

MEMORANDUM

| | |
|---------|---|
| To | Rob May, CECD, Director of Planning and Economic Development Evan Sears, Planner II John Fay, Jr., Senior Planner Durreshahwar Ali, Planner I |
| From | Gina Bukas, Administrative Specialist |
| Date | July 16, 2024 |
| Project | Downtown/Trout Brook Zoning Study Lovett Brook Urban Renewal Plan Campello Neighborhood Form-Based Code Montello Neighborhood Form-Based Code |
| Subject | Citywide Form-Based Code Workshop |
| Cc: | Emily Innes, AICP, LEED AP ND, President Paula Ramos Martinez, Senior Urban Designer/Planner Rami el Samahy, AICP, Principal, OverUnder Amanda Gregoire, AICP, Director of Site Planning, MassDevelopment Christine Madore, AICP, Senior Development Manager, MHP |

Summary:

This memorandum records the input provided by attendees at Brockton's City-wide Form-Based Code Workshop on June 13, 2024. The City of Brockton and Brockton's Planning and Economic Development Department sponsored this workshop, which took place at 6 p.m. in the cafeteria of Brockton's North Middle School. Brockton's City Planners teamed up with consultants from Innes Associates and OverUnder to facilitate an all-encompassing workshop that would combine all four Neighborhood planning efforts in progress:

- The Downtown/Trout Brook Zoning Study
- The Lovett Brook Urban Renewal Plan
- The Campello Neighborhood Form-Based Code
- The Montello Neighborhood Form-Based Code

Thirty-five participants attended the workshop. Amanda Gregoire of MassDevelopment, which is funding the Lovett Brook Plan, also attended. Emily Innes presented the workshop topic. Participants completed one main activity: Designing the Neighborhood.

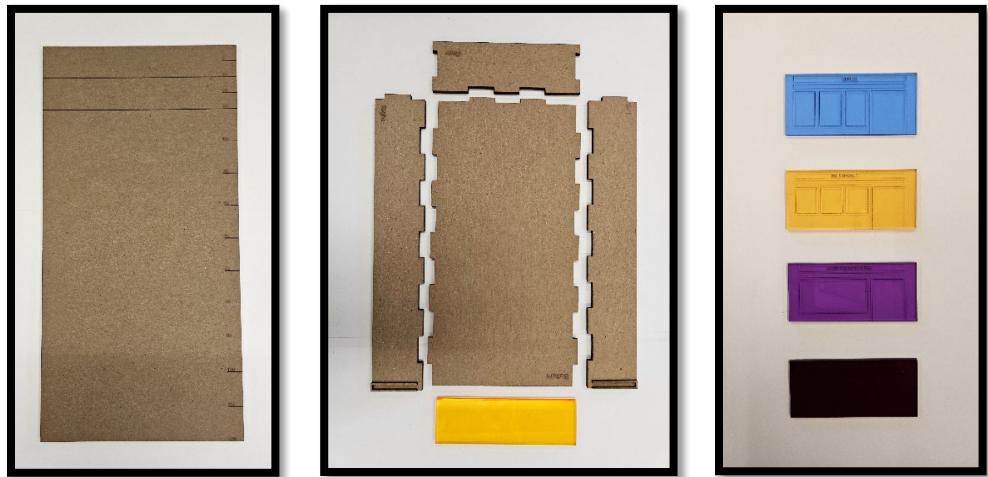
ACTIVITY BREAKDOWN

The workshop's goal was to introduce Form-Based Code to the residents of the four neighborhoods and engage them in a hands-on activity with 3-D materials.

Participants had to pick one of the following neighborhoods to build out:

- Downtown/Trout Brook
- Lovett Brook
- Campello
- Montello

The consultant team distributed scaled-down model lots, puzzle-like components, and instruction pamphlets to workshop participants, who were then asked to use the components to build different types of 3-D structures.



