

Part VII

Appendices

Appendix A

Previous Studies Bibliography

A Market for Downtown New Bedford

New Bedford Economic Development Council, February 2008

***Central Business District/National Whaling Historical Park
Traffic Circulation and Parking Master Plan***

DMJM/Harris, 2004

Creative Economy Task Force Final Report

New Bedford Economic Development Council, February 2008

Creative Economy Task Force Presentation

New Bedford Economic Development Council, January 2008

Downtown Action Plan

City of New Bedford, 2008

***Economic Development Strategy for Downtown New Bedford
Part II: Measuring Success***

FXM Associates, 2007

***Live, Work, Play and Learn: A Revitalization Strategy for
Downtown New Bedford***

City of New Bedford Planning Department, 2008

***New Bedford Whaling Historical National Park Existing
Conditions Report – DRAFT***

Volpe Center, March 2009

***New Bedford Whaling National Historical Park General
Management Plan***

National Park Service, 2001

***Open for Business! A Guide to Storefront Design in New
Bedford***

New Bedford Economic Development Council, 2008

Open Space and Recreation Plan 2008-2013

City of New Bedford Planning Department, 2008

***South Coast Rail Presentation on Environmental Notification
Form***

Kristina Egan, Executive Office of Transportation, Winter 2008

Technical Assistance Report, City of New Bedford

Massachusetts Downtown Initiative, Department of Housing and
Community Development, August 1999

Appendix B

Property Inventory

MassDevelopment undertook a comprehensive survey of every property within the project study area. MassDevelopment's on-the-ground survey identified ground floor and upper floor uses and users. This survey was supplemented with info from the City of New Bedford Assessor's Department and vacancy and rent info from E. J. Pontiff Real Estate, resulting in a useful consolidated database. The information in the following tables is an abridged version. The entire unabridged version is available in Excel format on the accompanying CD, in Appendix F.

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Property Inventory | page 1 of 6

Parcel ID	Address	Property Name	Owner Type	Owner	Zoning	Square Feet	Assessed Value	Description
46-16	WS EIGHTH ST	WLNE Radio Tower	P	FREEDOM WLNE-TV INC	1BUS	1,378	\$128,600	
46-19	272 UNION ST	Parking	P	COOPER HAROLD M JR "TRS"	2BUS	4,775	\$210,800	General Retail
46-199	63 E CLINTON ST	Parking	P	DURUIS RENEE P	2RA	4,334	\$296,400	Colonial
46-46	ES COUNTY ST	Parking	P	GRACE EPISCOPAL CHURCH OF	3RC	3,939	\$78,100	
46-70	103 SCHOOL ST	Parking	P	REAL ESTATE EDUCATIONAL FACILITIES, IN	3BUS	3,977	\$79,500	
46-93	ES S SIXTH ST	Parking	P	NATIONAL EQUITY PROPERTIES INC	1BUS	7,596	\$108,300	
46-95	ES S SIXTH ST	Parking	P	NATIONAL EQUITY PROPERTIES INC	1BUS	13,662	\$156,600	
46-96	ES S SIXTH ST	Parking	P	NATIONAL EQUITY PROPERTIES INC	1BUS	4,383	\$82,900	
47-127	SW JFK HWY	Part of Plumbers Landing	P	C E BECKMAN CO	1INB	8,477	\$163,700	
47-3	ES PURCHASE ST	w/47-1	P	S BNK NB UNION LLC	1BUS	30,265	\$334,700	
47-77	WS ACUSHNET AVE	Parking	P	S BNK NB UNION LLC	1BUS	19,664	\$206,800	
47-78	ES PURCHASE ST	Parking	P	S BNK NB UNION LLC	1BUS	4,081	\$62,300	
47-80	ES PURCHASE ST	Parking	P	N.V.R. REALTY TRUST	1BUS	5,657	\$50,400	
52-130	198 MIDDLE ST	Hastings Keith Fed Bldg	F	UNITED STATES OF AMERICA	3BUS	38,699	\$415,400	
52-138	NS ELM ST	Parking	P	168 REALTY INC	1BUS	5,290	\$90,000	
52-178	NW WILLIAM ST	Sykes Law Parking	P	SYKES DAVID K	1BUS	9,789	\$125,700	
52-181	176 ELM ST	Part of 52-179	P	S M T M II REALTY TRUST	2BUS	4,750	\$157,200	Room and Board Houses
52-192	NS MECHANICS LN	Parking	P	MECHANICS SQ PARTNERSHIP	2BUS	3,571	\$75,400	
52-210	WS N SIXTH ST	Municipal Parking	C	CITY OF NEW BEDFORD	1BUS	10,720	\$166,000	
52-212	134 ELM ST	Bus Station	P	SOUTHEASTERN REGIONAL	3BUS	30,979	\$2,593,300	Parking Garage
52-220	133 WILLIAM ST	City Hall	C	CITY OF NEW BEDFORD	3BUS	25,248	\$3,647,500	Public Office
52-252	85 EIGHTH ST	Parking	P	FIRST UNITARIAN CHURCH IN NB	2BUS	4,820	\$86,200	
52-261	152 WILLIAM ST	Parking	BC	DA COSTA JOSE N	2BUS	3,960	\$217,700	Room and Board Houses
52-262	NS PARK PL	Parking	BC	MUSE JAMES A "TRUSTEE"	1BUS	4,935	\$87,200	
52-263	NS PARK PL	Parking	BC	HOWES DAVIS C	2BUS	3,380	\$74,800	
52-264	NS PARK PL	Parking	BC	MUSE JAMES A "TRUSTEE"	1BUS	3,300	\$74,300	
52-266	ES EIGHTH ST	Parking	BC	CITIZENS CREDIT UNION	1BUS	19,425	\$202,200	
52-358	NS PARK PL	w/52-257	C	CITY OF NEW BEDFORD	3BUS	667	\$32,000	
52-37	SS KEMPTON ST	Court Parking	P	COUNTY OF BRISTOL	3BUS	42,250	\$383,100	
52-393	RES COUNTY ST	Parking	P	WINTERSON DEBRA A "TRUSTEE"	2BUS	4,958	\$87,400	
52-68	NS MIDDLE ST	Parking	P	MELLO GLORIA	1BUS	4,012	\$81,500	
52-69	NS MIDDLE ST	Parking	P	WINTERSON DEBRA A "TRUSTEE"	1BUS	14,268	\$164,400	
52-72	201 MIDDLE ST	52-71	BC	WORSHIP CENTER, INC. (THE)	3BUS	7,338	\$288,200	Colonial
52-73	NS MIDDLE ST	Court Parking	BC	COUNTY OF BRISTOL	3BUS	7,090	\$103,900	
52-74	193 MIDDLE ST	Court Parking	BC	COUNTY OF BRISTOL	3BUS	6,744	\$101,500	
53-129	790 PURCHASE ST	Wings Court	C	CITY OF NEW BEDFORD	4BUS	3,282	\$86,600	
53-130	WS HALLS CT	Wings Court	C	CITY OF NEW BEDFORD	4BUS	5,815	\$97,700	
53-134	163 UNION ST	Wings Court	P	FUNDAMENTAL INVESTING GROUP LLC "TRUST"	2BUS	2,300	\$204,400	General Retail
53-139	ES ACUSHNET AVE	Custom House Plaza	C	CITY OF NEW BEDFORD	3INA	8,475	\$179,700	
53-141	21 BARKER'S LN	Municipal Parking	C	CITY OF NEW BEDFORD	3INA	26,272	\$364,000	
53-288	NS UNION ST	Municipal Parking	C	NB REDEVELOPMENT AUTHORITY	2INA	4,956	\$125,000	
53-36	WS HALLS CT	Wings Court	C	CITY OF NEW BEDFORD	3BUS	5,088	\$92,000	
53-98	WS BETHEL ST	Parking	P	LIVERY CORPORATION	2INA	5,404	\$130,000	
52-289	801 PURCHASE ST	Cummings Building	P	GITLIN BRYAN M "TRS"	2BUS	8,776	\$572,800	General Office
52-292	791 PURCHASE ST	NB Whaling Museum Research Library	P	OLD DARTMOUTH HISTORICAL	1BUS	9,301	\$1,205,000	Library
52-297	771 PURCHASE ST	The Saltmarsh Building	P	SALT MARSH ROBERT J	2BUS	9,972	\$789,000	General Retail
52-300	761 PURCHASE ST	Lawton's Corner	P	WHK LAWTON LIMITED PARTNERSHIP	2BUS	2,086	\$197,300	General Retail
52-150	741 PURCHASE ST	General Retail	P	WHK LAWTON LIMITED PARTNERSHIP	2BUS	1,132	\$168,400	General Retail
52-299	185 UNION ST	Eddy Building	P	GARGAS PETER T	2BUS	4,887	\$235,400	General Office
52-359	NS UNION ST	Keystone Site	P	KEOHANE DENIS F "TRUSTEE"	1BUS	9,795	\$143,200	
52-298	211 UNION ST	Masonic Building	P	GIOLISO JOSEPH "TRUSTEE"	2BUS	9,671	\$1,524,300	General Office
52-295	572 PLEASANT ST	NBPD	C	CITY OF NEW BEDFORD	1BUS	5,770	\$730,000	Bank
52-290	596 PLEASANT ST	Our Lady's Chapel	P	ACADEMY OF THE IMMACULATE INC	3BUS	7,823	\$964,300	Church
52-156	600 PLEASANT ST	NB Art. Museum	P	HOUSING 70 CORP	1BUS	5,728	\$1,169,600	Public Office
52-279	613 PLEASANT ST	NB Public Library	C	CITY OF NEW BEDFORD	3BUS	23,799	\$3,012,800	Library
52-286	553 PLEASANT ST	Standard-Times Bldg	P	MUSE JAMES A "TRUSTEE"	1BUS	8,972	\$580,800	General Office
52-284	545 PLEASANT ST	Webster Bank	P	FIRST FED SAVINGS BANK OF AMERICA	1BUS	11,489	\$2,714,000	General Office
52-283	4 N SIXTH ST	Dunkin Donuts	P	CONNORS JAMES E JR	2BUS	5,450	\$342,900	Fast Food
52-281	ES N SIXTH ST	Webster Bank	P	JEE REALTY INC	1BUS	3,537	\$90,700	
52-280	SE N SIXTH ST	Webster Bank	P	FIRST FED SAVINGS BANK OF AMERICA	1BUS	2,709	\$130,100	Bank

		Commercial					Office				Residential				Retail			
SF	Total SF	Com. SFT	# Units	Type	% Occup	Vacant SF	Office SFT	# Units	% Occup	Vacant SF	Resl SFT	# Units	% Occup	Vacant SF	SFT Retail	# Units	% Occup	Vacant SF
3,774	3,774					0				0		1		0	3,774	3	100%	0
						0				0		1		0				0
5,271	5,271					0				0				0				0
1,219	3,038					0				0	3,038	6	100%	0				0
						0				0				0				0
30,780	92,340					0				0		1		0				0
15,948	47,844					0				0		1		0				0
1,597	3,794					0				0	3,794	13	50%	1,897				0
						0				0				0				0
						0				0				0				0
						0				0				0				0
1,885	3,516					0				0	3,516	1	100%	0				0
						0				0				0				0
						0				0				0				0
						0				0				0				0
						0				0				0				0
2,300	4,600					0				0	2,300	2	0%	2,300	2,300	2	50%	1,150
						0				0				0				0
						0				0				0				0
						0				0				0				0
8,433	21,481	8,433	1	3rd fl	0%	8,433	4,615	7	60%	1,846		7		0	8,433	7	85%	1,265
8,948	15,199	15,199	1	Museum	100%	0				0		1		0				0
9,776	29,276					0	18,000	2	0%	18,000	4,000	1	100%	0	9,776	1	100%	0
2,033	4,066					0				0	2,300	5	60%	920	2,033	5	60%	813
1,120	3,360					0				0	2,240	4	100%	0	1,120	7	57%	482
4,794	19,176	4,794	2		0%	4,794				0	14,382	17	90%	1,438	1,800	1	0%	1,800
9,801	9,801					0				0				0				0
8,758	30,664	4,000	1	Rest	100%	0	24,664	1	80%	4,933		1		0	3,275	4	50%	1,638
5,338	8,700					0				0		1		0				0
7,638	20,274					0				0		1		0				0
5,716	11,432	5,716	1	Museum	100%	0	5,176	1	100%	0		1		0				0
10,942	39,742					0				0		1		0				0
8,718	36,486					0				0	32,486	1	0%	32,486	4,000	1	0%	4,000
9,970	32,468	19,940	1	Bank	100%	0	12,527	8	95%	626		1		0				0
1,421	1,421	1,421	1	Rest	100%	0				0		1		0				0
						0				0				0				0
470	470	470	1	Bank	100%	0				0		1		0				0

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Parcel ID	Address	Property Name	Owner Type	Owner	Zoning	Square Feet	Assessed Value	Description
52-276	SS PARK PL	Webster Bank parking	P	FIRST FED SAVINGS BANK OF AMERICA	1BUS	8,341	\$137,200	
52-278	245 UNION ST	Livingstone	P	LAW MERCHANT REALTY TRUST	1BUS	3,270	\$451,000	General Office
52-377	249 UNION ST	General Retail	P	BASTONI STEVEN H	1BUS	3,169	\$235,200	General Retail
52-331	11 N SIXTH ST	Chas. Ashley & Sons Ins	P	STERLING TRUST COMPANY	1BUS	2,565	\$484,100	General Office
46-31	234 UNION ST	Law Office of Chris Trundy	P	TRUNDY CHRISTOPHER C	2BUS	5,904	\$270,300	General Office
46-264	228 UNION ST	Arkiol Systems	P	MELVILLE BUILDING LLC (THE)	1BUS	3,204	\$66,800	General Office
46-32	222 UNION ST	Visions Night Club	P	UNION STREET INVESTORS LLC	1BUS	7,561	\$637,300	General Office
46-34	505 PLEASANT ST	Bristol Cty Probate Court	S	COMMONWEALTH OF MASSACHUSETTS	3BUS	19,257	\$1,441,900	Courthouse
46-29	5 S SIXTH ST	Cobblestone's Restaurant	P	FARIAS PAUL C "TRUSTEE"	1BUS	2,004	\$251,800	General Office
46-28	244 UNION ST	Three South Sixth Street	P	244 UNION STREET LLC	1BUS	3,162	\$613,600	Mixed Use
46-27	250 UNION ST	Union City Bar & Grill	P	DUARTE JOSE	2BUS	4,914	\$328,100	Restaurant/Bar
46-26	256 UNION ST	Office	P	TABOR BUILDING LLC	2BUS	0	\$420,600	Retail Condominium
46-25	262 UNION ST	Office	P	SYLVIA SCOTT E	1BUS	4,148	\$255,000	General Office
46-20	270 UNION ST	Cooper Insurance	P	COOPER HAROLD M JR "TRUSTEE"	2BUS	4,838	\$236,900	General Office
46-23	1 SEVENTH ST	Single Family	P	ANDRADE PAULO	2BUS	3,144	\$135,400	Colonial
46-24	93 SPRING ST	Two Family Over Tomlinson Ins.	P	T & O REALTY INC	1BUS	8,492	\$284,600	Mixed Use
46-30	83 SPRING ST	Friends Meeting House	P	OVERSEERS OF THE NB MONTH	3BUS	16,757	\$692,000	Church
46-63	72 SPRING ST	Izzy's Restaurant	P	AGUIAR LOUIS F "TRUSTEE"	2BUS	5,008	\$250,500	Mixed Use
46-259	9 S SIXTH ST	Heritage Home	P	NATIONAL EQUITY PROPERTIES, INC	2BUS	5,968	\$451,900	General Office
46-256	14 S SIXTH ST	Office	P	DUBE DENNIS R	2BUS	5,239	\$292,700	Mixed Use
46-69	20 S SIXTH ST	YWCA	P	YWCA OF SOUTHEASTERN MA	3BUS	11,957	\$394,000	Colonial
46-185	101 SCHOOL ST	Multifamily	P	NATIVITY PREPARATORY SCHOOL / NB	2BUS	3,907	\$292,700	Room and Board Houses
46-64	66 SPRING ST	Nativity Preparatory School	P	REAL ESTATE EDUCATIONAL FACILITIES,	3BUS	14,548	\$891,000	School/Classroom
46-71	488 PLEASANT ST	Samuel Building	P	PETITTI KENNETH G.	1BUS	7,657	\$601,800	General Office
46-74	651 PURCHASE ST	Olympia Tower	P	OLYMPIA TOWER COMPANY	1BUS	37,933	\$4,592,700	Apartment
47-74	636 PURCHASE ST	Pilgrim Untd Church of Christ Office	P	PILGRIM UNITED CHURCH OF	3BUS	3,972	\$481,400	Church
47-46	668 PURCHASE ST	Zellerion Theater Parking Garage	C	CITY OF NEW BEDFORD	1BUS	22,289	\$3,303,400	Parking Garage
46-102	635 PURCHASE ST	Pilgrim United Church of Christ	P	PILGRIM UNITED CHURCH OF	3BUS	7,329	\$653,600	Church
46-104	629 PURCHASE ST	Multifamily	P	LEWIS ROGER S JR	2BUS	5,505	\$966,000	Four/Five Family
46-105	619 PURCHASE ST	Salvation Army Campus	P	SALVATION ARMY OF	3BUS	32,341	\$596,800	Church
47-82	610 PURCHASE ST	Two Family	P	N.V.R. REALTY TRUST	2BUS	1,040	\$148,500	Two Family
47-83	ES PURCHASE ST	-	P	S BNK NB UNION LLC	2BUS	5,295	\$66,100	
47-85	ES PURCHASE ST	-	P	S BNK NB UNION LLC	2BUS	10,934	\$106,500	
52-265	25 N SIXTH ST	Bristol Cty Registry of Deeds	BC	BRISTOL COUNTY	3BUS	21,200	\$1,043,200	Public Office
52-260	156 WILLIAM ST	Six+ Family	P	DACOSTA JOSE N	2BUS	4,750	\$245,300	Six+ Family
52-259	160 WILLIAM ST	NB Educators Assoc	P	NB EDUCATORS ASSOC, INC	2BUS	4,750	\$155,900	General Office
52-258	164 WILLIAM ST	Spinner Publication	P	THOMAS JOSEPH D.	2BUS	3,267	\$175,300	General Office
52-257	166 WILLIAM ST	People Actng in Comm Endeavors	C	CITY OF NEW BEDFORD	3BUS	6,700	\$395,200	General Office
52-320	172 WILLIAM ST	Venelia Gardens Cultural Counseling	P	SYKES DAVID K	2BUS	3,940	\$259,400	Mixed Use
52-230	98 EIGHTH ST	Mixed Use	P	100 EIGHTH STREET,LLC	2BUS	5,621	\$261,800	Mixed Use
52-267	72 EIGHTH ST	Colonial	BC	MARKET MINISTRIES INC	2BUS	3,650	\$250,200	Colonial
52-268	60 EIGHTH ST	Market Ministry Food & Shelter Prgm	BC	MARKET MINISTRIES INC	3BUS	3,415	\$285,000	Colonial
52-329	52 EIGHTH ST	RD Wroble Building	P	WROBLE ROBERT D	2BUS	3,975	\$440,700	General Retail
52-255	71 EIGHTH ST	First Unitarian Church	P	FIRST CONGREGATIONAL	3BUS	34,834	\$1,483,100	Church
52-253	442 COUNTY ST	Law Offices of Fernandes & Finnerty	P	FERNANDES ARMAND JR	2BUS	5,507	\$270,600	General Office
52-213	446 COUNTY ST	Jane M. Pineau, Attorney at Law	P	TABER HOUSE REALTY CORP	2BUS	5,252	\$238,400	General Office
52-349	448 COUNTY ST	Bristol Cty Bar Advocate	P	FERNANDES ARMAND JR	2BUS	9,776	\$302,400	General Office
52-248	190 WILLIAM ST	General Office	P	ROSCO REALTY CORP	2BUS	2,518	\$201,300	General Office
52-249	109 EIGHTH ST	Mixed Use	P	DASENT CARLTON J	2BUS	4,760	\$216,700	Mixed Use
52-251	99 EIGHTH ST	Colonial	P	ANDERSON ROBERT A	2BUS	3,760	\$202,500	Colonial
46-14	286 UNION ST	Multifamily Over Office	P	MEDEIROS MICHAEL	2BUS	4,110	\$345,400	Mixed Use
46-17	26 EIGHTH ST	Multifamily Over Commercial	P	PAPPAS VASILIOS N	2BUS	5,008	\$470,500	Mixed Use
46-13	288 UNION ST	Two Family Over Office	P	PACHECO ROBERT S "TRUSTEE"	2BUS	2,716	\$317,000	Mixed Use
46-248	298 UNION ST	Burke & Lamb PC	P	HALLORAN JOHN A	2BUS	7,131	\$817,400	General Office
46-15	430 COUNTY ST	NB Ballet	P	ALVES GARY J., TRUSTEE	1BUS	21,608	\$523,300	General Office
46-258	106 SPRING ST	Junior Achievement	P	RODMAN HOUSE LLC	3RC	14,451	\$723,200	General Office
46-52	133 SCHOOL ST	Grace Episcopal Church	P	GRACE EPISCOPAL CHURCH OF	3RC	26,964	\$2,540,200	Church
46-267	138 SCHOOL ST	Multifamily	P	MASSON JOHN R	2RA	6,586	\$314,700	Four-Five Family
46-79	414 COUNTY ST	Professional Office Condo	P	KESTENBAUM BRUCE	2RA	0	\$412,700	Professional Office Condo
46-81	412 COUNTY ST	General Office	P	INTERCHURCH COUNCIL OF GREATER	2RB	9,167	\$677,800	General Office

		Commercial					Office				Residential				Retail			
SF	Total SF	Com. SFT	#	Type	%	Vacant SF	Office SFT	#	%	Vacant SF	Resl SFT	#	%	Vacant SF	SFT	#	%	Vacant SF
Foot- print			Units		Ooccup			Units	Ooccup			Units	Ooccup		Retall	Units	Ooccup	
						0				0				0				0
3,100	6,200					0	6,200	1	100%	0		1		0				0
2,838	2,838	1,400	1	Rest	100%	0	1,438	1	100%	0		3		0				0
2,400	7,200		1	Office	100%	0		2	50%	0		1		0				0
5,760	5,760					0	5,760	1	100%	0		1		0				0
3,060	3,060					0	3,060	1	100%	0		1		0				0
7,452	37,260				0%	0	29,808	10	50%	14,904		1		0	7,452	2	0%	7,452
8,656	8,656					0				0		1		0				0
1,800	5,400	1,800	1	Rest	100%	0				0		1		0				0
2,916	8,748					0	2,916	1	100%	0	2,916	1	0%	2,916	2,961	3	66%	1,007
4,331	4,331	4,331	1	Nt Club	0%	4,331				0		1		0				0
3,123	6,573					0				0	3,450	6	100%	0	3,123	2	100%	0
1,489	2,978					0	2,978	1	0%	2,978		1		0				0
4,128	4,128					0	4,128	1	100%	0		1		0				0
1,225	3,062					0				0	3,062	1	100%	0				0
1,802	3,604					0	3,604	1	100%	0		2		0				0
5,328	9,388					0				0		1		0				0
1,894	3,038	900	1	Rest	100%	0	994	1	100%	0	1,144	2	100%	0				0
5,790	17,370	17,370	1	Clinic	33%	11,638				0		1		0				0
1,280	2,560					0				0	2,560	1	100%	0				0
												1						
												14						
11,495	20,581					0				0		1		0				0
7,632	14,432					0	14,432	25	75%	3,608		1		0				0
14,124	56,496					0		1	100%	0		90		0		1	100%	0
												1						
												1						
												1						
												10						
												1						
												2						
												2						
5,745	9,570					0				0		1		0				0
1,328	3,256					0				0	3,256	6	50%	1,628				0
1,750	1,750					0	1,750	1	100%	0		1		0				0
1,266	1,766					0	1,766	1	100%	0		1		0				0
2,530	5,060					0				0		1		0				0
1,618	4,036					0		1	100%	0		2		0		2	100%	0
1,643	3,404					0	3,404	1	100%	0		2		0				0
1,442	2,884					0				0		1		0				0
						0				0		1		0				0
3,584	7,168	3,584	1	School	100%	0				0		1		0	3,584	3	75%	896
9,794	13,571					0				0		1		0				0
1,707	3,703					0	3,703	1	100%	0		1		0				0
1,778	3,556					0	3,556	1	100%	0		1		0				0
1,860	4,908					0	4,908	1	100%	0		1		0				0
1,344	2,570					0	2,888	1	100%	0		1		0				0
1,194	2,888					0				0	2,888	4	100%	0				0
1,200	2,730					0				0	2,730	1	100%	0				0
2,413	7,239					0	7,239	1	100%	0		5		0				0
4,442	13,326					0				0	9,984	10	75%	2,496	4,442	3	50%	2,221
1,637	5,200					0	2,002	2	50%	1,001	3,200	2	100%	0	1,637	2	50%	819
5,864	17,592					0				0		3		0				0
7,544	20,232	7,544	2		100%	0	12,688	8	84%	2,030		1		0				0
2,690	8,070					0	8,070	17	100%	0		1		0				0
												2						
												5						
												2						
												2						

