



**Superfund Site**

- Market study for redevelopment options

**East Walpole**

- Economic opportunity area
- District improvement financing
- Study concentration of business area for maximum effect

**HIGH PRIORITY:  
Downtown Overlay District**

- District Improvement Financing
- Mixed-Use Development
- Design Standards
- Create a Downtown Revitalization Plan with Businesses and Residents

**HIGH PRIORITY:  
Commercial Incentive  
Overlay District**

- Allow expansion of commercial uses while protecting residential uses
- Prepare a detailed plan:
  - Study market opportunities
  - Study Infrastructure needs
  - Work with businesses and residents

**Designate as Economic  
Opportunity Area**

- District improvement financing
- Market study & infrastructure study
- Brownfields assessment

**Legend**

- Streams
- Ponds
- Parcel Boundaries

**Existing Land Use By Parcel**

**Commercial**

- Storage and Distribution
- Retail Trade
- Auto-Oriented Trade
- Office
- Other Commercial
- Developable and Potentially Developable Vacant Commercial Land

**Proposed**

- Economic Opportunity Areas and District Improvement Financing Areas
- Establish Design Guidelines for Redevelopment
- Develop Detailed Area Studies

**Industrial**

- Manufacturing and Processing
- Utilities
- Other Industrial
- Developable and Potentially Developable Vacant Commercial Land

Town Boundaries

This document is for planning purposes only.

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SOURCES: Massachusetts Geographic Information Systems (MassGIS) and the Town of Walpole.

**Map 13: Economic Development Opportunities Map**  
Walpole Master Plan  
Planning Board - Town of Walpole, Massachusetts  
Master Plan Study Committee

Community Design Partnership - Boston, MA  
Dodson Associates, Ltd., - Ashfield, MA  
BETA Group - Norwood, MA  
Connery Associates - Melrose, MA

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