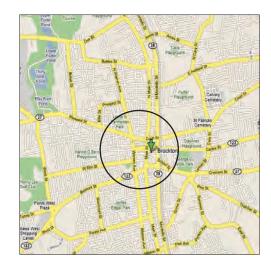
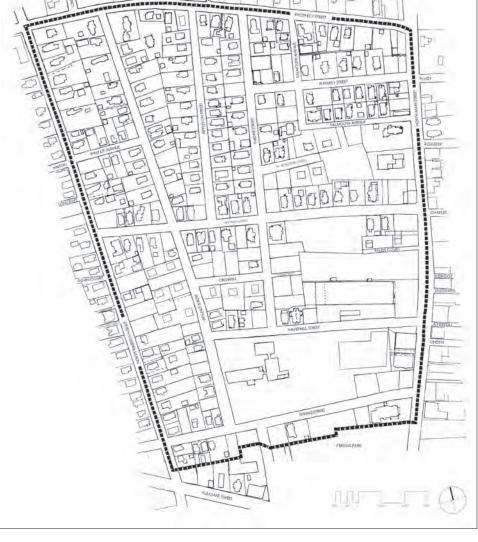


Brockton in the Region



Project Area



Pleasant / Prospect Neighborhood

### TABLE OF CONTENTS

- 1 EXECUTIVE SUMMARY
- 2 INTRODUCTION and OVERVIEW
- 2 Existing Housing
- 4 Proposed Housing Types
- 6 Streetscape
- 7 Development

### HOUSING

- 9 Vacant Lots / Potential Uses
- 10 Existing House Types
- 10 Single Family
- 13 Two Family
- 16 Multifamily
- 19 R-3 Zoning Requirements
- 20 Proposed Housing
- 20 SF1 Single Family
- 21 SF2 Single Family with Apartment
- 22 2F Two Family
- 23 Houses on the Street

# STREETSCAPE

- 24 Existing Conditions
- 25 Street Improvements

# DEVELOPMENT

- 26 Potential Development Map
- 27 Potential Development Matrix

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

# TABLE OF CONTENTS

#### **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;

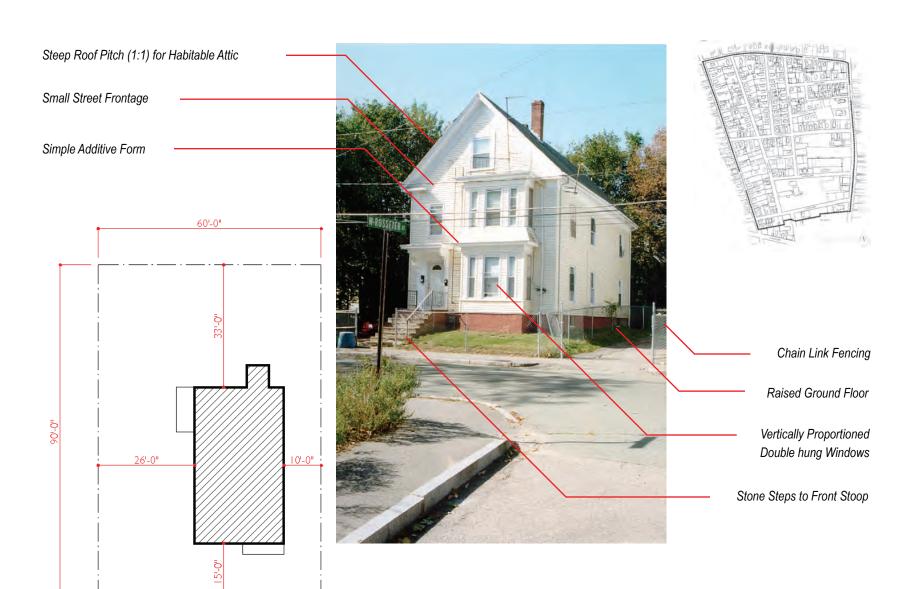
yards and parking spaces; setbacks and front yards; fences and front yards; porches and front doors.

