



CITY OF WINOOSKI

27 WEST ALLEN STREET
WINOOSKI, VERMONT 05404

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Memorandum

To: Town of Burlington, Planning Commission Chair
Town of Colchester, Planning Commission Chair
Town of South Burlington, Planning Commission Chair
Executive Director, Chittenden County Regional Planning Commission
Commissioner, Department of Economic, Housing and Community Development
(DEHCD)

From: Eranthie Yeshwant, on behalf of the City of Winooski, Liaison to Winooski
Planning Commission

Date: January 17, 2014

Re: Winooski Municipal Development Plan Re-Adoption

The Winooski Planning Commission will hold a public hearing at Winooski City Hall on Thursday, February 20, 2014 at 6:30pm to receive public comment regarding the re-adoption of the Winooski Municipal Development Plan without revisions, except for updating the year of the Plan and adding the 10 principles that will guide the update of the new Plan.

This Municipal Development Plan (first adopted in 2009) is intended to be substantially updated in the following year. The Planning Commission anticipates presenting a revised Municipal Development Plan for public review in 2015.

Enclosed with this memo, you will find the following documents:

1. Public Hearing Notice – February 20, 2014
2. Full electronic copy of the Winooski Municipal Development Plan
3. A report summarizing the extent to which the Plan is consistent with the goals established by Chapter 117, pursuant to State statutes - Title 24, Chapter 117, Section 4384c.

Copies of these documents are being distributed electronically in order to reduce printing and mailing costs. If you require a paper version, please contact me at eryeshwant@winooski.vt.org.

Feedback on the Plan is welcome, either in person at the hearing, or in writing in advance of the public hearing. Written comments may be sent to me by email to eryeshwant@winooski.vt.org or by mail to City of Winooski Planning Commission, 27 West Allen Street, Winooski, VT, 05404. Written comments will be accepted until 4:30 p.m. on Thursday, February 20, 2014.





PUBLIC NOTICE
PROPOSED RE-ADOPTION OF THE WINOOSKI MUNICIPAL DEVELOPMENT PLAN
PUBLIC HEARING – February 20, 2014 at 6:30pm

The Winooski Planning Commission will hold a public hearing at the Winooski City Hall (27 West Allen Street) on Thursday, February 20, 2014, at 6:30 p.m. to receive public comment on re-adoption of the Winooski Municipal Development Plan without revisions, except for updating the year of the Plan and adding the 10 principles that will guide the update of the new Plan.

This Municipal Development Plan (first adopted in 2007) will be substantially updated during the next year. The Planning Commission anticipates presenting a revised Plan for public review in 2015.

Copies of the proposed Plan are available for inspection with the Winooski City Clerk at Winooski City Hall located at 27 West Allen Street in Winooski, Vermont on Monday- Friday from 7:30 AM to 4:30 PM. The document is also available on the City web site (www.winooski.vt.org). For more information, please contact Winooski City Hall at 802-655-6419.

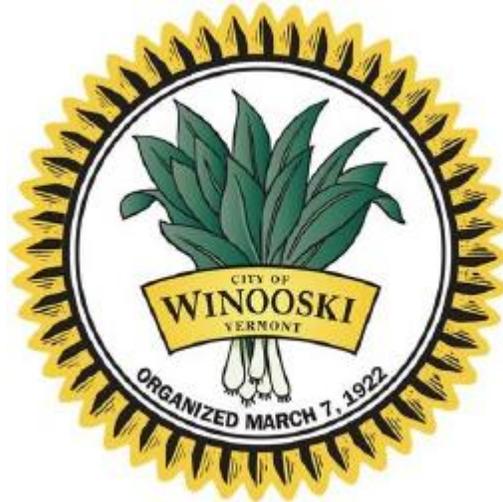
- January 17, 2014

Winooski Planning Commission
Proposed Town Plan Re-Adoption Report
Planning Commission Public Hearing Scheduled for February 20, 2014

In accordance with 24 V.S.A. §4384(c), the Winooski Planning Commission has prepared the following report regarding the proposed re-adoption of the *Winooski Municipal Development Plan*. The Winooski Planning Commission is proposing to re-adopt the 2009 *Municipal Development Plan*, which is currently in effect, without revisions, except for updating the year of the Plan, and adding the 10 principles that will guide the update of the new Plan.

“When considering an amendment to a plan, the planning commission shall prepare a written report on the proposal. The report shall address the extent to which the plan, as amended, is consistent with the goals established in section 4302 of this title.”

The Winooski Planning Commission finds that the proposed Plan is consistent with the goals of 24 VSA §4302. The proposed Plan will not alter the designation of any land area.



CITY of WINOOSKI, VERMONT

**MUNICIPAL
DEVELOPMENT
PLAN**

ADOPTION EDITION

WINOOSKI PLANNING COMMISSION DRAFT

For FEBRUARY 20, 2014 Public Hearing

This comprehensive plan is a re-adoption of the 2009 Municipal Development Plan. The Winooski Planning Commission is currently working on a new Municipal Development Plan that captures the economic and social vitality of our city. The following principles will serve as the outline of the new plan and our city's vibrant future.

Winooski Planning Commission General Principles

Winooski will:

1. encourage economic growth and development through Smart Growth principles, as they are essential to the city's continued vitality. The City will allow for higher-density infill on existing lots and will ensure new developments do not adversely affect neighborhood character, strain public services, or create unsafe conditions. Infill projects will be subject to design and regulatory review.
2. create gateway districts along Routes 7, 15 and Mallets Bay Avenue. These districts will be clearly defined and enhanced via mixed-use development and through the use of symbolic features that celebrate the City's diverse cultural and historic resources and create a welcoming atmosphere. Development in gateway districts will be subject to design review.
3. support growth, density and economic development in the Central Business District. Municipal laws and ordinances will allow for development in the CBD to be as dense and as tall as possible without sacrificing a high-quality pedestrian experience. The city will adopt and implement design-review criteria in the downtown core.
4. promote businesses that are in scale with the city's neighborhoods, serve the diverse needs of Winooski residents, and act as community gathering spaces.
5. foster a range of housing options and ensure safe, well-built, well-maintained and affordable housing throughout the City.
6. encourage the preservation of its buildings on the National and State Historic Registers as well as other historically and architecturally significant features of the built environment.
7. provide a variety of transportation options through "complete streets" that take into account the needs of motorists, bicyclists, public transportation users and pedestrians of all ages and abilities. The city will encourage the use of arterial corridors and take measures to slow and reduce traffic in residential areas.
8. protect and enhance parks, the urban forest and other natural features of the urban landscape. The city will deliberately create gathering places throughout the community through the use of benches, picnic tables, and playgrounds and by prioritizing investment in neighborhood parks.
9. preserve and enhance the river corridor without negatively impacting the ecosystem. The City will adopt a holistic approach to the river's health through best storm water management practices, habitat protection and pollution controls.
10. be guided by the above Principles with the goals of building resiliency and becoming a model sustainable practice community.

ABSTRACT & USERS GUIDE

TITLE: Winooski, Vermont Municipal Development Plan

ADOPTING BODY: Winooski City Council

AUTHOR: Winooski Planning Department

SUBJECT: Municipal Development Plan for Winooski, Vermont

DATE: April 6, 2009

REVIEW COPIES: Winooski City Clerk
27 West Allen Street
Winooski VT 05404
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Winooski Memorial Library
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<http://onioncity.com>

ABSTRACT: This document represents an updated and readopted version of the City of Winooski, Vermont's 2003 Winooski Municipal Development Plan. The purpose of this document is to serve as a Plan consistent with Chapter 117 of Vermont Statutes Annotated Title 24.

EVOLUTION: After significant public participation during 1995 through 2003, the original edition of this document was adopted by the Winooski Mayor and City Council. In 2003 this plan was approved by the Chittenden County Regional Planning Commission. Winooski's 2003 Municipal Development Plan set a twenty-year implementation horizon. Since adoption of the 2003 Plan, Winooski has put in place numerous policies and programs which were recommended in the original edition. However, many of the recommendations and policies specified in this Plan have yet to be implemented. Additional studies are required. A thorough overhaul of development review ordinances remains to be completed. Through readoption, this document is intended to serve as the foundation of this continuing effort over the next fifteen years.

USERS GUIDE: This Plan has been prepared for use by City Departments, Boards and Agencies, citizens, and the business community. The Plan may be used in the Act 250 development review process and in Vermont Courts. Its purpose is to serve as: a guide for City policies and programs; an outline for development review decision making; a framework for future development via ordinance updates; a guide for capital programming; and, an inventory of further work and studies to be undertaken. The Plan consists of text and maps. The document is organized into nine chapters followed by subchapters and individual topics. Policy statements are highlighted with a symbol (☞) and bold face type; these must be considered in the context of the chapter and overall Plan.

TABLE OF CONTENTS

INTRODUCTION.....	3
PURPOSE & ROLE OF THE PLAN	3
OVERALL PLAN OBJECTIVES.....	3
IMPLEMENTATION.....	4
ORDINANCE REVISIONS, REZONING, & DESIGN REVIEW	4
REGIONAL, STATE & FEDERAL COOPERATION.....	5
Statement of Compatibility.....	6
Regional Affordable Housing	6
Stormwater Management	7
Burlington International Airport	7
CAPITAL EXPENDITURES	7
COMMUNITY PROFILE.....	8
POPULATION.....	8
Age and Gender.....	8
SOCIO-ECONOMIC PROFILE	9
Households	9
Cultural Diversity	10
Family Structure.....	10
Income.....	11
Poverty	11
Employment.....	12
EXISTING LAND USE.....	13
SETTING	13
RESIDENTIAL LAND USE.....	13
COMMERCIAL LAND USE.....	14
INDUSTRIAL LAND USE	15
PARKS & OPEN SPACE	15
City Parks	16
Neighborhood Parks	16
Miniparks.....	17
Special Use Areas.....	17
Natural Area Parks	18
Gilbrook Reservoir.....	18
Casavant Natural Area	18
Open Spaces.....	18
WINOOSKI RIVER LOWLANDS	19
PROPOSED LAND USE.....	20
GOALS.....	20
RESIDENTIAL LAND USE.....	23
Residential Neighborhoods.....	24
Code Enforcement.....	24
Residential Infill.....	25
Downtown High Density Housing	25
Local Affordable Housing Programs.....	25
MIXED USE DEVELOPMENT.....	26
DOWNTOWN WINOOSKI.....	28
INDUSTRIAL & BUSINESS LAND USE	29
Gilbrook	29
PARKS & OPEN SPACE	29
FLOODPLAIN, WETLANDS & WINOOSKI RIVER.....	30

URBAN DESIGN	31
HISTORIC RESOURCES.....	31
National Register of Historic Places.....	31
Local Historic and Architecturally Significant Buildings.....	32
STREETSCAPES.....	33
Neighborhood Streets.....	33
Gateways.....	34
Interstate 89 Corridor.....	34
Street Trees.....	34
TRANSPORTATION	36
ARTERIAL STREETS.....	36
Motor Freight and Truck Routes.....	37
PARKING.....	37
TRAFFIC CALMING.....	38
STREET MAINTENANCE.....	38
CURB CUT MANAGEMENT.....	38
ALTERNATIVE TRANSPORTATION.....	39
Pedestrian Travel.....	39
Cycleways.....	40
Bus Service.....	41
Rail Service.....	41
ACCESSIBILITY.....	41
ENERGY	42
ENERGY AWARENESS.....	42
ENERGY STANDARDS.....	42
SOLAR ACCESS.....	43
PUBLIC TRANSPORTATION.....	43
ALTERNATIVE NON-MOTORIZED SYSTEMS.....	44
TRANSPORTATION SYSTEM MANAGEMENT.....	44
PUBLIC UTILITIES, FACILITIES & SERVICES	45
PUBLIC WORKS & UTILITIES.....	45
STREETS, CURBS AND SIDEWALKS.....	46
SEWER SYSTEMS.....	46
Sanitary Sewers.....	46
Storm Sewers.....	47
WATER DEPARTMENT.....	47
WATER POLLUTION CONTROL FACILITY.....	48
CONSUMER SERVICES.....	49
EMERGENCY SERVICES.....	49
Fire Department.....	50
Police Department.....	51
CULTURE, SOCIAL SERVICES & EDUCATION.....	51
MEMORIAL LIBRARY.....	51
SENIOR CITIZEN CENTER.....	52
COMMUNITY CENTER.....	52
WINOOSKI HOUSING AUTHORITY.....	53
WINOOSKI SCHOOL DISTRICT.....	54
PRIVATE EDUCATION OFFERINGS.....	55
CAPITAL IMPROVEMENT PLANNING.....	55
IMPLEMENTATION	57

INTRODUCTION

Winooski's Municipal Development Plan presents a vision for land use and development in the present and for the future. It provides a framework for enhancing the quality of life, a basis for public and private investment, and it will be the guiding document for civic action. The Plan will support Winooski in responding thoughtfully and appropriately to changing economic and social conditions in the City and the region.

