

**Agency of Administration  
Department of Buildings and  
General Services**

**Report to the House Committee on  
Corrections and Institutions and  
Senate Committee on Institutions**

**Women's Correctional Facility and  
Reentry Facility Site Study**

**In accordance with Acts of 2024, No. 162, Section 29**



# Contact Information

**From:**

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## Site Location Study

In 2022, the Department of Buildings and General Services (BGS) conducted a statewide search, vetting State-owned properties, utilizing BGS-contracted real estate consultants, and using multiple means of media to find site for the replacement Women's Correctional and Reentry Facility. The search resulted in 165 total sites which were vetted for potential use. Of those 165 sites, four sites (three State-owned and one privately-owned) were selected that best align with BGS' evaluation criteria. After further evaluation, BGS and the Department of Corrections (DOC) eliminated sites 3 and 4.

Two sites on state-owned land in Essex remain possibilities. Both sites are within Chittenden County, which provides employment opportunities for the reentry program, and are within 10 miles of the current facility to retain current staff and service providers. Green Mountain Transit recently eliminated the bus service to site one as part of their service reduction plan. Bus Service runs within a ten-minute walk (.5 miles) of site two.

BGS in partnership with DOC continues to evaluate and pursue local siting approval for the two identified sites in Essex. Currently, BGS is awaiting a decision on a change of use request that will dictate whether either site is viable.

The attached addendums provide detail in accordance with Acts of 2024, No. 162, Section 29.

# PLANNING EVALUATION CRITERIA

Location (Proximity to Central Business District)

Site Area

Accessibility

Hydrological Condition

Elevation Contours and Slope

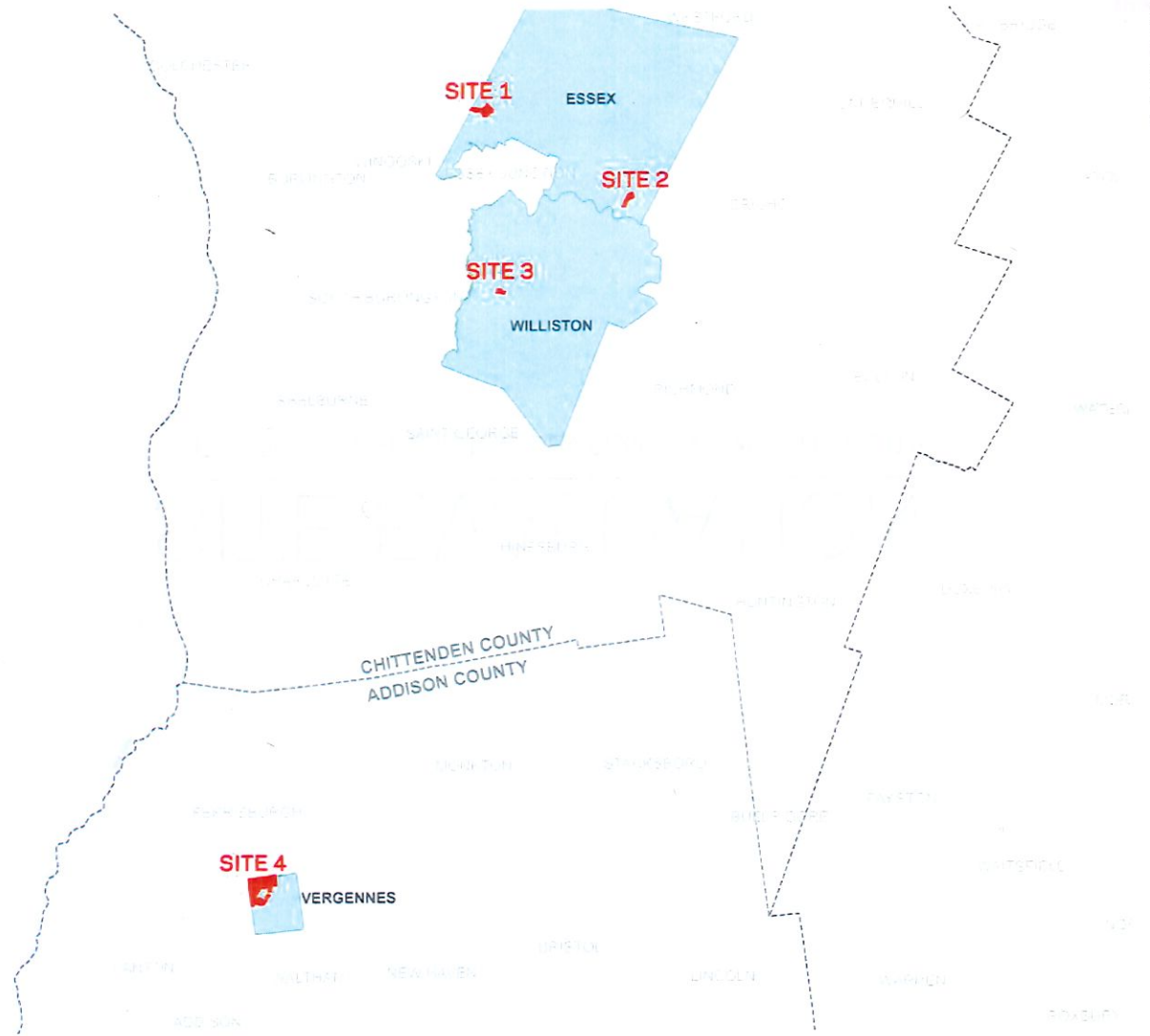
Environmental Impact

Developable Area

Available Utilities

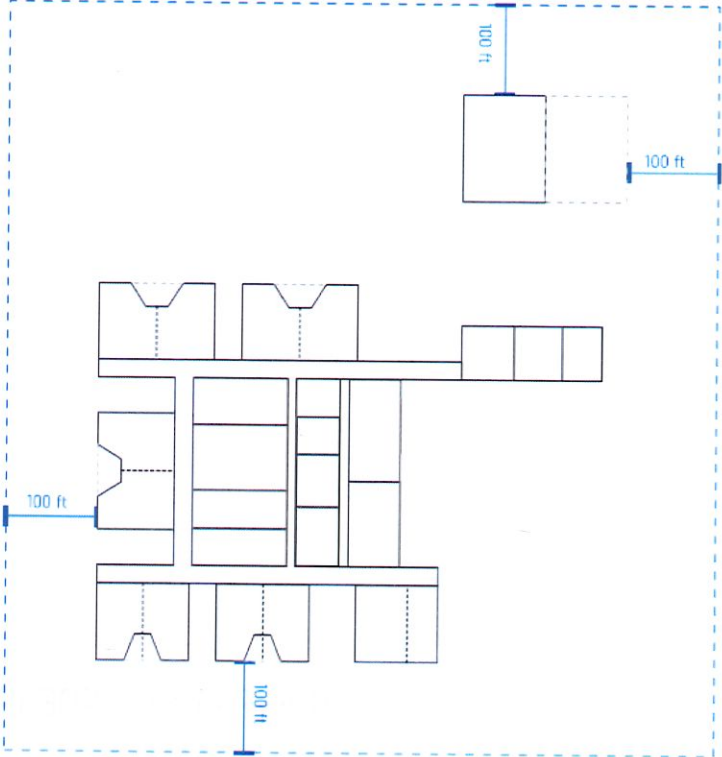
# POTENTIAL SITES

- CHITTENDEN COUNTY - SITE 1, 2 AND 3
- ADDISON COUNTY - SITE 4



# PROPOSED BUILDING FOOTPRINT

TEST FIT



THE SQUARE IS ABOUT 14.80 ACRES.

# SITE EVALUATION

VERMONT CORRECTIONAL DEV PLAN - WOMEN'S FACILITY

March, 2024



# SITE 1

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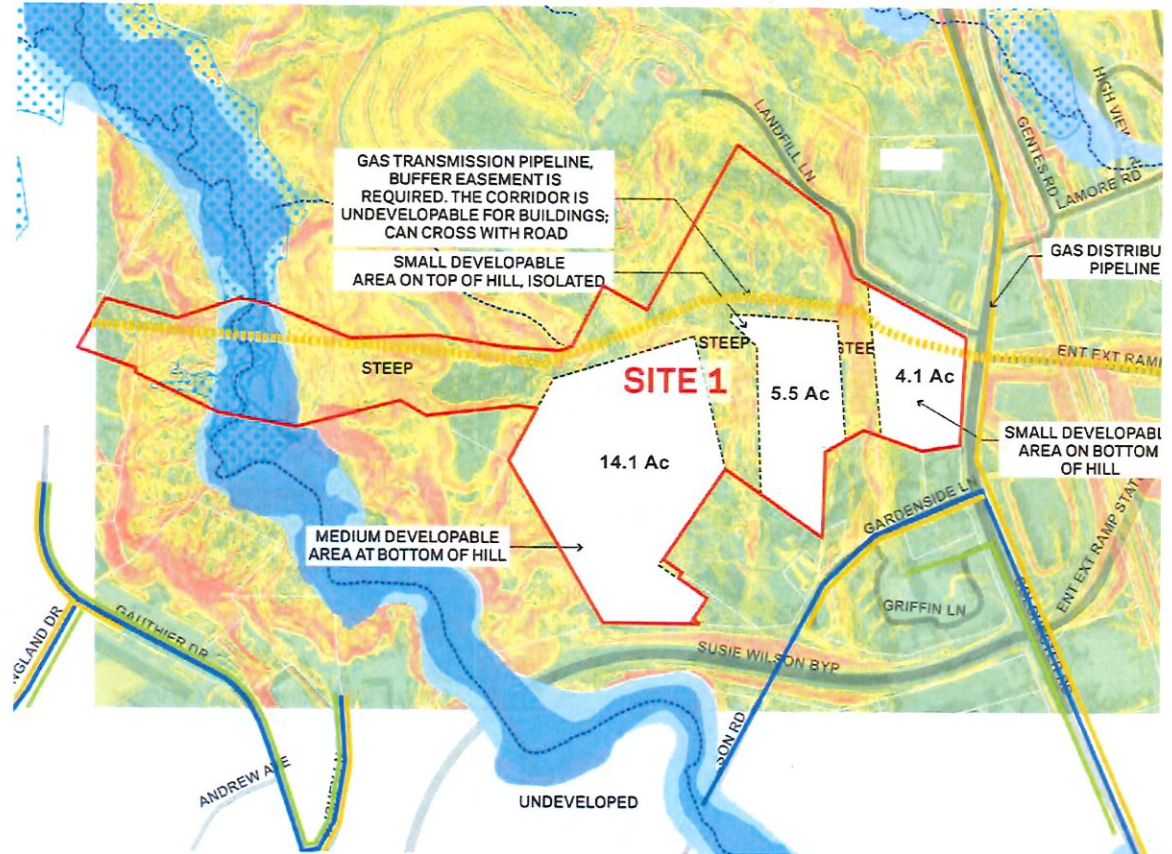


# SITE 1

## OVERALL EVALUATION

SITE 1		
SITE INFORMATION		
SITE AREA	50.6 Acre	
DEVELOPABLE AREA (Exclude Floodplain, NWI, and Steep slopes)	23.7 Acre	In separate areas, 14.1 ac, 5.5 ac and 4.1 ac.
PLANNING EVALUATION		
PLANNING CRITERIA	EVALUATION	NOTES
1 Site Location	●	<ul style="list-style-type: none"> <li>-13mins drive from Burlington metropolitan.</li> <li>Residential neighbors to south.</li> <li>Western view.</li> <li>Close to VT-289.</li> </ul>
2 Site Area	●	<ul style="list-style-type: none"> <li>Site total area is big.</li> </ul>
3 Accessibility	●	<ul style="list-style-type: none"> <li>Direct connection to downtown via Lincoln St. Public transit available.</li> <li>Access for either area is best from Landfill Lane which is a private drive with gate.</li> </ul>
4 Hydrological Condition	●	<ul style="list-style-type: none"> <li>Wetland, 1% and 0.2% annual floodplain are noted on the site, but have little to no effect on the noted developable areas.</li> </ul>
5 Topographics	●	<ul style="list-style-type: none"> <li>Steep slopes dominate most of the site. Steep hill through east side of site.</li> </ul>
6 Environmental Impact	●	<ul style="list-style-type: none"> <li>Forests, habitats on site, high biological and conservation value according to VNH rating.</li> <li>From site walk through observation, the developable areas have medium to low conservation value.</li> <li>Transmission pipeline runs right through the site and parcel is surrounded by light commercial/industrial neighbors, a landfill, and a Class 2 highway.</li> </ul>
7 Developable Area	●	<ul style="list-style-type: none"> <li>Small developable area on top of hill and east of the hill.</li> <li>Medium developable parcel in the south portion possibly accessible by Susie Wilson BYP. Possible ledge at hill.</li> <li>Gas transmission pipeline running EW through the site, and undevelopable easement buffer is required. VAST (snowmobile) trail crosses property.</li> </ul>
8 Available Utilities	●	<ul style="list-style-type: none"> <li>Water/sewer/gas abut site.</li> </ul>

