



Planning Southeast State Correctional Facility

Master Planning Study

PROJECT TITLE:

Redevelopment Planning for Southeast State Correctional Facility in Windsor, VT

PRESENTED BY:

Emily Bell, BDS LLC &
Mount Ascutney Regional
Commission

PRESENTED TO:

Windsor Community Meeting
December 20th, 2023





Team Members



LEAD FACILITATOR

Tom Kennedy

*Director of Community Development,
Mount Ascutney Regional Commission*



RESEARCH + DESIGN LEAD

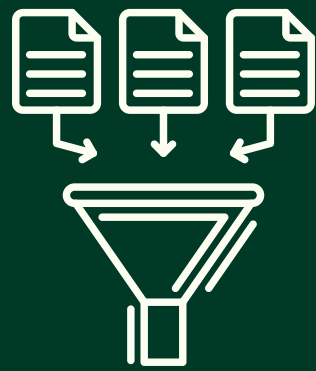
Emily Bell

Principal, Bell Design Studios LLC



Project Phases

Stages of SESCOF Redevelopment Master Planning Project:



PHASE 1: COLLECT

- Site information
- Past studies
- Building conditions



PHASE 2: TRANSLATE

- Existing building plans
- Site features
- Potential redevelopment plans



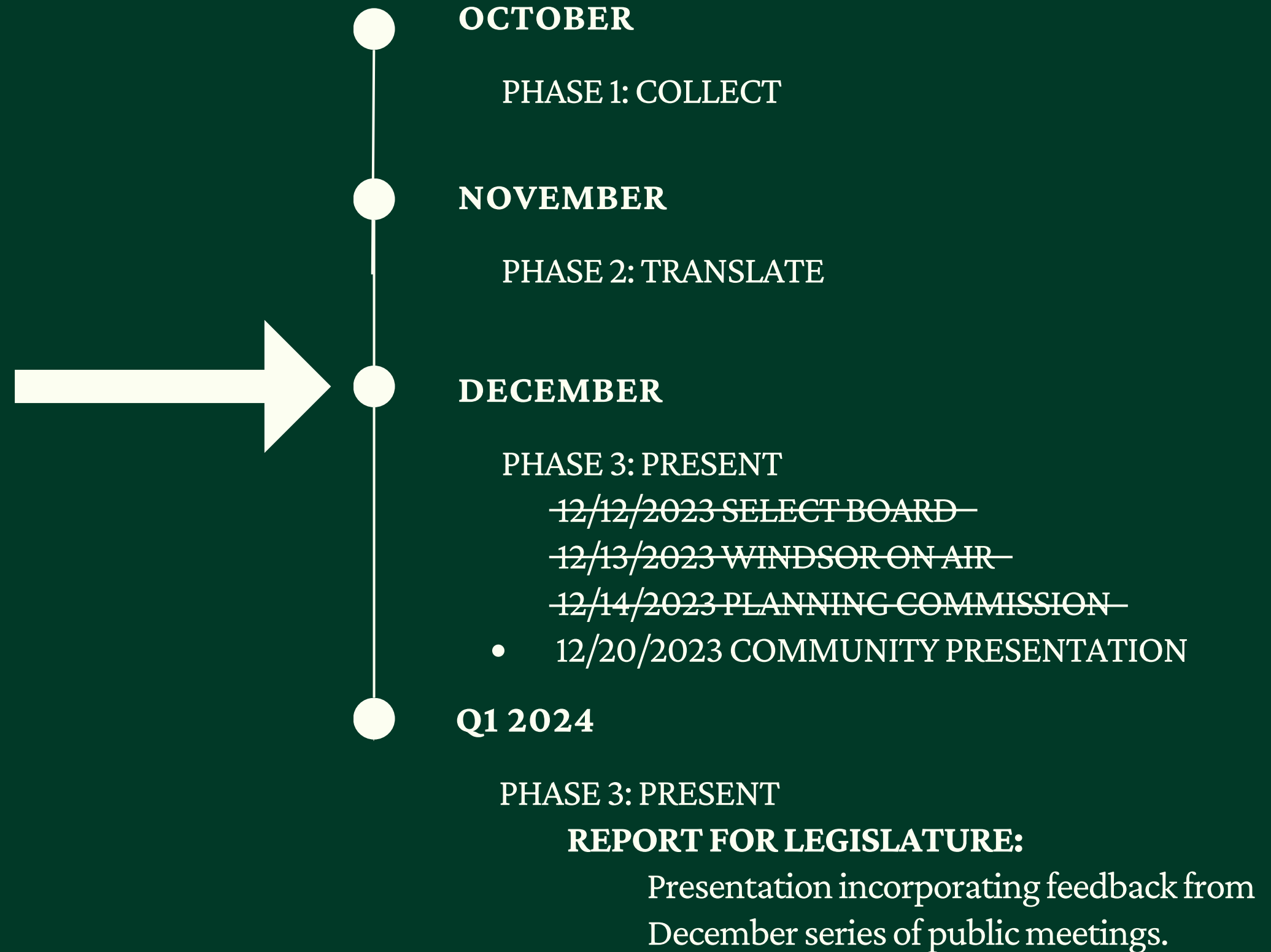
PHASE 3: PRESENT

- Public presentation series
- Catalog community feedback
- Legislature Q1/2024



Timeline

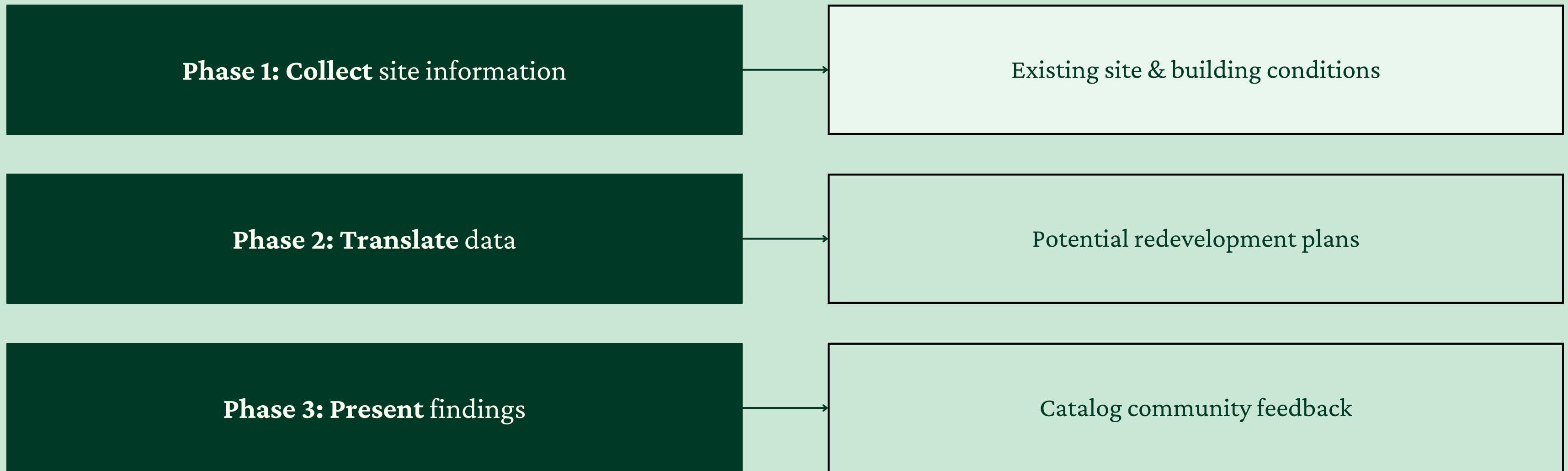
General outline of our project's goals and progress.



