

New Town Center Designation Program



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VT Department of Housing and Community Development

Downtown Board Meeting
May 22, 2022

Renewal Applications (1)

- Town of Colchester
 - New Town Center



Town of Colchester – New Town Center

Renewal Application

Complete renewal application. All requirements met.

- Cover letter
- Authorization from Selectboard
- Confirmed Planning Process
- Community Investment Agreement
- Planning Requirements
- Progress Report
- Board Presentation
- Map
- **No proposed changes to designated map**
- Associated Growth Center 5-year check in: June 2024

Staff Recommendation

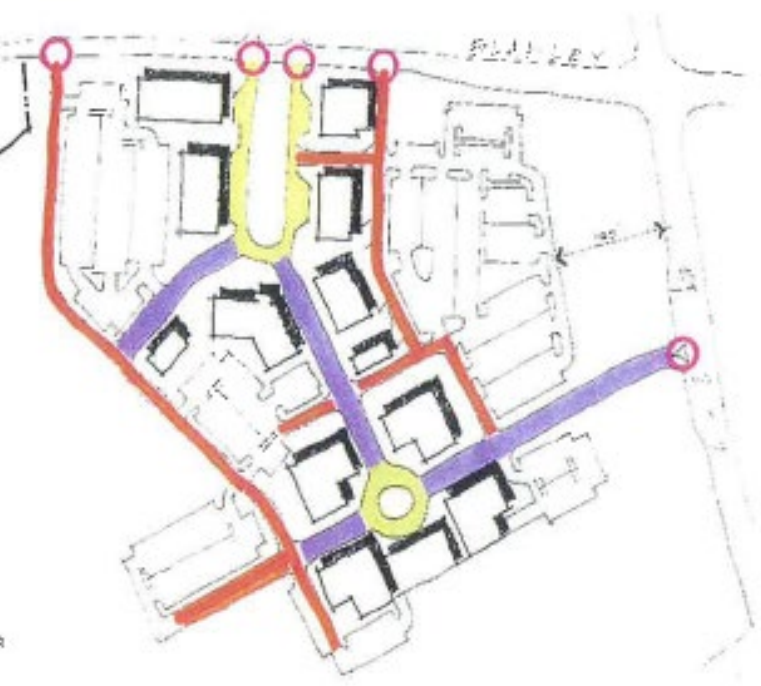
Approve application and renew designation

New Town Center Program

What is it?

New Town Center means the area planned for or developing as

- ✓ A community's central business district,
- ✓ Composed of compact, pedestrian-friendly, multistory, and mixed-use development that is
- ✓ Characteristic of a traditional downtown,
- ✓ Supported by planned or existing urban infrastructure,
- ✓ Including:
 - ✓ Curbed streets with sidewalks and on-street parking,
 - ✓ stormwater treatment,
 - ✓ sanitary sewers and
 - ✓ public water supply.



New Town Center Program

How does it work?



