

Montello: Form-Based Code

City of Brockton

Neighborhood Meeting #2



Agenda

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

Welcome and Introductions

Steering Committee

Brent Richardson
Cindy Pendergast
Councilor Jack Lally
Councilor Shirley Asack
Greg Belcher
Hayley Palazola
Iolando Spinola
Jairson Barros
Jeff Chrzanowski

Jim Sweeney
Jon Van Kuiken
Mary Waldron
Michelle DuBois
Mike Lambert
Moises Rodrigues
Nathalie Jean

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

Innes Associates

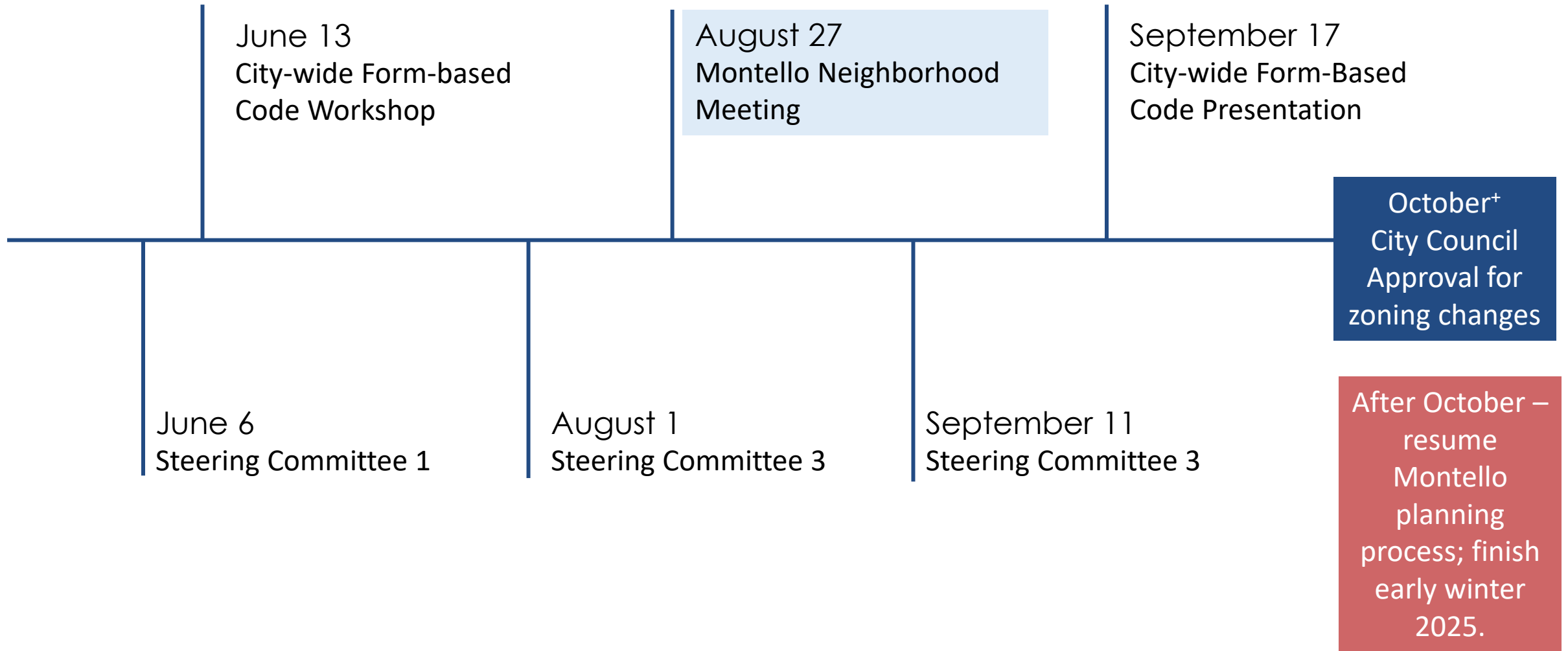
Emily Keys Innes, AICP, LEED AP ND, President
Paula Ramos Martinez, Senior Urban Designer/Planner

