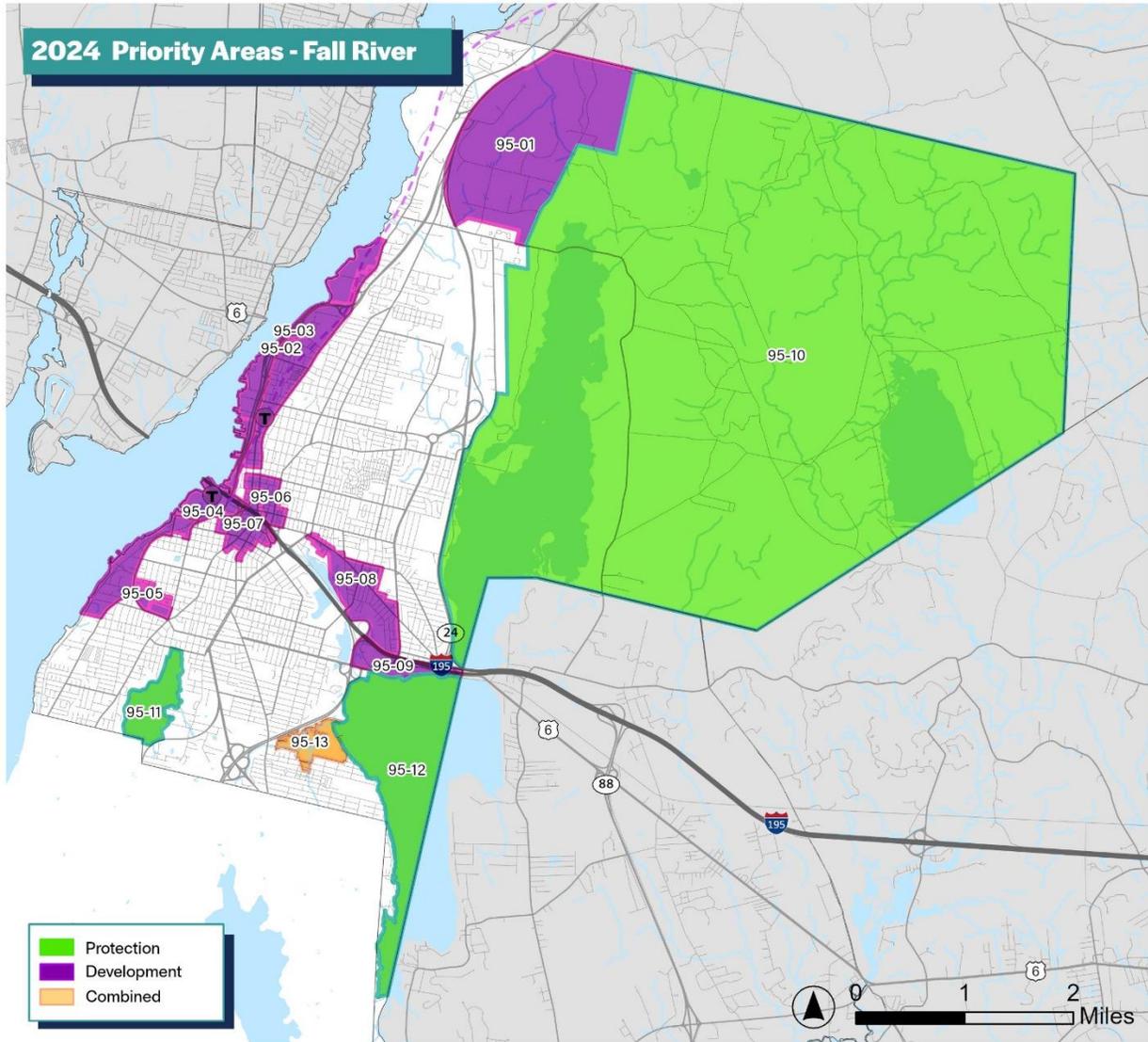


## 2024 Fall River Priority Areas

Please see an interactive version of your community's priority areas at this link:  
<https://arcg.is/1myS4y>.



