

BUILDING ELEMENTS

Ministry Building	13,530 SF
Guest House	7,000 SF – 8 Guest Rooms
Parsonage	3,070 SF – 5 Bedroom Single Family Dwelling
Housing Unit 1	2,620 SF – 3 Bedroom Single Family Dwelling
Housing Unit 2	2,620 SF – 3 Bedroom Single Family Dwelling
Housing Unit 3	14,050 SF – 6 Unit – 2 Bedroom Multi-Family Dwelling
Housing Unit 4	1,680 SF – 2 Bedroom Single Family Dwelling
Housing Unit 5	1,680 SF – 2 Bedroom Single Family Dwelling
Housing Unit 6	1,680 SF – 2 Bedroom Single Family Dwelling
Utility Building	1,310 SF

PARKING

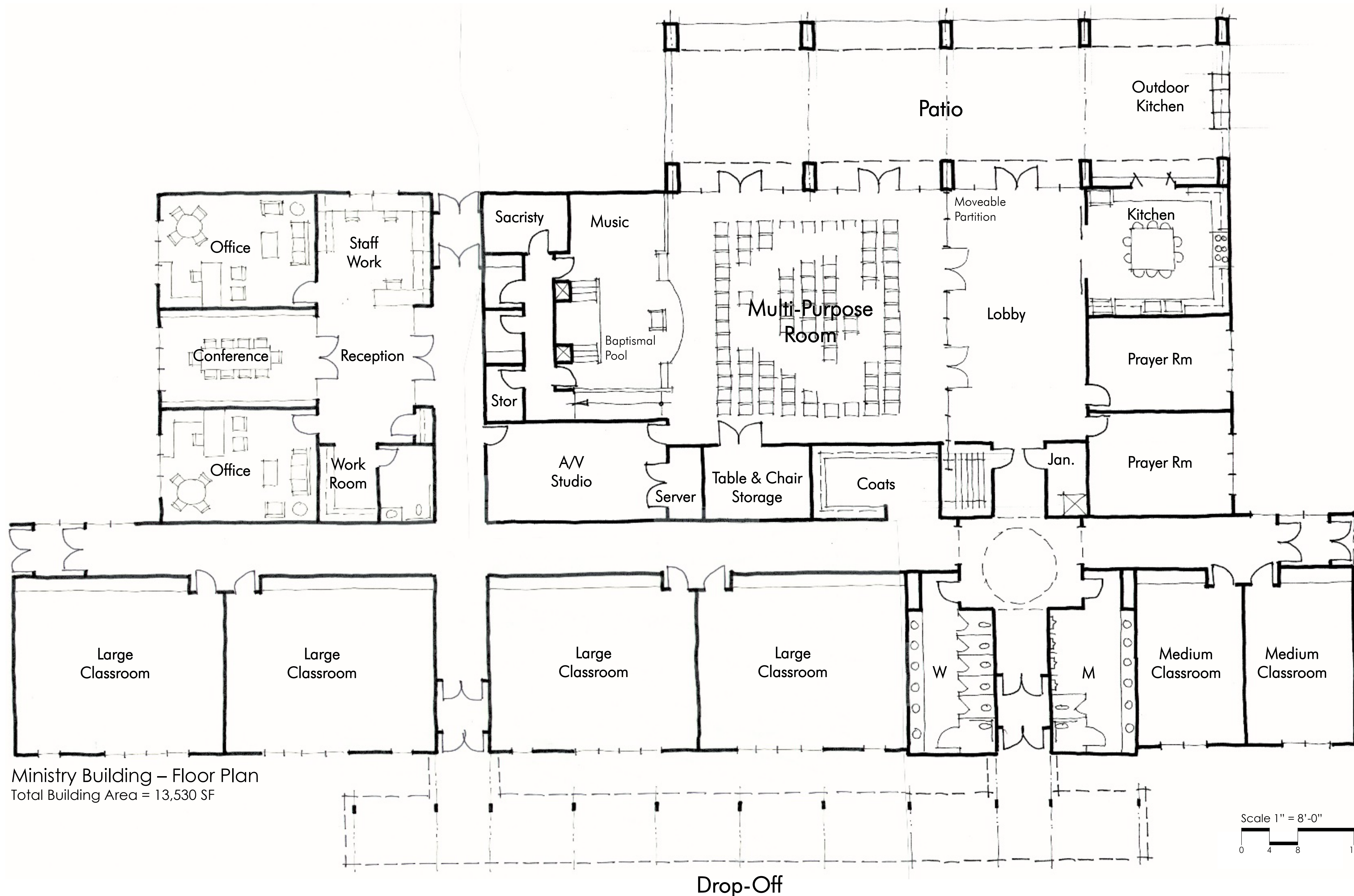
Use	Required	Provided
Ministry Building – Church = 1 space per 3 seats	45	59
Ministry Building – Business = 4.5 spaces per 1,000 GFA	9	9
Ministry Building – Education = 1 space per 250 GFA	19	19
One & Two Family Dwellings = 2 spaces per unit	12	12
Multi-family Dwellings = 2 spaces per unit	12	12
Hotel/Motel/Bed & Breakfast = 1 space per room	8	8
TOTAL	105	119



