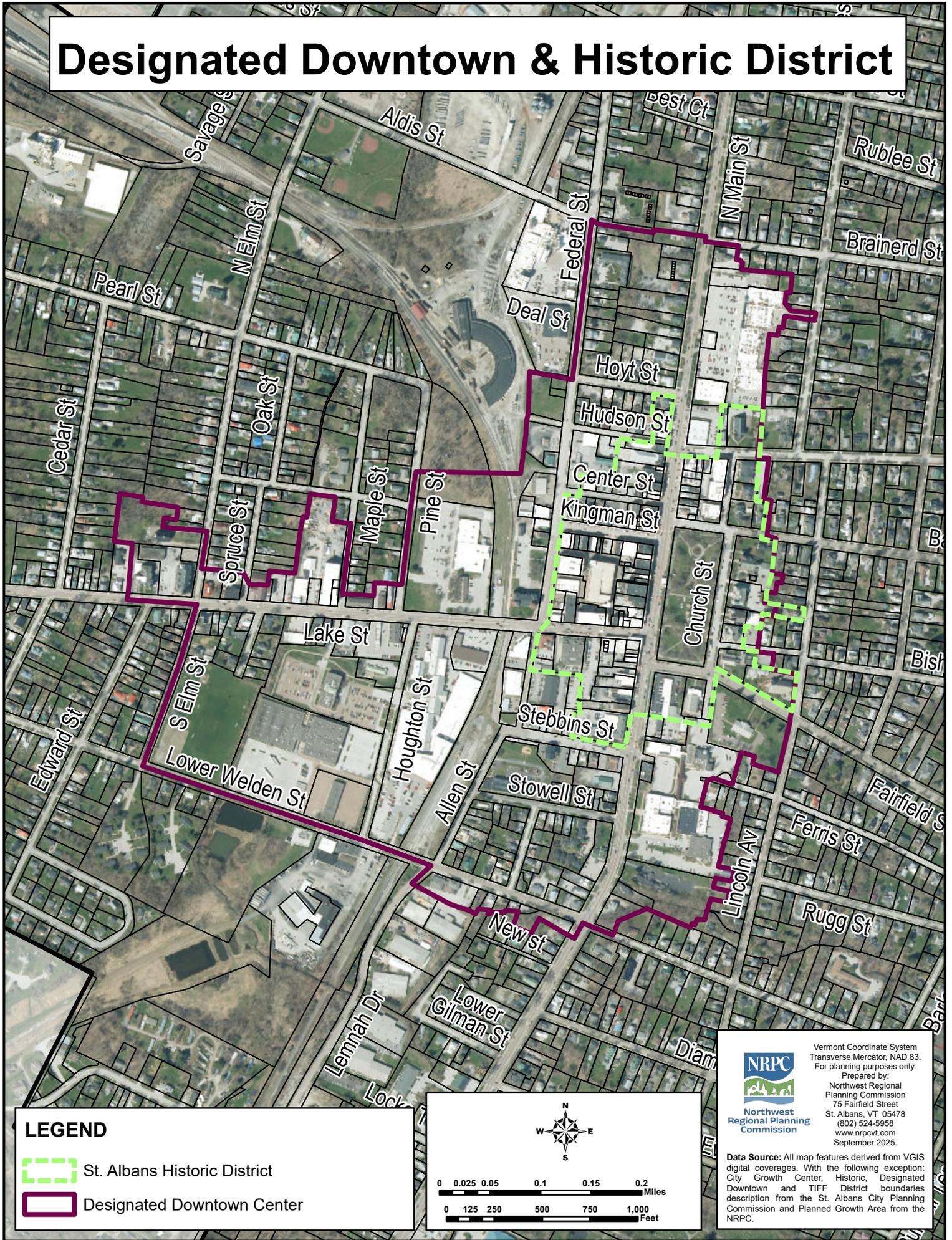


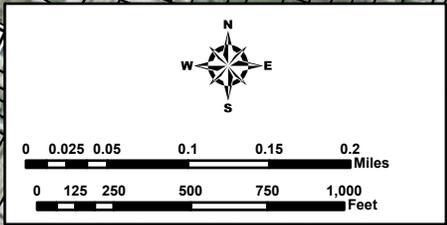
The St. Albans Designated Downtown, as of November 2025, via the Vermont Planning Atlas

Designated Downtown & Historic District



LEGEND

-  St. Albans Historic District
-  Designated Downtown Center



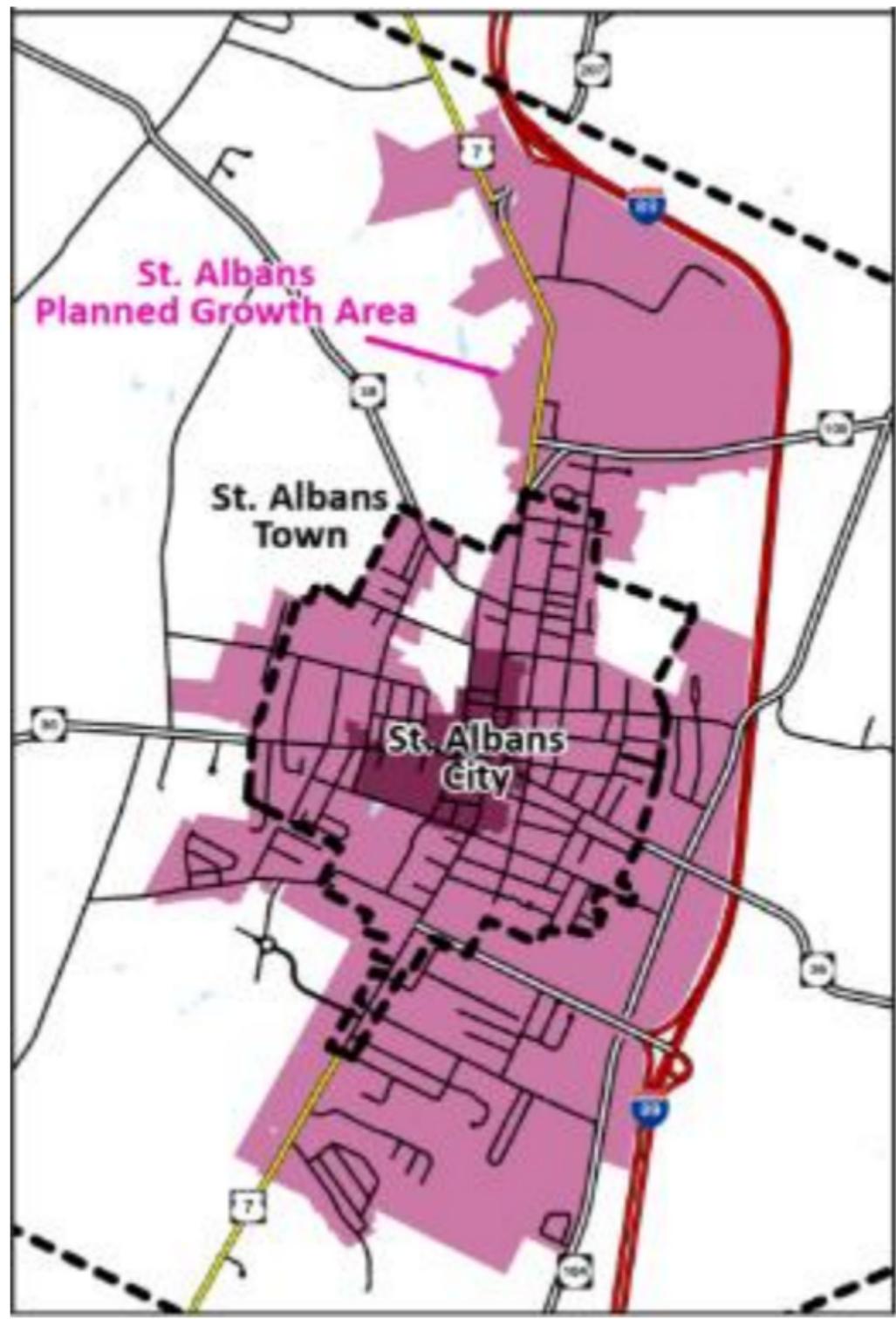

Vermont Coordinate System
Transverse Mercator, NAD 83.
For planning purposes only.
Prepared by:
Northwest Regional
Planning Commission
75 Fairfield Street
St. Albans, VT 05478
(802) 524-5958
www.nrpcvt.com
September 2025.