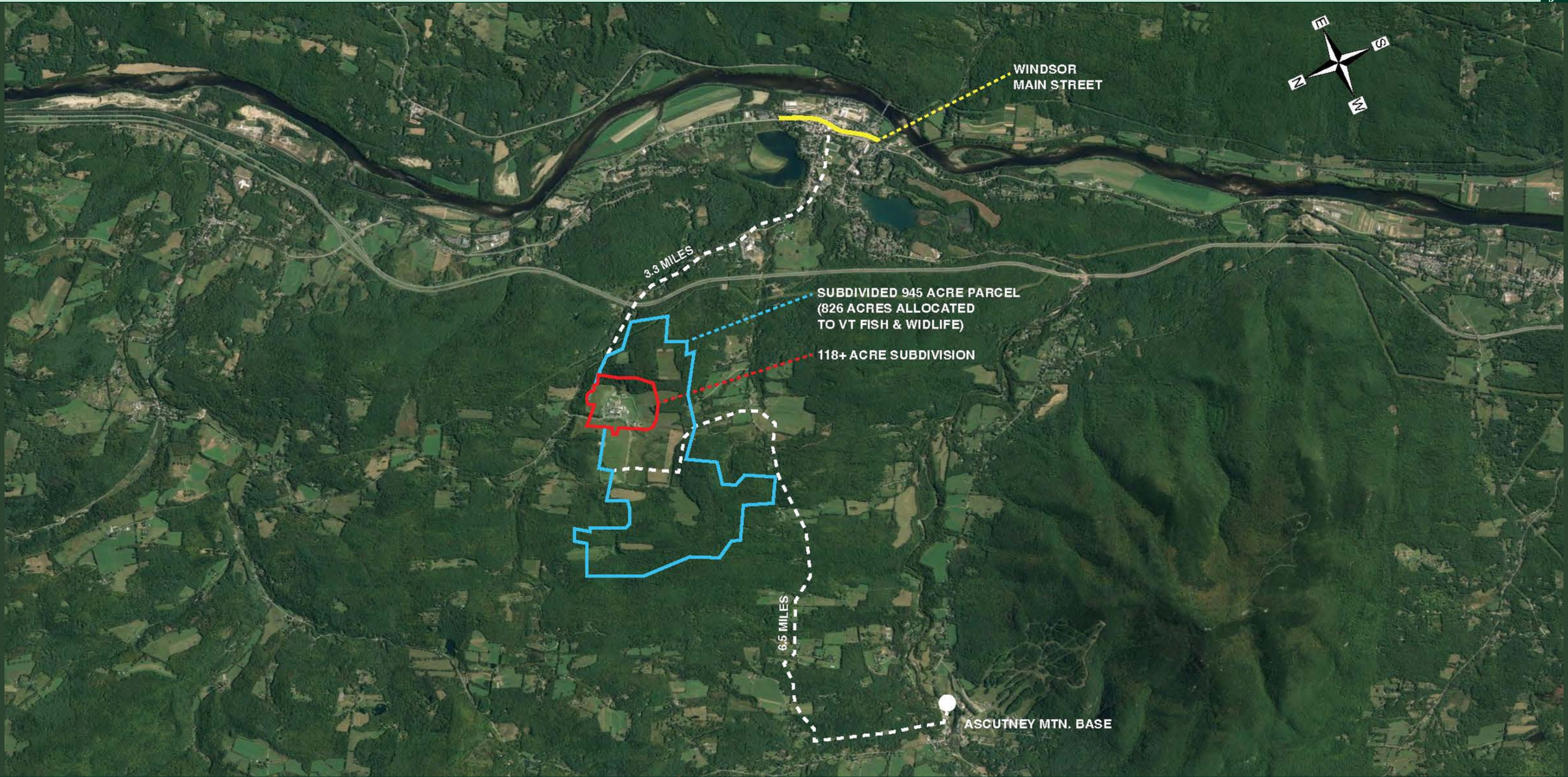


What We Want To Achieve

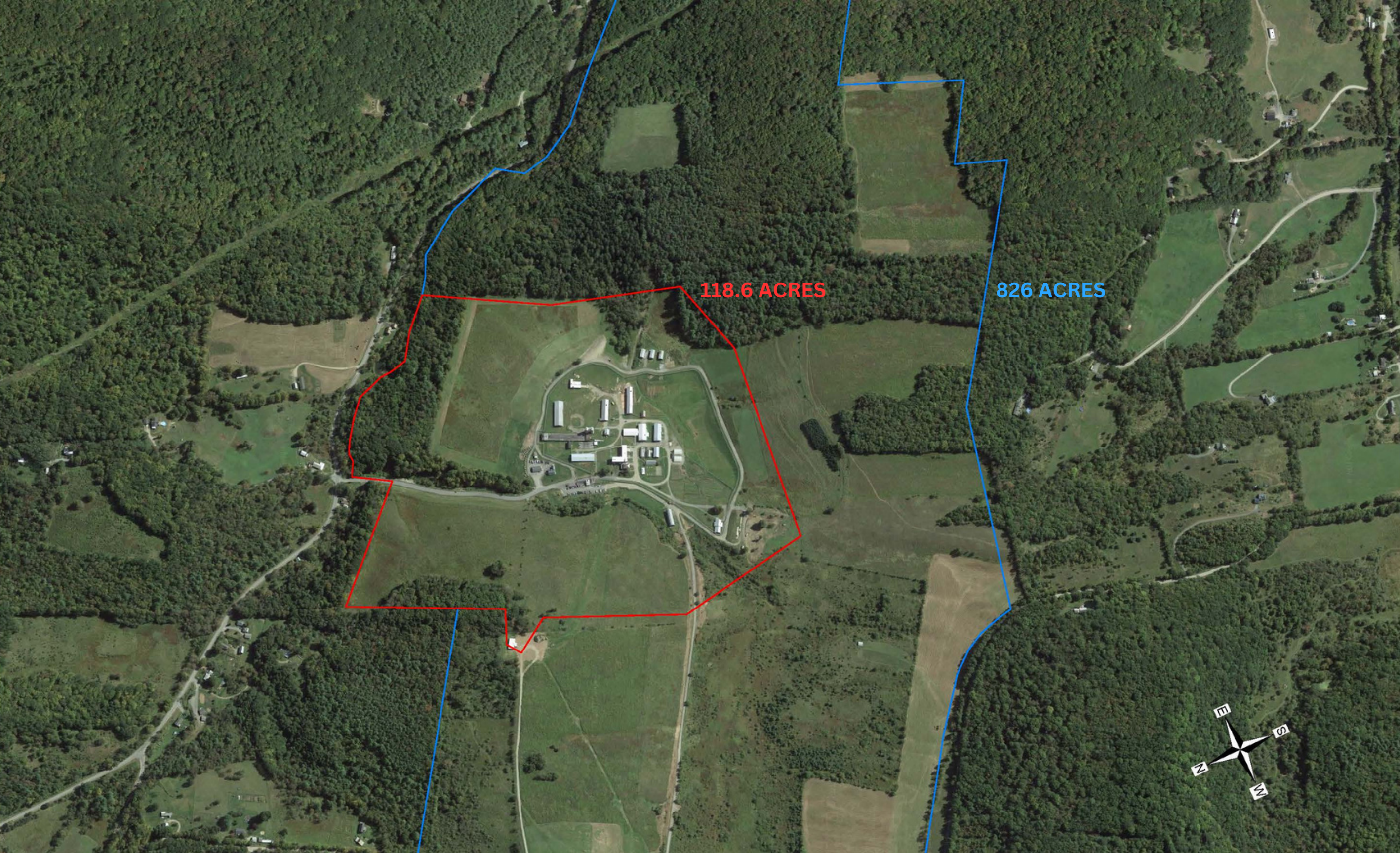
Action items and deliverables that will be used to measure our success.



SITE OVERVIEW



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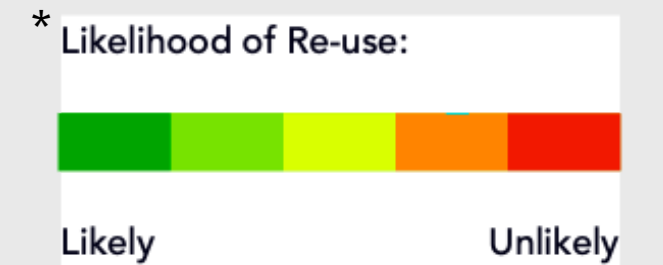




1. MAINTENANCE GARAGE
2. GROUNDS OFFICE
3. GUARD HOUSE
4. HAY BARN
5. OFFICE/DORMITORY
6. SLAB ON GRADE
7. GREENHOUSES
8. CARPENTRY SHOP
9. MAINTENANCE OFFICE
10. MAINTENANCE SHOP/STORAGE
11. MAIN DORMITORY BUILDING
 - COMMERCIAL KITCHEN
 - DINING HALL
 - OFFICE
 - DORMITORIES
12. EDUCATIONAL BUILDING
13. DAIRY BARN
14. STANCHION MILKING BARN
15. SILOS
16. COW BARN
17. SAW MILL
18. HEAT PLANT
19. OIL SHED
20. OPEN WOOD DRYING SHED
21. ADMINISTRATION
22. PLATE SHOP
23. WORKSHOP & STORAGE
24. RAZOR WIRE FENCE
25. WOOD SHEDS



EXISTING SITE PLAN
 Southeast State Correctional Facility
 546 State Farm Road
 Windsor, VT 05089
BELL DESIGN STUDIOS



*Projections based on Facility Condition Assessments and Energy Audit, furnished by State of Vermont 2013



