



**“The Pike” Housing Development
227 Pane Road and 253 Maselli Road
Newington CT, 06111**

Project Narrative

The Pike, (“Project” or “Development”) will be a 152-unit, two-building, four story development constructed at the corner of Pane and Maselli Road on a currently vacant five-acre parcel. The development includes 64 one-bedroom and 88 two-bedroom apartments divided evenly between the two buildings. Approximately ten percent of the apartments will be designated as workforce/affordable housing for persons earning up to 80% of the Area Median Income.

The project is being developed by the Smith & Henzy Affordable Group, Inc. Since 2014, Smith & Henzy has developed 4,000 apartments in New York and Florida and currently owns 1,500 apartments and has an additional 2,000 apartments in development.

Current development costs are estimated at \$39 million. The project will be designed to be energy efficient to Energy Star Multifamily New Construction Standards. Building amenities will include large furnished lobbies/lounges at each building entrance, community room, fitness center and an outdoor recreation area with outdoor seating between the two proposed buildings. Apartments will offer high end finishes including nine-foot ceilings, open floor plans, large windows, in unit laundry, open kitchens with high end appliance with breakfast bar and elevator access to all floors.

Market studies for the project show a high demand for the development. The current vacancy rate in Newington is 1.5% and Hartford Count has a 3% vacancy. Over the last 12 months rents have increased 5% to 7% in the market area. Data shows that the project will be supported by younger professionals, empty-nesters, seniors aged sixty-two plus, and moderate-income households for the workforce apartments.

The Project benefits from a dynamic location with proximity to the Berlin Turnpike and 15 minutes from Downtown Hartford. Maselli Road connects directly to major retail establishments including Sam’s Club, Stew Leonard’s, and Starbucks.

The two buildings are located on the street frontages in order to present a unified street appearance and to shield all the parking from the public view on Pane Road and its intersection with Maselli Road. The building’s L-shaped layouts help to reduce their mass and their arrangement also creates an active interior courtyard where the two canopied main building entrances are located. The buildings come together at the street intersection which also creates space for a large resident terrace, flanked by a generous common room on one side and a fitness



center on the other. The exterior design of the buildings has a contemporary flair in keeping with their commercial and industrial surroundings. The facades are broken down by multiple window bays with expressively flared crowns at the unit living rooms. Further articulation is provided by multiple exterior materials and colors, including the warmth of natural brick and metallic composite panels in complementary chestnut and burgundy colors.

The onsite drainage design collects all flows from the proposed improvements and directs them to two separate underground detention systems which mitigate the peak discharge from the site for the 2, 10, 25, 50, and 100 year storm events, reducing discharge flows from the property even though there is a significant increase in impervious coverage for the site.

Utilities for the site are readily available with MDC water and sewer mains located on Pane Road and Maselli Road. Please find attached to this narrative a letter from Michael Curley, Director of Engineering from MDC indicating there is service available for the development to connect into. Gas service from Connecticut Natural Gas is also available on the south side of Pane Road, as well as overhead three phase electrical power from Eversource, and Telecommunications service from Frontier, Cox Communications, and GoNetSpeed.

Parking for the site is in accordance with the Town Regulations and will include a total of 240 Parking Spaces, with 25 of the spaces handicapped accessible in accordance with State Building Code. Interior parking landscaping islands are numerous and are in accordance with the Town regulations for landscape area within parking lots. In addition, four (4) parking spaces shall be provided with electric vehicle charging stations, with an additional four (4) spaces designed for future upgrades.

A monument sign will be included in the design that will conform to the requirements of the Town Regulations, but the design has not yet been finalized.