



# WINTHROP CBD ZONING MAP ANALYSIS

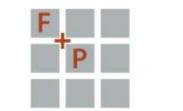
18 April 2019

Town of Winthrop  
Form + Place, Inc.

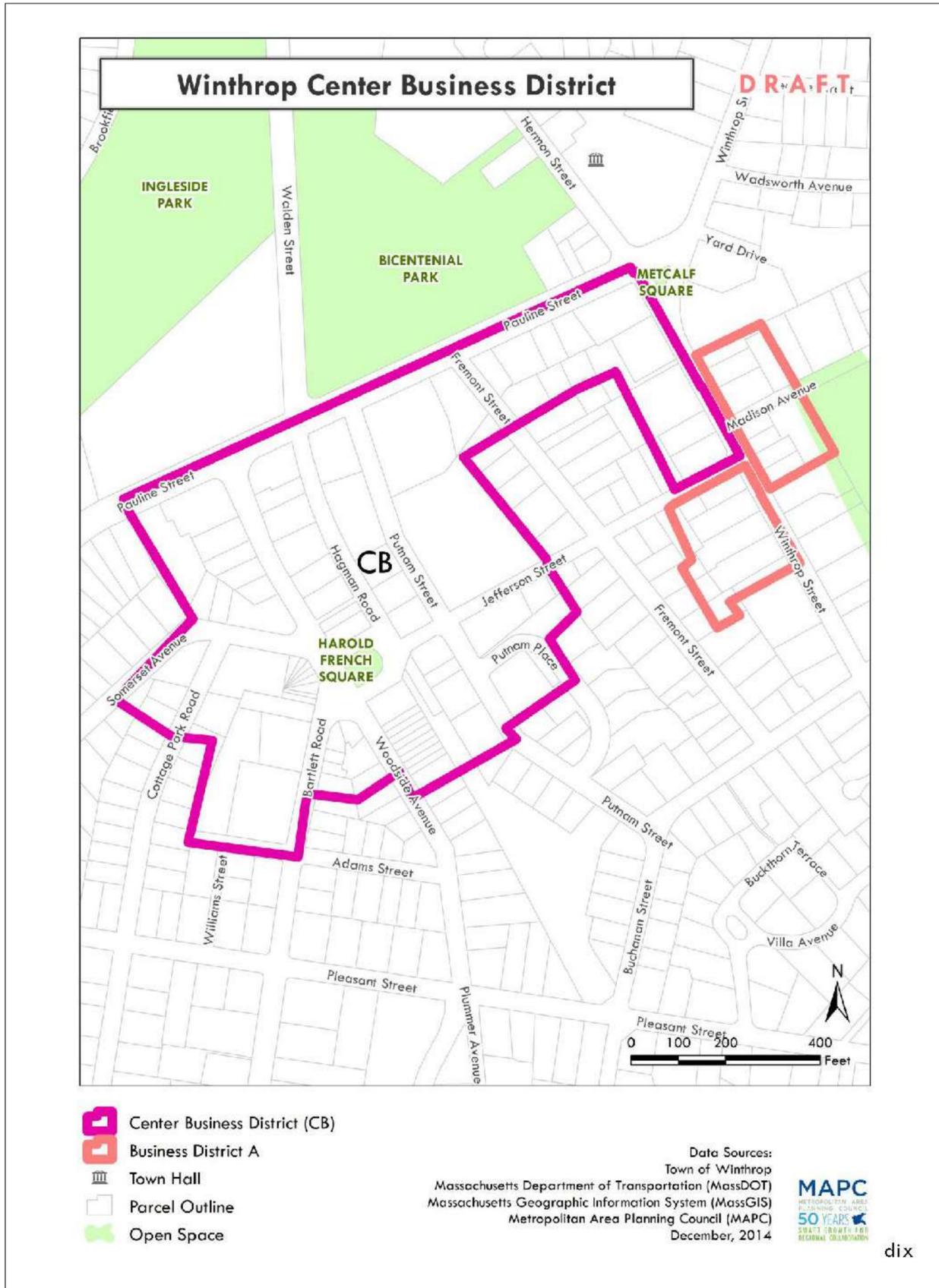




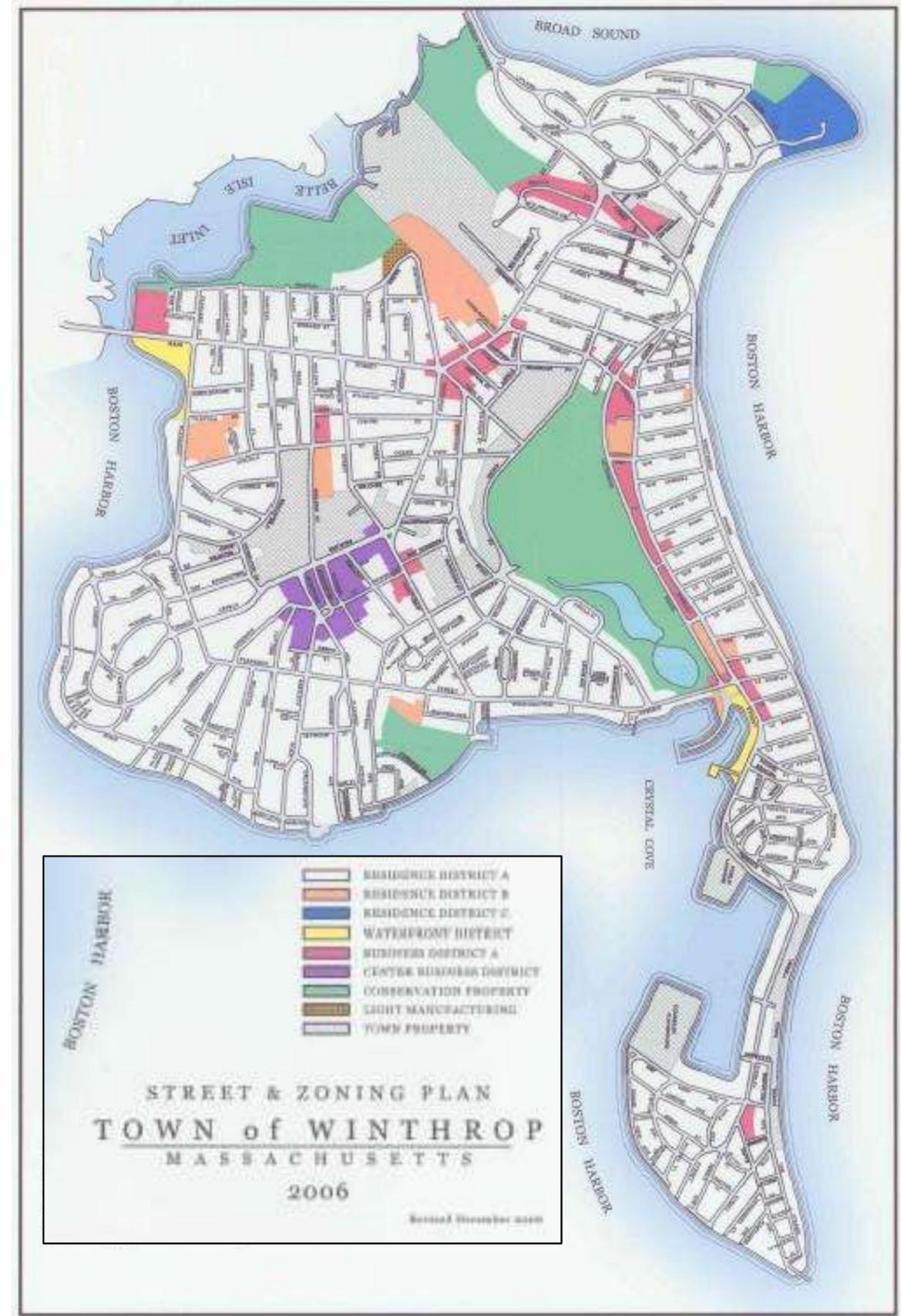
# WINTHROP CBD MAPPING



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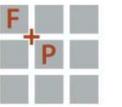
2014 MAPC CB District Map



2006 Street & Zoning Plan



# WINTHROP CBD MAPPING



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## 2006 Street & Zoning Plan