Images: Components – Source: Innes Associates



Images: Types of 3-D Structures – Source: Innes Associates



Source: Innes Associates

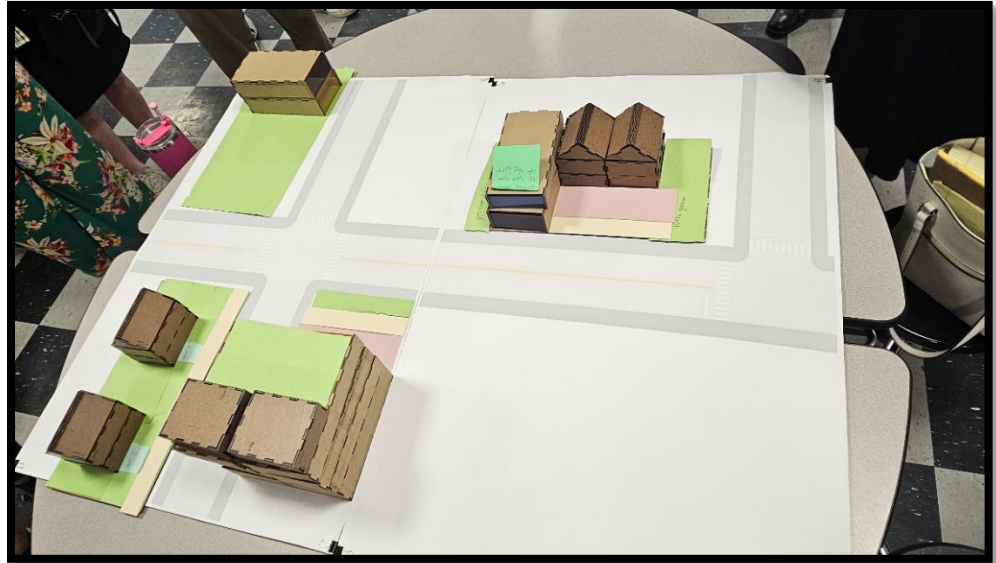
This activity allowed participants to build living and working spaces according to their needs, assemble them into the four respective model neighborhoods, and present their neighborhoods to everyone attending.

In the section below, a summary of the participants' explanations and comments on this activity are paired with photos taken at the workshop. All images and thumbnails in this memorandum have been provided to the Town as full-size documents