● Bad ● Neutral ● Good

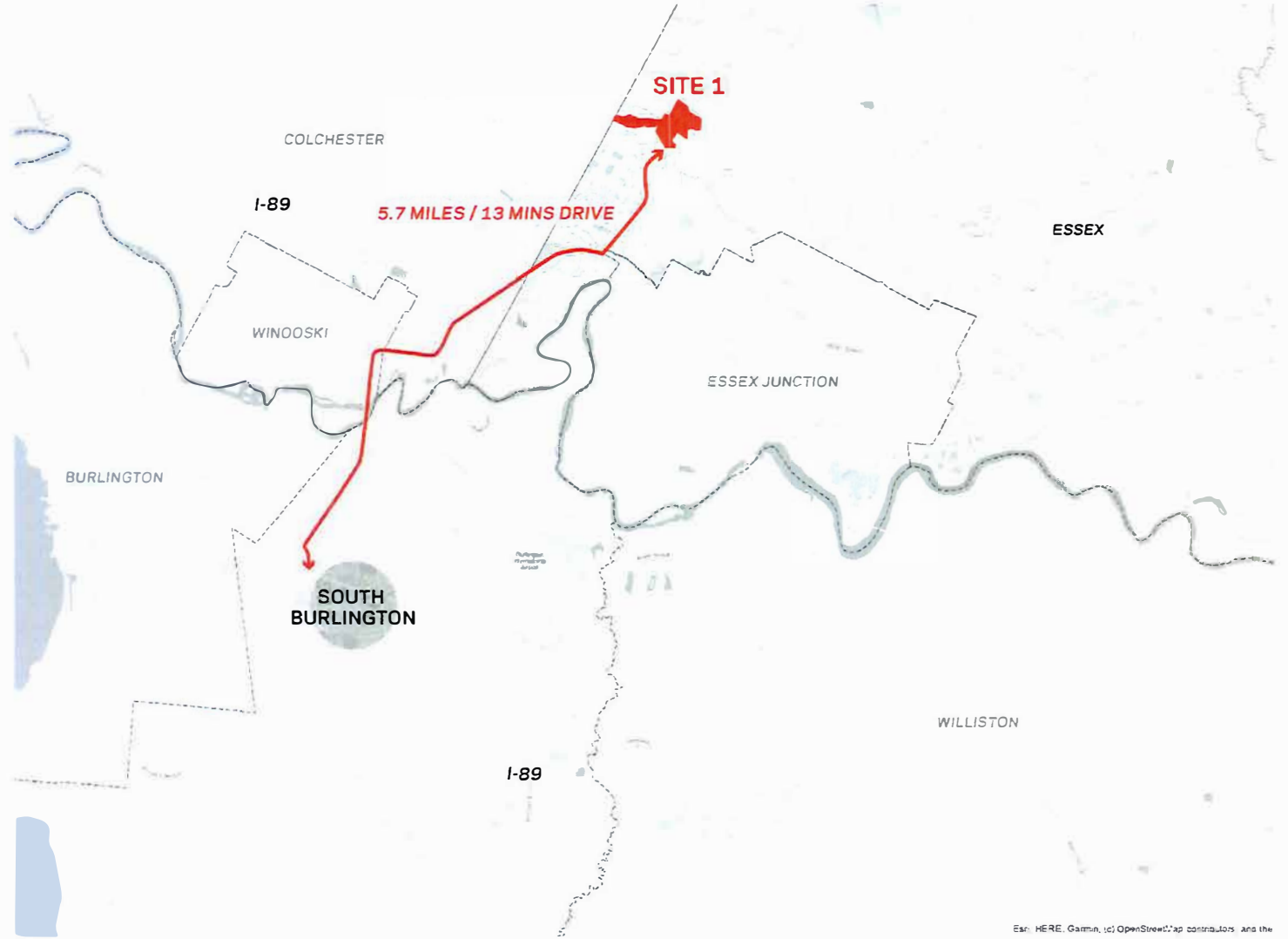


### LEGEND

--- DEVELOPABLE AREA

# SITE 1 LOCATION

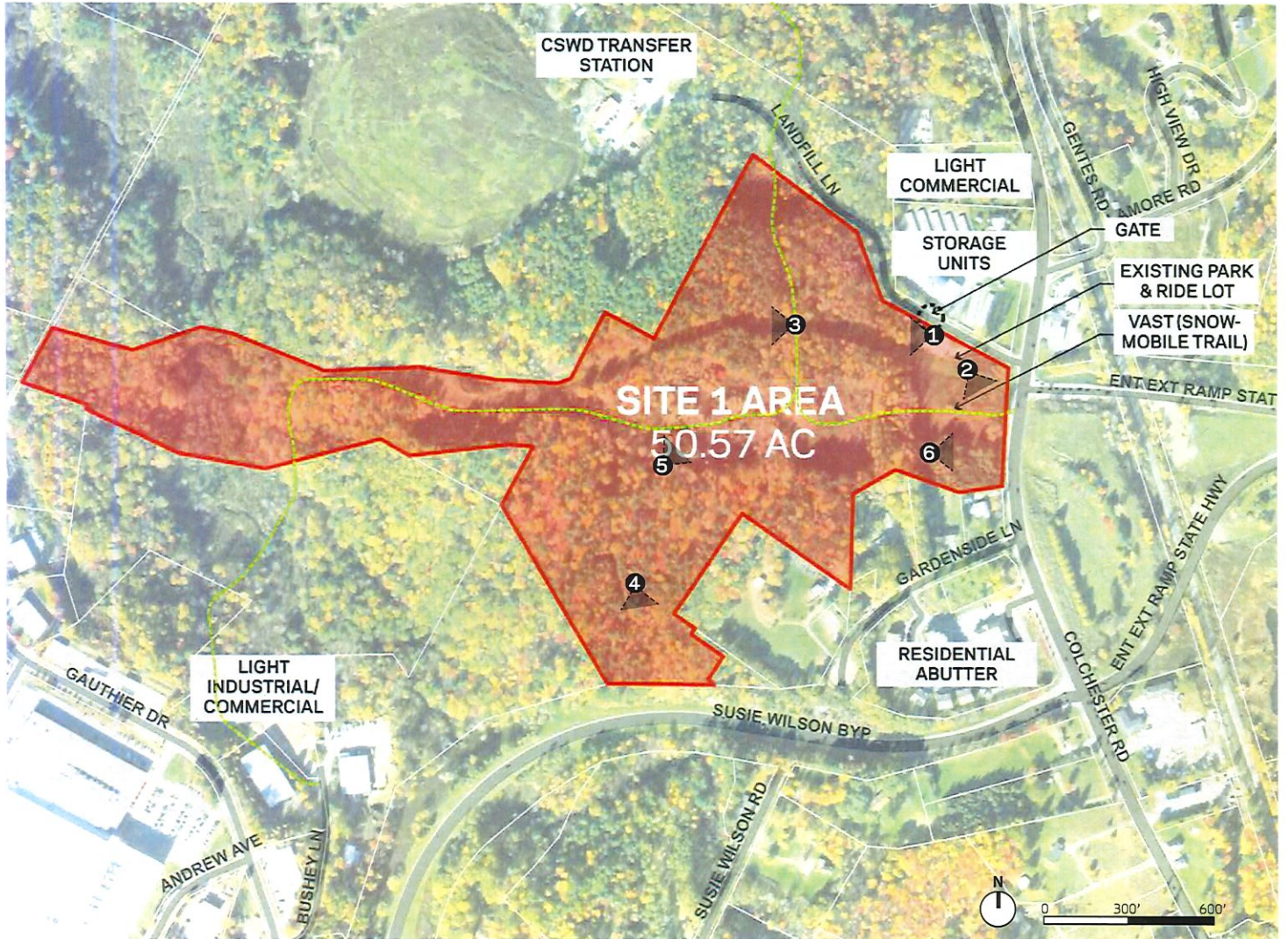
Placeholder text for the location description.



Map: HERE, Garmin, (c) OpenStreetMap contributors, and the

# SITE 1

AREA AND PLACES



SITE 1  
SITE PHOTOS



# SITE 1

## ZONING REGULATION

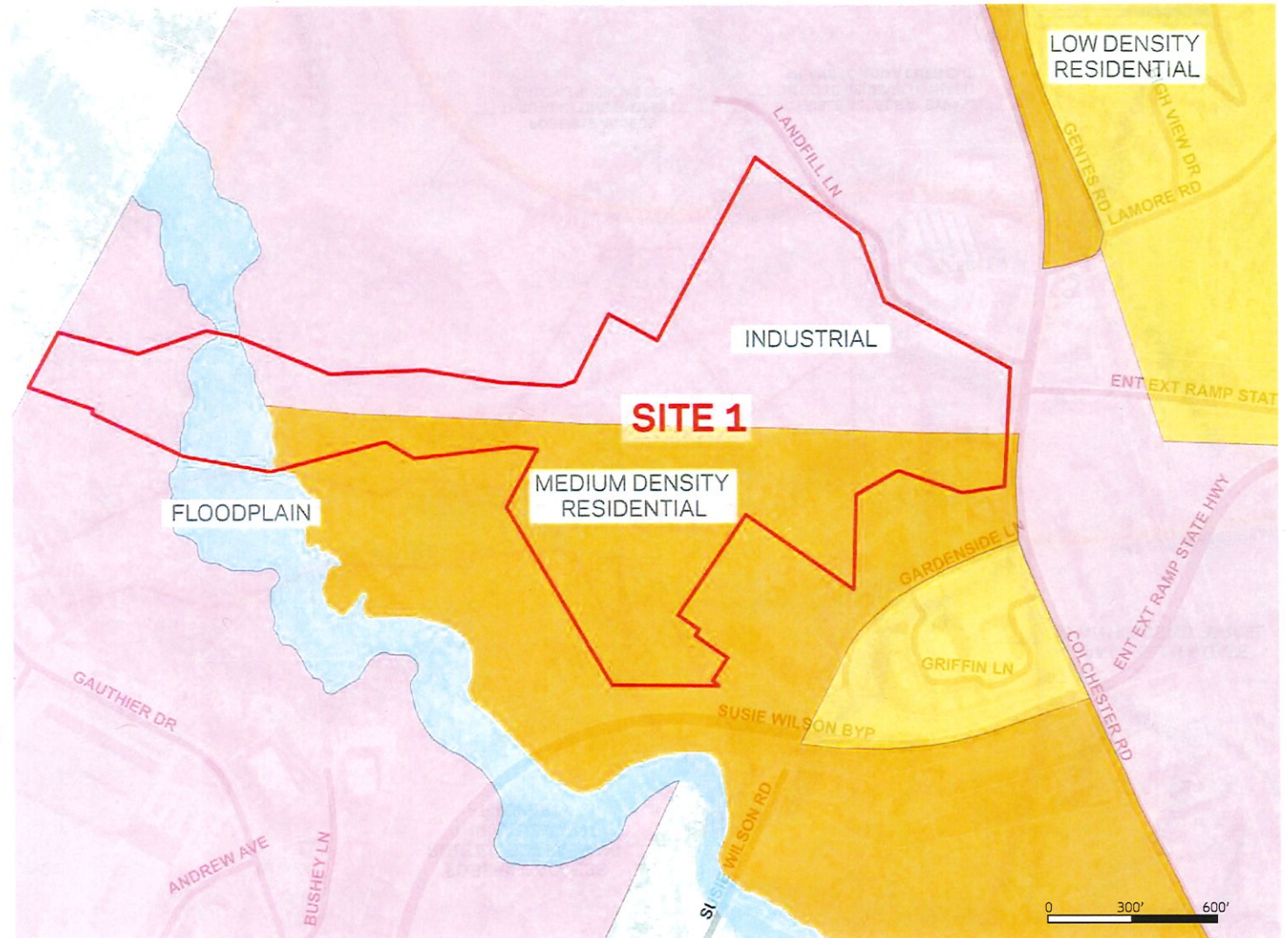
### NORTH PORTION

Zoning Category:	Industrial
Lot Coverage Ratio:	70%
Front Setback:	50' minimum
Side Setback:	25' minimum
Rear Setback:	25' minimum
Buffer from Resi:	50' minimum
Height Limit:	45' maximum
Use:	Permitted, but location needs confirmation*

