

DESIGNWORKSHOP

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MEMORANDUM

To: Town of Mountain Village, Paul Wisor and Michelle Haynes

From: Design Workshop, Jessica Garrow and Dan Runzel

Date: September 13, 2022

Project Name: Norwood Housing

Project #: 6881

Subject: Project Summary

Earlier this year, the Town of Mountain Village hired Design Workshop to complete an analysis of potential site planning and design for their parcel in Norwood. This work involved exploration of site plan alternatives, community engagement with the Norwood Community, and refinement of site planning concepts. This memorandum outlines the process, with particular focus on how the site plans have evolved based on community feedback.

Community Engagement Approach

The Town of Mountain Village and Design Workshop completed a two-step community engagement process focused on understanding the key issues and concerns about development on this parcel from Norwood residents. The first phase focused on one-on-one conversations with key stakeholders, while the second phase sought input from the general Norwood community.

Approximately 88 individuals were invited to participate in interviews, with representatives ranging from elected and appointed officials, to water board members and leaders of local community organizations. Thirteen individuals participated in the interviews, representing the following organizations within the Norwood community:

- Town of Norwood staff
- Current and Past Town Council Members
- Planning Commission Members
- Water Board officials
- Fire District
- School District
- Library District
- Health Care Center staff
- Pre-School staff
- Neighbors of the property

Following the interviews, a community open house was held to gather general community input about three potential site design options, appropriate land uses, preferred types of housing, and parks and open space design.

Based on the feedback from the interviews and community open house, Design Workshop refined one site plan design which is included as part of Council's work session packet.

Interview Summary

A number of key themes emerged from the conversations, which informed the design concepts that were shared with the community at the open house.

1. Available infrastructure, particularly water, is an important limiting factor.

The subject of water was raised in each interview, with a focus on ensuring any development is sized to match the current availability of water. The Town is working with SGM on an updated water study, which was in its initial phases during these interviews and is anticipated to be adopted later this fall. Each interviewee stated that it would be important to limit any development to the available taps. Based on conversations with members of the Water Commission, up to 44 taps have been initially identified for the project. Any additional taps would require additional work and review.

The use of raw water for outdoor irrigation was raised in a number of interviews. Most interviewees supported the use of raw water as a way to enable proper long-term maintenance of the landscaping in the development.

2. All roads and other infrastructure must be right-sized for the development.

Many participants highlighted the importance of road infrastructure in any future development. The Town had recently approved in Pinon Park development with the Telluride Foundation, and some lessons learned were shared with the team. Most importantly, the Fire Marshal and Public Works Director identified road widths of 60 feet would be required and that alleyways are preferred. Alleys would be used for certain utility lines, as well as trash pick-up, and could provide opportunities for parking in the winter when the streets can fill with snow. If duplex or multi-family development is included, more frequent fire hydrant placement could be needed.

Neighbors and others identified the importance of connections from this site to the rest of the community. Nearly every interviewee indicated a connection to County Road 42ZS on the western side of the site would be needed, and there is a preference to continue an east-west connection to Spruce Street and Pine Street. This was seen as a way to alleviate potential traffic increases along Spruce Street.

Including sidewalk and trail connection within the site and to areas beyond was a common concern. A number of interviewees brought up the opportunity for a multi-use trail along the southern boundary of the parcel. Interior sidewalks and clear connections to existing streets was also identified as important.

3. The site provides an opportunity to support other community needs in Norwood.

Nearly all interviewees identified other community needs as potentially being addressed by this site, due to the relatively large land size. A new fire station and a pre-school were identified most frequently in the interviews. According to the Fire Marshall, the addition of a fire station on the property would enable the current facility to transition to a wildlands fire facility with some housing

for fire fighters. A space for a pre-school could support the anticipated increases in childcare needs and provide a newer facility than exists today.

4. Housing is a key issue in San Miguel County, and this project could be part of the regional housing solution.

As a housing project, much of the interviews focused on who the project would serve and what types of units might be appropriate. Most interviewees highlighted the importance of having units available to Norwood residents, not just employees from the Town of Mountain Village or the Town of Telluride. Some interviewees expressed concern that the housing could be limited to employees of the town governments, and preferred housing opportunities that addressed the overall need in the community. Each organization indicated housing is a critical need for their staff and is beginning to become less and less affordable.

Most interviewees indicated a preference for single-family homes, but that some options for multi-family could be explored following feedback from the community. A preference for a diversity of bedroom-count mix was identified, with interviewees indicating housing for singles as well as families is important. Ensuring housing is high quality, including outdoor areas, was a high priority for many interviewees.

5. This project represents a major change for the community.

There was a general recognition in the interviews that Norwood is a small community, and that this project has the potential to significantly increase the population. Interviewees stated that with that population increase comes potential additional service needs, as well as opportunities to see additional small businesses in the community. Many participants indicated a preference that any new development respect existing land use and building code requirements to ensure the look and feel is consistent with Norwood's existing community character.

Based on the interviews, Design Workshop developed three potential site plans that were presented at the community open house.

Open House Summary

On June 27, 2022, the Town of Mountain Village staff and the Design Workshop team presented three potential site plan options for community feedback. These were low-, medium-, and high-density scenarios that included different approaches to site design.

Each scenario assumed road widths of 60 feet and alley widths of 15 feet to match code standards and comments from the interviews. A multi-use path along the southern property line was also included in each scenario. The scenarios assumed that no more than 45 units would be built in an initial Phase 1, and that any additional units would be completed in future phases. Areas of difference between the three were the number and type of residential units at full build-out and the amount and location of open spaces, as described below.

