

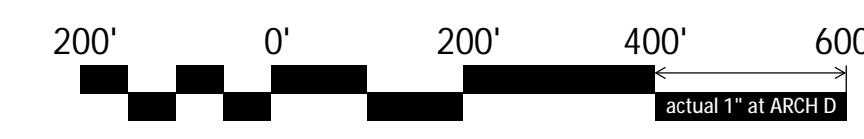
HIGH-RISE APARTMENT BUILDINGS



LOW-RISE
RESIDENTIAL AREA

GATEWAY PARK

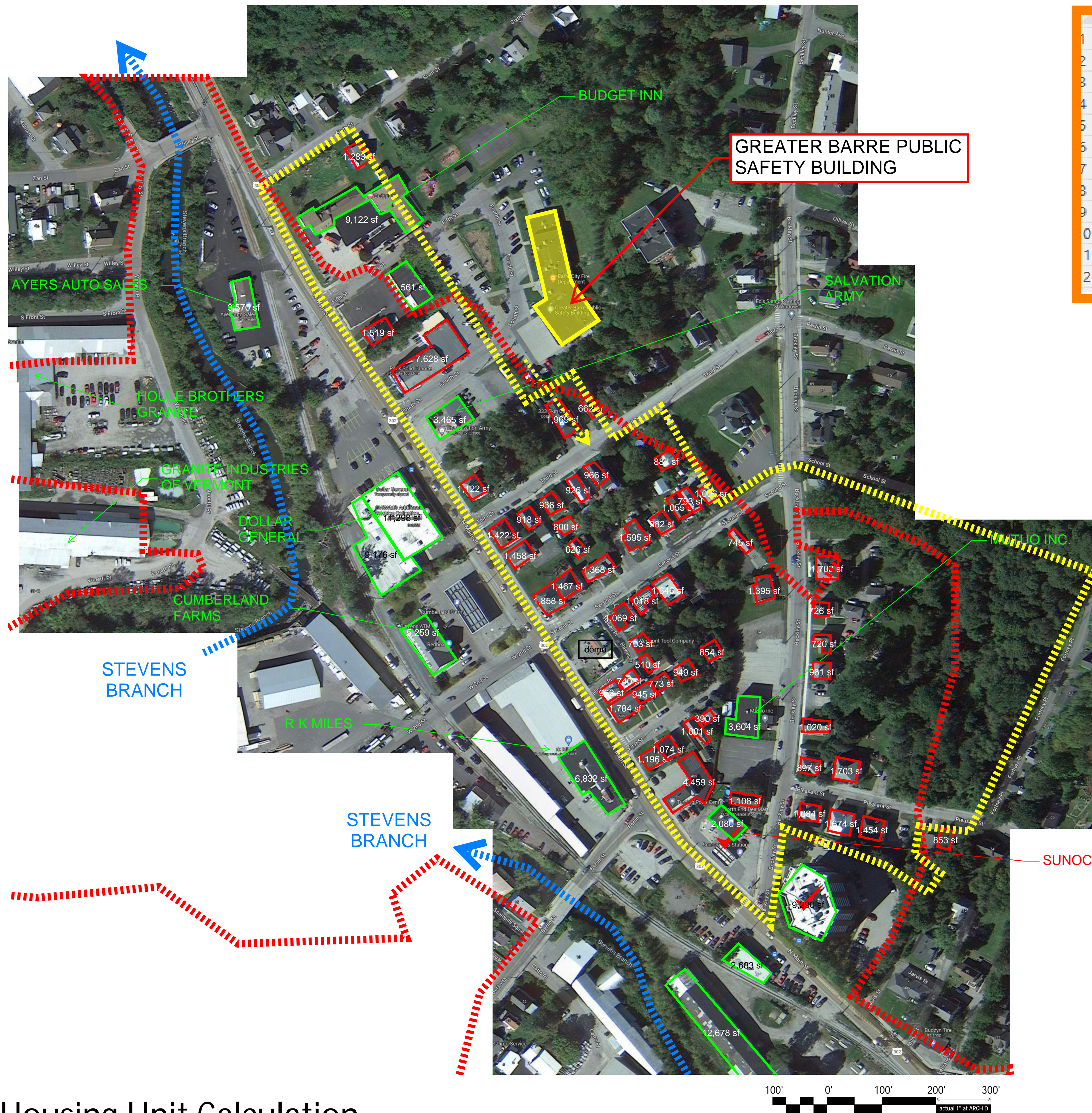
FLOOD RISK AREA



Governor's Proposal

10/24/23

North Barre Gateway Park Feasibility Study



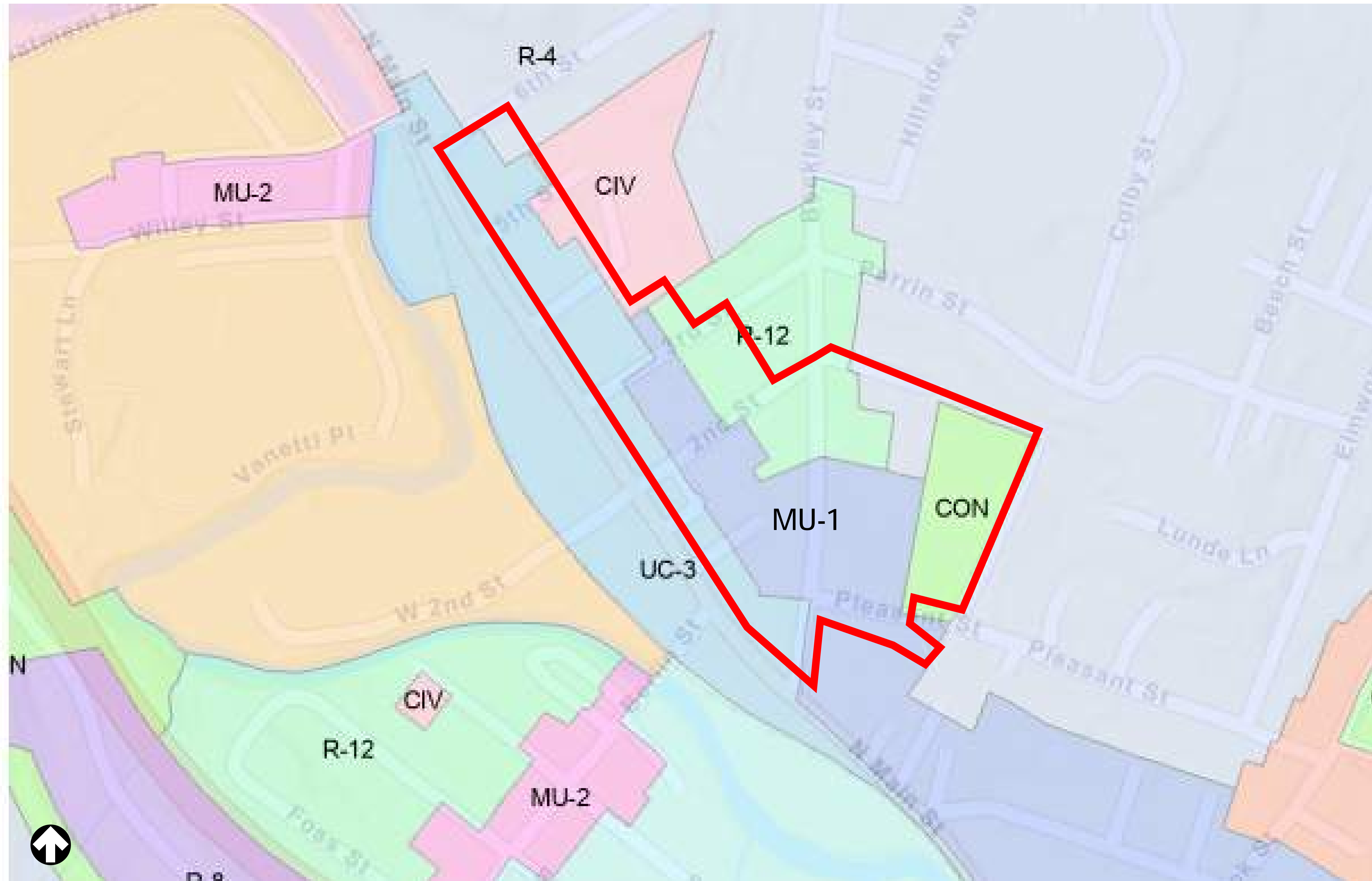
1	A	B	C	D
2	REMOVE?	YES		
3				
4	Row Labels	Sum of TOTAL AREA (SF)	Sum of # of Apts	
5	BUSINESS - ACCOMMODATION	10000	0	
6	BUSINESS - COMMERCIAL	3500	0	
7	MIXED - RES + COMM	15200	3	
8	RESIDENTIAL - DUPLEX	12300	8	
9	RESIDENTIAL - MULTI FAMILY	66500	57	
0	RESIDENTIAL - SINGLE	42390	24	
1	Grand Total	149890	92	
2				

1	A	B	C	D
2	REMOVE?	YES		
3				
4	Row Labels	Sum of TOTAL AREA (SF)	Sum of # of Apts	
5	1ST STREET	8100	5	
6	RESIDENTIAL - DUPLEX	1500	1	
7	RESIDENTIAL - SINGLE	6600	4	
8	2ND STREET	26300	22	
9	RESIDENTIAL - DUPLEX	7600	5	
10	RESIDENTIAL - MULTI FAMILY	11800	13	
11	RESIDENTIAL - SINGLE	6900	4	
12	3RD STREET	14900	12	
