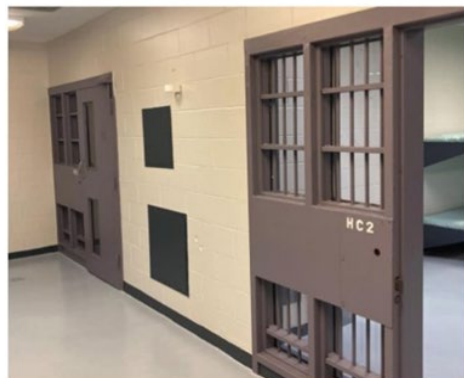
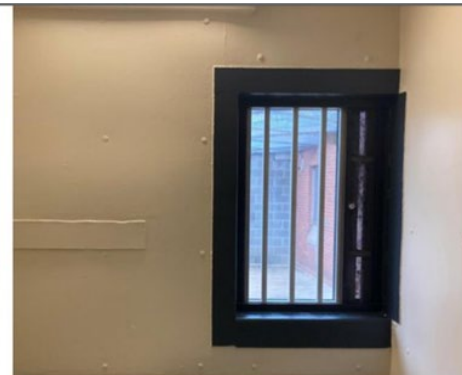




Women's Correctional & Reentry Center

August 8, 2024

Current Women's Facility Conditions



Evidence-Based Design



Evidence-Based Design

1 SENSORY BOUNDARIES

Differentiation in ceiling materials, like wood, will add warmth, resonate sound and texture and provide differentiation of space

2 IDENTITY ANCHORS

Mural of local landscape to create sense of place and connection to nature.

3 NESTED LAYERS

Varying types of non-institutional furniture to break up large space into smaller intimate spaces.



Evidence-Based Design



Davidson County - Downtown Detention Center

Scandinavian Correctional Facilities



Halden Prison, Norway



Maine Women's Facility



Women's Reentry Center, Windham, Maine

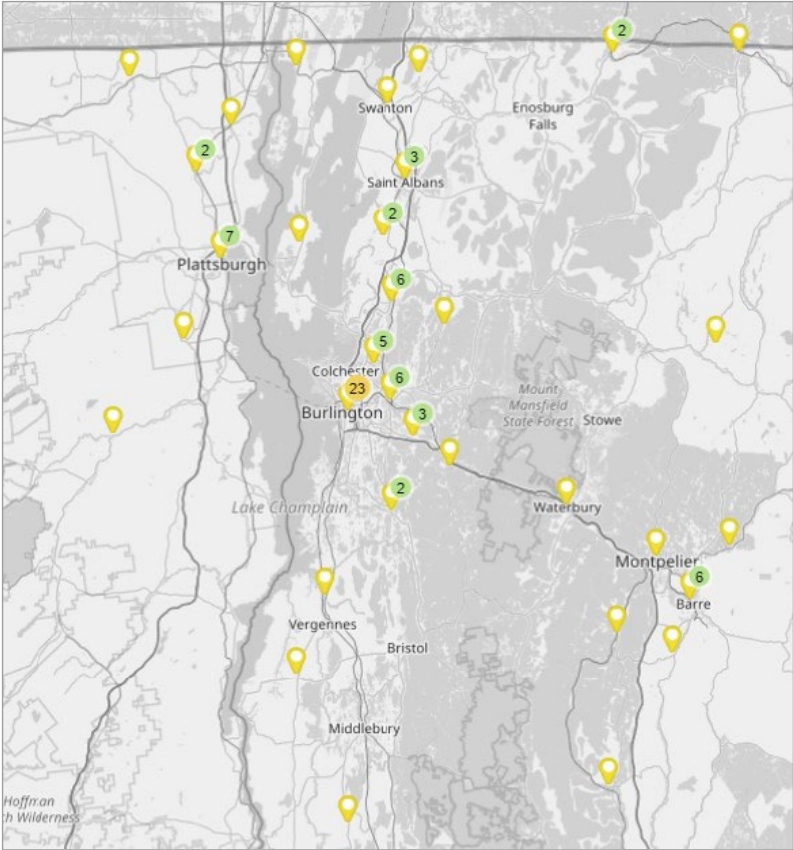
SITE CRITERIA



DOC prioritized locating the facility in the greater Chittenden County area to:

- **Preserve critical partnerships** with community organizations located in the Burlington area
- Be **located near employment** options for women in the reentry program
- **Support connection to family and loved ones** for people who are incarcerated
- Be **conveniently located near public transportation**
- **Limit the burden of relocation** on current CRCF staff, retain staff trained in trauma informed and gender responsive practices, and help ensure access to future workforce

EMPLOYEE LOCATIONS



CRCF Point-in-Time Charges by County



Booking Status ● Detained ● Sentenced

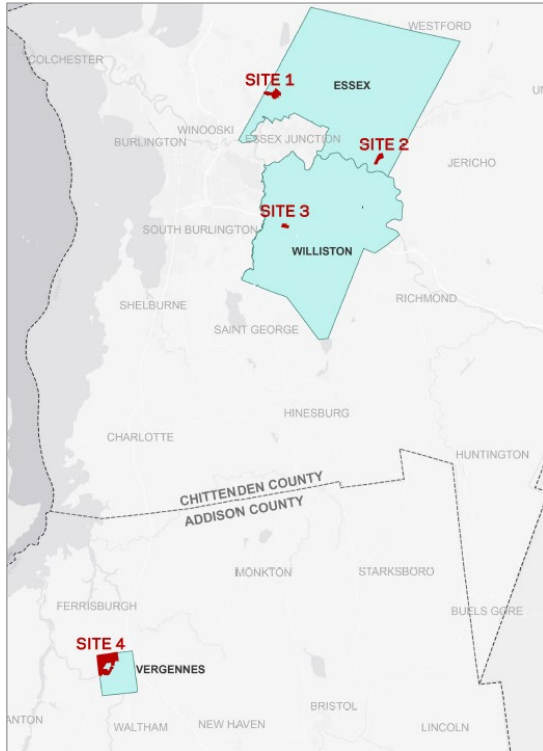
07/31/2024

Point-in-Time Date

Count of Arrest No.



STATEWIDE SITE SEARCH: 165 Sites



- Vetted properties owned by any State agency (140 Sites)
- Worked with real estate consultant (5 Sites)
- Conducted publicly advertised statewide site search (20 Sites)

