

Frequently Asked Questions About the Bellevue Redevelopment Project

The City of St. Albans is assembling a public / private partnership to construct market rate or “workforce housing” units in a mixed-use development project. The project will be constructed in back of City hall and the former Bellevue property. This article answers some frequently asked questions.

Why is the City involved in housing development?

To solve the problem of the “missing middle” where units serving people earning median wages in the community are not profitable enough to be built unless it is a public / private partnership.

What are the income targets for this project?

The median income for our area is \$85,900 per year for a two-person household. Households earning a little less and a little more than the median are the target for this project.

How many units are proposed?

Preliminary designs indicate the potential for around 90 units with parking underneath and on adjacent land. As the project advances, the unit count and parking allocations will be finalized.

What is the City’s role in the project?

The City’s role is to assemble the parcels, complete the environmental remediation, and construct the parking that will serve the project and the public. This is similar to the role the City played for Congress and Main and the Hampton Inn / State Office Building project.

Is the City building the new apartments?

No. A private developer will build the apartment buildings.

Where will the funding come from?

The City is proposing tax increment financing for this project. TIF allows the City to issue bonds to pay for the project and pay off the bonds from the tax revenues (the increment) generated by the new project.

How did the City determine workforce housing should be a priority?

The City follows a Housing for All approach to housing development. There are two other projects serving lower income households coming online the next 18 -24 months. The best way to support the missing middle or workforce housing need is using tax increment financing. The City’s TIF program expires in April so March is the last opportunity to use this transformative program to create new housing.

Has the City done this before?

Yes, over the last ten years, the City has issued over \$20 million in bonds that has generated over \$60 million in new taxable properties, a three to one return.

How does new housing benefit me if I already own a home?

New housing benefits all in three ways. It grows our population and creates foot traffic downtown to support downtown businesses. It creates additional tax base to distribute City services over a larger base. It allows new employers and employees to come to the region because they will have a place to live.

Where can I get more information?

City Manager Dominic Cloud can be reached at d.cloud@stalbansvt.com or (802) 309 – 1775.



ST. ALBANS
BELLEVUE APARTMENTS PROJECT
MAIN STREET - HUDSON STREET - CENTER STREET

ST. ALBANS CITY CENTER RENEWAL

Jutras architecture



167 PAL ARCHITECTURE
30 MAIN ST. 05474
WINDSOR, VT 05404
814-627-487

ST. ALBANS

BELLEVUE APARTMENTS PROJECT

MAIN STREET - HUDSON STREET - SUMNER STREET

SITE HISTORY

St. Albans was founded in 1763, when a log cabin was built on what is now the main street in the downtown area. Main St. St. Albans' geographic location and the railroad have greatly contributed to the growth of its community as the town is a convenient stop for travelers between Boston and Montreal. According to the National Park Service, the town expanded rapidly after 1850 when the railroad went through St. Albans. The predominance of late 19th century buildings is due to a redevelopment after a disastrous fire in 1895 destroyed nearly all the commercial buildings from Lake Street to Hudson Street, and Federal Street to Main Street as well as other fires in 1871 and 1891.¹

Although St. Albans had rebuilt after the previous fires becoming increasingly urban each time, the period after the 1895 fire represents a shift and therefore appears to be a third generation of construction. The scale and speed of the rebuilding effort meant that the eclectic and varied 19th century character that dominated the commercial core was transformed into one of much more cohesive scale and design. It is likely that just a few architects designed most of the 1896 buildings for a fewer number of owners, after some post-fire consolidation. It is known that Williams and Johnston, who designed the 1896 City Hall.²

Since the 2000s, the community has worked to revitalize the downtown with the help of the Vermont Department of Housing and Community Development as well as the Vermont Agency of Transportation.¹

The City is today a tourist destination for its Victorian style dating back to the thriving railroad era. The heritage buildings, the streets and sidewalks create an attractive place to live, work and visit for the entire county. For this reason, the city's goals are to make full use of the historic buildings in the downtown while developing the infrastructure and services expected by today's residents and visitors.¹



A diagram showing the extent of the 1895 fire with all the destroyed buildings shown in white. Site Intervention. © Images of America



Images of the North Main Street, 1930-1945. © Boston Public Library

¹ St. Albans. (2023). Wikipedia. [https://en.wikipedia.org/wiki/St._Albans_\(city\),_Vermont](https://en.wikipedia.org/wiki/St._Albans_(city),_Vermont).
² National Park Service (2022, march). St. Albans Historic District.

