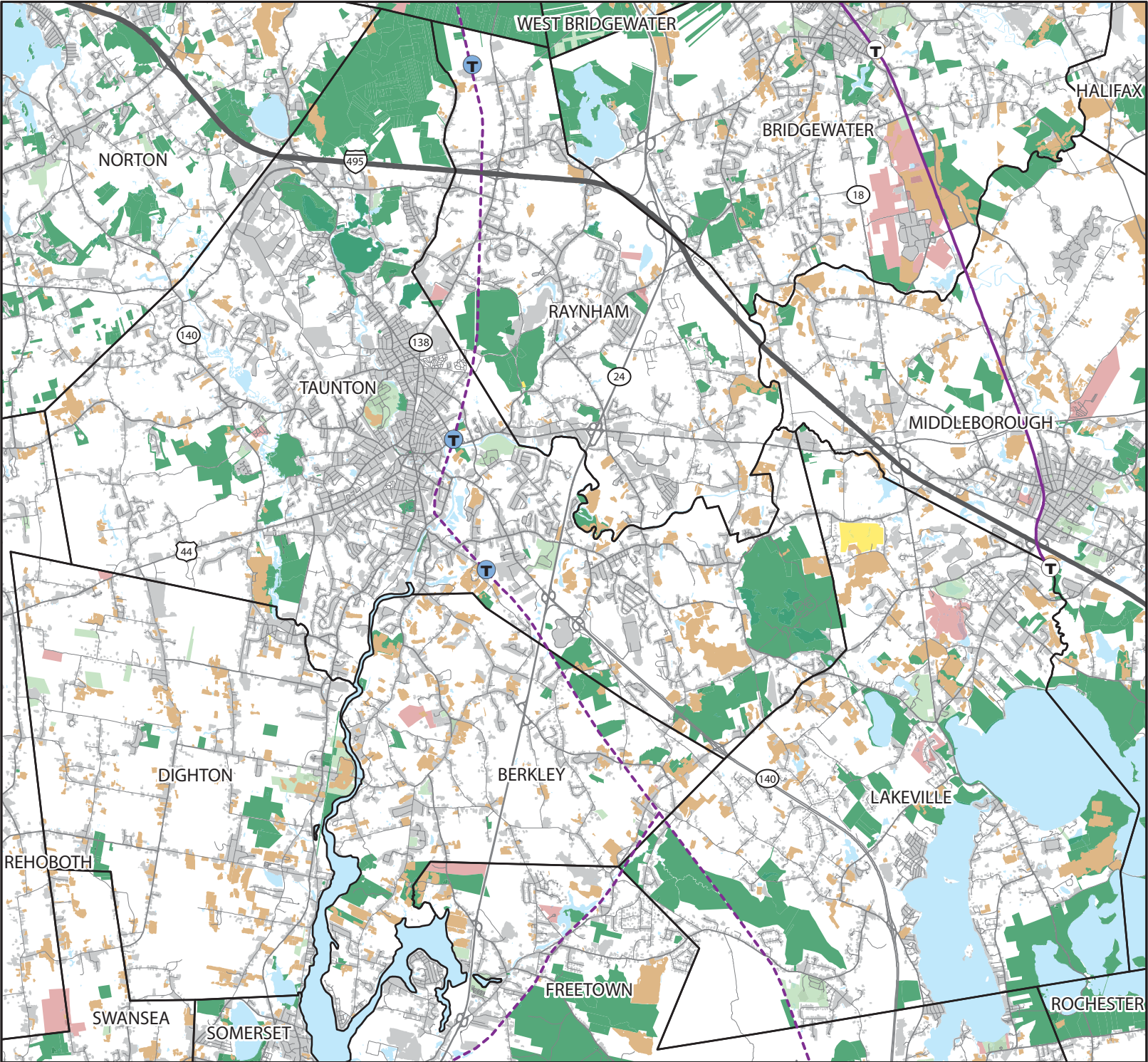
- Developed Land
- Open Space (Protected In Perpetuity)
- Open Space (Limited Protection)
- Open Space (Term-Limited or Unknown)
- Open Space (No Protection)
- Active Agriculture
- Water
- Municipal Boundaries
- Interstates
- Arterials and Collectors
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South Coast Rail  
Priority Area  
5-Year Update