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Parcel ID	Address	Property Name	Owner Type	Owner	Zoning	Square Feet	Assessed Value	Description
46-159	408 COUNTY ST	Single Family	P	RILEY HAROLD F "TRUSTEE"	2RA	6,534	\$360,300	Colonial
46-158	261 WALNUT ST	Single Family	P	DEHNER BONNIE L	2RA	4,361	\$284,800	Colonial
46-84	251 WALNUT ST	Havenwood Rest Home	P	KIOSK INC	1RA	11,149	\$320,700	Nursing Home
46-89	245 WALNUT ST	Colonial	P	LLOYD SEAN HAMILTON	2RA	11,304	\$528,900	Colonial
46-90	33 S SIXTH ST	Room and Board Houses	P	DUMAS LEONA P	2RA	11,007	\$318,700	Room and Board Houses
46-251	223 WALNUT ST	Multifamily	P	BATTY JAMES M	2BUS	6,736	\$251,300	Four/Five Family
46-97	215 WALNUT ST	-	P	GLENPAT LLC	2BUS	8,328	\$360,300	Six+ Family
46-99	207 WALNUT ST	-	P	RUSSELL KRISTA E "TRS"	2BUS	3,346	\$294,400	Four-Five Family
46-107	388 PLEASANT ST	Single Family	P	SANTOS ANTONIO R	2BUS	3,695	\$179,900	Conventional (1/2 or 3/4)
46-272	394 PLEASANT ST	Single Family	P	MAOCHA BONITA	2BUS	3,695	\$208,100	Colonial
46-255	393 PLEASANT ST	Multifamily	P	RUSSELL ROBERT "TRS"	2BUS	2,192	\$210,000	Six+ Family
46-98	401 PLEASANT ST	-	P	LUNDBERG NORA P	2BUS	2,712	\$185,000	Four/Five Family
46-244	411 PLEASANT ST	Multifamily	P	ARRUDA DAVID M	2BUS	3,727	\$220,600	Four/Five Family
46-242	421 PLEASANT ST	Multifamily	P	KIRKWOOD JULIETTE L	2BUS	3,713	\$243,800	Three Family
46-94	425 PLEASANT ST	Three Family	P	DeWALD JOHN W	2BUS	2,981	\$161,900	Three Family
46-216	441 PLEASANT ST	Multifamily	P	CATE DEXTER E	2BUS	3,877	\$250,200	Six+ Family
46-92	106 SCHOOL ST	Four/Five Family	P	GRAYBILL HOLLY	2BUS	2,164	\$254,800	Four/Five Family
46-213	108 SCHOOL ST	Two Family Over Office	P	REAL ESTATE EDUCATIONAL FACILITIES,	2BUS	2,001	\$287,700	Two Family
46-86	23 S SIXTH ST	Elks Club	P	N B LODGE 73 B P O E	2RA	16,154	\$239,500	Fraternal
46-62	21 S SIXTH ST	S. Coastal Counties Legal Serv, Inc.	P	SOUTHEASTERN MASS	3BUS	9,101	\$443,900	General Office
46-91	22 S SIXTH ST	Four/Five Family	P	BRUCE DAVID C	2BUS	3,507	\$280,800	Four/Five Family
46-88	27 S SIXTH ST	Intl. Brotherhood of Teamsters	P	INTL BROTHERHOOD OF TEAMSTERS	1BUS	0	\$355,200	Professional Office Condo
46-162	29 SEVENTH ST	Multifamily	P	MARTIN WALTER F "TRUSTEE"	2RA	2,872	\$226,700	Four/Five Family
46-85	30 SEVENTH ST	Room and Board Houses	P	DENT DOUGLAS D	2RA	10,600	\$374,400	Room and Board Houses
46-54	27 SEVENTH ST	Single Family	P	HOAGLUND DONALD L JR	2RC	5,652	\$250,300	Colonial
46-80	31 SEVENTH ST	Colonial	P	DAROSA ARLINDO M	2RA	5,459	\$315,900	Colonial
46-82	33 SEVENTH ST	Six+ Family	P	BILL FRANKLYN G "TRS"	2RA	5,575	\$325,800	Six+ Family
46-260	34 SEVENTH ST	Multifamily	P	MARTIN WALTER F "TRUSTEE"	2RA	6,757	\$233,200	Four/Five Family
46-87	36 SEVENTH ST	Three Family	P	OGRAHY PATRICK G	2RA	4,294	\$403,800	Three Family
46-83	35 SEVENTH ST	Conventional (1/2 or 3/4)	P	FARR BOOKER T	2RA	5,842	\$199,700	Conventional (1/2 or 3/4)
46-78	128 SCHOOL ST	Three Family	P	PERRY STEVEN	2RA	2,793	\$270,200	Three Family
46-77	130 SCHOOL ST	Colonial	P	CLARKE THOMAS B	2RA	3,956	\$346,500	Colonial
46-76	132 SCHOOL ST	Two Family	P	BAKER BENJAMIN B	2RA	4,934	\$335,100	Two Family
46-47	102 SPRING ST	Little People's College Corp. Office	P	SPRING STREET,LLC	1BUS	9,303	\$718,800	General Office
46-48	98 SPRING ST	Bristol Cty Blueprint	P	NILES JOAN ANN	2BUS	8,181	\$291,800	Mixed Use
46-49	96 SPRING ST	Jablowski Business Services	P	JABLONSKI JOHN E "TRUSTEE"	2BUS	2,292	\$179,400	Mixed Use
46-18	278 UNION ST	Registry of Motor Vehicles	P	FIRST FEDERAL SVGS & LOAN	1BUS	16,107	\$555,200	Bank
46-55	18 SEVENTH ST	Multifamily	P	ECONOMOS STEVE "TRUSTEE"	2BUS	4,168	\$314,100	Six+ Family
46-50	17 SEVENTH ST	Multifamily	P	TARDIF JOSEPH E C JR	2BUS	4,424	\$337,000	Six+ Family
46-51	21 SEVENTH ST	Nathan & Polly Johnson House	P	NB HISTORICAL SOCIETY INC	2RC	3,087	\$176,500	Four/Five Family
46-250	23 SEVENTH ST	Multifamily	P	MANIATIS DENNIS W	2RC	3,403	\$223,000	Three Family
46-58	20 SEVENTH ST	Vacant Multifamily	P	NB HISTORICAL SOCIETY INC	1BUS	5,510	\$176,300	Four/Five Family
46-60	24 SEVENTH ST	-	P	JORDAN JUDITH L "TRUSTEE"	2BUS	3,945	\$189,000	Two Family
46-245	25 SEVENTH ST	Multifamily	P	MONIZ FRANK JR	2RC	5,676	\$273,300	Four/Five Family
46-57	13 S SIXTH ST	Two Family Above Office	P	FRIEDLAND SHELDON	2BUS	6,166	\$307,500	Mixed Use
46-59	17 S SIXTH ST	Single Family	P	ZEMAN DONALD	2BUS	8,440	\$295,800	Mixed Use
46-43	496 PLEASANT ST	Part of Coffin Lofts	P	WHK LAWTON LIMITED PARTNERSHIP	1BUS	6,880	\$95,000	General Office
46-37	212 UNION ST	Retail	P	HODGE GEORGE E "TRUSTEE"	1BUS	2,238	\$257,600	General Retail
46-38	204 UNION ST	Hathaway Associates	P	BETTS WILLIAM D "TRUSTEE"	1BUS	1,892	\$278,800	General Office
46-39	200 UNION ST	Part of Coffin Lofts	P	WHK LAWTON LIMITED PARTNERSHIP	1BUS	2,866	\$95,000	General Retail
46-40	194 UNION ST	Part of Coffin Lofts	P	WHK LAWTON LIMITED PARTNERSHIP	1BUS	1,096	\$52,500	General Retail
46-41	182 UNION ST	Star Store/BCC	P	STAR HOLDINGS LIMITED PARTNERSHIP	1BUS	23,236	\$2,069,000	School/Classroom
47-1	174 UNION ST	Union Square Office Center	P	N B INSTITUTION FOR SVGS	1BUS	8,528	\$2,504,900	General Office
47-45	680 PURCHASE ST	Zetseron Theater	C	CITY OF NEW BEDFORD (THE)	2BUS	0	\$2,980,600	Prof. Office Condo
53-143	141 UNION ST	Destination Soups	P	LIMA JOHN L	1BUS	1,818	\$325,400	Mixed Use
53-144	34 BARKER'S LN	Berks Vintage Militaria	P	FUNDAMENTAL INVESTING GROUP LLC "TRUST"	2BUS	2,940	\$300,600	General Retail
53-145	133 UNION ST	Garden Sports Pub	P	LAJOIE MICHAEL P "TRUSTEE"	2BUS	3,000	\$350,100	Restaurant/Bar
53-146	127 UNION ST	Moby Dick Ship Chandler	P	PIVA PAULA	2BUS	4,325	\$291,900	General Retail
53-215	121 UNION ST	General Retail	P	PIVA PAULA	2BUS	2,141	\$154,200	General Retail
53-216	117 UNION ST	Former Top Dog Restaurant	P	PIVA PAULA	2BUS	877	\$122,600	General Retail

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Parcel ID	Address	Property Name	Owner Type	Owner	Zoning	Square Feet	Assessed Value	Description
53-41	115 UNION ST	Former Top Dog Restaurant	P	PIVA PAUL A	2BUS	1,300	\$147,800	General Retail
47-5	128 UNION ST	One Sovereign Place	P	COMPASS BANK FOR SAVINGS	2BUS	86,569	\$12,616,300	General Office
53-29	143 UNION ST	Retail Condominium	C	MUSE PETER J `TRS`	1BUS	0	\$2,412,400	Retail Condominium
53-133	NS UNION ST	Wings Court	C	CITY OF NEW BEDFORD	3BUS	4,792	\$99,700	
53-132	740 PURCHASE ST	Harry's Jewelers & Salon Lola	P	TRURAN DOUGLAS	2BUS	10,980	\$884,700	General Retail
52-275	255 UNION ST	General Office	P	LIVINGSTONE MICHAEL J TRUSTEE	2BUS	11,380	\$499,900	General Office
52-274	NS UNION ST	-	P	MUSE JAMES A "TRUSTEE"	1BUS	10,305	\$155,500	
52-271	10 PARK PL	General Office	P	DENARDIS ANTONIO DANIEL	2BUS	2,630	\$198,600	General Office
52-270	SS PARK PL	-	BC	FIRST CITIZENS FED CREDIT UNION	1BUS	3,820	\$86,000	
52-273	269 UNION ST	Bank	P	CITIZENS CREDIT UNION	1BUS	5,480	\$727,000	Bank
52-282	12 N SIXTH ST	Converse Photo Supply Co. Inc.	P	MACOMBER JANN	2BUS	841	\$243,200	General Retail
47-37	52 UNION ST	Chris' Electronics & YMCA Assn.	P	MARDER MANAGEMENT CORP	1INA	4,820	\$398,700	General Office
47-240	46 UNION ST	Latti & Anderson Maritime Law, 3rd Eye Ltd.	P	MARDER MANAGEMENT CORP	1INA	1,565	\$211,400	General Office
47-38	40 UNION ST	Catwalk Bar & Grill	P	KEOHANE DENIS F `TRS`	1INA	1,398	\$287,600	Mixed Use
47-39	34 UNION ST	Catwalk Bar & Grill	P	FLYNN BARTHOLEMEAU "TRUSTEE"	1INA	1,907	\$265,200	Restaurant/Bar
47-40	26 UNION ST	Coalition for Social Justice	P	MARDER MANAGEMENT CORP	1INA	1,872	\$286,500	General Retail
47-41	24 UNION ST	National Club	P	RODMAN REALTY CORP	1INA	2,171	\$255,300	Restaurant/Bar
53-200	82 FRONT ST	Jardin & Dawson CPA	P	DAWSON KEVIN P	2INA	2,444	\$210,600	General Office
53-198	29 UNION ST	Atlantis Mortgage	P	TOMASELLI CECILIA	2INA	3,415	\$372,200	Mixed Use
53-197	37 UNION ST	Fins Bar	P	MARDER MANAGEMENT CORP	1INA	2,520	\$237,500	Restaurant/Bar
53-196	47 UNION ST	Kruger Bros Chandlers	P	KRUGER THOMAS J	2INA	4,784	\$262,800	General Retail
53-174	63 UNION ST	Community Frdn of SE Mass	P	OLD DARTMOUTH HISTORICAL	3INA	1,815	\$512,800	General Office
47-21	25 WATER ST	YMCA	P	N B YOUNG MENS CHRISTIAN	3RC	137,501	\$4,445,700	Gym/Skating Rink
47-44	21 COMMERCIAL ST	Marine Electronics & Supply	P	BECKMAN CHARLES E	1INA	4,906	\$424,700	Storage or Utility
47-189	13 COMMERCIAL ST	CE Beckman Electronic Supply	P	BECKMAN CHARLES E	1INA	3,490	\$256,900	Storage or Utility
47-100	48 SECOND ST	Harborview Towers	P	HARBORVIEW TOWERS ASSOCIATES	3RC	50,948	\$2,411,300	Apartment
47-89	280 ACUSHNET AVE	Harborview Towers	P	HARBORVIEW TOWERS ASSOCIATES	3RC	54,247	\$2,435,200	Apartment
47-2	289 ACUSHNET AVE	Euphoria Lounge	P	BORGES JOSE G SR	1BUS	1,933	\$161,300	Restaurant/Bar
47-86	163 WALNUT ST	Verdean Gardens	P	VERDEAN GARDENS ASSOCIATES	2BUS	11,023	\$499,100	Apartment
53-140	37 SECOND ST	Custom House	F	UNITED STATES OF AMERICA	3INA	6,400	\$926,400	Public Office
53-147	30 WILLIAM ST	General Office	P	BEAUREGARD KATHLEEN HARRISON	1INA	5,946	\$728,300	General Office
53-148	26 WILLIAM ST	The Bedford Merchant	P	JO-JEANNE REALTY LLC	1INA	3,010	\$498,600	General Retail
53-149	20 WILLIAM ST	Arthur Moniz Gallery	P	JOHN M FOSTER BUILDING LLC	2INA	3,103	\$769,800	General Retail
53-161	18 JOHNNY CAKE HILL	NB Whaling Museum	P	OLD DARTMOUTH HISTORICAL	3INA	45,094	\$6,706,000	Auditorium
53-151	17 JOHNNY CAKE HILL	The Shipping List	P	MITCHELL FREDERICK	2INA	2,077	\$206,100	General Office
53-153	15 JOHNNY CAKE HILL	Mariners House and Seaman's Beth	P	NEW BEDFORD PORT SOCIETY	3INA	23,170	\$2,119,000	Church
53-173	67 UNION ST	One Johnny Cake Hill	P	OLD DARTMOUTH HISTORICAL SOC	2INA	1,119	\$77,900	
53-154	93 UNION ST	St. Anne's Credit Union	P	ST ANNE'S CREDIT UNION	1INA	18,831	\$590,800	Bank
53-40	7 SECOND ST	Warehouse	C	PIVA PAUL A	2BUS	3,881	\$126,900	Warehouse
53-190	20 WATER ST	Law Offices of Chas. Hunt	P	HUNT ELAINE F	2INA	1,716	\$384,100	Mixed Use
53-189	24 - 26 N WATER ST	Café Balena	P	DEHNER LAWRENCE R	2INA	1,491	\$369,800	Mixed Use
53-223	30 NO WATER ST	Thompson & Farland Engineers	P	DEHNER LAWRENCE R	2INA	2,203	\$92,600	
53-182	38 WATER ST	Tatlock Gallery	P	DUFF ROBERT E	2INA	1,137	\$322,700	Mixed Use
53-180	42 - 46 WATER ST	Condos at 42 and Celtic Coffee House	P	ST AUBIN LOUIS O JR	2INA	1,848	\$248,800	General Retail
53-179	48 WATER ST	Weeks Marine Electronics	P	WEEKS LORING S	2INA	1,198	\$197,500	General Office
53-175	56 N WATER ST	Twin Bank	P	N B FISHERMEN'S PENS TRST	1INA	5,286	\$728,500	General Office
53-178	114 FRONT ST	Lipman & Lipman	P	114 FRONT STREET LLC	2INA	3,112	\$460,500	Restaurant/Bar
53-227	108 FRONT ST	NB Ship Supply	P	TONNESSEN SARAH V M	2INA	2,003	\$231,200	Storage or Utility
53-226	SS HAMILTON ST	Storage or Utility	P	TONNESSEN SARAH V M	2INA	1,501	\$226,800	Storage or Utility
53-184	23 CENTRE ST	P. Kaller Wholesale Beef	P	WEISS NEAL H	2INA	5,219	\$412,500	Mixed Use
53-183	29 CENTRE ST	Blush Beauty and Coco Colo Gallery	P	MY ASSOCIATES LLC	2INA	0	\$787,000	Retail Condo
53-188	26 CENTRE ST	Bejeweled	P	TRUSCOTT WILLIAM F "TRUSTEE"	2INA	1,451	\$515,300	Colonial
53-28	24 CENTRE ST	Wise Surma Jones Architects	C	WSJ,LLC	2INA	3,527	\$288,400	General Office
53-191	22 CENTRE ST	Cape cod	P	MAGNAN MARY E	2INA	3,656	\$242,800	Cape cod
53-192	98 FRONT ST	McCullough Building	P	BENNETT ARTHUR H `TRUSTEE`	1INA	3,944	\$497,700	Mixed Use
53-195	94 FRONT ST	Rose Alley	P	LACHAPELLE PAUL A	2INA	2,402	\$186,000	Restaurant/Bar
53-231	90 FRONT ST	Cork	P	DEWALT PETER M	2INA	2,530	\$406,800	General Office

		Commercial					Office				Residential				Retail			
SF	Total SF	Com. SFT	#	Type	%	Vacant SF	Offic SFT	#	%	Vacant SF	Resl SFT	#	%	Vacant SF	SFT	#	%	Vacant SF
Foot- print			Units		Ooccup			Units	Ooccup			Units	Ooccup		Retall	Units	Ooccup	
1,227	1,227					0				0		1		0	1,227	1	0%	1,227
25,650	128,250	15,000	1	Bank	100%	0	113,250	10	80%	22,650		1		0				0
						0				0		13		0				0
9,480	18,960					0				0	9,480	11	90%	948	9,480	5	20%	7,584
11,286	19,760					0	19,760	9	100%	0		1		0				0
						0				0				0				0
1,089	2,528					0	2,528	1	100%	0		1		0				0
						0				0				0				0
5,322	10,644	5,322	1	Bank	100%	0	5,322	1	0%	5,322		1		0				0
4,744	9,488		1			0		1	100%	0		1		0		1	100%	0
1,352	2,808	1,352	1	Bar	100%	0				0	3,500	3	75%	875				0
1,872	1,872	1,872	1	Bar	100%	0				0		1		0				0
1,872	3,774					0		4	75%	0		1		0				0
2,184	4,368		1	Bar	100%	0				0		1		0				0
1,176	2,852					0	2,852	2	100%	0		1		0				0
1,395	4,185					0	1,395	1	100%	0	2,790	2	50%	1,395				0
2,520	2,520	2,520	1	Bar	100%	0				0		1		0				0
2,451	2,451	2,451	1	Chandler	100%	0				0		1		0				0
1,728	5,184					0				0		1		0				0
33,334	45,220					0				0		1		0				0
4,760	18,040		1		100%	0				0		1		0				0
												1						
												72						
												72						
												1						
												10						
2,756	5,512					0				0		1		0				0
2,688	5,376					0	5,376	3	100%	0		1		0				0
2,760	8,280	5,520	1		100%	0				0		1		0	2,760	1	100%	0
2,440	5,580					0				0	3,140	2	50%	1,570	2,440	1	100%	0
24,733	64,389	64,389	1	100		64,389				0		1		0				0
792	1,288					0				0		1		0	1,288	1	100%	0
1,840	5,340					0				0		2		0				0
2,672	2,672	2,672	1	Bank	100%	0				0		1		0				0
1,656	1,656					0				0	1,656	1	0%	1,656	1,656	1	0%	1,656
1,716	2,860					0	1,716	1	100%	0	1,144	1	100%	0				0
1,273	3,158	1,289	1	Rest	100%	0				0	1,885	2	100%	0				0
1,352	4,056	1,352	1	100	100%	0				0	2,704	2	100%	0				0
889	1,778					0				0		1		0	1,778	1	100%	0
1,400	3,500	3,500	2		0%	3,500				0		1		0				0
684	1,368	684	1		100%	0				0		1		0	684	1	100%	0
4,288	11,500					0	11,500	5	80%	23		1		0				0
3,100	12,400					0	12,400	2	30%	8,680		1		0				0
3,560	7,800	7,800	1	Supplier	100%	0				0		1		0				0
3,203	7,034	7,034	1	Electronics	100%	0				0		1		0				0
507	507					0				0	507	6	0%	507				0
1,058	3,174					0				0	2,166	1	100%	0	1,058	1	100%	0
865	2,030					0	2,030	1	100%	0		1		0				0
960	1,410					0				0	1,410	1	100%	0				0
1,660	5,260					0	1,660	1	100%	0	1,940	1	100%	0	1,660	1	100%	0
1,050	1,050	1,050	1	Bar	100%	0				0		1		0				0
												1						0

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Parcel ID	Address	Property Name	Owner Type	Owner	Zoning	Square Feet	Assessed Value	Description
52-209	149 WILLIAM ST	First Baptist Church	P	FIRST BAPTIST CHURCH OF	3BUS	16,080	\$626,600	Church
52-204	169 WILLIAM ST	First Universalist Church - Gallery X	P	GALLERY X INC	3BUS	3,870	\$175,700	Church
52-198	175 WILLIAM ST	Lider & Fogerty Lawyers	P	LIDER BRUCE W	2BUS	5,657	\$293,300	General Office
52-197	179 WILLIAM ST	General Office	P	WILLIAM & EIGHTH REALTY TRUST	2BUS	6,478	\$302,200	General Office
52-177	460 COUNTY ST	Morad Building	P	CUTLER HOUSE REALTY LLC	1BUS	8,255	\$291,200	General Office
52-176	464 COUNTY ST	Professional Counseling Center	P	JAY REALTY TRUST	1BUS	14,863	\$331,300	General Office
52-313	474 COUNTY ST	Executive House	P	CUNNINGHAM RICHARD "TRUSTEE"	2BUS	6,697	\$1,100,100	Six+ Family
52-125	480 COUNTY ST	McDonalds	P	GOLDEN ARCH LIMITED PARTNERSHIP	1BUS	13,736	\$575,700	Fast Food
52-137	189 ELM ST	Apartment	P	STANDISH ASSOCIATES, LTD	1BUS	18,818	\$861,900	Apartment
52-179	168 EIGHTH ST	General Office	P	168 REALTY INC	1RC	4,090	\$254,400	General Office
52-174	163 EIGHTH ST	Six+ Family	P	DEBROSSE FAMILY LIMITED PARTNERSHIP	2RC	8,735	\$356,700	Six+ Family
52-180	156 EIGHTH ST	Moore & Isherwood PR	P	MOORE JOHN D "TRUSTEE"	2RC	3,730	\$241,400	General Office
52-188	150 EIGHTH ST	General Office	P	BENJAMIN ALMY HOUSE (THE) LLC	2RC	2,455	\$294,500	General Office
52-175	147 EIGHTH ST	Room and Board Houses	P	HOPWOOD ROLAND III	2RC	4,355	\$311,300	Room and Board Houses
52-223	71 MECHANICS LN	Two Family	P	THATCHER OWEN	2RC	1,432	\$193,900	Two Family
53-222	1 JOHNNY CAKE HILL	General Retail	P	KAUFFILA KEITH W "TRUSTEE"	2INA	3,851	\$482,400	General Retail
52-200	68 MECHANICS LN	Cape cod	P	SPILLANE JOHN J	2BUS	1,317	\$123,100	Cape cod
52-376	66 MECHANICS LN	Cape cod	P	DEXTER CHRISTINE A	2BUS	1,857	\$143,000	Cape cod
52-189	67 MECHANICS LN	Cape cod	P	DUPRAS ELSIE	2RC	1,775	\$130,000	Cape cod
52-190	63 MECHANICS LN	Cape cod	P	THOMAS JOSEPH D	2RC	1,750	\$144,700	Cape cod
52-201	64 MECHANICS LN	Three Family	P	RYCKEBUSCH MATTHEW D	2BUS	2,800	\$182,000	Three Family
52-202	62 MECHANICS LN	Two Family	P	CHETKAUSKAS PETER	2BUS	1,070	\$165,700	Two Family
52-203	60 MECHANICS LN	Two Family	P	CHACE W GARDNER	2BUS	1,525	\$176,800	Two Family
52-194	49 MECHANICS LN	General Office	P	DUPRAS BRIAN	2BUS	1,543	\$126,100	General Office
52-195	47 MECHANICS LN	General Office	P	LOWRIE CHRISTOPHER J	2BUS	1,663	\$130,600	General Office
52-186	35 N SIXTH ST	Apartment	P	MECHANICS SQ PARTNERSHIP	2BUS	15,674	\$1,263,600	Apartment
52-147	53 N SIXTH ST	Hastings Keith Federal Building	F	UNITED STATES OF AMERICA	1BUS	10,977	\$1,841,800	Public Office
52-185	156 ELM ST	-	P	VULGARIS LEE	2BUS	3,400	\$72,500	
52-184	160 ELM ST	Six+ Family	P	WHITAKER CHARLES	2BUS	4,350	\$287,300	Six+ Family
52-304	162 ELM ST	Conventional (1/2 or 3/4)	P	LOWE GEORGE	2RC	4,486	\$155,300	Conventional (1/2 or 3/4)
52-128	175 ELM ST	VA Primary Care Center of New Be	F	UNITED STATES OF AMERICA (THE)	1BUS	29,383	\$940,300	General Office
52-182	170 ELM ST	Six+ Family	P	BARROS JOHN JR	2RC	4,486	\$222,400	Six+ Family
52-53	490 COUNTY ST	Mobil Gas	P	YOUNES BASSAM "TRUSTEE"	2BUS	11,167	\$612,800	Service Station
52-67	221 MIDDLE ST	Psychic	P	MILLER PAUL	2BUS	3,491	\$158,300	Mixed Use
52-71	205 MIDDLE ST	Community Service Center	P	WORSHIP CENTER, INC (THE)	3BUS	3,876	\$252,100	Church
52-61	75 N SIXTH ST	Third District Court Juvenile Co	P	COUNTY OF BRISTOL	3BUS	55,620	\$5,933,600	Courthouse
52-81	725 PLEASANT ST	NB Hotel	C	N B HOUSING AUTHORITY	3BUS	54,719	\$5,303,300	Apartment
52-375	223 KEMPTON ST	Parking	P	WINTERSON DEBRA A "TRUSTEE"	1BUS	27,382	\$400,800	Commercial Garage
52-36	506 COUNTY ST	KFC	P	KFC OF TAUNTON	1BUS	10,484	\$609,600	Fast Food
52-101	700 PLEASANT ST	Bank of America	P	FIRST STATES INVESTORS 5200LLC	1BUS	39,338	\$5,680,600	General Office
52-148	695 PLEASANT ST	USPS	F	UNITED STATES OF AMERICA	3BUS	39,070	\$2,755,100	Post Office
52-94	800 PLEASANT ST	Regency Tower	BC	NEW BEDFORD REGENCY	1BUS	86,128	\$6,503,200	Apartment
53-35	880 PURCHASE ST	Olympia Building	C	TIMES SQUARE REALTY INC	1BUS	39,220	\$5,382,200	General Office
53-73	874 PURCHASE ST	Greater NB Community He	P	GREATER NB COMMUNITY HEALTH C	2BUS	12,592	\$1,281,700	Medical Office
53-19	51 ELM ST	Elm Street Garage	C	CITY OF NEW BEDFORD	3BUS	91,494	\$8,127,000	Parking Garage
53-96	70 SECOND ST	SE Mass Convention & Visitor Bur	P	BRISTOL COUNTY CONVENTION &	3INA	2,646	\$355,500	General Office
53-97	38 ELM ST	General Office	P	LIVERY CORPORATION	2INA	4,181	\$650,900	General Office
53-102	89 WATER ST	The Bay Cottage	BC	MILLS EVERETT D JR	2INA	13,018	\$786,300	General Retail
53-27	25 ELM ST	Standard Times Building	P	OTTAWAY NEWSPAPERS INC	3BUS	62,566	\$3,826,700	General Office
53-68	72 N WATER ST	Candleworks Restaurant	P	H P REALTY GROUP LLC	1BUS	43,113	\$1,151,900	General Office
52-207	161 WILLIAM ST	Parking	P	DACUNHA ANTONIO F	2BUS	6,090	\$226,300	Mixed Use
52-206	163 WILLIAM ST	Mixed Use	P	FUNDAMENTAL INVESTING GROUP LLC	2BUS	2,093	\$249,300	Mixed Use
52-205	167 WILLIAM ST	Mixed Use	P	RYBRE REALTY LLC	1BUS	2,165	\$265,500	Mixed Use
53-138	343 ACUSHNET AVE	Condominiums	P	XIFARAS				
53-137	355-357 ACUSHNET AVE	Commercial Building	P	MOUNT HOPE LLC				
53-136	363 ACUSHNET AVE	Vacant Land	P	BELLE FIGLIE LLC				
53-245	363 - 367 ACUSHNET AVE	Vacant Land	P	BELLE FIGLIE LLC				
53-145	133 UNION ST	Vacant Land	P	MICHAEL LAJOIE				
53-121	814 PURCHASE ST	Umass Building	P	PURCHASE ST. VENTURES LLC				
53-128	794 PURCHASE ST	NB Area Chamber of Commerce	P	NB CHAMBER OF COMMERCE INC.				

