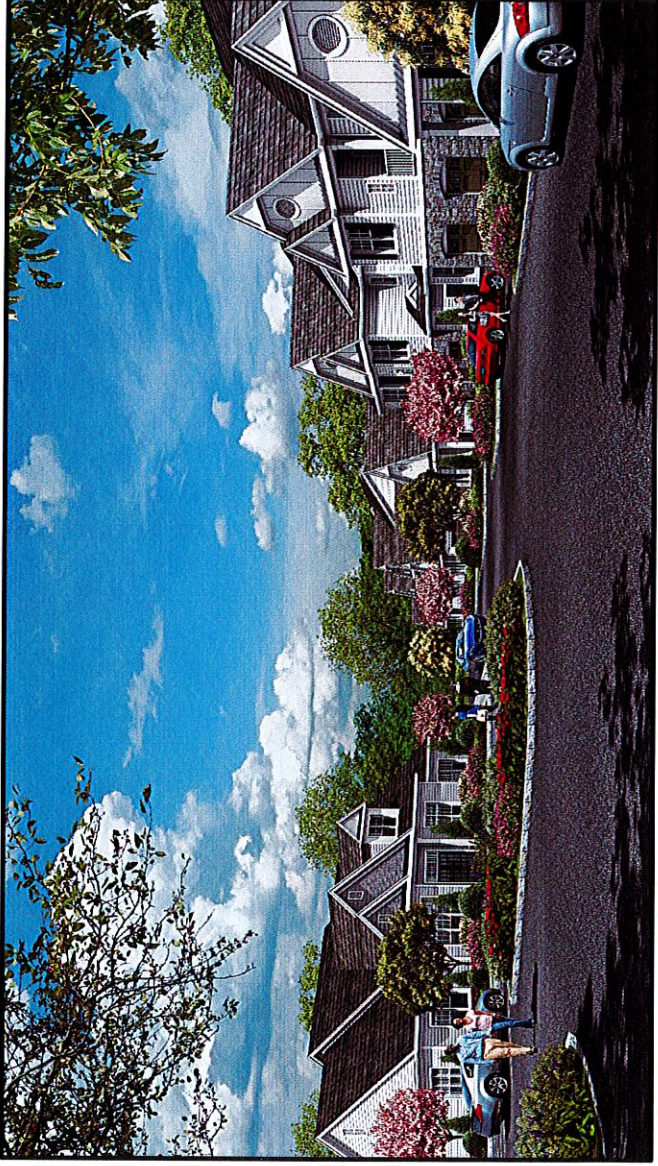


RESIDENTS AT EVERGREEN WALK

APPLICANT: EVERGREEN WALK, LLC

MAY 10, 2022

EXHIBIT A



RESIDENCES AT EVERGREEN WALK

ATTY. CHRISTOPHER SMITH

Three Applications (two separate public hearings):

1. Zone Text Amendments - Buckland Road Gateway Development Zone (“GD”): (a) limit use of new zone text provisions to properties located in the GD on the westerly side of Buckland Road; (b) clarify the 2:1 aggregate of residential to commercial floor area provision; (c) require an affordable housing component; and (d) increase cap on number of multifamily units in the GD from 200 to 365 units.
2. Amendment to General Plan of Development for Evergreen Walk.
3. Special Exception to permit a 165 unit multifamily residential community development of Unit 7C.

Prior Application for Zone Text Amendment: Changes and New Information

1. Limit application to west side of Buckland Road within the Gateway Development Zone.
2. Clarify residential / commercial ratio formula.
3. Require an affordable housing component.
4. Apply PZC's recently adopted "Affordable Housing Plan" incorporating many of the Plan's stated goals and purposes.
5. Consider Goman+York, Planning and Design, "Municipal Fiscal & Economic Impact Analysis", dated April 26, 2022.

Prior Zone Text Amendment: Reasons for Denial:

1. Utilization of zone text amendment procedure and permitted use by other applicants.
2. Open space.
3. Wetlands.
4. Potential for school age children.

PRESENTERS

- **Atty. Christopher Smith, Alter & Pearson, LLC**
- **Alan F. Lamson, FLB Architecture & Planning, Planning Consultant**
- **Ron Bomengen, Fuss & O'Neill, Professional Engineer**
- **Steven Mitchell, Traffic Engineer**
- **Michael Goman, Goman + York**
- **Atty. Christopher Smith, Altar & Pearson, LLC**

Standard of Review for Zone Text Amendment

Four part test:

1. Consistent with the comprehensive plan (zoning regulations and zone map).
2. Consistent with the goals and objectives of Section 8-2.
3. Consistent with the “South Windsor Plan of Conservation and Development; Adopted: July 23, 2013; Effective: August 18, 2013; Amended: September 21, 2014” (“POCD”).
4. Consistent with the “South Windsor 2022-27 Affordable Housing Plan”.

South Windsor 2022-2027 Affordable Housing Plan – Overview

1. Planning for housing choices – “Maslow’s hierarchy. (Page 3.)
2. Community benefits: provide greater housing options and choices; promote diversity; provide place for workforce to live; and *supports local businesses* (stronger economy). (Pages 3 and 5.)
3. Need: one in four of your neighbors is “*cost burdened*” where they spend more than thirty (30%) percent of their income towards housing. (Page 6.)
4. Deed restricted “affordable housing” with *protective time restrictions*: only *nine* out of approximately 10,804 housing units. (Page 9.)

South Windsor 2022-2027 Affordable Housing Plan – Text Amendment Consistent With

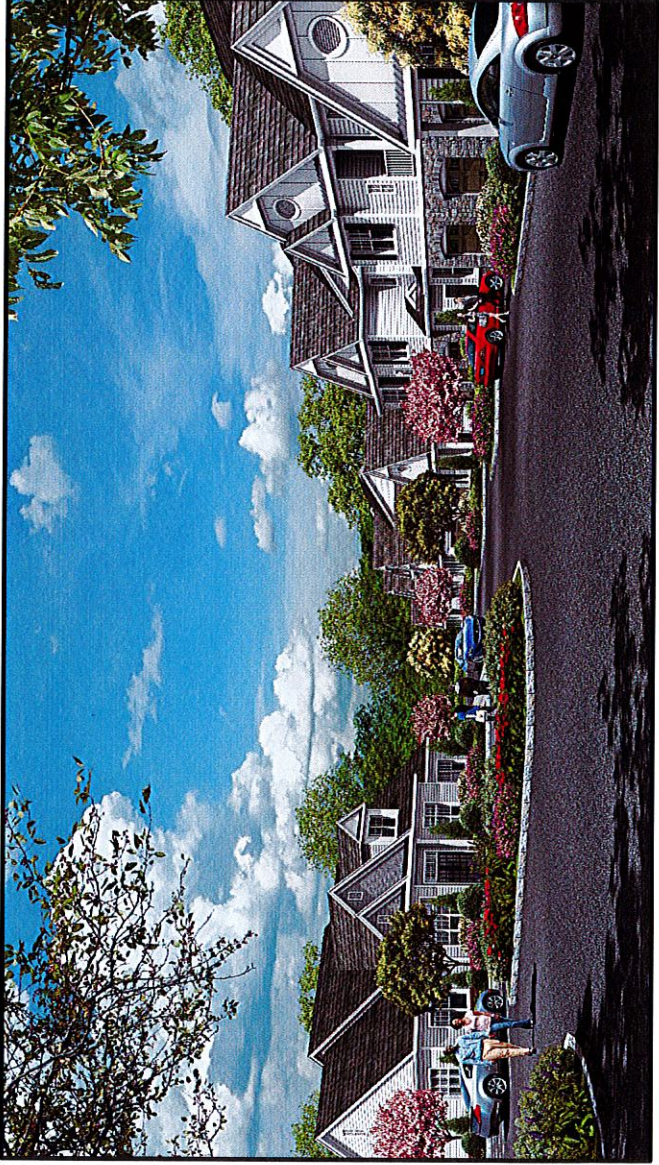
1. Provides for an affordable housing component with proposed developments (e.g., 10% of the units at 80% AMI for forty years). Examples of existing Regulations: CCOZ; CNOZ; and SMAUD-OZ. (Page 11.)
2. “Incentivize” *deed restricted* affordable housing through the Commission’s zoning regulations. (Page 21.)
3. “Location guide” – designated areas for locating higher density housing options and choices, including affordable housing: Evergreen Walk included. (Page 22.)
4. Overall goal of the Affordable Housing Plan: “Seek to provide for a variety of housing options and choices in South Windsor for people and households of all ages, incomes, lifestyles, and lifestyles.” (Page 15.)

**South Windsor Plan of Conservation and Development;
Adopted: July 23, 2013; Effective: August 18, 2013; Amended:
September 21, 2014 - Proposal Consistent With:**

1. Promotes new housing opportunity options within close proximity to adjacent commercial uses within Evergreen Walk.
2. Residential component enhances the viability of adjacent commercial uses.
3. Mixed-use community promotes pedestrian connectivity, and use of nearby open space enhancements.
4. Mixed-use community within close proximity to bus service and an arterial roadway.
5. Consistent with State Growth Management Principles, and associated regional planning objectives.
6. See POCD, at pp. 74 and 76, and 105-106.

Standard of Review for General Plan and Special Exception:

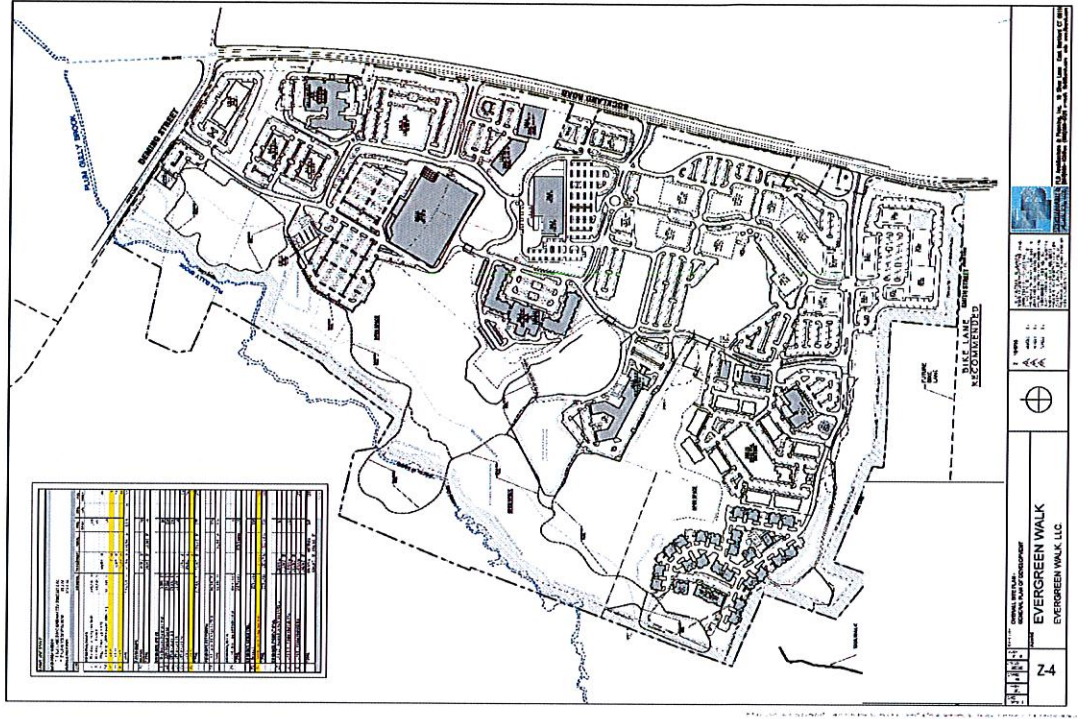
1. General Plan:
 - Section 4.2.15(D)(2), and Section 8.6.3.
2. Special Exception:
 - Section 4.2.15: GD zone district - specific requirements for multifamily residential use.
 - Section 4.2.15(D)(4), and Section 8.4(B) – Special Exception criteria.



RESIDENCES AT EVERGREEN WALK

ALAN F. LAMSON, FLB ARCHITECTURE & PLANNING

GENERAL PLAN OF DEVELOPMENT EVERGREEN WALK



Open Space



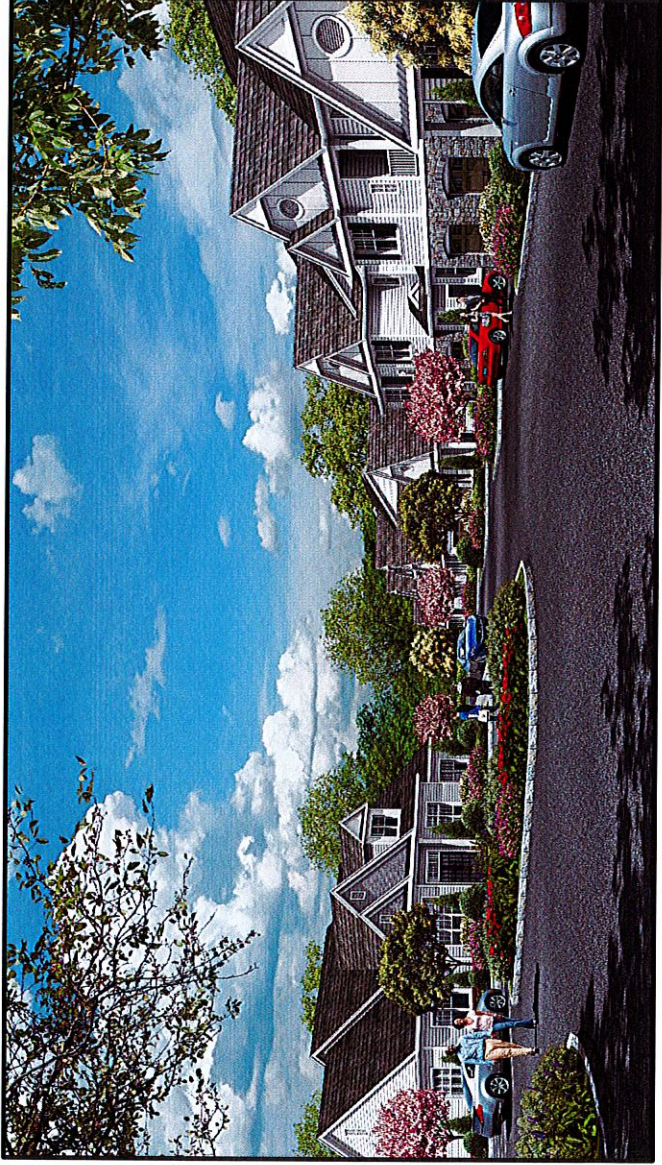


175-ABO-4
 TOTAL AREA: 1.25 ACRES
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WETLANDS
 TOTAL AREA: 1.25 ACRES
 TOTAL AREA: 1.25 ACRES
 TOTAL AREA: 1.25 ACRES
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 TOTAL AREA: 1.25 ACRES