### SOUTH PORTION

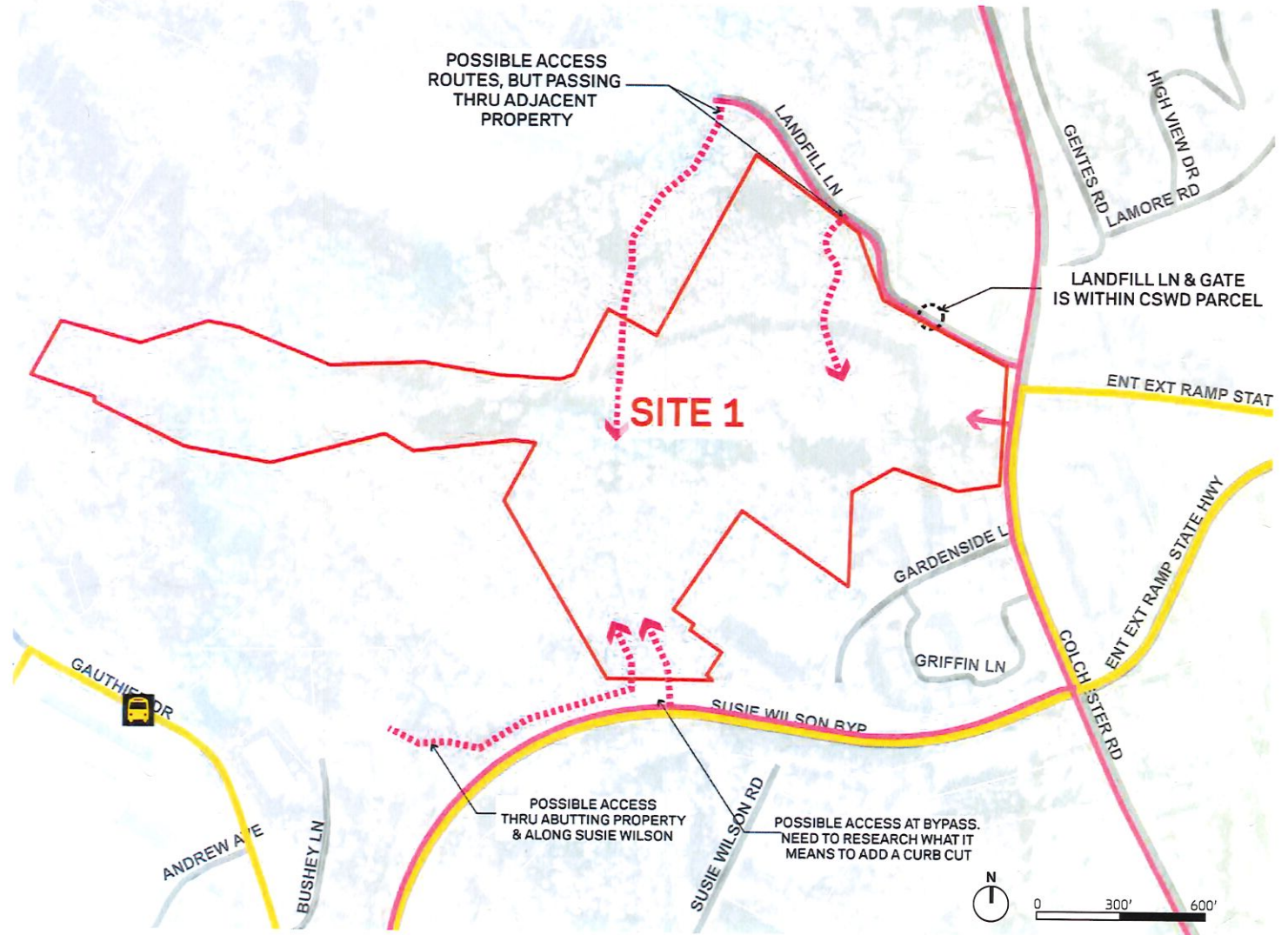
Zoning Category:	Low Density Residential
Lot Coverage Ratio:	70%
Front Setback:	45' minimum
Side Setback:	20' minimum
Rear Setback:	25' minimum
Height Limit:	40' maximum
Use:	Not allowed.* Correctional Facilities are only permitted in Industrial or Open Recreation District

\* 4.14-(C)-(2). State owned and/or operated and/or contracted correctional facilities, shall be located only in the O-I District south of VT Route 15 in the southwest quadrant of the Town.