Shops - 5200SF + 4072SF

Applications:
 Light Industrial
 Light
 Manufacturing Co-Working
 Art Space

Office - 3500 SF

Applications:
 Office / Administration
 Classroom

Educational - 5600SF

Applications:
 Office / Administration
 Classroom

Dormitory - 12,768 SF

Applications:
 Dorm Housing
 Co-Housing
 Retreat Center

Dormitory - 3050 SF

Applications:
 Co-Housing
 Retreat Center

Misc. Garage & Outbuildings 3600SF

TOTAL: 37,790SF



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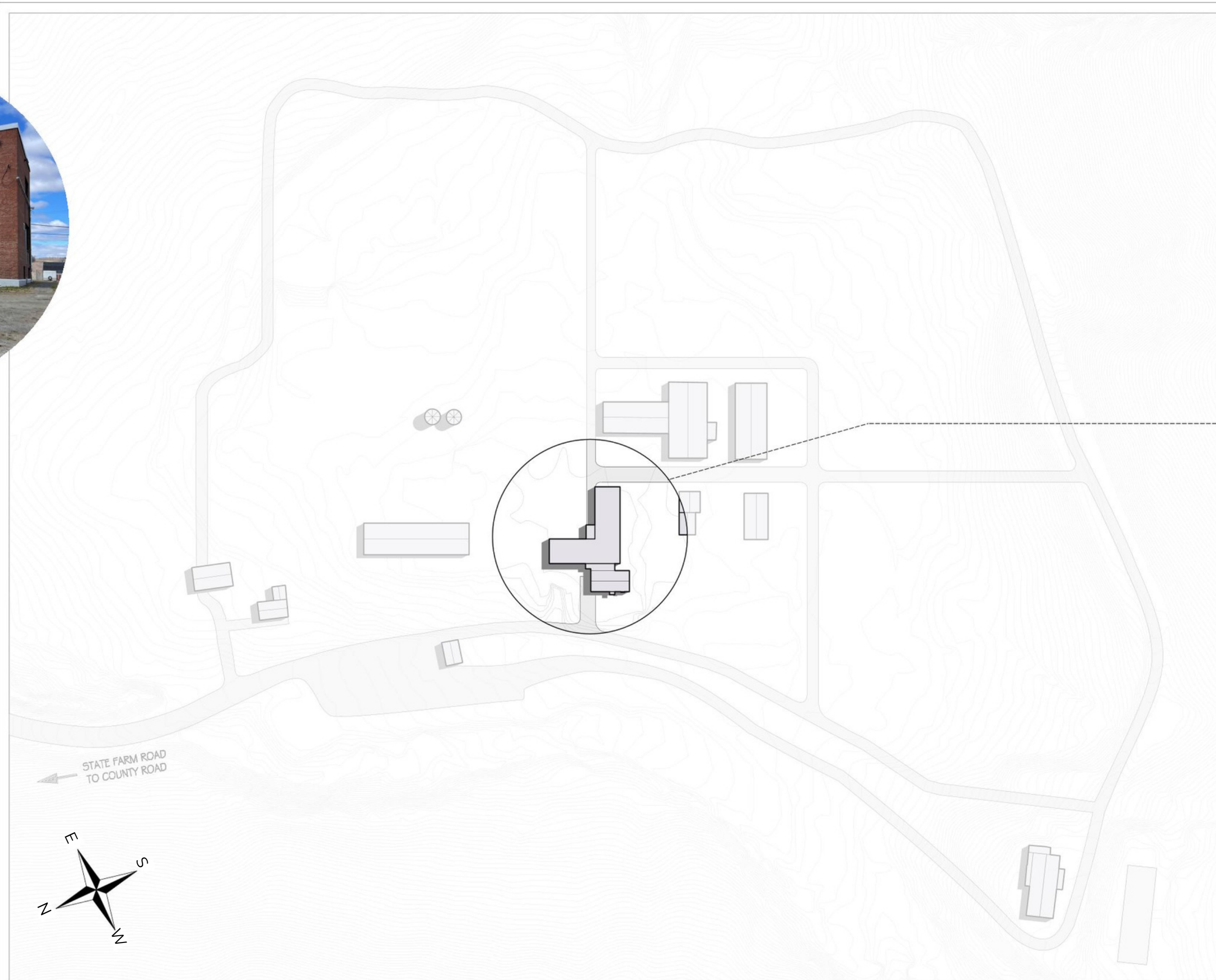
