

Brockton Redevelopment Authority

50 School Street, 2nd Floor
Brockton, MA 02301

Trout Brook Redevelopment District: RFI/Q Questions & Responses

3/8/2023

<u>Questions</u>	<u>Responses</u>
<p>1. The RFI indicates that the City is preparing a form-based code for downtown and Trout Brook and that it will support the necessary building forms envisioned in the Preferred Plan. However, according to the Urban Renewal Plan, the planned single-family residential area at the east will be rezoned to R-2, while the multi-family area along Court Street will be rezoned to R-3. The R-3 zone permits 3 stories and 45 feet. Will this be the maximum height limit for all residential or mixed-use residential buildings on the site, or might building heights be increased, for example to 5 stories / 65 feet, as part of the form-based code?</p>	<p>The City wants to work with prospective developers with regard to zoning. Most of their work is focused on Downtown. The work done around the Trout Brook site will be flexible enough to allow multiple appropriate uses and zone out nuisance uses. The current zoning does not reflect the potential maximum height limits. The BRA and City are willing to work with development partners to strategize on maximizing new height allowances through proper City Process.</p>
<p>2. Is there support for reducing the residential parking ratio below 2 spaces per unit, given the proximity to the commuter rail & downtown? This would help lower development costs and help cater to households who can take advantage of the transit proximity.</p>	<p>The City has already reduced the parking requirement for Smart Growth projects and intends to continue this practice for all new zoning districts in Downtown District and Trout Brook Redevelopment District.</p>
<p>3. The AUL1 restriction (https://eeaonline.eea.state.ma.us/EEA/fileviewer/Default.aspx?formdataid=0&documentid=435372) precludes Residential use as a blanket category. However, the Urban Renewal Plan (as adopted by City Council 2020, page 44, https://drive.google.com/file/d/1PZDGTAPtsRf96wYUr</p>	<p>The BRA and City are open to amending the Urban Renewal Plan. Any proposed amendments will be held until the BRA has selected a developer partner. The BRA is aware that the single-family</p>

<p>Cnu-GODWehnNBI2/view) states that residential is permitted. Is this a mistake?</p>	<p>housing east of Trout Brook contradicts the AUL. Additionally, a developer may be willing to undertake further remediation at its expense.</p>
<p>4. The RFI notes that CSX objects to single family residential on the eastern portion of the Preferred Plan. Is this because the location within AUL1 implies a permanent restriction on all types of housing? If certain parcels encumbered by AULs were able to be remediated to an appropriate degree, could upper-floor housing be permitted here and elsewhere on the site, or is the housing restriction permanent?</p>	<p>The housing restriction is not permanent. The site could be remediated further and that would require an AUL. The mixed-use areas along Court Street are not covered by the AUL. The current AUL prohibits housing, but in partnership with a selected developer a strategy can be established to properly remediate the intended needs of the development scheme.</p>
<p>5. Are there any goals for affordable housing, such as percent of units?</p>	<p>Currently, there are no affordable housing goals.</p>
<p>6. Have there been any estimated costs for the environmental cleanup?</p>	<p>At this time, the BRA is establishing means to provide additional information on any environmental clean-up figures. Shortlisted respondents will have the opportunity to work with the BRA to strategize on additional environmental information needed.</p>
<p>7. May we contact the BRA's environmental consultant?</p>	<p>The BRA does not currently have an LSP under contract.</p>
<p>8. Is there a rough timeline for review of the RFI/Q submissions and short-listing developers? When does the BRA expect to issue the RFP?</p>	<p>The BRA expects to shortlist developers within 60 days after responses. The BRA will do its best to be as efficient as possible to provide decision letters in a timely manner. The RFP is anticipated to be issued in Summer 2023.</p>
<p>9. Do the BRA and/or the City expect to take the lead on grant applications, or would they prefer that the</p>	<p>The City and the BRA will take the lead where its appropriate.</p>

<p>designated developer coordinate the grant writing process?</p>	<p>In some circumstances, it will be appropriate for the developer to lead the grant application. W The funding source can dictate the preferred applicant on the development team. The BRA anticipates working with the development partner on funding.</p>
<p>10. Will the BRA provide translation services for public meetings or is the designated developer expected to do so?</p>	<p>The BRA typically does not provide translation services for public meetings. The BRA follows HUD process for public meetings.</p>
<p>11. Are Phase I reports available for any of the non-CSX acquisition parcels?</p>	<p>The BRA does not currently have any Phase I reports available for the proposed non-CSX acquisition parcels.</p>
<p>12. Are topographic survey plans for the study area available in CAD format?</p>	<p>No</p>
<p>13. Please confirm that a cover page and table of contents will not be counted in the 10-page limit.</p>	<p>A cover page and table of contents are NOT counted toward the page limit.</p>