

Loft living could be key to Brockton's future

Redevelopment of historic Knight building nearing completion

By Morgan True
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BROCKTON —

"We're very excited about the Station Lofts project and the progress they're making is just phenomenal," said Mayor Linda Balzotti, who recently toured the project.

Construction is ongoing at the \$25 million redevelopment project, which broke ground in February, and is expected to be completed for occupancy by January 2014, according to developer Jason Korb, principal of Cambridge-based Capstone Communities LLC.

"I think it's the first step in revitalizing Brockton's downtown," Korb said. "I'm also really excited about what Trinity is doing with the Enterprise block."

The deadline to apply for an affordable housing lottery to get one of the new Station Lofts apartments at the former Knight building at 124 Montello St. is fast approaching.

Applications must be received by property manager Peabody Properties by Aug. 2 and the drawing will be held Aug. 15.

"We're getting lots of potential residents expressing interest, partly because of the proximity to commuter rail," Korb said. "It's going to be a real amenity to downtown Brockton."

Korb said his construction team worked to maintain the former factory's historical integrity. Many of the original columns and beams will still be exposed, and they're keeping much of the original flooring.

Peabody Properties has already received more than 350 applications for the 25 units. Fourteen of those units are subsidized housing for working families, young professionals or artists. Those are the units that will be awarded in the August lottery.

Interested parties can apply at stationloftsapts.com, by phone at 508-588-4663, or pick an application up at City Hall or the Brockton Public Library.

Meanwhile, the \$100 million Trinity Financial redevelopment of the downtown block that used to be home to The Enterprise newspaper at Main and Centre streets got under way earlier this year with the demolition of the Gardner building, which city officials said could not be saved.

Boston-based Trinity Financial is working to turn that block, also bordered by Petronelli Way and Montello Street, into a mixture of apartments and retail and commercial space, as well as a 325-space city parking garage.

The two projects combined will bring an expected 240 apartments to Brockton's downtown, with the lion's share being at the planned Trinity development.

But the progress made on construction of the Station Lofts makes its 25 units a more tangible reality. The project is financed through a mix of public and private lenders as well as housing tax credits and historic tax credits.

Korb thanked Balzotti for her leadership on the project, and the mayor said she hopes Korb will consider future projects in the city.

"There will be some lucky winners in the upcoming lottery," Balzotti said, "because this is going to be a premier place to live."

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