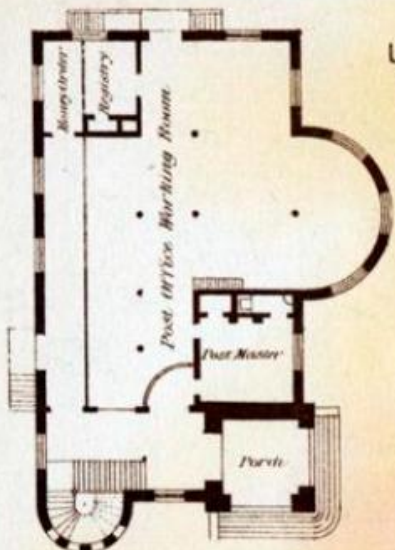


87 State Street,
Montpelier

U. S. CT. H^O. P. O. & C.
MONTPELIER, VT.



PLAN OF FIRST FLOOR

M. F. BELL
Supervising Architect.



PLAN OF SECOND FLOOR.



R. H. ATKINSON
Del.

Hobbs Printing Co. Boston



UNITED STATES POST OFFICE AND COURT HOUSE , MONTPELIER , VERMONT
JULIAN GOODRICH ARCHITECTS , INC.

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE , WASHINGTON , D.C.

New Federal Building Is Dedicated In Montpelier

State, federal and local dignitaries gathered this morning for formal dedication of Montpelier's new federal building.

The building, a three-story marble, brick and glass structure, located on State Street, near Elm Street, was seen by some as a symbol of the increasing role of the federal government in society.

"Government rose almost before our eyes," said Gov. Philip H. Hoff at the ceremony. Hoff said that there was no hope of diminishing the growth of federal and state governments and said he hoped for cooperation and assistance from all citizens.





