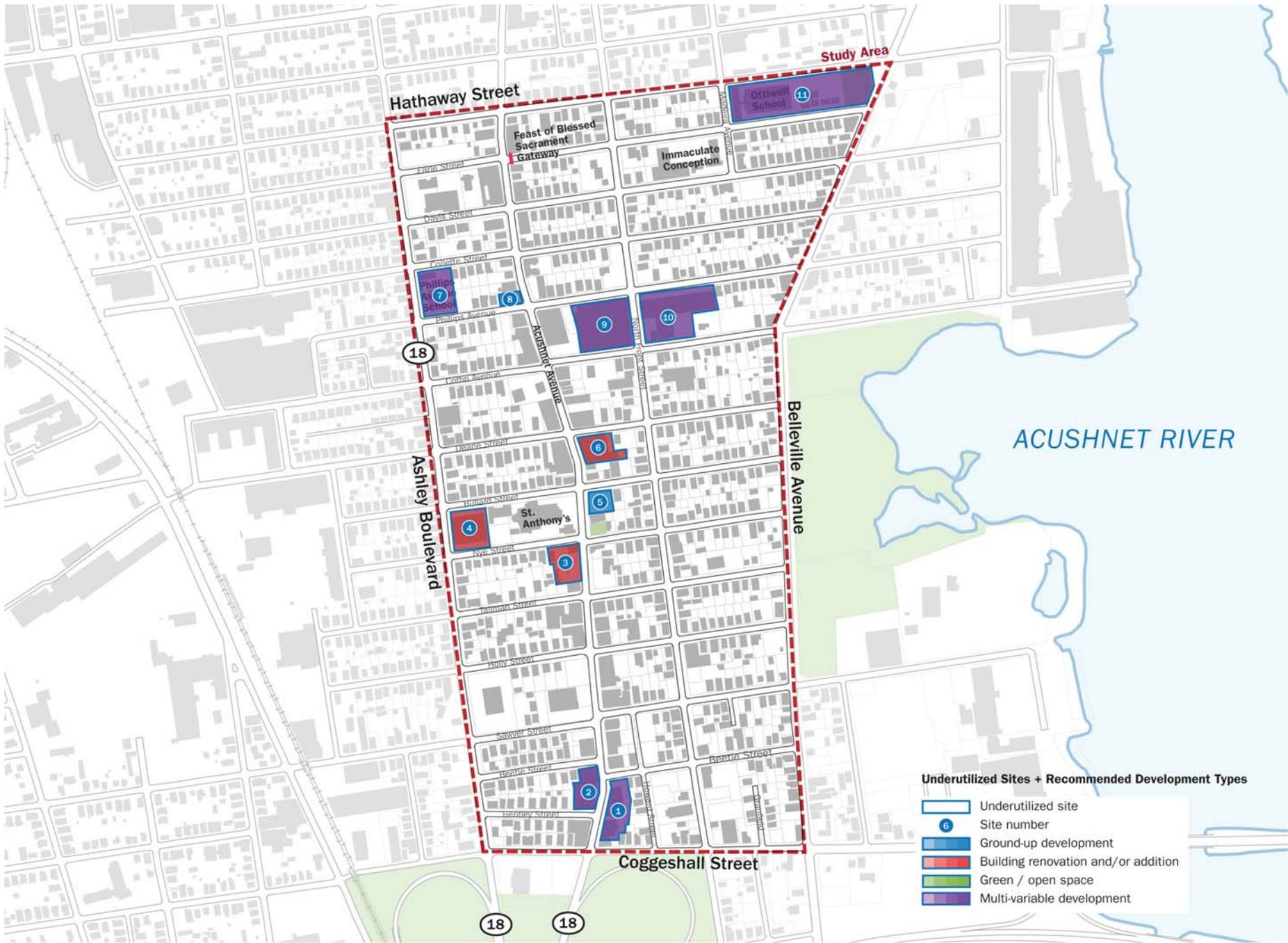


Acushnet Avenue Opportunity Parcels Catalog

Upper Acushnet Avenue Planning Study
New Bedford, MA

Utile, Inc. Architecture + Planning

August 2010



Underutilized Sites + Recommended Development Types

- Underutilized site
- 6 Site number
- Ground-up development
- Building renovation and/or addition
- Green / open space
- Multi-variable development



