



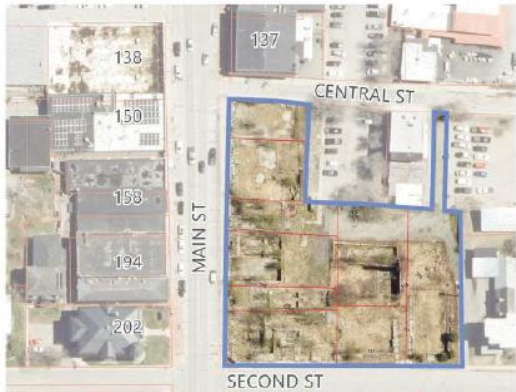
THE NEWPORT INITIATIVE

An aerial photograph of Newport, Oregon, taken during a golden sunset. The sun is low on the horizon, casting a warm glow over the scene. In the background, a range of mountains is visible. The middle ground shows a dense forest of green trees. In the foreground, a river winds through the landscape, with a small town or village situated along its banks. The overall atmosphere is peaceful and scenic.

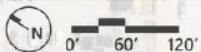
NEWPORT DOWNTOWN DEVELOPMENT
presents



CITY OF NEWPORT, VT | ENHANCED MASTER PLAN
MAIN ST VACANT BLOCK | BLOCK 3

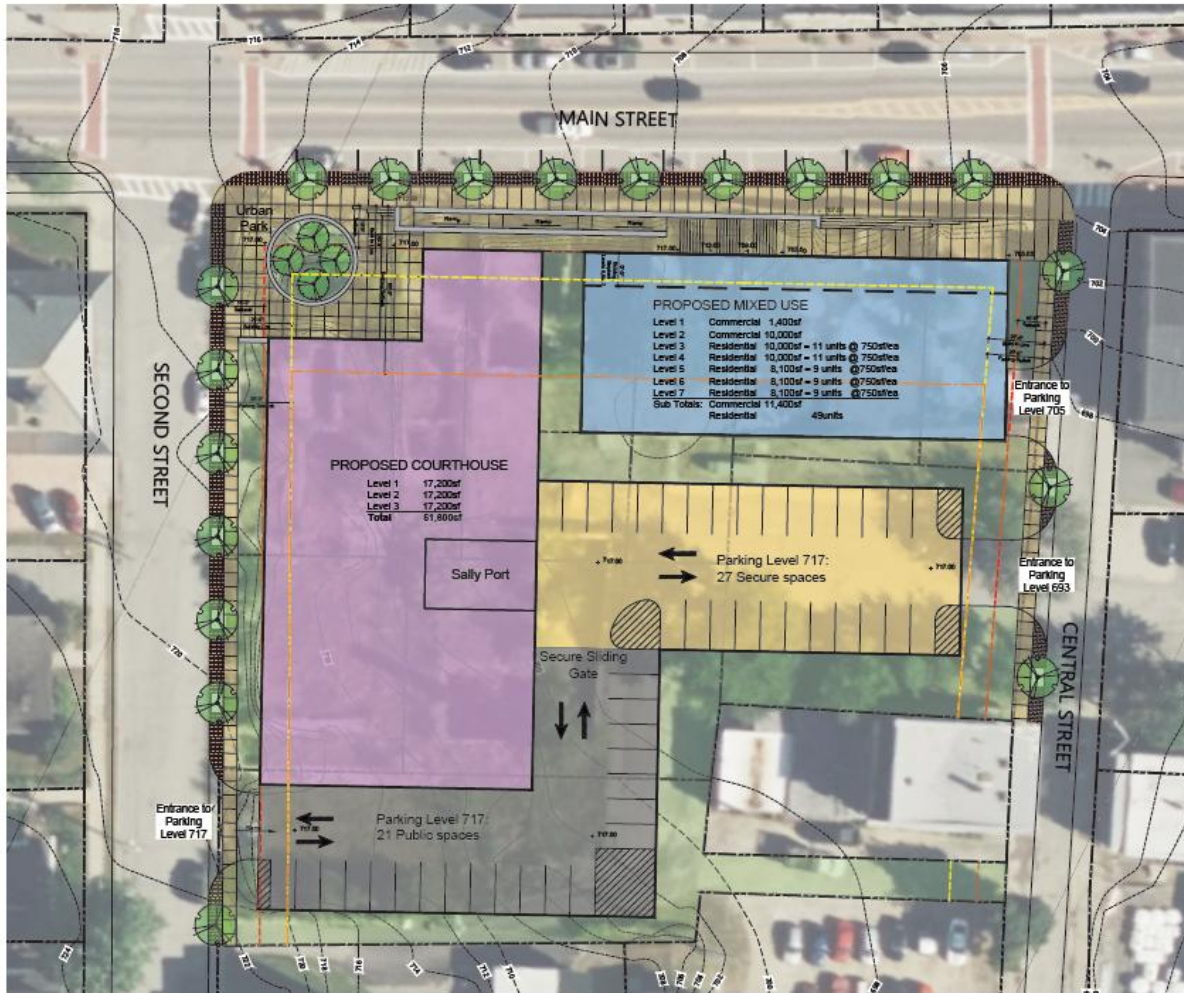


EXISTING CONDITIONS
 Stalled development site along Main St corridor.
 Grade change along the site and side streets creates opportunity to access different levels of future development with minimal ramping.



— SITE BOUNDARY
 — PARCELS





DRAFT NEWPORT UNIFIED DEVELOPMENT REGULATIONS

DISTRICT: Downtown Business District Form Based Code
BLOCK #1

	<u>Front Setback</u>	<u>Build To Line</u>	<u>Parking Setback</u>
Main Street	15 feet	25 feet	60 feet (min.)
Central Street	10 feet	20 feet	20 feet (min.)
Second Street	15 feet	25 feet	25 feet (min.)

Structure Height: 72 feet (max.)

PARKING REQUIREMENTS - MINIMUM ON-SITE PARKING:

Residential	1.0 per dwelling unit
Commercial (general <8,000sf)*	1.2 per 1,000 SF GFA
Office - Government	3.0 per 1,000 SF GFA

PARKING SPACES REQUIRED:

Residential (49 One Bedroom Units):	49 spaces
Commercial (11,400 SF):	14 spaces
Courthouse / State Offices (51,600 SF):	155 spaces
Total Parking Spaces Required:	218 spaces

* - Total Commercial Space is 11,400 SF, anticipates uses less than 8,000 sf per business

PARKING SPACES PROPOSED:

Level 717 (parking deck)	48 spaces
Level 705 (one level below ground)	104 spaces
Level 695 (two levels below ground)	108 spaces
Total Parking Spaces Proposed:	260 spaces



Our progress to date

- Active conversations with Federally appointed court receiver Michael Goldberg regarding control of development block.
- Invited to apply for a \$3m NBRC grant for water/sewer/transportation infrastructure on Main Street.
- Sent preliminary application to Senator Sanders and Senator Welch for a \$9m grant to support construction of public parking garage.
- Actively working with White & Burke Real Estate Advisors to determine TIF/CHIP feasibility for downtown area.
- Actively working with BGS on possibility of a new state courthouse in development block.
- Actively working on feasibility study of turning existing courthouse into housing units.
- Actively working with developers on several key development sites in downtown area.