OverUnder

Rami el Samahy, Principal

RKG Associates

Plan Process and Timeline: Summer/Fall 2024



Form Based Code City-Wide Workshop

June 13



Walkable 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! “

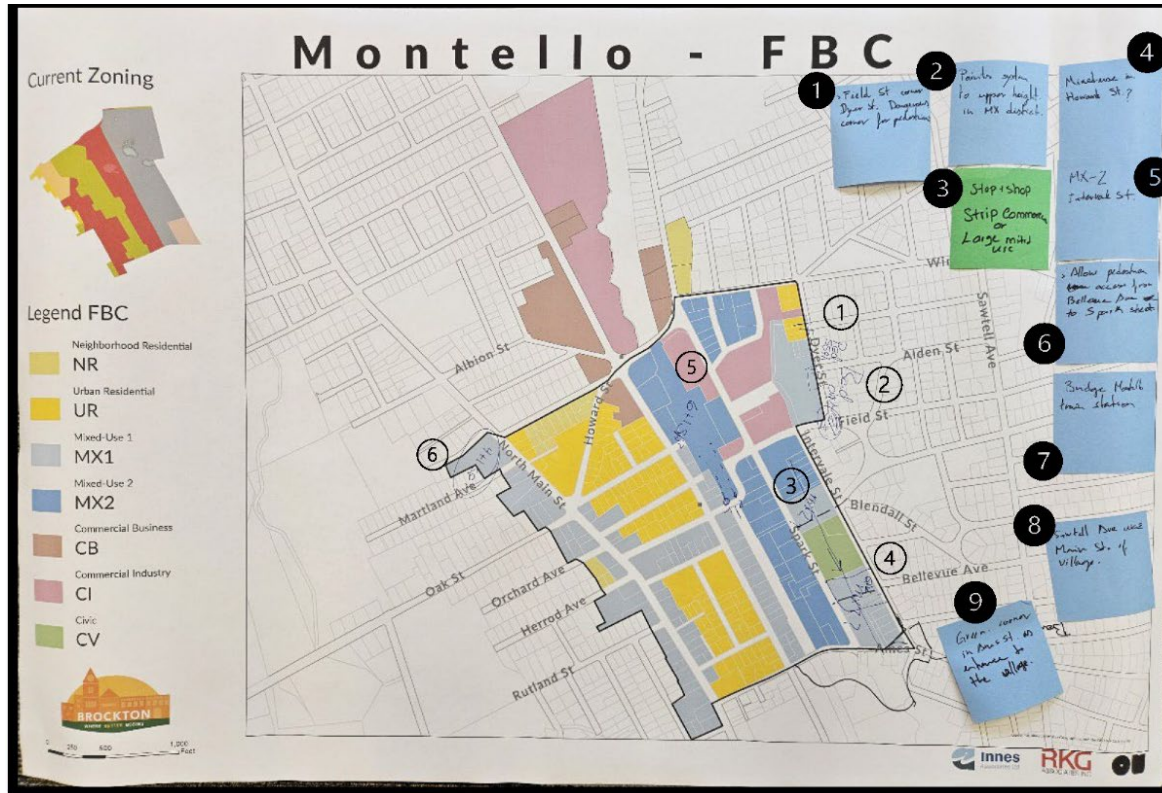
Multi-story Mixed-Use Building

“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”.



