

# State Designation Programs





WELCOME

Cham's

Cham's

Eaton's FINE JEWELRY





Albany

- Albany 2018



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

24 V.S.A. § 4302



- 1 First Baptist Church
- 2 Hamilton Landing
- 3 National Stone Mill Co.
- 4 Burton & Hayward, Shade Rollers
- 5 Vermont Shade Roller Manufacturing Co.
- 6 Norton's Flouring Mills
- 7 City Water Works
- 8 Kaler's Tavern
- 9 Baptist Church
- 10 Congregational Church
- 11 St. Peter's Roman Catholic Church
- 12 St. Peter's Parochial School
- 13 Roman Catholic Cemetery
- 14 Laboratory Ingdon's Service Pail
- 15 Episcopal Church
- 16 Vergennes Graded School
- 17 Methodist Episcopal Church
- 18 St. Paul's Episcopal Church
- 19 City Hall
- 20 Old City Cemetery
- 21 National Bank of Vergennes
- 22 Farmers National Bank
- 23 Savings House
- 24 American House
- 25 C. V. B. R. J. H. Whelan, Station Agt.
- 26 Central Depot



NATIONAL HORSE NAIL COMPANY'S WORKS.



# VERGENNES, VT.

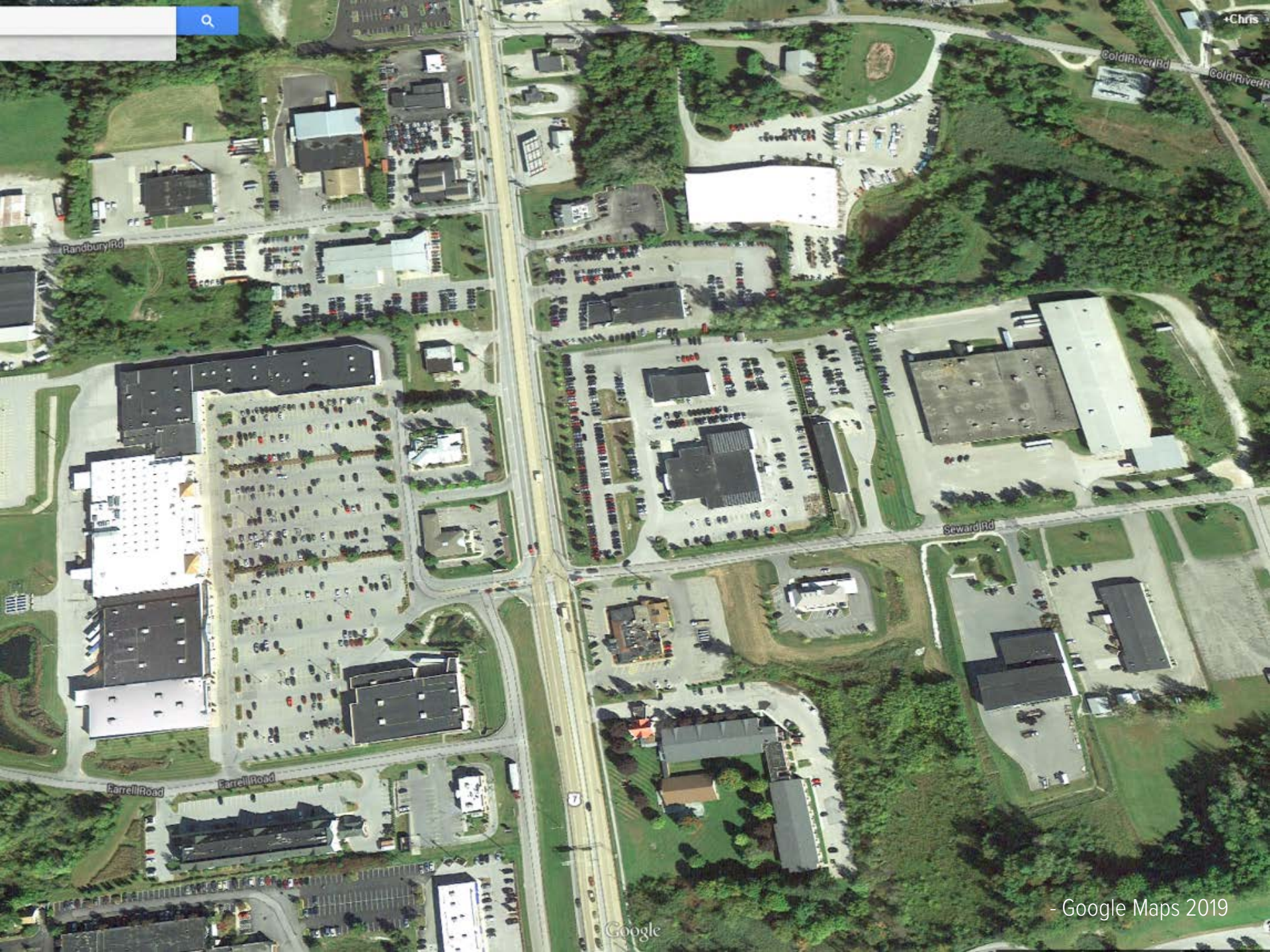


NEVUS & HAVLAND'S SHADE ROLLER WORKS.