Data Source: All map features derived from VGIS digital coverages. With the following exception: City Growth Center, Historic, Designated Downtown and TIF District boundaries description from the St. Albans City Planning Commission and Planned Growth Area from the NRPC.

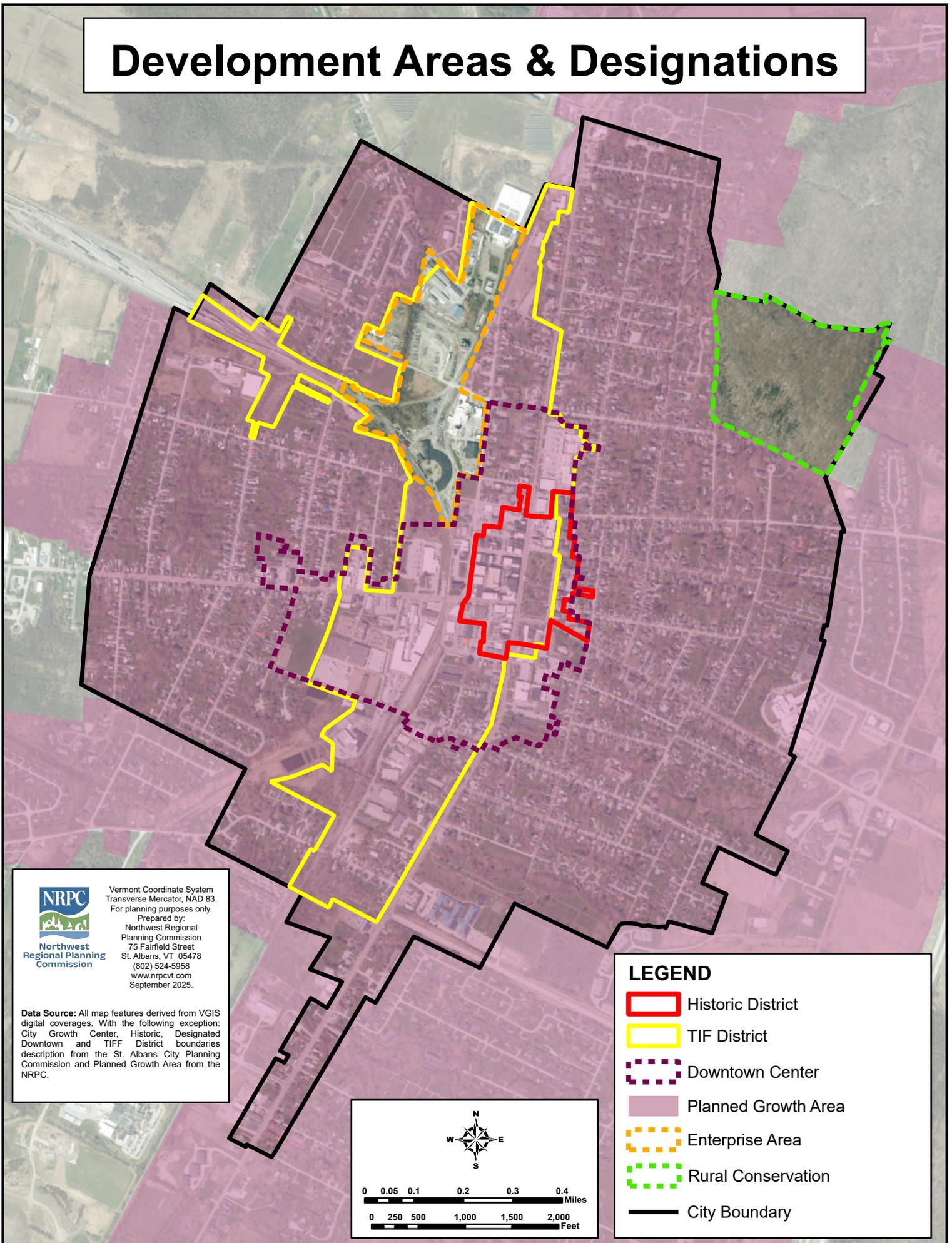
**St. Albans
Planned Growth Area**

**St. Albans
Town**

**St. Albans
City**



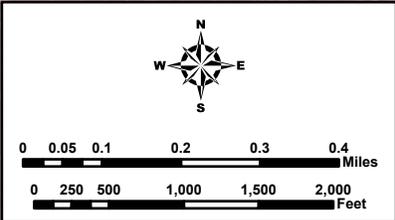
Development Areas & Designations




Northwest Regional Planning Commission

Vermont Coordinate System
Transverse Mercator, NAD 83.
For planning purposes only.
Prepared by:
Northwest Regional
Planning Commission
75 Fairfield Street
St. Albans, VT 05478
(802) 524-5958
www.nrpcvt.com
September 2025.

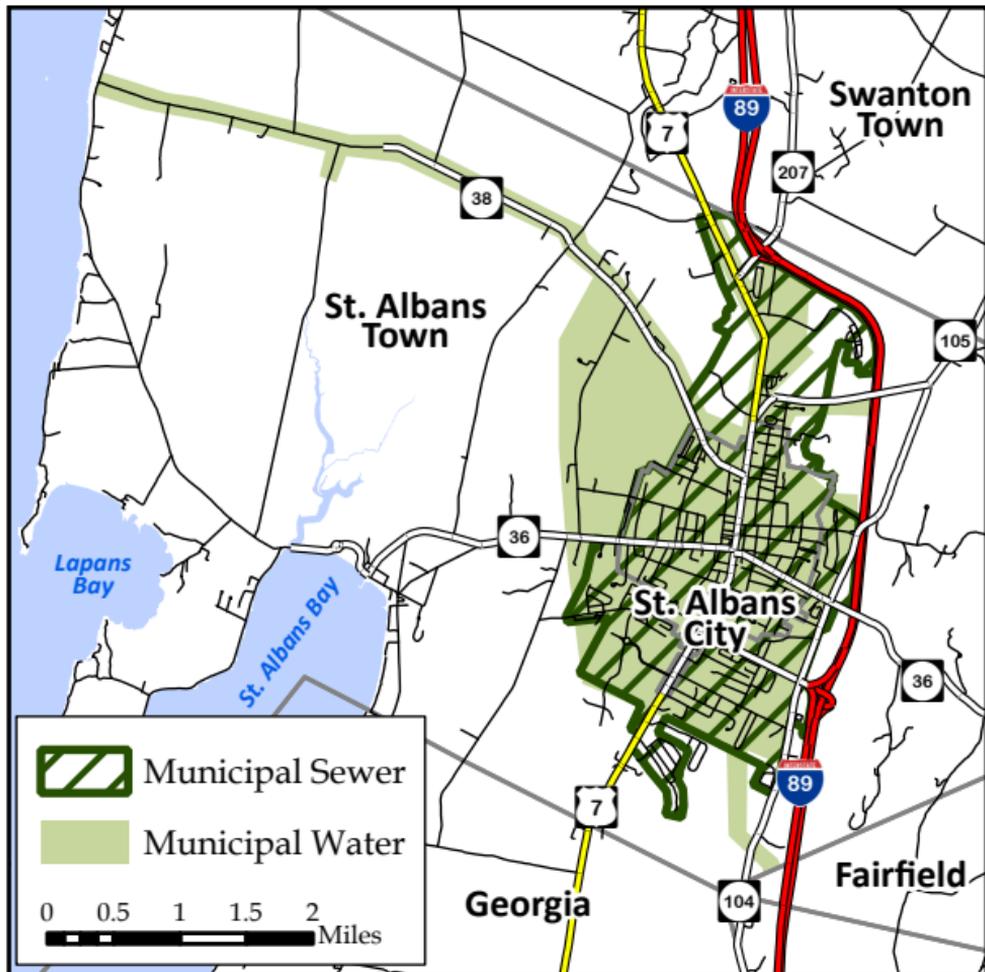
Data Source: All map features derived from VGIS digital coverages. With the following exception: City Growth Center, Historic, Designated Downtown and TIF District boundaries description from the St. Albans City Planning Commission and Planned Growth Area from the NRPC.