Steering Committee

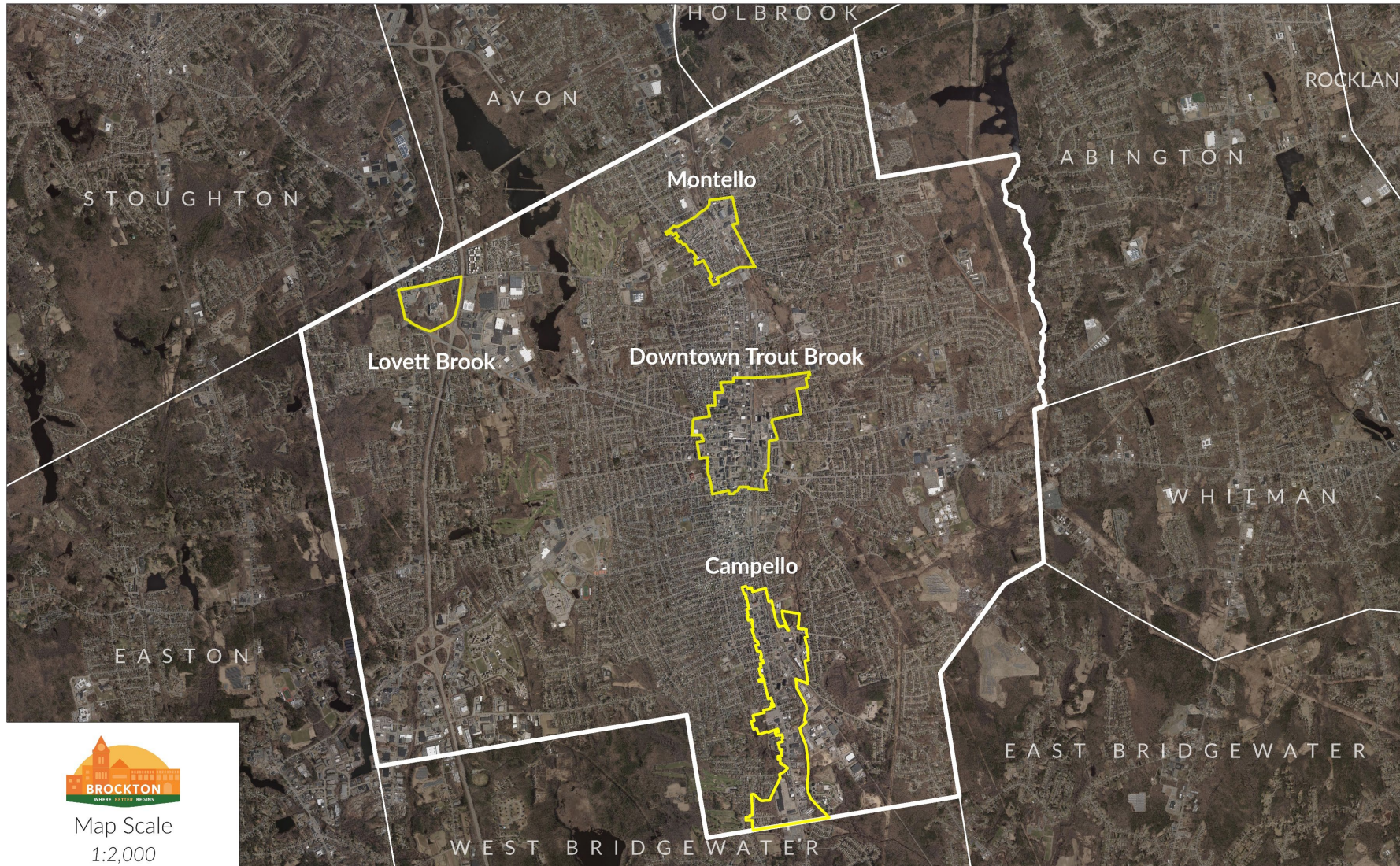
August 1



Concerns and Suggestions:

1. Field St corner / Dyer St – dangerous corner for pedestrians.
2. Points system to increase height in MX district.
3. Stop+Shop. Strip commercial or large mixed-use.
4. Mixed use in Howard St?
5. MX-2 Intervale St.
6. Allow pedestrians access from Bellevue Ave to Spark St.
7. Bridge Montello train station. More pedestrian-oriented connections.
8. Sawtell Ave was Main St of village.
9. Green corner in Ames as entrance to the village.

