

(Source: 1857 Walling Map)



Revitalizing Westford Village

The residential and commercial density depicted in the village of Westford on this 1857 map is technically difficult and costly to achieve today, due to lack of wastewater capacity.

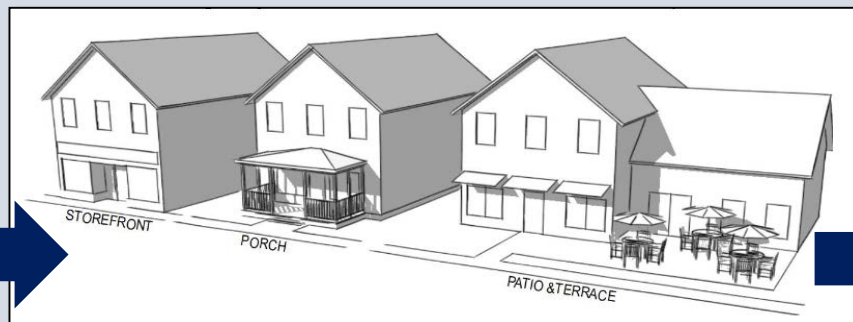
Service with community wastewater infrastructure is necessary to achieve quality, compact, and pedestrian-friendly mixed-use development in Westford's historic Town Center Area.

Project-based TIFs could spur cost-effective renewal and revenue generation, that would otherwise not occur, in motivated communities across Vermont.

Parcel 1 in the 19th century



Planning and design standards reference *historic precedents*



Parcel 2 showing General Store and Deli opening, Spring 2020



Straightforward and predictable Form-Based standards fast-track development approvals to replicate and extend traditional development patterns

