

ULI Boston Technical Assistance Panel (TAP) Program

Fall River, MA

ULI Boston Urban Visionary TAPs Sponsor



MASSDEVELOPMENT

Build. Create. Innovate.

Mission

To provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide.

ULI is a research and education institution with nearly 30,000 members worldwide representing the entire spectrum of land use and real estate development disciplines, working in private enterprise and public service.

ULI at the local level

- Boston District Council covers nearly all of New England
- 1,100 Members—developers, architects, planners, public officials, financiers, students, etc.

Emphasis on sharing best practices and providing outreach to community

- Over 2,000 attendees last year
- UrbanPlan High School Program
- Technical Assistance Panels
- Trends in Real Estate Conference

City of Fall River, MA

ULI Boston is committed to supporting the communities of New England in making sound land use decisions and creating better places. A Technical Assistance Panel (TAP) brings together a group of ULI members with a range of professional expertise to provide focused, collaborative consultation to a local government or qualifying non-profit organization.

This TAP

- Sponsored by the Fall River Office of Economic Development and MassDevelopment
- This panel looked at the full range of options from an unbiased perspective.
- Panelists include experts in the fields of architecture, development, engineering, landscape architecture, and planning.
- Panelists have donated their time
- Final Deliverable – Written report (within 6 weeks) will be available at <http://boston.uli.org>

TAP Panelists

TAP Co-Chairs

Steve Heikin, ICON architecture
Ethan Sluter, New England Construction

TAP Panelists

Arthur Eddy, Birchwood Design Group
Jordan Durham, D+P Real Estate
Jamie Fay, Fort Point Associates, Inc.
Frank Mahady, FXM Associates
Larry Spang, Arrowstreet, Inc.
Edmund Starzec, MassDevelopment
Dennis DiPrete, DiPrete Engineering Associates, Inc.
Derek Osterman, SMMA

Caitlin Bowler – ICON architecture, report writer
Michelle Landers – ULI Boston Manager
Sarah Krautheim – ULI Boston Associate



The Panel's Assignment

Address the following questions:

Market

- Might there be an opportunity to build upon the success of the ATMC and Meditech or should the City focus on diversity of area development?
- How can the City capitalize on the aesthetic and recreational potential of this waterfront location?

Planning and Design

- Should the 1450 Brayton Ave parcel be considered for inclusion in the overall redevelopment project?
- How can public access be incorporated into the project?
- What types of access issues might emerge?
- What other obstacles are likely associated with the property?

Feasibility and Financing

- We have sought funding through MassDevelopment – what other types of funding might be available, especially if public access, bikepath development, or other features are incorporated into the program?
- The area is privately owned; should the City purchase the property for redevelopment?

Management and Implementation

- How far should the City pursue design, permitting, and other milestones to best market the property?

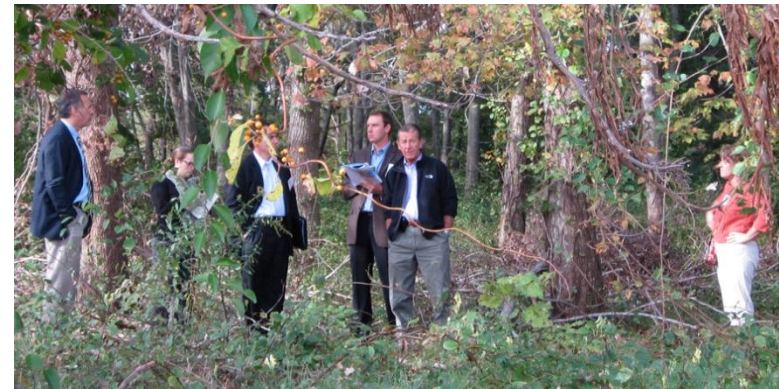
The Process

Site Visit:

- Jefferson Street Extension, the Boyd Center Property, Hiatt Street Cul-de-Sac

Panel interviewed stakeholders today including:

- Fall River City Officials
- Neighboring Residents
- Atlantis Charter School Officials
- Boyd Center Owners
- Local Real Estate Experts
- Mill Owners Association



Site & Development Objectives

Create waterfront recreational opportunities

- Limited opportunities now for Fall River residents
- Possibility to expand collegiate rowing – draw visitors/spending to Fall River
- Benefit to city-wide quality of life—helps attract new business
- Possibility of attracting state and/or federal funding

Create sufficient revenues to support public recreational development

- Buy-out of Atlantis and Child Care Development Center properties
- Pedestrian, bicycle, limited roadway access
- Possible soccer fields, etc.

Create/sustain jobs

- Existing industrial uses (400+ jobs)
- Limited expansion of existing industrial area

Site & Development – Market Issues/Observations/Opportunities/Constraints

- Access extremely problematic for office, other commercial uses
- Waterfront residential development may leverage funds to help acquire site, develop recreational uses
- Existing industrial uses represent important market niche for businesses that can provide jobs not requiring high levels of formal education – may represent some expansion potential.
- Existing wetlands and power easement limit development potential