Subregion 3: Berkley,  
Dighton, Lakeville,  
Raynham, Taunton

Map 3: Economic  
Development and  
Infrastructure

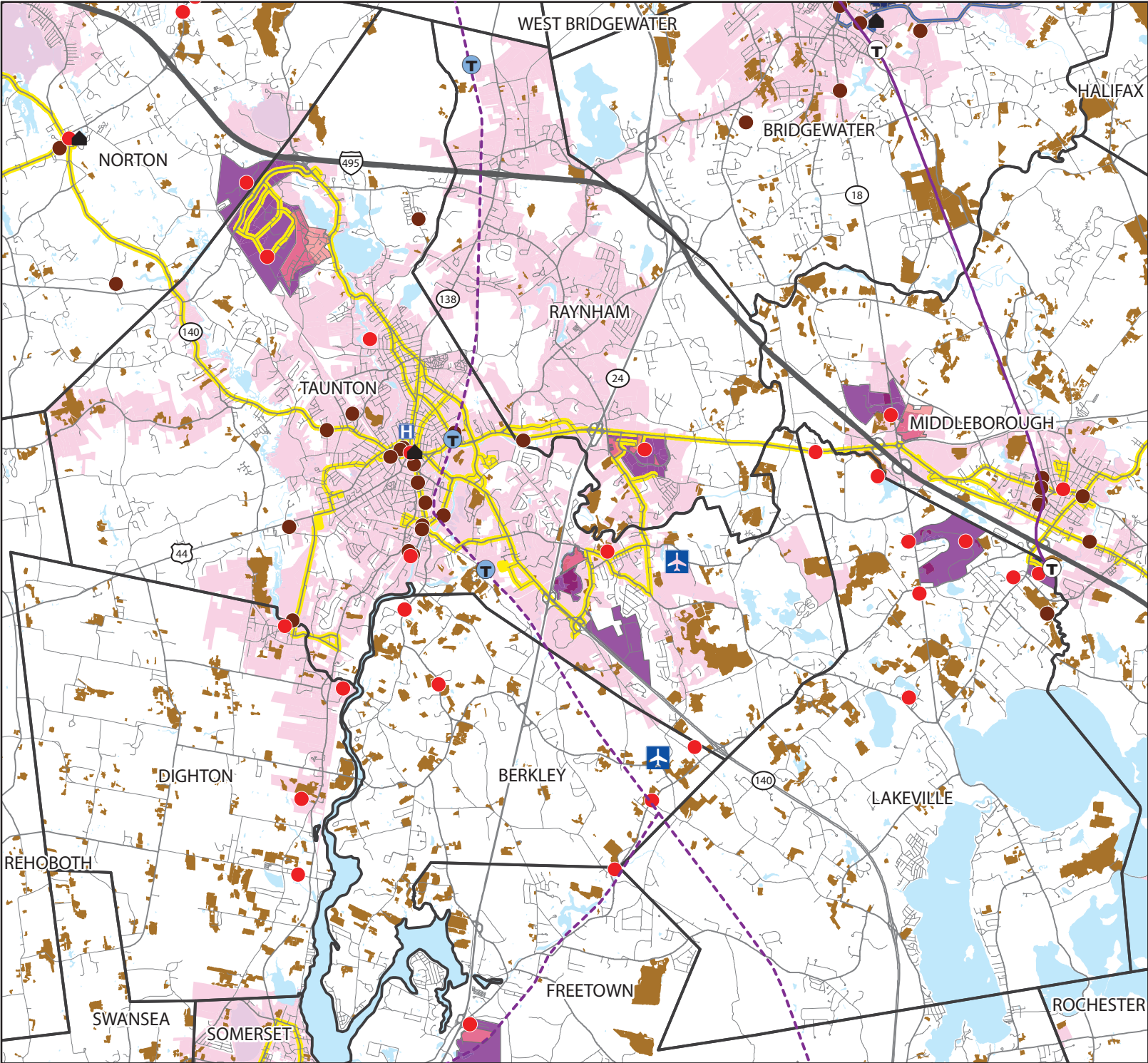
- Colleges and Universities
- Hospitals
- Airport
- EOHED Growth Districts Initiative
- EOHED Chapter 43D Districts
- Industrial Parks
- Economic Opportunity Areas (EOAs)
- MassDEP Activity and Use Limitation (AUL) Brownfield Sites
- SRTA/GATRA Fixed Bus Routes
- Active Agriculture
- Sewer Service
- Water
- Municipal Boundaries
- Interstates
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South Coast Rail  
Priority Area  
5-Year Update