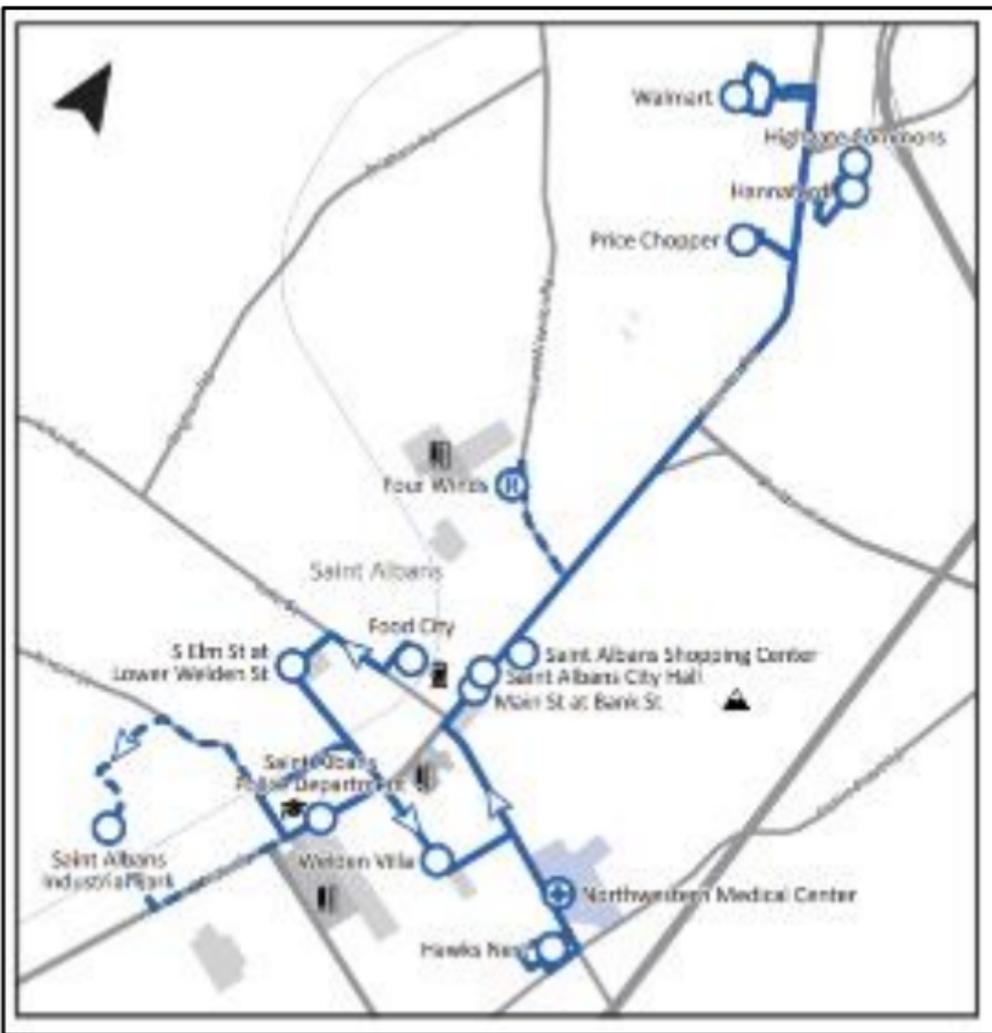
LEGEND

-  Historic District
-  TIF District
-  Downtown Center
-  Planned Growth Area
-  Enterprise Area
-  Rural Conservation
-  City Boundary

Municipal Sewer & Water Service Areas

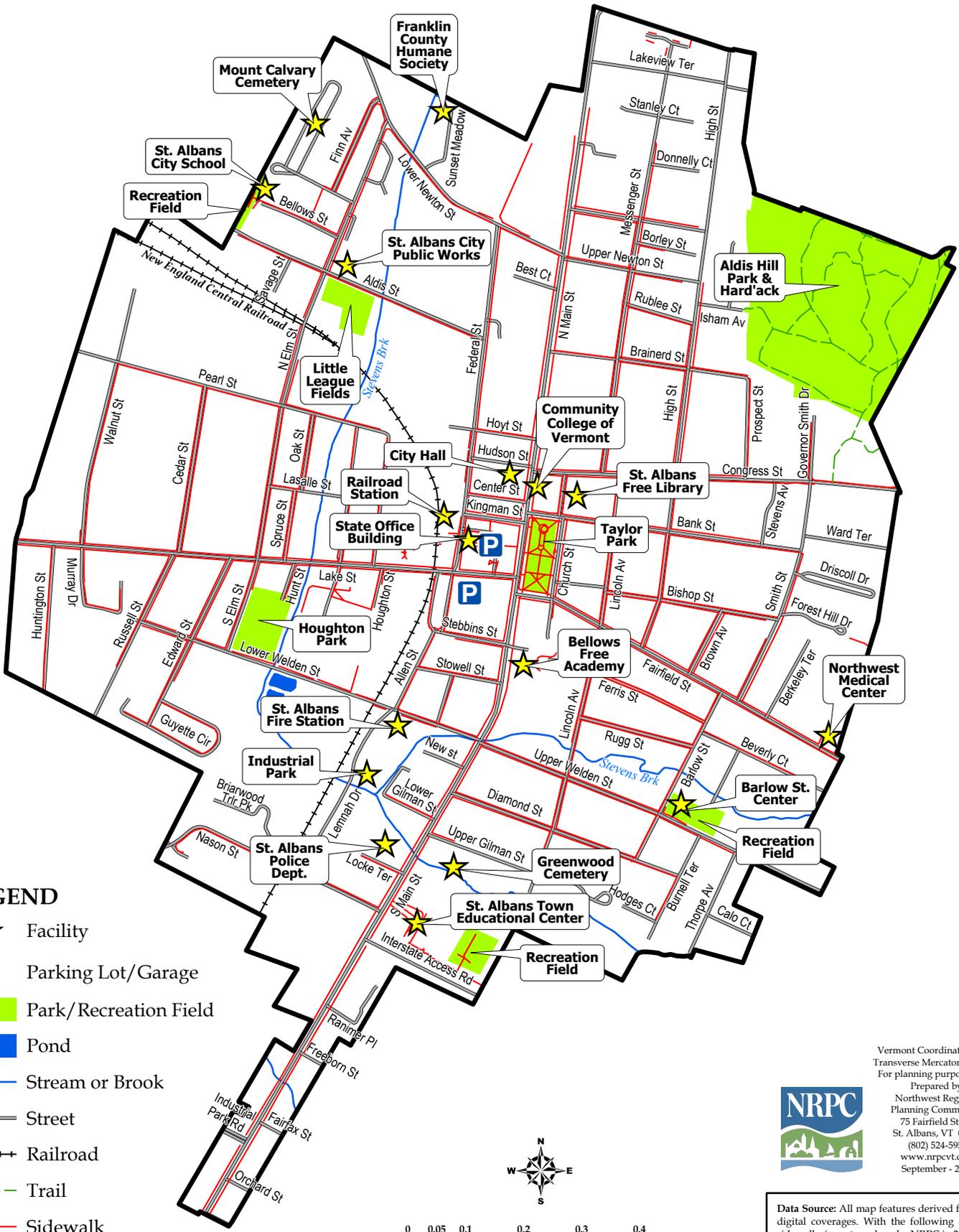


SAINT ALBANS DOWNTOWN SHUTTLE



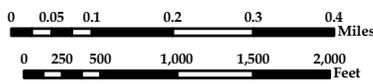
Source: Green Mountain Transit, www.RideGMT.com.

