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## Goncalves to develop 50-unit apartment building in Brockton, MA

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Brockton, MA Developer Joseph Goncalves has filed a proposal with the city to construct a six-story, 50-unit transit-oriented residential building in downtown on a parcel located across from a planned memorial to the late middleweight boxing champion Marvelous Marvin Hagler and next to the building where Hagler trained.

The “RingSide Residences” site on Petronelli Way is currently an underutilized parking lot and has been targeted by city officials and the Brockton Redevelopment Authority as a transit-oriented development site that will complement a planned public pocket park. The city also plans to build a new street running between Petronelli Way and Franklin St., adjacent to the development, to improve traffic flow in the area.

“Our vision is to create a high-quality, welcoming community of residences that is convenient to commuters, while bolstering the ongoing revival of Brockton’s downtown district with much-needed transit-oriented housing,” Goncalves said. “We look forward to working closely with city officials on

the RingSide Residences development.”

The new building will complement a historic four-story redevelopment at 28 Petronelli Way, which is the location that housed the boxing gym in which Hagler trained and is being converted into an 18-unit apartment complex by another developer. The east side of the planned building overlooks a park that will be built along the new street, Marvin Hagler Dr., and feature a statue of the boxing legend.

Goncalves plans to extend the transformation along Petronelli Way with an L-shaped luxury structure, designed by BKA Architects. This will provide much-needed market-rate residential units located in the revitalized downtown district, close to the MBTA commuter rail and BAT bus stations. The building will have 35 one-bedroom units as well as 15 two-bedroom units with two full baths.

Amenities include a co-working area, a fitness space, in-unit laundry, package room, security system including key fob entry and intercom, and covered parking.

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