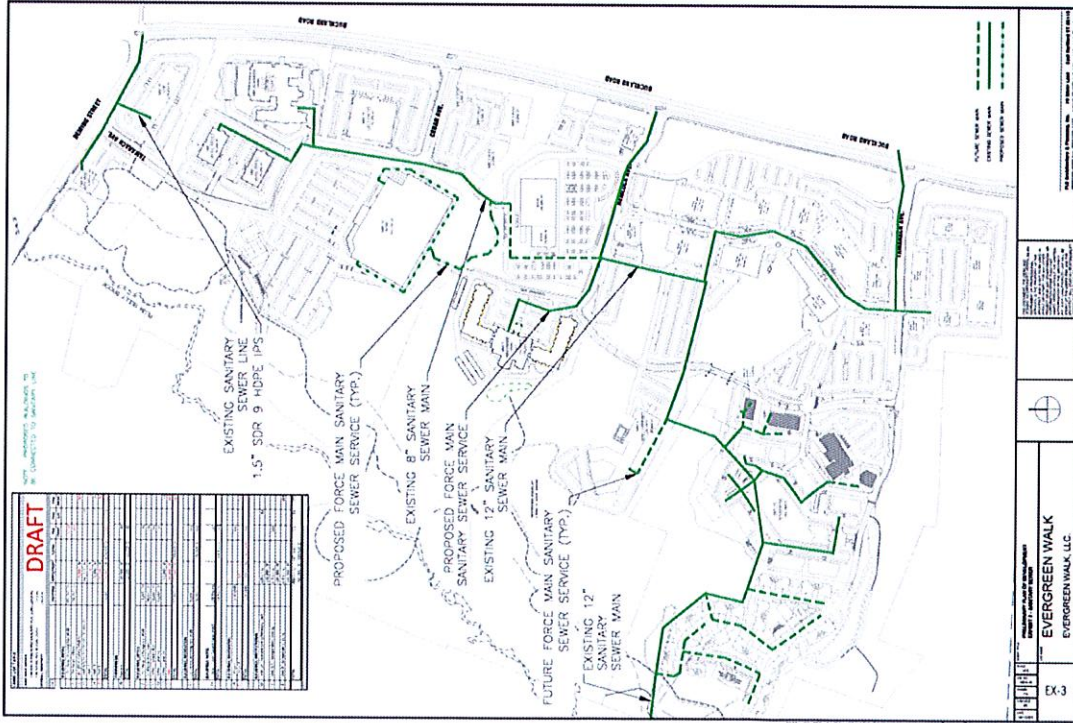
UNIT 7C
 TOTAL AREA: 1.25 ACRES
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 TOTAL AREA: 1.25 ACRES

175-ABO-4
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RESIDENCES AT EVERGREEN WALK

RON BOMENGEN, FUSS & O'NEILL



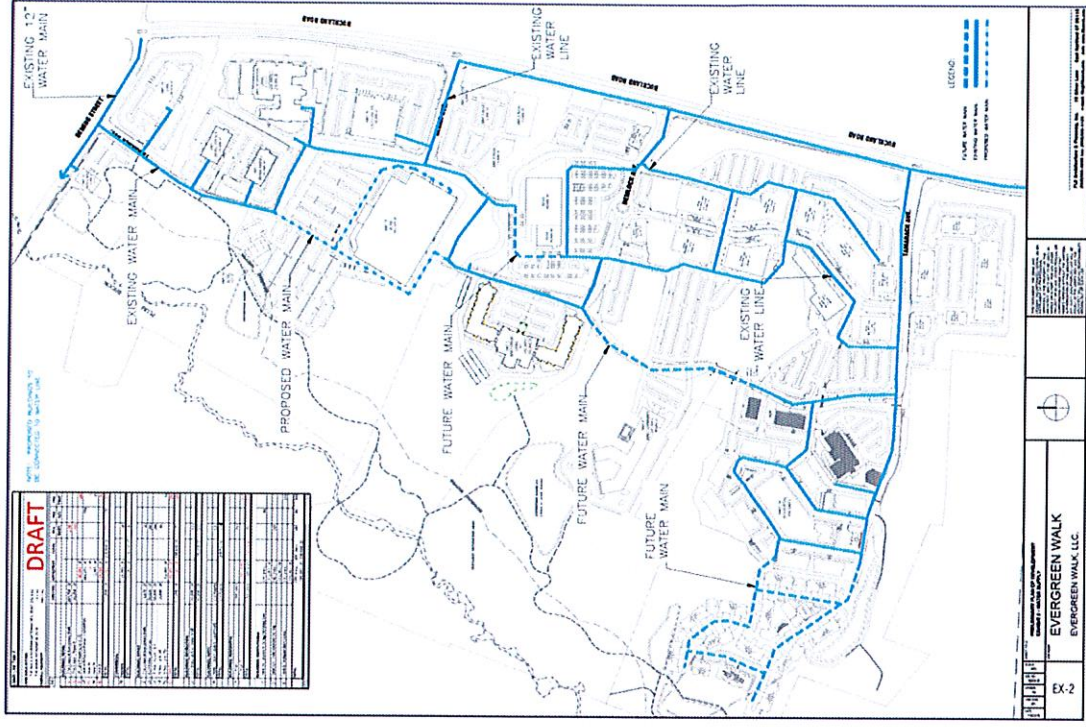
DRAFT

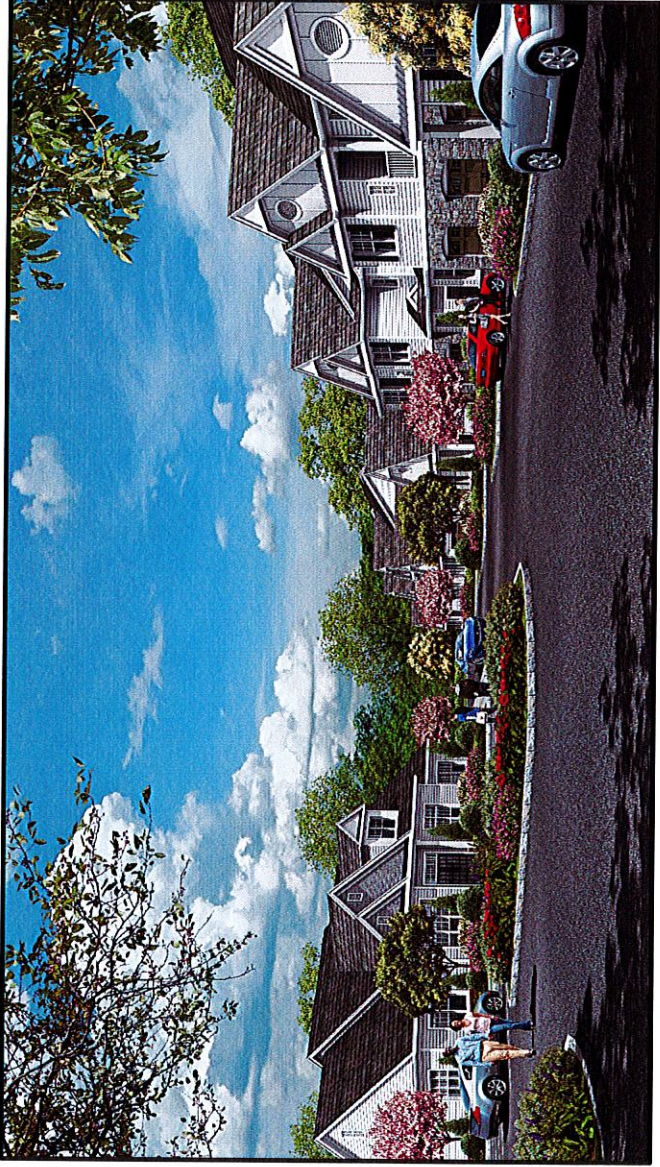
NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMITTING	10/15/2024	J. WALKER	M. WALKER
2	ISSUED FOR CONSTRUCTION	11/01/2024	J. WALKER	M. WALKER
3	AS BUILT	12/01/2024	J. WALKER	M. WALKER

SANITARY SEWER -- EXHIBIT 3

EVERGREEN WALK
EVERGREEN WALK, LLC
EX-3

WATER SUPPLY - EXHIBIT





RESIDENCES AT EVERGREEN WALK

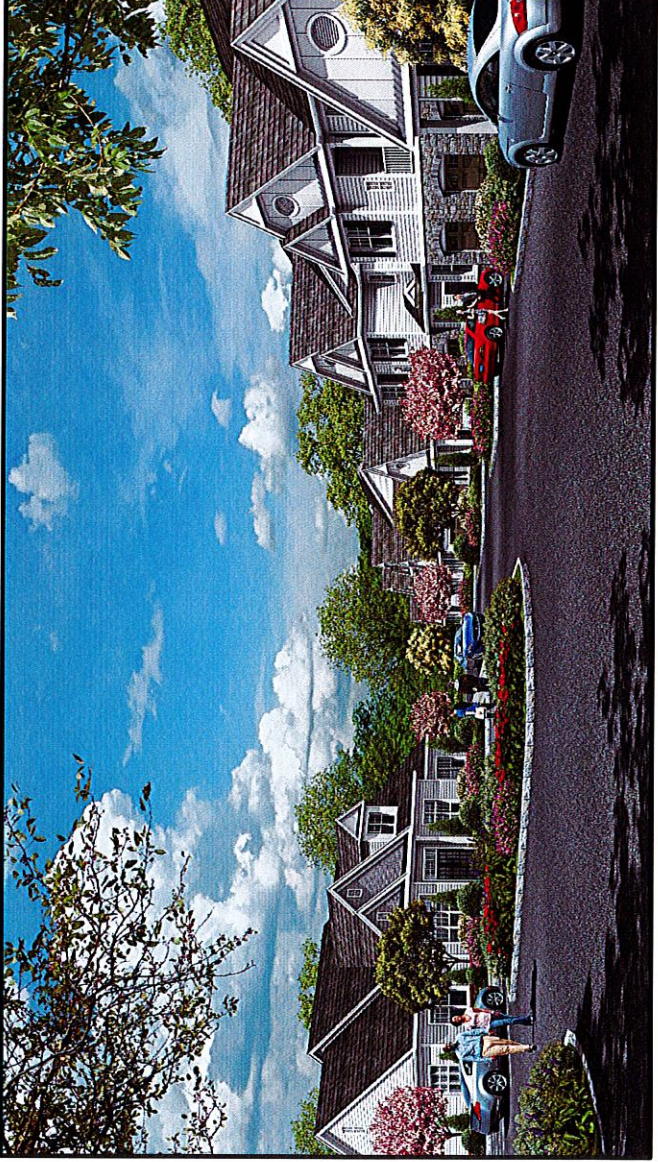
STEVEN MITCHELL, TRAFFIC ENGINEER

TRAFFIC GENERATION SUMMARY

Table 2
Trip Generation Summary

Use	Size	Daily Traffic			AM Peak Hour			PM Peak Hour			Sat Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Office	30,950 SF	550	550	1100	67	19	86	30	77	107	58	44	102
Residential	165 Dwelling Units	449	449	898	15	44	59	44	29	73	37	39	76
Change in Generation		-101	-101	-202	-52	25	-27	14	-48	-34	-21	-5	-26

Note: A negative number represents a reduction in generated traffic.



RESIDENCES AT EVERGREEN WALK

MICHAEL GOMAN, GOMAN + YORK

The Residences at Evergreen Walk
Municipal Fiscal Impact

Municipal Fiscal Impact © 2022 Goman+York

GOMAN+YORK

2
3

The Changing Retail and Residential Landscape

Commercial Real Estate Overview

- Office: Remote Working → very low demand, increasing vacancy
- Retail: Online Retail → low demand, increasing vacancy
- Hotels: Slow recovery → no new development near/midterm
- Warehouse/Logistics: high demand, specific site requirements
- Self Storage: good demand, municipal fiscal/economic contribution is low
- Apartments: strong demand for high-quality projects w/amenity-rich environments
- Horizontal mixed-use: residential adjacent to retail is the most common and ideal approach

Demographic Change

Jobs, Population, and Demographic Structure

- CT: slow-to-no-growth state since 1990's
- Job growth: stagnant — 44,800 non-farm employment since 1990
 - added 105,700 jobs from 1985-1990
- Population growth: 1% increase from 2010 to 2020
- Total Fertility Rate is declining — fewer children and for every 100 deaths there are 27 fewer births
- South Windsor's median age (42.8) is well above CT (40.6) and USA (38.3) medians

Total Fertility Rate – 2008-2020

Year	200	201	201	201	201	201	201	201	201	201	201	202
CT	1.88	1.80	1.72	1.71	1.66	1.63	1.63	1.63	1.63	1.63	1.59	1.54
US	2.08	2.00	1.93	1.89	1.88	1.86	1.86	1.84	1.84	1.82	1.77	1.64

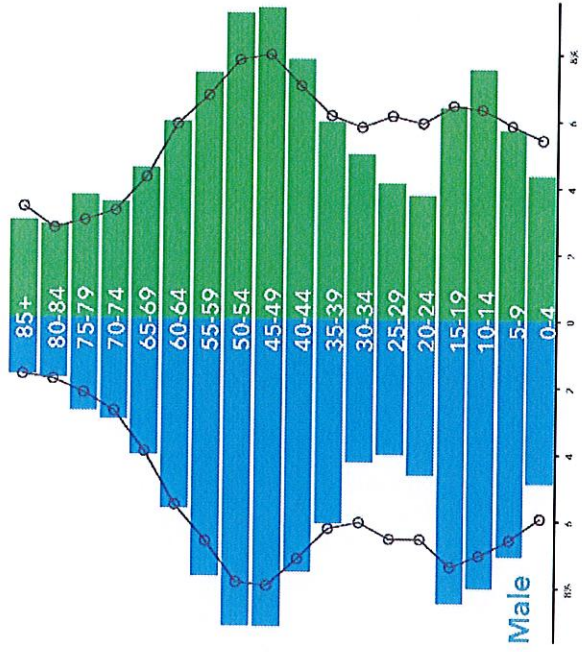
Demographic Change

Age Pyramid

South Windsor town, CT 3
 South Windsor town, CT (0900371392)
 Geography: County Subdivision

