

# City of Attleboro



## Priority Development & Protection Areas

September 2008

## **PRIORITY DEVELOPMENT AREAS PRIORITY PROTECTION AREAS**

### **INTRODUCTION**

Southeastern Massachusetts is growing rapidly. As a region, we are developing nearly 8 acres each and every day, or about 4½ square miles a year. This is equivalent to fully developing an area approximately the size of the Town of Somerset every 21 months.

Development is inevitable – our region is a desirable place to live and work, and a certain amount of new growth is healthy. But in the past, we have not always planned well for development, and the result has not always been an asset for our communities and region.

Good development should be on sites that are matched to their intended uses. Sites for more intensive development need good access, compatible abutting land uses, public water and sewer service nearby, and minimal environmental constraints. These areas need to be located, mapped and appropriately zoned.

Likewise, we need to plan to protect our most important natural areas. These are the areas that contribute to our water supply, contain threatened or endangered species or are special due to their scenic or historic features. These areas also need to be located, mapped and appropriately protected.

We must steer development toward the appropriate (priority development) areas and away from the critical (priority protection) areas in order to achieve the vision that we have for our communities.

In conjunction with the South Coast Rail project and the Southeastern Massachusetts Commuter Rail Task Force, SRPEDD will be working with municipal officials and citizens in southeastern Massachusetts' communities to identify **Priority Development Areas (PDAs)** and **Priority Protection Areas (PPAs)** in each of the region's twenty-seven cities and towns.

### **WHAT ARE PRIORITY DEVELOPMENT AREAS?**

These are areas within a city or town that are capable of handling more development due to several factors, including good access, available infrastructure (primarily water and sewer), an absence of environmental constraints, and local support. PDAs can range in size from a single lot to many acres. Areas designated under state programs such as Chapter 43D (expedited permitting), Chapter 40R (smart growth zones) or Economic Opportunity Areas can be examples of PDAs. Included in these designations will be the local recommendations for how these sites should be developed.

## **WHAT ARE PRIORITY PROTECTION AREAS?**

These are areas within a city or town that deserve special protection due to the presence of significant environmental factors and natural features, such as endangered species habitats, areas critical to water supply, scenic vistas, or areas of historic significance. Like PDAs, the protection areas can vary greatly in size. Areas of Critical Environmental Concern (ACECs), aquifer recharge areas or designated priority habitats can be examples of PPAs.

## **WHAT IS THE PURPOSE OF THE PDA/PPA DESIGNATIONS?**

This work is useful to all communities in making land use and zoning decisions. It may also be helpful when considering potential mitigation for the commuter rail project, and can be utilized if a regional system of transfer of development rights is created. The PDA/PPA information that is developed will also be integrated into the corridor plan for the South Coast Rail project.

## **HOW DOES THE PROCESS WORK?**

SRPEDD assembled known data, local zoning bylaws, master plans and open space plans and worked with local planners, conservation agents, economic development officials, elected officials, interest groups, local organizations and citizens to review this information and refine it with local knowledge. This process took several months in each community. State officials will be consulted for their input and final recommendations will be brought before local officials and the Southeastern Massachusetts Commuter Rail Task Force.

## **HAS THIS BEEN DONE BEFORE?**

Similar efforts undertaken in 1997 by SRPEDD and The Coalition for Buzzards Bay have completed pieces of this process, and that work will be incorporated into this effort.

The following pages reveal the locations that the City of Attleboro Priority Protection and Development Committee identified as Priority Protection and Priority Development Areas in the Fall of 2008.

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**Community Profile**

The City of Attleboro is an attractive urban community located in Bristol County, and is bordered by North Attleborough to the north, Mansfield and Norton to the east, Seekonk and Pawtucket, Rhode Island to the south, and Cumberland, to the west. Attleborough was incorporated from part of the Town of Rehoboth in 1694 as the Town of Attleborough. It was incorporated as a city in 1914; the name was shortened to Attleboro.



Attleboro is poised to grow because of its location, overall size, moderate development constraints, and favorable highway access. The city has transformed from a small manufacturing center to city with suburban outskirts. In fact it was once known as the “Jewelry Capital of the World” for its many jewelry manufacturers. Attleboro is currently at the southern end of the MBTA commuter rail line which has encouraged growth.