13	RESIDENTIAL - MULTI FAMILY	8100	8	
14	RESIDENTIAL - SINGLE	6800	4	
15	6TH STREET	2400	3	
16	RESIDENTIAL - MULTI FAMILY	2400	3	
17	BECKLEY	17290	11	
18	RESIDENTIAL - MULTI FAMILY	5400	4	
19	RESIDENTIAL - SINGLE	11890	7	
20	HAWKES PLACE	3900	4	
21	RESIDENTIAL - MULTI FAMILY	1500	2	
22	RESIDENTIAL - SINGLE	2400	2	
23	NORTH MAIN	67500	28	
24	BUSINESS - ACCOMMODATION	10000	0	
25	BUSINESS - COMMERCIAL	3500	0	
26	MIXED - RES + COMM	15200	3	
27	RESIDENTIAL - MULTI FAMILY	31000	22	
28	RESIDENTIAL - SINGLE	7800	3	
29	PLEASANT	9500	7	
30	RESIDENTIAL - DUPLEX	3200	2	
31	RESIDENTIAL - MULTI FAMILY	6300	5	
32	Grand Total	149890	92	
33				

Housing Unit Calculation

10/24/23

North Barre Gateway Park Feasibility Study



Barre UDO Zoning Districts

CON: Conservation

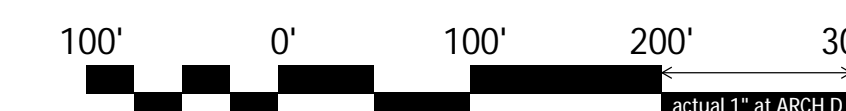
UC-3: Urban Center

MU-1: Mixed Use 1

R-12: Residential- moderate density

R-4: Residential- Low Density (single family)

