



DEVELOPER PROPOSAL

## **CITY OF MONTPELIER**

DEVELOPMENT OF HOUSING ON THE COUNTRY CLUB ROAD SITE

Montpelier, VT | February 18, 2026

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**COVER LETTER  
&  
EXECUTIVE SUMMARY**



- Signed letter stating the proposer's interest in the project.
- Brief overview of the development concept, team, and why the project is a good fit

February 18, 2026

City of Montpelier, Vermont  
ATTN: Stephanie Clarke, White + Burke Real Estate Advisors, Inc.  
(802) 862-1225 ext. 3  
sclarke@whiteandburke.com

**RE: Developer RFP – Development of Housing on the Country Club Road Site**

Dear Stephanie and the City of Montpelier,

On behalf of DEW Properties LLC (DEW Properties), we appreciate the opportunity to submit our Proposal for the Country Club Road Site development. DEW Properties remains aligned with the City's goals to address urgent housing needs—especially within flood-impacted communities in Washington County—and we are committed to advancing a project that strengthens the community.

This proposal advances a concept for a mixed-income housing community at the Country Club Road Site that provides a balanced mix of affordable, workforce, and market-rate units. Our approach prioritizes climate resilience, efficient and thoughtful site utilization, and strong community connectivity. The development concept aligns with Montpelier's long-term housing, land-use, and sustainability goals, and is structured to be financially viable, environmentally responsible, and responsive to the region's diverse housing needs.

DEW Properties offers the local insight, development experience, and execution capability required to deliver this significant and transformative housing project. My longstanding ties to Washington County provide a clear understanding of community priorities, and our team is committed to turning that understanding into meaningful results. Supported by an experienced team with a strong track record, DEW Properties is prepared to lead this project from planning through completion. We look forward to collaborating with the City to deliver a final product that advances Montpelier's long-term housing objectives.

**WHY DEW PROPERTIES?**

**TEAM** – We have assembled a highly qualified and dedicated team of respected local firms, each bringing specialized expertise and a shared commitment to excellence. Wiemann Lamphere Architects will lead the design process, delivering innovative, functional, and aesthetically pleasing solutions that align with community needs. Vanasse Hangen Brustlin (VHB) will provide civil engineering expertise, ensuring infrastructure is efficient, sustainable, and compliant with all regulatory standards. Hardy Structural Engineering will contribute practical structural solutions that prioritize safety and durability. DEW Construction, serving as our experienced construction manager, will oversee all phases of construction with a focus on quality, cost control, and timely delivery. Together, this team combines deep community commitment with proven capabilities, ensuring the project benefits from local knowledge, strong collaboration, and a unified vision for success.

**EXPERIENCE** – DEW Properties has a strong history of delivering successful housing developments in communities facing the challenge of providing a balanced mix of workforce, affordable, and market-rate housing. In 2023, we partnered with Twin Pines Housing Trust to complete 42 units of affordable workforce housing in White River Junction. Building on that success, we are currently advancing several significant projects, including 32 affordable/workforce units in the City of Barre in collaboration with Downstreet Housing & Community Development. Additionally, we are involved in the development of 90 units in the Town of Waterbury, approximately 30 units in Rockingham, and multiple housing initiatives in early stages across Newport, VT. These projects underscore our commitment to addressing housing needs through strategic partnerships, innovative solutions, and a focus on community impact.

Our goal is to deliver a thoughtfully designed housing project that addresses the diverse needs of the greater Montpelier region by providing a balanced mix of housing options. We are committed to creating a development that enhances the community, supports long-term growth, and reflects the City's vision for sustainable and inclusive living. We look forward to participating in the selection process and welcome the opportunity to meet with City representatives to discuss how we can make this vision a reality.

Sincerely,

Donald Wells  
Chairman, Founder  
DEW Properties, DEW Construction  
dwells@dewconstruction.com  
(802) 373-5600



## 1. | COMPANY PROFILES

A. DEW Properties

B. DEW Construction

**BUILDING  
WHAT  
MATTERS  
MOST**

## FOR YOUR COMMERCIAL REAL ESTATE DEVELOPMENT NEEDS



DEW Properties offers full real estate development and property management services. We specialize in build-to-suit, turnkey solutions to fit your unique real estate needs.

DEW Properties was founded on the principles of creative and innovative solutions for medical, residential and commercial properties.

As your development, design and construction resource, we will assemble a team to fully understand all aspects of your real estate development needs. As a developer/builder, our collaborative approach allows for transparent communication between our team and our clients. Our experienced real estate team will be with you from project inception to completion.

**During the design phase, we will ensure that the following requirements are met:**

- *Site selection & validation*
- *Environmental testing and corrective action plans to insure the project site is clear for permitting and financing*
- *Consultation with the local municipality and involved utility providers*
- *All local and state permits as required*
- *Complete plans and specifications for bidding and construction*

We provide reliable budgeting, thus mitigating the uncertainties of real estate development. We are determined to secure the very best financing options and utilize alternative financing sources to maximize benefits resulting in competitive lease and purchase rates.

### ALTERNATIVE FUNDING

DEW Properties has extensive experience navigating the complex acquisition process for New Market Tax Credits (NMTCs). In collaboration with our legal and NMTc counsel, we have successfully secured NMTCs for projects totaling \$35 million. DEW is among a select group of developers nationwide to have combined NMTCs with Recovery Zone Bond funds, as demonstrated in our Rutland City project, which included the development of the Community College of Vermont's new campus.

Additionally, DEW secured NMTCs for the \$16 million Barre City Place project, which enabled 50% occupancy by the State of Vermont. While this project was completed over a decade ago, it remains a testament to our long-standing expertise in leveraging NMTCs to support impactful development.

DEW remains committed to working closely with clients to pursue and secure these valuable tax credits when applicable to their projects.

## OUR LOCATIONS



### VERMONT

277 Blair Park Road, Suite 130  
Williston, VT 05495  
p 802.872.0505

### MAINE

2 Market Street, 4th Floor  
Portland, ME 04101  
p 207.553.3569

### NEW HAMPSHIRE

The MacMillin Building  
17 Elm Street  
Keene, NH 03431  
p 603.352.3070

150 Dow Street  
Tower 4, Suite 441  
Manchester, NH 03101  
p 603.932.7740

# BUILDING WHAT MATTERS MOST



## OUR STORY

**1997 – DEW Construction founded** – Chairman and Founder, Don Wells has always understood that the long-term success of DEW is dependent upon client satisfaction. He founded DEW on that guiding principle and a commitment to earn your trust, respect, and, ultimately, your partnership. Your satisfaction is the most important and fulfilling part of what all of us at DEW do every day.

**2012 – DEW Acquires The MacMillin Company**  
The acquisition of MacMillin, a 66-year-old construction company based out of Keene, NH, allowed DEW to integrate resources, capabilities, and industry expertise while creating growth opportunities for our valued employees.

**2026 – DEW employs over 100 people** and has become one of the region's largest and most respected construction companies serving VT, NH, ME, MA, and upstate NY. Our services include construction management, general contracting, design/build, development and preconstruction planning.

**Our people** – At DEW, it's no secret that our people are a great source of pride. Their expertise, combined with a shared commitment to our core values, makes us the region's go-to construction firm. Our people possess an enviable track record of success in their specialty, and together they create a highly effective team that brings project after project to completion with remarkable results. They are the foundation for your vision, and the true strength of our company.

As your **trusted partner**, we will leverage our decades of experience, industry knowledge, and our steadfast commitment to finding the best solutions to each unique project. We listen intently, we plan meticulously, and we are accountable throughout the process, ensuring satisfaction and a superior building experience for our clients.

29 Years of Success

122 Dedicated Employees

1,000+ Successfully Completed Projects

\$100M Single Project Bonding Capacity

### Industries We Serve

- Education
- Multifamily/Housing
- Healthcare
- Manufacturing
- Commercial

## FOUR LOCATIONS A SINGULAR FOCUS.



### VERMONT

277 Blair Park Road, Suite 130  
Williston, VT 05495  
p 802.872.0505

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150 Dow Street  
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Manchester, NH 03101  
p 603.932.7740

DEWconstruction.com



# OUR PHILOSOPHY

*At DEW, we care about the quality of our work, our people and the partnerships we build.*

DEW's proven construction management process maximizes the strengths, skills, and creativity of everyone involved. Committed to meeting our clients' needs, our project teams' focus is on maximizing efficiency by streamlining construction operations and improving communication across all departments, engineers, architects, and the skilled trades (subcontractors). In combination with leading project management and scheduling software, our solution-driven process guarantees predictable results and a successful project completion.

Experience and expertise are the hallmarks of our construction management work at DEW. Collaborative communication, attention to client services, and accountability are the qualities that have established DEW as a trusted CM. Our experienced people provide precise planning, expert project management, and superior workmanship to deliver the ultimate building experience to our clients. With construction projects throughout Northern New England, our focus on accountability and performance has resulted in a 100% project completion rate; we have never had to turn one of our projects over to another CM.

# OUR VALUES DRIVE OUR SUCCESS



### OPTIMISM

We share a positive mindset, believing in opportunities over obstacles.



### ACCOUNTABILITY

We are committed to a culture of ownership, personal accountability, and safety.



### INITIATIVE

We are self-motivated, proactive problem solvers.



## COMPANY CULTURE

Since 1997, DEW has been building successful commercial construction projects and solid partnerships established on the values we bring to our work every day. Today, we express this simply as: Building What Matters Most. Our approach is guided by DEW's core values and built around three key initiatives that define our culture, **Optimism, Accountability and Initiative**.

Our Leadership Team comprises individuals who have risen through the ranks within DEW, bringing a wealth of hands-on experience to the table. They work closely with project teams, providing unwavering support to ensure the success of our employees who are at the forefront of our operations.

At the heart of DEW's success lies the expertise and dedication of our people. Each member of our team boasts a commendable track record in their respective fields, collectively forming a highly proficient unit that consistently delivers exceptional results. We recognize that our achievements are a direct result of our talented workforce.

DEW's philosophy revolves around investing in our employees and empowering them to unleash their full potential. Through ongoing opportunities for learning and development, both in technical skills and soft skills, we cultivate a culture of continuous growth and excellence. Our collaborative approach fosters trust, communication, and accountability among team members, driving our collective success.

We embrace a culture of autonomy and purpose, where employees are encouraged to innovate and excel in their roles. Our dynamic environment encourages adaptability and forward thinking, enabling us to stay ahead of industry trends and deliver unparalleled value to our clients.

Employee feedback is integral to our continuous improvement efforts. We actively solicit input from our team members and leverage their insights to refine our processes and enhance our culture. This collaborative approach ensures that every employee feels valued and empowered to contribute to our shared success.

### THE DEW COMPANY CULTURE TEAM

At DEW, our dedication goes beyond excellence in construction; we are committed to positively impacting the communities we serve. This commitment also extends to creating an inclusive and supportive work environment, driven by our Company Culture Team. By implementing programs that reinforce our core values and enhance employee engagement, the team empowers everyone to contribute to our vibrant company culture.

The Company Culture Team offers employees opportunities to make a difference, enjoy fulfilling experiences, develop professionally, and expand their networks within DEW. Through collaboration and camaraderie, the team strives to create a workplace where everyone feels valued, motivated, and inspired to succeed.

### WAYS IN WHICH DEW GIVES BACK:

- + Special Olympics Annual Penguin Plunge (Keene Frozen Sections)
- + Annual Giving Tuesday Donations:
  - \* The Locker Project – ME
  - \* Williston Community –VT
  - \* Feeding Tiny Tummies – NH
- + Green Up Vermont
- + Ronald McDonald House Volunteers
- + Monadnock Peer Support Floating Lanterns Festival
- + Cheshire Health Foundation Annual Tribute Event
- + Annual Keene Pumpkin Festival
- + Donations & Sponsorships  
*We value our clients and building lasting partnerships. That's why we make donations and sponsorships part of our operations.*
- + Matching Gifts Program  
*We encourage our people to share the causes and activities they are involved with outside of work. Our Matching Gifts Program is designed to honor the diversity of DEW employee giving by supporting a broad spectrum of organizations and institutions. Dollar for dollar, DEW will match up to \$150 per calendar year, per employee in contributions made to funding federations, eligible charitable organizations, or educational institutions. Included in DEW's employee benefits is (8) hours of paid Community Service time per calendar year.*

# BUILDING WHAT MATTERS MOST



## **2. | DEVELOPMENT TEAM & QUALIFICATIONS**

**A. Proposed Team**

**B. Relevant Experience**

- *Identification of the lead developer and all known team members (architect, civil engineer, financial consultant, property manager, legal counsel, etc.).*
- *Organizational chart showing relationships and responsibilities.*
- *Summary of relevant experience with comparable projects, including project scale, location, cost, financing, and construction start and completion dates.*

## PROPOSED TEAM

The following section provides a comprehensive overview of DEW Properties' development team, structure, and relevant experience, demonstrating our capacity to successfully deliver the Country Club Road Site project. This portion of the proposal identifies all key team members, outlines organizational roles and responsibilities, and highlights our qualifications through comparable development examples.

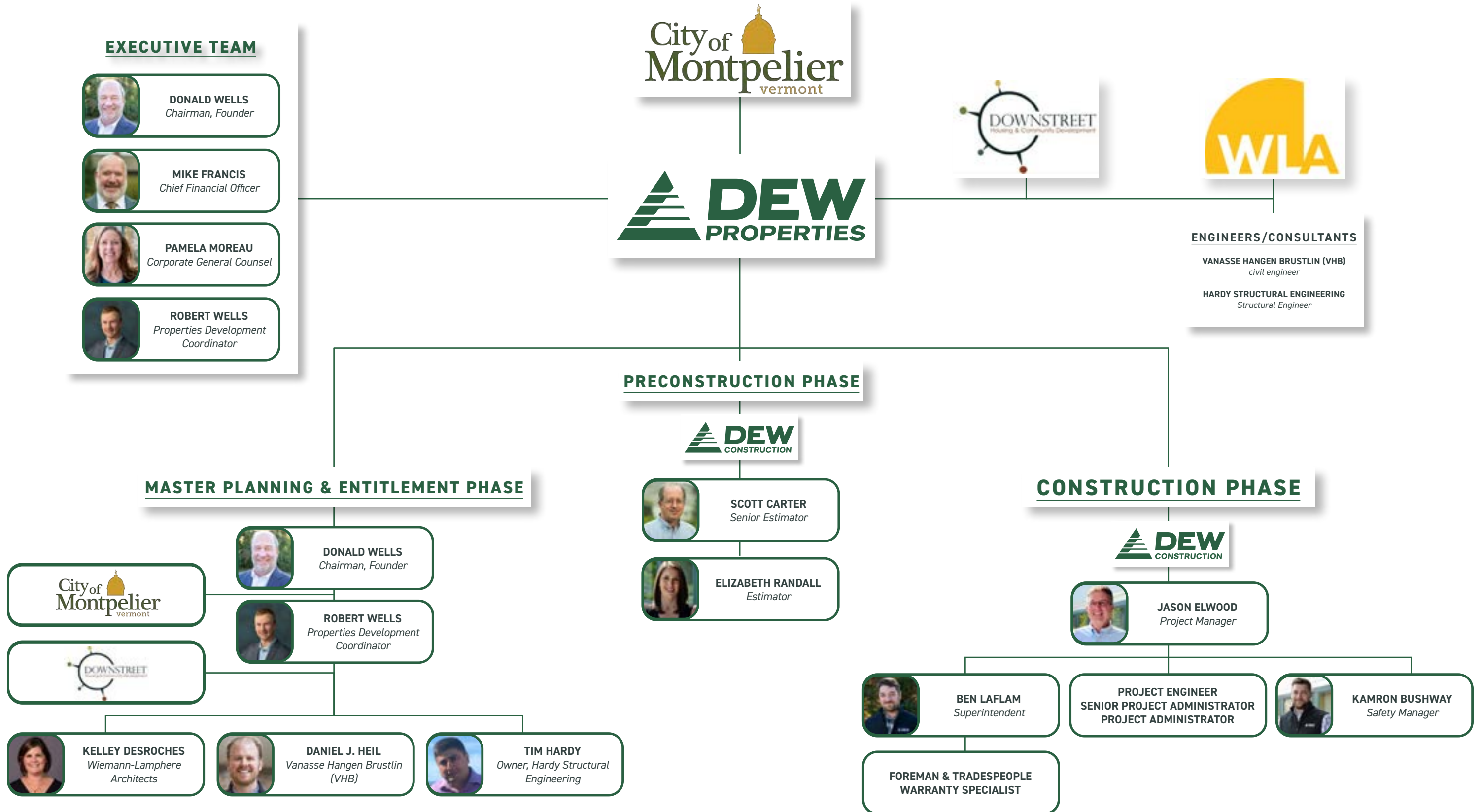
First, we identify DEW Properties LLC as the lead developer and introduce all known project partners, including Wiemann Lamphere Architects (WLA), Vanasse Hangen Brustlin (VHB), Hardy Structural Engineering and DEW Construction. Each team member brings specialized expertise and a strong understanding of Vermont's housing needs, regulatory environment, and community priorities.

Next, an organizational chart illustrates the working relationships among team members, clarifying reporting structures, coordination pathways, and the distribution of responsibilities from concept through construction and long-term operations.

Finally, we provided a list and project profiles of relevant experience featuring recent and comparable housing developments undertaken by DEW Properties and our partners. These include project scale, location, cost, and construction schedules, demonstrating our proven ability to deliver successful mixed-income and community-focused housing in Vermont and the broader region.

Together, these elements demonstrate the depth, capability, and readiness of our team to execute this transformative project for the City of Montpelier.

DEVELOPMENT TEAM ORGANIZATIONAL CHART



*Project Team and Resumes – Description of principals and key personnel to be involved in the proposal including name, address, and qualifications of each.*

## DONALD WELLS

*Chairman, Founder*

*As Founder and Chairman of the Board of DEW Construction and Managing Member of DEW Properties, Don is significantly involved with every aspect of the business.*

*His primary focus is to provide the vision and guidance required for key members of management to clearly understand the goals and objectives set forth for the organization.*

### EXPERIENCE

*Don's management style is to empower people to be self-starters, resulting in individual ownership and accountability. This allows him to be involved with every aspect of the business process from estimating to business development, marketing, safety and production. Don takes great pride in making sure that every employee at DEW understands how key their role is in the company's overall success.*

*Throughout his 40 plus years in the construction industry, Don has been involved with a vast portfolio of successfully completed projects, totaling over \$2 billion. Don's unique understanding of the entire construction delivery process is an asset that continues to greatly benefit DEW in finding creative solutions to the individual challenges on any given project.*

*Don began his career in the construction industry working at a lumber yard during his high school years. Throughout his career, he has performed almost every position in the construction industry including project ownership, laborer, carpenter, supervisor, estimator, project manager, Vice President of Business Development.*

### RELATED EXPERIENCE

*Please refer to **Tab 2 | Development Team & Qualifications - Subsection C: Relevant Experience** on pages 51-67 for Relevant Experience.*



### TIME IN INDUSTRY

- 49 years

### AFFILIATIONS

- DEW Construction Board of Directors

## MICHAEL FRANCIS CPA

Chief Financial Officer

Mike came aboard in 1999, leading the finance and accounting teams. With over 30 years of accounting and finance experience, including over 25 years of experience in the construction industry, Mike provides efficient financial leadership responsibilities essential for a healthy and growing construction company. His tax expertise allows for a full range of planning for the business and its shareholders. Mike is an expert in construction and real estate accounting, taxation, and financing and is involved with all facets of construction finance for DEW construction. He works with customers to assist with their needs in arranging financing for projects. This can involve verifying adequate funds are in place to ensure successful project completion, working with and introducing banks to provide financing, and working with owners to assist and ensure they meet financing criteria. His tax background also allows him to provide owners with the details and documentation to allow for maximizing of depreciation deductions for tax purposes.