1 Underutilized Sites

Area: 24,850 sf / 0.57 acres

Current Zoning: MUB

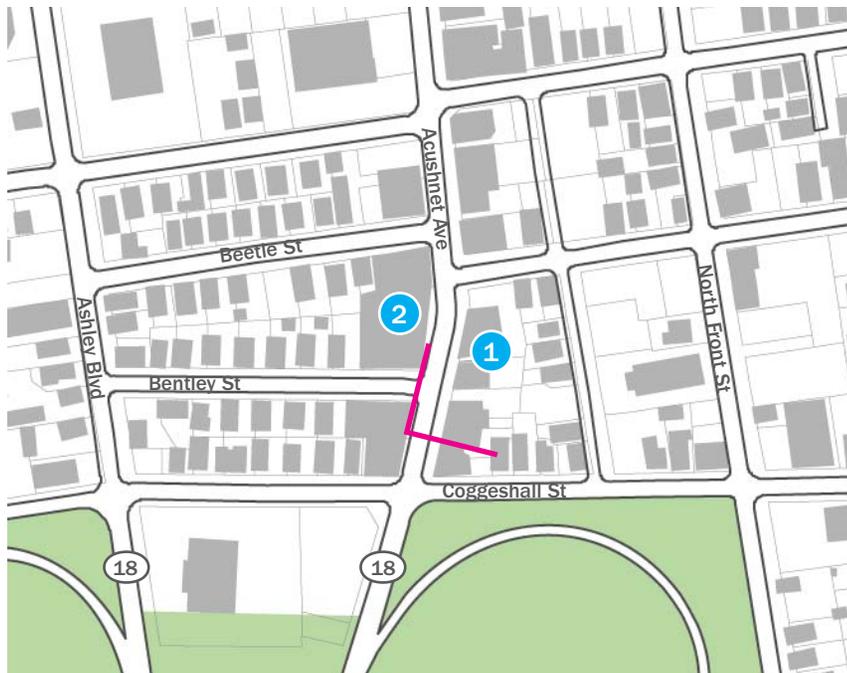
Site Address: 1112, 1118, 1120, 1128, 1136, 1142, 1148 Acushnet Avenue

Current Owner: Multiple Owners

Development type: Multi-variable development

Implementation Timeframe: Mid term (3-5 years)

Notes: This development opportunity is comprised of multiple parcels and buildings, many of which hold vacant, poorly-maintained storefronts. Given the important “gateway” location at the southern end of Acushnet Avenue, these parcels could be developed into a more consistent, denser mixed-use block. Crucial to the success of this development will be a sense of connection to the Avenue to the north. Currently, one-way, heavy truck traffic causes this block to feel like an area to pass-through rather than linger.



2 Underutilized Sites

Area: 19,630 sf / 0.45 acres

Current Zoning: MUB

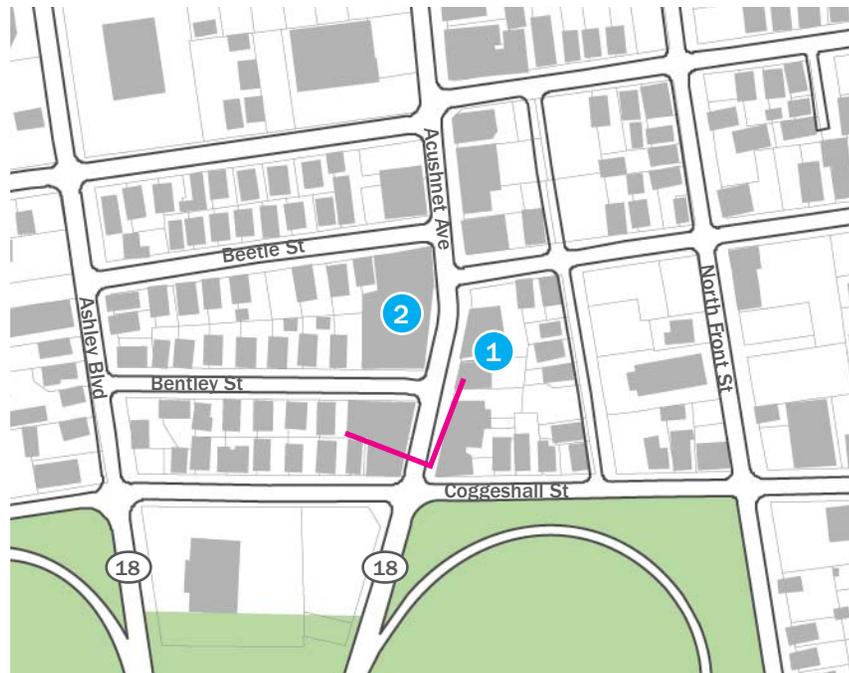
Site Address: 1131, 1157 Acushnet Avenue

