



ELM TREE

COMMUNITIES

May 2, 2023

Town of Haddam
Mr. William Warner, Town Planner
Haddam Town Hall
21 Field Park Drive
Haddam, CT 06438

Re: Elm Tree Communities LLC
Haddam Elementary School
272 Saybrook Road
Haddam, Connecticut

Dear Mr. Warner:

Elm Tree Communities, LLC is pleased to partner with the Town of Haddam to develop a 33-unit affordable housing senior living complex at the closed Haddam Elementary School. The name of the complex will be 30 Mile Landing Apartments, which pays tribute to Haddam's unique Connecticut River geography.

We are excited to partner with the Town of Haddam on this project; the synergy of the Town renovating and ultimately operating the senior community center will offer residents of the 30 Mile Landing apartments a safe and secure home to live and socialize with fellow residents and Haddam seniors.

The project design converts the elementary classrooms and the school gymnasium into spacious apartments for prospective senior residents. The allocation of one-bedroom versus two-bedroom apartments will be finalized based on demand for the respective apartment types.

The project encompasses approximately 35,000 square feet for the 33 apartments and commons area. The apartment buildings will be sprinkled and comply with applicable Connecticut state building code requirements for fire separations and protection systems, egress, and accessibility.

We have assembled a talented and experienced multi-family development team led by our architect, Gary Coursey & Associates. Local attorney Ed Cassella is our land use attorney, and Robinson & Cole is our capital markets law firm. We are a Connecticut-based development company located in Old Saybrook, Connecticut.

A MULTI-FAMILY REAL ESTATE COMPANY

elmtreecommunities.com

860-388-9730 | 123 Elm Street | Suite 300 | Old Saybrook, CT 06475



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Elm Tree Communities, through our Blueway Commons project, has invested millions in delivering housing to Haddam residents, creating an estimated one-time economic impact to Middlesex County of over \$17.0 million during our construction phase and over \$10 million annually from our residents, direct and indirect employment.

With our additional \$3.0 million-dollar private investment for this 30-Mile Landing Apartments, we are enhancing our commitment to the Town of Haddam and strengthening our community partnership. Our proposed senior living apartments continue our work to develop quality residential living communities that will be open and inclusive to senior residents who will enjoy all the adjacent indoor activities and lifestyles Haddam offers.

Respectfully:

Jeff Hartmann
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