ST. ALBANS

BELLEVUE APARTMENTS PROJECT

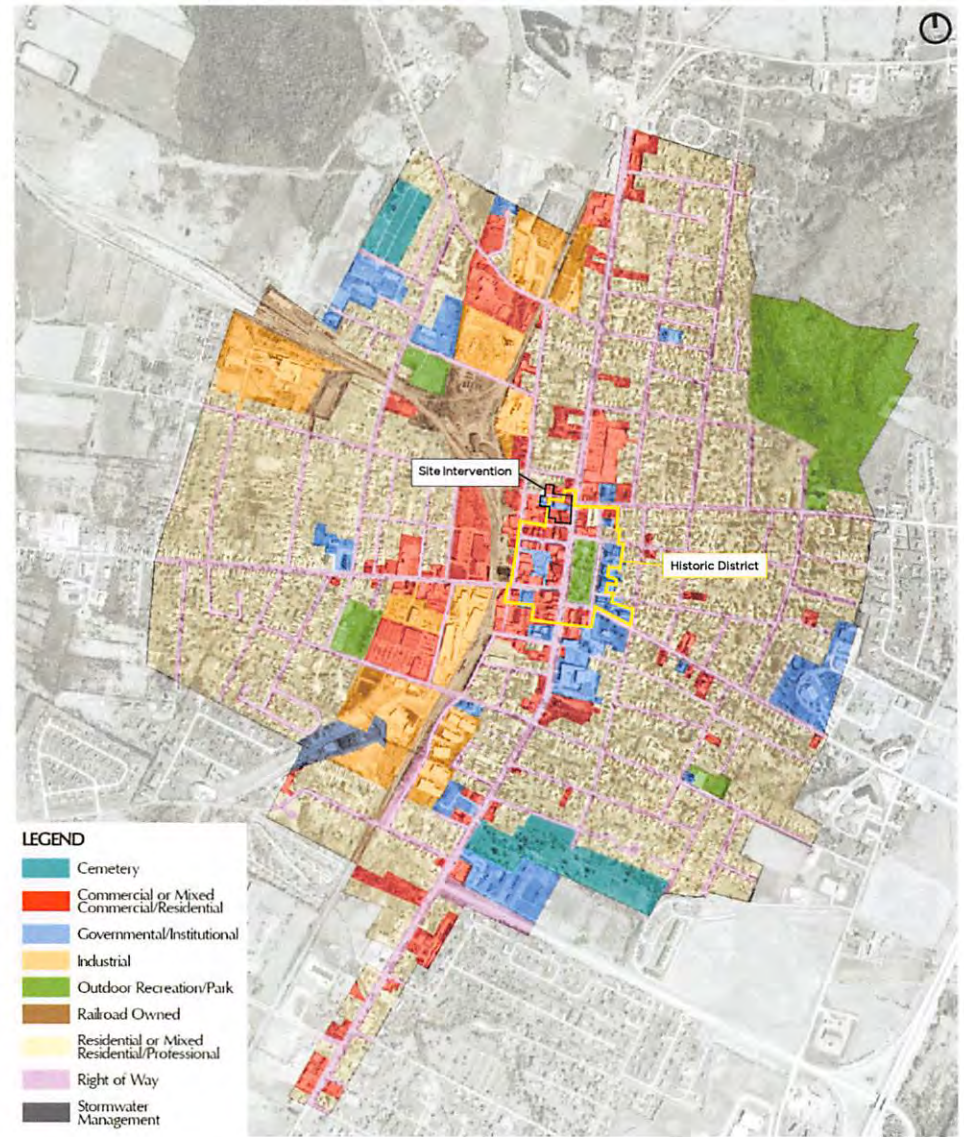
MAIN STREET - HUDSON STREET - CENTER STREET

LAND USE PLAN

The 2017 Land Use Plan defines, this sector as the business sector providing various services and activities as the traditional City business center. The area aims at protecting and enhancing the downtown traditional functions such as a commercial and financial services. The buildings located in this zone are mixed-use, with quality local and regional stores and entertainment establishments. Residential or offices above the first floor are encouraged in this area.

*The St. Albans Historic District is located approximately three miles east of Lake Champlain in the City of St. Albans. The district of roughly 35 acres and including 112 total resources, comprises the entire commercial core of the city with dozens of Two-part Commercial Blocks, as well as five churches, the county courthouse, a former school - now museum, the city library, several city, state and federal government buildings, and a few residential structures. The buildings of the St. Albans Historic District are in good condition and retain adequate integrity to portray their significance as components of a mid-nineteenth to mid-twentieth-century central business district.*³

³ National Park Service (2022, march). St. Albans Historic District.



© Boston Public Library

PHOTO COURTESY OF THE CITY OF ST. ALBANS

ST. ALBANS

BELLEVUE APARTMENTS PROJECT

MAIN STREET - HUDSON STREET - CENTER STREET

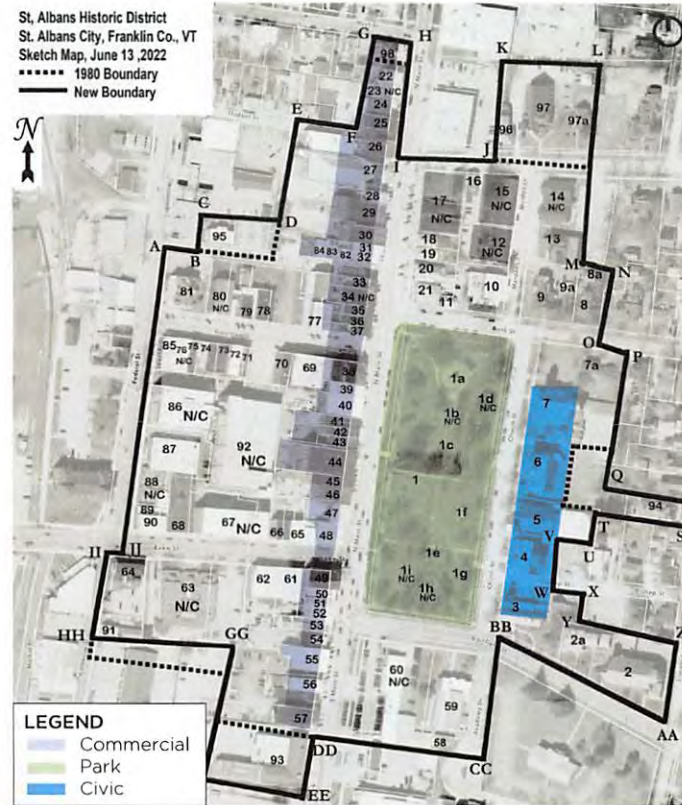
SIGNIFICANT ARCHITECTURAL FEATURES & HISTORIC DISTRICT



Commercial Architecture

MATERIALS & STYLES

Brick and brick veneer are the dominant construction materials. Queen Anne, Colonial Revival, Romanesque Revival and Late Greek Revival style buildings characterize much of the commercial and civic core along the western side of Main Street while the remaining commercial buildings on the east side of Main Street, north of Taylor Park, are basically Greek Revival and Italianate.