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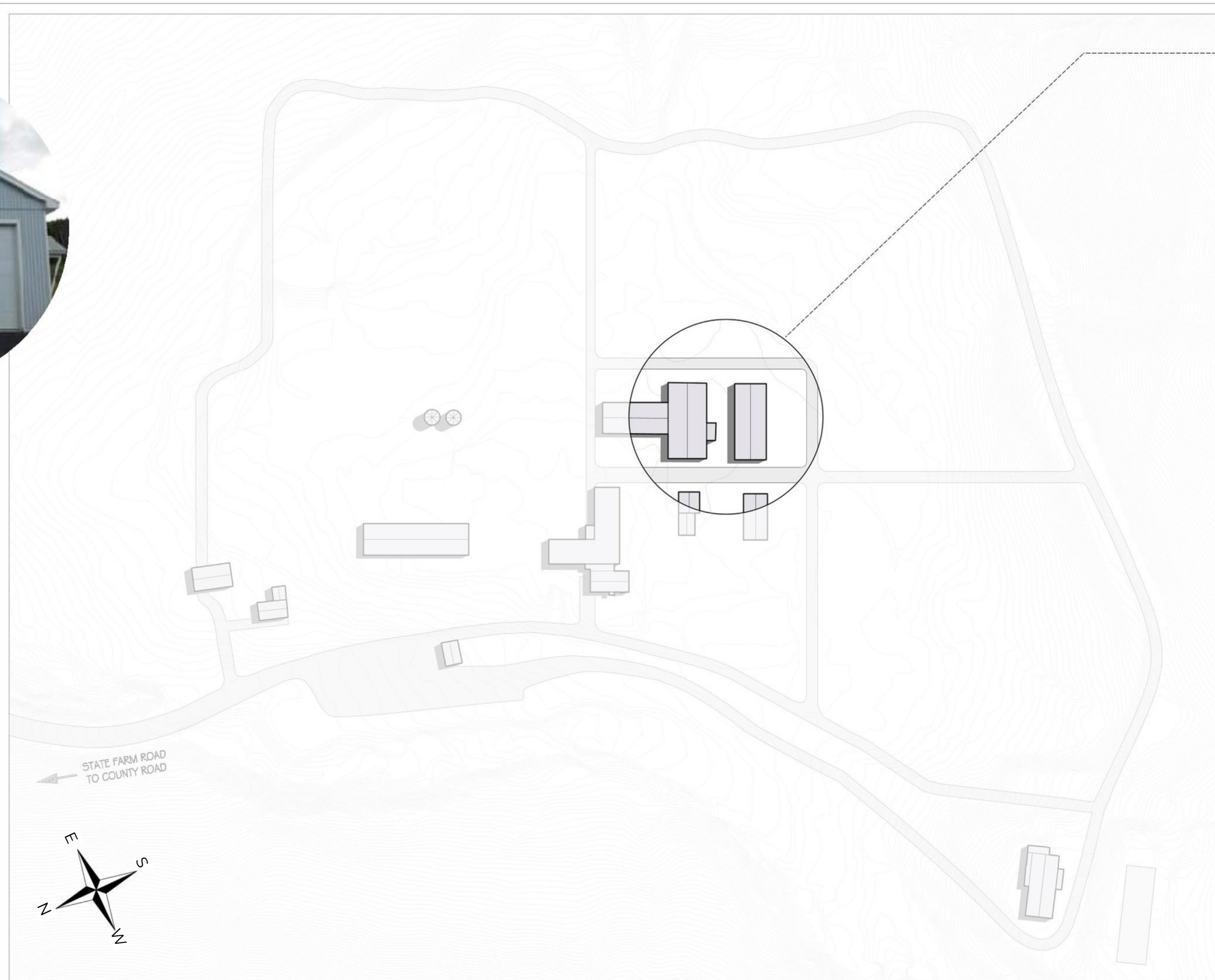
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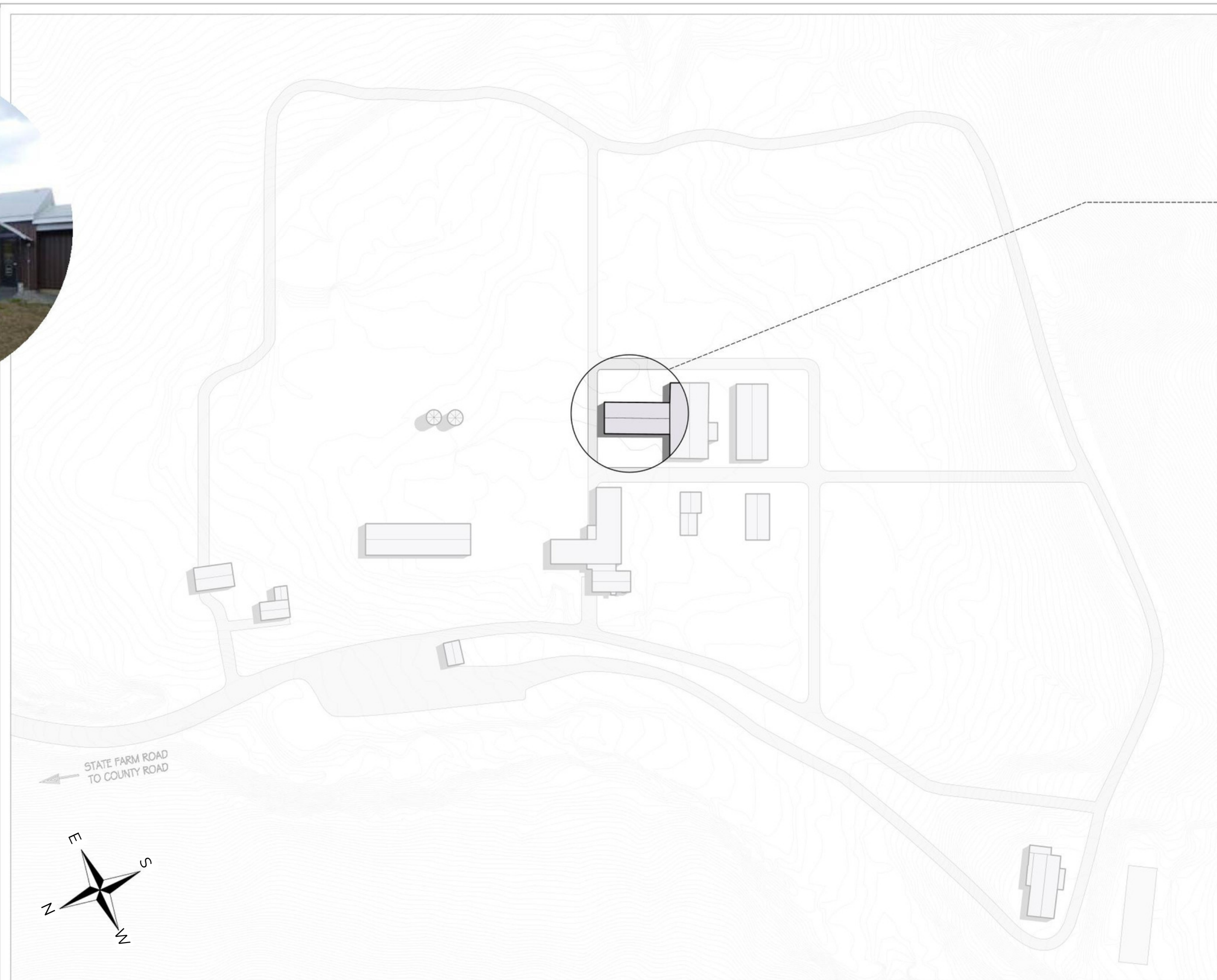
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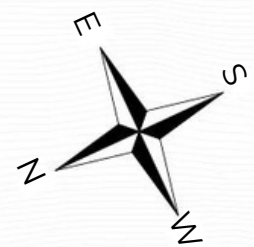
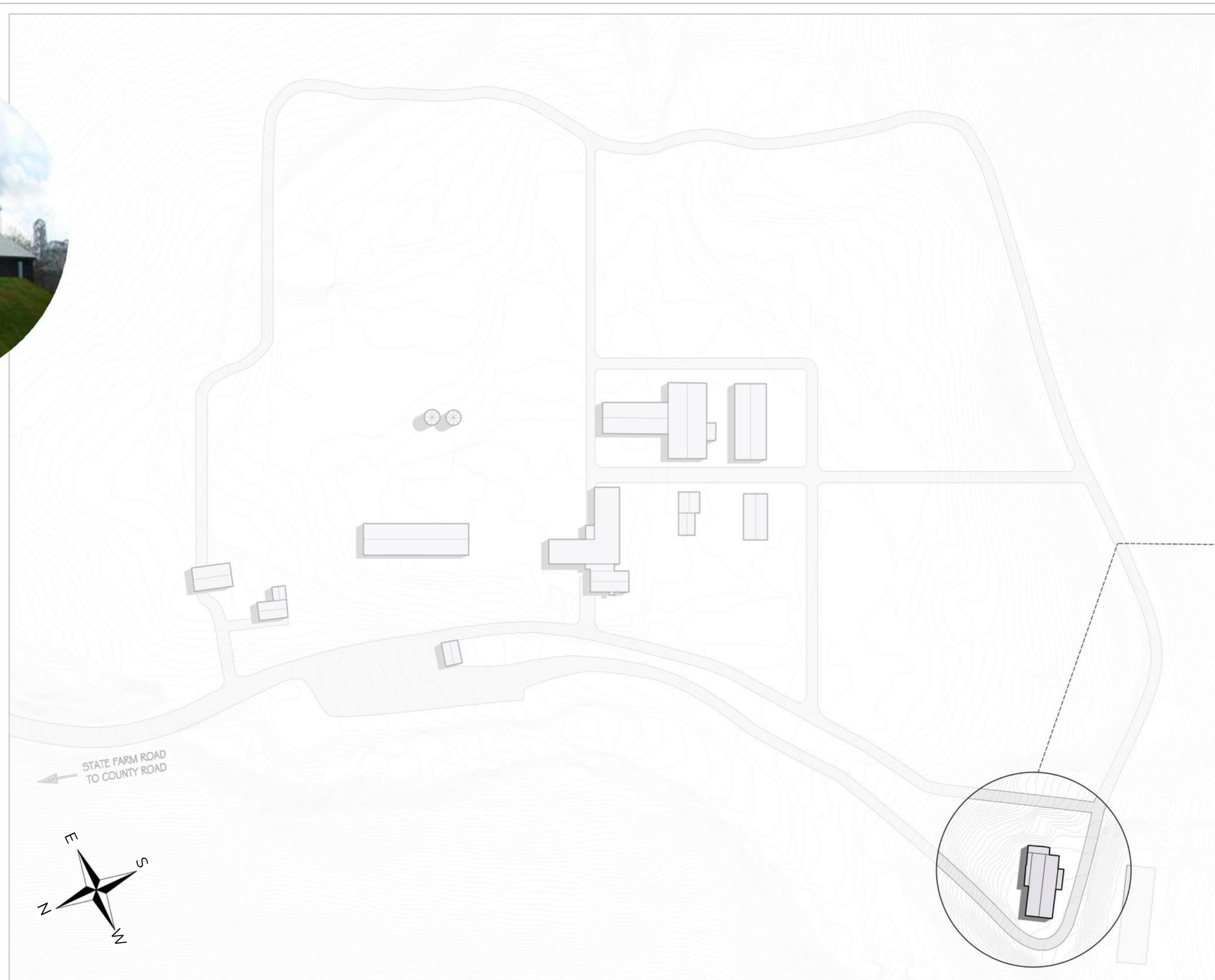
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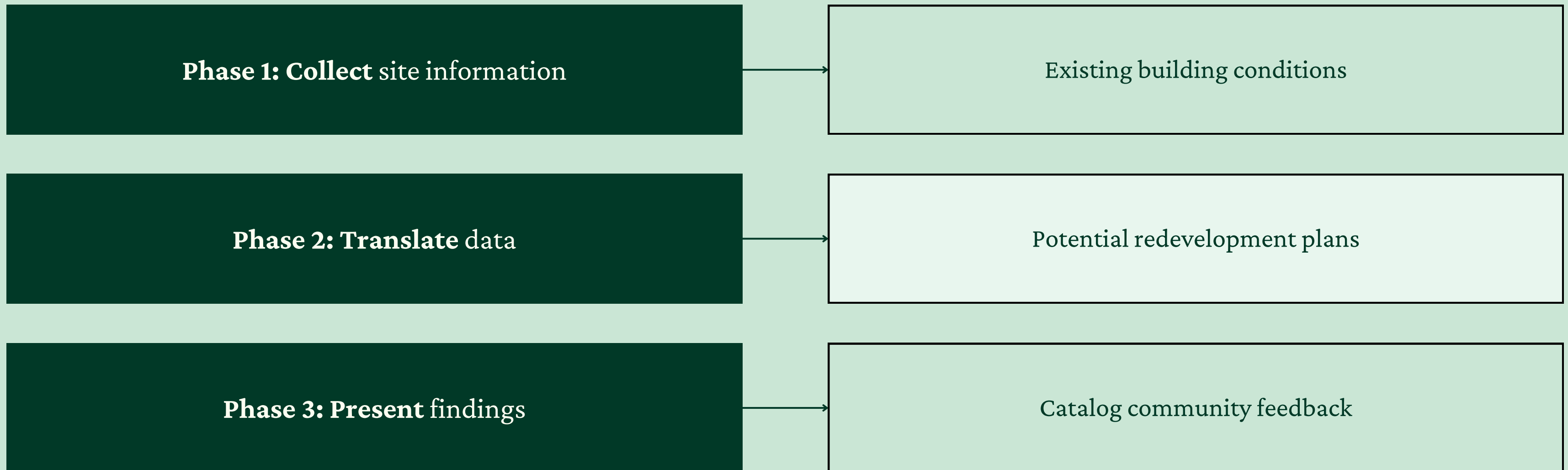
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What We Want To Achieve