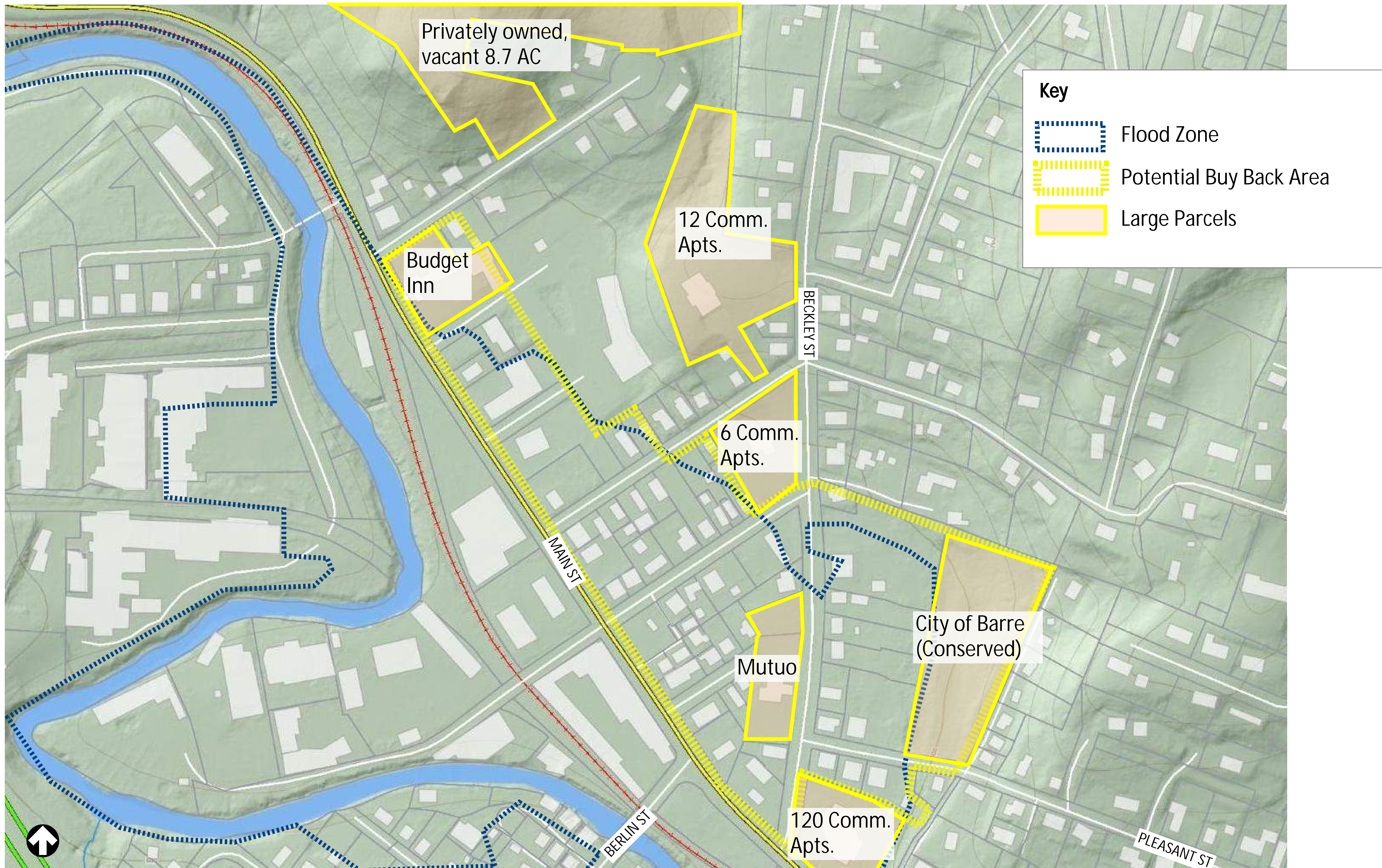
CIV: Civic



Zoning Districts, area of study

10/24/23

North Barre Gateway Park Feasibility Study



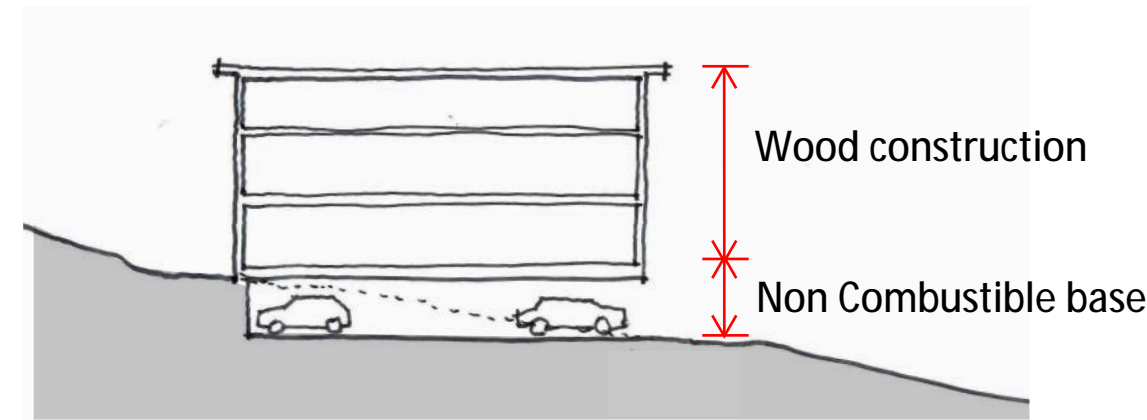
Existing Large Parcels

10/24/23

North Barre Gateway Park Feasibility Study



Four story wood mid-rise structure



Concept Cross Section

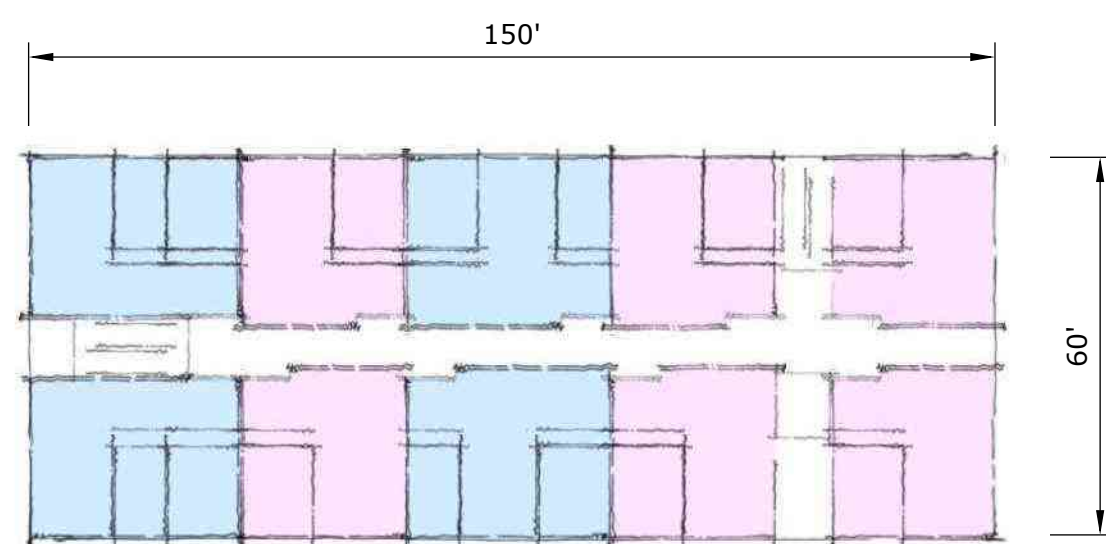
Construction Type	Construction Type Options: 5 Stories				Construction Type Options: 3-4 Stories	
	Wood Framing	Steel/Concrete	Wood Framing	Steel/Concrete	Wood Framing	Steel/Concrete
Stories*	5	5	5	5	4	3
Height (feet)	85	75	85	75	70	60