- Low-Density
 - 68 total units, primarily single-family with some cottage and alley homes
 - 11.5 acres of park and open space
 - 2 acres of community use space
- Medium-Density
 - 116 total units, mix of single-family and multi-family with some cottage and alley homes
 - 12.5 acres of park and open space
 - 2 acres of community use space
- High-Density
 - 125 total units, primarily single-family with some cottage and alley homes
 - 8.5 acres of park and open space
 - 3.5 acres of community use space

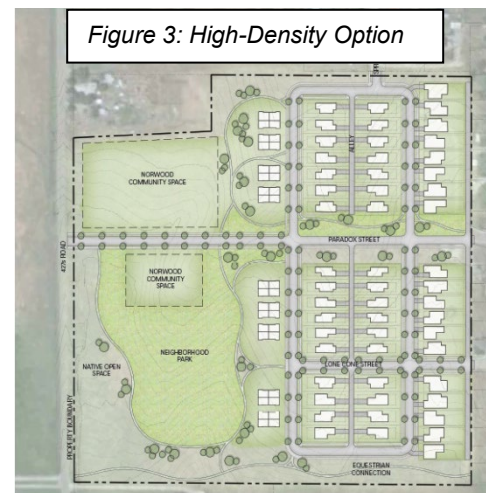
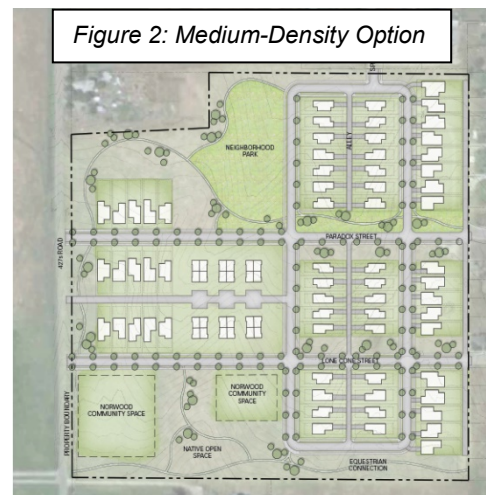
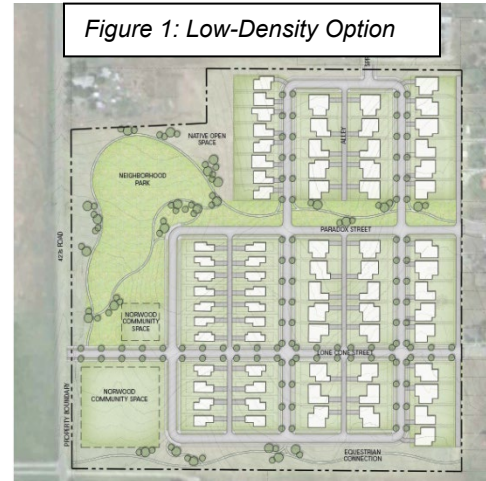
The Low-Density option was identified by most participants as a preference due to the number of single-family homes and the lower density. However, additional feedback from participants regarding housing typologies indicated support for a mix of housing units, including multi-family units. When specifically asked their preferred unit type, participants identified single family followed by a mix of units, cottage homes, and duplex as styles that could be supported.

Access to water and limiting water consumption was raised by a number of participants. This was also reflected in the preferences for the use of native plants, natural stormwater systems, and organic pathways. The open space organization in the High-Density option was preferred over the others. More natural play areas were supported, and there was strong direction to not include areas for court-based sports.

Other comments included a preference for two access points along County Road 42ZS to support overall traffic flow and access for emergency vehicles, and a strong desire that a community use be included in the plan. Participants most often selected a day care or pre-school, followed by fire station.

Conceptual Design

Based on the feedback through the open house conversation and participation in dot exercises, town staff and the Design Workshop team refined the site plan options into a single concept design. This is attached to Council's work session packet. It includes options for phasing an initial 44 housing units, which aligns with the number of taps anticipated to be available. Given the size of the parcel, Design Workshop

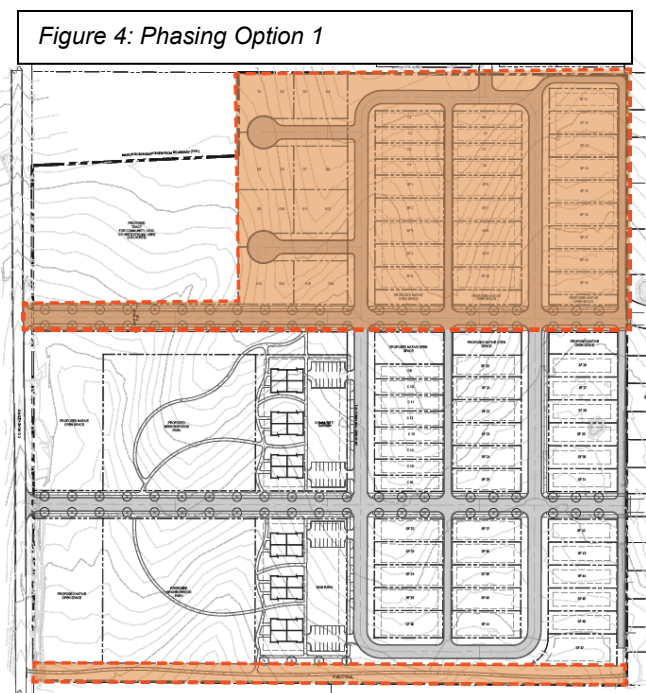


recommends the Town anticipate future residential development through subsequent phases. The proposed conceptual design includes a mix of units but consists primarily of lower-density single-family and cottage home units. All roads and alleys meet the Town of Norwood minimum standards. The proposed plan breakdown is outlined below.

