

FORM 6

Location Criteria

Killington's TIF District meets Location Criteria 1 and 3.

Location Criterion 1: "The development is compact and high density *or* located in or near existing industrial areas.

Attachment 6A: Compact and High Density

Include a narrative description explaining how the development and/or redevelopment that is expected to occur within the TIF District meets the definition of "compact and high density".

This district has been re-designed to fit entirely within the area designated for high-density and infill development in the Town according to the Town and Regional Plans and Town Zoning.

The development in this area was deemed consistent with existing settlement patterns and not considered sprawl as part of the Act 250 permit proceedings for the Village Master Plan build-out (also known as Six Peaks Killington). As noted in the District Plan, the Town of Killington does not have a traditional town center. Similar to other ski area communities in the state, topographical constraints have resulted in development occurring in a linear layout along Killington Road, starting with the gateway on Route 4 at the bottom of the road. The proposed road improvements are designed to create a complete street and Town efforts will continue to foster denser and more highly utilized property development all along Killington Road.

That said, the redesigned TIF District is proposed for the most high-density area at the top of Killington Road. This area meets the statutory definition of an existing center that is compact in form and size in the following ways:

- This area "contains a mixture of uses that include a substantial residential component and that are within walking distance of each other," as evidenced by condo properties and single-family homes along Killington and East Mountain Roads surrounding the lands proposed for development.
- The proposed TIF District "has significantly higher densities than densities that occur outside the center," which can be most easily seen by the zoning regulations for SV1 and SV2 (the zoning districts within the proposed boundary). PUDs in the SV and the SVII allow for higher density multifamily housing than

in surrounding districts. In these two zoning districts, the minimum lot area for an independently occupied unit is 6,500 SF, which results in just over six units per acre. In a PUD in the Commercial District, the maximum is two units per acre and in the Business and the Commercial/Business District, the maximum is four units per acre. Additionally, the zoning bylaw states that SV II development “shall include high density, mixed use commercial, Open Space, residential and lodging uses in the core area of new development at the existing Snowshoe, Ramshead and K1 Base Lodge area.”

- The proposed TIF District is “served by municipal infrastructure,” including wastewater and transit. This District would include the transfer of significant private land assets to the Town for public water, road reconstruction, and the addition of multi-use paths. The Town owns Killington and East Mountain Roads up to the segments owned by the property owners within this TIF District. With TIF, the Town will be able to create continual public ownership through the densest area of Town, providing all municipal services to the area most frequented by local residents and out-of-state visitors.

The redesigned TIF District is 577 acres in size. Of that, only 135 acres are the proposed areas for development. The remaining 442 acres are only included because of the PVR contiguous taxable entity requirement. The total District constitutes 0.46% of the Town of Killington. The size of this District is consistent with the size and proportionate size of many approved TIF Districts.

The Six Peaks Village component of the Six Peaks Killington build-out includes high-density mixed-use commercial and condo buildings within a walkable Vermont mountain village. This project will continue to build on the existing settlement pattern by interconnecting buildings and properties with streetscape and multi-use paths, and by including a mix of residential and commercial uses. It is intended to create a vibrant space near the existing base lodge areas, surrounded by the existing skier services, resort operations, and associated commercial and residential uses, to anchor the community experience.

The townhouses within the Ramshead Brook Subdivision are compact in form and the single family lots create a clustered development. The buildable areas are set close to the roads and make efficient use of the land in this area at higher density than surrounding zoning districts. It has been approved for a higher density of two units per one acre and preserves the bordering brook and steep slope areas. (For context, the abutting Forest Reserve zoning district has less dense zoning of one unit per five acres.)

The proposed Six Peaks Killington development will result in even higher density than what currently exists. The development of Six Peaks Killington is intended to be a place

where people live, work, and play, and have access to uses within walking distance of each other and promotes a dense settlement pattern. The Six Peaks Village and the Ramshead Brook Subdivision have Act 250 Land Use Permits. The District Commission ruled (and Superior Court later upheld) that these are consistent with the efficient land use patterns in the area.

Attachment 6C: Zoning Bylaws

Include one copy of the most recent municipal zoning bylaws. Or, if the most recently approved municipal zoning bylaws are available on the Internet, indicate the Internet URL address.

The “Town of Killington Zoning Bylaws,” amended through November 3, 2020 can be found at https://www.killingtontown.com/vertical/sites/%7BE4345A2E-9636-47A3-9B74-2E6220745729%7D/uploads/KTN_Zoning_Bylaws_3_Nov_2020.pdf

Location Criterion 3: “The development will occur in an area that is economically distressed.”

To meet this criterion, the municipality in which the TIF District is located must meet at least one of the distress criteria for the year in which the TIF District application is submitted to VEPC. The data are updated annually whenever the most recent data are available to the source agencies.

The Town of Killington has an annual average unemployment rate that is at least one percent greater than the latest annual average statewide unemployment rate as reported by the Vermont Department of Labor.