

Barre City Infill Analysis

June 11, 2024

- Project Partners
 - Barre City Staff
 - Barre Housing Taskforce
 - CVRPC Staff
- Funding
 - Vermont Housing and Conservation Board

Public Interest Objective

Support the development of housing for near- and long-term flood recovery that meets the needs of affected residents and ensures no net loss in housing units or residential grand list value as buyouts, new housing investments and land use policy alternatives are considered. Prioritize development in areas currently served by street, water, and sewer infrastructure.

Deliverable 1 – Inventory of Vacant, Municipally-Owned Parcels

Objective: Within the municipality, map and summarize prospectively developable vacant parcels (parcels not containing buildings) fronting an existing street (as well as parcels with buildings substantially damaged by the flood or included on the vacant building registry) and identify potential development constraints using best available data.

Identify all parcels that do not contain a building within municipal boundaries fronting an existing street. This could be done in static content (PDF) or as an updatable map viewer.

Deliverable 2 – Prospective Subdivision Opportunities Under Current Zoning and the HOME Act

Objective: Map and summarize sub-dividable parcels fronting an existing street under current bylaws and/or the HOME Act of 2023 where the establishment of a boundary would not interfere with an existing building or compliance with dimensional coverage and setback standards using best available data.

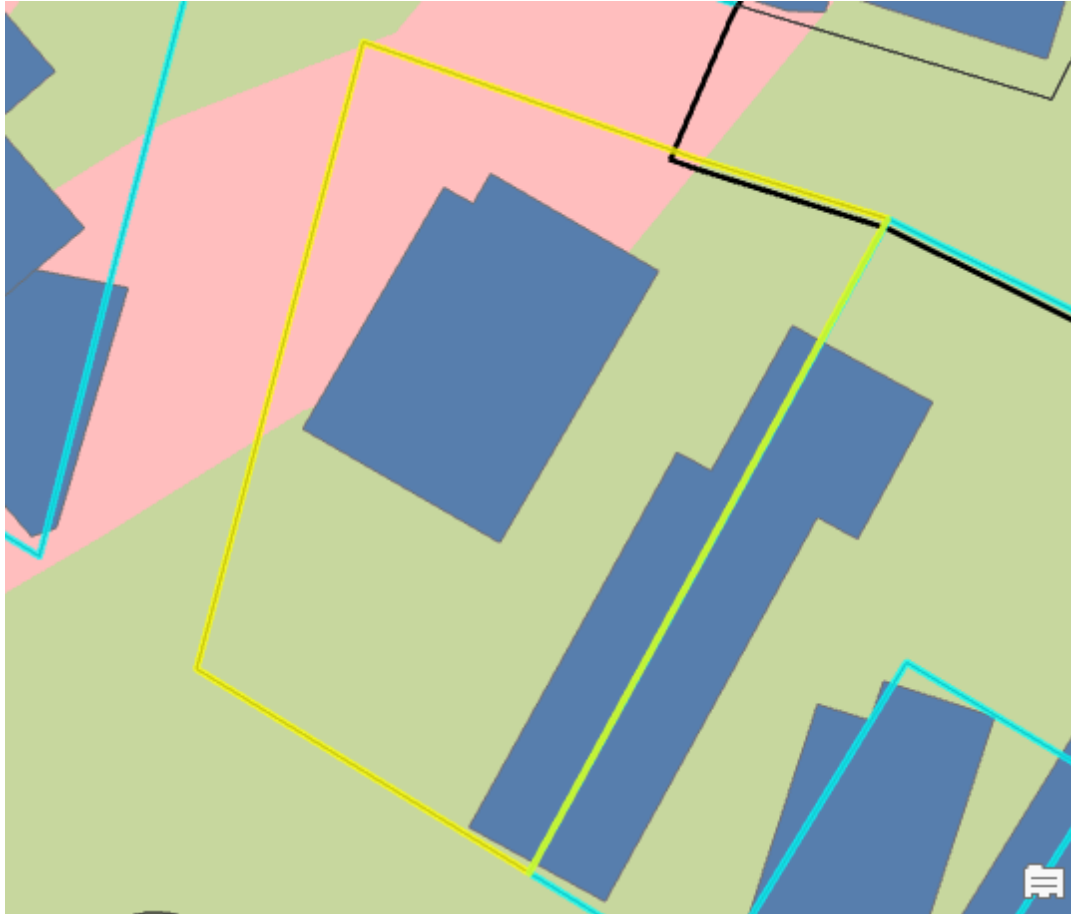
Notwithstanding municipal bylaws, the HOME Act allows duplex (two-unit dwelling) uses wherever year-round single-unit/family/household dwellings are allowed, and four-unit dwelling uses in areas served by municipal water and sewer as a permitted use, as well as requiring that all bylaws must allow lot and building dimensional standards that allow 5 or more dwelling units per acre for each allowed residential use.

Within each zoning district, geospatially identify all sub-dividable parcels within municipal boundaries fronting an existing, built street by referring to the dimensional standards for each zoning district. This could be done in static content (PDF) or as an updatable map viewer.

Identify Information Relevant to Development Readiness: Enabling Factors

- Identify base and overlay zoning districts
- Identify state designated area(s) boundaries
- Identify TIF district(s) boundaries
- Identify LMI Block Groups >51% boundaries
- Identify Environmental Justice Focus Population (per 3 V.S.A. § 6002)
- Distinctly identify all vacant parcels owned by the municipality (such as a parking lot)
- Identify all building points that are included on the vacant building registry (using best available inventory)
- Identify all building points that have been red tagged (using best available inventory) – restricted vs unsafe ~ 110 properties
- Identify all building points (including those with buildings) classified as having been substantially damaged by FEMA to date (using best available inventory)
- Identify all building points of people who have indicated an interest in a buyout to Vermont Emergency Management the extent that such information is public.

Example Parcel



Pop-up

Parcels_step3 (1)