# SITE 1

## ACCESSIBILITY

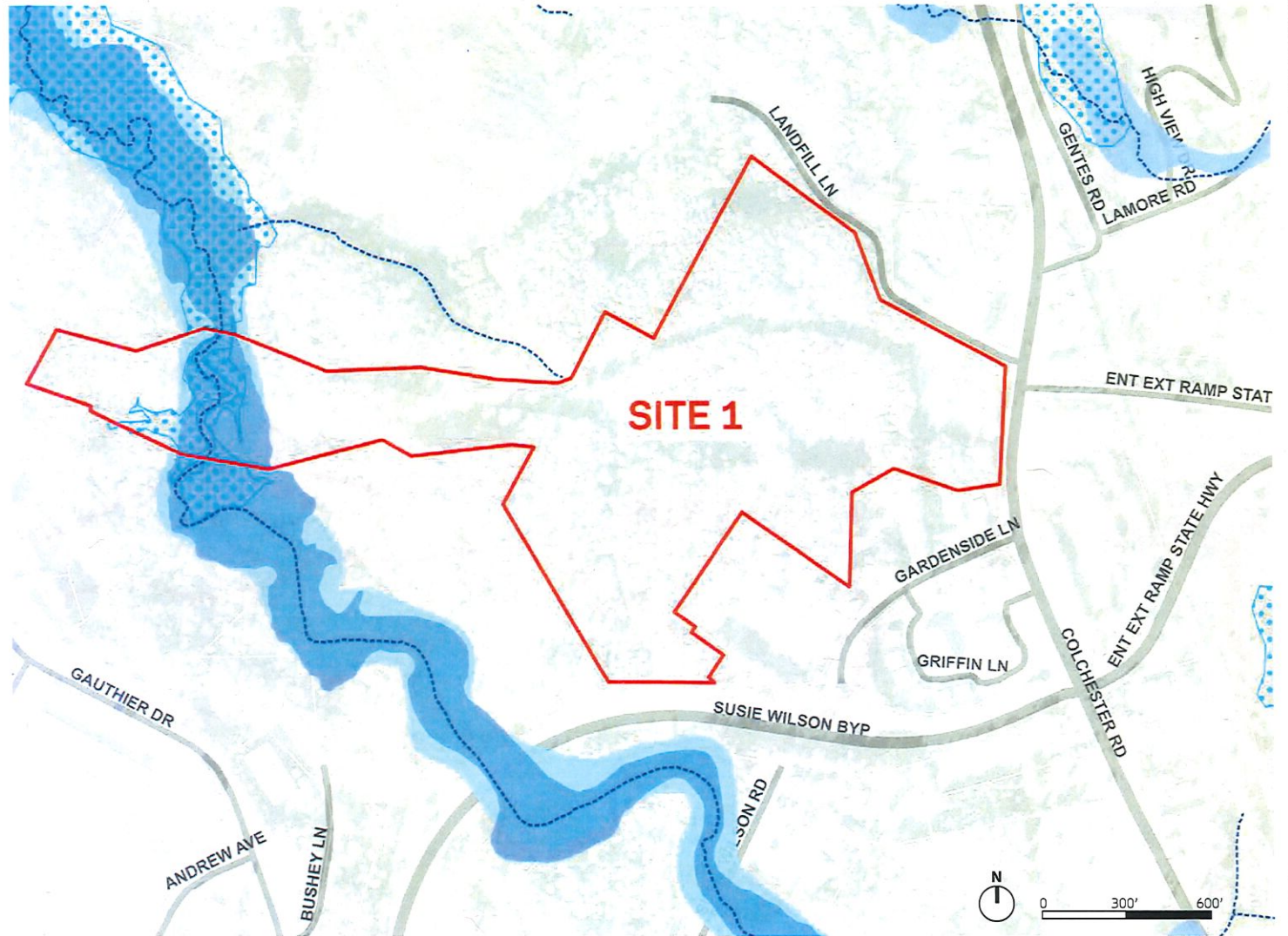


LEGEND

- VEHICULAR ACCESS
- PUBLIC TRANSIT

# SITE 1

## HYDROLOGICAL CONDITION

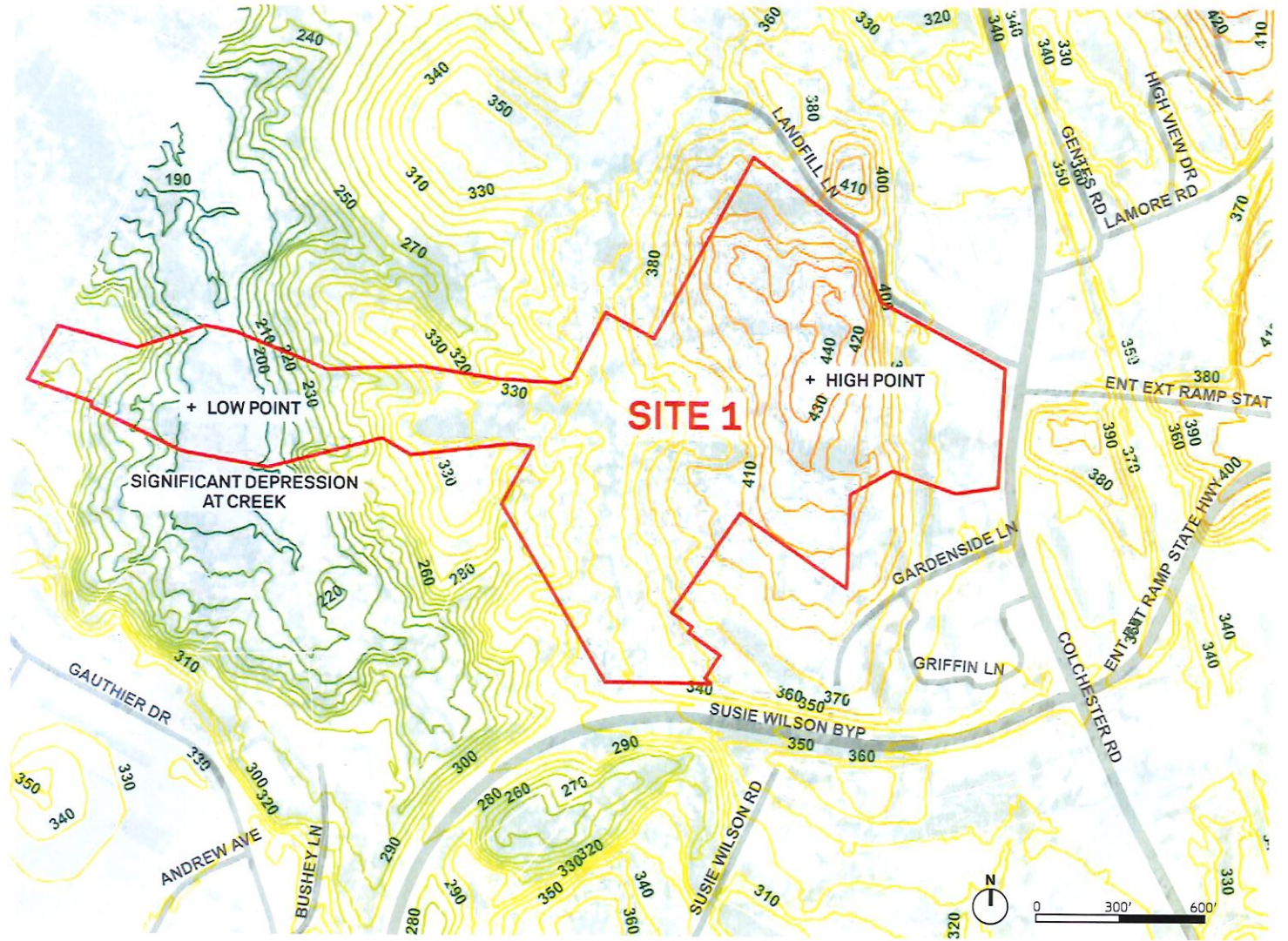


### LEGEND

- 1% ANNUAL CHANCE FLOOD PLAIN
- 0.2% ANNUAL CHANCE FLOOD PLAIN
- WETLAND
- RIVER CORRIDORS
- STREAM

# SITE 1

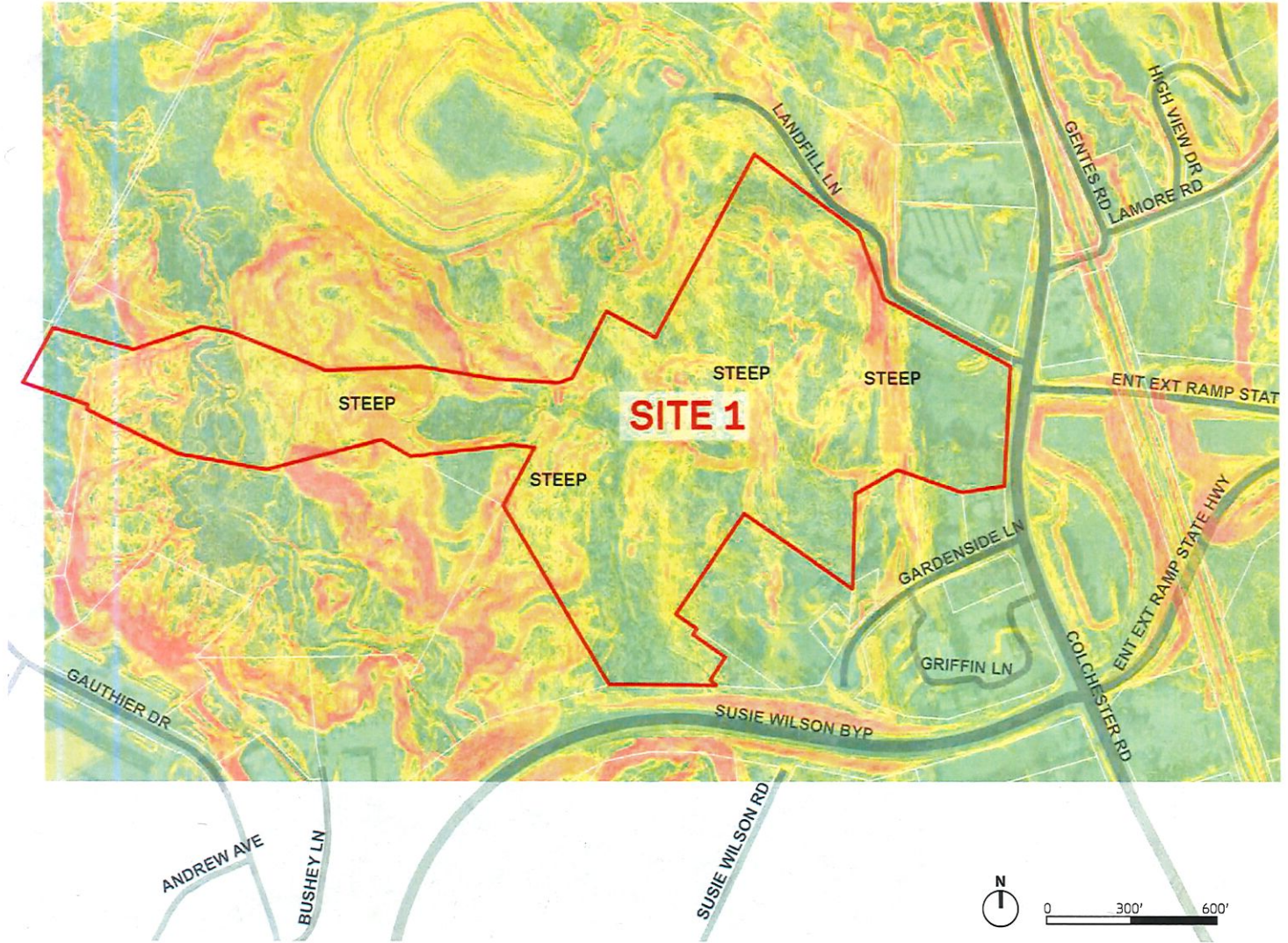
## ELEVATION CONTOURS





# SITE 1

## SLOPE

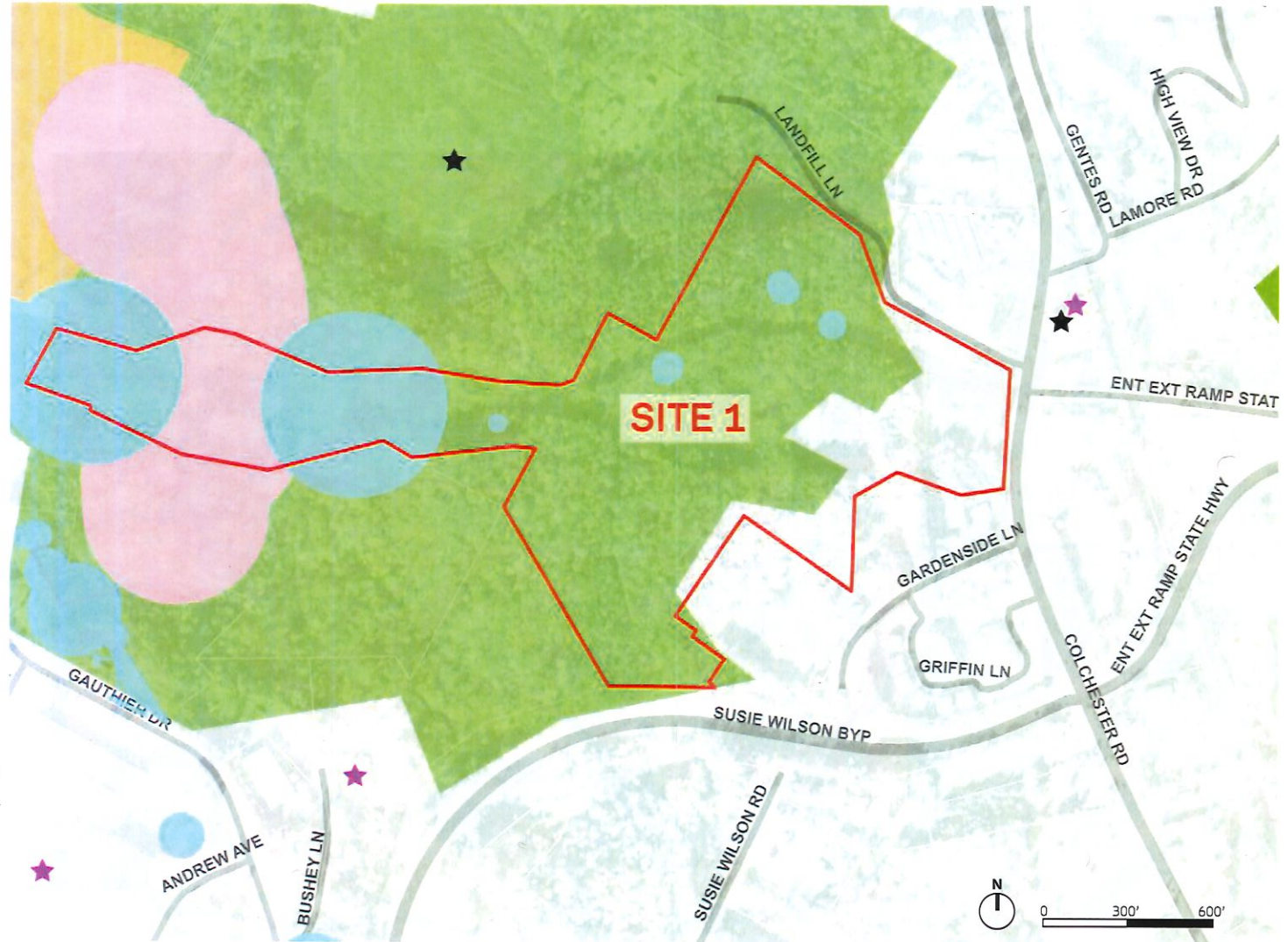


### LEGEND

- 50%+ SLOPE
- 30%-50% SLOPE
- 20%-30% SLOPE
- 10%-20% SLOPE
- 0-10% SLOPE

# SITE 1

## ENVIRONMENTAL IMPACT




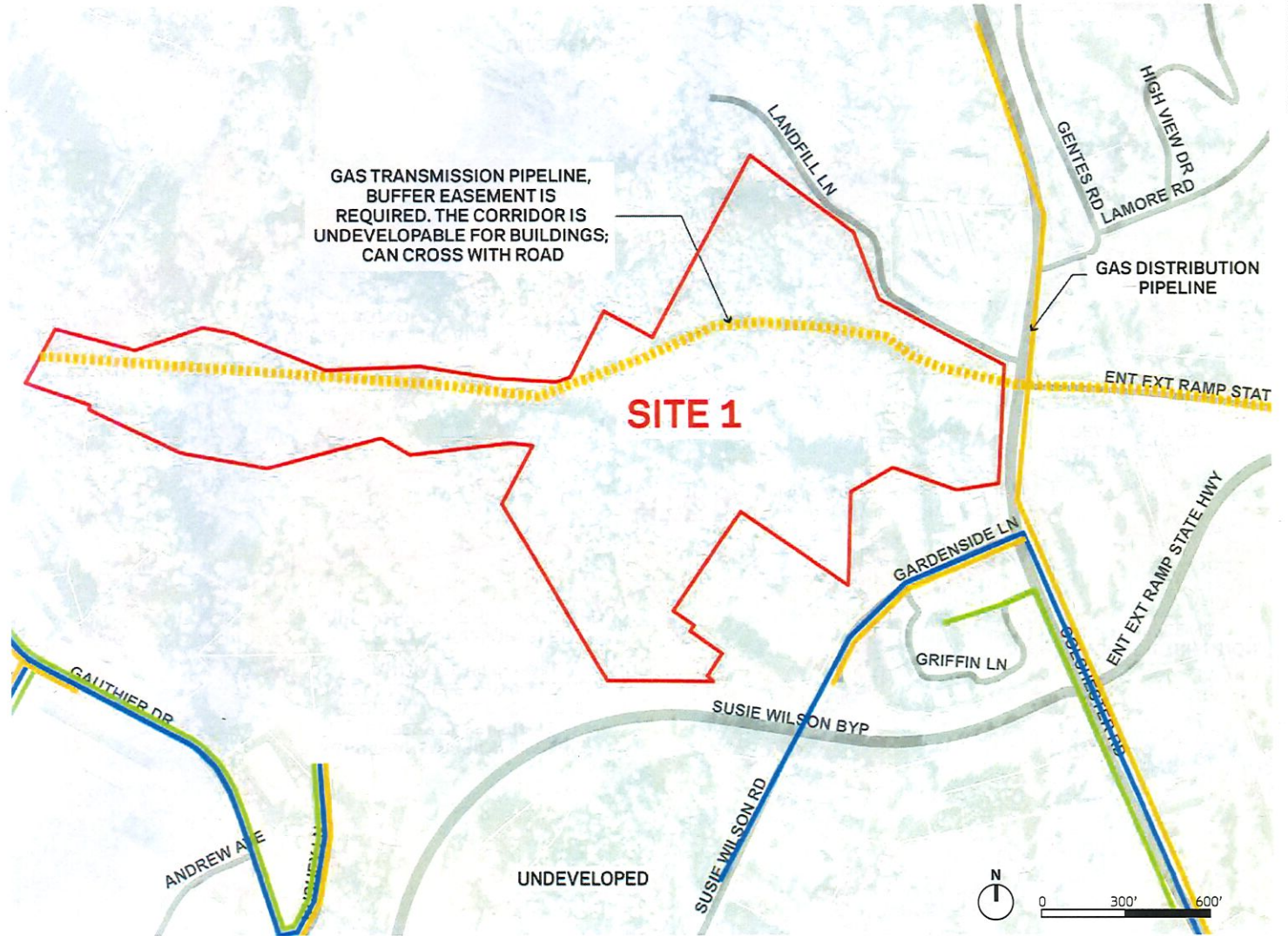
### LEGEND

- HABITAT BLOCKS & WILDLIFE CORRIDORS - HIGH VALUE
- RARE, THREATENED & ENDANGERED SPECIES - ANIMAL
- RARE, THREATENED & ENDANGERED SPECIES - PLANT
- SIGNIFICANT NATURAL COMMUNITY
- ★ HAZARDOUS SITE
- ★ HAZARDOUS WASTE GENERATOR

