# Lovett Brook Phase II: Form-Based Code

City of Brockton

Neighborhood Meeting 2

# Agenda

1. Welcome and Introductions
2. Plan Process and Timeline
3. Draft Form Based Code
4. Activity: We want your feedback!
5. Next Steps

# Welcome and Introductions

## Steering Committee

| | |
|---|---|
| Brian Gridley | Linda Balzotti |
| Chris Cooney | Margaret Laforest |
| Emmett McLean | Mary Waldron |
| Eunice DePina | Matthew Hesketh |
| Frank Gurley | Nathalie Jean |
| Janet  Trask | Shirley Asack |
| Joe Casey | Susan Whitaker |
| Joseph Sullivan | Thomas Minichiello,Jr |
| Ken  Galligan | Wonder  Hollingsworth |
| Kendalle O'Connell | |

**City of Brockton**
Rob May, CEcD, Director of Planning and Economic Development
Evan Sears, Planner II
John Fay, Jr., Senior Planner
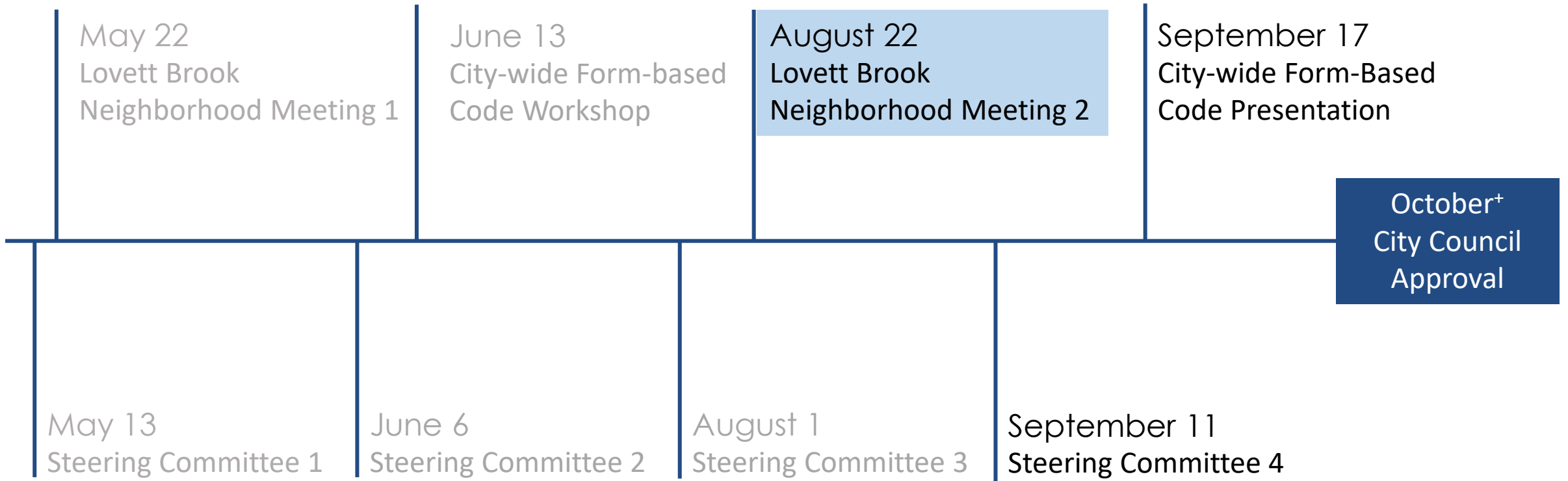Durreshahwar Ali, Planner 1

