Public Engagement Summary

The first phase of public engagement for the Norwood Land Use Code (LUC) update began early April with the launch of the project website and community survey, and the website was available for public comment for five weeks. In addition to online feedback, the project team also gathered public feedback during two in-person events. During the first round of engagement, the Town of Norwood heard from 21 people during community events and received 10 online survey responses.

Community Events

Community members were invited to learn about the project and share feedback during two public events, held at the Dark Sky Café and the Lone Cone Library. Both events were held on April 29; the project team spoke with 21 people between the two events. The project team selected four questions from the online survey to gather feedback during the in-person events and participants were also encouraged to visit the project website to complete the full survey.

Current Land Use Code

Participants were asked to rate how well the current LUC reflects the community's vision for growth, housing, and local character. On a scale of 1 to 5, with 1 being strongly disagree and 5 being strongly agree. Participants were asked to respond by placing dots along the scale. Overall, in-person attendees were neutral.

Housing Needs

The community was provided with examples of ten different housing types and asked to weigh in on what should be considered in Norwood as the Town works to update the LUC. The preferred type of housing was cottage courts, which are small sized single-family homes around a courtyard. Community members also like the idea of starter homes and mixed-use housing with residential above commercial spaces. The least preferred housing types were single family homes and ranch/large lot or homes on acreage.

Housing Type	Community Votes
Cottage courts (small sized single-family homes around a courtyard)	14
Starter homes	12
Mixed-use housing (residential above commercial)	11
Tiny homes (less than 500 sq feet)	8
Small-scale multifamily (townhomes, duplexes, triplexes, fourplexes)	6
Co-housing (separate housing with shared community space)	6
Apartment buildings/complexes	3

Manufactured homes	3
Single family homes	2
Ranch or large lot/ homes on acreage	2

Water Efficiency

As the Town of Norwood works to update the LUC, the project team gathered community feedback on ideas related to water efficiency and conservation. The community shared ideas on development related strategies from landscaping standards, water use limitations, and infrastructure design. These comments were combined with the online responses, see the table on page 5 for the table of combined responses.

Future Updates to the Land Use Code

Participants were asked to share ideas for making the future LUC more effective and easier to understand. Community members attending the public events were most concerned about code requirements that support affordable housing, flexibility for re-development of historic buildings, and making the LUC more accessible and searchable as a digital document. Comments from the in-person events were combined with the online responses, see the table on page 6 for the combined responses.

Project Website

The website launched publicly on April 10, 2026, and the public was invited to share their feedback through May 15, 2026. During this timeframe the website received 106 website visits and 10 survey responses. Page views were predominately in English, however there was one website visitor who utilized the Spanish translation tool to view the project website.

There were 28 total questions which focused on gaining an understanding of the community's familiarity of Norwood's current Land Use Code, Norwood housing needs, ideas and concerns related to water efficiency, and future improvements to the updated Land Use Code. Four of these questions were mirrored during the in-person events, and the responses were combined with online responses.

Participants were also asked if they currently own property in Norwood. Among the 10 respondents, 60 percent noted that they own residential property. The remaining 40 percent live outside of the town limits; multiple people commented that they live in Naturita and work in Norwood. One person also noted that they would like to start a business in Norwood but have not been able to due to regulations and costs associated with starting a business.

One additional question asked about the community's availability for future public meetings and engagement events. Most participants prefer to meet on weekday evenings either in person in the downtown area or at one of the community amenities. People also noted they like to participate through the project website.

Current Norwood Land Use Code

Participants were asked which sections of the current LUC they are most familiar with, with the opportunity to select all that apply. The top three responses include:

- Zoning District Regulations 89%
- Site Development Standards 78%
- Subdivision Standards 56%

Respondents were provided with a short description of the LUC and then asked how the current LUC works to produce balanced residential areas in relation to size and scale along with the development of commercial areas. With each question, respondents were asked to rate the current LUC on a scale of very well to very poor.

- Ability to produce balanced residential areas (size and scale), 70% of respondents were neutral on the subject.
- Ability to produce commercial development areas (job centers, shopping, entertainment), 60% of respondents selected poor.

When asked to rate how well the current LUC reflects the community's vision for growth, housing, and local character. Using a sliding scale of 1-5, with 1 being strongly disagree and 5 being strongly agree, the average score was 2.6.

The final question focused on feedback related to the community's perception of the process associated with the current LUC. Just over half of the respondents did not feel the current process has predictable outcomes.

- Predictable Outcomes: 44%
- Unpredictable Outcomes: 56%

Norwood Housing Needs

Norwood community members were asked about the level of affordability of their current housing, in relation to their household income. Using a sliding scale of 1 to 5, with 1 being very affordable and 5 not affordable at all. None of the responses indicated that housing was very affordable, most respondents rated housing affordability as 2 on the 1-5 scale, while there were equal responses ranking affordability as either a 3 (somewhat affordable) or 4. None of the responses indicated that housing was not affordable at all.

Online participants were asked the same question about preferred housing types, as participants attending the community events. Overall, the combined responses indicated that cottage courts, starter homes, and mixed-use housing were the top three preferred types of housing for Norwood. The table below shows both in-person and online responses.

