



Twin Valley High School Redevelopment Project Wilmington,
VT
March 30, 2016

Project Overview

Purpose:

Identify a redevelopment strategy that leverages the former Twin Valley High School to enhance the Town's quality of life, improve the Town's economy, and understand any implications to the Town Grand List.

Project Overview

Needs:

The building use should add pedestrian activity to the town center. Ideally its uses should provide critical services, cultural amenities or recreational amenities. The project should enhance the character of the neighborhood.

- Activate and expand Downtown
- Provide critical services
- Offer cultural and recreational amenities
- Enhance the street and public space

The building can improve the economy by facilitating job creation and/or by providing housing for residents to shop downtown.

- Job creation
- Residents

The building can impact the town property taxes by being sold and adding to the grand list; by providing net rental income; or by the town having to pay for operating costs and capital improvements. To create a net operating income the building will need to be sufficiently occupied with tenants capable of paying rents that can cover the fit up cost, operating costs and ongoing capital needs.

- Private Ownership
- Market Absorption/Demand
- Construction Subsidies
- Operating Cost
- Capital Need Cost

Sharing A Vision – Site Study



Proposed Plans – Alternative A

2/15/2016 3:24:18 PM

PARKING			
ALTERNATIVE	REQUIRED	SHARED	PROVIDED
A			
CLINIC	26		
FITNESS CENTER	17		
COMMUNITY RECREATION CENTER	32		
GATHERING PLACE	9		
SUPERVISORY UNION	14		
RENTABLE SPACE	15		
A TOTAL:	113	67	130



