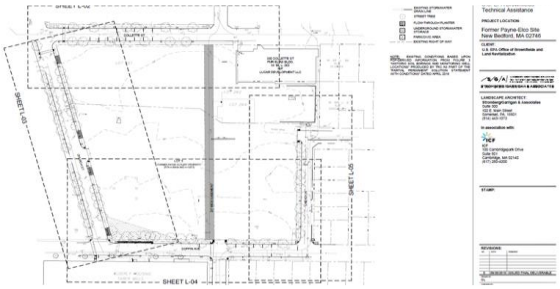
# Green Infrastructure for Future Greenhouses

Improving infrastructure and accessibility around former industrial mill sites in **New Bedford, Massachusetts**



## Project Summary

**Community:** New Bedford, Massachusetts

**Technical Assistance:** Streetscape and Green Infrastructure

**Former Use:** Industrial Mills

**Future Use:** Greenhouses and Green Space

The Payne-Elco site in New Bedford is the result of two adjacent mill sites- the former Payne Cutlery (which manufactured cutting shears and manicure products) and the former Elco Dress textile mill. The city now hopes to redevelop the site as parkland or urban agriculture, which is consistent with community vision developed through the 2015 Environmental Protection Agency (EPA) Brownfields Area-Wide Planning grant process. The grant helped the city address the complex challenges of its numerous brownfield sites (including Payne-Elco) and develop a strategy to improve the economic, environmental, and social prosperity of this densely populated, mixed-use community. Community goals include a multicultural, intergenerational, safe, and clean neighborhood with amenities for all. Their vision includes green space, greenhouses, renewable energy, improved stormwater management, and better walkability.

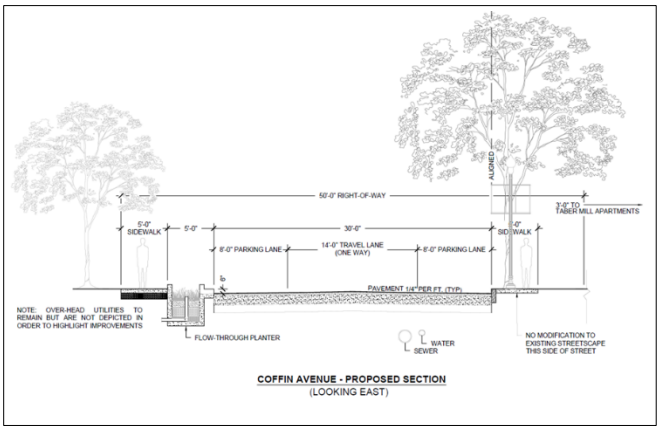
### The Community's Challenge

The Brownfields Area-Wide Plan emphasized that many in the underserved neighborhood adjacent to Payne-Elco travel by foot, bus, or bicycle. Before moving on to final plans, the city needed to incorporate a more complete street design for pedestrian, cyclist, and vehicle safety, as well as a design to improve stormwater management for the Payne-Elco site and the abutting roadways.

### EPA's Land Revitalization Technical Assistance

In 2019, EPA's Land Revitalization Program provided a contractor technical assistance team to evaluate infrastructure needs and changes along the streets surrounding the Payne-Elco site. The team developed a Transportation and Green Infrastructure Improvement Plan with designs for roadway and streetscape improvements of curbs, on-street parking, sidewalks, lighting, street trees, and green infrastructure. The green infrastructure elements included urban bioretention, flow-through planters and structural storage facilities under sidewalks. The team also developed planning-level construction cost estimates for each street segment to inform recommendations for the final Payne-Elco plan.

With site designs, cross-sections, and cost-tables in hand, the city now has the tools to expand the accessibility of Payne-Elco to all modes of travel, while building stormwater resiliency in the community.




*Cross-section shows the streetscape improvement plan for the Coffin Avenue side of the Payne-Elco site.*

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United States Environmental Protection Agency

Office of Brownfields and Land Revitalization

EPA Pub # 560-F-19-005-B