

SECTION 3. COMMUNITY PROFILE

planning areas & neighborhoods

Planning Areas. This chapter of the plan assesses current land use and development patterns in Barre City and provides guidance for the future development and redevelopment of our city. The city can be viewed as a mosaic of neighborhoods, each of which has its own unique history, opportunities and constraints.

While each neighborhood is discussed separately, there are a number of general land use types and patterns in the city that can be found in multiple neighborhoods. Seven general planning areas are shown on the Future Land Use Map (opposite) and described below. These areas should not be interpreted as zoning districts. The land use recommendations from the 2014 plan were implemented, and most of these areas include a number of zoning districts tailored to their neighborhoods. Within each planning area the zoning districts will share a common DNA that originates from the general vision for each area described below.

- **Urban Centers Areas.** Our urban centers are comprised of our core downtown area along North Main Street, as well as areas flanking the downtown urban core, including gateway areas into the city. This area is envisioned to remain a traditional downtown center composed of multi-story, mixed-use buildings fronting directly on the sidewalk. Future development will follow the historic pattern.
- **Industrial Areas.** This area includes several developed areas along the rivers and rail line that house intensive industrial uses. Due to the nature of the industrial and compatible business activities occurring in these areas, they are not suitable locations for residential development or other uses that would conflict with the industrial nature and purpose of the area.
- **General Business Areas.** This area includes the blocks extending outward from the Downtown Urban Center District, the lands along the main travel corridors through the city, and some of the less-intensive or more mixed industrial sites along the rivers and rail line. These lands include a mix of manufacturing, office, flex space, business services and limited retail uses.
- **Mixed Use Areas.** These planning areas include some small, pre-existing commercial sites associated with residential neighborhoods scattered around the city. These are areas where the city needs better control over the scale, intensity, impact and appearance of development than the current zoning provides. The overall goal would be to establish and maintain neighborhoods with a complete mix of residential, retail, service and office uses. They also provide for a buffer between business and industrial areas and adjoining residential neighborhoods.
- **Residential Areas.** These areas are primarily for residential blocks with various density standards and a variety of housing types. There are four residential areas laid out in the City.
 - **High-Density Residential.** This area primarily includes the residential blocks closest to downtown. While once predominately single- or two-family homes, the construction of apartment buildings and the conversion of single-family homes to multi-family homes has resulted in much higher density neighborhoods. This plan envisions that these areas will

continue to become higher density through infill, conversion and redevelopment. The overall goal is to promote higher quality development and redevelopment that will create safe, healthy and attractive residential options within close proximity to downtown Barre City.

- **Moderate-Density Residential.** This area also includes established residential neighborhoods characterized by a gridded street network with primarily single- or two-family homes on small lots with more green space to preserve neighborhood character. These blocks are facing, or are envisioned to face, increased demand for conversion of single-family, owner-occupied homes to multi-unit, rental buildings.

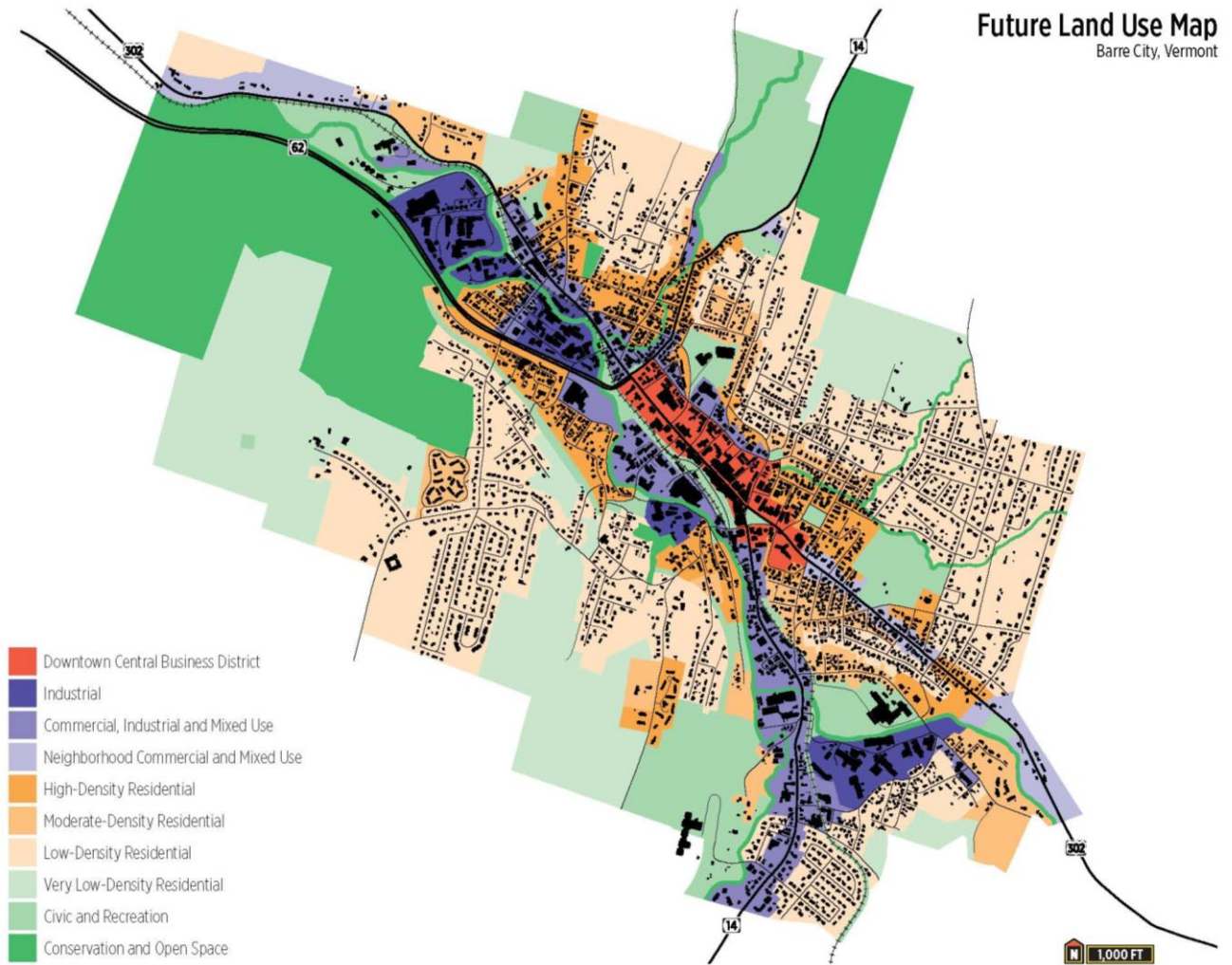
This plan recognizes the changes to the zoning that will tailor the district standards to better match the specific characteristics of individual neighborhoods. These neighborhoods were established and built out over more than 100 years and in different physical settings. As such the neighborhoods display a range of lot sizes, building types and sizes, building placement on the lot - all of which combine to create a particular character. The overall goal is adjust to zoning to provide some opportunity for infill and support extensions into some currently undeveloped land, but generally to not allow significant changes in the density and development pattern of these neighborhoods.

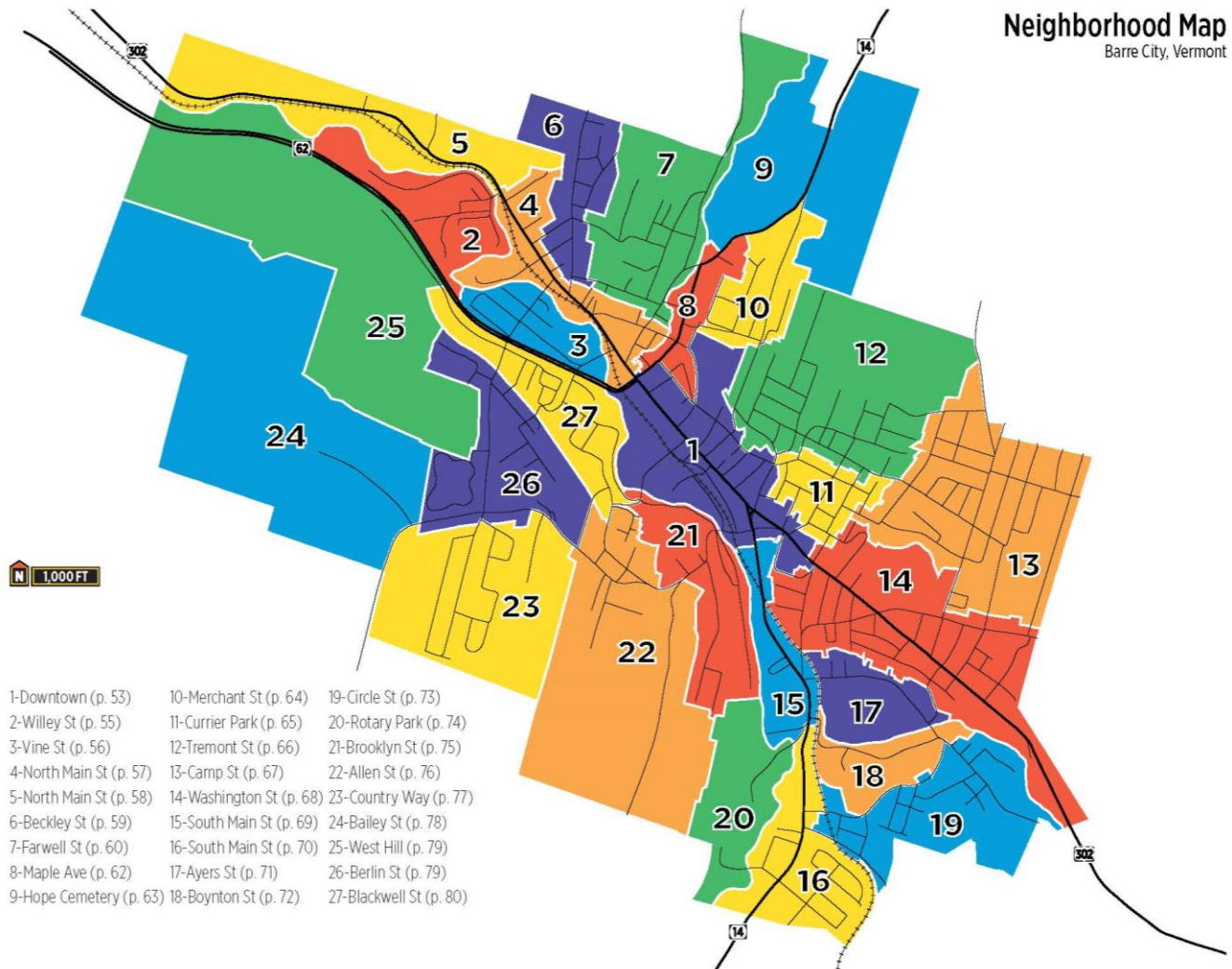
- **Low-Density Residential.** This planning area includes developed land, some of which has moderate natural constraints (such as slopes). These areas include predominantly single-family housing and few converted apartment houses have irregularly placed lots and inconsistently placed buildings in order to fit development to the site.
- **Very Low-Density Residential.** This planning area includes a mix of undeveloped land which typically has more serious natural constraints (such as steep slopes) and the bulk of the housing neighborhoods. With careful site selection and special construction techniques these areas could include a number of very attractive single-family house sites. Planned unit developments would be appropriate in this planning area to cluster housing on developable portions of properties that likely contain many unsuitable areas. As these areas generally do not contain services at this time (roads, power lines, water and/or sewer lines) construction in these areas will be more expensive than elsewhere in the city. It is not expected that these areas will be cost effective in the near future due to current market conditions and the additional cost of development but, unlike the conservation area, these lands should be considered developable in the future.
- **Civic and Recreation.** This planning area is a restrictive, conservation zoning district for the purposes of protecting and preserving important natural resources and open space, and discouraging development of land with significant development constraints including steep slopes, shallow soils, floodplains and wetlands. It includes several types of land including city-owned properties, parks, cemeteries and schools. This plan envisions that the civic and recreation lands will continue in public or quasi-public ownership and use.
- **Conservation and Open Space.** This planning area contains those lands that face severe challenges, such as steep slopes, limited access or floodplains, and are largely unsuitable for development. This plan envisions that these areas will remain largely undeveloped or, if already developed, will not be further developed.

This planning area also includes a buffer along the rivers and their tributaries through the city, as well as established bike path routes. While there is already significant development in portions

of these corridors, as recommended in other chapters of these plans, it is other goal to restore natural vegetation along the rivers and streams and pull development back from them to the greatest extent feasible. This will both have environmental benefits and reduce the hazards associated with flooding and erosion.

What follows in this chapter of the plan, is a neighborhood-by-neighborhood discussion of current and future land with specific recommendations for regulatory changes and physical improvements. As planning efforts continue, we envision that additional neighborhood redevelopment plans will be prepared to supplement this chapter.





Note: sidewalks shown on the following neighborhood maps are based on best available data and need to be confirmed through a complete streets assessment. The flood hazard areas shown on these maps is for general information only and the official FIRM maps must be referred to for all official purposes.

Downtown

Location. Downtown Barre includes the property that fronts on North Main Street from the Route 62 and Maple Avenue (Route 14) intersection to the City Hall Park triangle formed by the intersection of Washington Street (Route 302) and South Main Street (Route 14). It also includes the land between North Main Street and the Stevens Branch, and the blocks between North Main Street and Summer Street. A steep bank on the east side of Summer Street separates downtown from residential neighborhoods beyond.

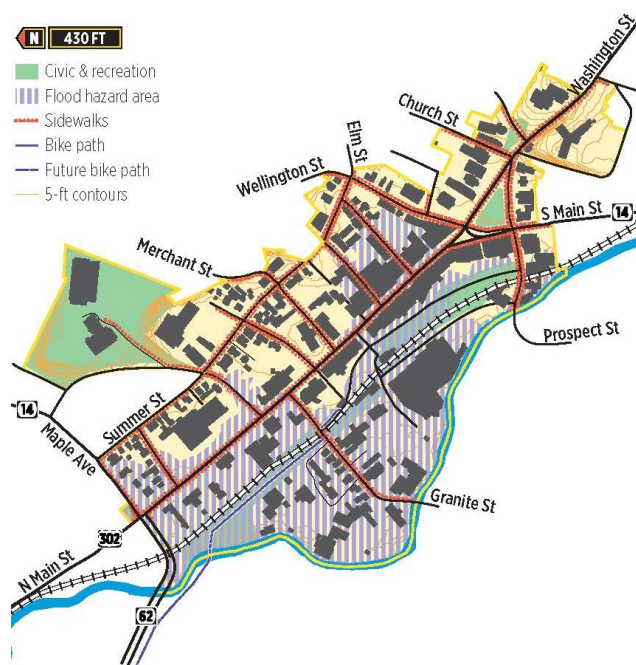
Current Land Use and Development Patterns. The historic commercial blocks and major civic buildings remain largely intact around City Hall Park and along North Main Street to Depot Square. Beyond Depot Square, historic buildings are mixed with more recent construction some of which does not match the traditional development pattern of multi-story, brick-faced, block buildings built to the edge of the sidewalk. Between North Seminary Street and Maple Avenue / Route 62, the historic pattern has been significantly altered by more recent development with parking rather than

buildings along most of the street frontage. There are almost 90 street-level storefronts along North Main Street from Maple Avenue to Elm and Prospect Streets.

In recent years, the city has made significant investments in our downtown. The \$17.5 million North Main Street reconstruction project has completely replaced all infrastructure within the street right-of-way from the water and sewer lines below ground to the streetlights and traffic signals overhead. This project has provided a complete face-lift to the Downtown Business District's public realm. The City Place project also helped with downtown revitalization.

The Merchants Row area on the west side of North Main Street was created when the river was straightened and relocated further away from the downtown commercial blocks in response to ongoing flooding. The Merchants Row area is primarily used for public parking and is largely an undifferentiated expanse of asphalt. A number of downtown businesses have a secondary customer entrance from Merchants Row.

The Granite Street area along the river developed as the center of the city's granite industry in the late-1800's. The Old Labor Hall, a National Historic Landmark built in 1900 as a meeting hall for the Socialist Labor Party, is located on Granite Street with Rise-Up Bakery building along with a number



of other residential buildings that remain from when this area initially developed. Most of the remaining industrial structures were built during later periods. In recent years, there has been significant private reinvestment in the Metro Way area. It is now a mixed-use area with residential, office, commercial and industrial activities.

The city owns the 10-acre Auditorium Hill property, which serves a variety of recreation and public functions. It overlooks the north end of downtown. At the south end of downtown, the Vermont State Historical Museum and the McFarland House (state office building) on either side of Washington Street overlook and serve as part of the gateway to our downtown. Two public spaces with monuments, which speak to our city's granite-working heritage,

also mark the entrances to downtown.

Future Land Use and Development Patterns. Downtown Barre is the heart of our city; it is a center of commerce, culture and public life. Decisions about the future of the downtown should consider how to support and reinvigorate commercial activity and bring more people to live, work, shop and do business in our downtown. Specifically, this plan recommends the following land use policies, actions and projects:

- A. We are fortunate to have retained a downtown with a unique image and identity, which is created by the form and character of our historic streets, blocks and buildings. These assets should be reinforced and enhanced through rehabilitation of historic buildings and redevelopment that is compatible with historic patterns.

- A-1. Where there are 'tears' in the downtown fabric, these areas should be 'mended' with new infill development that is harmonious with the surrounding development and adds to downtown vitality (as exemplified by the City Place building). Historic building facades that have been obscured by 'tacked-on' treatments should be restored to reveal their historic quality.
- A-2. New development should be oriented and scaled to pedestrians, and should avoid the pitfalls of blank walls adjacent to sidewalks, poorly detailed, 'throwaway' architectural quality, and parking lots disrupting the continuity of shops and attractions along North Main Street. The North Main to Summer Street Master Plan includes specific design guidance for downtown buildings, parking areas and streetscapes that were incorporated into the city's land use regulations, and any amendments going forward.
- B. In 2010, a master plan was prepared for Merchants Row in anticipation of major improvements being made once the North Main Street Reconstruction project was completed. The Merchants Row Master Plan is incorporated by reference into this plan. Efforts to implement the estimated \$3 million in recommended improvements in 2010, and now estimated much higher now and should be continued. The plan calls for:
 - B-1. The creation of a continuous sidewalk along the rear entrance of the North Main Street buildings and a recreational path paralleling the railroad tracks (one of the segments of the Central Vermont Bike Path connecting Barre City and Montpelier) is called the Metro Way path segment and is being built by the City during the 2020 construction season.
 - B-2. A redesign resulting in nearly 300 parking spaces, a simplified traffic pattern, and drop-off and loading zones behind the downtown buildings, as well as landscaping, which will create a more comfortable, pleasant and attractive environment.
- C. In 2011, a master plan was prepared for a portion of the Summer Street area that recommends infill development along street frontages with connected 'parking courts' in the center of the blocks. The North Main to Summer Street Master Plan is incorporated by reference into this plan and the city's land use regulations were revised to implement its recommendations. This Master Plan is approximately 8 years old, and it is intended to be updated. That plan calls for:
 - C-1. Primarily new residential development on Summer, Merchant and Elm Streets, which would replicate historic patterns with respect to building setbacks, proportions, rooflines and materials.
 - C-2. Residential buildings on these streets to be wood-framed, two- to three-story detached structures oriented to the street with a shallow front yard or garden space.
- D. The area around Granite Street, particularly the properties fronting on Granite Street, is a natural extension out from the urban center district. This plan recommends development of a master plan for the area, similar to those completed for Merchants Row and Summer Street. That plan should include specific recommendations for:
 - D-1. Improved pedestrian access from North Main Street across Merchants Row and down Granite Street.

- D-2. Opportunities to capitalize on the recreational and scenic opportunities created by the river and the historic features related to Barre City’s granite industry and role in the Labor Movement. The concept of a river walk behind the Urban Center 1 District has been suggested in plans since the city’s first Master Plan in 1964. There is also interest in improving the historic walking tour of Barre City, and this area should serve as the starting/ending point for that route.
- D-3. Facilitating further mixed-use redevelopment of this former industrial area.

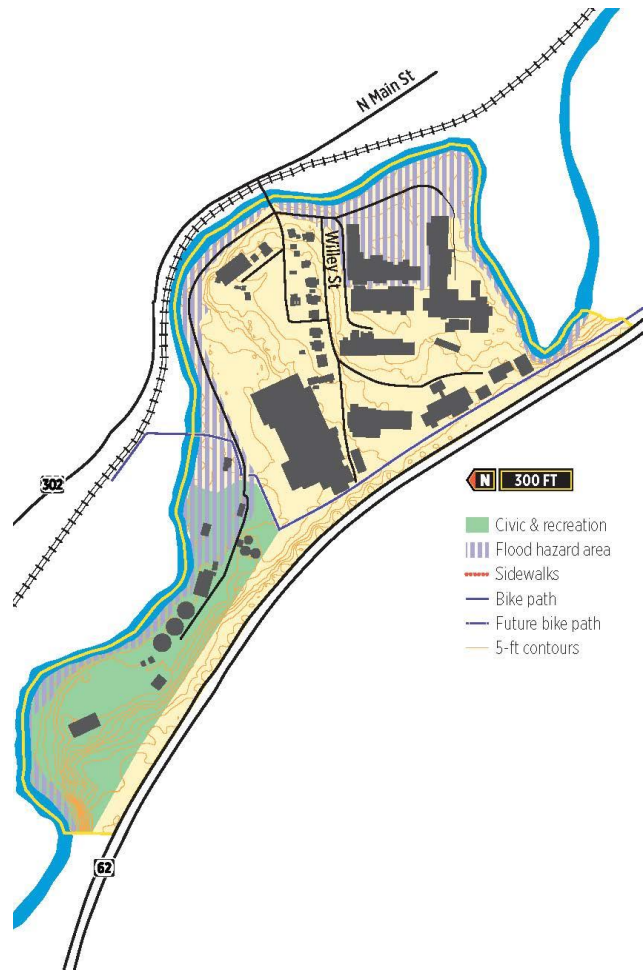
Wiley Street

Location. The Wiley Street neighborhood is a self-enclosed area bounded by Route 62 and the Stevens Branch with Wiley Street as its only means of access.

Current Land Use and Development Patterns. The Wiley Street neighborhood was developed in the early 20th century as the city’s granite industry was thriving and remains in active use by several granite businesses. There is approximately 300,000 square feet of space in the area’s granite sheds, in addition to space in multiple outbuildings.

In the midst of the industrial sites are 11 residential properties, which were originally constructed as duplexes to provide housing for granite workers. Two of the homes are single family, and the rest remain duplexes; four are owner-occupied.

The city’s sewage treatment plant is located on a 12-acre site along the river at the north end of the neighborhood. While this neighborhood is bounded by the river, most of the developed lands are above the flood elevation. The proposed route of the Central Vermont Bike Path travels through this neighborhood paralleling Route 62 and crossing the river to the Granite Museum.