- 127 total units, 44 in Phase 1 with remaining reserved for future phases as water is available.
 - 47 single-family units
 - 16 duplex units
 - 16 cottage homes
 - 48 multi-family units
- 9.94 acres of open space and parks area
 - 26.61% of the parcel (the Norwood code requires 8%)
 - 5.01 acres of native open space, including multi-use trails
 - 4.67 acres of neighborhood park space
 - 0.13 acres of community garden / dog park space
- 3.22 acres for Community Use

The phasing options presented in the conceptual plan differ in terms of the unit mix and road infrastructure to be completed in Phase 1. Each includes a minimum 11% open space dedication with Phase 1 to ensure compliance with the Town of Norwood code. Each phasing option includes the development of the multi-use trail along the southern property boundary. The phasing options do not include community uses, but these could be added if desired. The Phasing Options are summarized below:

Phasing Option 1 focuses development on the northern third of the site, with a mix of single-family units, duplexes, and cottage homes. It minimizes the amount of infrastructure required. A single east - west connection between County Road 42ZS and Pinon Street is added, as is the northern connection to Spruce.



Phasing Option 2 focused development along the western side of the parcel, and includes slightly more road infrastructure, adding a second connection to Pinon Street. The unit mix in this option is limited to single-family units and cottage units.

Phasing Option 3 includes the most amount of infrastructure and greatest unit diversity. Two full east-west connections between County Road 42ZS and Pinon Street are included, along with the northern connection to Spruce. The unit mix on this option includes multi-family units, single-family units, and cottage homes.

Figure 5: Phasing Option 2

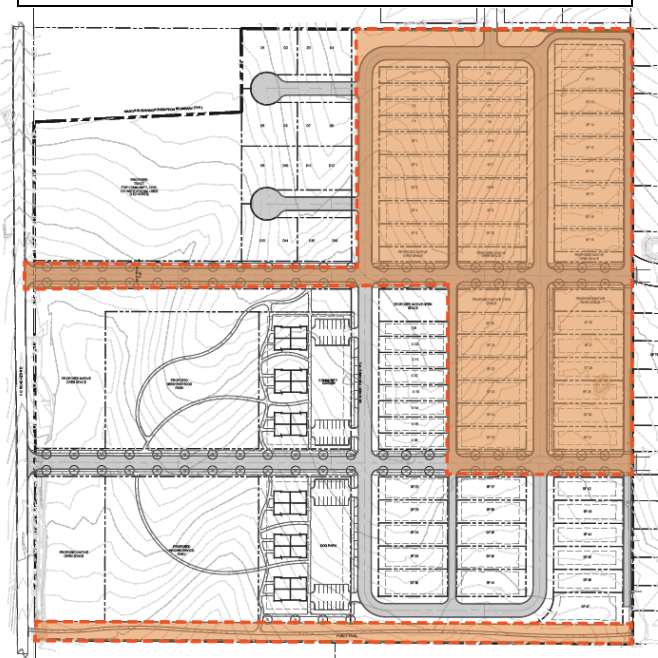
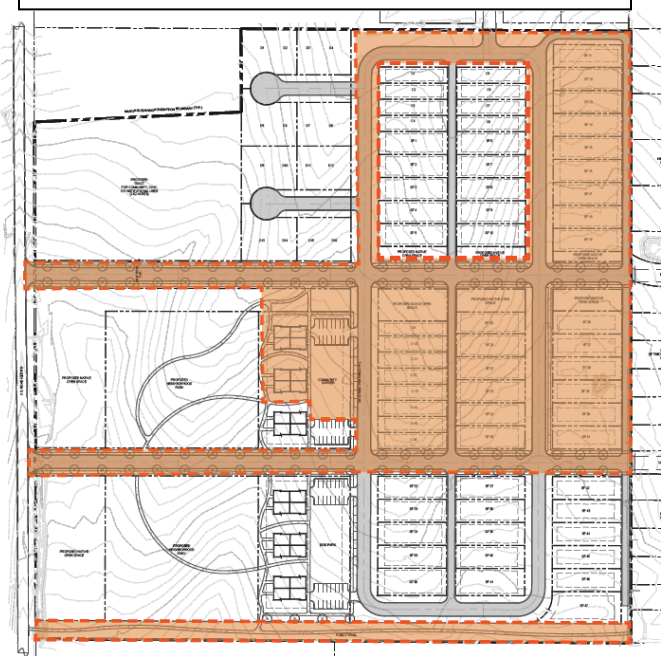


Figure 6: Phasing Option 3





NORWOOD, COLORADO AFFORDABLE HOUSING DEVELOPMENT

CONCEPTUAL DEVELOPMENT PLANS
PREPARED IN COLLABORATION WITH THE TOWN OF MOUNTAIN VILLAGE

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PROGRAM SUMMARY

Dwelling Units

- Single-Family Homes (7,250 sqft)
 - 47 Total Units
- Duplex Homes (10,000 sqft)
 - 16 Total Units
- Cottage Homes (5,250 sqft)
 - 16 Total Units
- Multi-Family Units (<751 sqft)
 - 48 Total Units

