

New Bedford State Pier Use Study

July 1, 2025

 MassDevelopment

 utile



State Pier Images



Aerial view of the State Pier



View of cargo ship along the East Wharf



Aerial view looking West



View from the Whaling Museum

Existing and Proposed Uses

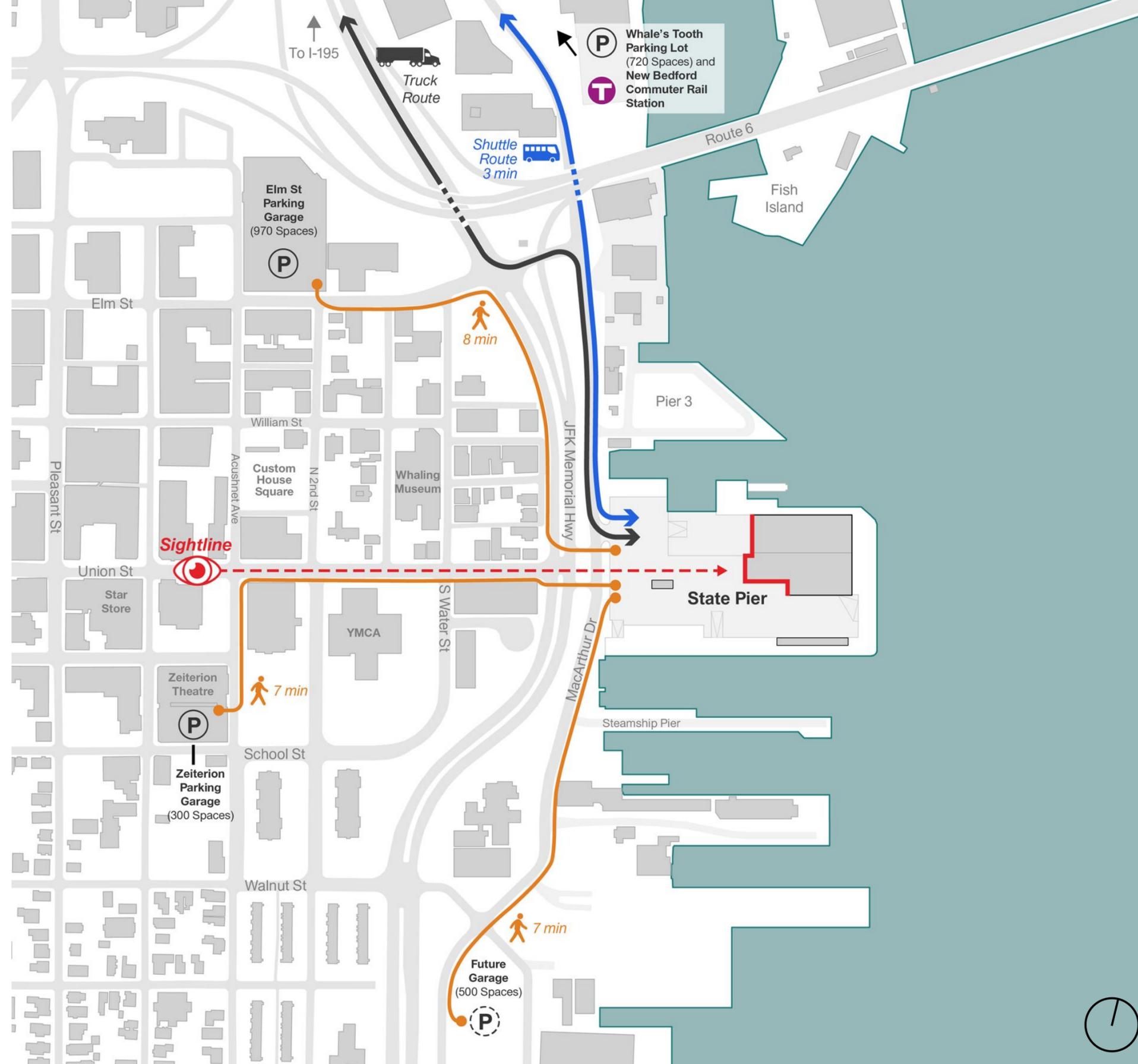
| Existing Uses |
|--|
| American Cruise Line |
| Buildings No.1 (Dry Storage) & No.2 (Cold Storage) |
| Cargo Operations |
| Ferry Terminals (Cuttyhunk & SeaStreak) |
| Fishing and Transient Vessels |
| Massachusetts Environmental Police |
| Massachusetts State Pier |
| Pier Oil |
| Schooner <i>Ernestina-Morrissey</i> |
| Seaport Economic Council |
| Tonnessen Park |

| Proposed Uses (Out of 7 RFP Proposals) | | |
|--|--|--|
| | Proponent | Proposed Use |
| 1 | American Cruise Lines | Cruise Terminal and Park |
| 2 | BASE Seafoods | Seafood Auction, Seafood Market, and Fishing Heritage Center (FHC) |
| 3 | Cuttyhunk Ferry, Town of Gosnold, and Buzzards Bay Coalition | Cuttyhunk Ferry and <i>Ernestina-Morrissey</i> Visitor Pavilion + Vessel Operations Facility |
| 4 | Coast Line Transfer | Cargo/Offshore Wind (Building No.1) + Cold Storage (Building No.2) |
| 5 | NB Foss Marine Terminal | Offshore Wind & Training Facility (Building No.1) |
| 6 | SeaStreak | SeaStreak Ferry |
| 7 | Servedwell Hospitality | Restaurant at Southwest Corner |
| Other Expressions of Interest | | |
| | MassCEC | Maker Space |

Project Goals and Assumptions

1. The State Pier is **not big enough** to accommodate all of the proposed uses.
2. The mix of uses on the pier should be **mutually compatible and beneficial**.
3. It is important to clearly **separate pedestrian and vehicular activity**.
4. The existing semi-trailer truck routes can be made **more efficient** to reclaim space for other uses.
5. **Shared and well-managed parking** can reduce the area needed for surface parking lots.
6. The State Pier should **complement the character** of downtown New Bedford.