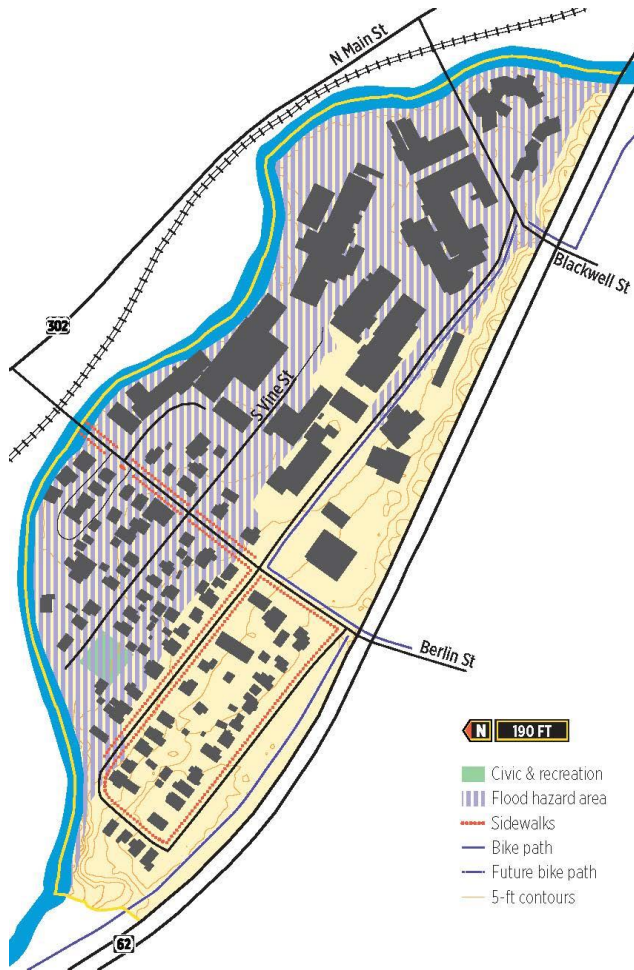
Future Land Use and Development Patterns. Wiley Street has historically been a mixed-use neighborhood. Decisions about future land use and development should seek to balance the suitability of this land for continued industrial activities with reasonable protections for nearby residents. Specifically, this plan recommends the following land use policies, actions and projects:

- A. The Wiley Street neighborhood is visible from Route 62, with several industrial buildings backing up to the highway. Since they are among the first structures travelers entering the city

on Route 62 see, the rear facades of these buildings create a poor ‘first impression’ of our community. Opportunities for rehabilitating these buildings and/or screening them with landscaping or public art should be explored to create a more attractive gateway to Barre City.

- B. Given the primarily industrial character of the neighborhood, the land use regulations were revised to allow for expanded live-work and/or non-residential use on currently residential properties and to limit further residential development.

Vine Street



Location. The Vine Street neighborhood is also bounded by Route 62 and the Stevens Branch. It is accessed and bisected by Berlin and Blackwell Streets.

Current Land Use and Development Patterns. This is neighborhood was also established in the early 20th century as the city’s granite industry expanded. South of Berlin Street is industrial with approximately 240,000 square feet in what were once granite sheds and outbuildings. While there continues to be stoneworking, the industrial activities have diversified to include trucking, warehousing, and fuel storage and distribution.

Along and north of Berlin Street is a residential area of around 65 residential properties and 100 dwellings. This includes around 50 single-family homes, 10 duplexes and several multi-unit buildings. The modest single-family homes and duplexes on small lots were constructed as housing for granite workers and their families, and remain primarily owner-occupied.

There is a small city park on Vine Street with a playground. The proposed route of the Central Vermont Bike Path crosses from the west side of

Route 62 at Blackwell Street and travels through this neighborhood along Smith Street, and continuing along the east side of Route 62. There are sidewalks along Berlin Street and some of the residential side streets. A large portion of the developed land in this neighborhood is below flood elevation. The homes around Scampini Square are particularly vulnerable to flooding and have sustained repeated flood damage.

Future Land Use and Development Patterns. The Vine Street neighborhood should continue to accommodate both industrial and residential uses. To maintain or enhance the compatibility of these uses, this plan recommends the following land use policies, actions and projects:

- A. A landscaped buffer should be established and retained between the residential and industrial properties. New or expanding industrial uses will be required to meet performance standards (noise, vibration, dust, etc.) to protect quality of life for neighborhood residents. Heavy industrial uses that have the potential to be a hazard for neighborhood residents should be discouraged and directed towards other industrial areas of the city where homes are further away.
- B. Higher-density housing in multi-unit structures should be allowed along Berlin Street to establish a transitional zone between the industrial area to the south and the single-family homes to the north. On the side streets, residential density should not increase, particularly within the flood hazard area.
- C. The industrial properties should be accessed from, and truck traffic routed onto, Blackwell Street to the greatest extent feasible.

North Main Street | Route 62 to 6th Street



Location. This diverse neighborhood is located along North Main Street from Route 62 to 6th Street and is bounded by the Stevens Branch to the west. Gunner Brook flows into the Stevens Branch just north of Blackwell Street. Most of this neighborhood is below flood elevation and these areas face the most significant flooding challenges in the city.

Current Land Use and Development Patterns. The frontage on North Main Street through this neighborhood is largely developed with commercial uses such as a used car sales business, a motel, and industrial uses. This neighborhood also includes an industrial and commercial area on West Second Street where two granite businesses remain in operation as well as a lumberyard and warehousing activities.

There is a high-density residential neighborhood along North Seminary, Brook and Laurel Streets that is composed primarily of duplexes, triplexes and quadplexes (180 dwellings altogether). Most of these multi-family units are not owner-occupied. North Barre Manor, with 120 units of affordable housing, is located on North Main Street. Sixth Street is the most recent addition to this neighborhood with around 10 single-family homes built in the 1990's and early 2000's. The Public Safety Building and adjoining Wobby Park is located on 4th Street.

Future Land Use and Development Patterns. This plan recommends the following land use policies, actions and projects:

- A. While this segment of North Main Street is anticipated to remain a commercial and light industrial corridor that accommodates auto-dependent and high-traffic retail uses, efforts should be made to reduce the expanses of asphalt along property frontages and better control access to reduce congestion, improve motorist and pedestrian safety, and create a more attractive street.
- B. The land use regulations should encourage more community-serving businesses that are oriented primarily to providing goods and services to city residents to locate in this area. The regulations should continue to support higher-density, multi-family housing in this neighborhood.
- C. Given the density of residential development at the south end of this neighborhood, including elderly, disabled and affordable housing, accessible and safe pedestrian routes are critical so residents can walk to nearby businesses up and down North Main Street. Many residents in this neighborhood have little to no private outdoor space associated with their home. Residents in this neighborhood should have convenient access to a community park where people can gather and recreate. Given flooding issues, there may be a future opportunity to acquire land along the river that could become such a park.
- D. The likelihood of recurrent flooding within the lower portion of this neighborhood must be recognized. Buildings should be designed with the expectation that basements will flood.

North Main Street | City Line to 6th Street



Location. This area is part of the gateway to Barre City for southbound travelers on Route 302. It is bounded by the Stevens Branch to the south and the city line to the north and west. On the south side of Route 302, the rail line travels through the narrow corridor between the highway and the Stevens Branch. The terrain, with a fairly high and steep bank on the north side of Route 302 creates a natural break in the development pattern along the highway to the west in Barre Town.

Richardson Road provides access to a residential neighborhood, which is largely located in Barre Town. Jones Brothers Way provides the only access to the land between the railroad and the river.

Current Land Use and Development Patterns. There is a mix of small-scale commercial and single-family residential properties along this segment of North Main Street. The residential development on Jorgensen Lane is one of the most recent in the city and includes around a dozen single-family homes built between 2008 and 2010.

While there are sidewalks on the east side of North Main Street in portions of this area, they are disconnected from the rest of the city's sidewalk network. There is a missing segment north of Sixth Street and south of Richardson Road where the terrain adjacent to the road is steep.

A principal land use in this neighborhood is the Granite Museum, which sits on a 12-acre parcel that is a visible gateway to the city on Route 302. The museum is located in the Jones Brothers Company's original 25,000 square foot granite shed built in 1895 and restored in 2002. The museum has exhibits on all aspects of the region's granite heritage - geology, technology, tools, and culture - hands-on education and training, and a sculpture garden. The planned bike path between Barre City and Montpelier would cross the Stevens Branch and enter the Granite Museum property. The open land along the river also serves a critical flood control purpose by essentially 'storing' floodwaters that would otherwise back up into the developed portions of the city.

Future Land Use and Development Patterns. Given existing natural resource constraints, this plan recommends the following land use policies, actions and projects:

- A. The land in this neighborhood was rezoned to avoid a continuation of highway commercial strip development from Berlin into the city and to recognize that much of the land is poorly suited for the types of development currently allowed.
 - A-1. The land use regulations should facilitate use of this land by the museum and for flood control. This land also creates an opportunity for greater public recreational access to the river.
 - A-2. There is a 15-acre undeveloped field at the city line behind the lots fronting on North Main Street. Some of this land is steep, but portions may be suitable for residential development. A planned unit development (PUD) with cottages or townhomes could be thoughtfully sited on the hillside with homes that would enjoy a view out over the river valley.
- B. Efforts should be made to connect the sidewalks in this neighborhood to the city sidewalk network, and to complete the bike path to the museum and beyond through Berlin to Montpelier. The amount of traffic and lack of shoulders on Route 302 make the highway poorly suited for bicycling.

Beckley Street

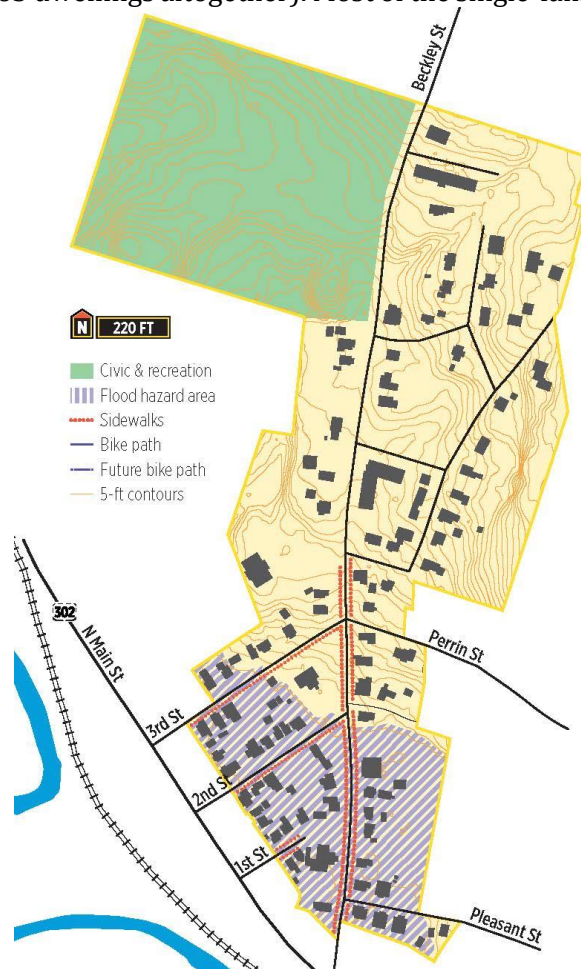
Location. The Beckley Street neighborhood extends north from the east side of North Main Street to the city line. It includes land fronting on Beckley Street and a number of intersecting side streets.

Current Land Use and Development Patterns. This neighborhood is primarily residential and includes a mix of multi- and single-family homes (165 dwellings altogether). Most of the single-family homes are owner-occupied, while most of the multi-family properties are not owner-occupied. There are two civic properties in this neighborhood - St. Monica's Cemetery and the Mutuo club.

The pre-war neighborhoods along First, Second and Third Streets are densely developed with homes on very small lots. Most of this end of this neighborhood is below flood elevation. The homes further up the hill along Beckley Street were generally built in the second half of the 20th century on larger lots than those closer to North Main Street. There are also several larger, multi-unit buildings.

Future Land Use and Development Patterns. This plan recommends the following land use policies, actions and projects:

- A. This neighborhood should remain primarily residential with single-family and multi-family buildings at a scale and density that generally reflect the pre-war development pattern at the southern end. At the far northern end of this district, there are areas with steeper slopes and limited access where a lower residential density would be appropriate.
- B. There are opportunities for infill residential development throughout this neighborhood. Infill development should follow traditional neighborhood development patterns and should be compatible with the surrounding built and natural environment. Front yards should be maintained as green spaces and should not be converted to parking for multi-unit buildings.
- C. Multi-unit residential structures should be allowed with standards to ensure that they will be compatible with the neighborhood and if the buildings are of a size and character fairly similar to single-family homes.



