

# Revitalization of 116 Norfolk



Planning Board Affordable Housing Overlay  
Design Review #2      September 13, 2022





# AGENDA

Parking

Perimeter Walls & Public Art

Landscape

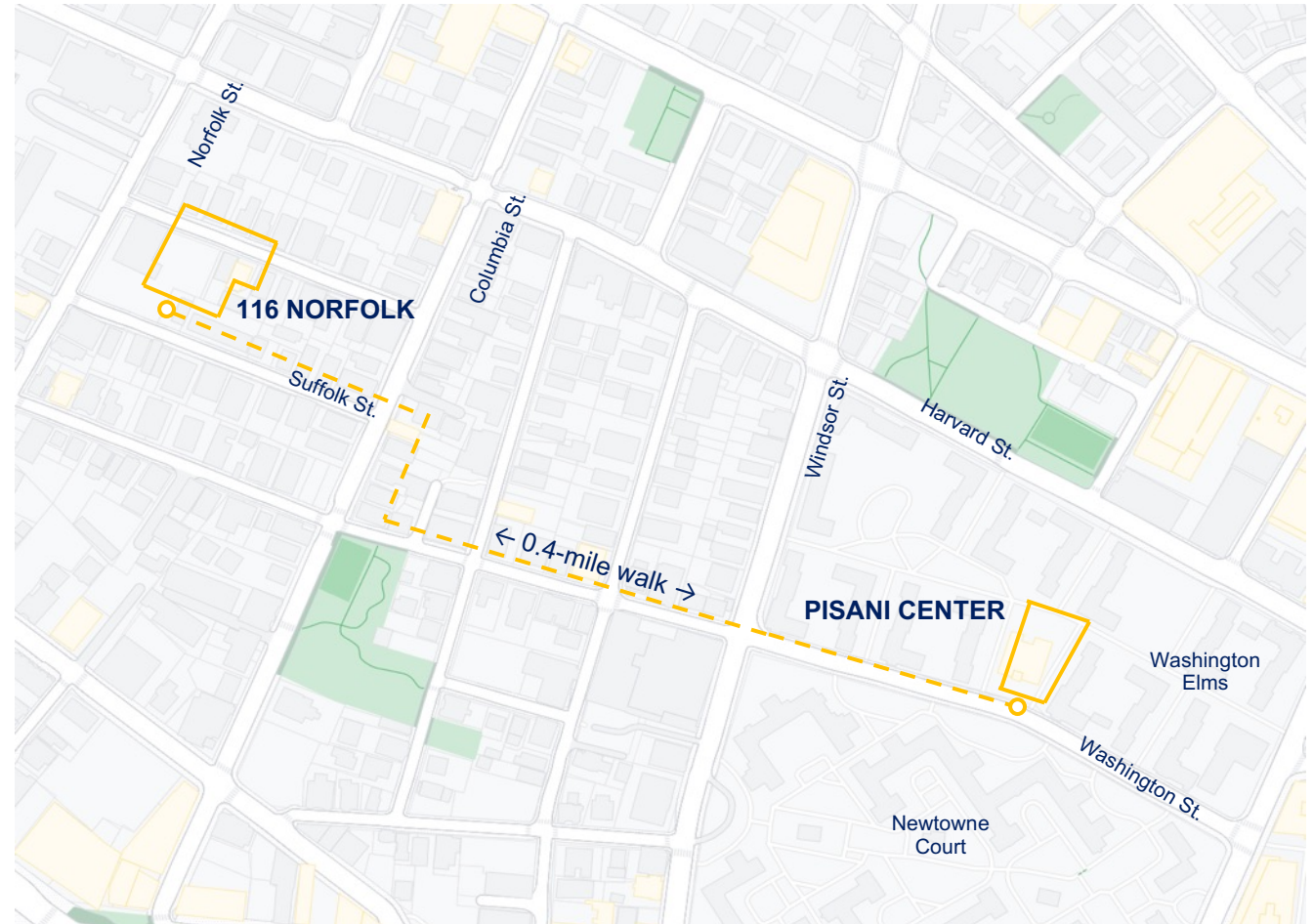
Building Design





# PARKING

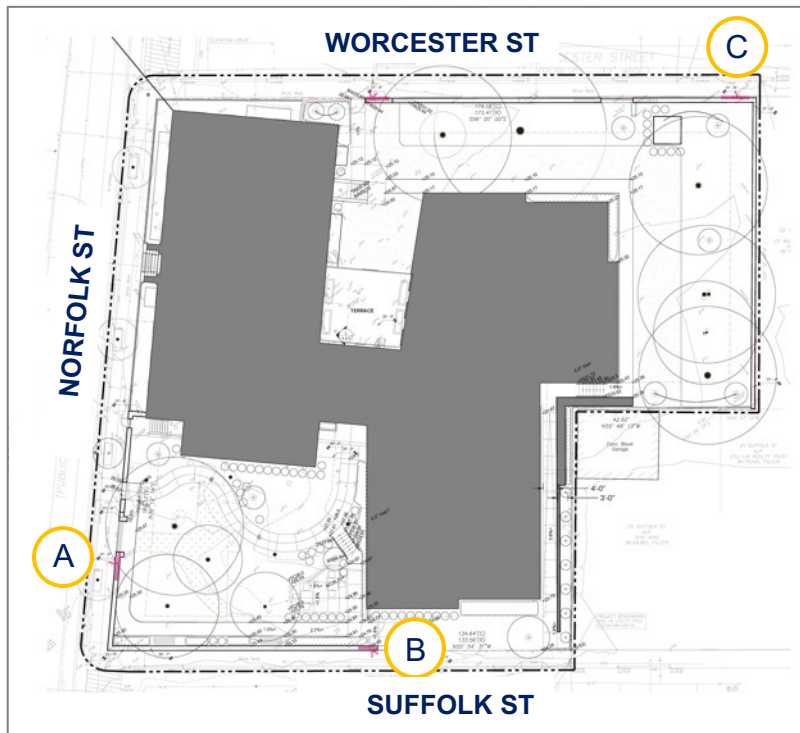
- Service providers and staff to park at CHA's Pisani Center (0.4 miles away).
- CHA contacted nearby parking lots, but nearby spaces for are unavailable for weekend and overnight parking.
- CHA to offer residents' choice of 50% discounted MBTA pass for 6 months or 1-year BlueBikes membership.