Barre City

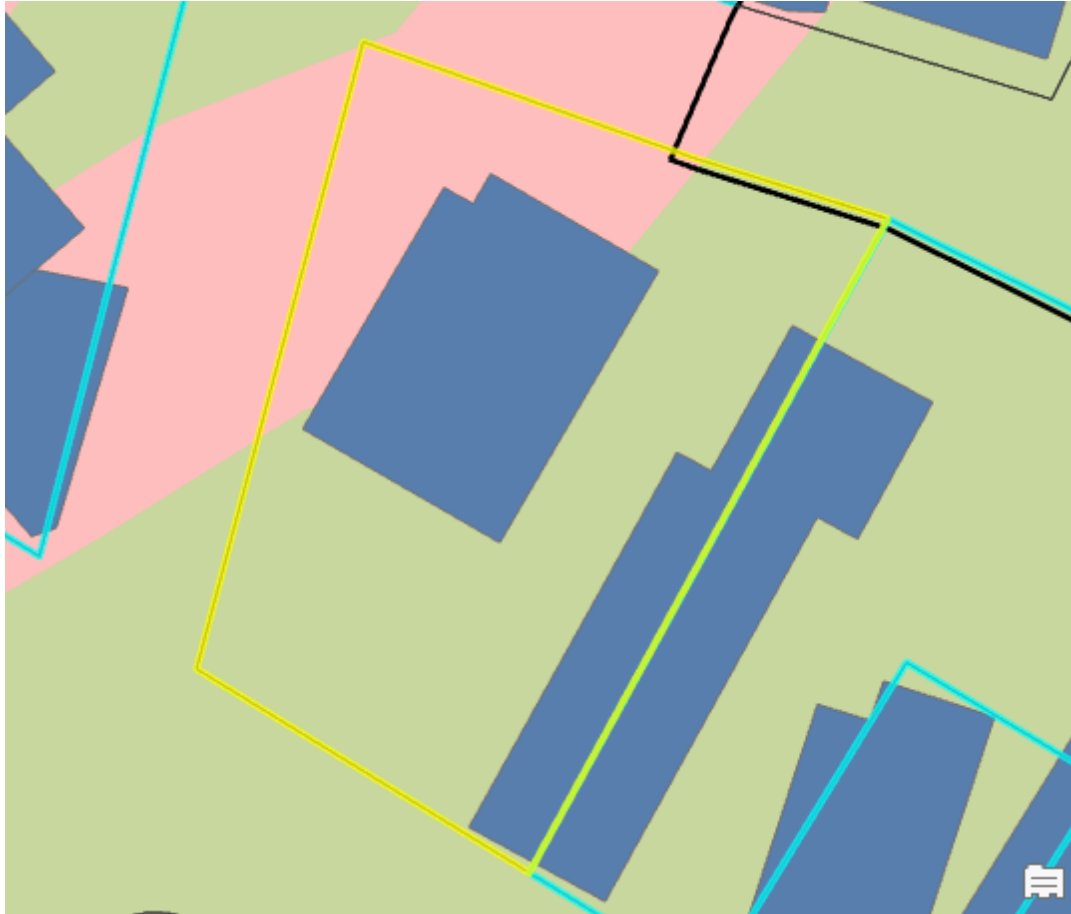
Parcels_step3 - Barre City

ZoningDistrict	Urban Center 02
OverlayDistrict	Historic Central Business Design Review Dist #1
IsDowntownDistrict	1
IsTIFDistrict	1
EJIncome	1
EJLanguage	0
EJRace	0
PerSlope_GT15	0
PerSlope_GT20	0
PerSlope_GT25	0
PerSFHA	0
PerFloodway	0
PerRiverCorridor	0
PerSmallStream	0.268888
PerVSWI	0
PerVSWIAdvisory	0
PerConservedLand	0
HasLandslide	0

1 of 1

72.5008353°W 44.1975958°N

Example Parcel



Pop-up

Parcels_step3 (1)

Barre City

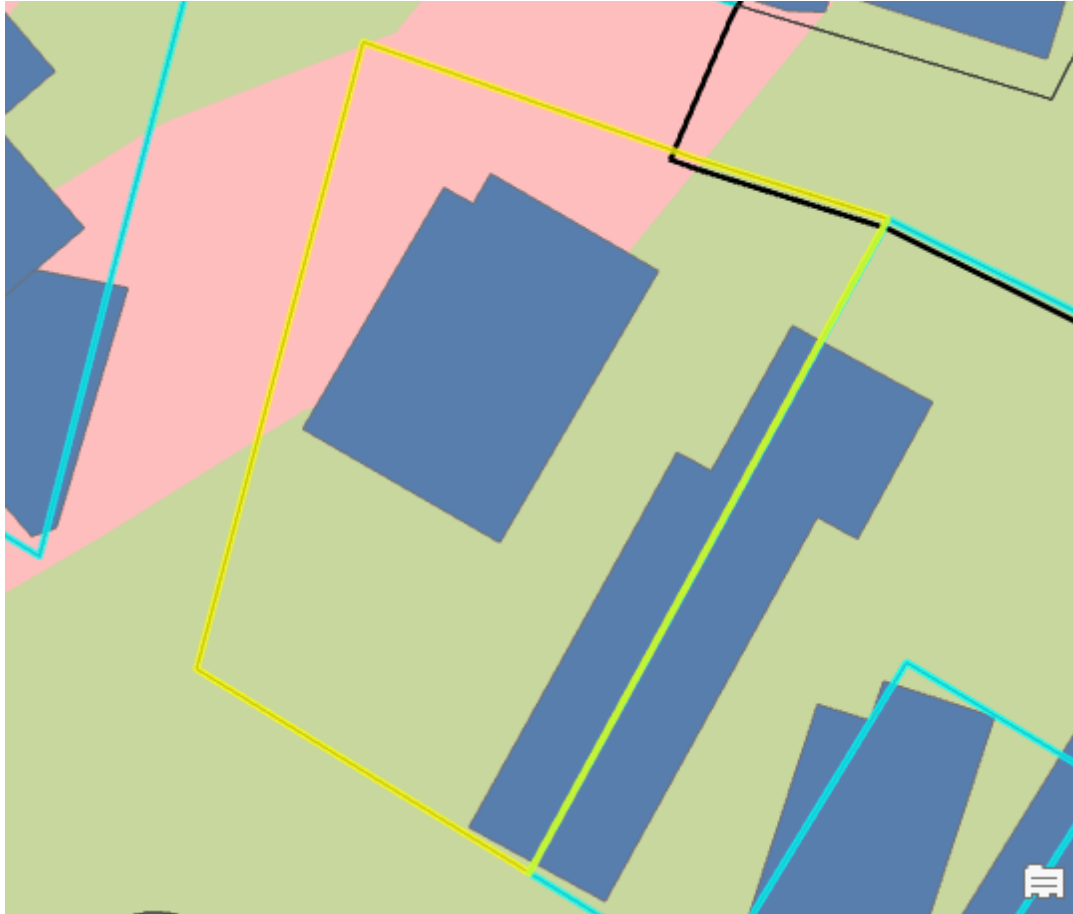
Parcels_step3 - Barre City

HasVacantBuilding	0
IsMunicipalProperty	0
IsVacantLot	0
IsBuyout	0
IsLMI	1
CalculatedAcreage	0.731819
RedTag	0
PerStructure	0.333302
IsFloodBuyout	0
IsLandslideBuyout	0
RemoveFromMunicipalSelection	0
Shape_Length	223.812079
Shape_Area	2961.571279
PerDevelopmentRestriction	0.507619
AreaForDevelopment_GL	16300.570572
AreaForDevelopment_GIS	15696.143125
SingleFD	0
TwoFD	0
ThreeFourFD	1

1 of 1

72.5008353°W 44.1975958°N

Example Parcel



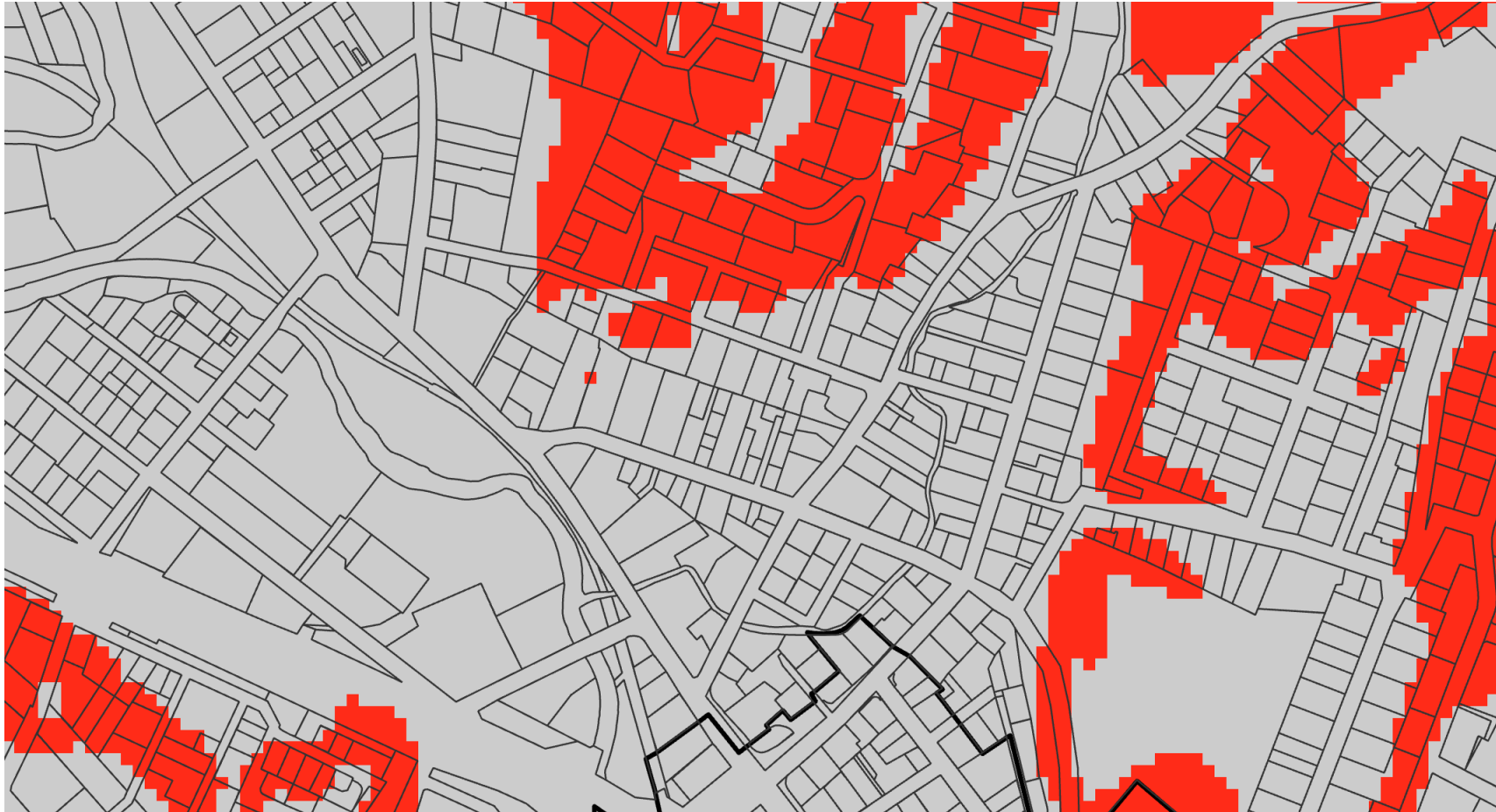
AreaForDevelopment_GIS	15696.143125
SingleFD	0
TwoFD	0
ThreeFourFD	1
MultiFD	1
AccessoryDwelling	0
EdgeAreaRatio	0.1655