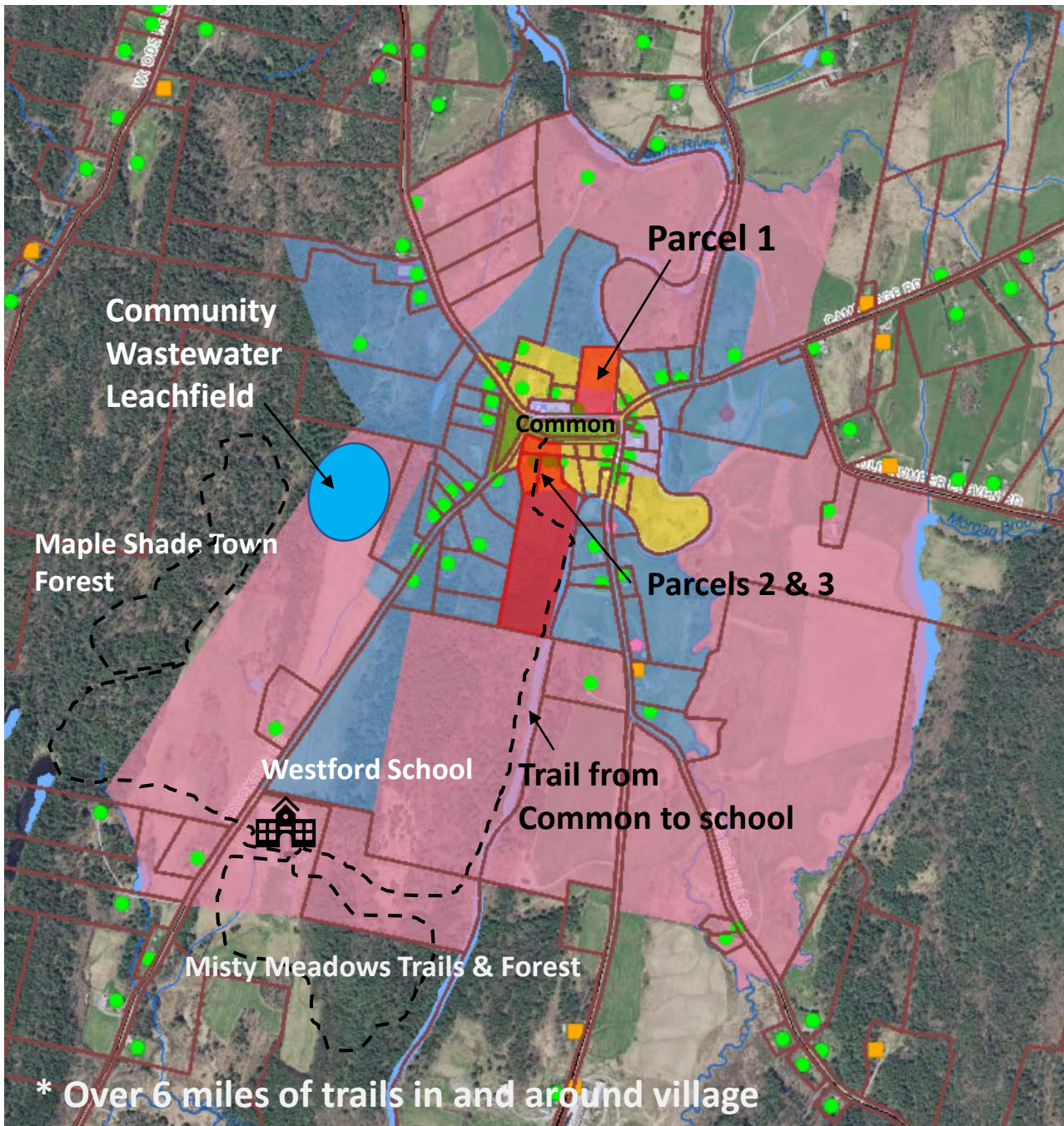
Town of Westford - Town Center Area

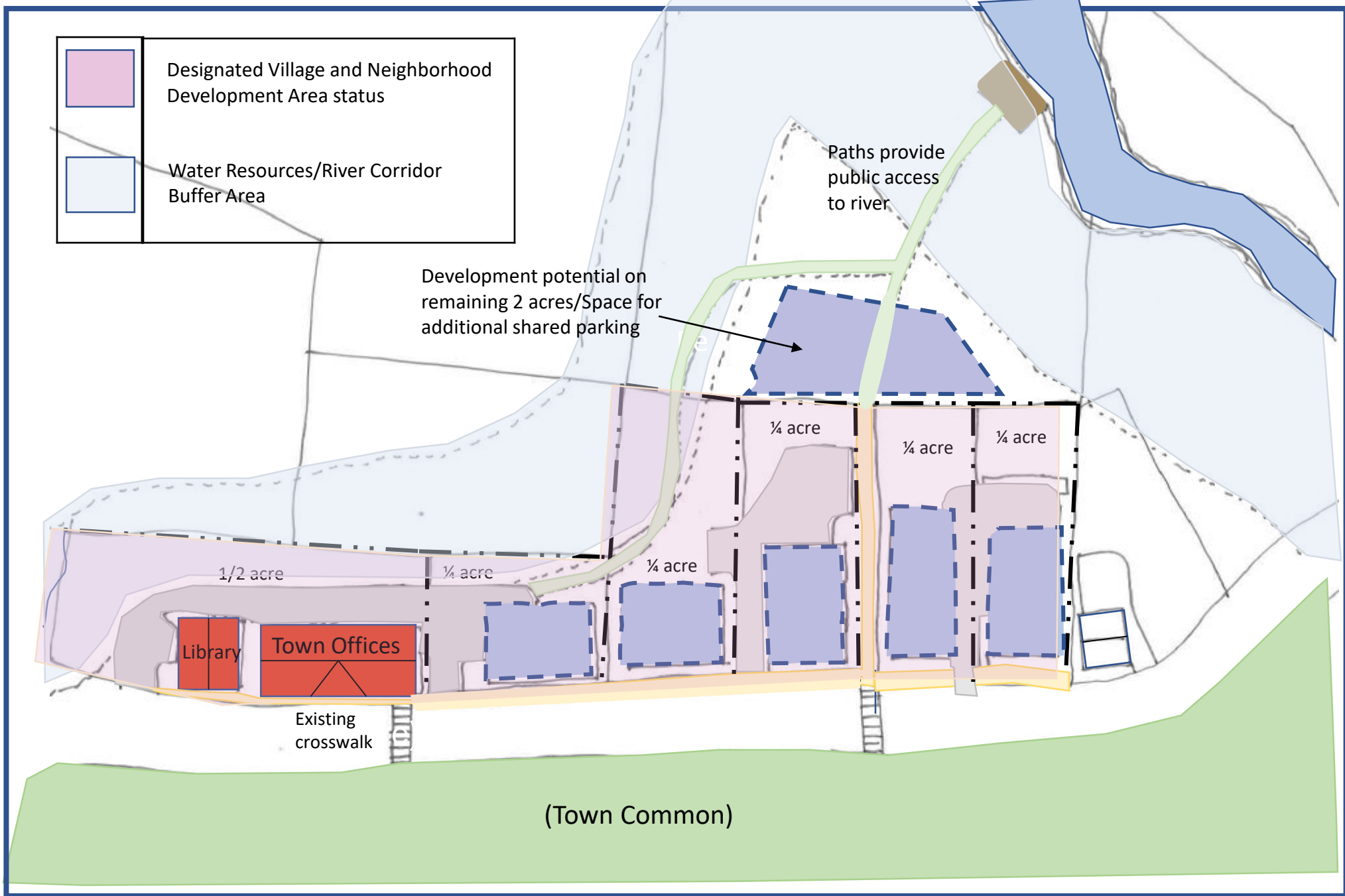
Catalyst Properties in Proposed TIF Project Area

If serviced by wastewater affords:

- No maximum density for multifamily housing;
- Parcel 1 – 3 within Form Based Code Overlay Zoning District & Designated Village Center (tax credits);
- Parcel 1 within in the Neighborhood Development Area (Act 250 exemptions, land gains tax exemptions, reduced state permit fees);
- Parcel 1 undergoing Brownfield Phase 2 Environmental Site Assessment; future owner/developers receive BRELLA enrollment/Certificate of Compliance;
- Parcel 1 (3.6 ac) – propose subdivision for “Main Street” re-creation (commercial use, affordable housing);
- Parcel 2 (14 ac) – proposed subdivision for development with diverse housing options, trail from Town Common to School;
- Parcel 3 – propose expansion of the cafe and two affordable apartments above the store.

Goal: Develop diverse housing options within walking distance of many destinations (town office, library, school, community center, general store & café, performance space, and recreational areas); Main Street setting, housing and recreational opportunities in the village to attract patrons that support local businesses.





Detail of Parcel 1: Development Concept showing how property may be subdivided into 4-5 'build to suit' 1/4 acre lots