## CITY OF VERGENNES

Incorporated Oct. 10, 1816.  
EVER-STATISTIC

From source to Vergennes Falls 99 miles.  
From falls to mouth 8 miles.  
Depth at low water from falls to Lake 8 feet, (Government water.)  
Distance from falls to Lake 13 locks.  
Width of falls 200 feet.  
Height of falls 90 feet.  
Tread power, 2000 horse power.  
Absolute security from damage by freshets or ice.  
The River is navigable for the largest boats on Lake Champlain.  
Freights from New York and Montreal are brought to the wharves without breaking bulk.



+Chris

Cold River Rd

Cold River Rd

Randbury Rd

Seward Rd

Farrell Road

Farrell Road

7

Google

- Google Maps 2019



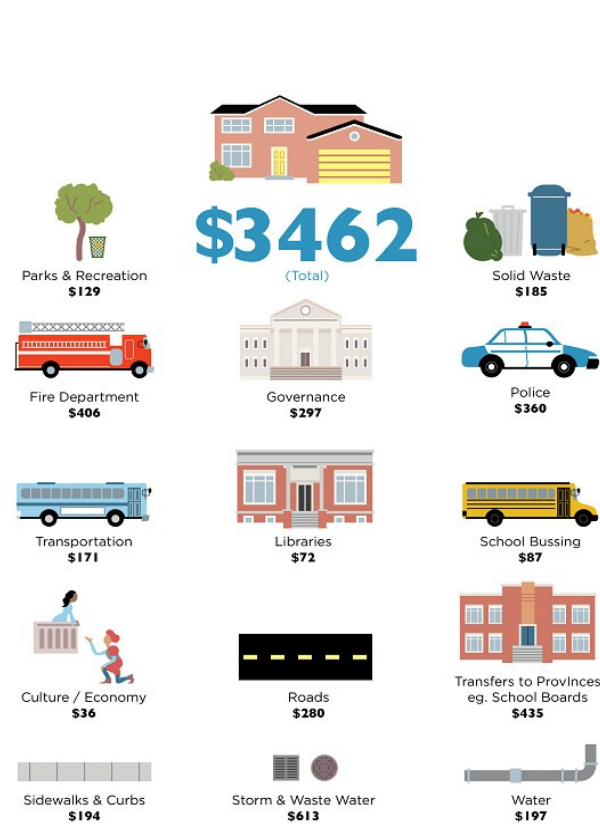




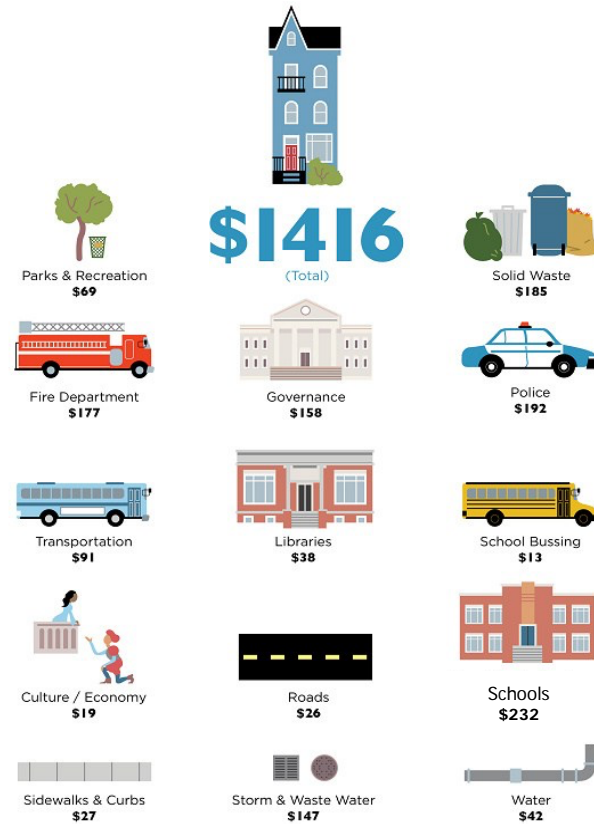


