

Payne-Cutlery Neighborhood

New Bedford Brownfields Area-wide Plan



September 2017

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1 Introduction



Introduction

Payne Cutlery Brownfields Area-Wide Plan

The City of New Bedford through its Environmental Stewardship Department partnered with the US Environmental Protection Agency (EPA) and the Community Economic Development Center (CEDC) to engage in an in-depth brownfields area-wide planning process for the Payne Cutlery neighborhood in the near north end of New Bedford over the past two years. The purpose of brownfields area-wide plan is to assist communities with multiple brownfield sites in close proximity, like the Payne Cutlery neighborhood, address the complex challenges of brownfields and develop a strategy to improve the economic, environmental, and social prosperity of the area, by drawing upon the vision for the area.

The 2017 Payne Cutlery Brownfields Area-Wide Planning (BAWP) concentrated on three large brownfields sites owned by the City of New Bedford. They are: the 4.6-acre Payne Elco site, which is a combination of two brownfield sites, former Payne Cutlery and the former Elco Dress site; the 34,400 SF former Dawson Brewery site; and the former Phillips Avenue School building and site.

The 2017 Payne Cutlery BAWP effort builds upon an initial 120-day intensive multi-lingual participatory brownfields areawide planning blitz undertaken in 2013 also centered on the Payne-Elco site. The City of New Bedford partnered with EPA; the MA Brownfields Support Team which included the MA Department of Environmental Protection, the Executive Office of Housing & Community Development, and MassDevelopment; and the Community Economic Development Center, to collaborate on the foundation for the current effort. Through the Payne Cutlery Brownfields Area Wide Planning initiative, New Bedford brownfields partnership has worked more intensively to develop economically viable reuse strategies which also advance public health and the overall environment.

During the initial 2013 brownfields area-wide planning process, three

themes emerged from the community planning process, namely food and entrepreneurship; recreation and wellness; and energy and technology. Elements of each of these themes were further explored to develop an over-arching framework to guide brownfields redevelopment and neighborhood reinvestment.

Additional municipal agencies, neighborhood organizations and interest groups have been engaged in the brownfields area wide planning process for the Payne Cutlery neighborhood including city agencies, such as the Mayor's Office, Planning and Community Development; Health Department; Parks, Recreation & Beaches; and Public Infrastructure; the New Bedford Economic Development Council; local churches; Cape Verdean Association; the neighborhood Hayden-McFadden Elementary School; the Global Learning Charter Public School; Taber Mills senior housing residents; PACE – the local community action agency; North Star Learning Center; Groundworks Southcoast; along with the Community Economic Development Center.

Neighborhood residents and local business people through the participatory planning process established the future vision of the neighborhood during the initial planning effort. The vision statement was reviewed and affirmed at the initial community meeting at the outset of the Payne Cutlery BAWP effort. The vision statement is:

VISION

A multi-cultural, inter-generational, safe, well-maintained, and clean neighborhood with services, beauty and amenities for all; with green space, green houses and growing areas, organic food, sitting areas, better sidewalks and bus stops, jobs and more businesses, renewable energy and affordability.

The Payne Cutlery neighborhood's vision for the future, draws on the six principles for great neighborhoods enunciated in 2010 New Bedford Master Plan: New Bedford 2020.

- Allow meaningful public involvement and community consensus in developing each neighborhood plan;
- Create walkable, pedestrian-friendly and bicycle-friendly streets;
- Preserve the historic fabric and character of each neighborhood;
- Identify opportunities for new green space;
- Support community policing efforts; and
- Target blighted structures and lots for adaptive reuse.

The geographic focus of the Payne Cutlery Neighborhood BAWP extends from Coggeshall Street on the south to Collette Street on the north, from the South Coast railroad line on the west to just east of Acushnet Avenue. This planning area encompasses approximately 120 acres inclusive of streets and is depicted in Figure 1-1. Just over 10,000 people live in the Payne Cutlery neighborhood.

At the outset of the initial brownfields area-wide planning process, neighborhood residents and local business people engaged in an ex-

Great neighborhoods need places to sit, parks to enjoy, public art to view, music to hear and food to eat.



Figure 1-1. The Payne Cutlery Brownfields Area-Wide Plan Study Area.

ercise to identify the values, needs and dreams of the Payne Cutlery neighborhood. The results are noted in Table 1-1. Throughout the planning process, the voices of residents, businesspeople, stakeholders, and community leaders affirmed many of the themes expressed at the outset.

Table 1-1. Values, Needs and Dreams Exercise Summary

WHAT'S IMPORTANT	POINTS OF IMPROVEMENT	SUGGESTIONS FOR CHANGE
Cultural diversity	Tire recycling property	Soccer field
Intergenerational programs	Lack of lighting	Parking lots are needed
Wellness	Run down property	Park: green space, dog park, gardens, playground
Industrial history	Remodel commercial buildings	Serve the home schooling community
Riverside Park		Food source / community garden
Viable railroad siding		Wellness / health
Taber Mill		Bike path
Acushnet Ave "Retail District"		Inter-generational programs and interaction
		Welcoming to the City

2 The Payne Cutlery Neighborhood



The Neighborhood

The Payne Cutlery neighborhood is a 120-acre area situated at the southern gateway from downtown to the North End. The Payne Cutlery neighborhood begins when Route 18 becomes a street again immediately north of the six-lane, limited access highway, I-195, just two miles north of downtown. The North End of New Bedford and the housing stock in the Payne Cutlery neighborhood is principally three-deckers built to house workers when New Bedford was a leading center in the cotton and textile industries at the beginning of the twentieth century. The framework of the neighborhood – mill buildings, streets, triple-deckers and sixes creates a tight, dense, walkable neighborhood.

Assets

The Payne Cutlery has numerous assets to draw upon when crafting a brownfields redevelopment strategy. Acushnet Avenue, or “The Ave,” as local residents refer to it, is the retail and services spine of the North End. In 2012, the City branded Acushnet Avenue as the International Marketplace highlighting the culturally rich offerings from local restaurants, bakeries, small grocers and stores. The Ave is a walkable commercial corridor with a wide range of goods and services. A major streetscape improvement project upgrading the area and adding small parking lots to improve access to retail businesses was completed in 2013-2014.

St. Anthony of Padua’s Church at Acushnet Avenue and Nye Street is a major neighborhood anchor serving hundreds of parishioners. St. Anthony’s and St. Killian Church merged in 2015, after the Fall River Diocese decided to close St. Killian’s due to building repairs and merge the two parishes. St. Anthony’s is a spiritual and activity / social center for many neighborhood residents.

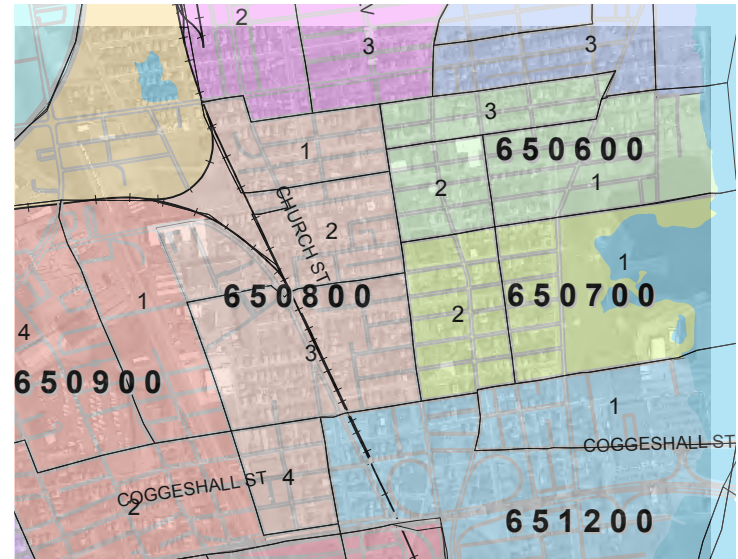


Figure 2-1. Payne Cutlery Neighborhood Census Tracts.

The Global Learning Charter Public School at Ashley Boulevard and Nye Street serves 500 students in grades 5 through 12. The Global Learning Charter School also serves as a locus for community meetings and gatherings.

Taber Mill, a senior housing residence is another asset. The former mill building was redeveloped into senior housing, and now provides 150 senior apartments and supportive services. There is an active residents’ council advocating for the needs of seniors and for neighborhood improvements.

Along with the Taber Mill Residents’ Council, there is a network of neighborhood based organizations, such as the Bullard Street Association, which grew out of a neighborhood crime-watch, the Cape Verdean Association, the North End Business Association, as well as the Community Economic Development Center. These voluntary and service organizations help advocate for the Payne Cutlery neighbor-

hood and strengthen the social ties and connections amongst neighborhood residents, as well as new immigrant arrivals. In addition, there is a network of social service organizations and city services that can be tapped to assist neighborhood residents.

Groundwork Southcoast is the most recent addition to organizations working in the Payne Cutlery neighborhood. Groundwork Southcoast is a collaboration serving both New Bedford and Fall River with local organizations, the National Park Service, EPA, and the Groundwork USA network. The mission of Groundwork Southcoast is sustained regeneration, improvement, and management of the physical environment by developing community-based partnerships that empower people, businesses, and organizations to promote environmental, economic, and social well-being.

Three blocks to the east of the Payne Cutlery neighborhood is the 22.3 acre Riverside Park. Riverside Park along the Acushnet River was a brownfield site and location of the former Pierce Mill site. Today, Riverside Park is an active sports and play space with athletic fields, passive space, picnic tables and playgrounds. There is continued remediation work removing PCBs from the Acushnet River/New Bedford Harbor superfund site immediately to the southeast of the park. There are no other play space areas in the Payne Cutlery neighborhood. Passive recreation is also very limited. A few sitting areas line Acushnet Avenue as part of the recent streetscape improvements.

Although vacant buildings and brownfields are typically considered challenges and liabilities in neighborhood revitalization, they can also be viewed as potential assets. The brownfields dotting the landscape in the Payne Cutlery neighborhood represent an opportunity to create something new to serve the needs of residents and advance the neighborhood’s vision.

The People

The core asset of the Payne Cutlery neighborhood is its 3,527 residents. The Payne Cutlery neighborhood is primarily located in Census Tract (CT) 6508, but edges of the neighborhood are located in three adjacent census tracts, namely CT6506, CT6508, and CT6512, which are shown in Figure 2-1. The population of the Payne Cutlery neighborhood vicinity (all four census tracts) numbers 10,832 persons per the 2015 American Community Survey (5-year estimates), which is 11.4% of the overall city population of 94,909 residents. The Payne Cutlery neighborhood is an immigrant gateway, with the population fluctuating as new immigrants arrive and as others move on.

Overall, residents in the core Payne Cutlery neighborhood are young. The median age is 33.5 years per the 2015 American Community Survey. In contrast, the median age for New Bedford is 37.9 years, four-

Table 2-1. Population of the Payne Cutlery Neighborhood & Vicinity.

	2010	2011	2014	2015	Change from 2010 to 2015
New Bedford	95,072	95,006	94,873	94,909	-0.2%
Payne Cutlery Neighborhood Vicinity (CTs 6506, 6507, 6508, and 6512)	11,061	10,130	10,739	10,832	-2.1%
The Neighborhood (CT 6508)	3,651	3,038	3,398	3,527	-3.4%

Source: US Census and American Community Survey, five-year estimates.

and-half years older than the Payne Cutlery residents. The median ages of both the neighborhood and New Bedford are several years younger than the state, 39.3 years, and Bristol County, 40.6 years.

Nearly one in five residents of the Payne Cutlery neighborhood are under 25 years of age, while in the region it is one in four residents who are under 25 years. The percentage of elders, persons 67 years and older, is higher in the region – 14.1%. Only 10.1% of Payne Cutlery residents are over 67 years of age. Figures 2-4 through 2-7 illustrate the population pyramids for Bristol County, New Bedford, the Payne Cutlery Neighborhood (CT 6506) and the Neighborhood Vicinity (all four census tracts). The increase in the number of older elders, 75 years and older, in the Payne Cutlery Neighborhood and vicinity is attributable in part to the presence of Taber Mills in the core neighborhood area, and Whaler’s Cove Assisted Living on Riverside Avenue in the neighborhood vicinity (within CT6506).

The Payne Cutlery neighborhood is a multi-lingual neighborhood. Portuguese, Spanish, and English are spoken on the streets. Nearly one in five residents (18.2%) of the core area (CT6508) have only limited English skills, according to the most recent American Community Survey. Overall in New Bedford, only 13.2% of residents have limited English skills, and in the Commonwealth, the percentage of limited English-speaking residents is 5.7. Newer immigrants hail from Central America and speak Spanish or the Mayan language K’iché.

The population of New Bedford and the region remains rather stable and is projected to increase slightly over the next ten to fifteen years, as noted in Figure 2-2. The definition of the New Bedford region is the US Census Bureau’s definition of New Bedford as a metropolitan statistical area (MSA) within the larger Boston-Worcester-Providence Combined Metropolitan Statistical Area (CMSA). The communities in the New Bedford MSA are Acushnet, Dartmouth, Fairhaven, Mattapoisett and New Bedford.

Table 2-2. Median Age.

Area	Median Age (Years)	
Massachusetts	39.3	
Bristol County	40.7	
City of New Bedford	37.4	
Payne Cutlery Core Area (CT 6508)	33.5	
Payne Cutlery Neighborhood Vicinity	CT 6506	46.9
	CT 6507	27.2
	CT 6508	33.5
	CT 6512	29.9

Data Source: American Community Survey 2015, 5-year estimates.

Table 2-3. Quick Facts: The Region; The City; The Neighborhood.

New Bedford Region	City of New Bedford	The Neighborhood
<ul style="list-style-type: none"> Population: 161,195 Slowly Growing Households: 63,301 Jobs: 64,048 Aggregate Income: \$3.96 billion Per Capita Income: \$25,557 	<ul style="list-style-type: none"> Population: 94,873 people Population Stabilizing Households: 39,088 Jobs: 36,169 Aggregate Income: \$1.92 billion Per Capita Income: \$20,270 	<ul style="list-style-type: none"> Population: 10,739 Minor changes in population size Households: 4,422 Aggregate Income: \$172.2 million Per Capita Income: \$16,036

Data Sources: American Community Survey, 2014 5-yr. estimates, ES202, and McCabe Enterprises.
 NOTE: The New Bedford Region is defined as Acushnet, Dartmouth, Fairhaven, Mattapoisett and New Bedford.

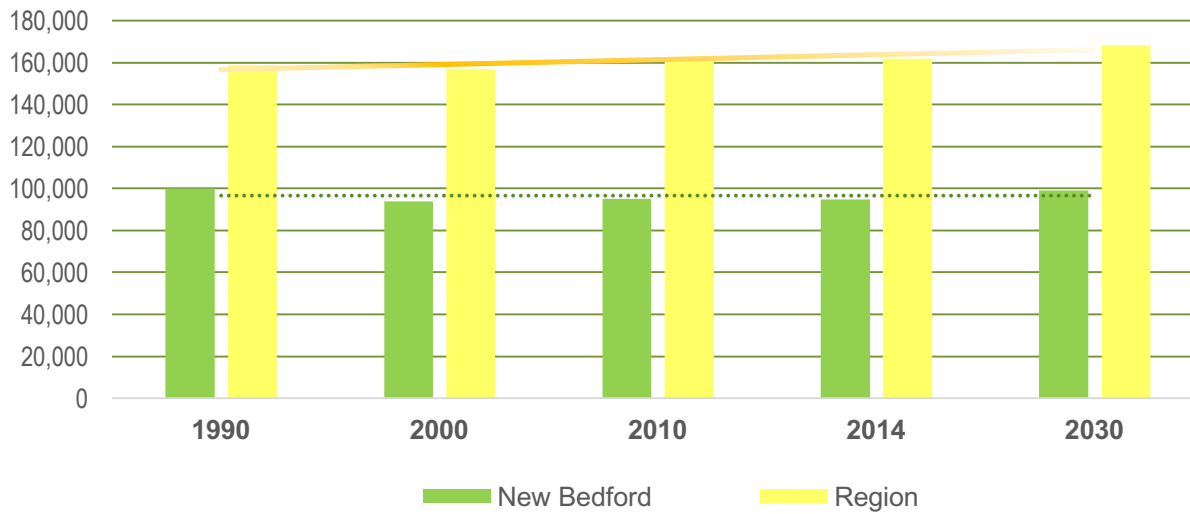


Figure 2-2. Population Change: New Bedford and the Region.

Source: US Census, SRPEDD and McCabe Enterprises.

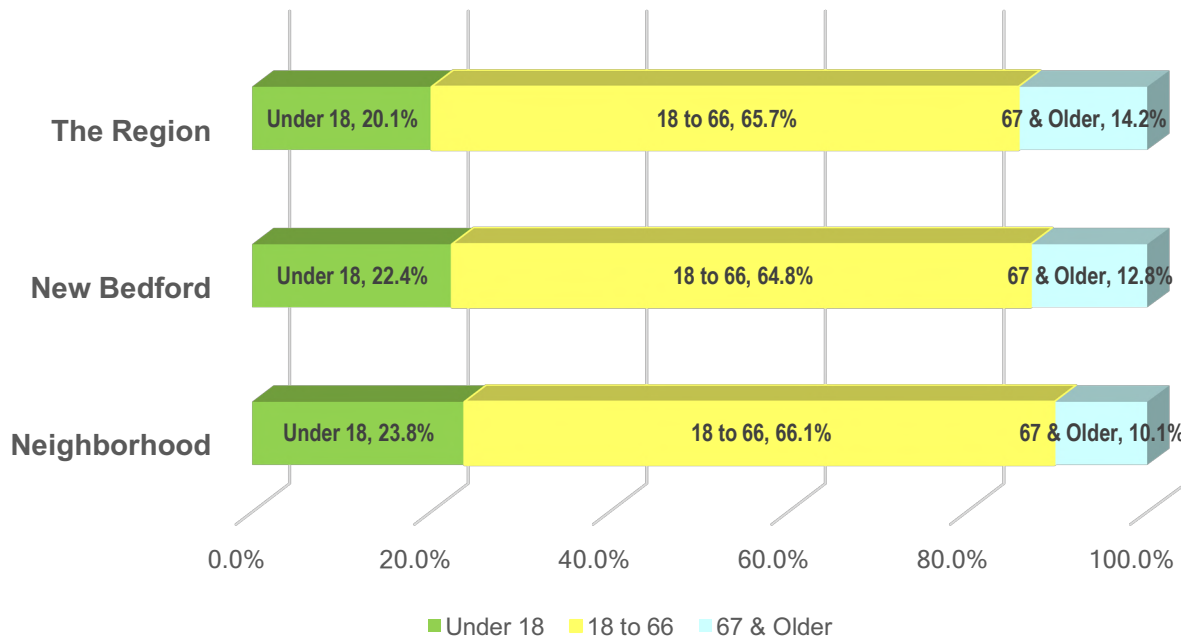


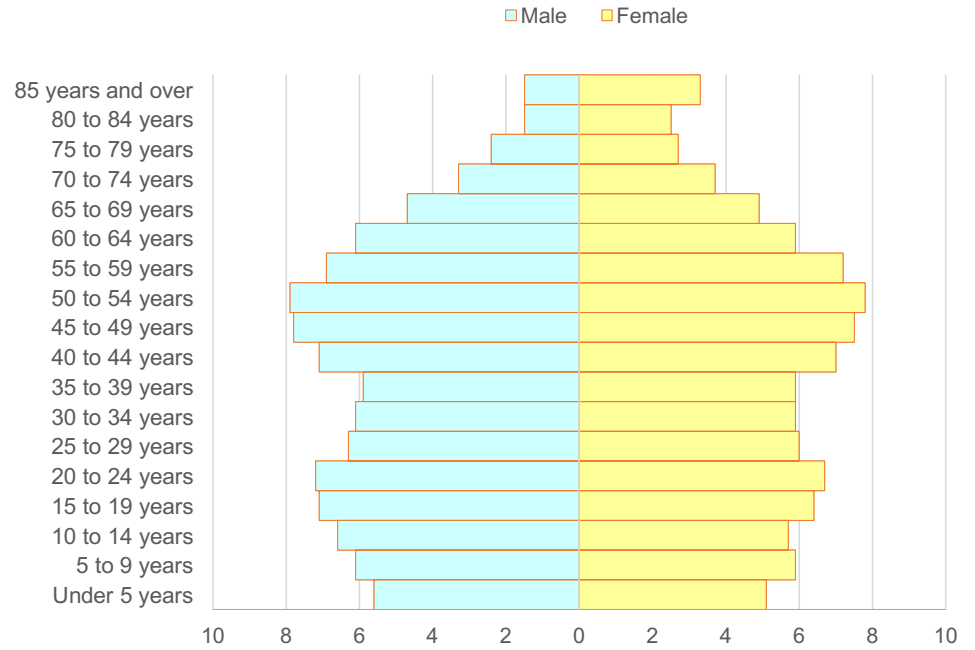
Figure 2-3. Residents' Age.

Source: American Community Survey 2014, 5-yr estimates and McCabe Enterprises.

Figures 2-4. Population Pyramid for Bristol County.

Data Source: American Community Survey 2015, 5-year estimates & McCabe Enterprises.

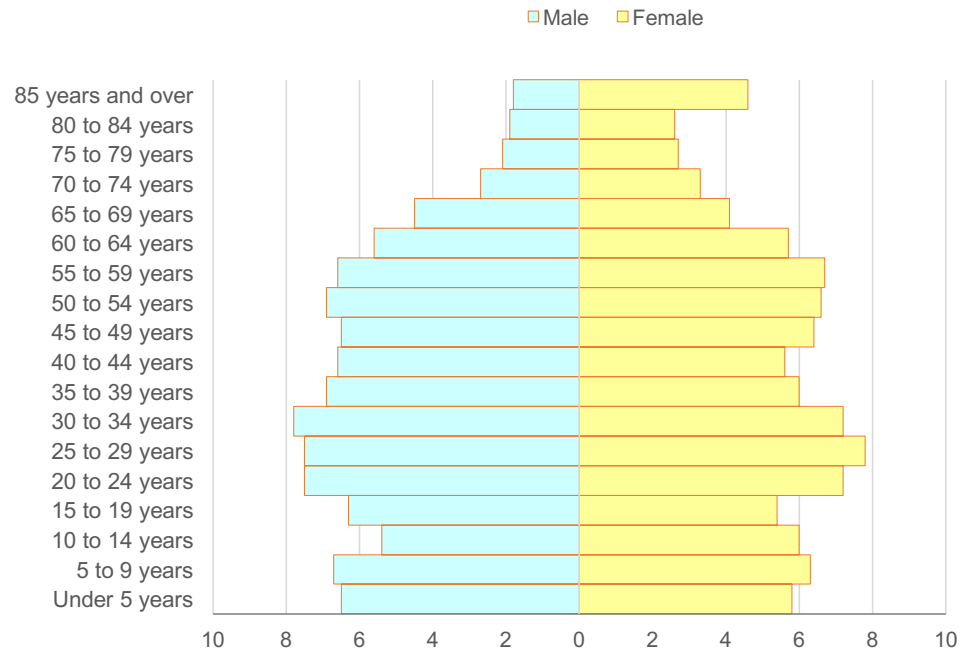
NOTE: The numbers on the horizontal axis are percentages of the population.



Figures 2-5. Population Pyramid for the City of New Bedford.

Data Source: American Community Survey 2015, 5-year estimates & McCabe Enterprises.

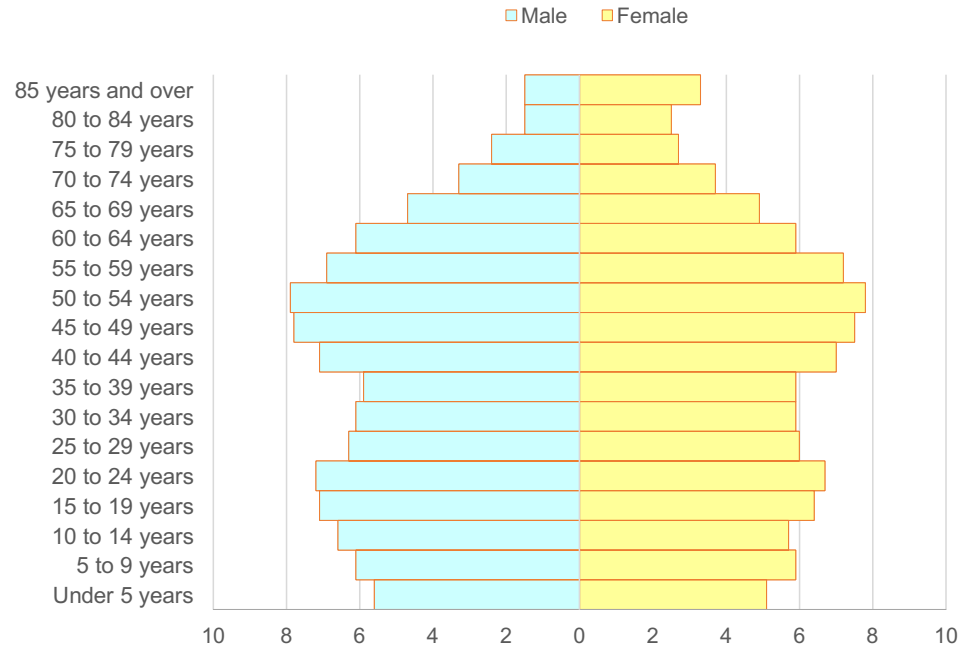
NOTE: The numbers on the horizontal axis are percentages of the population.



Figures 2-6. Population Pyramid for the Payne Cutlery Neighborhood.

Data Source: American Community Survey 2015, 5-year estimates & McCabe Enterprises.

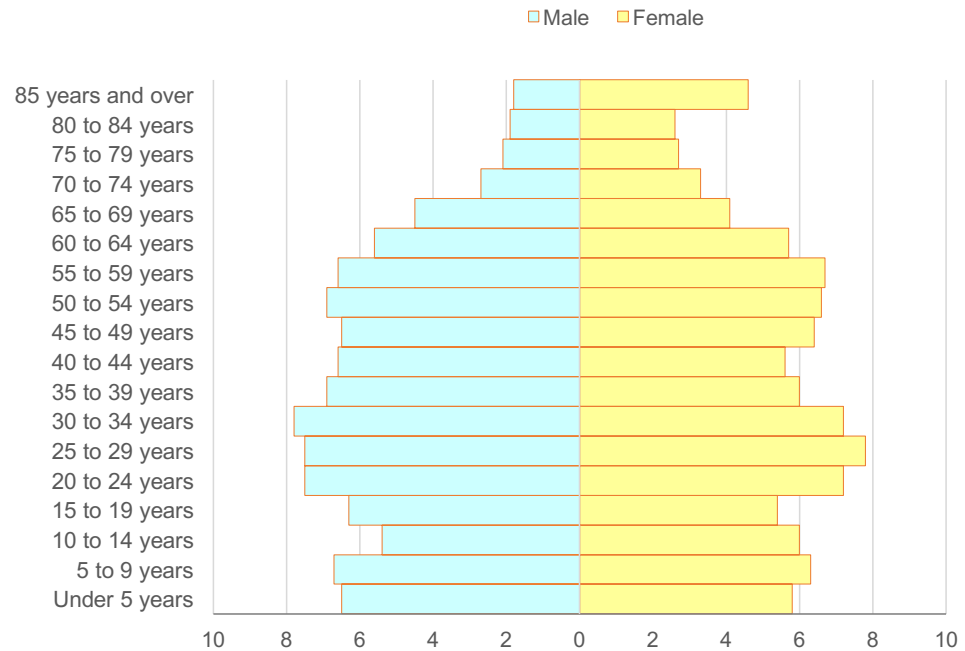
NOTE: The numbers on the horizontal axis are percentages of the population.



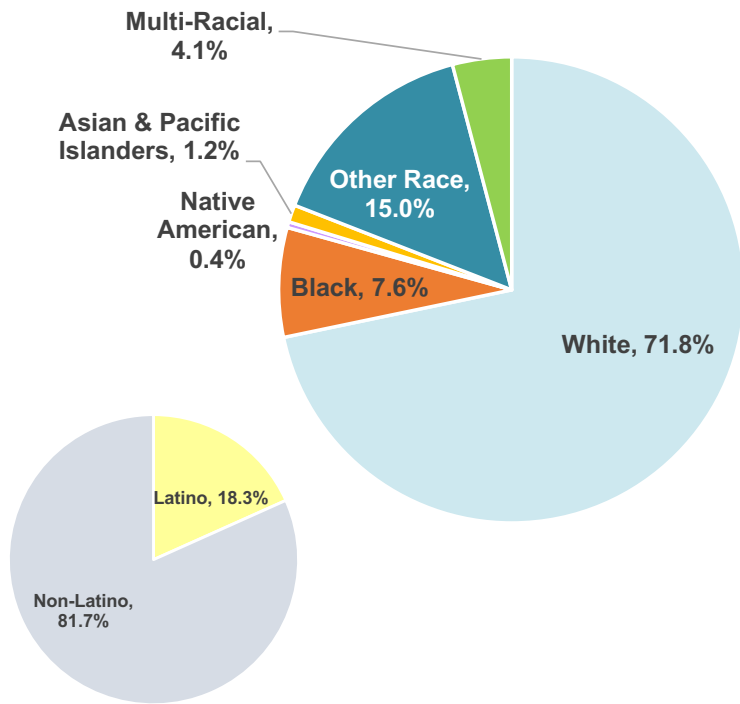
Figures 2-7. Population Pyramid for the Payne Cutlery Neighborhood Vicinity.

Data Source: American Community Survey 2015, 5-year estimates & McCabe Enterprises.

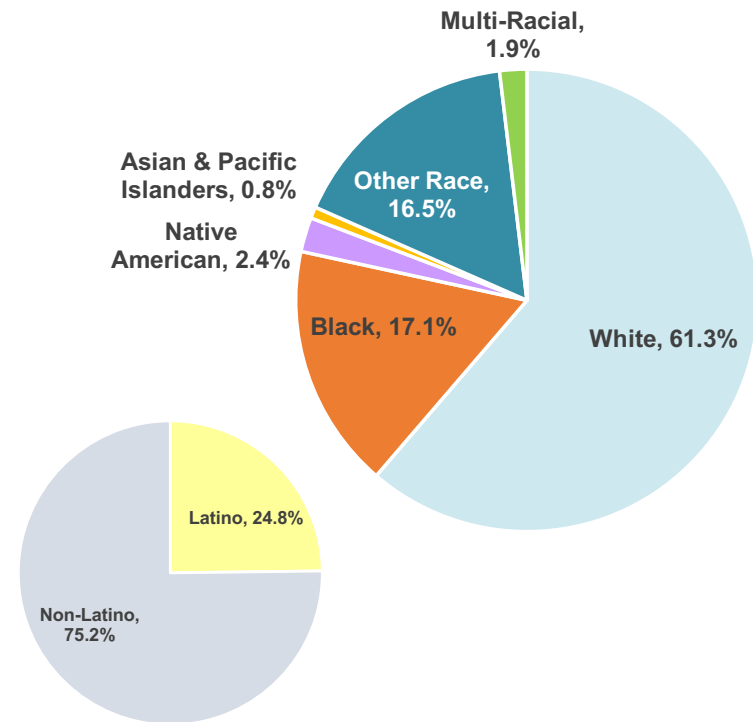
NOTE: The numbers on the horizontal axis are percentages of the population.



Figures 2-8. Racial & Ethnic Demographics: New Bedford.



Figures 2-9. Racial & Ethnic Demographics: Payne Cutlery Neighborhood Core (CT 6508).



■ White ■ Black ■ Native American ■ Asian & Pacific Islanders ■ Other Race ■ Multi-Racial

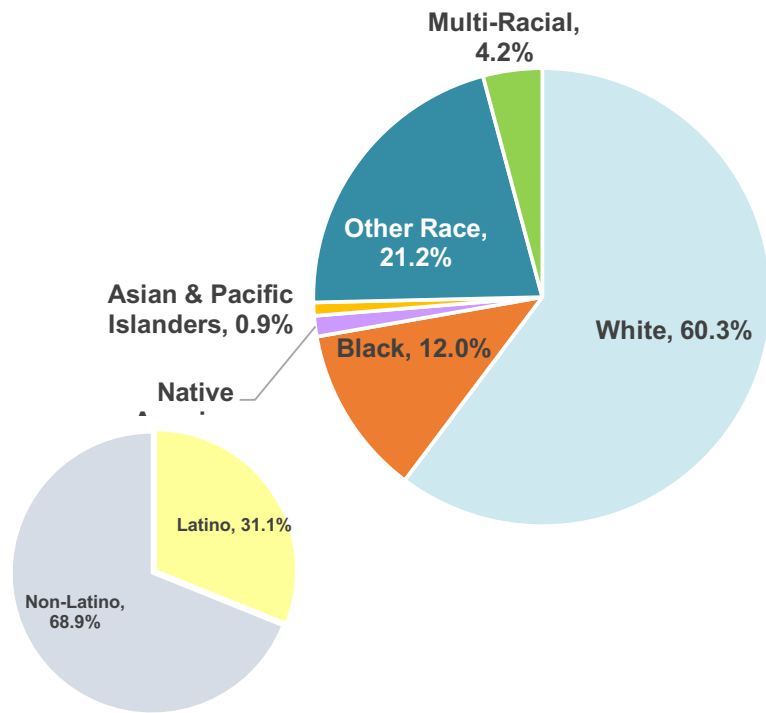
Data Source: American Community Survey 2015, 5-year estimates & McCabe Enterprises.

The Payne Cutlery neighborhood is a racially and ethnically diverse area. The core neighborhood area is 38.7% minority with Blacks constituting 17.1% of the population and persons identifying as other race comprising 16.5% of residents. 61.3 percent of core neighborhood residents are White. The Payne Cutlery core area and the vicinity are more diverse than the city as a whole. The racial diversity of the core area is fairly analogous to the Payne Cutlery vicinity, as shown in the charts in Figures 2-8 to 2-10. Persons identifying themselves with Asian heritage as well as Native American heritage live in the Payne Cutlery area, as a higher concentration than New Bedford overall.

Although, Asians and Native Americans are a very small percentage of residents in the core area, 0.8% and 2.4% respectively, and in the Payne Cutlery vicinity, 1.5% and 0.9%.

Persons of any race can be classified as Latino according to the US Census. Latinos are one-quarter (24.8%) of the core neighborhood area residents. The Payne Cutlery neighborhood vicinity has nearly a third of its residents identifying as Latino, with 31.1%. Only 18.3% of city residents overall identify as Latino.

Figures 2-10. Racial & Ethnic Demographics: Payne Cutlery Neighborhood Vicinity.



The residents of the Payne Cutlery core neighborhood (CT 6508) live in 1463 households. There are 1,725 housing units in the core area. There are 3104 households in the Payne Cutlery vicinity, and 5,154 housing units. The majority of households are renters – 82.5% in the core area and 85.5% in the Payne Cutlery vicinity. In New Bedford, forty-two percent of households are owner-occupied and fifty-eight percent are renter-occupied. The average household size in the core area is 2.64 persons for owner-occupied housing and 2.36 for renter-occupied housing.

Table 2-4. Latino Origin¹.

	Latino Origin	Non-Latino Origin
City of New Bedford	18.3%	81.7%
Payne Cutlery Neighborhood Core (CT 6508)	24.8%	75.2%
Payne Cutlery Neighborhood Vicinity (CTs 6506, 6507, 6508 and 6512)	31.1%	68.9%

¹ The US Census Bureau uses the term Hispanic and considers it an ethnic category, not a racial category. For purposes of this report, we have used the Latino in lieu of the term Hispanic.

Data Source: American Community Survey 2015, 5-year estimates & McCabe Enterprises.

The median household income for residents living in the Payne Cutlery core area is \$26,085, which is a little more than two-thirds of the city-wide median household income of \$37,574. The median household income in Bristol County is \$56,842, and in Massachusetts, the median household income is \$68,563. The per capita income for the core area is \$15,567, and for the Payne Cutlery vicinity the per capita income is \$16,250. New Bedford’s per capita income is \$21,665.

The residents of the Payne Cutlery neighborhood tend to have few formal education credentials. Amongst persons 25 years and older in the neighborhood and the wider neighborhood vicinity, over forty percent have some education, but no formal high school diploma or equivalent certificate (GED). In the core Payne Cutlery neighborhood 39.5%, or two out of five persons over 25 years have a high school degree or GED. However, only one in three persons (33.0%) have a high school diploma or GED in the wider Payne Cutlery neighborhood vicinity (comprised of the four census tracts). In summary, over eighty percent of residents in the core Payne Cutlery neighborhood and vicinity have at most a high school degree. City-wide, almost forty percent (39.7%) of New Bedford residents have some education or a degree beyond high school. Bristol County is similar with slightly over forty per-

Table 2-5. Income.

