

MAY 09

CAMPELLO NEIGHBORHOOD PLAN



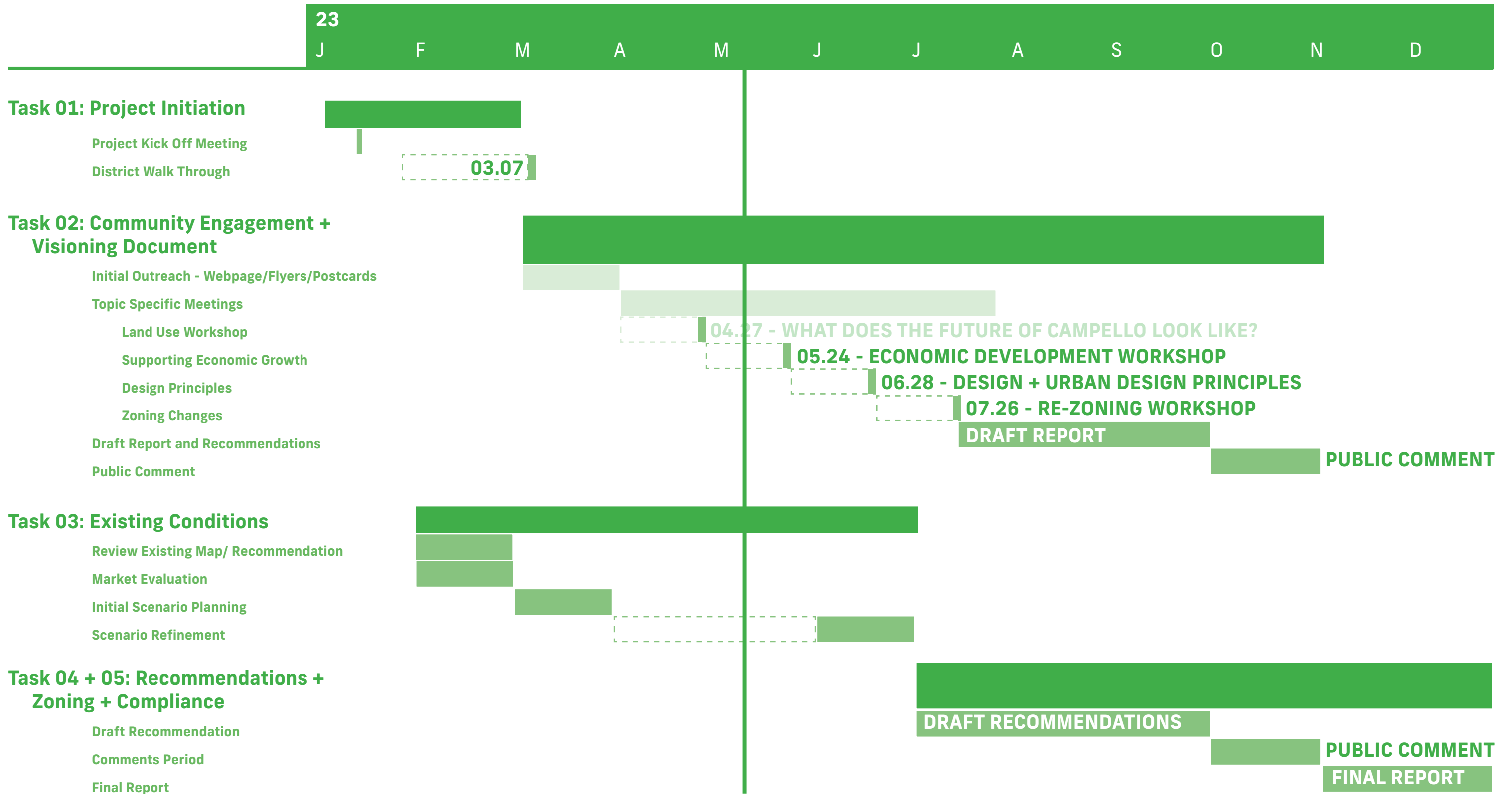
Steering Committee

Brockton MA



CAMPELLO COMPLETE NEIGHBORHOOD

Project Schedule - Where we are



APRIL 26 WORKSHOP SUMMARY



What does the future of Campello look like?