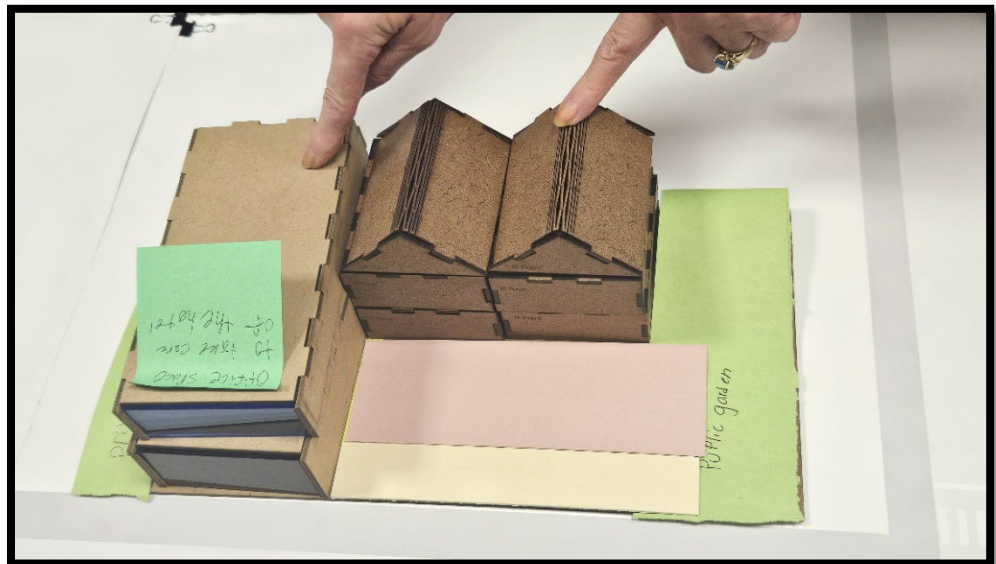


Source: Innes Associates

MONTELLO NEIGHBORHOOD

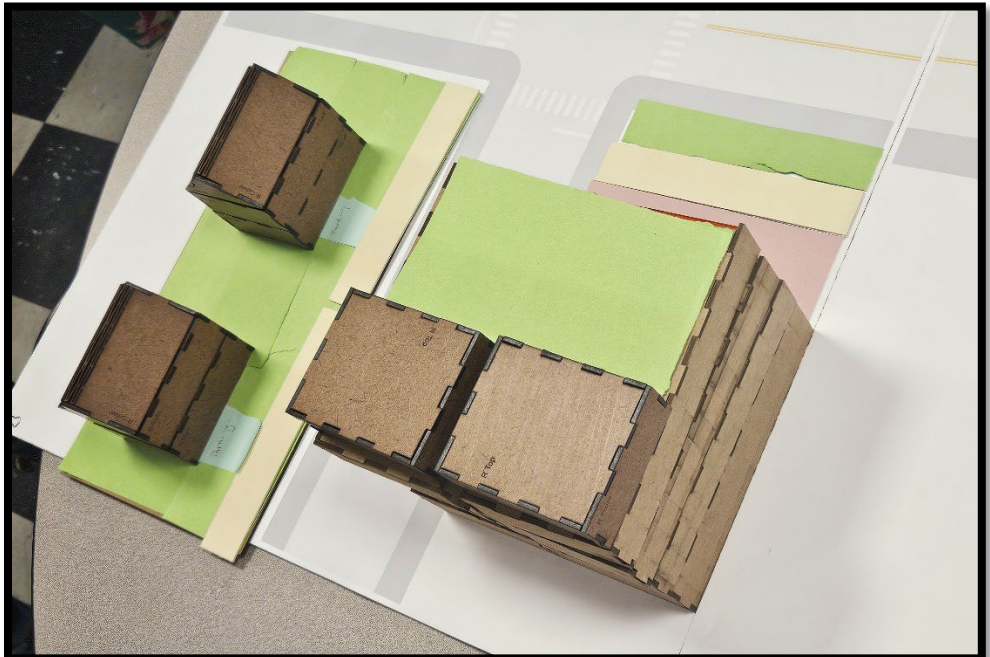


Our youngest participant would like to see a hotel on Spark Street, where some empty factories are currently located. This hotel would be the first thing you would see exiting the Train Station, so that it could accommodate tourists and commuters alike. It features ample outdoor seating and a public garden!



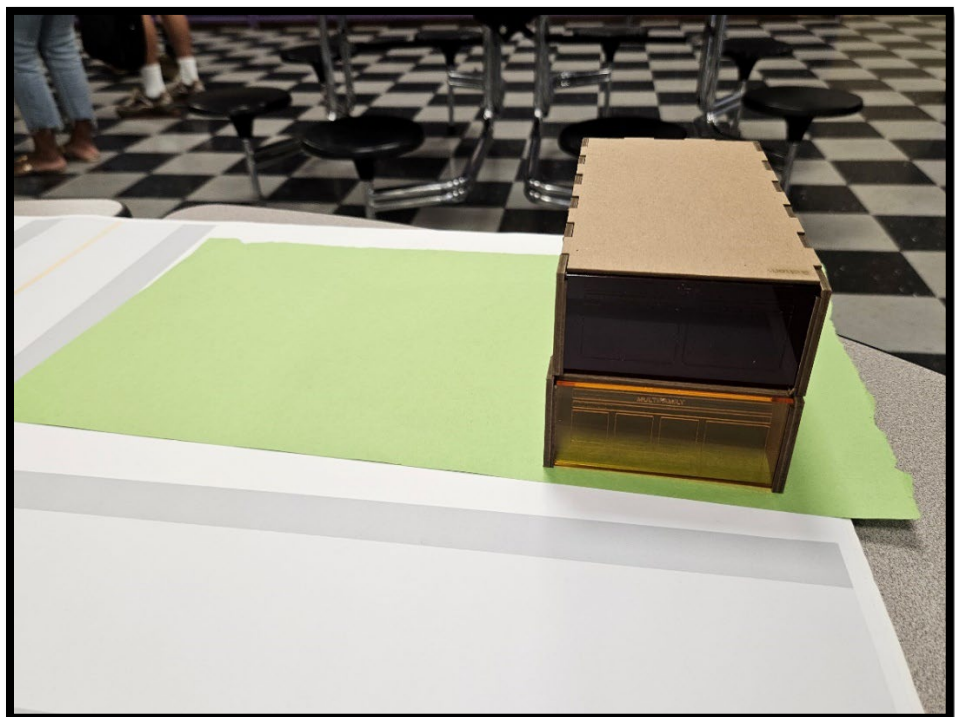
2. Multi-story Mixed-Use Building

These two Montello residents placed a 4½ story mixed-use building at an existing empty parking lot next to the Train Station, across from a dry cleaner's store. This property blends residential with commercial, featuring a coffee shop on the first floor and a green roof terrace for the residents.

