

# Payne-Cutlery

## New Bedford Brownfields Area-wide Plan

September 2013



**City of New Bedford** | Jon Mitchell, Mayor

**McCabe Enterprises Team:**

McCabe Enterprises | Pare Corporation | Paul Lukez Architects | Carol R Johnson Associates



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## Project Partners

US Environmental Protection Agency

Massachusetts Department of Environmental Protection

MassDevelopment

MA Brownfields Support Team

Community Economic Development Center of Southeastern Massachusetts



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# 1 Executive Summary



## Introduction

This project emanated from New Bedford's efforts to clean-up and re-purpose numerous brownfield sites in the city. The City and its partners, the US Environmental Protection Agency (EPA), Massachusetts Department of Environmental Protection (DEP), MassDevelopment wanted to focus on a brownfield site and the surrounding area, recognizing that a broader perspective is often needed for an effective re-use strategy for redeveloping brownfield sites.

The City sought to engage neighborhood residents and stakeholders in the Payne Cutlery neighborhood to develop a realistic vision and re-use plan for four city-owned brownfield sites. New Bedford intends to prepare the sites for sustainable redevelopment and contribute to overall neighborhood revitalization. The City invited the local community development corporation, the Community Economic Development Center of Southeastern Massachusetts (CEDC) to participate in the planning effort and working committee. CEDC is based in the neighborhood working with many local residents and small businesses.

In November 2012, the Commonwealth's Brownfield Support Team (BST), which focuses on the state's most challenging and contaminated sites, designated the Payne Cutlery and Elco Dress properties as a target site. BST's goal is to spur clean-up efforts and prepare sites for economic and community redevelopment.

Over the last several years, the City of New Bedford with support from EPA and DEP has undertaken brownfields site assessment and clean-up activities, ranging from removal of underground storage tanks to more complex clean-up and monitoring activities aimed at reducing the mass of chlorinated volatile organic compounds (VOCs) at the Payne Cutlery site, at the corner of Coffin Avenue and Church Street

in the City's North End neighborhood. As this Brownfields Area Wide Planning project was underway, the City of New Bedford had retained TRC Environmental Corporation, a consulting firm, to further assess and remediate the Payne Cutlery site.

Four city-owned properties were considered during the planning process. The sites are:

- The former 1.5 acre Elco Dress site at the corner of southwest corner of Church and Collette Streets (330 Collette Street);
- The adjoining 3.2 acre Payne Cutlery site at 295 Phillips which comprises most of the block bounded by Church Street, Coffin Avenue and Oneko Lane;
- The three-quarters (0.79) acre former Dawson Brewery site at 29 Brook Street which abuts the rail line; and
- The now closed Phillips Avenue School site which occupies nearly an acre (0.88) of land at the corner of Phillips Avenue and Ashley Boulevard.

For purposes of planning and analysis the Payne Cutlery and former Elco Dress sites were considered as one large site, since the two sites are directly adjacent to each other with no intervening public ways. This combined site became known as the Payne-Elco site.

### What is a Brownfield?

A brownfield is defined as a former industrial or commercial site where future use is affected by real or perceived environmental contamination. It may be contaminated by low concentrations of hazardous waste or pollution, and has the potential to be reused once it is remediated.

## Neighborhood Project Area

The project area is a fifty acre neighborhood referred to as the Payne Cutlery neighborhood. It is comprised of twelve blocks bounded by the west by the CSX rail line (designated for use in the South Coast Rail Project), to the north by Collette Street, Ashley Boulevard (Route 18) to the east, and Sawyer Street to the south. The neighborhood is principally residential with many three-families interspersed with single family structures, vacant lots, and a few commercial establishments. Large mills and manufacturing facilities once lined the railroad. Today, some limited manufacturing and industrial activity remains along the rail line. Some mills, such as those at Payne Cutlery and Elco Dress have been demolished. Others have been re-purposed, like the Taber Mill, into senior residential housing. The industrial and mill area on the western edge of the neighborhood was the employment center that fueled the neighborhood and provided nearby residents jobs, enabling them to shop and patronize local businesses along Acushnet Avenue – today, New Bedford’s International Market Place.

The neighborhood is strategically located midway between New Bedford’s two South Coast Rail stops – Whale’s Tooth at Pearl and Acushnet and the King’s Highway stop just west of Church Street. The Whale’s Tooth terminus station will be just over one mile (1.1 mile) south of the southern edge of the Payne Cutlery neighborhood, a five minute drive or twenty minute walk. The King’s Highway stop will be located one mile from the northern edge of the Payne Cutlery neighborhood, just due north along Church Street. Although one-mile is greater than the typical walking distance for commuter rail stops, the South Coast Rail will influence the neighborhood’s long-term redevelopment.

In addition to the South Coast Rail project, New Bedford has made significant plans, investments and improvements in the area surround-

Figure 1-1. The Payne Cutlery Focus Area



The focus area was defined by City and its partners to be the fifty acre area bounded by Sawyer, the railroad, Collette Street and Ashley Boulevard, as outlined in yellow with the designated brownfield sites noted.

ing the Payne Cutlery neighborhood. The two new western access gateways to the neighborhood including the new rail bridge and underpasses at Sawyer and Deane Streets completed with American Recovery and Reinvestment Act (ARRA) funds have cleaned-up and improved the safety at these two vital connections. Other nearby major improve-

ments include: the redevelopment of former mills along the Acushnet River into Riverside Park, six-to-seven blocks east of the Payne-Cutlery neighborhood; the infrastructure and redevelopment planning for Acushnet Avenue into the International Market Place – the small business and retail commercial spine serving the Payne Cutlery area; and Hicks Logan plan resulting in a new Market Basket grocery store for the neighborhood at Sawyer and Mitchell Streets.

# 2 Project Overview



## 2.1 Project Goals and Process

One of the underlying goals of the brownfields area wide planning is to engage residents in a process to identify desired new uses for the neighborhoods brownfield sites. The City of New Bedford assumed ownership of these properties through tax title foreclosure. The City is committed to assessment, clean-up and remediation of the sites, and looks to reintegrate them into the daily life of the Payne Cutlery area. Establishing a vision for the long-term desired reuse of the sites enables the City to properly plan for the remediation and clean-up strategies, and to select the best and most cost-effective remediation approach.

The Brownfields Area Wide Planning approach to community brownfields challenges is based on an understanding that revitalization of the area surrounding the brownfield site is just as critical as the successful re-use of the property as assessment, clean-up and redevelopment of an individual site. At the outset the City of New Bedford wanted to engage residents on future reuse strategies for the sites with a robust public participation process. The City also wished to review existing infrastructure – streets, roads, parking and utilities, and new investment. The City and its partners desired an area-wide strategy for revitalization, and prioritized, practical, achievable steps towards implementation of a re-use plan.

The Brownfields Support Team (BST) was created by Governor Deval Patrick in 2008 and Lt. Governor Murray. The goal was to create a multi-agency effort to concentrate technical, financial and legal assistance to communities undertaking complex brownfields clean-up and redevelopment projects. In November 2012, the Payne Cutlery site was selected as a priority site for the BST's Round Three. The BST's involvement in Payne Cutlery is assisting the City with clean-up and remediation.

The consultant team utilized a participatory, multi-disciplinary approach to plan development. A vigorous public engagement process in three languages, English, Portuguese and Spanish ensued to develop alternative scenarios and this plan. Public engagement started with outreach; followed by a visioning and brainstorming community workshop in mid-summer; and a final presentation meeting to present alternative scenarios and get additional feedback on preferred direction.

Complementing the public engagement process, the City and its partners, US EPA, MA Department of Environmental Protection (DEP), MassDevelopment, MA Department of Energy Resources (DOER), the state's Brownfields Support Team; and the Center for Community Economic Development held face-to-face meetings discussing options and reviewing progress. The Environmental Stewardship Department was the lead city agency. The Planning Department and the New Bedford Economic Development Council, along with the Office of Energy Efficiency were involved throughout the process. The Community Economic Development Center of Southeastern Massachusetts, whose offices are located a few blocks from the study area were involved throughout the process.

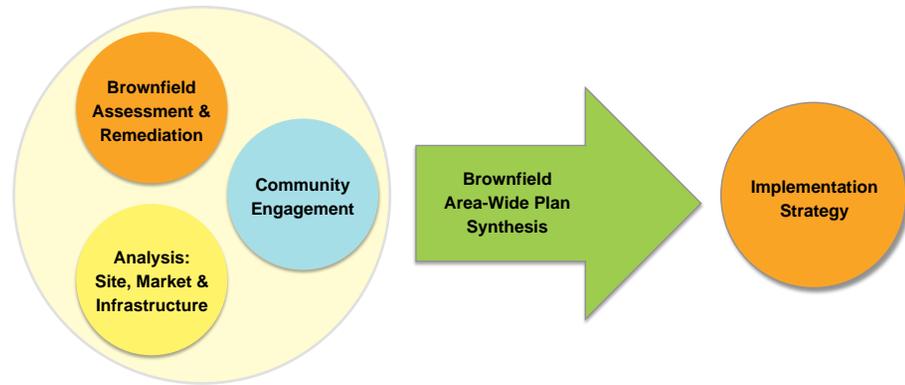
Other city departments, including Community Services and Recreation assisted during the process. The monthly face-to-face meetings were augmented by conference calls to assure the project stayed on track during the tight time frame.

The public process was supported by the consultant team who undertook an existing conditions analysis, market analysis, design of alternative re-use scenarios, and feasibility testing. The results are contained in this report and were shared with neighborhood residents during the intensive planning process.

## The Brownfields Area Wide Planning

The Brownfields Area Wide Planning Process focuses on a project area that is affected by one or more brownfield sites. It draws upon three spheres of work, all of which need consideration, to successfully redevelop a brownfield site. The first sphere represents the traditional environmental realm focusing on assessment, clean-up and remediation. The second sphere is the community and economic development realm focusing on analysis of the site, market conditions and infrastructure. The third sphere embodies the community realm with a robust public engagement and listening process. All three spheres of action and involvement are needed and are synthesized into a Brownfields Area-Wide Plan that leads to successful implementation.

Figure 2-1. The Brownfields Area-Wide Planning



## The Payne Cutlery Area Wide Process

The specific planning process used for the Payne Cutlery Area Wide Plan was compressed and centered on three major steps. The first step was planning, which centered around a neighborhood visioning workshop, where needs, local assets, concerns, aspirations and visions for the future were developed through grass roots, bottom-up process. The second step entailed testing options. This included testing and ideas and options developed by the neighborhood residents, a review of infrastructure conditions, market assessment, scenario site design mindful of environmental and economic sustainability and social justice principles. This work in the testing options step led the initial community discussion of scenario options, selection of preferred direction, and specification of implementation steps in this action plan.

Figure 2-2. The Payne Cutlery Area-Wide Process



## 2.2 Vision

The neighborhood residents and business peoples' desires and wishes for the future of the neighborhood are summarized in the following vision statement:

**A multi-cultural, inter-generational, safe, well-maintained and clean neighborhood with services, beauty, and amenities for all; with green space, greenhouses and growing areas, organic food, siting areas, better sidewalks and bus stops, jobs and more businesses, renewable energy and affordability.**

### Principals for Great Neighborhoods

- Allow meaningful public involvement and community consensus in developing each neighborhood plan;
- Create walkable, pedestrian- and bicycle-friendly streets;
- Preserve the historic fabric and character of each neighborhood;
- Identify opportunities for new green space;
- Support community policing efforts; and
- Target blighted structures and lots for adaptive reuse.

## 2.3 Community Engagement

The summer community meeting focused on generating ideas and listening to neighborhood residents and stakeholders. Residents and neighborhood business people were introduced to the Brownfields Area Wide Planning project and the three sites, Elco/ Payne Cutlery, the Phillips Avenue School, and the former Dawson Brewery site.

At the outset, residents and businesspeople were asked three questions. They were:

- What do you value about the neighborhood and think is important about the neighborhood?
- Where are places or points needing improvement? Why is this point a problem area or needing improvement?
- Imagine that you have a magic wand. What is your wish for the neighborhood?

After reviewing the specifics of each site, there was extensive small group discussion about future ideas and suggestions for the sites, as well as overall neighborhood needs. Residents were asked to identify

**What would you like to see on this vacant land?**

**Come share your ideas**  
Thursday, July 18  
5:30 pm

St. Anthony of Padua Church  
1359 Acushnet Ave.

**O que você gostaria de ver aqui sobre este terreno?**

Venha & Compartilhe suas idéias  
Quinta-feira, 18 de julho

**¿Qué te gustaría ver en este terreno baldío?**

Ven y comparte tus ideas  
Jueves 18 de Julio

Jon Mitchell, Mayor  
CITY OF NEW BEDFORD

EPA

MASSDEVELOPMENT

Figure 2-3. Announcement banner for the July meeting.

**Figure 2-4. Discussion Exercise Summary**

<b>HOUSING</b>	<ul style="list-style-type: none"> <li>• Upkeep</li> <li>• Cleaning properties</li> <li>• Affordable housing</li> <li>• Absentee Landlords</li> <li>• Hygiene</li> <li>• No space</li> <li>• Old buildings</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of pride &amp; property maintenance</li> <li>• More modern houses</li> <li>• Prices</li> <li>• Multi-use buildings with retail on bottom, residential above</li> <li>• Police station</li> <li>• Security</li> <li>• Monitor Cameras</li> </ul>
<b>JOBS &amp; BUSINESS</b>	<ul style="list-style-type: none"> <li>• Organic food</li> <li>• Prices</li> <li>• Incentives</li> <li>• Greenhouses</li> <li>• Alternative "crops"</li> <li>• High unemployment rate amongst the young</li> <li>• Need blue collar jobs</li> <li>• Need less high tech jobs</li> </ul>	<ul style="list-style-type: none"> <li>• Mixed-use buildings with organic food stores/self-sustaining building</li> <li>• Job opportunities near by</li> <li>• Retail or business</li> <li>• Food market and food trucks</li> <li>• Open air market place</li> <li>• Need more parking</li> <li>• Need break in taxes</li> <li>• City needs to help small businesses</li> </ul>
<b>TRANSPORTATION &amp; INFRASTRUCTURE</b>	<ul style="list-style-type: none"> <li>• Roads need improvement</li> <li>• Need off-street parking</li> <li>• Short-term parking options at services like banks, bakeries</li> <li>• Sidewalks need improvement</li> <li>• More crosswalks</li> <li>• Winter parking</li> <li>• Buses – no service on Sundays Cleaning on street</li> </ul>	<ul style="list-style-type: none"> <li>• Street repair</li> <li>• More bus services</li> <li>• Mark parking spaces as well as all street lines – basics are needed</li> <li>• High rate of car accidents</li> <li>• Streetscape and landscape</li> <li>• Sewer systems</li> <li>• Removal of snow limited on Ashley Blvd</li> </ul>
<b>NATURAL ENVIRONMENT &amp; OPEN SPACE</b>	<ul style="list-style-type: none"> <li>• More soccer park- closer to the community</li> <li>• Park/Community Center for teens</li> <li>• Green house &amp; local farms</li> <li>• Trim hedges on N. Front Street</li> <li>• Need trees. Appropriate size so that sidewalks don't break up</li> <li>• Pocket parks in walking distance</li> <li>• Destination Dog Park</li> </ul>	<ul style="list-style-type: none"> <li>• Monument that pertains/signifies to something to different cultures</li> <li>• Pools</li> <li>• Open spaces &amp; natural areas</li> <li>• Playground</li> <li>• Fountains or public water spaces</li> <li>• Neighborhoods are filthy</li> <li>• Low maintenance designs</li> </ul>
<b>ENERGY</b>	<ul style="list-style-type: none"> <li>• Possible Solar Farm or Wind Turbines</li> <li>• Incentive for homeowners or businesses to install affordable energy</li> </ul>	<ul style="list-style-type: none"> <li>• Solar</li> </ul>
<b>PEOPLE</b>	<ul style="list-style-type: none"> <li>• Crime is present in the neighborhood</li> <li>• People don't shovel/maintain their properties</li> <li>• Tenement houses are a problem</li> </ul>	<ul style="list-style-type: none"> <li>• Police</li> <li>• Medical needs/ hospital/ outpatients</li> <li>• School</li> <li>• University</li> <li>• Community Center</li> </ul>

Figure 2-5: Photos from the Community Ideas Workshop, July 18, 2013.



what's good about the neighborhood and what needs improvement as to housing issues, jobs and business, transportation and infrastructure, the natural environment and open space, energy and people. The responses and suggestions for improvement by neighborhood residents and business people are summarized on the previous page.

In mid September a second and final community meeting was held at St. Anthony of Padua's in three languages, which presented future re-use scenarios for each of the three brownfield sites and general neighborhood findings and recommendations for improvement, which are reviewed and discussed in the upcoming chapters. Neighborhood residents and businesspeople were asked to weigh in and comment on the different options for each site. The results are discussed in Chapter 8.

### What's Good About the Neighborhood

- Enough housing
- Most homes well maintained
- Some homeowners who care for property
- Affordable, elderly housing
- Nearby retail and restaurants
- Historic Value
- Businesses seem to succeed or be redeveloped shortly
- Most services are present or close
- Good access to services
- Water
- Long-term local businesses still exist in area
- Have open spaces to develop
- On bus lines
- Diverse
- Elderly who take care of homes
- Some people are helpful
- Riverside Park—soccer; skate park; gazebo and swings
- Most are friendly
- Good sense of community
- Different cultures
- Small business owners

### Comment Boxes

To encourage discussion and additional input from the community, comment boxes were made available from July 10th through August 15th. Comment boxes were located at:

- New Bedford City Hall, Room 304  
Environmental Stewardship Office
- Taber Mill Residences
- Community Economic Development Center, 1285 Acushnet Ave.
- North End Library, 1911 Acushnet Ave.
- St. Anthony of Padua Church

Additionally, to accommodate abutters of the Payne Cutlery site who may not have been able to participate in the community meeting, the presentation boards from the Community Ideas Meeting were displayed with the comment box at the Taber Mill residence.

Over 145 residents placed comments in the boxes. The leading suggested uses from these were:

- Food-related Uses
  - Grocery
  - Restaurant
  - Fast Food
  - Pub/ Bakery /Dunkin' / Ice cream
  - Greenhouses, farmers markets
- Soccer Field
- Medical Center
- Park – trees, benches

**Figure 2-6. Values, Needs and Dreams Exercise Summary**

WHAT'S IMPORTANT	POINTS OF IMPROVEMENT	SUGGESTIONS FOR CHANGE
Cultural diversity	Tire property	Soccer field
Intergenerational programs	Lack of lighting	Parking lots are needed
Wellness	Run down property	Park: green space, dog park, gardens, playground
Industrial history	Remodel commercial buildings	Serve the home schooling community
Riverside Park		Food source / community garden
Viable railroad siding		Wellness / health
Taber Mill		Bike path
Acushnet Ave "Retail District"		Inter-generational programs and interaction
		Welcoming to the City



Figure 2-8: Comment box at the North End Library, New Bedford.

Figure 2-7: Photos from the Community Workshop, September 9, 2013.





# 3 The Payne Cutlery Neighborhood



## 3.1 The Neighborhood and its People

The neighborhood area around the Elco/ Payne Cutlery site spans 45.1 acres exclusive of streets over a twelve block area east of the railroad from Collette Street on the north to Sawyer Street on the south, and Ashley Boulevard serves as the western boundary. The US Census reports in the 2007-2011 American Community Survey that 3,023 residents live in the area. The neighborhood's average household size is 2.08 people.\* Households are smaller in the neighborhood than city-wide. The average size household for the City and state are 2.4 and 2.9, respectively. The neighborhood's smaller average household size is in part attributable to 150 units of senior housing at Taber Mill.

The neighborhood has a population density of 13,076 persons per square mile, or 20.4 persons per acre. The neighborhood's population density reflects that of an urban neighborhood. The neighborhood is denser than New Bedford overall. New Bedford has a population density of 7.42 persons per acre. The neighborhood's density is slightly

higher than the population density of Boston, which is 19.7 persons per acre. Density can be a positive factor in building strong, healthy neighborhoods. A higher population density enables more walkable neighborhoods with nearby stores and transit. Figure 3-1 illustrates the comparative population density of the neighborhood with other census tracts in the New Bedford area.

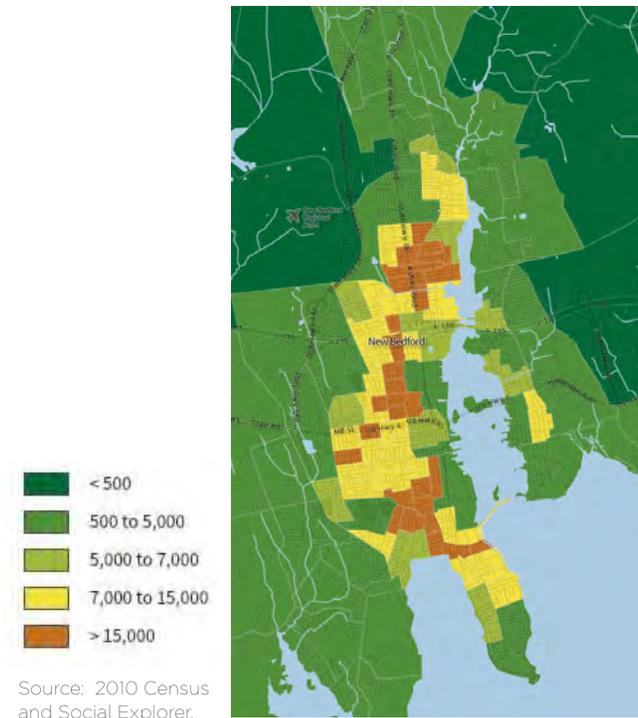
### Population Characteristics\*

- Average Household Size: 2.08 people
- Median Age: 33.8 years
- Under 18 years: 26.2%
- Unemployment is high: 32.3%
- 78% of neighborhood grandparents take care of their grandchildren.

## The People

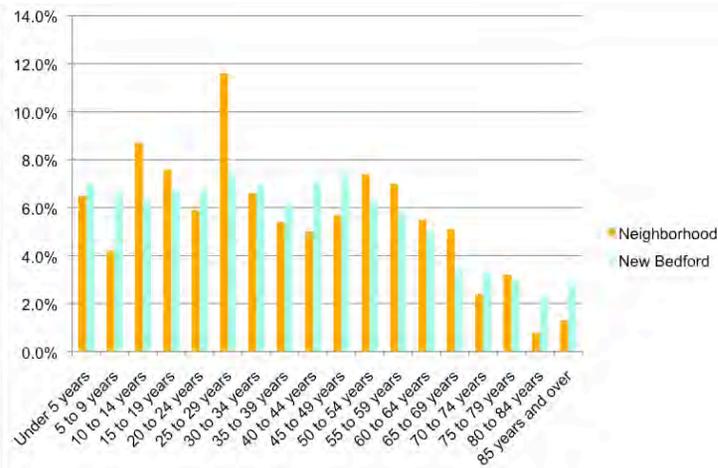
The median age of neighborhood residents is 33.8 years of age. This is younger than the city-wide median of 36.8 years and the state median of 38.9 years of age. Over one quarter (26.2%) of neighborhood residents are under 18 years of age. Figure 3-2 depicts population by age cohort for the neighborhood and the City overall. Grandparents play an important role in the neighborhood. 42.6% of grandparents are responsible for children in the neighborhood, compared to 34.5% citywide.

**Figure 3-1. 2010 Population Density**



\* The target area neighborhood is wholly contained in its entirety within Census Tract 6508. The smallest geographic reporting unit for the most recent up-to-date American Community Survey data is census tract. All neighborhood level data in this section, unless otherwise noted is based on Census Tract 6508 and is from the 2011 5 year American Community Survey estimates. A map of Census Tract 6508 can be found in the Appendix.

**Figure 3-2. Age of Neighborhood Residents Compared with City Residents**



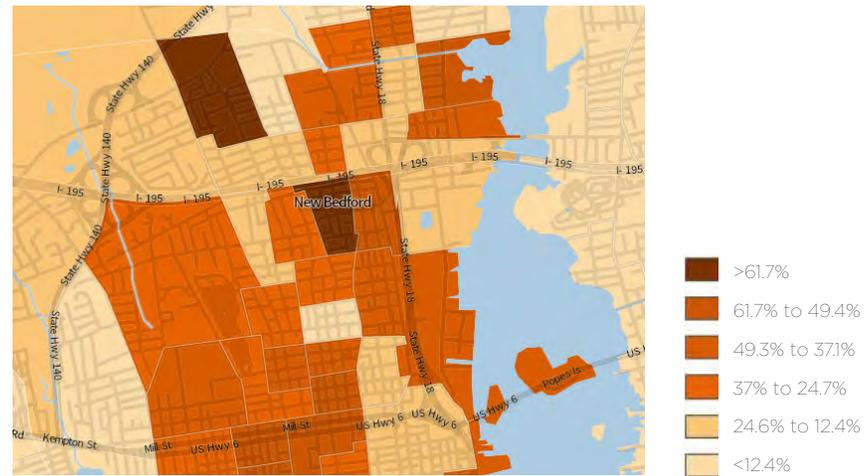
Source: American Community Survey 2007-2011; and McCabe Enterprises

The neighborhood is more ethnically diverse than other parts of New Bedford. 20.5% of neighborhood residents are Hispanic, compared to 15.1% city-wide. Figure 3-3 illustrates the proportion of non-white residents by census tract compared to New Bedford as a whole.

### Nearby Neighborhood Residents-Jobs and Work

Nearby neighborhood residents work primarily in three sectors, namely education and health care (31%), the food services, arts and recreation sector (15.6%); and manufacturing (12%). However, a significant number of residents are unemployed according to the Census. 32.3% of persons in the labor force from the neighborhood are unemployed.

**Figure 3-3. Proportion of Non-White Residents by Census Tract Block Group<sup>2</sup>**



Source: 2010 Census and Social Explorer.

This contrasts with an 11% unemployment rate for New Bedford and a statewide rate of 8.1%. The high unemployment rate amongst neighborhood residents stands out in comparison to nearby areas of New Bedford, as shown in Figure 3-4.

#### Resident Jobs & Work Data

- Neighborhood Unemployment: 32.3%
- Leading Industries Where People Work:
  - Education & Health Care (31%)
  - Food Services, Arts, Recreation (15.6%)
  - Manufacturing (12%)

<sup>2</sup> This map illustrates race only. It does not depict proportion of Hispanic residents, who may be members of different racial groups

**Figure 3-4. Unemployment**



Source: American Community Survey, 2007-2011, and Social Explorer.

Neighborhood residents are financially stressed. The median household income for the neighborhood is \$19,760. The median household income in New Bedford is \$37,493 and in the Commonwealth, it is \$65,981. Family household income in the neighborhood is higher and is at \$30,833. Over one-third (37.4%) of neighborhood residents rely on SNAP (food stamp) benefits to meet living needs. Nearly one-third (31.3%) of neighborhood residents live below the federal poverty level. Over sixty percent (60.6%) of children under five years of age in the neighborhood are living below poverty. Households headed by a single female head of household in the neighborhood face more acute economic challenges, with 54% of female headed households with children under 18 living below the poverty line, and 74% of female headed households with children under 5 years of age living below the federal poverty level.

**Figure 3-5. Economic Indicators**

	Neighborhood Census Tract 6508	New Bedford	Massachusetts
Median Household Income	\$ 19,760	\$ 37,493	\$ 65,981
Per Capita Income	\$ 17,712	\$ 21,558	\$ 35,051
Percent of Persons Relying on SNAP	34.7%	22.4%	9.5%
Percent of Persons Below the Federal Poverty Level	31.3%	21.7%	10.7%
Percent of Children Under 5 Years of Age Living Below the Federal Poverty Level	60.6%	35.6%	15.5%

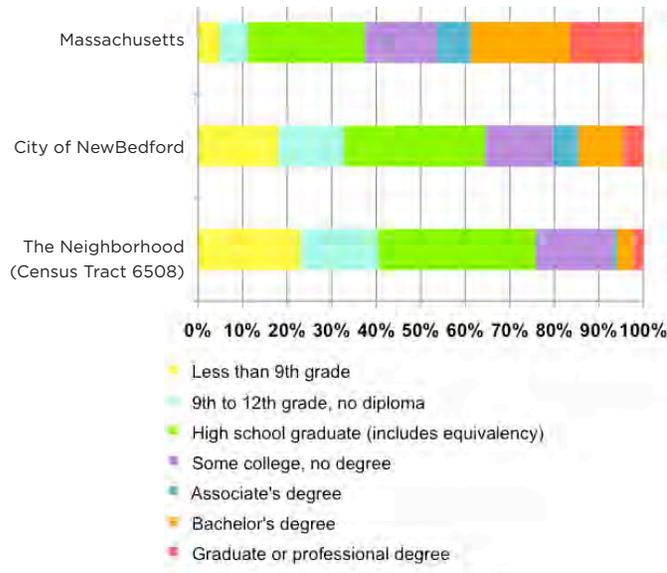
Source: American Community Survey, 2007-2011.

### Educational Attainment

Neighborhood residents have less formal education, about three-fifths (59.6%) of neighborhood residents, 25 years and older have a high school degree or equivalent, such as a GED certificate. City-wide the high school degree rate is 67.3%.

The American Community Survey reports that nearly half (47.4%) of neighborhood residents speak a language other than English at home. Citywide, over one-third (37.4%) of New Bedford residents speak a language other than English at home, and about one-fifth (20.1%) of Massachusetts residents. In a global economy, multi-lingual abilities are a valuable asset. However, 17.2% of residents report limited English abilities, which is the same as the citywide rate.

**Figure 3-6. Educational Attainment**



Data Source: American Community Survey, 2007-2011 and McCabe Enterprises.

The waiting list of English as a Second Language (ESL) classes according to the state’s Department of Elementary and Secondary Education (ESE), the designated state agency for adult basic education including ESL, reports a waiting list of 1,154 persons for ESL classes. One in ten persons on the ESL waiting list in Gateway Cities lives in New Bedford. New Bedford has the third largest waiting list for ESL classes amongst all Gateway Cities.