MASTER PLAN/CONCEPTUAL DESIGN

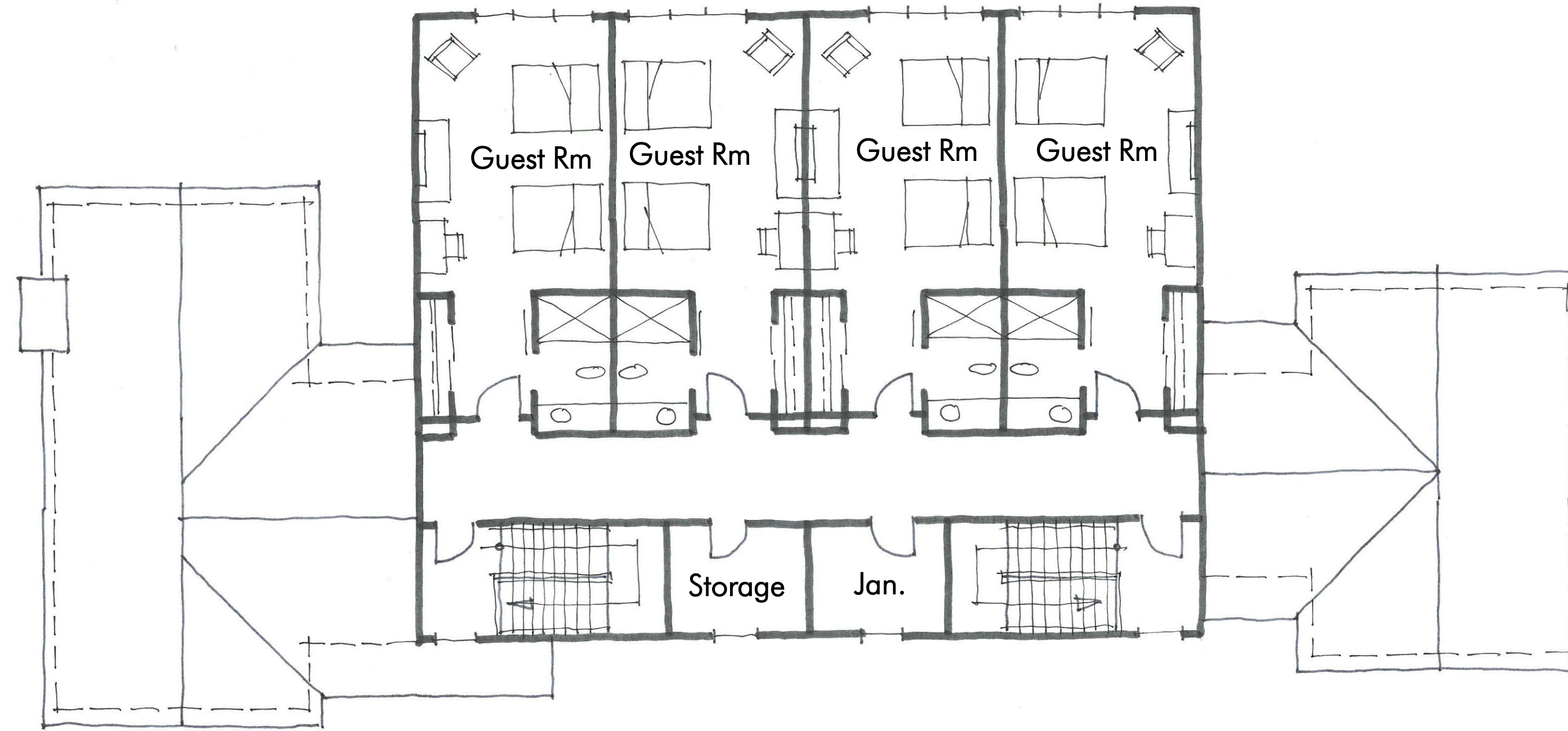
Golden Lampstand Association – Ministry Village
 401 King Street South Windsor, Connecticut September 1, 2022