CAMPELLO COMPLETE NEIGHBORHOOD

PARTNERS

Campello Partnership- Steering Committee

Mark D'Agostino, Councilor Ward 3
Susan Nicastro, Councilor Ward 4
Karla Rogers, Cape Cod Café
Jonathan Jamoulis, Cape Cod Café
George Brickhouse, D2BG/Campello resident
Patricia Jackson, BRA
Mike Lambert, BAT
Tom Thibeault, Brockton Housing Authority
Cynthia Pendergast, NeighborWorks
Mary Waldron, OCPC
David Vincent, MassHIRE/Developer
Rob May, City of Brockton
Evan Sears, City of Brockton
Shareefah Mapp, Resident
Paul Umano, City of Brockton
Iolando Spinola, Resident
Ruth Moore, Resident
Marvens Francois, Resident

City of Brockton

Rob May, Director of Planning and Economic Development
Evan Sears, Planner
John Fay, Planner III

Massachusetts Housing Partnership

Christine Madore, Senior Development Manager

Studio Luz Architects

Hansy Better Barraza, Principal
Sophie Nahrman, Project Manager + Community Engagement Liaison
Joshua Ssebuwufu, Designer

Innes Associates

Emily Innes, Principal

RKG Associates

Eric Halvorsen, Principal

MISSION

The goal is to develop consensus of what the **future of Campello looks like** to be incorporated in the Neighborhood Plan and inform strategies for Zoning.

Community Engagement

Personal Voice Response Visualizations

What land uses would you like to see here?

OUT OF 28 PARTICIPANTS THAT ATTENDED THE IN-PERSON COMMUNITY WORKSHOP

11 **FOOD / RESTAURANT**

SIX -National on 10th
Calgary, CA

10 **RETAIL / GROCERY**

Meny Supermarkets
Norway
Household

7 **INDUSTRIAL FOOD+BEV**

Alamo Brewing Co
San Antonio
TX

6 **MUSEUM**

MFA
Boston, MA

3 **MUNICIPAL USE**

City Hall
New Hope, MN

3 **HEALTHCARE/URGENT CARE**

Mass General
Danvers, MA

3 **SENIOR CARE**

The Summit
Spokane, WA

8 **ARTIST/ MAKER**

NYSCI Design Lab
Corona NY
Situ Studio

8 **RECREATION**

Learning Landscapes
Denver, CO
Design Concepts

7 **COMMUNITY**

WIL Library
Japan

5 **RESIDENTIAL**

PowerHouse
Philadelphia

4 **CHILDCARE /YOUTH**

Vivvi Early Learning
New York, NY

2 **OFFICE SPACE**

Co-work Space
Munich, Germany

1 **POLICE/ FIRE STATION**

Engine 33 and Ladder 15
Boston, MA

4 **CHAIN RETAIL**

Target
Rick Wilking/Reuters

4 **RETAIL/ PROFESIONAL**

Aesop
Washington D.C.

2 **SINGLE FAMILY HOUSING**

Single Family Housing
Cambridge, MA, USA

1 **OPEN SPACE**

Paris Street Playground
East Boston, MA

Community Engagement

Personal Voice Response Visualizations

What land uses would you NOT like to see here?

OUT OF 28 PARTICIPANTS THAT ATTENDED THE IN-PERSON COMMUNITY WORKSHOP

13 INDUSTRIAL/ AUTO



Schaeffer Auto Body Repair
Missouri

4 SINGLE FAMILY HOUSING



Single Family Housing
Cambridge, MA, USA

2 INDUSTRIAL FOOD+BEV




Alamo Brewing Co
San Antonio

1 FOOD / RESTAURANT



SIX -National on 10th
Calgary, CA

2 OFFICE SPACE




Co-work Space
Munich, Germany
Arlor Parkett

1 RECREATION



Learning Landscapes
Denver, CO

4 BAR / CLUB



Del Campo Dance
Sacramento, CA

2 MUNICIPAL USE



City Hall
New Hope, MI

1 LAND FILL



Landfill
Lexington, MA

5 DISPENSARY



Native SunCannabis Dispensary
North Attleborough, MA

2 CHILDCARE /YOUTH



Vivvi Early Learning
New York, NY

1 POWER PLANT



South Boston Power Plant
South Boston, MA

4 CELL PHONE COMPANY



AT&T
Boston, MA

1 BIGBOX



Big Box

2 CHURCH



Old South Church
Boston, MA

1 INDUSTRIAL WASTE



Industrial Waste

3 RETAIL/ PROFESIONAL



Aesop
Washington D.C.
Clare Cousins

3 RESIDENTIAL



PowerHouse
Philadelphia
USA

3 CHAIN RETAIL



Target
Rick Wilking/Reuters

3 COMMUNITY



WIL Library
Japan

3 PUBLIC STORAGE



Public Storage
Boston, MA

3 LIQUOR STORE




Avondale's
Avondale's
Avondale Liquor Store
Chicago, IL

What density would you like to see here?