130

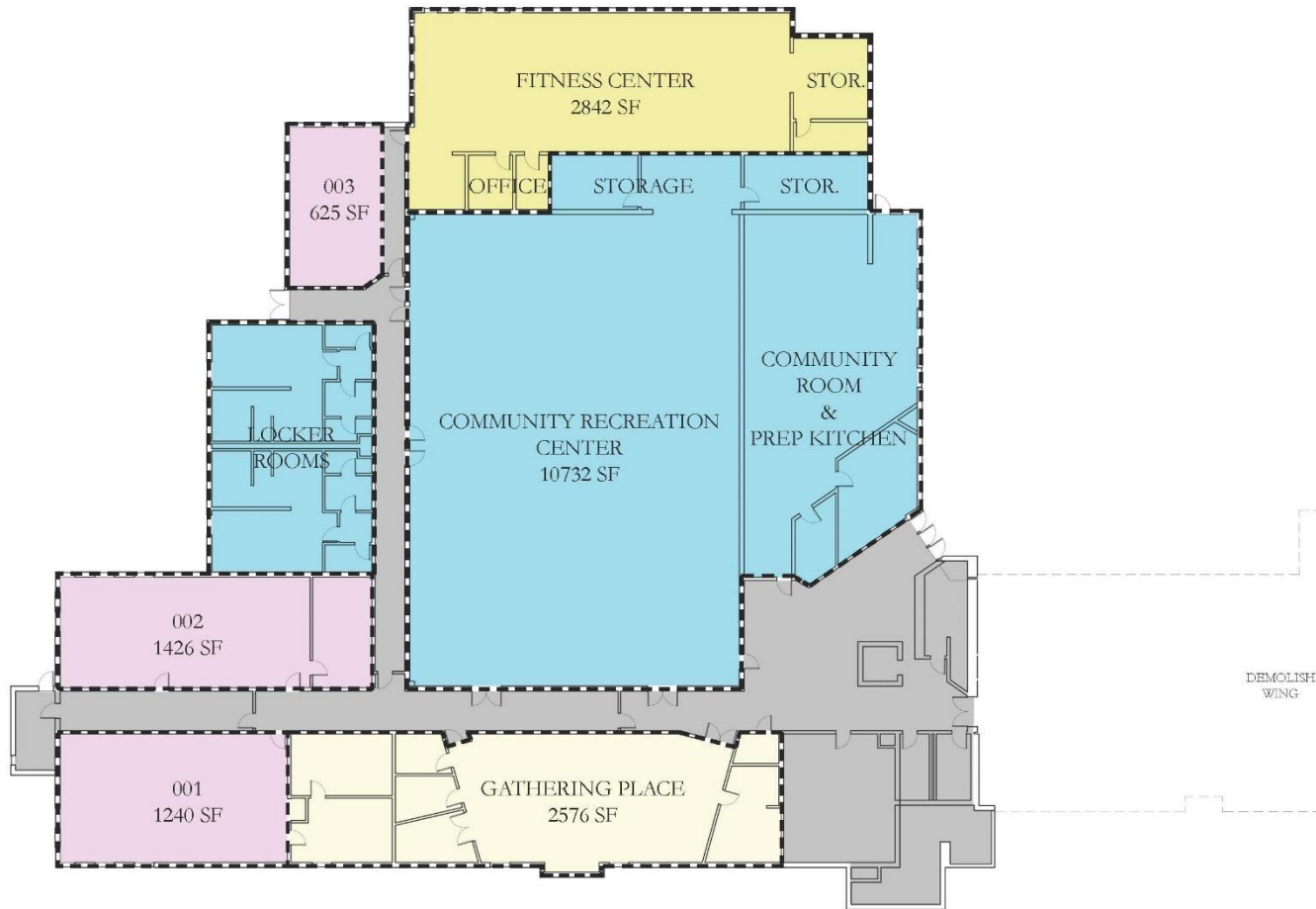
TWIN VALLEY | *Proposed Site Plan A*

A-105
Date: FEBRUARY 2016
Pro. No.: 15-088
Town of Wilmington

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SMART DESIGN FOR LIVABLE COMMUNITIES
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Proposed Plans – Alternative A

2/15/2016 11:03:29 AM



ALTERNATIVE A		
	EXISTING SF	PROVIDED SF
SEPARATE CLINIC		
FITNESS CENTER		2,842
COMMUNITY RECREATIONAL CENTER		10,732
GATHERING PLACE	2,576	2,576
SUPERVISORY UNION	2,668	5,011
RENTABLE SPACES (S)		5,176
TOTAL RENTABLE AREA		26,337

TWIN VALLEY | *Proposed Ground Floor Plan A*

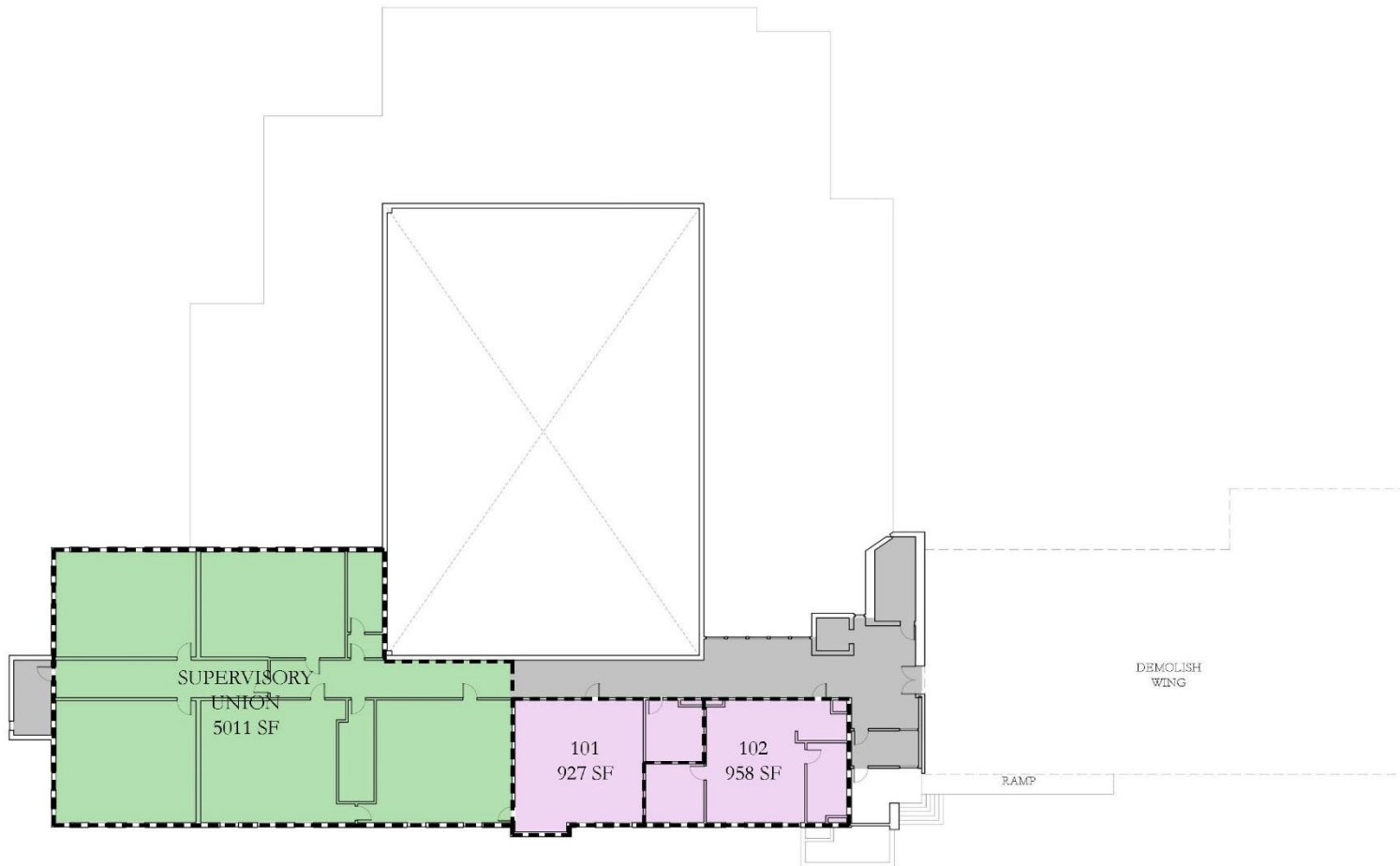
A-100
Date: FEBRUARY 2016
Pro. No.: 15-088
Town of Wilmington

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Proposed Plans – Alternative A

2/15/2016 11:04:30 AM



TWIN VALLEY | *Proposed First Floor Plan A*

A-101
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Proposed Plans – Alternative B

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PARKING			
ALTERNATIVE	REQUIRED	SHARED	PROVIDED
B			
CLINIC	26		
POLICE	19		
FITNESS CENTER	13		
COMMUNITY RECREATION CENTER	31		
CHILDREN'S DAY CARE	9		
GATHERING PLACE	8		
SUPERVISORY UNION	14		
TOWN HALL	16		
RENTABLE SPACE	18		
B TOTAL:	154	77	171



171

TWIN VALLEY | *Proposed Site Plan B*

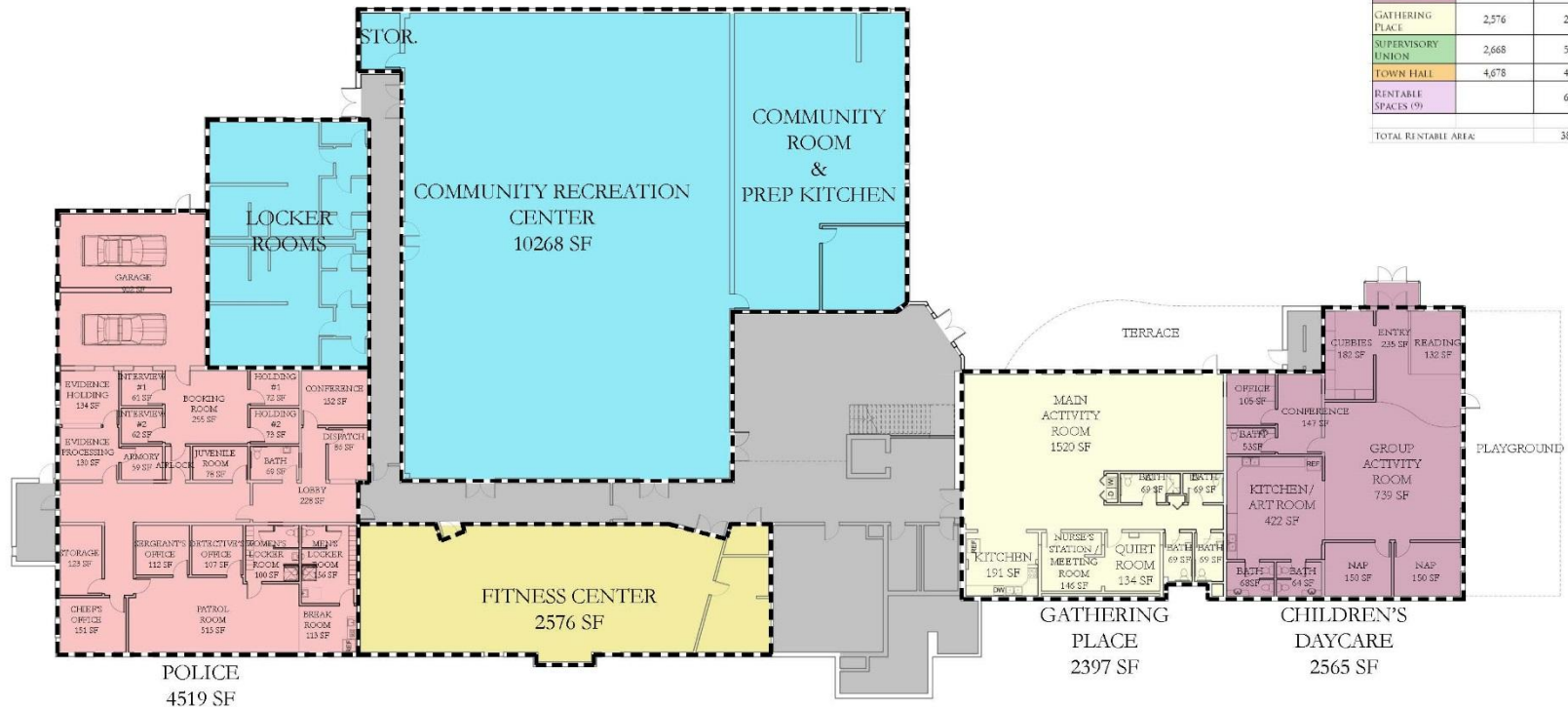
A-106
Date: FEBRUARY 2016
Pro. No.: 15-088
Town of Wilmington

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Proposed Plans – Alternative B

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ALTERNATIVE B		
	EXISTING SF	PROVIDED SF
SEPARATE CLINIC		
POLICE	953	4,519
FITNESS CENTER		2,189
COMMUNITY RECREATIONAL CENTER		10,268
CHILDREN'S DAYCARE		2,565
GATHERING PLACE	2,576	2,397
SUPERVISORY UNION	2,668	5,011
TOWN HALL	4,678	4,946
RENTABLE SPACES (9)		6,248
TOTAL RENTABLE AREA:		38,143



TWIN VALLEY | Proposed Ground Floor Plan B

A-100.1
Date: FEBRUARY 2016
Pro. No.: 15-088
Town of Wilmington

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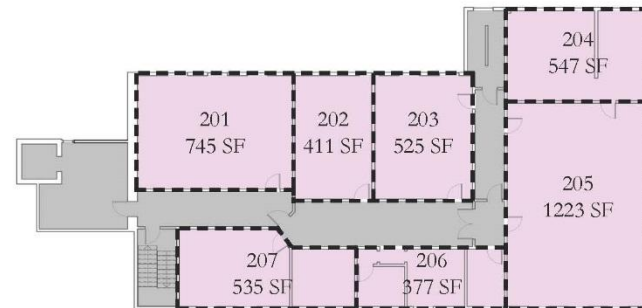


TWIN VALLEY | *Proposed First Floor Plan B*

A-101.1
Date: FEBRUARY 2016
Pro. No.: 15-088
Town of Wilmington

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Proposed Plans – Alternative B



TWIN VALLEY | *Proposed Second Floor Plan B*

A-102
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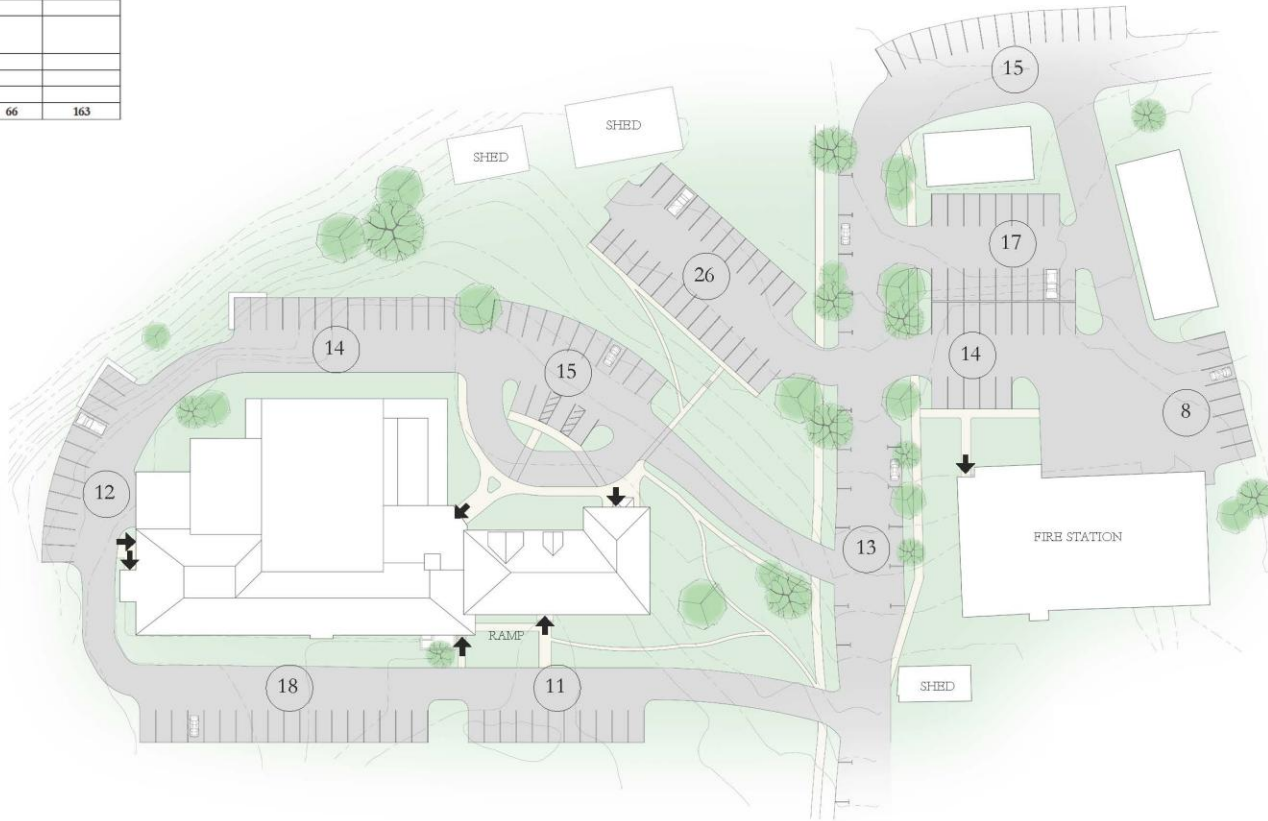
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Proposed Plans – Alternative C

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PARKING			
ALTERNATIVE	REQUIRED	SHARED	PROVIDED
C			
CLINIC	26		
POLICE	19		
COMMUNITY RECREATION CENTER	31		
GATHERING PLACE	9		
TOWN HALL	16		
APARTMENTS	25		
C TOTAL:	126	66	163



TWIN VALLEY | *Proposed Site Plan C*

A-107
Date: FEBRUARY 2016
Pro. No.: 15-088
Town of Wilmington

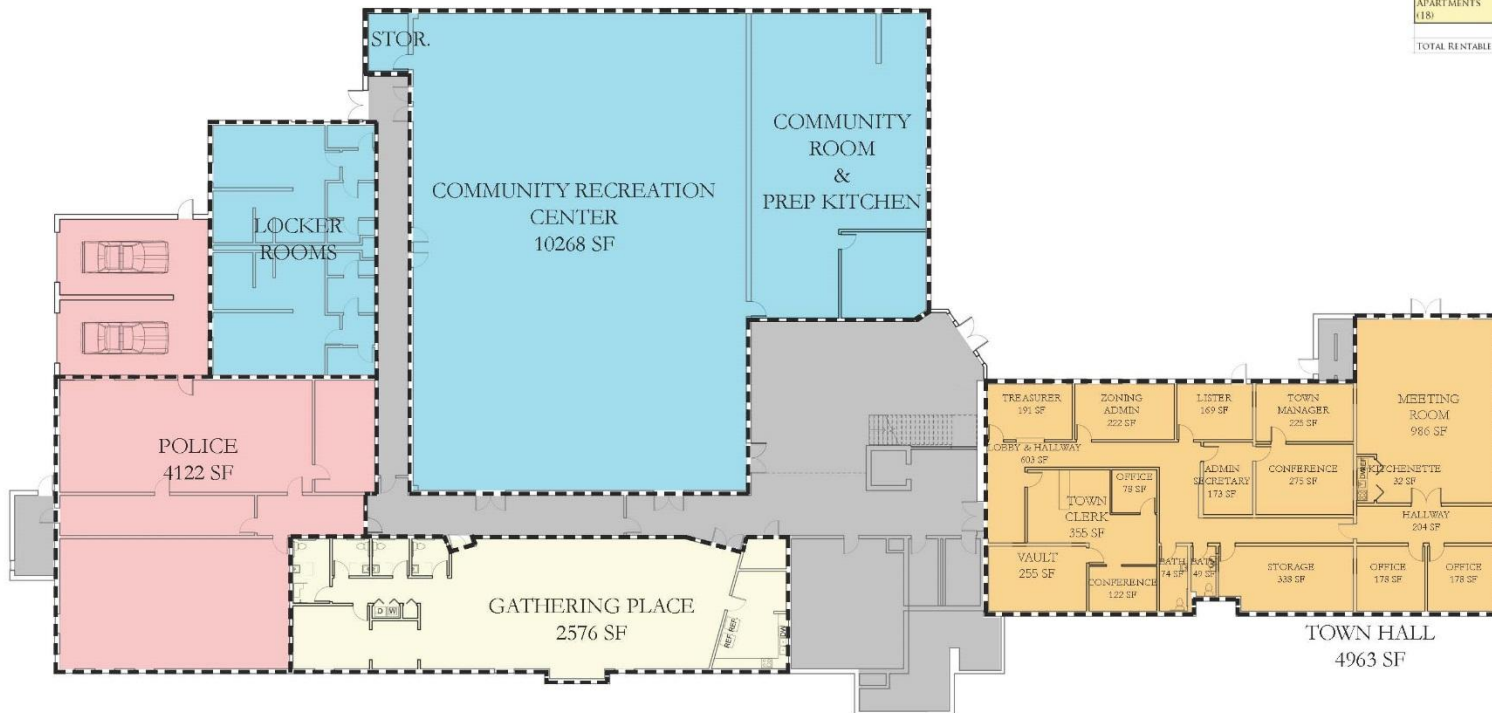
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Proposed Plans – Alternative C

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ALTERNATIVE C		
	EXISTING SF	PROVIDED SF
SEPARATE CLINIC		
POLICE	953	4,122
COMMUNITY RECREATIONAL CENTER		10,268
GATHERING PLACE	2,576	2,576
TOWN HALL	4,678	4,963
APARTMENTS (18)		13,953
TOTAL RENTABLE AREA:		35,882

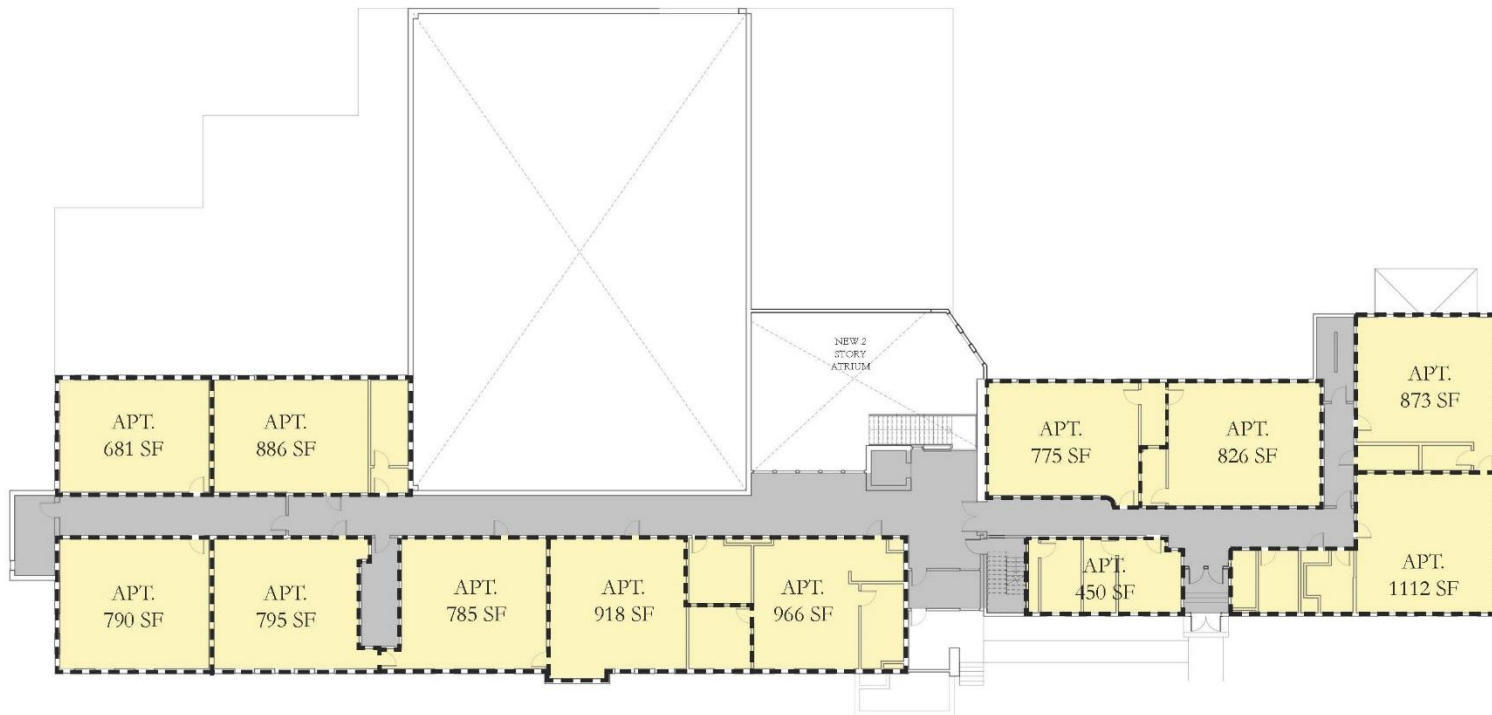


TWIN VALLEY | *Proposed Ground Floor Plan C*

A-100.2
Date: FEBRUARY 2016
Pro. No.: 15-088
Town of Wilmington

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Proposed Plans – Alternative C