FEDERAL BUILDING
UNITED STATES POST OFFICE
UNITED STATES COURT HOUSE
MONTPELIER, VERMONT





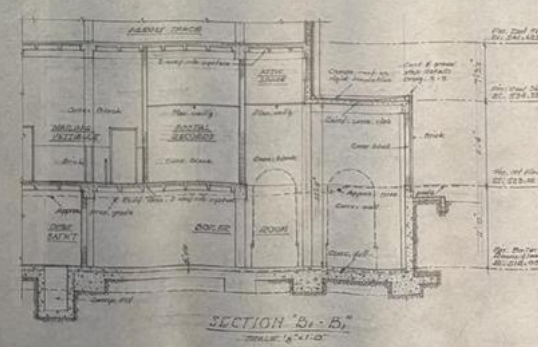
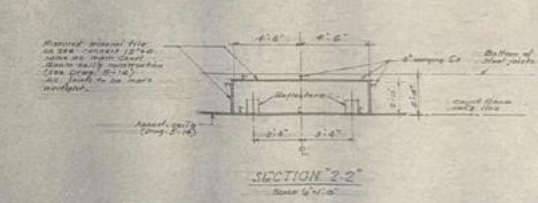
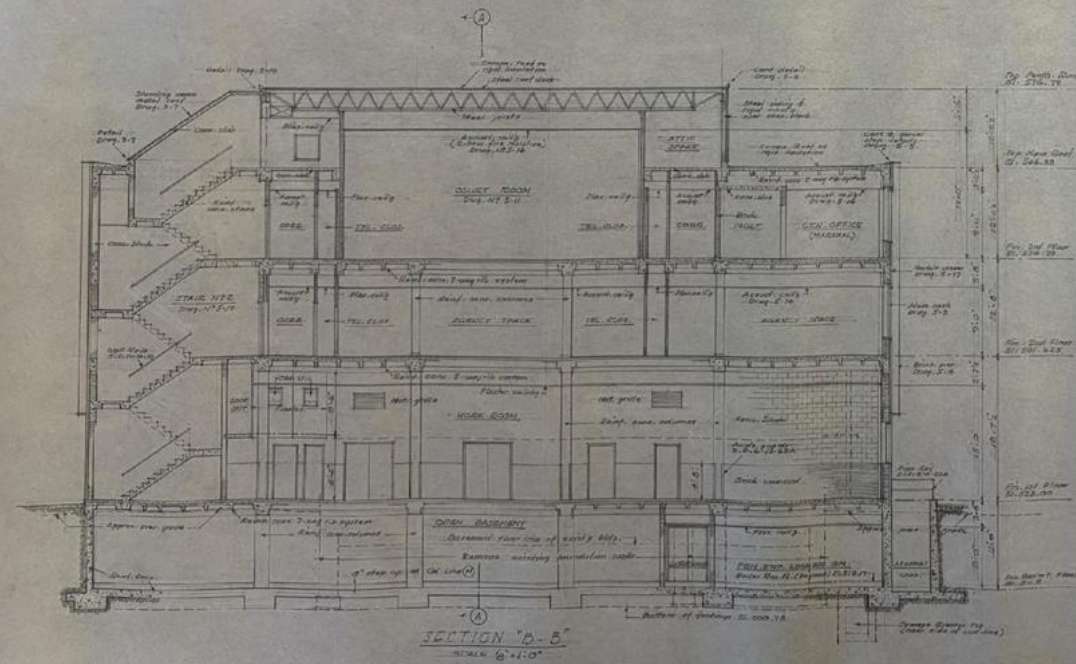
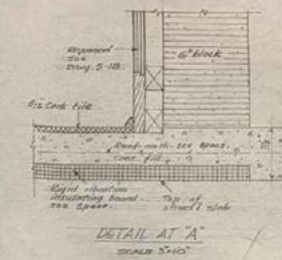
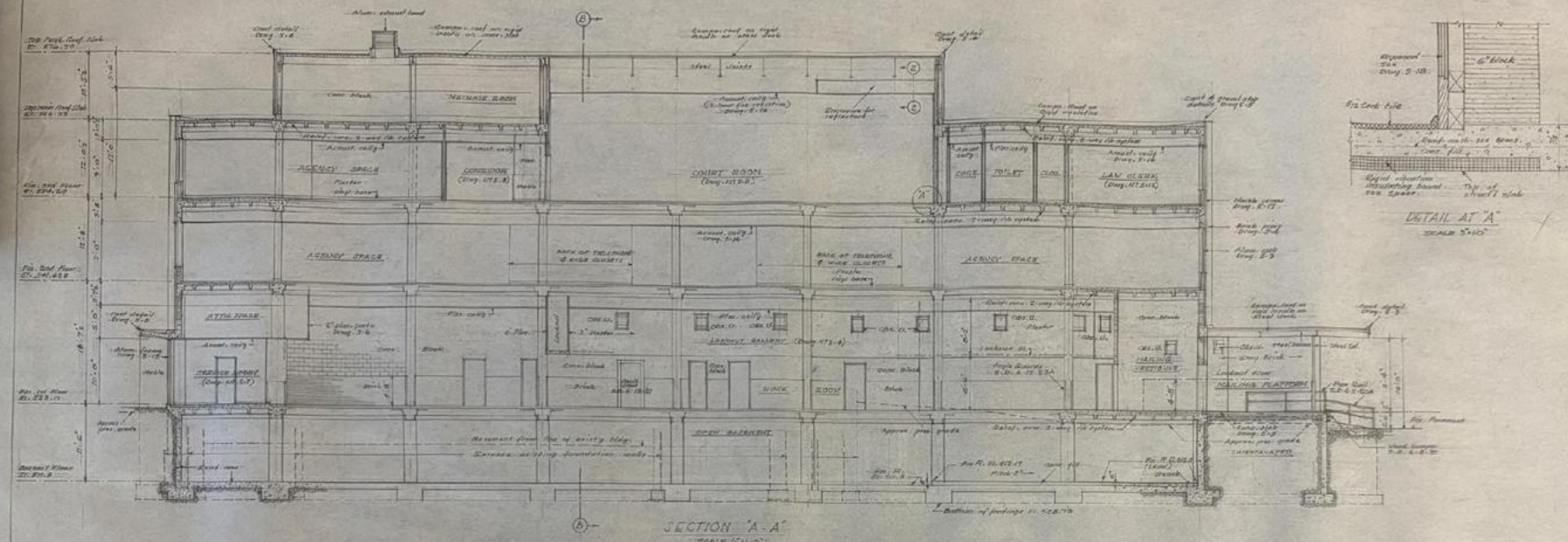
US government plans to sell or transfer Montpelier Federal Building

The State Street building housed the capital's post office, along with the local branches of the Internal Revenue Service and other government agencies, before it was severely damaged in the July 2023 floods.