PURPOSE & ROLE OF THE PLAN

A Municipal Development Plan is a statement of values, visions, intentions and guidelines. This Plan provides a template for Winooski's future and addresses the policy goals of Vermont's land use planning statutes. Additionally, it aligns Winooski's goals with the Chittenden County Regional Plan.

It is the intention of this Plan to encourage appropriate development of the City of Winooski in a manner which will promote a high quality of life. This includes provision for the public health and safety against fire, floods and other dangers; for promoting prosperity, comfort, access to adequate light and air, convenience, efficiency, economy and general welfare; encouraging appropriate architectural design; encouraging the development of renewable energy resources; protecting residential and other areas from undue concentrations of population and overcrowding of land and buildings, from traffic congestion, from inadequate parking and the invasion of through traffic, and from the loss of peace, quiet and privacy; facilitating the growth of the City and its neighborhoods so as to create an optimum environment with good civic design; encouraging development of a rich cultural environment and fostering the arts; and providing means and methods to prevent, minimize and eliminate land development problems that may presently exist or which may occur in the future [24 VSA Ch. 117 § 4302 (a)].

This Plan identifies various strategies or "next steps" that should or could be taken to maintain or improve Winooski's vitality and living environment.

OVERALL PLAN OBJECTIVES

- ① **Enhance Winooski's existing land use pattern, preserve the City's heterogeneous character, and promote an integration of land uses compatible with the scale of Winooski's historic development patterns.**
- ① **Protect, enhance and promote quality in Winooski's built and natural environments.**
- ① **Increase Winooski's tax and employment base by enabling and promoting compatible non-residential growth.**
- ① **Clarify land use patterns, minimize traffic hazards, and promote urban design quality along Winooski's major arteries.**
- ① **Provide adequate and efficient public facilities and services.**
- ① **Represent and support broad public opinion, and encourage citizen participation in Winooski's government.**

IMPLEMENTATION

This Plan sets out numerous activities for the City to take over the next fifteen years. Several steps must be taken to implement the Plan, these include:

- ① Ordinance and regulation updates to promote the objectives and policies of the Plan;
- ① Participation in various federal, state and regional processes;
- ① Capital programming;
- ① Continued study of socio-economic trends and growth implications; and,
- ① Program revisions to ensure that the Plan responds to changing development issues and municipal priorities.

ORDINANCE REVISIONS, REZONING, & DESIGN REVIEW

①② **Winooski's Zoning and Subdivision Ordinances -the primary tools for implementing the Plan- shall be revised and updated to reflect Plan recommendations and make it a more effective tool to guide future development.**

①② **To clarify and streamline the regulatory process it is recommended that the Zoning and Subdivision Ordinances be combined into a single regulation.** An advantage of a combined approach is that the approval processes for all types of development will be covered in one ordinance, reviewed by a single combined authority -the Planning Director and Development Review Board- allowing improved administration.

①② **Winooski shall carefully evaluate, and then, when deemed appropriate and in the interest of the specific neighborhood and City, rezone specified areas for appropriate uses or development called for by this Plan.** Overall, commercial and business enterprises will be included as part of mixed-uses and will be encouraged over suburban auto-oriented uses. Preservation and enhancement of a "traditional" atmosphere will be promoted. The Downtown area is programmed for urbanized, growth-center development. Use variances and parking variances are discouraged and disallowed.

①② **The City shall continue to recognize historic resources, including sites, structures and districts, promote their recognition through listings on State and National Registers, and promote protection through the Design Review processes.** In the Downtown district the City will ensure that development is compatible with Winooski's historic fabric through continued application of Site Plan and Design Review guidelines. Site and architectural criteria shall be applied in areas considered for mixed use, corridor and infill development; the Design Review District shall be expanded to encompass these areas.

REGIONAL, STATE & FEDERAL COOPERATION

Today's economy transcends municipal boundaries and has converted Chittenden County into a single interactive urban economic unit. While sharing the benefits of its location in the burgeoning Burlington area, Winooski also contends with the difficulties associated with the surrounding suburbanization such as traffic, the affordable housing shortage, pollution of water and air, the shift of economic base, etc. With its shortage of developable land, Winooski, in particular, recognizes the economic inter-dependence of the County and supports collaboration with its neighbors to generate joint ventures to attract industries, create affordable housing, improve transportation, and to minimize the impacts of development.

☞ The City has, and will continue to meet its share of Vermont and Chittenden County's demand for jobs, housing and services. Winooski shall continue to work cooperatively with its regional neighbors on matters of common interest and will continue to cooperate with State and Federal agencies as necessary to further the goals and policies of this Plan.

- ① Regional - Winooski works with and is represented in the Chittenden Solid Waste District (CSWD) for solid waste disposal; by the Winooski Valley Park District (WVDP) for recreation and conservation matters; the Chittenden County Transit Authority (CCTA) for public transportation support; Champlain Water District (CWD) for public drinking water supply; Champlain Housing Trust and Housing Vermont for regional affordable housing promotion; Greater Burlington Industrial Corporation (GBIC) for industrial and commercial recruitment; Chittenden County Metropolitan Planning Organization (CCMPO) for road and traffic planning; Chittenden County Regional Planning Commission (CCRPC) for planning; and the Chittenden Unit for Special Investigations (CUSI) for crime investigation.
- ① State – This Plan represents the City's goals and policies in various State-wide forums such as Act 250 proceedings, Section 248 hearings, Transportation Board hearings and State agency plan development. The City will work with State agencies involved in land development within the City boundaries.
- ① Federal – The City will participate when necessary in the federal environmental impact review process, which is mandated by the National Environmental Policy Act for federally subsidized development projects. The City will participate in permit programs of the Federal Energy Regulatory Commission as they relate to the Winooski One Hydroelectric project. The City will also continue to advise congressional delegates on matters related to the goals and policies of this Plan.
- ① Local - In local relationships, Winooski will work to enhance dialogue with its contiguous neighbors, Burlington, Colchester and South Burlington, on issues of mutual interest. Winooski shall continue working with the Town of Colchester to monitor stormwater runoff and traffic in the areas of Morehouse Brook, I-89 Exit 15 and 16. Winooski shall continue to work with Burlington to protect and improve the Winooski River interface. Other common goals to be furthered with Burlington include: consistent development regulations on both sides of the river, stormwater runoff, riverfront access, pedestrian and bicycle accessibility, urban design improvements, and coordinated participation in matters related to the Winooski Bridge.

Statement of Compatibility

Pursuant to section 4382 of Title 24, Chapter 117 of the Vermont Statutes Annotated, this plan is compatible with approved plans of neighboring municipalities and with the Chittenden County Regional Plan. Existing land uses along Winooski's common borders with Burlington, Colchester and South Burlington are established and zoning -both in Winooski and in neighboring communities- is compatible. Proposed land use for these areas is not inconsistent. In large measure, floodplain associated with the Winooski River determines abutting land use along the Burlington and South Burlington interfaces. The Chittenden County Regional Plan designates Winooski as a unit in the Metropolitan Planning Area; existing and proposed land use in Winooski is consistent with this designation and is not incompatible with that of Burlington, Colchester and South Burlington. The implementation of the Winooski Municipal Development Plan will not reduce the desired effect of the implementation of the other plans.

Regional Affordable Housing

Chittenden County's economic momentum has greatly increased the challenge to Winooski's low and moderate-income population for housing. Having the highest percentage of low-income population in the county, Winooski has been especially hard hit by the region's escalating housing costs.

With every new commercial development in Chittenden County, affordable housing becomes more in demand. "Affordable" housing, very basically in this context, refers to housing that is financially available to the workers who will be employed by the new development. Although most commercial development is taking place outside of the urban core, Burlington and Winooski, the traditional center of the County, have provided a disproportionate share of the area's affordable housing. Housing costs in the suburban growth areas, simply, have been beyond the means of most of the workers. Hundreds (722) of residential units in Winooski are affected by affordability funding and Winooski houses a large proportion of subsidized apartments in the region, though its population is a mere 4.5% of the County total.

Affordable housing has become a "municipal service" that must be provided by each municipality, for its own diversity and well-being, and for the well-being of the region. Winooski cannot continue to bear a disproportionate affordable housing burden for communities that are unwilling to provide the housing needed to support their commercial developments. By the same token, to be healthy, Winooski must have a broad range of incomes among its citizenry. As a member of Chittenden County, it is vitally important that Winooski regain its balance as a community with a wide range of urban living options.

☐☐ **Winooski shall actively participate in the regulatory process and regional policy-making to advocate for an equitable allocation of affordable housing in the suburban, commercial growth centers.** Through a proactive role in area-wide housing programs, Act 250 development reviews, and the Regional Planning process, Winooski will encourage development of affordable housing opportunities throughout the region. Winooski will insist that the inherent linkage between development and affordable housing be satisfactorily addressed by each municipality that brings forward development proposals.

Stormwater Management

☐☐ **Winooski will work cooperatively with its neighbors to improve the quality of stormwater in the Region.** As the region becomes more intensely populated and its ecosystem becomes more burdened by modern activity, the issue of stormwater runoff is becoming critical. It is not responsible or sustainable to deal with stormwater runoff from an isolated, single municipality perspective.

Burlington International Airport

The Burlington International airport is located across the Winooski River in South Burlington, less than a mile from Winooski City Hall. With its recent and planned improvements, the airport serves the region as one of New England's largest facilities. Unfortunately, this growth is occurring at the expense of the airport's residential neighbors. Parts of Williston, South Burlington, Colchester, and all of Winooski are negatively affected by noise and vibration due to the immediate proximity of the airport. This situation may worsen as the operation of the airport grows.

☐☐ **Because the airport is a resource that meets the needs of, and affects, the region, the City of Winooski supports efforts to have the Burlington International Airport be operated by a regional authority that favors no single community. Until such a regional authority is formed, Winooski will insist at transportation venues (FAA, VAOT, CCMPO) that it be represented on the Burlington Airport Commission.**

CAPITAL EXPENDITURES

☐☐ **The City will regularly update and fund its Capital Budget and Program.** The City will use its bonding capacity to fund required improvements, and retire debt through the combination of general taxation, and user- and impact-fees.

The City's limited revenue raising capacity makes it necessary to fine tune efforts to provide efficient and effective service. Therefore, Winooski shall continue to work closely with its State Legislative delegation to identify and put in place revenue sources other than the property tax.