	Median Household Income		Per Capita Income
Payne Cutlery Core Area (CT 6508)	\$26,085		\$15,567
Payne Cutlery Vicinity (CTs 6506, 6507, 6508 and 6512)*	CT 6506	\$22,520	\$16,250
	CT 6507	\$32,344	
	CT 6508	\$26,085	
	CT 6512	\$38,571	
City of New Bedford	\$37,574		\$21,665
Bristol County	\$56,842		\$29,607
Massachusetts	\$68,563		\$36,895

Source: 2015 American Community Survey, 5-year estimates and McCabe Enterprises.

*Data from 2015 American Community Survey, 5-year estimates. Aggregate Income in the past 12 months and population data was used to determine area-wide per capita income for the Payne Cutlery Vicinity. Median household income for individual census tracts is shown above.

cent (42.6%) of residents 25 years and older having education beyond a high school degree). State-wide, 64.4% of Massachusetts residents have some college or a degree.

The next generation of residents, 18 to 24 year-old persons in the Payne Cutlery core neighborhood and the vicinity have a stronger record of educational achievement than their older counterparts. Sixty percent of 18 to 24 year-olds in the Payne Cutlery core neighborhood have earned a high school diploma, twice the rate of their older neighbors. In the Payne Cutlery vicinity, 41.1% of 18 to 24 year olds have earned a high school diploma or GED, which is nearly twenty-five percent higher than persons 25 years and above in the Payne Cutlery vicinity.

The labor force is generally considered to be persons who are 16 years of age and older. This is the potential universe of people who can work. Although 65 years of age is considered retirement age, many persons

Housing Units vs Households

A **housing unit** is a property either occupied as residence or intended to be occupied as a residence. It can be a single-family home, an apartment, or a single room.

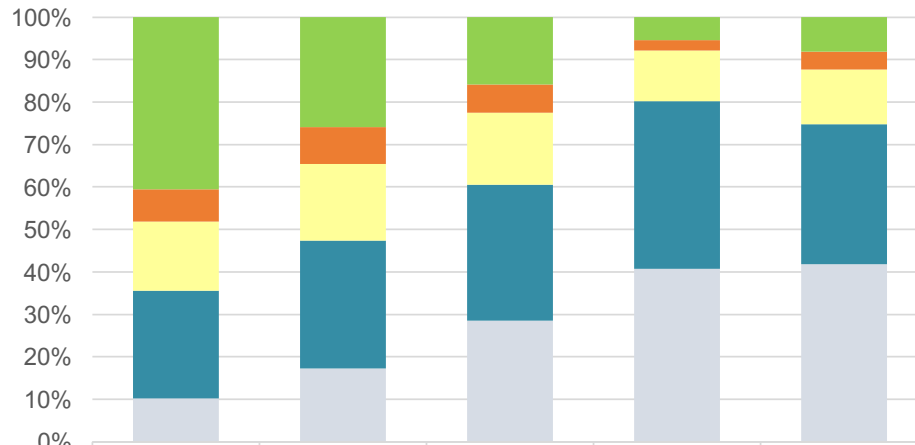
A **household** consists of all persons who occupy a housing unit. Persons may or may not be related. Households do not include what's called group quarters, which is living arrangements where nine or more unrelated people are living together, such as halfway-houses; nursing homes or assisted living, for example.

Source: US Census.

opt to work beyond their 65th birthday. There are 8,509 persons in the Payne Cutlery vicinity who are over 16 years of age. 5,094 persons are in the civilian labor force in the Payne Cutlery area, for a labor force participation rate of 71.9%. This is seven-and-half percent higher than the city-wide labor participation rate of 66.9%. The unemployment rate based on 2015 Census data from the American Community Survey for the planning area is 14%. There are 714 residents of the Payne Cutlery neighborhood vicinity who are unemployed.

The neighborhood's unemployment rate of 14% is higher than the city-wide rate of 11.2%, based on the 2015 American Community Survey. New Bedford's unemployment rate as reported by Local Area Unemployment Statistics (LAUS) is lower. In 2015, LAUS reports New Bedford's annual unemployment rate for 2015 and 2016 as 8.6 % and 6.5%, respectively. LAUS data is not available on the neighborhood level.

Figure 2-11. Educational Attainment: Persons 25 Years & Older.



	Massachusetts	Bristol County	New Bedford	Payne Cutlery Core Neighborhood	Payne Cutlery Vicinity
Bachelor Degree or Higher	40.5%	25.9%	15.9%	5.4%	8.2%
Associates Degree	7.7%	8.7%	6.6%	2.4%	4.2%
Some College; No Degree	16.2%	18.0%	17.0%	11.9%	12.9%
HS Diploma or GED	25.4%	30.2%	32.0%	39.5%	33.0%
Some Education; No HS diploma	10.2%	17.2%	28.5%	40.6%	41.8%

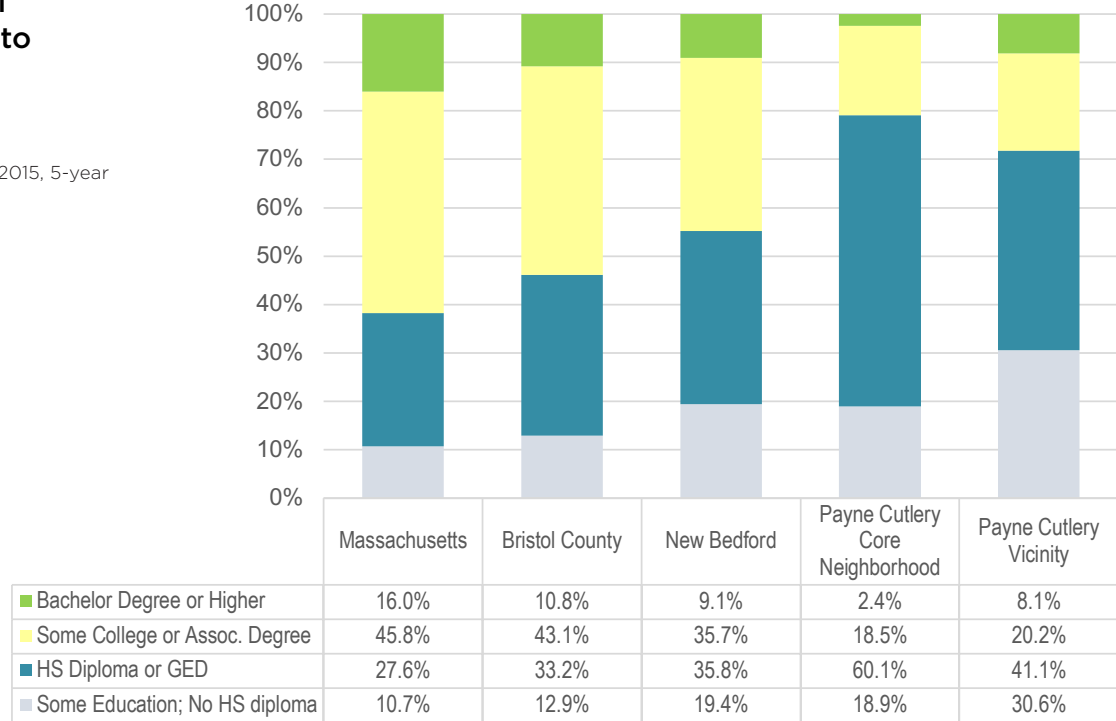
Source: American Community Survey 2015, 5-year estimates and McCabe Enterprises.

There is a clear link between employment and poverty levels. Almost one-quarter (23.4%) of New Bedford’s residents live below the poverty level. The percentage of persons living in poverty in the Payne Cutlery core neighborhood is 40.2%, and for the vicinity area is 37.9%. For those persons who are working full-time in New Bedford, 3.1% of full-time workers live below the poverty line. In the Payne Cutlery neighborhood, 4.6% of neighborhood residents working full-time in the core area and 5.5% of the vicinity live below the poverty level.

In contrast, for persons working part-time or who are not working, the proportion of residents living below the poverty level rises substantially. For city residents, persons working part-time or for only a partial year, 22.9% live below the poverty level. In the neighborhood, the poverty level amongst part-time and seasonal workers is markedly higher. 41.7% of part-time and seasonal/partial-year workers in the core area live below the poverty level. In the Payne Cutlery neighborhood vicinity, 36.9% of part-time and seasonal/ partial-year workers live below the poverty level. The difference in the effect of part-time

Figure 2-12. Educational Attainment Amongst 18 to 24 Year-Old Persons.

Source: American Community Survey 2015, 5-year estimates and McCabe Enterprises.



and seasonal/ partial year workers on the poverty rate city-wide and in the Payne Cutlery area is likely attributable to lower annual wage levels. Amongst residents not working, the poverty-level rate increases to almost half in the Payne Cutlery core neighborhood and vicinity.

Table 2-8 portrays the occupations by sector where local residents are employed. Residents of the Payne Cutlery core area and vicinity are principally employed in the service and production sectors of the econ-

omy. The food sector¹ employs at least one in nine (11.5%) workers in the Payne Cutlery area. These sectors often have entry level jobs which require less formal education. However, advancement in these industries not only requires hard work and experience, but may also require advanced training. Very few residents of the Payne Cutlery area are employed in the management/business/science/arts sector, which often requires advanced education at the entry level today.

¹The actual number of persons working in the food cluster is underestimated, since detail on the census tract level on employment in food manufacturing, food wholesale and retail occupations is not available. The 11.5% of persons employed in the food sector is likely lower than actual, particularly since a large segment of residents are employed in the production sector. There are several food production and wholesale businesses in the Payne Cutlery vicinity employing local residents.

The education/health care/social service industry is the largest employer of Payne Cutlery area residents, as well as residents of the city and county. Although, residents may work in different aspects and jobs in this industry, education/ health care/ social service is the largest employer, employing about one-quarter of residents. Manufacturing, wholesale and retail trade are the next three industries employing the largest portion of neighborhood residents. Wholesale trade employs about eleven percent of Payne Cutlery area residents. City and county-wide, fewer than five percent of residents are employed in the wholesale trade industry. Manufacturing is the second largest employment industry for the neighborhood and city. For Bristol County, retail is the second largest employer followed by manufacturing. A slightly higher percentage of residents in the core area work in the retail industry, than do in the Payne Cutlery vicinity. Retail is the third largest employment sector for residents in the Payne-Cutlery vicinity.

Table 2-6. Population & Labor Force Overview.

	New Bedford	Payne Cutlery Core Neighborhood	Payne Cutlery Neighborhood Vicinity
Population	94,909	3,527	10,832
Persons 16 Years & Older	76,307	2,758	8,509
Persons 16 to 69 Years	70,992	2,361	7,361
Civilian Labor Force	47,515	1,501	5,094
Residents Working	42,173	1,314	4,380
Residents Unemployed	5,342	187	714
Unemployment Rate (based on 2015 ACS 5-yr est.)	11.2%	12.5%	14.0%

Data Source: American Community Survey 2015 5-year estimates and McCabe Enterprises.

Table 2-7. Work Experience and Poverty Levels.

Work Experience in Past 12 Months	Massachusetts		New Bedford		Payne Cutlery Core Neighborhood		Payne Cutlery Neighborhood Vicinity	
	Percent of Labor Force	Pct Below Poverty Level	Percent of Labor Force	Pct Below Poverty Level	Percent of Labor Force	Pct Below Poverty Level	Percent of Labor Force	Pct Below Poverty Level
Worked Full-Time, Year-Round	43.1%	1.2%	34.8%	3.1%	30.9%	4.6%	31.6%	5.5%
Worked Part-Time or Part-Year	26.9%	13.0%	27.9%	22.9%	20.5%	41.7%	26.0%	36.9%
Did Not Work	30.0%	22.3%	37.3%	35.7%	48.6%	49.8%	42.4%	51.7%

Data Source: American Community Survey 2015 5-year estimates and McCabe Enterprises

Figure 2-13. Occupational Employment by Sector.

- Production, transportation, and material moving occupations:
- Natural resources, construction, and maintenance occupations:
- Sales and office occupations:
- Service occupations:
- Management, business, science, and arts occupations:

Source: 2015 American Community Survey, 5 year estimates and McCabe Enterprises.

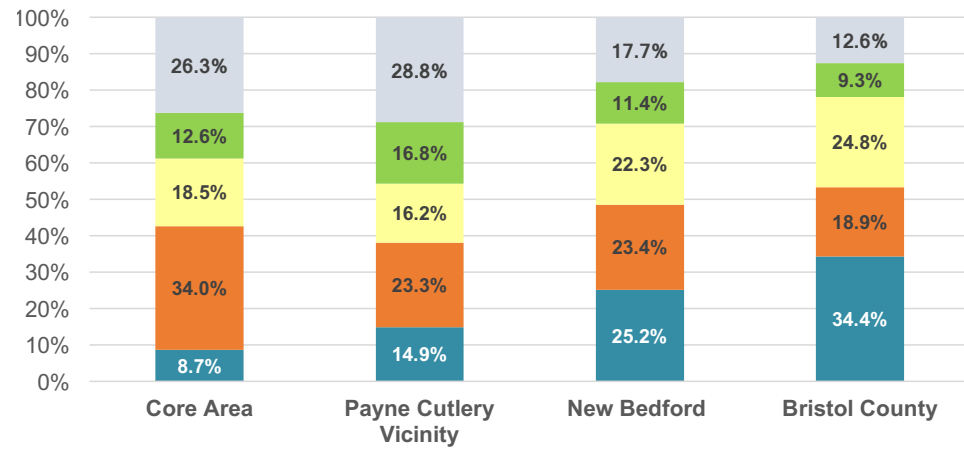


Table 2-8. Employment by Industry.

Industry	Core Area	Payne Cutlery Vicinity	New Bedford	Bristol County
Agriculture, forestry, fishing and hunting, and mining:	3.7%	3.2%	1.7%	0.6%
Construction	6.5%	9.3%	8.1%	6.8%
Manufacturing	13.6%	17.6%	13.5%	11.6%
Wholesale trade	11.1%	11.0%	4.0%	3.6%
Retail trade	13.7%	12.5%	12.2%	13.7%
Transportation and warehousing, and utilities:	0.9%	1.9%	3.5%	4.0%
Information	0.0%	0.3%	1.7%	1.6%
Finance and insurance, and real estate and rental and leasing:	4.0%	2.8%	3.9%	5.7%
Professional, scientific, and management, and administrative and waste management services	9.1%	7.0%	5.9%	8.8%
Educational services, and health care and social assistance:	26.7%	19.6%	27.5%	26.0%
Arts, entertainment, and recreation, and accommodation and food services:	4.8%	7.7%	9.4%	8.8%
Other services, except public administration	5.7%	6.3%	4.6%	4.3%
Public administration	0.3%	0.9%	4.0%	4.4%

Data Source: 2015 American Community Survey, 5-year estimates and McCabe Enterprises.

Figure 2-14. Employment by Industry.



Commuting

The ability to get to work is an employment consideration. Although most New Bedford residents use a car to commute back and forth to a job, a sizeable number do not have access to a vehicle. This is particularly true in the case of the Payne Cutlery core area and vicinity. In the Payne Cutlery neighborhood core area 23.3 percent of workers 16 years and older do not have access to a car. This is three times the city-wide rate, where 7.8% of workers do not have access to a car. County-wide, only 3.4% of workers 16 years and older do not have access to a car.

Half (50.2%) of the households in the Payne Cutlery area have only one vehicle. In the Payne Cutlery vicinity 48.5% of households have access to only one vehicle. Just-over one-third (36.1%) of households citywide have access to only one vehicle.

As a result of no or limited access to a vehicle, many workers rely on alternative travel modes to get to work. Over one in five (21.4%) of workers in the core Payne Cutlery neighborhood rely on carpooling for work trips. A similar number (22.1%) opt to carpool in the Payne Cutlery vicinity. City-wide, 16.2% of workers depend on carpooling. Almost one in ten (9.3%) neighborhood persons walk to work in the core

neighborhood, where slightly fewer (8.3%) in the larger Payne Cutlery vicinity walk to work. The walking rate to work in the Payne Cutlery area is twice the city and state pedestrian mode rates to work, and four times the rate for Bristol County. A very small number of persons opt to bicycle to work. See Table 2-10, Commuting Travel Modes.

Public transit is another transportation mode workers rely on. The Payne Cutlery core neighborhood has the same public transit usage rate as the city, 2.2%. In the neighborhood vicinity, 3.1% use public transit. During the community engagement process, residents noted that bus service was not available on Sundays and was limited as to frequency and during evening hours for persons working later shifts or at retail outlets. Others pointed out that bus routes did not readily access some employment centers from the Payne Cutlery area.

Based on the Longitudinal Employer-Household Dynamics (LEHD) program at the Center for Economic Studies with the US Census Bureau, approximately six percent of Payne Cutlery core neighborhood live and work in the immediate neighborhood area, as noted in Figure 2-15. Slightly more, 6.5% live and work in the vicinity of the neighborhood. Most have to commute a distance to work. The top ten geographic destinations where neighborhood area residents commute to for work are depicted in Figures 2-16 to 2-19.

Table 2-9. Vehicle Access by Workers 16 Years & Older.

	No Access to a Vehicle	Access to 1 Vehicle	Access to 2 or More Vehicles
Massachusetts	5.8%	23.9%	70.3%
Bristol County	3.4%	20.0%	76.6%
New Bedford	7.8%	36.1%	56.1%
Payne Cutlery Core Area (CT 6508)	23.3%	50.2%	26.5%
Payne Cutlery Vicinity (CTs 6506, 6507, 6508, 6512)	19.9%	48.5%	31.6%

Data Sources: American Community Survey 2015 5-year estimates & McCabe Enterprises.

Table 2-10. Commuting Travel Modes.

	Massachusetts	Bristol County	New Bedford	Payne Cutlery Core	Payne Cutlery Neighborhood Vicinity
Transit	9.8%	2.5%	2.2%	2.2%	3.1%
Walk	4.8%	2.3%	4.3%	9.3%	8.3%
Bike	0.8%	0.2%	0.2%	0.0%	0.5%
Taxi/ Motorcycle/ Other means	1.0%	0.7%	1.7%	0.5%	3.6%
Car Pool	7.7%	9.0%	16.2%	21.4%	22.1%
Total Alternative Travel Modes	24.1%	14.7%	24.6%	33.4%	37.6%

Data Sources: American Community Survey 2015 5-year estimates & McCabe Enterprises.

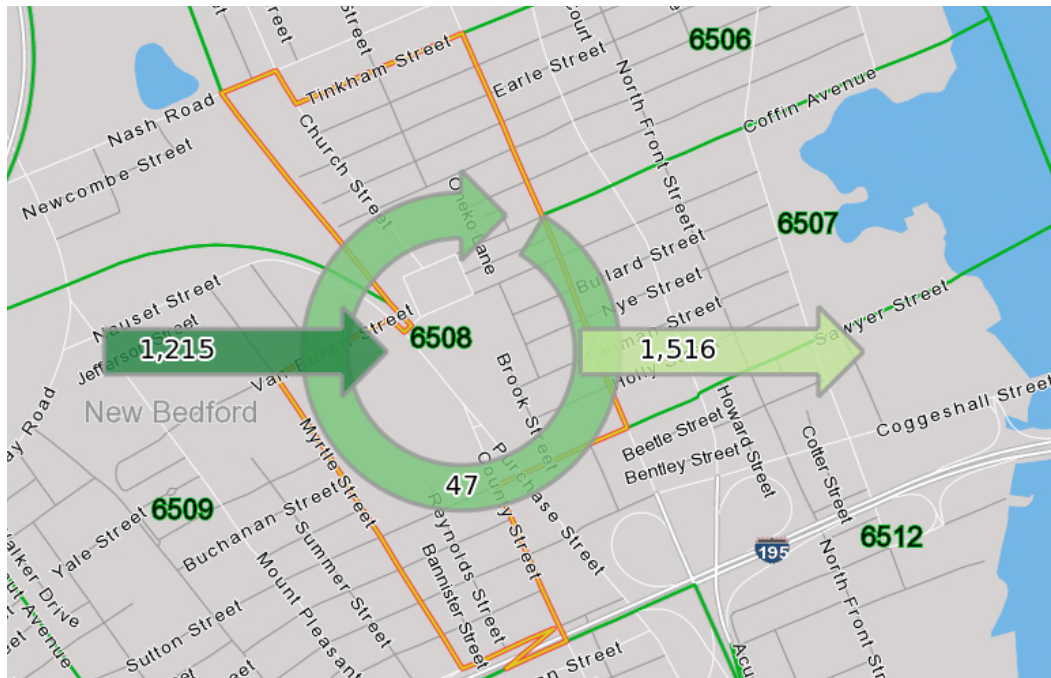
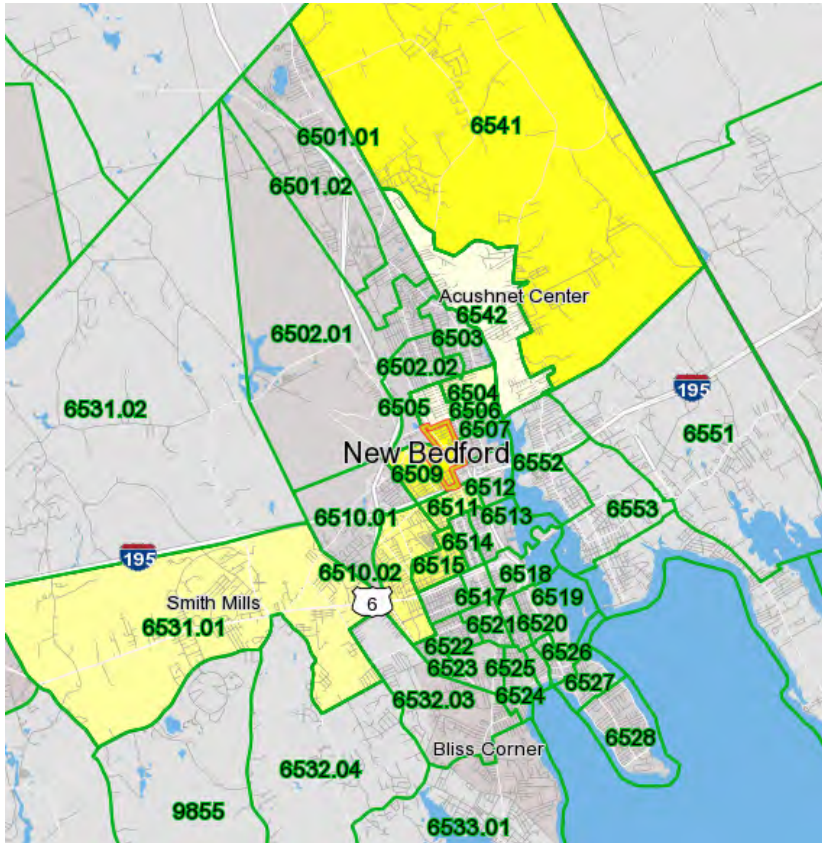


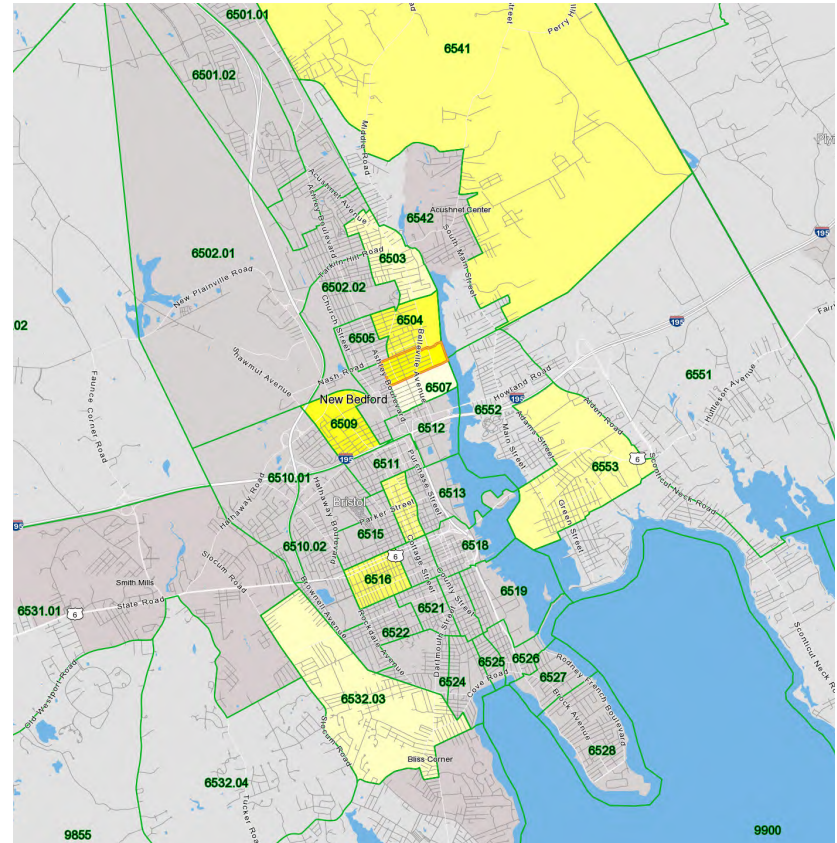
Figure 2-15. Employment Inflow-Outflow for Payne Cutlery Neighborhood Core Area (CT 6508).

Source: LEHD, 2015.



Source: LEHD, 2015.

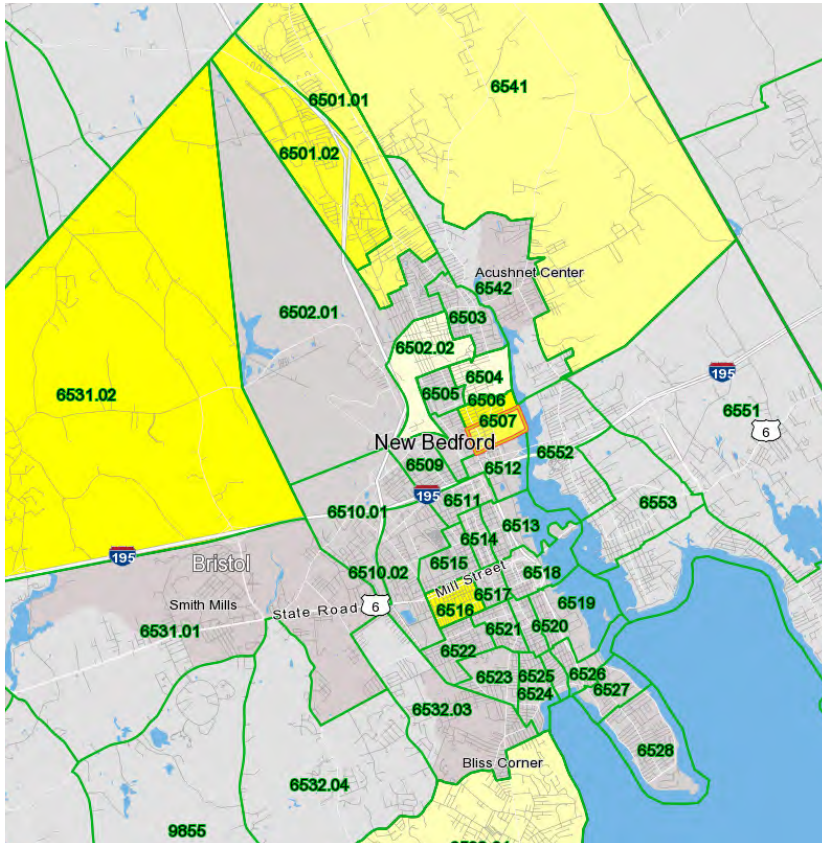
Figure 2-16. Where Payne Cutley Core Neighborhood Residents Work - CT 6508.



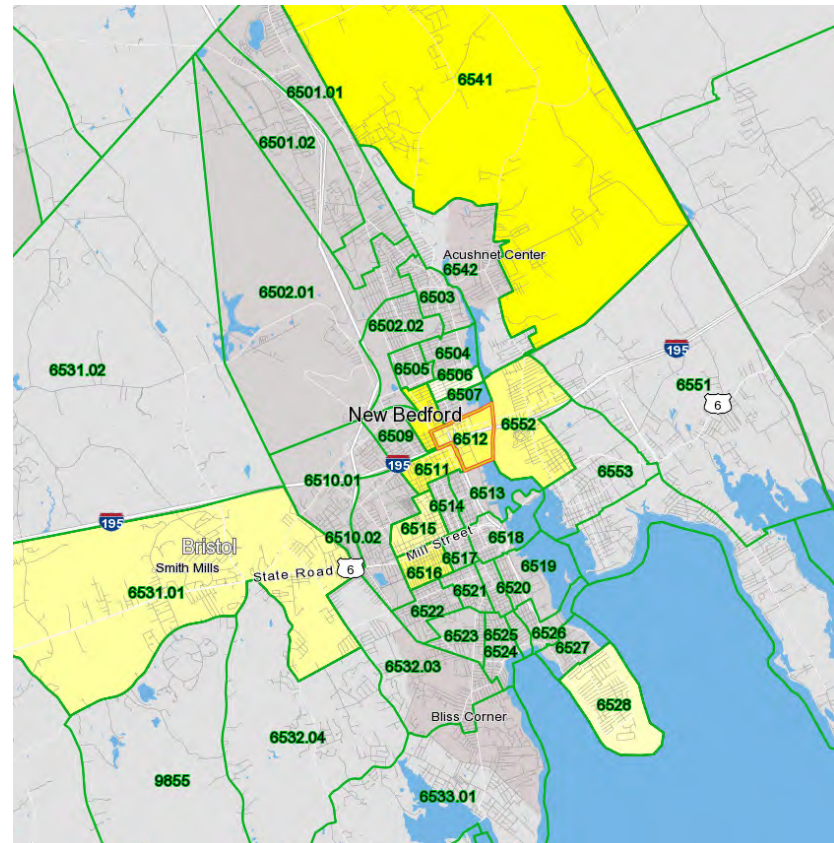
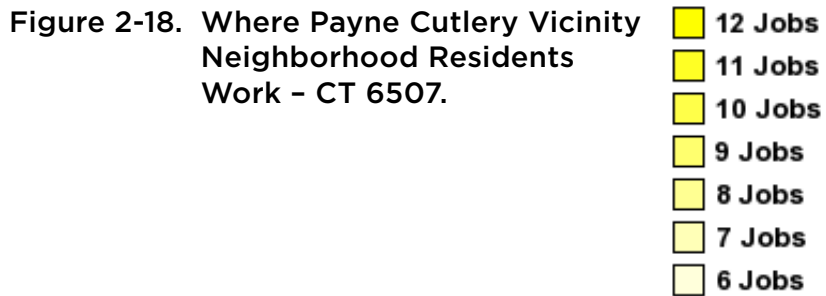
Source: LEHD, 2015.

Figure 2-17. Where Payne Cutley Vicinity Neighborhood Residents Work - CT 6506.

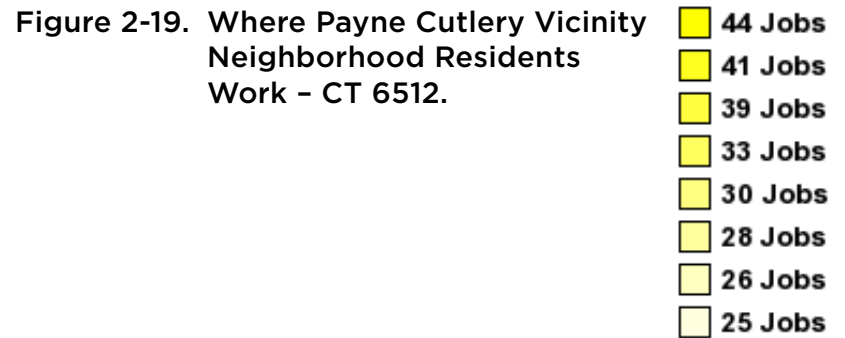




Source: LEHD, 2015.



Source: LEHD, 2015.



Land Use

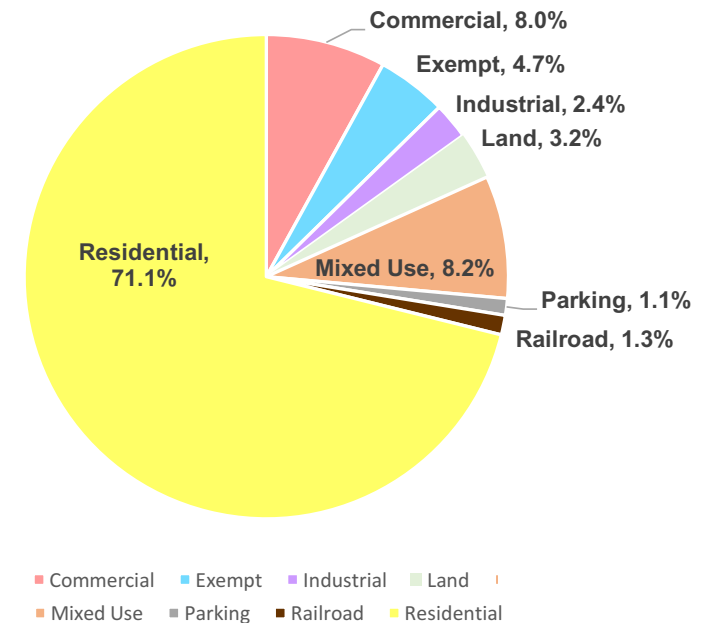
The planning area for the Payne Cutlery neighborhood area inclusive of streets and rights-of-way consists of approximately 120 acres. There are 537 land parcels covering 88.9 acres and twenty-two streets comprising about 31.1 acres of the Payne Cutlery Area-wide Planning Area.

The land use analysis of these parcels indicates that the primary land use by number of parcels is residential. Over seventy percent (71.1%) of the parcels are dedicated for residential uses – single-family, two-family, three-family, sixes, apartments, and rooming houses. Another 8.2% of the parcels are mixed-use, which also include residential units, frequently above stores. Industrial uses – manufacturing and warehousing – account for only 2.4% of all parcels. Commercial uses – retail, office, auto-related services, as well as restaurant and bars – comprise 8% of the parcels. Figure 2-20 illustrates land use as to parcels.

A detailed examination of commercial uses indicates that mixed-use is the most common commercial property type by parcel, followed by retail as depicted in Figure 2-21. The detailed look at residential uses reveals that the largest proportion of residential parcels (45.2%) dedicated to a specific housing type is three family homes. Not surprisingly, the largest segment of housing units, nearly a third (31.2%) of all housing units in the Payne Cutlery planning area are found in triple-deckers. Mixed use is a type that is classified under both commercial and residential uses, since both are located on the same parcel, typically within the same building. There is a wide range of diverse housing types found in the Payne Cutlery planning area.

In addition to looking at land use by numbers of parcels, land use by actual land area was analyzed. The largest land use by land area is residential, which covers 39.7 acres in the Payne Cutlery planning area, one-third (32.3%) of the overall planning area. Streets take up 31.1 acres, which is 25.9% of the total planning area. Railroad tracks and right-of-way take 3.2 acres, which is 2.6% of the planning area. Transportation (streets, railroad and private parking areas) account for nearly a third (29.5%) of the entire land area in the Payne Cutlery planning area.

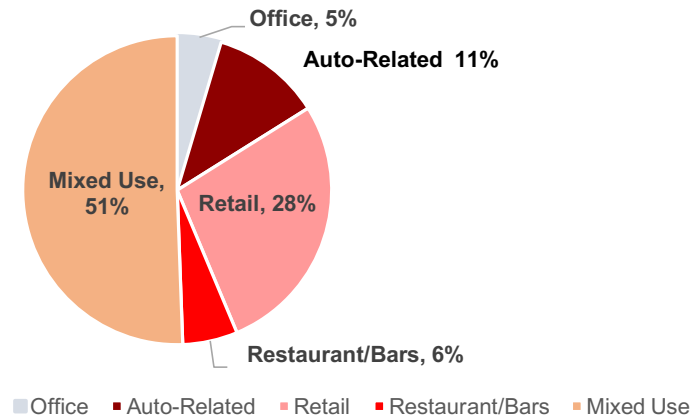
Figure 2-20. Land Use by Parcels in the Payne Cutlery Planning Area.