**Figure 3-7. ESL Education Needs Amongst Gateway Cities.**

Rank As To Numbers on ESL Waiting List	Gateway City	ESL Waiting List	Number of Entities Providing ESL Education	Persons over 5 years who speak English less than "very well"	Percent of Persons Over 5 Years who Speak English Less than "Very Well"
1	Lawrence	2,287	4	26,739	38.7%
2	Brockton	1,818	4	13,434	15.4%
3	New Bedford	1,154	2	15,181	17.2%
4	Malden	1,063	3	14,758	26.5%
5	Worcester	931	5	31,276	18.5%
6	Chelsea	754	2	13,205	42.1%
7	Haverhill	563	1	3,548	6.3%
8	Barnstable	540	1	2,013	4.6%
9	Holyoke	360	1	6,467	17.4%
10	Fitchburg	269	1	3,597	9.5%
11	Leominster	269	1	3,929	10.2%

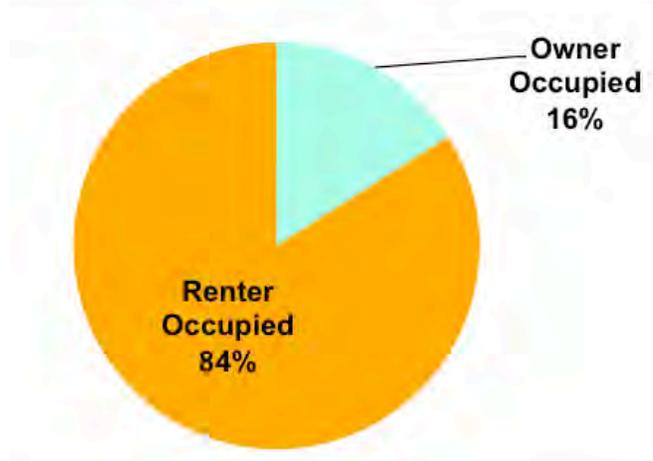
Sources: MA Dept of Elementary & Secondary Education; American Community Survey 2007-2011; McCabe Enterprises.

Note: This table reports the ten leading Gateway Cities who have the largest number of persons on ESL waiting lists. Other Gateway Cities have ESL needs, but the numbers on the waiting list are smaller.

## 3.2 Land Use

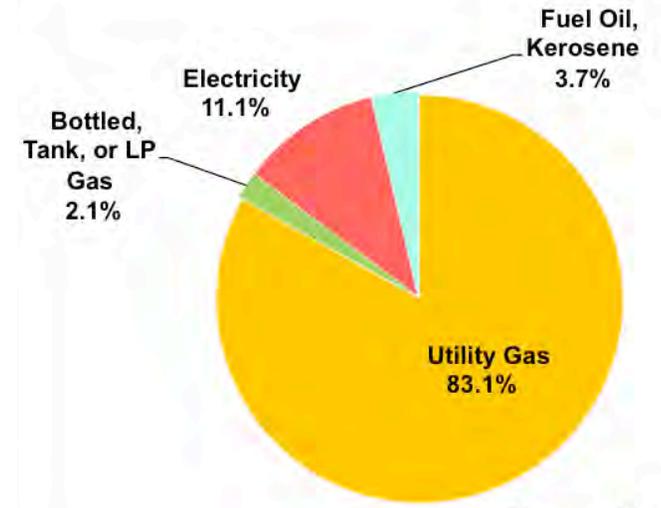
Housing is the predominant land use in the neighborhood. Most of the housing consists of two and three-family homes; 113 two and three-families frame most of the neighborhoods streets. There are eighteen single family homes and twenty-nine buildings with four or more apartments, the most notable of which is Taber Mill Senior Housing, which has 150 units. Almost three-quarters (73.6%) of all the housing units in the neighborhood were built prior to 1939. There is a wide range of housing types and choices in the neighborhood.

**Figure 3-8. Housing Tenure in the Neighborhood**



Source: American Community Survey, 2007-2011; McCabe Enterprises

**Figure 3-9. Home Heating Fuel**



Source: American Community Survey, 2007-2011; McCabe Enterprises.

**Land Use Data**

- 18 Single-Family Homes
- 113 2- & 3-Family Homes
- 29 buildings with 4 or more apartments
- 18 Commercial and Industrial buildings

**Residential Housing Data**

- Most Residents are Renters
- 15.9% overall vacancy rate
  - Homeowner Vacancy Rate 14.4%
  - Rental Vacancy Rate 5.7%
- 52.9% of residents moved in and within since 2005

One in six heads of households owns their home. The majority of residents are renters, as noted in Figure 3-8. The homeowner vacancy rate is 14.4% and the rental vacancy rate is 5.7%. The median rent is \$750 per month in the neighborhood. Almost half (45.3%) of neighborhood residents pay more than 35% percent of their income in rent. The vast majority of residents (83.1%), both homeowners and tenants, use natural gas from NStar for home heating.

There are eighteen commercial and industrial buildings according to City assessment records. There are 18 vacant lots amongst the 212 parcels in the neighborhood. The brownfield sites, Elco/ Payne Cutlery, Dawson and Phillips Avenue School comprise over one-eighth (13.9%) of land area, exclusive of streets, in the neighborhood. City-owned properties, including the subject brownfield sites and three additional vacant lots, comprise a total of 7.6 acres, or 16.8% of the neighborhood's land area, exclusive of streets.

**Figure 3-10. Allowed Uses by Zone**

Zone		Allowed Uses
Industrial B	By-right	<ul style="list-style-type: none"> <li>Religious purposes</li> <li>Educational purposes</li> <li>Child care facilities</li> <li>Municipal facilities</li> <li>Motel, hotel or inn</li> <li>Restaurant</li> <li>Manufacturing</li> <li>Light manufacturing</li> <li>Research, development or testing laboratories and facilities</li> <li>Wholesale, warehouse, self-storage, mini warehouse, or distribution facility</li> <li>Transportation terminal</li> <li>Contractor's yard</li> </ul>
	By permit	<ul style="list-style-type: none"> <li>Assisted or Independent Living; Nursing Home</li> <li>Non-exempt agricultural uses</li> <li>Adult Day Care or Family Day Care</li> <li>Club or Lodge, nonprofit</li> <li>Essential services</li> <li>Agricultural Uses</li> <li>Adult entertainment</li> <li>Motor vehicle sales and rental; general repairs; body repairs; light service</li> <li>Wireless communications facilities</li> <li>Convention centers</li> <li>Businesses engaged in the sale, distribution or storage of grain, petroleum products, building materials and industrial machinery</li> <li>Batch asphalt and concrete plants</li> </ul>
Business	By-right	<p>The Mixed Use-Business is a general business zone that also permits housing in accordance with the same standards for Residential C.</p> <ul style="list-style-type: none"> <li>Religious purposes</li> <li>Educational purposes</li> <li>Child care facilities</li> <li>Municipal facilities</li> <li>Hospital</li> <li>Motel, hotel or inn</li> <li>Retail stores and services</li> <li>Restaurant</li> <li>Business or professional office</li> <li>Bank, financial agency</li> <li>Indoor commercial recreation</li> <li>Research, development or testing laboratories and facilities</li> <li>Contractor's yard</li> </ul>

Zone		Allowed Uses
Business (cont'd)	By permit	<ul style="list-style-type: none"> <li>Assisted or Independent Living; Nursing Home</li> <li>Essential services</li> <li>Non-exempt agricultural uses</li> <li>Adult Day Care or Family Day Care</li> <li>Club or Lodge, nonprofit</li> <li>Funeral Home</li> <li>Adult entertainment</li> <li>Bed'n'breakfast</li> <li>Motor vehicle sales and rental; general repairs; light service</li> <li>Fast-food restaurant</li> <li>Medical offices, center or clinic</li> <li>Outdoor commercial recreation</li> <li>Wireless communications facilities</li> <li>Theaters and auditoriums; Convention Centers</li> </ul>
Residential C	By-right	<p>The density of permitted housing permitted in this district includes:</p> <ul style="list-style-type: none"> <li>One single family home per 10,000 SF of land</li> <li>One two-family per 5,000 SF of land; or</li> <li>One per 1000 SF of land for a three-or-more-family.</li> </ul> <p>Residential is a by-right use in Residential-C. Other by-right uses include:</p> <ul style="list-style-type: none"> <li>Religious purposes</li> <li>Educational purposes</li> <li>Child care facilities</li> <li>Municipal facilities</li> <li>Hospital;</li> <li>Cemetery</li> </ul>
	By permit	<ul style="list-style-type: none"> <li>Boarding house; Group Home</li> <li>Assisted or Independent Living; Nursing Home</li> <li>Essential Services</li> <li>Nonexempt agricultural uses (less than 5 acres)</li> <li>Adult Day Care or Family Day Care</li> <li>Club or Lodge, nonprofit</li> <li>Funeral Home</li> <li>Bed'n'breakfast</li> <li>Wireless Communication Facilities</li> <li>Convention Center</li> </ul>

**Figure 3-11. City-Owned Parcels in the Neighborhood**

Parcel Number	Address	Zoning	Acres	SF	Use
98-135	249 Phillips Ave	MUB	0.7	30,242.0	Phillips Avenue School
98-136	229 Phillips Ave	RC	0.2	8,141.8	Rear of Phillips Ave School site
98-235	106 Brook St	RC	0.1	2,411.9	Vacant Lot
98-3	Church St	IB	3.2	138,394.0	Payne Elco Brownfield
92-148	29 Brook St	IB	0.8	34,489.1	Dawson Brownfield
92-235	131 Tallman St	RC	0.1	4,122.1	Vacant Lot
98-261	330 Collette St	IB	1.8	78,713.8	Payne Elco Brownfield
98-292	Quansett St	IB	0.7	28,595.8	Vacant Lot
98-264	295 Phillips Ave	IB	0.1	4,542.0	Part of Payne-Elco Brownfield
Total			7.6	329,652.5	

Source: New Bedford Assessor and GIS records.

**Figure 3-12. Zoning Map**



Source: American Community Survey, 2007-2011; McCabe Enterprises.

### 3.3 Zoning

Zoning provides the regulatory framework for new construction and redevelopment. The zoning in the neighborhood has been in place for some time. It reflects the historic evolution of the neighborhood with mills and industry to the west along the railroad tracks and multi-family residential to the east, along with some limited retail and commercial uses along Ashley Boulevard and Sawyer Street. The zoning maps is shown in Figure 3-12.

The specific zoning classifications are Industrial B; Mixed Use-Business; and Residential C.

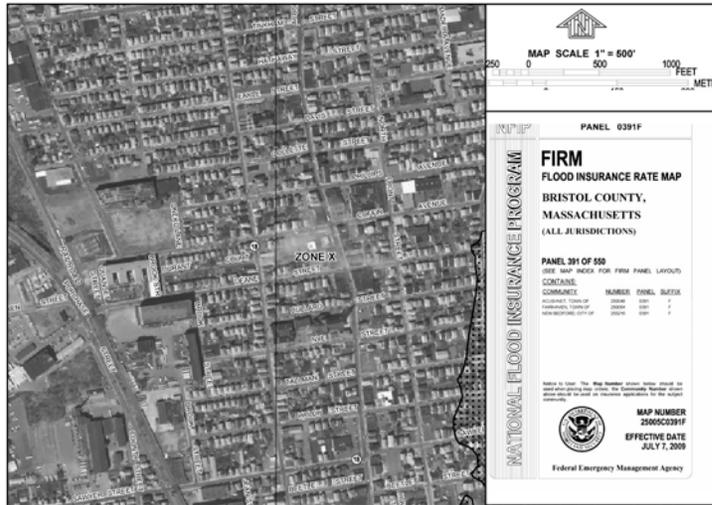
### Flood Plain and Flood Hazard Areas

The neighborhood is outside and beyond the 100 year and 500 year flood plains, as mapped in 2009 by the Federal Emergency Management Agency (FEMA). A very small portion of the neighborhood study area at the corner of Sawyer and Ashley Boulevard is within the unshaded Zone X area. The unshaded Zone X area is considered to be of a moderate-to-low flood risk area. FEMA defines unshaded Zone X to be an area of “minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.” A FIRM is Flood Insurance Rate Map. The flood plain map for the neighborhoods is shown in Figure 3-13.

### 3.4 Historic Resources

A review of the Massachusetts Cultural Resource Information System (MACRIS) database indicates that there is only four inventory forms for the neighborhood study area. There are no historic districts within the study area.

**Figure 3-13. Flood Insurance Rate Map**



Source: Federal Emergency Management Agency.

Phillips Avenue School was built in 1897 and designed by Hammond & Sons along with John B. Sullivan. Phillips Avenue School is a Romanesque Revival structure and has significance based on architecture, community planning, and education.

The Taber Mill Complex on Deane Street was originally a cotton textile factory, which was liquidated in 1940. A box factory, known as Alden Corrugated Box Company subsequently used the building. The complex was built from 1905-1909 of brick construction.

The Dawson Brewery at 29 Brook Street was built in 1899 and is no longer standing due to a fire. The site is now one of the subject brown-field properties of this study area.

The National Spun Silk mill complex was erected in 1918 along Brook Street and remains as a manufacturing and small business complex today.

Most buildings within the neighborhood were constructed in the late nineteenth century and early twentieth century. Historically, the western half of the neighborhood was the mill area, which had access to the rail line. Housing, typically three-families, were built east of Brook Street.

The large mills, most of which have been demolished, and are the focus of brownfields clean-up and remediation activities, framed the neighborhood and were the economic engine.



Figure 3-14: Above - National Spun Silk factory.



Figure 3-15: Left: Dawson Brewery building.

## 3.5 Transportation

### Roadways

Interstate 195 (I-195) is the main freeway that accesses New Bedford. This roadway traverses east/west through the City while extending from Wareham to the east, where it ties into I-495 just north of Cape Cod, and to I-95 in Providence. Also, U.S. Route 6 runs from east to west through the city as well. U.S. Route 6 leaves the city toward Cape Cod over the New Bedford-Fairhaven Bridge and the Popes Island Bridge I-195 is located just outside and south of the project study area while U.S. Route 6 is located further to the south. New Bedford also serves as the southern terminus of Massachusetts Route 140, which is a freeway that connects to Route 24 in Taunton on the road north to Boston. Route 140 is to the west, outside of the study area. Route 18, the extension of the John F. Kennedy Memorial Highway (which travels through downtown New Bedford), is a freeway for the short stretch connecting I-195 to U.S. Route 6 and the port area. Route 18 (Ashley Boulevard) is located on the eastern edge of the study area. With these significant roadways, access to the study area and connections to the surrounding area are convenient and plentiful.

Within the study area there are many north-south and east-west local roadways that provide access around the community. Following is a brief description of the roadway cross-sections:

#### North-South Roadways

**Ashley Boulevard (Route 18):** The road width of Ashley Boulevard is approximately 30 feet from curb to curb which provides two-way traffic in the north/south direction. Pavement condition is fair. Recent maintenance to fill cracks with crack sealing appears to have been done. There are sidewalks on both sides of the road which are approximately 10 feet wide. The sidewalks are typically concrete and are in fair to poor condition. On the east side of Ashley Boulevard there is

Figure 3-16. Transportation & Parking Existing Conditions



Source: Pare Corporation.



Figure 3-17 - 3-18: Ashley Boulevard

a grass buffer between the roadway and the sidewalk in several areas. Americans with Disabilities Act (ADA) issues should be addressed at many locations along this roadway, in particular at intersecting streets at crosswalks. On-street parking is not allowed on the east side of the roadway while on the west side of the roadway, parking is not allowed between Sawyer Street and Holly Street and areas adjacent to intersecting streets. The rest of the west side of Ashley Boulevard does allow parking with time restrictions. Utility poles run mainly along the west side of the roadway. A closed drainage system with curb inlet structures is located throughout the roadway within the project study area. The intersection of Ashley Boulevard and Sawyer Street is controlled by a traffic signal. Pedestrian crosswalks needing marking upgrades are provided at the intersections of Ashley Boulevard with Nye Street, Bullard Street, Deane Street, Phillips Avenue and Collette Street.

**Brook Street:** The road width of Brook Street varies from approximately 24 to 30 feet. From Sawyer Street to Deane Street, the roadway width is approximately 24 feet, providing traffic flow in both the northbound and southbound directions. Between Tallman Street and Deane Street, the roadway width is 30 feet, also providing two-way traffic. From Deane Street to Coffin Avenue, the roadway width is approximately 24 feet, providing one way traffic northbound only. Pavement condition is in fair condition with cracking observed throughout with some areas with asphalt patching. There are concrete sidewalks along both sides of the roadway throughout the entire limit. Sidewalk

widths vary from approximately 5 feet to 8 feet. The sidewalks are concrete and are in fair condition. Weeds are overgrown at several of the joint areas throughout the project. In some areas along Brook Street, the sidewalks are offset from the roadway with a 3-foot grassed buffer. Unrestricted on-street parking is allowed through much of the roadway limits but there are areas where parking is not allowed, in particular on the west side of Brook Street near the intersection with Sawyer Street in front of an automotive repair shop, on the East side of Brook Street between Tallman Street and Deane Street and between Deane Street and Coffin Avenue. ADA issues should be addressed at many locations along this roadway, in particular at intersecting streets at crosswalks. Utility poles run mainly along the east side of the roadway. Decorative lighting is on the west side of Brook Street, adjacent to the Taber Mill complex. A closed drainage system with curb inlet structures is located throughout the roadway within the project study area. A pedestrian crosswalk is provided at the intersection of Brook Street and Coffin Avenue, adjacent to the Taber Mill and its parking lot at the intersection of Coffin Avenue and Oneko Lane.



Figure 3-19 - 3-22: Brook Street

**Oneko Lane:** The road width of Oneko Lane is approximately 24 feet from curb to curb which provides two-way traffic in the north/south direction. Pavement condition is fair. There is a six foot wide sidewalk on the east side of the road which is in fair condition. No sidewalk exists on the west side, adjacent to the Payne Cutlery site. The sidewalk exists on the west side, adjacent to the Payne Cutlery site. The sidewalk is typically concrete and in fair to poor condition. Unrestricted parking is allowed on Oneko Lane. Utility poles with overhead wires run along the west side of the roadway. There is no closed drainage system on Oneko Lane.

**Church Street:** Church Street runs in a north/south direction between Coffin Avenue and Collette Street. The road width of Church Street is approximately 30 feet from curb to curb which provides two-way traffic in the north/south direction. The pavement is in fair to poor condition as a utility trench patch exists in the northbound lane and there is a fair amount of cracking throughout. There is a four-foot wide setback sidewalk that has a 3'-6" grass buffer between the road and the sidewalk on the west side of the road for approximately 225 feet of the roadway commencing in the vicinity of Taber Mill. The concrete sidewalk in this area is in good condition. Parking with restrictions

is allowed on the northbound side of the roadway. Utility poles with overhead cables run along the west side of the roadway. There is no closed drainage system on this stretch of Church Street.

#### East-West Roadways

**Sawyer Street:** Sawyer Street provides two-way traffic between Purchase Street and Ashley Boulevard. The road width of Sawyer Street is



Figure 3-23: Church Street



Figure 3-24: Sawyer Street

approximately 30 feet from curb to curb. Pavement condition is fair with the cracks appearing to have been recently crack sealed. There are sidewalks on both sides of the road which are approximately 10 to 11-feet wide. The sidewalks are typically concrete and are in fair condition. ADA issues should be addressed at locations along this roadway segment, in particular at intersecting streets. On-street unrestricted parking is allowed on the south side of the roadway. Parking is not allowed on the north side. Utility poles run generally along the south side of the roadway. A closed drainage system with curb inlet structures is located throughout the roadway within the project study area. The intersection of Ashley Boulevard and Sawyer Street is controlled by a traffic signal. Pedestrian crosswalks needing marking upgrades are installed at this intersection.

**Holly Street:** Holly Street provides two-way traffic between Brook Street and Ashley Boulevard. The road width of Holly Street is approximately 30 feet from curb to curb. Pavement condition is generally



Figure 3-25 - 3-26: Holly Street

poor. There are sidewalks on both sides of the road which are approximately 10-foot wide on the north side of the road and 5-foot wide on the south side of the road. The sidewalks are typically concrete and are in poor condition. On-street unrestricted parking is allowed on both sides of the roadway. Utility poles run generally along the north side of the roadway. A closed drainage system with curb inlet structures is located throughout the roadway within the project study area.

**Tallman Street:** Tallman Street provides two-way traffic between Brook Street and Ashley Boulevard. The road width of Tallman Street is approximately 30 feet from curb to curb. Pavement condition is generally in fair condition with some cracking. There are sidewalks on both sides of the road which are approximately 10-foot wide on the north side of the road and 6 to 9-foot wide on the south side of the road. The sidewalks are typically concrete and are in fair condition. On-street unrestricted parking is allowed on both sides of the roadway. Utility poles run generally along the north side of the roadway. A closed drainage system with curb inlet structures is located throughout the roadway within the project study area.

**Nye Street:** Nye Street provides two-way traffic between Brook Street and Ashley Boulevard. The road width of Nye Street is approximately 30 feet from curb to curb. Pavement condition is generally in good condition. There are sidewalks on both sides of the road which are approximately 10-foot wide on the north side of the road and 5-foot wide

on the south side of the road. The sidewalk on both sides of the roadway is separated from the roadway with a grass buffer. The sidewalks are typically concrete and appear relatively new and in good condition. On-street unrestricted parking is allowed on both sides of the roadway. Utility poles run generally along the north side of the roadway. There do not appear to be any drainage structures in this section of roadway for Nye Street.

**Bullard Street:** Bullard Street provides two-way traffic between Brook Street and Ashley Boulevard. The road width of Bullard Street is approximately 30 feet from curb to curb. Pavement condition is generally in poor condition with cracking and patches. There are sidewalks on both sides of the road which are approximately 10-foot wide on the north side of the road and 6-foot wide on the south side of the road. The sidewalk on the south side of the roadway is separated in most areas from the roadway with a buffer. The sidewalks are typically concrete and are in poor condition and in many areas overgrown with weeds. On-street unrestricted parking is allowed on both sides of the roadway. Utility poles run generally along the north side of the roadway. There does not appear to be any drainage structures in this section of roadway for Bullard Street.



Figure 3-27: Tallman Street



Figure 3-28: Nye Street



Figure 3-29: Bullard Street



Figure 3-30: Deane Street



Figure 3-31: Coffin Avenue



Figure 3-32: Phillips Avenue

**Deane Street:** Deane Street provides one-way eastbound traffic flow from Coffin Avenue and Ashley Boulevard. The road width of Deane Street is approximately 30 feet from curb to curb. There are concrete sidewalks on the north and south sides of the road. On both sides of the road the sidewalks are approximately 7 feet wide. On-street unrestricted parking is allowed on both sides of the majority of this section of roadway. There are sections where parking is not allowed. Utility poles run generally along the north side of the roadway. In addition, decorative street lights have been installed along the north side of the roadway, likely when the Taber Mill complex was redeveloped. A closed drainage system does exist within this section of roadway.

**Coffin Avenue:** Coffin Avenue provides one-way westbound traffic between Ashley Boulevard and Deane Street. The road width of Coffin Avenue is approximately 30 feet from curb to curb. There are offset concrete sidewalks on the north and south sides of the majority of the road. On the south side of the Payne Cutlery site, there is no sidewalk. For most of the rest of the roadway, on both sides of the road, the sidewalks are approximately 4 to 6-feet wide. The pavement between Ashley Boulevard and Oneko Lane is in fair condition with the cracks recently being filled with

crack seal. Between Oneko Lane and Deane Street the roadway is in good condition. The sidewalks are in fair to good condition. On-street unrestricted parking is allowed on both sides of the majority of this section of roadway. There are sections where parking is not allowed. Utility poles run generally along the north side of the roadway. In addition, decorative street lights have been installed along the south side of the roadway when the Taber Mill complex was redeveloped. A closed drainage system does not exist within this section of roadway.

**Phillips Avenue:** Phillips Avenue provides two-way traffic between Acushnet Avenue and Oneko Lane. The road width of Phillips Avenue is approximately 30 feet from curb to curb. Pavement condition is generally fair to good with some cracking. There are sidewalks on both sides of the road which are approximately 10-foot wide on the north side of the road and 5-foot wide on the south side of the road. The sidewalk on the south side of the roadway is separated in most areas from the roadway with a small 2 foot grass buffer. The sidewalks are typically concrete and are in fair to poor condition and overgrown with weeds in many areas. On-street unrestricted parking is allowed on both sides of the roadway. Utility poles run generally along the south side of the roadway. There appears to be drainage in the section of Phillips Avenue west of Ashley Boulevard but not east of Ashley Boulevard.



Figure 3-33: Collette Street

**Collette Street:** Collette Street, the northern boundary of our study limits, provides one-way traffic between Ashley Boulevard and Church Street and two-way traffic between Ashley Boulevard and Acushnet Avenue. The road width of Collette Street is consistently approximately 30 feet wide. Pavement condition is generally fair to poor. There are approximately 11-foot wide sidewalks on both sides of the road with some areas having a grass buffer. The sidewalks are typically concrete and are in poor condition. On-street unrestricted parking is allowed for the majority of the roadway on both sides. There are some areas where parking is not allowed. Utility poles run generally along the north side of the roadway. There appears to be limited closed drainage within the roadway limits.

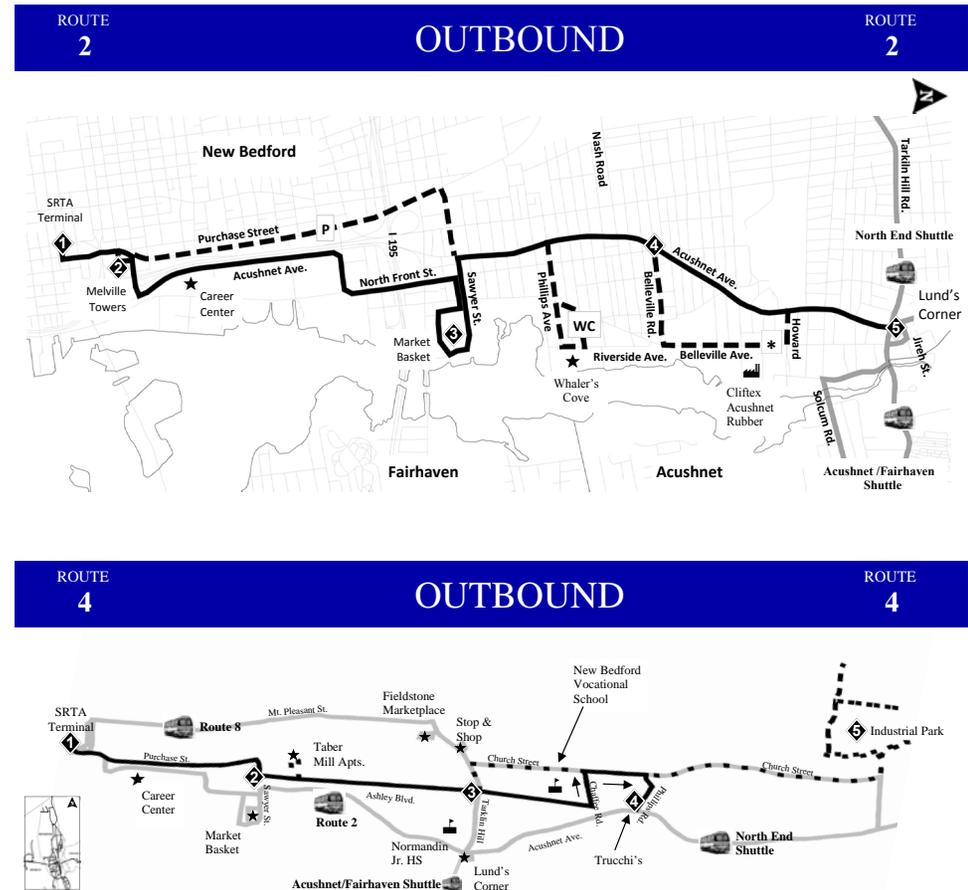
## Buses

The city bus terminal offers local and long distance bus connections. The Southeastern Regional Transit Authority (SRTA) provides bus service in the City and for the surrounding communities. There are two bus routes, Route 2 and Route 4, that by-pass near the project study area. The Route 2 line commences outbound from the SRTA Terminal on Purchase Street. The Route connects New Bedford to Lund's Corner in Acushnet, MA. Through the City the bus travels on Purchase Street, Acushnet Avenue, North Front Street, Sawyer Street and back onto Acushnet Avenue.

The other route, Route 4, also commences at the SRTA Terminal and travels along Purchase Street, Sawyer Street, Ashley Boulevard, Chaffee Road and Church Street. Bus stops are located along the route and are typically demarcated with only a 12"x18" signs and are not generally very visible. Within our study area, bus stops are marked on Ashley Boulevard, Collette Street, Brook Street, Sawyer Street, Ashley Boulevard, Nye Street, Brook Street, Dean Street, and Coffin Avenue

Private bus carries including the Peter Pan Bus Lines and DATTCO provide commuter service to the region. Peter Pan Bus Line stops in New Bedford on its New York City to Hyannis, MA bus route. DATTCO provides service to Boston from New Bedford.

Figure 3-34. Bus Maps: Routes 2 & 4



Source: Southeastern Regional Transit Authority

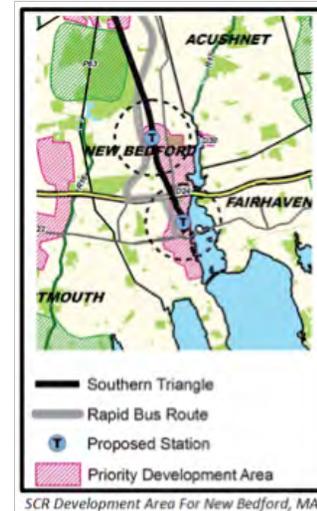
## Air Travel

The New Bedford Regional Airport, located in the central portion of the city with easy access to highways, provides two 5,000-foot runways. Frequent scheduled passenger service is provided to Nantucket and Martha's Vineyard by Cape Air. Charter services, including seaplane charters, are available for destinations throughout the southern New England / New York region. In addition, the airport provides a range of general aviation and corporate jet services including aircraft maintenance facilities and flight instruction.

## Transit

The Massachusetts Bay Transit Authority is proposing to provide commuter rail service to the City. The South Coast Rail project will restore passenger rail transportation from South Station in Boston to the South Coast of Massachusetts, catalyzing nearly half a billion dollars in economic development every year. The cities of Taunton, Fall River and New Bedford are the only cities within 50 miles of Boston that are not served by commuter rail. The two suggested locations for terminals in New Bedford are located approximately a mile away from the existing site. The Kings Highway Station will be positioned approximately 1 mile north within the Fieldstorn Market Place which lies adjacent to Route 140. This existing retail area, with entrances on Kings Highway, houses several tenants including Dollar Tree, Douglas Wines, Cost Cutters, Sally Beauty, Dunkin' Donuts drive-through, Papa Gino's, Flagship Cinema and Payless Shoes. The suggested Whale's Tooth Station will be located approximately 1.5 miles south of the site, and is to be erected along an existing parking lot on Acushnet Avenue. The existing parking lot serves mainly for ferry passengers, shuttling travelers from the lot to the terminal at the State Pier. The parking lot is located approximately 850 yards north of the State Pier and provides 650 parking spaces.