### EXPERIENCE

Mike served as the Tax Manager for Grippin, Donlan & Roche, PLC, balancing the responsibilities of the entire firm with the billing and collections for his own client base. He planned, supervised, and completed engagements of all sizes; performed research and review of complex tax returns, and prepared numerous business valuations. Mike also represented clients before the Internal Revenue Service, and was responsible for directing and instructing staff accountants. Prior to working for Grippin, Donlan and Roche, he worked in the audit and tax departments for Berry, Dunn, McNeil and Parker in Portland, Maine and in the accounting department for Green Mountain Power in South Burlington, Vermont.

Mike regularly attends industry group meetings and has hosted speaking engagements on topics such as tax issues and business valuations. He was also an expert speaker for Merrill Lynch in Burlington, Vermont.

### RELATED EXPERIENCE

Please refer to **Tab 2 | Development Team & Qualifications - Subsection C: Relevant Experience** on pages 51-67 for Relevant Experience.



### TIME IN INDUSTRY

- 31 years

### EDUCATION & TRAINING

- Champlain College A.S., Business Management
- St. Michaels College B.A., Accounting
- SHARP Team Member DEW Construction Corp.

### AFFILIATIONS

- DEW Construction Board of Directors

## ROBERT WELLS

*Properties Development Coordinator*

*With over 17 years of industry experience, Robert is a valuable and highly skilled member of our team. His degree in Civil Engineering enables him to be proficient in all areas of construction management, cost estimating, and cost control. His primary responsibility is to serve as the main contact for DEW Properties, ensuring jobs and deadlines are meticulously tracked. Robert schedules meetings and prepares meeting minutes, oversees zoning and permitting processes, and maintains strong relations with design partners. He manages development invoices, drafts legal documents for review, and assists with project estimating as needed. Additionally, Robert prepares proforma forecasts, responds to RFPs, and handles property sales. His support extends to legal matters, including reading plans and specifications and providing comprehensive assistance to our Corporate General Counsel.*



### RELATED EXPERIENCE

#### RIVERWALK APARTMENTS

White River Junction, VT

*New construction of 42 units of affordable residential housing, 50,890 GSF. Four stories of wood-framed affordable housing above a sub-grade parking garage—apartments range from studios to two-bedroom units.*

#### CITY OF ST. ALBANS - CONGRESS & MAIN REDEVELOPMENT

St. Albans, VT

*The first phase of the project consists of the site and building demolition. The second phase consisted of the new construction of two new buildings for tenants such as the Community College of Vermont and Northwestern Medical. The buildings include retail space and 40 units of market-rate housing.*

#### SEMINARY STREET HOUSING - BARRE

Barre, VT

*Develop a 32 unit housing project in collaboration with Downstreet Housing and Evernorth. The project will deliver fully completed, move-in-ready residential units, emphasizing quality, affordability, and community integration.*

#### RIG INSURANCE

Colchester, VT

*New construction of an 8,400 SF two-story office building for RIG Insurance.*

#### UVTP - MILTON RENTS

Lebanon, NH

*New construction of a 10,016 SF pre-engineered metal building facility for Milton Rents. The building is divided into six different areas on the first floor including a showroom space, offices, employee locker rooms, parts storage area, equipment service area, and a wash bay. As part of the construction, an underground system was installed to collect and reuse wash water, and an oil/water separator tank was also included. Additionally, a mezzanine was built for an equipment area.*

#### OTTAUQUECHEE HEALTH CENTER RENOVATIONS

Woodstock, VT

*3,100 SF renovations to an existing, occupied health center.*

#### VERMONT STATE UNIVERSITY - RANDOLPH CAMPUS - MEAT PROCESSING FACILITY

Randolph Center, VT

*2,600 SF of renovations to a former Fire Safety Lab Garage to convert it into a meat processing facility at Vermont State University's Randolph campus.*

### TIME IN INDUSTRY

- 17 years

### EDUCATION & TRAINING

- The University of Vermont, B.S. Civil Engineering
- Future Leaders in Construction (ABC)

## PAMELA MOREAU

*Corporate General Counsel*

*Pam brings over 27 years of legal expertise to her role as General Counsel at DEW Construction and DEW Properties, making her an indispensable member of the team. Her broad experience spans construction law, contracts, permitting, real estate, financing, corporate governance, and litigation—giving her a comprehensive perspective that allows her to anticipate challenges and guide projects with strategic foresight. Known for her proactive approach and problem-solving mindset, Pam provides the senior management team with insightful legal counsel that supports a wide range of corporate goals and strategic initiatives.*

### EXPERIENCE

*Pam's distinguished law career covers a broad variety, honing her legal skills from many different angles. She started her legal career in Boston, clerking for Federal District Judge Joseph L. Tauro. She then worked for nine years in Washington, D.C. as a trial attorney at the Department of Justice, focusing on environmental and administrative law. From there, she moved to Vermont to eventually become a partner in a boutique real estate development and construction law firm. Since joining DEW in 2013, Pam has played a key role in navigating complex legal and strategic matters, helping position both companies for long-term success.*



### TIME IN INDUSTRY

- 27 years

### EDUCATION & TRAINING

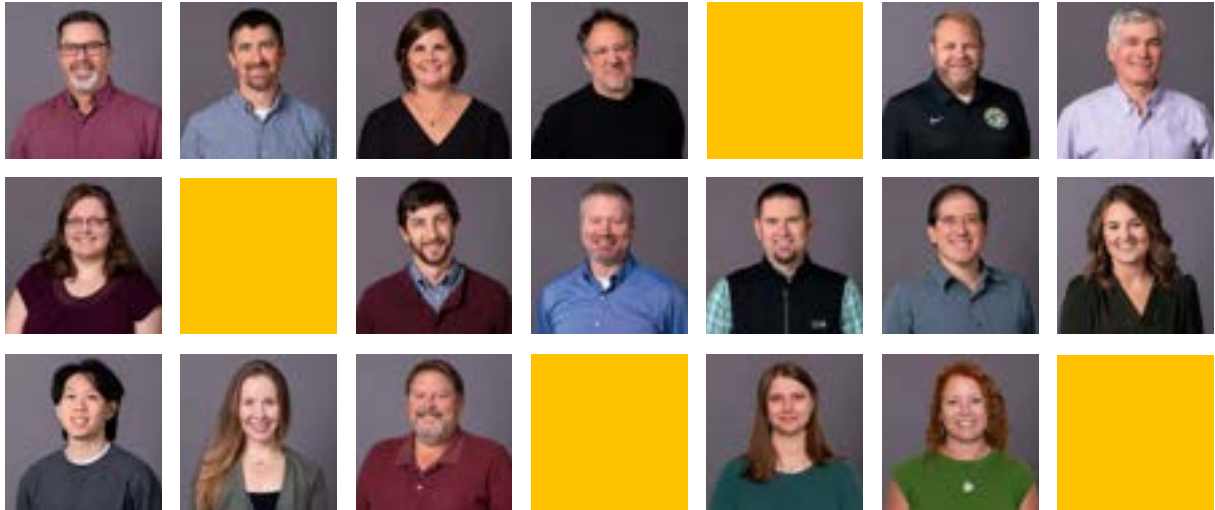
- University of Virginia B.A., Government; with Distinction
- Cornell Law School J.D., Cum Laude
- American Jurisprudence Award – Civil Procedure
- Cornell Law Review – editor

### AFFILIATIONS

- DEW Construction Leadership Team
- Chittenden County Bar Association – Past President of the Board
- Certified Yoga Instructor

WIEMANN-LAMPHERE ARCHITECTS

# about us.



*Comprehensive Architectural and Interior Design Services*

*Feasibility Studies - Master Planning - Programming and Space Planning - Permitting - 3D Visualization and Virtual Reality  
Construction Contract Administration - Code Compliance Evaluation - Post-Occupancy Evaluation*

Wiemann-Lamphere Architects, Inc. (WLA) has been a leader and innovator in the architectural design community since 1971. We provide our clients with high quality, comprehensive architectural solutions to meet their building needs. We operate with the mind-set that everyone is entitled to live, work, learn, and play in spaces that are beautiful, functional, efficient, affordable, and sustainable.

We are dedicated to creating strong and enduring client relationships, always taking our client's philosophy, programmatic requirements, and specific site characteristics into consideration to shape the basis of our designs, lending each project its own unique identity. Every project is treated as an opportunity to exceed our client's expectations.

With a 55-year history of successful projects, the firm is led by principals David Roy, Steven Roy, and Kelley DesRoches. They, along with design director Michael Minadeo, are building on a solid foundation of quality projects while continuing to provide leading edge, dynamic and sustainable architecture for today's world.

**55** Years in Existence

**17** Team Members

**5** LEED Accredited Professionals

**6** State Registrations

**Contact Information**

**President:**

David Roy, droy@wla-vt.com, Direct Line: 802-861-0438

**Vice President:**

Steven Roy, sroy@wla-vt.com, Direct Line: 802-861-0436

**Vice President:**

Kelley DesRoches, kdesroches@wla-vt.com, Direct Line: 802-861-0444

**Registered In:**

Vermont, New Hampshire, Connecticut, Maine, New York, Massachusetts

**Vermont Office:**

38 Eastwood Drive Suite 301  
South Burlington, VT 05403

**New Hampshire Office:**

150 Dow Street, 5th Floor  
Manchester, NH 03101

[www.wla-vt.com](http://www.wla-vt.com)



## WIEMANN-LAMPHERE ARCHITECTS

**Sustainable Design**

At Wiemann Lamphere, sustainability is a core part of our mission. As a firm, we have adopted the 2030 Challenge: a global initiative to lower energy use in the developed world until reaching 100% carbon neutral buildings by the year 2030. Our approach to sustainability includes eliminating the use of fossil fuels for heating and cooling, reducing the use of oil-based products used in the construction, and utilizing materials which have a lower carbon footprint.

Within the office, we have five LEED Accredited Professionals and have administrated over a dozen LEED projects using our own staff. As leaders of the firm, David and Steven Roy have built net-zero energy homes for themselves and Kelley DesRoches has solar installed at her home as well. They also all drive electric vehicles and we have an electric vehicle for other staff members to use as needed. We understand sustainability because we live it, and we have made it our focus to help our clients understand why it matters and how they can be part of the solution.

**Most Recent Sustainability Awards:**

- Efficiency Vermont's Best of the Best for OnLogic Headquarters, 2025
- Efficiency Vermont's Best of the Best for Bayview Crossing, 2025
- Efficiency Vermont's Best of the Best for South Burlington Public Library + City Hall, 2023
- Efficiency Vermont's Best of the Best for Worthen Library, 2020
- Efficiency Vermont's Commercial New Construction Partner of the Year Award, 2018
- Efficiency Vermont's Best of the Best for Vermont Public Radio Renovation and Addition, 2017
- AGCVT Best Builders Award for Sustainable Green Construction for Vermont Public Radio, 2016
- Sustainable Montpelier 2030 Design Competition Finalist, 2016
- Efficiency Vermont's Best of The Best for Essex Police Headquarters, 2015
- Presentation of Vermont Public Radio at Better Buildings by Design Conference

**Award-Winning Sustainable Design: Vermont Public Radio**

AIA Vermont's Merit for Excellence in Architecture, 2017

Efficiency Vermont's Best of the Best Award, 2017

AGCVT Best Builders Award for Sustainable Green Construction, 2016

[www.wla-vt.com](http://www.wla-vt.com)



WIEMANN-LAMPHERE ARCHITECTS

# design philosophy at WLA.

## The WLA Mission

At Wiemann Lamphere Architects, our mission is to craft visionary and award winning architecture that strengthens social, economic, and environmental values within our communities through active listening and embracing our clients' goals and aspirations.

## Our Values

At WLA, we value the client's goals and aspirations and strive to create an end result that embodies your mission. By being active listeners, thoughtfully considering various alternatives, and becoming true partners with you throughout the design process, we work to ensure your complete satisfaction.

## Our Beliefs

We believe that everyone is entitled to live and work in places that promote health and wellbeing. Designing based on the sun's orientation, incorporating biophilic design principals, and selecting materials and systems that are healthy and fossil fuel free, our team's design can play a great role in shaping spaces that are comfortable, familiar, healthy and loved.

## Our Goals

Our goal as designers is to bring satisfaction to the occupants of the buildings we create, regardless of the type of facility or the type of occupant. Spaces need to function well according to their purpose, systems need to be simple enough to operate and maintain, and the project needs to meet the financial goals of the ownership team. Finding the right balance will be the key to success.

**The most sustainable building is the building that is loved.**



[www.wla-vt.com](http://www.wla-vt.com)



WIEMANN-LAMPHERE ARCHITECTS

# award winning design.

## OnLogic Headquarters

Efficiency Vermont's Best of the Best Award, 2025  
Vermont Green Building Network Greenest Building Award, 2024



## Bayview Crossing

Efficiency Vermont's Best of the Best Award, 2025



## South Burlington Public Library + City Hall

Efficiency Vermont's Best of the Best Award, 2023  
AIA Vermont's Merit for Excellence in Architecture, 2021



## South Hero Worthen Public Library

Efficiency Vermont's Best of the Best Award, 2020



## Caledonia Spirits

AIA Vermont's Citation for Excellence in Architecture, 2019



## Vermont Public Radio Renovation and Addition

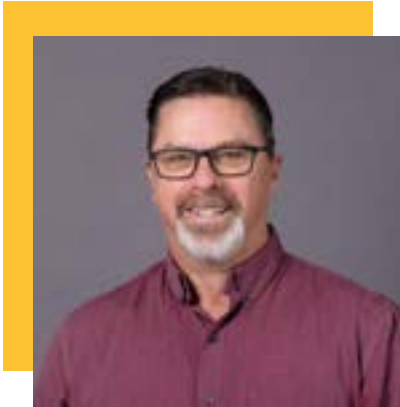
AIA Vermont's Merit for Excellence in Architecture, 2017  
Efficiency Vermont's Best of the Best Award, 2017  
AGCVT Best Builders Award for Sustainable Green Construction, 2016



[www.wla-vt.com](http://www.wla-vt.com)



## WIEMANN-LAMPHERE ARCHITECTS



## David Roy

President  
R.A., A.I.A., LEED AP

### Academic Experience

Kansas State University  
Bachelor of Architecture, 1992

Vermont Technical College  
Associates Degree in Architecture & Building  
Engineering Technology, 1988

### Professional Experience

Wiemann Lamphere Architects  
Colchester, VT  
Principal, June 2001-Present  
Architect, October 1994-May 2001

Gossen Livingston Associates  
Wichita, KS  
May 1992-October 1994  
Intern, January-August 1991

### Registrations

Vermont No. 2113  
New Hampshire No. 4196  
Massachusetts No. 32092  
Connecticut No. ARI.0014838  
NCARB No. 47188  
LEED AP

### Memberships

American Institute of Architects  
South Hero Planning Commission

[www.wla-vt.com](http://www.wla-vt.com)

### Selected Project Experience:

#### Housing

- Seminary Street Housing, Barre, VT
- The Bluffs Housing, Winooski, VT
- Windy Ridge Development, Hinesburg, VT
- Whitcomb Woods, Essex, VT
- 133 Forest Street Housing, Rutland, VT
- Mountain Green Condos, Killington, VT
- Fox Run Housing, Berlin, VT
- The Peaks, Lake Placid, NY
- Main Street Apartments, Winooski, VT
- Crombach Multi-family Housing, Shelburne, VT
- Bayview Crossing Senior Housing, South Hero, VT
- Berlin New Town Center Housing Master Planning, Berlin, VT
- Lee Housing Project, Lee, MA
- Main & Mansion Housing, Winooski, VT
- Stowe Mountain House, Stowe, VT
- Berkshire School - Spurr Dorm Addition & Renovation, Sheffield, MA
- Sugarbush Mountainside Building 3, Warren, VT
- Fayette Drive Micro Apartments, South Burlington, VT
- Gifford Retirement Community, Randolph Center, VT
- The Residence at Quarry Hill, South Burlington, VT
- Dartmouth College - Sachem Village, Lebanon, NH
- Winooski Community Development Project, Winooski, VT
- Sabourin Residence, South Hero, VT
- LaMarche Residence, Colchester, VT
- Vergennes Senior Housing, Vergennes, VT
- Middlebury South Village Cottages, Middlebury, VT
- Gifford Retirement Community, Randolph Center, VT

#### Government/Municipal

- Vermont DPS Regional Office & Garage, Colchester / Williston, VT
- East Montpelier Town Garage, East Montpelier, VT
- Middlesex State Office Complex, Middlesex, VT
- Urban Search and Rescue / Hazmat Planning Study, Colchester, VT
- Essex Town Office & Fire Station, Essex, VT
- Department of Health - Cherry Street, Burlington, VT
- NWSCF Roof Replacement, St Albans, VT
- St Johnsbury Police & Regional Dispatch, St Johnsbury, VT
- State House Battery Backup Building, Montpelier, VT
- Bayside Recreation Park, Colchester, VT
- CRCF Roof Replacement, South Burlington, VT
- Berlin Public Safety Complex, Berlin, VT
- Town of Georgia Highway Garage, Georgia, VT
- Saint Johnsbury Public Safety Facility Study, Saint Johnsbury, VT
- Grand Isle Library, Grand Isle, VT
- Grand Isle Public Works Building, Grand Isle, VT
- Grand Isle Fire Station, Grand Isle, VT
- South Hero Fire & Rescue, South Hero, VT
- Orleans Superior Court, Newport, VT
- Windsor District Court, White River Junction, VT
- Myers Park Pool, Winooski, VT



WIEMANN-LAMPHERE ARCHITECTS



**Kelley DesRoches**

Vice President  
R.A., A.I.A., LEED AP, NAWIC

**Academic Experience**

Roger Williams University  
Bachelor of Architecture, Minor in Art & Architectural History, 2003

**Professional Experience**

Wiemann Lamphere Architects  
South Burlington, VT  
Principal, March 2023-Present  
Project Manager, Oct. 2017-Feb. 2023

Gardner Kilcoyne Architects  
Williston, VT, PM 2003-2005, 2009-2017

Smith Alvarez Sienkiewicz Architects  
Burlington, VT, Designer, 2007-2009

Marchini Curran Associates  
Nottingham, England, 2005-2007

**Registrations**

Vermont No.003.0134544  
NCARB, LEED AP

**Memberships**

American Institute of Architects  
National Association of Women in Construction

**Academia**

Directed the geological and feature surveying and documentation of the Princeton University Cyprus Archaeological Expedition in Polis Chrysochous, Cyprus throughout the summers of 2001 to 2010. Drawings from the dig are published in the book, City of Gold: The Archaeology of Polis, Chrysochous, Cyprus by Dr. William Childs.