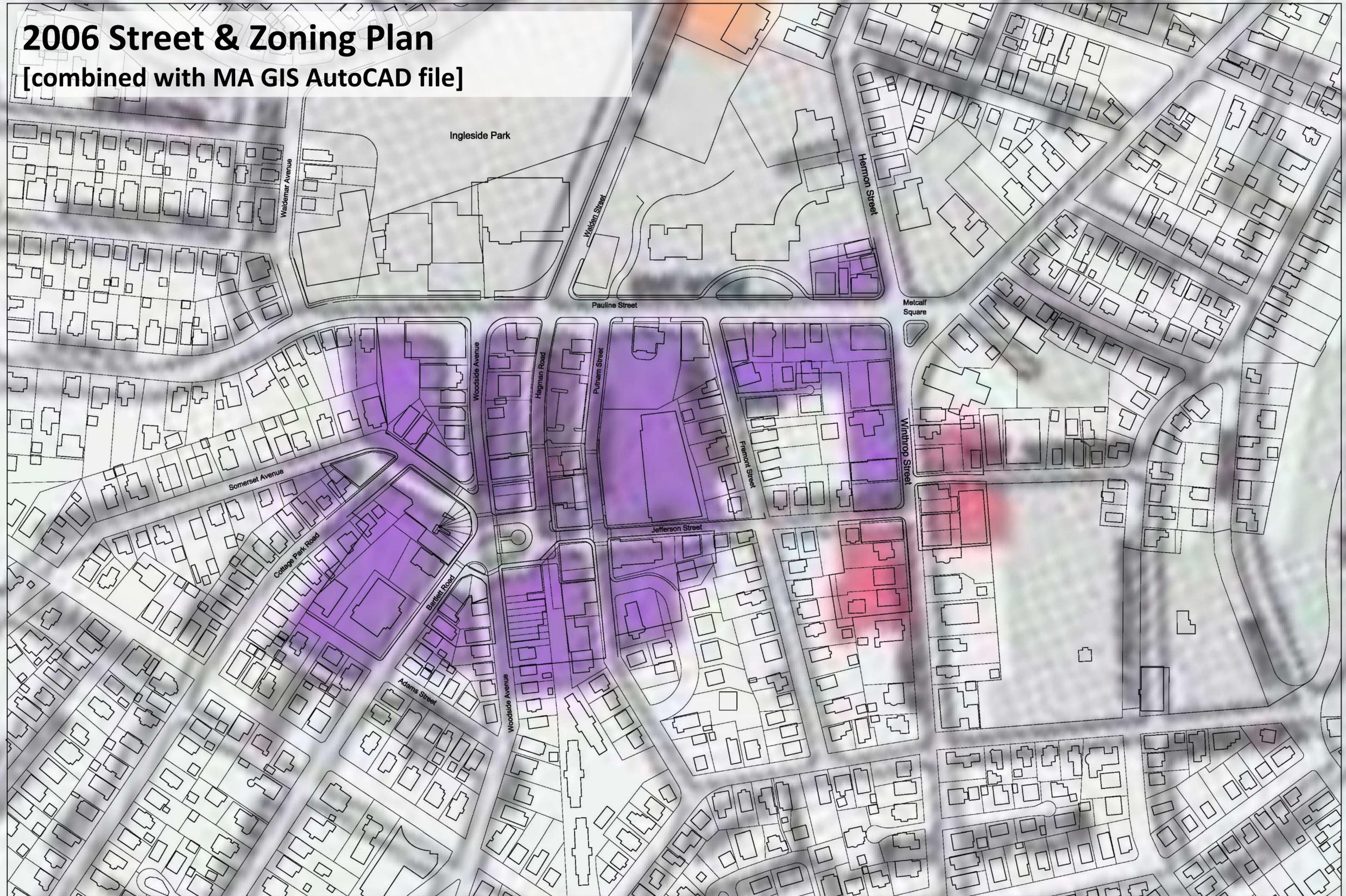


# WINTHROP CBD MAPPING



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**2006 Street & Zoning Plan**  
[combined with MA GIS AutoCAD file]



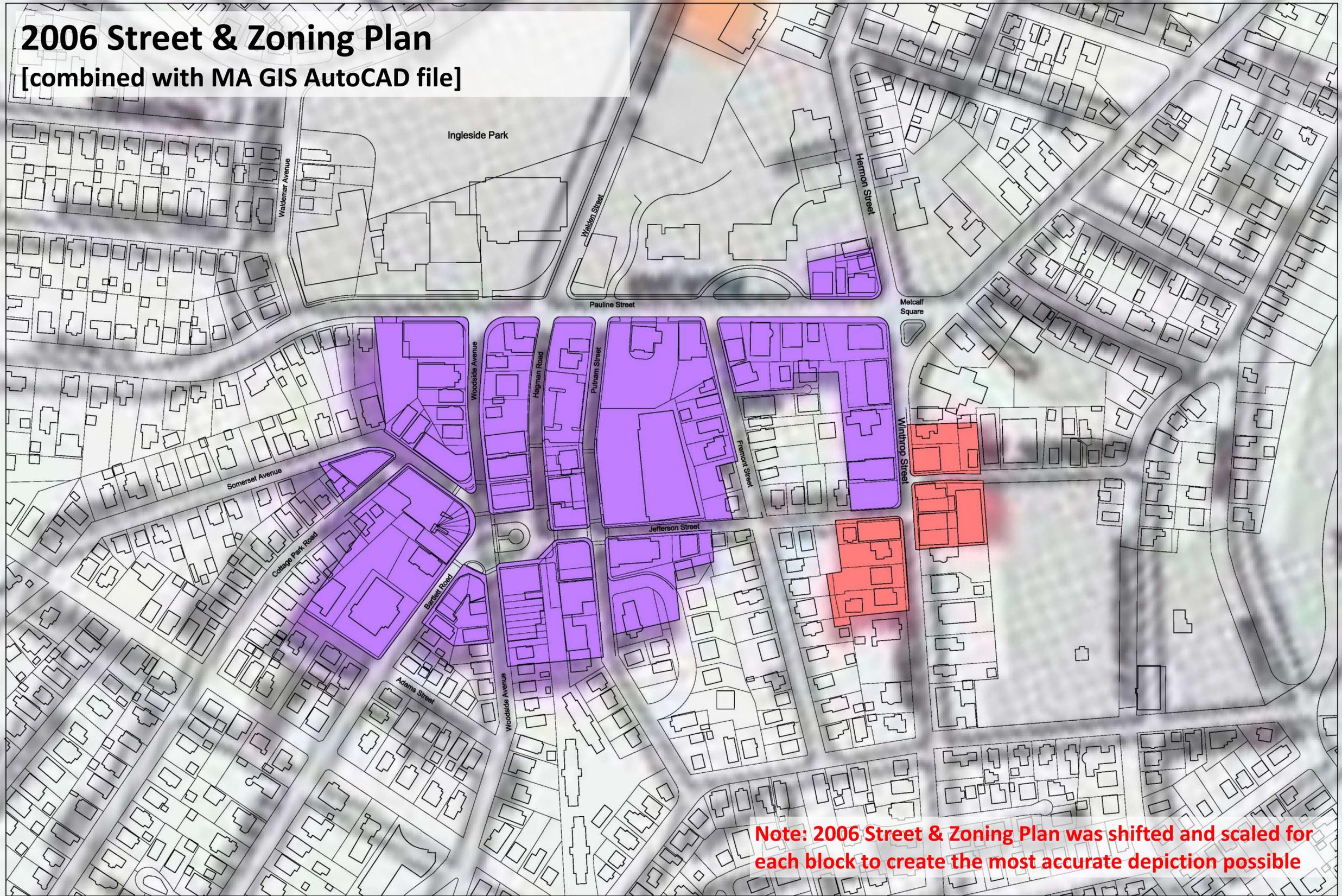


# WINTHROP CBD MAPPING



FORM+PLACE

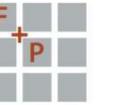
**2006 Street & Zoning Plan**  
[combined with MA GIS AutoCAD file]



