



Revitalization of 116 Norfolk Street

Planning Board Affordable Housing Overlay Design Review | July 5, 2022



Agenda

- Project Intro & Timeline
- Site Plan & Landscape
- Parking
- Building Design & Renderings
- Unit Layouts & Interior Amenities
- Questions & Comments

Project Intro & Timeline

About 116 Norfolk

- 4 1/2 story masonry building
- 38 single-room occupancy (SRO) units
- Shared spaces include dining, kitchens, bathing facilities, laundry, and lounges
- 1 part-time case manager onsite

Building history:

- Built in 1907, as St. Mary's Convent
- Acquired and renovated by CHA in 1975
- No comprehensive renovation since 70s
- Not on Federal History Registry, but has important historic value for neighborhood



WEST ELEVATION AND MAIN ENTRANCE



SOUTH AND PARTIAL EAST



NORTH AND EAST ELEVATIONS

Existing residents

- 38 residents
- Current population: 85% elderly, 15% non-elderly people with disabilities
- Roughly 1 in 3 residents experienced homelessness before living at 116 Norfolk
- Languages spoken include English, Haitian Creole, Spanish, and Bulgarian
- Average annual income = \$12,547
- Rent = 30% of income, regardless of income



Residents have attended design and project update meetings on the South Porch and in the Dining Room since January 2021.

Building improvements

- Renovate existing building to convert all SROs to studio apartments
- Add 24 affordable apartments (38 to 62 units) in a new addition
- Replace failing or deficient systems including electrical, plumbing, ventilation and heating
- Install central heating and AC to enhance resident comfort, remove window AC units
- Enhance north yard and resident amenities



Photos: Shared kitchens and baths. The SRO model has not supported residents' needs, especially in a pandemic environment. Furthermore, 116 Norfolk does not have mechanical ventilation and has failing plumbing, heating, electrical, and fire protection systems.

Sustainable & resilient design

- All electric variant refrigerant flow (VRF) system will provide central heating and cooling
- Infrastructure to allow for all-electric DHW in future
- Roof will be solar ready, with panels installed at end of construction (28.8 kW)
- Tight, well-insulated building envelope minimizes energy use (above code)
- Emergency generator will supply safe and comfortable places for residents in event of outage
- Reusing existing building and wood-frame new construction minimizes embodied carbon
- Enterprise Green Communities and Energy Star Multifamily New Construction certified



CHA's solar array at LBJ Apartments on Erie St.

Permanent supportive housing for Cambridge residents transitioning out of homelessness

- All current residents have right to return after construction
- Vacant apartments will house people from the Cambridge Coordinated Assessment Network (C-CAN) for people who are unhoused
- 1,500+ Cambridge residents in C-CAN
- Increasing number of service providers from one part-time case manager to four-plus case managers (5x increase in services)
- Partnership with Eliot Community Human Services
- 24/7 emergency call line and overnight security
- Eradicating homelessness by expanding supporting housing opportunities is a stated objective of Envision Cambridge, Community Health Improvement Plan

Cambridge homeless shelters are 'full to bursting' as new faces emerge

Leaders look to create much-needed day centers to accommodate a growing unhoused community

By Amy Saltzman Globe Correspondent, Updated January 22, 2022, 5:51 p.m.



Project timeline

- **January 2021:** Start resident engagement
- **April 2021 – Present:** 7+ resident meetings
- **April 2021 – June 2021:** Design Meetings with Abutters
- **February 10, 2022:** AHO Neighborhood Meeting #1
- **April 27, 2022:** AHO Neighborhood Meeting #2
- **June 2022:** Start Resident Relocation Process
- **July 5, 2022:** Planning Board Meeting #1
- **Summer/Fall 2022:** Permitting & Bidding
- **Fall 2022:** Relocation Begins
- **January 2023:** Construction Starts (18-20 months)
- **Summer/Fall 2024:** Construction Completion



Residents at a design meeting in Summer 2021.

Resident & neighborhood feedback

- “Private apartments and more services are most important.”
- “The large trees on Worcester are essential to the neighborhood.”
- “The wall adds nice character. I’d like to see it kept with modifications for interactions. I used to be able to sit on the wall as a kid.”
- “I’m more interested in how programming can build community and break down divides.”
- “I would have loved if we’d gone higher, but understand there are constraints.”
- “What’s going to happen so that I feel safe? You picked a densely populated neighborhood for such a risky population.”
- “I’m very concerned about no parking.”
- “If not having parking allows more residents to live in this building and us to preserve trees, then I’m willing to struggle with parking.”
- “Thank you for all the care and attention and thought you have put into this plan. I have three small kids and I’m really excited to tell them that Cambridge is going all out to support the people who need it most.”



Meetings with abutters in Summer 2021.