[www.wla-vt.com](http://www.wla-vt.com)

**Selected Project Experience:**

**Government/Municipal**

- The Hub Community Center, Rochester, VT
- Ilsley Public Library, Middlebury, VT
- Hinesburg Town Hall & Fire Station, Hinesburg, VT
- Department of Health - Cherry Street, Burlington, VT
- GSA - USCIS Renovation, Williston, VT
- Bayside Recreation Park, Colchester, VT
- Berlin Public Safety Complex, Berlin, VT
- GSA - Maple Tree Place Fit-up, Williston, VT
- South Burlington Library + City Hall, South Burlington, VT
- South Hero Worthen Library, South Hero, VT

**Commercial/Industrial**

- Bourne Mixed Use, South Burlington, VT
- Casella New Headquarters, Rutland, VT
- Driven Studio, Burlington, VT
- Powerhouse Square II - Interiors, Great Barrington, MA
- People's United Bank, Burlington, VT
- People's United Bank, Williston, VT
- McSoley & McCoy - Interiors, South Burlington, VT
- Vermont PBS, Winooski, VT
- 57 Fayette Drive, South Burlington, VT
- Vermont Student Assistance Corp., Winooski, VT\*

**Retail/Hospitality**

- Sun & Ski Inn, Stowe, VT
- Outbound (formerly Town & Country), Stowe, VT
- Electra's Restaurant, Shelburne, VT
- The Cove at Sylvan Beach, NY
- Sugarbush Glen House, Warren, VT
- Leunig's LeMarche Bakery & Cafe, Shelburne, VT
- Silt Bathhouse, Burlington, VT
- Sandbar Restaurant, South Hero, VT
- Spot on the Dock, Burlington, VT
- Bravo Zulu Lakeside Bar at Shore Acres, South Hero, VT
- Doc Ponds, Burlington, VT
- Buono Appetito, Shelburne, VT
- Stowe Bowl - Interiors, Stowe, VT\*
- Jay Peak Timberline Condos\*
- Burke Mountain Hotel & Conference Center\*

**Housing**

- South Main Street Housing, Stowe, VT
- Crombach Multi-family Housing, Shelburne, VT
- Cottages at the Cove, Sylvan Beach, NY
- Berlin New Town Center Housing Master Planning, Berlin, VT
- Bayview Crossing Senior Housing, South Hero, VT
- Main & Mansion Housing, Winooski, VT
- Residences at The Essex, Essex, VT
- Fayette Drive Micro Apartments, South Burlington, VT
- Champlain College Apartments - 194 St Paul St, Burlington, VT\*

\* at previous firm



WIEMANN-LAMPHERE ARCHITECTS



**Allen Spencer**

Senior Project Manager  
R.A.

**Academic Experience**

Vermont Technical College  
Associates in Architectural & Building Engineering  
Technology, 1994

**Professional Experience**

Wiemann Lamphere Architects  
South Burlington, VT  
Senior Project Manager, October 2024-Present

Rabideau Architects Inc  
South Burlington, VT  
Architect, 1994-October 2024

**Registrations**

Vermont No. 003.0092205

**Memberships**

American Institute of Architects

**Selected Project Experience:**

**Housing**

- Topham Residence, South Hero, VT
- Mill Street Apartments, Milford, NH
- Fonda Workforce Housing, St Albans, VT
- Riggs Meadow / Windy Ridge Development, Hinesburg, VT
- 133 Forest Street Housing, Rutland, VT
- 510 Shelburne Road Housing, South Burlington, VT\*
- Amber Lantern Apartments, Essex Junction, VT\*
- 111 Stuart Ave Apartments, Colchester, VT\*
- 4 Pearl Street Apartments, Essex Junction, VT\*
- Berlin Senior Housing, Berlin, VT\*

**Government/Municipal**

- Richford Border Station, Richford, VT\*

**Commercial/Industrial**

- Bourne Mixed Use, South Burlington, VT
- One Burlington Square Renovation, Burlington, VT\*
- Gateway Office Building, Lebanon, NH\*
- Gateway Office Building, Plattsburgh, NY\*
- 30 Main Street Office, Burlington, VT\*
- 40 Main Street Office, Burlington, VT\*

**Retail/Hospitality**

- Residence Inn, Verona, NY
- Homewood Suites, South Burlington, VT\*
- Fairfield Inn and Suites, Waterbury, VT\*
- Holiday Inn Renovation, White River Junction, VT\*

**Healthcare**

- Copley Emergency Room, Morrisville, VT\*

**Specialized Experience: LEED/Sustainable Design**

- Battery and King Office Building - LEED Certification, Burlington, VT\*

\* at previous firm

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## WIEMANN-LAMPHERE ARCHITECTS



### Robert Hoppe III

Project Manager

R.A., A.I.A., LEED AP

#### Academic Experience

The State University of New York at Buffalo  
Bachelor of Science - Architecture, 2003  
Master of Architecture, 2005

#### Professional Experience

Wiemann Lamphere Architects  
South Burlington, VT  
June 2017-Present

AES Northeast  
Plattsburgh, NY  
November 2016-June 2017

Smith Buckley Architects  
Burlington, VT  
April 2015-August 2016

Bergmann Associates  
Rochester, NY (2 years)  
Jacksonville, FL (8 years)  
May 2005-March 2015

#### Registrations

Vermont No. 003.0111052  
New York No. 039760-1  
LEED AP

#### Memberships

American Institute of Architects

[www.wla-vt.com](http://www.wla-vt.com)

#### Selected Project Experience:

##### Housing

- Bayview Crossing Senior Housing, South Hero, VT
- Fox Run Housing, Berlin, VT
- Lee Housing Project, Lee, MA
- Main & Mansion Housing, Winooski, VT
- Residences at The Essex, Essex, VT
- Fayette Drive Micro Apartments, South Burlington, VT
- Spurr Dorm Addition and Renovation, Berkshire School, Sheffield, MA
- Sugarbush Mountainside Condos, Warren, VT

##### Government/Municipal

- Essex Fire Station, Essex, VT
- NWSCF Door Replacement, St Albans, VT
- Middlesex State Office Complex, Middlesex, VT
- Urban Search and Rescue / Hazmat Planning Study, Colchester, VT
- Westford Town Office Feasibility Study, Westford, VT
- Essex Town Office, Essex, VT
- NWSCF Roof Replacement, St Albans, VT
- St Johnsbury Police & Regional Dispatch, St Johnsbury, VT
- State House Battery Backup Building, Montpelier, VT
- CRCF Roof Replacement, South Burlington, VT
- Berlin Public Safety Complex, Berlin, VT
- Saint Johnsbury Public Safety Facility Study, Saint Johnsbury, VT
- CRCF / SSCF Therapeutic Bed Renovations, S. Burlington & Springfield, VT
- Grand Isle Library and Town Office, Grand Isle, VT
- South Hero Worthen Library, South Hero, VT
- Orleans Superior Court & State Office Building, Newport, VT
- Windsor Courthouse, White River Junction, VT

##### Commercial/Industrial

- Casella, Montpelier, VT
- CVSMD, Montpelier, VT
- Casella Headquarters Master Plan, Rutland, VT
- Courtland Construction Maintenance Facility, Milton, VT
- Tatro Office, Jeffersonville, VT
- OnLogic, South Burlington, VT
- Green Mountain Transit - Industrial Parkway Master Plan, Burlington VT
- Liquid Measurement Systems Testing Facility, Georgia, VT
- Lake Champlain Transportation - Offices, Grand Isle, VT
- Hungerford Paving - Code Review, St Albans, VT
- Champlain Water District - Admin Building, Burlington, VT
- RIG Insurance, Colchester, VT
- Mascoma Labs, Lebanon, NH
- Green Mountain Transit - Electric Bus Charging, Burlington VT
- Green Mountain Transit - Body Shop, Burlington, VT
- 3JT LLC, Williston, VT
- 2300 St George Road, Williston, VT
- Hickok and Boardman, Burlington, VT
- UTC Tank Retrofit, Vergennes, VT
- LED Dynamics, Randolph, VT
- Dealer Policy, Colchester, VT



## WIEMANN-LAMPHERE ARCHITECTS



### Caitlin Gordon

Design Staff II

#### Academic Experience

Rensselaer Polytechnic Institute  
Bachelor of Architecture, 2012

#### Professional Experience

Wiemann Lamphere Architects  
South Burlington, VT  
Designer, October 2024-Present

TruexCullins  
Burlington, VT  
Architectural Designer, Spring 2021- Oct. 2024

Phinney Design Group  
Saratoga Springs, NY  
Designer, 2018-2021

Gordon + Gordon Architecture  
Garrett Park, MD  
Co Founder and Designer, 2012-2018

#### Publications

Black Dog Bluff Residence featured in Architect Magazine: Designed to be a modern take on the Adirondack Camp, Black Dog Bluff takes key elements of this vernacular and re-interprets them into a contemporary high performance building. Built with structural insulated panels, the house relies on passive conditioning and renewable energy sources for heating and cooling.

#### Selected Project Experience:

##### Housing

- South Main Street Housing, Stowe, VT
- Crombach Multi-family Housing, Shelburne, VT
- Windy Ridge Development, Hinesburg, VT
- Treehouse Multi-family, Stowe, VT\*
- Sabbath Day Residence, Silver Bay, NY\*
- 385 Broadway Mixed-use Residential, Saratoga Springs, NY
- Friends Lake Camp Residence, Friends Lake, NY\*
- Black Dog Bluff Residence, Saranac Lake, NY\*

##### Government/Municipal

- Grand Isle Library, Grand Isle, VT

##### Commercial/Industrial

- Nolato, South Royalton, VT
- Acrisure, Burlington, VT
- Nolato, Bethel, VT
- 180 Battery Street Interior Renovation, Burlington, VT\*

##### Retail/Hospitality

- Savu, South Burlington, VT
- Hermitage Club - Ski Patrol, Wilmington, VT
- Sun & Ski Inn, Stowe, VT
- Common Roots Market, Bistro, & Daycare, South Burlington, VT
- Jordan Hotel - Crown Club Interior Renovation, Sunday River, Newry, ME\*

##### Specialized Experience: LEED/Sustainable Design

- 180 Battery Street Interior Renovation, Burlington, VT\*  
- LEED Gold for Commercial Interiors

\* at previous firm

[www.wla-vt.com](http://www.wla-vt.com)



WIEMANN-LAMPHERE ARCHITECTS

# selected works.



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WIEMANN-LAMPHERE ARCHITECTS



## Maplewood Commons

**Rutland, VT**  
**27,000 s.f. Multi-family Residential Building**



Rutland is undergoing a massive workforce housing shortage along with most VT communities. In 2023 Wiemann Lamphere was tasked with developing a new 30-unit housing project in a burgeoning area of Rutland with close access to community services. The site is a partially developed industrial zone, portions of which had been subdivided into a neighborhood. There are two structures, abandoned long ago, which will be razed to make room for the new corner lot 30-unit housing development. There will be a range of unit types from studio to three-bedroom units, providing a versatility for the Housing Trust of Rutland County to operate it.

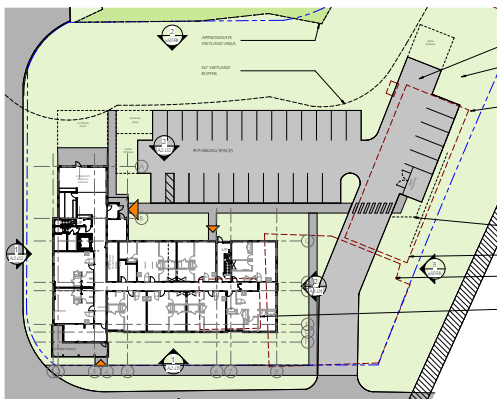
The design features an entirely electrified system for all infrastructure and HVAC. There will be no use of fossil fuels on the project. Amenities include parking, with capability for level 2 charging in the future, as well as interior bike storage, community room, laundry facilities, and West facing outdoor patio with raised garden beds.

The project is slated for bid in January 2025 for construction to be completed in the early months of 2026.

**Project Value:**  
\$10,542,000

**Completion Date:**  
February 2026

**Reference:**  
Ben Sturtz, Senior Developer for Evernorth  
503.358.9671  
Dan Caputo, Project Devel. Coord. for Housing Trust of Rutland County  
802.775.3139 x210, DCaputo@housingrutland.org



[www.wla-vt.com](http://www.wla-vt.com)



WIEMANN-LAMPHERE ARCHITECTS



Photos by Sally McCay

## Bayview Crossing

**South Hero, VT**  
**39,600 s.f. 30-unit Senior Housing**

Bayview Crossing provides 30 units of housing, with community space and private offices for C.I.D.E.R. to provide transportation services for the community of South Hero. Structured parking is also included to help alleviate the constraints of the site.

South Hero is a wonderful place to live. The availability of affordable housing for an aging population has been an area of concern in the community for quite some time. Bayview Crossing, operated by Cathedral Square, seeks to remedy this housing concern by providing 30 units of one and two-bedroom dwelling units within walking distance of a number of community services, including the local health clinic, library, restaurants, banking, post office and convenience store. The building takes full advantage of a Southern exposure with a large solar photovoltaics array on the roof, to provide a significant amount of power to operate the building. There are indoor spaces for tenants to congregate in that include a comfortable lounge space appointed with a kitchen as well as amenities such as a fitness room, laundry and outdoor community gardens to provide for the tenants and engage the community.

**Project Value:**  
\$8,348,868

**Completion Date:**  
October 2022

**Reference:**  
Cindy Reid, Cathedral Square Director of Development  
802.863.2224, Reid@cathedralsquare.org

**Awards:**  
Efficiency Vermont's Best of the Best Award, 2025



[www.wla-vt.com](http://www.wla-vt.com)

WIEMANN-LAMPHERE ARCHITECTS



## City Lights Urban Development

**Winooski, VT**  
**36,700 s.f. Multi-family Residential Building**

In 2014, Wiemann Lamphere was hired to develop a master plan for the redevelopment of several lots in downtown Winooski. The master-plan represented a total build-out of 200,000 square feet including commercial and retail uses, hospitality, and various styles of residential housing. The first phase of this master-plan is the design and construction of the City Lights Project.

This 27-unit, multi-residential building features a two level parking garage, a roof terrace and a small tea shop on the ground floor. This project takes a small urban site and maximizes development potential in a cost effective manner. The design of the project features a unique saw tooth profile, creating an interesting architectural feature. The saw tooth profile was developed with the concept that the sloped roofs would be ideal for integrating a series of solar panels on the roof while also allowing for cathedral ceilings on the top floor units.

**Project Value:**  
\$5,500,000

**Completion Date:**  
June 2017

**Reference:**  
Nathan Dagesse, Construction Manager  
802.497.0061, ndagesse@eivtech.com

[www.wla-vt.com](http://www.wla-vt.com)



WIEMANN-LAMPHERE ARCHITECTS



## Crombach Multi-Family Master Planning

**Shelburne, VT**  
**108 unit development, in varying unit types**

The Crombach Property is an infill development project on 6.2 acres in Shelburne, VT, north of the Village. The Town of Shelburne has recently adopted a new Form-Based Code standard which allows for a diverse mix of housing, from single-family, townhouse and multi-family buildings, up to 24 units as well as a commercial / retail use along Shelburne Road, within the mixed use overlay zone. The development offered a neighborhood loop road, with common area amenities in the center along with streetscapes that featured sidewalks, tree-lined areas, with lighting and on-street parking. All within close proximity to Shelburne Road and services. The buildings, although having many units, have a characteristic feel that is more single-family residential through the use of porch and entry elements and courtyards between the buildings. The project is anticipated for 2024 Construction

**Project Value:**  
\$28,000,000

**Reference:**  
Stephen Brandon  
stevebrandondc@gmail.com



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WIEMANN-LAMPHERE ARCHITECTS



## Fox Run Housing

**Berlin, VT**  
**30,200 s.f. Residential**

Downstreet Housing and Evernorth collaborated to provide 30 units of affordable, workforce housing for the local Berlin community, near to stores, hospital, schools, and dining, as well as a senior living facility across the street. The project is commonly referred to as Fox Run, as it resides in a heavily wooded area, on a gently sloping lot with a playground and community garden for its residents. The building features a common area lobby space as well as lounge and common area laundry facilities to support the residents. In addition, there will be EV car-charging and outdoor covered areas. The building met the Efficiency Vermont – High Performance Energy Standards and had a blower door test of .05 ACH @ 50Pa (a passive haus level rating). On the roof are solar photo-voltaics to reduce tenants' electrical bills.

**Project Value:**  
\$10,700,000

**Completion Date:**  
July 2025

**Reference:**  
Matt Moore, Evernorth Senior Developer  
802.861.3816, mmoore@evernorthus.org

[www.wla-vt.com](http://www.wla-vt.com)



WIEMANN-LAMPHERE ARCHITECTS



## Gifford Retirement Community

**Randolph, VT**  
**72,839 s.f. Independent Living Community**

The goal for the new Gifford Retirement Community, located in Randolph Center, VT, is to create a thriving community of independent living seniors who will age-in-place with access to on-site health and dining services, physical fitness, garden amenities, health and beauty needs. The three-story, 49-unit apartment building will use internal common spaces including a dining room, library, fitness area, lounges, and sunroom, to encourage community interaction. External gathering spots, such as a proposed campus green, orchard, gardens, and extensive nature trails, will strengthen the neighborhood feel of the campus. The views to the West are also extraordinary.

**Next steps:**

The project will have a "Community" building with gathering, classroom, meeting and physical fitness spaces for the 130 units of housing being proposed for the project master plan. A 25 unit assisted living building will provide additional support for those with long-term care requirements, but who still desire a private apartment to live in. This will provide seniors the option to age-in-place with a truly pastoral setting.

**Project Value:**  
\$12,317,685

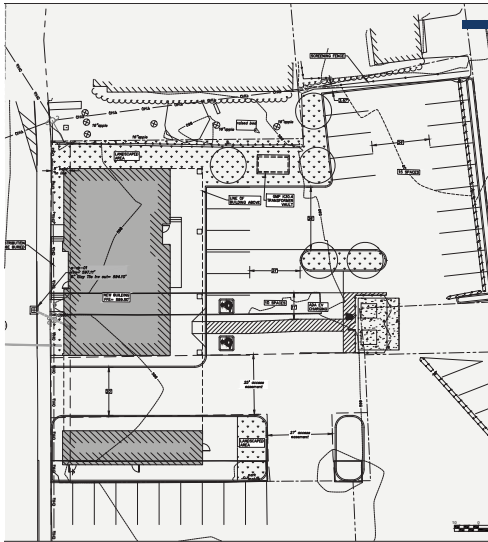
**Completion Date:**  
August 2017

**Reference:**  
Doug Pfohl, Vice President of Support Services  
802.728.2240, DPfohl@GiffordMed.org

[www.wla-vt.com](http://www.wla-vt.com)



WIEMANN-LAMPHERE ARCHITECTS



**Stevens Branch Apartments**

**33,000 s.f. Multi-family Residential Building**  
**Barre City, VT**

WLA is working with DEW Properties on a new residential community for Downstreet Housing & Community Development and Evernorth in the City of Barre. The first floor includes a well organized lobby with easy access from the sidewalk along Seminary Street and from the parking at the back of the building, an administrative office, tenant storage, community room and other support spaces. There are 32 apartments in a mix of studios, 1-bedroom, 2-bedroom and 3-bedroom units. The tight site has created some challenges but also architectural opportunities. Where there is an existing easement on the property, we've created an opening in the building for access to rear parking without impacting the program requirements. The project is intended to be mixed-income affordable housing which will ensure that residents have a quality, affordable place to live within walking distance from the amenities in downtown Barre.

**Project Value:**  
 \$13,000,000

**Completion Date:**  
 May 2026

**References:**  
 Don Wells, DEW Properties  
 802.764.2311, dwells@dewconstruction.com  
 Ben Sturtz, Senior Developer for Evernorth  
 503.358.9671

[www.wla-vt.com](http://www.wla-vt.com)



WIEMANN-LAMPHERE ARCHITECTS

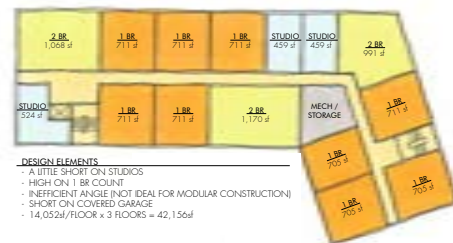


## Shires Housing

### Manchester, VT Site Planning

Shires Housing is a 501(c)(3) not-for-profit housing development corporation serving Bennington County. Shires Housing's mission is to provide safe, decent, and perpetually affordable housing options for limited-income residents of Bennington County. Wiemann Lamphere was engaged by Shires Housing for design services related to the conceptual design of up to 40 senior, affordable, and market-rate multi-family housing units in a single building within a flood plain. Scope of work included conceptual development of three options for how to develop the site while factoring in the necessary requirements for work within the flood plain. WLA developed conceptual site plans, floor plans, and building massing diagrams to represent each of the options.

