



## City of New Bedford Department of City Planning

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MAYOR  
JON MITCHELL

### MEMO: ADVANCED MANUFACTURING CAMPUS REDEVELOPMENT PLAN AND ZONING

#### Purpose

The Advanced Manufacturing Campus (AMC) would allow for the redevelopment of approximately 100 acres currently occupied by the Whaling City Golf Course on Hathaway Road. The zoning ordinance amendment includes design guideline principles to be used by the Planning Board in site plan review and special permit approval for projects in the AMC. The AMC employs campus-style development to encourage the clustering of complementary uses. The zoning ordinance creates three classes of uses for the AMC that prioritize the life sciences and advanced manufacturing, while including supporting industries. The AMC will be developed via a master plan once a developer has been selected.

#### Partnerships, History and Timeline

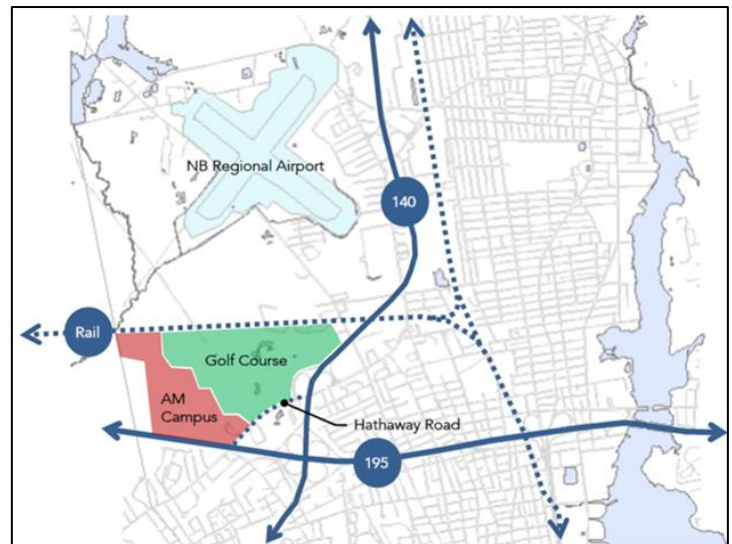
The AMC reflects public and stakeholder input, as well as feedback from state and local economic development professionals. All the materials utilized to develop the AMC zoning and the forthcoming request for proposals for a master plan developer have undergone comprehensive review by the Solicitor's and Planning offices, outside planning consultants Harriman and Innes Associates, and outside counsel KP Law.

The AMC plan is based on several years of study, planning and revision, and was developed in response to the lack of large tracts of developable land in New Bedford. The City-owned golf course site was identified as a prime location for the type of job development and economic growth that New Bedford hopes to incentivize. The Hathaway Road location provides access to highway and rail hubs, visibility, and the acreage needed for expanding the City's manufacturing base.

Preliminary research confirmed significant direct and indirect economic benefits to the City and the region. The western area of the site is expected to accommodate more than one million square feet of new development, which in turn is projected to support over a thousand new jobs. Further, the remaining acreage can be redeveloped it either a nine or eighteen-hole golf course, which will allow the City to maintain one of the few publicly owned, affordable courses in the region. It is also anticipated the development of the AMC will kickstart the redevelopment of under-utilized parcels along this section of Hathaway Road.

In order to balance economic development and environmental protection, the City worked with local conservation groups to identify 156-acre parcel of City-owned land in Dartmouth that will be preserved by the Dartmouth Natural Resources Trust. Importantly, this agreement allows the City to repurpose recreational land for development and helps the DNRT create an unbroken 7-mile corridor of conservation land in Dartmouth.

On January 6, 2021, Mayor Mitchell submitted the completed zoning ordinance amendment to the City Council for review. The Council sent the amendment to its Ordinance Committee for review, and also asked the Planning Board to make a recommendation.



