Village Center Designation Program

Richard Amore, AICP
VT Department of Housing and Community Development

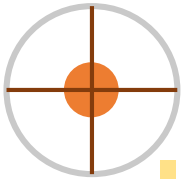
Ferrisburgh, VT
June 25, 2019

Division of Community Planning & Revitalization

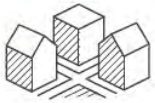
Providing tools, training, grants, and incentives for local leaders to plan and implement projects that support thriving, walkable communities.

STATE OF VERMONT
Agency of Commerce & Community Development
Department of Housing & Community Development

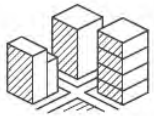
The 5 Designations



Civic and Commercial Core Designations

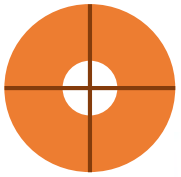


Village Centers: 176 (Est. 2002)



Downtowns: 23 (Est. 1998)

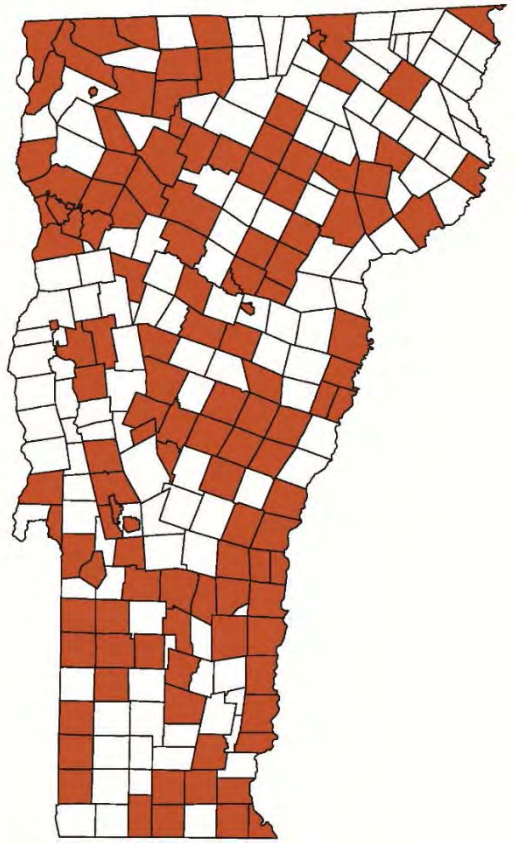
New Town Centers, 2 (Est. 2002)



Add-On Designations to a Core Designation

Neighborhood Development Areas, 5 (Est. 2013)

Growth Centers, 6 (Est. 2006)

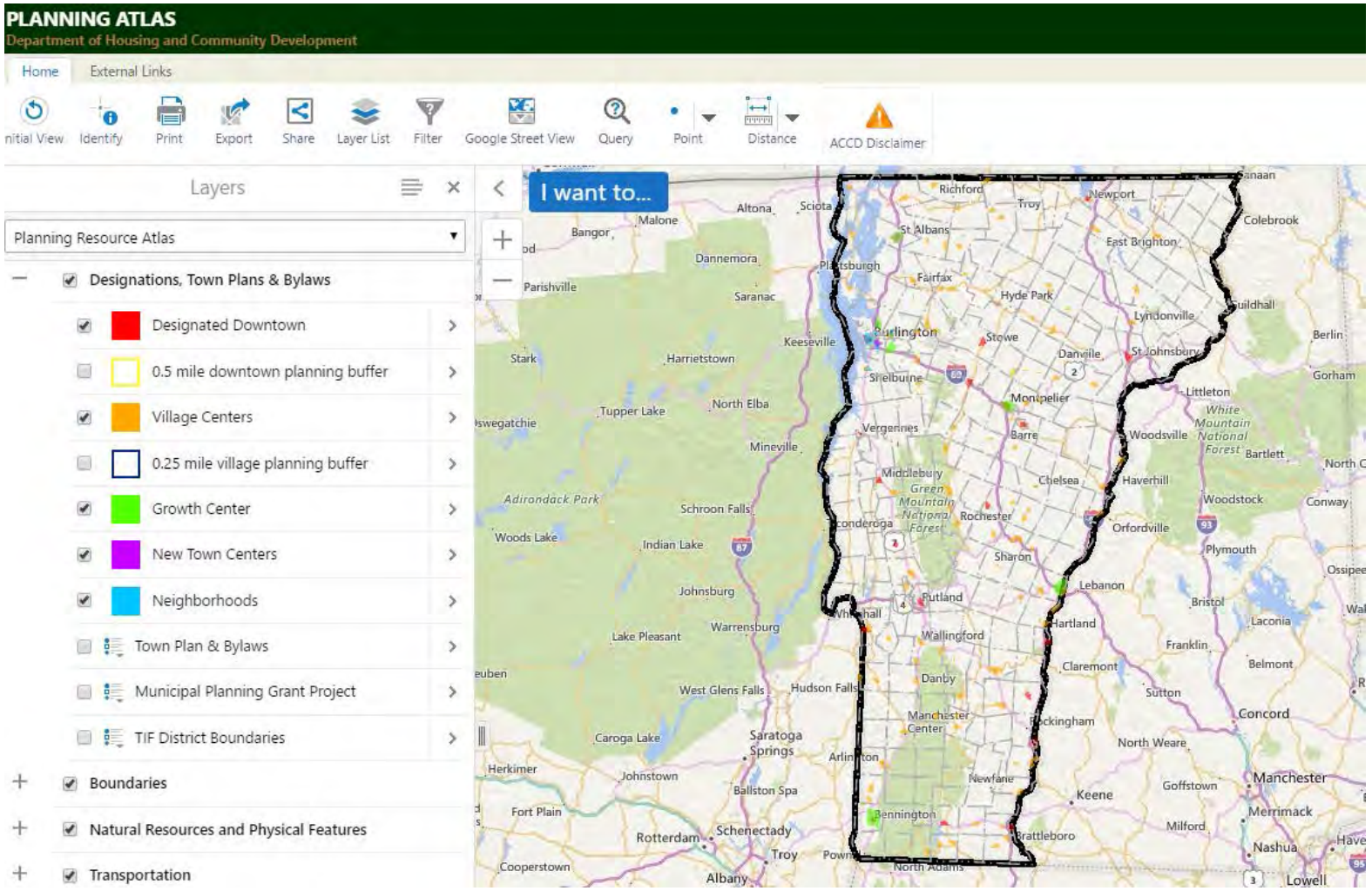


Comparing the Designations

Comparison of Designation Programs

	DOWNTOWN	VILLAGE CENTER	NEW TOWN CENTER	GROWTH CENTER	NEIGHBORHOOD DEVELOPMENT AREA
AUTHORITY					
Statute Section (24 V.S.A. Chapter 76A)	2793	2793a	2793b	2793c	2793e
Date Established	1998	2002	2002	2006	2013
ADMINISTRATIVE REQUIREMENTS					
Pre-application meeting with DHCD staff	√	√	√	√	√
Complete application submitted by the legislative body of a municipality*	√	√	√	√	√
Notice sent to RPC and RDC of intent to apply	√	√	√	√	√
Notice of application published in local newspaper	√				
Notice of application sent to adjoining towns and interested parties				√	
Map of proposed designation**	√	√	√	√	√
Preliminary application required				√	
Number of days to a designation decision after application received	45	45	45	90	45
Number of years the designation remains in effect (renewal required to maintain designation)	8	8	8	20	***
Interim review required (interval of years) ***	4		4	5	***
LOCAL CAPACITY AND CHARACTERISTICS					
Area listed or eligible for National Register of Historic Places	√				
Community reinvestment agreement - signed by municipality & others	√		√		
Source of funding for necessary improvements	√				
An organizational structure for long-term revitalization	√				
Meet requirements for sewage and water systems	√		√	√	√
Existing or planned multi-modal transport options including transit			√	√	

Vermont Planning Atlas



Website:

http://maps.vermont.gov/ACCD/PlanningAtlas/index.html?viewer=PlanningAtlas

Why do Village Centers Matter?

Home to Civic and Government Life

Place for People to Come Together

Concentration of Homes and Businesses

Economic Center of the Community

Where We Come to Celebrate

Statewide Planning Goals

24 VSA Chapter 117 §4302(c)(1)

… plan development so as to maintain the historic settlement pattern of compact villages and urban centers separated by rural countryside…

What is Village Center Designation?

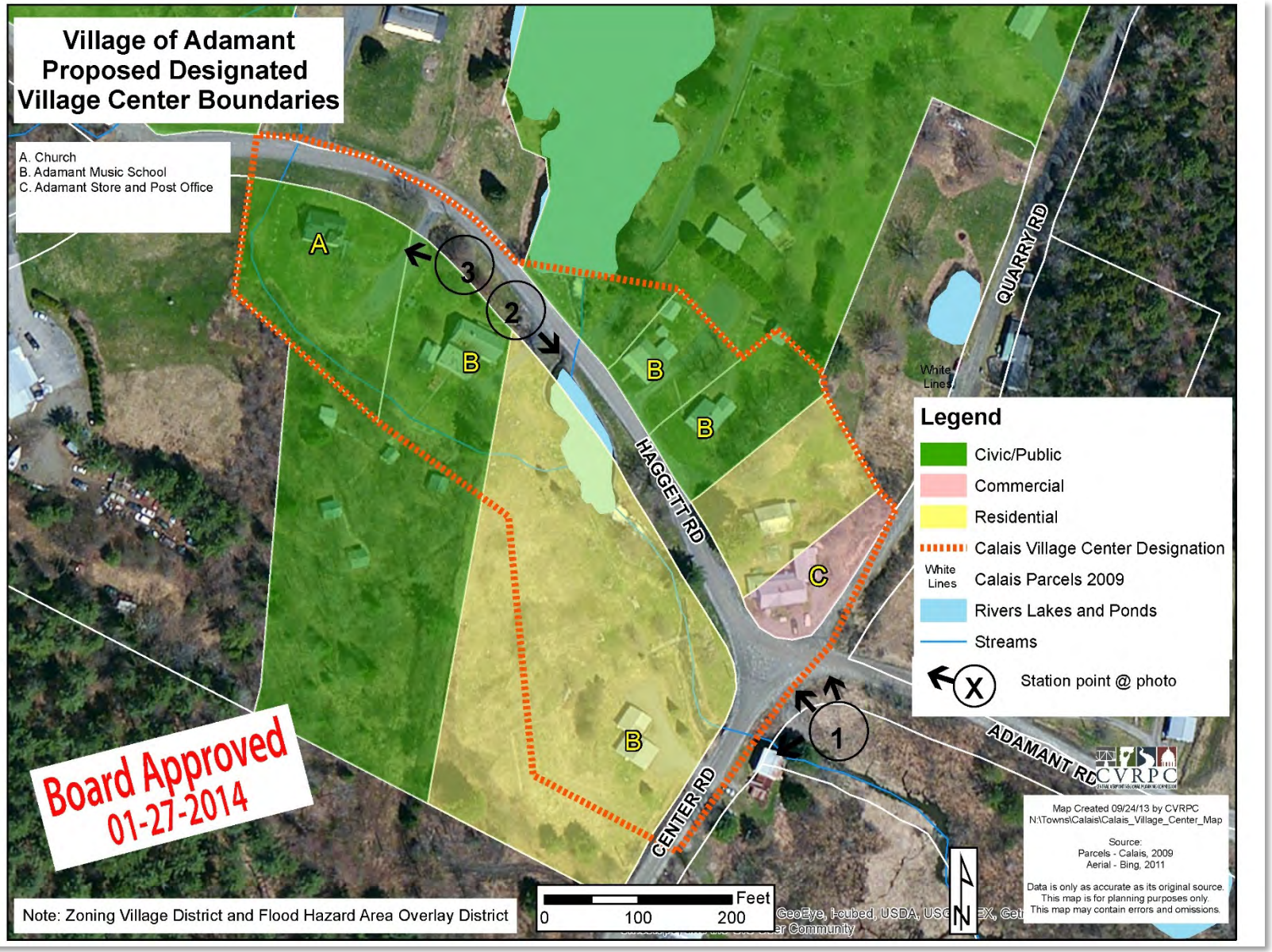
The Vermont Village Center Designation Program **recognizes and supports local revitalization efforts** across the state **with dedicated staff and funding** to help designated municipalities build and foster strong communities.

