



WINTHROP CBD ZONING MAP ANALYSIS

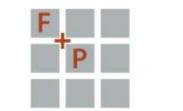
18 April 2019

Town of Winthrop
Form + Place, Inc.

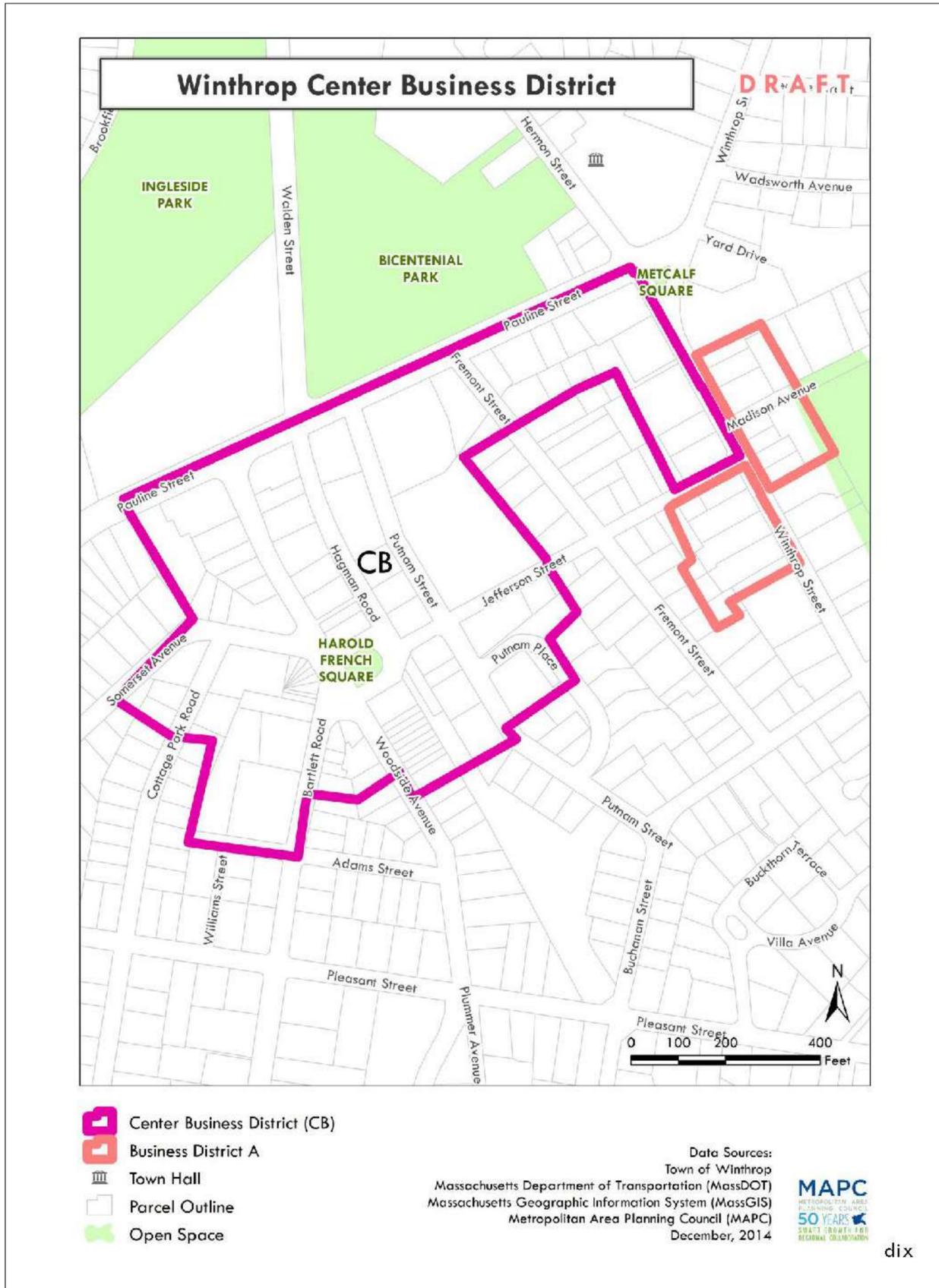




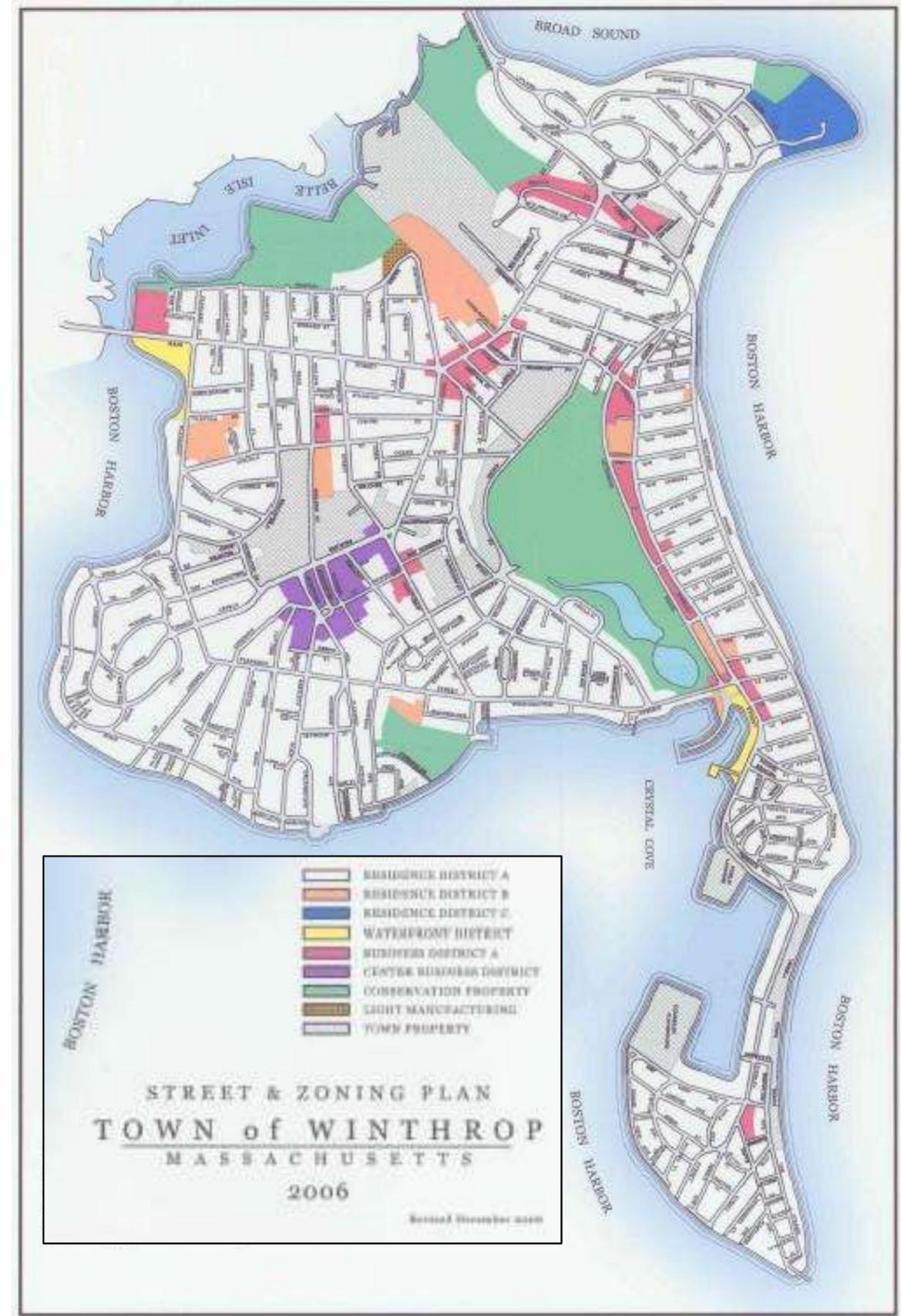
WINTHROP CBD MAPPING



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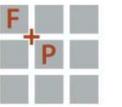
2014 MAPC CB District Map