1 of 1 | 72.5008353°W 44.1975958°N

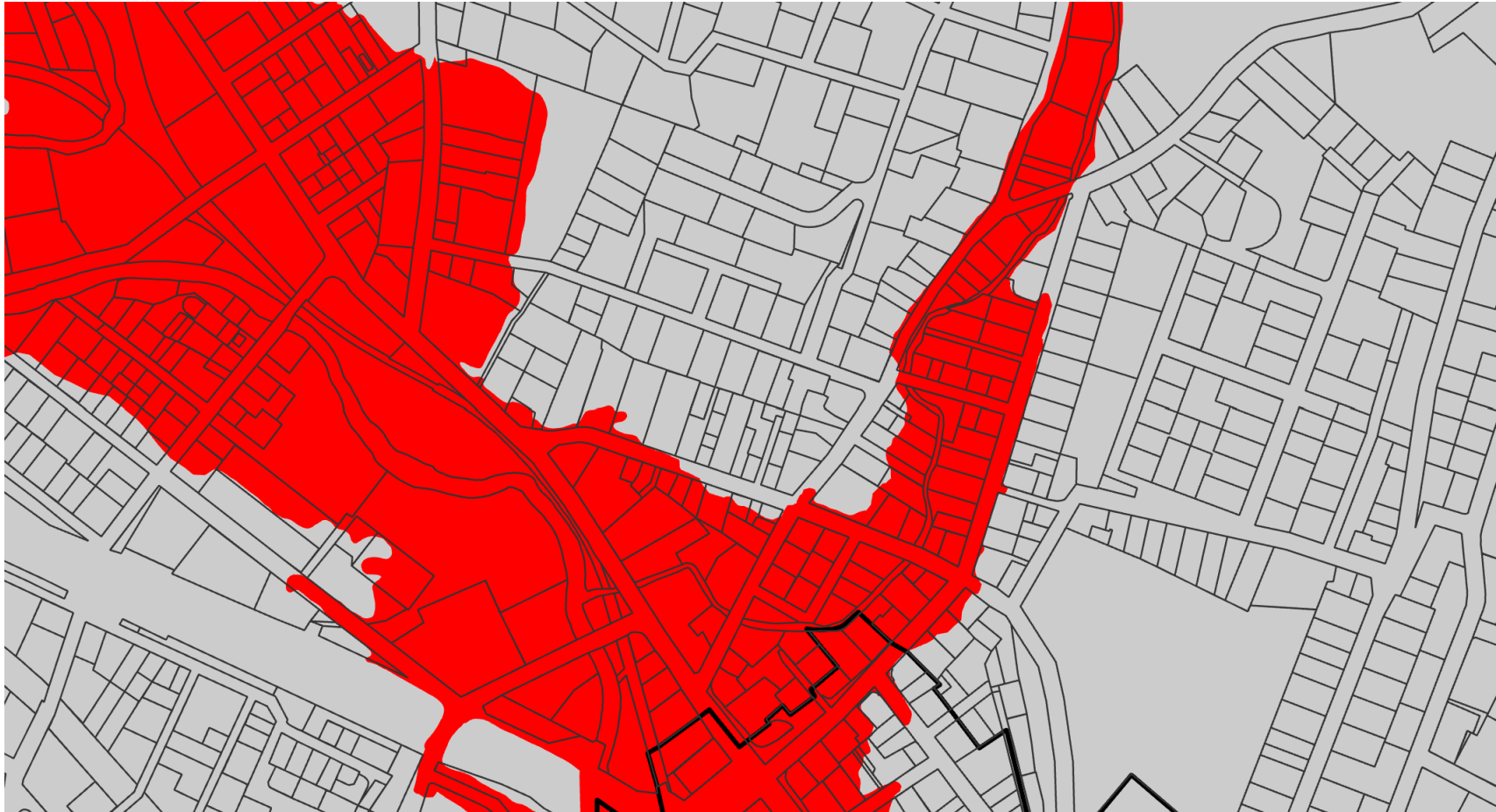
Identify Potential Development Limiting Factors

- Steep slopes greater than 25%
- Flood Hazard Areas
- Floodways
- River Corridor
- Small Stream Riparian Buffers of 50'
- Wetlands advisory layer
- Conserved land, including protected state, federal, local government, and non-government lands.
- Identify all landslide points in the municipality (using best available inventory)

