

Vessel

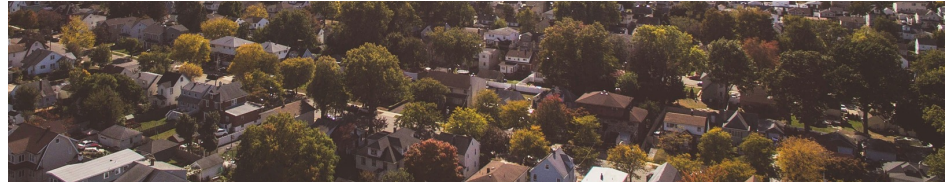
Our Mission

Vessel's mission is to offer each person an equal opportunity for an extraordinary life by providing access to homes that are exciting, sustainable, and attainably priced.

We set out to:



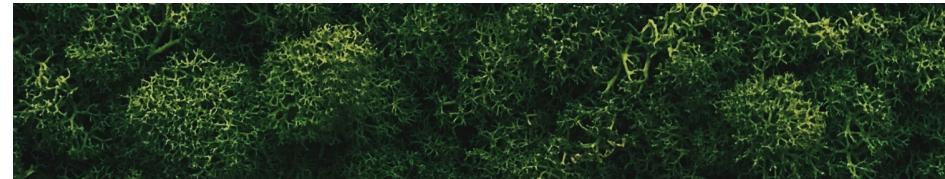
Build attainable homes for the essential members of a community.



Create a building that won't burden local infrastructure.



Eliminate the need of massive developments to balance costs.



Reduce the environmental impact of construction and development.



Solar paneled,
sustainable

Constructed in 6 months

Fireproof, fully
sprinklered

Highly efficient
mechanical systems

Prefabricated for
precision and quality

V 1012

Designed for minimal impact



Faster



Quieter



Safer



Cleaner



More Compact



More Efficient

Why Vessel?

Faster, cleaner construction.

Shorter Timelines Buildings delivered and constructed in only 6 months.

Quieter No idling trucks, no hammering or cutting.

Waste Free Pre-fabricated parts means no jammed dumpsters that fill local landfills.

Less Traffic An entire building can be delivered on only a handful of trucks, in a fraction of the time.

No Demo A Vessel can be easily dismantled and recycled.

Intentionally discreet.

Compact Vessel's smaller size is designed to fit within the community and support sustainable growth.

Less is Best Fewer residents, fewer cars, less noise pollution.



Why Vessel?

Safety first.

Fireproof

A Vessel is produced with noncombustible materials and is fully sprinklered.

More Safety Features

A safe building for residents reduces the public safety burden on the local community.

Sustainability that benefits everyone.

Solar Paneled

A Vessel is powered by the sun, decreasing the demand on the local power grid.

Tightly Sealed

Exceptional insulation reduces the building energy consumption and conserves resources.

Cleaner Air

Vessel's all-electric design makes for better air quality.

Water Saving

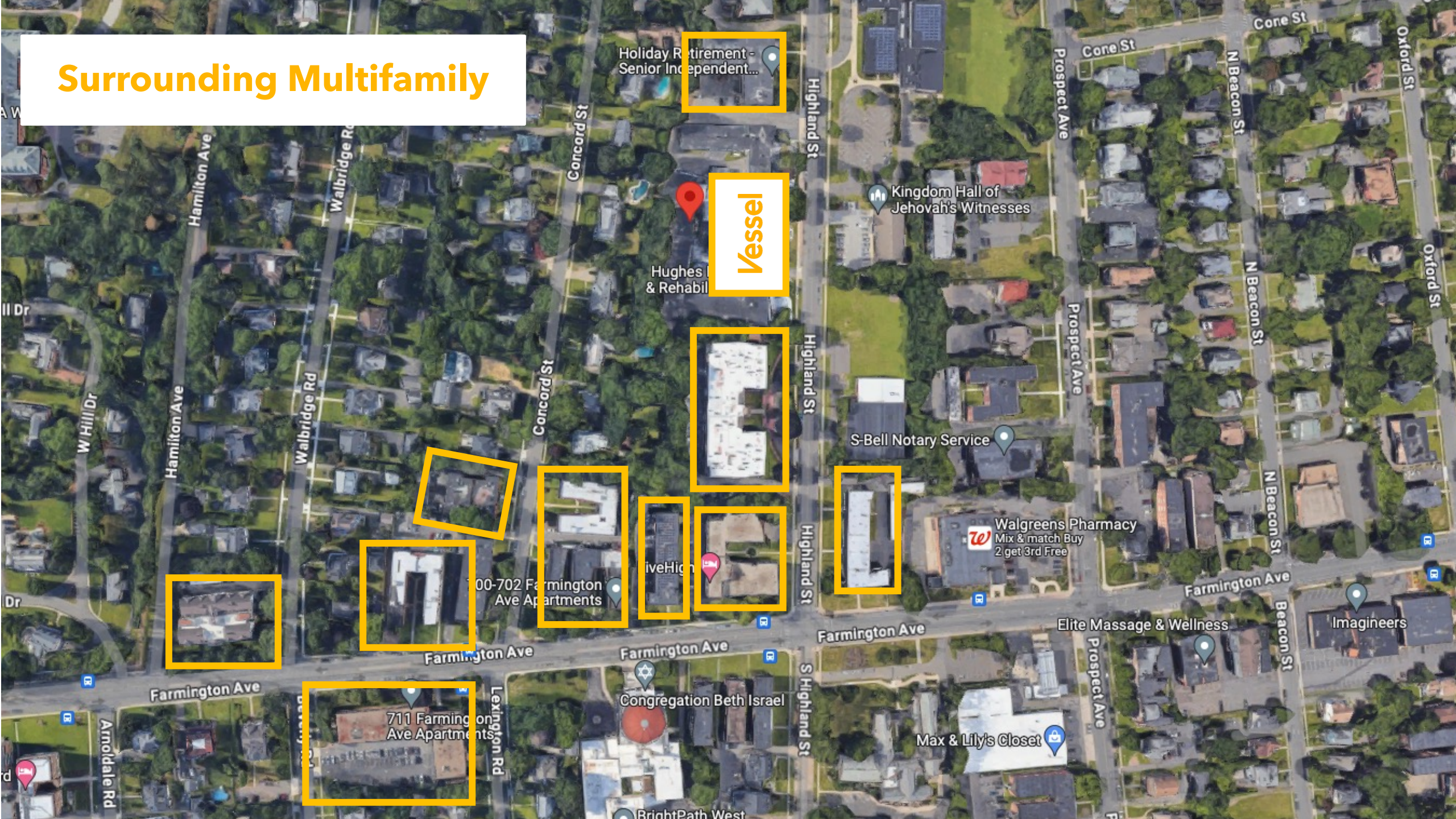
Low-flow fixtures reduce water use and avoid strain on local water infrastructure.



The Neighborhood

29 Highland Street, West Hartford, CT

Surrounding Multifamily



Holiday Retirement - Senior Independent...

