



# COMMUNITY & LAND USE PLANNING



## PROJECT NAME

Bracewell Avenue Neighborhood Housing Plan  
North Adams, MA

## INTRODUCTION

As part of their EO418 Community Development Plan - Housing Element, the City is focusing on developing a plan for revitalizing the Bracewell Avenue neighborhood which has fallen into disrepair over the last several decades. The Bracewell neighborhood is located just north of downtown North Adams, three blocks northeast of MassMOCA and the newly renovated Porches Inn, which is an upscale lodging establishment. The area is within walking distance to the North Adams Regional Hospital.



Corner of Bracewell and North Holden

The neighborhood consists of a mixture of large, densely situated, single family and multi-family turn-of-the-century homes. The area has been steadily transitioning to an area of low-end rentals units owned by absentee landlords. Other characteristics include high tenant turnover and steadily declining property maintenance and upkeep. Many of the homes in the neighborhood are vacant, abandoned and in severe disrepair, and a number of homes in the area have been demolished.

## KEY HIGHLIGHTS

The revitalization efforts of the neighborhood are focusing on using the vacant properties for the creation of new affordable home ownership opportunities (in-fill development) that are aesthetically consistent with the design of many of the remaining historic homes in the area. The Plan is also seeking to address other neighborhood concerns such as opportunities for recreational open space, a lack of available off-street parking and providing a visually appealing gateway through the neighborhood up to the North Adams Regional Hospital.

## STATUS/NEXT STEPS

BRPC, working in cooperation with the North Adams Office of Community Development and Sloane Associates, have completed the data collection for the plan and are in the midst of analyzing the data which will result in specific redevelopment plan recommendations. The Plan is scheduled to be completed by early 2003. Upon completion, the Bracewell Neighborhood Housing Plan will be presented to the City Leadership for consideration and action.

For more information on this program or other current Community and Land Use Planning projects please contact Bryan E. Boeskin at 442-1521 or [bboeskin@berkshireplanning.org](mailto:bboeskin@berkshireplanning.org).

Berkshire Regional Planning Commission, 1 Fenn Street, Suite 201, Pittsfield, MA 01201

Phone: 413-442-1521 Fax: 413-442-1523

[BRPC@berkshireplanning.org](mailto:BRPC@berkshireplanning.org)

[www.berkshireplanning.org](http://www.berkshireplanning.org)