**Completion Date:**  
2022



**DESIGN ELEMENTS**  
 - A LITTLE SHORT ON STUDIOS  
 - HIGH ON 1 BR COUNT  
 - INEFFICIENT ANGLE (NOT IDEAL FOR MODULAR CONSTRUCTION)  
 - SHORT ON COVERED GARAGE  
 - 14,052sf/FLOOR x 3 FLOORS = 42,156sf

UNIT COUNT		
TYPE	COUNT/FLOOR	TOTAL
STUDIO	3	9 (20%)
1BR	9	27 (60%)
2BR	3	9 (20%)
<b>BUILDING</b>		<b>45</b>

www.wla-vt.com



WIEMANN-LAMPHERE ARCHITECTS



Hours after "Irene" came through

## Waterbury Fire Station 1

**Waterbury, VT**  
**12,460 s.f. Public Safety Facility**

In 2005, the Waterbury Fire Department began exploring options to replace their two fire stations. Each over 40 years old, the stations were poorly insulated, expensive to maintain and heat, no longer code compliant, and simply too small to adequately house the equipment of the Town Fire Department. Wiemann Lamphere, in conjunction with DEW Construction, submitted a design/build proposal that would provide the Town with two new energy- efficient fire stations and would meet the Town's needs for many years to come.

The Main Street Station is the larger of the two, at 12,460 sf. This station is a two story steel frame building and incorporates special detailing that provides adequate long term flood protection (since the building is within a flood plain). Located within historic Waterbury Village, the Main Street station is faced with Vermont Brick with limestone accents in a somewhat traditional fashion. The design also incorporates the existing bell tower (bell dates to 1901) which was salvaged from the old station and places it prominently on the corner for display.

**Project Value:**  
\$2,000,000

**Completion Date:**  
2011

**Reference:**  
Alec Tuscany, former Town and Village Engineer  
802.373.8710

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## WIEMANN-LAMPHERE ARCHITECTS



## NRHP Listed Properties

WLA has worked on several National and State Registry of Historic Preservation properties, as well as non-listed properties over 40 years old and with historic significance throughout Vermont. Our experience includes working with various preservation planners and the State of Vermont to determine historic value and examine methods to improve elements of historic properties while maintaining their character and significance.

### Projects of Historic Value

- Ilsley Public Library
- Orleans County Superior Court
- Orleans District Court Y State Office Building
- Norwich University Fine Arts Center / Hosset House
- University of Vermont Old Arts Center & Converse Hall
- St. Johnsbury Republican Block
- St. Johnsbury Armory Building
- Waterbury Historic Home Elevations
- East State Street Offices, Montpelier
- Vermont Public Radio
- Bellows Free Academy High School
- Mansion Street Housing
- Pine Forest Children's Center
- Burlington Savings Bank
- First Congregational Church
- Bobbin Mill Housing
- Flynn Theater
- Colchester Meeting House
- McKenzie House
- Hotel Vermont
- Richardson Place
- Vermont College, College Hall
- Park Village Apartments
- Smith Performing Arts Center
- One Church Street Offices
- Centennial Arcade
- Champlain Mill

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VANASSE HANGEN BRUSTLIN (VHB)



## VHB Overview

**1979**

year founded

**2,000+**

engineers, scientists,  
planners, and designers

**30+**

locations on the  
East Coast

**#61**

ENR Top 500 U.S.  
Design Firms list



VHB's work helps improve mobility, enhance communities, build resilience, and contribute to economic vitality. Our cross-market, integrated approach leverages our comprehensive services so that each project considers environmental, social, and economic factors, resulting in sustainable solutions. We collaboratively apply technical skills anchored in this holistic approach to deliver lasting results that help communities thrive for generations to come.

We're a diverse team—2,000-plus strong and growing—eager to deliver value by embracing our clients' goals, anticipating challenges, and building lasting, trusted partnerships.

Our planning and design professionals commit to meeting project challenges with the highest level of quality, addressing client goals to achieve results that are implementable and sustainable. We work closely with our clients to understand each project's unique challenges by bringing a comprehensive approach to problem solving, drawing on our wide array of disciplines and skills to inform the stakeholder engagement, planning, and design processes. This approach enables a balance among project needs, site constraints, and sensitivity to context.

## Relevant Services

Having access to the right services can make all the difference in achieving your goals. At VHB, we take pride in delivering a diverse array of customized solutions designed to meet the unique requirements of our clients. Below, you'll find detailed information about the services that are relevant to the Country Club Road Development project, showcasing how we can effectively support your endeavors and meet your specific needs.

### Land Development

When it's time to grow, add, expand, or move, clients look for someone they can trust. At VHB, it's our priority to understand operating environments and infrastructure challenges so we can navigate site permitting and approvals. We provide solutions designed to get customers, visitors, and employees in and out with ease—so clients can focus on their business and their community. VHB leverages its extensive network of professionals across multiple offices, enabling us to efficiently pull in resources and experience to meet tight deadlines. This strategic approach makes sure that we have the capacity and flexibility to handle complex projects seamlessly, bringing together the right skills and experience to deliver creative and practical solutions.

### Landscape Architecture/Planning

VHB landscape architects have a broad range of experience throughout New England in the planning and design of public streetscape, enhancement, transportation-related projects, bicycle and pedestrian facilities. Our staff members approach each project as a unique design opportunity, working closely with clients and public interest groups to better understand the local context and subsequently develop landscape design themes that create special experiences unique to the municipality. Drawing upon our breadth of experience in public and private projects, we often introduce innovative design approaches to realize a unifying vision, assuring high-quality results based on tested practical experience.

**VANASSE HANGEN BRUSTLIN (VHB)**

VHB's unique integrated multidisciplinary culture further allows our landscape architects to share their knowledge base with the engineering and environmental disciplines, and obtain their input in return. This enables VHB's landscape architects to identify each project's design potential early in the process and to quickly address design challenges as they arise during the design evolution. Furthermore, VHB landscape architects frequently look for opportunities to introduce low impact development (LID) and LEED® elements into projects where appropriate.

**Traffic**

VHB's Traffic group has demonstrable knowledge in providing traffic analysis, traffic signal design, signing and pavement marking designs, intelligent transportation systems (ITS), speed studies, and road safety audits. These local traffic professionals balance the needs of all users to create designs that operate both safely and efficiently. Over the years, the Traffic group has developed specific skill sets and high-quality working relationships with their peers at the Vermont Agency of Transportation (VTrans). This combined experience provides VTrans and municipalities with professionals that can perform tasks from routine design elements such as pavement markings and signing to complex coordinated signal systems, traffic control plans, and technically challenging ITS support. VHB's recent traffic signal designs have included six signals along Main Street in Burlington and two signals along Main Street in Winooski.

**Permitting and Regulatory Compliance**

VHB brings extensive experience navigating local, Department of Environmental Conservation (DEC), and Act 250 permitting processes, making sure that projects comply with all necessary regulations while advancing smoothly. Our team is well-versed in local municipal requirements, adept at coordinating with the Vermont DEC for water quality, stormwater, and natural resource permits, and skilled in preparing comprehensive Act 250 applications for development projects. By leveraging our deep understanding of these regulatory frameworks, we help clients anticipate challenges, streamline approvals, and achieve project goals efficiently without compromising environmental integrity or community interests.

VANASSE HANGEN BRUSTLIN (VHB)



### Country Club Road Master Plan

Montpelier, VT

**Client**

City of Montpelier, Vermont

**Project Dates**

Started: 2022  
Completed: 2023

**Reference**

Michael Miller  
City of Montpelier  
mmiller@  
montpelier-vt.org  
802.223.9506

VHB worked with the City of Montpelier and the community to reimagine the former Elk's Club property, an approximately 140-acre parcel currently home to a golf course and a variety of outdoor recreation uses. Through several stakeholder meetings, a shared vision is being developed for potential uses that include multi-family housing, and recreation uses. VHB led the way by preparing the site analysis mapping, generating concept alternative sketches, and developing order of magnitude cost estimates. The site analysis mapping was used to create an issues and opportunities plan which identifies developable areas. With this mapping in hand, VHB's designers have been exploring a variety of development scenarios with the community.

VANASSE HANGEN BRUSTLIN (VHB)



### Stonewall Meadows (Capital Heights)

Montpelier, VT

**Client**

Stonewall Meadows

**Project Dates**

Started: September 2021

Completed: July 2025

**Reference**

Gabriel LaJeunesse  
Aacred Development  
Holdings, LLC  
gabe@aacred.com  
802.917.2526

VHB provided comprehensive planning, engineering design and permitting support for Stonewall Meadows, Montpelier’s largest and most impactful subdivision in more than 15 years. This transformative project involved the subdivision and creation of 34 new lots and the development of 61 residential units, including both single-family homes and multi-family quadplexes to address the City’s growing housing needs. With the site’s challenging topography, VHB delivered innovative grading and drainage solutions that not only provided long-term stability and environmental stewardship but also prioritized accessibility for all future residents. VHB also conducted a detailed traffic impact study to assess and address the effects of increased traffic associated with the new homes.

VHB’s experience in regulatory compliance was evident throughout the project, as the team successfully guided Stonewall Meadows through the rigorous local and State DEC, and Act 250 permitting processes. Through a collaborative approach and attention to stakeholder concerns, VHB helped deliver a thoughtfully designed, sustainable neighborhood that enhances Montpelier’s housing options while promoting responsible growth and an improved quality of life.

VANASSE HANGEN BRUSTLIN (VHB)



### Holiday Inn Site Redevelopment

South Burlington, VT

**Client**

Larkin Realty

**Project Dates**

Started: 2019

Completed: 2024

**Reference**

Joe Larkin

joelarkin@

larkinrealty.net

802.734.8337

Larkin Realty and VHB have partnered on an ambitious redevelopment project to transform an underused Holiday Inn site at a difficult intersection into a vibrant gateway to the City of South Burlington. VHB helped craft a master plan for the challenging site in keeping with the form-based code guiding the creation of City Center, South Burlington's new downtown. VHB's integrated team also provided landscape architecture services, site/civil design, traffic engineering, natural resources assessment, and soil investigations, and led local, state, and Act 250 permitting tasks. The project team realized the site's potential by constructing City Center's first five-story building, a 136,561-square-foot mixed-use property with 83 apartments and 5,800 square feet of retail space. Additionally, a second mixed-use building is in progress, and a future hotel is also being developed for the property.

Negotiating a partnership between Larkin Realty and the City, VHB helped transform the poorly aligned Dorset Street/Williston Road intersection—South Burlington's busiest—to accommodate the additional project trip demand while improving traffic patterns at the intersection. The project team's creative solution to site parking concerns added more than 60 parking spaces with a new 157-space underground garage. VHB's close coordination among the project owner, the City, and the architect has been paramount in keeping the redevelopment efforts consistent with Larkin Realty's vision and achieving the City's goals for this vital urban space.

VANASSE HANGEN BRUSTLIN (VHB)



### Hard'ack Recreation Area Master Plan

St. Albans, VT

**Client**

City of St. Albans, Vermont

**Project Dates**

Started: December 2018

Completed: April 2023

**Reference**

Dominic Cloud

City of St. Albans d.cloud@

stalbansvt.com

802.309.1775

For the City of St. Albans, VHB provided planning and engineering services to develop a Master Plan for the Hard'ack Recreation Area. VHB performed site reconnaissance and reviewed existing information to develop a thorough understanding of site conditions. The VHB team worked closely with the Hard'ack Steering Committee to identify opportunities for future projects. Elements considered included vehicle circulation and parking, pedestrian circulation, ski hill layouts, potential locations for a skier's lodge and maintenance facility, stormwater treatment areas, and the potential for an ice-skating rink and additional athletic fields.

VANASSE HANGEN BRUSTLIN (VHB)



**Daniel J. Heil, PE**

Project Manager

**Dan is a Project Manager and Engineer with wide-ranging land development experience in Vermont, as well as in Washington, DC, Maryland, and Virginia. Responsible for the design and management of land development projects throughout Vermont, he has been involved in projects from large-scale mixed-use developments to single-lot subdivisions. Dan has a strong technical engineering background and is well versed in the preparation of site drawings and local/state permitting requirements.**

**Education**

BS, Civil Engineering, Virginia Polytechnic Institute and State University, 2008

**Registrations/Certifications**

Professional Engineer (Civil), VT

**Affiliations/Memberships**

American Society of Civil Engineers, 2008

*17 years of professional experience*

**Aacred Development Holdings, LLC, Capital Heights, Montpelier, VT**

Dan served as Project Manager and provided comprehensive engineering design support for Capital Heights, Montpelier's largest subdivision in more than 15 years—a transformative development featuring 34 newly created lots and 61 residential units, including both single-family homes and multi-family quadplexes. With challenging site topographical constraints, the project included complex grading and drainage solutions for long-term stability, environmental protection, and enhanced accessibility. A detailed traffic impact study was prepared to assess and address the impacts of increased traffic on the local roadway infrastructure. Dan successfully oversaw the project through the rigorous local, State DEC, and Act 250 permitting processes.

**Larkin Realty, Holiday Inn Parcel Master Plan and Redevelopment, South Burlington, VT**

Dan provided engineering design support for this project that includes overall master planning, landscape architecture, site/civil design, traffic engineering, natural resources assessment, soil investigations, and leading local, state, and Act 250 permitting tasks. VHB successfully negotiated an alliance between Larkin Realty and City staff to reconfigure the heavily trafficked Dorset Street/Williston Road intersection to accommodate the additional project trip demand while improving traffic patterns at the intersection. The project team coordinated significantly with the project owner, the City, and various architects to make sure the final development program was consistent with Larkin Realty's vision and achieved the City's goals for this major gateway into South Burlington.

**O'Leary-Burke Civil Associates, Engineering and Project Management, Essex Junction, VT**

Prior to joining VHB, Dan was a Project Engineer/Manager responsible for the preparation of construction drawings for both commercial and residential projects throughout Vermont. In his time at O'Leary-Burke, Dan served as the design engineer and project manager on numerous single-family and multi-unit subdivisions. Dan was responsible for successfully overseeing these projects through all phases of development, from design and permitting to construction completion.



VANASSE HANGEN BRUSTLIN (VHB)



**Michael Willard, PLA, LEED AP**

Landscape Architecture/Planning

**Michael heads VHB's Vermont Landscape Architecture practice, offering design guidance for intricate planning and design projects across New England. His extensive portfolio covers master planning, permitting, and site design for commercial, residential, institutional, and government developments, as well as streetscapes, parks, and energy projects. Michael designed planting plans for the South End Bumpouts and Waterfront Park Gravel Wetland. Michael combines strong design skills with technical proficiency in construction detailing and materials.**

*30 years of professional experience*

**Education**

AA, Architecture, Vermont College, 1992

**Registrations/Certifications**

Professional Landscape Architect, VT

LEED Accredited Professional

**Affiliations/Memberships**

American Society of Landscape Architects

Vermont

Beekeepers Association

**City of St. Albans, Main Street Streetscapes, St. Albans, VT**

Mike helped lead the streetscape design for the heart of downtown St. Albans. The design incorporated urban stormwater techniques and outdoor gathering areas. Highly successful, the streetscape is regarded as a key to the revitalization of the downtown.

**Larkin Realty, Holiday Inn Redevelopment, South Burlington, VT**

Mike provided landscape architecture services in support of this concept plan for the potential redevelopment of the Holiday Inn parcel on Williston Road South Burlington, VT. The project included overall master planning, landscape architecture, site/civil design, and traffic engineering.

**Hard'ack Recreation Area Master Plan, St. Albans, VT**

Hard'ack, a gem of the St Albans region, is long renowned for providing free skiing and sliding to Franklin County residents. Contiguous to the extensive Aldis Hill Park, the area also offers wilderness trails, sports fields, skating and a dog park. VHB provided invaluable master planning experience to the Steering Committee to maximize the recreation potential of the historic property.

**Montpelier Country Club Road Master Plan, Montpelier, VT**

Mike provided landscaping planning and concepts as part of the VHB team working with the City of Montpelier. VHB prepared the site analysis mapping, generating concept alternative sketches, and developing order-of-magnitude cost estimates. The site analysis mapping was used to create an issues and opportunities plan which identifies developable areas. With this mapping in hand, VHB's designers have been exploring a variety of development scenarios with the community.

**Newport City Master Plan Update and Housing Assessment, Newport, VT**

Michael was an integral member of the design team and visioning process for the Newport City Master Plan Update and Housing Assessment. Working with Newport Downtown Development and the City, VHB highlighted development potential within the downtown on existing parcels which took into consideration highest and best use for a mix of housing and commercial space. Potential uses were identified that could serve as catalyst projects to spur additional development and leverage potential TIF district financing.



VANASSE HANGEN BRUSTLIN (VHB)



**Education**

MLA, Landscape Architecture, Harvard University, 1981

BS, Recreation Resource Management, University of Vermont, 1978

**Registrations/Certifications**

Certified Landscape Architect

Professional Landscape Architect, VT, NH, ME, NY

**Affiliations/Memberships**

American Society of Landscape Architects

American Planning Association

**Mark Hamelin, CLARB**

Landscape Architecture/Planning

Deriving inspiration from the physical and contextual nature of the site, Mark can quickly grasp a project's vision to create simple yet elegant solutions to highly complex land planning problems. He brings over 40 years of professional landscape architecture, land planning, and urban design experience to a wide range of public and private sector projects across Vermont, throughout the country, and internationally. Mark's work has been recognized by his peers with over 20 professional design/planning awards. Notable accomplishments include Burlington's Waterfront Park, the recently completed Waterbury State Office Complex, and the Village at Spruce Peak Master Plan at Stowe Mountain Resort.

*44 years of professional experience*

**City Center/Market Street Urban Planning, South Burlington, VT**

Mark and the VHB team have been providing long-range planning and design consultation services to assist the City of South Burlington to develop standards for public realm improvements to guide both private and public development within the new City Center area. Utilizing the newly adopted Form Based Code, we are currently engaged with the community on plans for the central roadways of Market Street, Williston Road and associated grid streets as well as storm water management, wetland permitting, stream restoration, and traffic management planning.

**Montpelier Country Club Road Master Plan, Montpelier, VT**

Mark led master planning effort as part of the VHB team working with the City of Montpelier. Based on the physical characteristics of land and natural resource restrictions, an issues and opportunities plan was developed which identified potential developable areas. With this mapping in hand, VHB's land planners have been exploring a variety of development scenarios with the community and order-of-magnitude cost estimates for the concept alternatives.

**Hard'ack Recreation Area Master Plan, St. Albans, VT**

Hard'ack, a gem of the St. Albans region, is long renowned for providing free skiing and sliding to Franklin County residents. Contiguous to the extensive Aldis Hill Park, the area also offers wilderness trails, sports fields, ice skating, and a dog park. VHB provided invaluable master planning experience to the City's Steering Committee to maximize the recreation potential of this historic property. Key improvements included the new Greg Brown Lodge, a chairlift, a magic carpet surface lift, a hockey arena, artificial and natural sports fields, expanded parking, and a casting pond.

**Warren Village Main Street Improvement Project, Warren, VT**

VHB is assisting the Town of Warren with the transformation of its Village Center into a pedestrian friendly space for all users. A first of its kind project in a small Vermont village, the plan features efficient use of vehicular space to create pedestrian nodes and safe circulation, reduces vehicular traffic speed and integrates state-of-the-art stormwater practices into the village streetscape. As project manager and lead designer Mark is instrumental in bringing together the divergent interests, both public and private, to achieve a successful design embraced by the community.



