

City of New Bedford Priority Development/Redevelopment and Protections Areas

II. Priority Development/Redevelopment

1. State Pier, New Bedford Whaling National Historic Park and Route 18

State Pier

The site is located between Fisherman's Wharf to the north and Steamship Pier to the south in the Central Waterfront area adjacent to Route 18 and MacArthur Drive directly across from downtown New Bedford. The facility is owned by the Commonwealth and is under the management of the Department of Conservation and Recreation (DCR). The Pier consists of 8-acre bulk-headed wharf with 2,000 feet of berthing space and a 30 feet draft. The area offers dry and open storage with approximately 230,000 square feet (sq. ft.)

The State Pier includes the New Bedford Ferry Terminal located on the north side which offers limited freight with roll-on and roll-off capability and passenger service between New Bedford, Martha's Vineyard and Nantucket. Additional presences at the Pier include the U.S. Coast Guard and the Schooner Ernestina. New Bedford is currently analyzing options for additional activities at the State Pier including short sea shipping potential, expanded cruise ship and charter vessel berthing, special events and improved linkages with National Whaling Historical Park and other waterfront uses/activities.



New Bedford Whaling National Historic Park

In the mid 19th century, New Bedford was the greatest whaling port and for a time the richest city in the world. The United States National Park Service established the New Bedford Whaling National Park in 1996. The park commemorates the heritage and the unique character of the historic district. It encompasses thirty-four acres over thirteen city blocks. Major attractions consist of the world's largest whaling museum, a whaling merchant's home and whaleman's chapel, a 19th century schooner's decks and a newly built and designed visitor's center.

Route 18

Route 18 (J.F. Kennedy Memorial Highway) runs north to south, from Coggeshall Street to Cove Street. The redesign efforts currently being undertaken by the City

of New Bedford will ensure pedestrian connections linking the downtown back to the waterfront creating an attractive gateway to the city.

The city has been working closely with MassHighway to design the project with three guiding principle objectives for a successful outcome. The guiding principle objectives consist of improving: 1.) roadway vehicular and pedestrian safety; 2.) visual quality of the roadway within the national park system; and 3) safety and visual attractiveness of the pedestrian crossing function between downtown and the waterfront. The new preferred design alternative and scope of work for the project was agreed on in 2005.

The final design has been separated into three phases and the downtown section will be the first phase to be constructed. Two new waterfront parks and a shared-use path will provide public access from downtown businesses to the waterfront. The city is anticipating the approval of the final design in 2009, with construction completed in 2010.

State Pier and New Bedford Whaling National Historic Park

<p><i>Protected Parcels</i></p> <ul style="list-style-type: none"> • <i>Municipally owned</i> <p><i>Historic Sites</i></p> <ul style="list-style-type: none"> • <i>National Whaling Historic Park</i> 	<p><i>Water Resource</i></p> <ul style="list-style-type: none"> • <i>Acushnet River</i> • <i>100-year Floodplain</i> • <i>500-year Floodplain</i>
<p><i>Natural Resource Protection Areas</i></p> <ul style="list-style-type: none"> • <i>Priority habitat (Acushnet River)</i> 	<p><i>Soils</i></p> <ul style="list-style-type: none"> • <i>Sand & gravel</i>
<p><i>Zoning</i></p> <ul style="list-style-type: none"> • <i>Industrial Waterfront</i> 	<p><i>Possible Use/Reuse</i></p> <ul style="list-style-type: none"> • <i>Short Sea Shipping</i> • <i>Cruise ship/Charter vessel</i> • <i>Linkage to Tourism</i> • <i>Rail connection</i> <p><i>Municipal Water/ Sewer</i></p>
<p><i>Development Area</i></p> <ul style="list-style-type: none"> • <i>Route 18</i> • <i>State Pier</i> • <i>CSX Rail</i> 	<p><i>21E Site</i></p> <ul style="list-style-type: none"> • <i>Yes</i>

2. *Hicks/Logan /Sawyer Redevelopment Area (HLS)*

This 85-acre area is located between Route 18 and the Acushnet River, extending from Sawyer Street in the north to Wamsutta Street in the south. There is some overlap with the Upper Harbor area at the Coggeshall Street area and the Fairhaven Mill redevelopment site and the Ropeworks site north of Sawyer Street.

