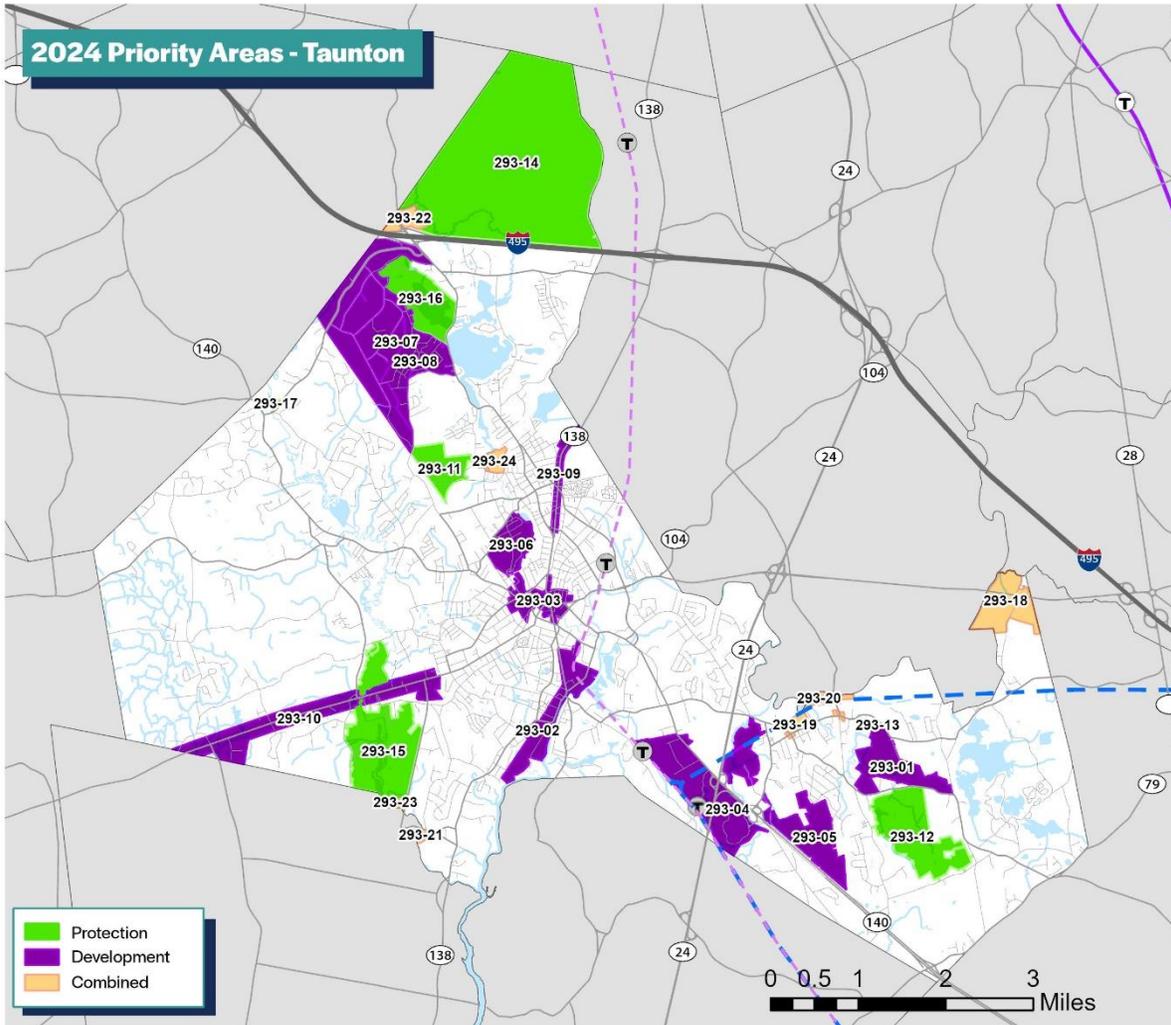


2024 Taunton Priority Areas Report

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
293-01	Airport Development District	228.7
293-02	Weir Redevelopment Area	231.7
293-03	Downtown Taunton Business District	135.1
293-04	Transit-Oriented Development Overlay District	430.9
293-05	Liberty and Union Industrial Park	356.8
293-06	Taunton State Hospital	147.8
293-07	Myles Standish Industrial Park	691.1
293-08	Myles Standish Industrial Park Expansion and Life Science Center	245.8
293-09	Route 138 Business Corridor	65.6
293-10	Route 44 Highway Business	410.2