VANASSE HANGEN BRUSTLIN (VHB)



**Peter Smiar, PE**

Land Development and Permitting

**Peter’s wide-ranging portfolio of experience includes providing public- and private-sector clients the land use planning services, infrastructure design, stormwater design, hydrologic analysis, and state and federal permitting services to keep their projects moving forward. He has worked on projects ranging from high-density urban infill sites utilizing subsurface infiltration facilities, pervious pavers, and bioretention areas to larger land development projects utilizing a combination of stream buffers and other low-impact development strategies. Blending innovation and real-world strategies, his project approach involves using emerging stormwater management technologies while staying grounded in projects’ practical aspects such as cost, feasibility, and long-term operational considerations.**

*20 years of professional experience*

**Education**

MS, Civil Engineering,  
University of Vermont, 2016

BS, Civil Engineering,  
University of Vermont, 2005

**Registrations/Certifications**

Professional Engineer, ME

**Cambrian Rise Master Plan—Burlington College Project, Burlington, VT**

Peter is providing land use planning and ecological stormwater design services for this proposed 1,000-plus-unit mixed-use development on North Avenue in Burlington. The project is located on a 42-acre tract of land with 900 feet of Lake Champlain shoreline. Peter is incorporating green infrastructure practices into the development master plan and cooperatively teaming with the City Public Works department to implement infiltration retrofits within the City right of way to reduce stormwater flows to the existing combined sewer system.

**266 College Street Redevelopment, Burlington, VT**

Peter is leading the design of utility infrastructure improvements, site/civil and landscape design, permitting, preservation planning, and site related construction phase services for redevelopment of the historic Greater Burlington YMCA building in downtown Burlington. Faced with the challenge of preserving a portion of the National Register-listed property built in 1932, VHB is leading a multidisciplinary team to transform the site into a six-story apartment building, providing 79 essential housing units. The project involved extensive historic preservation efforts, coordination for local and state-level permitting, and innovative engineering solutions such as an underground stormwater system to comply with city codes. Work in a confined City right-of-way along College and South Union Street required extensive coordination with the Support of Excavation contractor and the Burlington Department of Public Works.

**Killington Village Master Plan, Killington, VT**

Peter is the project manager for the planning, design, permitting, and construction phase services for the Killington Village Master Plan which consists of a new base lodge, 2,300 residential units, multiple commercial spaces, nine day-skier parking lots, 4+ ski bridges, extensive natural resource field studies, Water Quality Remediation Plan and Riparian Buffer Management Plans for Roaring Brook, utility and site design, and local, state, and Act 250 permitting.



## VANASSE HANGEN BRUSTLIN (VHB)

**Education**

BS, Civil Engineering,  
The Pennsylvania State  
University, 1984

BA, Liberal Arts, East  
Stroudsburg University of  
Pennsylvania, 1984

**Registrations/Certifications**

Professional Engineer (Civil), VT

**Affiliations/Memberships**

Institute of Transportation  
Engineers, Vermont

Vermont Society of Engineers

**Evan Detrick, PE**

Traffic Engineering

**Evan is Director of Transportation in VHB's Winooski office with over 40 years of experience supporting federal, state, municipal, and private sector projects. Evan's responsibilities include scoping and budgeting, personnel and work assignment scheduling, project management, and quality control. He has completed the planning and design of a wide array of projects, including a variety of sidewalks, pathways, and trails; highway projects such as four-lane, limited access highways on new alignments; arterial roadways on new alignments; roadway widening and rehabilitation; bridge construction and replacement; environmental assessments in accordance with the National Environmental Policy Act (NEPA); traffic signal improvements; property and topographic surveys; floodplain certifications; and numerous Safe Routes to School and Transportation Enhancement projects.**

*41 years of professional experience*

**City of Montpelier, Country Club Road Conceptual Design, Montpelier, VT**

Evan was the Project Manager for the conceptual design of improvements to Country Club Road. The goal of the project was to identify and assess a range of alternatives to improve Country Club Road between US Route 2 (US 2) and the former Elks Club building. The preferred alternative, approved by City Council, would improve the roadway crossing of the existing Vermont Rail System tracks to provide a smoother transition for traffic crossing the tracks, raising the grade of US 2 at the Country Club Road intersection to further reduce the abrupt grade change at the railroad crossing, full depth reconstruction of the roadway pavement, minor realignment of the road to better fit within the existing right of way, the addition of an uphill bike lane, and the addition of a sidewalk on the west side of the road to accommodate pedestrian traffic. The project also included the 90% design of new water and sewer lines along the length of the road, developed by our subconsultant partner.

**City of Montpelier, East State Street Reconstruction, Montpelier, VT**

Evan was the Project Manager for the streetscape design of East State Street between Main Street and College Street. This project is a comprehensive rebuild of East State Street including full depth pavement reconstruction, replacement and extension of sidewalks, replacement of streetlights and street trees, construction of a new retaining wall to support the sidewalk extension, and relocation of GMP utility poles. The final design includes replacement of all water and sewer infrastructure and modifications to the storm drain systems (developed by the City's DPW staff). VHB is also working with City staff and University of Vermont to facilitate the design of tree wells and infiltration pits as part of a research project.

**City of Burlington, Great Streets – Main Street Revitalization, Burlington, VT**

Evan was Project Manager for the planning and design of a complete revitalization and reconstruction of Main Street in downtown Burlington. The \$24M project includes extensive community and stakeholder outreach, roadway reconstruction, landscaping amenities, the addition of dedicated bike lanes behind the curb lines, new stormwater treatment practices to control runoff to Lake Champlain, extensive water and sewer replacements, new signing and replacement of traffic signals.



HARDY STRUCTURAL ENGINEERING



## Profile of the Firm

Hardy Structural Engineering, LLC (**HSE**) is an established and respected structural engineering firm located in Colchester, Vermont. Founded in 2003 by Tim Hardy, PE, a registered structural engineer who has practiced engineering in Vermont since 1995, HSE offers diverse professional experience for institutional, commercial, industrial, and residential projects with the structural design and renovation/rehabilitation of:

- structural steel
- aluminum
- light gage steel
- reinforced concrete
- reinforced masonry
- wood/heavy timber
- foundations & retaining walls
- Forensic/failure analysis and peer reviews.

**HSE** is a Revit/BIM office with all projects developed with the latest Revit Structure 3-D BIM Software that allows constant integration and coordination with the Architect, Design Consultants, Construction Managers and Sub-Contractors.

**HSE** prides itself in understanding client's needs and providing a responsive and high level of service by means of creative solutions to complex problems while maintaining an emphasis on economy, practicality, and constructability. **HSE** has been recognized by several contractors as a structural engineering firm willing to work through structural issues in the field with a keen eye for constructability while still maintaining the original structural design intent.



Pump House Waterpark (Jay Peak, VT)



City Place Burlington (Burlington, VT)

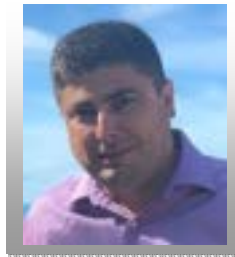


Eagles Landing (Burlington, VT)



Cambrian Rise (Burlington, VT)

## HARDY STRUCTURAL ENGINEERING



Tim Hardy, PE

Owner

**PROFESSIONAL DEVELOPMENT:****2003 to present -Hardy Structural Engineering, LLC, Colchester, VT- (Owner/Proprietor)**

Owner and proprietor of small structural engineering firm. Responsibilities include securing workload and providing structural design/drafting and construction administration services for projects ranging from small residential projects to multi-million dollar commercial, industrial and institutional projects.

**2002 to 2003 -DuBois & King, Inc., Williston, VT- (Sr. Structural Engineer)**

Responsibilities included design and management of structural projects for commercial, institutional, manufacturing and residential clients. Managed structural projects from development of proposals, monitoring and managing workload, maintaining client communications and facilitating construction administrating services.

**1995 to 2002 -Hallam Associates, South Burlington, VT- (Structural Engineer)**

Responsibilities included structural design of steel, reinforced concrete, wood and masonry along with project management and construction phase consultation.

**RELATED SKILLS:**

- Over 30 years of structural engineering and project management experience with strong client and contractor communication skills.
- Diverse experience with commercial, institutional, industrial and residential projects.
- Extensive experience with both Traditional Design/Bid and Design/Build project delivery approaches.
- Detailed knowledge of AutoCAD, Revit BIM Software and structural design software (RISA Floor, RISA 3-D, Enecalc, Woodworks,..etc).

**EDUCATION:**

Bachelor of Science Degree in Civil & Environmental Engineering (Concentration in Structures)  
Clarkson University, Potsdam, NY (1995)

**PROFESSIONAL ENGINEERING REGISTRATION:**

Vermont, New York, Connecticut, Ohio, Virginia, Maryland, North Carolina

**RELATED EXPERIENCE:**

<b>4 Pearl Street at Five Corners</b>	Essex Junction, VT
<b>Gardenside Development</b>	Essex Junction, VT
<b>Autumn Pond Development</b>	Essex Junction, VT
<b>Essex Senior Housing</b>	Essex Junction, VT
<b>Thatcher Hill Fairfield Inn &amp; Suites</b>	Waterbury, VT
<b>UVM Residential Hall</b>	Burlington, VT
<b>O'Dell Apartments</b>	South Burlington, VT
<b>Marketplace Apartments</b>	South Burlington, VT
<b>St. Michael's College Residence Halls</b>	Colchester, VT
<b>City's Edge</b>	South Burlington, VT
<b>Eastwood Commons I &amp; II</b>	South Burlington, VT
<b>River Station Apartments</b>	Montpelier, VT
<b>Cambrian Rise Development</b>	Burlington, VT
<b>Riverwalk Apartments</b>	White River Junction, VT
<b>CityPlace Development</b>	Burlington, VT

## JASON ELWOOD

Project Manager



Jason brings over 28 years of industry experience to DEW, having advanced from foreman to superintendent before becoming a project manager. Having progressed from foreman to superintendent before becoming a project manager, he offers a well-rounded perspective that enhances collaboration and problem-solving on complex projects. As the primary customer interface for this project, Jason will oversee all aspects of project execution, including coordinating design reviews, managing subcontractors, and leading procurement and cost control efforts. He is particularly skilled at developing and maintaining project schedules, proactively identifying risks, and driving teams to meet critical milestones—ensuring the project is completed on time and within budget. His responsibilities also include change management, requisitions and payments, and overall project accounting.



### RELATED EXPERIENCE

#### BAY RIDGE APARTMENTS

Shelburne, VT

New construction of a wood-framed residential housing complex with 48 units spread over two buildings that share a common foundation and a covered courtyard. The total area of the buildings is 84,000 square feet, featuring a podium slab over a parking garage.

#### THE MAREK SOUTH

Lebanon, NH

New construction of a multifamily dwelling. The Project is comprised of a four-story building consisting of 250 residential units and common area amenities constructed over a parking garage. The grounds include additional parking spaces, a grilling/dining area, a fire pit, and a hot tub.

#### MAPLE RIDGE ASSISTED LIVING

Essex, VT

New construction of a 71 unit, 64,580 SF, assisted living facility.

#### MARRIOTT AUTOGRAPH - PHASE 2

Burlington, VT

103,532 SF phased renovation converting a concrete plank and metal-framed Courtyard Marriott into an Autograph Collection hotel, including a full refresh of 161 guest rooms with upgraded bathrooms featuring glass shower systems, and transformation of public spaces such as the lounge, bar, lobby, and registration areas; managed logistics to maintain occupancy and minimize guest disruption throughout construction.

#### JAY PEAK RESORT - TIMBERLINE CONDOMINIUMS

Jay, VT

New construction of 13 buildings, clustered around 9 distinct parking areas. There are five 12-plex Buildings and eight Cottages, for a total of 84 timeshare condo-type units. The dwelling units range in size from 700 to 1,000 SF per unit.

#### U.S. CUSTOMS AND BORDER PROTECTION DERBY LINE 91 LAND PORT OF ENTRY

Derby, VT

Demolition of the existing and construction of a new Land Port of Entry at the existing Land Port of Entry facility. The 4.2-acre project site consists of a Main Port Building, a Non-Commercial Secondary Inspection Building, and a Commercial Inspection Building. LEED® Gold.

### TIME IN INDUSTRY

- 28 years

### EDUCATION & TRAINING

- 10 Hour OSHA Safety Course
- 30 Hour OSHA Safety Course
- Asbestos Recognition Training
- CPR Certified
- Fall Protection
- First Aid Certified
- Focus Four
- Forklift
- Globally Harmonized System (GHS)
- Lead Recognition Training
- Scaffold Competency
- Signaling/Rigging Training

**BEN LAFLAM**

Superintendent



*As a project superintendent for DEW Construction, Ben is known for his innate ability to identify, plan, and sequence subcontractor activities to ensure timely project completion. Ben is responsible for overseeing all field activities and is integral to the quality control, safety, field office administration, and two-week look-ahead schedules.*

**RELATED EXPERIENCE****BAY RIDGE APARTMENTS**

Shelburne, VT

*New construction of a wood-framed residential housing complex with 48 units spread over two buildings that share a common foundation and a covered courtyard. The total area of the buildings is 84,000 square feet, featuring a podium slab over a parking garage.*

**SHELburne FARMS RESIDENCE**

Shelburne, VT

*Construction of a new, 10,000 SF residence and separate event space. The residence included a 4-stop glass elevator, 3 large stone fireplaces, custom wood and steel finishes, several scenic doors, and numerous smart home features.*

**LANDS-END LANE RESIDENCE**

Shelburne, VT

*Construction of a new, one-story, 12,000 SF residence. This was a 5-bedroom home with a 2-bedroom guest wing. It has 3 large stone fireplaces, substantial landscaping features and 500' long seawall with private road to the lakeshore.*

**MIDDLEBURY COLLEGE - FRENCH HOUSE**

Middlebury, VT

*This project was a complete renovation of a 2-story, 8-bedroom, 10,000 SF building that housed college students. The project consisted of major weatherization, sprinkler upgrades, all new MEP's and ADA accessibility.*

**SONGADEEWIN LODGE**

Salisbury, VT

*The construction of a new summer camp recreational building. This building is a single level wood structure with a large stone fireplace, ADA bathrooms and entrance and commercial kitchen. It has 2 offices and a large meeting area for classes and conferences.*

**WILLISTON PUBLIC SAFETY FACILITY**

Williston, VT

*New construction of a 34,000 GSF field station for the Vermont State Police. The project includes an 11,022 SF climate-controlled garage.*

**TIME IN INDUSTRY**

- 18 years

**EDUCATION & TRAINING**

- Vermont Technical College A.S., Construction Management
- 10 Hour OSHA Safety Course
- AED Certified
- CPR Certified
- Future Leaders in Construction (ABC)

**AFFILIATIONS**

- Member of Vergennes Fire Department
- Previous Member of the Addison County Fire Fighters Association

*List of Relevant Projects - List of projects successfully developed by the developer that are similar in program and scope.*

## RELEVANT EXPERIENCE

Don Wells and Mike Francis are real estate investors and together, have developed over \$140M in properties. Current properties hold a fair market value of approximately \$61 million. Don and Mike collectively own 90% of the properties, while other investors own the remaining 10%. The properties vary in size, ranging from 8,000 square feet to 82,000 square feet.

OVER  
**\$140 MILLION**  
IN DEVELOPED  
PROPERTIES

In this section, you'll find a listing of our development experience, followed by profiles of projects comparable in scope and complexity to the proposed Country Club Road development. These examples highlight a blend of successful housing communities completed by DEW Properties and construction projects delivered by DEW Construction. This demonstrates our ability to manage every phase of development—from planning and design through construction and long-term management, while meeting community goals and exceeding client expectations.

## DEW PROPERTIES RELEVANT EXPERIENCE

### 118 PROSPECT STREET STATE OFFICE BUILDING

White River Junction, VT

*New four-story 44,000 SF office building. This building was designed to meet LEED® standards for Silver Certification.*

### 150 DOW STREET OFFICE FIT-UP

Manchester, NH

*2,500 SF interior office fit-up in a historic downtown mill property.*

### BARRE CITY PLACE

Barre, VT

*New 81,000 SF mixed-use building on Main Street in downtown Barre. The building was built in conjunction with Efficiency Vermont as a high-performance building.*

### BARRE CITY PLACE - VERMONT TRANSIT FIT-UP

Barre, VT

*Fit-up to 2 floors of an existing office building.*

### BARRE CITY PLACE SMALL PROJECTS

Barre, VT

*Miscellaneous renovations performed at Barre City Place covering several floors of the building.*

### BLAIR PARK OFFICE BUILDING

Williston, VT

*New construction of a 28,500 SF, two-story office building housing 4-5 tenants.*

### COMMUNITY COLLEGE OF VERMONT - RUTLAND ACADEMIC FACILITY

Rutland, VT

*New Construction of 32,500 SF academic facility for the Community College of Vermont, Rutland.*

### CONCORD HOSPITAL - PENACOOK FAMILY PHYSICIANS MOB

Concord, NH

*New 15,000 SF MOB for Concord Hospital. The interior fit-up has class A finishes in keeping with current hospital standards.*

### EAGLE MILL REDEVELOPMENT

Lee, MA

*The now-vacant Eagle Mill property will be transformed into the twenty-first century with modern amenities. The master plan includes commercial space, affordable housing, apartments, offices, restaurant, and retail space. Historic, Registered Brownfield Site.*

### EDWARD JONES FIT-UP

Barre, VT

*1,700 SF Fit-Up of Barre City Place for Edward Jones.*

### FRISBIE MEMORIAL HOSPITAL - ROCHESTER PEDIATRICS MOB

Rochester, NH

*New construction of an 8,000 SF pediatric medical office building for Frisbie Memorial Hospital.*

### FRISBIE SKYHAVEN AMBULATORY SURGERY CENTER

Rochester, NH

*New construction of a 16,000 SF outpatient surgery center with four operating rooms.*

### FRITO LAY - LEBANON, NH

Lebanon, NH

*This project involved the new construction of a 5,738 square-foot pre-engineered metal building for Frito Lay, designed as a product distribution facility. The building primarily serves as a warehouse and distribution center. It includes check-in areas for drivers, one office, a restroom, and support rooms. The facility features five overhead doors to accommodate various truck sizes for both backloading and side loading.*

### GSA FIT-OUT 9 ELM STREET

Keene, NH

*Renovations to 4,544 SF of former dance studio into offices for the GSA Social Security Office in Keene NH.*

### HOOKSICK FALLS MOB

Hoosick Falls, NY

*Renovations to an existing single-story medical office building. The project reconfigured three rooms, new roof, new siding, new paint, new flooring, and sidewalk repairs.*

## DEW PROPERTIES RELEVANT EXPERIENCE

### HOOSICK FALLS MEDICAL CENTER

Hoosick Falls, NY

*Interior renovation of an occupied hospital space. Scope includes new framing, drywall, taping, ceilings, flooring, painting, electrical, mechanical, doors/frames/hardware, and millwork.*

### MANCHESTER OFFICE RENOVATION 2021

Manchester, NH

*Office fit-up to add to an existing office space, including (5) offices, (1) open concept area for (4) employees, an additional conference and bid room, reception area, printer/plotter/IT area, and all associated utility and data scopes.*

### MT. ASCUTNEY HOSPITAL - OTTAUQUECHEE MOB

Hartland, VT

*15,500 SF renovation to an existing medical office building. Renovations were performed with no interruptions to medical services over seven phases.*

### OTTAUQUECHEE HEALTH CENTER RENOVATIONS

Woodstock, VT

*3,100 SF renovations to an existing, occupied health center.*

### PENACOOK DRAW LAB

Concord, NH

*Penacook Phase II tenant fit-up for a draw lab.*

### POSITIVE PIE

Barre, VT

*New restaurant fit-up occupies 4,500 SF with seating for 90-100 people.*

### PROSPECT STREET PHASE II

Hartford, VT

*A new two-story 16,690 SF office building for Visiting Nurse and Hospice of Vermont and New Hampshire.*

### REHAB GYM FIT-UP

Barre, VT

*950 SF fit-up for the Rehab Gym within the Barre City Place.*

### RIG INSURANCE

Colchester, VT

*New construction of an 8,400 SF two-story office building for RIG Insurance.*

### RIVERWALK APARTMENTS

White River Junction, VT

*New construction of 42 units of affordable residential housing, 50,890 GSF. Four stories of wood-framed affordable housing above a sub-grade parking garage—apartments range from studios to two-bedroom units.*

### UVTP - MILTON RENTS

Lebanon, NH

*New construction of a 10,016 SF pre-engineered metal building facility for Milton Rents. The building is divided into six different areas on the first floor including a showroom space, offices, employee locker rooms, parts storage area, equipment service area, and a wash bay. As part of the construction, an underground system was installed to collect and reuse wash water, and an oil/water separator tank was also included. Additionally, a mezzanine was built for an equipment area.*

### STEVEN'S BRANCH APARTMENTS

Barre, VT

*This project will feature a ground-floor lobby with access from Seminary Street and rear parking, plus an office, tenant storage, community room, and support spaces. It includes 32 mixed-unit apartments—studios to three-bedrooms. The design leverages an easement to maintain rear access without compromising functionality. This mixed-income development will offer affordable housing within walking distance of downtown Barre.*



## ONE TAYLOR STREET - HOUSING, TRANSIT CENTER & MULTI-USE PATH | MONTPELIER, VT

### CONSTRUCTION DELIVERY METHOD

Construction Management (CM)

### CONSTRUCTION COST

\$11,965,248

### PROJECT SIZE

32,000 SF

### SCHEDULE DURATION

August 2018 - October 2019

### OWNER

The City of Montpelier, Evernorth

### ARCHITECT

gbA Architecture & Planning

This project is the result of a cooperative effort between the City of Montpelier, Vermont, and Housing Vermont to provide a transit center for the City of Montpelier and 30 units of affordable housing at One Taylor Street in Montpelier. The project is located on a contaminated Brown Field site.