The City of New Bedford recently completed a Master Plan for revitalization of this area proposing mixed-use redevelopment including residential, retail, commercial, light industrial, office, cultural, open space and recreational opportunities. Projects include Logan Pond as open space, Ice House Park, Fairhaven Mills and Wamsutta Mills as mixed-use redevelopment and Transit-Oriented Development (TOD). Wamsutta Mills is currently revitalizing the mill structure into a 250-unit residential unit and has applied for listing with the National Historic Register. Many of the structures within the area are considered to be significant historical or architectural resources. (See Priority Protection Areas for more information concerning Wamsutta Mills)

A major component of this revitalization strategy is the creation of a District Improvement Financing (DIF) area as a financing tool for implementation of redevelopment. The HLS area offers good highway access provided by I-195 and Route 18 and is represented as a “gateway” to the city and waterfront. Potential EOA designation is an option for this area. Additionally this area has been identified as a Growth District under a new state initiative.

Hicks/Logan /Sawyer Redevelopment Area (HLS)

<p><i>Protected Parcels</i></p> <ul style="list-style-type: none"> • <i>Logan Pond</i> <p><i>Historic Sites</i></p> <ul style="list-style-type: none"> • <i>Mill sites</i> 	<p><i>Water Resource</i></p> <ul style="list-style-type: none"> • <i>Acushnet River</i> • <i>Logan Pond</i> • <i>500 & 100-year Floodplain</i> • <i>Medium & High Yield Aquifer</i>
<p><i>Natural Resource Protection Areas</i></p> <ul style="list-style-type: none"> • <i>Priority Habitat (Acushnet River)</i> 	<p><i>Soils</i></p> <ul style="list-style-type: none"> • <i>Sand & gravel</i> • <i>Till or Bedrock</i>
<p><i>Zoning</i></p> <ul style="list-style-type: none"> • <i>Industrial A & B</i> <p><i>Municipal Water/ Sewer</i></p>	<p><i>Possible Use/Reuse</i></p> <ul style="list-style-type: none"> • <i>Mixed-use</i> • <i>Commercial/Industrial</i> • <i>Office</i> • <i>Recreational (dense)</i> • <i>TOD</i>
<p><i>Development Area</i></p> <ul style="list-style-type: none"> • <i>Route 18</i> • <i>CSX Rail</i> 	<p><i>21E Site</i></p> <ul style="list-style-type: none"> • <i>Multiple sites</i>

3. *Whale’s Tooth Station*

A proposed Transit-oriented Development (TOD) Inter-modal Center has been identified through the Executive Office of Transportation South Coast Rail Project. The Whale’s Tooth station site is located on Herman Melville Boulevard, east and adjacent to Route 18 and south of Wamsutta Street. The parcel, currently utilized for ferry and visitor parking was formerly occupied by a rail yard and

railroad maintenance facility. This site was identified as the preferred station location. In 2002 the city in response constructed a parking lot that could be used for not only commuter rail service but also provide intermodal connections including ferry service.

This site, which is adjacent to the Hicks, Logan and Sawyer area is currently proposed as a Transit Oriented Development (TOD) and includes a layover facility and bus terminal. It is anticipated that additional mixed-use redevelopment will be encouraged throughout the area. Access is provided within a one half mile (½ mile) of the site by regional connections to Route 18 and I-195 via Herman Melville Boulevard. A pedestrian bridge from the proposed commuter rail station crosses over Route 18 to the Clasky Park Neighborhood. In addition a feeder bus service will provide linkages to the site, adjacent neighborhoods and the downtown.

Whale’s Tooth Station

<p><i>Protected Parcels</i></p> <ul style="list-style-type: none"> • <i>None</i> <p><i>Historic Sites</i></p> <ul style="list-style-type: none"> • <i>None</i> 	<p><i>Water Resource</i></p> <ul style="list-style-type: none"> • <i>Acushnet River</i> • <i>100-year Floodplain</i> • <i>500-year Floodplain</i>
<p><i>Natural Resource Protection Areas</i></p> <ul style="list-style-type: none"> • <i>None</i> 	<p><i>Soils</i></p> <ul style="list-style-type: none"> • <i>Sand & gravel</i> • <i>Till or Bedrock</i>
<p><i>Zoning</i></p> <ul style="list-style-type: none"> • <i>Industrial B</i> 	<p><i>Possible Use/Reuse</i></p> <ul style="list-style-type: none"> • <i>Inter-modal Center</i> <p><i>Municipal Water/Phase V Sewer</i></p>
<p><i>Development Area</i></p> <ul style="list-style-type: none"> • <i>Route 18</i> • <i>Herman Millville Blvd</i> • <i>CSX Rail</i> 	<p><i>21E Site</i></p> <ul style="list-style-type: none"> • <i>Yes</i>