Subregion 3: Berkley,  
Dighton, Lakeville,  
Raynham, Taunton

Map 4: Water Resources

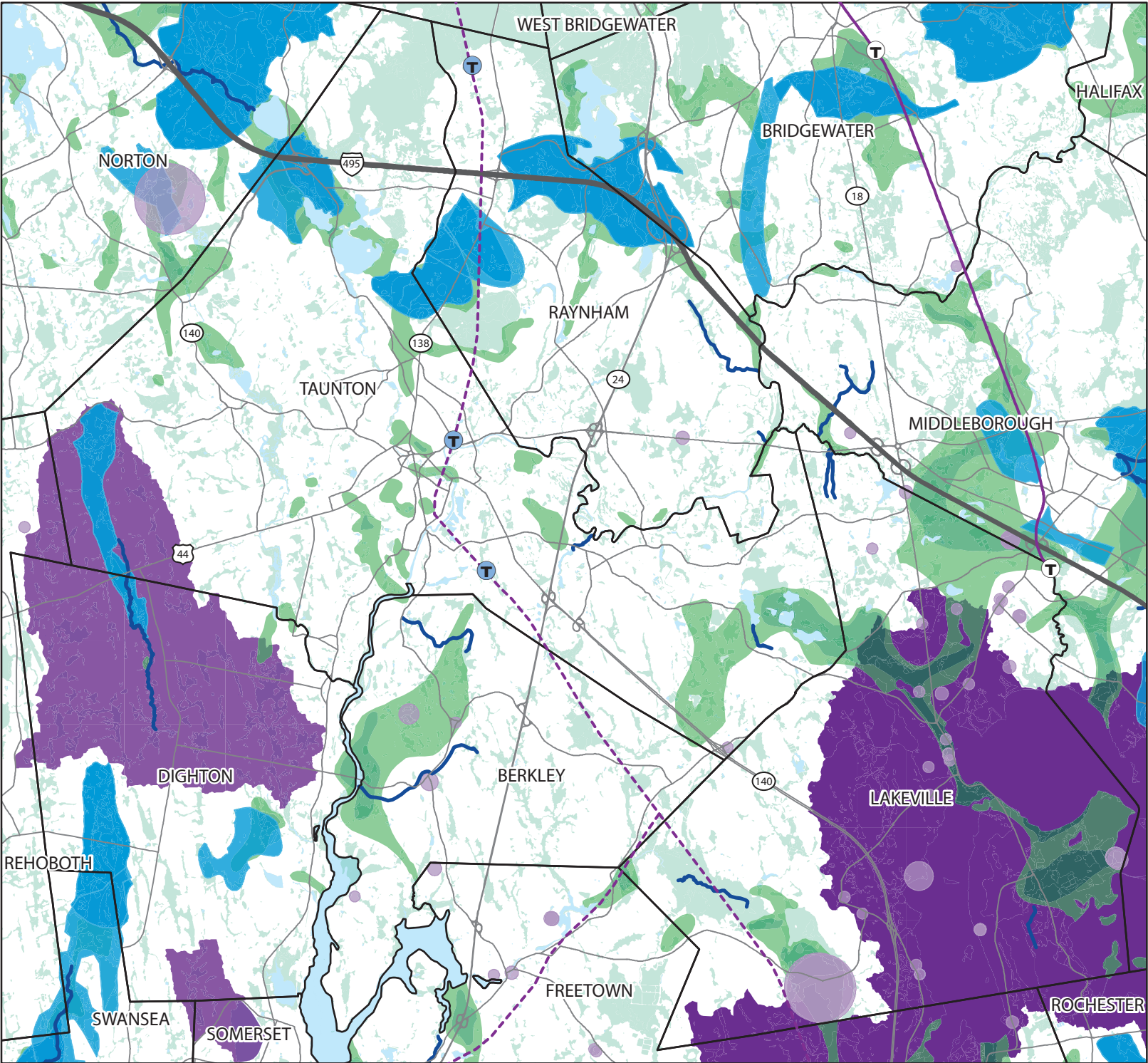
- DEP Approved Zone II Aquifers
- High-Yield Aquifers
- Medium-Yield Aquifers
- Interim Wellhead Protection Areas (IWPAs)
- DEP Outstanding Resource Waters - Public Water Supply Watershed
- DEP Wetland Bodies
- DF&G Coldwater Streams/Fisheries
- Water
- Municipal Boundaries
- Interstates
- Arterials and Collectors
- Local Roads
- MBTA Commuter Rail Stations
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# South Coast Rail Priority Area 5-Year Update

