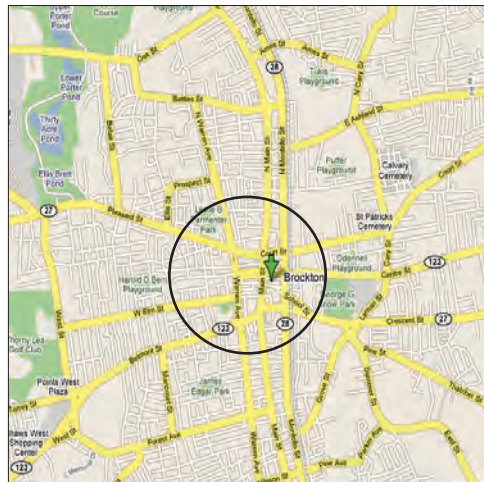


Brockton in the Region



Project Area



Pleasant / Prospect Neighborhood

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CITY OF BROCKTON | Pleasant / Prospect neighborhood Plan (extracts)

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EXECUTIVE SUMMARY

Overview

The Pleasant / Prospect neighborhood of Brockton consists of 13 blocks, a total of approximately 56 acres, adjacent to downtown and within half a mile of City Hall. The housing stock consists of single, double and multifamily units in a variety of traditional architectural styles, set in residentially scaled streets. The streets and sidewalks and some of the housing have been neglected and there are a number of empty lots contributing to a perception of the neighborhood as having seen “better days”. The buildings and streets and trees indicate very strongly however, that only a generation or two ago this was a very attractive place for working- and middle-class residents of Brockton to bring up their families.

At the basis of this report and the recommendations that follow, is the firm conviction that investment in owner occupied housing and critically located street improvements will result in a general enhancement of the neighborhood environment. The purpose of this study is to identify the positive characteristics of existing neighborhood housing, develop new housing types for owner occupation, identify locations for housing infill and to propose streetscape improvements.

Vacant Lots / Potential Uses

There are 45 vacant lots in the neighborhood, mostly in the range of 4,000 to 8,000 square feet. Most of are individual lots on the street, suggesting individual infill housing units. Some lots, if combined, could form a continuous parcel lining an extensive street edge, suggesting the possibility of multiple units or a combined development of housing units. In addition there are lots which might be better developed as park or playground as a neighborhood resource.

Existing House Types

Existing houses are analyzed by *type* (single, double, multifamily units); and by *size* (number of bedrooms). Illustrations are annotated with qualitative evaluations of architectural characteristics.

Zoning Requirements

Current zoning requirements are illustrated, indicating minimum lot size, maximum coverage, setback requirements and parking. While there is a general desire, expressed by the agencies and city leadership as well as residents in the community, to build in the neighborhood in a style and density compatible with the existing fabric,

almost all of the vacant lots developed on those criteria would fail to meet the zoning requirements. Most of the area is zoned R-3 mandating a minimum lot size of 7,500 SF for single family and 10,000SF for two family units, whereas most of the vacant lots are smaller. This suggests the adoption of an overlay district for the neighborhood, allowing the community to meet its objectives without amending the Zoning Ordinance.

Proposed Housing

Three housing models are proposed for *type* (single family and two family) and *size* (2, 3 and 4 bedroom units) within the middle range of existing densities and in accordance with the generally expressed public desire to avoid multi-family ‘project’ type development. The architectural appearance of these units would be left to the developers and their architects.

Houses on the Street

Small-scale improvements to individual lots as viewed from the sidewalk are suggested. The design elements include: curb cuts;

yards and parking spaces; setbacks and front yards; fences and front yards; porches and front doors.

Streetscape

Deficiencies and areas for improvement in the existing streetscape are highlighted. Suggested locations are shown for upgrading sidewalks and lighting and locating public open space such as parks and playgrounds.