4. King’s Highway TOD

This area is located at along King’s Highway (Tarkiln Hill Road) parallel to the CSX line at Route 140. The area covers roughly 55-acres represented by an older marginal commercial mall. Limited industrial activity is present; however most of the area is underutilized with asphalted parking. The site has been identified as a proposed Transit Oriented



Development (TOD) location providing direct connections to rail service and mixed-use opportunities including residential and commercial development. The City of New Bedford would like to continue to encourage commercial, industrial and mixed-use development at this location.

King's Highway

<p><i>Protected Parcels</i></p> <ul style="list-style-type: none"> • <i>None</i> <p><i>Historic Sites</i></p> <ul style="list-style-type: none"> • <i>None</i> 	<p><i>Water Resource</i></p> <ul style="list-style-type: none"> • <i>Bordering Wetlands</i>
<p><i>Natural Resource Protection Areas</i></p> <ul style="list-style-type: none"> • <i>None</i> 	<p><i>Soils</i></p> <ul style="list-style-type: none"> • <i>Till or Bedrock</i>
<p><i>Zoning</i></p> <ul style="list-style-type: none"> • <i>Industrial B</i> • <i>Industrial A</i> • <i>Business</i> 	<p><i>Possible Use/Reuse</i></p> <ul style="list-style-type: none"> • <i>Mixed-use</i> • <i>TOD</i> <p><i>Municipal Water/Sewer</i></p>
<p><i>Development Area</i></p> <ul style="list-style-type: none"> • <i>King's Highway</i> • <i>Tarklin Hill Road</i> • <i>CSX Rail</i> 	<p><i>21E Site</i></p> <ul style="list-style-type: none"> • <i>None</i>

5. *Upper Harbor Redevelopment District*

This area extends from Howard Avenue southward between Acushnet Avenue and the Acushnet River (New Bedford Upper Harbor) to Coggeshall Street. Currently the City of New Bedford is preparing a mixed-use redevelopment plan for this area including Brownfield and waterfront redevelopment allowing for residential, retail, commercial, industrial development, open space and



recreational opportunities. The plan will provide for pedestrian-friendly connections or linkages (walk able corridors) from existing neighborhoods to the waterfront and associated development designations. Among some of the projects proposed for this area is the cleanup of the Aerovox site, redevelopment of the Cliftex mill facility and a community

boathouse at the new Riverside Park. The upper harbor offers some of the best rowing waters in the northeast and the city wants to reconnect the city to the river. The Massachusetts Institute of Technology (MIT) recently developed a community boathouse design for future use of this site. An Economic Opportunity Area (EOA) designation is an option for this area.

Upper Harbor Redevelopment District

<p><i>Protected Parcels</i></p> <ul style="list-style-type: none"> • <i>Riverside Park</i> • <i>Boat house</i> <p><i>Historic Sites</i></p> <ul style="list-style-type: none"> • <i>Mill Sites</i> 	<p><i>Water Resource</i></p> <ul style="list-style-type: none"> • <i>Acushnet River</i> • <i>100-year Floodplain</i> • <i>500-year Floodplain</i> • <i>Medium & High Yield Aquifer</i>
<p><i>Natural Resource Protection Areas</i></p> <ul style="list-style-type: none"> • <i>Priority Habitat (Acushnet River)</i> 	<p><i>Soils</i></p> <ul style="list-style-type: none"> • <i>Floodplain Alliums</i> • <i>Till or Bedrock</i>
<p><i>Zoning</i></p> <ul style="list-style-type: none"> • <i>Industrial B</i> • <i>Residential B & C</i> <p><i>Municipal Water/ Sewer</i></p>	<p><i>Possible Use/Reuse</i></p> <ul style="list-style-type: none"> • <i>Mixed-use</i> • <i>Linkages</i> • <i>Boat house</i> • <i>Riverside Park</i>
<p><i>Development Area</i></p> <ul style="list-style-type: none"> • <i>Howard Avenue</i> • <i>Acushnet Avenue</i> 	<p><i>21E Site</i></p> <ul style="list-style-type: none"> • <i>Aerovox</i> • <i>Multiple sites</i>

