

State Designation Programs





Goal: 'Maintaining historic settlement pattern of compact village and urban centers separated by rural countryside'

24 V.S.A. § 4302



The Five Designations

Core Designations



Village Centers (Est. 2003)



Downtowns (Est. 1998)



New Town Centers (Est. 2003)

Add-On Designations (must have a core designation to qualify)



Neighborhood Development Areas (Est. 2013)



Growth Centers (Est. 2006)

Designation Benefits

- Downtown and Village Center Tax Credits
- Downtown Transportation Fund
- State Grant Priority
- Sales Tax Reallocation
- Act 250 Exemptions for Priority Housing Projects
- Reduction of Fees
- Exemption of Land Gains Tax






Main Street, St. Albans





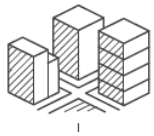
Relative Size of Land Areas

Area of Designated Centers
is 1/400 total area of Vermont



Vermont
9623 sq. miles





Downtown Designation Program

23 designated downtowns

This community revitalization program is designed to preserve the character and enhance the future of medium to large sized historic centers by incentivizing public and private investments, improving quality of life and encouraging economic development. Municipalities that receive designation collaborate with local non-profit downtown organizations supporting efforts through funding, staff, partnerships and volunteers.





Size of Downtowns

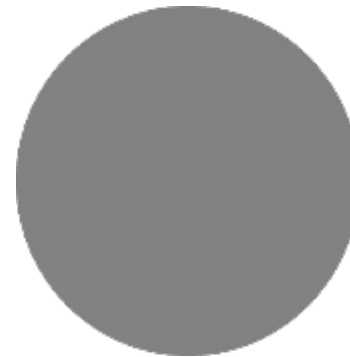


Burlington: 208 ACRES

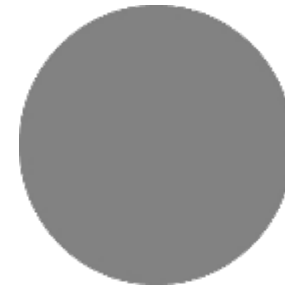


Bristol: 23.5 ACRES

75% of Vermont's downtowns are under 100 acres.



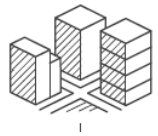
25%
100 + ACRES



50%
50-100 ACRES



25%
<50 ACRES



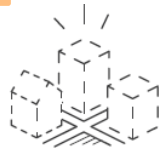
Downtown Designation Program



Burlington



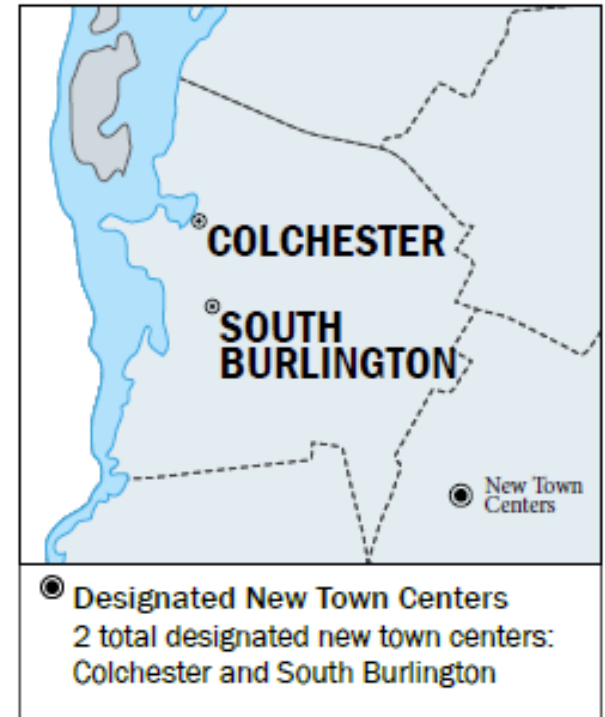
Bristol



New Town Center Designation Program

2 designated new town centers

The New Town Center program provides a framework for creating compact, walkable, mixed-use centers for municipalities that have no designated Downtown or Village Center. Public buildings serve to anchor Town Centers with town halls, schools or libraries, attracting people and stimulating the kind of activity and mixed use development that bring character and vitality to a community. By creating a compact, walkable civic and commercial core area, New Town Centers provide a nucleus for future smart growth.





New Town Center Designation



Colchester



South Burlington



New Town Center Designation



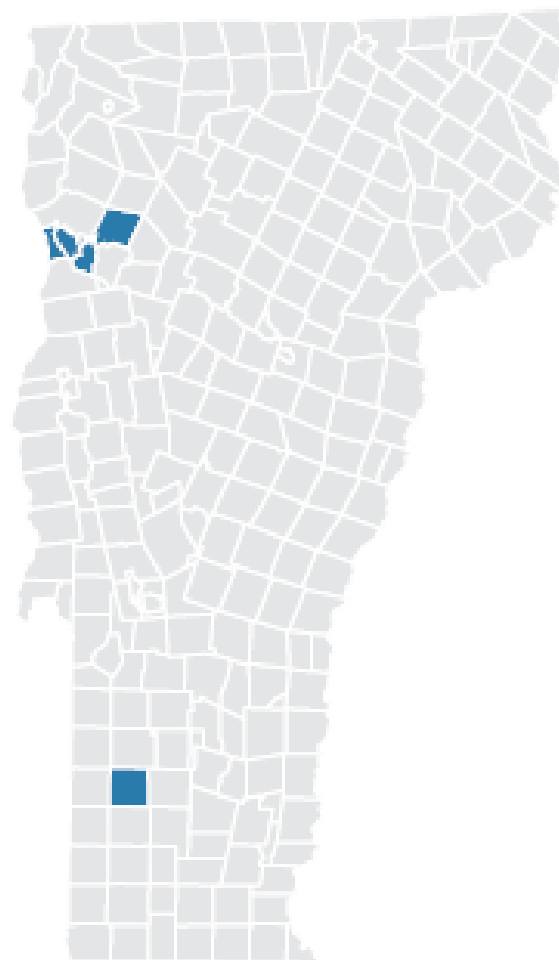
South Burlington



Neighborhood Development Areas

5 designated NDAs

This housing focused designation 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.





Neighborhood Development Areas

1

Density

Minimum 4 DU/Acre

2

Building Design

Pedestrian Oriented

3

Transportation Network

Complete Streets

4

Natural Resources

No floodplains, avoid others

Neighborhood Development Area Designation Program

Application Guidelines

State Designation Programs
Community Planning + Revitalization
July 2017

VERMONT
AGENCY OF COMMERCE & COMMUNITY DEVELOPMENT
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



Neighborhood Development Areas



Manchester



Growth Center Designation Program

6 designated growth centers

Designated Growth Centers encompass areas beyond the commercial center to shape the way a community develops over time. Once designated, infrastructure and building investments, both public and private, combined with a local framework of policies and regulations, ensure that 20 years of future development will enhance the vitality of the designated commercial center, while protecting farm and forest land outside the Growth Center.



● **Designated Growth Centers**
6 designated growth centers:
Bennington, Colchester, Hartford,
Montpelier, St. Albans, and Williston