OUT OF 28 PARTICIPANTS THAT ATTENDED THE IN-PERSON COMMUNITY WORKSHOP


15 MODERATE DENSITY
DETACHED/ ATTACHED
3-4 STORIES



MAIN ST
Woodstock VT

- ✓ Creates more housing, more affordable housing.
- ✓ Opportunities for first floor commercial along Main St.
- ✓ Incentivise redevelopment of challenged properties.
- ✓ Increased property taxes to the City.
- ✓ Opportunity to support job growth.
- ✓ More opportunity to negotiate public benefits.
- ✓ Retaining Existing Character of the Area

6 LOW DENSITY
DETACHED BUILDINGS
1-2 STORIES



WASHINGTON ST
Jamaica Plain, Boston, MA

- Creates more housing, more affordable housing.
- ✓ Opportunities for first floor commercial along Main St.
- ✓ Incentivise redevelopment of challenged properties.
- ✓ Increased property taxes to the City.
- ✓ Opportunity to support job growth.
- ✓ More opportunity to negotiate public benefits.
- ✓ Retaining Existing Character of the Area

5 MEDIUM DENSITY
ATTACHED BUILDINGS
5+ STORIES



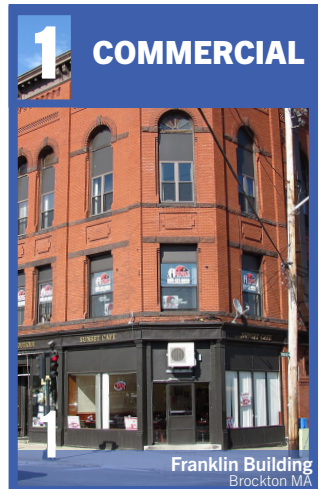
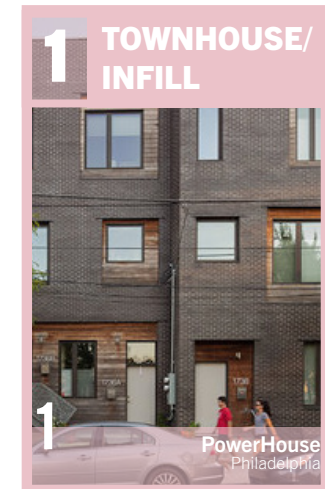
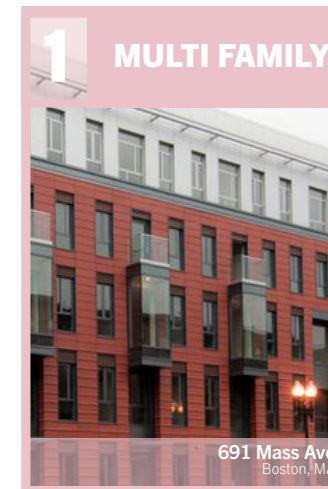
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- ✓ Increased property taxes to the City.
- ✓ Opportunity to support job growth.
- ✓ More opportunity to negotiate public benefits.
- Retaining Existing Character of the Area

Community Engagement

Personal Voice Response Visualizations

What character should Campello have?