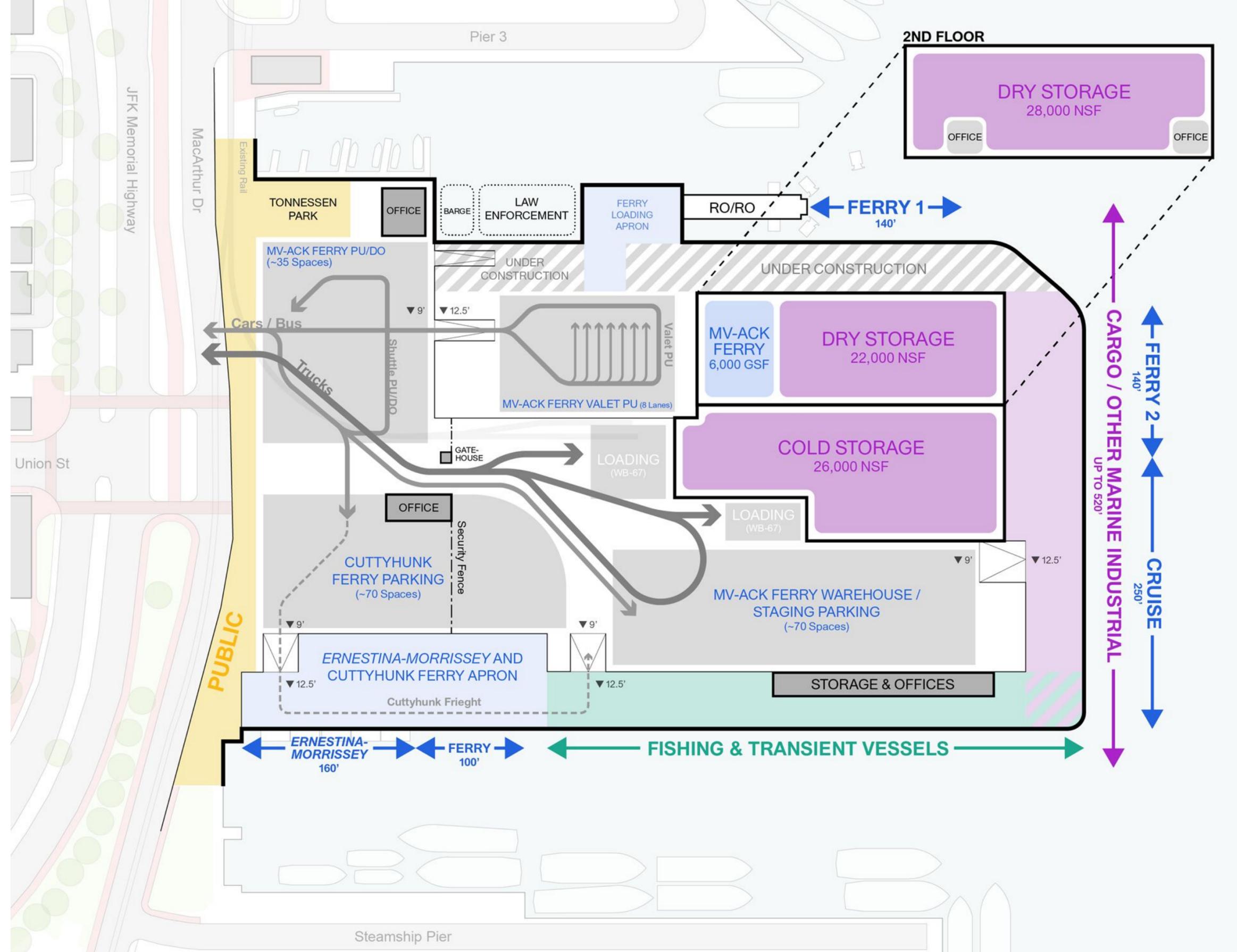
Landside Site Access and Sightline



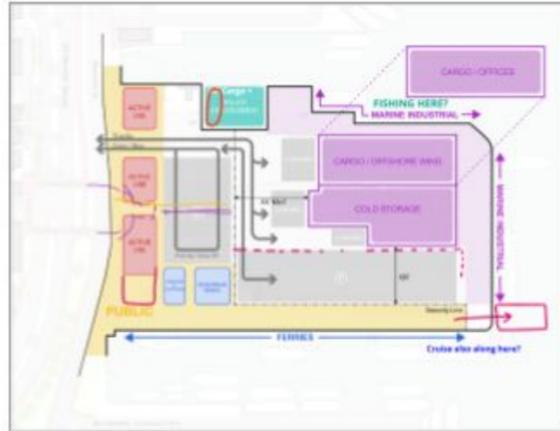
Existing Conditions Diagram

Existing Uses

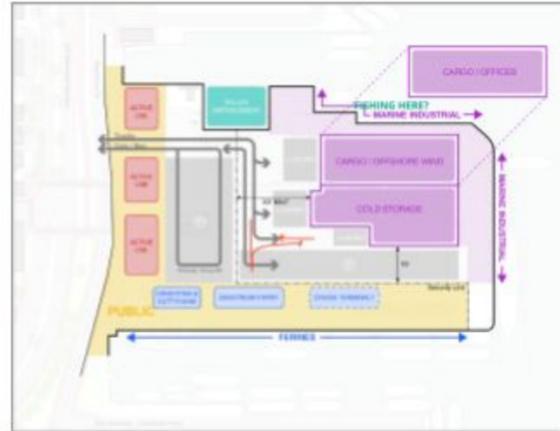
- American Cruise Line
- Cargo Operations
- *Ernestina-Morrissey*
- Ferry Terminals (Cuttyhunk & SeaStreak)
- Fishing and Transient Vessels
- Massachusetts Environmental Police
- Massachusetts State Pier
- Pier Oil
- Seaport Economic Council
- Tonnessen Park



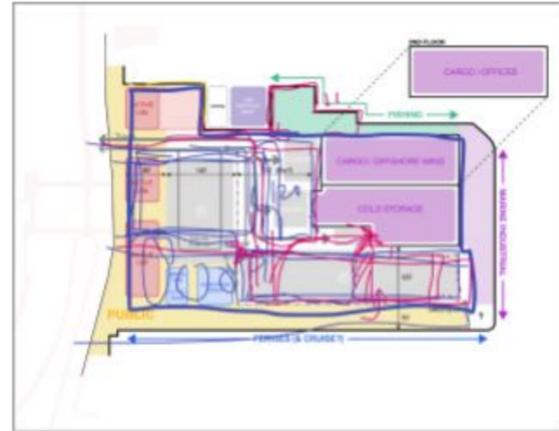
Use Study Iterations since December 2024