Source: City of New Bedford 2016 Assessment records and McCabe Enterprises.

Industrial uses, manufacturing and warehousing, is the third largest uses of land area, covering 14.6 acres or 12.2% of the overall land area. Commercial uses encompass 11.7 acres, and mixed use, which often includes ground floor commercial/retail uses and upper-story residential, is found on 5.1 acres in the planning area. Commercial and mixed-use counts for 13.9% of the land area.

Figure 2-21. Commercial Uses By Parcel as to Type of Commercial Use.



Source: City of New Bedford 2016 Assessment records and McCabe Enterprises.

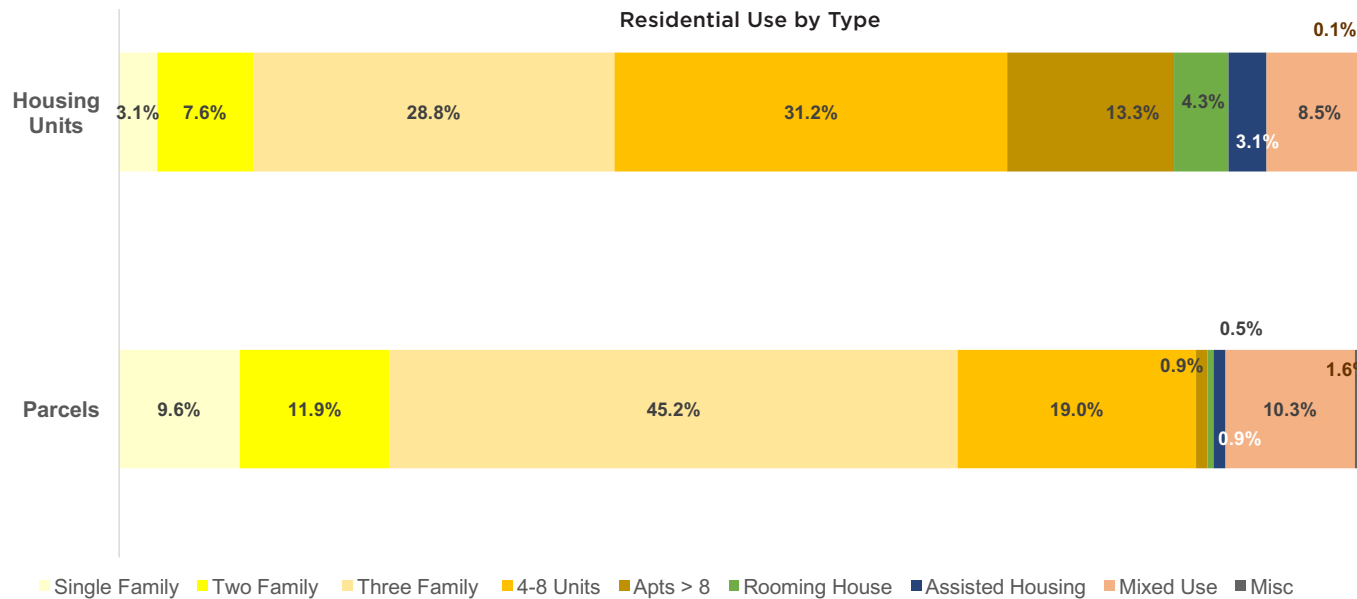


Figure 2-22. Residential Uses by Parcels in Payne Cutlery Brownfields Areawide Planning Area.

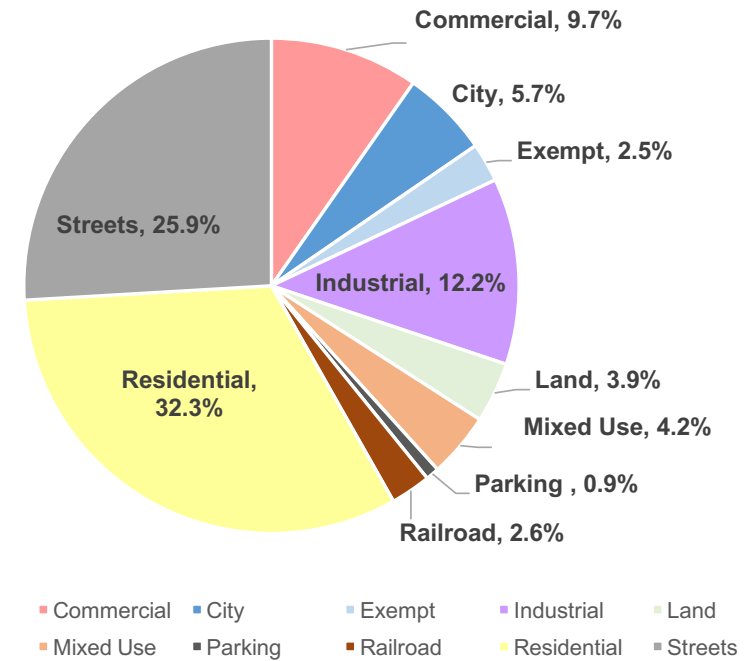
Source: City of New Bedford 2016 Assessment records and McCabe Enterprises.

City parcels in Figure 2-27 reference city-owned land parcels. Many are tax foreclosures as well as brownfields parcels. Exempt parcels are typically religious or charitable use properties, such as St. Anthony’s Church, fraternal organizations, and charter schools. Land parcels are privately-owned vacant parcels, which often include a small parcel adjacent to an existing commercial or residential property. Two of the brownfield parcels that are the focus of this Brownfields Area-wide Plan, namely Payne-Elco and Dawson sites are city-owned vacant parcels. They are classified as “City” in the land use analysis.

There are no parcels officially dedicated to open space or recreation in the 120-acre area-wide planning area that is home to 10,832 residents. In the past few years pocket parks along Acushnet Avenue have been created. The Global Learning Charter Public School at Ashley and Nye in the heart of the Payne Cutlery planning area has no green space, except for a few planters on the asphalt next to the front door. Nor is there any outdoor play space at the charter school. Riverside Park, a seventeen-acre public park with a playground, athletic fields and green-space along the Acushnet River is three blocks east of the Payne Cutlery planning area. During the community process, residents mentioned safety concerns walking to Riverside Park from the Payne Cutlery core area. Some of the streetscape improvements and subsequent volunteer community efforts have added some plantings and seating areas along Acushnet Avenue.

Another way to examine land use is by the uses of buildings in the planning area. There are slightly more than 4 million gross square feet (GSF) of buildings in the planning area (4,011,980 GSF). Land use as to building gross square footage was analyzed. Residential uses, again, are the leading land use – 55.7% of GSF is used for housing exclusively. Mixed-use buildings comprise 10.8% of the building stock’s GSF. Industrial uses are the second leading use of building space, accounting for 18.2% of GSF or just over 731,000 GSF. City-owned properties comprise the smallest building land use type – only 1.5% of the building GSF in the area, or 60,900 GSF.

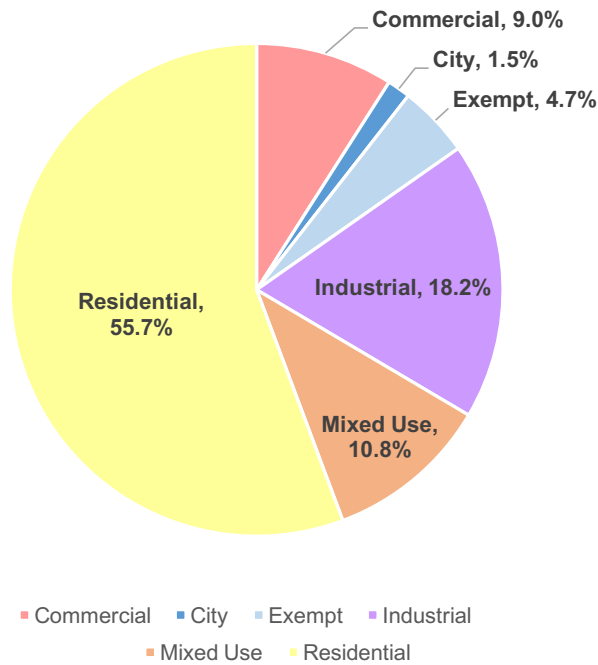
Figure 2-23. Land Use by Area in the Payne Cutlery Planning Area.



Source: City of New Bedford 2016 Assessment records and McCabe Enterprises.

A major consideration for cities like New Bedford is property valuation. Property values are typically the major source of revenue for municipalities. Thus, assessed valuation is a key concern. New Bedford has adopted a split tax rate. Residential properties have a significantly lower tax rate of \$16.49 per thousand dollars of assessed value. The

Figure 2-24. Land Use by Building Gross Square Feet in Planning Area.



Source: 2016 New Bedford Assessment records and McCabe Enterprises.

2016 tax rate commercial and industrial properties is \$35.83. The Payne Cutlery planning area generates an estimated \$2.5 million in taxes annually using 2016 valuations and tax rates. The 2016 total assessed valuation of properties in the Payne Cutlery area is \$139.2 million. Most of the value comes from residential properties, similar

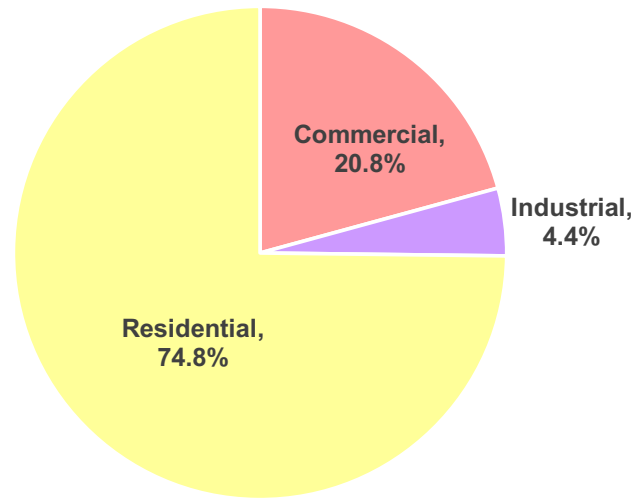
Table 2-11. Payne Cutlery Land Use by Various Measures.

Use	Land Area Acres	Land Use GSF	Assessed Value
Commercial	Office	0.5	\$ 912,600
	Auto-Related	3.5	\$3,526,300
	Retail	7.7	\$ 10,531,100
	Sub-Total	11.7	\$ 14,970,000
Exempt	City	6.8	\$ 3,741,500
	Exempt	3.1	\$ 17,040,900
	Sub-Total	9.9	\$ 20,782,400
Industrial	14.6	731,292	\$ 5,241,100
Vacant Land	4.7	-	\$ 1,144,000
Mixed Use	5.1	433,696	\$ 17,535,000
Parking	1.0	-	\$ 509,600
Railroad Right-of-Way	3.2	-	\$ 111,900
Residential	38.7	2,234,311	\$ 78,929,600
Streets	31.1		
TOTAL	120.0	\$ 4,011,980	\$ 139,223,600

Source: 2016 New Bedford Assessment records and McCabe Enterprises.

to New Bedford overall. However, for the Payne Cutlery area, residential uses attribute to three-quarters (74.8%) of the taxable assessed valuation, whereas city-wide over four-fifths (82.4%) of the taxable valuation is based on residential properties. City-wide industrial uses comprise 5.3% of assessed valuation, and for Payne Cutlery, indus-

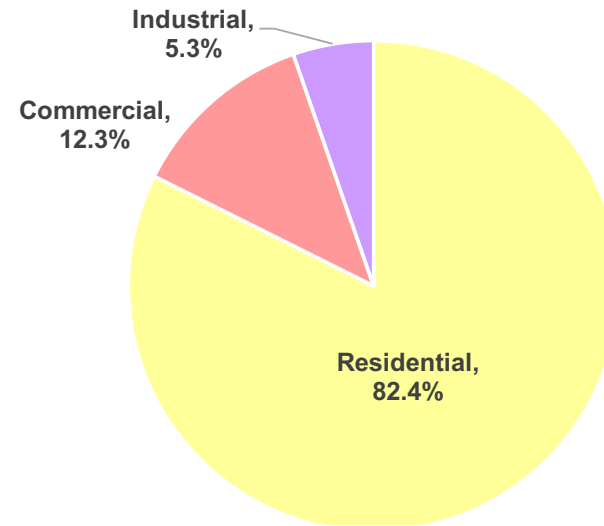
Figure 2-25. 2016 Land Use Classifications as to Assessed Valuation in Payne Cutlery Planning Area.



Source: 2016 New Bedford Assessment records and McCabe Enterprises.

Industrial accounts for only 4.4% of the assessed valuation. The loss of industrial valuation from the brownfields and the loss of industry in the late twentieth century has particularly affected the Payne Cutlery area. Commercial property valuation accounts for 20.8% of the valuation in the Payne Cutlery planning area, but only 2.3% city-wide. The extensive street-front of mixed-use properties along Acushnet Avenue contributes to the higher proportion of commercial properties in the Payne Cutlery planning area.

Figure 2-26. 2016 Land Use Classifications as to Assessed Valuation City-wide.



Source: 2016 New Bedford Assessment records and McCabe Enterprises.

The seventeen city-owned parcels in the Payne-Cutlery planning area are depicted in blue in Figure 2-27. The few parcels which are housing sponsored by either the New Bedford Housing Authority or a tax-exempt charitable organization are also noted. The properties in tax arrears were also mapped, not only in the Payne Cutlery planning area, but the adjacent areas as well in Figure 2-28. There are more parcels in tax arrears in the southern portion of the Payne Cutlery area south of Bullard Street and east of the planning area.

Figure 2-27. City-owned Parcels.



Source: 2016 New Bedford Assessment data.

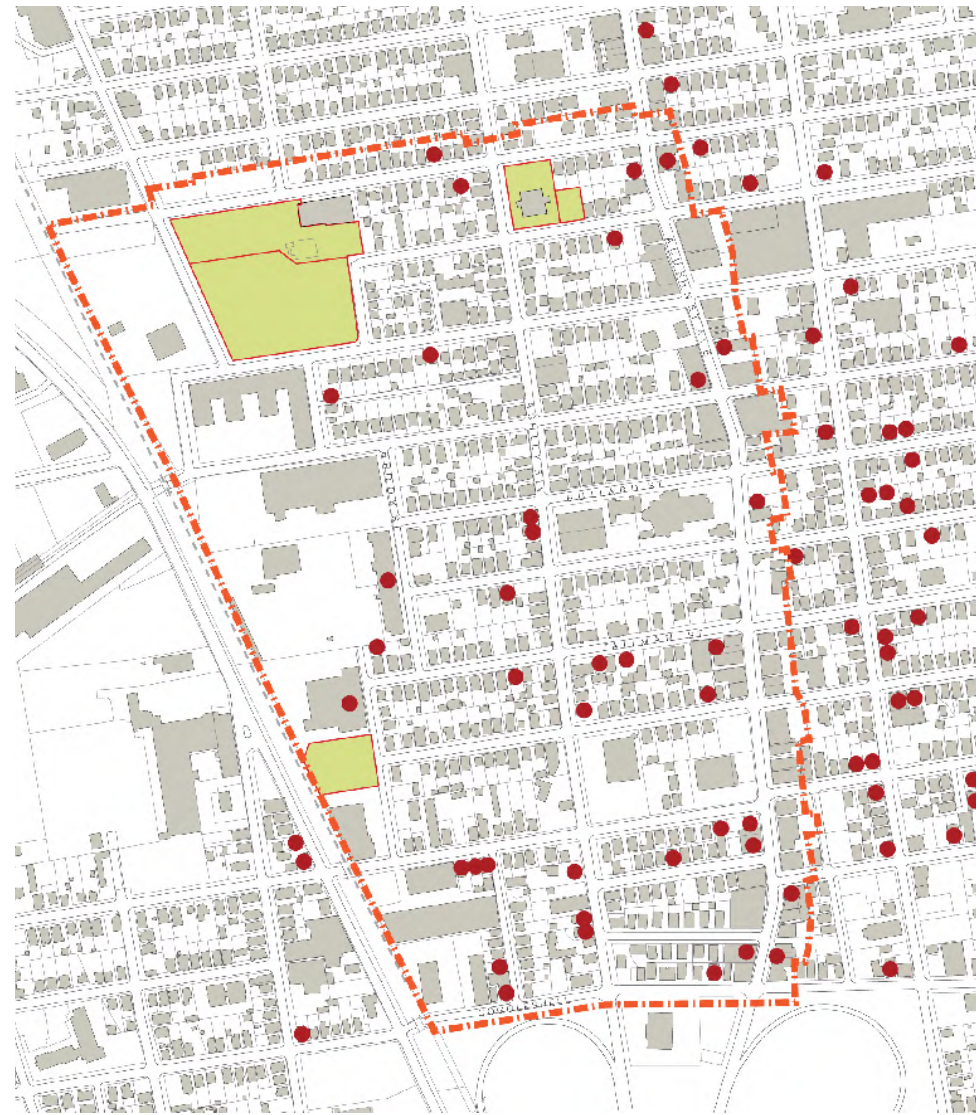


Figure 2-29 illustrates the age of building stock in the Payne Cutlery area. Buildings built within the last sixty-five years are highlighted. Most buildings in the planning area were constructed at the turn of the nineteenth to twentieth century to house workers for the growing and expanding textile mills. Nearly three-quarters (74.8%) of the housing units are in buildings erected prior to 1950 in the Payne Cutlery area. The older building stock contributes to the walkable scale and framework of the Payne Cutlery neighborhood. However, the age of the building stock is indicative of buildings not designed for contemporary uses and living standards, such as energy conservation codes.

Figure 2-28. Tax Arrears.



Source: New Bedford Treasurer's Office, 2016.



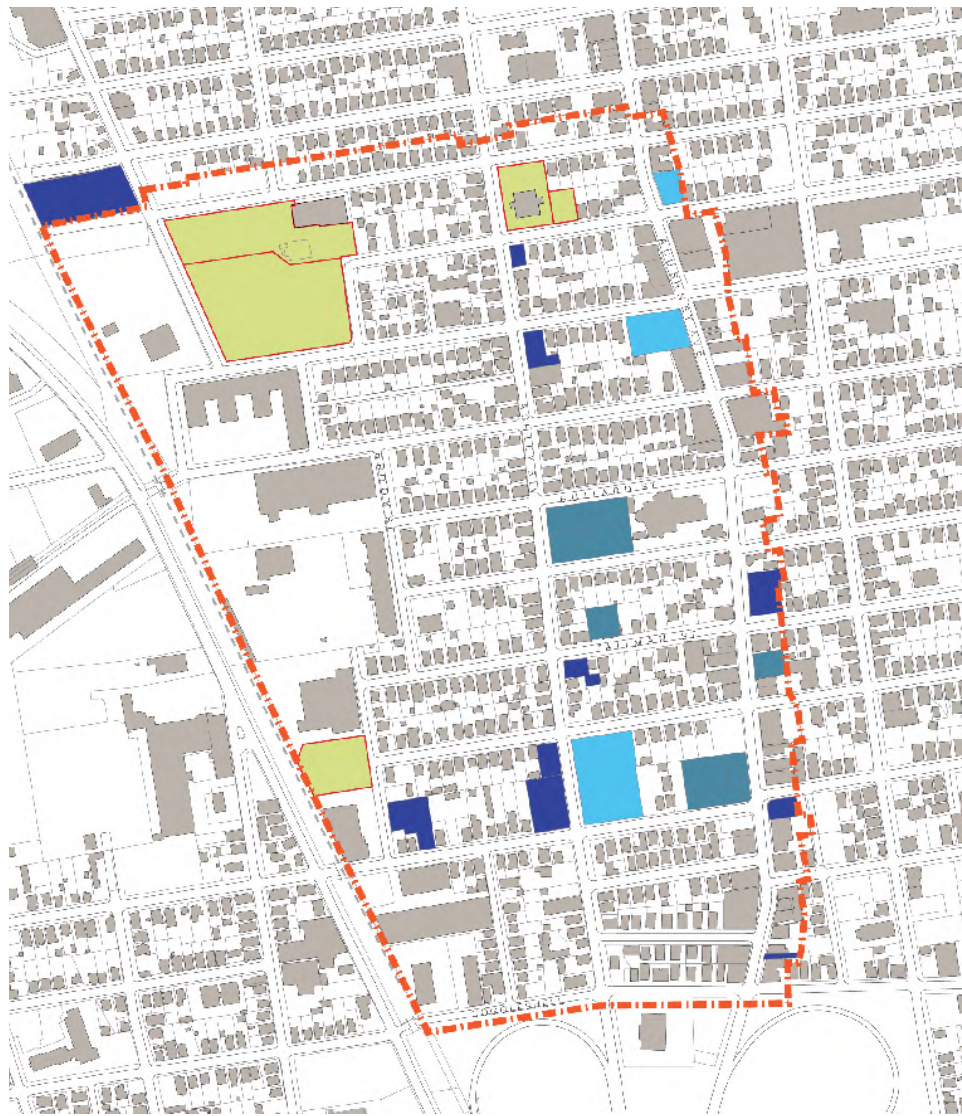
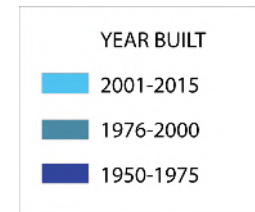


Figure 2-29. Age of Building Stock.



Source: New Bedford Assessment records and McCabe Enterprises.

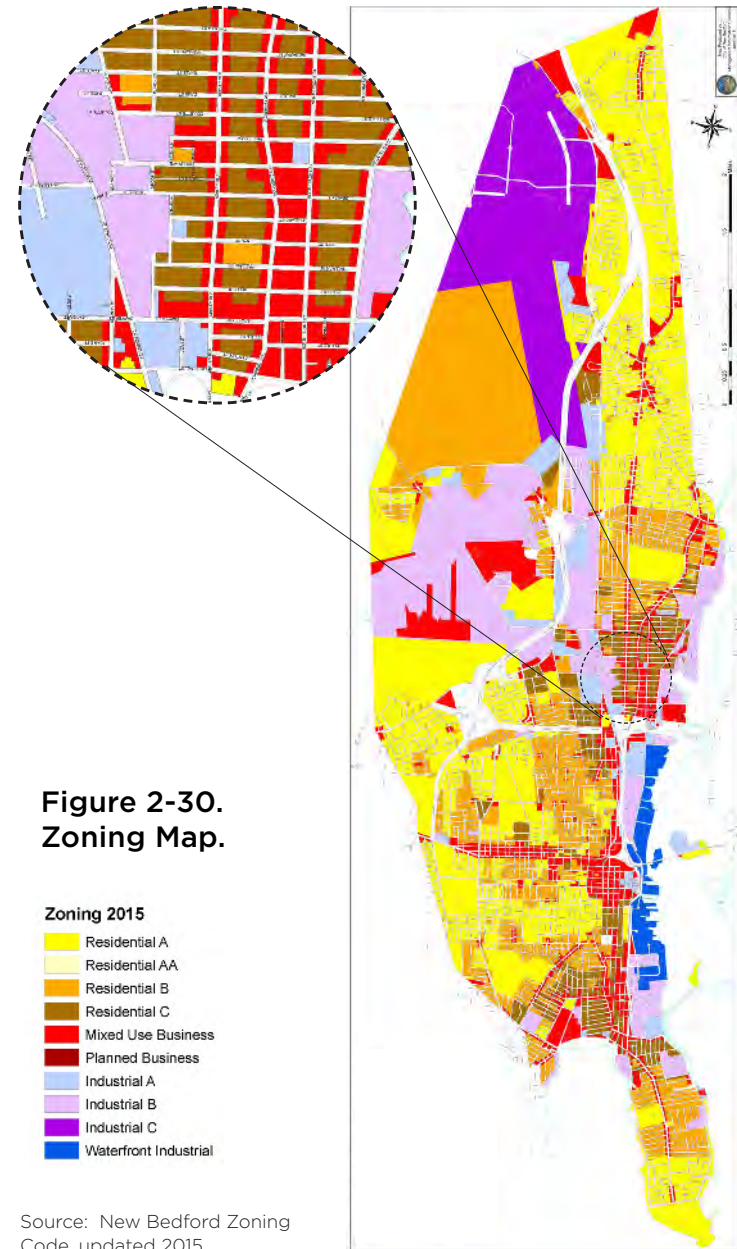
Zoning

Zoning is designed to be an implementation tool to execute the desired vision and plan for land use to guide new and infill construction. Many cities have provisions in their zoning ordinance that reflected the country's thinking in an auto-oriented era, during the interstate highway building period and post-World War II suburban housing expansion. Today's approach to zoning places a greater emphasis on mixed-use, walkable neighborhoods, sustainability and resiliency. Fortunately, sections of New Bedford's zoning ordinance have been updated, particularly with overlay districts. There is also a mixed-use provision in the city's zoning code.

There are five different zoning districts in the Payne Cutlery planning area, which are noted in the Zoning Map in Figure 2-30. They are:

- RB – Residential Business;
- RC – Residential Commercial;
- MUB – Mixed Use Business;
- IA – Industrial A; and
- IB – Industrial B.

Each zoning district has separate use and dimensional regulations, and parking requirements. The existing permitted uses as to each zoning district in the Payne Cutlery planning area are noted in Table 2-12. It is important to note that there are additional uses that can be developed in the Payne Cutlery area. However, these uses will require additional approvals by the Board of Appeals, City Council or Planning Board.



Source: New Bedford Zoning Code, updated 2015.

Table 2-12. Permitted Uses by Right as to Zoning in the Payne Cutlery Planning Area.

Zoning District	Permitted Uses by Right
RB—Residential Business	<ul style="list-style-type: none"> • Single-Family Dwellings • Two-Family Dwellings • Religious Uses • Educational Purposes • Child Care Facility • Agriculture (5 acre + site) • Sale of locally-grown produce, dairy, wine (5 acre + site) • Municipal facility • Cemeteries • Hospitals
RC—Residential Commercial	<ul style="list-style-type: none"> • Single-Family Dwellings • Two-Family Dwellings • Multi-Family Dwellings • Religious Uses • Educational Purposes • Child Care Facility • Agriculture (5 acre + site) • Sale of locally-grown produce, dairy, wine (5 acre + site) • Municipal facility • Cemeteries • Hospitals
MUB Mixed-Use Business	<ul style="list-style-type: none"> • Single-Family Dwellings • Two-Family Dwellings • Multi-Family Dwellings • Religious Uses • Educational Purposes • Child Care Facility • Agriculture (5 acre + site) • Sale of locally-grown produce, dairy, wine (5 acre + site) • Municipal facility • Cemeteries • Hospitals • Motel, hotel, or inn • Retail stores and services, not elsewhere set forth • Restaurant • Business or Professional Office • Bank, financial agency • Indoor Commercial Recreation • Contractor’s Yard

Source: New Bedford Zoning Code, updated 2015.

Table 2-12. Permitted Uses by Right as to Zoning in the Payne Cutlery Planning Area (cont'd.)

<p>IA - Industrial A</p>	<ul style="list-style-type: none"> • Religious Uses • Educational Purposes • Child Care Facility • Agriculture (5 acre + site) • Sale of locally-grown produce, dairy, wine (5 acre + site) • Municipal facility • Cemeteries • Hospitals • Motel, hotel, or inn • Retail stores and services, not elsewhere set forth • Restaurant • Business or Professional Office • Bank, financial agency • Indoor Commercial Recreation • Manufacturing • Wholesale, warehouse, self-storage, mini-warehouse, or distribution facility • Transportation terminal • Contractor's Yard
<p>IB - Industrial B</p>	<ul style="list-style-type: none"> • Religious Uses • Educational Purposes • Child Care Facility • Agriculture (5 acre + site) • Sale of locally-grown produce, dairy, wine (5 acre + site) • Municipal facility • Cemeteries • Hospitals • Motel, hotel, or inn • Retail stores and services, not elsewhere set forth • Manufacturing • Wholesale, warehouse, self-storage, mini-warehouse, or distribution facility • Transportation terminal • Contractor's Yard

Source: New Bedford Zoning Code, updated 2015.

The Payne Cutlery planning area is outside any area designated by the Federal Emergency Management Association (FEMA) as flood prone. Since New Bedford is in part protected by a levee system, FEMA notes that the strength and height of the levees can affect flood risk if flood

waters top levee heights. The flood risk areas in the North End near the Payne Cutlery area, are principally closer to the Acushnet River, east of Belleville Avenue. The updated official FEMA map for the Payne Cutlery area is found at Figure 2-31.



Figure 2-31. Flood Risk Area.

Data from Flood Insurance Rate Maps (FIRMs) where available digitally. New NFHL FIRMette Print app available: <http://tinyurl.com/j4xwp5e>

USGS The National Map: Orthoimagery | National Geospatial-Intelligence Agency (NGA); Delta State University; Esri | Print here instead: <http://tinyurl.com/j4xwp5e> Support: FEMAMapSpecialist@riskmapcds.com | USGS The National Map: Orthoimagery

Market Analysis

Market analysis is used to better understand the dynamics of the local real estate market and consumer shopping patterns. The focus of the market analysis for the Payne Cutlery brownfields area-wide planning effort is to better understand the market so as to identify viable reuse scenarios for the targeted brownfield sites – Payne Elco; Dawson; and Phillips Avenue School.

The real estate/development approach to market analysis examines the existing rent levels and sales data as to various property types. This provides a base line to determine whether or not brownfields site re-development is financially viable. The specifics as to each property are explored in greater detail in chapter 5, Catalyst Reuse Sites.

The industrial market in eastern Massachusetts has been strong, with a fair amount of absorption of existing industrial buildings and facilities. Distribution and warehouse facilities are leading much of the demand and increased occupancy, which is attributable in part to the rise of e-commerce and consumer and business demands for next-day and same-day delivery. The vacancy rate for industrial space has declined from over ten percent in 2014 to just slightly above six percent according to several commercial brokers. Providence and Rhode Island which substantially influence the greater New Bedford industrial market place also report very low vacancy and rising industrial rents. Cushman Wakefield reports average asking annual rents for smaller industrial buildings \$4.50 to \$6.50/SF, triple net (NNN) in Rhode Island and \$2.00/SF annually for larger buildings with 100,000 SF or more. New Bedford with its large supply of former mill space has somewhat lower pricing, depending upon condition and amount of space available.

A key reuse and leasing consideration is ceiling heights and clearance. With recent innovations in warehousing and the adoption of robotics and automated systems for both warehousing and manufacturing, high

ceilings are highly valued by this sector, as they are needed for use with robotic racking systems. In new construction warehouse and distribution facilities, ceiling heights are generally at least 30 feet high, and in some projects ceiling heights approach forty feet. (Thirty years ago, ceiling heights of twenty to twenty-four feet were considered high.) Warehouse distribution facilities are being measured not only by the square footage of the building footprint, but by the number of cubic feet within the building.

The office market remains strong but appears to be leveling in eastern Massachusetts. There has been considerable absorption of space in the south suburban I-495 office market. Vacancy rates are in the six to seven percent range. Asking annual rents are \$19 to \$21 per square foot, NNN. Class A office space asking rents are higher. The Providence office market vacancy rate ranges in the ten to twelve percent range, with asking annual rents approximately \$18 to \$18.50. New Bedford office space rents range from \$4.00 to 18.00/SF annual rate or \$0.34 to \$1.50 per SF on a monthly basis. The office vacancy rate in New Bedford is approximately 11%. Reuse of the Payne-Elco or Dawson sites for office is unlikely, given the location constraints and the trend for office users to be in downtowns or in office parks with extensive amenities. Rents in downtown New Bedford for space are dependent upon location and condition. However, a portion or all of the Phillips Avenue School could be used for office space.

The housing market in the Payne Cutlery planning area is predominantly a rental housing market with over eighty percent (84.2%) of the occupied housing units being rental units. The average asking monthly rent is \$688 per month in the Payne Cutlery area, whereas the average asking rent city-wide in New Bedford is \$1200 per month. Median rents are in the \$755 to \$911 range, as to census tract. City-wide the median rental payment is \$769 per month. Over half of tenants in the Payne Cutlery neighborhood (58.8%) and city-wide (51.9%) pay more than 30% of their income for rent.

Market Analysis Definitions

Some definitions of terms used in real estate and market analysis that will be helpful when reading this report follow.

Aggregate Purchasing Power. The aggregate purchasing power is the maximum available dollars to be expended on consumer goods by residents within the defined trade area. This is based on the specified trade area of the district.

Consumer Expenditures. The US Bureau of Economic Analysis (BEA) conducts consumer expenditure surveys annually documenting detailed spending patterns as to type of consumer goods. Based on the Consumer Expenditure Survey, the potential likely sales for each business sector can be estimated based on the purchasing power in the trade area.

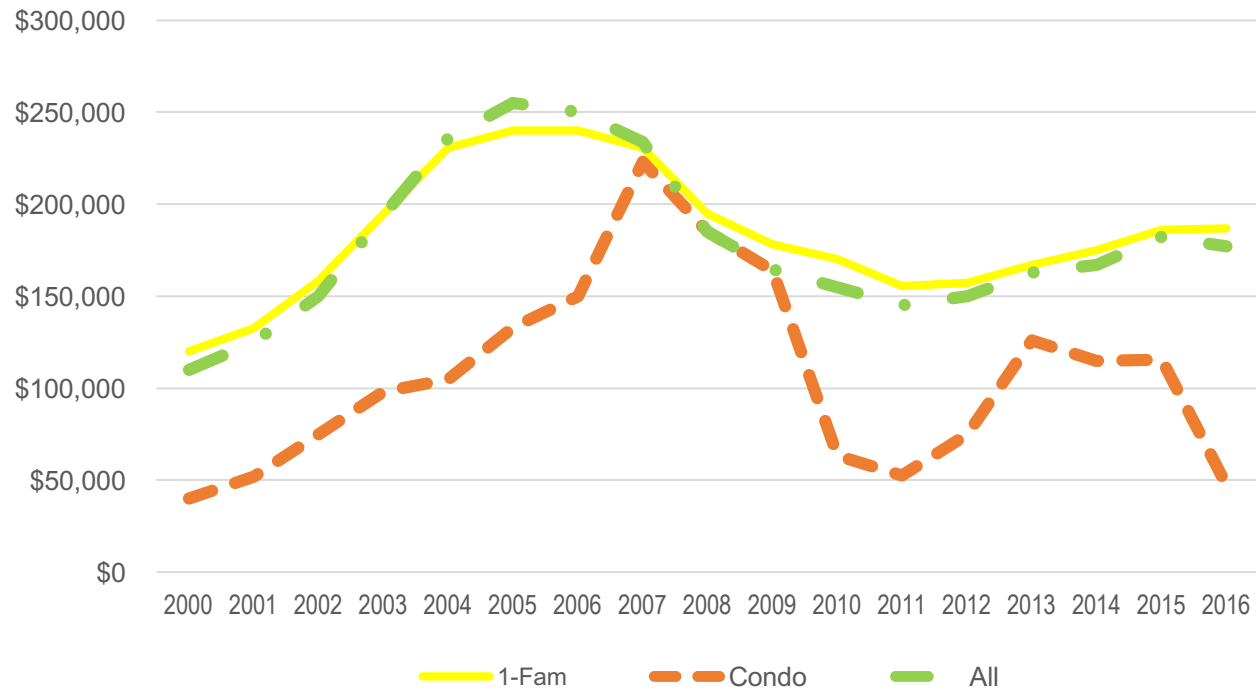
NNN. NNN is the acronym for triple net leases (definition below).

Retail Opportunity Gap or Sales Leakage. The terms Retail Opportunity Gap or Sales Leakage are frequently used interchangeably. Sales leakage refers to the amount of residential consumer purchasing that is occurring at locations outside and beyond the specified trade area of the business district. Sales leakage represents an opportunity for the sales of this product to be offered by an existing retailer or new establishment in the district.

Trade Area. The trade area is the geographic area where a business district's customers originate. Although businesses may highlight that they have customers who come from a great distance, the trade area looks at principal sources of customers who patronize the district, not the outliers. Business districts often have a primary or core trade area, as well as a secondary trade area - in other words, there is an inner circle where the majority of customers live or work, and a secondary ring where additional customers reside. A business district's trade area is the sum of its parts. Although each business and store in a district is unique and relies on its own customers, businesses are located within a neighborhood district or shopping center, in part so that they can more easily attract shoppers from the existing customer base that is patronizing their neighbors. Although the trade area for each business may vary, the retail market analysis is concerned with the trade area of the district as a whole. Businesses which draw from a larger trade area can be beneficial for the district as a whole.

Triple-Net Lease. A triple net lease is a commercial lease where the tenant is responsible for paying three items: (1) the property's real estate taxes; (2) the building insurance; and (3) maintenance costs.