OUT OF 28 PARTICIPANTS THAT ATTENDED THE IN-PERSON COMMUNITY WORKSHOP

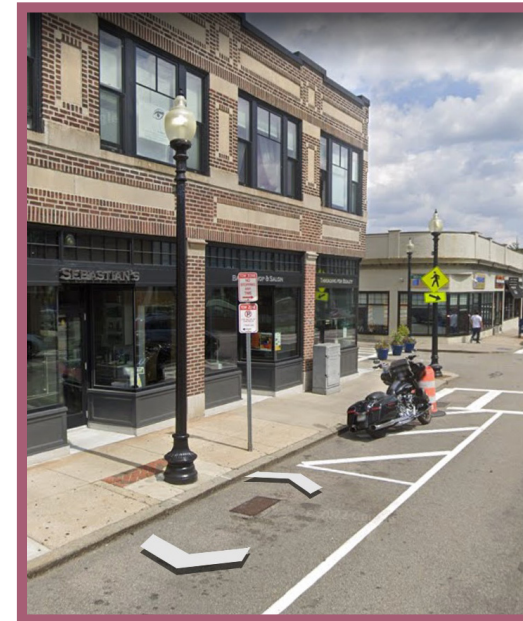
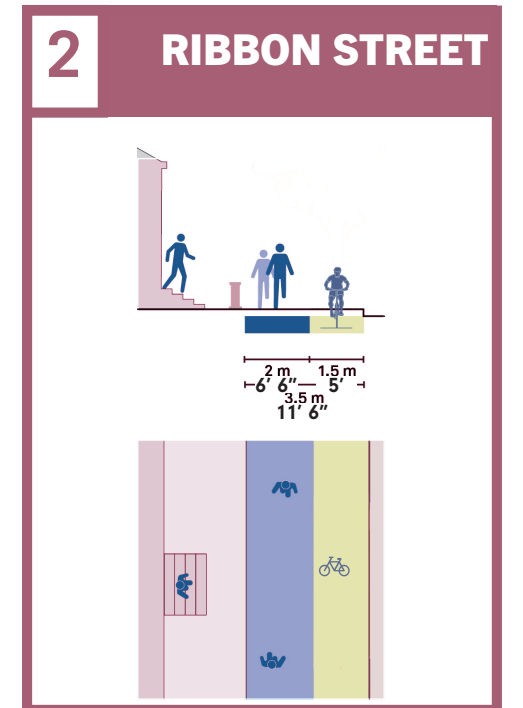
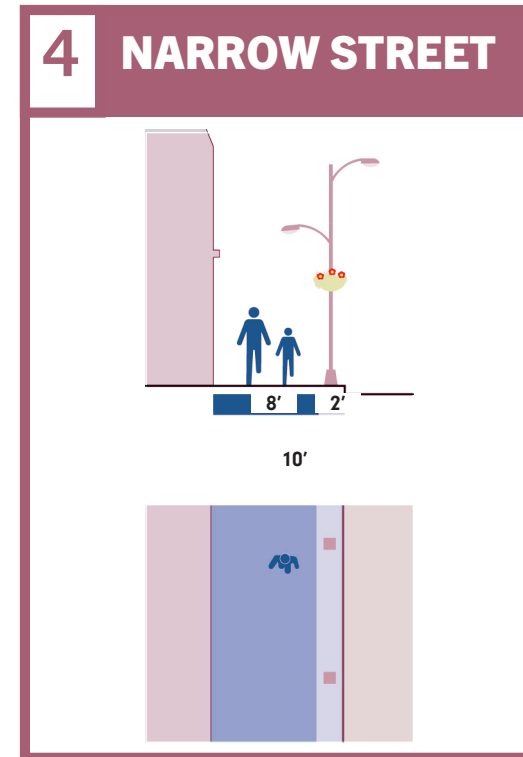
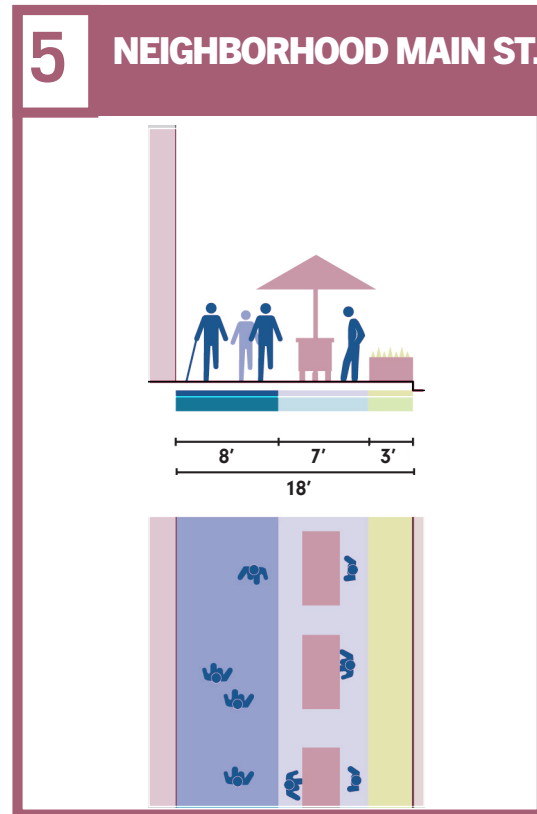
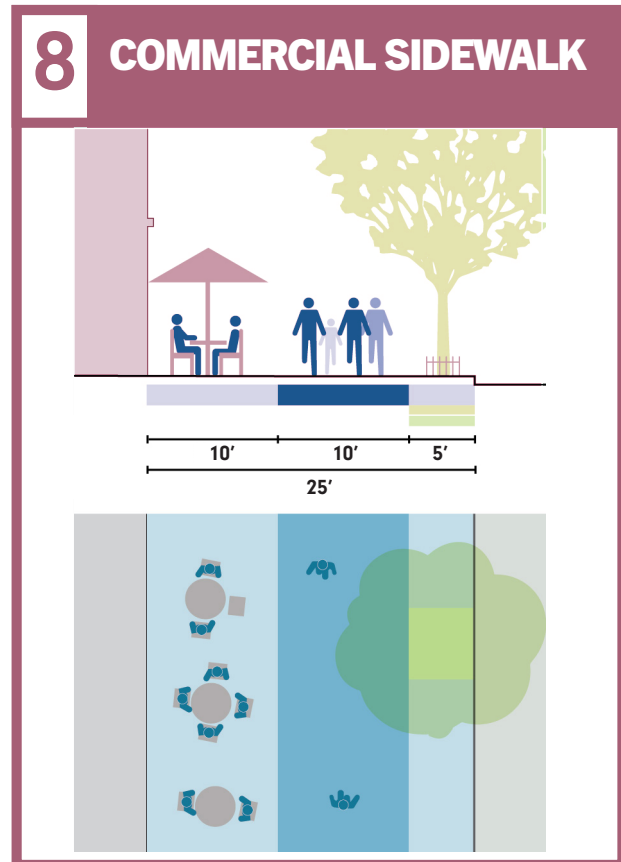