# Increased return on infrastructure

## Rural/Suburban Town Annual Cost, per Household



## Downtown Town Annual Cost, per Household



# Improves water quality



**& 10.67 Jobs**

**1 Acre of Impervious Surface Inside Centers**

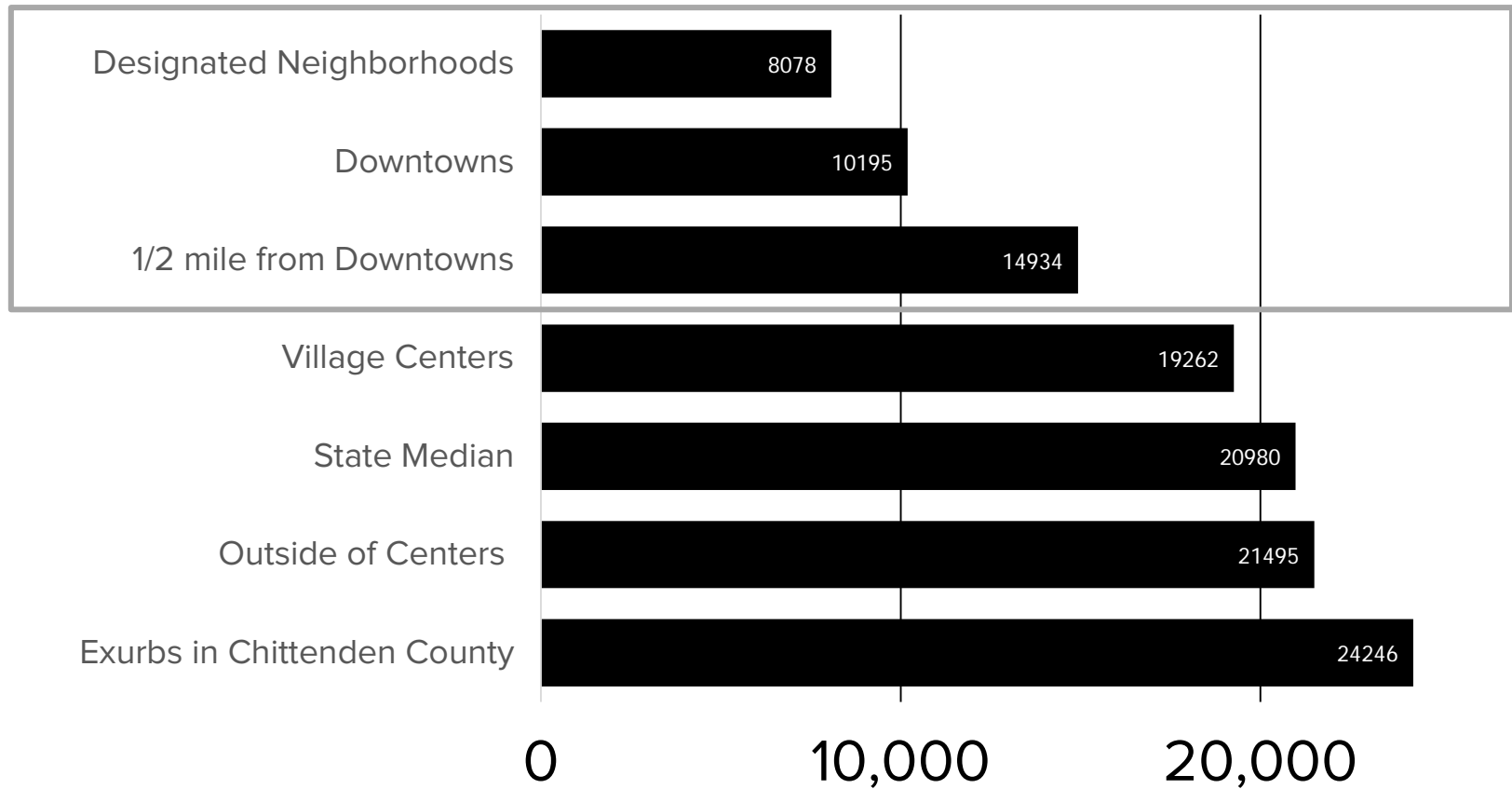


**& 2.23 Jobs**

**1 Acre of Impervious Outside Centers**

Source: Tax Foundation 2016

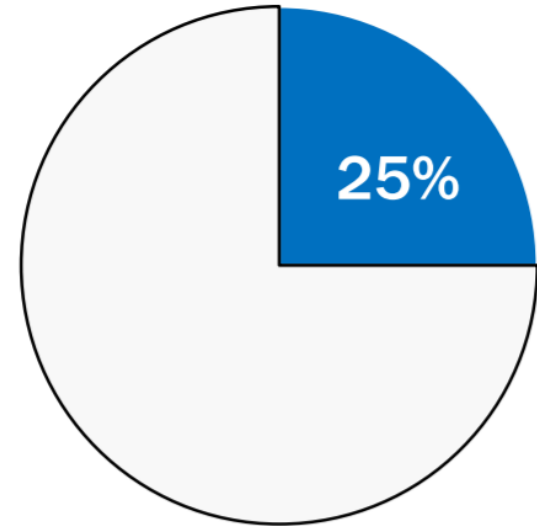
# Improves air quality



# Enables more transportation options

**“the average annual cost to own and operate a vehicle in the United States is \$9,576”**

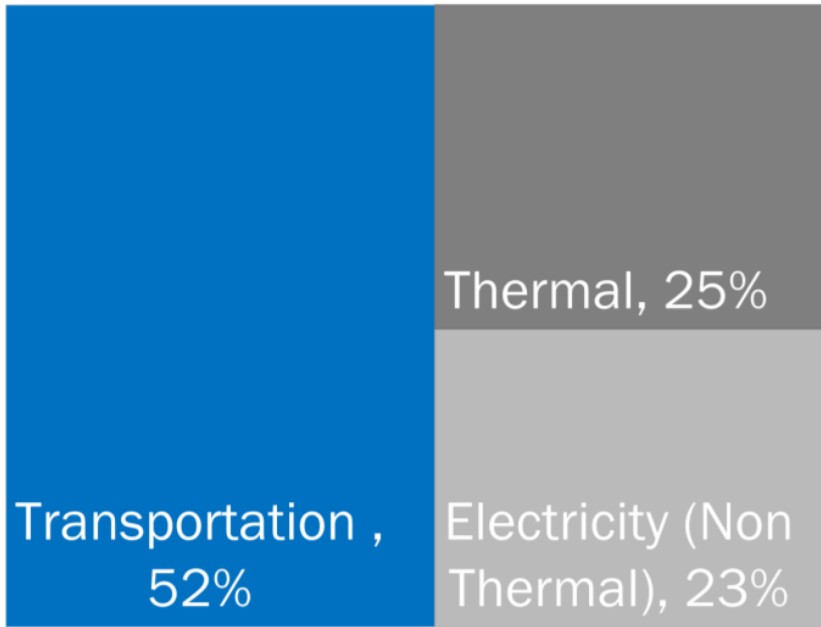
US Bureau of Labor Statistics (2018)



Average Transportation Costs for Vermont Household (% of income.)

Source: Housing and Transp. Affordability index  
Income: \$50,939  
Commuters: 1.16 workers  
Household Size: 2.39 people

# Saves energy



**16% to 31%  
Reduction in Total  
Energy Cost for  
Vermont Households**

(Households living within ½ mile of Designated Downtown.)