Action items and deliverables that will be used to measure our success.





SESCF Redevelopment Master Planning Principles

Our guiding principles for a successful redevelopment plan:

Preserve

Protect

Connect



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Preserve



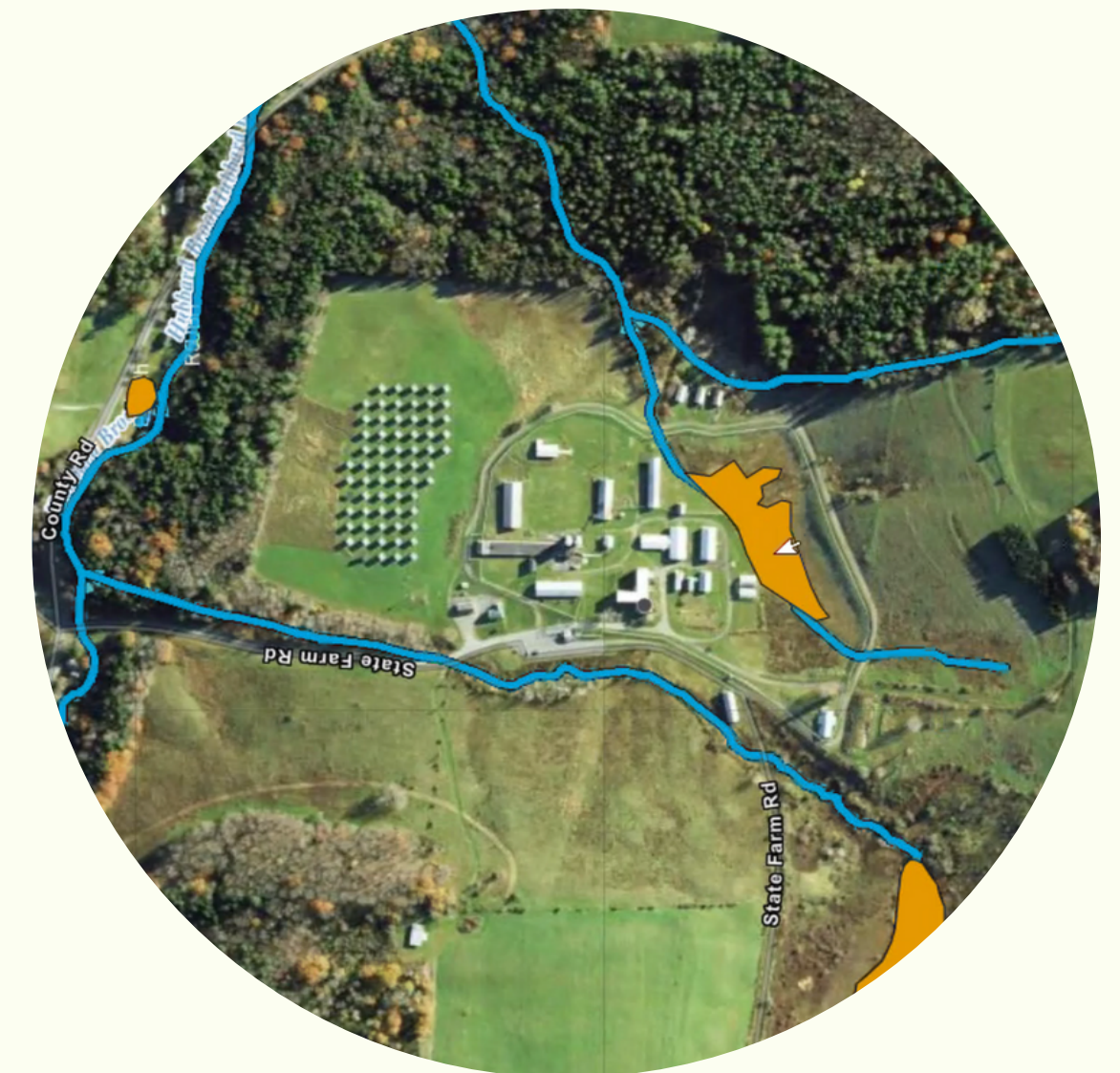
- Viable Structures
- Utilities
- Rural Character



SESCF Redevelopment Master Planning Principles

Our guiding principles for a successful redevelopment plan:

- Long Range Views
- Current Fish & Wildlife Boundary
- Natural features

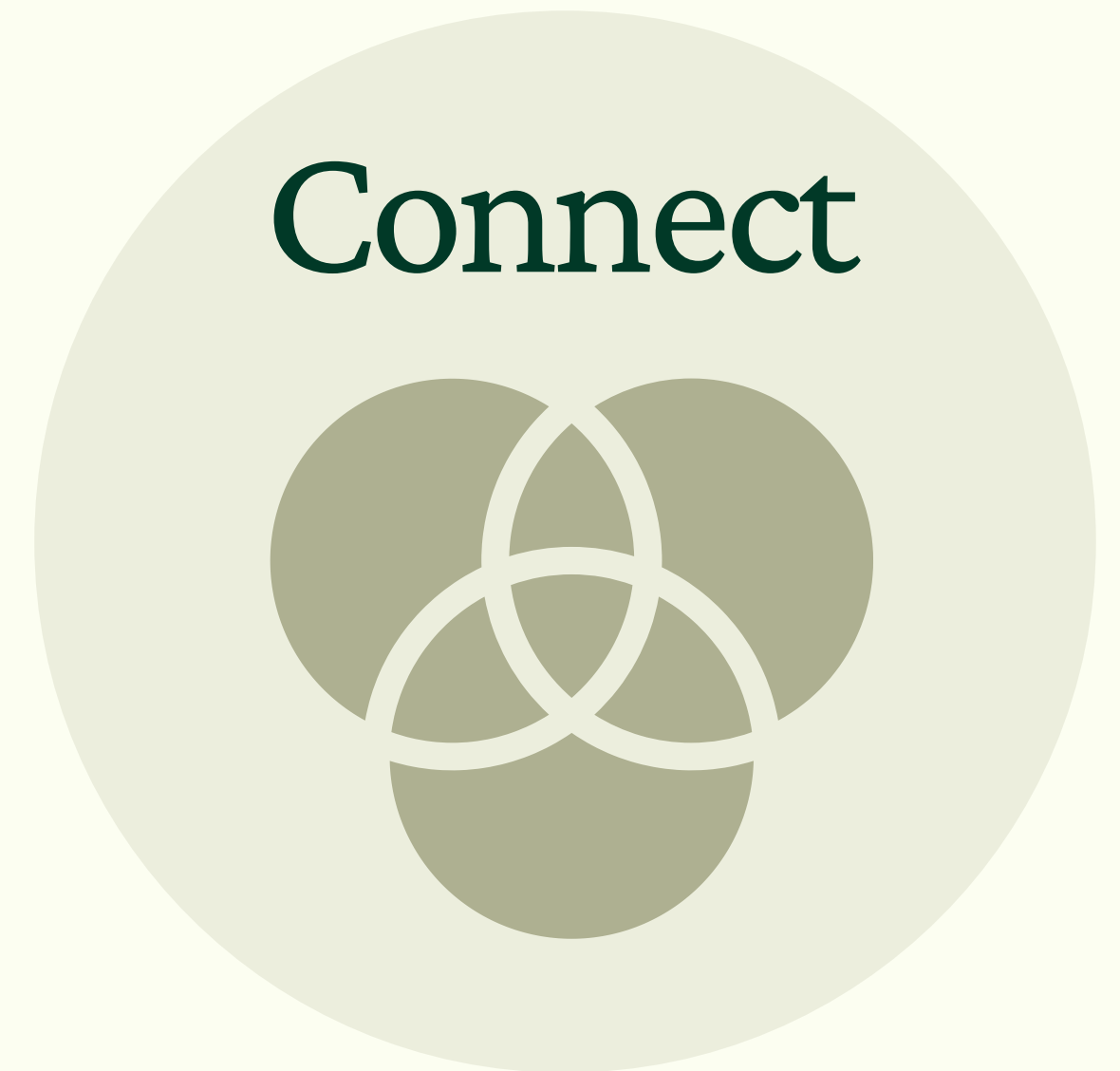




SESCF Redevelopment Master Planning Principles

Our guiding principles for a successful redevelopment plan:

- Town of Windsor
- Windsor Improvement Corporation
- Regional & State Partners



EXISTING SITE PLAN



REIMAGINED SITE PLAN



REIMAGINED SITE PLAN



REIMAGINED SITE PLAN



HOUSING +/- 34 ACRES

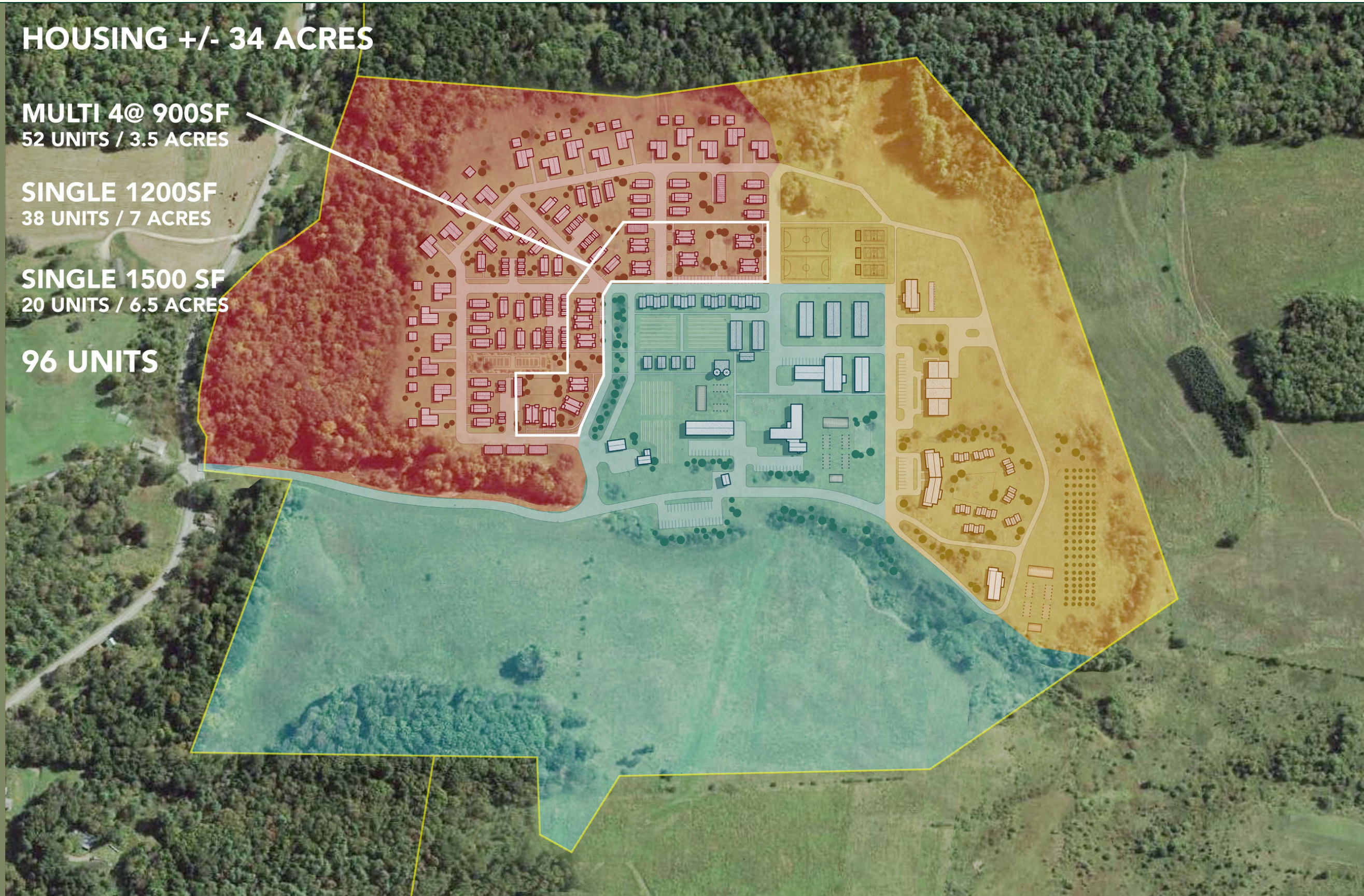
MULTI 4@ 900SF
52 UNITS / 3.5 ACRES

SINGLE 1200SF
38 UNITS / 7 ACRES

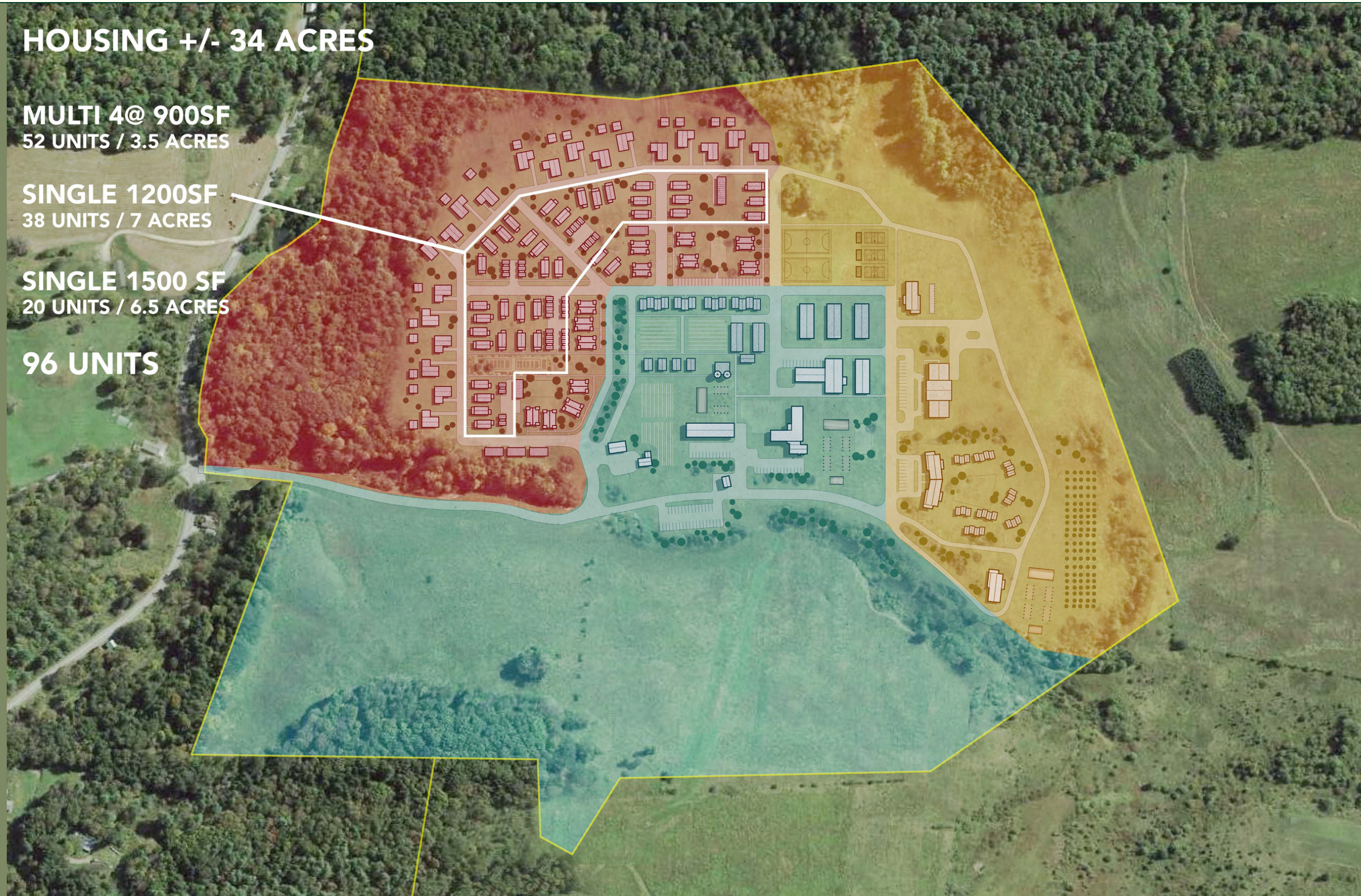
SINGLE 1500 SF
20 UNITS / 6.5 ACRES

96 UNITS

REIMAGINED SITE PLAN