Potential Development

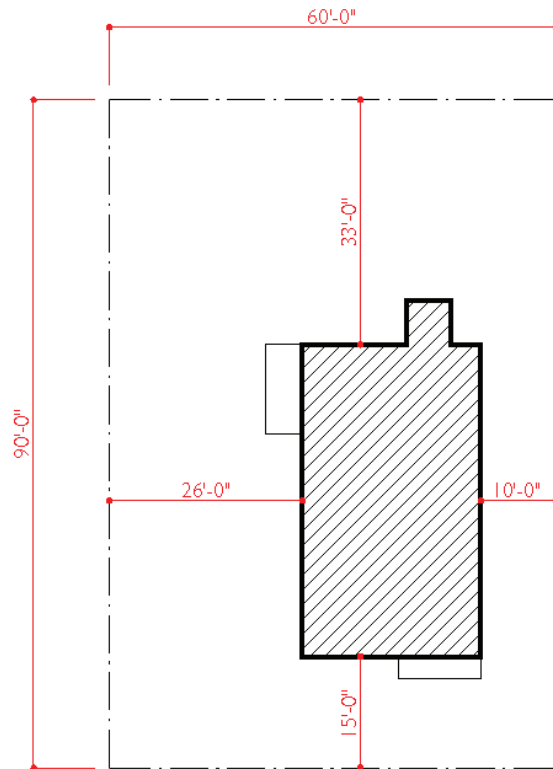
All the vacant lots (as of February 2000) are identified on a map and matrix with proposals for the type of housing units that would be most appropriate for any single lot or combination of lots. The proposal is to start with a few publicly owned lots to test the strategy, forming a sound basis for the successful development of others to follow.

Street Address	52 Turner Street
Assessor's Map #	94
Plot #	05

Steep Roof Pitch (1:1) for Habitable Attic

Small Street Frontage

Simple Additive Form



Chain Link Fencing

Raised Ground Floor

Vertically Proportioned
Double hung Windows

Stone Steps to Front Stoop

BASIC DATA

Plot Size	5400 SF
Floor Plate	1239 SF
Plot Coverage	23%
Unit Size	2154 SF / 2 Units
Density	32 Bedrooms / acre
Date of Construction	1925

Accommodation

Basement	Full
Kitchen/Dining	Kitchen / Dining
Bedrooms	2X2 BR
Bathrooms	2 Full / 1 Full
Entrance	Front Stoop / Side Stoop
Parking	Side Drive / 2 Spaces

DESCRIPTION

Construction

- Wood Frame
- Clapboard Siding
- Double Hung Windows
- Asphalt Shingles

Architectural Character

- Simple Geometrical Form
- Vertically Proportioned Windows
- Elevated Ground Floor
- Two Story Bay Window
- Entry Stoop

Relationship to Site / Street

- Front Entrance
- Short Street Frontage
- Small Fenced Front Lawn

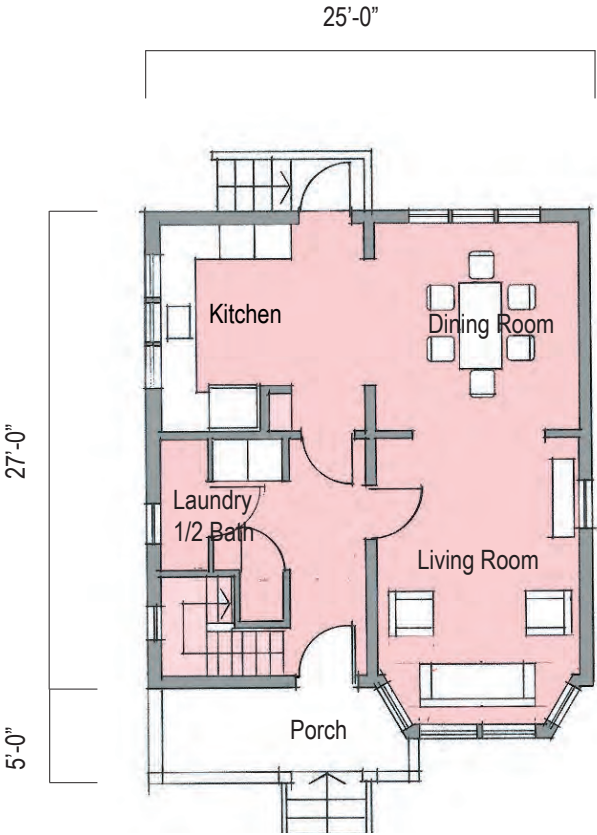
This New England two family house is a two and one half story frame building with front stoop and bay window adding relief and interest to the street facade. Both units have access to the yard. Simple materials and details blend with other neighborhood houses. This model offers good accommodation but tends towards the upper limit in density.