Prepared by Esri

AGE PYRAMID - 2010



The largest group:
 2010 Females Age 45-49

The smallest group:
 2010 Males Age 85+

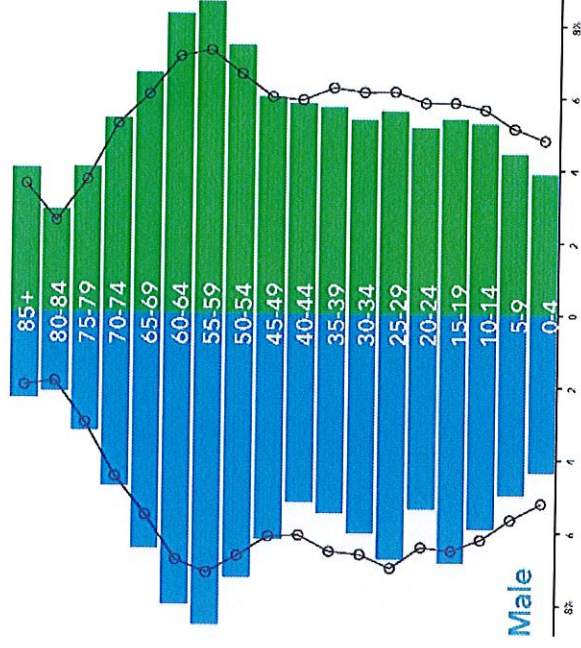
Data does not compare to Hartford County

Age Pyramid

South Windsor town, CT 3
 South Windsor town, CT (0900371392)
 Geography: County Subdivision

Prepared by Esri

AGE PYRAMID - 2021



The largest group:
 2021 Females Age 55-59

The smallest group:
 2021 Males Age 80-84

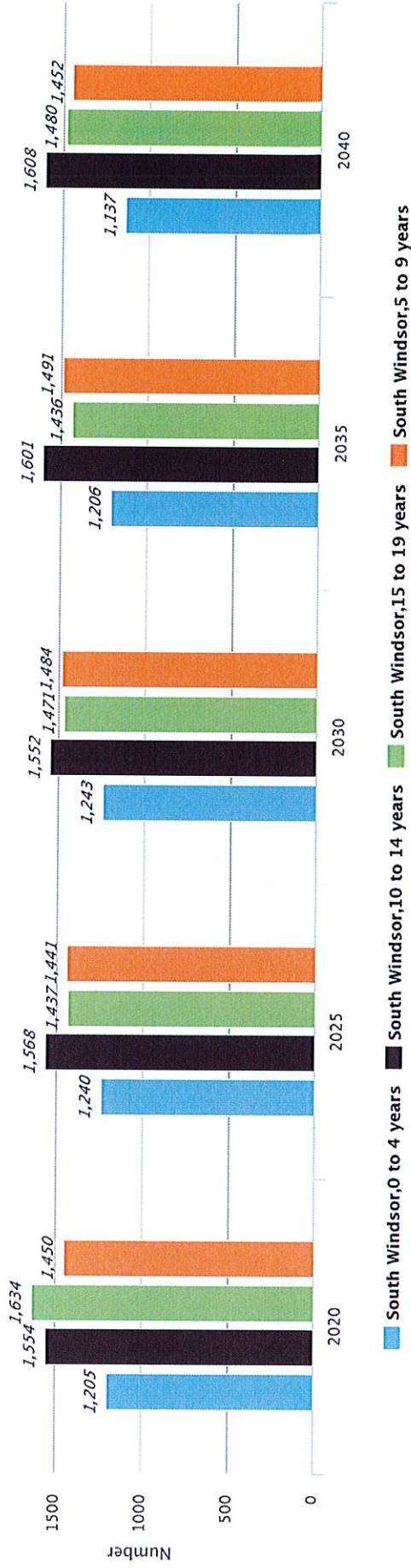
Data does not compare to Hartford County

Demographic Change

South Windsor School Age Population Projections

Population Projections by Town

Year: 2020,2025,2030,2035,2040 | Gender: All | Age Cohort: 0 to 4 years,5 to 9 years,10 to 14 years,15 to 19 years | Variable: Projected Population | Measure Type: Number



Source: . CTData.org

Housing and School District Enrollments

South Windsor - Housing and School Enrollments

- Housing: 82.4% is Single-Family, 86% is owner-occupied
- 70.1% have 3 or more bedrooms
- Since 2001 (5,110), South Windsor's school enrollments declined by 356
- South Windsor's enrollments had declined to 4,151 in 2015

CT School Enrollment Trends

- Since 2007, CT's school enrollments declined by 61,769
- Statewide enrollments are 0.372/household compared to 0.435 in South Windsor—down from 0.445 in 2010

Housing and School District Enrollments

South Windsor - Housing and Enrollments

- 2010 to 2021:
 - added 611 housing units
 - enrollments increased by 603
 - Sales of existing homes accounted for 62% or 373 of the 603 new school enrollments
- Newly constructed multi-family renter-occupied housing (230 units) account for only 6.1% or 37 of the 603 new enrollments since 2015
- BOE budget decreased from 67.4% of Town's total budget in 2013 to 61.4% in 2021
- BOE per-pupil expenditures have decreased since 2016
- The proposed 165 multi-family housing units will generate 30 new school district enrollments—based on BOE actual enrollments from recently constructed multi-family apartments

Housing and School District Enrollments

South Windsor Housing Permits, BOE Budget, and Enrollments

Year	New Housing	Enrollments	BOE Budget	BOE % Budget	PPE
2010-21	611	603			
2021	10	4,754 (196)	\$75,167,043	61.4%	\$15,811
2020	33	4,558 (35)	\$74,699,351	62.4%	\$16,388
2019	161	4,523 (198)	\$74,026,917	63.2%	\$16,366
2018	47	4,325 (100)	\$71,207,917	63.3%	\$16,464
2017	102	4,215 (54)	\$71,752,070	64.7%	\$17,023
2016	131	4,161 (10)	\$70,235,567	65.2%	\$16,879
2015	41	4,151 (-29)	\$68,333,931	64.8%	\$16,462
2014	25	4,180 (-62)	\$67,773,113	66.3%	\$16,213
2013	18	4,242 (-30)	\$65,510,061	67.4%	\$15,443

Municipal Fiscal Impact

Revenues

- At the current mill rate, the 165 housing units will generate an estimated \$710,584 in real property taxes
- The 206 associated motor vehicles will generate \$76,431 in personal property taxes
- WPCA user fees will generate an estimated \$68,475
- **Yearly taxes and fees combined total an estimated \$855,490**

Municipal Fiscal Impact

Expenditures

- The Allocated education expenditures for 30 school district enrollments totals \$277,470 per year
- The cost of general government service for the 165 housing units is estimated at \$158,977 or 20.2% of total real and personal property tax revenue
- Combined, the total expenditures or cost to the Town of South Windsor is estimated to be approximately \$436,447 per year

Municipal Fiscal Impact

Residences at Evergreen Walk – Municipal Fiscal Impact

Revenues: Real Property Taxes & User Fees

Residential Real Property Taxes (165 Units)	=	\$710,584
Personal Property Taxes (206 Motor Vehicles at \$279/vehicle/year)		\$76,431
Sewer User Fees Residential (\$415.00/unit/year – 165 Units)		\$68,475
Estimated Projection – Total Revenues	=	\$855,490

Expenditures: Education and Municipal Government

Enrollment Expenditures (30 Allocated Enrollments @ \$9,249/Year)	=	-\$277,470
General Government Services – Residential (33% of taxes paid)	=	-\$158,977
Estimated Projection – Total Expenditures	=	-\$436,447

Estimated Positive Fiscal Impact/Year = \$419,043

One-Time Development Fees

Building/Land Use Permitting Fees	=	\$203,249
WPCA Sewer Connection Fees	=	\$257,187
Estimated One-Time Development Fees	=	\$460,436

Economic Impact

Employment/Jobs

- 47 FTE construction jobs (during construction period)
- 18 FTE permanent jobs (for each year after construction)
- \$7,143,180 in total discretionary spending per year
- \$2,857,272 consumer spending at local businesses

The Residence at Evergreen Walk
Municipal Fiscal Impact

GOMAN+YORK

Oneil, Caitlin

From: Elaine <realtorelaine212@gmail.com>
Sent: Monday, May 9, 2022 8:18 PM
To: Lipe, Michele
Cc: Oneil, Caitlin
Subject: [External]Proposed Residences at Evergreen Walk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

Bart Pacekonis, Chariman
South Windsor Planning and Zoning Commission
1540 Sullivan Avenue
South Windsor, CT 06074

Dear Mr. Pacekonis,

As a South Windsor resident and a full-time Realtor helping buyers and sellers throughout our community, I am writing to express my support for the proposed Residences at Evergreen Walk.

Throughout the Greater Hartford area I see communities responding to the demand for needed new multi-family communities that are sought by young professionals and empty nesters. If South Windsor turns its back on these applications, we will see these proposed developments, and the customer base and needed tax revenue they bring, go to other neighboring communities. Our retailers and small businesses, particularly those at Evergreen Walk, need the new customers and economic activity that 165 new homes at Evergreen Walk will bring to our community.

Please help ensure that South Windsor remains a financially strong and welcoming community by approving the Residences at Evergreen Walk.

Sincerely,

Elaine AbouAkar
23 Wapping Avenue
South Windsor, CT 06074

Sent from my iPhone

TO: Michele Lipe, South Windsor Town Planner
Bart Pacekonis, Chairperson, Planning & Zoning Commission
FROM: Andrew Paterna, Town Councilor
DATE: May 9, 2022
Subject: Proposed Residences at Evergreen Walk

As a member of the South Windsor Town Council, I am writing to share my support for the proposed residences at Evergreen Walk. I firmly believe this project will greatly contribute to the revitalization of the Evergreen Walk area that we are all concerned about at this time. A strong Evergreen Walk is essential for the future financial stability of South Windsor. The addition of 165 new residences will provide needed new customers for the shops, restaurants and services at Evergreen Walk, help retain existing tenants and attract new businesses. South Windsor needs exactly this type of economic development that will attract young professionals to reside in town. The additional tax revenue will help to offset potential tax increases and maintain South Windsor's services.

In addition, 10% of the Residences at Evergreen Walk will be affordable, helping us meet our objectives of the recently proposed, South Windsor 2022-2027 Affordable Housing Plan. As you know, this plan was also approved and endorsed by the Town Council at a recent meeting.

This project will provide a positive development in South Windsor and I am in full support of this residential addition to the Evergreen Walk area.

Thank you for your consideration

Sincerely,

Andrew Paterna, 301 Strawberry Lane, South Windsor

Oneil, Caitlin

From: Scott Kelley <sk@kelleyhomes.net>
Sent: Tuesday, May 10, 2022 12:11 PM
To: Lipe, Michele; Oneil, Caitlin
Cc: chuck@courseyco.com
Subject: [External]Proposed Residences at Evergreen Walk

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Bart Pacekonis, Chariman
South Windsor Planning and Zoning Commission
1540 Sullivan Avenue
South Windsor, CT 06074

Dear Mr. Pacekonis,

This is Scott Kelley. As a South Windsor resident and business owner, I am writing to voice my support for the proposed Residences at Evergreen Walk.

Proposed Residences at Evergreen Walk will strengthen & continue the revitalization of Evergreen Walk

South Windsor relies on the revenue generated by Evergreen Walk to support the town schools, public safety, recreation and general government operations.

A strong Evergreen Walk is essential for South Windsor's financial stability.

The addition of 165 new residences will provide needed new customers for the shops, restaurants and services at Evergreen Walk, help retain existing tenants and attract new businesses.

Proposed Residences at Evergreen Walk will add needed revenue for South Windsor

South Windsor will soon be borrowing \$75 million to support school construction and municipal improvements, with an estimated annual debt service of \$1.5 million.

South Windsor needs economic development and additional tax revenue to offset potential tax increases and maintain South Windsor's services.

Proposed Residences at Evergreen Walk will help South Windsor achieve its affordable housing objectives

Only 6.8% of South Windsor's housing stock is affordable housing, well below the State of CT's objective of 10%.

10% of the Residences at Evergreen Walk will be affordable, helping meet the objectives of the South Windsor 2022-2027 Affordable Housing Plan.

Multi-Family Housing is the Highest and Best Use for the Site

Retail is not a desired use at this site due to lack of visibility and inferior location.

Commercial is currently approved for the site but would add more traffic than the residential use proposed.

Office & Manufacturing are not in demand and produce more traffic at peak hours than multi-family housing.

Single family homes produce the greatest number of students per unit, while multi-family produces the least. The Estates at South Windsor (single-family subdivision on Graham Road) added 1.14 students per residences, while Tempo (multi-family apartments at Evergreen Walk) added only .21, or approximately only one student for every five residences.

I hope your commission considers the above information and votes in favor of this proposal. Thank you for your attention in this matter.

Respectfully,

Scott Kelley
845 Main Street
South Windsor, CT 06074

Oneil, Caitlin

From: Renugaa Cabot <renucabot@gmail.com>
Sent: Monday, May 9, 2022 10:55 PM
To: Oneil, Caitlin; Lipe, Michele
Subject: [External]Proposed Residences at Evergreen Walk

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Bart Pacekonis, Chairman
South Windsor Planning and Zoning Commission
1540 Sullivan Avenue
South Windsor, CT 06074

Dear Mr. Pacekonis,

I am Renu Cabot, A South Windsor resident of 12 years and I am writing to voice my support for the proposed Residence at Evergreen Walk.

Being on the working group for affordable housing, and as you all know, we have discussed the pressing need for affordable housing for our current and future residents of South Windsor. There are various benefits to this including economic and demographic diversity that our community is in need of. When we moved into town 12 years ago, we were lucky to find the home we live in for rental that was affordable to us as a young, struggling family but this would have not been possible if we did not personally know our landlady. In the years of being renters, we had times where discussions to sell were brought up by the landlady and we couldn't afford purchasing or renting other homes in this beautiful town. We had to consider moving out of town for affordability reasons. This was our personal experience. We are of course in a better situation now and are grateful we did not have to leave.

Here are specifics to why I support this proposal:

Proposed Residences at Evergreen Walk will strengthen & continue the revitalization of Evergreen Walk

South Windsor relies on the revenue generated by Evergreen Walk to support the town schools, public safety, recreation and general government operations.

A strong Evergreen Walk is essential for South Windsor's financial stability.

The addition of 165 new residences will provide needed new customers for the shops, restaurants and services at Evergreen Walk, help retain existing tenants and attract new businesses.

Proposed Residences at Evergreen Walk will add needed revenue for South Windsor

South Windsor will soon be borrowing \$75 million to support school construction and municipal improvements, with an estimated annual debt service of \$1.5 million.