Institutional Architecture

DOMINANT FEATURES

The dominant character of the district is of two- to four-story commercial buildings built in the second half of the 19th century enhanced by large, ornate and architecturally distinctive civic buildings, churches, and institutions of the 19th and early 20th centuries. Common features found are monumental arches, arcading, corbelled brick cornices, other brick decorative work, and decorative window lintels.



ST. ALBANS

BELLEVUE APARTMENTS PROJECT

MAIN STREET - HUDSON STREET - CENTER STREET

PROPOSITION

BELLEVUE APARTMENTS PROJECT

Jutras architecture



10145, avenue Toulon
30 March 2017
Jutras Architecture
384-27-0000

ST. ALBANS

BELLEVUE APARTMENTS PROJECT

PROJECT SUMMARY

The following is a proposal for an architectural and urban design project aimed at revitalizing the downtown core of the city through the introduction of two new residential buildings. The project seeks to transform underutilized or neglected zones into a thriving area, combining residential spaces with amenities and green spaces.

The two residential buildings will harmonize with the existing architecture by reinterpreting the distinctive architectural language of Main Street. Material selection, volume fragmentation with rhythmic patterns, and fenestration styles will evoke this architectural language while introducing contemporary elements and innovative design.

Both buildings will provide market-rate units with an optimal parking ratio.

A pedestrian path is planned as a unifying element between Center and Hudson Streets. This walkway will provide a sense of continuity throughout the project while creating a visually appealing and functional space.

This revitalization project not only improves the quality of life for residents, but also serves as a catalyst for the city's overall development by stimulating economic growth by attracting new residents, businesses, and investment to the downtown area, creating a vibrant and thriving community.



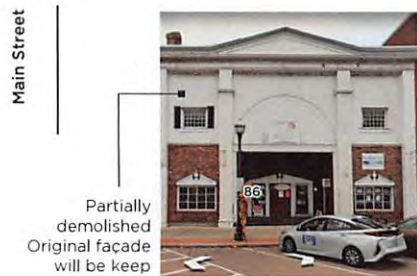
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BELLEVUE APARTMENTS PROJECT

MAIN STREET - HUDSON STREET - CENTER STREET

DEMOLISHED BUILDINGS IN 3D

BUILDING TO BE DEMOLISHED



The 86 Main St. building is a significant heritage building mainly due to its elaborated Italian revival façade. The rear part of the building is not occupied and its volume and footprint are not suited for an easy reconfiguration. Therefore, we propose to keep the first structural bay of the façade and demolish the rest of the building.



The buildings located at 25 and 29 Hudson Street are intended to be demolished in order to create a parking area complemented by a vegetation screen facing the street. This development is necessary to achieve an optimal parking/units ratio.

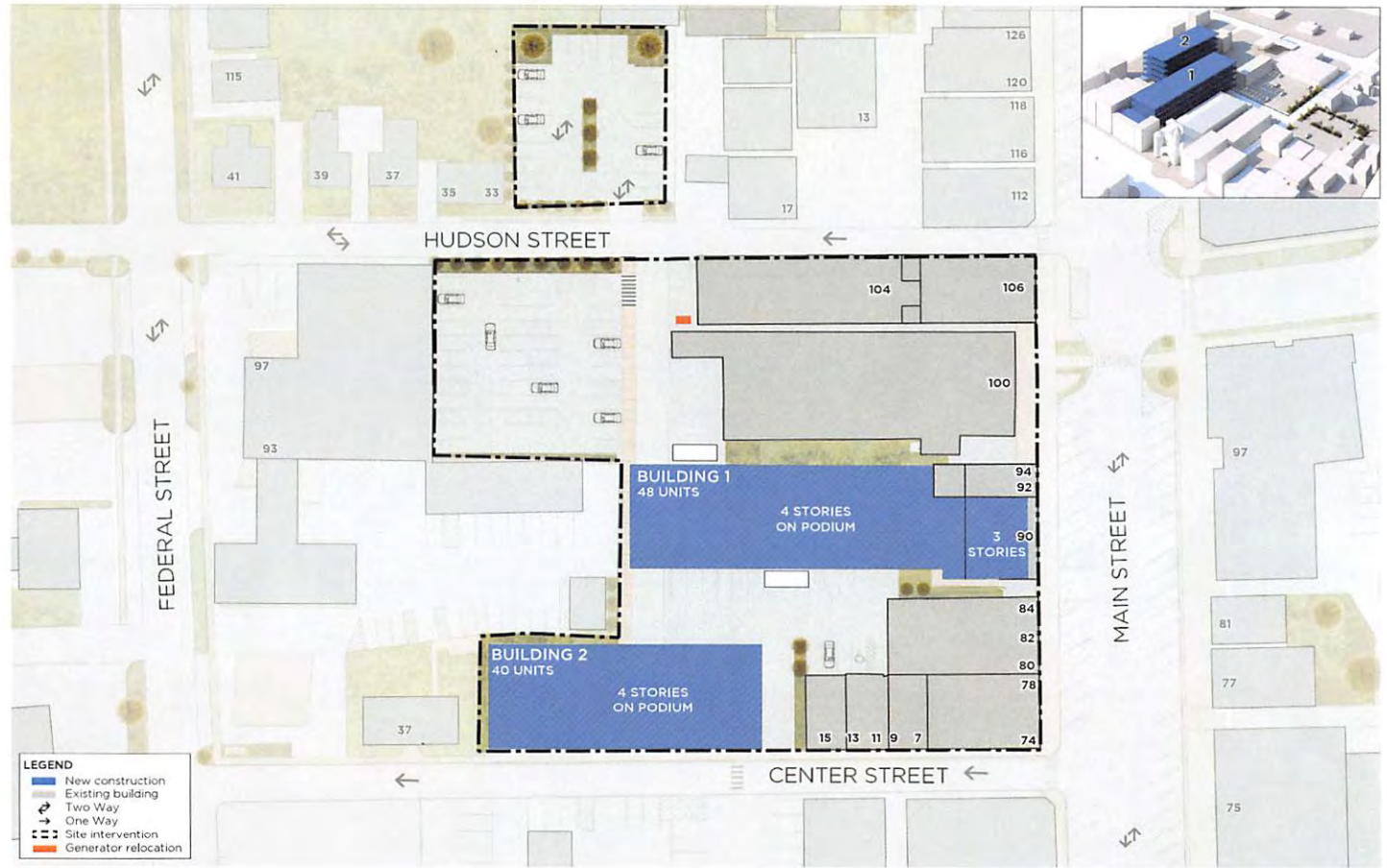


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BELLEVUE APARTMENTS PROJECT

MAIN STREET • HUDSON STREET • CENTER STREET

MASSING PLAN



Jutras architecture



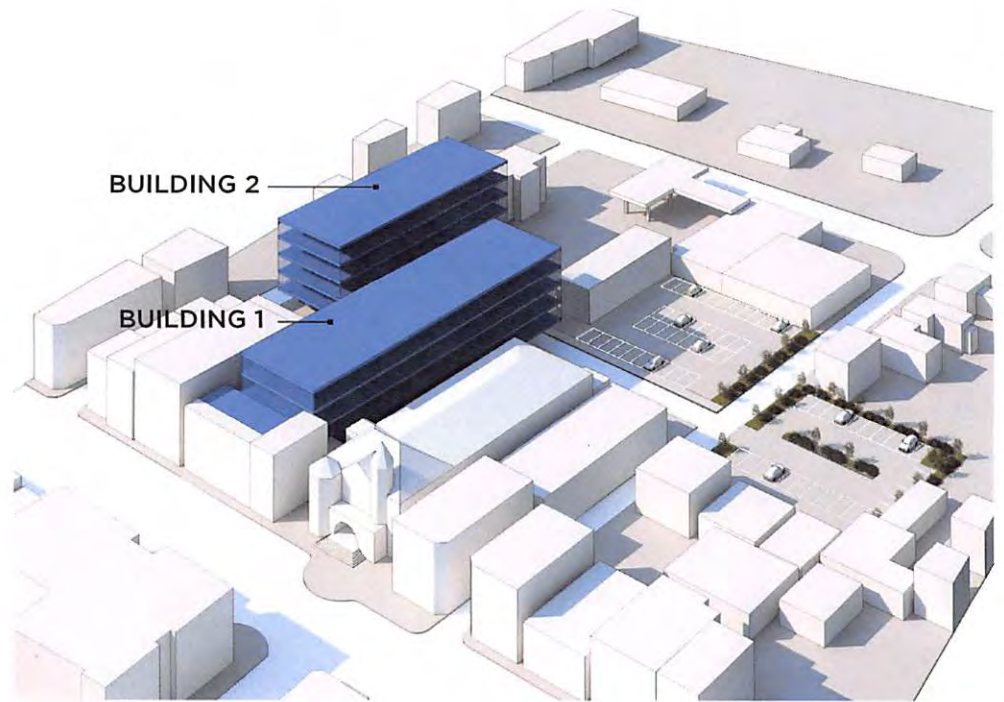
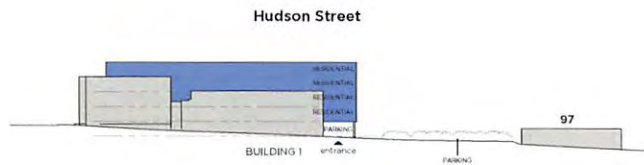
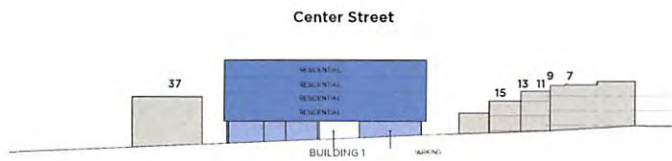
JUTRAS ARCHITECTURE P.L.C.
50 MAIN ST. UNIT 24
WINCOOSEY VT 05404
514-927-6687