## Subregion 3: Berkley, Dighton, Lakeville, Raynham, Taunton

Map 5: Biodiversity and  
Natural Resources

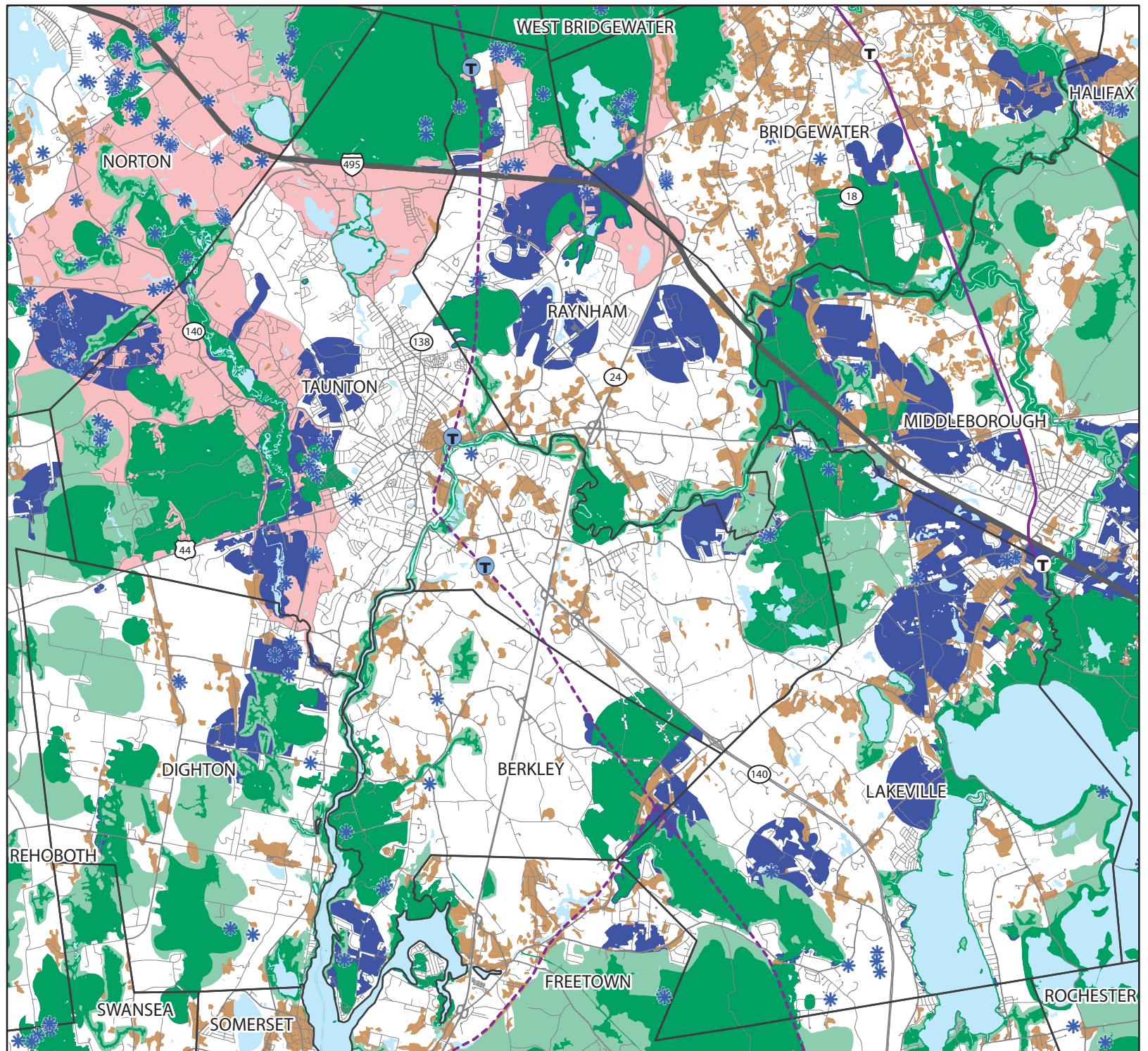
-  NHESP Certified Vernal Pool
-  All Areas Prime Farmland (NRCS SSURGO-Certified Soils)
-  NHESP Priority Habitats
-  BioMap2 Core Habitat
-  BioMap2 Critical Natural Landscapes
-  Area of Critical Environmental Concern (ACEC)
-  Water
-  Municipal Boundaries
-  Interstates
-  Arterials and Collectors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

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February 2013



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# South Coast Rail Priority Area 5-Year Update

## Subregion 3: Berkley, Dighton, Lakeville, Raynham, Taunton

Map 6: Housing and  
Environmental Justice (EJ)

- EOEEA 2010 EJ Block Group (Minority)
- EOEEA 2010 EJ Block Group (Income)
- EOEEA 2010 EJ Block Group (English Isolation)
- EOEEA 2010 EJ Block Group (Minority and Income)
- Municipal Boundaries
- SRTA/GATRA Fixed Bus Routes
- EOHEd Chapter 40R Districts
- 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%**