Current Owner: Cape Verdean Association, The Salvation Army

Development type: Multi-variable development

Implementation Timeframe: Mid term (3-5 years)

Notes: These two large buildings are currently vacant. Both structures are in mediocre condition; they could be considered either for renovation or demolished for ground-up development. Developed together, these buildings / parcels comprise an important block at the “gateway” to Acushnet Avenue. A mixed-use development is recommended that retains commercial space facing Acushnet Avenue and possible residential or small office above. The substantive size of the block also would allow for a more robust civic use.



3 Underutilized Sites

Area: 21,570 sf / 0.50 acres

Current Zoning: MUB / RB

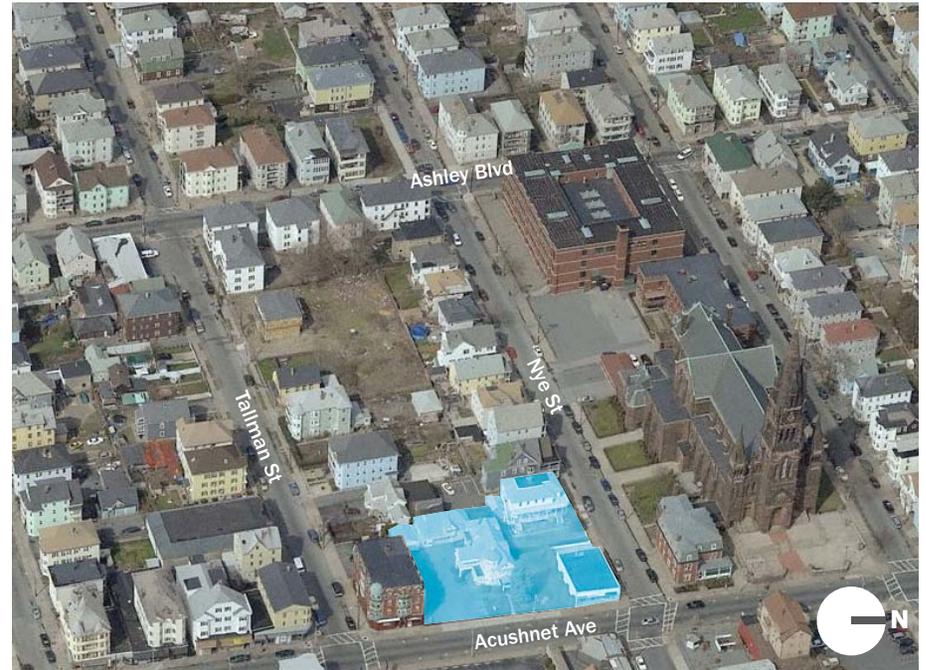
Site Address: 1325, 1349 Acushnet Ave, 78 Nye Street

Current Owner: Multiple Owners

Development type: Renovation and/or Addition

Implementation Timeframe: Mid term (3-5 years)

Notes: The middle of this block is filled by a large Victorian building, currently used as a funeral parlor. While the building is in excellent shape, and the grounds attractive, a sensitive new building or addition to the buildings on either end of the block facing Acushnet Avenue could help to fill out the block while preserving the Victorian structure and masking the surface parking lot.