- Many residents are eligible for 50% discounted MBTA passes given income, Eliot will help residents apply for continued benefit as part of service plan.
- We expect 116 Norfolk to add roughly 5 cars to the neighborhood. Currently, only 3 residents have cars.



Walk from Pisani Center to 116 Norfolk for service providers.

# PERIMETER WALLS & PUBLIC ART

- Mosaics proposed on 3 perimeter walls:
  - A. Next to primary site entrance on Norfolk St.
  - B. Wrapping corner of perimeter wall by secondary entrance on Suffolk St.
  - C. At NE corner on Worcester St.



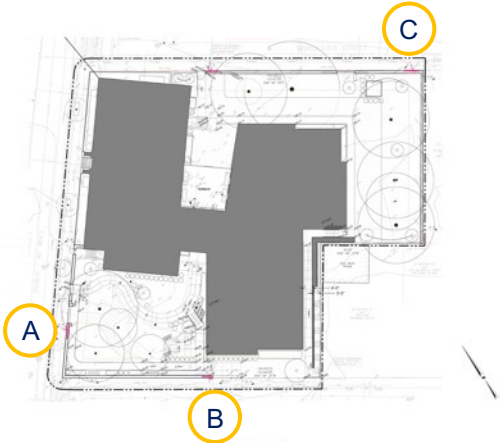
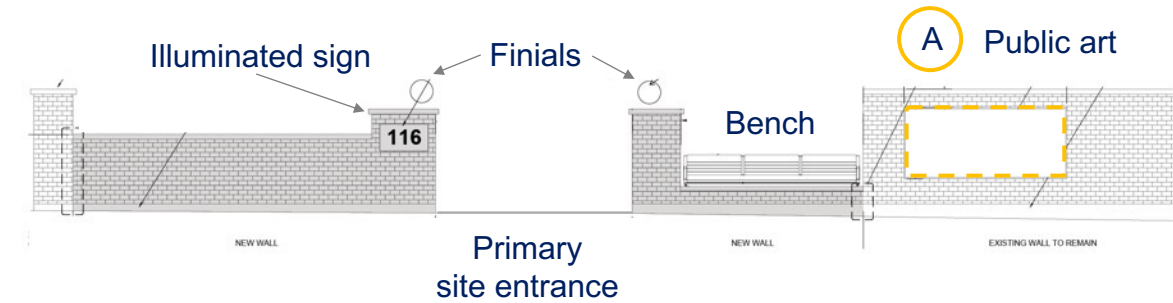
Example mosaic murals