COMMUNITY PROFILE

2000 US Census data contains a wealth of information on the inhabitants of Winooski. The statistics which follow present a “snapshot” of the characteristics of Winooski at that time. Municipal programs will be utilized to address community needs.

POPULATION

The Census reports that the 2000 population of Winooski is 6,733. This figure represents an increase of 1.26% from the 1990 population of 6,649. The population of Winooski since 1930 is highlighted below.

TABLE 1.
WINOOSKI POPULATION, 1930 - 2000

<u>Year</u>	<u>Population</u>
1930	5,300
1940	6,036
1950	6,722
1960	7,420
1970	7,903
1980	6,318
1990	6,649
2000	6,733*

Source: US Census, * Revised 2002.

Overall, Winooski’s population has grown since the City was formed. However, during the 1970s Winooski lost population as the County and State population boomed. This decrease was caused by a combination of attitudes and events: increased interest in a rural lifestyle, an increase in nonresidential use of properties within the City, and, urban renewal which displaced approximately 100 residents. The declining trend reversed itself between 1980 and 1990 as Winooski’s population grew from 6,318 to 6,649, an increase of 5.2%. Population increased slightly during the ensuing decade.

Population change is determined by a combination of three variables: births, deaths, and migration. Table 4 features statistics on Winooski’s natural growth and migration since 1980. Births outnumbered deaths between 1980 and 2000. Census figures indicate that an out-migration of 308 persons occurred during the period.

Age and Gender

In 2000 nearly two-thirds of the City’s population was between the ages of 19 and 64. The median age was 32.9 years. 23.7 Percent of the population was nineteen years or under, while, 13.5% was aged 65 and over. Women out-numbered men 3,374 (51.4%) to 3,187 (48.6%), continuing a trend from previous decades.

TABLE 2.
NATURAL CHANGE & MIGRATION, 1980-2000

<u>1980-1990</u>		
	1980 Census Population	6,318
<i>Plus.....</i>	Births (1980-89)	1,032
<i>Minus.....</i>	Deaths (1980-89)	<u>599</u>
<i>Equals.....</i>	1990 Indicated Population	6,751
	Actual 1990 Census Population	6,649
<i>Minus.....</i>	1990 Indicated Population	<u>6,751</u>
<i>Equals.....</i>	(Out) Migration	(102)
<u>1990-2000</u>		
	1990 Census Population	6,649
<i>Plus.....</i>	Births (1990-99)	922
<i>Minus.....</i>	Deaths (1990-99)	<u>632</u>
<i>Equals.....</i>	1990 Indicated Population	6,939
	Actual 2000 Census Population	6,733
<i>Minus.....</i>	2000 Indicated Population	<u>6,939</u>
<i>Equals.....</i>	(Out) Migration	(206)

Source: US Census, City of Winooski Vital Records.

SOCIO-ECONOMIC PROFILE

Households

In 2000 Winooski had 3,015 housing units and 2,944 households. Average household size has decreased since 1970 (Table 3); this decrease is viewed as indicative not only of the increase in the number of dwelling units in the City, but, also of the national trend toward smaller families. In 2000 the Census reports that the average household size was 2.21, while the average family size was 2.98.

The Census identified 1,467 family, and, 1,477 non-family households. Of the family households, householders and their spouses comprised 49.8% of the total of people in such situations. 36.8% (1,082) of the householders lived alone. 12.2 Percent (359) of the households were occupied by a householder age 65 and older. Nearly one-half (49%) of people resided at the same address as they did in 1995 compared to 42% a decade earlier.

TABLE 3.
HOUSEHOLDS, 1970-2000

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>
Number of Households	2,152	2,330	2,828	2,944
Average Number of Persons/Household	3.4	2.7	2.4	2.2

Source: US Census.

Cultural Diversity

The racial composition of Winooski became more diverse between 1990 and 2000. In 2000, 90.6% of Winooski's population was white, compared to 97.5% a decade earlier (Table 4). The comparative racial make up of Winooski is presented in Table 6. The majority of Winooski's citizens, 4,183 (63.8%), were natives of the State of Vermont; 1,669 (25.4%) were born elsewhere in the United States; 33 (0.5%) were born abroad of American parents; and, 676 (10.3%) were foreign-born. The latter figure is indicative of the increasing number of recent immigrants to Winooski; it represents an increase from 247 in 1990.

TABLE 4.
RACIAL PROFILE, 1990-2000

<u>RACE</u>	<u>1990</u>	<u>2000</u>
White	6,431	5,902
Black	49	80
American Indian, Alaska Native	17	33
Asian or Pacific Islander	73	356
Hispanic	60	75
Other race, alone	19	7
Two or more races	na	108
	6,649	6,561

Source: US Census

Family Structure

Between the 1990 and 2000 Census, Winooski's close knit family structure -a legacy of its mill days and French ancestry- continued to erode. There were 1,467 family households in the City in 2000 compared to 1,604 a decade earlier. 713 (24.2%) Of the family households had children under eighteen years of age. Both parents lived at home in 14.8% of the households with children, compared to 28% in 1990 and 73% in 1980. 330 Single female parents headed households with children under eighteen years.

Educational Attainment

In 2000 81.2% of the population above the age of twenty-five had a high school degree compared to 71.7% in 1990; 26.9% of the population had graduated from college compared to 17.8% in 1990. Improvements over the 1990 and 1980 rates imply that the City's younger residents were more apt to finish school than were their parents. On the whole, however, Winooski's residents were not as well educated as others in the County where 41.2% possessed a bachelor's degree or higher.

Income

An analysis of the distribution of 1999 incomes by category indicates that 39.7 percent of Winooski's population has an income of less than \$25,000; this compares to 22.5% for Chittenden County and 28.4% for the State. While only 52.3% of County households had 1999 income below \$50,000, 73.6% of Winooski residents were in that bracket. Conversely, over one-quarter of County residents had incomes in excess of \$75,000 that year, while only half that rate of City residents (9.8%) were in that category.

Median earnings for male, full-time, year-round workers was \$30,257; for women it was \$21,168.

TABLE 5.
INCOME COMPARISON, 1999

	<u>WINOOSKI</u>	<u>COUNTY</u>	<u>VERMONT</u>
Median Household Income	\$30,594	\$47,673	\$40,856
Median Family Income	38,551	59,460	48,625
Per Capita Income	17,208	23,501	20,625

Source: US Census.

TABLE 6.
INCOME COMPARISON, 2005, 2006

	<u>WINOOSKI</u>	<u>COUNTY</u>	<u>VERMONT</u>
Median Adjusted Gross Income Per Family	\$40,001	\$67,117	\$52,682
Median Adjusted Gross Income Per Person	19,712	26,211	22,327

Source: VT Department of Taxes.

These income figures reflect the fact that Winooski's residents are located in the state's most prosperous county, but, overall, they are not sharing equally in that prosperity.

Poverty

In 1999 economic hardship remained a fact of life for many of Winooski's citizens. 993 People, or, 15.2% of the population, had incomes below the poverty level compared to 8.8% in Chittenden County. Poverty affects all of Winooski's age groups: 275 (27.7%) of citizens living below the poverty level were under the age of 18; while, those over 65 comprised 13.1%. The number of families below the poverty level and their relative percentage has remained consistent since 1970 (Table 7).

TABLE 7.
FAMILY POVERTY, 1970-2000

	1970	1980	1990	2000
Number of Families Below Poverty Level	230	204	208	154
Percentage of Families Below Poverty Level	10.7%	13.5%	13.0%	10.2%

Source: US Census.

Employment

In 2000 68.1% of Winooski's citizens over the age of sixteen were engaged in some form of employment. Table 8 and Table 9 identify the types of jobs held by working citizens for the 1980 to 2000 period as reported by the US Census.

TABLE 8.
WINOOSKI CITIZENS IN THE LABOR FORCE, 2000

STATUS	WINOOSKI		CHITTENDEN COUNTY		STATE of VERMONT	
	Male	Female	Male	Female	Male	Female
Armed Forces	10		402		761	
Employed Civilian	1,865	1,730	43,759	40,395	172,293	158,838
Unemployed	235		3,367		13,997	
Not in Labor Force	1,689		31,454		147,248	

Source: US Census. Persons aged 16 and over.

TABLE 9.
CITIZEN EMPLOYMENT by OCCUPATION, 2000

OCCUPATION	Percent	Number
Management, professional & related occupations	30.1	1,011
Service	17.9	601
Sales & office	23.9	803
Farming, fishing & forestry	0.4	13
Construction, extraction, and maintenance	9.3	312
Production, transportation & material moving	18.5	620

Source: US Census.

EXISTING LAND USE

SETTING

Winooski is located in Chittenden County, which is the most populated, prosperous and urbanized county in Vermont. Nearly one-quarter of Vermont's citizens reside in the County and a majority of its best paying jobs are located there. The area has major transportation facilities, the regional medical center, the University of Vermont and other colleges, and cultural resources to meet the needs of the region. Winooski is one of Chittenden County's most densely populated communities with roughly 7,000 citizens living in an area of 965 acres of which only 465 are developed or developable. It is situated on a hillside and old floodplain on the north side of the Winooski River and is across the river from the City of Burlington. Its east, west, and north boundaries are shared with the Town of Colchester. Winooski is a mixed-use community, and, with Burlington, comprises the urban growth center of the County.

Over the past quarter century Winooski has remained fairly consistent in terms of land use character although her Grand List makeup has been changing. Between 1980 and 2008, when measured in terms of relative contribution to the tax base, residential uses increased from 72.6% to 82.4% of the total. By 2008, commercial properties decreased from 19.4% to 9.1%. Industrial property decreased from 6.6% to 5.5% of the total tax base. Vacant land constituted just over 1% during the term.

Winooski is a predominantly residential urban area with commercial and industrial sectors. The industrial sector in Winooski has remained relatively stable because of continued growth in the regional economy. However, in recent years the relative importance of Winooski's non-residential components has decreased. This trend continues, but at the same time, Winooski's neighborhood orientation, traditionally the essence of its character, is deteriorating. A modest system of active and passive recreation areas enhances the City character, to make Winooski a pleasant place to live and work.

RESIDENTIAL LAND USE

The majority of Winooski's land area is occupied by residential land use. Zoning provides for high, medium and low-density development. Winooski's 1981 Zoning Ordinance was designed to preserve family neighborhoods and allow for high density housing close to the Central Business District. Mean residential density overall is approximately eight (8) units per acre. In general, the older sections of the city are more dense than recent developments.

As of 2000, the US Census reports that there were 3,015 dwelling units within the City. 76.3 Percent of the City's 2002 tax base was derived from residential uses; of 1,637 taxable properties, 1,503 properties are residential, with 1,032 of these single-family homes.

In recent years there has been a substantial increase in the number of multi-family dwellings in Winooski. According to the 2000 Census, fully 60.7 percent of the units in Winooski are rentals; compared to 33.9 percent in the County and 29.4 percent in the State. Multi-unit properties, particularly subsidized apartments, are perceived as negatively impacting Winooski's traditional family neighborhoods. Inappropriate zoning variances granted in the past have contributed to overcrowding and unsightly conditions in several instances. Most of Winooski's older neighborhoods require improvements to housing stock, public infrastructure, recreation opportunities and aesthetics.

Prior to the advent of modern zoning, numerous Winooski single-family homes were divided into apartments, increasing housing density. Although "apartmentalization" provided additional units, it also produced undesirable effects including degradation of neighborhoods due to overcrowding, increased traffic, noise, parking demand, and decreased pride of ownership and diminished property upkeep.