# SITE 1 UTILITIES

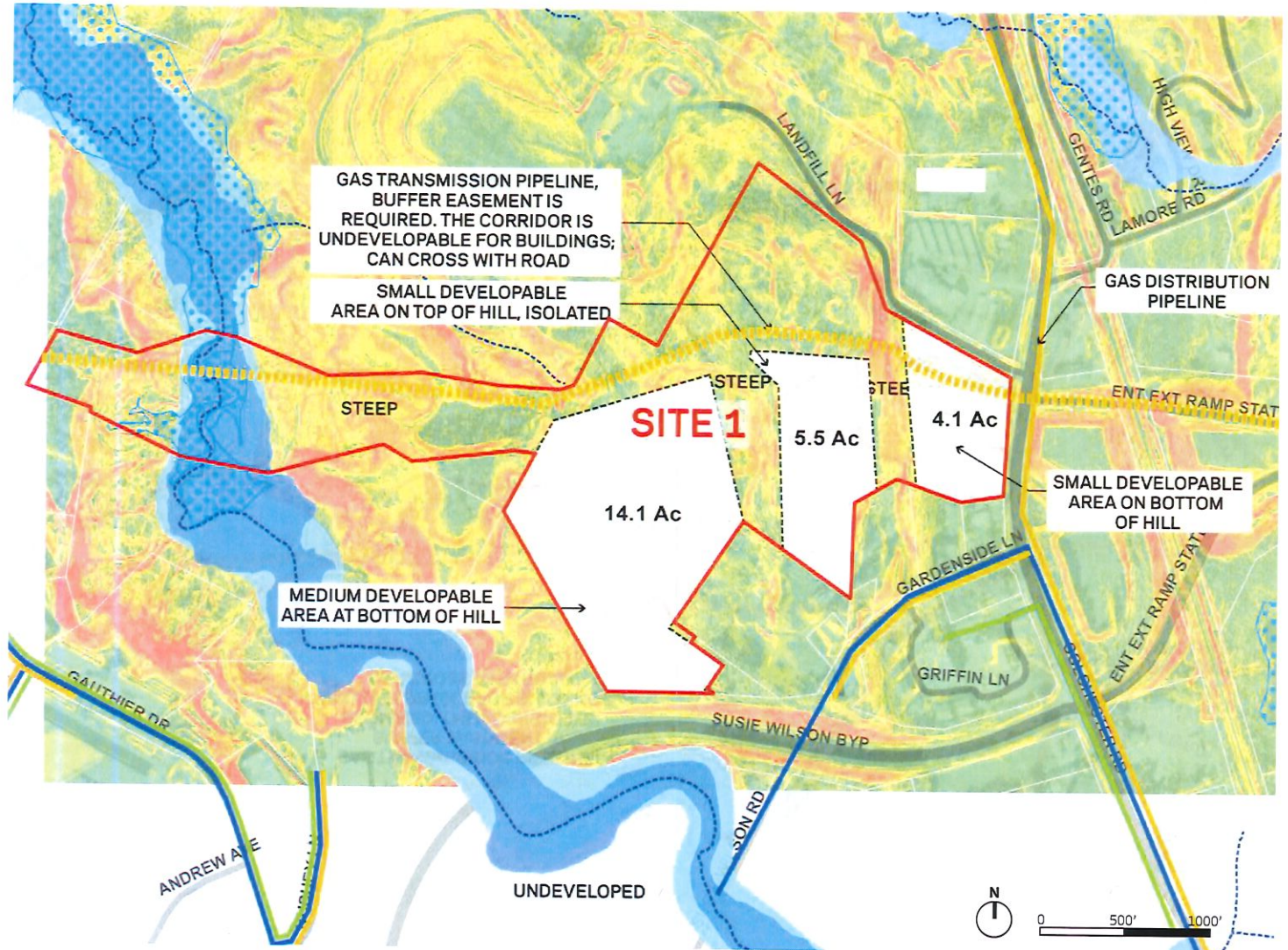
## LEGEND

-  GAS
-  WATER
-  SEWER



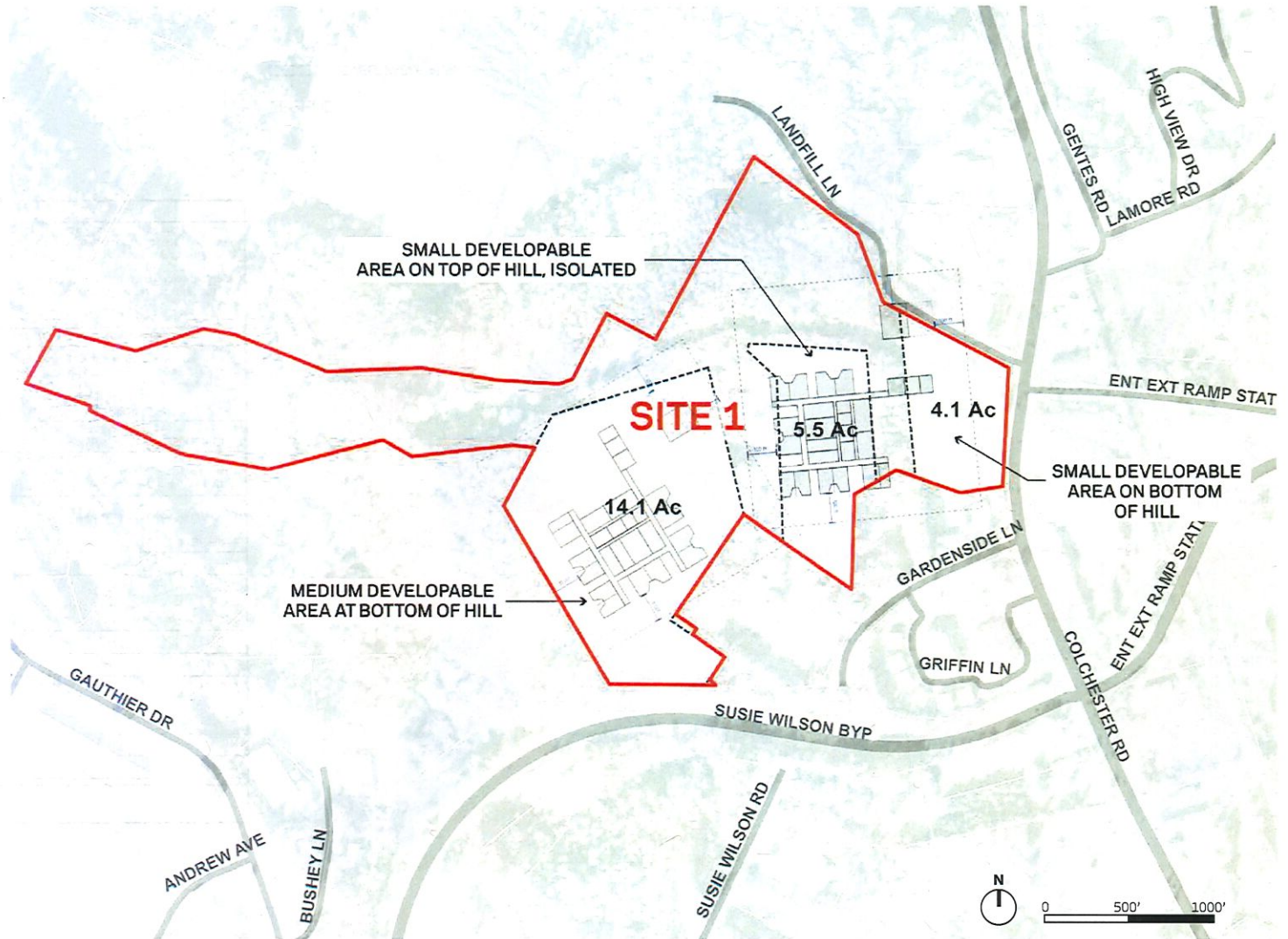
# SITE 1

## DEVELOPABLE AREA



# SITE 1

## BUILDING TEST FIT



### LEGEND

BUILDING FOOTPRINT,  
TOTAL SITE AREA APPROXIMATELY 14.8 ACRES

# SITE 2

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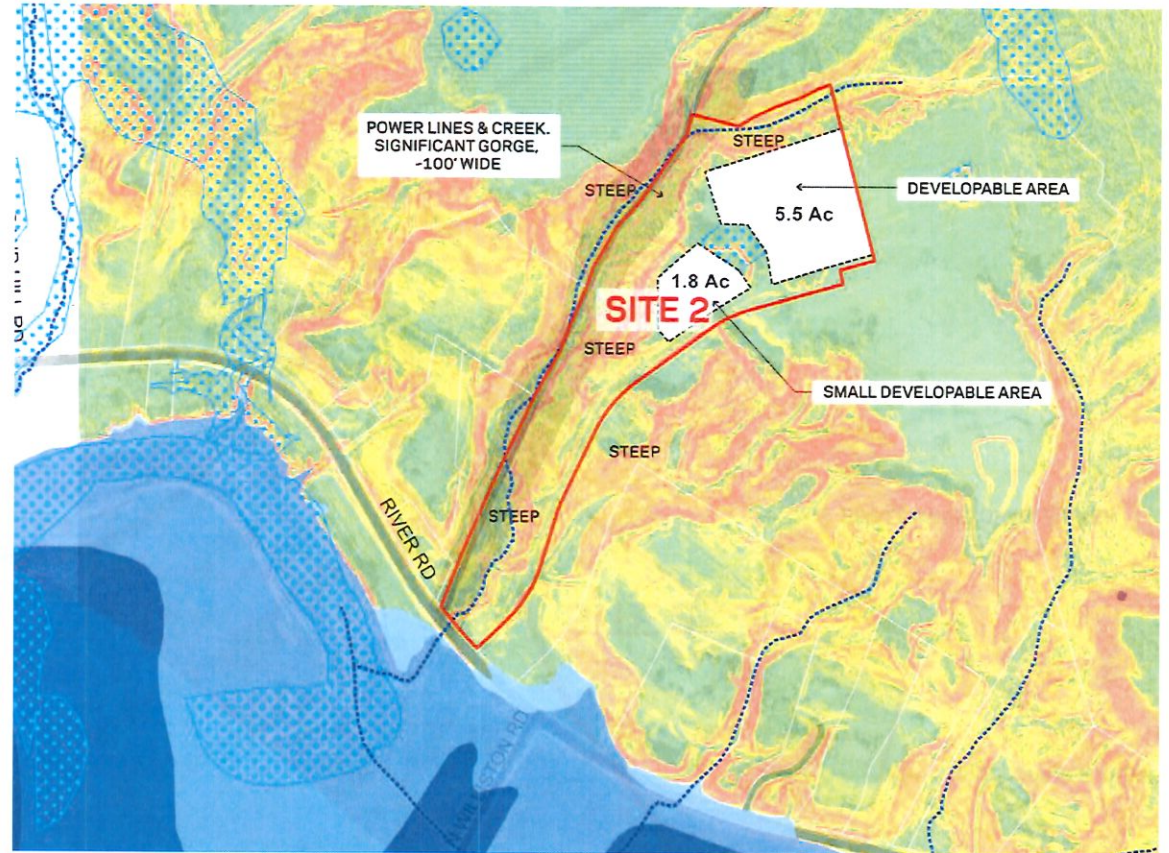


# SITE 2

## OVERALL EVALUATION

SITE 2		
SITE INFORMATION		
SITE AREA	24.9 Acre	
DEVELOPABLE AREA (Exclude Floodplain, NWI, and Steep slopes)	7.3 Acre	
PLANNING EVALUATION		
PLANNING CRITERIA	EVALUATION	NOTES
1 Site Location	●	<ul style="list-style-type: none"> <li>-1.7mins drive from Burlington metropolitan.</li> <li>Site location is not far from a Park and Ride location at Exit 11.</li> <li>Few residential neighbors, far from possible site.</li> <li>Southern view.</li> </ul>
2 Site Area	●	<ul style="list-style-type: none"> <li>Site total area is small and narrow</li> </ul>
3 Accessibility	●	<ul style="list-style-type: none"> <li>Short frontage along River Rd, can fit only 1 entrance/exit.</li> <li>Shared access with construction company storage yard/sand pit. Existing road needs to be upgraded and widened. Close to 89.</li> </ul>
4 Hydrological Condition	●	<ul style="list-style-type: none"> <li>Wetland on site. Flat site is wet.</li> </ul>
5 Topographics	●	<ul style="list-style-type: none"> <li>Steep slopes dominate most of the site.</li> <li>Steep access, current single lane driveway with steep pitches on both sides.</li> </ul>
6 Environmental Impact	●	<ul style="list-style-type: none"> <li>Forests, habitats on site, high biological and conservation value</li> </ul>
7 Developable Area	●	<ul style="list-style-type: none"> <li>Small flat pads suitable for development, and the flat pad is wet.</li> </ul>
8 Available Utilities	●	<ul style="list-style-type: none"> <li>Utilities are available at Sand Hill Rd, approximately 1/2 mile extension</li> <li>Site within sewer allocation area.</li> </ul>