**Note: 2006 Street & Zoning Plan was shifted and scaled for each block to create the most accurate depiction possible**

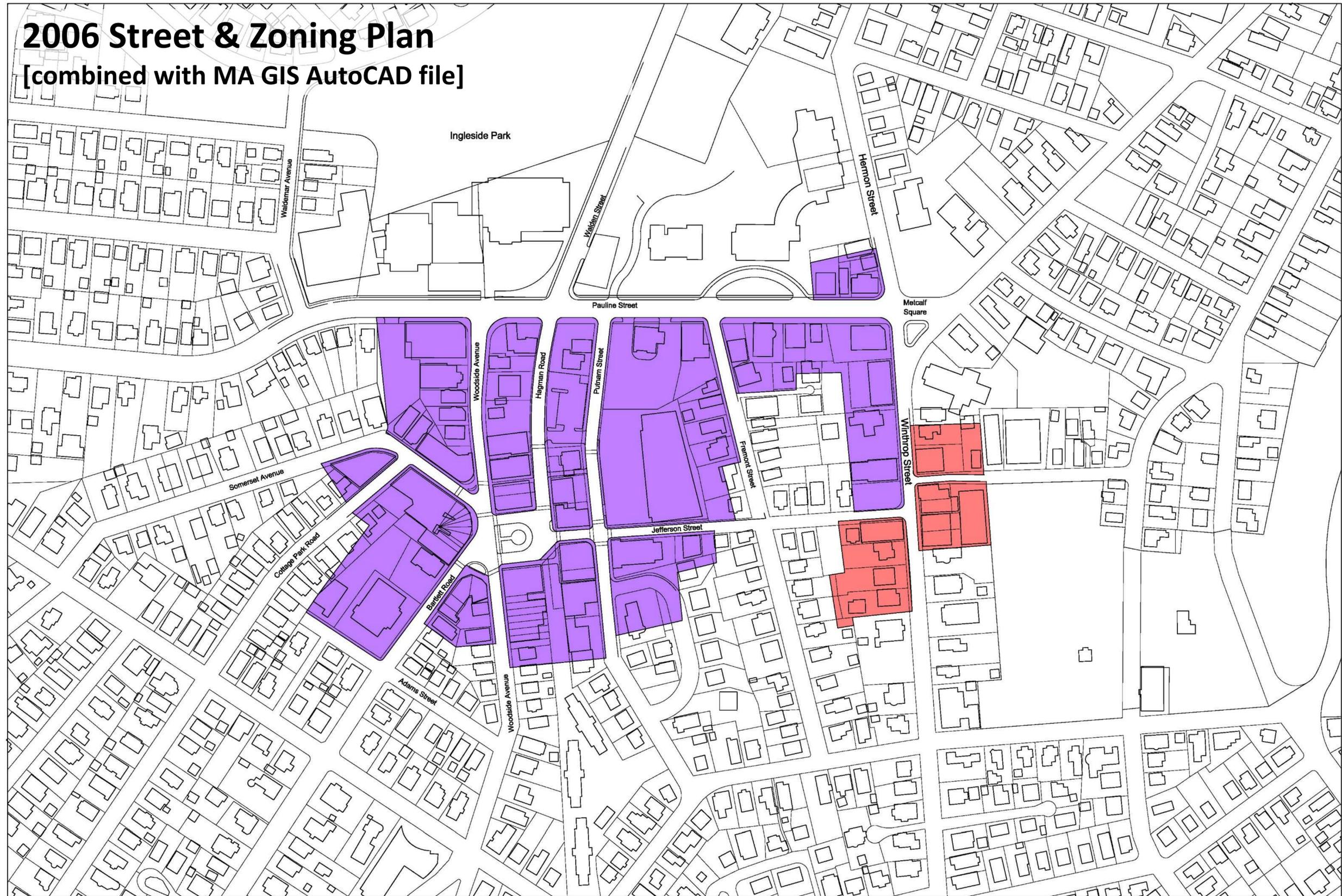


# WINTHROP CBD MAPPING



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## 2006 Street & Zoning Plan [combined with MA GIS AutoCAD file]



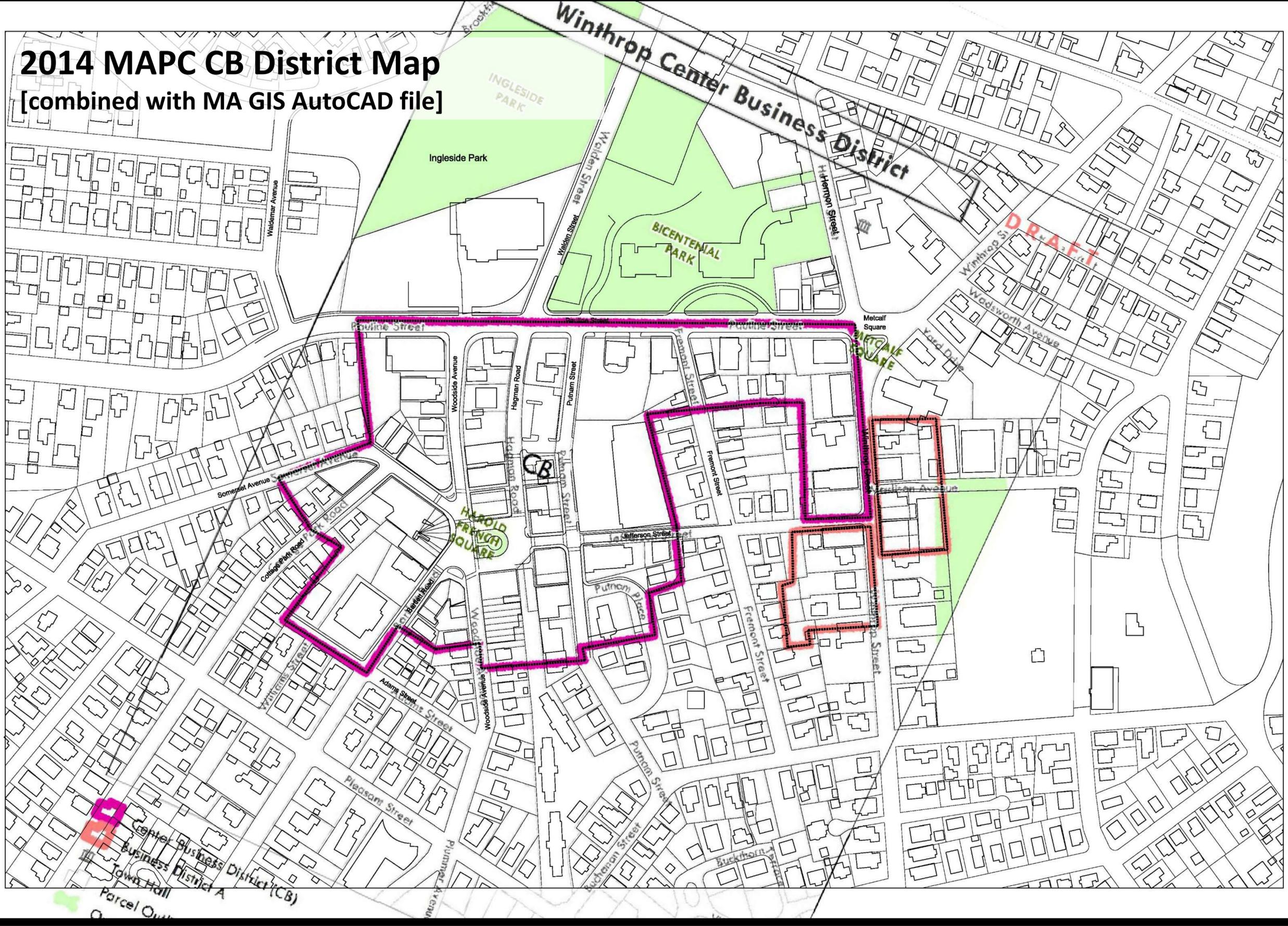


# WINTHROP CBD MAPPING



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**2014 MAPC CB District Map**  
[combined with MA GIS AutoCAD file]



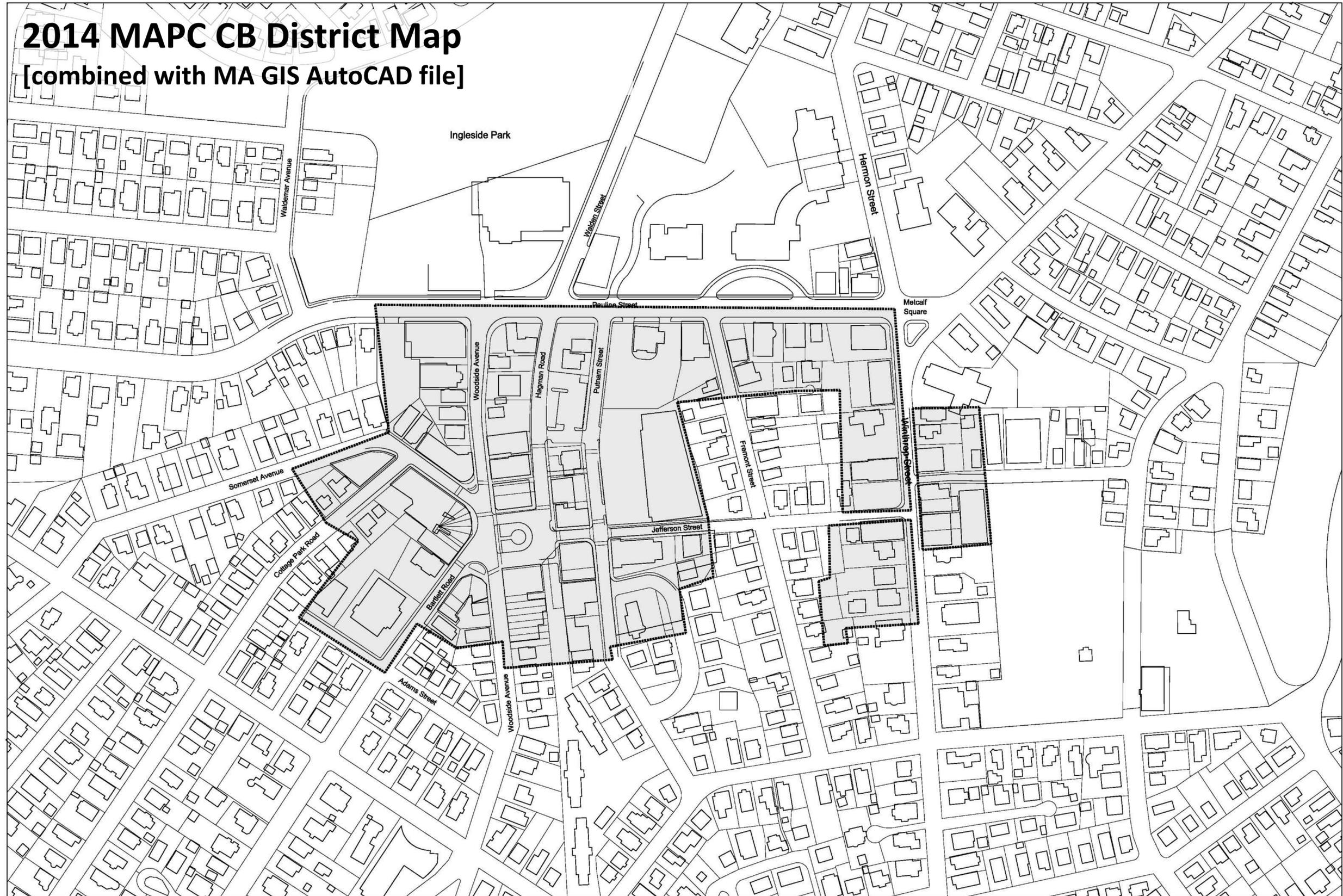


# WINTHROP CBD MAPPING



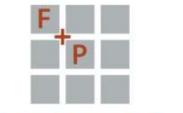
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## 2014 MAPC CB District Map [combined with MA GIS AutoCAD file]