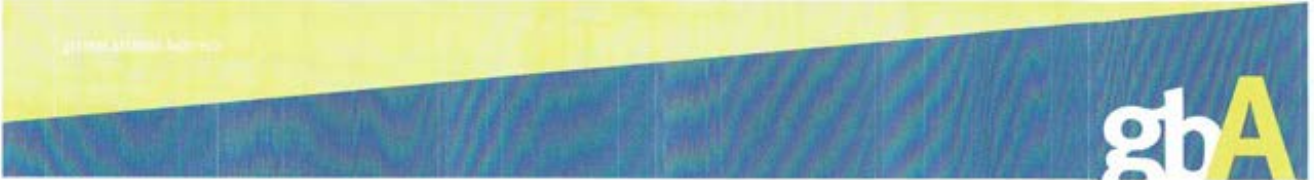
On the first level, the four-story project includes a covered passenger terminal, approximately 3,000 SF of enclosed transit space for ticketing, waiting areas, restrooms, staff kitchen, office and rental space along with a 1,100 SF lobby for the housing portion of the project.

The upper three levels include 30 units of one and two-bedroom housing along with a public roof deck that can be accessed from the second-floor hallway. Exterior finishes include brick veneer, metal panels, and stone and wood accents, storefront, windows and flat, membrane roof which will provide a modern, efficient looking building for the city.

- Affordable Housing, Brownfields Program (EPA), Davis Bacon, MBE, WBE, Section 3, Segregated Billing, State Housing Credits

### PROJECT AWARDS

- 2021 - AIA-VT Annual Design Award
- 2020 - AGC-VT: Best Builders Award



October 15, 2020

**Re: Letter of recommendation for DEW Construction – One Taylor Project**

To Whom It May Concern:

It is my pleasure to write this letter of recommendation for DEW Construction for their performance on the One Taylor project located in Montpelier, VT. The One Taylor project was a significant effort for the Montpelier community. Integrating affordable housing and a multi-modal transit center in the heart of downtown has been a long-standing goal for the City. Creating these two uses with significant public amenity spaces was very important. The project was the culmination of over 10 years of intense effort with much public input, multiple funders and a wide variety of community goals. Because of this the expectations for the project were extremely high. The DEW team met those expectations with great success.

The project was made even more complicated by the fact there were three separate contracts in the construction management process with the resulting three different needs and contractual obligations and expectations. DEW's high level of project organization and coordination was invaluable in taking what could have been an administrative nightmare and making it a smooth and efficient construction effort.

The project is highly visible on a very restricted downtown brownfield site. The DEW construction team lead by Sara Bosworth and Matt Cadieux did an outstanding job of constructing the entire project and meeting every logistical challenge. They were also a pleasure to work with in all phases of the construction process. The overall construction quality is first rate. I appreciated Matt's high-quality standards and dedication to making sure all was done right. This includes constructing the building to meet the high energy efficiency goals for the building.

The result is a project all in the community are proud of and has been a great success. It would be a pleasure to work with the DEW team on another project and I look forward to doing so in the future.

Sincerely,  
Gossens Bachman Architects

Gregg Gossens, AIA

gossens.bachman.Architects  
85 granite shed lane  
montpelier, vermont 05602  
802.229.1664 • 802.229.4822 FAX  
[www.gbarchitecture.com](http://www.gbarchitecture.com)



## RIVERWALK APARTMENTS

WHITE RIVER JUNCTION, VT

### CONSTRUCTION DELIVERY METHOD

Construction Management (CM)

### CONSTRUCTION COST

\$13,518,143

### PROJECT SIZE

50,890 SF

### SCHEDULE DURATION

February 2023 - April 2024

### OWNER

Evernorth, Twin Pines Housing Trust

### ARCHITECT

Jutras Architecture

New construction of a 50,890 SF wood-framed apartment building in White River Junction, VT on the corner of Prospect and Maple Street. The project site is located just off the Connecticut River, next to the Lyman Bridge, and provides excellent views overlooking the river and easy access to downtown amenities, schools, parks, and public services.

The four-story building offers a mix of studio to two-bedroom apartments, complemented by a sub-grade parking garage with 26 indoor spaces and an additional 30-space surface lot. Designed for energy efficiency, Riverwalk Apartments incorporate cold climate heat pumps, contributing to an annual reduction of 117 tons in CO2 emissions.

DEW Properties and The Braverman Company developed the building with an agreement to sell it to Twin Pines Housing and Evernorth.



## BARRE CITY PLACE

BARRE, VT

### CONSTRUCTION DELIVERY METHOD

Construction Management (CM), MEPF Design Build

### CONSTRUCTION COST

\$12,314,297

### PROJECT SIZE

81,717 SF

### SCHEDULE DURATION

February 2013 - March 2014

### OWNER

DEW Barre City Place, LLC, City of Barre, VT

### ARCHITECT

Banwell Architects

The City Place project was conceived, initiated and sponsored by the City of Barre, but was privately developed and constructed by DEW. City Place is a new, four-story, 81,717 SF mixed-use commercial building.

At the time of construction, tenants included the RehabGYM (with a therapy pool), the Positive Pie restaurant, and Edward Jones on the first floor. The second floor of the building houses offices for the State of Vermont; and the third-floor and fourth-floor house the VT Department of Education.

The Main Street facade is designed to blend into the historic streetscape with the use of brick and granite. The site was subject to EPA Brownfield Site Management conditions. The building was built in conjunction with Efficiency Vermont as a high-performance building.

### PROJECT AWARDS

- 2014 - AGC-VT: Outstanding Quality of Work and Effort (New Building, Community Development Category)



Steven E. Mackenzie, P.E.  
City Manager

## City of Barre, Vermont

*"Granite Center of the World"*

6 N. Main St., Suite 2  
Barre, VT 05641  
Telephone (802) 476-0240  
FAX (802) 476-0264  
manager@barreco.org

February 14, 2014

To Whom It May Concern

**SUBJECT: Letter of Recommendation: DEW Properties, LLC & DEW Construction, Inc.**

I am pleased to write this letter of recommendation for the above companies based on my recent experience with both relative to the "City Place Project" in Barre. The City Place project was conceived, initiated and sponsored by the City of Barre, but one that was privately developed in its implementation by DEW Properties, LLC. From proposal to completion, this project was developed in less than a remarkably short two years.

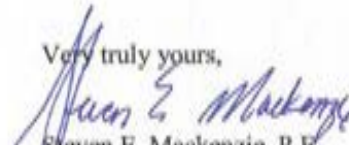
DEW Properties was competitively selected by the City, and has been a committed and responsive "partner" in this project with both the City of Barre and the State of Vermont Department of Buildings and General Services. City Place is a first class, mixed use office building that is an architecturally respectful addition to the fabric of the Barre community,

That is not to say a project of this complexity did not have its own unexpected issues. However, the DEW Team (Steve Morton, Michael Francis, and Don Wells) was able to work with the City team to satisfactorily resolve them and move ahead without any compromise to schedule. The City Place project was delivered to its tenants on time.

Along with our Main Street Reconstruction Project, the City Place Project by the DEW team has been instrumental in the revitalization of our Downtown. The timely and successful completion of this project fulfilled a commitment by the City Council and City Administration to the residents and taxpayers of the City. I can highly recommend the DEW team as a responsive and committed partner for your project.

If you have any questions or would like to discuss the DEW team further, please don't hesitate to contact me at 802-476-0240.

Very truly yours,



Steven E. Mackenzie, P.E.  
City Manager



## EAGLE MILL REDEVELOPMENT LEE, MA

### CONSTRUCTION DELIVERY METHOD

Construction Management (CM)

### CONSTRUCTION COST

\$45,000,000

### SCHEDULE DURATION

October 2021 - April 2026

### OWNER

DEW Properties, LLC, Eagle Mill Redevelopment, LLC

### ARCHITECT

DBVW Architects

This project, currently in the preconstruction phase sits on 8.4 acres of land on both sides of the Housatonic River in Lee, Massachusetts. Six of those acres sit on the south side of the river with multiple historic buildings occupying just over 192,000 SF of the site. The remaining 2.4 acres on the north side of the river are undeveloped and exist in their natural state. The now-vacant Eagle Mill property will be transformed into the twenty-first century with modern amenities. (Registered Brownfield Site)

Included in the master plan are residential units, retail/mercantile shops, and office suites. Future plans will include a 100-bed hotel and additional market-rate residential units.

Summary of Development Components:

**River Front Commercial Building:** A new 10,000 SF commercial professional office building with river terraces

**The Union Mill:** An adaptive re-use of the historic Eagle Mill building which will create 37 residential units. Of the 37 units in the Union Mill component of the project, nine units will be affordable at the 60% AMI level (some units will be further restricted at even lower income levels); and 28 units will be Workforce Housing units. Public financing for the residential building is likely to include State and Federal Historic Rehabilitation Tax Credits, Low Income Housing Tax Credits (LIHTC), other resources allocated by the Massachusetts Department of Housing and Community Development (DHCD), and funding from MassHousing.

**The Eagle Mill Market:** A 45,000 SF "public market" featuring multiple restaurants, 20+ food-related kiosks (10'x10'), microbrewery, coffee shop, and other vendors. A river terrace for dining and viewing is planned. State and Federal Historic Rehabilitation Tax Credits are being pursued.

**Eagle Mill Housing II:** A 43 unit new construction apartment building. Of the 43 units in the new construction component of the project, 34 units will be affordable at the 60% AMI level; and nine (9) units will be Workforce Housing units. Public financing for the residential building is likely to include State and Federal Historic Rehabilitation Tax Credits, Low Income Housing Tax Credits (LIHTC), other resources allocated by the Massachusetts Department of Housing and Community Development (DHCD), and funding from MassHousing.



## KING STREET CONDOMINIUMS BURLINGTON, VT

### CONSTRUCTION DELIVERY METHOD

Construction Management (CM)

### CONSTRUCTION COST

\$5,933,000

### PROJECT SIZE

38,402 SF

### SCHEDULE DURATION

January 2008 - January 2009

### OWNER

King Street Housing Limited Partnership  
c/o Housing Vermont

### ARCHITECT

Lemay + Youkel Architects

This five-story, 40,000 square foot new building contains underground parking, two stories of retail space, and two stories (20 units) of residential space.

The project is contained on a restricted site, adjacent to occupied neighborhoods and businesses. The project included new walks and roads. This project has received LEED® Certification.





**RIVERHOUSE**  
WINOOSKI, VT

**CONSTRUCTION DELIVERY METHOD**

Construction Management (CM)

**CONSTRUCTION COST**

\$11,688,040

**PROJECT SIZE**

67,000 SF

**SCHEDULE DURATION**

October 2012 - September 2013

**OWNER**

Redstone Development

**ARCHITECT**

Jutras Architecture

New construction of a four-story, 67,000 SF luxury apartment building features 72 units of one and two-bedroom residence with a fitness center, well-appointed lobby, riverside terrace, and vegetable gardens.

This multi-family midrise building features one below-grade parking level and one at grade, both located under the main building. Parking spans two levels - one below-grade open air and one at grade.

As part of sustainable building practices, this project's waste management plan addressed salvaging materials from the waste stream, designated an area on the construction site for recycled materials, and contracted with a certified hauler for all waste and recycling needs.

The aesthetic of the building design is a modern take on the classic mill building that the historic downtown of Winooski is known for. By speaking to the vernacular style of this area and embracing a modern feel, this luxury apartment building adds fitting character to the urban space.

Targeted as a LEED® Silver for Building Design and Construction: Multifamily Midrise, this project features Energy Star rated appliances and lighting; water-efficient appliances and plumbing fixtures; energy-efficient ductless mini-split AC; triple-glazed fiberglass windows; durable construction and finishes; enclosed recycling and garbage disposal; covered, secure bike parking; walkable neighborhood location with nearby public transportation; smoking is prohibited throughout the building; and white reflective roofing material.





## SAFFORD COMMONS

WOODSTOCK, VT

### CONSTRUCTION DELIVERY METHOD

General Contractor (GC)

### CONSTRUCTION COST

\$6,172,390

### PROJECT SIZE

29,000 SF

### SCHEDULE DURATION

October 2014 - August 2015

### OWNER

Safford Commons Housing LP

### ARCHITECT

Duncan Wisniewski Architecture

The project, located on an 8-acre site, included the construction of 10 buildings with 24 apartments and the redevelopment of a former Grange Hall/church building into four apartments. Twenty-three of the apartments are available for low-income households. Safford Commons consists of 10 one-bedroom, 16 two-bedroom, and 2 three-bedroom units. The apartments feature front porches and energy-efficient design and materials.

The Woodstock Community Trust, Twin Pines Housing Trust, and Housing Vermont partnered to develop Safford Commons. (Davis-Bacon and HUD Section 3, HUD HOME, Tax Credits)



## BRIGHT STREET HOUSING COOPERATIVE BURLINGTON, VT

### CONSTRUCTION DELIVERY METHOD

General Contractor (GC)

### CONSTRUCTION COST

\$7,969,623

### PROJECT SIZE

49,900 SF

### SCHEDULE DURATION

August 2015 - September 2016

### OWNER

Bright Street Limited Partnership

### ARCHITECT

Duncan Wisniewski Architecture

The project involved the demolition of three existing buildings located at 112-114 Archibald Street, 35-39 Bright Street, and 47 Bright Street, and the new construction of four buildings:

- One 35-plex that is three-stories and 44,000 SF
- Two duplexes, that are two-stories and 2,100 SF each
- One triplex, that is two-stories and 3,800 SF
- These buildings are on one consolidated parcel in Burlington, Vermont, and feature a total of 42 residential rental apartments. Site work involved excavation for a below building parking garage and footings, grading, seeding/mulching, trenching for utilities, sidewalks, paving and landscaping. The site footprint was tight and abutted several occupied apartments.

### PROJECT AWARDS

- 2016 - AIA Excellence in Architecture Design Merit Award - Affordable Housing



## **BAY RIDGE APARTMENTS**

SHELBURNE, VT

### **CONSTRUCTION DELIVERY METHOD**

Construction Management (CM)

This project involves constructing a wood-frame residential housing complex with 48 units spread over two buildings that share a common foundation and a covered courtyard. The total area of the buildings is 84,000 square feet, featuring a podium slab over a parking garage.

### **CONSTRUCTION COST**

\$25,057,161

All infrastructure is being replaced, except for one sewer line running through a wetland, which will be lined. Additionally, the project includes constructing a new road and emergency access routes.

### **PROJECT SIZE**

84,820 SF

The scope includes demolishing five buildings, two of which contain hazardous materials. This project is situated between two other ongoing projects being completed by different contractors.

### **SCHEDULE DURATION**

June 2024 - October 2025

### **OWNER**

Champlain Housing Trust, Evernorth

### **ARCHITECT**

Duncan Wisniewski Architecture



## BELLOWS FALLS GARAGE

BELLOWS FALLS, VT

### CONSTRUCTION DELIVERY METHOD

Construction Management (CM)

### CONSTRUCTION COST

\$7,920,735

### PROJECT SIZE

31,879 SF

### SCHEDULE DURATION

December 2021 - April 2023

### OWNER

Windham & Windsor Housing Trust

### ARCHITECT

gbA Architecture & Planning

### PROJECT AWARDS

2024 - Town of Rockingham's Old House Award

2023 - AIA Excellence in Architecture Design Award - Commercial/Institutional/Multi-Family/Mixed Use

Situated on the Connecticut River, with views of Fall Mountain in New Hampshire, the Green Mountain Railway yard, and the historic Bellows Falls Canal, the new Bellows Falls Garage offers 27 affordable housing units in downtown Bellows Falls, Vermont.

This once-dilapidated building from the 1920s has housed a car dealership and garage, a maintenance shop, a sign shop, dry cleaners, and even a commune. The original intention was to renovate the 100-year-old building, but the high cost of converting the fragile concrete structure into housing necessitated its demolition and replacement with a new building.

DEW Construction collaborated with the Windham and Windsor Housing Trust in redeveloping this Brownfield site into a 31,879 GSF multifamily housing building. The structure, designed by Gossens Bachman Architects, contains five studio apartments, eighteen one-bedroom apartments, and four two-bedroom apartments. The first floor comprises a mailroom, resident reading room, and a for-rent retail space at the northern entrance to downtown Bellows Falls. Designed for high performance and energy efficiency, the structure employs an electric/propane heating system with active energy recovery ventilation, and a 30 kW solar photovoltaic array on the rooftop of the building that will generate approximately 35,000 kWh per year.

The building's design deviates from the typical rectangular box due to the irregular shape of the building lot. As a result, the apartments within it feature intriguing angles, giving the entire structure a distinct and unique appearance. This departure from the norm creates beautiful living spaces that offer a refreshing and unconventional experience.



November 2, 2023

DEW Construction  
277 Blair Park Road, Suite 130  
Williston, Vermont 05495

Attn: Wynter Edwards

Re: Bellows Falls Garage

Dear Wynter:

In December of 2021, Windham & Windsor Housing Trust entered into a construction contract with DEW on the Bellows Falls Garage project, a 27-unit affordable multifamily new construction building in Bellows Falls, VT. The completed \$7,920,734 project opened to residents in July 2023. This project was a major strategic initiative for Windham & Windsor Housing Trust to build a presence in northern Windham County, and we worked closely over this 18-month period with Project Superintendents Steve Hart and Nick Pease, and Project Manager Karl Bahrenburg. This proved to be an excellent team that approached this challenging project with professionalism and enthusiasm.

This project involved a complex demolition of an existing 4 story concrete structure in a tight urban setting, and zero-lot-line construction of the new building. This period in Vermont, and throughout the nation, saw unprecedented price increases, material delays and labor shortages. DEW managed these challenges in addition to the day-to-day challenges of constructing a highly detailed, zero-lot-line building.