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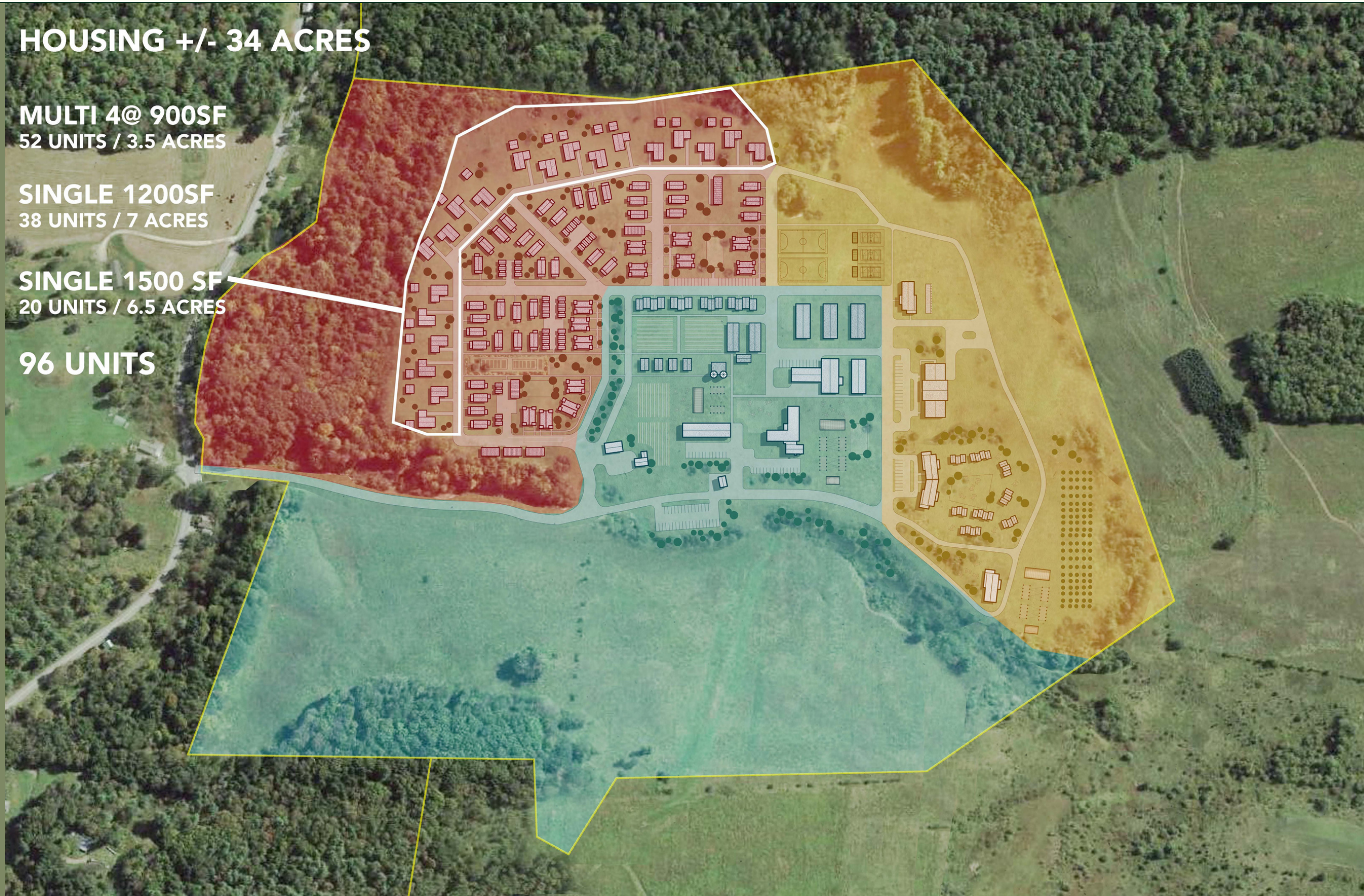
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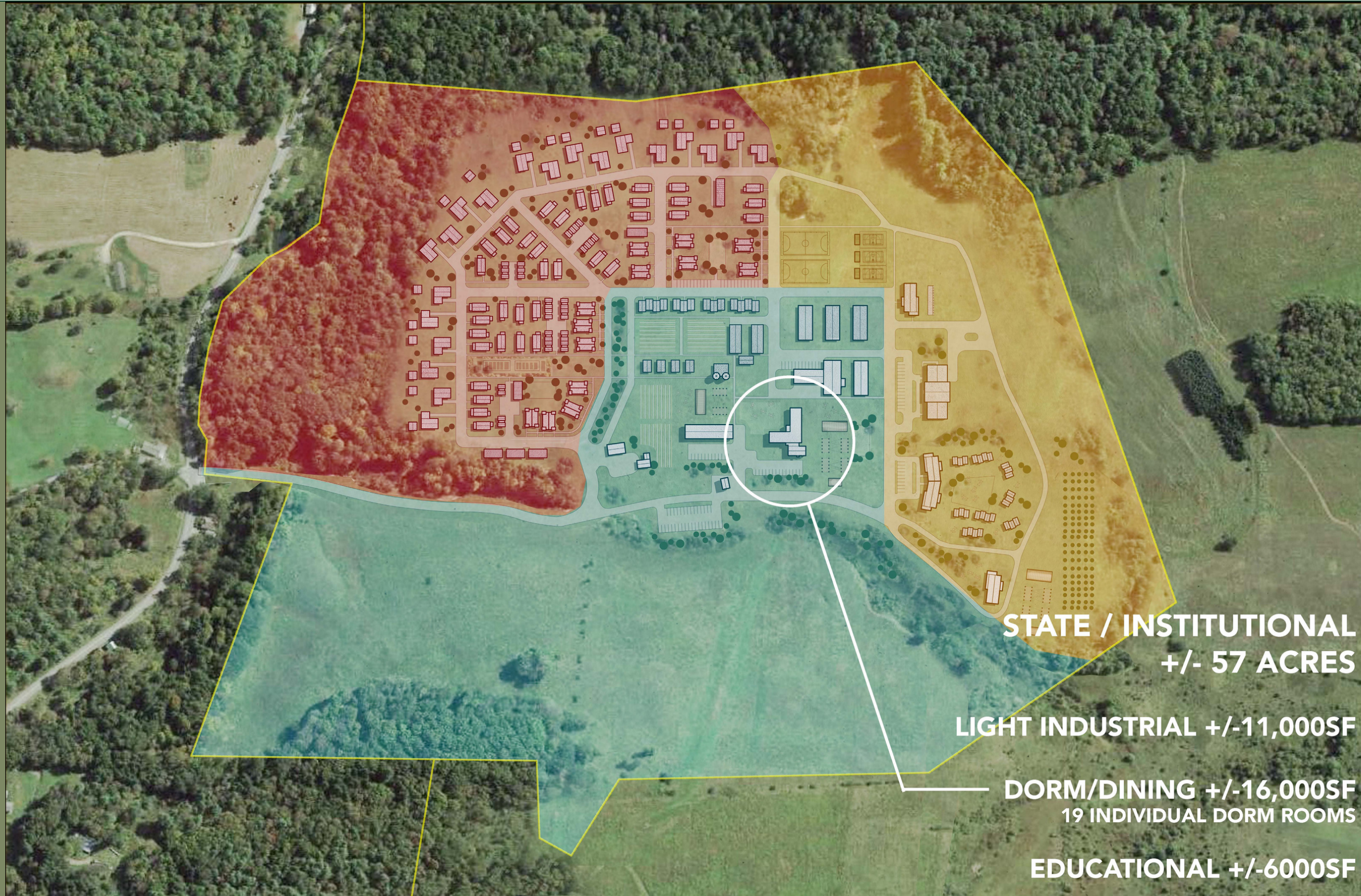
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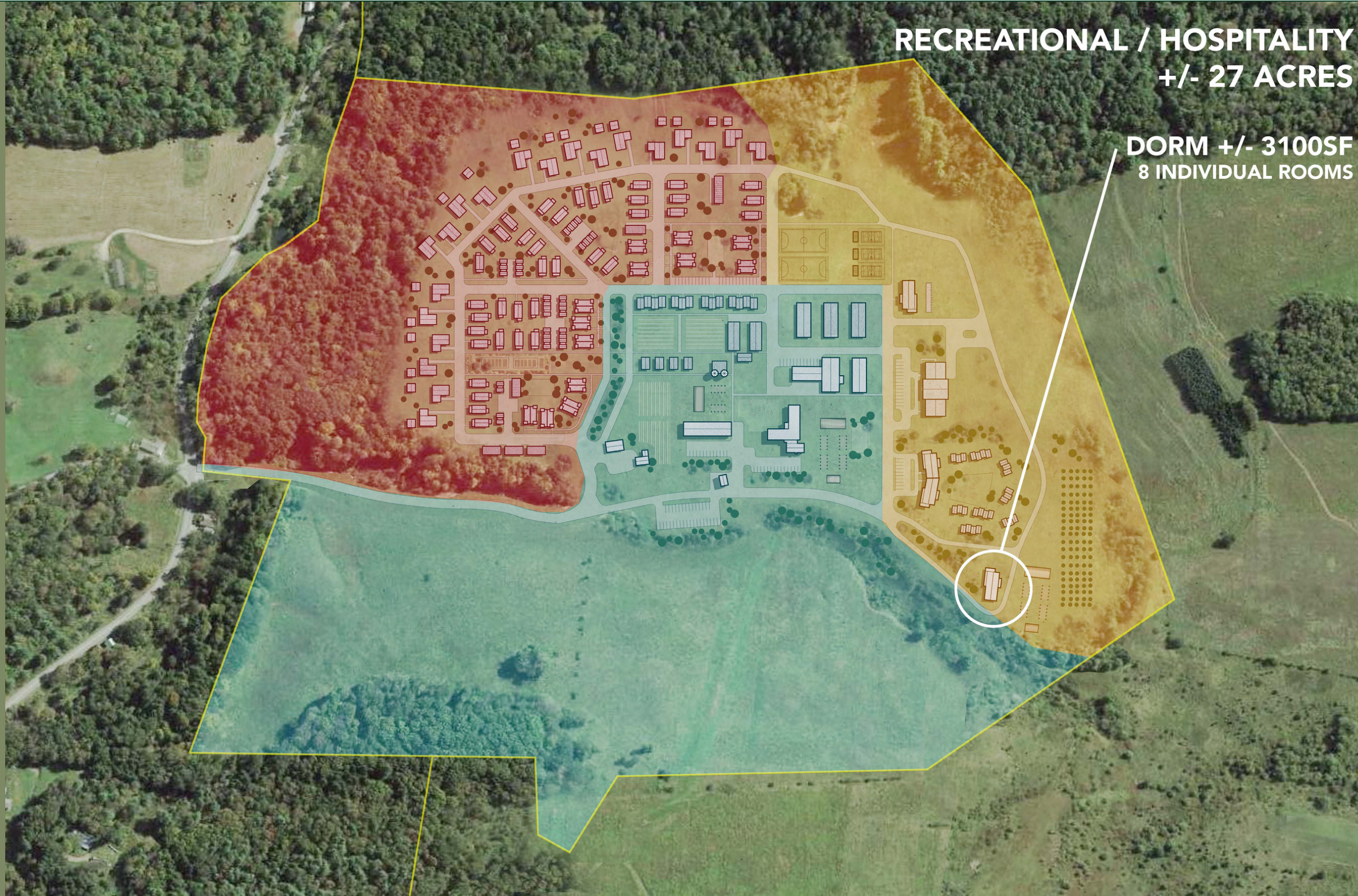
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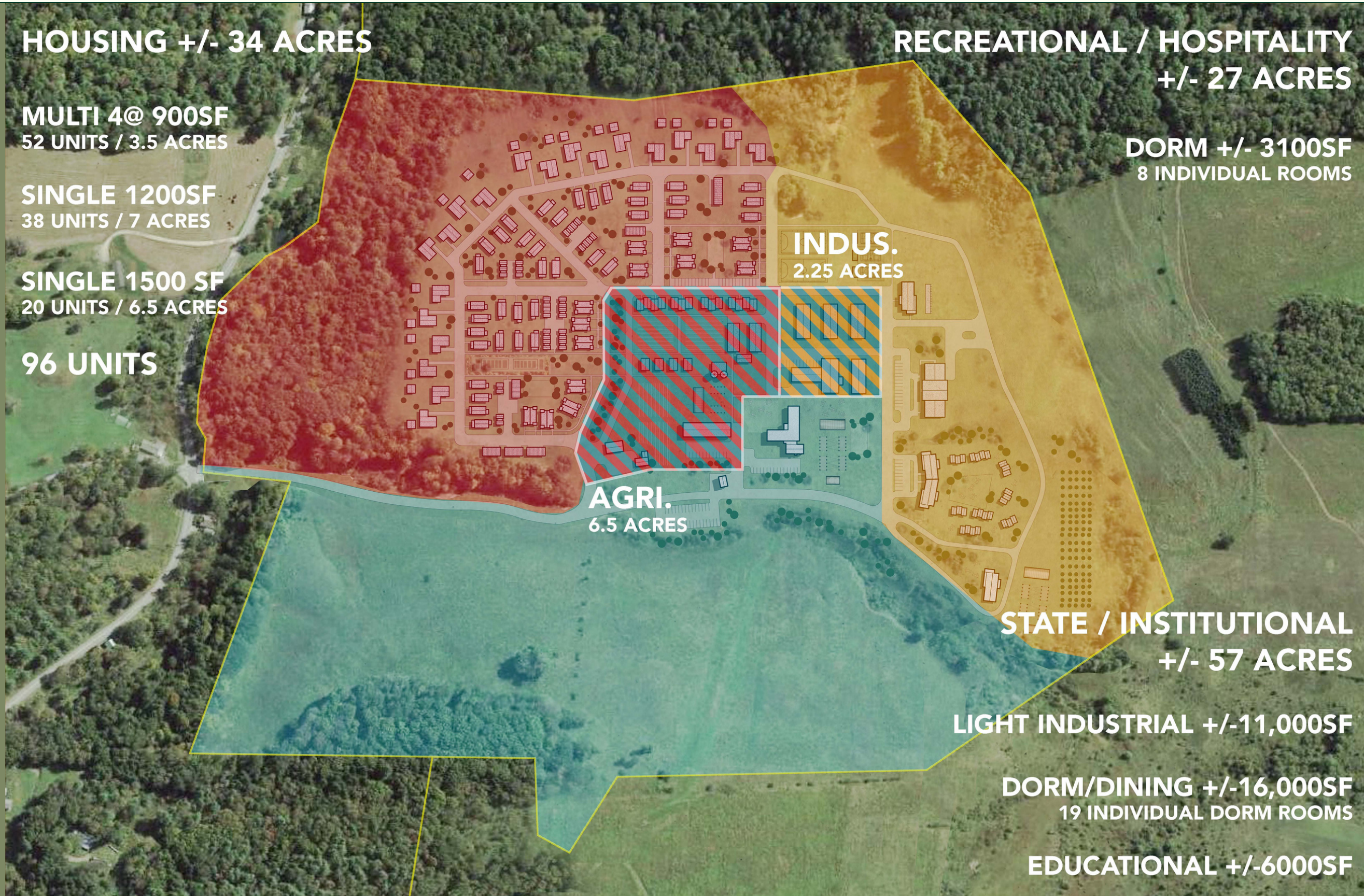
REIMAGINED SITE PLAN



