

Barber Cove Apartment Homes

32 – 36 Iron Horse Boulevard, Simsbury

The Simscroft-Echo Farms construction yard at 32 - 36 Iron Horse Boulevard has long been looked at as a unique opportunity to bring higher density residences into the town center. The property was studied through the Simsbury Town Center Charrette process and ultimately rezoned to be higher density residential development with the intent of bringing more people and pedestrian activity into the town center. The site is adjacent to both the Simsbury Performing Arts Center, giving it a front seat to summer concerts, and to the Farmington Canal Heritage Trail system which is an extremely popular recreational amenity. We envision a highly sought-after residential community that will attract both millennial and active adults. These residents will be making a lifestyle decision to live in the semi-urban community in the heart of Simsbury. The community will be luxury rental residences, while also incorporating 10% of the units as affordable, with restrictions to accommodate residents at 80% of area medium income level.

The development concept for the property is to create a residential community of 175 apartment homes. The community will consist of five three story buildings of 35 units each. In the center of the site there will be a 5,000 square foot clubhouse and pool area. This clubhouse would house the leasing office, fitness center, and gathering space, some flex individual work areas, community pool and patio area. Please see attached preliminary site layout plan.

Chris Nelson, President of Nelson Construction Inc. and Gregory F. Ugalde, President & CLO of T&M Building Co., Inc. are the majority partners in **32 – 36 Iron Horse LLC**, the applicant for the project. They will also be the developer and builder of the community. Both Chris and Greg are local prominent residential developers, and longtime advocates of both market rate and affordable housing across the State. They also are committed to building some of the most energy efficient and sustainable housing in Connecticut. This community will incorporate that same commitment.

The Property

The Iron Horse site is comprised of 13.85 acres at 32-36 Iron Horse Boulevard. It has been a contractor's construction yard for the past 30 years housing sitework equipment, truck garages and miscellaneous site materials. Over the past several months the owner has worked with the developer and employed environmental engineers to study and map out all environmental potential hazards and any remediation work necessary to meet the state's high environmental standards for residential development. That defined and necessary remediation work is now complete.

Recognizing the site as ideal land for Town Center Development, the Town of Simsbury worked with the owner starting back in 2015 to apply for firm delineation of the Farmington River Floodway boundaries to match the actual existing grades. A map revision request was made to FEMA to update and correct their mapping. This floodway boundary revision work is also now complete. Those floodplain maps now delineate the appropriate land area for development on the property as depicted in this application.

The Town of Simsbury did an extensive study in 2011 and created the Simsbury Town Center Design Document and vision. The study showed a strong desire to grow the Simsbury town center, and that included creating opportunity for more people to live in the town center area. This property was a key

part of that study and is now zoned Simsbury Center Zone 5 (SC-5) designated for higher density residential development. Conversations with town leaders along with the stated Town Center documents indicate this property to be ideal for a Luxury Rental Community.

Site Layout:

Looking at the SC-5 section of the Simsbury Center Code, it gives us guidance as to the relationship of the buildings to Iron Horse Boulevard, and some guidance on the buildings themselves. We have sought to stay within that guidance as much as possible. We also have been working with the Town Center Charrette Report. We are proposing a plan with larger buildings in an effort to meet those guidelines while concentrating the development leaving more green space along Iron Horse Boulevard, and creating visual access to the vast Simsbury Meadows environmental area to the rear of the site. There will be a paved loop path around the new community that connects to the town's Rails to Trails Greenway path on both the northern and southern edges of the property. The loop path will give public access to the back of the property overlooking the Simsbury Meadows and the scenic river valley. This area is a special "rookery" for bird habitat and birdwatching adjacent to the flood plain and meadows wetland area.

The layout includes 5 residential buildings, each containing 35 dwelling units, 10 individual garages, common center halls, and resident bike and stroller storage areas. There are also 3 separate garage buildings containing a total of 46 additional private garages. The residential buildings are orientated to maximize the number of units having views of the meadow located at the rear of the site as well as create the desired streetscape and linear park along Iron Horse Boulevard. The siteplan also includes the following buildings and accessory structures: Clubhouse, Mail Kiosk, Pool House, and Maintenance Building with Trash Enclosure.