By Yardain Amron

December 4, 2024, 9:28 pm





JULIAN GOODRICH ARCHITECTS INC.	
MECHANICAL & ELECTRICAL & ARCHITECTURAL STRUCTURE DIVISION	ENGINEER
GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE - WASHINGTON, D.C.	
PROJECT U.S. POST OFFICE & COURT HOUSE	
LOCATION MONTPELIER, VERMONT	
SHEET NO. 145001	FILE NO.
DRAWN BY ROBERT A. G. 10-62	CHECKED BY J. G. 10-62
DRAWING TITLE	
SECTIONS	
ARCHITECTURAL	
DRAWING NO.	4-3.



COURT STREET

GOVERNOR DAVIS AVE

PAVILION BUILDING

PHO CAP.

OFFICE

CAPITOL THEATRE

VERMONT MUTUAL

FEDERAL BUILDING

COURT HOUSE

STATE STREET

CAPITOL PLAZA HOTEL

TAYLOR STREET

ELM STREET

NORTH BRANCH
WINOOSKI RIVER



FEDERAL
BUILDING



FEDERAL
BUILDING

POTENTIAL
RESIDENTIAL

POTENTIAL RESIDENTIAL

- 4-5 LEVELS OF RESIDENTIAL OVER 2 LEVELS OF PARKING
- 17,000 GSF/FLOOR
 - 68,000 GSF @ 4 LEVELS
 - 85,000 GSF @ 5 LEVELS
- (18) 1 BR UNITS PER FLOOR
- 4 LEVELS OF HOUSING = 72 UNITS
- 5 LEVELS OF HOUSING = 90 UNITS