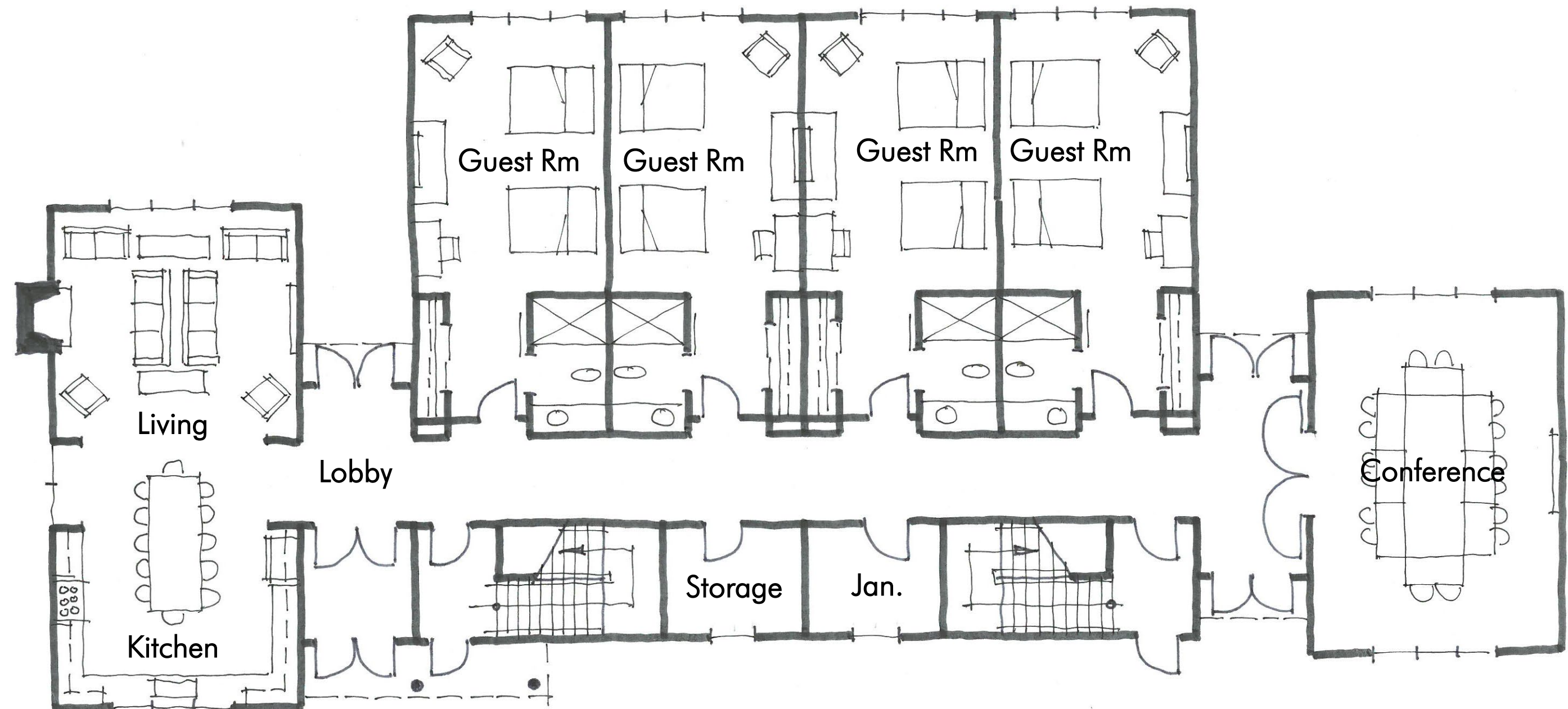


Ministry Building – Floor Plan
 Total Building Area = 13,530 SF

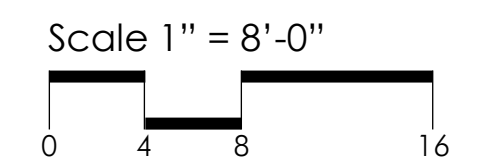
Scale 1" = 8'-0"
 0 4 8 16

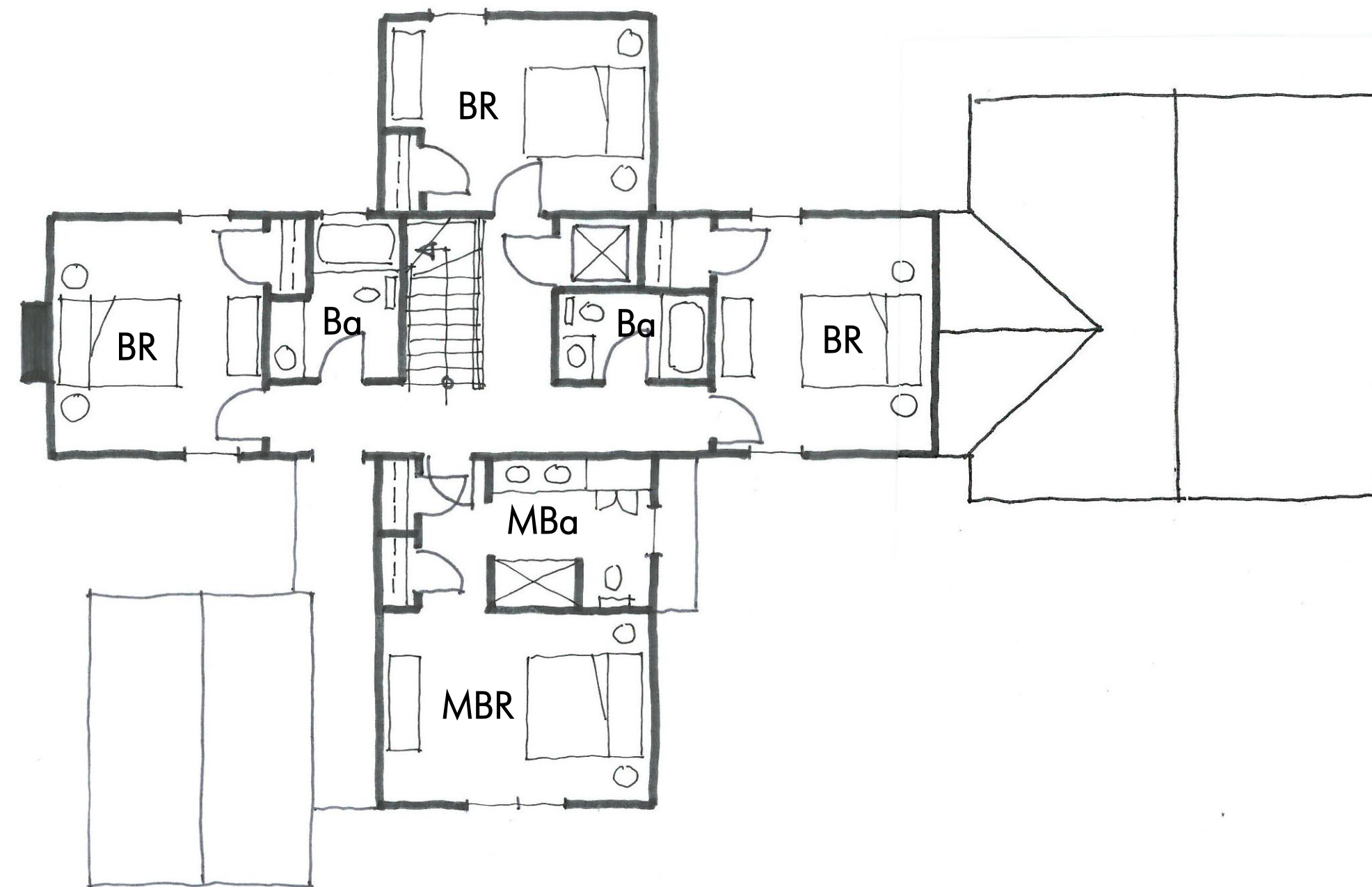