Priority Protection Areas

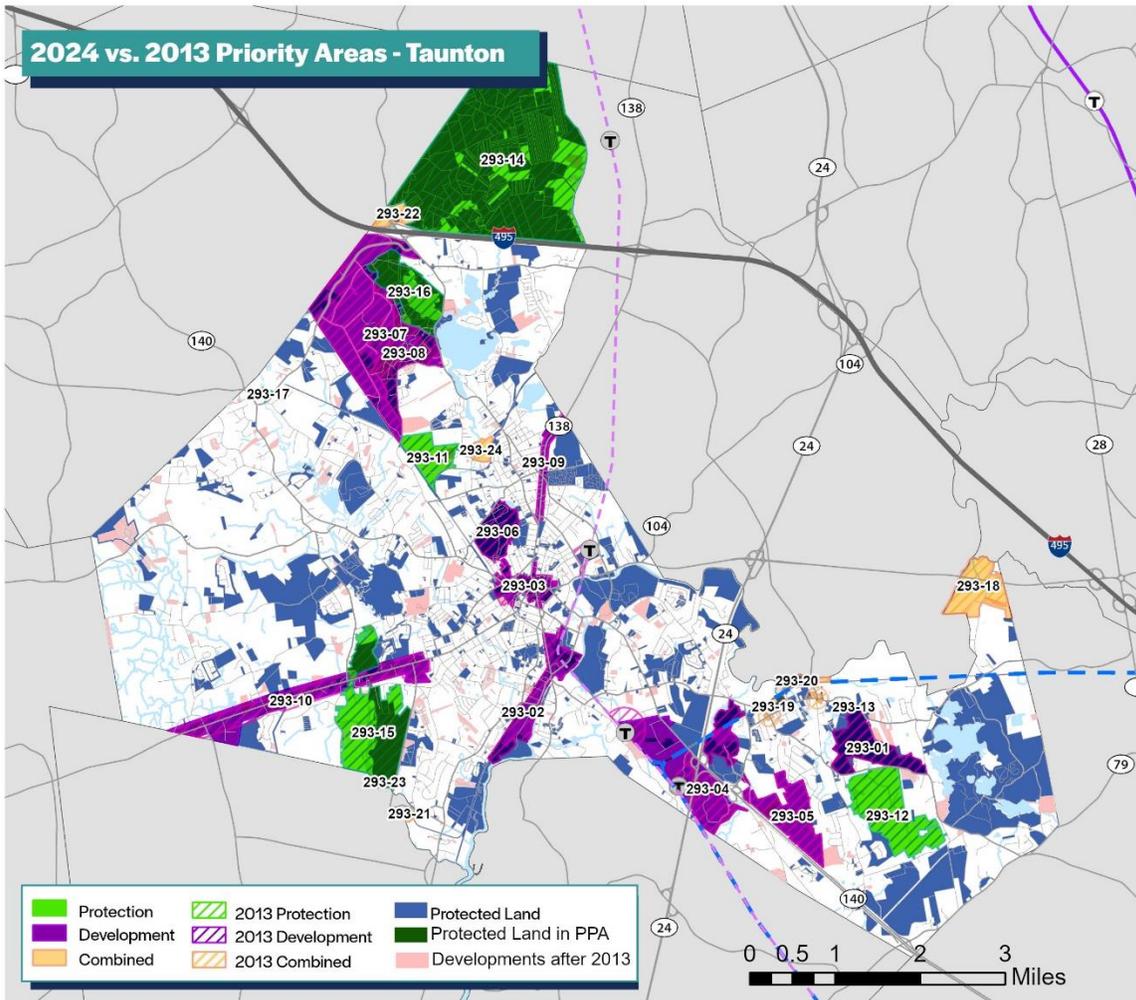
Priority Area ID	Priority Area Name	Acres
293-11	Aggregate Quarry Future Park	143.4
293-12	East Taunton Cranberry Bogs	380.2
293-13	Historic Hangar	4.0
293-14	Hockomock Swamp ACEC	2177.0
293-15	Three Mile River ACEC	547.2
293-16	Watson Pond	276.4
293-17	Woodward Springs Park	7.3