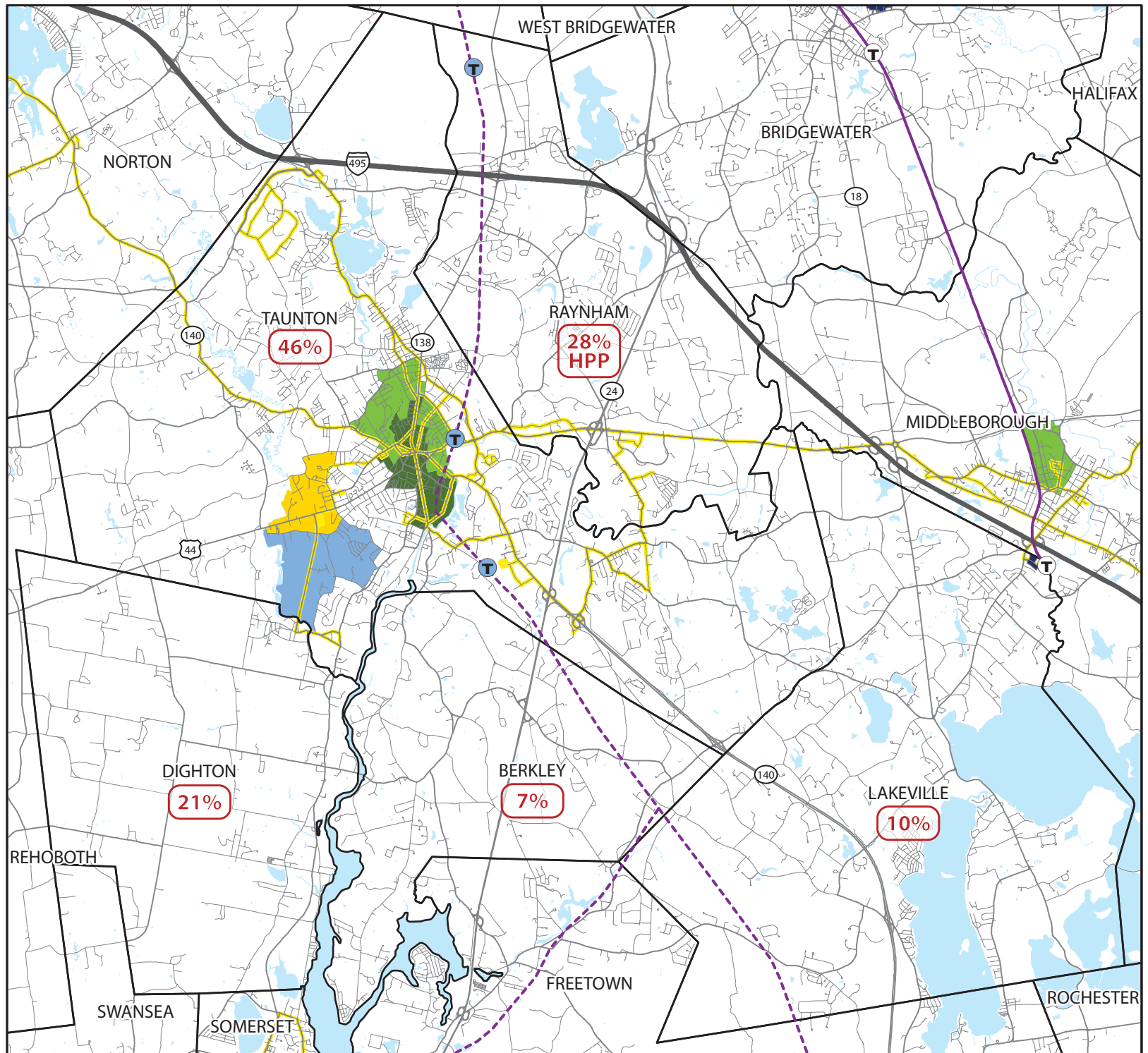
Percent of a community's total housing units that are affordable to households with incomes  $\leq$  80% the area median income (AMI).  
Note: 35% of all housing units in the South Coast Rail region are affordable to these households.

This map is for the sole purpose of aiding regional planning decisions and is not warranted for any other use.