4 Underutilized Site

Area: 47,020 sf / 1.08 acres

Current Zoning: RB

Site Address: 190 Ashley Blvd, 106 Bullard Street

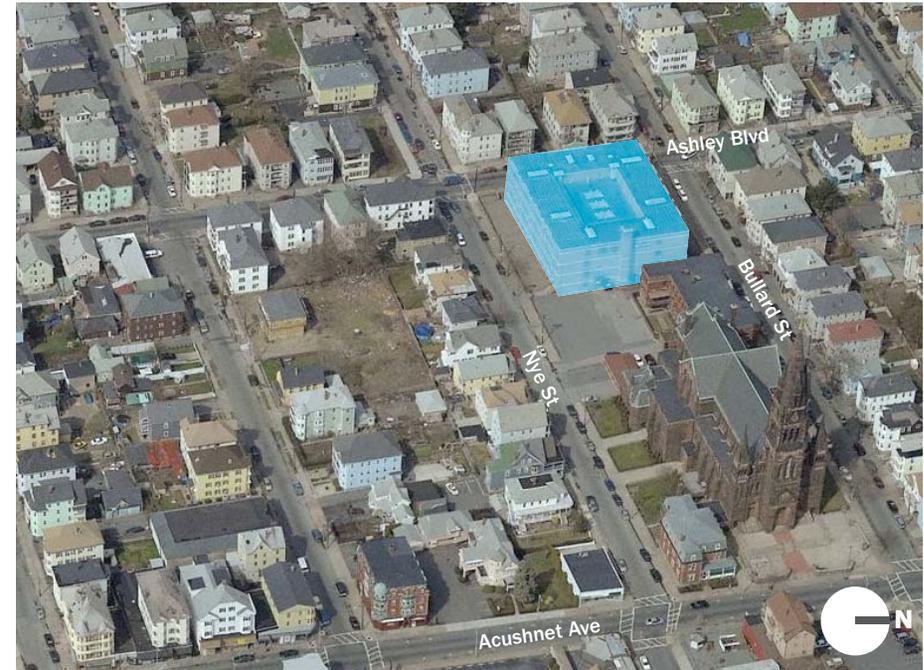
Current Owner: St. Anthony Corporation

Assessed Parcel Value: \$1,921,700

Development type: Renovation and/or Addition

Implementation Timeframe: Near term (less than 3 years)

Notes: This handsome former public school (currently a charter school) could continue to host an educational institution, or be considered for adaptive reuse as a residential building. As with many older schools, the classroom module likely converts into a 1-BR apartment. The common circulation—entries, stairs, corridors—also lends itself to multi-unit residential use.



5 Underutilized Site

Area: 6,458 sf / 0.15 acres

Current Zoning: MUB

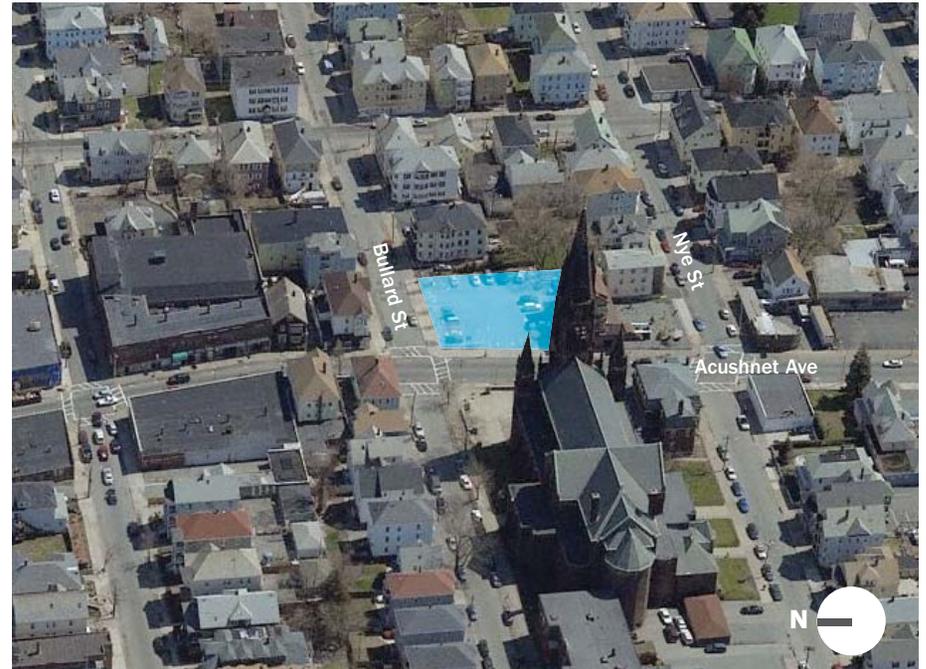
Site Address: Acushnet Avenue

Current Owner: City of New Bedford

Development type: Ground-up

Implementation Timeframe: Mid term (3-5 years)

Notes: This municipal lot currently offers additional off-street parking for the commercial district. A well-designed mixed-use liner building along Acushnet Avenue that preserves parking in the rear of the site would be a better street-defining development on the parcel, in this important location across from St. Anthony's plaza. Ground floor commercial space is recommended, with small office or residential above.