South Windsor needs economic development and additional tax revenue to offset potential tax increases and maintain South Windsor's services.

Proposed Residences at Evergreen Walk will help South Windsor achieve its affordable housing objectives

Only 6.8% of South Windsor's housing stock is affordable housing, well below the State of CT's objective of 10%.

10% of the Residences at Evergreen Walk will be affordable, helping meet the objectives of the South Windsor 2022-2027 Affordable Housing Plan.

Multi-Family Housing is the Highest and Best Use for the Site

Retail is not a desired use at this site due to lack of visibility and inferior location.

Commercial is currently approved for the site but would add more traffic than the residential use proposed.

Office & Manufacturing are not in demand and produce more traffic at peak hours than multi-family housing.

Single family homes produce the greatest number of students per unit, while multi-family produces the least. The Estates at South Windsor (single-family subdivision on Graham Road) added 1.14 students per residences, while Tempo (multi-family apartments at Evergreen Walk) added only .21, or approximately only one student for every five residences.

We want South Windsor and its wonderful benefits to be shared and experienced by everyone who wishes to live here and having these affordable housing options is key. So I therefore want to offer my support for this proposal.

Sincerely,
Renu Cabot
37 Kelly Rd,
South Windsor, CT

Bart Pacekonis, Chariman
South Windsor Planning and Zoning Commission
1540 Sullivan Avenue
South Windsor, CT 06074

Dear Mr. Pacekonis,

As a 55 year resident of South Windsor and a retired educator from our South Windsor Public Schools, I am writing to urge the Planning and Zoning Commission to approve the Residences at Evergreen Walk.

The applicant and developer have produced quality work with the successful addition of Tempo in South Windsor and have proven themselves throughout Connecticut for over 50 years. While commercial use is a permitted use for this site, clearly it would add more traffic than the current multi-family application. Further, there is no demand for office use, and the site is too far removed to be viable for retail.

There is also the myth that multi-family communities like Tempo and the proposed new 165 units produce more school age children than single family homes. It should be noted that while The Estates at South Windsor, a single-family subdivision on Graham Road, added 1.14 students per residence to South Windsor schools, Tempo added only .21, or approximately only one student for every five residences.

Finally, this proposal only makes dollars and sense. South Windsor needs the tax revenue if we are to remain fiscally strong. One time permit fees would exceed a half million in tax revenue, while annual taxes and fees would exceed three quarters of a million dollars. Evergreen Walk clearly needs the new customers who will be living within a short walk of their stores, restaurants and businesses, and these new customers attract more businesses to Evergreen.

Communities need economic development to grow; South Windsor is no exception. Communities require strong, stable, and increased tax revenue to stabilize their tax base; South Windsor is no exception. Our neighboring communities—East Hartford, Bloomfield, West Hartford, Windsor, and Newington—are attracting multifamily developers. They are our completion. Let's not be left out and lose our chance.

I strongly encourage the Planning and Zoning Commission to approve the Residences at Evergreen Walk. Thank you.

Sincerely,

Daria M. Plummer
235 Orchard Hill Drive
South Windsor, CT

May 6, 2022

Bart Pacekonis, Chariman
South Windsor Planning and Zoning Commission
1540 Sullivan Avenue
South Windsor, CT 06074

Dear Chairman Pacekonis,

I want to thank you and the other commission members for volunteering their time on the Planning and Zoning commission.

This letter is to lend my support for the Residents at Evergreen Walk project that includes 165 new residential units.

This type of development is crucial to support the businesses at Evergreen Walk especially the new Whole Foods.

Highland Park Market failed in part, due a lack of a residential component at that time.

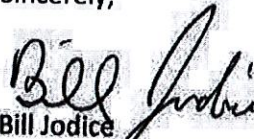
To ensure Whole Foods success, additional residential units can only be a benefit to Whole Foods and the other businesses success in the Evergreen Walk area.

The success of the entire Evergreen Walk area is a high priority for our Town. I believe that it is essential that we do whatever we can to support Evergreen Walk. The addition of 165 new residential units within walking distance to the shops will provide new customers and new revenue to one of our town's most important tax and employment assets.

Furthermore, this new development will be a net add to our tax base which will help offset the cost to finance the newly built schools our community.

In the best interest of our town I recommend you approve the proposed Residences at Evergreen Walk. Project.

Sincerely,


Bill Jodice

32 Green Lane
South Windsor CT

Oneil, Caitlin

From: Style Pts <info@stylepts.com>
Sent: Friday, May 6, 2022 2:33 PM
To: jpodolski@northeastretail.com; chuck@courseyco.com; Oneil, Caitlin; Lipe, Michele
Subject: [External]Proposed Residences at Evergreen Walk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

Bart Pacekonis, Chariman
South Windsor Planning and Zoning Commission
1540 Sullivan Avenue
South Windsor, CT 06074

Dear Mr. Pacekonis

I own a salon in the Evergreen Green Walk area and feel compelled to voice my support for the proposed residences. 165 new units means new customers for me and all my fellow business owners nearby. But on top of that, I know that South Windsor will soon be borrowing \$75 million to support school construction and municipal improvements with an estimated annual debt service of \$1.5 million. This project seems like the right option for South Windsor in terms of economic development and additional tax revenue to offset potential tax increases and maintain South Windsor's services.

I look forward to new neighbors in the area!

Sincerely,
Kerri C. Moore
kcm@netscape.com
dba Style Points Salon, LLC
90 Buckland Road Building A
South Windsor, CT 06074

Oneil, Caitlin

From: Anthony Vidal <anthony.vidal@massageenvy.com>
Sent: Friday, May 6, 2022 12:20 PM
To: Lipe, Michele; Oneil, Caitlin
Subject: [External]Support for Proposed Residences at Evergreen Walk
Importance: High

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

Bart Pacekonis, Chariman
South Windsor Planning and Zoning Commission
1540 Sullivan Avenue
South Windsor, CT 06074

Dear Mr. Pacekonis,

We support the building of the proposed residences at Evergreen Walk. The project sounds like a beautiful addition to the area; we are impressed that 19.36 acres of the lot will remain open space and that the project includes such robust amenities as the outdoor heated pool, fire pit, hammock park and putting green. These features will add to the value of the area, and we are sure residents will count their prime access to the shops at Evergreen Walk as perks as well!

Sincerely,
Anthony Vidal
Managing Member/Franchise Owner

DADE SW LLC
d/b/a Massage Envy
90 D Buckland Road
South Windsor, CT 06074
(860) 335-8139

Oneil, Caitlin

From: Derek Marder <marder23@comcast.net>
Sent: Friday, May 6, 2022 1:24 PM
To: Lipe, Michele; Oneil, Caitlin
Subject: [External]Proposed Residences at Evergreen Walk

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Bart Pacekonis, Chariman
South Windsor Planning and Zoning Commission
1540 Sullivan Avenue
South Windsor, CT 06074

Dear Mr. Pacekonis,

I am writing to voice my support for the proposed Evergreen Walk residences. I am intrigued by the robust amenities included in the residencies and feel that multi-family housing is the highest and best use for the site.

As a business owner, it's always helpful to have more customers to draw from. 165 new units would bring new families and their networks into our stores.

Sincerely,
Aquatic Wildlife Company
Marder23@comcast.net
Aquatic Wildlife Company, LLC
Evergreen Run Shopping Center
70 Buckland Road
South Windsor, CT, 06074

Oneil, Caitlin

From: Wendy Upton <cm124@ymail.com>
Sent: Thursday, May 5, 2022 1:45 PM
To: Lipe, Michele; Oneil, Caitlin
Subject: [External]Evergreen Walk Residences

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Bart Pacekonis, Chariman
South Windsor Planning and Zoning Commission
1540 Sullivan Avenue
South Windsor, CT 06074

Dear Mr. Pacekonis,

I am in support of the proposed Evergreen Walk Residences. As the owner of the Clothes Mentor in The Evergreen Run Shopping Center, I know the benefit that new, local neighbors would bring to the shopping center. The addition of 165 new residences in the area will provide new customers and retain those who already live and shop nearby by contributing to the neighborhood feel of the area.

Clothes Mentor is a women's resale store that makes luxury brands affordable with up to 70% of the retail price because we believe everyone deserves a chance to look their best. The inclusion of affordable housing in the project supports our values for the building of a beautiful neighborhood accessible to people at varying price points. It also gives us access to a great more diverse population to sell merchandise to us as we buy direct from the public.

Sincerely,
Wendy Upton
Cm124@ymail.com
NAIJ Enterprises, LLC
dba Clothes Mentor
90E Buckland Road
South Windsor, CT 06074

From: Y Terón teron.yanil@gmail.com
Subject: Residences at Evergreen Walk - Opinion
Date: May 10, 2022 at 8:23 AM
To: michele.lipe@southwindsor-ct.gov, caitlin.oneil@southwindsor.gov



Bart Pacekonis, Chariman
South Windsor Planning and Zoning Commission
1540 Sullivan Avenue
South Windsor, CT 06074

Dear Mr. Pacekonis,

As a two-decade resident of South Windsor, I am writing to voice my support for the proposed Residences at Evergreen Walk.

The Residences at Evergreen Walk will be an excellent use for that land and an excellent fit for the town. This project fits smart growth development, benefits all generations (empty nesters, boomerang generation, and young professionals), and provides diversity opportunities. It is environmentally friendly, and a must sought community design for progressive-minded that desire to walk to work, walk to play, and walk to the shop.

Commissioners remember that Connecticut has the eighth-oldest population in the nation; planned communities support our aging seniors while simultaneously attracting a generation of young adults and professionals searching for a place to call home and inspired by a town-center-like design. Both groups are looking to drive less and have an appetite for environmentally sustainable transportation that improves health supports their neighborhoods, and connects them to opportunities.

Undoubtedly, this development focus benefits the environment and increases the tax base for South Windsor, all of which I strongly support and advocate for.

As we are aware, time is money; I am urging all of you, without further delay, to approve the Residences at Evergreen Walk as a win-win for all.

Respectfully yours,
Yanil Terón
1010 Sand Stone Drive

May 6, 2022

Town of South Windsor
Planning and Zoning Commission
Attention: Bart Pacekonis, Chairman

Dear Chairman Pacekonis and Commissioners:

We write in support of the proposed addition of 165 housing units at the Residences at Evergreen Walk.

The expansion of housing at the site will have several benefits that outweigh any potential limitations, including a significant increase to our tax revenues and South Windsor's affordable housing stock, and a substantial improvement to the overall commercial viability of the Evergreen Walk project.

We appreciate the council's stewardship of our town's quality of life, specifically a valid concern about the impacts of overdevelopment. We do believe that prudent and managed growth is critically important to any town's vibrancy, and economic and community health. The potential addition of new families and children to South Windsor is a good problem to have, and the benefits of welcoming these people into our town and schools far outweighs any school infrastructure work we may have to do to accommodate them. We strongly encourage you to support this project.

Thank you for the time and effort the commission puts in on our community's behalf.

Rick and Liza Love
863 Main Street
South Windsor, Connecticut

Peter R. DeMallie
35 Petersen Way
South Windsor, Connecticut

May 10, 2022

Mr. Bart Pacekonis, Chairman
Planning & Zoning Commission
1540 Sullivan Avenue
South Windsor, CT 06074

Dear Bart:

Re: The Residences at Evergreen Walk

As a Town resident, urban planner, local businessperson, and taxpayer, I am supportive of The Residences at Evergreen Walk development for a number of reasons. First is that I want to continue to see Evergreen Walk's revitalization. With the addition of 165 new households, we will continue to see empty store spaces filling up, and existing tenants renew their leases, reversing a trend over the last five years. A thriving Evergreen Walk is important for the economic prosperity of South Windsor. After all, the entire 350 acre development, with an assessed value of \$105 million, is our second largest taxpayer (after EverSource). Second is that we need the additional tax revenue (\$850,000 annually) and building permit and other fees (\$460,000) from this \$30 million development to offset large local government expenditures, especially to pay for our four beautiful new elementary schools that a large plurality of us supported at referenda. Otherwise, our municipal taxes will be higher than they need to be. Third is that the Town needs to build some affordable housing. I understand the developer will be designating 10% of these attractive new homes as affordable. South Windsor's affordable housing stock is a pathetic 6.8%. We can do better. And fourth is that this new residential community will only generate one school child for every five homes, compared to Toll Brothers' new single-family subdivision on Graham Road, which has added over one school child for every home. This new development will not be a burden on our schools. Indeed, it will help pay for them.

All the best,



Peter R. DeMallie

From: jpodolski@northeastretail.com
Subject: FW: Proposed Residences at Evergreen Walk - Brian Gaer
Date: May 9, 2022 at 11:35 AM
To: Chuck Coursey chuck@courseyco.com



From: Brian Gaer <gaer.brian@gmail.com>
Sent: Wednesday, May 4, 2022 3:40 PM
To: Michele.lipe@southwindsor-ct.gov
Cc: chuck@courseyco.com; jpodolski@northeastretail.com
Subject: Proposed Residences at Evergreen Walk

Bart Pacekonis, Chariman
South Windsor Planning and Zoning Commission
1540 Sullivan Avenue
South Windsor, CT 06074

Dear Mr. Pacekonis

I wanted to communicate my support for the proposed residences at Evergreen Walk. I own a business in the area and would like to see more residences in the neighborhood. I have learned that Evergreen Walk is South Windsor's largest taxpayer after Eversource, and that the town relies on the revenue generated by Evergreen Walk to support the town schools, public safety, recreation, and general government operations. Knowing this, it's clear our success as Evergreen Walk business owners is essential for South Windsor's financial stability.

New residences in the area will increase the customer base for my own business and for the businesses of my colleagues at Evergreen Walk.

Sincerely,
Brian Gaer
begaer@aol.com
Teen Image, LLC
d/b/a Plato's Closet
70E Buckland Road - Evergreen Run
South Windsor, CT 06074

Oneil, Caitlin

From: evan guttman <evan.guttman@waxcenter.com>
Sent: Wednesday, May 4, 2022 2:08 PM
To: Lipe, Michele; Oneil, Caitlin
Subject: [External]Proposed Residences at Evergreen Walk

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Bart Pacekonis, Chariman
South Windsor Planning and Zoning Commission
1540 Sullivan Avenue
South Windsor, CT 06074

Dear Mr. Pacekonis,

I am writing to offer my support for the proposed residences at Evergreen Walk. As a franchisee owner of the European Wax Center located in The Evergreen Run Shopping Center, we are always excited for new South Windsor residents. Our business, like many others in the Shopping Center thrives from loyal, local customers; the addition of multi-family housing so nearby is a strong predictor of repeat guests, clients who are conveniently located and able to make businesses like mine part of their routines.