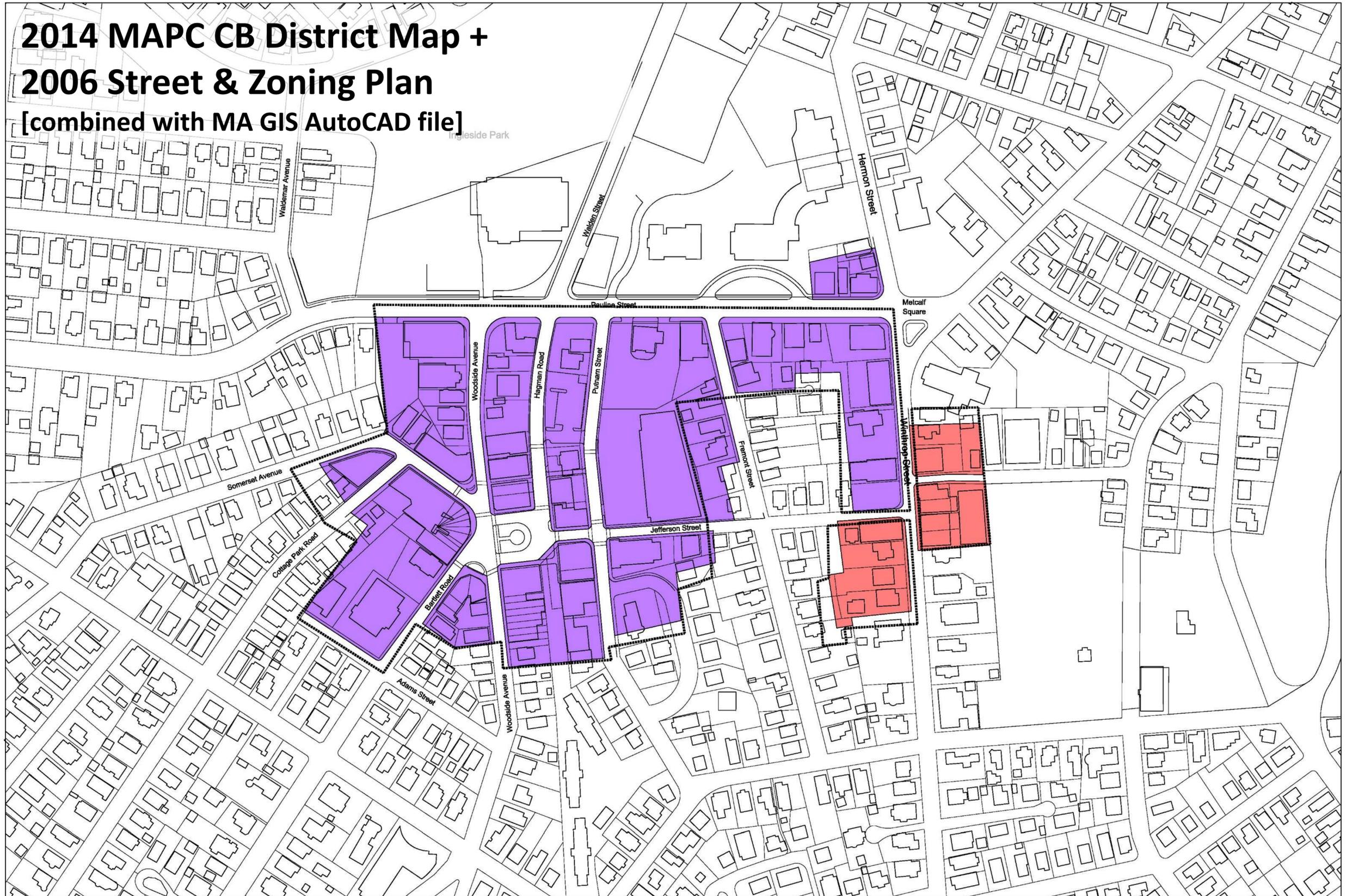


# WINTHROP CBD MAPPING



FORM+PLACE

**2014 MAPC CB District Map +  
2006 Street & Zoning Plan**  
[combined with MA GIS AutoCAD file]



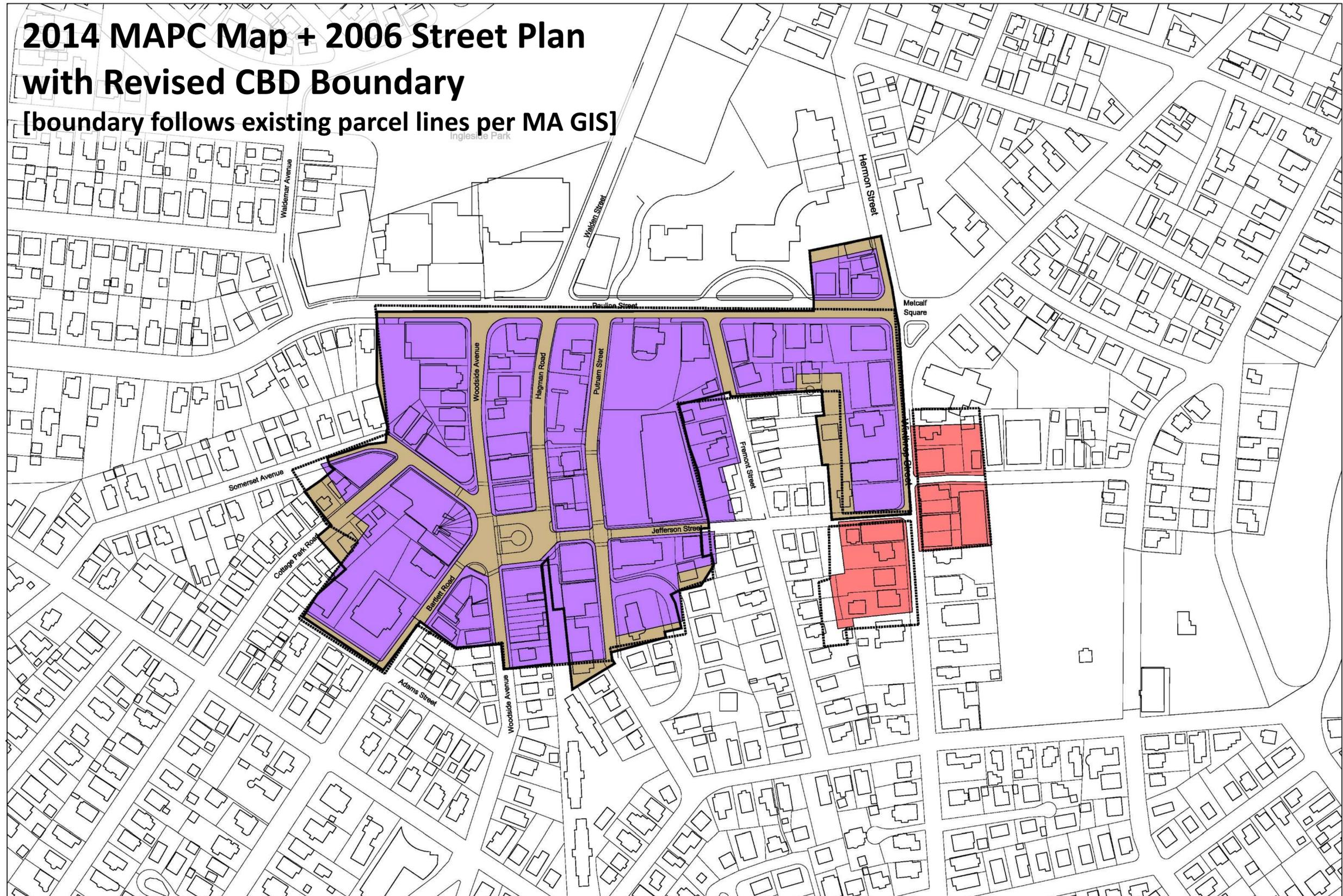


# WINTHROP CBD MAPPING



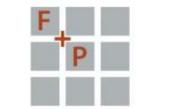
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**2014 MAPC Map + 2006 Street Plan  
with Revised CBD Boundary**  
[boundary follows existing parcel lines per MA GIS]