Facilities



LEGEND

-  Facility
-  Parking Lot/Garage
-  Park/Recreation Field
-  Pond
-  Stream or Brook
-  Street
-  Railroad
-  Trail
-  Sidewalk
-  City Boundary



Vermont Coordinate System
Transverse Mercator, NAD 83.
For planning purposes only.

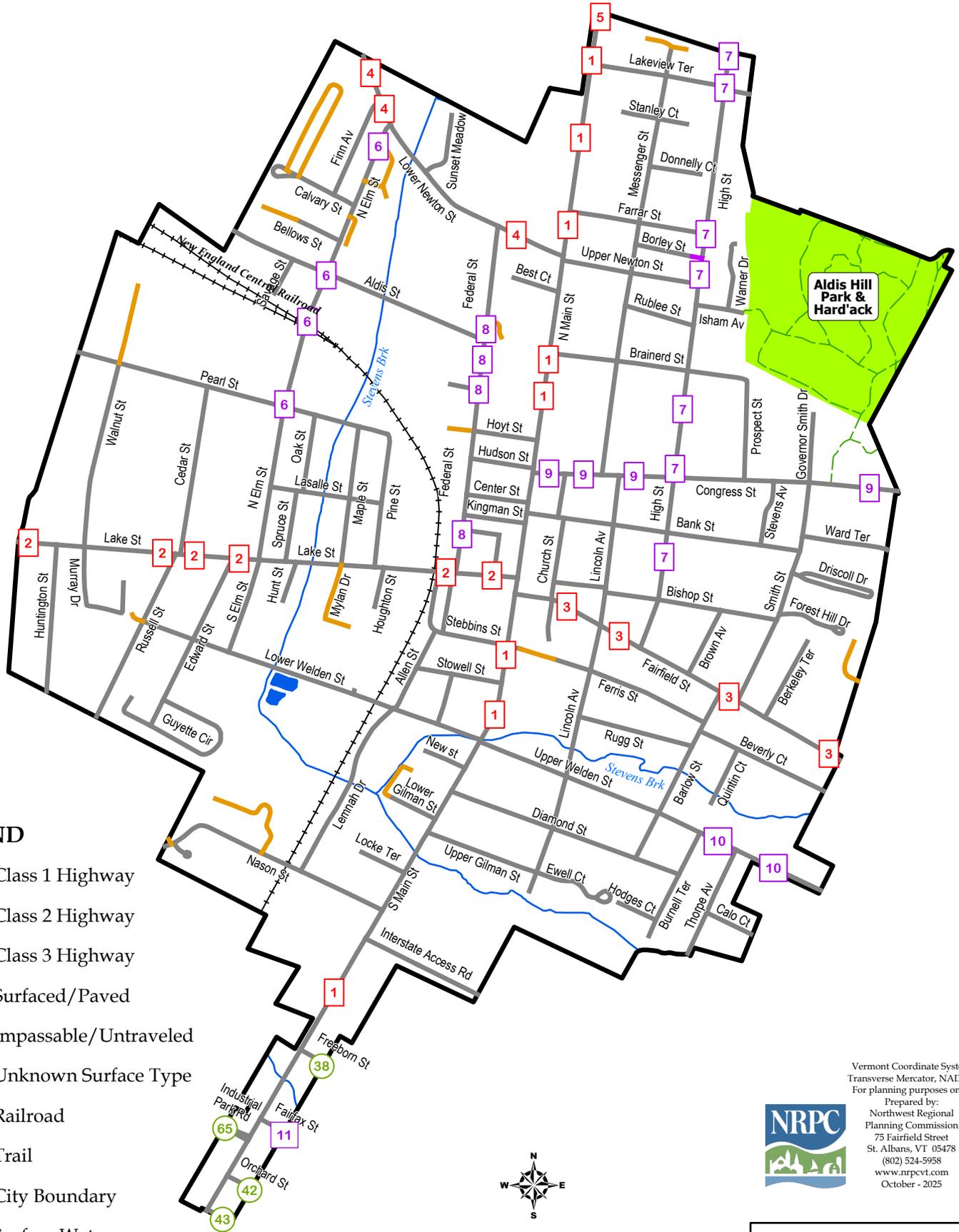


Prepared by:
Northwest Regional
Planning Commission
75 Fairfield Street
St. Albans, VT 05478
(802) 524-5958
www.nrpcvt.com
September - 2025

Data Source: All map features derived from VGIS digital coverages. With the following exception: sidewalks inventory done by NRPC in 2025.

North arrow on map refers to Grid North.

Highway Map



LEGEND

- 1 Class 1 Highway
- 2 Class 2 Highway
- 3 Class 3 Highway
- Surfed/Paved
- Impassable/Untraveled
- Unknown Surface Type
- ++++ Railroad
- - - - Trail
- City Boundary
- Surface Water
- Aldis Hill Park & Hard'ack



Vermont Coordinate System
 Transverse Mercator, NAD 83.
 For planning purposes only.
 Prepared by:
 Northwest Regional
 Planning Commission
 75 Fairfield Street
 St. Albans, VT 05478
 (802) 524-5958
 www.nrpcvt.com
 October - 2025

Data Source: All map features derived from VGIS digital coverages.
 North arrow on map refers to Grid North.

Transportation



LEGEND

-  Existing Traffic Signal
-  Possible Future Traffic Signal
-  Possible Future Round-About
-  Arterial
-  Collector
-  Local
-  State Highway
-  Class 1 Highway
-  Class 2 Highway
-  Class 3 Highway
-  Federal Street Multi-Modal Connector
-  Railroad
-  City Boundary
-  Downtown Streetscape Improvement Area

Highway Functional Classification
 As highway classification moves from Freeway to Arterial to Collector down to Local roads, the emphasis gradually shifts from mobility orientation to one of land access, and provides greater flexibility in design.