What is a Village Center?

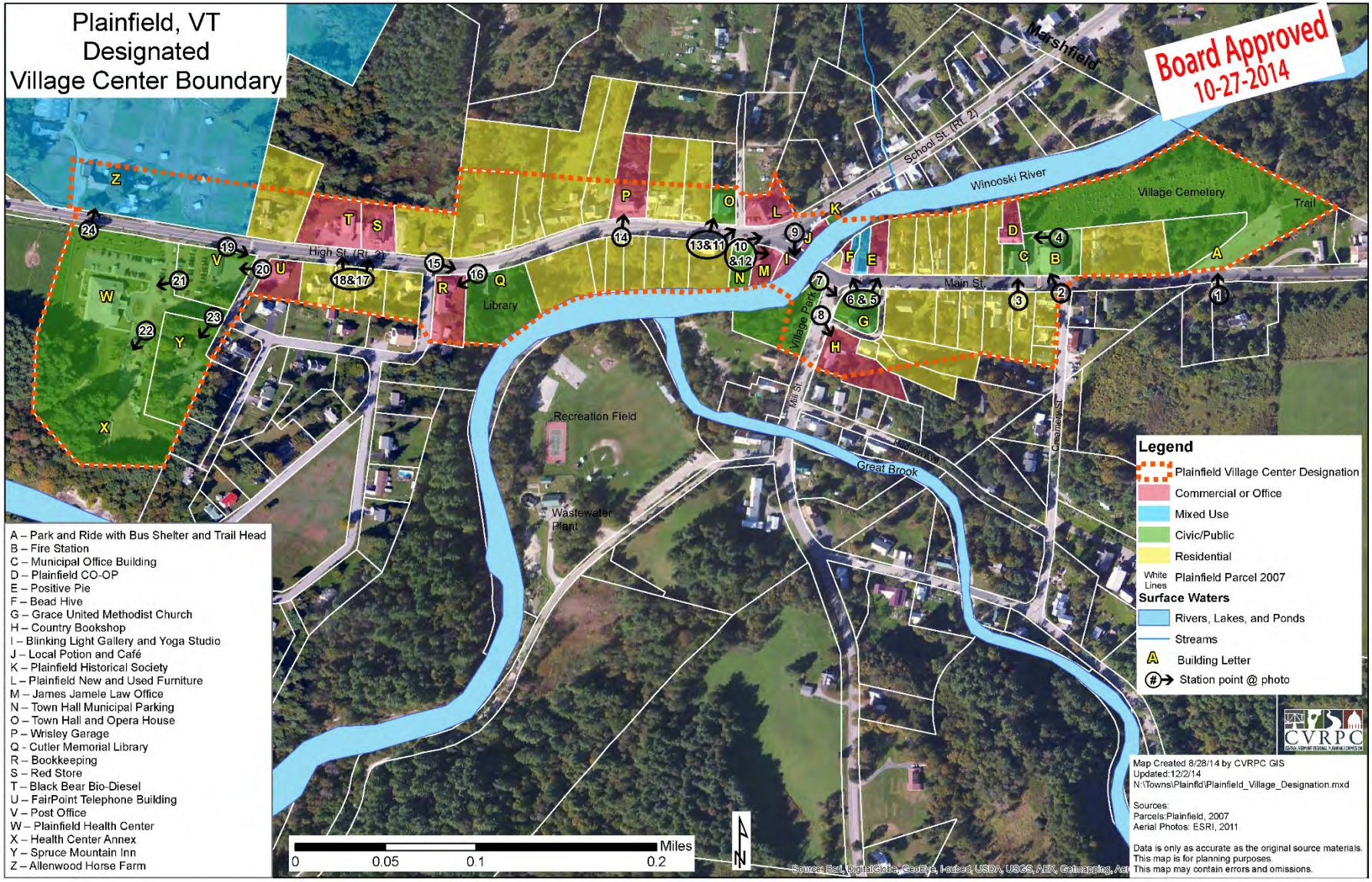
Statutory Definition:

"Village center" means **the core of a traditional settlement, typically comprised of a cohesive mix of residential, civic, religious, commercial, and mixed use buildings,** arranged along a main street and intersecting streets that are within walking distance for residents who live within and surrounding the core. Industrial uses may be found within or immediately adjacent to these centers.

Village Centers Varies in Size and Scale



Village Centers Varies in Size and Scale



Village Centers Varies in Size and Scale

NEW HAVEN PROPOSED VILLAGE CENTER DESIGNATION 2018 (ACRPC March. 27th, 2018)

1. Town Offices and field
2. Beeman Academy (elementary school)
3. Everest Garage
4. Memorial Park
5. General Store
6. Packard of Vermont
7. Town Green
8. Church
9. Fine Lines in Wood

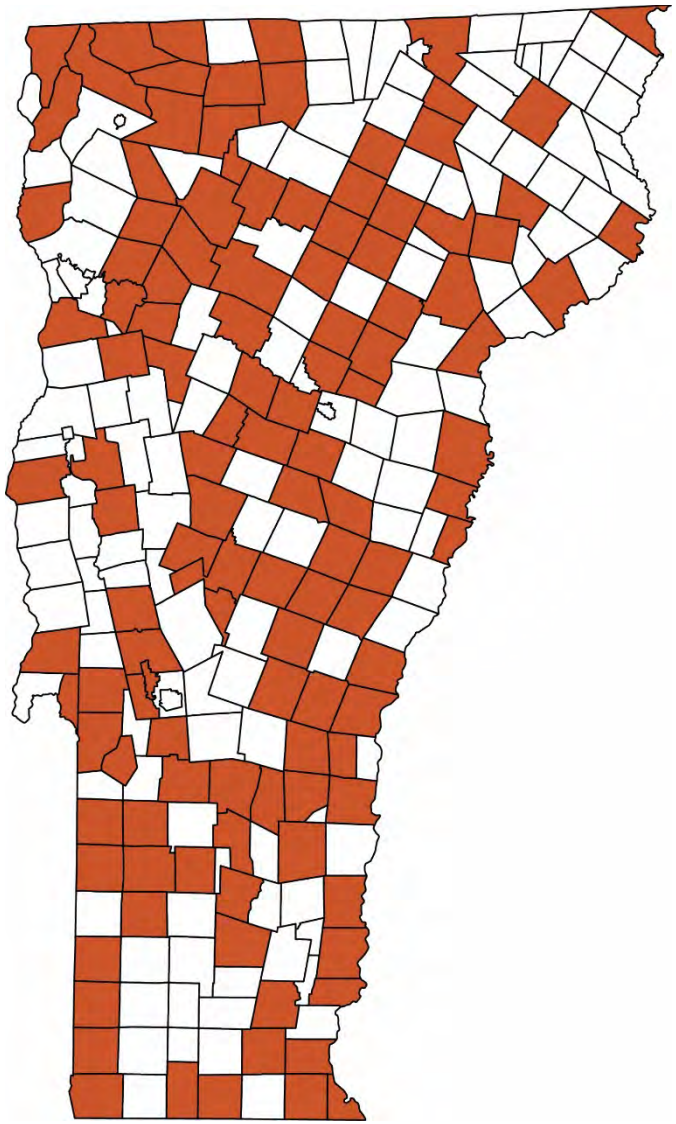
- Commercial
- Civic
- Park
- Residential

What is Not a Village Center?

Village Center Designation Program

176 designated village centers

- For historic centers with existing civic and commercial buildings
- Targets training and financial incentives to bring additional public and private investment to spark village revitalization.



Who is Designated in the ACRPC Area?

Designated Village Centers (3)

Addison

East Middlebury

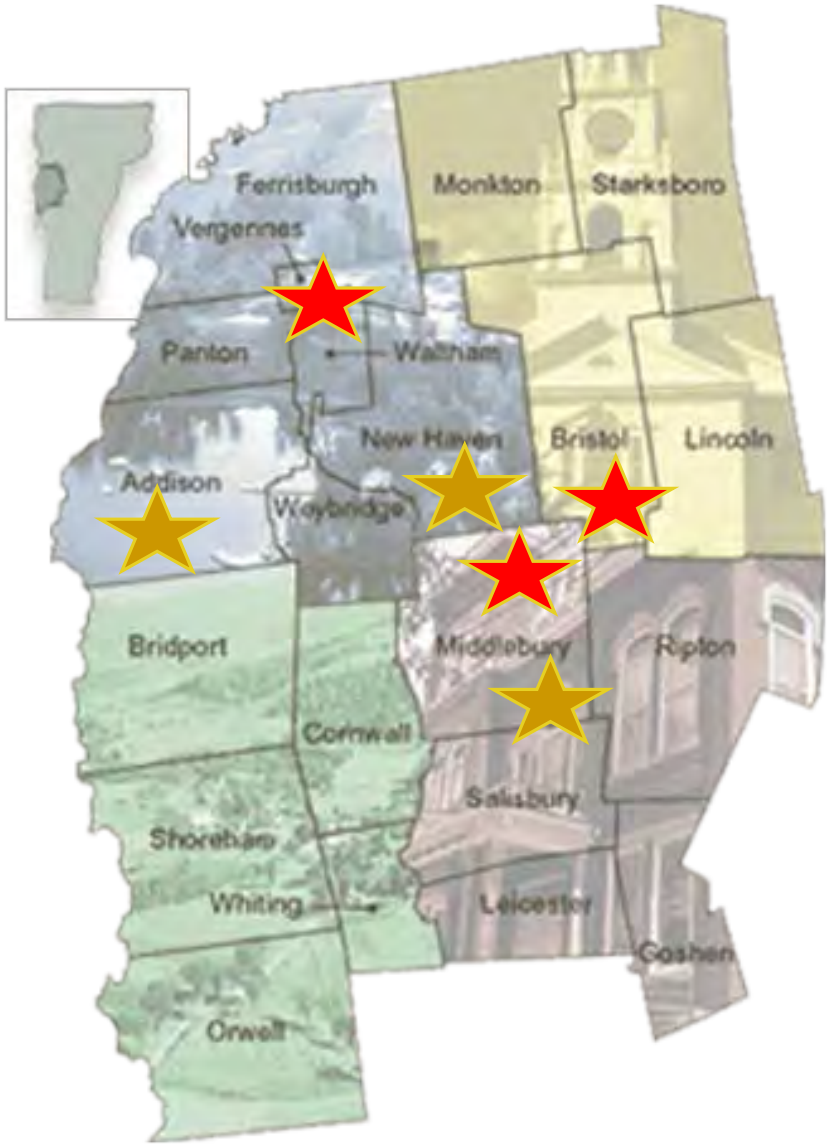
New Haven

Designated Downtowns (3)

Bristol

Middlebury

Vergennes



Ferrisburgh Village Map

North Ferrisburgh Village Map

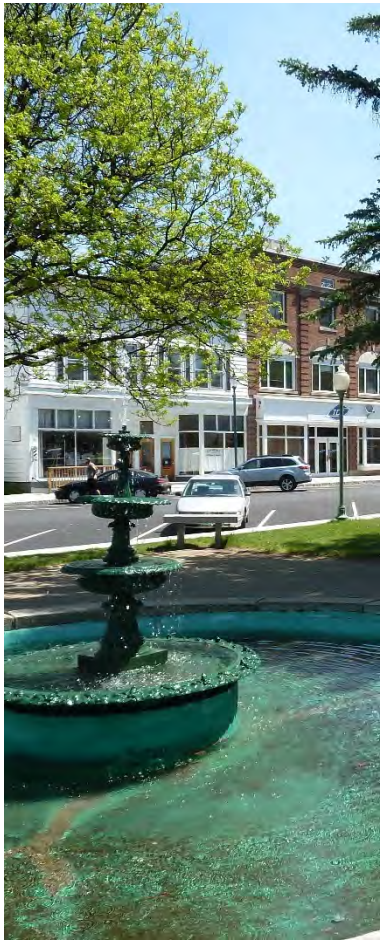
Benefits of Village Center Designation

Richard Amore
VT Department of Housing and Community Development

Ferrisburgh, VT
June 25, 2019

Designation Benefits

- Technical Assistance
- State Grants Priority
- State Buildings Priority
- Downtown and Village Center Tax Credits
- Eligible for Neighborhood Development Area Designation



Technical Assistance

State Grant Priorities

- VTrans Bike/Ped Grants
- VTrans Transportation Alternative Grants
- Vermont Community Development Program (CDBG)
- Historic Preservation Grants
- Municipal Planning Grants
- Brownfield Clean-up Grants
- And many others!