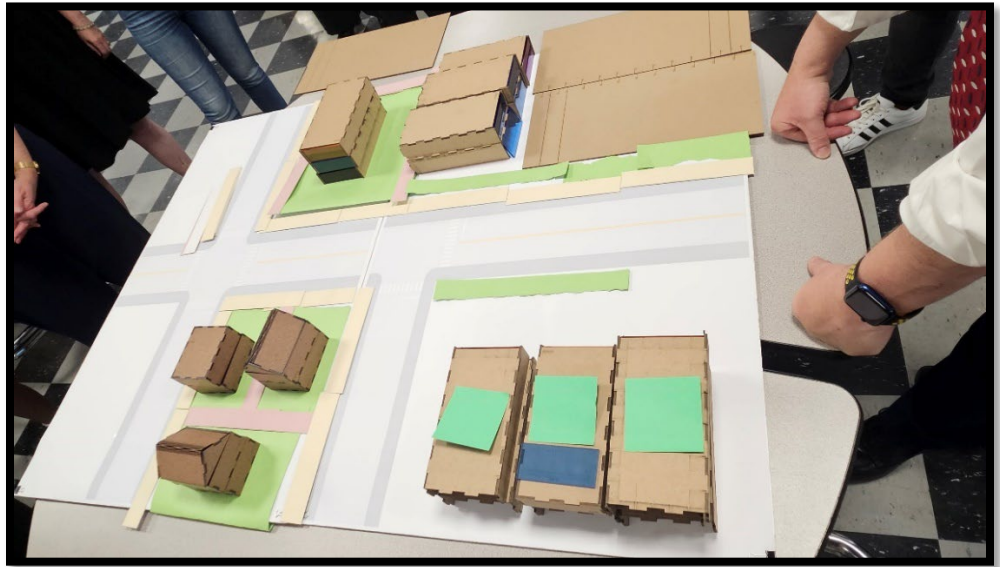


3. More Green Landscapes

These participants wanted to see more green landscapes. They created single-family homes with plenty of green space and a public park with a mixed-use building in it.

