

#25 ROCKWOOD ROAD
NARRATIVE DESCRIPTION OF DESIGN APPROACH
August 8, 2016

EXISTING SITE CONDITIONS:

The subject project site is located on the west side of Rockwood Road (Rt. 115), about 700' north of the Main Street/Rockwood Road rotary in the Norfolk town center and 500' from the Norfolk Commuter Rail Station (MBTA). The project address is 25 Rockwood Road, where there is a single-family residence on the 6.53-acre parcel (no wetlands). The site is further identified on the Assessor Tax Map 14, Block 49, Lot 11.

The existing homesite includes a long paved driveway leading to a smaller lawn area around the home and surrounded by wooded areas. Located in the town's Business B-1 (Outside Core) Zoning District, the site is surrounded by residential homes along Rockwood Road, by Hillcrest Village (senior housing) to the north, and by the MBTA Commuter Rail (Franklin line) to the south. A long, narrow, town-owned parcel with a walking path and drainage basin is located to the west of the site; this path serves as a pedestrian shortcut from Boardman Street to the Commuter Rail station and downtown area.

The site is not within any mapped environmentally sensitive areas. There are no FEMA-mapped flood zones or DEP-mapped outstanding resource waters, Zone II of public wells or Zone A of public water supplies, state-designated Areas of Critical Environmental Concern, and no vernal pools or priority habitat of endangered or rare species as mapped by the MA Division of Fisheries and Wildlife. The Norfolk Conservation Commission has determined that there are no wetland resource areas on site or within 100' of its borders per a Determination of Applicability issued in June 2016.

The site is located in close proximity to the following areas:

- State Highways: Route 1 (1.5 miles), 495 (4 miles), 95 (2 miles).
- Commuter Rail Service (walking distance, approx. 500 ft.)
- Town Hall & Center of town (walking distance, approx. 1/4 mile)
- Recreation (dog park is walking distance along town path approx. 500 ft. to north off Boardman Street, 3/4 mile to athletic fields at Freeman Centennial School)
- Religious/Churches (approx. 1/4 mile)
- Places of employment: There are many employment opportunities via Commuter Rail to Boston, walking distance to downtown Norfolk businesses, and within a very short driving distance to Routes 1, 1A, 140, 95 and 495 which have or lead to major places of employment.

SITE & BUILDING DESIGN

The proposed development consists of 32 -condominium homes (single-family detached units on a commonly owned parcel of land), and is modeled after the Boyde's Crossing project that is now under construction at 106 & 108 Main Street. The homes and site layout will be similar to Boyde's Crossing, with many of the homes surrounding a large grassed courtyard area and gazebo that will provide space for gatherings and community interaction. It is anticipated that this development will add to the revitalization of Norfolk's Town Center where new residents will be able to walk to all the convenient businesses and community activities. The site's proximity to the town center and presence of sidewalks on Rockwood Road will help to minimize reliance on cars for shopping, commuting and recreation.

The development is to be accessed by a double-lane roadway leading to the condominiums. The homes are primarily sited with front yards around the inside of a looped roadway with sidewalks to promote a

sense of community and pedestrian accessibility. These onsite features include a large common area with a central gathering spot featuring an outdoor pergola with seating areas. Some of the homes will be located along the entrance road and others are located at the rear of the site where the development design may include an access road to Boardman Street along the town-owned parcel with the walking path/shortcut to the commuter rail station.

The site design will feature sustainable development technologies to minimize the impact on the environment. Although not fully incorporated into the design at this preliminary stage of planning, it is expected that many low impact/sustainable development techniques will be worked into the site and stormwater management design, including:

- Redevelopment of an existing homesite,
- Stormwater management to likely include use of infiltration basins, porous pavement, water quality swales, rain gardens, and other measures. Groundwater recharge will be widely used to reduce offsite runoff.
- Stormwater harvesting will also be utilized to reduce dependence on town water for irrigation.
 - Individual homes will have a gutter and downspout directed to a rain barrel for use by the homeowners to water plantings in their patio areas
 - To irrigate the larger landscaped areas around the site, a system may be designed to collect roof runoff stored in underground cisterns. The irrigation system will pump the reclaimed stormwater from these cisterns across the landscaped common areas. During dry periods, makeup water, if needed, shall be obtained from an onsite well that will replenish the cisterns instead of town water.
- Solar power shall be a primary feature of this project:
 - Solar-power arrays atop garages shall be used to power street lights and common area lighting
 - Roof-top solar arrays on the homes shall be used to reduce electric energy requirements for each homeowner.
- Landscape design using native plantings that are drought tolerant to minimize water dependence.
- Bike rack
- Pedestrian friendly walkway network.

Homes shall be designed with energy efficient and water saving appliances, heating and cooling systems. The homes shall utilize extra insulation beyond state building code requirements, and shall feature windows with high insulation values, and other low maintenance materials.

By all these measures, the project will be a model of sustainable development techniques and technologies, and a positive addition to the town of Norfolk.