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BELLEVUE APARTMENTS PROJECT

MAIN STREET - HUDSON STREET - CENTER STREET

NEW CONSTRUCTION IN 3D

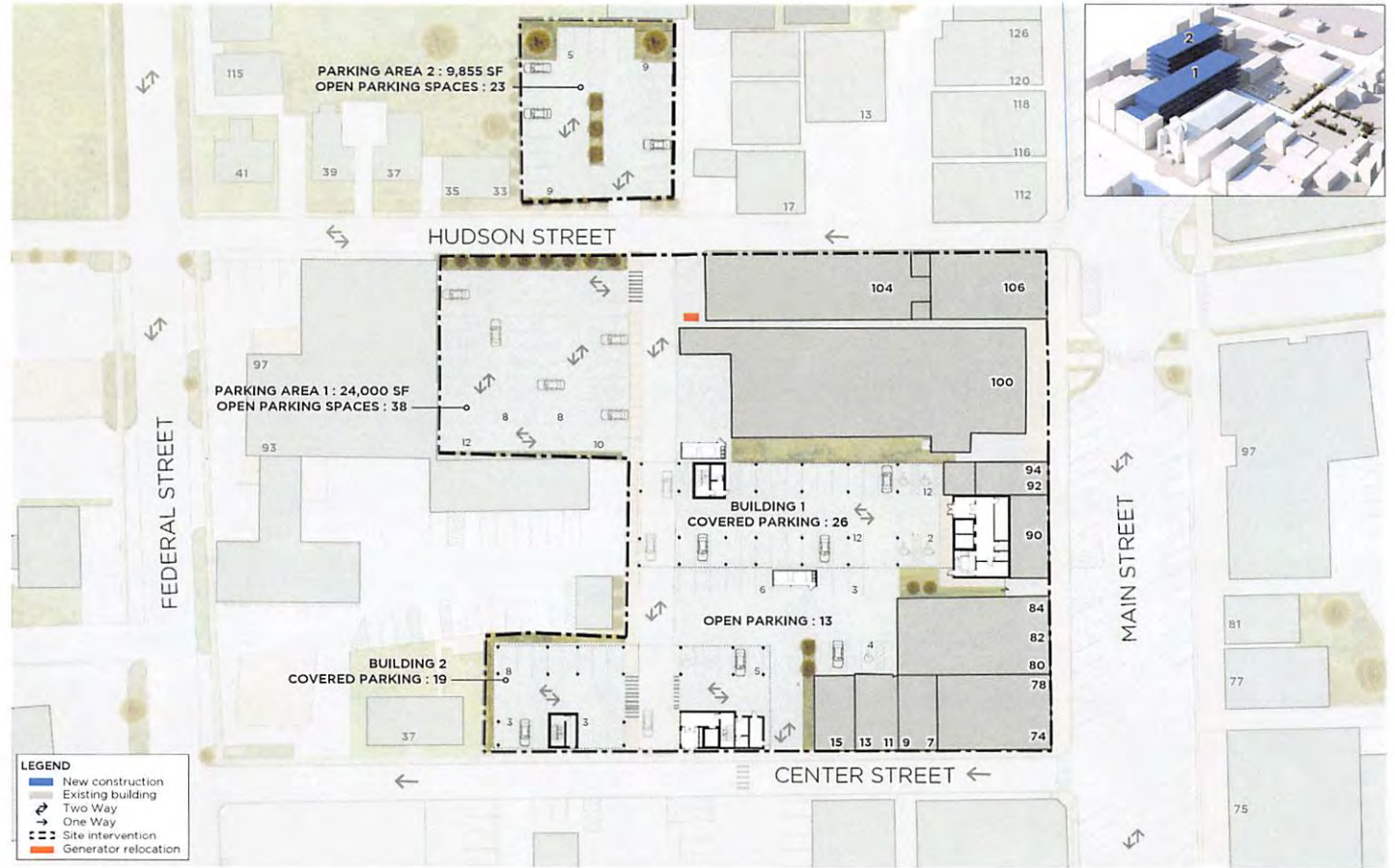


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BELLEVUE APARTMENTS PROJECT

MAIN STREET - HUDSON STREET - CENTER STREET

PARKING & GROUND FLOOR PLAN



Jutras architecture

JUTRAS ARCHITECTURE PLLC
50 MAIN ST, UNIT 204
WINDSOR, VT 05404
574-927-6887

PROJECT #22-055 | ST. ALBANS | BELLEVUE APARTMENTS PROJECT | ST. ALBANS CITY CENTER REDEVELOPMENT | JUNE 2024

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BELLEVUE APARTMENTS PROJECT