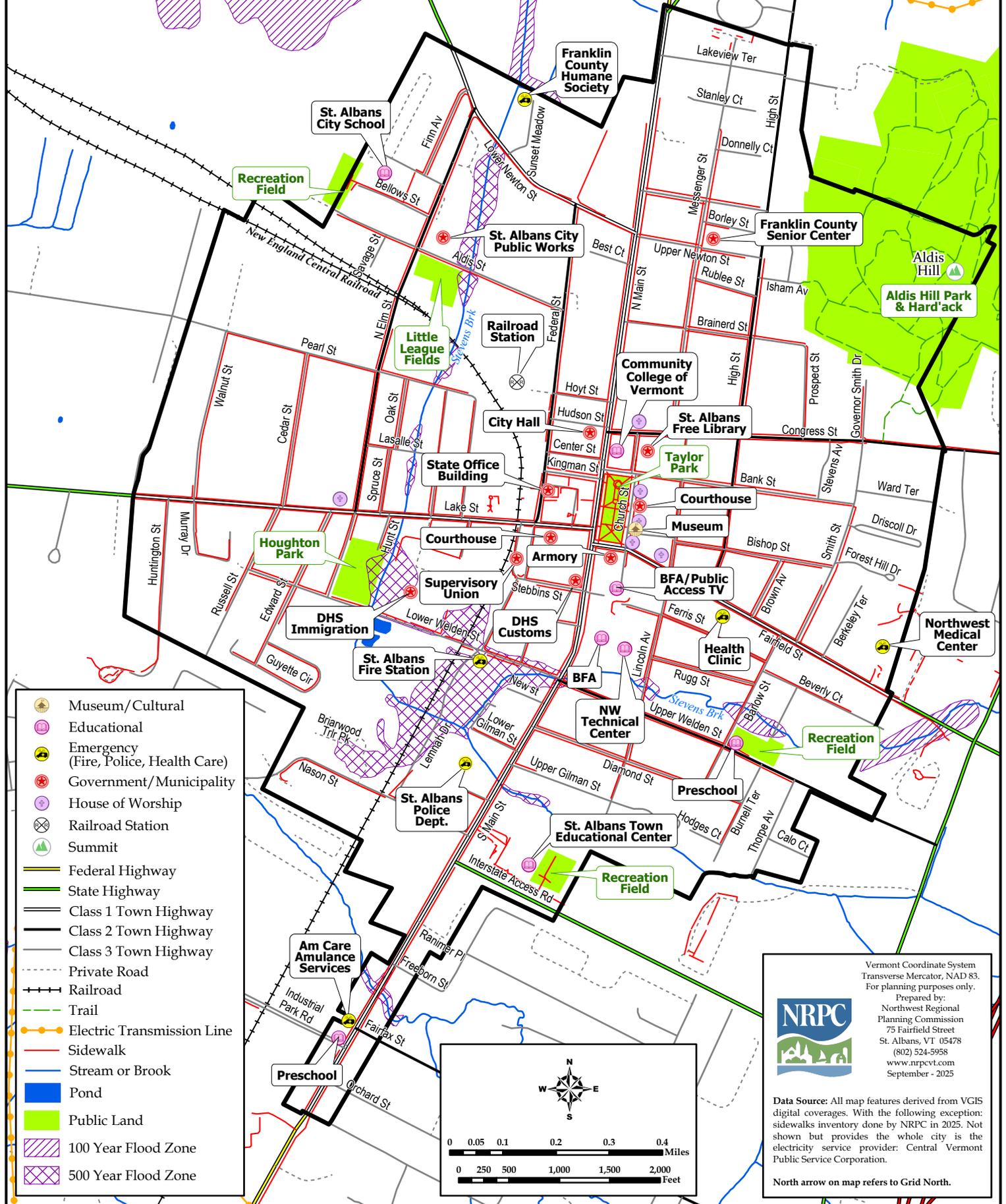
State of Vermont Classification
Class 1: Form extensions of State Highways and are numbered as such.
Class 2: Form connections from town to town, and/or carry a more significant volume of traffic than other roads in Town.
Class 3: All other traveled roads receiving State Aid funds.



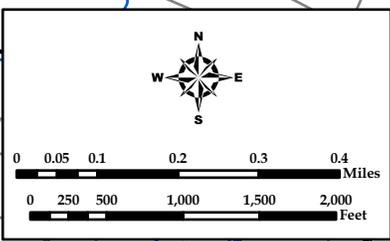
Vermont Coordinate System
 Transverse Mercator, NAD 83.
 For planning purposes only.
 Prepared by:
 Northwest Regional
 Planning Commission
 75 Fairfield Street
 St. Albans, VT 05478
 (802) 524-5958
 www.nrpcvt.com
 September - 2025

Data Source: All map features derived from VGIS digital coverages.
 North arrow on map refers to Grid North.

Flood Vulnerability



- Museum/Cultural
- Educational
- Emergency (Fire, Police, Health Care)
- Government/Municipality
- House of Worship
- Railroad Station
- Summit
- Federal Highway
- State Highway
- Class 1 Town Highway
- Class 2 Town Highway
- Class 3 Town Highway
- Private Road
- Railroad
- Trail
- Electric Transmission Line
- Sidewalk
- Stream or Brook
- Pond
- Public Land
- 100 Year Flood Zone
- 500 Year Flood Zone



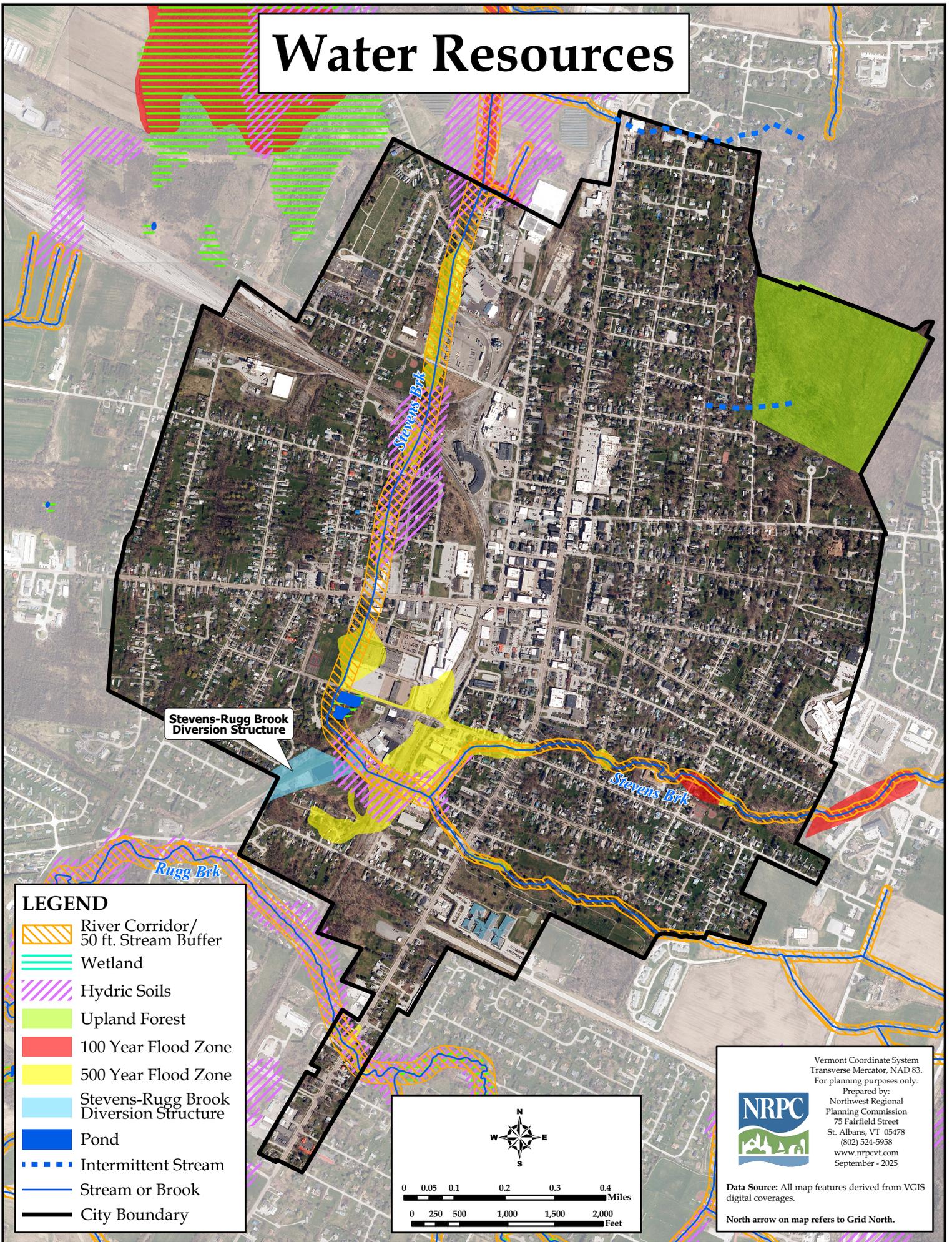
Vermont Coordinate System
 Transverse Mercator, NAD 83.
 For planning purposes only.