Subareas



Building types

5. Residential Districts

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 whose sidewalks 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					

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5. Residential Districts

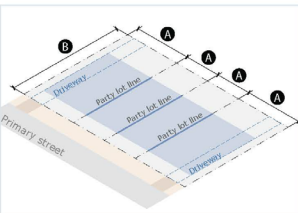
5.5.9 Row Houses

Lot Dimensions		
A	LOT WIDTH	Min.
	Interior Lot in Sequence	24 ft
	End Lot in Sequence	39 ft
	Min 3 lots	102 ft
E	LOT DEPTH	80 ft

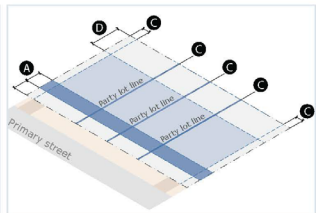
Lot Development		
		Max.
C	LOT COVERAGE	65%
		Min./Ideal
D	GREEN SCORE	0.35 0.40

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



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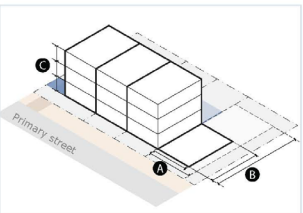
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5. Residential Districts

5.5.9 Row Houses

Main Mass		
		Min. Max.
A	BUILDING WIDTH	24 ft 30 ft
B	DEPTH	34 ft 60 ft
	Row Houses 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%



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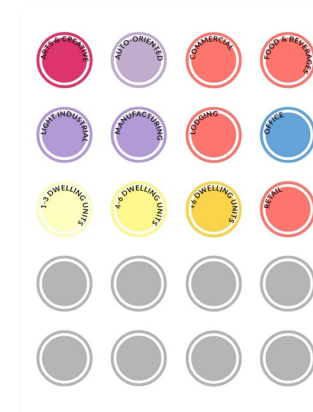
Activity 1: Which building types belong in Montello?



Activity 1-A: Building types



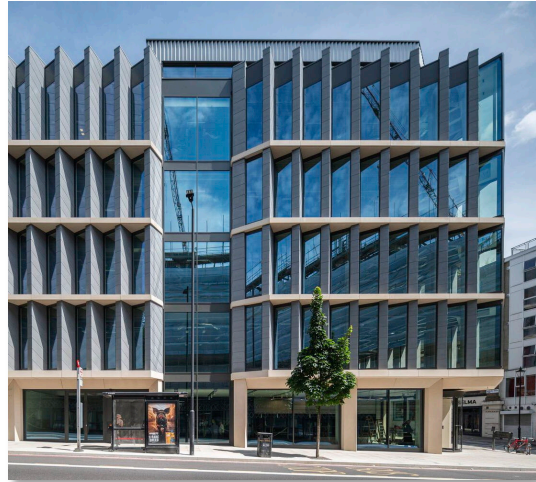
Activity 1-B: Uses



Activity 1: Which building types belong in Montello?



