



## **CITY OF NEW BEDFORD**

**JONATHAN F. MITCHELL, MAYOR**

November 3, 2020

Joseph P. Lopes, President  
and Honorable Members of the City  
Council 133 William Street  
New Bedford, MA 02740

RE: Infrastructure Improvements at the Intersection of Rockdale Avenue and Allen Street  
– Appraisals and Acquisitions

Dear Council President Lopes and Members of the City Council:

At the request of the Department of Public Infrastructure, I respectfully request that the City Council acquire by eminent domain or other legal means, temporary and permanent easements across privately owned property, which is needed for Infrastructure Improvements at the Intersection of Rockdale Avenue and Allen Street.

This intersection lacks multimodal amenities and has high crash cluster ratings. The redesign of this location will include minor geometric alignment improvements, traffic signal reconstruction, pedestrian, and bicycle accommodation upgrades in compliance with MassDOT's Healthy Transportation Policy and the Americans with Disabilities Act. The intent of this project is to provide safety and mobility improvements at the intersection of Rockdale Ave and Allen St. This project is planned to be funded in 2021 through the FFY 2021-2025 Transportation Improvement Program.

The design has impacts to private property abutting the City's Right of Way for each street. The department plans to acquire the rights to the permanent and temporary easements by method of payment. DPI will utilize Chapter 90 funding to hire an appraiser and review appraiser to complete a formal property evaluation and provide a value of the easement for each parcel impacted.


The easement areas are shown on the attached plan entitled, "MASSACHUSETTS DEPARTMENT OF TRANSPORTATION PLAN AND PROFILE OF ROCKDALE AVENUE AND ALLEN STREET IN THE CITY OF NEW BEDFORD BRISTOL COUNTY

RIGHT OF WAY PLANS (75% PROGRESS PRINT) FEDERAL AID PROJECT NO. -",  
sheets 1 through 6.

The current estimated construction cost for the project is approximately \$3.1 million  
and the MassDOT advertisement date is scheduled for March 2021.

Enclosed for your consideration, please find an Order for the City Solicitor to obtain  
appraisals and prepare the necessary Order of Taking. A representative of the Department of  
Public Infrastructure will be available to answer questions at the November 12, 2020 City  
Council meeting.

Sincerely,



Jonathan F. Mitchell  
Mayor

cc: Jamie Ponte, Commissioner of Public Infrastructure  
Jane Medeiros Friedman, First Assistant City Solicitor



## Department of Public Infrastructure

Jamie Ponte  
Commissioner

Water  
Wastewater  
Highways  
Engineering  
Cemeteries  
Park Maintenance  
Forestry  
Energy

### CITY OF NEW BEDFORD

Jonathan F. Mitchell, Mayor

October 29, 2020

Mr. Jonathan F. Mitchell  
City of New Bedford, Mayor  
133 William Street  
New Bedford, MA 02740

Subject: Request for Appraisal Services for Infrastructure Improvements  
At the intersection of Rockdale Ave and Allen St

Dear Mayor Mitchell:

The Department of Public Infrastructure (DPI) is designing infrastructure improvements at the signalized intersection of Rockdale Ave and Allen St. This intersection lacks multimodal amenities and has high crash cluster ratings. The redesign of this location will include minor geometric alignment improvements, traffic signal reconstruction, pedestrian and bicycle accommodation upgrades in compliance with MassDOT's Healthy Transportation Policy and the Americans with Disabilities Act. The intent of this project is to provide safety and mobility improvements at the intersection of Rockdale Ave and Allen St. This project has a current cost estimate of \$3,100,000 and is slated to be funded in 2021 through the FFY 2021-2025 Transportation Improvement Program.

The design has impacts to private property abutting the City's Right of Way for each street. The department plans to acquire the rights to the permanent and temporary easements by method of payment. DPI will utilize Chapter 90 funding to hire an appraiser and review appraiser to complete a formal property evaluation and provide a value of the easement for each parcel impacted.