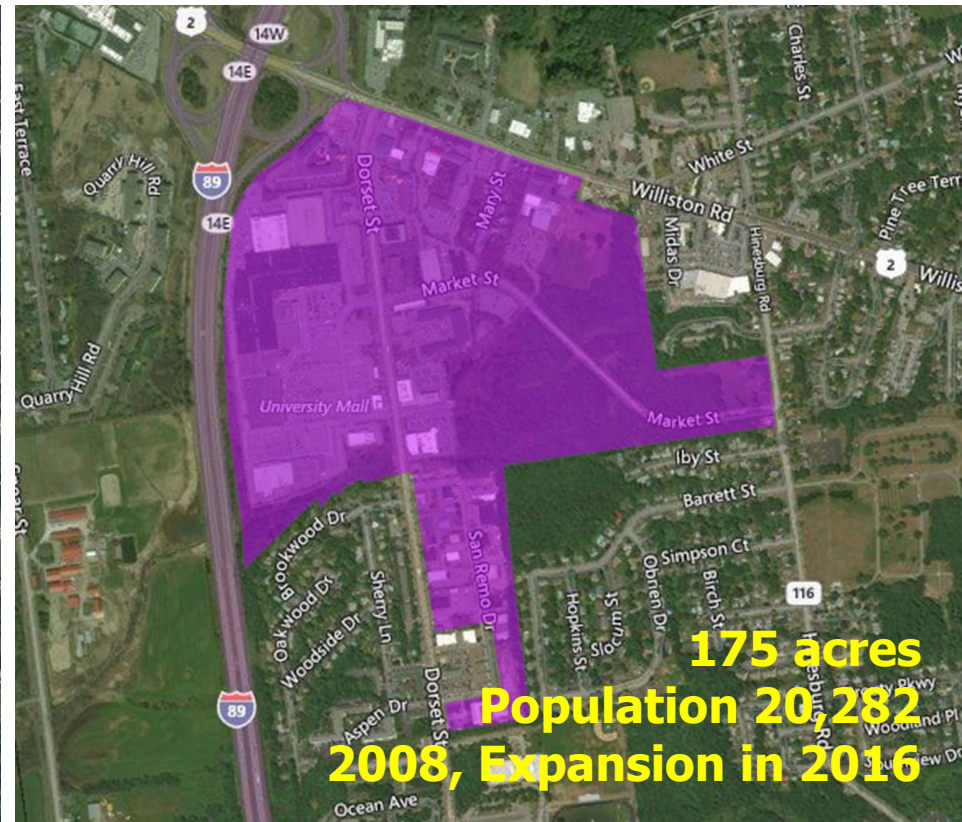
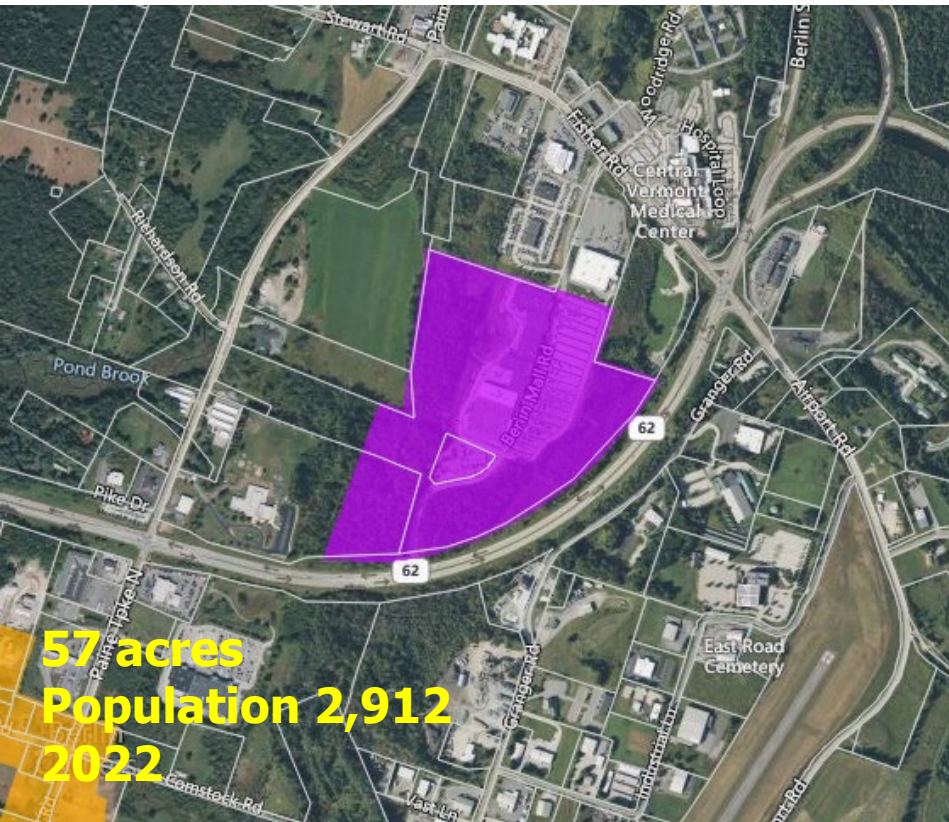
New Town Center Program

Program Benefits

- Special **assessment districts** (24 V.S.A. §2793b(c)(1))
- Vermont Buildings and General Services **State office buildings** priority when a designated downtown is not feasible (24 V.S.A. §2793b(c)(2))
- **Land gains tax exemption** (32 V.S.A. 10002(p))
- **Tax increment financing** district location criteria presumption (32 V.S.A. § 5404a(h)(3)(B))
- Act 250 permit exemption for '**Priority Housing Projects**' (10 V.S.A. §6081(p)(2))
- Act 250 reduced mitigation fee for loss of **primary agricultural soils** (10 V.S.A. §6093(a)(1))
- Act 250 presumption of existing settlement criterion "**9L**" **compliance** (10 V.S.A. § 6001(16)(a)(i) & 10 V.S.A. §6086(a)(9)(L))
- Eligibility for an 'add-on' **neighborhood development area** designation
- And **other technical and financial benefits** made available by State agencies, such as priority for Municipal Planning Grants and Transportation Alternatives Grants.