Allowable Floor Area ^a (square feet)	72,000	48,000	72,000	48,000	36,000	21,000
Total Building Area ^a (square feet)	216,000	144,000	216,000	144,000	108,000	63,000

*Assumes NFPA 13 sprinklers throughout (IBC Table 504.4)
^aAssumes NFPA 13 sprinklers throughout (IBC Table 506.2), multi-story building, no frontage increase
^aAssumes three or more stories (IBC 506.2.3), no frontage increase

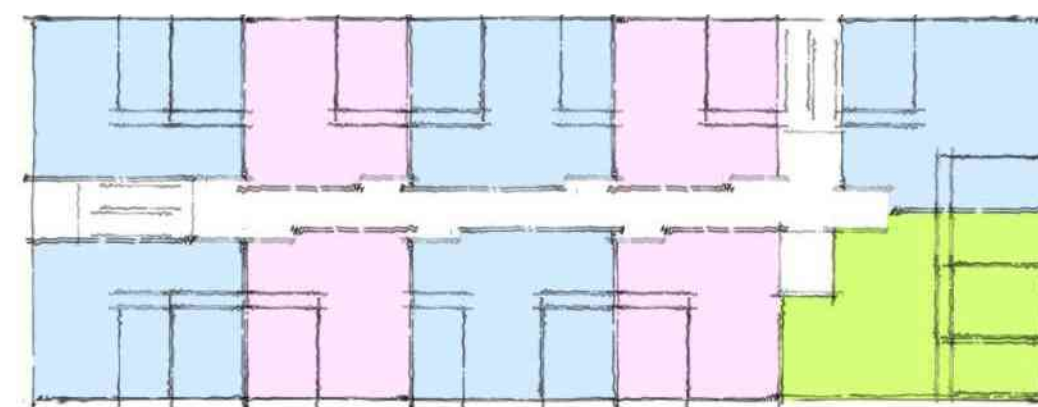
Podium Concept: wood mid rise structure over non-combustible base



Sloped Site Design Concept: parking under building

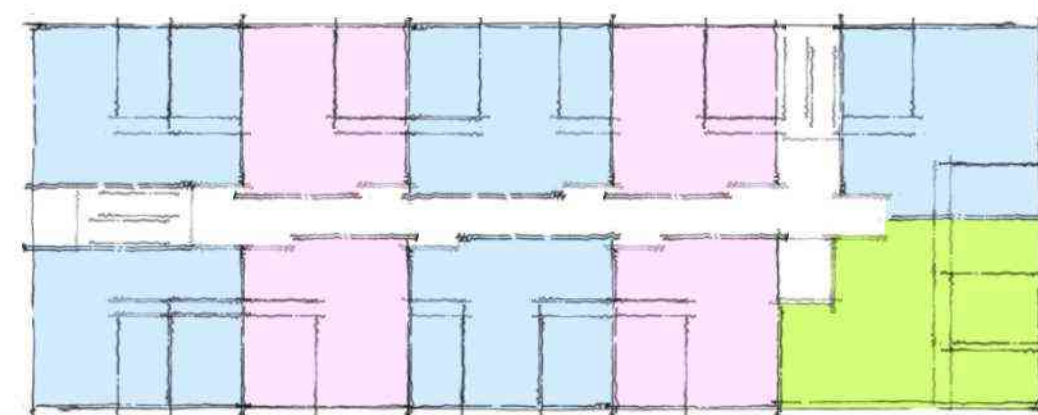


L1 and L2 Plan (40 Unit Bldg)
L2 Plan (30 Unit Bldg)