4-5 STORY RESIDENTIAL
OVER STRUCTURED PARKING

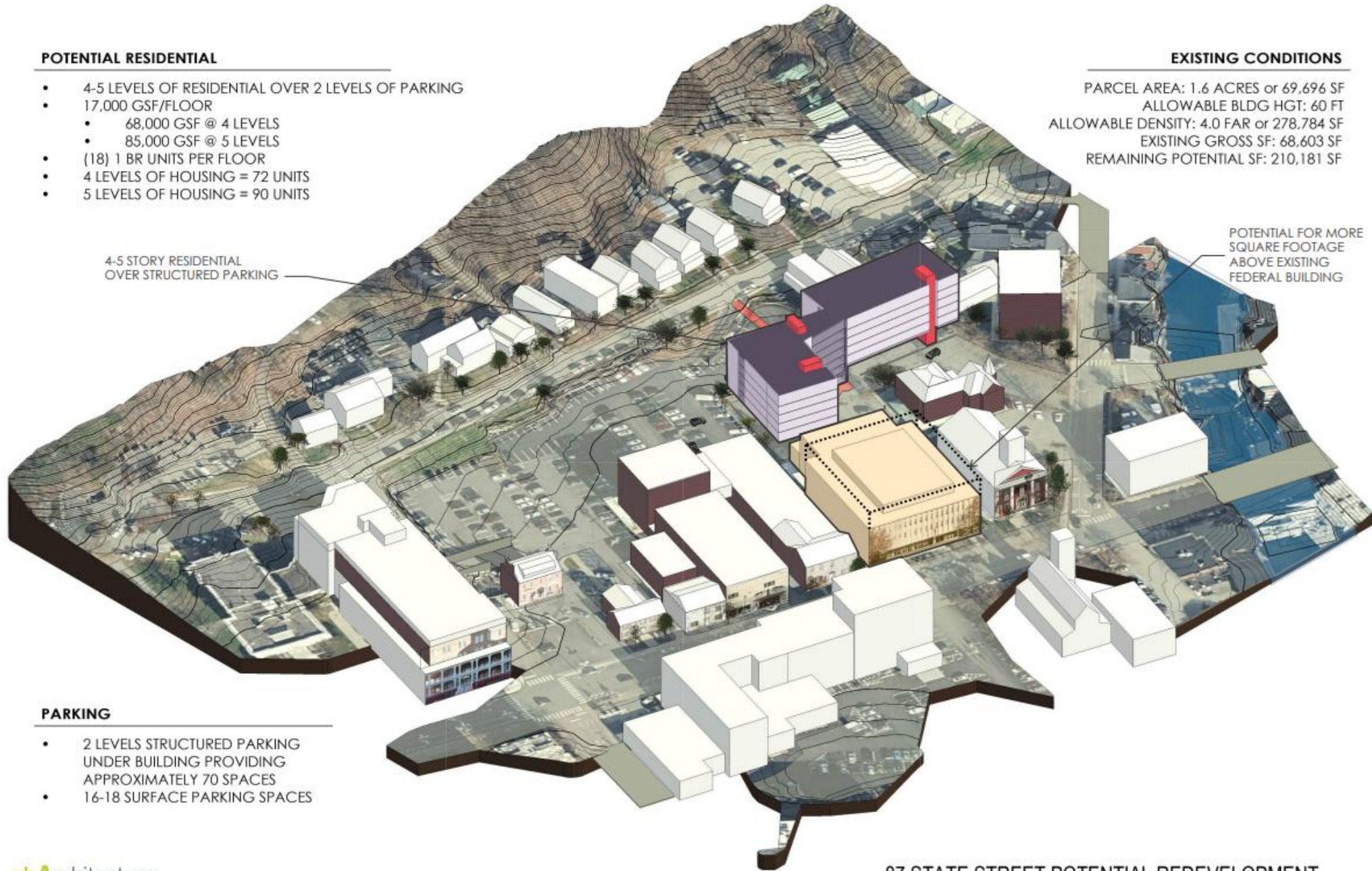
EXISTING CONDITIONS

PARCEL AREA: 1.6 ACRES or 69,696 SF
ALLOWABLE BLDG HGT: 60 FT
ALLOWABLE DENSITY: 4.0 FAR or 278,784 SF
EXISTING GROSS SF: 68,603 SF
REMAINING POTENTIAL SF: 210,181 SF