Prepared by:
 Northwest Regional
 Planning Commission
 75 Fairfield Street
 St. Albans, VT 05478
 (802) 524-5958
 www.nrpvt.com
 September - 2025

Data Source: All map features derived from VGIS digital coverages. With the following exception: sidewalks inventory done by NRPC in 2025. Not shown but provides the whole city is the electricity service provider: Central Vermont Public Service Corporation.

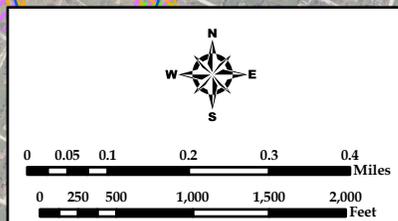
North arrow on map refers to Grid North.

Water Resources



LEGEND

- River Corridor/
50 ft. Stream Buffer
- Wetland
- Hydric Soils
- Upland Forest
- 100 Year Flood Zone
- 500 Year Flood Zone
- Stevens-Rugg Brook
Diversion Structure
- Pond
- Intermittent Stream
- Stream or Brook
- City Boundary



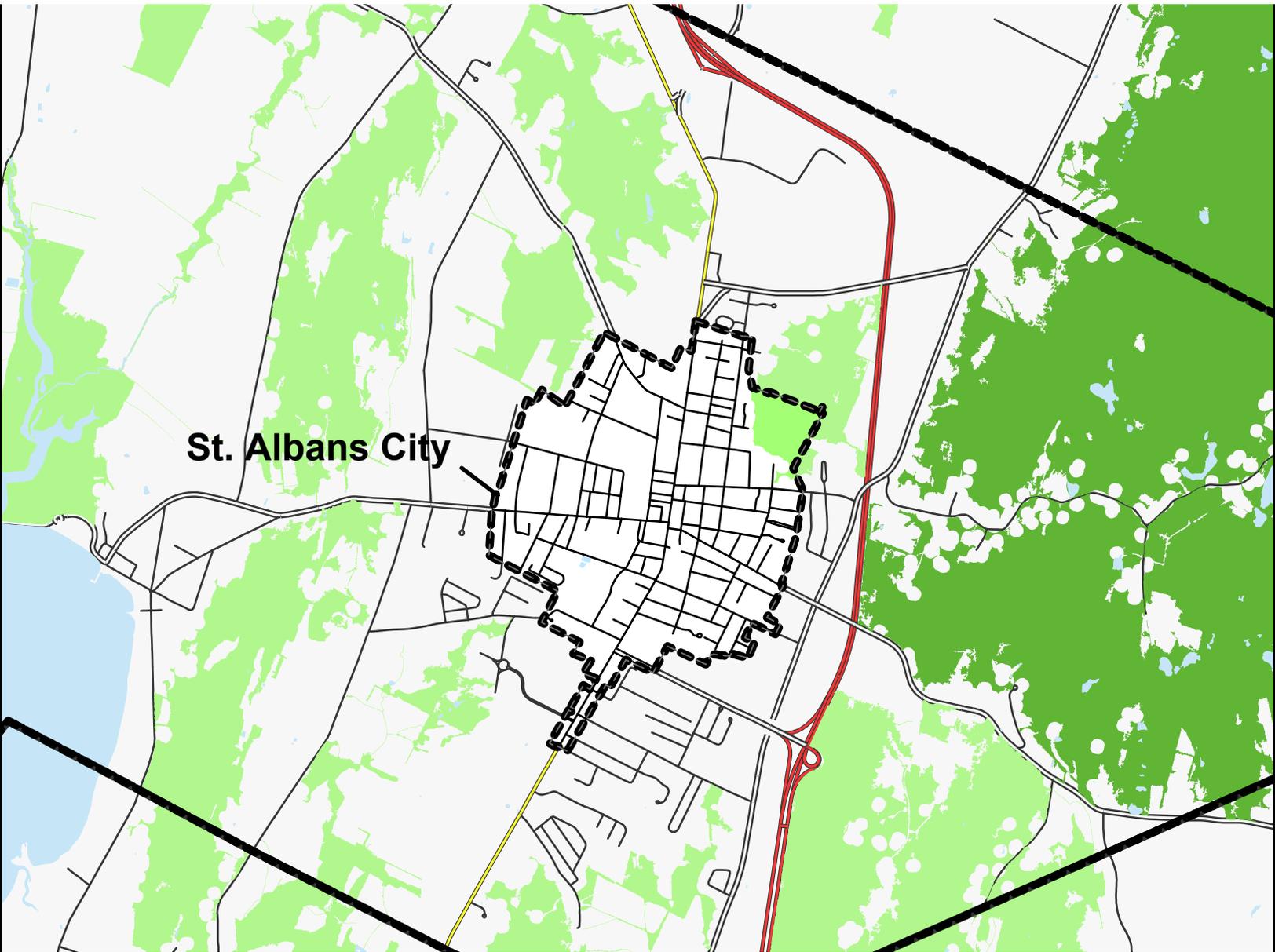
Vermont Coordinate System
Transverse Mercator, NAD 83.
For planning purposes only.

Prepared by:
Northwest Regional
Planning Commission
75 Fairfield Street
St. Albans, VT 05478
(802) 524-5958
www.nrpcvt.com
September - 2025

Data Source: All map features derived from VGIS
digital coverages.

North arrow on map refers to Grid North.

Habitat Blocks



LEGEND

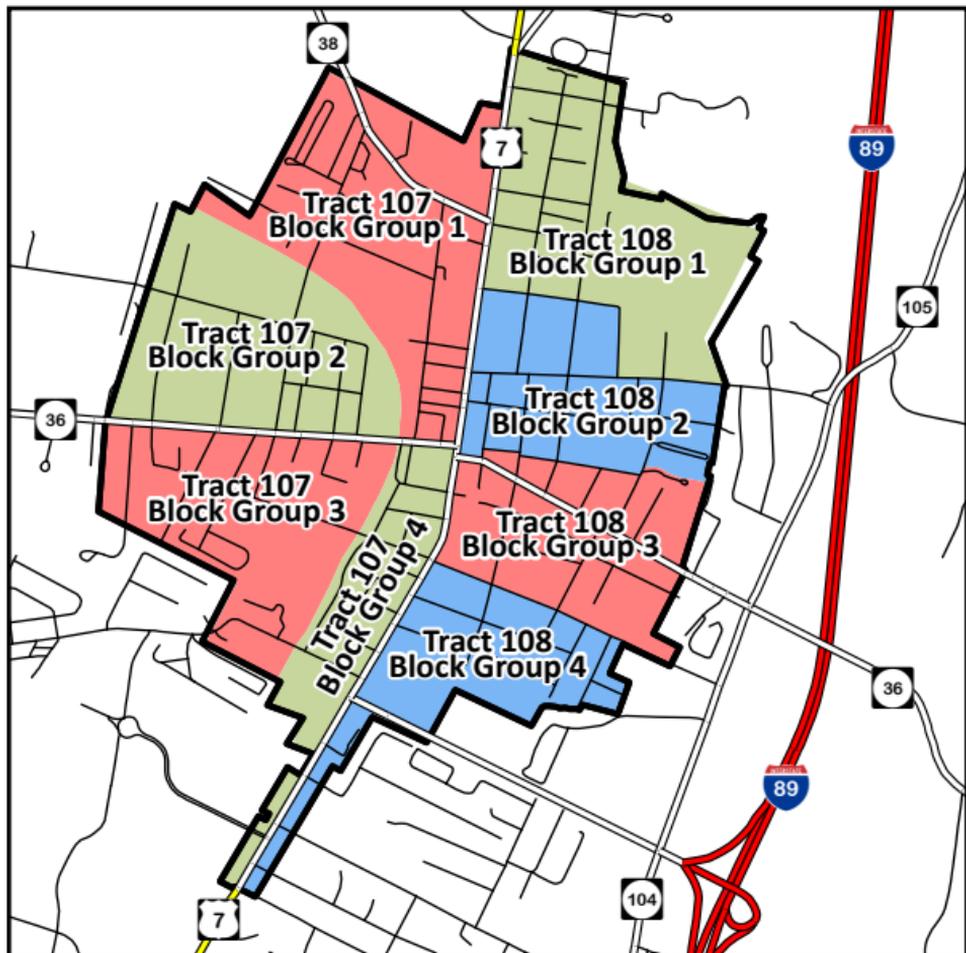
-  Interior Forest Blocks - Highest Priority
-  Interior Forest Blocks - Priority