Hughes & Rehabil

Vessel

Kingdom Hall of Jehovah's Witnesses

S-Bell Notary Service

Walgreens Pharmacy
Mix & match Buy
2 get 3rd Free

00-702 Farmington Ave Apartments

iveHigh

Elite Massage & Wellness

Imagineers

Congregation Beth Israel

Max & Lily's Closet

711 Farmington Ave Apartments

BrightPath West

15 Highland, Cooper Beech



29 Highland

15 Highland

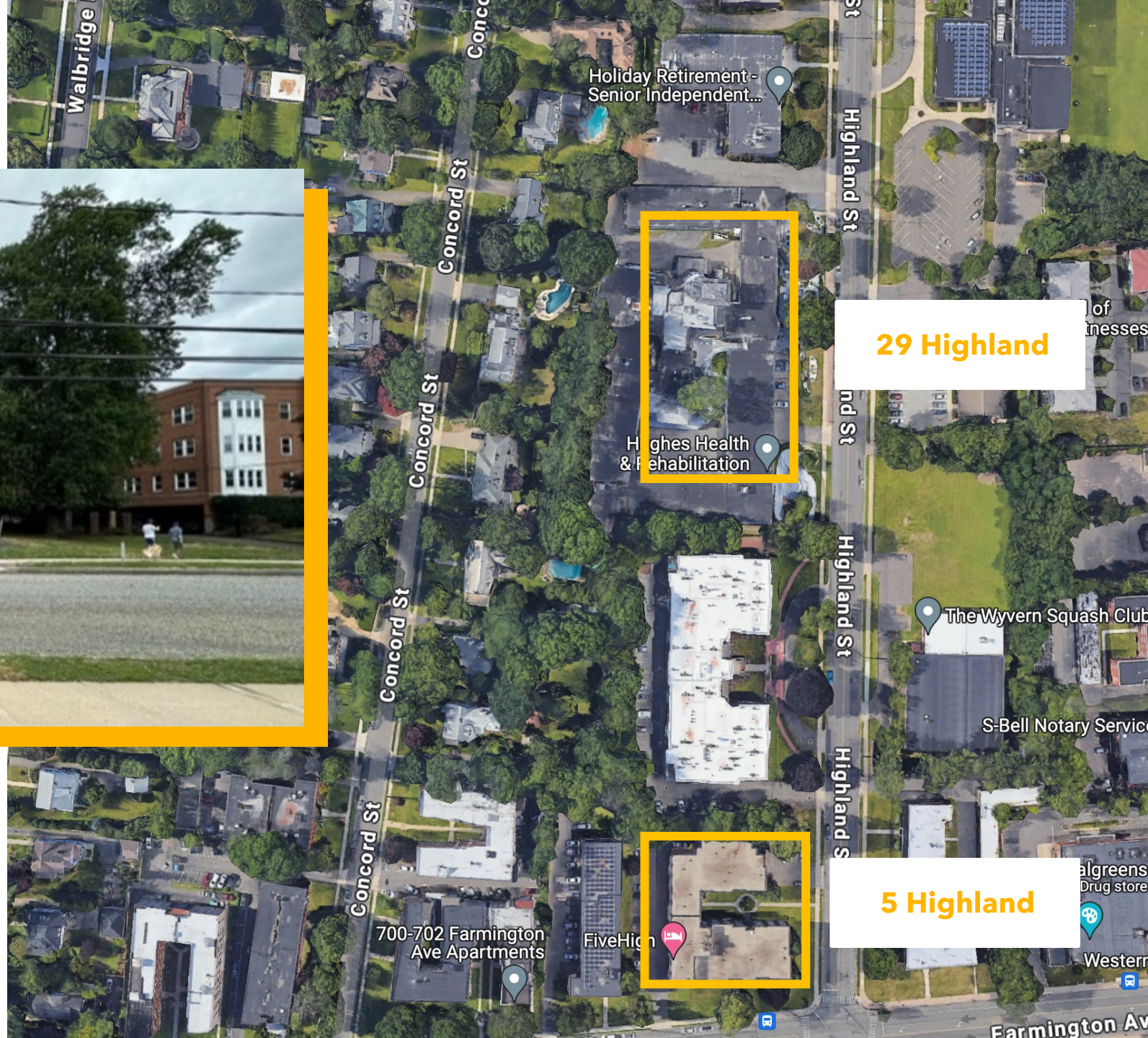


- 3-stories on top of podium
- 85 Units / 170 Bedrooms
- 54 Units Per Acre

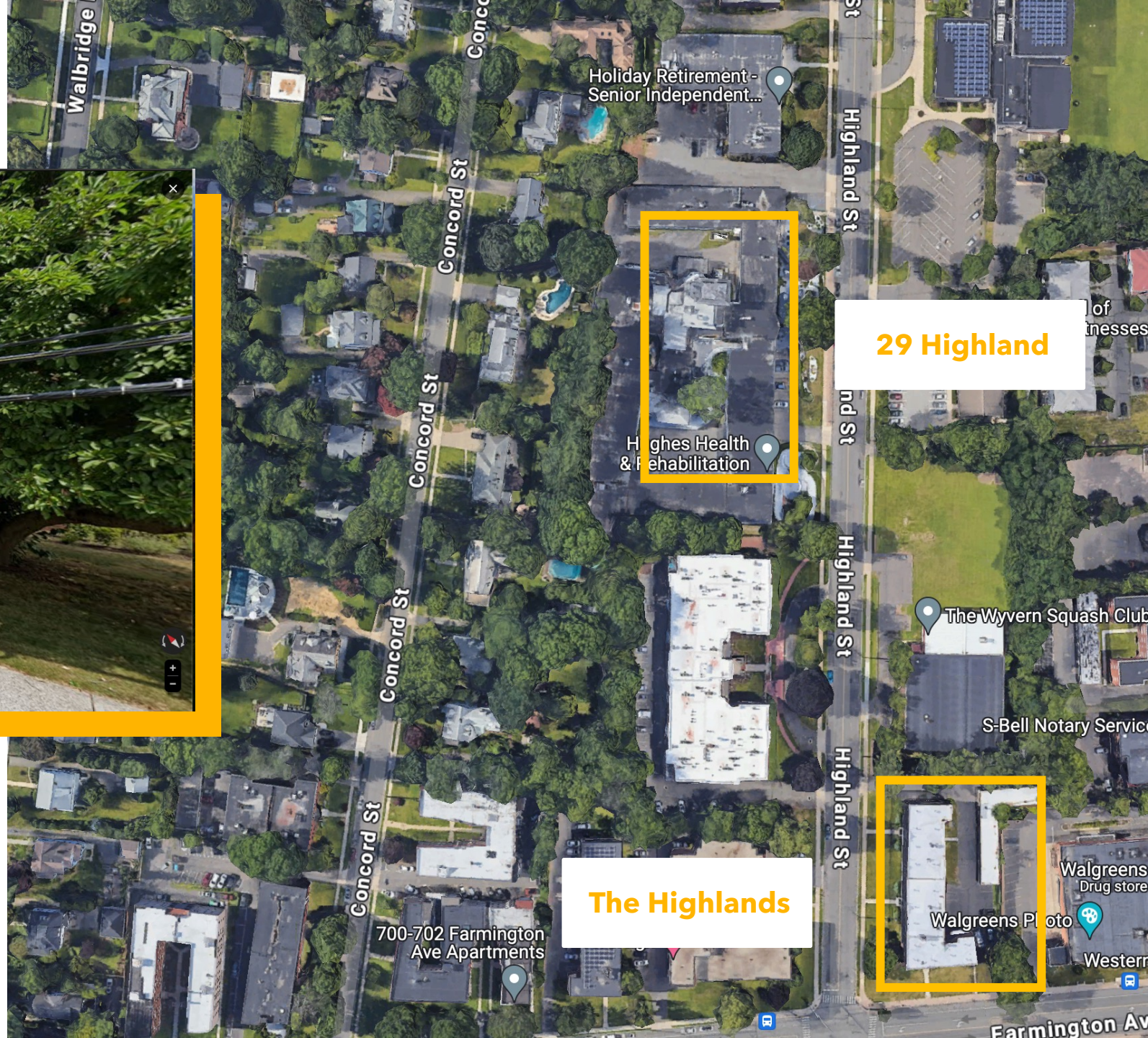
5 Highland



- 3 Stories on Top of Podium
- 73 Units / 134 Bedrooms
- 76 Units Per Acre
- 0.69 : 1 parking ratio