Municipal Planning Grant Program

This program supports planning and revitalization with grants for up to $20,000 for a single municipality and $35,000 for a consortium of two or more towns. Annual funding totals around approximately $460,000.

The Municipal Planning Grant (MPG) program encourages and supports planning and revitalization for municipalities in Vermont. Awarded annually and administered by the Department of Housing and Community Development, the MPG program funds local planning initiatives that support statewide planning goals.

Recently awarded MPG projects related to economic development:

Cabot – Revitalizing the Village

Funds will support a detailed economic development plan with recommendations to bring new businesses, visitors, and vitality to the village.

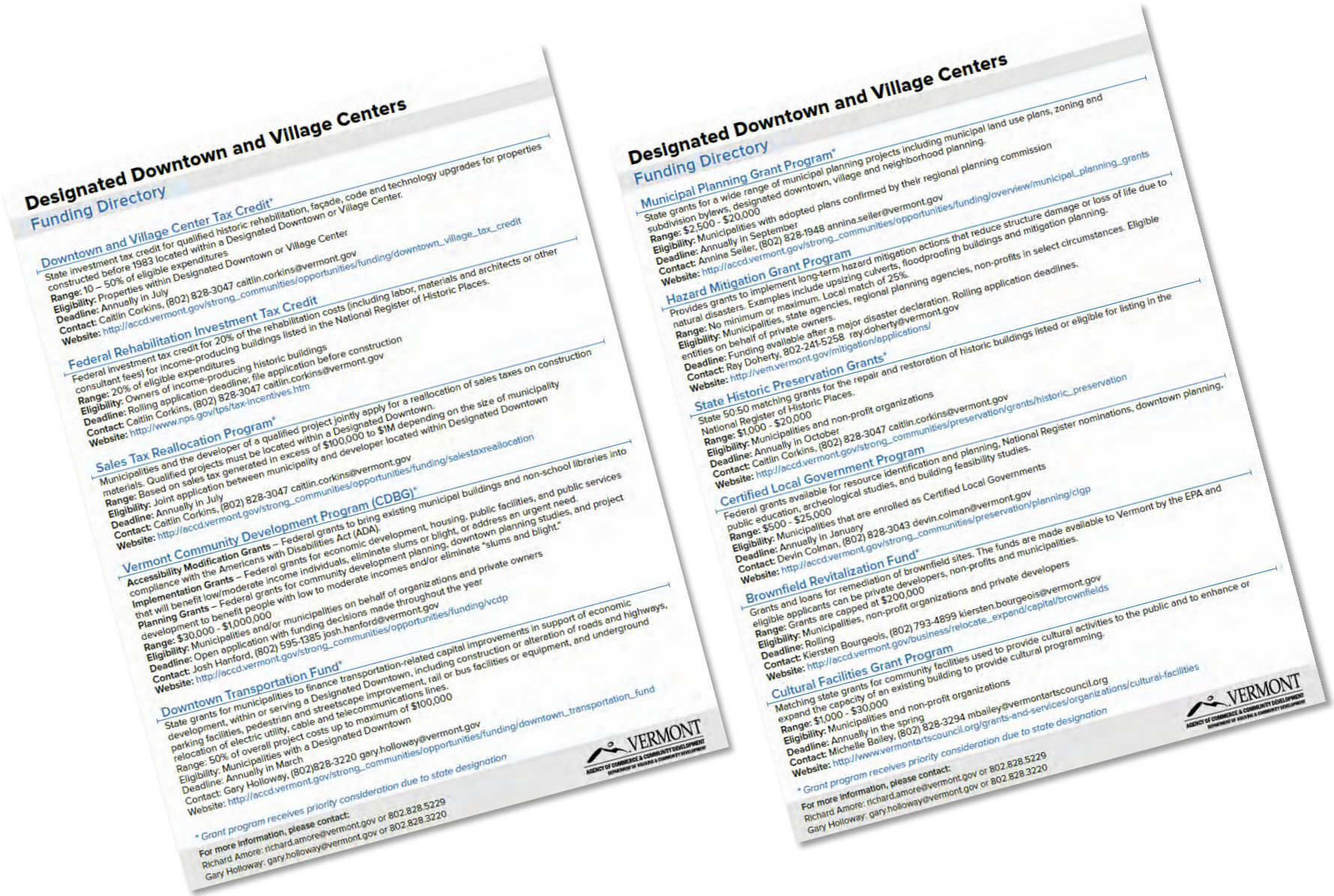
Peacham – Guiding New Economic Development Opportunities

Funds will support a robust community conversation on revitalizing the village, encouraging housing, businesses and farming, addressing renewable energy, and more.

Rutland City – Aligning Policies to Support Downtown Revitalization

Funds will support the momentum of Rutland's downtown renaissance by crafting zoning updates aimed at improving housing opportunities, attracting new businesses, and encouraging infill construction.

Benefits - Funding Directory



Designated Downtown and Village Centers

Funding Directory

Downtown and Village Center Tax Credit*

State investment tax credit for qualified historic rehabilitation, façade, code and technology upgrades for properties constructed before 1983 located within a Designated Downtown or Village Center.

Range: 10 – 50% of eligible expenditures within Designated Downtown or Village Center

Eligibility: Properties with

Deadline: Annually in July

Contact: Caitlin Corkins, (802) 828-3047 caitlin.corkins@vermont.gov

Website: http://accd.vermont.gov/strong_communities/opportunities/funding/downtown_village_tax_credit

Federal Rehabilitation Investment Tax Credit

Federal investment tax credit for 20% of the rehabilitation costs (including labor, materials and architects or other consultant fees) for income-producing buildings listed in the National Register of Historic Places.

Range: 20% of eligible expenditures

Eligibility: Owners of income-producing historic buildings

Deadline: Rolling application deadline; file application before construction

Contact: Caitlin Corkins, (802) 828-3047 caitlin.corkins@vermont.gov

Website: http://www.nps.gov/tps/tax-incentives.htm

Sales Tax Reallocation Program*

Municipalities and the developer of a qualified project jointly apply for a reallocation of sales taxes on construction materials. Qualified projects must be located within a Designated Downtown.

Range: Based on sales tax generated in excess of $100,000 to $1M depending on the size of municipality

Eligibility: Joint application between municipality and developer located within Designated Downtown

Deadline: Annually in July

Contact: Caitlin Corkins, (802) 828-3047 caitlin.corkins@vermont.gov

Website: http://accd.vermont.gov/strong_communities/opportunities/funding/salestaxreallocation

Vermont Community Development Program (CDBG)*

Accessibility Modification Grants – Federal grants to bring existing municipal buildings and non-school libraries into compliance with the Americans with Disabilities Act (ADA).

Implementation Grants – Federal grants for economic development, housing, public facilities, and public services that will benefit low/moderate income for individuals, eliminate slums or blight, or address an urgent need.

Planning Grants – Federal grants for community development planning, downtown planning studies, and project development to benefit people with low to moderate incomes and/or eliminate "slums and blight."

Range: $30,000 - $1,000,000

Eligibility: Municipalities and/or municipalities on behalf of organizations and private owners

Deadline: Open application with funding decisions made throughout the year

Contact: Josh Hanford, (802) 595-1385 josh.hanford@vermont.gov

Website: http://accd.vermont.gov/strong_communities/opportunities/funding/vcdp

Downtown Transportation Fund*

State grants for municipalities to finance transportation-related capital improvements in support of economic development, within or serving a Designated Downtown, including construction or alteration of roads and highways, parking facilities, pedestrian and streetscape improvement, rail or bus facilities or equipment, and underground relocation of electric utility, cable and telecommunications lines.

Range: 50% of overall project costs up to maximum of $100,000

Eligibility: Municipalities with a Designated Downtown

Deadline: Annually in March

Contact: Gary Holloway, (802)828-3220 gary.holloway@vermont.gov

Website: http://accd.vermont.gov/strong_communities/opportunities/funding/downtown_transportation_fund

** Grant program receives priority consideration due to state designation*

For more information, please contact:
Richard Amore: richard.amore@vermont.gov or 802.828.5229
Gary Holloway: gary.holloway@vermont.gov or 802.828.3220

VERMONT
AGENCY OF COMMERCE & COMMUNITY DEVELOPMENT

Designated Downtown and Village Centers

Funding Directory

Municipal Planning Grant Program*

State grants for a wide range of municipal planning projects including municipal land use plans, zoning and subdivision bylaws, designated downtown, village and neighborhood planning.

Range: $2,500 - $20,000

Eligibility: Municipalities with adopted plans confirmed by their regional planning commission

Deadline: Annually in September

Contact: Annina Seiler, (802) 828-1948 annina.seiler@vermont.gov

Website: http://accd.vermont.gov/strong_communities/opportunities/funding/overview/municipal_planning_grants

Hazard Mitigation Grant Program

Provides grants to implement long-term hazard mitigation actions that reduce structure damage or loss of life due to natural disasters. Examples include upsizing culverts, floodproofing buildings and mitigation planning.

Range: No minimum or maximum. Local match of 25%.

Eligibility: Municipalities, state agencies, regional planning agencies, non-profits in select circumstances. Eligible entities on behalf of private owners.

Deadline: Funding available after a major disaster declaration. Rolling application deadlines.

Contact: Ray Doherty, 802-241-5258 ray.doherty@vermont.gov

Website: http://vem.vermont.gov/mitigation/applications/

State Historic Preservation Grants*

State 50:50 matching grants for the repair and restoration of historic buildings listed or eligible for listing in the National Register of Historic Places.

Range: $1,000 - $20,000

Eligibility: Municipalities and non-profit organizations

Deadline: Annually in October

Contact: Caitlin Corkins, (802) 828-3047 caitlin.corkins@vermont.gov

Website: http://accd.vermont.gov/strong_communities/preservation/grants/historic_preservation

Certified Local Government Program

Federal grants available for resource identification and planning, National Register nominations, downtown planning, public education, archeological studies, and building feasibility studies.

Range: $500 - $25,000

Eligibility: Municipalities that are enrolled as Certified Local Governments

Deadline: Annually in January

Contact: Devin Colman, (802) 828-3043 devin.colman@vermont.gov

Website: http://accd.vermont.gov/strong_communities/preservation/planning/clgp

Brownfield Revitalization Fund*

Grants and loans for remediation of brownfield sites. The funds are made available to Vermont by the EPA and eligible applicants can be private developers, non-profits and municipalities.