**MassDevelopment**
Amanda Gregoire, Director of Site Planning

**Innes Associates**
Emily Keys Innes, AICP, LEED AP ND, President
Paula Ramos Martinez, Senior Urban Designer/Planner
Jimmy Rocha, Spatial Analyst / Data Analyst
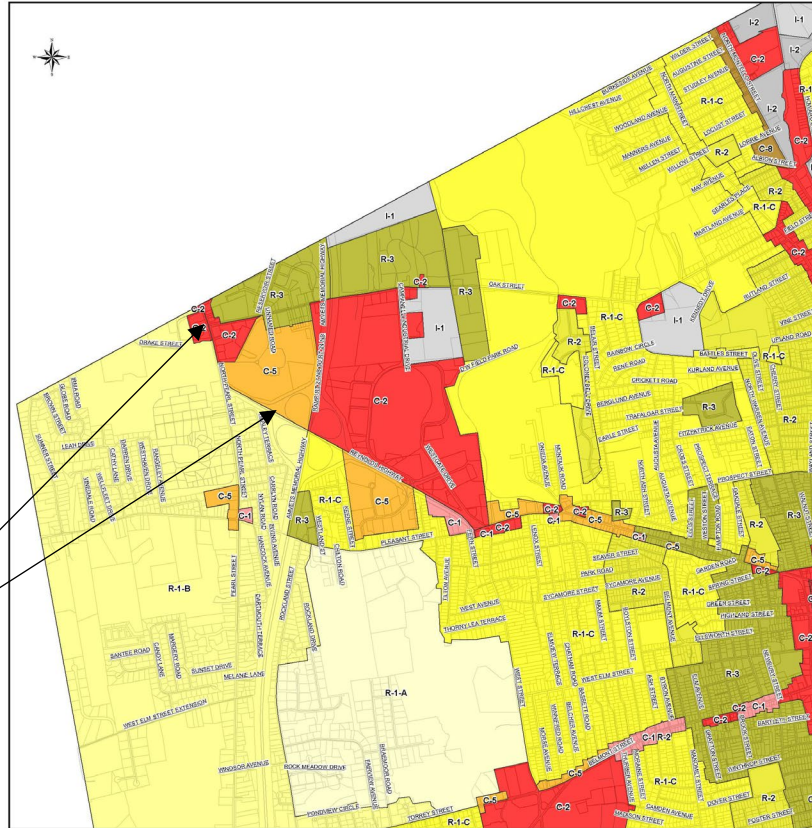Supriya Kelkar, Planner / Urban Designer

