



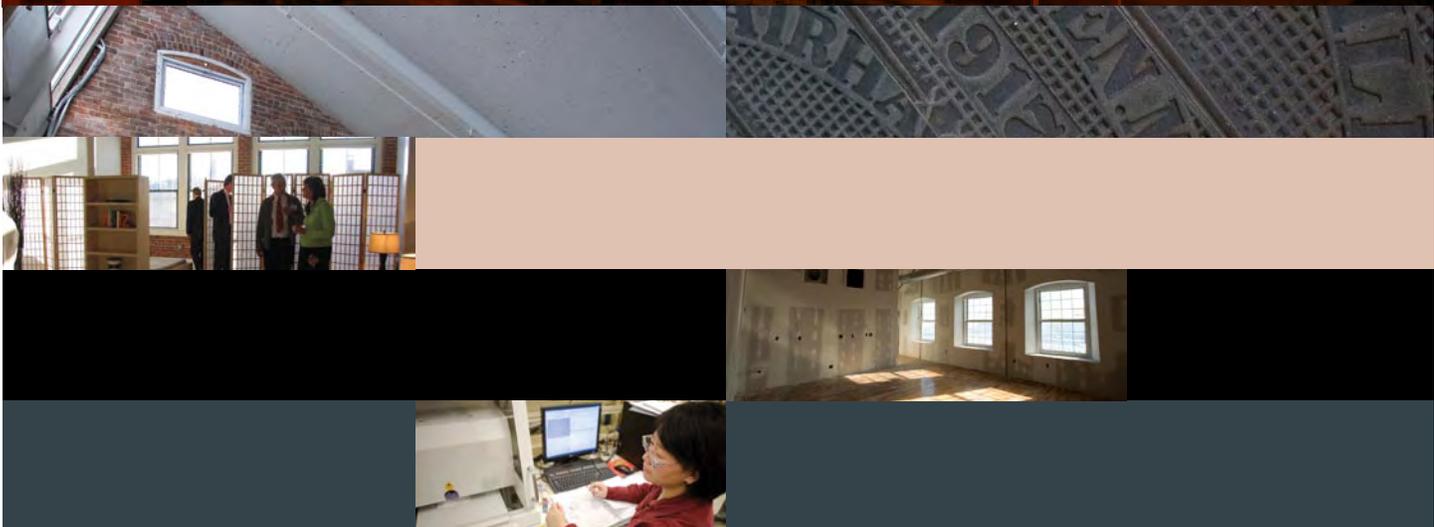
City of New Bedford Historic Mill Inventory 2008



New Bedford Economic
Development Council



Mayor Scott W. Lang



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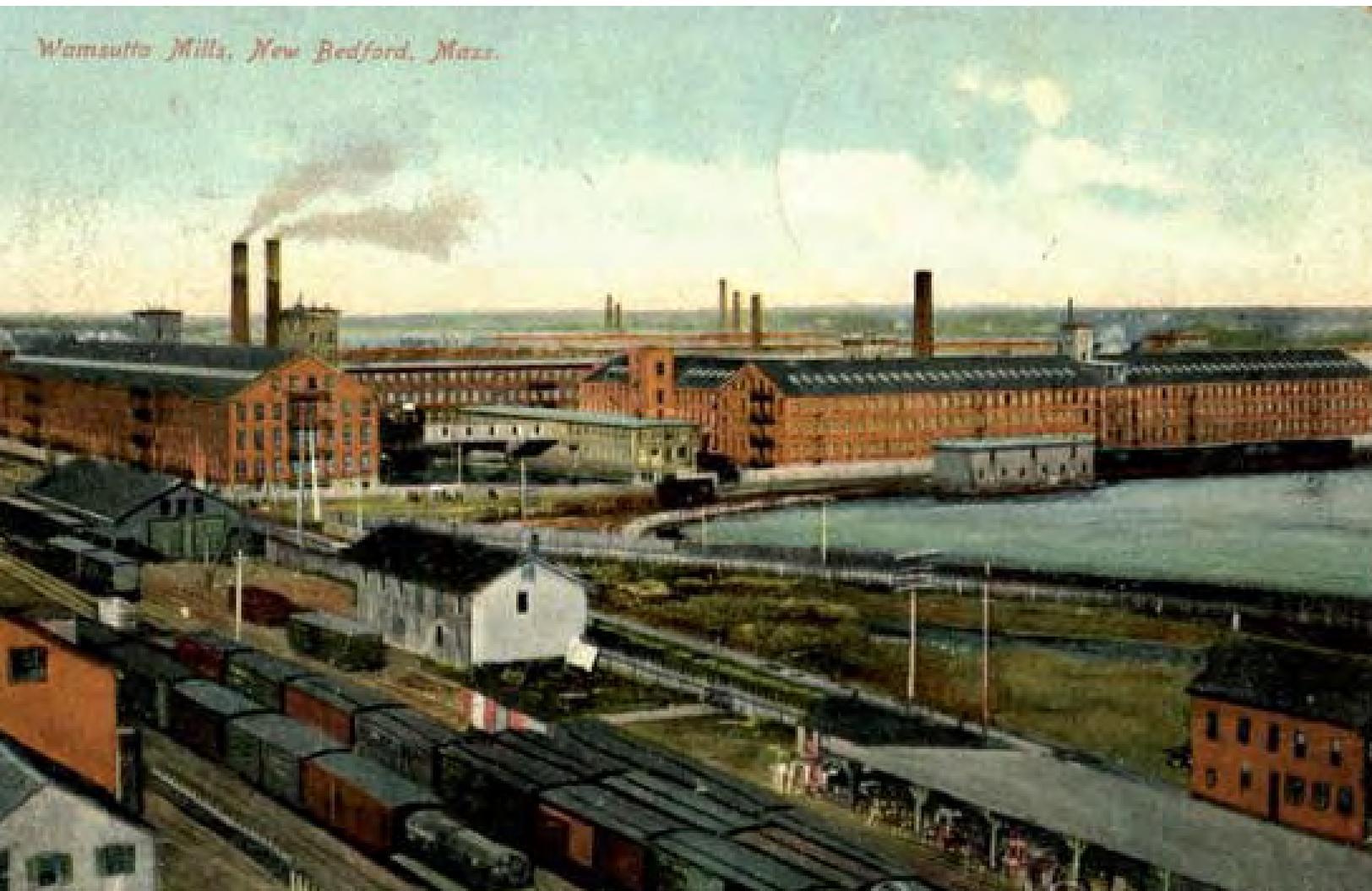
MASSACHUSETTS HISTORICAL COMMISSION

- BRONA SIMON

WATERFRONT HISTORIC AREA LEAGUE (WHALE)

- LISA SUGHRUE

MEDIUMSTUDIO



“As for really new ideas of any kind—no matter how ultimately profitable or otherwise successful some of them might prove to be—there is no leeway for such chancy trial, error and experimentation in the high-overhead economy of new construction. Old ideas can sometimes use new buildings. New ideas must use old buildings.”

~JANE JACOBS, The Death and Life of Great American Cities - 1961

27384 - Wamsutta Mills, New Bedford, Mass.

1. Executive Summary

Inventories can be a valuable development and preservation tool for vacant or underutilized industrial buildings, revealing potential development opportunities, attracting attention to targeted properties for reuse, and highlighting successfully completed projects.

The two main objectives of this mill inventory are to:

1. Identify mill sites that will provide the greatest redevelopment opportunities that are consistent with the city's economic development strategies, infrastructure needs, environmental and land use planning requirements.
2. Identify mill structures that possess significant architectural or historical value and therefore reflect the unique character and identity of the community.

101 mill sites and structures were surveyed as part of this inventory, and while several stand as individual structures, most are clustered together, remnants of the great complexes that once employed thousands of New Bedford textile workers.

Mill spaces offer attractive spaces and use potential to emerging economic sectors and provide excellent

opportunities for business relocation, growth, and development. This inventory is part of an overall strategy to proactively position New Bedford for future growth and development and is intended to be used as a tool to identify the opportunities that exist to redevelop underutilized industrial buildings for commercial, residential, and mixed-use projects.

The key findings of this inventory illustrate that there is significant sustainable development potential for many historic mill structures with existing infrastructure in place. One third of the mills surveyed have high economic development potential and it is recommended that these mills be specifically targeted for redevelopment. The majority of these mills are located in the Hicks/Logan/Sawyer Growth Initiatives District and the Upper Harbor Redevelopment District, as indicated in the mapping incorporated in this report.

In May 2008, Governor Deval Patrick designated The Hicks/Logan/Sawyer (HLS) area as the state's first Growth Initiatives District. The HLS District was identified as a promising location for growth due to its many assets, such as its geographic location on the harbor, nearby intermodal transit options, waterfront public access opportunities and its significant collection of historic mills.



The City of New Bedford, MassDevelopment, and the New Bedford Economic Development Council (NBEDC) have partnered together to undertake a comprehensive and community based planning effort concentrated on the Upper Harbor. This area, designated as the Upper Harbor Development District, will focus on how the district's key assets: the river, historic mills, and adjacent neighborhoods, can be linked together for sustainable and responsible economic and community growth.

Within the Upper Harbor and HLS districts, the state is partnering with local government and the private sector in supporting economic development. Expedited permitting, site preparation, infrastructure improvements and marketing will be directed to these two districts. Identifying the mills within these districts that will be compatible to future development is an important local step in the city's intention to generate economic revitalization while retaining its unique and valuable historic character.

The inventory also identifies that approximately one third of the 101 mills surveyed are not likely to experience significant redevelopment. Generally, the mills identified

as not possessing meaningful development potential are not clustered, but are located singularly and do not have assets such as water views, accessible transit orientation or architectural significance. Selective demolition and sensitive infill construction as part of redevelopment is the recommended approach for these properties. Although adaptive reuse is generally considered the preferred development approach, selective demolition of non-significant structures can also be a tool of site redevelopment where adaptive reuse is not likely.

Due to New Bedford's sheer quantity of mill structures still standing from the textile era, the opportunities for adaptive reuse projects using historically significant mill structures are abundant. These opportunities are generally concentrated in the upper harbor and Hicks-Logan areas.

It is intended that this inventory serve as an instrument to determine which industrial mill properties will be considered vital in their contribution to the City's strategy for urban revitalization and long-term sustainable development.



27384 - Wamsutta Mills, New Bedford, Mass.

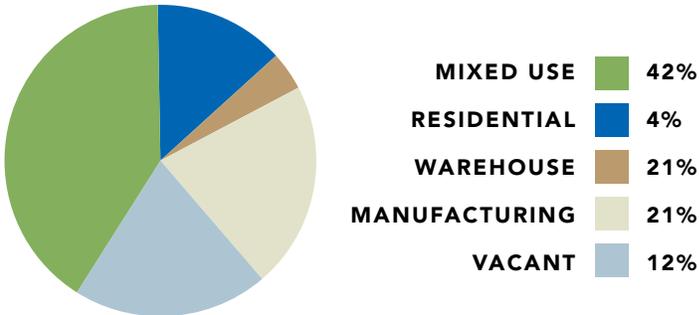
2. Key Findings

USES

- 101 mill structures with approximately 12 million square feet of mill space were surveyed with a total assessed real estate value of \$104 million. The sizes of the mill structures ranged from 1,900 square feet to 686,164 square feet. The average mill size was 121,000 square feet.
- 86% of the city’s mill structures are occupied, although a substantial portion of the occupied space is used as warehousing and storage. Due to constantly changing market conditions, a non-quantifiable amount of space is available for rent or lease at any one time.
- 14% of the mill structures surveyed are entirely vacant.
- 3% of the mills that are entirely vacant have been permitted for residential use that is currently under development with occupancy expected within a year.
- Several mills have been fully adapted to residential use: Taber Mills, Whaler’s Cove, Whaler’s Place, and the Ropeworks.
- Residential use constitutes 4% of the citywide mill square footage. Another 7% of mill space has currently been permitted for residential use, with renovation projects planned or underway at the time of this report.

- The significant majority of New Bedford’s mills were built for textile manufacturing purposes. Over time these structures have been adapted for diverse uses ranging from recreational uses such as indoor soccer fields and batting cages to more traditional manufacturing uses. Currently 21% of the city’s mill space is dedicated solely to manufacturing as its primary use. Although difficult to quantify due to changing market conditions, approximately 40% of floor space has been divided to accommodate small businesses, artist studios and workspaces.
- Two individual property owners own a combined 10% of all of the inventoried mill space.

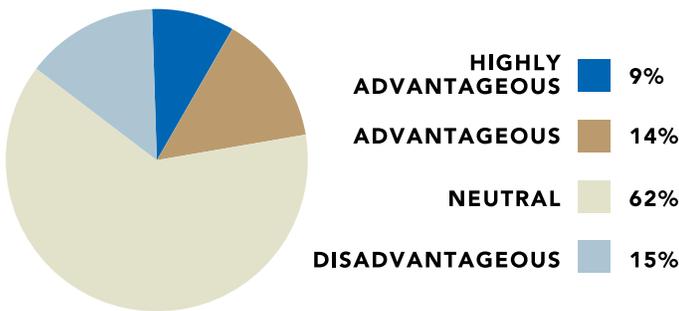
MILL USES BY SQUARE FOOTAGE



SITE & STRUCTURE CONDITIONS

- 23% of mills surveyed are in good to excellent physical condition and/or possess significant architectural features.
- 15% of mills surveyed are in poor condition.
- The average construction date of the surveyed mills is 1911 and the average physical condition of the structures is considered to be in “good” condition.
- There are several mill sites that have activity and use limitations due to existing environmental conditions, however the overall environmental condition of the mill sites surveyed is considered to be in “good” condition.

SITE & STRUCTURE CONDITIONS SCORE



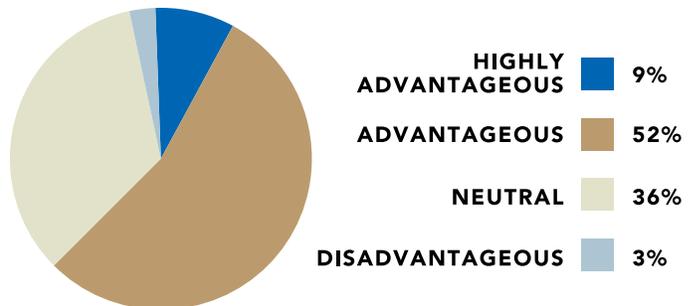
REDEVELOPMENT POTENTIAL

- 23 mill properties are located within the Upper Harbor Redevelopment District.
- 17 mill properties are located within the Hicks/Logan/Sawyer Master Plan District and the HLS Growth Initiatives District.
- 35 mill properties abut water’s edge, while 44 have actual water views.
- 62% of the inventoried mills were determined to have good to high redevelopment potential.
- 36% of the inventoried mills were determined to have average to good redevelopment potential.
- 33% of surveyed mills have high economic development potential and are recommended for

targeted redevelopment. The majority of these mills are located in the HLS Growth Initiatives District and the Upper Harbor Development District (refer to mapping).

- 30% of surveyed mills are not likely to experience significant redevelopment. Selective demolition and sensitive infill construction as part of redevelopment is the recommended approach for these properties.

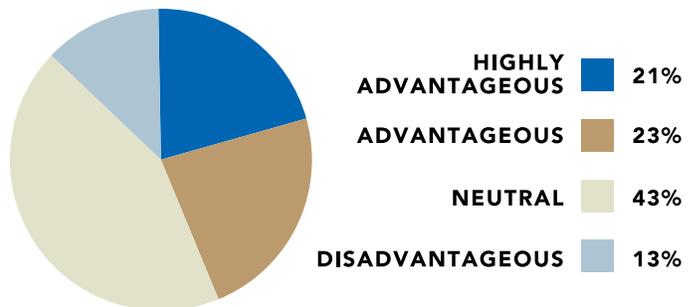
REDEVELOPMENT POTENTIAL SCORE



HISTORICAL SIGNIFICANCE

- Rehabilitation projects that are receiving historic preservation tax credits are currently valued at \$100 million.
- Historic Preservation as a criterion was based on the historical or architectural significance of a property. 44% of mills are considered to have high or very high historical or architectural significance.

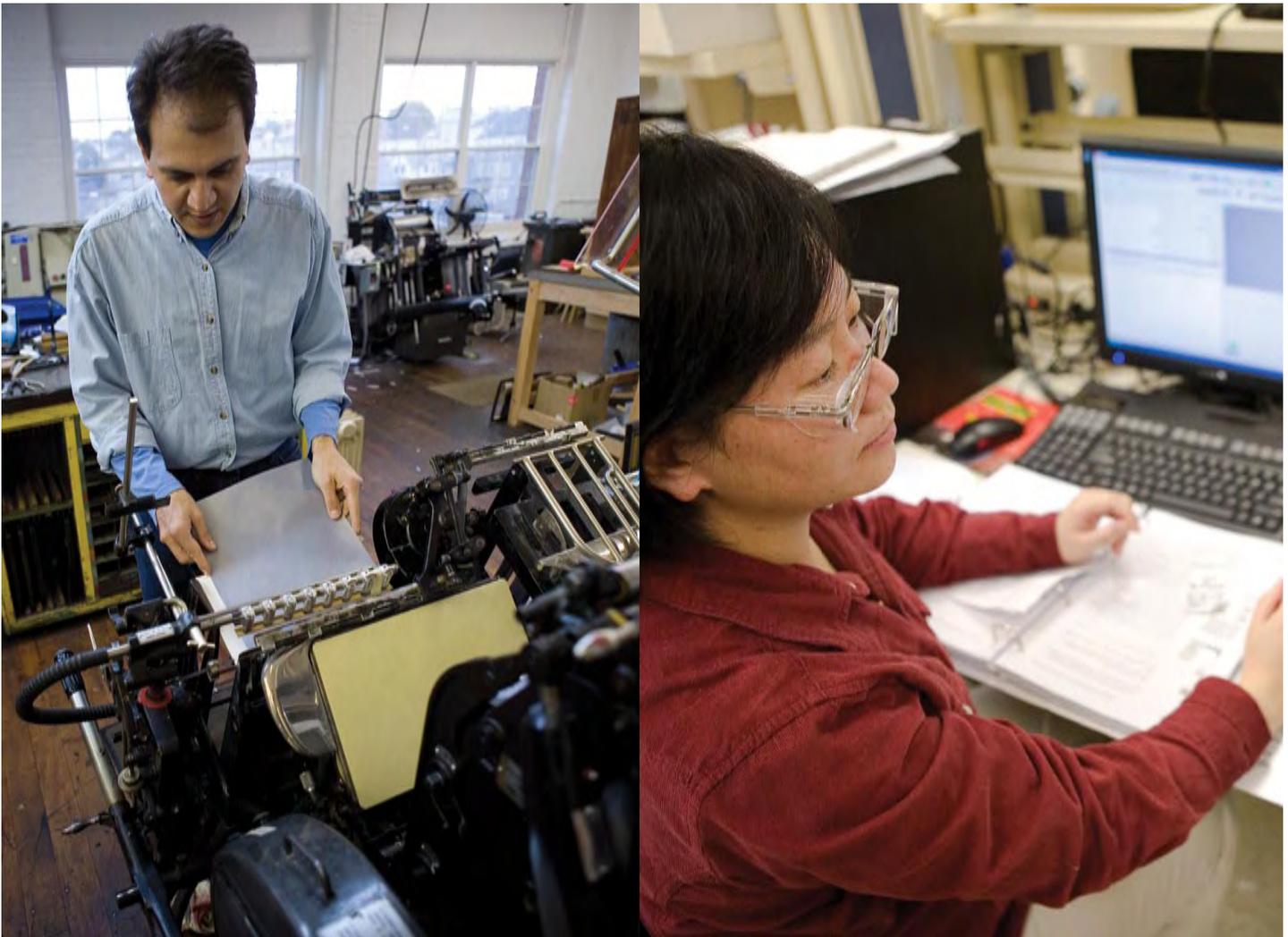
HISTORICAL SIGNIFICANCE SCORE



RECOMMENDATIONS

- Providing historic, current and potential employment counts was beyond the scope of this inventory. A complete analysis of historic and current employment and job creation potential in relation to available square footage is recommended as an addendum to this report.
- Currently there exists a duplicative review process for projects within the Mill Overlay Districts that includes full site plan review by the Planning Board paralleled with the Special Permitting process by the Zoning Board of Appeals. The application materials and

review procedures are nearly identical; both require a public hearing and full departmental review of all project technical documents. It is recommended that in an effort to streamline and expedite the permitting process for projects in the Mill Overlay Districts that these reviews be combined into a single review process administered by the Planning Board, with an appeal process with the Zoning Board of Appeals if required.





3. Background

HISTORY

New Bedford's history is closely associated with its affiliation as the "whaling capital of the world." However with the decline of whaling in the 1880s, profits from the whaling industry were used to finance the cotton textile industry that had already established itself in places like Lowell and Pawtucket. As the labor-intensive textile industry expanded, New Bedford's population increased dramatically as thousands of immigrants came to work in the mills. At the end of the 19th century New Bedford became one of the largest producers of cotton yarns and textiles in the country and experienced the largest growth of any city on the east coast.

Textile's bulking brick mill complexes were built along the waterfront on the relatively cheap wetlands north and south of the central business district, and also at the head of Clarks Cove. The Municipal Water Works, which opened in New Bedford in 1869, insured a good supply of water and made expansion of the textile industry possible. By 1900, the sewer system in New Bedford had been extended north, west, and south of the original system.

The establishment of a horse-drawn street railway in 1872 was followed by the improvement and construction of roadways throughout the city. The horse-drawn cars were replaced with electric cars in 1890 and new streets were laid out to keep up with the demand for housing. The north

and south ends of the city became densely populated almost overnight as mill owners built villages of mill-owned tenements for its workers surrounding their mills (Heath, 2001).

The Wamsutta Mill was the first cotton textile mill established in 1847 on Front Street, just north of the central part of the city. New Bedford's second textile mill, built in 1871, was the Potomska Mill located in the southern part of the city. At the end of the 19th century, textile mill construction moved northward along the Acushnet River. The Coggeshall Street Bridge was built in 1892 and development began to expand into this area. A wall of mills was built upon the Acushnet River along Belleville and Riverside Avenues. Several mills were also built west of the river at the turn of the century.

In the early 1920's, at the height of prosperity, there were twenty-eight cotton establishments, operating seventy mills and employing 41,380 workers. At this time one out of every two people were employed in a mill and immigrants held nine out of ten of these jobs. A newly industrialized city transformed the once pastoral farmlands of the north and south ends into a landscape of densely packed worker housing adjacent to textile mills (Heath, 2001).

LOCATION

One hundred and one mill buildings were surveyed as part of this inventory, although several other smaller mill buildings currently exist in the city. While several stand as individual structures, most are clustered, remnants of the great complexes that once employed thousands of workers. The majority of New Bedford's mills are situated along its waterways. Clusters of mills are located close to the outer harbor, Clark's Cove or the upper harbor of the Acushnet River. The water views that many of these mills offer along with their proximity to the water's edge can be considered a significant asset for new mixed-use development. Historically 2-3 decker housing was purposefully developed within walking distance of the mills for the textile workers, and as such many of the current mills are adjacent to dense residential neighborhoods and along main thoroughfares. Mill clusters in the north and south ends of the city also have good highway access and visibility.

ADAPTIVE REUSE OF INDUSTRIAL MILL BUILDINGS

Over the last century industry has shifted globally and textile and other manufacturing industries no longer dominate the local economic landscape. In the mid 20th century as the textile industry moved to other regions and countries, the city found other uses for its mill buildings.

Electronic circuitry production, needle trade and other types of manufacturing reclaimed these industrial buildings, and kept their industrial use intact. Manufacturers such as Cornell Dubilier, Aerovox, Cliftex and Chamberlain are examples of the types of businesses that recognized the value of the city's vast supply of mill space. These companies initiated the first instance of adaptive reuse of the city's industrial mill building that thrived until the 1980s.

In the recent past, unconverted mill spaces were commonly



housing a wide variety of uses such as light manufacturing, small businesses, professional offices and residential use. While these activities are still in existence, currently, sectors of the creative workforce such as artists, furniture builders and graphic screen-printers have begun to adapt these structures for their needs.

Since 2000, the trend for redevelopment and adaptive reuse of the city's larger mills has been concentrated in the area of residential living, whether it is affordable senior/assisted living housing, market rate housing, or artist live-work space.

The redevelopment and adaptive reuse of historic industrial mills into functional space that can house multiple uses and tenants is often challenging. Despite the complexities, rehabilitating historic industrial neighborhoods and structures is at the forefront of contemporary urban development in the United States.

The benefits of adapting industrial mill structures into productive use are compelling and projects in all regions of the country have resulted in:

- New job creation
- Unique space that is attractive to emerging business sectors
- Increased tax revenue
- Catalysts for investment in adjacent areas
- Development adhering to smart growth initiatives.
- Improvements in the environmental quality of the site and adjacent waterways
- Removal of blight from the neighborhoods
- Improvement to scenic vistas and waterfront access
- Retention of a community's unique heritage and culture (Smart Growth/Smart Energy Toolkit 2008)

Utilizing the city's vast inventory of industrial mill buildings as part of a comprehensive revitalization strategy can serve to preserve and maintain the unique historic industrial character of New Bedford. Perhaps more importantly, successful adaptive reuse projects often serve as catalysts for job creation, heritage tourism, and stronger and safer neighborhoods.

ENVIRONMENTAL CHALLENGES AND LIMITATIONS

Decades of industrial activity have left many of New Bedford's mill properties with hazardous materials in soils or within the structures themselves and the location of contaminants and hazardous materials in historic industrial buildings can be predicted to some degree by their previous uses. The interiors of most historic industrial buildings will commonly contain asbestos, lead based paint, and other heavy metals.

Although beyond the scope of this inventory, environmental assessments should be conducted for each individual property prior to redevelopment. The level of assessment and mitigation is generally dependent on the specific conditions of each site, and the type of redevelopment proposed.

The presence of contaminants may be perceived as a potential challenge, however numerous successful mill redevelopments throughout the region and in New Bedford exist on what were previously documented Brownfield sites.

