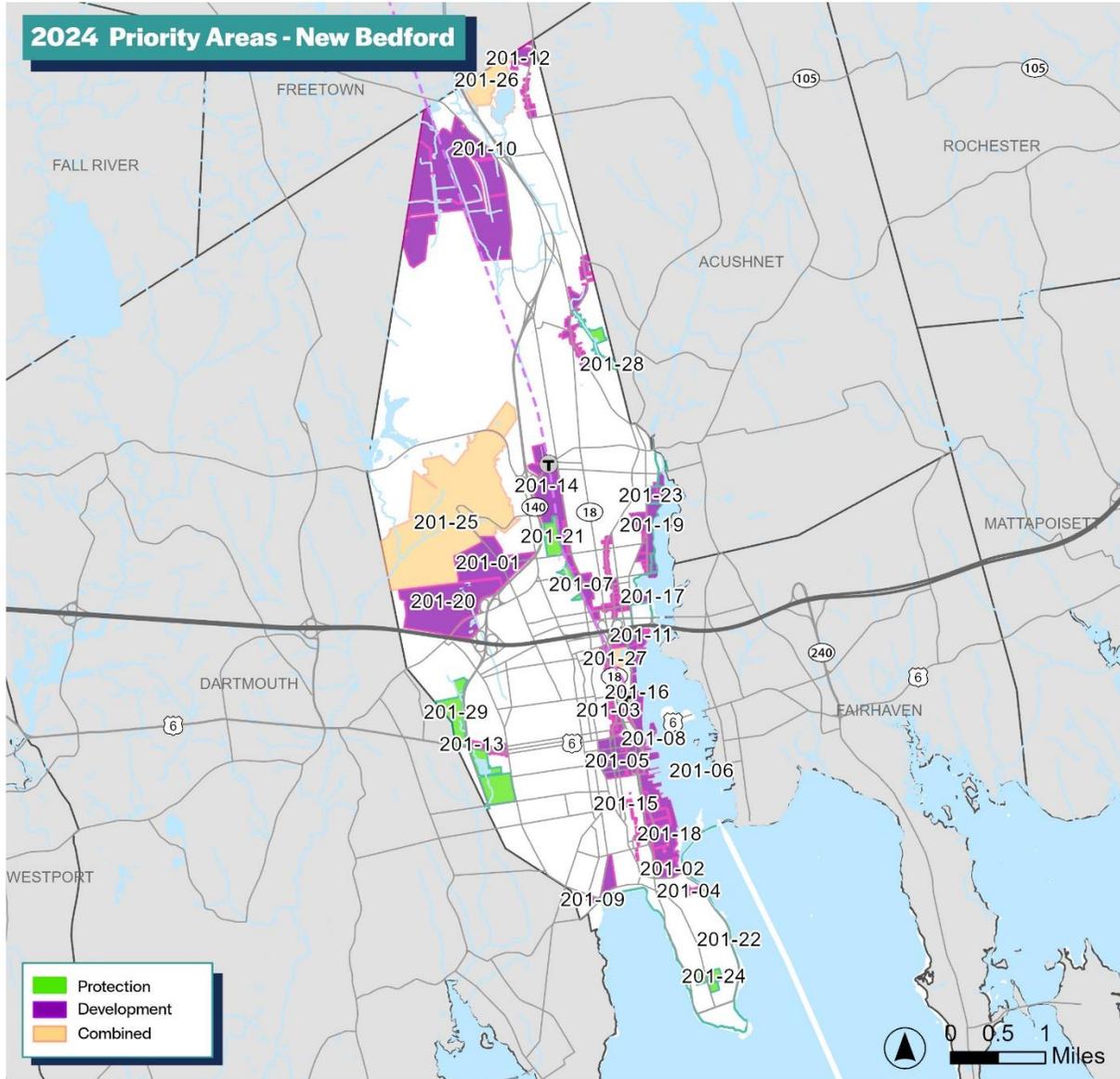


2024 New Bedford Priority Areas

Please see an interactive version of your community's Priority Areas at this link:

<https://arcg.is/1myS4y>.



Priority Development Areas

Priority Area ID	Priority Area Name	Acres
201-01	Alternative Energy Corridor	149.3
201-02	Berkshire Hathaway Redevelopment Area	24.9
201-03	Clasky Common TOD	60.9
201-04	David-Ruth Street	7.8
201-05	Downtown	104.7
201-06	Downtown Waterfront	20.5
201-07	Elco Dress and Coggleshall Street	18.0
201-08	Fish Island	7.2
201-09	Goodyear Redevelopment	25.7
201-10	Greater New Bedford Industrial Park	674.8
201-11	Hicks Logan Sawyer Redevelopment	33.4
201-12	International Marketplace	203.4
201-13	Kempton Street	15.7
201-14	Kings Highway TOD	150.8
201-15	Morse Twist	3.4
201-16	North Waterfront	64.1
201-17	Riverside Landing	11.9
201-18	South Waterfront	137.8
201-19	Upper Harbor Redevelopment District	100.9
201-20	Whaling City Golf Course Redevelopment	272.0

Priority Protection Areas

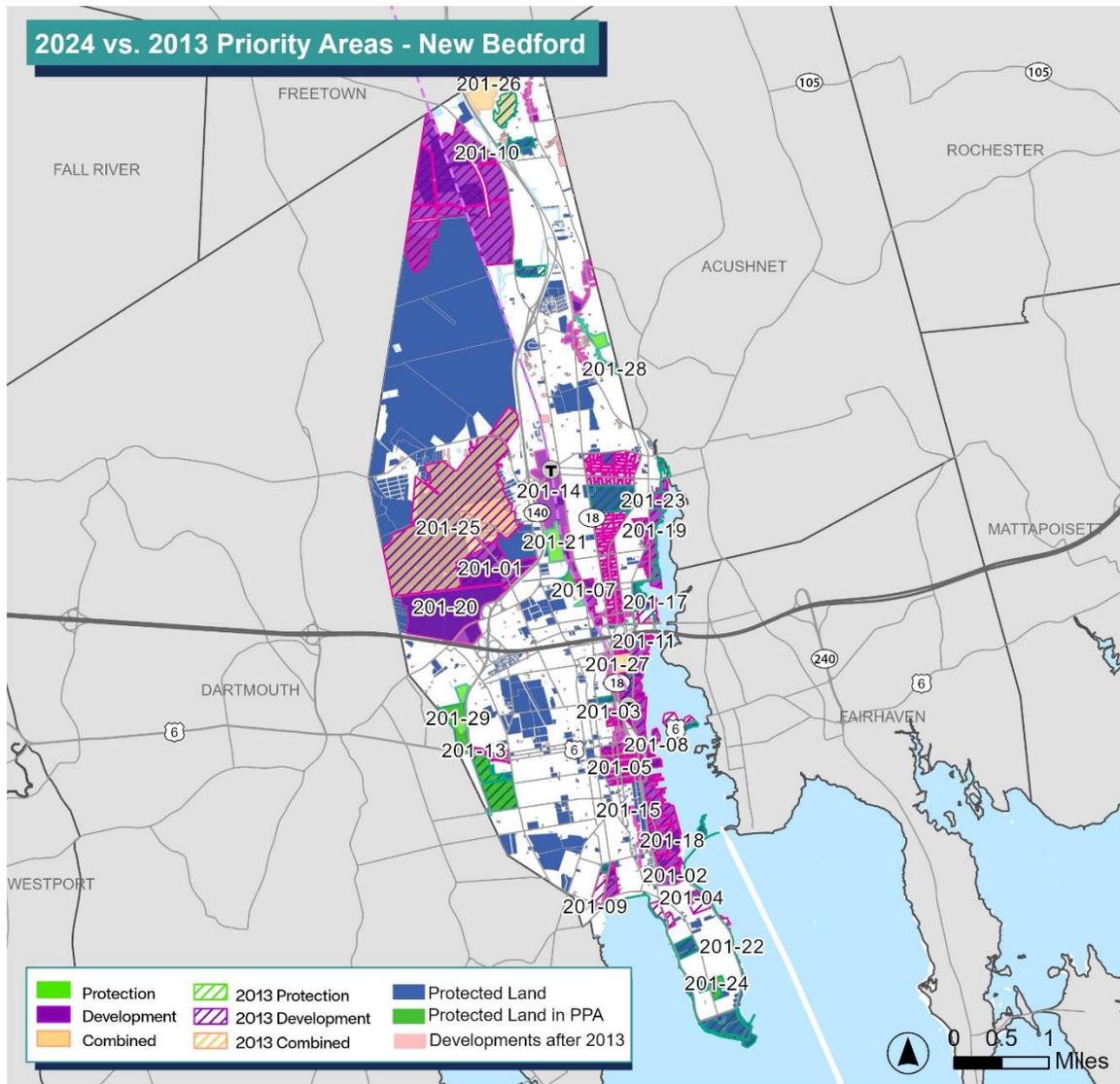
Priority Area ID	Priority Area Name	Acres
201-21	Copper Brook	44.1
201-22	Harborwalk	19.2
201-23	Riverwalk	15.8
201-24	Victory Park	26.2
201-28	[TBD] Creek Corridor	27.6
201-29	Buttonwood Brook Corridor	153.8

Combined Priority Areas

Priority Area ID	Priority Area Name	Acres
201-25	New Bedford Municipal Airport	891.1
201-26	Sassaquin Pond	121.9
201-27	Wamsutta National Historic Register District	19.2

Priority Areas: 2013 and 2024 Comparison

In addition to depicting New Bedford’s past and current PDAs and PPAs, this map also shows areas of recent development (red) and land that is already protected through public ownership or conservation restrictions (blue). In some cases, community representatives referenced these considerations when making their 2024 Priority Area designations.



Priority Development Areas

Alternative Energy Corridor [201-01]

Purpose: Develop alternative energy facilities.

Implementation: No further action needed at the moment.

Boundaries: The city-selected area around the intersection of Shawmut Avenue and Nash Road.

Changes from 2013:

- No changes to boundaries or purpose.
- The area continues to serve waste management functions for the city.

Berkshire Hathaway Redevelopment Area [201-02]

Purpose: Mill complex redevelopment as an art district.

Implementation: No further action needed at the moment.

Boundaries: Boundaries correspond to the parcels containing the former site bordered by Gifford Street, Cove Street, and Route 18.

Changes from 2013:

- No changes to boundaries or purpose.

Clasky Common Transit-Oriented Development Overlay [201-03]

Purpose: Transit-oriented development around the Whale's Tooth Commuter Rail stop, while protecting the historic character of the neighborhood and the Acushnet Heights Historic District.

Implementation: Approve the overlay district and work with developers to propose projects and follow the design guidelines to create a vibrant, walkable destination.

Boundaries: Boundaries correspond to the proposed TOD Overlay District.

Changes from 2013:

- This is a new PDA in 2024.

David-Ruth Street [201-04]

Purpose: Redevelopment of an underutilized former industrial site.

Implementation: No further action needed at the moment.

Boundaries: Boundaries correspond to selected parcels bordered by Ruth Street, Cleveland Street, Rodney French Boulevard, and David Street.

Changes from 2013:

- Removed the block between Mott Street and David Street, which is actively occupied by Cornell Dubilier, a manufacturer of power capacitors. Removed the parcel occupied by Tripp Towers, a New Bedford Housing Authority property.

Downtown [201-05]

Purpose: Continued growth and development within the historic Downtown.

Implementation: Coordinate with future development that may come as a result of the opening of the New Bedford South Coast Rail stations.

Boundaries: Boundaries correspond to traditional Downtown area.

Changes from 2013:

- No changes to boundaries or purpose.
- In recent years, there have been numerous adaptive reuse projects and new developments. In August 2023, a 45-unit mixed-income development broke ground at 117 Union Street. In 2018, the 68-room New Bedford Harbor Hotel was completed at 218-226 Union Street, the former home to radio station WSBM. In 2017, Moby Dick Brewery opened next to the Whaling Museum and is seeking to expand as of 2022.

Downtown Waterfront [201-06]

Purpose: Mixed-use, activated waterfront development area. Additional activities such as short sea shipping, expanded cruise ship and charter vessel berthing, special events, and development serving off-shore Wind Energy.

Implementation: Though a redevelopment partner with MassDevelopment was identified in 2022, the RFP was reissued in 2024 due to many external factors and restrictions with the State Pier parcel. The City should continue working with State and

local partners to move forward with a plan that preserves the area’s maritime uses while introducing new amenities and pedestrian connections. Relevant plans include the New Bedford Waterfront Redevelopment Plan (Focus Area South) and the Port of New Bedford Strategic Plan.

Boundaries: Boundaries correspond to parcels containing the existing State Pier facility. Contains a Chapter 43D PDS.

Changes from 2013:

- The PDA is renamed from “State Pier” to better capture its relationship with Downtown New Bedford. The purpose was slightly updated.

Elco Dress and Coggeshall Street [201-07]

Purpose: Continued use and redevelopment of existing large scale uses and underutilized parcels.

Implementation: No further action needed at the moment.

Boundaries: Boundaries correspond to selected parcels along the South Coast Rail right-of-way from Collette Street to Coggeshall Street.

Changes from 2013:

- No changes to purpose. Portions of the original PDA north of Coffin Avenue are captured in the Kings Highway PDA [201 -14].

Fish Island [201-08]

Purpose: Continued use of this port facility.

Implementation: No further action needed at the moment.

Boundaries: All parcels on the island.

Changes from 2013:

- No changes to boundaries or purpose.

Goodyear Redevelopment [201-09]

Purpose: Redevelopment of an underutilized former industrial site.

Implementation: No further action needed at the moment.

Boundaries: Boundaries correspond to selected parcels bordered by Orchard Street, Bonney Street, Bolton Street, and Frank Street.

Changes from 2013:

- No changes to purpose. The parcels west of Orchard Street were removed. New parcels were included south of Rockdale Avenue.
- The former Goodyear parcel is a site for a future school. The existing mill buildings are actively occupied, including Howland Place, a coworking and office space.

Greater New Bedford Industrial Park [201-10]

Purpose: Economic Development.

Implementation: No further action needed at the moment.

Boundaries: Boundaries correspond to parcels within the Greater New Bedford Industrial Park, including three Chapter 43D Priority Development Sites (PDS).

Changes from 2013:

- No changes to boundaries or purpose.
- Though the industrial park is mostly built out, there remains some potential for more concentrated development.

Hicks Logan Sawyer Redevelopment [201-11]

Purpose: Mixed-use redevelopment and Transit-oriented development.

Implementation: Implement the strategies and actions as recommended by the New Bedford Waterfront Redevelopment Plan (Focus Area North).

Boundaries: Boundaries correspond to selected parcels within the Hicks Logan Sawyer Overlay District, excluding the parcels within the Wamsutta National Historic Register District Combined Priority Area.

Changes from 2013:

- Boundaries were updated to reflect the boundaries of the Overlay District. Portions south of Logan Street were placed into a new Priority Area, called North Waterfront.
- The updated Overlay District zoning was approved in 2023 by the City Council, building on the Redevelopment Plan that was approved prior.

International Marketplace [201-12]

Purpose: Economic development and mixed-use expansion.

Implementation: No further action needed at the moment.

Boundaries: Boundaries correspond to selected parcels within this designated area between Tarkiln Hill Road, Ashley Boulevard, Acushnet Avenue, North Front Street, and Coggeshall Street.

Changes from 2013:

- Boundaries were changed to be more focused on parcels zoned as MUB along the corridor, based on the form-based zoning. The length of the corridor is reduced to primarily along Acushnet Avenue, with some parcels going east-west along Sawyer Street. The corridor ends at Belleville Road.

Kempton Street [201-13]

Purpose: Continued development of commercial properties along Kempton Street as a gateway into New Bedford.

Implementation: Improved infrastructure and connections to the park.

Boundaries: Boundaries correspond to select commercial properties along Kempton Street.

Changes from 2013:

- Purpose updated to emphasize the role of the area as a potential gateway.

Kings Highway Transit-Oriented Development Overlay [201-14]

Purpose: Transit-oriented development around the Church Street Commuter Rail stop, particularly in the underutilized commercial plaza and industrial properties along Church Street. The area represents a significant housing and economic development opportunity.

Implementation: Approve the overlay district and work with developers to propose projects and follow the design guidelines to create a vibrant, walkable destination, with connections to the new commuter rail stop.

Boundaries: Boundaries correspond to the proposed TOD Overlay District.

Changes from 2013:

- This is a new PDA in 2024.

Morse Twist [201-15]

Purpose: Redevelopment of vacant former industrial site, currently owned by the city.

Implementation: Continue gathering public feedback on redevelopment plans for city-owned parcels.

Boundaries: Boundaries correspond to parcels containing the former Morse Twist Drill site.

Changes from 2013:

- Purpose slightly updated for clarity. The current vision is for mixed-use development and potential community space.
- No changes to boundaries.

North Waterfront [201-16]

Purpose: Continued focus on maritime and fishing uses while promoting new industries such as offshore wind.

Implementation: Continued implementation of the New Bedford Waterfront Redevelopment Plan (Focus Area North) and other economic development initiatives.

Boundaries: Boundaries correspond to waterfront parcels, from the Hicks-Logan Sawyer Priority Area to the State Pier or Downtown Waterfront Priority Area.

Changes from 2013:

- This is a new PDA in 2024.

Riverside Landing [201-17]

Purpose: Mixed-use redevelopment in the form of residential, retail, office, and commercial uses.

Implementation: No further action needed at the moment.