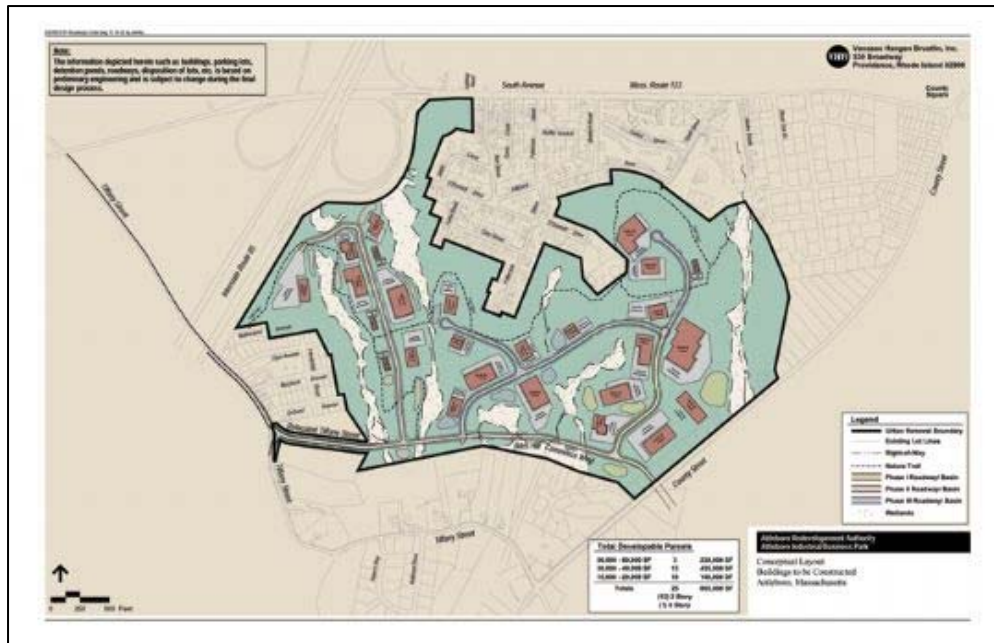


## ***City of Attleboro Priority Development/Redevelopment and Protection Areas***

### ***II. Priority Development/Redevelopment***

#### ***1. Industrial Business Park***

The Attleboro Industrial Business Park is located in the center of Attleboro, immediately to the southeast of the Interstate Route 95 cloverleaf at its intersection with Route 123. The IBP contains an area of 190± acres and can accommodate up to 805,000 square feet of prime industrial floor space. The IBP zoning district has been designed to accommodate, encourage, attract, and concentrate environmentally–friendly industrial and business development in a park–like setting, to provide flexibility for the attractive, efficient, and economical design of buildings and parking lots, to encourage ingenuity and originality in site design, to provide a protective zone, and to ensure compatibility between the land uses within the park and the environment through performance standards. Moreover, the IBP provides for a healthful operating environment for industry and business and also protects land uses within the park from the encroachment of other incompatible uses adverse to the operation and expansion of industry and business. A wide variety of land uses are allowed by–right in the IBP such as single or multi–tenant corporate administrative office buildings, hotels, establishments devoted to research and development, and light manufacturing. The IBP is served by an east–west collector road, Commerce Way that connects to Tiffany Street and County Street. Three internal industrial roads are planned to be constructed — one of which has already been designed. Commerce Way is



fully equipped with municipal water, sewer, and storm drains as well as underground utilities, streetlights, and fiber optics. The internal industrial roads will all be equipped with the same infrastructure to accommodate the needs of its corporate citizens. (Map courtesy of Attleboro Redevelopment Authority)

***Industrial Business Park  
Summary of Characteristics***

<p><b><i>Protected Parcels</i></b></p> <ul style="list-style-type: none"> <li>• <i>None</i></li> </ul> <p><b><i>Historical Significance</i></b></p> <ul style="list-style-type: none"> <li>• <i>Ides Hill</i></li> </ul>	<p><b><i>Water Resource</i></b></p> <ul style="list-style-type: none"> <li>• <i>Surface Water Protection Areas of Zone B and C</i></li> </ul>
<p><b><i>Natural Resource Protection Areas</i></b></p> <ul style="list-style-type: none"> <li>• <i>None</i></li> </ul>	<p><b><i>Soils</i></b></p> <ul style="list-style-type: none"> <li>• <i>Till or Bedrock</i></li> </ul>
<p><b><i>Zoning</i></b></p> <ul style="list-style-type: none"> <li>• <i>Industrial Business Park</i></li> </ul> <p><b><i>Municipal Water/ Sewer</i></b></p>	<p><b><i>Possible Use/Reuse</i></b></p> <ul style="list-style-type: none"> <li>• <i>Industrial/Manufacturing</i></li> <li>• <i>Corporate Office</i></li> </ul>
<p><b><i>Development Area</i></b></p> <ul style="list-style-type: none"> <li>• <i>Route 123</i></li> <li>• <i>Route 95</i></li> </ul>	<p><b><i>21E Site/Brownfield</i></b></p> <ul style="list-style-type: none"> <li>• <i>None</i></li> </ul>

**2. *Downtown Attleboro***

The confluence of Route 118, Route 123, and Route 152 forms the main intersection of Downtown Attleboro. Unlike the linear downtown or “town center” characteristics of many nearby communities, Attleboro’s downtown is radial and more typical of a larger central city center. The downtown contains a land mass of approximately 60 acres and is zoned “Central Business”, which allows a wide range of intensive business, office, high-density residential, institutional, as well as recreational and cultural land uses. A number of old, but handsome, multi-story buildings dot the main streets as well as side streets, which add to the charm of the downtown. City officials, civic leaders, and private entities have been working together for well over a decade to revitalize the downtown. The revitalization vision highlights small-scale niche businesses, increased housing, and mixed-uses connected by pedestrian-friendly sidewalks, public



spaces, and nodes of cultural activity — all of which is intended to increase daytime and evening activities. (Map Rendering courtesy of Attleboro Redevelopment Authority)