DESIGN CHALLENGES

New Bedford's industrial complexes and buildings are impressive architecturally, both in their massive scale and restrained ornamentation. Constructed primarily of brick and mortar, they were built with practicality, production and efficiency in mind.

As a result of their lack of famous associations and their functional design, during the past decades most of New Bedford's industrial buildings have been overlooked as historic resources, unlike the whaling era mansions early preservationists valued for their associations with famous individuals and a romanticized whaling industry.

Incorporating new uses within historic textile mill structures can be complex. For example, the column spacing of many mills constructed in the late nineteenth century are arranged for the placement and weight of looms, creating space challenges for many new industrial uses. Also, the large window openings of many mill buildings were altered in the 1950s when windows were bricked in and air conditioning installed in an effort to control separation and shrinkage of textile thread due to humidity and dryness.

Despite the spatial and structural conditions, historic mill buildings are highly adaptable and past projects have proven there are many design opportunities associated with their adaptive reuse. These structures offer short framing spans, masonry construction, architectural detailing, large windows, and high ceilings. Rehabilitation projects, such as the Howland Mills in New Bedford's south end, often boast naturally lit interiors with unique architectural features.

Overall, the vernacular craftsmanship of historic industrial buildings is of a high quality and due to the large machinery in the buildings, the floors were designed to withhold loads of up to 200 pounds per square foot. In many cases brick wall and wood flooring are exposed, which often becomes a key component of the design aesthetic of new adaptive reuse projects.

While rehabilitating these mill structures often presents challenges, there are many examples in New Bedford and throughout the region of successful adaptive reuse projects. These projects are marketable historic resources that utilize historic structures and authentic materials in a manner that add measurable value to the final product.

ECONOMIC VIABILITY

Throughout the United States, the preservation and redevelopment of historic mills has proven to be an economic stimulus for redevelopment in urban centers. In the northeast specifically cities such as Lowell, Providence, North Adams, and New Bedford are home to many successful adaptive reuse projects focused on textile mills.

As an example, Struever Bros. Eccles & Rouse Inc., leaders in the redevelopment and revitalization of urban areas, undertook the restoration of the Rising Sun Mills in Providence, RI. This project includes 175 acres connecting Providence Place Mall to Olneyville Square, of which there is 80 acres of new green space, a 73 acre riverfront park, two new business parks, 2.2 million square feet of office space, 400,000 square feet of retail space, more than 600 residential units, over 2,000 new residents and \$20 million in new taxes and 10,000 new jobs expected (NALGEP; Smart Growth Institute, 2004).

In New Bedford, although on a smaller scale, the renovation of the Ropeworks building on Sawyer Street into an artist condominium live/work space has resulted in attracting new creative residents to the city, but more importantly has increased the property value from \$274,600 to \$2,720,600. This increase in value generates current tax revenue of \$28,700, an increase of 4 times the tax revenue prior to its rehabilitation.

Other recent examples in New Bedford include Whaler's Place and Whaler's Cove. The combined increase in value of these projects generates current tax revenue of \$89,112 dollars, an increase of 4 times the tax revenue prior to the completion of the rehabilitation projects.

Financial incentives are frequently required to redevelop industrial buildings, many of which have sat vacant or underutilized for several decades. Since adaptive reuse projects often acts as catalysts for future redevelopment—encouraging both financial and social investment—there is an incentive for state and local governments to provide incentives such projects.

Incentive programs that are typically used for mill conversion projects include:

- Federal Historic Preservation Tax Credit Program
- State Historic Rehabilitation Tax Credit Program
- Low-Income Housing Tax Credit Program
- New Market Tax Credit Program
- Tax Increment Financing (state & local)
- HOME funding
- CDBG funding

In addition to these programs state grant sources are also available for related infrastructure improvements associated with the new development. The Public Works Economic Development grant and the Massachusetts Opportunity Relocation and Expansion Jobs Capitol program are two examples.

Financial incentives are a wise financial investment for a community because industrial mill rehabilitation produces sizable property-tax revenue for its own building, increases the values of neighboring properties and acts as a catalyst for new growth and investment for the city.



4. Methodology

BACKGROUND RESEARCH

Local and state repositories containing materials pertinent to the project were searched to identify existing documentary resources. A survey of New Bedford Mills completed in 1977 by the New Bedford Office of Historic Preservation served as a primary source of information for the survey update. Copies of historic maps were collected and reviewed to provide information about development patterns and aid in locating and identifying buildings for survey. Other sources of preliminary information included Sanborn Fire Insurance Atlases, Assessor's field cards and tax records.

RECONNAISSANCE SURVEY

Geographical Information Systems (GIS) mapping showing property location was utilized along with aerial maps. These items were used in the identification of industrial resources in the field.

During this phase, a database was created to input both field and research data. Information entered into this database was used to prepare the final survey documentation.

FIELD WORK

A field survey was conducted from October 2007 through January 2008. The baseline level of information gathered during the survey included locating each property on a base map (current city plat maps), recording an address and estimated or exact date of construction, and black and white photographs.

Additional data collected on each property included property ownership, estimates of gross and rentable space, site and structure conditions, occupancy, current use, and identification as to whether specific sites are located within other existing local and National Register historic districts, planning and reinvestment districts, greenways projects, etc.

RESEARCH

This research includes site-specific research into the history of individual properties. The research focused on obtaining relevant information to establish the historic significance of selected properties. Among the sources consulted for historical information were published local sources, historical maps, and historic inventory forms.

Environmental Assessment was obtained from the Massachusetts Department of Environmental Protection (Mass DEP). Information gathered from the Mass DEP online database provided information on releases, clean up activity as well as Activity and Use Limitations. The information from the fieldwork and research was incorporated into the survey data sheet prepared for each property.

CRITERIA

To evaluate the development potential of each property, a set criteria was prepared and three categories were given consideration. The three categories examined the Economic Development Potential of each property, the existing Site and Structure Conditions, as well as Historic Significance. Each of these categories has a set of ranked criteria utilized to determine value. The criteria is as follows:

Economic Development Potential

- Potential for Redevelopment to determine the extent at which the property is currently being utilized and its potential for reuse based on its proximity to other development, and its location in relation to current planning districts, such as the Hicks-Logan-Sawyer District and the Upper Harbor Redevelopment District.
- Transportation/Access/Intermodal examined proximity to highways, main arterial thoroughfares, potential passenger and freight train locations, as well as pedestrian access.
- Neighborhood Job Development considered the impact of redevelopment regarding job creation for New Bedford residents.
- Site Visibility/Location appraised the value of location, visibility of the property, and views from the property.

Site and Structure Condition

- Environmental Conditions were researched to establish whether environmental assessments had been conducted and if there were use or activity limitations on properties.
- Physical Condition Assessed for exterior only. Masonry and mortar, roof and window conditions were assessed.
- Special Exterior Features were taken into consideration such as the existence of loading

docks, significant or detailed architecture, and windows with special views.

- Special Interior Features were taken into consideration such as the existence of elevators, sprinkler systems, upgraded mechanical systems, technology access, and available finished leasable space.
- Special Site Features considered location, viewsheds, and parking availability.
- Existing Public Safety Issues appraised vacancy, blight, and security.

Historic Significance

- Based on whether the property was located within or adjacent to a Historic District, whether it had architectural significance or had an important historical association.

SCORING

A matrix table was used as an evaluation tool to rate and compare the multiple criteria. The three categories were assigned weighting factors based on the importance of each category and their relationship to each other.

- Economic Development Potential was assigned a weight factor of 5.
- Site and Structure Condition was assigned a weight factor of 3.
- Historical Significance was assigned a weight factor of 2.

The criteria used to evaluate the three categories were assigned a ranking of 1-5.

- 1 qualified as a Highly Disadvantageous Ranking
- 2 qualified as a Disadvantageous Ranking
- 3 qualified as a Neutral Ranking
- 4 qualified as an Advantageous Ranking
- 5 qualified as a Highly Advantageous Ranking

Within the matrix the individual property's total value could range from the lowest score of 40 to the highest score of 200.

The three category sub scores were extrapolated to demonstrate the distinct values that exist for Economic Development Potential, Site and Structure Conditions, and Historic Significance.

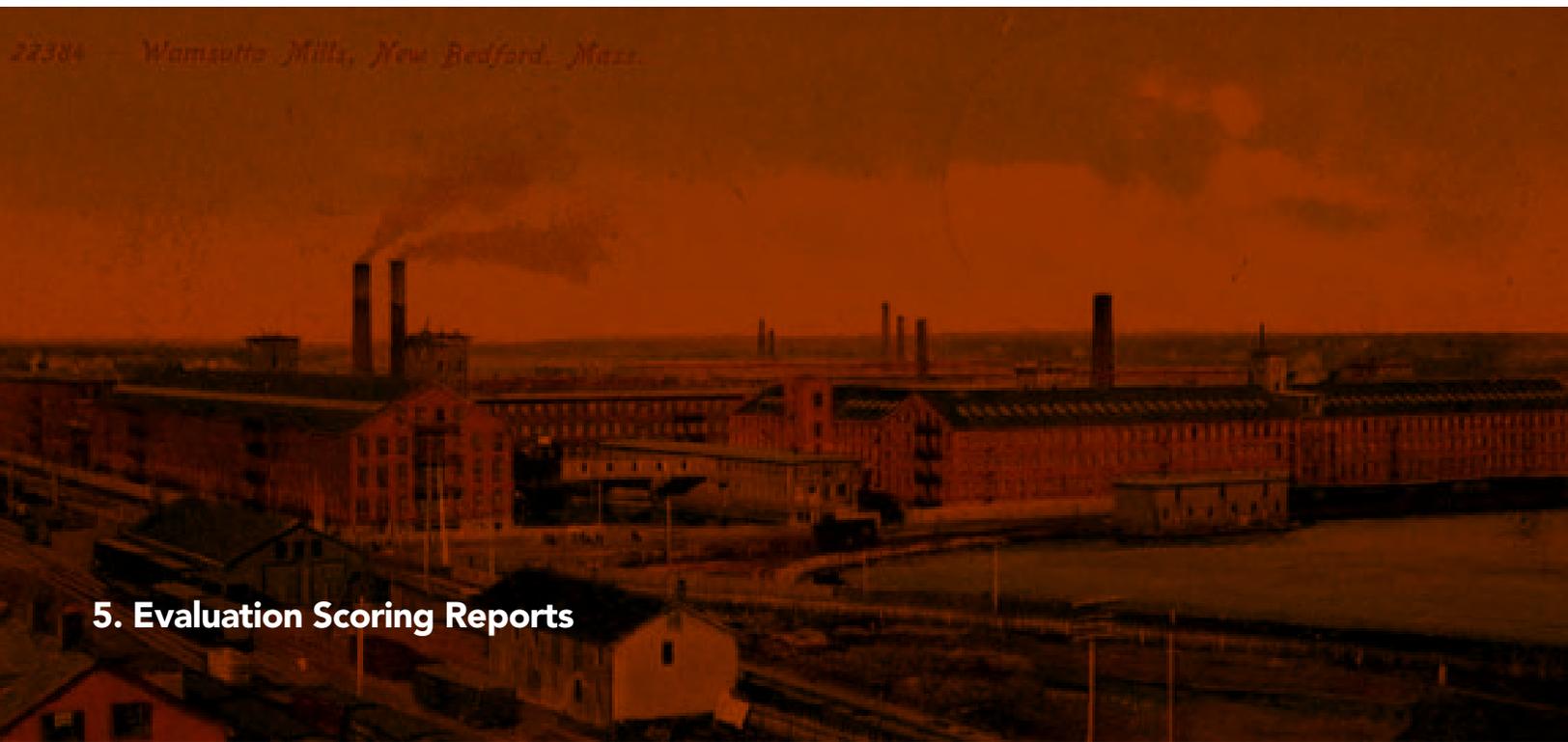
FINAL WORK PRODUCTS

The final phase of the survey process involved preparing the final forms for each resource and producing the survey report. Included within the report are the following:

- data sheets with a color photograph of each property;
- a set of current city plat maps with each property identified;
- a summary list of inventoried resources;
- evaluation reports.

This report also includes information provided by the New Bedford Economic Development Council on the various incentives available for redevelopment projects. Information contained in this report is intended to be used to guide future planning and development strategies specific to mill structures and sites. The inventory report is intended to assist developers in working with city, state, and federal government offices to develop, evaluate and approve appropriate redevelopment projects.





27384 - Wamsutta Mills, New Bedford, Mass.

5. Evaluation Scoring Reports

Total Score Report

Economic Development Potential Scoring Report

Economic Development Potential Map

Site and Structure Conditions Scoring Report

Historic Significance Scoring Report

Total Score Report

LOCATION: ECONOMIC DEVELOPMENT SCORE:

HIGHLY ADVANTAGEOUS

123 Sawyer St	200
56-90 Riverside Ave	190
114 Riverside Ave	190
800 Acushnet Ave (1)	189
800 Acushnet Ave (2)	189
22 Logan St	185
620 Belleville Ave	184
651 Orchard St	182
615-689 Belleville Ave	181

ADVANTAGEOUS

1129 County St	174
1 Coffin Ave	172
627 Tarkiln Hill Rd (1)	172
1 Wamsutta St	171
48 Wamsutta St	170
627 Tarkiln Hill Rd (2)	170
627 Tarkiln Hill Rd (5)	170
11 Cove St	169
19 Hathaway Rd	169
2301 Purchase St	169
94 Kilburn St	167
10 Manomet St	166
19 Coffin Ave	166
21 Cove St	166
95-127 W Rodney French Blvd	166
1147 County St	166
ES Riverside Ave	166
46-92 Harbor St	165
85 Coggeshall St	165
61 Wamsutta St	163
194 Riverside Ave	163
700 Belleville Ave	163
95 Brook St	162
211 Deane St	162
248R Macarthur Dr	162
12 Coffin Ave (2)	161
89 W Rodney French Blvd	161
30 Morton Ct	160
79 Brook St	160
2185 Purchase St	160
77 Forest Street	159
115 Coggeshall St	158
R1 Coffin Ave	158
27 Healy St	157
376 Nash Rd	157
50 Conduit St	156
94 Coggeshall Street	156
123 Church St	156
630 Belleville Ave (2)	156
630 Belleville Ave (3)	156
26 N Front St (1)	155
91 Cove St	155
122-124 N Front St	155
627 Tarkiln Hill Rd (3)	155
1707 Purchase St	155

LOCATION: ECONOMIC DEVELOPMENT SCORE:

12 Coffin Ave (1)	154
67 David St	153
91 W Rodney French Blvd	152
627 Tarkiln Hill Rd (4)	152
25-51 King St (1)	151
25-51 King St (2)	151
25-51 King St (3)	151
24 N Front St (3)	150

NEUTRAL

8 Washburn St	149
40 Ruth Street	149
252 R Macarthur Dr	149
1066 County St	149
1351 E Rodney French Blvd	149
1357 E Rodney French Blvd	149
W Rodney French Blvd	149
90 Hatch St	148
305 Nash Rd	148
135 Potter St	147
630 Belleville Ave (1)	146
1125 County St	146
263 Brook St	145
74 Howard Ave	143
39-49 Brook St (1)	142
117 King St (1)	142
117 King St (2)	142
1607 E Rodney French Blvd (1)	142
11-13 Brook St	141
19 Jean St (1))	140
39-49 Brook St (2)	139
13 Edward St	135
1607 E Rodney French Blvd (2)	133
665-667 Orchard St	132
360 Collette St	130
26 N Front St (2)	127
229-241 Coffin Ave	127
136 River Rd	126
163 Mt Vernon St	125
99-105 Rockdale Ave	125
24 N Front St (1)	124
19 Jean St (2)	122
169 Mt Vernon St	119
24 N Front St (2)	115
280 North St	113
63 David St	105

DISADVANTAGEOUS

R194 Riverside Ave	96
WS Brook St	93
740 Belleville Ave	92

Economic Development Potential Scoring Report

LOCATION:	ECONOMIC DEVELOPMENT SCORE:
HIGHLY ADVANTAGEOUS	
19 Hathaway Rd	100
22 Logan St	100
94 Coggeshall Street	100
123 Sawyer St	100
1 Wamsutta St	95
85 Coggeshall St	95
94 Kilburn St	95
194 Riverside Ave	95
615-689 Belleville Ave	95
620 Belleville Ave	95
627 Tarkiln Hill Rd (1)	95
627 Tarkiln Hill Rd (2)	95
627 Tarkiln Hill Rd (5)	95
800 Acushnet Ave (1)	95
800 Acushnet Ave (2)	95
ES Riverside Ave	95
1 Coffin Ave	90
8 Washburn St	90
10 Manomet St	90
19 Coffin Ave	90
48 Wamsutta St	90
50 Conduit St	90
56-90 Riverside Ave	90
61 Wamsutta St	90
89 W Rodney French Blvd	90
95 Brook St	90
95-127 W Rodney French Blvd	90
114 Riverside Ave	90
115 Coggeshall St	90
122-124 N Front St	90
630 Belleville Ave (2)	90
630 Belleville Ave (3)	90
1129 County St	90

ADVANTAGEOUS	
11 Cove St	85
12 Coffin Ave (2)	85
19 Jean St (1))	85
21 Cove St	85
25-51 King St (1)	85
25-51 King St (2)	85
25-51 King St (3)	85
26 N Front St (1)	85
27 Healy St	85
30 Morton Ct	85
46-92 Harbor St	85
79 Brook St	85
90 Hatch St	85
117 King St (1)	85
117 King St (2)	85
248R Macarthur Dr	85
651 Orchard St	85
700 Belleville Ave	85
1147 County St	85

LOCATION:	ECONOMIC DEVELOPMENT SCORE:
2185 Purchase St	85
2301 Purchase St	85
R1 Coffin Ave	85
24 N Front St (3)	80
67 David St	80
74 Howard Ave	80
91 Cove St	80
123 Church St	80
135 Potter St	80
252 R Macarthur Dr	80
263 Brook St	80
305 Nash Rd	80
627 Tarkiln Hill Rd (3)	80
627 Tarkiln Hill Rd (4)	80
630 Belleville Ave (1)	80
1066 County St	80
1125 County St	80
1351 E Rodney French Blvd	80
1357 E Rodney French Blvd	80

NEUTRAL	
11-13 Brook St	75
39-49 Brook St (1)	75
12 Coffin Ave (1)	75
39-49 Brook St (2)	75
91 W Rodney French Blvd	75
211 Deane St	75
360 Collette St	75
376 Nash Rd	75
1707 Purchase St	75
W Rodney French Blvd	75
19 Jean St (2)	70
40 Ruth Street	70
77 Forest Street	70
665-667 Orchard St	70
99-105 Rockdale Ave	65
136 River Rd	65
229-241 Coffin Ave	65
1607 E Rodney French Blvd (1)	65
1607 E Rodney French Blvd (2)	65
13 Edward St	60
163 Mt Vernon St	60

DISADVANTAGEOUS	
24 N Front St (1)	55
24 N Front St (2)	55
26 N Front St (2)	55
169 Mt Vernon St	55
280 North St	55
R194 Riverside Ave	45
WS Brook St	45
63 David St	45
740 Belleville Ave	40

Site and Structure Conditions Scoring Report

LOCATION:
CONDITIONS SCORE:
HIGHLY ADVANTAGEOUS

56-90 Riverside Ave	90
114 Riverside Ave	90
123 Sawyer St	90
651 Orchard St	87
800 Acushnet Ave (1)	84
800 Acushnet Ave (2)	84
77 Forest Street	81
211 Deane St	81
620 Belleville Ave	81

ADVANTAGEOUS

11 Cove St	78
376 Nash Rd	78
615-689 Belleville Ave	78
1129 County St	78
2301 Purchase St	78
21 Cove St	75
22 Logan St	75
1147 County St	75
123 Church St	72
1707 Purchase St	72
46-92 Harbor St	72
48 Wamsutta St	72
1 Coffin Ave	72
700 Belleville Ave	72

NEUTRAL

79 Brook St	69
13 Edward St	69
1607 E Rodney French Blvd (1)	69
2185 Purchase St	69
248R Macarthur Dr	69
30 Morton Ct	69
627 Tarkiln Hill Rd (1)	69
627 Tarkiln Hill Rd (2)	69
627 Tarkiln Hill Rd (3)	69
627 Tarkiln Hill Rd (5)	69
91 Cove St	69
91 W Rodney French Blvd	69
40 Ruth Street	69
627 Tarkiln Hill Rd (4)	66
1 Wamsutta St	66
10 Manomet St	66
19 Coffin Ave	66
26 N Front St (2)	66
27 Healy St	66
94 Kilburn St	66
95 Brook St	66
95-127 W Rodney French Blvd	66
12 Coffin Ave (2)	66
W Rodney French Blvd	66
1066 County St	63
12 Coffin Ave (1)	63
135 Potter St	63

LOCATION:
CONDITIONS SCORE:

1351 E Rodney French Blvd	63
1357 E Rodney French Blvd	63
19 Hathaway Rd	63
252 R Macarthur Dr	63
39-49 Brook St (1)	63
24 N Front St (1)	63
61 Wamsutta St	63
67 David St	63
89 W Rodney French Blvd	63
ES Riverside Ave	63
R1 Coffin Ave	63
11-13 Brook St	60
1125 County St	60
115 Coggeshall St	60
1607 E Rodney French Blvd (2)	60
169 Mt Vernon St	60
194 Riverside Ave	60
24 N Front St (3)	60
25-51 King St (1)	60
25-51 King St (2)	60
25-51 King St (3)	60
26 N Front St (1)	60
305 Nash Rd	60
39-49 Brook St (2)	60
50 Conduit St	60
630 Belleville Ave (1)	60
630 Belleville Ave (2)	60
630 Belleville Ave (3)	60
85 Coggeshall St	60
8 Washburn St	57
122-124 N Front St	57
90 Hatch St	57
136 River Rd	57
263 Brook St	57
163 Mt Vernon St	57
74 Howard Ave	57

DISADVANTAGEOUS

99-105 Rockdale Ave	54
229-241 Coffin Ave	54
280 North St	54
63 David St	54
665-667 Orchard St	54
24 N Front St (2)	54
117 King St (1)	51
117 King St (2)	51
360 Collette St	51
19 Jean St (1))	51
19 Jean St (2)	48
740 Belleville Ave	48
94 Coggeshall Street	48
R194 Riverside Ave	45
WS Brook St	42

Historical Significance Scoring Report

LOCATION: HISTORICAL SIGNIFICANCE SCORE:

HIGHLY ADVANTAGEOUS

1 Coffin Ave	10
1 Wamsutta St	10
10 Manomet St	10
12 Coffin Ave (1)	10
12 Coffin Ave (2)	10
19 Coffin Ave	10
22 Logan St	10
24 N Front St (3)	10
26 N Front St (1)	10
56-90 Riverside Ave	10
40 Ruth Street	10
61 Wamsutta St	10
67 David St	10
85 Coggeshall St	10
95-127 W Rodney French Blvd	10
114 Riverside Ave	10
123 Sawyer St	10
651 Orchard St	10
800 Acushnet Ave (1)	10
800 Acushnet Ave (2)	10
R1 Coffin Ave	10

ADVANTAGEOUS

46-92 Harbor St	8
48 Wamsutta St	8
77 Forest Street	8
89 W Rodney French Blvd	8
91 W Rodney French Blvd	8
94 Coggeshall Street	8
115 Coggeshall St	8
122-124 N Front St	8
163 Mt Vernon St	8
194 Riverside Ave	8
229-241 Coffin Ave	8
248R Macarthur Dr	8
263 Brook St	8
305 Nash Rd	8
615-689 Belleville Ave	8
620 Belleville Ave	8
627 Tarkiln Hill Rd (1)	8
665-667 Orchard St	8
1607 E Rodney French Blvd (1)	8
1607 E Rodney French Blvd (2)	8
1707 Purchase St	8
ES Riverside Ave	8
W Rodney French Blvd	8

NEUTRAL

11 Cove St	6
11-13 Brook St	6
13 Edward St	6
19 Hathaway Rd	6
21 Cove St	6

LOCATION: HISTORICAL SIGNIFICANCE SCORE:

24 N Front St (1)	6
24 N Front St (2)	6
25-51 King St (1)	6
25-51 King St (2)	6
25-51 King St (3)	6
26 N Front St (2)	6
27 Healy St	6
30 Morton Ct	6
50 Conduit St	6
63 David St	6
74 Howard Ave	6
79 Brook St	6
90 Hatch St	6
91 Cove St	6
94 Kilburn St	6
95 Brook St	6
99-105 Rockdale Ave	6
117 King St (1)	6
117 King St (2)	6
211 Deane St	6
252 R Macarthur Dr	6
627 Tarkiln Hill Rd (2)	6
627 Tarkiln Hill Rd (3)	6
627 Tarkiln Hill Rd (4)	6
627 Tarkiln Hill Rd (5)	6
630 Belleville Ave (1)	6
630 Belleville Ave (2)	6
630 Belleville Ave (3)	6
700 Belleville Ave	6
1066 County St	6
1125 County St	6
1129 County St	6
1147 County St	6
1351 E Rodney French Blvd	6
1357 E Rodney French Blvd	6
2185 Purchase St	6
2301 Purchase St	6
R194 Riverside Ave	6
WS Brook St	6