2006 Street & Zoning Plan



WINTHROP CBD MAPPING



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2006 Street & Zoning Plan



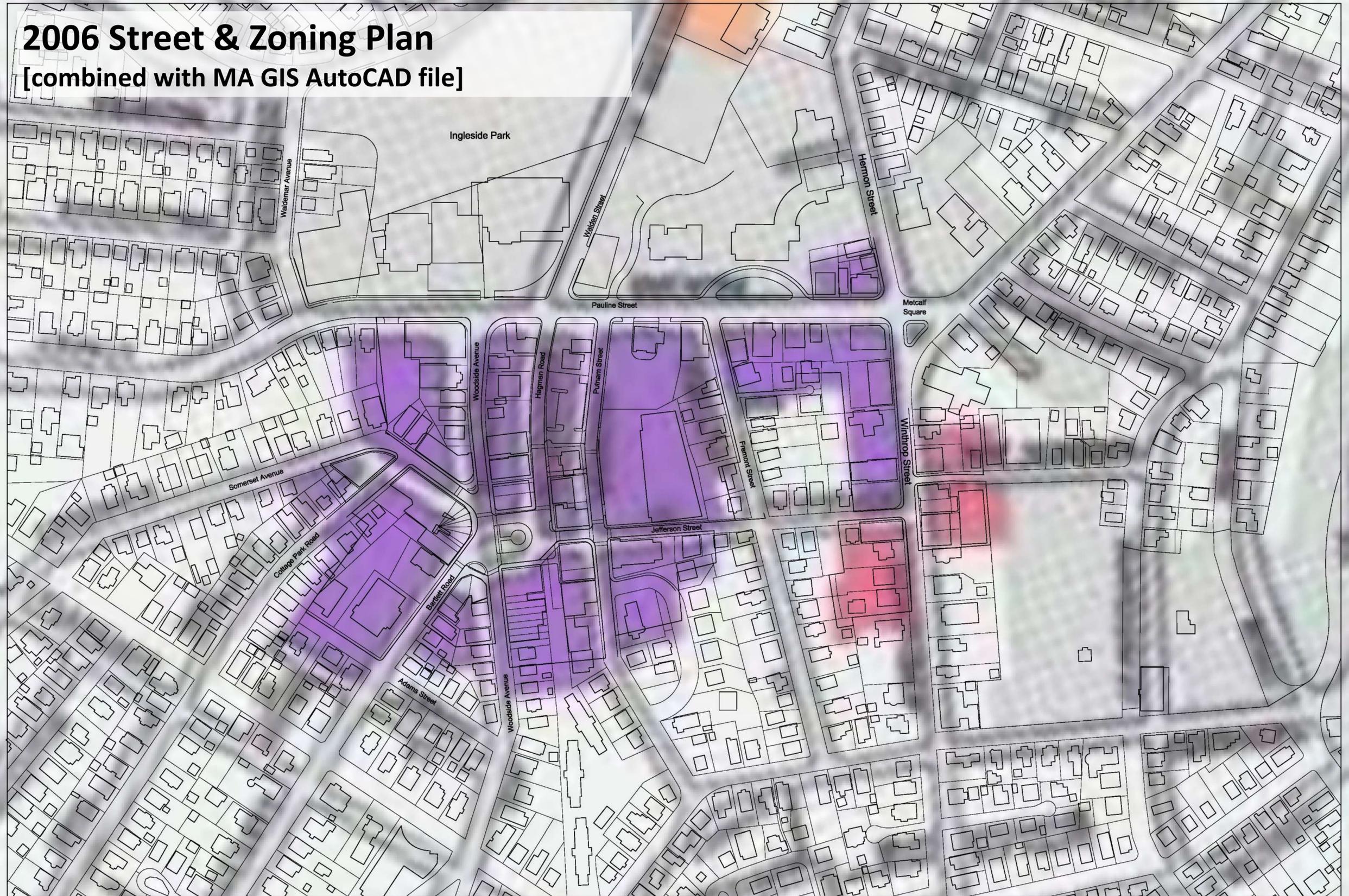


WINTHROP CBD MAPPING



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



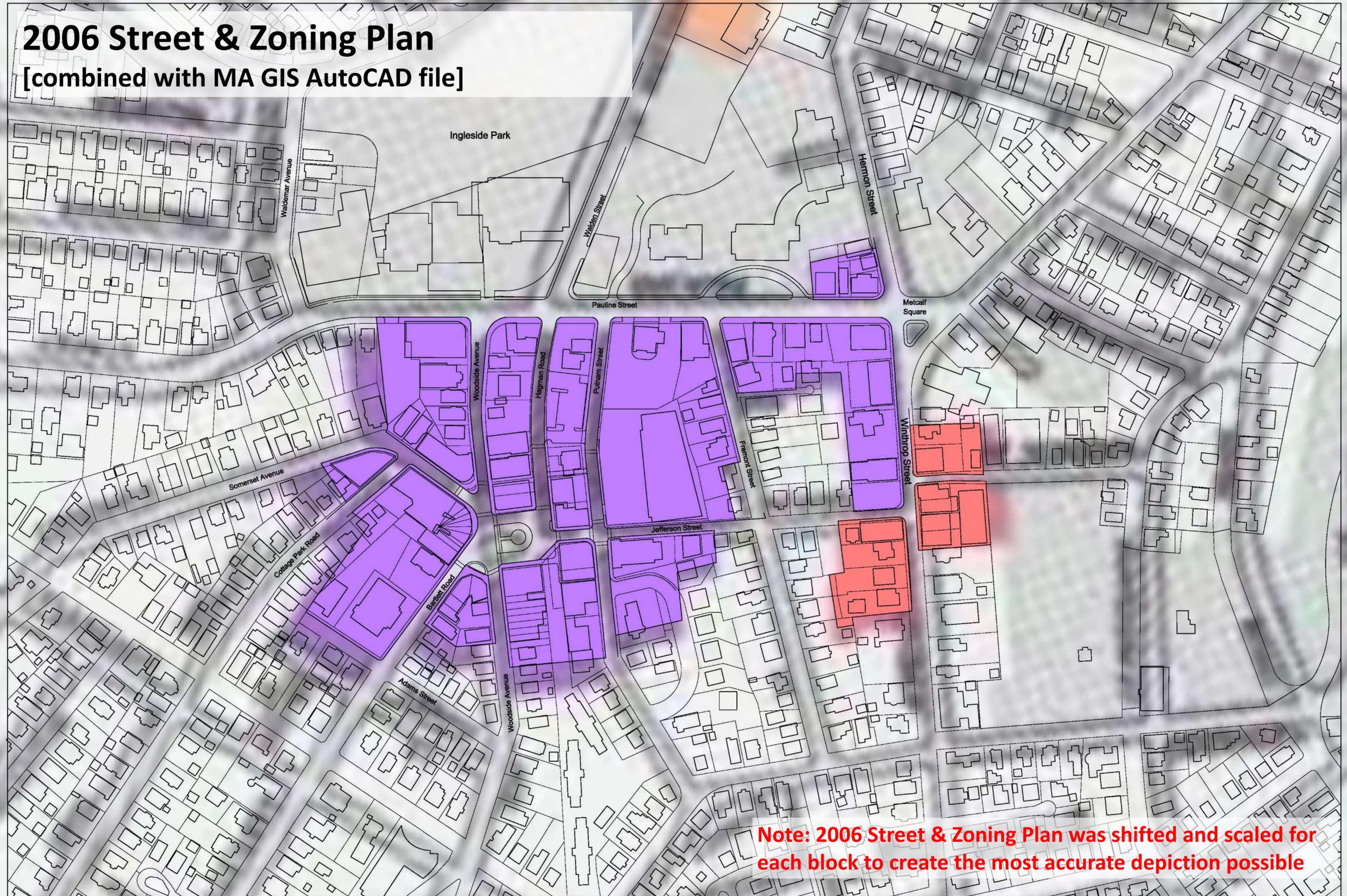


WINTHROP CBD MAPPING



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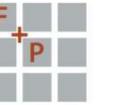
2006 Street & Zoning Plan
[combined with MA GIS AutoCAD file]