Community Engagement

Personal Voice Response Visualizations

What sidewalk experience do you want to have?

OUT OF 28 PARTICIPANTS THAT ATTENDED THE IN-PERSON COMMUNITY WORKSHOP



Community Engagement

Personal Voice Response Visualizations

What public realm would you like to see here?

OUT OF 28 PARTICIPANTS THAT ATTENDED THE IN-PERSON COMMUNITY WORKSHOP

13 EQUAL FRONT & REAR YARDS

The diagram shows a building footprint with a central purple section and two light green side sections. A dashed line indicates a setback from the street, creating equal front and rear yards. The street is labeled 'MAIN ST'. Below the diagram is a photograph of a brick church building with a green-tinted foreground, representing the desired public realm.

Brockton
940 Main Street

4 ALIGNED TO PROPERTY LINE

The diagram shows a building footprint with a central purple section and two light green side sections. A dashed line indicates the building is aligned to the property line. The street is labeled 'MAIN ST'. Below the diagram is a photograph of a street scene with a sidewalk, trees, and buildings, representing the desired public realm.

Brockton
1124 Main St

1 PARKING IN THE FRONT

The diagram shows a building footprint with a central purple section and two light green side sections. A dashed line indicates a setback from the street, creating front parking spaces. The street is labeled 'MAIN ST'. Below the diagram is a photograph of a commercial building with a parking lot, representing the desired public realm.