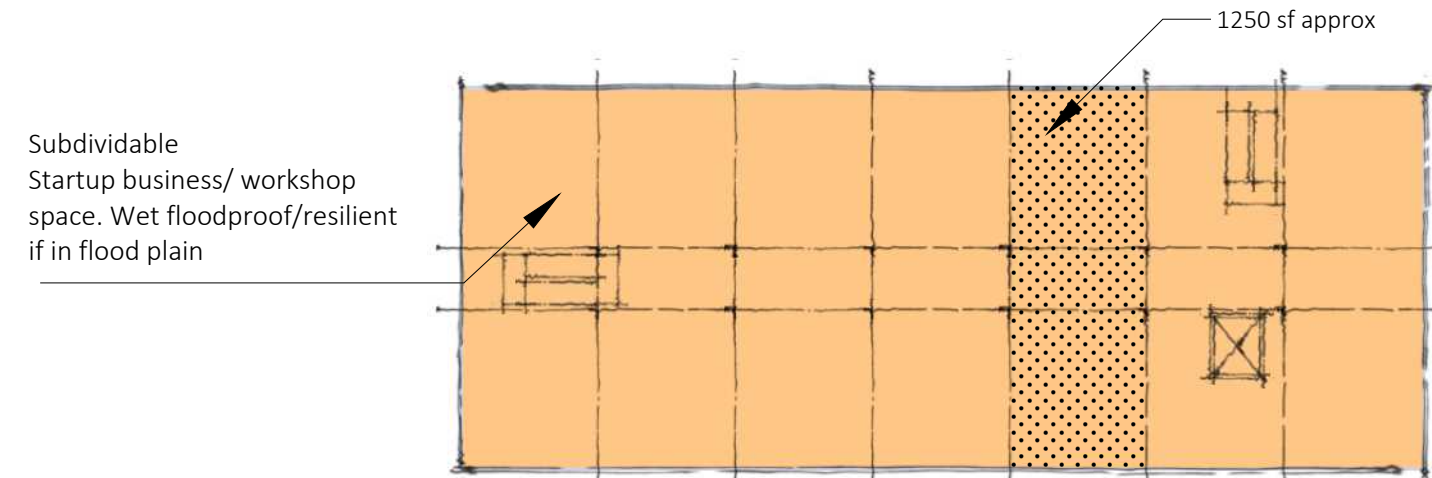


Fourth Floor

- Color Key
- 1 Bedroom 685sf
 - 2 Bedroom 838 sf
 - 3 Bedroom 1100 sf



Third Floor



Ground Floor (30 Unit Live and Work Bldg)

Subdivisible
Startup business/ workshop
space. Wet floodproof/resilient
if in flood plain

Barre UDO Parking Requirement for Residential Districts	
3 Story option:	30 spaces (1 per unit) + 2.8 (.2 x 14) + .8 (.4 x 2) = 34 spaces (33.6)
4 Story option:	40 spaces (1 per unit) + 3.8 (.2 x 19) + 1.2 (.4 x 3) = 45 spaces
8 Story Option:	80 spaces (1 per unit) + 7.8 (.2 x (19 + 20)) + 2.8 (.4 x (3 + 4)) = 90.6 spaces
10 Story Option:	100 spaces (1 per unit) + 9.8 (.2 x (39 + 10)) + 3.6 (.4 x (7 + 2)) = 114 spaces



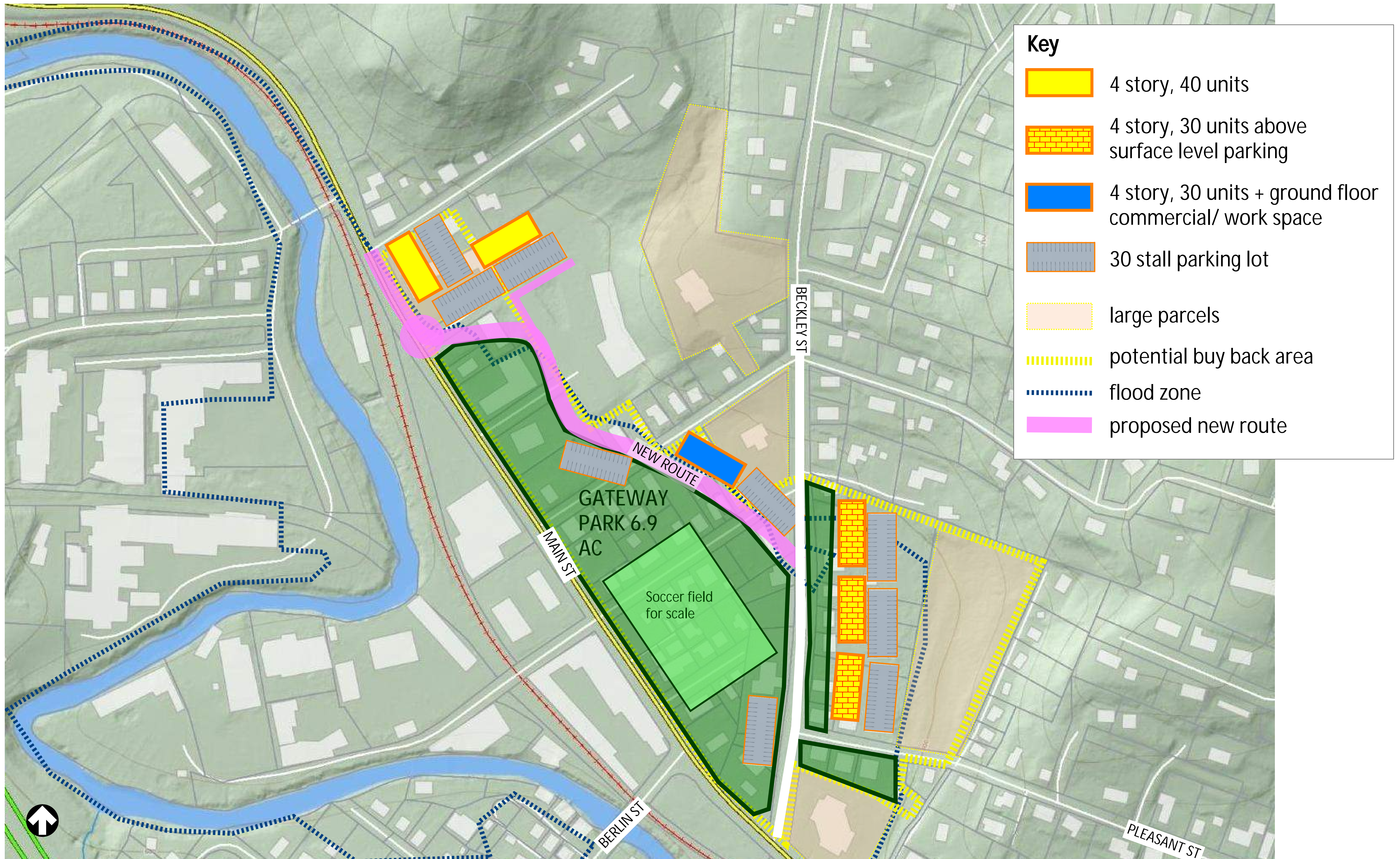
Typical recent mid rise projects in Vermont