***Downtown Attleboro  
Summary of Characteristics***

<p><b><i>Protected Parcels</i></b></p> <ul style="list-style-type: none"> <li>• <i>Municipally owned property</i></li> <li>• <i>Veteran’s Memorial Common</i></li> </ul> <p><b><i>Historical Significance</i></b></p> <ul style="list-style-type: none"> <li>• <i>Historic structures</i></li> <li>• <i>Cemeteries</i></li> <li>• <i>Yards</i></li> </ul>	<p><b><i>Water Resource</i></b></p> <ul style="list-style-type: none"> <li>• <i>Medium-yield aquifer</i></li> <li>• <i>Bungay River</i></li> <li>• <i>Ten Mile River</i></li> <li>• <i>100-year floodplain</i></li> </ul>
<p><b><i>Natural Resource Protection Areas</i></b></p> <ul style="list-style-type: none"> <li>• <i>None</i></li> </ul>	<p><b><i>Soils</i></b></p> <ul style="list-style-type: none"> <li>• <i>Sand &amp; Gravel</i></li> <li>• <i>Floodplain Alluvium</i></li> </ul>
<p><b><i>Zoning</i></b></p> <ul style="list-style-type: none"> <li>• <i>Central Business</i></li> </ul> <p><b><i>Municipal Water/ Sewer</i></b></p>	<p><b><i>Possible Use/Reuse</i></b></p> <ul style="list-style-type: none"> <li>• <i>Commercial</i></li> <li>• <i>Mixed-use</i></li> <li>• <i>Residential</i></li> <li>• <i>Institutional</i></li> </ul>
<p><b><i>Development Area</i></b> <b><i>Routes 128, 123, 118, &amp; 152</i></b></p>	<p><b><i>21E Site/Brownfield</i></b></p> <ul style="list-style-type: none"> <li>• <i>Yes</i></li> </ul>

### III. *Priority Protection Areas*

#### 1. *Manchester Pond Reservoir Area*

The Manchester Pond Reservoir area contains the watershed to Attleboro’s drinking water supply. The Manchester Pond Reservoir consists of approximately 480 acres of land that is zoned low density residential (SR–D). The reservoir has a surface area of approximately 225 acres. The upper segment of the Seven Mile River flows through this area and is classified by DEP as an Outstanding Resource Water and Class A watercourse. The area also contains a Rich Mesic Forest community, which is considered by NHESP to be an Exemplary Natural Community. Portions of the area also contain a unique topography considered by NHESP to be rare across Massachusetts. This topography consists of bedrock ridges and outcroppings of “red rocks” of the Wamsutta Formation. Portions of the area are also mapped by NHESP as a Priority Site for rare wildlife species as it contains two threatened plant species (Tiny–flowered Buttercup and Pale Green Orchis). Three vernal pools have been certified and approximately fifteen (15) potential vernal pools have been mapped in the area. Portions of this property were acquired through the Self–Help Grant program. The Manchester Pond Reservoir has limited potential for active recreation due to the fact that it is the City’s drinking water source, but there are many opportunities for the protection of resources, education and some passive recreational activities.

#### *Manchester Pond Reservoir Area Summary of Characteristics*

<p><b><i>Protected Parcels</i></b></p> <ul style="list-style-type: none"> <li>• <i>Municipally owned</i></li> </ul> <p><b><i>Historical Significance</i></b></p> <ul style="list-style-type: none"> <li>• <i>Prehistoric site</i></li> </ul>	<p><b><i>Water Resource</i></b></p> <ul style="list-style-type: none"> <li>• <i>Zone A, B &amp; C</i></li> <li>• <i>Municipal Surface Water Source</i></li> <li>• <i>100-year floodplain</i></li> <li>• <i>Four Mile Brook</i></li> <li>• <i>Luther Reservoir</i></li> <li>• <i>Head of the Seven Mile River</i></li> </ul>
<p><b><i>Natural Resource Protection Areas</i></b></p> <ul style="list-style-type: none"> <li>• <i>Priority &amp; Estimated Habitat</i></li> <li>• <i>BioCore Habitat</i></li> <li>• <i>Living Waters</i></li> <li>• <i>Natural Community of Significance</i></li> <li>• <i>Vernal Pools</i></li> </ul>	<p><b><i>Soils</i></b></p> <ul style="list-style-type: none"> <li>• <i>Sand and Gravel</i></li> <li>• <i>Till or Bedrock</i></li> </ul>
<p><b><i>Zoning</i></b></p> <ul style="list-style-type: none"> <li>• <i>Single Residential A, B &amp; D</i></li> </ul> <p><b><i>Municipal water/No Sewer</i></b></p>	<p><b><i>Development Area</i></b></p> <ul style="list-style-type: none"> <li>• <i>Low density development</i></li> </ul> <p><b><i>Scenic and Recreational Resource</i></b></p>

2. ***Bungay River Basin***



The Bungay River Conservation Area currently consists of nearly 300 acres of protected City-owned conservation land within the river's watershed, portions of which were acquired through the Self-Help Grant program. The majority of the lands within this basin are zoned low density residential (SR-D). The Bungay River Basin consists of a broad riparian wetland that includes

a Coastal Atlantic White Cedar Swamp community. This community is considered by NHESP to be an Exemplary Natural Community and a Priority Site for rare species. The basin is a former and potential future source of drinking water for the city. Six vernal pools have been certified and approximately twenty-three (23) potential vernal pools have been mapped in the area. Several large wetland areas are adjacent to the Bungay River and the area provides a unique recreational opportunity to residents of the City. The Bungay River flows for approximately 2.5 miles through the Basin within Attleboro. An existing canoe launch ramp is present on Holden Street that provides access to the Bungay River. Additionally, several walking trails are present within the City owned lands adjacent to the Bungay River. There are many opportunities to expand upon the passive and active recreational uses within this area. Specifically, the expansion of walking, jogging and/or bicycling trails, greater utilization of the canoe launch ramp are planned for this PPA. A public canoe launch was created along Holden Street with financing from the Public Access Board. (Photograph courtesy of the City of Attleboro, Department of Planning and Development)