PLANNING EVALUATION CRITERIA



1 Location

2 Site Area

3 Accessibility

4 Hydrological Condition

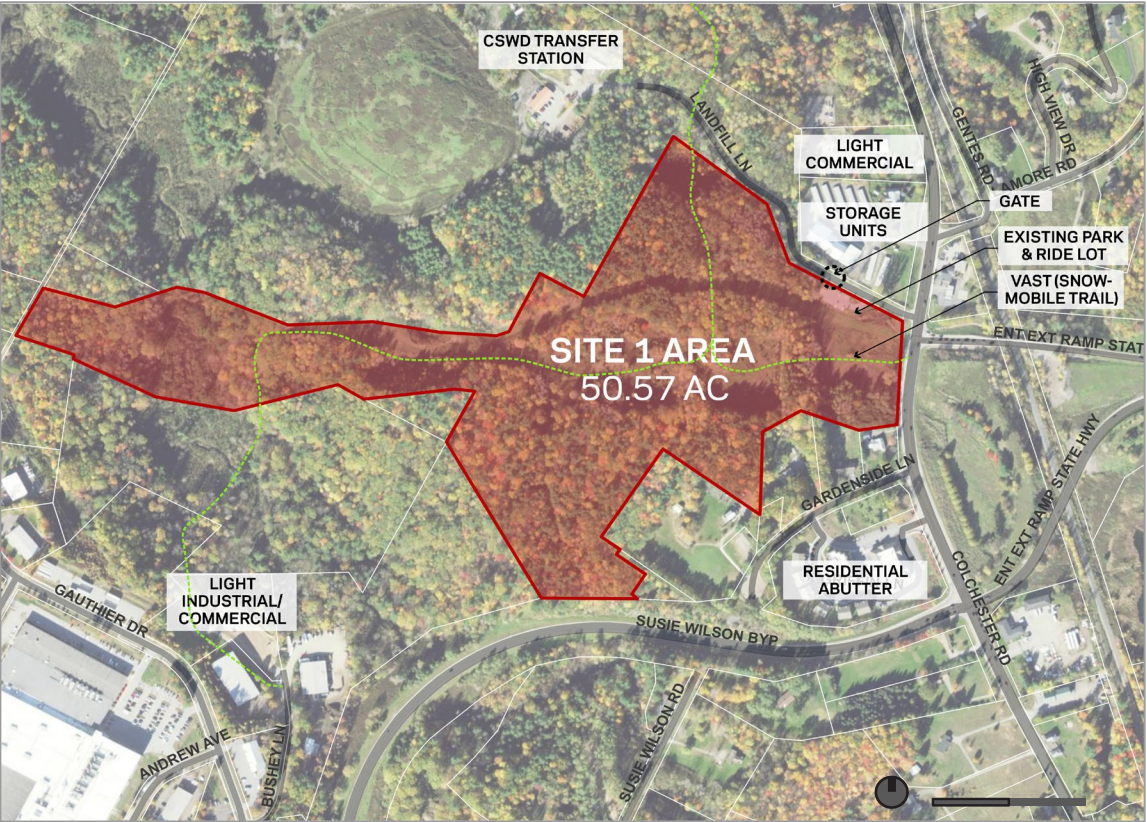
5 Elevation Contours and Slope

6 Environmental Impact

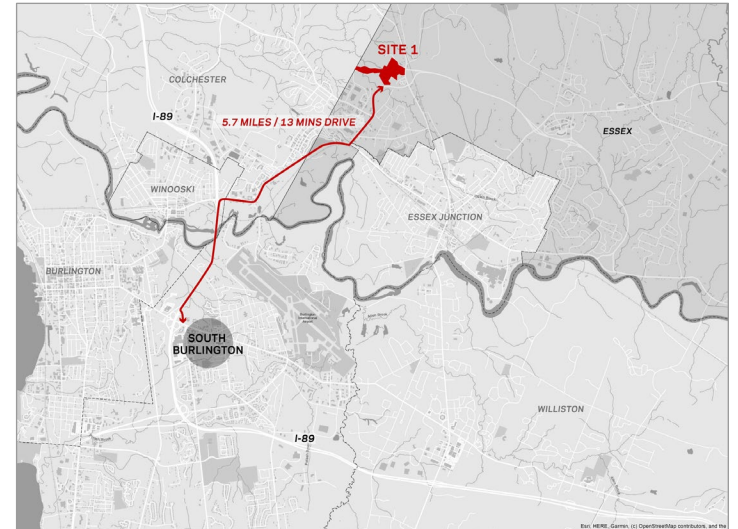
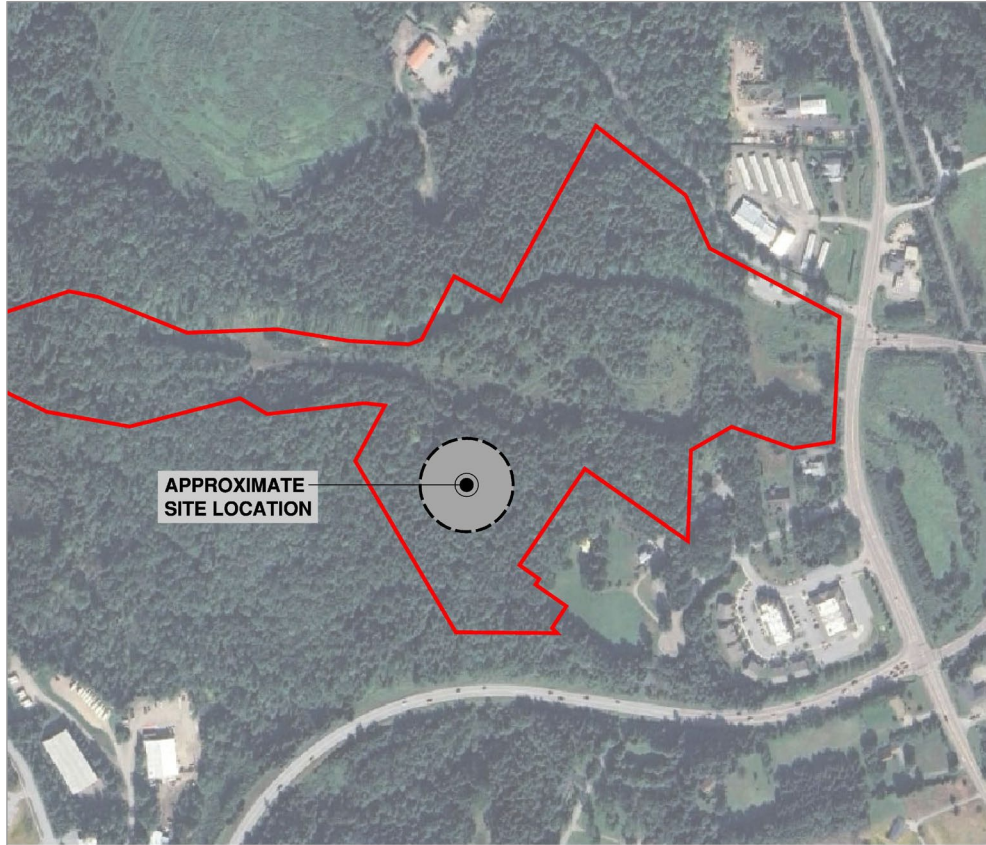
7 Developable Area