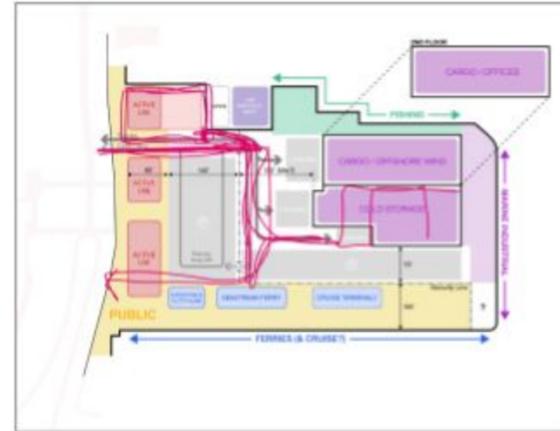
2024-12-12



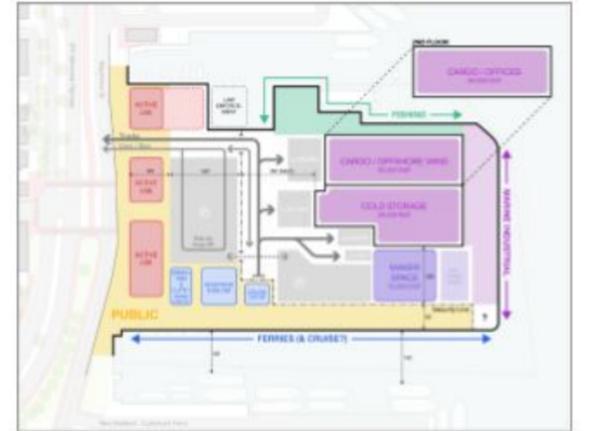
2024-12-12



2024-12-16



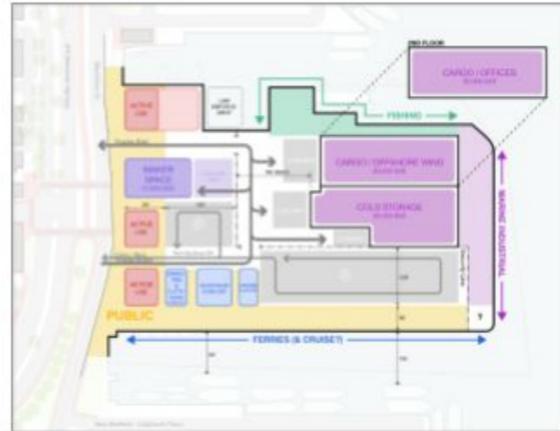
2024-12-16



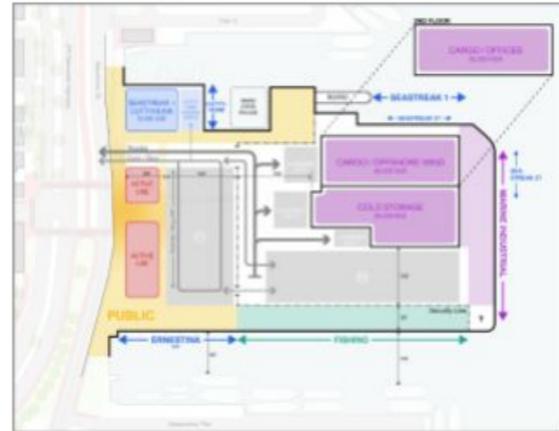
2024-12-18



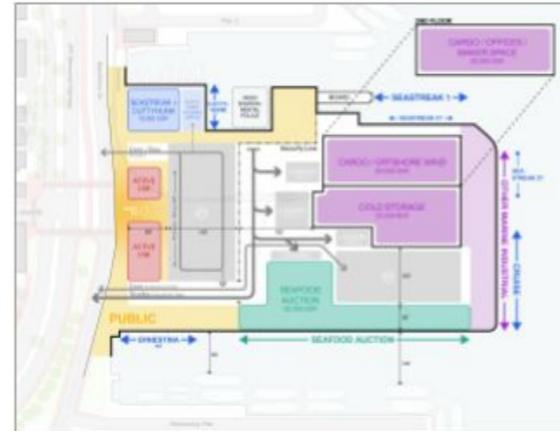
2024-12-18



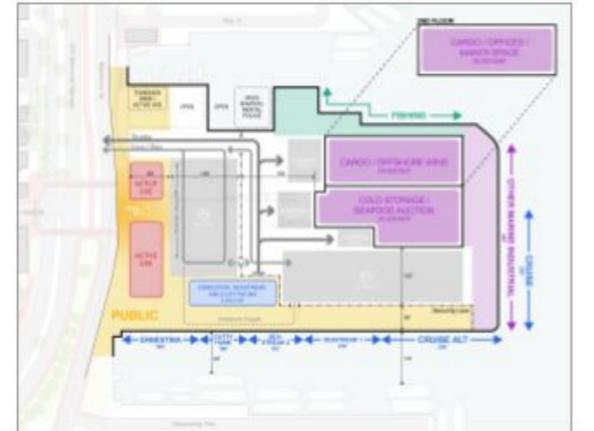
2024-12-18



2025-01-10



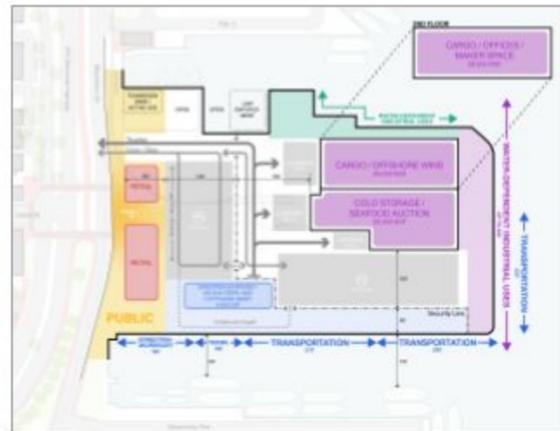
2025-01-10



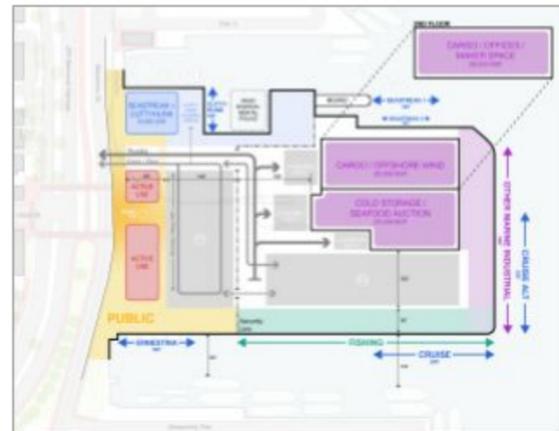
2025-02-06



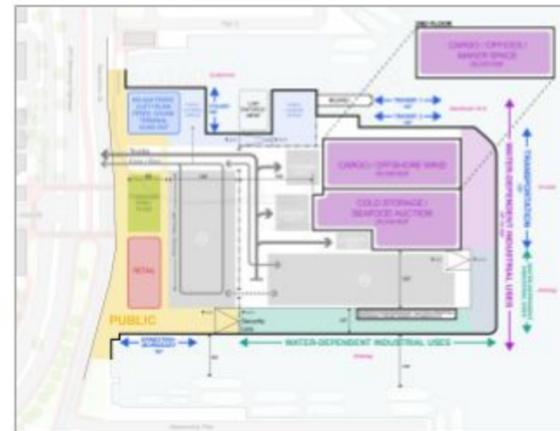