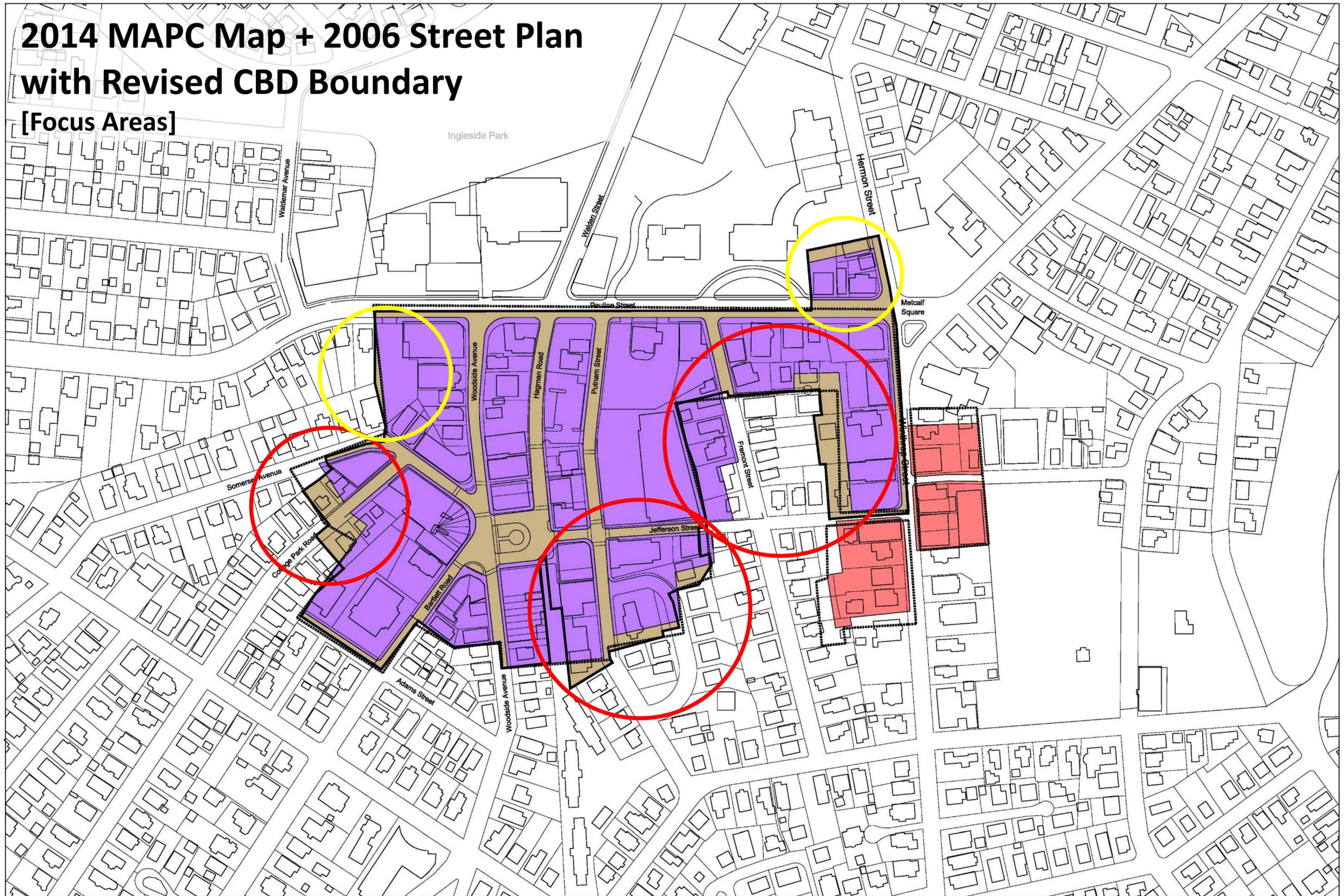


# WINTHROP CBD MAPPING



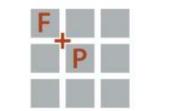
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## 2014 MAPC Map + 2006 Street Plan with Revised CBD Boundary [Focus Areas]



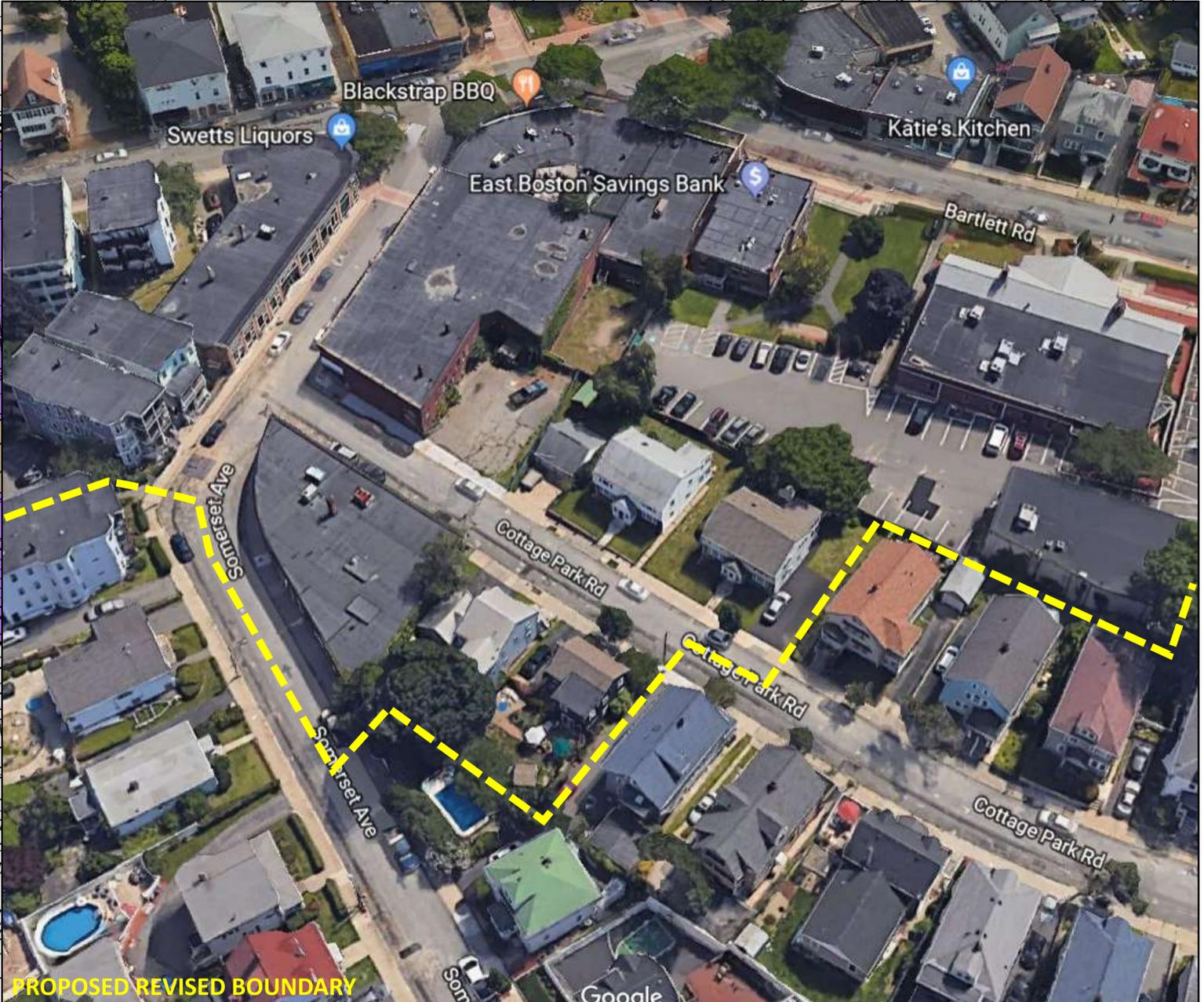
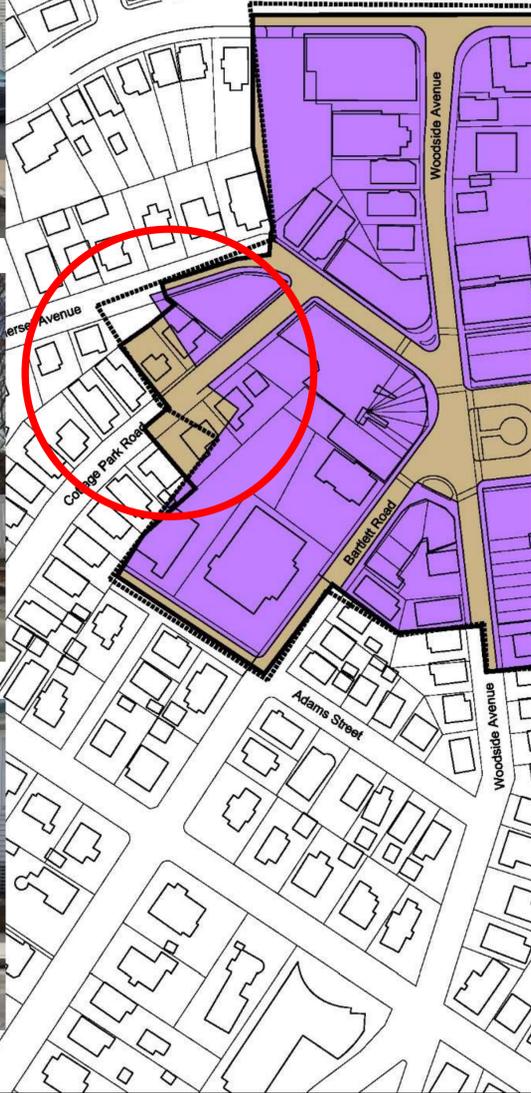