Guest House – Second Floor Plan
 Floor Area = 2,750 SF

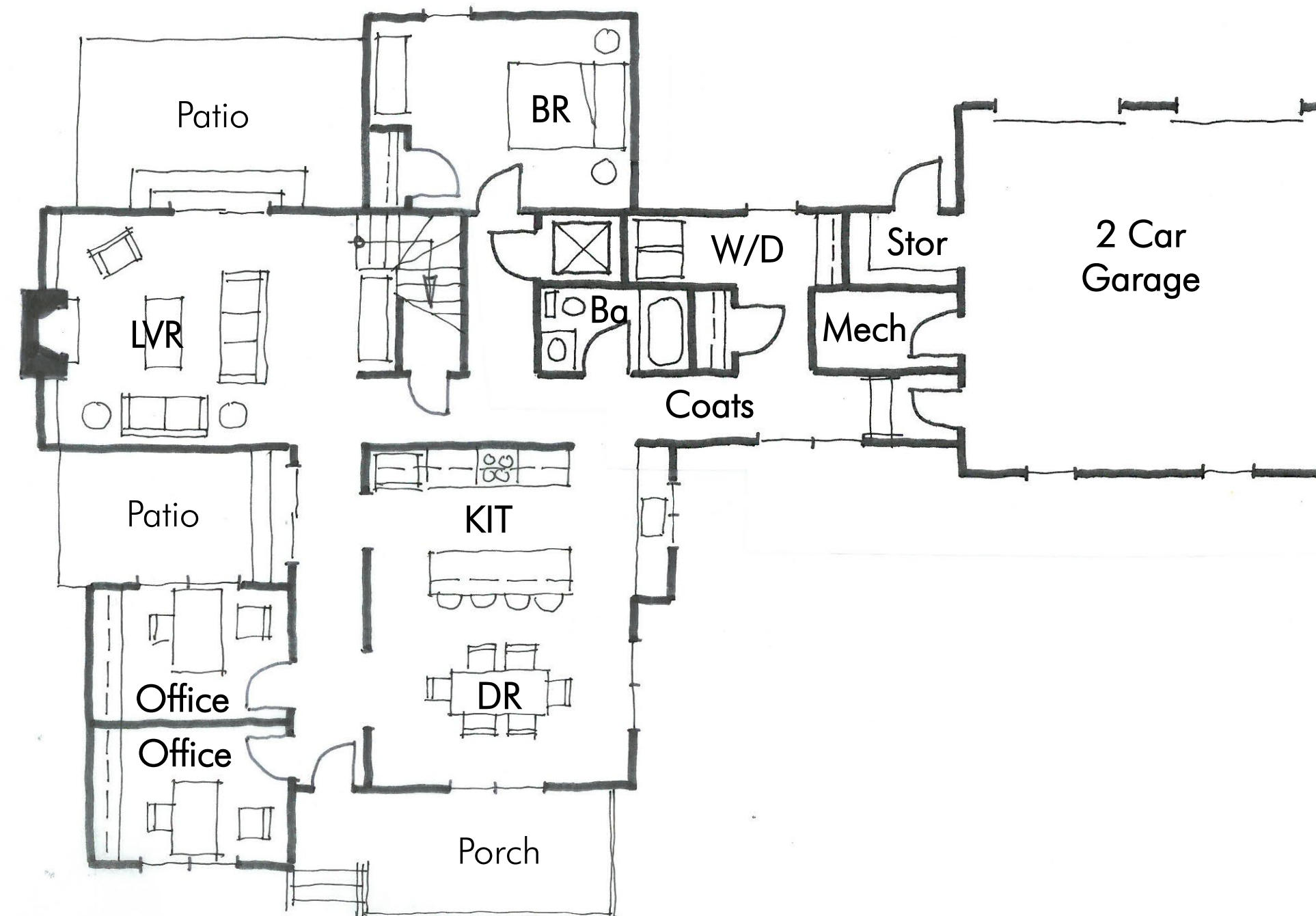


Guest House – First Floor Plan
 Floor Area = 4,250 SF
 Total Building Area = 7,000 SF