In many instances, rental unit owners have found themselves forced to economize on required, regular maintenance and upkeep in order to meet their investment projections: rents have remained high, but tenant and owner attitudes about their apartments have deteriorated, further contributing to degradation. This situation has created an emerging cycle where the quality of housing and neighborhoods in general is declining. This in turn threatens the stability of Winooski's tax base and its overall quality of life. It is in the interest of the City, therefore, to regulate apartment conversions, assure quality through code enforcement, and support neighborhood improvement.

COMMERCIAL LAND USE

The commercial component of Winooski's tax base is decreasing. This reflects the relative increase of the real estate value of residential properties and the shift of retail dollars, consumer services, and business investment to the suburbanizing areas of the County.

The majority of the City's retail and service trade occurs in the downtown area which generates most of Winooski's commercial tax base. City policy has been to encourage and focus commercial development within this area, recognizing that clustering of related and compatible commercial uses is critical to attract shoppers.

Upper Main Street, zoned for commercial use, is Winooski's least residential artery. Although the High School has replaced the junkyard, which greeted visitors on this route in the early 1960's, upper Main Street remains, at best, an ordinary gateway to the City. Proximity to I-89 Exit 16 offers significant potential for roadside commercial development.

Local efforts to attract commercial developments which capitalize on the positive business atmosphere of Chittenden County have been only marginally successful. With the exception of a preponderance of gasoline stations, Winooski does not share in the commercial successes of the region. Urban blight, a commercial property tax penalty, a perception of poor schools and a preponderance of subsidized housing are often cited as contributing to the City's poor image. Continuous efforts to overcome this perception, create commercial mass and improve the appearance and vitality of Winooski's downtown and commercial arteries are required to bring Winooski into the mainstream of the Burlington area.

INDUSTRIAL LAND USE

The City has several characteristics which qualify it as a prime location for industries: an employee base, interstate highway access, availability of mass transit, and surplus water and sewage treatment capacity.

Winooski's greatest concentration of manufacturing is in the Highland Industrial Park in the north-central sector of the city. Industrial activity also occurs at Hillside Park on East Allen Street near Interstate 89 Exit 15, Riverworks on Elm Street, and to a limited extent, along West Canal Street.

Decades ago, Winooski's industrial base consisted of nothing more than several large vacant mill buildings. While the old mills have been repurposed for non-manufacturing uses over the past three decades, the City has been successful in rebuilding its employment base. Small diverse firms with high growth potential and a commitment to Winooski have been recruited to locate in contemporary manufacturing facilities. This approach has provided Winooski with a dynamic industrial sector that has continually expanded its employment opportunities and has contributed to the tax base.

PARKS & OPEN SPACE

Winooski's recreation resources are currently in more than 140 acres of publicly owned or controlled land. Considering its small population and budget constraints, Winooski has done a good job of providing recreational facilities for its residents.

The City is dotted with parks ranging in size from Smith Park on Main Street to Landry Park with its softball fields, swimming pool, and seasonal ice-skating rinks. Conventional recreation facilities, including baseball fields, tennis courts, playgrounds and parking are provided at Hawthorne Field, the School District grounds, and Landry Park. Passive recreation is available at West Allen and Richards' Parks. The City maintains lands along the river, providing miles of walking trails, which offer views of animals and plants not usually seen in proximity to urban centers.

MAP Refer to Appendix

A map entitled "**Parks & Open Space**" is featured in the appendix to this document.

The City's downtown parks line both sides of Main Street. On the east side of Main Street, Mill Park and the Riverwalk accent the downtown. Terrace Park and the Winooski One Hydroelectric Project, Park and Fishway, offer grassy and treed areas and a walkway along the Winooski River terminating at the WIP interpretive area.

Gilbrook, the City's largest recreational jewel remains uncut, waiting for the right ideas and shaping. This forty-three acre parcel of former water works land holds significant active and passive recreation potential.

Generally, Winooski has used its open spaces efficiently, providing adequate recreational opportunities for its residents. Deficiencies of neighborhood parks exist; Winooski has only two neighborhood parks, which combined total 3 acres. Playgrounds and "tot lots" also are needed; three playgrounds exist in the city. Many pre-school age children must resort to streets, making safe play areas such as "tot lots" and playgrounds a strong necessity. "Tot lots" and playgrounds have been listed on the planning agenda since the 1971 plan. The facilities are needed most in the south central and western portions of the community.

City Parks

City Parks are large, diverse areas, suited for both passive and intensive recreational activities. They are intended to serve populations within a one to two mile radius. Landry and Hawthorne Parks are considered in this category.

Landry Park, a 37-acre site, is the largest and most fully developed recreation area in the City. It contains an illuminated softball diamond with bleachers, paved tennis courts, skateboard park, seasonal winter skating, playground apparatus, an Olympic-size outdoor swimming pool, a bath house and concession area, softball field, trees and shrubbery, and a large parking lot. The Landry Park and Myers Pool areas require continuous maintenance, restoration and improvement of facilities.

Hawthorne Field, located adjacent to the Winooski School District property, is 5.5 acres in size; the combined school-Hawthorne site cover approximately 33 acres. With voter approval, Hawthorne Field was transferred to School District ownership in 2000. The site contains baseball and little league fields, a School District field house and bleachers at the high school football field. The fields are used by the school district for athletic programs such as football, soccer, and field hockey. A gymnasium, with a seating capacity of about 1,100, is also at the school site. This indoor facility contains a basketball court, volleyball court, gymnastic equipment, etc. Hawthorne field contains two non-regulation tennis courts and a paved basketball court. The Hawthorne field site requires continuous maintenance and improvement, particularly of the ball fields, the parking arrangement and the overall appearance.

Neighborhood Parks

Neighborhood Parks serve intense recreational activities, such as field games, playground apparatus areas, skating, picnicking, etc. They should be easily accessible via safe walking and biking routes, and serve a population within a quarter- to half-mile radius. Richards and West Allen Street Parks are considered to be neighborhood parks.

Richards Park, located on Lafountain Street, is 1.5 acres in size. It was bequeathed to the City with the stipulation that playground equipment not be erected. Bandstands, flagpoles, benches, memorials, and other improvements are permitted. This park serves mainly as play fields for pick-up ball games. Recommended improvements include landscape upgrades, including sitting areas, planting of additional trees and shrubs, and the installation of lighting for winter skating.

West Allen Street Park consists of 1.5 acres. It was acquired by the City in 1978 and contains a basketball court, a playground structure and open play field. This is the only improved park servicing the entire southwestern section of the City. This park requires continuous maintenance and restoration due to heavy use. Acquisition and development of other small lots west of Malletts Bay Avenue may remove some of the burden from this facility.

Miniparks

Mini Parks are specialized facilities that serve a concentrated or limited population within close proximity, and include tot lots and sitting areas for senior citizens. They are intended to serve a population within a quarter-mile radius.

Winooski contains three privately owned miniparks. They serve as passive recreation sites with benches. Smith (Key Bank) and VFW Memorial parks service the downtown area while the Highland Industrial Association park serves the Highland Industrial Park area.

VSAC Park is located adjacent to the Vermont Student Assistance Corporation headquarters on East Allen Street. It features decorative landscaping and benches and serves as the northern pedestrian entranceway into the municipal parking garage.

Special Use Areas

Special Use Areas are those that provide open space and recreation opportunities or aesthetic improvements generally not available at conventional parks.

Falls Terrace Park provides public access to land adjacent to the Winooski River. It contains a stairway leading to the Winooski One Hydroelectric Project, Park and Fishway. The park is connected to the Riverwalk via a pedestrian walkway under the Winooski Bridge. The park includes benches and plantings which give a sense of peacefulness and comfort to this busy downtown area. This highly used and visible area requires vigilant maintenance.

The Commons Park exists at the interior of Winooski's downtown traffic circulator. The Commons features flag poles, a waterfall, decorative landscaping and historic interpretive media.

Mill Park is sited in front of the Champlain Mill in downtown Winooski. It features decorative landscaping and benches. Mill Park serves as festival space on special occasions and features the Winooski Farmers Market in season.

Opened in 2005, the Riverwalk is a promenade along the Winooski River in the Downtown area. The Riverwalk connects the Winooski One Hydroelectric Project, Park and Fishway with the Casavant Nature Area.

Natural Area Parks

Gilbrook Reservoir

The Gilbrook Reservoir area, a 43-acre tract of woodland in Winooski's northeast corner, provides the city with a great recreational resource. Until 1973, the site served as Winooski's primary water supply. In 1983, the upper dam was deemed unsafe, was subsequently breached and the pond drained. The area remains forested except for the smaller reservoir, a public works garage and the remains of the upper, larger reservoir. Gilbrook and its existing trail network are used by many people for a variety of recreational pursuits. In the winter, cross-country skiers glide over Gilbrook's trails, and each spring, a local citizens' club hosts a fishing derby in the lower reservoir. In the warmer months, the existing trails are used by children, St. Michael's College students and adults for walking, hiking, biking, and jogging.

Gilbrook provides both passive and active recreational opportunities. Improvements are planned to enhance its natural beauty and to enable citizens to access and enjoy that beauty. Proposed improvements include an upgraded running, skiing and walking trail combined with fitness stations around the perimeter. This trail is anticipated to include rights-of-way through the planned developed zone, to increase its length and diversity of terrain. Although nineteen acres of the Gilbrook Reservoir area is available for development, this use shall be planned in a manner that will not diminish the recreational potential of the overall parcel. Through development review, the City will minimize the interface between developed and public lands.

Casavant Natural Area

The Casavant Natural Area is comprised of several miles of riverfront of which only a portion is currently accessible for public use. Acquired by the Winooski Community Development Corporation in 1999 the area is a 100+ acre parcel of land, which provides visitors with views of animals and plants that are not usually seen close to major urban centers. Over two miles of walking trails in the area meander along the river and its floodplain taking one through wood and meadowlands, by ponds, beaver dams, cattail and marsh grasses, and other examples of floodplain ecology. Cross-country skiing is a popular winter recreation while fishing and birding are common in the warmer months.

Wetlands in the Casavant Natural Area serve a dual purpose as they also act as a filter for urban stormwater runoff from the Gilbrook watershed and portions of the Winooski street drainage system.

Open Spaces

Open Space parks function primarily as areas where people generally can engage in picnicking, walking, running, skiing or any other activities typical of wooded or open public land.

The City owns four parcels of land that are currently designated as open space. Three of these areas were dedicated to the City by developers as a part of project review and include: Solar View, Westwood Apartment and Hickok Street Extension open spaces. All three open spaces are currently undeveloped.

The Westwood and Hickok Street parks are abutting, and should be improved to serve as a neighborhood playground.

The fourth of these parcels, Memorial Park, is a two acre plot of land located adjacent to the river in western Winooski. This parcel, near the "carpet factory" industrial park, was deeded to the City by the Memorial Park Association in 1978. In 1996 Catamount Limited Partnership deeded additional acreage to the City for recreation use; this land contains trails and buried, historic remains of a significant Native American settlement. With the exception of trail crossings and riverfront access, limited development is envisioned for this site.

WINOOSKI RIVER LOWLANDS

A significant amount of land along the Winooski River is classified as floodplain; this floodplain is broken down into the floodway, 100-year and 500-year flood zones, the boundaries of which can be seen on floodway and flood insurance rate maps prepared by the Federal Emergency Management Agency. Land use within flood-prone areas is restricted through zoning.

MAP Refer to Appendix A map entitled "**Floodplain and Wetlands**" is featured in the appendix to this document.