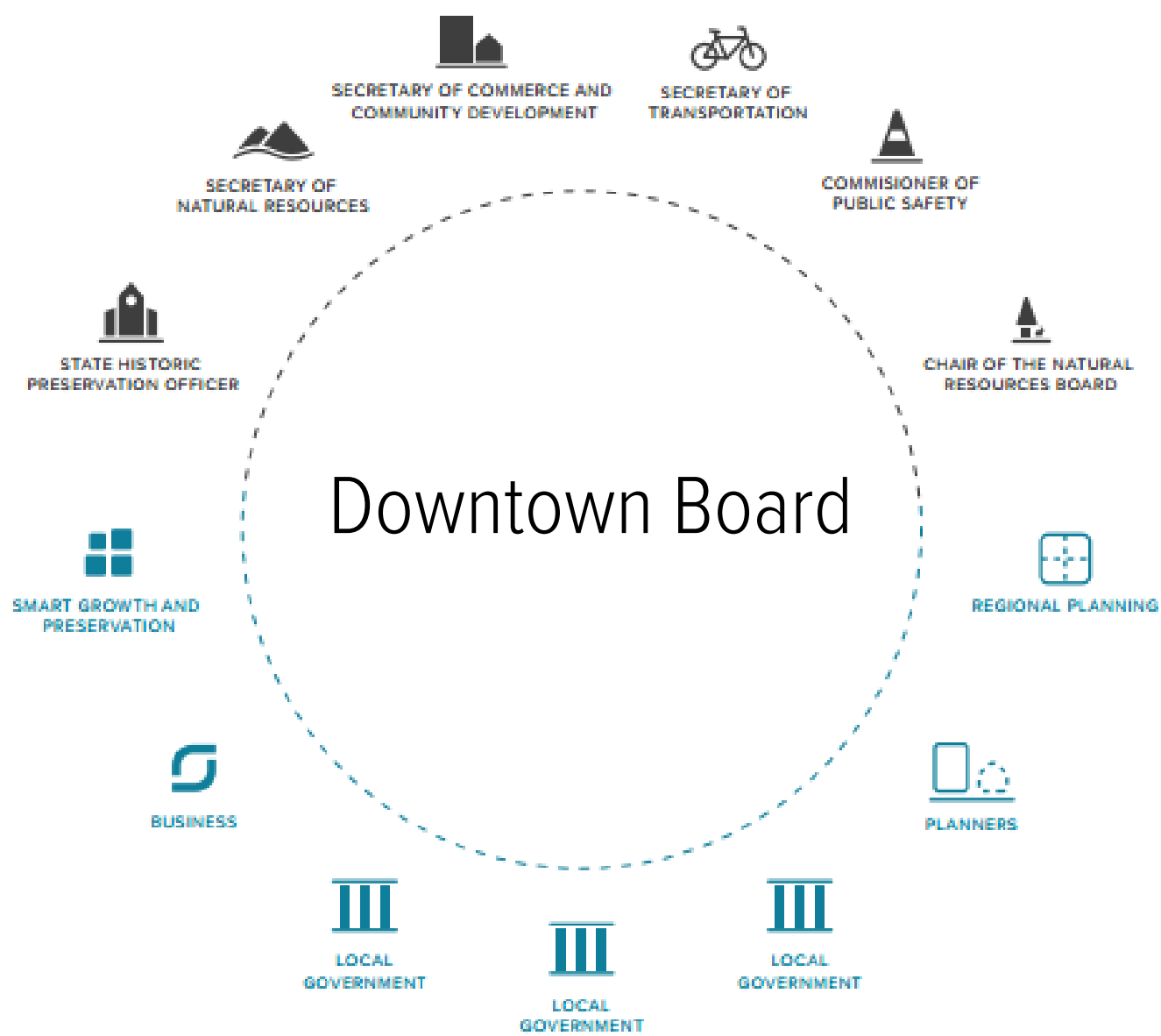
Growth Center Designation Program



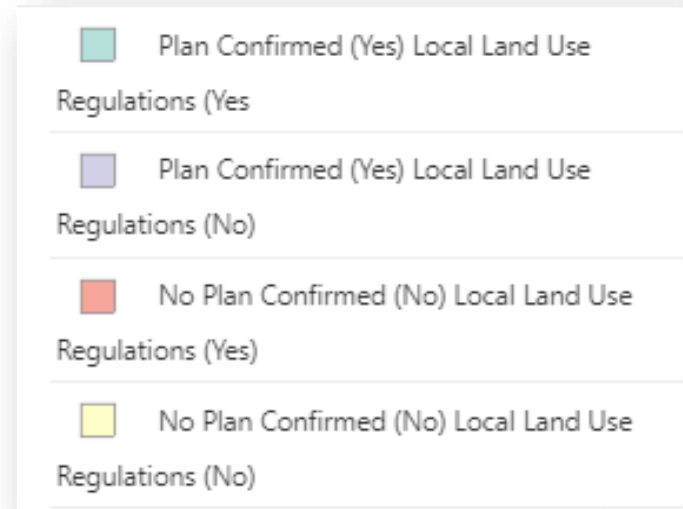
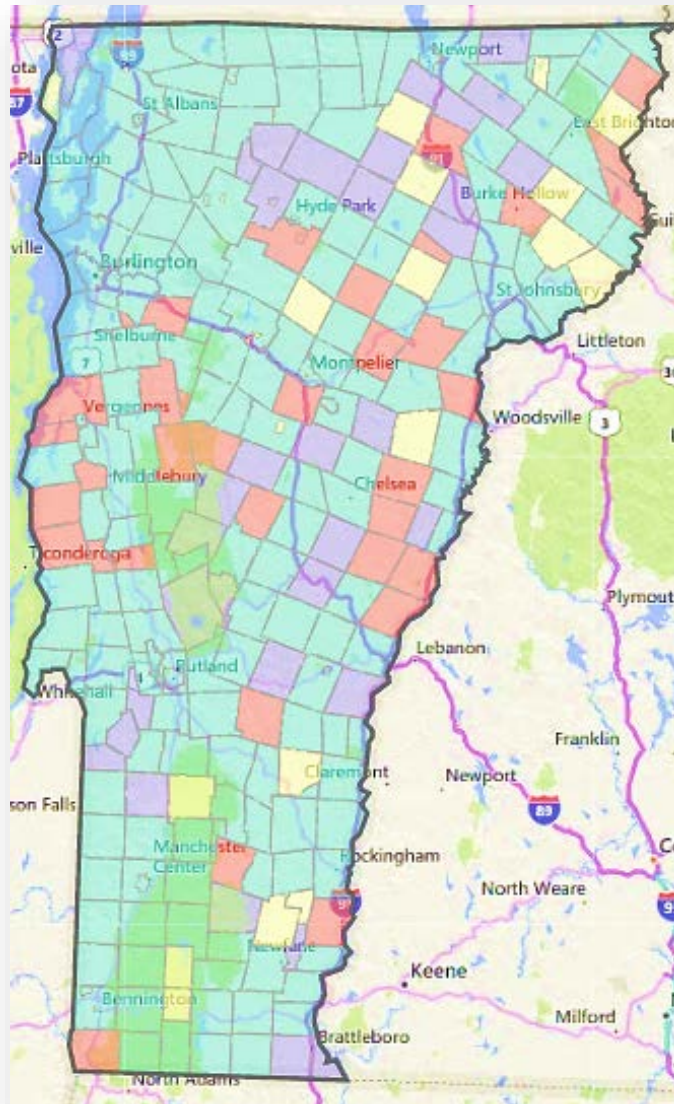
St. Albans



