

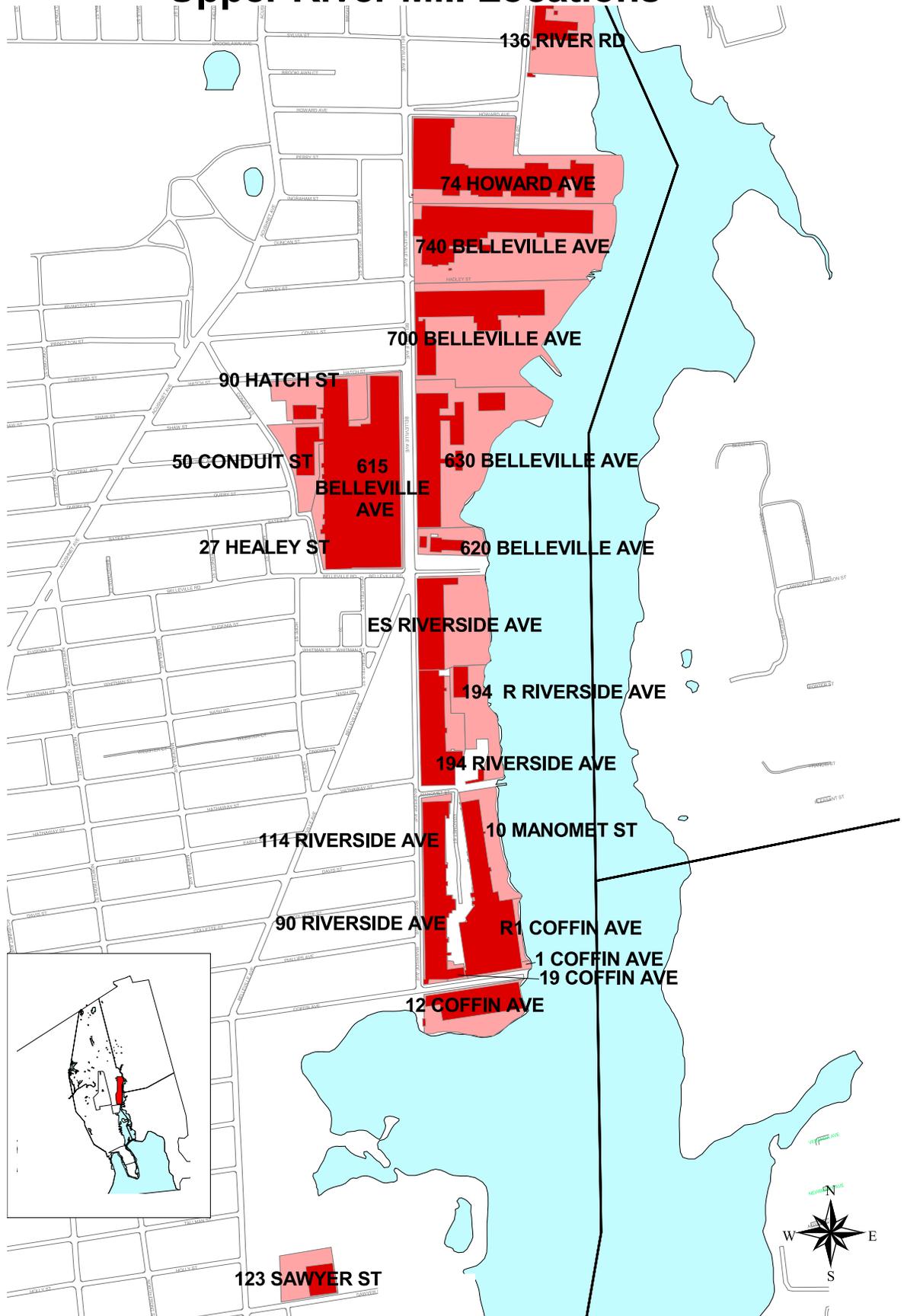
## UPPER RIVER MILL DISTRICT PROPERTIES

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<br>DEVELOPMENT<br>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<br>STRUCTURE<br>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<br>PRESERVATION             | Historical Significance          | 2             | 5              | 10           |
| <b>TOTAL SCORE:</b>                  |                                  |               |                | <b>200</b>   |

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  
 Plot: 100 Lot: 120 Alpha:  
 Zoning: INB Yr Built: 1910  
 Current Use:  
 Vacant/office/Light Manufacturing

Contact Name: Alan Alves  
 Contact #: NA  
 Owner: Pillar LLC  
 Address1: 5 Ventura Dr  
 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<br>DEVELOPMENT<br>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<br>STRUCTURE<br>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<br>PRESERVATION             | Historical Significance          | 2             | 5              | 10           |
| <b>TOTAL SCORE:</b>                  |                                  |               |                | <b>172</b>   |

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<br>DEVELOPMENT<br>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<br>STRUCTURE<br>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<br>PRESERVATION             | Historical Significance          | 2      | 5       | 10         |
| <b>TOTAL SCORE:</b>                  |                                  |        |         | <b>158</b> |

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<br>DEVELOPMENT<br>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<br>STRUCTURE<br>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<br>PRESERVATION             | Historical Significance          | 2      | 5       | 10         |
| <b>TOTAL SCORE:</b>                  |                                  |        |         | <b>154</b> |

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)