## SOUTHCOAST RAIL



Top L: MBTA rail extension route  
Top R: Kings Highway Station, at Church Street north of the project area  
Bottom R: Whale's Tooth Station in downtown New Bedford

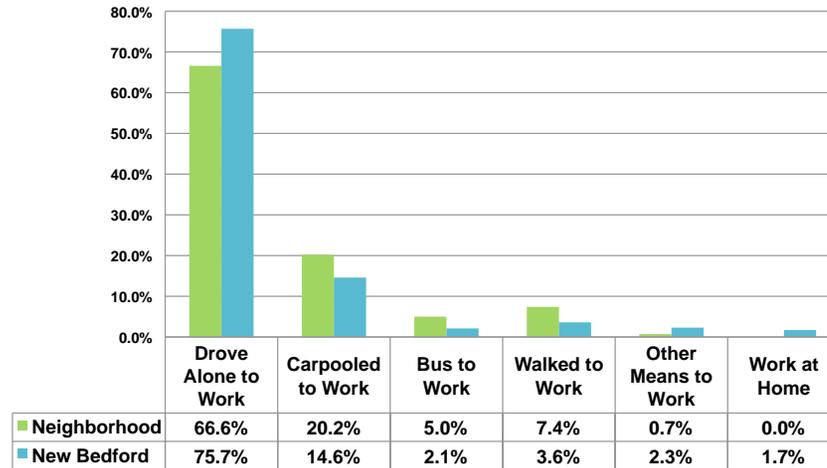
## Parking

Parking availability has been noted to be an issue within the study area. Many residential dwellings need to use on-street parking as driveways are not provided at their dwellings. Parking on-street is challenging in the Spring to Fall seasons but becomes even more of an issue in the snowy months. As previously noted, on-street parking is allowed on the streets within the study area. Most of the streets allow unrestricted parking but some streets have on-street parking with time restrictions. An inventory of the study area investigated the existing parking allowed on the roadways but also looked at opportunities to provide off-street parking for the residents of the area. Figure 3-16 indicates where parking is currently allowed and also identifies off road areas that currently allow, or may eventually allow, off-street parking.



Figure 3-37: vacant lots are often used to help accommodate the demand for parking in the densely built neighborhood.

Figure 3-38. Commuting to Work



Source: McCabe Enterprises

## Commuting to Work

Commuting to work data from the 2011 American Community (five year estimates) indicate that residents of the neighborhood utilize a variety of travel modes to get to work. Public transportation is an important means for getting to work for neighborhood residents – 5% of neighborhood residents take the bus to work. This is over twice the city-wide rate of 2.1% bus commuters to work. Another 7.4% of neighborhood residents walk to work, again over twice the city-wide rate of 3.5% of persons who walk to work. A higher proportion of neighborhood residents walk to work compared to the state walking to work rate of 4.6%, as well. Although, the five percent of neighborhood residents who take the bus to work is high in the New Bedford context, it is less than the overall state rate of 9.1%. This is likely attributable to disparities in bus scheduling and routing as to employment destinations of neighborhood residents.



Figure 3-39-40: Utility work in the area



Figure 3-41: Ponding and poor drainage are found in some areas.

Although the car is the most prevalent means to get to work, only two-thirds (66.6%) of neighborhood residents drive alone to work. One-fifth of neighborhood residents carpool to get to work. In contrast, three-quarters (75.7%) of New Bedford residents city-wide drive alone to work and another small portion (14.6%) carpool. Both the neighborhood and New Bedford exceed the state carpooling rate which is only 8.2%. Similar to the City, nearly three-quarters (72.3%) of Massachusetts residents drive alone to work.

### 3.6 Utilities

Existing utilities in the neighborhood consist of municipal water and sewer, natural gas, and overhead electric and communications. Water and sewer service is provided by the City through separate enterprise funds established under the New Bedford Department of Public Infrastructure (DPI). Electric and natural gas services are provided by NStar, while communications are provided by Verizon and Comcast. Utilities are thought to be sufficient for the needs of the neighborhood. Of particular note is a high voltage underground electric line that passes through the neighborhood down Ashley Boulevard.

According to the New Bedford DPI, the water supply system is robust in this part of the City. A 30" diameter transmission main is located in Ashley Boulevard and a 16" large capacity distribution main is located in Deane Street. Water mains in other streets in the neighborhood range from 6" to 10" in diameter. Hydrants are located throughout the neighborhood, but a fire flow evaluation was not performed as part of this study.

Water supply and pressure in the study area meets existing needs and is not believed to be a constraint for most types of infill or redevelopment opportunities appropriate for the neighborhood. For example, pressure in the area of the Payne Cutlery site is reported to be approximately 65 psi under typical system conditions. This is the northernmost part of the study area and is at the highest elevation; the available pressure in other parts of the neighborhood is expected to be similar and likely higher than the pressure available at the Payne Cutlery site. The American Water Works Association recommends that minimum pressures of at least 30 psi should be maintained during average conditions. It appears as though water pressure exceeds this requirement in the neighborhood.

Though the water distribution system is generally old, any issues or concerns relative to the age of the system do not appear to be unique to this neighborhood. Existing piping in the area is reportedly cast iron, and personnel with the DPI believe it was last cleaned and lined in the late 1970s. Future redevelopment within the study area may provide a good opportunity for the City to perform localized upgrades while minimizing future disruptions in service.

Similarly, the sewer collection system is old but serves the present needs of the neighborhood. The neighborhood is split between two sewer-sheds, one that flows westerly toward Purchase and another that flows easterly toward a pump station and sewer interceptor at Bellevue Avenue, one of three major interceptors in New Bedford. Wastewater is ultimately conveyed to the treatment plant at Clarks Point in the very southern end of the City.

Sewer lines in most of the streets in the neighborhood flow easterly and either cross or intercept sewer piping in Ashley Boulevard, but Oneko Lane and parts of Coffin Avenue and Deane Street flow to the west. A 24” sewer line in Coffin Avenue runs westerly from Ashley Boulevard, then southerly down Brook Street and westerly down Deane Street. Similarly, an 18” sewer pipe runs westerly in Coffin Avenue, then southerly in Quansett Street. Both of these sewer lines enter a 42” storm drainage line in Deane Street located to the southwest of Taber Mill, which flows to the west toward Purchase Street. This is one of many combined sewer lines in this part of the City.

Historical drawings reviewed by PARE show the approximate location of a 30” sewer line that runs north to south through the Elco Dress and Payne Cutlery sites, connecting Brook Street to the north and south. This pipe has been described as a surface water diversion line and is shown as a storm drainage line on mapping available from the DPI. Ultimately, this pipe flows southerly down Brook Street then westerly in Deane Street where it becomes the 42” storm drain line referenced above. It is possible that this pipe would need to be relocated, or at the very least maintained and protected, as part of redevelopment of the Elco/ Payne Cutlery sites.

The wastewater division of the DPI also manages the storm water drainage system throughout the City. Closed drainage infrastructure is present throughout the study area, generally consisting of catch basins at intersections. Catch basins generally appear to consist of curb inlets without grates located at the corners of each intersection. Catch basins are not typically located elsewhere along each block and drainage appears to be insufficient in some parts of the neighborhood.

According to DPI personnel, roughly half of the City’s sewer system is a combined system with drainage, though sewer and drainage appear to be combined for the majority of this neighborhood. Separate sewer and drainage pipes are located in some of the streets in and around Taber Mill and the Elco/ Payne Cutlery sites, though these ultimately

combine into one 42” line in Deane Street before flowing out of the neighborhood to the west. Catch basins flow directly into sewer pipes in the other streets in the neighborhood.

## 3.7 Environment

The Payne Cutlery and Dawson Brewery sites have been subject to environmental investigation and are at various stages of this process. Environmental assessment of the former Dawson Brewery parcel was performed from October 2010 through September 2011 under a US EPA Brownfield Assessment Grant. The assessment and risk characterization indicated that soil and groundwater does not represent a significant threat to human health or the environment for the current use of the site. However, an Activity and Use Limitation (AUL) has been assigned and potential future redevelopment of the site will require additional assessment and cleanup.

Investigation and remediation activities at the Payne Cutlery site are ongoing. These efforts have focused primarily on groundwater contamination from TCE and possible vapor intrusion into abutting properties. Remedial activities that have been implemented include permanganate injection to oxidize TCE contaminants in groundwater and installation of an active ventilation system at the Taber Mill complex to reduce the risk of vapor intrusion. Monitoring activities are likely to continue at these sites well into the future, and additional remediation may be required as part of any future redevelopment. The Elco Dress portion of the site has been assessed and cleanup completed.

## 3.8 Open Space & Parks

In some neighborhoods in New Bedford, there is a lack of open space and parks. The only park near the Payne-Cutlery neighborhood, is Riverside Park, five city blocks away. In addition, this park is not easily reached by public transportation, making it less accessible to a population with limited access to a car. The pedestrian connection to Riverside Park passes along two streets where security is questionable at most times of day, further isolating the park from those otherwise inclined to use it. There is no direct or signed connection from the neighborhood to Riverside Park, increasing its isolation from this community.

In addition, within the Payne-Cutlery Area there are not enough public destinations, or outdoor spaces in particular, for the community to enjoy. Currently the neighborhood lacks the presence of almost any true “green” natural spaces. Many of the existing open spaces (i.e. empty lots) are paved lots, leaving adults and children who live in here with a deficit of contact with nature; where there is vegetation on empty lots, it is wholly unkempt and inaccessible overgrowth.

Currently the neighborhood lacks spaces for recreation and outdoor exercise, including sports fields. There is one field present in Riverside Park, insufficient for the entire neighborhood.

## 3.9 Landscape/ Trees

There is a noticeable absence of tree canopy and landscape in general within the Payne-Cutlery neighborhood. The public corridors – the streets – lack street trees; the adjacent front yards of residential buildings and entries of commercial spaces do not have significant plantings.

A challenge in the area is that street sidewalks are very narrow, making



Figure 3-42: Lack of vegetation creates a harsh environment.

it challenging for trees to be planted and to grow properly/to mature size. Furthermore, on-street parking is limited, putting additional pressure on property owners to pave over yard space, further reducing landscaped open space.

## 3.10 Walkability

In general, there are many challenges for pedestrians in the Payne-Cutlery area. Walkability is a major issue for the neighborhood, where a large percentage of the population in the community are pedestrians and bus users. There is also a high percentage of very young residents and elderly residents, for whom the current condition of sidewalks and pedestrian ways pose a hazard. For a full survey of conditions on a block-by-block basis, refer to Appendix A.1. Following is a synopsis of some of the walkability issues that were noted.

## Sidewalks and Pathways

Overall, walkability in the neighborhood is fairly poor in most areas due to the condition of sidewalks and pedestrian paths. There are many blocks that have no sidewalk at all, forcing pedestrians to share the street with parked cars and with traffic. Sidewalk materials vary greatly from concrete to asphalt in some areas. Many sidewalks are in fair to poor condition, exhibiting cracks and broken and uneven paving. This presents a hazard for pedestrians.

In many areas the sidewalks are narrow, making passage difficult for persons in wheelchairs or those pushing baby strollers and carriages. In many locations curb cuts at crosswalks are broken, or do not meet ADA standards, posing further problems for these users.

In many places, walkability is further impeded by objects blocking sidewalks: in a few instances, cars parked in front “yard” areas or in drives occasionally block sidewalk, in other instances trash and recycling cans fill the public way.

To improve walkability, general improvements to cleanliness should be pursued. Several streets had litter, dust and debris along the street curb, and areas with broken sidewalks exhibited weed growth.

The general lack of “green” in the Payne Cutlery area further impacts walkability in the neighborhood. The lack of plantings and vegetation in the area presents a harsh environment, dominated by hard surfaces. There are very few blocks that still have a planting strip between the sidewalk and the curb, and few streets have any trees due to with of sidewalks and density of lots. Where there are large open green areas, they are often vacant lots that are overgrown and unkempt. There are some private yards however, that are well planted and well maintained that contribute to positive moments for pedestrians.

## Safety

At the community meeting, residents expressed several concerns over pedestrian safety. Within the Payne-Cutlery area, streets are generally dark and poorly lit, and there is a need for better street lighting for improved pedestrian safety. Additional street lighting will contribute to an increased sense of security in the area, thereby helping boost the overall image of the neighborhood.

There is also a need for more “eyes on the street” in the Payne-Cutlery area to boost a sense of safety on the streets. Encouraging neighborhood residents to spend time on their porches, particularly at “high traffic” times such as the start and end of the school day, would also improve perceptions of security in the area.



Figure 3-43: Poor maintenance, trash cans, and parked cars create a difficult environment for pedestrians and cyclists.

The speed of traffic also creates a safety concern on several streets in the Payne-Cutlery area. Streets of particular concern include:

- **Church Street** which serves as a major north-south route in the city.
- **Coffin Avenue** and **Deane Street** which serve as major east-west connectors.

Measures should be taken to help reduce speed on these streets, including improved crosswalks, additional stop signs and temporary speed monitors and policing.

# 4 Site Overview



The following pages provide current site data including land area, buildings, zoning, and ownership, along with a brief summary and photos of current conditions.

## 4.1 Payne Cutlery & Elco Dress

Address:	295 Phillips Avenue (Plot 98, Lot 3) 330 Collette Street (Plot 98, Lot 261)
Land Area:	5.088 acres 4.05 acres available for redevelopment
Building:	No buildings
Zoning:	Industrial - B
Maximum Build-out	617,500 sf
Status:	<ul style="list-style-type: none"><li>• Clean-up in progress at Payne Cutlery</li><li>• Elco Dress remediation is complete</li></ul>
Owner:	City of New Bedford

The Payne Cutlery site has served many purposes during its useful history. From about 1900 until the building was demolished in 2000 the site was used for cotton milling, instrumentation and cutlery manufacture, hazardous material storage, and auto body repair. The USEPA conducted a hazardous material removal action in 1992 and 1993, which consisted of removing material associated with Payne Cutlery's operations including approximately 4,900 55-gallon drums, packages and various size containers of known and unknown substances, including hazardous materials. In March 2000, the City obtained the property via tax title foreclosure, and subsequently demolished the remaining two-story brick industrial facility. Various assessments and site investigations have led to the detection of TCE, tetrachloroethylene (PCE) and metals in the soil and groundwater at the site. The City working with a separate brownfields consultant and Licensed Site Professional (LSP) has been performing response actions at the site to address the off-site migration of the TCE and impacts to nearby residential property.



Additional assessment is needed at the Payne Cutlery site to determine the status of surface soil and ground matter, and is also necessary to define the vertical extent of the contaminant plume, the horizontal and vertical extent of soil impacts and address any potential for contaminants to be impacting indoor air at abutting residential property. As this Brownfields Area Wide Planning project was underway, the City of New Bedford through a separate contract was working with TRC, an environmental firm, to further assess and remediate the Payne Cutlery site.

The site is fenced and has active monitoring wells dispersed throughout. A portion, approximately 23,000 SF of the Payne Cutlery site has been re-purposed for a municipally-owned surface parking lot serving residents living at Taber Mill.



Figure 4-1: View of site looking west from Oneko Lane.



Figure 4-2: View of site looking south from Collette Street.

The Elco Dress site has been remediated and remains under-developed. The City in 2008 demolished the old four-story Elco Dress mill. The building foundation area was backfilled using off-site ordinary borrow to achieve final grades, and the site was stabilized with 3 inches of loam and seed. A portion of the site is being purchased by LaMarca & Sons Baking Company for parking next to their business. The rest of the 1.5 acre site could be developed with the adjacent Payne Cutlery site.

The maximum build-out of the Elco/ Payne Cutlery site as to the existing zoning is 617,500 SF of new construction. This is based on the net land available less the existing parking area for Taber Mill and the proposed sale of a half-acre for parking to LaMarca Baking Company, located on Collette Street.

# 4.2 Phillips Avenue School

Address:	249 Phillips Avenue (Plot 98, Lots 135 and 136)
Land Area:	0.88 acres 38,376 sf
Building:	19,653 gsf building (3 levels + basement)
Zoning:	Business Mixed-use & Residential C
Maximum Build-out:	94,000 sf
Status:	Evaluating reuse.
Owner:	City of New Bedford

The Phillips School is not a traditional “Brownfield” site. The school has been vacant and underutilized since the close of the 2009 school year. The school property was formally transferred to the City in 2011 as surplus property. The New Bedford Fire Department is using the vacant property for training drills. The school property is covered with building and asphalt. The second lot, which faces onto Phillips Avenue is vacant with grass and some concrete and asphalt material. The beneficial reuse of the building and/or the property could be an asset to the community.

The maximum build-out for the Phillips Avenue School site under the current zoning is 94,000 SF.

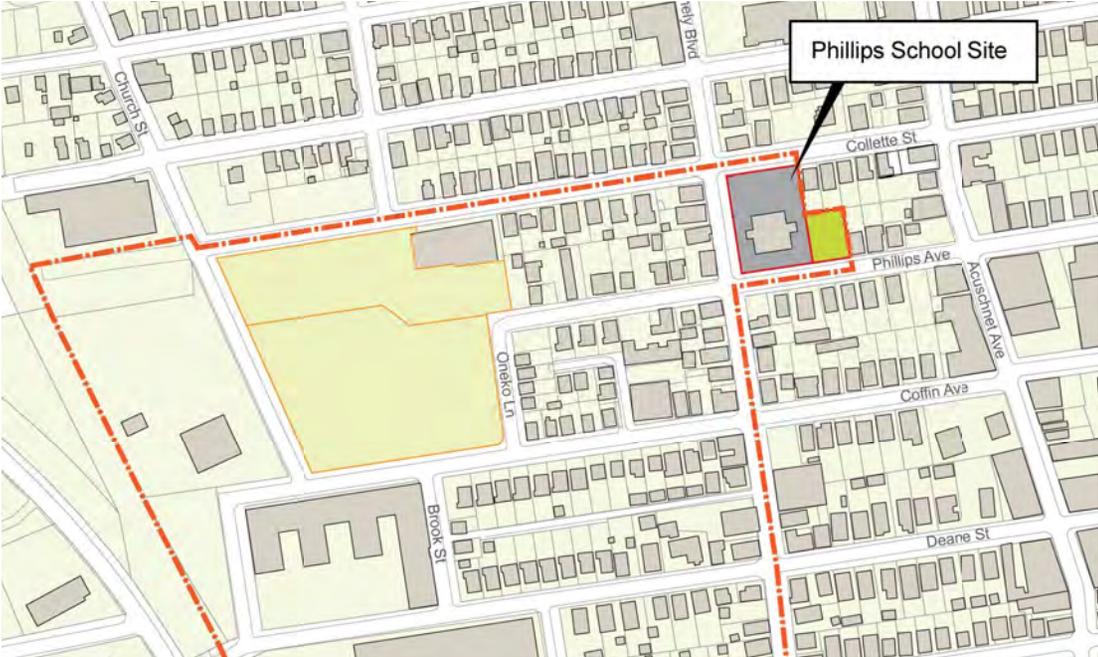




Figure 4-3: View from Ashley Blvd and Phillips St.



Figure 4-5 - 4-7: Phillips School interiors.



Figure 4-4: Ashley Blvd elevation.



Figure 4-8: Vacant lot behind the school.

## 4.3 Dawson Brewery

Address:	29 Brook Street (Plot 92, Lot 148)
Land Area:	0.79 acres 34,412 sf
Building:	No building
Zoning:	Industrial - B
Maximum Build-out:	120,000 sf
Status:	Assessment complete. Activity Use Limitation on property.
Owner:	City of New Bedford

The Dawson Brewery was built in 1899 and operated until 1975. During Prohibition, the company manufactured ice, which kept half of its employees working. Other prior uses to the site include a coal company and an auto body shop. The City took ownership of the site, and the building was demolished by the City of New Bedford in 2000. Two underground fuel storage tanks were also removed at that time. Building demolition debris (brick, asphalt, cinder block and asphalt roofing shingles) remain at or close to the ground surface across the majority of the property, and portions of the former building foundation exist in the southern and western portions of the site.

In 2012, an Activity Use Limitation (AUL) was recorded covering the entire Dawson Brewery site. The AUL limits the use of the property to a fenced vacant lot or a commercial or industrial use that entails covering the entire site's area surface with impervious surface such as asphalt or concrete, a concrete building foundation, or at least three feet of clean fill at the existing ground elevation. The City understands that re-use will require additional assessment and cleanup.





Figure 4-9: View of site looking southwest.



Figure 4-10: View from Brook St looking toward rail easement.



Figure 4-11: View from rail right-of-way.



Figure 4-12: View of site looking northwest.



# 5 Market Conditions



## 5.1 Market Assessment & Neighborhood Needs

The Payne Elco neighborhood for the past century has been a neighborhood of working people and their families, many of whom walked to the nearby mills and industry to work. The neighborhood is home to just over 3,000 people. The employment centers which once provided opportunities to immigrant workers today are now gone. A snapshot of changes in population and key neighborhood economic indicators from 1980 to today is found in Table 5-1. The neighborhood's population today is 3.2% of the City of New Bedford's population. The proportion of the City's population has slowly eroded since 1990, when it was 4%.

The Southeastern Regional Planning & Economic Development District (SRPEDD) projects the population of the City of New Bedford

to increase in 2020 to 96,971, and continue to grow to 101,490 in 2030. If the neighborhood continues to be 3.2 percent of the City's overall population in the next decades, the neighborhood population could grow to 3,248 persons in 2030. If the neighborhood continues on the trajectory of losing population, the population will likely be approximately 2,850 people in 2030.

A review of the key economic indicators for the period 1980 to 2011 underscores the impact of the mill and factory closings, as well as the structural changes in the American economy. In 1980, neighborhood unemployment was 7%. In 2011, the Census Bureau estimates unemployment to be 32% for the neighborhood. The mills are today vacant brownfields, for the most part in the neighborhood. The loss of the mills and the jobs has deeply impacted the neighborhood's residents.

To ascertain financially viable future uses of the neighborhood's three brownfields, Payne-Elco, the former Dawson Brewery site, and the Phillips Avenue School, a review of market conditions was undertaken.

**TABLE 5-1. The Neighborhood Over Time, 1980 to 2011**

		1980	1990	2000	2010	2010 ACS	2011 ACS
Population		3,677	3,981	3,529	3,651	3,038	3,038
Percent of City Population		3.7%	4.0%	3.8%	3.8%	3.5%	3.2%
# of Households		1,501	1,626	1,528	1,526	1,461	1,448
Tenure	Rent	75%	77%	78%	80%	81%	84%
	Own	25%	23%	23%	20%	19%	16%
Poverty Level	Above	78%	79%	70%		71%	69%
	Below	23%	21%	30%		30%	31%
Employment	Employed	93%	86%	90%		74%	68%
	Unemployed	7%	14%	10%		27%	32%
Median Household Income		\$ 9,663	\$ 15,887	\$17,284		\$ 19,649	\$ 19,760

Sources: US Census; American Community Survey; Social Explorer; SRPEDD; McCabe Enterprises.

## Housing

Many of the City’s former textile mills are being repurposed as to housing. Former mills with water views along the Acushnet River and Buzzards Bay have been renovated and marketed to potential residential customers beyond New Bedford.

The median sales price for all types of residential properties in New Bedford in 2012 was \$149,950. The median for a single family home was \$160,000 in 2012. The median condominium sale in 2012 was \$75,000. Residential sales prices have risen to date in 2013, as noted in Table 5-2. However, the number of residential sales in each type of housing has been declining, with the exception of a slight increase in condominium sales in 2013 thus far, as noted in Table 5-3. The number of residential property sales on annual basis has been declining since 2006, with the exception of 2009 and 2010. In 2009-2010 the federal government provided prospective first time home buyers with significant financial down payment incentives to help stabilize the national real estate market, which also stimulated the New Bedford residential housing market.

New Bedford has been impacted by the national foreclosure crisis, as noted in Table 5-4. 2013 is the first year that foreclosure petitions have declined. The significant number of foreclosures in New Bedford has contributed to the decline in housing values. Foreclosures and the threat of foreclosure have prompted short sales and banks have also taken over real estate assets. This has impacted the neighborhood around Payne-Elco, as well. Both Zillow and Trulia, on-line real estate listing services, note foreclosure sales in the neighborhood’s immediate vicinity. Nearby residential listings for two-and three-family homes have asking prices for less than \$160,000. So, the asking sales price per unit ranges from \$50,000 to \$80,000. This is less than the cost of residential new construction.

New residential product on the market in New Bedford has chiefly been rehabilitation of older mills into market-rate and subsidized

**Table 5-2. New Bedford Median Residential Sales Prices.**

Year	Period	1-Family	Condo	All
2013	Jan - Aug	\$167,000	\$144,000	\$165,000
2012	Annual	\$160,000	\$75,000	\$149,950
2011	Annual	\$155,500	\$55,000	\$145,000
2010	Annual	\$170,000	\$63,500	\$155,000
2009	Annual	\$178,000	\$164,000	\$164,500
2008	Annual	\$195,000	\$184,950	\$185,000
2007	Annual	\$230,500	\$222,900	\$233,825
2006	Annual	\$240,000	\$149,900	\$250,000

Source: The Warren Group.

lofts and rentals. Within the past eight years, over 500 units of apartments in rehabilitated mill buildings in the North End with views of the Acushnet River have been developed. They include the Wamsutta Mills, the Cliftex Lofts at Manomet Mill; Whaler’s Place; and the Victoria Riverside Townhouse lofts. Two of these projects have targeted older adults. Whaler’s Place target resident is 55 years or older. They also advertise as an assisted living facility. Cliftex Lofts is focusing on the senior market, as well.

To spur private investment, significant public resources including federal and state historic tax credits, as well as local and state assistance have been invested along with private investment. Historic tax credits have been a critical tool enabling the financial viability of converting old mill buildings to housing.

Historic tax credits do not apply to new construction and cannot be used to close the gap between the cost of construction and the local market residential sales structure. Consequently, the prospects for building new residential housing for sale as owner-occupied units on the neighborhood’s brownfield sites is unlikely since the cost of new

**Table 5-3. Change in Residential Sales Volumes**

Year	Period	1 Family		Condominiums		All Residential	
		Number of Sales	Percent Change from Prior Year	Number of Sales	Percent Change from Prior Year	Number of Sales	Percent Change from Prior Year
2013	Jan - Aug	259	-5.82%	22	4.76%	458	-16.73%
2012	Annual	275	-19.83%	21	-51.16%	550	-21.32%
2011	Annual	343	-17.55%	43	-20.37%	699	-17.08%
2010	Annual	416	0.00%	54	38.46%	843	-3.99%
2009	Annual	416	7.77%	39	-27.78%	878	-1.01%
2008	Annual	386	-3.50%	54	-34.15%	887	1.72%
2007	Annual	400	-18.03%	82	-5.75%	872	-20.58%
2006	Annual	488	-13.78%	87	-15.53%	1,098	-17.07%

Source: The Warren Group

Note: All residential includes two- and 3-family buildings, which are a predominant housing type in New Bedford.

construction exceeds market-rate sale of housing in the area. Furthermore, these mill conversion projects have high levels of amenities as well as water views. The Payne-Elco and Dawson Brewery brownfield sites lack recreation access and water views that have contributed to the successful conversion of Whaler’s Place, Wamsutta Mills and Manomet Mill.

### Rental Housing

The US Census reports that the average rent in the neighborhood in 2011 was \$750/month and the average rent city-wide was \$758/month. Local advertisements for apartments for rent in the neighborhood cited rent from \$450/month to \$850. The HUD Fair Market rents for New Bedford are slightly higher than local rents in the neighborhood, and are noted in Table 5-5. The HUD Fair Market rents establish the maximum rents for units that receive public subsidy.

### Industrial and Commercial Space

The City of New Bedford is fortunate to have a large industrial park, one of only two business parks in the state with an approved master plan by the Massachusetts Executive Office of Environmental Affairs (EOEA). The New Bedford Industrial Park has 150 acres available along with underground utilities, available water and sewer. The park is served by Conrail and has easy access to Route 140.

A review of existing industrial properties on Co-Star, indicate that there are fifty-one properties listed of various sizes, including old mills as well as more contemporary, single-story industrial properties. Boston.com lists over 130 industrial and commercial properties in New Bedford for sale. Industrial rents range from \$2.00 per SF to \$6.50 per SF. There is a range of buildings as to size and type, including many industrial properties with less than 10,000 SF, as well as several available properties exceeding 100,000 SF.

**Table 5-4. Foreclosure Petitions in New Bedford.**

Petitions to Foreclose				
Year	Period	1-Family	Condo	All
2013	Jan - Aug	37	2	65
2012	Annual	172	9	304
2011	Annual	131	6	225
2010	Annual	222	10	444
2009	Annual	242	18	508
2008	Annual	182	14	399
2007	Annual	252	22	575

Source: The Warren Group.

**Table 5-5. HUD Fair Market Rents.**

Final FY 2014 FMRs By Unit Bedrooms				
Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
\$653	\$691	\$819	\$1,020	\$1,095

Source: US Department of Housing & Urban Development.

Although Payne-Elco and Dawson Brewery are former industrial sites, they lack easy freight access. Although the entrance to I-195 is within one-half mile of the neighborhood, trucks need to traverse busy, constrained residential streets to access the Payne-Elco site. Payne Elco is situated in the middle of a residential neighborhood with residences to the north, south and east of the site.

The former Dawson brewery site at 29 Brook Street abuts the rail line and has the shortest distance to an arterial street, Sawyer; and trucks routinely travel this segment of Brook Street from Sawyer to the tire recycling yard just north of Tallman Street. However, residential prop-

**BROWNFIELD REUSE EXAMPLE**

**GREATER BOSTON FOOD BANK  
YAWKEY DISTRIBUTION CENTER  
Boston, MA**



Architect: NBBJ

This brownfield redevelopment project provides community services and jobs creation as core goals of its food distribution program. The Greater Boston Food Bank acquires, stores, organizes and distributes food through local food pantries, community meal programs, homeless and residential shelters, youth programs, senior centers, and day-care centers to communities throughout the nine counties of eastern Massachusetts.

Land was conveyed to the GBFB by the Massachusetts Legislature in 2006 for the new facility. Completed in 2009, the building is a 117,000sf LEED Certified state-of-the-art distribution facility in Boston's Newmarket industrial area.



