

Growth Centers 101 - Vermont

Noelle MacKay, Commissioner

VERMONT DEPARTMENT OF ECONOMIC, HOUSING AND COMMUNITY
DEVELOPMENT

AGENCY OF COMMERCE AND COMMUNITY DEVELOPMENT

5.11.12







Evolution of Land Use

1970's

Regulation (Act 250)

1980's

Statewide Planning
Housing & Conservation Board

1990's

Downtowns & Village Centers

2000's

Growth Centers





State Designations

1st Generation Programs

Designates Downtowns /Villages

Targets resources to fix existing civic/commercial centers

2nd Generation Programs

Growth Center / Vermont Neighborhoods

Plan for compact growth in and adjacent to designated centers

Programs are intended to help . . .

- Preserve rural character and the working landscape
- Conserve natural and historic resources
- Support development in appropriate places
- Invest efficiently in public infrastructure
- Provide housing and transportation choice

Downtowns

23

Village Centers

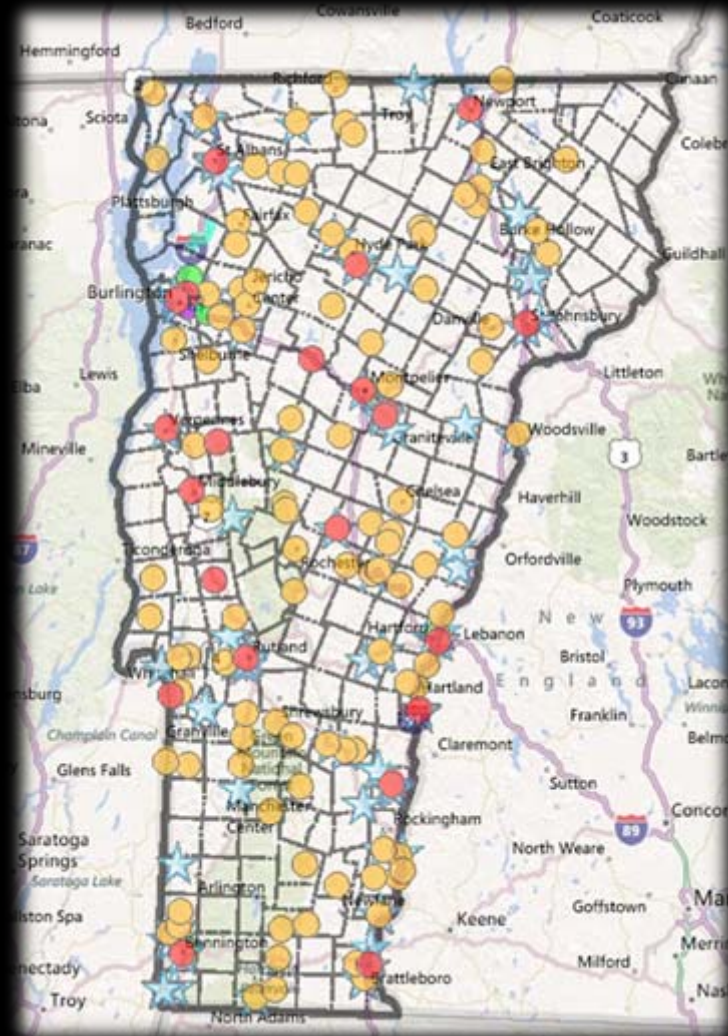
99

Neighborhoods

2

Growth Centers

6



Reinvestment

Tax Credits

\$170m, past 6 years

Infrastructure

\$58.7m, past 2 years

New Businesses

179, past 2 years

New Jobs

435, past 2 years

Grand List

95 Main, Brattleboro



Grand List Before: \$320,100
Grand List After: \$629,840
Total Increase: \$309,740
New Investment: \$466,816
Federal Credits: \$93,363
State 10% Add-On: \$39,460
State Code Credits: \$36,107
Total Credits: \$168,930

110 West Canal Street, Winooski



Grand List Before: \$910,400
Grand List After: \$2,019,512
Total Increase: \$1,109,112
New Investment: \$2,019,512
Federal Credits: \$260,000
State 10% Add-On: \$130,000
Total Credits: \$390,000