6 Underutilized Site

Area: 20,152 sf / 0.46 acres

Current Zoning: MUB

Site Address: 1418 Acushnet Avenue

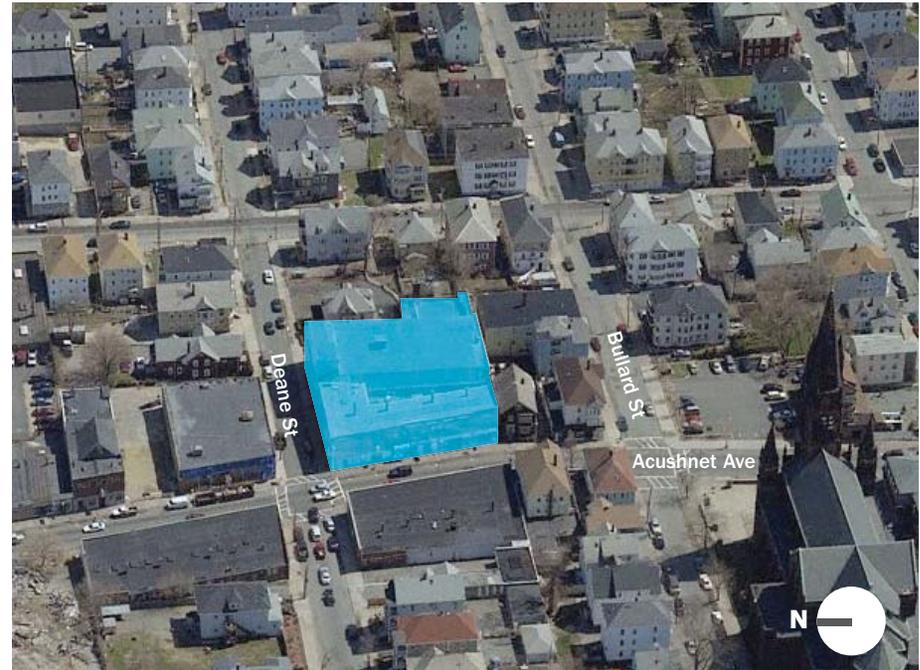
Current Owner: Jonathan and Joshua Nelson

Assessed Parcel Value: \$302,800

Development type: Renovation and/or Addition

Implementation Timeframe: Near term (less than 3 years)

Notes: The upper story of this building has begun to be renovated, but the ground floor commercial spaces remain unevenly finished. This property, with its continuous storefront, has the capacity to become a particularly handsome commercial landmark if the store-owners and lessees are encouraged to comply with a common storefront and signage program.