**RKG Associates**
**Tighe & Bond**

# Plan Process and Timeline

**May 22**
Lovett Brook
Neighborhood Meeting 1

**June 13**
City-wide Form-based
Code Workshop

**August 22**
Lovett Brook
Neighborhood Meeting 2

**September 17**
City-wide Form-Based
Code Presentation

**October[+]**
City Council
Approval

**May 13**
Steering Committee 1

**June 6**
Steering Committee 2

**August 1**
Steering Committee 3

**September 11**
Steering Committee 4

Innes
Associates Ltd

# What is a Form-Based Code?
## Current Zoning Ordinance – Large Zoning Districts



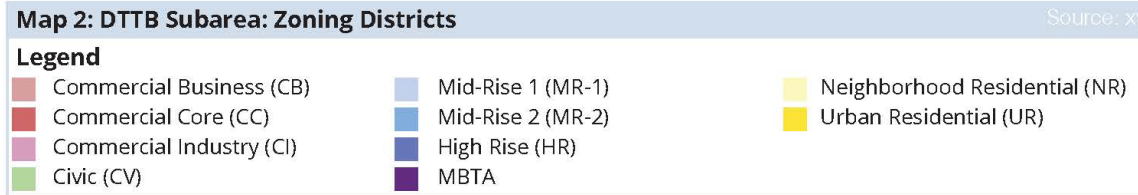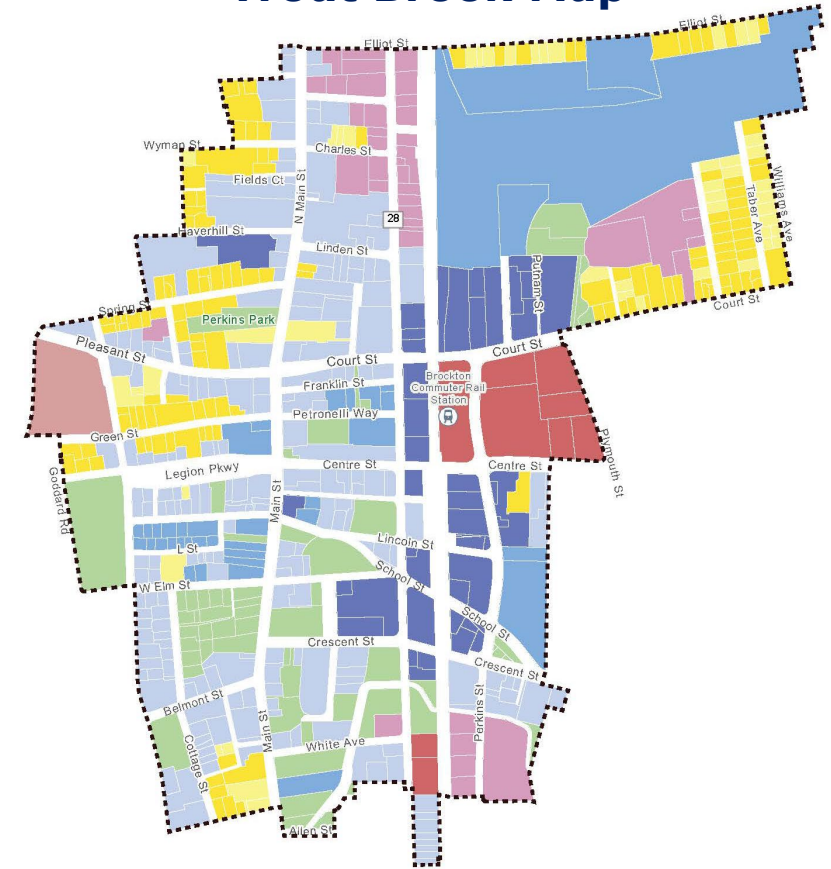City of Brockton - Zoning Map - Section 1

Lovett Brook

# What is a Form-Based Code?
## Future Zoning Map

Districts are more granular and specific – down to the street, block, and even to the parcel.

Districts still govern uses and dimensions, but the focus is on how buildings relate to each other and to the public realm – i.e. the elements important to pedestrians.



**DRAFT Downtown/Trout Brook Map**

**Map 2: DTTB Subarea: Zoning Districts** — Source: xy

**Legend**

- Commercial Business (CB)
- Commercial Core (CC)
- Commercial Industry (CI)
- Civic (CV)
- Mid-Rise 1 (MR-1)
- Mid-Rise 2 (MR-2)
- High Rise (HR)
- MBTA
- Neighborhood Residential (NR)
- Urban Residential (UR)

Innes Associates Ltd

# Form Based Code City-Wide Workshop
## June 13



### 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".
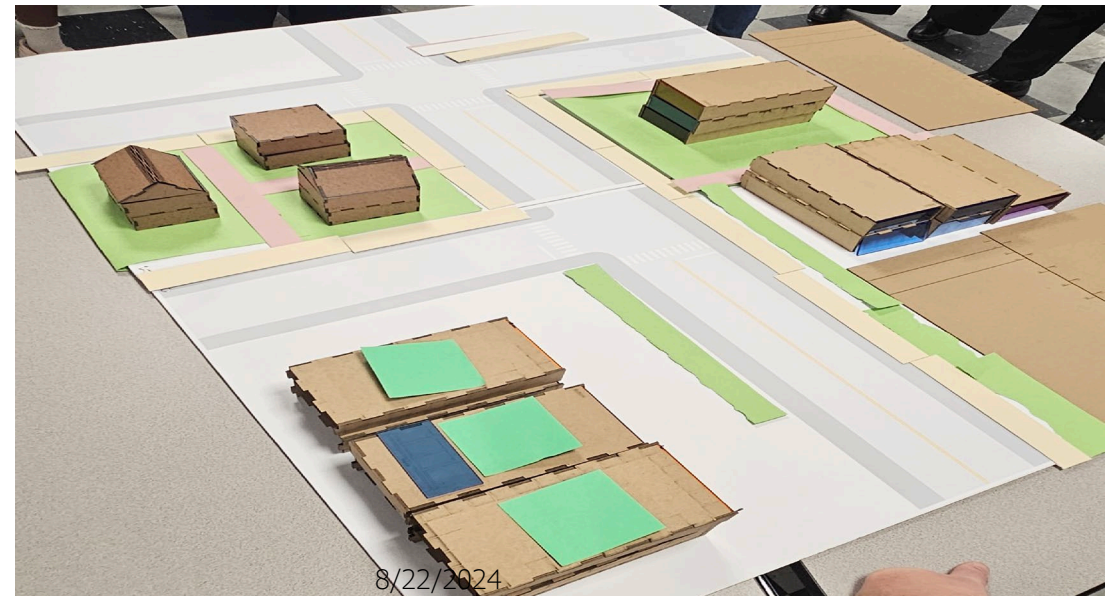
### Walkable Neighborhood