I would gladly welcome new residents to the area and find the proposed project to be the correct fit for the site.

Sincerely,
Evan Guttman evan.guttman@waxcenter.com
Guttman Carter Three, LLC
dba European Wax Center
70 Buckland Road – Evergreen Run
South Windsor, CT, 06074

Evan Guttman
Franchisee / Owner
evan.guttman@waxcenter.com
203-520-7734

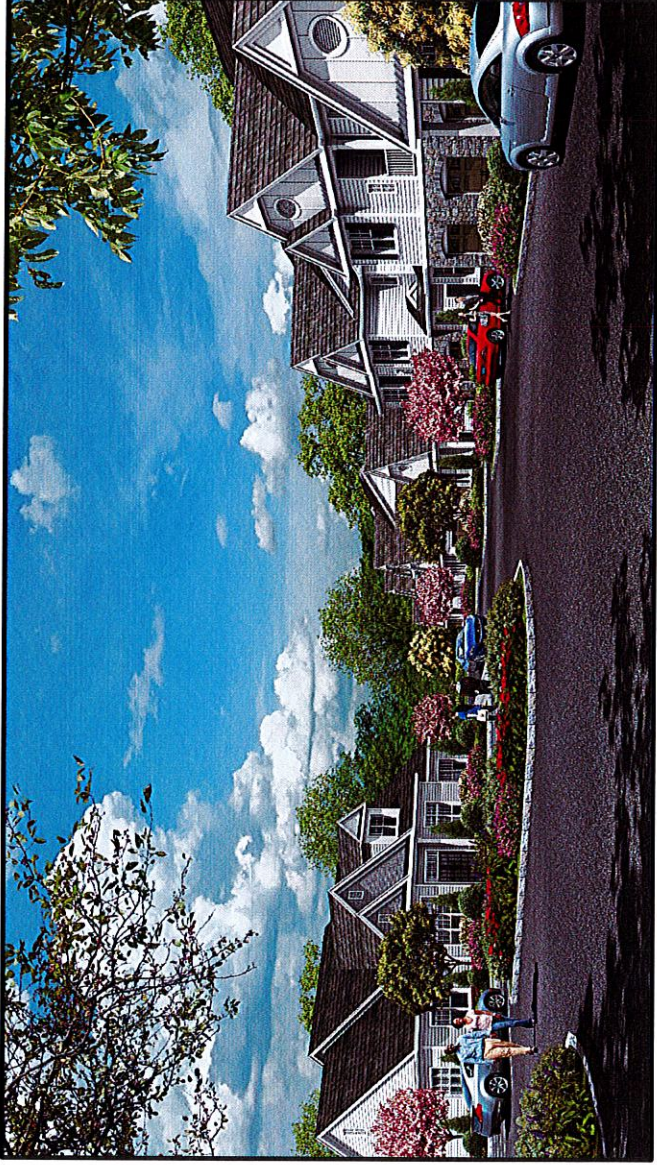
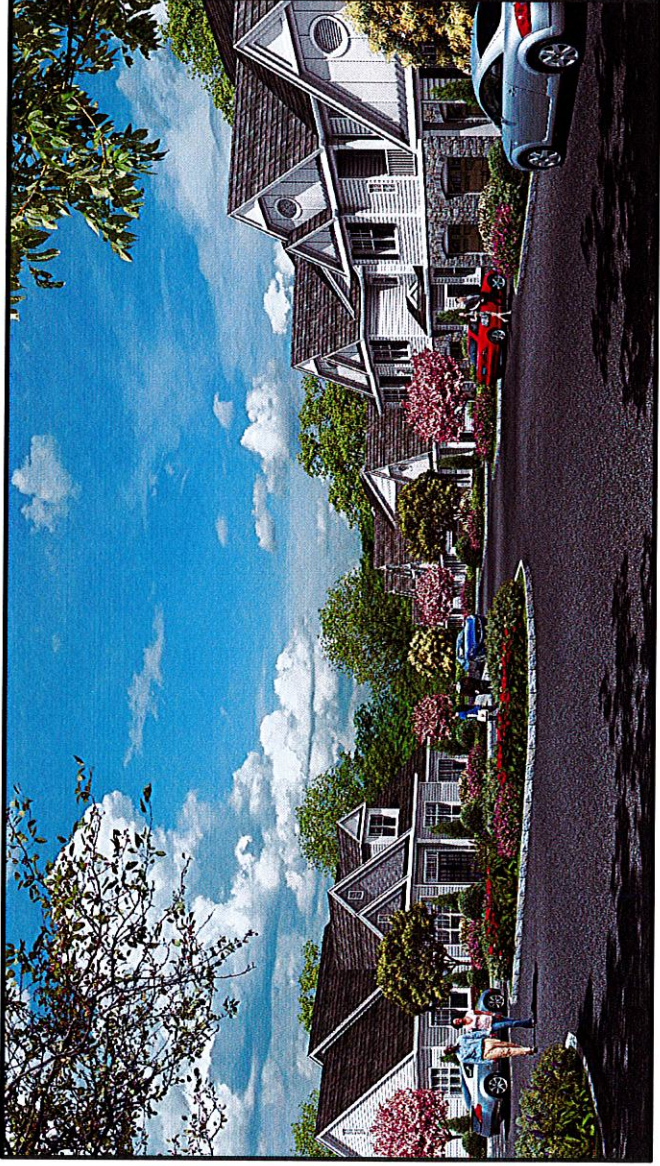


EXHIBIT C

RESIDENCES AT EVERGREEN WALK
APPLICANT: EVERGREEN WALK, LLC
MAY 10, 2022



RESIDENCES AT EVERGREEN WALK

ATTY. CHRISTOPHER SMITH

Three Applications (two separate public hearings):

1. Zone Text Amendments - Buckland Road Gateway Developments Zone ("GD"): (a) limit use of new zone text provisions to properties located in the GD on the westerly side of Buckland Road; (b) clarify the 2:1 aggregate of residential to commercial floor area provision; (c) require an affordable housing component; and (d) increase cap on number of multifamily units in the GD from 200 to 365 units.
2. Amendment to General Plan of Development for Evergreen Walk.
3. Special Exception to permit a 165 unit multifamily residential community development of Unit 7C.

Prior Application for Zone Text Amendment: Changes and New Information

1. Limit application to west side of Buckland Road within the Gateway Development Zone.
2. Clarify residential / commercial ratio formula.
3. Require an affordable housing component.
4. Apply PZC's recently adopted "Affordable Housing Plan" incorporating many of the Plan's stated goals and purposes.
5. Consider Goman+York, Planning and Design, "Municipal Fiscal & Economic Impact Analysis", dated April 26, 2022.

Prior Zone Text Amendment: Reasons for Denial:

1. Utilization of zone text amendment procedure and permitted use by other applicants.
2. Open space.
3. Wetlands.
4. Potential for school age children.

PRESENTERS

- **Atty. Christopher Smith, Alter & Pearson, LLC**
- **Alan F. Lamson, FLB Architecture & Planning, Planning Consultant**
- **Ron Bomengen, Fuss & O'Neill, Professional Engineer**
- **Steven Mitchell, Traffic Engineer**
- **Michael Goman, Goman + York**
- **Howard Rappaport, Continental Properties**
- **Atty. Christopher Smith, Altar & Pearson, LLC**

Standard of Review for Zone Text Amendment

Four part test:

1. Consistent with the comprehensive plan (zoning regulations and zone map).
2. Consistent with the goals and objectives of Section 8-2.
3. Consistent with the “South Windsor Plan of Conservation and Development; Adopted: July 23, 2013; Effective: August 18, 2013; Amended: September 21, 2014” (“POCD”).
4. Consistent with the “South Windsor 2022-27 Affordable Housing Plan”.

South Windsor 2022-2027 Affordable Housing Plan – Overview

1. Planning for housing choices – “Maslow’s hierarchy. (Page 3.)
2. Community benefits: provide greater housing options and choices; promote diversity; provide place for workforce to live; and *supports local businesses* (stronger economy). (Pages 3 and 5.)
3. Need: one in four of your neighbors is “*cost burdened*” where they spend more than thirty (30%) percent of their income towards housing. (Page 6.)
4. Deed restricted “affordable housing” with *protective time restrictions*: only *nine* out of approximately 10,804 housing units. (Page 9.)

South Windsor 2022-2027 Affordable Housing Plan – Text Amendment Consistent With

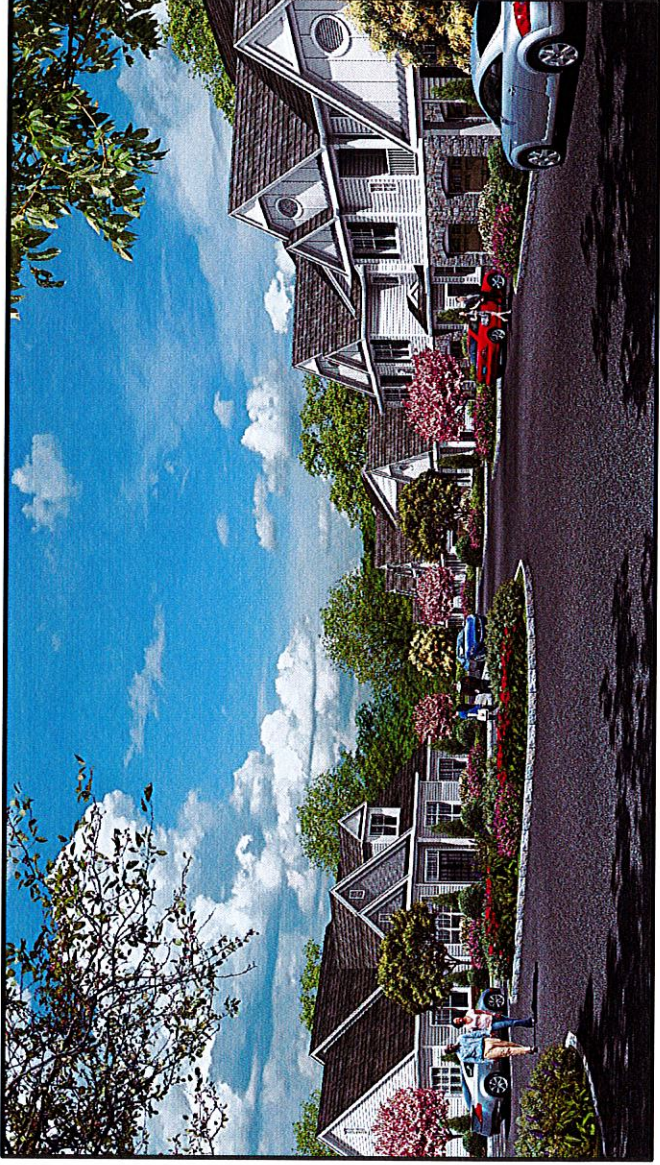
1. Provides for an affordable housing component with proposed developments (e.g., 10% of the units at 80% AMI for forty years). Examples of existing Regulations: CCOZ; CNOZ; and SMAUD-OZ. (Page 11.)
2. “Incentivize” *deed restricted* affordable housing through the Commission’s zoning regulations. (Page 21.)
3. “Location guide” – designated areas for locating higher density housing options and choices, including affordable housing: Evergreen Walk included. (Page 22.)
4. Overall goal of the Affordable Housing Plan: “Seek to provide for a variety of housing options and choices in South Windsor for people and households of all ages, incomes, lifestyles, and lifestyles.” (Page 15.)

**South Windsor Plan of Conservation and Development;
Adopted: July 23, 2013; Effective: August 18, 2013; Amended:
September 21, 2014 - Proposal Consistent With:**

1. Promotes new housing opportunity options within close proximity to adjacent commercial uses within Evergreen Walk.
2. Residential component enhances the viability of adjacent commercial uses.
3. Mixed-use community promotes pedestrian connectivity, and use of nearby open space enhancements.
4. Mixed-use community within close proximity to bus service and an arterial roadway.
5. Consistent with State Growth Management Principles, and associated regional planning objectives.
6. See POCD, at pp. 74 and 76, and 105-106.

Standard of Review for General Plan and Special Exception:

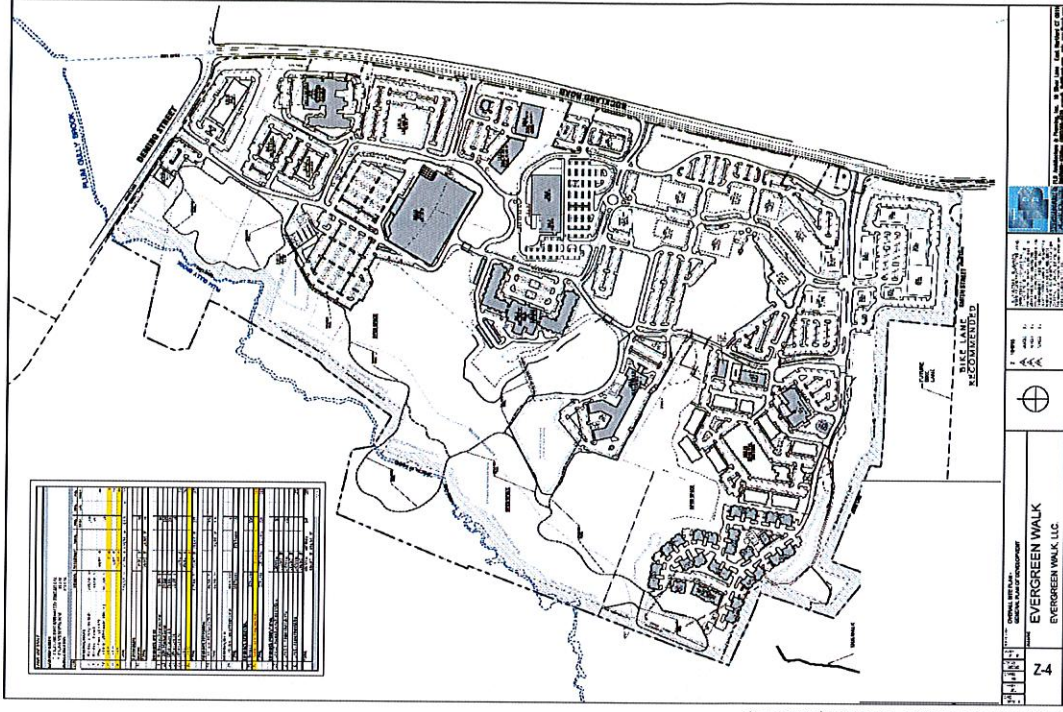
1. General Plan:
 - Section 4.2.15(D)(2), and Section 8.6.3.
2. Special Exception:
 - Section 4.2.15: GD zone district - specific requirements for multifamily residential use.
 - Section 4.2.15(D)(4), and Section 8.4(B) – Special Exception criteria.