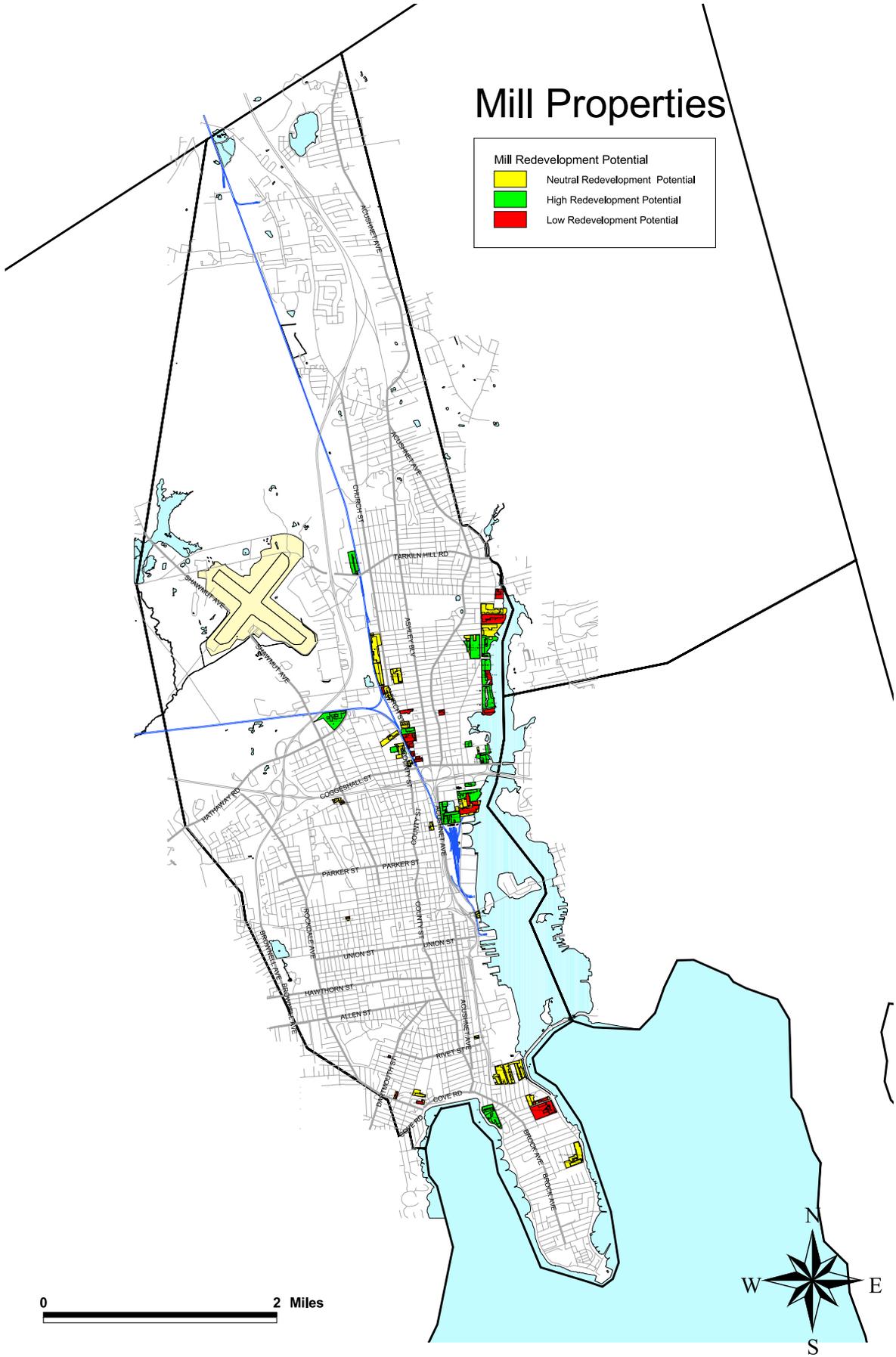
DISADVANTAGEOUS

19 Jean St (1))	4
19 Jean St (2)	4
39-49 Brook St (1)	4
39-49 Brook St (2)	4
123 Church St	4
135 Potter St	4
136 River Rd	4
169 Mt Vernon St	4
280 North St	4
360 Collette St	4
376 Nash Rd	4
740 Belleville Ave	4

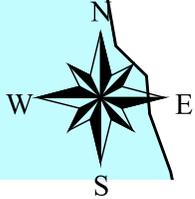
HIGHLY DISADVANTAGEOUS

8 Washburn St	2
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Mill Properties



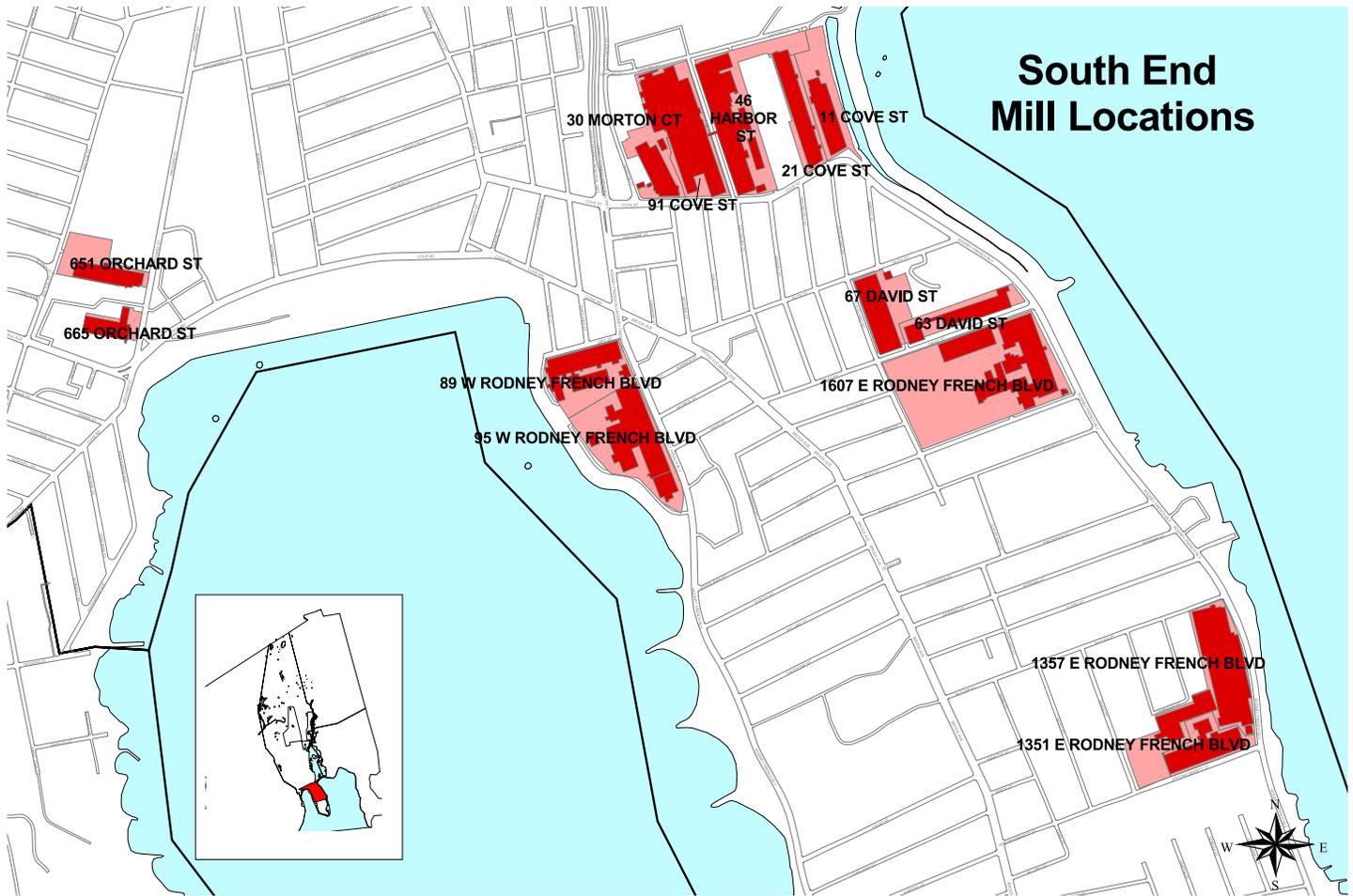
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SOUTH END MILL DISTRICT PROPERTIES

- 11 Cove Street
- 21 Cove Street
- 91 Cove Street
- 46-92 Harbor Street
- 30 Morton Court
- 40 Ruth Street
- 63 David Street
- 67 David Street
- 1351 E. Rodney French Blvd.
- 1357 E. Rodney French Blvd.
- 1607 E. Rodney French Blvd. (1)
- 1607 E. Rodney French Blvd. (2)
- 89 W. Rodney French Blvd.
- 91 W. Rodney French Blvd
- 95-127 W. Rodney French Blvd.
- W. Rodney French Blvd.
- 651 Orchard Street
- 665-667 Orchard Street
- 13 Edward Street
- 99-105 Rockdale Ave.
- 280 North Street
- 77 Forest Street





New Bedford Mill Inventory Data Sheet

Location: 11 Cove St

Contact Name: J.Pontiff/ R. Miller

Plot: 21 Lot: 47 Alpha:

Contact #: 508-994-9130

Zoning: INB Yr Built: 1919

Owner: 69 Main St LLC

Current Use:
Storage

Address1: 114 Front St

City, State Zip: New Bedford, MA 02740

Parcel Size Acre: 2.708 Bldg Value: \$802,400.00

Bldg Size Sq Ft: 200672 Land Value: \$268,400.00

Available Sq Ft: 140000 Total Value: \$1,070,800.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	3	15
	Neighborhood Impacts	5	5	25
	Significance of Viewshed	5	4	20
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	5	15
	Physical Condition	3	4	12
	Special Exterior Features	3	4	12
	Special Interior Features	3	4	12
	Special Site Features	3	5	15
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	3	6
TOTAL SCORE:				169

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: Located within the COSMOD. Permitted for ___ Residential units

New Bedford Mill Inventory Data Sheet

Location: 21 Cove St

Contact Name: J. Pontiff/ R. Miller

Plot: 21 Lot: 46 Alpha:

Contact #: 508-994-9130

Zoning: INB Yr Built: 1900

Owner: Joseph Hassey

Current Use:

Address1: 21 Cove St

Artist/Storage/Office/Lt. Mfg Lease

City, State Zip: New Bedford, MA 02744

Parcel Size Acre: 2.678 Bldg Value: \$659,600.00

Bldg Size Sq Ft: 154486 Land Value: \$258,300.00

Available Sq Ft: 75000 Total Value: \$917,900.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

CATEGORY	CRITERIA	WEIGHT	RANKING	SCORE
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	3	15
	Neighborhood Impacts	5	5	25
	Significance of Viewshed	5	4	20
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	5	15
	Physical Condition	3	4	12
	Special Exterior Features	3	4	12
	Special Interior Features	3	4	12
	Special Site Features	3	4	12
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	3	6
TOTAL SCORE:				166

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: Located within the COSMOD. Permitted for ___ Residential units

New Bedford Mill Inventory Data Sheet

Location: 91 Cove St

Contact Name: Harry and Jeannine

Plot: 21 Lot: 53 Alpha:

Contact #: 508-992-1099

Zoning: INB Yr Built: 1910

Owner: J R Mills LLC

Current Use:
Antique/Salvage Retail

Address1: 73 Cove St

City, State Zip: New Bedford, MA 02745

Parcel Size Acre: 2.778 Bldg Value: \$1,469,100.00

Bldg Size Sq Ft: 236443 Land Value: \$283,100.00

Available Sq Ft: 10000 Total Value: \$1,752,200.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	3	15
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	4	20
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	2	6
	Physical Condition	3	4	12
	Special Exterior Features	3	4	12
	Special Interior Features	3	4	12
	Special Site Features	3	5	15
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	3	6
TOTAL SCORE:				155

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential 5
Site/Structure Condition 3
Historical Significance 2

Ranking

Highly Advantageous 5
Advantageous 4
Neutral 3
Disadvantageous 2
Highly Disadvantageous 1

Notes: Located within the COSMOD.

New Bedford Mill Inventory Data Sheet

Location: 46-92 Harbor St

Contact Name: Roland Letendre

Plot: 21 Lot: 30 Alpha:

Contact #: 508-990-4201

Zoning: INB Yr Built: 1910

Owner: Hathaway Mills LLC

Current Use:

Address1: 84 Gifford St

Artist/Storage/Office/Lt. Mfg Lease

City, State Zip: New Bedford, MA 02744

Parcel Size Acre: 6.321 Bldg Value: \$1,285,100.00

Bldg Size Sq Ft: 356465 Land Value: \$486,600.00

Available Sq Ft: 16000 Total Value: \$1,771,700.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	3	15
	Neighborhood Impacts	5	5	25
	Significance of Viewshed	5	4	20
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	4	12
	Physical Condition	3	4	12
	Special Exterior Features	3	4	12
	Special Interior Features	3	4	12
	Special Site Features	3	4	12
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	4	8
TOTAL SCORE:				165

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential 5
 Site/Structure Condition 3
 Historical Significance 2

Ranking

Highly Advantageous 5
 Advantageous 4
 Neutral 3
 Disadvantageous 2
 Highly Disadvantageous 1

Notes: Located within the COSMOD.

New Bedford Mill Inventory Data Sheet

Location: 30 Morton Ct

Contact Name: Ronald Letendre

Plot: 21 Lot: 29 Alpha:

Contact #: 508-999-4201

Zoning: INB Yr Built: 1910

Owner: South Coast Mills LLC

Current Use:

Address1: 84 Gifford St

Vacant/Office space

City, State Zip: New Bedford, MA 02744

Parcel Size Acre: 8.716 Bldg Value: \$1,910,400.00
 Bldg Size Sq Ft: 49278 Land Value: \$554,400.00
 Available Sq Ft: 49278 Total Value: \$2,564,800.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	3	15
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	5	25
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	4	12
	Physical Condition	3	3	9
	Special Exterior Features	3	4	12
	Special Interior Features	3	4	12
	Special Site Features	3	5	15
	Existing Public Safety Issues	3	3	9
HISTORIC PRESERVATION	Historical Significance	2	3	6
TOTAL SCORE:				160

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Ranking

Economic Dev. Potential	5	Highly Advantageous	5
Site/Structure Condition	3	Advantageous	4
Historical Significance	2	Neutral	3
		Disadvantageous	2
		Highly Disadvantageous	1

Notes: Located within the COSMOD.

New Bedford Mill Inventory Data Sheet

Location: 40 Ruth Street

Contact Name: Maura Cronin

Plot: 16 Lot: 150 Alpha:

Contact #: 508-287-5043

Zoning: INB Yr Built: 1880

Owner: Maura Cronin

Current Use:

Address1: 40 Ruth St

Artist work/live

City, State Zip: New Bedford, MA 02744

Parcel Size Acre: 0.226 Bldg Value: \$205,100.00

Bldg Size Sq Ft: 4292 Land Value: \$70,200.00

Available Sq Ft: 0 Total Value: \$275,300.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	3	15
	Neighborhood Impacts	5	3	15
	Significance of Viewshed	5	3	15
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	5	15
	Physical Condition	3	4	12
	Special Exterior Features	3	3	9
	Special Interior Features	3	3	9
	Special Site Features	3	3	9
	Existing Public Safety Issues	3	5	15
HISTORIC PRESERVATION	Historical Significance	2	5	10
TOTAL SCORE:				149

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: Located within the MDRMOD.

New Bedford Mill Inventory Data Sheet

Location: 63 David St

Contact Name: Robert Weeks

Plot: 14 Lot: 218 Alpha:

Contact #: 508-999-2001

Zoning: INB Yr Built: 1910

Owner: Robert Weeks

Current Use:

Address1: 11 David St

Lease

City, State Zip: New Bedford, MA 02744

Parcel Size Acre: 2.557 Bldg Value: \$670,400.00

Bldg Size Sq Ft: 57460 Land Value: \$264,400.00

Available Sq Ft: 40000 Total Value: \$934,800.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	2	10
	Transportation/Access/Intermodal	5	3	15
	Neighborhood Impacts	5	2	10
	Significance of Viewshed	5	2	10
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	2	6
	Special Exterior Features	3	3	9
	Special Interior Features	3	3	9
	Special Site Features	3	3	9
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	3	6
TOTAL SCORE:				105

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: Located within the MDRMOD.

New Bedford Mill Inventory Data Sheet

Location: 67 David St

Contact Name: Steve Riccardi

Plot: 16 Lot: 148 Alpha:

Contact #: 617-479-2426

Zoning: INB Yr Built: 1906

Owner: David St LLC

Current Use:
Lease

Address1: 218 Willard St

City, State Zip: Quincy, MA. 02269

Parcel Size Acre: 3.052 Bldg Value: \$1,094,600.00

Bldg Size Sq Ft: 225176 Land Value: \$269,000.00

Available Sq Ft: 200000 Total Value: \$1,363,600.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

CATEGORY	CRITERIA	WEIGHT	RANKING	SCORE
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	3	15
	Neighborhood Impacts	5	5	25
	Significance of Viewshed	5	3	15
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	3	9
	Special Exterior Features	3	4	12
	Special Interior Features	3	3	9
	Special Site Features	3	4	12
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	5	10
TOTAL SCORE:				153

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: Located within the MDRMOD.

New Bedford Mill Inventory Data Sheet

Location: 1351 E Rodney French Blvd

Contact Name: Ken Joblon

Plot: 10 Lot: 17 Alpha:

Contact #: 508-999-3281

Zoning: INB Yr Built: 1910

Owner: Bay View Realty Assc. Ltd.

Current Use:
Manufacturing

Address1: 1351 E. Rodney French Blvd

City, State Zip: New Bedford, MA. 02744

Parcel Size Acre: 2.913 Bldg Value: \$998,400.00

Bldg Size Sq Ft: 228617 Land Value: \$302,800.00

Available Sq Ft: 0 Total Value: \$1,301,200.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

CATEGORY	CRITERIA	WEIGHT	RANKING	SCORE
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	4	20
	Transportation/Access/Intermodal	5	3	15
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	5	25
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	2	6
	Physical Condition	3	3	9
	Special Exterior Features	3	3	9
	Special Interior Features	3	4	12
	Special Site Features	3	5	15
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	3	6
TOTAL SCORE:				149

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 1357 E Rodney French Blvd

Contact Name: NA

Plot: 10 Lot: 197 Alpha:

Contact #: 508-992-5400

Zoning: INB Yr Built: 1920

Owner: Simeon Reuben Bruner

Current Use:
Manufacturing

Address1: 1357 E Rodney French Blvd

City, State Zip: New Bedford, MA 02742

Parcel Size Acre: 8.071 Bldg Value: \$3,109,000.00

Bldg Size Sq Ft: 173287 Land Value: \$563,900.00

Available Sq Ft: 0 Total Value: \$3,672,900.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

CATEGORY	CRITERIA	WEIGHT	RANKING	SCORE
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	4	20
	Transportation/Access/Intermodal	5	3	15
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	5	25
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	2	6
	Physical Condition	3	3	9
	Special Exterior Features	3	3	9
	Special Interior Features	3	4	12
	Special Site Features	3	5	15
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	3	6
TOTAL SCORE:				149

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 1607 E Rodney French Blvd (1)

Contact Name: Joe Gracia

Plot: 14 Lot: 2 Alpha: A

Contact #: 508-996-8561

Zoning: INB Yr Built: 1910

Owner: Cornell Dubilier

Current Use:
Office/Warehouse

Address1: 1607 E Rodney French Blvd.

City, State Zip: New Bedford, MA 02744

Parcel Size Acre: 14.391 Bldg Value: \$541,300.00

Bldg Size Sq Ft: 255753 Land Value: \$589,500.00

Available Sq Ft: 0 Total Value: \$1,130,800.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	3	15
	Transportation/Access/Intermodal	5	3	15
	Neighborhood Impacts	5	3	15
	Significance of Viewshed	5	4	20
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	2	6
	Physical Condition	3	4	12
	Special Exterior Features	3	4	12
	Special Interior Features	3	4	12
	Special Site Features	3	5	15
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	4	8
TOTAL SCORE:				142

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 1607 E Rodney French Blvd (2)

Contact Name: Joe Gracia

Plot: 14 Lot: 2 Alpha: B

Contact #: 508-996-8561

Zoning: INB Yr Built: 1910

Owner: Cornell Dubilier

Current Use:
Office/Warehouse

Address1: 1607 E Rodney French Blvd.

City, State Zip: New Bedford, MA 02744

Parcel Size Acre: 0 Bldg Value: \$541,300.00

Bldg Size Sq Ft: 98162 Land Value: \$588,500.00

Available Sq Ft: 0 Total Value: \$1,130,800.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

CATEGORY	CRITERIA	WEIGHT	RANKING	SCORE
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	3	15
	Transportation/Access/Intermodal	5	3	15
	Neighborhood Impacts	5	3	15
	Significance of Viewshed	5	4	20
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	2	6
	Physical Condition	3	3	9
	Special Exterior Features	3	3	9
	Special Interior Features	3	3	9
	Special Site Features	3	5	15
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	4	8
TOTAL SCORE:				133

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 89 W Rodney French Blvd

Contact Name: Paul Bishon

Plot: 15 Lot: 151 Alpha: C

Contact #: 508-997-8821

Zoning: INB Yr Built: 1910

Owner: ERIKA Realty Trust

Current Use:
Warehouse/Lease

Address1: 100 North Front St

City, State Zip: New Bedford, MA 02740

Parcel Size Acre: 4.3 Bldg Value: \$263,600.00

Bldg Size Sq Ft: 224692 Land Value: \$92,700.00

Available Sq Ft: 150000 Total Value: \$356,300.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	3	15
	Neighborhood Impacts	5	5	25
	Significance of Viewshed	5	5	25
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	4	12
	Special Exterior Features	3	3	9
	Special Interior Features	3	3	9
	Special Site Features	3	4	12
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	4	8
TOTAL SCORE:				161

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 91 W Rodney French Blvd

Contact Name: Paul Bishon

Plot: 15 Lot: 151 Alpha: A

Contact #: 508-997-8821

Zoning: INB Yr Built: 1910

Owner: ERIKA Realty Trust

Current Use:

Address1: 100 North Front St

Lease

City, State Zip: New Bedford, MA 02740

Parcel Size Acre: 0 Bldg Value: \$263,600.00

Bldg Size Sq Ft: 57090 Land Value: \$92,700.00

Available Sq Ft: 25000 Total Value: \$356,300.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

CATEGORY	CRITERIA	WEIGHT	RANKING	SCORE
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	3	15
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	3	15
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	4	12
	Special Exterior Features	3	4	12
	Special Interior Features	3	4	12
	Special Site Features	3	4	12
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	4	8
TOTAL SCORE:				152

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 95-127 W Rodney French Blvd

Contact Name: Steven Lefkowiz

Plot: 15 Lot: 280 Alpha:

Contact #: 508-997-1771

Zoning: INB Yr Built: 1910

Owner: Clark's Cove Realty Co. LLC

Current Use:
Retail/Office/Lease

Address1: 127 W Rodney French Blvd

City, State Zip: New Bedford, MA 02745

Parcel Size Acre: 6.694 Bldg Value: \$1,068,900.00

Bldg Size Sq Ft: 353706 Land Value: \$478,000.00

Available Sq Ft: 129000 Total Value: \$1,546,900.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

CATEGORY	CRITERIA	WEIGHT	RANKING	SCORE
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	3	15
	Neighborhood Impacts	5	5	25
	Significance of Viewshed	5	5	25
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	4	12
	Special Exterior Features	3	3	9
	Special Interior Features	3	4	12
	Special Site Features	3	4	12
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	5	10
TOTAL SCORE:				166

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

New Bedford Mill Inventory Data Sheet

Location: W Rodney French Blvd

Contact Name: Paul Bishon

Plot: 15 Lot: 151 Alpha: B

Contact #: 508-997-8821

Zoning: INB Yr Built: 1910

Owner: ERIKA Realty Trust

Current Use:
Office

Address1: 100 North Front St

City, State Zip: New Bedford, MA 02740

Parcel Size Acre: 0 Bldg Value: \$263,600.00

Bldg Size Sq Ft: 7440 Land Value: \$92,700.00

Available Sq Ft: 7440 Total Value: \$356,300.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	4	20
	Transportation/Access/Intermodal	5	3	15
	Neighborhood Impacts	5	3	15
	Significance of Viewshed	5	5	25
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	3	9
	Special Exterior Features	3	4	12
	Special Interior Features	3	4	12
	Special Site Features	3	4	12
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	4	8
TOTAL SCORE:				149

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 651 Orchard St

Contact Name: Jay Williams

Plot: 19 Lot: 48 Alpha:

Contact #: 508-992-7911

Zoning: INB Yr Built: 1889

Owner: Curtis Mello/Jay Williams

Current Use:
Retail/Office

Address1: 355 Union St

City, State Zip: New Bedford, MA 02740

Parcel Size Acre: 2.678 Bldg Value: \$2,361,400.00

Bldg Size Sq Ft: 122702 Land Value: \$564,200.00

Available Sq Ft: 19000 Total Value: \$2,935,600.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	3	15
	Neighborhood Impacts	5	5	25
	Significance of Viewshed	5	4	20
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	5	15
	Physical Condition	3	5	15
	Special Exterior Features	3	5	15
	Special Interior Features	3	5	15
	Special Site Features	3	4	12
	Existing Public Safety Issues	3	5	15
HISTORIC PRESERVATION	Historical Significance	2	5	10
TOTAL SCORE:				182

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 665-667 Orchard St

Contact Name: NA

Plot: 19 Lot: 50 Alpha:

Contact #: NA

Zoning: INB Yr Built: 1880

Owner: Stor-U-Self of NB Limited

Current Use:
Storage

Address1: 55 Cambridge St

City, State Zip: Burlington, Ma 01803

Parcel Size Acre: 1.22 Bldg Value: \$1,027,800.00

Bldg Size Sq Ft: 111248 Land Value: \$247,000.00

Available Sq Ft: Total Value: \$1,274,800.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

CATEGORY	CRITERIA	WEIGHT	RANKING	SCORE
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	4	20
	Transportation/Access/Intermodal	5	3	15
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	3	15
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	3	9
	Special Exterior Features	3	3	9
	Special Interior Features	3	3	9
	Special Site Features	3	3	9
	Existing Public Safety Issues	3	3	9
HISTORIC PRESERVATION	Historical Significance	2	4	8
TOTAL SCORE:				132

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 13 Edward St

Contact Name: NA

Plot: 28 Lot: 218 Alpha:

Contact #: NA

Zoning: BUS Yr Built: 1922

Owner: Terry Inc.