Recreational Focus

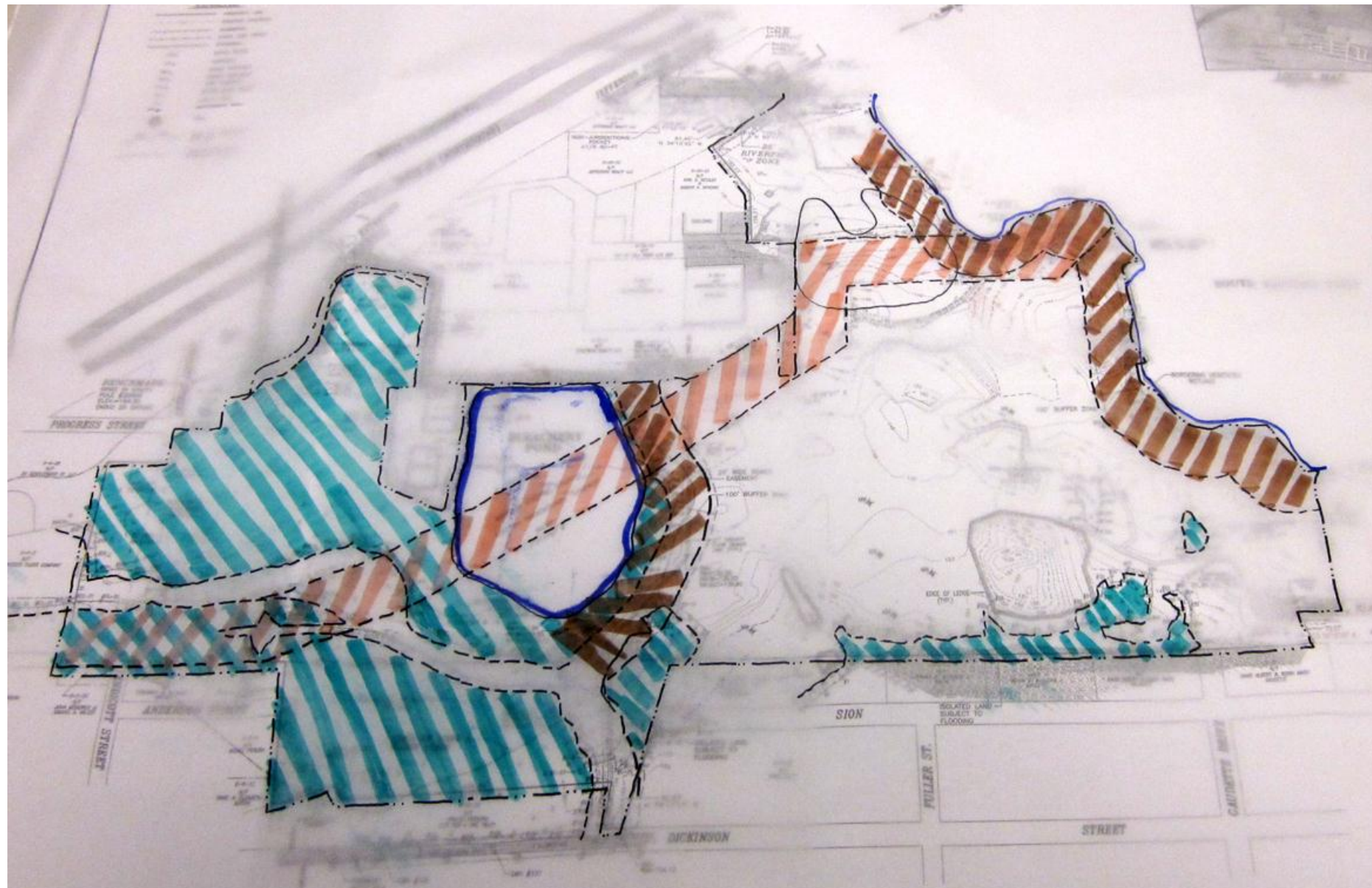
- Water-related recreation
- “Land-side” recreation

Residential Focus

- Single Family
- Multi-Family
- Mix of SFD and MFD



Site Constraints



Option 1: Single Family Focus



Option 1: Single Family Focus

Public Water-Related Recreation – 5.5 Acres

Neighborhood Park with Dock & Beach – 1 Acre

63 Single Family Residential Units

9 Waterfront Lots (15,000 to 25,000 square feet)

54 Non-waterfront Lots (7,000 to 9,000 square feet)

Option 2: Multi-Family Focus



Option 2: Multi-Family Focus

Water-Related Recreation at the north end of site

Landside Recreation – accessed from Dickinson:

- 1 Soccer field

- 1 Baseball field

Public Access along waterfront

Residential

- 200 multi-family apartment units; mix of 1 & 2 BR

- 1-1.5 parking spaces per unit

- Primary access at Jefferson



Option 3: Mixed Residential



Option 3: Mixed Residential

Water-Related Recreation

Landside Recreation:

- 2 soccer fields

- 5 tennis courts

- 3 basketball courts

Public Access along waterfront

Residential

- 10 single-family dwellings on +/- ½ acre waterview lots

- 80-120 multi-family units; mix of 1 & 2 BR

- 1-1.5 parking spaces per unit

Separate access for each use

Economic Realities

- Residential development market remains extremely constrained across the state and country
- Prospect for development and absorption of between 60 –200 Units of residential at this site is highly speculative
- Could be a very long process to attract interested developers and financing
- All 3 of the schemes presented represent an overall Net Residual Land Value that is roughly the same
- Market price for residential development site will not be sufficient to pay back Atlantis for its previous investment in the site



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Next Steps

Next Steps

Site Access Issues

- Initiated by MassDevelopment

Market Analysis

- Why Residential?
- Why Not Commercial/Industrial

Community Feedback

- Response to uses and density

Possible Zoning Changes

- To allow for residential and recreational uses



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Questions?

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