## Priority Development Areas

Priority Area ID	Priority Area Name	Acres
95-01	Industrial Park, Bio Park, and Commerce Park	1142.4
95-02	Waterfront Transit Oriented Development District	342.2
95-03	Waterfront District	361.3
95-04	Battleship Cove Station Site	85.2
95-05	Wyoming Mills	41.5
95-06	Arts Overlay District	74.3
95-07	Central Business District	103.3
95-08	Flint Neighborhood Redevelopment	218.0
95-09	RDOD and ATMC	98.5

## Priority Protection Areas

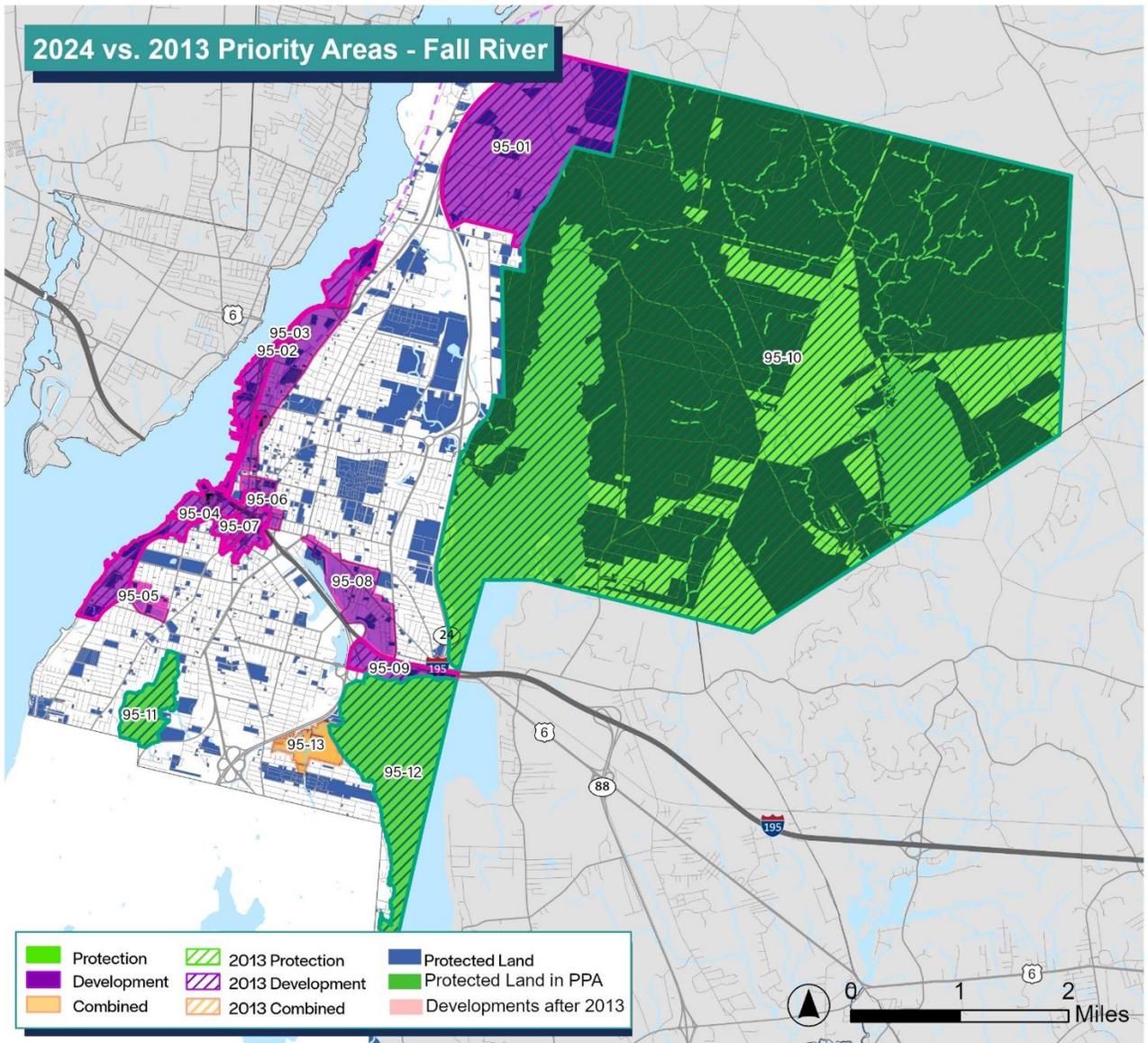
Priority Area ID	Priority Area Name	Acres
95-10	Bio Reserve and Water Resource Protection Area	13560.4
95-11	Cook Pond	162.4
95-12	Watuppa Pond	863.8

## Combined Priority Areas

Priority Area ID	Priority Area Name	Acres
95-13	Jefferson Street	97.2

**Priority Areas: 2013 and 2024 Comparison**

In addition to depicting Fall River’s past and current PDAs and PPAs, this map also shows areas of recent development (red) and land that is already protected through public ownership or conservation restrictions (blue and darker green). In some cases, community representatives referenced these considerations when making their 2024 Priority Area designations.



## PRIORITY DEVELOPMENT AREAS

### **Industrial Park, Bio Park, and Commerce Park [95-01]**

*Purpose:* Economic Development and Research and Development.

*Implementation:* No immediate action items at this time.