Current Use:
Office space/Warehouse

Address1: 13 Edwardd St

City, State Zip: New Bedford, MA 02740

Parcel Size Acre: 0.23 Bldg Value: \$198,900.00
 Bldg Size Sq Ft: 8470 Land Value: \$72,000.00
 Available Sq Ft: 0 Total Value: \$270,900.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	2	10
	Neighborhood Impacts	5	3	15
	Significance of Viewshed	5	2	10
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	5	15
	Special Exterior Features	3	3	9
	Special Interior Features	3	4	12
	Special Site Features	3	4	12
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	3	6
TOTAL SCORE:				135

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential 5
 Site/Structure Condition 3
 Historical Significance 2

Ranking

Highly Advantageous 5
 Advantageous 4
 Neutral 3
 Disadvantageous 2
 Highly Disadvantageous 1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 99-105 Rockdale Ave

Contact Name: Lianne Marshall

Plot: 18 Lot: 69 Alpha:

Contact #: 508-997-1133

Zoning: INB Yr Built: 1917

Owner: Storage Center of New bedford

Current Use:
Storage

Address1: 99 Rockdale Ave

City, State Zip: New Bedford, MA 02740

Parcel Size Acre: 0.99 Bldg Value: \$533,800.00

Bldg Size Sq Ft: 80595 Land Value: \$318,000.00

Available Sq Ft: 0 Total Value: \$871,800.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

CATEGORY	CRITERIA	WEIGHT	RANKING	SCORE
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	4	20
	Transportation/Access/Intermodal	5	3	15
	Neighborhood Impacts	5	3	15
	Significance of Viewshed	5	3	15
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	3	9
	Special Exterior Features	3	3	9
	Special Interior Features	3	3	9
	Special Site Features	3	3	9
	Existing Public Safety Issues	3	3	9
HISTORIC PRESERVATION	Historical Significance	2	3	6
TOTAL SCORE:				125

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 280 North St

Contact Name: NA

Plot: 57 Lot: 281 Alpha:

Contact #: NA

Zoning: BUS Yr Built: 1930

Owner: Anthony L. Mater: Trustee

Current Use:
Planned Veteran Housing

Address1: 169 Summer St

City, State Zip: Kingston, MA 02364

Parcel Size Acre: 0.487 Bldg Value: \$142,800.00

Bldg Size Sq Ft: 14400 Land Value: \$145,300.00

Available Sq Ft: 0 Total Value: \$288,100.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	4	20
	Transportation/Access/Intermodal	5	2	10
	Neighborhood Impacts	5	3	15
	Significance of Viewshed	5	2	10
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	5	15
	Physical Condition	3	2	6
	Special Exterior Features	3	3	9
	Special Interior Features	3	3	9
	Special Site Features	3	2	6
	Existing Public Safety Issues	3	3	9
HISTORIC PRESERVATION	Historical Significance	2	2	4
TOTAL SCORE:				113

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 77 Forest Street

Contact Name: Nathan Bekemeier

Plot: 36 Lot: 39 Alpha:

Contact #:

Zoning: RB Yr Built: 1900

Owner: Nathan Bekemeier

Current Use:

Address1: 77 Forest Street

Business/Residential

City, State Zip: New Bedford, MA 02740

Parcel Size Acre: 0.089 Bldg Value: \$94,100.00

Bldg Size Sq Ft: 1900 Land Value: \$48,900.00

Available Sq Ft: 0 Total Value: \$143,000.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

CATEGORY	CRITERIA	WEIGHT	RANKING	SCORE
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	3	15
	Neighborhood Impacts	5	3	15
	Significance of Viewshed	5	3	15
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	4	12
	Physical Condition	3	5	15
	Special Exterior Features	3	5	15
	Special Interior Features	3	5	15
	Special Site Features	3	3	9
	Existing Public Safety Issues	3	5	15
HISTORIC PRESERVATION	Historical Significance	2	4	8
TOTAL SCORE:				159

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

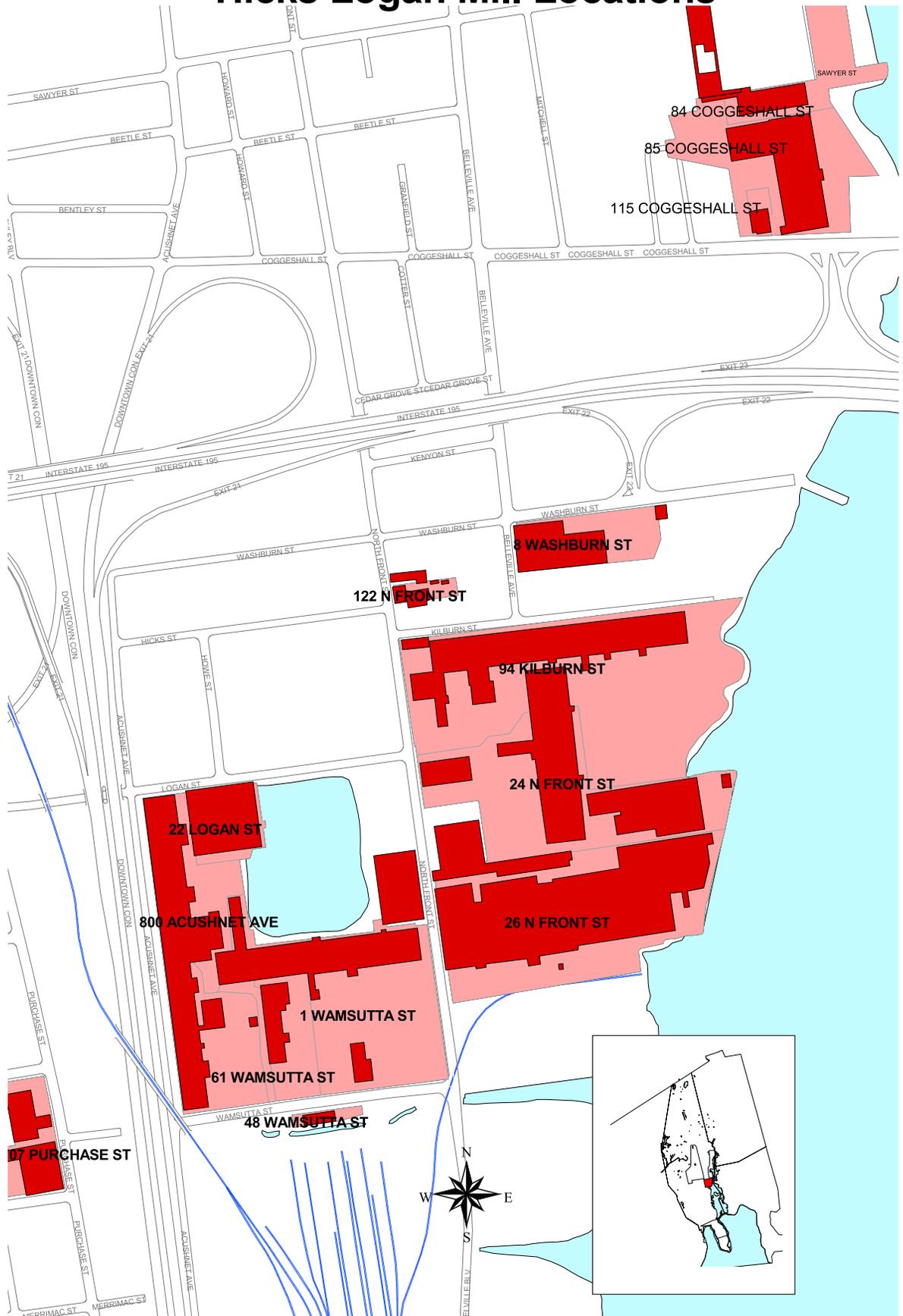
HICKS LOGAN MILL DISTRICT PROPERTIES

248R Macarthur Drive
252R Macarthur Drive
24 N. Front Street (1)
24 N. Front Street (2)
24 N. Front Street (3)
26 N. Front Street (1)
26 N. Front Street (2)
122-124 N, Front Street

1 Wamsutta Street
48 Wamsutta Street
61 Wamsutta Street
800 Acushnet Ave (1)
800 Acushnet Ave (2)
22 Logan Street
94 Kilburn Street
8 Washburn Street
115 Coggeshall Street
94 Coggeshall Street
85 Coggeshall Street



Hicks Logan Mill Locations



New Bedford Mill Inventory Data Sheet

Location: 248R Macarthur Dr

Contact Name: J. Swift

Plot: 53 Lot: 116 Alpha:

Contact #: 508-997-7522

Zoning: WI Yr Built: 1920

Owner: 178 Front Street Realty Corp

Current Use:
Warehouse

Address1: 178 Front St

City, State Zip: New Bedford, MA 02740

Parcel Size Acre: 0.852 Bldg Value: \$325,300.00

Bldg Size Sq Ft: 241112 Land Value: \$266,600.00

Available Sq Ft: 0 Total Value: \$591,900.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	4	20
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	5	25
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	4	12
	Special Exterior Features	3	4	12
	Special Interior Features	3	4	12
	Special Site Features	3	5	15
	Existing Public Safety Issues	3	3	9
HISTORIC PRESERVATION	Historical Significance	2	4	8
TOTAL SCORE:				162

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential 5
Site/Structure Condition 3
Historical Significance 2

Ranking

Highly Advantageous 5
Advantageous 4
Neutral 3
Disadvantageous 2
Highly Disadvantageous 1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 252 R Macarthur Dr

Contact Name: J. Swift

Plot: 53 Lot: 241 Alpha:

Contact #: 508-997-7522

Zoning: WI Yr Built: 1920

Owner: 178 Front St Corp

Current Use:

Address1: 178 Front St

Ice Manufacturing

City, State Zip: New Bedford, MA 02740

Parcel Size Acre: 0.526 Bldg Value: \$178,200.00

Bldg Size Sq Ft: 20051 Land Value: \$150,500.00

Available Sq Ft: 0 Total Value: \$328,700.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

CATEGORY	CRITERIA	WEIGHT	RANKING	SCORE
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	4	20
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	4	20
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	4	12
	Special Exterior Features	3	3	9
	Special Interior Features	3	3	9
	Special Site Features	3	5	15
	Existing Public Safety Issues	3	3	9
HISTORIC PRESERVATION	Historical Significance	2	3	6
TOTAL SCORE:				149

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 24 N Front St (1)

Contact Name: William Moniz

Plot: 79 Lot: 4 Alpha: A

Contact #: 508-999-5601

Zoning: INB Yr Built: 1895

Owner: Revere Copper Products Inc

Current Use:
Manufacturing

Address1: 24 North Front St

City, State Zip: New Bedford, MA 02740

Parcel Size Acre: 5.387 Bldg Value: \$676,300.00

Bldg Size Sq Ft: 101908 Land Value: \$354,200.00

Available Sq Ft: 101908 Total Value: \$1,030,500.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	2	10
	Transportation/Access/Intermodal	5	5	25
	Neighborhood Impacts	5	2	10
	Significance of Viewshed	5	2	10
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	2	6
	Physical Condition	3	3	9
	Special Exterior Features	3	3	9
	Special Interior Features	3	3	9
	Special Site Features	3	5	15
	Existing Public Safety Issues	3	5	15
HISTORIC PRESERVATION	Historical Significance	2	3	6
TOTAL SCORE:				124

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: Located in the Hicks/Logan/Sawyer District and within the Hicks/Logan/Sawyer Growth Initiatives District.

New Bedford Mill Inventory Data Sheet

Location: 24 N Front St (2)

Contact Name: William Moniz

Plot: 79 Lot: 4 Alpha: B

Contact #: 508-999-5601

Zoning: INB Yr Built: 1941

Owner: Revere Copper Products Inc

Current Use:
Manufacturing

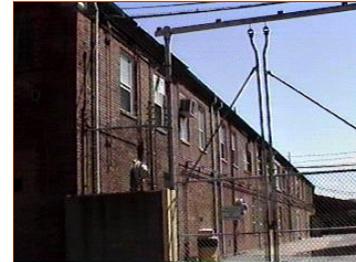
Address1: 24 North Front St

City, State Zip: New Bedford, MA 02740

Parcel Size Acre: 0 Bldg Value: \$211,700.00

Bldg Size Sq Ft: 46922 Land Value: \$0.00

Available Sq Ft: 46922 Total Value: \$211,700.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

CATEGORY	CRITERIA	WEIGHT	RANKING	SCORE
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	2	10
	Transportation/Access/Intermodal	5	5	25
	Neighborhood Impacts	5	2	10
	Significance of Viewshed	5	2	10
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	2	6
	Physical Condition	3	3	9
	Special Exterior Features	3	3	9
	Special Interior Features	3	3	9
	Special Site Features	3	4	12
	Existing Public Safety Issues	3	3	9
HISTORIC PRESERVATION	Historical Significance	2	3	6
TOTAL SCORE:				115

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: Located in the Hicks/Logan/Sawyer District and within the Hicks/Logan/Sawyer Growth Initiatives District.

New Bedford Mill Inventory Data Sheet

Location: 24 N Front St (3)

Contact Name: William Moniz

Plot: 79 Lot: 4 Alpha: C

Contact #: 508-999-5601

Zoning: INB Yr Built: 1860

Owner: Revere Copper Products Inc

Current Use:
Vacant Ice House

Address1: 24 North Front St

City, State Zip: New Bedford, MA 02740

Parcel Size Acre: 0 Bldg Value: \$75,400.00

Bldg Size Sq Ft: 23233 Land Value: \$0.00

Available Sq Ft: 23233 Total Value: \$75,400.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	4	20
	Transportation/Access/Intermodal	5	5	25
	Neighborhood Impacts	5	2	10
	Significance of Viewshed	5	5	25
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	2	6
	Special Exterior Features	3	5	15
	Special Interior Features	3	3	9
	Special Site Features	3	4	12
	Existing Public Safety Issues	3	3	9
HISTORIC PRESERVATION	Historical Significance	2	5	10
TOTAL SCORE:				150

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: Located in the Hicks/Logan/Sawyer District within the Hicks/Logan/Sawyer Growth Initiatives District.

New Bedford Mill Inventory Data Sheet

Location: 26 N Front St (1)

Contact Name: William Moniz

Plot: 79 Lot: 2 Alpha: A

Contact #: 508-999-5601

Zoning: INB Yr Built: 1860

Owner: Revere Copper Products Inc

Current Use:
Manufacturing

Address1: 24 North Front St

City, State Zip: New Bedford, MA 02740

Parcel Size Acre: 7.636 Bldg Value: \$1,015,400.00

Bldg Size Sq Ft: 24252 Land Value: \$495,000.00

Available Sq Ft: 24252 Total Value: \$1,510,400.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

CATEGORY	CRITERIA	WEIGHT	RANKING	SCORE
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	4	20
	Transportation/Access/Intermodal	5	5	25
	Neighborhood Impacts	5	3	15
	Significance of Viewshed	5	5	25
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	3	9
	Special Exterior Features	3	4	12
	Special Interior Features	3	3	9
	Special Site Features	3	4	12
	Existing Public Safety Issues	3	3	9
HISTORIC PRESERVATION	Historical Significance	2	5	10
TOTAL SCORE:				155

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: Located in the Hicks/Logan/Sawyer District and within the Hicks/Logan/Sawyer Growth Initiatives District.

New Bedford Mill Inventory Data Sheet

Location: 26 N Front St (2)

Contact Name: William Moniz

Plot: 79 Lot: 2 Alpha: B

Contact #: 508-999-5601

Zoning: INB Yr Built: 1912

Owner: Revere Copper Products Inc

Current Use:
Manufacturing

Address1: 24 North Front St

City, State Zip: New Bedford, MA 02740

Parcel Size Acre: 0 Bldg Value: \$877,400.00

Bldg Size Sq Ft: 218683 Land Value: \$0.00

Available Sq Ft: 218683 Total Value: \$877,400.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	2	10
	Transportation/Access/Intermodal	5	5	25
	Neighborhood Impacts	5	2	10
	Significance of Viewshed	5	2	10
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	2	6
	Physical Condition	3	3	9
	Special Exterior Features	3	4	12
	Special Interior Features	3	3	9
	Special Site Features	3	5	15
	Existing Public Safety Issues	3	5	15
HISTORIC PRESERVATION	Historical Significance	2	3	6
TOTAL SCORE:				127

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: Located in the Hicks/Logan/Sawyer District and within the Hicks/Logan/Sawyer Growth Initiatives District.

New Bedford Mill Inventory Data Sheet

Location: 122-124 N Front St

Contact Name: Horatio Tavares

Plot: 85 Lot: 221 Alpha:

Contact #: 508-998-5438

Zoning: INA Yr Built: 1890

Owner: Horacio's Realty Inc

Current Use:

Address1: 861 Pine Hill Dr.

Vacant

City, State Zip: New Bedford, MA 02745

Parcel Size Acre: 0.255 Bldg Value: \$75,400.00

Bldg Size Sq Ft: 6472 Land Value: \$76,300.00

Available Sq Ft: 6472 Total Value: \$151,700.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

CATEGORY	CRITERIA	WEIGHT	RANKING	SCORE
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	5	25
	Neighborhood Impacts	5	3	15
	Significance of Viewshed	5	5	25
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	3	9
	Special Exterior Features	3	4	12
	Special Interior Features	3	3	9
	Special Site Features	3	4	12
	Existing Public Safety Issues	3	2	6
HISTORIC PRESERVATION	Historical Significance	2	4	8
TOTAL SCORE:				155

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: Located in the Hicks/Logan/Sawyer District and within the Hicks/Logan/Sawyer Growth Initiatives District.

New Bedford Mill Inventory Data Sheet

Location: 1 Wamsutta St
 Plot: 78 Lot: 224 Alpha:
 Zoning: INB Yr Built: 1868
 Current Use:
 Business/Lt Mfg/Lease
 Contact Name: Paul Bishon
 Contact #: 508-997-8821
 Owner: Wamsutta Warehouse Co. Inc
 Address1: 100 North Front St
 City, State Zip: New Bedford, MA 02740

Parcel Size Acre: 5.911 Bldg Value: \$720,600.00
 Bldg Size Sq Ft: 190514 Land Value: \$512,800.00
 Available Sq Ft: 90000 Total Value: \$1,233,400.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	5	25
	Neighborhood Impacts	5	5	25
	Significance of Viewshed	5	4	20
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	4	12
	Special Exterior Features	3	4	12
	Special Interior Features	3	3	9
	Special Site Features	3	4	12
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	5	10
TOTAL SCORE:				171

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential 5
 Site/Structure Condition 3
 Historical Significance 2

Ranking

Highly Advantageous 5
 Advantageous 4
 Neutral 3
 Disadvantageous 2
 Highly Disadvantageous 1

Notes: Located in the Hicks/Logan/Sawyer District and within the WMOD.

New Bedford Mill Inventory Data Sheet

Location: 48 Wamsutta St

Contact Name: George Rheaume

Plot: 72 Lot: 261 Alpha:

Contact #: 508-990-8073

Zoning: INB Yr Built: 1920

Owner: Armand Rheaume Trust

Current Use:
Machine Shop

Address1: 48 Wamsutta St

City, State Zip: New Bedford, MA 02740

Parcel Size Acre: 0.19 Bldg Value: \$111,700.00

Bldg Size Sq Ft: 5976 Land Value: \$57,700.00

Available Sq Ft: 0 Total Value: \$169,400.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

CATEGORY	CRITERIA	WEIGHT	RANKING	SCORE
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	5	25
	Neighborhood Impacts	5	3	15
	Significance of Viewshed	5	5	25
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	4	12
	Special Exterior Features	3	5	15
	Special Interior Features	3	3	9
	Special Site Features	3	5	15
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	4	8
TOTAL SCORE:				170

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: Located in the Hicks/Logan/Sawyer District, within the WMOD and Hicks/Logan/Sawyer growth Initiatives District.

New Bedford Mill Inventory Data Sheet

Location: 61 Wamsutta St

Contact Name: Steve Riccardi

Plot: 78 Lot: 125 Alpha:

Contact #: 617-479-2426

Zoning: INB Yr Built: 1910

Owner: Wamsutta II LLC

Current Use:
Vacant

Address1: 218 Willard St

City, State Zip: Quincy, MA 02169

Parcel Size Acre: 1.3 Bldg Value: \$340,900.00

Bldg Size Sq Ft: 27356 Land Value: \$165,800.00

Available Sq Ft: 27356 Total Value: \$506,700.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	5	25
	Neighborhood Impacts	5	5	25
	Significance of Viewshed	5	3	15
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	4	12
	Special Exterior Features	3	3	9
	Special Interior Features	3	3	9
	Special Site Features	3	4	12
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	5	10
TOTAL SCORE:				163

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: Located in the Hicks/Logan/Sawyer District and within the WMOD.

New Bedford Mill Inventory Data Sheet

Location: 800 Acushnet Ave (1)

Contact Name: Steve Riccardi

Plot: 78 Lot: 219 Alpha:

Contact #: 617-479-2426

Zoning: INB Yr Built: 1868

Owner: Wamustta II LLC

Current Use:

Address1: 218 Willard St

Vacant Permitted for Residential

City, State Zip: Quincy, MA. 02169

Parcel Size Acre: 2.567 Bldg Value: \$891,700.00

Bldg Size Sq Ft: 174334 Land Value: \$285,900.00

Available Sq Ft: 174334 Total Value: \$1,177,600.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

CATEGORY	CRITERIA	WEIGHT	RANKING	SCORE
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	5	25
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	5	25
	Environmental Conditions	3	5	15
SITE AND STRUCTURE CONDITION	Physical Condition	3	5	15
	Special Exterior Features	3	5	15
	Special Interior Features	3	5	15
	Special Site Features	3	4	12
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	5	10
TOTAL SCORE:				189

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: Located in the Hicks/Logan/Sawyer District and within the WMOD. Permitted for 250 residential units between Buildings 1 & 2.

New Bedford Mill Inventory Data Sheet

Location: 800 Acushnet Ave (2)

Contact Name: Steve Riccardi

Plot: 78 Lot: 225 Alpha:

Contact #: 617-479-2426

Zoning: INB Yr Built: 1895

Owner: Wamsutta LLC

Current Use:

Address1:

Vacant Permitted for Residential

City, State Zip: Quincy, MA. 02169

Parcel Size Acre: 2.452 Bldg Value: \$1,237,500.00

Bldg Size Sq Ft: 231634 Land Value: \$257,100.00

Available Sq Ft: 231634 Total Value: \$1,494,600.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	5	25
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	5	25
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	5	15
	Physical Condition	3	5	15
	Special Exterior Features	3	5	15
	Special Interior Features	3	5	15
	Special Site Features	3	4	12
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	5	10
TOTAL SCORE:				189

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: Located in the Hicks/Logan/Sawyer District, within the WMOD, the Hicks/Logan/Sawyer Growth Initiative District. Permitted for 250 residential units between Buildings 1 & 2.

New Bedford Mill Inventory Data Sheet

Location: 22 Logan St

Contact Name: Jack Hirschmann

Plot: 78 Lot: 218 Alpha:

Contact #: 508-999-4442

Zoning: INB Yr Built: 1905

Owner: Coggeshall Investments, LTD

Current Use:
Manufacturing

Address1: P.O. Box 61008

City, State Zip: New Bedford, MA 02746

Parcel Size Acre: 1.144 Bldg Value: \$651,200.00

Bldg Size Sq Ft: 42532 Land Value: \$126,200.00

Available Sq Ft: 0 Total Value: \$777,400.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

CATEGORY	CRITERIA	WEIGHT	RANKING	SCORE
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	5	25
	Neighborhood Impacts	5	5	25
	Significance of Viewshed	5	5	25
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	4	12
	Special Exterior Features	3	4	12
	Special Interior Features	3	5	15
	Special Site Features	3	5	15
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	5	10
TOTAL SCORE:				185

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: Located in the Hicks/Logan/Sawyer District and within the WMOD.

New Bedford Mill Inventory Data Sheet

Location: 94 Kilburn St

Contact Name: Paul Bishon

Plot: 79 Lot: 1 Alpha:

Contact #: 508-997-8821

Zoning: INB Yr Built: 1882

Owner: B S Realty Lmtd

Current Use:
Lease

Address1: 100 North Front St

City, State Zip: New Bedford, MA 02740

Parcel Size Acre: 9.376 Bldg Value: \$1,315,700.00

Bldg Size Sq Ft: 309297 Land Value: \$684,600.00

Available Sq Ft: 80000 Total Value: \$2,000,300.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	5	25
	Neighborhood Impacts	5	5	25
	Significance of Viewshed	5	4	20
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	3	9
	Special Exterior Features	3	4	12
	Special Interior Features	3	4	12
	Special Site Features	3	4	12
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	3	6
TOTAL SCORE:				167

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: Located in the Hicks/Logan/Sawyer District and within the Hicks/Logan/Sawyer Growth Initiatives District.

New Bedford Mill Inventory Data Sheet

Location: 8 Washburn St

Contact Name: Fred Satkin

Plot: 86 Lot: 16 Alpha:

Contact #: 508-999-1228

Zoning: INB Yr Built: 1940

Owner: Satkin Limited Partnership

Current Use:
Vacant

Address1: 8 Washburn St

City, State Zip: New Bedford, MA 02740

Parcel Size Acre: 1.59 Bldg Value: \$746,800.00

Bldg Size Sq Ft: 38151 Land Value: \$183,300.00

Available Sq Ft: 38151 Total Value: \$930,100.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	5	25
	Neighborhood Impacts	5	5	25
	Significance of Viewshed	5	3	15
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	4	12
	Special Exterior Features	3	3	9
	Special Interior Features	3	3	9
	Special Site Features	3	4	12
	Existing Public Safety Issues	3	2	6
HISTORIC PRESERVATION	Historical Significance	2	1	2
TOTAL SCORE:				149

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: Located in the Hicks/Logan/Sawyer District and within the Hicks/Logan/Sawyer Growth Initiatives District.

