

**Downtown Brockton Development Strategy**  
**Updated June 1, 2012**  
**Brockton Redevelopment Authority**

This development strategy is a summary of the actions which the Brockton Redevelopment Authority (BRA) has undertaken or coordinated to improve Brockton's Downtown. This strategy is so named as it represents the current actions the BRA and the City are supporting, which are in progress or proposed in the Downtown. Some of these projects were recommended in previous plans prepared for the City, others are the results of projects initiated by the Redevelopment Authority, and others were proposed by other City agencies, private developers and businesses. The work on these projects would not be possible without the support and assistance from Mayor Linda Balzotti, the Brockton Planning Department, Brockton 21<sup>st</sup> Century Corporation, and the Brockton Parking Authority. The goal of this strategy is to revitalize downtown Brockton and make it a lively, active, and safe destination for all residents of the City and the region. This is the second release of this strategy the first was in December 2011.

New or Updated

Active

Completed

### **Private Development**

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## **Private Development**

### W.B. Mason (59 Centre Street)

Overview: W.B. Mason's world Headquarters is located at 59 Centre Street, a five story brick building. The WB Mason building is undergoing a renovation and expansion project. Construction began in December of 2011 on improvements to the roof and exterior of the building.

Status: Interior renovations will begin soon and will include renovation and conversion of storage space on the fourth and fifth floors into office space which will allow them to add a significant number of employees over the next few years.

### Station Lofts (124 Montello St.)

Overview: This project is a historic rehabilitation of a vacant brick mill-style building in Brockton's downtown, one block away from City Hall. This \$8.2 million project would create 25 loft 1- and 2-bedroom style units within a block from the downtown train station. This project is now only waiting for funding from MassDevelopment for brownfield remediation funds.

Developer: Capstone Communities LLC

Approved by Planning Board: 4/5/11

Status: This project received a Department of Housing and Community Development award of housing tax credits and soft debt in May and is now almost fully funded. The project also received \$1.1 million in state historic rehabilitation tax credits. The developer is beginning to prepare final design and construction documents. Unit construction could begin by September of 2012 and be available for occupancy in June of 2013.

### The Residences at Centre and Main (Enterprise Block)

Overview: This \$100 million downtown project includes the rehabilitation of two historic buildings, new mixed-use construction, and a 326-space public parking garage. Overall, the project creates 212 residential units and 70,000 SF of commercial space. This development is in the heart of Brockton's downtown and is also located a block from the train station.

Developer: Trinity Financial

Approved by Planning Board: 8/2/11

Status: In October Trinity received \$300,000 in Historic Tax Credits and is expected to submit an application for the next round of Workforce Housing Tax Credits which will be in the fall of 2012.

### Brockton Neighborhood Health Center (63 Main St.)

Overview: A four floor, 24,347 sq. ft. addition (\$11.5 million) to the existing 65,100 SF health center building is under construction. This project will allow the Health Center to offer additional medical services to its clients and hire an additional 40 employees. After this project is completed there will be two months of renovations to portions of the existing building.

Approved by Planning Board: 8/2/11

Status: Construction of the new addition began October, 2011 and is to be completed by the end of August, 2012. Renovations to the existing building will occur during September and October 2012.

### Scheibe Building (86 Lincoln Street)

Overview: This property is located on Commercial Street across from the central post office and within a block of the train station and Brockton Area Transit's intermodal center. The owner/developer is planning to rehabilitate this four story former mill building into 35,000 SF of commercial space.

Developer: Brophy & Phillips Co.

Status: This development received \$500,000 in Historic Tax Credits in August 2011 and an additional \$300,000 in October. Work on the exterior of the building including new windows and repointing of the brick will begin in the fall of this year.

## **Public Investment**

### Streetscape improvements

The City is working on three separately identified streetscape improvement projects located in the Downtown area. First, the City received a \$2 million federal earmark for downtown roadway and streetscape improvements. The City has contracted with BSC Group for design and engineering services relative to this project. This project will focus on streetscape improvements on Main Street, from Allen Street north to Pleasant Street, as well as possible reconstruction of a portion of Center Street if funds allow. **The first required design level of plans (25% design drawings) have been submitted to Mass DOT for review.**

Secondly, Brockton has received \$1.5 million for streetscape improvements in the Governor's supplemental budget, which will be utilized to complement the scope of the federally funded streetscape project. This is the MassWorks "Lighting the Way to Downtown" project. These funds will be used to construct lighting, drainage, sidewalk, and roadway improvements beneath the downtown train overpasses, and includes the repaving of a portion of Commercial Street. This project will improve the connections between the two sides of Downtown which are separated by the elevated MBTA commuter rail corridor. **This project has begun with repaving of a portion of Commercial Street and will continue this summer with the other road and lighting work.**

The third streetscape project involves changing the signalization in a two block portion of Main Street to allow for two way traffic. BSC Group has evaluated the intersections on this portion of Main Street and determined the project feasible. This recirculation project will allow for the discontinuance of a portion of E. Elm Street and VFW parkway to allow for the expansion and reconstruction of the City Hall Plaza project. The redesign process for City Hall Plaza will begin in the summer of 2012. Once the design is complete and construction funds are secured for the plaza project, the city will apply for MassWorks funding for this roadway project.