***Bungay River Basin  
Summary of Characteristics***

<p><b><i>Protected Parcels</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>Municipally owned property</i></b></li> </ul> <p><b><i>Historical Significance</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>Cemeteries</i></b></li> </ul>	<p><b><i>Water Resource</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>Bungay River</i></b></li> <li>• <b><i>Extensive Wetlands</i></b></li> <li>• <b><i>Medium yield aquifer</i></b></li> <li>• <b><i>Extensive 100-year floodplain</i></b></li> </ul>
<p><b><i>Natural Resource Protection Areas</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>Globally Rare Species (TNC)</i></b></li> <li>• <b><i>Priority &amp; Estimated Habitat</i></b></li> <li>• <b><i>Living Waters</i></b></li> <li>• <b><i>Natural Community of Significance</i></b></li> <li>• <b><i>Vernal Pools</i></b></li> </ul>	<p><b><i>Soils</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>Sand and Gravel</i></b></li> <li>• <b><i>Floodplain Alluvium</i></b></li> <li>• <b><i>Till or Bedrock</i></b></li> </ul>
<p><b><i>Zoning</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>Single Residential D</i></b></li> </ul> <p><b><i>Municipal water/Sewer within the western portion</i></b></p>	<p><b><i>Development Area</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>Low density development</i></b></li> </ul> <p><b><i>Scenic and Recreational Resource</i></b></p>

**3. *Locust Valley and Oak Hill Area***

The Locust Valley and Oak Hill area contains a relatively large tract of contiguous forest habitat including upland oak forest, red maple swamp, and a relatively unusual green ash/swamp white oak/red maple swamp complex. This PPA consists of several hundred acres of lands, the majority of which are zoned low density residential (SR-D). Twelve vernal pools have been certified and approximately twenty-five (25) potential vernal pools have been mapped in the area. The majority of this area has been mapped as a NHESP BioMap Core Habitat with portions of NHESP BioMap Supporting Natural Landscape. The City was recently awarded a \$495,000.00 grant through the Land Acquisition through Natural Diversity grant program for a 116-acre Conservation Restriction on land located in this area. The City is examining additional tracts of land in this area to target as possible sites to either purchase or to obtain a “conservation restriction”. This area serves as a uniquely important tract of open space because of its close proximity to the City’s downtown and presents inimitable opportunities for residents to enjoy these significant resources. A large portion of this area will be managed for public access and use and an extensive trail system will be developed to further promote the public use of this area. (Photograph courtesy of the City of Attleboro, Department of Planning and Development)

**Locust Valley and Oak Hill Area  
Summary of Characteristics**

<p><b>Protected Parcels</b></p> <ul style="list-style-type: none"> <li>• <i>Municipally owned property</i></li> <li>• <i>Oak Knoll Wildlife Sanctuary (Audubon)</i></li> <li>• <i>Poncin-Hewitt Field</i></li> <li>• <i>Coleman Reserve (ALT)</i></li> </ul> <p><b>Historical Significance</b></p> <ul style="list-style-type: none"> <li>• <i>LaSalette Seminary</i></li> </ul>	<p><b>Water Resource</b></p> <ul style="list-style-type: none"> <li>• <i>Extensive Wetlands</i></li> <li>• <i>100-year Floodplain</i></li> </ul>
<p><b>Natural Resource Protection Areas</b></p> <ul style="list-style-type: none"> <li>• <i>Priority &amp; Estimated Habitat</i></li> <li>• <i>BioCore Habitat</i></li> <li>• <i>Vernal Pools</i></li> </ul>	<p><b>Soils</b></p> <ul style="list-style-type: none"> <li>• <i>Sand and Gravel</i></li> <li>• <i>Floodplain Alluvium</i></li> <li>• <i>Till or Bedrock</i></li> </ul>
<p><b>Zoning</b></p> <ul style="list-style-type: none"> <li>• <i>Single Residential D &amp; E</i></li> </ul>	<p><b>Development Area</b></p> <ul style="list-style-type: none"> <li>• <i>Low density development</i></li> </ul>
<p><b>Municipal water/Some areas sewer</b></p>	<p><b>Scenic and Recreational Resource</b></p>

**4. Chartley Brook and Chartley Pond Area**

The Chartley Brook and Chartley Pond Area contains a broad forested riparian corridor consisting primarily of a red maple swamp community. This PPA consists of several hundred acres of lands (approximately 290 acres owned by the City of Attleboro), the majority of which are zoned low density residential (SR-D). Chartley Pond consists of a mix of open water and emergent marsh habitats. One vernal pool has been certified in this area and approximately twenty-five (25) potential vernal pools have been mapped in the area. This area is identified as a NHESP Living Waters Critical Supporting Watershed. Portions of this area have also been identified as NHESP Natural Community, Living Waters Core Habitat, and Estimated Habitat of Rare Wildlife. Large portions of Chartley Book have been overtaken by invasive species, such as purple loosestrife (*Lythrum salicaria*) and common reed (*Phragmites australis*). This area provides important habitat to native species as well as recreational opportunities for canoes and kayaks. There is limited opportunity for walking trails in this area due to the extent of the wetlands. (Photograph courtesy of the City of Attleboro, Department of Planning and Development)