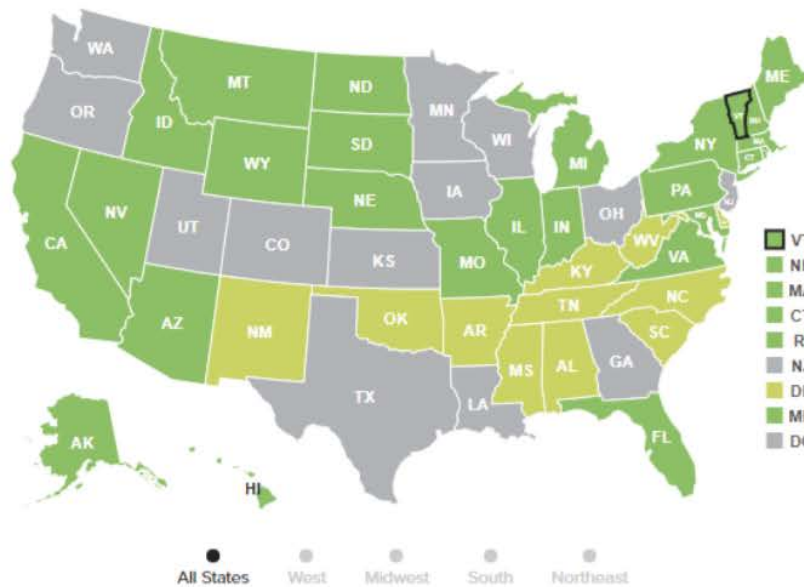
# Promotes healthy communities

## High School Obesity by State, 2015

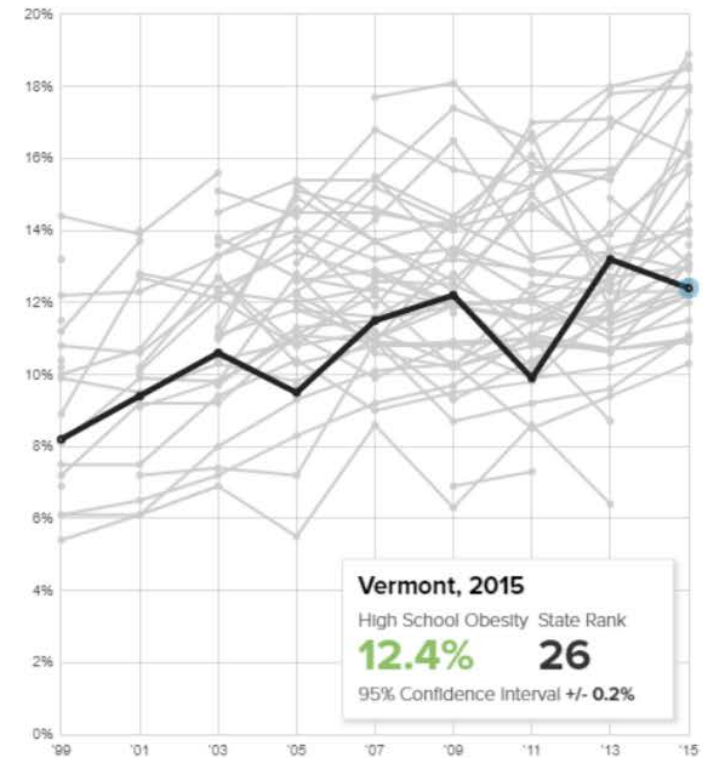
Select years with the slider to see historical data. Hover over states for more information. Click a state to lock the selection. Click again to unlock.

### Percent of obese high school students

0 - 9.9% 10 - 14.9% 15 - 19.9% 20 - 24.9% 25 - 29.9% 30 - 34.9% 35%+



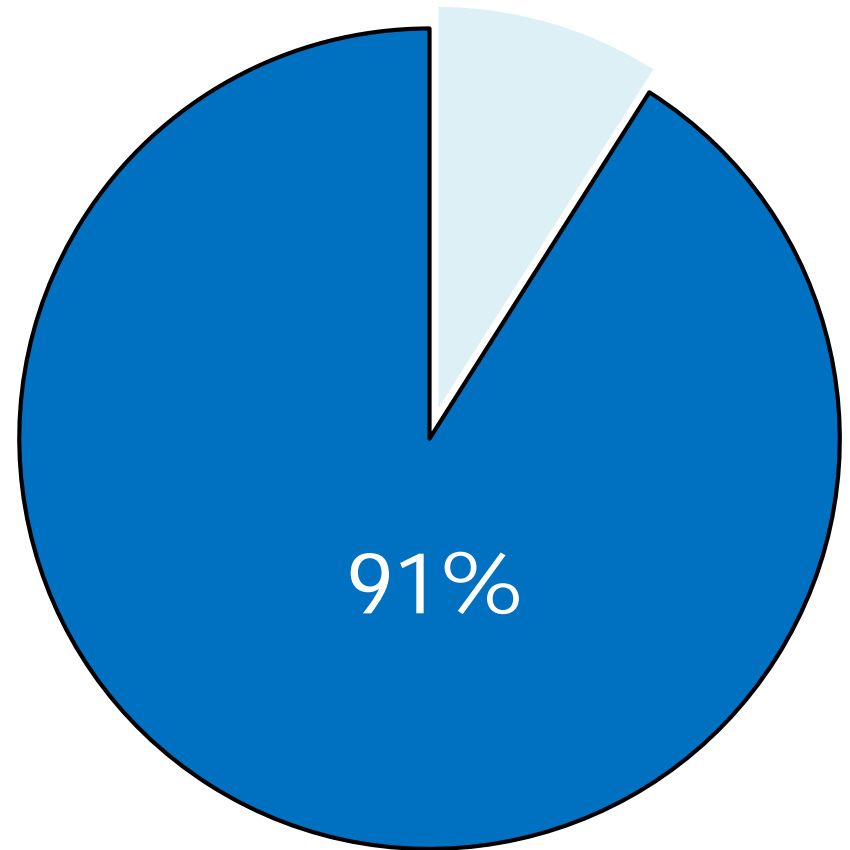
## High School Obesity, 1999 to 2015



Source: Centers for Disease Control and Prevention. Youth Risk Behavior Surveillance — United States, 2015.

