

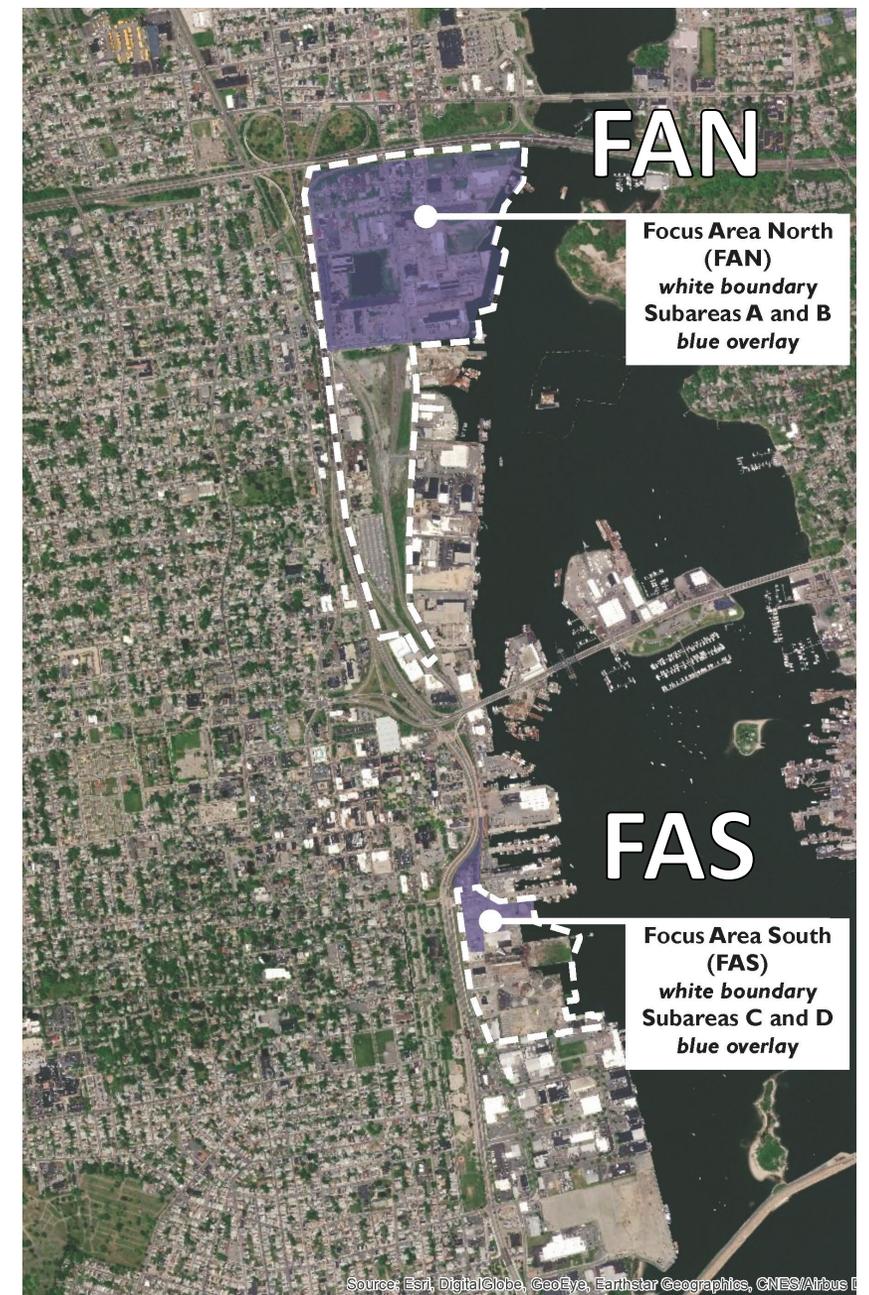
City of New Bedford Proposed Zoning Changes

Planning Board Meeting: March 10, 2021



Waterfront Mixed Use District

- Uses, dimensional standards, and development standards are defined by subarea.
 - Development incentives area also defined by subarea. Incentives focused on public open space and safe access to the waterfront.
 - Additional design guidelines provided within the two redevelopment plans.
- Incentives in the Redevelopment Plans for the desired development in both FAN and FAS areas:
- Identification of the goals for future development within the two areas, sending a signal to future developers that certain types of development will be welcomed by the City.
 - Definition of areas for public infrastructure improvements that will enhance the value of the area to future developers, residents, and businesses.