Range: Grants are capped at $200,000

Eligibility: Municipalities, non-profit organizations and private developers

Deadline: Rolling

Contact: Kiersten Bourgeois, (802) 793-4899 kiersten.bourgeois@vermont.gov

Website: http://accd.vermont.gov/business/relocate_expand/capital/brownfields

Cultural Facilities Grant Program

Matching state grants for community facilities used to provide cultural activities to the public and to enhance or expand the capacity of an existing building to provide cultural programming.

Range: $1,000 - $30,000

Eligibility: Municipalities and non-profit organizations

Deadline: Annually in the spring

Contact: Michelle Bailey, (802) 828-3294 mbailey@vermontartscouncil.org

Website: http://www.vermontartscouncil.org/grants-and-services/organizations/cultural-facilities

** Grant program receives priority consideration due to state designation*

For more information, please contact:
Richard Amore: richard.amore@vermont.gov or 802.828.5229
Gary Holloway: gary.holloway@vermont.gov or 802.828.3220

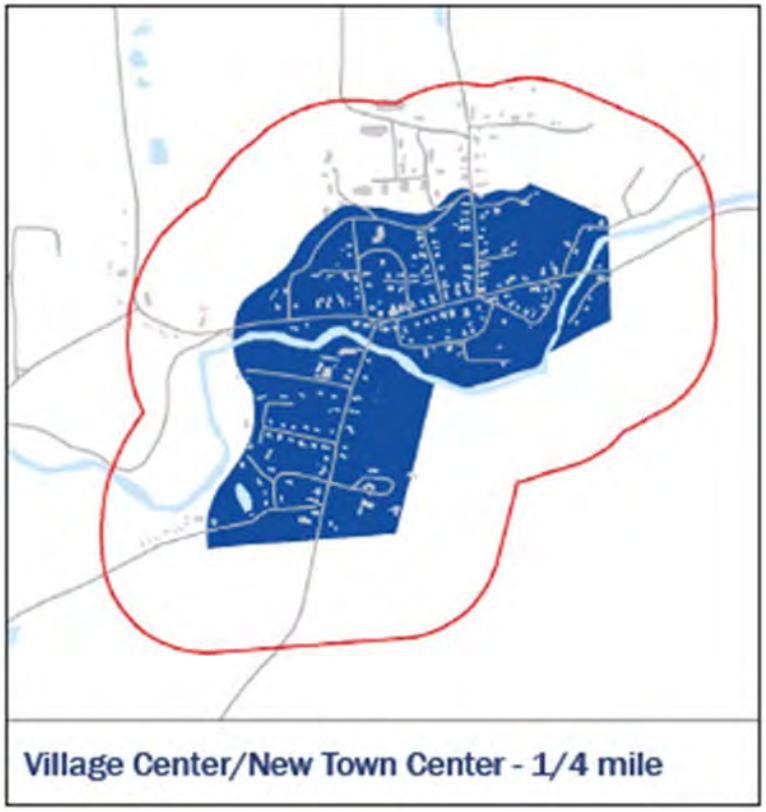
VERMONT
AGENCY OF COMMERCE & COMMUNITY DEVELOPMENT

State Building Priority

Neighborhood Development Areas

Overview

This housing incentive program helps lower the cost to build housing in areas within easy walking distance of commercial centers — whether its converting a barn or wing of a house into a “grandmother” apartment or developing an entirely new neighborhood. Communities must have an existing designation in place with adopted plans, policies and regulations that support housing and smart growth development.



5-10 min walk

Burlington – Bright Street Cooperative

Project Details

- 42 Units (1BR to 4BR)
- Rents: $650-$1425 (Includes heat)
- Mixed Income
- 1.35 Acres (58% lot coverage)

Project Savings

Act 250 Savings **$51,000**
+3 months time
+ risk of appeal

Wastewater Fee savings - **$2,950**

Land Gains Tax - **None**

Prime Ag Mitigation - **None**

RESULTS

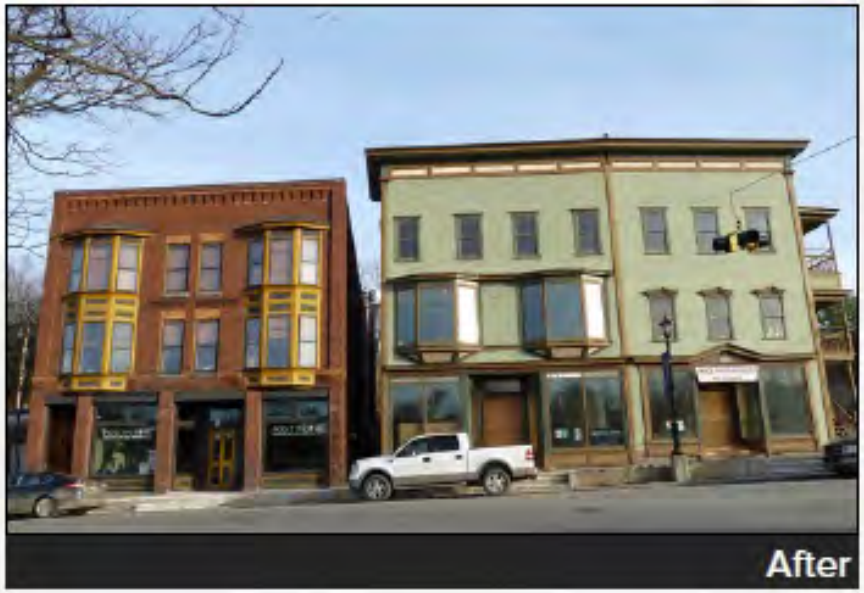
Neighborhood Development Areas

Burlington: BHA Community Home
Group home with caretaker apartment

Downtown & Village Center Tax Credits

Hardwick, VT

Hardwick - Designation Sparks Revival



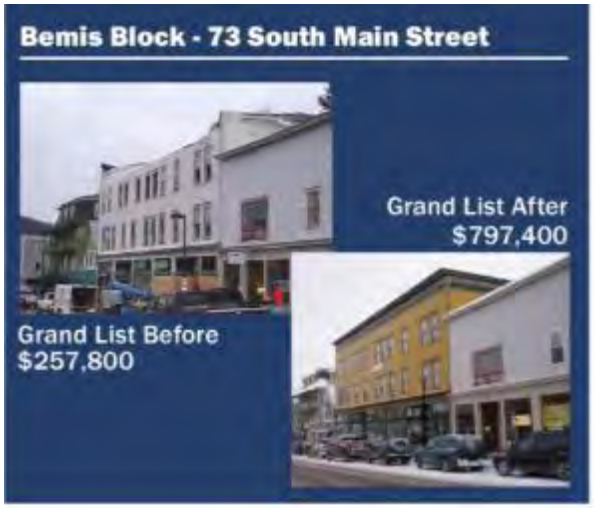
"The amount of new activity, life and excitement on Main Street is unprecedented. It's clear to me that strong communities need vital urban cores -- and with the help of the tax credits, we've made a great start in Hardwick."

Michael Gohl, local architect
and tax credit recipient

Downtowns & Village Centers Tax Credits

Hardwick, VT

$625,000 in state tax credits has leveraged **over $7.5 million in investment** so far, jump-starting new businesses, adding quality housing and creating jobs and raising grand list values.



Downtown & Village Center Tax Credits

What are Tax Credits?

- Tax credits are not grants
- Better than a tax deduction
- Reduces income-tax liability

What do Tax Credits do?

- Encourage redevelopment
- Incentivize housing
- Make rebuilding possible after a disaster

Downtown & Village Center Tax Credits

Overview

- Goal to stimulate investment in historic centers
- Award $2.6 Million in credits annually
- Applications are competitive
- Buildings most be 30 years old and income-producing or a nonprofit
- Project must be a Designated Downtown or Village Center
- Applications are due annually on July 1

2010-2015

134
projects

51
communities

$10.6M
awarded

$190M
private investment

Downtown & Village Center Tax Credits

Tax Credit Tiers

- 10% credit for rehabilitation with approved federal application
- 25% credit for façade repairs (up to $25k)
- 50% credit for code improvements including elevators and sprinkler systems (up to $50k)

St. Johnsbury and Waterbury

2010-2015

134
projects

51
communities

$10.6M
awarded

$190M
private investment

Downtown & Village Center Tax Credits

What do I do with my credit?

- Credits can be carried forward up to nine years
- Can also be traded for cash, debt reduction, or favorable loan terms
- Can be sold to banks or insurance companies
- Non-profits are eligible, but not municipalities

North Main Street, Barre

2010-2015

134
projects

51
communities

$10.6M
awarded

$190M
private investment

Downtown & Village Center Tax Credits

Hancock General Store

$145,000 Project

$ 6,000 - 25% State Façade Credit
$13,850 - 50% State Code Credit

$19,850 Total Tax Credits

Downtown & Village Center Tax Credits

Montpelier, VT

$200,000 Project

$ 40,000 – 20% Federal RITC
$20,000 – 10% State Historic Code Credit

$60,000 Total Tax Credits

Downtown & Village Center Tax Credits

Putney, VT

Next Stage Arts, Putney

Total Project Cost: $1,498,665; Tax Credits Awarded: $150,011

A former Greek Revival church constructed in 1841, the Putney Historical Society transformed this historic building into a performing arts center and community gathering space, Next Stage Arts. The rehabilitation was extensive and included several phases. Work completed includes major repairs to the building's exterior, asbestos abatement, installation of an elevator, new kitchen and bathrooms, and conversion of the former sanctuary into a theater space. The project was supported by multiple funding sources, including two rounds of downtown and village center tax credits awarded in 2012 and 2015.

Grand List Before: $203,100

Grand List After: $467,800

State Historic Preservation Grants

- 50/50 Matching grants of up to $20,000; Applications due in October
- Bricks and mortar projects for repair of historic building fabric
- Does not fund upgrades to systems, accessibility work, or planning projects, etc.
- Eligible buildings must be owned by municipalities or non-profit organizations
- Must be listed/or eligible for listing in the National Register of Historic Places
- Typical projects include work to repair town halls, libraries, schools, churches, museums, and community gathering places

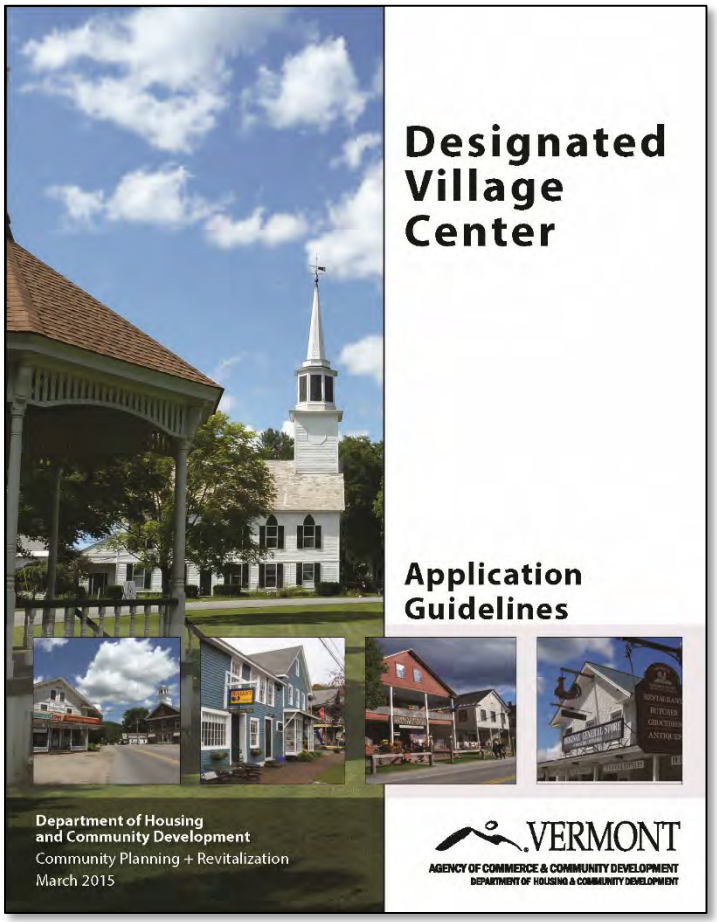
Athens, Old Brick Church

South Newfane Schoolhouse

How to prepare an application?