## BROWNFIELD REUSE EXAMPLE

### VICTOR CIVITA PLAZA Sao Paulo, Brazil



Architect: Levisky Arquitectos Associados & Davis Brody Bond



Through a public-private partnership, a brownfield in a neighborhood in Sao Paulo, Brazil was converted to the "Victor Civita Plaza - Open Museum of Sustainability," a museum, civic space and park focused on the issue of contaminated urban land.

The defining character of the project is a wooden deck surface that rests on the site and required no excavation work. This broad structure creates "plazas" that accommodate a range of uses and provide places where visitors can learn about sustainability techniques and processes.



erties are directly across the street from the former Dawson Brewery site. A manufacturer is located immediately to the north of the Dawson site, and an auto body repair shop abuts the Dawson site on the south. In time, as the inventory of existing vacant industrial land and buildings without Activity Use Limitations or brownfields issues is substantially reduced, the Dawson property may become more attractive to a small industrial user. Representatives from New Bedford Economic Development Council report that they have found prospective industrial users and developers have shown no interest in these two sites, Payne-Elco and Dawson, over the past several years due to its location within a residential area and challenges of truck traffic on residential streets.

The Phillips Avenue School building site is zoned Business and Mixed-Use and Residential-C. As such, it is not an appropriate site for industrial uses. The Phillips School site also has adjacent residential users.

### Retail

Through the efforts of the City of New Bedford and the New Bedford Economic Development Council, in the past four years a major new grocery store opened on Riverside Drive, and is within a quarter mile of the neighborhood. This was the result of several years of planning and pre-development work as part of the Hicks Logan project and the redevelopment of the former Fairhaven Mills site. Since opening, Market Basket has become a neighborhood asset and anchor. Riverside Plaza is within a half mile of the neighborhood, and for some residents it is only a quarter-mile walk. Riverside Plaza is also served by bus. The Riverside Plaza area also includes several fast food establishments, and a Seven Eleven convenience store. A medical clinic building is also under construction.

Other existing retail serving the neighborhood includes the small business and retail corridor along Acushnet Avenue, the historical retail

spine of the North End. The City has re-branded Acushnet Avenue as the International Marketplace, and is making major street, sidewalk and streetscape improvements on Acushnet Avenue from Coggeshall northward to Sawyer. The City has a phased streetscape improvement plan that will continue northward along Acushnet. Acushnet Avenue is one block to the east of the study area and serves the neighborhood along with Riverside Plaza. Given, the municipal focus on supporting and revitalizing Acushnet Avenue small business, new uses for the brownfields sites, Payne-Elco, the former Dawson Brewery, and Phillips Avenue School should complement and support the Acushnet Avenue/International Marketplace revitalization strategy.

Sawyer Street in the past fifteen years has seen redevelopment with the location of two new competing drug store outlets, Rite Aid and CVS, which serve the neighborhood.

A strip center shopping center at Tarkin Hill Road and Kings Highway is a little over one mile north of the neighborhood, as well. Shopping opportunities at Tarkin Hill Road include a Stop'n'Shop grocery, Ocean State Job Lot, Family Dollar, fast food establishments, banking, the Fieldstone Plaza which features a cinema, Dollar Tree, Payless Shoes, a card store, and a fitness center.

A review of the retail store opportunities and gaps in the neighborhood using Nielsen/Claritas data was also undertaken for the neighborhood. The existing supply of retail stores and residential purchasing power within a half-mile of the center of the neighborhood (Brook and Bulard Streets) and a one-mile radius was undertaken to determine opportunities or gaps.

Overall, within a half-mile there is \$138.2 million of retail purchasing power in the neighborhood. There are also, \$222.6 million of overall retail good sales, including eating and drinking within a half-mile. This indicates that persons from beyond the neighborhood are spending money here within the half-mile radius. A one-mile radius was also

examined. The residential purchasing power amounted to \$340 million within one-mile radius, and the overall retail expenditures, including food service and drinking amounted to \$379 million, which again exceeded local residential demand by \$39 million, as shown in Table 5-6. Although, it indicates that there are few new retail store opportunities, the data also suggests that there is robust retail activity that is supporting jobs and services nearby.

A closer examination of the retail purchasing demand and supply by type of store indicates that there are unmet neighborhood needs for clothing and shoes, including women's, children's and men's apparel. This type of store is better suited for Acushnet Avenue, as compared to a location on one of the brownfields sites as part of a re-use strategy.

The retail purchasing gap also indicated opportunities in the area of sit down restaurants and special food service. The retail opportunity is sufficient to support approximately two small restaurants, approximately 3000 SF. The potential establishment of a Food Innovation Center to support food trucks, independent entrepreneurs starting food businesses, and a nano- or micro- brewery could in part address this local neighborhood retail need and attract other customers from beyond the neighborhood.



**Figure 5-6. Retail Demand Area.**

**Table 5-7. Neighborhood Retail Demand.**

Retail Store Type	ONE-HALF MILE RADIUS			ONE MILE RADIUS		
	Consumer Expenditures	Retail Sales	Gap / (Surplus)	Consumer Expenditures	Retail Sales	Gap / (Surplus)
	2013 DEMAND	2013 SUPPLY	2013 OPPORTUNITY	2013 DEMAND	2013 SUPPLY	2013 OPPORTUNITY
Total Retail Sales Including Eating and Drinking Places	138,182,421	222,589,536	(84,407,115)	340,024,340	379,085,678	(39,061,338)
Motor Vehicle and Parts Dealers-441	16,242,624	57,228,167	(40,985,543)	41,955,635	72,340,742	(30,385,107)
Furniture and Home Furnishings Stores-442	2,828,065	3,028,110	(200,045)	6,995,588	5,904,518	1,091,070
Electronics and Appliance Stores-443	2,352,524	1,685,754	666,770	5,866,382	2,674,084	3,192,298
Building Material, Garden Equip Stores -444	10,854,984	7,160,177	3,694,807	27,810,815	38,048,979	(10,238,164)
Food and Beverage Stores-445	22,270,549	17,630,014	4,640,535	53,027,598	54,829,566	(1,801,968)
Grocery Stores-4451	19,297,371	12,041,968	7,255,403	45,938,839	45,276,705	662,134
Supermarkets, Grocery (Ex Convenience) Stores-44511	18,272,472	9,996,889	8,275,583	43,511,898	41,612,360	1,899,538
Convenience Stores-44512	1,024,898	2,045,079	(1,020,181)	2,426,939	3,664,345	(1,237,406)
Specialty Food Stores-4452	1,638,012	1,887,297	(249,285)	3,881,549	4,169,826	(288,277)
Beer, Wine and Liquor Stores-4453	1,335,166	3,700,748	(2,365,582)	3,207,211	5,383,033	(2,175,822)
Health and Personal Care Stores-446	8,265,737	17,107,814	(8,842,077)	20,549,310	24,765,024	(4,215,714)

Source: Nielsen Claritas, 2013.

**Table 5-7. Neighborhood Retail Demand.**

Retail Store Type	ONE-HALF MILE RADIUS			ONE MILE RADIUS		
	Consumer Expenditures	Retail Sales	Gap / (Surplus)	Consumer Expenditures	Retail Sales	Gap / (Surplus)
	2013 DEMAND	2013 SUPPLY	2013 OPPORTUNITY	2013 DEMAND	2013 SUPPLY	2013 OPPORTUNITY
Gasoline Stations-447	15,416,080	29,012,735	(13,596,655)	37,921,032	56,867,282	(18,946,250)
Clothing and Clothing Accessories Stores-448	6,915,790	3,206,523	3,709,267	16,704,429	6,035,323	10,669,106
Sporting Goods, Hobby, Book, Music Stores-451	2,612,935	4,336,940	(1,724,005)	6,412,471	8,247,159	(1,834,688)
Sporting Goods, Hobby, Musical Inst Stores-4511	2,067,703	3,636,020	(1,568,317)	5,054,537	7,535,191	(2,480,654)
Hobby, Toys and Games Stores-45112	628,338	293,928	334,410	1,561,412	293,928	1,267,484
General Merchandise Stores-452	20,196,948	40,848,987	(20,652,039)	48,713,300	48,149,341	563,959
Miscellaneous Store Retailers-453	3,936,875	2,575,644	1,361,231	9,637,508	4,275,940	5,361,568
Non-Store Retailers-454	10,656,951	24,470,561	(13,813,610)	26,243,266	25,595,121	648,145
Foodservice and Drinking Places-722	15,632,358	14,298,110	1,334,248	38,187,005	31,352,600	6,834,405
Full-Service Restaurants-7221	7,157,581	5,807,172	1,350,409	17,524,604	9,047,009	8,477,595
Limited-Service Eating Places-7222	6,446,898	7,595,332	(1,148,434)	15,725,284	19,362,124	(3,636,840)
Special Foodservices-7223	1,237,807	197,810	1,039,997	3,023,140	1,241,757	1,781,383
Drinking Places -Alcoholic Beverages-7224	790,073	697,796	92,277	1,913,978	1,701,709	212,269

Source: Nielsen Claritas, 2013.

## BROWNFIELD REUSE EXAMPLE

### CLOCK SHADOW BUILDING Milwaukee, WI



Architect: Continuum Design & Development

Brownfields can be re-used for commercial, mixed-use and residential as seen in this new mixed-use development on a Milwaukee brownfield. Building program includes a cheese factory, ice cream shop and healthcare offices. The energy efficient and sustainable design features include:

- Solar Orientation
- Daylighting
- Use of Salvaged/Recycled Materials
- Geo-thermal Wells
- Drilled Pipes
- Rooftop Garden
- Greywater Reuse for Toilets
- Operable Windows
- Bicycle Parking
- A Regenerative Elevator



New Bedford's commercial center with large office tenants is the Downtown. Office uses in the neighborhood are typically for neighborhood-serving commercial activities, such as accountants, health care, attorneys, or community-based organizations. Typically, these users are part of the commercial corridor, such as the Acushnet Avenue/International Marketplace. Office rents in New Bedford are typically \$15-\$16 per square foot for downtown, which is a higher rent district than the neighborhood. New construction of office space cannot be supported at market rate rents of \$15 to \$16/SF without significant subsidies. Some of the renovation of nearby mills has included office space for service providers, which is renovated space and not new construction.

A 10,200 SF urgent care center/medical facility is currently under construction at Riverside Plaza by the new Market Basket. The new Hawthorn Medical facility will be affiliated with St. Anne's Hospital of Fall River. Medical office space generally pays a higher rental rate than general office spaces. It is also being sited at an existing commercial center, Riverside Plaza, with a major anchor destination store, Market Basket. The market does at this time support construction of an additional retail/office center on the near North End, in addition to Acushnet Avenue and Riverside Plaza.

## 5.2 Market Opportunities

Based on traditional market analysis of housing, industrial, retail and office sectors, the potential re-uses of the neighborhood's brownfield sites could be viewed as limited. A broader review of potential needs and uses is required to identify creative new solutions to re-purposing these legacy industrial sites for the betterment of the neighborhood, local residents and the City following the completion of clean-up and remediation activities. Communities, such as the neighborhood around Payne-Elco, often need to look within to identify needs and new types of activities and uses for brownfields. This brainstorming and visioning process was undertaken at the outset and detailed earlier in chapter two.

### Health Care

Residents expressed a desire for easier access to health care and a walk-in clinic as a potential activity for the re-use of the Phillips Avenue School. Neighborhood residents are generally poor. Persons who have jobs are often working multiple jobs. Easy, convenient health care access beyond 9-to-5 is desired. Presently, the Greater New Bedford Health Center provides health care services. GNBHC operates a clinic in downtown New Bedford, requiring residents to take a bus, which can be challenging with sick children.

The neighborhood is wholly within a federally-designated Medically Underserved Area. Within the 02746 zip code where the neighborhood is situated, there are 15,342 residents per the 2010 Census, of which over half, 8,476 persons are considered low-income. Thirty-six percent (36%) of low income residents in the 02746 zip code are served by a community health center according to the US Health Resources & Services Administration. Most residents receiving care from a health center receive services from GBNHC. The data indicates that 62%

Figure 5-8. Medically Underserved Area



Source: US Department of Health and Human Services.

of low income residents may be in need of health care services. Since community health centers tend to be the leading provider of health care to low income and indigent residents, there may be the need for GBNHC to offer satellite health services at a wellness or community center in the neighborhood. Figure 5-8 depicts the medically underserved area in New Bedford's North End.

### ESL Classes

As discussed in Section 3.1, there is a significant need for ESL classes in the neighborhood and in New Bedford. One in six (17.2%) residents of the neighborhood speak English less than very well, and are in need of ESL opportunities.

## BROWNFIELD REUSE EXAMPLE

### ADAPTIVE REUSE OF SCHOOLS



The Danvers, MA, Housing Authority has converted several 100-year-old schools in the town into residences for elderly and disabled residents. **The Maple Street School**, a historic wood frame structure, was converted into 15 units of housing on two floors. A new building was added behind the school with an additional 23 units. **Tapley Manor** is also a historic wood school structure with an added wing, that has 40 units of senior housing. **The Danversport School** is the smallest of the conversions with 4 two-bedroom units and 4 three-bedroom units.

While a larger format than the Phillip's School, the Jefferson School City Center in Charlottesville, VA has transformed a vacant property into a community hub for education, health and recreation programs. <http://www.jeffersoncitycenter.com/> The Mercer Community Center in Mercer, ME, has reopened as a similar facility and hosts community dinners, music and fitness. <https://mercercc.shutterstock.com/>

In Smithfield, ME, a school is now the Smithfield Municipal Building, housing the Town Office, food pantry and fire station.

### Child Care

The US Census estimates that there are 231 women living in the neighborhood who are working and have children under 6 years of age at home. 197 children under five years live in the immediate neighborhood. Many families rely on extended families to look after children. 42.5% of grandparents in the neighborhood take care of their grandchildren. Most neighborhood residents work in the service industry, with variable hours and shift work. There are also single parent heads of household in the neighborhood. 63.2% of families with children under five years of age are living in poverty according to the 2011 American Community Survey (five year estimate). Affordable child care with flexible hours is a real neighborhood need.

Almost two-fifths (38%) of children under 5 years of age are in pre-school or Kindergarten in the neighborhood. City-wide, over half (51%) of children under 5 years of age are in pre-school or Kindergarten.

### Assisted Living

Assisted living is a type of senior housing that provides supportive services and assistance with daily living to elders. Assisted living allows seniors to continue to live independently without nursing home level care.

Assisted living is on the continuum between an independent living and a nursing home. Assisted living facilities often offer congregate dining, programming and services. A typical assisted living home might also offer 24-hour monitoring of residents and various support services such as medication administration or bathing, while providing elders with more freedom and privacy than a nursing home facility. Assisted living provides a housing option for aging seniors and creates job opportunities for residents.

The affordability of senior housing options is a key issue for elders as they age. There are 389 neighborhood residents who are over 65 years, of which 64 residents are over 80 years old. City-wide, there are 14,061 residents over 65 years, of which 4,865 city residents are over 80 years. The need for assisted living housing is certain to increase as the baby boomer generation ages, and life expectancy continues to increase. There has been some recent renovation of mill buildings, such as Whaler’s Cove, which rehabilitated the mill into 120 assisted living units, which would serve approximately two percent of New Bedford’s eighty-year old plus population

The Somerville Visiting Nurses’ Association developed a former brown-field with a school into an affordable assisted living facility that serves Somerville’s low income seniors and provides a needed alternative to nursing care. Somerville VNA built 99 fully-accessible one-bedroom apartments in a 4-story green building that features roof-top solar arrays, energy efficient lighting, rainwater collection for non-potable water use for toilet flushing and irrigation. The assisted living facility includes 3000 SF of community space. Residents have access to a full-service dining room, recreation, education and fitness activities, as well as nearby neighborhood amenities. Three-quarters of the units have been reserved for low income seniors and adults with disabilities. Nine out of ten residents have incomes less than \$10,000 per year. Rents are determined using HUD guidelines. The project is subsidized with HUD Section 202 rental assistance.

Construction of the affordable assisted living facility was supported by public and private grants from Enterprise, HUD, Massachusetts Department of Housing & Community Development, the Federal Home Loan Bank, Wainwright Bank, and municipal CDBG and HOME funds.

## Recreation

Every healthy neighborhood needs recreational resources and park space. At present, the neighborhood has no official recreational space, either active or passive recreational areas within the study area. The closest recreational and park space to the neighborhood is Riverside Park, five blocks to the east of the neighborhood. Neighborhood parents expressed concerns about crime and the safety of permitting children to walk to Riverside Park from the neighborhood. (See discussion of safe green routes strategy in Section 7.3 which addresses this concern.)

The National Recreation & Park Association has a recommended standard of a mini-park within a quarter mile of service area. A related standard is to have a quarter to half-acre of park space for every 1000 residents. Based on these standards, it would be appropriate to develop a pocket park or mini-park in the neighborhood. The neighborhood’s population indicates that it merits one-to-three mini or pocket parks.

**Figure 5-9. Soccer Fields in New Bedford.**

	Adult & Youth Use Permitted	Youth Only Permitted	Under Repair or Not Permitted
<b>City Owned Adult Regulation Size</b>	1 field		2 fields
<b>City Owned Youth Size Field</b>	1 field	1 field and 1 quasi	
<b>School Department Owned</b>		5 fields	

Source: New Bedford Parks & Recreation Department

Pocket or mini-parks usually offer some landscape, seating areas, trees, and some provide a tot-lot for very young children to play. Pocket and mini-parks are useful for elders and others who may wish to spend time outside, but have more limited mobility and are less able to walk several blocks.

Active recreation was a need articulated by neighborhood residents, particularly the need and desire for a soccer field. There is a soccer field at Riverside Park, which is in consistent use. The National Recreation & Park Association in the early 1990s established a standard of one soccer field for every 10,000 residents. Since 1990, near the time of adoption of this standard, the number of US soccer players in high school has doubled. Soccer is now the fastest growing sport in the US. However, the standard has not yet been amended and remains at 1 soccer field per 10,000 residents.

The City of New Bedford and the School Department own several soccer fields. Access and use of School Department soccer fields are limited to youth. In addition, the soccer fields owned by the School Department are generally smaller, and do not meet regulation size. In addition, several fields are under repair, and their use is not permitted as noted in Table 5-9. There are only two soccer fields in the entire City of New Bedford that youth over 18 years and adults can access for recreation and play, and only one of these fields conforms to a regulation-size soccer field as defined by the US Soccer Federation.

#### Soccer Data

- Soccer is the fastest growing major sport.
- The number of US high school players has doubled since 1990.
- There is a City-wide shortage of community soccer fields in New Bedford.

## Food & Entrepreneurship

One sixth (18.7%) of neighborhood residents are foreign-born and immigrants to the US. Another 10.1% were born in Puerto Rico. According to a US Small Business Administration study<sup>1</sup>, immigrants start seventeen percent of all businesses in the US. The business ownership rate amongst immigrants is 10.6% compared to 9.5% of persons ages 20 to 64 years of age.

Although immigrants are engaged in all sectors of the economy, a higher proportion of immigrants are involved in the food sector. 7.2% of immigrant-owned businesses are in the food and accommodations sector – almost three times the rate of non-immigrants. 2.7% of the non-immigrant owned businesses are in the food and accommodations sector.



Figure 5-10: Teaching kitchen at a food innovation center.

<sup>1</sup> Fairlie, Robert W. Immigrant Entrepreneurs and Small Business Owners, and their Access to Capital. US Small Business Administration, May 2012.

Food is a highly regulated business, with local, state and federal health and safety and permitting regulations. Persons are often attracted to the food sector, since there are somewhat lower barriers to entry as to requisite front-end capital. However, eighty percent of all small businesses fail within the first five years, and the failure rate is higher in the food sector. 87% of small business people and entrepreneurs who “graduate” from a business incubator program, receiving support and technical assistance stay in business.

A food innovation center with a kitchen incubator has the potential to be an economic engine creating jobs and economic assets for people in the neighborhood and citywide. A food innovation center can help reduce the needed amount of start-up capital for a food business, typically around \$30,000. A food innovation center can also complement New Bedford’s fishing industry.

A Food Innovation Center is a kitchen incubator, providing training and technical assistance to support persons who are starting and operating food-related businesses. A core component of a Food Innovation Center is the Kitchen Incubator. A major challenge for individuals, entrepreneurs and start-up businesses is working in a certified kitchen that fully meets local and state public health and licensing regulations.

Small businesses often need access to a HACCP (Hazard Analysis Critical Control Point) certified food processing facility. Some Food Innovation Centers feature storage and processing, enabling start-up businesses to increase production of their product and to scale their businesses. Some Food Innovation Centers focus on either wet or dry processes. Technical assistance is typically provided on adapting recipes for larger volume production, compliance with food safety and labeling, marketing and business planning.

There is no other kitchen incubator or food innovation in New Bedford. The Grange started up a time-share kitchen on the far western portion of Dartmouth next to Westport. The Grange which focuses

## BROWNFIELD REUSE EXAMPLE

### TURNING A BROWNFIELD TO A BRIGHTFIELD



Solar farms on neighborhood brownfield sites in Cleveland, OH and Chicago, IL.

Brownfields can be turned into “brightfields” through re-use as solar energy generation centers. Cities such as Chicago, Philadelphia, New York City and Hackensack, NJ have converted brownfields to large-scale solar utility use. Solar farms are a good alternative for sites with contamination that is difficult to mitigate.

Chicago’s City Solar project is the largest urban field in the US to date with 32,000 photovoltaic (PV) panels that provide 10 MW of energy -- enough for 1,500 local homes. PSE&G’s Hackensack Solar Farm will be a 1-megawatt plant, generating enough power to supply 170 homes in the immediate area.

Solar fields do not need to exclude community use; they can also incorporate green spaces and wildlife habitats.



**Figure 5-11. Average Residential Energy Costs as a Percent of Income**

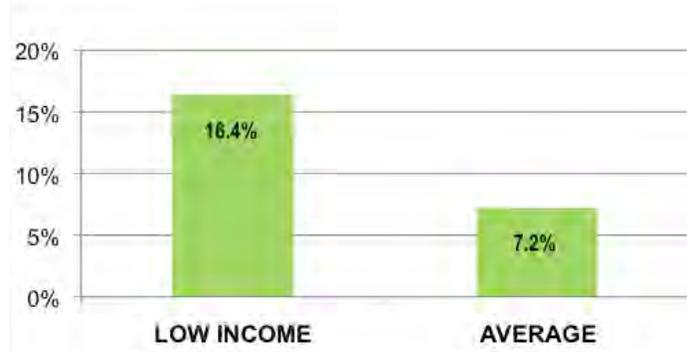


Figure 5-12: The east and west facing roofs in the area are less optimal for solar panel installation.

on farm and agricultural community developed a time-share kitchen to encourage farmers to add new products and become more vertically integrated. Although, the Community Economic Development Center reports that some start-up small businesses have used the Grange's time-share kitchen, access and transportation is a hindrance. A contract processor for wet food processes is also based in Fall River. A Food Innovation Center in New Bedford in the neighborhood could complement these regional services.

Distribution of new food products is often a challenge for new businesses. The neighborhood is strategically located between two food distributors. Sid Weiner & Sons, a leading purveyor and distributor of specialty food is headquartered on Purchase Street at Deane. LaMarca & Sons, New England's largest distributor of baked goods is located on Collette Street in the neighborhood. These two firms could be resources and allies in a new Food Innovation Center.

## Energy

Reducing energy costs is a goal for most tenants, home and business owners. It is a particular concern for low income residents. Low income households typically pay 14.6% of their income on residential energy costs, including heating and cooling expenses. This is in contrast to average income households, which expend approximately 7.2% of their incomes on residential energy costs.

An examination of roof tops in the neighborhood indicates that most are pitched roofs with east and west facing roofs. The roof style is less suitable for optimal solar panel installation. Energy conservation becomes a tool for reducing overall utility costs for neighborhood residents. Area mill buildings and perhaps, even the public storage facilities could explore the use of renewable solar energy.

# 6 Site Scenario Options



Development scenarios for the three brownfield sites, Elco/ Payne Cutlery, Phillips School, and Dawson Brewery, have been grouped into three programmatic themes. The proposed re-use themes are grounded in comments gathered at the community meeting and comment boxes around the neighborhood. Recurring themes from the comments expressed desire for:

- A soccer field
- Medical facilities/ offices
- Food-related uses (grocery, restaurant, bakery)
- Park space
- Education/ job training, especially English as a Second Language

Current market-based trends for these uses were reviewed as to viability based on the neighborhood and broader New Bedford market areas. The resulting scenario themes are: Wellness & Recreation, Food & Entrepreneurship, and Energy & Technology. The scenarios are intended as organizing ideas, and a final development approach for the sites will most likely result in a mix of uses from across the themes to satisfy the breadth of neighborhood needs, capacity and fiscal viability. A description of each of the scenario follows.

## 6.1 Recreation & Wellness

The first programmatic theme is “Recreation & Wellness,” which builds upon the desire among several members of the community for a regulation-sized soccer field, as well as upon the expressed need for a nearby health services facility. Recreation & Wellness as a cluster of uses, picks up on current state and national initiatives, as well as, related market trends, aimed at promoting better health and wellness. This scenario provides for a range of indoor and outdoor exercise opportunities across the three sites that will answer the needs of residents of all ages.

Of the three scenarios, Recreation & Wellness is potentially the most cost-effective as it would require minimal construction and would have a lower threshold for remediation as there are no habitable structures on the Elco/ Payne-Cutlery site.

Suggested uses for each site within the Recreation & Wellness theme are as follows:

### Elco/ Payne-Cutlery

The majority of the site in this scenario is devoted to a regulation-sized outdoor soccer field. While the Elco/ Payne Cutlery site is a fairly large parcel with just over 4 acres available for redevelopment, a regulation soccer field, at approximately 1.6 to 2.0 acres in size, will require a significant portion of the site. The soccer field is sited with a north-south orientation for its primary axis to minimize the impact of solar glare for players to the greatest extent possible. The field is located as far north on the site as possible to maximize the amount of open space on the southern edge that can be dedicated to other recreational uses. The soccer field, a wide, unobstructed and level area, can also serve as a place for community events, such as movie nights in the park.

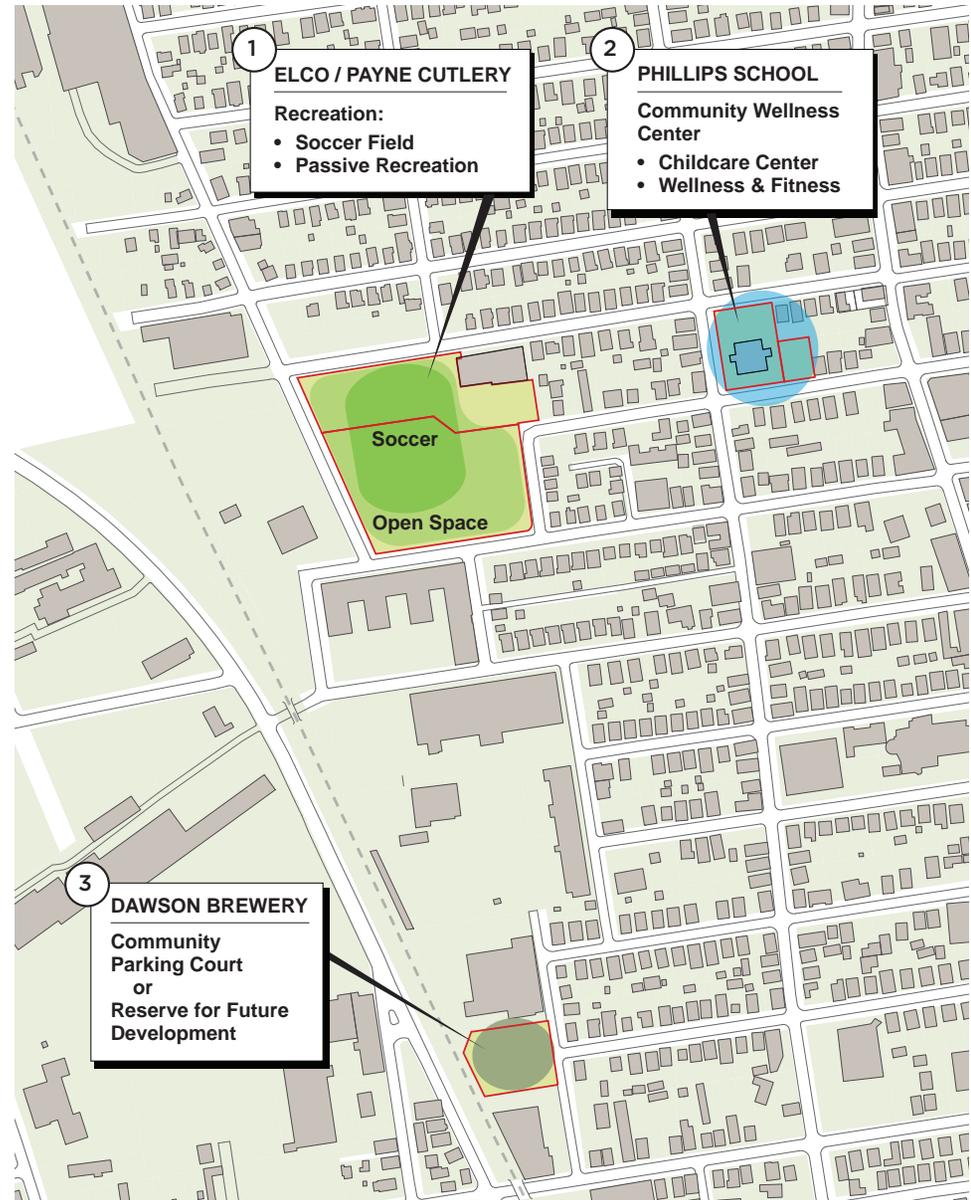


Figure 6-1: Recreation & Wellness Program



Figure 6-2: View of Elco/ Payne Cutlery from the west.

Surrounding the soccer field is a zone dedicated to passive recreation. In addition to seating areas for viewing soccer matches, this zone can accommodate a wide range of activities for users of all ages. A tree-lined walking trail is envisioned as a loop around the play field, providing opportunity for exercise and strengthening north-south connections across the neighborhood.

The southern portion of the site, across Coffin Avenue from Taber Mill, would have a wider park area with walking paths, shaded seating areas, playgrounds and exercise areas. It also has enough space to accommodate activities such as horseshoes and bocce. Additionally, the south side of the site will continue to accommodate parking for the Taber Mill Residences. In this scenario, the parking is relocated to a north-south orientation along Oneko Lane in order to optimize space for passive recreation adjacent to Coffin Avenue. The lot is also expanded to include additional capacity for park visitors and local residents.