SF1 Single Family Unit

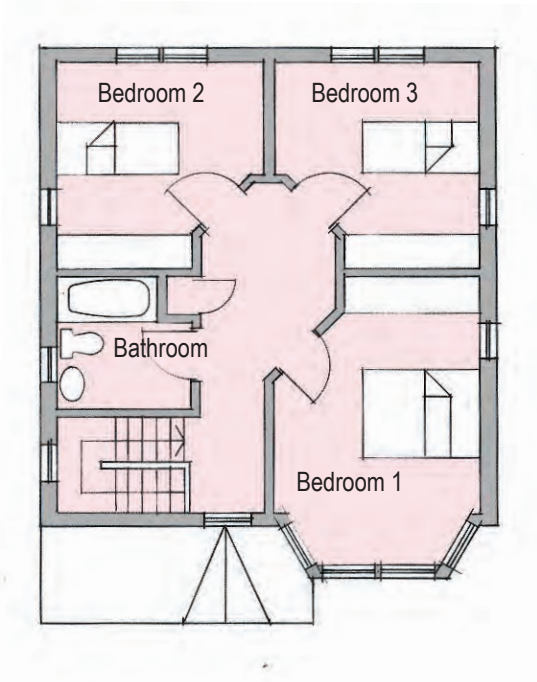
BASIC DATA

Plot Size	min.4,000sf	Accommodation	Basement	Full (not inc. in sf)
Floor Plate	25'x32' (inc. porch)	Kitchen/Dining		Separate
Plot coverage	770sf total	Bedrooms		3 per unit
Unit Size	1,195 nsf	Bathrooms		1.5 per unit
Density	10.6 units/acre	Entrance		Porch
		Parking		2 spaces per unit

DESCRIPTION: Wood frame, shingle roof.
Crawl space standard; full basement optional extra.



FIRST FLOOR



SECOND FLOOR



STREET ELEVATION

SF1 Single Family Unit

SF2 SingleFamily Unit with Apartment

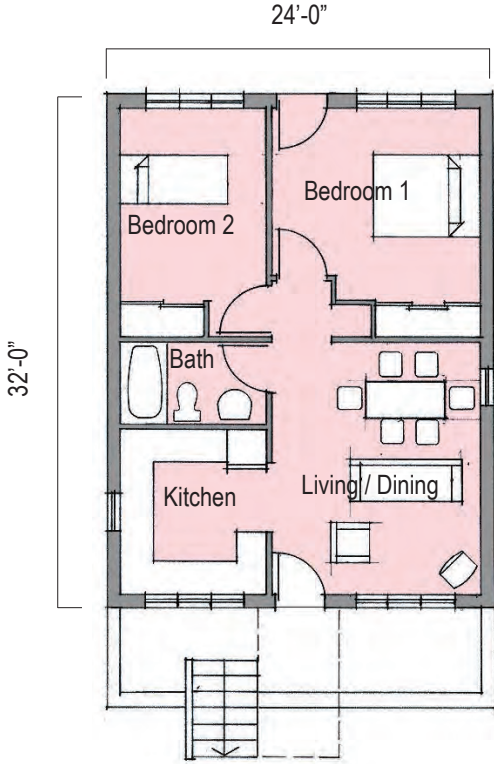
BASIC DATA

Plot Size	min.6,000sf
Floor Plate	24'x32' + 6' area
Plot coverage	912sf total
Unit Size - 3BR	1320sf
Unit Size - 2BR	660sf
Density	14 units/acre

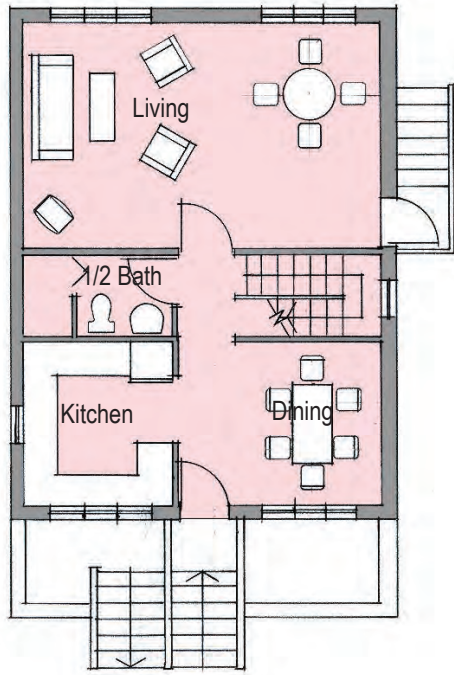
Accommodation

Basement	None
Kitchen/Dining	Separate
Bedrooms	3BR (upper) 2 BR (lower)
Bathrooms	1.5(upper) 1 (lower)
Entrance	Upper / Lower
Parking	2+1 spaces/unit

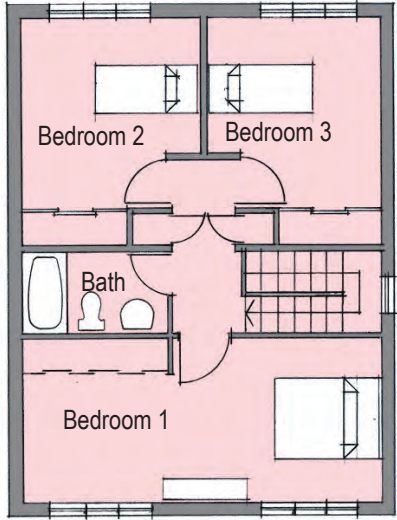
DESCRIPTION: Wood frame, shingle roof.



