

EO-418 MAP 4: HOUSING OPPORTUNITIES ESSEX

EXISTING LANDUSE CATEGORIES

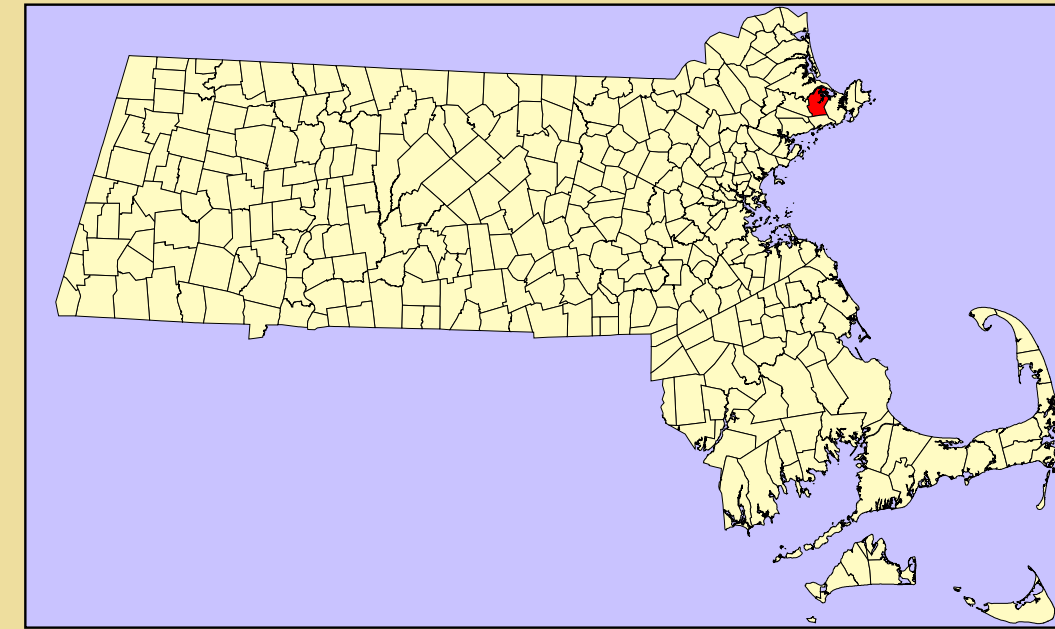
- A (AGRICULTURE)
- N (NATURAL LAND/UNDISTURBED VEGETATION)
- I (INDUSTRIAL/TRANSPORTATION/MINING)
- O (OPEN LAND)
- U (URBAN OPEN/INSTITUTIONAL/RECREATION)
- HDR (HIGHER DENSITY RESIDENTIAL)
- MDR (MEDIUM DENSITY RESIDENTIAL)
- LDR (LOW DENSITY RESIDENTIAL)
- C (COMMERCIAL)
- W (WATER)