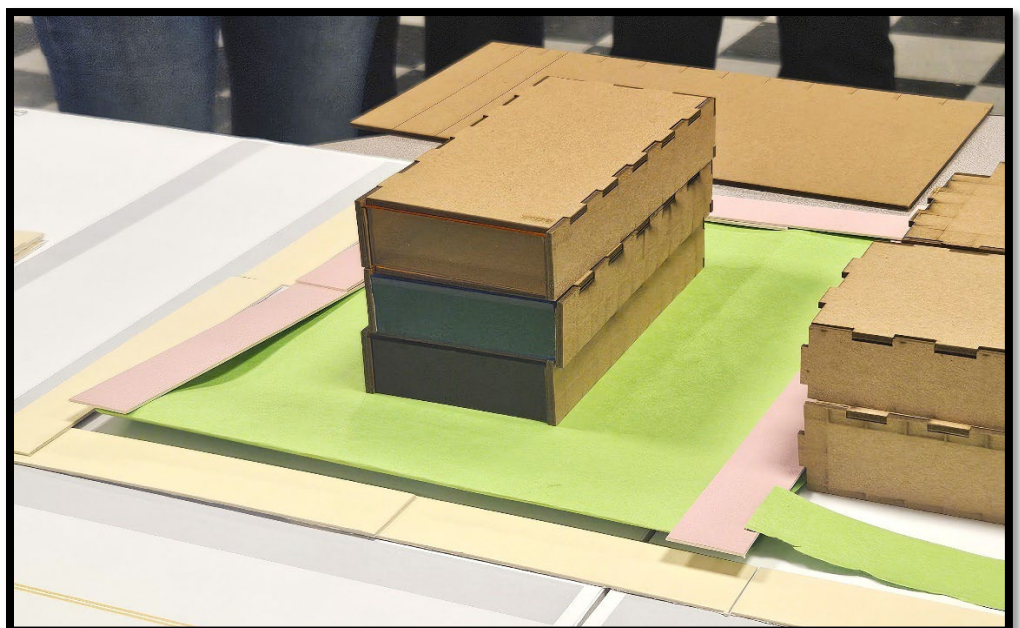


LOVETT BROOK NEIGHBORHOOD



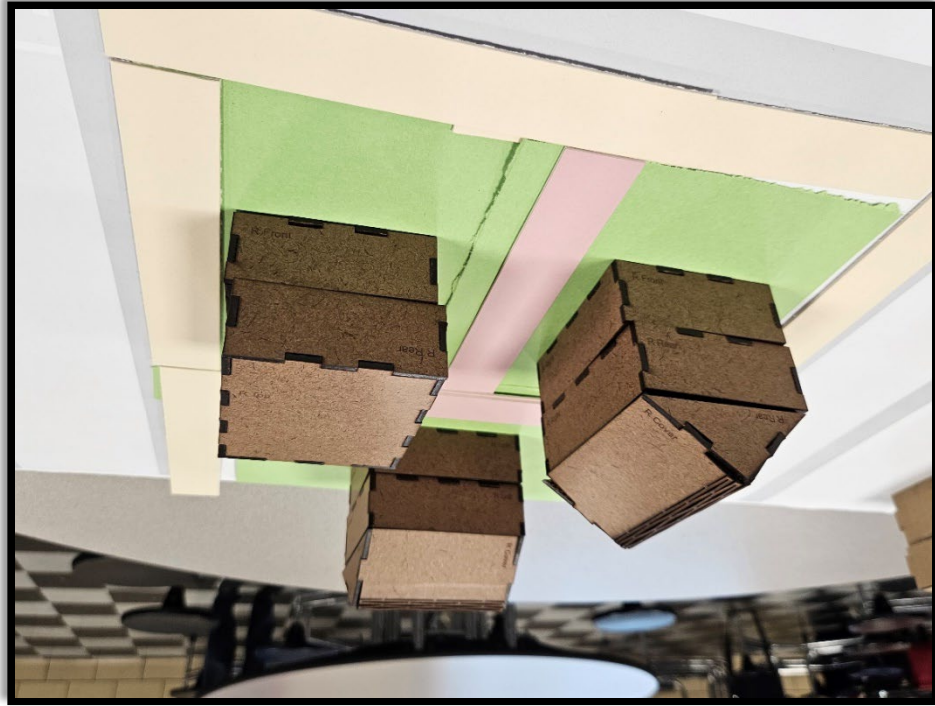
1. Commercial and Mixed-Use

This young student built a mixed-use building with retail on the first floor, office space on the second, and residential on the third floor. She highlighted the importance of allowing home businesses, mentioning that this is a prevalent practice in Brockton. She placed green buffer zones and sidewalks, pointing out that Brockton is a walkable city with reliable public transportation. With the addition of bus stops and safe sidewalks, residents would no longer be car-dependent.



2. Cluster Development

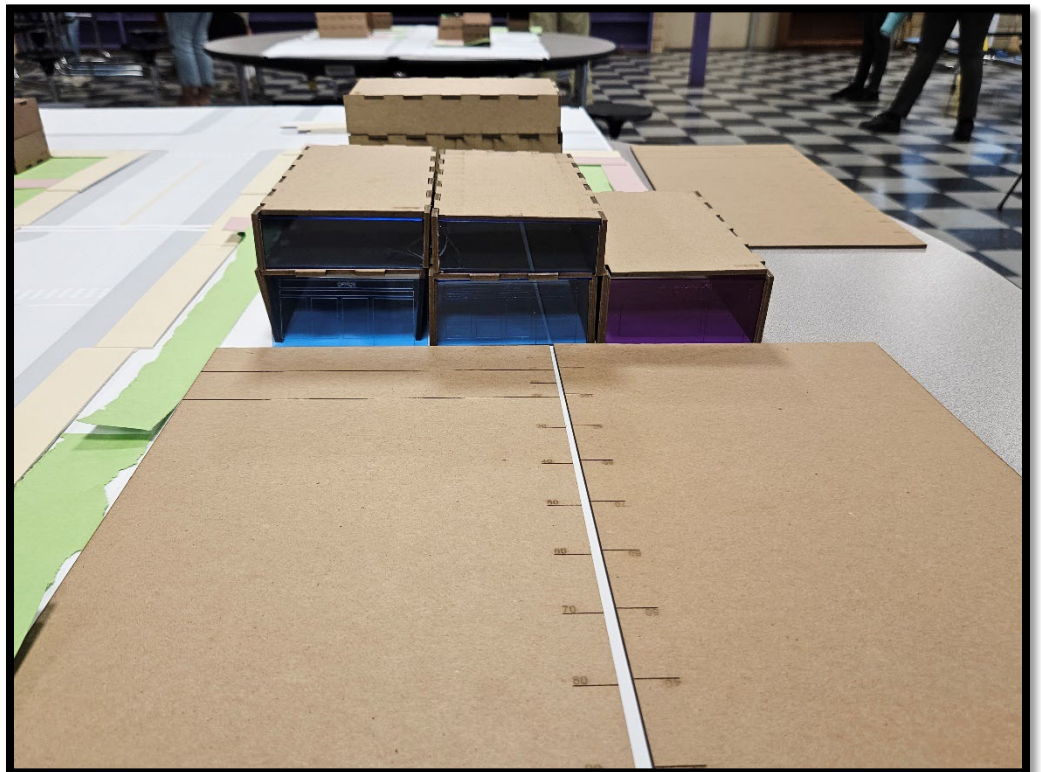
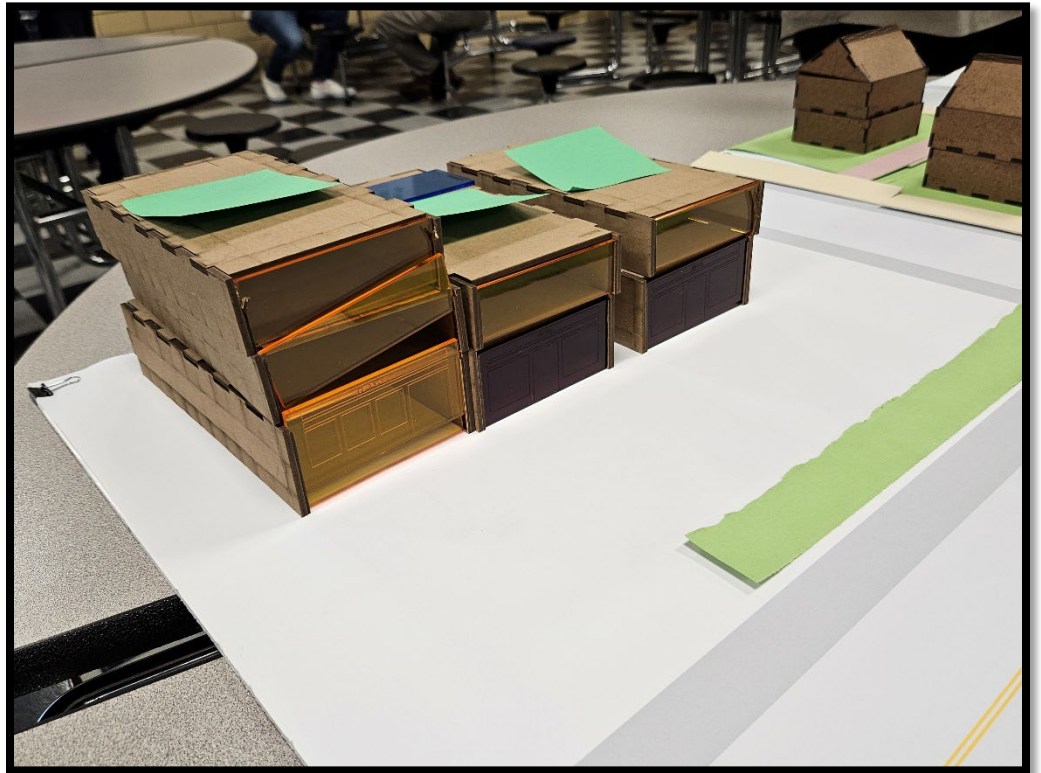
The same participant also created a cluster development of residential buildings with shared yard space, corridors connecting the houses, and sidewalks perimeter of the lot.