# Promotes healthy communities

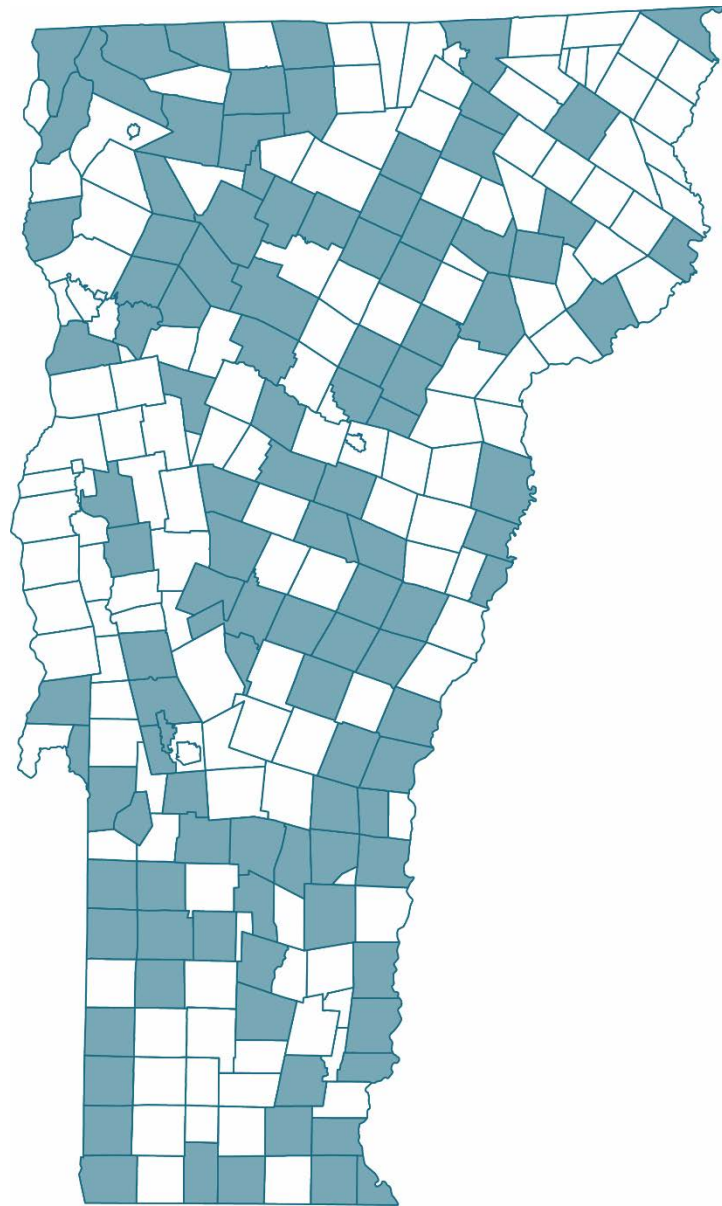
I would walk to work, school, shopping or other activities if they were close enough...





# Why Designate Centers?

- Supports state land use goals
- Protects the environment and working lands
- Provides a greater return on public infrastructure investments
- Improves air and water quality
- Enables more transportation and housing options
- Promotes healthy communities