### 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

#### 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

### Accomodation

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 Charachter

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

Entry Stoop

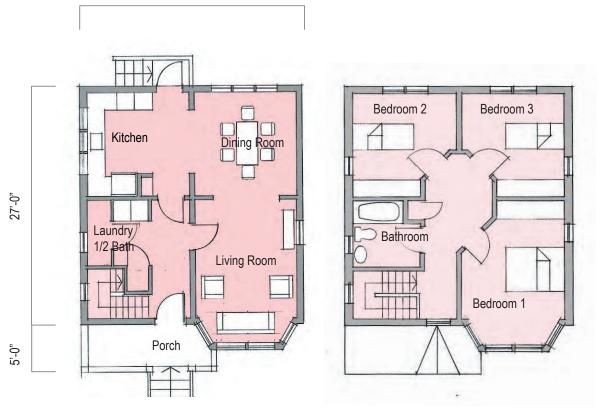
### Relationship to Site / Street

Front Entrance Short Street Frontage Small Fenced Front Lawn

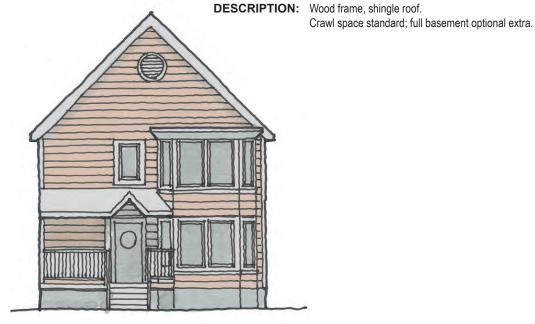
This New England two family house is a two and one half story frame building with front stoop and bay window adding relief and interest to the street facade. Both units have access to the yard. Simple materials and details blend with other neighborhood houses. This model offers good accommodation but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

# SF1 Single Family Unit

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



25'-0"



STREET ELEVATION

SF1 Single Family Unit

FIRST FLOOR

SECOND FLOOR

# SF2 SingleFamily Unit with Apartment

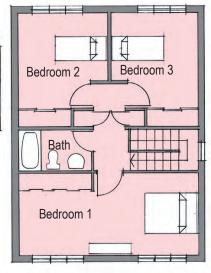
#### **BASIC DATA** Accommodation Basement None Kitchen/Dining Separate Plot Size min.6,000sf 3BR (upper) Floor Plate 24'x32'+ 6' area Bedrooms 912sf total 2 BR (lower) Plot coverage Unit Size - 3BR 1.5(upper) 1320sf Bathrooms 1 (lower) Unit Size - 2BR 660sf Upper / Lower Density 14 units/acre Entrance 2+1 spaces/unit Parking

**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 Kitchen/Dining Plot Size min.8,500sf Bedrooms Floor Plate 30' x 37' Bathrooms Plot coverage 1,110sf total Entrance Unit Size 1,436sf / unit Parking Density 10 units/acre

Separate 4 per unit; 8 total 1.5 per unit Separate / Porch 2 spaces per unit

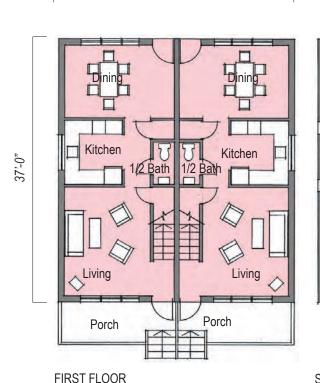
Full (not inc. in sf)

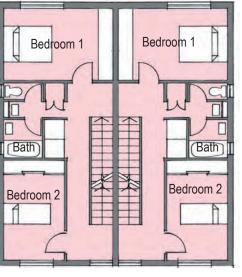
Accommodation

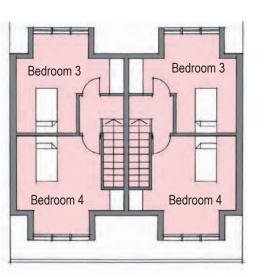
**DESCRIPTION:** Wood frame, shingle roof.

Crawl space standard; full basement optional extra.