Winooski's major areas of natural significance lie along the Winooski River. The Winooski River is Vermont's largest river, draining an area of 1,080 square miles. Numerous species of plants, birds and animals can be identified along the Winooski. A 1980 study conducted for the Burlington Electric Department indicated that approximately eighty species of fish may be found in the nine miles of river between the base of the Winooski Falls and the lake.

PROPOSED LAND USE

GOALS

This Municipal Development Plan provides a land use philosophy and vision for Winooski which is consistent with Vermont Statute and the Chittenden County Regional Plan.

Winooski is limited by having nearly all of its land area already developed, and must, by necessity; carefully plan every aspect of new construction and redevelopment to ensure maximum efficiency and minimum negative impact. The challenge facing Winooski is to improve its neighborhood quality of life, increase its non-residential tax base, minimize the adverse impact from surrounding development pressures and continue to grow as a community with greater local commerce and employment opportunities.

To maintain and enhance its atmosphere, Winooski must take steps to improve its neighborhoods and safeguard them from the negative impacts of an urban place. Winooski will encourage provision of quality employment opportunities appropriate for its residents and for the scale of the community. Winooski will maintain vital commercial interests, which provide jobs and bring in outside money. Winooski will continue to support traditional regional patterns of development that place it and Burlington at the County's core and discourage the creation of new regional centers. Winooski will consolidate the gains it has made in recent years by continuing to improve the appearance of the City through urban design mechanisms. Winooski will provide both passive and active recreational opportunities for its residents.

In accordance with Vermont Statute, the Winooski Municipal Development Plan has the following specific goals, which are elaborated upon further in the balance of this document:

GOAL: Plan development so as to maintain the historic settlement pattern of the City. Encourage intensive residential development in the existing downtown center and discourage strip development along Winooski's highways. Encourage economic growth and revitalization in the existing downtown. Reinforce the general character and growth pattern of the City through public investments and infrastructure improvements [24 VSA Ch. 117 § 4302 (c)(1)].

PLANNED ACTION: The City of Winooski will continue the redevelopment of its downtown area. The Downtown will consist of a mix of uses; several hundred residences will figure prominently in the area and complement planned employment centers and retail establishments. A Vermont Designated Downtown and Vermont Neighborhood are featured at the core of the city. This Plan calls for extension of design review districts along major community arteries to assure that future redevelopment is compatible with the proposed downtown revitalization.

GOAL: Provide a strong and diverse economy that provides satisfying and rewarding job opportunities, maintains a high environmental standard, and expands economic opportunities to increase employment and raise per capita income [24 VSA Ch. 117 § 4302 (c)(2)].

PLANNED ACTION: Industrial and commercial uses are permitted and fostered in numerous locations in the community: industrial land uses comprise a significant part of the local tax base, existing and proposed zoning allows for and encourages neighborhood-oriented services. This plan calls for mixed use redevelopment of several areas to include shops, services and employment opportunities in addition to residential uses.

GOAL: Broaden access to educational and vocational training opportunities sufficient to ensure the full realization of the abilities of all citizens [24 VSA Ch. 117 § 4302 (c)(3)].

PLANNED ACTION: Winooski provides for and encourages educational opportunities for citizens of all ages and abilities. The municipality financially supports educational programs for all ages through the Winooski Memorial Library, Winooski Recreation and Wellness Department, O'Brien Community Center, Winooski Senior Center, and Winooski Family Center. Our local public school, the Winooski School District, operates under a separate charter, supported financially by the community and through active participation in the educational process. The mission of the Winooski School District is to provide the best possible education for all eligible members of the community. Local public education offerings are complemented by three private schools. Champlain College and the Community College of Vermont provide offerings for adult learners.

GOAL: Provide safe, convenient, economic and energy efficient transportation systems that respect the integrity of the natural environment, including public transit options and paths for pedestrians and bicyclists [24 VSA Ch. 117 § 4302 (c)(4)].

PLANNED ACTION: Winooski has an extensive transportation network featuring two well-traveled highways and has immediate proximity to two Interstate exits; these major arteries are supplemented by a supportive grid of collector and neighborhood streets. Sidewalks are provided throughout the community and are recommended where needed; bicycle lanes and paths are promoted in this plan. Winooski plans to put in place streetscape improvements and traffic calming measures and support transportation facility maintenance. Our community is a charter member of the Chittenden County Transit Authority. The City anticipates the arrival of commuter rail. Accessibility for persons with disabilities remains a longstanding municipal priority.

GOAL: Identify, protect and preserve important natural and historic features including significant natural areas, outstanding water resources including rivers and wetlands, and important historic structures and districts [24 VSA Ch. 117 § 4302 (c)(5)].

PLANNED ACTION: A namesake river features prominently in the geography and historical development of Winooski. Floodplains are protected from development through zoning; a significant portion of the river frontage is reserved from development and managed for recreational use. A National Register Historic District is established in the downtown area. Design and site plan review mechanisms are in place or recommended for implementation.

GOAL: Maintain and improve the quality of air, water, wildlife and land resources. [24 VSA Ch. 117 § 4302 (c)(6)].

PLANNED ACTION: Winooski is an urban municipality with urban environmental impacts. Efforts to minimize these impacts will be under taken through sewage treatment, stormwater management programs, application of energy efficiency codes and utilization of mass transit.

GOAL: Encourage the efficient use of energy and the development of renewable energy resources [24 VSA Ch. 117 § 4302 (c)(7)].

PLANNED ACTION: Local government plans to promote energy awareness and serve as a role model for the community via its facilities and services. Conservation programs will be pursued in public operations. Energy awareness and conservation will be promoted through public education and outreach and implemented through the building review process and home improvement programs. Winooski will do its part to reduce fuel consumption by promoting ridership on the CCTA and by furnishing alternative transportation options.

GOAL: Maintain and enhance recreational opportunities for residents and visitors [24 VSA Ch. 117 § 4302 (c)(8)].

PLANNED ACTION: Year-round active and passive recreational opportunities are provided to the community through park and playground facilities and programs. Regular maintenance activities and capital improvements are recommended; improvement of access to and through “natural area” parks continues.

GOAL: Encourage and strengthen agricultural and forest industries [24 VSA Ch. 117 § 4302 (c)(9)].

PLANNED ACTION: Winooski is an urban municipality with no large scale agricultural or forest industries. Local agriculture is promoted through programs such as community gardens, a youth gardening program, landscape beautification programs and a local farmer’s market. Winooski has a well established “urban forest” of parks and street trees.

GOAL: Provide for the wise and efficient use of Vermont’s natural resources. [24 VSA Ch. 117 § 4302 (c)(10)].

PLANNED ACTION: Winooski is an urban municipality with no large natural areas untouched by man. Natural areas along the Winooski River are protected from development through land use regulations including zoning, and floodplain and wetland management. There are no opportunities for large-scale extraction of earth resources in the City of Winooski.

GOAL: Ensure the availability of safe, sanitary, conveniently located and affordable housing, and meet the needs of a diversity of social and income groups. Provide for multi-family housing and accessory apartments [24 VSA Ch. 117 § 4302 (c)(11)].

PLANNED ACTION: Winooski provides a large percentage of subsidized housing for Chittenden County. Winooski's Housing Authority provides living space for low- and moderate-income families and seniors. Local building ordinances and inspection programs are in place to assure the safety of Winooski's residents. A renewed Housing Improvement Program is available to rejuvenate individual dwellings and neighborhoods. Winooski will seek Vermont Neighborhood designation in and around its downtown core.

GOAL: Plan for, finance and provide an efficient system of public facilities and services to meet future needs, including fire and police protection, emergency medical services, schools, water supply and wastewater and solid waste disposal. Assure that growth within Winooski and abutting communities does not exceed the ability of the Winooski to provide facilities and services for its citizens [24 VSA Ch. 117 § 4302 (c)(12)].

PLANNED ACTION: Winooski is an urban municipality and furnishes water, wastewater treatment, and additional public services to its residents. Emergency services are provided by local police and fire departments and supplemented through cooperative agreements with neighboring communities; ambulance service is furnished by Saint Michael's Ambulance. A separate incorporated school district is responsible for educating children of the community. Winooski is a charter member of the Chittenden Solid Waste District. Annually, in accordance with its City Charter, Winooski prepares a capital budget; an updated capital program, in accordance with Vermont statute, is recommended.

GOAL: Ensure the availability of safe and affordable child care. [24 VSA Ch. 117 § 4302 (c)(13)].

PLANNED ACTION: Family day care homes in Winooski are permitted via application for a simple zoning permit. Winooski will continue to support child care opportunities offered by private providers and at its local community center.

MAP Refer to Appendix A map entitled "**Proposed Land Use**" is featured in the appendix to this document. The map coincides with various land use areas and discussions presented in this chapter.

RESIDENTIAL LAND USE

Winooski's residential neighborhood orientation contributes to the quality of life of its residents and is worthy of preservation. The integrity of the City's residential areas is important economically as these areas constitute nearly three-quarters of Winooski's tax base. It is critically important to the economic and community sustainability of Winooski that citizens reside in the City long-term. Homeownership and retention of residents are priority issues.

☞ Winooski shall protect its residential areas and preserve and enhance the character of its neighborhoods by:

- ① Regulating the conversion of single family homes to apartments;
- ① Continuing to provide loans for single family home rehabilitation, and continuing to seek grants that fund housing improvement programs;
- ① Limiting the intrusion of inappropriate commercial interests into neighborhoods;
- ① Encouraging residential infill which is compatible with neighborhood character and development patterns;
- ① Focusing higher density housing in and adjacent to the downtown area;
- ① Revising the Zoning Ordinance to strengthen the protection of neighborhoods from unwarranted intrusion of incompatible land uses, inappropriate density, crowded housing sites, and traffic congestion.
- ① Maintaining vigilant building code and zoning enforcement practices;
- ① Providing the best City services and infrastructure economically possible; and,
- ① Strengthening citizen participation mechanisms enabling increased input on issues affecting the future of their neighborhoods.

Residential Neighborhoods

☞ Winooski shall enhance the character of its neighborhoods through zoning techniques and improvements to public property. Conversion of dwellings to incompatible non-residential uses shall be regulated in residential zones. Buffering such as landscaping, screening and setbacks will be required between residential and non-residential land uses. Components of the public environment such as streets, sidewalks, crosswalks and parks must be maintained in the best condition economically feasible. Urban design strategies, particularly in the realms of street lighting and trees, are planned to improve residential neighborhood characteristics.

Code Enforcement

☞ The City of Winooski shall diligently enforce building, health and life safety codes.

Statistics pertaining to adequate plumbing, over-crowding, and available livable units unflinching show that Winooski housing increased in quality over the past decades. However, more work needs to be done. A tour of the City reveals that there are still numerous single and multi-family dwellings in need of maintenance and repair.

Older housing stock requires sustained maintenance and regular updating. The 2000 Census reports that 64.4% of homes in Winooski were built prior to World War II; this compares to 34.9% for the County and 41.3% for the state. It is vital that the City maintain its vigilance against deterioration of housing and living conditions. The primary purpose of zoning, housing and safety codes is to safeguard the long term quality of life and community investment in the City's neighborhoods and businesses and to protect the safety, health and welfare of the public. Permit review and housing inspection programs are in place to assure that zoning standards and life safety codes are met. Life safety and fire prevention inspections are conducted by the Fire Marshal's office. Inspections are certified by the State of Vermont. The Fire Marshal's office works with the Vermont Division of Fire Safety to ensure that all new construction meets applicable codes and standards.

Residential Infill

Winooski's residences have historically been developed on traditional residential lots along an infrastructure of neighborhood streets. Due to its densely developed nature and shortage of vacant land, Winooski, must primarily resort to infill development to meet its housing needs.

