



27384 - Wamsutta Mills, New Bedford, Mass.

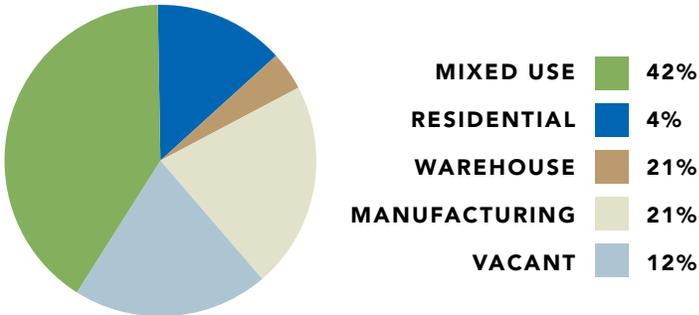
2. Key Findings

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.

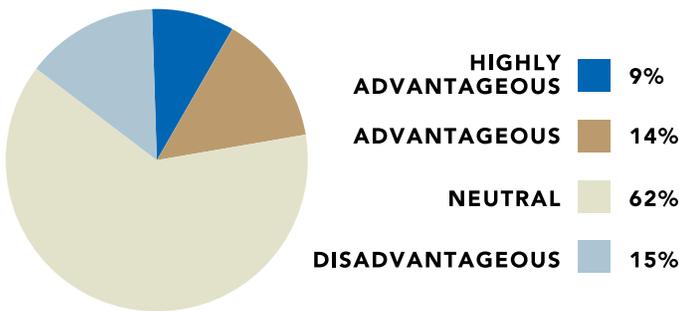
MILL USES BY SQUARE FOOTAGE



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



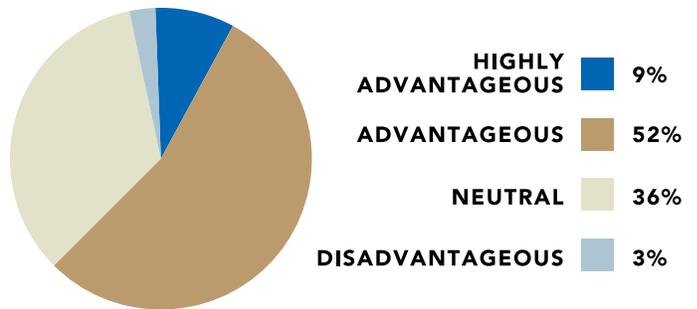
REDEVELOPMENT POTENTIAL

- 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.

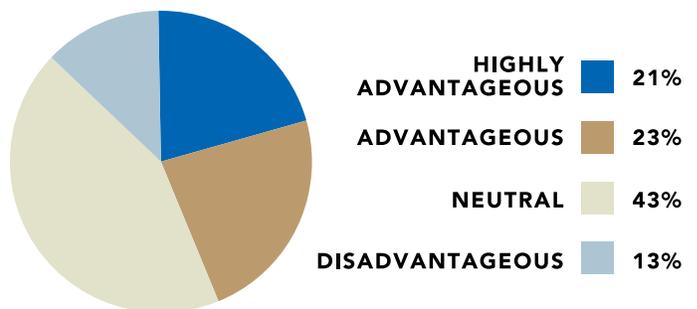
REDEVELOPMENT POTENTIAL SCORE



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.