8 Available Utilities

Potential Sites: Site 1



Potential Sites: Site 1



SITE 1

ZONING REGULATION

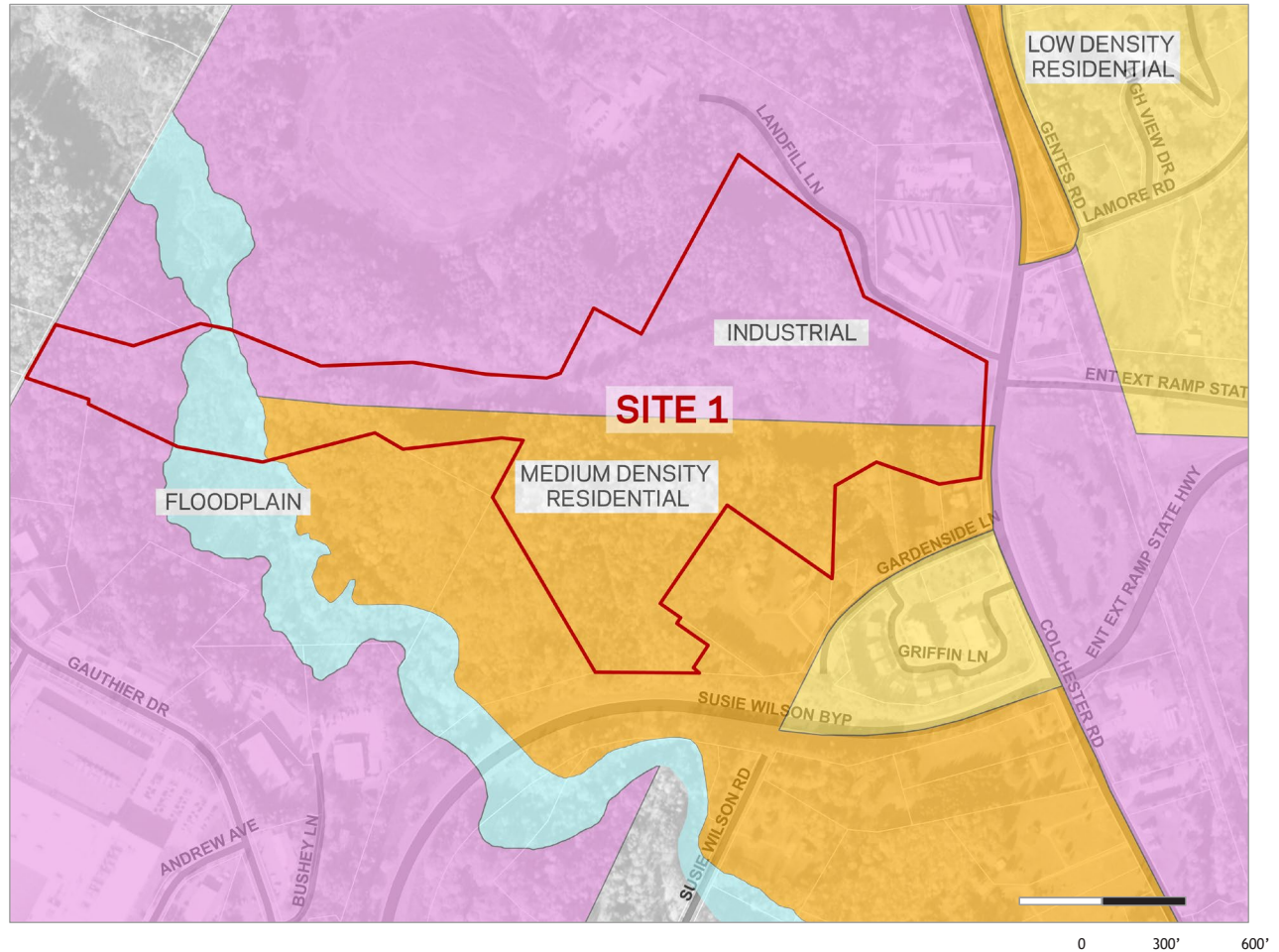
NORTH PORTION

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.



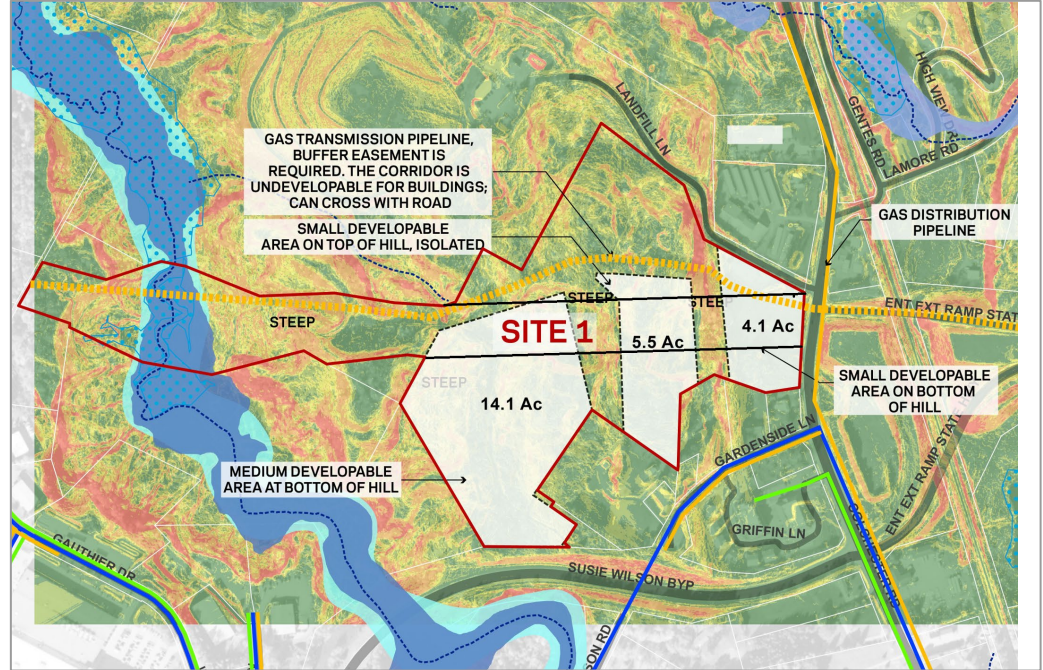
0 300' 600'

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"> ~13mins drive from Burlington metropolitan. Residential neighbors to south. Western view. Close to VT289. 	
2 Site Area	●	<ul style="list-style-type: none"> Site total area is big. 	
3 Accessibility	●	<ul style="list-style-type: none"> Direct connection to downtown via Lincoln St. Public transit available. Access for either area is best from Landfill Lane which is a private drive with gate. 	
4 Hydrological Condition	●	<ul style="list-style-type: none"> Wetland, 1% and 0.2% annual floodplain are noted on the site, but have little to no effect on the noted developable areas. 	
5 Topographics	●	<ul style="list-style-type: none"> Steep slopes dominate most of the site. Steep hill through east side of site. 	
6 Environmental Impact	●	<ul style="list-style-type: none"> Forests, habitats on site, high biological and conservation value according to VNH rating. From site walk through observation, the developable areas have medium to low conservation value. Transmission pipeline runs right through the site and parcel is surrounded by light commercial/industrial neighbors, a landfill, and a Class 2 highway. 	
7 Developable Area	●	<ul style="list-style-type: none"> Small developable area on top of hill and east of the hill. Medium developable parcel in the south portion possibly accessible by Susie Wilson BYP. Possible ledge at hill. Gas transmission pipeline running E/W through the site, and undevelopable easement buffer is required. VAST (non-motorist) trail crosses property. 	
8 Available Utilities	●	<ul style="list-style-type: none"> Water/sewer/gas at site. 	