Combined Priority Areas

Priority Area ID	Priority Area Name	Acres
293-18	East Taunton Business District	205.2
293-19	East Taunton Neighborhood Nodes	36.2
293-20	Former Riverworks Industrial	23.4
293-21	Harrodite Mills	8.8
293-22	North of I-495 Business District	51.4
293-23	Warner Boulevard	14.2
293-24	Whittenton Mixed Use	33.0

Priority Areas: 2013 and 2024 Comparison

In addition to depicting Taunton’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). In some cases, community representatives referenced these considerations when making their 2024 Priority Area designations.



Priority Development Areas

Airport Development District [293-01]

Purpose: Continued economic development associated with the Taunton Airport.

Implementation: No further action needed at the moment.

Boundaries: Boundaries correspond to the Airport zoning district.

Changes from 2013:

- No changes to boundaries or purpose.
- In recent years, a new terminal building and hanger were added. A new restaurant is proposed this year. The FAA may want to widen the currently natural grass runway and switch it to a paved material.

Weir Redevelopment Area [238-02]

Purpose: Low-impact redevelopment of underutilized and vacant parcels along the Wild and Scenic Taunton River within the Industrial and Business zoning districts.

Implementation: The City is considering a potential riverfront zoning district to encourage more uses and activation of the riverfront.

Boundaries: Boundaries correspond to the Industrial and Business zoning districts, excluding the Taunton River and associated wetlands areas on its eastern bank.

Changes from 2013:

- No changes to boundaries or purpose.
- No significant updates.

Downtown Business District [293-03]

Purpose: Continued economic development associated with Downtown Taunton.

Implementation: The City is considering potential changes to the boundary of the business zoning district. If that change occurs, the PDA should be adjusted to reflect it.

Boundaries: Boundaries correspond to the Business zoning district.

Changes from 2013:

- No changes to boundaries or purpose.
- No significant updates.

Transit-Oriented Development Overlay District [293-04]

Purpose: Future transit-oriented development (TOD) associated with the proposed South Coast Rail station.

Implementation: The City has approved a Transit-Oriented Development Overlay District to allow multifamily housing and mixed-use development. This is in compliance with Section 3A, new state legislation requiring a zoning district that allows multifamily housing to be allowed by right near transit stations.

Boundaries: Boundaries correspond to the Transit-Oriented Development Overlay District.

Changes from 2013:

- Combines multiple former PDAs, including [293-12] Target Station Site, [293-06], Mini Golf Redevelopment, and [293-04] Galleria Redevelopment.
- In August 2023, a 255-unit apartment was proposed and approved by the Planning Board, at 1141 County Street, adjacent to the future MBTA station.

Liberty and Union Industrial Park [293-05]

Purpose: Potential casino development; continued economic development within this industrial park.

Implementation: No further action needed at the moment.

Boundaries: Boundaries correspond to selected parcels within the Industrial zoning district, including the Chapter 43D PDS.

Changes from 2013:

- No changes to boundaries or purpose.
- No significant updates.

Taunton State Hospital [293-06]

Purpose: Redevelopment of this underutilized site near Downtown Taunton.

Implementation: No further action needed at the moment.

Boundaries: Boundaries correspond to the 148-acre Taunton State Hospital parcel.

Changes from 2013:

- No changes to boundaries or purpose.
- No significant updates.

Myles Standish Industrial Park [293-07]

Purpose: Continued economic development in selected parcels within the Industrial zoning district.

Implementation: No further action needed at the moment.