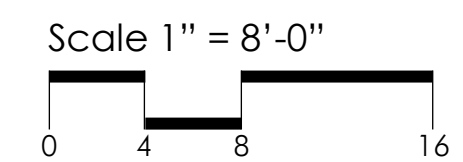


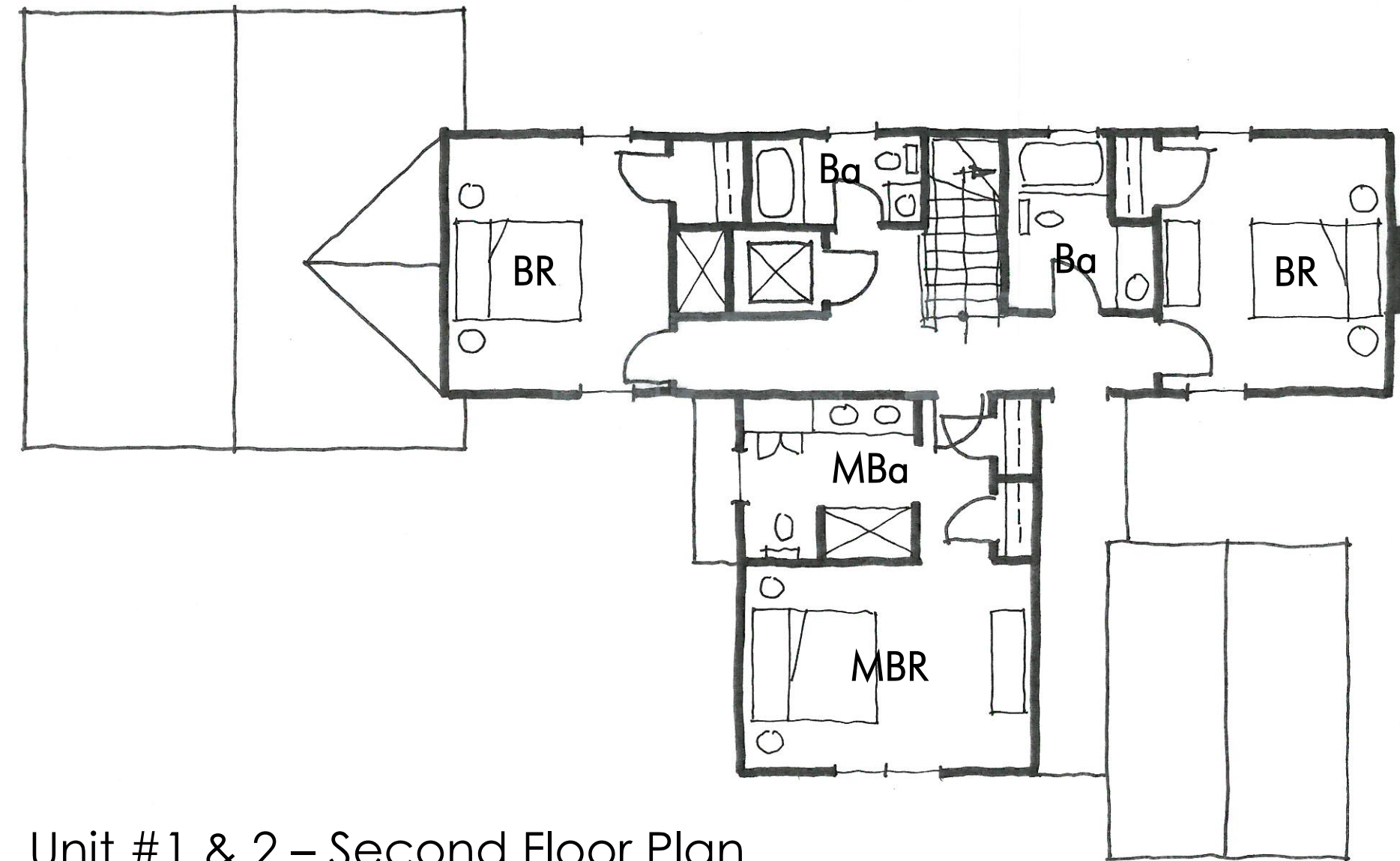


Parsonage – Second Floor Plan
 Floor Area = 1,350 SF

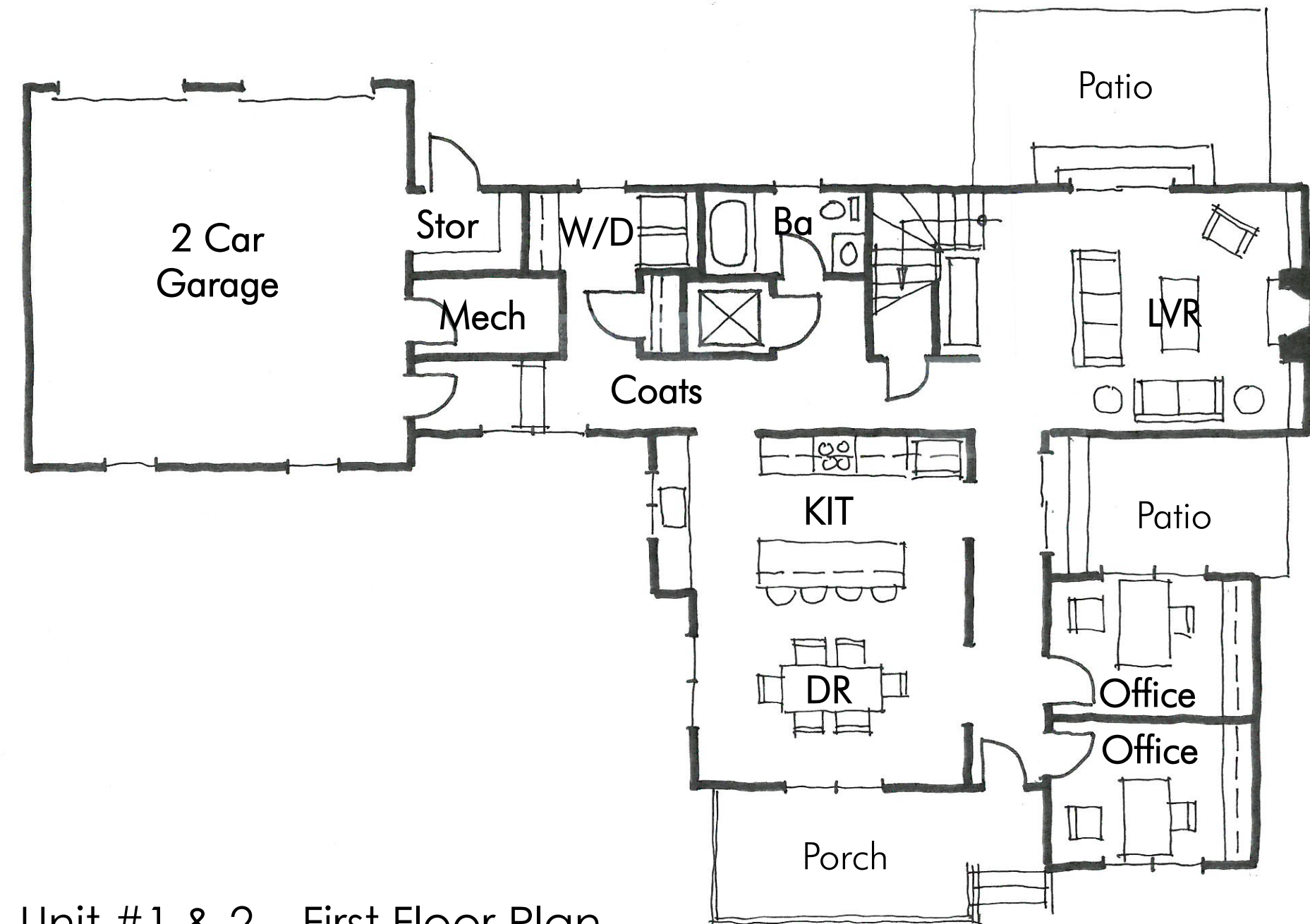


Parsonage – First Floor Plan
 Floor Area = 1,720 SF
 Total Living Area = 3,070 SF
 5 BR Unit