● Bad ● Neutral ● Good

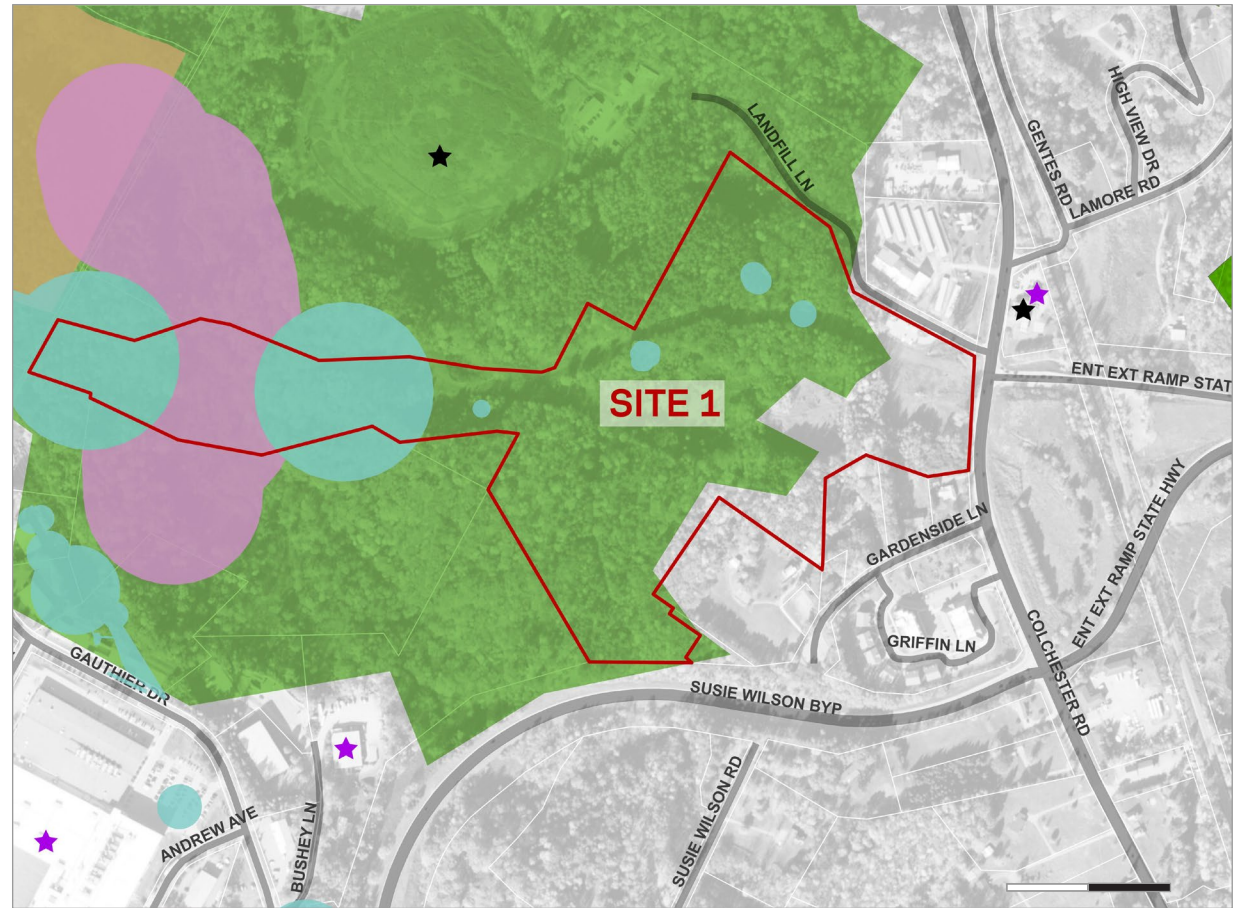


LEGEND







--- DEVELOPABLE AREA

SITE 1

ENVIRONMENTAL IMPACT



LEGEND

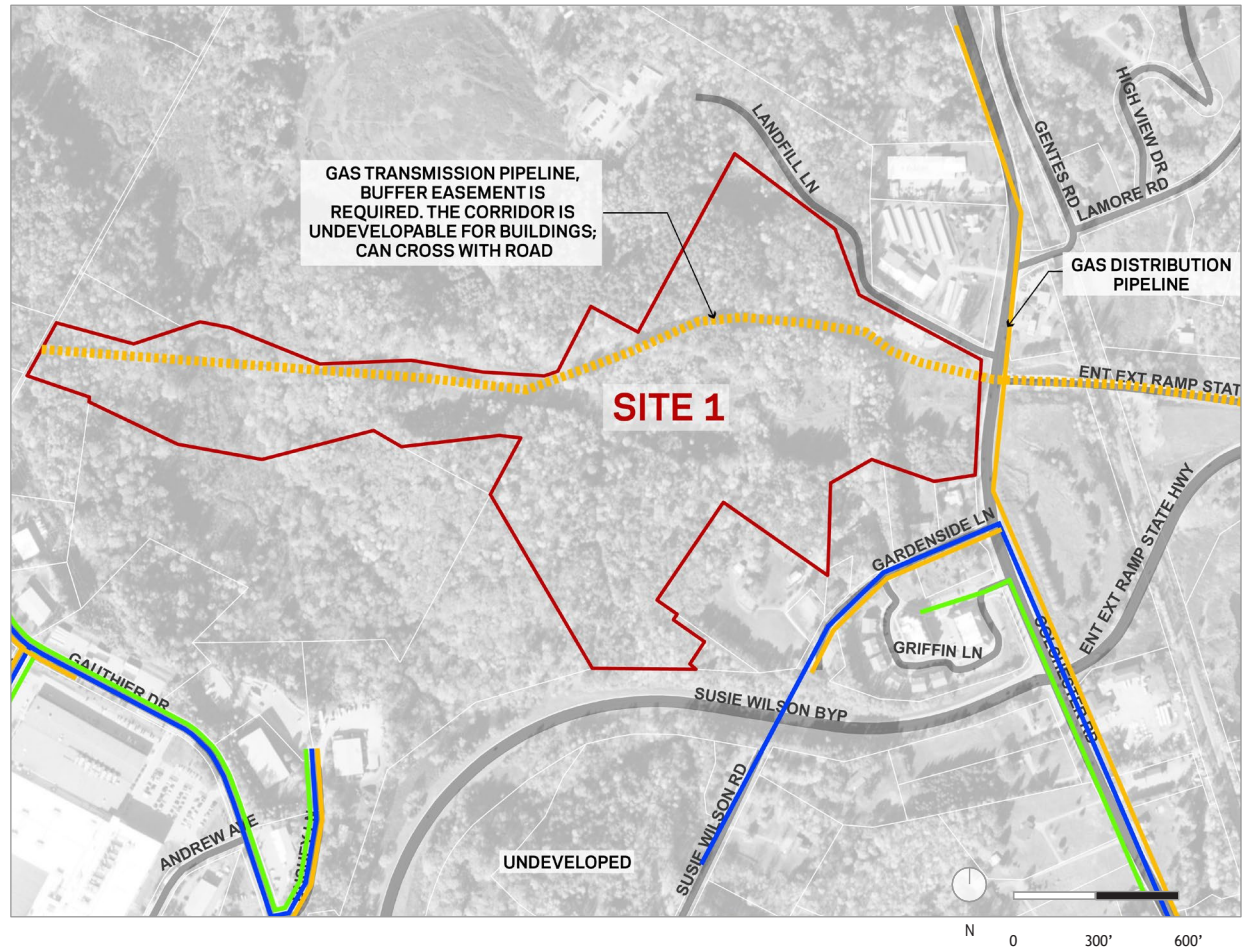
-  HABITAT BLOCKS & WILDLIFE CORRIDORS - HIGH VALUE
-  RARE, THREATENED & ENDANGERED SPECIES - ANIMAL
-  RARE, THREATENED & ENDANGERED SPECIES - PLANT
-  SIGNIFICANT NATURAL COMMUNITY
-  HAZARDOUS SITE
-  HAZARDOUS WASTE GENERATOR



0 300' 600'