New Town Center Program

Designated New Town Centers

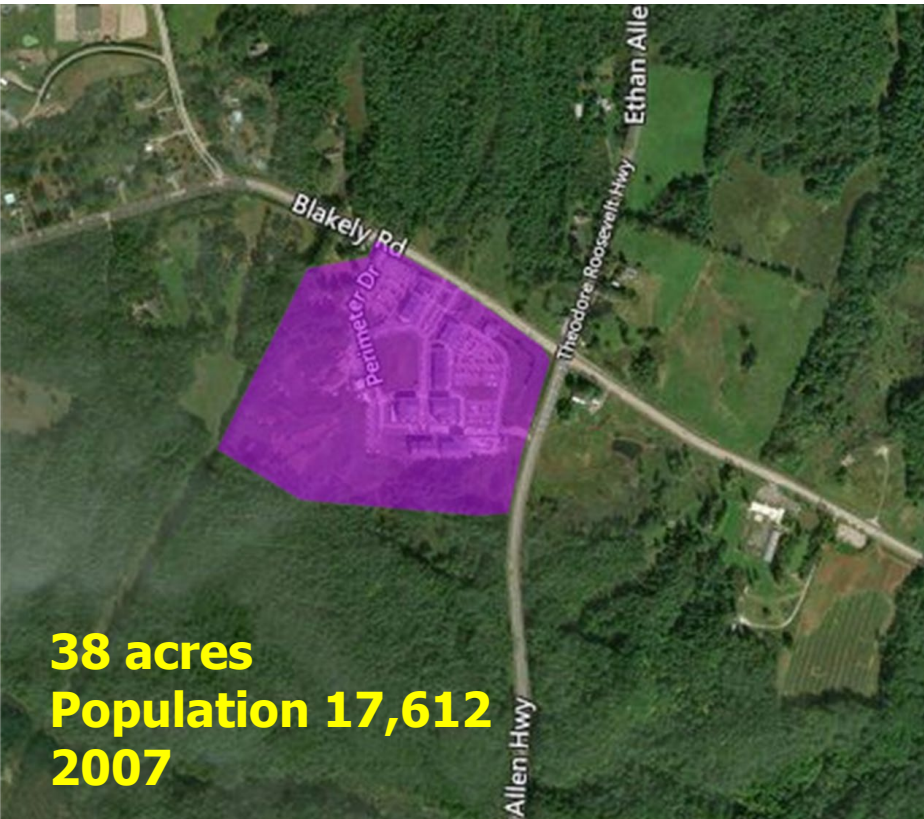


Berlin

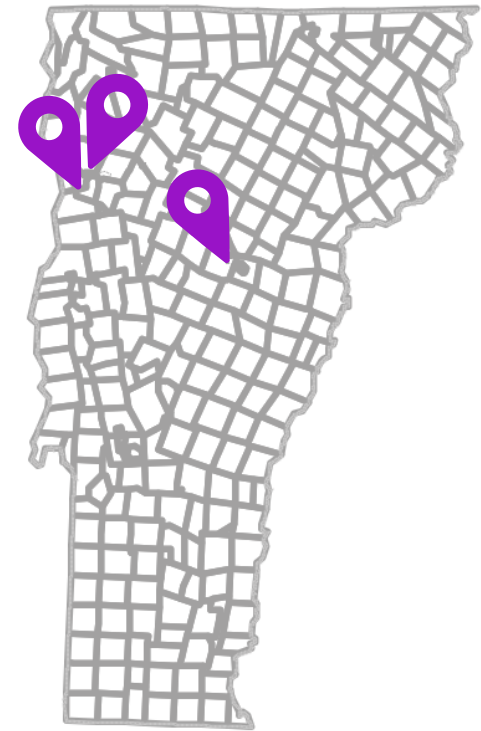
South Burlington

New Town Center Program

Designated New Town Centers

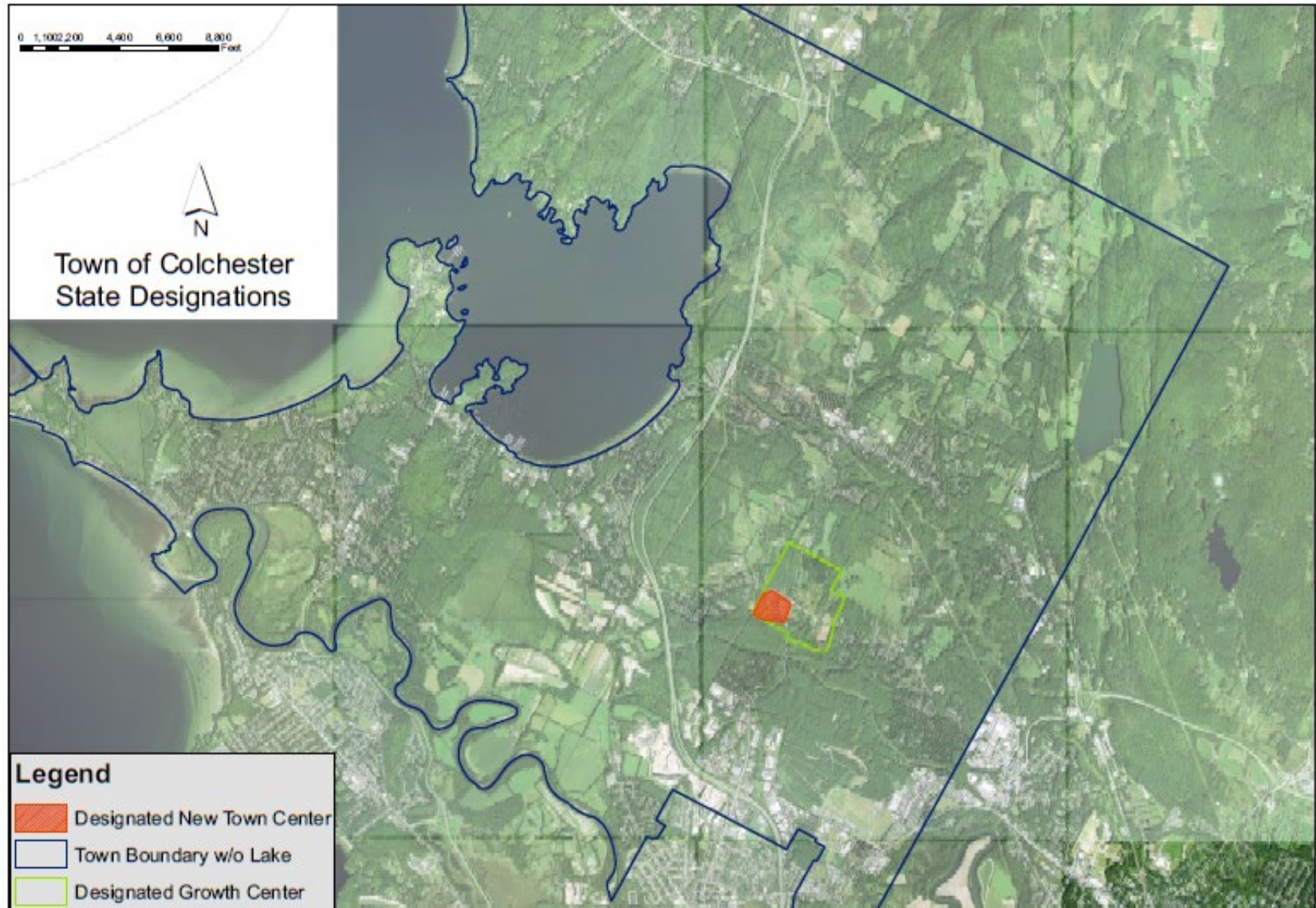


Colchester



New Town Center Program

Designated New Town Centers



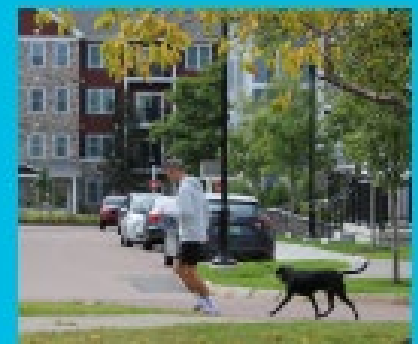
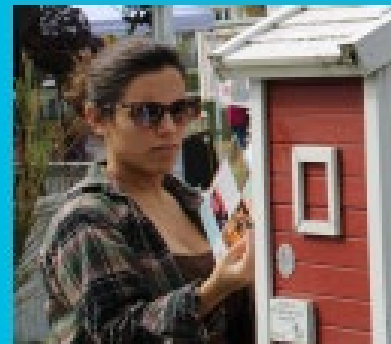


Colchester
VERMONT





Throughout the winter months, the community can view the illuminated S.D. Ireland truck and landscape!



The Colchester community utilizes the Town Center for recreation and community-building purposes.





Colchester Corners Autumnal Market

Hundreds of visitors from Colchester and beyond came together to enjoy local crafters, artisans, food trucks, yard games, autumn-themed crafts, and live music!



Colchester Police Visits Pre-School

A Colchester Police Officer drove a command vehicle around to visit area children and preschoolers and shared with them the duties of the police department and allowed students to explore the police car.





Colchester Fire Visits Pre-School

Colchester firefighters visited area children and preschoolers and shared with them what firefighters do, demonstrated how to put on gear, and allowed students to sit in the truck or check out equipment.



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