Wood Mid Rise Housing Concept

10/24/23

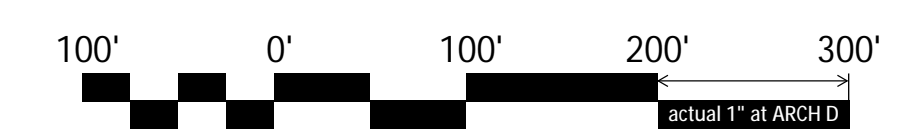
North Barre Gateway Park Feasibility Study

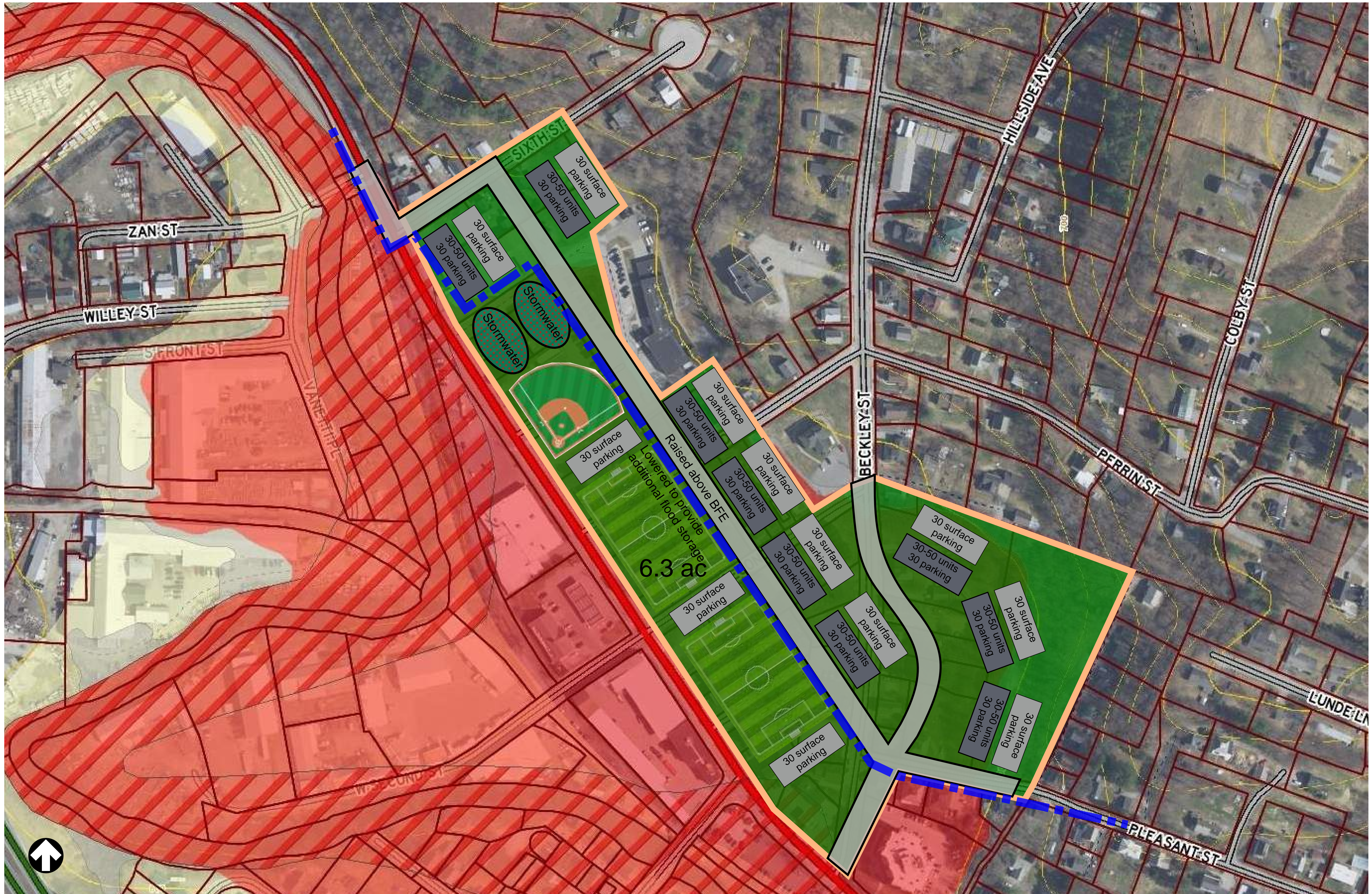


Study Option A: ~230 dwellings, all mid rise

10/24/23

North Barre Gateway Park Feasibility Study



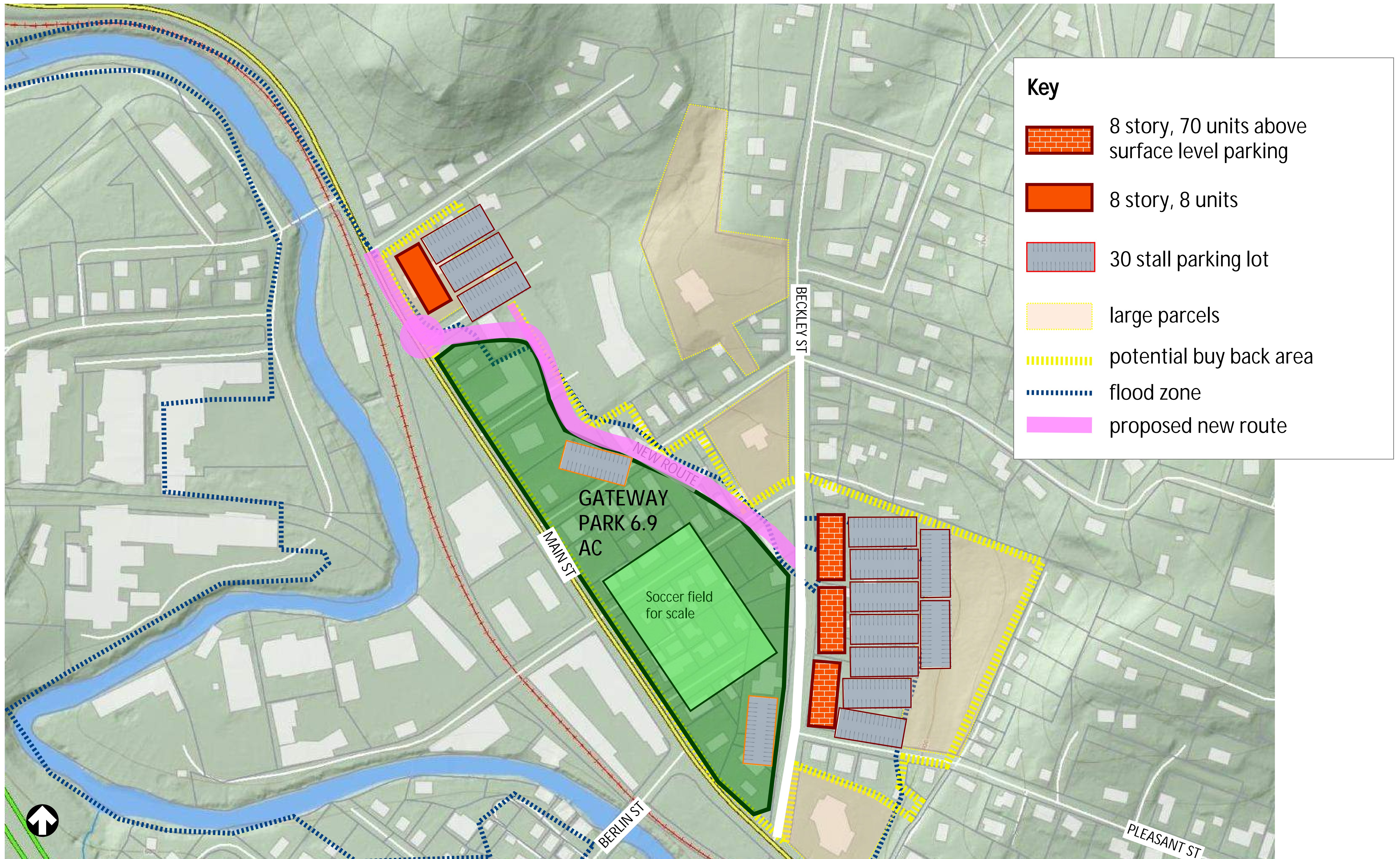


Study Option B: 270-450 dwellings, infill

10/24/23