30'-0"







STREET ELEVATION

THIRD FLOOR SECOND FLOOR

2F Two Family Unit



Corner Lot - Potential Recreational Area



Multiple Lots - Potential Housing



Abandoned Building - Rehabilitation versus demolition



Occupied Buildings





Large Parcel - Potential Light Industrial



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





# LIGHTING

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

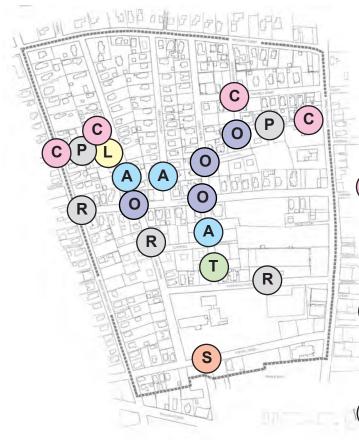


### **OVERHEAD WIRES**

Throughout Unsightly power lines and utility block views and impair growth of street trees.

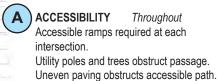


TREES Throughout Trees improve street appearance but require maintenance. Poor pruning beneath powerlines causes deformity / dead branches.





**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.





# **ON-STREET PARKING**

Falmouth. Walnut Avenue Vehicles parked on the street obstruct pedestrian traffic.