# WINTHROP CBD MAPPING



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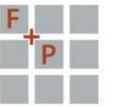
## Focus Area #1: Somerset Avenue / Cottage Park Road



PROPOSED REVISED BOUNDARY



# WINTHROP CBD MAPPING



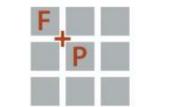
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## Focus Area #2: Putnam Street [south of Jefferson]



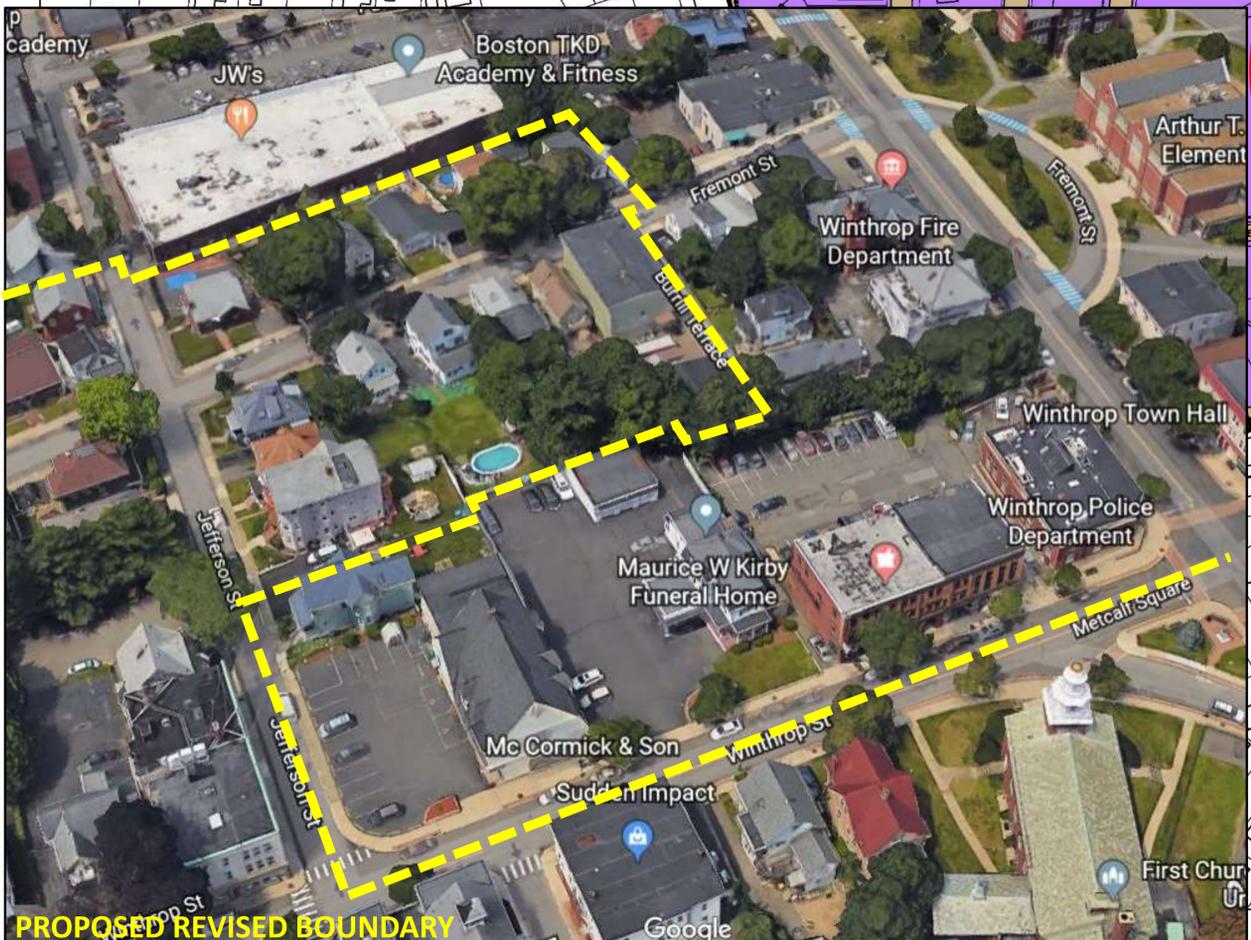
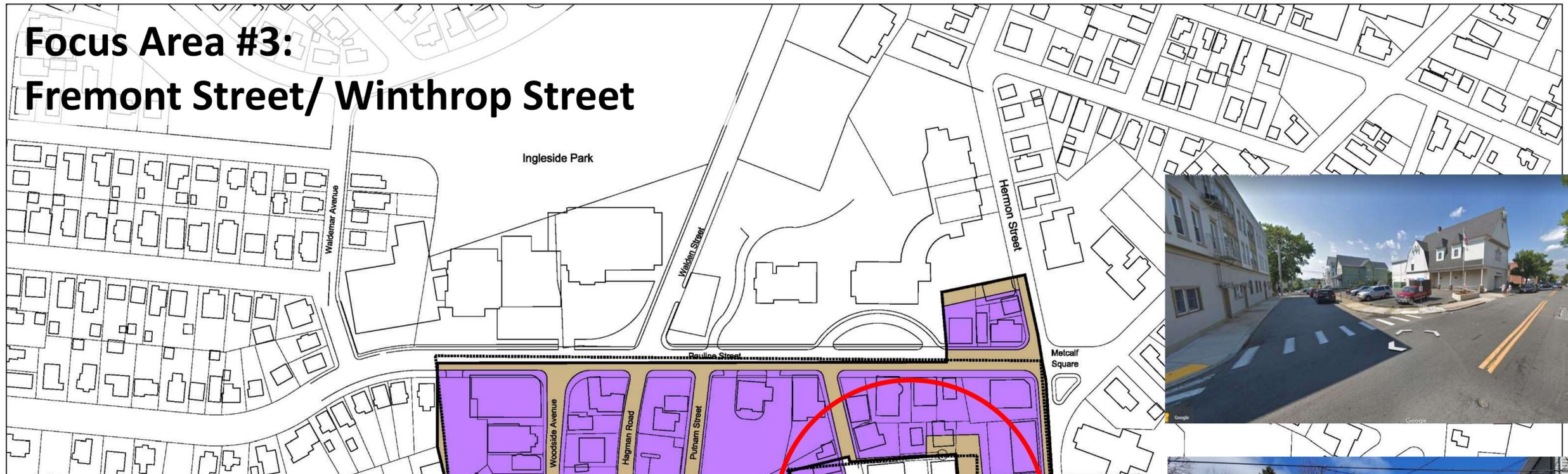


# WINTHROP CBD MAPPING



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## Focus Area #3: Fremont Street/ Winthrop Street



