

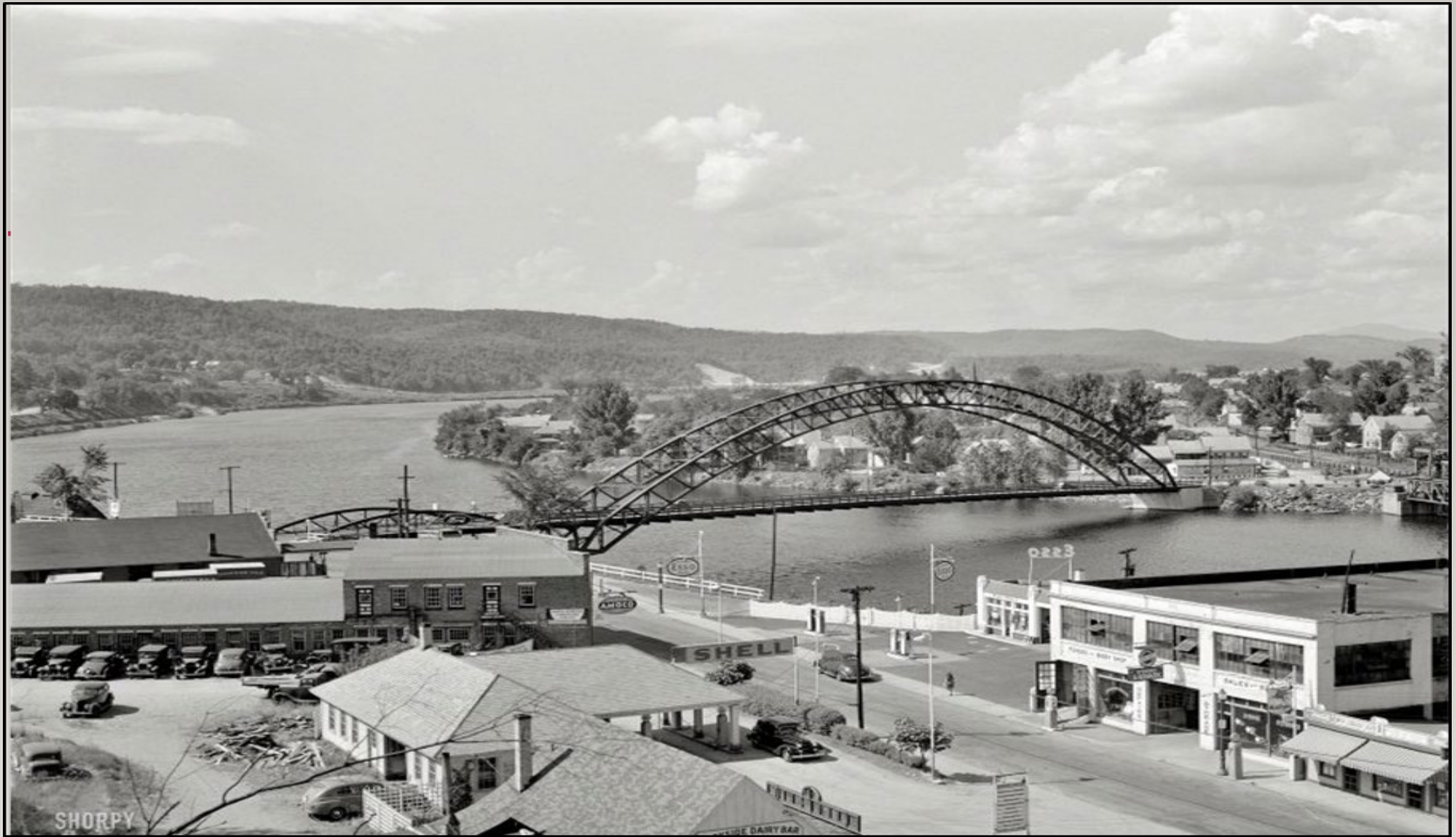


BELLOWS FALLS GARAGE

115 ROCKINGHAM STREET

AN ADAPTIVE REUSE JOURNEY







RIGHT HERE



PREVIOUS USES

- Parking garage
- Car dealership
- Dry cleaners
- Hippy commune
- Retail shop
- Storage
- One rental apartment facing Canal Street

Front View from Rockingham Street



REAR VIEW FROM CANAL STREET





VIEW FROM INSIDE





VIEW OF CANAL & FALL MOUNTAIN





Initial Design





4

2

1

3

5

T

EXISTING BUILDING

6



NEW DESIGN





**NEW
DESIGN**





PERMITTED DESIGN









IN PROGRESS





27 Apartments

5 Studios

480 sq. ft

18 One Bedrooms

526-634 sq. ft.

4 Two Bedrooms

839-990 sq. ft.

Rent Information

19 Rental vouchers

Income Eligibility \$16,500 - \$84,600

Rents range from \$400-\$1,088

Utilities Included

SOURCES

		% of Total Development Cost
VHFA Permanent Debt	750,000	7.01%
NHTF	507,891	4.74%
HOME	540,000	5.04%
VCDP	282,745	2.64%
VHCB	2,074,070	19.38%
VHCB Feasibility	10,000	0.09%
Efficiency VT (H P, \$2700/unit)	70,200	0.66%
Windham Regional Brownfield funds	47,500	0.44%
Neighborworks	267,333	2.50%
Federal Tax Credit Equity	6,154,000	57.49%
TOTAL SOURCES	10,703,739	100.00%