**RECREATIONAL / HOSPITALITY
+/- 27 ACRES**

**DORM +/- 3100SF
8 INDIVIDUAL ROOMS**

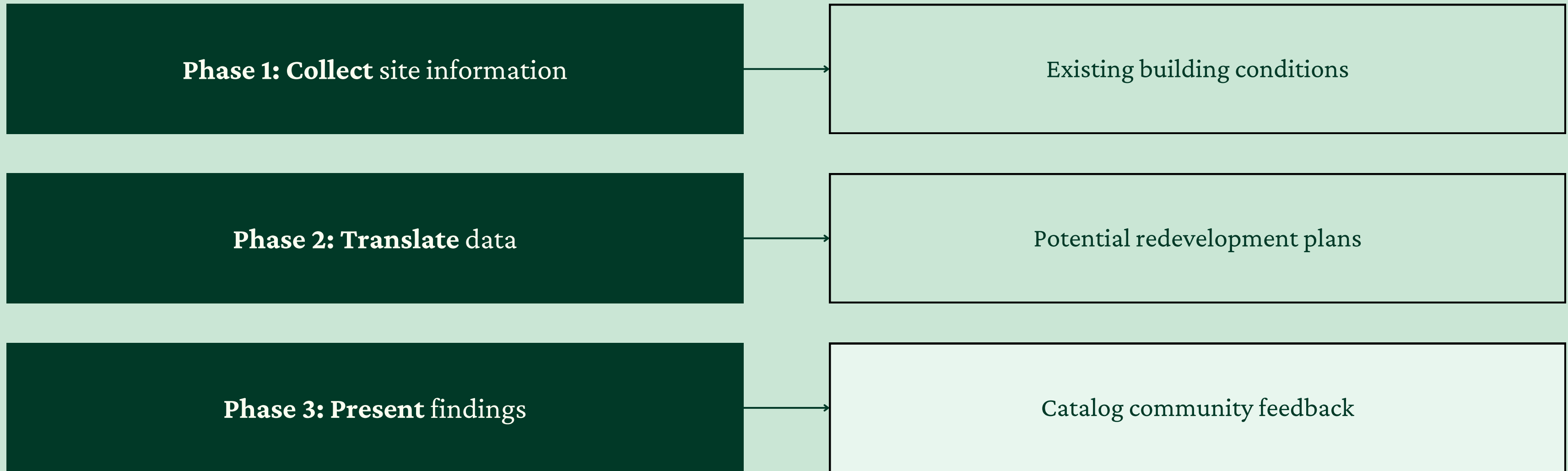
REIMAGINED SITE PLAN





What We Want To Achieve

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Community Feedback

SUPPORT

- **AGRICULTURAL PRODUCTION**
- **LAND CONSERVATION**
- **BUILDING/INFRASTRUCTURE RE-USE**

CONCERNS

- **SUBURBAN STYLE HOUSING (SPRAWL)**
- **CONFORMANCE TO WINDSOR TOWN PLAN**
- **CHANGES TO ZONING BY-LAWS (INCREASED DENSITY)**





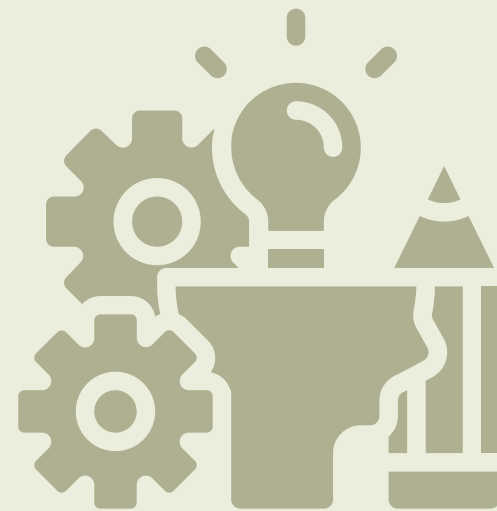
Looking Ahead...

Increase certainty in the following areas:

Ownership



Pre-Development Costs



Incentives





Thank You