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

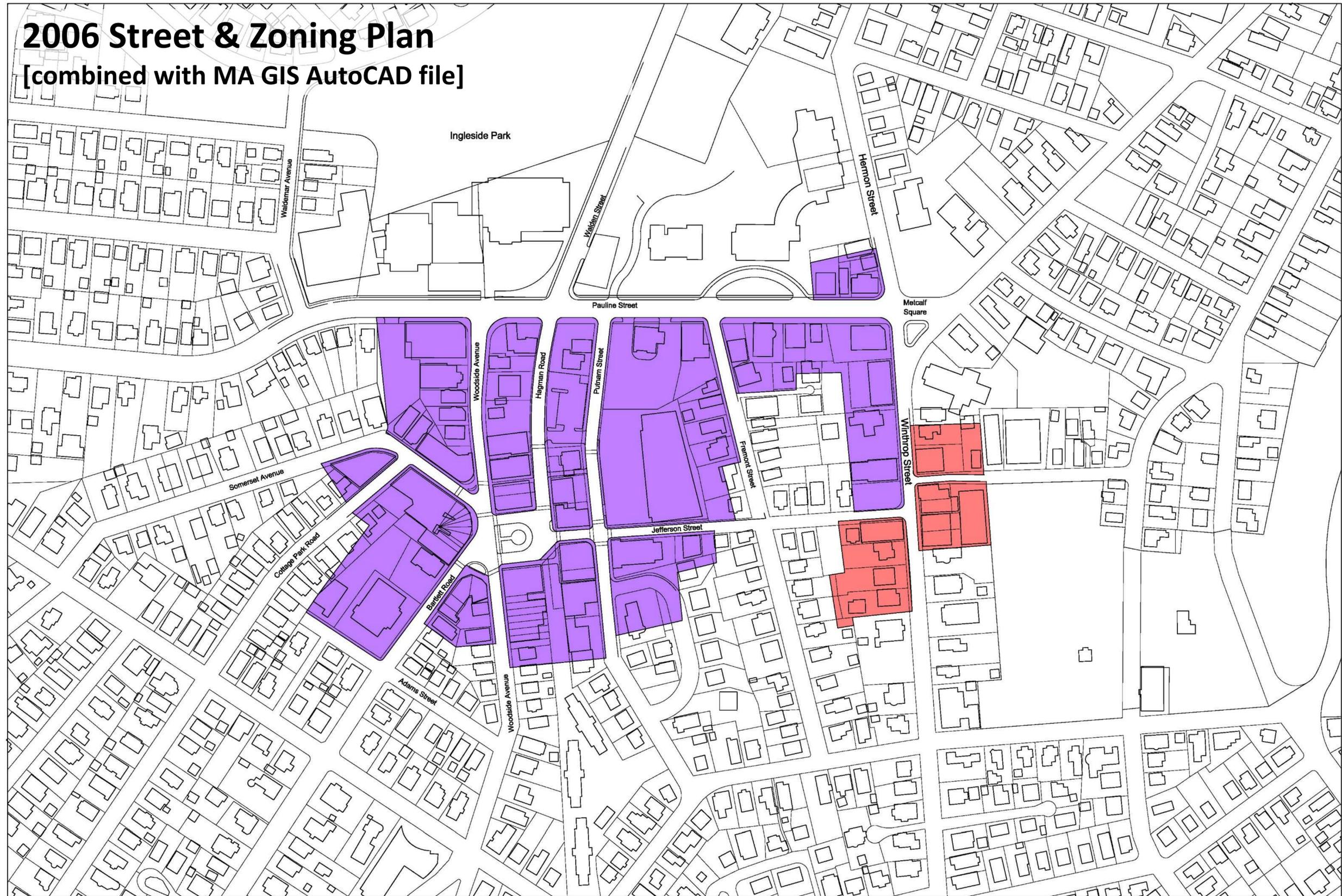


WINTHROP CBD MAPPING



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



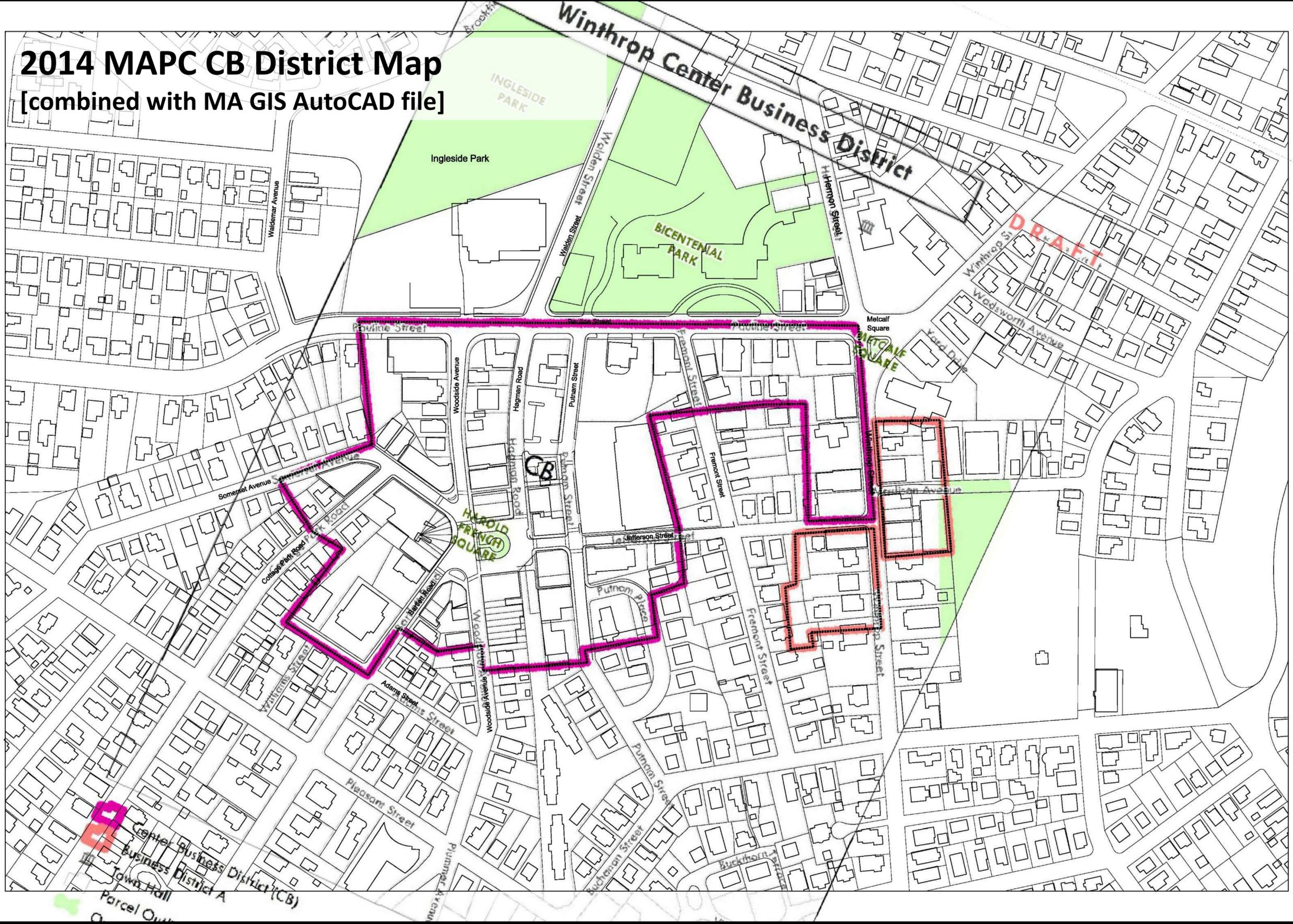


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2014 MAPC CB District Map
[combined with MA GIS AutoCAD file]