The Simsbury Conservation Commission recently unanimously approved the proposed development as shown. SLR (Previously Milone & McBroom Consulting Engineers) have designed the site in a way that substantially exceeds the stormwater quality criteria while providing excellent circulation, well designed native landscaping, and strategically located greenspace along Iron Horse Boulevard. The site includes convenient access to public sewer, water, natural gas, power and communication utilities.

There are a total of 340 parking spaces on site. With 314 Parking spaces dedicated to the residential apartments, it provides a ratio of 1.79 parking spaces per unit. The Clubhouse also has 16 dedicated parking spaces, and 10 parking spaces are dedicated to the public at the rear of the site to provide access to the meadow. There will be ample Electric Vehicle charging stations with provision for additional stations as the need grows.

The Buildings

In an effort to complement the New England town center feel, we have created architecture that fits into the Simsbury architectural vernacular, but with a bit more of an urban streetscape. We will make use of brick, brownstone, and clapboard, along with architectural shape to reduce the appearance of the building size. The colors we are envisioning are in the tradition blues, cream tones and warm gray tones. The town's Design Review Board provided valuable insight and guidance to achieve the look and feel shown in the current plans and rendering.

The roofing shall be a dark 3-dimensional fiberglass reinforced asphalt shingle. There are also some flat areas on the roof that will be hidden from view by perimeter parapets. The flat roof will be an EPDM type roofing material. The flat roof's purpose is to provide an area for the condensing units, removing

them from the ground to lessen the impact on the site and improving the ability to landscape around the buildings. The flat roof also provide space for solar arrays whether installed immediately or in the future.

The building construction detailing will be designed to be energy efficient and sustainable. Heating and air conditioning for the units will be highly efficient electric heat pumps vastly reducing the carbon footprint of the community. Home energy Scores (HERS Rating) will be designed to be in the 40s before credits for solar energy produced on the roofs. The exteriors will be a combination of brick, brownstone, cement board and vinyl siding, and PVC trim.

The common areas and residential units are designed with post COVID-era healthy and social features. These will include fresh air systems in living and community areas, work at home areas in most units, touchless features, clubhouse design with social distancing awareness, and interaction with the outdoor patio spaces.

The Development Team

Developer and builder Chris Nelson of Nelson Construction is one of the partners of this new Community. Chris has over 30 years of land planning and site development skills as a partner in Landworks Development LLC. Along with that development experience, Nelson Construction has fully built out each of the residential communities Landworks has developed now totaling over 20 communities and 900 homes or multifamily units in the Farmington Valley. The result has been a series of highly successful communities in the Farmington Valley that have garnered many awards from the National and Connecticut Home Builders Associations. Chris is currently serving as Past President of the Connecticut Home Builders and Remodelers Association.

Nelson Construction has had an office for the past 9 years in the Simsbury Grist Mill and has been working on several different larger residential projects in town. Those projects include, Mill Commons, an 88 unit luxury rental community, Carson Way, a 74 home planned community, and most recently, Highcroft, a 272 unit market rate luxury rental community.

Co-partner Greg Ugalde is a builder and developer with more than 25 years of experience in the home building industry, and is the National Association of Home Builders 2021 Immediate Past Chairman of the Board of Directors. Ugalde is president and chief legal officer of Torrington-based T&M Building Co. Inc., one of the state's largest home builders. Since its founding in 1962, T&M Homes has built more than 4,000 homes in over 45 Connecticut communities for trade-up and first-time buyers. Ugalde is also the founder and owner of GFU Investments, LLC, a builder/developer minority-owned business that focuses on urban development and workforce housing. Both T&M and GFU have won many awards for statewide building and development excellence.

An advocate and spokesperson on a broad range of housing issues, Ugalde currently serves on the Connecticut Housing Finance Authority Board of Directors as well as the Advisory Board and Steering Committee of HOMEConnecticut, and the National Land Use Attorneys Network. He served on the Governor's Blue-Ribbon Commission on Affordable Housing. He is a member of the Connecticut Bar Association – Planning & Zoning Executive Committee and has also served on the Town of Burlington's IWWC and Parks and Recreation Commission.