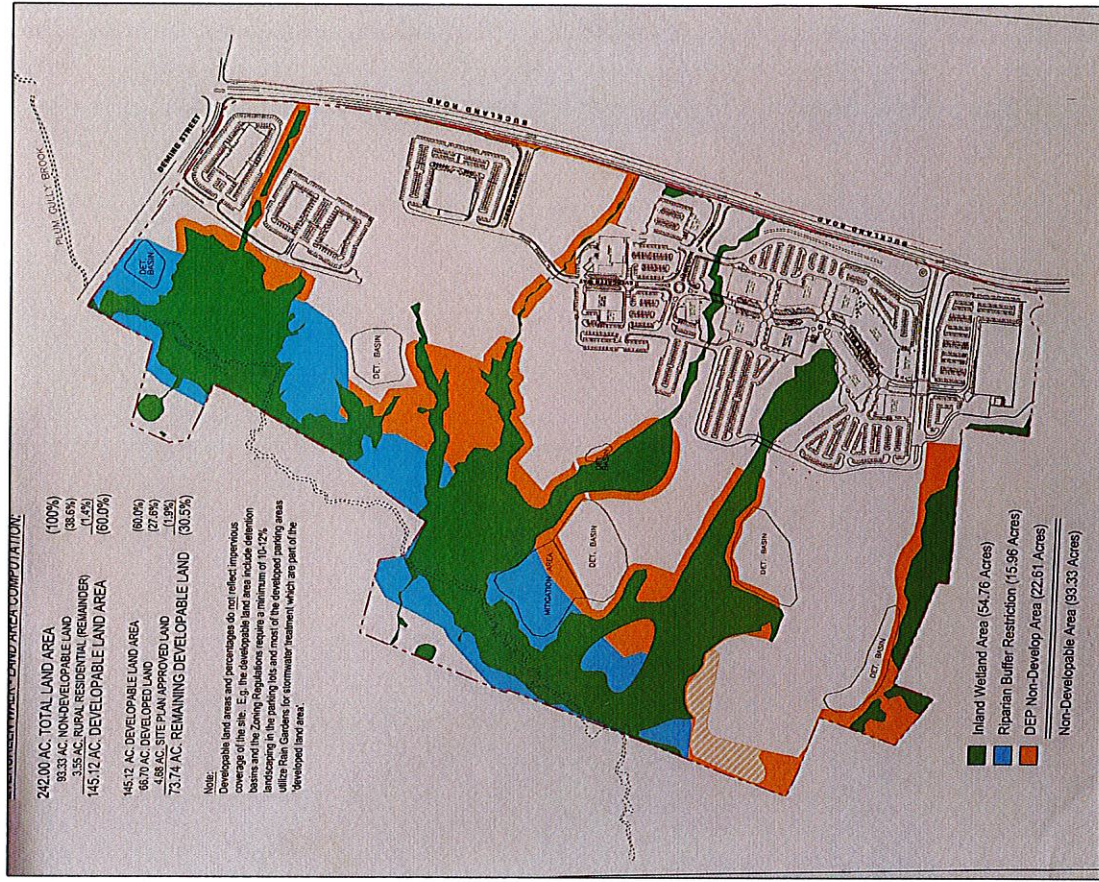
RESIDENCES AT EVERGREEN WALK

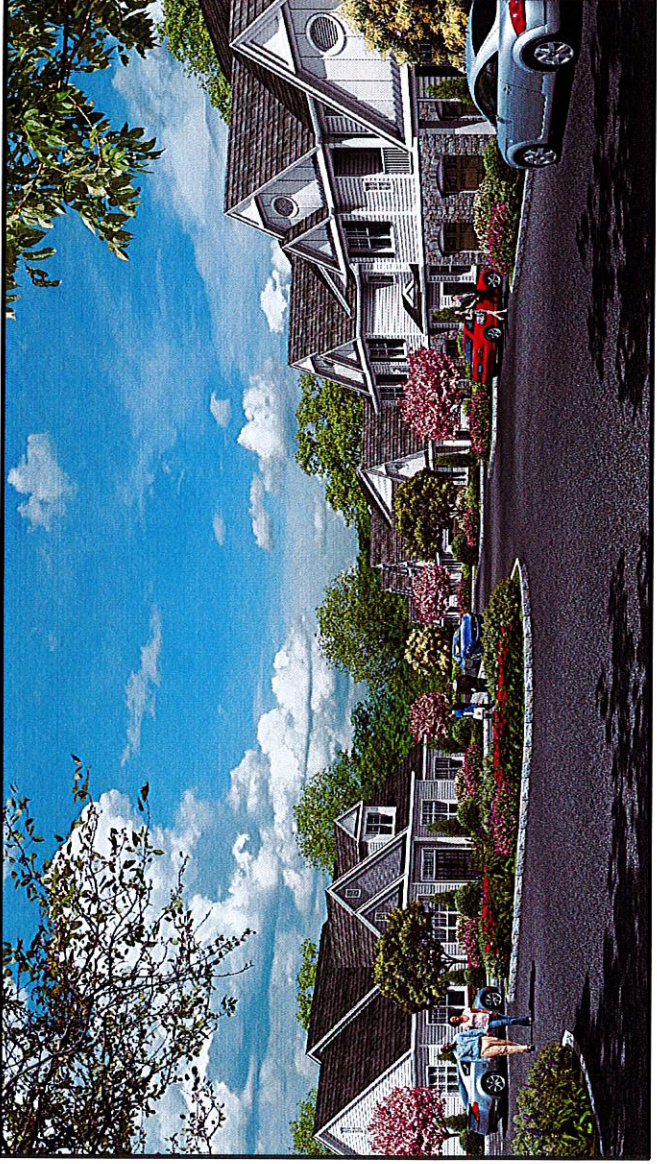
ALAN F. LAMSON, FLB ARCHITECTURE & PLANNING

GENERAL PLAN OF DEVELOPMENT EVERGREEN WALK



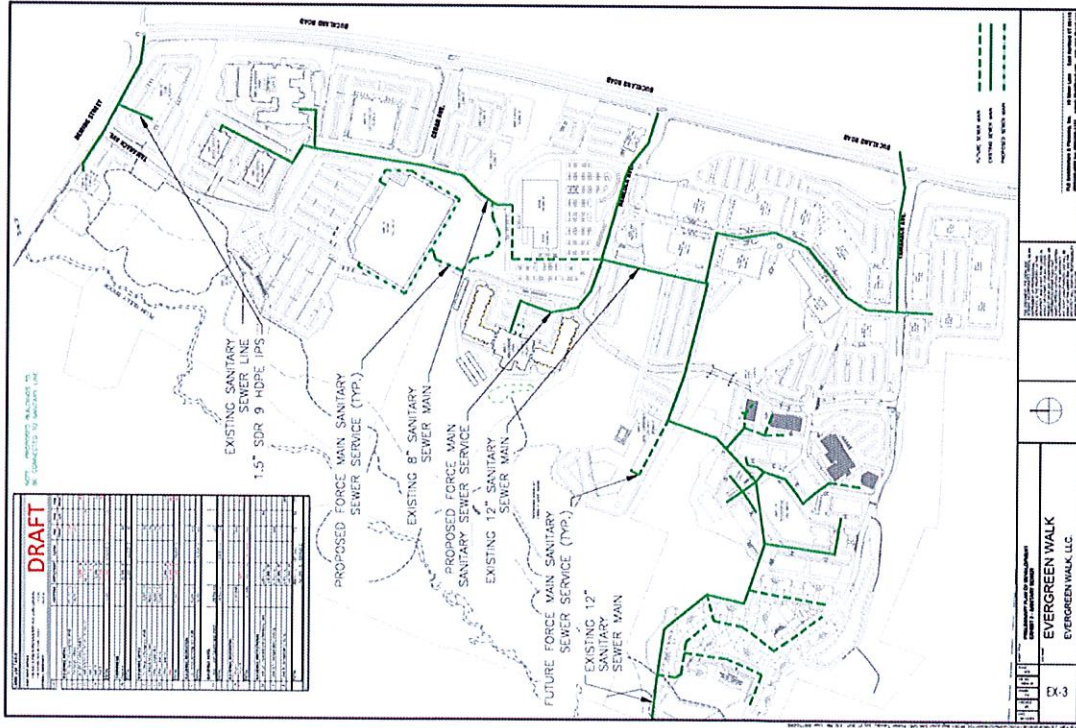
Open Space



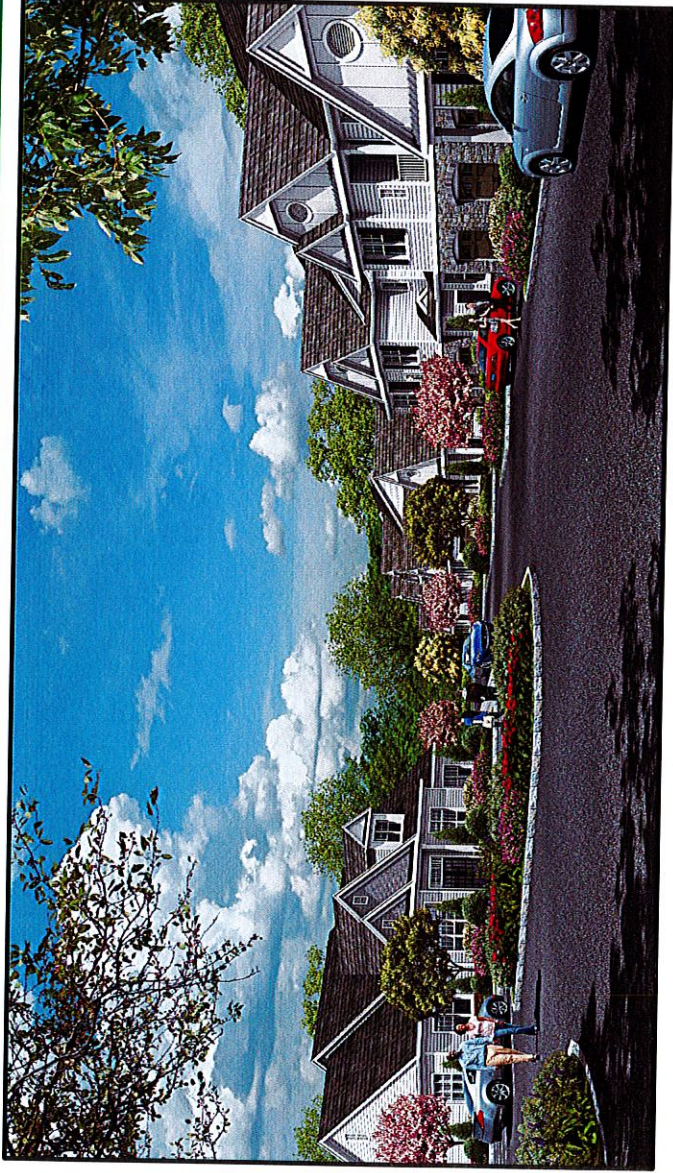


RESIDENCES AT EVERGREEN WALK

RON BOMENGEN, FUSS & O'NEILL



SANITARY SEWER -- EXHIBIT 3



RESIDENCES AT EVERGREEN WALK

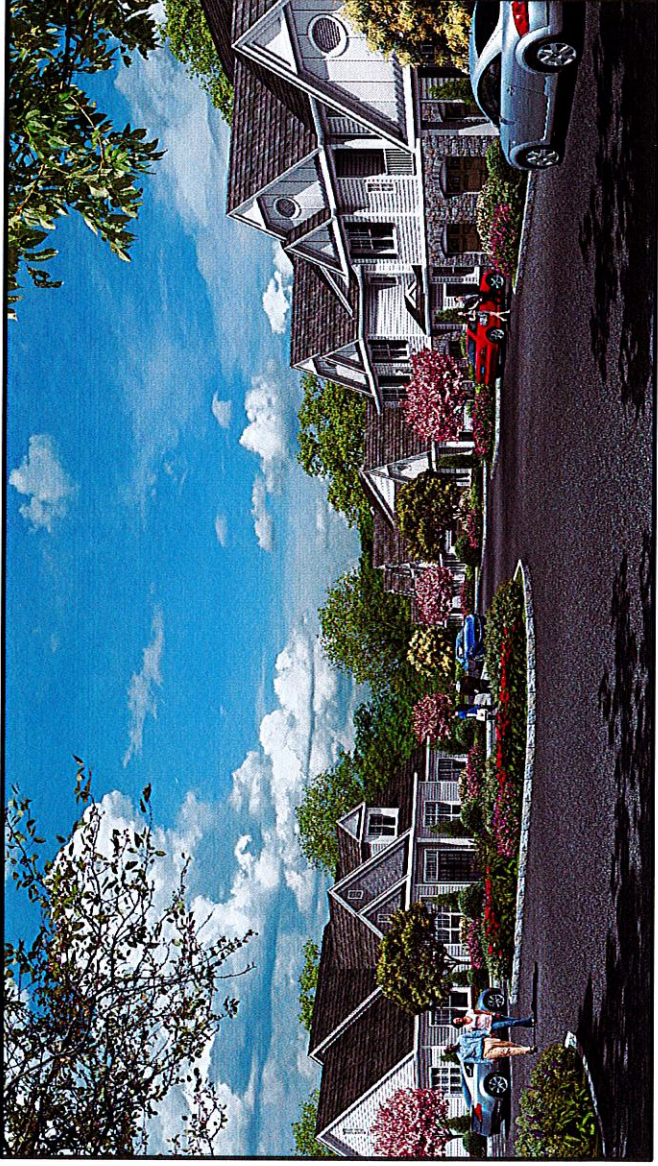
STEVEN MITCHELL, TRAFFIC ENGINEER

TRAFFIC GENERATION SUMMARY

Table 2
Trip Generation Summary

Use	Size	Daily Traffic			AM Peak Hour			PM Peak Hour			Sat Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Office	30,950 SF	550	550	1100	67	19	86	30	77	107	58	44	102
Residential	165 Dwelling Units	449	449	898	15	44	59	44	29	73	37	39	76
Change in Generation		-101	-101	-202	-52	25	-27	14	-48	-34	-21	-5	-26

Note: A negative number represents a reduction in generated traffic.