New Bedford Mill Inventory Data Sheet

Location: 85 Coggeshall St

Contact Name: John Meldon

Plot: 93 Lot: 264 Alpha:

Contact #: 508-991-8000

Zoning: INB Yr Built: 1910

Owner: John Meldon- Trustee

Current Use:
Lease/Business/Retail/Office

Address1: 60 North Water St

City, State Zip: New Bedford, MA 02740

Parcel Size Acre: 3.997 Bldg Value: \$1,049,900.00

Bldg Size Sq Ft: 187592 Land Value: \$378,500.00

Available Sq Ft: 187592 Total Value: \$1,428,400.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	5	25
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	5	25
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	3	9
	Special Exterior Features	3	3	9
	Special Interior Features	3	3	9
	Special Site Features	3	5	15
	Existing Public Safety Issues	3	3	9
HISTORIC PRESERVATION	Historical Significance	2	5	10
TOTAL SCORE:				165

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential 5
Site/Structure Condition 3
Historical Significance 2

Ranking

Highly Advantageous 5
Advantageous 4
Neutral 3
Disadvantageous 2
Highly Disadvantageous 1

Notes: Located in the Hicks/Logan/Sawyer District and within the Hicks/Logan/Sawyer Growth Initiatives District.

New Bedford Mill Inventory Data Sheet

Location: 94 Coggeshall Street

Contact Name: Edward Shaw

Plot: 93 Lot: 262 Alpha:

Contact #: 617-770-1955

Zoning: INB Yr Built: 1910

Owner: Coggeshall Street LLC

Current Use:

Address1: 1266 Furnace Brook Parkway

Vacant with plans for rehabilitation

City, State Zip: Quincy, MA 02169

Parcel Size Acre: 2.927 Bldg Value: \$227,300.00

Bldg Size Sq Ft: 96340 Land Value: \$374,700.00

Available Sq Ft: 96340 Total Value: \$602,000.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

CATEGORY	CRITERIA	WEIGHT	RANKING	SCORE
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	5	25
	Neighborhood Impacts	5	5	25
	Significance of Viewshed	5	5	25
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	2	6
	Special Exterior Features	3	2	6
	Special Interior Features	3	2	6
	Special Site Features	3	5	15
	Existing Public Safety Issues	3	2	6
HISTORIC PRESERVATION	Historical Significance	2	4	8
TOTAL SCORE:				156

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: Located within the Hicks/Logan/Sawyer District and within the Hicks/Logan/Sawyer Growth Initiatives District.

New Bedford Mill Inventory Data Sheet

Location: 115 Coggeshall St

Contact Name: Ernest Fournier

Plot: 86 Lot: 10 Alpha:

Contact #: NA

Zoning: INB Yr Built: 1910

Owner: Ernest Fournier

Current Use:
Light Manufacturing

Address1: Freetown St

City, State Zip: Middleboro, MA 02346

Parcel Size Acre: 0.217 Bldg Value: \$169,200.00

Bldg Size Sq Ft: 5896 Land Value: \$100,400.00

Available Sq Ft: 0 Total Value: \$269,600.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	5	25
	Neighborhood Impacts	5	3	15
	Significance of Viewshed	5	5	25
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	3	9
	Special Exterior Features	3	3	9
	Special Interior Features	3	3	9
	Special Site Features	3	4	12
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	4	8
TOTAL SCORE:				158

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: Located in the Hicks/Logan/Sawyer District and within the Hicks/Logan/Sawyer Growth Initiatives District.

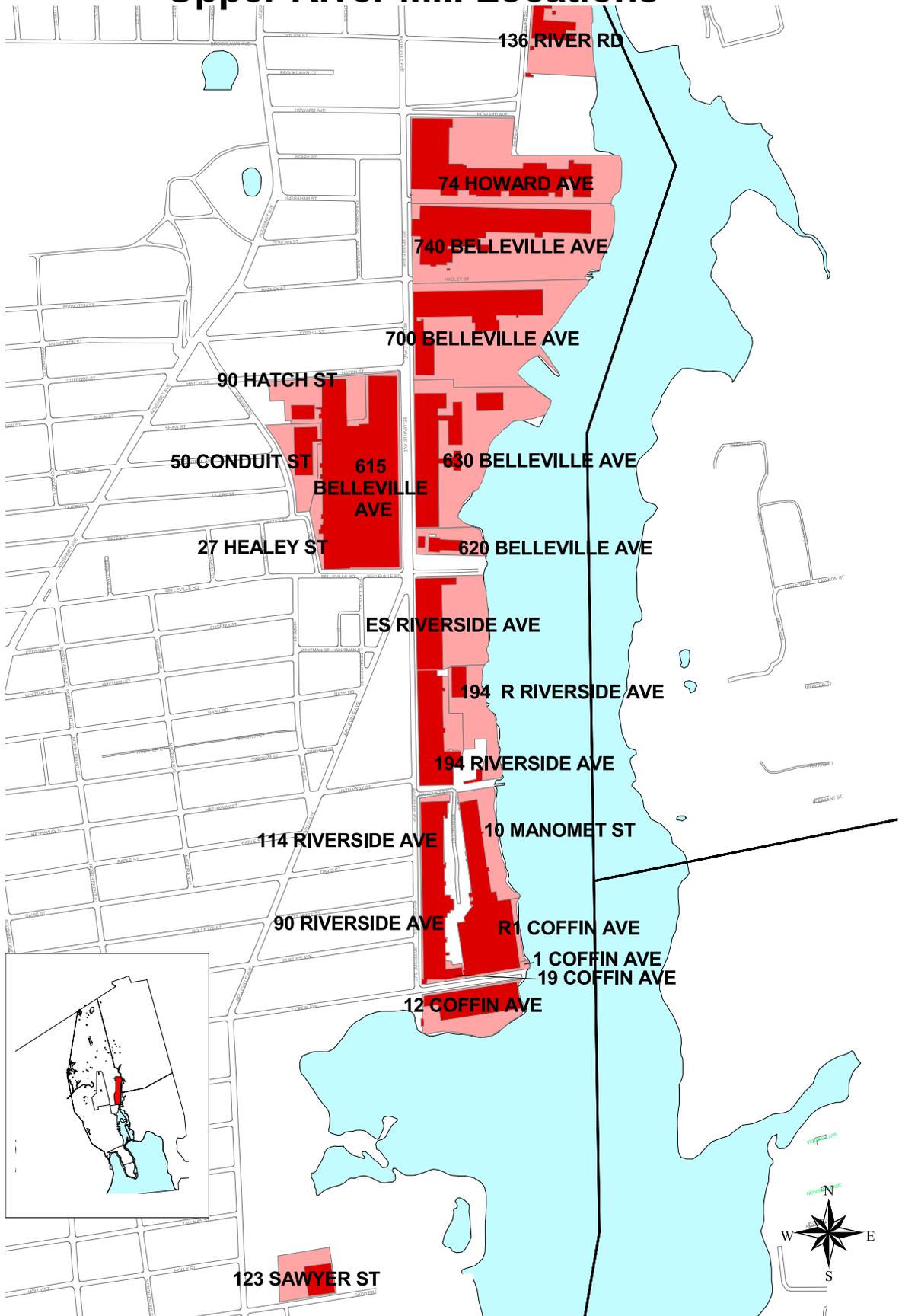
UPPER RIVER MILL DISTRICT PROPERTIES

123 Sawyer Street
1 Coffin Avenue
R1 Coffin Avenue
12 Coffin Avenue (1)
12 Coffin Avenue (2)
19 Coffin Avenue
56-90 Riverside Avenue
114 Riverside Avenue
194 Riverside Avenue
R194 Riverside Avenue
ES Riverside Avenue
10 Manomet Street

615-689 Belleville Avenue
620 Belleville Avenue
630 Belleville Avenue (1)
630 Belleville Avenue (2)
630 Belleville Avenue (3)
700 Belleville Avenue
740 Belleville Avenue
74 Howard Street
50 Conduit Street
27 Healy Street
90 Hatch Street
136 River Road



Upper River Mill Locations



New Bedford Mill Inventory Data Sheet

Location: 123 Sawyer St

Contact Name: Adam Buck

Plot: 93 Lot: 119 Alpha:

Contact #: 508-264-0741

Zoning: INB Yr Built: 1910

Owner: 123 Sawtooth LLC

Current Use:
Artist Live/ Work

Address1: 123 Sawyer St

City, State Zip: New Bedford, MA 02740

Parcel Size Acre: 1.777 Bldg Value: \$239,900.00

Bldg Size Sq Ft: 25384 Land Value: \$133,500.00

Available Sq Ft: 0 Total Value: \$373,400.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	5	25
	Neighborhood Impacts	5	5	25
	Significance of Viewshed	5	5	25
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	5	15
	Physical Condition	3	5	15
	Special Exterior Features	3	5	15
	Special Interior Features	3	5	15
	Special Site Features	3	5	15
	Existing Public Safety Issues	3	5	15
HISTORIC PRESERVATION	Historical Significance	2	5	10
TOTAL SCORE:				200

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 1 Coffin Ave

Contact Name: Alan Alves

Plot: 100 Lot: 120 Alpha:

Contact #: NA

Zoning: INB Yr Built: 1910

Owner: Pillar LLC

Current Use:

Address1: 5 Ventura Dr

Vacant/office/Light Manufacturing

City, State Zip: North Dartmouth, MA 02747

Parcel Size Acre: 0.351 Bldg Value: \$331,100.00

Bldg Size Sq Ft: 21210 Land Value: \$73,500.00

Available Sq Ft: 21210 Total Value: \$404,600.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	5	25
	Significance of Viewshed	5	4	20
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	4	12
	Special Exterior Features	3	4	12
	Special Interior Features	3	5	15
	Special Site Features	3	5	15
	Existing Public Safety Issues	3	3	9
HISTORIC PRESERVATION	Historical Significance	2	5	10
TOTAL SCORE:				172

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: Located within the Upper Harbor Redevelopment District and the Whitman Mill National Register District.

New Bedford Mill Inventory Data Sheet

Location: R1 Coffin Ave

Contact Name: Charles Weinstein

Plot: 100 Lot: 117 Alpha:

Contact #: 508-993-9622

Zoning: INB Yr Built: 1900

Owner: Charles Weinstein- Trustee

Current Use:
Textile manufacturing

Address1: 77 Jordan Rd

City, State Zip: Brookline, MA 02146

Parcel Size Acre: 2.466 Bldg Value: \$517,100.00

Bldg Size Sq Ft: 99981 Land Value: \$189,100.00

Available Sq Ft: Total Value: \$706,200.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

CATEGORY	CRITERIA	WEIGHT	RANKING	SCORE
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	4	20
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	3	9
	Special Exterior Features	3	4	12
	Special Interior Features	3	3	9
	Special Site Features	3	5	15
	Existing Public Safety Issues	3	3	9
HISTORIC PRESERVATION	Historical Significance	2	5	10
TOTAL SCORE:				158

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: Located within the Upper Harbor Redevelopment District and the Whitman Mill National Register District.

New Bedford Mill Inventory Data Sheet

Location: 12 Coffin Ave (1)

Contact Name: John Thompson

Plot: 100 Lot: 85 Alpha: A

Contact #: 508-996-9712

Zoning: INB Yr Built: 1896

Owner: John Thompson Jr. - Trustee

Current Use:
Warehouse

Address1: P.O. Box 61026

City, State Zip: New Bedford, MA 02746

Parcel Size Acre: 3.074 Bldg Value: \$775,400.00

Bldg Size Sq Ft: 66750 Land Value: \$272,700.00

Available Sq Ft: 0 Total Value: \$1,048,100.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

CATEGORY	CRITERIA	WEIGHT	RANKING	SCORE
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	4	20
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	3	15
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	4	12
	Special Exterior Features	3	4	12
	Special Interior Features	3	4	12
	Special Site Features	3	5	15
	Existing Public Safety Issues	3	3	9
HISTORIC PRESERVATION	Historical Significance	2	5	10
TOTAL SCORE:				154

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: Located within the Upper Harbor Redevelopment District and the Whitman Mill National Register District.

New Bedford Mill Inventory Data Sheet

Location: 12 Coffin Ave (2)

Contact Name: John Thompson

Plot: 100 Lot: 85 Alpha: B

Contact #: 508-996-9712

Zoning: INB Yr Built: 1896

Owner: John Thompson Jr. - Trustee

Current Use:
Manufacturingfg/lease

Address1: P.O. Box 61026

City, State Zip: New Bedford, MA 02746

Parcel Size Acre: 0 Bldg Value: \$91,000.00

Bldg Size Sq Ft: 9204 Land Value: \$0.00

Available Sq Ft: 0 Total Value: \$91,000.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

CATEGORY	CRITERIA	WEIGHT	RANKING	SCORE
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	4	20
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	5	25
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	4	12
	Special Exterior Features	3	4	12
	Special Interior Features	3	3	9
	Special Site Features	3	5	15
	Existing Public Safety Issues	3	3	9
HISTORIC PRESERVATION	Historical Significance	2	5	10
TOTAL SCORE:				161

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: Located within the Upper Harbor Redevelopment District and the Whitman Mill National Register District.

New Bedford Mill Inventory Data Sheet

Location: 19 Coffin Ave

Contact Name: John Thompson

Plot: 100 Lot: 122 Alpha:

Contact #: 508-996-9712

Zoning: INB Yr Built: 1910

Owner: John Thompson Jr. - Trustee

Current Use:
Manufacturing

Address1: P.O. Box 61026

City, State Zip: New Bedford, MA 02746

Parcel Size Acre: 0.233 Bldg Value: \$167,200.00
 Bldg Size Sq Ft: 11951 Land Value: \$63,300.00
 Available Sq Ft: 0 Total Value: \$230,500.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	5	25
	Significance of Viewshed	5	4	20
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	4	12
	Special Exterior Features	3	4	12
	Special Interior Features	3	3	9
	Special Site Features	3	4	12
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	5	10
TOTAL SCORE:				166

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Ranking

Economic Dev. Potential	5	Highly Advantageous	5
Site/Structure Condition	3	Advantageous	4
Historical Significance	2	Neutral	3
		Disadvantageous	2
		Highly Disadvantageous	1

Notes: Located within the Upper Harbor Redevelopment District and the Whitman Mill National Register District.

New Bedford Mill Inventory Data Sheet

Location: 56-90 Riverside Ave

Contact Name: Maureen Costa

Plot: 100 Lot: 138 Alpha:

Contact #: 508-997-2880

Zoning: INB Yr Built: 1910

Owner: Riverside Ave Limited

Current Use:
Elderly Residential

Address1: 56-90 Riverside Ave

City, State Zip: New Bedford, MA

Parcel Size Acre: 1.587 Bldg Value: \$4,950,300.00

Bldg Size Sq Ft: 123036 Land Value: \$585,800.00

Available Sq Ft: 0 Total Value: \$5,536,100.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

CATEGORY	CRITERIA	WEIGHT	RANKING	SCORE
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	5	25
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	5	15
	Physical Condition	3	5	15
	Special Exterior Features	3	5	15
	Special Interior Features	3	5	15
	Special Site Features	3	5	15
	Existing Public Safety Issues	3	5	15
HISTORIC PRESERVATION	Historical Significance	2	5	10
TOTAL SCORE:				190

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: Located within the Upper Harbor Redevelopment District and the Whitman Mill National Register District.

New Bedford Mill Inventory Data Sheet

Location: 114 Riverside Ave

Contact Name: Maureen Costa

Plot: 100 Lot: 123 Alpha:

Contact #: 508-997-2880

Zoning: INB Yr Built: 1910

Owner: Whaler's Cove Limited

Current Use:
Elderly Residential

Address1: 114 Riverside Ave

City, State Zip: New Bedford, MA 02746

Parcel Size Acre: 1.74 Bldg Value: \$1,247,700.00

Bldg Size Sq Ft: 135204 Land Value: \$925,600.00

Available Sq Ft: 0 Total Value: \$2,173,300.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	5	25
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	5	15
	Physical Condition	3	5	15
	Special Exterior Features	3	5	15
	Special Interior Features	3	5	15
	Special Site Features	3	5	15
	Existing Public Safety Issues	3	5	15
HISTORIC PRESERVATION	Historical Significance	2	5	10
TOTAL SCORE:				190

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: Located within the Upper Harbor Redevelopment District and the Whitman Mill National Register District.

New Bedford Mill Inventory Data Sheet

Location: 194 Riverside Ave

Contact Name: Ed Fitzsimmons

Plot: 105 Lot: 135 Alpha:

Contact #: 508-958-3700

Zoning: INB Yr Built: 1903

Owner: Norseman Properties LLC

Current Use:
Mixed Business/Lease

Address1: 194 Riverside Ave

City, State Zip: New Bedford, MA 02746

Parcel Size Acre: 3.826 Bldg Value: \$1,008,800.00

Bldg Size Sq Ft: 242186 Land Value: \$436,700.00

Available Sq Ft: 220000 Total Value: \$1,445,500.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

CATEGORY	CRITERIA	WEIGHT	RANKING	SCORE
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	5	25
	Significance of Viewshed	5	5	25
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	2	6
	Physical Condition	3	3	9
	Special Exterior Features	3	4	12
	Special Interior Features	3	3	9
	Special Site Features	3	5	15
	Existing Public Safety Issues	3	3	9
HISTORIC PRESERVATION	Historical Significance	2	4	8
TOTAL SCORE:				163

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: Located within the Upper Harbor Redevelopment District and within the RAMOD.

New Bedford Mill Inventory Data Sheet

Location: R194 Riverside Ave

Contact Name: Domenick Nicolaci

Plot: 105 Lot: 183 Alpha:

Contact #: NA

Zoning: INB Yr Built: 1925

Owner: Joel Anapol Domenick Nicolaci

Current Use:
Lease

Address1: 1 Bella Vista Island

City, State Zip: Fairhaven, MA. 02719

Parcel Size Acre: 2.911 Bldg Value: \$90,700.00
 Bldg Size Sq Ft: 27280 Land Value: \$222,000.00
 Available Sq Ft: 20000 Total Value: \$312,900.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	2	10
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	2	10
	Significance of Viewshed	5	1	5
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	2	6
	Special Exterior Features	3	2	6
	Special Interior Features	3	2	6
	Special Site Features	3	5	15
	Existing Public Safety Issues	3	1	3
HISTORIC PRESERVATION	Historical Significance	2	3	6
TOTAL SCORE:				96

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential 5
 Site/Structure Condition 3
 Historical Significance 2

Ranking

Highly Advantageous 5
 Advantageous 4
 Neutral 3
 Disadvantageous 2
 Highly Disadvantageous 1

Notes: Located within the Upper Harbor Redevelopment District and within the RAMOD.

New Bedford Mill Inventory Data Sheet

Location: ES Riverside Ave

Contact Name: Domenick Nicolaci

Plot: 105 Lot: 170 Alpha:

Contact #: NA

Zoning: INB Yr Built: 1903

Owner: Belleville Realty Group

Current Use:
Mixed Business/Lt Mfg/Lease

Address1: 1 Bella Vista Island

City, State Zip: Fairhaven, MA. 02719

Parcel Size Acre: 4.658 Bldg Value: \$860,800.00

Bldg Size Sq Ft: 214698 Land Value: \$510,000.00

Available Sq Ft: 100000 Total Value: \$1,370,800.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	5	25
	Significance of Viewshed	5	5	25
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	3	9
	Special Exterior Features	3	4	12
	Special Interior Features	3	3	9
	Special Site Features	3	5	15
	Existing Public Safety Issues	3	3	9
HISTORIC PRESERVATION	Historical Significance	2	4	8
TOTAL SCORE:				166

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: Located within the Upper Harbor Redevelopment District and within the RAMOD.

New Bedford Mill Inventory Data Sheet

Location: 10 Manomet St

Contact Name: Steve Riccardi

Plot: 100 Lot: 118 Alpha:

Contact #: 617-479-2426

Zoning: INB Yr Built: 1919

Owner: Victoria Riverview Dev

Current Use:

Address1: 452 A State Rd

Vacant/ Permitted for 107 residential units

City, State Zip: Dartmouth, MA 02747

Parcel Size Acre: 3.8 Bldg Value: \$666,000.00

Bldg Size Sq Ft: 116158 Land Value: \$364,000.00

Available Sq Ft: 116158 Total Value: \$1,030,100.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	5	25
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	5	15
	Physical Condition	3	4	12
	Special Exterior Features	3	3	9
	Special Interior Features	3	3	9
	Special Site Features	3	5	15
	Existing Public Safety Issues	3	2	6
HISTORIC PRESERVATION	Historical Significance	2	5	10
TOTAL SCORE:				166

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: Located within the Upper Harbor Redevelopment District and the Whitman Mill National Register District. Permitted for 98 residential units.

New Bedford Mill Inventory Data Sheet

Location: 615-689 Belleville Ave

Contact Name: Tony Sapiaza

Plot: 111 Lot: 151 Alpha:

Contact #: 508-996-4723

Zoning: INB Yr Built: 1920

Owner: Nashawena Mills Corp

Current Use:
Light manufacturing

Address1: 689 Belleville Ave

City, State Zip: New Bedford, MA 02745

Parcel Size Acre: 6 Bldg Value: \$575,000.00

Bldg Size Sq Ft: 525518 Land Value: \$689,600.00

Available Sq Ft: 0 Total Value: \$1,264,600.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	5	25
	Significance of Viewshed	5	5	25
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	4	12
	Physical Condition	3	5	15
	Special Exterior Features	3	5	15
	Special Interior Features	3	5	15
	Special Site Features	3	3	9
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	4	8
TOTAL SCORE:				181

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: Located within the Upper Harbor Redevelopment District.

New Bedford Mill Inventory Data Sheet

Location: 620 Belleville Ave

Contact Name: Tony Sapienza

Plot: 111 Lot: 98 Alpha:

Contact #: 508-999-1301

Zoning: INB Yr Built: 1909

Owner: Nashawena Mills Corp

Current Use:
Office/Non-profit Organization

Address1: 689 Belleville Ave

City, State Zip: New Bedford, MA 02745

Parcel Size Acre: 1.303 Bldg Value: \$296,500.00

Bldg Size Sq Ft: 25528 Land Value: \$197,300.00

Available Sq Ft: Total Value: \$493,800.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	5	25
	Significance of Viewshed	5	5	25
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	4	12
	Physical Condition	3	4	12
	Special Exterior Features	3	5	15
	Special Interior Features	3	5	15
	Special Site Features	3	5	15
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	4	8
TOTAL SCORE:				184

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: Located within the Upper Harbor Redevelopment District.

New Bedford Mill Inventory Data Sheet

Location: 630 Belleville Ave (1)

Contact Name: David Finger

Plot: 111 Lot: 146 Alpha: A

Contact #: 508-997-4557

Zoning: INB Yr Built: 1903

Owner: Fibre Leather Mfg. Corp

Current Use:

Vacant, recently purchased with plans for redevelopment.

Address1: 630 Belleville Ave

City, State Zip: New Bedford, MA 02745

Parcel Size Acre: 7.473 Bldg Value: \$1,063,700.00

Bldg Size Sq Ft: 140050 Land Value: \$602,100.00

Available Sq Ft: 140050 Total Value: \$1,665,800.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

CATEGORY	CRITERIA	WEIGHT	RANKING	SCORE
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	4	20
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	4	20
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	3	9
	Special Exterior Features	3	4	12
	Special Interior Features	3	3	9
	Special Site Features	3	5	15
	Existing Public Safety Issues	3	2	6
HISTORIC PRESERVATION	Historical Significance	2	3	6
TOTAL SCORE:				146

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: Located within the Upper Harbor Redevelopment District.

New Bedford Mill Inventory Data Sheet

Location: 630 Belleville Ave (2)

Contact Name: David Finger

Plot: 111 Lot: 146 Alpha: B

Contact #: 508-997-4557

Zoning: INB Yr Built: 1903

Owner: Fibre Leather Mfg. Corp

Current Use:

Vacant, recently purchased with plans for redevelopment.

Address1: 630 Belleville Ave

City, State Zip: New Bedford, MA 02745

Parcel Size Acre: 0 Bldg Value: \$294,700.00

Bldg Size Sq Ft: 65510 Land Value: \$0.00

Available Sq Ft: 65510 Total Value: \$294,700.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	5	25
	Significance of Viewshed	5	4	20
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	3	9
	Special Exterior Features	3	4	12
	Special Interior Features	3	3	9
	Special Site Features	3	5	15
	Existing Public Safety Issues	3	2	6
HISTORIC PRESERVATION	Historical Significance	2	3	6
TOTAL SCORE:				156

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: Located within the Upper Harbor Redevelopment District.

New Bedford Mill Inventory Data Sheet

Location: 630 Belleville Ave (3)

Contact Name: David Finger

Plot: 111 Lot: 146 Alpha: C

Contact #: 508-997-4557

Zoning: INB Yr Built: 1977

Owner: Fibre Leather Mfg. Corp

Current Use:

Vacant, recently purchased with plans for redevelopment.

Address1: 630 Belleville Ave

City, State Zip: New Bedford, MA 02745

Parcel Size Acre: 0 Bldg Value: \$140,700.00

Bldg Size Sq Ft: 15000 Land Value: \$0.00

Available Sq Ft: 15000 Total Value: \$140,700.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

CATEGORY	CRITERIA	WEIGHT	RANKING	SCORE
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	5	25
	Significance of Viewshed	5	4	20
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	3	9
	Special Exterior Features	3	4	12
	Special Interior Features	3	3	9
	Special Site Features	3	5	15
	Existing Public Safety Issues	3	2	6
HISTORIC PRESERVATION	Historical Significance	2	3	6
TOTAL SCORE:				156

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: Located within the Upper Harbor Redevelopment District.

New Bedford Mill Inventory Data Sheet

Location: 700 Belleville Ave

Contact Name: Michael Walther

Plot: 112 Lot: 133 Alpha:

Contact #: 508-998-4005

Zoning: INB Yr Built: 1903

Owner: Acushnet Company

Current Use:
Acushnet Co

Address1: P.O. Box 965

City, State Zip: Fairhaven, MA. 02719

Parcel Size Acre: 10 Bldg Value: \$4,658,900.00
 Bldg Size Sq Ft: 407901 Land Value: \$1,037,400.00
 Available Sq Ft: Total Value: \$5,696,300.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	5	25
	Significance of Viewshed	5	3	15
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	4	12
	Special Exterior Features	3	4	12
	Special Interior Features	3	4	12
	Special Site Features	3	5	15
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	3	6
TOTAL SCORE:				163

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Ranking

Economic Dev. Potential	5	Highly Advantageous	5
Site/Structure Condition	3	Advantageous	4
Historical Significance	2	Neutral	3
		Disadvantageous	2
		Highly Disadvantageous	1

Notes: Located within the Upper Harbor Redevelopment District.