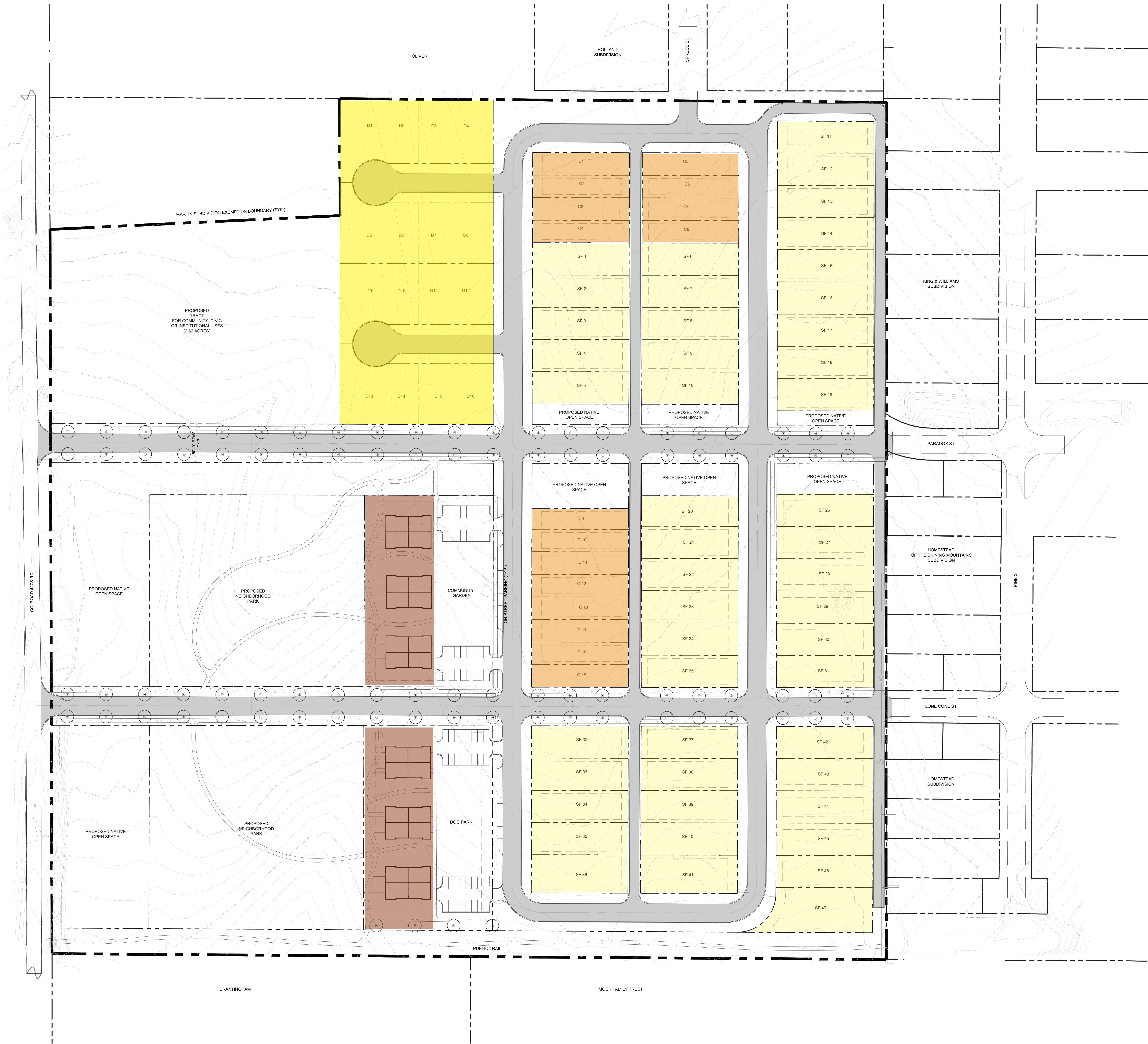
TOTAL DWELLING UNITS: 127

Community Space

- Civic/Institutional
 - 3.22 acres
- Native Open Space
 - 5.01 acres
- Neighborhood Park Space
 - 4.67 acres
- Community Garden/Dog Park
 - 0.13 acres each

TOTAL NORWOOD COMMUNITY SPACE: 13.16 ACRES (35.09%)

TOTAL OPEN AND PARK SPACE: 9.94 ACRES (26.51%)



PROGRAM SUMMARY

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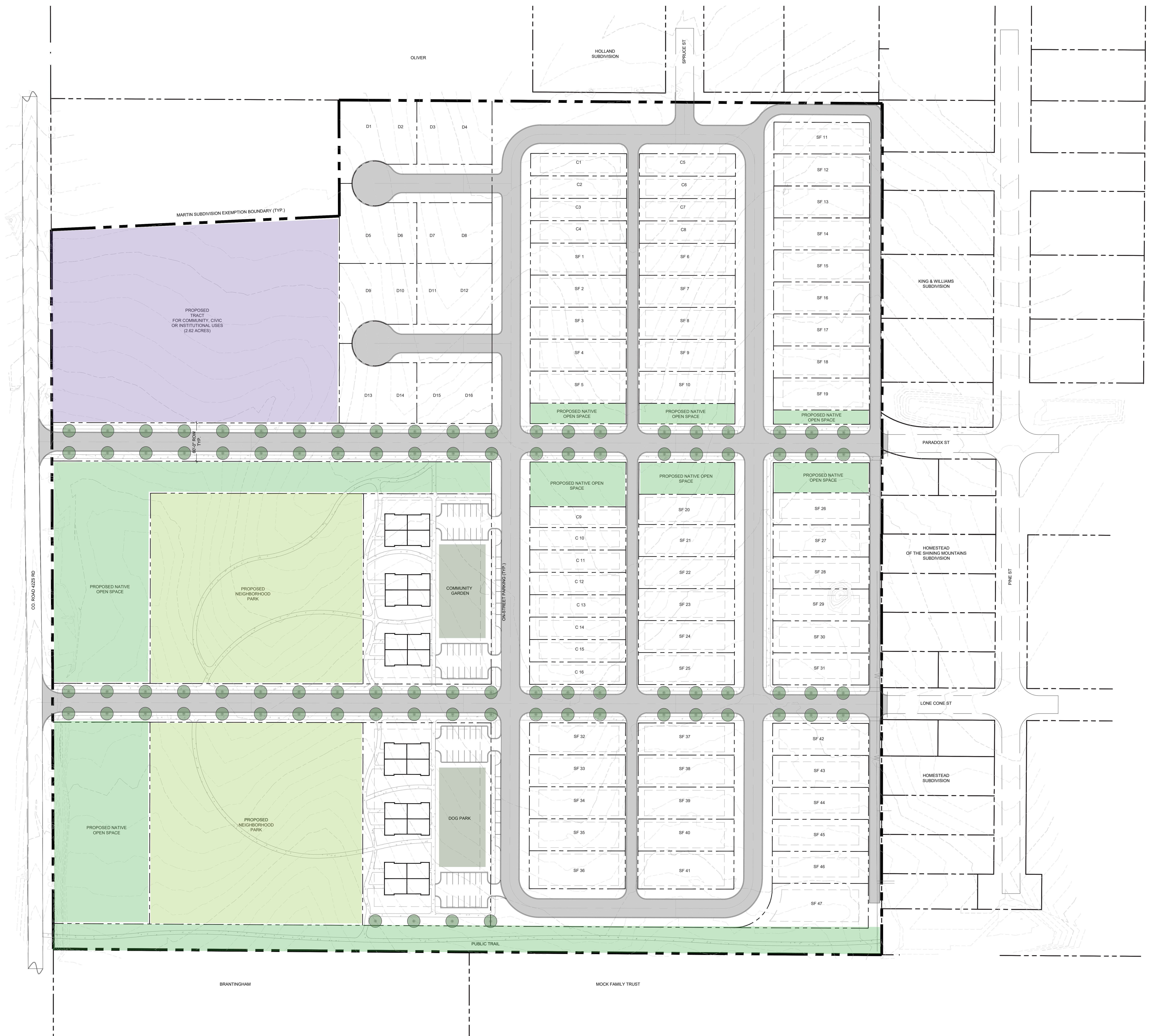
TOTAL DWELLING UNITS: 127