Concert series for residents and neighbors in Summer 2020.

Site Plan & Landscape

Neighborhood context

- Port neighborhood
- 0.25 miles to Central
- Services, open space, healthy food and public transit within walking distance



Site context

- 0.6-acre site
- Three front yards
- 2-, 3- and 4-story buildings surround site
- Distances between buildings range from 1'-32'



Site context

Suffolk Street:



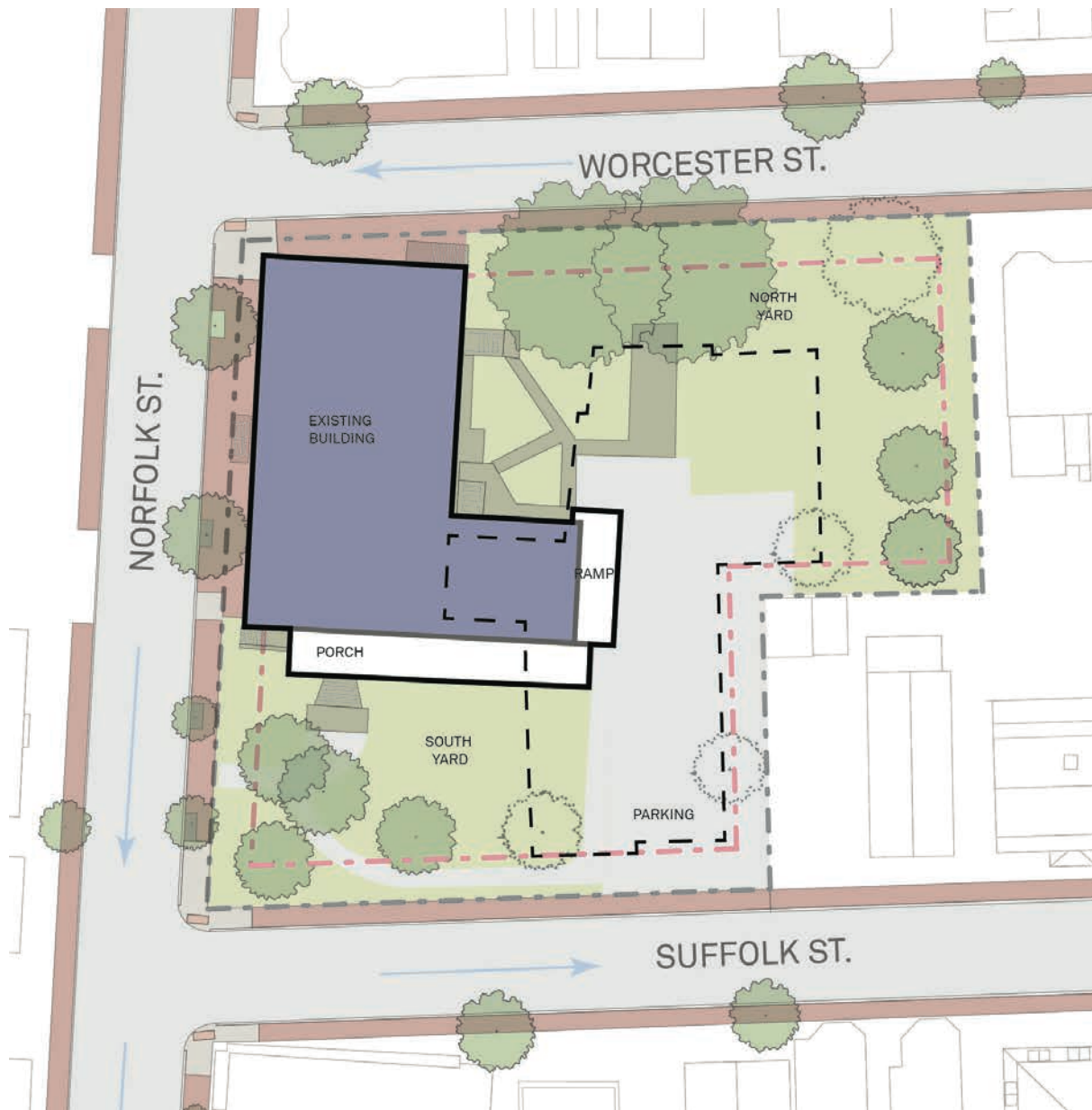
Norfolk Street:



Worcester Street:



Existing site plan



North yard:



Parking lot and ramp off Suffolk St:



LEGEND



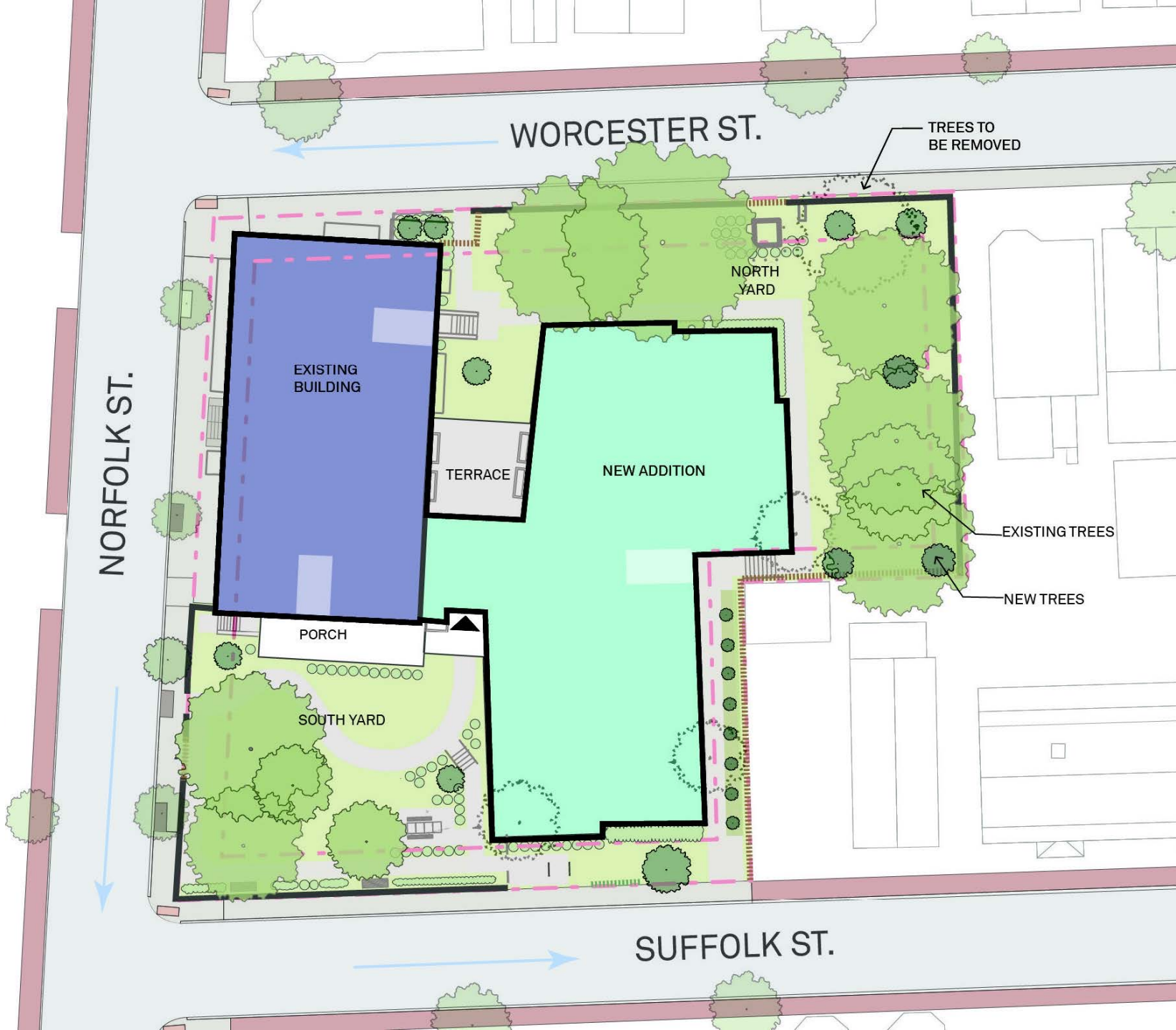
Tree to be removed (4)



Tree to be preserved (9)

Proposed site plan

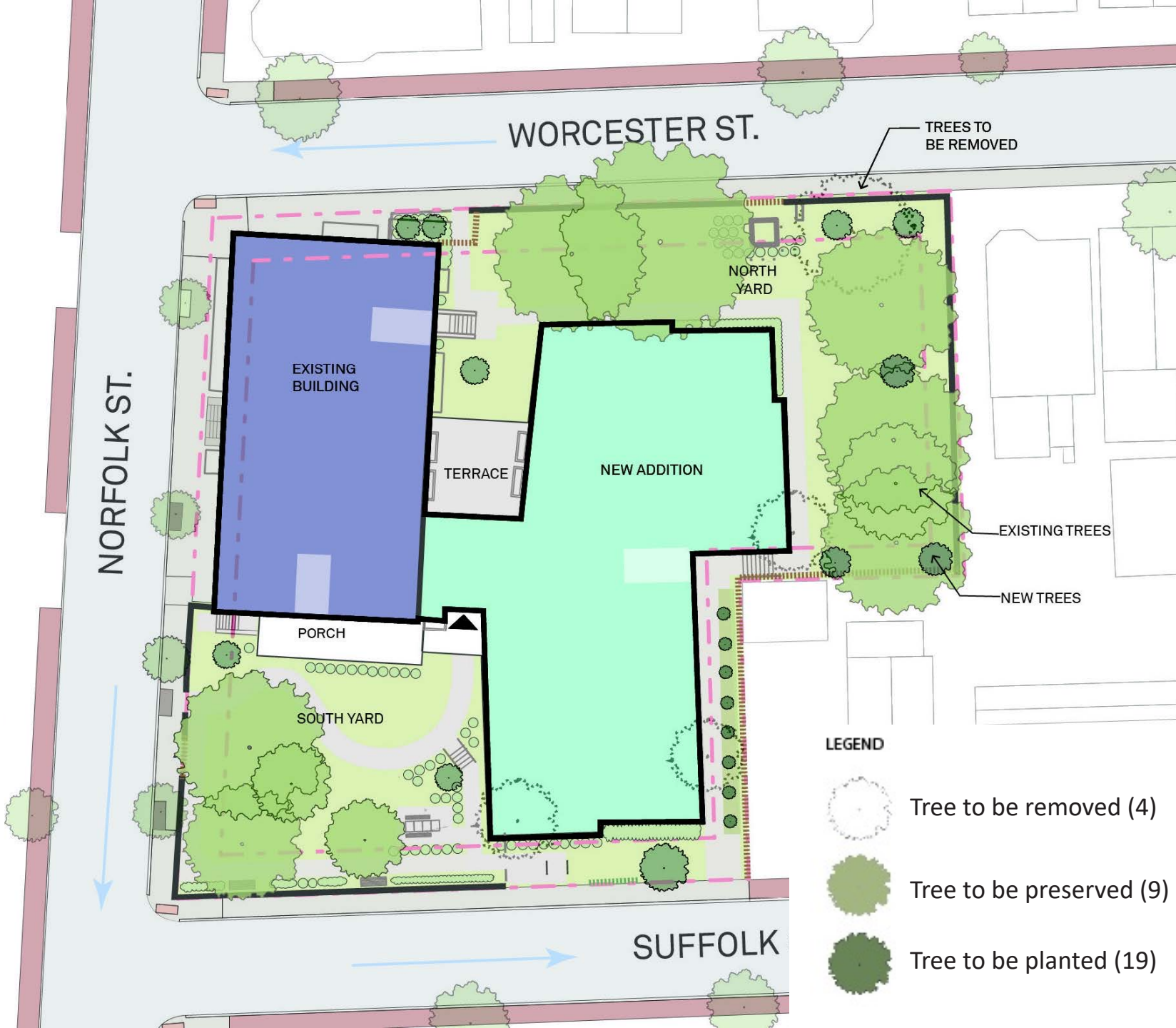
- Splits impact between Suffolk and Worcester
- Replaces east wing with glazed connection between existing and addition
- Replaces existing inaccessible main entrance on Norfolk with accessible entrance on Suffolk
- Maximizes setbacks while preserving south yard, partial porch and trees



LEGEND

- Tree to be removed (4)
- Tree to be preserved (9)
- Tree to be planted (19)