MAIN STREET - HUDSON STREET - CENTER STREET

BUILDING 1

BELLEVUE APARTMENTS PROJECT

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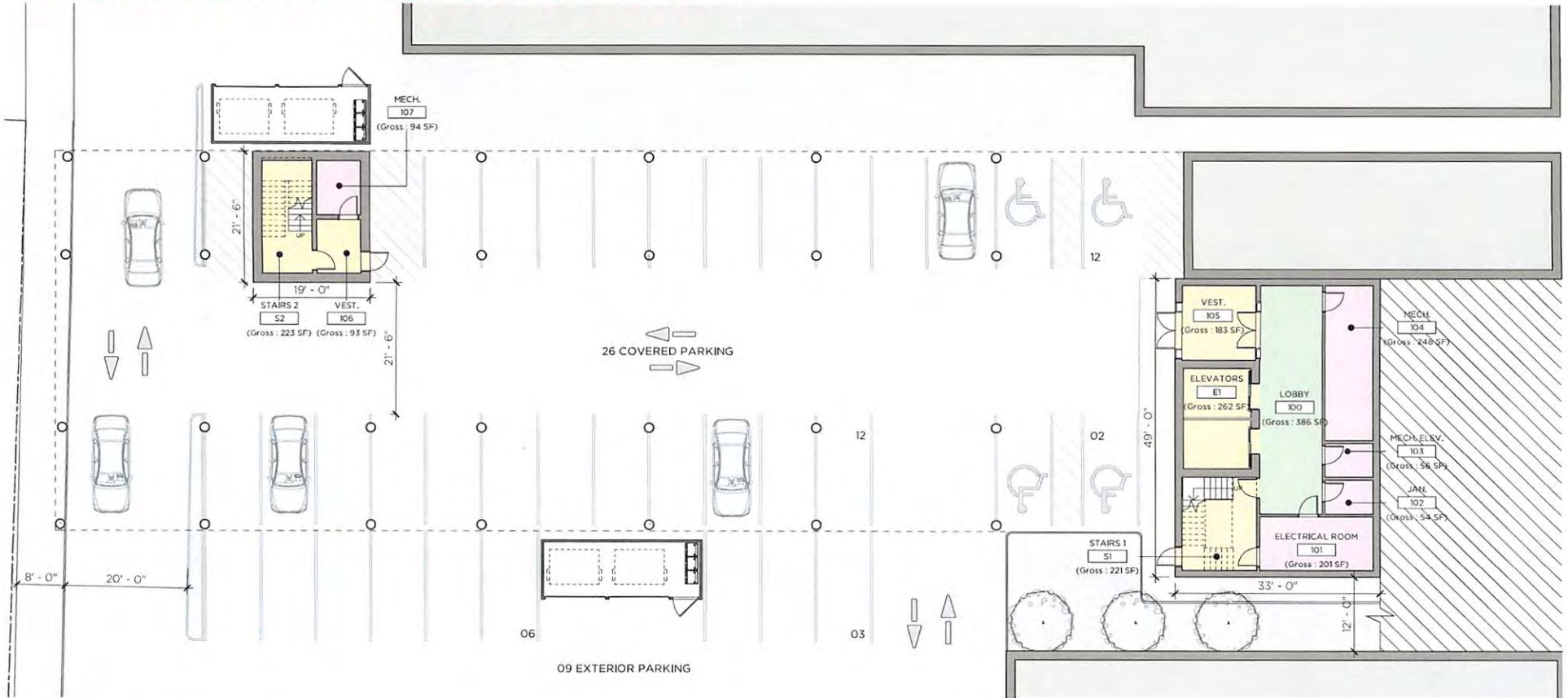
3075 RUE ARCHER (SUD)
MONTREAL, QUÉBEC
H4A 2R4 | 514 392-1100
www.jutras.com

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BELLEVUE APARTMENTS PROJECT

MAIN STREET - NW 15th STREET - CENTER STREET

PARKING & 1ST FLOOR PLAN - BUILDING 1



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1000 1000 1000 1000
50 100 150 200 250
300 350 400 450 500
550 600 650 700 750
800 850 900 950 1000

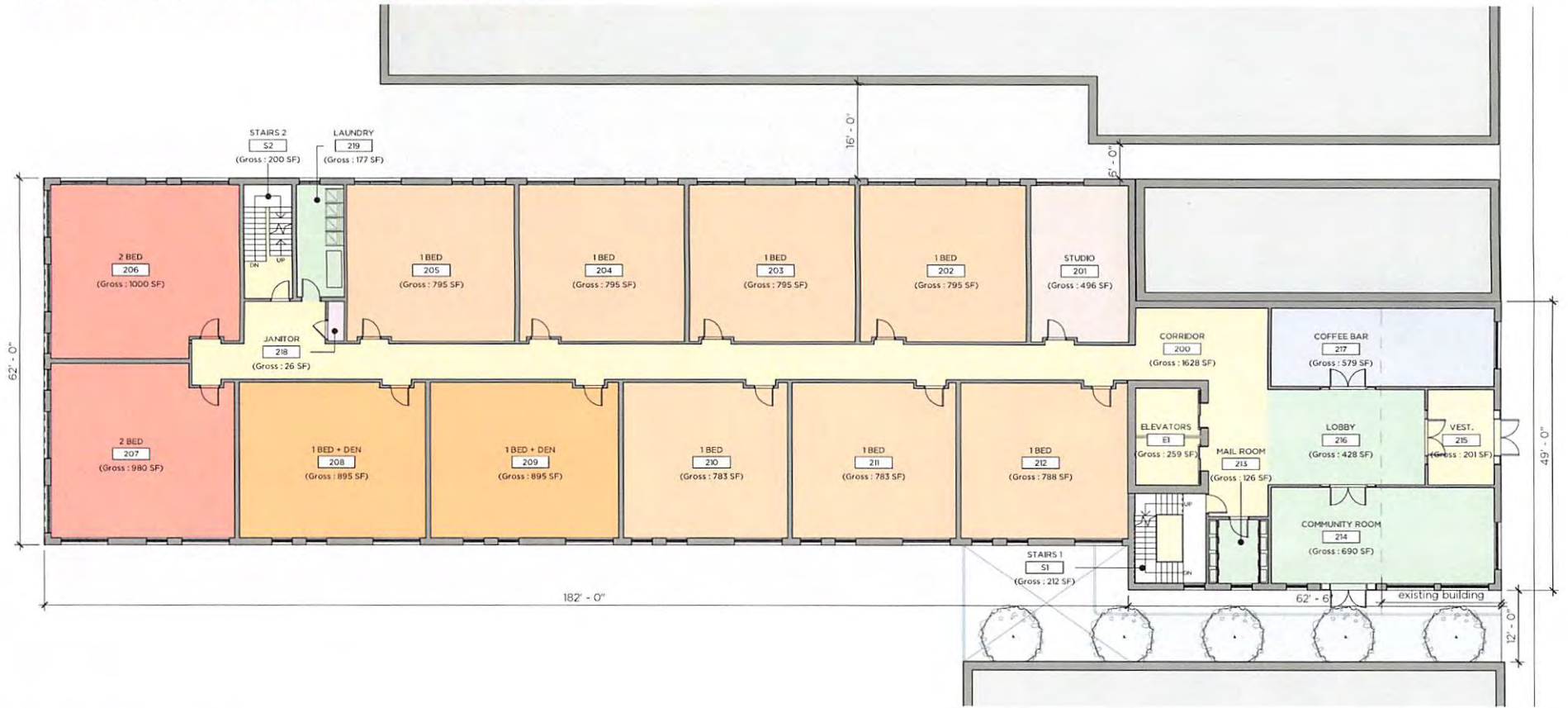
LEGEND
Circulation
Common spaces
Services

