South Coast Rail Corridor Plan
Five-Year Update of Commmunity Priority Areas
Fall River

Legend:
- Priority Development Areas (PDAs)
- Priority Protection Areas (PPAs)
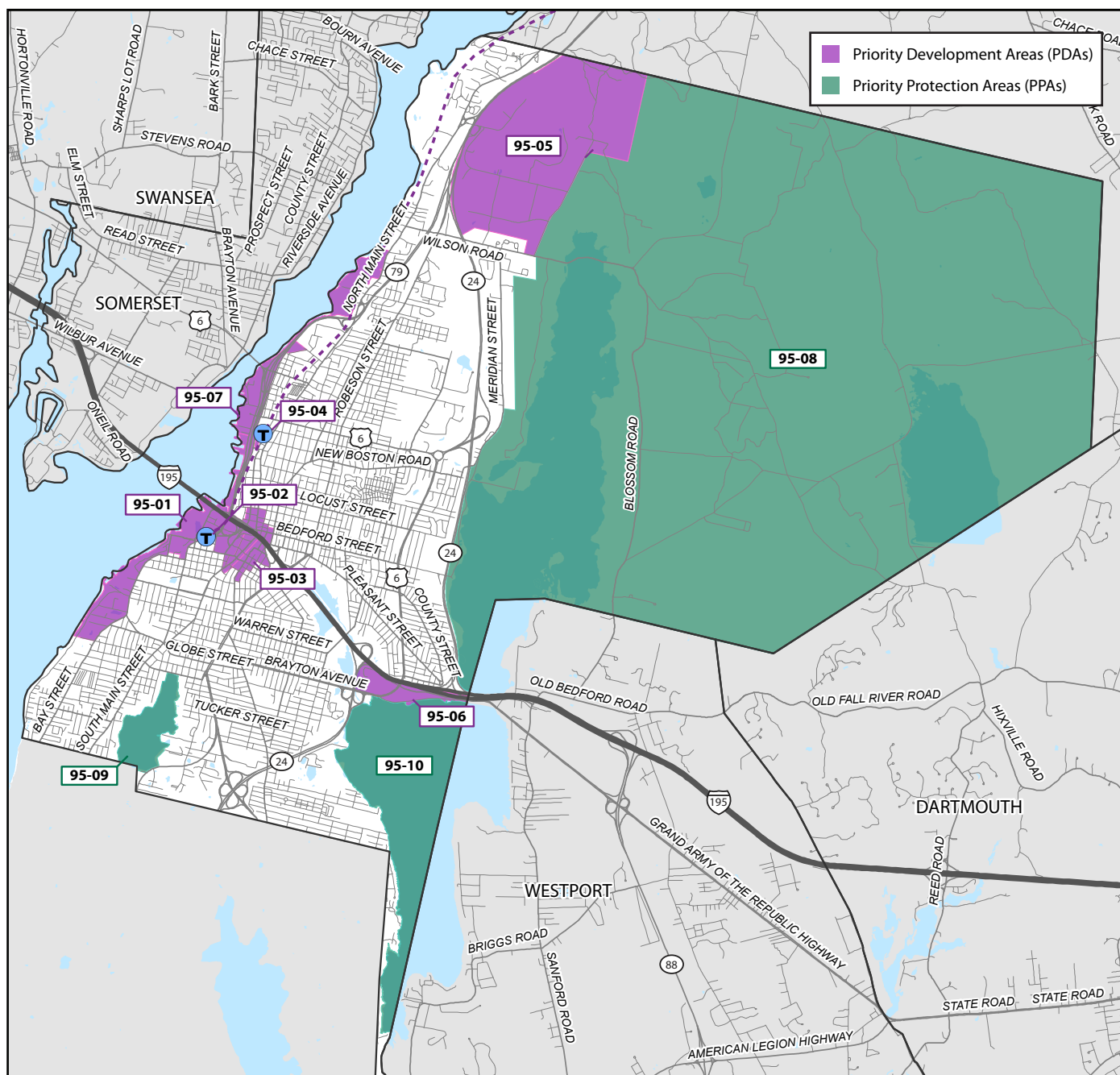
Federal Disclaimer, Title VI and Nondiscrimination Notice of Rights of Beneficiaries, Spanish and Portuguese Requests for Translation

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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

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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 Transportation (MassDOT)
Secretary Richard Davey
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Secretary Greg Bialecki
Victoria Maguire, State Permitting
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Steve Smith, Executive Director
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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.**