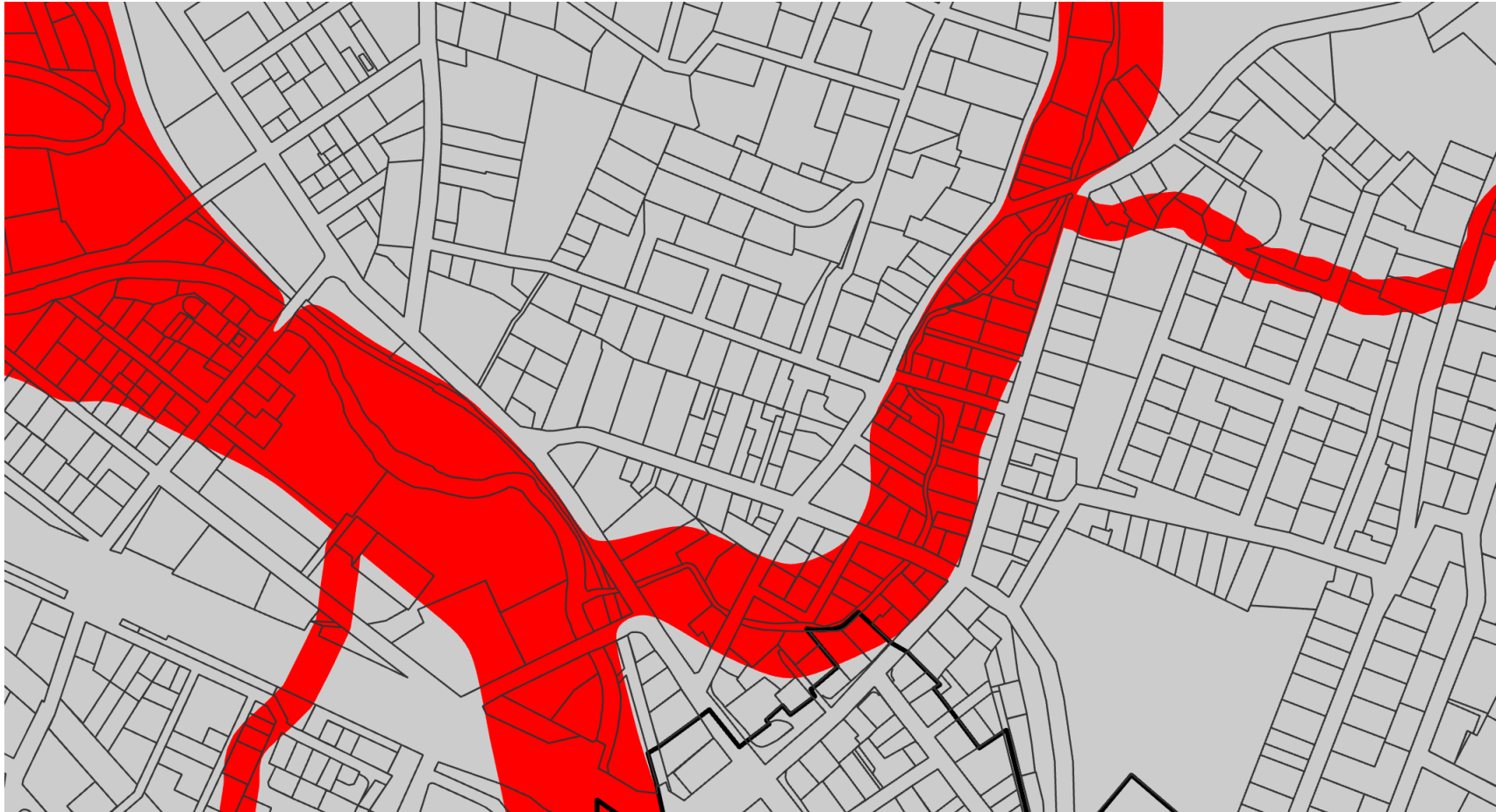
Development Limiting Factors: Slope Greater Than 25%



Development Limiting Factors: Flood Hazard Areas



Development Limiting Factors: River Corridors & Small Stream Buffers



Development Limiting Factors: Wetlands



Development Limiting Factors: Protected Land



Development Limiting Factors: Building Footprints



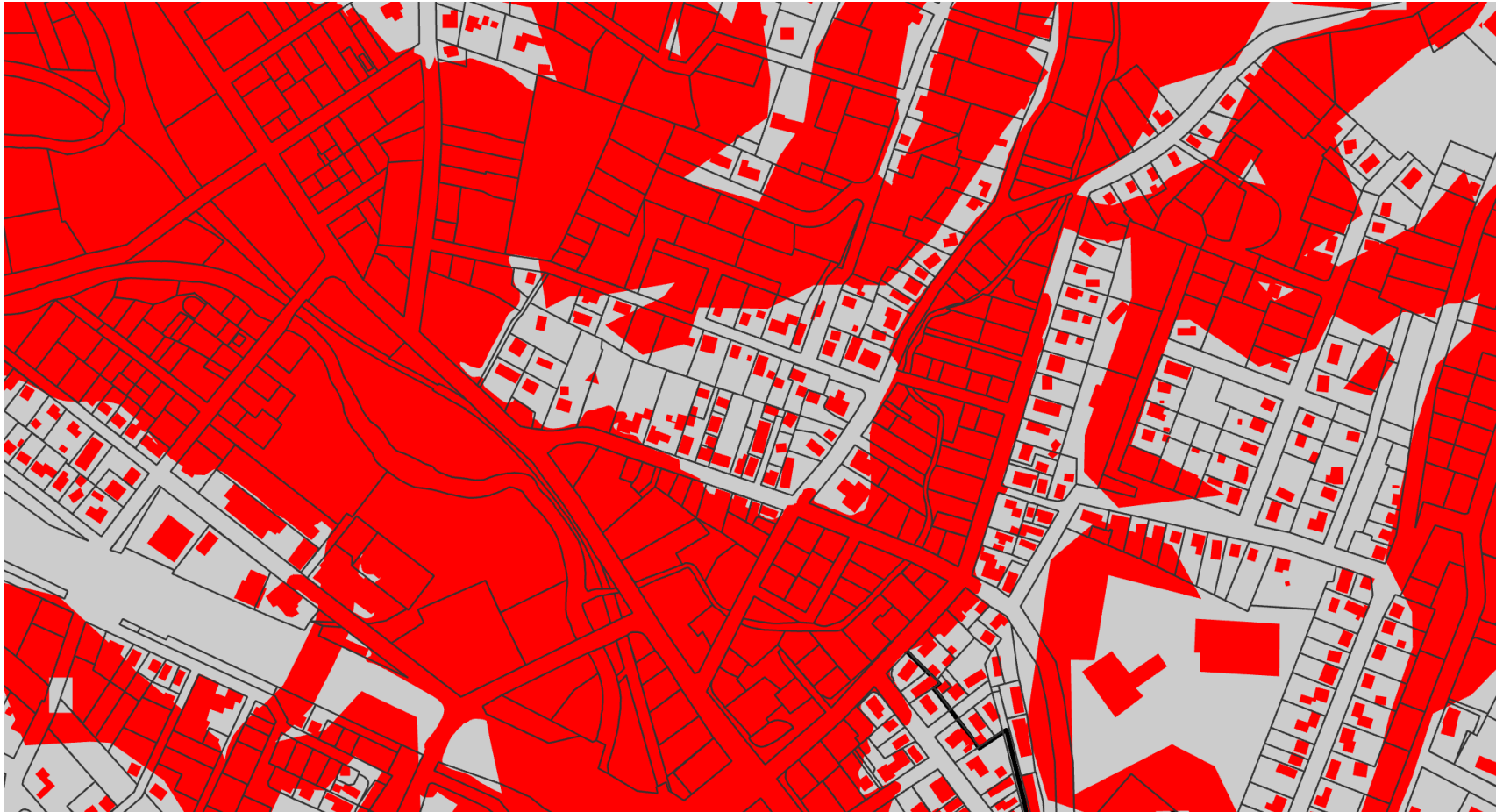
Example Parcel



PerSlope_GT25	0
PerSFHA	0
PerFloodway	0
PerRiverCorridor	0
PerSmallStream	0.268888
PerVSWI	0
PerVSWIAdvisory	0
PerConservedLand	0
HasLandslide	0