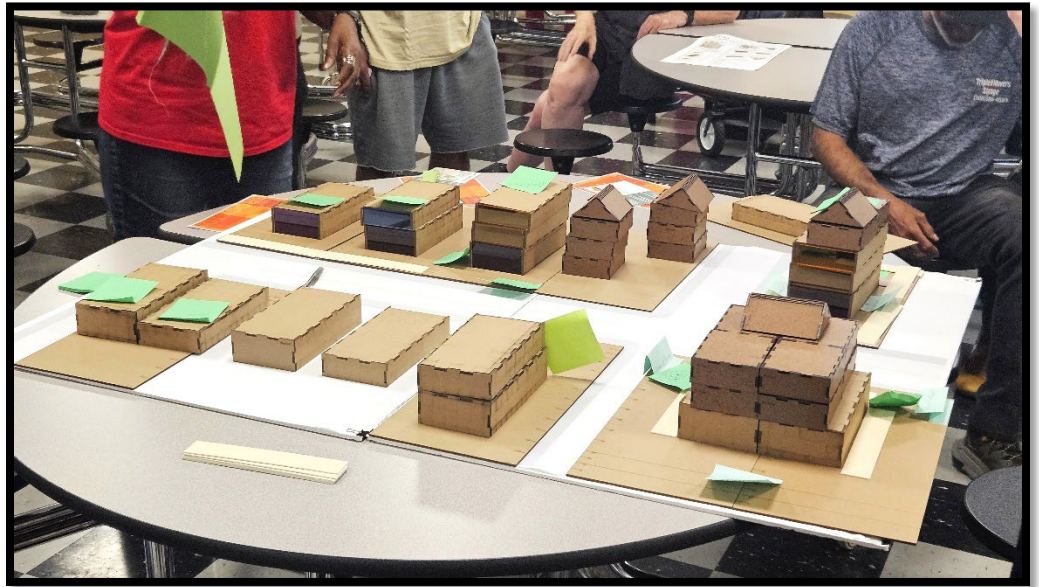
3. Mixed-use Building on Oak Street

This team wanted to see some wholesale change in Oak St. They built a mixed-use development combining first-floor retail with residential apartments. They added front parking for retail customers and back and underground parking for residents. They included expanded green buffers on the frontage, rooftop gardens, and a rooftop pool.

On the opposite side of the street, they built a commercial complex that houses life science labs and light manufacturing. It's set sideways, with a large front setback and a parking pad that facilitates entrance from the side and doesn't face the street.