The Highlands



- Corner of Highland Street and Farmington Avenue
- 3-story multifamily
- Surface Parking

Site Design Options

Design Options and Consideration Assessed During Concept Planning

Site Design Considerations:

- Surrounding Uses
- Height and massing of existing buildings
- Existing site design and use (setbacks, site coverage, etc.)
- Existing site and building issues (required remediation)
- Unit typology
- Building layout
- Sunlight
- Required parking for successful building operations
- Appropriate Buffers
- Resident Needs and Delight

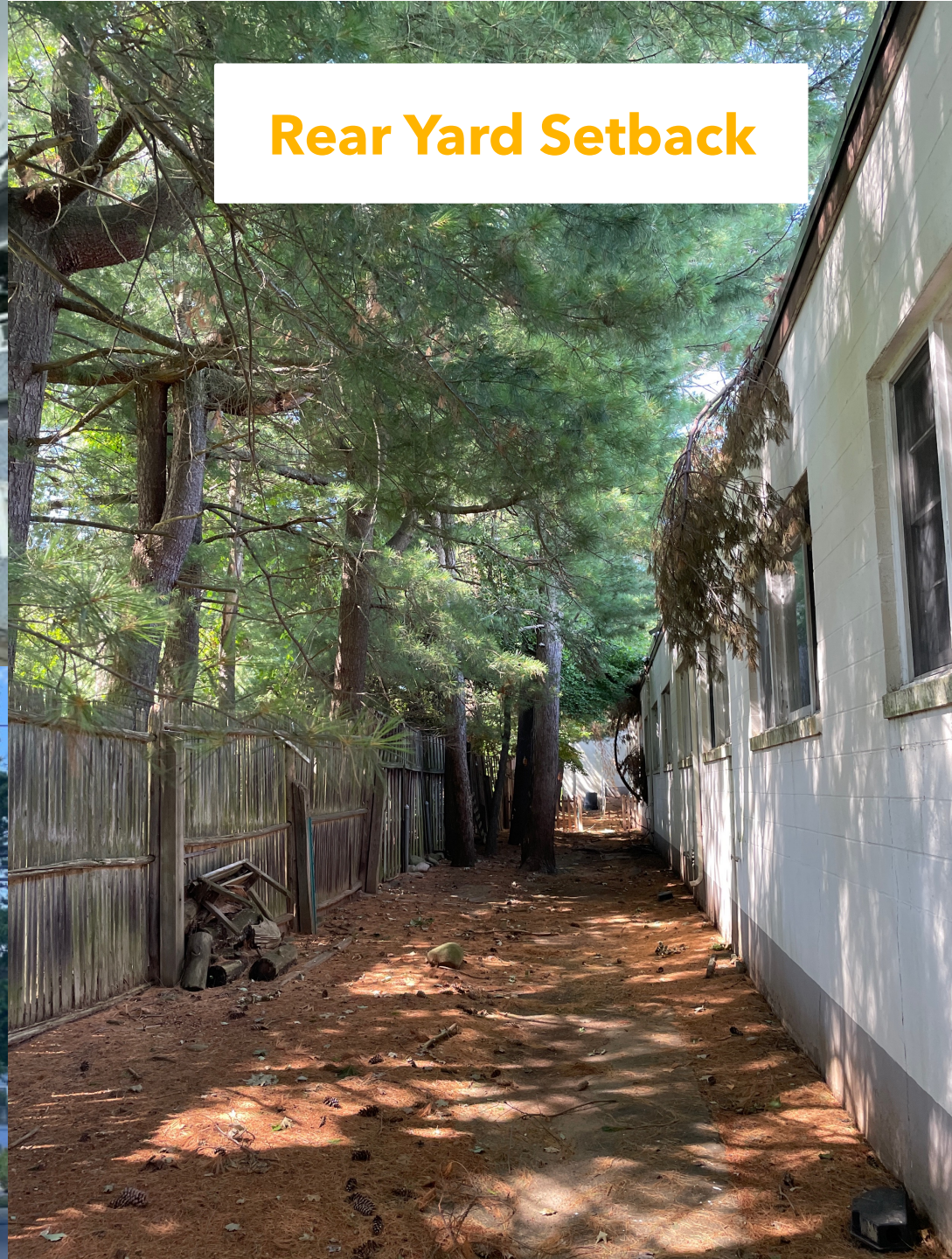
Zoning:

- RM-1 and RM-MS are the towns high-density multifamily districts
- 29 Highland abuts the RM-1 Zone.
- RM-1 Zone permits buildings that are 40' tall
- RM-1 Zone permits buildings that have a horizontal dimension of 250'
- RM-1 Zone is town's "high density" zoning, which permits 43 units per acre.
- Per township GIS, site is 2.33 acres, which would permit 100 units on the site.
- Township zoning doesn't differentiate between size or type of units, which means that a typical development with 60% 1BR units, 30% 2BR units, and 10% 3BR units would result in approximately 141 bedrooms and approximately 131 cars.