### EPA Hazardous Site Assessment

The City received a \$200,000 EPA grant for hazardous site assessments. The City's environmental consultant, TRC, has conducted Phase I assessments on five City-owned parcels and three privately-owned parcels, and a hazardous building survey on the City-owned Corcoran

Building. TRC then completed Phase II assessments on two of the City-owned parcels and developed a cleanup plan for the Corcoran Building.

### Brownfield Support Team

Brockton had a Brownfield's Support Team (BST), which was an initiative that brought together MassDEP, the Executive Office of Housing and Economic Development (EOHED), and MassDevelopment. The goal of the team was to help determine and address the problems that impede the redevelopment of contaminated properties. The Team completed an inventory of Brownfield properties in Brockton's downtown and in the Campello neighborhood, as well as oversaw the EPA Hazardous Site Assessment Grant.

### Montello Street Parking Lot

Adjacent to the Corcoran building on Montello Street there is an old city owned parking lot. The EPA Brownfield's assessment determined that there are some old underground storage tanks on this lot. The BRA, the Brockton Parking Authority, and the Brockton Planning Department are working together to secure a Grant from MassDevelopment to remove these tanks. Once removed, the parking lot will be reconstructed by the Parking Authority. The rebuilt parking lot will support the redevelopment of the Corcoran building, and serve as additional parking for the library and the south end of downtown. A portion of this site contains a covered over section of the Salisbury River. The BRA will then work on a design for the daylighting of the river and construction of a park at this end of the property.

### Salisbury River Park Expansion

The BRA is currently designing two new parks located along the Salisbury River. The largest is the former Ralsco site located at the intersection of Warren Avenue and Bartlett Street. The second is a small pocket park located at the corner of Main and Allen Streets. Once designed, these parks will be constructed as funding becomes available. Additionally the city is seeking funding sources to daylight a City owned section of the river between Montello Street and the rail road tracks. This would allow for a ½ acre expansion of the park encompassing more than 250' of riverfront on a portion of the Montello Street Parking lot site. The BRA will also continue to meet with abutting property owners to the river concerning possible acquisition of land for the expansion of the park.

### Former BAT bus station shelter and sign removal

This project cleaned up the former Brockton Area Transit bus terminal plaza on Maple Avenue. The old bus shelters and signage have been removed, broken and missing concrete pavers have been repaired, the landscaping was improved and the plaza power washed. This project was funded with CDBG funds and is now completed. The Brockton Parking Authority also repaired and replaced the lighting in this area.

### City Hall Plaza

The City has been approved by the Gateway Cities Park Program under the Executive Office of Energy and Environmental Affairs to receive assistance with the redesign and reconstruction of City Hall Plaza. The City will work with Program's architects on a redesign of the plaza around City Hall which was approved by City Council as a city park last year. The amphitheatre and Fireman's Memorial will remain. The goal of this project is to reconstruct City

Hall Plaza to establish a beautified central public space that is able to host large civic events. Recently approved State funding will allow the design process with start this summer and construction may begin the summer of 2013 or 2014.

## **Other Municipal Programs**

### City Windows and Public Art Program

The BRA is funding a new City Windows project. This spring the project began displaying many historic photographs of downtown Brockton in several vacant storefronts. These large reproductions were taken from the Stanley Bowman collection housed at Stonehill College. In July, artwork from primarily local Brockton artists will be installed at other locations in the downtown.

### Zoning Changes

An initial set of zoning changes for the downtown commercial zone have been written and submitted to City Council. These changes are designed to eliminate uses which would be detrimental to downtown development and property values, and add uses that would be desirable (i.e. brewpubs).

### Outdoor Café Ordinance

An Outdoor Café Ordinance being drafted and submitted to City Council in the next few months. This Ordinance will allow city sidewalks and plazas to be utilized by restaurants for outdoor seating. There are several locations in the downtown where this Ordinance could be applied.

### Parking Garage

The City has finalized a contract with the Department of Housing and Urban Development for a Section 108 Loan. This \$2.6 million Loan was approved in the summer of 2011. The loan will be used to fund \$1.6 million in improvements to the city garage, \$ 500k for small business loans, and \$ 500k for housing rehabilitation. Construction documents for the garage renovation project are currently being completed.

### Façade Program

The Brockton Redevelopment Authority in coordination with the Brockton 21<sup>st</sup> Century Corporation runs a Façade Improvement Program. This program although not restricted to the downtown has provided funding to many projects in the area. For example in the two blocks between the Library and the District Court three projects have renovated nine storefronts and five other downtown projects have also been completed. Additional projects have been approved and several businesses are on a waiting list.