Bennington



Municipalities with Town Plans and Land Use Regulations



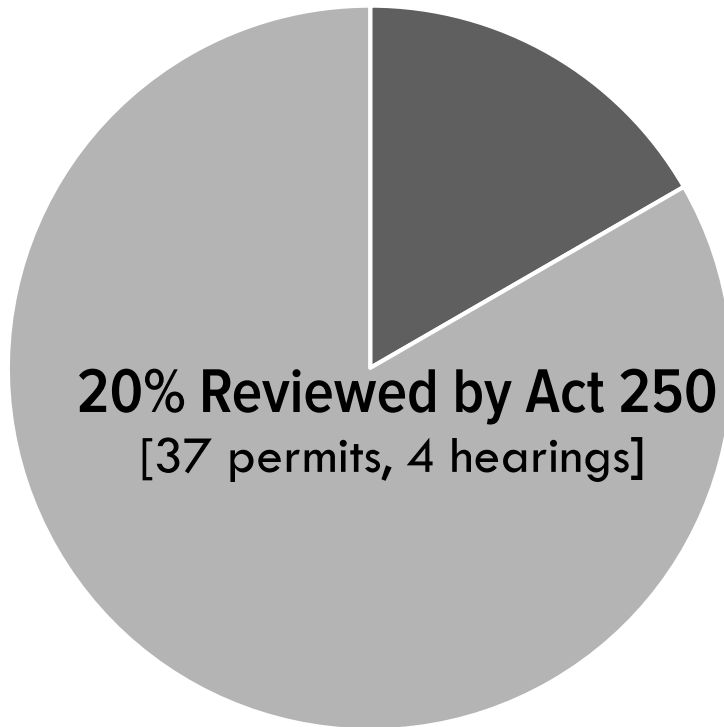






New Development in Bennington

2008-2018



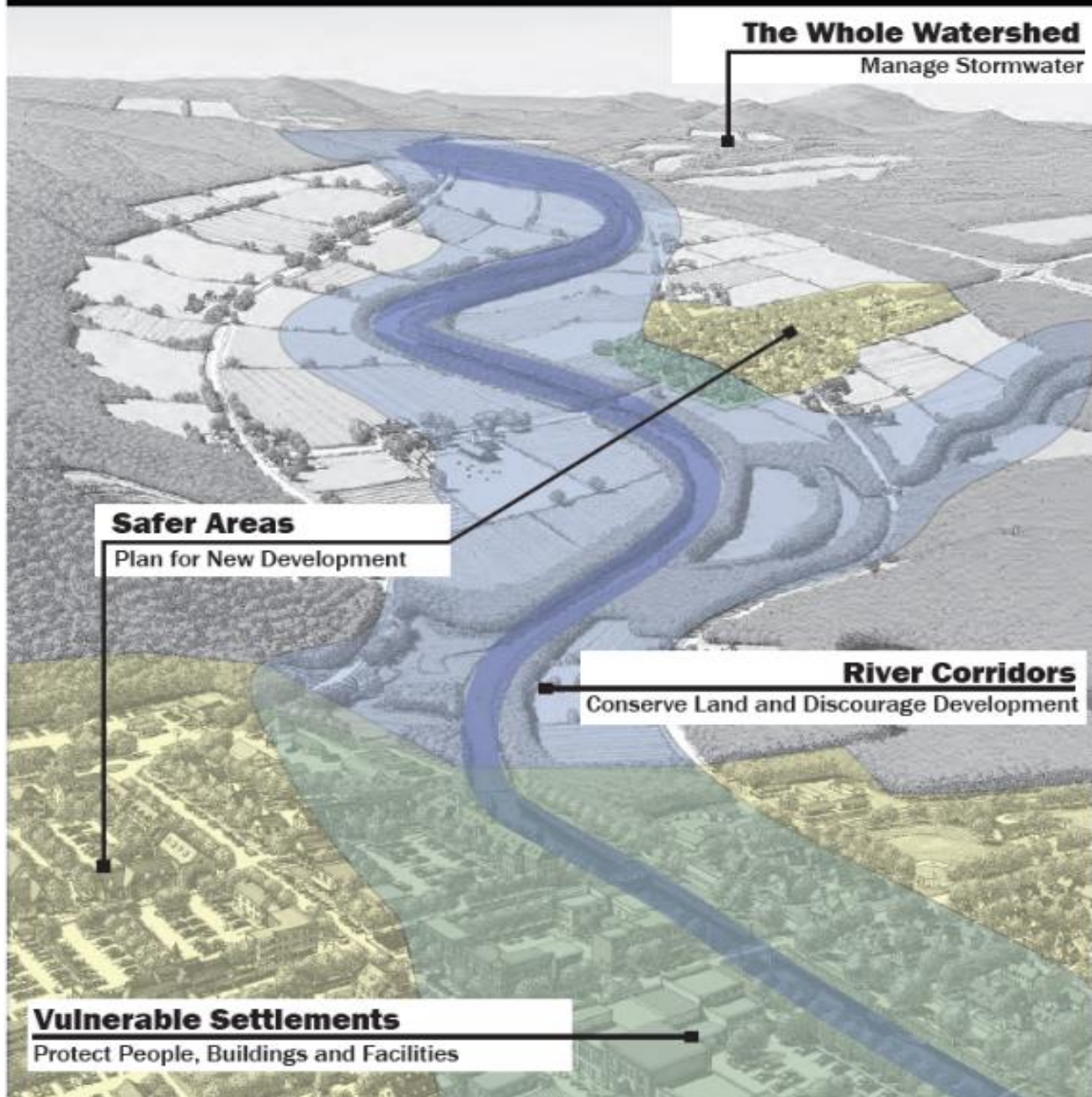
Act 250 Database:

Search of permit agenda dates after 1/1/2007

- 0 applications denied, withdrawn, dismissed, or abandoned
- 1 application issued findings
- 37 applications issued permits
- 4 applications had hearings

Local Permit Summary:

- 96 subdivision lots
- 650,000 square feet of new non-residential
- 181 new dwelling units





St. Johnsbury



Historic Preservation



Erosion



Transportation



Water and Wastewater

East Barre



Settlement Pattern

Bennington



Settlement Pattern



Important Natural Resources



Necessary Habitat



Productive Soils



Education Services



- 1. State Reform School.
- 2. Woodman Landing.
- 3. Railroad Stone Wall Cut.
- 4. Parson & Hartland's Shale Refinery.
- 5. Vermont State Paper Manufacturing Co.
- 6. Parson's Printing Office.