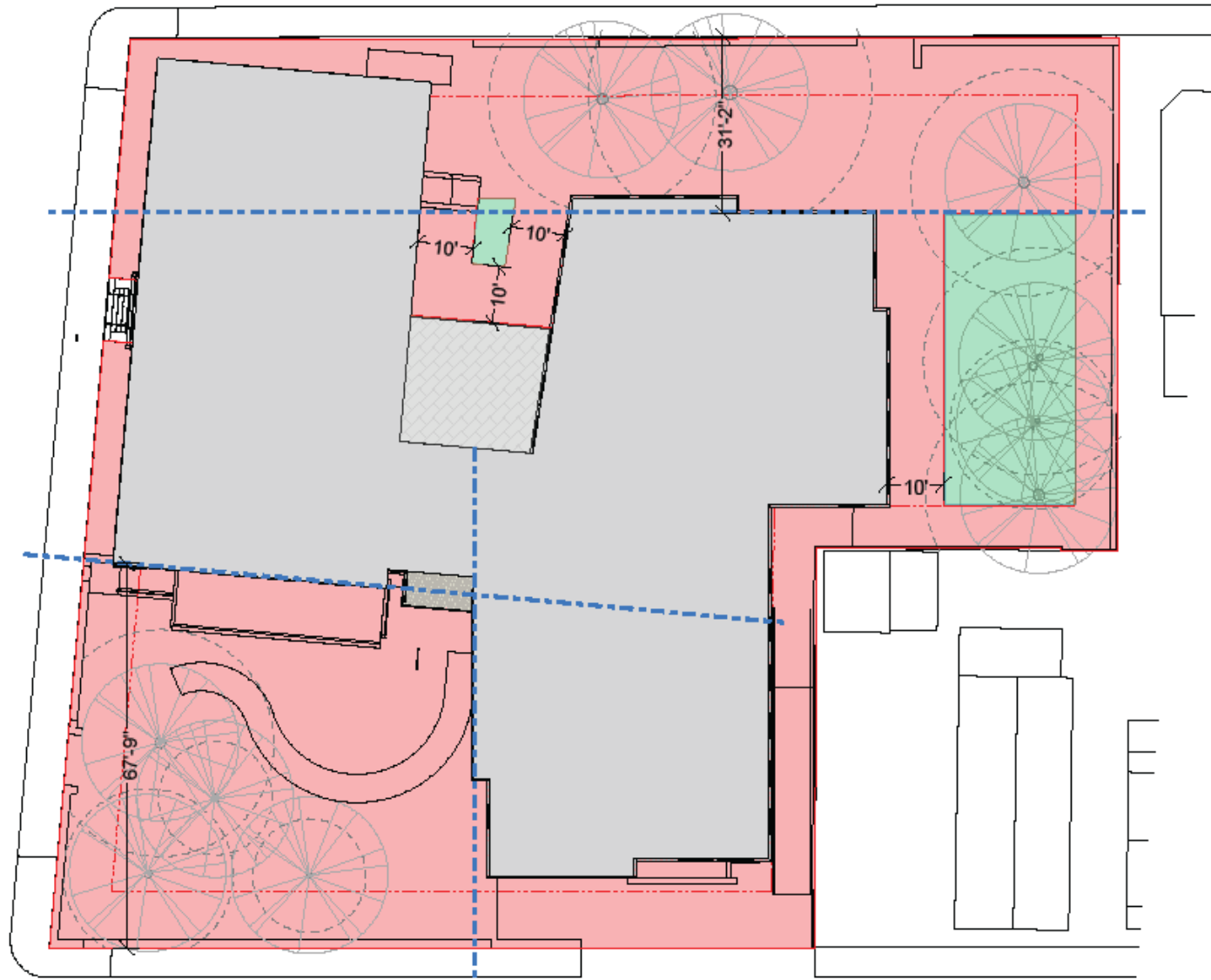
Landscape & open space



- 44% open space proposed
- Preserves south yard, adds benches/table
- Sloped path from Norfolk replaces long ramp from Suffolk
- Shortens porch to allow for new, accessible entrance
- Improves north yard with new terrace, landscaping and trees
- Circular walking path around site
- New transformer hidden by ground plantings
- Preserves perimeter wall with breaks for new benches facing Norfolk and Worcester
- Planting strip with 8 columnar trees provides buffer at southeast corner
- Removes curb cut
- Adds 4 short-term bike spaces
- Preserves 9 of 13 existing trees; 19 new trees (net of 15 new)

Parking

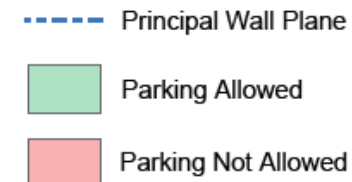
Limited parking allowed onsite under the AHO