Boundaries: Boundaries correspond to selected parcels within the Industrial zoning district.

Changes from 2013:

- No changes to boundaries or purpose.
- No significant updates. The area is mostly built out but remains an important economic driver in the region.

Myles Standish Industrial Expansion and Life Sciences Center [293-08]

Purpose: Continued economic development in selected parcels within the Industrial zoning district.

Implementation: No further action needed at the moment.

Boundaries: Boundaries correspond to selected parcels within and directly adjacent to the Chapter 43D PDS.

Changes from 2013:

- No changes to boundaries or purpose.
- The area is mostly built out but still remains an important economic driver in the region. Since 2013, 1,400,000 sq ft of development has been built within the priority

area, according to the assessor's data (FY23). These include warehouses and light industrial.

Route 138 Business Corridor [293-09]

Purpose: Continued highway-oriented development along Route 138.

Implementation: No further action needed at the moment.

Boundaries: Boundaries correspond to the Highway Business zoning district.

Changes from 2013:

- Minor edits to boundary to correspond to zoning districts.
- No significant updates.

Route 44 Highway Business [293-10]

Purpose: Continued highway-oriented development along Route 44.

Implementation: No further action needed at the moment.

Boundaries: Boundaries correspond to the Highway Business zoning district, excluding parcels along the Three Mile River and within the Three Mile River PPA.

Changes from 2013:

- Minor boundary edits were made to follow zoning and extend the district south at Williams Street.
- There have been a few small infill developments.

Priority Protection Areas

Aggregate Quarry Future Park [293-11]

Purpose: To reclaim this quarry site, once it is spent, for a neighborhood park.

Implementation: No further action needed at the moment.

Boundaries: Boundaries correspond to the parcel containing the quarry facility.

Changes from 2013:

- No changes to boundaries or purpose.
- No significant updates. Remains an active quarry.

East Taunton Cranberry Bogs [293-12]

Purpose: To preserve active agriculture.

Implementation: No further action needed at the moment.

Boundaries: Boundaries correspond to parcels containing cranberry bogs along Highstone Street and Precinct Street.

Changes from 2013:

- No changes to boundaries or purpose.
- No significant updates.

Historic Hangar [293-13]

Purpose: To preserve the historic airport hangar.

Implementation: No further action needed at the moment.

Boundaries: Boundaries correspond to parcels containing the hangar. The boundaries were revised from a circle to selected parcels.

Changes from 2013:

- No changes to boundaries or purpose.
- No significant updates.

Hockomock Swamp ACEC [293-14]

Purpose: To preserve open space and natural resources associated with the Snake River and ACEC, including BioMap3 Core Habitats and Critical Natural Landscapes and NHESP Vernal Pools.

Implementation: No further action needed at the moment.

Boundaries: Boundaries correspond to selected parcels north of Rte. I-495 predominantly covered by BioMap 3 Core Habitats and Critical Natural Landscapes, excluding those containing the North of I-495 Business District Combined Priority Area.

Changes from 2013:

- No changes to boundaries or purpose.
- No significant updates. Majority of land is already owned by entities who protect it.

Three Mile River ACEC [293-15]

Purpose: To preserve open space, passive recreation, and habitats such as NHESP Priority Habitats and Vernal Pools associated with the Three Mile River and the ACEC.

Implementation: Some parcels are still privately owned and could be candidates for future acquisitions for conservation purposes.

Boundaries: Boundaries correspond to selected, largely undeveloped parcels along the Three Mile River, excluding those containing the Route 44 Highway Business District PDA and the Warner Boulevard and Harodite Mills Combined Priority Area.

Changes from 2008:

- No changes to boundaries or purpose.
- No significant updates.

Watson Pond [293-16]

Purpose: To preserve natural resources, recreation, and open space in and adjacent to Watson Pond State Park.

Implementation: No further action needed at the moment.

Boundaries: Boundaries correspond to selected parcels containing and adjacent to the State Park.

Changes from 2013:

- No changes to boundaries or purpose.
- Pond has been re-opened for public use since 2013.