- 7. City Water Works.
- 8. Smith & Burdick's Provision Factory.
- 9. Parson's Store.
- 10. Parson's Office.
- 11. Congregational Church.
- 12. St. Peter's Roman Catholic Church.
- 13. St. Peter's Episcopal School.
- 14. State Prison Cemetery.
- 15. Cemetery.
- 16. Vergennes United School.
- 17. Methodist Episcopal Church.
- 18. St. Paul's Episcopal Church.
- 19. City Hall.
- 20. City Court House.
- 21. National Bank of Vergennes.
- 22. Farmers National Bank.
- 23. Parson's Office.
- 24. U. S. B. & F. Wharf, Vermont Agt.
- 25. Catholic Church.



NATIONAL BANK COMPANY'S WORKS



VERGENNES, VT.



NEVER & HAYLAND'S SHALE MILL WORKS

CITY OF VERGENNES

Population 4,000 in 1890
 5,000 in 1900
 6,000 in 1910
 7,000 in 1920
 8,000 in 1930
 9,000 in 1940
 10,000 in 1950
 11,000 in 1960
 12,000 in 1970
 13,000 in 1980
 14,000 in 1990
 15,000 in 2000
 16,000 in 2010
 17,000 in 2020



Thank You.



Department of Housing + Community Development
Community Planning + Revitalization