Figure 6-3: Elco/ Payne Cutlery with a soccer field and park.



Figure 6-4: View of the Phillips School from the west.



Figure 6-5: View of the Dawson site from the west.



Figure 6-6: The Phillips School as a Community Wellness Center with parking and landscape amenities.

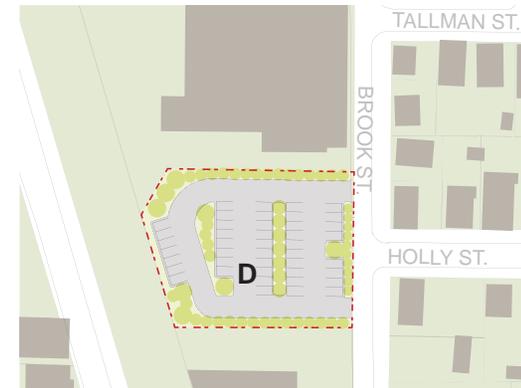


Figure 6-7: Plan showing community parking on the Dawson site.

## Phillips School

In the Recreation & Wellness scenario, the Phillips School would be re-developed as a Community Wellness Center. This center is envisioned as a multi-functional facility accommodating a range of health, fitness and community services.

Resident comments at the community meeting and in the comment boxes included a desire for a satellite health care facility. The Phillips School is a good fit for this use, given its size and its location on Ashley Boulevard, where bus service is present. In addition to health care offices, the school could accommodate space for indoor wellness and fitness activities such as yoga, zumba and tai chi. Fitness classes could also take advantage of the surrounding outdoor area at the school, thereby helping to activate the space and reinforce the center as a community destination.

Additionally, the building is large enough to accommodate offices and classrooms for community services, such as English as a Second Language (ESL) classes and other service organizations. There were a few residents who expressed a desire for a home schooling resource center. A Community Wellness Center at the Phillips School could potentially answer this need through a dedicated meeting space or through access to classroom space on a time share basis with an ESL program.

As part of a wellness theme, a child care facility would also be a good fit for the program envisioned for the Phillips School. Given the surrounding outdoor area, there would be sufficient space to support the needs of a small neighborhood daycare center.

## Dawson Brewery

Two options for the Dawson Brewery site are envisioned in the Recreation & Wellness scenario. A first strategy would be to utilize the site as

a shared neighborhood parking facility. While helping to remove cars from the street, a neighborhood parking facility, or “parking court,” could help provide additional green space in the neighborhood. Pervious or grass paving systems could be used, mitigating run-off from the lot. The edges of the lot could be planted with trees and vegetation and be fitted with benches, thereby serving as an oasis for the community.

A second option for the Dawson site would be to reserve the site for future development. In this scenario, in the near-term, rubbish and overgrowth would be removed and the site would be replanted with suitable vegetation. A maintenance plan for cleaning and managing planting would need to be put in place.



Figure 6-8: Outdoor learning spaces.

Figure 6-9: Landscaped community parking.

Figure 6-10: Outdoor gathering spaces.



Figure 6-11: Soccer is popular in the Payne Cutlery neighborhood.

Figure 6-12: Walking trails could ring the soccer field offering residents passive recreation space.



Figure 6-13: Open space at Elco/ Payne Cutlery can be used for outdoor movies and events.



## 6.1.1 Landscape & Open Space

The Recreation & Wellness Scenario brings a range of open space types to each of the sites.

**Elco/ Payne Cutlery Site:** For the Elco/ Payne Cutlery site the opportunity of having a soccer field will benefit not only to the community's many soccer teams, but the whole city. The soccer field should be oriented North to South, so that the sun doesn't affect the players' vision. A park with a walking trail is included, surrounding the field, for passive recreational opportunities. The trail and park area are planted with different canopy size trees allowing for a diverse environment. The tree and planting layout create pockets of open lawn spaces for free play, or perhaps picnic areas. The field and park will meet the need of having easily accessible places to exercise within the community. A parking area for use by Taber Mill, the neighborhood and park/field users is located to the east side on Oneko Lane.

**Phillips Avenue School:** In the Phillips Avenue School site the building is re-purposed to create a community center, which will be surrounded by open, natural spaces. This open space will include a series of areas for children to play, for adults to relax, and for sitting/passive enjoyment in the front of the building. There will be parking spaces in the north and east sides of the site.

**Dawson Brewery:** The Dawson Brewery site will be a parking court for the neighborhood with planting and vegetation around it and in it. The parking courts will alleviate parking congestion in some areas of the neighborhood, and at the same time, with tree canopies and vegetation, will provide sorely needed open space and plantings for the neighborhood.

Open Space and Landscape Considerations for the Recreation & Wellness Scenario include the following:

- In order to create a recreation environment that provides wellness and safety for the community, the following components must be included: visibility, access and circulation, and good maintenance.
- Visibility is one of the most important factors for users of the park and open space to feel safe.
- Visibility in and out of the park is crucial for maintaining the park as a crime free zone. Visibility provides feelings of security and comfort.
- Adequate lighting is extremely important in providing comfort and safety in the park. Park users are more inclined to enter the park if the perimeter is inviting and people can observe activities from the street. Lighting for safety should be balanced with proper cutoffs to reduce overspill on adjacent residential uses.
- Access and circulation add to the safety and good design of a park.
- Physical permeability is necessary for the success of place-making. Creating routes that are direct and well-designed allows for efficient circulation and encourages use.
- Physical accessibility to the neighborhood around it makes certain the circulation pattern of the surrounding community integrates with the park.
- Providing alternate routes is important so people can choose to travel where they feel most comfortable.
- Proper maintenance of the landscape and structures in the site is very important in providing safety and encouraging people to repeatedly visit the park.

- For safety reasons it is important to maintain a well-mowed edge or low plantings along pedestrian routes, providing a feeling of openness and allowing for visibility along these routes.
- The pleasant physical appearance of parks requires proper up-keep and maintenance. Users should be encouraged to maintain the park as a clean and trash free environment, reducing the need for municipal resources.



Figure 6-14: Multipurpose trails with plantings could ring the the Elco/ Payne Cutlery site.

## 6.1.2 Transportation & Parking

At the Elco/ Payne Cutlery site, it can be anticipated that the soccer field/passive recreation use of the facility can be a relatively significant traffic generator when games are occurring. Based on the Institute of Transportation Engineers Trip Generation Manual, 8th Edition, it can be estimated that approximately 71 trips on a weekday and 118 trips on a Saturday would be generated from this development option. It would be anticipated that many of the users of this complex would be from the surrounding area so this projection may be conservative. Parking for the proposed complex will be provided with an approximate 50-car off-street parking lot with access on Oneko Lane. Relocating the existing Taber Mill parking lot will provide more opportunities to provide a continuous path /park around the proposed soccer complex. In addition to the off-street parking lot, there are opportunities for on-street parking on the streets surrounding the Elco/ Payne Cutlery site.

With the proposed Community Wellness Center at the Phillips Avenue School site, it is anticipated that approximately 460 trips per weekday and 180 trips on a Saturday may be generated. Again, it is expected that many of the trips will be from the surrounding neighborhood and that these trip generation numbers may be conservative. Parking for this option will be provided on-site with parking lots proposed on the north and east side of the building that would provide approximately 46 spaces. On-street parking is also available on Collette Street, Phil-

lips Avenue and portions of Ashley Boulevard in the immediate area surrounding the site. Also, there appears to be opportunities on vacant lots for off-street public parking lots in close vicinity to the project area.

The Dawson Brewery site is recommended for a Community Parking Court under this scenario. This type of use is not anticipated to generate any additional traffic on the roadway system as the vehicles will be in the traffic stream. This parking court is to be provided to address concerns with lack of parking that were raised by the public.

Busing opportunities exist within the neighborhood with many bus stops provided along the streets for the Route 2 and Route 4 SRTA bus lines. Currently, bus stops are demarcated with a bus stop sign only. Visibility of the stops, at least at some of the key stop locations, may be better identified with bus shelters and/or kiosks.

Walkability within the neighborhood can be improved by the reconstruction of sidewalks within the neighborhood. Many sidewalks are in fair to poor condition and are in need of reconstruction. With the reconstruction of sidewalks, handicap accessibility needs to be incorporated in the construction of the sidewalks along with ADA accessible wheelchair ramps at street crossings. Landscape treatments should be incorporated into the design of the sidewalks where feasible. This is further discussed in Chapter 7: Neighborhood Recommendations.

The streets adjacent to the Taber Mill (Deane Street, Coffin Avenue and Brook Street) currently provide one-way traffic circulation. Parking is provided on both sides of these roadways. It is recommended that a parking/circulation study be performed to determine if on-street parking could be reduced to one side of the roadway, thereby allowing two-way traffic to be restored to the roads resulting in better, more direct circulation through the area. It may be possible to convert Deane Street to two-way traffic to provide better connectivity between the neighborhood and Purchase Street, but this requires additional study beyond the scope of this evaluation.

The Recreation and Wellness theme represents a low intensity use of utilities. Development of the Elco/ Payne Cutlery site is envisioned to include a regulation size soccer field, walking trails, parking lot, and areas for passive recreation. A neighborhood parking court with green buffer is envisioned for the Dawson Brewery site. Water, sewer, and heating requirements are not currently envisioned at either of these sites, and electrical demands would most likely be limited to lighting and security. Water, sewer, heating, and increased electrical requirements would be required should restrooms or concession facilities be constructed to compliment the recreational activities at the Elco/ Payne Cutlery site.

This scenario also considers redevelopment of the Phillips Avenue School into a Community Wellness Center. This may include a health care facility, child care and home schooling facility, educational center, and fitness and wellness activities. Water use is typically on the order of 100 – 150 gallons per day for each bed in a healthcare facility and around 10 gallons per day for each student and teacher in an educational facility; therefore, water and sewer demands will vary depending on the actual mix of uses. It is anticipated that flows would be roughly comparable to water use and wastewater flow from the building's former use as a public school. This facility would also have higher electrical and heating demands than the other two sites.

## 6.2 Food & Entrepreneurship

The “Food & Entrepreneurship” scenario responds to community desires for increased economic vitality through jobs and business opportunities. It also responds to desires of several residents for community food production opportunities.

The Food & Entrepreneurship scenario ties the redevelopment sites to the surrounding community, building upon a number of existing food related businesses in the immediate area, as well as across the city. On the western side of the site, across Church Street, Sid Wainer & Son Specialty Food operates a pair of greenhouses and a rail siding as part of its specialty food distribution business on nearby Purchase Street. The eastern side of the site adjoins a baking facility that distributes bread regionally. Additionally, several food warehouse and import businesses are also located in the Payne Cutlery neighborhood.

### Elco/ Payne Cutlery

In the Food & Entrepreneurship scenario, a Food Innovation Center is envisioned at the heart of the Elco/ Payne Cutlery site. The center would include facilities such as an incubator kitchen; an education center with business, safe food handling and production management classes; a nano-brewery; a food truck base kitchen and yard; and a rooftop greenhouse. A portion of the site would also be dedicated to food production, with greenhouses and orchards. Refer to the “Case Study: Food Innovation Center” in Chapter 5, for a more detailed discussion of operations and components.

The incubator kitchen would operate as a time share facility, and could be rented as needed by start-ups and small food entrepreneurs. The nano-brewery would provide facilities on a similar rental basis as the

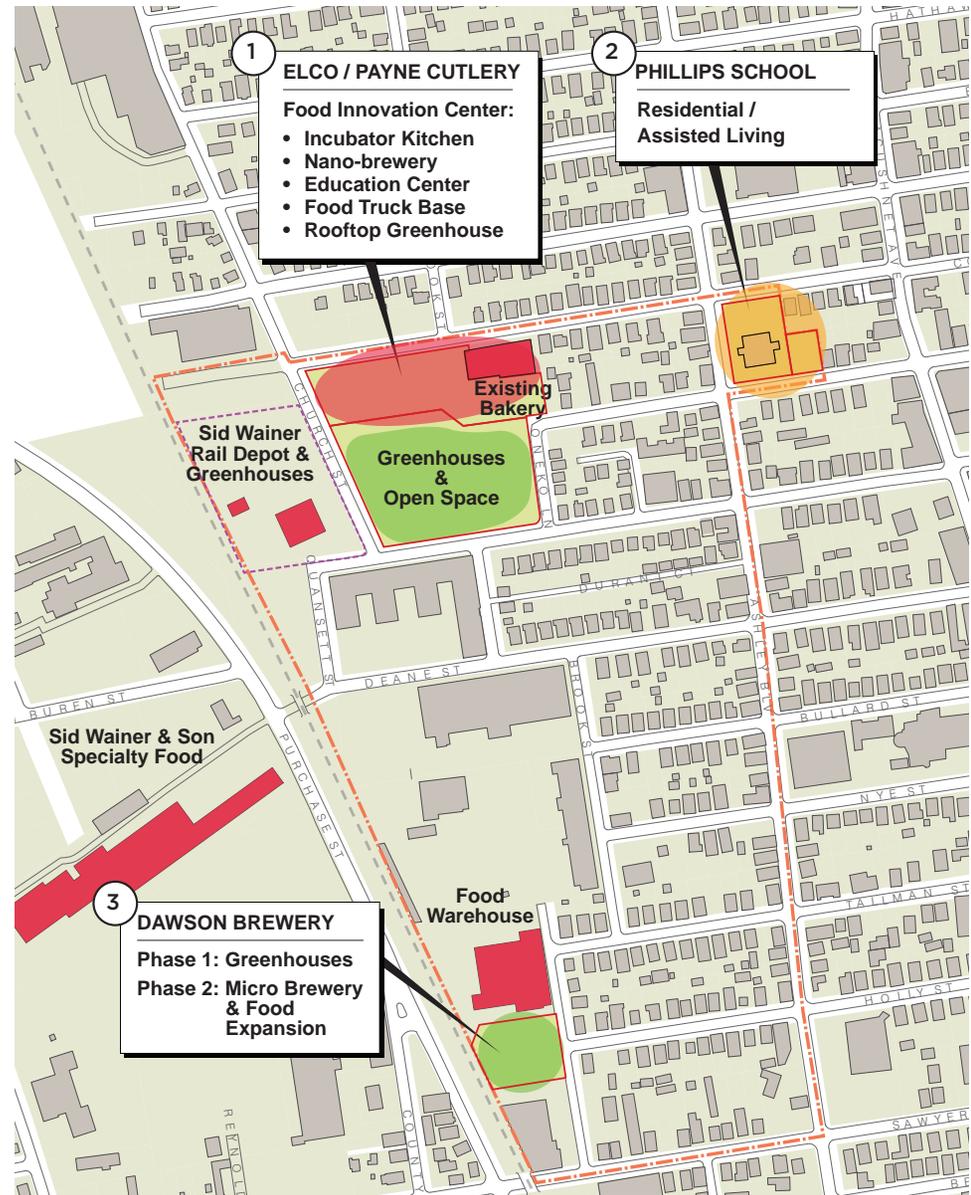


Figure 6-15: Food & Entrepreneurship Program



Figure 6-16: View of Elco/ Payne Cutlery from the west.

incubator kitchen, and would serve small batch producers and home brewers looking to try their hand at larger scale production. Both the incubator kitchen and the nano-brewery build upon current trends in small batch food sourcing and craft brewing. They have the potential for synergy with other food production and distribution in the area, and the nano-brewery has the added potential for linking its efforts to the history of the Dawson Brewery, once a part of the neighborhood’s food production industry.

Food grown on the site could be processed and distributed as part of the food innovation center activities. Greenhouses could be incorporated on the roof of the facility, helping to make the building a sustainable structure. Greenhouses are also shown on the south side of the Elco/ Payne Cutlery site in the plan. These could be operated as rental facilities for local or off-site food processors, or they could be operated

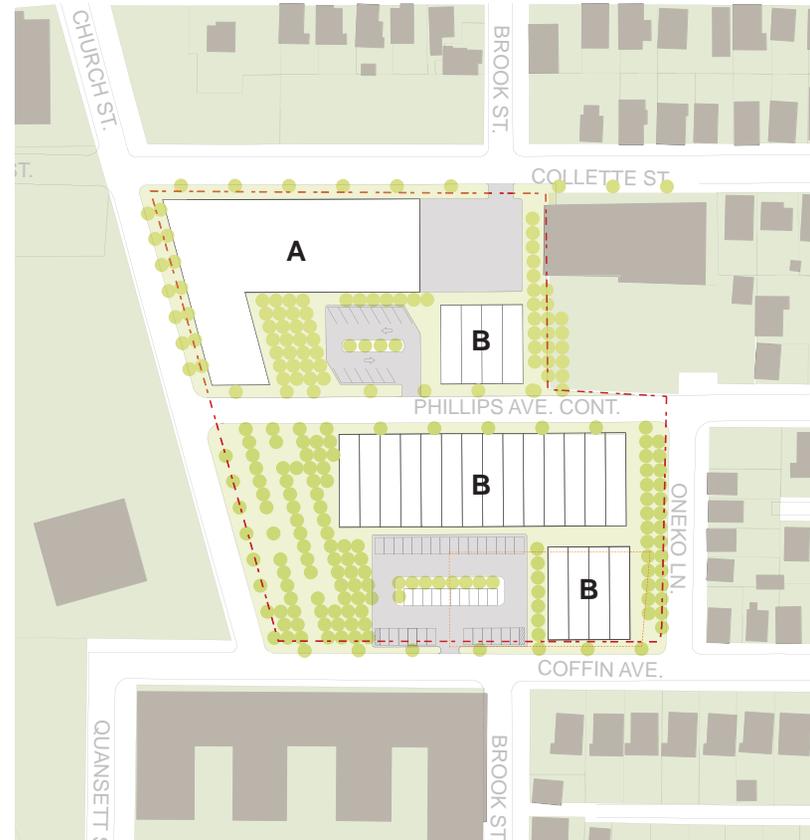


Figure 6-17: Elco/ Payne Cutlery with a Food Innovation Center (A) and greenhouses (B).



Figure 6-18: View of the Phillips School assisted living center.



Figure 6-19: View of the Dawson sites showing a Phase 2 microbrewery

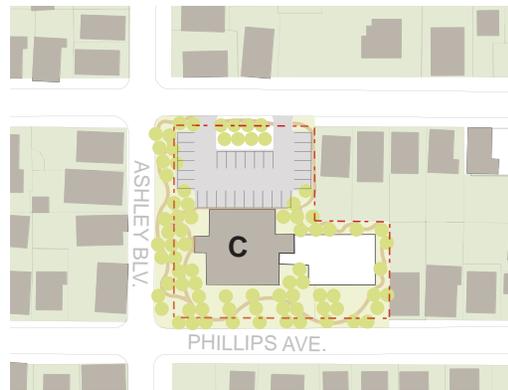


Figure 6-20: The Phillips School as an assisted living center with an addition to the east.



Figure 6-21: Plan showing a Phase 2 micro-brewery on the Dawson site.

as a cooperative community gardens for use by local residents wishing to grow food for their households or to take to the Brooklawn Park Farmers' Market.

Food trucks could also be integral to the Food Innovation Center as part of a micro-business strategy. The innovation center could provide a base kitchen for entrepreneurs looking to start a food business but unable to make the investment in a restaurant facility. As a hub for food truck based businesses, the center could also have a yard or parking area for vehicle storage. This hub could transform on evenings or weekends into a place for community gathering as well -- a truck-based food court. Several communities already have such informal outdoor dining areas.

### Phillips School

In the Food & Entrepreneurship scenario, the Phillips School site is programmed as a housing development site. The scenario envisions it as an assisted living center to support the needs of the local population. Similar conversions of old schools have been done in other communities across Massachusetts. Typically, larger schools are converted to housing, and the floor area of the Phillips School is comparatively small for an assisted living center. In other communities small schools have been converted to assisted living and often include an additional wing or second building to provide enough units to off-set the cost of development. For this reason, a new addition is shown to the east of the main school building. To the north of the school building a parking area is shown that would accommodate resident and employee vehicles. The remainder of the site is shown as landscaped open space, providing a place for residents to enjoy.

### Dawson Brewery

Development of the Dawson Brewery site is seen as having two phases in this scenario. In Phase 1, the site would be developed as space for additional greenhouses to support the needs of the Food Innovation Center. At a later date, when the Food Innovation Center has grown in capacity, the Dawson Brewery site is seen as potential expansion space for business start-ups who have grown and need their own dedicated facilities. One potential growth path would be for a craft brewer to expand into their own micro-brewery on the Dawson site.



Figure 6-22: Greenhouses provide education opportunity for all ages.

Figure 6-23: Ale can from the Dawson Brewery.

Figure 6-24: Education in farming and food production.





Figure 6-25: An evening gathering of food trucks.

Figure 6-26: Commercial kitchen in a food innovation center.

Figure 6-27: A commercial greenhouse.



## 6.2.1 Landscape & Open Space

The Food & Entrepreneurship scenario brings a unified theme of open space to each of the sites.

**Elco/ Payne Cutlery Site:** For Elco/ Payne Cutlery, the food theme presents an opportunity to not only plant trees, but to create an orchard as part of the food production activities. The orchard plantings could also be included on the Phillips School site and the Dawson Brewery site. The Elco/ Payne Cutlery site also includes a series of greenhouses as part of the food and entrepreneurship classroom activities. Included on the southern part of the site is a park space that will allow for recreational outdoor activities, from passive recreation, to food festivals and other activities.

**Phillips Avenue School:** The Phillips Avenue School building would host an assisted living program for New Bedford residents; to support this, the building would be surrounded by small walking trails and looping paths to provide the residents, neighborhood, and staff of the assisted living center with a place to walk and enjoy the outdoors.

**Dawson Brewery:** The Dawson Brewery site which would host a microbrewery or food expansion building, would have landscape that follows the food themes, including orchard trees. As an interim use, prior to development, the Dawson site could be used as a site for greenhouses to support the food production facility on the Elco/ Payne Cutlery site.

Open Space and Landscape Considerations for the Food & Entrepreneurship Scenario include the following:

- The creation of community green houses and food production in all three sites is a tremendous opportunity for the economic and social improvement of the neighborhood.
- Creating green houses and possibly a market district in the area

would make the site the beating heart of the community. The site would become a lively energetic place where people want to work and live.

- Programming within the food production, green houses, and other structures is a very important component.
- For example, the food market can also be a place that incorporates programming into the fabric surrounding the community. There can be a range of live performances during market hours, cooking demonstrations, health fairs and other engaging programs that will attract customers and help the market become a community destination.
- It is important to have at least 10 programming opportunities to encourage return visits to the park and to keep visits enjoyable. Programming options must consider and attract people of all ages; this makes for a diverse and interesting place.
- Categorizing activities and physically clustering them provides a more comfortable feeling for users, especially during the evening. Encouraging evening use is important to keep crime away from the site.
- Green houses not only contribute to the production of food but also serve as beautiful landscape elements. Having a community garden where the community could learn and produce their own foods is a great opportunity to engage the surrounding community.
- Landscaping and providing the community with a much “greener” neighborhood can bring benefits to the health of adults and children, economic benefits to homeowners because of the increased value in their homes, psychological and social benefits, and environmental benefits as well.



Figure 6-28: Parking lot with a vine canopy.

Figure 6-29: A garden trellis at an assisted living center.

## 6.2.2 Transportation & Parking

With the Food & Entrepreneurship alternative, the Elco/ Payne Cutlery site would be considered for a Food Innovation Center, incubator kitchen, nano-brewery, education center and production facility. Greenhouses are also recommended on the site. This alternative proposes to extend Phillips Avenue from Oneko Lane to Church Street, thereby improving the traffic circulation through the area. The usage proposed on the Elco/ Payne Cutlery site is anticipated to be a low generator of traffic on the roadway network resulting in no significant impacts to capacity or safety.

Parking for this option would be provided on the northern portion of the site (north of the Phillips Avenue Extension), off of the Phillips Avenue Extension. Also, off the southern portion of the property, the parking lot in the location of the existing Taber Mill Parking lot would be maintained, with access from Coffin Avenue remaining in place.

The Phillips Avenue site is proposed to be a Residential/Assisted Living facility. With the size facility proposed, approximately 18 beds, it is not anticipated that a significant amount of traffic (48 trips on a weekday and 44 trips on a weekend) would result from its development. Parking for the proposed facility would be provided on the north side of the building which would provide approximately 28 spaces for the facility. On-street parking is also available on the surrounding roadways.

The Dawson Brewery site, with possible future development into a microbrewery or other food oriented use, could result in a popular destination which might generate a relatively significant amount of traffic (approximately 330 trips per day). The traffic to be generated in relationship to the existing traffic volumes observed should not result in any traffic capacity issues on the roadways. Parking for up to approximately 40 cars could be provided on-site. On-street parking is also available on the adjacent streets.

Similar to the Wellness and Recreation alternative, the busing opportunities and walkability issues need to be addressed. The one-way traffic circulation on the streets adjacent to the Taber Mill should be studied further to see if two-way traffic is feasible. The reduction of parking on one side of the roadway should be further studied.

### 6.2.3 Utilities

The Food & Entrepreneurship scenario is believed to represent the most intensive use of utilities of the three redevelopment themes. Water use would be relatively high for crop irrigation associated with greenhouses, food preparation associated with the incubator kitchen and food truck base, and brewery operations under this scenario. It appears that water supply and pressure in the area are ample and can support this type of development, though a more detailed evaluation of water use needs and availability would be necessary. Wastewater flow would be limited where water is used for irrigation and production (e.g., nano-brewery).

A phased approach to development is possible for the Dawson Brewery site. Greenhouses could be developed initially at the site with future redevelopment into a microbrewery. Both of these types of uses would have high water demands but relatively low wastewater flow. Similar to the Elco/ Payne Cutlery site, a more detailed evaluation of water use needs and availability would be necessary to confirm that water supply is sufficient for the intended use, particularly in the case of a micro-brewery where water demand could be substantial.

It is envisioned that the Phillips Avenue School would be redeveloped into an assisted living facility. Typical water and wastewater demands are on the order of 125 – 150 gallons per bed each day for nursing homes and assisted living facilities. These flows would likely be com-

parable to water use and wastewater flow from the building's former use as a public school. Electrical and heating demands would also need to be met for this facility, as they would at the other sites under this redevelopment scenario.

## 6.3 Energy & Technology

The final theme envisioned for the Payne Cutlery development sites, Energy & Technology, centers on sustainability and renewable energy, and redevelops the brownfield sites as “brightfields” and “green” amenities for the community.

Site redevelopment ideas for the parcels in the Energy & Technology scenario include.

### Elco/ Payne Cutlery

The defining feature of the Elco/ Payne Cutlery site in the Energy & Technology scenario is a large solar array situated on the northern two-thirds of the site. There is sufficient space for a substantial amount of clean energy to be generated, and a number of management structures could be considered. The site could be sold or leased to a private utility company for power generation; the City could develop the solar array for its use; or, a community solar facility or “Community Solar Garden,” could be considered.

A community solar facility is a community-owned renewable energy source. Organizations, such as the Clean Energy Collective (CEC), develop community-owned solar energy generation fields in partnership with electric utilities and their customers. CEC is noted for developing the country’s first community-owned solar arrays. In a community-owned solar array, utility customers are able to purchase panels or segments in a solar array. These customers then receive credit on their monthly electric bill for the power produced by the array.

- Anyone, whether a homeowner, property owner, or tenant, can participate in community solar programs;

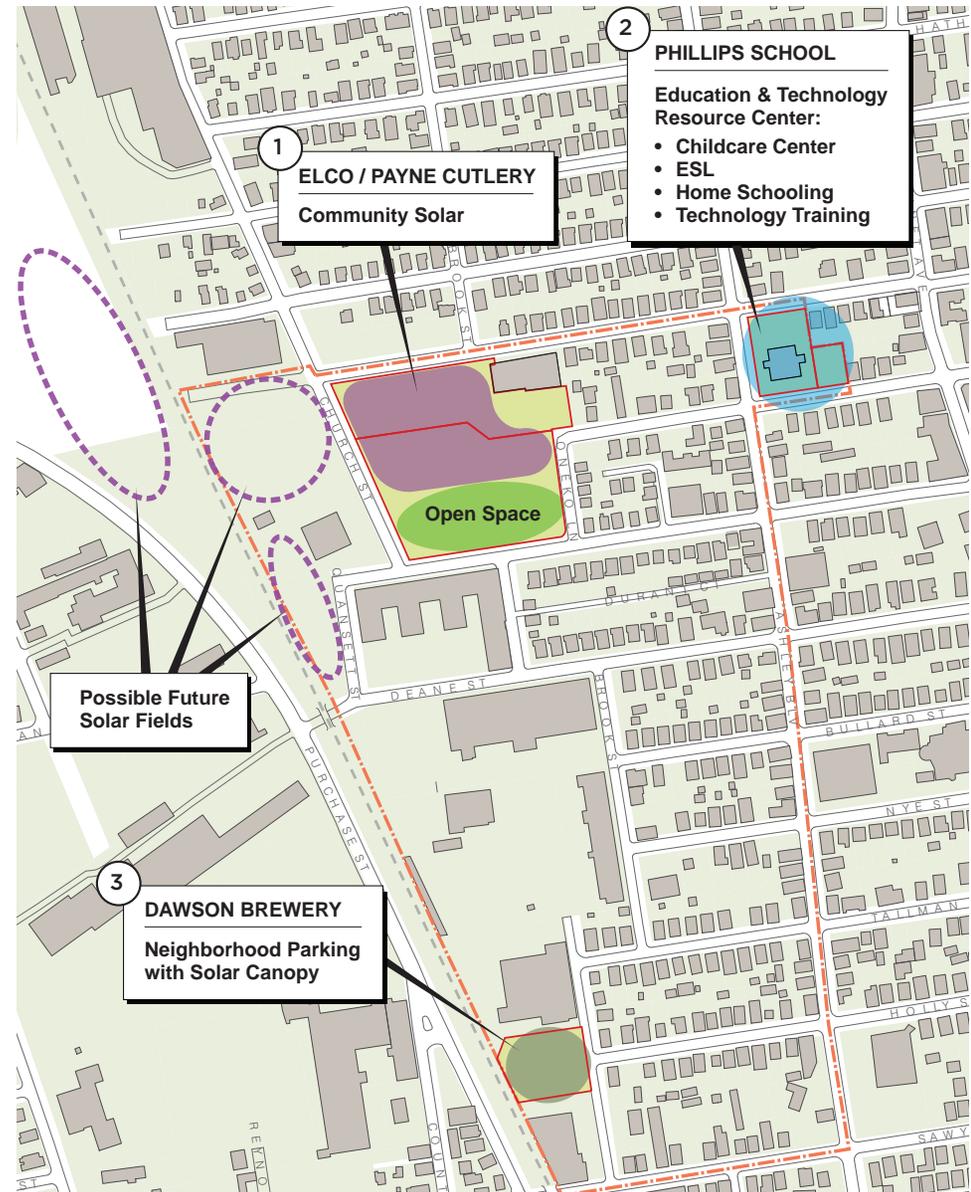


Figure 6-30: Energy & Technology Program



Figure 6-31: View of Elco/ Payne Cutlery from the west.