PROPOSED REVISED BOUNDARY

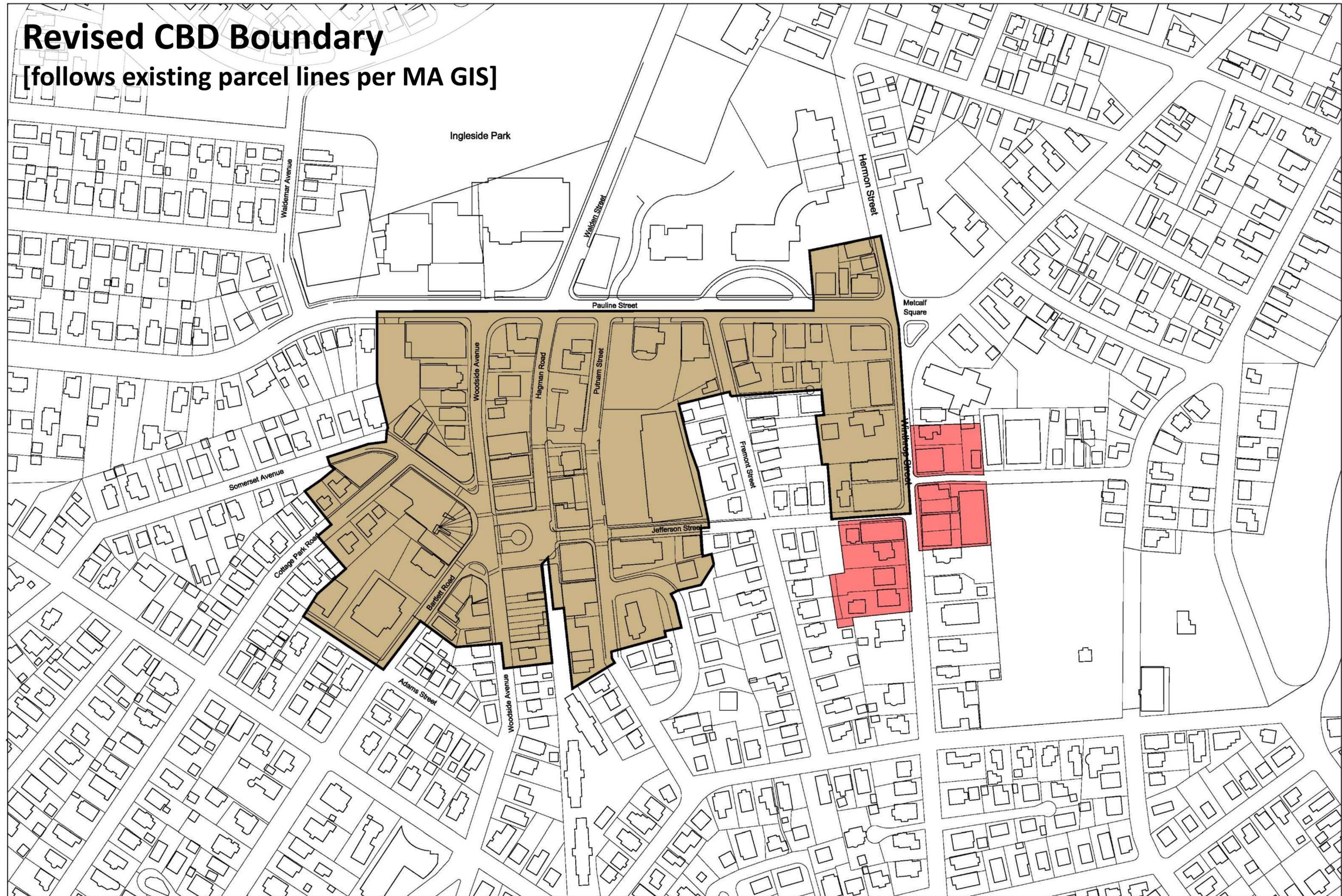


# WINTHROP CBD MAPPING



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**Revised CBD Boundary**  
[follows existing parcel lines per MA GIS]



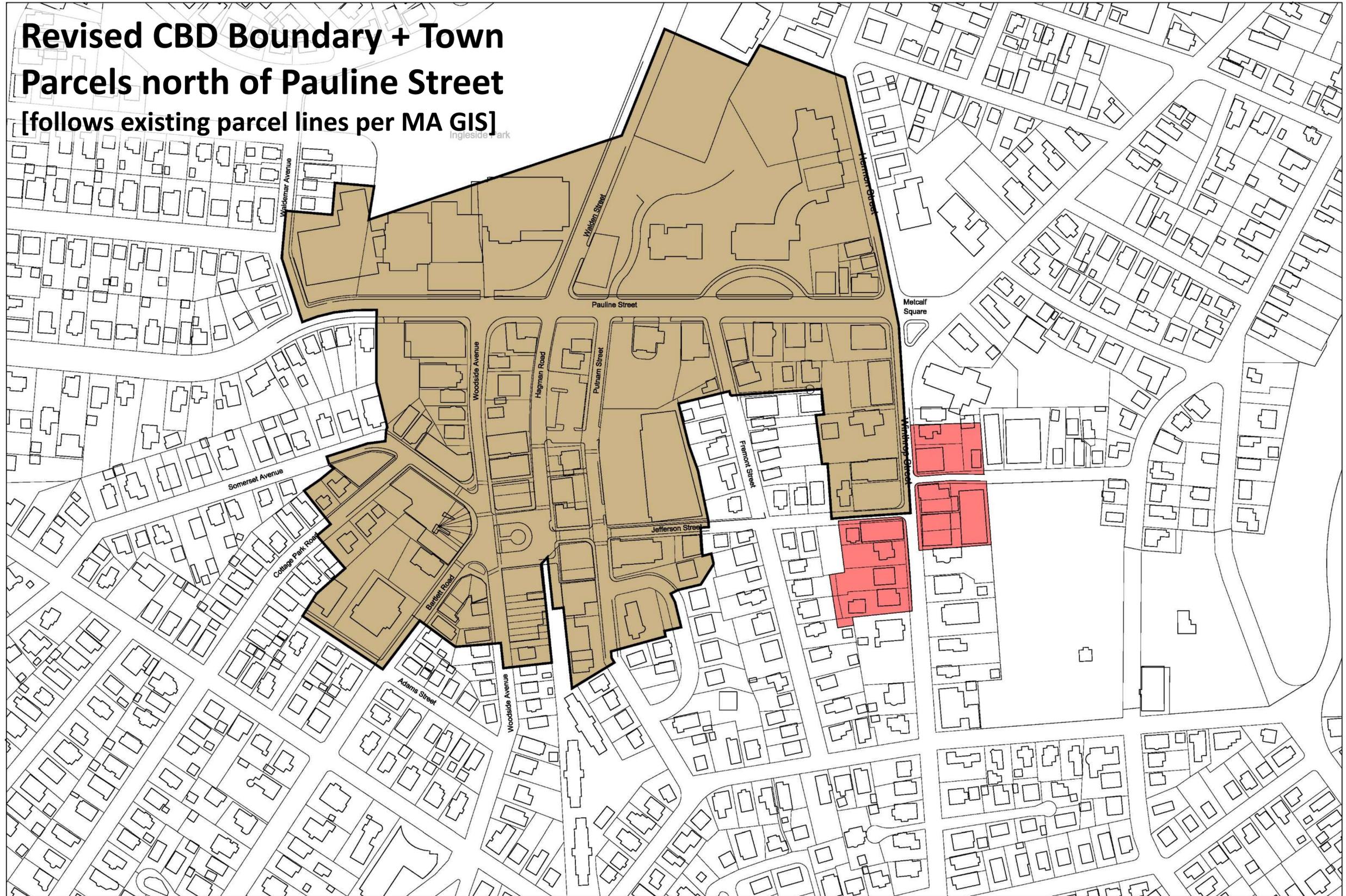


# WINTHROP CBD MAPPING



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**Revised CBD Boundary + Town  
Parcels north of Pauline Street**  
[follows existing parcel lines per MA GIS]



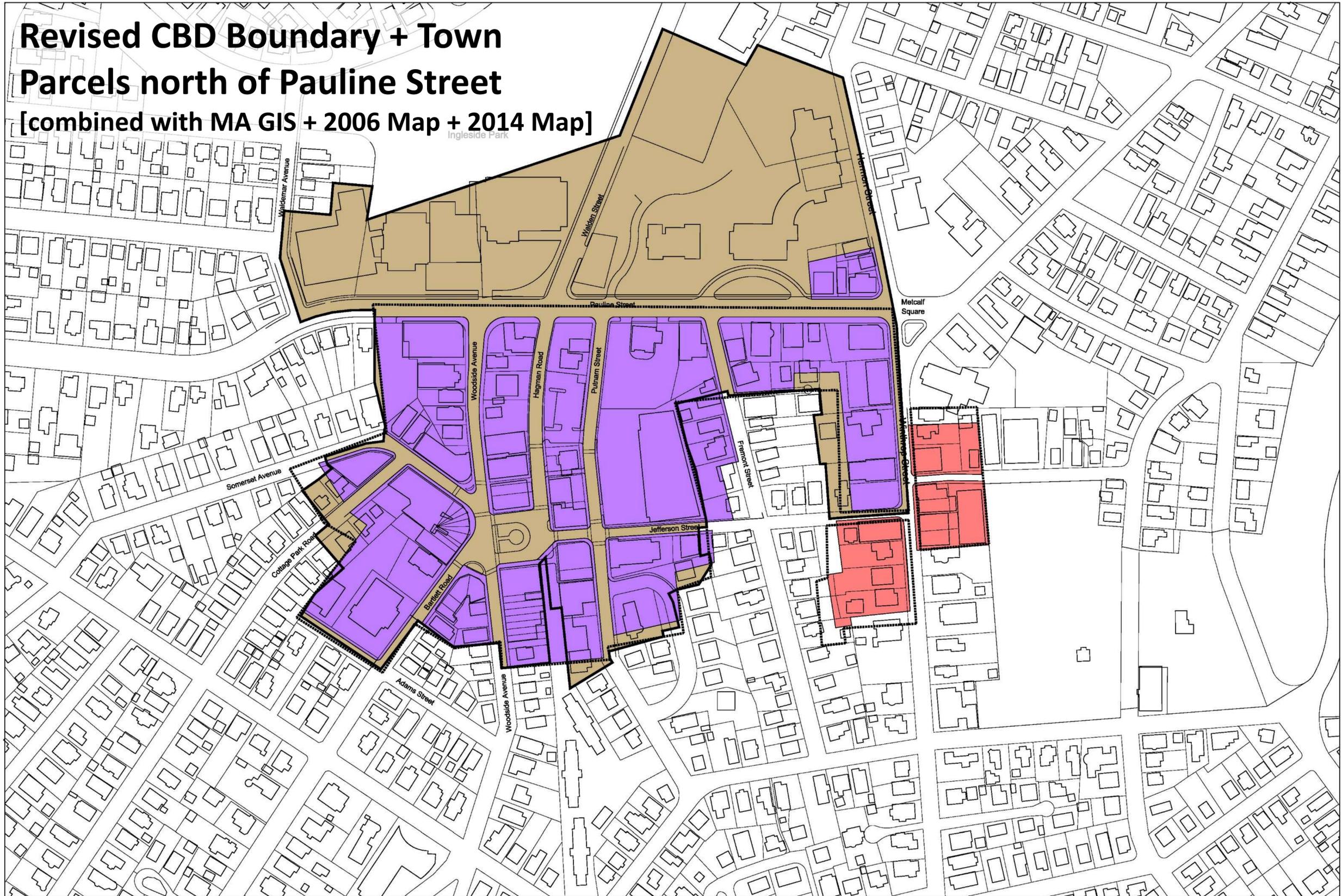


# WINTHROP CBD MAPPING



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**Revised CBD Boundary + Town  
Parcels north of Pauline Street**  
[combined with MA GIS + 2006 Map + 2014 Map]