2013 Fall River Community Priority Area List

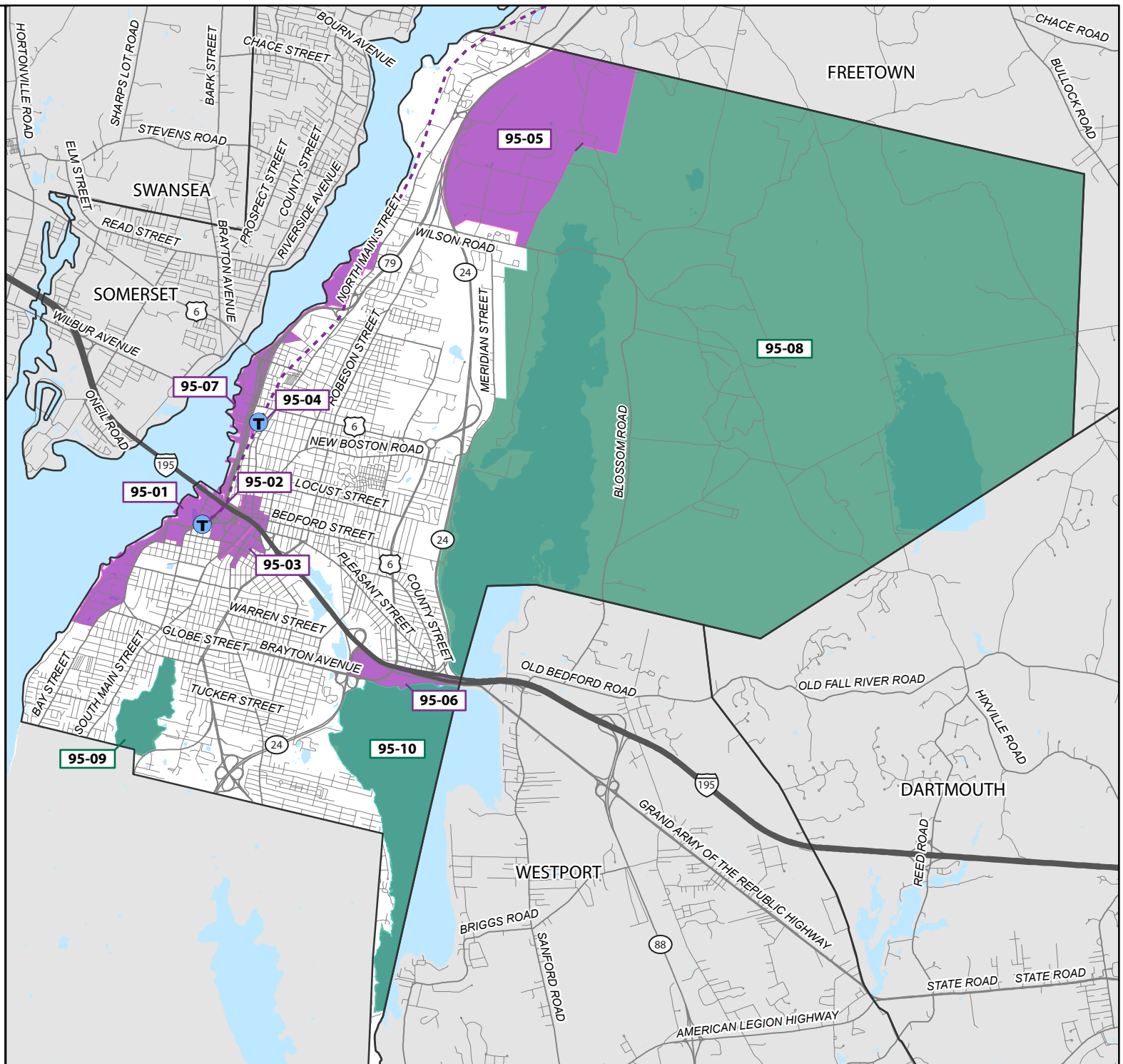| ID Number	Name	Type	Acres
95-01	Arts Overlay District	Development	158.93
95-02	Battleship Cove Station Site	Development	3.31
95-03	Central Business District	Development	64.97
95-04	Fall River Depot Station Site	Development	4.99
95-05	Industrial Park, Bio Park, and Commerce Park	Development	1,142.41
95-06	RDOD and ATMC	Development	98.50
95-07	Waterfront and Transit Oriented Development District	Development	342.20
95-08	Bio Reserve and Water Resource Protection Area	Protection	13,560.39
95-09	Cook Pond	Protection	162.43
95-10	Watuppa Pond	Protection	863.81

City of Fall River Community Priority Areas, 2013

Legend

Priority Development Areas (PDAs)

Priority Protection Areas (PPAs)

Combined PDA/PPA

Interstates

Arterials and Collectors

Local Roads

(T) MBTA Proposed Stations

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

OCPC

MAPC

SRPEDD

1 mile

CITY OF FALL RIVER
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 city of Fall River. 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 or 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.

CITY OF FALL RIVER RESULTS

On December 10, 2012, SRPEDD staff met with Mayor William A. Flanagan to re-introduce the Priority Area planning exercise. The Mayor designated the Fall River City Planner, Elizabeth Dennehy, as the contact person for this work. The preliminary municipal meeting was held on March 14, 2013 at SRPEDD. 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 city of Fall River held a public meeting to seek input from city residents on the revisions recommended by the municipal representatives on May 9, 2013 at City 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 Fall River 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 along with their related 2008 designations, describes their boundaries, and details their stated purposes in both 2008 (where applicable) and 2013.

<u>PRIORITY DEVELOPMENT AREAS</u>

Arts Overlay District [95-01]

Purpose: To create a core of arts, cultural, and residential activities and to encourage greater pedestrian connections among mixed-uses and to the downtown/Central Business District.

Boundaries: Boundaries correspond to the Arts Overlay District Zoning District.

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

Battleship Cove Station Site [95-02]

Purpose: Commuter Rail Station and multi-modal hub with connections to the Waterfront and Downtown.

Boundaries: Boundaries correspond to the parcel containing the proposed commuter rail station site.