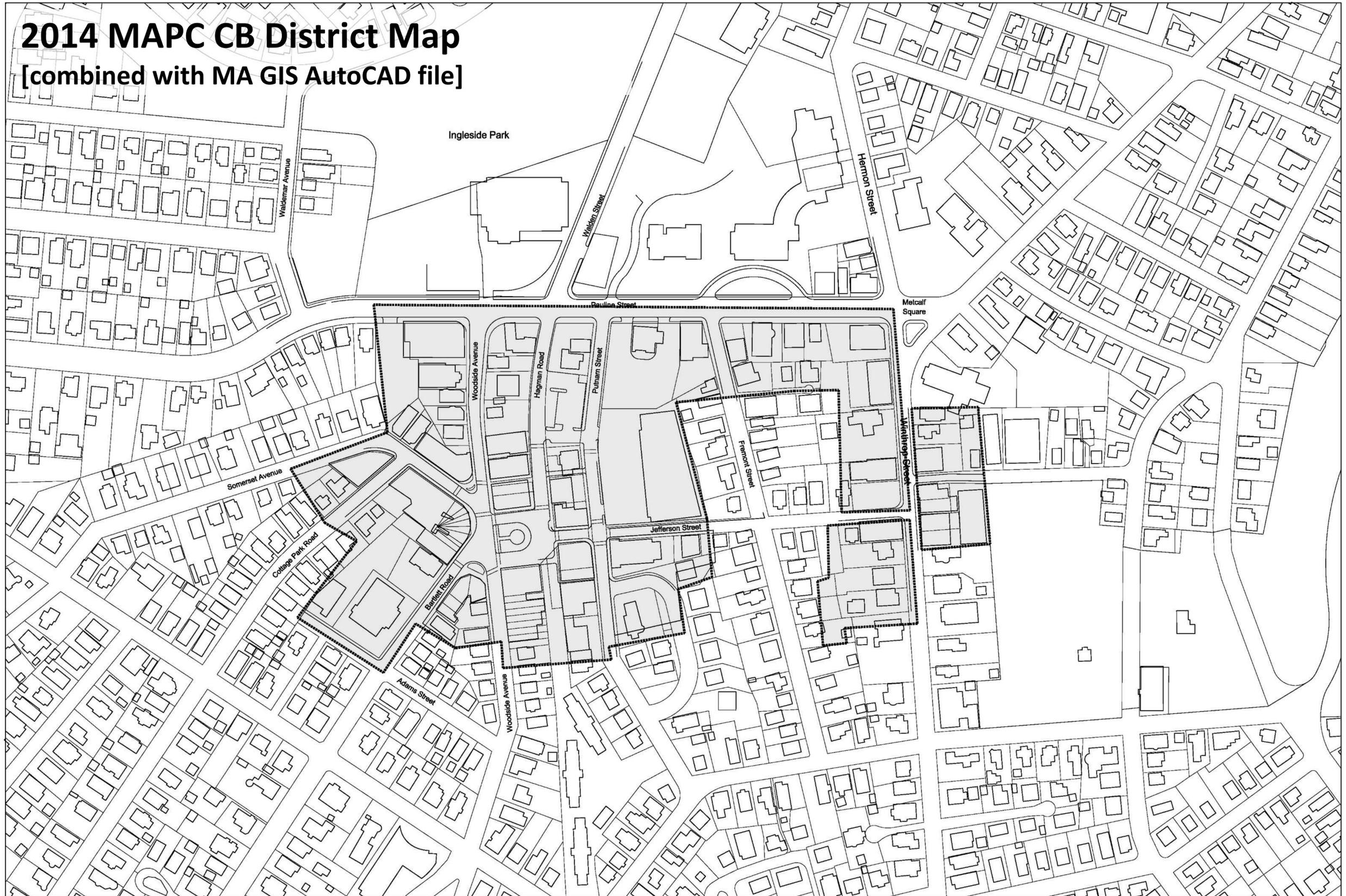


WINTHROP CBD MAPPING



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



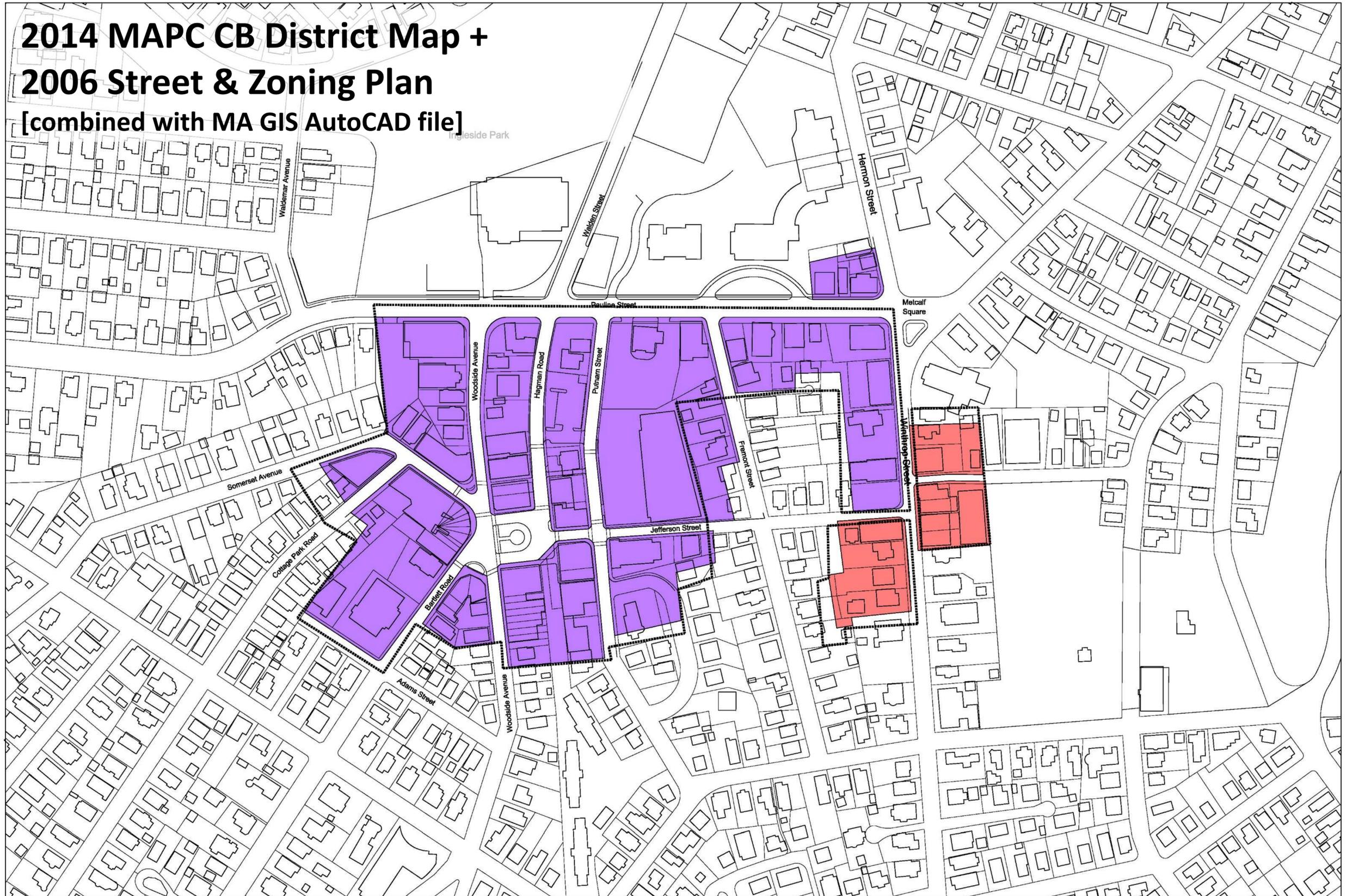


WINTHROP CBD MAPPING



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



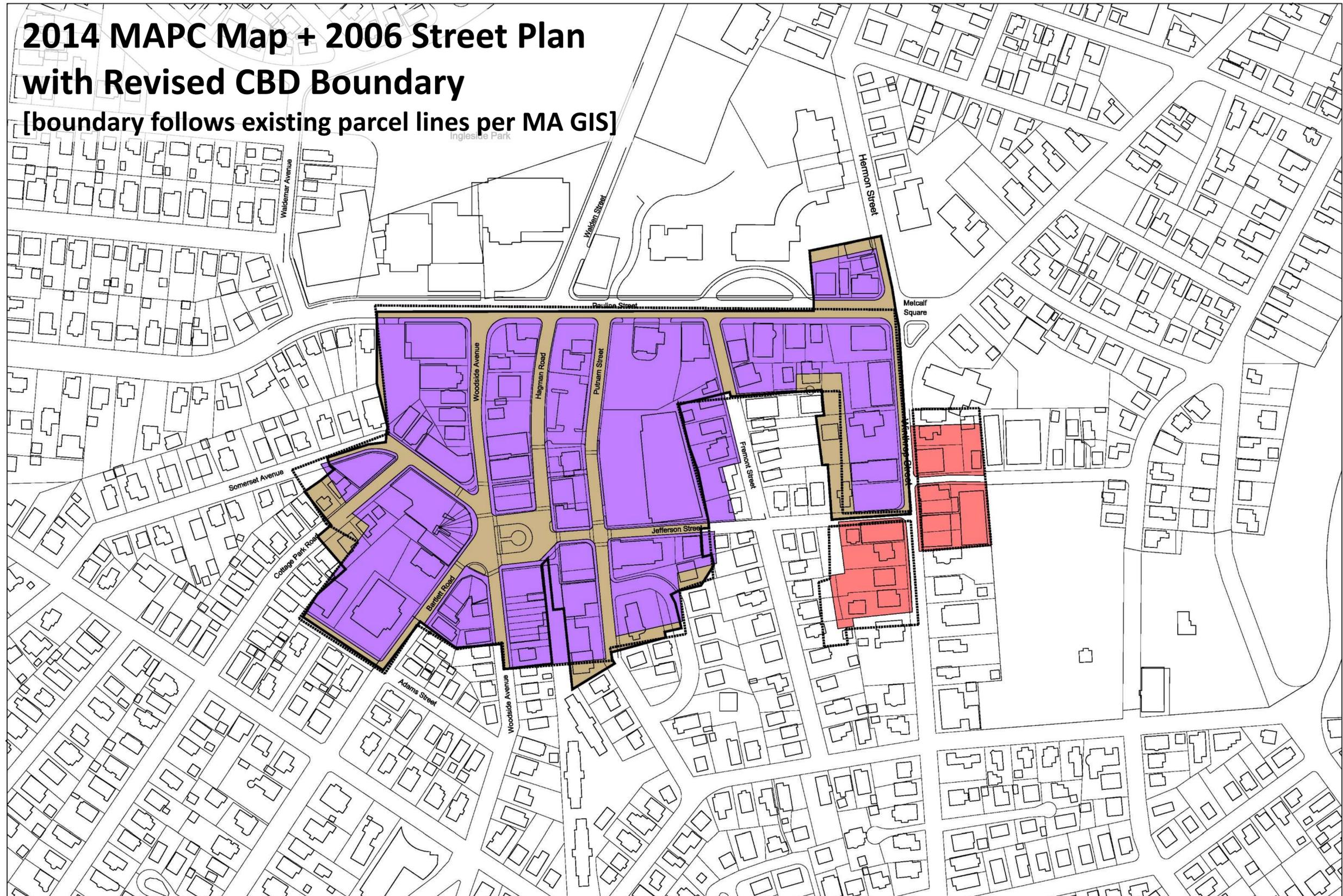


WINTHROP CBD MAPPING



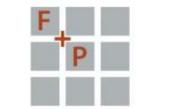
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**2014 MAPC Map + 2006 Street Plan
with Revised CBD Boundary
[boundary follows existing parcel lines per MA GIS]**