POTENTIAL FOR MORE
SQUARE FOOTAGE
ABOVE EXISTING
FEDERAL BUILDING

PARKING

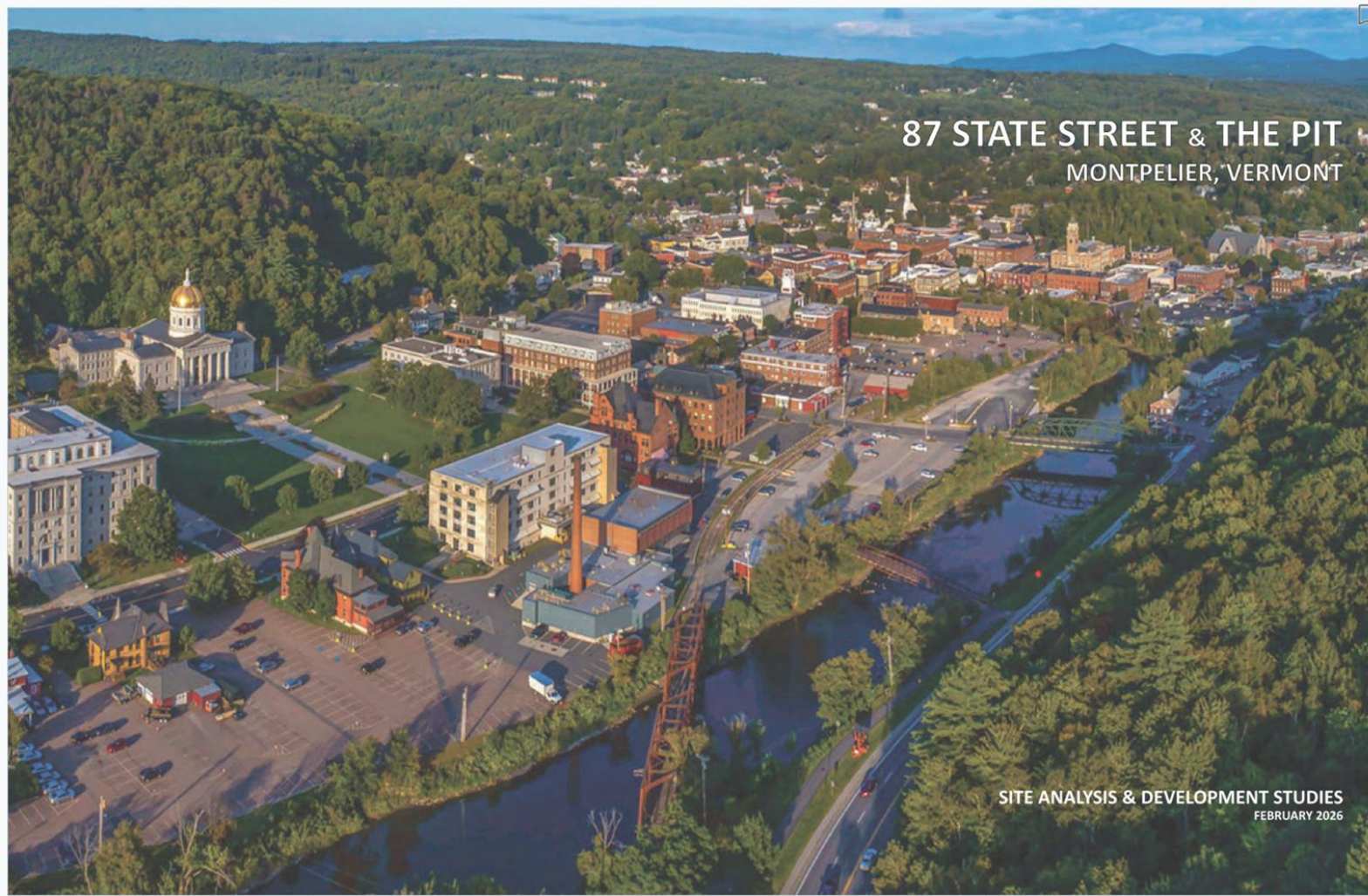
- 2 LEVELS STRUCTURED PARKING UNDER BUILDING PROVIDING APPROXIMATELY 70 SPACES
- 16-18 SURFACE PARKING SPACES



87 State Street Redevelopment Milestones:

The pre-development effort led by the Foundation for a Resilient Montpelier has accomplished the following key due diligence tasks and secured the identified funding commitments:

- Completed a first phase of conceptual design work for flood-resilient redevelopment of the Federal Building, new housing on the parcel, and coordinated redevelopment of “the pit;”
- Procured Robert Rushford, real estate attorney, to advise on the negotiated sale process with GSA, provide recommendations on the structure of the acquisition and assess structures and set up for redevelopment;
- Completed an ALTA Survey;
- Developed a Phase 2 Environmental Site Assessment Scope of Work;
- Developed preliminary cost estimates for environmental remediation and building demolition;
- Developed redevelopment proforma scenarios;
- Applied for BRELLA;
- Secured funding from DEC to complete a pre-acquisition Phase 1;
- Secured \$75,000 in private donations to support the negotiated sale and associated due diligence;
- Secured \$100,000 Appropriation from the State of Vermont (through CVRPC) to support a site study focused on economic development, parking, housing, and flood mitigation for the 1.6-acre parcel at 87 State Street and parcels at 89 State Street and 42 Court Street;
- Secured \$100,000 in NBRC Catalyst Feasibility Funds (through CVRPC) to conduct a feasibility study for a flood-resilient, mixed-use redevelopment of the 87 State Street parcel in downtown Montpelier;
- Worked with Vermont Housing and Conservation Board to recapitalize their land bank with \$600,000 and the expectation that these funds would be used to provide early capital to secure housing on the back portion of the parcel.



87 STATE STREET & THE PIT
MONTPELIER, VERMONT

SITE ANALYSIS & DEVELOPMENT STUDIES
FEBRUARY 2026

**87 State Street & The Pit - Site Analysis and Development Studies
Completed by gbA Architecture Firm - Administered by CVRPC
Funded with \$100,000 State Appropriation**



Greetings from

the

City of 
Montpelier
vermont