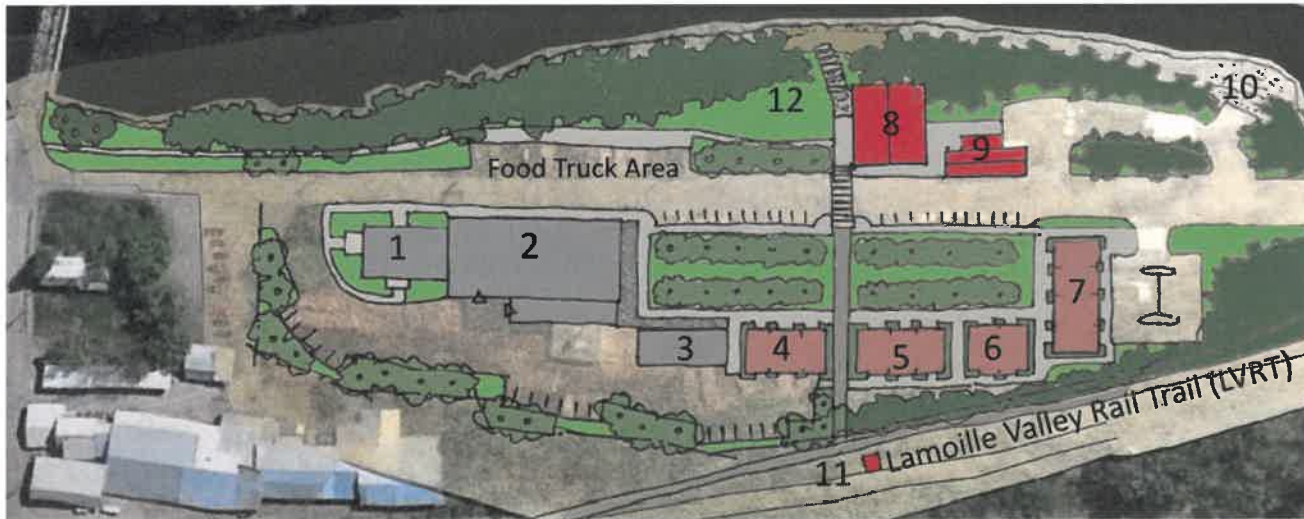


1. Development Concept for Manchester Mill Property, Johnson, Vermont



Site Development Program KEY

- 1 – New 4-5,00 sf commercial building built on footprint of existing storage sheds
- 2 – 14,000sf repurposed existing industrial building, or 14-28,000sf new building on same footprint
- 3 – New 2-3 story commercial/industrial building (6-9,000sf) with 3 (6) apartments above
- 4 & 5 – Two 3 unit over 3 unit apartment buildings, or 6 townhouses
- 6 – 2 unit over 2 unit apartments, or 2 townhouses
- 7 – 4 unit over 4 unit apartments, or 4 townhouses
- 8 – 5,000sf former garage repurposed as an open air pavilion for community use, special events
- 9 – 2,500 sf former garage repurposed for tube/kayak rentals and a snack bar
- 10 – non-motorized craft launch with parking
- 11 – Kiosk and LVRT spur brings bike/ped traffic, connects site to the Village Main Street
- 12 – waterfront park with stairs to beach, trees limbed up for river views

Housing Density = 12-25 units/acre



½ mile between Village Main Street the Lamoille Valley Rail Trail (LVRT).

2. Building and Site Amenity Character Examples



Commercial/Industrial buildings, gravel paving



Waterfront Park



Pavilion



Potential housing types showing 12-25 dwelling units per acre—the threshold supported by proximity to Village Main street and access to LVRT.

Small footprint of the building types lowers the perceived density of these housing types, blends compatibly with surroundings, serves a mix of socioeconomic households.



LVRT Kiosk draws visitors into site