Village Center Designation – 8 Steps

1) Contact DHCD
2) Initial Meeting with DHCD
3) Build Local Support
4) Begin Application Process
5) Complete Application Checklist
6) Submit Application
7) DHCD Staff Reviews Application
8) Attend Downtown Board Meeting

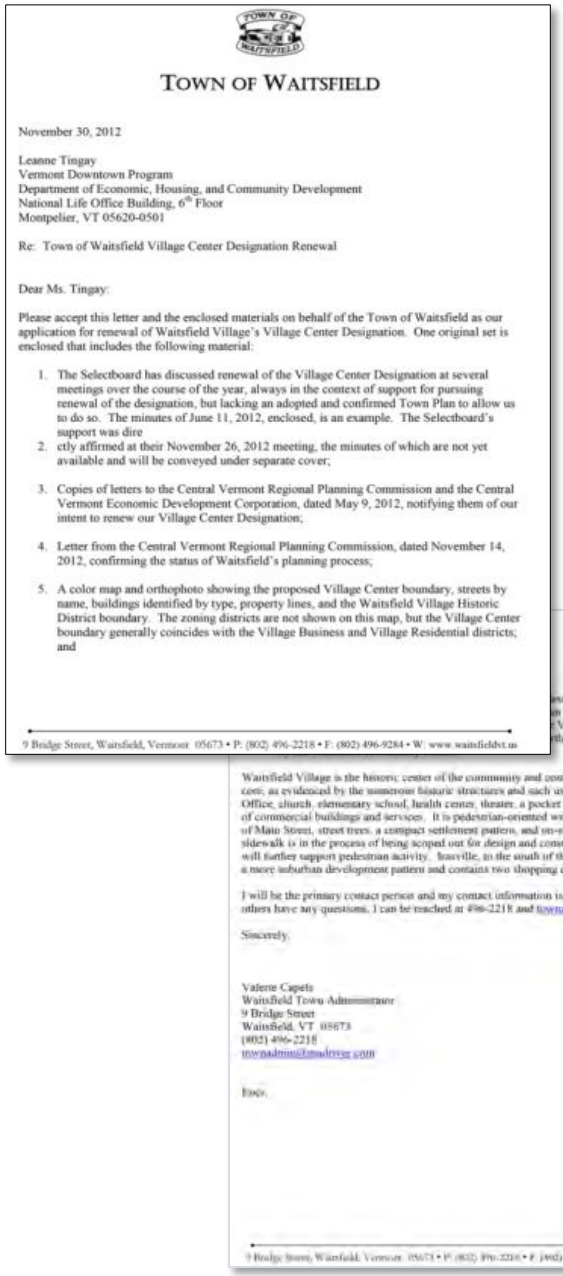


Application Requirements

1) Cover Letter
2) Authorization from Town
3) Notification to RPC and RDC
4) Confirmed Planning Process
5) Integrate with Town Plan
6) Zoning and Historic District Maps
7) Boundary Map
8) Photographs

1.) Cover Letter

- Name of Town or Incorporated Village
- Brief Narrative of Why You Seek Designation and List of Revitalization Activities
- Primary Contact Person with Contact Information
- A List of all Documents in the Application
- Completed Application Checklist



TOWN OF WAITSFIELD

November 30, 2012

Leanne Tingay
Vermont Downtown Program
Department of Economic, Housing, and Community Development
National Life Office Building, 6th Floor
Montpelier, VT 05620-0501

Re: Town of Waitsfield Village Center Designation Renewal

Dear Ms. Tingay:

Please accept this letter and the enclosed materials on behalf of the Town of Waitsfield as our application for renewal of Waitsfield Village's Village Center Designation. One original set is enclosed that includes the following material:

1. The Selectboard has discussed renewal of the Village Center Designation at several meetings over the course of the year, always in the context of support for pursuing renewal of the designation, but lacking an adopted and confirmed Town Plan to allow us to do so. The minutes of June 11, 2012, enclosed, is an example. The Selectboard's support was dire
2. ctly affirmed at their November 26, 2012 meeting, the minutes of which are not yet available and will be conveyed under separate cover;
3. Copies of letters to the Central Vermont Regional Planning Commission and the Central Vermont Economic Development Corporation, dated May 9, 2012, notifying them of our intent to renew our Village Center Designation;
4. Letter from the Central Vermont Regional Planning Commission, dated November 14, 2012, confirming the status of Waitsfield's planning process;
5. A color map and orthophoto showing the proposed Village Center boundary, streets by name, buildings identified by type, property lines, and the Waitsfield Village Historic District boundary. The zoning districts are not shown on this map, but the Village Center boundary generally coincides with the Village Business and Village Residential districts; and

9 Bridge Street, Waitsfield, Vermont 05673 • P: (802) 496-2218 • F: (802) 496-9284 • W: www.waitsfieldvt.us

Waitsfield Village is the historic center of the community and continues to be serve as its civic core, as evidenced by the numerous historic structures and such uses as the Joslin library, Town Office, church, elementary school, health center, theater, a pocket park, apartments, and a variety of commercial buildings and services. It is pedestrian-oriented with a sidewalk on the east side of Main Street, street trees, a compact settlement pattern, and on-street parking. A second sidewalk is in the process of being scoped out for design and construction on the west side that will further support pedestrian activity. Irasville, to the south of the Village, is characterized by a more suburban development pattern and contains two shopping centers.

I will be the primary contact person and my contact information is provided below. If you or others have any questions, I can be reached at 496-2218 and townadmin@madriver.com.

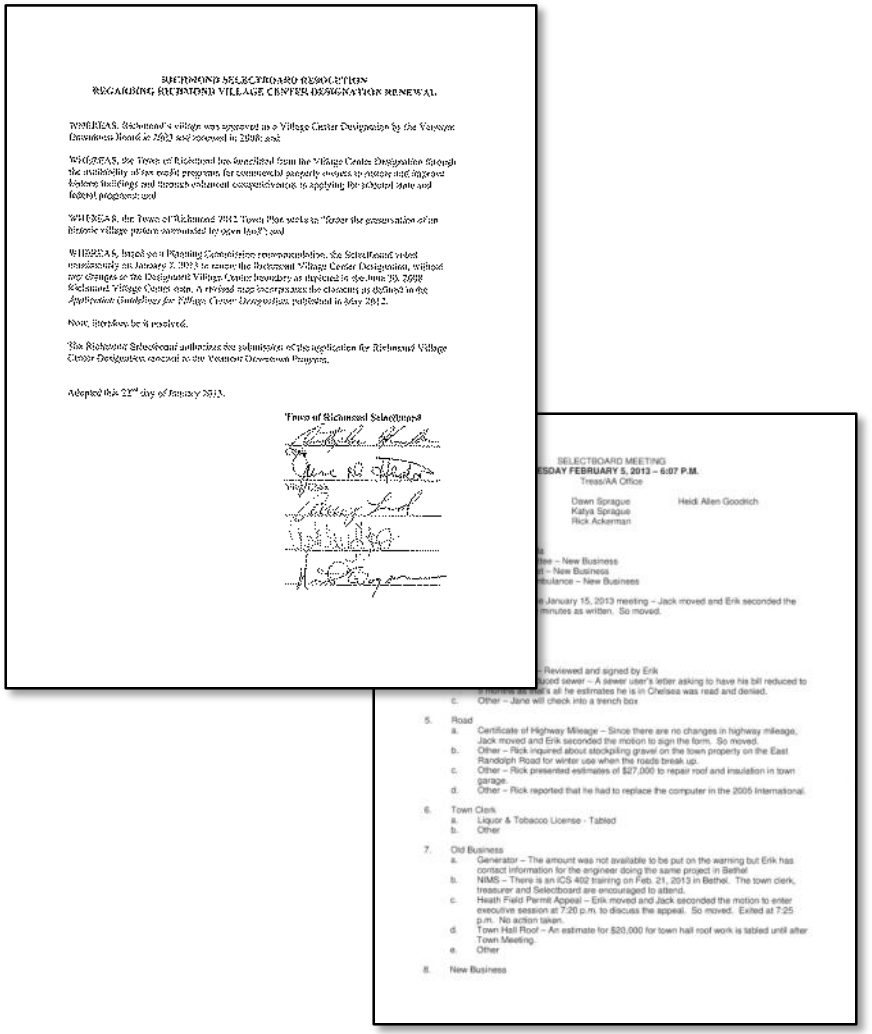
Sincerely,

Valerie Capels
Waitsfield Town Administrator
9 Bridge Street
Waitsfield, VT 05673
(802) 496-2218
townadmin@madriver.com

Encs.

2.) Authorization from the Town/Village

- Meeting Minutes or Resolution from Selectboard/Trustees Meeting Authorizing Application (public meeting)
- And/Or Signatures from Majority of Selectboard (and Trustees) Authorizing Application



RICHMOND SELECTBOARD RESOLUTION
REGARDING RICHMOND VILLAGE CENTER DESIGNATION RENEWAL

WHEREAS, Richmond's village was approved as a Village Center Designation by the Vermont Downtown Board in 2003 and renewed in 2008; and

WHEREAS, the Town of Richmond has benefitted from the Village Center Designation through the availability of tax credit programs for commercial property owners to restore and improve historic buildings and through enhanced competitiveness in applying for selected state and federal programs; and

WHEREAS, the Town of Richmond 2012 Town Plan seeks to "foster the preservation of an historic village pattern surrounded by open land"; and

WHEREAS, based on a Planning Commission recommendation, the Selectboard voted unanimously on January 7, 2013 to renew the Richmond Village Center Designation, without any changes to the Designated Village Center boundary as depicted in the June 30, 2008 Richmond Village Center data. A revised map incorporates the elements as defined in the *Application Guidelines for Village Center Designation* published in May 2012.

Now, therefore be it resolved.

The Richmond Selectboard authorizes the submission of the application for Richmond Village Center Designation renewal to the Vermont Downtown Program.

Adopted this 22nd day of January 2013.

Town of Richmond Selectboard

Clerk

Vice Clerk

SELECTBOARD MEETING
ESDAY FEBRUARY 5, 2013 – 6:07 P.M.
Treas/AA Office

Dawn Sprague
Katya Sprague
Rick Ackerman
Heidi Allen Goodrich

...tee – New Business
...t – New Business
...bulance – New Business

...e January 15, 2013 meeting – Jack moved and Erik seconded the ... minutes as written. So moved.

... – Reviewed and signed by Erik
...uced sewer – A sewer user's letter asking to have his bill reduced to ... as all he estimates he is in Chelsea was read and denied.
c. Other – Jane will check into a trench box

5. Road
a. Certificate of Highway Mileage – Since there are no changes in highway mileage, Jack moved and Erik seconded the motion to sign the form. So moved.
b. Other – Rick inquired about stockpiling gravel on the town property on the East Randolph Road for winter use when the roads break up.
c. Other – Rick presented estimates of $27,000 to repair roof and insulation in town garage.
d. Other – Rick reported that he had to replace the computer in the 2005 International.

