

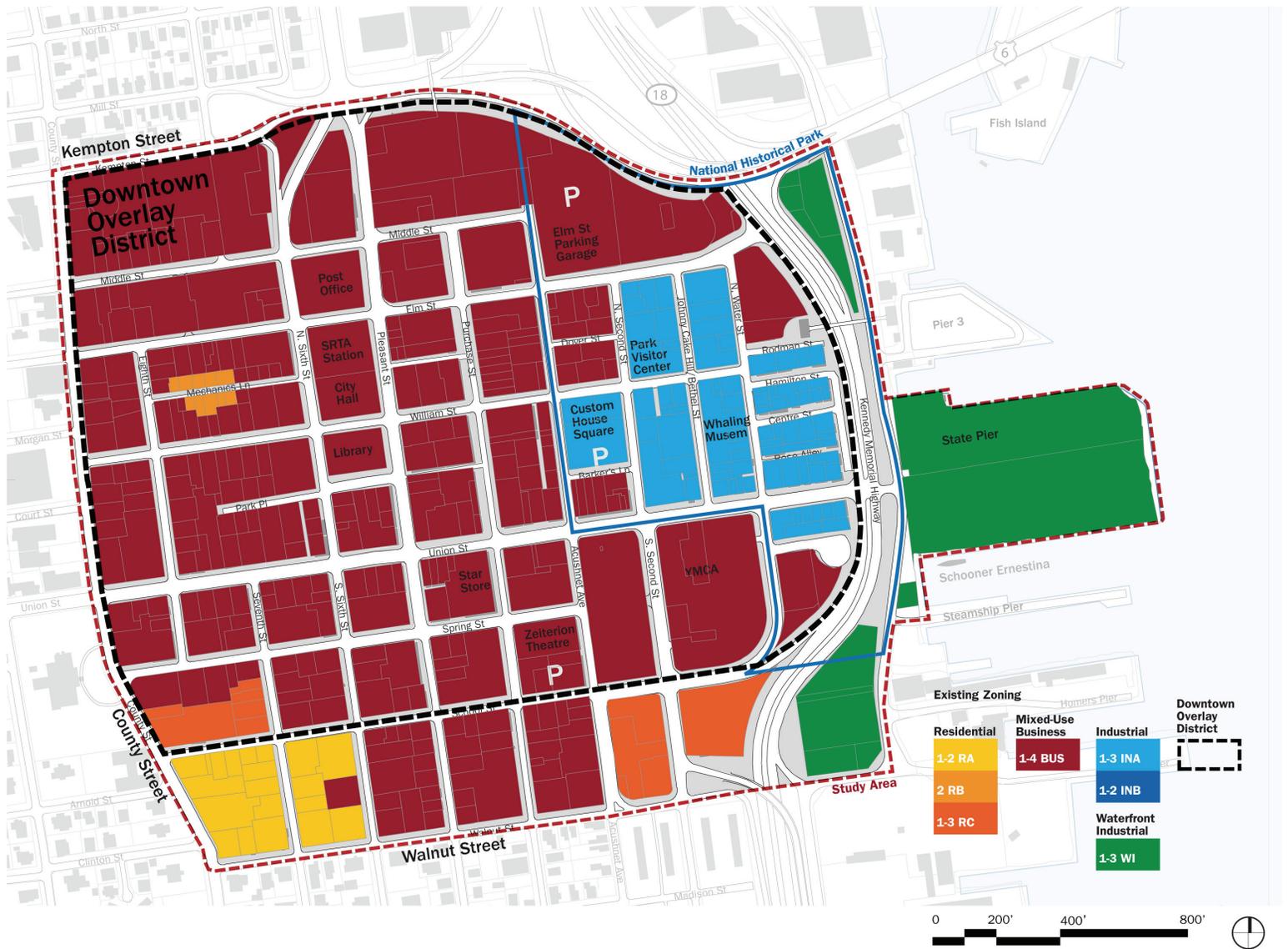
# **Part IV**

## **Site Assessment for Underutilized Parcels**

# IV.A Parcel Inventory

For this study, MassDevelopment created a comprehensive inventory of each parcel within the study area, including information about parcel and building size and value, ground and upper floor uses, zoning data, and, in some cases, information about current vacancy rates. Two extant databases were used as resources: the City of New Bedford's Assessors' data and the private database maintained by Jeff Pontiff of E. J. Pontiff Real Estate. An abridged, formatted version of this inventory is included in this report as Appendix B, with a full digital format in Appendix F.

*BOTTOM: Current zoning map for the study area. Much of the downtown area is in the Downtown Overlay District, which has more lenient parking requirements, and supports higher density development in keeping with the existing urban character. Source: City of New Bedford GIS.*



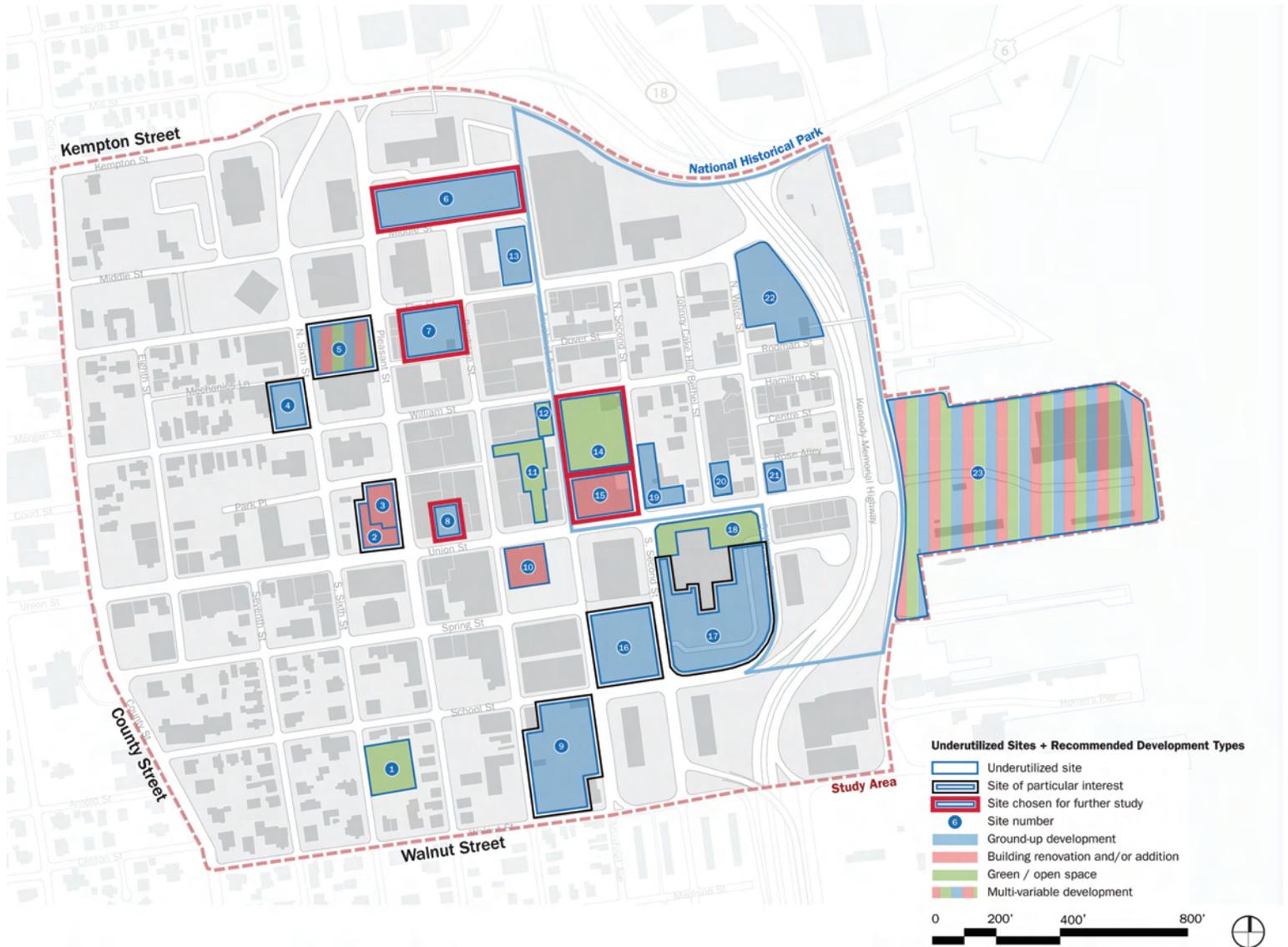
# IV.B Test Fit Sites

## Selection Criteria

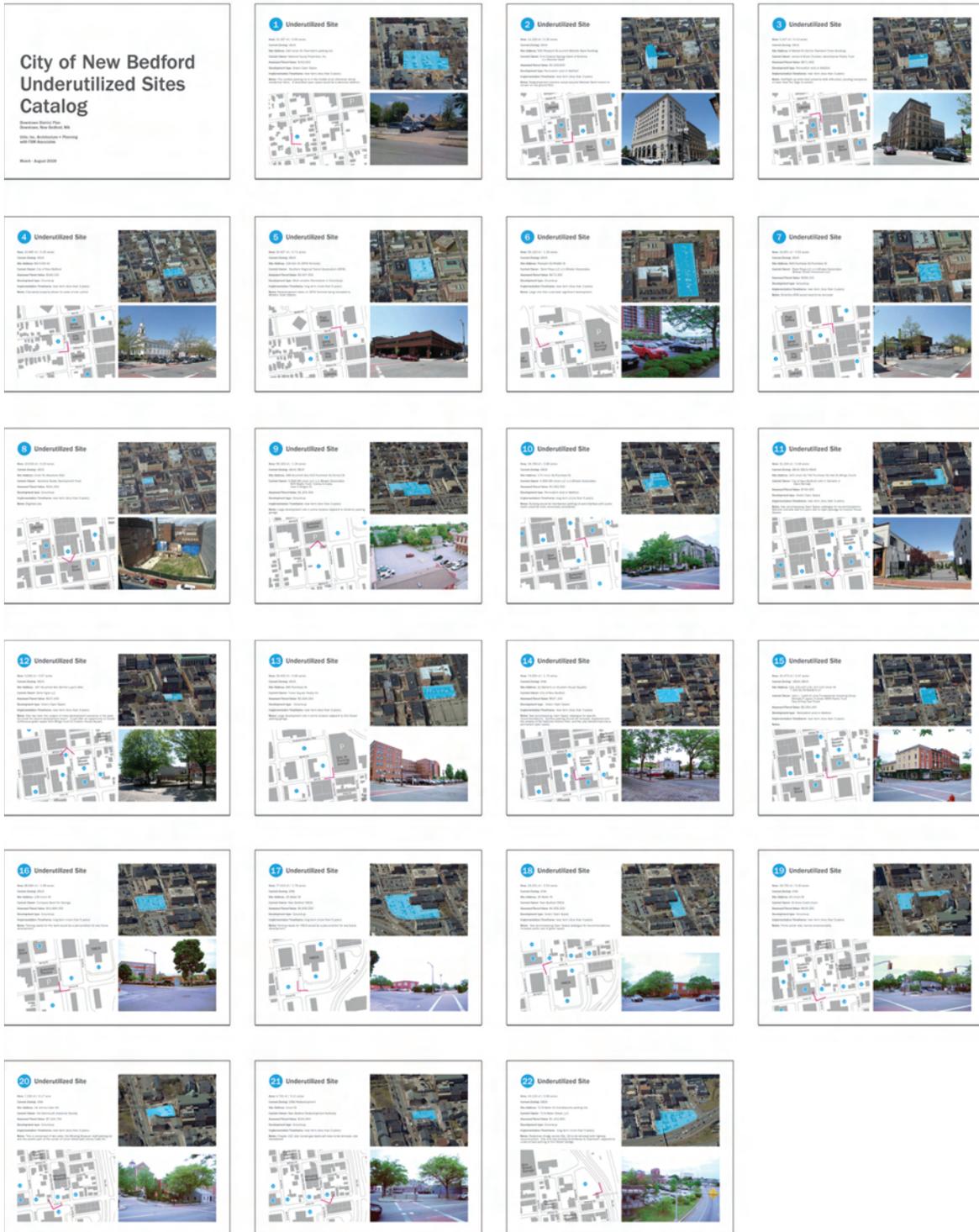
As was described in the Methodology section of the report introduction (pp. 12-13) the sites targeted for the four Test Fit scenarios were selected through an iterative process that included City officials, NBEDC staff, Task Force members, and engaged citizens at open public meetings. Vacant parcels, surface parking lots, and blocks comprising a high percentage of underutilized buildings were the primary candidates for a more detailed appraisal. Redevelopment of these four final four sites that were selected were also prioritized because they were deemed most likely to catalyze improvements to nearby buildings and improve the overall Downtown retail mix by providing new retail space and an influx of new people in critical locations. The final sites also chosen will help catalyze the public realm recommendations of the plan.