The details of the project were managed very well, and the end result is 27 new affordable apartments in a town that has not seen new residential development in over 10 years. As I said, this was a major strategic initiative for Windham & Windsor Housing Trust, and the impact to downtown Bellows Falls is immense.

We highly recommend DEW Construction and look forward to our next project together.

Sincerely,

Peter Paggi  
Director of Real Estate Development  
Windham & Windsor Housing Trust

**Windham & Windsor Housing Trust**  
68 BIRGE STREET  
BRATTLEBORO, VT 05301  
Ph/TTY (802) 254-4604  
Fax (802) 254-4656

[www.HomeMattersHere.org](http://www.HomeMattersHere.org)



**Windham & Windsor Housing Trust**  
65 MAIN STREET STE 210  
SPRINGFIELD, VT 05156  
Ph/TTY (802) 885-3220  
Fax (802) 885-5811



## STEVENS BRANCH APARTMENTS BARRE, VT

### CONSTRUCTION DELIVERY METHOD

Design/Build (D/B)

### CONSTRUCTION COST

\$13,000,000

### OWNER

Stevens Branch Apartments Limited  
Partnership

### ARCHITECT

Wiemann-Lamphere Architects

DEW Properties is working with Wiemann-Lamphere Architects on a new residential community for Downstreet Housing & Community Development and Evernorth in the City of Barre. The first floor includes a well organized lobby with easy access from the sidewalk along Seminary Street and from the parking at the back of the building, an administrative office, tenant storage, community room and other support spaces. There are 32 apartments in a mix of studios, 1-bedroom, 2-bedroom and 3-bedroom units. The tight site has created some challenges but also architectural opportunities. Where there is an existing easement on the property, we've created an opening in the building for access to rear parking without impacting the program requirements. The project is intended to be mixed-income affordable housing which will ensure that residents have a quality, affordable place to live within walking distance from the amenities in downtown Barre.



### **3. | PROJECT CONCEPT & DEVELOPMENT PROGRAM**

- Narrative description of the overall vision for the Country Club Road neighborhood.
- Proposed number of units, mix by bedroom count, tenure (rental/ownership), and building types.
  - Include explanation for market demand
- Conceptual description of long-term ownership retention, property management, and/or disposition strategy.
- Proposed affordability levels, including anticipated number of LMI and workforce units, how they align with CDBG-DR and other funding requirements, and the strategy for long-term affordability.

## PROJECT CONCEPT & DEVELOPMENT PROGRAM

DEW Properties envisions transforming the Country Club Road Site into a vibrant, inclusive neighborhood that embraces the natural setting while meeting the region's urgent housing needs. The development concept prioritizes a community-oriented design, incorporating recreational spaces, walkability, and clusters of housing that create a welcoming sense of place. By spreading development thoughtfully across the site, the project minimizes environmental impact while maximizing livability and long-term adaptability.

The internal roadway network closely follows the layout identified in the 2025 VHB Master Plan, including a loop road within the High-Density Area to support phased buildout. This approach ensures compatibility with prior planning, efficient site circulation, and flexibility as the neighborhood grows during future phases.

### HOUSING TYPES

The development provides a balanced mix of housing choices across three distinct areas of density, supporting residents at a range of income levels.

#### High-Density Area

Three (3) buildings, each with 35 units, owned and managed by Downstreet Housing & Community Development.

##### Each building includes:

- 2 studios
- 10 one-bedroom units
- 12 two-bedroom units
- 4 three-bedroom units

These buildings will offer affordable rental units targeted at ≤80% AMI, delivering much-needed housing for lower-income households and meeting CDBG-DR requirements.

#### Medium-Density Areas

Twelve (12) 10-unit buildings owned and managed by DEW Properties. Units will be offered for rent or for sale.

##### Each building includes:

- 4 one-bedroom units
- 6 two-bedroom units

These units target 80%–120% AMI, serving workforce households essential to Montpelier's economic health.

#### Low-Density Areas

Twenty-four (24) single-family homes or tiny homes, offered for sale by DEW Properties, with select homes also eligible for the Shared Equity program.

These homes expand opportunities for ownership, supporting long-term neighborhood stability and affordability.

### MARKET DEMAND RATIONALE

Montpelier continues to face a significant shortage of affordable and workforce housing, exacerbated by recent flooding impacts in Washington County.

The proposed mix directly responds to this demand:

- Rental shortages exist across studios, one-bedrooms, and family-sized units.
- Workforce households (80%–120% AMI) have limited opportunities to live close to employment.
- LMI households (≤80% AMI) face particularly acute barriers to stable housing.
- Ownership options for moderate-income households remain scarce, limiting long-term community retention.

By offering a mix of unit types, price points, and tenures, this development supports growth, post-flood recovery, and an economically diverse community.

## PROJECT CONCEPT & DEVELOPMENT PROGRAM

### PHASING STRATEGY

Development will occur in multiple phases to ensure Montpelier can absorb new units while infrastructure is extended efficiently. Phase 1 includes all required LMI units for CDBG-DR compliance. Additional phases will build out the high, medium, and low-density areas, guided by a thoughtful schedule aligned with infrastructure, financing, and market readiness.

**Please Reference section 5 - Phasing Plan to review our proposed phasing strategy**

### OWNERSHIP, MANAGEMENT & LONG-TERM STEWARDSHIP

DEW Properties and Downstreet will jointly ensure high-quality ownership and property management across the site:

- Downstreet will own and permanently manage the three high-density buildings.
- DEW Properties will own and manage the medium-density buildings and low-density homes, with select units being included for ownership and/or incorporated into Downstreet's Shared Equity Homebuyer Program.

This blended model ensures affordability preservation, professional management, and consistent community stewardship across all phases.

### AFFORDABILITY STRATEGY & ALIGNMENT WITH CDBG-DR

The project delivers a robust and financially sustainable affordability mix:

- 28 units in the 35 unit buildings will be targeted at or below 80% AMI.
  - All 18 required LMI units for CDBG-DR compliance are delivered in Phase 1.
- Units in the 10-unit medium-density buildings will target 80%-120% AMI, addressing essential workforce needs.
- 6 out of the 24 single-family homes will utilize Downstreet's Shared Equity Homebuyer Program, ensuring long-term affordability and resale restrictions that maintain value for future income-eligible buyers.

This structure meets funding requirements, supports long-term affordability, and provides a continuum of housing options that serve Montpelier's diverse needs.



## **4. | SITE PLAN & DESIGN APPROACH**

A. Master Site Plan

B. Architectural Plans & Elevations

- Indication of which buildable areas to be developed.
- Demonstrate integration of the development with the surrounding recreation, community, and conservation uses.
- Conceptual master site plan showing building footprints, streets, sidewalks, parking, open spaces, and connections to existing and planned trails/paths.
- Description of stormwater management approach, integration of green infrastructure and discharge to the City's system.
- Typical building elevations/renderings or precedent imagery illustrating architectural character and massing.
- Conceptual traffic management and multi-modal access design.
  - **Please note:** The "Elks Club Golf Course Preliminary Traffic Assessment," was prepared in 2022 based on existing traffic volumes at the time. This pre-dated the daycare use in the existing building on the site. An updated traffic assessment would need to consider the continuation of the daycare's operations and the impact on capacity of the existing intersection and single site access. The assessment can be found on the Country Club Road website: <https://www.montpelier-vt.org/DocumentCenter/View/12532/Montpelier-CC-Rd-Site--Traffic-Assess-121422>

## SITE PLAN & DESIGN APPROACH

The proposed development follows the overall structure of the 2025 VHB Master Plan, focusing on clustered development within the site's designated buildable areas. Housing is organized into three clusters—High-Density, Medium-Density, and Low-Density Areas—ensuring efficient land use while preserving natural features and open space.

### RECREATION AND COMMUNITY INTEGRATION

A central principle of the design approach is to create a neighborhood that is physically and socially connected to surrounding recreation and community assets.

#### Key integrations include:

- Direct tie-ins to the U-32 trail system, providing residents with immediate access to an established regional recreation network.
- Connections to the broader Recreation Network along Route 2, encouraging biking and walking between downtown, schools, and adjacent neighborhoods.
- On-site walking and biking trails that weave through the development clusters, linking homes to open spaces, natural areas, and future community amenities.

### SITE PLAN

The conceptual master site plan—developed in collaboration with VHB—includes:

- Building footprints for high-, medium-, and low-density housing clusters
- Primary and secondary streets
- Sidewalks and pedestrian-scaled internal pathways
- Surface parking adjacent to each cluster
- Shared open spaces for recreation and community use
- Trail connections tying the development into the U-32 trail, Route 2 recreation network, and internal walking/biking loops

The layout is designed to support phased development while maintaining an orderly, predictable pattern of infrastructure expansion.

### STORMWATER MANAGEMENT

Stormwater management strategies for the site focus on sustainability, regulatory compliance, and alignment with Montpelier's citywide stormwater requirements.

#### Key components include:

- Detention basins strategically located to manage runoff generated by new impervious surfaces
- Integration with the City's stormwater system, providing controlled discharge pathways
- Use of green infrastructure principles, where appropriate, to promote infiltration and water quality protection

This approach ensures responsible management of stormwater across all phases of development while supporting long-term environmental performance.

### ARCHITECTURAL DESIGN APPROACH

Conceptual building floor plans and elevations accompany this proposal to illustrate the intended architectural direction. These drawings establish the expected massing, structural form, and residential layout for the three housing types across the site.

#### The design intent emphasizes:

- Functional, attractive buildings appropriate to their density zones
- Massing that complements surrounding open space and the site's natural topography
- Scalable design elements that can be refined as each phase progresses

This ensures the architectural character remains cohesive and respectful of the surrounding landscape.

SITE PLAN AND DESIGN APPROACH CONTINUES ON THE NEXT PAGE



## SITE PLAN & DESIGN APPROACH

### TRAFFIC MANAGEMENT

Traffic management planning for the site will be guided by updated traffic analysis as the project transitions between phases:

- An updated traffic assessment will be conducted prior to Phase 2 and Phase 3, reflecting current conditions—including ongoing daycare operations at the existing building—and capturing changes since the 2022 Elks Club Golf Course Preliminary Traffic Assessment.
- The sites ability to connect with the U-32 trail system and the Route-2 recreation network allow for multi-modal access to the neighborhood. DEW Properties plans to work with Green Mountain Transit to identify a bus route that can service the new community.

This approach ensures that transportation planning is data-driven, adaptive, and aligned with the City's infrastructure expectations.

### SUMMARY

Overall, the proposed site plan and design approach create a well-connected, environmentally responsible, and community-focused neighborhood that aligns with the City's long-term goals for the Country Club Road Site. By developing clustered housing in designated buildable areas, integrating trail connections and recreational networks, employing sustainable stormwater practices, and planning for phased traffic assessment, the project balances thoughtful land use with practical infrastructure needs. The conceptual plans, building elevations, and preliminary layouts presented in this proposal illustrate a cohesive vision that can be refined over time while maintaining a strong commitment to quality, resilience, and community integration.

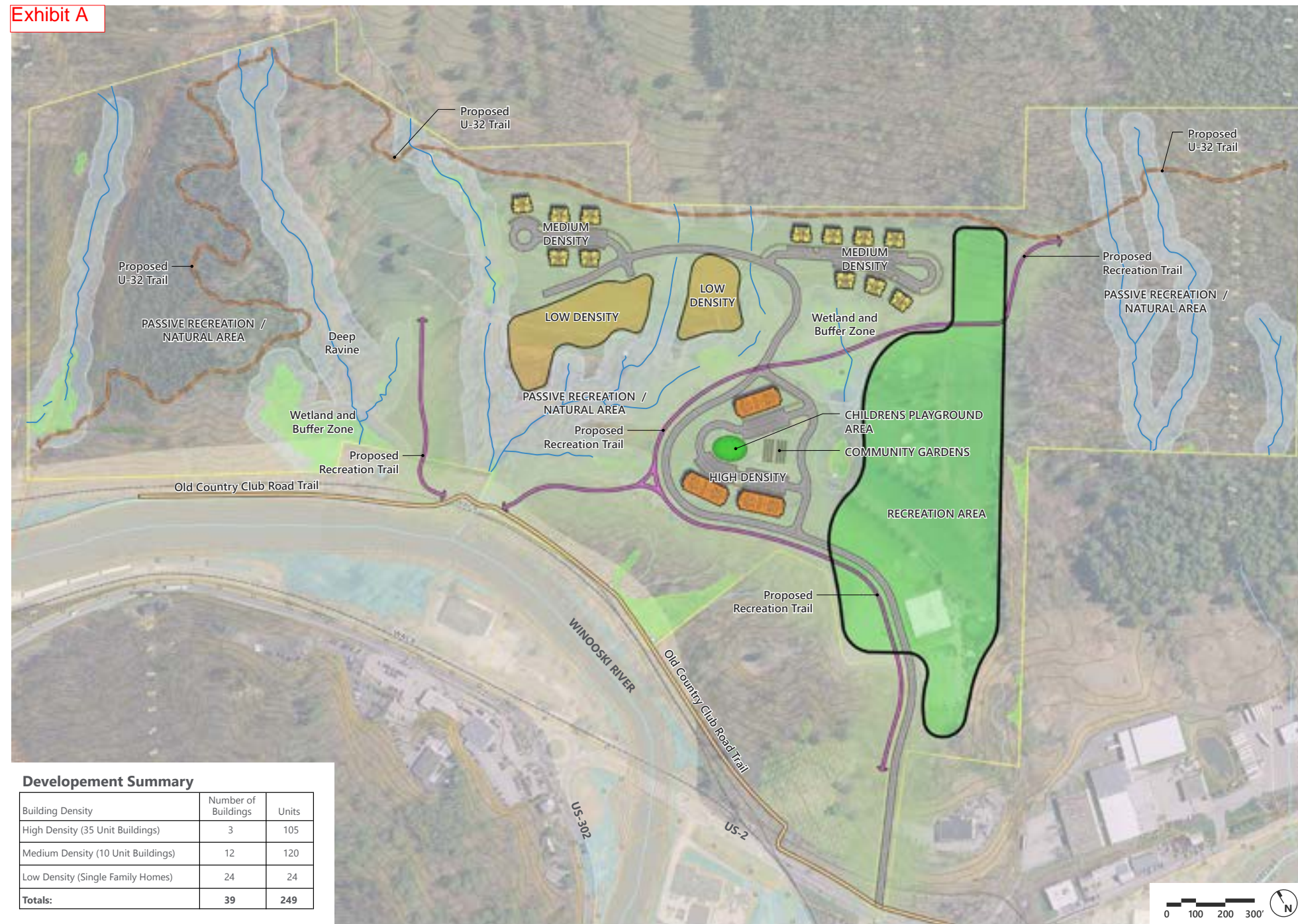
**On the following pages, you will find civil and architectural drawings, these include:**

- Master Site Plan with Phasing (Prepared by VHB)
- 35-Unit Building – Floor Plans and Elevations (Prepared by WLA)
- 10-Unit Building – Floor Plans and Elevations (Prepared by WLA)

**These documents provide a clear representation of the site design, building architecture, and phased development approach.**

MASTER SITE PLAN

The civil plan presented below outlines DEW Properties' approach to site development, focusing on three key components: buildable area optimization, traffic management, and recreational integration. We identified and maximized areas of the property suitable for construction while ensuring compliance with environmental, zoning, and infrastructure requirements. In addition, the plan incorporates a coordinated traffic management framework designed to support safe, efficient vehicle flow, reduce congestion, and maintain clear access for residents, visitors, and emergency services. This design also integrates recreational features throughout the site, creating accessible, community-oriented spaces that enhance livability and encourage active use by future occupants.



**Country Club Road Site Master Plan**  
Concept Plans — February, 2026



MASTER SITE PLAN - PHASE 1



**Phase 1 Development Summary**

Building Density	Number of Buildings	Units
High Density (35 Unit Buildings)	1	35
Medium Density (10 Unit Buildings)	3	30
Low Density (Single Family Homes)	4	4
<b>Totals:</b>	<b>8</b>	<b>69</b>



**Country Club Road Site Master Plan - Phase 1**  
Concept Plans — February, 2026



SITE PLAN & DESIGN APPROACH - PHASE 2



**Phase 2 Development Summary**

Building Density	Number of Buildings	Units
High Density (35 Unit Buildings)	1	35
Medium Density (10 Unit Buildings)	4	40
Low Density (Single Family Homes)	10	10
<b>Totals:</b>	<b>15</b>	<b>85</b>



**Country Club Road Site Master Plan - Phase 2**  
Concept Plans — February, 2026



SITE PLAN & DESIGN APPROACH - PHASE 3



**Country Club Road Site Master Plan - Phase 3**  
Concept Plans — February, 2026



ARCHITECTURAL PLANS AND ELEVATIONS - 35 UNIT BUILDING



1 FIRST FLOOR PLAN  
SD-01 1/8" = 1'-0"



38 Eastwood Drive  
Suite 301  
South Burlington, VT 05403  
802.655.5020

wia-vt.com

**OWNER**  
DEW CONSTRUCTION  
ATTN: ROB WELLS  
277 BLAIR PARK ROAD, SUITE 130  
WILLISTON, VERMONT 05495  
PHONE: 802-872-0505

**ARCHITECT**  
WIEMANN LAMPHERE ARCHITECTS  
ATTN: DAVID ROY  
38 EASTWOOD DRIVE, SUITE 301  
SOUTH BURLINGTON, VT 05403  
PHONE: 802-655-5020

**CIVIL ENGINEER**  
VIBS  
ATTN: DAN HEIL  
20 WINOOSKI FALLS WAY, SUITE 400B  
WINOOSKI, VERMONT 05404  
PHONE: 802-497-6100

SCHEMATIC DESIGN

# DATE REVISION DESCRIPTION

COUNTRY CLUB ROAD

MONTPELIER, VERMONT

FIRST FLOOR PLAN

PROJECT NO: 2025091  
PROGRESS PRINT: 2/17/2025 3:21:37 PM  
CHECKED BY: DPR  
DRAWN BY: KRL  
SCALE: 1/8" = 1'-0"

SD-01

ARCHITECTURAL PLANS AND ELEVATIONS - 35 UNIT BUILDING



1 SECOND & THIRD FLOOR PLANS  
SD-02 1/8" = 1'-0"



38 Eastwood Drive  
Suite 301  
South Burlington, VT 05403  
802.655.5020

wia-vt.com

**OWNER**  
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PHONE: 802-872-0505

**ARCHITECT**  
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SOUTH BURLINGTON, VT 05403  
PHONE: 802-655-5020

**CIVIL ENGINEER**  
VHEB  
ATTN: DAN HEIL  
20 WINOOSKI FALLS WAY, SUITE 400B  
WINOOSKI, VERMONT 05404  
PHONE: 802-497-6100

SCHEMATIC DESIGN

# DATE REVISION DESCRIPTION

COUNTRY CLUB ROAD

MONTPELIER, VERMONT

SECOND & THIRD FLOOR PLANS

PROJECT NO: 2025091  
PROGRESS PRINT: 2/17/2025 3:21:39 PM  
CHECKED BY: DPR  
DRAWN BY: KRL  
SCALE: 1/8" = 1'-0"

SD-02

ARCHITECTURAL PLANS AND ELEVATIONS - 35 UNIT BUILDING



1 FOURTH FLOOR PLAN  
18'-0" / 1/8" = 1'-0"



38 Eastwood Drive  
Suite 301  
South Burlington, VT 05403  
802.655.5020  
wia-vt.com

**OWNER**  
DEW CONSTRUCTION  
ATTN: ROB WELLS  
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PHONE: 802-872-0505