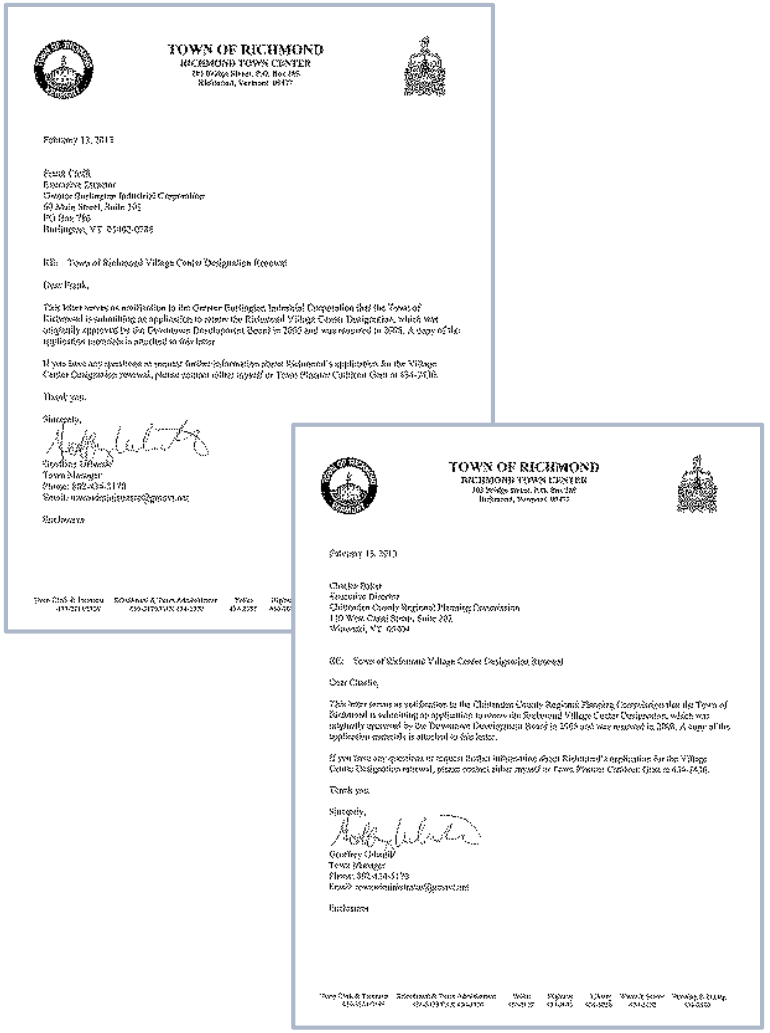
6. Town Clerk
a. Liquor & Tobacco License - Tabled
b. Other

7. Old Business
a. Generator – The amount was not available to be put on the warning but Erik has contact information for the engineer doing the same project in Bethel
b. NIMS – There is an ICS 402 training on Feb. 21, 2013 in Bethel. The town clerk, treasurer and Selectboard are encouraged to attend.
c. Heath Field Permit Appeal – Erik moved and Jack seconded the motion to enter executive session at 7:20 p.m. to discuss the appeal. So moved. Exited at 7:25 p.m. No action taken.
d. Town Hall Roof – An estimate for $20,000 for town hall roof work is tabled until after Town Meeting.
e. Other

8. New Business

3.) Notification to ACRPC +ACEDC

- Both the Regional Planning Commissions (RPCs) and Regional Development Corporations (RDCs) must be Notified of the Municipality's Intent to Apply for Designation
- Application must include a Copy of the Notification Letters to RPC and RDC



TOWN OF RICHMOND
RICHMOND TOWN CENTER
203 Bridge Street, P.O. Box 285
Richmond, Vermont 05477

February 13, 2013

Frank Cioffi
Executive Director
Champlain Initiative Corporation
60 Main Street, Suite 305
PO Box 786
Burlington, VT 05402-0786

RE: Town of Richmond Village Center Designation Renewal

Dear Frank,

This letter serves as notification to the Champlain Initiative Corporation that the Town of Richmond is submitting an application to renew the Richmond Village Center Designation, which was originally approved by the Downtown Development Board in 2003 and was renewed in 2008. A copy of the application materials is attached to this letter.

If you have any questions or require further information about Richmond's application for the Village Center Designation renewal, please contact either myself or Town Planner Clarissa Gee at 434-2430.

Thank you.

Sincerely,

Geoffrey Urbanik
Town Manager
Phone: 802-434-2430
Email: townadministrator@gmavt.net

Enclosures

TOWN OF RICHMOND
RICHMOND TOWN CENTER
203 Bridge Street, P.O. Box 285
Richmond, Vermont 05477

February 13, 2013

Charles Baker
Executive Director
Chittenden County Regional Planning Commission
110 West Canal Street, Suite 202
Winooski, VT 05404

RE: Town of Richmond Village Center Designation Renewal

Dear Charlie,

This letter serves as notification to the Chittenden County Regional Planning Commission that the Town of Richmond is submitting an application to renew the Richmond Village Center Designation, which was originally approved by the Downtown Development Board in 2003 and was renewed in 2008. A copy of the application materials is attached to this letter.

If you have any questions or require further information about Richmond's application for the Village Center Designation renewal, please contact either myself or Town Planner Clarissa Gee at 434-2430.

Thank you.

Sincerely,

Geoffrey Urbanik
Town Manager
Phone: 802-434-2430
Email: townadministrator@gmavt.net

Enclosures

4.) Confirmed Planning Process

- Town Plan meets Statewide Goals and Include Required Elements
- Town Plan is in conformance with Regional Plan
- Town Pays it RPC dues to support local/regional planning

Central Vermont Regional Planning Commission

November 14, 2012

RECEIVED
NOV 15 2012
TOWN OF WAITSFIELD

Valerie Capels
Town Administrator
Town of Waitsfield
9 Bridget Street
Waitsfield, VT 05673

Dear Valerie,

Congratulations to your municipality and planning commission! The 2012 Municipal Plan has been approved and the Town's planning process has been confirmed by CVRPC as outlined in statute. I have enclosed the resolution that was adopted approving your municipal plan. I've also enclosed a copy of the staff/Committee review of the Plan with their recommendations. We are hopeful that any recommendations made by the Committee will be considered in the next edition of the Plan.

We have notified the Agency of Commerce and Community Development, Department of Economic, Housing and Community Development that your Plan and planning process have been approved/confirmed according to Title 24 Chapter 117. We will provide the Department with an electronic copy of the approved plan as soon as we have it. Confirmation of your planning process means that the municipality is eligible for the next round of municipal planning funds. If you are applying for a municipal planning grant, please be sure to include a copy of the attached resolution in your grant application.

If you have any questions or need further information, please let me know.

Sincerely,

Laurie Emery
Office and Grants Manager

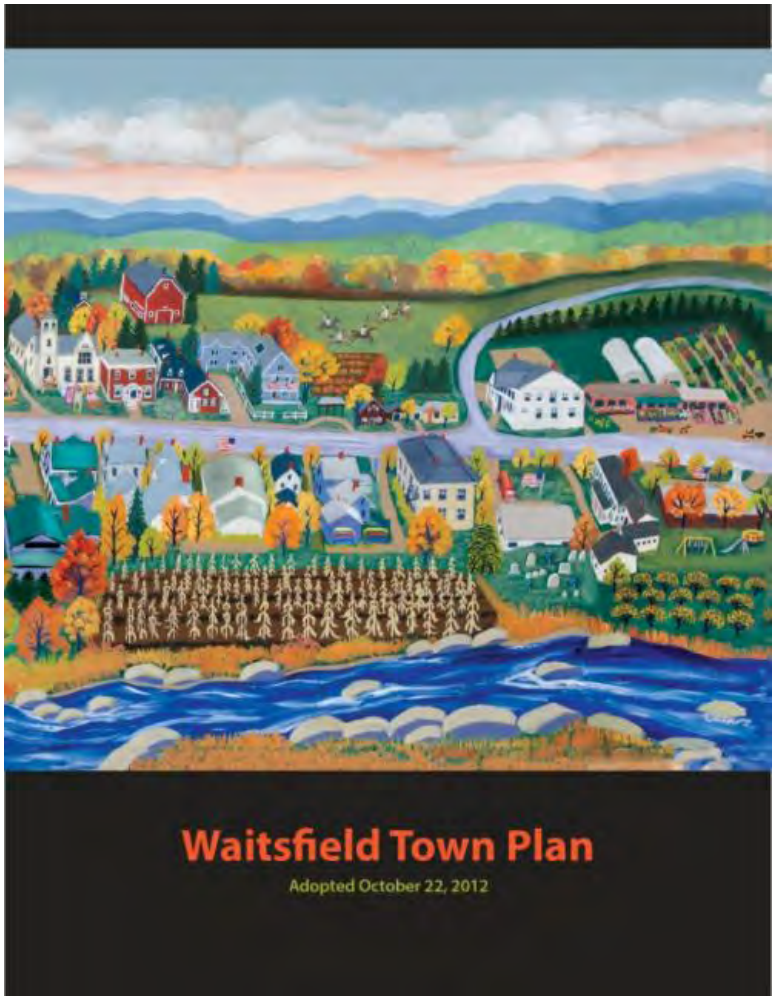
Enc
cc Planning Commission Chair
Town Representative to CVRPC

29 Main Street Suite 4 Montpelier Vermont 05602
802-229-0389 E Mail: CVRPC@CVRegion.com

5.) Integrate with Town Plan

New Applications

- For new applications the intention to apply for designation shall be included in the town plan and the town plan shall explain how the designation would further the plan and statewide goals.



5.) Integrate with Town Plan

on-site septic development as in North Ferrisburgh. However, there is ample opportunity for re-use of existing buildings and/or building footprints. Thebiggest challenge to this planning area is the heavy, fast traffic on Route 7 and its current lack of a public/community sewage treatment system which would support a denser concentration of development.

Land Use Policy

1. The "suburban pattern of development" depicted in Illustration B1 and B2 of "Design Considerations In Ferrisburgh's Rural Landscape" is not allowed. Instead, development should adhere to the "Sensitively Design Planned Unit Development (PUD)" and "Small New England Village Pattern of Development" shown in Illustrations C1 and C2.

2. All commercial and municipal uses shall conform to a set of design standards and fit with the goals of this plan of supporting mixed-use business areas within walkable distances of each other, which preserve large, contiguous blocks of surrounding open space and woodlands, and which maintain scenic views from Route 7.

3. Priority should be given to the re-use of existing historic buildings or building footprints. Setback waivers apply for the re-use/re-purposing of existing historic buildings.

4. All new road construction and upgrades to town streets, roads and highways should adhere to the state's Complete Street Law and safely accommodate all transportation system users, regardless of age, ability, or what mode of transportation they prefer, not limited to vehicular only (walking, cycling, public transportation, equestrian, etc.).

5. Conserve open space for future expansion of the school or other village center amenities on the west side of Route 7.

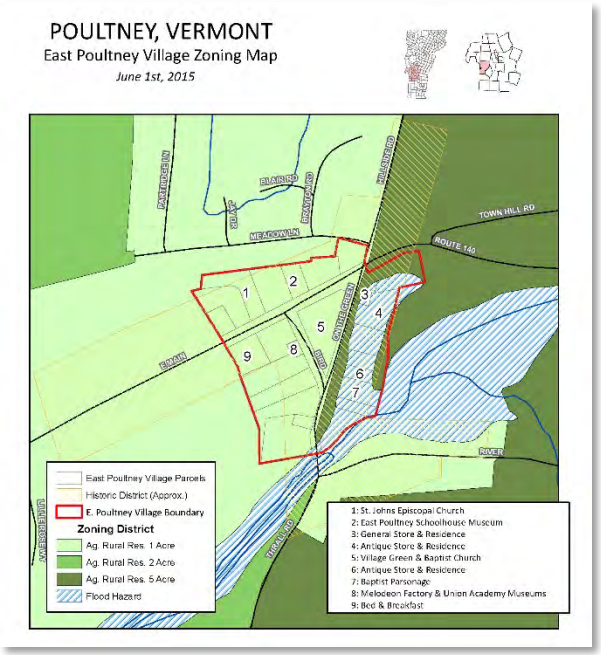
6. Encourage protection and maintenance of vegetated open space north and south of the central village planning area, in order to provide distinct and identifiable boundaries to the concentrated growth in this area.