Community Space

- Civic/Institutional
 - 3.22 acres
- Native Open Space
 - 5.01 acres
- Neighborhood Park Space
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- Community Garden/Dog Park
 - 0.13 acres each

TOTAL NORWOOD COMMUNITY SPACE: 13.16 ACRES (35.09%)

TOTAL OPEN AND PARK SPACE: 9.94 ACRES (26.51%)



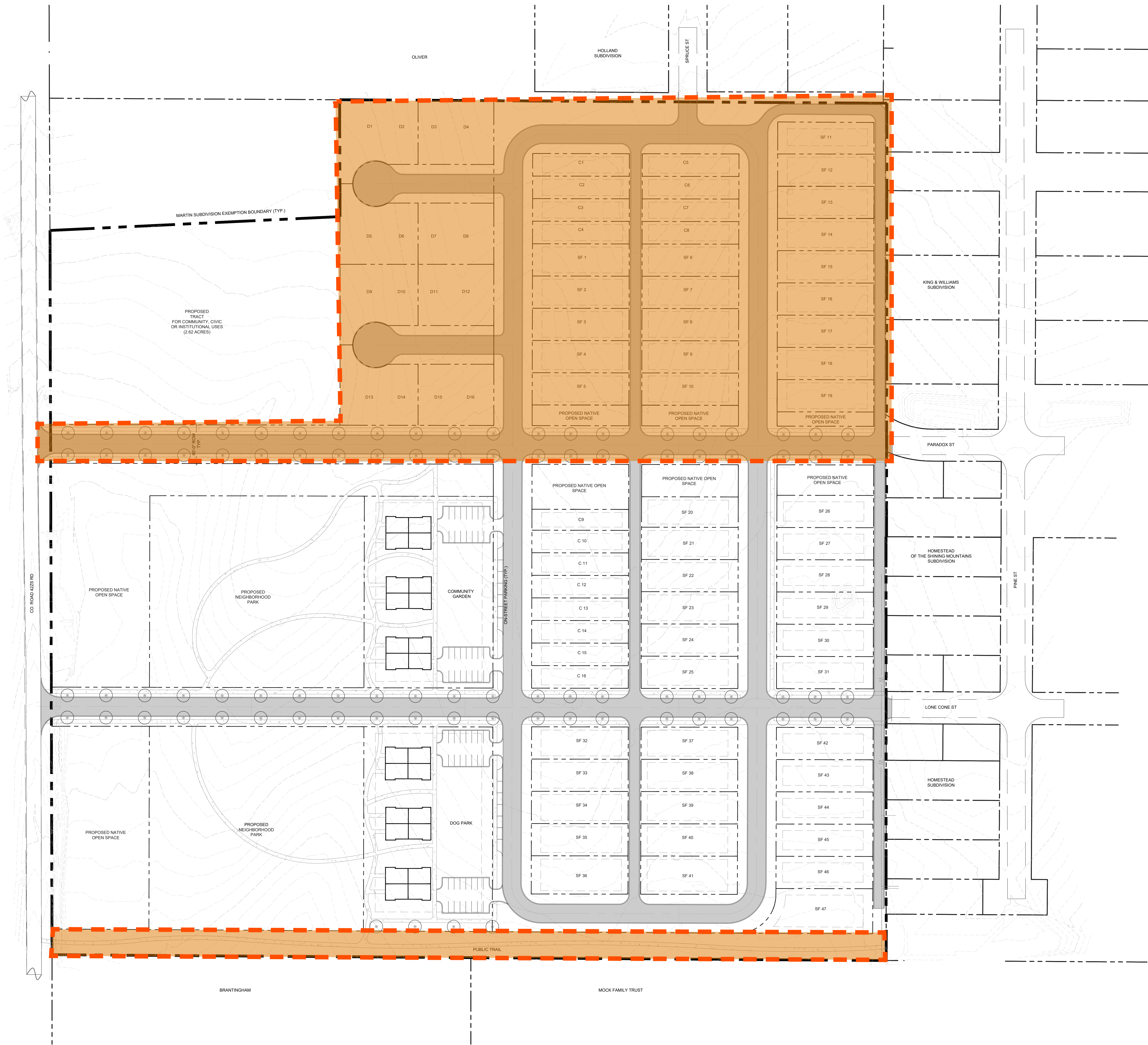
PHASING SUMMARY OPTION 1

Phase I Dwelling Units

- Cottage Homes (5,250 sqft)
 - 8 Total Units
- Duplex Homes
 - 16 Total Units
- Multi-Family Units (<751 sqft)
 - 0 Total Units
- Single-Family Homes (7,250 sqft)
 - 19 Total Units