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



# 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.









Street Lighting, Tree Planting, Furniture











Traffic Calming, Accessible Curb Cuts, Paving



Traffic Calming



PLOT DATA TAG STREET ADDRESS	MAP#	PLOT#	FRONTAGE	LOTAREA	OWNER		IG STANDARDS Lot area SF Ma	x. Height	Min. Frontage	Front Setback	Side Setback	Rear Setback	30% Coverage	Car Spaces	<b>DEVELOPN</b> Unit Type	# Bedrooms	Total	Comments
A.1 Walnut Street A.2 Walnut Street A.3 N. Warren Avenue A.4 N. Warren Avenue	47 47 47 47	19 21 164 168	62 65 56 66.44	6,735 5,449 5,710 6,545	Private Private Private City	R-3 R-3 R-3 R-3	10,000 10,000 10,000 12,000	45 45 45 45	100 100 100 100	20 20 20 20	10 10 10 10	25 25 25 25 25	3,000 3,000 3,000 3,600	4 4 4 6	SF2 SF1 SF1 SF2	2+3BR 3 BR 3 BR 2+3BR	5 BR 3 BR 3 BR 5 BR	
<ul> <li>B.1 Falmouth Avenue</li> <li>B.2 W. Rosseter Street</li> <li>B.3 Falmouth Avenue</li> <li>B.4 N. Main Street</li> <li>B.5 W. Rosseter Street</li> <li>B.6 W. Rosseter Street</li> <li>B.7 Turner Street</li> <li>B.8 Turner Street</li> <li>B.9 Wyman Street</li> </ul>	94 94 94 94 94 94 94 94	13 16 18 147 2 1 11 19 22	80.43 32.5 66 30.98 40 60.9 57.07 67.4 60	6,150 2,530 5,940 33,393 4,103 4,693 5,114 6,066 5,940	Private City Private Private Private Private Private Private Private City	R-3 R-3 R-3 R-3 R-3 R-3 R-3	10,000 10,000 14,000 10,000 10,000 10,000 10,000	45 45 45 45 45 45 45	100 100 - 100 100 100 100	20 20 35 20 20 20 20	10 10 20 10 10 10 10	25 25 50 25 25 25 25 25	3,000 3,500 3,500 3,000 3,000 3,000 3,000	4 8 4 4 4 4	SF2 - SF1 2F 2F included SF1 SF2 SF1	2+3BK - 3 BR 4+4 BR 4+4 BR - 3 BR 2+3BR 3 BR	3 BR 8 BR 8 BR 8 BR 5 BR 3 BR 5 BR 3 BR	Expand into right-of-way Merge with neighbor Landlocked - potential park ?
C.1 Turner Street C.2 Turner Street C.3 Turner Street C.4 Turner Street C.5 Turner Street C.6 Wyman Street	93 93 93 93 93	23 23-A 24 25 26 5	67.5 61.25 86.5 51.65 54 359.05	8,775 8,767 6,989 4,476 7,189 49,664	BHA BHA City City City BHA	C-2 C-2 C-2 C-2 C-2 R-3	42,000	45	0	20	20	50	10,500	36	4x2F included included included included 18F	8X4BK - - - - 12x2BR; 6x3B	32BK - - - - - BR42BR	C.1 through C.5 combined offers potential multifamily (owner and rental) to define edge to Turner Street Multifamily defines edge to
D.1 Haverhill Street D.2 N. Main Street D.3 N. Main Street D.4 N. Main Street	93 93 93 93	18 138 139 140	60 161.72 87.07 43.54	3,930 81,893 44,867 20,319	Private Private Private Private	C-2 C-2 C-2 C-2	0 0 0 0	60 60 60	0 0 0	20 20 20 20	20 20 20 20	0 0 0	0 0 0	0 0 0	- - -	:	- - -	Wyman Micro Wire site
E.1 N. Main Street E.2 Spring Street E.3 Spring Street E.4 Spring Street E.5 Spring Street	93 92 92 92 92	133 9 8 7 2	77.99 50 95.5 74.2 200	4,966 5,143 6,076 6,900 15,860	Private Private Private Private	C-2 C-2 C-3 C-3 C-3	0 0 0 0	60 60 60 60	0 0 0 0	20 20 0 0	20 20 0 0	0 0 0 0	0 0 0 0	0 0 0 0	SF1 SF1 SF2 2F	3 BR 3 BR 3 BR 2+3 BR 4x4 BR	3 BR 3 BR 5 BR 8 BR	Retail / Commercial / Residential
F.1 Spring Street F.2 Walnut Street F.3 Walnut Street F.4 Walnut Street F.5 N. Warren Avenue F.6 N. Warren Avenue F.7 N. Warren Avenue F.8 Wyman Street	93 93 93 93 93 93 93 93	84 1A 2-2 2-1 171 173 174 12-1	43 52 50.43 51.22 66.45 66 66.68 49.35	4,824 4,185 4,147 4,110 8,728 8,712 7,340 4,219	City City BHA BHA Private Private Private Private	K-3 R-3 R-3 R-3 R-3 R-3 R-3	10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000	45 45 45 45 45 45 45 45	100 100 100 100 100 100 100 100	20 20 20 20 20 20 20 20 20	10 10 10 10 10 10 10	25 25 25 25 25 25 25 25 25	3,000 3,000 3,000 3,000 3,000 3,000 3,000 3,000	4 4 4 4 4 4 4	SF1 SF1 SF1 SF1 2F SF2 SF2 SF2 SF1	3 BK 3 BR 3 BR 3 BR 4+4 BR 2+3 BR 2+3 BR 3 BR	3 BR 3 BR 3 BR 3 BR 8 BR 5 BR 5 BR 5 BR 3 BR	Youth Build project combining sites
G.1 Crowell Street G.2 Haverhill Street G.3 Turner Street G.4 Walnut Street G.5 Walnut Street G.6 Wyman Street	93 93 93 93 93 93	3 15 4 23-1 25 8	56.4 64 55 55 59.4 50	5,158 5,031 5,500 5,258 4,275 5,000	Private City Private Private City Private	R-3 R-3 R-3 R-3 R-3 R-3	10,000 10,000 10,000 7,500 10,000 10,000	45 45 45 45 45 45	100 100 100 100 100 100	20 20 20 20 20 20 20	10 10 10 10 10 10	25 25 25 25 25 25 25	3,000 3,000 3,000 2,500 3,000 3,000	4 4 4 2 4	SF1 SF1 SF1 SF1 SF1	3 BR 3 BR 3 BR 3 BR 3 BR 3 BR	3 BR 3 BR 3 BR 3 BR 3 BR 3 BR	
P.1 Crowell Street P.2 Walnut Street P.3 Waverly Street	93 47 94	4 8 9	55 71.45 25	5,508 3,148 5,314	Private Private BRA	R-3 R-3 R-3									PARK PARK PARK	- - -	:	