

Vessel

What's Housing?

It's the launchpad for our dreams.

Who's Important to the Fabric of Simsbury's Community?



A. Entrepreneur



B. Empty-Nester



C. Returning Graduate



D. Public School Teacher

Answer: All of them!

America's very first steel mill opened in Simsbury in 1728. Simsbury's first homes housed those workers, and a beautiful and flourishing community took shape.

Who is Simsbury building its community around for the 21st century?

Can they afford the cost of a home? Or today's inflated rents? Or will they be pushed out? Pushed aside?

What's Important to the Fabric of Simsbury's Community?



Answer: All of them!

Will Simsbury promote development that doesn't destroy its treasured local environment?

Will it continue its tradition of supporting diversity and inclusion?

Will it inculcate in its youth the spirit of community service, philanthropy and generosity?

The Challenge

As planners and developers, we know that the current housing market is broken

Traditional approaches are no longer efficient or effective

Future housing must reflect our values while leveraging new technologies and the spirit of innovation

Does Conventional Multi-Family Align with Simsbury's Goals and Values?

Value	Conventional Multifamily
High-Quality Design	Minimal on all but high-budget projects
Sustainability	Burns fossil fuels, the largest contributor to greenhouse gasses
Safety	Is "Stick" construction and filled with materials that are highly combustible or toxic
Wellness	Promotes the growth of black mold and other pathogens
21 st Century Technology	Minimal, and usually resident-supplied
Externalities During Construction	Years of snarled traffic, idling trucks and landfills filled with waste
Accessibility	10% of units are Accessible
Attainability	A limited "set aside" of units are attainably priced
Scale	Hundreds of units, to "make the numbers work"

What we think of as "conventional" or "traditional" architecture was once cutting-edge technology. Advances in the early part of the 20th Century allowed builders to utilize a palate of "new" materials and incorporate "high-tech" equipment, like elevators or air conditioning in the "homes of the future".

Vessel Does!

Value	Vessel
High-Quality Design and Attention to Detail	The result of thousands of hours and millions of dollars of R&D
Sustainability	Consumes no fossil fuels and derives all of its energy from the Sun
Safety	Built of steel and other non-flammable components, fully-sprinklered, elevators sized for stretchers and advanced security systems
Wellness	Antimicrobial, hypoallergenic, and even cleans itself
Technology	The vOS operating system offers a wide array of useful features
Externalities During Construction	Just six months of on-site construction, with minimal deliveries or disturbances
Accessibility	100% of units are Accessible and designed to offer Universal Access to persons of any ability
Attainability	All units are attainable to hardworking community members
Scale	Intentionally discrete

As we move into the 3rd decade of the 21st Century, hundred-year-old approaches have been replaced with a new universe of means and methods that, as we'd expect, better align with our values today.

INTRODUCING VESSEL

View from Hopmeadow Street



View From the Parking Lot



View From the Bike Path



Most Importantly, Vessel is Attainable



Vessel will be comfortably priced for Simsbury's entrepreneurs and teachers, its returning graduates and its seniors.

The Future Ain't What it Used to Be.....It's Better!

Our society can't afford to stand still, and we surely can't go backward

Instead, let's adopt a spirit of innovation, open-mindedness and enthusiasm for solutions that will lead to a brighter future

Let's take a measured step toward that brighter future in Simsbury

Let's provide a source of hope for those wishing to become your neighbors in their own pursuit of the American Dream

THANK YOU!

We look forward to meeting with you in the coming weeks to explore Vessel, its mission and the possibility of a long and purposeful relationship with you and the Simsbury community