New Bedford Mill Inventory Data Sheet

Location: 740 Belleville Ave

Contact Name: Aerovox

Plot: 112 Lot: 88 Alpha:

Contact #: NA

Zoning: INB Yr Built: 1921

Owner: 740 Belleville Ave. LLC

Current Use:

Address1: 700 Pleasant St

Vacant

City, State Zip: New Bedford, MA 02745

Parcel Size Acre: 10.481 Bldg Value: \$789,800.00

Bldg Size Sq Ft: 269238 Land Value: \$635,200.00

Available Sq Ft: 0 Total Value: \$1,425,000.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

CATEGORY	CRITERIA	WEIGHT	RANKING	SCORE
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	1	5
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	1	5
	Significance of Viewshed	5	2	10
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	1	3
	Physical Condition	3	3	9
	Special Exterior Features	3	3	9
	Special Interior Features	3	3	9
	Special Site Features	3	5	15
	Existing Public Safety Issues	3	1	3
HISTORIC PRESERVATION	Historical Significance	2	2	4
TOTAL SCORE:				92

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: Brownfield site. Building scheduled to be demolished and site clean up.

New Bedford Mill Inventory Data Sheet

Location: 74 Howard Ave

Contact Name: Michael Walther

Plot: 116 Lot: 67 Alpha:

Contact #: 508-998-4005

Zoning: INB Yr Built: 1914

Owner: ARC Acquisition

Current Use:
Acushnet Co.

Address1: 744 Belleville Ave

City, State Zip: New Bedford, MA 02745

Parcel Size Acre: 8.477 Bldg Value: \$705,100.00

Bldg Size Sq Ft: 296114 Land Value: \$1,024,600.00

Available Sq Ft: Total Value: \$1,729,700.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	4	20
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	4	20
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	2	6
	Special Exterior Features	3	3	9
	Special Interior Features	3	3	9
	Special Site Features	3	5	15
	Existing Public Safety Issues	3	3	9
HISTORIC PRESERVATION	Historical Significance	2	3	6
TOTAL SCORE:				143

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential 5
Site/Structure Condition 3
Historical Significance 2

Ranking

Highly Advantageous 5
Advantageous 4
Neutral 3
Disadvantageous 2
Highly Disadvantageous 1

Notes: Located within the Upper Harbor Redevelopment District.

New Bedford Mill Inventory Data Sheet

Location: 50 Conduit St

Contact Name: NA

Plot: 111 Lot: 41 Alpha:

Contact #: 508-990-2977

Zoning: INB Yr Built: 1912

Owner: Int'l Parallel Machine Inc.

Current Use:
Light manufacturing

Address1: 50 Conduit St

City, State Zip: New Bedford, MA 02745

Parcel Size Acre: 2 Bldg Value: \$321,300.00

Bldg Size Sq Ft: 107130 Land Value: \$268,600.00

Available Sq Ft: Total Value: \$589,900.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	5	25
	Significance of Viewshed	5	4	20
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	3	9
	Special Exterior Features	3	4	12
	Special Interior Features	3	3	9
	Special Site Features	3	3	9
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	3	6
TOTAL SCORE:				156

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: Located within the Upper Harbor Redevelopment District.

New Bedford Mill Inventory Data Sheet

Location: 27 Healy St

Contact Name: Cheryl Sylvia

Plot: 111 Lot: 150 Alpha:

Contact #: 508-997-6215

Zoning: INB Yr Built: 1915

Owner: Sherwood Brands Inc

Current Use:
Light manufacturing

Address1: 1803 Research Blvd, Suite 201

City, State Zip: Rockville, MD 20850

Parcel Size Acre: 3.27 Bldg Value: \$1,892,000.00

Bldg Size Sq Ft: 436061 Land Value: \$348,300.00

Available Sq Ft: 0 Total Value: \$2,240,300.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	5	25
	Significance of Viewshed	5	3	15
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	4	12
	Special Exterior Features	3	4	12
	Special Interior Features	3	4	12
	Special Site Features	3	3	9
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	3	6
TOTAL SCORE:				157

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential 5
Site/Structure Condition 3
Historical Significance 2

Ranking

Highly Advantageous 5
Advantageous 4
Neutral 3
Disadvantageous 2
Highly Disadvantageous 1

Notes: Located within the Upper Harbor Redevelopment District.

New Bedford Mill Inventory Data Sheet

Location: 90 Hatch St

Contact Name: Martin Andonian

Plot: 111 Lot: 148 Alpha:

Contact #: 508-990-0337

Zoning: INB Yr Built: 1920

Owner: Ninety Hatch St Realty

Current Use:
Lease/Light manufacturing

Address1: 90 Hatch St

City, State Zip: New Bedford, MA 02745

Parcel Size Acre: 2.737 Bldg Value: \$440,800.00

Bldg Size Sq Ft: 128938 Land Value: \$285,500.00

Available Sq Ft: Total Value: \$726,300.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	5	25
	Significance of Viewshed	5	3	15
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	3	9
	Special Exterior Features	3	3	9
	Special Interior Features	3	3	9
	Special Site Features	3	3	9
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	3	6
TOTAL SCORE:				148

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: Located within the Upper Harbor Redevelopment District.

New Bedford Mill Inventory Data Sheet

Location: 136 River Rd

Contact Name: Bay Side Realty Trust (Lionel)

Plot: 116 Lot: 86 Alpha:

Contact #: 508-998-8466

Zoning: INB Yr Built: 1922

Owner: Mark Cote- Trustee

Current Use:
Small business

Address1: 136 River Rd

City, State Zip: New Bedford, MA 02745

Parcel Size Acre: 3.255 Bldg Value: \$384,100.00

Bldg Size Sq Ft: 33291 Land Value: \$346,000.00

Available Sq Ft: 4200 Total Value: \$730,100.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	4	20
	Transportation/Access/Intermodal	5	3	15
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	2	10
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	2	6
	Special Exterior Features	3	2	6
	Special Interior Features	3	3	9
	Special Site Features	3	5	15
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	2	4
TOTAL SCORE:				126

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

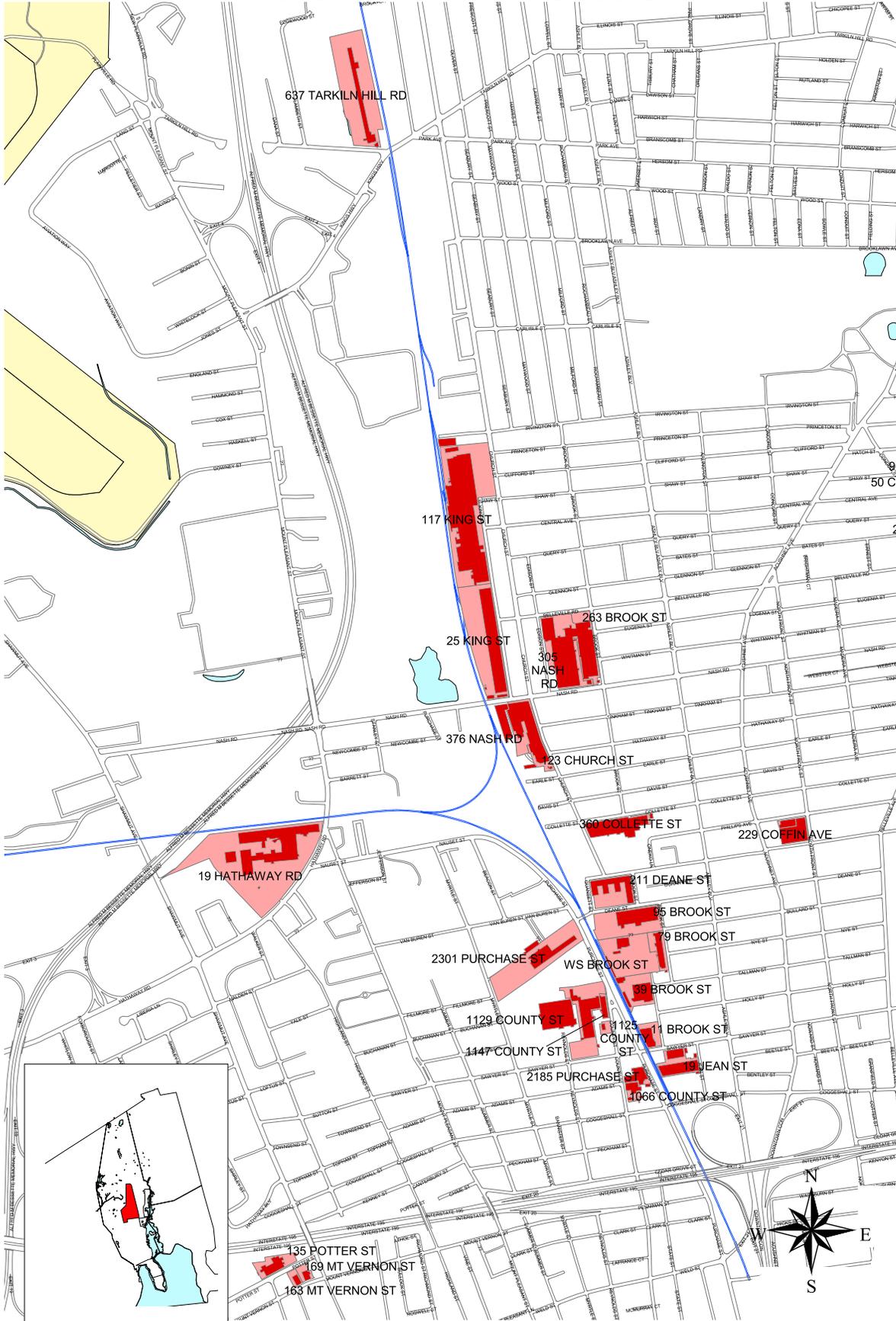
NORTH END MILL DISTRICT PROPERTIES

163 Mt. Vernon Street
169 Mt. Vernon Street
135 Potter Street
19 Hathaway Road
1066 County Street
1125 County Street
1129 County Street
1147 County Street
1707 Purchase Street
2185 Purchase Street
2301 Purchase Street
19 Jean Street (1)
19 Jean Street (2)
11-13 Brook Street
39-49 Brook Street (1)
39-49 Brook Street (2)
79 Brook Street
95 Brook Street

263 Brook Street
WS Brook Street
229-241 Coffin Avenue
360 Collette Street
211 Deane Street
123 Church Street
305 Nash Road
376 Nash Road
25-51 King Street (1)
25-51 King Street (2)
25-51 King Street (3)
117 King Street (1)
117 King Street (2)
627 Tarkiln Hill Road (1)
627 Tarkiln Hill Road (2)
627 Tarkiln Hill Road (3)
627 Tarkiln Hill Road (4)
627 Tarkiln Hill Road (5)



North End Mill Locations



New Bedford Mill Inventory Data Sheet

Location: 163 Mt Vernon St

Contact Name: George Kirby

Plot: 82 Lot: 167 Alpha:

Contact #: 508-997-9008

Zoning: INB Yr Built: 1915

Owner: George Kirby Jr. Paint Co. Inc

Current Use:

Address1: 163 Mt. Vernon St

Retail-paint supply

City, State Zip: New Bedford, MA 02740

Parcel Size Acre: 0.356 Bldg Value: \$111,900.00

Bldg Size Sq Ft: 6416 Land Value: \$117,900.00

Available Sq Ft: 0 Total Value: \$229,800.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	3	15
	Transportation/Access/Intermodal	5	3	15
	Neighborhood Impacts	5	3	15
	Significance of Viewshed	5	3	15
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	3	9
	Special Exterior Features	3	4	12
	Special Interior Features	3	3	9
	Special Site Features	3	2	6
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	4	8
TOTAL SCORE:				125

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 169 Mt Vernon St

Contact Name: Vicky

Plot: 82 Lot: 165 Alpha:

Contact #: 508-999-2380

Zoning: INA Yr Built: 1930

Owner: Chansco LLC

Current Use:
Small Business-Servpro

Address1: P.O. Box 50332

City, State Zip: New Bedford, MA 02745

Parcel Size Acre: 0.307 Bldg Value: \$168,000.00

Bldg Size Sq Ft: 9646 Land Value: \$115,800.00

Available Sq Ft: 0 Total Value: \$283,600.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	3	15
	Transportation/Access/Intermodal	5	3	15
	Neighborhood Impacts	5	3	15
	Significance of Viewshed	5	2	10
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	4	12
	Special Exterior Features	3	3	9
	Special Interior Features	3	3	9
	Special Site Features	3	2	6
	Existing Public Safety Issues	3	5	15
HISTORIC PRESERVATION	Historical Significance	2	2	4
TOTAL SCORE:				119

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential 5
Site/Structure Condition 3
Historical Significance 2

Ranking

Highly Advantageous 5
Advantageous 4
Neutral 3
Disadvantageous 2
Highly Disadvantageous 1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 135 Potter St

Contact Name: Henry DeJesus

Plot: 82 Lot: 154 Alpha:

Contact #: 508-997-5710

Zoning: INB Yr Built: 1919

Owner: 135 Potter St LLC

Current Use:
Light Manufacturing/Lease

Address1: P.O. Box 50697

City, State Zip: New Bedford, MA 02745

Parcel Size Acre: 1.181 Bldg Value: \$297,200.00

Bldg Size Sq Ft: 36502 Land Value: \$152,400.00

Available Sq Ft: 8000 Total Value: \$449,600.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

CATEGORY	CRITERIA	WEIGHT	RANKING	SCORE
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	4	20
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	4	20
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	2	6
	Special Exterior Features	3	4	12
	Special Interior Features	3	4	12
	Special Site Features	3	3	9
	Existing Public Safety Issues	3	5	15
HISTORIC PRESERVATION	Historical Significance	2	2	4
TOTAL SCORE:				147

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 19 Hathaway Rd

Contact Name: Building 19

Plot: 101 Lot: 8 Alpha:

Contact #: 781-749-6900

Zoning: INB Yr Built: 1917

Owner: 19 Hathaway Rd Trust II

Current Use:
Retail/warehouse

Address1: 319 Lincoln St

City, State Zip: Hingham, MA 02043

Parcel Size Acre: 13.294 Bldg Value: \$936,100.00

Bldg Size Sq Ft: 263358 Land Value: \$1,502,500.00

Available Sq Ft: 0 Total Value: \$2,438,600.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	5	25
	Neighborhood Impacts	5	5	25
	Significance of Viewshed	5	5	25
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	3	9
	Special Exterior Features	3	4	12
	Special Interior Features	3	3	9
	Special Site Features	3	4	12
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	3	6
TOTAL SCORE:				169

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 1066 County St

Contact Name: Gail

Plot: 92 Lot: 12 Alpha:

Contact #: 508-990-7285

Zoning: INB Yr Built: 1920

Owner: MM&R Realty LLC

Current Use:
Small business

Address1: 59 Cove St

City, State Zip: South Dartmouth, MA 02748

Parcel Size Acre: 0.484 Bldg Value: \$95,000.00

Bldg Size Sq Ft: 10720 Land Value: \$74,000.00

Available Sq Ft: 10720 Total Value: \$169,000.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	3	15
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	4	12
	Special Exterior Features	3	4	12
	Special Interior Features	3	4	12
	Special Site Features	3	3	9
	Existing Public Safety Issues	3	3	9
HISTORIC PRESERVATION	Historical Significance	2	3	6
TOTAL SCORE:				149

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 1125 County St

Contact Name: NA

Plot: 91 Lot: 201 Alpha:

Contact #: NA

Zoning: INB Yr Built: 1920

Owner: Suburban Realty

Current Use:
Office space

Address1: 1125 Country St P.O. Box 7071

City, State Zip: New Bedford, MA 02742

Parcel Size Acre: 0.262 Bldg Value: \$104,400.00

Bldg Size Sq Ft: 3712 Land Value: \$64,400.00

Available Sq Ft: 1800 Total Value: \$169,800.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	4	20
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	4	20
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	4	12
	Physical Condition	3	3	9
	Special Exterior Features	3	3	9
	Special Interior Features	3	3	9
	Special Site Features	3	3	9
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	3	6
TOTAL SCORE:				146

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential 5
Site/Structure Condition 3
Historical Significance 2

Ranking

Highly Advantageous 5
Advantageous 4
Neutral 3
Disadvantageous 2
Highly Disadvantageous 1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 1129 County St

Contact Name: Rick Miller

Plot: 91 Lot: 7 Alpha:

Contact #: 508-994-9130

Zoning: INB Yr Built: 1910

Owner: 69 Main St LLC

Current Use:

Address1: 171 Mendell Rd

Lease space for small business and light manufacturing

City, State Zip: Rochester, MA. 02770

Parcel Size Acre: 3.442 Bldg Value: \$605,300.00

Bldg Size Sq Ft: 130879 Land Value: \$267,500.00

Available Sq Ft: 0 Total Value: \$872,800.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

CATEGORY	CRITERIA	WEIGHT	RANKING	SCORE
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	5	25
	Significance of Viewshed	5	4	20
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	5	15
	Physical Condition	3	4	12
	Special Exterior Features	3	5	15
	Special Interior Features	3	5	15
	Special Site Features	3	3	9
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	3	6
TOTAL SCORE:				174

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 1147 County St

Contact Name: Ron St Pierre

Plot: 91 Lot: 206 Alpha:

Contact #: 508-991-8800

Zoning: INB Yr Built: 1885

Owner: Janet L. St. Pierre

Current Use:

Address1: 2 Kaiserhoff Lane

Retail plumbing supply-Best Plumbing

City, State Zip: Lakeville, MA. 02347

Parcel Size Acre: 0.301 Bldg Value: \$259,700.00

Bldg Size Sq Ft: 50486 Land Value: \$65,600.00

Available Sq Ft: 0 Total Value: \$325,300.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	4	20
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	5	15
	Special Exterior Features	3	5	15
	Special Interior Features	3	5	15
	Special Site Features	3	3	9
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	3	6
TOTAL SCORE:				166

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 1707 Purchase St

Contact Name: Horatio Tavares

Plot: 78 Lot: 92 Alpha:

Contact #: 508-998-5438

Zoning: INA Yr Built: 1910

Owner: Horacio's Realty Inc

Current Use:
Recreation/Indoor Soccer

Address1: 861 Pine Hill Dr.

City, State Zip: New Bedford, MA 02745

Parcel Size Acre: 1.327 Bldg Value: \$253,500.00

Bldg Size Sq Ft: 43768 Land Value: \$331,700.00

Available Sq Ft: 0 Total Value: \$585,200.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	4	20
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	3	15
	Significance of Viewshed	5	4	20
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	4	12
	Physical Condition	3	4	12
	Special Exterior Features	3	4	12
	Special Interior Features	3	4	12
	Special Site Features	3	4	12
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	4	8
TOTAL SCORE:				155

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 2185 Purchase St

Contact Name: Sandy

Plot: 92 Lot: 9 Alpha:

Contact #: 508-997-3844

Zoning: INB Yr Built: 1920

Owner: Martins & Afonso Realty LLC

Current Use:

Address1: 1070 County St

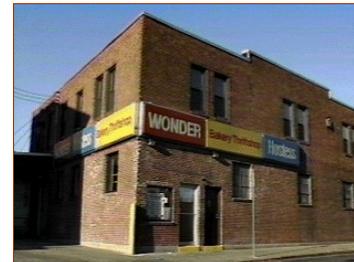
Tile and granite manufacturing/Warehouse

City, State Zip: New Bedford, MA 02740

Parcel Size Acre: 0.55 Bldg Value: \$223,000.00

Bldg Size Sq Ft: 16373 Land Value: \$166,700.00

Available Sq Ft: 0 Total Value: \$389,700.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	4	20
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	4	12
	Special Exterior Features	3	4	12
	Special Interior Features	3	4	12
	Special Site Features	3	3	9
	Existing Public Safety Issues	3	5	15
HISTORIC PRESERVATION	Historical Significance	2	3	6
TOTAL SCORE:				160

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 2301 Purchase St

Contact Name: Sid Wainer

Plot: 97 Lot: 9 Alpha:

Contact #: 508-999-6408

Zoning: INB Yr Built: 1910

Owner: Friends Realty Inc.

Current Use:
Retail/Office

Address1: 2301 Purchase St

City, State Zip: New Bedford, MA 02740

Parcel Size Acre: 4.658 Bldg Value: \$2,126,300.00

Bldg Size Sq Ft: 160951 Land Value: \$1,014,000.00

Available Sq Ft: 0 Total Value: \$3,140,300.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

CATEGORY	CRITERIA	WEIGHT	RANKING	SCORE
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	5	25
	Significance of Viewshed	5	3	15
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	4	12
	Physical Condition	3	4	12
	Special Exterior Features	3	5	15
	Special Interior Features	3	5	15
	Special Site Features	3	4	12
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	3	6
TOTAL SCORE:				169

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential 5
Site/Structure Condition 3
Historical Significance 2

Ranking

Highly Advantageous 5
Advantageous 4
Neutral 3
Disadvantageous 2
Highly Disadvantageous 1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 19 Jean St (1))

Contact Name: JJ Web Inc

Plot: 92 Lot: 45 Alpha: A

Contact #: 508-993-9951

Zoning: INB Yr Built: 1911

Owner: John J. Havey

Current Use:
Warehouse

Address1: 500 Wood St

City, State Zip: Bristol, RI 02809

Parcel Size Acre: 1.507 Bldg Value: \$460,500.00

Bldg Size Sq Ft: 214800 Land Value: \$138,800.00

Available Sq Ft: 150000 Total Value: \$599,300.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	3	15
	Transportation/Access/Intermodal	5	5	25
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	5	25
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	2	6
	Special Exterior Features	3	4	12
	Special Interior Features	3	3	9
	Special Site Features	3	2	6
	Existing Public Safety Issues	3	3	9
HISTORIC PRESERVATION	Historical Significance	2	2	4
TOTAL SCORE:				140

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 19 Jean St (2)

Contact Name: JJ Web Inc

Plot: 92 Lot: 45 Alpha: B

Contact #: 508--993-9951

Zoning: INB Yr Built: 1911

Owner: John J. Havey

Current Use:
Warehouse

Address1: 500 Wood St

City, State Zip: Bristol, RI 02809

Parcel Size Acre: 0 Bldg Value: \$63,100.00

Bldg Size Sq Ft: 13448 Land Value: \$0.00

Available Sq Ft: 9000 Total Value: \$63,100.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

CATEGORY	CRITERIA	WEIGHT	RANKING	SCORE
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	3	15
	Transportation/Access/Intermodal	5	5	25
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	2	10
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	2	6
	Special Exterior Features	3	3	9
	Special Interior Features	3	3	9
	Special Site Features	3	2	6
	Existing Public Safety Issues	3	3	9
HISTORIC PRESERVATION	Historical Significance	2	2	4
TOTAL SCORE:				122

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 11-13 Brook St

Contact Name: NA

Plot: 92 Lot: 25 Alpha:

Contact #: NA

Zoning: INB Yr Built: 1945

Owner: Jose Carvalho- Trustee

Current Use:
Small business

Address1: 13 Brook St

City, State Zip: New Bedford, MA 02746

Parcel Size Acre: 0.796 Bldg Value: \$148,300.00

Bldg Size Sq Ft: 16725 Land Value: \$107,100.00

Available Sq Ft: 0 Total Value: \$254,400.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	2	10
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	3	9
	Special Exterior Features	3	3	9
	Special Interior Features	3	4	12
	Special Site Features	3	3	9
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	3	6
TOTAL SCORE:				141

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 39-49 Brook St (1)

Contact Name: Fernando Morais

Plot: 92 Lot: 305 Alpha: A

Contact #: 508-992-8605

Zoning: INB Yr Built: 1910

Owner: New Bedford Storage

Current Use:
Distribution warehouse

Address1: 39 Brook St

City, State Zip: New Bedford, MA 02746

Parcel Size Acre: 1.848 Bldg Value: \$334,500.00

Bldg Size Sq Ft: 43351 Land Value: \$153,300.00

Available Sq Ft: 0 Total Value: \$497,800.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	2	10
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	4	12
	Special Exterior Features	3	4	12
	Special Interior Features	3	4	12
	Special Site Features	3	3	9
	Existing Public Safety Issues	3	3	9
HISTORIC PRESERVATION	Historical Significance	2	2	4
TOTAL SCORE:				142

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 39-49 Brook St (2)

Contact Name: Fernando Morais

Plot: 92 Lot: 305 Alpha: B

Contact #: 508-992-8605

Zoning: INB Yr Built: 1910

Owner: New Bedford Storage

Current Use:
Distribution warehouse

Address1: 39 Brook St

City, State Zip: New Bedford, MA 02746

Parcel Size Acre: 0 Bldg Value: \$9,100.00
 Bldg Size Sq Ft: 896 Land Value: \$0.00
 Available Sq Ft: 0 Total Value: \$9,100.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

CATEGORY	CRITERIA	WEIGHT	RANKING	SCORE
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	2	10
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	3	9
	Special Exterior Features	3	4	12
	Special Interior Features	3	4	12
	Special Site Features	3	3	9
	Existing Public Safety Issues	3	3	9
HISTORIC PRESERVATION	Historical Significance	2	2	4
TOTAL SCORE:				139

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential 5
 Site/Structure Condition 3
 Historical Significance 2

Ranking

Highly Advantageous 5
 Advantageous 4
 Neutral 3
 Disadvantageous 2
 Highly Disadvantageous 1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 79 Brook St

Contact Name: Roy Bertalotto

Plot: 98 Lot: 255 Alpha:

Contact #: 508-997-1700

Zoning: INB Yr Built: 1918

Owner: Ryan V. Bertalotto- Trustee

Current Use:
Business/Lt Mfg/Lease

Address1: 79 Brook St

City, State Zip: New Bedford, MA 02746

Parcel Size Acre: 0.906 Bldg Value: \$403,500.00

Bldg Size Sq Ft: 83884 Land Value: \$132,200.00

Available Sq Ft: 80000 Total Value: \$535,700.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

CATEGORY	CRITERIA	WEIGHT	RANKING	SCORE
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	5	25
	Significance of Viewshed	5	3	15
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	4	12
	Special Exterior Features	3	4	12
	Special Interior Features	3	4	12
	Special Site Features	3	4	12
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	3	6
TOTAL SCORE:				160

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 95 Brook St

Contact Name: Rick Miller

Plot: 98 Lot: 254 Alpha:

Contact #: 508-997-7400

Zoning: INB Yr Built: 1920

Owner: Miller Holdings Inc

Current Use:

Address1: 114 Front St

Self storage, small business lease.