Please see attached plan set for the above referenced project showing the redesign and easement impacts. DPI requests that this project be presented to City Council to proceed with the Right of Way process and stay on schedule for our MassDOT advertisement date in March 2021.

Sincerely,

  
Jamie Ponte  
Commissioner

Cc: Manuel Silva  
Shawn Syde  
Jane Medeiros Friedman

**Attachments:**

Plan and Profile of Rockdale Avenue and Allen Street, Right of Way Plans (75% Progress Print), by CDM Smith, dated 10-27-2020



# CITY OF NEW BEDFORD

## CITY COUNCIL

November 12, 2020

**ORDERED** that, the City Solicitor be and hereby is requested to obtain appraisals of privately owned property, located in the City of New Bedford along Rockdale Avenue and Allen Street, which is needed for Infrastructure Improvements at the Intersection of Rockdale Avenue and Allen Street, as shown on the attached plan entitled, "MASSACHUSETTS DEPARTMENT OF TRANSPORTATION PLAN AND PROFILE OF ROCKDALE AVENUE AND ALLEN STREET IN THE CITY OF NEW BEDFORD BRISTOL COUNTY RIGHT OF WAY PLANS (75% PROGRESS PRINT) FEDERAL AID PROJECT NO. -", sheets 1 through 6, for the purpose of acquiring permanent and temporary construction easements, through eminent domain or other legal means.

The City Solicitor is also hereby requested to prepare an Order of Taking for the easements to be acquired through eminent domain. The easements are shown on the above referenced plans.

# MASSACHUSETTS DEPARTMENT OF TRANSPORTATION

## HIGHWAY DIVISION

PLAN AND PROFILE OF  
 ROCKDALE AVENUE AND ALLEN STREET

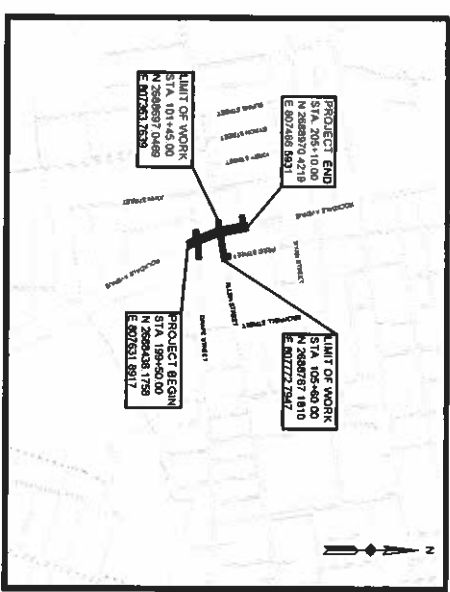
IN THE CITY OF  
 NEW BEDFORD  
 BRISTOL COUNTY

RIGHT OF WAY PLANS (75% PROGRESS PRINT)

FEDERAL AID PROJECT NO. -

**INDEX**

SHEET NO.	DESCRIPTION
1	TITLE SHEET & INDEX
2	TYPICAL SECTIONS
3	PANEL SUBMITTAL
4	LOCATION PLAN
5,6	PROPERTY PLANS



LENGTH OF PROJECT = 1,980.00 FEET = 0.225 MILES

**CITY OF NEW BEDFORD  
 ROCKDALE AVENUE AT ALLEN STREET  
 PRELIMINARY RIGHT OF WAY PLANS  
 TITLE SHEET & INDEX**

DATE	BY	FOR
10/11/2011	10/11/2011	10/11/2011
10/11/2011	10/11/2011	10/11/2011

THE MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES DATED 1981, AS AMENDED, THE SUPPLEMENTAL SPECIFICATIONS DATED JULY 1, 2015, THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR BRIDGE CONSTRUCTION, AND THE LATEST EDITION OF THE AMERICAN STANDARD FOR RAILROAD STOCK, SHALL GOVERN AND CONTROL THE CONSTRUCTION OF THIS PROJECT. THE LATEST EDITION OF THE AMERICAN STANDARD FOR RAILROAD STOCK, SHALL GOVERN AND CONTROL THE CONSTRUCTION OF THIS PROJECT.