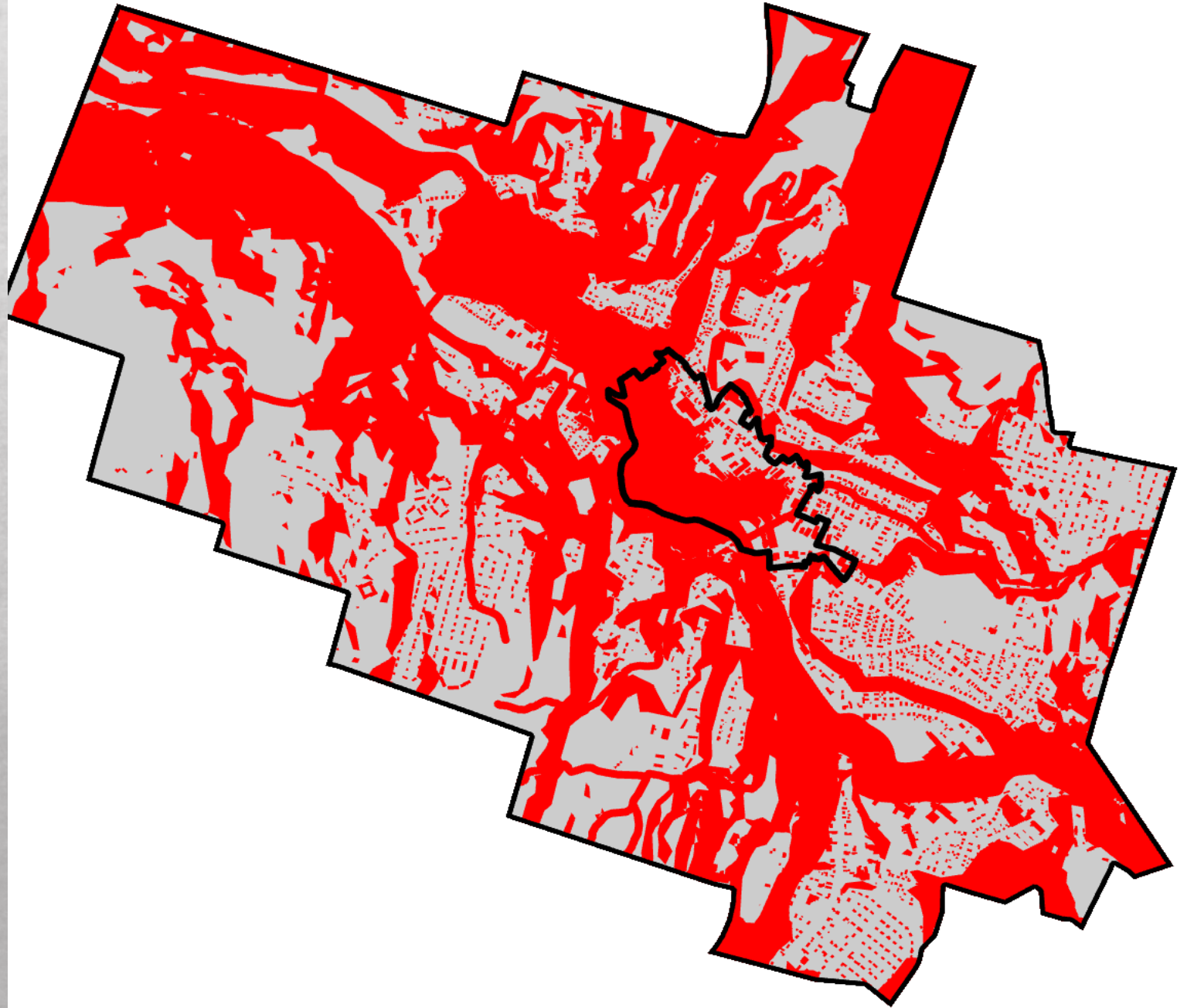
Shape_Length	223.812079
Shape_Area	2961.571279
PerDevelopmentRestriction	0.507619
AreaForDevelopment_GL	16300.570572
AreaForDevelopment_GIS	15696.143125
SingleFD	0
TwoFD	0
ThreeFourFD	1

Development Limiting Factors: Composite



Development Limiting Factors:

53.85% of the city
includes **at least
one** development
limiting factor.



Municipal Property

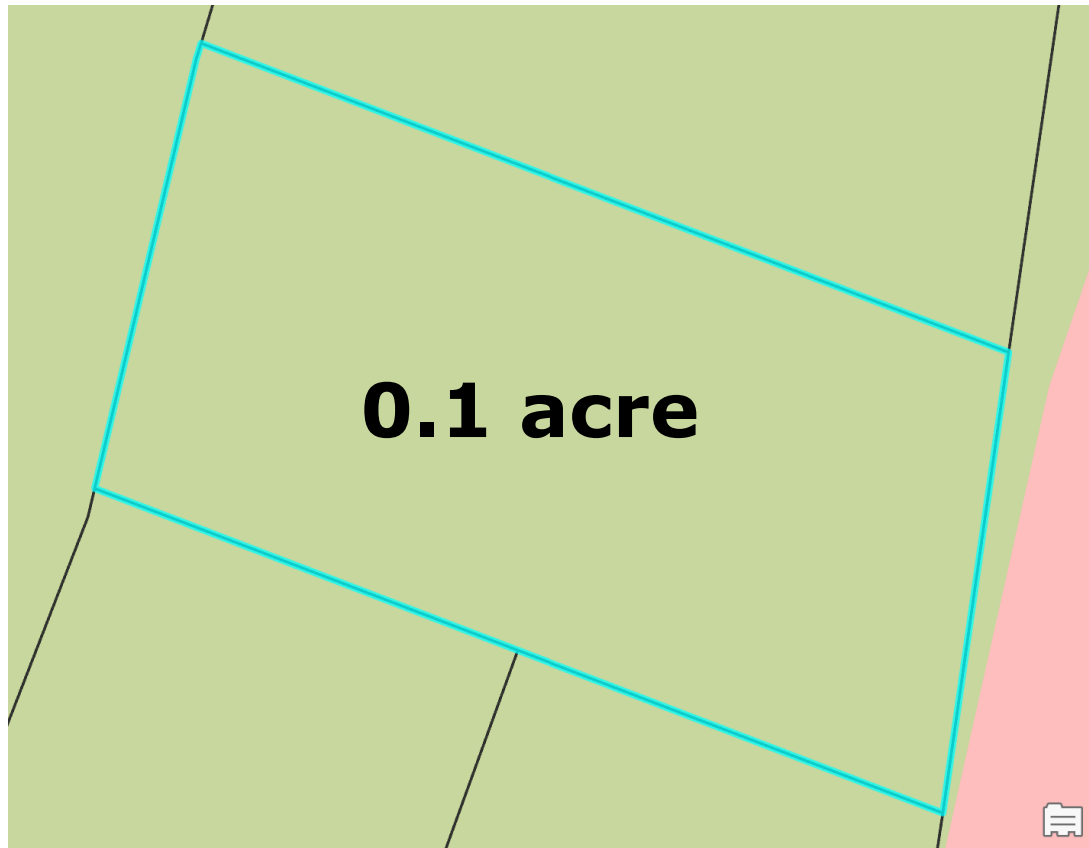
Deliverable 1: Municipal Property

- Municipally-owned properties: 141
- Properties removed from consideration: 30 (road ROWs, etc.)
- Vacant properties: 93
- Zoning
 - Civic: 9
 - Conservation: 18
 - General Business: 1 (0 acres)
 - Mixed Use 01: 2 (2 acres)
 - Mixed Use 03: 1 (~ 0 acres)
 - Residential 4: 47 (20 acres)
 - Residential 8: 1 (0 acres)
 - Residential 16: 2 (0.6 acres)
 - Urban Center 01: 6 (6.3 acres)
 - Urban Center 02: 5 (8.4 acres)
 - Urban Center 03: 2 (1.4 acres)

Deliverable 1: Municipal Property (small)

- Vacant, municipally-owned property w/ 1,500 – 5,000 sq ft of available space for development: 19
- Zoning:
 - Civic: 1
 - Conservation: 1
 - Mixed Use 03: 1
 - Residential 4: 12
 - Residential 16: 1
 - Urban Center 01: 1
 - Urban Center 02: 1
- Overlay District:
 - Historic Central Business Design Review District #1: 2
 - Central Business Design Review District #2: 1
- Downtown District: 3
- TIF District: 3