City, State Zip: New Bedford, MA 02740

Parcel Size Acre: 3.259 Bldg Value: \$225,900.00

Bldg Size Sq Ft: 243025 Land Value: \$79,600.00

Available Sq Ft: 0 Total Value: \$305,500.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	5	25
	Significance of Viewshed	5	4	20
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	3	9
	Special Exterior Features	3	4	12
	Special Interior Features	3	4	12
	Special Site Features	3	4	12
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	3	6
TOTAL SCORE:				162

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 263 Brook St

Contact Name: Philip Bouthillette

Plot: 107 Lot: 220 Alpha:

Contact #: 508-993-5830

Zoning: INB Yr Built: 1910

Owner: Thornbury Investments Inc

Current Use:
Manufacturing

Address1: 263 Brook St

City, State Zip: New Bedford, MA 02745

Parcel Size Acre: 2.286 Bldg Value: \$1,210,900.00

Bldg Size Sq Ft: 184152 Land Value: \$278,000.00

Available Sq Ft: Total Value: \$1,488,900.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

CATEGORY	CRITERIA	WEIGHT	RANKING	SCORE
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	4	20
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	4	20
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	3	9
	Special Exterior Features	3	3	9
	Special Interior Features	3	3	9
	Special Site Features	3	3	9
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	4	8
TOTAL SCORE:				145

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: Located within the SMOD.

New Bedford Mill Inventory Data Sheet

Location: WS Brook St

Contact Name: NA

Plot: 98 Lot: 128 Alpha:

Contact #: 508-997-8545

Zoning: INB Yr Built: 1919

Owner: Brook St Realty Trust

Current Use:

Address1: P.O. Box 1090

Tire shredding operation

City, State Zip: Mattapoisett, MA 02739

Parcel Size Acre: 3.605 Bldg Value: \$29,200.00

Bldg Size Sq Ft: 9594 Land Value: \$419,600.00

Available Sq Ft: 0 Total Value: \$448,800.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	2	10
	Transportation/Access/Intermodal	5	3	15
	Neighborhood Impacts	5	2	10
	Significance of Viewshed	5	2	10
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	2	6
	Physical Condition	3	2	6
	Special Exterior Features	3	3	9
	Special Interior Features	3	3	9
	Special Site Features	3	2	6
	Existing Public Safety Issues	3	2	6
HISTORIC PRESERVATION	Historical Significance	2	3	6
TOTAL SCORE:				93

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 229-241 Coffin Ave

Contact Name: Burgess Properties

Plot: 104 Lot: 43 Alpha:

Contact #: 781-321-5200

Zoning: INA Yr Built: 1930

Owner: Lucar Development LLC

Current Use:

Address1: 32 Riverside Park

Vacant bread factory

City, State Zip: Malden, MA 02148

Parcel Size Acre: 1.249 Bldg Value: \$1,022,800.00

Bldg Size Sq Ft: 91286 Land Value: \$173,800.00

Available Sq Ft: 0 Total Value: \$1,196,600.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

CATEGORY	CRITERIA	WEIGHT	RANKING	SCORE
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	4	20
	Transportation/Access/Intermodal	5	3	15
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	2	10
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	3	9
	Special Exterior Features	3	4	12
	Special Interior Features	3	4	12
	Special Site Features	3	2	6
	Existing Public Safety Issues	3	2	6
HISTORIC PRESERVATION	Historical Significance	2	4	8
TOTAL SCORE:				127

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 360 Collette St

Contact Name: Burgess Properties

Plot: 98 Lot: 263 Alpha:

Contact #: 781-321-5200

Zoning: INB Yr Built: 1935

Owner: Lucar Dev. LLC

Current Use:

Address1: 32 Riverside Park

Bread manufacturing

City, State Zip: Malden, MA 02148

Parcel Size Acre: 0.41 Bldg Value: \$197,700.00

Bldg Size Sq Ft: 38040 Land Value: \$81,500.00

Available Sq Ft: 3500 Total Value: \$279,200.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	4	20
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	3	15
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	3	9
	Special Exterior Features	3	3	9
	Special Interior Features	3	3	9
	Special Site Features	3	2	6
	Existing Public Safety Issues	3	3	9
HISTORIC PRESERVATION	Historical Significance	2	2	4
TOTAL SCORE:				130

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 211 Deane St

Contact Name: NA

Plot: 98 Lot: 253 Alpha:

Contact #: 508-996-3111

Zoning: INB Yr Built: 1910

Owner: Taber Mill Co

Current Use:
Elderly residential

Address1: 411 Waverly Oaks # 313

City, State Zip: Waltham, MA 02452

Parcel Size Acre: 2.209 Bldg Value: \$6,912,300.00

Bldg Size Sq Ft: 133050 Land Value: \$843,600.00

Available Sq Ft: 0 Total Value: \$7,755,900.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	3	15
	Significance of Viewshed	5	3	15
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	5	15
	Physical Condition	3	5	15
	Special Exterior Features	3	4	12
	Special Interior Features	3	5	15
	Special Site Features	3	3	9
	Existing Public Safety Issues	3	5	15
HISTORIC PRESERVATION	Historical Significance	2	3	6
TOTAL SCORE:				162

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 123 Church St

Contact Name: Café Funchal Real Estate LLC

Plot: 102 Lot: 124 Alpha:

Contact #: 508-990-1886

Zoning: INB Yr Built: 1919

Owner: Ribeiro Real Estate LLC

Current Use:
Warehouse/lease

Address1: 1686 ACUSHNET AVENUE

City, State Zip: New Bedford, MA 02746

Parcel Size Acre: 1.449 Bldg Value: \$566,500.00

Bldg Size Sq Ft: 38822 Land Value: \$286,200.00

Available Sq Ft: 0 Total Value: \$852,700.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	3	15
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	4	12
	Special Exterior Features	3	4	12
	Special Interior Features	3	5	15
	Special Site Features	3	4	12
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	2	4
TOTAL SCORE:				156

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 305 Nash Rd

Contact Name: Coaters Inc

Plot: 107 Lot: 109 Alpha:

Contact #: 508-996-5700

Zoning: INB Yr Built: 1910

Owner: Coaters Inc

Current Use:

Address1: 305 Nash Rd

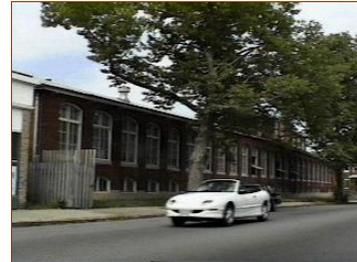
Leather manufacturing

City, State Zip: New Bedford, MA 02746

Parcel Size Acre: 4.361 Bldg Value: \$277,900.00

Bldg Size Sq Ft: 124257 Land Value: \$423,000.00

Available Sq Ft: Total Value: \$700,900.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

CATEGORY	CRITERIA	WEIGHT	RANKING	SCORE
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	4	20
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	4	20
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	3	9
	Special Exterior Features	3	4	12
	Special Interior Features	3	3	9
	Special Site Features	3	3	9
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	4	8
TOTAL SCORE:				148

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes: Located within the SMOD.

New Bedford Mill Inventory Data Sheet

Location: 376 Nash Rd

Contact Name: Carl Ribeiro

Plot: 102 Lot: 163 Alpha:

Contact #: 508-993-9976

Zoning: INB Yr Built: 1919

Owner: Ribeiro Real Estate LLC

Current Use:
Retail/Restaurant

Address1: 80 Olde Knoll Rd

City, State Zip: Marion, MA 02738

Parcel Size Acre: 1.124 Bldg Value: \$683,700.00

Bldg Size Sq Ft: 63886 Land Value: \$131,600.00

Available Sq Ft: 30000 Total Value: \$825,300.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	2	10
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	5	15
	Special Exterior Features	3	5	15
	Special Interior Features	3	5	15
	Special Site Features	3	4	12
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	2	4
TOTAL SCORE:				157

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 25-51 King St (1)

Contact Name: Building 19

Plot: 107 Lot: 2 Alpha: A

Contact #: 781-749-6900

Zoning: INB Yr Built: 1916

Owner: KMGE INC

Current Use:
Warehouse

Address1: 319 Lincoln St

City, State Zip: Hingham, MA 02043

Parcel Size Acre: 6.421 Bldg Value: \$1,334,700.00

Bldg Size Sq Ft: 686164 Land Value: \$699,600.00

Available Sq Ft: 0 Total Value: \$2,034,300.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	4	20
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	5	25
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	3	9
	Special Exterior Features	3	4	12
	Special Interior Features	3	3	9
	Special Site Features	3	4	12
	Existing Public Safety Issues	3	3	9
HISTORIC PRESERVATION	Historical Significance	2	3	6
TOTAL SCORE:				151

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 25-51 King St (2)

Contact Name: Building 19

Plot: 107 Lot: 2 Alpha: B

Contact #: 781-749-6900

Zoning: INB Yr Built: 1916

Owner: KMGE INC

Current Use:
Sportswear stitching

Address1: 319 Lincoln St

City, State Zip: Hingham, MA 02043

Parcel Size Acre: 0 Bldg Value: \$61,400.00

Bldg Size Sq Ft: 2375 Land Value: \$0.00

Available Sq Ft: 0 Total Value: \$61,400.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	4	20
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	4	12
	Special Exterior Features	3	3	9
	Special Interior Features	3	3	9
	Special Site Features	3	3	9
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	3	6
TOTAL SCORE:				151

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 25-51 King St (3)

Contact Name: Building 19

Plot: 107 Lot: 2 Alpha: C

Contact #: 781-749-6900

Zoning: INB Yr Built: 1910

Owner: KMGE INC

Current Use:
Welding Shop

Address1: 319 Lincoln St

City, State Zip: Hingham, MA 02043

Parcel Size Acre: 0 Bldg Value: \$27,100.00

Bldg Size Sq Ft: 2046 Land Value: \$0.00

Available Sq Ft: 0 Total Value: \$27,100.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

CATEGORY	CRITERIA	WEIGHT	RANKING	SCORE
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	4	20
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	4	12
	Special Exterior Features	3	3	9
	Special Interior Features	3	3	9
	Special Site Features	3	3	9
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	3	6
TOTAL SCORE:				151

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 117 King St (1)

Contact Name: John Souza

Plot: 113 Lot: 99 Alpha: A

Contact #: 508-996-5621

Zoning: INB Yr Built: 1920

Owner: Chamberlain Mfg. Corp

Current Use:
Manufacturing/warehouses/office

Address1: 117 King St

City, State Zip: New Bedford, MA 02745

Parcel Size Acre: 10.672 Bldg Value: \$576,000.00

Bldg Size Sq Ft: 504003 Land Value: \$694,800.00

Available Sq Ft: 17000 Total Value: \$1,270,800.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	5	25
	Significance of Viewshed	5	3	15
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	2	6
	Physical Condition	3	2	6
	Special Exterior Features	3	4	12
	Special Interior Features	3	3	9
	Special Site Features	3	3	9
	Existing Public Safety Issues	3	3	9
HISTORIC PRESERVATION	Historical Significance	2	3	6
TOTAL SCORE:				142

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 117 King St (2)

Plot: 113 Lot: 99 Alpha: B

Zoning: INB Yr Built: 1920

Current Use:
Manufacturing/warehouse/office

Contact Name: John Souza

Contact #: 508-996-5621

Owner: Chamberlain Mfg. Corp

Address1: 117 King St

City, State Zip: New Bedford, MA 02745

Parcel Size Acre: 0 Bldg Value: \$76,300.00

Bldg Size Sq Ft: 100839 Land Value: \$0.00

Available Sq Ft: 0 Total Value: \$76,300.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	4	20
	Neighborhood Impacts	5	5	25
	Significance of Viewshed	5	3	15
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	2	6
	Physical Condition	3	2	6
	Special Exterior Features	3	4	12
	Special Interior Features	3	3	9
	Special Site Features	3	3	9
	Existing Public Safety Issues	3	3	9
HISTORIC PRESERVATION	Historical Significance	2	3	6
TOTAL SCORE:				142

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential 5
Site/Structure Condition 3
Historical Significance 2

Ranking

Highly Advantageous 5
Advantageous 4
Neutral 3
Disadvantageous 2
Highly Disadvantageous 1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 627 Tarkiln Hill Rd (1)

Contact Name: Amy Franklin

Plot: 125 Lot: 13 Alpha: A

Contact #: 508-995-9997

Zoning: INB Yr Built: 1893

Owner: Tarkiln Hill Realty Corp

Current Use:

Address1: 615 Tarkiln Hill Rd

Delkin Laundry/ Office/ Lease

City, State Zip: New Bedford, MA 02745

Parcel Size Acre: 7.4

Bldg Value: \$621,300.00

Bldg Size Sq Ft: 12652

Land Value: \$634,800.00

Available Sq Ft: 0

Total Value: \$1,256,100.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	5	25
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	5	25
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	4	12
	Special Exterior Features	3	4	12
	Special Interior Features	3	4	12
	Special Site Features	3	4	12
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	4	8
TOTAL SCORE:				172

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 627 Tarkiln Hill Rd (2)

Contact Name: Amy Franklin

Plot: 125 Lot: 13 Alpha: C

Contact #: 508-995-9997

Zoning: INB Yr Built: 1893

Owner: Tarkiln Hill Realty Corp

Current Use:

Address1: 615 Tarkiln Hill Rd

Sprint Phone Company/ Retail

City, State Zip: New Bedford, MA 02745

Parcel Size Acre: 0 Bldg Value: \$621,300.00

Bldg Size Sq Ft: 1767 Land Value: \$634,800.00

Available Sq Ft: 0 Total Value: \$1,256,100.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

CATEGORY	CRITERIA	WEIGHT	RANKING	SCORE
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	5	25
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	5	25
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	4	12
	Special Exterior Features	3	4	12
	Special Interior Features	3	4	12
	Special Site Features	3	4	12
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	3	6
TOTAL SCORE:				170

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 627 Tarkiln Hill Rd (3)

Contact Name: Amy Franklin

Plot: 125 Lot: 13 Alpha: B

Contact #: 508-995-9997

Zoning: INB Yr Built: 1893

Owner: Tarkiln Hill Realty Corp

Current Use:
Frank Corp. Storage

Address1: 615 Tarkiln Hill Rd

City, State Zip: New Bedford, MA 02745

Parcel Size Acre: 0 Bldg Value: \$121,900.00

Bldg Size Sq Ft: 7410 Land Value: \$0.00

Available Sq Ft: 0 Total Value: \$121,900.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	5	25
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	2	10
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	4	12
	Special Exterior Features	3	4	12
	Special Interior Features	3	4	12
	Special Site Features	3	4	12
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	3	6
TOTAL SCORE:				155

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 627 Tarkiln Hill Rd (4)

Contact Name: Amy Franklin

Plot: 125 Lot: 13 Alpha: D

Contact #: 508-995-9997

Zoning: INB Yr Built: 1893

Owner: Tarkiln Hill Realty Corp

Current Use:
Frank Corp. Storage

Address1: 615 Tarkiln Hill Rd

City, State Zip: New Bedford, MA 02745

Parcel Size Acre: 0 Bldg Value: \$87,400.00

Bldg Size Sq Ft: 11310 Land Value: \$0.00

Available Sq Ft: 0 Total Value: \$87,400.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

CATEGORY	CRITERIA	WEIGHT	RANKING	SCORE
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	5	25
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	2	10
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	4	12
	Special Exterior Features	3	4	12
	Special Interior Features	3	3	9
	Special Site Features	3	4	12
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	3	6
TOTAL SCORE:				152

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:

New Bedford Mill Inventory Data Sheet

Location: 627 Tarkiln Hill Rd (5)

Contact Name: Amy Franklin

Plot: 125 Lot: 13 Alpha: E

Contact #: 508-995-9997

Zoning: INB Yr Built: 1893

Owner: Tarkiln Hill Realty Corp

Current Use:
Frank Corp. Storage

Address1: 615 Tarkiln Hill Rd

City, State Zip: New Bedford, MA 02745

Parcel Size Acre: 0 Bldg Value: \$84,000.00

Bldg Size Sq Ft: 111600 Land Value: \$0.00

Available Sq Ft: 0 Total Value: \$84,000.00



Values based on FY07 assessment

POTENTIAL DEVELOPMENT EVALUATION

<u>CATEGORY</u>	<u>CRITERIA</u>	<u>WEIGHT</u>	<u>RANKING</u>	<u>SCORE</u>
ECONOMIC DEVELOPMENT POTENTIAL	Existing Occupancy	5	5	25
	Transportation/Access/Intermodal	5	5	25
	Neighborhood Impacts	5	4	20
	Significance of Viewshed	5	5	25
SITE AND STRUCTURE CONDITION	Environmental Conditions	3	3	9
	Physical Condition	3	4	12
	Special Exterior Features	3	4	12
	Special Interior Features	3	4	12
	Special Site Features	3	4	12
	Existing Public Safety Issues	3	4	12
HISTORIC PRESERVATION	Historical Significance	2	3	6
TOTAL SCORE:				170

Note: The range of value is between a low total of 40 and a high total of 200

Weight Factors for Categories

Economic Dev. Potential	5
Site/Structure Condition	3
Historical Significance	2

Ranking

Highly Advantageous	5
Advantageous	4
Neutral	3
Disadvantageous	2
Highly Disadvantageous	1

Notes:



Appendix

MILL OVERLAY DISTRICTS

For more than a century mills were the economic engine of the city, however as manufacturing departed or no longer existed in its previous form or volume, many industrial mill structures were left empty or underutilized. Compounding the challenge was the fact that the mill buildings were situated in areas of the city zoned primarily for industrial use, therefore limiting the utilization of these once single use structures. Recognizing that underutilized industrial mill buildings offer opportunities for job growth and economic revitalization, the city's Planning Department in conjunction with the New Bedford Economic Development Council developed the template for the formation of Mill Overlay Districts in 2002.

An overlay zone or district builds on the underlying zoning by establishing another layer of regulations that applies in addition to the base zoning. When considering adaptive reuse of the city's mills and the encouragement of new business sector development, overlay zoning was the chosen planning tool used to protect the industrial uses existing within the mills while simultaneously promoting mixed-use development.

Currently there are five Mill Overlay Districts throughout the city. Their titles and locations are as follows:

Wamsutta Mill Overlay District (WMOD)

Location: The WMOD is established as an overlay district comprised of the area between the north side of Logan Street, the east side of Acushnet Avenue, the south side of Wamsutta Street and the west side of North Front Street.

Riverside Avenue Mill Overlay District (RAMOD)

Location: The RAMOD is established as an overlay district comprised of the area beginning at a point of intersection with the easterly line of Riverside Avenue and the southerly line of Manomet Street; thence easterly in the southerly line of Manomet Street, a distance of four hundred eighty seven (487) feet, more or less, to the Acushnet River; thence commencing again at the first point mentioned and running southerly in the east line of Riverside Ave, a distance of one thousand two hundred sixty (1,260) feet, more or less, to a point in the Acushnet River; thence easterly and northerly along the Acushnet River to the termination of the first line herein described; containing approximately six hundred ninety thousand six hundred ninety one (690,691) square feet, more or less; and, all of the area bounded southerly by the north line of Manomet Street, westerly by the easterly line of Riverside Avenue; northerly by the southerly line of Belleville Road; easterly by the Acushnet River.

Cove Street Mill Overlay District (COSMOD)

Location: The COSMOD is established as an overlay district comprised of the area bounded northerly by the southerly line of Gifford Street from its intersection with the easterly line of Morton Court to the Acushnet River; bounded easterly by the Acushnet River; bounded southerly by the northerly line of Cove Street from the Acushnet River to its intersection with the easterly line of Morton Court; and bounded westerly by the easterly line of Morton Court.

Mott-David-Ruth Mill Overlay District (MDRMOD)

Location: The MDRMOD is established an overlay district comprised of the area beginning at the intersection of the westerly line of East Rodney French Boulevard and northerly line of Mott Street; thence proceeding westerly along the northerly line of Mott Street to the intersection of the northerly line of Mott Street and the easterly line of

Cleveland Street; thence proceeding northerly along the easterly line of Cleveland Street to the intersection of the easterly line of Cleveland Street and the southerly line of Ruth Street; thence proceeding easterly along the southerly line of Ruth Street to the intersection of the southerly line of Ruth Street and the westerly line of East Rodney French Boulevard; thence proceeding along East Rodney French Boulevard to the point of beginning. Notwithstanding the previous sentence, Lot 153 as shown in the City of New Bedford Assessor's Map 16 is excluded from the MDRMOD.

Soule Mill Overlay District (SMOD)

Location: The SMOD is hereby established as an overlay district comprised of the one-block area bounded by Nash Road to the south, Edison Street to the west, Belleville Road to the north and Brook Street to the east.



The Mill Overlay language that regulates the above districts is as follows:

Purpose. The purpose of the MOD is to provide adequate minimum standards and procedures for the construction of new housing facilities and rehabilitation of existing structures for mixed uses so as to promote economic and cultural development contributing to the emerging creative economy of New Bedford.

Definitions. Within this Section, the following terms shall have the following meanings:

Applicant: The person or persons, including a corporation or other legal entity, who applies for issuance of a special permit hereunder. The Applicant must own, or be the beneficial owner of, or have the authority from the owner(s) to act for him/her/it/them or hold an option or contract duly executed by the owner(s) and the Applicant giving the latter the right to acquire the land to be included in the site.

Creative Economy: Those industries that have their origin in individual creativity, skill and talent which have a potential for wealth and job creation through the generation and exploitation of intellectual property.

Dwelling Unit: A functioning room or group of rooms capable of being used as a residence (including studio units). Each residence shall contain a living area, bathroom and, except in studio units, one or more bedrooms, and may contain a kitchen area or combination kitchen/living area.

Proposed Project: The project proposed by the Applicant for which a special permit hereunder is being sought.

Proposed Project Site: The parcel of land, with buildings thereon on which the Proposed Project is located.

Regulations: The rules and regulations of the Planning Board.

Upper Level Floors: Any floor of a building that is located above the street level floor. Notwithstanding the above, any building with a single level, that level will be considered an upper level.

Front Yard Requirements.

No story or part of any building except projecting eaves or uncovered steps shall be erected nearer to the street line of any street on which it fronts than the average alignment of the corresponding stories or parts of existing buildings within two hundred (200) feet on each side of the lot containing the Proposed Project and within the same block and district. Where there is a building on one or both of the adjoining lots, the front yard of a building shall have a depth equal to the average of the front yard depths of the two (2) adjoining lots. A lot without a building shall be counted as having a front yard of the depth required by this ordinance. If there are no existing buildings on the same side of the street, the average setback alignment of corresponding stories within two hundred (200) feet on each side of and directly opposite the lot shall govern.

Notwithstanding the previous paragraph, no building constructed within the MOD shall have a front yard that exceeds ten (10) feet.

Special Permit. Pursuant to the requirements of this section, the following may be permitted upon the issuance of a special permit by the Zoning Board of Appeals.

Residential dwelling units on all floors of pre-existing structures.

Reductions in setbacks, density, green space and parking requirements to allow for the development of dwelling units in pre-existing structures.

Reductions in parking requirements for commercial use of pre-existing structures or the construction of new structures.

Special Permit Application. An application for a special permit shall be submitted to the Zoning Board of Appeals on forms therefrom furnished. Applicants are encouraged to rehabilitate existing structures and to permit reuses which are compatible with the character of the neighborhood and which takes into consideration the interests of abutters, neighbors and the public, especially where the site abuts a residential area or the building(s) merit preservation.

In addition, the Applicant shall submit:

The following plans:

A copy of the site plan approved by the Planning Board, if required pursuant to Section 5400 et al. Notwithstanding the previous sentence, the Applicant may choose to seek site plan approval from the Planning Board at the same time the Zoning Board of Appeals is considering his application for a Special Permit, hereunder in which case he shall submit a statement indicating that he has filed an application for Site Plan Approval with the Planning Board. Upon receipt of said statement, signed under the penalties of perjury, on a form proscribed by the Zoning Board of Appeals, the Zoning Board of Appeals shall deem this requirement fulfilled and shall include a condition in any approval that said approval is contingent upon the approval of said site plan by the Planning Board.

A plan illustrating location and layout of buildings, including layouts of any Dwelling Units. Additional drawings may be subsequently required by the Planning Board;

The following narrative reports or data:

- (1) A proposed development schedule showing the beginning of construction, the rate of construction and development, including stages, if applicable, and the estimated cost of construction and date of completion;
- (2) Information pertaining to any organization which the Applicant proposes to form where the development is to be a condominium development, including forms and plans to be used to organize and manage the same, for approval as to form by the City Solicitor;
- (3) Copies of all proposed covenants, easements, and other restrictions which the Applicant proposes to grant to the City, the Conservation Commission, utility companies, any condominium organization and the owners thereof, including plans of land to which they are to apply, for approval as to form by the City Solicitor;

(4) Any and all other information that the Zoning Board may reasonably require in a form acceptable to it to assist in determining whether the Applicant's proposed development plan meets the objectives of this Section.

(5) New Bedford Historic Commission approval, if applicable.

Action by the Zoning Board of Appeals.