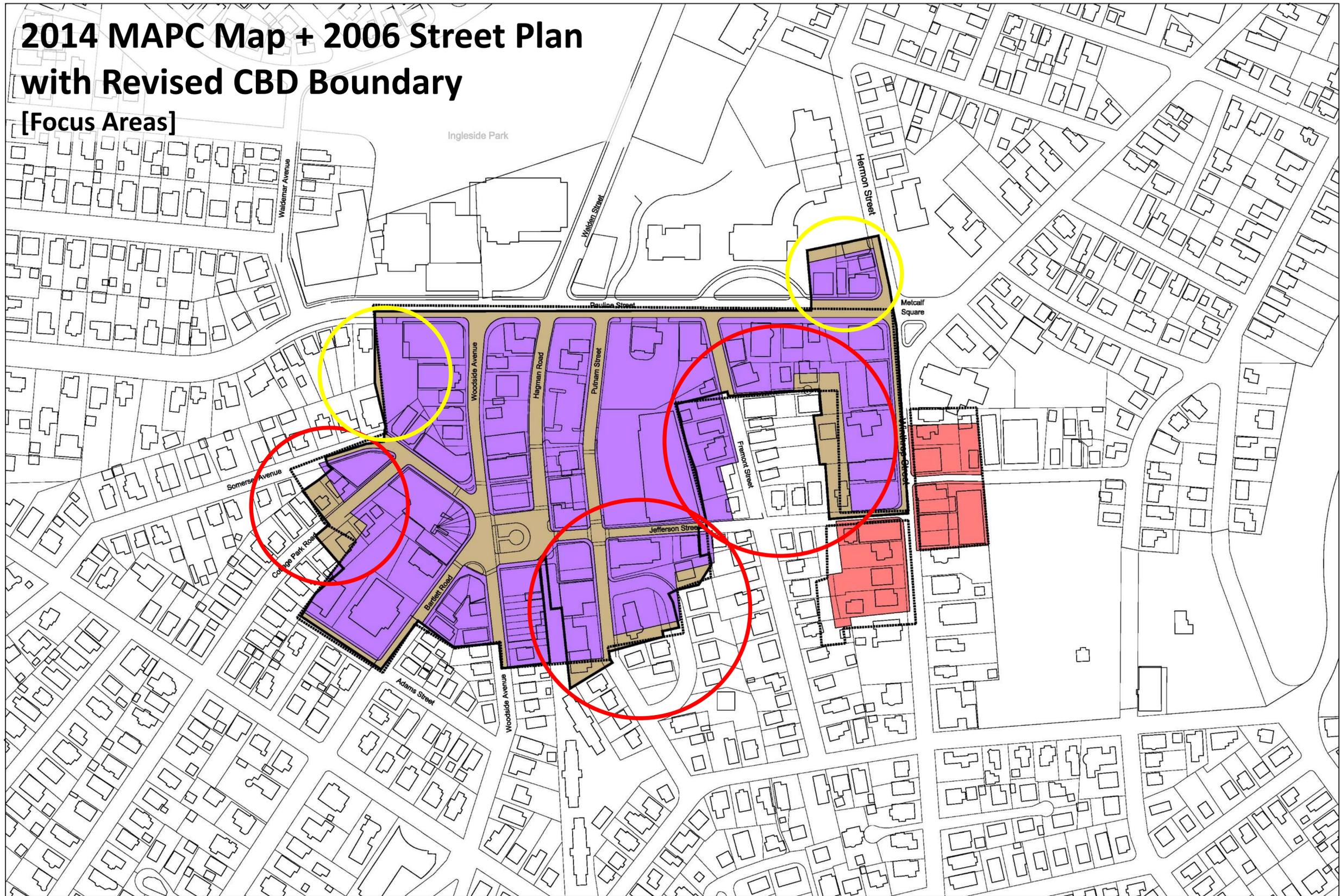


WINTHROP CBD MAPPING



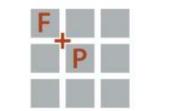
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2014 MAPC Map + 2006 Street Plan with Revised CBD Boundary [Focus Areas]



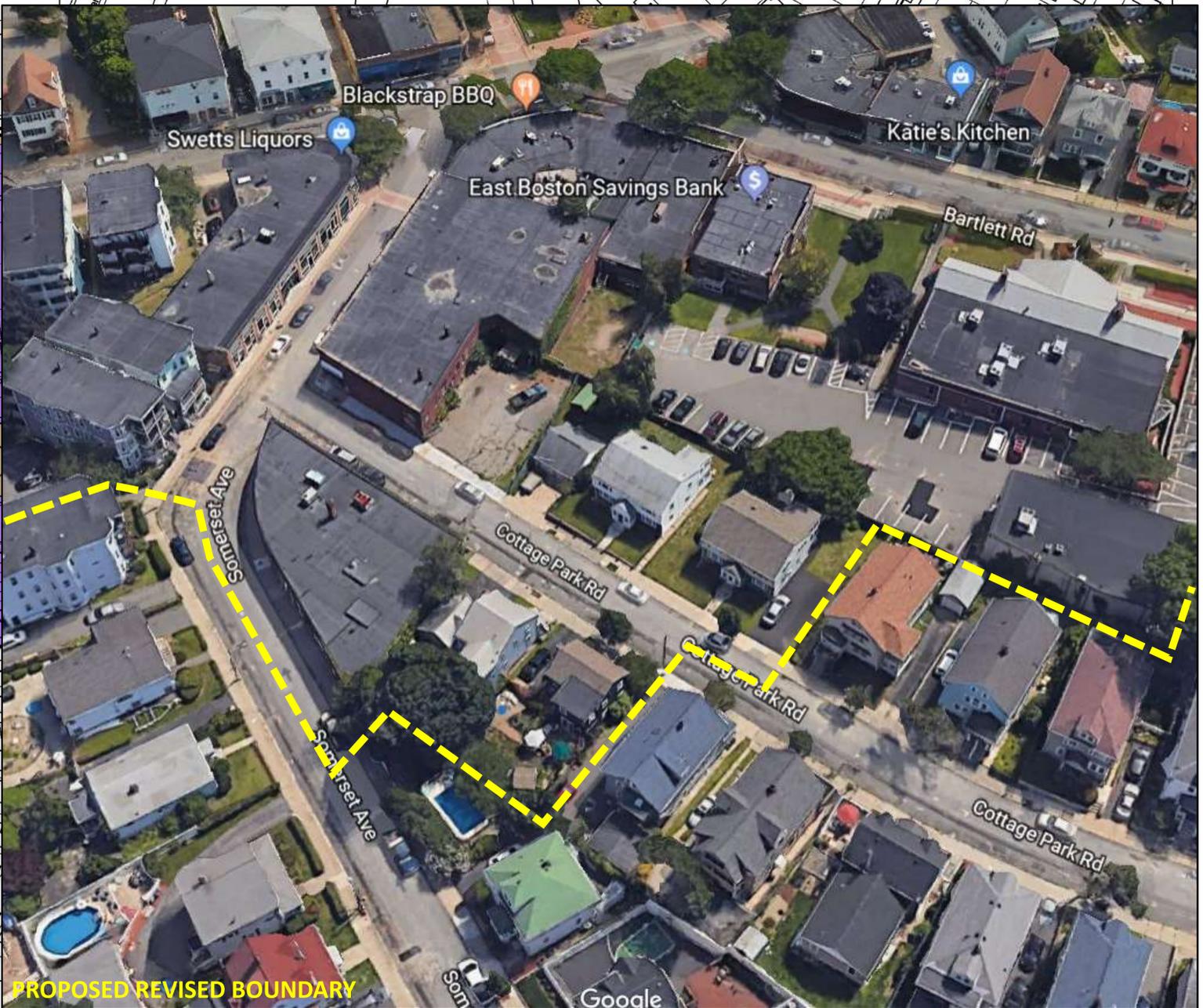
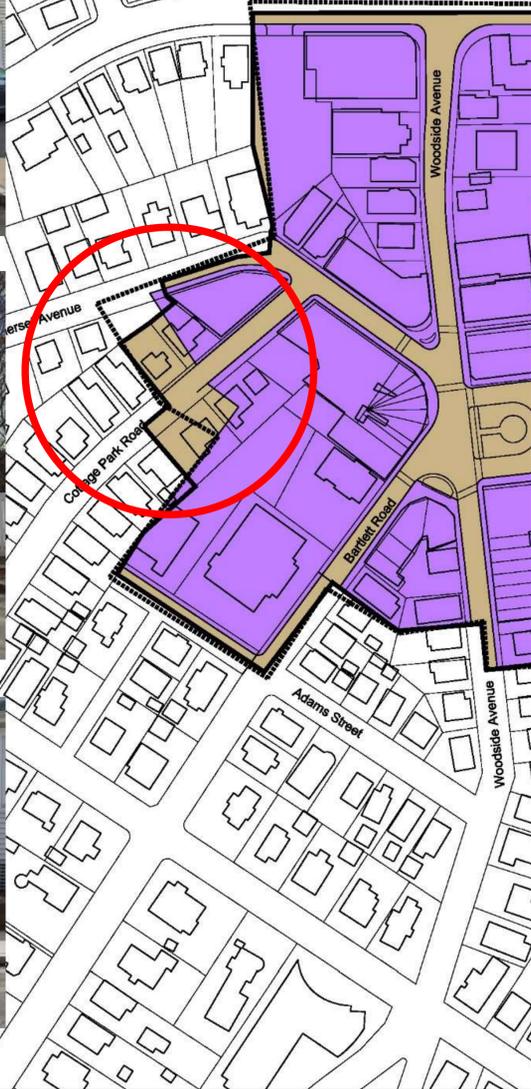