**Chartley Brook and Chartley Pond Area  
Summary of Characteristics**

<p><b>Protected Parcels</b></p> <ul style="list-style-type: none"> <li>• <i>Municipally owned property</i></li> </ul> <p><b>Historical Significance</b></p> <ul style="list-style-type: none"> <li>• <i>Bishop Forge</i></li> <li>• <i>Burial yards</i></li> </ul>	<p><b>Water Resource</b></p> <ul style="list-style-type: none"> <li>• <i>Extensive Wetlands</i></li> <li>• <i>Chartley Brook</i></li> <li>• <i>Chartley Pond</i></li> <li>• <i>Medium/High Yield Aquifer</i></li> <li>• <i>100-year Floodplain</i></li> </ul>
<p><b>Natural Resource Protection Areas</b></p> <ul style="list-style-type: none"> <li>• <i>Globally Rare Species (TNC)</i></li> <li>• <i>Priority &amp; Estimated Habitat</i></li> <li>• <i>Living Waters</i></li> </ul>	<p><b>Soils</b></p> <ul style="list-style-type: none"> <li>• <i>Sand and Gravel</i></li> <li>• <i>Floodplain Alluvium</i></li> <li>• <i>Till or Bedrock</i></li> </ul>
<p><b>Zoning</b></p> <ul style="list-style-type: none"> <li>• <i>Single Residential D &amp; E</i></li> </ul>	<p><b>Development Area</b></p> <ul style="list-style-type: none"> <li>• <i>Low density development</i></li> </ul>
<p><b>Municipal water/No sewer</b></p>	<p><b>Scenic and Recreational Resource</b></p>

**5. Hemlock Swamp**



The Hemlock Swamp area consists of a vast wetland community dominated by dense stands of hemlock and spruce trees. This PPA consists of several hundred acres of lands, the majority of which are zoned low density residential (SR-D). This area also reportedly includes the most inland occurrence of the American Holly tree in Massachusetts. Two certified vernal pools and approximately 15 potential vernal pools have been mapped in the area. Portions of this swamp have been identified by NHESP as Estimated Habitats of Rare Wildlife, BioMap Supporting Natural Landscape and Living Waters Critical

Supporting Watershed. Large portions of Hemlock swamp are inaccessible on foot, but the area provides a large tract of important habitat on the outskirts of the City. Hemlock swamp is an important PPA for the protection of water resources, education as well as passive recreation. The potential for trails in this area should be reviewed and greater public access should be considered in the upland areas of this PPA.

***Hemlock Swamp  
Summary of Characteristics***

<p><b><i>Protected Parcels</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>Municipally owned property</i></b></li> </ul> <p><b><i>Historical Significance</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>Prehistoric site</i></b></li> <li>• <b><i>Historic</i></b></li> </ul>	<p><b><i>Water Resource</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>Extensive Wetlands</i></b></li> <li>• <b><i>Medium yield aquifer</i></b></li> <li>• <b><i>100-year floodplain</i></b></li> </ul>
<p><b><i>Natural Resource Protection Areas</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>Globally Rare Species (TNC)</i></b></li> <li>• <b><i>Living Waters</i></b></li> <li>• <b><i>Vernal Pools</i></b></li> </ul>	<p><b><i>Soils</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>Sand and Gravel</i></b></li> <li>• <b><i>Floodplain Alluvium</i></b></li> <li>• <b><i>Till or Bedrock</i></b></li> </ul>
<p><b><i>Zoning</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>Single Residential D &amp; E</i></b></li> </ul> <p><b><i>Municipal water/No sewer</i></b></p>	<p><b><i>Development Area</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>Low density development</i></b></li> </ul> <p><b><i>Scenic and Recreational Resource</i></b></p>

**6. *Sweedens Swamp***

Sweedens Swamp consists of a large red maple swamp complex interspersed with open marsh/scrub shrub habitat. Several potential vernal pools have been mapped in the area. No rare species have been identified in this area, although Sweedens Swamp provides an important natural habitat within an otherwise urban landscape.



Sweedens Swamp lies between Interstate 95, Route 1 and Route 1A and much of the surrounding area consists of residential and commercial development. The majority of Sweedens Swamp is privately owned with little to no City owned lands surrounding the area. The surrounding lands are serviced by municipal sewer and water.