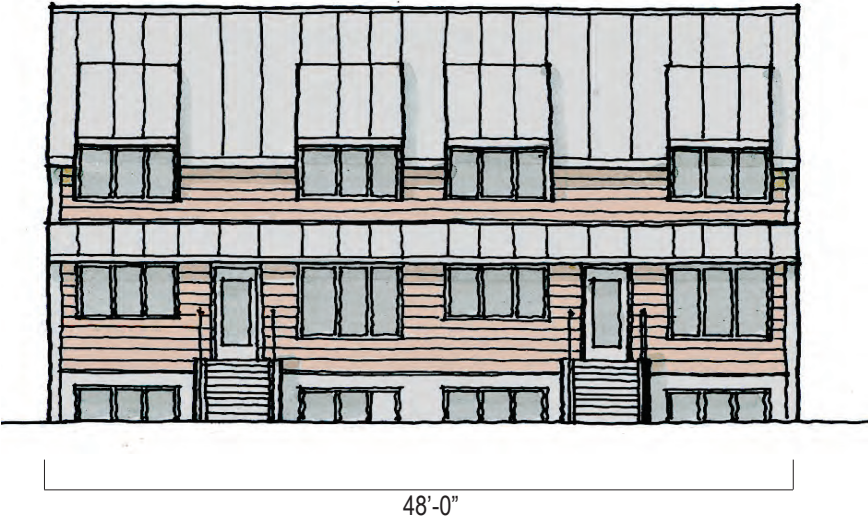
GARDEN APARTMENT - 2 BEDROOM



STREET APARTMENT FIRST FLOOR



STREET APARTMENT SECOND FLOOR



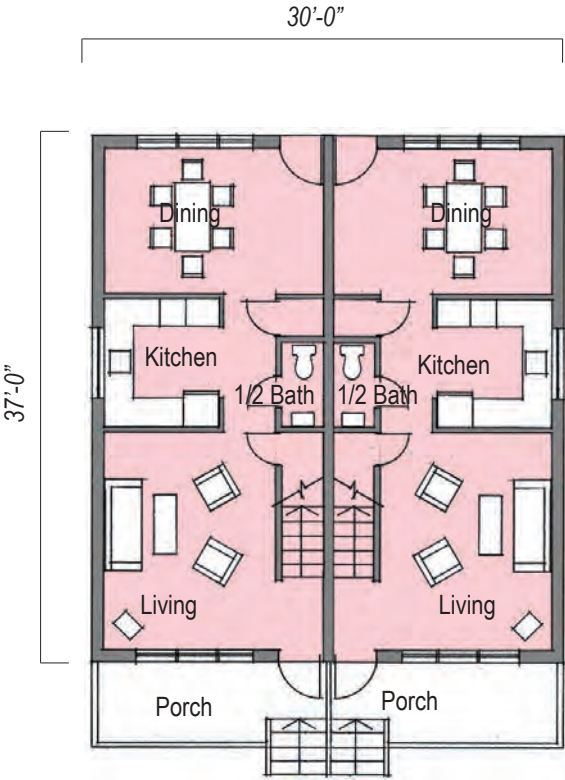
STREET ELEVATION - TWO SF2 UNITS COMBINED

SF2 SingleFamily Unit with Apartment

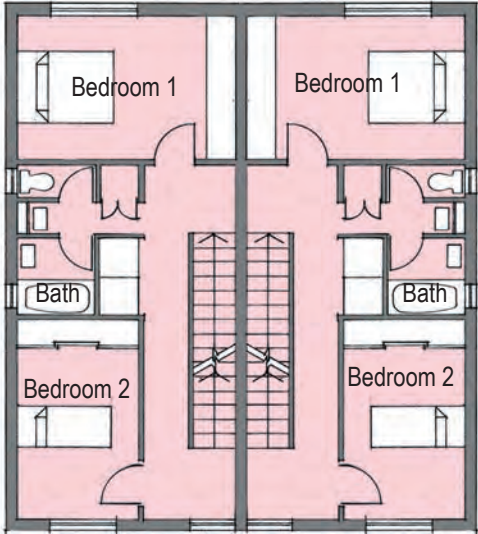
2F Two Family Unit

BASIC DATA		Basement	Full (not inc. in sf)
Plot Size	min. 8,500sf	Kitchen/Dining	Separate
Floor Plate	30' x 37'	Bedrooms	4 per unit; 8 total
Plot coverage	1,110sf total	Bathrooms	1.5 per unit
Unit Size	1,436sf / unit	Entrance	Separate / Porch
Density	10 units/acre	Parking	2 spaces per unit