		Commercial					Office				Residential				Retail			
SF	Total SF	Com. SFT	# Units	Type	% Occup	Vacant SF	Offic SFT	# Units	% Occup	Vacant SF	Resl SFT	# Units	% Occup	Vacant SF	SFT Retail	# Units	% Occup	Vacant SF
6,272	6,272					0				0		1		0				0
2,789	2,789	2,789	1	Gallery	100%	0				0		1		0				0
1,743	3,689					0	3,689	1	100%	0		1		0				0
1,682	3,734					0	3,689	1	100%	0		1		0				0
2,976	2,976					0	2,976	1	100%	0		1		0				0
2,596	2,596					0	2,596	1	100%	0		1		0				0
2,184	4,656					0				0	4,656	14	80%	931				0
1,968	1,968	1,968	1	Rest	100%	0				0		1		0				0
6,423	25,692					0				0	25,692	24	100%	0				0
1,970	3,569					0	3,569	1	100%	0		1		0				0
2,313	4,493					0				0	4,493	7	100%	0				0
1,120	2,240					0	2,240	1	100%	0		1		0				0
1,454	4,010					0				0	4,010	2	100%	0				0
2,310	5,720					0				0	5,720	16	100%	0				0
1,295	3,190					0				0	3,190	2	100%	0				0
2,074	3,472	3,472	4		50%	1,736				0		4		0				0
468	668					0				0	668	1	100%	0				0
630	930					0				0	930	1	100%	0				0
663	915					0				0	915	1	100%	0				0
825	1,275					0				0	1,275	1	100%	0				0
864	2,158					0				0	2,158	3	100%	0				0
706	1,762					0				0	1,762	2	100%	0				0
638	1,576					0				0	1,576	2	100%	0				0
616	1,016					0				0	1,016	1	100%	0				0
						0				0		2		0				0
14,774	29,584					0				0	28,384	25	95%	1,419	1,200	1	100%	0
10,000	20,000					0				0		1		0				0
						0				0				0				0
1,344	3,173					0				0	3,173	8	100%	0				0
1,180	2,260					0				0	2,260	1	100%	0				0
9,963	9,963					0	9,963	1	100%	0		1		0				0
1,312	3,039					0				0	3,039	6	100%	0				0
2,262	2,262	2,262	1	Gas Stat	100%	0				0		1		0				0
1,149	2,073					0				0	2,073	1	100%	0				0
2,100	4,200					0				0		1		0				0
24,220	24,220					0				0		1		0				0
13,032	75,592					0				0	113,685	113	100%	0				0
3,192	3,192					0				0		1		0				0
3,021	4,922	4,922	1	Rest	100%	0				0		1		0				0
17,622	74,176	25,000	1	Bank	100%	0		7	85%	0		1		0				0
20,800	41,600					0				0		1		0				0
7,579	113,685					0	6,000	4	100%	0	10,768	123	95%	538				0
12,560	56,912	12,560	5	Rest /Bar	100%	0	44,352	21	100%	0		2		0				0
12,812	25,624					0				0		1		0				0
87,848	439,240					0				0		1		0				0
1,014	2,028					0	2,028	1	100%	0		1		0				0
4,068	8,136					0	8,136	3	66%	2,766		1		0				0
6,410	19,230	6,410	1	Rest	0%	6,410		10	90%	0		1		0				0
20,236	38,162	38,162	1	Publisher	100%	0				0		1		0				0
4,150	13,350	13,350	1	Rest	100%	0	8,300	2	100%	0		1		0				0
2,142	3,648					0	3,648	1	100%	0		1		0				0
2,010	3,030		2		0%	0				0	1,020	4	0%	1,020				0
1,633	3,566					0	1,633	1	100%	0	1,933	1	100%	0				0
1,980	7,920	1,980	1	Bar	0%	1,980				0	5,940	3	33%	3,980				0
2,812	5,624	5,624	1	Bank	0%	5,624				0			0%	0				0
						0				0				0				0
						0				0				0				0
3,016	6,268	6,268	1	Bar	100%	0				0				0				0
12,607	68,355	5,000	1	Rest	100%	0	61,555	6	100%	0				0	1,800	1	100%	0
2,896	5,792					0	5,792	1	100%	0				0				0

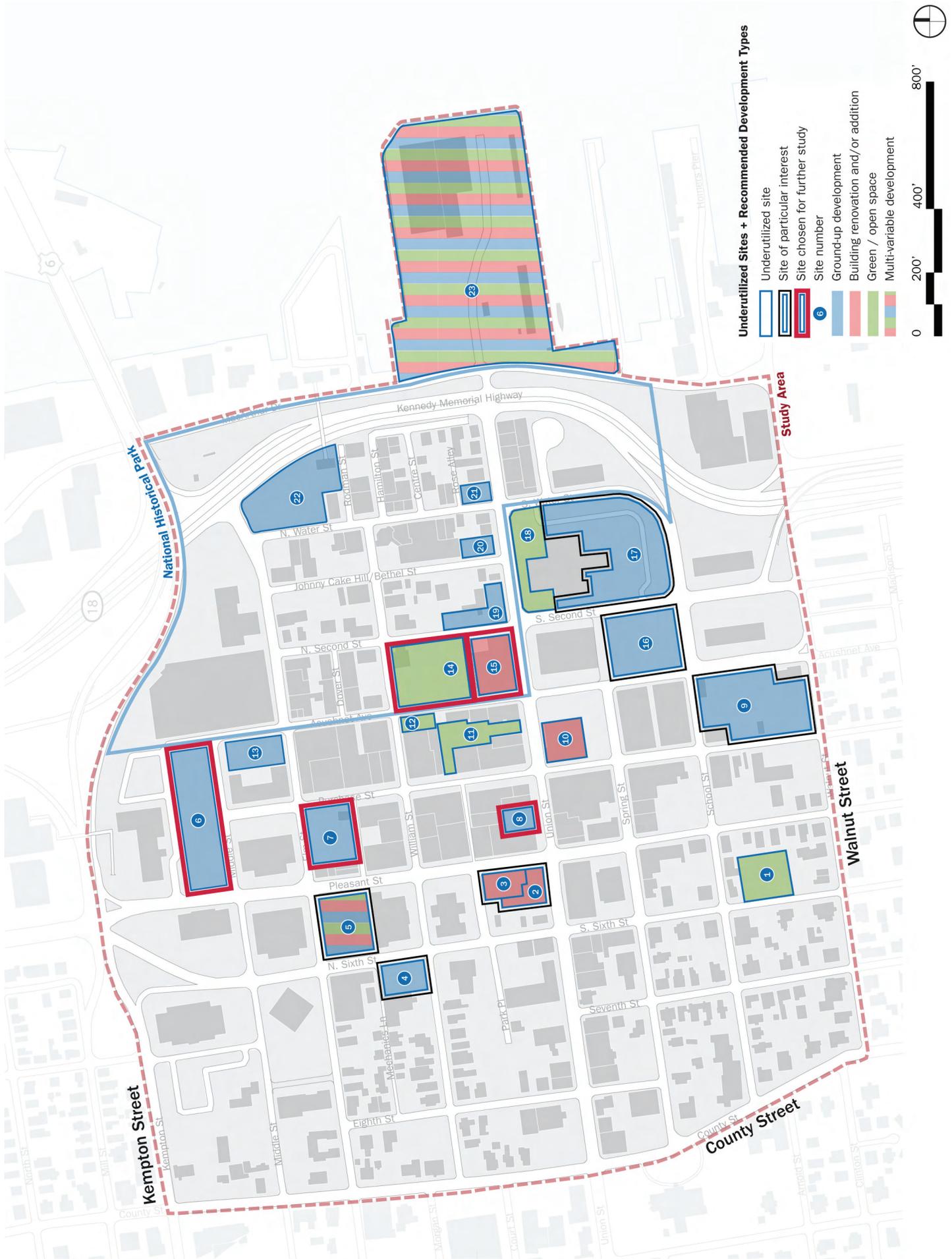
**Downtown New Bedford
Property Inventory | page 6 of 6**

Parcel ID	Address	Property Name	Owner Type	Owner	Zoning	Square Feet	Assessed Value	Description
53-131	772-784 PURCHASE ST	Pour Farm Tavern, Ginger Grill	P	KEITH KAUPPILA				
52-231	95-101 WILLIAM ST	Citizens-Union Savings Bank	P	WILLIAM ST. INVESTMENT LLC				
52-345	105 WILLIAM ST	United Way	P	UNITED WAY OF GREATER NB				
52-229	628-640 PLEASANT ST	One City Hall Square	P	THE MAIDEN CO., INC				
52-225	17-19 MECHANICS LN	Liquor Store	P	STANLEY & CYNTHIA WOJCIK				
52-154	660 PLEASANT ST	Deli/Convenience	P	STANLEY & CYNTHIA WOJCIK				
52-153	664 PLEASANT ST	Barber Shop	P	BEARD REALTY, INC				
52-224	672-674 PLEASANT ST	Bar	P	BEARD REALTY, INC				
52-226	WS PURCHASE ST	Parking Lot	P	BANK PLAZA LLC				
52-228	849 PURCHASE ST	Bank Drive Through	P	WILLIAM ST. INVESTMENT LLC				
53-75	858-862 PURCHASE ST	Greater NB Community Health	N	GREATER NB COMMUNITY HEALTH CTR INC				
53-77	848-854 PURCHASE ST	Greater NB Community Health	N	GREATER NB COMMUNITY HEALTH CTR INC				
53-30		Greater NB Community Health						
53-80	834-836 PURCHASE ST	Bamboo Garden	P	NG WEI MING				
53-224	PURCHASE ST	Rite Aid Pharmacy	P	OLIVER JR. PRESCOTT				
53-81	824 PURCHASE ST	Rite Aid Pharmacy	P	EVERETT B. SHERMAN "TRUSTEE"				
53-228	820-822 PURCHASE ST	Rite Aid Pharmacy	P	GIBBS V. BRAY				
53-83		Misc.						
53-84	65 WILLIAM ST	Navio Artists Collaborative	P	N.P. HAYES CO. INC				
53-93	55 WILLIAM ST	Carters Clothing & Parking	P	CARTER 'S OF NB INC				
53-91	384 ACUSHNET AVE	Crowells Fine Art & ArtWorks!	P	PDQ ASSOCIATES LLC				
53-89	392 ACUSHNET AVE	5 Dover	P	MOBY DICK LLC				
53-87	396 ACUSHNET AVE	Verizon Building	P	N.E. TELEPHONE & TELEGRAPH CO.				
53-92	47-49 SECOND ST	Bourne Warehouse & Counting Room	P	CETUS NEW BEDFORD LLC				
53-95	41-43 WILLIAM ST	Freestones City Grill	P	WETHERLAFT LLC				
53-100	33 WILLIAM ST	National Park Visitors Center	G	U.S. DEPT OF THE INTERIOR				
53-99	50 SECOND ST	Benjamin Rodman House	P	PSYCHIATRIC & PSYCHOLOGICAL ASSOC PARTNERSHIP				
53-258	66 SECOND ST	Wooden SFH	P	SUSAN A. KOCZERA				
53-266	WS BETHEL ST	Parking Lot	P	PSYCHIATRIC & PSYCHOLOGICAL ASSOC				
53-212	27 BETHEL ST	Wooden SFH	P	PATRICK M. & CLAIR Y. BOWEN				
53-101	21-25 WILLIAM ST	National Park Visitors Center	C	U.S. DEPT OF THE INTERIOR				
53-246	WS WATER ST	Hiller Printing	P	HILLER PRINTING INC.				
53-105	73 WATER ST	Hiller Printing	P	HILLER PRINTING INC.				
53-104	ES BETHEL ST	Parking and Storage	P	THORNTON, P. KLAREN JR. "TRUSTEE"				
53-103	38 BETHEL ST	Smithwick & Mariners Ins	P	THORNTON, P. KLAREN JR. "TRUSTEE"				
53-177	13-15 HAMILTON ST	Offices	P	RODMAN REALTY CORP.				
53-290		Fins Bar						

		Commercial					Office				Residential				Retail			
SF	Total SF	Com. SFT	#	Type	%	Vacant SF	Offic SFT	#	%	Vacant SF	Resl SFT	#	%	Vacant SF	SFT	#	%	Vacant SF
Foot- print			Units		Occup			Units	Occup			Units	Occup		Retail	Units	Occup	
5,400	9,450					0				0				0	9,450	3	66%	3,213
7,484	7,484	7,484	1	Bank	100%	0				0				0				0
6,240	24,960					0	24,960	7	100%	0				0				0
9,490	34,936	9,409	3	Rest	25%	7,057	25,446	10	80%	5,089				0	1,800	1	0%	1,800
1,848	2,814					0				0				0	2,814	1	100%	0
1,290	1,290					0				0	1,290	1	100%	0				0
989	989					0				0				0	989	1	100%	0
1,847	3,694	3,694	1	Bar	100%	0				0				0				0
						0				0				0				0
216	216	216	1	Bank	100%	0				0				0				0
3,600	3,600					0				0				0				0
3,700	3,700					0				0				0				0
2,304	3,360	3,360	1	Rest	100%	0				0				0				0
2,100	4,500					0	2,100	1	100%	0	2,400	2	100%	0				0
2,400	3,600	1,200	1		100%	0				0				0	2,400	1	100%	0
2,200	2,200					0				0				0	2,200	1	100%	0
1,827	5,481	1,827	1		100%	0	1,827	1	100%	0				0	1,827	1	100%	0
2,424	7,272	4,841	1	Storage	100%	0				0				0	2,424	1	100%	0
4,698	14,094	14,094	1	Gallery	100%	0				0				0				0
8,018	22,587					0	22,587	10	85%	3,388				0				0
14,308	42,924	42,924	1		100%	0				0				0				0
4,870	12,370					0	12,370	3	100%	0				0				0
2,460	4,920	2,460	1	Rest	100%	0				0	2,460	2	100%	0				0
3,718	3,718					0				0				0				0
1,680	4,160					0	4,160	8	100%	0				0				0
1,020	1,920					0	1,920	1	100%	0				0				0
						0				0				0				0
1,010	2,020					0				0	2,020	2	0%	2,020				0
4,200	12,163					0				0				0				0
						0				0				0				0
6,227	6,227	6,227	1	Printer	100%	0				0				0				0
						0				0				0				0
6,031	11,362	8,362	2		100%	0	3,000	4	75%	750				0				0
2,196	5,600					0	5,600	3	100%	0				0				0

Appendix C

Underutilized Site Summary Sheets



National Historical Park

Kennedy Memorial Highway

Kempton Street

Walnut Street

County Street



City of New Bedford Underutilized Sites Catalog

Downtown New Bedford Revitalization + Redevelopment Study
New Bedford, MA

Utile, Inc. Architecture + Planning
with FXM Associates

March - August 2009

1 Underutilized Site

Area: 21,257 sf / 0.49 acres

Current Zoning: 1BUS

Site Address: 240 Union St (Teamster's parking lot)

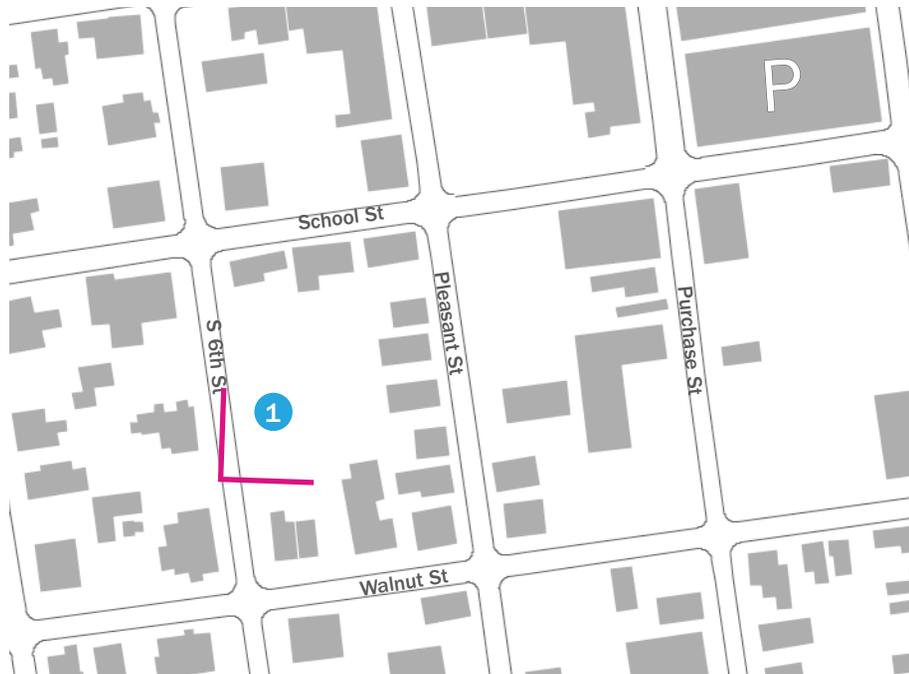
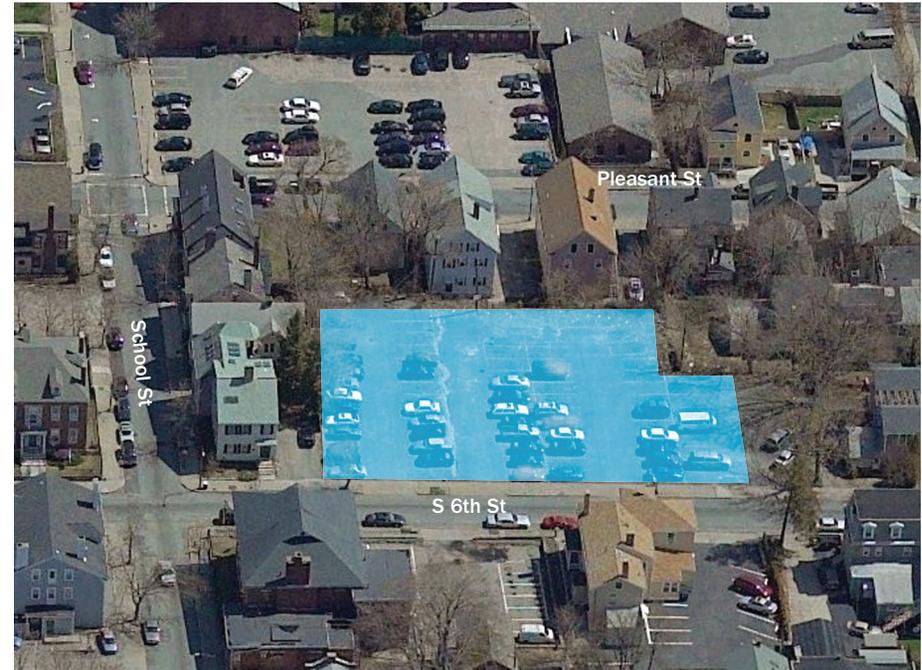
Current Owner: National Equity Properties, Inc.

Assessed Parcel Value: \$302,600

Development type: Green/Open Space

Implementation Timeframe: near term (less than 3 years)

Notes: This surface parking lot is in the middle of an otherwise dense residential fabric. A dedicated open space would be a welcome addition.



2 Underutilized Site

Area: 11,334 sf / 0.26 acres

Current Zoning: 1BUS

Site Address: 545 Pleasant St (current Webster Bank Building)

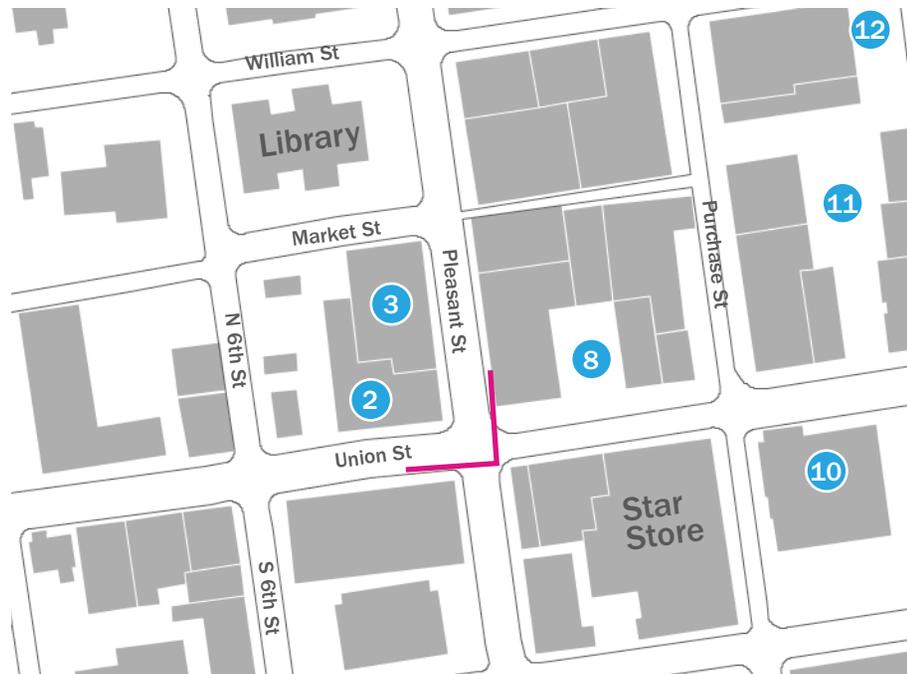
Current Owner: First Federal Savings Bank of America
c/o Webster Bank

Assessed Parcel Value: \$3,009,600

Development type: Renovation and/or Addition

Implementation Timeframe: near term (less than 3 years)

Notes: Redevelopment scenario would assume Webster Bank branch to remain on the ground floor.



3 Underutilized Site

Area: 5,227 sf / 0.12 acres

Current Zoning: 1BUS

Site Address: 6 Market St (former Standard Times Building)

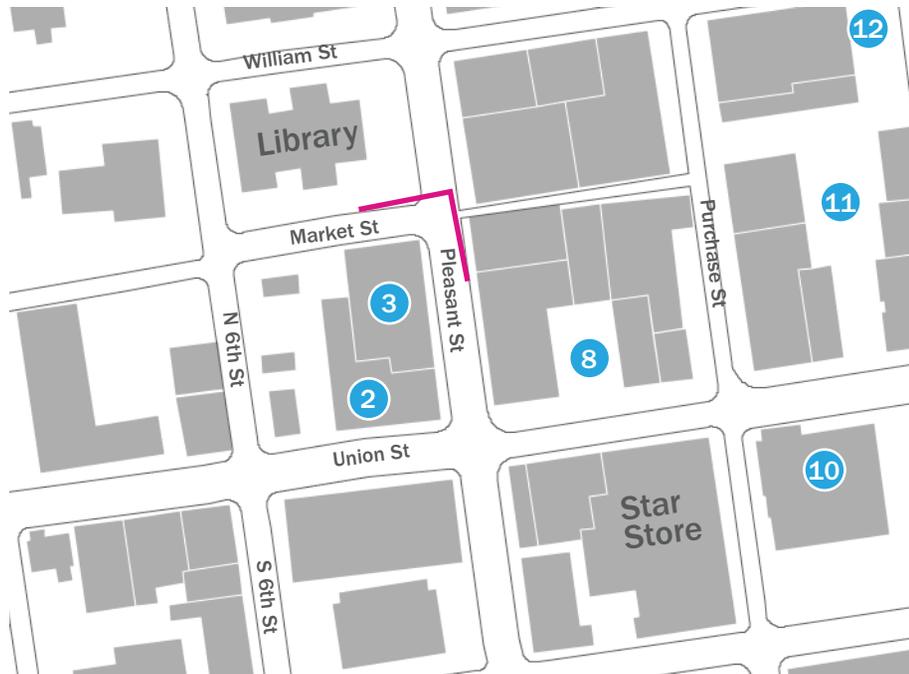
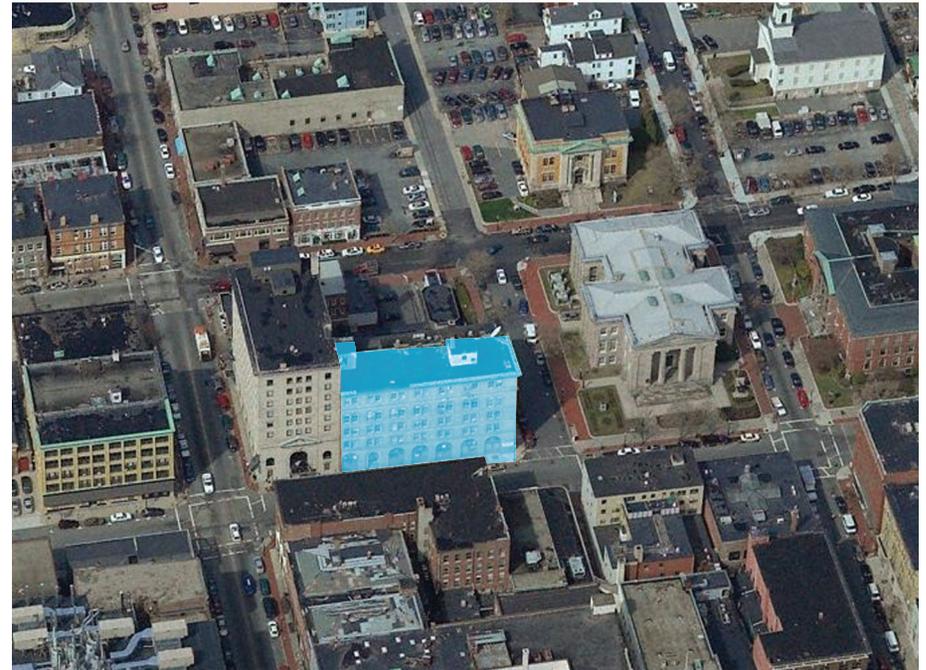
Current Owner: James A Muse (Trustee) Jamochamax Realty Trust

Assessed Parcel Value: \$971,400

Development type: Renovation and/or Addition

Implementation Timeframe: near term (less than 3 years)

Notes: Half-flight up entry level presents ADA difficulties; existing newspress in lower level too large to extract.