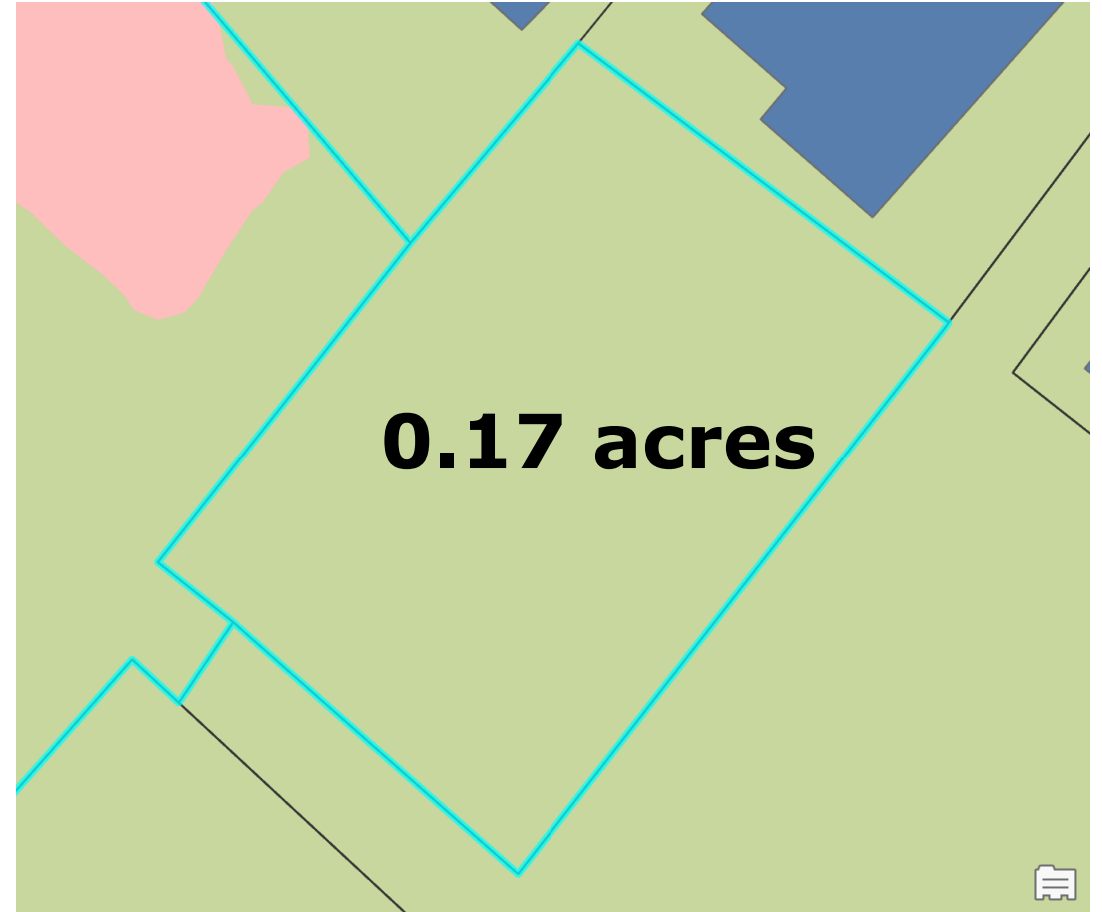
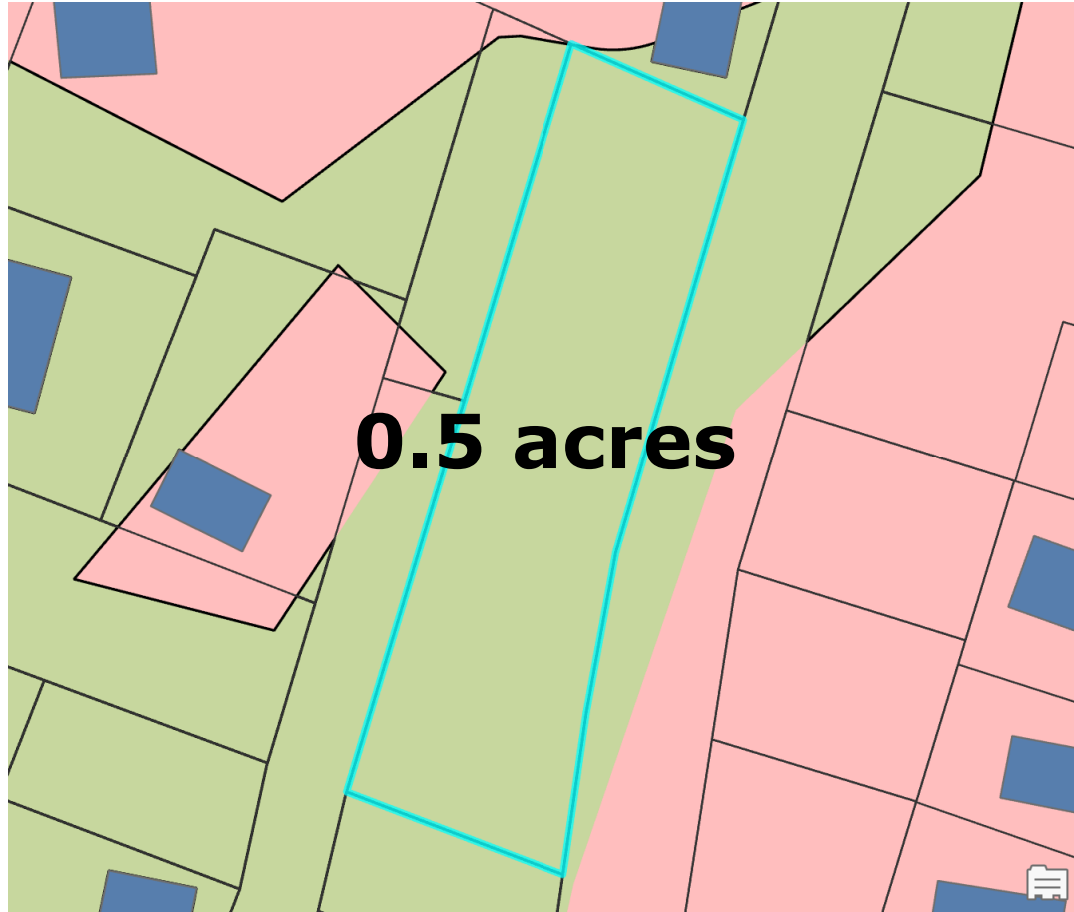
Example Parcels



Deliverable 1: Municipal Property (large)

- Vacant, municipally-owned property w/ more than 5,000 sq ft of available space for development: 18
- Zoning:
 - Civic: 5
 - Conservation: 3
 - Mixed Use 01: 1
 - Residential 4: 4
 - Urban Center 01: 2
 - Urban Center 02: 2
 - Urban Center 03: 1
- Overlay District:
 - Historic Central Business Design Review District #1: 2
 - Central Business Design Review District #2: 2
- Downtown District: 4
- TIF District: 4
- LMI Neighborhood: 10