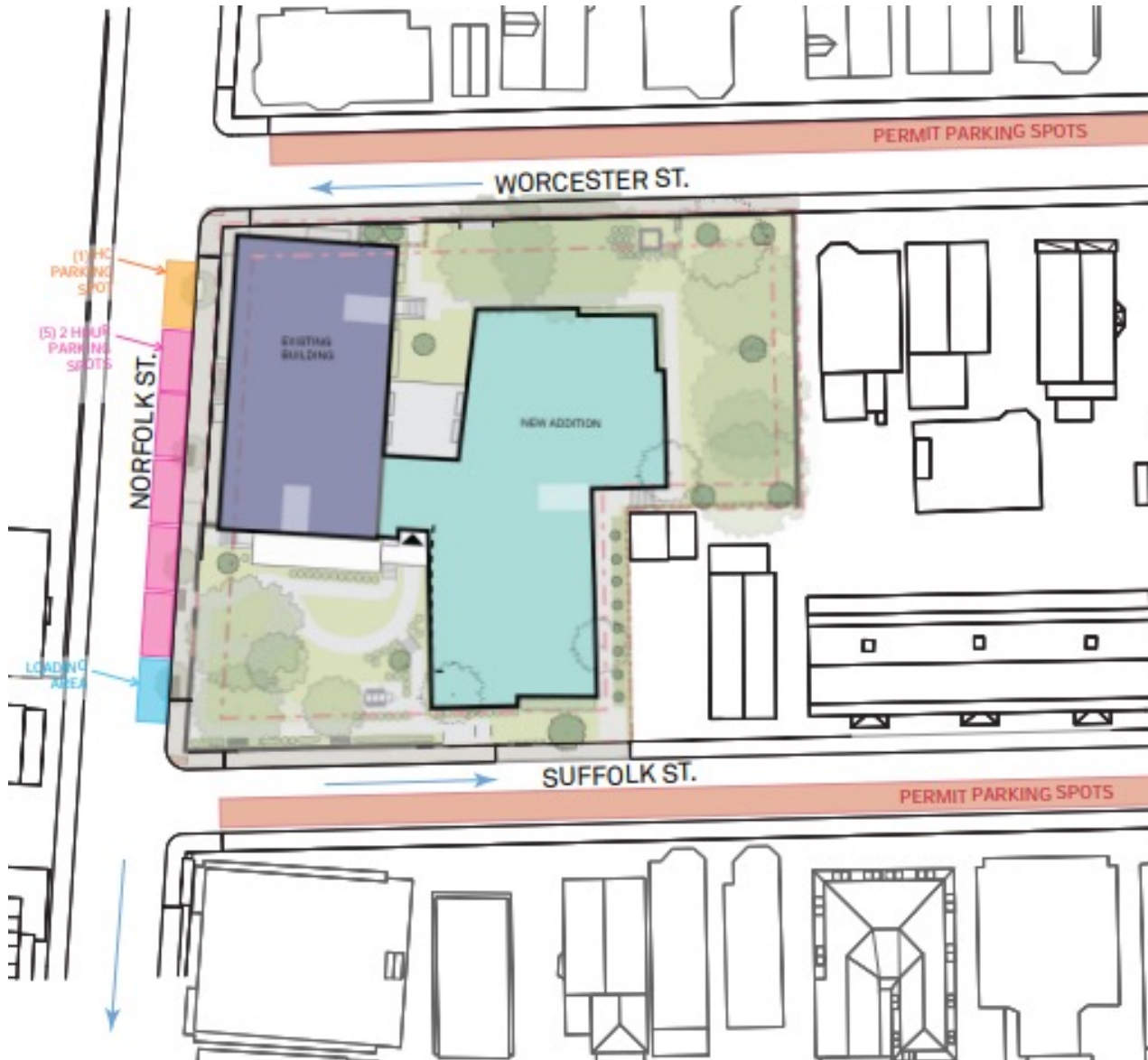
Parking cannot be located:

- Within 10 ft of building
- Within minimum setback
- Between front lot line and principal wall plane

Underground parking not efficient or affordable



Proposed parking plan



Parking count:

- 9 existing parking spaces
- 0 off-street parking spaces proposed
- 1 on-street pick up/drop off space at entrance
- 36 long-term bike spaces in basement, and 4 short-term spaces on Suffolk St

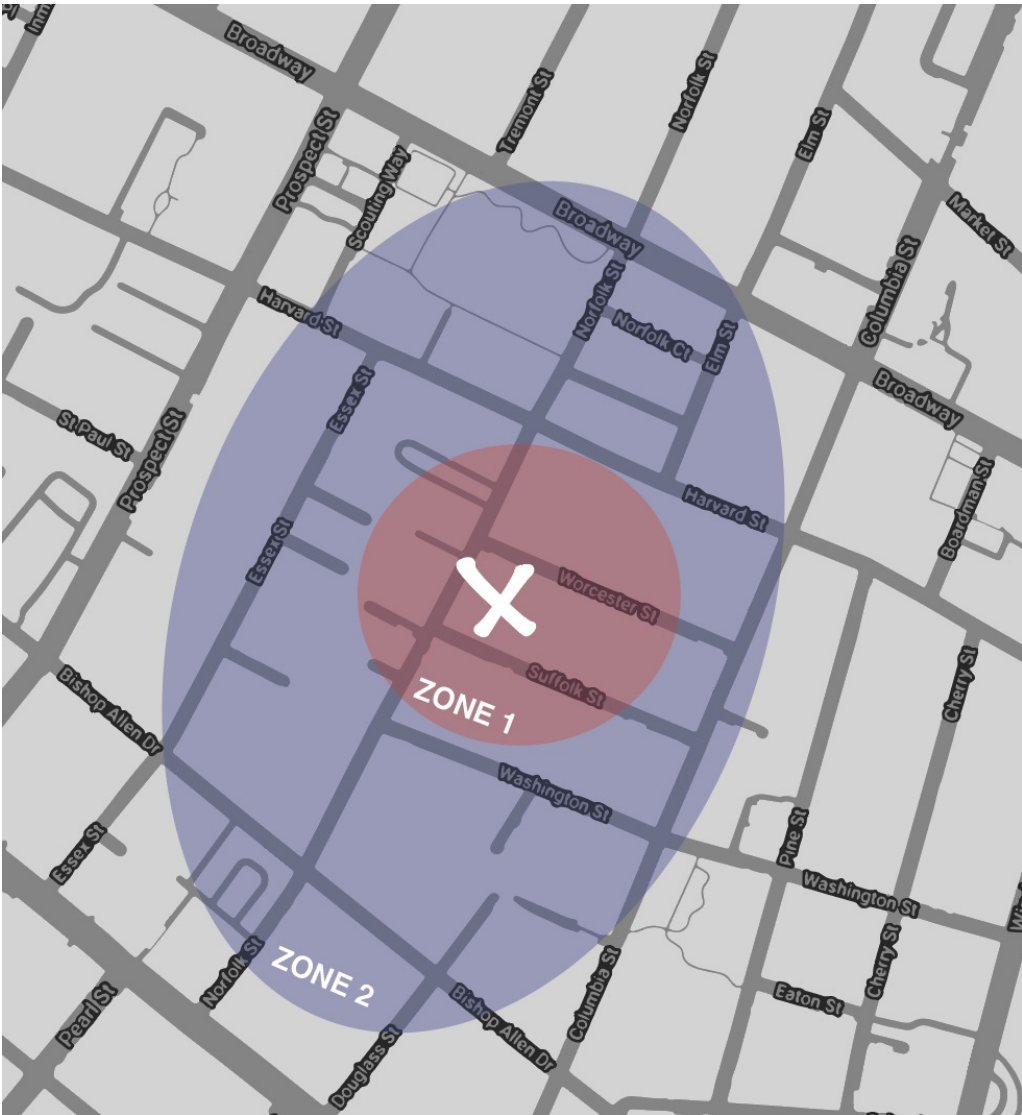
Parking need:

- 3 existing residents have cars (for 38 units)
- 5 cars expected after construction (for 62 units)
- Daytime parking for service providers available at nearby CHA properties and 2-hour parking spaces on Norfolk

Transportation Demand Management Plan:

- All residents offered 1-year Bluebikes subscription or 50% off MBTA Zone 1A pass for 6 months
- Screen in lobby for live transit updates

Available street parking



Zone 1

Time	Average Parking Count
Weekday morning	6.5
Weekday afternoon	11
Weekday evening	4
Weekend morning	11
Weekend afternoon	14

Zone 1 + Zone 2

Time	Average Parking Count
Weekday morning	47
Weekday afternoon	39
Weekday evening	28
Weekend morning	39
Weekend afternoon	41

Building Design & Renderings



Aerial rendering

- Splits impact between Suffolk and Worcester
- Addition steps down to neighborhood
- Side yard setbacks match or exceed pattern of neighborhood
- Replaces east wing with glazed connection
- Preserves existing building and south yard
- Preserves majority of perimeter brick wall
- Cool color scheme with contrasting window details
- Rooftop PV (not shown)



View from Norfolk & Suffolk

- Removes wooden fencing above masonry wall
- Provides a break in wall for bench on Norfolk, at pick up/drop off space
- Preserves south yard and part of porch
- Moves main entrance to Suffolk, makes accessible
- Replaces long ramp off Suffolk with sloped path
- Public art at entrance and around site



View from Suffolk

- Side yard setback to allow planted buffer between addition and neighbor, and new street tree
- Short-term bike parking at Suffolk entrance
- Mix of fiber cement (ie Hardie) shingles and horizontal clapboards to match vernacular of neighborhood
- Operable tilt-turn windows and mullions to match existing building
- Modern cornice



View from Worcester



- Addition located to preserve trees in north yard along Worcester
- Addition reflects unique characteristics of existing building (windows that change height each floor, detailed cornice, simple massing, etc.)
- Preserves majority of perimeter brick wall