North Barre Gateway Park Feasibility Study

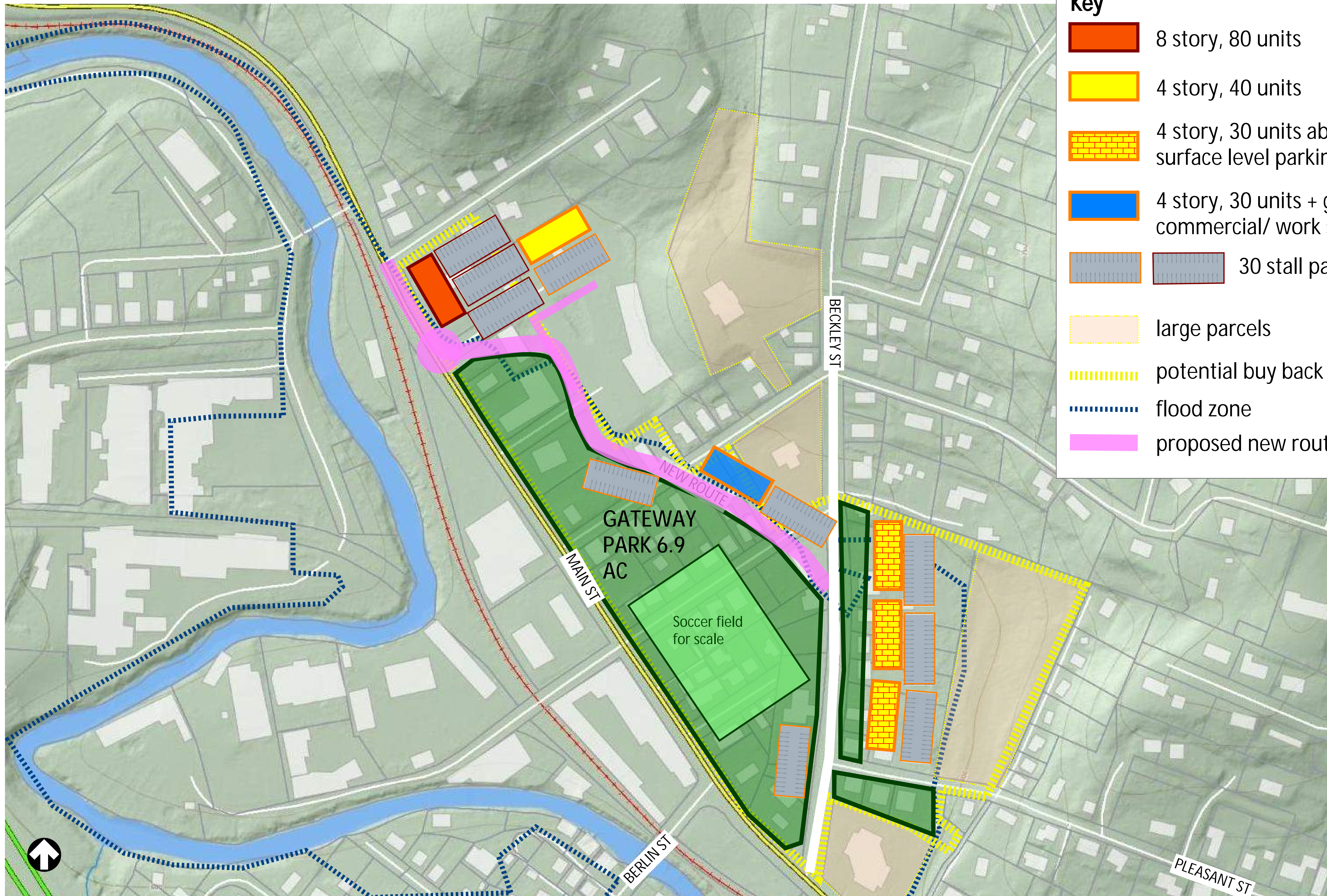




Study Option C: ~300 dwellings, all high rise

10/24/23

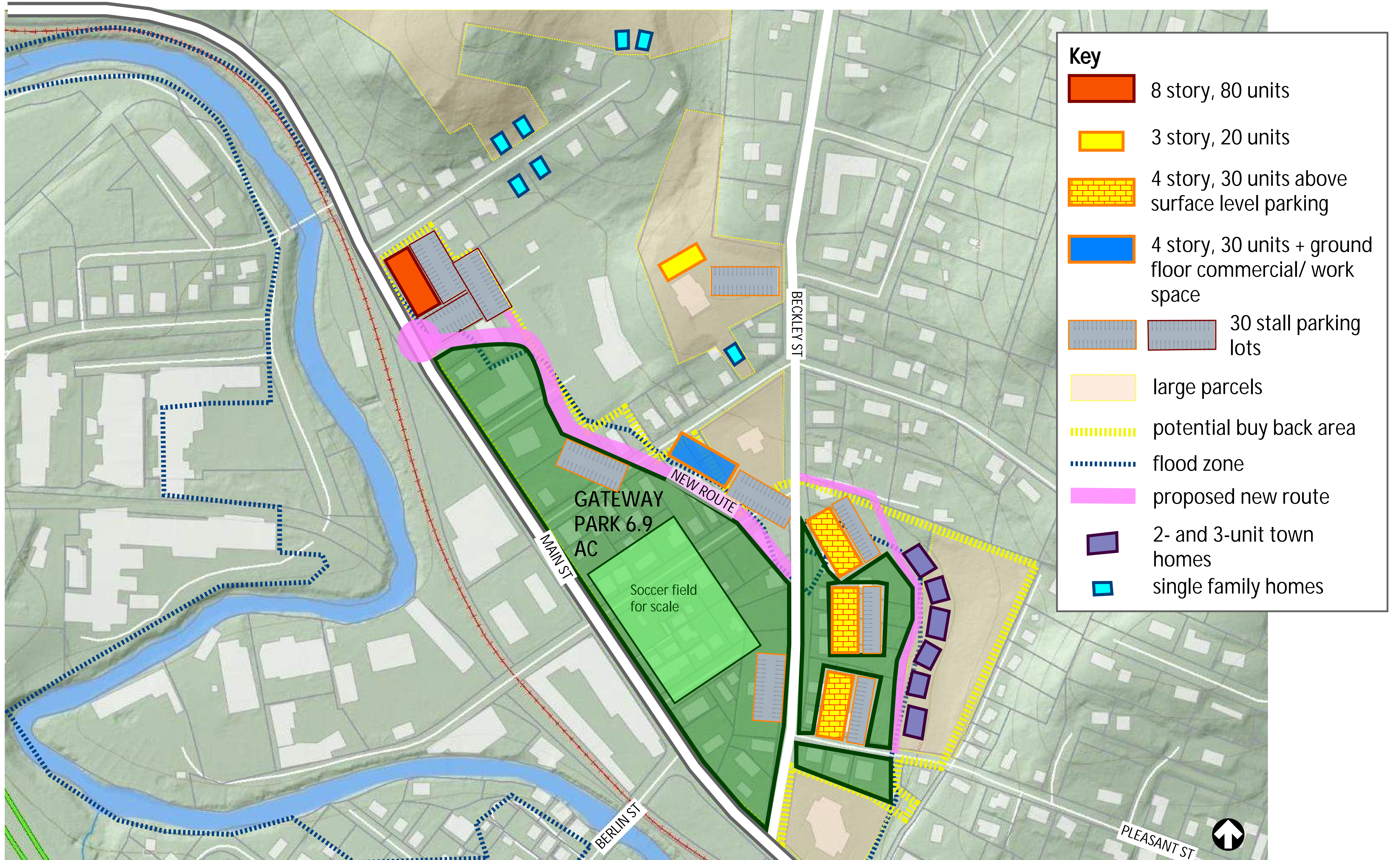
North Barre Gateway Park Feasibility Study



Study Option D: ~240 dwellings, high rise and mid rise

10/24/23

North Barre Gateway Park Feasibility Study



Key		
	8 story, 80 units	
	3 story, 20 units	
	4 story, 30 units above surface level parking	
	4 story, 30 units + ground floor commercial/ work space	
		30 stall parking lots
	large parcels	
	potential buy back area	
	flood zone	
	proposed new route	
	2- and 3-unit town homes	
	single family homes	

Study Option: ~225 dwellings, high rise, mid rise, town homes, single family homes

10/24/23

North Barre Gateway Park Feasibility Study