

HICKS LOGAN REDEVELOPMENT AREA FAQ

What is a Redevelopment Plan?

A Redevelopment Plan describes a focus area that contains blighted physical and economic conditions, identifies its needs, and creates a strategy for change. A Redevelopment Plan states the vision for the area and lays out the roadmap of action to implement the vision.

What are the rules?

Redevelopment within the designated areas must be undertaken in accordance with a Redevelopment Plan, which is adopted by the community and approved by the Massachusetts Department of Housing and Community Development (DHCD).

What is the purpose of a Redevelopment Plan?

- Revitalize disinvested and underutilized neighborhoods.
- Redevelop substandard, decadent, and blighted open areas.
- Create the environment needed to promote sound growth.
- Attract and support private investment in the redevelopment area.

What are the benefits?

- Provide clear neighborhood vision, goals, and expectations for private developers;
- More easily obtain State and Federal funding;
- Allows the community (via the New Bedford Redevelopment Authority) to acquire and dispose of land in accordance with the plan's goals, desired uses, and standards for redevelopment and design

Why the Hicks Logan area?

While the Hicks Logan area has seen private sector investments in the last few years, the area meets the criteria for redevelopment as identified in the plan and the state regulations, including inadequate public infrastructure to serve multiple transportation modes (trucks, cyclists, pedestrians), irregular lots, a large percentage of undeveloped land, and barriers to economic development (outdated buildings, environmental conditions).

What actions are identified in the plan?

The Hicks Logan Redevelopment Plan classifies six major categories of actions to be taken the Hicks Logan area:

- **Operational Actions** involve bring the NBRA to full membership and assigning adequate support staff so that NBRA can smoothly review plans and undertake the subsequent action steps necessary.
- **Acquisition Actions** call for the NBRA to assume ownership of City-owned parcels in the area, acquire necessary easements to implement street improvements, and acquire the properties in and around the Wamsutta Fire Pond. *See the map at the end of this document and photos in page 18 of Appendix C of the plan.*
- **Public Infrastructure Actions** encompass coordinating between the City and the NBRA to create multimodal (truck, car, pedestrian, and bicycle) transportation access along major thoroughfares and to remediate the land in and around the Fire Pond property for a public park.
- **Disposition Actions** involve transferring NBRA-owned parcel to developers for infill development, subject to conditions.
- **Development Actions** consist of utilizing City-owned parcels for activities such as parking to support development permanently or temporarily.
- **Regulatory Actions** involve modifying the Zoning Ordinance and the Planning Board's approval criteria to incentivize development that aligns with the design guidelines in the plan.

For more details, including timelines for these actions, see pages 22-23 of the plan.

WHAT'S THE DIFFERENCE BETWEEN THE PLAN AND THE ZONING?

The Plan identifies an area that meets the requirements of state regulations (760 CMR 12). It outlines the characteristics of the redevelopment area, establishes the eligibility of the area, sets plan objectives, identifies the properties for potential acquisition, relocation plans (if needed), any site preparation required to address things like environmental problems; identifies public improvements; outlines disposition plans for each parcel; articulates redeveloper's obligations of disposition parcels, and identifies a financial plan for the actions and goals.

The Plan, once adopted by the City and approved by DHCD, is valid for twenty years. The plan provides the City and the NBRA with a framework to respond quickly and effectively to changing conditions within the area over the twenty year-time period in order to capitalize on development momentum or to incentivize new development and redevelopment.

The Zoning is related to the plan but is separate. An identified action in the plan, the new zoning is designed to encourage the desired redevelopment within a new district, the Hicks Logan District (HLD, see the map below). The HLD's boundaries ***not the same as the plan boundaries***. The zoning, once adopted, is like any other zoning amendment. It is valid until a change is proposed and adopted by the City Council.

Currently, the Hicks Logan area has complicated zoning with multiple districts and a patchwork of overlays, which is confusing to developers. Many uses currently are via special permit and not as-of-right. The new zoning seeks to simplify permitting in the HLD by clarifying allowed uses, preserving traditional waterfront uses, and providing clear guidelines for development (*see the proposed use table at the end of this document*).

PROJECT TIMELINE

2014: Phase I began with a 14-month planning process resulting in the New Bedford Waterfront Framework Plan.



