

TO: Zoning Commission

FROM: Alter & Pearson, LLC

DATE: January 12, 2023

RE: Project Narrative – Proposed Multifamily Development at 446 Hopmeadow Street (R-15 Zone - High Density Residential)

VESSEL RE HOLDINGS, LLC (“Applicant”) hereby submits a Site Plan Application to develop a new multi-family development at 446 Hopmeadow Street. The proposed development will consist of 80 rental apartments (77, 1-bedroom units and 3, 2-bedroom units) within one building, and will qualify as a “set-aside” development pursuant to Connecticut General Statutes §8-30g.

Vessel Technologies, Inc. was founded in 2017, with the goal of addressing the housing affordability crisis. At its inception, Vessel spent three years fully developing an innovative housing product that would provide affordable housing by (1) creating an exceptional standardized design with modern and elegant aesthetics, and (2) utilizing a modular building technique to streamline the building process. The modular building technique allows the building to be built in parts off-site and assembled in-place permitting the building to be constructed within a matter of months. The design integrates modern technology and sustainable design with the goal of passing savings to the residents. Each Vessel property is operated by a Caretaker, who will be a local resident trained by Vessel and empowered to have a career within his/her community. *See Binder Tab 3 for Additional Information on Vessel.*

The Site is 85,591± s.f. (1.97± acres) and located on the easterly side of Hopmeadow Street, north of the intersection of Powder Forest Drive (the “Site”). The Site is in the R-15 High Density Residential Zoning District and is currently improved with a single-family house. There are no flood zones or wetlands located on the Site; however, the upland review area does extend onto the Site from the north. The Applicant submitted an Inland Wetlands Permit for proposed activity within the upland review area to the Conservation Commission Inland Wetlands Watercourses Agency. The Site is surrounded by residential condominiums to the north, the bike path to the east, single family residential homes to the south and Hopmeadow Street to the west.

The Applicant is proposing to construct a 4-story multifamily apartment building consisting of 80 rental units in the easterly portion of the Site. One curb cut is proposed on Hopmeadow Street at the northwesterly corner of the Site. A total of 94 parking spaces are proposed and located to the front of the building. The dumpster is proposed in the easterly portion of the parking area and is enclosed with an 8-foot vinyl fence.

The Site is serviced by public water and sanitary sewer. A Traffic Impact Report is included with this Application (*See Binder Tab 4*), and states that the development will generate 30

new trips in the AM peak hour and 32 new trips at the PM peak hour. The Site driveway will operate at LOS A and B in the AM peak hour, and LOS A and C in the PM peak hour. The signalized intersection at Route 10/202 (Hopmeadow Street) at Powder Forest Drive will continue to operate at a combined LOS A. The report recommends that pavement markings should be restriped on Hopmeadow Street to break the double yellow centerline median at the Site driveway. The report concludes that “the proposed residential development, upon implementation of the recommendation above, will not have a significant impact to traffic operations within the study area.”

A detailed landscape plan is included in the submitted plan set (*See last sheet of Plan Set*). The proposed parking lot lights have a mounting height of 16 feet and are dark sky compliant solar fixtures (*See Sheet 6 of Plan Set and Binder Tab 6 for Cut Sheet*). A Stormwater Management Report dated December 16, 2022, is submitted with this Application (*See Binder Tab 10*).

An architectural package is included in *Binder Tab 5*. The main entry to the building is located at its northwest corner. The northwest portion of the building is open to the elements with architectural fabric and/or perforated screen and the exterior building material is a high-pressure laminate panel. A roof mounted solar array will cover the roof of the building; however, no batteries are proposed on Site. The building will be “net-zero” meaning that the building will consume as much energy as it produces, and the savings will be passed to the residents. The one-story mechanical room is in the northeast corner of the building and the VRF mechanical units are located on the roof of the mechanical room.

In accordance with C.G.S. §8-30g, thirty percent (30%) or twenty-four (24) of the residential rental units will be rent-restricted for forty (40) years. A *draft* Affordability Plan is included with the Application (*See Binder Tab 8*). The Plan indicates that the maximum monthly rental price for an affordable or Housing Opportunity Unit will be between \$1,054.00 and \$1,265.00 for the 1-bedroom units, and between \$1,302.00 and \$1,563.00 for the 2-bedroom unit. The proposed development will address Simsbury’s need for affordable housing as described in the Memo Regarding Affordable Housing (*See Binder Tab 7*) and meets the goals of both the Simsbury Affordable Housing Plan 2020-2025 and the Simsbury 2017 Plan of Conservation & Development.