7 Underutilized Site

Area: 30,242 sf / 0.69 acres

Current Zoning: MUB

Site Address: 249 Phillips Avenue

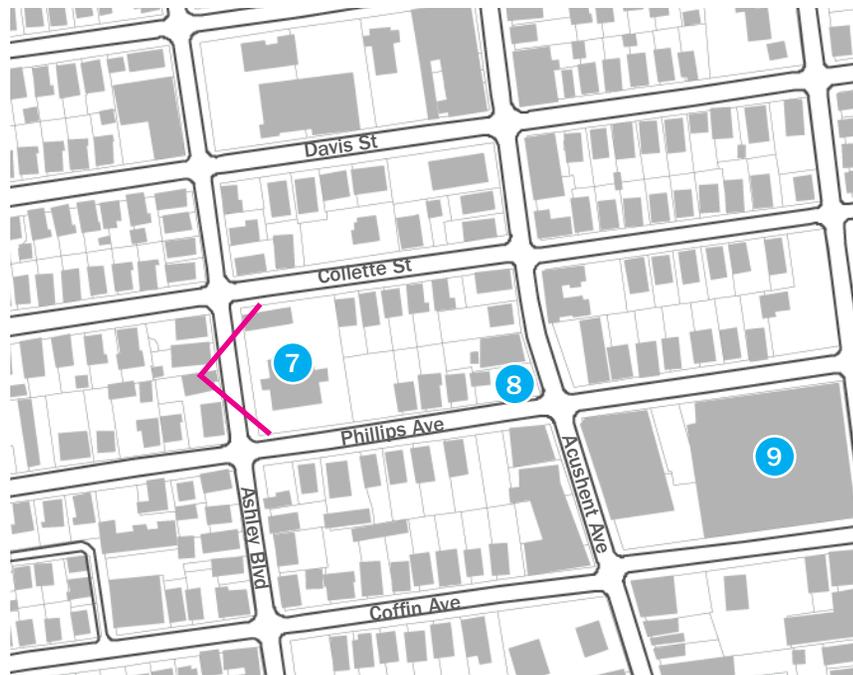
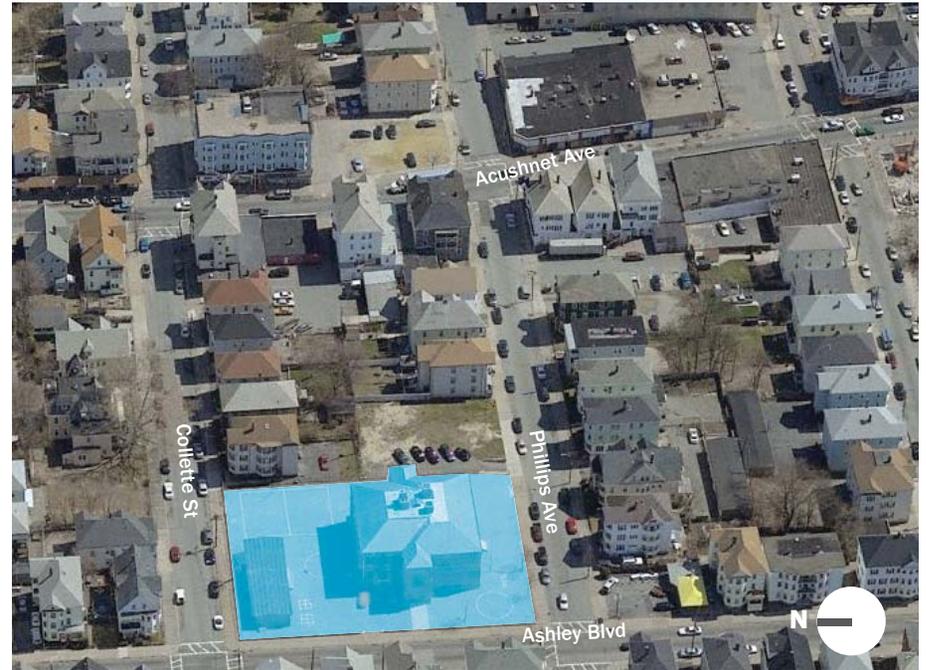
Current Owner: City of New Bedford

Assessed Parcel Value: \$511,400

Development type: Renovation and/or Addition

Implementation Timeframe: Near term (less than 3 years)

Notes: This recently-closed public school is a prime candidate for adaptive reuse as a residential building. The site itself is also large enough that additional buildings, such as smaller-scale townhouses, could be inserted on the site along Collette Street. Even with additional density, on-site parking for both of these potential residential uses could likely still be accommodated.



8 Underutilized Site

Area: 4,992 sf / 0.11 acres

Current Zoning: MUB

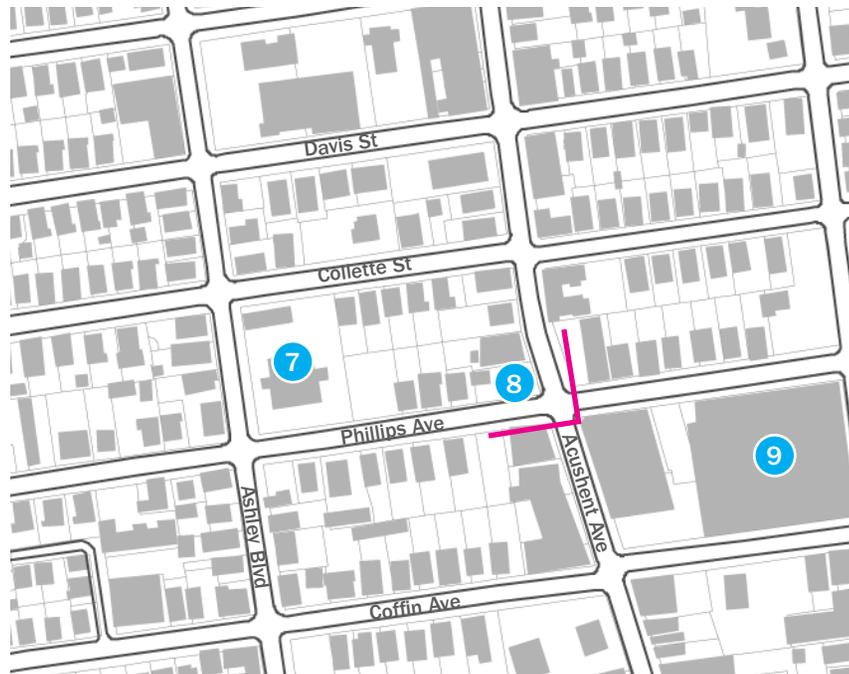
Site Address: 1537 Acushnet Ave

Current Owner: Ryan Nawrocki (Trustee), Advanced Realty Trust

Development type: Ground-up

Implementation Timeframe: Mid term (3-5 years)