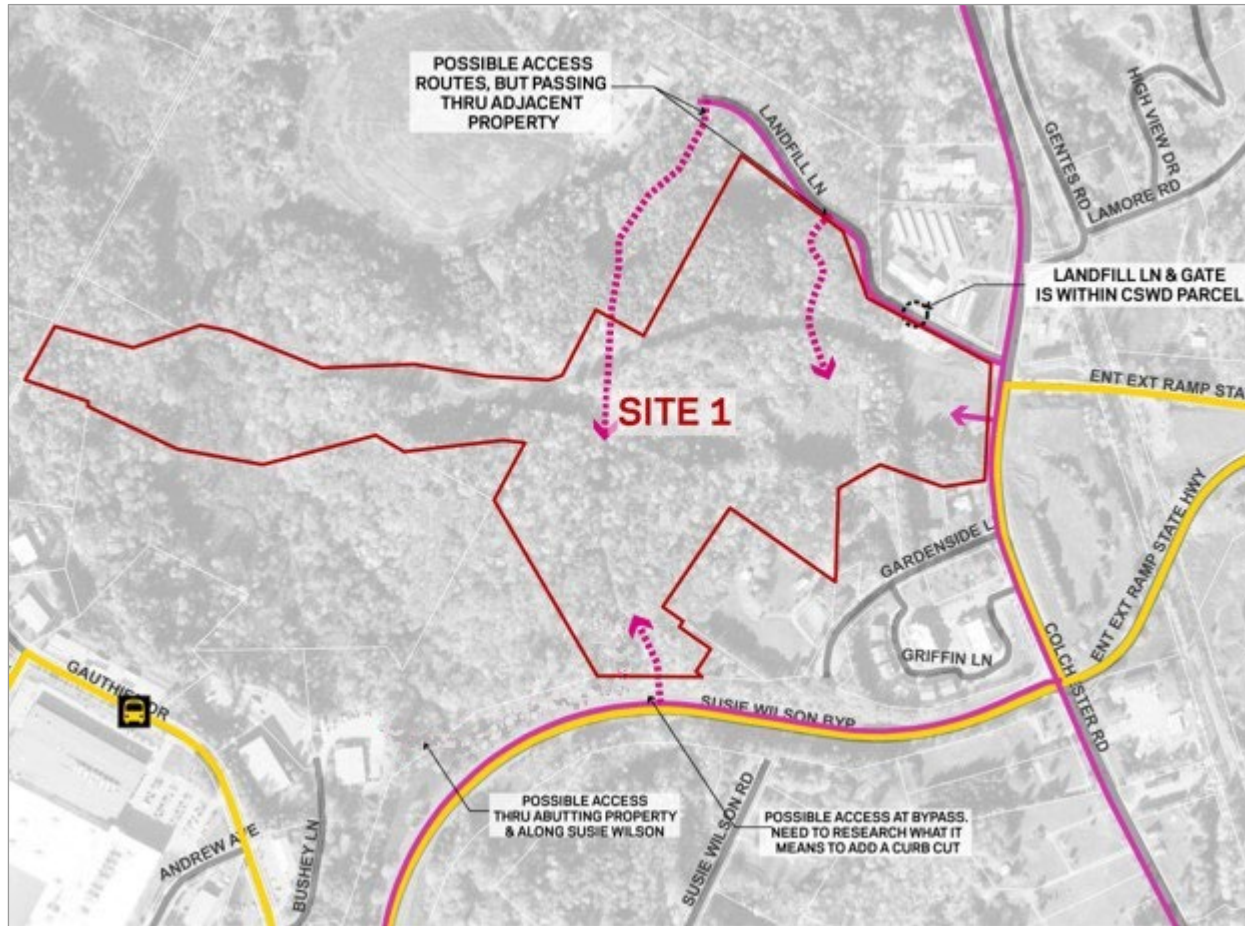
SITE 1

UTILITIES





SITE 1

ACCESSIBILITY



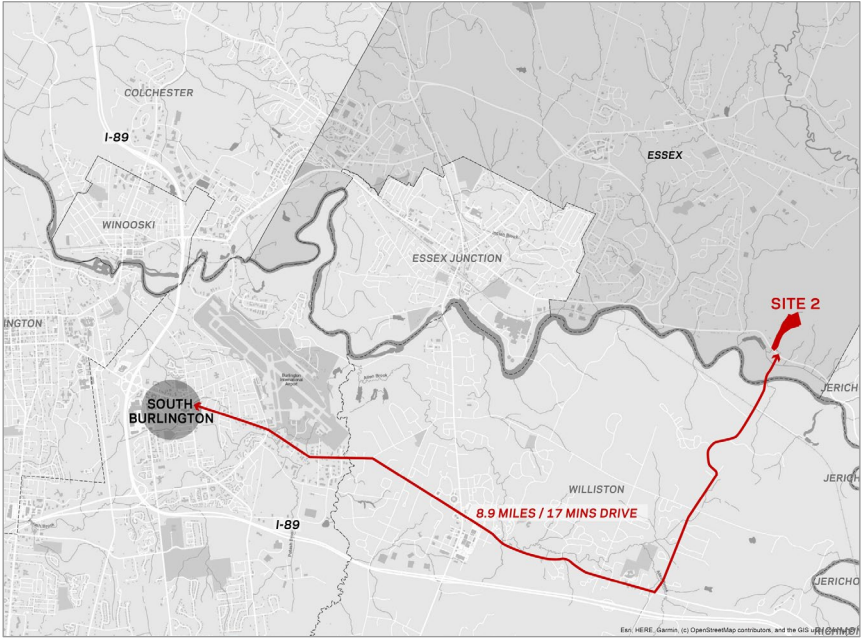
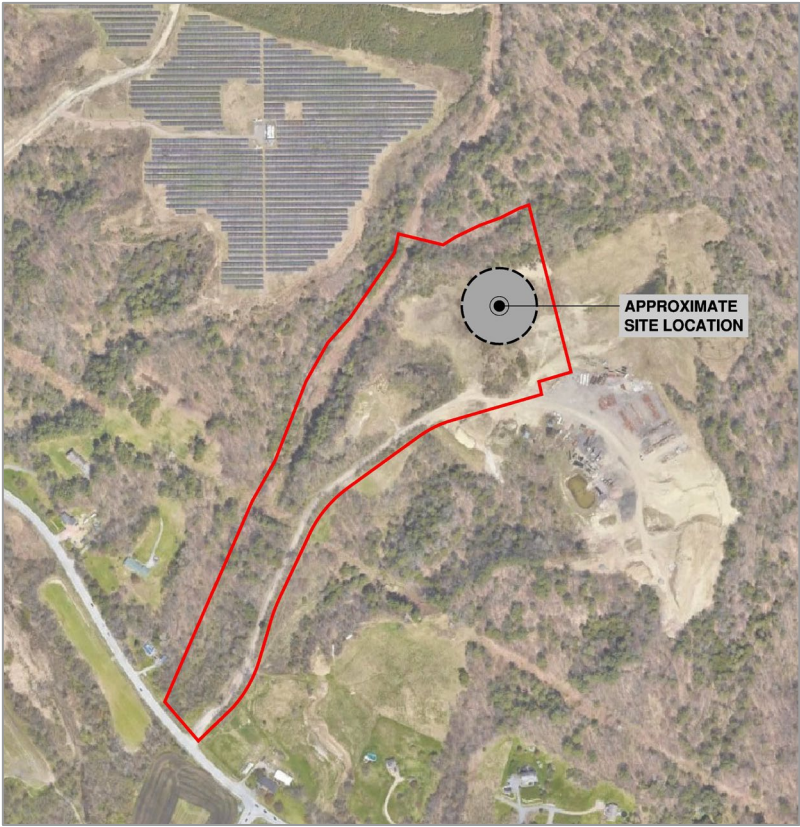
LEGEND

-  VEHICULAR ACCESS
-  PUBLIC TRANSIT

Potential Sites: Site 2



Potential Sites: Site 2



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

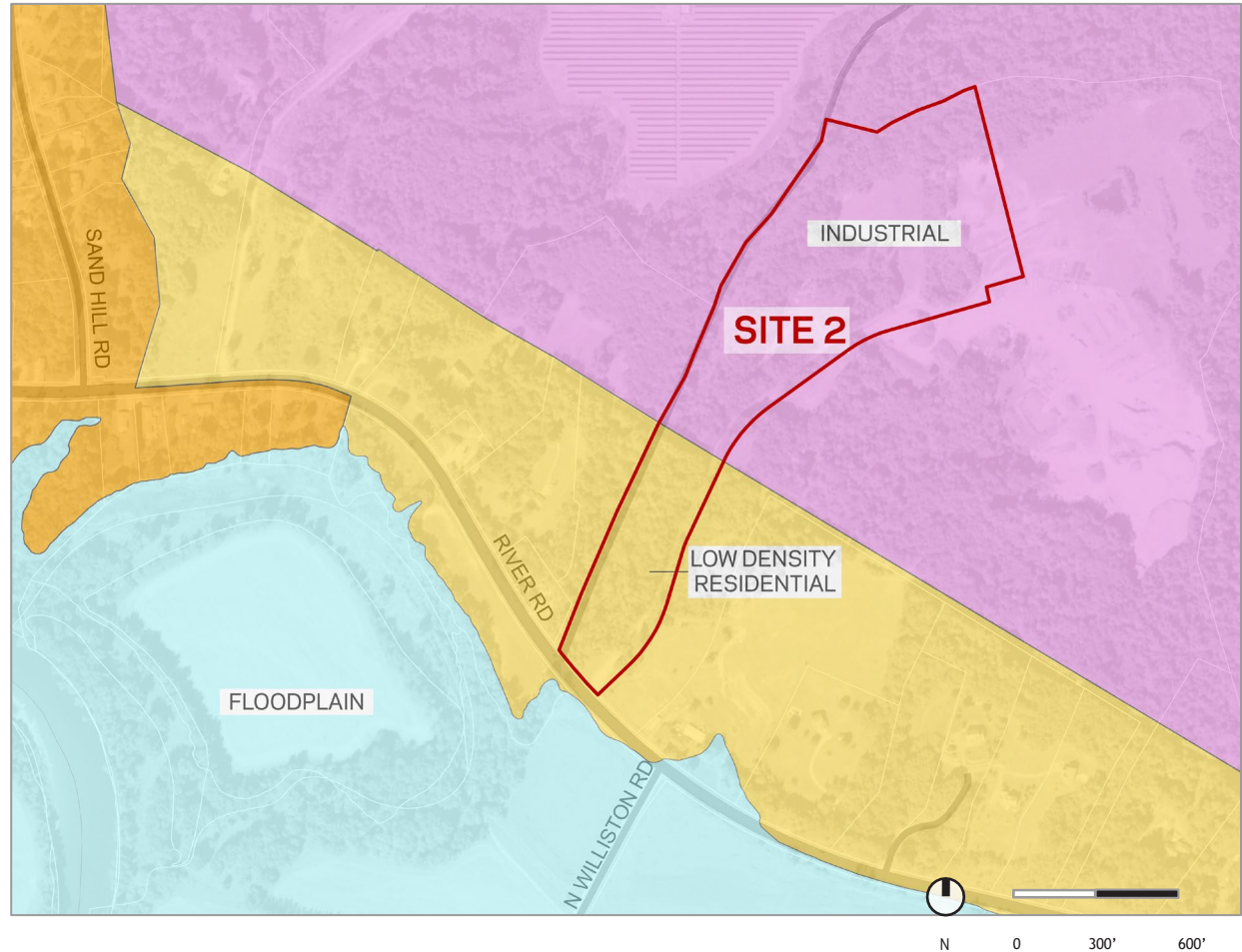
Zoning Category: Low Density Residential