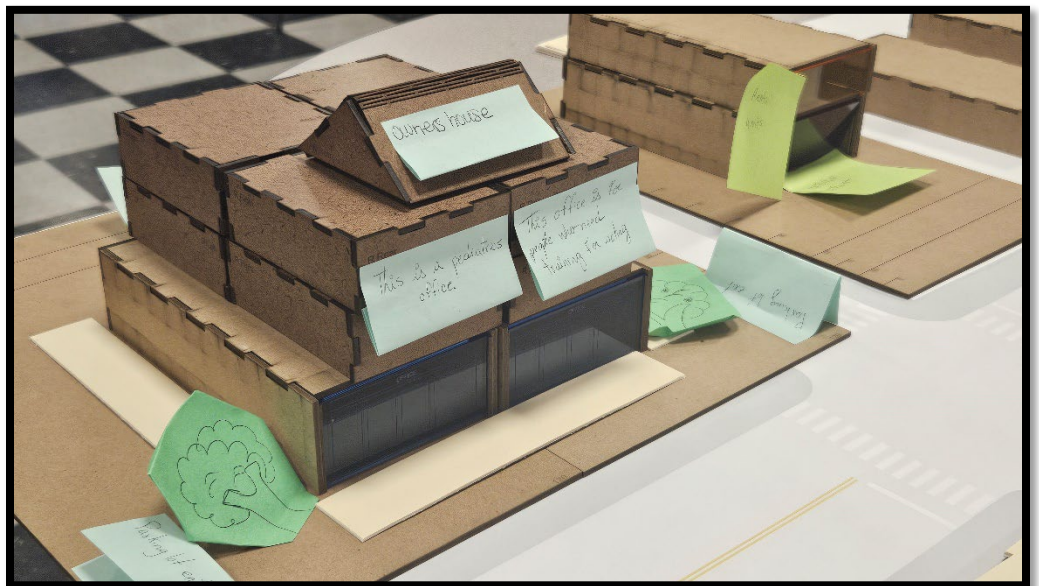


DOWNTOWN/TROUT BROOK



1. Mixed-Use Building

This building combines a pediatric office and acting classes on its first floor. The owner resides on the floors above. The parking lot is tucked away in the back side of the building, with one-way vehicle entrances and exits on the left and right sides. The team of students who constructed this made sure to add walkways around the building for pedestrian safety and lots of trees.



2. Mixed-Use Building

This building has a retail first floor with the rest being residential. It has street-level parking and an underground garage with its entrance on the side of the lot. The lot has green space, an outdoor patio and sidewalks. The top floor has a penthouse and an enclosed patio for the residents.

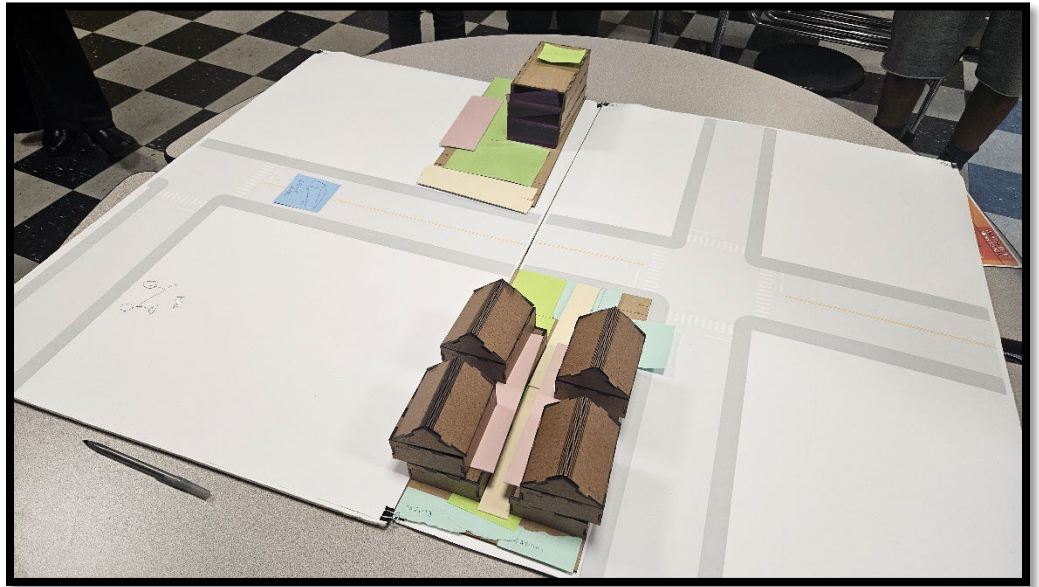


3. Walkable Downtown Neighborhood

This complete Downtown neighborhood has a good mix of residential and commercial buildings. There is multi-family housing, mixed-use buildings with apartments on top of ground-floor retail stores, business offices, a gas station, a small grocery store, and a restaurant. This highly walkable and robust neighborhood has sidewalks and a BAT stop.