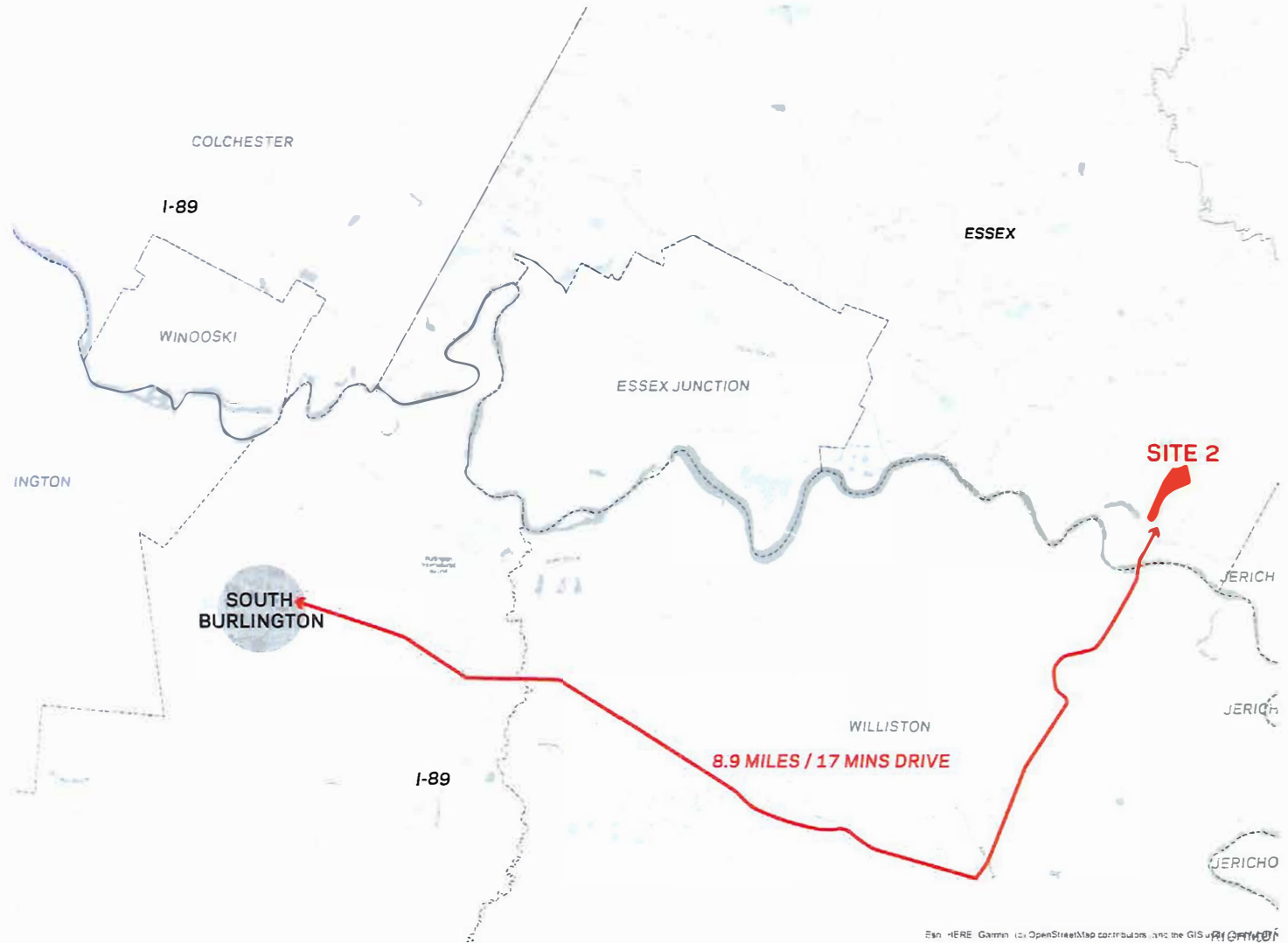
● Bad ● Neutral ● Good



### LEGEND

--- DEVELOPABLE AREA

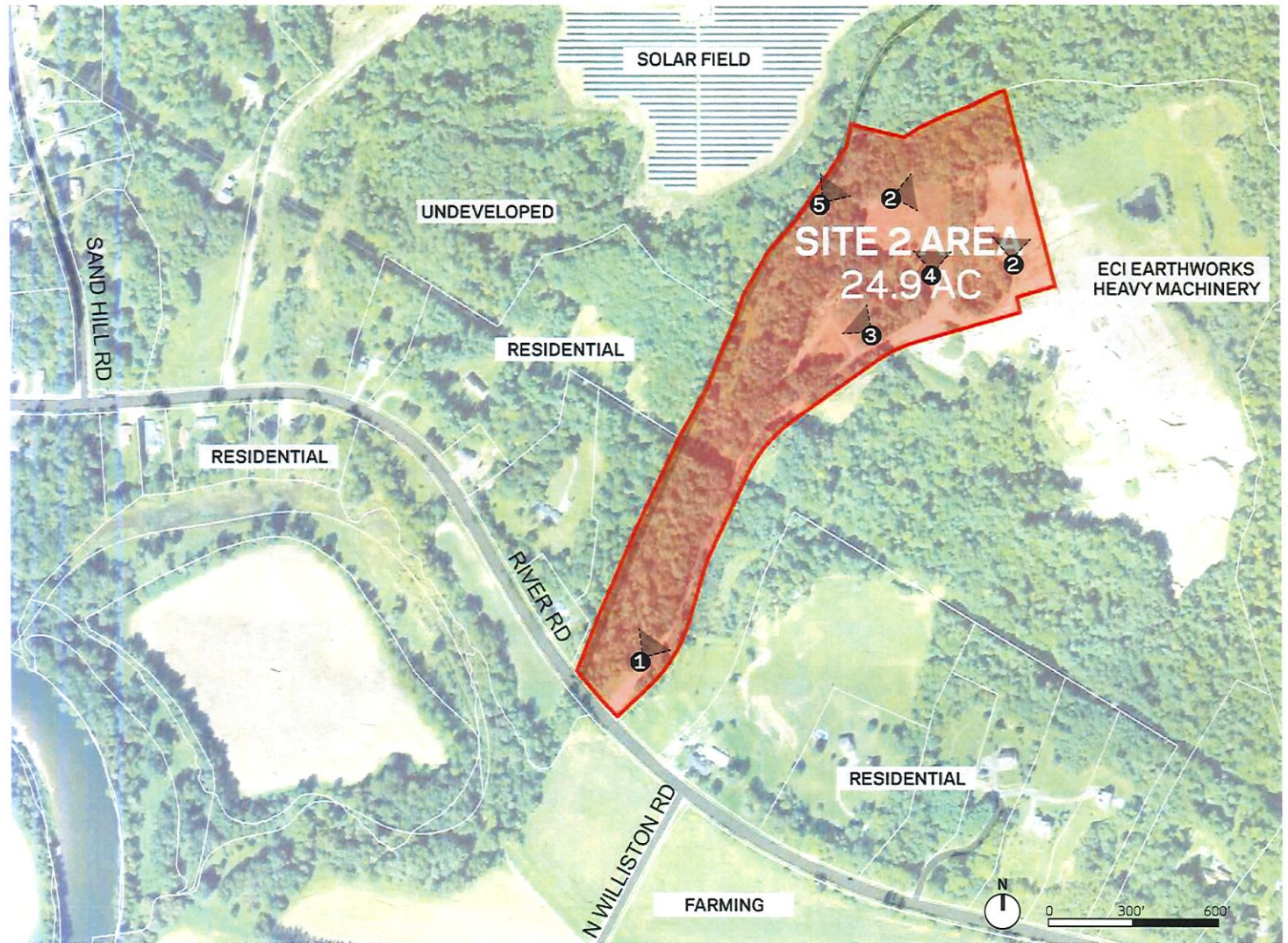
# SITE 2 LOCATION





# SITE 2

AREA AND PLACES



SITE 2  
SITE PHOTOS



# SITE 2

## ZONING REGULATION

### NORTH PORTION

Zoning Category: Industrial

Lot Coverage Ratio: 70%

Front Setback: 50' minimum  
 Side Setback: 25' minimum  
 Rear Setback: 25' minimum

Buffer from Resi: 50' minimum

Height Limit: 45' maximum

Use: Permitted, but location needs confirmation\*

### SOUTH PORTION

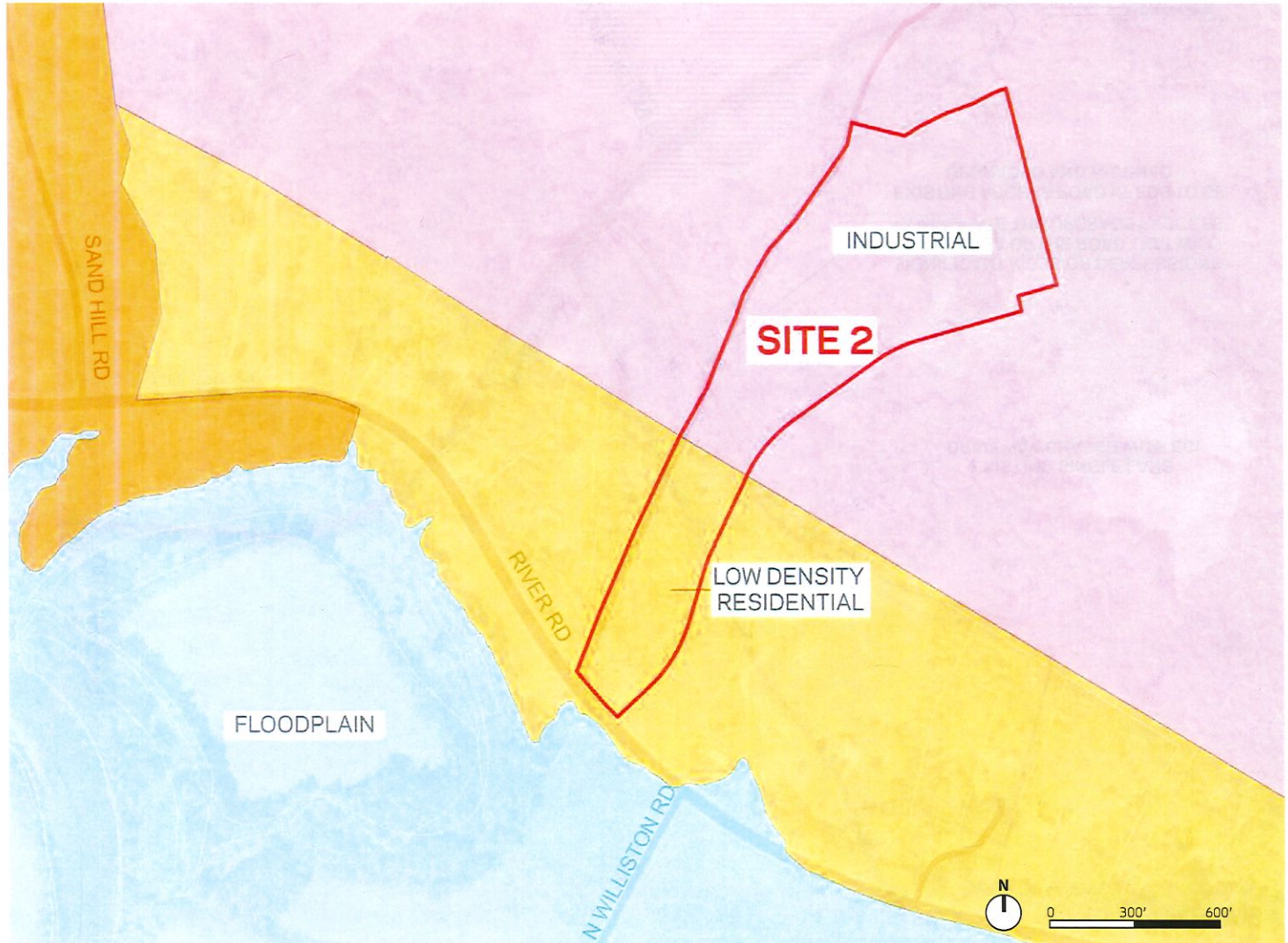
Zoning Category: Low Density Residential

Lot Coverage Ratio: 70%

Front Setback: 40' minimum  
 Side Setback: 15' minimum  
 Rear Setback: 20' minimum

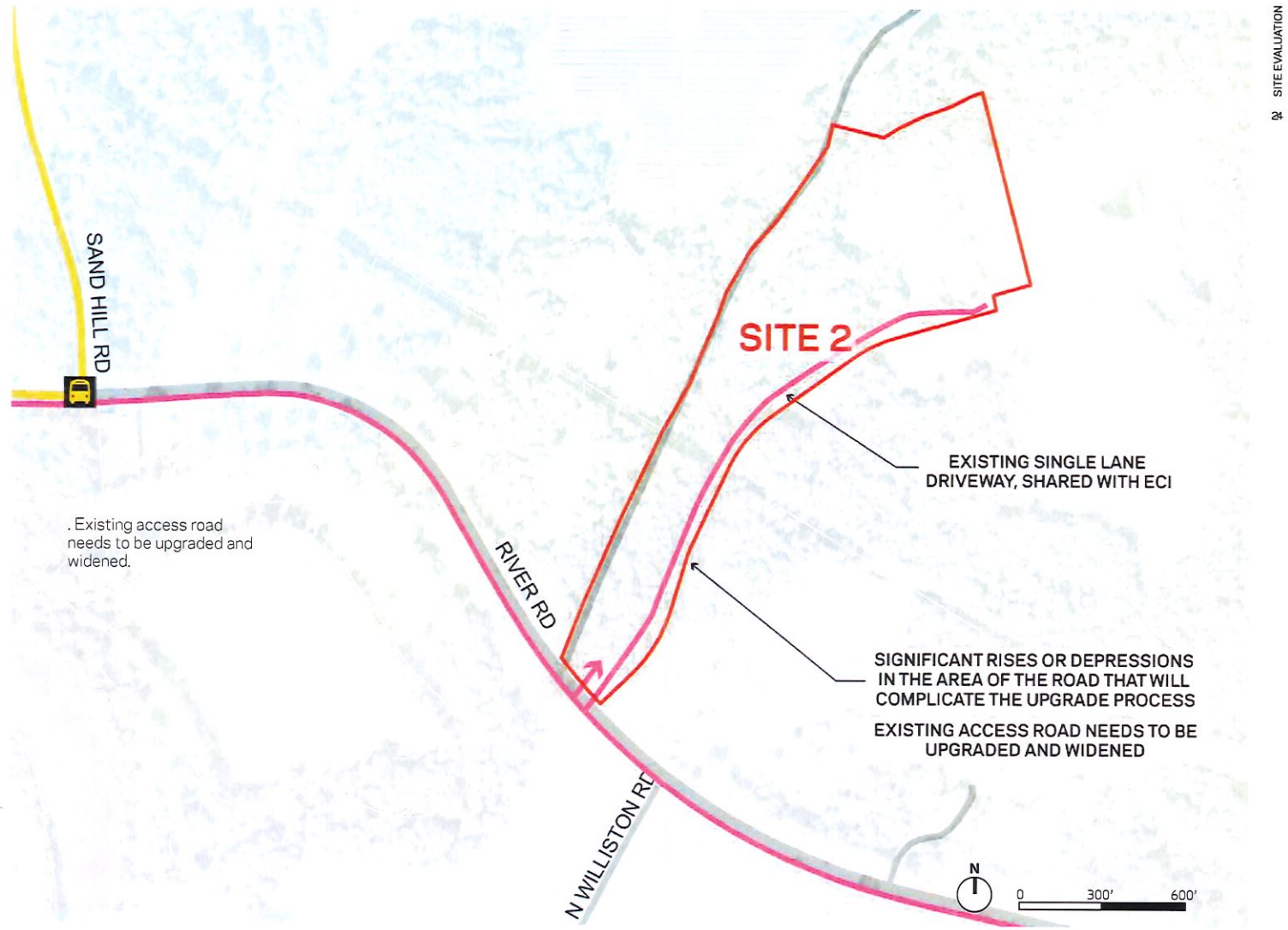
Height Limit: 40' maximum

Use: Not allowed.\* Correctional Facilities are only permitted in Industrial or Open Recreation District



\* 4.14-(C)-(2). State owned and/or operated and/or contracted correctional facilities, shall be located only in the O-I District south of VT Route 15 in the southwest quadrant of the Town.