TOTAL DWELLING UNITS: 43

- Dedicated Open Space
 - 11.80%



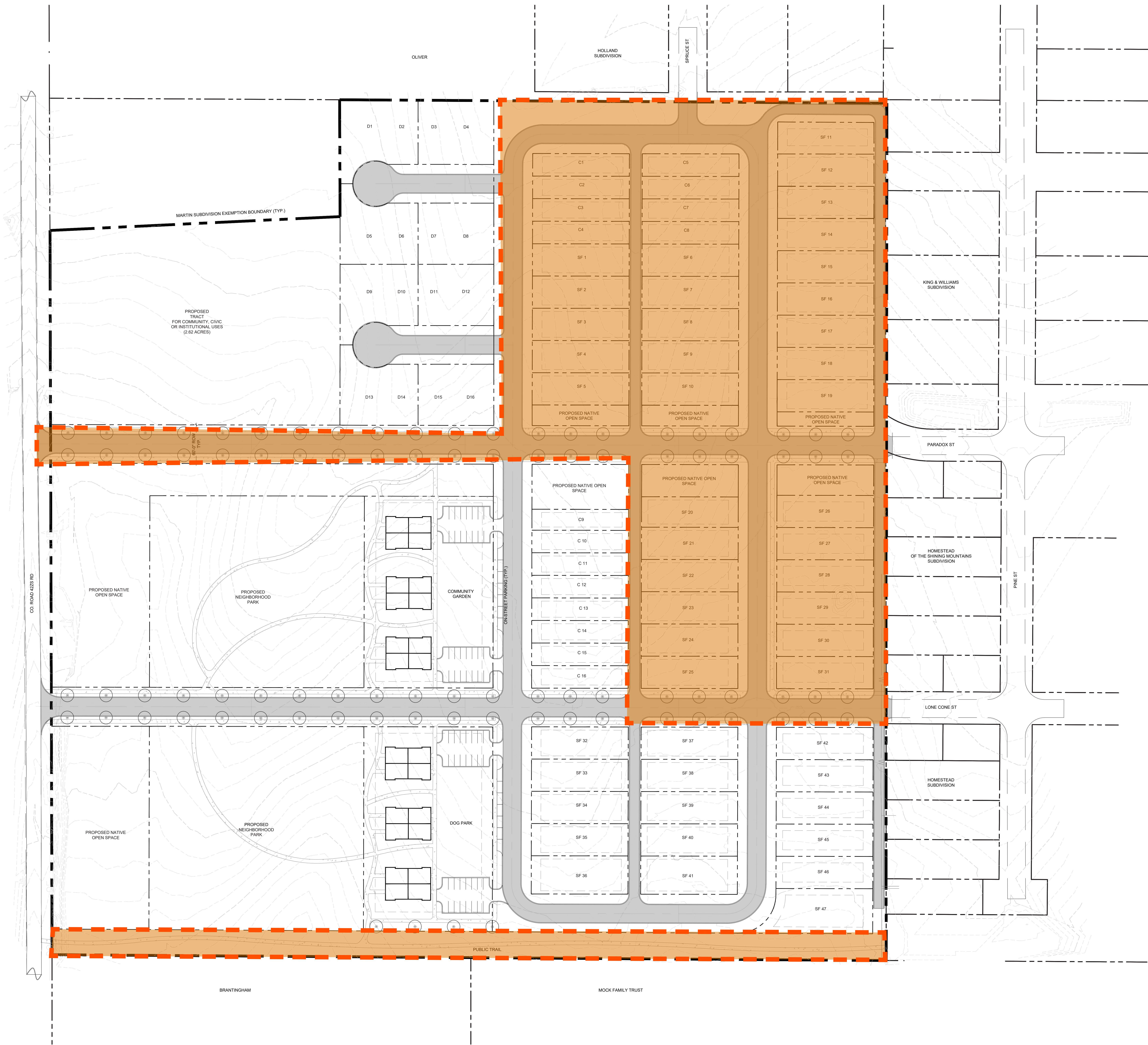
PHASING SUMMARY OPTION 2

Phase I Dwelling Units

- Cottage Homes (5,250 sqft)
 - 8 Total Units
- Duplex Homes
 - 0 Total Units
- Multi-Family Units (<751 sqft)
 - 0 Total Units
- Single-Family Homes (7,250 sqft)
 - 31 Total Units