Data Source: Vermont Conservation Design

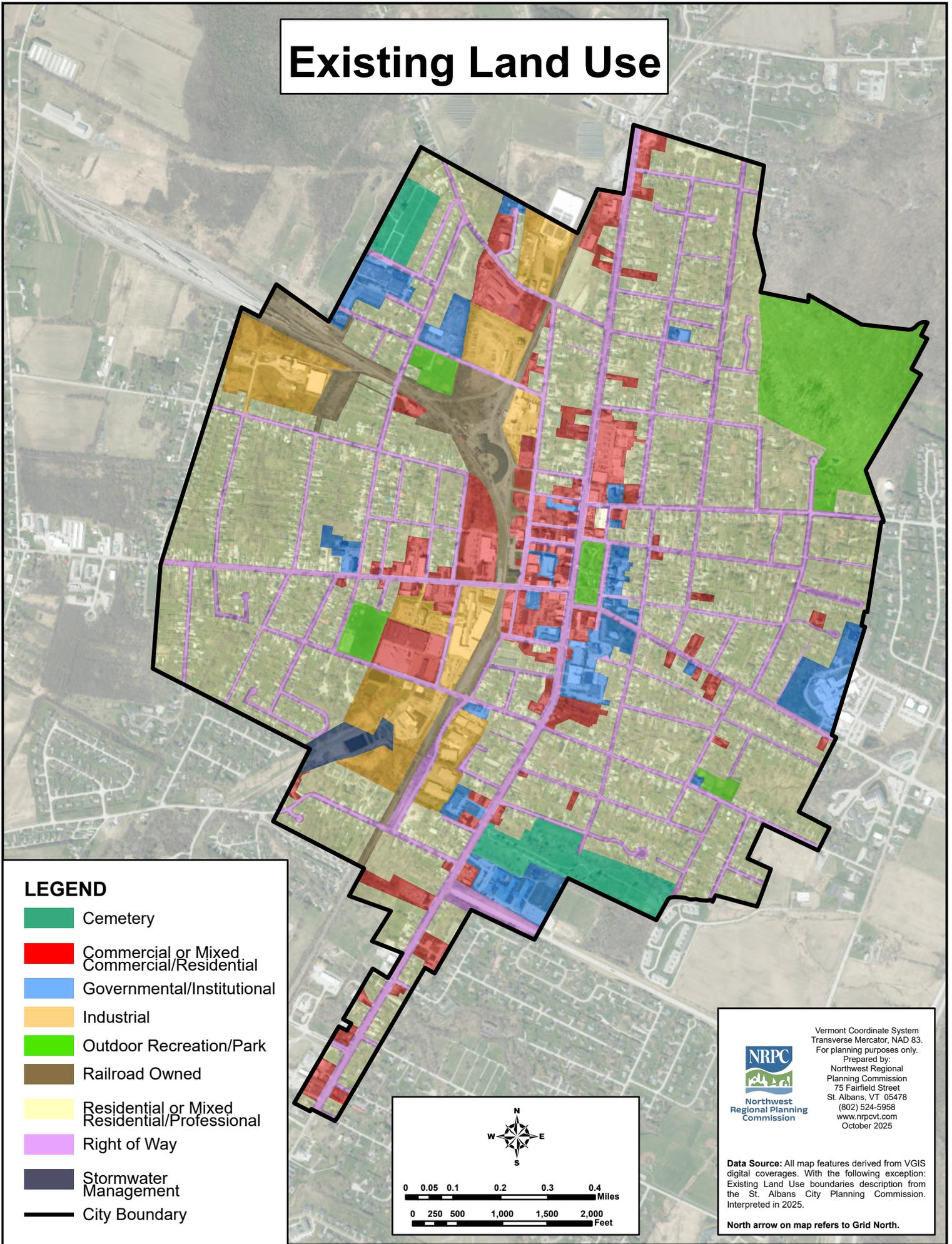


0 0.25 0.5 1 1.5 2 Miles

Census Blocks - 2020

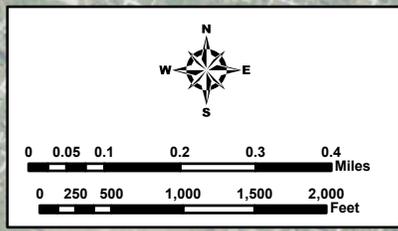


Existing Land Use



LEGEND

- Cemetery
- Commercial or Mixed Commercial/Residential
- Governmental/Institutional
- Industrial
- Outdoor Recreation/Park
- Railroad Owned
- Residential or Mixed Residential/Professional
- Right of Way
- Stormwater Management
- City Boundary



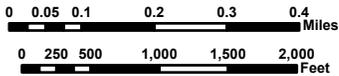
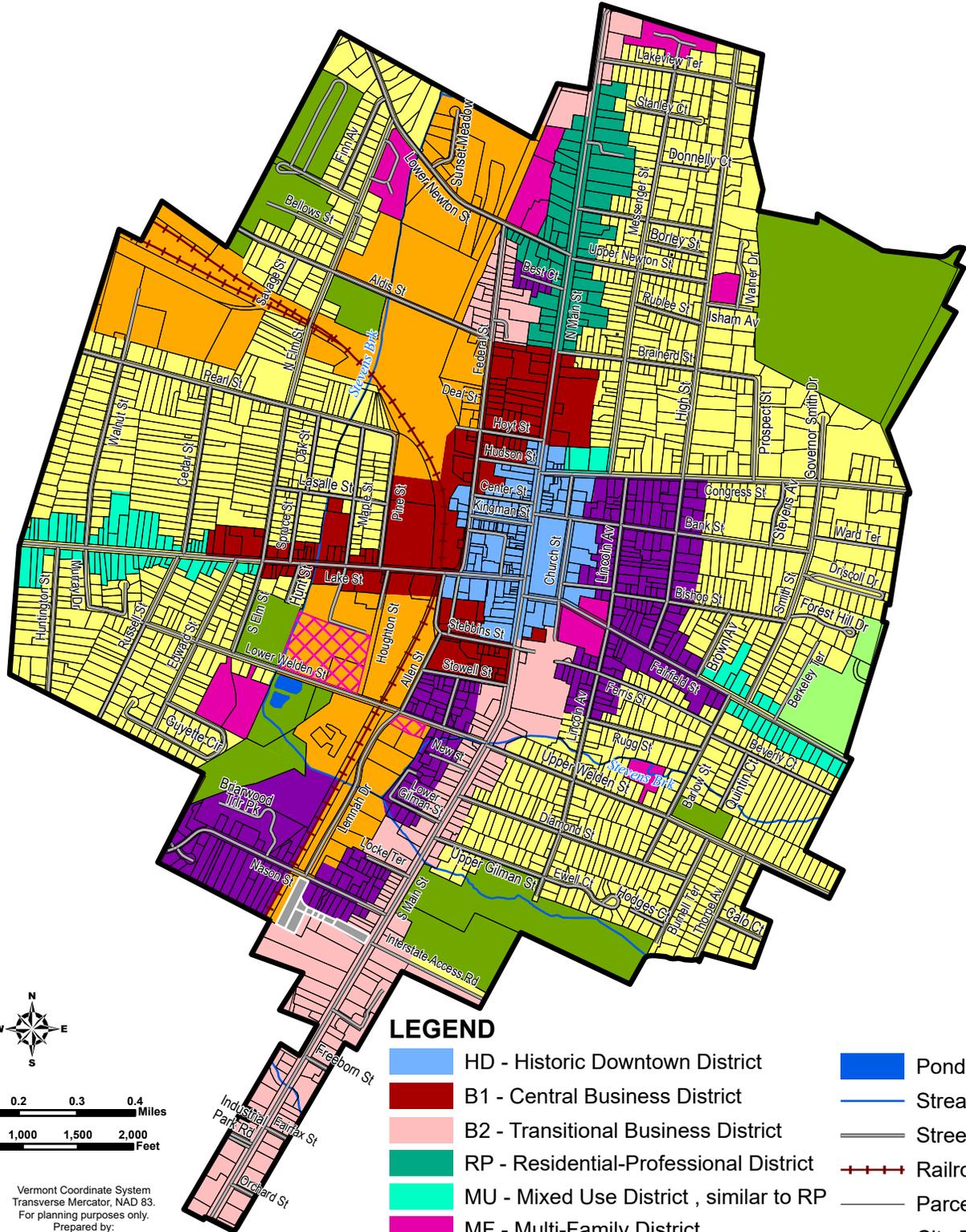
Vermont Coordinate System
Transverse Mercator, NAD 83.
For planning purposes only.
Prepared by:
Northwest Regional
Planning Commission
75 Fairfield Street
St. Albans, VT 05478
(802) 524-5958
www.nrpcvt.com
October 2025