Notes: The building on this site was recently demolished, leaving a hole in the streetfront fabric. The important corner lot could accommodate a new building similar in use to that which formerly occupied it: ground-floor commercial, with small office or residential above. Parking, if it is required, should be sited at the rear of the site, not visible from Acushnet Avenue. A 3-5 story building is the appropriate scale for this site.



9 Underutilized Site

Area: 54,398 sf / 1.25 acres

Current Zoning: IA

Site Address: 229 Coffin Avenue

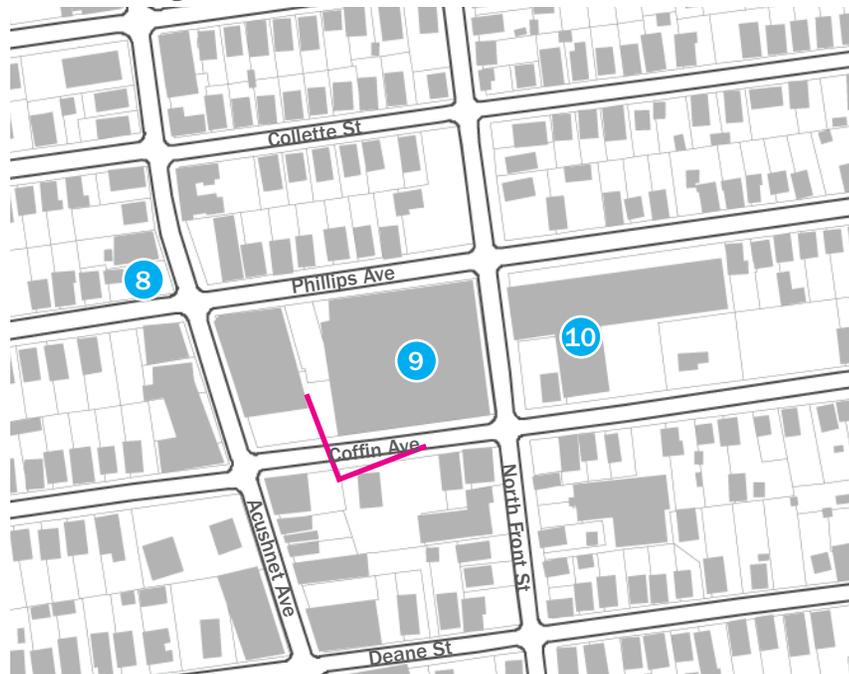
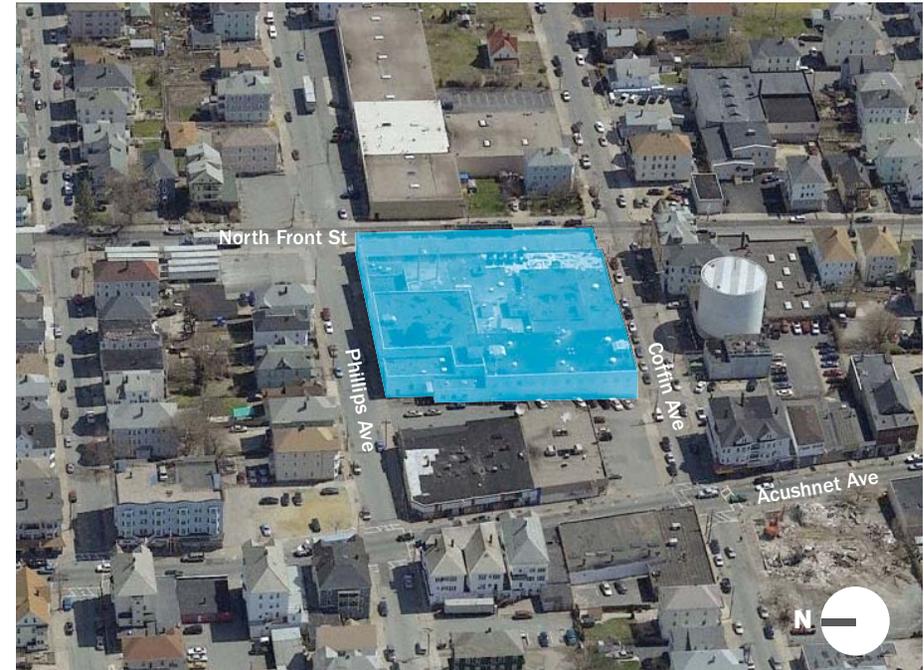
Current Owner: Lucar Development LLC