	In-Person Response 21 participants		Online Response 10 participants	
Housing Type	**Votes**	**%**	**Votes**	**%**
Cottage courts (small sized single-family homes around a courtyard)	14	67%	7	70%
Starter homes	12	57%	6	60%
Mixed-use housing (residential above commercial)	11	52%	7	70%
Tiny homes (less than 500 sq feet)	8	38%	3	30%
Small-scale multifamily (townhomes, duplexes, triplexes, fourplexes)	6	29%	5	50%
Co-housing (separate housing with shared community space)	6	29%	5	50%
Apartment buildings/complexes	3	14%	1	10%
Manufactured homes	3	14%	4	40%
Single family homes	2	10%	6	60%
Ranch or large lot/ homes on acreage	2	10%	4	40%

Respondents were asked about the greatest housing challenges in Norwood; there were three areas of concern that rose to the top through reoccurring comments.

- Water availability/reliability
- Code restrictions/limitations: challenging for new businesses and developers
- Rising construction costs/affordability

Water Efficiency

The online survey featured two questions that focused on water efficiency in Norwood. First, respondents were asked about their level of concern related to the availability and long-term sustainability of water resources in Norwood. Overall, 80 percent of the respondents indicated they are very concerned about water resources. Respondents were also asked to share their ideas for development-related strategies to help improve water efficiency. The online responses were combined with the in-person responses to help identify common themes related to the topic. The table below features the combined comments from the survey and community events, and the number of times similar comments were submitted.

Development-Related Strategies to Improve Water Efficiency	Occurrence
Native plants/drought tolerant plants/Xeriscape	4
Graywater for irrigation/watering plants	3
Drip irrigation	3
Outdoor watering use limitations/reducing elective water use	2
Improving Town of Norwood water storage capacity	2
Development requirements such as windows and solar	2
Secondary system for irrigation when water distribution pipes are replaced	1
Purchase more water and raise tap fees	1
Higher density development	1
Plant more gardens	1
Discourage grass	1
Plant more trees in community spaces	1
Water harvesting and storage	1

Future Updates to the Land Use Code

The project team incorporated questions related to residential housing to help gather community input that can support the Fast Track Process with the Department of Local Affairs (DOLA). Participants were asked to review a series of statements about residential housing and rank each statement on a sliding scale of 1-5, with 1 being strongly disagree and 5 being strongly agree.

- Do you think redevelopment that adds more residential housing in existing neighborhoods should be allowed if it meets the following requirements:

Residential Housing Statement	Average Score
If the new development is the same size and scale as surrounding development.	3.9
If the new development looks like the surrounding development.	3.4
If the new development is built on large lots that can be subdivided.	3
If the new development replaces older, poorly maintained buildings.	4.5
If the new development rehabilitates older buildings.	4.6

Participants were asked which areas of the current LUC need the most improvement. Response options included review and approval process, housing types and density, parking and access, environmental or open space requirements, land use categories, design and building standards, and “other” write in option.

- Review and approval process 40%
- Other 40%

- Housing types and density 10%
- Parking and accessibility 10%

Environmental or open space requirements, land use categories, and design and building standards did not receive any responses. Some of the write-in responses include:

- Allowing for compatible development and options/flexibility for planning, uses and design.
- Allow different mixed-use options.
- Water harvesting and storage.
- Paving requirements that make things too expensive to develop

Both the website and community events asked participants to share feedback related to changes that would make the updated development code more effective or easier to understand. The table below shows the combined feedback, with the occurrence of similar comments.

Changes to the Land Use Development Code	Occurrence
Clarification on each process: instruction for completion, timeframe for process	3
Clear and easy to read - no acronyms, legal phrases What is allowed vs not allowed.	3
More accessible and easily searchable within the document	2
Encourage apartment complexes - but with restrictions	2
More flexibility on Main Street	1
Clarify water law and livestock laws	1
Allow for more alternative methods for compliance	1
Height limitations on buildings	1
Rent control	1
Support increased demand for affordable housing	1
Flexibility on re-development of existing historic buildings	1

Finally, participants were asked about development regulations addressing building design, parking, and landscaping requirements. Respondents were provided with a series of statements and then asked if they align with the current LUC.

Current LUC Statement	Yes	No	Unsure
Produce high-quality, well-designed buildings.	10%	30%	60%
Allow enough residential construction.	50%	40%	10%
Result in well-designed neighborhoods.	30%	50%	20%
Require too much parking to be provided on the site.	30%	30%	40%
Result in adequate public parks and open space.	50%	40%	10%
Provide enough trails.	30%	30%	40%

Provide adequate protection for the City's historic neighborhoods and buildings.	30%	30%	50%
Provide sufficient landscaping.	40%	40%	20%
Allow for too large or too many signs.	20%	60%	20%

Overview of Engagement Phase II

During the second phase of public engagement, the project team will share draft documents of the updated Land Use Code with the community through an open house, pop-up event, and a virtual listening session. The Norwood community will have the opportunity to provide input on the draft document, including the following areas:

- How well the updated LUC reflects the community's vision for growth, housing, and local character.
- The level of clarity and community's ability to use and understand the LUC and all the processes.
- The ability of the updated LUC to effectively address the community housing needs and concerns.
- The ability of the updated LUC to effectively address water efficiency.
- The ability of the updated LUC to effectively address the community's vision for residential and commercial development.