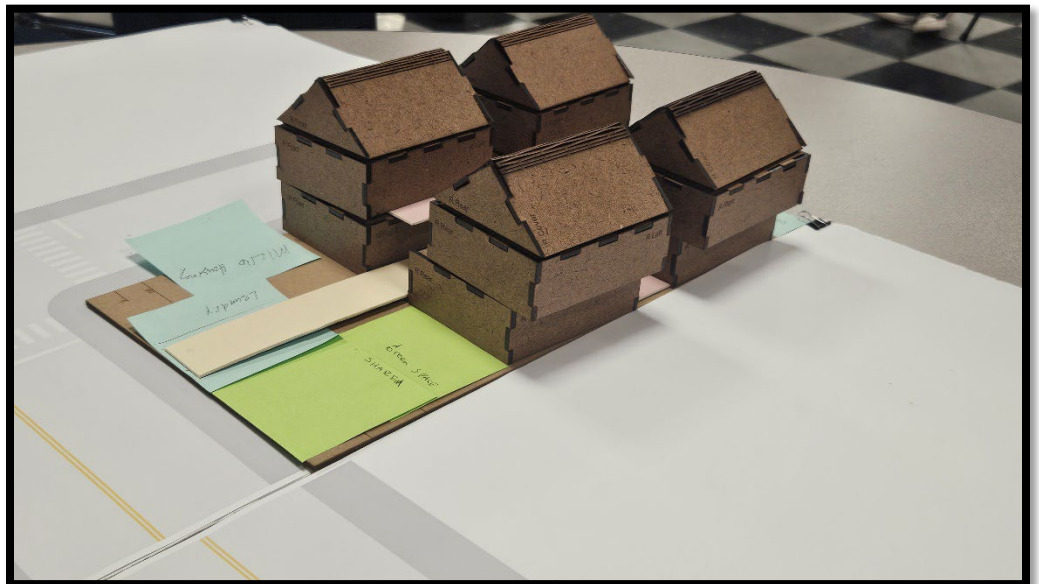


CAMPELLO NEIGHBORHOOD



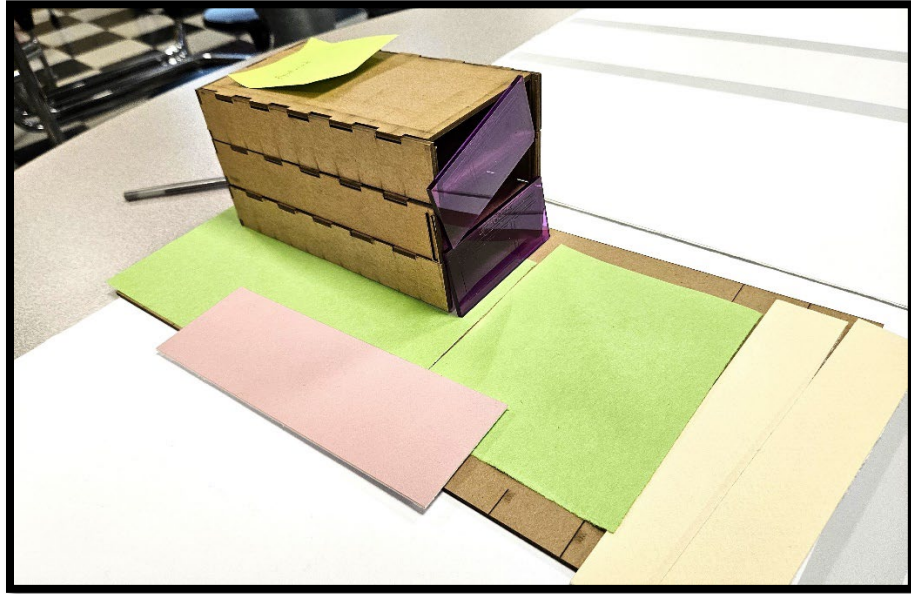
1. Affordable Micro-Community

This cluster development is an affordable micro-community. It consists of four two-floor housing units with pitched roofs. The units share large balconies with sitting areas, green space, a dog park, and on-site laundry facilities.



2. Apartment Building

This team placed an apartment building on Court Street. This lot has a large front yard, plenty of green space, and a large patio for the residents.



3. Light Rail and Bike Lanes

This participant believes a light rail would complement Brockton's public transit system. Leveraging the existing infrastructure and updating old tracks could be a good way to break up long-distance commuting into shorter and faster routes. He also added bike lanes for extra mobility. Lastly, he proposed giving incentives for the redevelopment of abutting Trout Brook properties and for incorporating green space in new developments.