Farwell Street

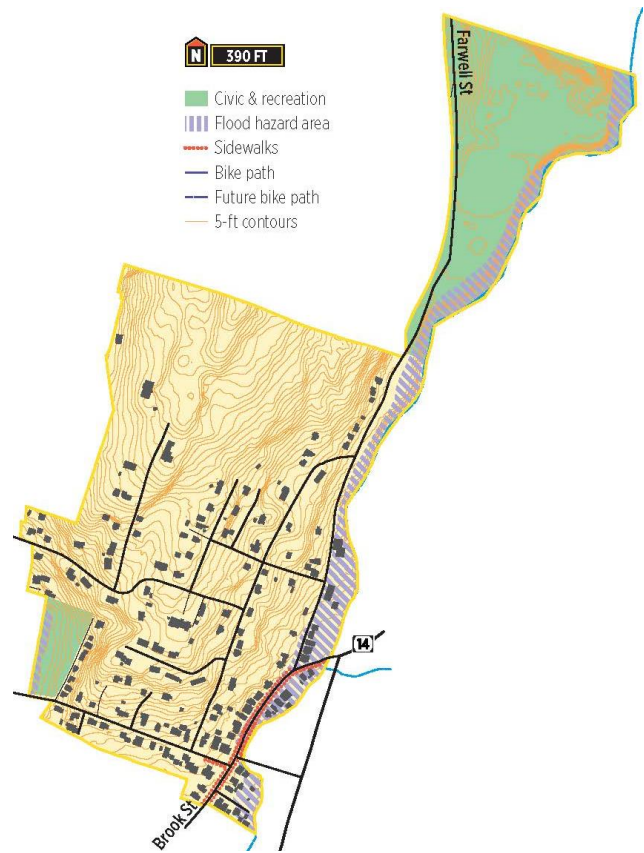
Location. The Farwell Street neighborhood includes the area between Beckley and Farwell Streets from Pleasant Street to the city line. Gunner Brook defines the neighborhood's eastern boundary. The brook flows at the base of a steep slope in the northern end of the neighborhood, which separates the city's former landfill site from Hope Cemetery.

Current Land Use and Development Patterns. There are around 170 dwellings in the Farwell Street neighborhood, 65% of which are single-family homes. Of the 130 residential properties, 83% are owner-occupied. There is a small commercial area in this neighborhood near the intersection of Farwell Street and Maple Avenue.

Canales Park, a 2-acre natural area off Pleasant Street, is located in this neighborhood. At the top of Farwell Street is a 21-acre property owned by the city that includes the closed landfill and a baseball field, known as Tarquinio Park. Only a limited portion of this neighborhood along Brook Street and Maple Avenue have sidewalks.

Around 15 acres of hillside land adjacent to the city line remains undeveloped and largely wooded. This land was historically laid out for residential lots with planned extensions of streets like Colby Street, Beech Street and Pine Street further up the hillside. However, steep slopes and shallow depth to bedrock pose significant natural limitations that make it unlikely that these lands can be developed as planned on paper.

Future Land Use and Development Patterns. This plan recommends the following land use policies, actions and projects:



- A. This neighborhood is envisioned to remain predominately residential.
 - A-1. There are opportunities for infill residential development in this neighborhood. Infill development should follow traditional neighborhood development patterns and should be compatible with the surrounding built and natural environment. Multi-unit residential development may be compatible with this neighborhood if the buildings are of a size and character similar to single-family homes.
 - A-2. There may be opportunities for new residential development on some of the undeveloped land in this neighborhood. Such development will need to be carefully sited and designed in response to the environmental constraints posed by steep slopes, shallow depth to bedrock, and streams. PUD's with cottages or townhomes that would fit small footprint buildings into the terrain more effectively would be more appropriate than extending the street grid and lot pattern further up the hill as once envisioned.
 - A-3. Some of the undeveloped portions of Elmwood Extension, Pine and Beech Streets are "paper streets" as described in the transportation section of this plan. A resolution to that problem will be required to permit development on these streets.
- B. The existing commercial area should remain at its current extent and level of intensity given its location within a flood zone. Further commercial development beyond the current business

properties should be limited to home-based businesses that can operate without reducing the quality of life for nearby residents. Businesses that would generate significant traffic on residential streets or noise, light, odors or other similar impacts noticeable at the property line would not be suitable in this neighborhood.

- C. When major repairs or upgrades are made to neighborhood streets, sidewalks should be added or restored, particularly along the through streets such as Pleasant Street, Farwell Street, Perrin Street and Elmwood Avenue. Canales Park should be maintained in its natural state as a city park under the management of the city Recreation Department. Recreational use of this property should be encouraged by improving trails and providing amenities like benches and bike racks. Opportunities for re-use of the former landfill site such as production of renewable energy should be explored.

Maple Avenue

Location. The Maple Avenue neighborhood is bounded by Gunners Brook to the west, a steep slope to the east and Hope Cemetery to the north. To the south, the neighborhood includes land fronting on Summer Street and Seminary Street. Maple Avenue (Vermont Route 14) is a heavily traveled street with both local and through traffic (Route 14 connects downtown to U.S. Route 2).

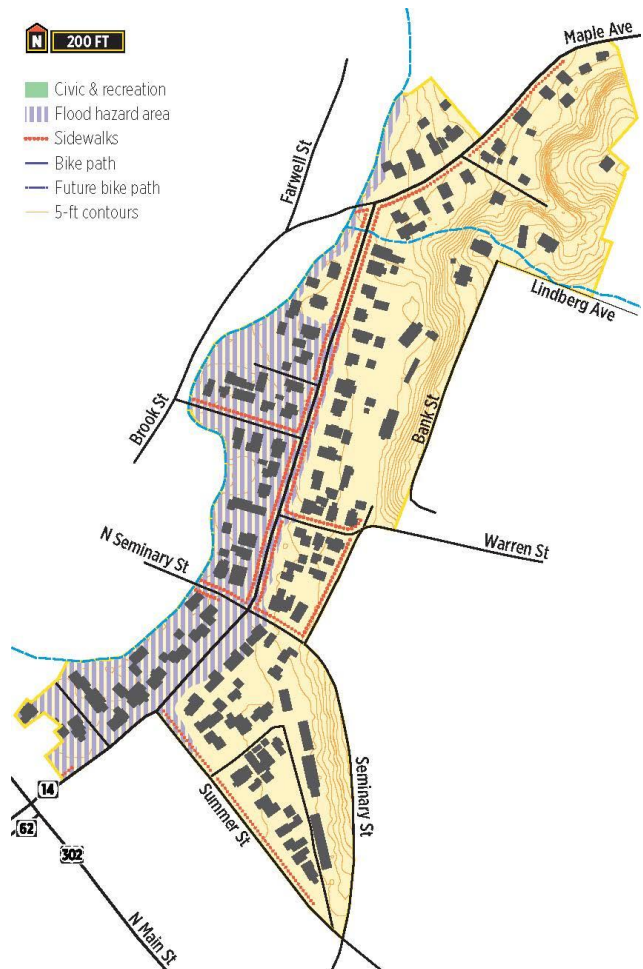
Current Land Use and Development Patterns.

The northern portion of the Maple Avenue neighborhood is primarily residential, while the southern portion has some offices and small businesses mixed with residential uses. The southernmost properties fronting on Maple and Summer Street are part of the designated downtown. Most of the land to the east of Maple Avenue is below flood elevation.

There are around 190 dwellings in this neighborhood, the majority of which are in multi-unit structures and are rentals. Only around 60 of the residential properties are owner-occupied and 70% of dwellings are rentals. Along Maple Avenue, many of the buildings were historically constructed as duplexes. Some single-family homes and duplexes in this neighborhood have been further divided to create three or four unit buildings. Buildings fronting on Maple Avenue are built at or close to the edge of the sidewalk.

Future Land Use and Development Patterns.

This plan recommends the following land use policies, actions and projects:

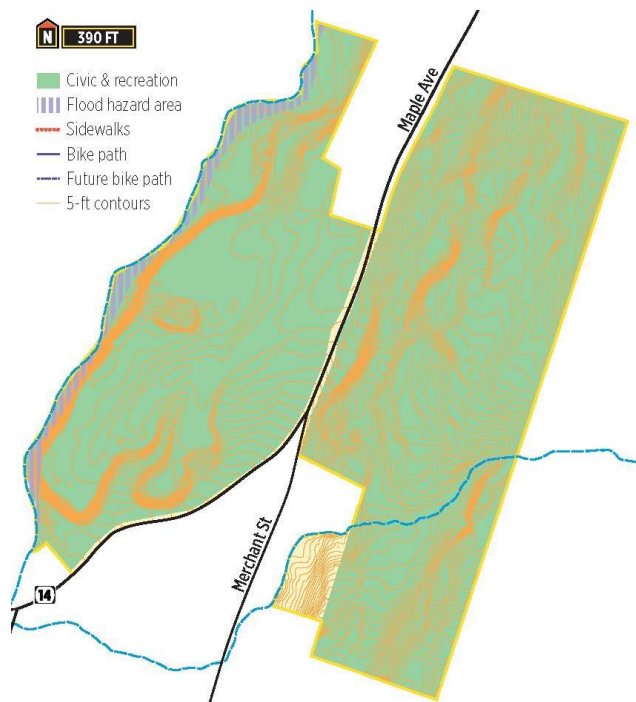


- A. The middle to southern end of this neighborhood is envisioned to become increasingly mixed-use and higher density as downtown revitalization spurs growth expanding outward from the central business district.
 - A-1. Many of the structures along Maple Avenue, particularly at the southern end, are in poor condition and are candidates for tear-down and replacement.
- B. The northern end of this neighborhood is envisioned to remain primarily residential. Outside of the flood hazard area, moderate-density multi-family housing should be allowed with appropriate standards to maintain and enhance the visual character of this corridor into downtown.

Hope Cemetery and Cow Pasture

Location. This neighborhood is primarily composed of two large publicly owned properties at the city line on either side of Maple Avenue. On the west side of Maple Avenue is the 54-acre Hope Cemetery and on the east side is approximately 67 acres of undeveloped, city-owned land known as the “Cow Pasture.”

Current Land Use and Development Patterns. Hope Cemetery is discussed in several places in this plan, including in the Community Services and Amenities chapter.



The Cow Pasture serves important ecological functions in its undeveloped state. This open space provides a range of environmental services, including watershed protection, and associated stormwater and erosion control, and habitat for a variety of plant and animal species. The land also serves important social functions by providing opportunities for passive or low-impact recreation, allowing city residents to enjoy outdoor activities more typically associated with rural living. The undeveloped tract of land contributes positively to the quality and character of the City.

Recreation is a primary use of the Cow Pasture. The pasture hosts a network of trails in excess of two miles. There is a single designated public access point at the end of Maplewood Avenue. Common recreation activities include trail walking and running, dog walking, bird and wildlife watching, snowshoeing and cross country skiing, berry picking, exploring with children, mountain biking, and sledding. In addition, the Cow Pasture provides winter connectivity to the VAST trail network from Barre City, with trail maintenance provided by the Barre City SnoBees.

The Cow Pasture is bounded by several large, private, undeveloped properties. Many of the recreation trails extend beyond the Cow Pasture's boundaries. Recreational access to neighboring properties is an integral part of the Cow Pasture's recreation experience. Continuity with bordering undeveloped properties is an important element of the Cow Pasture's ability to provide ecological services.

The Cow Pasture Stewardship Committee completed a 2013 Inventory, Assessment and Recommendations report that describes the property and resources, providing recommendations to help the City steward and plan for the future of the property. In 2017, a 10-year Management Plan was created to help the volunteer-run Committee maintain the property for open space, recreation and aesthetic enjoyment, and to support the property's ecological integrity and biodiversity. The City Council approved this Plan on April 4, 2017, and is incorporated for reference into this Plan.

Future Land Use and Development Patterns. This plan recommends the following land use policies, actions and projects:

- A. Hope Cemetery serves as a gateway to the city and its potential to bring visitors to our community is not being fully realized. The opportunity to develop a Visitors' Center and gateway signage on the city-owned property across from the cemetery should be explored.
- B. Creation of the Cow Pasture Stewardship Committee is a strong statement of support for the pasture's management.
 - B-1. Future planning of the Cow Pasture must establish it as an enduring conservation and recreation resource supported by the resources, policies, and institutions necessary to maintain its ecological and social qualities.

Merchant Street

Location. This neighborhood includes land along Merchant Street and Warren Street. Much of this area is separated from adjoining neighborhoods by significant changes in elevation.

Current Land Use and Development Patterns. The Merchant Street neighborhood is primarily residential with around 100 homes. About 80% of the residential properties in this neighborhood are owner-occupied. About 60% of the dwellings in this neighborhood are single-family homes. Multi-family structures in this neighborhood contain two to four units.