4 Underutilized Site

Area: 10,890 sf / 0.25 acres

Current Zoning: 1BUS

Site Address: WS N 6th St

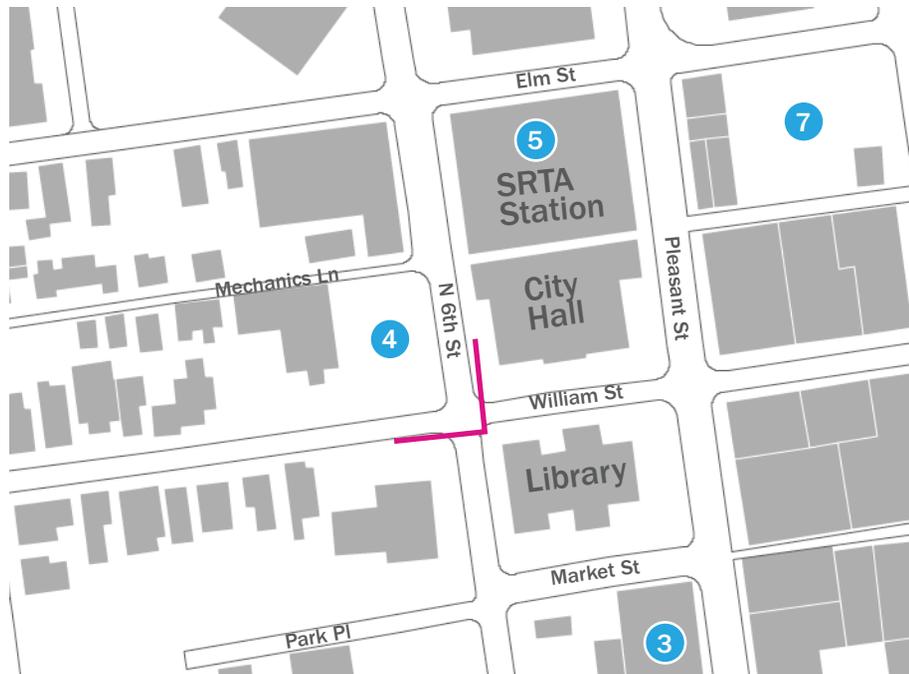
Current Owner: City of New Bedford

Assessed Parcel Value: \$184,100

Development type: Ground-up

Implementation Timeframe: near term (less than 3 years)

Notes: City-owned property allows for ease of site control



5 Underutilized Site

Area: 30,927 sf / 0.71 acres

Current Zoning: 3BUS

Site Address: 134 Elm St (SRTA Terminal)

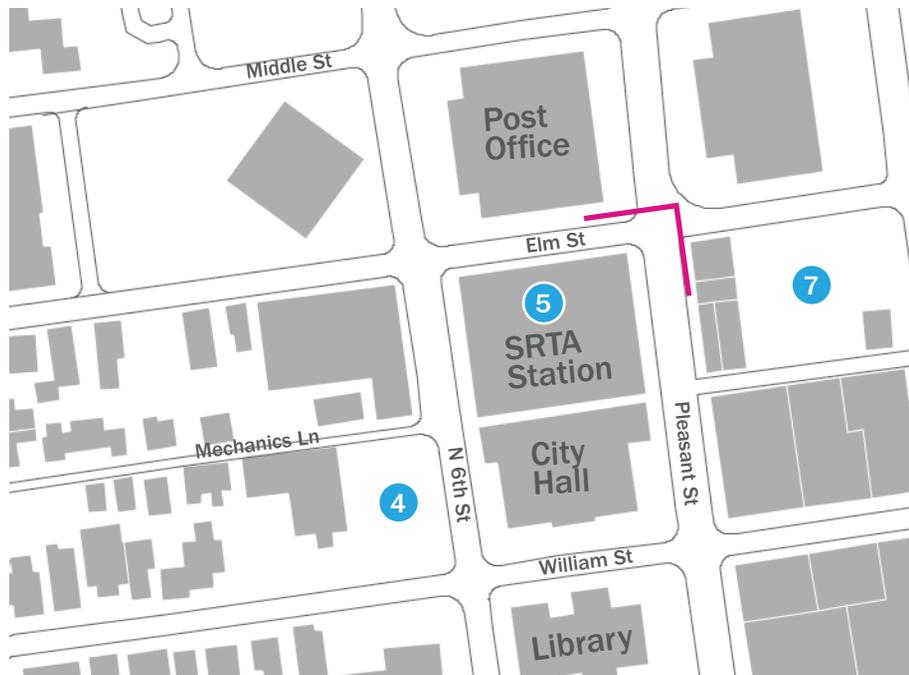
Current Owner: Southern Regional Transit Association (SRTA)

Assessed Parcel Value: \$2,697,500

Development type: Multi-variable (Renovation or Ground-up)

Implementation Timeframe: long term (more than 5 years)

Notes: Redevelopment relies on SRTA Terminal being relocated to Whale's Tooth Station.



6 Underutilized Site

Area: 56,192 sf / 1.29 acres

Current Zoning: 1BUS

Site Address: Pleasant St/Middle St

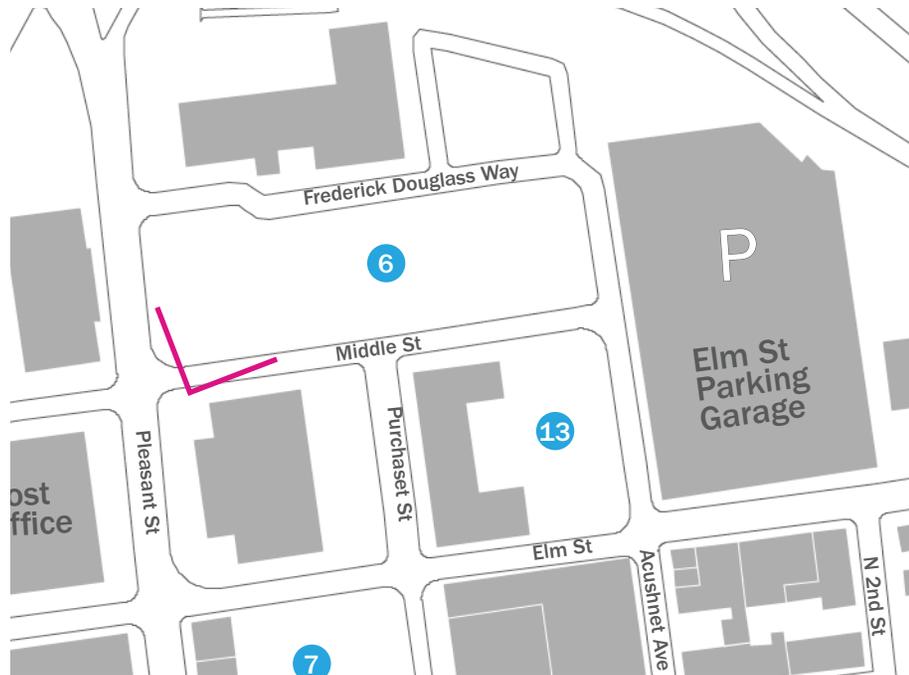
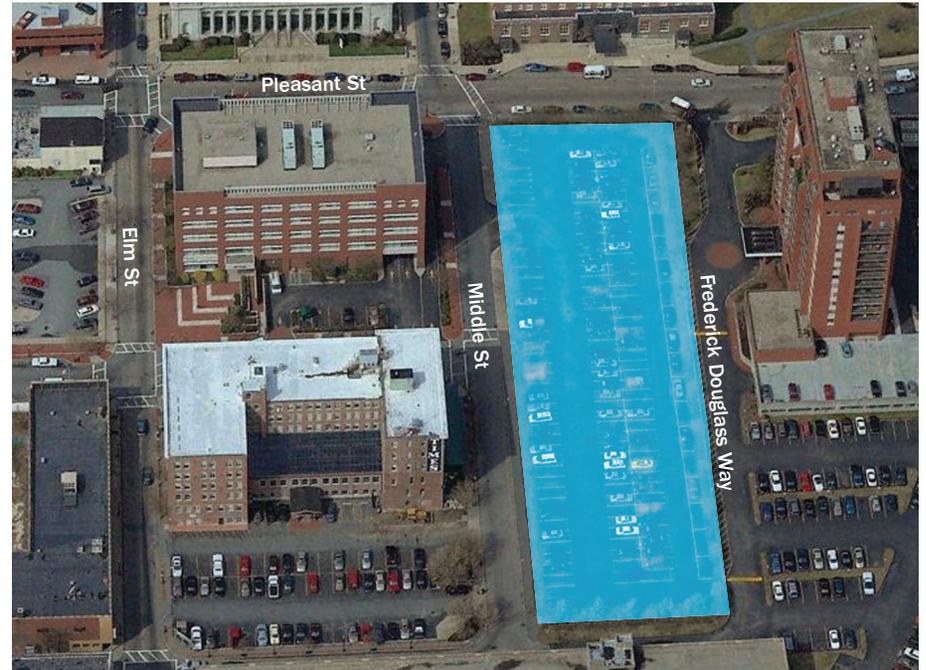
Current Owner: Bank Plaza LLC c/o Whalen Associates

Assessed Parcel Value: \$672,300

Development type: Ground-up

Implementation Timeframe: near term (less than 3 years)

Notes: Large site that could bear significant development.



7 Underutilized Site

Area: 22,651 sf / 0.52 acres

Current Zoning: 1BUS

Site Address: 849 Purchase St/Purchase St

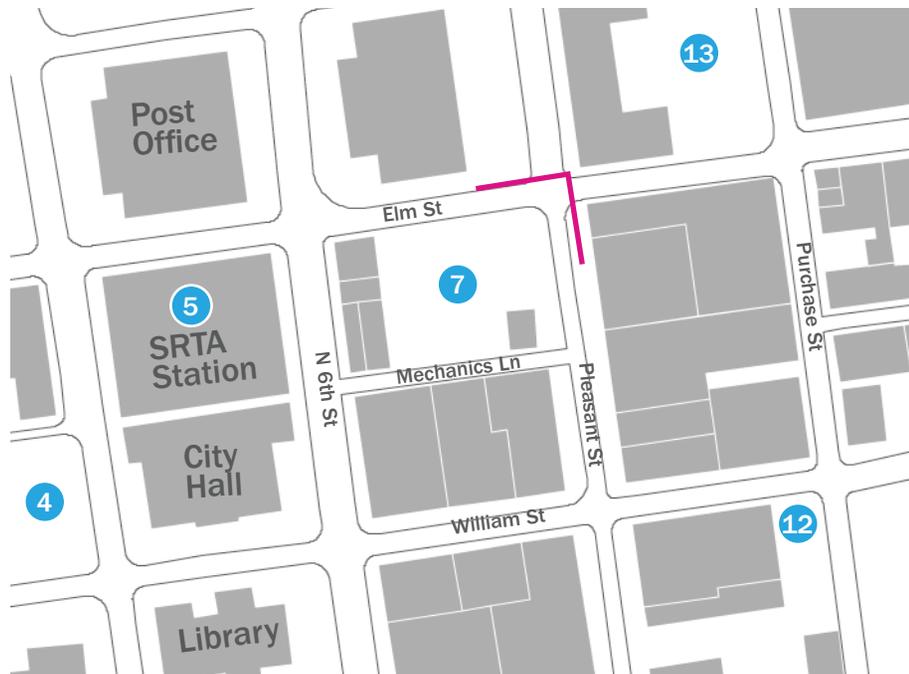
Current Owner: Bank Plaza LLC c/o Whalen Associates
William Street Investment LLC

Assessed Parcel Value: \$398,100

Development type: Ground-up

Implementation Timeframe: near term (less than 3 years)

Notes: Drive-thru ATM would need to be removed



8 Underutilized Site

Area: 10,018 sf / 0.23 acres

Current Zoning: 1BUS

Site Address: Union St (Keystone Site)

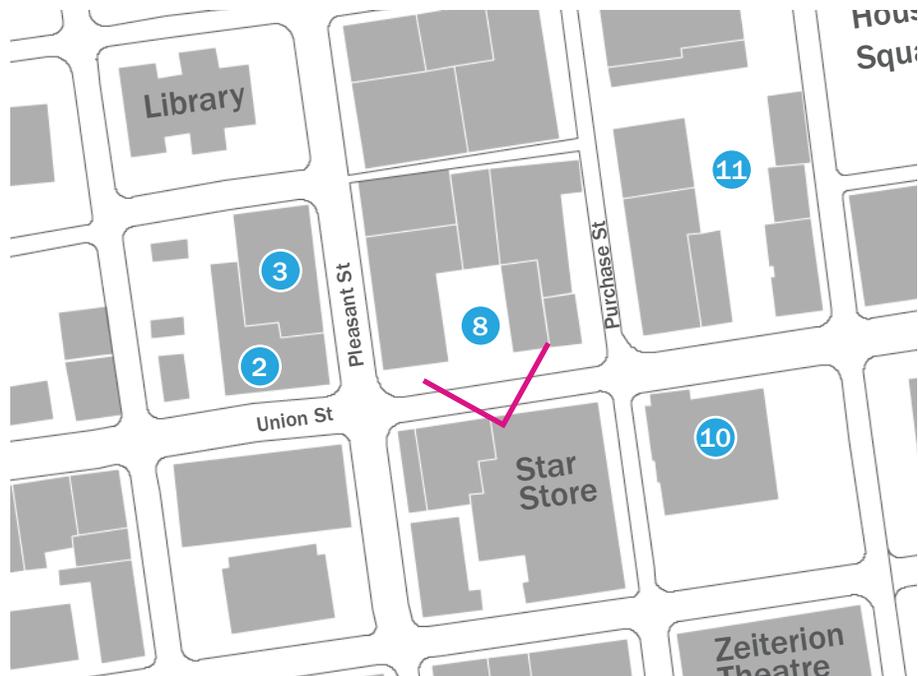
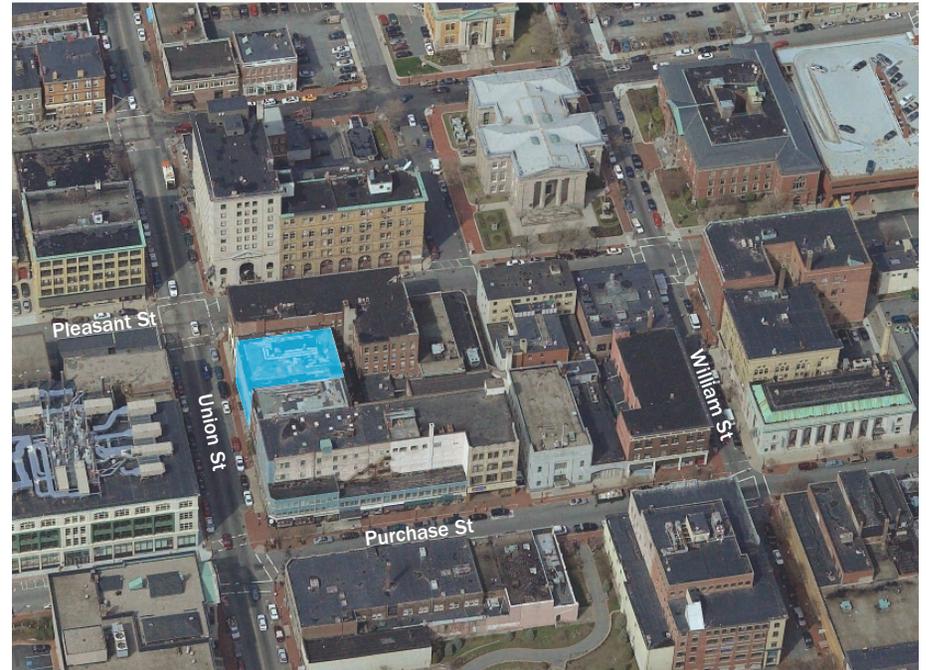
Current Owner: Keohane Realty Development Trust

Assessed Parcel Value: \$161,800

Development type: Ground-up

Implementation Timeframe: near term (less than 3 years)

Notes: Blighted site



9 Underutilized Site

Area: 56,192 sf / 1.29 acres

Current Zoning: 1BUS/2BUS

Site Address: 389 Acushnet Ave/610 Purchase St/School St

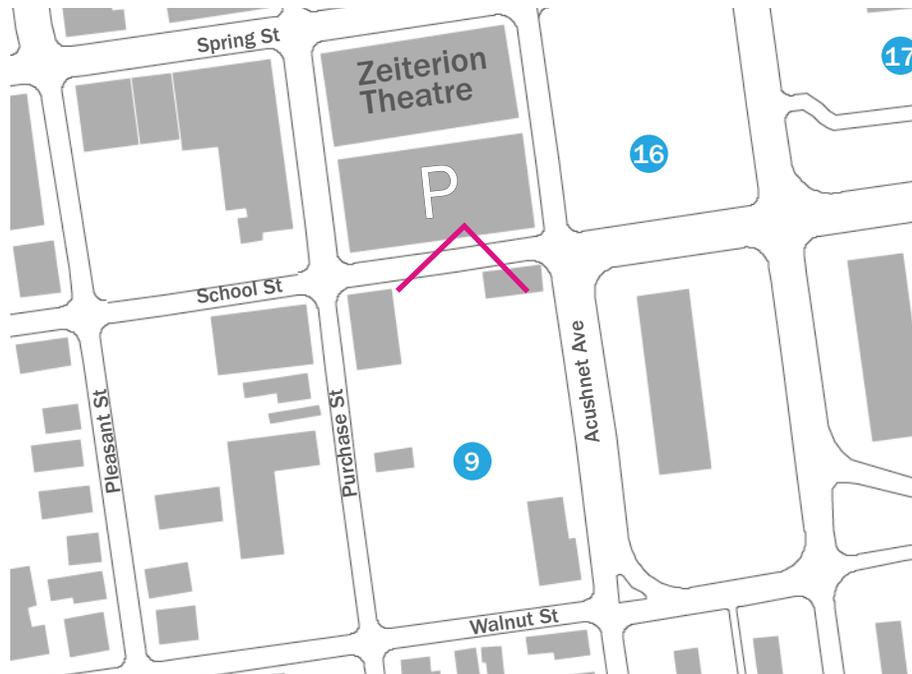
Current Owner: S BNK NB Union LLC c/o Whalen Associates
NVR Realty Trust/ Carlos A Costa
Jose G Borges Sr

Assessed Parcel Value: \$1,154,300

Development type: Ground-up

Implementation Timeframe: near term (less than 3 years)

Notes: Large development site in prime location adjacent to Zeiterion parking garage.



10 Underutilized Site

Area: 38,768 sf / 0.89 acres

Current Zoning: 1BUS

Site Address: 174 Union St/Purchase St

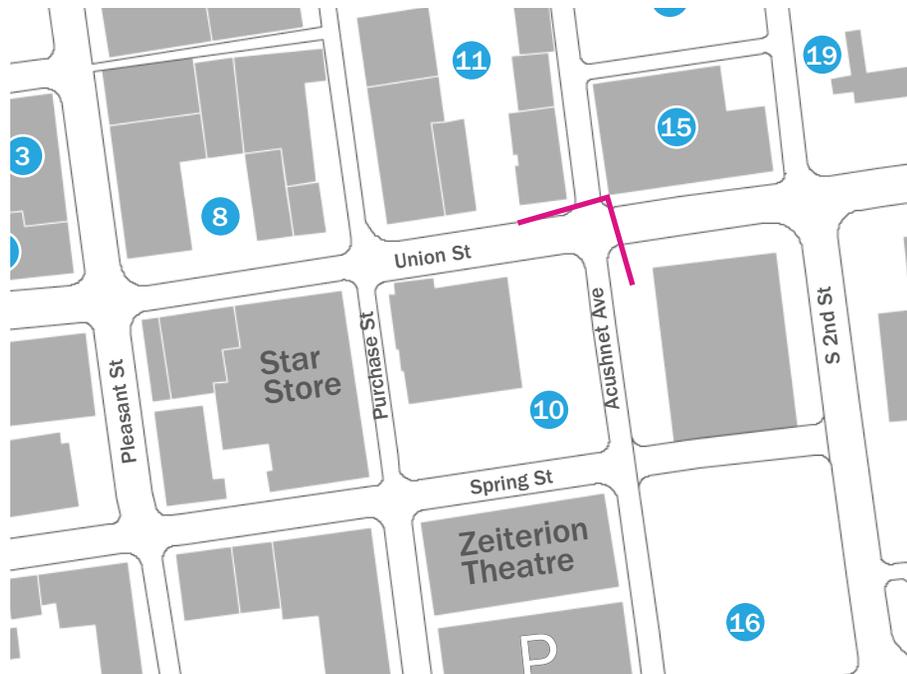
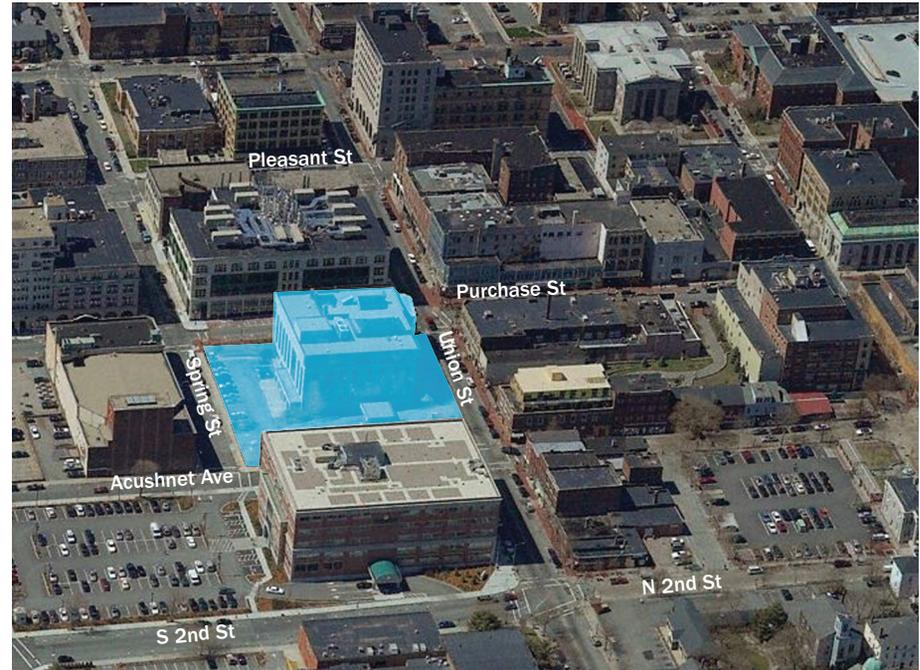
Current Owner: S BNK NB Union LLC c/o Whalen Associates

Assessed Parcel Value: \$2,982,500

Development type: Renovation and/or Addition

Implementation Timeframe: long term (more than 5 years)

Notes: Building would be maintained; parking lot and interface with public realm could be more sensitively considered.



11 Underutilized Site

Area: 21,344 sf / 0.49 acres

Current Zoning: 2BUS/3BUS/4BUS

Site Address: 163 Union St/790 Purchase St/Hall St (Wings Court)

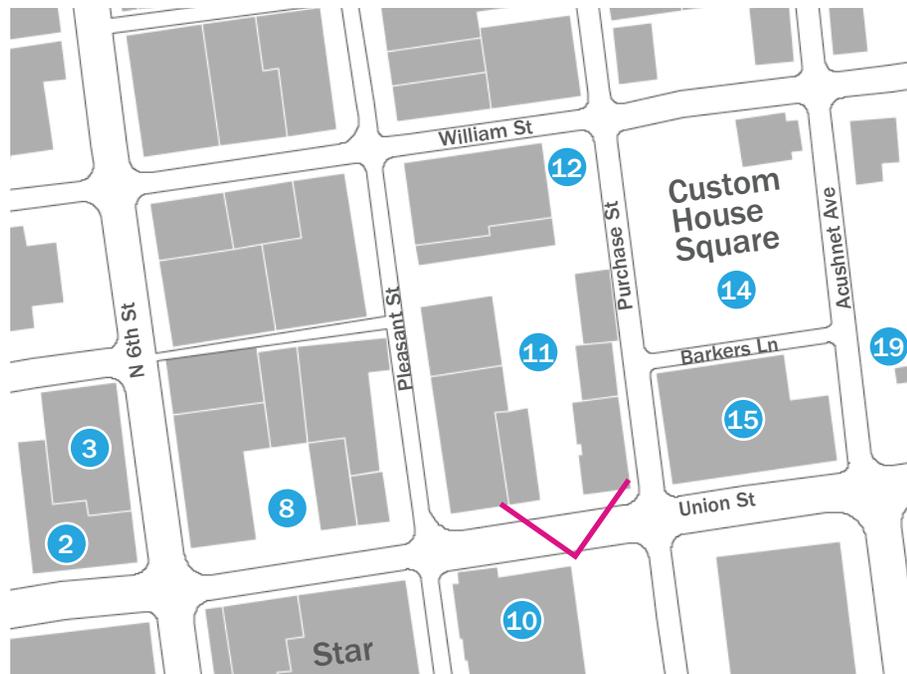
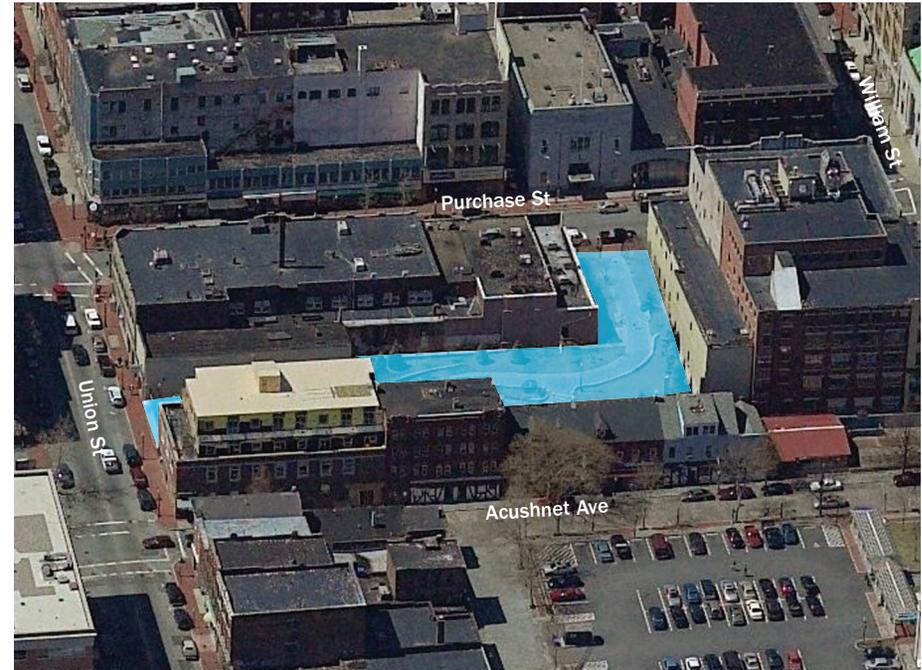
Current Owner: City of New Bedford/John C Demello Jr
David Benway

Assessed Parcel Value: \$749,200

Development type: Green/Open Space

Implementation Timeframe: near term (less than 3 years)

Notes: See accompanying Open Space catalogue for recommendations.
Remove concrete wall to Lupo's site to open passage to Custom House Square.