Figure 2-32. Median Value of Residential Sales in New Bedford, 2000-2016.



Source: The Warren Group and McCabe Enterprises.

The rental vacancy rate in New Bedford overall is 6.5%. The rental vacancy rate as reported thru the Census ranges by census tract in the Payne Cutlery area from 2.5% to 17.4%. Community activists in the Payne Cutlery area cite poor housing conditions as the cause of the higher housing vacancy rate, and advocate for new upgraded housing to be built or existing buildings substantially rehabilitated. Almost three-quarters of the housing units in the Payne Cutlery planning area were constructed prior to 1950. The Fair Market Rents established by HUD for New Bedford for FY2018 for a two-bedroom apartment were raised to \$906 per month.

There is a small home-ownership segment in the Payne Cutlery area. 15.8% of housing units are owner-occupied. City-wide, 42.2% of housing units are owner-occupied in New Bedford. The 2016 average asking price for a home in the Payne Cutlery neighborhood was \$177,900, and in New Bedford overall the average asking price was \$198,000 in 2016. The median sales price in 2015 was \$186,000. Nearly three-quarters of homeowners in the Payne Cutlery area with a mortgage pay more than 30% of their income on mortgage payments. City-wide, 47.2% of homeowners with a mortgage pay more than 30% of their income on mortgage payments.

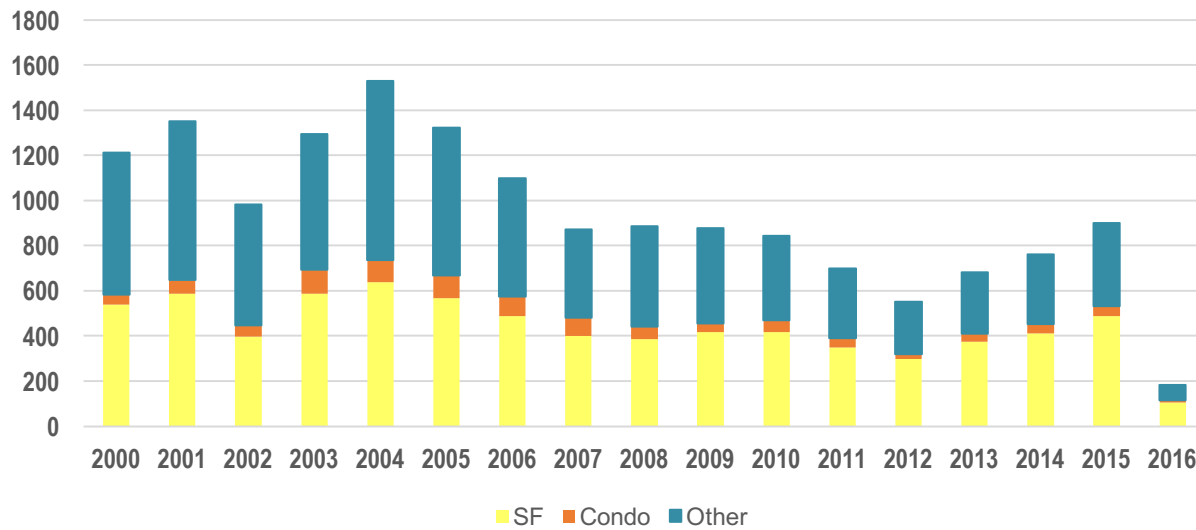


Figure 2-33. Property Sales in New Bedford, 2000 to 2016 First Quarter.

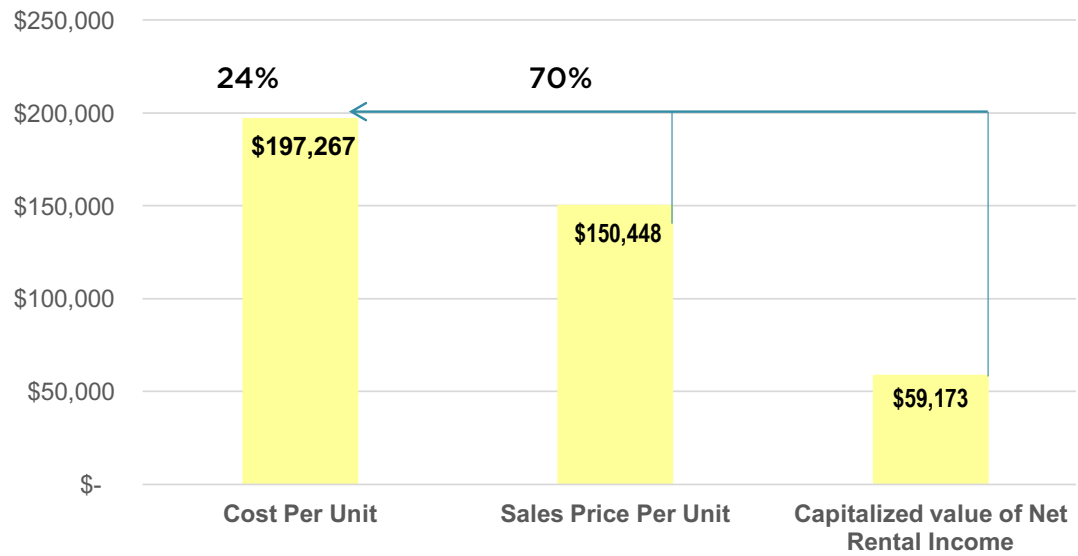
Source: The Warren Group and McCabe Enterprises.

Mass, Inc. undertook an analysis of real estate development in Gateway Cities compared to Boston and found that there was a significant gap between construction costs and the sales price per SF for new housing. Mass, Inc. analyzing housing costs using Zillow and RS Means data found a 70% gap between the capitalized value of rent receipts for a rental unit in a Gateway City compared to the cost of construction. The gap between the sales price of a housing unit in a Gateway City was 24% less than the cost of construction, as depicted in Figure 2-34. New Bedford is a gateway city, and was included in this analysis. The financing gap illustrates the redevelopment and financing challenge in New Bedford, which is particularly acute for the Payne Cutlery neighborhood, which has weaker market fundamentals than the city overall.

The sales price gap per SF for housing between Boston and Gateway Cities exceeds over \$100 per SF, which is noted in Figure 2-35. This gap can perhaps attract persons priced-out of the Boston market to New Bedford. Downtown New Bedford is trying to capitalize on this opportunity as it redevelops buildings for empty-nesters and childless households in the Downtown. The Payne Cutlery neighborhood in contrast has traditionally hosted new immigrant arrivals

Retail leasing rates in New Bedford range from \$7.00 per SF annually to \$18.00 per SF. Prominent downtown locations with good visibility or retail spaces in highly visible-high traffic strip shopping centers command higher rents, sometimes exceeding the \$18.00 per SF annual

Figure 2-34. Financing Gap in Gateway Cities' Real Estate Market.



Source: Mass, Inc: Rebuilding Renewal.

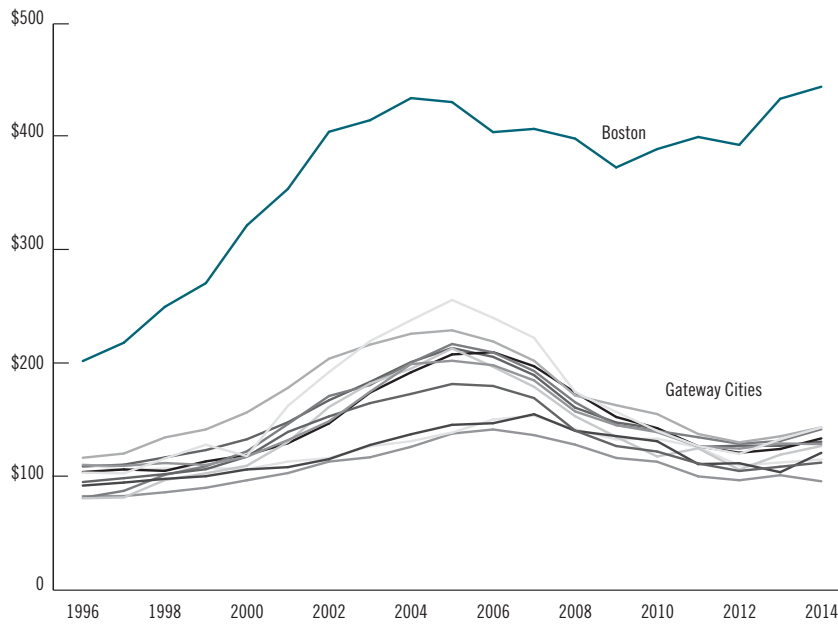
rates. Rents for retail spaces along Acushnet Avenue in the North End – the International Marketplace are frequently quoted on a monthly rate and tend to be on the lower end of the scale, particularly in older existing buildings, the predominant building type aligning the Avenue.

During the community engagement process, some residents expressed a desire for a retail center and stores on the Payne-Elco site. As a consequence, a review of the retail market place was also undertaken. A retail market analysis examines the existing retail and business offerings in a designated district, such as the Acushnet Avenue – International Market Place (or often called “The Avenue” by local residents), or a free-standing location and identifies types of stores and products that could be added to the location. This market assessment was informed by multiple visits to the Payne Cutlery neighborhood and “the Avenue”

business district and competitive districts during the day and evening, and on weekdays and weekends. A retail market analysis provides key information for businesses who may become tenants of new developments, so they can more effectively serve the residents, workers and visitors who comprise the local retail market.

Based on observations of the Payne Cutlery area and conversations with residents and businesspersons, the core market for the existing retail business district along the Avenue was assessed based on nearby residents, many of whom can walk to Acushnet Avenue for shopping and services, as well as drive or take the bus. Persons from farther away are attracted to the restaurants as well as on occasion to Portuguese-specific or Central American-specific businesses along the Avenue. The trade area is the physical area where most customers live. The core trade area

Figure 2-35. Median Sales Price Per SF of Housing for Boston and Gateway Cities.

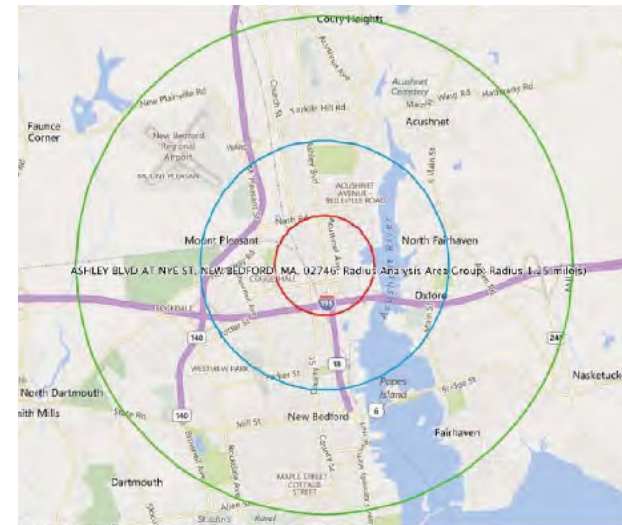


Source: Mass, Inc: Rebuilding Renewal.

was determined to be a quarter-mile area radius, with the primary trade area extending another three-quarter mile creating a 1.25-mile radius from the center point of the Payne Cutlery neighborhood at Ashley Boulevard and Nye Street. A secondary trade area extending a 2.5-mile radius (the band between 1.25 and 2.5) was defined. The map of the trade areas can be found in Figure 2-36.

Although the Payne Cutlery area may be perceived as economically disadvantaged, there is considerable purchasing power. In the core trade area, the ¼ mile radius – walk to the Avenue area, there is \$149.3 million of purchasing power. In the primary trade area – within 1½ mile radius, there is \$478.5 million of purchasing power. Within the secondary trade – the 2.5-mile radial area, there is \$1.2 billion of purchasing power.

Figure 2-36. Neighborhood Trade Area for Payne Cutlery Planning Area.



**ASHLEY BLVD AT NYE ST,
NEW BEDFORD, MA 02746**

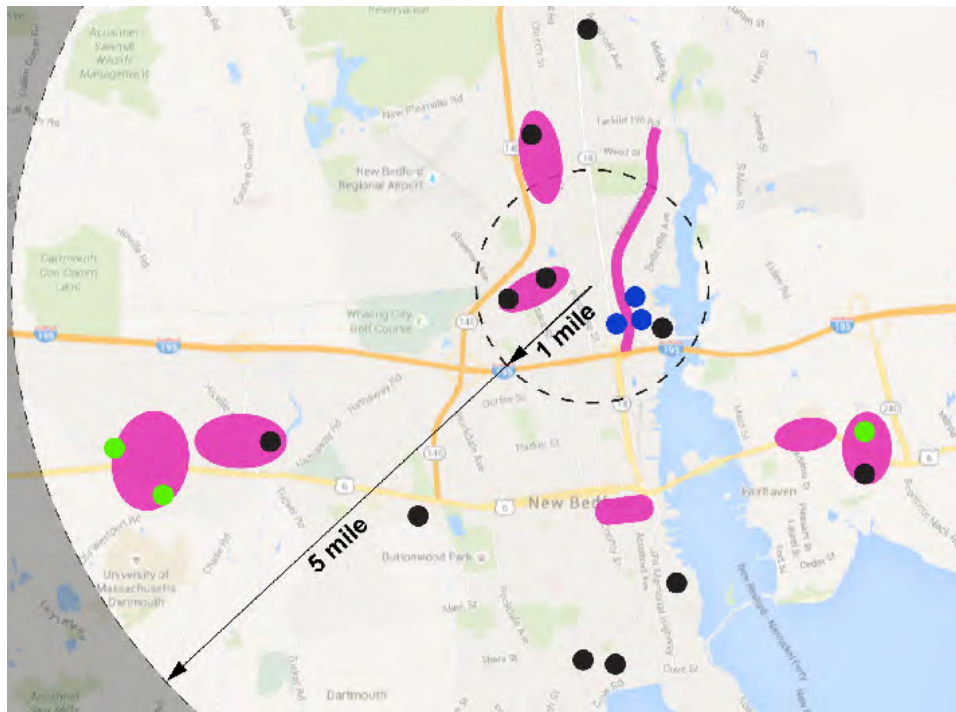
Source: Nielsen.

- Radius 0.5 miles
- Radius 1.25 miles
- Radius 2.5 miles

The major source of purchasing power in the neighborhood is local residents. The Payne Cutlery planning area and New Bedford’s North End is not considered a tourist destination, thus tourists contribute little, if any to the consumer demand for local retail establishments. The core Payne Cutlery area (CT6508) draws 1,215 workers to employment designations in the core area who live beyond. Some of these workers may purchase sundries and gas to and from work in the area. While these additional workers contribute to consumer demand for area businesses, it bolsters but does not add significantly to the local residential demand for retail goods.

While there is definitely purchasing power amongst the residents living in the Payne Cutlery area, there is also significant retail competition to the Avenue, and any potential reuse of a brownfield for a retail center.

Figure 2-37. Competitive Retail Areas



- Shopping Center/ Mall
- Grocery Superstore
- Grocery
- Small Market (in Payne Cutlery area)

Source: McCabe Enterprises.

The competitive retail areas are highlighted in Figure 2-37. The nearby Market Basket grocery store five blocks to the east at the extension of Sawyer to Veterans Memorial Way and Riverside Landing has become a highly competitive shopping area with numerous fast food establishments, an anchor grocery store, with a popular shoe store, a hair salon, dental center, wireless/phone store, and medical offices clearly draws customers from the Avenue. There are also nearby retail shopping centers one mile north at Kings Highway and Tarklin Hill Road, as well as along Hathaway Street. Downtown New Bedford is just over a mile to the south with direct access via Route 18. Faunce Corner in Dartmouth to the west and the many strip centers at Routes 240 and 6 in Fairhaven draw residents with cars. Both of these shopping areas have a Walmart which enhances the competitive draw.

Upon review of consumer purchasing power (demand) and expenditures in the trade area, there appear to be opportunities for family clothing stores and general merchandise stores. There is a \$1.4 to \$11.6 million family clothing store opportunity. This purchasing power could support two family clothing stores. There is also a general merchandise opportunity in the range of \$10.4 to \$69.3 million of demand, which can support two to five stores. The retail demand and sales leakage (opportunity) as to the primary and secondary trade areas are further detailed in Table 2-13.

In short, there is purchasing power in the Payne Cutlery area. Much of the demand is being captured by competitive retail areas, as well by stores along the Avenue. Reinforcing and supporting retailers and services along the neighborhood’s commercial spine, Acushnet Avenue, the locus of the International Market Place initiative, is key to long-term revitalization of the neighborhood. Building another competitive retail node at a nearby brownfield site further weakens Acushnet Avenue. Moreover, independently sited retail is less likely to prosper by itself. The target brownfield sites – Payne Elco, Dawson and Phillips Avenue School – do not have adjacent retail.

Table 2-13. Retail Demand and Opportunity for the Payne Cutlery Planning Area (in Dollars).

Retail Stores Type as to NAICs Code	Core Trade Area: One-Half Mile Radius			Primary Trade Area: 1.25 Mile Radius			Secondary Trade Area: 2.5 Mile Radius		
	Consumer Demand	Retail Sales	Gap / (Surplus)	Consumer Demand	Retail Sales	Gap / (Surplus)	Consumer Demand	Retail Sales	Gap / (Surplus)
	2016 DEMAND	2016 SUPPLY	2016 OPPORTUNITY	2016 DEMAND	2016 SUPPLY	2016 OPPORTUNITY	2016 DEMAND	2016 SUPPLY	2016 OPPORTUNITY
Total Retail Sales & Eating, Drinking Places	149,330,375	174,143,893	(24,813,518)	478,528,957	366,013,453	112,515,503	1,195,618,035	1,203,468,641	(7,850,606)
Motor Vehicle & Parts Dealers-441	22,896,439	31,603,142	(8,706,703)	75,218,092	78,380,710	(3,162,618)	195,599,604	173,090,527	22,509,077
Automotive Parts/Accessories, Tire Stores-4413	2,569,617	3,819,167	(1,249,550)	8,063,346	10,299,680	(2,236,334)	19,728,485	20,753,930	(1,025,445)
Furniture & Home Furnishings Stores-442	2,762,631	3,899,355	(1,136,724)	8,998,964	8,660,341	338,623	23,050,889	24,555,990	(1,505,101)
Electronics & Appliances Stores-443	2,519,794	548,173	1,971,621	8,031,081	2,021,614	6,009,467	20,174,354	15,917,563	4,256,791
Building Material & Supply Dealers-4441	10,562,311	10,263,887	298,424	36,651,799	27,384,185	9,267,614	99,852,882	154,357,219	(54,504,337)
Home Centers-44411	4,353,934	0	4,353,934	14,899,668	4,345,682	10,553,986	40,092,994	34,427,215	5,665,778
Paint & Wallpaper Stores-44412	130,365	0	130,365	509,993	389,263	120,730	1,555,801	558,624	997,177
Hardware Stores-44413	1,287,717	0	1,287,717	4,210,087	2,812,440	1,397,647	10,747,631	20,998,863	(10,251,232)
Other Building Materials Dealers-44419	4,790,295	10,263,887	(5,473,592)	17,032,051	19,836,799	(2,804,749)	47,456,457	98,372,517	(50,916,060)
Building Materials, Lumberyards-444191	2,184,804	3,835,274	(1,650,469)	7,317,835	7,412,360	(94,524)	19,277,944	36,758,555	(17,480,611)
Lawn/Garden Equipment/Supplies Stores-4442	2,032,820	4,496,848	(2,464,029)	6,817,332	14,281,848	(7,464,515)	17,840,864	53,064,216	(35,223,353)
Food & Beverage Stores-445	24,576,366	36,646,752	(12,070,387)	75,777,431	60,780,117	14,997,315	179,638,783	130,615,287	49,023,496
Grocery Stores-4451	15,975,914	32,601,410	(16,625,496)	49,188,045	53,396,847	(4,208,802)	116,455,655	111,790,500	4,665,155
Supermarkets, Grocery (Except Convenience) Stores-44511	14,867,239	31,587,686	(16,720,446)	45,790,792	50,851,737	(5,060,945)	108,500,325	105,790,478	2,709,847
Convenience Stores-44512	1,108,674	1,013,724	94,950	3,397,253	2,545,110	852,143	7,955,330	6,000,022	1,955,308

Table 2-13. Retail Demand and Opportunity for the Payne Cutlery Planning Area (in Dollars) (cont'd.)

Retail Stores Type as to NAICs Code	Core Trade Area: One-Half Mile Radius			Primary Trade Area: 1.25 Mile Radius			Secondary Trade Area: 2.5 Mile Radius		
	Consumer Demand	Retail Sales	Gap / (Surplus)	Consumer Demand	Retail Sales	Gap / (Surplus)	Consumer Demand	Retail Sales	Gap / (Surplus)
	2016 DEMAND	2016 SUPPLY	2016 OPPORTUNITY	2016 DEMAND	2016 SUPPLY	2016 OPPORTUNITY	2016 DEMAND	2016 SUPPLY	2016 OPPORTUNITY
Specialty Food Stores-4452	2,080,373	1,643,313	437,060	6,346,145	2,970,978	3,375,167	14,855,566	4,901,565	9,954,001
Beer, Wine & Liquor Stores-4453	6,520,079	2,402,030	4,118,049	20,243,241	4,412,291	15,830,949	48,327,562	13,923,222	34,404,340
Health & Personal Care Stores-446	6,934,462	23,998,102	(17,063,640)	23,641,236	35,859,257	(12,218,021)	63,056,625	171,139,447	(108,082,822)
Pharmacies & Drug Stores-44611	5,501,532	23,460,578	(17,959,046)	18,789,596	34,576,678	(15,787,082)	50,226,639	164,085,631	(113,858,992)
Cosmetics, Beauty Supplies, Perfume Stores-44612	464,976	460,079	4,897	1,603,172	917,122	686,050	4,328,560	1,313,253	3,015,307
Optical Goods Stores-44613	339,506	0	339,506	1,122,868	0	1,122,868	2,876,129	1,478,868	1,397,261
Other Health & Personal Care Stores-44619	628,448	77,445	551,003	2,125,600	365,458	1,760,143	5,625,298	4,261,695	1,363,603
Gasoline Stations-447	11,224,854	26,674,105	(15,449,251)	36,061,999	42,950,522	(6,888,523)	89,552,503	127,965,052	(38,412,549)
Clothing & Clothing Accessories Stores-448	7,306,357	6,538,486	767,871	22,837,392	14,289,970	8,547,422	55,282,932	32,128,535	23,154,397
Clothing Stores-4481	4,072,701	927,855	3,144,845	12,561,769	5,984,303	6,577,466	29,693,958	11,935,694	17,758,264
Men's Clothing Stores-44811	245,756	0	245,756	738,887	0	738,887	1,752,778	158,642	1,594,136
Women's Clothing Stores-44812	877,510	126,937	750,573	2,802,604	4,566,548	(1,763,944)	6,804,894	6,226,157	578,737
Children's, Infants' Clothing Stores-44813	309,808	0	309,808	895,566	5,865	889,700	1,943,418	530,344	1,413,074
Family Clothing Stores-44814	2,168,592	703,740	1,464,852	6,617,988	1,216,352	5,401,636	15,496,527	3,841,826	11,654,700
Clothing Accessories Stores-44815	160,840	0	160,840	510,242	18,040	492,202	1,232,185	131,221	1,100,964
Shoe Stores-4482	708,651	73,444	635,208	2,111,765	406,228	1,705,536	4,777,379	1,732,483	3,044,896

Table 2-13. Retail Demand and Opportunity for the Payne Cutlery Planning Area (in Dollars) (cont'd.)

Retail Stores Type as to NAICs Code	Core Trade Area: One-Half Mile Radius			Primary Trade Area: 1.25 Mile Radius			Secondary Trade Area: 2.5 Mile Radius		
	Consumer Demand	Retail Sales	Gap / (Surplus)	Consumer Demand	Retail Sales	Gap / (Surplus)	Consumer Demand	Retail Sales	Gap / (Surplus)
	2016 DEMAND	2016 SUPPLY	2016 OPPORTUNITY	2016 DEMAND	2016 SUPPLY	2016 OPPORTUNITY	2016 DEMAND	2016 SUPPLY	2016 OPPORTUNITY
Jewelry, Luggage, Leather Goods Stores-4483	2,525,005	5,537,187	(3,012,182)	8,163,858	7,899,439	264,419	20,811,595	18,460,358	2,351,237
Sporting Goods, Hobby, Book, Music Stores-451	2,663,648	2,283,595	380,053	8,285,648	4,078,083	4,207,565	20,012,254	10,523,983	9,488,271
Sporting Goods, Hobby, Musical Instrument Stores-4511	2,297,168	1,552,658	744,510	7,105,075	3,256,794	3,848,281	17,096,333	7,545,748	9,550,585
Sporting Goods Stores-45111	1,310,818	1,231,644	79,174	3,993,462	2,793,056	1,200,407	9,402,089	5,822,878	3,579,211
Hobby, Toy & Game Stores-45112	652,182	0	652,182	2,006,575	85,040	1,921,535	4,801,242	703,204	4,098,038
Sewing, Needlework & Piece Goods Stores-45113	118,692	0	118,692	416,943	0	416,943	1,155,527	79,768	1,075,759
Musical Instrument & Supplies Stores-45114	215,476	321,014	(105,538)	688,095	378,699	309,396	1,737,475	939,898	797,577
Book, Periodical & Music Stores-4512	366,480	730,937	(364,457)	1,180,572	821,289	359,284	2,915,921	2,978,235	(62,315)
General Merchandise Stores-452	19,182,251	1,714,721	17,467,530	60,161,785	6,551,511	53,610,274	145,854,562	77,621,296	68,233,266
Department Stores, Excluding Leased Departments-4521	7,511,034	452,873	7,058,161	23,856,672	1,358,619	22,498,053	58,756,012	59,853,808	(1,097,796)
Other General Merchandise Stores-4529	11,671,216	1,261,848	10,409,368	36,305,112	5,192,892	31,112,221	87,098,550	17,767,488	69,331,061
Miscellaneous Store Retailers-453	4,548,231	1,869,258	2,678,973	14,337,321	7,470,110	6,867,212	34,915,413	20,883,598	14,031,815
Florists-4531	136,378	273,650	(137,272)	463,128	364,547	98,581	1,227,703	746,634	481,070
Office Supplies, Stationery, Gift Stores-4532	2,206,291	758,825	1,447,466	6,892,787	1,230,168	5,662,619	16,726,446	8,735,023	7,991,424
Used Merchandise Stores-4533	330,049	184,112	145,937	1,024,778	386,738	638,040	2,442,533	1,114,508	1,328,025

Table 2-13. Retail Demand and Opportunity for the Payne Cutlery Planning Area (in Dollars) (cont'd.)

Retail Stores Type as to NAICs Code	Core Trade Area: One-Half Mile Radius			Primary Trade Area: 1.25 Mile Radius			Secondary Trade Area: 2.5 Mile Radius		
	Consumer Demand	Retail Sales	Gap / (Surplus)	Consumer Demand	Retail Sales	Gap / (Surplus)	Consumer Demand	Retail Sales	Gap / (Surplus)
	2016 DEMAND	2016 SUPPLY	2016 OPPORTUNITY	2016 DEMAND	2016 SUPPLY	2016 OPPORTUNITY	2016 DEMAND	2016 SUPPLY	2016 OPPORTUNITY
Other Miscellaneous Store Retailers-4539	1,875,513	652,671	1,222,842	5,956,629	5,488,657	467,971	14,518,731	10,287,434	4,231,297
Non-Store Retailers-454	12,864,921	5,555,957	7,308,964	41,720,229	7,643,437	34,076,792	105,203,111	43,094,057	62,109,055
Foodservice & Drinking Places-722	19,255,290	18,051,512	1,203,778	59,988,647	55,661,749	4,326,898	145,583,260	168,511,871	(22,928,610)
Full-Service Restaurants-7221	8,595,465	9,123,500	(528,035)	26,834,789	17,392,960	9,441,829	65,340,211	68,395,678	(3,055,467)
Limited-Service Eating Places-7222	7,791,007	7,989,376	(198,369)	24,195,248	31,573,905	(7,378,657)	58,471,512	75,572,185	(17,100,673)
Special Foodservices-7223	2,153,012	590,651	1,562,361	6,687,285	4,167,906	2,519,379	16,163,880	18,002,347	(1,838,468)
Drinking Places -Alcoholic Beverages-7224	715,805	347,984	367,821	2,271,325	2,526,978	(255,653)	5,607,658	6,541,660	(934,002)
GAFO *	36,640,971	15,743,154	20,897,818	115,207,656	36,831,687	78,375,969	281,101,437	169,482,390	111,619,046
General Merchandise Stores-452	19,182,251	1,714,721	17,467,530	60,161,785	6,551,511	53,610,274	145,854,562	77,621,296	68,233,266
Clothing & Clothing Accessories Stores-448	7,306,357	6,538,486	767,871	22,837,392	14,289,970	8,547,422	55,282,932	32,128,535	23,154,397
Furniture & Home Furnishings Stores-442	2,762,631	3,899,355	(1,136,724)	8,998,964	8,660,341	338,623	23,050,889	24,555,990	(1,505,101)
Electronics & Appliances Stores-443	2,519,794	548,173	1,971,621	8,031,081	2,021,614	6,009,467	20,174,354	15,917,563	4,256,791
Sporting Goods, Hobby, Book, Music Stores-451	2,663,648	2,283,595	380,053	8,285,648	4,078,083	4,207,565	20,012,254	10,523,983	9,488,271
Office Supplies, Stationery, Gift Stores-4532	2,206,291	758,825	1,447,466	6,892,787	1,230,168	5,662,619	16,726,446	8,735,023	7,991,424

* General Merchandise, Apparel & Accessories, Furniture and Other Sales.

Source: Nielsen.

3 Community Engagement



Community Engagement

Development of Payne Cutlery Neighborhood Brownfields Area-wide Plan has been informed by a robust multi-lingual, participatory community engagement process. A community stakeholders group was established with representatives of community, civic and residents' organizations, schools, businesses, activists, and community leaders and partners. A steering committee representing the various city departments and agencies was also formed for input and long-term cooperation in the implementation steps of the Area-wide Plan. The stakeholders group and the steering committee met throughout the process providing valuable input and assisting with community engagement.

Community Meeting 1

The second phase of the Payne-Cutlery Brownfields Area-wide Plan process for the three focus sites in New Bedford: Elco/ Payne Cutlery, the Phillips Avenue School, and the former Dawson Brewery site kicked off with a community meeting December 3, 2015 at the Global

Learning Charter Public School. The meeting focused on review of brownfields area-wide plan process, existing conditions and proposals for the three focus sites, and community feedback from the prior 2013 initial planning process.

Goals for the AWP work included testing options and outlining an action plan were shared. After reviewing the specifics of each site, there was extensive small group discussion about current neighborhood needs and the scenarios and uses proposed in the first phase of work. Residents and business owners were asked to assess opportunities and issues with the proposed uses for each of the three sites, and provide a verbal summary to the entire group.

Meeting materials, including presentation boards, PowerPoints and print materials, were multilingual to meet the needs of English, Spanish and Portuguese speaking residents. (Materials are included in the companion document "Payne-Cutlery New Bedford Brownfields Area-wide Plan: PRESENTATION SUMMARY."

Community feedback from the first phase of the project is shown on Table 4.1.

Figure 3-1. Announcement banner for the December meeting.

Meeting:
6 pm Thurs.
December 3,

Global Learning Charter School Cafeteria
190 Ashley Blvd.
(Enter from Nye St.)

What's next for the future of this site?
Future of the Neighborhood

Come, discuss, learn and help determine the future of the neighborhood.
Brownfields Area Wide Planning for a Better Neighborhood

O que vem a seguir para o futuro deste site?
Venha, discutir, aprender e ajudar a determinar o futuro da vizinhança.

¿Qué es siguiente para el futuro de este sitio?
Venga, discutir, aprender y ayudar a determinar el futuro de la vecindad.

Jon Mitchell, Mayor
City of New Bedford, Environmental Stewardship Department

EPA

Table 3-1. What You Said in 2013.

WHAT'S IMPORTANT	POINTS OF IMPROVEMENT	SUGGESTIONS FOR CHANGE
Cultural diversity	Tire property	Soccer field
Intergenerational programs	Lack of lighting	Parking lots are needed
Wellness	Run down property	Park: green space, dog park, gardens, playground
Industrial history	Remodel commercial buildings	Serve the home schooling community
Riverside Park		Food source / community garden
Viable railroad siding		Wellness / health
Taber Mill		Bike path
Acushnet Ave "Retail District"		Inter-generational programs and interaction
Jobs Nearby		Welcoming to the City

Table 3-2. Discussion Exercise Summary.

	Recreation & Wellness	Food & Entrepreneurship	Energy & Technology
Dawson	<ul style="list-style-type: none"> • Neighborhood Parking with a green buffer 	<ul style="list-style-type: none"> • Phase 1: Greenhouses • Phase 2: Microbrewery or entrepreneur expansion 	<ul style="list-style-type: none"> • Neighborhood Parking with Solar Panels as a Shade Structure
Payne Elco	<ul style="list-style-type: none"> • Soccer Field & Park • Passive Park/Sitting area • Parking for neighbors & Taber Mill • Trees & Landscaping 	<ul style="list-style-type: none"> • Food Innovation Center • Kitchen Incubator • Nano-brewery • Education/ESL • Parking 	<ul style="list-style-type: none"> • Community Solar Arrays • Parking underneath solar panels • Green buffers
Phillips Avenue School	<p>Community Wellness Center</p> <ul style="list-style-type: none"> • Wellness & Fitness • Health Care satellite • ESL • Community services • Child care • Home Schooling Center 	<p>Residential Uses</p> <ul style="list-style-type: none"> • Senior housing • Assisted Living • Targeted for New Bedford residents 	<p>Education / Technology Center</p> <ul style="list-style-type: none"> • ESL • Computer Center • Green Technology & Energy Conservation Services

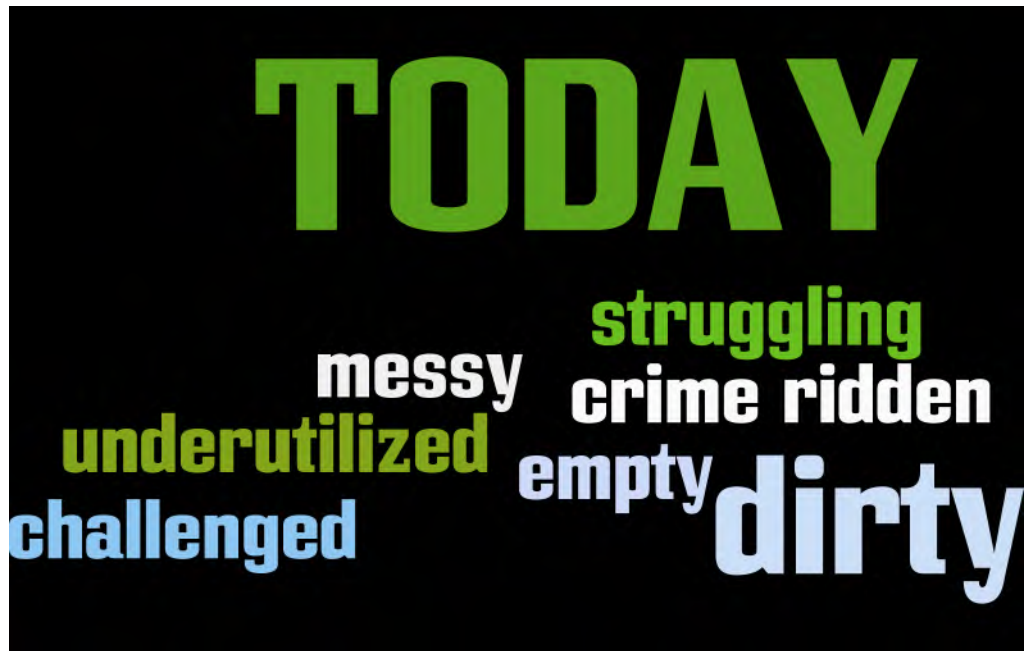


Figure 3-2.
Neighborhood Word Cloud.