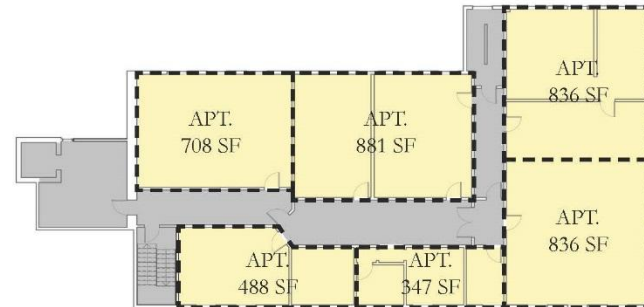


TWIN VALLEY | *Proposed First Floor Plan C*

A-101.2
Date: FEBRUARY 2016
Pro. No.: 15-088
Town of Wilmington

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Proposed Plans – Alternative C



TWIN VALLEY | *Proposed Second Floor Plan C*

A-102.1
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Proposed Plans – Alternative D

3/20/2016 11:15 AM

PARKING			
ALTERNATIVE	REQUIRED	SHARED	PROVIDED
D			
CLINIC	26		
POLICE	19		
COMMUNITY RECREATION CENTER	25		
GATHERING PLACE	9		
SUPERVISORY UNION	14		
TOWN HALL	20		
D TOTAL:	113	54	162



162

TWIN VALLEY | *Proposed Site Plan D*

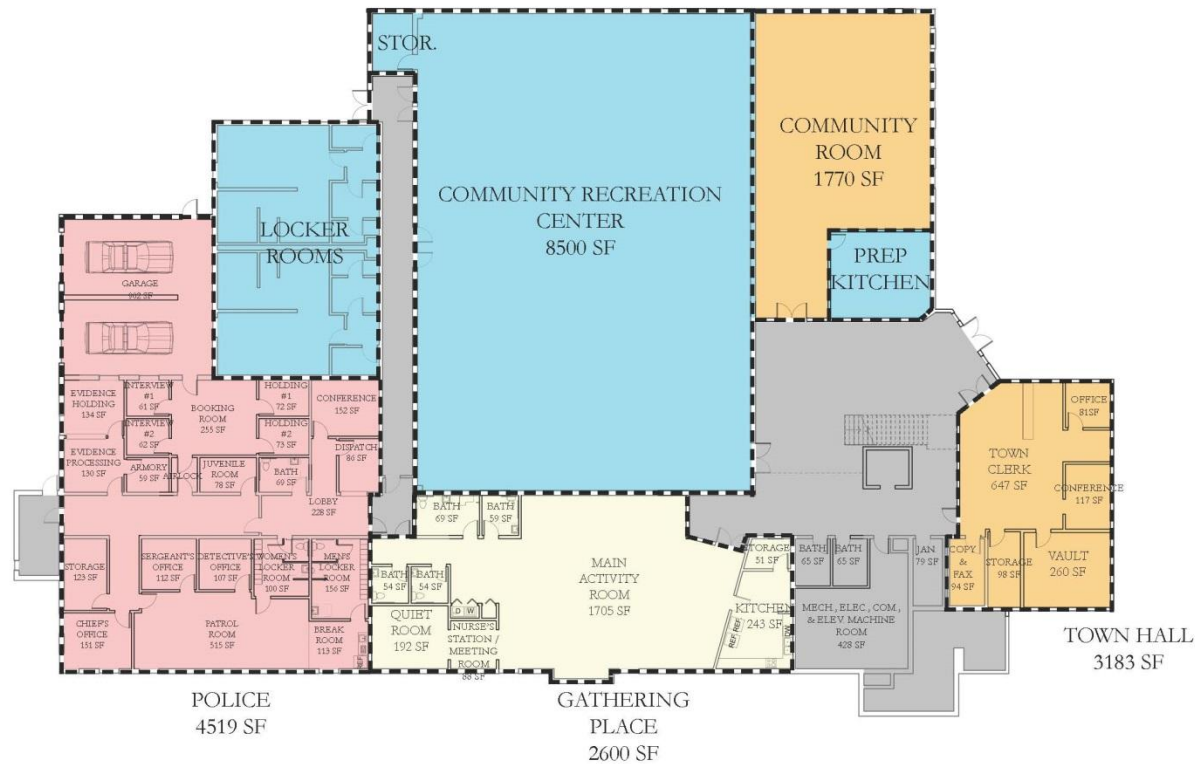
A-108
Date: MARCH 2016
Pro. No.: 15-088
Town of Wilmington