12 Underutilized Site

Area: 3,049 sf / 0.07 acres

Current Zoning: 2BUS

Site Address: 367 Acushnet Ave (former Lupo's Site)

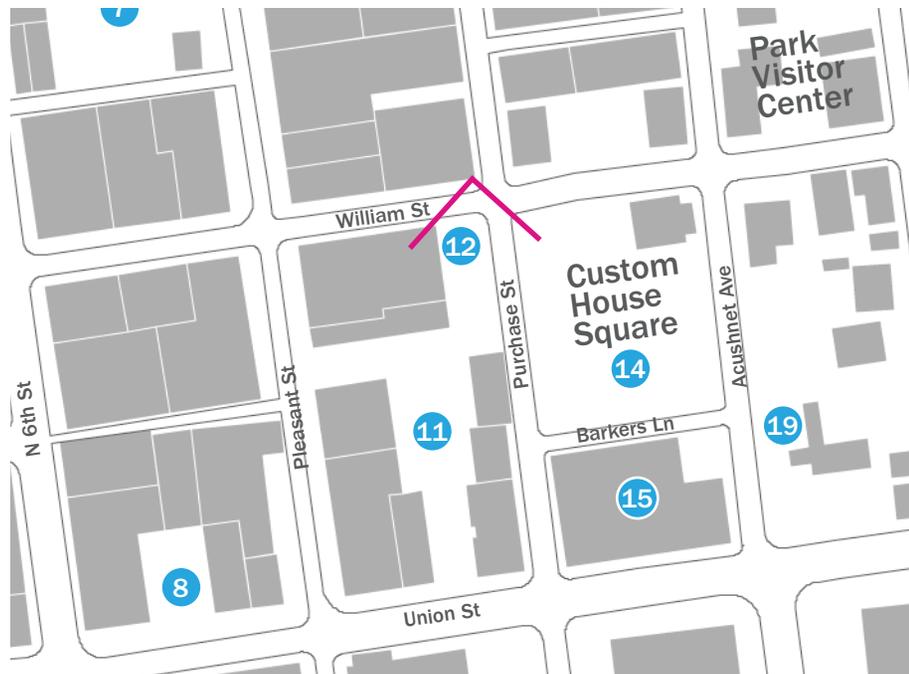
Current Owner: Belle Figlie LLC

Assessed Parcel Value: \$107,400

Development type: Green/Open Space

Implementation Timeframe: near term (less than 3 years)

Notes: Site has been the subject of many development scenarios in the past; too small for decent development return. Could offer an opportunity to Create continuous green space from Wings Court to Custom House Square.



13 Underutilized Site

Area: 39,402 sf / 0.90 acres

Current Zoning: 1BUS

Site Address: 880 Purchase St

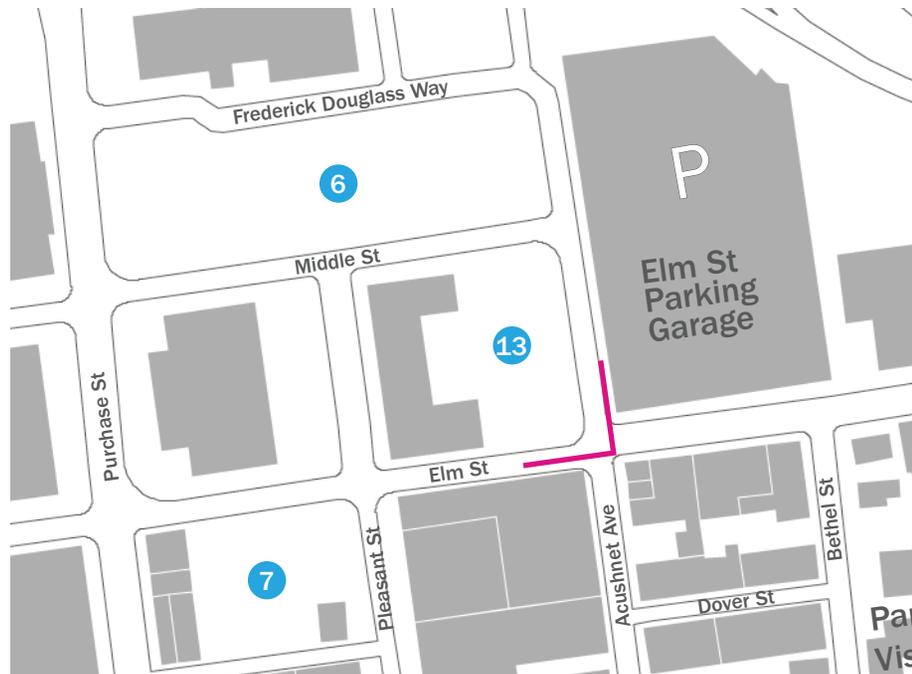
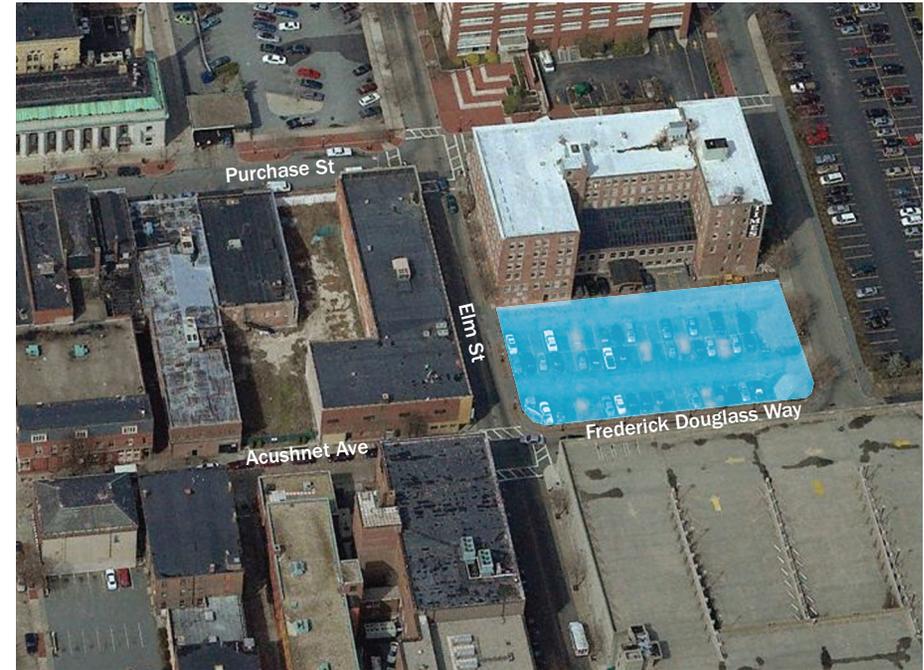
Current Owner: Times Square Realty Inc

Assessed Parcel Value: \$2,928,200

Development type: Ground-up

Implementation Timeframe: near term (less than 3 years)

Notes: Large development site in prime location adjacent to Elm Street parking garage.



14 Underutilized Site

Area: 74,054 sf / 1.70 acres

Current Zoning: 3INA

Site Address: 21 Barker's Ln (Custom House Square)

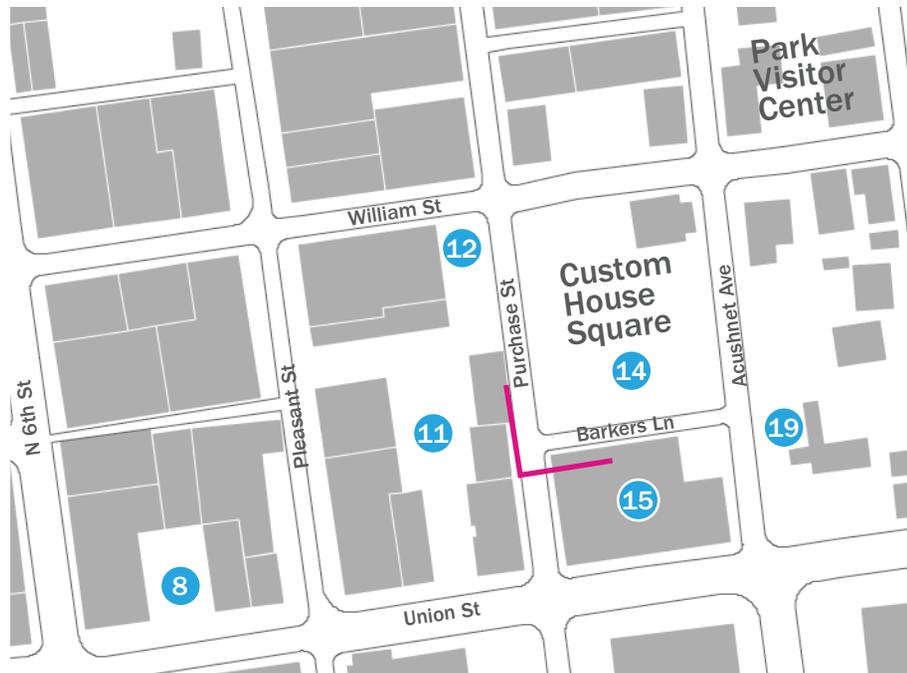
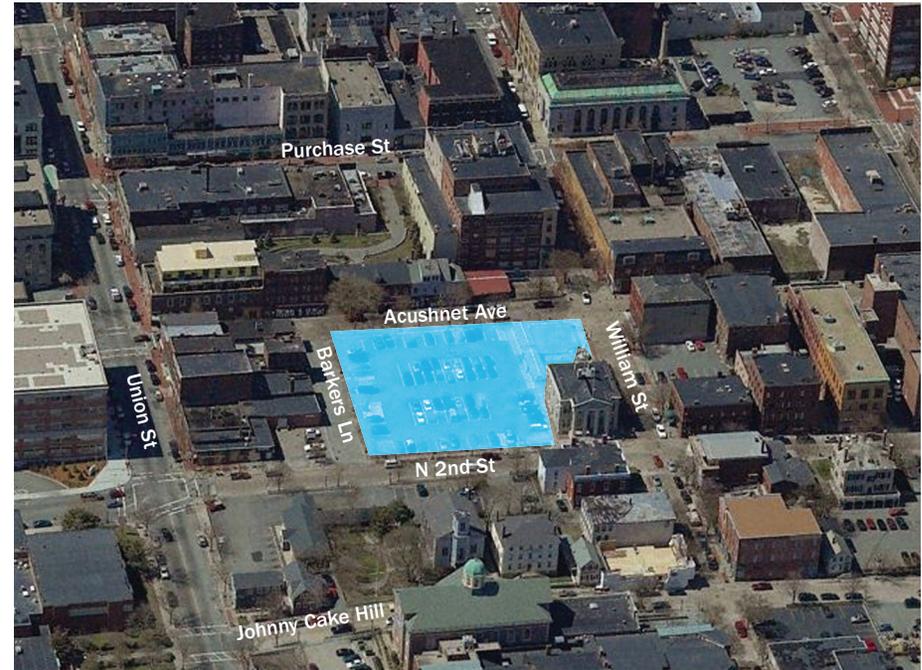
Current Owner: City of New Bedford

Assessed Parcel Value: \$597,100

Development type: Green/Open Space

Implementation Timeframe: near term (less than 3 years)

Notes: See accompanying Open Space catalogue for specific recommendations. Surface parking should be removed, displaced onto the streets of the National Historic Park, and the site transformed into a permanent open space.



15 Underutilized Site

Area: 20,473 sf / 0.47 acres

Current Zoning: 1BUS/2BUS

Site Address: 141,133,127,121,117,115 Union St
7 2nd St/34 Barker's Ln

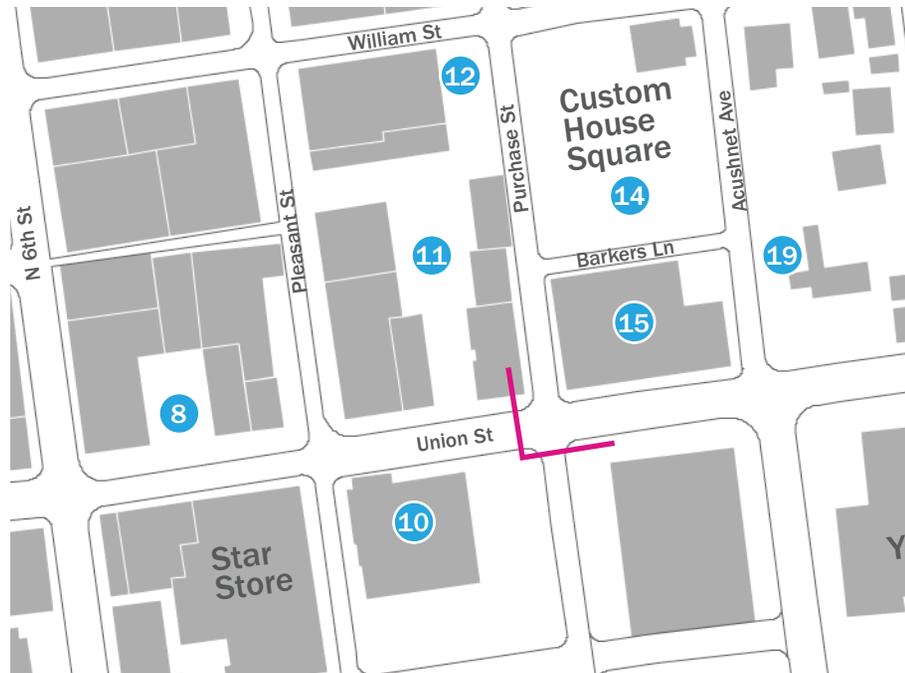
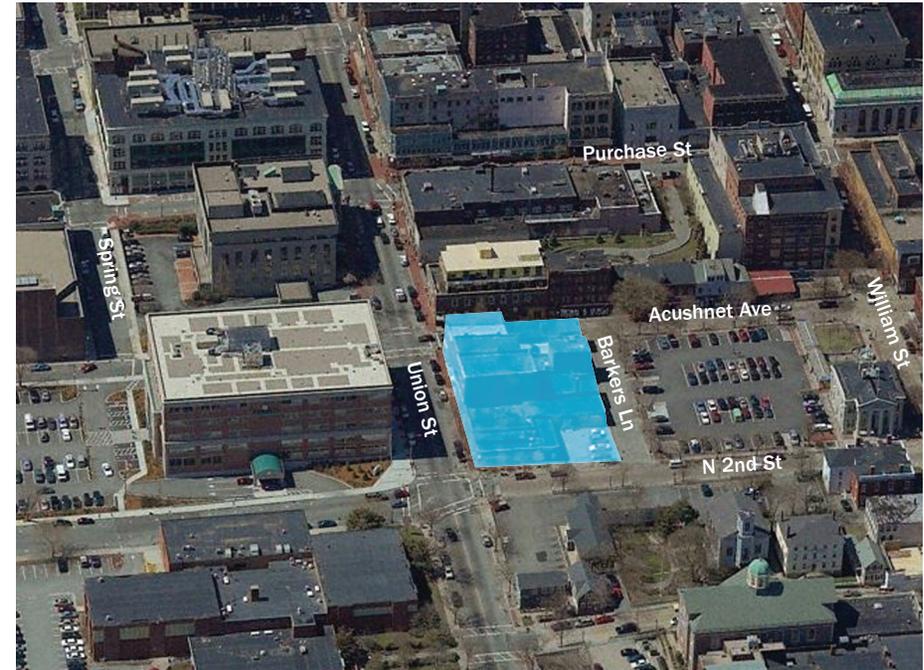
Current Owner: John L, Judith A Lima/Fundamental Investing Group
Michael P Lajoie (Trustee) MBM Realty Trust
Paul A Piva/Gail Florek

Assessed Parcel Value: \$2,264,300

Development type: Renovation and/or Addition

Implementation Timeframe: near term (less than 3 years)

Notes:



16 Underutilized Site

Area: 86,684 sf / 1.99 acres

Current Zoning: 2BUS

Site Address: 128 Union St

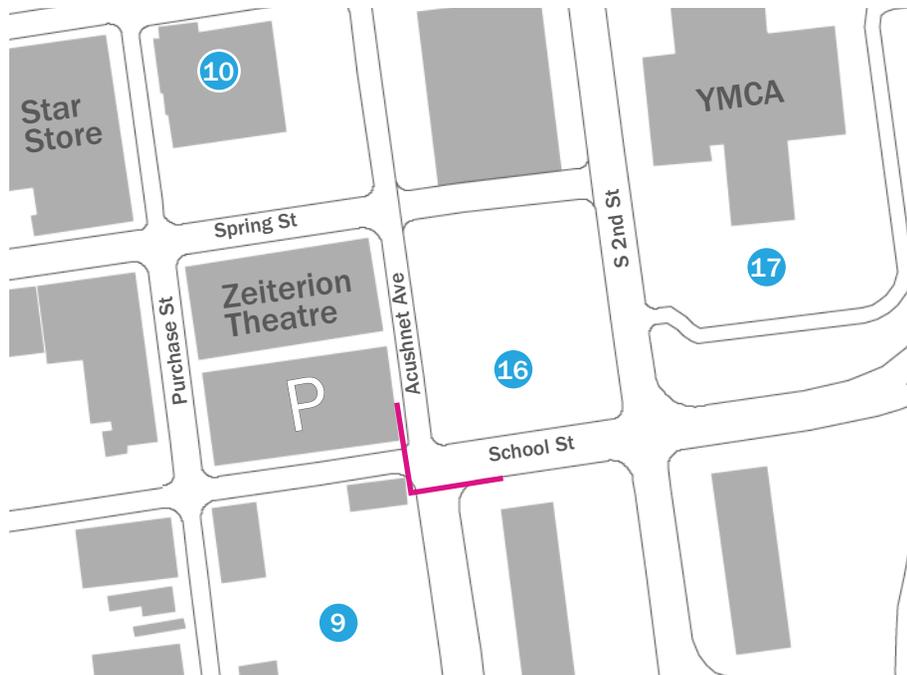
Current Owner: Compass Bank For Savings

Assessed Parcel Value: \$12,666,300

Development type: Ground-up

Implementation Timeframe: long term (more than 5 years)

Notes: Parking needs for the bank would be a pre-condition for any future development.



17 Underutilized Site

Area: 77,413 sf / 1.78 acres

Current Zoning: 3INA

Site Address: 25 Water St

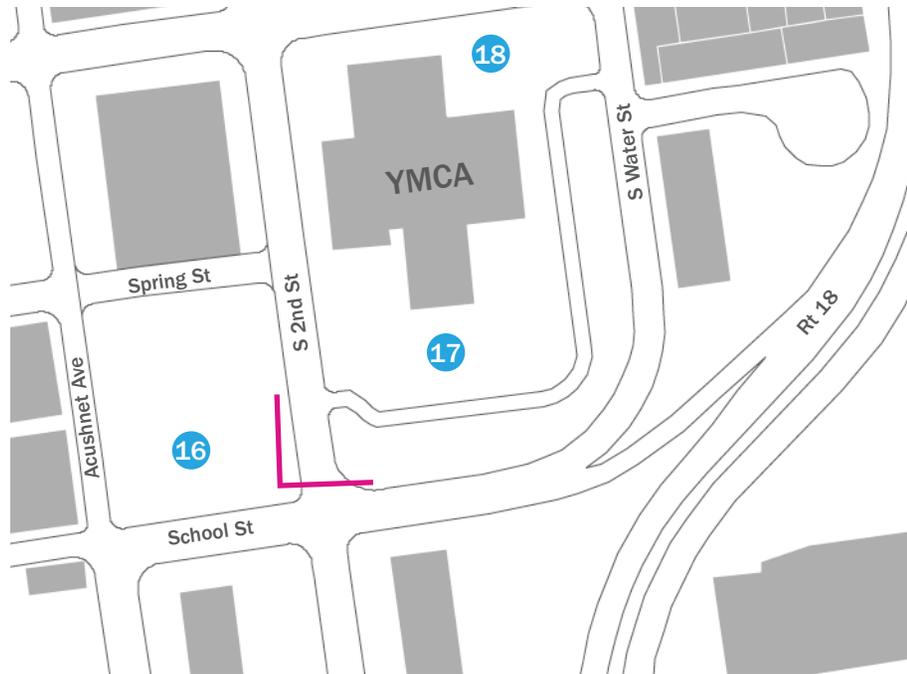
Current Owner: New Bedford YMCA

Assessed Parcel Value: \$4,606,200

Development type: Ground-up

Implementation Timeframe: long term (more than 5 years)

Notes: Parking needs for YMCA would be a pre-condition for any future development.



18 Underutilized Site

Area: 23,231 sf / 0.53 acres

Current Zoning: 3INA

Site Address: 25 Water St

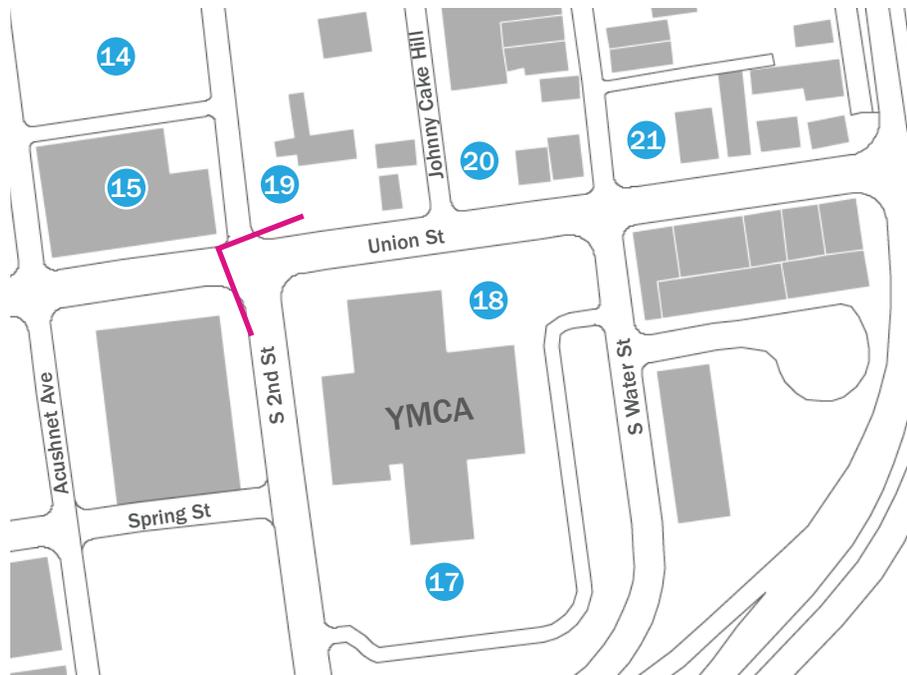
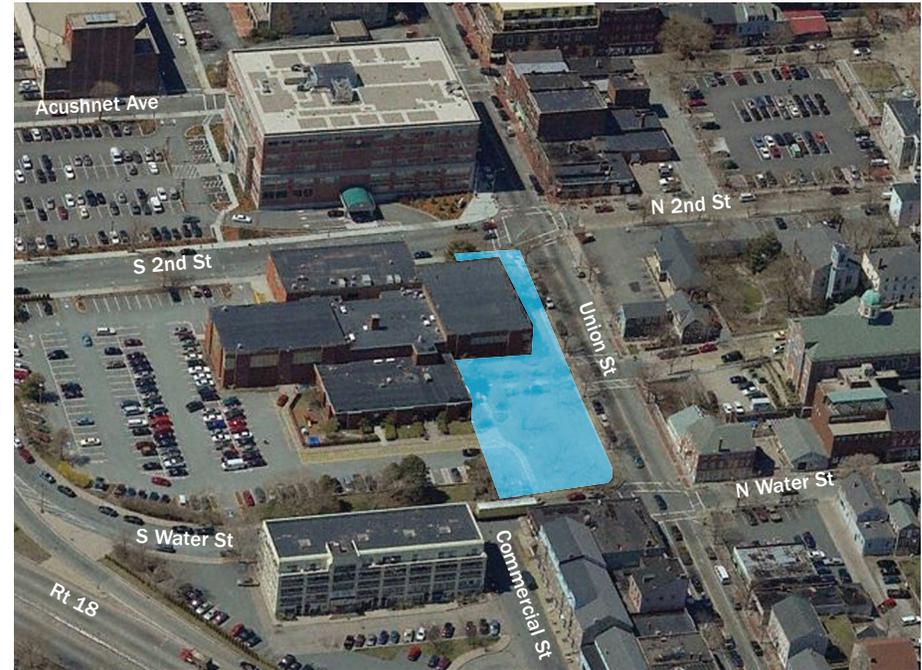
Current Owner: New Bedford YMCA

Assessed Parcel Value: \$4,606,200

Development type: Green/Open Space

Implementation Timeframe: near term (less than 3 years)

Notes: See accompanying Open Space catalogue for recommendations. Increase public use of green space.



19 Underutilized Site

Area: 18,730 sf / 0.43 acres

Current Zoning: 1INA

Site Address: 93 Union St

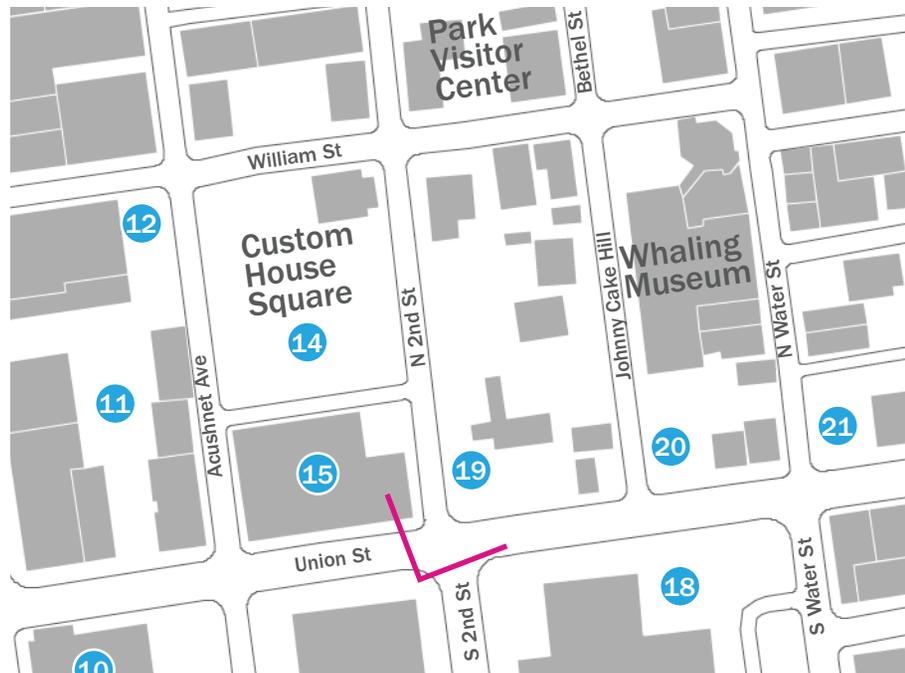
Current Owner: St Anna Credit Union

Assessed Parcel Value: \$618,300

Development type: Ground-up

Implementation Timeframe: near term (less than 3 years)

Notes: Prime corner site; narrow dimensionality.