6. *Greater New Bedford Business Park*

The Greater New Bedford Business Park (NBBP) is located in the northern section of the City of New Bedford on Route 140 at exit 7, Braley Road and a portion extends into the Town of Dartmouth on the west. The Business Park is bordered by Freetown to the north, Route 140 to the east, the Acushnet Cedar Swamp to the south and Crapo Hill landfill to the west. The NBBP consists of 1,300 acres and is home to 45 companies employing approximately 5,000



workers. The Business Park is designated as an Economic Opportunity Area and has three (3) sites designated as Priority Development Areas under the Commonwealth’s Chapter 43D program.

Greater New Bedford Business Park

<p><i>Protected Parcels</i></p> <ul style="list-style-type: none"> • <i>Acushnet Cedar Swamp</i> <p><i>Historic Sites</i></p> <ul style="list-style-type: none"> • <i>Native Archeological?</i> 	<p><i>Water Resource</i></p> <ul style="list-style-type: none"> • <i>Extensive Wetlands</i> • <i>Hobomock Swamp</i> • <i>Acushnet Cedar Swamp</i> • <i>Medium & High Yield Aquifer</i> • <i>100-year Floodplain</i>
<p><i>Natural Resource Protection Areas</i></p> <ul style="list-style-type: none"> • <i>Globally Rare species</i> • <i>Priority Habitat</i> • <i>Estimated Habitat</i> 	<p><i>Soils</i></p> <ul style="list-style-type: none"> • <i>Sand & gravel</i> • <i>Floodplain Alluvium</i> •
<p><i>Zoning</i></p> <ul style="list-style-type: none"> • <i>Industrial C</i> 	<p><i>Possible Use/Reuse</i></p> <ul style="list-style-type: none"> • <i>Business Park</i> <p><i>Municipal Water/ Sewer</i></p>
<p><i>Development Area</i></p> <ul style="list-style-type: none"> • <i>Phillips Road</i> • <i>Braleley Road</i> • <i>CSX Rail</i> 	<p><i>21E Site</i></p> <ul style="list-style-type: none"> • <i>Yes</i>

7. *Fairhaven Mill Redevelopment Area*



The property is located in the north of the Hicks, Logan, Sawyer area on Coggeshall Street and adjacent to I-195 between Belleview Avenue and Mitchell Street on the west, and Sawyer Street to the north and the Acushnet River. The Dickinson Development Corporation proposes a mixed-use redevelopment providing residential, retail, office and

commercial uses including a boathouse, waterfront park and pedestrian walkway. The site has been identified as a Priority Development Area under Chapter 43D expedited permitting program.

Fairhaven Mill Redevelopment Area

<p><i>Protected Parcels</i></p> <ul style="list-style-type: none"> • <i>Riverside Park</i> • <i>Boathouse</i> <p><i>Historic Sites</i></p> <ul style="list-style-type: none"> • <i>Mill Structures</i> 	<p><i>Water Resource</i></p> <ul style="list-style-type: none"> • <i>Medium & High Yield Aquifer</i> • <i>500 & 100-year Floodplain</i> • <i>Acushnet River</i>
<p><i>Natural Resource Protection Areas</i></p> <ul style="list-style-type: none"> • <i>None</i> 	<p><i>Soils</i></p> <ul style="list-style-type: none"> • <i>Sand & gravel</i>
<p><i>Zoning</i></p> <ul style="list-style-type: none"> • <i>Mixed Use Business</i> • <i>Industrial A</i> <p><i>Municipal Water/ Sewer</i></p>	<p><i>Possible Use/Reuse</i></p> <ul style="list-style-type: none"> • <i>Mixed-use</i> • <i>Residential</i> • <i>Office</i> • <i>Retail</i> • <i>Boathouse</i>
<p><i>Development Area</i></p> <ul style="list-style-type: none"> • <i>I-195</i> • <i>Coggeshall Street</i> • <i>Bellevue Avenue</i> • <i>Mitchell Street</i> 	<p><i>21E Site</i></p> <ul style="list-style-type: none"> • <i>Yes</i>