Boundaries: Boundaries correspond to selected parcels north of Sawyer Street along the Upper Harbor and abutting Riverside Park PPA.

Changes from 2013:

- No changes to purpose. Boundaries were updated to exclude parcels south of Sawyer Street as they are fully developed.

South Waterfront [201-18]

Purpose: Additional activities such as short sea shipping, expanded cruise ship and charter vessel berthing, special events, and development serving off-shore Wind Energy.

Implementation: Continued implementation of the New Bedford Waterfront Redevelopment Plan (Focus Area South) and other economic development initiatives.

Boundaries: Boundaries correspond to parcels between the Harbor and Route 18, north of Gifford Street and the Hurricane Wall.

Changes from 2013:

- No changes to purpose or boundaries. Name of PDA changed from “South Terminal” to create a better connection with the other waterfront priority areas.

Upper Harbor Redevelopment District [201-19]

Purpose: Mixed-use redevelopment; brownfield and waterfront redevelopment in the form of residential, retail, commercial, industrial development; open space and recreation.

Implementation: No further action needed at the moment.

Boundaries: Boundaries correspond to selected parcels abutting the Upper Harbor and centered on Riverside Avenue.

Changes from 2013:

- No changes to purpose or boundaries.

Whaling City Golf Course Redevelopment [201-20]

Purpose: Commercial and Industrial Park development on an existing golf course. Current golf course to be shrunk in size to accommodate additional development.

Implementation: Continue working with the New Bedford Economic Development Council and Mass Development to find a development partner.

Boundaries: Boundaries correspond to the Whaling City Golf Course and selected parcels along Hathaway Road.

Changes from 2013:

- This is a new PDA in 2024.

Priority Protection Areas

Copper Brook [201-40]

Purpose: Improve stream connectivity, quality, and capacity. Create open space, daylighting, and increased connectivity opportunities aimed at improving water quality and increasing flood storage capacity within and along this Brook.

Implementation: Study the ecological importance of the waterway, investigate opportunities to acquire adjacent parcels, and work to improve fish passage connectivity where identified.

Boundaries: Boundaries correspond to selected parcels along Copper Brook.

Changes from 2013:

- This is a new PPA in 2024.

Harborwalk [201-22]

Purpose: Provide a public multi-use path for active recreation and commuter opportunities atop the hurricane barrier.

Implementation: No further action needed at the moment.

Boundaries: The boundaries correspond to the current route of the Harborwalk.

Changes from 2013:

- No changes to purpose or boundaries.
- In 2015, the Harborwalk officially opened. In 2017, the CoveWalk portioned on the western side of the peninsula.

Riverwalk [201-23]

Purpose: To provide public multi-use paths for active recreation and commuter opportunities.

Implementation: Continued work to plan, design, and build the Riverwalk to continue the existing waterfront trail network.

Boundaries: A linear route along the waterfront is conceptually represented here as a 30' wide right of way. The precise path and its dimensions will be determined in the planning and design process.

Changes from 2013:

- No changes to purpose or boundaries.
- A study was conducted in 2015 to map out a preliminary route. In 2020, an update was conducted. The project is currently managed by the Department of Environmental Stewardship.

Victory Park [201-24]

Purpose: Preserve public open space.

Implementation: No further action needed at the moment.

Boundaries: Boundaries correspond to selected parcels containing the park.

Changes from 2013:

- No changes to purpose or boundaries.

[TBD] Creek Corridor [201-28]

Purpose: Improve stream connectivity, quality, and capacity. Create open space, daylighting, and increased connectivity opportunities aimed at improving water quality and increasing flood storage capacity within and along this Brook.

Implementation: Study the ecological importance of the waterway, investigate opportunities to acquire adjacent parcels, and work to improve fish passage connectivity where identified. Coordinate with Acushnet on brook study and improvements.

Boundaries: Boundaries correspond to selected parcels along the brook.

Changes from 2013:

- This is a new PPA in 2024.
- Name to be determined after consultation with local Wampanoags.

Buttonwood Brook Corridor [201-29]

Purpose: Improve stream connectivity, quality, and capacity. Create open space, daylighting, and increased connectivity opportunities aimed at improving water quality and increasing flood storage capacity within and along this Brook.

Implementation: Study the ecological importance of the waterway, investigate opportunities to acquire adjacent parcels, and work to improve fish passage connectivity where identified. Coordinate with Dartmouth on brook study and improvements.

Boundaries: Boundaries correspond to selected parcels along the river.