At the beginning of the first Community Meeting, attendees were asked to write down on a card a word that best describes the neighborhood today, and on a second card to write down a word that best described what they word like the neighborhood to be in the future. At the end of the meeting, the team presented the group with word clouds generated from their responses. (Top: Today, Bottom: Future)



Trends Impacting the Neighborhood:

- Transience (movement of communities)
- Under-employment/ precarious temp labor
- Lower rates of owner-occupied home ownership
- Demographic shift
- Cluster housing
- Neighborhood park - Riverside Park is highly utilized, creates community connections
- Undocumented/ mixed status families
- Reliance on public transportation
- Immigrant-owned businesses
- Language support services closer to people needing it
- Kids not getting involved in physical activity – use electronic gadgets
- More traffic on Acushnet & Ashley - congestion
- Elderly moving back to where they grew up
- More Hispanic among elderly (Puerto Rican)
- Coming from public housing
- Taber mills consistent 1-year waiting list
- CEDC - Gateway neighborhood (Guatemala, El Salvador)
- Move from undocumented to documented (more opportunity but no credit history)
- Over next 10 years more potential for home ownership
- Opioid addiction a problem in neighborhood (non-immigrant)
- Alcohol addiction a problem in neighborhood (immigrant)
- Beautification – Great Neighborhood efforts
- Continues to be a walkable neighborhood
- Housing is expensive for many households – affordability problem (pay is low)
- Transportation locally - bus hub

Opportunities for the Neighborhood:

- Great Neighborhoods Groundwork
- International Marketplace
- Acushnet Ave Merchants Association - stewardship
- Geenway/ Lighting, beautification efforts
- Vacant storefronts for new businesses
- Social Clubs
- In a residential neighborhood the potential for shared space within walking distance
- Riverwalk
- Redevelopment of Payne/Elco and Phillips Avenue School to catalyze neighborhood improvement
- 3 schools within walking distance
- Green space and open areas
- Potential for services to locate in vacant locations at low rent
- Opportunities for grant \$ to bring services in
- Bilingual / trilingual can be a valuable employment skill
- There are affordable vacant storefronts
- Houses are relatively low priced
- Seeing more diverse businesses and restaurants
- Bringing more people in
- Elderly (Taber) community garden would involve residents
- Walking path
- Home ownership in area where pricing is relatively low
- Local festivals
- AHA night that builds communities
- Open area to support religious organizations' activities
- Farmers market

Figure 3-3. Neighborhood Trends & Opportunities.

Survey

The Project Team developed a survey for residents and stakeholders to gather input on current issues in the neighborhood. Questions on the survey also asked residents to provide their viewpoints on trends impacting the community and opportunities for the Payne Cutlery neighborhood. Surveys were made available at locations throughout the neighborhood, including schools, libraries, Taber Mill, and the Community Economic Development Corporation. Surveys were also available at New Bedford City Hall.

The neighborhood survey was distributed in March to April 2016, and generated 142 responses in English and Spanish. Sixty percent of the respondents were female, and 40% were males. A diversity of persons as to age responded to the survey, with the highest responding age cohort 35 to 54-year-olds, who accounted for 34.3% of the survey responses. Long-time residents who had lived in the neighborhood more than ten years generated over three-fifths of all responses (61.6%), which likely over-represents this portion of the community, since approximately only twenty percent of neighborhood residents have lived in the same home prior to 2000. A more detailed summary of the survey can be found in the Appendix. Survey highlights follow.

Five issues were identified as very important to the neighborhood by survey respondents. They are, rank by order of importance:

1. More jobs nearby;
2. Health services;
3. Winter parking;
4. Streets needing improvements; and
5. Job training.

The ratings as to important and very important issues in the neighborhood were aggregated. The leading issues that were ranked and either important or very important are: job training; health services; streets needing improvements; and more jobs nearby. These four issues were ranked as either important or very important by over 75% of the respondents. Neighborhood clean-up, a playground, community center, better lighting, and winter parking were rated as important or very important issues by over seventy percent of survey respondents. Over two-thirds of persons indicated that property maintenance and neighborhood parking lots were either important or very important.

The differences in responses between English and Spanish speaking respondents were analyzed. 83.8% of respondents completed the survey in English and 16.2% responded in Spanish. While there were very similar responses in both segments, there were some slight differences as to issues ranked as very important amongst English-speaking and Spanish-speaking respondents. The most important issue to English-speaking respondents was that the streets needed improvement. Availability of health services, however, was the most important issue to Spanish-speaking respondents. English-speaking residents considered health services as very important, but it was number five on the list of very important issues. More jobs nearby was ranked as the second most important issue by English-speaking respondents, whereas Spanish-speaking respondents ranked the need for nearby jobs as number three. In aggregate, English and Spanish respondents ranked more nearby jobs as the number one ranked very important issue.

All respondents were concerned about mobility. However, the focus of mobility concerns differed. English-speaking respondents focused on the need for better streets and winter parking. Spanish-speaking residents focused on bus services, ranking the need for bus service on Sundays as their # 2 issue, and increased bus service as #5. There was a tie as to the fifth ranked most important issue amongst Spanish-speaking respondents, who identified the need for more trees as a very important issue.

Figure 3-4. Important & Very Important Payne Cutlery Neighborhood Issues.

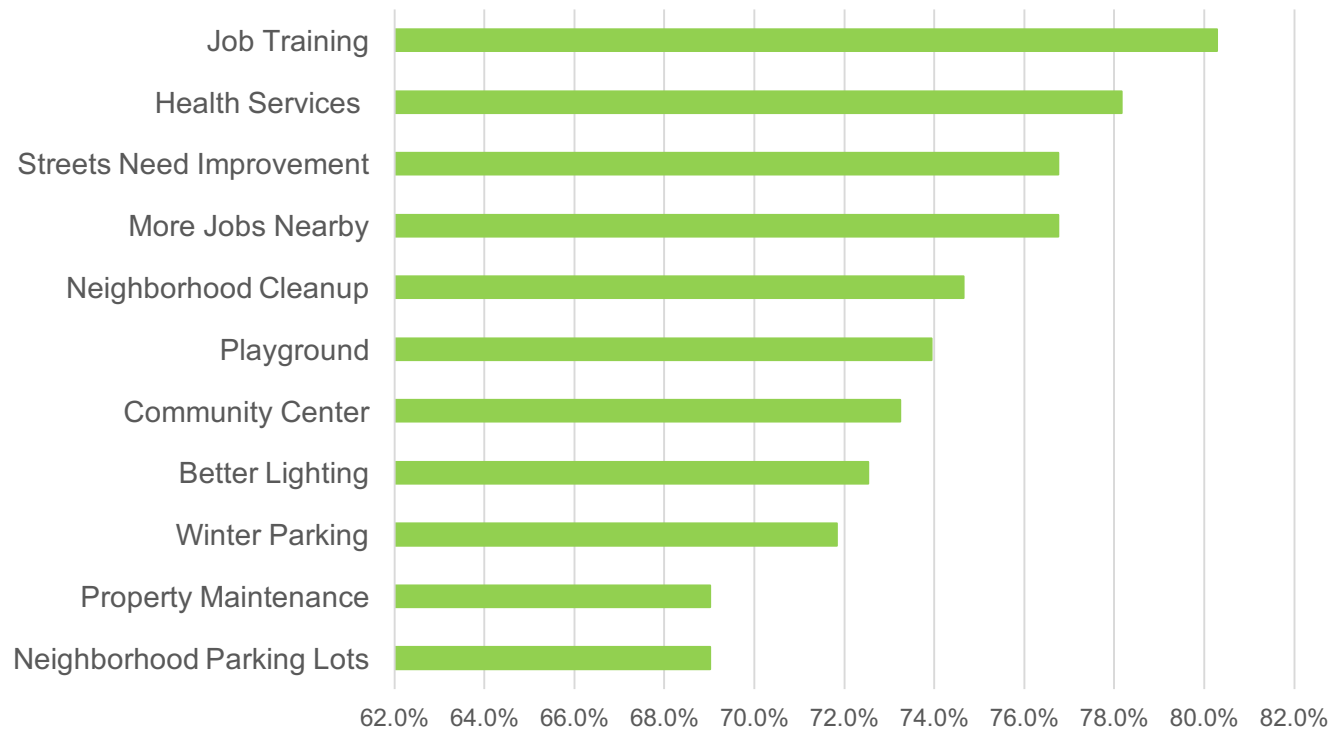


Table 3-3. Payne Cutlery Very Important Neighborhood Issues

	CEDC English Speaking Respondents	CEDC Spanish Speaking Respondents	All Respondents In Aggregate
Very Important Neighborhood Issues	<ol style="list-style-type: none"> Streets Need Improvement More Jobs Nearby Job Training Winter Parking Health Services 	<ol style="list-style-type: none"> Health Services Bus Service on Sundays More Jobs Nearby ESL Classes More Trees Increased Bus Service 	<ol style="list-style-type: none"> More Jobs Nearby Health Services Winter Parking Streets Need Improvement Job Training

Small Group Meetings

Several small group meetings were held between community meetings to gather input from key community organizations, city agencies, elected officials and local business representatives. These included meetings with the project Steering Committee, a group of community organizations and City department representatives; the Stakeholder Committee, a group of community representatives and business leaders; and resident groups. Key meetings included:

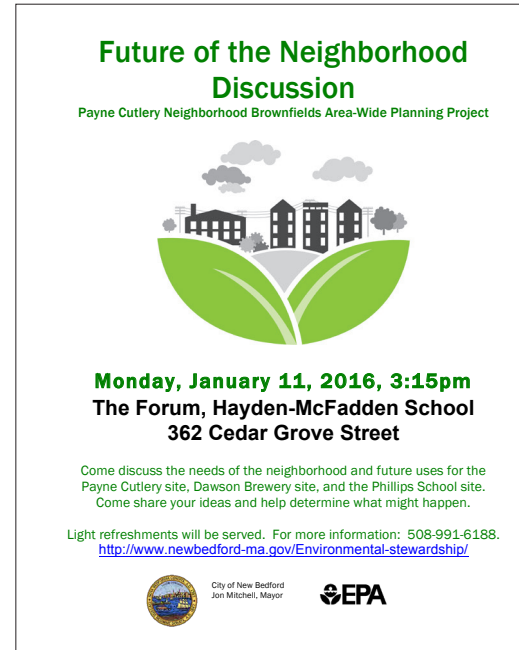
Stakeholder Meetings: Existing Conditions & Market Analysis

Two meetings were held with the stakeholders group in spring of 2016 – one to review existing conditions and discuss the scenarios from the first phase, and a second to discuss results of the market analysis exercise carried out by the consultant team.


Existing Conditions Discussion

At the existing conditions and scenarios review, the Community Economic Development Corporation presented findings from its recent survey of residents as part of the Great Neighborhoods Initiative, as detailed on the preceding pages.

Some at meeting were surprised that policing / public safety was not on this list (policing fell in the 50% bracket for top concerns, where as the top ten items were 69% or more of respondents), nor were childcare or a need for better street lighting.




Future of the Neighborhood Discussion
Payne Cutlery Neighborhood Brownfields Area-Wide Planning Project




Monday, January 11, 2016, 3:15pm
The Forum, Hayden-McFadden School
362 Cedar Grove Street

Come discuss the needs of the neighborhood and future uses for the Payne Cutlery site, Dawson Brewery site, and the Phillips School site. Come share your ideas and help determine what might happen.

Light refreshments will be served. For more information: 508-991-6188.
<http://www.newbedford-ma.gov/Environmental-stewardship/>



City of New Bedford
Jon Mitchell, Mayor



Futuro de la Discusión de Vecindad
Proyecto de planificación II de la zona de terrenos baldíos de Payne Cutlery II



Lunes, 11 de enero 2016, 15:15
El Foro, Escuela de Hayden McFadden, 362 Cedar Grove St

Venga a discutir las necesidades del barrio y los usos futuros para el sitio Payne Cubiertos, el sitio de Elco Dress, el sitio La Cervecería de Dawson y la vieja escuela de Phillips. Ven y comparte tus ideas para ayudar a determinar lo que puede suceder.

Se servirán refrescos. Para más información: 508-991-6188.
<http://www.newbedford-ma.gov/Environmental-stewardship/>

Futuro da vizinhança discussão
Projecto global para a antiga zona industrial de Payne Cutlery II



Segunda-feira, 11 de Janeiro de 2016, 15:15
O Fórum, Escola de Hayden McFadden, 362 Cedar Grove St

Vamos discutir as necessidades do bairro e usos futuros para o site de Payne Talheres, o site de Elco vestido, o site da cervejaria de Dawson e a velha escola de Phillips. Venha, compartilhe suas ideias e ajudar a determinar o que pode acontecer.

Bebidas serão servidas. Para mais informações: 508 991-6188.
<http://www.newbedford-ma.gov/Environmental-stewardship/>



City of New Bedford
Jon Mitchell, Mayor



Figure 3-5.
Hayden-McFadden meeting fliers.

Issues of note raised at the meeting as new items included:

- The idea of a bike lane on Church Street.
- The high percentage of impermeable surfaces and need for better drainage.

The CEDC was interested in pursuing an application for a complete streets project grant to improve connectivity on east-west roads connecting the neighborhood with Riverside Park on the waterfront.

Two potential new sites within the expanded project area were discussed: the Sunbeam site and the Salvation Army site. Ideas for the Sunbeam site included a shared-use community commercial kitchen or a state office, such as the Registry of Motor Vehicles. Several challenges for the existing property were discussed – poor condition, low ceiling height, and large footprint. Ideas for the Salvation Army site included a bank or office space, however details of the status of the property and a potential sale were unknown.

The stakeholders reinforced comments from the community meeting regarding the proposed scenarios for each of the sites. For the Elco/Payne Cutlery site, the group suggested that a short-term and long-term strategy for the site was needed. More specifically, economic development use may be the long view and more on the timeline of the South Coast Rail project and an interim use that benefitted the community might be considered. Along with the scenarios discussion, City staff and the consultant team described their visit to Hope & Main, a community commercial kitchen in Warren, RI. This project operates as a non-profit food incubator, helping local residents develop culinary products and move them into the marketplace.

Market Analysis Discussion

The McCabe Team presented its market analysis findings on May 17, 2016. This included a comparison of the neighborhood economy with that of New Bedford as a whole, and with the region for: demographics, housing trends, commercial leasing rates, jobs, retail trade area data, and general real estate market information.



Figure 3-6.
Hayden-McFadden
School, New Bedford.

Figure 3-7.
Taber Mill Residences,
New Bedford.

There was a significant amount of discussion around the cost of housing in the area, particularly around rental rates. Many people in the neighborhood pay far more than the average asking price of \$688 – in many cases an apartment is rented by two groups who split the \$1,200/ month rent and pay \$600 each. The stakeholder group also noted that speculation and ambiguity of the South Coast Rail project was impacting the real estate market in the area and that per square foot rates were lower than in other Gateway Cities.

The stakeholder meeting wrapped up with a review of preparations for the June Community Meeting on the Elco/ Payne Cutlery site.

Listening to Residents:

Hayden-McFadden Parents & Students

To engage parents and students in the Payne Cutlery neighborhood, the McCabe team held a meeting at the end of the school day at the Hayden-McFadden Elementary School at 361 Cedar Grove St. Parents shared their concerns for safety and described parent-led efforts to create safe routes for students. Among the key concerns parents raised were: groups of teens/ young adults riding ATV vehicles through the area and the need for more open space. (See Appendix A-2 for a summary of comments.)

As part of a class project, 4th grade teachers asked students to write essays about what they wanted to see at the Payne Cutlery site. As with parents, students comments focused on safety and open space needs. Safety concerns targeted a need for increased police presence. Open space ideas focused on places for relaxation and family gathering including: picnic areas, parks, play equipment and, most notably, a public pool. A summary of student comments was shared at Community Meeting 2: Neighborhood Discussion. (Appendix A-1).

Taber Mills Residents

The Project Team held a meeting with Taber Mills residents, a senior residential community immediately abutting the Elco/ Payne Cutlery site in the spring of 2016 to hear resident ideas and concerns for the site. A small parking lot for Taber Mills residents currently occupies a portion of the site. Although much of the lot is currently underutilized, Taber Mills residents wanted to ensure that they would still be able to park in the lot as needed. They expressed a desire for a park for passive enjoyment across the street from their property on Coffin Avenue, and thought the idea of a community garden might be nice. With the soccer field scenario, residents raised concerns for late night noise. Generally, the greenhouse/ urban agriculture use was well received by residents. (See Appendix A-2 for a summary of comments.)



Figure 3-8. Team presenting at the on-site tent meeting.

Community Meeting 2: Neighborhood Discussion

The second community meeting on June 28, 2016 was formatted as an on-site discussion, providing a forum for the community to come together to evaluate the needs and wishes of multiple user groups within the community. During prior community meetings and outreach sessions, it was clear that there was a significant divergence in the community as to the use of the Elco/ Payne Cutlery site with some groups preferring the greenhouse/ agricultural use and others preferring the development of a soccer field on the site.

To address concerns and help residents develop a better understanding of the scale of the site and potential mix of uses, a concrete visualization of the outcome was needed. The McCabe team decided a tactical urbanism approach was the best means of promoting discussion: prior to the meeting, proposed uses were mapped out on the site using colored flags, string and highway traffic cones. The greenhouse scenario was plotted out with orange flags and string, while the soccer field scenario was mapped out with white flags and string. Orange traffic barrels wrapped in green paper indicated clusters of bushes in the passive recreation area proposed for the Coffin Avenue edge in each of the scenarios.

A tent and picnic-style dinner was put up on the corner of the Taber Mills parking lot for the community meeting. The location was easily accessible for area residents, and convenient for the seniors living across the street. The McCabe Team provided an over view of the proposed scenarios for each of the three sites, and potential benefits of each for the community. After the presentation, the group viewed the layouts on the site to assess scale, and then got down to work.

For the discussion, community members were broken into tables of 6-8 people; each table was provided with copies of the two proposed



Figure 3-9. Team presenting at the on-site tent meeting.

Outdoor Neighborhood Meeting: 5:30 pm Tues. June 28th Parking Lot Coffin Street at Brook Street	What's next for the future of this site? Future of the Neighborhood II Come, discuss, learn and help determine the future of the neighborhood. Brownfields Area Wide Planning for a Better Neighborhood  Jon Mitchell, Mayor City of New Bedford, Environmental Stewardship Department	O que vem a seguir para o futuro deste site? Venha, discutir, aprender e ajudar a determinar o futuro da vizinhança. ¿Qué es siguiente para el futuro de este sitio? Venga, discutir, aprender y ayudar a determinar el futuro de la vecindad. 
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Figure 3-10. Announcement for the June 2016 meeting on the site.



Figure 3-11. Soccer field mapped out in white and greenhouse sizes mapped out in orange on the Payne Cutlery site for the community meeting. Photo from Taber Mill roof, looking northeast.



Figure 3-12. Soccer field mapped out in white and greenhouse sizes mapped out in orange on the Payne Cutlery site for the community meeting. Photo from Taber Mill roof looking north.

Figure 3-13 to 3-15.
Residents discuss the reuse scenarios for the Payne Cutlery sites at the outdoor community meeting.





Figure 3-16 to 3-19.
Residents discuss the reuse scenarios for the Payne Cutlery sites at the outdoor community meeting.

scenarios for the Elco/ Payne Cutlery site. Groups began to work through ideas and concerns to find commonality in their overall vision for improvements to the neighborhood. At the end of the evening there was consensus that all wished to see the site transformed into a safe place that could be a positive part of the community. All agreed that a small passive park would be a benefit to all in the neighborhood. While many still preferred a soccer field, they also agreed that jobs associated with the greenhouse option would be a positive asset as well.

Community Meeting 3: Summary

A final meeting on June 13, 2017, in conjunction with the CEDC’s Love the Avenue project, wrapped up the Payne Cutlery “Your Future, Your Neighborhood” conversations.

The McCabe Team presented a recap of the five very important issues facing the neighborhood today according to the CEDC’s survey of residents in late 2015. The presentation outlined the overall brownfields planning process and the components to be considered in re-establishing a brownfield as a usable part of a neighborhood.

The presentation highlighted the costs and benefits of each of the final scenarios for the three project sites, and identified next steps for moving the neighborhood vision for the properties forward. The residents, business owners and community organizations at the meeting had the opportunity to discuss the final recommendations and the implementation process ahead.

Meeting:
6 pm Tues.
June 13, 2017

**Global Learning
Charter School
Cafeteria**

190 Ashley Blvd.
(Enter from Nye St.)

**What’s next for the
future of this site?**
Future of the Neighborhood

**Come, discuss, learn and
help determine the future of
the neighborhood.**

Brownfields Area Wide
Planning for a Better Neighborhood

**O que vem a seguir para o
futuro deste site?**

Venha, discutir, aprender e ajudar a de-
terminar o futuro da vizinhança.

**¿Qué es siguiente para el
futuro de este sitio?**

Venga, discutir, aprender y ayudar a de-
terminar el futuro de la vecindad.

Payne-Cutlery
Brownfields
Area Wide Plan

Love THE AVE

Jon Mitchell, Mayor
City of New Bedford, Environmental Stewardship Department

EPA

Figure 3-20. Announcement banner for the final meeting.



Figure 3-21 to 3-22. Neighbors discussed the final plans for the sites and next steps.

Figures 3-23 to 3-24. Groundwork Southcoast and the CEDC shared their plans for helping the project move forward.



4 Environmental Justice



Environmental Justice and Equity

The focus on environmental justice and equity is an effort to assure that all persons can enjoy a clean environment, healthy life and opportunity. These rights are embodied in the Massachusetts state constitution. The federal government first began focusing on environmental justice in 1983, when the Government Accounting Office undertook an analysis of the racial and economic status of surrounding communities where landfills were sited. In 1994, a federal executive order required agencies to start examining the disproportionately high and adverse human health and environmental impacts on minority and low-income populations. US EPA has been the lead federal agency addressing environmental justice issues.

In 2002, Massachusetts issued statewide policies on environmental justice, which were affirmed again in 2014 by executive order. Environmental and health agencies are particularly focused on assuring that programs and services benefit all populations and that there is inclusion in the development and implementation of plans and programs, as well as the siting of environmental facilities, such as landfills, energy generation, and wastewater treatment services.

The issue of economic equity is also a major concern amongst Americans. Many citizens are concerned that the American dream – where the US is the land where individuals can pursue opportunity and rise as to their ability and desire to move ahead and enjoy life for themselves and their families – is threatened. Environmental justice policies with attention to equity require government take affirmative steps to address the needs of environmental justice communities and include residents in the planning and development of projects. Some businesses and corporations, as well as churches, have adopted environmental and social responsibility policies.

“People shall have the right to clean air and water, freedom from excessive and unnecessary noise, and the natural, scenic, historic, and esthetic qualities of their environment; and the protection of the people in their right to the conservation, development and utilization of the agricultural, mineral, forest, water, air and other natural resources is hereby declared to be a public purpose.”

— *Massachusetts State Constitution, Article 97*

The Payne Cutlery brownfields area-wide planning process has centered around the former Payne Cutlery and Elco Dress brownfield sites, which are situated in census tract 6508, the core of the Payne Cutlery neighborhood. The Payne Cutlery neighborhood also includes portions of three additional census tracts, 6506, 6507 and 6512. All four census tracts are considered Environmental Justice census tracts by Massachusetts and the federal government.

Massachusetts defines an environmental justice area as an area where 25% of the residents identify as minority as to race or color; where the median household income is below 65% of the statewide median household income, which was \$65,072 as measured by the 2010 decennial census, or where 25% or more of the households are linguistically isolated.

Table 4-1. MA Qualifying Environmental Justice Characteristics.

		CT 6506	CT 6507	CT 6508	CT 6512
25% Minority	Minority Rate	20.3%	46.5%	28.9%	35.4%
	Hispanic White	6.2%	10.5%	5.9%	6.8%
	Total	26.5%	57.0%	34.8%	42.2%
Median Household Income is below 65% statewide median income (\$65,072 in 2010)		\$22,520	\$32,344	\$26,085	\$38,571
English isolation (25% of households having no one over 14 who speaks English only or very well)		13.7%	26.0%	18.2%	28.3%

Source: 2010 Decennial Census.

tically isolated meaning households where no one over the age of 14 years speaks English only or very well. Table 4-1 illustrates that each of the four census tracts in the Payne Cutlery planning area qualify as a Massachusetts environmental justice community as to their low-income status, and one-quarter or more of residents identify as minority persons as to race or color. In addition, two of the four census tracts in the planning area qualify since a quarter of the households are considered to be English isolated.

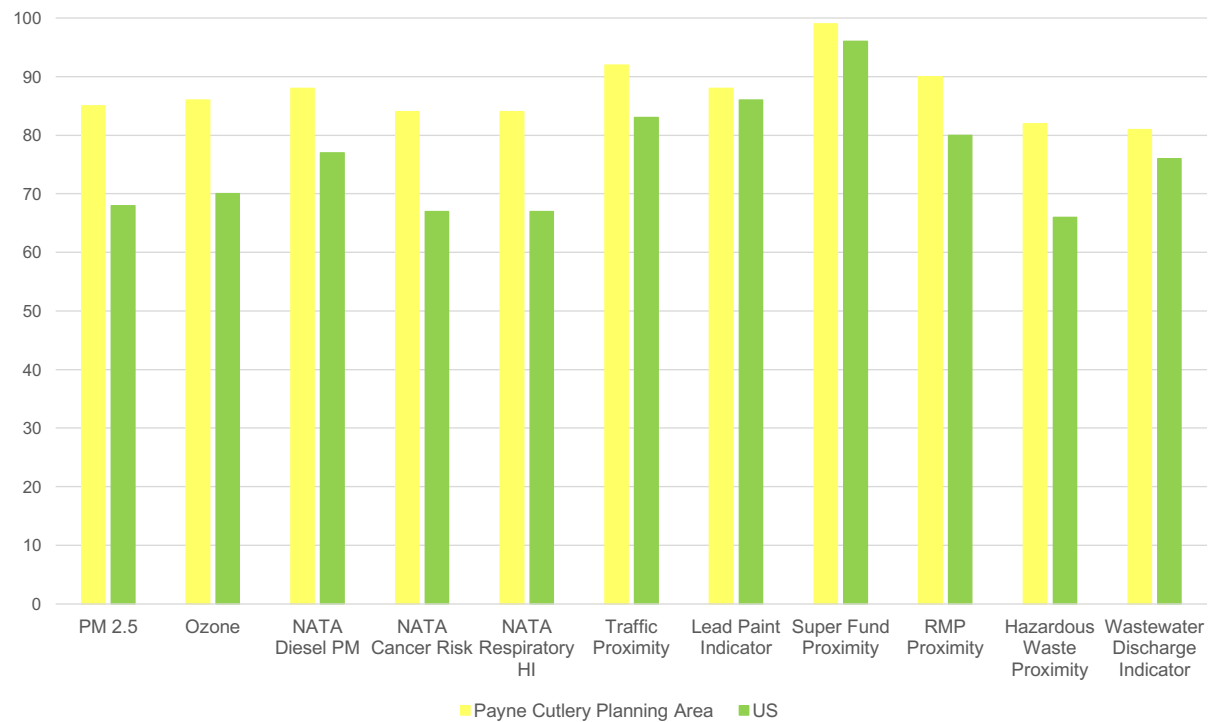
EPA has found that identifying communities with high levels of economic distress, a higher concentration of minority persons and persons who are linguistically isolated tends to have a high correlation with environmental degradation. Evaluating the impacts of plans and devel-

opment on environmental justice communities can help develop more comprehensive and beneficial policies not only for the environment and the reuse of brownfields, but for people overall. Hence, the focus on environmental justice (EJ) and equity.

The EJ Tracker was developed by EPA to identify environmental justice localities and critical issues facing specific communities. The EJ Tracker is a screening and reconnaissance tool. The EJ Tracker compares a specific geographic area, like the Payne Cutlery planning area with census block groups throughout the US using percentiles. A relatively high percentile means the value is relatively uncommon. The higher percentile in Place A versus Place B indicates that the combination of the environmental indicator and demographic index is greater in place

Figure 4-1. Environmental Indices Comparing the Payne Cutlery Area and the US by EJ Tracker.

Source: EJ Tracker, 2017.



A than place B. The EJ Tracker uses eleven environmental indicators to depict environmental risks. Each indicator is discrete and related to scientifically-documented health risks.

Table 4-2 highlights the eleven EJ Tracker environmental indicators. Figures 4-1 and 4-2 graph the comparative percentile rankings of the Payne Cutlery planning area and all block groups throughout the US. The block groups (BG) included in the Payne Cutlery planning area include CT6506, BG 2; CT6507 BG 2; CT 6508 BG2; CT6508 BG 3; and CT6512 BG2.

The Payne Cutlery planning area geography has a higher percentile ranking on all eleven indicators than the US overall as depicted in Fig-

ure 4-1. An examination of the demographic indicators in the EJ Tracker shows the Payne Cutlery planning area has a higher prevalence of environmental justice population segments which are susceptible or potentially susceptible to exposure to the various pollutants than the US overall, with the exception of persons over 64 years of age.

Clearly, the Payne Cutlery Brownfields Area-wide Planning Area is located in an environmental justice neighborhood, where residents have significant risk and exposure to harmful pollutants.

Mindful of environmental justice principles, the Payne Cutlery brownfields area-wide planning process has undertaken an inclusive, multi-lingual participatory process involving neighborhood residents

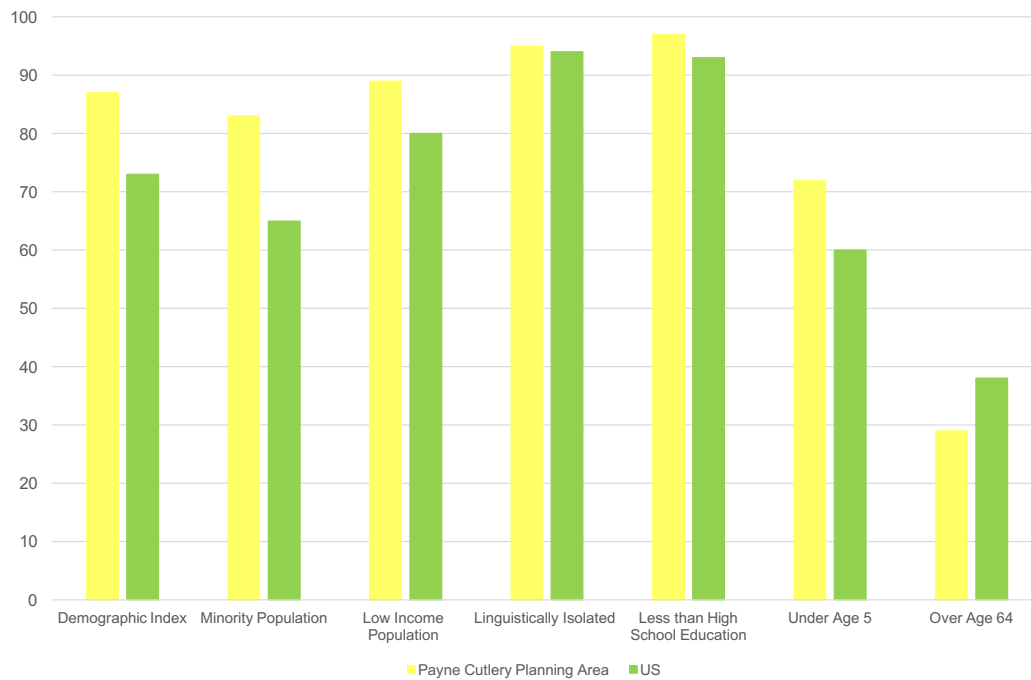


Figure 4-2. Demographic Indicators for the Payne Cutlery Planning Area and the US by the EJ Tracker.

Source: EJ Tracker, 2017.

throughout the planning process. The community engagement process is detailed in Section 3. The City of New Bedford established a Payne Cutlery Brownfields Area-wide Planning Stakeholders Committee which includes a diverse group of neighborhood residents and stakeholders, which is racially and ethnically diverse. The Community Economic Development Center (CEDC), the neighborhood’s community development corporation, which serves and advocates for lower income residents is a project partner serving on both the Steering Committee with city departments and agency staff, as well as the Stakeholders Committee.

Continued involvement of neighborhood residents through the continued partnership with the CEDC, the Stakeholders Committee and periodic community meetings will be important to assure that the voices of affected residents are heard during plan implementation activities. Incorporation of social responsibility and environmental justice principles will be key to the disposition and redevelopment of the three catalyst sites will be key.

Table 4-2. The EJ Tracker’s Environmental Indicators.

Environmental Indicator	Measure and Background Information
National Air Toxics Assessment (NATA) Air Toxics Cancer Risk	Lifetime cancer risk from inhalation of air toxics.
National Air Toxics Assessment (NATA) Respiratory Hazard Index	Air toxics respiratory hazard index (ratio of exposure concentration to health-based reference concentration)
National Air Toxics Assessment (NATA) Diesel PM	Diesel particulate matter level in air,
Particulate Matter_{2.5}	PM _{2.5} is particulate matter that is 2.5 microns or less in diameter. Common sources of PM _{2.5} emissions include power plants and industrial facilities. The documented health effects associated with exposure to PM _{2.5} includes elevated risk of cancer, premature mortality from cardiovascular diseases or lung cancer, and increased health problems such as asthma attacks.
Ozone	Ozone summer seasonal average of daily maximum 8-hour concentration in air in parts per billion. Ozone is not typically emitted directly into the air, but is created at the ground level by a chemical reaction between oxides and nitrogen and volatile organic compounds (VOCs) in sunlight. Scientific studies have established an association between direct exposure to ambient ozone and a variety of health outcomes, including reduction in lung function, increased inflammation and increased hospital admissions and mortality.
Traffic Proximity and Volume	Count of vehicles (Average Annual Daily Traffic) at major roads within 500 meters, divided by distance in meters. Proximity to motor vehicle traffic is associated with increased exposures to ambient noise, toxic gases, and particulate matter including diesel particulates.
Lead Paint Indicator	Percent of housing units built pre-1960, as an indicator of potential lead paint exposure. A leading source of lead exposure is through lead paint and lead containing dust. Lead is a neuro-toxin.
Proximity to RMP Sites	Count of RMP (potential chemical accident management plan) facilities within 5 km (or nearest one beyond 5 km), each divided by distance in kilometers.
Proximity to Hazardous Waste Management Facilities	Count of hazardous waste management facilities within 5 km (or nearest beyond 5 km), each divided by distance in kilometers.
Proximity to NPL Sites	Count of proposed and listed NPL (National Priorities List) sites within 5 km (or nearest beyond 5 km), each divided by distance in kilometers. The National Priorities List is a sub-set of “Superfund” sites.
Proximity to Major Direct Wastewater Dischargers	Count of NPDES (National Pollutant Discharge Elimination System) major direct water discharger facilities within 5 km (or nearest one beyond 5 km), each divided by distance in kilometers.

Source: US EPA, Technical Documentation for the Environmental Justice Screening and Mapping Tool, May 2015.

5 Catalyst Reuse Sites



Payne-Elco Site

The Payne/Elco site is comprised of just over five (5.09) acres (221,633 square feet) spanning a couple city blocks in New Bedford's North End. Church Street runs along almost 500 feet (493.8 linear feet) on Payne/Elco's western edge. Collette Street is on the north side extending 412.5 feet eastward from Church Street. Coffin Avenue is the southern bound of Payne/Elco, running from Church Street on the west to Oneko for a length of 493.8 feet. Oneko Lane spans a portion of the eastern edge of the Payne/Elco site for 285.1 feet. A small portion of the Payne/Elco site, approximately fifty feet, can be accessed at the intersection of Phillips and Oneko Lane. Payne/Elco is a large vacant parcel surrounded by a densely populated mixed-use neighborhood and is depicted in Figure 5-1.

The Site.

The Payne/Elco site is the blending of two adjacent former mill sites – the Payne Cutlery and the Elco Dress sites. Both former mill sites were acquired by the City of New Bedford through tax foreclosure. There once were massive, 4-story mill buildings on the site that employed hundreds of workers. In 2000 and 2008, the City demolished the crumbling mill buildings that were blighting the neighborhood and a creating public safety hazard. Today, the site is overgrown with random urban weeds and fenced. Remnants of the foundations of the former mill buildings remain on the site amongst the vegetation. Brownfield site assessment has been completed. Although remediation activities continue, a large portion of the site has been determined to be suitable for reuse.



Figure 5-1. Payne Cutlery and Elco Dress Lots.