Plot: 100 Lot: 85 Alpha: B

Zoning: INB Yr Built: 1896

Current Use:  
Manufacturingfg/lease

Contact Name: John Thompson

Contact #: 508-996-9712

Owner: John Thompson Jr. - Trustee

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<br>DEVELOPMENT<br>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<br>STRUCTURE<br>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<br>PRESERVATION             | Historical Significance          | 2      | 5       | 10         |
| <b>TOTAL SCORE:</b>                  |                                  |        |         | <b>161</b> |

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<br>DEVELOPMENT<br>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<br>STRUCTURE<br>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<br>PRESERVATION             | Historical Significance          | 2             | 5              | 10           |
| <b>TOTAL SCORE:</b>                  |                                  |               |                | <b>166</b>   |

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: 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<br>DEVELOPMENT<br>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<br>STRUCTURE<br>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<br>PRESERVATION             | Historical Significance          | 2      | 5       | 10         |
| <b>TOTAL SCORE:</b>                  |                                  |        |         | <b>190</b> |

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<br>DEVELOPMENT<br>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<br>STRUCTURE<br>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<br>PRESERVATION             | Historical Significance          | 2             | 5              | 10           |
| <b>TOTAL SCORE:</b>                  |                                  |               |                | <b>190</b>   |

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<br>DEVELOPMENT<br>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<br>STRUCTURE<br>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<br>PRESERVATION             | Historical Significance          | 2      | 4       | 8          |
| <b>TOTAL SCORE:</b>                  |                                  |        |         | <b>163</b> |

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<br>DEVELOPMENT<br>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<br>STRUCTURE<br>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<br>PRESERVATION             | Historical Significance          | 2             | 3              | 6            |
| <b>TOTAL SCORE:</b>                  |                                  |               |                | <b>96</b>    |

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 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

| CATEGORY                             | CRITERIA                         | WEIGHT | RANKING | SCORE      |
|--------------------------------------|----------------------------------|--------|---------|------------|
| ECONOMIC<br>DEVELOPMENT<br>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<br>STRUCTURE<br>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<br>PRESERVATION             | Historical Significance          | 2      | 4       | 8          |
| <b>TOTAL SCORE:</b>                  |                                  |        |         | <b>166</b> |

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<br>DEVELOPMENT<br>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<br>STRUCTURE<br>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<br>PRESERVATION             | Historical Significance          | 2             | 5              | 10           |
| <b>TOTAL SCORE:</b>                  |                                  |               |                | <b>166</b>   |

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. 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<br>DEVELOPMENT<br>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<br>STRUCTURE<br>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<br>PRESERVATION             | Historical Significance          | 2             | 4              | 8            |
| <b>TOTAL SCORE:</b>                  |                                  |               |                | <b>181</b>   |

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<br>DEVELOPMENT<br>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<br>STRUCTURE<br>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<br>PRESERVATION             | Historical Significance          | 2             | 4              | 8            |
| <b>TOTAL SCORE:</b>                  |                                  |               |                | <b>184</b>   |

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<br>DEVELOPMENT<br>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<br>STRUCTURE<br>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<br>PRESERVATION             | Historical Significance          | 2      | 3       | 6          |
| <b>TOTAL SCORE:</b>                  |                                  |        |         | <b>146</b> |

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<br>DEVELOPMENT<br>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<br>STRUCTURE<br>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<br>PRESERVATION             | Historical Significance          | 2             | 3              | 6            |
| <b>TOTAL SCORE:</b>                  |                                  |               |                | <b>156</b>   |

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          |
| <b>TOTAL SCORE:</b>            |                                  |        |         | <b>156</b> |

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<br>DEVELOPMENT<br>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<br>STRUCTURE<br>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<br>PRESERVATION             | Historical Significance          | 2             | 3              | 6            |
| <b>TOTAL SCORE:</b>                  |                                  |               |                | <b>163</b>   |

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:  
Vacant

Address1: 700 Pleasant St

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

| <u>CATEGORY</u>                      | <u>CRITERIA</u>                  | <u>WEIGHT</u> | <u>RANKING</u> | <u>SCORE</u> |
|--------------------------------------|----------------------------------|---------------|----------------|--------------|
| ECONOMIC<br>DEVELOPMENT<br>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<br>STRUCTURE<br>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<br>PRESERVATION             | Historical Significance          | 2             | 2              | 4            |
| <b>TOTAL SCORE:</b>                  |                                  |               |                | <b>92</b>    |

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<br>DEVELOPMENT<br>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<br>STRUCTURE<br>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<br>PRESERVATION             | Historical Significance          | 2             | 3              | 6            |
| <b>TOTAL SCORE:</b>                  |                                  |               |                | <b>143</b>   |

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<br>DEVELOPMENT<br>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<br>STRUCTURE<br>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<br>PRESERVATION             | Historical Significance          | 2             | 3              | 6            |
| <b>TOTAL SCORE:</b>                  |                                  |               |                | <b>156</b>   |

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<br>DEVELOPMENT<br>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<br>STRUCTURE<br>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<br>PRESERVATION             | Historical Significance          | 2             | 3              | 6            |
| <b>TOTAL SCORE:</b>                  |                                  |               |                | <b>157</b>   |

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<br>DEVELOPMENT<br>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<br>STRUCTURE<br>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<br>PRESERVATION             | Historical Significance          | 2             | 3              | 6            |
| <b>TOTAL SCORE:</b>                  |                                  |               |                | <b>148</b>   |

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<br>DEVELOPMENT<br>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<br>STRUCTURE<br>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<br>PRESERVATION             | Historical Significance          | 2             | 2              | 4            |
| <b>TOTAL SCORE:</b>                  |                                  |               |                | <b>126</b>   |

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: