

## More People

Increase Montpelier's population from the current 7,500 to 10,500 over the next 15 years

In 1940, Montpelier was home to 27% of Central Vermont's population—today, just 20%. Also at that time, Montpelier's population represented 58% of employment in the city—today, only 42%. Adding 3,000 residents returns Montpelier's share of the area's population to where it was more than 75 years ago, and also re-establishes the relationship between employment and population that existed here in 1940.

With a household size of 2.0 +/-, this creates demand for 1,500 additional housing units. Our vision locates approximately 1,000 units in the downtown area, and most of the remainder in two new neighborhoods located in Sabin's Pasture and on undeveloped portions of the National Life site. Both of these new neighborhoods are pedestrian friendly and served by public transit connecting to downtown.

## Fewer Cars

Relocate 1,000 parking spaces from the downtown area, and reduce the number of vehicles owned by 1,600

Currently, there are 2,200 parking spaces in the study area. Our plan is to relocate approximately 1,000 of these spaces to satellite lots at the east and west ends of the city. These lots will be connected to downtown by a streetcar running along the existing tracks. The only new downtown parking would be a two level parking structure below the new Court Street housing. This garage would replace the State and private employer parking currently on the site and include 200+ spaces for the shared vehicle program.

By providing a much wider variety of transit options (including an Uber-type program, increased bus service, and more bike lanes and a shared bicycle program), we can increase the number of households without a vehicle from 5% to 20%, and reduce the number of households with more than one vehicle from 65% to 40%. These two changes will result in 1,600 fewer vehicles in Montpelier.

## More Vibrant Local Economy

Increase annual tax revenues by \$4.35 million, and local consumer spending by \$58 million annually

Montpelier's recently adopted Economic Development Plan estimates that each new housing unit generates \$2,900 in tax revenues annually, and each new resident will spend about \$19,000 locally each year. Applying these figures to our proposed 1,500 new housing units and 3,000 new residents means that Montpelier's annual tax revenues will increase by \$4.35 million. In addition, the new residents living in these 1,500 units will pump an additional \$58 million of spending into the local economy each year.

This broadening of the tax base and increase in local spending will benefit everyone who lives or does business in Montpelier. Its school system will be on a more sustainable fiscal footing as will city government. Local stores and service providers will see significantly increased revenues, and residents and visitors will have more shops and services to choose among.

## Save Time, Save Money, Conserve Energy

Cut 3 hours of commuting time, \$1,245 in vehicle operating costs, and 1 million gallons of gasoline

The average daily two-way commuting time for someone living in Washington County outside of Montpelier or Barre is 47.5 minutes. Each person who works in Montpelier, and moves into one of the new housing units will save approximately 37.5 minutes a day in commuting time. This translates to 3+ extra hours each week, or 150 hours per year.

If 3,000 new residents no longer commute an average of 30 miles a day, moving to Montpelier will reduce the number of yearly miles driven by 21.6 million. At an average of 22 mpg, that saves nearly 1 million gallons of gasoline each year.

At an average operating cost of \$0.17 per mile for an average sized sedan, this translates to a savings of \$1,245. What's more, if a family can eliminate one vehicle, it will save an additional \$5,841 per year.

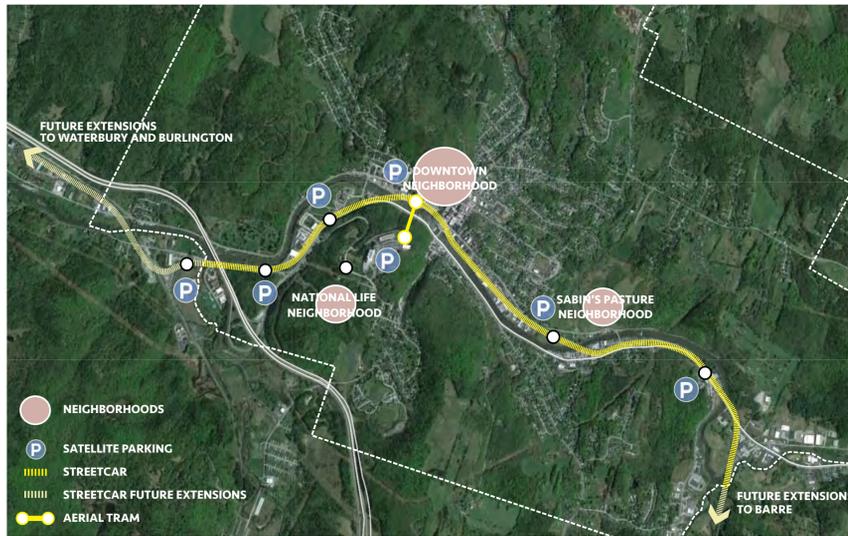
## Make Net Zero a Reality

Electric vehicles, energy efficient buildings, local renewable energy sources

Net Zero occurs when Montpelier's Greenhouse Gas Emissions are equal to its total Carbon Offsets (e.g., Carbon Sequestration, Renewable Energy Credits, and Efficiency Strategies).

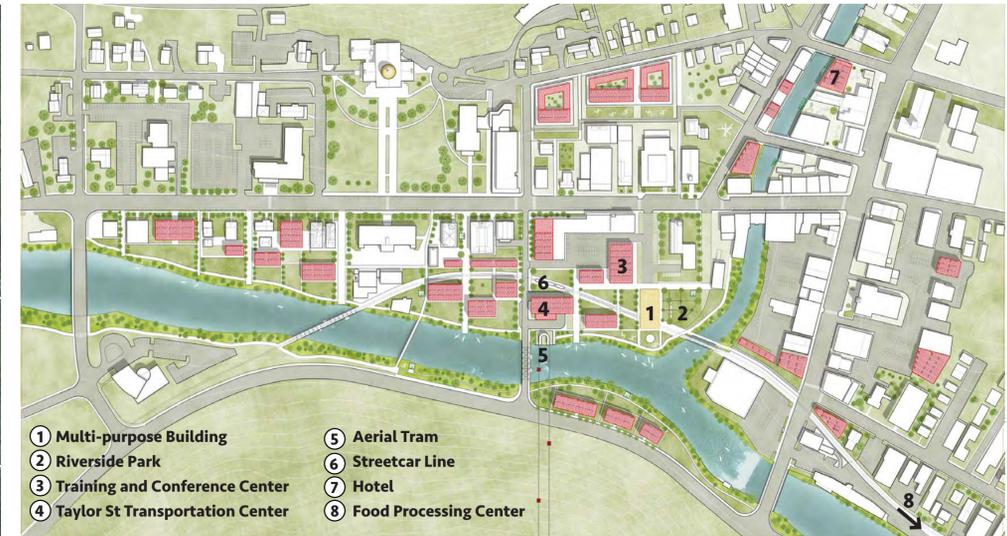
Combustion engines need to be replaced with electric vehicles that run on clean electricity. Buildings need to be constructed with more efficient lighting, heating, cooling and insulation systems.

Sustainably managed forests can provide fuel for heating (and replace fossil fuels) and materials for new construction, as well as function as massive Carbon Sinks. By actively managing a given forest, Montpelier can then claim the Carbon Sequestration benefits. In so doing, Montpelier demonstrates its commitment to a durable sustainability, rooted in the local economy and natural resources of Vermont and New England.



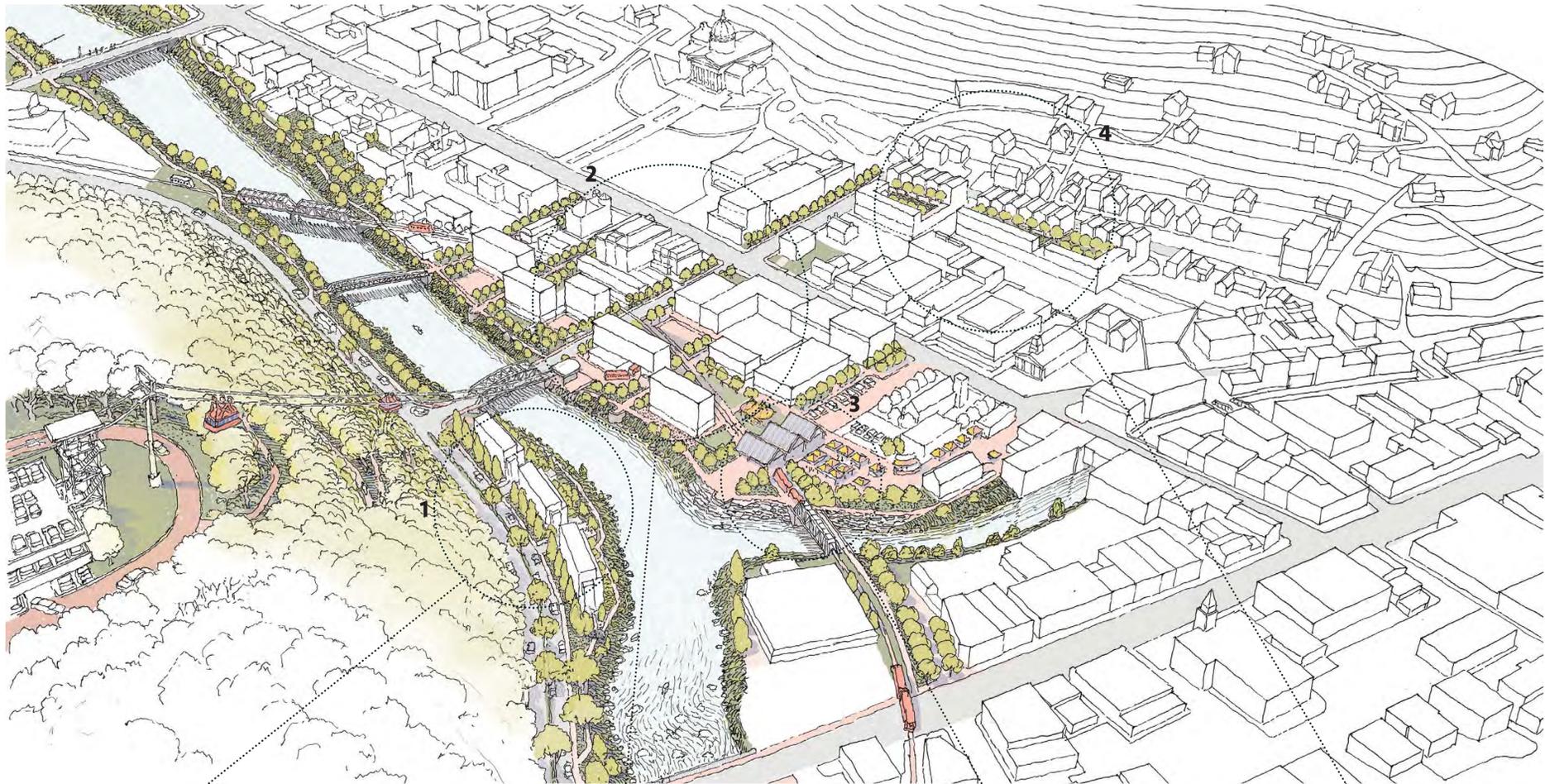
### Existing rail line is spine of 21st Century Montpelier

- Streetcar service on existing rail line connects satellite parking lots outside downtown area.
- New residential neighborhoods—downtown, Sabin's Pasture, and National Life (connected to Taylor Street transportation center by aerial tram).



### Montpelier's new downtown residential neighborhood

- Nearly 1,000 new residential units along both sides of Winooski River, flanking Taylor and along Court streets.
- Banks of the Winooski and North Branch rivers provide views and recreational access.
- Existing location of farmers market is enhanced by adding year-round multi-purpose pavilion.



#### 1. South Bank

- NECI's new home is the 7,000 sq ft building on the south bank of the Winooski river between the Taylor and Main Street bridges.
- Ground floor includes teaching kitchens, bakery/café, and restaurant, complete with outdoor dining on riverside deck.
- Upper floors house students in micro-apartments.

#### 2. Taylor Street

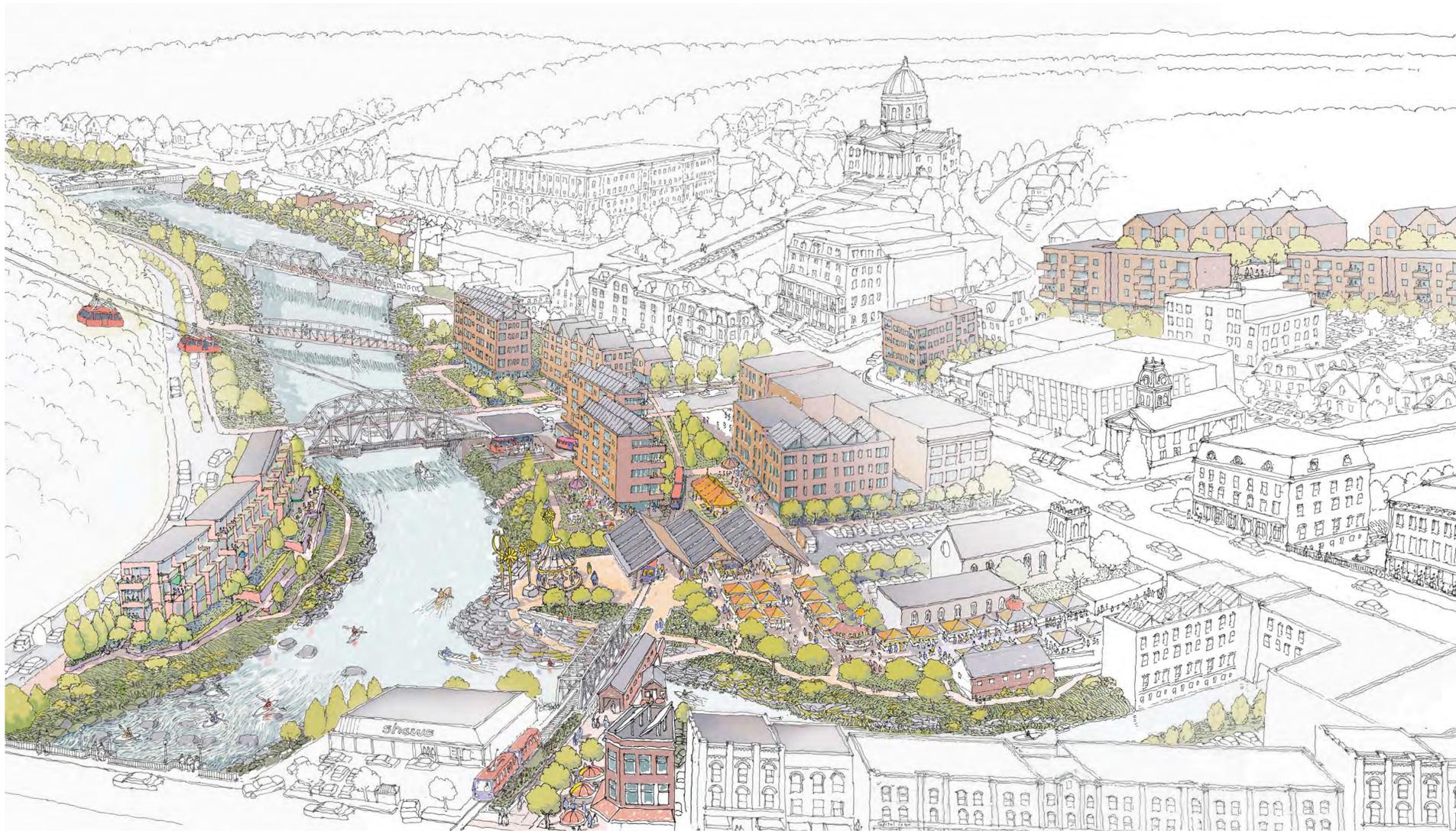
- Series of 4 and 5-story residential buildings flank Taylor Street and rail tracks
- 340 units include studios, one-bedroom, and two-bedroom apartments and condos at a variety of prices.
- At least one building is age-restricted (55+) and all contain handicap accessible units.
- Ground floors house small shops and professional offices.

#### 3. Farmers Market

- Farmers market remains at current location and new iconic 5,000 sq ft pavilion provides year-round operation.
- Riverside Park provides access to confluence of Winooski and North Branch rivers, and includes carousel featuring animals of Vermont.

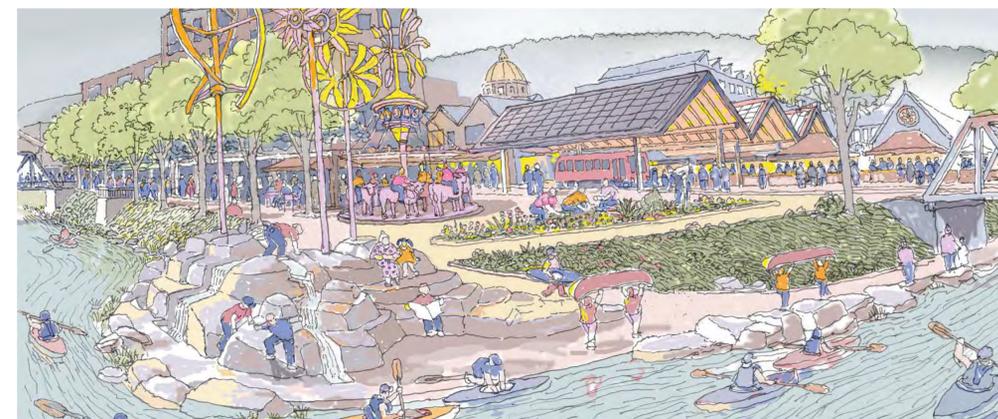
#### 4. Court Street

- 140 units of housing built along Court Street, above two levels of parking, replacing spaces currently used by State and private employers—providing 200+/- spaces for shared vehicle program.
- Residents, workers and visitors enjoy easy access to energy efficient cars for rent by hour, day or week.



### Farmers Market and Riverside Park

Here is Montpelier's new civic space, where you can shop for local produce and food products, enjoy the riverfront, ride the carousel, and catch a streetcar. Downtown is a short walk or bike ride via the new bridge over the North Branch River. People working at National Life can board the aerial tram and be downtown in minutes without using a car. And the new Taylor Street neighborhood is right next door.



### Riverside Park

- Riverbanks along North Branch (and Winooski) offer many recreational amenities.
- Riverside Park brings nature to daily life—seasonal kayaking, fishing, walking, relaxing.
- Adjacent bike path and streetcar, and nearby aerial tram make "getting there" fun.



### Taylor Street Transportation Center

- Taylor Street is new gateway to Montpelier, and meeting place for civic and commercial goings-on.
- Taylor Street transportation center realizes potential, offering many forms of transit.
- Ground floor shops in new residential buildings, aerial tram arriving from National Life, and streetcar line.

Riding the streetcar is the coolest way to commute, and I don't have to worry about traffic and parking even in peak foliage season.

Witness the buzz of Montpelier as you descend the aerial tram from National Life.

We can walk, pedal and paddle to shops, restaurants, concerts, exhibits...

I love that the new Farmers Market building is also home to community events, year-round!

Thanks to energy-efficient systems, we're warm in the winter, cool in the summer, and our new place has great river views and access.

It's food heaven here at NECI by the river.

Put your kayak in at Riverside Park, paddle downstream to the High School and back, tying your kayak at the Southbank Cafe for a locavore lunch listening to Banjo Dan playing across stream at the market amphitheater.

The satellite lots and streetcar system make parking and getting around stress-free. I can park my bike in the covered bike shelter and it's safe and dry 'till I ride home. It's a quick ride - less than 10 minutes.

Look, mom, there's a moo-moo go-round in the park by the river!

Take a ride share bike from the rack on the path for a quick picnic at Hubbard Park and be back at work by 1:00

From the warmth of your super insulated, air to air heat pump micro apartment, watch a skater below carve figure 8s in the blue ice.

Get off the shuttle in the heart of the Market Center and recall the times you used to waste in search of a parking place . Marvel at how many more farmers and craft tables occupy what used to be a sea of parking.

Climb aboard. Bask in the pride of place knowing Montpelier has achieved Net Zero and you are a part of it.

The streetcar connects me to my job at DMV, downtown, helps save time and money, and I can go to the coop on the way home.

Watch the kids play carefree in the safety of a pedestrian street...on the raised Court Street promenade.

Car share, bike share, streetcar line...getting there is part of the fun - on a nice day I'm sure to get my 10,000 steps in and I feel healthier walking more.

Feel the delight of new in-town neighbors enjoying activities freed-up by trading the time, energy, and fuel of a country commute.

Thanks to car-share, I get a new electric car without having to buy one. I'm saving a lot of money that used to pay for a car and insurance.