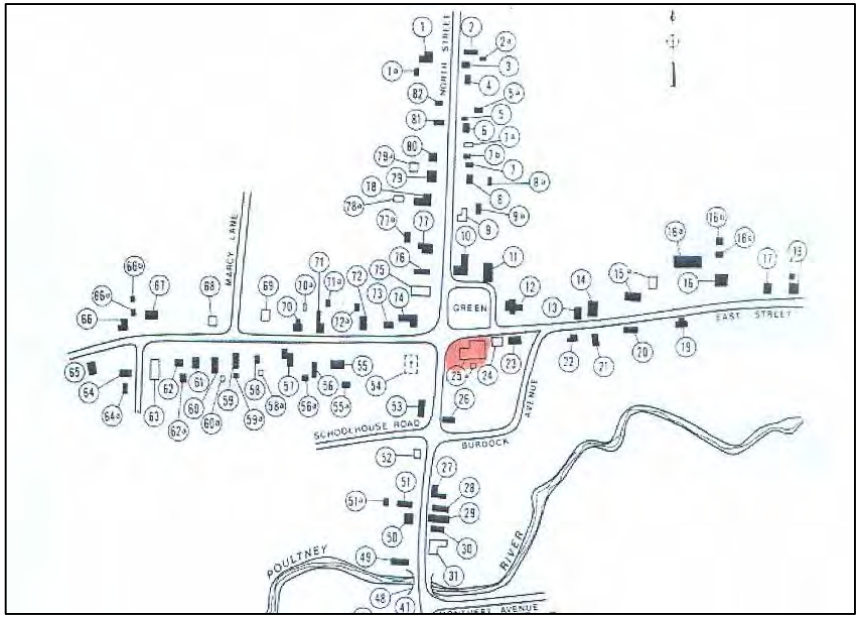
7. Development must adhere to the criteria within the natural resource section of this plan, zoning regulations and state regulations to protect and conserve Ferrisburgh's natural and scenic resources.

8. Consider applying for "Village Center Designation" through the Vermont Department of Housing and Community Development to bolster incentive and opportunity for compact mixed-use development.

6.) Zoning and Historic Districts

- Zoning District and Supporting Bylaws (if applicable)
- Historic District Boundary Map and/or Historic Properties (if applicable)

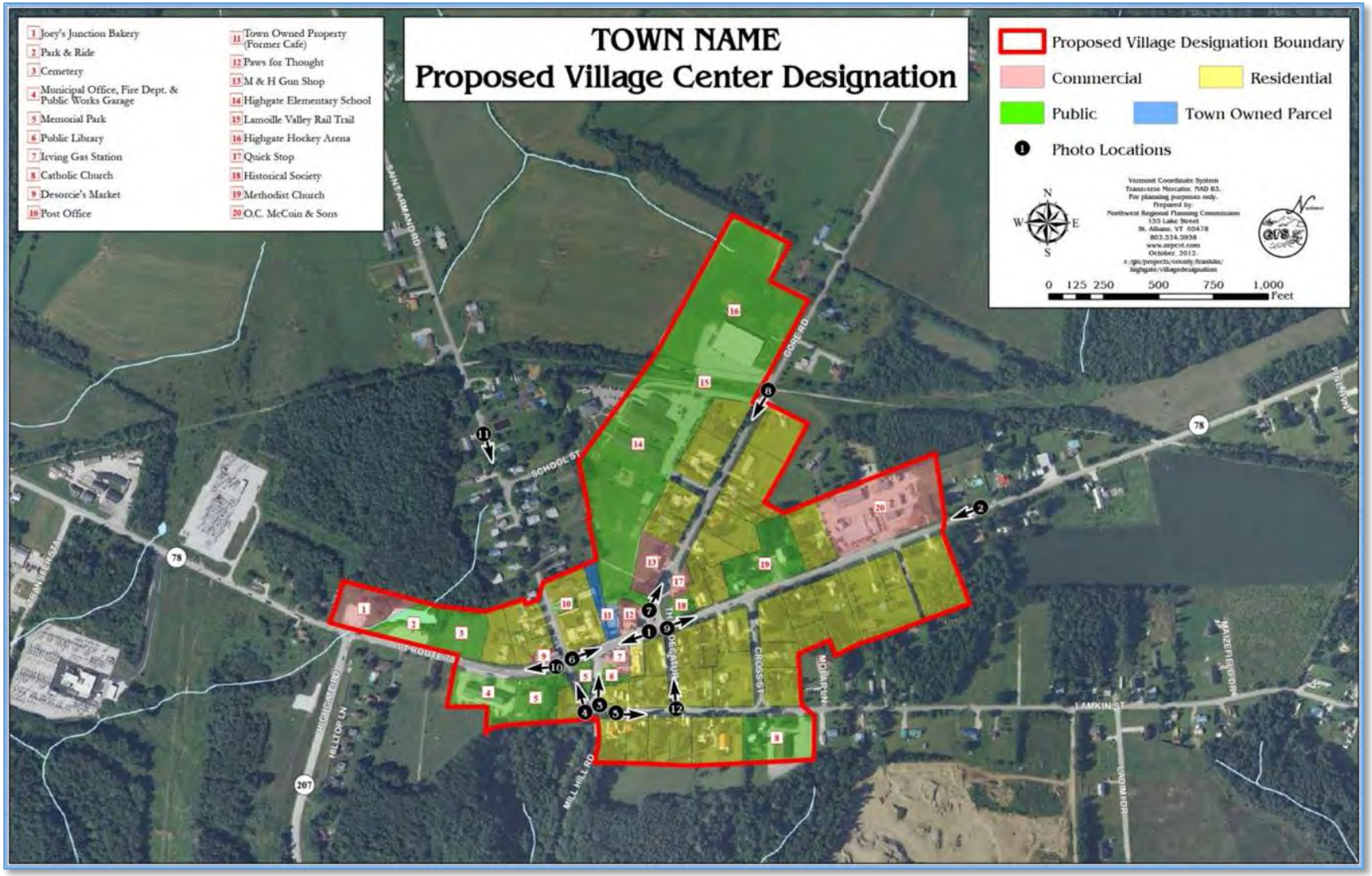




7.) Boundary Map

“Village center” means the core of a traditional settlement, typically comprised of a cohesive mix of civic, religious, commercial, residential and mixed use buildings…”

Sample Boundary Map



8.) Photographs

Color Photographs showing key areas of the designated village

Photo D

Photo E

Photo F

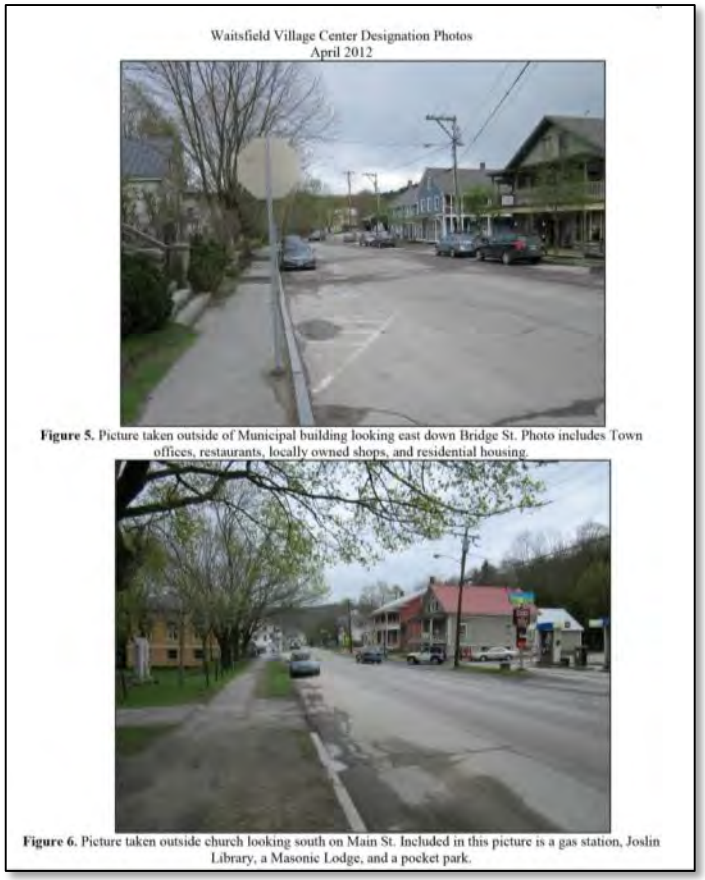
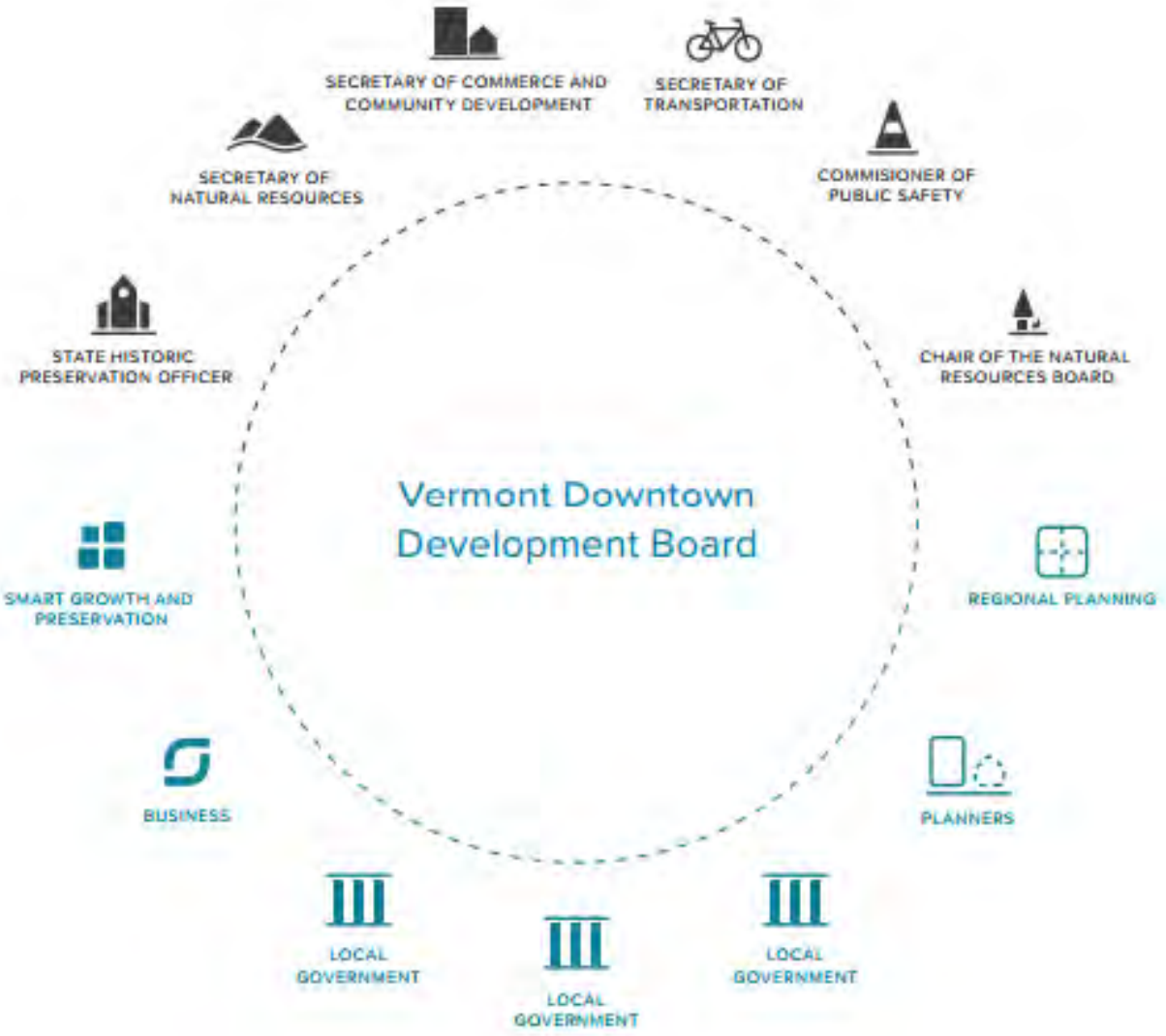

Waitsfield Village Center Designation Photos
April 2012

Figure 5. Picture taken outside of Municipal building looking east down Bridge St. Photo includes Town offices, restaurants, locally owned shops, and residential housing.