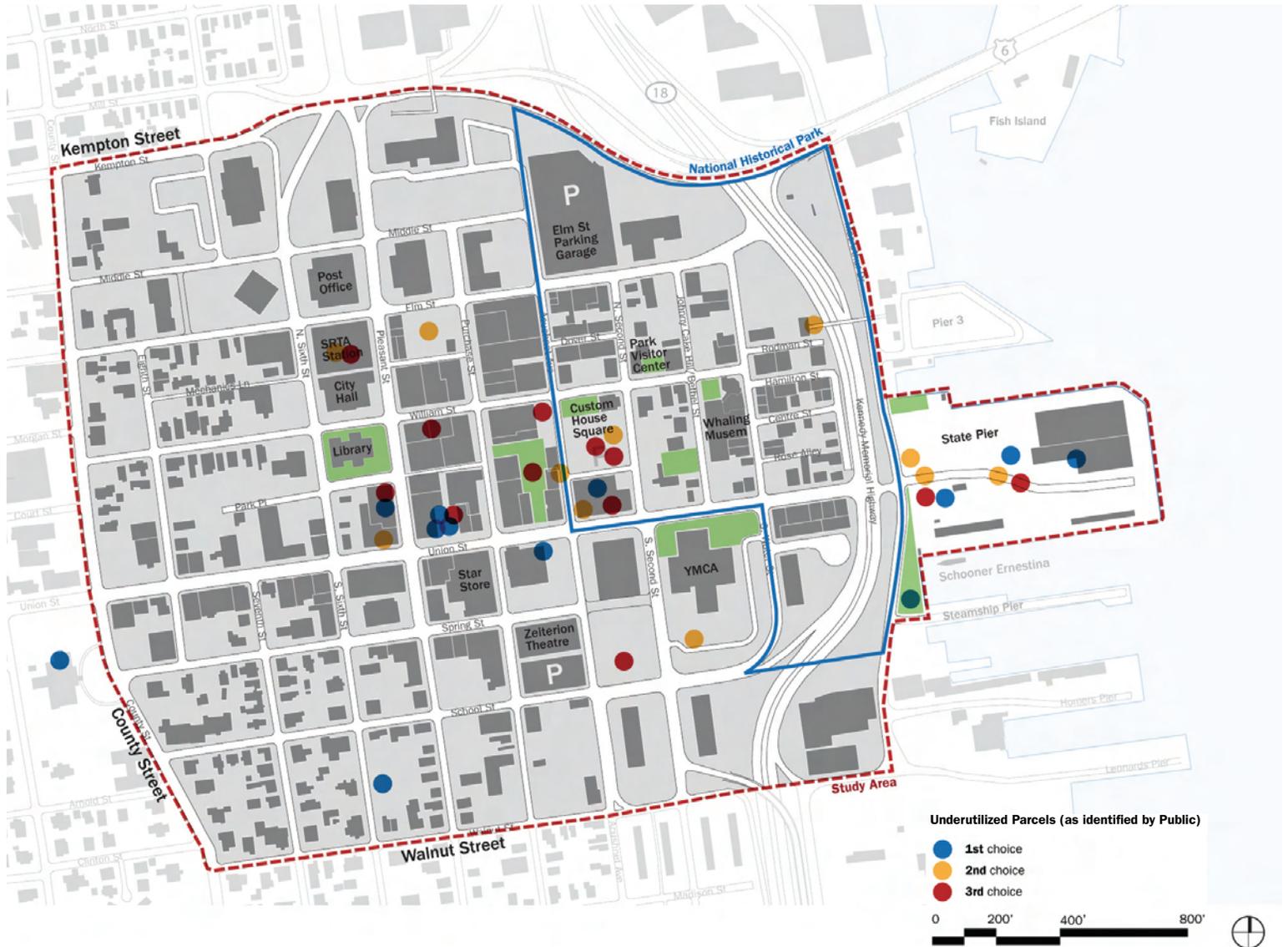
*FACING PAGE: Underutilized Site Property Inventory sheets, which include specific information about each site identified through the public process. These are included at full size in Appendix C of this report.*

*BOTTOM: The 23 underutilized sites identified through iterative discussions with the client group, the Task Force and the public in community meetings were mapped over the study area. A three-level hierarchy of these sites was developed to identify the ultimate four sites for investigation. A fifth site, Custom House Square, was added as an Open Space test fit.*



Note: Examples only; full sized sheets are included in Appendix C





FACING PAGE TOP: Public meeting at which various underutilized sites were discussed in an open forum. Source: New Bedford Cable Access.

FACING PAGE BOTTOM: Study area map from one public meeting with priority underutilized sites indicated by stickers applied by members of the public.

BELOW: Map that highlights the downtown commercial streets of Union and Purchase. Interest in fortifying these streets helped in the final selection process of the Test Fit sites. As was indicated in the Public Realm section, it is recommended that the southern end of Purchase Street be the subject of its own study.