2025-02-06



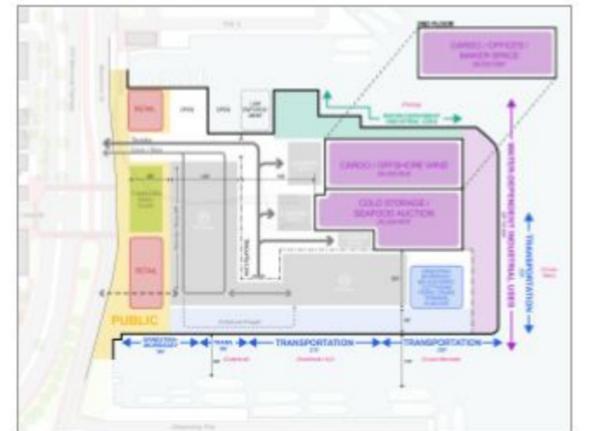
2025-03-03



2025-03-03



2025-04-07

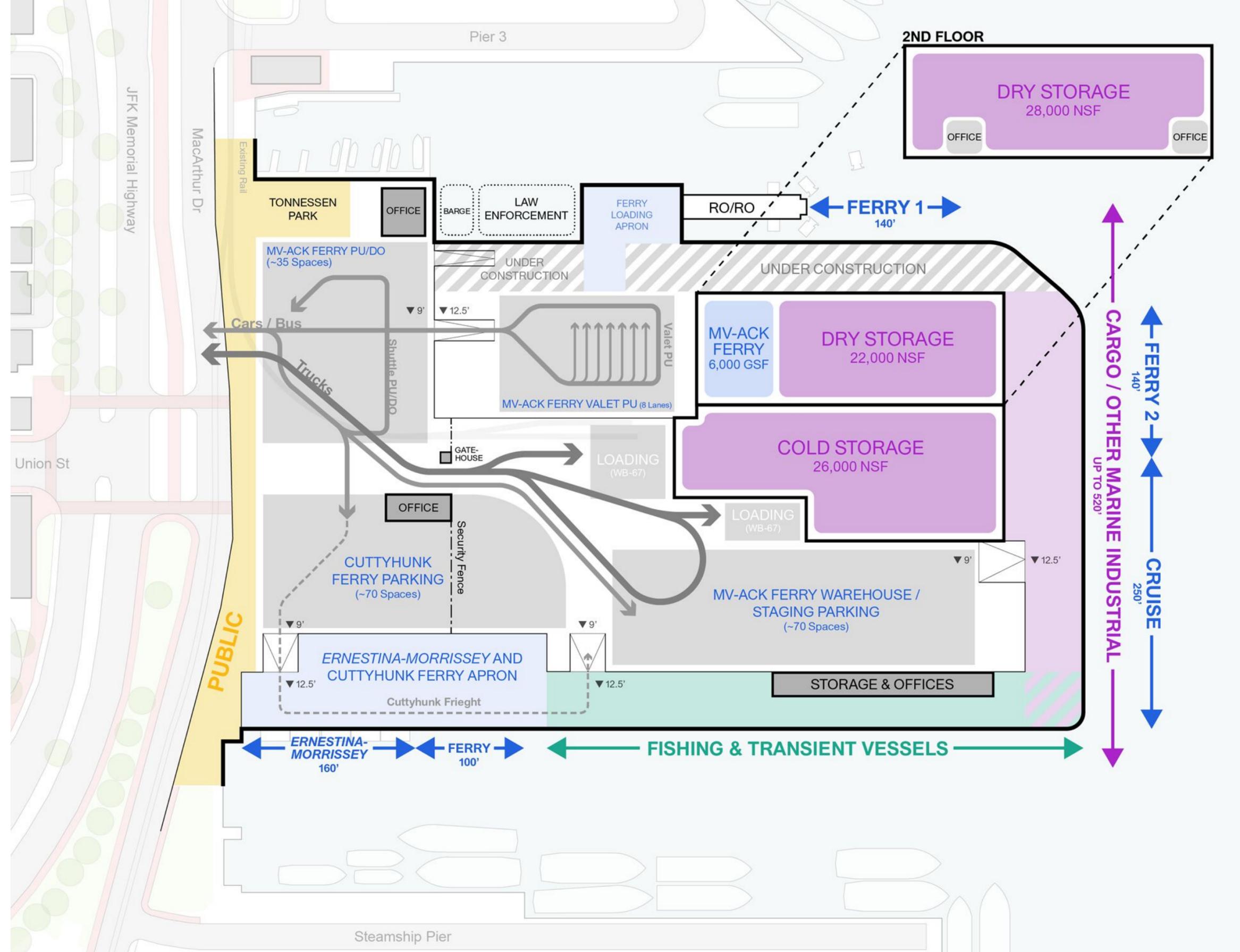


2025-04-07

Existing Conditions Diagram

Existing Uses

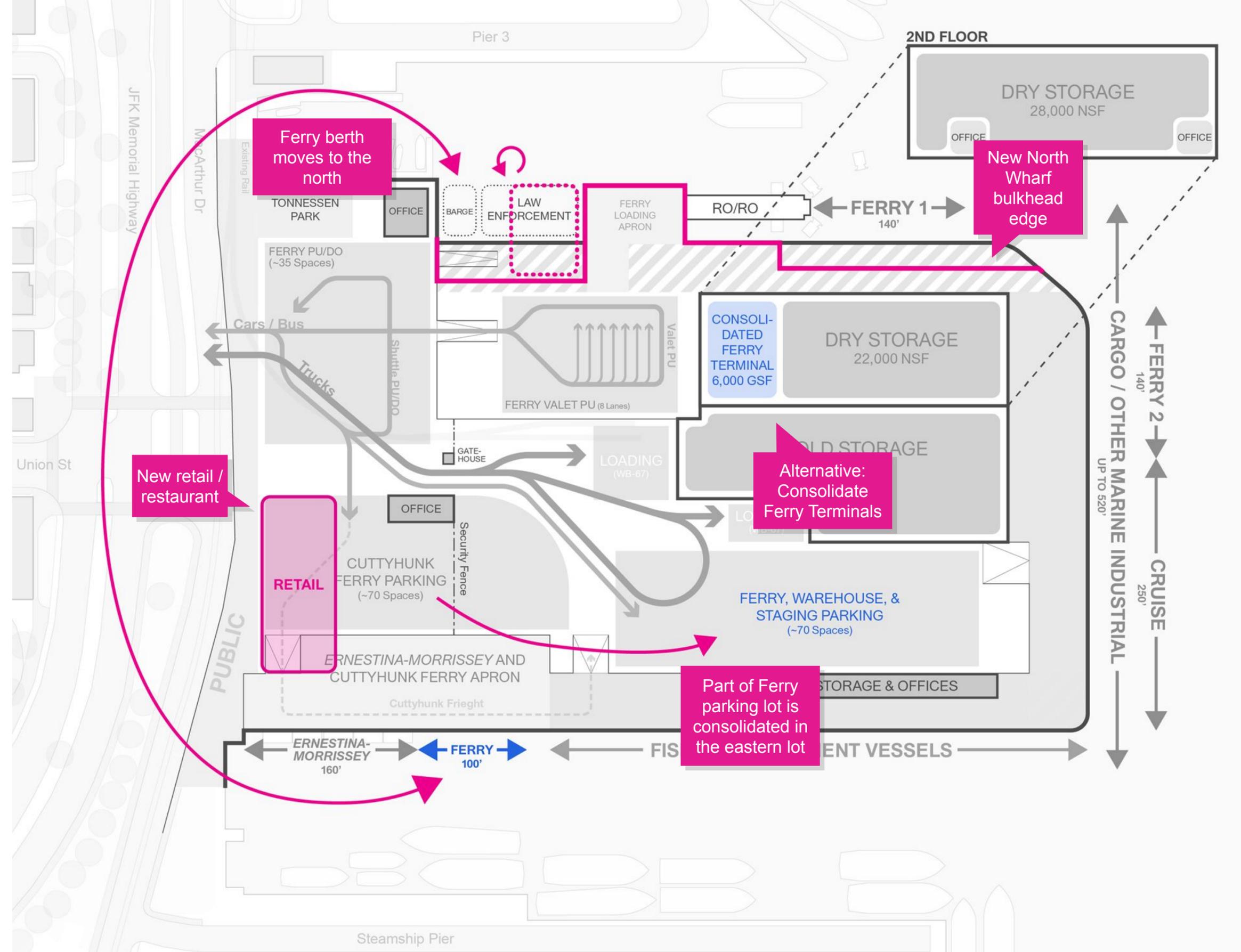
- American Cruise Line
- Cargo Operations
- *Ernestina-Morrissey*
- Ferry Terminals (Cuttyhunk & SeaStreak)
- Fishing and Transient Vessels
- Massachusetts Environmental Police
- Massachusetts State Pier
- Pier Oil
- Seaport Economic Council
- Tonnessen Park