Shelburne Inn, Shelburne



Grand List Before: \$1,011,100
Grand List After: \$2,509,900
Total Increase: \$1,498,800
New Investment: \$1,890,000
Federal Credits: \$139,000
State 10% Add-On: \$69,500
State Code Credits: \$55,000
Total Credits: \$263,500



Grand List Before: \$25,000 (condemned)
Grand List After: \$385,000
Total Increase: \$360,000
New Investment: \$352,000
Federal Credits: \$70,400
State 10% Add-On: \$25,046
State Code Credits \$50,770
Total Credits: \$146,216

Growth Centers

New Definitions

Growth Centers

Smart Growth

Downtown Development Board expanded to include more planning expertise

Communities need to demonstrate...

- GC will accommodate majority of new growth in 20 year period;
- Pattern of development consistent with definitions
- Tools to achieve this (zoning bylaws, capital facilities) must be in place
- Plan for maintaining rural character
- Reinforce existing downtown or village center
- 20 year period with reviews every 5 year

Growth Centers - Incentives

Tax Increment Financing

Act 250

Threshold changes to mixed income housing and mixed use
Master Plan Permit Application
Agricultural mitigation

Priority Consideration

- Municipal Planning Grants
- Transportation Enhancement Improvements
- Property Assessment Fund (Brownfields)
- CDBG
- ANR Wastewater Fund
- State Affordable Housing Fund
- Locating state buildings

Lookup by E911 address

Enter the address:

Street:

Zone:

Growth Center

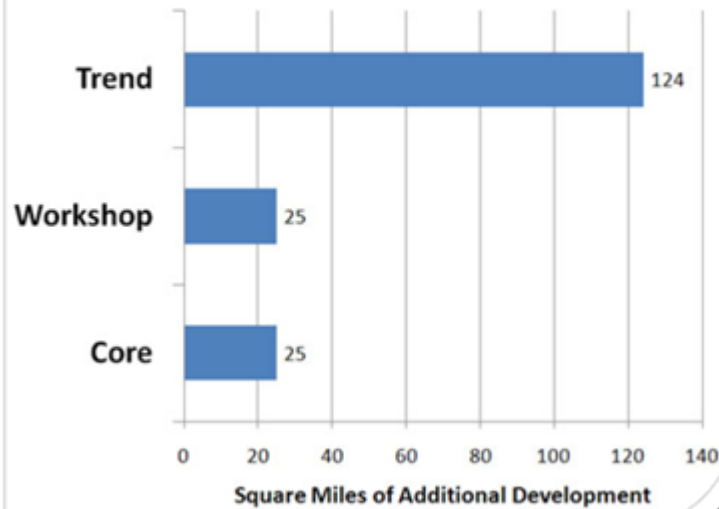
Village Center



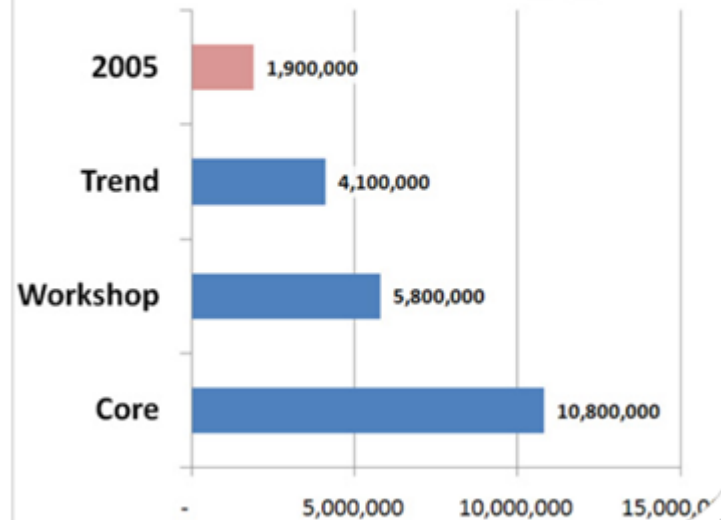
Williston

Public Involvement

Land Consumed by Development

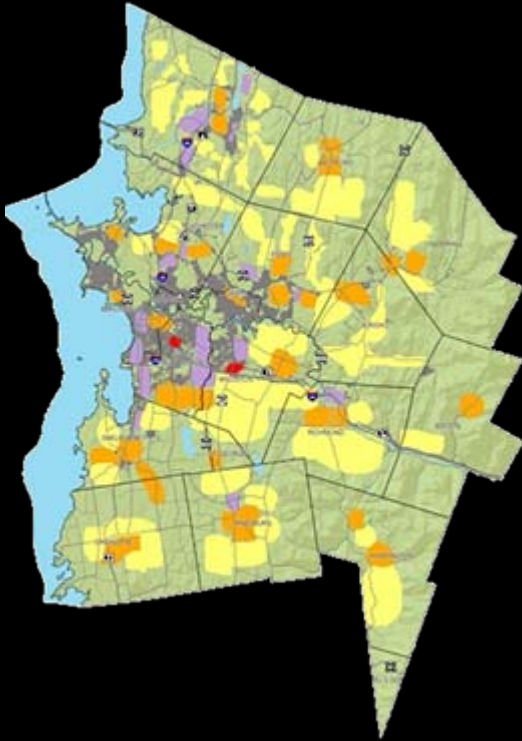


Annual Transit Ridership

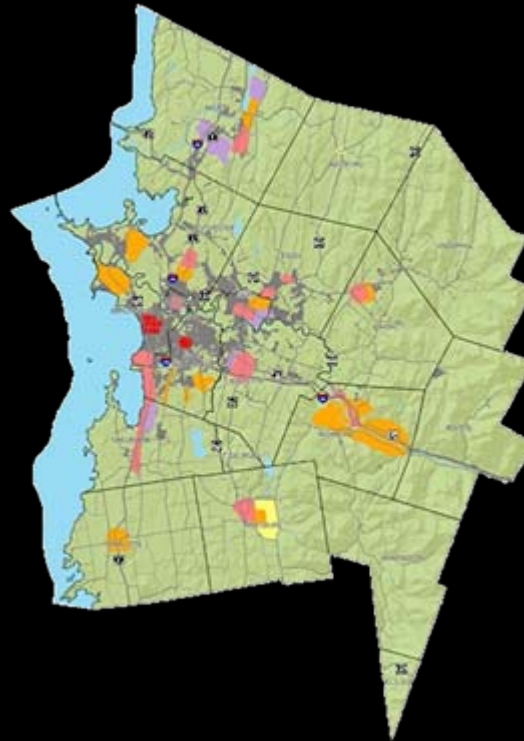


Public Involvement

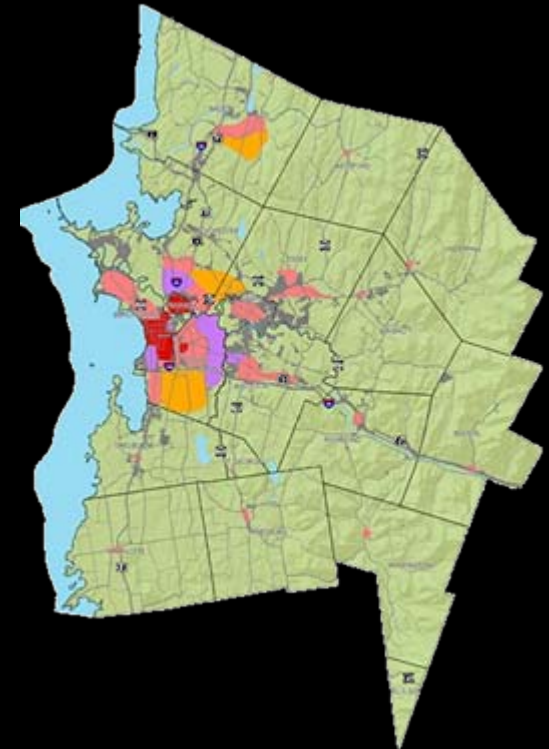
Trend



Workshop



Core







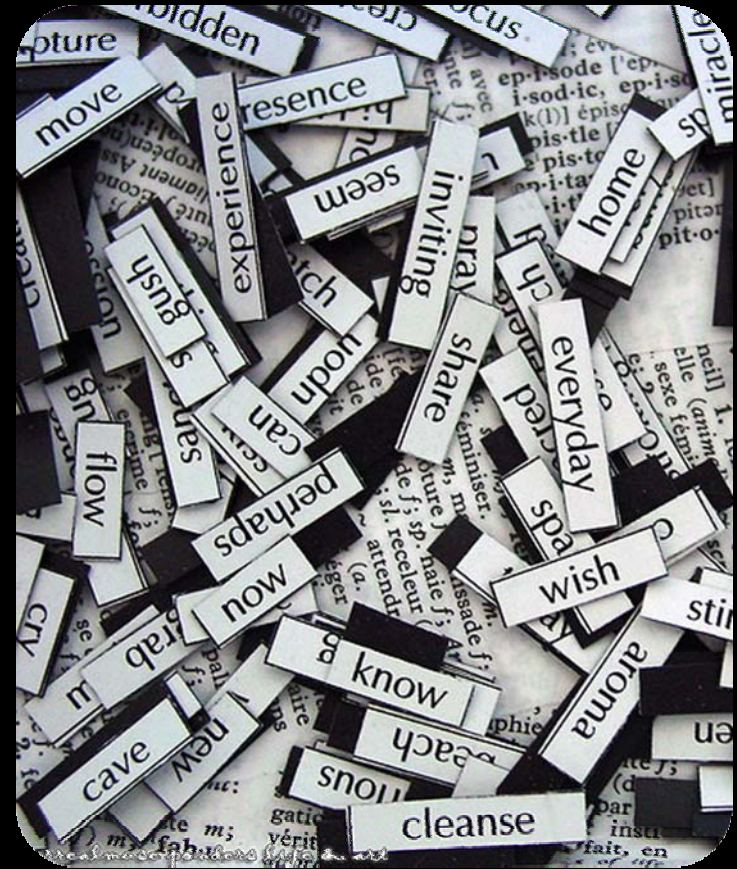




Public Involvement

A Sustainable Community is.....

An urban, suburban or rural community that has more housing and transportation choices, is closer to jobs, shops or schools, is more energy independent and helps protect clean air and water.





FUTURE

PAST

PRESENT

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GAS

UNLEADED

LOL $\frac{9}{10}$

PLUS

OMG $\frac{9}{10}$

PREMIUM

WTF $\frac{9}{10}$



State Land Use Programs

Municipal and Regional Planning Development Act

Supports mixed-use development through comprehensive planning and implementation

Programs are intended to help . . .

- Develop a comprehensive local or regional plan that implements the State's land use goals
- Implement regulatory and non-regulatory tools to guide growth
- Support development in appropriate places
- Integrate various land use needs

State Smart Growth Incentives