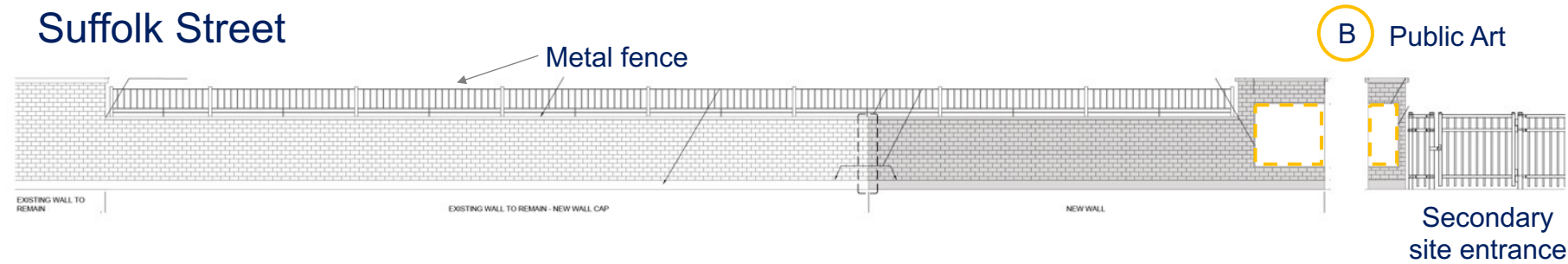


# PERIMETER WALLS & PUBLIC ART

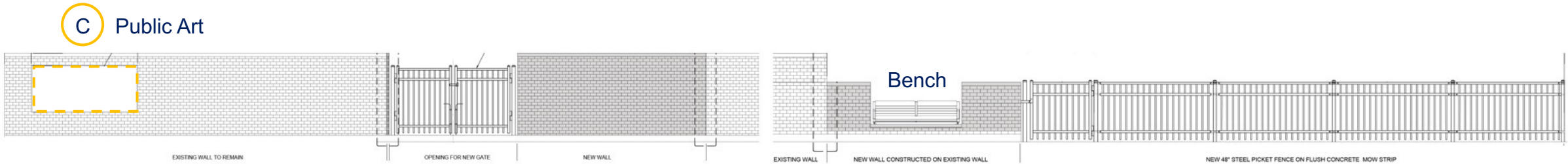
## Norfolk Street



## Suffolk Street



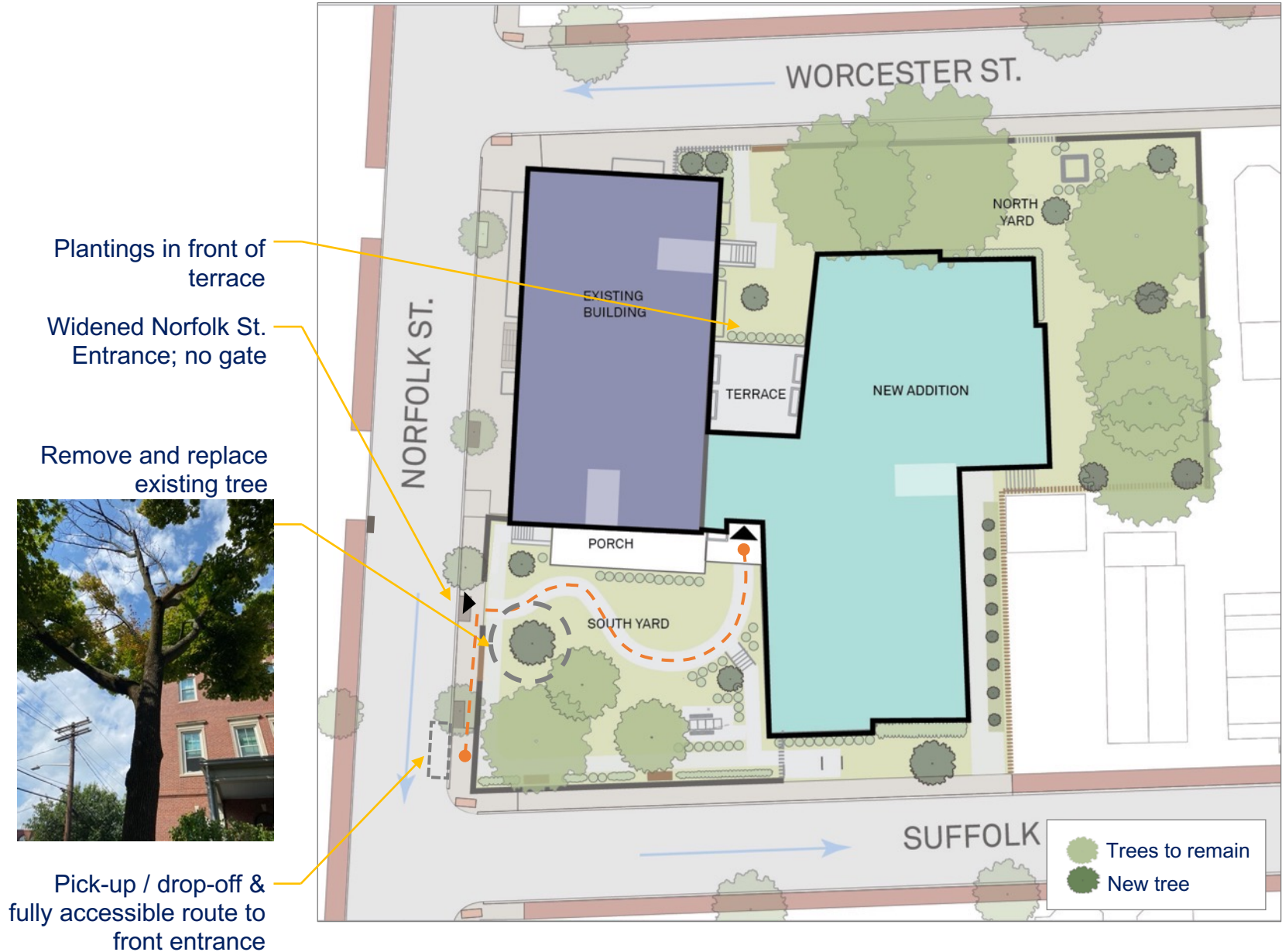
## Worcester Street





# LANDSCAPE PLAN

- Widened Norfolk Street entrance; removed gate and added illuminated sign and finials to emphasize main entry.
- Slope of path to front entrance blended into grading of south yard; no handrail required.
- Fully accessible route from pick-up / drop-off location to front entrance via sloped path.
- Plantings in front of north terrace soften transition between yard and terrace.
- Remove and replace existing tree in south yard for construction access such as cranes, dump body vehicles, concrete trucks.





# NORFOLK & SUFFOLK

- Widened primary entrance, removed gate, added finials on masonry pillars and illuminated “116” signage to emphasize entrance.
- Moved public art to perimeter wall near site entrances.
- Refined west elevation to blend façade above and below soffit.
- Studied reducing projection to 3-window bay, but kept at 4 given interior unit layout.
- Updated connector and perimeter wall design to call out entrance.
- No rooftop mechanical except for elevator bulkhead is visible from street.



Without Trees

Note: public art in rendering is a stock image.