Potential Near-Term Changes

Existing & Proposed Uses

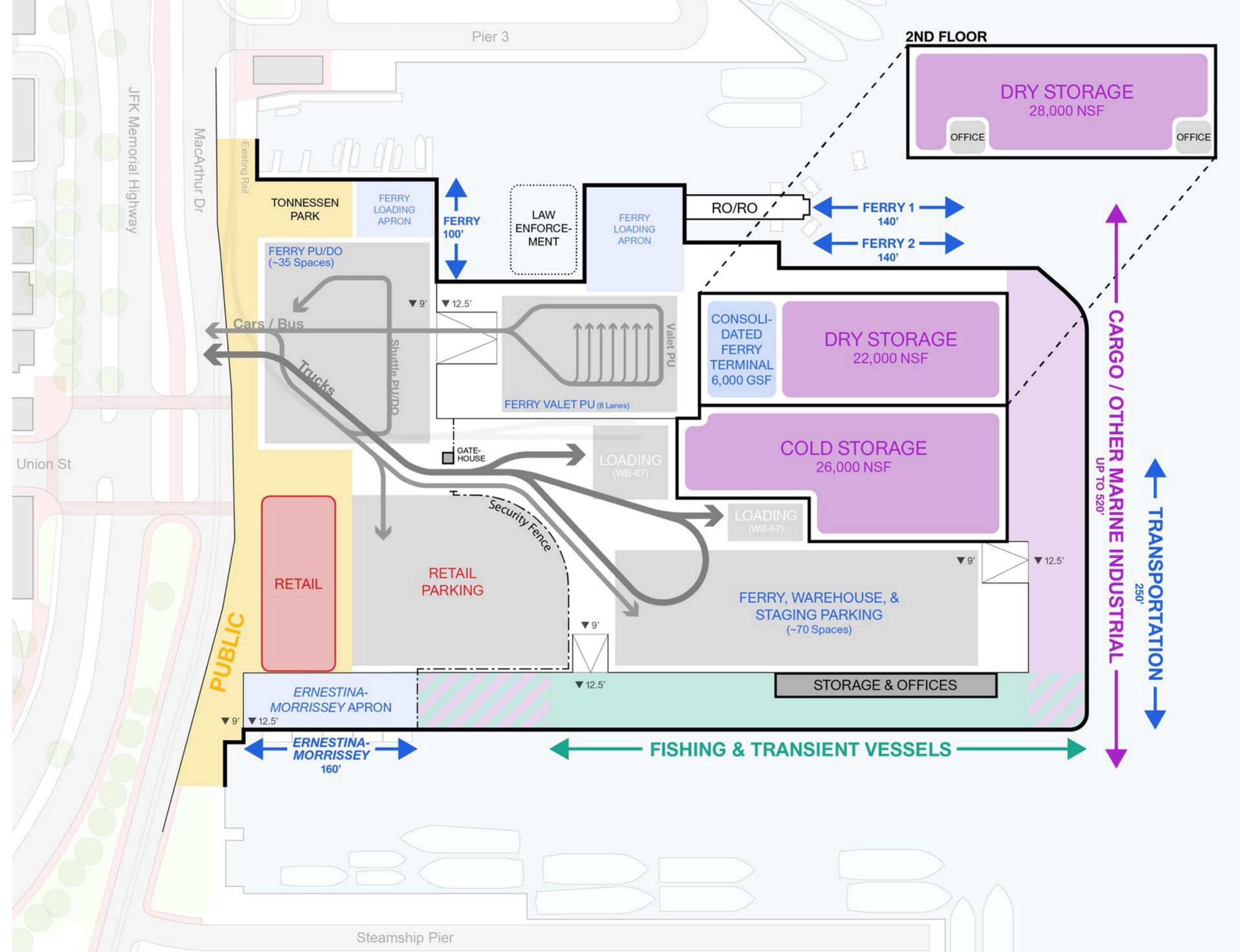
- American Cruise Line
- Cargo Operations
- *Ernestina-Morrissey*
- Ferry Terminals (Cuttyhunk & SeaStreak)
- Fishing and Transient Vessels
- Massachusetts Environmental Police
- Massachusetts State Pier
- Pier Oil
- Seaport Economic Council
- Tonnessen Park
- + Retail / Restaurant



Potential Near-Term Scenario

Existing & Proposed Uses

- American Cruise Line
- Cargo Operations
- *Ernestina-Morrissey*
- Ferry Terminals (Cuttyhunk & SeaStreak)
- Fishing and Transient Vessels
- Massachusetts Environmental Police
- Massachusetts State Pier
- Pier Oil
- Seaport Economic Council
- Tonnessen Park
- Retail / Restaurant