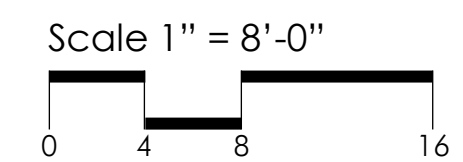


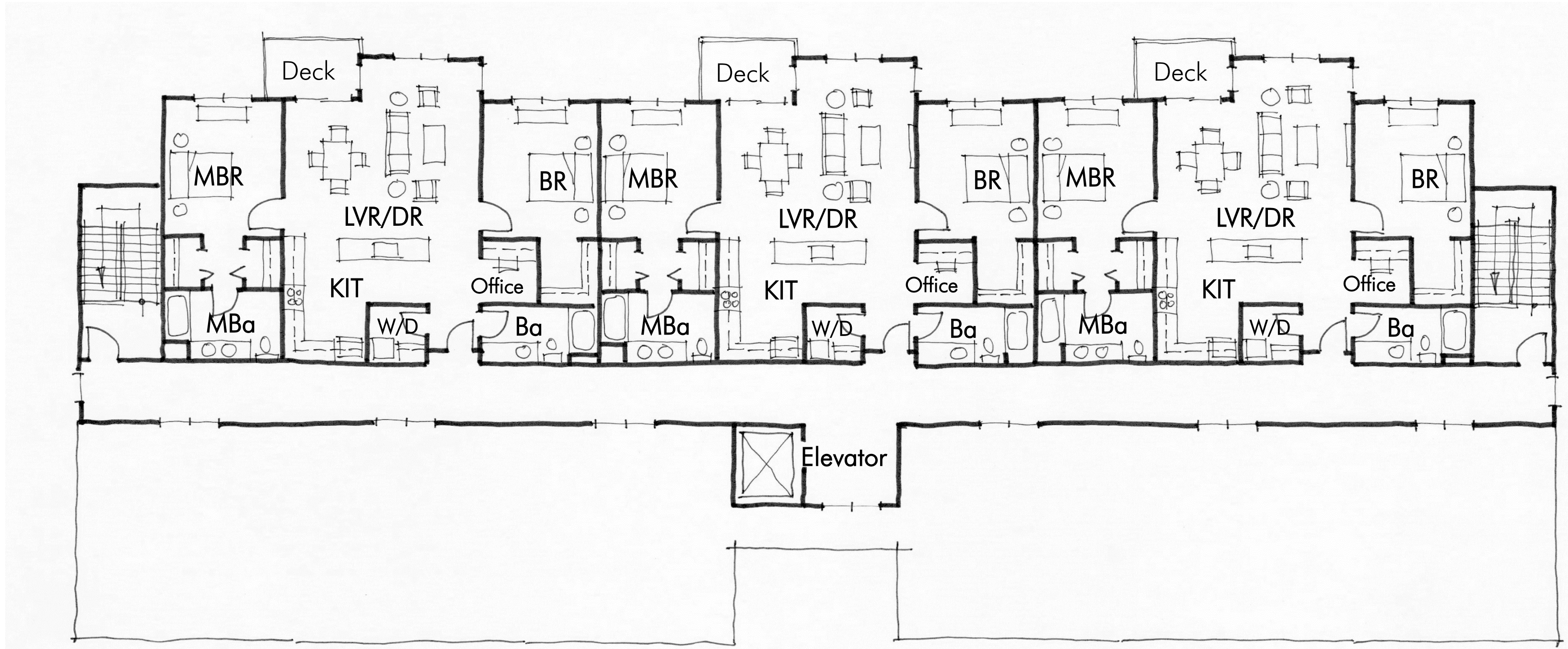


Unit #1 & 2 – Second Floor Plan
 Floor Area = 1,150 SF



Unit #1 & 2 – First Floor Plan
 Floor Area = 1,470 SF
 Total Living Area = 2,620 SF
 3 BR Unit

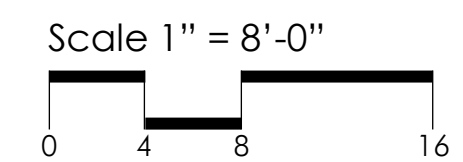




Unit #3 – Second Floor Plan
 Floor Area = 5,500 SF



Unit #3 – First Floor Plan
 Floor Area = 8,550 SF
 Total Building Area = 14,050 SF
 Total (6) – 2 BR Units @1,350 SF each



