

# Designation Program Requirements

Village Centers	Downtowns	New Town Centers	Neighborhood Development Areas	Growth Centers
<ol style="list-style-type: none"> <li>1. Pre-application meeting</li> <li>2. Public Hearing/notice to RPC &amp; RDC</li> <li>3. Map/Orthophoto</li> <li>4. Confirmed municipal planning process</li> <li>5. Intention to apply for designation included in the plan of the municipality, and the plan shall explain how the designation would further the plan's goals and the goals of section 4302.</li> </ol>	<ol style="list-style-type: none"> <li>1. Pre-application meeting</li> <li>2. Public Hearing/Notice to RPC &amp; RDC</li> <li>3. Map/Orthophoto</li> <li>4. Confirmed municipal planning process</li> <li>5. Designated design control district or historic district in zoning bylaws or a DRB to undertake local Act 250 reviews</li> <li>6. Signed Community Reinvestment Agreement</li> <li>7. Capital Budget and program pursuant to section 4430</li> <li>8. Downtown Organization to sustain a comprehensive and long-term downtown revitalization effort with work plan and budget</li> <li>9. Approved water and wastewater systems with adequate reserves to accommodate growth</li> <li>10. Intention to apply for designation included in the plan of the municipality, and the plan shall explain how the designation would further the plan's goals and the goals of section 4302.</li> </ol>	<ol style="list-style-type: none"> <li>1. Public Hearing/notice to RPC &amp; RDC</li> <li>2. Municipal center plan and regulations to implement the plan</li> <li>3. Official map</li> <li>4. Confirmed municipal planning process</li> <li>5. Design review district</li> <li>6. Community a signed investment agreement that contains:               <ol style="list-style-type: none"> <li>a) A map of the designated new town center (125 acres maximum, with some exceptions)</li> <li>b) Regulations enabling densities that are greater than those allowed in any other part of the municipality.</li> <li>c) Regulations enabling multistory and mixed use buildings and mixed uses</li> <li>d) A capital improvement program, or a capital budget and program</li> <li>e) A plan for mixed income housing in the new town center</li> <li>f) Evidence that civic and public buildings do exist, or will exist in the center, as shown by the capital improvement plan or the capital budget and program, and the official map.</li> <li>g) Evidence that any sewage system and private or public water supply are in compliance, and that the municipality has dedicated a portion of any unallocated reserve capacity of the sewage and public water supply necessary to support growth within the proposed new town center.</li> </ol> </li> </ol>	<ol style="list-style-type: none"> <li>1. Pre-application meeting</li> <li>2. Municipality has an approved plan, a confirmed planning process, zoning bylaws, and subdivision regulations</li> <li>3. Map of the neighborhood showing its locational relationship to a designated downtown, village center, new town center, or growth center</li> <li>4. Development area conforms to Complete Streets Statute 19 V.S.A. § 309d and establishes pedestrian access to designated center</li> <li>5. Municipal Bylaws allowing minimum net residential densities greater than or equal to four single-family detached dwelling units per an acre, exclusive of accessory dwelling units, or no fewer than the average existing density of the surrounding neighborhood, whichever is greater</li> <li>6. Development Area is compatible with and reinforces the character of adjacent National Register Historic Districts, national or state register historic sites, and other significant cultural resources.</li> <li>7. Identify important natural resources impacted and describe anticipated disturbances and explain why the disturbance cannot be avoided or minimized</li> <li>8. Neighborhood Design Guidelines met for walkable neighborhoods, complete streets and residential lot patterns</li> </ol>	<ol style="list-style-type: none"> <li>1. Public Hearing/notice requirements</li> <li>2. Must be in or adjacent to a designated downtown, village center, or new town center</li> <li>3. Map of the growth center designed to accommodate 20 years of growth</li> <li>4. Confirmed municipal planning process</li> <li>5. Growth projections of the municipality's and region's 20-year population, housing and employment</li> <li>6. Adopted capital budget and program that shows that public facilities and infrastructure will be adequate to accommodate growth over the 20-year period</li> <li>7. Build-out analysis for the proposed growth center showing it will accommodate a majority of projected growth over a 20-year period</li> <li>8. Regional map indicating the location of the proposed growth center in relation to the region and any designated downtowns, village centers, new town centers or growth centers located in the applicant municipality or adjacent municipalities</li> <li>9. Land use map from the approved municipal plan and applicable zoning district map</li> <li>10. Infrastructure and facilities maps detailing water/sewer/transportation/parks/civic uses</li> <li>11. Map showing the location of all important natural resources in the municipality</li> <li>12. A signed municipal resolution authorizing the application</li> <li>13. A growth center contains substantially the following characteristics:               <ol style="list-style-type: none"> <li>a) It incorporates a mix of uses within a densely developed, compact area;</li> <li>b) It incorporates existing or planned public spaces that promote social interaction, such as public parks, civic buildings, community gardens, and other formal and informal places to gather</li> <li>c) It is organized around one or more central places or focal points, such as prominent buildings of civic, cultural, or spiritual significance or a village green, common, or square;</li> <li>d) It promotes densities of land development that are significantly greater than existing and allowable densities in parts of the municipality that are outside a designated downtown, village center, growth center, or new town center, or, in the case of municipalities characterized predominately by areas of existing dense urban settlement, it encourages in-fill development and redevelopment of historically developed land;</li> <li>e) It is supported by existing or planned investments in infrastructure and encompasses a circulation system that is conducive to pedestrian, other non-vehicular traffic and, and transit</li> <li>f) It results in compact concentrated areas of land development that are served by existing or planned infrastructure and are separated by rural countryside or working landscape;</li> <li>g) Protects the state's important environmental, natural and historic features, including natural areas, water quality, scenic resources, and historic sites and districts;</li> <li>h) Serves to strengthen agricultural and forest industries and minimizes development conflicts among them</li> <li>i) Provides for housing that meets the needs of a diversity of social and income groups in each community</li> </ol> </li> </ol>