Potential Long-Term Scenario 1: Ferries at North Wharf

Existing & Proposed Uses

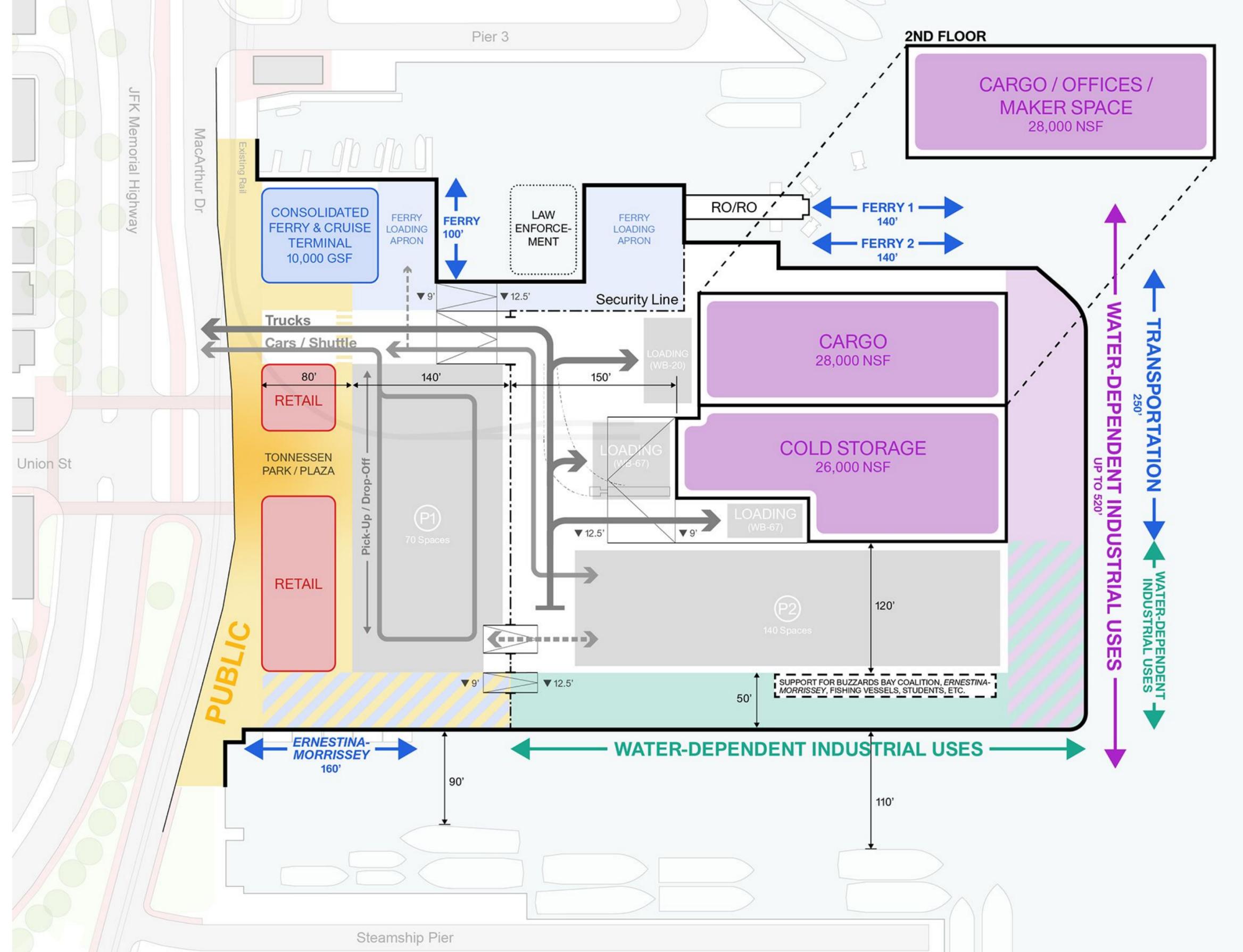
- Existing (excluding proposed below)
 - Buildings No.1, No.2, & Potentially No.6
 - Ernestina-Morrissey*
 - Fishing & Transient Vessels
 - Mass Environmental Police
 - Tonnessen Park (relocated on pier)
- Proposed (out of 7 RFP Proposals)
 - SeaStreak Ferry
 - Cuttyhunk Ferry
 - American Cruise Line
 - Restaurant (Servedwell or other)
 - + Additional Retail Building
 - + MassCEC Maker Space

Pros

- Single curb cut minimizes sidewalk disruption
- Curb cut is located north of Union St crossing
- SeaStreak can continue using Ro/Ro
- Increased dockage for fishing vessels
- Efficient truck maneuverability

Cons

- Single curb cut complicates car vs truck circulation
- Parking & Pick-up/Drop-off conflict with driveway
- Requires grading revisions for truck circulation



Potential Long-Term Scenario 2: Ferries at South Wharf

Existing & Proposed Uses

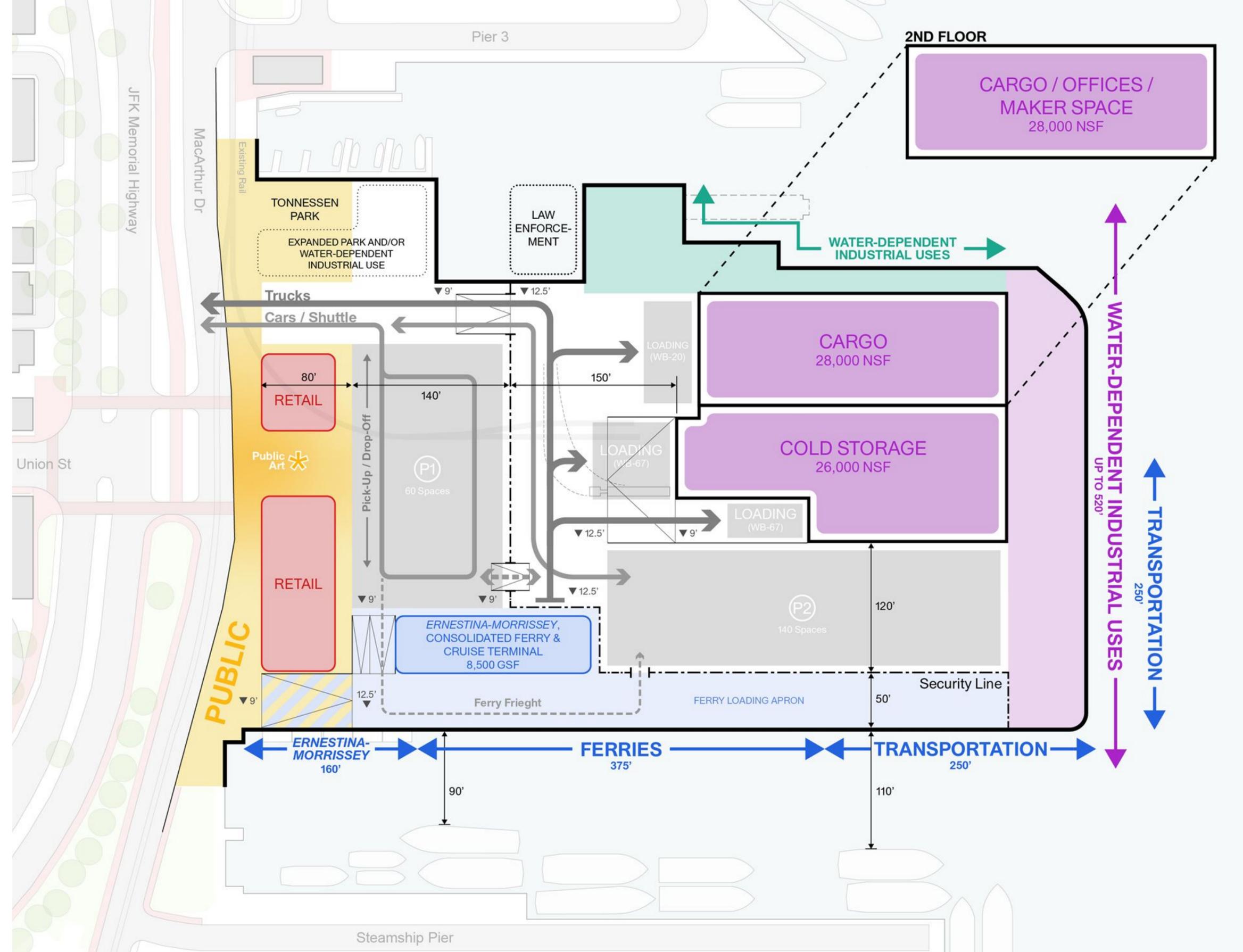
- Existing (excluding proposed below)
 - Buildings No.1, No.2, & Potentially No.6
 - Ernestina-Morrissey*
 - Fishing & Transient Vessels
 - Mass Environmental Police
 - Tonnessen Park
- Proposed (out of 7 RFP Proposals)
 - SeaStreak Ferry
 - Cuttyhunk Ferry
 - American Cruise Line
 - Restaurant (Servedwell or other)
 - + Additional Retail Building
 - + MassCEC Maker Space