WINTHROP CBD MAPPING



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Focus Area #1: Somerset Avenue / Cottage Park Road



PROPOSED REVISED BOUNDARY



WINTHROP CBD MAPPING



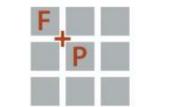
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Focus Area #2: Putnam Street [south of Jefferson]



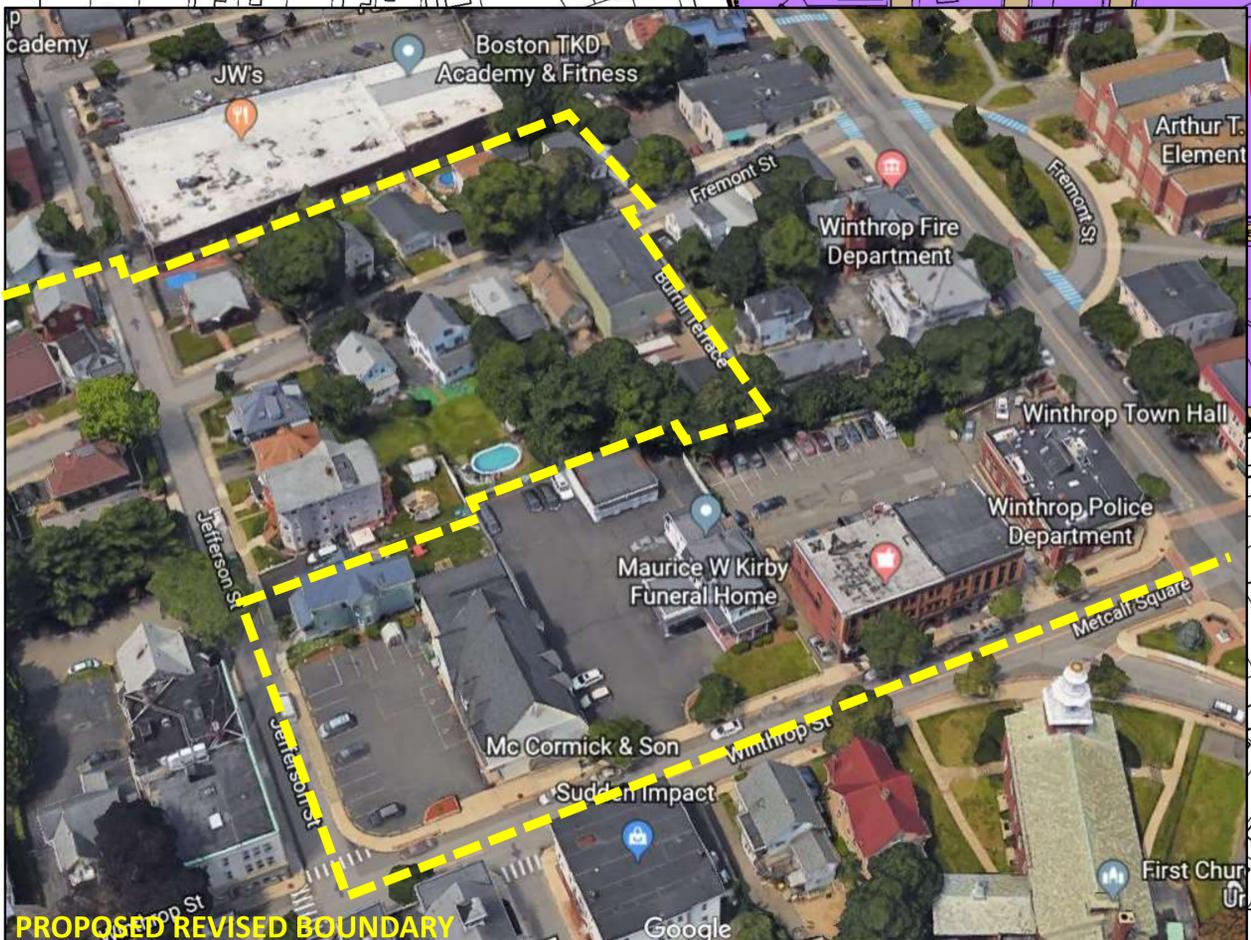
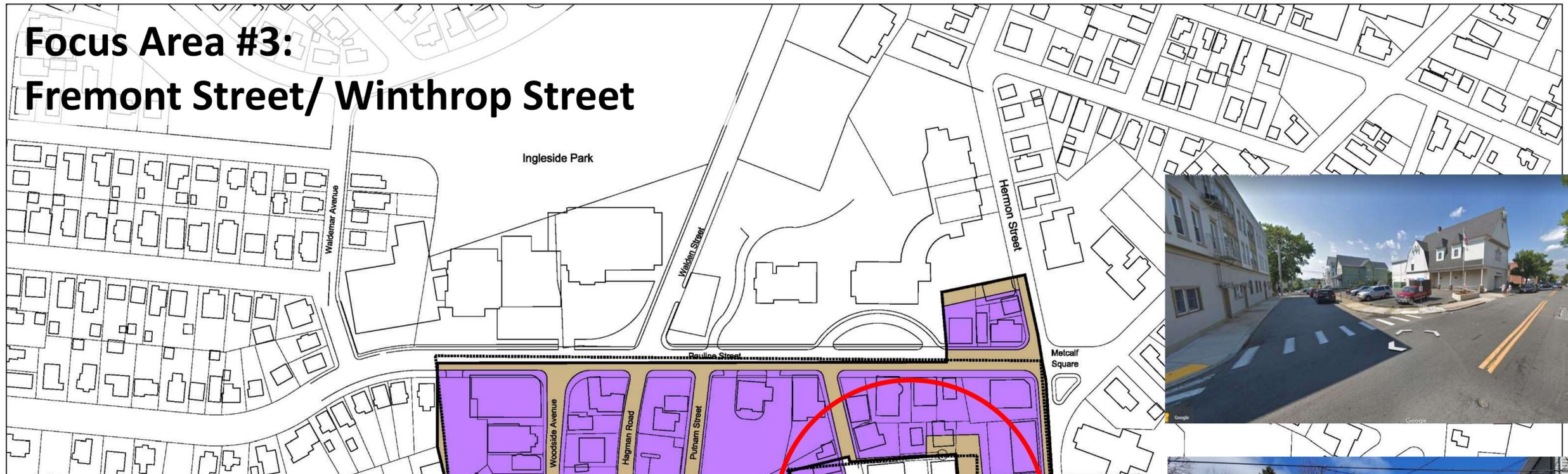


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Focus Area #3: Fremont Street/ Winthrop Street