*Sweeden's Swamp  
Summary of Characteristics*

<p><b><i>Protected Parcels</i></b></p> <ul style="list-style-type: none"> <li>• <i>None</i></li> </ul> <p><b><i>Historical Significance</i></b></p> <ul style="list-style-type: none"> <li>• <i>Prehistoric site</i></li> <li>• <i>Historic</i></li> </ul>	<p><b><i>Water Resource</i></b></p> <ul style="list-style-type: none"> <li>• <i>Extensive Wetlands</i></li> <li>• <i>Medium/High yield aquifer</i></li> <li>• <i>100-year floodplain</i></li> </ul>
<p><b><i>Natural Resource Protection Areas</i></b></p> <ul style="list-style-type: none"> <li>• <i>None</i></li> </ul>	<p><b><i>Soils</i></b></p> <ul style="list-style-type: none"> <li>• <i>Sand and Gravel</i></li> <li>• <i>Floodplain Alluvium</i></li> <li>• <i>Till or Bedrock</i></li> </ul>
<p><b><i>Zoning</i></b></p> <ul style="list-style-type: none"> <li>• <i>Single Residential B</i></li> <li>• <i>General Residential B</i></li> <li>• <i>Industrial</i></li> </ul> <p><b><i>Municipal water/ Sewer</i></b></p>	<p><b><i>Development Area</i></b></p> <ul style="list-style-type: none"> <li>• <i>Low density development</i></li> </ul>

#### ***IV. Combination Priority Development and Priority Protection Areas***

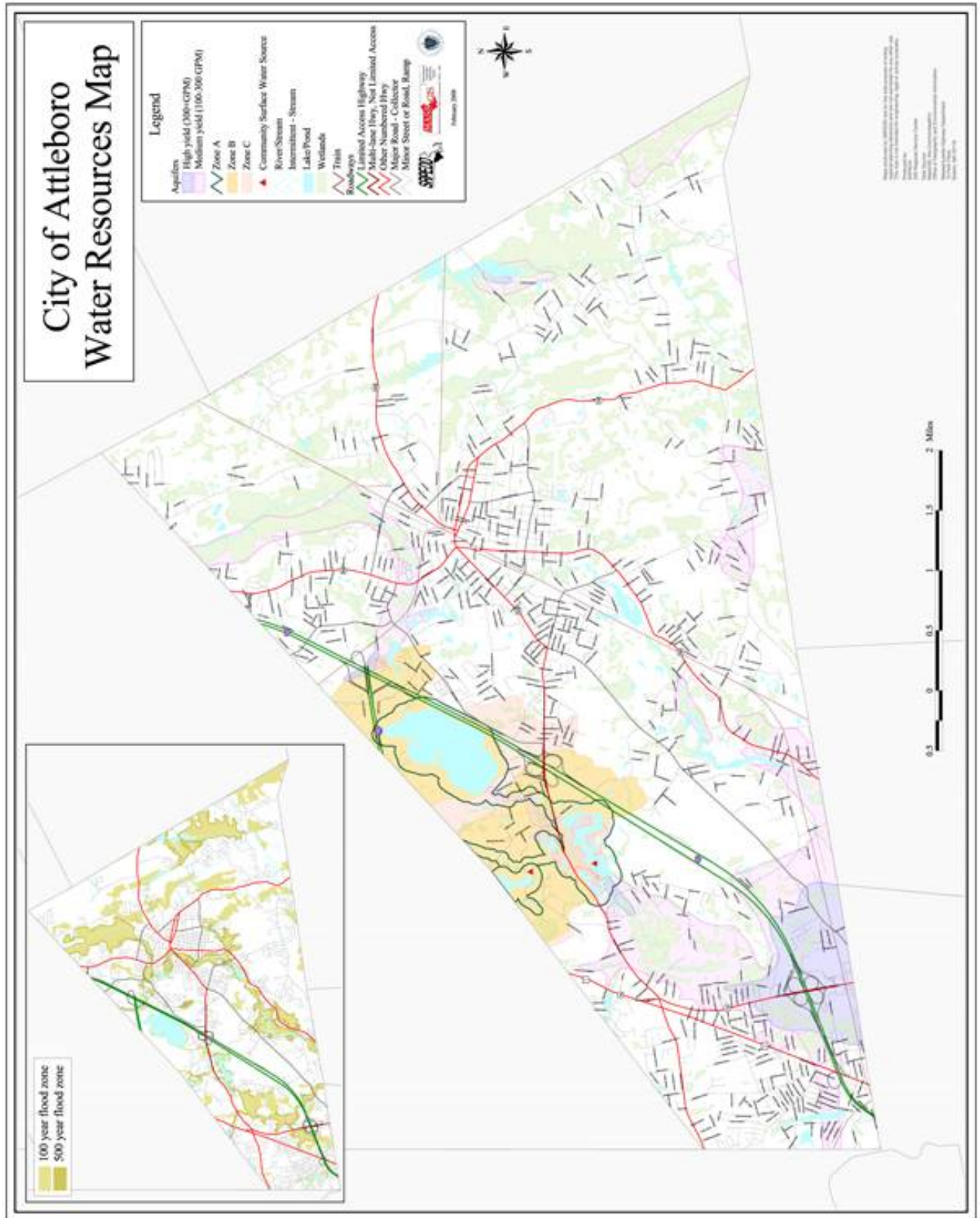
Some areas within the City of Attleboro have either yet to be determined as to whether they will become areas of development, protection or a combination of both due largely impart to historic, cultural, and environmental sensitivity within the each of the areas. The sites listed below represent those areas:

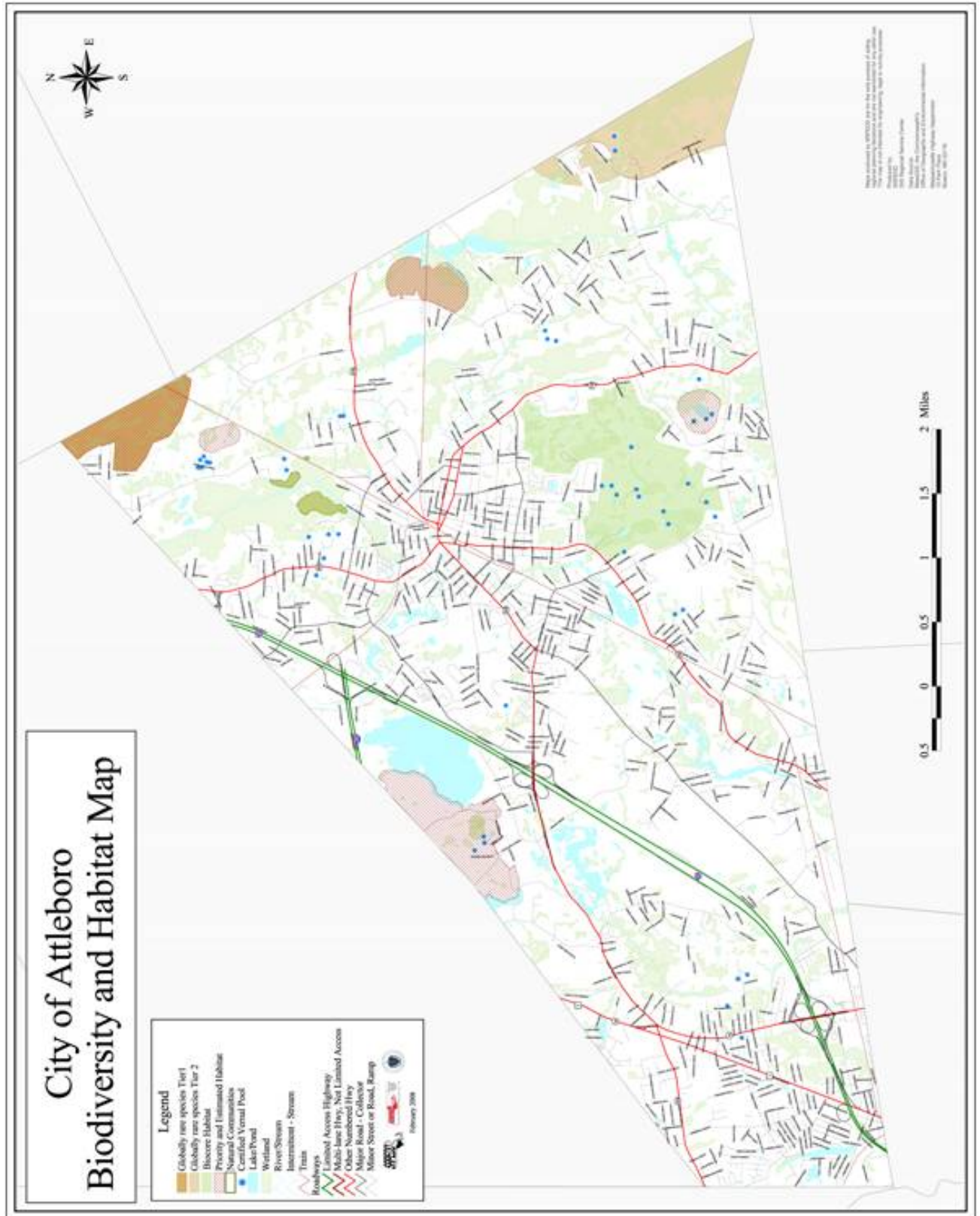
##### ***1. US Route 1 and US Route 1A Commercial Corridor***

The commercial corridor is located to the west of the Seven Mile River and stretches from Attleboro's corporate border with the City of Pawtucket, RI to its corporate border with the Town of North Attleborough, MA. The corridor runs along and between Interstate US Route 1 and US Route 1A and is located in a section of the City known as South Attleboro that has a rich history. It contains a land mass of approximately 475 acres and consists of a number of zoning districts including "General Business" and "Planned Highway Business" which accommodate a wide range of small scale to large scale businesses as well as residential zoning districts that accommodate medium- to high-density residential land uses. However, a number issues relate primarily to increased traffic volume, traffic congestion, and dilatory roadway improvements, excessive intersections and curb cuts, brought about by stretches of intensive development, disorderly signage, the lack of aesthetic quality, poorly marked and inadequately spaced driveways, inadequate turning lanes, and haphazard on-site circulation have all contributed to the corridor's less than desirable circumstances. While the commercial intensity and character of this area has changed considerably over the last two decades, it remains a strong business base for Attleboro. The vision is to maintain the corridor as a business and commercial engine but to shape its future with transportation improvements and better zoning standards that will yield a more pedestrian-friendly and vibrant retail and service base with enhanced visual appeal. (Photograph courtesy of the City of Attleboro, Department of Planning and Development)