2016: Phase II began and included initial public outreach and participation and a detailed analysis of the study area. The final draft of the plan and the zoning ordinance represent the conclusion of this phase.



2019-2021: The plan and zoning ordinance were presented to the City Council and reviewed by the Planning Board. Following these presentations, the plan and the ordinance were modified to respond to public feedback and recognize circumstances in the plan area had changed.



2022: The modified plan and ordinance incorporating public comments and recent changes to the district. *Recent changes are covered in detail on the following page.*

HAVEN'T I SEEN THIS BEFORE? WHAT'S CHANGED?

As you can tell from the timeline, this project has had multiple phases and iterations. The most recent (and important) change is we have heard the public's concerns. We summarize recent changes here.

Recent Private Development Proposals on Formerly Inactive Sites

Over the course of the eight years of this Plan development, a significant change we needed to account for was that a large formerly inactive and underutilized site within the redevelopment plan study area, the Revere Copper and Brass property, now has a private development proposal in the works.

Changes from Public Feedback

We heard you! Over the course of the last few months, we have been listening to the feedback we received from the City Councilors, Waterfront Stakeholders, and others. We have taken these concerns into consideration and made significant revisions to address them. The result being the revised plans and zoning before you now.

Concerns we heard:

1. Waterfront public access requirements.
2. Boundaries of the proposed zoning district.
3. Private parcels identified for acquisition in the plan.
4. Uses not included in the new zoning.

What changes were made:

- ❖ Reduced the area affected by the proposed zoning, including removing the Revere Copper site.
- ❖ Reviewed and expanded the proposed uses to ensure appropriate uses currently allowed in the districts weren't inadvertently left out.
- ❖ Eliminated the prescriptive and specific public access requirements.
- ❖ Proposed removal of the Hicks Logan Sawyer IPOD to reduce confusion.
- ❖ Added design guidelines into the text for ease of use by developers. (Design Guidelines are not required but are provided as guidance, hence "guidelines").
- ❖ Fish processing is now allowed throughout the district. Previous versions had limited where this use was allowed.
- ❖ Made required design standards more flexible.

ZONING ORDINANCE CHANGES:

- Clearly defined new zoning district known as the Hicks Logan District (HLD) that supersedes the underlying zoning.
- The HLD has two subareas with similar but different intents (see the map on the next page)
- A use table and dimensional table that apply only to this district.
- Required, yet more flexible, design standards.
- Suggested design guidelines to aid developers in understanding the district's vision and goals.
- A development incentive, where certain dimensional requirements can be waived in whole or part if the desired enhancements are provided in the district or within a site design.