Woodward Springs Park [293-17]

Purpose: To preserve public open space.

Implementation: No further action needed at the moment.

Boundaries: Boundaries correspond to parcels containing the park.

Changes from 2013:

- No changes to boundaries or purpose.
- No significant updates.

Combined Priority Areas

East Taunton Business District [293-18]

Purpose: Low-impact development of underutilized parcels along Route 44 that acknowledges the Wild and Scenic Taunton River and its associated habitats and water resources.

Implementation: No further action needed at the moment.

Boundaries: Boundaries correspond to the Industrial and Business zoning.

Changes from 2013:

- Boundaries were adjusted to match parcel and zoning lines.
- No significant updates.

East Taunton Neighborhood Nodes [293-19]

Purpose: Neighborhood-scale business and residential redevelopment.

Implementation: No further action needed at the moment.

Boundaries: Boundaries correspond to parcels within a ¼-mile radii from the intersection of Middleborough Avenue and Caswell Street and Middleborough Avenue and Old Colony Avenue/Liberty Street.

Changes from 2013:

- Boundary adjusted to follow zoning districts and parcel lines.
- No significant updates.

Former Riverworks Industrial [293-20]

Purpose: Continued redevelopment of former industrial sites along the Taunton River.

Implementation: No further action needed at the moment.

Boundaries: Boundaries correspond to selected parcels primarily within the Industrial District.

Changes from 2013:

- No changes to boundaries or purpose.
- No significant updates.

Harodite Mills [293-21]

Purpose: Redevelopment of disturbed areas on this former industrial site. Within the Three Mile River ACEC.

Implementation: No further action needed at the moment.

Boundaries: Boundaries correspond to selected parcels primarily within the Industrial District.

Changes from 2013:

- No changes to boundaries or purpose.
- No significant updates.

North of I-495 Business District [293-22]

Purpose: Potential development related to the Rte. I-495 interchange with Bay Street. Adjacent to the Hockomock Swamp ACEC.

Implementation: No further action needed at the moment.

Boundaries: Boundaries correspond to the selected parcels within the Business zoning district. Areas in the Hockomock Swamp are excluded.

Changes from 2013:

- No changes to boundaries or purpose.
- No significant updates.

Warner Boulevard [293-23]

Purpose: Redevelopment of disturbed areas on former industrial site. Within the Three Mile River ACEC.

Implementation: No further action needed at the moment.

Boundaries: Boundaries correspond to selected parcels primarily within the Industrial district.

Changes from 2013:

- No changes to boundaries or purpose.
- No significant updates.

Whittenton Mixed-Use [293-24]

Purpose: Potential mixed-use, low impact redevelopment of this underutilized former mill site along the Mill River.

Implementation: No further action needed at the moment.

Boundaries: Boundaries correspond to the 33-acre parcel containing former mill facility.

Changes from 2008:

- No changes to boundaries or purpose.
- No significant updates.

Deleted Priority Areas

Dean Street TOD [formerly 293-02]

Original Purpose: Future transit-oriented development (TOD) associated with the proposed South Coast Rail station site.

Reason for Deletion: Location of Station has moved. Refer to Transit-Oriented Development Overlay District [293-04]

Galleria Redevelopment [formerly 293-04]

Original Purpose: Potential expansion and mixed-use development.

Reason for Deletion: Area merged into Transit-Oriented Development Overlay District PDA [293-04]

Mini Golf Redevelopment [formerly 293-06]

Original Purpose: Redevelopment of underutilized parcels within the Industrial Districts adjacent to the interchange of Route 140 and Route 24.

Reason for Deletion: Area merged into Transit-Oriented Development Overlay District PDA [293-04]

Parcel 6A Housing PDA [formerly 293-09]

Original Purpose: Mixed-income housing development.

Reason for Deletion: Project has been completed.

Target Station Site [formerly 293-12]

Original Purpose: Future transit-oriented development (TOD) associated with the proposed South Coast Rail station site.

Reason for Deletion: Area merged into Transit-Oriented Development Overlay District PDA [293-04]