***US Route 1 and US Route 1A Commercial Corridor  
Summary of Characteristics***

<p><b><i>Protected Parcels</i></b></p> <ul style="list-style-type: none"> <li>• <i>Municipally owned property</i></li> <li>• <i>Lake Como Picnic Area</i></li> <li>• <i>S. Attleboro Veterans Memorial Park</i></li> </ul> <p><b><i>Historical Significance</i></b></p> <ul style="list-style-type: none"> <li>• <i>Barrows Tavern</i></li> <li>• <i>Toll House</i></li> </ul>	<p><b><i>Water Resource</i></b></p> <ul style="list-style-type: none"> <li>• <i>Medium/High yield aquifer</i></li> <li>• <i>100-year floodplain</i></li> </ul>
<p><b><i>Natural Resource Protection Areas</i></b></p> <ul style="list-style-type: none"> <li>• <i>Vernal Pools</i></li> </ul>	<p><b><i>Soils</i></b></p> <ul style="list-style-type: none"> <li>• <i>Till or Bedrock</i></li> <li>• <i>Sand and Gravel</i></li> </ul>
<p><b><i>Zoning</i></b></p> <ul style="list-style-type: none"> <li>• <i>Business</i></li> <li>• <i>Residential</i></li> </ul> <p><b><i>Municipal Water/ Sewer</i></b></p>	<p><b><i>Possible Use/Reuse</i></b></p> <ul style="list-style-type: none"> <li>• <i>Commercial/Manufacturing</i></li> <li>• <i>Mixed-use</i></li> <li>• <i>Residential</i></li> </ul>
<p><b><i>Development Area</i></b></p> <ul style="list-style-type: none"> <li>• <i>Route 1</i></li> <li>• <i>Route 1a</i></li> </ul>	<p><b><i>21E Site/Brownfield</i></b></p> <ul style="list-style-type: none"> <li>• <i>Yes</i></li> </ul>



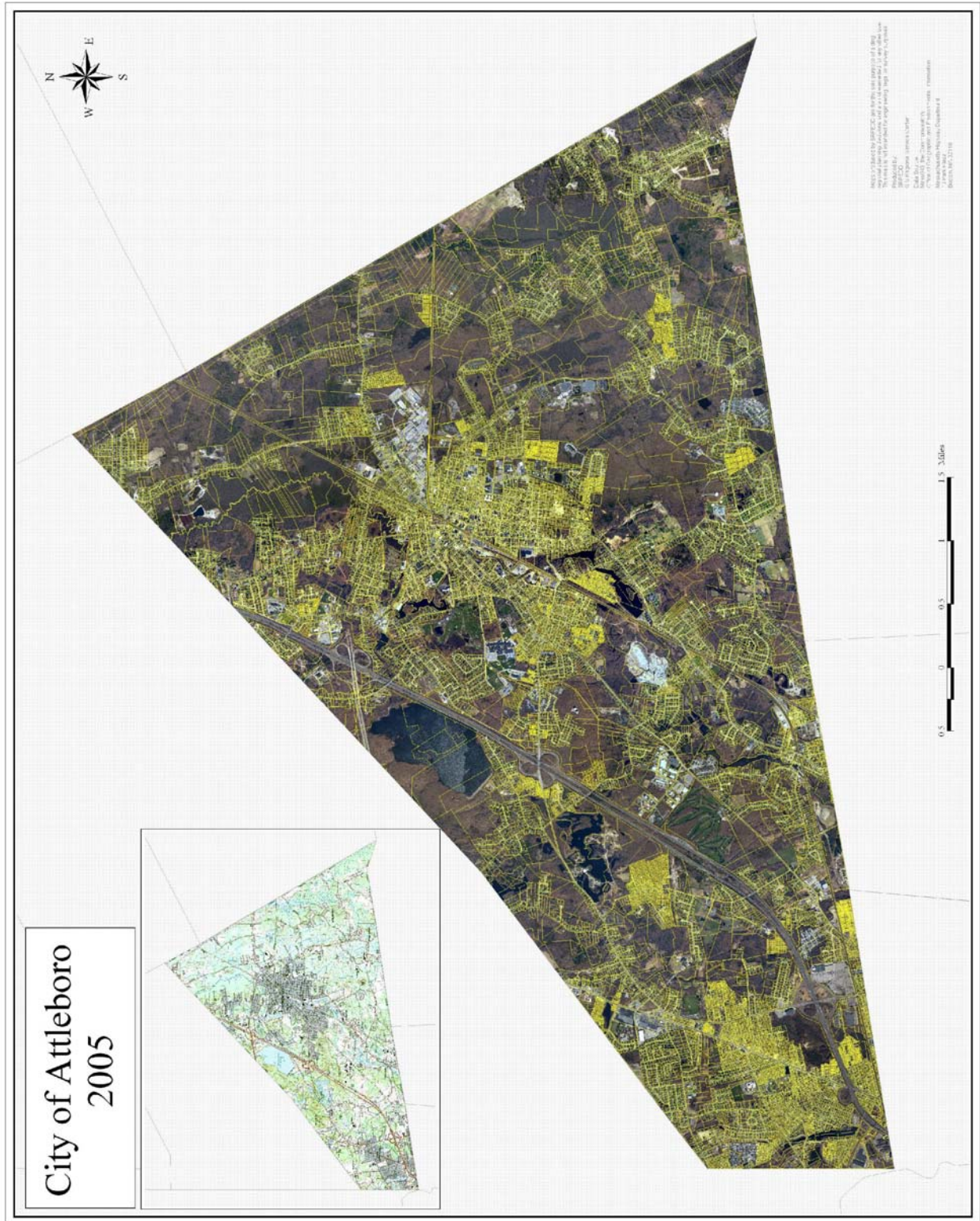








Attleboro Priority Protection & Development Areas



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