There is a small commercial area with several businesses near the intersection of Maple Avenue and Merchant Street. There are two baseball fields used by local youth teams adjacent to the businesses. The land used for the fields remains privately owned.

The city owns several parcels of undeveloped wooded land on Merchant Street. The parcels on the east side of the street are part of a steep hillside with no development potential, but the parcels on the west side is only moderately sloped.

Future Land Use and Development Patterns. This plan recommends the following land use policies, actions and projects:

A. This neighborhood is envisioned to remain predominately residential.

A-1. This neighborhood is currently zoned for a lower density of residential development than presently exists and multi-family housing is allowed, which creates opportunities for the conversion or replacement of existing single-family homes with multi-unit buildings. While some infill potential and small multi-family buildings may be desirable, the land use regulations were revised to maintain a density and scale of residential development that is not substantially greater than what currently exists. Front yards should be maintained as green spaces and should not be converted to parking for multi-unit buildings.

A-2. The feasibility of developing the city-owned parcels on the west side of Merchant Street for affordable housing should be explored.

A-3. Non-local traffic from Route 14 onto Merchant Street should be discouraged.

B. The existing commercial area should remain at its current extent and level of intensity given its location in a residential area. Further commercial development beyond the current business properties should be limited to home-based businesses that can operate without reducing the quality of life for nearby residents.



Currier Park

Location. This neighborhood, just beyond the downtown urban center districts, includes Currier Park and the properties that face the park, as well as blocks to the north and west of the park. A stream flows through this area.

Current Land Use and Development Patterns. The Currier Park neighborhood is primarily residential with around 265 homes. This neighborhood has experienced a significant conversion of residential properties from single-family to multi-family and from owner-occupied to rental units in

recent decades. Currently there are only around 30 single-family homes remaining and about 45% of residential properties are owner-occupied in the neighborhood. The change in the character of this neighborhood is a harbinger of what could occur in other residential neighborhoods in the city that are similarly zoned to allow for higher density residential than currently exists and multi-family buildings with few limitations on their scale.

There are a few non-residential uses in the neighborhood, but these are primarily businesses operated from a residential property such as professional offices or personal services. There is also a city-owned playground across from the former Mathewson School on Elm Street.

Currier Park, Barre City’s formal ‘village green’, is located in this neighborhood. The properties around this green form the Currier Park Historic District, which is listed in both the state and national historic registers.

Future Land Use and Development Patterns. This plan recommends the following land use policies, actions and projects:

- A. The properties fronting on Currier Park and adjacent to the downtown business district are suitable for a mix of residential and compatible, low-intensity business uses such as professional offices or personal services. Residential character and historic buildings within this district should be maintained. Front yards should be maintained as green spaces and should not be converted to parking for nonresidential or multi-family buildings
- B. While there should be flexibility in the use of the existing buildings, efforts should be made to retain the historic structures and character in the Currier Park District. The city’s design review district was extended to include the properties within the historic district.



Tremont Street

Location. The Tremont Street neighborhood includes property adjacent to Tremont Street and north to the city line. A stream forms the eastern boundary of the neighborhood. Most of the land within this area has moderate to steep slopes.

Current Land Use and Development Patterns. The Tremont Street neighborhood is entirely residential with around 325 homes. Approximately 80% of residential properties in this neighborhood are owner-occupied. Around 60% of the dwellings in this neighborhood are single-

family homes and 40% are in multi-unit buildings. Most of the multi-family units are in buildings with four or fewer units.

There is a major parcel of privately-owned, undeveloped land in the northern portion of this neighborhood, the Perrin farm, which includes around 47 acres at the city line. A small portion is fairly steep and wooded, but most of the land is gently to moderately sloped open pasture.

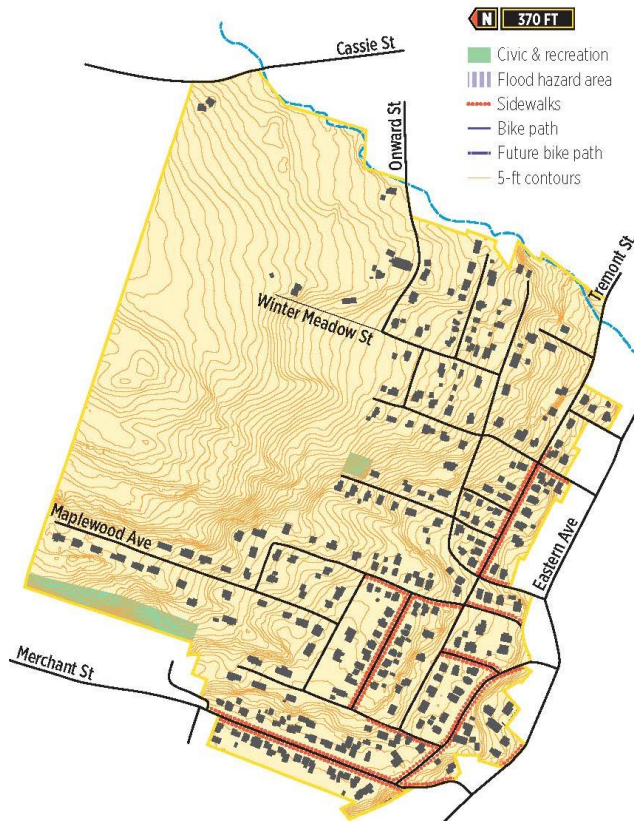
Future Land Use and Development Patterns.

This plan recommends the following land use policies, actions and projects:

A. This neighborhood is envisioned to remain predominately single-family, owner-occupied homes and multi-unit buildings.

- A-1. Most of this neighborhood is currently zoned for a medium density of residential development than presently exists and multi-family housing is allowed, which creates opportunities for the conversion or replacement of existing single-family homes with multi-unit buildings. While some infill potential and small multi-family buildings may be desirable, the land use regulations were revised to maintain a density and scale of residential development that is not substantially greater than what currently exists. Maintaining or increasing the owner-occupied percentage of housing units to maintain the neighborhood character of the area would be desirable. Front yards should be maintained as green spaces and should not be converted to parking for multi-unit buildings.
- A-2. If the Perrin farm were to be developed, it would be desirable to extend the existing city street network and continue the existing traditional neighborhood development pattern into this property to the extent feasible given the terrain. Returning some or all of the property to more active agricultural use should also be encouraged, particularly for local food production. Portions of the property could be considered prime agricultural soils. Other portions may not be possible to develop due to the terrain and soil type. It would be desirable to allow the Tremont Street and Camp Street neighborhood residents access to the Cow Pasture property. Many residents currently access the Cow Pasture property through the Perrin property. In the case of new development, care should be taken to minimize stormwater run-off, protect wetland functions and meet the open and green space goals outlined in the Natural Environment chapter of this plan.

B. When major repairs or upgrades are made to through streets in this neighborhood, sidewalks should be added.



Camp Street



Location. The Camp Street neighborhood encompasses the residential blocks in the northeast corner of Barre City. The neighborhood is bounded by a stream on the west and Elmwood Cemetery to the south.

Current Land Use and Development Patterns. The Camp Street neighborhood is entirely residential with nearly 280 homes. Around 95% of the residential properties in this neighborhood are developed with single-family homes and 92% are owner-occupied. The residential areas in this neighborhood continue north into Barre Town. The city's sidewalk network does not extend into most of this neighborhood.

Future Land Use and Development Patterns. This plan recommends the following land use policies, actions and projects:

- A. This neighborhood is envisioned to remain predominately single-family residential.
- B. When major repairs or upgrades are made to through streets in this neighborhood, sidewalks should be added. Camp Street particularly would benefit from sidewalks as it carries a greater amount of, and faster moving traffic between Barre City and Barre Town than other streets in the neighborhood.

Washington Street

Location. The Washington Street neighborhood includes the properties fronting on Route 302 east of the Mixed Use Districts -1 and -3, and the adjoining blocks of residential districts. A steep elevation change defines the southern boundary of this neighborhood.

Current Land Use and Development Patterns. The Washington Street neighborhood is a mixed-use area. There are a number of small offices, primarily in converted residences, along Washington Street, as well as a few other small businesses.

There are about 565 residences in this neighborhood of which about 40% are single-family homes. Around 71% of residential properties are owner-occupied, including a substantial number of owner-occupied rental properties (90% of multi-unit structures are owner-occupied).

Elmwood Cemetery, which is owned by the city, is located in this neighborhood. Adjacent to the cemetery is a small city-owned park, which is developed with a baseball field.

Future Land Use and Development Patterns.

This plan recommends the following land use policies, actions and projects:

- A. The properties fronting on Washington Street as it extends outward from the downtown business district are suitable for a mix of residential and compatible, low-intensity business uses such as professional offices or personal services. Current zoning along this segment of Washington Street was revised to allow appropriate nonresidential uses, primarily within existing buildings.
- B. The gateway along Washington Street at the city's eastern boundary is constrained by steep slopes and the river defining a narrow corridor. This corridor is envisioned to remain a mix of residential and small, low-intensity commercial uses. Efforts should be made to improve the aesthetic character of this gateway to the city. The current Mixed Use-1 zoning district along this segment of Washington Street was revised to provide better control over the scale, intensity and character of development.
- C. The city owns two acres of parkland adjacent to Elmwood Cemetery, which is only partially occupied by the baseball field. Opportunities for fully utilizing this property for recreational use by neighborhood residents should be explored.



South Main Street | Downtown to Mill Street

Location. The South Main Street neighborhood south of downtown includes land along South Main Street (Vermont Route 14). The Stevens Branch forms the western boundary of the neighborhood. A steep hillside and the railroad form the eastern boundary. The convergence of the Jail Branch with the Stevens Branch of the Winooski River occurs within this neighborhood.

Current Land Use and Development Patterns. The South Main Street neighborhood is a mixed-use area with industrial, commercial and residential uses interspersed. There is more than 200,000 square feet of commercial and industrial space in this neighborhood, including the industrial complex on Wall Street and several former warehouse buildings along the rail line.

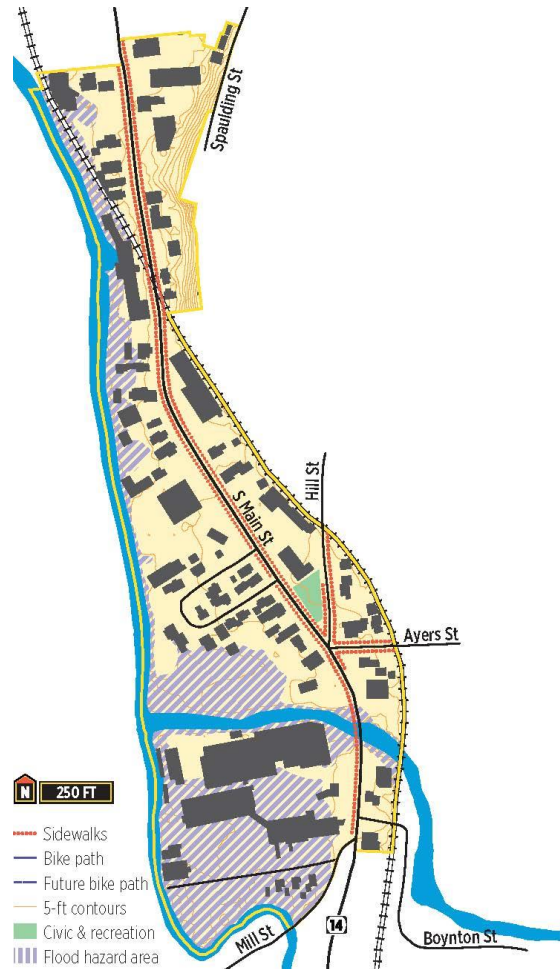
There are about 190 residences in this neighborhood; approximately 40% of the dwelling units are located in Barre Housing Authority's Tilden House, an apartment building that provides affordable housing to low income, elderly and disabled residents. Around 31% of residential properties are owner-occupied; around 92% of dwellings in the neighborhood are rental units.

The city owns a 0.2-acre parcel at the corner of South Main Street and Hill Street that is a parking lot, unmetered and used by the locals in the area to frequent the businesses along South Main Street where parking is lacking. There are sidewalks along South Main Street through the neighborhood.