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

Central Business District [95-03]

Purpose: Diverse, Central Business District economic development.

Boundaries: Boundaries correspond to the Central Business District zoning where not covered by the Arts Overlay District.

Changes from 2008: In 2008, this PA was called <u>Downtown Fall River Area</u>. Community representatives renamed this PA in order to more clearly describe its location and altered its boundaries to more clearly follow zoning districts.

Fall River Depot Station Site [95-04]

Purpose: Commuter Rail Station and multi-modal hub.

Boundaries: Boundaries correspond to parcels containing the proposed commuter rail station site.

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

Industrial Park, Bio Park, and Commerce Park [95-05]

Purpose: Economic Development and Research and Development.

Boundaries: Boundaries correspond to the Industrial Park and Research and Development Overlay Districts. This designation contains Economic Opportunity Areas (EOA), a Chapter 43D Priority Development Site (PDS), and an EOHED Growth Districts Initiative (GDI) site.

Changes from 2008: In 2008, this PA consisted only of the smaller Fall River Executive Park PDA. Community representatives expanded boundaries to more clearly follow zoning districts and to designate a larger area.

RDOD and ATMC [95-06]

Purpose: Economic Development and Research and Development.

Boundaries: Boundaries correspond to the Research and Development Overlay District. This designation contains an EOA and OpenCape Broadband infrastructure.

Changes from 2008: In 2008, this PA was called Research and Technical District. Community representatives renamed this PA in order to more clearly describe its purpose and location and altered its boundaries to more clearly follow zoning districts.

Waterfront and Transit Oriented Development [95-07]

Purpose: Transit-Oriented Development. Commercial and Industrial development associated with the Waterfront along with mixed-use potential.

Boundaries: Boundaries correspond to the existing WTOD district and the proposed enlargement of the WTOD district. This area contains an EOA.

Changes from 2008: In 2008, this PA consisted of three separate, but adjacent PDAs: Central Waterfront, Designated Port Area, and South Waterfront. Community representatives altered boundaries to more clearly follow parcel zoning districts and to designate a larger, contiguous area. Representatives also chose to change this priority designation from Combined PDA/PPA to PDA in order to emphasize potential development that revitalizes and complements the Waterfront.

PRIORITY PROTECTION AREAS

Bio Reserve and Water Resource Protection Area [95-08]

Purpose: To protect water resources and natural habitats.

Boundaries: Boundaries correspond to the Watershed and Water Supply Overlay District Zoning District; this expansive designation includes BioMap 2 Core Habitats and Critical Natural Landscapes, NHESP Vernal Pools, Zone A Surface Water Protection Areas, and High- and Medium-Yield Aquifers.

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

Cook Pond [95-09]

Purpose: To protect water resources and encourage passive recreation.

Boundaries: Boundaries correspond to the pond's shoreline.

Changes from 2008: Community representatives altered boundaries to more clearly follow the shoreline of the pond. Representatives also chose to change this priority designation from Combined PDA/PPA to PPA in order to emphasize preservation and recreation efforts.

Watuppa Pond [95-10]

Purpose: To protect water resources.

Boundaries: Boundaries reflect the portion of the pond within Fall River.

Changes from 2008: Community representatives altered boundaries to more clearly follow the shoreline of the pond.

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 4: Fall River, Freetown, Somerset

Map 1: Community Priority Area Designations, 2008-09

Legend:
- Priority Development Areas (PDAs)
- Priority Protection Areas (PPAs)
- Combined PDA/PPA
- Overlapping Priority Areas
- Water
- Municipal Boundaries
- Interstates
- Arterials and Collectors
- Local Roads
- (T) 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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Executive Office Of Housing and Economic Development