20 Underutilized Site

Area: 7,316 sf / 0.17 acre

Current Zoning: 1INA

Site Address: 18 Johnny Cake Hill

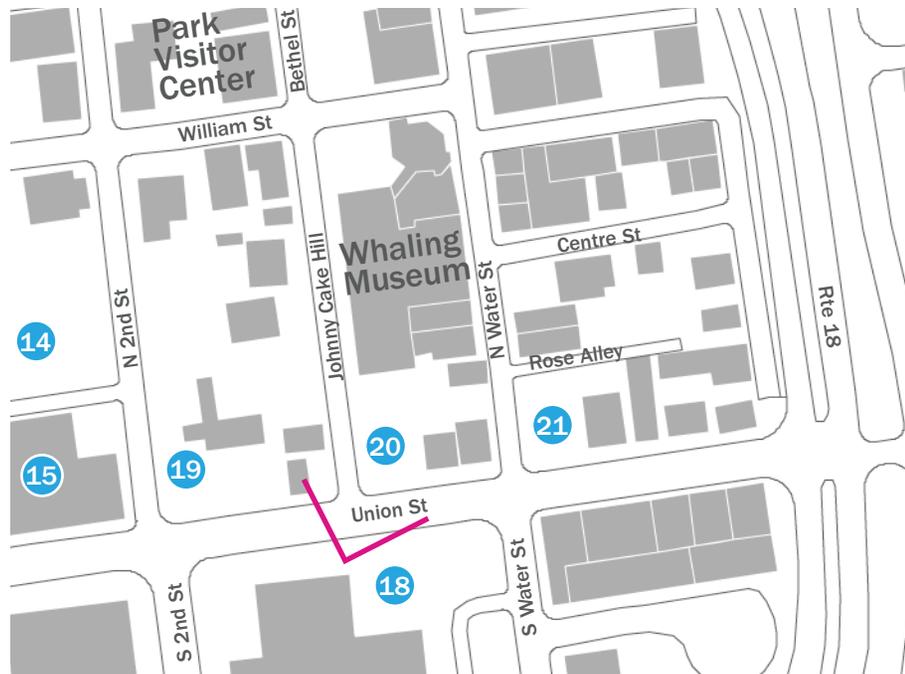
Current Owner: Old Dartmouth Historical Society

Assessed Parcel Value: \$7,324,700

Development type: Ground-up

Implementation Timeframe: near term (less than 3 years)

Notes: This is comprised of two sites: the Whaling Museum staff parking lot and the pocket park at the corner of Union Street and Johnny Cake Hill.



21 Underutilized Site

Area: 4,791 sf / 0.11 acres

Current Zoning: 2INA/Redevelopment

Site Address: Union St

Current Owner: New Bedford Redevelopment Authority

Assessed Parcel Value: \$154,800

Development type: Ground-up

Implementation Timeframe: near term (less than 3 years)

Notes: Chapter 21E site; buried gas tanks will have to be removed, site remediated.



22 Underutilized Site

Area: 43,124 sf / 0.99 acres

Current Zoning: 1BUS

Site Address: 72 N Water St (Candleworks parking lot)

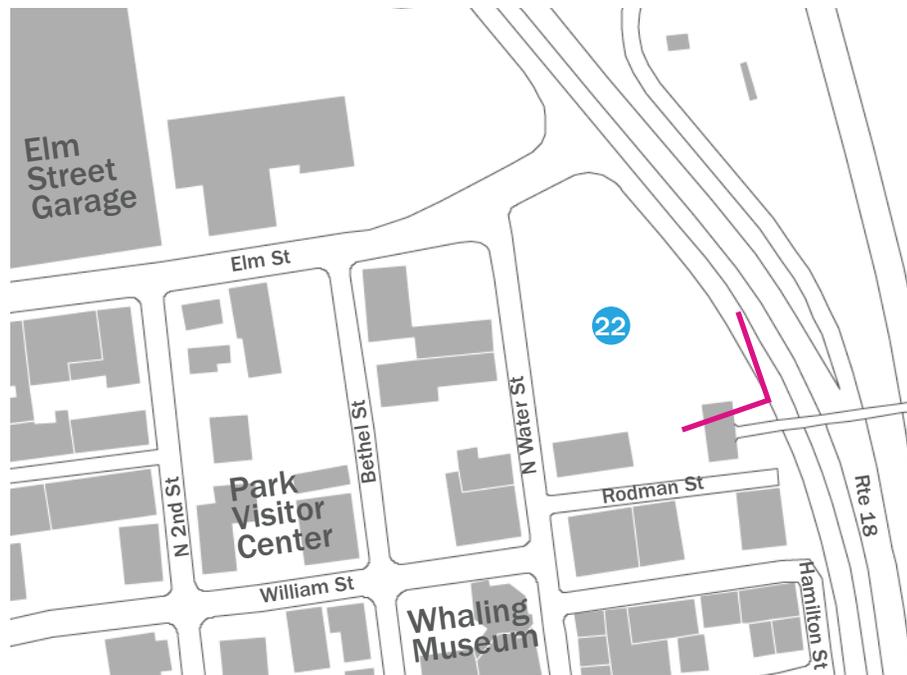
Current Owner: 72 N Water Street, LLC

Assessed Parcel Value: \$1,402,900

Development type: Ground-up

Implementation Timeframe: long term (more than 5 years)

Notes: Pedestrian bridge across Rte. 18 to be removed with highway reconstruction. Site with key visibility at entrance to Downtown; adjacent to underutilized parking at Elm Street Garage.

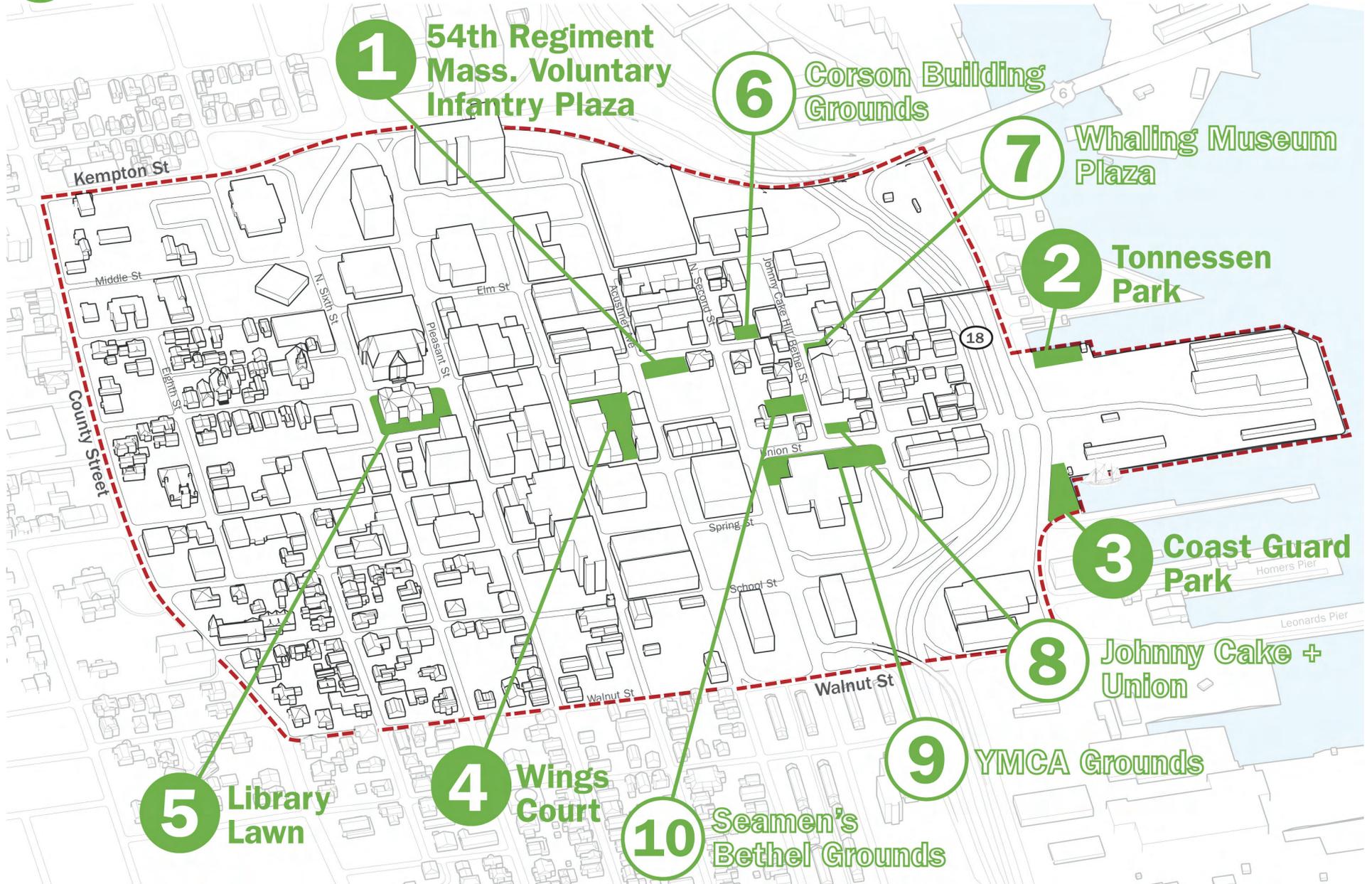


Appendix D

Open Space Summary Sheets

Municipal Ownership

Private Ownership



City of New Bedford

Open Space

Catalog

Downtown New Bedford Revitalization + Redevelopment Study
New Bedford, MA

Utile, Inc. Architecture + Planning
with FXM Associates

March - August 2009

1 54th Regiment Plaza

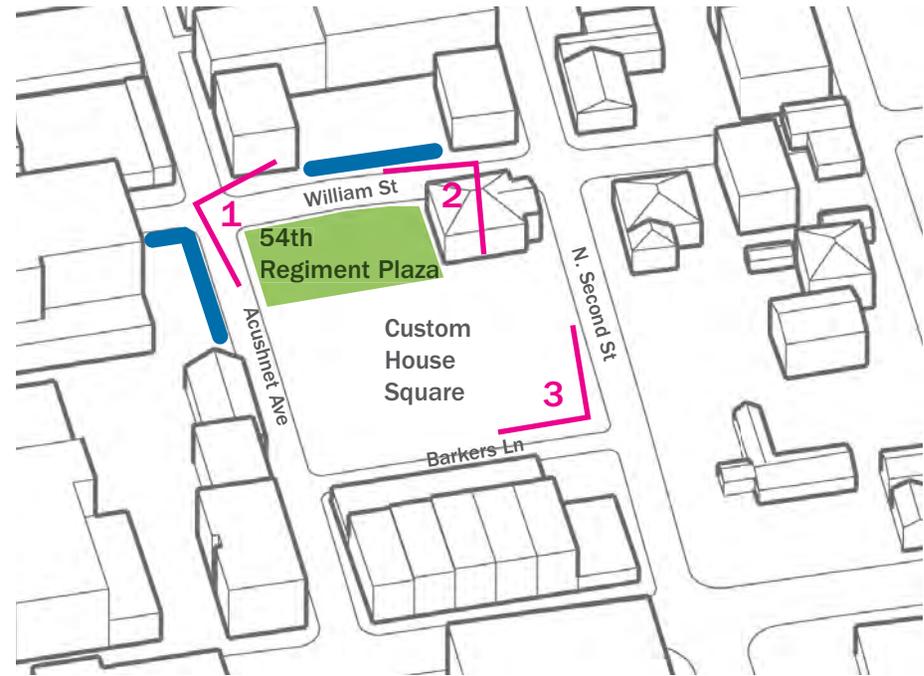
Area: 8,400 sf / 0.19 acres approx.

Utilization: The 54th Regiment Plaza is extremely well-used, as it represents one of the only open / green spaces in the downtown. Its location, diagonally across from the National Park Visitor's Center, is one of its great assets. Adjacent Custom House Square is currently a 70-space municipal parking lot that is cleared in the warmer months to become a venue for festivals, etc.

Quality: 54th Regiment Plaza pergola was recently refurbished and is in good condition. Pleasant, iconic fountain runs in warm weather. Little seating, due to the raised planter bed.

Improvements: There is great interest in removing the parking program at Custom House Square to convert the adjacent 0.6 acres into a permanent open space.

Problematic Edges: Surface parking across William Street; vacant former Lupo's site.



- view 1 of 54th Regiment Plaza from Achesnet / William
- view 2 of 54th Regiment Plaza from N. Second / William
- view 3 of Custom House Sq parking lot from N. Second / Barkers Ln.



2 Tonnessen Park

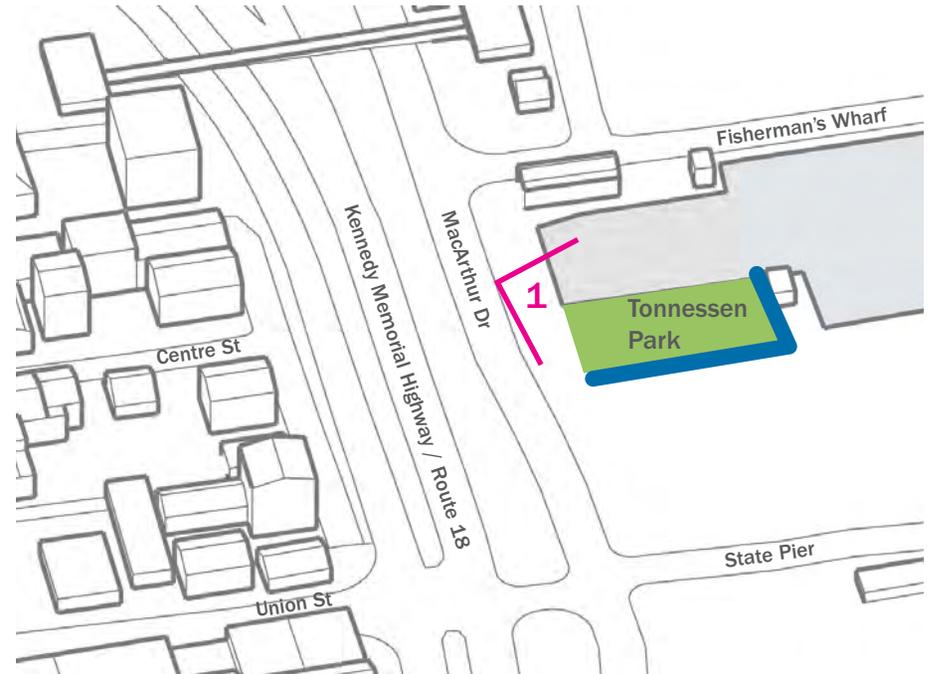
Area: 6,500 sf / 0.15 acres approx.

Utilization: The eastern edge of the park / plaza is lined with benches that are well-used at lunchtime (see photo below). The park is well-sited to capture waiting ferry riders as well.

Quality: It is a largely hardscape (brick) park, which likely makes it fairly easy to maintain.

Improvements: The park is slated to be improved with the impending Rte 18 improvements.

Problematic Edges: A more handsome eastern backdrop to the park (currently a rough wood fence) is warranted; better edge at State Pier.



view 1 of Tonnessen Park from MacArthur Drive



3 Coast Guard Park

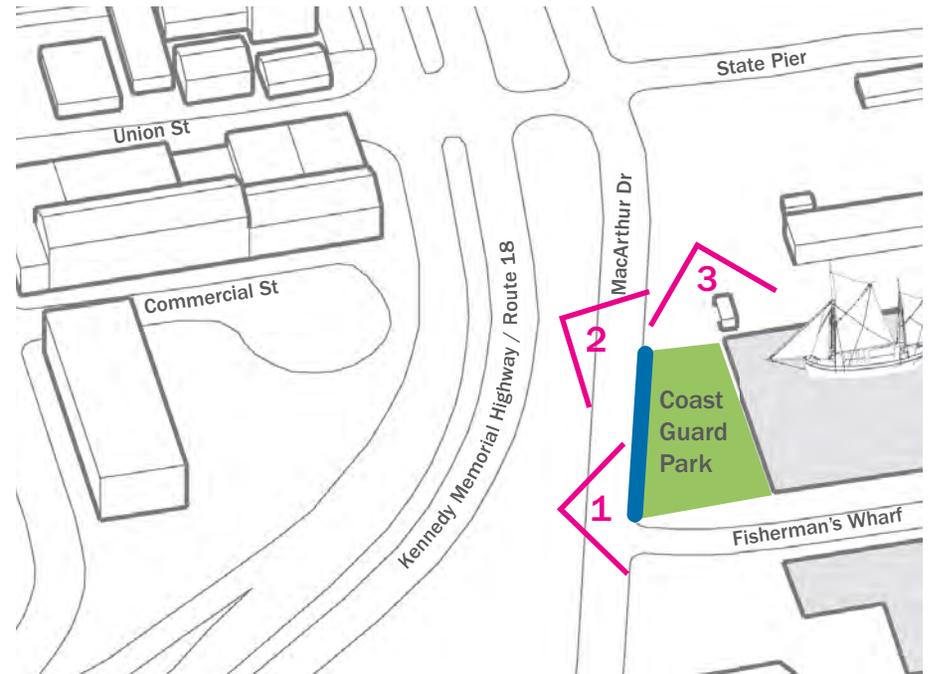
Area: 17,096 sf / 0.39 acres approx.

Utilization: There is little seating here—it is largely a boardwalk. When we observed the park it was un-used; perhaps during the summer weekends, with the return of the Ernestina, it is better utilized.

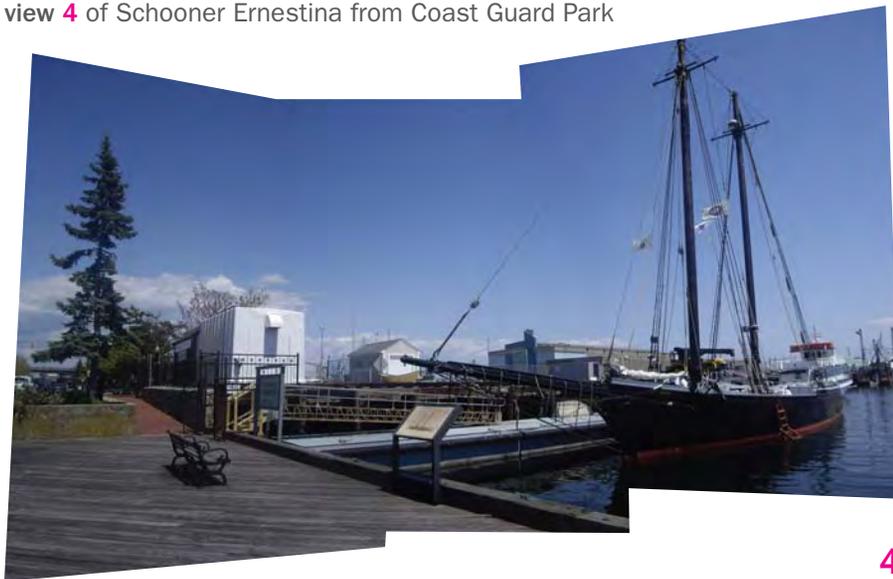
Quality: The boardwalk and the grass/timber retainers could use updating.

Improvements: The park is slated to be improved with the impending Rte 18 improvements.

Problematic Edges: The MacArthur Drive edge doesn't currently allow for casual entry to the park. A more fluid / porous edge is recommended.



views 1, 2, 3 of Coast Guard Park from MacArthur Drive
view 4 of Schooner Ernestina from Coast Guard Park



4

3

1

2

4 Wings Court

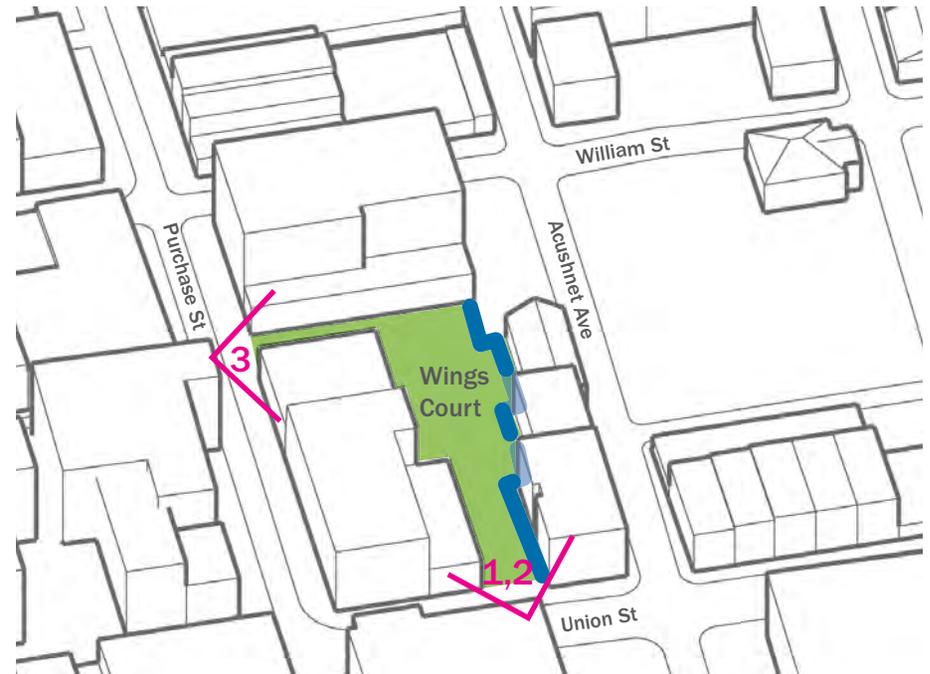
Area: 19,313 sf / 0.44 acres approx.

Utilization: Generally well-used at lunchtime (benches, retaining walls and cafe seating all utilized for seating). There is a new deck on the western edge that will presumably be used for outdoor restaurant seating.

Quality: Generally well-landscaped. The paving surface is asphalt; the area would feel more pedestrian-friendly if the asphalt were replaced with unit pavers.

Improvements: Remove the concrete wall between the Court and the Lupo's site. Improve the eastern edge behind the Acushnet Ave block. Increase exterior restaurant seating opportunities.

Problematic Edges: The eastern edge behind the Acushnet Ave block.



views 1, 2 of Wings Court from Union Street
view 3 of Wings Court from Purchase Street



5 Library / City Hall Lawns

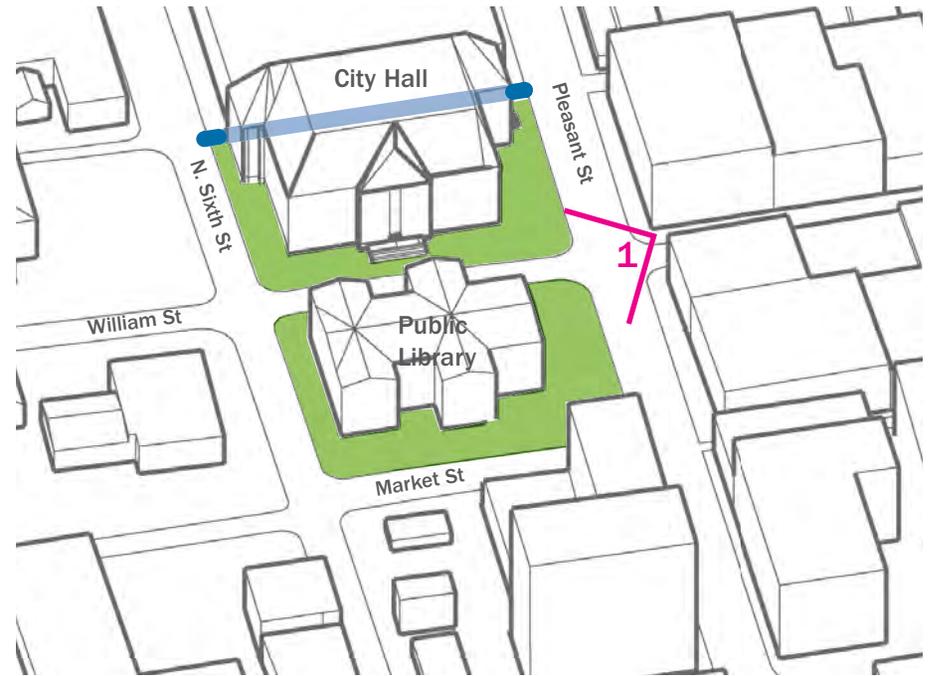
Area: 30,000 sf for both / 0.69 acres approx.

Utilization: Both the library and the adjacent City Hall green / civic spaces are well-used during the weekday lunchtime period. There is little to no formal seating, but the steps of each are used for informal seating.

Quality: Well-maintained and welcome green space in the heart of the City.

Improvements: Formal seating (benches), if added would be used.