- The homeowner does not need to make modifications to their home for a solar panel and saves on installation costs;
- The arrays are professionally maintained;
- Community solar has a fairly low-cost point of entry and allows clean energy options to be accessible to low-income families;
- The homeowner's utility bills are reduced.

In the Energy & Technology scenario, the Elco/ Payne Cutlery site is divided into two parcels by the continuation of Brook Street. A large solar field and park space sit to the west of the Brook Street extension and a park occupies the lower third of the site, across from the Taber



Figure 6-32: Elco/ Payne Cutlery with a community solar field, park, and parking lot with solar canopies.



Figure 6-33: View of the Phillips School Education & Technology Center.



Figure 6-34: View of the Dawson site with community parking and solar canopies.



Figure 6-35: The Phillips School Education & Technology Center with parking and open space.



Figure 6-36: Plan showing community parking and solar canopies on the Dawson site.

Mill residences. A parking lot sits to its east of the Brook Street extension, accommodating the existing Taber Mill parking as well as additional parking for the community.

The parking area is envisioned as a part of the site's sustainable energy program. The parking area has canopies fitted with solar panels that contribute to overall energy generation and provide shade protection for the cars parked below. The parking area further contributes to overall sustainability on the site through the use of permeable, or pervious, paving. Permeable paving allows storm-water to pass through it, thereby reducing storm run-off, and trapping pollutants in the process as the water filters through.

Finally, planted buffer area surrounds the site serving as an amenity for the neighborhood, providing space for passive recreational activities, including walking paths and seating areas.

## Phillips School

The Phillips Avenue School is re-purposed in this scenario as an Education and Technology Center, a resource center for the community. The Center would provide a broad range of educational programming to meet the needs of the Payne Cutlery neighborhood. On one hand it will satisfy immediate needs for a childcare center, a home schooling resource center and faculties for English as a Second Language (ESL) classes. As a community technology center, the facility would offer inter-generational computer training and technology training programs, providing residents necessary jobs skills. To support the theme's focus on sustainable technologies and energy conservation, the center could provide training and resources around home energy conservation for residents, contractors and trades people, including information on available home owner assistance programs.

## Dawson Brewery

In the Energy & Technology scenario the Dawson Brewery site is developed as an additional solar field. Similar to the Elco/ Payne Cutlery site, the solar energy generation facility could double as community parking space through the use of solar canopies. The street edge and perimeter of the site would have a broad planting buffer, with sufficient space for passive recreational use by the neighborhood. The planted buffer area could also include bioswales, planted to help mitigate rain-water run-off from the parking area.



Figure 6-37: Parking with solar canopy above.



Figure 6-38: Indigenous plantings can add color to parking lot edges.



Figure 6-39: A solar panel installation in a green field.

Figure 6-40: A large-scale solar canopy.

Figure 6-41: Landscaped areas can provide learning activities for children.



### 6.3.1 Landscape & Open Space

The overall goal for this scenario is to create a community solar neighborhood with opportunities of solar canopies that serve to shade parking areas; landscape and open space uses are guided by this goal.

**Elco/ Payne Cutlery:** The Elco/ Payne Cutlery site is divided into two parcels by the continuation of Brook Street. The southern part of the site creates an open space park with limited use of trees because of its proximity to the solar panels. This scenario creates and enhances pedestrian connections for the neighborhood.

**Phillips Avenue School:** The Phillips Avenue School is re-purposed in this scenario to hold an educational and technology center as a resource center for the community. The center would be surrounded by open space, lawn, and trees with a range of canopy sizes. This would create multi-purpose open space for different kinds of outdoor activities.

**Dawson Brewery:** The Dawson Brewery site would have a parking area with solar canopies producing energy and provide shade for the cars. The site will be surrounded with small to medium canopy trees to prevent interference shade with the solar canopies.

Open Space and Landscape Considerations for the Energy & Technology Scenario include the following:

- Several elements of technology and energy efficiency can be incorporated into the landscape.
- As part of the energy and technology scenario option a series of green streets around the site would be ideal. Green streets are considered complete systems that allow for: pedestrian-friendly environments, mature tree growth, bike lanes, bioretention and bio-infiltration of street run-off, energy efficient light fixtures, and permeable pavement as well as many other features.

- Solar technology can be incorporated into solar shades, a possible feature for seating areas. Power can be produced through a thin film; this technology generates power under many different light conditions. The shades can be custom designed for a multitude of applications and can be completely of recycled materials.
- Incorporating art into the technology option is also a great application. An art element can be created that makes use of solar curtain walls. Solar curtains turn the solar energy that is collected in the daytime into an after-dark digital screen. It can be used to display movies and video entertainment for enjoyment by the public.
- Reusing materials brings benefits not only to the community but also to the economy and the environment. Re-use is distinct from recycling. This unique industry diverts from the waste stream. Re-use provides an excellent environmentally-preferred alternative to other waste management methods. It reduces air, water and land pollution and limits the need for new natural resources, such as timber and others.

### 6.3.2 Transportation & Parking

The Energy and Technology alternative would provide the least amount of traffic to the roadway system for the Elco/ Payne Cutlery site. Once operational, the Community Solar usage would generate minimal traffic for maintenance and security. Included on this site for development will be a neighborhood parking lot with a solar canopy. This lot would replace the existing parking lot for Taber Mill. It would be expected that the traffic to this lot would be similar or potentially may have minimal vehicular increase that occurs to the existing lot. There should not be any significant impacts to the traffic volumes that occur in the area. Like the other alternatives, a study investigating the vehicular circulation on the surrounding roadways should be performed to

determine if instituting two-way traffic on these roadways is feasible. This development scenario also proposes to extend Brook Street from Coffin Avenue to Collette Street. This would also help traffic circulation in the area.

The Education and Technology Resource Center proposed for the Phillips Avenue school site would likely be geared to the residents of the neighborhood and surrounding area. As such, vehicular traffic to the site would likely be lower than similar sites used on a more regional basis. It would not be anticipated that this site would generate enough traffic to result in any impact to the surrounding roadway network. On-site parking would be provided with a lot on the north side of the building and also expanding additional parking on the east side of the building. It is anticipated that the site could accommodate approximately 45 parking spaces. There is off-site parking on the surrounding roadways that may also be used in addition to vacant parcels in the area that may potentially be purchased by the City for additional off-street neighborhood parking.

Similar to the Wellness and Recreation option, this alternative also proposes parking on the Dawson Brewery site. In addition to providing neighborhood parking it is proposed to include a solar canopy. There should be no impacts to the traffic capacity or safety on the surrounding streets with this alternative as the users of this site can be expected to be already in the traffic stream.

The use at the Phillips Avenue school is the only site alternative in the development option where it could be expected that busing may be used to get to the site. Again, visibility of the bus stops, in particular the ones located on Ashley Boulevard, near the site may be better identified with bus shelters and/or kiosks. Improvements to the sidewalks should be addressed, as previously stated, on a neighborhood-wide basis.

### 6.3.3 Utilities

Utility requirements for the Energy and Technology theme are similar to those of the Recreation and Wellness theme. No buildings or structures requiring water, sewer, electric, or heating are envisioned for the Elco/ Payne Cutlery and Dawson Brewery sites and it is proposed that the Phillips Avenue School be developed in a similar fashion to the Recreation and Wellness theme but with a focus on educational facilities rather than healthcare. Solar energy production is envisioned for the Elco/ Payne Cutlery and Dawson Brewery sites, likely negating the need for electric service but requiring a means of transferring the electricity generated to the power grid.

## 6.4 Scenario Summary

The following table summarizes program across the three scenarios. The scenarios are intended as organizing ideas, and a final development approach for the sites will most likely result in a mix of uses from across the themes to satisfy the breadth of neighborhood needs, capacity and fiscal viability. Recommendations for next steps in evaluating scenarios and development potential are discussed in Chapter 8: Implementation.

**Figure 6-42: Scenario Use Mix**

Organizing Theme	Payne / Elco Site	Phillips School Site	Dawson Site	
<p><b>1 Wellness &amp; Recreation</b></p>	<p>Soccer Field &amp; Park Passive Park/Sitting area</p> <p>Parking for neighbors &amp; Taber Mill</p> <p>Trees &amp; Landscaping</p>	<p>Community Wellness Center</p> <ul style="list-style-type: none"> <li>Wellness &amp; Fitness</li> <li>Health Care satellite</li> <li>ESL</li> <li>Community services</li> <li>Child care</li> <li>Home Schooling Center</li> </ul>	<p>Neighborhood Parking with a green buffer.</p> <p>or</p> <p>Reserve for future development</p>	
<p><b>2 Food &amp; Entrepreneurship</b></p>	<p>Food Innovation Center</p> <ul style="list-style-type: none"> <li>Kitchen Incubator</li> <li>Nano-brewery</li> <li>Education/ESL</li> <li>Parking</li> </ul>	<p>Residential Uses:</p> <ul style="list-style-type: none"> <li>Senior housing</li> <li>Assisted Living</li> <li>Targeted for New Bedford residents</li> </ul>	<p>Phase 1: Greenhouses.</p> <p>Phase 2: Microbrewery or entrepreneur expansion.</p>	
<p><b>3 Energy &amp; Technology</b></p>	<p>Community Solar Arrays</p> <p>Parking beneath solar panels</p> <p>Green buffers at edges</p>	<p>Education / Technology Center:</p> <ul style="list-style-type: none"> <li>ESL</li> <li>Computer Center</li> <li>Green Technology/ Energy Conservation Services</li> </ul>	<p>Neighborhood Parking with solar panels as a shade structure.</p>	



# 7 Neighborhood Recommendations



## 7.1 Strengthening a Neighborhood

One of the core tenets of brownfields area wide planning is to consider the larger neighborhood context where brownfields sites are located. EPA and the City of New Bedford have learned that the revitalization of the area surrounding the brownfield site is just as critical as to the successful re-use of the property as assessment, clean-up and redevelopment of an individual site. Many brownfields sites including the ones considered in this project are situated in weak market locations. Uplifting the quality of life and livelihood of neighborhood residents will strengthen the underlying market conditions.

In the late nineteenth and early twentieth century the construction of the textile mills, such as the ones that were once in the neighborhood – Elco Dress, Payne Cutlery, Dawson Brewery and others – framed and defined the neighborhood. The towering and massive red brick mills were once the economic engines and their influence permeated all aspects of the neighborhood.

In the twenty-first century, today, the inverse is true. It is the neighborhood that is the setting for the brownfields and the neighborhood – residents, local businesses and public officials – that are defining the future use of these three brownfield sites and how they can add to the quality of life, economic future and betterment of the neighborhood.

This chapter focuses on neighborhood wide improvement strategies ranging from housing rehabilitation and energy conservation to connections, safe green streets, transportation, safety, landscape and open space. Work on neighborhood improvements can begin as the clean-up and remediation on the brownfields sites are completed.

## 7.2 Housing Rehab

The neighborhood's housing stock includes 160 buildings – single and multi-family homes. The predominant housing type is three-family homes. Eighty-four percent of housing units are rental. During the community engagement process, residents and neighborhood businesspeople voiced concerns regarding the need for better home repair and maintenance. Neighborhood residents expressed interest in renewable energy and conservation, but commented that their homes were rental units and the landlord is responsible.

Since the median household income of the Elco/ Payne Cutlery neighborhood is significantly below 80% of the City's median household income, Community Development Block Grant funding could be used for neighborhood-wide targeted assistance on housing rehabilitation and energy conservation improvements. CDBG allows municipalities to provide housing rehabilitation assistance, including energy conservation activities to both homeowners and rental housing units where low and moderate income persons reside.

A targeted CDBG home repair/energy conservation program could leverage work of MassSaves. MassSaves is a statewide program assisting residents on energy audits and providing up to \$2000 of energy conservation measures based on the energy audit to residents in localities served by investor-owned utilities, which includes New Bedford. In addition, MassSaves can provide additional financial incentives. A coordinated program with CDBG and MassSaves resources could generate demonstrable results in reduced energy usage and consequently lower heating bills.

To effectively implement such an initiative, the City's Community Development Department should consider providing staff resources for guide homeowners, property owners and tenants in applying to MassSaves and CDBG for housing rehabilitation assistance. Collaboration with local neighborhood resources, such as the CEDC could also be helpful.

## GREEN PRACTICES



**9**

**Schedule an energy audit for expert advice.**

Energy auditors and raters use special tools to evaluate your home and recommend improvements.



**8**

**Take advantage of tax incentives to improve your home.**



**1**

**Make sure your walls and attic are well insulated.**

Effective insulation slows the rate that heat flows out of the house in winter or into the house in summer.



**7**

**If you buy a new refrigerator, don't leave the old one plugged in.**

Using the old fridge for beverages will cost you an extra \$50-150 per year to run.



**2**

**Upgrade or replace windows.**

If your windows are old and leaky, you can replace them with energy-efficient models or boost their efficiency with weatherstripping and storm windows.



**6**

**Replace incandescent lightbulbs with compact fluorescent lamps (CFLs).**

CFLs can save three-quarters of the electricity used by incandescents.



**3**

**Plant shade trees and shrubs around your house.**

If planted on the house's west side, in summer foliage shades the house, while in winter the bare branches let sun come through.



**5**

**Improve the efficiency of your hot water system.**

1. Turn down the temperature to the warm setting (120°F).
2. Insulate your hot water lines so they don't cool off.
3. Use low-flow fixtures for showers and baths.



**4**

**Replace an older furnace with a high-efficiency system.**

If your furnace was built before 1992 replace it with a condensing furnace with an efficiency of at least 90 percent, which may save up to 27 percent on your heating bill. For houses with boilers and radiators the savings can be substantially larger.

## RESIDENTIAL ENERGY USE

Residential improvements for Payne-Cutlery neighborhood homeowners and landlords to consider include:

- building envelope improvements
- installation of efficient heating systems
- energy saving appliances and lighting
- green energy sources

Excerpted from: US Green Building Council's Green Home Guide: 9 Ways to Make your Home More Energy Efficient, September 3, 2009. By Harvey M. Sachs, PH.D. <http://greenhomeguide.com/know-how/article/9-ways-to-make-your-home-more-energy-efficient>

## GREEN PRACTICES

### RENEWABLE ENERGY

Renewable energy is being used in different settings today, from street lights and housing, to stores, restaurants, offices, and governmental buildings, as well as parking lots. Solar arrays can be installed on flat roofs or on roofs with large amounts of direct sunlight. When solar arrays are installed in parking lots, they generate energy plus provide shade to the parked cars. Other ways to generate renewable energy include geothermal, biomass and wind turbines. Use of renewable energy reduces the long-term cost of energy and reduces carbon emissions that pollute the air. Some communities are exploring the use of district energy. District energy can include both heating and cooling. District energy is centrally generated and then shared amongst several buildings or even several blocks of a designated neighborhood or district, often using renewable energy.



## 7.3 Renewable Energy

### Solar

Most housing in the neighborhood has gabled roofs that face east and west with limited southern exposure. As such, almost four-fifths of the residential structures do not have roofs that are ideally suited for solar panels, thereby limited potential use of local renewable energy.

Use of solar on flat commercial roofs in the neighborhood, including older mills and the public storage structures, provide a more promising potential for solar. Solar arrays can also be used in conjunction with parking as shade structures, as previously discussed in the scenario alternatives in Chapter 6. New Bedford has made renewable energy a centerpiece of its economic development strategy. Consequently, there are knowledgeable and experienced solar contractors. Financial incentives through the state's SREC program and the Clean Energy Center could encourage local use of solar renewable energy.

A community solar facility, where there are a significant number of solar arrays and photo voltaic panels, could be another option for the neighborhood to access and benefit from renewable energy. Community solar fields are owned by the "community." The community solar model pioneered in Colorado and New Mexico has featured financial backing for capital investments in addition to individuals buying "shares" into the community solar facility. The financial backers reap the benefits through federal tax credits. The individuals benefit through reduced monthly utility bills. Individual one-time "investments have be in the range of \$650 to \$900 in western states. Community solar could benefit for homeowners and renters, since the solar "investment" is not linked to a specific physical location (e.g., apartment). Community solar could be the forerunner of establishing an eco-district for the neighborhood with clean-up brownfields, complete streets, green space, and renewable energy.

### Geothermal

As part of the monitoring, clean-up and remediation strategy for Elco/Payne Cutlery, the City anticipates undertaking some additional bed-rock drilling. Another option for renewable energy production is geothermal. The City's intention to undertake drilling at Payne-Elco provides an opportunity to conduct testing on thermal qualities of the soil at the same time. Geo-thermal can be used to generate both heating and cooling. An initial assessment of the soil's thermal qualities is required to determine the viability of geothermal. It is possible for geothermal renewable energy to be used in conjunction with solar arrays. It would be more cost-efficient to install geothermal first.

Geo-thermal tends to have a high front-end capital cost. The soils' thermal properties and size of the geohex exchange field determines the amount of energy that could be produced. Typically, a geothermal field generates enough energy for multiple homes, so it is not typically used in urban residential settings, except in cases of a larger user, such as Taber Mill. The City could also explore piloting the neighborhood as a candidate for district energy using both geothermal and solar to serve multiple buildings.

Assessment testing to determine the viability of geothermal energy at all three brownfields sites is merited. Based on the results of the thermal assessment an evaluation of the cost effectiveness and return on investment for geothermal renewable energy can be undertaken.

## 7.4 Connections: Safe Green Routes

Creating connections in the community is a must in order to build a vibrant neighborhood. Riverside Park is an important amenity in the North End area, but its connection to the Payne Cutlery area is challenged. East-west streets in the neighborhood, including the two-way streets, such as Bullard and Tallman streets, can be enhanced to provide safe, direct, “green” connections to Riverside Park and the main commercial corridor on Acushnet Avenue. Strengthening connectivity will lay the ground work for future development at the Phillips Avenue School, Elco/ Payne Cutlery site, and the Dawson Brewery site.

### General Recommendations

Neighborhood-wide recommendations for creating safe green routes and connecting neighborhood amenities include:

- Considering the existing neighborhood fabric and strengthening it by adding efficient, enhanced safe routes.
- Creating green routes on east-west connects to Riverside Park are extremely important; Phillips, Bullard, and Tallman Streets can provide such links between the neighborhood and the open space at Riverside Park. Enhancing those streets with street trees and plantings, lighting, and video surveillance will make for a much safer and crime-free environment.
- Keeping in mind that successful places are inspired, created, and maintained by the people who live in that neighborhood.

- Developing the Elco/Payne Cutlery site, The Phillips Avenue School, and the Dawson Brewery site as places that provide safety, health, and comfort. Amenities which are comfortable and attractive, with nice views, modern structures, and a beautiful landscape keep people living in and coming back to the neighborhood.
- Create a place that has a strong sense of community and a setting for activities and uses that collectively meet immediate community needs.

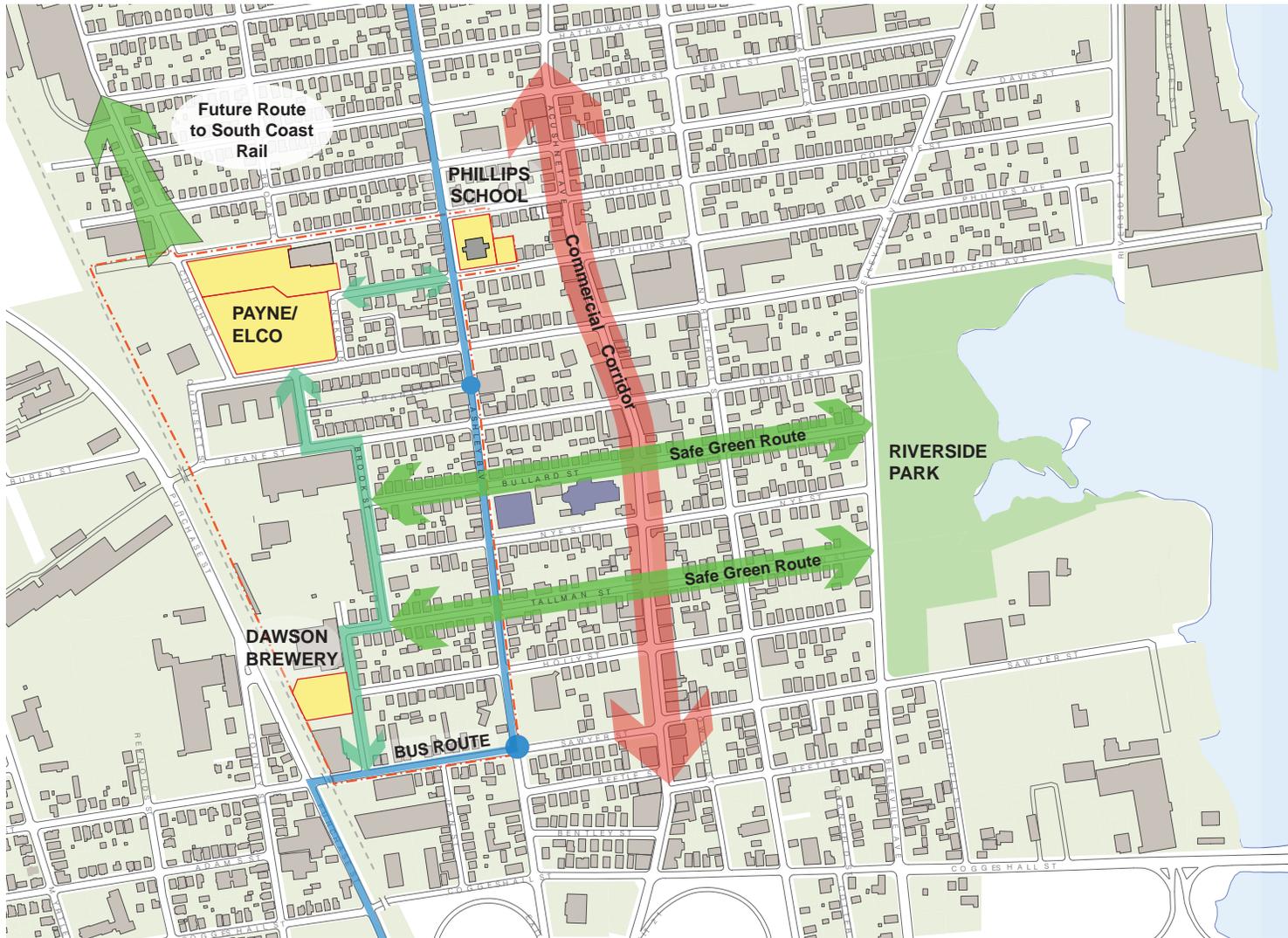
### Complete Streets

Enhancements to mobility through the neighborhood can be made by employing the concept of complete streets. The term complete streets is defined by the government Safe Street Act of 2013 as: “a roadway that safely accommodates all travelers, particularly public transit users, bicyclists, pedestrians (including individuals of all ages and individuals with mobility, sensory, neurological, or hidden disabilities), motorists and freight vehicles, to enable all travelers to use the roadway safely and efficiently.” (<http://www.govtrack.us/congress/bills/113/hr2468/text>)

The elements that are part of the complete street systems are: sidewalks, street trees, bike lanes, transit amenities, adequate lighting, pedestrian tables or platforms for safe crossings, and safe roads that are properly aligned. The benefits to implementing complete streets are:

- Complete streets improve pedestrian safety by having raised platforms for crosswalks, improved street alignment and sidewalks.
- Supporting multi-modal transportation as part of a complete street system, not only provides accessible and efficient options for mobility in the community but, also provides economic benefits and growth.

Figure 7-1. Neighborhood Connections are Needed



## GREEN PRACTICES

### COMPLETE STREETS

The Complete Streets approach to street design provides space for people to travel safely via all modes: walking, bicycling and driving. Complete Streets makes it safer for people of all ages. Neighborhoods with bike paths, such as the ones pictured below, benefit in many ways – safety, improved health, better environment and place to play and bike. Complete Streets make a neighborhood and city more pleasant. Greening median strips along streets with plants and flowers provides beauty, but also improves drainage and storm water management. Median strips can include what are called “rain gardens.” Rain gardens are a natural method to manage storm water from rain events.



- Health and wellness in a community can be improved by providing safe places for people to walk. The addition of amenities within a 10 minute walk can help encourage residents to meet the recommended activity levels according to public health experts.
- Complete streets accommodate multi-modal movement in a neighborhood which helps remove congestion on the streets by providing a variety of travel choices.
- Complete Streets can provide a safer environment for children and youth riding their bicycles. Some schools adopt a Safe Routes to Schools program that complements a Complete Streets approach and encourages more children to walk to school. Safe Routes to Schools with Complete Streets helps parents have confidence that their child will be safe while walking to and from school.
- Complete streets contribute to improved air quality in a community in two ways. Where walking or alternate forms of transportation are available, there is reduced use of cars, and thus fewer emissions. Additionally, complete streets also allow space for street trees and plantings to grow, which further contributes to improved air quality.

Implementing complete streets concepts to enhance connections between the three development sites will allow for greater mobility and safety, and thereby increase use of amenities on the development sites.

## Safety

In addition to physical enhancements such as complete streets and improved lighting, residents and community members can play a key role in improving the safety of pedestrians and cyclists in the neighborhood. To promote safety and security on streets and in public spaces, having “eyes on the street” is an important component of creating suc-

cessful connections. It is important to encourage the community to sit on their porches, to “patrol” the streets by walking more often, and to create a neighborhood watch in order to build a safe environment for pedestrians of all ages.

## Street sweeping

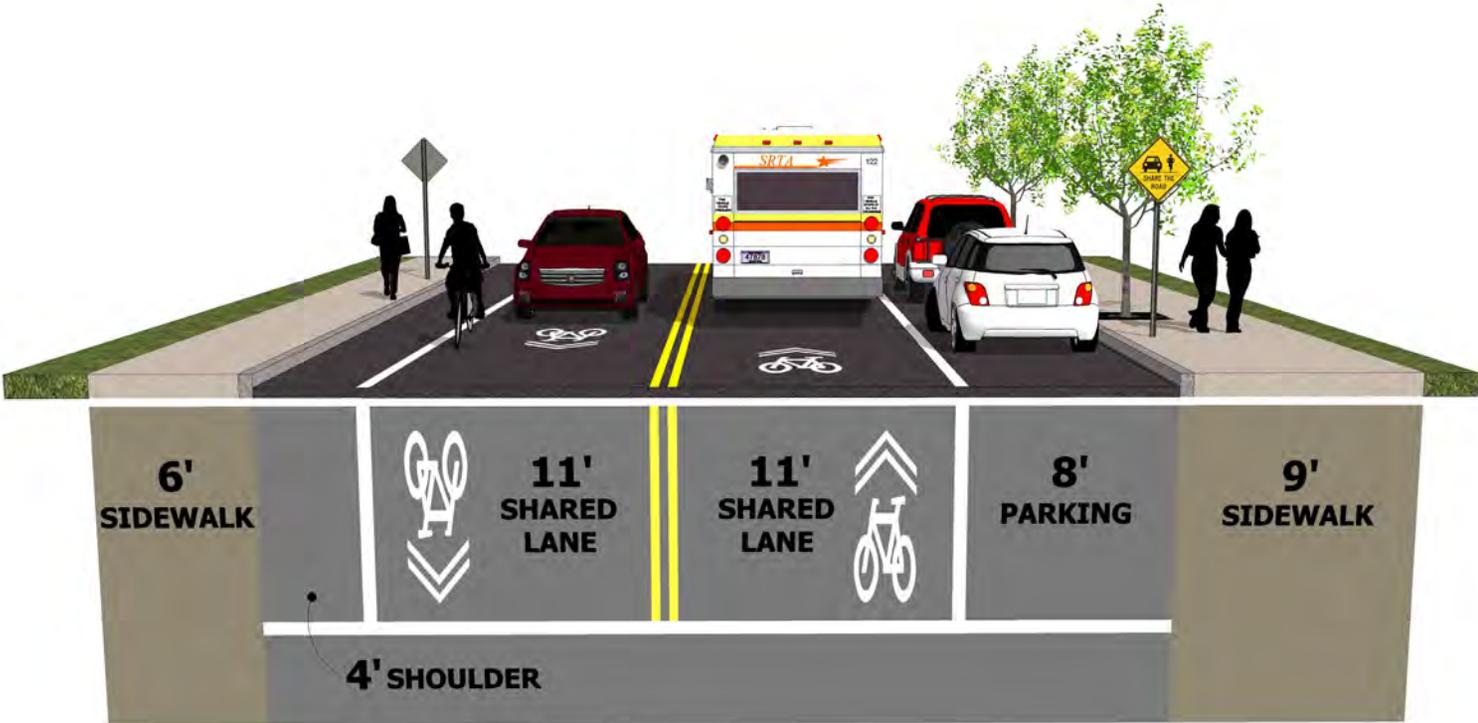
Regular street cleaning and litter removal can help improve the appearance of a neighborhood. In an area with large amounts of hard-scape, such as the Payne Cutlery area, this is of particular importance to improving walkability in a neighborhood.

In addition to improving the cleanliness and appearance of streets, street sweeping helps remove debris from the gutter and roadsides that would otherwise go into storm drains, causing water pollution. Street sweeping also removes the chemicals that get deposited on roadways from vehicles, yard cleaning products and ice-melt.

## 7.5 Church Street: Multi-modal Connector

Church Street, which runs in a north/south direction on the western border of our study area, would provide a tremendous opportunity for a transportation corridor to link the neighborhood to the proposed Kings Highway Station on the MBTA Southcoast Rail, located approximately 1 mile north within the Fieldstorn Market Place. It could also be part of a transportation corridor that links the neighborhood to the proposed Whale’s Tooth Station, approximately 1 mile to the south.