Just over a half-acre (23,459 SF) in southeast corner of the Payne/Elco site at Coffin Avenue and Oneko was reused as a parking lot to facilitate reuse of the former Taber Mill building across the street for 150 units of senior housing. Taber Mill is a handsome adaptive reuse on the south side of Coffin Avenue opposite Payne/Elco. Residential homes – single-family, two-family, three-families, and sixes can be found opposite the southeast corner of Payne/Elco on the eastern side of Oneko Street, and along Coffin Avenue. The northeast corner area of Payne/Elco is bounded by LaMarca & Sons Bakery Distributors on Collette Street. Parking lots for LaMarca & Sons and the nearby fitness center are opposite Payne/Elco on Collette Street. Opposite Payne Elco on the west side of Church Street, Sid Wainer & Sons, a regional specialty food distributor, has three greenhouses for growing fresh greens and vegetables.

There is also an unpaved parking area on the west side of Church Street that was used as a construction staging area for railroad bridge upgrades for the Massachusetts Coastal Rail line track. The Massachusetts Coastal Rail line is a freight short line that extends from New Bedford connecting with the CSX rail line through the Northeast and beyond. The Commonwealth intends to add passenger commuter rail service, South Coast Rail, connecting New Bedford with Boston. The Payne Cutlery neighborhood will be mid-way between two rail stops. One mile to the south will be the terminus at Whale's Tooth at Pearl and Acushnet, just north of Downtown. One mile to the north will be the Kings Highway stop, which can easily be accessed by traveling due north on Church Street.

Route 140, a limited access state route, connecting with Route 24 the highway connection to the Boston metro area, is accessed at Kings Highway, due north on Church Street from the Payne/Elco site, or via Ashley Boulevard. Interstate I-195 connecting to Cape Cod and Providence, RI (and points north and south via I-95 at Providence) can be accessed via Route 140 or at an alternate location one mile to the south east of the Payne Cutlery neighborhood.

Site Analysis and Design

Payne/Elco is a fairly large cleared urban site in the heart of a residential/ mixed-use neighborhood. Access is primarily by local neighborhood residential streets. Since New Bedford has several industrial and large-scale commercial sites at the New Bedford Industrial Park near the city's airport and many other former mill sites and vacant land, prospective commercial re-users avoid sites that have numerous residential abutters, such as Payne/Elco. The New Bedford Economic Development Council has shown the Payne/Elco site to site selectors and prospects, who have declined interest, citing access and roadway issues.

The Payne/Elco site street frontage lacks the standard granite curbing found on New Bedford city streets. The only sidewalk along Payne Elco is the sidewalk by the parking lot serving Taber Mill residents. There is no storm water or drainage treatments along the site, especially on Church Street, which has a history of ponding. Although Southeast Regional Transit Agency runs buses on Coffin Avenue, there is no safe place to wait for the bus, or de-board. A bus stop with a shelter and paved waiting area is needed. The Payne/Elco site needs infrastructure improvements – roadway, bus stops, sidewalks, streetlighting, and storm water management improvements to be ready for reuse.

Reconfiguration of the 23,459 SF parking lot in the southeast corner of Payne/Elco should be considered. The length of the parking lot runs along Coffin Avenue. Rotating the parking lot, so that the long-side of the parking area is aligned with Oneko Lane would increase the usable area for a commercial re-user of Payne/Elco and still provide easy parking access to Taber Mill residents. The 65-car parking lot is owned by the City of New Bedford. The lot is substantially under-utilized with only one-quarter to one-third of the parking spaces regularly used. The utilization rate for overnight parking is under fifty percent. It appears reasonable that the parking lot size could be reduced or lot design re-configured to increase available land area for reuse. Such a realignment along with some trees would also provide a buffer for the residential homes along Oneko Lane.

As noted earlier the aggregate area for the Payne/Elco site is 5.088 acres. The parking lot comprises 0.54 acres. There is a small portion, 0.51 acres, of the Payne/Elco site, which is directly south of LaMarca & Sons at 306 Collette Street, with access from Oneko Lane and Phillips Avenue. A portion of the Payne/Elco site, approximately 0.46 acre, in the southwest corner area along Coffin Avenue still requires additional assessment and potentially some remediation. The likely net available area for immediate reuse is 3.58 acres

Zoning

The Payne/Elco site is zoned Industrial B. Applicable dimensional requirements include setbacks of 25 feet from the front, side and rear. The lot coverage ratio for properties in the Industrial B zone is 50%. Based on the current zoning framework for a building in the IB zone, the maximum building footprint size is 155,896 SF. Maximum building height is 100 feet or seven stories. Conceivably, a one million SF building could be erected at the site. However, there is no market demand for one million SF of industrial, office, retail or residential space at this location.

Based on the vision for the neighborhood and the community input process, the preferred scenario for reuse involved urban agriculture and greenhouses. The current Industrial B zoning allows for agricultural uses, including horticulture, floriculture and viticulture, in the Industrial B, for parcels with a minimum size of five acres. Reuse for agricul-

ture, including greenhouses, would require a zoning variance from the City's Zoning Board of Appeals or a zoning amendment. A zoning text amendment to reduce the minimum parcel size from five acres to three acres, would enable the reuse of Payne/Elco for urban agricultural uses.

Brownfield Status

Most of the Payne/Elco site has been remediated and is available for reuse. The City of New Bedford is working with its Licensed Site Professional (LSP) on ongoing monitoring, assessment and remediation of 0.46 acres in the southern portion of the Payne/Elco site. The site assessment and investigations detected tetrachloroethylene (TCE) and metals in the soil and groundwater at the site. The City and its LSP have been performing response actions at Payne/Elco to address the off-site migration of TCE and to ensure no impacts to nearby res-

Figure 5-2.
View of site
looking west
from Oneko
Lane.



Figure 5-3.
(opposite)
View of site
looking south
from Collette
Street.

idential structures. Ongoing monitoring and assessment regarding groundwater issues continues at the southern edge of the Payne/Elco site, which is not being released for reuse at this time.

Eversource, the electric utility, serving New Bedford, owns a miniscule parcel of land in the center of the Payne/Elco site consisting of 522 square feet. This is a former transformer site pad that has been abandoned and has not been assessed for potential impacts related to past use. The tiny square makes efficient site reuse challenging, since a prospective buyer or new user will wish to avoid becoming a responsible party for assessment and any required cleanup. The City of New Bedford's Environmental Stewardship is renewing its request to Eversource to assume responsibility and take the necessary actions to assess any potential impacts associated with the small property the middle of Payne/Elco.

Reuse Scenarios

Two reuse scenarios were developed for the Payne/Elco site. One alternative focused on urban agriculture with the development of 55,000 SF of greenhouses along with a small packing shed building to service the greenhouse for initial harvesting, cleaning and sorting of crops. Another alternative focused on recreation and the development of a regulation-size soccer field. These two scenarios were extensively examined and discussed during the community engagement process. Abutter concerns, neighborhood needs for recreation and jobs, as well as the need for tax revenues were evaluated and debated. The need for jobs for local residents, tax revenues, with no continuing operational cost demands, as with a new recreational use placing maintenance demands for a cash-strapped city and city parks department prevailed.



The reuse scenario for Payne/Elco has several components, which are:

- Neighborhood Parking.
- Urban Agriculture.
- Passive Park. Develop a passive recreational park at the southwest corner of Church Street and Coffin.

The existing city parking lot could be made smaller and realigned with the primary length of the parking lot is along Oneko Lane for neighborhood parking by Taber Mill and others. In addition, construction of photo-voltaic arrays to capture solar energy, which would also serve shade structures for parking should be erected.

The largest portion, 3.58 acres, of the Payne/Elco would be reused for urban agriculture with 55,000 SF of greenhouses and a small 5000 SF packing service building and 10 spaces for employee parking and service vehicles. There was a neighborhood residents' preference that proposed crops were for vegetables and greens, and legal crops per federal regulations. The urban agriculture scenario includes the potential for on-site geothermal energy to heat the greenhouses. This would require initial assessment to determine the potential capacity for geothermal.

A passive recreational park at the southwest corner of Church Street and Coffin with trees and greenery is proposed on the southwestern portion of the site. The passive recreational park would include seating areas, as well as a bus-stop.

Table 5-1. Payne-Elco Proposed Use Data.

PROPOSED USES	
Size	4.6 ac
Green Houses	45,000 sf
Packing Area	5,000 sf
Parking (Green House)	10 spaces
Park/ Recreation Space	30,000 sf
Community Gardens	9,000 sf
Parking Spaces	66

<p>Major Uses:</p> <ul style="list-style-type: none"> • Urban agriculture/ greenhouses • Passive Park
--

<p>Key Points:</p> <ul style="list-style-type: none"> • Sustainable site use with neighborhood jobs • Create community open space
--

<p>Next Steps:</p> <ul style="list-style-type: none"> • City to prepare/issue a Request for Proposals • Site disposition



Figure 5-4. Proposed reuse plan for the Payne-Elco site.

Project Feasibility

A review of the two alternative scenarios as to construction costs, jobs and annual maintenance costs is found in Table 5-2. The \$4.2 million construction cost for the urban agriculture scenario, which includes the cost of building 55,000 sf of greenhouses, a 5,000 sf packing and service building, an employee parking lot, and realigning the city-owned parking lot used by residents to enable a more compact reuse site for urban agricultural uses. Twenty-three construction jobs are forecasted, along with the creation of ten to thirty permanent jobs overtime. Maintenance and operation costs would be absorbed by private or nonprofit sector with urban agriculture reuse. Although, the City would continue to own the residential parking lot and the new

passive recreational park, maintenance costs are viewed as minimal. The City due to limited resources, undertakes minimal maintenance on the existing parking lot. Public spaces and “mini-parks” such as the planned passive park at Coffin and Church tend to have minimal maintenance attention, with a staff person attending to maintenance two or three times annually.

The scenario with the construction of a regulation-size adult soccer field at Payne/Elco represents a \$2.5 million investment, which would be borne principally by the public sector. Construction costs include the soccer field, passive recreation park, and realigning the parking area, to enable siting of a regulation soccer field. Considerable work on the ground surface would be required at Payne/Elco to prep the

Table 5-2. Payne-Elco Scenario Summary

Scenario	Construction Cost	Source of Funds	Jobs	Annual Maintenance Cost
Business with Greenhouses with Park at Coffin & Church Street	\$4.2 million	Private Possibly public funds for park	23 Construction Jobs 10 to 30 Permanent Jobs	Private
Soccer Field with Green Buffer / Passive Park along Coffin Street	\$ 2. 5 million	Public	14 Construction Jobs 0 Permanent Jobs	\$ 53,000/year for soccer field

site for reuse as a soccer field. Regrading, removal of remnant building foundations, and the addition of about three feet of loam would likely be needed. The annual maintenance costs are based on comparative costs from a southeastern Massachusetts municipality for maintenance of a regular soccer field in excellent playing condition.

Fiscal Impacts

At present, the Payne/Elco site generates no real estate taxes for the City of New Bedford. If the site is redeveloped for urban agriculture by a private party the potential new real estate taxes generated for the City would be approximately \$62,900 at full build-out of 55,000 SF of green houses and a 5,000 SF service building.

The number of jobs to be created will vary as to the type of urban agriculture. There is likely to be both permanent and seasonal employment opportunities. The employment projection is based on a range. During the start-up period, it is likely that there will be fewer workers until the operations reach full-scale for urban agriculture at Payne/Elco.

Projected real estate taxes:
\$62,900 annually

Construction Jobs: 23

Permanent Jobs:
10 to 23

Phillips Avenue School Site

Phillips Avenue School is located at 249 Phillips Avenue (Plot 98, Lots 135 and 136), at the corner of Ashley Boulevard, and spans the block to Collette Street on the north. The City of New Bedford owns the site. Unlike the other two brownfield sites in the Payne Cutlery neighborhood addressed in this AWP, the Phillips Avenue School site has a two-story brick building.

The Site

The Phillips Avenue School site consists of 0.88 acre (38,376 square foot) and is composed of two parcels, the original school site with the vacant Phillips School and a small lot to the east. The primary parcel with the school building is 202 feet by 150 feet. The second adjoining parcel comprised of two lots with an aggregate dimension of 80 feet by 102 feet.

The existing building is a two-story brick structure with a partially exposed basement, and an attic. The total building area is 19,653 gross square feet. The building falls in the Business Mixed-use & Residential C zones. The maximum build-out for the Phillips Avenue School site under the current zoning is 94,000 SF. The footprint of the building is roughly 80 feet by 80 feet. The building frontage on Ashley Boulevard extends 80 feet, as do the frontages on Collette and Phillips Avenue. The rear of the building is slightly narrow, and extends only 70 feet. There are entrances on all four side of the school building. The east and west entrances are each extended approximately twelve feet from the building.



Figure 5-5. Phillips Avenue School Lots.

The school closed at the end of the 2009 school year, and has been vacant since then. The school property was formally transferred to the City in 2011 as surplus property and has been used on occasion by the New Bedford Fire Department for training drills.

Generally, the building is in good condition, and interior classroom and corridor partitions are unaltered. Unfortunately, due to vacancy there has been significant deterioration of the brick along the eave line. This seems to have been due to ongoing roof leaks.

The school property is covered with building and asphalt. The second lot, which faces Phillips Avenue is vacant with grass and some concrete and asphalt material. The beneficial reuse of the building and/or the property could be an asset to the community.

Site Analysis and Design

The Phillips Avenue School building sits prominently in the center of the site. A cyclone fence encircles the site with curb cuts on Phillips Avenue, Ashley Boulevard and Collette Street for vehicular access. There is a grade change in the smaller rear parcel which faces Phillips Avenue, that also has a curb cut and drive. As Phillips Avenue extends east from Ashley Boulevard, the grade of the street starts to descend towards the Acushnet River which is four blocks to the east.

Collette Street and Phillip Avenue are both residential streets with multi-family housing – three-families and sixes. Ashley Boulevard is State Route 18, which is dotted with commercial uses, often in mixed-use buildings with two upper stories of residential. The properties opposite Phillips Avenue School on Ashley Boulevard are residential.



Figure 5-6. Ashley Blvd elevation.



Figure 5-7. View from Ashley Blvd and Phillips St.



Figure 5-8. Vacant lot behind the school.



Figure 5-9. Deterioration at cornice line.



Figure 5-10. View of classroom from corridor.



Figure 5-11. Interior of classroom.



Figure 5-12. First floor interior corridor.

The Phillips Avenue School building was built in a Romanesque Revival style in 1897. It was designed by Hammond and Sons and John B. Sullivan. The Phillips Avenue School is included in the Massachusetts Cultural Resource Information System operated by MA Historical Commission. Although the building is not currently listed on the National Register of Historic Sites, it is possible that the building could be nominated and listed. The Phillips Avenue School has potential significance as to architecture, community planning and education from a historic perspective. Listing on the National Register of Historic Places would enable rehabilitation investments to be eligible for state and federal historic tax credits.

Phillips Avenue School is one block west of Acushnet Avenue, which is the commercial spine of New Bedford's North End. The City of New Bedford embarked on a major effort to strengthen Acushnet Avenue as a commercial corridor, including investing several million dollars in streetscape improvements on Acushnet Avenue from Coggeshall to just north of Sawyer Street. Pocket park improvements along Acushnet Avenue have also been undertaken. The neighborhood-based community development corporation, Community Economic Development Center, is partnering with the local businesses, and a "Love the Ave" campaign has been underway focusing on Acushnet Avenue. Although a potential use for the prominent Phillips Avenue site, if the school was demolished, could be retail commercial, this reuse approach would undermine the investment and strategy to revitalize Acushnet Avenue.

The primary Phillips Avenue School parcel consists of 0.694 acres of building and asphalt. There is no permeable area on the site. The side parcel, 0.187 acres, is nearly eighty percent paved in asphalt. There is a very small turf of green grass that is used by dog walkers. Overall, the Phillips Avenue School site is 95.5% impermeable.

Zoning

The Phillips Avenue School site is in two zoning districts. The Ashley Boulevard side is within the Mixed-Use Business (MUB) zone. The rear of the school side along with lots on Phillips Avenue are in the Residential C zone which allows multi-family, two-family and single-family housing as of right. The as-of-right uses in the Mixed-Use Business zone permits the same residential uses as-of-right as the Residential C zone, but also allows retail and service uses, business and professional offices, educational and municipal facilities as-of-right. Medical offices and clinics in the Mixed-Use Business zone require a Special Permit from the Board of Appeals. The Board of Appeals in reviewing special permits considers community needs; traffic flow; adequacy of utilities; neighborhood character; natural environment impacts and potential fiscal impacts on the City.

A key consideration in re-use planning for the Phillips Avenue School site is the parking requirements stipulated in New Bedford's Zoning Ordinance. The zoning ordinance states that there should be two parking spaces per dwelling unit. For office use, the requirement is 1 parking space for every 200 SF. Since New Bedford values its historic buildings, the City indicates that there is some flexibility in compliance with parking requirements in cases of historic rehabilitation, such as Phillips Avenue School.

Brownfields Status

The Phillips Avenue School has not yet undergone a formal brownfields site assessment. The site is a brownfields site. There is an underground storage tank for fuel that may have leaked. The former school building will also require an assessment for both lead and asbestos prior to rehabilitation and reuse.

None of the abutting sites to Phillips Avenue School have reported any hazardous material releases. The adjacent parcel on the Phillips Avenue side appears to be former housing site, which is now partially paved over with some visible grass.

Reuse Scenario

Two reuse scenarios were developed for the Phillips Avenue School site. One option focused on a mixed-use approach to the existing building, including residential and office uses. The second option entailed reuse of Phillips Avenue School with construction of an addition to add another 19,500 SF.

The preferred scenario for Phillips Avenue School is to develop a stand-alone building with residential rental units on the first floor, second floor, and attic. It is possible to create ten new housing units at Phillips Avenue School. The basement level would be built out as space for non-profits and community services. This could include office space for the CEDC, health services, and ESL classes. The residential use would require twenty (20) parking spaces to be provided on site, and a lower level office use would require twenty (20) parking spaces, as well for a total of forty (40) parking spaces.

An expressed neighborhood desire is for additional landscaping and trees. Phillips Avenue School presents an opportunity to transform some of the asphalt surfaces into planting areas. Adding some land-

Table 5-3. Phillips Avenue School Scenario Summary

Scenario	Construction Cost	Source of Funds	Jobs	Annual Maintenance Cost
Housing with Ground Level Community/ Nonprofit Space within existing school building	\$ 5.6 million	Private Sector; with State & Federal Tax Credits; HOME funds	28 Construction Jobs TBD Permanent Jobs	Private through rents
Housing with Ground Level Community/ Nonprofit Space with a 19,500 SF addition	\$ 11 million	Private Sector with State & Federal Tax Credits; HOME funds	44 Construction Jobs TBD Permanent Jobs	Private through rents

scape area would also increase the permeability of the site. To balance the need for permeable surface area and landscaping with the parking requirements, reuse of Phillips Avenue School will likely need some zoning relief on parking requirements. The preferred reuse scenario site plan provides for 37 parking spaces in two lots, one for residential users, and one for office users – employees and patrons. This would allow green space at both site corners on Ashley Boulevard, as well as a green lawn, landscaping, and street trees along Phillips Avenue, as shown in site plan, Figure 5-13.

Project Feasibility

The construction costs, anticipated number of construction jobs, and annual maintenance costs for the two alternative redevelopment scenarios for Phillips Avenue School are featured in Table 5-3. Redevelopment of the existing historic school building into ten residential units, along with an estimated 6,000 SF of office space for community-based organizations and services will cost approximately \$5.6 million of hard construction costs, including site work and some remediation costs.

The second scenario, which entails a three-story addition with an additional 6,500 sf footprint as well as rehabilitation of the school into residential units is projected to cost \$11 million. Although it is possible to add 19,500 sf addition to Phillips Avenue School for additional housing units, the parking requirements make the addition alternative less desirable. Not only would zoning relief be needed, little land would be available for much desired and needed greenspace and landscaping. To meet the parking requirements, even with some zoning relief, housing units would need to be targeted to the elderly. There are already several mill buildings, including the nearby Taber Mill, that have address the senior housing need.

Table 5-4. Phillips School Proposed Use Data.

PROPOSED USES	
Size	0.88 ac
Existing Building	19,500 sf
New Addition	19,500 sf
Open Space & Patio	8,000 sf
Parking Spaces	25

<p>Major Uses:</p> <ul style="list-style-type: none"> • Housing • Community spaces / Offices
<p>Key Points:</p> <ul style="list-style-type: none"> • Historic preservation & new construction • Planted yard/ parking area
<p>Next Steps:</p> <ul style="list-style-type: none"> • City to prepare/issue a Request for Proposals • Site disposition

Twenty-eight construction jobs are slated as part of the redevelopment of the preferred scenario. Some employment will be generated through building maintenance once Phillips Avenue School is rehabilitated and its apartments and offices are fully leased and occupied. The lower level office space would likely provide sufficient space for ten to twelve employees.



Figure 5-13. Proposed reuse plan for the Phillips Avenue School and adjacent lot.

Maintenance costs, including exterior landscaping following rehabilitation and occupancy, would be covered by anticipated rent rolls.

Use of federal and state historic tax credits could facilitate the rehabilitation of Phillips Avenue School. Additional funding sources could include the use of Low Income Housing Tax Credits, and/or HOME funds and Housing Stabilization Funds from the Commonwealth. Some private or philanthropic investments may be needed as well, whether the project is undertaken by a nonprofit or private developer, as well as equity. Small grants from Urban Parks as well as the Clean Energy Center would help add green and sustainability features to the project. The Massachusetts Community Economic Development Assistance Corporation (CEDAC) is a likely source for pre-development funding for the rehabilitation of Phillips Avenue School, if a nonprofit developer is selected by the City.

The Phillips Avenue School site is located in a New Market Tax Credit eligible census tract. New Market Tax Credits can be used for equity or debt financing for mixed use projects with rental housing, where the commercial leasing generates at least twenty-one percent of the overall project revenues. The proposed use of the lower level for offices accounts for twenty-eight percent of the building for non-housing uses. The commercial leasing income is anticipated to exceed thirty percent of overall rental income. Thus, it is possible for a developer to use NMTC as part of the project financing.

Fiscal Impact

Rehabilitation of Phillips Avenue School and remediation of the brownfield issues will turn a non-tax producing property to parcel contributing to the City's tax base. The projected annual real estate tax benefits for the preferred reuse scenario to the City is an estimated \$68,325 once the project has been completed, stabilized and fully leased.

Additional fiscal impacts include 28 construction jobs, and the potential for ten to twelve permanent jobs to be located in the rehabilitated offices in the former Phillips Avenue School. The exact number of permanent jobs will depend upon the potential user(s) of the office space.

Projected real estate taxes:

\$68,325 annually

Construction Jobs: 28

Permanent Jobs:

10 to 12

Green Healthy Design & Sustainability

Reuse of Phillips Avenue School, a historic school building, is intrinsically sustainable since it is a preservation and re-use approach – using the existing building and repurposing it for contemporary neighborhood needs – affordable housing and community-serving office uses. Brownfields remediation of heating fuel tank leaks, if found, will improve the environment overall. The building will also be remediated of any suspected asbestos, lead paint and lead water connections, thereby contributing to a healthier living environment.

The site location is integrated into the neighborhood fabric of New Bedford's North End/ Payne Cutlery neighborhood. The site is close to services and the retail district – Acushnet Avenue. Public transportation runs along Ashley Boulevard, the site's front door. Redeveloping Phillips Avenue School into a mixed-use building supports sustainable living, where people can walk to jobs, services, shopping, or easily catch the bus.

The entire former schoolyard has been paved with asphalt, which can be a heat island in the summer months. Redeveloping Phillips Avenue School and adding landscaping and trees will reduce the extent of impervious surfaces as well as lowering the heat island effects. Shade from trees will also provide relief from summer heat and contribute to reduced need for cooling. The addition of trees will also have positive effects on air quality, since New Bedford is in a non-attainment zone.

The use of Energy Star and Water Sense appliances and fixtures will contribute to sustainability and reduce living and operating expenses. New Bedford is a GreenCommunity designated by the Massachusetts Department of Energy Resources. Green communities have adopted the stretch energy code, which is based on the International Energy Conservation Code. New housing as planned for the substantial rehabilitation of Phillips Avenue School is required by the stretch code to adhere to the code's performance standards to achieve at minimum rating of 55 in the Home Energy Rating System (HERS). The Mass-Save program can offset the cost of the professional energy rater used to assess and rate the buildings HERS score.

The to-be-designated developer of Phillips Avenue School will be encouraged to incorporate healthy living and green materials, and recycling existing materials, whenever possible.

Environmental Justice & Equity

The Phillips Avenue School is in a designated Environmental Justice area. The mixed use reuse with housing and community-serving office space provides needed housing options for neighborhood residents. The preferred reuse and redevelopment scenario directly serves the residents of the Payne Cutlery neighborhood, thereby advancing environmental justice and social equity.

Dawson Brewery Site

The Dawson site is located at 29 Brook Street just west of the terminus of Holly Street. The 0.792 acre (34,489 square foot) parcel is a vacant and overgrown site. The Dawson site has 167.15 feet of frontage on Brook Street. The parcel's depth (the shortest east-west measure) is 187.58 feet. The western bound of the Dawson site is the railroad right-of-way. The parcel is a five-sided polygon, appearing to be nearly rectangular, except for a small portion of the northwest corner along the railroad, where the property line is angled off, as noted in Figure 5-14.

The Site

The Dawson Brewery operated on the site from 1889 to 1977. During Prohibition, the brewery was used as an ice plant. During the Depression in the 1930s historical records indicate that the Pacific Coal Company was also located at 29 Brook Street. After the brewery closed the building was used for storage. Other historical uses of the site include a transportation company and an auto body repair shop. In 1979 there was a major building fire on the site. The building on the Dawson site was subsequently demolished, and some construction building demolition debris remains near the surface of the site. Portions of the original brewery building foundation exist in the southern and western portions of the property. Since 2000, the site has been vacant. The City of New Bedford currently owns the site. A soil management plan will be required as a condition of the existing Activity Use Limitation (AUL) prior to construction on the Dawson site. Structural soil testing will also be likely needed to assess structural support issues for buildings and any heavy equipment.



Figure 5-14. Dawson Brewery Lot.

To the north of the Dawson site, the abutting use is a wholesale distributor's warehouse for the food and beverage industry. To the south, the use is an auto towing and repair shop. Across the street, on the east side of Brook Street is residential housing – single family, two-family and three-family buildings.

Site Analysis & Design

This is an urban infill commercial/industrial site that is on a side street, one block north of Sawyer Street. The entrance and exits to I-195 are 0.8 miles away. Access to Route 18/ Ashley Boulevard, the major local north-south road is a block away. The Massachusetts Coastal Rail line operates the freight short rail service connecting with CSX that operates at the rear of the site. However, there is no existing rail spur. Local bus service is one block away.

Zoning

The Dawson site is zoned IB. Applicable dimensional requirements include a setbacks of 25 feet. The FAR, floor area ratio requirement is 50%. Based on the current zoning framework for a building in the IA the maximum footprint of a building that can be erected on the Dawson site is 17,224 square feet.

Brownfield Status

At present there is an Activity Use Limitation (AUL) on the site. The AUL was placed on the site by the City of New Bedford when it was determined that some of the remnant construction demolition debris remaining on the Dawson site contained hazardous materials above reporting levels. Trace concentrations of non-friable asbestos was found in sub-surface test pits. Petroleum compounds were identified in soil at the Dawson site exceeding reportable levels. The existing AUL precludes reuse of the site for residential, school, day care and recreational uses without further work. Growing fruits and vegetables on site is prohibited as well.

The AUL would allow commercial or industrial reuses provided that the site is covered with a building foundation; impermeable paved materials, such as a concrete parking area; and at least 3 feet of clean fill material covering any exposed soil; or some combination of these three conditions. The AUL was recorded in 2012. Over the past five years, the City has received no serious inquiries as to reuse of the site. Adjacent and nearby businesses who might be likely reuses, have declined interest in the Dawson site noting the presence of hazardous materials. While the AUL is protecting persons and workers from exposure to hazardous materials, it is also chilling reuse. New Bedford has un-



Figure 5-15.
View of Brook
St. just north of
Dawson site.



Figure 5-16.
View of Dawson
site from rail line
looking south-
easterly.



Figure 5-17.
View from rail area looking east toward Dawson site.

dertaken additional site assessment on the site, and found that with some additional remediation the AUL could likely be removed. This will facilitate reuse of the Dawson site. The City is actively pursuing funding for site remediation.

Reuse Scenarios

The preferred reuse scenario is for a private sector user to build and locate a light manufacturing, warehouse or distribution facility at the site. Such a facility would likely be a metal building, which is similar in style and materials to other uses on the west side of Brook Street. Eleven to twelve parking spaces are included, which would ideally have solar shade structures, as well as some green buffer to add some pervious surface and landscape relief to the street.

An interim reuse option for the Dawson site is as a renewable energy site with solar arrays. This could be combined with neighborhood parking with solar arrays as shade structures above the cars. Some green space with landscaping and perhaps a bench could also be included in this option.



Project Feasibility

As a small neighborhood infill industrial/commercial site on a side street, there is likely to be a small set of potential re-users. The presence of hazardous materials and the AUL adds additional costs to reuse and discourages prospective users. Moreover, as a small site of less than one-acre, potential users have other options in New Bedford, including the many extensive mills and related outbuildings throughout the City. The likely candidates to acquire and reuse this site are nearby and abutting businesses who require additional space for their operations. As such, redevelopment may be incremental commencing with parking for trucks and employees initially. Another potential type of reuser is a community development corporation undertaking infill construction with a mission-related industrial or warehouse/distribution business project needing new space.

Infill construction will likely need additional economic development incentives, such as the state's Economic Development Incentive Program where a business creating new permanent jobs can receive a state as well as a local economic development incentive, such as Tax Increment Financing (TIF).



Figure 5-18 and Figure 5-19. Views of site from Brook Street.

Fiscal Impacts

Projected real estate taxes:
\$14,500 to \$19,000 per year

Construction Jobs: 9

Permanent Jobs:
Depends upon final end user.

Presently, the Dawson site generates no real estate taxes for the City of New Bedford. If the site is redeveloped for a warehousing/distribution or light manufacturing use, annual real estate taxes for the City of New Bedford would range from \$14,500 to \$20,500 following redevelopment, assuming new construction of a 16,500 sf building. The value of the building will rise if additional height is added increasing the volume and warehouse capacity of the building.

The number of permanent jobs depends upon the specific business use. A warehouse/distribution operation tends to have fewer on-site jobs. A manufacturing or light assembly business would tend to have more jobs on site. For the fiscal impact analysis, the conservative estimate of 2 to 3 jobs for a warehouse facility is used. However, if a light assembly or an active distribution facility reuses the Dawson site, the number of permanent jobs will be higher.

Table 5-5. Dawson Site Proposed Use Data.

PROPOSED REUSE SCENARIO

Size	0.79 ac
Existing Building	0 sf
Potential Building	8,000-10,000 sf
or	
Parking	35 spaces
Park/ Open Space	2,500 sf
Solar Canopies	10,000 sf

Major Uses:

- Business expansion/ new business
- Or, parking / open space with solar

Key Points:

- Compatibility with area
- Provide green edges/ buffer to residential

Next Steps:

- Site assessment and characterization
- Possible clean-up

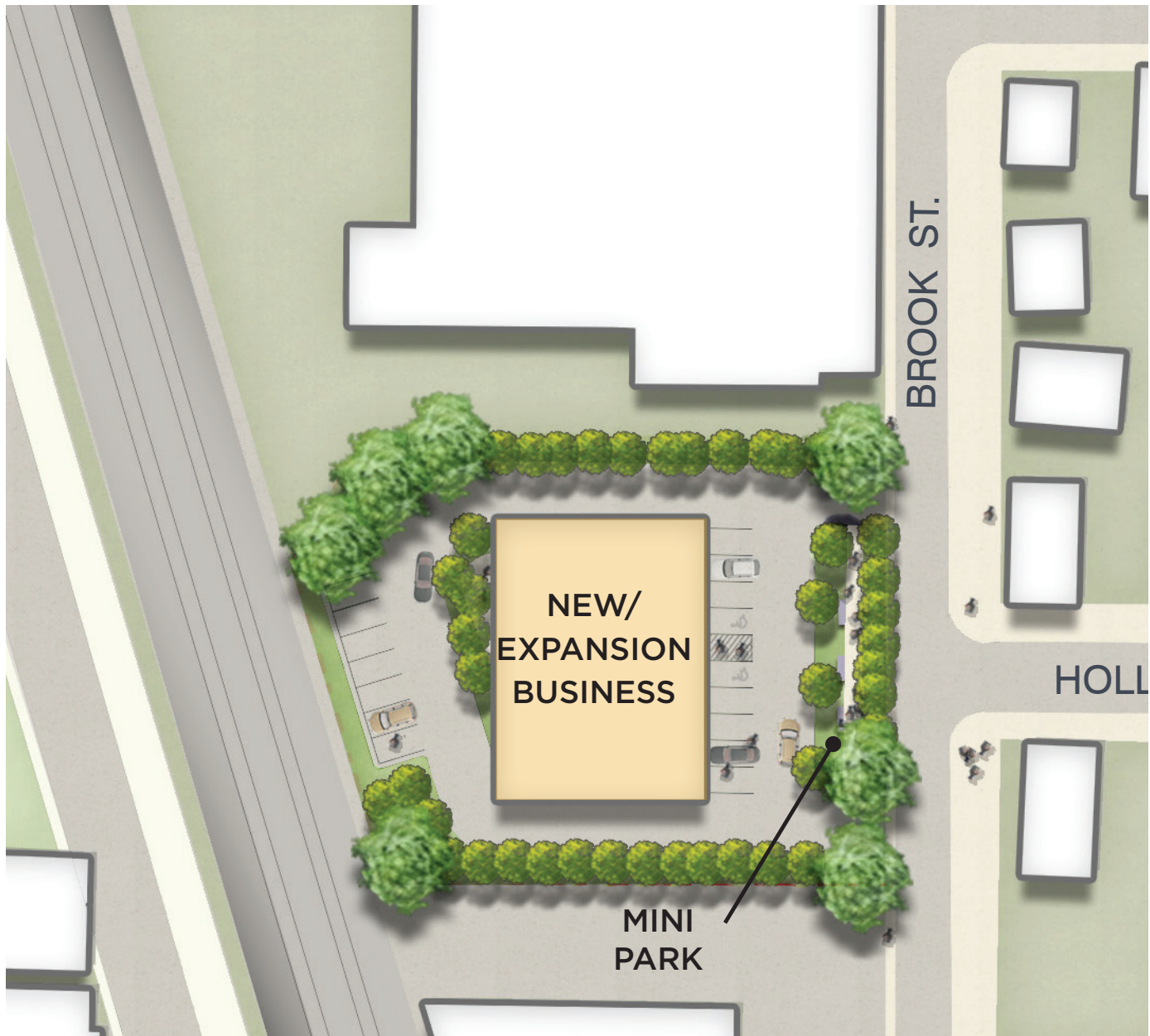


Figure 5-20. Proposed reuse plan for the Dawson site.

Green Healthy Design & Sustainability Factors

Incorporating green healthy design and sustainability into the reuse for construction of new small-scale warehouse, storage, manufacturing or distribution facilities, focuses primarily on enhancements relating to energy use and site design. Green energy-related design includes conservation measures and use of renewable energy.

Conservation measures include design and installation of a “cool” roof, as well as adequate building insulation. Metal buildings, which are frequently the material of choice, for new warehouse/distribution facilities tend to have a low thermal value, necessitating good insulation measures.

With new construction, inclusion of a “cool” roof in the building design creates little, if any additional construction costs. Cool roofs, according to the US Department of Energy are roofs which are designed to reflect more sunlight and absorb less heat than a standard roof. Cool roofs in a warehousing or manufacturing building setting are typically made of a highly reflective type of paint, or a sheet covering. Standard or dark roofs can reach temperatures of 150°F or more in the summer sun. A cool roof under the similar conditions could stay more than 50°F cooler and save energy and money by using less air conditioning. Cool roofs can help lower energy bills by decreasing air conditioning needs. Indoor comfort for spaces that are not air conditioned, such as garages and storage areas is also improved. Decreasing roof temperatures often extends the roof service life. Cool roofs also contribute to reducing the heat island effect in cities like New Bedford, by reducing local air temperatures with a white reflective surface. Incorporation of a cool roof design to reduce the heat island effect will have a positive benefit to the nearby residences, and make Dawson a better neighbor.