Existing Building



Rear Yard Setback





Existing Property Line



Hughes Health
& Rehabilitation

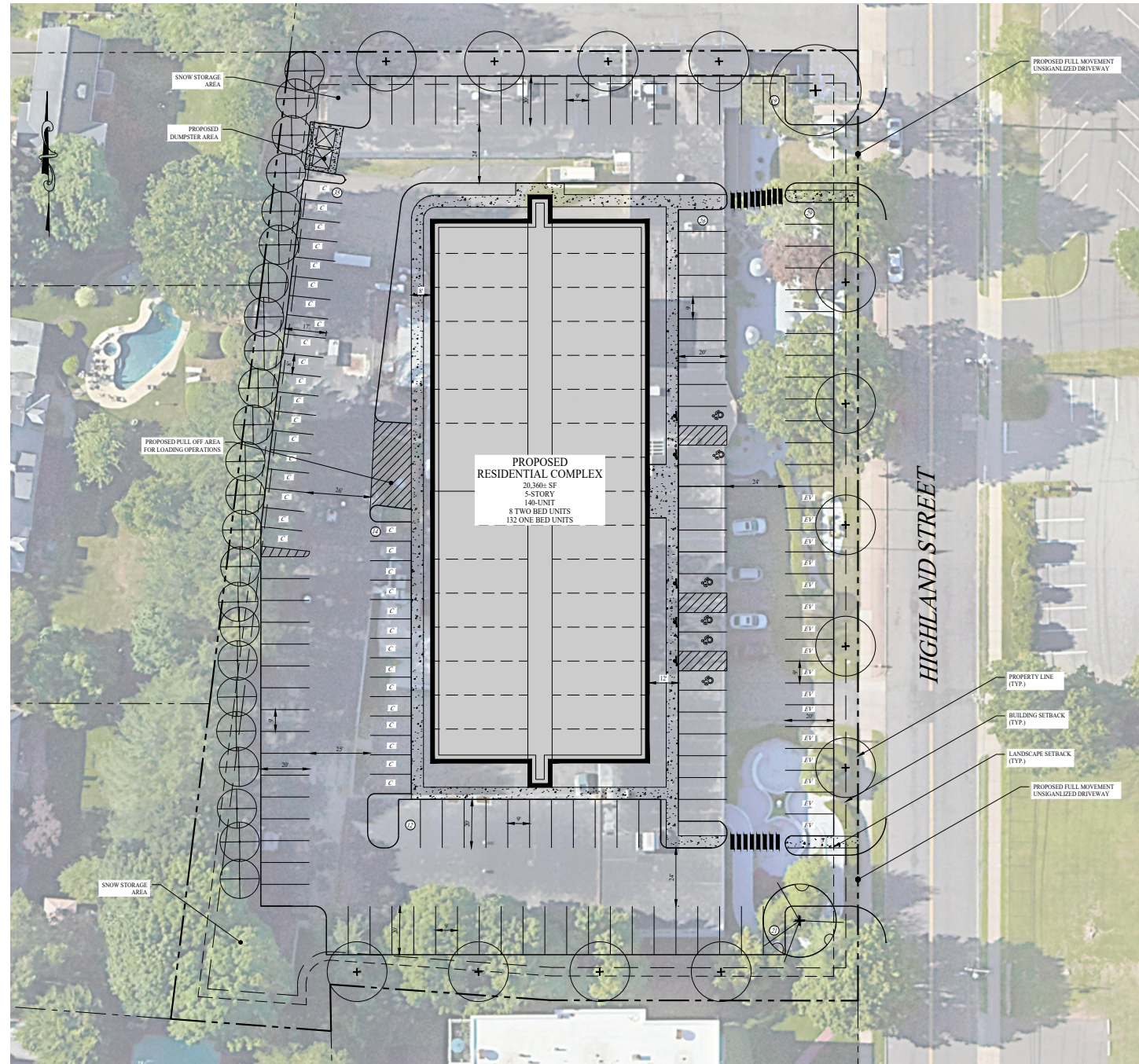


Senior Independent...

Concept Plan 1:

Building Design:

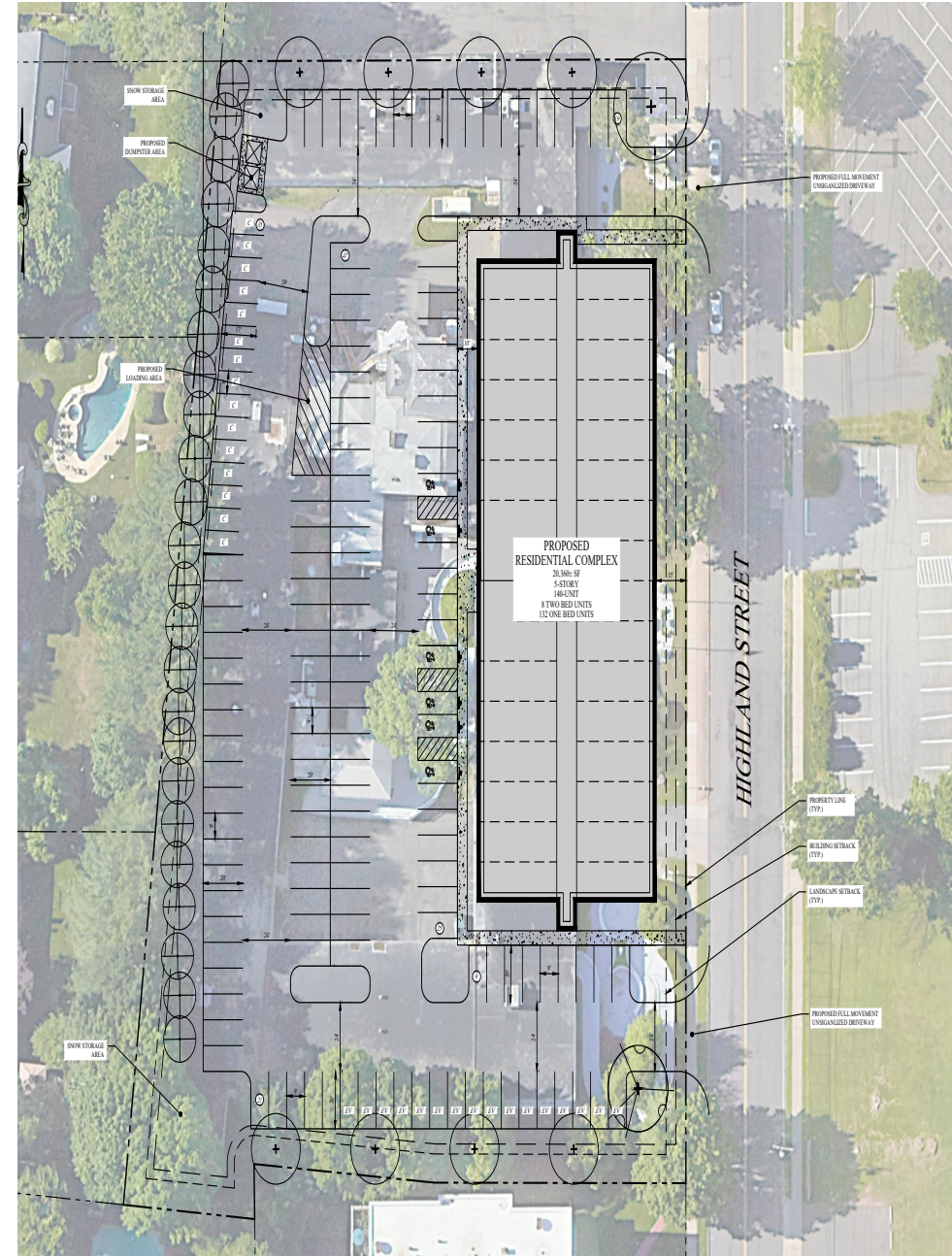
- Single Building
 - 5-stories, 55-feet
 - 140 Units (132 1BR)
 - 156 Parking Spaces
- Having the building centered on the property provides buffering from all neighboring properties.
 - Parking at the front of the site is aligned with other neighboring uses but provides a less “residential” feeling.
 - Headlights facing ground floor residential units negatively impacts tenant’s quality of life.