MASTER PLAN/CONCEPTUAL DESIGN

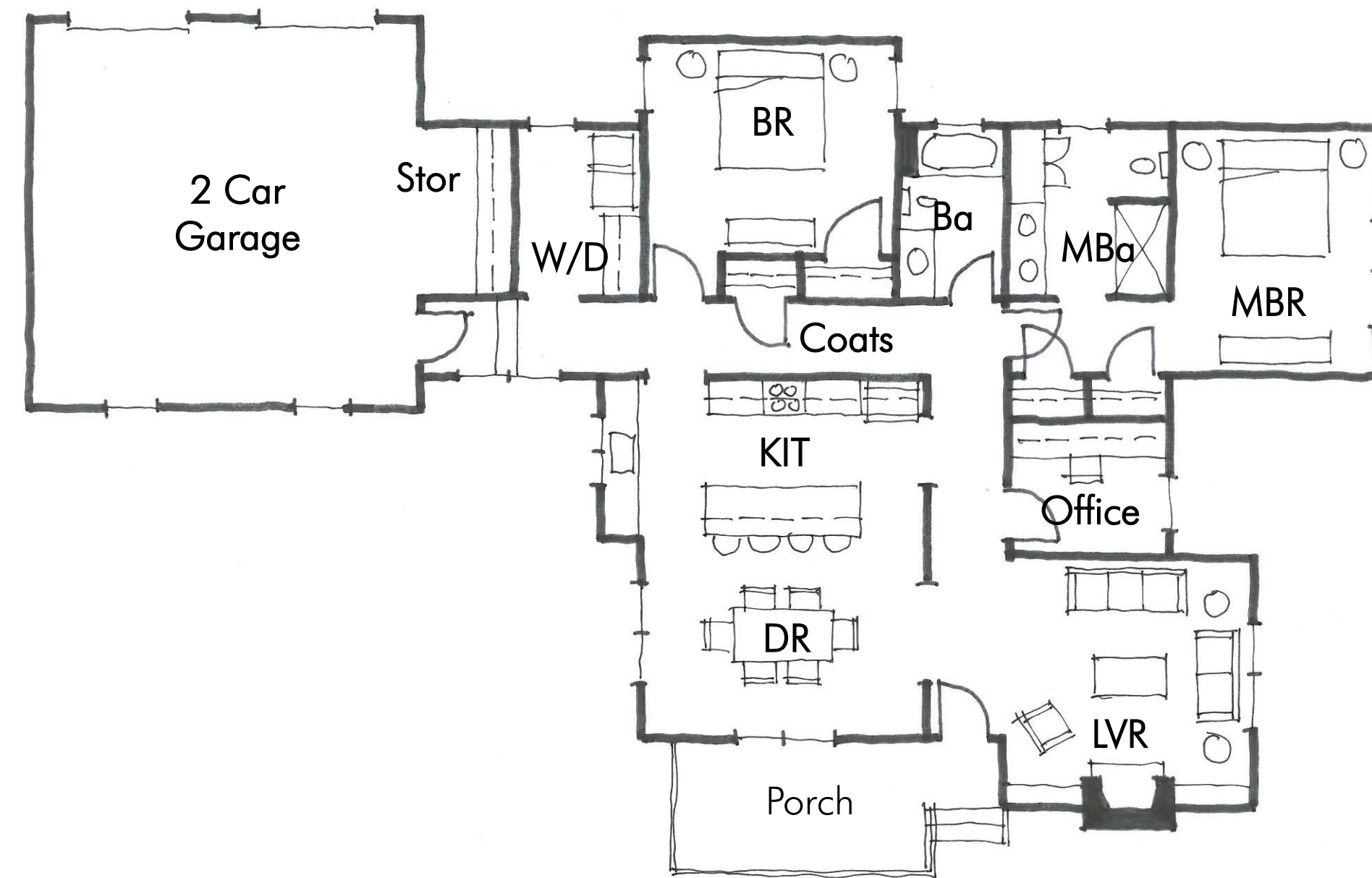
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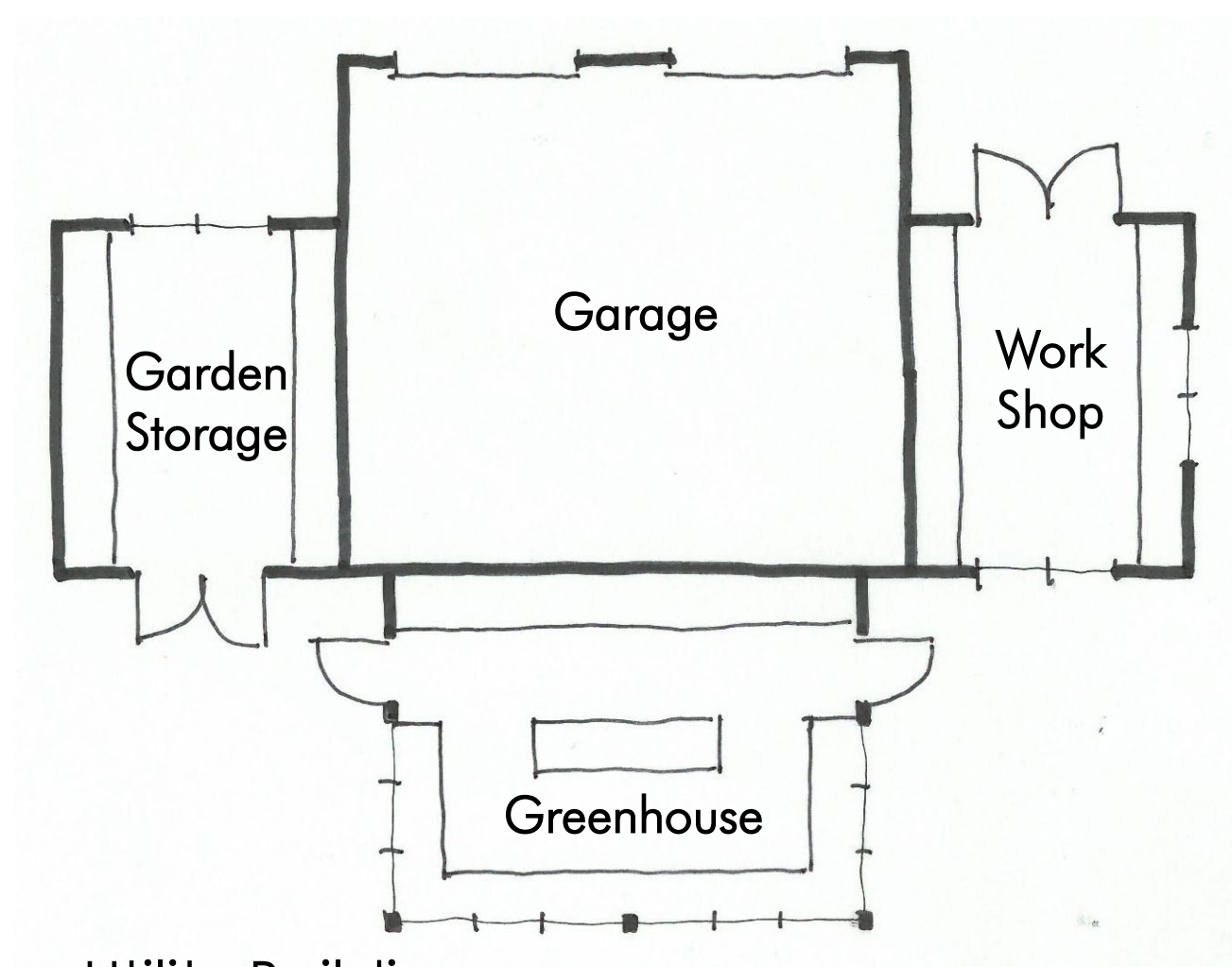