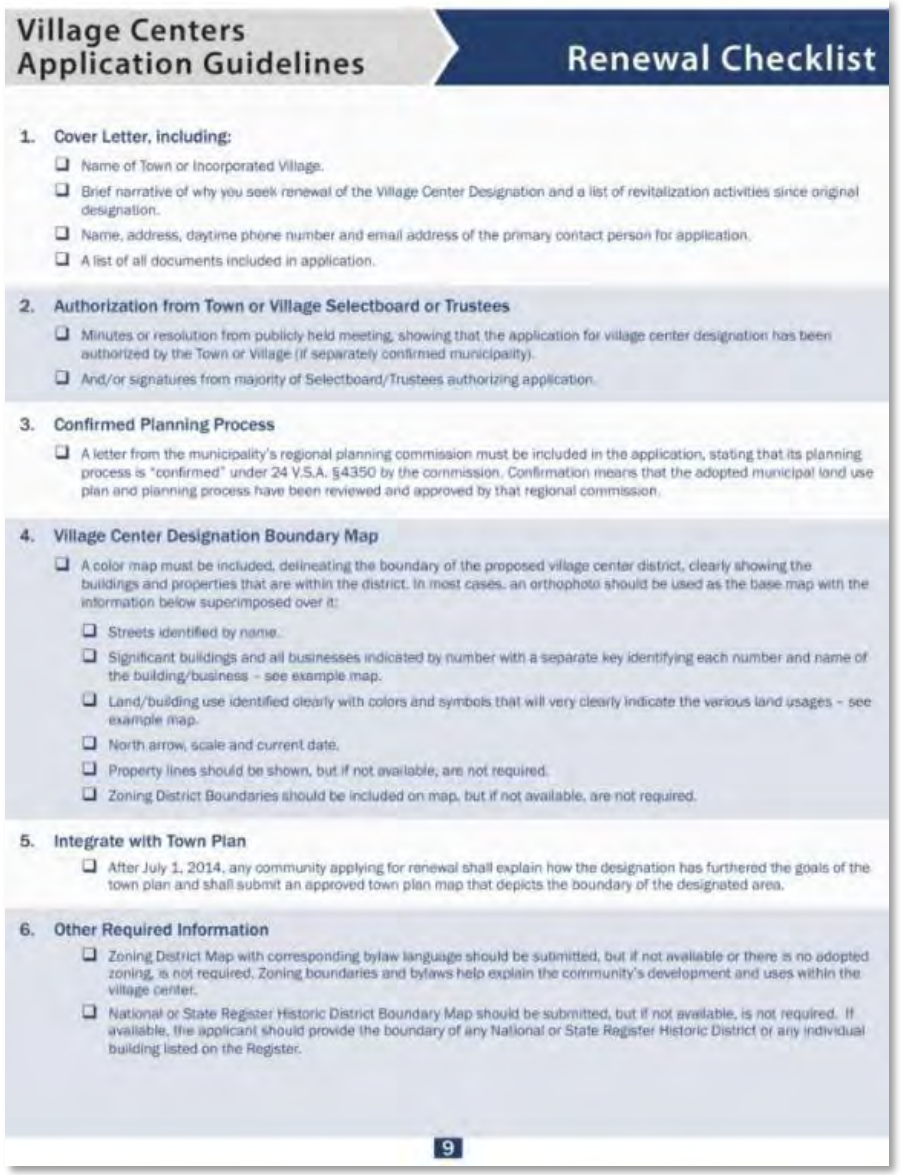
Figure 6. Picture taken outside church looking south on Main St. Included in this picture is a gas station, Joslin Library, a Masonic Lodge, and a pocket park.

Downtown Board Approval



8 Year Renewal

Designation is good for 8 years and then town must send in a Renewal Application**.** Town **must have a confirmed planning process** to renew village center designation.



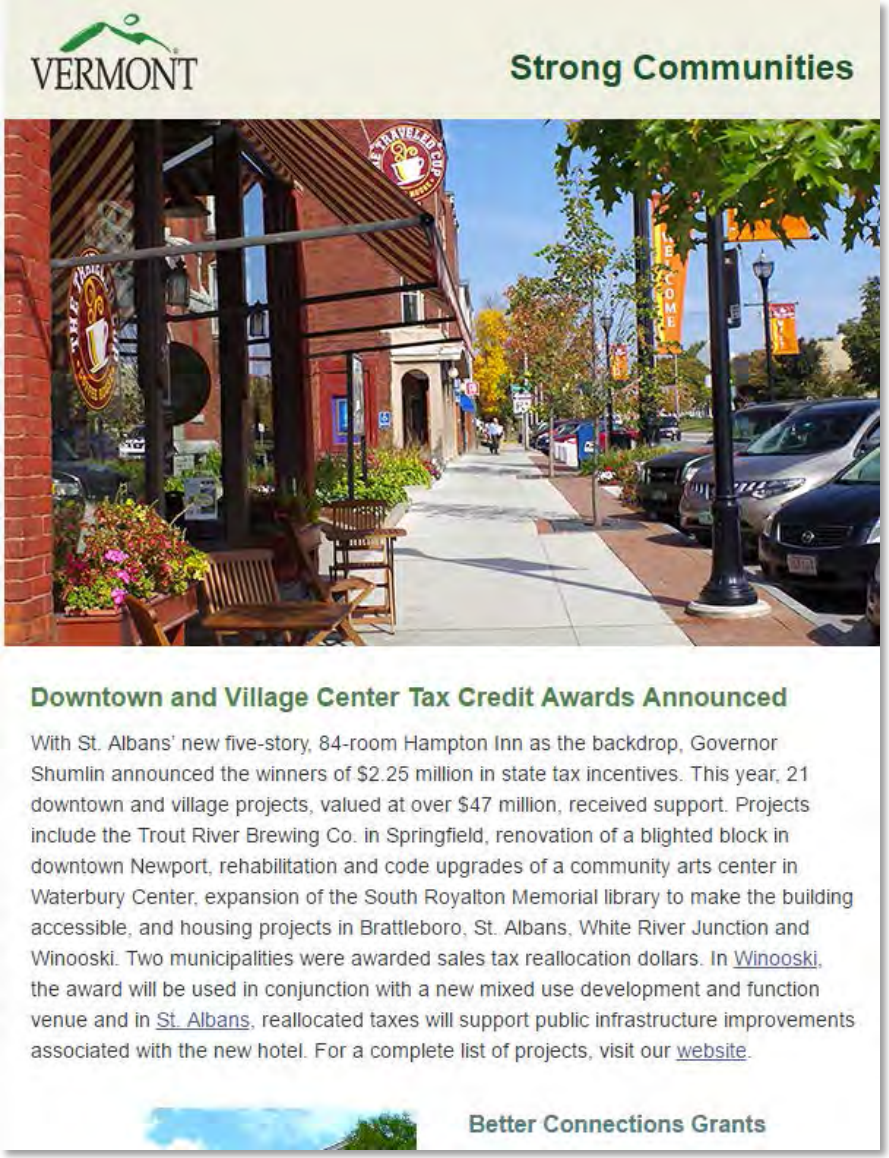
Village Centers Application Guidelines

Renewal Checklist

1. **Cover Letter, including:**
   - ❑ Name of Town or Incorporated Village.
   - ❑ Brief narrative of why you seek renewal of the Village Center Designation and a list of revitalization activities since original designation.
   - ❑ Name, address, daytime phone number and email address of the primary contact person for application.
   - ❑ A list of all documents included in application.
2. **Authorization from Town or Village Selectboard or Trustees**
   - ❑ Minutes or resolution from publicly held meeting, showing that the application for village center designation has been authorized by the Town or Village (if separately confirmed municipality).
   - ❑ And/or signatures from majority of Selectboard/Trustees authorizing application.
3. **Confirmed Planning Process**
   - ❑ A letter from the municipality's regional planning commission must be included in the application, stating that its planning process is "confirmed" under 24 V.S.A. §4350 by the commission. Confirmation means that the adopted municipal land use plan and planning process have been reviewed and approved by that regional commission.
4. **Village Center Designation Boundary Map**
   - ❑ A color map must be included, delineating the boundary of the proposed village center district, clearly showing the buildings and properties that are within the district. In most cases, an orthophoto should be used as the base map with the information below superimposed over it:
     - ❑ Streets identified by name.
     - ❑ Significant buildings and all businesses indicated by number with a separate key identifying each number and name of the building/business – see example map.
     - ❑ Land/building use identified clearly with colors and symbols that will very clearly indicate the various land usages – see example map.
     - ❑ North arrow, scale and current date.
     - ❑ Property lines should be shown, but if not available, are not required.
     - ❑ Zoning District Boundaries should be included on map, but if not available, are not required.
5. **Integrate with Town Plan**
   - ❑ After July 1, 2014, any community applying for renewal shall explain how the designation has furthered the goals of the town plan and shall submit an approved town plan map that depicts the boundary of the designated area.
6. **Other Required Information**
   - ❑ Zoning District Map with corresponding bylaw language should be submitted, but if not available or there is no adopted zoning, is not required. Zoning boundaries and bylaws help explain the community's development and uses within the village center.
   - ❑ National or State Register Historic District Boundary Map should be submitted, but if not available, is not required. If available, the applicant should provide the boundary of any National or State Register Historic District or any individual building listed on the Register.

9

Stay Connected – Strong Communities Newsletter



VERMONT

Strong Communities

Downtown and Village Center Tax Credit Awards Announced

With St. Albans' new five-story, 84-room Hampton Inn as the backdrop, Governor Shumlin announced the winners of $2.25 million in state tax incentives. This year, 21 downtown and village projects, valued at over $47 million, received support. Projects include the Trout River Brewing Co. in Springfield, renovation of a blighted block in downtown Newport, rehabilitation and code upgrades of a community arts center in Waterbury Center, expansion of the South Royalton Memorial library to make the building accessible, and housing projects in Brattleboro, St. Albans, White River Junction and Winooski. Two municipalities were awarded sales tax reallocation dollars. In Winooski, the award will be used in conjunction with a new mixed use development and function venue and in St. Albans, reallocated taxes will support public infrastructure improvements associated with the new hotel. For a complete list of projects, visit our website.

Better Connections Grants

Subscribe Here:
http://eepurl.com/qu31P

Questions?

Richard Amore, AICP

VT Department of Housing and Community Development

RICHARD.AMORE@VERMONT.GOV

(802) 828.5229