Concept Plan 2:

Building Design:

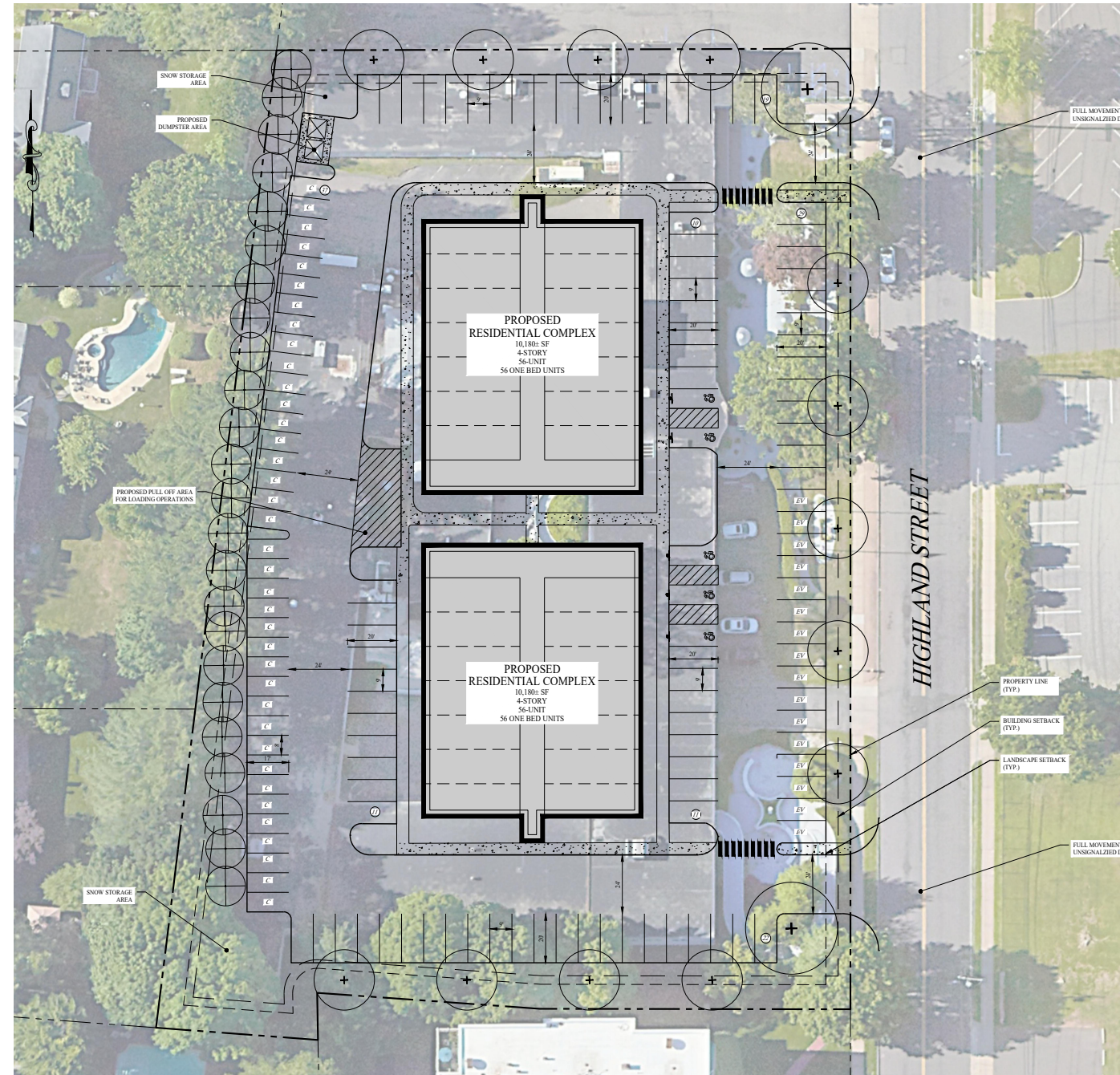
- Single Building
 - 5-stories, 55-feet
 - 140 Units (132 1BR)
 - 156 Parking Spaces
 - Approx. 15-foot setback to street.
- The 15-foot setback is less of a buffer than other surrounding uses but provides maximum buffer to the residential neighbors.
 - A 5-story building this close to the street is more imposing than when set farther back.
 - Tenant's windows this close to the street is sub-optimal for tenant use and enjoyment.
 - Having nearly all of the parking at the rear of the building leads to a lot of cars all bordering the residential neighbors.



Concept 3:

Building Design:

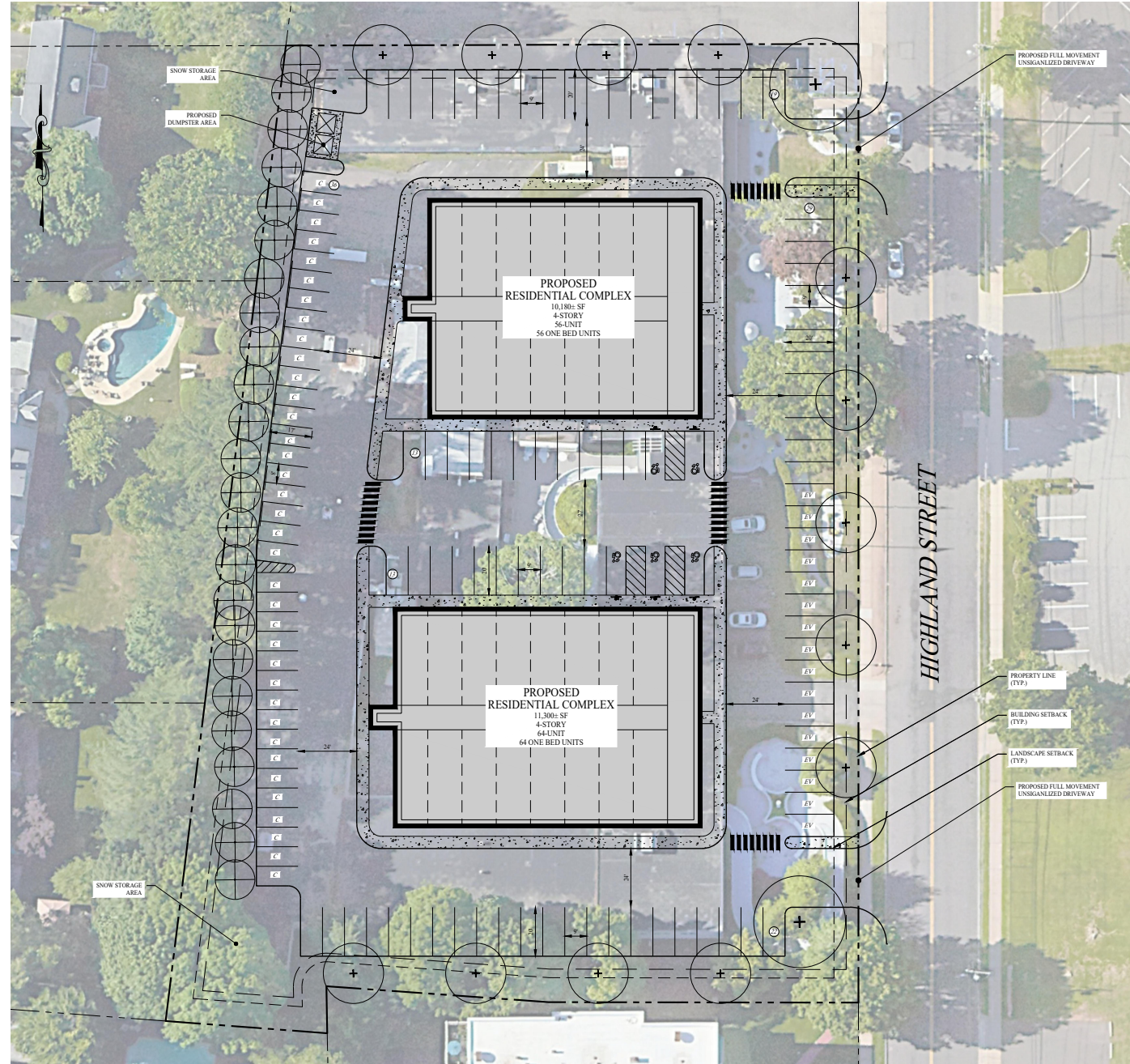
- Two Buildings
 - 4-stories/45-feet
 - 112 Units (106 1BR)
 - 139 Parking Spaces
-
- Height of building is contextual to surrounding uses.
 - Space between buildings breaks up the massing but may result in a “tunnel effect” and shadowing between the buildings.
 - Parking split between front and back of building results in less cars near residential neighbors but minimal landscaping at the front of the site.