*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 2013:*

- No changes to boundaries.
- Amazon warehouse opened in 2016-2017. Continued development and a few expansions of businesses. New businesses are opening, running out of vacant land.

### **Waterfront Transit Oriented Development [95-02]**

*Purpose:* Transit-Oriented Development around new South Coast Rail station.

*Implementation:* No immediate action items at this time.

*Boundaries:* Boundaries correspond to the expanded WTOD.

*Changes from 2013:*

- Separated from the Waterfront and Transit Oriented Development PDA from 2013.
- WTOD boundary was updated to ensure Fall River is in compliance with 3A MBTA Communities requirements allowing multifamily housing by-right.

### **Waterfront District [95-03]**

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

*Implementation:* No immediate action items at this time.

*Boundaries:* Boundaries correspond to the waterfront portions of the Arts Overlay Zoning District.

*Changes from 2013:*

- Separated from the Waterfront and Transit Oriented Development PDA from 2013.

### **Battleship Cove Station Site [95-04]**

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

*Implementation:* No immediate action items at this time.

*Boundaries:* Boundaries correspond to the parcel containing the proposed commuter rail station site and surrounding areas in the Arts Overlay district.

*Changes from 2013:*

- Expanded to include parts of the Arts Overlay district and shifted to capture proposed commuter rail station site.

### **Wyoming Mills [95-05]**

*Purpose:* Accompanying development related to the Wyoming Mills redevelopment.

*Implementation:* No immediate action items at this time.

*Boundaries:* Boundaries correspond to selected parcels that contain the site of the former Mill complex.

*Changes from 2013:*

- New Priority Area in 2024.
- Wyoming Mills is an adaptive reuse and ground-up project with a total of 80,000 sq ft of commercial space and 400 units.

### **Arts Overlay District [95-06]**

*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.

*Implementation:* No immediate action items at this time.

*Boundaries:* Boundaries correspond to the Arts Overlay District Zoning District (that are not in other PDAs, including CBD, Battleship Cove, or Waterfront).

*Changes from 2013:*

- Separated parts that were included in the CBD, Battleship Cove, and Waterfront districts. Expanded boundaries to capture Arts Overlay District Zoning.

### **Central Business District [95-07]**

*Purpose:* Diverse, Central Business District economic development.

*Implementation:* No immediate action required.

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

*Changes from 2013:*

- Expanded to follow CDB zoning.

### **Flint Neighborhood Redevelopment [95-08]**

*Purpose:* Revitalization of Fall River’s second downtown area, which has historical significance but currently has many vacant storefronts.

*Implementation:* Continue the Pleasant Street Urban Renewal study and follow recommendations.

*Boundaries:* Boundaries correspond to the Study Area boundary of the Pleasant Street or Flint Neighborhood Urban Renewal Study.

*Changes from 2013:*

- New PDA in 2024.

### **RDOD and ATMC [95-09]**

*Purpose:* Economic Development and Research and Development. The Advanced Technology & Manufacturing Center (ATMC).

*Implementation:* No immediate action items at this time. Re-evaluate necessity of this PDA.

*Boundaries:* Boundaries correspond to the Research and Development Overlay District.

*Changes from 2013:*

- No change to boundaries or purpose.

## **PRIORITY PROTECTION AREAS**

### **Bio Reserve and Water Resource Protection Area [95-10]**

*Purpose:* To protect water resources and natural habitats.

*Implementation:* No immediate action items at this time. Evaluate the need to acquire properties for permanent conservation.

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

*Changes from 2013:*

- No new changes or updates.

### **Cook Pond [95-11]**

*Purpose:* To protect water resources and encourage passive recreation.

*Implementation:* No immediate action items at this time. Evaluate the need to acquire properties for permanent conservation.

*Boundaries:* Boundaries correspond to the pond's shoreline.

*Changes from 2013:*

- No new changes or updates to boundary.

- Walking trails added at the northern edge of the pond. Cleaned out overgrowth to improve view of the pond. Includes a public green space, and state has a boat launch.

### **Watuppa Pond [95-12]**

*Purpose:* To protect water resources.

*Implementation:* No immediate action items at this time. Evaluate the need to acquire properties for permanent conservation.

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

*Changes from 2013:*

- No new changes or updates to boundary.
- Water department looking at wetland area for improvements. Wetlands can help with contamination and reduce invasive species. There is a potential for a mill adaptive reuse project.

## **COMBINED PRIORITY AREAS**

### **Jefferson Street [95-13]**

*Purpose:* To restore wetlands and promote adaptive reuse of an existing mill building.

*Implementation:* No immediate action required. Look for wetland restoration opportunities and mill redevelopment.

*Boundaries:* Boundaries reflect selected parcels for mill redevelopment off Watuppa Pond.

*Changes from 2013:*

- New combined area in 2024.