PROPOSED REVISED BOUNDARY

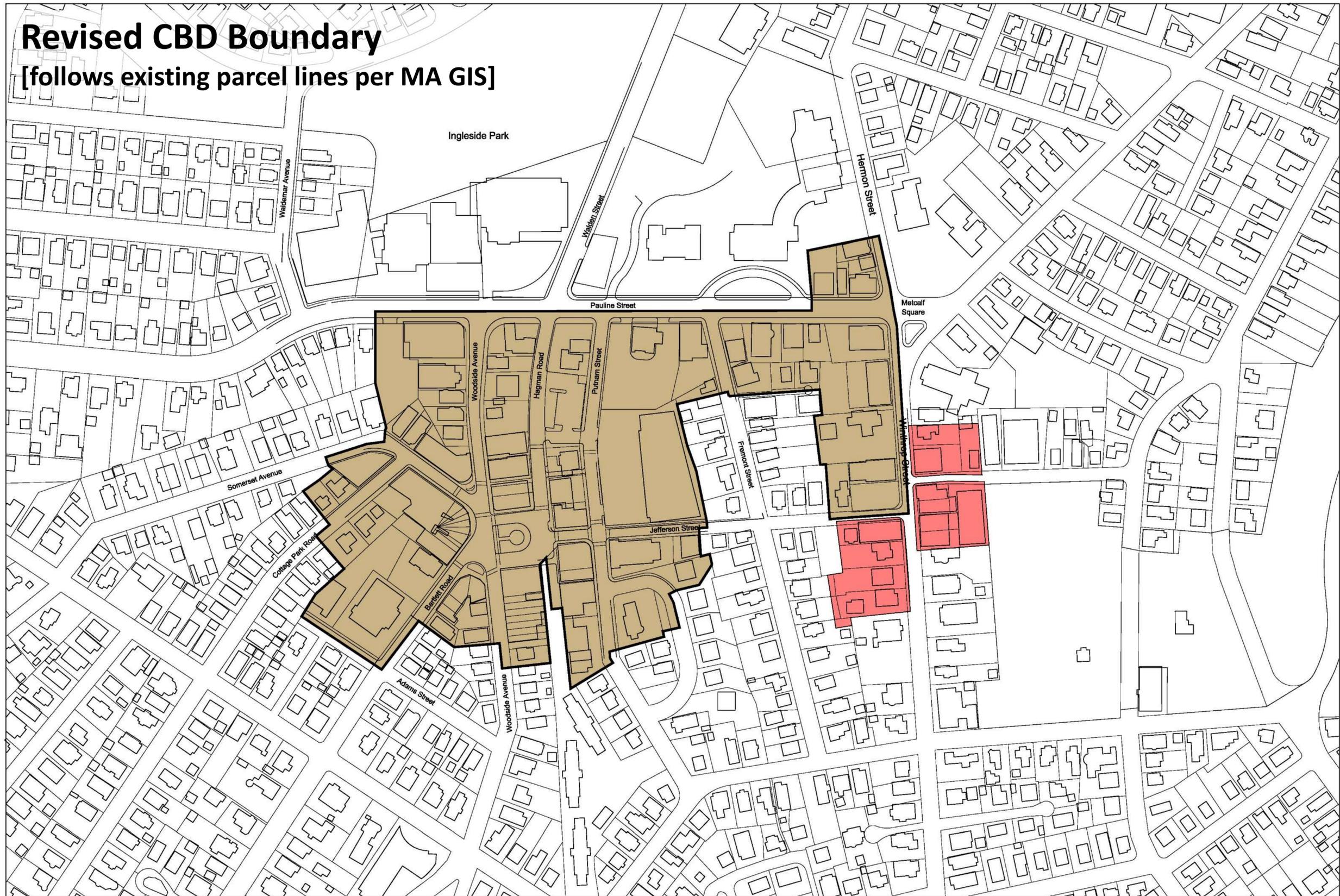


WINTHROP CBD MAPPING



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



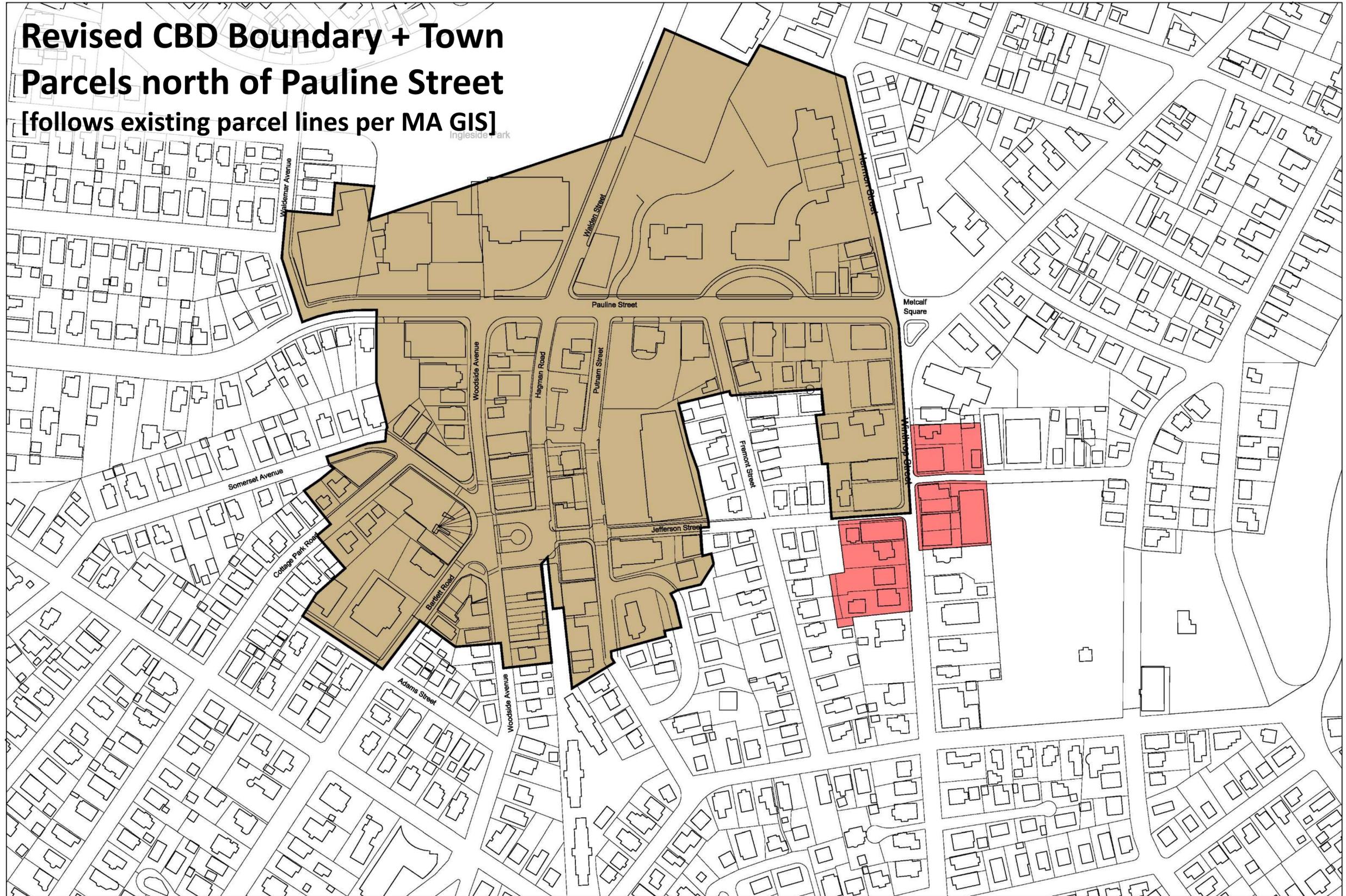


WINTHROP CBD MAPPING



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



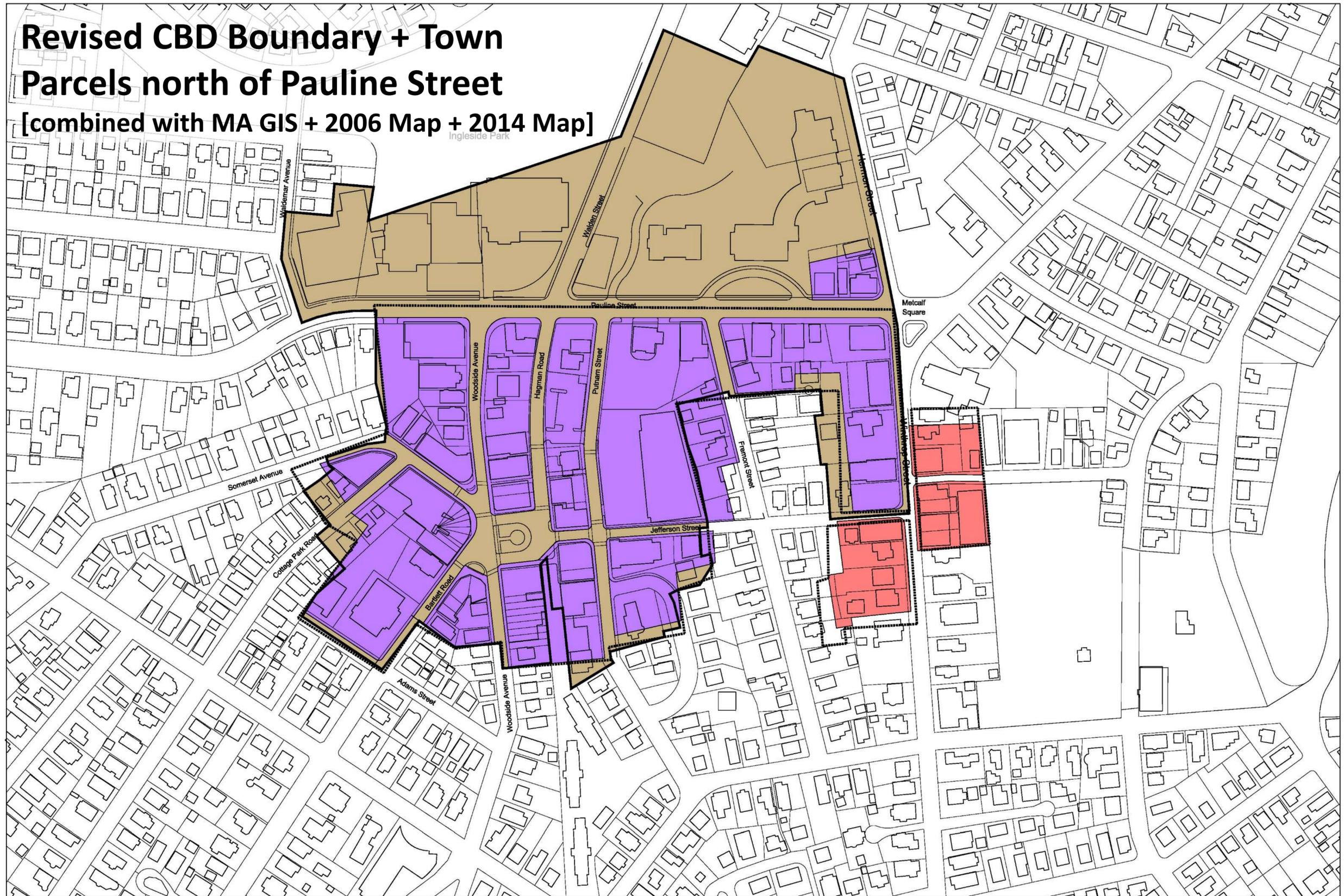


WINTHROP CBD MAPPING



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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