OCPC   MAPC   SRPEDD

1 mile

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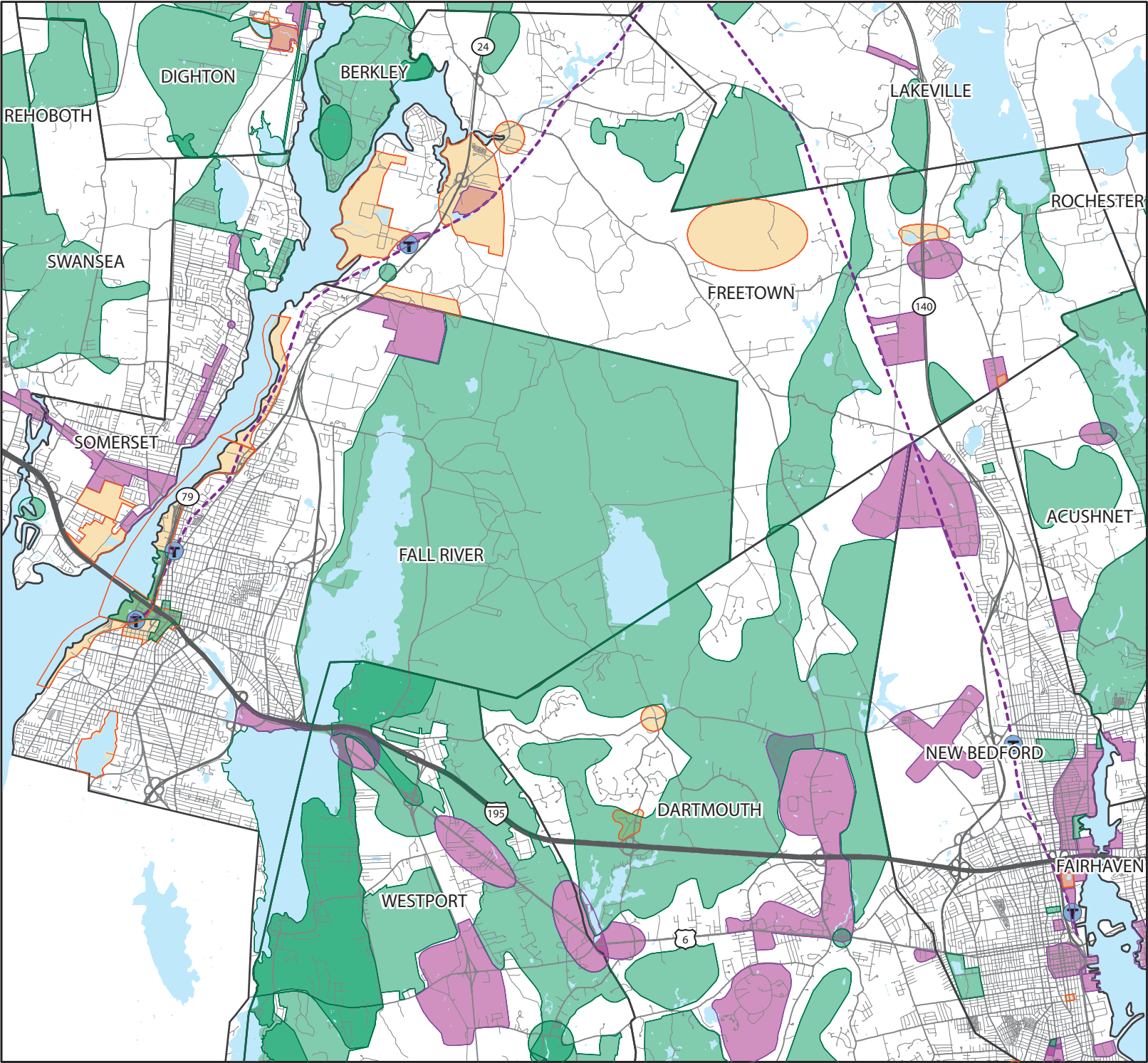
South Coast Rail Priority Area 5-Year Update

Subregion 4: Fall River, Freetown, Somerset

Map 2: Open Space & Developed Land

Legend

- 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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1 mile

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REHOBOTH

DIGHTON

BERKLEY

LAKEVILLE

ROCHESTER

SWANSEA

FREETOWN

SOMERSET

FALL RIVER

ACUSHNET

NEW BEDFORD

DARTMOUTH

WESTPORT

FAIRHAVEN
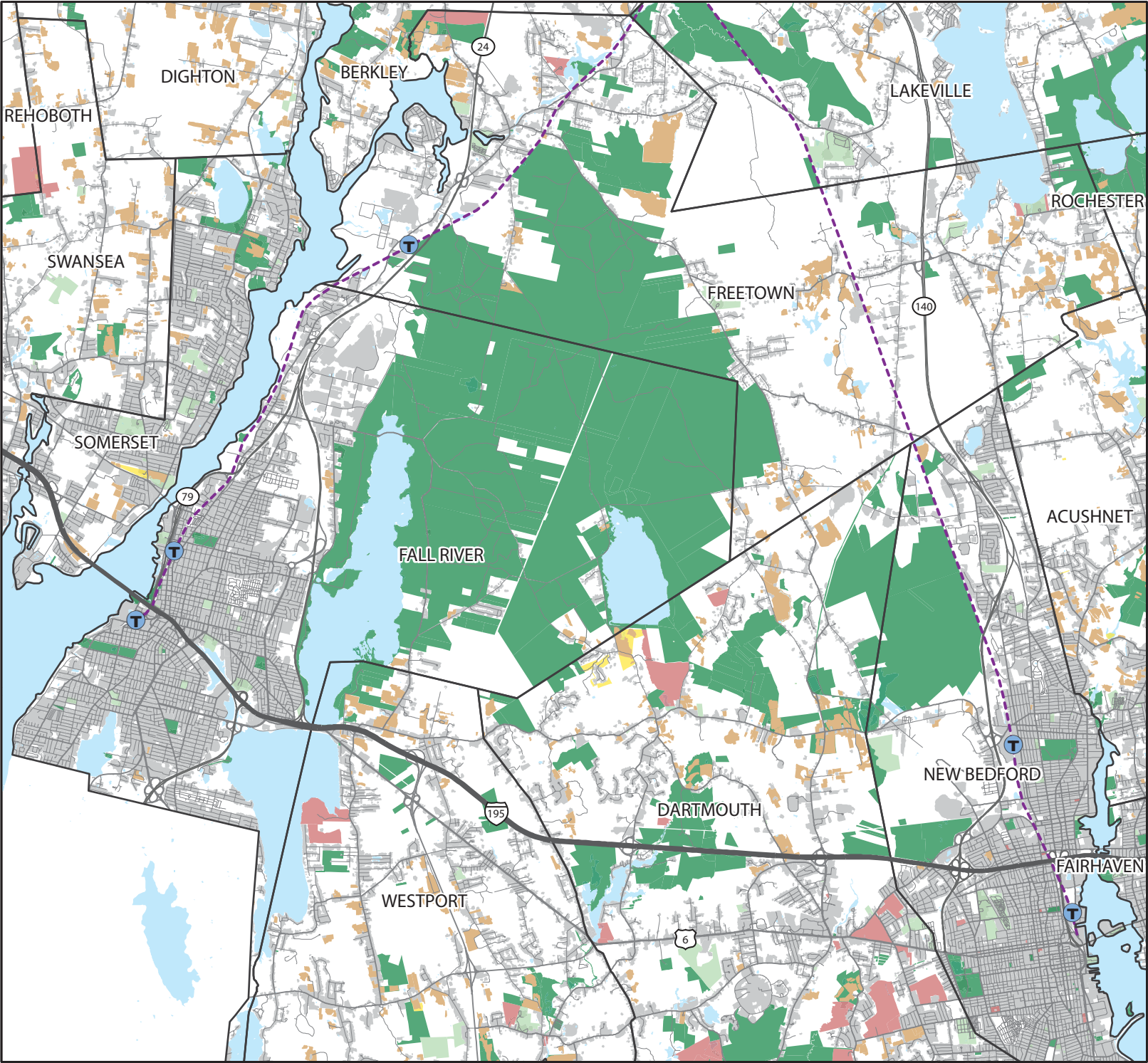
South Coast Rail Priority Area 5-Year Update