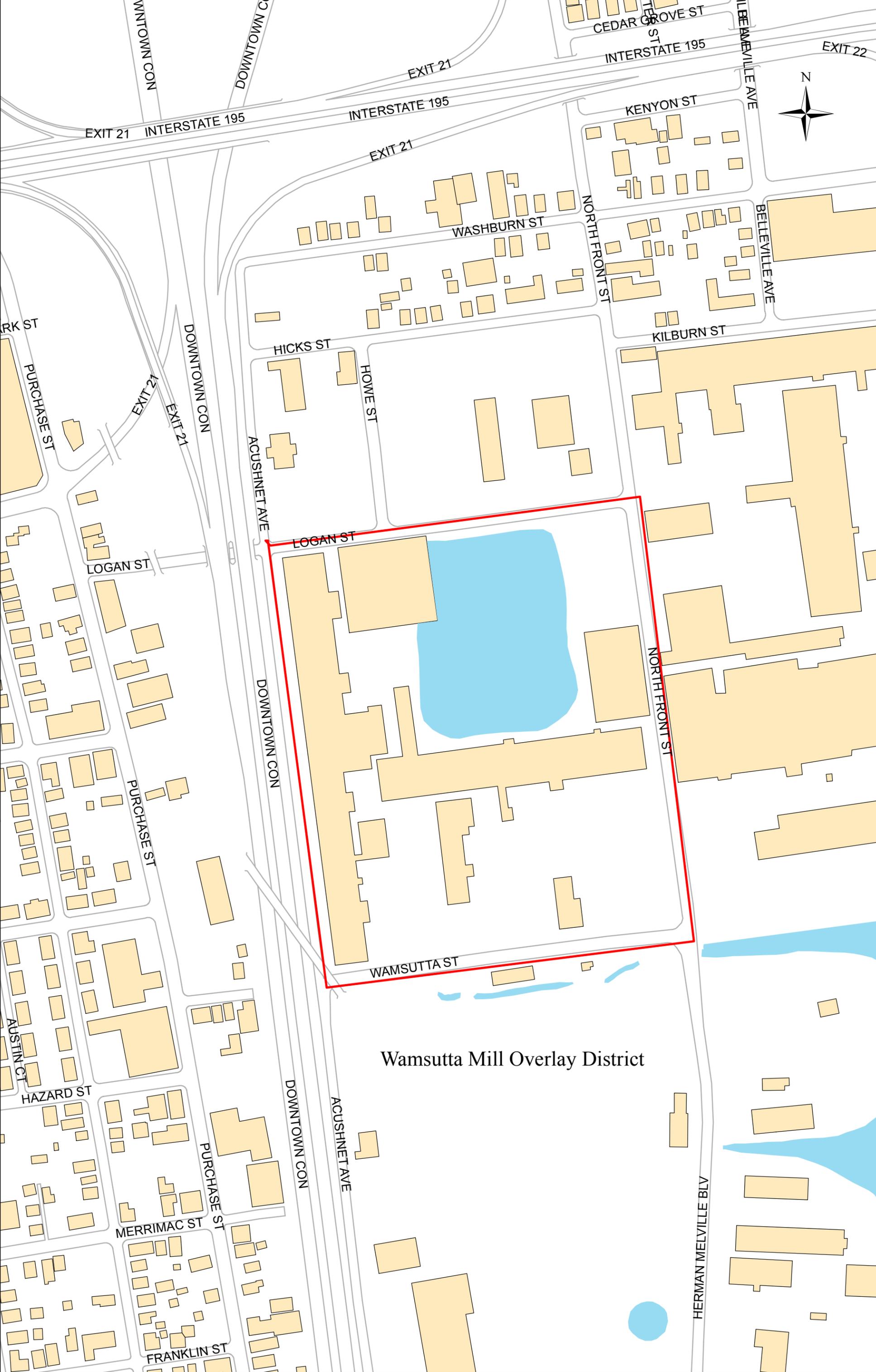
The Proposed Project complies with the requirements of this section;

The Proposed Project does not cause substantial detriment to the neighborhood after considering the following potential consequences

- noise, during the construction and operational phases;
- pedestrian and vehicular traffic;
- environmental harm;
- visual impact caused by the character and scale of the proposed structure(s).
- where relief to parking requirement has been sought, applicant has demonstrated that reasonable efforts have been made to comply with parking requirements.

For conversions of existing structures, the Zoning Board of Appeals must find that the Proposed Project protects the City's heritage by minimizing removal or disruption of historic, traditional or significant uses, structures or architectural elements, whether these exist on the site or on adjacent properties. If the building is a municipally owned building, the proposed uses and structures are consistent with any condition imposed by the Planning Board on the sale, lease, or transfer of the site.





Wamsutta Mill Overlay District

EXIT 21 INTERSTATE 195

INTERSTATE 195

EXIT 21

CEEDAR GROVE ST

INTERSTATE 195

EXIT 22



KENYON ST

WASHBURN ST

NORTH FRONT ST

BELLEVILLE AVE

KILBURN ST

HICKS ST

HOWE ST

ACUSHNET AVE

LOGAN ST

LOGAN ST

DOWNTOWN CON

NORTH FRONT ST

PURCHASE ST

WAMSUTTA ST

DOWNTOWN CON

ACUSHNET AVE

HERMAN MELVILLE BLV

HAZARD ST

PURCHASE ST

MERRIMAC ST

FRANKLIN ST

AUSTIN CT

ARK ST

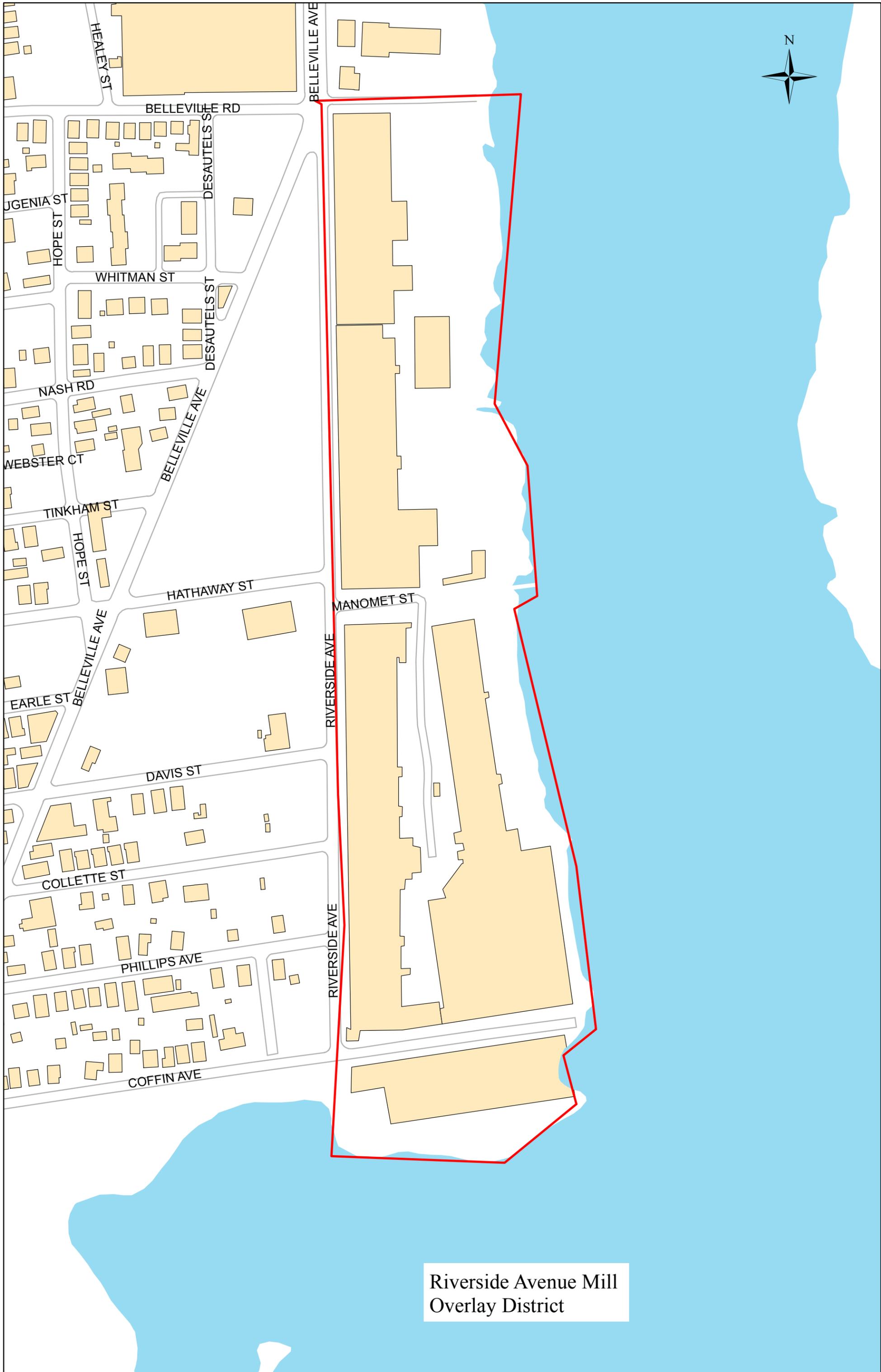
PURCHASE ST

EXIT 21

DOWNTOWN CON

EXIT 21

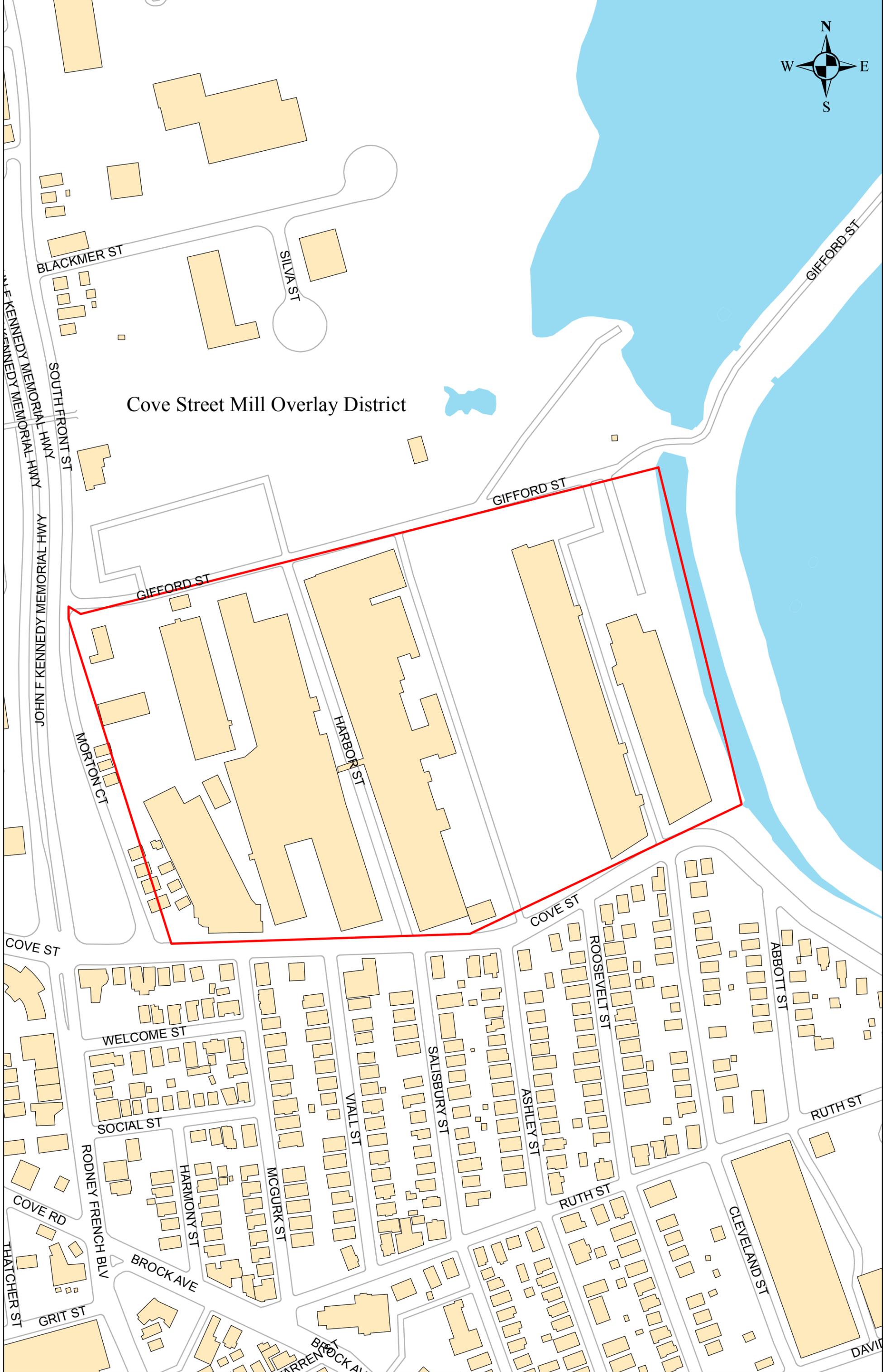
AUSTIN CT



Riverside Avenue Mill
Overlay District



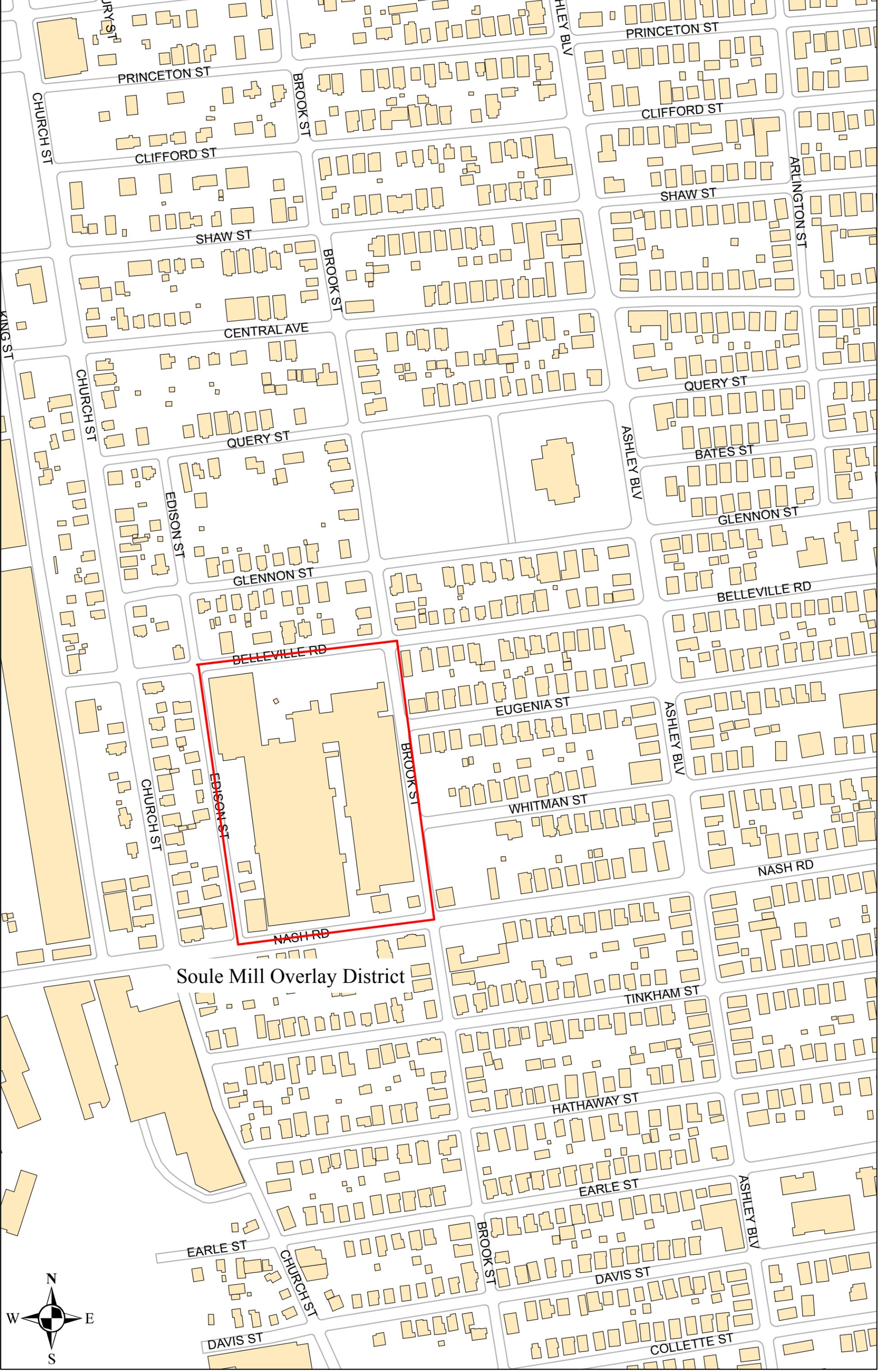
Cove Street Mill Overlay District





Mott-David-Ruth Mill Overlay District





Soule Mill Overlay District



HISTORIC TAX CREDITS

The Federal Historic Preservation Tax Credit was established in 1976 as an incentive to revitalize communities using historic preservation as a tool. This federal program provides a federal income tax credit equal to 20% of the cost of rehabilitating a historic building for commercial or income-producing use. To qualify for the credit, the property must be listed on the National Register of Historic Places or contributing to a registered historic district. (Non-historic buildings built before 1936 qualify for a 10% tax credit.) At present, individuals rehabilitating a historic property for their primary residence do not qualify for this federal tax credit (National Trust for Historic Preservation, 2007).

The Federal Historic Preservation Tax Credit has become one of the most powerful and effective tools for spurring historic rehabilitation throughout the nation. The federal tax credit, administered by the National Park Service, effectively demonstrated the link between historic preservation, economic development and community revitalization. So much so, that individual states established their own rehabilitative tax credits that can often be combined - or "twinned" - with the federal credit to create an even greater incentive to rehab. Additionally, federal rehab credits can be combined with other incentive programs, such as the low-income housing credit and the New Markets Tax Credit, to bring even more value to preservation.

The Massachusetts Historic Rehabilitation Tax Credit Program was established in 2004 and allows developers to apply for tax credits for restoring buildings located in existing historic districts, or for buildings with proven historical significance. Once the credits are obtained, developers are able to use them to reduce their own tax bill, or sell them to another entity and use the money to finance their project. Under the program a certified rehabilitation project on an income-producing property is eligible to receive up to 20% of the cost of certified rehabilitation expenditures in state tax credits. In Massachusetts an annual cap exists, requiring a selection criteria that ensure the funds are distributed to the projects that provide the most public benefit. The Massachusetts Historical Commission certifies the projects and allocates available credits.

New Bedford's Experience with Mill Redevelopment and Historic Tax Credits

To date in New Bedford, three mill developments have acquired either state and federal rehab tax credits, or both, and an upcoming mill development has applied for historic tax credits for its rehabilitation. Because the restoration and the adaptive reuse of mill buildings is a significant undertaking, it utilizes complicated financing and often requires the combination of several public and private sector debt and equity programs.

Several of New Bedford's mills have been successfully adapted for commercial or residential uses. For example, Howland Mills is home to several businesses and Taber Mills is a handsome senior housing community. However the first historically certified mill redevelopment that took place in New Bedford was the rehabilitation of the northern section of Whitman Mill #1 into Whaler's Cove, an assisted living complex consisting of 120 units. What was once a vacant, crumbling mill in 2002, was resurrected into an award-winning residential complex. Whaler's Cove is a \$22 million dollar investment that utilized federal historic tax credits as part of its financing structure. The Massachusetts state tax credit program had not yet been established for this project's use.

The completion of Whaler's Cove prompted the redevelopment of the southern section of the same mill into an affordable senior living complex named Whaler's Place. The Whaler's Place development is a state and national award-winning project that also utilized rehabilitation tax credits and increased the value of its building by nearly 800% within two years.

The Wamsutta Mill redevelopment project, which is currently underway, will convert the city's foremost historically significant textile mill building into 250 market rate units of residential living. This \$45 million dollar project to date has received a partial allocation of State Historic Tax Credits totaling \$6,300,000 and has applied for an additional \$1,608,000 in state credits. The Wamsutta Mill project is in a gateway location into downtown and is situated in the heart of the Hicks-Logan-Sawyer District. The completion of this project will be a major factor in the revitalization of this historic industrial area.

The development team that has overseen the Wamsutta Mill project recently purchased Whitman Mill #2, located adjacent to the Whaler's Cove and Whalers' Place projects. The plan is to adapt this vacant, blighted mill located on the banks of the Acushnet River into 98 units of housing that will take advantage of the spectacular views of the upper and outer harbors. This upcoming mill development sets a pattern as the third mill rehabilitation project within the Whitman Mills Historic District. The estimated project cost is over \$20 million and it has recently submitted an application for \$2,635,000 in state tax credits in order to make the redevelopment of this vacant industrial mill building feasible.

Uncapping the Massachusetts Historic Rehabilitation Tax Credit Program in the Gateway Cities

Nationwide, the preservation and adaptive reuse of industrial mill buildings has continually proven to be an economic stimulus. Individual states have recognized that in order to develop new economic opportunities within their former industrial mill buildings, there is a need to utilize historic tax credits to assure the financial viability of these complex projects. Twenty-nine of the forty-one states with state income tax also have a state historic preservation tax credit program. (National Trust for Historic Preservation, 2007).

Rhode Island established its Historic Preservation Tax Credit Program in 2002, with no annual cap and in the first five years of the program, federal investment in rehabilitation projects in Rhode Island increased 700% compared with the five years prior to the start of the Rhode Island program. The program has contributed \$160M to the completion of 150 projects (Lipman Frizzell & Mitchell LLC, 2007).

Grow Smart Rhode Island, a smart growth/anti-sprawl public interest group established in 1997, commissioned a study to evaluate the economic and fiscal impact of the Rhode Island Historic Preservation Tax Credit. A preliminary 2005 report and an updated 2007 report conducted by Lipman Frizzell & Mitchell LLC, concluded that there is a greater than five to one return on state investment relative to projects qualifying for the Rhode Island Historic Preservation Tax Credit. These estimates are based on temporary construction and support jobs required during construction, permanent employment created, and income and property tax revenue generated through the rehabilitation. The report estimates that each \$1M in development requires ten to twelve construction jobs and five to six additional jobs (Lipman Frizzell & Mitchell LLC, 2007).

The Massachusetts Historic Rehabilitation and Rhode Island Historic Preservation Tax Credit Programs are substantially similar with the exception of the program-wide cap. The significantly dissimilar rehabilitation rates lead to the conclusion that the program-wide cap indeed hinders development, especially in Gateway Cities.

The Massachusetts Legislature should lift the program-wide cap, at least within the Gateway Cities. To ensure return on state investment, the credit percentage may be variable, and be determined by the following Gateway redevelopment initiatives:

- **Attraction of new or expansion of existing demonstrably sustainable industry** – This credit percentage would reflect a commitment by the developer regarding employment generation including the number of permanent full-time jobs to be created, as well as the average or median wage.
- **Provision of open space and/or recreation facilities within population centers** – Research indicates that open space and access to recreational opportunities attracts upper and mid-level workforce (NALGEP; Smart Growth Institute, 2004). A credit percentage may be provided for the creation or restoration of publicly accessible areas or facilities that serve the general public or a minimum number of persons. A community garden, open space, or workout facility available to residents of a housing development or condominiums may apply.
- **Support of the arts** – A credit percentage may be made available for the creation of artists' loft, studio, and/or gallery space at reduced or deferred rates. Lobby space may be set aside for publicly accessible display(s) of artwork.
- **Creation of restaurants and amenities** – A Senior Vice President at Boston Properties, John Kaylor, states that "tenants want to be as close as possible to amenities, the restaurants, and retail" (NALGEP; Smart Growth Institute, 2004). This credit may be linked to square footage, or alternatively to hours of operation, since smart growth promotes dense, compact use of space.

- **Brownfields redevelopment** – This credit may be based on the area of land returned to productive reuse, whether a structure or open space. Brownfields redevelopment is essential to Gateway City economic redevelopment as it reduces blight and increases safety and security, often across a large area.
- **Support for Education** – This may include projects that are primarily education-related, such as a satellite campus of a community college or university. Credit may also be applied in areas used for “English as a Second Language” classes and other classes and training offered by employers.
- **Promotion of investment from other sources** – A credit may be tied to funding commitment from an economic development corporation, community development corporation, or other funding entity. In San Francisco, the Bay Area Council uses its Smart Growth Fund to invest in private real estate projects that involve mixed-use projects in any of its 46 designated priority areas (NALGEP; Smart Growth Institute, 2004).
- **Green building** - Patrice Frey, of the National Trust for Historic Preservation, claims that most buildings built prior to about 1920 are actually very energy efficient (Frey, 2008). If structurally sound, they also tend to be prime candidates for Leadership in Energy and Environmental Design (LEED) retrofitting. This credit may be applied to projects awarded LEED certification.
- **Transit-oriented development** – Transit-oriented development is not only an economic development tool, connecting people with available goods, but it is a strategy that is consistent with each of the Commonwealth’s Sustainable Development Principles. This credit may be considered for qualified rehabilitation projects within a quarter mile of transit stations. In Gateway Cities where no commuter rail service exists, consideration may also be given to areas planned for transit station location.
- **Creation of owner-occupied workforce housing** – Owner-occupied housing results in community stability. This credit may be applied if a minimum number of housing units created meet a determined definition of “workforce-housing” (Maclean J., Moniz N., Paul M., 2008).

By developing goal-oriented eligibility criteria in the context of the Gateway Cities’ needs, the Massachusetts Historic Rehabilitation Tax Credit will be better positioned to have a sustainable impact on economic redevelopment efforts in New Bedford and throughout Massachusetts.

Local government officials and other entities have been advocating to the Legislature and to Governor Deval Patrick for the removal of the state’s program cap that is currently restricted to \$50 million. Mayor Scott Lang, the New Bedford City Council, the New Bedford Economic Development Council, the local legislature and the Editorial Board of the Standard Times have all recognized the economic benefits associated with the state rehabilitative tax credits and have been proactive in communicating to Governor Patrick their desire to have the cap removed to better spur growth in New Bedford.



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