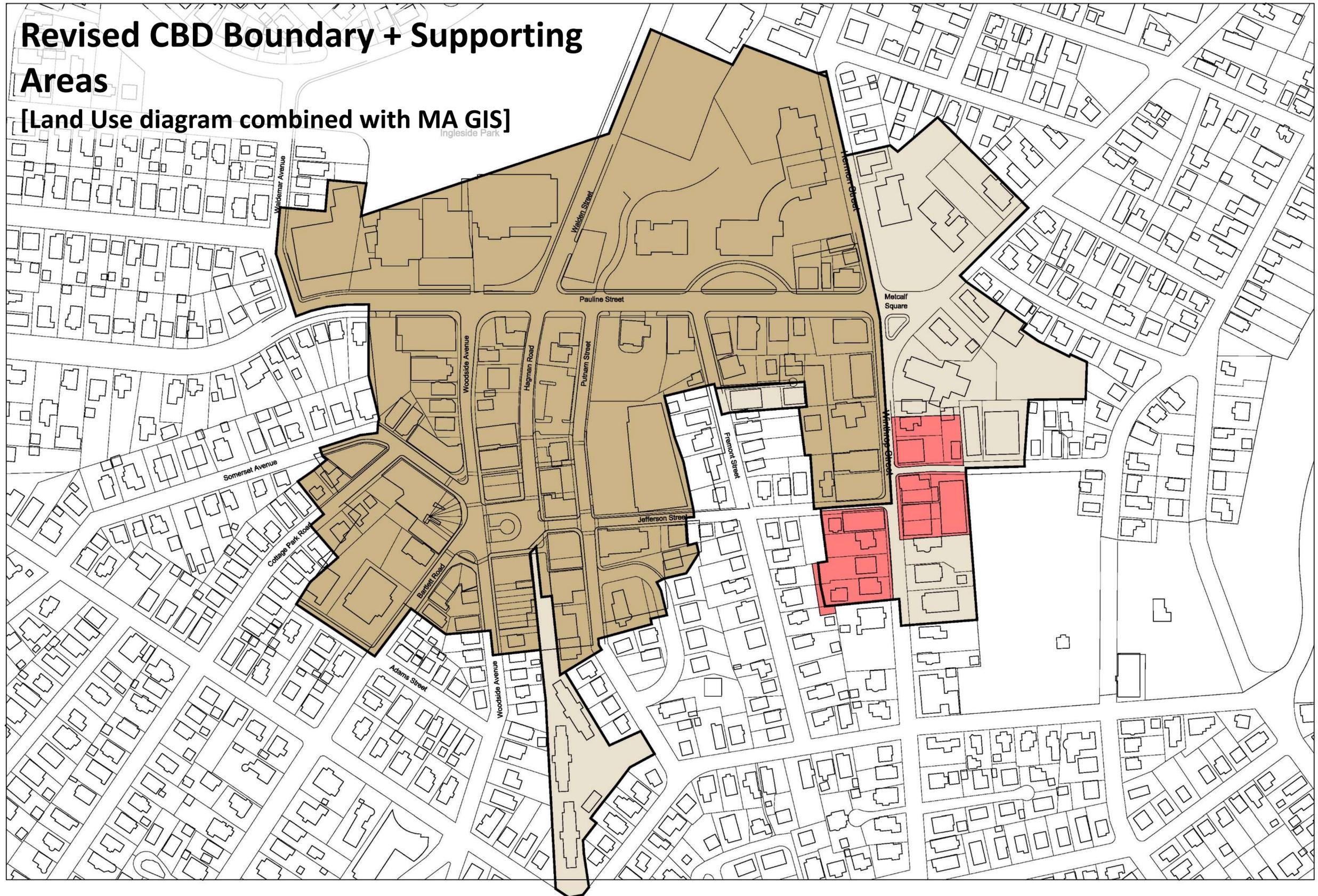
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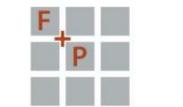
Revised CBD Boundary + Supporting Areas

[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.]





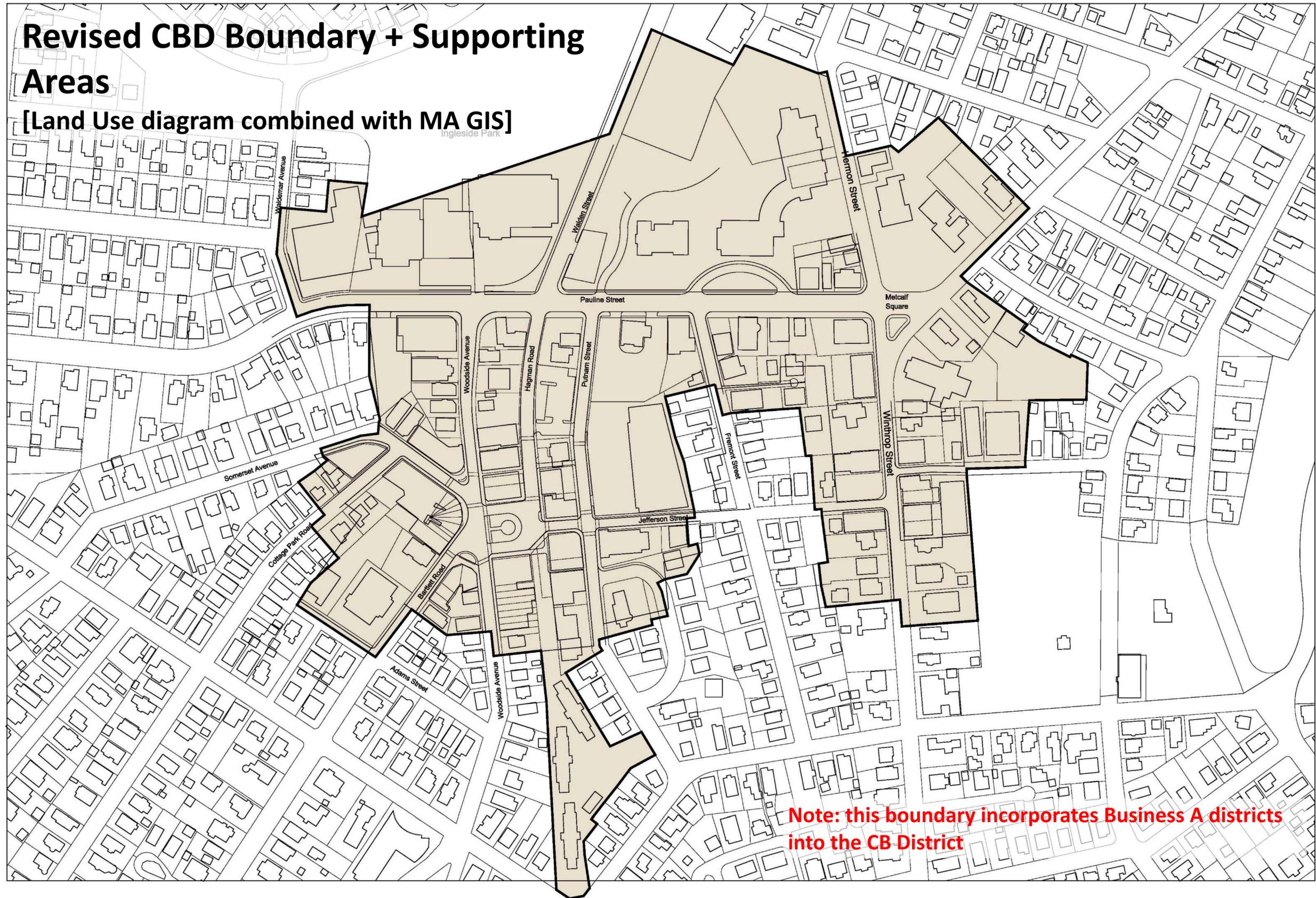
WINTHROP CBD MAPPING



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Revised CBD Boundary + Supporting Areas

[Land Use diagram combined with MA GIS]



Note: this boundary incorporates Business A districts into the CB District



WINTHROP CBD MAPPING



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Land Uses in the CBD and immediately surrounding area

