

Norfolk Town Center Community Workshop Feedback

April 11th, 2019

Open Responses and Comments

Interactive Q1: What is the most important aspect of Norfolk Town Center to get right?":

- Get the core infrastructures right to match the future growth. Do these hard things right the first time.
- Shopping
- Fresh produce
- Pubs
- Restaurants
- Zoo
- Wine
- Wine
- Businesses
- Pubs
- Traffic
- Evening
- Beer
- To create "a spirit of place" that promotes diversified residential development to support local businesses in the day and early evening.
- Beer
- Need plan to "sell" your results to citizens at town meeting
- Evening options
- Balance housing and services
- Business residential mix
- Walkable
- The types of retail - quality food (not just soda and candy/chips) and dining.
- Services right
- Good parking
- Proper planning
- Welcoming
- Social Gathering Area
- Visitor friendly
- Right services
- Commercial increase
- Pave the roads – all the roads in the circle, make them the best roads in MA, safety and walkability, enough housing to get rid of 40B, evening activities, mini-golf, movie theater, Cleveland Street desperately needs to be paved!!!

- Identify and preserve historical sites: property (land) and buildings
- Adequate parking, *this discussion has gone on for 2 decades and nothing has materialized. Why? – This was far too slow and detailed. There’s no need to tell people what they can see on a screen!
- Shopping availability

Interactive Q2: What is the most important aspect of future development in Norfolk Town Center?":

- Ice cream
- Mixed uses and restaurants
- Walkability
- Walkable
- Marketing
- Marketing
- Parking
- Restaurants
- LIP
- 40R
- High quality architecture!
- History
- Selling
- Traffic
- Architecture
- Family oriented
- Marketing
- Partnership
- Density
- Safe
- Occupancy
- This 40R zoning mechanism is very important to attract development
- Culture
- Architecture
- Accessibility
- Also, with potential zoning changes that will promote higher density zoning is it worthwhile to look into a 40R overlay district? Site approval permitting by
- Walkable
- Design
- Parking
- Restaurants
- Livability
- Architecture
- Inviting
- Architecture and density

- Selling owners
- Parking
- Homogenous architecture
- Food
- Consistency
- Quality
- Food
- Utilities
- Architecture
- Density
- Design
- Resident input
- Don't overbuild – keep small park and multi-use, the developer if high density housing in residential areas should be required to pay for paving the roads – Cleveland the potholes are everywhere.
- Keep the “colonial” type architecture whenever possible, add restaurants, book stores, entertainment sites.
- Aesthetics. There are 2 strip malls which are really ugly. As they are privately-owned buildings I don't see what can be done.
- Moving forward

Open Questions and Comments:

- Is it possible to correlate parking difficulty with commuter rail ridership?
- Are riders under represented – in-town versus out-of-town?
- Sidewalks (to surrounding streets and neighborhoods) would enhance walkability
- Design guidelines or form-based zoning? Consider a 40R district?
- Broaden other consideration to utilities/impacts e.g. gas – water supply capacity
- What impact would this study have on 40B projects in the Town?

Design Preference Comments:

- Site Frontage #1 – All choices: I put how I felt about each picture!
- Site Frontage #1 – too linear
- Site Frontage #2 – like places to sit
- Site Frontage #2 – more trees
- Site Frontage #3 – road is too narrow
- Site Frontage #4 – like outdoor dining
- Site Frontage #5 – Add some benches and be super great
- Building Design #1 – Good use of stone and glass
- Building Design #2 – too similar and non-descript
- Building Design #3 – like the “nooks and crannies” effect
- Building Design #4 – Responded how each pic appealed to me.
- Building Design #4 – Too boxy
- Building Design #5 – like porches

- Building Design #5 – good variety of materials
- Landscape/Signs #1 – like the architecture
- Landscape/Signs #3 – too modern looking
- Landscape/Signs #4 – the more green the better
- Landscape/Signs #5 – green – yes!
- Landscape/Signs #5 – Would like this with mini-golf – 9-hole across from Walgreens and Cillas, put a 3-level parking garage in the upper lot of MBTA that can be used by commuters and shoppers, make it look nice.
- Landscape/Signs #5 – Combine with sitting areas, concern that many boutiques and small shops already failed in town, so if make too big commercial area will those not be successful leading to more empty storefronts.