Assessed Parcel Value: \$529,100

Development type: Multi-variable development

Implementation Timeframe: Near term (less than 3 years)

Notes: The buildings on this site formerly held a Sunbeam Bread facility. The buildings are in fair condition, and are prime candidates for light industrial or office use (targeted perhaps to the creative or green economies). If the building were considered for adaptive reuse to residential, some of the portions of the building would have to be demolished in order to increase window frontage.



10 Underutilized Site

Area: 62,928 sf / 1.44 acres

Current Zoning: MUB

Site Address: 215 Coffin Avenue/128 Phillips Avenue

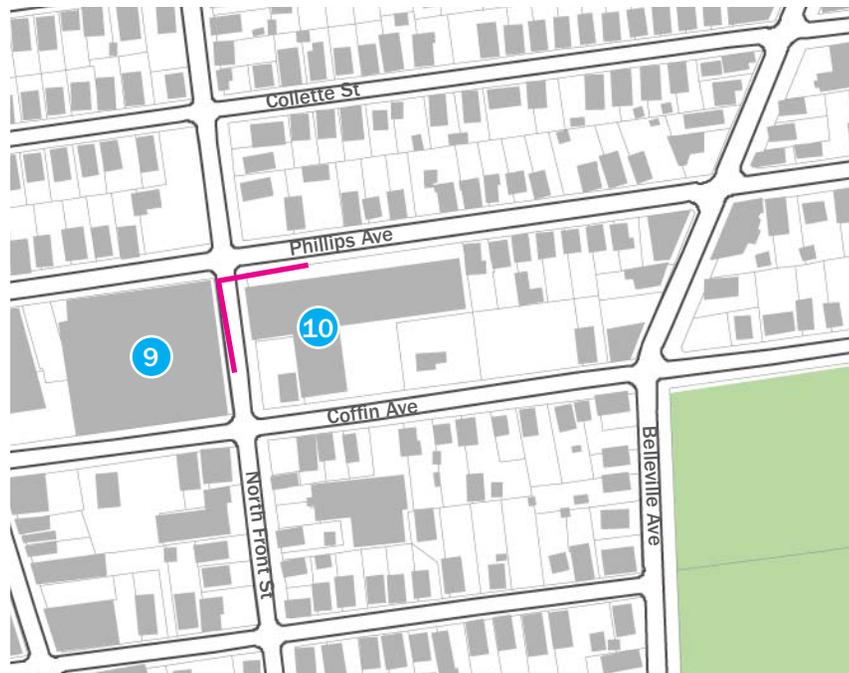
Current Owner: Jose C Cabral (Trustee), J&M Realty Trust, Lucar Devel. LLC

Assessed Parcel Value: \$618,300

Development type: Multi-variable development

Implementation Timeframe: Mid term (3-5 years)

Notes: The buildings on this site formerly held the truck parking and storage for the Sunbeam Bread facility. Since this parcel falls within a residential area, only very light industrial or storage use should be allowed. Conversely, the existing buildings could be demolished and a significant amount of ground-up residential development could be inserted on the site.



11 Underutilized Site

Area: 102,943 sf / 2.36 acres

Current Zoning: RC

Site Address: 26 Madeira Avenue

Current Owner: City of New Bedford

Assessed Parcel Value: \$908,300

Development type: Multi-variable development

Implementation Timeframe: Mid term (3-5 years)

Notes: The recently-closed Ottiwell School and grounds constitute one of the largest development opportunities in the neighborhood. The school building is a good candidate for either institutional or residential reuse. The easternmost portion of the site, a gateway to the mill area to the north, should be retained as open space, but the balance of the site could accommodate infill residential development along Earle and Hathaway streets.