Figure 7-2. Profile of Church Street Multi-Modal Connector



The existing road width of Church Street is approximately 30 feet from curb to curb which provides two-way traffic in the north/south direction. It is recommended to reevaluate this roadway to provide more opportunities for all modes of transportation. All facets of transportation should be considered, including adding sidewalks to accommodate pedestrians and to improve walkability in the area and providing more

mass transit options through busing and incorporation of shelters and kiosks along the route. The kiosks could provide information regarding bus and train scheduling and could also provide wait times and estimated time of arrivals. Also, opportunities for bicyclists should be considered by providing 'Share-the-Road' opportunities or to look at the widening of the road to provide a dedicated bike lane.

## 7.6 Walkability: Crosswalk & Sidewalk Improvements

Sidewalks are present through most of the project area. Typically throughout the neighborhood, the existing sidewalks could use improvement as most are aging and indications of them breaking up are evident in many locations. At the street crossings, ADA wheelchair ramps are not up to current regulations or are non-existent and should be modified. Currently, most of the crosswalks have paint that is faded. Re-striping of crosswalks or the use of stamped concrete or stamped asphalt would help delineate the crossings resulting in safer opportunities for pedestrians when crossing the streets.

## 7.7 Bus Routes: Signage, Amenities & Frequency

Within the study area, there are 14 bus stops that are identified by the use of a 12"x18" bus stop sign. There are two routes provided by the SRTA that utilize Sawyer Street, Ashley Boulevard, Coffin Avenue, and Deane Street. The presence of more identifiable bus stops by adding bus shelters and kiosks may result in more awareness in mass transit which ultimately could improve ridership.

## 7.8 Parking Courts

The need for additional off-street parking has been identified by the residents in the neighborhood. Currently, on-street parking is the only alternative for many residents and at times the availability is lacking, in

particular in the winter when heavy snow has fallen. Within the study area, there are many vacant lots that have been identified that could provide additional off-street parking for residents. The purchasing of the vacant land, and the transformation of these lands into landscaped parking courts, would be a benefit to the community.

## 7.9 Utilities

The most noteworthy limitations to the existing utilities in the neighborhood appear to be the use of combined sewers throughout the project area as well as localized areas of inadequate stormwater drainage. The City estimates that about half of New Bedford has combined sewers, though they appear to be present throughout the entire neighborhood. Redevelopment within the neighborhood may provide a good opportunity to separate sewer and drainage lines, particularly where streetscape projects are proposed. However, combined sewers will remain in areas down-gradient of the neighborhood without there being major upgrades performed on a broader scale, ultimately marginalizing the environmental benefits of any localized sewer separation efforts.

Catch basins are present throughout the neighborhood but they are predominately located only at street corners. Additional catch basins may be required between street intersections to minimize the potential for stormwater spread width and impacts to traffic. Also, stormwater ponding has been observed following rain events in certain areas of the neighborhood, including areas along Brook Street, where installation of drainage infrastructure may be required. Additional drainage infrastructure, and preferably on-site stormwater management and low impact development practices, should be incorporated into redevelopment of the specific sites.

## 7.10 Landscape & Plantings

The neighborhood has limited green space. On many streets there is a very limited setback between the house and the street, leaving very little room for grass or plantings. The neighborhood has no public parks. Neighborhood residents and property owners have been extremely resourceful in using what limited green space the neighborhood has to add beauty with flowering vegetation, utility with gardening, and trees to provide much needed shade.

Incorporating vegetation and trees adds to the beauty and health of the neighborhood. Permeable surfaces with grasses and vegetation absorb and filter stormwater, enabling recharge of aquifers. Trees provided needed shade, absorb some airborne contaminants, contribute to the reduction of carbon emissions and global warming, and contribute to a sense of place.



Figure 7-3 - 7-5: Examples of resourceful use of limited open space are found in the neighborhood today and serve as models for making improvements.

# 8 Implementation



## 8.1 Implementation

The Brownfields Area Wide Planning process to examine potential re-use scenarios for the three neighborhood sites, Payne-Elco, Phillips Avenue School, and the former Dawson Brewery site, was a concentrated effort in July to September 2013 which engaged neighborhood residents in the discussion of desired future uses and undertook a preliminary analysis of site options. The initial next step towards implementation is the completion of the assessment, clean-up and remediation phase for each site. In some cases, this will require substantial effort to garner additional resources to pay for the further site clean-up, such as at Payne-Elco.

The Brownfields Area-Wide Planning process engaged a neighborhood that has not been previously involved in neighborhood planning initiatives. For many, it was their first time attending a community planning meeting. As such, the seeds of hope for change and improvement have been planted amongst neighborhood residents through this process. It will be important for the credibility of the planning process and for the project's partners, the City, EPA, DEP, MassDevelopment, the state's Brownfields Support Team, and the Community Economic Development Center, to work to ensure that visible, tangible changes, even small ones, are undertaken quickly and on a consistent basis in the neighborhood.

In accordance with the City's principles for great neighborhoods, meaningful involvement and consultation of neighborhood residents should be continued. Appointment of a neighborhood task force representative of both new and long time residents, business and property owners and stakeholders by the Mayor could help sustain community involvement and communication as funding is sought, clean-up and remediation are completed. The neighborhood task force could help

identify priorities for implementation of neighborhood-wide projects and guide the redevelopment of the sites so as to ensure neighborhood benefits.

This planning process identified re-use alternatives for each site, and secured initial input from neighborhood residents on the preferred re-use scenario. Three potential re-use scenarios were developed for each of the three sites (Payne-Elco site, Dawson site, and Phillips Avenue School site) based on the input and discussion received during the July community meeting. The re-use options were organized along three themes, namely Wellness & Recreation; Food & Entrepreneurship; and Energy & Technology. Neighborhood residents and stakeholders reviewed and potential re-use scenarios in September and offered preliminary preferences as to the desired re-uses, pending investigation and funding. Each re-use option received some support.

There was significant interest in the re-use of the Payne-Elco site as a soccer field with walking trail and a passive park with a seating area along Coffin Avenue plus parking for the neighborhood and Taber Mill residents. The preferred re-use of the Phillips Avenue School was as a Community Wellness Center, which could include space for wellness and fitness activities, ESL classes, child care, a health care center satellite, community services, and a home schooling center. The re-use of the Dawson site for neighborhood parking with solar panels as shade structures received the greatest support.

The results of the neighborhood's preferred scenarios are found in Table 8-1. Neighborhood residents chose to improve the overall quality of the neighborhood and their quality of life through public improvements. Each of the desired re-use scenarios will require further refining

**Figure 8-1. Scenario Preference:  
Dotting Exercise Results**

	Large Boards	Spanish Speaking Table 1	Spanish Speaking Table 2	TOTAL
<b>Wellness &amp; Recreation</b>				
Payne Elco: Soccer Field with walking trail and passive park with sitting area along Coffin Ave plus parking	4	5	8	17
Dawson: Neighborhood parking with a green buffer	1	2	0	3
Phillips School: Community Wellness Center	7	2	8	17
<b>Food &amp; Entrepreneurship</b>				
Payne Elco: Food Innovation Center	4	1	0	5
Dawson- 2 phase approach with expanded micro brewery/food production	3	3	0	6
Phillips School -- Residential Use/ Assisted Living for New Bedford residents	1	3	0	4
<b>Energy &amp; Technology</b>				
Payne Elco: Community Solar; Passive Park sitting area + parking with solar panels	1	1	0	2
Dawson Neighborhood Parking with Solar Panels as Shade Structures	3	2	8	13
Phillips School: Education / Technology Center	0	2	0	2

Tabulation of results from the September 9, 2013 community meeting.

and assessment, particularly as the site clean-up is completed as well as securing the requisite funding for implementation steps. The preferred uses all incorporate principles of sustainability and renewable energy.

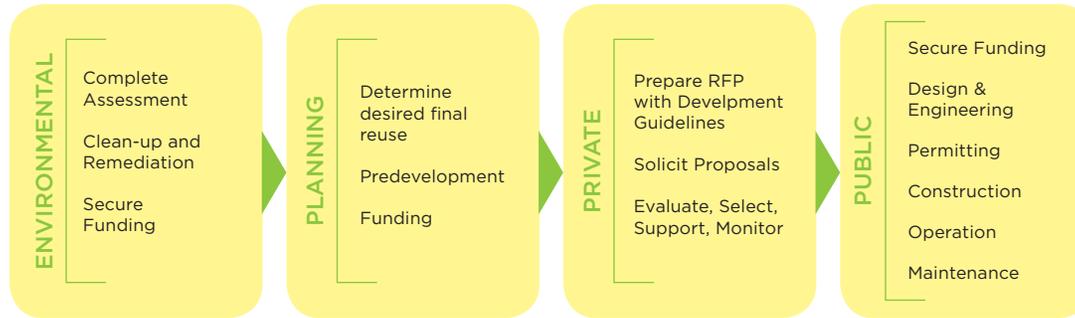
The recommendations incorporate early-action, easy-to-implement steps. Recommendations have also been identified as policy issues, organizational, or investment. Policy issues require governmental con-

siderations or alternatives and adoption of policies to advance the re-development and re-use of the sites for neighborhood improvement. Organizational issues include capacity-building, communication, funding-related activities such as securing grants or cultivating donors. Investment requires expenditure of funds for capital improvements or significant programmatic expenses. Actions include activities and implementation steps.

## Evaluation

Final selection of the preferred scenario for each site will require an examination of the economic, environmental and social benefits and costs. Public uses could be perceived as expensive and lacking economic benefits. However, strengthening the overall quality of life for the neighborhood will provide long over-due basic amenities for neighborhood residents.

**Figure 8-2. Implementation Process**



**Figure 8-3. Chart Acronyms.**

Site Acronyms	
D	Dawson Site
N	Neighborhood-wide
P-E	Payne-Elco Site
Ph	Phillips Avenue School Site
Agency and Program Acronyms	
BST	Massachusetts Brownfields Support Team
CDBG	Community Development Block Grant
CEDC	Community Economic Development Center
DAR	Massachusetts Department of Agricultural Resources
DCR	Massachusetts Department of Conservation & Recreation
DEP	Massachusetts Department of Environmental Protection
DLTA	District Local Technical Assistance
DOER	Massachusetts Department of Energy Resources

EDA	US Economic Development Administration
EoE	Massachusetts Executive Office of Education
EPA	US Environmental Protection Agency
ESE	Massachusetts Department of Elementary & Secondary Education
FTA	Federal Transit Administration
MassCEC	Massachusetts Clean Energy Center
PARC	Parks Acquisition and Renovation for Communities grant program
SREC	Solar Renewable Energy Certificate
SRPEDD	Southeastern Regional Planning & Economic Development District
SRTS	Safe Routes to Schools program
SRTA	Southeastern Regional Transit Authority
USDA	US Department of Agriculture



## New Bedford Brownfields Area-wide Plan Redevelopment Scenarios

Theme	Site	Description	Initial Steps	Potential Resources
<b>Wellness &amp; Recreation</b>	Payne-Elco	Outdoor Soccer Field with viewing area and walking path; Park with benches, trees and plantings; Parking for Taber Mill and neighborhood	PE1. Complete brownfields assessment and remediation activities. PE2. Explore release of portion of Payne site to enable early re-use.	EPA; DEP; MassDevelopment; CDBG
			PE3. Incorporate desired re-use in City's Open Space & Recreation Plan Update.	Municipal
			PE4. Explore swap of Dawson with truck parking lot on Collette to enable more parking for soccer and recreation.	Municipal
	Phillips Ave School	Community Wellness Center with wellness and fitness activities; health care satellite; ESL classes; community services; child care; home schooling resource center.	Ph1. Green plantings around school and benches. Clean-up adjacent site.	Private donors, Foundations, City
			PH2. Secure additional ESL resources to hold ESL classes in the neighborhood.	DoE; CDBG
			Ph3: Maintain the Phillips Avenue School to avoid further building deterioration.	City
			Ph4. Begin minor school improvements, e.g., replace/upgrade bathrooms.	City
	Dawson	Neighborhood Parking with a Green Buffer	D1. Site clean-up as to debris removal; fence repair; trimming grasses	Municipal; CDBG
D2. Implement neighborhood parking layout with landscaping.				
<b>Food &amp; Entrepreneurship</b>	Payne-Elco	Food Innovation Center with kitchen incubator; training; ESL classes. Greenhouses; Parking.	PE1. Complete brownfields assessment and remediation activities. PE2. Explore release of portion of Payne site to enable early re-use.	EPA; DEP; MassDevelopment; CDBG
			PE3. CEDC should explore development of a pilot project using Norman's or another site for a Food Innovation Center, with municipal support.	City; CDBG; MassDevelopment; private foundations
			PE4. Secure additional ESL resources to hold ESL classes in the neighborhood.	ESE; CDBG
			PE5. Explore swap of Dawson site with truck parking lot on Collette & Brook St.	Municipal
	Phillips Ave School	Residential -- Senior or Assisted Living	Ph1. Green plantings around school and benches. Clean-up adjacent site.	Private donors, Foundations, City
			Ph3. Site visit to Somerville VNA affordable assisted living site to explore applicability to New Bedford	All



## New Bedford Brownfields Area-wide Plan Redevelopment Scenarios

Theme	Site	Description	Initial Steps	Potential Resources
<b>Food &amp; Entrepreneurship (cont'd)</b>	Dawson	Phase 1: Greenhouses to grow food crops	D1. Clean-up site as to debris, over-growth and repair fencing.	City, CDBG
			D2. Investigate potential private or non-profit sponsor of greenhouse	Municipal
			D3. Solicit short-term greenhouse sponsor and lessee.	Municipal
		Phase 2: Reserve site for future micro-brewery or food business expansion site.	MassDevelopment	
<b>Energy &amp; Technology</b>	Payne-Elco	Community Solar Field; Parking with Photo Voltaic as Shade Structures	PE1. Apply for SRECs to support use of PVs as shade structures for parking area.	DOER
			PE2. Develop community financing strategy.	CEC
			PE3. Institute home energy conservation and repair program	MassSaves; CDBG
	Phillips Ave School	Education & Technology Center with green job and technology training; multi-generational computer center; ESL classes.	Ph1. Green plantings around school and benches. Clean-up adjacent site.	Private donors, Foundations, City
			PH2. Secure additional ESL resources to hold ESL classes in the neighborhood.	ESE; CDBG
			Ph3. Explore use of Work Force Development funding to establish Education & Technology Center.	City; Commonwealth Corporation
	Dawson	Neighborhood Parking with a Green Buffer and Photo Voltaic Shade Structures.	D1. Site clean-up as to debris removal; fence repair; trimming grasses	Municipal; CDBG
			D2. Apply for SRECs to support Photo Voltaic structures.	DOER
			D3. Work with neighbors to develop community support for operations and security of Dawson site.	City, CEDC



## New Bedford Brownfields Area-wide Plan Recommendations

Site*	Category	Type	Recommendation	Initial Steps	Potential Resources	Initiated Within			CITY	BST	EPA	CEDC	OTHER
						1-2 yrs	3-5 yrs	5+ yrs					
D	Phasing	Investment		A community parking court could be implemented on the Dawson site as an early stage improvement.	CDBG; municipal; SRECs;	X			X	X			
Ph	Phasing	Investment	Elements of each of thematic approaches to site improvements can begin incrementally and can demonstrate a commitment to implementation.	Landscape improvements could be done a portion of the Phillips School Site, as an early-phase amenity.	CDBG; City; PARC Program	X			X	X		X	
N	Implementation	Organization	Form a Neighborhood Advisory Committee representing the multi-cultural diversity of the neighborhood to focus on continued neighborhood improvements and to help implement the recommendations.	Mayor appoints Neighborhood Advisory Committee.		X			X				
N	Implementation	Organization	Continue communications and engagement with neighborhood residents with periodic public meetings in the neighborhood at least once or twice a year.	Set date for next public meeting update and reserve meeting space.		X			X				
N	Implementation	Organization	City and Environmental Stewardship Department should seek resources to complete brownfields assessment and clean-up activities.	Secure funding commitments.	EPA; MA DEP; MassDevelopment; local	X			X	X	X		
N	Implementation	Policy	Incorporate recommendations for park and open space related improvements in the next update of the New Bedford Open Space & Recreation Plan.	Request desired park and recreation improvements to be incorporated in the Open Space & Recreation Plan update.		X			X				
N	Implementation	Organization	Seek additional funding for design and engineering.	Prepare grant application. Secure municipal commitment for matching funds.	City; CDBG; MassDevelopment	X			X	X			



## New Bedford Brownfields Area-wide Plan Recommendations

Site*	Category	Type	Recommendation	Initial Steps	Potential Resources	Initiated Within			CITY	BST	EPA	CEDC	OTHER
						1-2 yrs	3-5 yrs	5+ yrs					
N	Implementation	Investment	City and Environmental Stewardship Department should undertake the next level of design and engineering to enable implementation and funding of scenarios.	Identify resources for engineering and design.			X		X				
P-E; D; Ph	Implementation	Organization	Disposition or leasing of the properties should be in accordance with the plan and neighborhood desires/input with explicit neighborhood benefits for any re-use.	Prepare draft solicitation and secure input from Neighborhood Advisory Committee.			X		X				
N	Implementation	Organization	CEDC should build its internal capacity to implement projects by partnering with CDC's with more real estate/community development experience.	CEDC explore potential CDCs as partners.		X						X	
N	Implementation	Policy	The City, including the Environmental Stewardship Department, and the CEDC should collaborate with the Massachusetts Smart Growth Alliance's Great Neighborhood Initiative and utilize their interest in New Bedford to benefit the neighborhood.	Meet with MA Smart Growth Alliance representatives.		X			X		X	X	
N	Implementation	Program	Target Community Development Block Grant and other housing rehabilitation and weatherization programs to assist both renters and homeowners in the neighborhood with code compliance improvements and energy conservation.	Identify and assemble program information; develop outreach strategy.	CDBG; City	X			X				
N	Implementation	Organization	The City should inaugurate a concentrated outreach effort to connect residents and property owners with the MassSaves program for energy audits and energy conservation improvements.	Meet with MassSaves; identify and assemble program information; develop outreach strategy.	MassSaves; City; Utility Companies	X			X				



## New Bedford Brownfields Area-wide Plan Recommendations

Site*	Category	Type	Recommendation	Initial Steps	Potential Resources	Initiated Within			CITY	BST	EPA	CEDC	OTHER
						1-2 yrs	3-5 yrs	5+ yrs					
P-E; D	Brownfields	Investment Action	Complete assessment activities (soils and below ground) for all sites.	Secure additional resources	EPA; MA-DEP; MassDevelopment	X			X	X	X		
P-E	Brownfields	Investment Action	The City should continue to remediate residual brownfield site contamination from Payne Cutlery.			X			X	X	XI		
P-E	Brownfields	Investment Action	An evaluation as to whether a portion of the Payne Cutlery site could be released for re-use as the remediation process continues should be conducted. This evaluation could enable earlier re-use of at least a portion of the Payne-Elco site.			X			X				City's brownfields consultant
P-E	Brownfields	Action	The Payne-Elco site should be properly fenced and protected before and during the remediation processes.			X			X				
P-E	Brownfields	Action	The monitoring wellheads on the Payne Elco should be relocated (if possible) or replaced with flush-mounted wellheads to enable an active re-use when monitoring continues.				X						
P-E	Brownfields	Investment	City of New Bedford should assess the soil thermal characteristics to determine the suitability of installing a geoechange to enable use of geothermal power at Payne Elco.	Explore potential funding resources to capitalize on planned investment for deep well drilling as part of brownfields assessment to conduct geo-thermal testing.	CEC or DOER	X			X	X			CED; DOER
Ph	Brownfields	Investment	City should consider assessing the site suitability and soil thermal characteristics at Phillips Avenue School to ascertain the feasibility of geothermal.	Identify resources for geothermal assessment.	CEC; DOER; local		X		X				DOER
N	Transportation	Action	Paint crosswalks at all intersections to enhance pedestrian safety.			X			X				



## New Bedford Brownfields Area-wide Plan Recommendations

Site*	Category	Type	Recommendation	Initial Steps	Potential Resources	Initiated Within			CITY	BST	EPA	CEDC	OTHER
						1-2 yrs	3-5 yrs	5+ yrs					
N	Transportation	Action Investment	Improve Bus Stops with better signage and basic amenities, such as bus shelters and benches.	City request assistance by SRTA.	SRTA and FTA	X			X				
N and P-E	Transportation	Action	Move bus stops on Coffin Ave. so that there is an off-street waiting area with a sidewalk (and not just the street edge).	City request assistance by SRTA.	SRTA and FTA	X			X				
N	Environment	Action Policy	Plant trees, wherever possible in the neighborhood.	Institute tree planting program on public and private properties.	National Arbor Association; MA DCR's PARC program	X			X			X	
N	Safety	Action Organization	Organize and sustain neighborhood crime watches.	Police Department work with neighborhood residents and the CEDC.		X			X			X	NB Police Department
N	Safety	Action Organization Investment	Designate "safe green routes" connecting the neighborhood with Riverside Park along Tallman Street; Bullard Street; and Phillips Avenue.	Work with existing neighborhood watch groups and encourage new watch groups on "safe green route" streets.		X			X	X		X	NB Police Department
				Encourage residents to sit on their porches and "observe" the street, enhancing the sense of safety.									
				Improve sidewalks, crosswalks and add trees and landscape along "safe green routes"									
N	Environment	Action Organization	Institute an Neighborhood Clean-up Campaign that focuses on litter pick-up, street cleaning, graffiti removal, and general spruce-up of both public and private properties.	Organize City resources for a concentrated clean-up effort in the neighborhood.		X			X			X	Local churches; Neighborhood Watches; Neighborhood Assn.



## New Bedford Brownfields Area-wide Plan Recommendations

Site*	Category	Type	Recommendation	Initial Steps	Potential Resources	Initiated Within			CITY	BST	EPA	CEDC	OTHER
						1-2 yrs	3-5 yrs	5+ yrs					
N	Environment	Action Organization	Institute an Neighborhood Clean-up Campaign that focuses on litter pick-up, street cleaning, graffiti removal, and general spruce-up of both public and private properties.	Work with the CEDC, local neighborhood watch groups, neighborhood association to sponsor a clean-up blitz to enhance the neighborhood.		X							
				Consider planting flowers and plants as part of the clean-up effort to have tangible reminders of the clean-up initiative.									
D	Environment	Action	Clean-up the Dawson Site by removing trash, debris, and trimming grasses. Repair fence. Plant trees to provide some shade.				X		X				
Ph	Environment	Action	Improve the area around the Phillips Avenue School building with "greening" the asphalt area with plantings and seating area and general clean-up.	Install container plantings and benches at Phillips Avenue School.		X			X				
				Clean-up adjacent city-owned lot on Phillips Avenue.		X			X				
N	Environment Transportation	Action Organization Policy	Formalize shared or collective parking areas on vacant lots as "parking courts" with pervious pavers and plantings. Incorporate shade trees wherever possible.	Develop a parking court initiative for vacant lots. Institute guidelines and consider use of incentive resources for private owners to use pervious pavement, trees and landscaping.	CDBG; tree planning initiatives; private	X			X				Private Property Owners
N	Transportation Connections	Policy Investment	Institute a system of Complete Streets providing room for all modes of transport along with landscape .	Adopt a policy of complete streets for the neighborhood.		X			X	X			



## New Bedford Brownfields Area-wide Plan Recommendations

Site*	Category	Type	Recommendation	Initial Steps	Potential Resources	Initiated Within			CITY	BST	EPA	CEDC	OTHER
						1-2 yrs	3-5 yrs	5+ yrs					
			Sidewalks which are handicap and stroller accessible, + ADA compliant	Institute improvements as resources become available.	Safe Routes to Schools; SRPEDD; Chapter 90; MassDOT; MassWorks; SRTA	X			X	X			
			Street trees, where feasible.			X			X	X			
			Designate Bike Lanes or "Sharrows".				X		X	X			
			Transit Amenities.			X			X	X			
			Pedestrian tables (speed tables) at key intersections on walking routes to schools and to parks.				X		X	X			
			Adequate lighting. Continue use of decorative lighting used on Brook Street near Taber Mill.				X		X	X			
N	Transportation Connections	Policy	Designate Church Street as a green, multi-modal complete street connecting the neighborhood to the future South Coast Rail commuter rail station, King's Highway station.	Officially designate Church Street as a green, multi-modal complete street that will be a connector to South Coast Rail.		X			X				
				Develop zoning overlay with site standards so that future development along Church Street between the neighborhood and the Kings Highway Station reinforces Church Street as a green, multi-modal street.	South Coast Rail or DLTA grants. SRPEDD		X		X	X			
				Provide for multi-modal use of Church Street -- vehicles, bicycles, pedestrians.		X			X	X			



## New Bedford Brownfields Area-wide Plan Recommendations

Site*	Category	Type	Recommendation	Initial Steps	Potential Resources	Initiated Within			CITY	BST	EPA	CEDC	OTHER
						1-2 yrs	3-5 yrs	5+ yrs					
N	Transportation Connections	Policy Organization Investment	Institute a Safe Routes to School program that enables children and youth living in the neighborhood to more easily and safely walk to school, such as Hayden-McFadden on Purchase Street and Cedar Grove, and walk to area recreational opportunities, such as Riverside Park.	The City working with the School Department should request technical assistance and funding from the Safe Routes to Schools (SRTS) program at Mass-DOT.	Safe Routes to Schools	X			X				School Department
N	Transportation Accessibility	Investment	Make all sidewalks, streets and intersections handicap accessible in accordance with American for Disability Act (ADA) standards.	As the City or private utilities undertake repaving, utility improvements -- water, sewer, storm water, electric, gas, telephone -- handicap access improvements should be incorporated into the project or repair.		X			X				Utility companies
N; Ph	Economic Development; Work Force; Education	Policy Action Investment	Provide for neighborhood English as a Second Language (ESL) classes, particularly for adults. This could be at a new Wellness & Community Center, or Energy & Technology Learning Center or other neighborhood site, such as St. Anthony's or the Community Economic Development Center.	Request additional funding (slots) for ESL classes.	MA-ESE; CDBG; Community Volunteers	X			X	X		X	
				Organize continuing ESL classes.					X			X	
N	Utilities Environment	Investment	Stormwater drainage should be improved at problem points in the neighborhood, including Brook & Holly Streets.	Secure resources for stormwater improvements.		X			X				
N	Utilities Environment	Policy	As the City repaves or upgrades a street, water, sewer and storm-water lines should be replaced and upgraded.	Adopt policy of holistic improvements incorporating street and utility improvements.		X			X				



## New Bedford Brownfields Area-wide Plan Recommendations

Site*	Category	Type	Recommendation	Initial Steps	Potential Resources	Initiated Within			CITY	BST	EPA	CEDC	OTHER
						1-2 yrs	3-5 yrs	5+ yrs					
N	Utilities Environment	Policy Investment	With new development, nearby utility lines serving the site should be upgraded.	Adopt policy regarding utilities and new development.		X			X				
N	Utilities Environment	Policy Action	Impervious surfaces should be reduced where possible and incorporate plantings and rain gardens.	Adopt zoning and site plan review standards that encourage permeable surfaces, plantings and rain gardens.		X			X				
N	Parking	Policy Action	Parking areas should incorporate landscaping.	Zoning and site plan standards should incorporate landscaping standards for parking areas of all sizes.		X			X				
N	Parking	Investment	A signage system should be installed clearly designating public parking areas.	Secure input and support from the Traffic Commission & Parking Clerk for public parking signage program.	Local		X		X				
N	Parking	Policy Action	A "Parking Court" approach should be utilized for all off-street parking areas.	Demonstrate a parking court approach for an off-street parking area in city-owned vacant lot in the neighborhood.	CDBG ; Private		X		X				
P-E; D; Ph	Phasing	Policy Organization Investment	Elements of each of thematic approaches to site improvements can begin incrementally and can demonstrate a commitment to implementation.	The Food Innovation Center could be piloted at a smaller nearby facility, such as Norman's or within the Sunbeam Bread facility.	CDBG; EDA; USDA; MA DAR; Private Foundations; MassDevelopment	X			X			X	
City	Phasing	Policy		Photovoltaic panels over parking could be incorporated as a standard in New Bedford		X			X				

# Appendix



A-1 Walkability Survey

A-2 Recommended Tree Species

A-3 Open Space Standards

A-4 Community Workshop Response Summary

# A-1: Walkability Conditions Survey

STREET		CONDITION good   fair   poor   n/a	NOTES				
segment	side		sidewalk	plantings	traffic	parking	other
<b>Collette Street</b>							
Church St to Ashley Blvd	south	POOR		A few residential yards have grass/ plantings (20%). Elco site has fence overgrown with weeds.	Business delivery trucks loading blocks sidewalk.	(On north side, tractor trailer lot on north side is not pedestrian friendly.)	Some litter/ trash in the Church - Brook stretch.
Ashley to Acushnet Ave	south	POOR	Sidewalks in very poor condition.	A few residential yards have grass/ plantings (20%).			
<b>Phillips Avenue</b>							
Onoko Ln to Ashley Blvd	north	FAIR	Some cracking.			Many parking lots along this street.	
Ashley to Acushnet Ave	north	FAIR	Some cracking.			Many parking lots along this street.	
Onoko Ln to Ashley Blvd	south	FAIR	Some cracking.			Many parking lots along this street.	
<b>Coffin Court</b>							
full length	north, east	n/a	No sidewalk, no curb	Fenced empty lot with over growth.			
full length	south, west	n/a	No sidewalk, except at 8 Coffin Ct. This side has curbs.				
<b>Onoko Lane</b>							
full length	east	GOOD	Good sidewalks				Residential gutters drain onto sidewalks - possible winter hazard
full length	west	n/a	No sidewalk on west side of street				
<b>Church Street</b>							
Coffin Ave to Collette	east	n/a	No sidewalk, but has a curb.		Fast moving traffic		
Collette St to Davis St	east	n/a	No sidewalk. Gravel drainage area between curb and paved parking lot.		Fast moving traffic		
Davis St to Coffin Ave	west	n/a - FAIR	Sidewalk on west side only near greenhouses. Additional needed. Cracked handicap ramp.				