Pros

- Single curb cut minimizes sidewalk disruption
- Curb cut is located north of Union St crossing
- Increased dockage for fishing vessels
- Tonnessen Park can remain in current location
- Efficient truck maneuverability

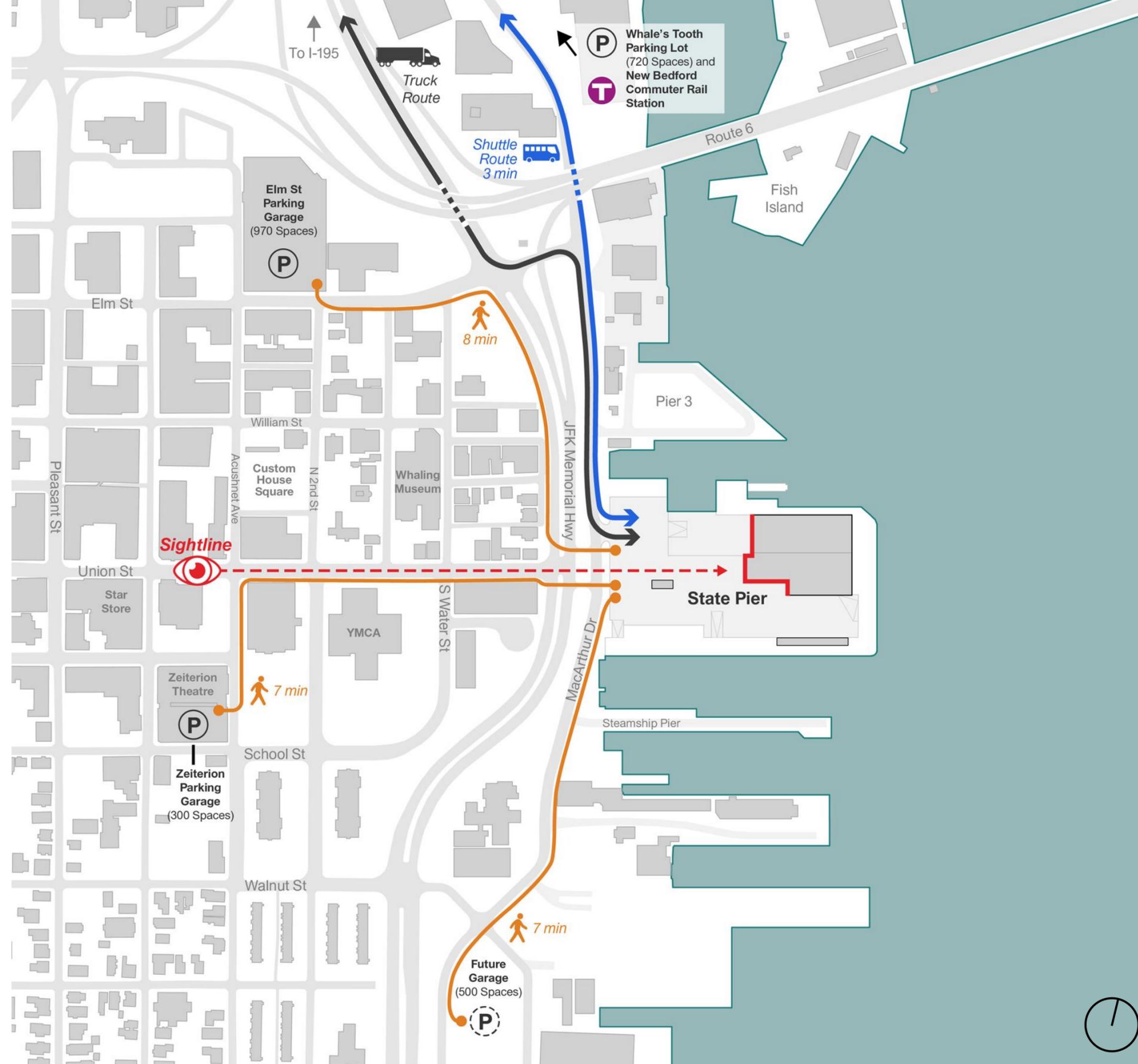
Cons

- Single curb cut complicates car vs truck circulation
- All ferries required to side-load passengers
- Requires grading revisions for truck circulation
- Requires removing the RO/RO