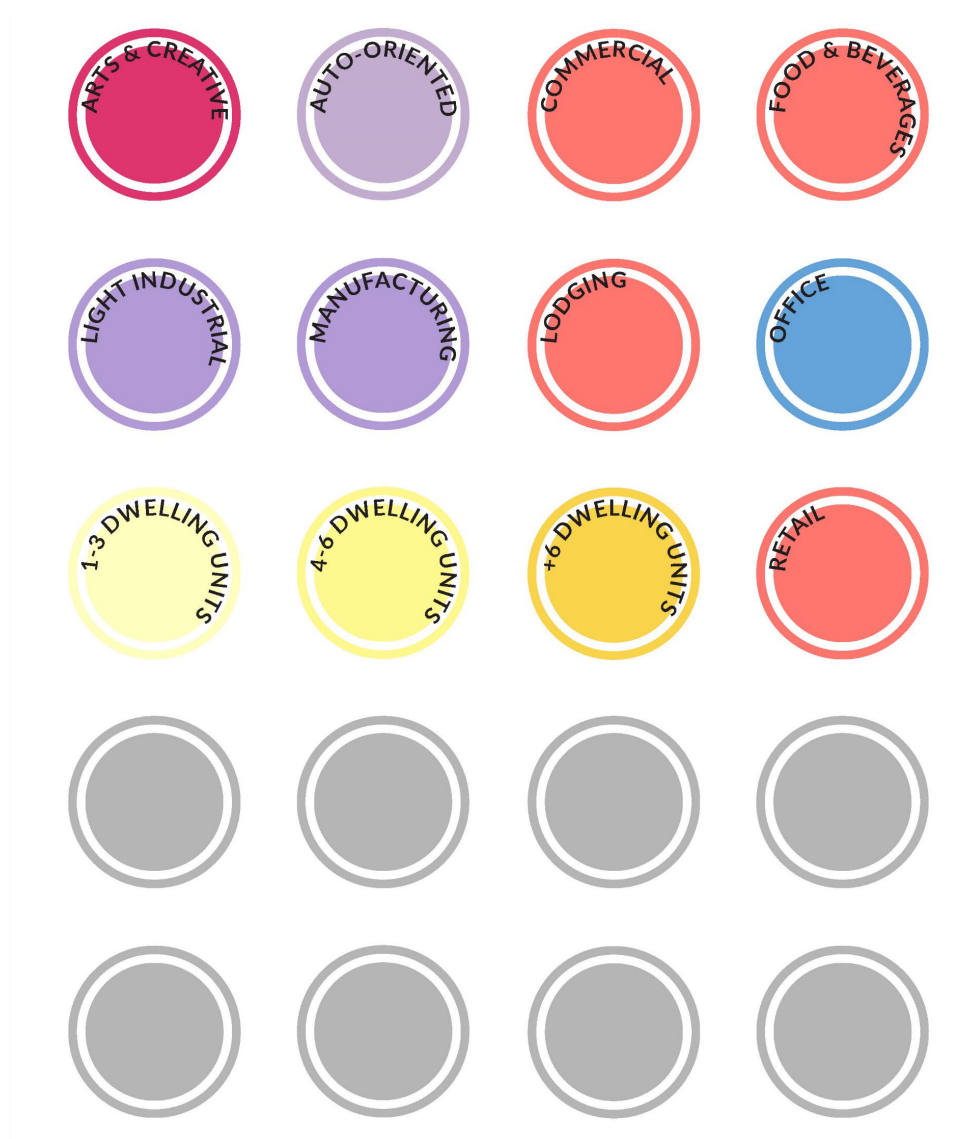
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Activity 1: Which building types belong in Montello?



Activity 1: Which uses belong in those buildings?

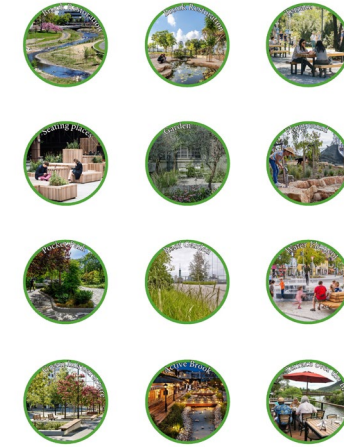


1. Arts & Creative
2. Auto-oriented
3. Commercial
4. Food & Beverage
5. Light Industrial
6. Manufacturing
7. Lodging
8. Office
9. 1-3 Dwelling Units
10. 4-6 Dwelling Units
11. Over 6 Dwelling Units
12. Retail
13. Other (What did we miss?!)

Activity 2: What amenities do you want to see here?



Activity 2: Amenities



Post-it

Activity 2: What amenities do you want to see here?



Activity 2: What amenities do you want to see here?



Plan Process and Timeline

Wednesday September 11th @ 1pm

Steering Committee Meeting

Brockton Public Library Downtown

304 Main St

Large conference room

Meeting info: This meeting will be an opportunity for the steering committee to discuss how the input from today's meeting would fit into public and private actions for the area, including a change to the zoning.

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, Downtown, and Lovett Brook before the new code goes before City Council for adoption.

Thank you for your feedback!