10/11/2011	THE PROPOSED SET	1
10/11/2011	THE PROPOSED SET	1
10/11/2011	THE SUBMITTAL	1
10/11/2011	THE SUBMITTAL	1
10/11/2011	THE SUBMITTAL	1

**COM Smith**

RECOMMENDED FOR APPROVAL

APPROVED

DATE

DATE

DATE

CITY OF NEW BEDFORD ROCKDALE AVENUE AT ALLEN STREET PRELIMINARY RIGHT OF WAY PLANS TYPICAL SECTIONS									
PROJECT FILE NO.	2	7	4	8	0	0	0	0	0
DATE	10/10/2020	10/10/2020	10/10/2020	10/10/2020	10/10/2020	10/10/2020	10/10/2020	10/10/2020	10/10/2020
DESIGNER	10/10/2020	10/10/2020	10/10/2020	10/10/2020	10/10/2020	10/10/2020	10/10/2020	10/10/2020	10/10/2020
CHECKED	10/10/2020	10/10/2020	10/10/2020	10/10/2020	10/10/2020	10/10/2020	10/10/2020	10/10/2020	10/10/2020
APPROVED	10/10/2020	10/10/2020	10/10/2020	10/10/2020	10/10/2020	10/10/2020	10/10/2020	10/10/2020	10/10/2020

# PAVEMENT NOTES

PROPOSED FULL DEPTH RECONSTRUCTION (24" WIDE)

SURFACE: 1.5" SUPERPAVE SURFACE COURSE 12.5 (SFC-12.5) OVER ASPHALT EMULSION FOR TACK COAT OVER 2.5" SUPERPAVE INTERMEDIATE COURSE 10.5 (SFC-10.5) OVER ASPHALT EMULSION FOR TACK COAT

BASE: 3.5" SUPERPAVE BASE COURSE 22.0 (SFC-22.0) COURSE MATERIAL PLACED IN ONE COURSE

SUBBASE: 8" GRAVEL BORROW, TYPE B.

PROPOSED FULL DEPTH RECONSTRUCTION (4' WIDE OR LESS)

SURFACE: 1.5" SUPERPAVE SURFACE COURSE 12.5 (SFC-12.5) OVER ASPHALT EMULSION FOR TACK COAT OVER 2.5" SUPERPAVE INTERMEDIATE COURSE 10.5 (SFC-10.5) OVER ASPHALT EMULSION FOR TACK COAT

BASE: 3.5" SUPERPAVE BASE COURSE 22.0 (SFC-22.0) COURSE MATERIAL PLACED IN ONE COURSE

SUBBASE: 8" GRAVEL BORROW, TYPE B.

PROPOSED PAVEMENT MICROMLING & PAVEMENT OVERLAY

SURFACE: 1.5" SUPERPAVE SURFACE COURSE 12.5 (SFC-12.5) OVER ASPHALT EMULSION FOR TACK COAT

BASE: 3.5" SUPERPAVE BASE COURSE 22.0 (SFC-22.0) COURSE MATERIAL PLACED IN ONE COURSE

SUBBASE: 8" GRAVEL BORROW, TYPE B.

PROPOSED CEMENT CONCRETE DRIVEWAYS AND DRIVEWAY APRONS

SURFACE: 4" CEMENT CONCRETE, AIR ENTRAINED 4000 PSI, 3/4" - 1/2"

SUBBASE: 8" GRAVEL BORROW, TYPE B.

PROPOSED HOT MIX ASPHALT DRIVEWAYS

SURFACE: 1.5" SUPERPAVE SURFACE COURSE 12.5 (SFC-12.5) OVER ASPHALT EMULSION FOR TACK COAT OVER 2.5" SUPERPAVE INTERMEDIATE COURSE 10.5 (SFC-10.5) OVER ASPHALT EMULSION FOR TACK COAT

SUBBASE: 8" GRAVEL BORROW, TYPE B.