Brockton
1284 Main Street

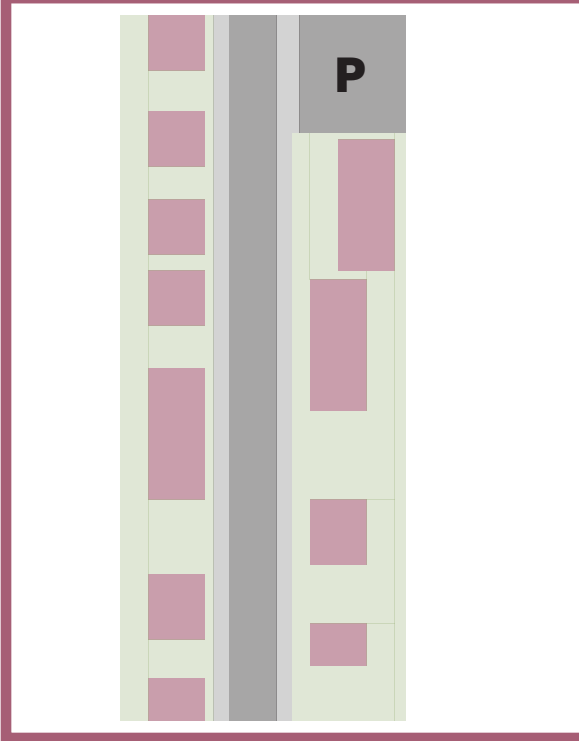
Community Engagement

Personal Voice Response Visualizations

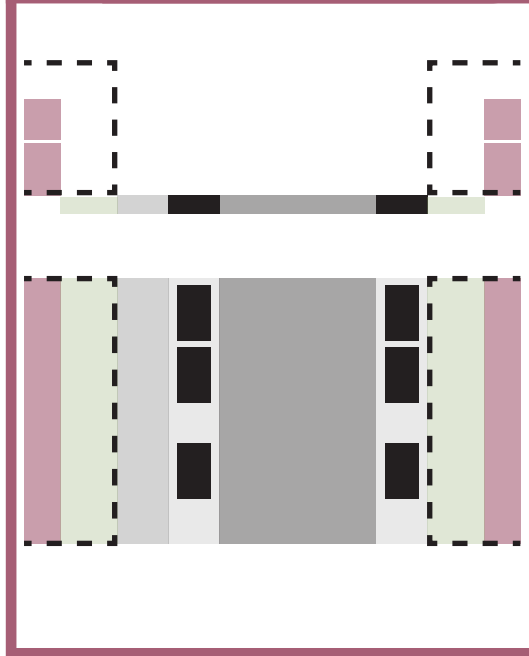
What parking would you like to see here?

OUT OF 28 PARTICIPANTS THAT ATTENDED THE IN-PERSON COMMUNITY WORKSHOP

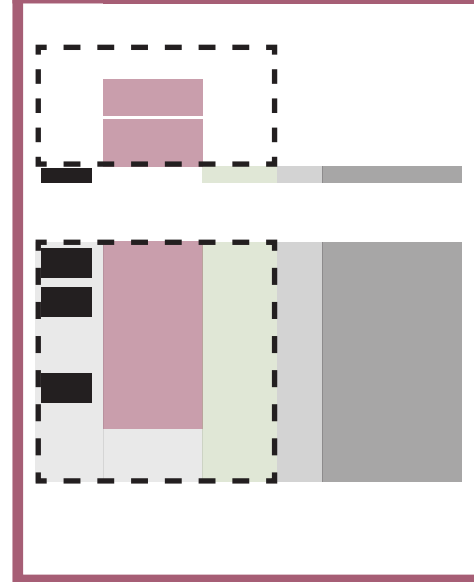
13 NO PARKING/ LOT PARKING



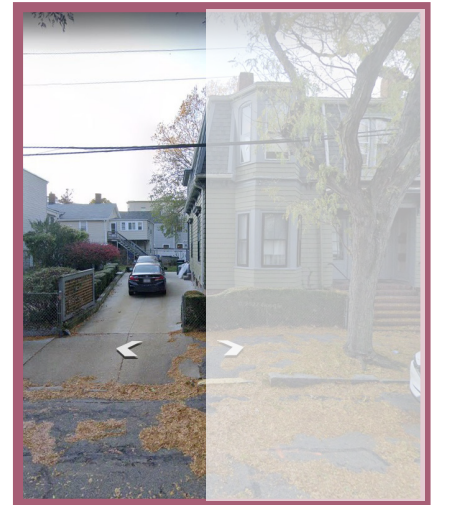
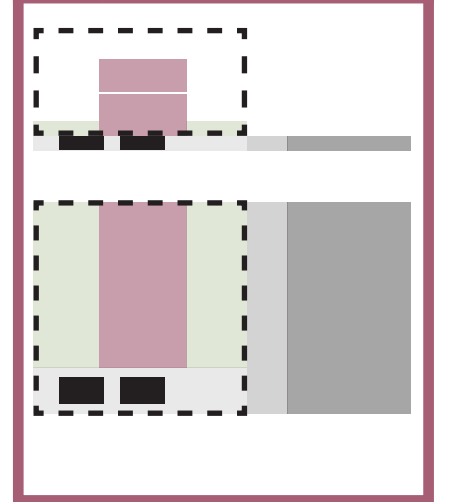
4 STREET PARKING