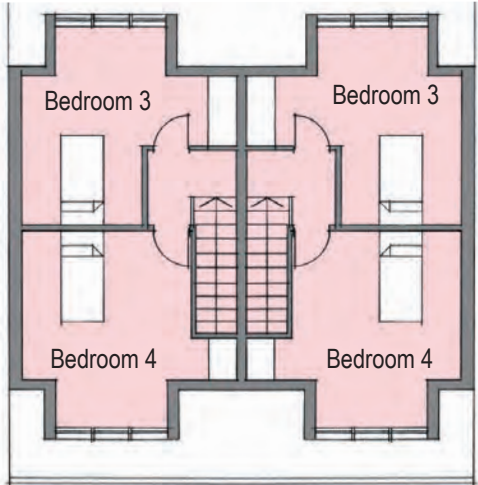
Accommodation
DESCRIPTION: Wood frame, shingle roof.
 Crawl space standard; full basement optional extra.



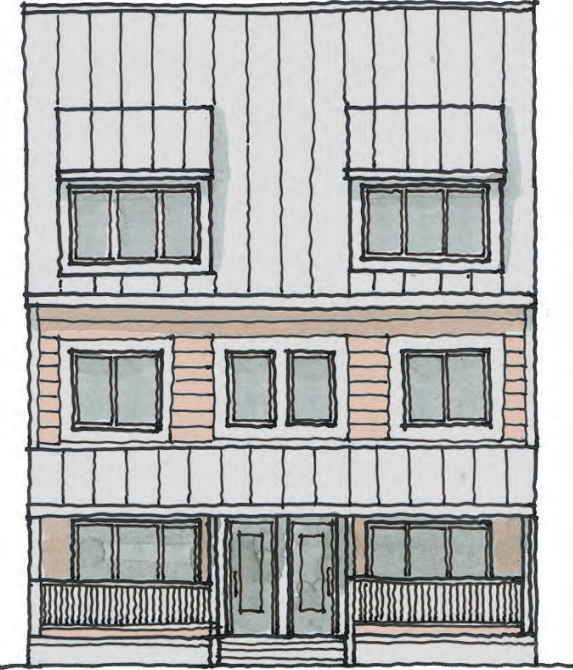
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



STREET ELEVATION

2F Two Family Unit



Corner Lot - Potential Recreational Area



Multiple Lots - Potential Housing



Abandoned Building - Rehabilitation versus demolition



Occupied Buildings

Vacant Lots and Buildings



Large Parcel - Potential Light Industrial



Corner Lot on Main Street - Potential Retail / Commercial / Institutional



L LIGHTING
Throughout / Walnut Avenue
 Existing cobraheads provide inadequate lighting.
 Residents prefer well lit streets.

O OVERHEAD WIRES
Throughout
 Unsightly power lines and utility poles block views and impair growth of street trees.



T TREES *Throughout*
 Trees improve street appearance but require maintenance.
 Poor pruning beneath powerlines causes deformity / dead branches.



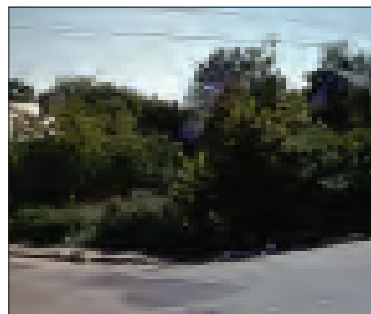
C SIDEWALKS *Falmouth / Walnut Avenue*
 Some streets lack curbing or sidewalks. Utility poles and trees obstruct passage. Asphalt paving is deformed and uneven. Some existing curbs require reseating. Striping and curb cuts are required at each intersection.

A ACCESSIBILITY *Throughout*
 Accessible ramps required at each intersection. Utility poles and trees obstruct passage. Uneven paving obstructs accessible path.

P ON-STREET PARKING
Falmouth, Walnut Avenue
 Vehicles parked on the street obstruct pedestrian traffic.

R RESTRICTED PARKING
N. Warren, Walnut St, Haverhill St.
 Narrow streets or heavy traffic prohibit all parking or permit parking on one only one side of the street.

S SIGNAGE *Throughout*
 Numerous streets and intersections lack directional and location signage.





Street Lighting, Tree Planting, Furniture



- Sidewalks
- Lighting
- Landscaping
- Public Open Space
- Traffic Calming



Traffic Calming, Accessible Curb Cuts, Paving