# SITE 2 ACCESSIBILITY

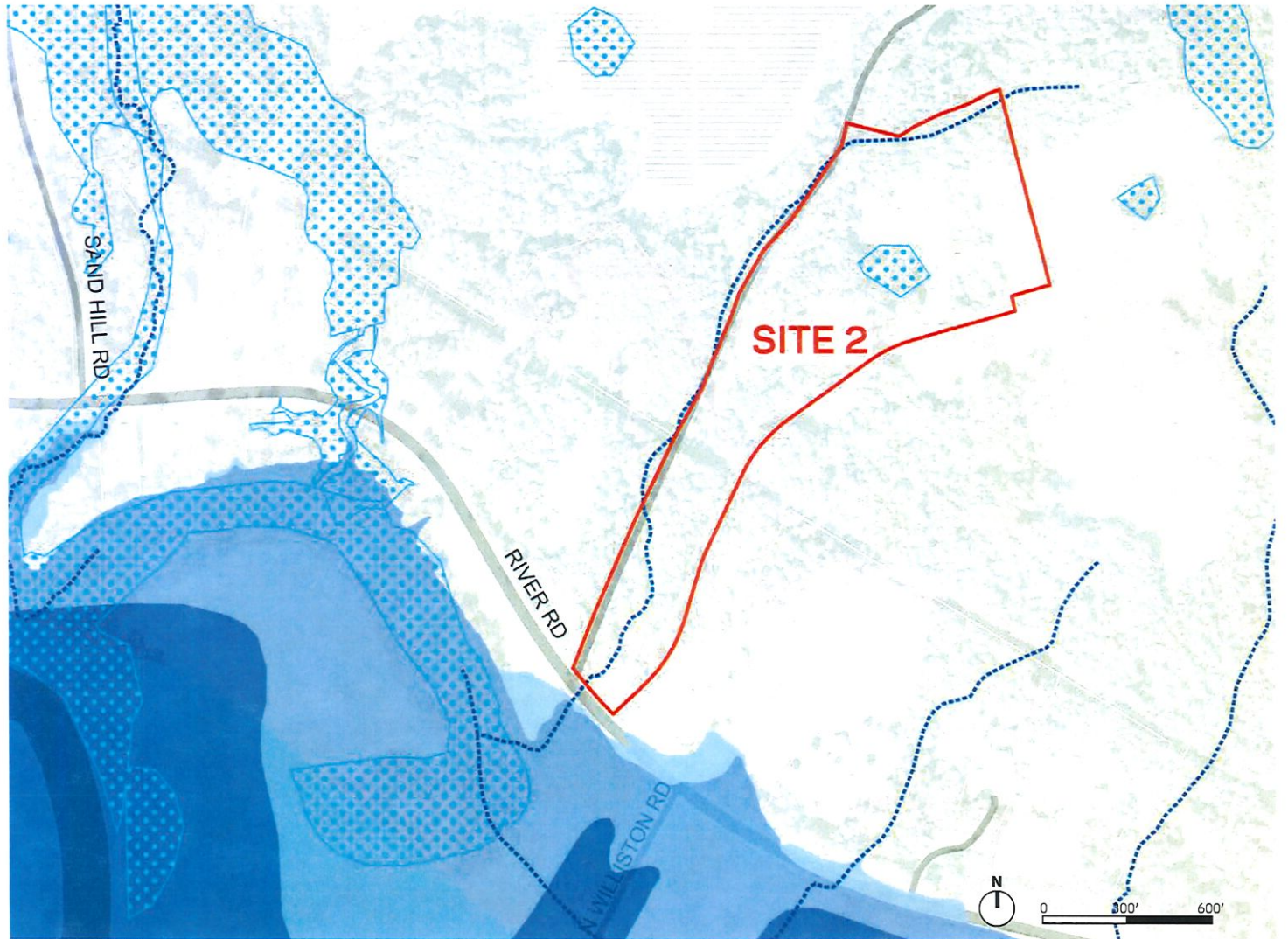


# SITE 2

## HYDROLOGICAL CONDITION

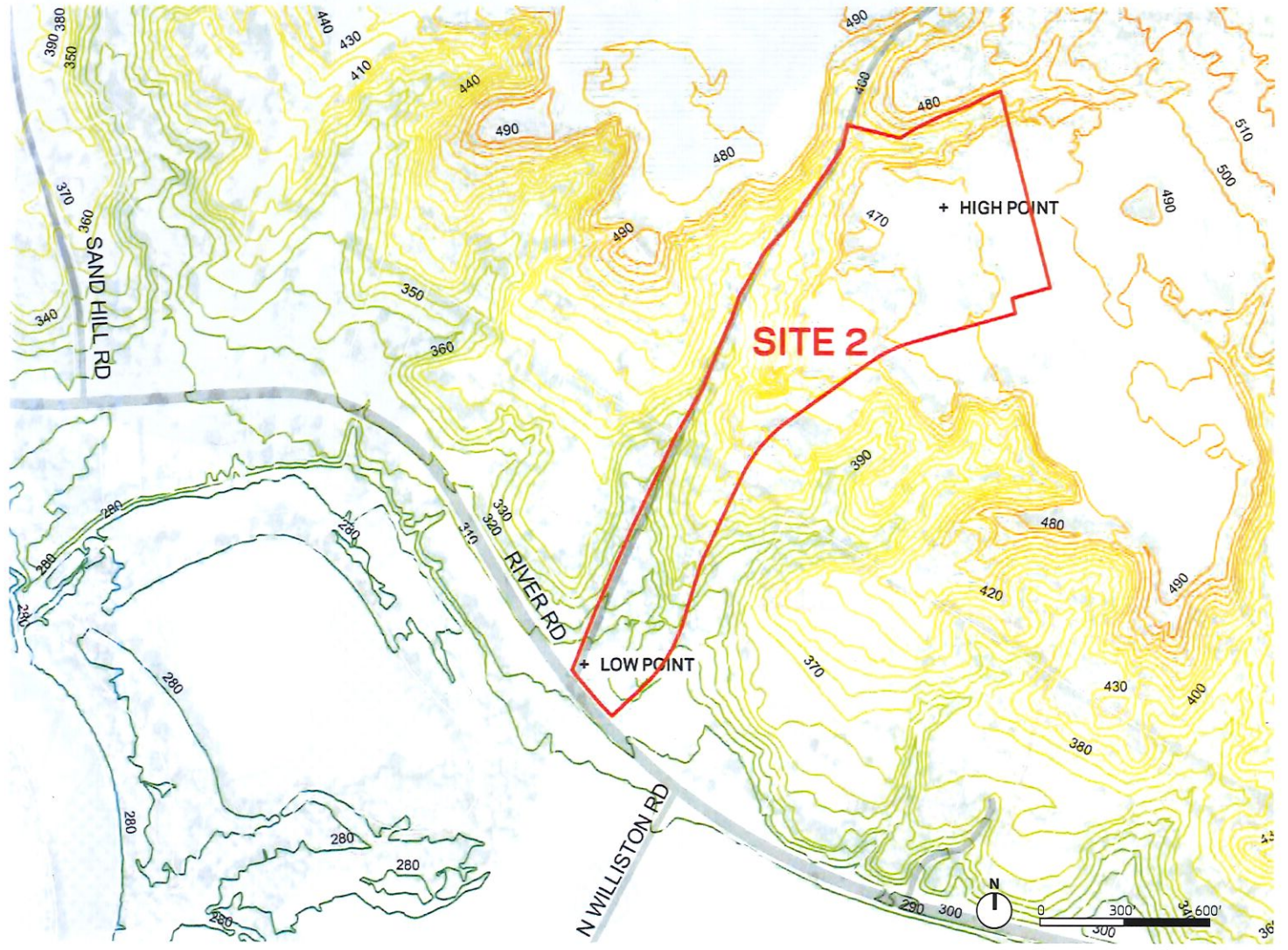
### LEGEND

- 1% ANNUAL CHANCE FLOOD PLAIN
- 0.2% ANNUAL CHANCE FLOOD PLAIN
- WETLAND
- RIVER CORRIDORS
- STREAM



# SITE 2

## ELEVATION CONTOURS

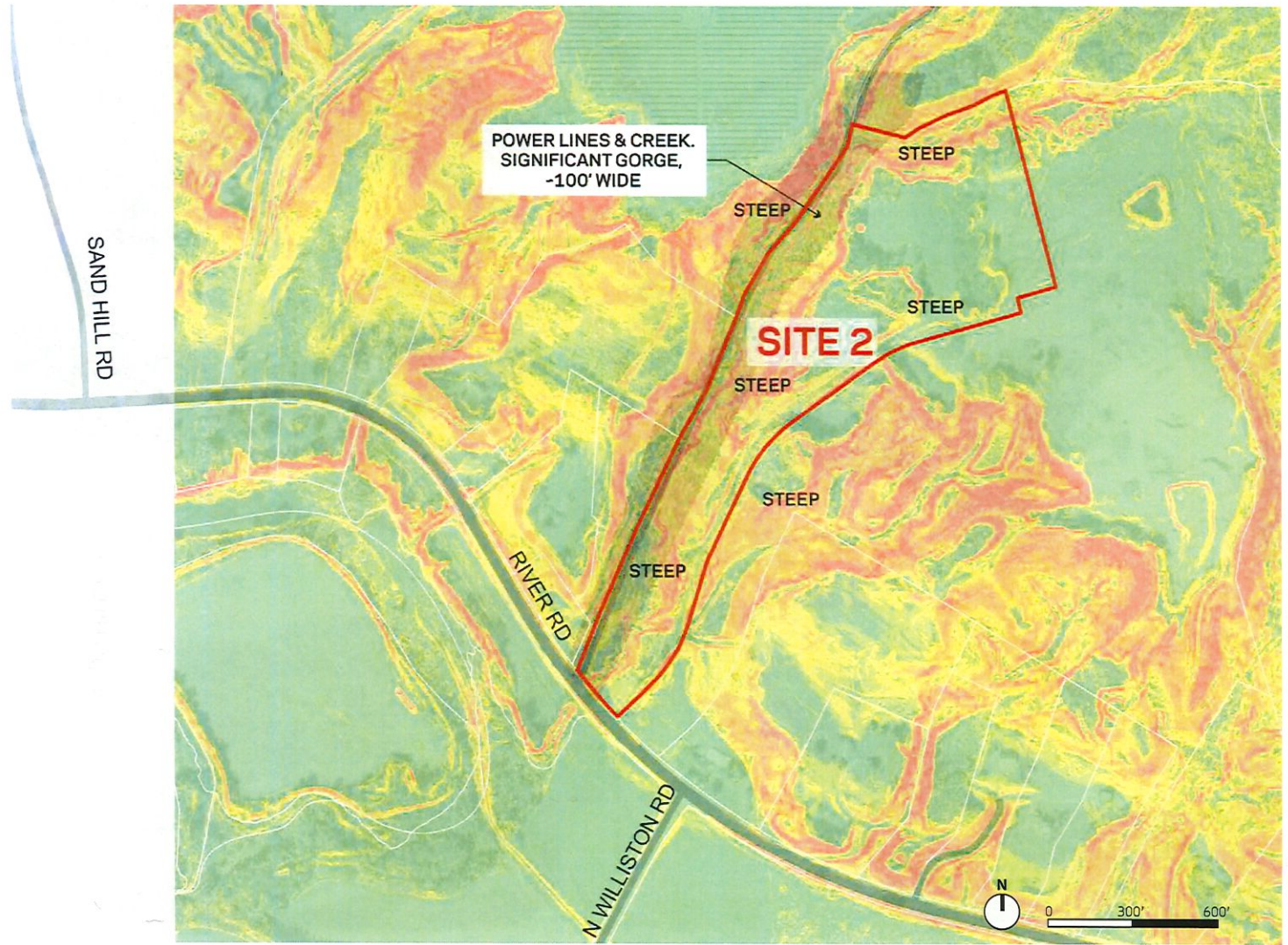


# SITE 2

## SLOPE

### LEGEND

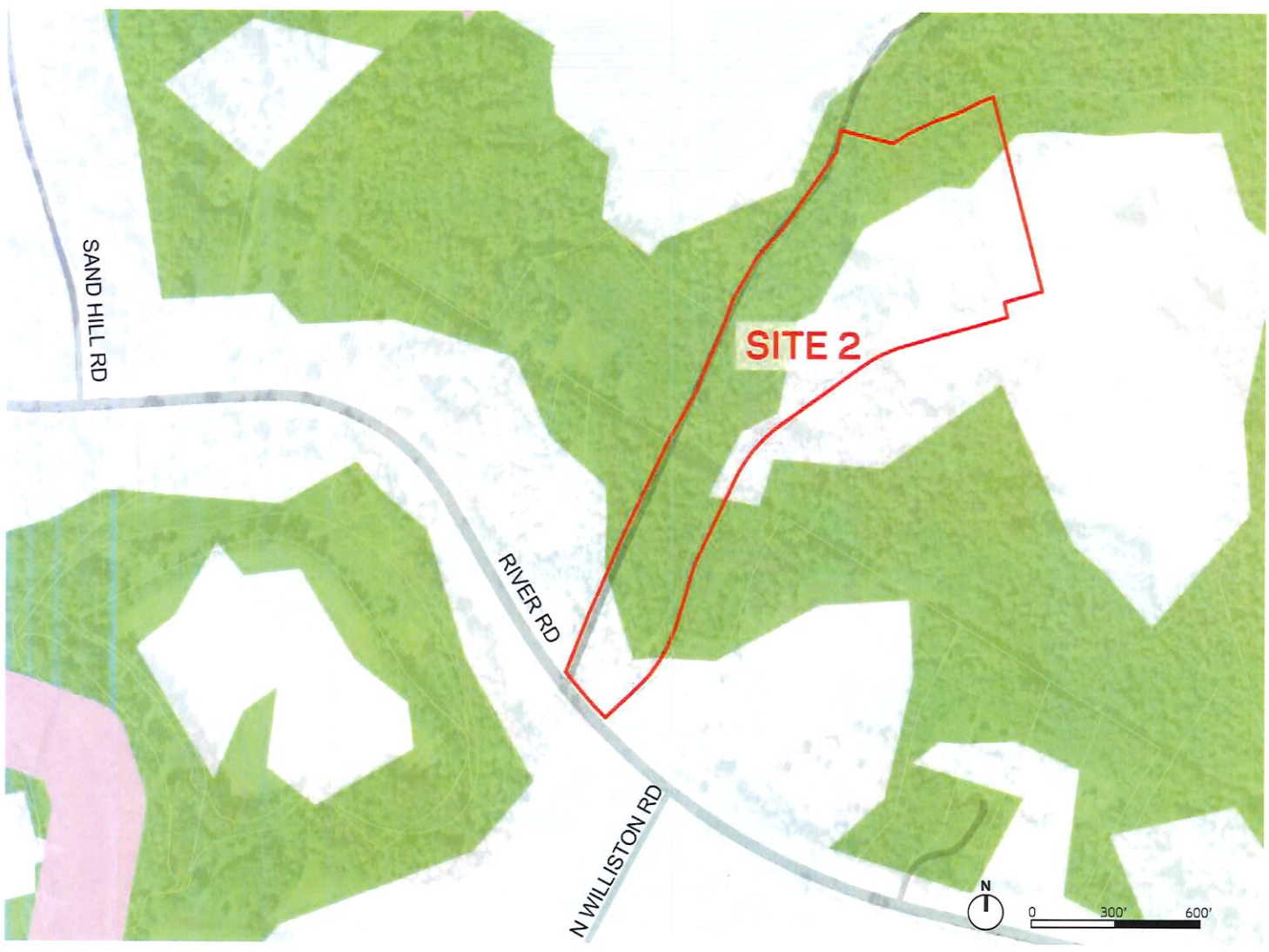
- 50%+ SLOPE
- 30%-50% SLOPE
- 20%-30% SLOPE
- 10%-20% SLOPE
- 0-10% SLOPE