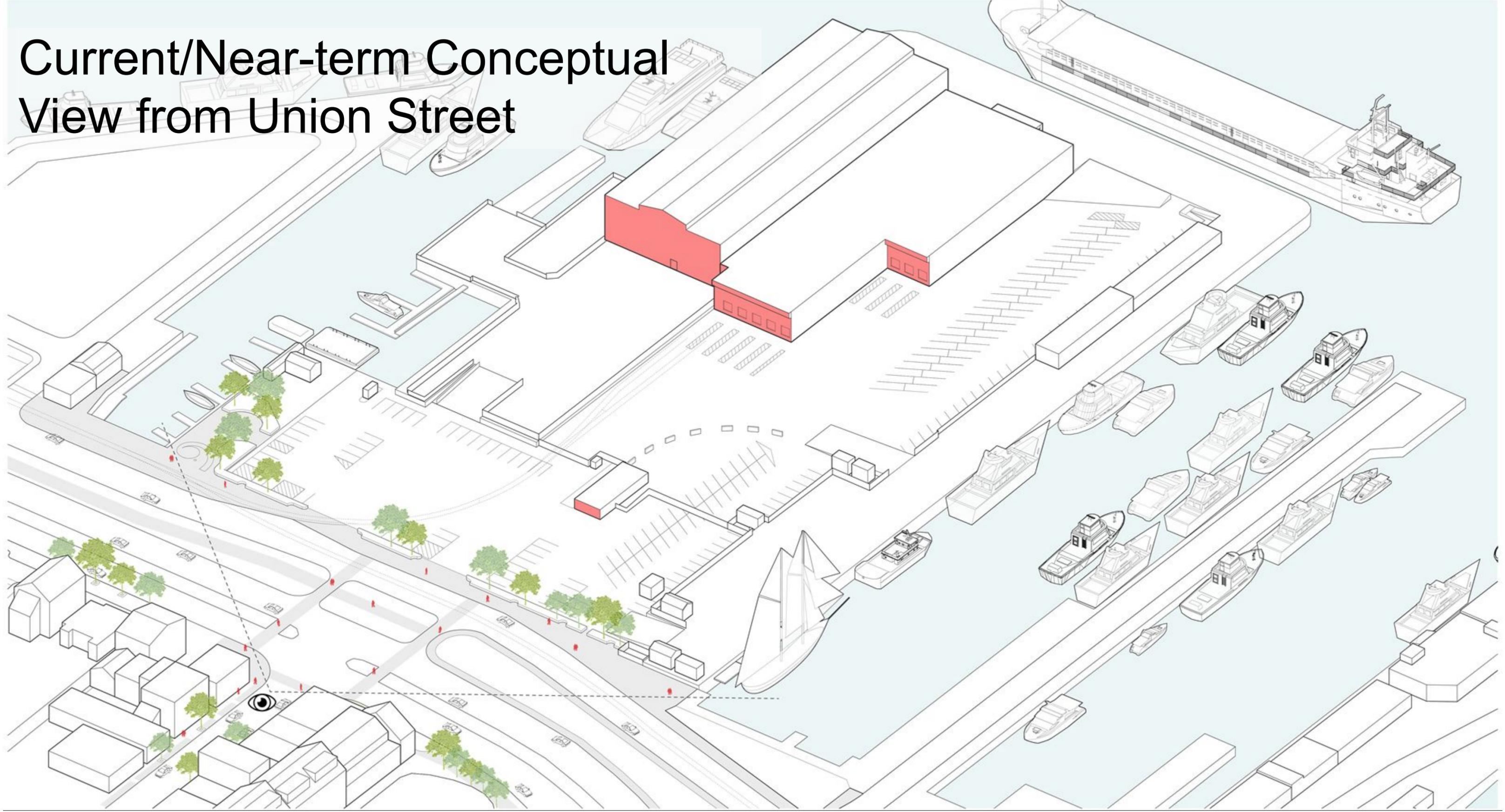


Urban Design Vision

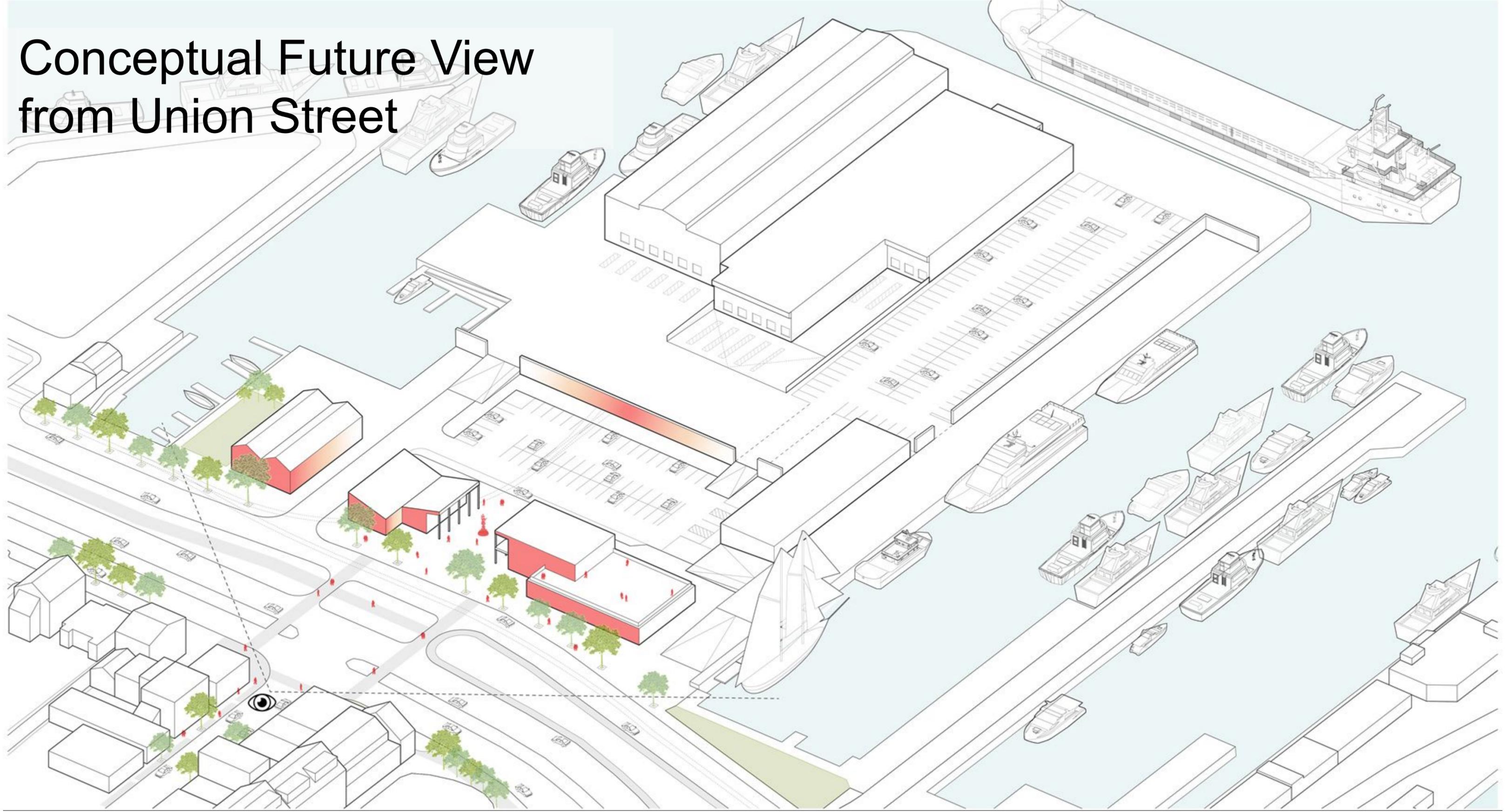
Landside Site Access and Sightline



Current/Near-term Conceptual View from Union Street



Conceptual Future View from Union Street



Conceptual Current View from Union Street



Conceptual Future View from Union Street



An aerial photograph of a harbor area, likely New Bedford, showing a large pier with several buildings. One building has 'seastreak' and 'NANTUCKET' written on it. There are many boats docked at the pier, and a large parking lot with several cars and trucks. The water is visible in the background.

Thank You!

Stay up to date with our project website!

Text YES to (508) 501-1192
to receive updates!



NBSPinfo.com

Please submit all questions
and comments on our
website by **July 15th.**
Thank you!