Changes from 2013:

- This is a new PPA in 2024.

Priority Combined Areas

New Bedford Municipal Airport [201-25]

Purpose: Economic development and improved airport facilities. Protection of surrounding wetlands and habitats.

Implementation: No further action needed at the moment.

Boundaries: Boundaries correspond to parcels containing and abutting the New Bedford Municipal Airport.

Changes from 2013:

- This Priority Area was shifted from a Development area to a Combined area to recognize the significant natural resources adjacent to the airport.
- No changes to boundaries. Purpose updated.

Sassaquin Pond [201-26]

Purpose: Preserve water resources. Encourage contextually-sensitive development, such as the Vibra Hospital area.

Implementation: Consider acquiring currently vacant properties adjacent to the pond.

Boundaries: Boundaries correspond to parcels containing the pond.

Changes from 2013:

- This Priority Area was shifted from a Protection area to a Combined area to recognize the small development potential of part of the area.

Wamsutta National Historic Register District [201-27]

Purpose: Context-sensitive redevelopment that emphasizes historic preservation.

Implementation: No further action needed at the moment.

Boundaries: Boundaries correspond to the National Historic Register District.

Changes from 2013:

- No changes to purpose or boundaries.

Removed Priority Areas

Madewell [formerly 201-12]

Original Purpose: Future transit-oriented development (TOD) associated with the proposed South Coast Rail station site.

Reason for Deletion: Location of Station has moved. Refer to Transit-Oriented Development Overlay District [201-04]

NStar [formerly 201-15]

Original Purpose: Redevelopment of underutilized sites along the waterfront.

Reason for Deletion: The Priority Area was merged into the South Waterfront PDA [201-18]

Pope's Island Water Industry [formerly 201-16]

Original Purpose: To maintain and encourage existing fishing and marine industry uses on the island.

Reason for Deletion: Community representatives noted the area is built out and does not remain a priority area for new development.

Quest Center and Armory [formerly 201-17]

Original Purpose: Business and technology incubator.

Reason for Deletion: The Priority Area was merged into the Clasky Common TOD PDA [201-03]

SMAST [formerly 201-19]

Original Purpose: Research and development.

Reason for Deletion: Community representatives noted the area is built out and does not remain a priority area for new development. UMass Dartmouth has a campus there, along with science, marine science, and technology uses.

Smugglers' [formerly 201-20]

Original Purpose: Potential mixed-use.

Reason for Deletion: Community representatives noted the area has been successfully redeveloped as a restaurant and brewery.

Ashley Park [formerly 201-25]

Original Purpose: To preserve public open space.

Reason for Deletion: Community representatives agreed to take out existing public parks that are already protected.

Brooklawn Park [formerly 201-26]

Original Purpose: To preserve public open space.

Reason for Deletion: Community representatives agreed to take out existing public parks that are already protected.

Buttonwood Park [formerly 201-27]

Original Purpose: To preserve public open space.

Reason for Deletion: Community representatives agreed to take out existing public parks that are already protected.

Clasky Common [formerly 201-28]

Original Purpose: To preserve public open space.

Reason for Deletion: Community representatives agreed to take out existing public parks that are already protected.

Fort Taber [formerly 201-29]

Original Purpose: To preserve public open space.

Reason for Deletion: Community representatives agreed to take out existing public parks that are already protected.

Hazelwood Park [formerly 201-31]

Original Purpose: To preserve public open space.

Reason for Deletion: Community representatives agreed to take out existing public parks that are already protected.

Palmer Island [formerly 201-32]

Original Purpose: To preserve public open space along the Harbor.

Reason for Deletion: Community representatives agreed to take out existing public parks that are already protected.

Pine Hill Park [formerly 201-33]

Original Purpose: To preserve public open space.

Reason for Deletion: Community representatives agreed to take out existing public parks that are already protected.

Pope's Island Park [formerly 201-34]

Original Purpose: To preserve public open space along the water.

Reason for Deletion: Community representatives agreed to take out existing public parks that are already protected.

Pulaski Park [formerly 201-35]

Original Purpose: To preserve public open space.

Reason for Deletion: Community representatives agreed to take out existing public parks that are already protected.

River's End Park [formerly 201-36]

Original Purpose: To preserve public open space along the Harbor.

Reason for Deletion: Community representatives agreed to take out existing public parks that are already protected.

Riverside Park [formerly 201-37]

Original Purpose: To preserve public open space.

Reason for Deletion: Community representatives agreed to take out existing public parks that are already protected.