Scale: 1/16" = 1'-0"

ST. ALBANS BELLEVUE APARTMENTS PROJECT

MAIN STREET - HUDSON STREET - CENTER STREET

2ND FLOOR PLAN - BUILDING 1



JUTRAS ARCHITECTURE
50 MARKET VENTURE
ANNAPOLIS, MD 21404
410-973-6667

LEGEND			
■	Circulation	■	Residential - studio
■	Common spaces	■	Residential - 1 bed
■	Services	■	Residential - 1 bed + den
		■	Residential - 2 bed

Scale: 1/16" = 1'-0"

PROJECT ADDRESS: 100 ALBANY BELLEVUE APARTMENTS PROJECT 50 MARKET VENTURE ANNAPOLIS, MD 21404

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BELLEVUE APARTMENTS PROJECT

MAIN STREET - HUDSON STREET - CENTER STREET

4TH FLOOR PLAN - BUILDING 1



Jufra architecture



300 MAIN STREET, SUITE 100
 ST. ALBANS, VT 05478
 TEL: 802.244.1111
 WWW.JUFRA.COM

LEGEND			
—	Circulation	—	Residential - studio
—	Common spaces	—	Residential - 1 bed
—	Services	—	Residential - 1 bed + den
—		—	Residential - 2 bed

Scale: 1/16" = 1'-0"

PROJECT PROVIDED BY BELLEVUE APARTMENTS, 300 MAIN STREET, ST. ALBANS, VT 05478. DATE: 08/20/2018. DRAWING NO: 18-001-001

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BELLEVUE APARTMENTS PROJECT

MAIN STREET - HUDSON STREET - CENTER STREET

BUILDING 2

BELLEVUE APARTMENTS PROJECT

Jutras architecture



1000 RUE DE LA GARDIE
SUITE 1000
MONTREAL, QUEBEC
H3C 1G7

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BELLEVUE APARTMENTS PROJECT

MAIN STREET - HUDSON STREET - CENTER STREET

ELEVATION CENTER ST. - BUILDING 2



Jutras architecture



200 FRENCH STREET, SUITE 100
ST. ALBANS, QUEBEC H8T 1A4
TEL: 514 333 1111
WWW.JUTRASARCHITECTURE.COM

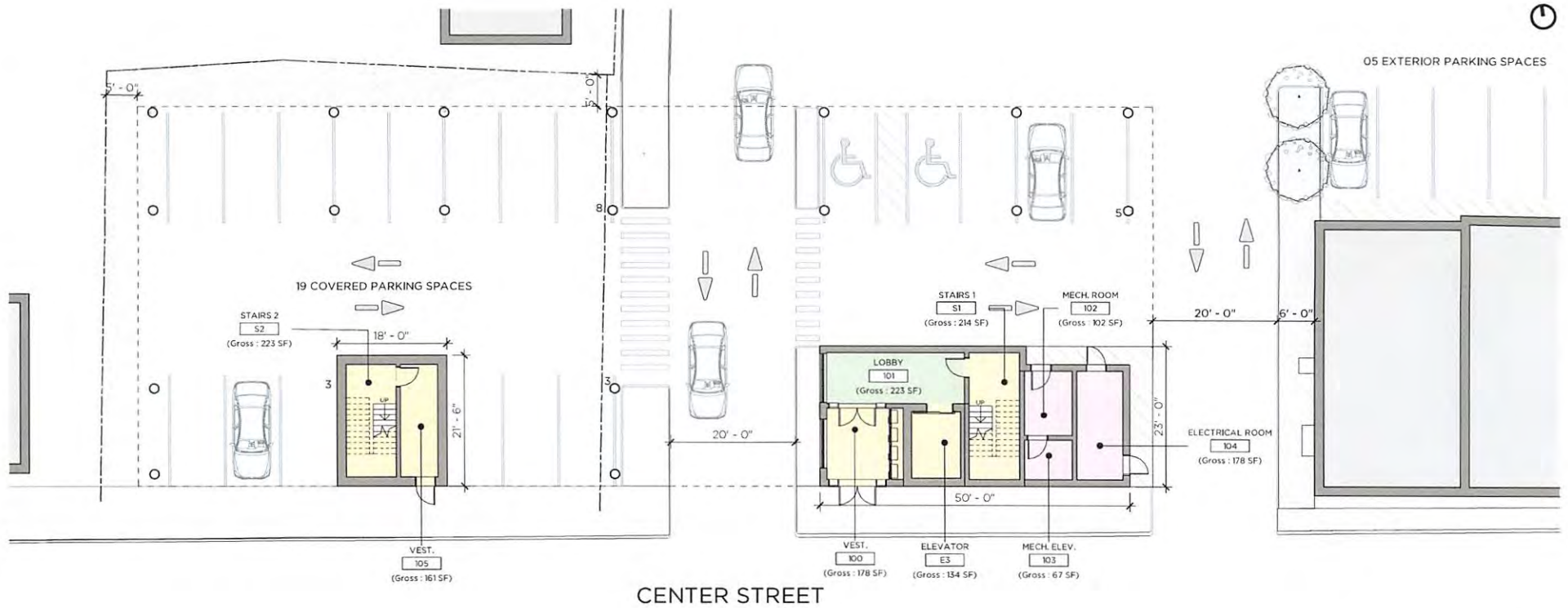
PROJET BELLEVUE APARTMENTS - ST. ALBANS - QUÉBEC - 2014