# SITE 2

## ENVIRONMENTAL IMPACT

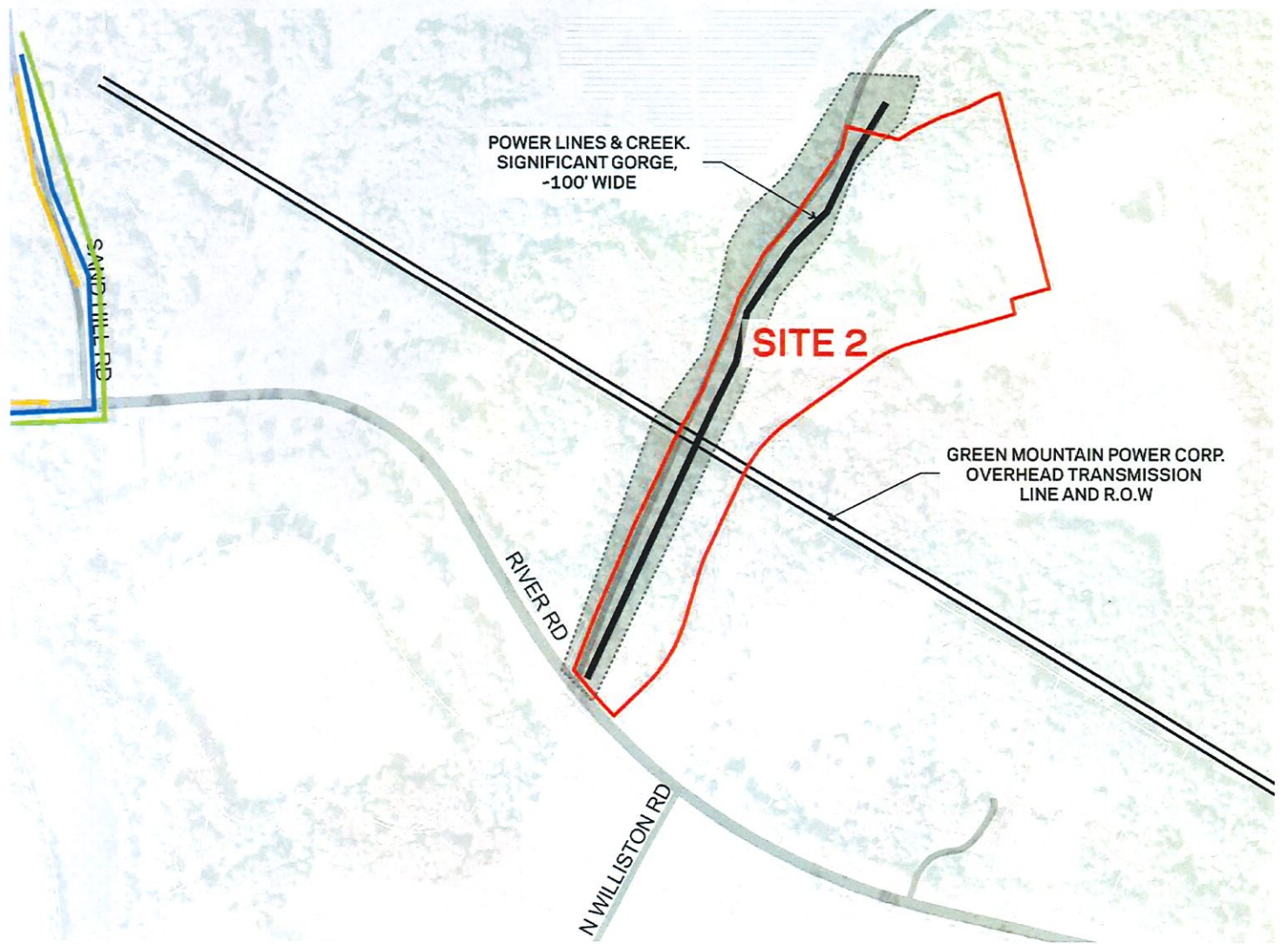
- LEGEND
- HABITAT BLOCKS & WILDLIFE CORRIDORS - HIGH VALUE
  - RARE, THREATENED & ENDANGERED SPECIES - ANIMAL





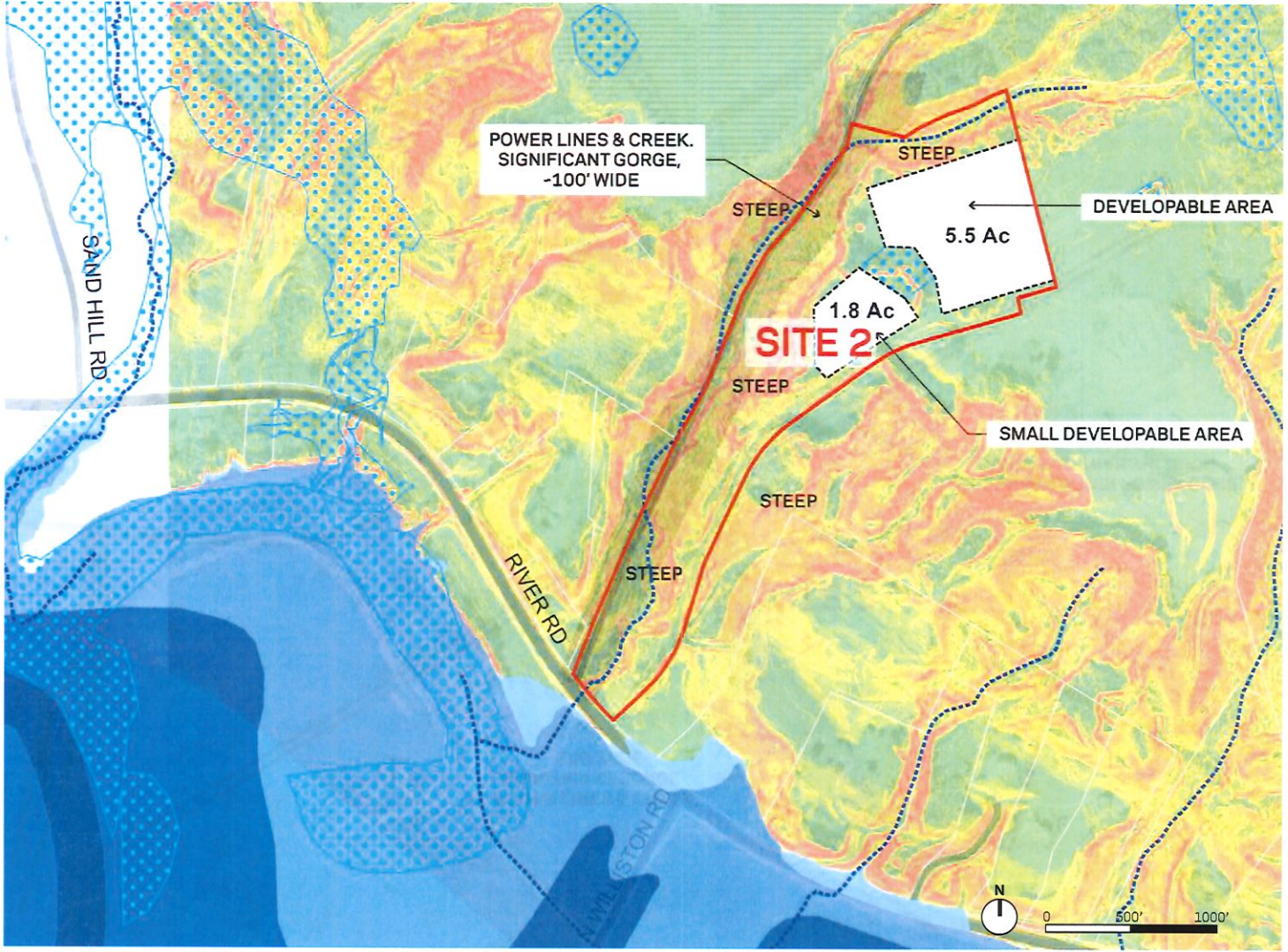
# SITE 2 UTILITIES

- LEGEND
- GAS
  - WATER
  - SEWER
  - POWER



# SITE 2

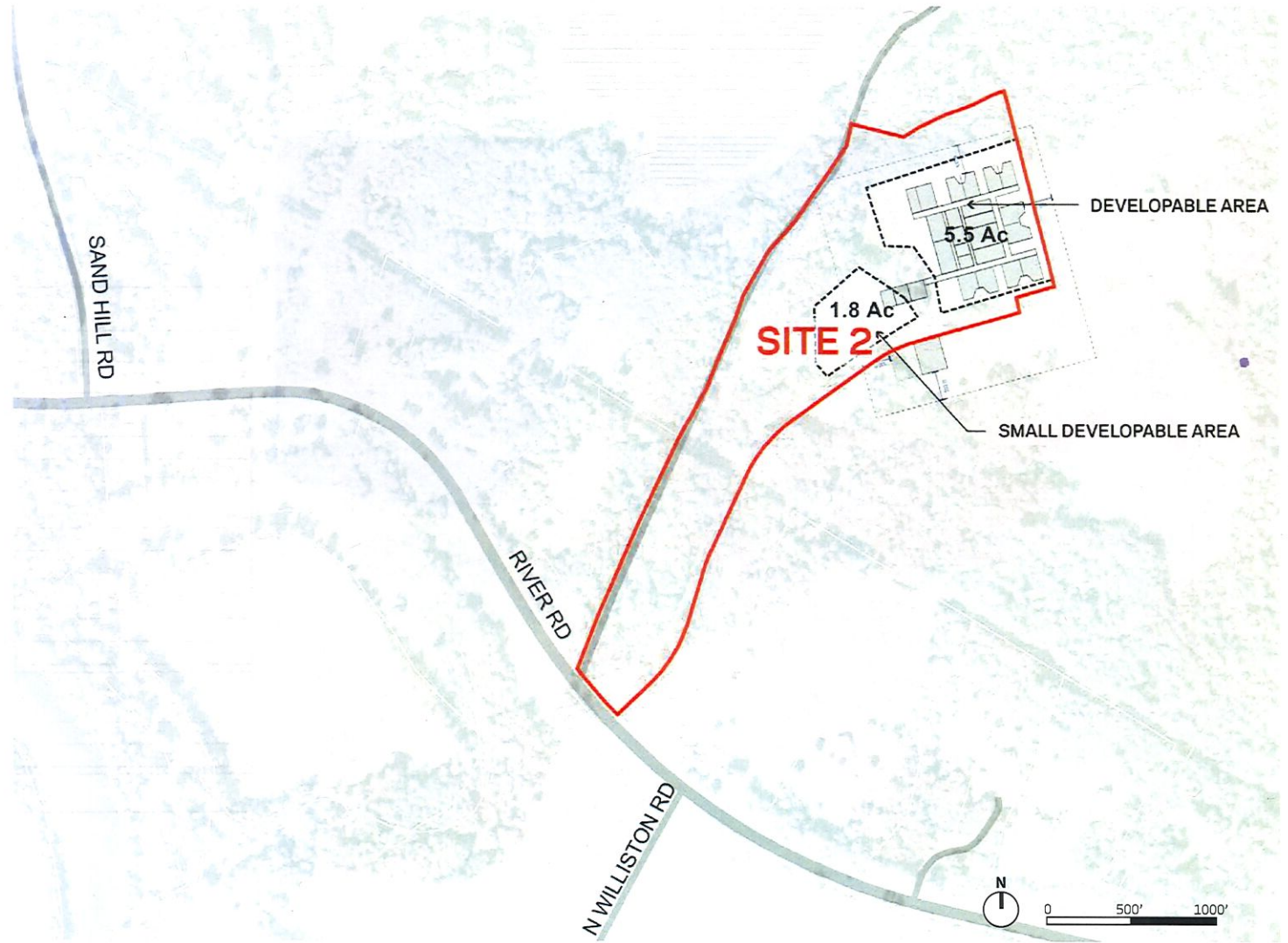
DEVELOPABLE AREA





LEGEND  
[Dashed Box] DEVELOPABLE AREA

# SITE 2

**BUILDING TEST FIT**



### LEGEND

-  BUILDING FOOTPRINT,
-  TOTAL SITE AREA APPROXIMATELY 14.8 ACRES