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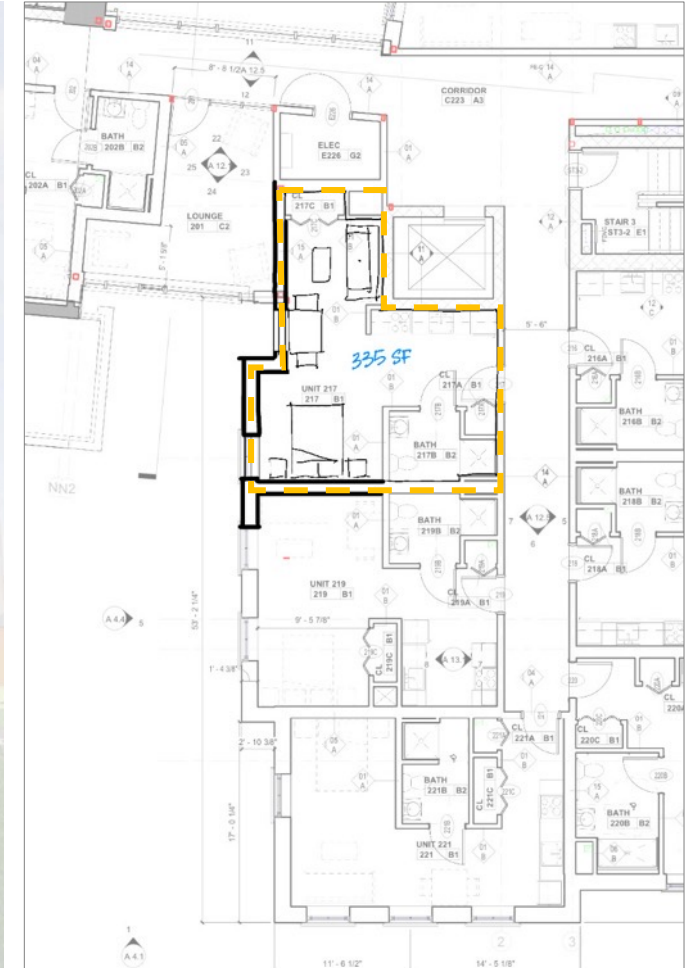
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# PROJECTION STUDIES & CONNECTOR DESIGN

## 3-Window Projection

- Units 217 and 317 are reduced from 370 sf to 335 sf and become difficult to furnish, especially the placement of a dining table.
- The 3-bay design reduces the sense of crowding at the Connector, but creates alcove that will often be in shadow and reduce natural light to units 217 and 317 which only have two windows.





# PROJECTION STUDIES & CONNECTOR DESIGN

## Extend Projection to Ground

- Appears more seamless from Norfolk Street
- Heightens a sense of crowding at entrance as seen from Suffolk Street





# PROJECTION STUDIES & CONNECTOR DESIGN

## 4-Window Projection & Connector

- Raised bottom of projection / soffit to align with top of porch columns to create one sightline and reduce crowding.
- Enlarged door and canopy; Added signage on canopy to emphasize entrance.
- Increased glazing on Connector and reduced scale of curtain wall assembly.
- Updated glass frit design at entrance to allow transparency while providing privacy for residents picking up letters and packages in mailroom.



Entry Perspective



Updated Design



Previous Design



# SUFFOLK STREET

- Windows dimensions relate to existing building; windows are largest on bottom floor and become smaller on higher floors.
- Refined detail of window frames; decreased size of frame above windows on 1<sup>st</sup> and 2<sup>nd</sup> floors; added reveal detail on 1<sup>st</sup> floor.
- Mosaic wraps around corner of perimeter wall at site entrance on Suffolk St.
- Metal fence on existing Suffolk St. perimeter wall provides balance of privacy and transparency.
- Rooftop mechanical is not visible from street.



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# WORCESTER STREET

- Windows dimensions relate to existing building; windows are largest on bottom floor and become smaller on higher floors.
- Public art added on perimeter wall as you approach site from east.
- Maintained cornice design.
- Rooftop mechanical is not visible from street.



Without Trees

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# CORNICE STUDY

- We propose to maintain the cornice as originally designed.
- Cornice design provides a simpler, more regular, outline to the addition and helps relate the addition to the simple, regular form of existing building.
- Relationship between cornice and massing changes as you walk around the building, adding interesting element to overall form.



Sketch studies (left) of an alternate cornice design where the cornice follows the massing of the building versus renderings of the original and proposed design (right) where the cornice alludes to the simpler and more regular outline of the cornice on the existing building.



# NORTH YARD TERRACE & CONNECTOR

- Increased glazing on Connector to read as bands of metal panels alternating with bands of glass at each floor; reduced scale of curtain wall assembly.
- Maintained horizontality of connector to link existing and addition.
- Plantings in front of terrace railing help soften the transition between the yard and terrace.
- No rooftop mechanical (only small portion of elevator bulkhead) is visible from street.





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With Trees



# AERIAL

- Increased prominence of entrances to the site and building (Connector).
- Refined details of the perimeter wall, landscape, and grading.
- Confirmed fully accessible routes from the street to the new entrance.
- Solar panels to be installed during construction.



Without Trees



THANK YOU!



With Trees