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Proposed Plans – Alternative D

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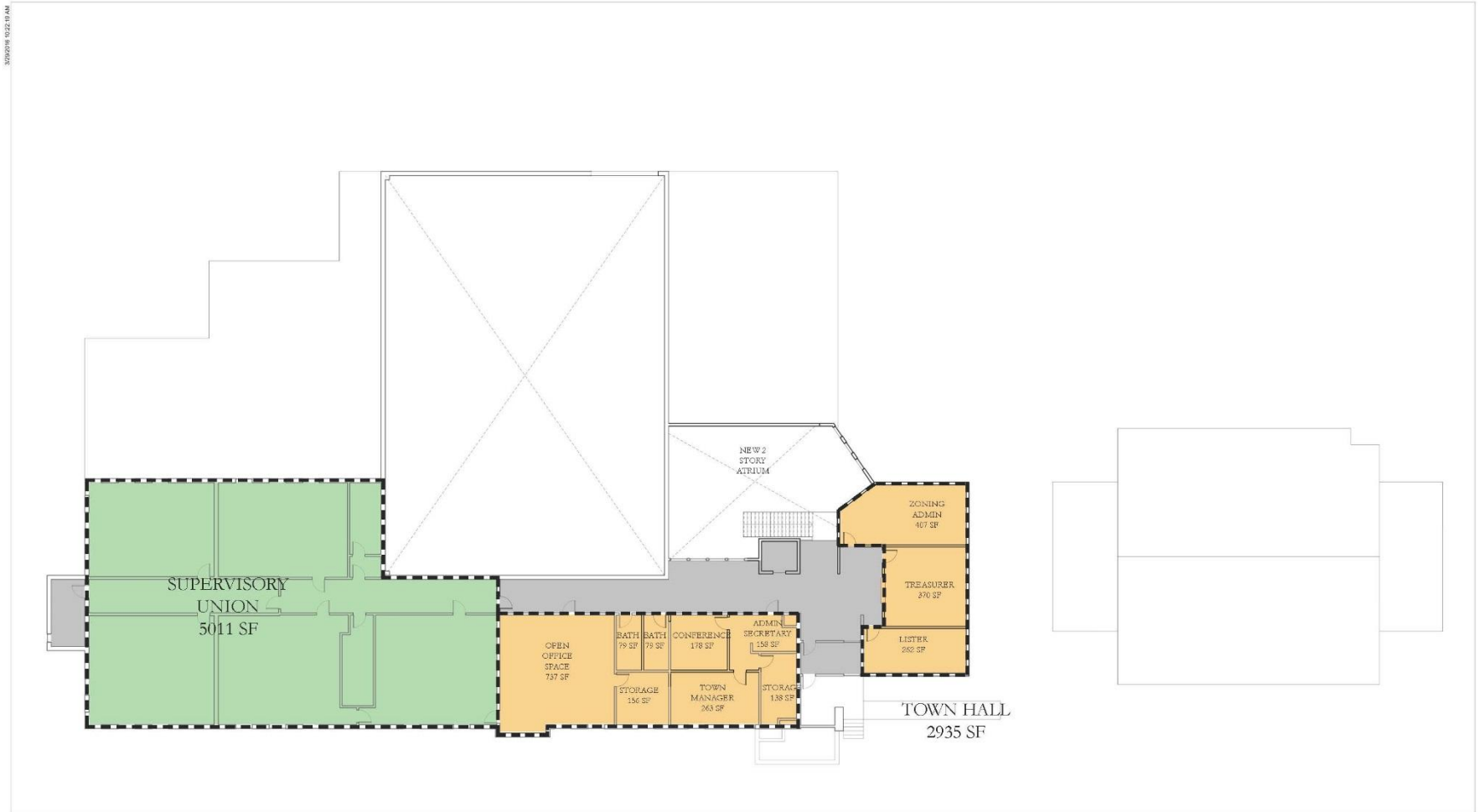
ALTERNATIVE D		
	EXISTING SF	PROVIDED SF
CLINIC		4,682
POLICE	953	4,519
COMMUNITY RECREATIONAL CENTER		8,500
GATHERING PLACE	2,576	2,576
TOWN HALL	4,678	6,117
SUPERVISORY UNION		3,011
TOTAL RENTABLE AREA		31,405

TWIN VALLEY | *Proposed Ground Floor Plan D*

A-100.3
Date: MARCH 2016
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Proposed Plans – Alternative D



TWIN VALLEY | *Proposed First Floor Plan D*

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