**Northwest
Regional
Planning
Commission**

Data Source: All map features derived from VGIS digital coverages. With the following exception: Existing Land Use boundaries description from the St. Albans City Planning Commission. Interpreted in 2025.

North arrow on map refers to Grid North.

Proposed Land Use



LEGEND

- | | | | |
|--|--|--|-----------------|
| | HD - Historic Downtown District | | Pond |
| | B1 - Central Business District | | Stream or Brook |
| | B2 - Transitional Business District | | Street |
| | RP - Residential-Professional District | | Railroad |
| | MU - Mixed Use District, similar to RP | | Parcel Line |
| | MF - Multi-Family District | | City Boundary |
| | R75 - Residential 7500 District | | |
| | CR - Civic Recreation District | | |
| | MI - Medical Institution District | | |
| | S-Ind - Service-Industrial District | | |
| | ROW - Connector Right of Way | | |
| | Classify Neighborhoods by Current/Future Density | | |
| | Multi-Dwelling Overlay District | | |

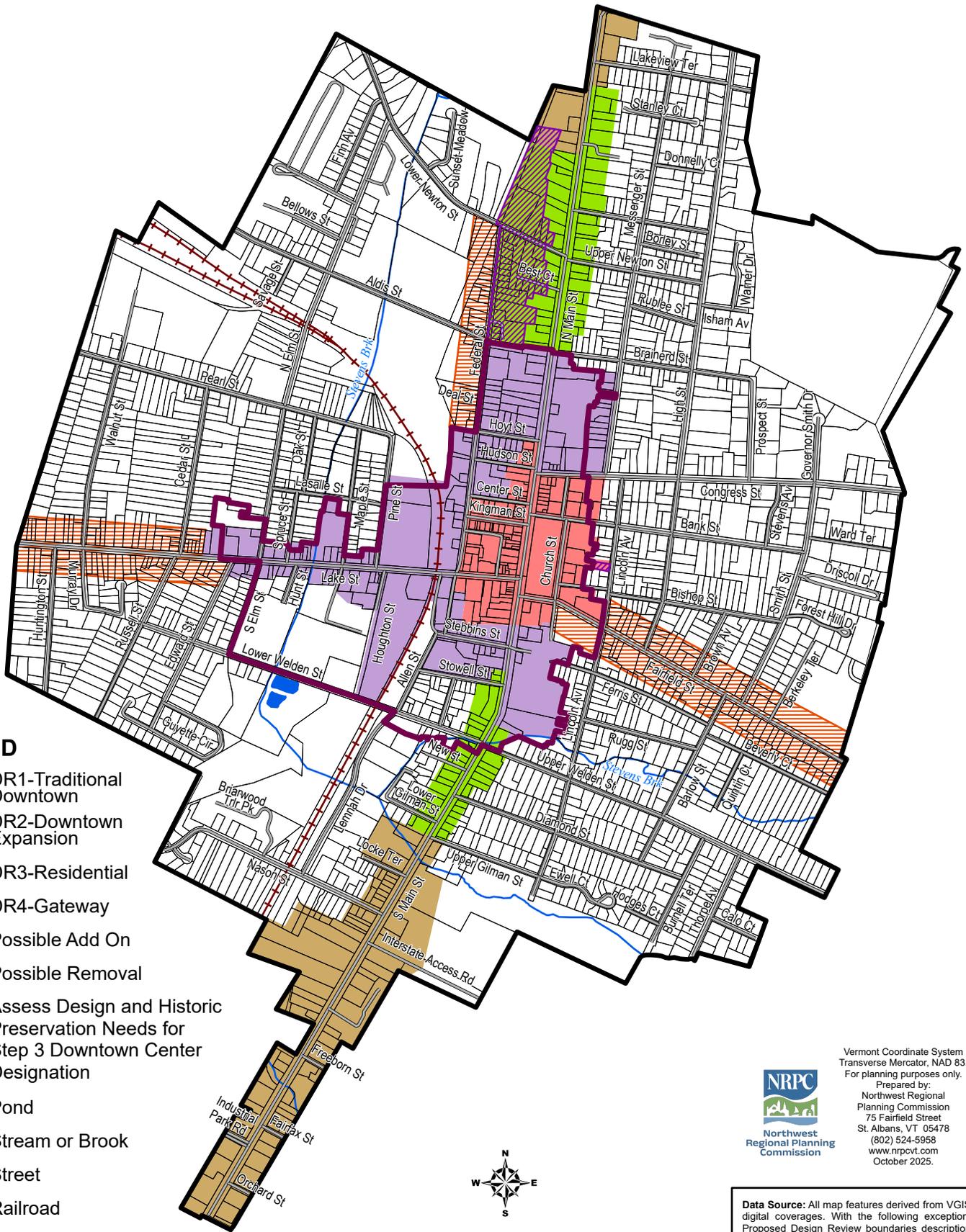


Vermont Coordinate System
 Transverse Mercator, NAD 83.
 For planning purposes only.
 Prepared by:
 Northwest Regional
 Planning Commission
 75 Fairfield Street
 St. Albans, VT 05478
 (802) 524-5958
 www.nrpcvt.com
 October 2025.

Data Source: All map features derived from VGIS digital coverages. With the following exception: Proposed Land Use boundaries description from the St. Albans City Planning Commission. Interpreted in 2025.

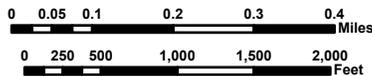
North arrow on map refers to Grid North.

Proposed Design Review Districts



LEGEND

- DR1-Traditional Downtown
- DR2-Downtown Expansion
- DR3-Residential
- DR4-Gateway
- Possible Add On
- Possible Removal
- Assess Design and Historic Preservation Needs for Step 3 Downtown Center Designation
- Pond
- Stream or Brook
- Street
- Railroad
- Parcel Line
- City Boundary



Vermont Coordinate System
 Transverse Mercator, NAD 83.
 For planning purposes only.
 Prepared by:
 Northwest Regional
 Planning Commission
 75 Fairfield Street
 St. Albans, VT 05478
 (802) 524-5958
 www.nrpcvt.com
 October 2025.

Data Source: All map features derived from VGIS digital coverages. With the following exception: Proposed Design Review boundaries description from the St. Albans City Planning Commission. Interpreted in 2025.

North arrow on map refers to Grid North.