Problematic Edges: Northern (back) edge of City Hall, against SRTA Terminal.



view 1 of Library (left) and City Hall (right) from the corner of William and Pleasant Streets



6 Corson Building Grounds

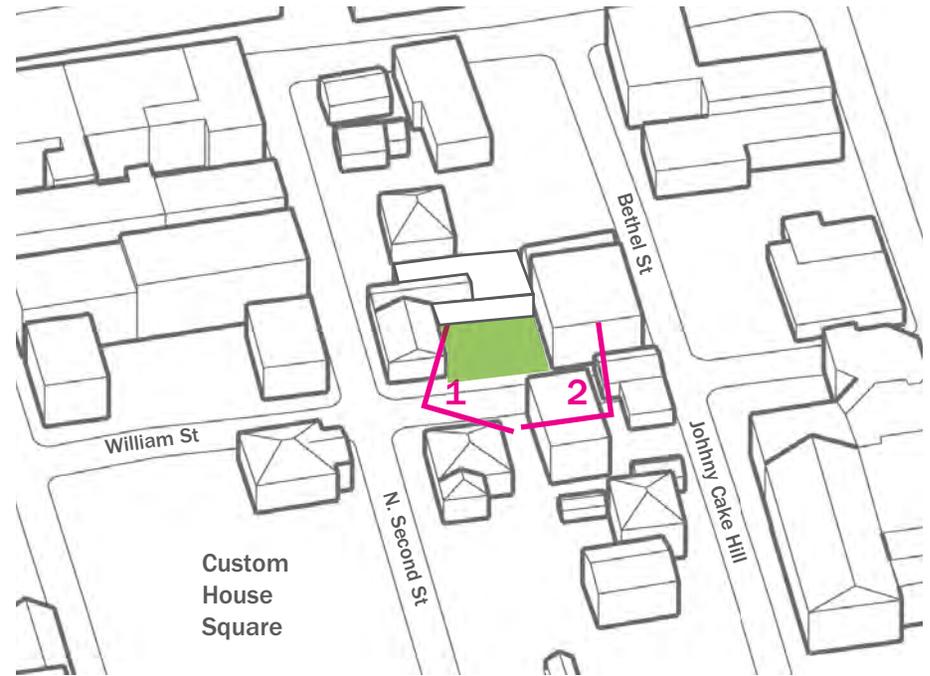
Area: 5,608 sf / 0.13 acres approx.

Utilization: Appeared under-used during the work week. Likely well-used during the higher-volume tourist periods.

Quality: Extremely well-designed and -maintained.

Improvements: None

Problematic Edges: None



view 1 of the Corson Grounds from the William / N. Second corner
view 2 of the Corson Grounds from the William / Bethel St end



7 Whaling Museum Plaza

Area: 4,700 sf / 0.11 acres approx.

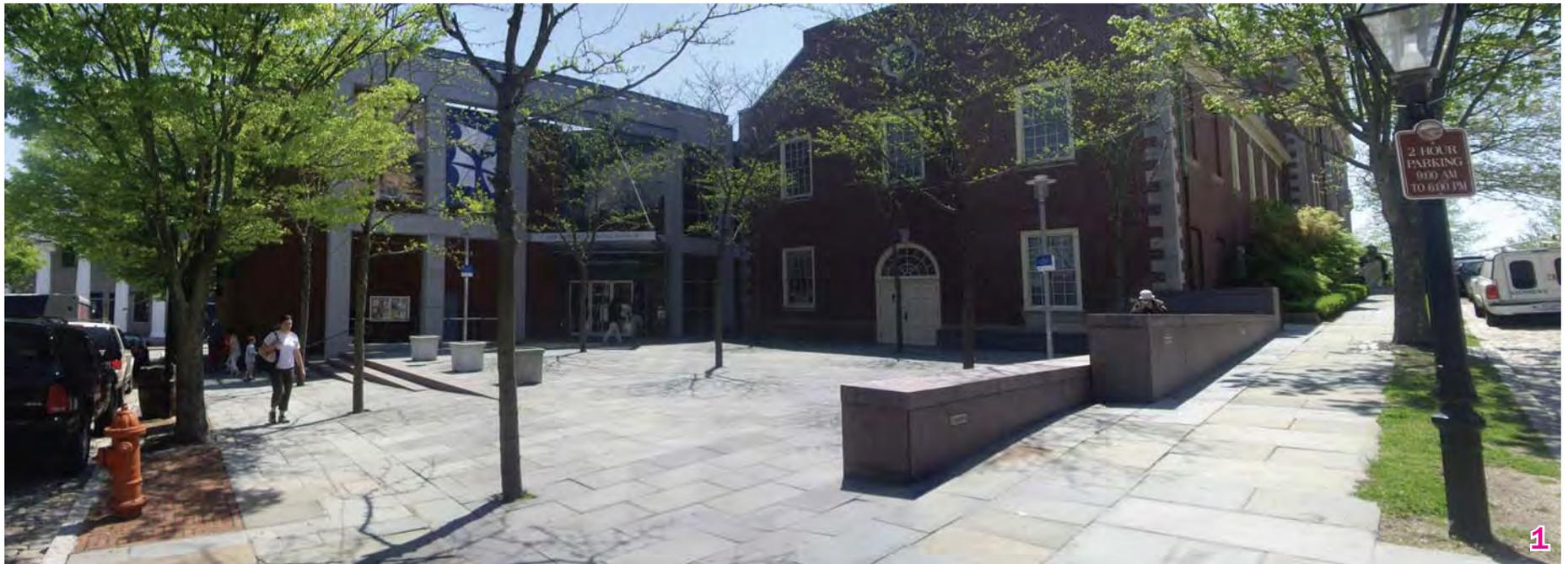
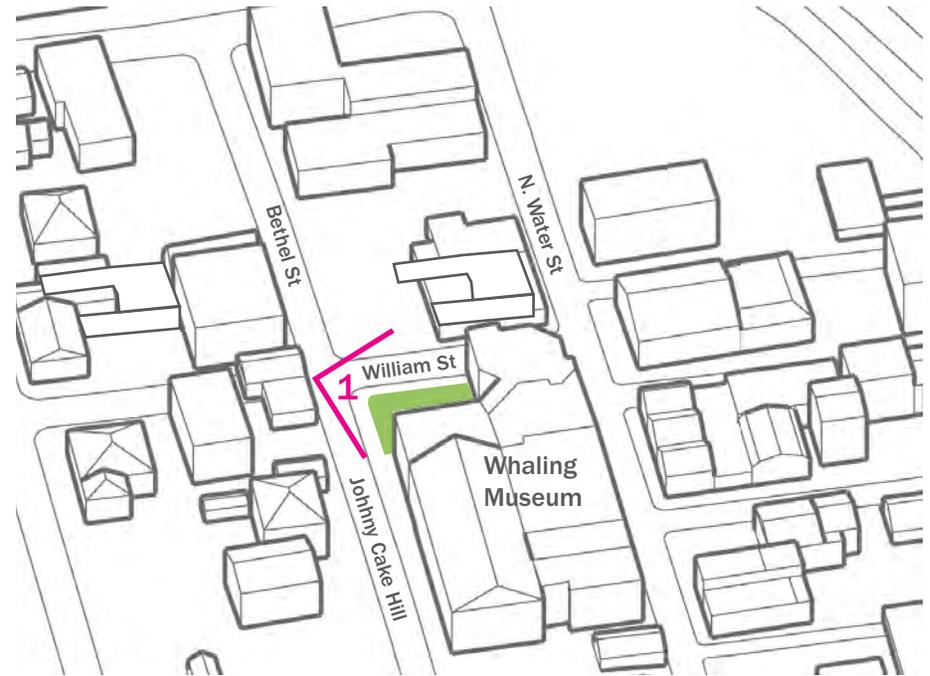
Utilization: Primary waiting / meeting area for visitors to the Whaling Museum. It is a hardscape plaza that discourages sitting.

Quality: Well-maintained hardscape expanse that successfully navigates the difficult grade change.

Improvements: Moveable seating, seasonal planters.

Problematic Edges: None

view 1 of the Whaling Museum Plaza from the William Street / Johnny Cake Hill corner



8 Johnny Cake + Union

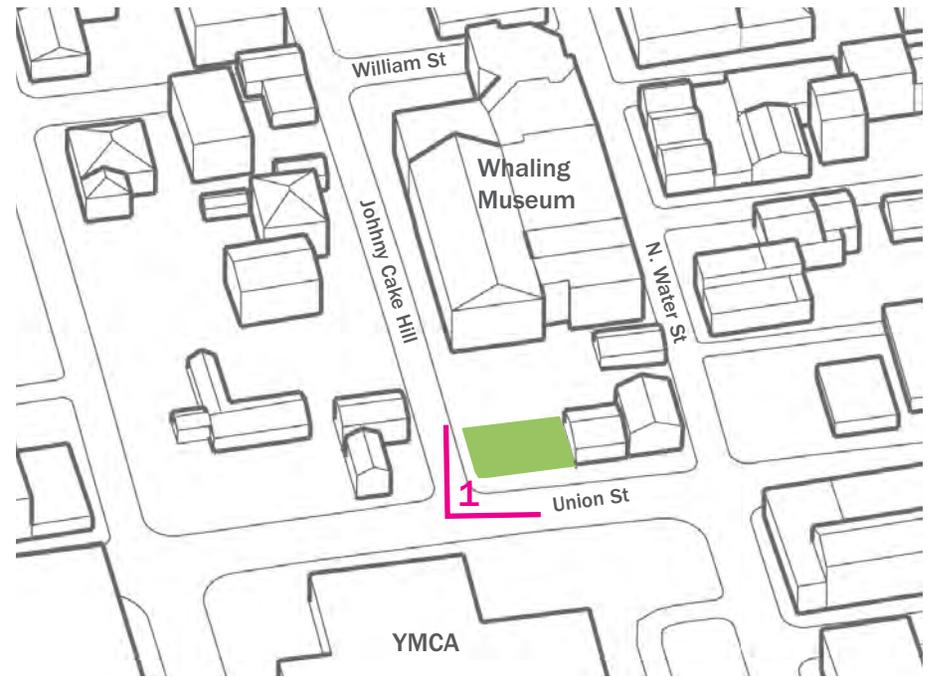
Area: 4,700 sf / 0.11 acres approx.

Utilization: There is one bench in the pocket park, but it is not frequently used. This is largely a short (non-resting) stop on the interpretive trail.

Quality: Nicely landscaped.

Improvements: While a nice visual amenity, this plot could be better utilized as an infill development site.

Problematic Edges: None.



view 1 of the pocket park from the Johnny Cake / Union Street corner



9 Seamen's Bethel Grounds

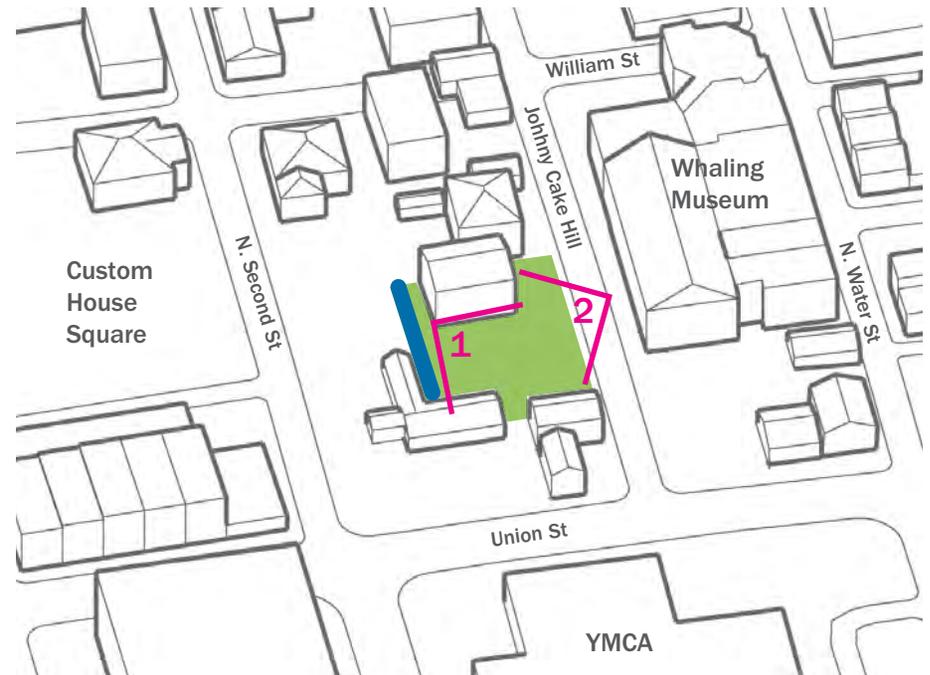
Area: 8,600 sf / 0.2 acres approx.

Utilization: This space is not actively used on a daily basis, but can be rented for functions.

Quality: Beautifully landscaped and maintained.

Improvements: Replace chainlink fencing at rear of garden with higher quality fencing. If Custom House Square becomes open space, perhaps a vertical connection (stair) between this and the Square could be considered.

Problematic Edges: The back of this green space is elevated above the St Anne's Credit Union and Port Society parking lots. More substantial planting at this back edge would help to screen the asphalt expanse below.



view 1 of Seamen's Bethel grounds from the back
view 2 of Seamen's Bethel grounds from Johnny Cake Hill



10 YMCA Grounds

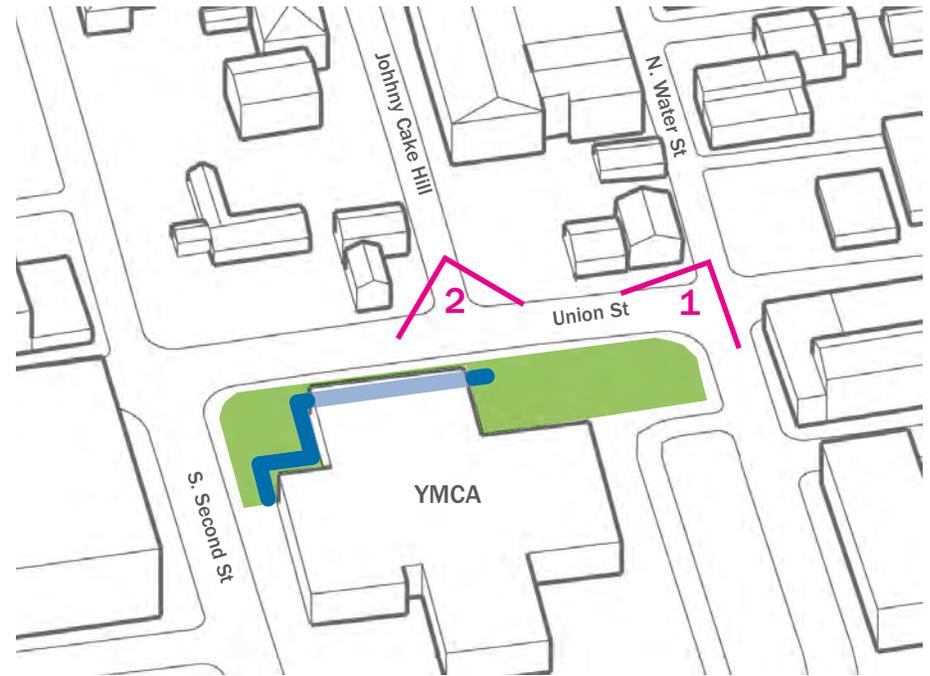
Area: 23,230 sf / 0.53 acres approx.

Utilization: This green space is not used in either a passive or active manner; it is currently just a green forecourt to the YMCA.

Quality: The pathways at the end of Johnny Cake Hill are nicely landscaped; the grass is generally in good shape.

Improvements: Although the grass is a visual amenity, this space could be more actively engaged in the public realm by better responding to the view corridor coming down Johnny Cake Hill and perhaps adding seating.

Problematic Edges: The S. Second / Union Street corner and the Union Street edge where the blank face of the building is closest to the street. The landscaping could act as a more pleasant buffer to the blankness.



view 1 of YMCA grounds from Union / N Water Street corner
view 2 of YMCA grounds from Johnny Cake Hill



Appendix E

Meeting Minutes

Team Meeting #1

03.05.2009

Kick off Meeting—no minutes taken

Team Meeting #2

04.21.2009

Meeting Minutes

NOTE: slideshow included on CD in Appendix F

Team Meeting #3

05.19.2009

Meeting Minutes

NOTE: slideshow included on CD in Appendix F

Team Meeting #4

06.18.2009

Meeting Minutes

NOTE: slideshow included on CD in Appendix F

Team Meeting #5

07.07.2009

Meeting Minutes

NOTE: slideshow included on CD in Appendix F

Public Meeting #2

07.11.2009

Comments from Break-out Stations

NOTE: slideshow included on CD in Appendix F

utile

Meeting Minutes

Project: *Live, Work, Play, Learn: Downtown New Bedford Development Plan*

Subject: Team Meeting #2

Date: 04-21-2009, 10am—12pm Corson Building, New Bedford

Present: Derek Santos (NBEDC); Anne Louro, Jill Mclean (City of New Bedford); Jennifer Nersesian (NPS); Kevin Pelland, Diane Nichols (Downtown New Bedford Inc.); Jacquelyn Hallsmith (FXM Assoc.); Christina Crawford, Ian Kenney (Utile)

Distribution: All present; Ed Starzec, Bob Kaye (MassDevelopment)

Issue	Comments	Action by
Public Education/ Jobs	Feedback from the City-wide Masterplan focus groups suggests that insufficient public education discourages jobs from moving to NB. Without jobs in NB, talented graduates (high school, UMD, BCC) have to leave town to find work (a chicken-egg problem).	
Homers Wharf Hotel (Marriot)	Is through permitting. Ground breaking will occur in the next few weeks (weather/schedules allowing). Utile had received the engineering plan, which showed reduced plantings from earlier conceptual design; in the permitted architectural/ landscape plan this is apparently expanded upon.	
SRTA Terminal	It is not a given that it will be relocated, although everyone agrees that this would be preferable. If it is relocated to the Whale's Tooth Intermodal location, it will be important to create a shuttle system in which it is perceived to be quick and easy to get into the downtown via secondary public transport.	
The Loop	The UMass Dartmouth (UMD) 'Loop' links the UMD main campus with the Dartmouth Mall and the Star Store downtown; it is restricted to current UMD students / staff only. The vehicles used are shared between the Martha's Vineyard Fast Ferry and UMD. In the summer they are shuttles from Whale's Tooth to the State Pier; during the school year they run for UMD. There is a proposal to make the Loop permanent (SRTA, Volpe Institute)—NPS transportation and feasibility study coming in June.	Utile to add Loop to the bus plan graphics.
The Loop II	Utile suggested a plan in which there would be a fully public <i>Loop II</i> that would run a frequent service to get people from the future Whale's Tooth Intermodal Station to key spots in the downtown. Initially proposed stops included State Pier, the new hotel, the Star Store, City Hall (SRTA) and back to Whale's Tooth (clockwise route). Such a loop could be phased to link the current SRTA terminal to the commuter	

The Loop II (continued)	rail initially, but could continue on the same itinerary after the SRTA was moved to Whale’s Tooth. Frequency of busses and a more “shuttle-like” appearance of the vehicles themselves would indicate to users that this is a fast and convenient option. It was asked whether perhaps the Loop II wouldn’t be better if it ran in a counterclockwise direction, to drop passengers at the downtown first. This will be considered in further investigation.	
Vehicular Access to Downtown	From points West: Kempton, Union. From South: County Street (NOT Pleasant St.) From East: Walnut & Elm will be major access points after Rte. 18 is renovated; Union St. will be converted into the major pedestrian intersection, with walking connections to State Pier and the waterfront. From North: Quest Center connection to downtown is mainly used by residents. Wayfinding focus should shift accordingly.	Utile to update vehicular access diagram. Wayfinding should focus on Elm St. and Union St. (west). Utile to obtain NPS Wayfinding report and integrate into assessment.
Walnut Street, Rte 18 off-ramp parcel	Following Rte. 18 renewal/demolition of off-ramp, Walnut Street will be used primarily by residents to access the waterfront. Walnut Street is too far South to be an active part of the tourist path. The off-ramp parcel remains a good option for development.	Utile to adjust the State Pier diagrams to respond to comments.
DMJM Harris Traffic + Parking Study	With the Rte. 18 redesign, the direction of travel of some one way streets will have to be changed to two way; a few others will remain one way, but will reverse direction (unlocking the potential of the Zeiterion Garage from the south).	Jill to get accompanying DMJM maps to Utile. Utile to incorporate crucial DMJM ideas into analysis.
Parking Count + Management	The number of spaces in the downtown is NOT the problem; the problem is Poor Management, Policing, Promotion. Several streets that have parking on one side could be converted to two-sided parking streets simply by removing the ‘No Parking’ signs (Derek). Consider Custom House Square parking counts against spaces that could be added with two-sided parking.	Utile to incorporate crucial DMJM ideas into analysis; create graphic that tallies extra spaces if two-sided parking were added.
Green Space	A crucial need for more green space downtown, especially if more residential program is to be inserted. Custom House green space is highly utilized by kids simply because there are so few green spaces downtown. Custom House Square could be carefully designed to reduce or eliminate parking which could yield flexible open space that could accommodate festivals / civic gatherings (as it does now).	
Schooner Ernestina	Out for repairs—its slated permanent location is to be on the southwest corner of State Pier. The pedestrian crossing at Union St should have a clear view or wayfinding elements to announce the Ernestina and the future immigration museum / visitor point.	Utile to include Ernestina in future graphics.

Public Meeting Preparation	<ul style="list-style-type: none"> • Utile to create a timeline for City / NBEDC kick-off • Utile to add relevant past work to demonstrate the likely results of the study (Worcester renderings, Somerville diagrams). Explain goals. • Create timeline of current/upcoming studies, planning, construction • Print maps for public to suggest development sites. 	Update slideshow, print large scale maps.
Possible Additional Development Scenario Sites		
State Pier & Union Street	State/City owned. Could sustain a scrim of development without encroaching on State Pier operations. A friendly face across Rte 18 might provide the impetus to cross to the waterfront, and would provide services for ferry riders. Is small scale of development financially feasible?	
Pleasant St & Union St.	(South of our 'Site 5') – former WBSM location? Underutilized 4-5 story building in prime location.	
St. Anne's / Port Society parking lot	Prominent corner site; narrow for many potential programs.	
Candleworks parking lot	N. Water Street. Owners want more parking, due to perception that less parking would deter clientele. Perhaps the area of the site where the	
Whaling Museum lot on Union St.	Nicely landscaped, but clearly underutilized site right on Union Street.	
Lot North of Middle Street	Parking for Employees of the bank. The bank has an additional lot for customers. Very close to Elm Street garage.	
Walnut St. / Off-ramp parcel	See above.	
Parking lot across from City Hall	City-owned.	

This memorandum represents our understanding of the events which transpired and the actions which were taken. If they do not conform to a recipient's understanding, prompt written notice must be communicated to the writer. If no corrections or objections are made, this memorandum will be relied upon as a factual interpretation of this meeting.

utile

Meeting Minutes

Project: *Live, Work, Play, Learn: Downtown New Bedford District Plan*

Subject: Team Meeting #3

Date: 05-19-2009, 10am—12pm Corson Building, New Bedford

Present: Derek Santos (NBEDC); Patrick Sullivan (OCD), Ann Marie Lopes, Jill Maclean (CNB Planning); Ed Starzec (MassDevelopment); Jennifer Nersesian (NPS WHP); Diane Nichols (Downtown New Bedford Inc.); Frank Mahady, Jacquelyn Hallsmith (FXM Assoc.); Tim Love, Christina Crawford, Ian Kenney (Utile)

Distribution: All present

Issue	Comments	Action by
Task Force Participation + Recommendations	<ul style="list-style-type: none"> • Light attendance for previous and current meeting. Suggested that more targeted outreach be undertaken to increase participation in Team Meetings. As more decisions about site selection and program distribution for the development scenarios are made, more input from wider constituencies will be desired. • Suggested that South Central neighborhood representative(s) be invited to be on the Downtown Task Force. Informed discussion, consideration of identified development sites, Downtown connectivity, and development scenario programs/uses would benefit from South Central community input. • Suggested that a representative from the Historic Commission be invited to be on the Downtown Task Force, in addition to CNB Planning staff on the Client Team. 	<p>City, NBEDC to do further targeted outreach to increase Task Force participation</p> <p>Utile to provide City with slideshow for wide distribution + feedback</p>
Sidewalks + Streets	<ul style="list-style-type: none"> • The difference in character between Historic District/National Park (WHP) streetscape and materials and the rest of Downtown is an asset: allows the park to be understood as special. • The typical sidewalk design in Downtown is scored concrete with brick strip at the curb edge to receive the streetlights, trees and garbage cans. This design is a nice complement to the NP design, and should be carried consistently throughout the entire non-NP Downtown. <p><i>Recommendations</i></p> <ol style="list-style-type: none"> 1. Where the sidewalks meet between the Historic District/WHP and typical Downtown, the joint should be carefully detailed to avoid awkward transitions (for an example of this type of awkward joint see the corner of Johnny Cake Hill and Union Street). 	

<p>Street Trees</p>	<ul style="list-style-type: none"> Based upon the 2007/2008 Downtown Action Plan inventory, street trees in the Downtown are irregularly spaced, with some key streets with stretches without trees (sections of Union St, Pleasant St and County St in particular). <p><i>Recommendations</i></p> <ol style="list-style-type: none"> Increase number of street trees with more regular spacing + consistent tree pit design Prioritize Union and Pleasant Streets for Phase 1 street tree improvement; Phase 2: No. Sixth, Acushnet Ave and So. Second St Re-engage business owners to sponsor / adopt individual street trees 	
<p>Street Lights</p>	<ul style="list-style-type: none"> Number of Washingtonian-style pedestrian lights increased recently with Public Works Economic Development (PWED) grant. Downtown core (<i>primary pedestrian area</i>) is well-populated with pedestrian lights. South of Union Street cobra-head highway fixture takes over. To extend the feeling of safety / security for pedestrians, and extend the perceptible Downtown, pedestrian lights should extend to the south of Union. <p><i>Recommendations</i></p> <ol style="list-style-type: none"> Replace cobra-head fixtures south of Union St with pedestrian-scale lights, as is the standard in the Downtown core. Perhaps re-engage NStar to discuss extension of the 1999-2001 "upgrade" that allowed the pedestrian-scale lights to populate more of the Downtown. 	
<p>Parking Management Issues</p>	<ul style="list-style-type: none"> Preponderance of surface parking lots in the study area. As was indicated with DMJM's 2004 parking study, there is a surplus of parking, and underuse of municipal garages. Some key surface lots should be considered for redevelopment. Too many unused, reserved spaces on lowest levels of the Elm Street Garage, deterring and limiting quick-turn-over spots for visitors. A recent, informal survey for this study found only 70 of the 200 reserved spaces regularly occupied – leaving 130 lower level reserved spaces vacant. Each parking study completed in the past few years has shown continuously diminishing usage of Standard-Times parking spaces in the Elm St Garage. Suggested again that the Standard-Times reserved spaces be relocated to the upper floors. Since Standard Times has floor-specific lease, the lease would have to be restructured to move spaces to top floor. Interim/immediate suggestion: modify current reserved parking signs to read "RESERVED PARKING M-F BEFORE 6:00 PM" to allow visitor parking during the evenings and weekends, and accommodate Standard-Times variable work shifts. 	