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



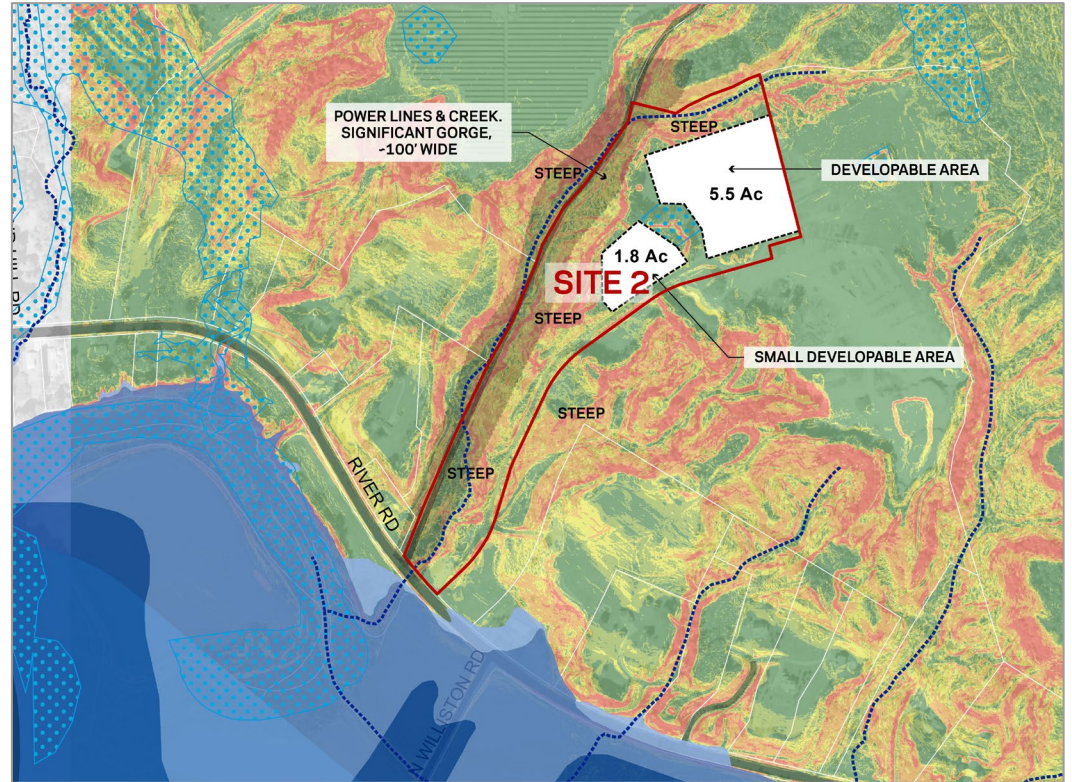
*4.14-(C)-(2). State owned and/or operated and/or contracted correctional facilities, shall be located only in the O-I District south of VT Route 15 in the southwest quadrant of the Town.

SITE 2

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"> ~17mins drive from Burlington metropolitan. Site location is not far from a Park and Ride location at Exit 11. Few residential neighbors, far from possible site. Southern view.
2 Site Area	●	<ul style="list-style-type: none"> Site total area is small and narrow
3 Accessibility	●	<ul style="list-style-type: none"> Short frontage along River Rd, can fit only 1 entrance/ exit. Shared access with construction company storage yard/sand pit. Existing road needs to be upgraded and widened. Close to 89.
4 Hydrological Condition	●	<ul style="list-style-type: none"> Wetland on site. Flat site is wet.
5 Topographics	●	<ul style="list-style-type: none"> Steep slopes dominate most of the site. Steep access, current single lane driveway with steep pitches on both sides.
6 Environmental Impact	●	<ul style="list-style-type: none"> Forests, habitats on site, high biological and conservation value
7 Developable Area	●	<ul style="list-style-type: none"> Small flat pads suitable for development, and the flat pad is wet.
8 Available Utilities	●	<ul style="list-style-type: none"> Utilities are available at Sand Hill Rd, approximately 1/2 mile extension Site within sewer allocation area.