TOTAL DWELLING UNITS: 39

- Dedicated Open Space
 - 17.31 %



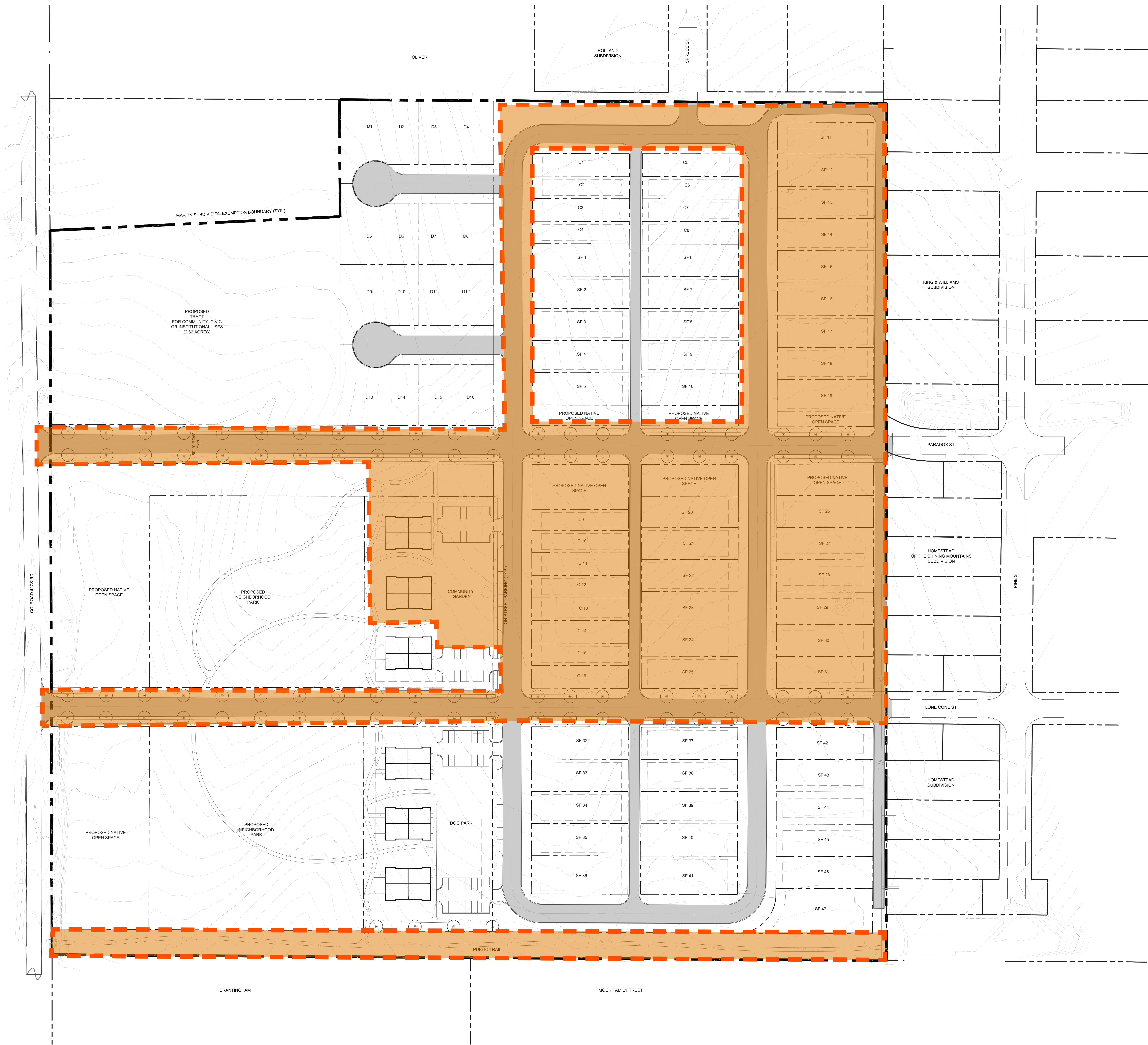
PHASING SUMMARY OPTION 3

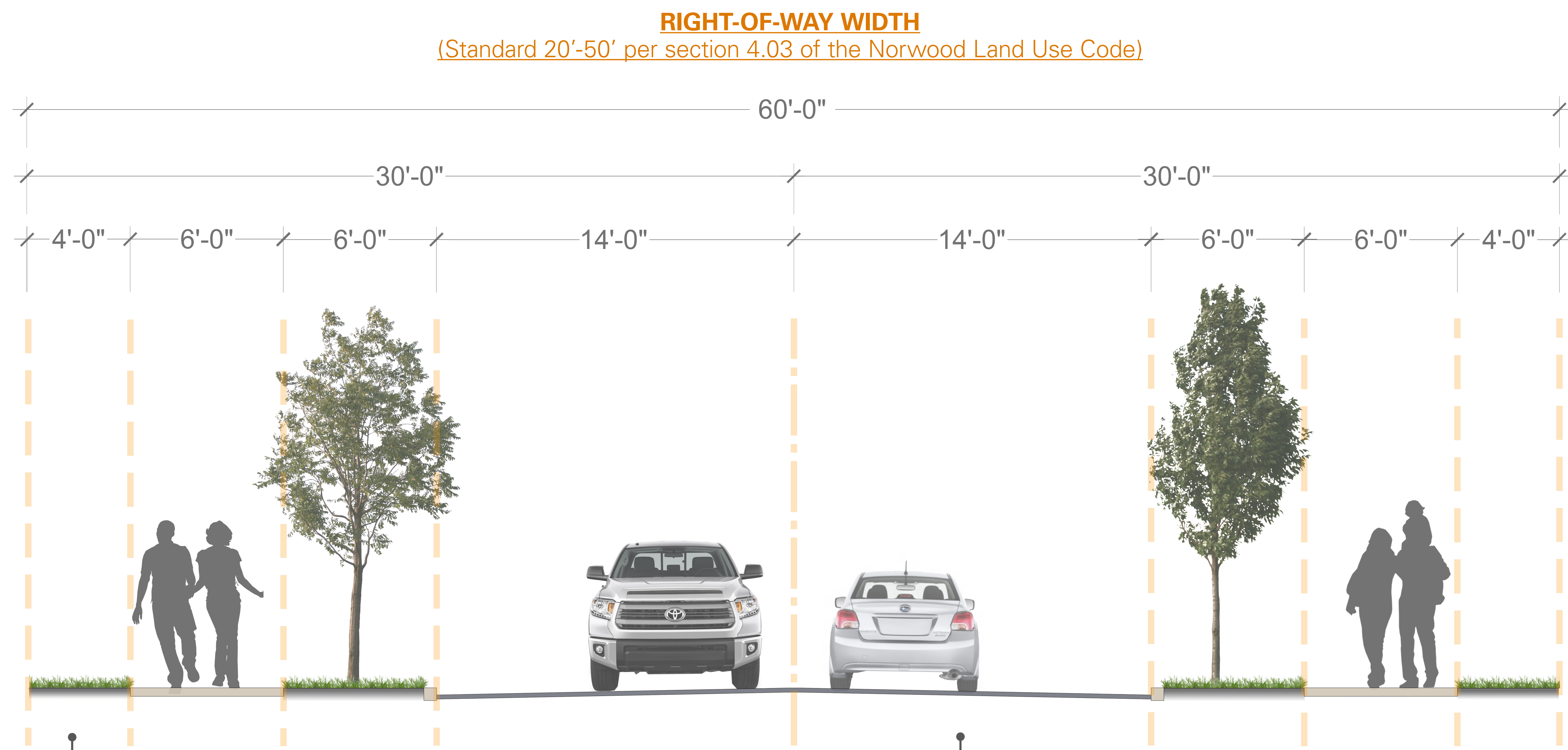
Phase I Dwelling Units

- Cottage Homes (5,250 sqft)
 - 8 Total Units
- Duplex Homes
 - 0 Total Units
- Multi-Family Units (<751 sqft)
 - 16 Total Units
- Single-Family Homes (7,250 sqft)