"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".

# Form Based Code. Draft Structure

**Chapter 1: Administrative**

**Chapter 2: Glossary and How To**

**Chapter 3: Brockton's Subareas**

**Chapter 4: Use, Dimensions Standards and Components**

**Chapter 5: Residential Districts**
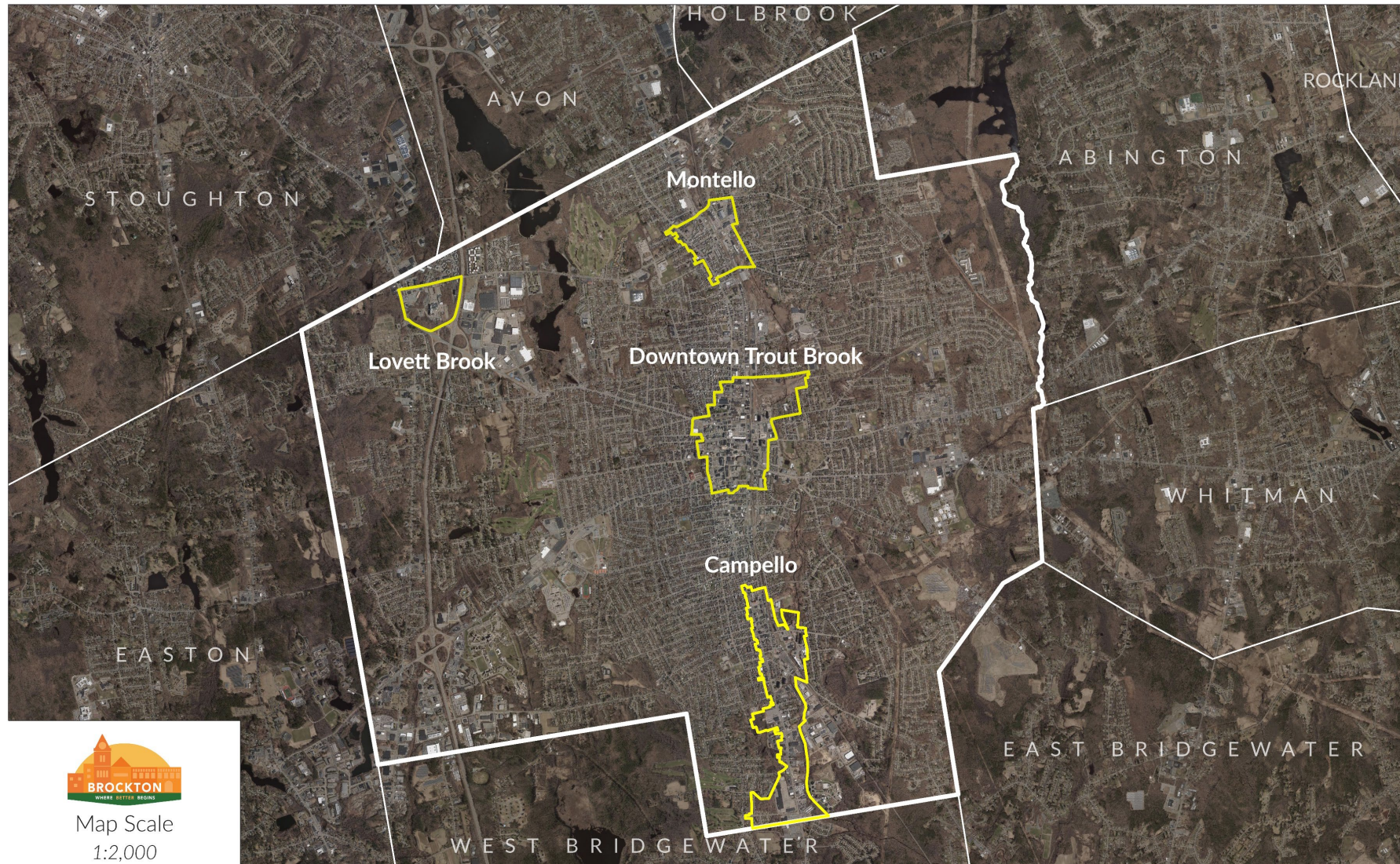
**Chapter 6: Mixed-use Districts**

**Chapter 7: Commercial Districts**

**Chapter 8: Civic District**

**Chapter 9: Building Components**

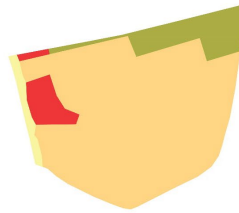**Chapter 10: Development Standards and Design Guidelines**

# Subareas

# Subarea: Lovett Brook

# Building types

## 5.5.9 Row Houses

### Districts in which Building Type is Permitted

| | SR | UR |
|---|---|---|
| Row Houses (6 units) | | Y |

### Definition

A row of at least three (3) single-unit attached dwelling units whos sidewalls are separated from other dwelling units by a fire separation wall or walls, and where each unit has its own at-grade access.

The following images are examples of the Row Houses building type and are intended only for illustrative purposes.

### Building Components Allowed for this Building Type

| | Awning | Entry Canopy | Lobby Entrance | Stoop | Portico | Projecting Porch | Engaged Porch | Balcony | Bay | Dormer | Shed Dormer | Cross Gable | Projecting Gable | Side Wing | Rear Addition | Storefront | Arcade |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Row Houses | P | P | | P | P | P | | | P | P | P | P | | | | | |