8. *Quest Center*

New Bedford’s *Quest Center* is located on Purchase Street adjacent to Rte 18 between Campbell, Pleasant and Maxfield Streets. The Quest Center Incubator Opportunity Area was established in 2005-06 to support technology businesses, marine science and life science industries. Currently the New Bedford Economic Development Council (NBEDC) is developing a concept plan to study the neighborhood (6-8 block study area) surrounding the Center, including several underutilized buildings to identify potential locations for off-street parking and incubator expansion space. Any planning initiative undertaken will incorporate pedestrian linkages to the downtown to increase connectivity between destinations.

9. *Downtown Hotel Historic Redevelopment*

The proposed site is located off Homer’s Wharf at the former Baker-Robinson Whale Oil Refinery adjacent to Mac Arthur Drive and the JFK Memorial Highway (Rte 18). The hotel represents the first major downtown building project in more than 10 years and will be built by Lafrance Hospitality, a Westport-based development company. The proposal calls for the construction of 5-story, 106 room Fairfield Inn and Suites by Marriott. The estimated \$20 million project is

expected to commence in the summer of 2009. The project will incorporate the historic rehabilitation of the original oil works structure, as part of the development as this granite structure is an important and significant resource relative to the city's whaling era heritage. In addition, the City will be conducting a historical survey of the structure in an effort to document its architectural elements. New Bedford has identified the site as a Priority Development Area under Chapter 43D and EOA designation is an option. The hotel development is identified as a key piece of the areas economic revitalization and improving pedestrian linkages to waterfront destinations.

10. *Goodyear Redevelopment Area*

Located in New Bedford's south end at Orchard, Bolton and Edwards Streets adjacent to Ashley Park (see Priority Protection Areas for more information concerning Ashley Park) and the Devalles School, this 9-acre vacant, Brownfield site is targeted for mixed-use redevelopment. The city recently designated the site as a Priority Development Area under the Commonwealth's Chapter 43D expedited permitting program.

11. *Sprague/NSTAR Site*

The former Commonwealth Gas and Electric site is located in the Central Waterfront area on Mac Arthur Drive between Leonard's Wharf to the north and Conway Street to the south. The site contains approximately 18-acres and is located within the Designated Port Area (DPA).

12. *Berkshire Hathaway Redevelopment Area*

This mill complex redevelopment area is located in the south end at end of the JFK Highway and Cove Streets. The complex offers approximately one million square feet of revitalization area and has an existing mix of thirty to forty businesses with a substantial amount available space for development. The City envisions the site as a mix-use redevelopment project for residential (apartments, artist lofts and studios) and other activities such as restaurants including linkages to the historic Orpheum Theatre and other neighborhood attractions and activities.



The Orpheum Theatre/French Sharpshooters Hall held its “Grand Opening” on April 15, 1912; the same night the Titanic hit the glacial iceberg. The City was bustling with activity, the mills were busy and the economy was good. The Orpheum presented stage shows and show movies then called photoplays, and in-between acts. The theatre was located in the south central neighborhood of the City along Water Street. The area surrounding the Orpheum was completely lined with shops and stores integral to the adjoining neighborhoods. In the 1960s during the urban renewal buildings were bulldozed to make way for Route 18, the highway built through the City’s historic district. A local preservation group, O.R.P.H. is currently in the process of nominating the structure to the National Register of Historic Places. The Orpheum Theater site offers an impressive linkage to the Berkshire Hathaway Complex for redevelopment of the area as an art district. (Photo by John Robson)

The Berkshire Hathaway Complex site offers potential consideration as an Economic Opportunity Area.

13. *Davy’s Locker and Smugglers Den*

Davy’s Locker and Smugglers Den are located south of the hurricane barrier on East Rodney French Boulevard directly across from Frederick and Norman Streets. This site has been identified for potential mixed-use redevelopment opportunities due to its prime waterfront location.