 - 21 Total Units

TOTAL DWELLING UNITS: 45

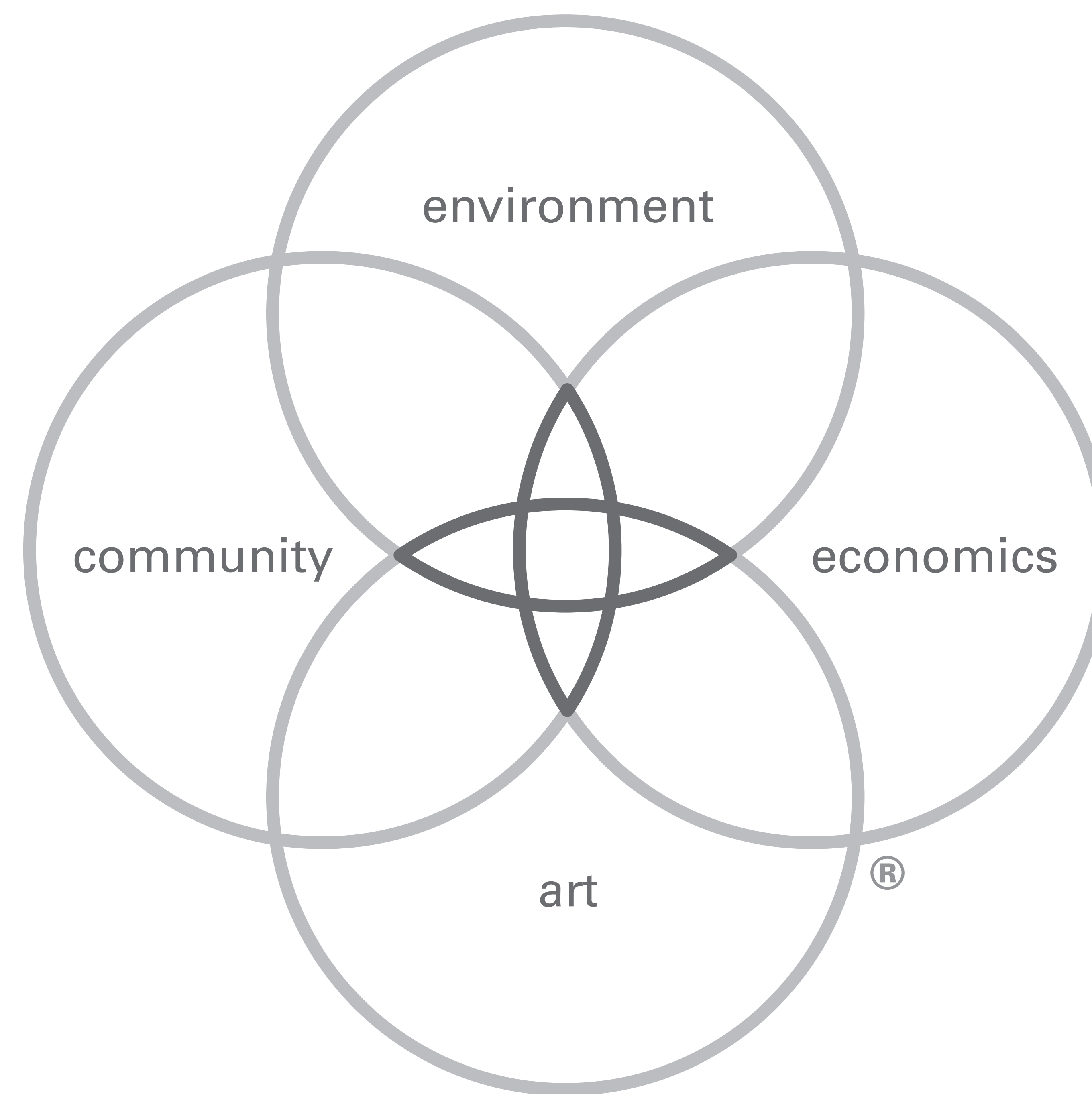
- Dedicated Open Space
 - 13.55%





SHOULDER WIDTH
(Standard 2' per section 4.03 of the Norwood Land Use Code)

LANE WIDTH
(Standard 10' per section 4.03 of the Norwood Land Use Code)



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