FAN

Focus Area North (FAN)
white boundary
Subareas A and B
blue overlay

FAS

Focus Area South (FAS)
white boundary
Subareas C and D
blue overlay

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Focus Area North

Public Benefit Goals

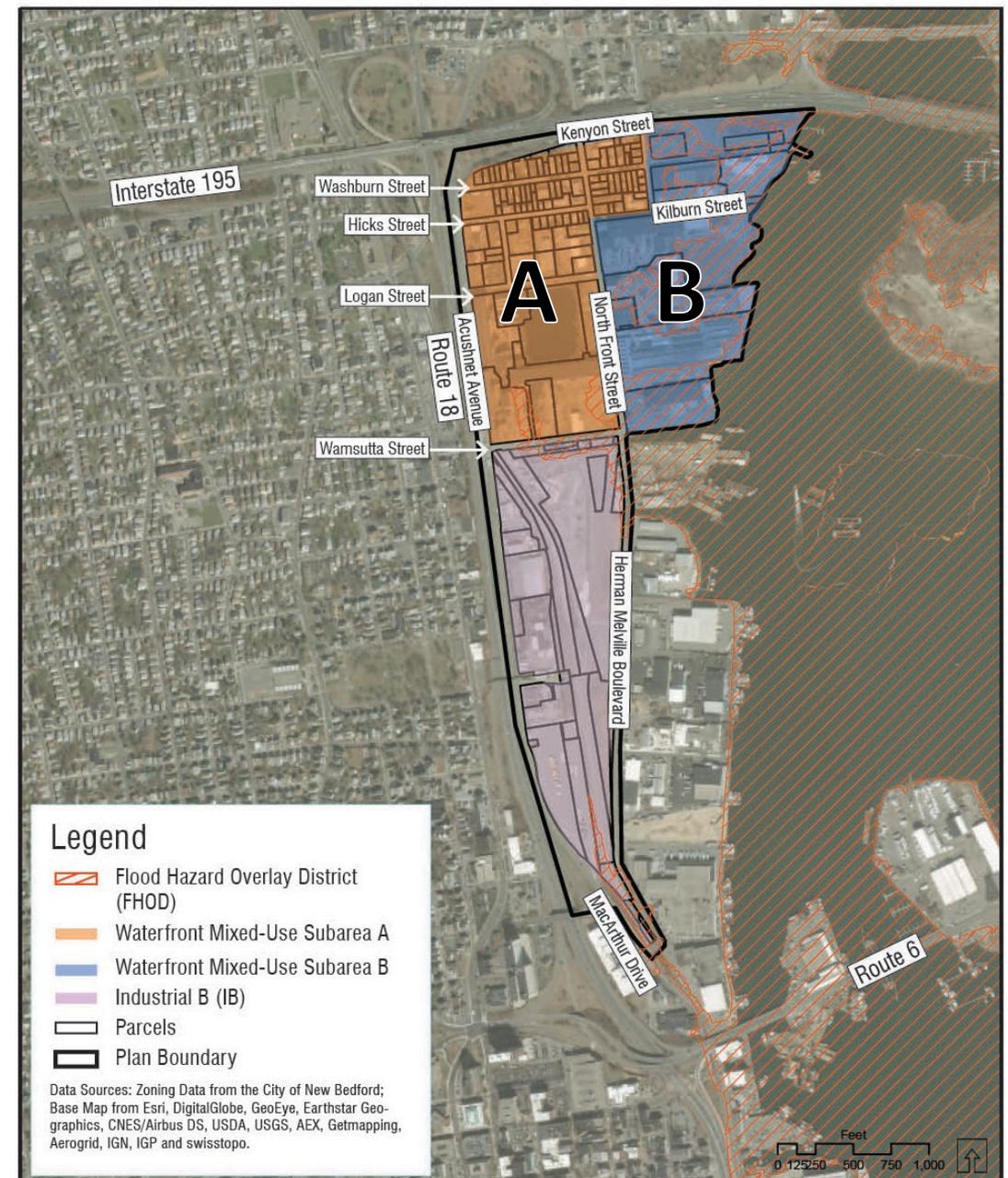
- Improved streetscape.
- Expanded public access to the harbor.
- Significant public amenity around the fire pond.

Uses: Subarea A

- Mixed-use, including residential.
- Neighborhood goods and services.
- Office and supporting maritime uses.
- Light manufacturing, R&D (special permit).

Uses: Subarea B

- Neighborhood goods and services.
- Office and supporting maritime uses.
- Light manufacturing, R&D, shipbuilding.
- Manufacturing (special permit).
- Regional draws (special permit).