● Bad ● Neutral ● Good

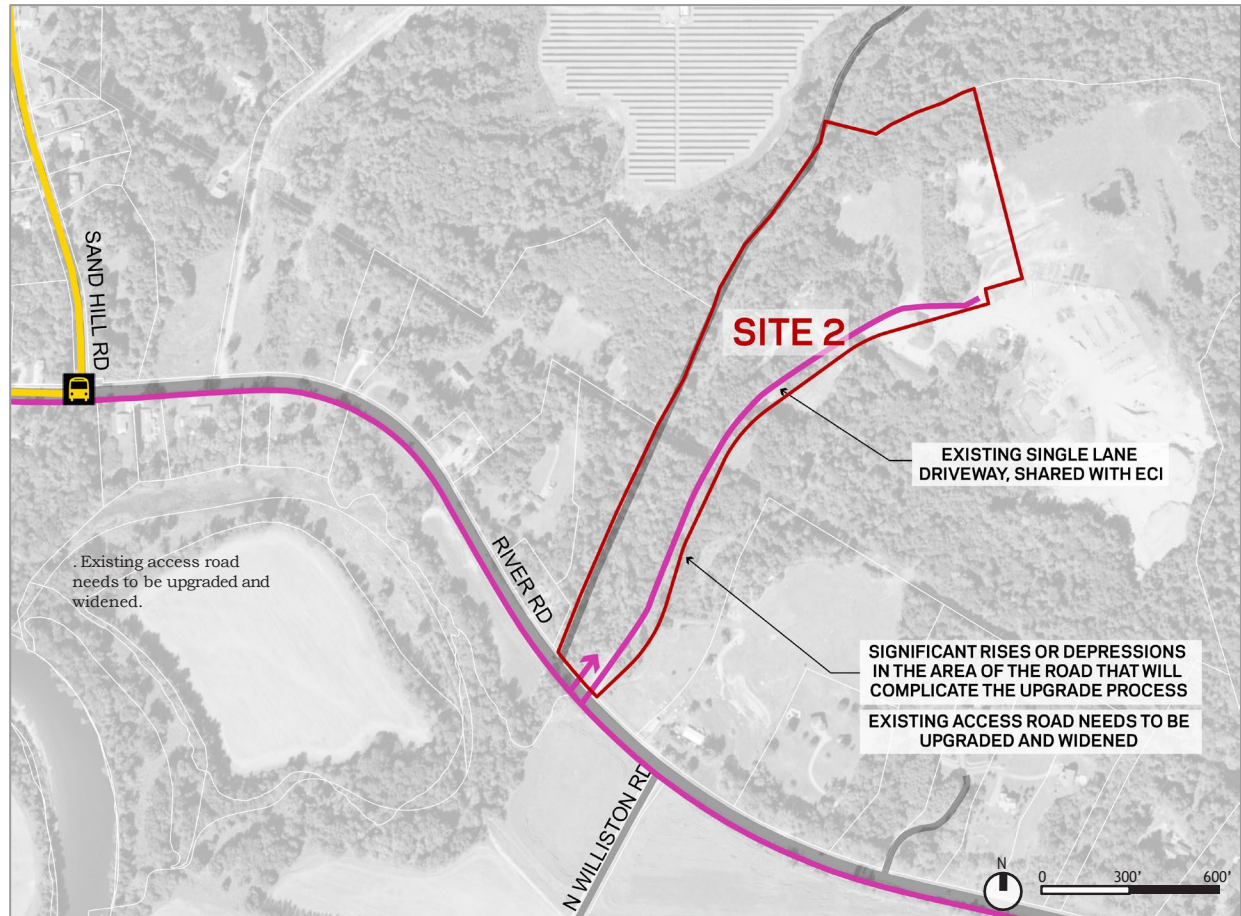


LEGEND



--- DEVELOPABLE AREA

SITE 2

ACCESSIBILITY

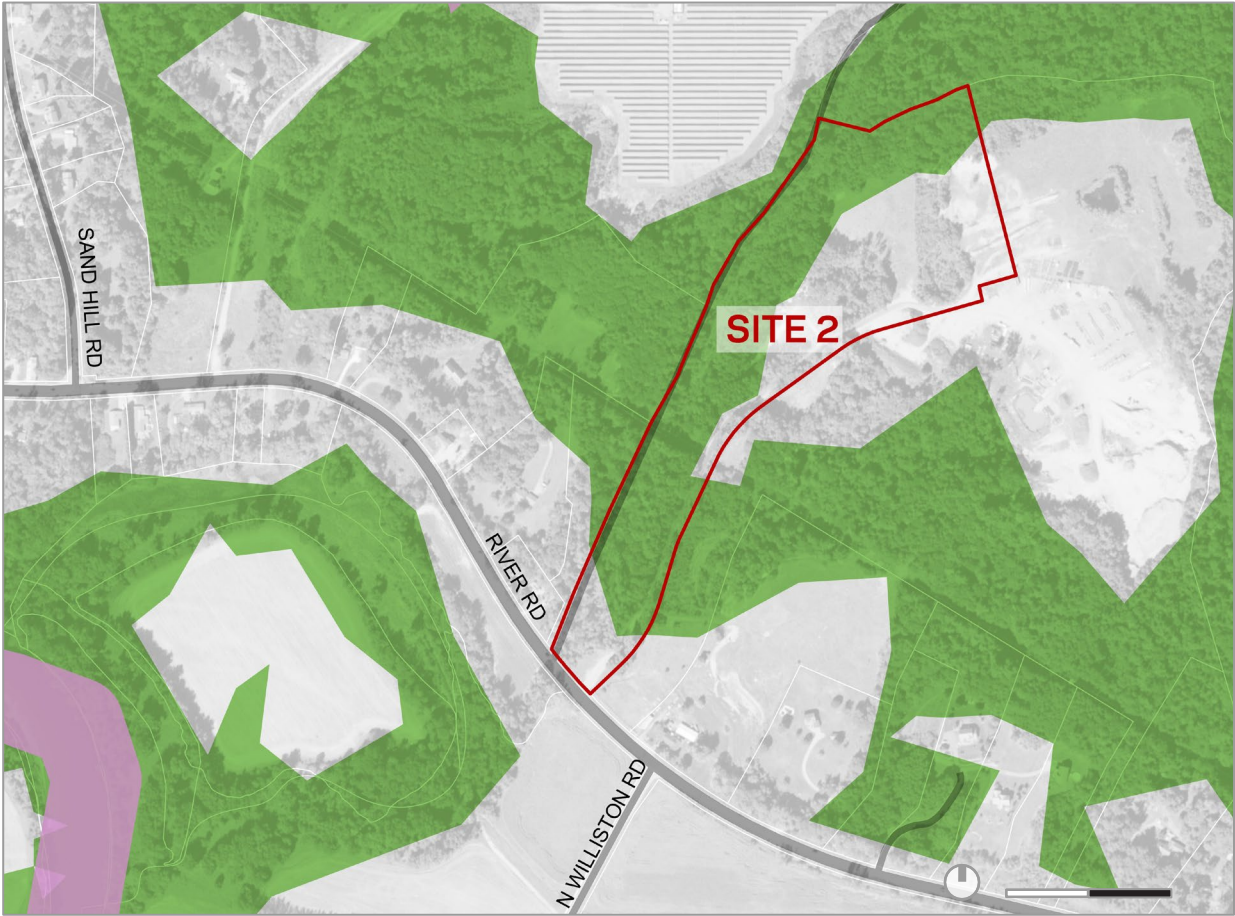


LEGEND

-  VEHICULAR ACCESS
-  PUBLIC TRANSIT

SITE 2

ENVIRONMENTAL IMPACT

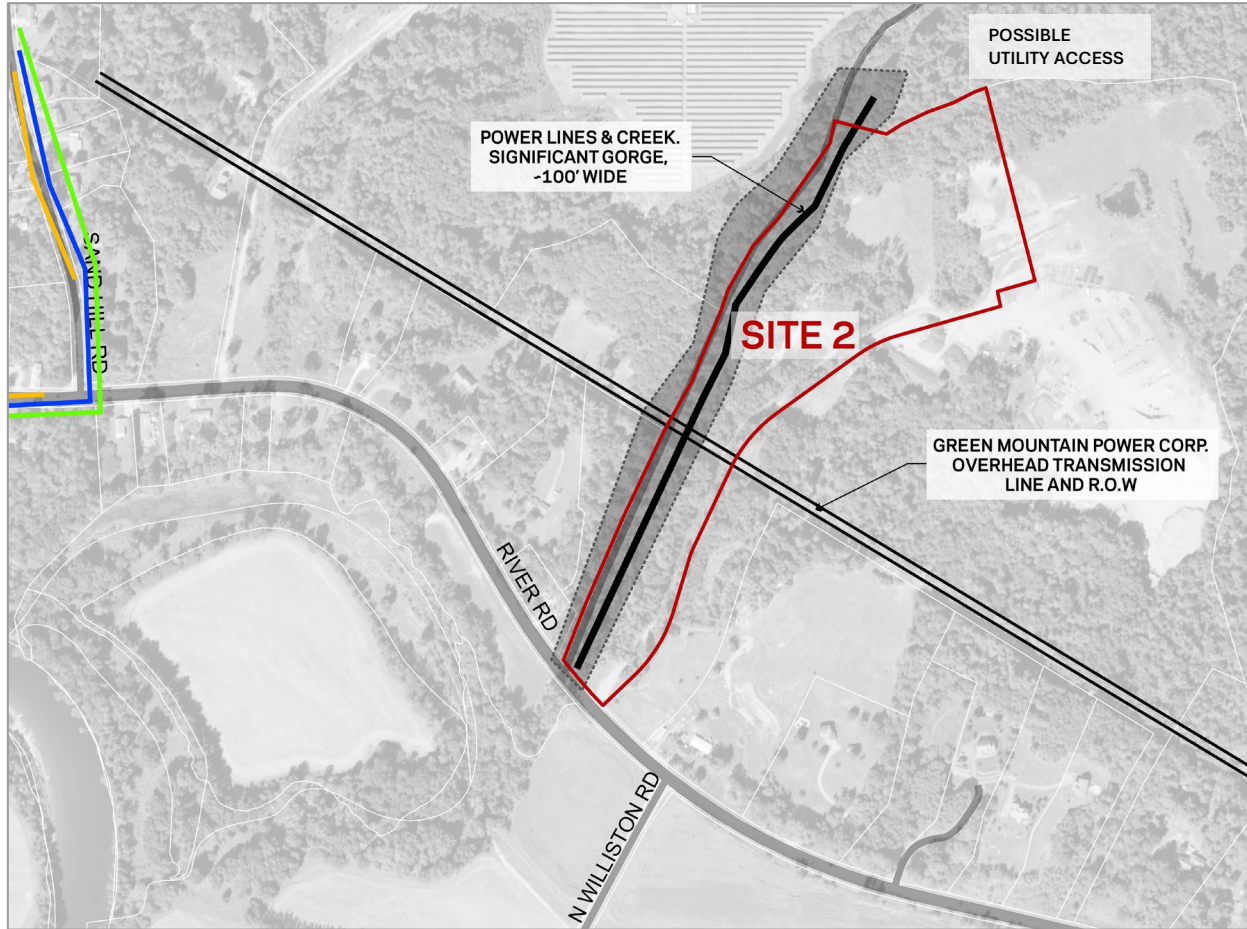


LEGEND

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

SITE 2

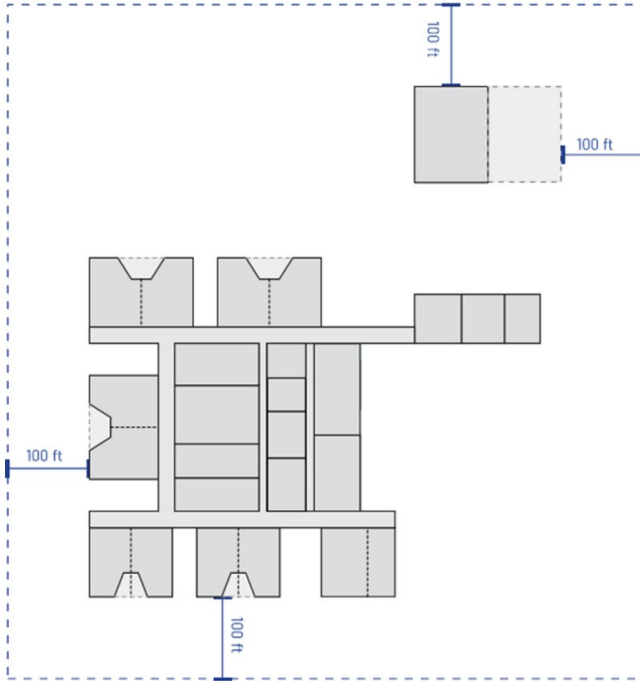
UTILITIES



LEGEND

-  GAS
-  WATER
-  SEWER
-  POWER

Conceptual Scale



14 Acres

One Facility, Two Programs

- Secure: 128 beds
- Re-Entry: 30 beds