Subregion 4: Fall River, Freetown, Somerset

Map 3: Economic Development and Infrastructure

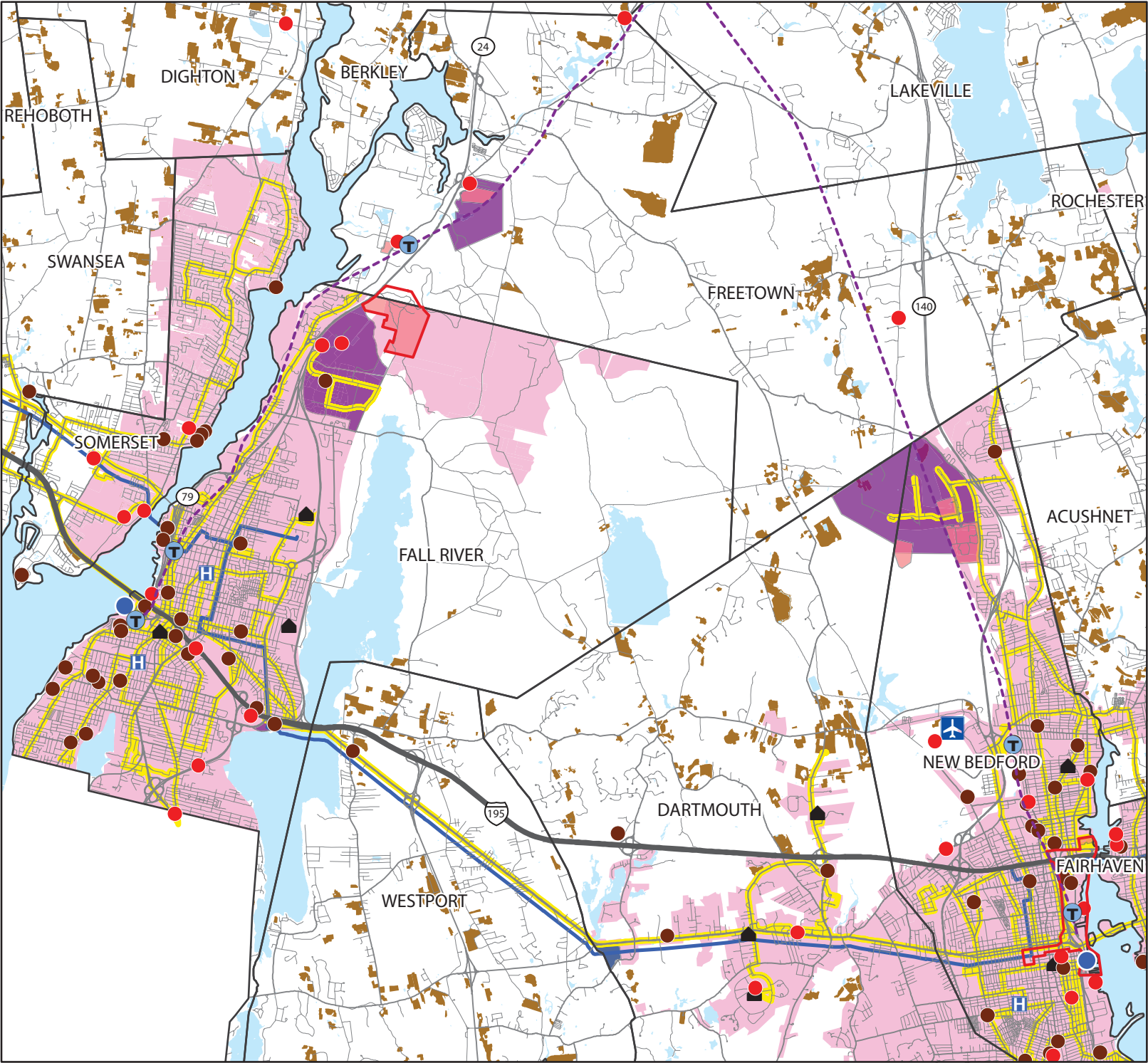Legend:
- ▲ Colleges and Universities
- Ⓗ Hospitals
- ✈ Airport
- ● Seaport
- ▢ EOHED Growth Districts Initiative
- ▢ EOHED Chapter 43D Districts
- ▢ EOHED Chapter 40R Districts
- ▢ Industrial Parks
- ● Economic Opportunity Areas (EOAs)
- ● MassDEP Activity and Use Limitation (AUL) Brownfield Sites
- ─ SRTA/GATRA Fixed Bus Routes
- ─ OpenCape Broadband
- ▢ Active Agriculture
- ▢ Sewer Service
- ▢ 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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OCPC   MAPC   SRPEDD