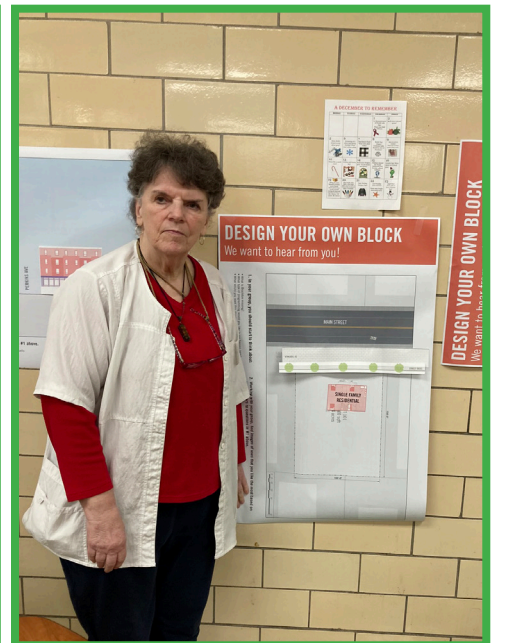
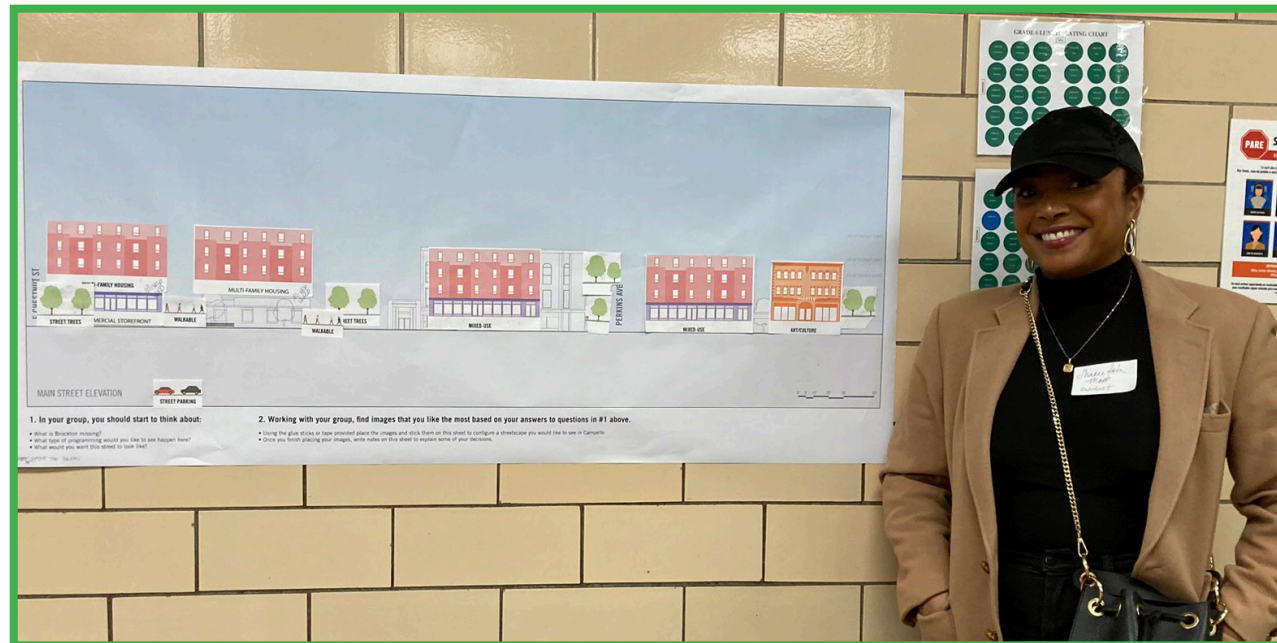
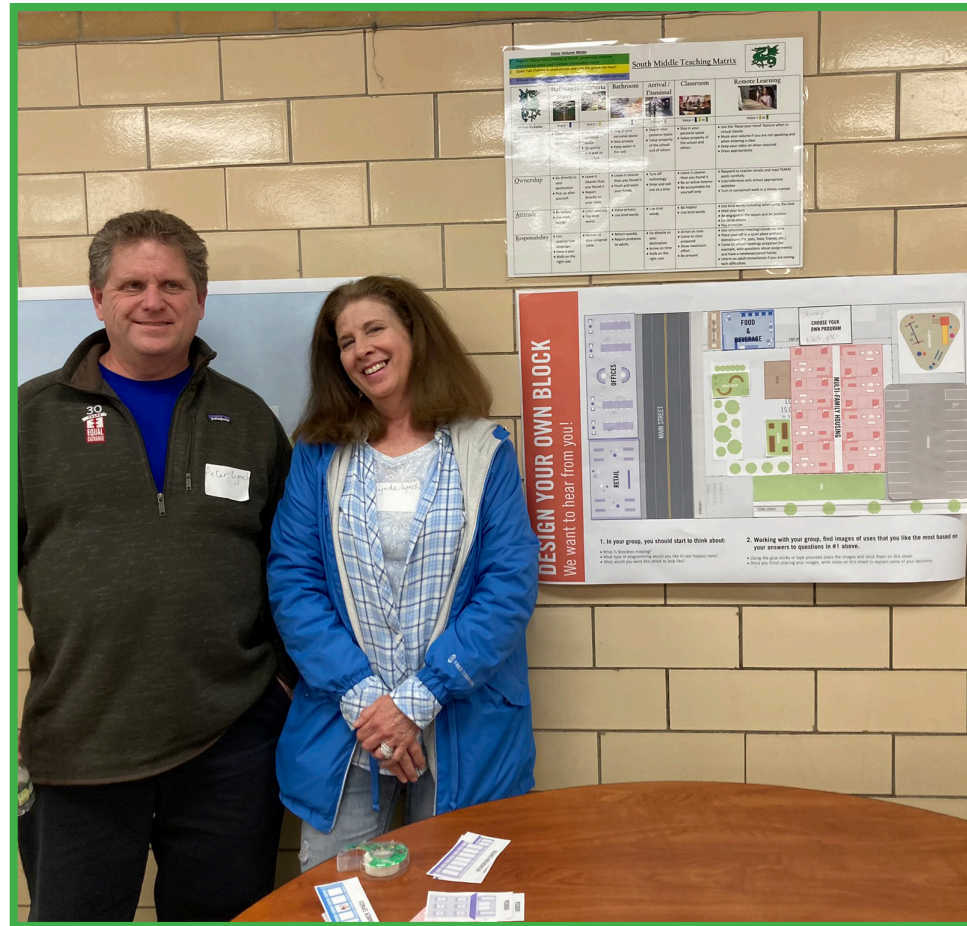
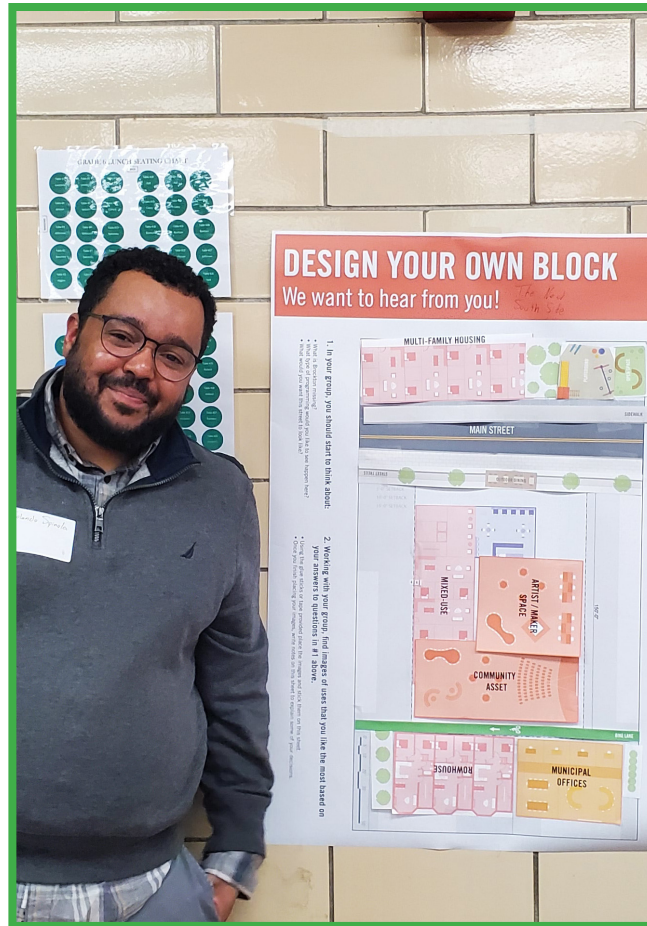
3 REAR PARKING