POTENTIALLY DEVELOPABLE LAND BY CURRENT ZONING

- GENERAL DISTRICT
- GENERAL DISTRICT IN ROADSIDE AREA
- GENERAL DISTRICT IN WATERSHED PROTECTION AREA

ZONING DISTRICT
BOUNDARY

HOUSING OPPORTUNITY SITES



WATER

- STREAMS
- INTERMITTENT STREAMS
- WATER BODIES

OPEN SPACE

- MUNICIPALLY OWNED
- PERMANENTLY PROTECTED /
CONSERVATION RESTRICTION

ROADS

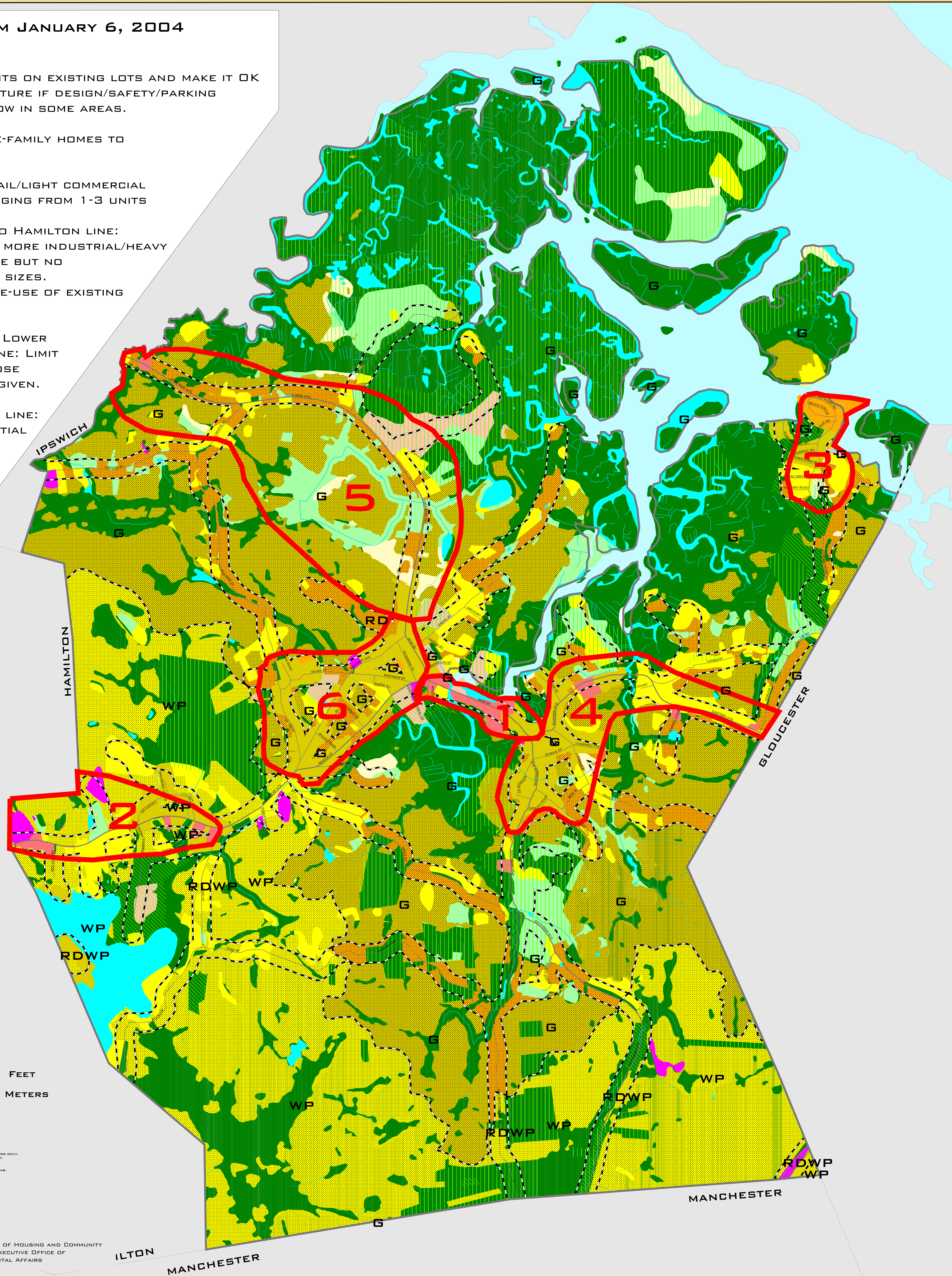
- INTERSTATE
- ARTERIAL
- COLLECTOR
- LOCAL

PRIORITY SITES AND IDEAS FROM JANUARY 6, 2004 ESSEX HOUSING FORUM

TOWNWIDE: ALLOW ACCESSORY APARTMENTS ON EXISTING LOTS AND MAKE IT OK FOR APARTMENT TO BE A SEPARATE STRUCTURE IF DESIGN/SAFETY/PARKING REQUIREMENTS MET. TITLE V MAY LIMIT NOW IN SOME AREAS.

TOWNWIDE: CONVERSION OF LARGE SINGLE-FAMILY HOMES TO MULTIPLE APARTMENT UNITS OR CONDOS

- 1) CAUSEWAY AREA: MIXED-USE WITH RETAIL/LIGHT COMMERCIAL ON FIRST FLOOR WITH RESIDENTIAL RANGING FROM 1-3 UNITS AND 4-6 UNITS ON UPPER FLOOR(S).
- 2) ROUTE 22 CORRIDOR: POND STREET TO HAMILTON LINE: RESIDENTIAL AREA PROPOSED WITH NO MORE INDUSTRIAL/HEAVY COMMERCIAL. POSSIBILITY OF MIXED-USE BUT NO SPECIFICS GIVEN ON RESIDENTIAL UNIT SIZES.
- 3) CONOMO POINT: LOOK FOR ADAPTIVE RE-USE OF EXISTING STRUCTURES IF OPPORTUNITY ARISES. LEASE EXPIRES 2012.
- 4) EASTERN AVENUE: FROM MAIN STREET LOWER SOUTHERN AVENUE TO GLOUCESTER LINE: LIMIT COMMERCIAL DEVELOPMENT AND PROPOSE RESIDENTIAL. NO SPECIFIC UNIT SIZES GIVEN.
- 5) JOHN WISE AVENUE: FROM WESTERN AVENUE/PICKERING STREET TO IPSWICH LINE: PROMOTE FOR LOWER DENSITY RESIDENTIAL
- 6) WESTERN AVENUE/MARTIN STREET TRIANGLE AREA: CONSIDER FOR HIGHER DENSITY MIXED USE AREA WITH RESTRICTED COMMERCIAL USES.



2000 0 2000 4000 FEET
600 0 600 1200 METERS



THE INFORMATION DERIVED ON THIS MAP IS FOR PLANNING PURPOSES ONLY. IT IS NOT ADEQUATE FOR LEGAL BOUNDARY DEFINITION, REGULATORY INTERPRETATION, OR PARCEL-LEVEL ANALYSIS.

PRODUCED BY THE METROPOLITAN AREA PLANNING COUNCIL, 818 LEBANON STREET, BOSTON, MA 02111 (617) 451-5770

Massachusetts Department of
Housing and Community Development

COORDINATE REFERENCE SYSTEM: MASSACHUSETTS STATE PLANE METERS (NAD 83)

DATE: MAY 27, 2004

FUNDED UNDER EXECUTIVE ORDER 418 BY THE MASSACHUSETTS DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, MASSACHUSETTS DEPARTMENT OF ECONOMIC DEVELOPMENT, EXECUTIVE OFFICE OF TRANSPORTATION AND CONSTRUCTION, AND EXECUTIVE OFFICE OF ENVIRONMENTAL AFFAIRS