# The Five Designations

## Core Designations



**Village Centers – 157** (Est. 2003)



**Downtowns – 23** (Est. 1998)



**New Town Centers – 2** (Est. 2003)

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



**Neighborhood Development Areas – 5** (Est. 2013)



**Growth Centers – 6** (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



# Tax Credit Program Results



French Block, Montpelier

## By the Numbers [2014 - 2018]

**126**

projects awarded

**55**

communities  
served

**\$11**

million awarded  
tax credits

**\$152.8**

million in private  
investment

# Priority Housing Projects




Allard Square, South Burlington  
39-unit residence for seniors



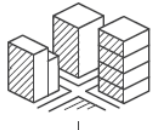
# Relative Size of Land Areas

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

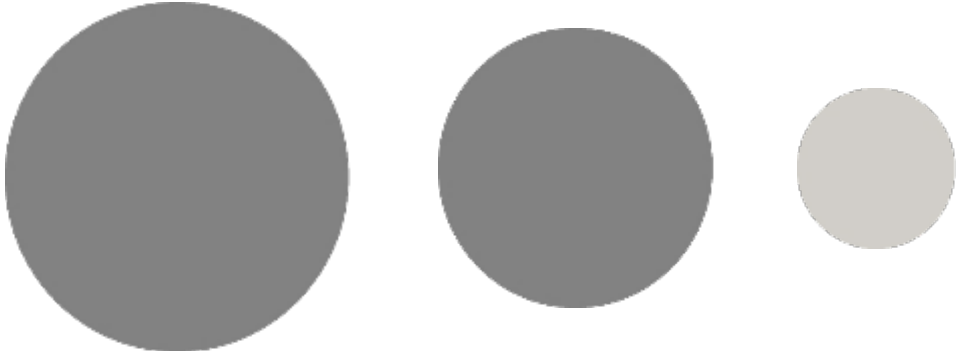


Burlington: 208 ACRES



Bristol: 23.5 ACRES

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

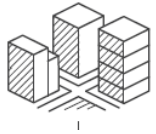


**25%**  
100 + ACRES

**50%**  
50-100 ACRES

**25%**  
<50 ACRES





# Downtown Designation Program



Burlington



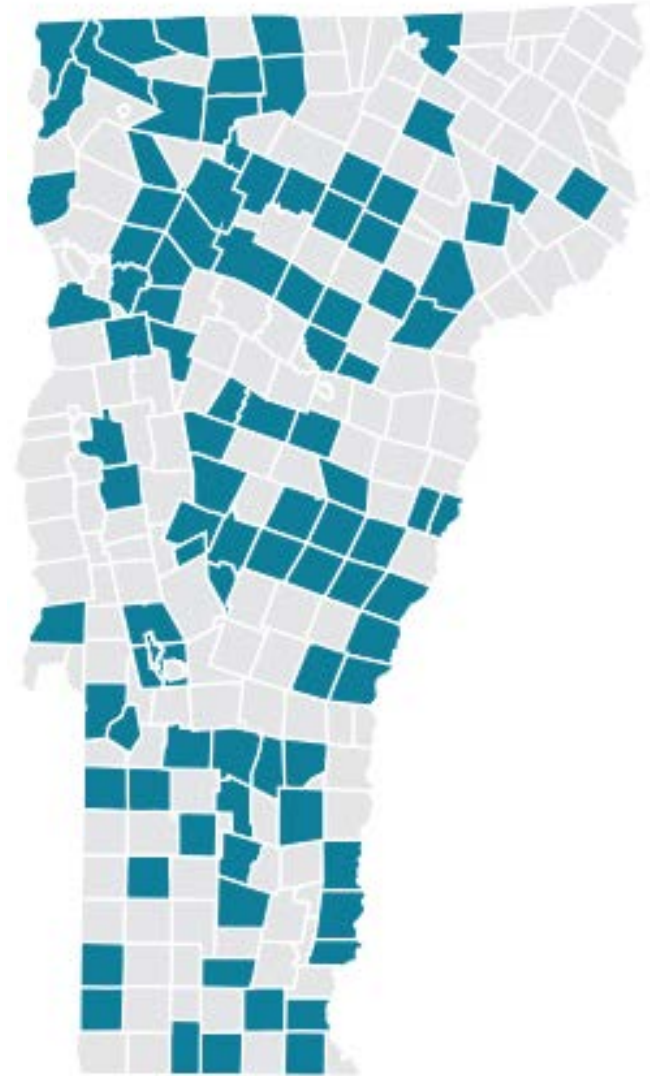
Bristol



# Village Center Designation

## **157 designated village centers**

This community revitalization program is aimed at small to medium-sized historic centers with existing civic and commercial buildings. The designation supports the historic center and targets training and financial incentives to bring additional public and private investment to spark village revitalization.





