

November 9, 2020

Jennifer Carloni
Director of City Planning
City Hall
133 William Street, 3rd floor
New Bedford, MA 02740

RE: Support for Infill Development at 278 Union Street

Director Carloni,

As a group of community leaders whose priority is to promote sustainable and transformative economic development, we want to offer our full support for the infill housing project at 278 Union Street, known as 10 @ 8th proposed by Alinea Capital Partners, LLC.

It is our understanding, based on presentations to our committee, that this LEED certifiable project will include 53 residential units from one to three bedroom within a five-story structure that is accessible from 8th Street. We are also pleased that the project will include 4,000 s.f. of commercial space on Union Street and provide 19 on-site parking spaces. We also support the notion that these new units will be available to a broad range of residents and with mixed incomes and will incorporate affordable and workforce housing—certainly a boon to our young and artistic community in search of new opportunities for downtown living.

New downtown housing is a strategic growth imperative outlined in district and master planning documents, TDI objectives, and a key goal outlined in our full 2018 report, *Realizing the Potential*. Our report outlines four “big ideas” to drive local, sustainable, and equitable economic growth in New Bedford. One of those big ideas is to build a vibrant, diverse, and uniquely New Bedford downtown and waterfront experience for all. A specific action for our advocacy under this idea is the pursuit of smaller-scaled housing developments with a focus on key infill parcels as a means to bolster the market and attract new residents interested in an urban lifestyle. This project proposed by the Alinea Capital Partners—the first downtown housing project of scale in 36 years—does just. And advancing this project, as a means to help us emerge with a downtown that is stronger in a post-COVID-19 pandemic world, cannot be overstated.

Projects such as this that are focused on attracting a mix of income levels to the downtown while at the same time creating infill construction are incredibly difficult to plan, fund, and execute. We trust that the Planning Board and ZBA will provide appropriate approvals with reasonable conditions that take design details, downtown character, and neighboring properties into account while allowing for the most successful execution of this investment by Alinea Capital Partners.

We are writing on behalf of The Regeneration Project of the New Bedford Economic Development Council—a collaborative platform that represents community, institutional, and business leaders who are committed to shaping, advocating for, and tangibly advancing strategies for sustainable and shared growth for the City of New Bedford and the region.

Sincerely,

Anthony Sapienza

President
New Bedford Economic Development Council

Maureen Sylvia Armstrong

Managing Partner
Sylvia Group

Christopher Rezendes

Founder & President
INEX Advisors

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Margarita Graham

President/CEO, Reliable Bus Lines, Inc.
President/CEO, J & J Driving School &
Logistics, Inc.

Helena DaSilva Hughes

President & CEO
Immigrants' Assistance Center

Liz Isherwood

Chairman, President
Greater New Bedford Industrial Foundation
Moore & Isherwood Communications, Inc.

David Slutz

Managing Director, President
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Moby Dick Brewing Company & Airport Grille

Joe Bahena

Senior Vice President
Joseph Abboud

Anne Broholm

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Peter Muise

Retired, President & CEO
First Citizens' Federal Credit Union

Patrick Murray

President & CEO
Bristol County Savings Bank

Jeff Pontiff

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Founder & CEO
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