



CITY OF NEW BEDFORD

JONATHAN F. MITCHELL, MAYOR

January 6, 2021

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

Dear Council President Lopes and Honorable Members:

At the request of the City Planning Department and the New Bedford Redevelopment Authority (NBRA), I am submitting for your consideration a proposed Order approving the *New Bedford Waterfront Redevelopment Plan: Focus Area North* and the *New Bedford Waterfront Redevelopment Plan: Focus Area South*, which can be found at <https://www.ncwbedford-ma.gov/planning/strategic-plans-initiatives/>, along with financial plans for these areas and amendments to current zoning.

I request that the City Council hold a public hearing on the *New Bedford Waterfront Redevelopment Plan: Focus Area North* and the *New Bedford Waterfront Redevelopment Plan: Focus Area South* as required by Massachusetts General Laws Chapter 121B, Section 48. A notice of this public hearing and a map of the urban renewal boundaries for Focus Area North and Focus Area South must be sent to the Massachusetts Historical Commission. MHC has already received a draft copy of both plans.

Both plans have been prepared according to the requirements of 760 CMR 12.00. Under 760 CMR 12.02(14), the NBRA made its **declaration of necessity** (M.G.L. c. 121B § 45) for both plans on April 14, 2020 and approved the plans for continuation in the municipal approval process. On May 13, 2020, the New Bedford Planning Board determined that both plans were based on a local survey and conform to the City's comprehensive plan, as required by M.G.L. c. 121B § 48.

Should the City Council approve both plans after the public hearing, counsel to the NBRA will provide an opinion certifying that both plans were adopted in accordance with M.G.L. c. 121B § 48 and are in compliance with applicable laws. The City Planning Department will submit both plans to the Commonwealth of Massachusetts Department of Housing and Community

Development for their review and approval. At the same time, an Environmental Notification Form (ENF) for each plan will be submitted under the Massachusetts Environmental Policy Act.

Financial Plans

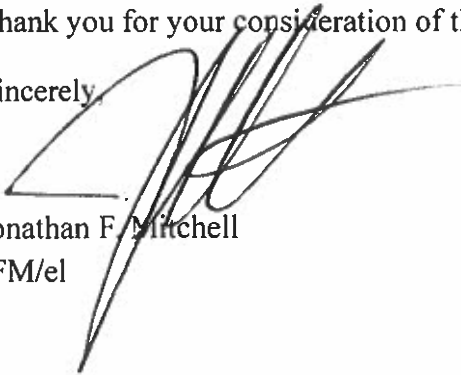
A financial plan for each of the two Redevelopment Plans is provided under 760 CMR 12.02(12). The NBRA has no immediate plans to undertake a specific project as the first implementation action is the adoption of the Waterfront Mixed Use District (WMU). This zoning change provides the regulatory requirements to encourage new development that meets the goals described in the plans for both Focus Area North and Focus Area South. Please see attached pages for the extracts of the financial plans for each redevelopment area.

Zoning

In accordance with the Plan, attached are proposed amendments to Chapter 9 Section 1200 of the City's Code of Ordinances, replacing the Wamsutta Mill Overlay District and WEDROD District with a Waterfront Mixed Use District and amending the Working Waterfront Overlay District and Hicks Logan Sawyer IPOD.

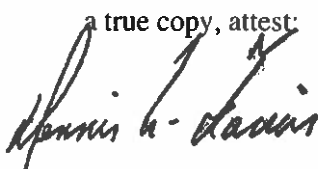
Thank you for your consideration of these matters.

Sincerely,



Jonathan F. Mitchell
JFM/el

IN CITY COUNCIL, January 14, 2021
Referred to the Committee on Ordinances and the Planning Board – Yeas 10, Nays 1.
Dennis W. Farias, City Clerk

a true copy, attest:

City Clerk