1 mile

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Map labels: REHOBOTH, DIGHTON, BERKLEY, LAKEVILLE, SWANSEA, ROCHESTER, FREETOWN, SOMERSET, FALL RIVER, ACUSHNET, NEW BEDFORD, DARTMOUTH, FAIRHAVEN, WESTPORT, 24, 140, 79, 195

South Coast Rail Priority Area 5-Year Update

Subregion 4: Fall River, Freetown, Somerset
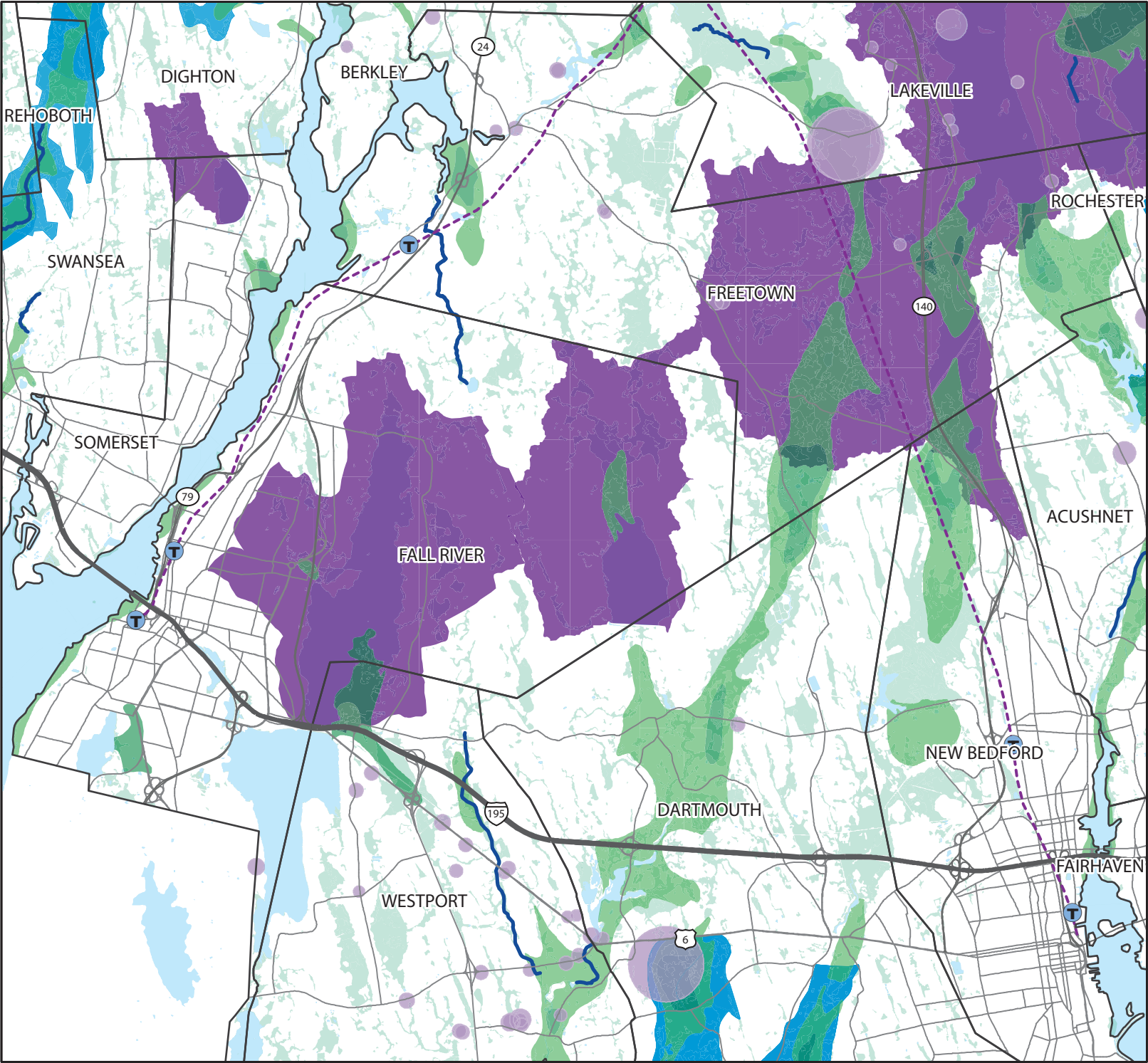
Map 4: Water Resources

Legend:

- ■ 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 Proposed Stations
- --- MBTA Proposed Rail Lines

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1 mile

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DIGHTON

BERKLEY

REHOBOTH

LAKEVILLE

ROCHESTER

SWANSEA

FREETOWN

SOMERSET

FALL RIVER

ACUSHNET

NEW BEDFORD

DARTMOUTH

FAIRHAVEN

WESTPORT

**South Coast Rail
Priority Area
5-Year Update**

**Subregion 4: Fall River,
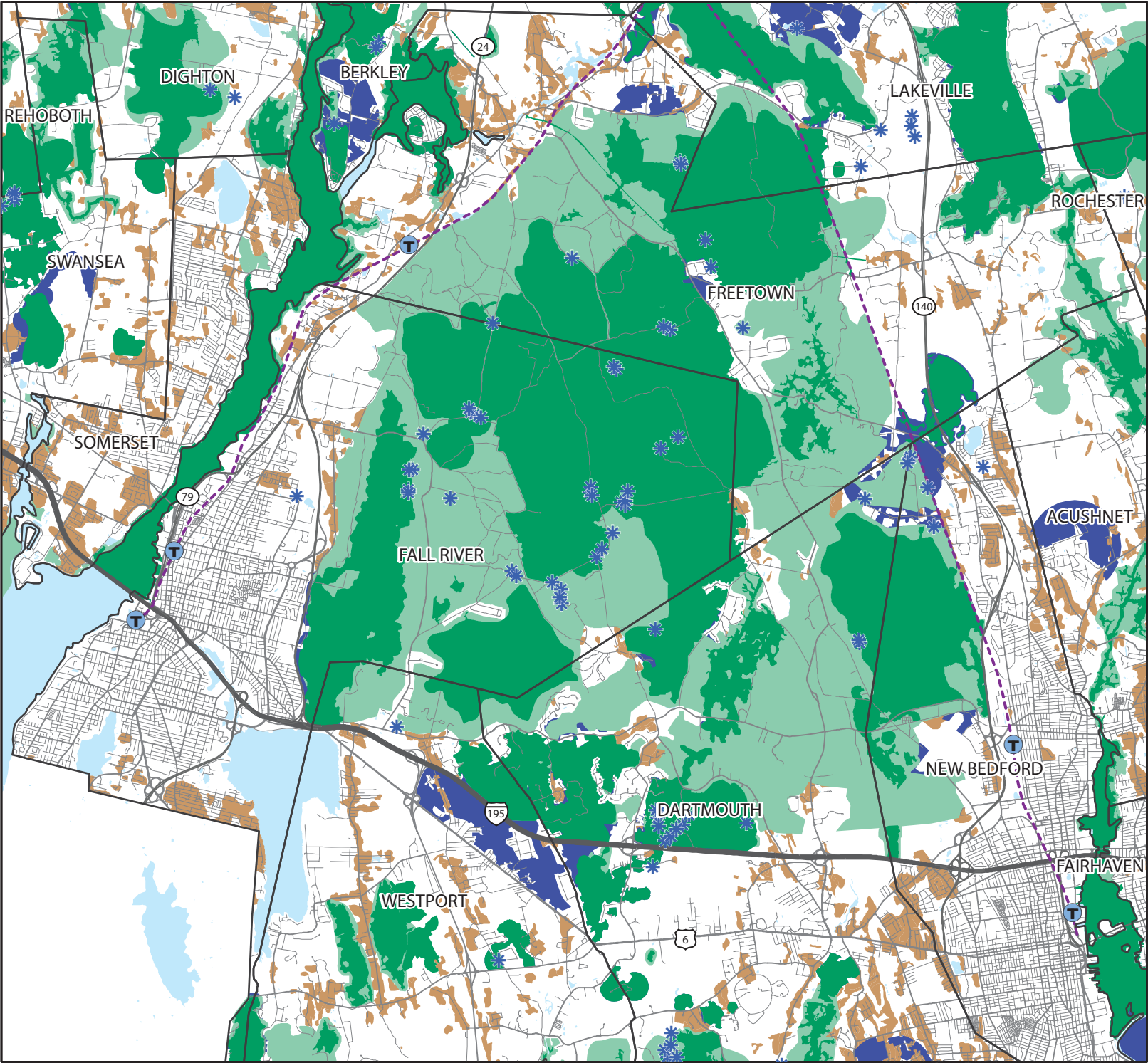Freetown, Somerset**

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
▮ Water
▢ Municipal Boundaries
━ Interstates
━ Arterials and Collectors
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Ⓣ MBTA Proposed Stations
┅ MBTA Proposed Rail Lines