TACK COAT (SFC-1)

ALL PAVEMENT SURFACES SHALL BE TACK COATED PRIOR TO OVERLAY AT A RATE OF 0.05 GAL/100 SQ YD FOR SMOOTH SURFACES AND 0.10 GAL/100 SQ YD FOR RUTTED SURFACES.

PAVEMENT JOINT SEALANT

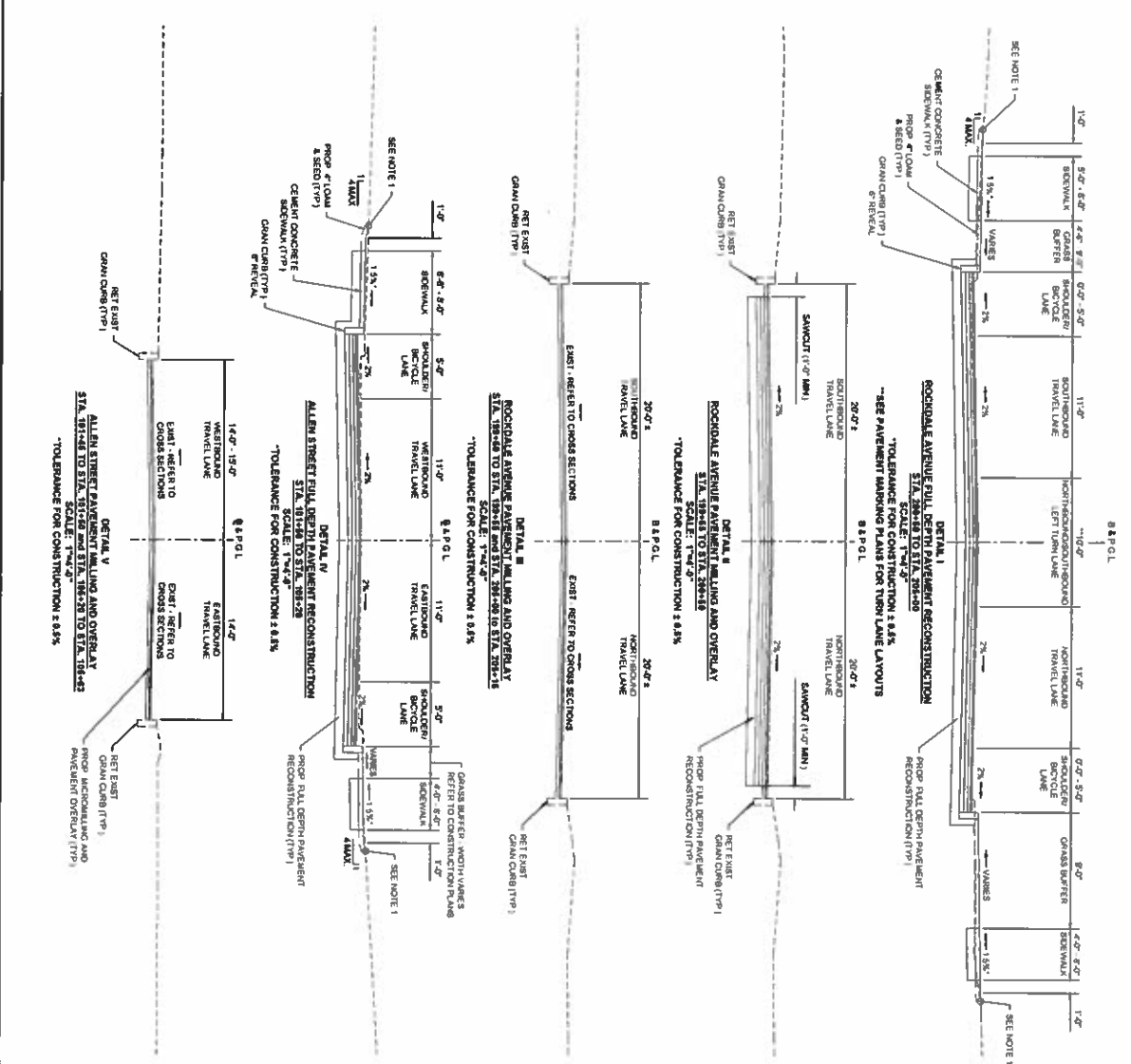
NOT APPLIED JOINT SEALANT SHALL BE APPLIED TO ALL COLD JOINTS, LONGITUDINAL AND TRANSVERSE AND AT FRAMES AND CURBS PRIOR TO PAVING.