Concept Plan 4:

Building Design:

- Two Buildings
 - Vertical Building Orientation
 - 4-stories/45-feet
 - 120 Units (114 1BR)
 - 132 Parking Spaces
-
- Height of building is contextual to surrounding uses.
 - Vertical orientation results in one side of the building having minimal sun exposure which negatively impacts tenants.
 - Orientation of buildings is not contextual with other uses on the street from a massing perspective



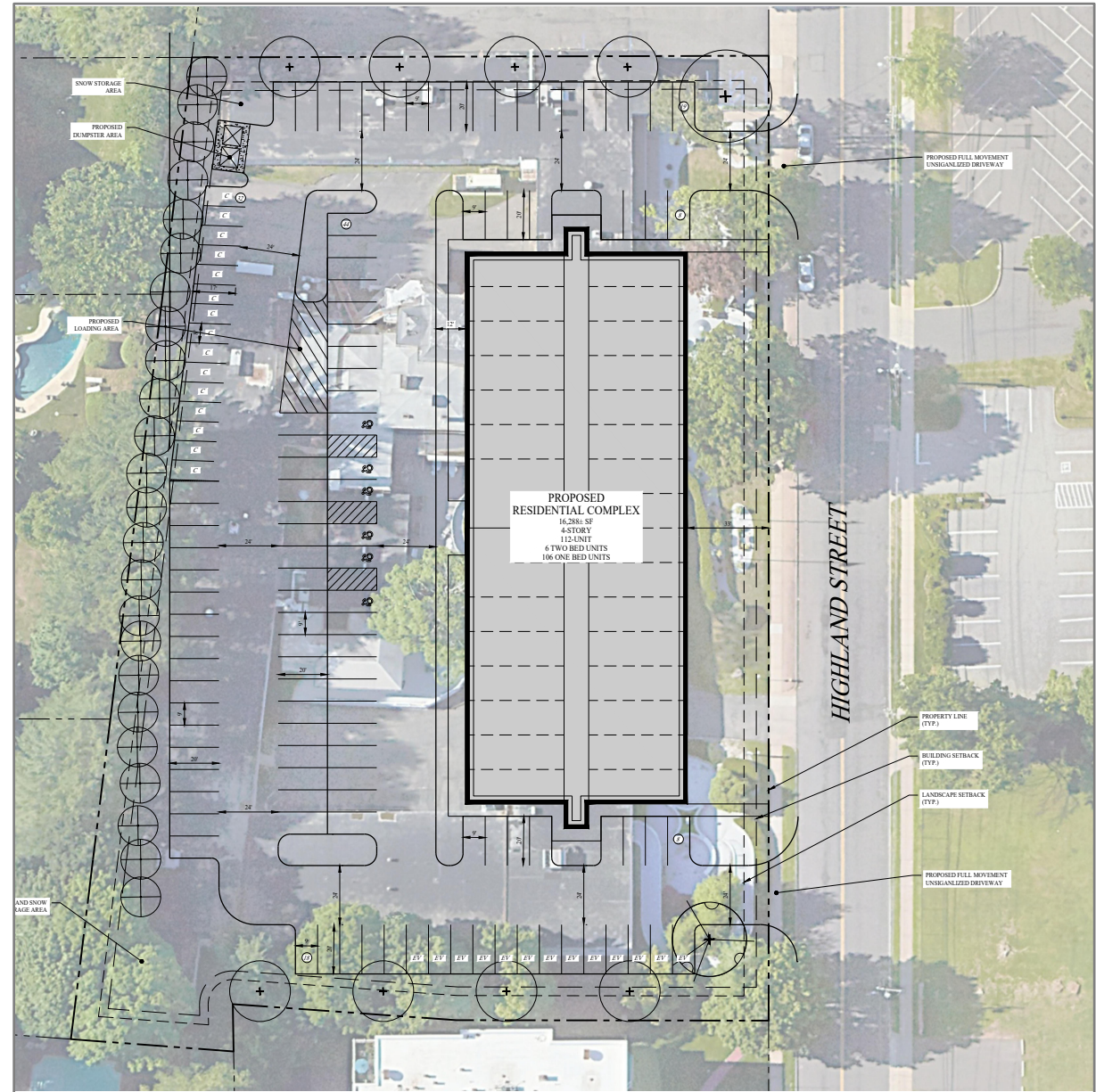
29 Highland Development Plan

Vessel Application & Development Plan:

- Submission pursuant to CTGS 8-30g
- 4-story building is only 5-feet higher than permitted use which is not visually discernable and cannot have a material impact on the surrounding area.
- 4-story, 112-unit building has a horizontal dimension that is only 224 feet (26 below the permitted massing)
- 112-units will only produce 118 bedrooms, which is below what could be developed in the RM-1 zone for a similar site.
- Our plan increases the setbacks for the rear yard, which is the most “sensitive” area of the property due to proximity to single family homes. Increased setbacks will improve the light and air for the neighboring single-family owners, improving their quality of life.
- Next door to 29 Highland is a 4-story multifamily building that is contextual with the size, massing and setbacks proposed by Vessel.
- Demolition and remediation of the existing building will eliminate the harmful and potentially toxic materials present at the site currently due to the presence of asbestos and other materials.
- Vessel’s application addresses West Hartford’s goals associated with Housing, Economic Development and the Environment as enumerated in the POCD.
- Vessel’s proposal is approximately 95% one-bedroom units, providing the least impact on the town’s infrastructure and promoting the largest opportunity for a net positive economic result due to spending in local stores, restaurants and other establishments.
- Vessel’s green technology, solar PV generated electric, and other sustainability measures ensure the least negative environmental impact and advance West Hartford’s sustainability goals while also reducing costs for residents.
- Vessel’s proposal is contextual with other neighboring uses and provides an improvement over the current site use, massing, and setbacks.
- Vessel’s massing and site layout is congruent with the POCD, eliminating cars in front of the building and providing overall contextuality and cohesiveness for the neighborhood.
- In keeping with the POCD, Vessel’s housing will increase the range of housing options for people of all income and ages, providing a high quality, healthy, safe, sustainable home for people and moderate-income levels and promotes fair housing through the creation of housing opportunities.
- Vessel’s development will encourage and support rental housing and the expansion of housing opportunities for renters in keeping with the goals of the POCD.