☞ Infill housing shall be encouraged and permitted when it is compatible with surrounding neighborhood character and does not burden municipal services; design and site standards for infill housing must first be developed. Minimum requirements for emergency vehicle access, provision of public services, useable open space, and additional health, safety and quality of life issues should be developed and applied.

Much of the City's housing development took place during the late nineteenth and early twentieth centuries; many of Winooski's residences are examples of era architecture and contribute singly or as a cluster to local urban character. In light of Winooski's convenient and central location, relatively low-priced housing stock, and the overall economic and housing pressures of the greater Burlington area, the demolition of existing residences may become more attractive for infill development. Only units which are demonstrated to be beyond rehabilitation should be demolished; unregulated demolition of Winooski's housing stock would disrupt the continuity and style of the City's residential fabric. Demolition should be strongly discouraged. To that end, the City must assure that properties are maintained and not neglected and targeted for future demolition or speculative redevelopment.

Downtown High Density Housing

☞ The City shall require housing within and around its downtown area to be developed at high densities. Housing within this area will be encouraged to capitalize upon the presence of infrastructure and convenience to public transit, public facilities, food markets, shops and service. High-density housing will serve as a source of customers for local businesses, as well as convenient residences for downtown employees. The City will seek designation in the Vermont Neighborhoods Program to support this end.

Local Affordable Housing Programs

Winooski's residents are caught in an affordability crisis that is local, regional and national in scope. In many instances, housing is no longer affordable to families who earn the median income, including many of the young people who have grown up in Winooski. In the continued absence of any vigorous national policy to improve affordability for low or moderate-income residents, City government has a responsibility to do what it can. Winooski recognizes the important link between affordable housing and continued economic vitality, and, therefore, will continue to foster a healthy and well functioning housing market with decent, safe and quality housing for its residents and the employees of Winooski's businesses. Although the City's ability to act will be limited by its resources, the housing programs of the Winooski Housing Authority and Community Development Department will continue to be an essential component of this active response.

Acting through its Community Development Department, the City has made a vigorous effort to enhance the quality and affordability of housing for Winooski citizens. From the days of the first Federal dollars being channeled into Winooski in the late 1960's, housing rehabilitation programs received an important share, with the results being cleaner, safer, energy efficient, and, overall, more-livable housing for those who participated in the variety of programs offered by the City.

Through its Community Development Department Winooski shall offer the Housing Improvement Program using a dedicated loan fund for code compliance, weatherization, energy efficiency, façade, streetscape and other quality of life improvements. Winooski's Home Improvement Program has worked for years with homeowners and landlords to upgrade housing units inhabited by low- and moderate-income residents. Winooski will continue to participate in available grant programs that provide resources to rehabilitate and enhance its existing housing supply with an emphasis on owner-occupancy. This sustained effort at renovating existing housing is especially vital to the community, which has an aged housing stock and little land available for new development.

The Winooski Community Development Department will seek to increase the supply of affordable housing in the City through a renewed redevelopment effort.

The Community Development Department will collaborate with home ownership programs such as the Champlain Housing Trust's Homeownership Program and the Housing Authority Homeownership Programs to bolster home-ownership, owner investment and resident retention in Winooski.

MIXED USE DEVELOPMENT

Winooski residents are supplied with many shops and services within their own community. The City's businesses contribute to its economy, vitality and livability. In most areas these businesses are a vital part of traditional mixed neighborhoods, serving to complement residential uses.

It is the policy of the City of Winooski to encourage mixed-use, traditional, "Smart Growth" development in designated areas. Rather than to artificially segregate commerce from other uses, four areas of Winooski are designated for mixed-use development including retail, employment and service enterprises. These include: Downtown, Main Street, East Allen Street and Malletts Bay Avenue adjacent to downtown. Areas adjacent to downtown and along upper Main Street are being promoted for re-development initially.

Main Street and East Allen Street hold significant potential for mixed-use development due to their transportation access and proximity to densely developed areas. Approximately 17,000 vehicles travel along upper Main Street on a typical weekday; 23,000 pass through Hood's Crossing on East Allen. For the most part, these arteries have escaped "sprawl" which is incompatible with the historic development pattern of Winooski and would negatively impact the surrounding community.

Instead of succumbing to the short-term market influences that may result in incompatible sprawl-type commerce uses, Winooski will promote, reinforce, and improve upon its traditional urban fabric, in an efficient, compatible and sustainable manner.

The vision for Main Street, East Allen Street and Malletts Bay Avenue adjacent to Downtown includes:

- ① A pedestrian scale environment that consists of mixed use development with residences above commercial space, streets alive with street trees, flags, awnings, vest pocket parks and open spaces.
- ① Two lanes of traffic, on-street parking, and convenient pedestrian crossings.
- ① Traditional 2 to 3 story buildings close to the sidewalk in a defined edge to contain the street corridor.
- ① Siting of new buildings with a minimal front yard setback to create the desired objective of a pedestrian oriented urban edge and traditional "Main Street" character; hedges, fences and buildings set back a maximum of 10 feet from the front property line to create a pattern of growth that embodies the basic principles of Winooski's traditional downtown.
- ① Intersection improvements to maximize pedestrian convenience and safety including pedestrian crossings with pavement treatment.
- ① Landscaped buffering between non-residential and residential uses and provision of additional street trees.
- ① Creation of planting beds, lawns, and courtyards on the south side of each site to create useable open space.
- ① Gateways into the City at the Colchester lines to celebrate arrival and strengthen Winooski's heritage.

It is anticipated that a major positive influence of the mixed-use areas will be their overall appeal and ability to attract business. Additionally, such a sustainable mix of uses could coexist within the context of Winooski's established development pattern with minimal negative impact on residential sectors.

PROPOSED LAND USES FOR MIXED USE AREAS

- ① Banks and financial institutions
- ① Educational, cultural, religious, philanthropic, social and fraternal uses
- ① Funeral homes and mortuaries
- ① Home occupations
- ① Indoor restaurants, as part of a mixed use building
- ① Multi-tenant commercial buildings
- ① Office, clerical, research and service uses
- ① Nursery schools and day care centers
- ① Parking garage, as part of a mixed use development
- ① Moderate density residential uses
- ① Planned residential development with a range of ownership and rental options
- ① Public buildings and parks
- ① Retail sales of goods and services
- ① Theaters, indoor athletic/recreational facilities

DOWNTOWN WINOOSKI

Downtown Winooski is well located for further development. It is within a fifteen-minute drive for the majority of Chittenden County's population. It is close to key employers and has excellent transportation connections. Recognizing these facts, and witnessing the shift of traditionally urban services to the suburbs, the City initiated redevelopment of the downtown business district. The primary goal of Winooski's leaders and citizens is to create a vibrant city center to ensure the vitality of the City.

Winooski wishes to create an exciting and inviting urban character, attracting new development, new businesses, employment opportunities and retail customers. This character will involve a high density of uses including retail, employment, residential, and recreational -which together will create a critical mass able to compete within the regional marketplace.

In its Downtown Winooski supports and shall put into place policies and programs which encourage:

- ① Development of additional employment activities and retail uses which serve the local community.
- ① Expansion of the Designated Downtown along Malletts Bay Avenue, East Allen Street (Route 15), and Main Street (Route 2 & 7).
- ① Designation in the Vermont Neighborhoods Program.
- ① Positioning downtown Winooski as a magnet for educational institutions.
- ① Provision of additional parking spaces through the use of structured and on-street parking.
- ① Incorporation of a multi-modal transportation center to serve as a transportation hub in Chittenden County.
- ① Further re-energizing of the Winooski River waterfront with public access, parks, walkways and commercial activity.
- ① Continuation of local activities such as parades, festivals, and a farmers' market.
- ① Development of high density housing for a wide range of household incomes.
- ① Provision of improved pedestrian and bicycle crossings over the Winooski River.

To that end, Downtown redevelopment will recreate the core downtown with mixed-use, high density new construction and rehabilitation, enriched by view corridors and open spaces, which will include both compact urban spaces and expansive riverside areas. The quality of the design and materials in the Winooski's Downtown should be classic Vermont; consistently durable and handsome. Downtown redevelopment proposals must achieve a forward-looking goal of not only revitalizing Winooski, but also realizing the concept of the modern small American downtown as an economically robust, socially welcoming, diverse and vital community.

Revitalization and redevelopment of Winooski's entire downtown area is an undertaking which the City will continue to nurture for years. As various phases of the Downtown redevelopment are implemented, it will be important to assess and respond to the impacts and implications of its achievements with respect to the entire city.

INDUSTRIAL & BUSINESS LAND USE

☞ Winooski will encourage a robust economy and foster business and industry to provide quality employment opportunities for its citizens by:

- ① Encouraging expansion of existing businesses.
- ① Fostering businesses that enhance local labor force skills.
- ① Actively recruiting companies with high growth potential that are locally owned and include employee participation in management and ownership.
- ① Participating in efforts to attract socially responsible employers to the Region.
- ① Eliminating Zoning Ordinance provisions calling for Conditional Use review of industrial expansion proposals on existing industrial sites.
- ① Investigating the development of a portion of its Gilbrook area to attract low-impact, environmentally sensitive business, research and commercial recreation and office uses.

Gilbrook

The City's largest parcel of open land available for development lies at the northern section of the Gilbrook Reservoir area. This area is owned by the City and was historically reserved for high-quality development. In November, 2002 voters opted to change the Winooski Charter to require a public vote to authorize sale of land for development. A citizens committee should be utilized to recommend to the City Council programs and policies for the area.

☞ The City of Winooski intends to investigate environmentally sensitive uses in a portion of Gilbrook by:

- ① Maximizing the natural state of the area;
- ① Completely buffering between developed areas and recreational land uses;
- ① Utilizing the entire area, including a pedestrian/running/skiing/fitness trail around the area's perimeter;
- ① Enacting strict performance and design standards;
- ① Reconstructing the breached dam to recharge the former upper pond; and,
- ① Monitoring development in Colchester and collaborating with Colchester to insure that stormwater runoff does not adversely affect Gilbrook's natural water systems.

PARKS & OPEN SPACE

In light of its dense population concentration, Winooski must strive to make its recreation spaces: equitable, providing equal access to all residents; ecological, protecting ecological health and environmentally fragile areas; social, providing opportunities for family and peer interaction; educational, providing a place to explore and interact with nature; healthy, providing for physical and mental stimulation; and entertaining, providing diversity and amusement.

☞ To achieve its recreation objectives, Winooski will continue to develop and maintain recreational opportunities for its citizens and maintain and bolster both active and passive recreational opportunities by:

- ① Continuing to recognize the need for professionally managed programs that involve residents, particularly children, in recreation.
- ① Adequately staffing and funding park maintenance.
- ① Creating clear and inviting access points to parks and trails.
- ① Requiring dedication of usable open space, funds, and pocket parks as components of development.
- ① Coordinating with private landholders to provide citizen access on a continuous recreation trail and greenbelt buffer along the entire length of the Winooski River.
- ① Supporting the many volunteer groups who coordinate various sport opportunities for Winooski residents.
- ① Cooperating and coordinating with the Winooski School District in facility sharing.
- ① Adding play areas and playground equipment to the extent possible.
- ① Reconstructing the upper Gilbrook pond to supplement the natural beauty of the area and create water-oriented recreational opportunities.

FLOODPLAIN, WETLANDS & WINOOSKI RIVER

☞ **Winooski's natural resource base will be protected to preserve ecosystems and natural cycles which affect the overall quality of life.** Due to the dense urban nature of Winooski, it is important that these valuable lands are acknowledged and preserved.