However, in many locations the sidewalks are poorly delineated due to undefined parking areas and/or excessively wide access to adjoining properties.

Future Land Use and Development Patterns. This plan recommends the following land use policies, actions and projects:

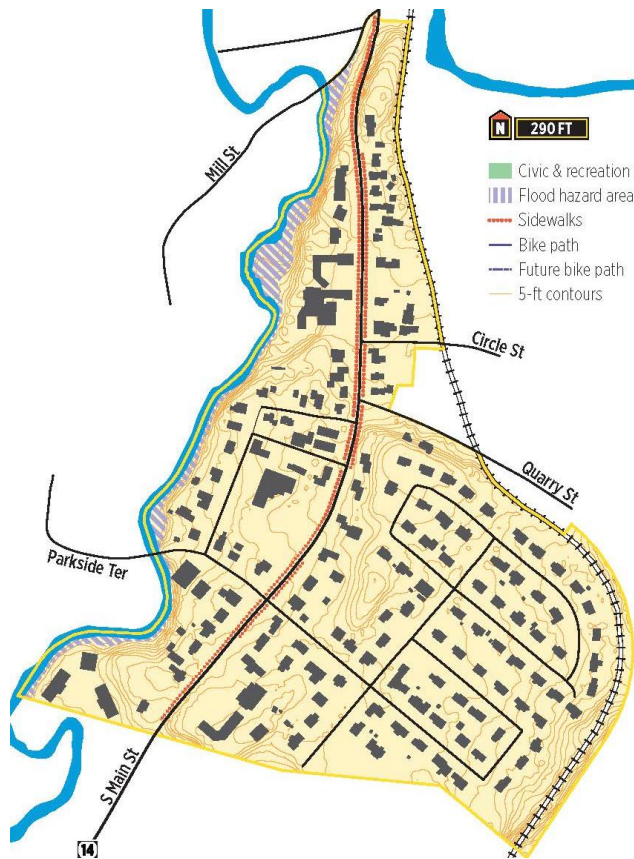
- A. This neighborhood is envisioned to remain mixed use with industrial, commercial and multi-family residential uses. The land use regulations encourage more community-serving businesses that are oriented primarily to providing goods and services to city residents to locate in this area. The regulations should continue to support higher-density, multi-family housing in this neighborhood.
- B. Streetscape, sidewalk and access management improvements are needed along South Main Street throughout this neighborhood. Efforts should be made to reduce the expanses of asphalt along property frontages and better control access to reduce congestion, improve motorist and pedestrian safety, and create a more attractive street.
- C. Given the density of residential development in this neighborhood, including Tilden House, accessible and safe pedestrian routes are critical so residents can walk into downtown and to nearby businesses up and down South Main Street.
- D. There is very little greenspace within this neighborhood and many residents in this neighborhood have little to no private outdoor space associated with their dwelling. The need for the city parking located at the Hill Street intersection should continue be assessed.
- E. Given its level grade, South Main Street is the ideal walk/bike connection between downtown and Spaulding High School and surrounding neighborhoods. Options for creating a safe walk/bike corridor for all ages should be explored.



South Main Street | Mill Street to City Line

Location. This neighborhood includes the land between the Stevens Branch and the railroad along South Main Street. The northern boundary of this neighborhood is defined by a steep hill and the southern boundary is the city line.

Current Land Use and Development Patterns. The South Main Street neighborhood from Mill Street to the city line includes a mix of uses along the South Main Street and residential blocks behind South Main Street. The businesses in this neighborhood are primarily offices and personal services, including one of Central Vermont Medical Center’s primary healthcare offices.



There are about 150 residences in this neighborhood, mostly single-family homes. Around 75% of residential properties are owner-occupied. The residential blocks east of South Main Street were developed in the mid-20th century, largely with ranch homes. This neighborhood is close to the Barre Elementary and Middle School, Rotary Park, and Spaulding Union High School making it an excellent area for families with children. However, the neighborhood streets were constructed without sidewalks and the hill makes it a challenging walk to the elementary school and park.

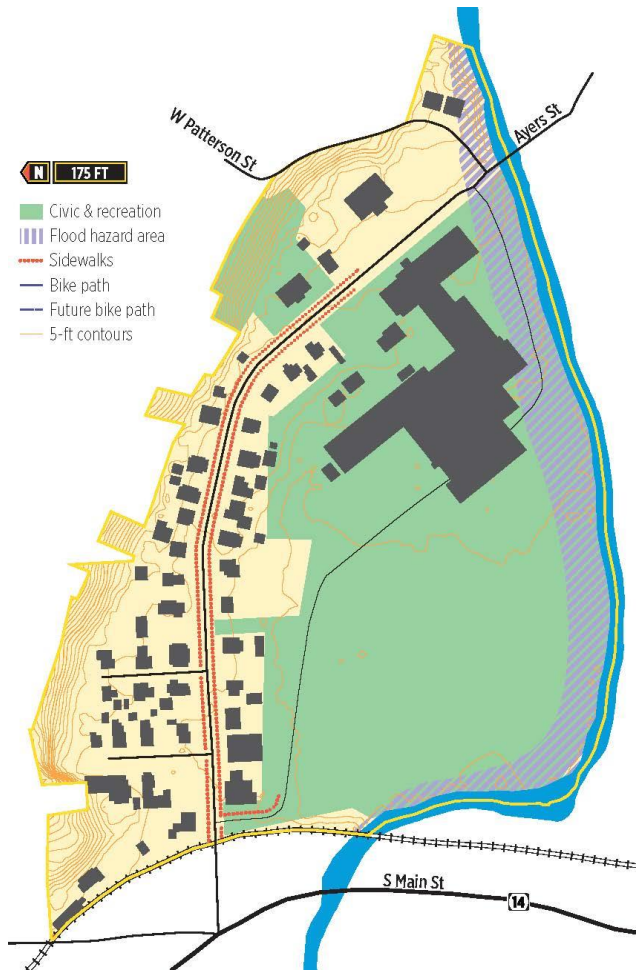
Future Land Use and Development Patterns. This plan recommends the following land use policies, actions and projects:

- A. The blocks to the east and west of South Main Street are envisioned to remain predominately single-family residential with only limited growth in the number of homes. The city’s regulations were revised to limit opportunities for conversion of single-family homes to multi-unit buildings.
- B. The properties fronting on South Main Street in this neighborhood were rezoned to Urban Core 3 to avoid conversion to a highway commercial strip. If commercial uses are to be allowed, they should be small-scale and should maintain an attractive gateway to the city.
- C. When major repairs or upgrades are made to neighborhood streets, sidewalks should be added or restored along most through streets.

Ayers Street

Location. The Ayers Street neighborhood includes Spaulding Union High School and is bounded to the south by the Jail Branch and to the north by a steep bank.

Current Land Use and Development Patterns. The Spaulding Union High School occupies a 21-acre site along the Jail Branch that includes the school and associated sports fields. The district offices are located on a half-acre lot across the street from the school. There are sidewalks along Ayers Street from the school to South Main Street, but there remain opportunities for improved pedestrian connections to the school from surrounding neighborhoods and within the school property itself.



Ayers Street is developed with a small residential neighborhood of around 65 homes. Around 75% of residences are in multi-unit structures, mostly duplexes. About 64% of residential properties in the neighborhood are owner-occupied.

There are several businesses located in this neighborhood.

Future Land Use and Development Patterns. This plan recommends the following land use policies, actions and projects:

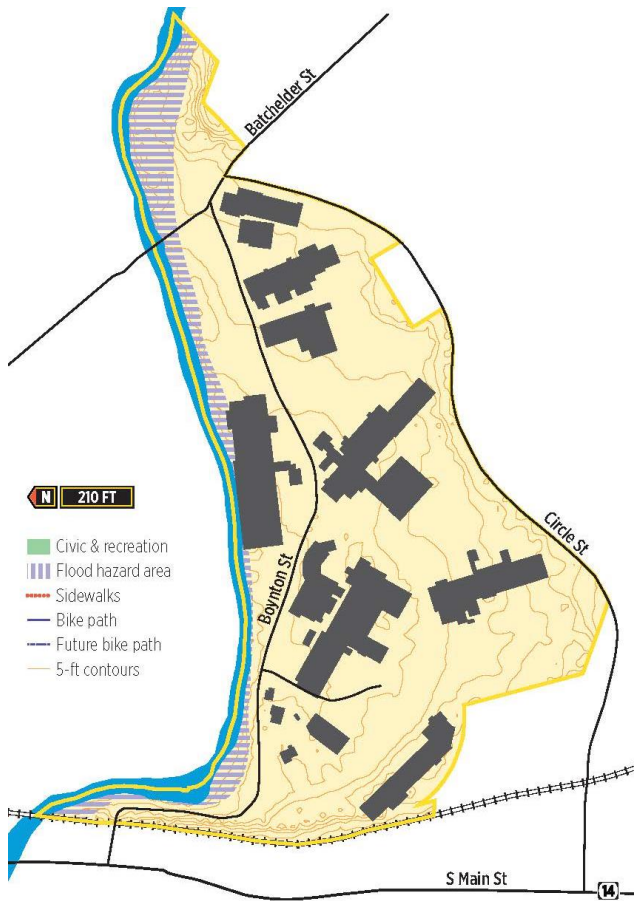
- A. This neighborhood is envisioned to remain predominately residential with only limited growth in the number of homes and buildings.
- B. Locating or expanding businesses on Ayers Street that would increase traffic and interfere with access to, and activities at the school should be discouraged.
- C. Pedestrian and bicycle connections to the school should be improved with sidewalks extended from Ayers Street to surrounding neighborhoods.

Boynton Street

Location. The Boynton Street neighborhood is primarily an industrial area south of the Jail Branch and east of South Main Street.

Current Land Use and Development Patterns. Several heavy industrial uses are located in the Boynton Street neighborhood including a trucking depot and granite manufacturing. There is approximately 300,000 square feet of industrial space in this neighborhood. Unlike some of the other industrial areas in the city, there are few residential properties within or close by this neighborhood that have the potential to be negatively affected by heavy industrial activities. The neighborhood sits at a lower elevation than the residential blocks south of Circle Street. Several of the industrial properties have a wooded buffer along Circle Street, which also reduces impacts. The primary opportunity for conflict with the adjoining residential neighborhood is truck traffic. While the industrial properties front on Boynton rather than Circle Street, a railroad underpass prevents truck access to the industrial properties via Boynton Street.

Future Land Use and Development Patterns. This plan recommends the following land use policies, actions and projects:



A. This neighborhood is envisioned to remain available for continued heavy industrial use with no more residential uses allowed.

B. The existing vegetative buffer that exists between the industrial properties and adjoining residential lots should be maintained and enhanced as needed to minimize the impact of heavy industrial activity on residents. The riparian buffer along the Jail Branch should also be maintained and enhanced to reduce run-off and pollutants entering the stream from industrial lands.

C. Opportunities to improve access to the industrial properties in this neighborhood via Boynton Street should be explored as a means of reducing truck traffic on Circle Street.

D. Opportunities for ‘greening’ the school’s overflow parking lot on Batchelder Street and demonstrating low impact development techniques for managing stormwater should be explored.

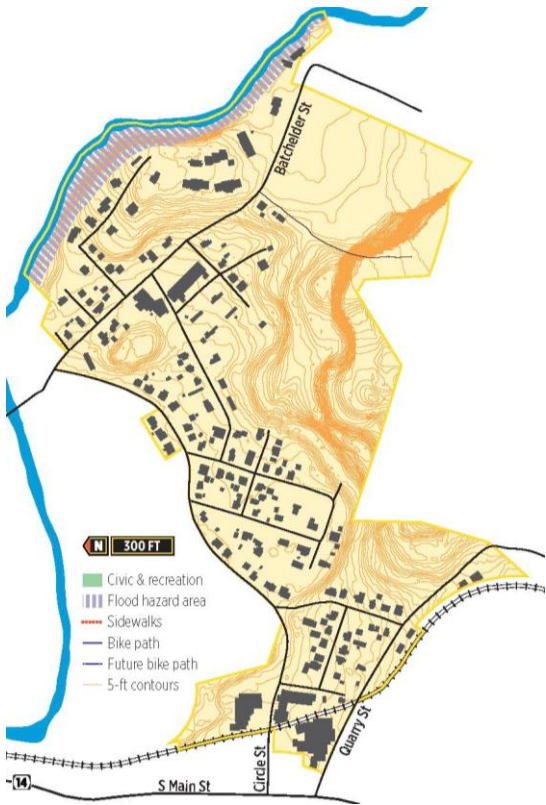
Circle Street

Location. The Circle Street neighborhood includes the residential blocks south of Circle Street and along Batchelder Street in the southeast corner of the city. The steep banks of the Jail Branch form the northwest boundary of this neighborhood. Much of the undeveloped land in this area is extremely steep leading up to a quarry across the city line in Barre Town.