# WINTHROP CBD MAPPING



Winthrop CBD and Middle School Master Plan and Vision Study

## Winthrop Centre Land Use





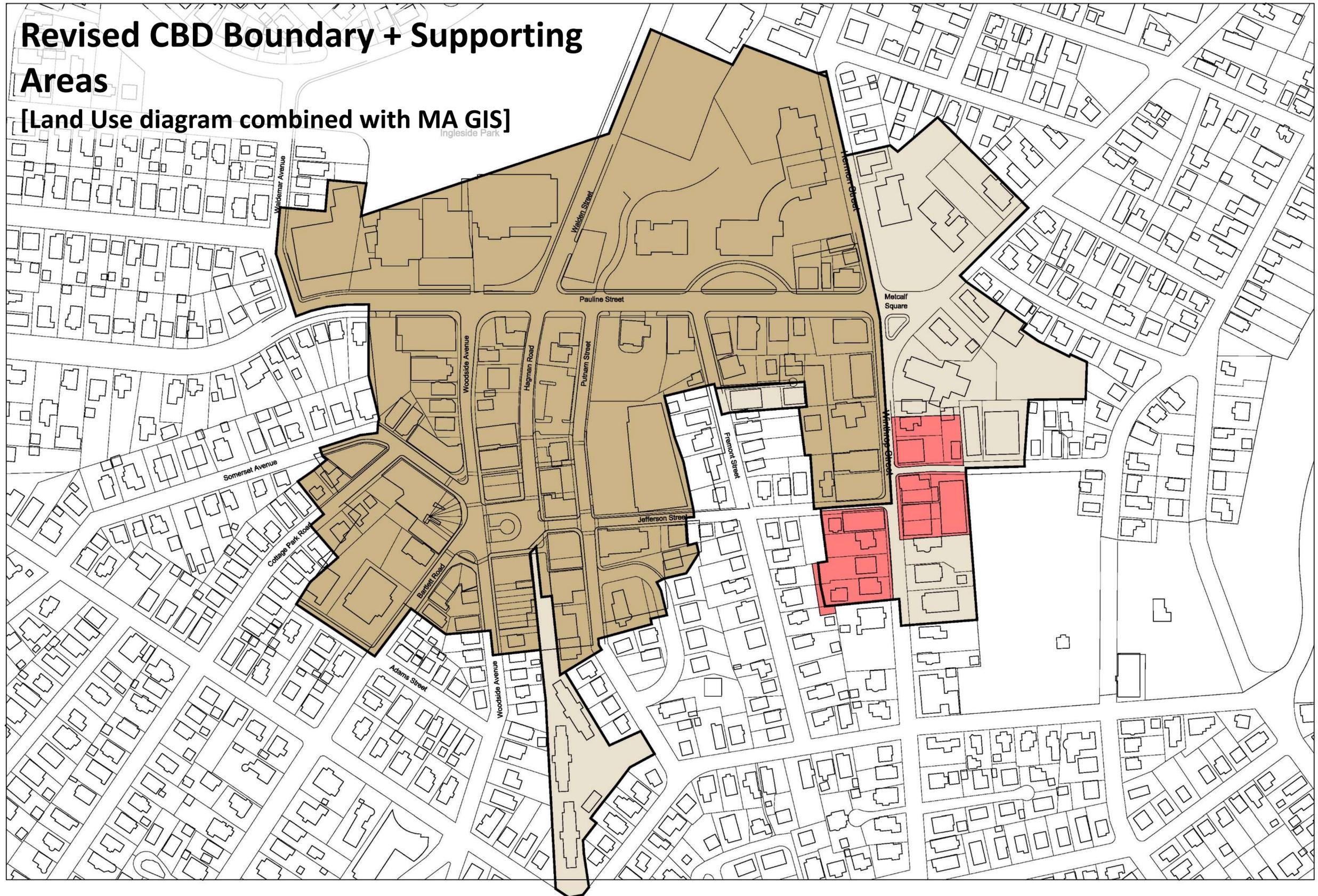
# WINTHROP CBD MAPPING



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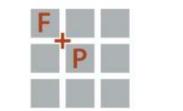
## Revised CBD Boundary + Supporting Areas

[Land Use diagram combined with MA GIS]





# WINTHROP CBD MAPPING



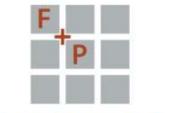
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**Focus Area #4:**  
**Metcalf Square & Winthrop Street**  
[incl. Church/ Surface lot/ Madison Ave/ etc.]





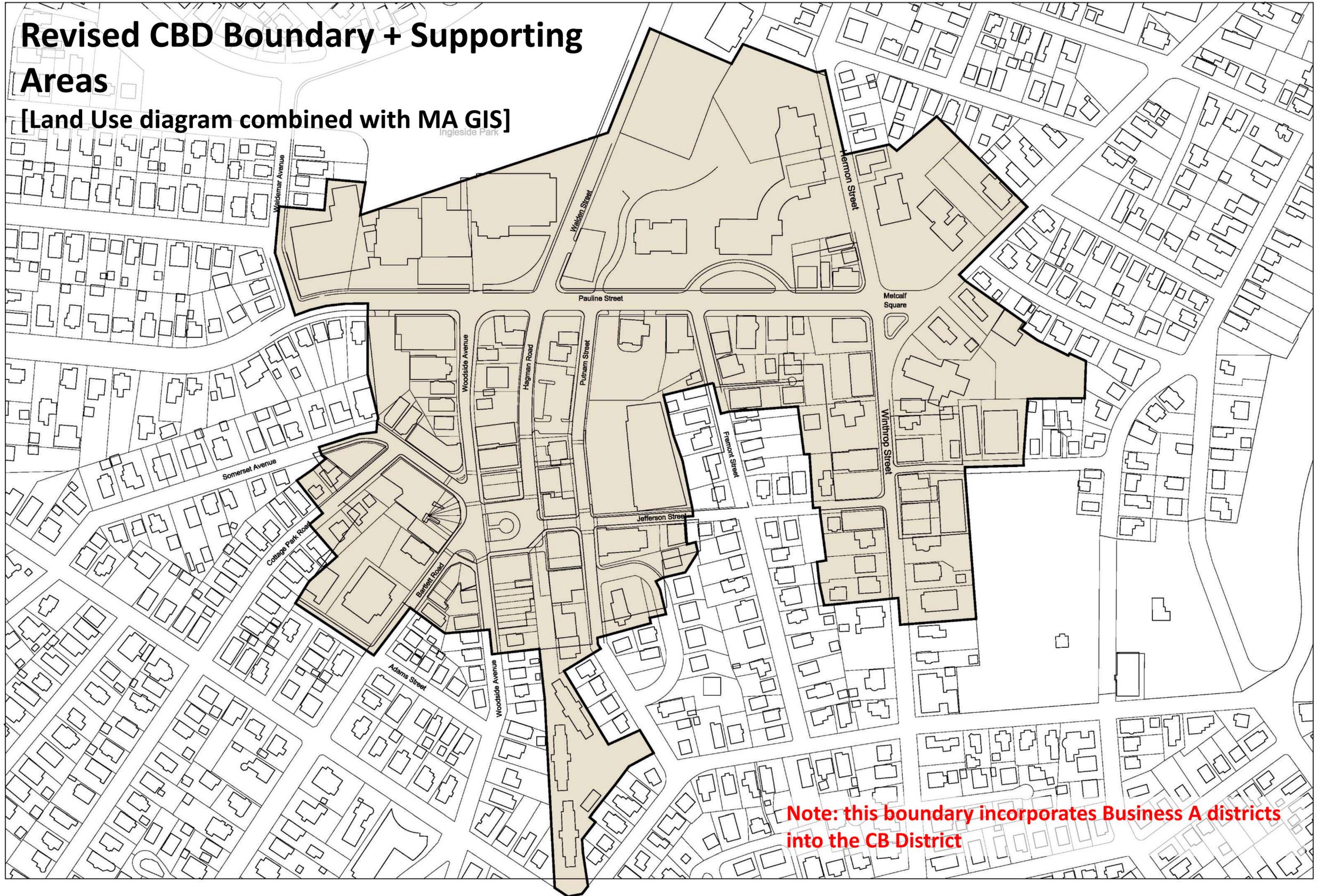
# WINTHROP CBD MAPPING



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## Revised CBD Boundary + Supporting Areas

[Land Use diagram combined with MA GIS]





# WINTHROP CBD MAPPING



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## Land Uses in the CBD and immediately surrounding area