Lighting is a major design component in warehouse and manufacturing facilities. Use of LED lighting will reduce energy demand resulting in lower utility costs. Incorporation of windows to use natural light where possible contributes to a healthier environment for workers. MassSave, a collaboration with the private utilities in Massachusetts, can assist businesses during the design of buildings and provide prescription incentives for equipment in commercial or industrial buildings of 20,000 SF or less, including incentives and rebates on lighting controls, commercial-grade water heaters, heating, ventilation and cooling systems, compressed air equipment, and food service equipment to name a few examples. MassSave can also work with the local utility, Eversource, to develop customized incentives for specialized projects. The prescription and custom incentives can reduce initial construction costs, as well as reduce long-term operating costs.

The location of the site adjacent to the railroad right-of-way, to the west and Brook Street on the east, create a site where solar panels can easily be used without concerns about shadows from nearby buildings. Photovoltaic panels can be used to generate renewable energy, by locating solar panels on the roof top, or as shade structures in the parking area. Installation on the roof top will likely require additional structural reinforcement to support the weight of solar arrays.

Today, the Dawson site is nearly 100% permeable. The proposed build-out of the site, with the accompanying required parking for employees, trucks and semi-trailers, as well as traffic flow for truck movements will easily cover 74% of the surface area with building and pavement. The tendency for many building owners in New Bedford’s North End is to pave the balance of the property to minimize maintenance responsibilities and costs. New Bedford’s Zoning Ordinance stipulates that newly constructed buildings in the IB zone should have 20% green space,

which the reuse scenario meets. The optimal location for green space is along Brook Street in the front set-back area, to provide landscape relief to the overall street and neighborhood. Incorporation of rain garden designs within the green space area will further enhance storm water management, in a locale with a history of ponding.

The Dawson site is located within several blocks of a bus stop. Green healthy design would be further advanced with the inclusion of bike racks for employees. The US Green Building Council's (USGBC) guidelines for bicycle facilities call for a minimum of four spaces for visitors and employees. The recommended LEED (Leadership in Energy and Environmental Design) standard advocated by the USGBC is to provide long-term bike storage parking for at least 5% of regular building occupants.

Environmental Justice & Equity Analysis

Since the Dawson site is located in an environmental justice area, reuse of this brownfield site replacing the unkempt over-grown property will be a positive step for the neighborhood and New Bedford. Environmental justice and social equity benefits can be advanced with the commercial/industrial reuse of the site with job creating uses, along with a commitment to hire New Bedford residents and particularly local neighborhood residents in the Payne Cutlery planning area.

Reuse of the Dawson site for a manufacturing, warehouse/distribution or "back street" operation advances equity by creating jobs for local neighborhood residents. Applying the New Bedford food cluster strategy increases the likelihood that jobs can be filled by neighbor-

hood residents who typically need a livable wage job without advanced education/training requirements. Reuse of the Dawson site for warehouse/ distribution or food/light manufacturing was identified, in part because jobs in these sectors have lower barriers to employment. In addition, weekly wages in these two sectors in New Bedford are amongst in the top half of weekly wages amongst all twenty NAICS sectors. Manufacturing, which ranks fourth in average weekly pay for workers with an average weekly wage of \$1,303. Wholesale trade ranks eighth overall, and pays an average weekly wage of \$1,163.

Removal of the AUL and full remediation of the Dawson site will advance environmental justice for the Payne Cutlery neighborhood by removing hazardous materials and potential risks for nearby residents and workers. The preferred reuse scenario calls for inclusion of landscaping to provide some green space and trees that will contribute to improving the livability of this highly urbanized neighborhood with an abundance of paved surfaces and little greenery and landscaping.

6 The Area-Wide Plan



The Area-Wide Plan

Introduction

Successful brownfields site remediation and reuse cannot occur in a vacuum. The entire neighborhood context requires consideration. The Payne Cutlery Brownfields Area-Wide Plan has been developed in close consultation with and engagement of neighborhood residents and stakeholders. Neighborhood needs and aspirations extend beyond the three brownfields sites – Payne/Elco, Phillips Avenue School and Dawson to the streets and avenues, bus stops and sidewalks. The plan reflects these needs and hopes for the larger neighborhood and the catalyst brownfield sites.

Change and neighborhood revitalization occurs with sustained and continuous incremental steps towards improvement. The partnership and involvement of the City, residents, business people, school and faith leaders, community activists, young and old, long-time residents and new arrivals, along with regional, state and federal partners is needed.

Twelve values embodied in the neighborhood’s vision statement for the future frame the Payne Cutlery Neighborhood Area-Wide Plan. The values are:

1. Reactivate Brownfield Sites;
2. Multi-Cultural and Inter-Generational Neighborhood;
3. A Safe Neighborhood;
4. Well Maintained and Clean Neighborhood;
5. Complete & Walkable Streets – Better Sidewalks and More;

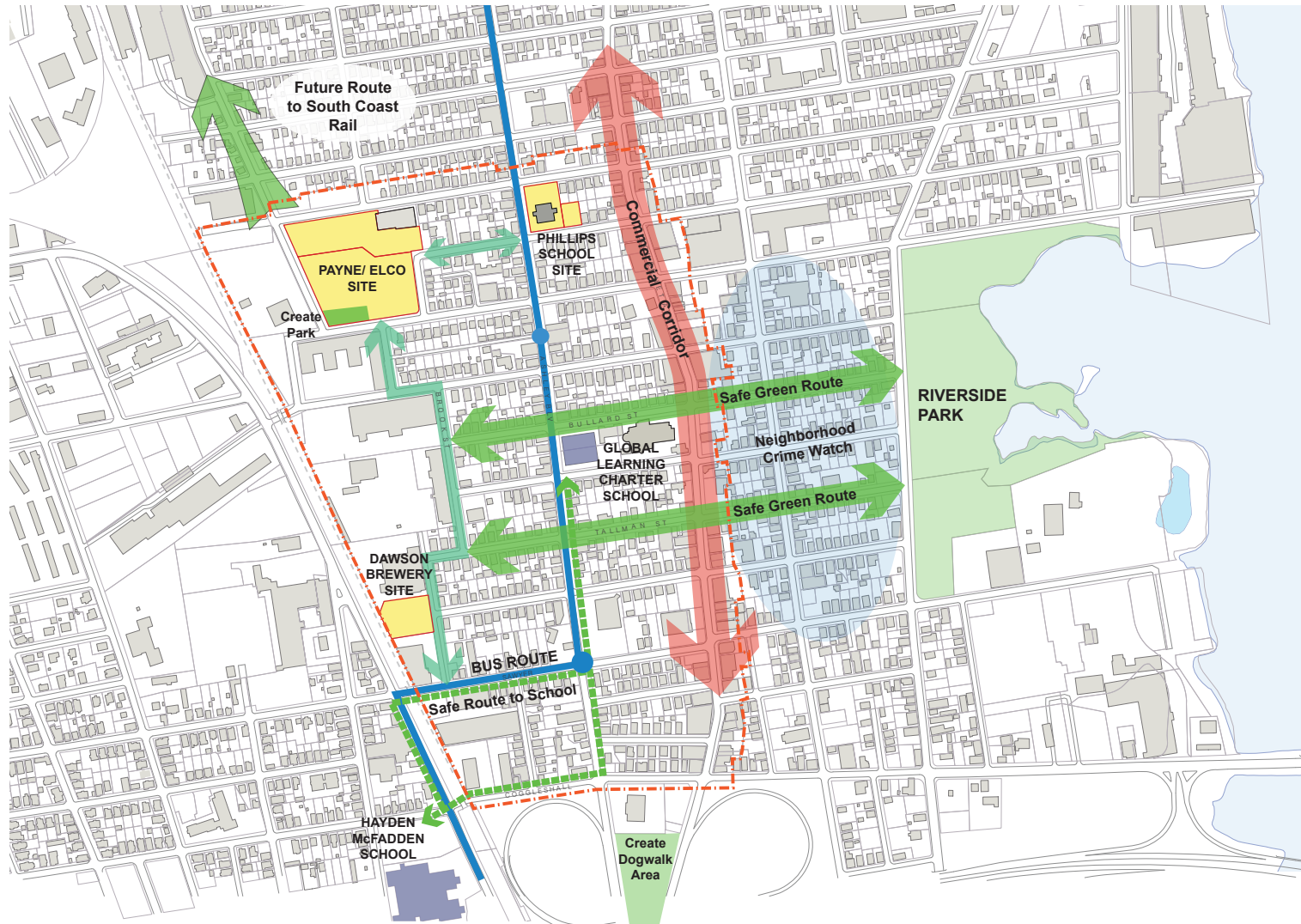
6. Bus Stops – Making the Neighborhood Transit-Oriented;
7. Services, Beauty and Amenities;
8. Greening the Neighborhood;
9. Jobs and More Business;
10. Renewable Energy & Sustainability;
11. Affordability; and
12. Infrastructure to Support Jobs, Business Growth, Neighborhood Sustainability and Resilience.

Reactivating Brownfield Sites focuses on the three AWP sites, namely the Payne/Elco catalyst site, Phillips Avenue School, and the Dawson site. These three sites have defined the neighborhood for nearly a century. Even in the absence of buildings that were demolished almost a decade ago, the company/ site name endures defining not only the site, but the neighborhood as well.

Reactivating one or more of the sites in the AWP area with new uses will mark a significant achievement for the neighborhood and the City. Reuse will convey a powerful message to residents, businesses and the rest of the city and region that things are happening in the Payne Cutlery neighborhood and the neighborhood is back. Reactivating brownfield sites symbolizes tangible change for the better in a neighborhood where there have been very few buildings have been erected or substantially rehabbed in the last twenty-five years.

The brownfield sites are not only indicators of change but are opportunity centers creating new jobs, both construction and permanent and generating new tax revenues for the City. Moreover, the AWP brownfield sites will significantly improve environmental conditions by completing brownfields remediation, reuse, and adding much needed landscape and trees.

Figure 6-1. Area-Wide Plan Strategies.



AREA-WIDE PLAN VALUES



1. Reactivate Brownfields Sites

- a. Payne/Elco
- b. Dawson
- c. Phillips Avenue School



2. Multi-Cultural & Inter-Generational Neighborhood

- a. Youth and Child-Friendly Neighborhood
- b. Elder Friendly Neighborhood
- c. A Neighborhood that is Welcoming to all celebrating and valuing different cultures, heritages
- d. ESL classes for neighborhood residents to enhance communication and support new residents entry into neighborhood life



3. A Safe Neighborhood

- a. Community Policing. Continue, expand and sustain community policing efforts in the Payne Cutlery neighborhood.
- b. Safe Green Streets.
- c. Safe Routes to Schools
- d. Increase Street Lighting so that persons feel safe and can more easily be aware of their environment at dusk and night when walking.
- e. Neighborhood Crime Watches.



4. Well-Maintained & Clean Neighborhood

- a. Work with the Department of Public Infrastructure on a program of regular street sweeping and public parking lot cleaning
- b. Minimize trash violations;
- c. Consider installing “Big Belly” trash receptacles near bus stops, along the Avenue and at parks
- d. Groundwork Southcoast, the CEDC, the business association and DPI should consider undertaking an annual neighborhood clean-up to establish an expectation of a well-maintained and clean neighborhood, including planting flowers as part of the clean-up.
- e. Better maintained housing stock
 - i. Housing rehab initiatives for both rental and owner-occupied housing
 - ii. Rehab tax foreclosure properties
- f. Buffer dumpsters

AREA-WIDE PLAN VALUES



5. Complete and Walkable Streets -- Better Sidewalks & More

- a. Safe Green Streets to Parks
- b. Safe Routes to Schools
 - i. Hayden McFadden School, (361 Cedar Grove Street)
 - ii. Global Learning Charter School (Ashley & Nye Streets)
- c. Provide pedestrian-level lighting, dark-skies compliant
- d. Paint crosswalks (zebra-style markings)
- e. Upgrade sidewalks:
 - i. Expand handicap accessibility
 - ii. Systematically upgrade sidewalks, reducing broken sidewalks
 - iii. Minimize intrusions on sidewalks (e.g., signage, poles, utility cabinets) so persons can easily pass, whether walking independently, in pairs, with a stroller, or with a walker or wheelchair
- f. Provide accommodations for bicycles as a transport mode:
 - i. Develop a bike lane along Church Street to connect with the future Kings Highway South Coast Rail stop, linking Payne Cutlery with commuter rail
 - ii. Encourage schools and businesses, particularly large employers, to provide bicycle parking for employees.
 - iii. Provide bicycle parking and bike lanes (sharows) on Safe Green Streets
- g. Storm water management & better drainage



6. Bus Stops -- Making the Neighborhood Transit-Oriented

- a. Increase bus service frequency
- b. Add bus stops – provide signage, seating and schedules
- c. Connections to future South Coast Rail stops



7. Services, Beauty and Amenities

- a. Health services in the neighborhood
- b. Acushnet Avenue as a full-service commercial and services center serving all residents
- c. Incorporate beauty in the neighborhood by:
 - i. A clean, well-maintained neighborhood
 - ii. Greening the neighborhood – adding trees, landscape, flowers, and places to sit as well as walk
 - iii. Preserving the neighborhood's historic buildings
 - iv. Incorporating public art at key locations, particularly along Acushnet Avenue and at new public parks, such as Coffin Avenue and Church Street

AREA-WIDE PLAN VALUES



8. Greening the neighborhood.

- a. Add trees for beauty and to enhance air quality
- b. Create places for landscape and flowers, and places to sit
- c. Create places to play
- d. Pocket parks and mini parks
- e. Pop-up parks
- f. Remediate brownfield sites
- g. Create usable green space south of Coggeshall for dog walkers
- h. Use best management practices to address storm water, ponding and drainage issues, so as to minimize and potential risks to public health and safety
- i. Encourage residents to have raised gardens -- lead safe soils program;
- j. Build a passive park at Coffin Avenue and Church Street with places to sit, shade, flowers, and include public art.
- k. Winter parking courts.



9. Jobs and More Businesses

- a. The 3 Catalyst Reuse Sites
- b. Food Policy
- c. Support Local Entrepreneurship
 - i. Culinary Incubator
- d. Support the Avenue - the International Marketplace - Acushnet Avenue
 - i. Fill Vacancies
 - ii. Reinforce Acushnet Avenue as the primary retail and service corridor serving the Payne Cutlery neighborhood and North End
- e. Ready neighborhood residents for better paying, year-round jobs
 - i. ESL
 - ii. Work force training - GEDs, advance certificates
 - iii. Buses to work places

AREA-WIDE PLAN VALUES



10. Renewable Energy & Sustainability

- a. Weatherize and insulate homes (Mass-Save incentives and possible CDBG)
- b. Solar canopies on parking lots – commercial and public
- c. Explore use of geo-thermal at catalyst sites, such as Payne-Elco and Phillips Avenue School.
- d. Explore use of community solar, particularly for home owners, small landlords, and renters.



12. Infrastructure to Support Jobs, Business Growth, Neighborhood Sustainability & Resilience

- a. Church Street upgrade
- b. Storm water management BMPs
- c. Bus stops
- d. Complete Streets
- e. Sidewalks
- f. Water lines – code compliance
- g. Fast, high-speed reliable internet and telecommunications
- h. Parks



11. Affordability

- a. Housing rehab to preserve existing housing stock
- b. Add new housing stock that is affordable to persons living and working in the neighborhood
- c. Energy conservation improves affordability
- d. Healthy homes policy
- e. Walkability and bicycling with nearby jobs reduces costs of living
- f. Better and more jobs

7 Implementation & Recommendations



Recommendations

There are thirty-four implementation recommendations to Payne Cutlery Neighborhood Brownfields Area-Wide Plan. Recommendations focus on moving the three catalyst sites to new active uses and some neighborhood-wide recommendations. The six neighborhood-wide recommendations focus on improving the livability and sustainability of the Payne Cutlery neighborhood and creating job and recreational opportunities for local residents.

These recommendations build upon and augment the 2013 neighborhood-wide recommendations developed, many of which are in the midst of implementation.

The Payne Cutlery Neighborhood Brownfields Area-Wide Plan focuses on reuse and redevelopment of brownfield sites, which by their nature span several years to assess, remediate, plan, and begin the redevelopment process. Success needs to be measured by the continuous steps towards redevelopment undertaking pre-development activities, issuing RFPs to identify and designate re-users, securing financing for improvements, engineering and design, permitting new construction and rehabilitation, undertaking construction, groundbreaking and openings, which finally lead to jobs and new activity. Through the sustained efforts, brownfields can be remediated and become neighborhood assets lifting neighborhood spirits and providing needed opportunities.

Table 7-1. Chart Acronyms.

Timing	
I	Immediate
ST	Short-term (1 to 3 years)
MT	Mid-term (4 to 6 years)
LT	Long-term (7 to 10 years)
C	Continuing
Agency and Program Acronyms	
BST	Massachusetts Brownfields Support Team
CDBG	Community Development Block Grant
CEDC	Community Economic Development Center
DAR	Massachusetts Department of Agricultural Resources
DCR	Massachusetts Department of Conservation & Recreation
DEP	Massachusetts Department of Environmental Protection
DOER	Massachusetts Department of Energy Resources
EDA	US Economic Development Administration
EoE	Massachusetts Executive Office of Education
EPA	US Environmental Protection Agency
FTA	Federal Transit Administration
MassCEC	Massachusetts Clean Energy Center
PARC	Parks Acquisition and Renovation for Communities grant program
SREC	Solar Renewable Energy Certificate
SRPEDD	Southeastern Regional Planning & Economic Development District
SRTS	Safe Routes to Schools program
SRTA	Southeastern Regional Transit Authority
USDA	US Department of Agriculture

Figure 7-1. Implementation Process

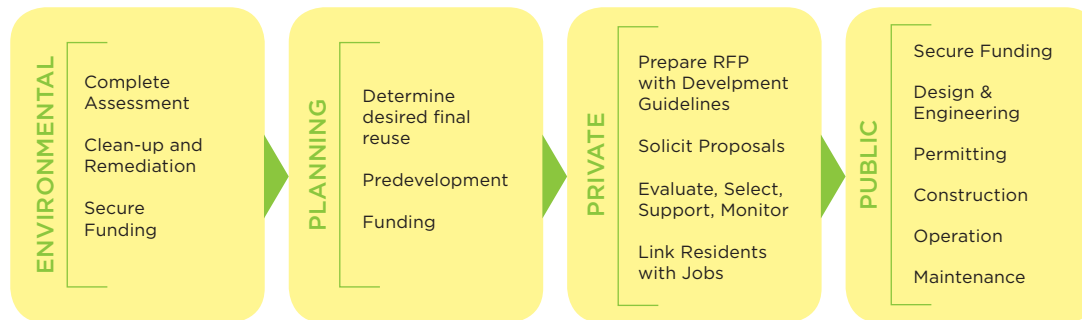


Table 7-2. Recommendations by Site.

Site	Recommendation	Timing	Cost	Responsible Entity - LEAD
Payne-Elco	1. Make the major portion of property available for reuse	I	\$	City
Payne-Elco	2. Relocate “Taber Parking Lot” to enable completion of remediation	ST	\$ EDA; MassWorks	City
Payne-Elco	3. Resolve issues with LaMarca regarding prior proposal	I	\$	City; Legal Department
Payne-Elco	4. Seek reuse for Payne-Elco	I	\$	City
Payne-Elco	5. Amend zoning ordinance to enable agricultural-related uses, including greenhouses at Payne Elco	I	\$	City Planning
Payne-Elco	6. Seek infrastructure funds to support re-use of Payne-Elco	I, ST, & C	\$\$\$ EDA; MassWorks	City
Payne-Elco	7. Complete remediation of the Payne Elco site (south portion near Brook Street).	C	\$\$	City & Contractor
Payne-Elco	8. Seek additional funding as needed to complete remediation	C	\$\$ EPA	City—Environmental Stewardship
Payne-Elco	9. Designate a potential re-user/ developer for Payne-Elco and execute appropriate documents to facilitate reuse	I and S-T	\$	City
Payne-Elco	10. Explore use of job training funds to support job creation by new user(s) of Payne Elco. Link residents with new job opportunities.	ST	\$	City; NBEDC; WIB; and CEDC
Payne-Elco	11. Create a park at the corner of Coffin Avenue and Church Street for passive recreation	ST/MT	\$	City & contractor
Payne-Elco	12. Establish a bus stop at Coffin & Church Streets to serve residents and new employees working at the Payne-Elco site with a bus shelter, seating and schedule information.	ST	\$ SRTA funds; EDA; MassWorks	City with CEDC and SRTA
Payne-Elco	13. Address MassElectric node in the middle of Payne Elco	C; CT-MT	\$\$\$ -cleanup \$-advocacy	City lead advocate
Payne-Elco	14. Conduct geo-thermal feasibility study.	ST	\$ - study; \$\$ -- implement MassCEC	City &/or Reuser

Table 7-2. Recommendations by Site (cont'd).

Site	Recommendation	Timing	Cost	Responsible Entity - LEAD
Phillips Ave School	15. Provide protection on roof to minimize building damage from leaks. Regularly empty buckets of water, so that overflow water does not seep onto additional floors.	I	\$	City - Dept. of Public Infrastructure
Phillips Ave School	16. Consider providing zoning relief so as to minimize the required number of off-street parking spaces for the reuse of Phillips Avenue School.	I	\$	City
Phillips Ave School	17. Issue RFP soliciting developers for Reuse of Phillips Avenue school for housing & community space	I	\$	City
Phillips Ave School	18. Select potential developer of Phillips Avenue School.	I	\$	City
Phillips Ave School	19. Consider allocating HOME funds to support redevelopment of Phillips Avenue School	ST	\$\$\$ HOME; CDBG; LIHTC; NMTC, and state and federal historic tax credits	City
Phillips Ave School	20. Green the yard area surrounding Phillips Avenue School. Plant trees at School in consultation w/ developer.	ST	\$	Future Developer; CEDC; Groundworks
Phillips Ave School	21. Consider a pop-up seating area/park on city lot behind Phillips Avenue School.	I	\$	Groundworks
Dawson	22. Pursue the formal removal or amendment of the AUL on Dawson	ST	\$	City
Dawson	23. Complete any further assessment and clean-up actions to enable reuse.	ST	\$/\$\$ EPA	City and contractor
Dawson	24. Secure funding for additional assessment and remediation of Dawson site.	ST	\$\$ EPA	City - Environmental Stewardship
Dawson	25. Explore potential interest in Dawson as an expansion site by adjacent businesses.	ST	\$	City; NBEDC
Dawson	26. Further evaluate re-use of Dawson for neighborhood parking with solar panels.	MT	\$-assessment; \$\$ -- pkg lot w solar	City

Table 7-2. Recommendations by Site (cont'd).

Site	Recommendation	Timing	Cost	Responsible Entity - LEAD
Dawson	27. List Dawson as a potential business development site for back-street business in NB.	ST	\$	NBEDC
Dawson	28. Develop green buffer or plant trees by sidewalk at Dawson	ST	\$ Gateway Cities Tree Initiative	CEDC/ Groundwork
Neighborhood Wide	29. Identify a location and funding stream to build a full-size soccer field.	ST/MT; C	\$\$/\$\$\$ PARC grant; LAWCON	City; CEDC
Neighborhood Wide	30. Establish at least 2 safe green streets connecting the Payne Cutlery neighborhood with Riverside Park.	ST	\$ MassDOT; Chap- ter 90; Gate- way Cities Tree Initiative	CEDC; Groundwork; City; Safe Streets to Parks
Neighborhood Wide	31. Plan for neighborhood connections - pedestrian and bicycle for South Coast Rail.	C	\$\$/\$\$ MassDOT; Enhancements funding; FHWA	City; CEDC
Neighborhood Wide	32. Add bus stops with amenities.	I and ST	\$ SRTA	SERTA', CEDC
Neighborhood Wide	33. Implement the Food Cluster Strategy to reuse brownfields and increase job opportunities for local residents	ST/ MT and C	\$/ \$\$/ \$\$\$	City, NBEDC, CEDC, WHALE
Neighborhood Wide	34. Support and reinforce Acushnet Avenue as the primary commercial street.	C	\$	All

Table 7-3. Recommendations by Area-wide Plan Values.

Value	Recommendation	Timing	Cost	Responsible Entity - LEAD
Multi-Cultural & Intergenerational Neighborhood	ESL classes for neighborhood residents to enhance communication and support new residents' entry into neighborhood life	ST, C	\$\$ United Way; NB Schools; BCC; MA DoE	CEDC
Safe Neighborhood	Community Policing. Continue, expand and sustain community policing efforts in the Payne Cutlery neighborhood.	I	\$\$ MA Public Safety & City	New Bedford Police Department
Safe Neighborhood	Safe Green Streets <i>This is also a Complete & Walkable Streets recommendation.</i>	ST, C	\$\$ Gateway Cities Tree Initiative	City - Safe Streets to Parks
Safe Neighborhood	Safe Routes to School <i>This is also a Complete & Walkable Streets recommendation.</i>	ST, C	\$ MassDOT	City, -- NB Schools and DPI
Safe Neighborhood	Increase street lighting so that persons feel safe and can move easily being aware of their environment at dusk and night when walking. Lighting should be dark skies compliant. <i>This is also a Complete & Walkable Streets recommendation.</i>	ST/MT, C	\$\$	City - DPI
Safe Neighborhood	Neighborhood Crime Watches	I and C	\$	NB Police Department with CEDC
Well-Maintained & Clean Neighborhood	Program of regular street sweeping and public parking lot cleaning	I and C	\$	DPI
Well-Maintained & Clean Neighborhood	Minimize trash violations by improving neighborhood cleanliness	ST/MT, C	\$	South Coast Groundworks with Health
Well-Maintained & Clean Neighborhood	Install "Big Belly" solar trash receptacles near bus stops, along the Avenue and at parks.	ST/MT	\$ SRTA for bus stops	DPI

Table 7-3. Recommendations by Area-wide Plan Values (cont'd).

Value	Recommendation	Timing	Cost	Responsible Entity - LEAD
Well-Maintained & Clean Neighborhood	Annual neighborhood clean-up to establish an expectation of a well-maintained and clean neighborhood, including planting flowers, as part of the clean-up.	I and C	\$	South Coast Groundworks
Well-Maintained & Clean Neighborhood	Better maintained housing stock with housing rehab initiatives for both rental and owner-occupied housing	ST/MT, C	\$\$ CDBG	NB Community Development
Well-Maintained & Clean Neighborhood	Better maintained housing stock with the rehab of tax foreclosure properties	ST/MT, C	\$\$\$ CDBG	NB Community Development with City Treasurer
Well-Maintained & Clean Neighborhood	Better maintained housing stock with buffering dumpsters	ST/ MT, C	\$	Health; and Planning/ Zoning
Complete & Walkable Streets – Better Sidewalks & More	Safe, Green Streets to Parks <i>This recommendation is also a Safe Neighborhood recommendation.</i>	ST, C	\$\$ Gateway Cities Tree Initiative	City – Safe Streets to Parks
Complete & Walkable Streets – Better Sidewalks & More	Safe Routes to Schools • Hayden-McFadden School • Global Learning Charter School <i>This recommendation is also a Safe Neighborhood recommendation.</i>	ST, C	\$ MassDOT	City, -- NB Schools and DPI
Complete & Walkable Streets – Better Sidewalks & More	Provide pedestrian-level lighting, which is dark-skies compliant. <i>This recommendation is also a Safe Neighborhood recommendation</i>	ST/MT, C	\$\$	City – DPI
Complete & Walkable Streets – Better Sidewalks & More	Paint crosswalks with zebra-style markings, so as to increase pedestrian safety	ST/MT, C	\$	City -- DPI
Complete & Walkable Streets – Better Sidewalks & More	Paint crosswalks with zebra-style markings, so as to increase pedestrian safety	ST/MT, C	\$	City -- DPI

Table 7-3. Recommendations by Area-wide Plan Values (cont'd).

Value	Recommendation	Timing	Cost	Responsible Entity - LEAD
Complete & Walkable Streets – Better Sidewalks & More	Upgrade sidewalks by expanding handicap accessibility; reducing broken sidewalks; and minimizing intrusions on sidewalks	ST/MT, C	\$\$ Chapter 90	City - DPI
Complete & Walkable Streets – Better Sidewalks & More	Develop a bike lane along Church Street to connect with future Kings Highway South Coast Rail stop linking Payne Cutlery neighborhood with commuter rail.	LT	\$\$ MassDOT; Enhancements;	Planning
Complete & Walkable Streets – Better Sidewalks & More	Encourage schools and businesses, particularly large employers to provide bicycle parking for employees	ST/MT, C	\$	Planning
Complete & Walkable Streets – Better Sidewalks & More	Provide bicycle parking and bike lanes (sharrows) on Safe Green Streets	ST/MT	\$	Safe Routes to Parks
Complete & Walkable Streets – Better Sidewalks & More	Storm water management and better drainage	ST/MT, C	\$\$ to \$\$\$ Chapter 90; MassWorks; EDA	DPI
<hr/>				
Bus Stops – Marking the Neighborhood Transit Oriented	Increase bus service frequency	ST/MT, C	\$\$	CEDC – advocacy SRTA -- implementation
Bus Stops – Marking the Neighborhood Transit Oriented	Add bus stops – provide signage, seating and schedules	ST/MT, C	\$	CEDC – advocacy SRTA -- implementation
Bus Stops – Marking the Neighborhood Transit Oriented	Connections to future South Coast rail	ST/MT	\$	SRTA

Table 7-3. Recommendations by Area-wide Plan Values (cont'd).

Value	Recommendation	Timing	Cost	Responsible Entity - LEAD
Services, Beauty & Amenities	Health services in the neighborhood	MT, C	\$\$ HRSA; MA DPH; United Way	CEDC - advocacy NB HEALTH
Services, Beauty & Amenities	Acushnet as a full-service commercial & services center serving all residents	I and C	\$	CEDC with the Business Association
Services, Beauty & Amenities	Incorporate beauty in the neighborhood by fostering a clean, well-maintained neighborhood. <i>This reinforces recommendations for a Well Maintained & Clean Neighborhood,</i>	I and C	\$	CEDC
Services, Beauty & Amenities	Incorporate beauty in the neighborhood by Greening the neighborhood – adding trees, landscape, flowers, and places to sit as well as walk. <i>This reinforces recommendations for a Complete and Walkable Streets and Greening the Neighborhood,</i>	I and C	\$ to \$\$	South Coast Groundworks
Services, Beauty & Amenities	Incorporate beauty in the neighborhood by preserving the neighborhood’s historic buildings.	MT and C	\$\$ to \$\$\$	WHALE and City
Services, Beauty & Amenities	Incorporate beauty in the neighborhood by incorporating public art at key locations, particularly along Acushnet Avenue and at new public parks, such as at Coffin and Church Streets.	MT	\$\$ Mass Cultural Council and private foundations	CEDC with City
Greening the Neighborhood	Add trees for beauty and to enhance air quality	ST and C	\$ Gateway City Tree Initiative; Arbor Foundation	South Coast Groundworks with CEDC
Greening the Neighborhood	Create places for landscape and flowers, and places to sit.	ST and C	\$	South Coast Groundworks
Greening the Neighborhood	Pocket parks and mini parks	ST/MT	\$\$ DCR Parc grants; Private foundations; Gateway City Tree Initiative	South Coast Groundworks with City Parks Dept. and DPI

Table 7-3. Recommendations by Area-wide Plan Values (cont'd).

Value	Recommendation	Timing	Cost	Responsible Entity - LEAD
Greening the Neighborhood	Pop-Up Parks	I and ST	\$	South Coast Groundworks
Greening the Neighborhood	Remediate Brownfield Sites	ST/MT and C	\$\$ EPA; MassDevelopment	City Environmental Stewardship
Greening the Neighborhood	Create usable green space south of Coggeshall for dog walkers	MT	\$\$ MassDOT	South Coast Groundworks with Parks Dept.
Greening the Neighborhood	Use best management practices (BMPs) to address storm water, ponding and drainage issues, so as to minimize potential risks to public health and safety, and build resilience.	ST/MT and C	\$\$ EDA; MassWorks; Chapter 90	DPI
Greening the Neighborhood	Encourage residents to have gardens with a safe soils program	MT and C	\$\$	Groundworks, CEDC with Environmental Stewardship
Greening the Neighborhood	Build a passive park at Coffin Avenue and Church Street with places to sit, shade, flowers and include public art. <i>This recommendation reinforces the Reactivating Brownfields and Services, Beauty & Amenities values and recommendations.</i>	MT	\$\$\$	NB Parks Department
Greening the Neighborhood	Winter Parking Courts	MT-LT	\$\$	Community Development
Jobs & More Businesses	Reactivate Brownfields	ST/MT and C	\$\$\$	Environmental Stewardship
Jobs & More Businesses	Food Cluster Policy - growing, recruiting and sustaining jobs in the food cluster	ST/MT and C	\$	NBEDC
Jobs & More Businesses	Support Local Entrepreneurship	ST/MT and C	\$\$ CDBG; DHCD	Community Development & NBEDC
Jobs & More Businesses	Develop a culinary incubator in the neighborhood	ST/MT	\$\$	WHALE
Jobs & More Businesses	Support the Avenue by filling vacancies	I and C	\$	NBEDC

Table 7-3. Recommendations by Area-wide Plan Values (cont'd).

Value	Recommendation	Timing	Cost	Responsible Entity - LEAD
Jobs & More Businesses	Support the Avenue by reinforcing Acushnet Avenue as the primary retail and services corridor serving the Payne Cutlery neighborhood and the North End	I and C	\$	Planning and NBEDC
Jobs & More Businesses	Ready neighborhood residents for better paying, year-round jobs by providing ESL classes	I and C	\$ DoE; NB WIB	CEDC
Jobs & More Businesses	Ready neighborhood residents for better paying, year-round jobs through work force training - GEDs and advanced certificates	I and C	\$ NB WIB NB Schools, BCC	CEDC - advocacy with NBEDC and Community Development
Jobs & More Businesses	Ready neighborhood residents for better paying, year-round jobs by operating buses to work places. <i>This reinforces the recommendation for more bus service.</i>	I and C	\$\$ SRTA	CEDC—advocacy SRTA -- implementation
Renewable Energy & Sustainability	Weatherize and insulate homes using MassSave, weatherization and CDBG funds.	I and C	\$ MassSave; CDBG, CSBG	PACE
Renewable Energy & Sustainability	Solar canopies on parking lots - commercial and public in the neighborhood	ST/MT	\$\$	New Bedford Energy Now with Community Development
Renewable Energy & Sustainability	Explore use of geo-thermal at catalyst sites	ST/MT	\$/\$\$ Mass CEC	Environmental Stewardship
Renewable Energy & Sustainability	Explore use of community solar particularly for home owners small landlords and renters.	MT	\$\$	New Bedford Energy Now
Affordability	Enhance affordability through housing rehab to preserve existing housing stock.	ST/MT and C	\$\$	Community Development
Affordability	Enhance affordability by adding new housing stock that is affordable to persons living and working in the neighborhood	ST/MT	\$\$\$	Planning and Community Development
Affordability	Enhance affordability by promoting energy conservation.	ST/ MT and C	\$	PACE with New Bedford Energy Now
Affordability	Enhance affordability by developing and implementing a healthy homes policy	MT	\$	Health with Planning

Table 7-3. Recommendations by Area-wide Plan Values (cont'd).

Value	Recommendation	Timing	Cost	Responsible Entity - LEAD
Affordability	Enhance affordability by promoting walkability and bicycling with nearby jobs	I and C	\$	CEDC
Affordability	Enhance affordability by creating better and more jobs	I and C	\$	NBEDC with GNBWIB
Infrastructure	Church Street Upgrade	ST	\$\$\$ EDA and Mass-Works	DPI
Infrastructure	Storm water management (BMPs)	ST/MT	\$\$\$ Chapter 90; EDA; MassWorks; DCR	DPI
Infrastructure	Bus Stops	ST	\$ SRTA	CEDC - advocacy SRTA-- implementation
Infrastructure	Complete Streets	ST/MT/LT	\$\$\$ Smart Street to Schools; Mass-DOT; Enhancements; Chapter 90; Gateway Cities Tree Initiative	DPI
Infrastructure	Water lines - code compliance	ST/MT and C	\$\$\$ Enterprise Fund operations	DPI
Infrastructure	Fast-high speed reliable internet and telecommunications	ST/MT and C	\$\$ private providers	NBEDC - advocacy Private provides -- implementation
Infrastructure	Parks, including development of a soccer field	ST/MT/L	\$\$\$ DCR PARC grants; LAWCON	Parks Department

Appendix

Listening to Residents:

Hayden-McFadden Parents & Students

Taber Mills Residents



- A-1 Hayden-McFadden Student Essay Ideas
- A-2 Comments from Hayden-McFadden Parents & Taber Mills Resident Outreach Meetings
- A-3 Survey Instrument & Responses

A-1 Hadyen-McFadden Student Essay Ideas

The case for a Community Pool: Ideas from Essays by 4th Graders at Hayden-McFadden Kids

One reason I think a community pool and water playground is a good idea is it would help both children and adults stay cool during hot summer days. Another reason I think this is a good idea is that it helps people relax and feel happy.