2 SIDE PARKING



DESIGN YOUR BLOCK ACTIVITY



DESIGN YOUR BLOCK ACTIVITY

Street Trees

Mixed Use

Bikes/ Bike Lane

Multi-Family Housing

Bodega

Open Space

Community/Religious

Row house

Street Parking

Playground

Yard

Municipal Offices

Commercial Storefront

Artist Maker Space

Religious

Walkable

Restaurant

Walkable

Art/Culture

Food and Beverage

Offices

Community/Childcare

Recreation

Retail

Outdoor Dining

Garden

20' Sidewalk

Single Family Residential

UPCOMING WORKSHOPS

WE WOULD LOVE TO HAVE YOU JOIN US FOR ANY OF OUR UPCOMING WORKSHOPS TO BUILD ON THE WORK FROM APRIL 26 AND SUPPORT THE CAMPELLO NEIGHBORHOOD PLAN!

MAY 24 - 6 PM: ECONOMIC DEVELOPMENT IN CAMPELLO

JUNE 28 - 6 PM: DESIGN AND URBAN DESIGN PRINCIPLES

JULY 26 - 6 PM: RE-ZONING IN CAMPELLO

IN THE MEANTIME YOU CAN VISIT PLANCAMPELLO.COM FOR PROJECT UPDATES.