☞ **The City of Winooski shall strictly enforce its floodplain ordinance and continue measures which protect its floodplain, wetlands, and areas which serve as natural buffer zones.**

Winooski contains a significant amount of land along the Winooski River which is classified as floodplain. The Federal Emergency Management Agency required that the City adopt and implement a floodplain ordinance to qualify residents for federal flood insurance. Filling and construction in the floodplain shall be prohibited as it can increase the flood level downstream, subject property to damage, threaten lives, and endanger important wetlands and wildlife habitat. Lowland flood-prone areas will be protected and preserved in their natural state through a protected riparian buffer and to safeguard adjacent developed sections of the City from flood hazards.

The Winooski River lowlands along the corporate boundary with Burlington contain the majority of Winooski's wetlands. While wetlands have been regarded in the past as unproductive lands, today, wetlands are considered indispensable natural resources which perform a number of ecological functions. They retain stormwater runoff and reduce flooding, filter and recharge groundwater, and provide spawning, feeding and general habitat for fish and wildlife. Wetlands are also beneficial as recreational, educational and research settings and contribute to local natural beauty. Winooski recognizes the value of a riparian buffer along the Winooski River.

☞ **To improve the quality of stormwater which is discharged into the river, Winooski will work to develop programs that focus on pollutant and sediment loading reduction.** Through participation in regional, State and Federal programs, Winooski pledges to work with its neighbors in the Champlain Valley to develop stormwater and watershed management policies, monitor watershed conditions, and foster educational strategies with the goal of improving water quality, habitats and biological integrity.

URBAN DESIGN

Urban design is a crucial factor to be considered in future redevelopment of Winooski. Urban design concerns the visual form of both the built and natural environments; it includes the history and architecture of buildings, site improvements, patterns of development, open spaces, signs, street hardware, landscaping and other items visible to the public.

It is the policy of the City of Winooski to promote improvements to the visual quality of daily living environments. Winooski will develop and implement an urban design strategy to complement the City's architectural heritage and traditional development pattern, and put into place programs which enhance the urban living experience, and foster success of its Designated Downtown. This strategy shall include protection of historic resources, development and application of design review standards, and enhancements to public property.

Appearance is often the basis upon which people form their image of a community. A well-designed community not only impresses visitors positively because of good appearance, but also creates a sense of place and belonging for residents. Good appearance also has an economic benefit in that it encourages community reinvestment, and supports healthy, sensitive growth to maintain the quality of life. On the other hand, when disordered development, congestion, lack of maintenance and many "eyesores" prevail, overall property values decline, community confidence erodes, and the quality of life suffers. Winooski suffers from several "pockets" of urban blight which negatively impact its local and external image. These areas must be addressed through code enforcement and redevelopment strategies.

HISTORIC RESOURCES

It is the policy of the City of Winooski to preserve historic resources. Winooski's historic buildings strongly contribute to its character. They serve to link residents with their past, and are especially worthy of preservation and enhancement.

National Register of Historic Places

Winooski Block - This structure, located at the northeast corner of Main and East Allen Streets was constructed in 1867. Francis LeClair, Charles Lafountain, and E.W. Chase built this three-story structure with an ornate front typical of that era. A unique example of architectural design is the cornice located at the top center of the building, which is about 4 feet wide with a half-moon center. Beneath this is a 5-foot tall eagle that was carved from a single piece of wood. The most expensive items of the block were the cast iron caps and sills for the windows. It is an historic as well as architecturally significant structure.

Old Stone House - This structure, located at 73 East Allen Street, was constructed in 1789. It is the oldest building in the City and represents architecture of the post revolutionary period, modified Georgian in design, with a balanced facade. The building is constructed of sandstone most likely obtained from early quarries near the Winooski River. In 1830 this structure was known as Brownell's Tavern, serving as an Inn or Public House. It is owned by a local law firm and houses professional offices.

The Winooski Falls Mill District - The main focus of attention and the key to the revitalization of Winooski's economic and social well-being are the mills and related housing structures of the Winooski Falls Mill District. These structures date back to the first quarter of the nineteenth century and today stand as a reminder of a period of industrial prosperity. The large mill buildings including the Champlain Mill and Colchester (Woolen) Mill have been rehabilitated into commercial and residential uses. At the lower falls there is a circa 1837 timber crib dam which is submerged in the pool behind the Winooski One Partnership dam. Interpretive panels on the rooftop of the hydroelectric generating station provide a brief introduction into the history of the mills and river area. In 2008 historic interpretive panels, with the cooperation of the Lake Champlain Byways Program, were installed at several locations in the District.

MAP Refer to Appendix A map entitled “**Historic Resources & Designated Downtown**” identifies Winooski’s historic buildings and the National Register District; it is located in the appendix to this document. Table 10 highlights properties listed on the Vermont Historic Sites and Structures Survey.

Local Historic and Architecturally Significant Buildings

Regular Veterans Association Hall - 84 Weaver Street. This typical mansion-type residence, located on the corner of Weaver Street and Railroad Lane, was erected by the wealthy of the latter 19th century. The original owner was Mr. LeClair, who was responsible for the construction of some 400 brick houses, between 1886 and 1900 on scattered sites on both sides of Malletts Bay Avenue.

Saint Francis Xavier Church – St. Peter Street. This structure, at the intersection of Weaver and St. Peter Streets, is typical of the French-Canadian parishes built around 1887 in New England. It is a lofty structure whose design and dimensions make it worthy of its function, that of housing the largest congregation in Winooski. The twin towers symbolized the duality of Christ (God and Human).

Baptist Church - 28 Platt Street. This church was built in 1873 and is one of the most attractive churches in the City. It exemplifies the beauty of a quieter age and of the 19th century Romantic style.

Mansion House - 109 Main Street. This building, at the corner of Main and Mansion Street is considered the second oldest building in Winooski. It was built around 1818 by Col. Nathan Rice who occupied the house for ten years. There has been little change to the exterior of the structure. The interior has been converted into apartments. The design of the house resembles a two-story wooden cube with a hipped roof and a square penthouse cupola.

Concrete-Block House - 39 Franklin Street. This structure, located at 39 Franklin Street, was the first residential home built completely with concrete blocks (1906).

TABLE 10.
VERMONT STATE HISTORIC SITES AND STRUCTURES SURVEY

0 115 Barlow Street	0 44-48 Main Street
0 82 East Allen Street	0 73 Main Street
0 81 East Allen Street	0 114 Main Street
0 69 East Allen Street	0 132 Main Street
0 61 East Allen Street	0 135 Main Street
0 53 East Allen Street	0 146 Main Street
0 41 East Allen Street	0 154 Main Street
0 223 East Allen Street	0 183 Main Street
0 144 East Allen Street	0 251 Main Street
0 138 East Allen Street	0 98 Malletts Bay Avenue
0 111 East Allen Street	0 188 Malletts Bay Avenue
0 106 East Allen Street	0 11-13 North Street
0 105 East Allen Street	0 19 Platt Street
0 102 East Allen Street	0 30 Platt Street
0 49 East Spring Street	0 Saint Francis Xavier Rectory
0 61-63 East Spring Street	0 15 Union Street
0 79 East Spring Street	0 26-30 West Allen Street
0 85 East Spring Street	0 33-41 West Allen Street
0 29 Follett Street	0 7-9 West Canal Street
0 3 Franklin Street	0 13-15 West Center Street
0 39 Franklin Street	0 33 West Center Street
0 60-62 Hickok Street	0 39 West Center Street
0 54 LeClair Street	0 41-47 West Center Street
0 28-30 Main Street	0 29-31 West Spring Street
0 30-32 Main Street	0 86 Weaver Street
0 36-38 Main Street	0 99 Weaver Street
	0 LeClair Workers Housing, W. Allen St.

STREETSCAPES

As a component of its urban design strategy Winooski should develop a streetscape program which enhances neighborhood streets, creates gateways, encourages improvements to the Interstate 89 corridor, and implements street tree plans.

Neighborhood Streets

Winooski will seek funding to develop and implement neighborhood specific streetscape designs and incorporate these designs into its street reconstruction programs. A street right-of-way is one of the most basic elements of the urban landscape. In addition to serving the needs of traffic on its pavement surface and providing space for utilities, its sidewalks operate as a community space for walking, jogging, meeting and talking. In a way, a sidewalk and greenbelt represent the "front porch" of each property, serving as the interface between public and private spaces. A streetscape which is well designed and maintained, including greenbelts, sidewalks, street trees and appropriate lighting, contributes to neighborhood pride and sense of place.

Gateways

☞ **Winooski shall seek funding to develop and implement programs which improve and enhance its gateways with street trees, lighting, way finding signage, and public art.** Currently, the appearance of the gateways to Winooski and of the major arteries through the City requires improvement. In some instances, Winooski's major thoroughfares lack aesthetic integrity and appear more like large metropolitan truck-routes than streets in a small New England community.

Interstate 89 Corridor

☞ **With the goal of reducing negative impacts caused by its close proximity, the City will insist that landscaped buffers of trees and shrubs be installed along the I-89 corridor where it passes through Winooski.** I-89 traverses the eastern portion of Winooski along a north-south route bisecting residential neighborhoods which existed prior to its construction. I-89 Exit 15 is wholly located within city limits adjacent to Winooski's eastern entry point; Exit 16 is only a three hundred yards from the City's northern gateway. The Interstate right-of-way directly abuts many local properties, including residential uses. For the most part, landscaping in the corridor is lacking or poorly maintained where it does exist. Road noise, dust and glare negatively impact upon abutting residences. Additionally, Winooski plans to work cooperatively with State and regional transportation authorities to create a program which will improve the scenic quality of this important route into and through the urbanized greater Burlington area.

Street Trees

☞ **Winooski recognizes that its urban forest is critical to its character and supports programs which plant, replace and maintain trees in public rights of way, municipal parks, and on private property.** In a densely settled community such as Winooski, trees serve to define a sense of place, and contribute to the quality of life by beautifying neighborhoods and providing an escape from urban surroundings. Trees have many attributes in a city setting, and improve the quality of life in numerous ways, by:

- ① Producing oxygen for people and animals to breathe
- ① Regulating winds and urban temperatures
- ① Controlling soil erosion
- ① Providing visual clues by defining the street edge
- ① Providing a natural form in the urban landscape
- ① Separating public and private spaces
- ① Providing shade and protection from ultraviolet radiation
- ① Helping to screen views to and from private property
- ① Framing views of the mountains, river, and lake
- ① Contributing to improved property and neighborhood image and values
- ① Providing food and shelter for urban wildlife (birds and small animals) and helping to keep these creatures an integral part of even the densest city of neighborhoods.

On too many streets, utility poles significantly outnumber greenbelt trees. Winooski needs to significantly increase the number of its street-side trees. The City will implement and fund its 1995 and 1999 Street Tree Plans. Under ideal circumstances, local funding will serve as the match to funding from other sources. In addition to the public effort, planting of trees in the right of way or along front yard edges shall be required of private developers during the development review process. Winooski will foster public/private sponsorships to mobilize planting and maintenance volunteers, and to build community spirit.

In addition to tree planting, the City should fund street tree maintenance as an essential component of local public works programs. If Winooski's existing trees are not adequately maintained and replenished there could be an adverse impact on community character; the City's attractiveness as a place to live, and, potentially, its economic vitality. Over time, the City will attend to the maintenance needs of its street trees either by taking direct action or by participating with utilities and property owners and developers. Development officials will work with area landscape firms to identify optimal species for urban installation and encourage private plantings which will contribute to long-term urban forestry value in the community.