RESIDENCES AT EVERGREEN WALK

MICHAEL GOMAN, GOMAN + YORK

The Residences at Evergreen Walk
Municipal Fiscal Impact

GOMAN+YORK

2 3

The Changing Retail and Residential Landscape

Commercial Real Estate Overview

- Office: Remote Working → very low demand, increasing vacancy
- Retail: Online Retail → low demand, increasing vacancy
- Hotels: Slow recovery → no new development near/midterm
- Warehouse/Logistics: high demand, specific site requirements
- Self Storage: good demand, municipal fiscal/economic contribution is low
- Apartments: strong demand for high-quality projects w/amenity-rich environments
- Horizontal mixed-use: residential adjacent to retail is the most common and ideal approach

Demographic Change

Jobs, Population, and Demographic Structure

- CT: slow-to-no-growth state since 1990's
- Job growth: stagnant — 44,800 non-farm employment since 1990
 - added 105,700 jobs from 1985-1990
- Population growth: 1% increase from 2010 to 2020
- Total Fertility Rate is declining — fewer children and for every 100 deaths there are 27 fewer births
- South Windsor's median age (42.8) is well above CT (40.6) and USA (38.3) medians

Total Fertility Rate – 2008-2020

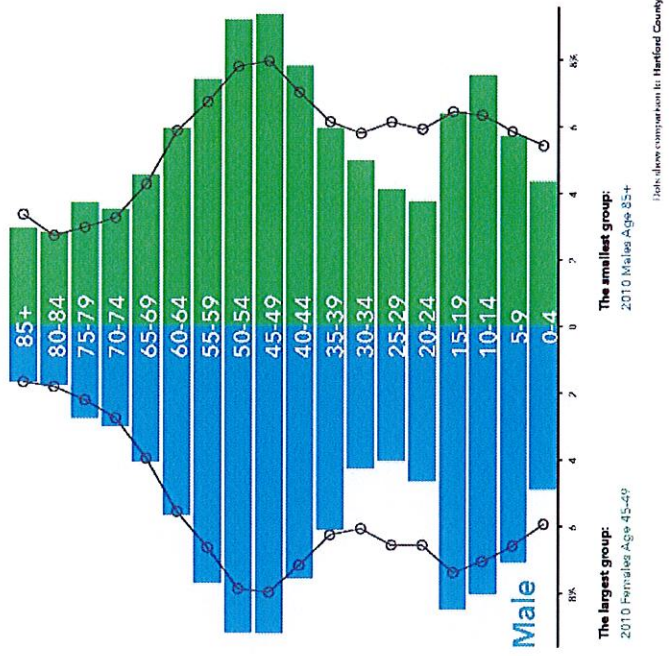
Year	200	201	201	201	201	201	201	201	201	201	201	202
CT	1.88	1.80	1.72	1.71	1.66	1.63	1.63	1.63	1.63	1.63	1.59	1.54
US	2.08	2.00	1.93	1.89	1.88	1.86	1.84	1.84	1.82	1.77	1.73	1.64

Demographic Change

Age Pyramid
 South Windsor town, CT 3
 South Windsor town, CT (06037190)
 Geography: County Subdivision

Prepared by Esri

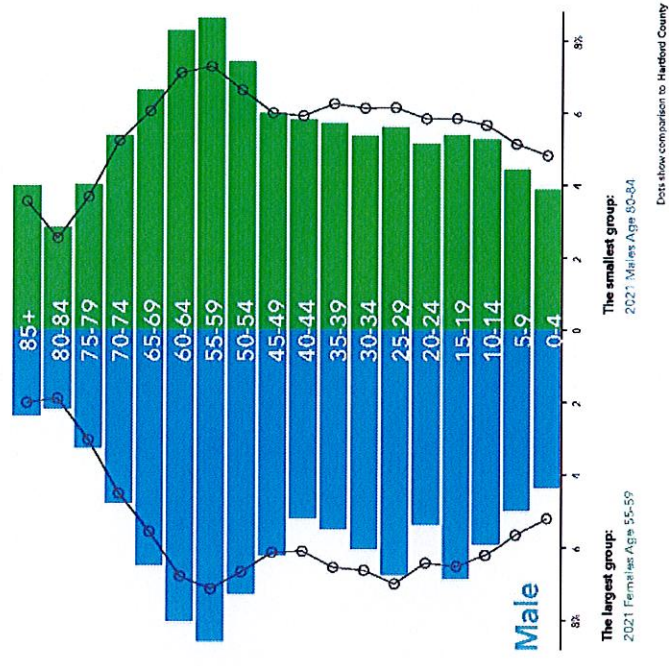
AGE PYRAMID - 2010



Age Pyramid
 South Windsor town, CT 3
 South Windsor town, CT (06037190)
 Geography: County Subdivision

Prepared by Esri

AGE PYRAMID - 2021

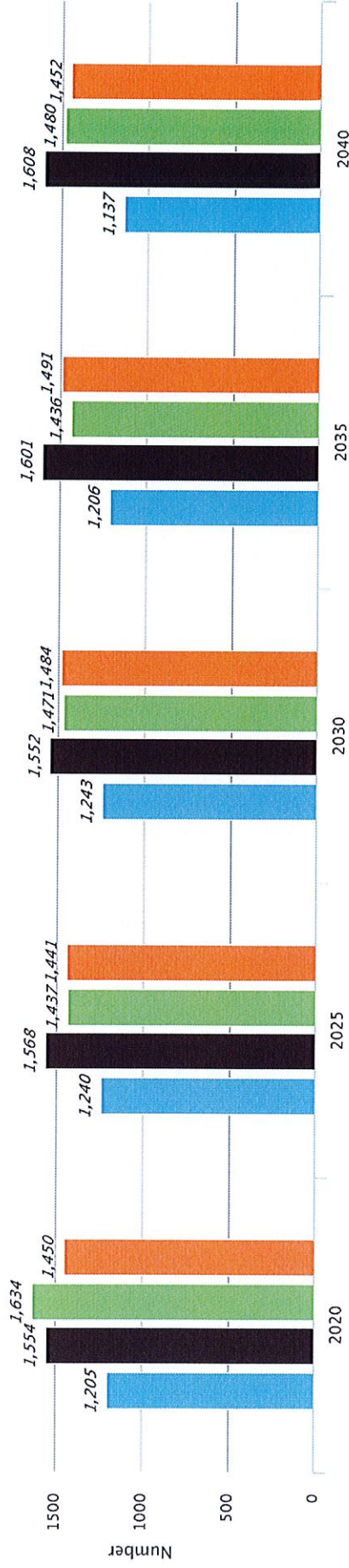


Demographic Change

South Windsor School Age Population Projections

Population Projections by Town

Year: 2020,2025,2030,2035,2040 | Gender: All | Age Cohort: 0 to 4 years,5 to 9 years,10 to 14 years,15 to 19 years | Variable: Projected Population | Measure Type: Number



■ South Windsor, 0 to 4 years ■ South Windsor, 5 to 9 years ■ South Windsor, 10 to 14 years ■ South Windsor, 15 to 19 years

Source: . CTData.org

Housing and School District Enrollments

South Windsor - Housing and School Enrollments

- Housing: 82.4% is Single-Family, 86% is owner-occupied
- 70.1% have 3 or more bedrooms
- Since 2001 (5,110), South Windsor's school enrollments declined by 356
- South Windsor's enrollments had declined to 4,151 in 2015

CT School Enrollment Trends

- Since 2007, CT's school enrollments declined by 61,769
- Statewide enrollments are 0.372/household compared to 0.435 in South Windsor—down from 0.445 in 2010

Housing and School District Enrollments

South Windsor - Housing and Enrollments

- 2010 to 2021:
 - added 611 housing units
 - enrollments increased by 603
 - Sales of existing homes accounted for 62% or 373 of the 603 new school enrollments
- Newly constructed multi-family renter-occupied housing (230 units) account for only 6.1% or 37 of the 603 new enrollments since 2015
- BOE budget decreased from 67.4% of Town's total budget in 2013 to 61.4% in 2021
- BOE per-pupil expenditures have decreased since 2016
- The proposed 165 multi-family housing units will generate 30 new school district enrollments—based on BOE actual enrollments from recently constructed multi-family apartments

Housing and School District Enrollments

South Windsor Housing Permits, BOE Budget, and Enrollments

Year	New Housing	Enrollments	BOE Budget	BOE % Budget	PPE
2010-21	611	603			
2021	10	4,754 (196)	\$75,167,043	61.4%	\$15,811
2020	33	4,558 (35)	\$74,699,351	62.4%	\$16,388
2019	161	4,523 (198)	\$74,026,917	63.2%	\$16,366
2018	47	4,325 (100)	\$71,207,917	63.3%	\$16,464
2017	102	4,215 (54)	\$71,752,070	64.7%	\$17,023
2016	131	4,161 (10)	\$70,235,567	65.2%	\$16,879
2015	41	4,151 (-29)	\$68,333,931	64.8%	\$16,462
2014	25	4,180 (-62)	\$67,773,113	66.3%	\$16,213
2013	18	4,242 (-30)	\$65,510,061	67.4%	\$15,443

Municipal Fiscal Impact

Revenues

- At the current mill rate, the 165 housing units will generate an estimated \$710,584 in real property taxes
- The 206 associated motor vehicles will generate \$76,431 in personal property taxes
- WPCA user fees will generate an estimated \$68,475
- **Yearly taxes and fees combined total an estimated \$855,490**

Municipal Fiscal Impact

Expenditures

- The Allocated education expenditures for 30 school district enrollments totals \$277,470 per year
- The cost of general government service for the 165 housing units is estimated at \$158,977 or 20.2% of total real and personal property tax revenue
- Combined, the total expenditures or cost to the Town of South Windsor is estimated to be approximately \$436,447 per year

Municipal Fiscal Impact

Residences at Evergreen Walk – Municipal Fiscal Impact

Revenues: Real Property Taxes & User Fees	=	
Residential Real Property Taxes (165 Units)	=	\$710,584
Personal Property Taxes (206 Motor Vehicles at \$279/vehicle/year)	=	\$76,431
Sewer User Fees Residential (\$415.00/unit/year – 165 Units)	=	\$68,475
Estimated Projection – Total Revenues	=	\$855,490
Expenditures: Education and Municipal Government	=	
Enrollment Expenditures (30 Allocated Enrollments @ \$9,249/Year)	=	-\$277,470
General Government Services – Residential (33% of taxes paid)	=	-\$158,977
Estimated Projection – Total Expenditures	=	-\$436,447
Estimated Positive Fiscal Impact/Year	=	\$419,043
One-Time Development Fees	=	
Building/Land Use Permitting Fees	=	\$203,249
WPCA Sewer Connection Fees	=	\$257,187
Estimated One-Time Development Fees	=	\$460,436

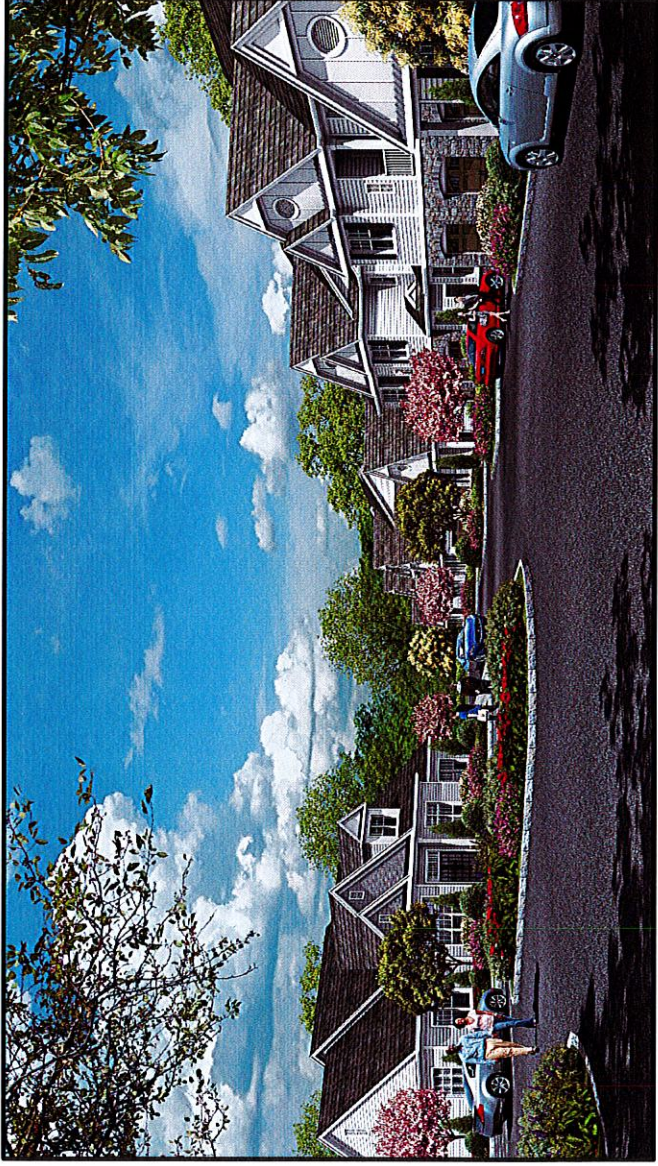
Economic Impact

Employment/Jobs

- 47 FTE construction jobs (during construction period)
- 18 FTE permanent jobs (for each year after construction)
- \$7,143,180 in total discretionary spending per year
- \$2,857,272 consumer spending at local businesses

The Residence at Evergreen Walk Municipal Fiscal Impact

GOMAN+YORK



RESIDENCES AT EVERGREEN WALK HOWARD RAPPAPORT, CONTINENTAL PROPERTIES

Manual No. 104
 Drawn By: [Blank]
 Checked By: [Blank]
 Date: [Blank]
 Issue For Permit: [Blank]
 Issue For Approval: [Blank]
 Issue For Construction: [Blank]
 Description: [Blank]

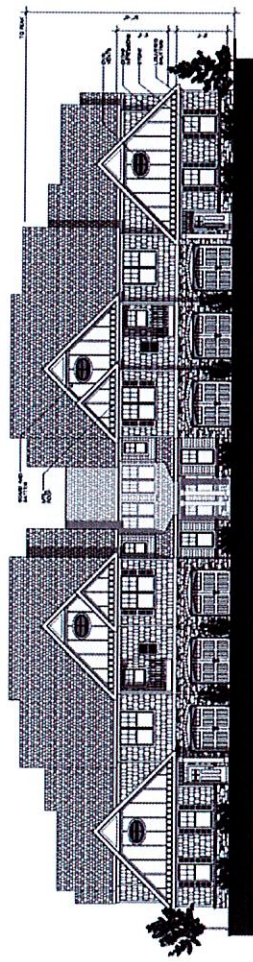


EVERGREEN AT SOUTH WINDSOR
 NEW MULTI-FAMILY APARTMENT PROJECT FOR
 CHANNING

THOMAS J. PETERSON ARCHITECTS
 1000 15th Street, N.E.
 Atlanta, Georgia 30309
 Phone: 404.525.1100
 Fax: 404.525.1101
 www.thomaspeterson.com

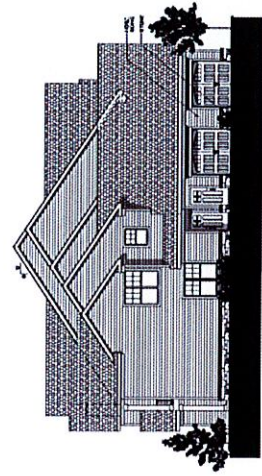
Sheet No. **A1**
 Of [Blank] Sheets
 Project No. 10007

Apartment

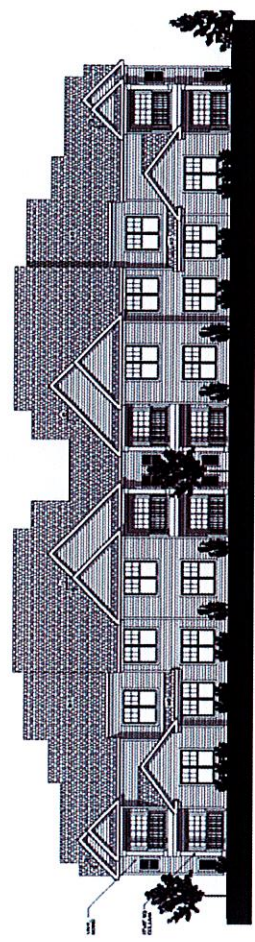


General Note: Building Type A - Front Elevation
 1. All elevations are shown as seen from the street.
 2. All elevations are shown as seen from the street.
 3. All elevations are shown as seen from the street.
 4. All elevations are shown as seen from the street.