Current Land Use and Development Patterns. The Circle Street neighborhood is largely residential. There are two industrial areas used for granite manufacturing in this neighborhood: one at the intersection of Batchelder and Lewis Streets and the other at the end of Circle Street near South Main Street. The neighborhood includes about 160 dwellings. Around 83% of residential properties are owner-occupied. About 60% of residences are detached, single-family homes. Westview, which is a 30-unit condominium development, is located off Batchelder Street. There is 11 acres of undeveloped wooded land off Batchelder Street that is relatively level. It backs up to the quarry across the city line in Barre Town.

This neighborhood is close to the Barre City Elementary and Middle School, Rotary Park, and Spaulding Union High School making it an excellent area for families with children. However, like the other residential blocks east of South Main Street, there are no sidewalks connecting this neighborhood to the nearby schools, parks and other destinations.

Future Land Use and Development Patterns. This plan recommends the following land use policies, actions and projects:

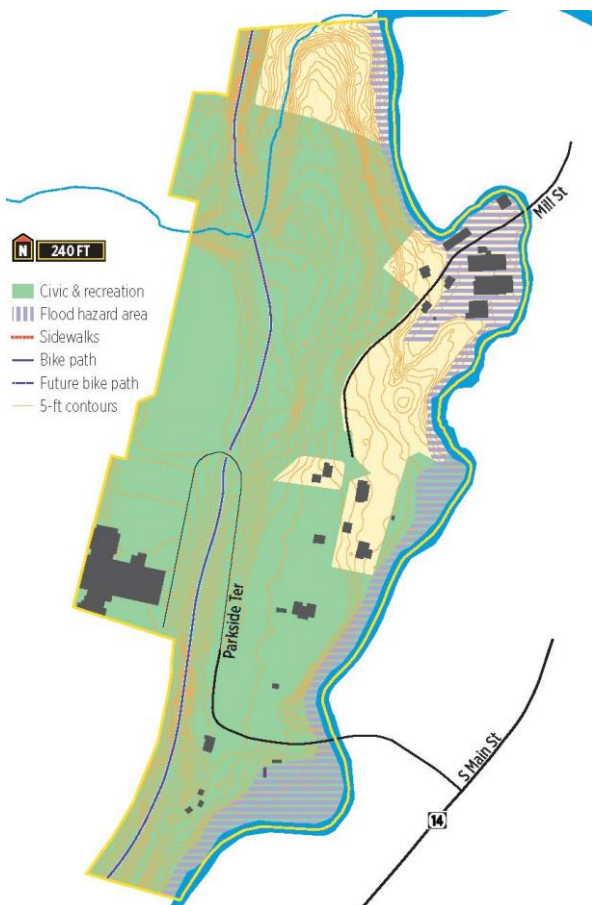


A. This neighborhood is envisioned to remain predominately residential with the two existing industrial sites continuing in their current use and extent but not expanding further into the residential neighborhood.

B. There are opportunities for residential infill and new development in this neighborhood, particularly Planned Unit Developments with cottages or townhomes that would fit small footprint buildings into the remaining undeveloped land.

C. When major repairs or upgrades are made to neighborhood streets sidewalks should be established along most through streets.

Rotary Park



Location. The Rotary Park neighborhood is located on the west side of the Stevens Branch at the south end of the city. Spaulding Falls, a very scenic section of the river, is located in this neighborhood at the northern boundary of Rotary Park.

Current Land Use and Development Patterns. The Rotary Park neighborhood is largely comprised of land owned by the city and school district. The Barre City Elementary and Middle School straddles the line between Barre City and Town. The city-owned Rotary Park includes 22 acres developed with a variety of recreation facilities, including the municipal pool. The park includes a significant amount of frontage on the river.

The Central Vermont Bike Path travels past the school and through the park on a former railbed. This one-mile segment of the path begins at Bridge Street in Barre Town and currently ends at Fairview Street. Besides the path, which is currently incomplete, pedestrian access to the school and park from other city neighborhoods is challenging.

This neighborhood also includes several acres of undeveloped, private land at the end of Brooklyn Street, most of which is steep. There are around 15 homes and a small industrial area near the river accessed via Mill Street. A couple of acres of undeveloped land above the flood elevation remain along Mill Street that have potential for infill development.

Future Land Use and Development Patterns. This plan recommends the following land use policies, actions and projects:

- A. This neighborhood is envisioned to remain predominately used for conservation and civic purposes with a small residential neighborhood that has some growth potential. This neighborhood would be particularly well-suited for family housing given the proximity to the school and park. The industrial site along Mill Street is entirely below flood elevation and is not envisioned to expand.
- B. Pedestrian and bicycle access to this neighborhood should be improved to the greatest extent feasible, including the completion of the bike path through the city, formalizing the connection from Brooklyn Street to the park and school, and creating access from Allen Street.
- C. An area adjacent to the school on Allen Street should be designated to complete a secondary access to the school.

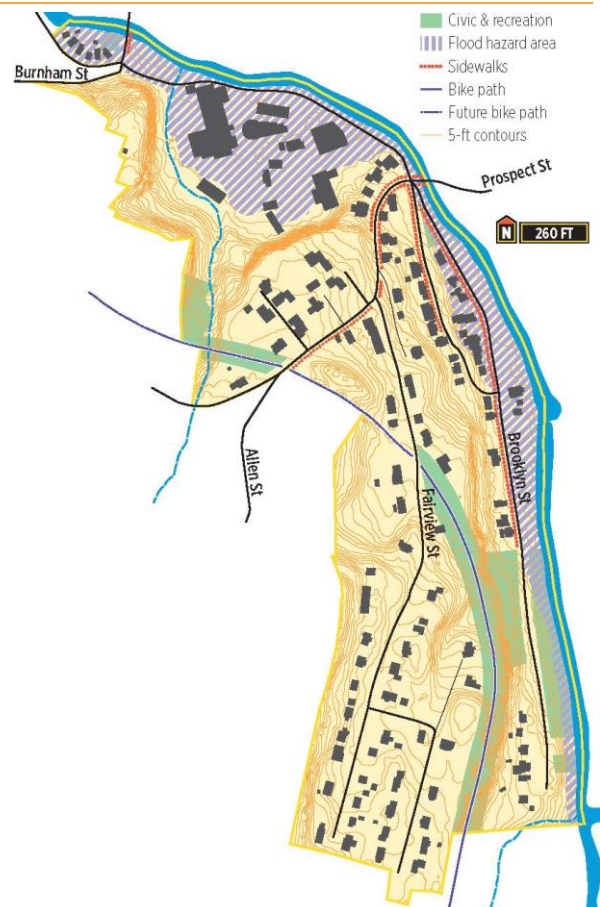
Brooklyn Street

Location. The Brooklyn Street neighborhood is bounded by the Stevens Branch to the east and a rising slope to the west. It includes the residential areas along Brooklyn Street, Fairview Street and Prospect Street, as well as the industrial area on Burnham Street.

Current Land Use and Development Patterns. This is a neighborhood that includes a developed industrial area along the river with residential streets extending up the surrounding hillside. The industrial area includes around 80,000 square feet of space, including the city's highway and public works facility.

There are about 170 homes in this neighborhood and around one third of those are single-family homes. Of the multi-unit residential properties, around 30% are owner-occupied. Most multi-unit buildings in this neighborhood have two to four units.

A segment of the Central Vermont Bike Path travels on the former railbed north from the school to Fairview Street. Between Fairview Street and

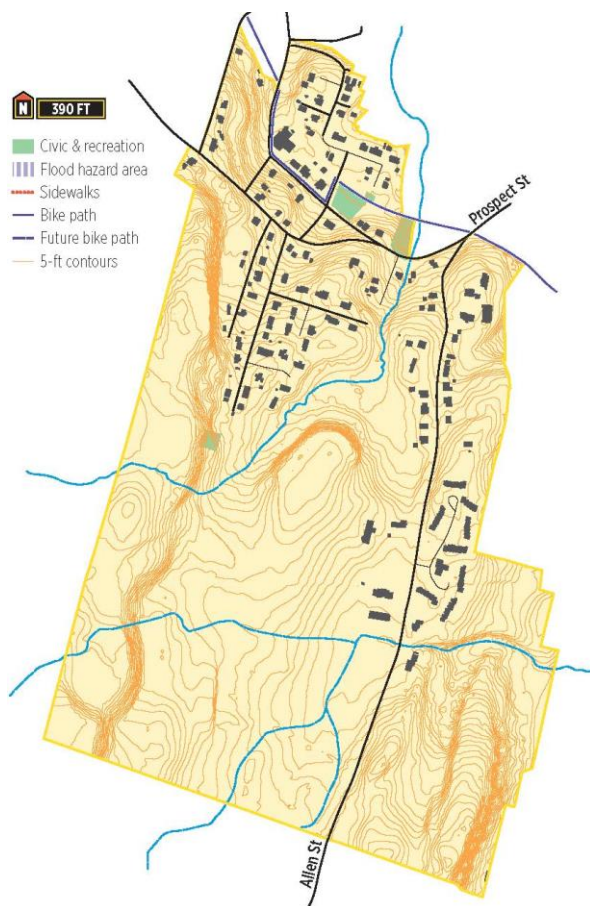


Prospect Street, a short portion of the railbed was sold back to adjoining landowners when the rails were removed. The city owns the rail bed to the north of Prospect Street.

Future Land Use and Development Patterns. The Brooklyn Street neighborhood should continue to accommodate both industrial and residential uses. To maintain or enhance the compatibility of these uses, this plan recommends the following land use policies, actions and projects:

- A. A landscaped buffer should be established and retained between the residential and industrial properties and the riparian buffer should be maintained or enhanced along the river. New or expanding industrial uses are required to meet performance standards (noise, vibration, dust, etc.) to protect quality of life for neighborhood residents.
- B. Higher-density housing in multi-unit structures should be allowed along Prospect Street to establish a transitional zone between the industrial area to the north and the single-family homes to the south.
- C. When major repairs or upgrades are made to neighborhood streets, sidewalks should be established along most through streets. The pedestrian connection from Brooklyn Street to the park and school should be formalized and improved. To continue construction of the bike path, the city will need to either acquire a right-of-way across the privately-owned segment of the former railbed or re-route the path. Completion of the bike path is a high priority for the city.

Allen Street



Location. The Allen Street neighborhood includes the land along Allen Street and Prospect Street south to the city line.

Current Land Use and Development Patterns. The Allen Street neighborhood is primarily a residential and agricultural area. There is a single industrial property at the end of Granite Street that continues to be used for granite manufacturing.

There are about 180 homes in this neighborhood including 49 affordable townhouse units in Barre Housing Authority's Green Acres development. About half of the residences in this neighborhood are single-family, detached homes and these properties are almost entirely owner-occupied. Around 87% of all the residential properties in the neighborhood are owner-occupied.

There are approximately 70 acres of undeveloped land in the southern portion of this area at the city line, 45 acres of which is part of the Booth Brothers farm. Another 20 acres has been subdivided with the original intent of establishing a business park, but is

now zoned for residential use. The remaining five acres includes steep wooded land to the south and east of Portland Street that is poorly suited for development.

The city-owned Garfield Playground is located on Lincoln Avenue and the city also owns a small, steep, undeveloped parcel nearby. These properties back up to the former railbed, which is a planned spur route for the Central Vermont Bike Path. The segment of former railbed through this neighborhood was acquired by adjoining property owners, which will likely necessitate some re-routing of the bike path in this area.

