



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

March 18, 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 resubmitting 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.newbedford-ma.gov/planning/stratigic-plans-initiatives/>, along with financial plans for these areas and amendments to current zoning. Pursuant to M.G.L. c. 40A, Section 5, a public hearing must be held by City Council within 65 days after submission of the zoning ordinance to the planning board. As meeting schedules ultimately did not permit consideration of the previous January 6, 2021 submissions within the statutory window, I am therefore resubmitting the *Plans* and related zoning ordinances to enable further consideration in compliance with Massachusetts General Law.

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

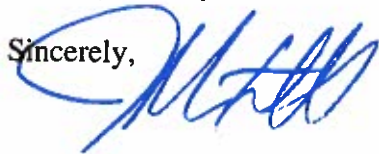
A financial plan for each of the two Redevelopment Plans is provided under 760 CMR 12.02(12). The NBRA has no immediate plans to undertake a specific project as the first implementation action is the adoption of the Waterfront Mixed Use District (WMU). This zoning change provides the regulatory requirements 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,



Jon Mitchell
Mayor



CITY OF NEW BEDFORD

CITY COUNCIL

March 25, 2021

Ordered, that the City of New Bedford approves the *New Bedford Waterfront Redevelopment Plan: Focus Area South* in accordance with Massachusetts General Laws Chapter 121B, Section 48.