STREET		CONDITION good   fair   poor   n/a	NOTES				
segment	side		sidewalk	plantings	traffic	parking	other
<b>Coffin Avenue</b>							
Quansett to Church	north	GOOD	Good condition		Fast moving traffic		
Church to Oneko	north	n/a	No sidewalk except new segment at Taber Mill lot			New Taber Mill parking lot on Payne site.	
Oneko to Coffin Ct	north	FAIR	Uneven sidewalk, but no cracking	Narrow green strip at curb			
Coffin Ct to Ashley	north	FAIR	Some cracks, heaving.				
Quansett to Brook St	south	GOOD	Very good condition but issues where at street trees due to roots.		Fast moving traffic		
Brook St to Ashley	south	FAIR					
<b>Durant Court</b>							
Brook to Ashley	north	n/a	No sidewalk				
Brook to Ashley	south	n/a	No sidewalk				
<b>Deane Street</b>							
Purchase to Quansett St	north	GOOD	Excellent condition, wider, new sidewalk.		Fast moving traffic		
Quansett St to Brook St	north	GOOD	Wider sidewalk in good condition		Fast moving traffic		
Brook St to Ashley	north	FAIR	Wider sidewalk in ok condition, level	Some grass.	Fast moving traffic		
Purchase to Brook	south	FAIR	Wider sidewalk in ok condition, level	Some grass.	Fast moving traffic		
Brook St to Ashley	south	GOOD	Minor cracks.	A few street trees, some overgrowth.	Fast moving traffic		
Quansett St to Brook St	south	FAIR	Wide sidewalk near self-storage and mill building.		Fast moving traffic		Cyclone fence at self-storage gives feeling area is unsafe
<b>Quansett Street</b>							
Coffin St to Deane St	west	FAIR/ GOOD	Narrow sidewalk, but in good condition.				
Coffin St to Deane St	east	GOOD	Wider sidewalk in good condition				

STREET		CONDITION good   fair   poor   n/a	NOTES				
segment	side		sidewalk	plantings	traffic	parking	other
<b>Bullard Street</b>							
Brook St to Ashley	north	POOR	Wider sidewalk in poor condition; broken.				
Brook St to Ashley	south	FAIR	Narrower sidewalk in ok condition	Has planting strip at street edge			
<b>Nye Street</b>							
Brook St to Ashley	north	GOOD	Approx 36" wide sidewalk in very good condition.	Has a well kept planting strip at the road.			
Brook St to Ashley	south	GOOD	Approx 36" wide sidewalk in very good condition.	Has a well kept planting strip at the road.			
<b>Brook Street</b>							
Coffin to Deane	west	GOOD	Sidewalk in very good condition adjacent to Taber Mill.				
Coffin to Durant	east	n/a	No sidewalk.	Street edge overgrown with weeds.			
Durant Ct to Deane	east	POOR	Sidewalk in very bad condition.				
Deane to Tallman	west	POOR	Cracked and broken				
Deane to Bullard	east	POOR	Cracked, broken, and uneven. One section from Bullard to Tallman is in good condition.				
Bullard to Nye	east	GOOD					
Nye to Tallman	east	POOR	Sidewalk in very bad condition; cracked, broken.				
Tallman to Sawyer	west	FAIR	Wider sidewalk in ok condition, but very dirty.	Edge of building is unplanted, dirty.			Sidewalk area very dirty.
Tallman to Holly	east	GOOD	Wider sidewalk in good condition.				
Holly to Sawyer	east	FAIR	Wider sidewalk in ok condition; cracks, very dirty.				

STREET		CONDITION good   fair   poor   n/a	NOTES				
segment	side		sidewalk	plantings	traffic	parking	other
<b>Tallman Street</b>							
Brook to Brook	north	GOOD	Wider sidewalk in good condition.				
Brook to Ashley	north	FAIR	Very wide sidewalks in ok condition; some cracks.	Planting strip has been removed.		Some indication that cars may get parked on the sidewalk parallel to the road on this stretch.	
Brook to Ashley	south	FAIR	Very wide sidewalks in ok condition; some cracks.	Planting strip has been removed.		Some indication that cars may get parked on the sidewalk parallel to the road on this stretch.	
<b>Holly Street</b>							
Brook to Ashley	north	POOR	Sidewalks in poor condition; asphalt paving is cracked and crumbling, broken and bumpy.				
Brook to Ashley	south	POOR	Sidewalks in poor condition; asphalt paving is cracked and crumbling, broken and bumpy.				
<b>Sawyer Street</b>							
Brook to Ashley	north	FAIR	Sidewalk in ok condition; needs cleaning.	Tree pits missing trees, possible drainage issues.			
Brook to Ashley	south	FAIR	Sidewalk in ok condition; needs cleaning - very dirty.	Tree pits missing trees, possible drainage issues.			Sidewalk and gutter area are very dirty.
<b>Ashley Boulevard</b>							
Sawyer to Holly	west	n/a	No sidewalk.		Heavy traffic, slow moving.	Broken driveways/curbs.	
Holly to Tallmann	west	FAIR	Wider sidewalk in ok condition; dirty some cracks.		Heavy traffic, slow moving.		Dirty and a large amount of litter.
Tallman to Nye	west	POOR	Wider sidewalk; areas have heaved, cracking.		Heavy traffic, slow moving.		
Nye to Bullard	west	FAIR	Wider sidewalk in ok condition; some cracks.		Heavy traffic, slow moving.		

STREET		CONDITION good   fair   poor   n/a	NOTES				
segment	side		sidewalk	plantings	traffic	parking	other
<b>Ashley Boulevard (cont'd)</b>							
Bullard to Deane	west	FAIR	Wider sidewalk, ok condition. Some weeds, width uneven.		Heavy traffic, slow moving.		
Deane to Durant Ct	west	FAIR	Wider sidewalk, ok condition. Some weeds, width uneven.		Heavy traffic, slow moving.		
Durant Ct to Phillips	west	POOR	Cracked, broken and uneven		Heavy traffic, slow moving.		
Phillips to Collette	west	FAIR / POOR	Broken in places		Heavy traffic, slow moving.		
Sawyer to Holly	east	GOOD	Good condition	Planted buffer at CVS, well maintained.	Heavy traffic, slow moving.		
Holly to Tallmann	east	POOR	Wider sidewalk; areas have heaved, cracking, but level.	Some grass.	Heavy traffic, slow moving.		Generally clean, but bus stop needs cleaning.
Tallman to Nye	east	GOOD	Wider sidewalk in ok condition.		Heavy traffic, slow moving.	Cars half parked on sidewalk.	
Nye to Bullard	east	GOOD	Wider sidewalk in ok condition.		Heavy traffic, slow moving.	Parking right to edge of sidewalk.	
Bullard to Deane	east	POOR	Wider sidewalk; uneven with cracking.		Heavy traffic, slow moving.		
Deane to Durant Ct	east	POOR	Wider sidewalk; uneven with cracking.		Heavy traffic, slow moving.		
Durant Ct to Phillips	east	FAIR / GOOD			Heavy traffic, slow moving.		
Phillips to Collette	east	FAIR / POOR	Wider sidewalk in ok condition		Heavy traffic, slow moving.		



## A-2: Recommended Tree Species

Tree Species	Spread	Height	Comments	Overhead Wires	Tree Well	Distance: Building to Road
Acer buergerianum	18'-20'	20'-25'	Drought tolerant. -Good under utility lines. Specimen trees in parks.	Y	140cf. 6'x6', 5'x7', 4'x9'	15'
Crataegus x lavalleyi	10'-20'	15'-30'	Good under utility lines or narrow spaces. Prune into hedge.	Y	120cf. 5.5'x5.5', 4'x8', 5'x6'	10'
Quercus robur 'Fastigiata'	10'-15'	50'-70'	Street tree in narrow spaces	N	140cf. 6'x6', 4'x9', 5'x7'	10'
Malus spp.	25'	20'	Street tree under utility lines. Also specimen tree in small parks	Y	100cf. 5'x5', 4'x6'	15'
Syringa reticulata	15'-25'	20'-30'	Street tree under utility lines. White flowers in early summer	Y	120cf. 5.5'x5.5', 4'x8', 5'x6'	15'
Ostrya virginiana*	20'-30'	25'-40'	Specimen tree if away from road salt.	Y	160cf. 6.5'x6.5', 4'x10', 5'x8'	20'-25'
Celtis occidentalis	35'-40'	40'-60'	Street tree if room to spread	N	140cf. 6'x6, 4'x9', 5'x7'	35'-50'
Liquidambar styraciflua	40'-60'	60'-75'	Street tree if ample room. Specimen tree in lawns and parks	N	240cf. 8'x8', 6'x10'	35' - >
Zelkova serrata	40'-50'	50'-60'	Street tree if ample room. Specimen tree in lawns and parks	N	160cf. 6.5'x6.5', 4'x10', 5'x8'	35' - >
Acer rubrum	40'-70'	30'-40'	Street tree if ample room. Specimen tree in lawns and parks	N	160cf. 6.5'x6.5', 4'x10', 5'x8'	35' - >
Pinus strobes*	30'-50'	50'-80'	Good specimen for parks. Used as Christmas tree. Tolerates light shade.	N	Not for street tree	50' - >
Betula nigra*	40'-60'	50'-70'	Best growth moist soil. Full sun. For shade & allows turf to grow. Showy bark.	N	160cf. 6.5'x6.5', 4'x10', 5'x8'	25' - >
Juglans nigra*	30'-45'	50'-75'	Prefers moist soil, full sun. Good for lawns and wide spaces.	N	140cf. 6'x6, 4'x9', 5'x7'	25' - >
Pinus resinosa*	30'-50'	50'-70'	Full sun. Attractive ornamental bark. Accent tree. Not tolerant of wind or salt.	N	Not for street tree	35' - >
Cercis Canadensis	25'-35'	20'-30'	Small deciduous flowering tree. Lawn tree, specimen, works well in groupings.	Y	120cf. 5.5'x5.5', 4'x8', 5'x6'	15'

\*Native tree to New England

Note: All trees in this list are recommended based on planting zone and appropriate street trees. It is recommended that an arborist will assess the project/site before trees are picked and planted.

Tree Species	Spread	Height	Comments	Overhead Wires	Tree Well	Distance: Building to Road
<i>Amelanchier canadensis</i>	10'-15'	6'-20'	Multi-stemmed, white flowers late March. Nice bark, specimen, & group planting.	Y	100cf. 5'x5', 4'x6'	15'
<i>Tilia cordata</i>	30'-40'	50'-60'	Shade, lawn, and street tree, urban locations, and small plantings.	N	160cf. 6.5'x6.5', 4'x10', 5'x8'	35' - >
<i>Fraxinus americana</i>	40'-60'	60'-70'	Male plants preferred for landscape purposes. Lawn, shade, street tree. Excellent for parks.	N	240cf. 8'x8', 6'x10'	35' ->
<i>Liriodendron tulipifera</i>	40'-60'	60'-90'	Lawn and shade tree. Needs ample space due to very large size. Avoid very dry hot sites	N	Not for street tree	50' - >
<i>Liquidambar styraciflua</i>	40'-60'	60'-80'	Lawn or shade tree for large spaces. Street tree were ample room available. Not to plant near sidewalks or pavement.	N	240cf. 8'x8', 6'x10'	50' - >
<i>Morus rubra</i>	35'-40'	35'-50'	Fruit attracts wildlife. Plant away from walkways and paved areas as fruit can be messy.	N	140cf. 6'x6, 4'x9', 5'x7'	25' - >
<i>Nyssa sylvatica</i>	20'-30'	30'-50'	Specimen, street, or lawn tree. Great fall color.	N	120cf. 5.5'x5.5', 4'x8', 5'x6'	15' - >
<i>Quercus palustris</i>	40'	75'	Specimen, street, or lawn tree. Specimen for its unique branching habit.	N	240cf. 8'x8', 6'x10'	50' - >
<i>Quercus robur</i> 'Fastigiata'	10'-15'	50'-70'	Street tree in narrow spaces.	N	140cf. 6'x6', 4'x9', 5'x7'	25' ->
<i>Quercus shumardii</i>	40'-60'	40'-60'	Street tree if ample room to grow. Specimen tree in parks and lawns.	N	240cf. 8'x8', 6'x10'	35' - >
<i>Ulmus</i> 'Homestead'	20'-30'	40'-60'	Street tree if ample room to grow. Specimen tree in parks and lawns.	N	160cf. 6.5'x6.5', 4'x10', 5'x8'	35' - >
<i>Betula papyrifera</i>	25'-50'	50'-70'	Showy bark on fall color. As a lawn or tree specimen.	N	160cf. 6.5'x6.5', 4'x10', 5'x8'	25' - >
<i>Chionanthus retusus</i>	10'-20'	15'-25'	Specimen tree. Good for urban sites due to pollution tolerance.	Y	140cf. 6'x6', 5'x7', 4'x9'	15' - >
<i>Prunus cerasifera</i>	25'-30'	15'-28'	Cultivate for purple leaf color. Small shade tree. Specimen tree.	Y	140cf. 6'x6', 5'x7', 4'x9'	15' - >

## A-3: Open Space Standards

### Standards for Design of Recreation Trails

- There are some standards for design of recreation trails. In easier urban/rural trail environments, there is a clear minimum width of 48” and the maximum grade allowed is 10% for a distance of 30ft. The class of trail recommended for New Bedford Payne/Cutlery site is Class I trail. In the Class I trail type, the approximate length of trail is from 0 to ¼ mile; rest stop spacing and types (use natural materials whenever possible for benches, shelters, etc) of 100-150ft benches, shelter, interpretation. The width of trail is 1-way is 4ft and 2-way is 6ft. The shoulder of trail is 1 ½ ft; grass; slight slope toward trail. The slope of trail 1:50. The surface of trail should be either concrete or asphalt and the trail edge (rails, curbs, etc) make use natural materials whenever possible; use curbs where necessary for safety and add 3ft high rails for safety or for resting along lineal slope where necessary.
- It is important to provide accessible recreation along trails; these are some guidelines:
- Hard surfaces with proper accessible networks which are next to facilities and structures.
- Provide signage with visual and textural indications.
- Provide accessible routes on all paths leading to destinations.
- Provide accessible seating in outdoor areas of the trail.
- Avoid hazardous elements such as steep slopes, dangerous plants, and heavy vehicular traffic crossing the paths of the trail.
- Provide amenities for wheelchair users along the trail or park.

### General Design Guidelines for Parks

- Small and large loop paths are desired for all people to enjoy.
- If path is narrow there should be enough passing space for two wheelchairs.
- Also provide enough space where wheelchair can park safely without obstructing the path.
- Provide signs in outdoor environments; they must be universally understood.
- Running slopes greater than 1:20 are difficult for people. Ramps should not exceed 8.33% (1:12) for a distance greater than 30ft.
- Pedestrian experiences along parks and trails are important. It is measured in terms of convenience. In addition, there are important factors that suggest how the pedestrian behaves and experiences the park or trail.
- Consider walkway width; a wider walkway implies greater importance). Formality is suggested differently; a curvilinear walkway suggests a more relaxing experience.
- The paving material is also an important factor of experience; for example, high quality expensive materials suggest greater importance.
- Pathways should be accessible to all types of pedestrians and often include emergency vehicles.
- It is important to provide great circulation between natural or cultural amenities. Provide people with spaces where they can sit, congregate, and people watch. Providing different types of stimulus for people will attract more visitors to the park/trail.

## Childcare

- According to the Department of Early Education and Care of Massachusetts, establishments seeking licensure for childcare must comply with the physical activity program. “EEC recognizes the value of children being able to exercise and express themselves outside. Playing outdoors strengthens children’s social, emotional, intellectual and physical well being. Therefore, half day programs must provide physical activity for 30 minutes per day which may occur at different times.” –Department. Of Early Education and Care of MA-
- Full day childcare programs must provide 60 minutes of physical activity per day; it can occur at different times during the day.

## Guidelines of Spatial standards

- When planning exterior spaces, it is important to know how much space is required. More space is needed for outdoor spaces.
- The minimum dimension requirements for a dinning patio it is usually 12’x12’ or 12’x15’. Also with a circulation space around the gathering area, the dimension is 4ft for circulation.
- Another important guideline for the success of the park or trail is the use of spatial dimensions. These exist in order to make rational decisions for the size needed for a trail or park. The following data and graphics illustrate approximate dimensions of the figure in various activities. Calculate the amount of clear space needed to accommodate certain number of people so that the comfort level of users is reasonable.
- Another physical characteristic of pedestrians that is important to know is the range a person would walk comfortably. The average

**Table 1.1 : The following shows spatial dimensions required for various common human activities**

Condition	a	b
Single side	-----	13"
Packed normal	74"	18"
Waiting in line (with gear)	120"	30"
Normal line	84"	21"
Choir	80"	20"
Walking	100"	25"
Striding	138"	35"

**Table 1.2: Pedestrian walkway width and height requirements.**

Type	Width (a)	Clearance (b)
<b>Path</b>		
Small garden	1'-6"	6'-8"
Typical	3'	7'
Preferred	4'	7'
<b>Walk</b>		
Single	3'-4"	7'
Couple min.	5'	7'
Preferred	6'	7'
Four abreast min.	8'	7'
Preferred	9'	8'

range of walking distances in the United States is 700ft or less.

- In addition the cone of vision is an important physical characteristic of a pedestrian. The cones of vision and eye levels are essentials in terms of placement, orientation, and signage; the average adult is 5'-2" standing and sitting is 3'-9".
- Pathway widths are generally a minimum of 4' for public walkways; taking into consideration that 24" of width for each pedestrian is necessary.
- Pedestrian groups typically don't use the entire sidewalk. The edge of a curbed roadway 30" from the street edge is not typically used. At a building façade, 18"-30" of the sidewalk are not used.
- It is also important to take into consideration the presence and placement of walkway features like benches, light poles, garbage receptacles, trees, hydrants, and parking meters.
- To help determine the width of a sidewalk, there is a mathematical calculation that calculates the expected pedestrian volume, acceptable density, and desirable rate of movement.

#### **Pathway Design Calculations:**

$$\text{Pathway Width} = V (M) / S$$

Where V= volume, pedestrians/minute

M= space module, m<sup>2</sup> (ft<sup>2</sup>)/pedestrians

S= Walking speed, m (ft)/minute

## Value of Trees: Urban Forest in the Community

- The urban forest in the community surrounding the Payne/Elco site is very limited. There is a lack of space along sidewalks to plant trees. Often pavement is the material of choice by the City, thinking that it might be easier to maintain. The few trees that are planted in the community are not in ideal locations and need special care. Some trees are planted in limited spaces, often resulting in root-lift of sidewalk pavement.
- Urban forest directly affects quality of life and environments around us, via the ecosystem services and psychosocial restoration they provide.
- Urban trees are very important for every community. They add far more to our quality of life than the effort to maintain them. Some of the values of the urban trees are:
  - Increasing shade.
  - Decreasing storm water run-off.
  - Reduction of CO<sub>2</sub> and other greenhouse gases.
  - Cleaner air.
  - Better water quality.
  - Lower water treatment costs.
  - Stabilized soil.
  - Increasing wildlife habitat.
  - Smog reduction.
  - Trees conserve energy by shading building and alleviating the urban heat island effect.
  - Avoid stormwater engineering/treatments cost and problems.

- Improve human productivity by providing planting for psychological restoration.
- Increasing physical activity, therefore improving human health.
- Provide positive environments for children.
- Slows traffic therefore making neighborhood roads safer.
- Trees also provide many cultural benefits, these include:
  - Increasing real estate values.
  - Enhancing main roads.
  - Adding to the scenic quality for residents and tourists
  - Increasing pedestrians in retail business areas
  - Providing a calming influence and sensation
- In order for the trees to succeed the following guidelines are advised:
  - Allow sufficient space between the road and the building, for appropriate planting and growth of the tree.
  - If there are overhead wires, pick a tree species that is an appropriate height.
  - If the tree is surrounded by impervious surfaces it may not receive sufficient water. Make sure that the tree has proper irrigation.
  - Make sure there is enough space for the canopy to develop.
  - Check what other tree species are nearby.
  - Make sure that tree placement is appropriate for storefronts, bike racks, and other structures.

## Trees and Solar Power

- Trees and solar power are positive additions to the community. There is a premium on real estate sales of houses with photovoltaic panels. Also there is an added value to a well-landscaped community. But combining solar power panels and trees can be a conflict when they are not planted properly.
- Fortunately, there are guidelines so both solar panels and trees can co-exist together and provide maximum benefits.
  - A large tree to the west of the solar power structure has a limited chance of casting a shadow over the solar panels (on average from 9 am to 3 pm).
  - A buffer around solar structures is recommended. Within this buffer, do not plant any trees due to the shadows that they cast. One-story solar structures have a larger solar buffer area because of being so close to the ground. The inner restricted area is 20' from the structure. In addition to the solar buffer area, the tree height within this area is limited to 20' mature height.
  - A two-story solar structure has a much smaller restricted buffer area due to the increased height of the solar panels. Tree height in the restricted buffer area is 20' mature height.
  - Proper shade tree placement is beneficial for rooftops and solar panels. Accordingly, solar companies and arborists are important members of design teams to ensure that architecture, landscape and structures are all well-incorporated and provide maximum results.

## Assisted Living Including Nature and Open spaces

- Assisted living establishments are life-transitioning facilities, which signify major adjustments for older adults. This creates a need for open, natural spaces, in order to ease and make more comfortable their move to these facilities.
- Over the past years facilities such as assisted living establishments have begun to incorporate gardens into their landscapes. Some of these gardens are therapeutic, healing, aromatherapy, meditative gardens, or community gardens, where they can grow their own produce. This can also create an entrepreneur opportunity to sell their produce on the town's local farmers market.
- A number of factors determined the physical design of the garden: type of plants to be grown; size; physical ability of the gardeners; the local climate and soil type also determined whether produce like vegetables and fruits will be planted for in house consumption or selling them at the farmers market, or for both.
- The basic components of a garden to be successful and to have enough district entertainment are:
  - Provide sitting areas near aromatic plants.
  - Shade trees must be planted near sitting areas to provide a comfortable environment for those who desire to admire the garden.
  - Different heights for the planter boxes. This way it maximizes the accessibility and attractiveness of the garden areas. Some of the boxes should be set higher to ease bending and some should be built lower and open at the bottom for wheel chair accessibility.
  - It is important to plant different types of plants that have aromatic scent, colors, and textures will help with sensory skills. They will also provide a pleasant environment.

- The following text from, How Hospital Gardens Help Patients Heal by Deborah Franklin; shows how important gardens and other natural spaces are to help the healing process.

“Dismissed as peripheral to medical treatment for much of the 20th century gardens are back in style and now feature in the design of most new hospitals, according to the American Society of Landscape Architects. In a recent survey of 100 directors and architects of assisted-living residences, 82 percent agreed that “the design of outdoor space should be one of the most important considerations in the design.” But can gardens, in fact, promote healing? It turns out that they often can. Scientist around the world are now digging into the data to find out which features of gardens account for the effect.” ([www.scientificamerican.com/article.cfm?id=nature-that-nurture](http://www.scientificamerican.com/article.cfm?id=nature-that-nurture))



# A-4: Community Workshop Response Summary

July 18, 2013

Payne Cutlery Brownfields Area Wide Planning Community Workshop, NB

## Responses to Introductory Exercises

### Ideas for the 3 locations

These comments were written down by a group of 7-9 young people who came near the end of the workshop. Their ideas for the 3 locations follow:

- Soccer Field
- Park
- Public Pool
- English school for adults
- Police Station
- Clinic/health center
- Walmart
- Amusement Park
- A place where people can have fun with different things to do.

## Written Comments From the Notebooks

### Blue -- Values and Importance

Please let us know what you value and believe is important about the neighborhood. Please share your thoughts in the blue notebook or on a blue Post-it.

- Cultural diversity importance
- Intergenerational programs
- Wellness
- Industrial history
- Riverside Park
- Viable Railroad Siding
- Taber Mill
- Acushnet Ave “Retail District”



## Red – Point of Improvement

Please identify the location in the neighborhood where you believe there is a need for improvement or a problem. Place a red pin at the location of the area needing improvement. Tell us why this place needs improvement or is a problem in the red notebook or on a red Post-it note.

1. Petoreican Tire Property (? Regarding spelling)
2. Lack of Lighting; Run Down Property
3. Remodel commercial buildings



## Green—Change

Imagine that you have a magic wand. What is you wish for the neighborhood? If this is a place-based wish, please insert a green pin at that location. Tell us about your wish in the green notebook or on a green post-it.

- 1. Soccer Field
- 2. Neighborhood Infrastructure Design & Implement
- 3. Nye St and Acushnet Ave Parking Lot
- 4. Nye St and Ashley Boulevard (presume parking lot – same handwriting as comment above)
- 4. Dog Park
- 2. Parking Lot
- 6. Children's Park – Green Space – Garden
- 7. Service the home schooling community.
- ML -- Dog Park. The site has adequate space, established parking and minimal residential noise impact.
- PGM – Food Source. Community Garden. Wellness/ Health/ Park, Bike Path, Playground -- Intergenerational program / Interactions
- JT Welcoming into the City

07.18.13

## Exercise Reporting Notes

### **GROUP 1 (Portuguese group)**

- need better roads and sidewalks
- turn buildings into housing or businesses
- neighborhood needs an organic food store
- need more landscape – beautify the neighborhood

### **GROUP 2**

- hydroponic green houses
- places to generate income are needed (businesses, attractions)
- need to attract people with a higher income to support local economy
- need more off-street parking
- roads and sidewalks need improvement – need to take care of the basics
- many car accidents here – wild west feel contributes to fast driving
- neighborhood is filthy, need to take care of trash / litter etc
- need a park for kids with a water feature

- need a structured facility for kids / teens (ie a ymca or youth center)

### **GROUP 3**

- Good that there is lots of housing but also bad
- absentee landlords a problem
- this group thought there needed to be more affordable housing
- need more businesses. Less high-tech jobs, more blue collar jobs
- more parking for businesses
- sidewalks need improvements
- roads need improvements
- need more off-street parking
- need trees of appropriate size that do not break the sidewalks
- need pocket parks
- elderly in their homes that care for it
- have some home owners that take care of their homes
- good people = there are people that help out by shoveling etc in winter.
- lots of litter, need better cleanliness

Elco Payne

- light retail
- bring in jobs
- possible community center, rec field, dog park
- park for elderly – sit & relax

Dawson

- good spot for solar panels, small business, dog park off st parking

Phillips

- daycare
- afterschool
- homeless housing
- place for children

#### **GROUP 4**

- good sense of community. Friendly people.
- Some bad situations (absentee landlords)
- Most people maintain property well. Pride in homes.
- parking is issue: shortage of onstreet parking.

- Short term parking for certain services would help to allow people to frequent their businesses. Parking problems in winter are even greater

Open spaces:

- Riverside park is separated from the community. Need something in the community.
- Still need soccer fields
- Need a place for all ages from teens to the elderly
- good diversity of businesses

#### **GROUP 5 (Spanish)**

- need more stores
- places to walk
- police station
- medical center
- classes
- want to see housing better used, want it cleaner
- want to see more security in this area
- more jobs are needed for the whole community
- want to see food trucks around here; these are an option for a small business

- streetscape is not safe or nice
- sewer needs cleaning
- need better bus service; need Sunday service – can't take family out
- greenhouse is a great idea. Community greenhouse?
- A food market is needed
- A 'space for cooling' is needed in the summer (community center, fountain, pool)
- hard to feel safe on streets – need better lighting
- a health center is needed
- a community center or police station is needed
- want a place for evening classes (like a community center) where they can get ESL classes

#### **Phillips School**

- community center with classes
- a commercial kitchen

#### **Elco**

- open air stadium w bleachers
- soccer field – with lockers for equipment or items during game

- skateboard park
- recreational fields

#### **Dawson**

- question about odors w the recycling center next to it
- could this be more a solar area or something else
- something here that is not going to be a disruption for the population

#### **GROUP 6 (mix of residents owner and employee)**

- discussion centered on quality of life
- improve the look of the place to make it attractive
- safety is an issue, need a greater police presence to feel safe walking around
- everyone appreciates the diversity
- want to build on 'assets'
- Parking is an issue
- Emphasis on beautifying the area

### Phillips

- affordable senior housing
- cultural community center or a museum to support the neighborhood diversity



### Payne/ Elco

- needs to be intergenerational / multipurpose
- seniors can gather; create things to keep them active
- seniors/ kids interact?
- water feature for kids to play
- possible solar component on part of this site?



### Dawson

- target job creation w a business here
- microbrewery on site? Would help attract people to the area
- possible community cultural center spot



Photos from the Community Ideas Workshop, July 18, 2013.

## About the McCabe Enterprises Team

McCabe Enterprises provides strategic solutions in public financing, community planning and economic development to public and private sector clients with innovative and award-winning work. A wholly woman-owned consulting firm founded by Kathleen McCabe, AICP, EDP to work with clients to develop customized solutions addressing the unique needs of each client and community. Our approach encompasses planning and economic analysis, financing, community consultation, with a focus on implementation and community engagement. Our work includes market analysis, feasibility studies, downtown revitalization, public funding, urban renewal, neighborhood planning, industrial retention brownfields re-use planning and redevelopment.

McCabe Enterprises can be reached at [mccabe@plan-do.com](mailto:mccabe@plan-do.com) or 617 469-9444.

McCabe Enterprises team members on the Payne Cutlery Brownfields Area Wide Planning project include **Kathleen McCabe, AICP, EDP** and:

**Jennifer Mecca, Architect** is an experienced urban designer with downtown, neighborhood revitalization and redevelopment projects, including work with Boston Main Streets, Waterfront Square in Revere, and Brockton development planning. She brings a breadth of redevelopment experience to enable communities to understand proposed redevelopment projects and their impacts.

**John Shevlin, PE and Brandon Blanchard, PE of Pare Corporation**, which is a multidisciplinary firm of engineers, environmental and wetland scientists, GIS specialists, CAD technicians addressing traditional engineering – transportation, utilities and site design, as well as sustainable and low-impact development, smart growth, and LEED documentation for “Green” building certification.

**Jeanne M. Lukenda, ASLA, and Carolina Carvajal, Landscape Architect of Carol R Johnson Associates**, an award-winning landscape architectural design and environmental planning firm. CRJA has developed a reputation for excellence in the design of both natural and urban environments. CRJA’s design approach integrates natural systems with built features, achieving high quality, cost-effective solutions.

**Paul Lukez, FAIA and LEED AP and Chris Zarek, Assoc. AIA, of Paul Lukez Architecture**, which was founded with the mission to transform environments into sustainable and poetic places. The firm is committed to incorporating research and fact-based frameworks to inform the design, land use and the development planning process and evaluation of alternative scenarios.

**Beverly Kunze Photography** provided the photographs of community meetings and many of the Payne Cutlery neighborhood photographs.



PAUL LUKEZ ARCHITECTURE





Payne-Cutlery  
New Bedford Brownfields  
Area-wide Plan



**City of New Bedford** | Jon Mitchell, Mayor

**McCabe Enterprises Team:**

McCabe Enterprises | Pare Corporation | Paul Lukez Architects | Carol R Johnson Associates