Future Land Use and Development Patterns. This plan recommends the following land use policies, actions and projects:

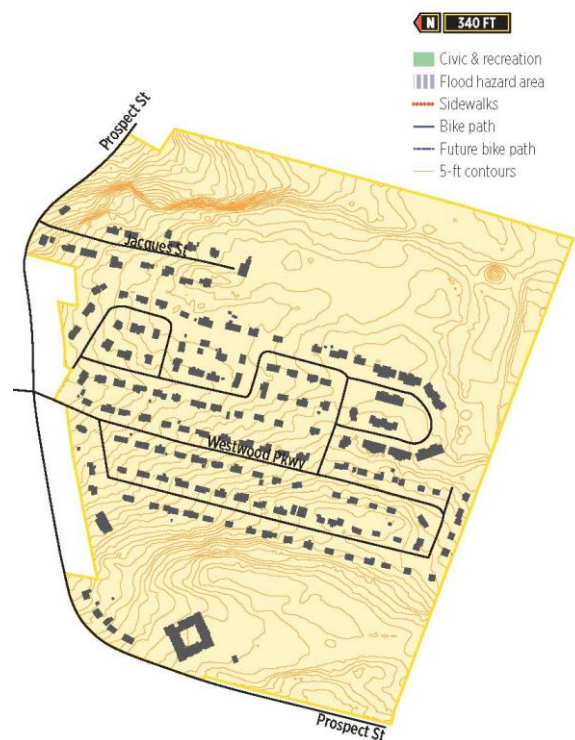
- A. The Allen Street neighborhood is envisioned to remain a primarily residential neighborhood, and greenfield areas should be maintained.
- B. Pedestrian and bicycle access to the elementary and middle school should be established from Allen Street.
- C. Efforts should be made to provide safe pedestrian access from Allen Street to Prospect Street.
- D. If land is subdivided resulting in infrastructure to be created, it should be compact and connected and close to the minimum lot sizes with efficient use of the public infrastructure.

Country Way

Location. The Country Way neighborhood includes land south and east of Prospect Street to the city line.

Current Land Use and Development Patterns. The Country Way neighborhood is predominately residential and includes some of the most recently constructed homes in the city. A major residential subdivision began development in this part of the city in the 1990's and very few vacant lots remain within the subdivision.

There are around 180 homes in this neighborhood, approximately 135 of which are detached single-family homes that are almost entirely owner-occupied. The 36-unit Fecteau Circle townhouse development is also part of this neighborhood. Non-residential uses in this neighborhood include the Barre Gardens for Nursing Rehabilitation, LLC located off Prospect Street and a radio station located at the end of Jacques Street, and the lands owned by Vermont Transco (VELCO).



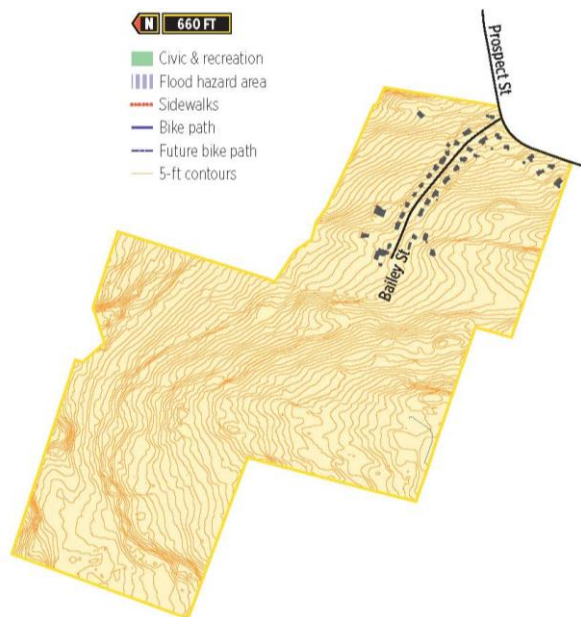
There are around 34 acres of undeveloped land in this area most of which would be suitable for residential development. Development of this property might be a continuation of the existing subdivision. It is likely that access to the remaining undeveloped land would be from Country Way rather than from Prospect Street given the terrain. The undeveloped land on the east side of Prospect Street is associated with the electric substation located across the street in Barre Town. Should the existing substation need to be expanded or replaced, it is likely the new facility would be located on this land.

Future Land Use and Development Patterns. This plan recommends the following land use policies, actions and projects:

- A. The Country Way neighborhood is envisioned to remain a single-family residential neighborhood with further residential development compatible in density and form with the existing homes.
- B. If a significant number of additional homes are to be accessed via Country Way, there should be consideration of creating a second access point to the subdivision to ensure adequate emergency access.
- C. The streets built as part of the Country Way subdivision did not include sidewalks. Future streets or major upgrades should incorporate sidewalks.
- D. If land is subdivided resulting in infrastructure to be created, it should be compact and connected and close to the minimum lot sizes with efficient use of the public infrastructure.

Bailey Street

Location. The Bailey Street neighborhood includes portions of the former Bisson farm in the southwest corner of the city.



Current Land Use and Development Patterns. This neighborhood is largely undeveloped agricultural land. There has been some fairly recent residential development along Bailey Street, but around 200 acres of land remains in agricultural use and is leased to the Booth Brothers Farm (located across the city line in Barre Town). There are approximately 35 homes along Bailey and Prospect Streets in this neighborhood. These are almost entirely owner-occupied, detached, single-family homes.

Future Land Use and Development Patterns. This plan recommends the following land use policies, actions and projects:

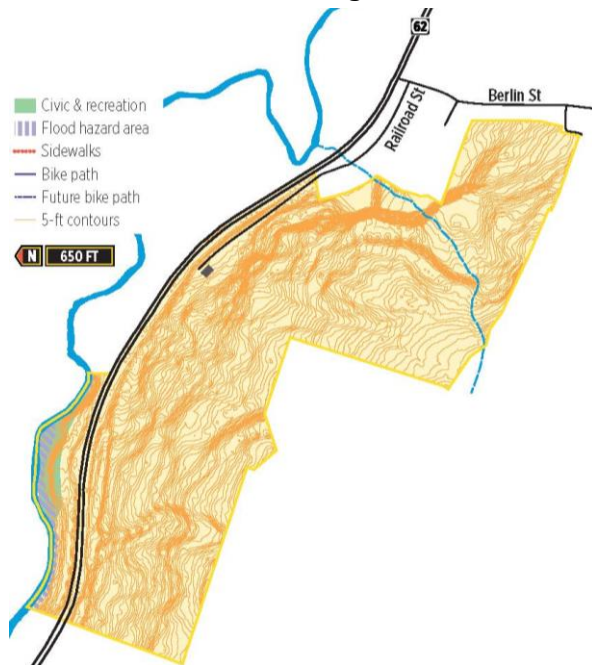
- A. The Bailey neighborhood is envisioned to remain residential and agricultural. There is

opportunity for new low- to moderate-density residential development that could include higher-end housing in a rural setting with views out over the river valley. This neighborhood would be a suitable location for a planned unit development that would cluster homes and conserve open space.

- B. Consideration should be given to the benefits of preserving farmland, and the ability to produce local food, in close proximity to the city.
- C. This area is part of the State mapped Forest Block, and consideration should be given also to maintaining these lands for their wildlife habitat benefits as well as their forested areas.

West Hill

Location. The West Hill neighborhood includes the steep lands south of Route 62, as well as a narrow strip of city-owned land on the north side of Route 62 between the highway and the river.



Current Land Use and Development Patterns. This neighborhood is almost entirely undeveloped woodland. This area was once the site of a small ski center, which operated into the 1970's. The single building at the end of Railroad Street was constructed as the lodge, and now serves as a duplex with a business in the back. Given the steep terrain and limited access, this area of the city has very limited development potential.

Future Land Use and Development Patterns. This plan recommends the following land use policies, actions and projects:

- A. The West Hill neighborhood is envisioned to remain essentially undeveloped. Opportunities for using this land for recreation should be explored.

Berlin Street

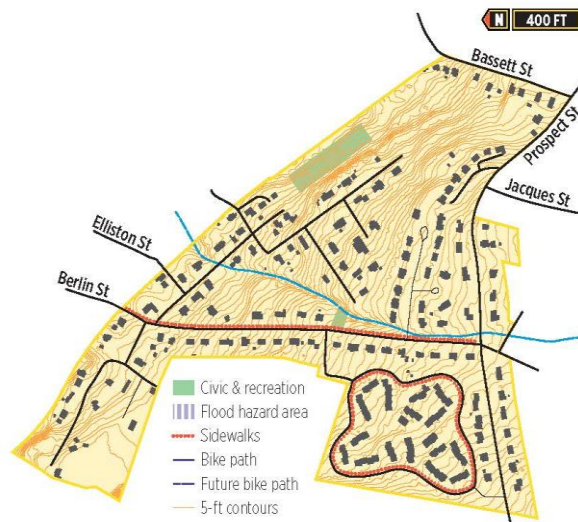
Location. The Berlin Street neighborhood includes land north of Prospect Street between Berlin Street and Bassett Street.

Current Land Use and Development Patterns. The Berlin Street neighborhood is entirely residential. There are 225 dwelling units in this neighborhood, which includes 120 units of affordable housing in the Highgate Apartments. The remaining homes are primarily owner-occupied, detached, single-family homes. Most of the undeveloped land remaining in this area is quite steep and has limited potential for further residential development.

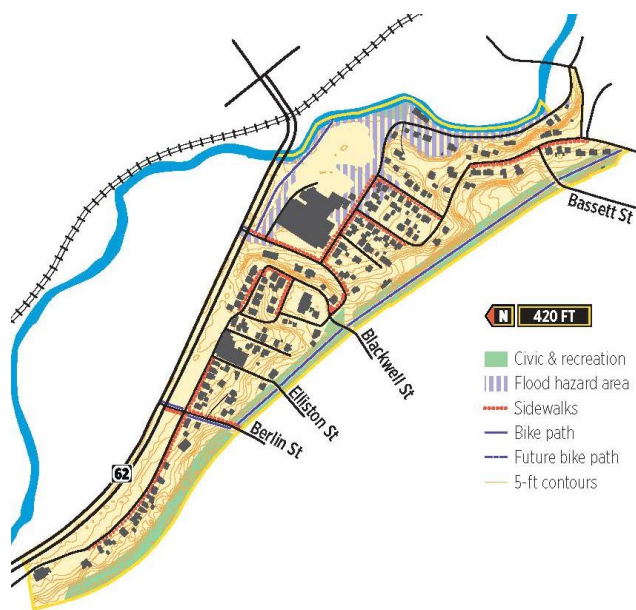
Future Land Use and Development Patterns.

This plan recommends the following land use policies, actions and projects:

- A. Little additional development is anticipated to occur with the Berlin Street neighborhood.
- B. When major repairs or upgrades are made to neighborhood streets, sidewalks should be established along most through streets.



Blackwell Street



Location. The Blackwell Street neighborhood is bounded by Route 62 and the Stevens Branch to the east and the former railroad bed to the west.

Current Land Use and Development Patterns. This is a mixed-use neighborhood with industrial, commercial and residential uses in close proximity. There is about 70,000 square feet of industrial space in this neighborhood.

There are approximately 160 dwellings in this neighborhood, 60% of which are single-family homes. Of the multi-unit residential properties, most are between one and four units and around half are owner-occupied. This is one of the highest density single-family neighborhoods in the city.

Future Land Use and Development Patterns. The Blackwell Street neighborhood should continue to accommodate both industrial and residential uses. To maintain or enhance the compatibility of these uses, this plan recommends the following land use policies, actions and projects:

- A. A landscaped buffer should be established and retained between the residential and industrial properties. New or expanding industrial uses should be required to meet performance standards (noise, vibration, dust, etc.) to protect quality of life for neighborhood residents. Given the existing mixed-use nature of this district, re-zoning the industrial property to allow for commercial uses in addition to industrial uses should be considered.
- B. Given the residential density of this neighborhood, improved access to parks and pedestrian/bicycle routes is important. When major repairs or upgrades are made to neighborhood streets, sidewalks should be established along most through streets. Completion of the bike path would connect neighborhood residents to other parks and greenspace.