---

## 5.5.9 Row Houses

### Lot Dimensions

| | | Min. |
|---|---|---|
| A | LOT WIDTH | |
| | Interior Lot in Sequence | 24 ft |
| | End Lot in Sequence | 39 ft |
| | Min 3 lots | 102 ft |
| B | LOT DEPTH | 80 ft |

### Lot Development

| | | Max. |
|---|---|---|
| C | LOT COVERAGE | 65% |
| | | Min./Ideal |
| D | GREEN SCORE | 0.35 | 0.40 |

### Parking Setbacks

| | | Min. |
|---|---|---|
| E | Primary FRONT SETBACK | 20 ft |
| F | Secondary FRONT SETBACK | 10 ft |

### Building Setbacks

| | | Min. | Max. |
|---|---|---|---|
| A | Primary FRONT SETBACK | 10 ft | 20 ft |
| B | Secondary FRONT SETBACK | 10 ft | 20 ft |
| C | SIDE SETBACK | Min. | |
| | PARTY LOT LINE | 0 ft | |
| | SIDE LOT LINE | 5 ft | |
| D | REAR SETBACK | 20 ft | |

---

## 5.5.9 Row Houses

### Main Mass

| | | Min. | Max. |
|---|---|---|---|
| A | BUILDING WIDTH | 24 ft | 30 ft |
| B | DEPTH | 34 ft | 60 ft |
| | Row Howses in sequence | 3 | 8 |
| C | Story Height | 10 ft | 12 ft |
| | | Max. | |
| D | Number of Stories | 3 | |
| | | Min. | |
| | GROUND STORY Elevation | 2 ft | |
| | FAÇADE Build Out | 60% | |
| | Roof Type | Flat, GABLE, HIP, MANSARD | |