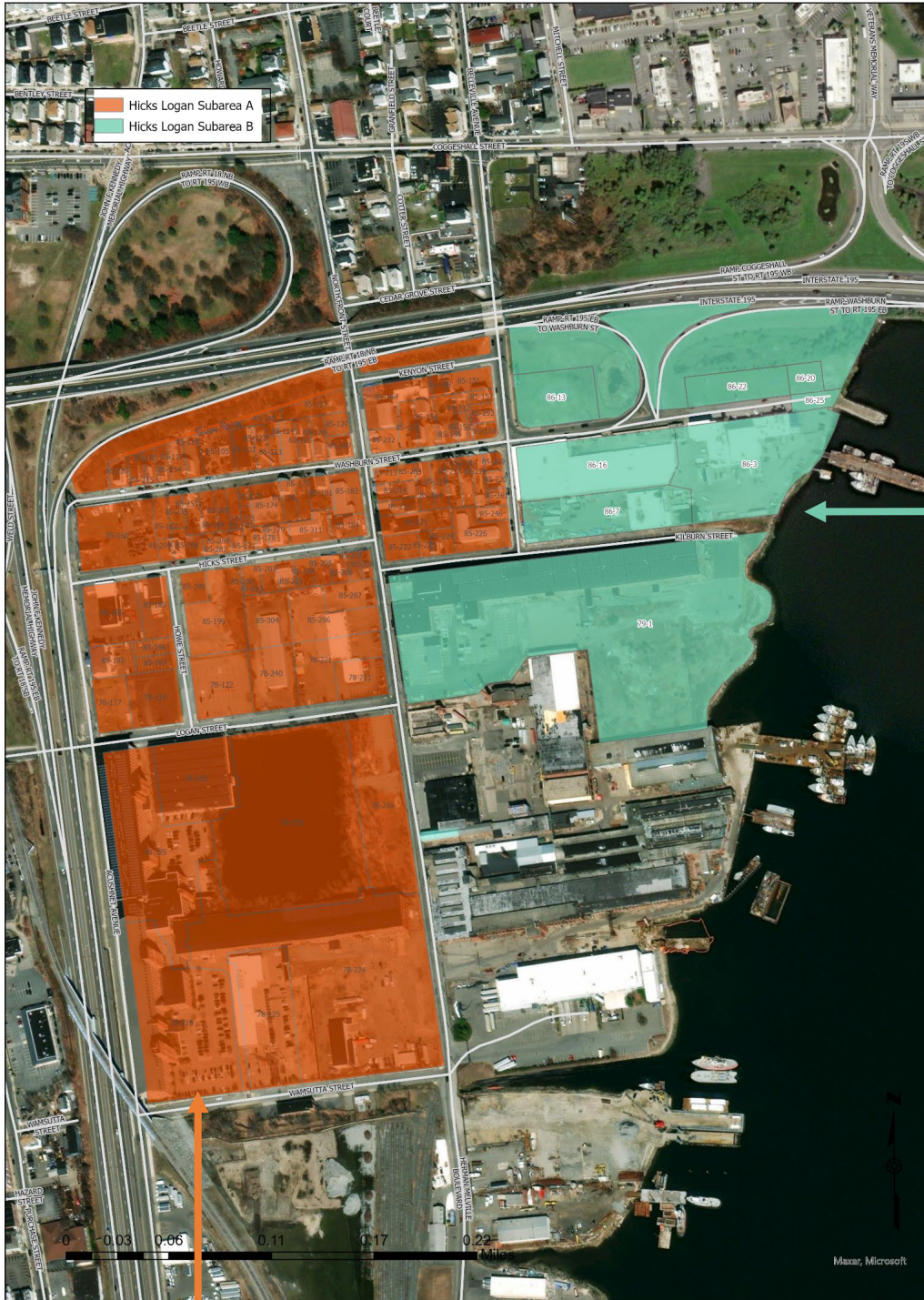
HICKS LOGAN DISTRICT PROPOSED USE TABLE

Principal Use	Subarea A	Subarea B
A. RESIDENTIAL		
Single Family Detached Dwelling	Y	N
Two-Family – Attached Dwelling	Y	N
Multi-family Attached Dwelling (>3)	Y	N
Mixed Use – Attached Dwelling	Y	N
B. COMMERCIAL		
Nonexempt agricultural use	PB	PB
Nonexempt educational use	PB	PB
Bed & Breakfast or Inn	Y	N
Hotel or Motel	Y	Y
Grocery stores	Y	N
Commercial Structured Parking Facility	PB	PB
Commercial Surface Parking Facility	PB	PB
Restaurant	Y	Y
Business or professional office	Y	Y
Medical offices, center, or clinic	PB	PB
Banking and Financial Services	Y	Y
Indoor commercial recreation	Y	Y
Marine Recreation Facility	N	Y
Maritime Trade	Y	Y
Maritime Education	Y	Y
Wireless Communications Facilities	PB	PB
Convention Centers	PB	PB
Flat floor event space	PB	PB
Artist Studio	Y	Y
Retail stores and services not elsewhere set forth	Y	Y
C. INDUSTRIAL		
Manufacturing	PB	Y
Light manufacturing	PB	Y
Research, development or testing laboratories and facilities	PB	Y
Warehouse, Wholesale Trade and Distribution	PB	Y
Fish processing	PB	Y
Transportation terminal	PB	Y
Freight terminal	N	Y
Shipyard, shipbuilding	PB	Y
Waterfront Storage & Distribution Facility	N	Y
D. AGRICULTURE		
Aquaculture	Y	Y
Aquaponics	Y	Y

Y = Use permitted by right; N = Use not permitted; PB = Use permitted via Planning Board Special Permit

Existing uses at properties in the district are allowed to continue as “pre-existing nonconforming” provided they follow Section 2400 of the City’s Zoning Ordinance for expansion, alteration, and reconstruction.

Hicks Logan Zoning District



Zoning Intent: Hicks Logan Subarea B (Waterfront Area)

To maintain, support, and encourage the expansion of existing industrial and commercial waterfront dependent and supporting uses; along with other compatible uses.