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BELLEVUE APARTMENTS PROJECT

MAIN STREET - HIGHWAY IN STREET - CENTER STREET

PARKING & 1ST FLOOR PLAN - BUILDING 2



Jutras architecture

12110 BELLEVUE AVENUE
 SUITE 100
 BELLEVUE, WA 98007
 TEL: 206.276.2277

LEGEND
 Circulation
 Common spaces
 Services

Scale: 1/16" = 1'-0"

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BELLEVUE APARTMENTS PROJECT

MAIN STREET - HUDSON STREET - CENTER STREET



CENTER STREET

2ND FLOOR PLAN - BUILDING 2



Juftras architecture



JUFTRAS ARCHITECTURE INC.
30 MAIN ST. SUITE 204
WILMINGTON, VT 05390
508-533-4477

LEGEND	
	Circulation
	Common spaces
	Services
	Residential - studio
	Residential - 1 bed
	Residential - 1 bed + den
	Residential - 2 bed

Scale: 1/16" = 1'-0"

PROJECT: ST. ALBANS | BELLEVUE APARTMENTS | 2021 | ST. ALBANS CITY DEVELOPMENT | JUNE 2023

ST. ALBANS

BELLEVUE APARTMENTS PROJECT

MAIN STREET - HUDSON STREET - CENTER STREET



CENTER STREET

3RD AND 4TH FLOOR PLAN - BUILDING 2



Jutras architecture



1000 - 401 1011 1012 1013 1014
 1015 1016 1017 1018 1019
 1020 1021 1022 1023 1024
 1025 1026 1027

LEGEND	
	Circulation
	Common spaces
	Services
	Residential - studio
	Residential - 1 bed
	Residential - 1 bed + den
	Residential - 2 bed

Scale: 1/16" = 1'-0"

PROJECT ADDRESS: ST. ALBANS | BELLEVUE APARTMENTS | 401 MAIN STREET | ST. ALBANS, VT | 05478-1000 | PHONE: 802.253.1000

ST. ALBANS

BELLEVUE APARTMENTS PROJECT

MAIN STREET - HUDSON STREET - CENTER STREET



CENTER STREET

5TH FLOOR PLAN - BUILDING 2



Jutras architecture

1970 - ARCHITECTS
50 MAIN ST. SUITE 204
NEW BRUNSWICK, NJ 08902
908-921-1487

LEGEND	
	Circulation
	Common spaces
	Services
	Residential - studio
	Residential - 1 bed
	Residential - 1 bed + den
	Residential - 2 bed

Scale: 1/16" = 1'-0"



St. Albans - Bellevue Apartment Project - Total Project Budget

St. Albans, VT

Total Project Budget Worksheet

September 8, 2023

Rev #4

Schematic Design		
Construction Duration		5 Months starting in Fall of 2024
Garage Podium Building #1	10,972	sf
Garage Podium Building #2	8,578	sf
Paving, Walks, Pads & Pavers	40,993	sf
Removal of Contaminated Soils	8,017	cy
Professional Fees		
Architectural	N/A	
Corrective Action plan	\$ 10,000	VHB
Hazardous Building material	\$ 20,215	Claypoint Associates
Qualified Environmental	\$ 45,000	VHB
UST Closure	\$ 6,396	VHB
Structural - Podium #1 and #2	\$ 75,000	Cross Consulting Engineers (CCE)
Boundry Survey/Civil/Landscape/CA	\$ 250,000	CCE
Electrical /Fire Protection	\$ 13,842	Allowance
Professional Fees Subtotal	\$ 420,453	
Construction Cost		
Construction Cost	\$5,699,600	2023 costs (see below for escalation)
Escalation from 2023 to 2024	\$341,976	Based on 6.0%
Construction Escalation to 2024	\$ 6,041,576	
Owner Costs		
Reimbursable Expenses	\$ 5,000	Allowance
Hazardous Building Material Abatement	\$ 290,400	Clay Point Associates
Closure of Project Area Monititoring wells	\$ 5,000	VHB
UST Removal, Cleaning & HAZ waste disposal	\$ 7,035	VHB
Geotechnical Engineering	\$ 15,000	Allowance
Construction Testing	\$ 17,500	Allowance
Permits		
ACT 250	N/A	Part of Housing Project
City of St. Albans - Permits	N/A	Saint Albans to waive \$5/\$1000 fee
State of VT Building Permit	\$ 48,333	State of Vermont fees are \$8/1000
Builder's Risk Insurance	\$ 25,000	Allowance
Development Cost	\$ 275,000	City of Saint Albans
Loan closing cost	N/A	City of Saint Albans
Legal Fees	\$ 35,000	City of Saint Albans
Purchase properties	\$ 2,000,000	City of Saint Albans
Other	\$ 138,220	City of Saint Albans
Owner Contingency 10%	\$ 676,484	On Construction and Owner's Costs but not on land cost
Owner Cost Subtotal	\$ 3,537,972	
Total Project Budget	\$ 10,000,000	Includes Professional Fees, Construction Costs, Owner Costs