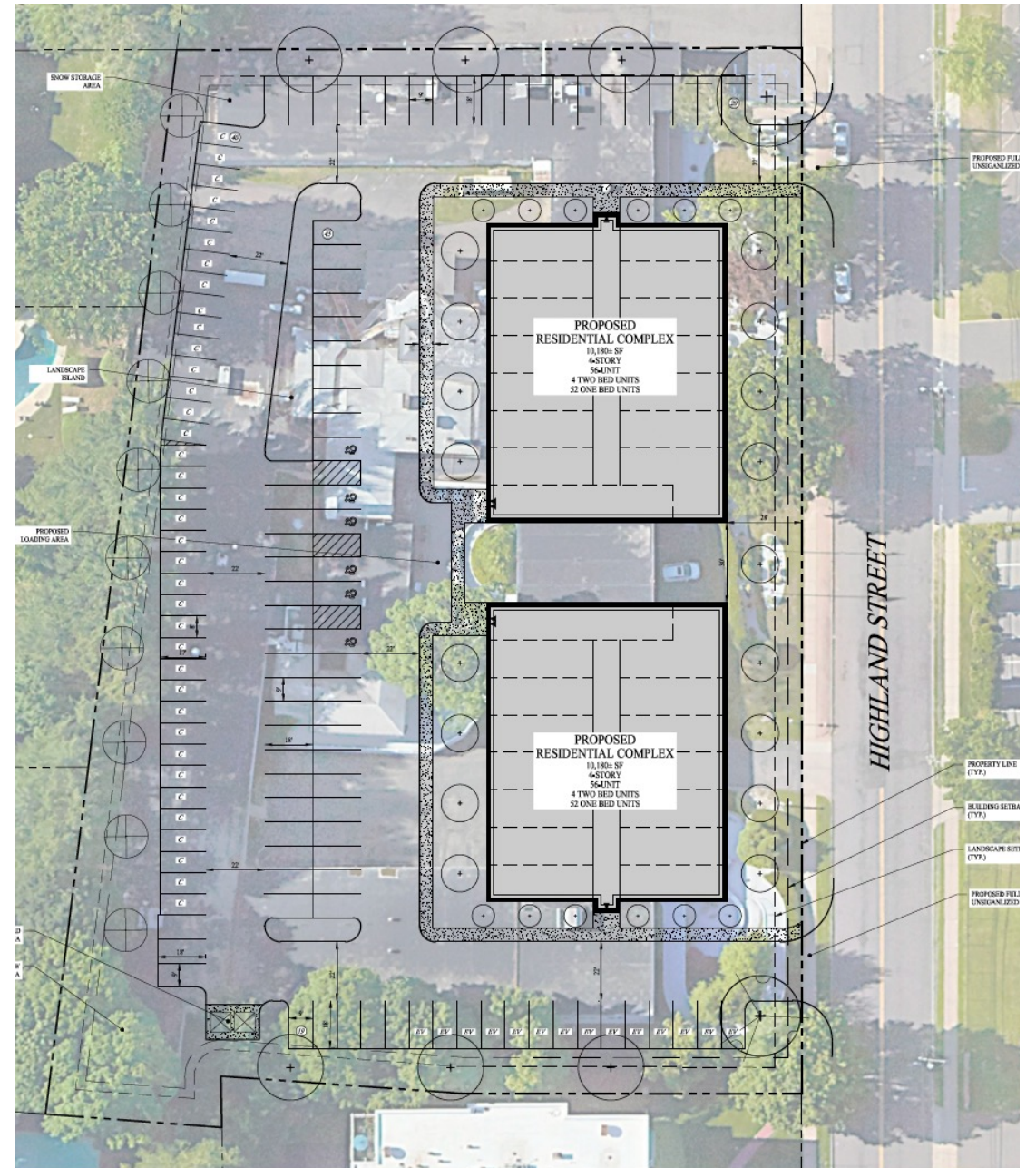
Single Building Layout:

- 4-stories/45-feet
- 112 Units (106 1BR)
- 129 Parking Spaces
- 33' front setback with landscaping
- Outdoor Amenity Space
- Ample setback to street for purposes of landscape buffer and street uniformity.
- No parking facing ground floor units.
- No parking in front of site, creating a more residential design.
- Building, height, massing and layout contextual with surrounding uses.



Two Building Layout:

- 4-stories/45-feet
- 112 Units (106 1BR)
- 129 Parking Spaces
- 28' front setback with landscaping
- Outdoor Amenity Space
- Ample setback to street for purposes of landscape buffer and street uniformity.
- No parking facing ground floor units.
- No parking in front of site, creating a more residential design.
- Building, height, massing and layout contextual with surrounding uses.





PARKING SUMMARY

PROPOSED DEVELOPMENT	UNITS	REQUIREMENT	REQUIRED	PROVIDED
PROPOSED MULTI-FAMILY RESIDENCE	112	1.1 SPACES/ UNIT*	124	124
PARKING TYPE		TOTAL REQUIREMENT	REQUIRED	PROVIDED
COMPACT	124	30%	37 (MAX)	37
EV CHARGING	124	10%	13 (MIN)	14

*VESSEL PARKING REQUIREMENT





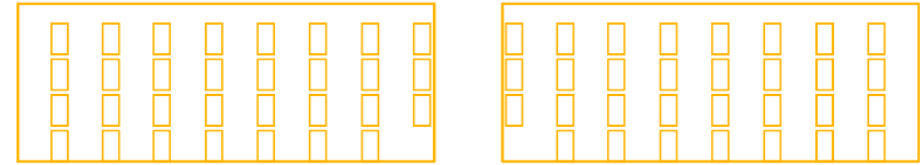


**How Does Vessel
Compare?**

How does Vessel compare?



Cooper Beech



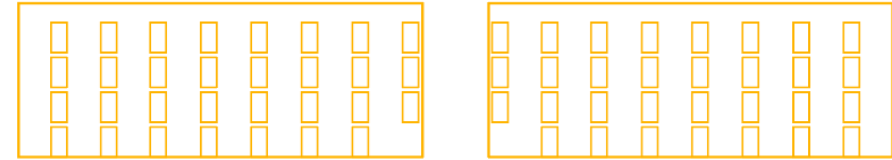
Vessel

Height	4 stories (3 + podium)	4 stories
Parking	85 spaces	129 spaces
Homes	85	112
Bed	Approx. 170	118
Type of Homes	Mostly 2-bed, 2-bath	Mostly 1-bed, 8 2-bed homes
Homes/acre	54	48

How does Vessel compare?



How does Vessel compare?