1st Generation Programs

Designates Downtowns /Villages

Target resources to fix what we have

2nd Generation Programs

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Plan for compact growth in and adjacent to designated areas

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Beatrice

Smart Growth

2%
MILK

Chocolate Party Skimmed Milk



DHA, an Omega-3 fatty acid, supports normal development of the brain, eyes and nerves

Vitamins A & D added
0.81 g of DHA,
an Omega-3 fatty acid,
per 250 mL serving

VITAMEGA

2 LITRES



Keep Refrigerated











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- 1 Presbyterian Church.
- 2 Roman Catholic Church.
- 3 Methodist Episcopal Church.
- 4 Town Hall and Public School.
- 5 State Normal School, A.E. Havenworth, Prin.
- 6 Bonomo's House, A.N.W. Smith, Prop.
- 7 Bromley & Clark, Attys at Law and Insurance Agents.
- 8 John Howe, Attorney at Law.
- 9 Livery and Sash Stable, H.L. Ellis, Prop.

CASTLETON, VT.

1889

- 10 C.S. Proctor, Grocery.
- 11 F.J. Preston, Jeweler.
- 12 R.J. Danley, Carriage Manufacturer.
- 13 F.L. Hood, Hardware.
- 14 Bank, C.S. Sherman, Pres.
- 15 D.G. Hart, Harness Maker.
- 16 John J. Jones, Slate Quarry.
- 17 Slate Mill.
- 18 Railroad Station.



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