# Village Center Designation



Richmond



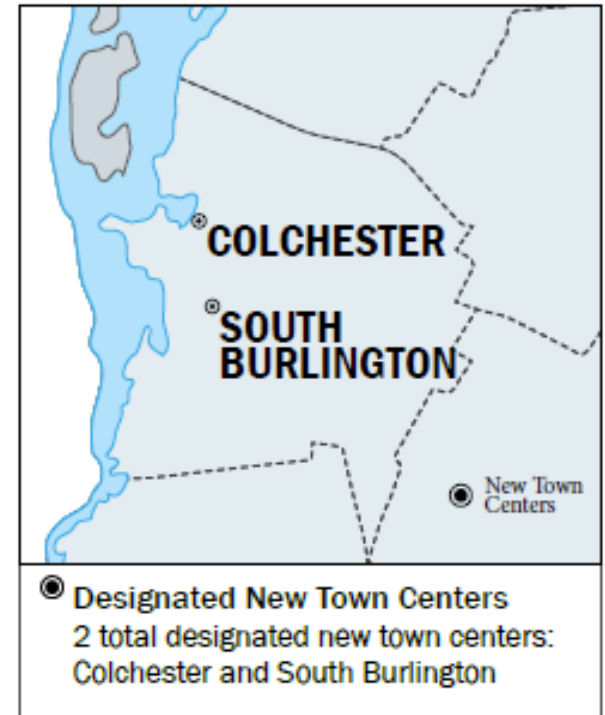
Westford

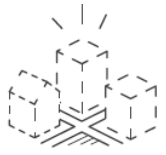


# New Town Center Designation Program

## 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



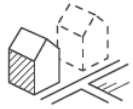
South Burlington