## Advanced Manufacturing Campus Boundaries

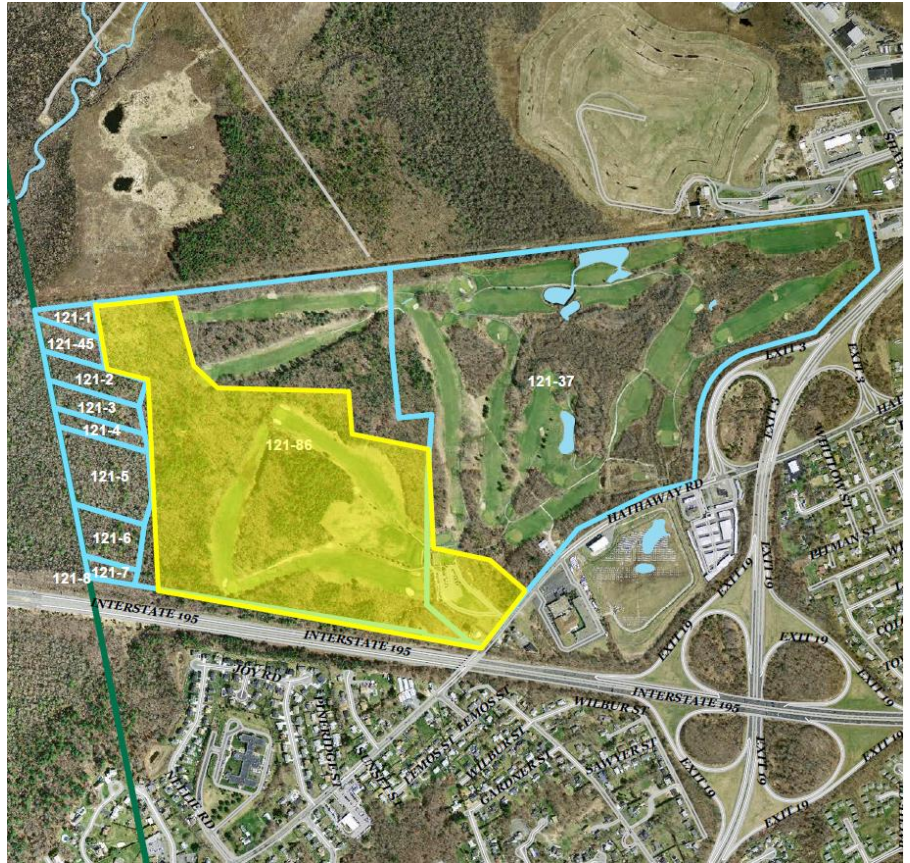
The AMC will occupy parcel 121-86, highlighted in yellow on the map to right. It will be bordered on the north by the Whaling City Golf Course and a railroad line, on the west by woodland parcels and the Town of Dartmouth, on the south by I-195, and on the east by the golf course and Hathaway Road.

## Relationship to Existing Zoning

The AMC supersedes all other zoning district regulations for this area, except the Flood Hazard Overlay District (FHOD).

## Development Incentives and Design Guidelines

The zoning includes a set of development incentives and specific design principles emphasizing consistent development. Further, it calls for a Master Plan for the AMC to be approved by the Planning Board. Once approved, this Master Plan will govern development within the AMC, subject to site plan review and/or special permit approval when necessary.



In order to incentivize certain types of development, the ordinance creates three principal use classes for the AMC. Each class has its own application guidelines.

### Class A

Class A uses are allowed as-of-right. Uses that comply with the approved AMC Master Plan can submit an application for administrative approval. If a proposed use or structure does not strictly comply to the Master Plan, the applicant must undergo site plan review before the Planning Board and demonstrate that the purposed use represents only a slight deviation for the intent of the AMC Master Plan.

#### Class A Principal Uses:

- Manufacturing
- Research, develop or testing laboratories and facilities
- Biotechnology facilities
- Medical devices manufacturing
- Aquaculture/Aquaponics
- Farming, vertical
- Controlled environment agriculture

### Class B

Class B uses are allowed as-of-right but are subject to sit plan review by the Planning Board to ensure consistency with the AMC ordinance.

#### Class B Principal Uses:

- Child day care center
- Health club

- Restaurant
- Bar or tavern
- Brew Pub
- Brewery, distillery, winery
- Microbrewery/Craft brewery
- Food hall or public market
- Allowed as accessory uses only: farmers' market, vendor court, mobile food markets

### **Class C**

Class C uses require site plan review and special permit approval by the Planning Board to ensure consistency with the AMC ordinance, unless the proposed use is contained wholly within a permitted Class A or Class B use and complies with specific sections of the ordinance and approved Master Plan.

#### Class C Principal Uses:

- Retail stores
- Caterer/Wholesale food production
- Business or professional office
- Medical office, center, or clinic
- Bank, financial agency

### **Next Steps**

The Mayor sent the AMC zoning ordinance to the City Council on January 6. Currently, the ordinance is before the Planning Board for their evaluation of alignment with the City Master Plan. Planning Board will also issue a recommendation on the draft zoning to Ordinance Committee and City Council will be petitioned to adopt via a vote.