Example Parcels

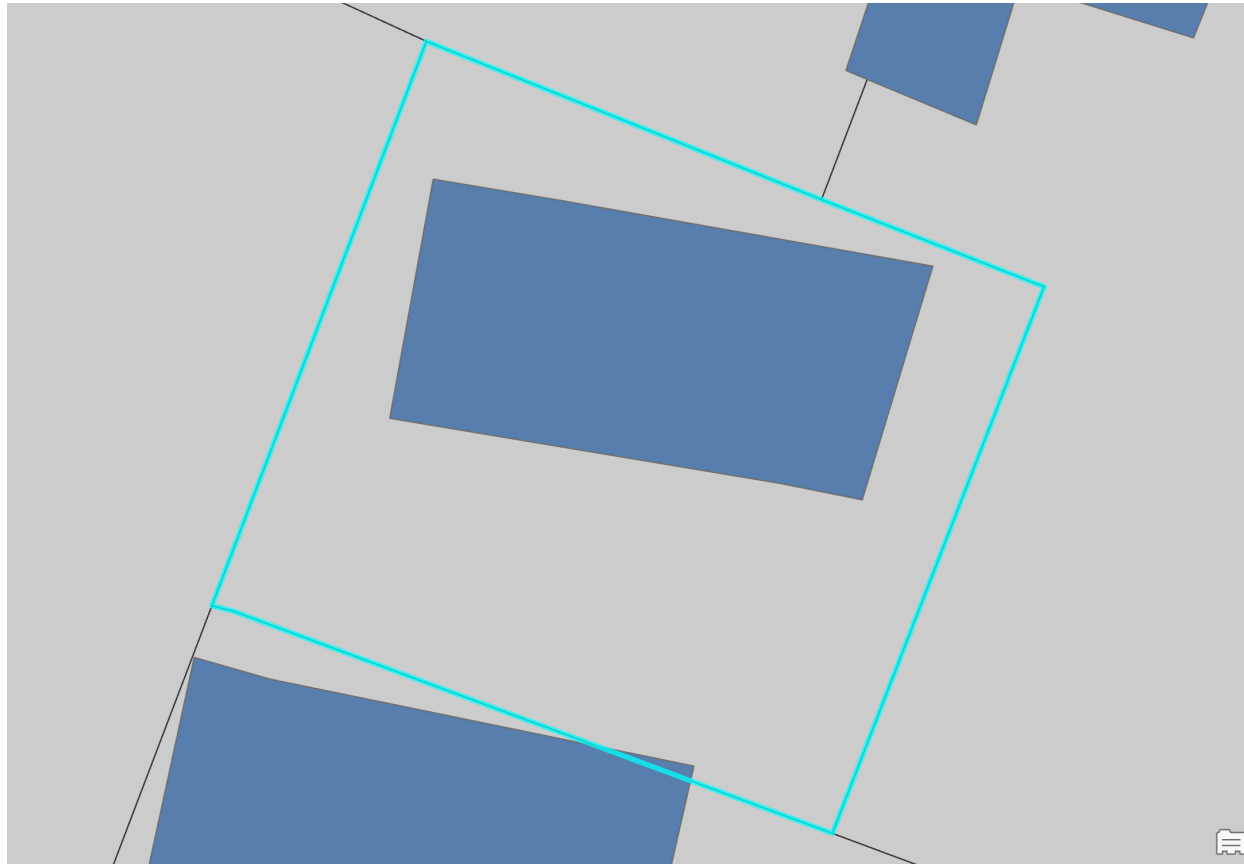


Private Property

Deliverable 2: Private Property

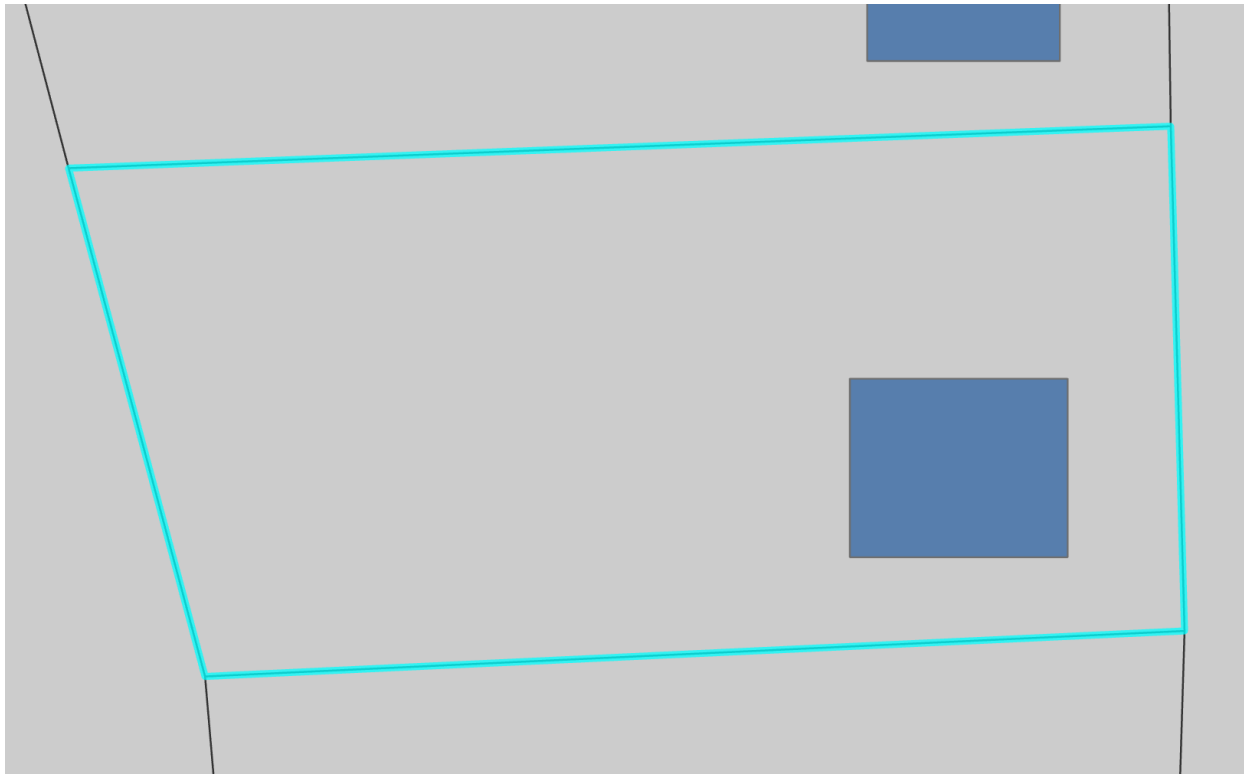
- Privately-owned property with more than 5,000 sq ft of available space for development: 1,377 parcels
- Remove Conservation & Industrial District parcels: 1,353 parcels
- Remove other publicly-owned parcels: 1,333
- Zoning:
 - General Business: ~~2.25~~
 - Residential 4: ~~950~~
 - Urban Center 01: ~~8.7~~
 - Mixed Use 01: ~~20~~
 - Residential 8: ~~10.6~~
 - Urban Center 02: ~~29.4~~
 - Mixed Use 02: ~~20~~
 - Residential 12: ~~10.6~~
 - Urban Center 03: ~~42.4~~
 - Mixed Use 03: ~~0.7~~
 - Residential 16: ~~42~~
- Overlay District:
 - Historic Central Business Design Review District #1: 18
 - Central Business Design Review District #2: 16
- Downtown District: 34
- TIF District: 34
- LMI Neighborhood: 432

Deliverable 2 – Sub-dividable Land: ADU



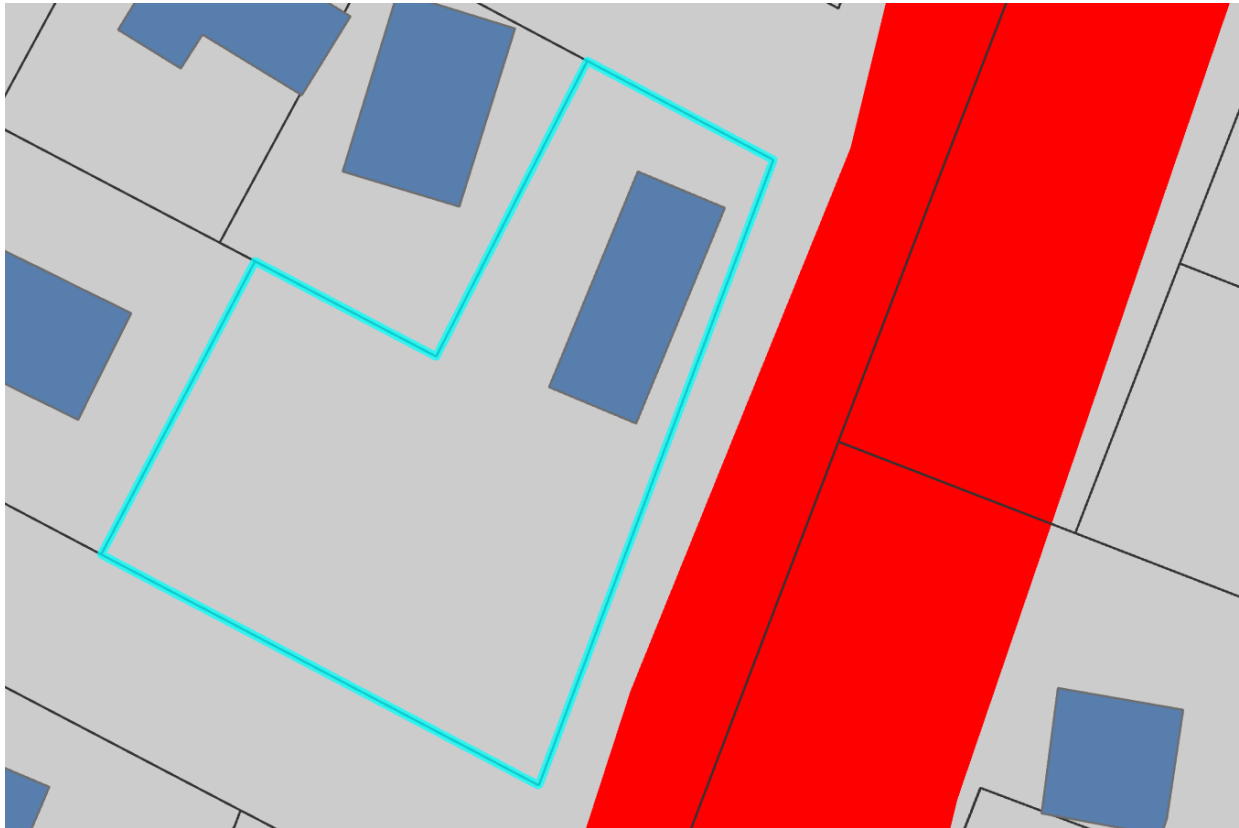
- Development Limiting Factors: 30.6%
- Zoning District: Residential 4
- Overlay District: n/a
- Downtown District: no
- TIF District: no
- LMI Block Group: no
- Environmental Justice Focus Population:
Language
- Red-tagged: no
- Landslide: no
- Buyout: no
- Area for development: 0.04 acres