Hughes Health & Rehabilitation

Vessel

Parking 125 spaces

129 spaces

Beds 102 + Center staff

118

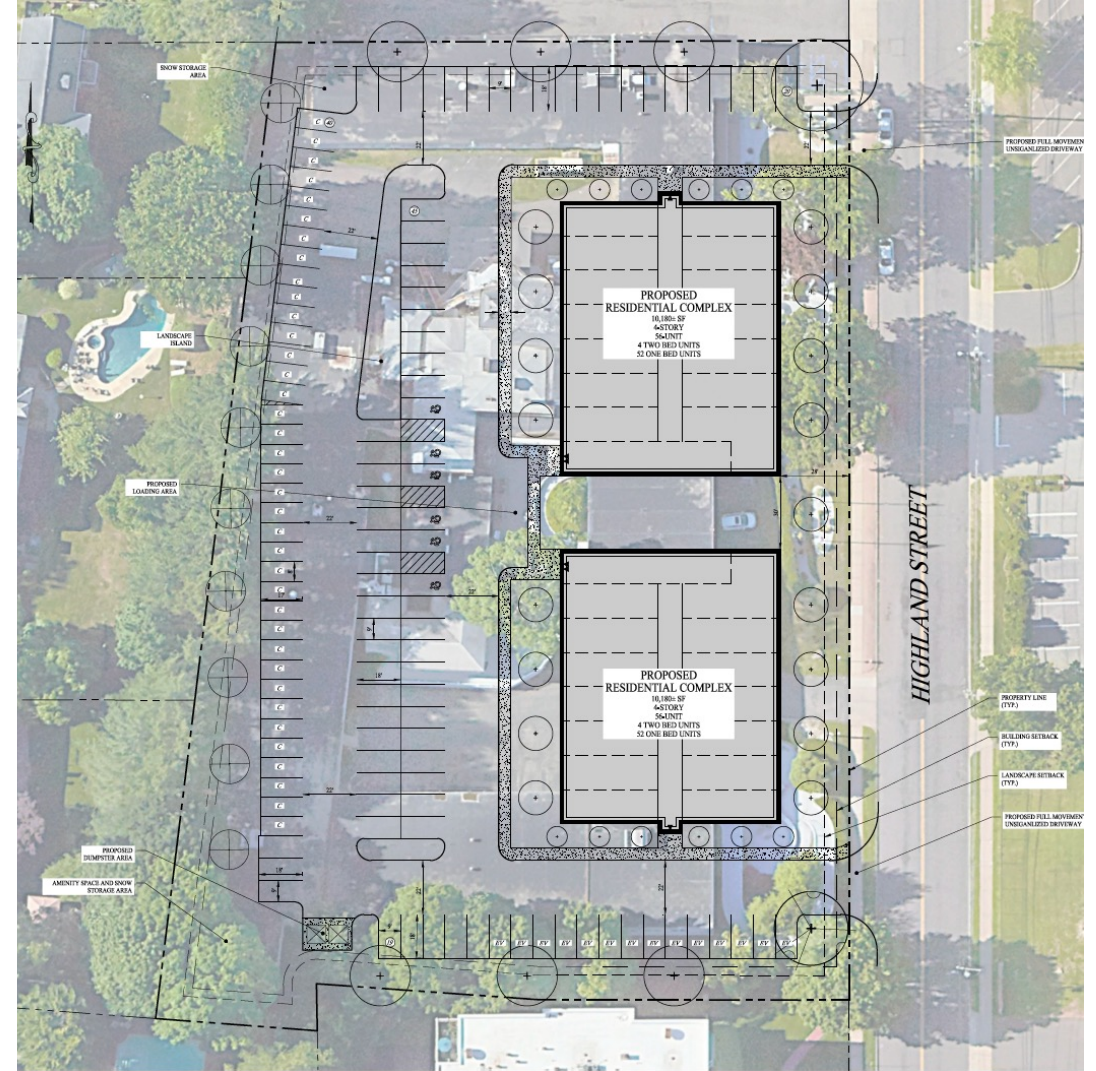
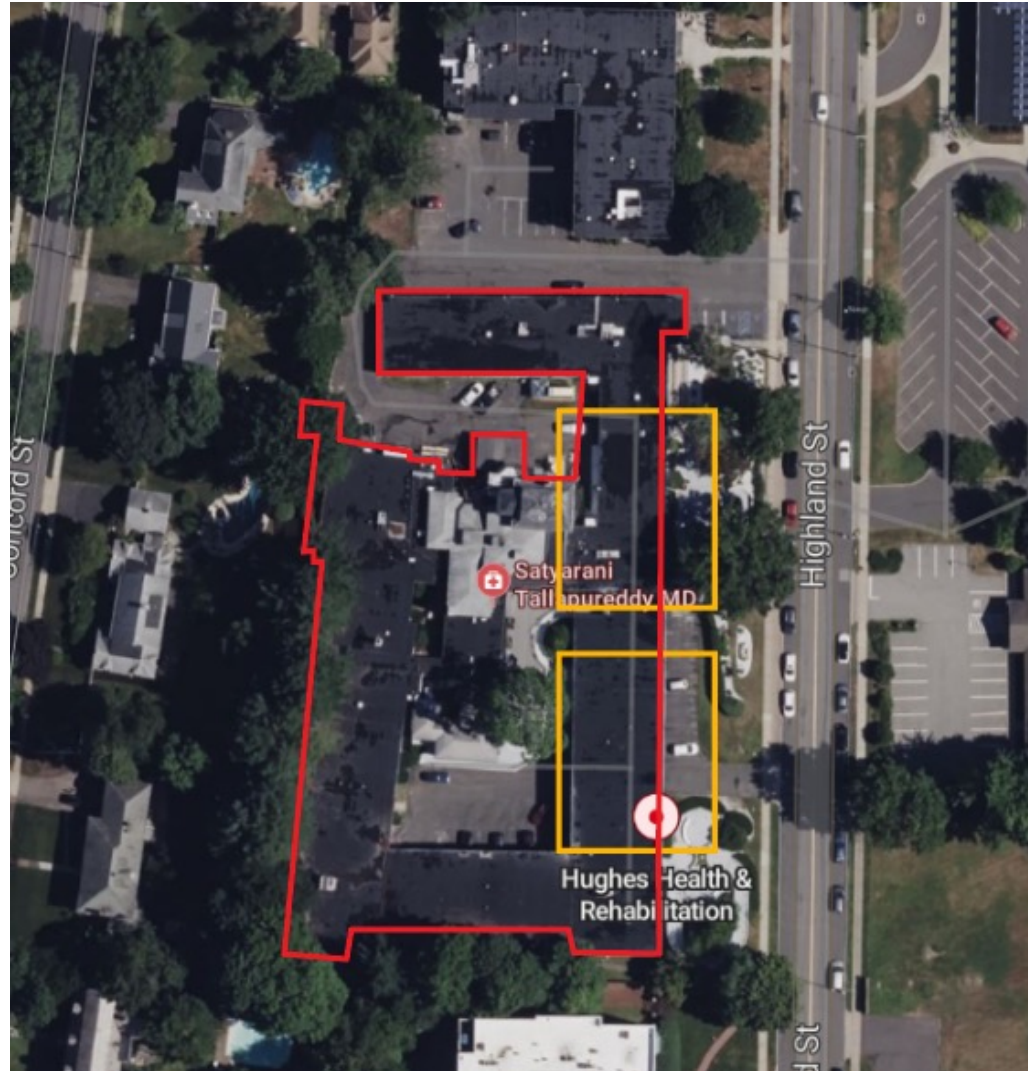
Traffic Ambulances, fire trucks, 24/7 staff, visitors

Typical peak hours AM and PM

Distance from Property Line Less than 10'

More than 100'

How does Vessel compare?



Thank You

vesseltechnologies.com