February 2013

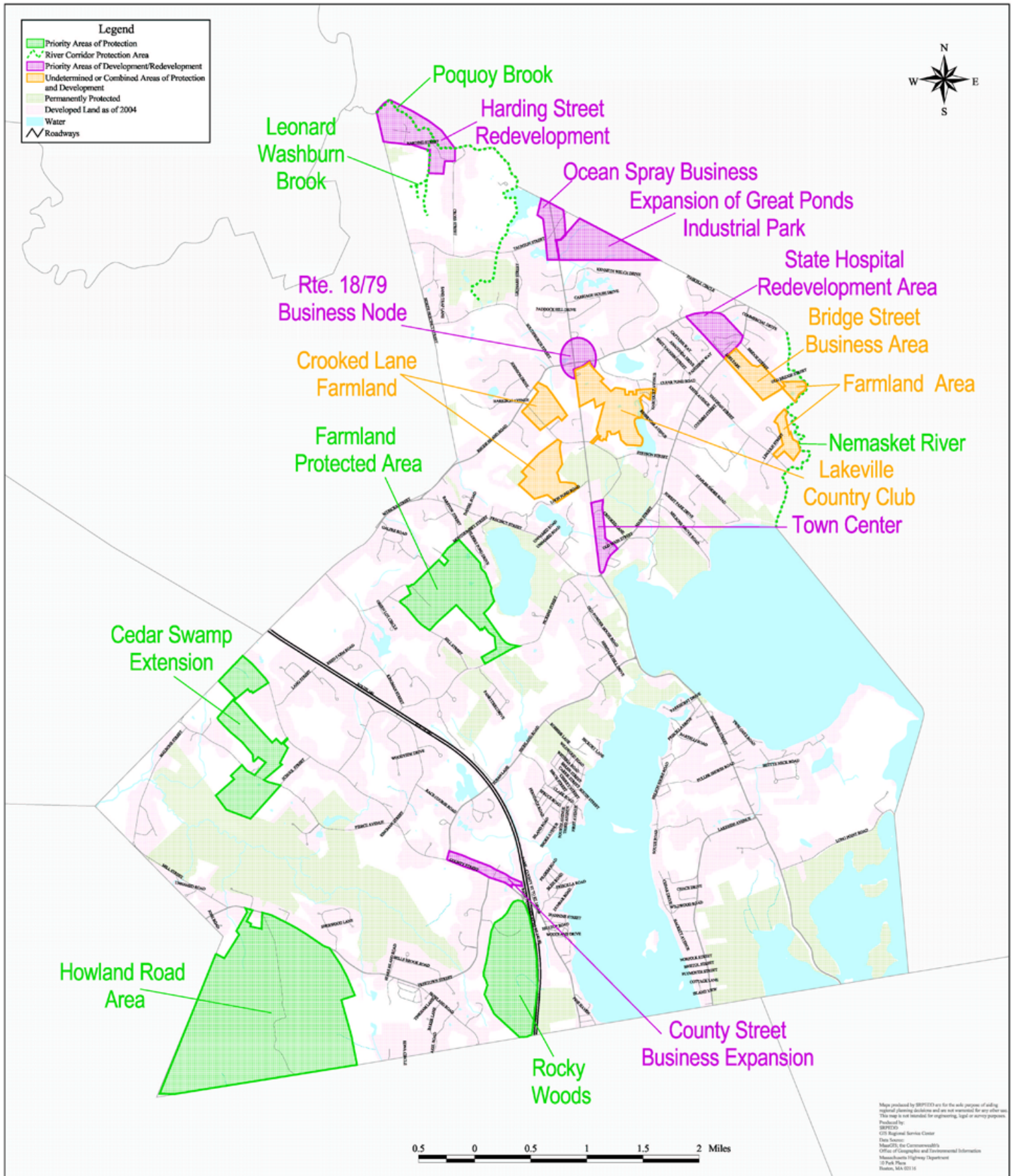


1 mile



**Legend**

- Priority Areas of Protection
- River Corridor Protection Area
- Priority Areas of Development/Redevelopment
- Undetermined or Combined Areas of Protection and Development
- Permanently Protected
- Developed Land as of 2004
- Water
- Roadways



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 CTR Regional Services Center  
 Date: 9/2008  
 Map: 001, the Commonwealth's  
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**SOUTH COAST RAIL**  
 Smart Growth  
 Corridor Plan

Town of Lakeville  
 Priority Development & Protection Areas

**ECOT**  
 Prepared By:  
 SRPEDD  
 September 2008