Focus Area South

Public Benefit Goals

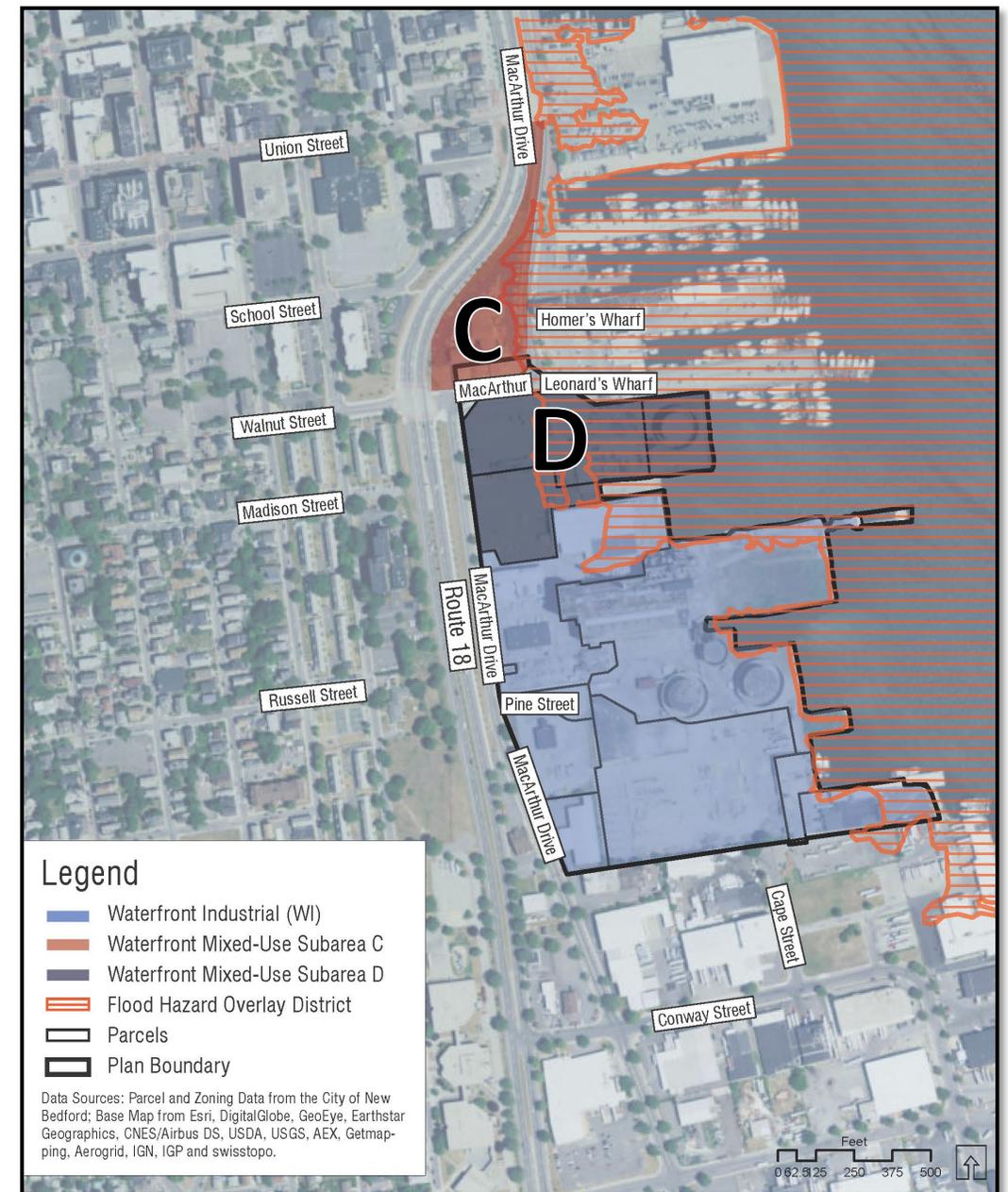
- Mixed-use link to the Downtown.
- Safe and specific public access to an area of the waterfront that would otherwise be inaccessible.

Uses: Subarea C

- Retail and restaurant.
- Office and supporting maritime uses.
- Regional draws (special permit).

Uses: Subarea D

- DPA and supporting uses that enhance current working waterfront uses.



Advanced Manufacturing Campus

- Create a new master-planned mixed-used district with a focus on uses related to life sciences and advanced manufacturing.
- Campus-style development encourages appropriate clustering of uses to support the following:
 - Sustainable development patterns that integrate well with the existing topography and wetlands.
 - Opportunities for interactions among employees of different firms that could support innovation across industries.
 - Focus on outdoor gathering spaces, walking/biking paths, and “errand-running businesses” to attract employees to the employers in the new campus district.

Public Benefit Goals

- Streetscape that balances the needs of truck traffic, pedestrians, and bicyclists.
- Stormwater management to protect the health of the wetlands.

Uses

- Class A uses are desired principal uses.
- Class B uses support Class A uses.
- Class C uses require higher standards for approval.

Development Standards

- Building, Yards, Site and Landscape, Infrastructure
- Specific standards for Class B and C uses

Design Guidelines

- Separate document to guide Planning Board in approval process; desired but not required.