CROSSKEY ARCHITECTS

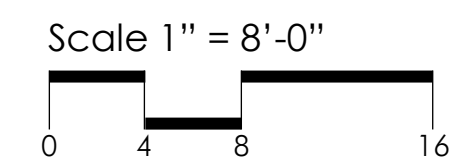
Architecture • Preservation • Interiors
 750 Main Street, Suite 150, Hartford, CT 06103



Unit #4, 5 & 6 – First Floor Plan
 Total Living Area = 1,680 SF
 2 BR Unit



Utility Building
 Building Area = 1,310 SF



November 29, 2022

House of Worship – Campus

Add to **Table 3.1.1A – Permitted Uses** and new **Section 7.24 (Special Regulations)**

Also, add some definitions, e.g., House of Worship, House of Worship Campus, and Religious Institution.

- RR Zone by Special Exception
- Minimum five (5) acre parcel size
- Served by public water and public sewer
- Operated by a duly incorporated non-profit body (religious institution)
- Allows a maximum of twelve (12) dwelling units (attached or detached)
- All dwelling units have an enclosed garage
- Primary building shall contain a sanctuary, and may also contain classrooms, offices, meeting spaces, kitchen(s), prayer rooms, outdoor patios/kitchens, rest rooms, fellowship halls, recreational areas, and the like.
- If over four (4) dwelling units, fifty (50) percent of the proposed dwelling units shall be affordable to families with incomes at or below 80% of the area median income level (HUD)
- Allows a guest house with a maximum of eight (8) guest rooms (similar to a hotel room with a bathroom), and common areas for dining, a kitchen, living room(s), and conference.
- Common facilities, such as a garage, greenhouse, and workshop
- Spaces suitable for indoor and outdoor programming and activities, including, e.g., a village green, amphitheater, community garden(s) and recreation.
- Adequate parking
- Impervious Coverage – 50%.

240 DEMING STREET

Proposed Affordable Housing Exhibit C Development



November 29th, 2022

South Windsor Planning & Zoning

METRO REALTY

AFFORDABLE HOUSING OVERVIEW

- Temporary Moratorium vs. 10% goal
 - Housing equivalency points for a temporary moratorium
- Vs.
- 1 to 1 value for all apartments within an “Assisted Development” toward the 10% goal.

Type of Unit		Housing Unit-Equivalent Point Value Per Unit
Market-rate units in a set-aside development		0.25
Elderly units, owned or rented, restricted to households at or below 80% of median income		0.50
Family units, owned, that are restricted to households with annual income no more than:	80% of median income	1.00
	60% of median income	1.50
	40% of median income	2.00
Family units, rented, that are restricted to households with annual income no more than:	80% of median income	1.50
	60% of median income	2.00
	40% of median income	2.50

AFFORDABLE HOUSING OVERVIEW

- Temporary Moratorium vs. 10% goal
- Housing equivalency points for a temporary moratorium

Vs.

- 1 to 1 value for all apartments within an “Assisted Development” toward the 10% goal.

2021 Affordable Housing Appeals List - Non-Exempt Municipalities							
Town	2010 Census	2021 Gov Assisted	2021 Tenant Rental Assistance	2021 Single Family CHFA/USDA Mortgages	2021 Deed Restricted Units	2021 Total Assisted Units	2020 Percent Affordable
South Windsor	10,243	443	57	186	12	698	6.81%

WHO WE ARE



Farmington, Connecticut Based



Fully Integrated Land Developer



Long-Term Approach



30+ Properties – 8 towns



AFFORDABLE HOUSING EXPERIENCE

- 1,434 apartments across 18 developments
- In South Windsor, 5 developments, 434 apartments
 - Berry Patch I and II
 - Hillcrest
 - Watson Farms
 - The Residences at Oakland Road



HOME-STYLE DESIGN

- Traditional Exterior
- Contemporary Interior



HOME-STYLE DESIGN

- Traditional Exterior
- Contemporary Interior



HOME-STYLE DESIGN

- Traditional Exterior
- Contemporary Interior



240 DEMING STREET

Proposed Affordable Housing Development



November 29th, 2022

South Windsor Planning & Zoning

METRO REALTY

Exhibit D

To: Planning and Zoning Commission
Cc: Michele Lipe, Town Planner for South Windsor
From: David Marsh, Chairperson, Economic Development Commission
Date: November 10, 2022
Subject: Sullivan Ave "Geissler's" Plaza Project

Dear Members of the Planning and Zoning Commission of South Windsor,

We, as members of the Economic Development Commission ("EDC"), respectfully request that the Planning and Zoning Commission meet with the parties involved in the Sullivan Ave Plaza project to achieve a compromise on the issue holding up progress at this time.

The Sullivan Avenue Plaza has been and is an important centerpiece of business and the South Windsor community as a whole. The success of the project supports responsible, strategic economic development generating (approximately) \$554,000 in new tax revenue and serving as an anchor for future growth and development. The town also stands to collect another (approximately) \$600,000 in permits, fees, and sewer connection costs. The developer has offered \$30 Million and the Geissler's Supermarket (our hometown market) has pledged another \$4 Million to upgrade and expand their store.

We urge you to meet with all parties involved and find a compromise solution that will allow this project to move forward.

Sincerely,

Members of the South Windsor Economic Development Commission