# Designation Program Benefits

Village Centers	Downtowns	New Town Centers	Neighborhood Development Areas	Growth Centers
<ol style="list-style-type: none"> <li>1. Older or historic buildings are eligible for state income tax credits for code and other building improvements</li> <li>2. Priority consideration for Municipal Planning Grant Program and the Community Development Block Grant Program</li> <li>3. Priority consideration to village locations when the state considers leasing or constructing a new building</li> <li>4. May enact a special assessment district (special benefits district/business improvement district) to fund operating and capital expenses</li> <li>5. Neighborhood Planning (1/4 buffer) delineated and may apply to designate Neighborhood Development Areas</li> </ol>	<ol style="list-style-type: none"> <li>1. Eligible to receive loans, loan guarantees, or grants up to \$75,000 for capital transportation and related capital improvement projects</li> <li>2. Priority consideration by state agencies administering state or federal grants, provided the project is eligible</li> <li>3. May enact a special assessment district (special benefits district/business improvement district) to fund operating and capital expenses</li> <li>4. May post speed limits of less than 25 mph to help calm traffic and make the downtown a more pedestrian-friendly environment</li> <li>5. May post alternative signs to help guide visitors to transportation centers, and unique educational, recreational, historic or cultural landmarks - within a designated downtown district</li> <li>6. Priority consideration to downtown locations when the state considers leasing or constructing a new building</li> <li>7. Older or historic buildings eligible for state income tax credits and sprinkler system rebate for code and other building improvements</li> <li>8. Municipality may receive a reallocation of sales taxes paid on construction materials used on qualified projects in the designated downtown, to be used in support of the qualified project</li> <li>9. Increased Act 250 Threshold for Mixed-Income Housing &amp; Mixed-Use Projects (Mixed income housing from 25 to 200 housing units or a mixed use project with 25 to 200 housing units, depending on the population of the municipality)</li> <li>10. Conditional use permits by the appropriate municipal panel determining that a project meets the "character of the area" criteria may not be appealed to the Environmental Court</li> <li>11. Neighborhood Planning Area (1/2 buffer) delineated and may apply to designate Neighborhood Development Areas</li> </ol>	<ol style="list-style-type: none"> <li>1. May create a special taxing district within the New Town Center</li> <li>2. Priority in consideration for locating new state buildings</li> <li>3. Eligible for tax increment financing [Repealed 2013]</li> <li>4. May apply for Growth Center or Neighborhood Development Area Designation, if there is no historic downtown or village center in the municipality</li> </ol>	<ol style="list-style-type: none"> <li>1. No more than a \$50.00 fee for ANR wastewater applications where the applicant has received an allocation for sewer capacity from an approved municipal system.</li> <li>2. Half off Act 250 fees for qualified residential developments</li> <li>3. No land gains tax on the first transfer of that parcel following Neighborhood Development Area designation</li> <li>4. Increased Act 250 Threshold for Mixed-Income Housing - developments of 25 to 200 housing units, depending on the population of the municipality</li> </ol>	<ol style="list-style-type: none"> <li>1. Eligible for Tax Increment Financing and judgment that locational criteria have been met [Repealed, 2013]</li> <li>2. Increased Act 250 Threshold for Mixed-Income Housing &amp; Mixed-Use Projects (Mixed income housing from 25 to 200 housing units or a mixed use project with 25 to 200 housing units, depending on the population of the municipality)</li> <li>3. Act 250 Master Plan Permit Application</li> <li>4. Act 250 Mitigation for Loss of Primary Agricultural Soil: (a) reduce agricultural mitigation to 1:1 or (b) reduce mitigation to 0 if certain density AND affordable housing criteria are met</li> <li>5. Priority consideration for Municipal Planning Grants, Transportation Enhancement Improvements, Property Assessment Fund (Contaminated Sites/Brownfields), Community Development Block Grants, ANR Wastewater funding, state affordable housing funds and the location of state buildings</li> <li>6. Conditional use permits by the appropriate municipal panel determining that a project meets the "character of the area" criteria may not be appealed to the Environmental Court</li> <li>7. Vermont economic development authority (VEDA) incentives provided to designated growth centers</li> <li>8. May apply for Neighborhood Development Area designation within the growth center</li> </ol>