Deliverable 2 – Sub-dividable Land: Constrained Parcel



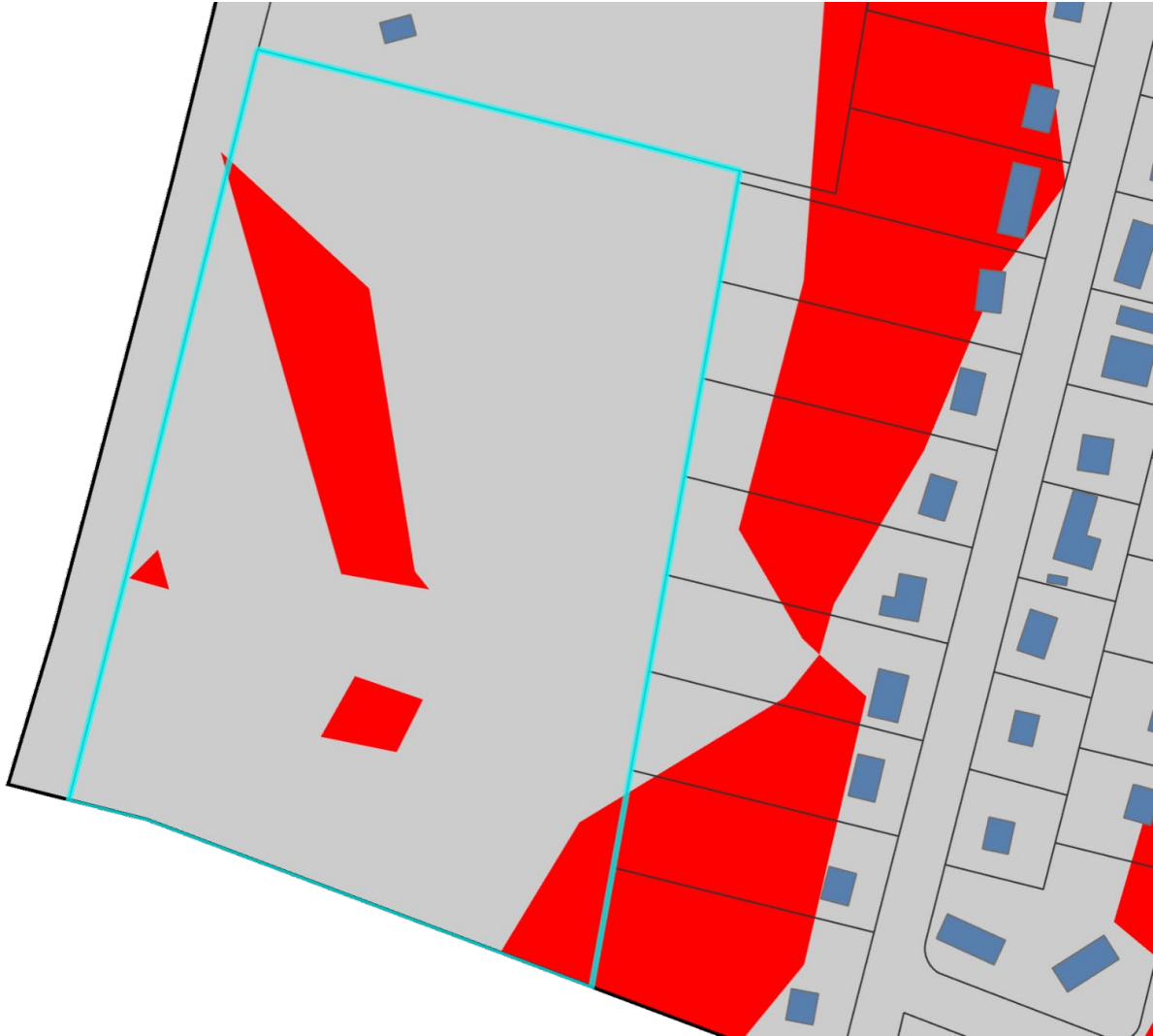
- Development Limiting Factors: 7.3%
- Zoning District: Residential 4
- Overlay District: n/a
- Downtown District: no
- TIF District: no
- LMI Block Group: yes
- Environmental Justice Focus Population:
Language
- Red-tagged: no
- Landslide: no
- Buyout: no
- Area for development: 0.11 acres

Deliverable 2 – Sub-dividable Land: Unconstrained Parcel



- Development Limiting Factors: 9.4%
- Zoning District: Residential 4
- Overlay District: n/a
- Downtown District: no
- TIF District: no
- LMI Block Group: yes
- Environmental Justice Focus Population: n/a
- Red-tagged: no
- Landslide: no
- Buyout: no
- Area for development: 0.44 acres

Deliverable 2 – Sub-dividable Land: Large Lot



- Development Limiting Factors: 12.21%
- Zoning District: Residential 4
- Overlay District: n/a
- Downtown District: no
- TIF District: no
- LMI Block Group: no
- Environmental Justice Focus Population:
Language
- Red-tagged: no
- Landslide: no
- Buyout: no
- Area for development: ~8.5 acres

Reporting: Municipal Property

- Table – parcel inventory
 - Parcel size (per Grand List & geodata)
 - Zoning district: permitted & conditional uses
 - Development enabling factors present
 - Development-limiting factors present
 - Buildable area (area within parcel not covered by any development-limiting factors)
 - Vacancy status
- Map
 - Parcel locations

Reporting: Private Property

- Table – parcel inventory
 - Parcel size (per Grand List & geodata)
 - Zoning district: permitted & conditional uses
 - Development enabling factors present
 - Development-limiting factors present
 - Flooding or landslide buyout request
 - Red-tagged
 - Vacancy status
 - Buildable area (area within parcel not covered by any development-limiting factors)
 - **SPAN**
 - ***Owner of record, mailing address, value, homestead declaration (Grand List)***
- Summary tables
 - Buildable area by zoning district
 - Count of buildable parcels by size of parcels
- Map
 - ***Parcel locations - exploratory tool for Housing Taskforce / City Staff to further investigate parcel suitability for development / conduct outreach***

Contacts

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- Christian Meyer (meyer@cvregion.com)



Central Vermont Regional Planning Commission