Total SF: 112,000 Square Feet

- Re-Entry (9,000sf)

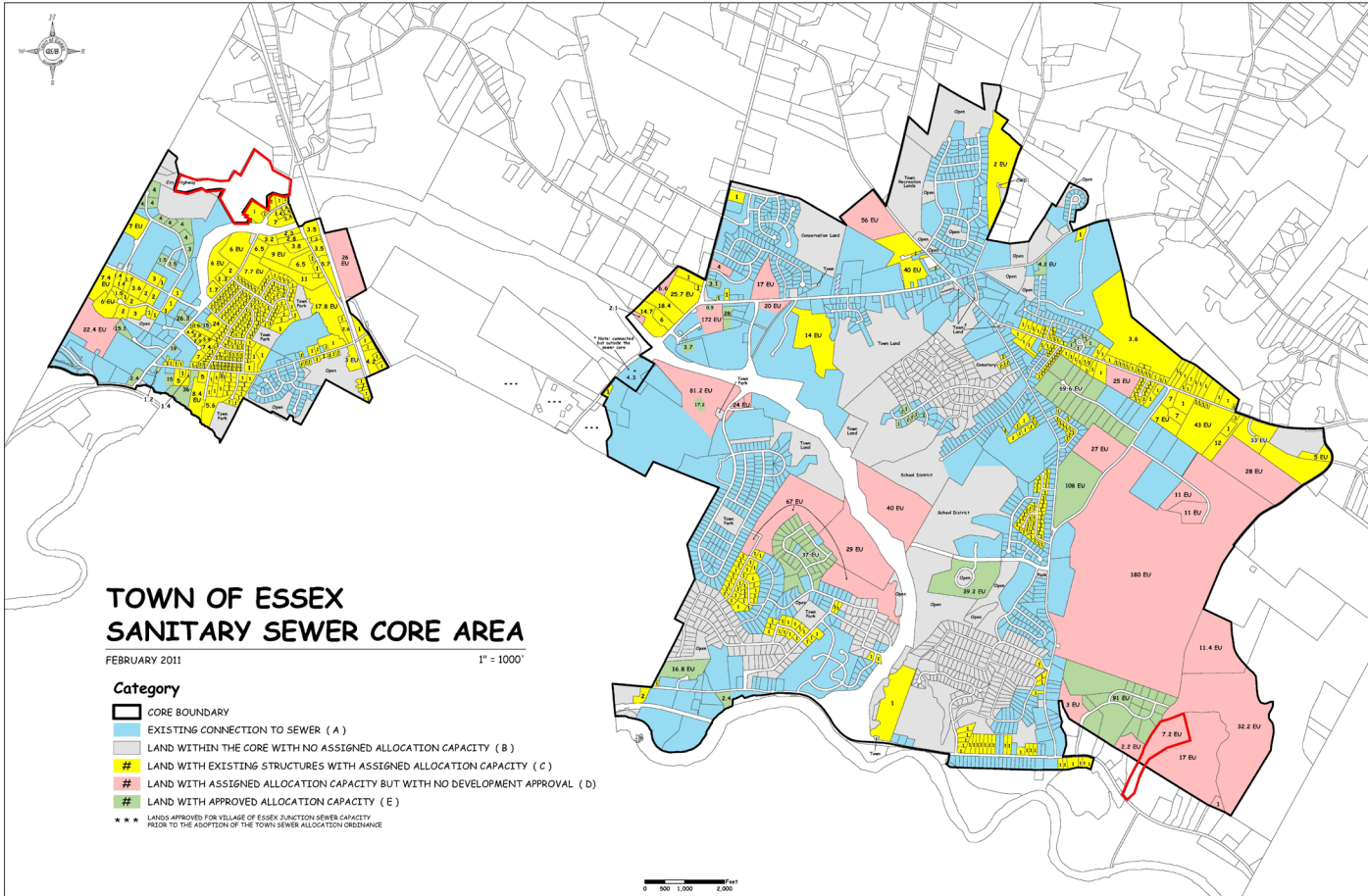
Permits: 3-5 years

- Conditional Use
- Water and Sewer Approvals
- Site Plan approval
- Act 250
- ANR Permits

Planning Use Numbers

PRELIMINARY NETWORK DEMAND	GPD	GPM	EU
Total Average Hydraulic Demand	26,714	18.55	134
Maximum Daily Hydraulic Demand (approximately 2x average)	53,428		268
Peak Instantaneous Hydraulic Demand (peaking factor of 4)	-	74.15	

PRELIMINARY TRAFFIC IMPACT	
Trips per 24 hours	636



River Valley Therapeutic Residence