# New Town Center Designation



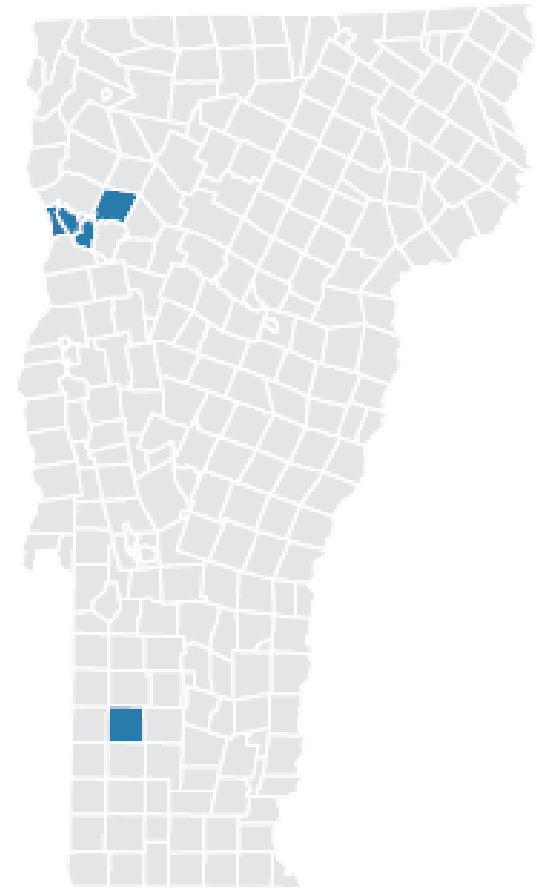
South Burlington



# 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



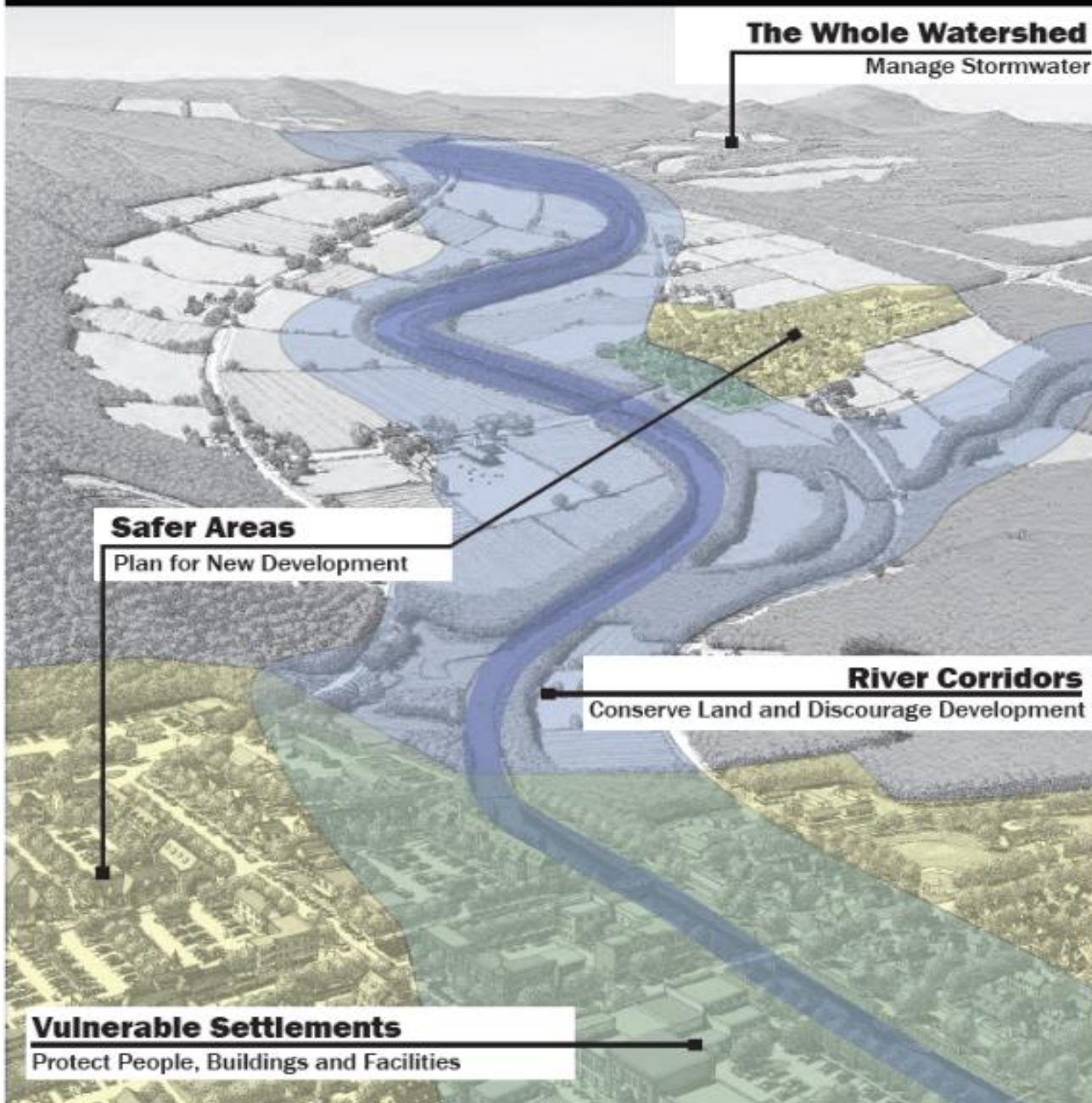
St. Albans



Bennington



- Brattleboro 2011



Enhanced Designation



**Thank You.**



Department of Housing + Community Development  
Community Planning + Revitalization