**ARCHITECT**  
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SOUTH BURLINGTON, VT 05403  
PHONE: 802-655-5020

**CIVIL ENGINEER**  
11818  
ATTN: DAN HEIL  
20 WINOOSKI FALLS WAY, SUITE 400B  
WINOOSKI, VERMONT 05404  
PHONE: 802-497-6100

SCHEMATIC DESIGN

#	DATE	REVISION DESCRIPTION
0		

COUNTRY CLUB ROAD  
MONTPELIER, VERMONT

FOURTH FLOOR PLAN

PROJECT NO: 2025091  
PROGRESS PRINT: 2/17/2025 3:21:42 PM  
CHECKED BY: DPR  
DRAWN BY: KRL  
SCALE: 1/8" = 1'-0"

SD-03

ARCHITECTURAL PLANS AND ELEVATIONS - 35 UNIT BUILDING



38 Eastwood Drive  
Suite 301  
South Burlington, VT 05403  
802.655.5020

wia-vt.com

**OWNER**  
DEW CONSTRUCTION  
ATTN: ROB WELLS  
277 BLAIR PARK ROAD, SUITE 130  
WILLISTON, VERMONT 05495  
PHONE: 802-872-0505

**ARCHITECT**  
WIEMANN LAMPHERE ARCHITECTS  
ATTN: DAVID ROY  
38 EASTWOOD DRIVE, SUITE 301  
SOUTH BURLINGTON, VT 05403  
PHONE: 802-655-5020

**CIVIL ENGINEER**  
VHS  
ATTN: DAN HEIL  
20 WINOOSKI FALLS WAY, SUITE 400B  
WINOOSKI, VERMONT 05404  
PHONE: 802-497-6100

SCHEMATIC DESIGN

#	DATE	REVISION DESCRIPTION
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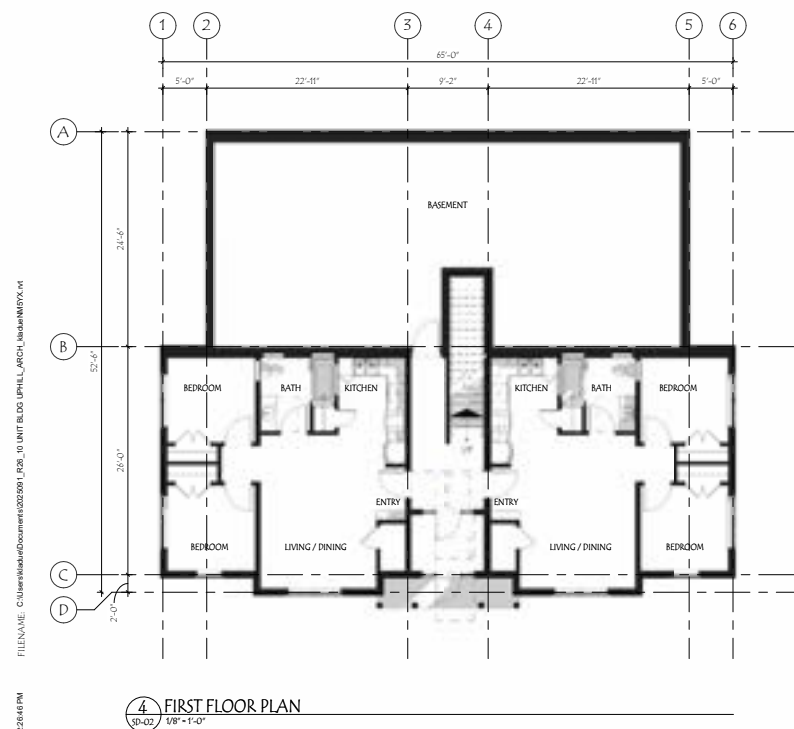
**COUNTRY CLUB ROAD**  
MONTPELIER, VERMONT

**ELEVATIONS**

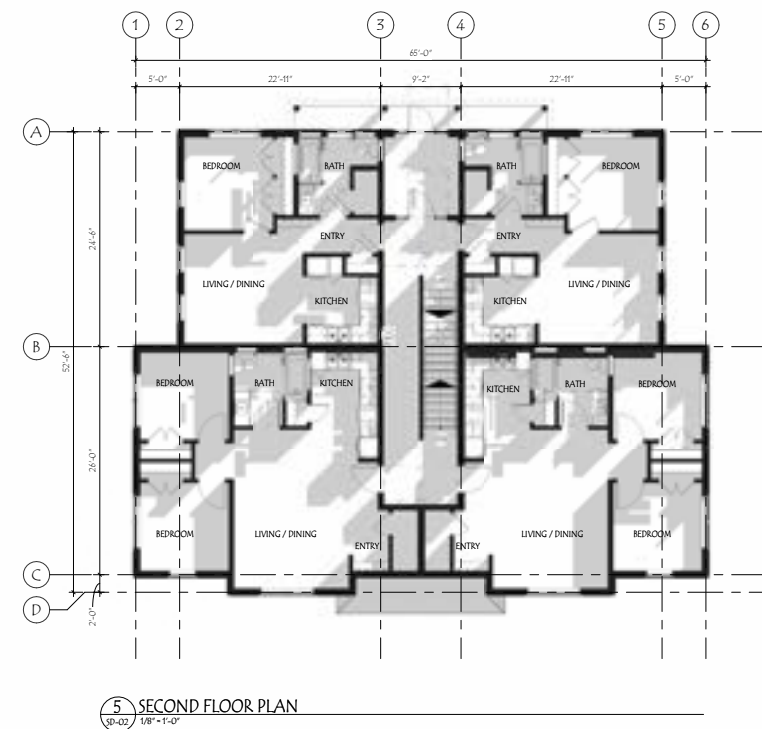
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CHECKED BY:	DPR
DRAWN BY:	AHS
SCALE:	1/8" = 1'-0"

**SD-04**

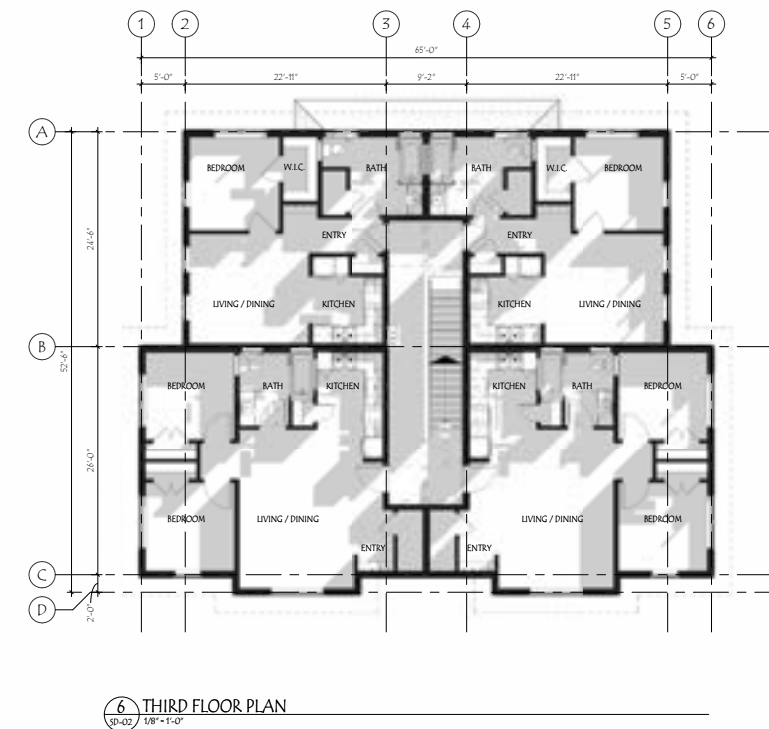
ARCHITECTURAL PLANS AND ELEVATIONS - 10 UNIT BUILDING



4 FIRST FLOOR PLAN  
38'-02" / 1/8" = 1'-0"



5 SECOND FLOOR PLAN  
38'-02" / 1/8" = 1'-0"



6 THIRD FLOOR PLAN  
38'-02" / 1/8" = 1'-0"

COUNTRY CLUB ROAD  
MONTPELIER, VERMONT

10 UNIT BUILDING - UPHILL OPTION  
02/02/2026





## 5. | PHASING PLAN

*Phased implementation plan with approximate unit counts per phase, infrastructure sequencing, and timing of key milestones.*

## PHASING PLAN

Given the confidential nature of this information, the details associated with this section have been provided in a separate document.

CONFIDENTIAL



## **6. | INFRASTRUCTURE CONCEPT & CITY PARTNERSHIP ASSUMPTIONS**

- Outline of proposed responsibilities for internal roads, utilities, and stormwater.
- Identification of infrastructure items expected to be funded by the City, by the developer, or jointly, recognizing that final allocations will be subject to negotiation.

## INFRASTRUCTURE CONCEPT & CITY PARTNERSHIP ASSUMPTIONS

The success of the Country Club Road Site development requires a clear understanding of how infrastructure responsibilities will be shared between the City of Montpelier and DEW Properties. The following outlines our conceptual approach to internal roads, utilities, stormwater infrastructure, and anticipated funding allocations.

All responsibilities remain subject to negotiation, and DEW Properties is committed to working collaboratively with the City to refine final terms.

### CITY RESPONSIBILITIES

Under the proposed partnership framework, the City would assume responsibility for the primary infrastructure needed to provide access to the Country Club Road site.

#### This includes:

#### 1. Off-Site and On-Site Access Infrastructure

- Construction of roads and sidewalks providing access to the CCR site.
- Installation and extension of water, sewer, and electrical utilities required to bring service to the project area.

#### 2. Traffic Safety Improvements

- Installation of the traffic signal at the Route 2 intersection, as required to ensure safe and functional access to the site as development progresses.

#### 3. Internal Infrastructure (Subject to Negotiation)

The following on-site infrastructure elements are proposed as City-funded or jointly funded, with final allocations to be determined during detailed negotiations:

- Internal CCR roads and sidewalks
- Internal water and sewer distribution
- Internal electrical infrastructure
- On-site stormwater management systems not specific to individual building parcels

These elements constitute base infrastructure benefiting the entire development and are therefore appropriate for City participation.

### SUMMARY

The proposed infrastructure concept reflects a balanced, partnership-driven model where the City provides foundational access infrastructure and internal networks benefiting the entire site, while DEW Properties delivers building-specific improvements and connections.

#### This approach supports:

- Efficient site development
- Predictable long-term maintenance responsibilities
- A financially viable, phased buildout
- Infrastructure that meets both City standards and community needs

DEW Properties welcomes further discussions with the City to refine this framework and finalize mutually agreeable allocations.

### DEVELOPER RESPONSIBILITIES

DEW Properties will be responsible for all project-specific and vertical construction-related infrastructure.

#### This includes:

#### 1. Utility Connections to Buildings

- Extending stubbed utilities from City-provided infrastructure to each building.
- Installation of internal service lines within building parcels

#### 2. Site Improvements Within Each Housing Cluster

- Construction of driveways and parking areas.
- Landscaping and open-space improvements associated with individual structures
- Any site-specific grading, drainage, or foundation work required for building pads

These responsibilities cover the improvements directly associated with DEW Properties residential buildings and parcels.



## **7. | DEVELOPMENT BUDGET & FINANCING PLAN**

- Preliminary development budget (hard costs, soft costs, contingencies, fees).
- Sources and uses statement, including anticipated public and private funding sources, equity, and debt.
- Preliminary operating pro forma showing projected rents/sale prices for the proposed product mix, operating costs, and net operating income, with key assumptions and contingencies clearly stated.

### DEVELOPMENT BUDGET & FINANCING PLAN

Given the confidential nature of this information, the details associated with this section have been provided in a separate document.

CONFIDENTIAL



## 8. | SCHEDULE

- *Proposed timeline from selection to occupancy, including permitting, financing, construction start, and completion.*
- *Indication of how the schedule ensures compliance with CDBG-DR deadlines for LMI units. Especially considering that this site is not walkable downtown and therefore unlikely to be eligible for competitive LIHTCs.*

## SCHEDULE

Given the confidential nature of this information, the details associated with this section have been provided in a separate document.

CONFIDENTIAL



## **9. | COMMUNITY OUTREACH & COMMUNICATION STRATEGY**

*Proposed approach to community outreach and communication throughout design, permitting, and construction, including designation of a publicly accessible point of contact.*

**COMMUNITY OUTREACH & COMMUNICATION STRATEGY**

DEW Properties will implement a structured, transparent, and inclusive community outreach plan spanning the design, permitting, and construction phases. The approach emphasizes proactive engagement with key stakeholder groups, responsiveness to community concerns, and consistent communication through a publicly accessible point of contact.

**1. Montpelier Community Engagement**

DEW Properties will hold public community meetings prior to submitting materials for design approval, ensuring residents have an opportunity to review concept plans, ask questions, and provide input early in the process. Feedback gathered during these sessions will be incorporated into design refinements and documented for municipal review.

**2. Abenaki Community Outreach**

Recognizing the importance of cultural respect and government-to-government dialogue, DEW Properties will host dedicated meetings with the Abenaki community, conducted in coordination with City officials. These sessions will focus on gathering culturally relevant feedback, identifying areas of concern, and ensuring the project considers historical and cultural sensitivities.

**3. Collaboration with Downstreet**

DEW Properties will work directly with Downstreet to integrate design guidance related to affordability, residential needs, and community impact. Downstreet will provide input during the design phase to enhance the livability, accessibility, and long-term sustainability of project housing components.

**4. Engagement with State and City Officials**

Throughout the permitting and design phases, DEW Properties will maintain active communication with State and City officials to gather comments, respond to concerns, and ensure regulatory and procedural alignment. This includes iterative feedback loops during site plan reviews, infrastructure coordination, and permit preparation.

**5. Coordination with Green Mountain Transit**


Because transit access significantly affects resident mobility and potential funding opportunities, DEW Properties will engage Green Mountain Transit (GMT) early in the process. Discussions will focus on establishing or adjusting a bus route to serve the new development, improving accessibility for residents and strengthening the site's eligibility for affordable housing resources.


**6. Communication with Existing Commercial Tenant**

DEW Properties will coordinate with on-site daycare providers to identify their operational needs and minimize construction impacts, such as noise, traffic interruptions, or parking constraints. Adjustments to scheduling or logistics will be made where feasible to support childcare continuity during construction.

**PUBLICLY ACCESSIBLE POINT OF CONTACT**

**Robert Wells**, *Properties Development Coordinator*  
DEW Properties

 277 Blair Park Rd STE 130  
Williston, VT 05495

 802-999-6510

 [rwells@dewproperties.com](mailto:rwells@dewproperties.com)



## **10. | ASSUMPTIONS, CONDITIONS, & REQUESTS OF THE CITY**

Clearly identify any assumptions, contingencies, or requests for City actions, including additional incentives, regulatory changes, or timing considerations.

**ASSUMPTIONS, CONDITIONS, & REQUESTS OF THE CITY**

DEW Properties' ability to advance planning, design, and phased construction at the Country Club Road (CCR) site is contingent upon several key actions and commitments from the City.

**The following assumptions outline the proposed development schedule, financing strategy, and overall project feasibility**

**City Completion of Country Club Road Improvements and Utility Extensions**

DEW Properties assumes the City will complete all planned Country Club Road infrastructure improvements and will bring all required utilities to the project site, extending services past the existing commercial building.

This includes water, sewer, power, communications, and any roadway or stormwater upgrades necessary to support phased development.

**City Participation in Internal Development Infrastructure**

We request that the City assist in delivering internal development infrastructure to the greatest extent possible.

This may include participation in costs or construction of internal roads, utility distribution lines, and related infrastructure that supports project-wide mobility and connectivity.

**Completion of the Supplement Site Investigation**

DEW Properties assumes the City will finalize the Supplement Site Investigation identified by Stone Engineering in the Environmental Assessments so it can be determined if a Corrective Action Plan will be needed.

This investigation is a critical prerequisite for confirming environmental conditions, determining any required mitigation, and ensuring the project proceeds on a safe, environmentally compliant timeline.

**Support for Establishing Green Mountain Transit Service**

DEW Properties requests the City's assistance in coordinating with Green Mountain Transit (GMT) to pursue a modified or new bus route serving the CCR site.

Transit access is essential for resident mobility and may improve eligibility for certain housing funding sources.

**Assistance in Pursuing External Funding Opportunities**

DEW Properties requests City support in identifying, applying for, or advocating for external funding opportunities, including State, Federal, or philanthropic resources.

Such funding will help offset infrastructure costs, strengthen project feasibility, and support timely delivery of affordable units.

**It is DEW Properties assumption that the City will assume ownership and maintenance of all Country Club Development road networks and public infrastructure upon completion of each phase.**



## 11. | OTHER INFORMATION

*Other Information: Any additional information the developer believes will assist the City in evaluating the proposal.*

## OTHER INFORMATION

### DEEP MONTPELIER ROOTS AND LONG-STANDING COMMUNITY COMMITMENT

DEW Properties brings not only professional expertise but also a deeply personal connection to the Montpelier community. Don Wells, President and Founder of DEW Properties, was raised in Montpelier and lived there for over 30 years. As one of 13 children, Don grew up embedded in the civic, cultural, and economic fabric of the community. Many members of his extended family continue to live in Washington County.

This long-standing local presence shapes DEW Properties philosophy and strengthens the company's commitment to delivering a project that reflects the values, needs, and aspirations of Montpelier residents. DEW Properties approaches the Country Club Road site not as an external developer but as a partner with hometown roots and a genuine stake in the region's future.

### STATEWIDE AND REGIONAL DEDICATION TO ADDRESSING HOUSING NEEDS

DEW Properties has made long-term investment in solving Vermont's housing shortage a core part of its mission. The company is actively engaged in housing development efforts across the state, bringing experience with rural, suburban, and village-center communities.

**Ongoing and active projects include:**

- Barre, VT
- Waterbury, VT
- Bellows Falls, VT

**DEW Properties is also working with and in discussion with the following Vermont communities on additional housing opportunities:**

- Newport, VT
- Johnson, VT
- Stowe, VT
- Rutland, VT

This breadth of work reflects DEW Properties long-term strategy: to expand housing access across Vermont by collaborating with municipalities of varying sizes, infrastructures, and economic conditions. The knowledge gained from these diverse settings informs DEW Properties approach to Montpelier, ensuring realistic planning, cost-effective design, and sensitivity to local character.

**Beyond Vermont, DEW Properties is also advancing new housing in New England communities with similar demographic and workforce dynamics, including:**

- West Lebanon, NH
- Claremont, NH
- Lee, MA
- Adams, MA

This regional portfolio reinforces DEW Properties experience delivering housing solutions in communities with tight housing markets, aging building stock, and growing workforce needs—conditions closely aligned with Montpelier's own challenges.

### A DEVELOPMENT PHILOSOPHY GROUNDED IN LOCAL INPUT AND LONG-TERM VALUE

DEW Properties' development philosophy centers on listening first. The company relies on local input, community partnerships, and market-specific analysis to design projects that benefit both the site and the broader community over the long term.

**Rather than applying a one-size-fits-all development model, DEW Properties customizes each project based on:**

- Community feedback and priorities
- Market and demographic studies
- Local workforce and economic needs
- Environmental context and site conditions
- Municipal planning goals

This approach ensures that the Country Club Road development will reflect Montpelier's values—prioritizing livability, affordability, environmental stewardship, and long-term resilience.

DEW Properties engagement with municipal officials, local organizations, and community groups will continue throughout design, permitting, and construction. The company is committed to creating a project that not only meets immediate housing needs but also contributes lasting value to future generations of Montpelier residents.

# BUILDING WHAT MATTERS MOST

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Suite 130  
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**p** 802.872.0505

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150 Dow Street  
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Manchester, NH 03101  
**p** 603.932.7740

2 Market Street  
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Portland, ME 04101  
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