...

Also if someone is depressed a swing in a pool could help them forget what made them depressed in the first place.

...

I think we need a police officer because people can brake the pool equipment... and because people might steal others belongings.

...

The last reason why we need a police officer is because the kids who might go to the pool by themselves having a police officer will make them feel safer.

...

The picnic area so families can go eat there food with peace and quiet.

...

The sprinkler is important because little kids go pay in it.

...

The relax place is important because the parent can relax. Make it can have a soft music.

... to pay this life guard, you could charge \$1.00 per person. This way not only can you pay the life guard, but, by paying this way people would not destroy the community pool.

...

I think that the pool need a water slide. I think we need a water slides because kid can have fun.

...

I think that a water park is a good idea because kids can have fun. It helps many kids feel happy in the summer with the water park.

...

...when it is a hot day and you can't go to places because it's too expensive to go but not the community pool for an example this family wants to go to Waterwiz but too much money so they had to stay in side the house but if you build the community pool they can go in the pool and can stay nice and cool..

...

There are a large area of land that are not currently being used, so why not build a community pool!

...

Childrens happiness, exercise, and safety is important to you isn't it?

One reason to support why it is safe for kids and safe from drug dealers is that people want to go to a place to cool off and have fun but also people want to be safe.

...

My opinion is that you should make a BIG pool that is safe for kids and babies.

...

I think we need a snack machine...the most important reason, when you first get in the water you have so much energy and when you get out there's absolutely not all the energy you started with. and im just guessing based on my experience I usually want a snack.

...

I think they should do a community pool since you are tired of your mom saying no because where you live is a bad place for kids to be playing outside and you can spend your time with your family at the community pool.

...

...that's all the reasons you should build the community pool...now kids and the rest of the family can go outside and finally relax outside and nothing to worry about.



**PAYNE CUTLERY
NEIGHBORHOOD
BROWNFIELDS
AREA-WIDE PLAN
NEW BEDFORD**

McCABE ENTERPRISES TEAM:







Figure A-1.1: Presentation board with comments from Hayden McFadden 4th Grade Students.

A-2 Comments from Taber Mills Residents & Hayden-McFadden Parents Outreach Meetings

Taber Mills Meeting Comments:

- Community/ Educ. Center at Phillips School
 - Place for Fire Fighting Training
 - Concerns regarding carcinogens and health with artificial turf
 - One person noted that the T-14 type of turf addresses the cancer risk
 - Concerns about a soccer field & adverse impacts,
 - Parking;
 - Litter
 - Late night use;
 - Loud, boisterous noises
 - Neighborhood needs more green
 - Want a walking area
 - What size is soccer field at Riverside Park
 - Why wasn't this designed to be a regulation size field?
 - A Park for residents. We don't have any area.
 - Park Amenities desired by Taber Mill residents:
 - Benches
 - Walking Paths
 - Tables
 - Cook-out area
 - 152 apartments at Taber Mill and we need something for seniors here.
 - Noise concerns about any re-use.
 - Solar development could partner with UMass Dartmouth and Bristol Community College.
 - Many dirt bikes going up and along the railroad area – They are noisy.
 - Perhaps a warming center could be created for the homeless and staffed by volunteers at Phillips Avenue School. We need to focus on helping people and helping to re-store their human dignity. A place to get warm, have a bite to eat, shower, use the bathroom.
 - Look at Sunbeam site for re-use.
 - Taber Mills is an Asset
 - Don't want soccer field!
-

Hayden-McFadden Parents Meeting Comments:

- Safety concerns
- Need for police officers on foot patrol in the neighborhood
- Need to know local officers working in the neighborhood – some consistency in patrol assignments so we get to know the area of-ficers
- Drug dealers pose a safety problem
- Dirt bikes and dirt bike gangs are noisy and threatening. The ride up by the tracks and in the vacant space along Coggeshall and the railroad.
- Need to know neighbors and watch out for each other.
- Recycling is important. Some of us don't have cars so we can't take recycled items to a drop-off.
- Children are really important. Improvements should be done for the children's lives.
- Perhaps the following questions should be asked:
 - How will this project benefit/help the children of the neighborhood?
 - How can this project better serve the children?
- Safe Green Routes connecting to Riverside Park
 - Connect with Safe Routes to Schools
 - Maybe Safe Green Routes to schools and parks
 - Safe contact people for young people in ea. block
 - Well maintained sidewalks and crosswalks
 - Landscaping & maybe trees along the safe green routes
 - Priority for police patrolling.
 - Sidewalks need to be shoveled & cleared in winter
 - Walking school bus to school
 - One or two adults accompany multiple children to safely walk to school

A-3 Survey Instrument & Responses

New Bedford Payne Cutlery Neighborhood Survey - English



Neighborhood Survey Payne-Cutlery Neighborhood Brownfields Area-Wide Plan

The Payne Cutlery Brownfields Area Wide Plan project is seeking input from neighborhood residents on how to improve the neighborhood. We would appreciate your help in answering this brief survey. When you are done you can drop the completed survey in the response box. For additional information, visit, <http://www.newbedford-ma.gov/environmental-stewardship/>

Please tell us how important each issue is to neighborhood improvement in your opinion.

	Very Important	Important	Somewhat Important	Neutral	Somewhat Unimportant	Not Important	Definitely Not Important
Neighborhood Parking Lots	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Playground	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bike Path	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community Gardens	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Soccer Field	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pocket Parks with Benches	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More Trees	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Better Lighting	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Dog Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More Modern Housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More Policing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Police Station	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Property Maintenance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More Jobs Nearby	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Job Training	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
ESL (English as a Second Language) Classes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Help for Small Businesses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Greenhouses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Streets Need Improvement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sidewalks Need Improvement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More Crosswalks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Winter Parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increased Bus Service	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bus Service on Sundays	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Streetscape/ Landscape	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Neighborhood Cleanup	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Incentives to Install Renewable Energy	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Health Services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community Center	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Over



Payne-Cutlery Area Neighborhood Survey

(continued)

What is needed in the neighborhood to support senior citizens living in the neighborhood?

What is needed to help young families in the neighborhood?

What is need to support children and youth in the neighborhood?

What is needed to support new immigrants in the neighborhood?

Have you ever thought about starting your own business?

Yes No

Could you please tell us a little about yourself?

Gender:

Male Female

How long have you lived in the neighborhood?

Age:

Under 25 years
 25 to 34 years
 35 to 54 years
 55 to 64 years
 65 years or older

Less than 2 years
 2 to 5 years
 6 to 10 years
 More than 10 years

Thank you for your help. Please return your survey to the Survey Box.



Cuestionario de Vecindad
 Proyecto de planificación II de la zona de terrenos baldíos de Payne Cutlery

El proyecto está buscando la opinión de los vecinos del barrio sobre cómo mejorar el barrio. Agradeceríamos su ayuda para contestar esta breve encuesta. Cuando haya terminado se puede soltar la encuesta completada en el cuadro de respuesta. Para obtener información adicional, visite <http://www.newbedford-ma.gov/environmental-stewardship/>. Por favor nos dice la importancia de cada tema es para mejoramiento de barrios en su opinión.

	Muy Importante	Importante	Un Poco Importante	Neutral	Algo sin importancia	No Importante	Definitivamente Sin importancia
Barrio estacionamientos	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Juegos para Niños	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sendero para Bicicleta	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Jardín Comunitario	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cancha de Fútbol	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pequeños parques con asientos	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Más Árboles	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mejor iluminación	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parque para Perros	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Más construcciones modernas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Más de Policía	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Comisaría	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mantenimiento de Propiedad	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Oportunidades de empleo cerca	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Capacitación para el trabajo	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
ESL (inglés como una Segunda Lengua) Clases	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ayuda para pequeñas empresas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Invernaderos	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mejorar las carreteras	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mejorar las aceras	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Más cruces peatonales	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Estacionamiento de invierno	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Más servicios de autobús	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Servicio de autobús los domingos	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Streetscape y Paisaje	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Limpiar el barrio	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Incentivos para instalar energías renovables	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Servicios de salud	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Centro comunitario	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Continuar ➡



Cuestionario de Vecindad
 Proyecto de planificación II de la zona de terrenos baldíos de Payne Cutlery

(continuado)

¿Lo que se necesita en el barrio para apoyar a ancianos que viven en el barrio?

¿Lo que se necesita para ayudar a las familias jóvenes en el barrio?

¿Lo que se necesita para apoyar a niños y jóvenes en el barrio?

¿Lo que se necesita para apoyar a nuevos inmigrantes en el barrio?

¿Alguna vez ha pensado en iniciar su propio negocio?

Sí No

¿Nos podría contar un poco acerca de usted?

Género

Masculino Hembra

How long have you lived in the neighborhood?

Edad:

- Menos de 25 años
- 25 a 34 años
- 35 a 54 años
- 55 a 64 años
- 65 años o más

- A menos de 2 años
- 2 a 5 años
- 6 a 10 años
- Más de 10 años

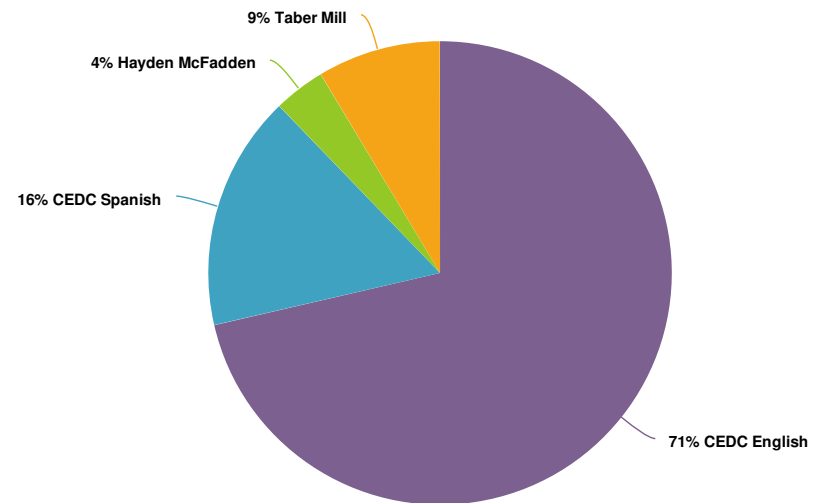
Gracias por su ayuda. Por favor devuelva su encuesta a la caja de la encuesta.

RESPONSES: New Bedford Payne Cutlery Neighborhood Survey

Response Statistics

	Count	Percent
Complete	142	100
Partial	0	0
Disqualified	0	0
Totals	142	

1. Survey Source:



Value	Percent	Responses
CEDC English	71.4%	100
CEDC Spanish	16.4%	23
Hayden McFadden	3.6%	5
Taber Mill	8.6%	12

Totals: 140

2. Please tell us how important each issue is to neighborhood improvement in your opinion.

	Very Important		Important		Somewhat Important		Neutral	Some-what Important	Not Important	Definitely Not Important
	Count	Count	Count	Count	Count	Count	Count			
Neighborhood Parking Lots	63	35	12	10	0	4	1			
Playground	60	45	7	11	1	2	0			
Bike Path	40	36	23	16	5	5	1			
Community Gardens	34	38	24	20	3	6	3			
Soccer Field	37	34	21	17	4	7	4			
Pocket Park with Benches	34	43	19	21	3	7	0			
More Trees	55	33	16	16	1	4	1			
Better Lighting	74	29	13	12	0	1	0			
Dog Park	32	30	24	27	4	6	1			
More Modern Housing	39	44	17	19	1	3	1			
More Policing	62	34	12	15	2	2	1			
Police Station	54	30	15	16	2	3	1			
Property Maintenance	52	46	10	15	1	1	0			
More Jobs Nearby	82	27	12	6	0	0	0			
Job Training	77	37	5	5	2	1	1			
ESL (English as a Second Language)	65	28	13	14	0	2	1			
Help for Small Businesses	57	35	11	16	1	2	3			
Greenhouses	36	31	18	27	2	3	3			
Streets Need Improvements	77	32	9	6	0	0	0			
Sidewalks Need Improvements	72	34	15	7	1	1	0			
More Crosswalks	59	32	17	9	4	1	0			
Winter Parking	78	24	14	9	0	2	1			
Increased Bus Service	58	35	16	13	0	2	2			
Bus Service on Sundays	66	31	13	12	1	1	1			
Streetscape/ Landscape	47	31	19	20	1	2	2			
Neighborhood Cleanup	71	35	10	7	1	1	1			
Incentives to Install Renewable Energy	57	37	13	10	1	1	1			
Health Services	78	33	8	7	1	0	0			
Community Center	70	34	8	8	3	0	2			

3. What is needed in the neighborhood to support senior citizens living in the neighborhood?

Count	Response
1	?? donde darmor y comer entetenimiente
1	A shopping area with groceries like Stop'n Shop. A drug-store in this area, a bank, a coffee shop where people living at Tabor Mills can walk with someone.
1	APogo de nosotros lo jevares
1	Better ?
1	Better lighting
1	Buses to take elders places, grocery shopping, doctors.
1	Centros para ancionos para protegerlos y proever comida ropa y entre otros aoudad.
1	Centros para aydarlos casa para ellos
1	Communications and activities
1	Cuidoulos dufles un Hagar.
1	Efficient bus services. Meals on wheels program.
1	Elderly assisted living situations.
1	Free health center
1	Free transportation so they don't have to drive.
1	Grocery store
1	Help with medical cost and food and entertainment for them. Transportation is an issue for them too.
1	Housing transportation
1	It needs more safety for them.
1	Just more services in general.
1	Local elderly community center. Council on aging.
1	Mas centro de recnion comunitenia ??
1	More centers for them.

Count	Response
1	More financial help.
1	More lighting Police
1	More people looking in on the elderly. Home health services.
1	More police so seniors can feel safe.
1	More safe rehabilitation centers and nicer staff.
1	More senior housing.
1	Neighborhood watch and policing.
1	Nothing
1	Park
1	Parking, safety
1	People on different committees helping seniors in the categories that are most important.
1	Personds Humanos con sentido social
1	Pharmacy who brings medicine to seniors house when needed. For seniors who don't drive and don't have anybody to do this for them.
1	Police patrolling neighborhoods and checking on the elderly.
1	Ramps, more cross walks.
1	Safe streets more signs for slowing down traffic. Stop etc. better crosswalks.
1	Secure safe housing
1	Services for the elderly.
1	Supervision
1	se guridad

4. What is needed to help young families in the neighborhood?

Count	Response
1	Access to assistance finding a job/ home.
1	Access to resources- Drug treatment centers of referrals to area treatment.
1	Affordable daycare for working families.
1	Affordable housing
1	Affordable rent in clean neighborhoods
1	Affordable rents, safe streets, less crime, improved street lighting. Some streets are very poorly lighted.
1	Assistance programs
1	Baby sitters listings.
1	Babysitting
1	Better bus service on Sunday, trains to New Bedford so people can live in New Bedford and work in Boston or Fall River
1	Better lighting in public parks and more policing.
1	Busing for children, day care.
1	Centros de capacitacion o reuniones para consents sober la vida para que no caen en las drogaso otros vicios
1	Day cares that can operate until 6:00 PM and after school programs at low cost.
1	Daycare at work.
1	Education
1	Free daycare for women/men so they can work to help support their kids.
1	Higher minimum wage.
1	Make them feel welcome no matter what nationality. They and we are all human and to watch out for each other. safety.
1	Mas ?? de trabajo.

Count	Response
1	Mas educacion y orientacion
1	More activities
1	More affordable or free extra curricular activities for children (eg community centers programs, sports, etc.)
1	More food banks
1	More hands on services involved. Mentoring programs aimed towards parenting.
1	More jobs,more police.
1	More jobs.
1	More play grounds.
1	More support
1	Mucha asesona
1	Nothing
1	Oportunidad de trabaja una ?? De conducir
1	Other young families helping one another.
1	Park
1	People who speak another language. More services available.
1	Persons responsables de lo q Vinieron a hacer en USA
1	Place for our kids to play with police nearby so it is safe.
1	Police security.
1	Schooling
1	Streets need improvement.
1	Supervision
1	To keep it safe.
1	Trabajo estable
1	apollos

5. What is needed to support children and youth in the neighborhood?

Count	Response
2	More things to do.
1	??
1	?? De deporte bailes
1	Activity centers
1	Anti smoking services.
1	Ayuda o una casa donde poder vivir
1	Better lights in parks. More policing.
1	Better parenting
1	Con mucha recreation en ?? Para ??
1	Esaucharlos
1	Get the drugs and dealers off the streets.
1	Have access to YMCA or information to access youth organizations/ groups to better the community.
1	Mas escuelas y mas oportunidades para estudiar y asi tener un meyor futuro.
1	More activities and places to hang out to keep kids off the streets.
1	More activities for different ages. For boys and girls. Volunteers to teach them rules and way to go. A free ride to children who can't afford it.
1	More activities keeping them busy.
1	More activities, early learning about real life. Like how to do your taxes, write checks, pay bills, be independent.
1	More after school programs.
1	More food banks, educational advancement opportunities.
1	More idolized people come to needy neighborhoods. Athletes politicians successful people who have started from where they are.
1	More parks, play grounds.
1	More policing and more clean parks.
1	More positive activities.

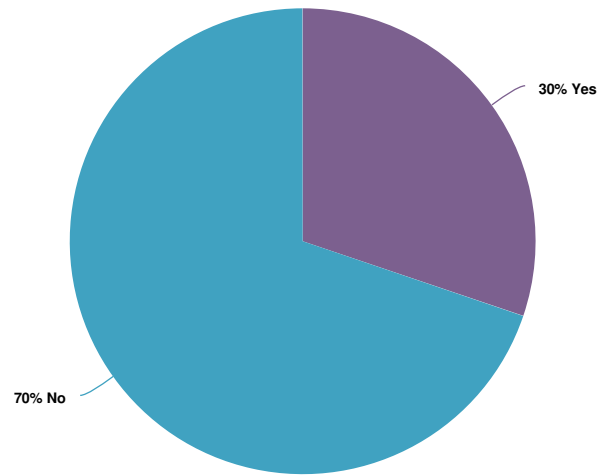
Count	Response
1	More sports and after school programs. Educational after school programs.
1	Nothing
1	Park
1	Parks
1	Perhaps an athletic field on part of the Payne Cutlery site. Little league, dog park in another part of site. Skate boarding ramps and nice benches and landscapes. And plenty of lighting at night.
1	Police
1	Recreation centers
1	Safe places to play. Bus stops and place to wait out of rain.
1	Safer communities.
1	Schools, help the families with housing.
1	Seniors from high schools or even students from nearby colleges when they have time to help.
1	Soccer field
1	Some place they can go and have fun with family. Give them something they can be a part of and something to do.
1	Sports club like boys and girls club, a skating rink.
1	Strict discipline in home and school. Need to be taught respect.
1	Supervision
1	To keep them off the street.
1	Youth centers with structured activities.
1	Youth clubs
1	Youth programs
1	Youth programs for inner city low income children to focus on outreach, community, education, job preparation. Etc.

6. What is needed to support new immigrants in the neighborhood?

Count	Response
1	??
1	A system that will train them to be independent from all government handouts.
1	Advocacy- support centers.
1	Assistance learning English.
1	Assistants in all areas of support.
1	Audar los a conceguir trabajo o audarlos a enpezar a thami lar su papeles
1	Ayudoulos en poder sabor sus devechos
1	Don't know, Learninf English. Babysitting so they can work.
1	ESL classes, support organizations like CEDC that help new immigrants.
1	ESL more involvement between all races. (Functions,outings,sport tournaments)
1	Esaucharlos
1	Fairer housing, more jobs.
1	Finds jobs, education
1	Get togethers
1	Good bus services. English language classes.
1	Green cards
1	Helping them understand their worth.
1	I think ESL classes and teach them how to read and write even in their own language.

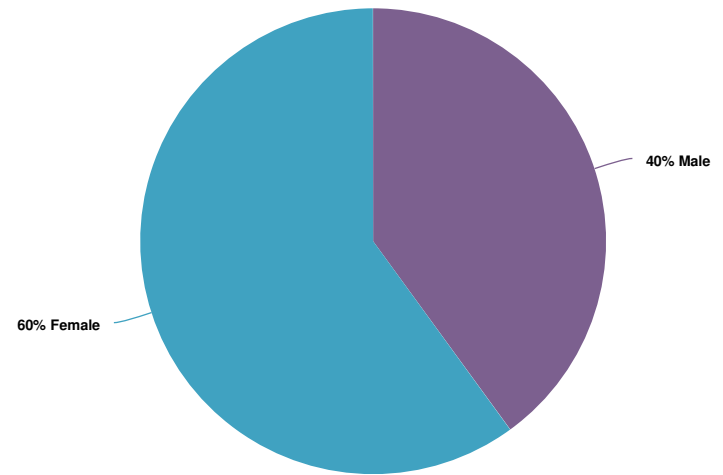
Count	Response
1	More Spanish speaking assistance at schools, doctors offices and services. I live in public.
1	More jobs nearby
1	More jobs.
1	Nothing
1	Nothing special. There are many multicultural churches, restaurants, bakeries, specialty food markets within a 20 block radius. I had my own business and I am now retired.
1	Park
1	Safety so people can walk the streets without fear at day or night.
1	Someone who knows their country, their religion.
1	Teach them English.
1	Teach them English. make it mandatory for their benefit. Would help them in community.
1	To accept them and respect them and for them to Leo English and they should not be afraid to call for help when they need help.
1	Translation services.
1	Translator programs
1	Un ?? De ???
1	Una buena capacitacion para como vivir y como saver sus derechos.
1	Understanding
1	ayuda

7. Have you ever thought about starting your own business?



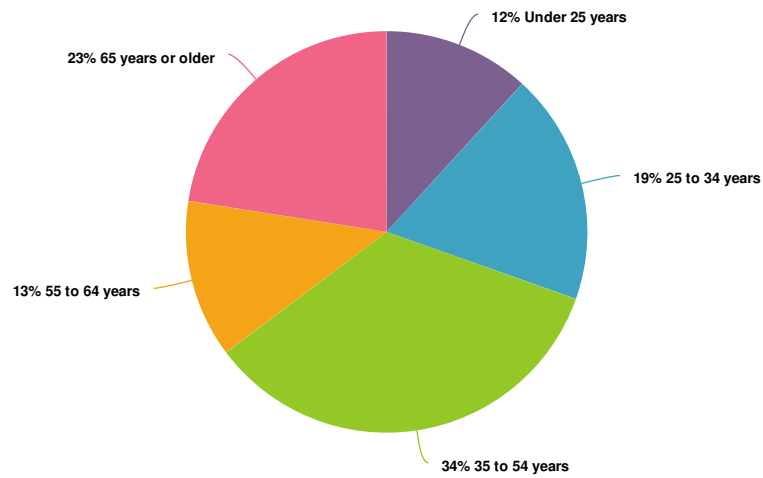
Value	Percent	Responses
Yes	30.2%	26
No	69.8%	60
Totals:86		

8. Gender



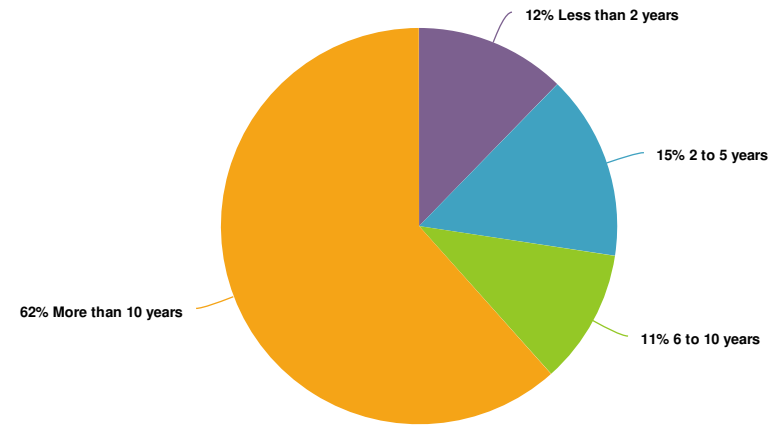
Value	Percent	Responses
Male	40.0%	40
Female	60.0%	60
Totals:100		

9. Age



Value	Percent	Responses
Under 25 years	11.8%	12
25 to 34 years	18.6%	19
35 to 54 years	34.3%	35
55 to 64 years	12.7%	13
65 years or older	22.5%	23
Totals: 102		

10. How long have you lived in the neighborhood?



Value	Percent	Responses
Less than 2 years	12.3%	9
2 to 5 years	15.1%	11
6 to 10 years	11.0%	8
More than 10 years	61.6%	45
Totals: 73		

A-4 Steering Committee & Stakeholders Lists

Steering Committee

City of New Bedford

Edward F. Bates	City of New Bedford
Jennifer Clarke	City of New Bedford
Christina Connelly	City of New Bedford
Stephanie Dupras	City of New Bedford
Ray Holberger	City of New Bedford
Michele Paul	City of New Bedford
Mary S. Rapoza	City of New Bedford

New Bedford CEDC

Corinn Williams	New Bedford CEDC
Brian Pastori	New Bedford CEDC

EPA

Laurie O'Connor	EPA
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Stakeholder Committee

City of New Bedford

Christina Connelly	City of New Bedford
Ray Holberger	City of New Bedford
Michele Paul	City of New Bedford

New Bedford CEDC

Corinn Williams	New Bedford CEDC
Brian Pastori	New Bedford CEDC
Joselyn Feliciano	New Bedford CEDC

EPA

Laurie O'Connor	EPA
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Community

Carl Alves	PAACA
Henry Bousquet	City Council
Jonathan Carvalho	Hayden-McFadden Elementary School
Helena Da Silva Hughs	Immigrants' Assistance Center
Raquel Dias	Cape Verdean Association
Adonis Ferreira	Global Learning Charter/ Cape Verdean Assoc.

Jean Fox	MassDOT
Bob French	Northstar Learning Centers
Pam Hagberg	Pace Childcare
Steve Martins	City Council
Raquel Neder	Hayden McFadden
Carlos Pinhancos	Portuguese United Education
Lynn Poyant	Global Learning Charter
Ken Resendes	Bullard St Neighborhood Association
Catarina Ribeiro	Taber Mills
Matt Thomas	Sunshine Bakery
Adrian Ventura	Centro Comunitario de Trabajadores
Francine Villieux	
Henry Wainer Products	Sid Wainer Specialty & Specialty Foods
Doug Yaggy	Taber Mills
Catherine Zinni	Hayden McFadden

A-5 Soccer Studies

The community has voiced a consistent need for additional soccer fields in the neighborhood. Overall, the City of New Bedford does have a shortage of public fields, particularly of regulation-sized fields suitable for teens and adult. The Payne-Elco Neighborhood in particular has a high number of adult soccer teams, putting pressure on the one field in the neighborhood.

A soccer field was one of the preferred uses for the Payne-Elco site during community input processes. While a regulation sized field fits on the site, the site does not allow for much buffering of the field activity from adjacent uses, in particular the residential buildings to

the east and south. Sensing the importance of an additional field for recreation, the McCabe Team looked at other potential locations in the neighborhood that could support a soccer use.

Two locations in the neighborhood have available area big enough for a regulation field: the I-195 interchange at Ashley Blvd, /Acushnet Ave., and the existing Riverside Park. While the fields would fit in the I-195 interchange, there is not much buffer space around them, and access is challenged due to the highway off-ramps. The south side of Riverside Park is more suitable in size and the field would benefit from proximity to the existing field on the north side of the park.

Figure A-5.1:
(Right)
Study for use
of highway
infields for
soccer fields.

Figures A-5.2
- A-5.3: (Far
right) Studies
showing possible
locations for
adding a
soccer field at
Riverside Park.





LEGEND:
 - - - - - RIVERSIDE PARK

- OPTION 1:**
- FIELD LOCATED WITHIN THE CURRENT LIMITS OF THE PARK AT THE SOUTHERN SIDE. THIS PRESERVES THE POND AND MOST OF THE PASSIVE RECREATION SPACE
 - FIELD ORIENTATION NORTH EAST - SOUTH WEST IS NOT OPTIMAL FOR A SOCCER FIELD ORIENTATION
 - PROPOSED PARKING ON RIVERSIDE PARK (SHOWN ABOVE)= 48 SPACES + 2 ACCESSIBLE SPACES =50 PARKING SPACES

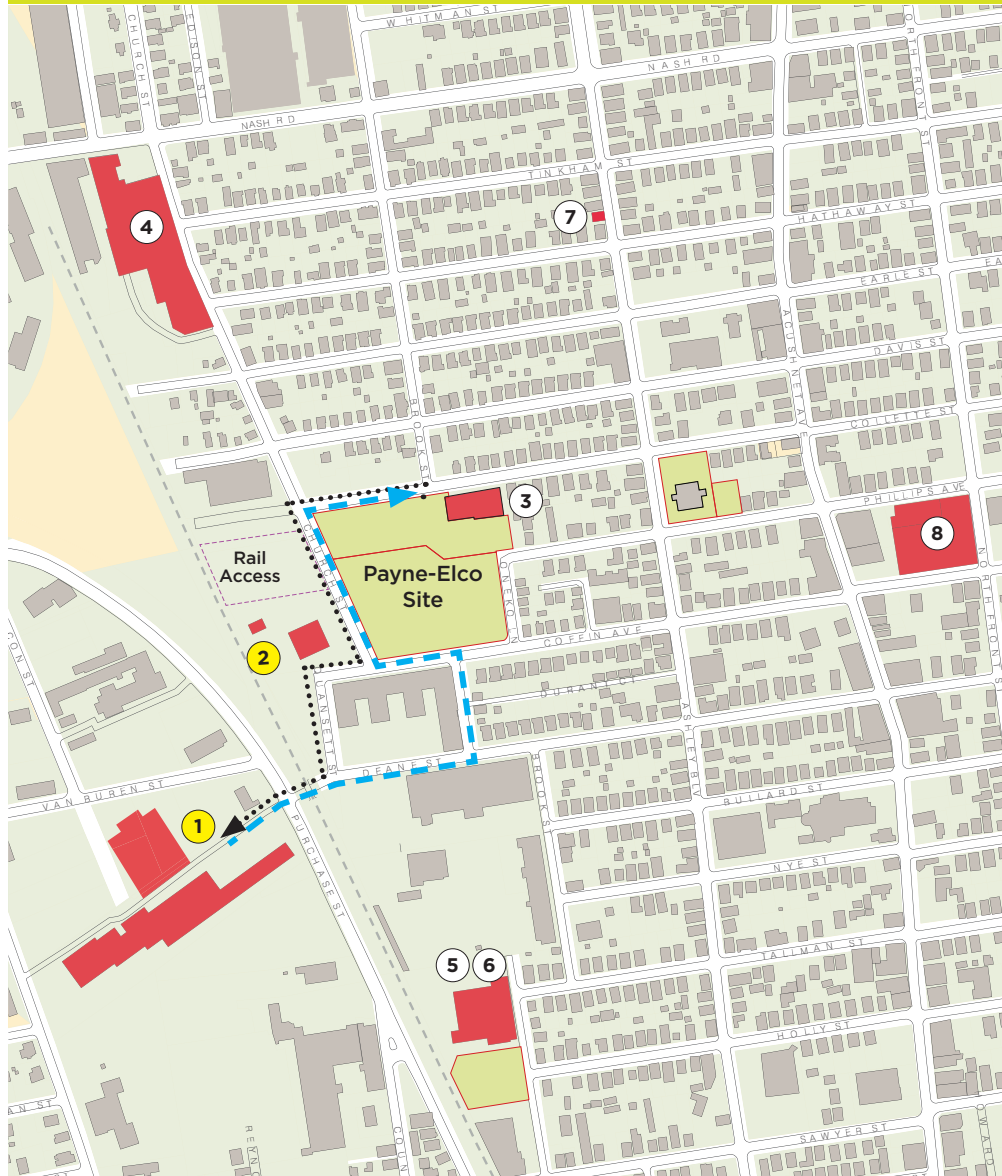


LEGEND:
 - - - - - RIVERSIDE PARK

- OPTION 2:**
- FIELD LOCATED WITHIN THE CURRENT LIMITS OF THE PARK, AT THE SOUTHERN SIDE. THIS OPTION ENCLOSES ON THE POND AND LEAVES LESS PASSIVE RECREATION SPACE
 - FIELD ORIENTATION NORTH - SOUTH IS THE OPTIMAL ORIENTATION FOR A SOCCER FIELD
 - PROPOSED PARKING ON RIVERSIDE PARK (SHOWN ABOVE)= 48 SPACES + 2 ACCESSIBLE SPACES =50 PARKING SPACES

A-6 Food Industry Cluster

New Bedford: Payne-Elco Industry Cluster



1 Sid Wainer & Sons	Headquarters, specialty food production & distribution, 2301 Purchase Street
2 Sid Wainer & Sons	Greenhouse production, Church Street at Coffin Ave.
3 La Marca & Sons	Bakery distribution, New Bedford Depot, 306 Collette
4 Luzo Food Service	Wholesale food distribution and restaurant supply, 376 Nash Road (corner of Church Street)
5 Triunfo Import & Export Co.	Wholesale importer and distributor of Portuguese and Brazilian foods, 49 Brook Street
6 Aidil Wines & Liquors	Wine importer and distributor, 39 Brook Street
7 Culinary Incubator	Potential site of Culinary Incubator Start-up by WHALE and CEDC, 331 Ashley Blvd.
8 Sunbeam Bakery Site	Redevelopment opportunity.

Project Beneficiary

Path to Payne-Elco from new Sid Wainer & Son refrigerated warehouse and distribution center

Return Path

A-6.1 Cluster of food-related industries in the Payne-Elco area.

About the McCabe Enterprises Team

McCabe Enterprises provides strategic solutions in public financing, community planning and economic development to public and private sector clients with innovative and award-winning work. A wholly woman-owned consulting firm founded by Kathleen McCabe, AICP, EDP to work with clients to develop customized solutions addressing the unique needs of each client and community. Our approach encompasses planning and economic analysis, financing, community consultation, with a focus on implementation and community engagement. Our work includes market analysis, feasibility studies, downtown revitalization, public funding, urban renewal, neighborhood planning, industrial retention brownfields re-use planning and redevelopment.

McCabe Enterprises can be reached at mccabe@plan-do.com or 617 469-9444.

McCabe Enterprises team members on the Payne Cutlery Brownfields Area Wide Planning project include **Kathleen McCabe, AICP, EDP** and:

Jennifer Mecca, Architect, of J Mecca Design is an experienced urban designer with downtown, neighborhood revitalization and redevelopment projects, including work with Boston Main Streets, Waterfront Square in Revere, and Brockton development planning. She brings a breadth of redevelopment experience to enable communities to understand proposed redevelopment projects and their impacts.

John Shevlin, PE, Brandon Blanchard, PE, and Timothy Thompson, PE, of Pare Corporation, which is a multidisciplinary firm of engineers, environmental and wetland scientists, GIS specialists, CAD technicians addressing traditional engineering – transportation, utilities and site design, as well as sustainable and low-impact development, smart growth, and LEED documentation for “Green” building certification.

John Amodeo, ASLA, LEED AP BD+C, and Carolina Carvajal, Landscape Architect of Carol R Johnson Associates | IBI Group, an award-winning landscape architectural design and environmental planning firm. CRJA | IBI Group has developed a reputation for excellence in the design of both natural and urban environments. CRJA | IBI Group’s design approach integrates natural systems with built features, achieving high quality, cost-effective solutions.

Paul Lukez, FAIA and LEED AP, of Paul Lukez Architecture, which was founded with the mission to transform environments into sustainable and poetic places. The firm is committed to incorporating research and fact-based frameworks to inform the design, land use and the development planning process and evaluation of alternative scenarios.

Beverly Kunze Photography provided the photographs of community meetings and many of the Payne Cutlery neighborhood photographs.

EB Translations provided document translation services for project presentation materials.



Payne-Cutlery, New Bedford Brownfields Area-wide Plan



City of New Bedford | Jonathan F. Mitchell, Mayor

McCabe Enterprises Team:

McCabe Enterprises | Pare Corporation | J Mecca Design | Paul Lukez Architecture | Carol R Johnson Associates - IBI Group