

HARVEST HILLS DEVELOPMENT



WHY SCHROM

Schrom Construction brings a proven track record of building thoughtfully designed, professionally managed communities that enhance both resident experience and neighborhood value. With active involvement in the community like Maple Brook Townhomes and projects spanning 11 additional communities, we understand what it takes to deliver consistent quality at scale. Our team is committed to being a respectful and engaged partner, prioritizing craftsmanship, innovation, and integrity while incorporating sustainable, energy conscious building practices. We create spaces that meet a range of lifestyle needs and contribute positively to the communities we serve.

SUSTAINABILITY AND ENERGY PERFORMANCE

- Reference standards we are aligning this project with:
 - City of Northfield Sustainability Policy
 - Energy Star Single-Family New Homes National Program Requirements
 - 2026 Enterprise Green Communities Criteria
- Third party certification for HERS Rating, Carbon Index, ENERGY STAR, and Indoor Air Plus
- High-efficiency HVAC systems, optimized building envelope, and enhanced ventilation strategies to maximize performance and comfort
- Low-emitting materials selected to support healthier indoor environments
- Improved indoor air quality designed to enhance long-term resident health and well-being
- Supports Northfield's goal of being a fully carbon-free community by 2040

CONSTRUCTION AND PRODUCTS

- 3 bedrooms, 2.5 bathrooms
- Approximately 1,530 square feet of living space
- In-unit laundry for added convenience
- 38 thoughtfully designed units

- EXTERIOR
 - Durable James Hardie cement board siding, selected for long-term performance and low maintenance
 - IKO Dynasty Class 3 impact-resistant shingles, engineered for enhanced wind durability

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- **INTERIOR FINISHES**
 - 2-hour fire-rated separation wall, constructed in compliance with Minnesota IRC residential code standards, exceeding the typical multi-family 1-hour requirement
 - Stainless steel appliances for a clean, modern finish and reliable performance
 - Plywood cabinetry featuring dovetail construction with soft-close hinges and drawers for durability and refined functionality
 - Quartz countertops offering long-lasting strength and timeless appeal
 - Onyx bathroom vanity tops for a polished, high-end finish
 - Premium flooring throughout with a 20-mil wear layer, exceeding most commercial-grade standards for enhanced durability

WATER HARVESTING STRATEGY

- Stormwater reuse system designed to lower pH levels, and improve overall water quality
- Supports long-term site performance while maintaining curb appeal with healthier, greener landscaping through efficient water management

COMMUNITY IMPACT

- Supports workforce housing and provides quality homes for working families
- Encourages long-term residency within the City of Northfield by serving as a bridge between renting and homeownership, helping residents build stability and establish community roots
- Promotes continued investment and engagement within Northfield, strengthening community connection and long-term commitment, while supporting the future housing market as these residents become the next generation of local homeowners and buyers in the community
- Aligned with the City of Northfield Comprehensive Plan and long-term growth goals
- Supports local families and contributes to school-aged population growth in the community, with regional data indicating an average of approximately 2 children per townhome in similar Northfield-area developments
- Promotes pedestrian connectivity throughout the site to support walkability and accessibility, with future connection opportunities to the Junior High School