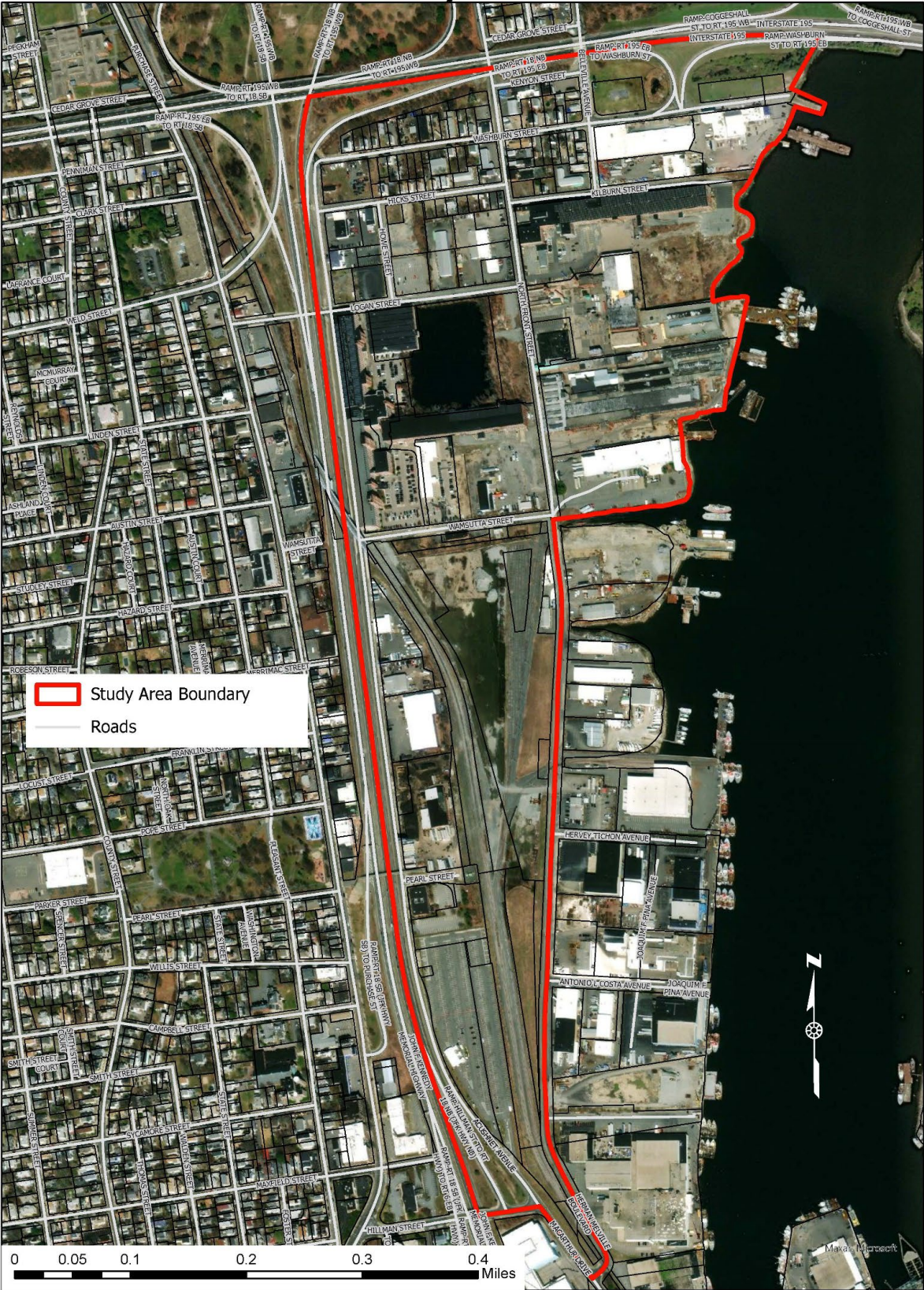
Map drafted by L. Ryan for the Department of City Planning, December 2021

Zoning Intent:

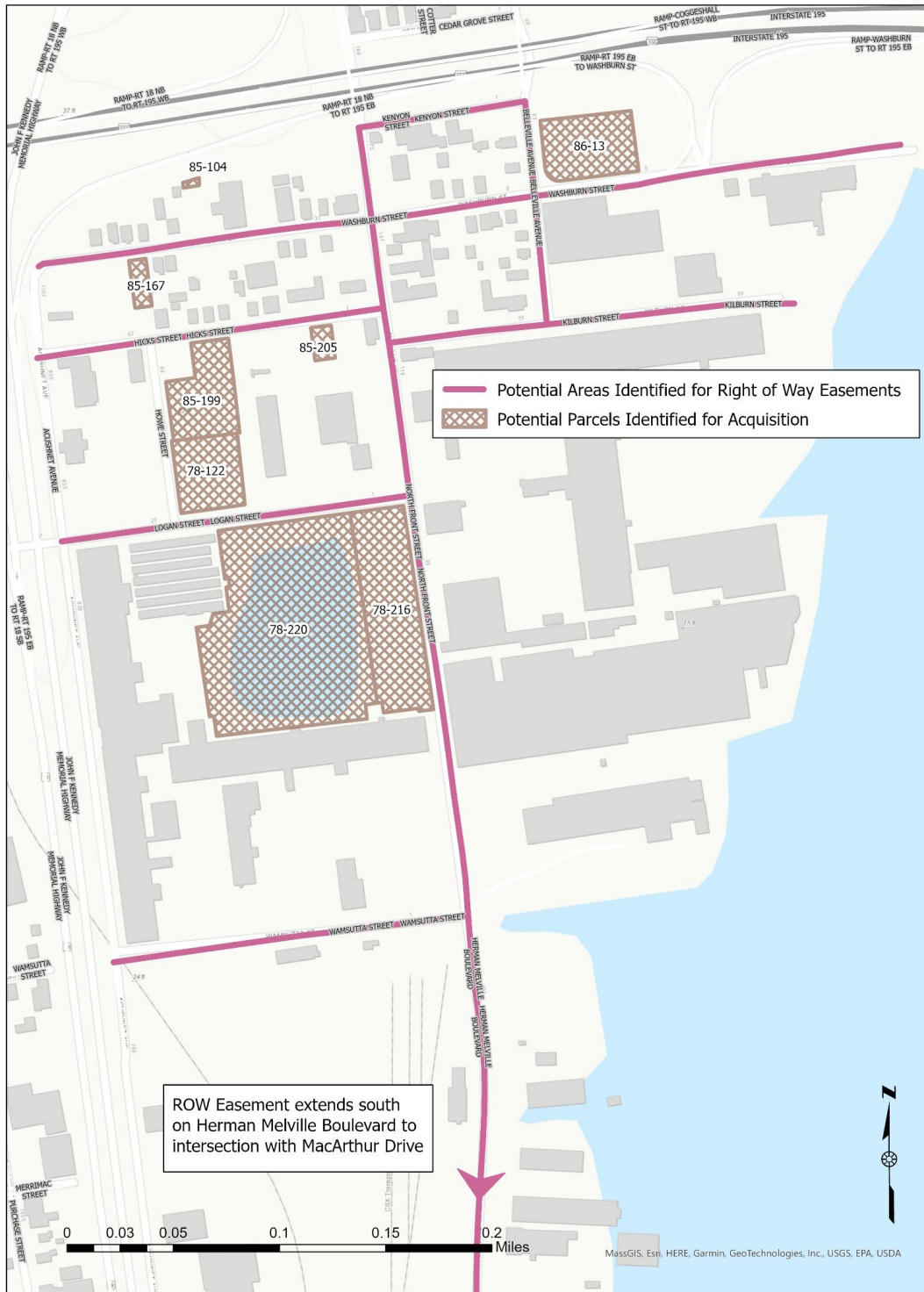
Hicks Logan Subarea A (Inland Area)

To support a mix of residential, commercial, and limited industrial uses to encourage a thriving neighborhood adjacent to the waterfront area and commuter rail.

Hicks Logan Redevelopment Plan Study Area



Hicks Logan Redevelopment Plan Identified Potential Acquisitions



Map drafted by L. Ryan for the Department of City Planning, December 2021

Acquisition Actions call for the NBRA to assume ownership of City-owned parcels in the area, acquire necessary easements to implement street improvements, and acquire the properties in and around the Wamsutta Fire Pond.