Building Type A - Front Elevation



Building Type A - Typical Side Elevation



Building Type A - Rear Elevation

Managed By: BDC
 Drawn By: [Redacted]
 Checked By: [Redacted]
 Date: [Redacted]
 Issue For Permit: [Redacted]
 Issue For Review: [Redacted]
 Issue For Construction: [Redacted]
 Revisions: [Redacted]

EVERGREEN AT SOUTH WINDSOR
 13745 137th Street, South Windsor, CT 06094
 860.233.1111

NEWMAN ARCHITECTS
 100 Park Street, Suite 200
 South Windsor, CT 06094
 Phone: 860.233.1111
 Fax: 860.233.1112
 www.newmanarchitects.com

Sheet No: **A1**
 Of: [Redacted] Sheets
 Project No: 2024047

Apartment



Building Type A - Front Elevation

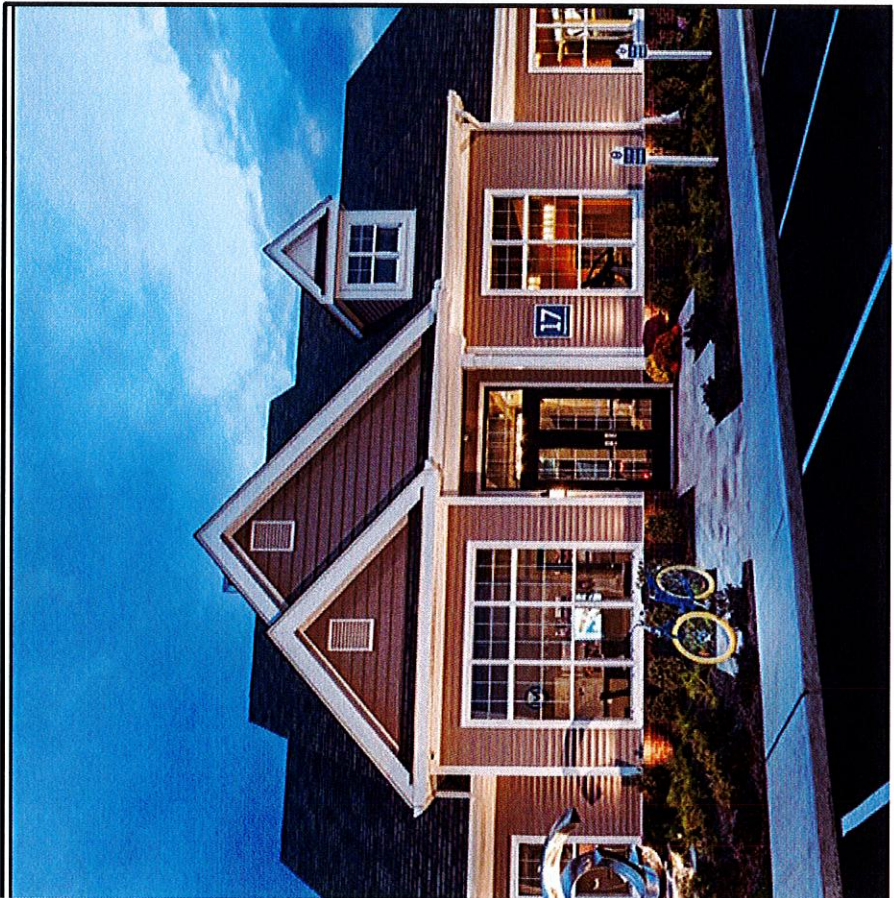
Color palette: [Redacted]
 Material palette: [Redacted]
 Landscaping: [Redacted]



Building Type A - Typical Side Elevation

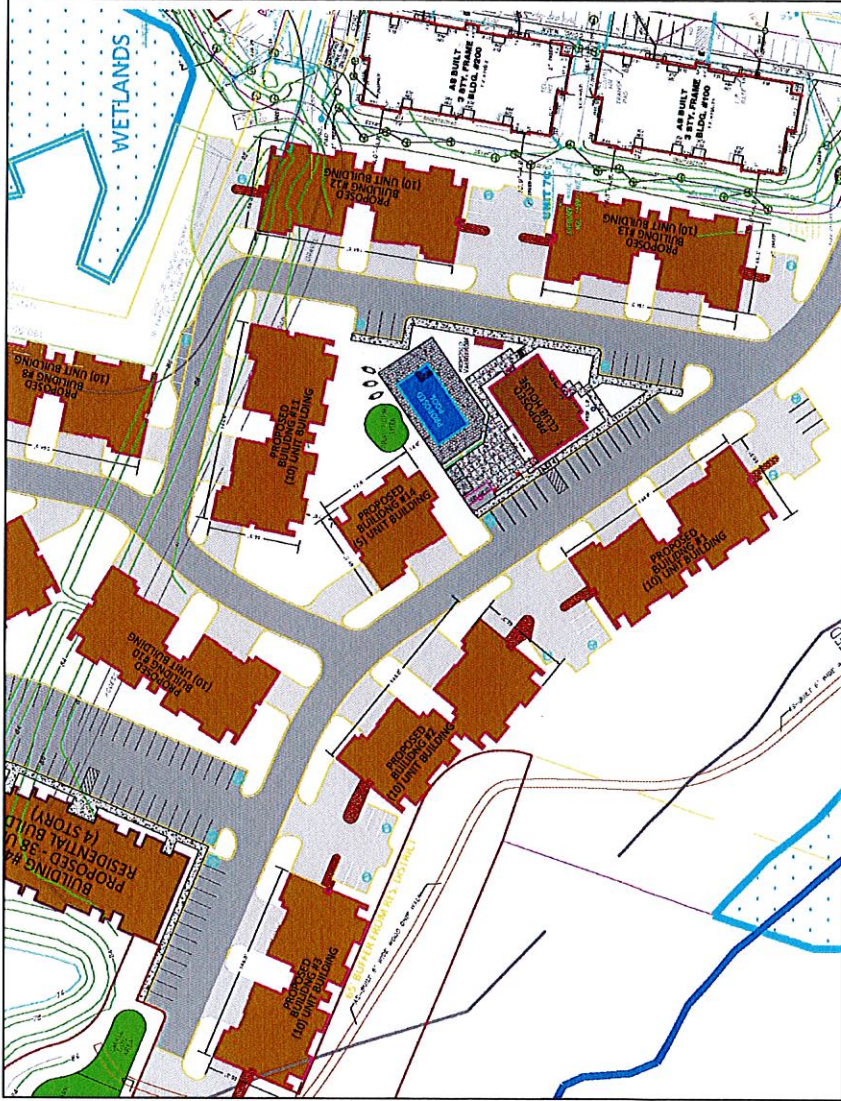


Building Type A - Rear Elevation

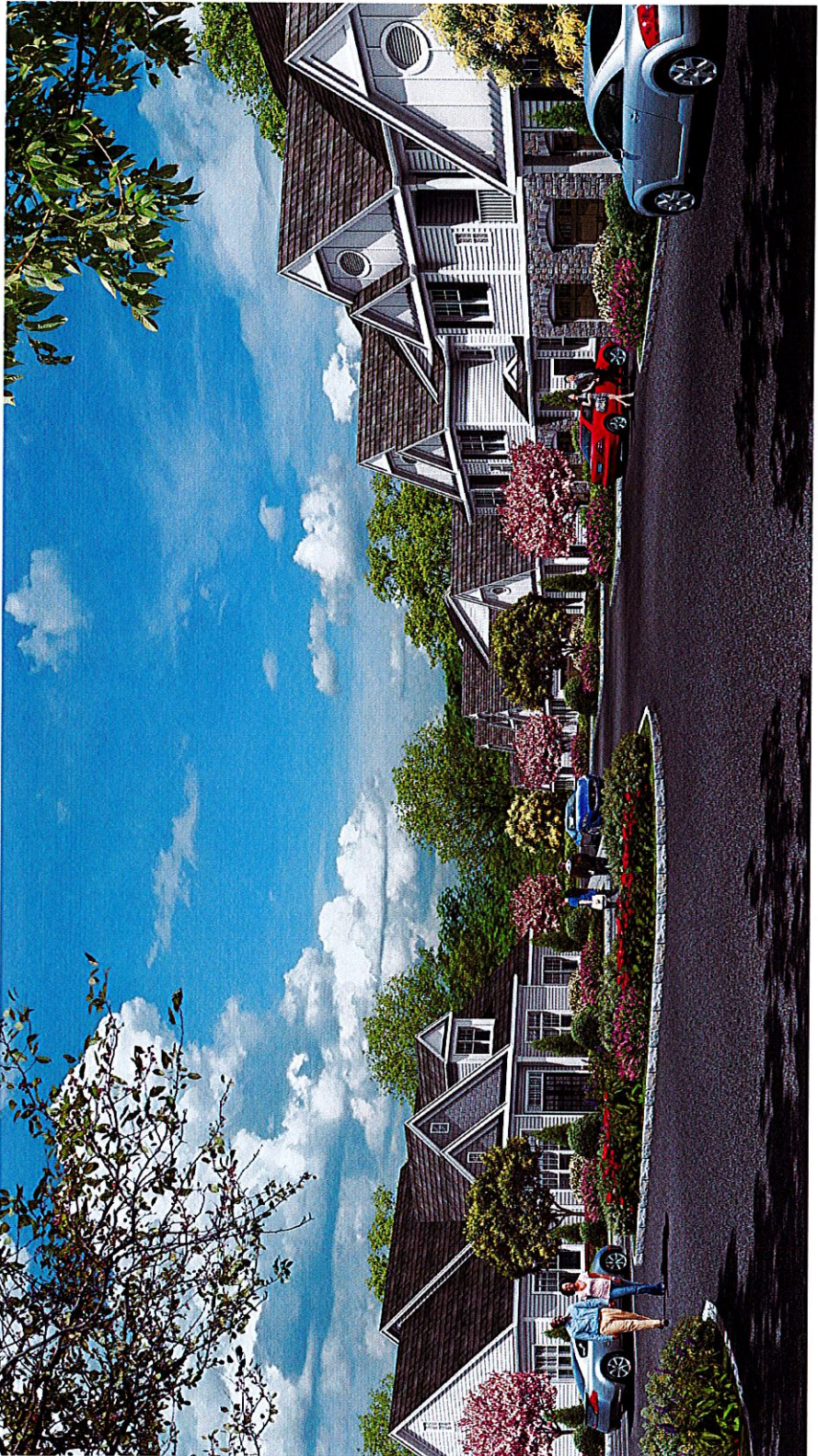


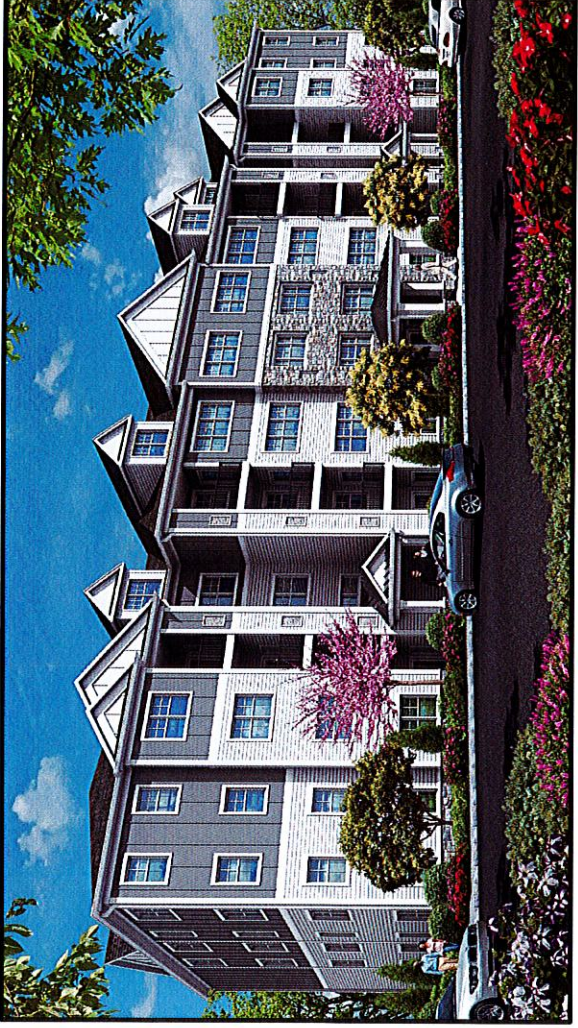
SCHEMATIC CLUBHOUSE IMAGES

CLUBHOUSE AMENITIES









38-Unit Building Rendering