### Façade Composition

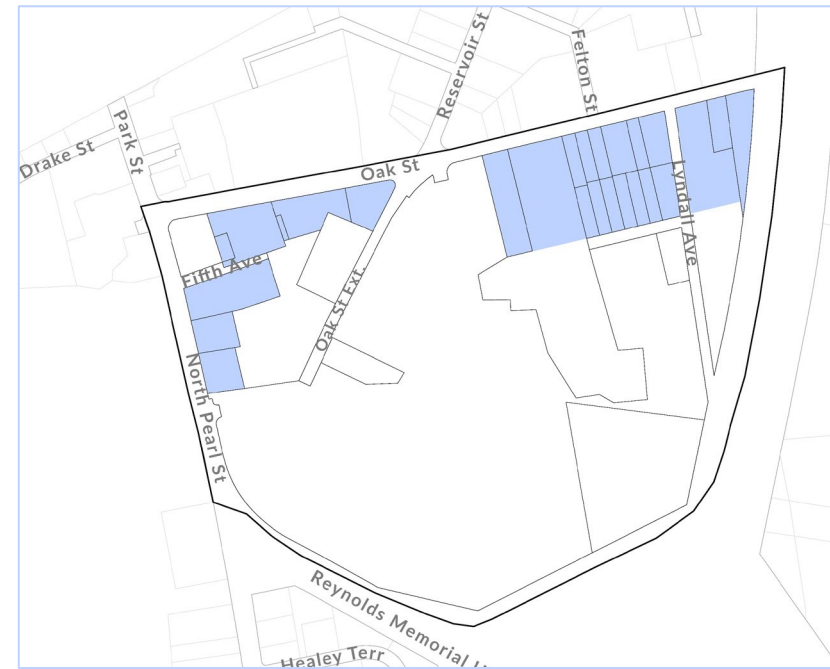| | | Min. | Max. |
|---|---|---|---|
| A | GROUND STORY FENESTRATION | 15% | 50% |
| B | UPPER STORY FENESTRATION | 15% | 50% |
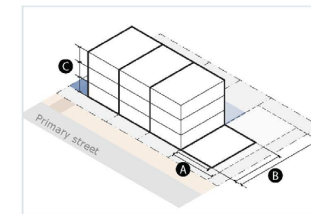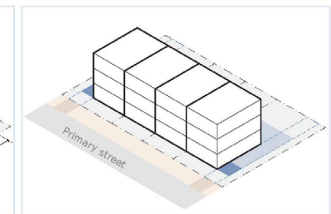
# Mixed-Use District 1