<p>Parking Management Issues (continued)</p>	<ul style="list-style-type: none"> • City employees should be required to park in Elm St Garage, using incentives and rewards for initial specific time period, as recommended in previous Downtown parking management reports. Enforce penalties to ensure compliance which will free up valuable on-street parking spots and increase usage of the garage. • Should Elm St Garage be branded more explicitly with National Park Service to increase usage? The answer was “no” in the past, due of the cost and maintenance burden that type of partnership would imply. • If double-sided parking is instituted in the NP as was recommended by DMJM in 2004, the City could add approximately 75 on-street spaces to the supply of Downtown parking spaces. These new, metered spaces could immediately justify the conversion of the Custom House Square municipal parking lot to a dedicated open space (as was the initial proposal when the former Kerwin parking garage was demolished). • There are 70 current spaces at Custom House Square (not 75 as is usually cited). Therefore, the approximately 75 new on-street spaces would provide a modest 5 additional spaces to Downtown parking supply. • Pay & Display meters (such as those used on Newbury Street, Boston) should be installed throughout the Downtown to discourage long term parking and meter-feeding. The varying time limits for Downtown on-street parking spaces may warrant further examination, particularly within the core area of commercial and pedestrian activity. <p><i>Recommendations</i></p> <ol style="list-style-type: none"> 1. Target key surface parking lots for new development or open space 2. Install double-sided parking in Whaling Historical Park (DMJM 2004) 3. Re-allocate reserved Standard-Times spaces in Elm St Garage: <ol style="list-style-type: none"> a. Reserved parking for S-T working hours/shifts only (M-F, 7am-6pm, evening, and overnight shifts) b. Reduce 200 Standard-Times spaces to 80 spaces and relocate majority to upper floors c. Place other long-term pass holders on upper floors, including reserved CNB employee parking (M-F 7am-6pm). d. Install informational/directional signs to public parking on lowest floors 	
<p>Open Space</p>	<ul style="list-style-type: none"> • There is a nice distribution of small open spaces in the Downtown, but they are not linked in any way (physically or perceptually) to promote pedestrian circulation throughout the Downtown, and to the waterfront. • The concrete wall at the corner of Wing’s Court should be removed to allow pedestrian passage between Wing’s Court, the former Lupo’s site, and the 54th Regiment Plaza, and to Union Street. • The Lupo’s site should be considered as a place for a public plaza (at least temporarily). 	

<p>Open Space (continued)</p>	<ul style="list-style-type: none"> • Custom House Square parking lot, re-purposed as a park / open space, should be designed with some passive recreation space (green lawn) and a more substantial hardscape area to allow for the space to be used for festivals and tented events. • Explore tent layouts at Custom House Square (explore fewest possible tie-downs/electric connections to allow for the most flexibility in tent layout). • Institute a Public Art program with the CVPA to capitalize on the artistic talent already extant within the Downtown, and to provide more civic landmarks. <p><i>Recommendations</i></p> <ol style="list-style-type: none"> 1. Link open spaces in perceptible itinerary 2. Improve edges of existing downtown open spaces 3. Re-appropriate Custom House Sq as green space 4. Institute public art program w/ CVPA 	
<p>Market Assessment</p>	<ul style="list-style-type: none"> • Condominium sales have been/will continue to be weak. Rentals are in higher demand. • Renters: Young Professionals—Divorcees—Empty Nesters • Retail will need to serve niche markets, and will likely come from nearby successful businesses willing to come into Downtown New Bedford (e.g. The Bay & The Cottage). • Broadband/ T1 connections are not well represented on the South Coast. Coverage in downtown New Bedford includes Spring St. from County to Sovereign Bank, and possibly 5 Dover St and 9 So. Sixth St. at former AT&T buildings, Lack of fiber optic/broadband access creates a huge impediment to expanding the number and type of existing tech-based Downtown businesses, accommodating new tech-based start-ups or attracting tech-based firms in the region to locate here. Could this be incorporated / laid in Rte. 18 reconstruction? Could this be funded as an infrastructure project of the MA ARRA? 	<p>FXM to continue local interviews; will provide specific downtown market assessment at June meeting</p>
<p>Development Scenarios + Sites</p>	<ul style="list-style-type: none"> • The first two market-driven development scenarios will be for Institutional programs: 40,000 SF for the Bristol Community College, and 50-100 dorm units for UMass Dartmouth. • Sites were chosen that met the general site criteria cited on the <i>Program Matrix for Targeted Sites</i>. • Five (5) sites chosen for testing (see these sites listed below). • It was agreed that some time constraint (implementation timeframe) should be considered while picking sites (e.g. near-term = less than 3 years; longer-term = 5+ years). 	<p>City / NBEDC to do limited outreach on the chosen sites</p>

<p>Development Scenarios + Sites (continued)</p>	<ul style="list-style-type: none"> • State Pier eliminated as a potential development site. It is complex enough to substantiate its own study, and too many current studies are focusing upon this location. • City-owned 'Site 21' is a former gas station that has gas tanks buried underneath. Remediation would be required; Chapter 21E classification was prepared prior to parking lot construction/landscaping. • Sites 6,7,9 could be used to activate 'bookends' of Purchase Street. • YMCA-Walnut Street will need to be examined during CNB planning for redevelopment of Rt. 18 surplus r-o-w and adjacent land. • Could Jeff Pontiff provide some of the property ownership information? 	<p>Utile to begin conceptual development scenarios to test initial viability of the 5 chosen; 2 best sites will be selected after this initial test, and more in-depth scenarios for these sites will be shared at the June meeting</p>
<p>Next Steps</p>	<ol style="list-style-type: none"> 1. Outreach to Institutional community; interviews (FXM) 2. First iteration of two development scenarios (Utile) 3. Select sites for third and fourth development scenarios; assign program to these sites (All) 4. CNB/NBEDC to provide information identified at Study start-up meeting: <ol style="list-style-type: none"> a. List of new Downtown retailers, businesses, and key property owners over past 2-3 years; b. NB Art Museum status/interview contact; c. Names, locations, contacts at "19 storefronts occupied since 2007" referenced by M. Morrissey in 4/19/2008 press release; d. List of other suggested FXM interview contacts; e. Downtown study area property inventory data (MassDevelopment) <p><i>Next meeting</i> June date pending; time and location to be confirmed by MassDevelopment and distributed by CNB/NBEDC.</p>	<p>CNB/NBEDC to provide information identified at Study start-up meeting</p> <p>CNB/NBEDC to contact all attendees with updated date and time for June meeting (Mass Development to confirm date change)</p>
<p>Attachments to these minutes</p>	<p><i>Underutilized Sites Map</i> <i>Program Matrix for Targeted Sites</i></p>	

Development Sites to be tested for Scenarios 1 + 2

Site Name	Site Number (keyed to <i>Underutilized Sites</i> map)	Notes
Webster Bank Building	Site #2	Will assume that Webster Bank branch and office space to remain on ground/other floors (WB regional offices at this branch)
Standard-Times Building	Site #3	Utile to obtain documents from previous BCC RFP (with DCAM) to gather programmatic information + building limitations. Scenarios <i>not</i> to include the former Boys + Girls Club / new condominiums.
City Hall parking lot	Site #4	City-owned, currently vacant
Bank Boston parking lot	Site #7	Will assume drive-through to be removed
Keystone Site	Site #8	

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Meeting Minutes

Project: *Live, Work, Play, Learn: Downtown New Bedford District Plan*

Subject: Team Meeting #4

Date: 06-18-2009, 9—10.30am, New Bedford City Hall

Present: Irene Buck (Artworks!); Capt. Joseph Cordeiro (NBPD); Mark Hess (HallKeen); Katherine Knowles (Zeiterion); Roy Nascimento (NB Area Chamber of Commerce); Diane Nichols (Downtown New Bedford Inc.); Jeff Pontiff (Pontiff Realty); Joann Roderiques (South Central Neighborhood Group); Terri Romanovitch (BCC); Richard Henderson, Bob Kaye, Ed Starzec (MassDevelopment); Derek Santos (NBEDC); Anne Louro, Jill Maclean (CNB Planning); Jacquelyn Hallsmith (FXM Assoc.); Tim Love, Christina Crawford, Ian Kenney (Utile)

Distribution: All present

Issue	Comments	Action by
Site Choices Development Scenarios #1, #2	<ul style="list-style-type: none"> 5 sites / buildings chosen at Team Mtg #3 to pursue for two programs: BCC expansion + dorm (see Team Mtg #3 minutes for specifics). Standard Times Building too small for these programs; Webster Bank Building better used for office use; City Hall parking lot too small. 	
Development Scenario #1 BCC Expansion on Bank Boston parking lot (site #7)	<ul style="list-style-type: none"> BCC expansion program tested on Keystone site initially; assumed 43,000sf net, 56,000sf gross for the total program. Given the site constraints, a 30-setback from the back property line was held (for light-and-air requirements + unlimited window allowances). This would require a 9-story / 130' building on then Keystone Site. This was deemed unacceptable. BCC expansion program tested on Bank Boston parking lot site. The expansion program yielded a 4-story building with a main entrance at Purchase St, and a back entrance to a small, dedicated parking and loading area (15 quick-turn-over spaces provided). Parking for the building assumed to be handled in underutilized Elm Street Garage. BCC already has a program with the City to allow students reduced rate parking in municipal garages. Question raised whether Mechanics Ln. would need to be widened to accommodate additional traffic. Additional lighting may be needed for safety. Would the scenario lend itself to 5 stories? BCC is over-crowded and continues to grow. 50,000sf would cover current needs, but more should be considered for future expansion. Approx 14,000sf floors. 	Utile to forward BCC scenario to Terri Romanovitch

<p>Development Scenario #1 BCC Expansion on Bank Boston parking lot (site #7) <i>continued</i></p>	<ul style="list-style-type: none"> • Currently BCC accommodates 1,700 people per week, could eventually be 4,000 (all these numbers to be confirmed). What is the max occupancy of the proposed building? Can the new building accommodate that number? • Could the small-scale retail buildings to the East of the lot (on Pleasant St) be acquired for future development? For example: more BCC classroom space, or student housing? What is the depth of the parcels leftover from our BCC footprint? 	
<p>Development Scenario #2 Dorm / Apartments + Ground floor retail on Keystone Site (site #8)</p>	<ul style="list-style-type: none"> • Dorm/apartment program tested on site; 3,900 sf retail space at ground level, plus 36 units (54 bedrooms) in a 7-story building. • Parking for the building assumed to be handled in one of the underutilized municipal garages (Zeiterion or Elm St). • Given the height of the building (90'/7 stories, which rises above the surrounding buildings) will surrounding roofs need to be upgraded to accommodate greater snow loads? • If the ground and 2nd floors were maxed out across the site (to create a landlocked podium) would BCC fit on the Keystone site? • BCC has looked at starting a program to create small-scale retail incubators into a common commercial space (the Standard Times Building was looked at previously for this purpose). Many companies expressed interest, which might suggest that the ground floor retail of the Keystone site could hold this program. • The retail space is also ideally sized for a locally-owned specialty store @ approx. 4,000sf. No one has done a robust pro forma for downtown food market—is it viable? Perhaps: Beer & Wine + Prepared food + Deli + Grocery. 	
<p>Food Store Programming Idea #1 - Final Development Scenarios</p>	<ul style="list-style-type: none"> • Food market target square footages Supermarket: 60,000sf Specialty (& Ethnic) Grocery: 10,000sf Urban-scale Trader Joes: 7,000sf Locally-Owned Specialty Store: 4,000sf • Decided that supermarket scale store would not be viable given 1) possible introduction of new supermarket at Fairhaven Mills site, 2) proximity of Price Rite across Rte 18, 3) South Central neighborhood would not like the traffic, noise, and complication of this program adjacent to their neighborhood. 	
<p>Class A Office Programming Idea #2 - Final Development Scenarios</p>	<ul style="list-style-type: none"> • What if a <i>Meditech</i>-like Class A Office user were to express interest in New Bedford—where would you put them? • Test out larger parcels with a 150,000 ft², 500 parking space program. 	

Site Choice Suggestions Development Scenarios #3, #4	<ul style="list-style-type: none"> • Union Street block bounded by Acushnet / No. Second / Barker's Lane (Site #15). Scenario would look to create a true 2-sided block that could capitalize on future open space @ Custom House Sq. This scenario would be a combination of renovation / adaptive reuse and sensitive small-scale infill. Must abide by Sec. of Interior standards for new construction; scale should be consistent with context. • Sovereign Bank parking lot + YMCA parking lot in a combined development (Sites #16 and 17). Scenario to be for Class A office, using the YMCA lot as a prime location for ease of vehicular access and views to water. Structured parking could be located in Sovereign parking lot and possibly connected to Zeiterion garage. • Client group determined after a site visit that the size of the YMCA lot and necessary proximity to the recently-renovated YMCA PLUS complications offered by the existing back entrance to the Sovereign Bank Building will make the above scenario difficult to achieve. Utile to test quickly from a site-planning perspective. • Large surface parking lot at the northern terminus of Purchase Street (Site #6). Scenario would be for Class A office, assuming 150,000sf, 500 parking space program. 	
Next Steps	<ol style="list-style-type: none"> 1. Forward BCC Development Scenario to Terri Romanovitch (Utile) 2. First iteration of Development Scenarios #3, #4 (Utile) 3. Continue interviews with key downtown individuals (FXM) 	
Upcoming meeting dates	Team Meeting #5: Tuesday, July 7th, 9am, Corson Building Public Meeting #2: Saturday, July 11th, 10am, Corson Building	
Attachments to these minutes	<i>Underutilized Sites Map</i> <i>Program Matrix for Targeted Sites</i>	

Development Sites to be tested for Scenarios 3 + 4

Site Name	Site Number (keyed to <i>Underutilized Sites</i> map)	Notes
Purchase Street north	Site #6	Opportunity to terminate Purchase in a more urban-design sensitive manner
Union Street block bounded by Acushnet / No. Second / Barker's Ln	Site #15	Adaptive reuse / infill combination
Sovereign Bank + YMCA parking lots	Sites #16,17	Test first from site-planning perspective to see if at all viable

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Meeting Minutes

Project: *Live, Work, Play, Learn: Downtown New Bedford District Plan*

Subject: Team Meeting #5

Date: 07-07-2009, 9—10.30am, New Bedford City Hall

Present: Mark Hess (HallKeen); Jeff Pontiff (Pontiff Realty); Candace Lee Heald (AHA!); Terri Romanovitch (BCC); Kevin Pelland, Diane Nichols (Downtown New Bedford Inc.); Jennifer Nersesian (NPS); Ed Starzec (MassDevelopment); Patrick Sullivan (OCD); Derek Santos (NBEDC); Ann Marie Lopes, Anne Louro, Jill Maclean (CNB Planning); Jacquelyn Hallsmith (FXM Assoc.); Tim Love, Christina Crawford, Aude Jomini (Utile)

Distribution: All present

Issue	Comments	Action by
<p>FXM Market Analysis Market Analysis</p> <p>New Retailers Map</p>	<ul style="list-style-type: none"> (FXM) Regional office market: no new demand in the next 5 years. Options: assess local buildings for vacancies. Feed into tech. base office options. Large amount Class A office already available, in addition to Class B and C. Could improve existing space by upping bandwidth for data transmission . (FXM) Condo market is dead, tops out at \$850/month. Residential rentals coming online now will satisfy demand. (FXM) Retail: Potential opportunity for convenience / specialty. (FXM) Positive story of 30+ new retailers downtown shows success of niche marketing. Retail marketing is key. Interviews with retailers still underway. Creative Economy sector seems promising. (FXM) Niche program ideas that may be promising: Design Incubator / Farmers' Market / Arts High School / Health and Fitness Circuit. Feedback: (Jill Maclean/ Diane Nichols) New retailers map is a very positive story in this economic climate. Requesting a copy / desire to publish in newspaper article. Very good marketing for downtown. 	<p>FXM- still conducting interviews</p> <p>Utile – to send new retail map to Jill / Derek / Diane for possible publication</p>
<p>Development Scenario #3: Speculative Class A office tenant for:</p> <p>> Bank + YMCA parking lots Sites #16,17</p>	<ul style="list-style-type: none"> (Utile) Asked by Mass Development to consider scenario of sudden Class A Office tenant—as in <i>Meditech</i> in Fall River. If they dropped from the sky, where would they fit downtown? (Utile) Asked to look at Sovereign Bank + YMCA parking lots: Sites #16,17 on Underutilized Site map/ (Utile) Sovereign Bank parking lot site not viable for potential office space development for a variety of reasons. 1) Inability to reconnect Spring St. due to bank building's massing on the back. 2) YMCA Pool 	

<p>> Purchase North / Regency parking lots Site #6</p>	<p>to stay in the back wing, meaning that the YMCA site is not large enough. Also not ideal urban design to create wall between south central neighborhood and downtown. Step down in scale from downtown preferable.</p> <ul style="list-style-type: none"> • (Utile) Purchase North Site (#6) more favorable. Surrounded by 15 story bldg and 9 story bldg. • (Utile) Utile recommendation to reintroduce block structure by extending Purchase Street one block further to the north, to Frederick Douglass Way and the Regency Tower. • (Utile) Architectural: Rational office building proposed, with retail at corner and 7 floors of open office floorplate. Parking in adjacent block sized to include parking to displaced parking on current lot and the needs of the new building. • (Utile) Virtue of scheme is to bring life to Purchase Street to Regency Tower, lining with retail edge. • Parking Issues: (Mark Hess / Derek Santos) Question the cost effectiveness of locating a new parking garage next to existing Elm Street Garage—discussion re: reallocation of parking into Elm Street Garage, or expansion of Elm Street Garage (into northern lobe site possibly?). Important to at least replace displaced Regency Towers parking spots. Could the parking garage be located in the other newly created block? (Utile) The Pleasant Street facing block has better address potential, across from Post Office corner—much more suitable to office or residential development—would be wasted on a parking structure. Might want to do overall visual diagrams with cycling parking options. • Positive feedback: (Mark Hess) approval of creating density in that part of town, and support for reinstating block structure. (Derek Santos) Idea of pulling Purchase Street activity to the Regency is good. 	
<p>Development Scenario #4 Design Incubator on Barker's Lane Block (site #15) and Custom House Square Park</p>	<ul style="list-style-type: none"> • (Utile) Site in National Park—but only 4 buildings conform to historic classification. Later buildings not in Park's period of significance, therefore could be replaced with new development. • (Utile) Scenario plays into larger open space recommendations to turn Custom House Square into a park. In response to questions in last meeting, Utile proposed park could accommodate largest tented festival if tent turned 90 degrees. • (Utile) New development proposed use: Design Incubator as per FXM recommendation. Large floorplate and freight service core. Building blends in with wrapper of existing buildings, Garden bldg stays and Moby Dick façade used as front for new bldg lobby entrance. New building has cornice line which aligns with existing street facades, and fourth story penthouse set back 5-10 feet. New arm on other side of 	<p>Utile-Create street view showing Barker's Lane side of new development (parkside)</p> <p>Utile-Consider different uses for new development on this site</p>

	<p>block matches scale and fills in backdrop for new park. Service court provides access to freight elevator. Existing buildings to be renovated –probably residential over retail use.</p> <ul style="list-style-type: none"> • (Utile) Barker’s Lane to be pedestrianized–cobblestones / special paving. • (Utile) Design Incubator program used for new development –could be divided into smaller shops. Could share kitchens / conference spaces. • Potential Problems: (Utile) Would need to figure out how much parking needed for development–no extra parking provided in proposal. (Derek Santos) Garden bldg currently goes front to back–may be problematic to split it up. Demolition of Moby Dick could be problem with Historic Commission. Historic Commission does not want Disney-like recreation but rather legible new additions to historic buildings. (Mark Hess) Design Incubator program questionable–high cost with low revenue. (Jeff Pontiff) Space in renovated bldgs problematic–currently too big for most potential tenants. • Positive feedback: (Derek Santos) Overall principle compelling, keep Barker’s Lane alive. Potential to capitalize on Custom House Square as public investment that sparks private investment. (Mark Hess) Service Court is realistic–service is missing asset in downtown existing bldgs. • Questions: (Mark Hess) Would like to see view of Barker’s lane and park–what is the character? (Utile) Service court could be well lit / cobblestone. (Jeff Pontiff) What is the architectural character? • Response: (Utile) Architectural character consistent with existing buildings. Facades repeat existing cadence. Infill development to mend brick existing fabric. Use of brick pilasters. Program: could be a version of office tenant scenario instead of design incubator. Could also be student housing. 	
<p>Upcoming Public Meeting</p>	<ul style="list-style-type: none"> • (Derek Santos) Underlined importance of presenting test fits as completely hypothetical. Focus on open space strategy and streetscape study for the public. • (Utile) Important to contact property owners of test fit sites to make sure not to catch them unaware. 	<p>City of New Bedford – contact property owners</p>
<p>Parking Diagrams Custom House Square Parking Reallocation</p>	<ul style="list-style-type: none"> • National Park shuttle workshop should be taken into account on parking reallocation–not sure the shuttle could still stop with parallel parking on both sides. Also corner setbacks could be an issue–now 8 ft, may have to come back more. The City will need to look at this more closely to see if it works / how many spots can really be gained on the street. 	

AHA! / New Retail / Outreach	<ul style="list-style-type: none"> (Candace Lee Heald) AHA! Business organization is working on an economic impact statement from Open Studios and SummerFest events, tracking through interviews who comes and what the economic impact is on downtown business (where people come from, where they stay, what they buy, visiting & marketing questions). (Candace Lee Heald) Most businesses on new retailers map are AHA!! Partners. AHA! has seen a 30% increase in membership, in Arts and Culture. Request for copy of new retailers map to use as potential marketing material. (Candace Lee Heald) AHA! Nights Thursday nights have been a very good organizing vehicle for businesses and have brought a lot of attention and business downtown. Suggestion to incorporate small semi-permanent event structure in open space for regular weekly / lunchtime events which are not big enough to require or afford a full tent in Custom House Square. (Candace Lee Heald) Support for turning Custom House Square into permanent park because of difficulty (labor/costs/time) in shutting the parking lot down. (Candace Lee Heald) Presence of AHA! & business partners online – blog / Facebook. Potential use for more viral marketing / outreach for downtown. Presentation of development plan at AHA! night talks? 	Utile – to send new retail map to Candace Lee Heald of AHA!
Next Steps	<ol style="list-style-type: none"> 1. Finish street perspectives for test fits, recalibrate slide show to include more open space agenda for public meeting (Utile) 2. Design posters for breakout stations (Utile) 3. Contact public and do some outreach to ensure good showing on Saturday (City of New Bedford) 4. Contact property owners of test fit sites before Saturday meeting (City of New Bedford) 5. Continue interviews with key downtown individuals (FXM) 	
Upcoming meeting dates	Public Meeting #2: Saturday, July 11th, 10am, Corson Building	

Breakout Stations for Upcoming Public Meeting

Name		Notes
Architectural Test Fits		Tim Love to staff
Open Space Plan		Christina Crawford to staff
Catch-all overall plan		Ed Starzec to staff

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Public Meeting #2

07.11.2009

Break Out Station Feedback

Larger Plan / Development Sites

- > Reestablish Mechanic's Lane to National Park
- > Highlight Historic First baptist Church and tie it into other attractions—Abolitionist Museum?
- > Integrate public housing on S. Second Street into downtown
- > Extend 40C Historic designation to County Street
- > Get rid of bus station behind city hall and pull Mechanic's Lane through, using the cleared lot for new development, and replacing the bus station with a stop
- > Infill Keystone site should be 1st priority

Open Space Network

- > Look into Mass in Motion Wellness Grant (city) and Achieve Grant (YMCA) to support a program for exercise trails, bike lanes
- > Walkability—walking map, marked trails, crosswalk safety and stroller friendly linkages to bring together green spaces—look at Mark Fenton (walking expert)
- > handball courts or Bocci ball to activate open spaces
- > Bike Racks
- > Outdoor Public Art program —painted whales?
- > Public Art geared towards children / families
- > Water park / water feature for families / children
- > Use existing organizations (like Menomonee Children's Club) to program open space
- > Small semi-permanent structure(s) placed at points in open space network for events smaller than big tent

Streetscape

- > streetscape trash is an issue
- > vacancy on W. Union Street is a problem (County to Pleasant St)
- > rules enforced to regulate appearance of shop windows and window boxes
- > Taking down signs for defunct businesses
- > Maintain views to Harbor on Union Street—issue with too many street trees
- > Keep Barker's Lane cobblestones
- > Empty Storefront on Union St a problem—what visitors see
- > plant street trees that don't get too large
- > Art Program for storefronts —UMASS, AHA, Rec. Dept

Custom House Square design

- > design that segments the space is problematic, design should protect sunlighting and large space suitable for bigger events
- > Research old plans for a Memorial at 54th Regiment Plaza (William & Acushnet)
- > Sometimes 2 tents are used in square
- > Keep green space idea but with all plantings to the edges, to preserve wide vistas and large spaces. Limit height of new development on the park to preserve views
- > Integrate more historical content (54th regiment) into Custom House Square design

Architectural Test Fits

- > Total preservation of Moby Dick
- > Green Buildings / Green Roofs as part of new development

Parking

- > Parking supply/demand should be linked to the specific bars and restaurant locations it serves
- > parking better addressed —regulations?
- > Underground parking possibility?

Program Uses

- > Quality of life problems caused by closing time crowds and night-time bar noise
- > Other entertainment options should be considered for the nighttime other than bars
- > Stores are not open on the Sunday / weekend—no weekend shopping—inconsistent hours
- > Need for indoor meeting spaces / atrium spaces for casual meetings, lunches, etc
- > Bars on Rose Alley and other residential areas create problems—Could Bars be limited to specific location (Purchase Street)?
- > Need for noise policy recommendations
- > Arts Movie screening space or theater, like Avon or Angelika
- > Some program inserted into the ground floor of the Elm Street Garage
- > Indoor / Outdoor Skating rink at the waterfront
- > worries about 20-something gentrification downtown—desire for more activities for elderly, and more investment in elderly housing
- > Supermarket / Trader Joe's is sorely needed downtown for residents who want to walk and stay downtown
- > Opportunity for "small mall" retail / national store
- > More convenience uses for people who live in New Bedford
- > Ways to cater to student population / encourage them to remain downtown if student housing is an option—look into effects on retail market
- > Encourage long term businesses to come downtown

Appendix D

Enclosed CD of Digital Files

Final Report

Adobe Acrobat pdf

Downtown_NewBedford_Revitalization-Redevelopment_Study_2009.pdf

Property Inventory

Excel file

NB_Downtown_Inventory_7-2009.xls

Meeting Slide Presentations

PowerPoint files

2009-04-21_Team Mtg #2.ppt

2009-04-28_Public Mtg #1.ppt

2009-05-19_Team Mtg #3.ppt

2009-06-18_Team Mtg #4.ppt

2009-07-07_Team Mtg #5.ppt

2009-07-11_Public Mtg #2.ppt

Test Fit Program Sheets

Excel files

NB Test Fit 2_7-2009.xls

NB Test Fit 3_7-2009.xls

NB Test Fit 4_7-2009.xls

NB Test Fit 5_7-2009.xls

Study Area Map

Adobe Illustrator CS3 file

Downtown New Bedford Map_1.400.ai

Study Area 3D Model

SketchUp file

NB base model.skp

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