

Norwood Housing Development 2.12.2023

- 24 units
- Developed in an area adjacent to the library
- Other features to be developed nearby including, town owned open space and potentially a new school.
 - Mix of 1, 2 and 3 bedroom sites

Unit area
and
skyline
impacts.
Each
structure
is 22 feet
in height.



There are a variety of colors that will become available for housing exterior. Lighter colors were discussed on the tour.



This unit displays the garage. This increases the total footprint size of the unit. There was discussion that a storage unit versus garage maybe more useful in the Dolores area as most people park outside anyway.



This is a good example of how the units come and are “stacked” in preparation for finish product. These units in particular are 3 bedroom and show a closer placement to one another for this size.



This picture offers the opportunity to see differing structure shapes in the same area as well as the staging of materials.



Interior windows are large to let in a lot of natural light, in some cases potentially taking up valuable wall space. In other cases they offer a variety of ways to get light and fresh air into the unit.



This interior picture shows a closet door and a bathroom door located on the second floor of one of the units. The flooring is light colored and most interior doors like these slide closed to help with space efficiency.



This is an interior view of a kitchen in a 3 bedroom unit. A center island is present and there is a small office/ bedroom setting adjacent to it.



This is a good “neighborhood” street view of the units. If a clean development were to be started in Dolores (Maintenance Yard) AND these structures were used this is likely what it might look like.



Here are some standard homes from the area. Most of these sit below the 22 foot height so in some cases the Norwood units look much taller but they are not by much.



Viewshed:

It is true most units are taller than surrounding neighborhood houses and more densely set. This is a view of the unit neighborhood as it looks from a typical neighbors house. Significant difference is of course yard space.



Norwood Takeaways:

- Although xeriscaping maybe attractive, gravel yards are not advised
 - Drainage systems to the area are important to work into the plan
- 10X10 or 10X20 storage units were provided (1&2 VS. 3 Bedroom units)
 - Privacy fencing is scheduled to be put up for this development.
 - This development team recommends strongly the avoidance of establishing an HOA to decrease maintenance costs

Takeaways Continued:

- Property line reduction can aid in discouraging the collection of outdoor “junk”
- Landscaping pathways are developed where sidewalk construction may not occur.. Link to the front doors.
- Composite siding offers a 40 year warranty on paint. Developer believes a larger of paint color varieties will exist by the time the Dolores build comes into fruition.
- Larger strategies for purchase include a lower interest mortgage with a fixed rate to aid in a lower monthly mortgage payment, Energy impact assistance funding for Street lights and tap fees, 15-20% down payment assistance program allows the purchaser to pay that down payment amount at time of SALE not of purchase.