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Economic Development

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▮▯ 1 mile   ①

South Coast Rail Priority Area 5-Year Update

Subregion 4: Fall River, Freetown, Somerset

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 (Income and English Isolation)
- ⬛ EOEEA 2010 EJ Block Group (Minority, Income, and English Isolation)
- ⬛ EOHED Chapter 40R Districts
- ▬ BAT/GATRA Fixed Bus Routes
- ☐ Municipal Boundaries
- ▬ Interstates
- ▬ Arterials and Collectors
- ▬ Local Roads
- Ⓣ MBTA Commuter Rail Stations
- ▬ ▬ MBTA Commuter Rail Lines
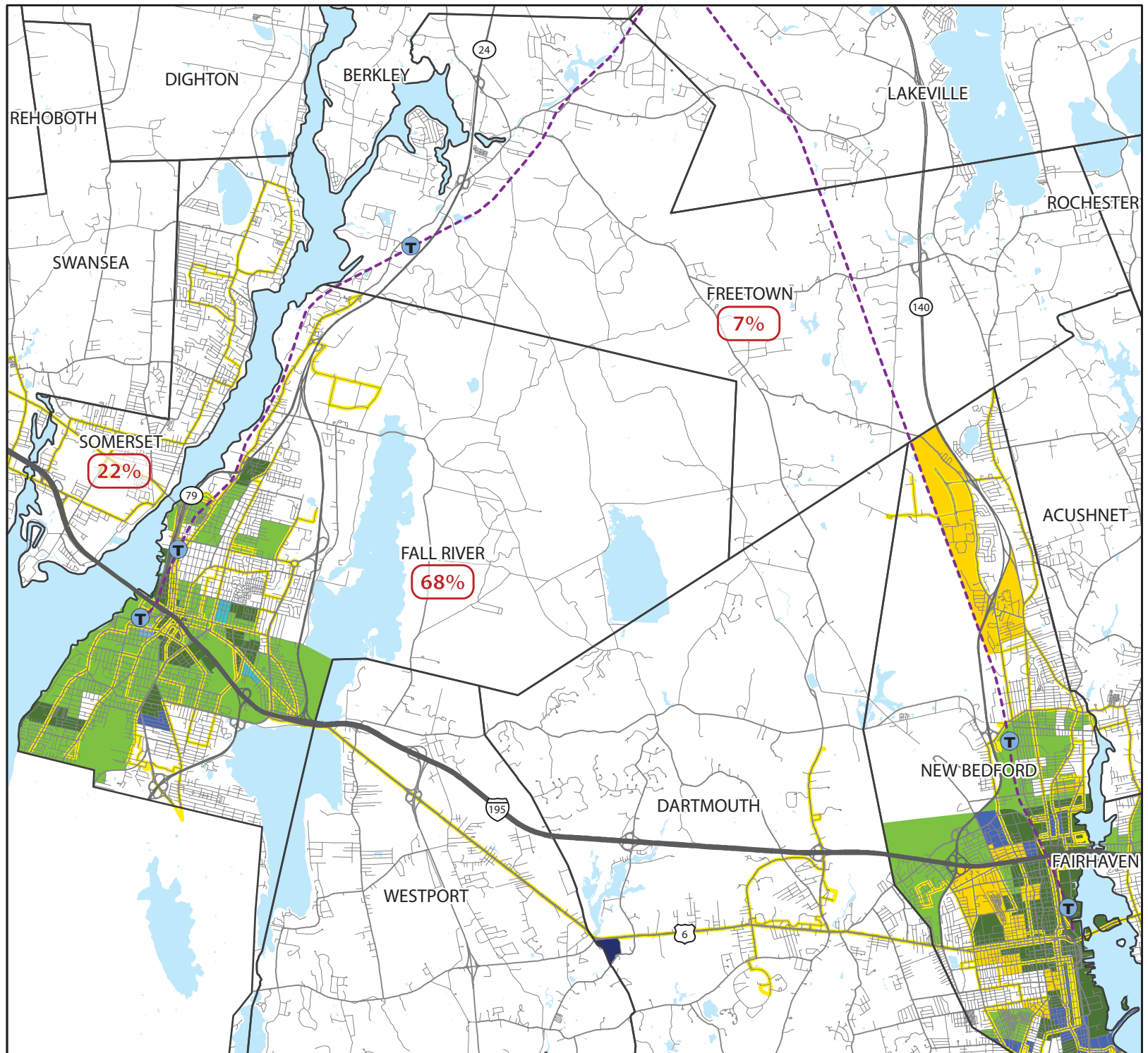- Ⓣ MBTA Proposed Stations
- ▬ ▪ MBTA Proposed Rail Lines

35% Percent of a community's total housing units that are affordable to households with incomes ≤ 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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OCPC

MAPC

SRPEDD

1 mile

①

DIGHTON
BERKLEY
LAKEVILLE
REHOBOTH
ROCHESTER
SWANSEA
FREETOWN
7%
SOMERSET
22%
ACUSHNET
FALL RIVER
68%
NEW BEDFORD
DARTMOUTH
FAIRHAVEN
WESTPORT

Fall River
Executive Park

North
Waterfront

Central Waterfront

Fall River Depot

Central Area
Designated Port Area

Battleship
Cove Station

Arts Overlay
District

Downtown
Fall River Area

South
Waterfront

Cook Pond
Redevelopment
& Protection Area

Quequechan
River Bike Path

Research and
Technical District

Bioreserve
and Water Resource
Protection Area

N
W   E
S

Legend

▇ (green)	Priority Areas of Protection
▇ (magenta)	Priority Areas of Development/Redevelopment
▇ (orange)	Undetermined or Combined Areas of Protection and Development
▇ (light green)	Permanently Protected
▇ (pink)	Developed Land
▇ (cyan)	Water
╱╲	Roadways

1   0   1 Miles

SOUTH COAST RAIL
Smart Growth
Corridor Plan

City of Fall River
Priority Development & Protection Areas

EOT