BROCKTON, MA: MBTA Station Area and Transit-Oriented Development (TOD) Example

Station Area Snapshot

Station Area Architecture

Station Area Streetscape

Station Area Bird's Eye View

Neighborhood Amenities

Significant Redevelopment
Since MBTA Service

Real World vs. Zoning

Lot Coverage

Building Height

Units Per Acre (UPA)

Floor to Area Ratio

**Residential**

**Apartments**

**Mixed-Use**

**Office**

**Commercial**

**Industrial**

**Institutional**

**Utility and Transportation**

**Vacant**

**No Data**

### Building S.F. Use Mix

- Residential: 34%
- Apartments: 7%
- Mixed-Use: 15%
- Office: 3%
- Commercial: 12%
- Industrial: 15%
- Institutional: 12%
- Utility and Transportation: 7%
- Vacant: 15%
- No Data: 0%

### Value per S.F. by Use

- Residential: $80
- Apartments: $60
- Mixed-Use: $70
- Office: $50
- Commercial: $40
- Industrial: $30
- Institutional: $20
- Utility/Trans.: $10
- Vacant: $0
- No Data: $0

### S.F. Built by Decade

- 1950s: 25%
- 1960s: 25%
- 1970s: 15%
- 1980s: 10%
- 1990s: 12%
- 2000s: 13%
- 2010s: 19%

### Total Build Out

- 2,946,259

### Office

- 113 Units
- 1.17 Acres = 96 UPA

### Floor to Area Ratio

- 0.46
- 3.0

**Lot Coverage**

- 18%

**Building Height**

- 3 Stories vs. 8 Stories

**Units Per Acre (UPA)**

- 113 Units ÷ 1.17 Acres = 96 UPA vs. 80 UPA

**Real World vs. Zoning**

- Lot Coverage
  - 18%
  - Res: 60-65%
  - Mixed-Use: 75%

- Building Height
  - 3 Stories vs. 8 Stories

**Significant Redevelopment Since MBTA Service**

- Lofts at SoCo, 140 Center St., 76 units, 59,023 s.f.
- Soco 146 at 146 Court St., 64 units, 62,114 s.f.
- Station Loft Apartments at 124 Montello St., 25 units, 22,629 s.f.

**Station Area Architecture**

- Ample Sidewalks with ADA Facilities
- Lamp Posts and Neighborhood Banners
- Street Trees and Plantings (Box and Hanging)
- Textured Crosswalks, Pedestrian Bump-Outs

**Station Area Streetscape**

- Lamp Posts and Neighborhood Banners
- Street Parking
- Public Art and Murals

**Station Area Bird's Eye View**

- Textured Crosswalks, Pedestrian Bump-Outs
- Transit Hub
- Street Trees and Plantings (Box and Hanging)
- Ample Sidewalks with ADA Facilities

**Source:** MassDevelopment Brockton TDI

**Source:** Google Earth

**Source:** Icon Architecture

**Real World vs. Zoning**

- Lot Coverage
  - 18%

- Building Height
  - 3 Stories vs. 8 Stories

- Units Per Acre (UPA)
  - 113 Units ÷ 1.17 Acres = 96 UPA vs. 80 UPA

- Floor to Area Ratio
  - 0.46 vs. 3.0

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