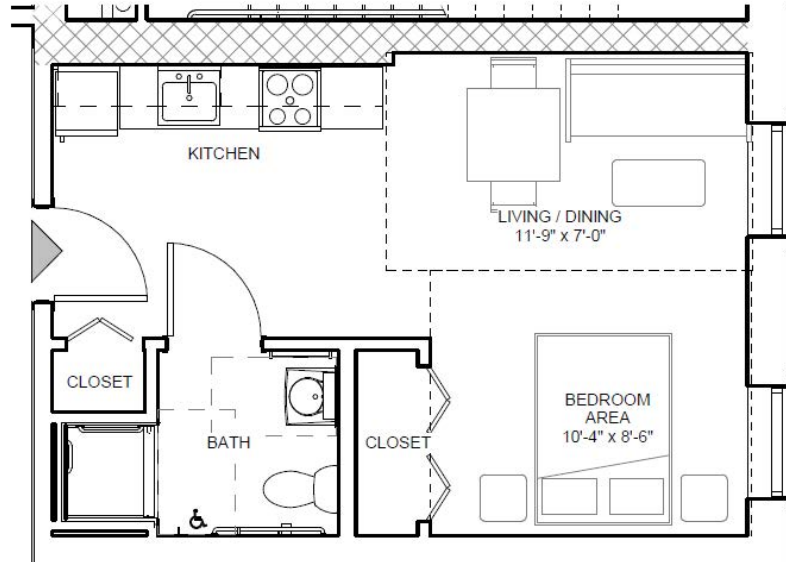
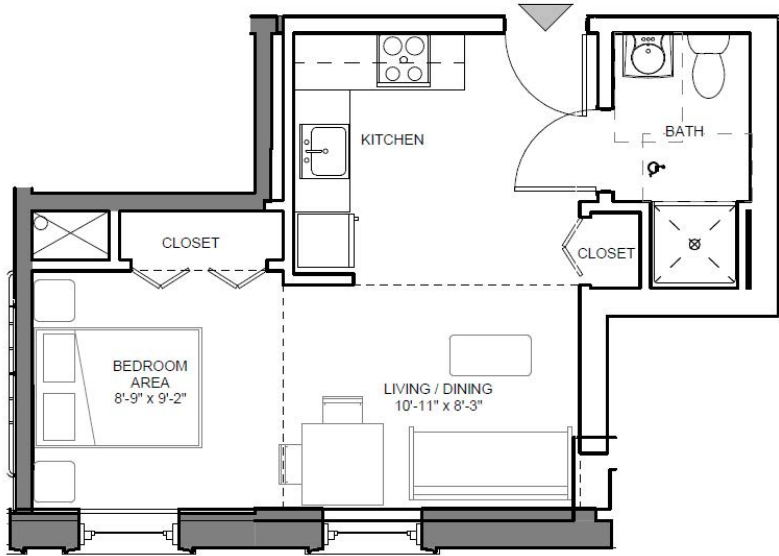
View from Worcester (North Terrace)



- New, north-facing terrace for residents
- Replaces east wing with glazed connection between existing and addition
- Continuous glazing at connection
- Addition reflects unique characteristics of existing building (windows that change height each floor, detailed cornice, simple massing, etc.)
- Provides a break in perimeter wall for a bench (central armrests not shown) on Worcester

Unit Layouts & Interior Amenities

Typical studio apartments (350 sf) to replace existing SRO units (215-275 SF)



All apartments include:

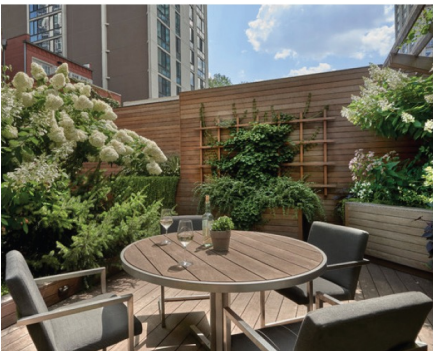
- Coat and bedroom closets
- Private kitchen with upper and lower cabinets
- Private bath with walk-in shower and grab bars
- All windows are operable
- Central heating/AC

Unit Type	# Existing Units	# Existing Accessible	Existing (Average)	# Proposed Units	# Proposed Accessible	Proposed (Average)
SRO	37	0	XXX sf	0	0	NA
Studio	0	0	NA	62	4	350 sf
Total	37	0		62	4	

First Floor: Multi-Purpose Room, Lounge, Kitchen, Porch and Terrace



Cooking classes in kitchen



Tables and chairs on north terrace



Activities in multi-purpose room

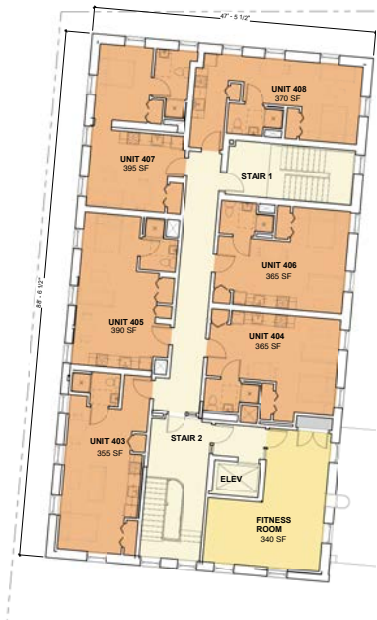


Gatherings on south porch

Upper Floors: Lounges, Fitness Room



Floors 2-3



Floor 4



South-facing lounges with operable windows

Recumbent bikes in Fitness Room





Thank you!



HMFH ARCHITECTS