NOTES:

1. GRADE TO EXISTING, BLACK OF HALL TREATMENT VARIANTS REFER TO PLANS, PROPOSED 4" LOAM AND SEED TYPICAL. INITIAL EXPANSION JOINT AT BACK OF WALL FOR ALL WALLS, FOUNDATIONS AND STRUCTURES.

2. EXISTING GRAVEL BORROW MEETING THE REQUIREMENT OF M-10.5 SHALL REMAIN AS BASE AND/OR SUBBASE. PROPOSED GRAVEL BORROW SHALL BE USED TO REPLACE ANY UNSUITABLE MATERIAL AND FOR LEVELING AS REQUIRED.

3. 7% TYPICAL CROSS SLOPE SHOWN. REFER TO GRADING PLANS FOR INTERSECTIONS AND VARIABLE CROSS SLOPES.



PARCEL NO.	SHEET NO.	TITLE/HOLDER	DEED BOOK	PAGE NO.	LCC NO.	CERT NO.	TAXON	ESSENTIAL TYPE	AREA (S.F.)	TOTAL TANGEN	REMAINING	TOTAL PROPERTY AREA (S.F.)	REMARKS
TE-1	5	CARROLL LIND	7875	264			TEMP	487				6,361	Grading, Driveway Reconstruction
TE-2	5	SILVA RICHARD J 7-8 EVEN LICENSING	1843	1021			TEMP	1,976				10,200	Grading, Driveway/Driveway Area Reconstruction, R&R Sign, Mulch
TE-3	4	TALANTON FEDERAL CREDIT UNION	12110	129			TEMP	195				13,337	Grading, Driveway Reconstruction
TE-4	4	CARVALHO LISA M	12922	310			TEMP	12				4,090	Grading
TE-5	5	488 ROCKFORD AVENUE LLC	13072	145			TEMP	698				4,705	Grading, Driveway Reconstruction, Loom and Seed
TE-6	5	GOMES ALLEN P, GOMES JOHNT	12482	123			TEMP	135				4,590	Grading, Loom and Seed
TE-7	5	GOMES ALLEN P, GOMES JOHNT	12482	123			TEMP	39				1,028	Grading, Loom and Seed
TE-8	5	RASMUSSEN ERICOT "TRUSTEE", THE ERICOT RASMUSSEN	11811	111			TEMP	34				1,151	Grading, Loom and Seed
TE-9	5	RASMUSSEN ERICOT "TRUSTEE", THE ERICOT RASMUSSEN	11442	289			TEMP	181				6,458	Grading, Loom and Seed
TE-10	5	FRIZZI THOMAS J JR, FRIZZI SUSIE M	11442	193			TEMP	148				4,438	Grading, Driveway Reconstruction, Loom and Seed
TE-11	5	FRIZZI THOMAS J JR, FRIZZI SUSIE M	11442	193			TEMP	148				4,438	Grading, Driveway Reconstruction, Loom and Seed
TE-12	5	BLLOCK THOMAS JR, BLLOCK DEBORAH PERIN	7360	132			TEMP	12				11,144	Grading, Driveway Reconstruction, Loom and Seed
TE-13	5	COMPASS BANK/FOY BANK	3402	132			TEMP	12				4,571	Grading, Driveway Reconstruction, Loom and Seed
TE-14	5	C/O SANITARIUM BANK LIBERATION	1776	347			TEMP	431				4,571	Grading, Driveway Reconstruction, Loom and Seed