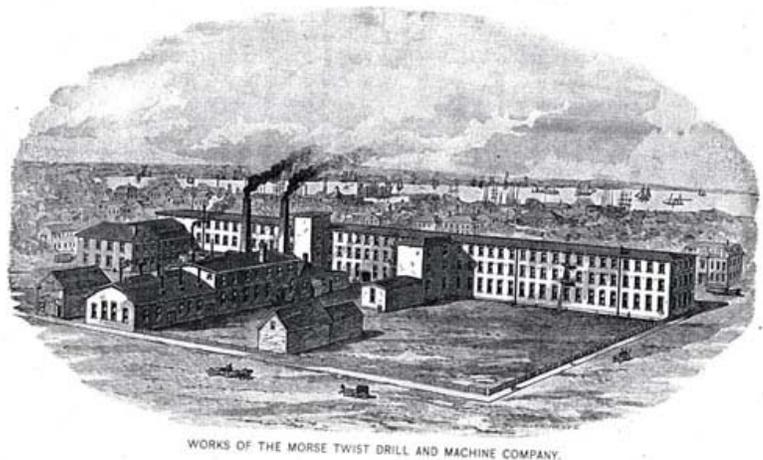
14. *Kilburn Mill at Clark’s Cove*

Located on Clark’s Cove at the intersection of Brock Avenue and W Rodney French Boulevard, the Kilburn Mill complex has been identified for potential mixed-use redevelopment. The site is currently being utilized for light manufacturing as well as the home of the New Bedford Antiques which offers antiques and antique furniture. Historical, retail and open space and recreational opportunities exist combined with linkages between other area development destinations.

15. *Morse Twist Mill Redevelopment Area*

The former Morse Twist Mill site is located at 163 Pleasant Street. This site consists of 3.4 acres consuming two City

South Coast Rail Project
Southeastern Regional Planning an



blocks located in the south central portion of the City. A five-story brick factory building and a large parking area formerly occupied the western parcel and a three and four story building occupied the eastern parcel.

From the late 1800s to the 1990s, the site was used as a manufacturing facility of precision cutting tools. The process of cutting blanks, milling, hardening, facing washing and sandblasting required the use of various chemicals. The Environmental Protection Agency issued a “Removal Action” of potentially hazardous materials from inside the abandoned buildings in 1992. By 1996 the City of New Bedford had received a grant from the Massachusetts Department of Housing and Community Development to demolish the buildings which was completed in February 1998. The U.S. Department of Health and Human Services for Toxic Substances and Disease Registry (ATSDR) completed a “Public Health Assessment” of the site. They concluded that the site possessed no apparent public hazard.

Presently, the site is vacant. The City installed loam and seeded the west parcel, which is now maintained as an open field. The east parcel remains a fence off lot. The Office of Community Development intends to utilize the west parcel as a temporary community garden until the City defines the development potential for the site and issues a Request for Proposals (RFP).

16. *New Bedford Municipal Airport*

The New Bedford Municipal Airport is conveniently located near Interstate 195 and Route 140. Passenger and cargo service to Nantucket and Martha’s Vineyard is provided by Cape Air.. More and more travelers are discovering that the airport as a fast and convenient connection to the Islands. The airport is towered and offering two 5,000-foot runways.

A Notice of Project Change was released in 2005 to improve airport facilities in the Southeastern Massachusetts area to enhance aviation capacity to a growing region. This would include the demand to accommodate long-term aviation for passenger service, corporate jet traffic, air cargo and general aviation over the



next 20 years. This differed from the original project improvements due to the change in aviation context in the region.

Linkages

The City of New Bedford identified a number of linkages between priority areas and neighborhoods, commercial centers, downtown, tourism and recreation. Linkages create livable and walkable smart growth designed street greenescapes to and from parks and recreational areas. They offer vital assets to any community such as eyes to the street, more neighborhood connectivity, less travel by auto, conserving valuable energy and a healthier environment. The linkages are highlighted on the priority map as either priority areas of protection or development, redevelopment linkages and listed below by name or area:

- Clasky Park Linkage to Intermodal Center
- Buttonwood Park National Register District Linkage to National Historic Park District
- Ashley Park Linkage to Goodyear Redevelopment Area
- Fort Rodman Linkage to Berkshire Hathaway and Kilburn
- Fairhaven Mill's Redevelopment Linkage to Hick's Logan and Sawyer Redevelopment and Upper Harbor District.
- Quest Center/Armory Linkage to Downtown
- Harbor Street Redevelopment Area Linkage to Neighborhood