- Apartment/Condo building
- Mixed-Use Building
- Commercial Building
- Civic

Mixed-Use 1
## MX1



Apartment/Condo Building

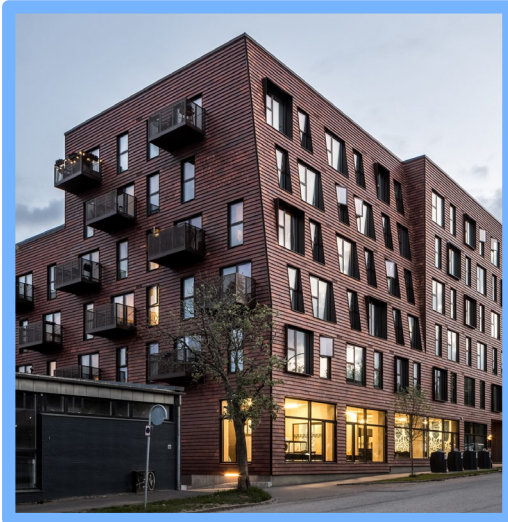Mixed-Use Building

Commercial Building

# Mixed-Use District 2

- Apartment/Condo building
- Mixed- Use Building
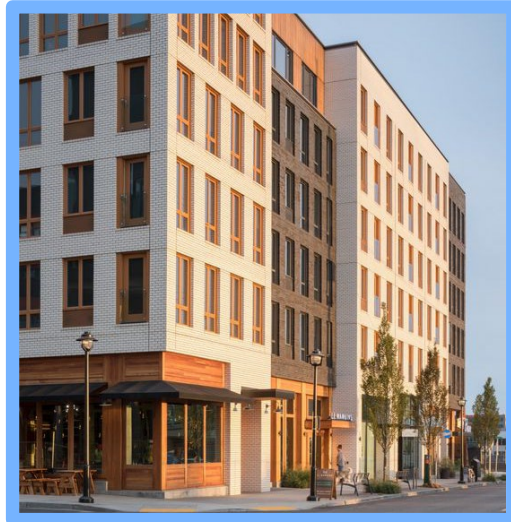- Commercial Building
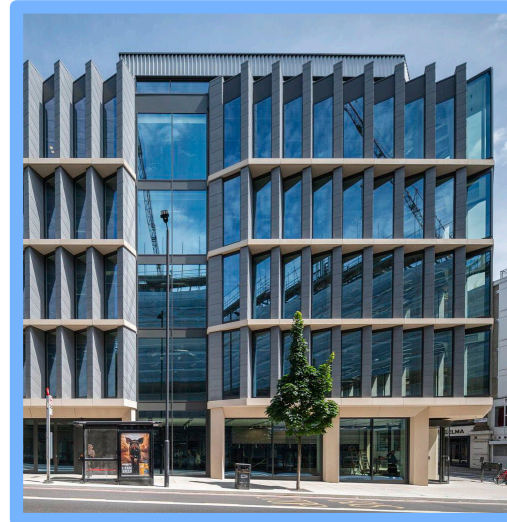- Lab Building
- Civic

Mixed-Use 2

MX2



Apartment/Condo building
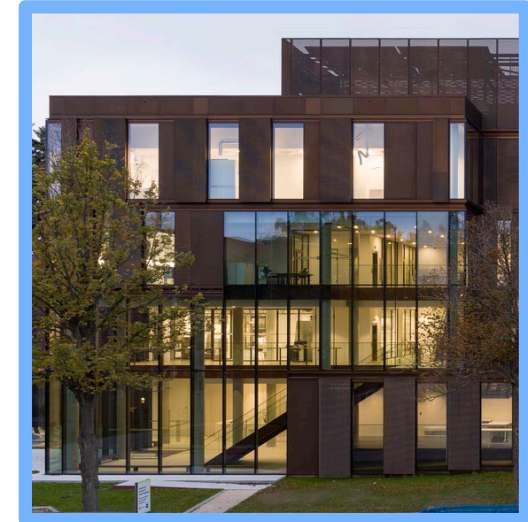


Mixed-Use Building



Commercial Building



Lab Building

# Commercial District

- Box Building
- Strip Commerce
- Accessory Retail
- Civic

Commercial Business

**CB**



### Box building


### Strip Commerce


### Accessory Retail

# Activity Time

❑ Use the stickers and place the building types on the map.

❑ Check the table of uses and give us your feedback.

❑ Incentive Zoning: What amenities would you like to see in this area?

# Plan Process and Timeline

## Wednesday September 11th @ 11am

**Steering Committee Meeting**

**Brockton Public Library Downtown**

**304 Main St**

**Large conference room in the basement**

Meeting info: This meeting will be an opportunity for the steering committee to review the final public draft of Lovett Brook's new Form Based Code before the public meeting and presentation later that month.

## Tuesday September 17th @ 6pm

**Public Meeting and Presentation**

**North Middle School Cafeteria**

**108 Oak St**

Meeting Info: This will be the public presentation of the Form Based Code final draft for Campello, Montello, Downtown, and Lovett Brook before the new code goes before City Council for adoption.

Innes Associates Ltd

# Thank you for your feedback!