

## Program Overview

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

Municipalities must have a state designated commercial center in place with adopted plans, policies and regulations that support walkable, compact, mixed-used development within the growth center. The designation lasts 20 years with 5-year check-ins to see how the program is working.

## Municipalities with designated growth centers

- Bennington
- Montpelier
- St. Albans City
- Colchester
- Hartford
- Williston

## By the Numbers [2016-2023]



**6**  
growth centers designated



**68%**  
of residential development occurring in the growth centers



**53%**  
of the commercial/industrial development occurring in the growth centers

## Program Benefits

Designation provides Act 250 benefits to developers and the municipality receives priority consideration for a wide range of state funding programs. Access to infrastructure financing tools like Tax Increment Financing (TIF) and additional state permitting benefits are needed to fuel growth in these centers.

[GC Application Guide](#) 

## St. Albans City - Designation Leverages Vitality

St. Albans obtained growth center designation in 2010, aiming to amplify the benefits of downtown designation and support redevelopment within and surrounding its designated downtown. Within five years, the city leveraged nearly \$7 million in grants and obtained state approval for a Tax Increment Finance District (TIF) that has helped attract \$50 million in private investment with \$20 million in public infrastructure investment, transforming the city, reversing decades of decline, and stimulating hundreds of new public and private jobs. From streetscape reconstruction, a new parking garage, new and expanding businesses, to attracting a nationally branded hotel downtown, growth center designation is helping the city restore its role as the beautiful and prosperous center of northwestern Vermont.



For more information, please contact:  
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