TRANSPORTATION

As the metropolitan area of Chittenden County becomes increasingly interconnected, transportation planning and municipal coordination becomes increasingly crucial. Winooski recognizes and supports the value of the Metropolitan Planning Organization's Transportation Plan. The transit-oriented design principles, intended to promote a transportation system which enhances the quality of life in neighborhoods and downtowns, are basic to Winooski's transportation planning, philosophy and character. Winooski's existing and proposed traditional development pattern of grid streets with sidewalks and bus routes epitomize the principles of transit-oriented design. The points which follow highlight the extent to which Winooski embodies transit oriented principles.

MAP Refer to Appendix A map entitled "Transportation" is featured in the appendix to this document.

ARTERIAL STREETS

Through participation in Regional, State and Federal transportation programs, Winooski will insist that traffic calming measures and transportation enhancement improvements be installed on the State and Federal highways which pass through the community.

Winooski must work hard to insure that its local interests are not lost in the effort to move as many vehicles through the City as quickly as possible. Routes 15, 2 and 7 and the bridge over the Winooski River shoulder much of northern Chittenden County's commuting burden. Well over 35,000 vehicles pass through Winooski every weekday. This traffic causes snarled intersections, parking problems, creates noise, pollution, vibrations, and dangerous situations. If the City of Winooski were not a heavily traveled entry point to Burlington for commuters from suburban Chittenden County, its transportation problems would be limited to localized parking problems, and maintenance of its streets and highways. With City and regional needs in competition, installation of traffic calming and transportation enhancement improvements are necessary to allow the commuter routes and Winooski's traditional development fabric to co-exist.

Widening of arterial and local streets and elimination of on-street parking is strongly discouraged. Increased pavement width and traveled lanes drastically alter the physical characteristics of neighborhoods and adjoining properties by reducing separation between vehicles and existing land uses. Such enlargements lower the quality of life for area residents and business people by increasing noise, dirt, and vibration, eliminating on-street parking, and reducing landscape buffers. On Main Street -Routes 2 and 7- additional or wider lanes will impair pedestrian crossing, contribute to increased speed and illegal traffic maneuvers -such as passing on the right- and exacerbate the dividing effect which the roadway causes between the east and west sides of the city.

Motor Freight and Truck Routes

☞ **The City shall discourage motor freight traffic from using neighborhood streets, and direct such traffic to run only on designated truck routes.** Heavy trucks produce negative impacts such as vibration, noise, dust, and pavement wear and tear which erode the City's quality of life, particularly on residential streets. Currently, all trucks over 24,000 pounds must acquire an annual permit to operate within Winooski. The City will routinely enforce its truck route and weight ordinances and will re-evaluate provisions as necessary.

PARKING

Parking continues to be one of the largest transportation-related problems in the region and notably, in Winooski.

The City was built during a different era, when there were fewer cars and commuting meant walking to the mill, not driving to Taft Corners or the suburbs. In many neighborhoods, parking problems are evident near multi-unit buildings where yards and lawns become overused as tenants have more cars than there are parking spaces. This problem is most acute in winter, when the on-street parking ban is enforced. In the downtown, streets are very narrow and there is little off-street parking. Routes 2, 7 and 15 run immediately in front of commercial buildings whose customers must park either on the main artery or on small side streets. This problem constitutes more than an inconvenience; vacancies and a high turnover rate among downtown businesses is associated with the lack of parking.

If Winooski is to be a city with safe, uncongested streets, and if neighborhoods are to preserve their character, and businesses assured of long-term economic viability, parking must be provided to keep up with demand. Given that Winooski has a development pattern of an old-style Vermont city, creative solutions to parking problems must be sought.

☞ **Alternatives to the complete on-street winter parking ban should be investigated and tested to determine which best meets Winooski's needs.** Winter parking problems may be addressed partially through variations of the total parking ban (i.e., one side parking, alternate night-alternate sides, etc.). Such variations should be investigated for application on appropriate streets.

☞ **To address its parking challenges, the City of Winooski will adopt traffic generation oriented parking regulations for uniform application. Variances of the parking requirements of the Zoning Ordinance shall be strongly discouraged.** In the interest of minimizing pavement and reducing the loss of urban greenspace the 1981 Winooski Zoning Ordinance was revised to require only 1.5 parking spaces per unit. This requirement is substandard in the current day and contributes to the existing on- and off-site parking shortage. Variances of parking requirements have further exacerbated the problem.

☞ **In Winooski's Downtown Growth Center and commercial development areas, it is envisioned that additional parking will be provided in structured facilities. Such garages must be part of a mixed-use development and care should be taken to respect neighboring historic buildings. Increasing pressure to provide parking space Downtown and in redevelopment projects must not result in buildings being razed.**

TRAFFIC CALMING

☞ **Winooski will seek to implement traffic calming measures which have been locally proven to be effective in similar conditions.** Several of Winooski's neighborhoods experience inappropriate traffic burdens because they are convenient bypasses of the arterial streets. Suggested traffic calming schemes for Winooski were presented in a study prepared for the City in 2001. Winooski's neighborhood streets have, by their nature, the capacity to accommodate only local traffic; they are neither designed nor suitable for heavy or rapid through traffic. Winooski will utilize its Traffic Advisory Board for public participation, recommendations and decision-making regarding local traffic calming.

STREET MAINTENANCE

☞ **Through its legislative delegation, the VLCT and participation in the MPO Winooski will pursue improved funding for highways passing through the community.** Routes 2 & 7 (Main Street) and 15 (East Allen Street) are State Highways and are maintained by the State of Vermont outside of Winooski. Within city limits, however, maintenance and traffic safety responsibilities are borne by Winooski taxpayers.

☞ **To offset management and maintenance burdens related to higher traffic volumes and inordinate wear and tear caused by heavy vehicles, the City will continue to seek impact fees from those generating new traffic through Act 250 and other regulatory processes.** Heavy users and contractors will be charged for damage and undue wear and tear caused to City streets.

☞ **The City will strictly enforce its street excavation policy and expand it where necessary.** Excavations within Winooski's street rights-of-way, when they are not promptly and properly repaired, severely undermine the integrity of the roadway surface, disrupt sidewalks, turn green belts into mud holes, and generally reduce the quality of the streetscape. The City's street excavation ordinance imposes a fee, which reflects the costs of damage to the public infrastructure.

☞ **It is recommended that a local street reconstruction program be renewed to assure that Winooski's streets are kept in the best possible condition.**

Most of the City's roads are residential streets which adequately meet the needs of the areas they serve. However, the physical condition of the streets varies, and a regular system of repair and replacement must continue to assure that they remain serviceable.

CURB CUT MANAGEMENT

☞ **The City shall enforce maximum curb cut widths, and discourage multiple curb cuts in development and redevelopment projects.**

☞ **In the interest of pedestrian and motorist safety, corner curbs on streets intersecting with arteries including Main Street, East and West Allen Streets and Malletts Bay Avenue shall be restored as a component of street reconstruction projects or redevelopment efforts.**

Wide or numerous curb cuts create a situation where it is hazardous for pedestrians to cross, allow for unsafe entry or backing into traveled lanes, and encourage drivers to enter or exit sites at high speeds. Appropriate site circulation management, with curb cuts minimized in number and widths no wider than needed, reduce traffic interference and the possible number of collision points with traffic flow. Additionally, site circulation schemes, which wisely manage curb cuts, provide additional on-site parking and reduced paving for driveway aprons allows for additional greenspace in the public rights of way.

ALTERNATIVE TRANSPORTATION

Winooski will continue to strengthen its existing alternative transportation systems and will work to develop a more extensive and broader range of alternative options.

Winooski recognizes the benefits of transportation modes which help reduce automotive use. Those benefits include more than the reduction of traffic burden and its accompanying ill effects. Other benefits are the diversity and vitality that non-automobile traffic bestows on the activity of a city, and the fact that other options for transportation are available to a wide range of citizens, especially to elders, residents of downtown, and children.

Pedestrian Travel

Winooski plans to maintain its sidewalks year-round, mark them at street crossings, and, to the extent practical, improve them to be barrier-free to the elderly and people with disabilities. In non-residential areas, property owners will be required to keep sidewalks passable and clear of ice and snow during winter months. Pedestrian passage is considered an essential component of the city's transportation network. In a compact, urban setting such as Winooski, it is possible to commute on foot to shopping, work, and school. Sidewalks link most of the city's neighborhoods, and provide a safe haven from vehicles for commuting pedestrians as well as those who walk or jog for exercise. There are certain sections of the city, however, which do not have sidewalks, or where sidewalks have deteriorated. In such areas, particularly those near schools, parks or public services, sidewalks should be installed or reconstructed. The Safe Routes to School initiative will be part of the planning and implementation of Winooski's pedestrian network.

In some sections of the city, streets do not inter-connect and pedestrian traffic is possible only by crossing public or private property. Two such short cuts across public property which should be recognized as important exist between North and Main Streets through Highland Industrial Park, and between Main and George Streets through the Winooski School property. These, and other pedestrian ways, are acknowledged as links in Winooski's transportation chain and should be improved, expanded, and preserved to the extent possible.

☞ **The City of Winooski shall study, seek funding for and put in place improved pedestrian crossings along major highways which traverse the community.** Commuter arterials in Winooski must be crossed by pedestrians traveling to school, work and services. It is the policy of the City of Winooski to improve pedestrian crossings and shorten distance of pedestrian crossings through reduction of the number of lanes and reduced lane widths; such improvements have been put in place in the downtown area. High traffic volumes on Main and East Allen Streets continue to present particular challenges to pedestrian crossing.

Cycleways

☞ **A citywide system of bicycle ways is planned for commuting and recreational use. Winooski will seek funding through Regional, State and Federal authorities to design and construct the network. Winooski's proposed cycleway network is coordinated with bike routes in Colchester and Burlington as part of Chittenden County's Alternate Transportation Path Plan.**

There are three types of bikeways which can be implemented:

- ① Class I (Bike Path): a paved path separate from the street which is for the exclusive use of non-motorized vehicles.
- ① Class II (Bike Lane): a separately marked lane on a street which is designated for use by bicycles by signs, pavement markings and physical barriers.
- ① Class III (Bike Route): a facility designated by signs only, such as a city street, where bicycles and vehicles share the pavement.

Winooski's 18.25 miles of paved streets are proposed to continue to carry the bulk of bicycle traffic. It is expected that the City's street reconstruction program will improve road surfaces and enhance bicycling conditions. Class III designation is proposed for Weaver, North and Lafountain Streets, Hickok Street plus Malletts Bay Avenue, and their connecting streets. These facilities will be promoted over Route 2 & 7 (Main Street) and Route 15 (East Allen Street); corridors which have relatively high automobile volumes.

☞ **Evaluation of the suitability of conversion of proposed Class III routes to Class II status should be undertaken, and additional Class II routes should be established where road width, topography and parking conditions allow.** A regional Class I bike and pedestrian route has long been proposed for Route 2 & 7, over the Winooski River. This route, separate from the bridge, is proposed to connect Winooski's cycleways with Burlington's Riverside Avenue bicycle route. It is also envisioned that a regional Class I route, paralleling Route 15 will be developed to serve commuter trips as well as provide access to Winooski Valley Park District facilities and the St. Michael's-Fort Ethan Allen area.

Additional local short-run Class I routes are proposed for the Gilbrook area, where there is the potential to link the St. Michael's College area with Colchester's Exit 16 section, and between North and Tigan Streets.

Class II routes were incorporated into the redeveloped downtown area in several locations.

Bus Service

☐☐ Winooski shall continue to support and encourage the use of the CCTA as a means of providing an alternative to private vehicles. Winooski is served by buses operated by the Chittenden County Transit Authority (CCTA), of which Burlington, South Burlington, Shelburne, Essex are also member communities. Two routes traverse the City, Riverside-Winooski and Essex Bus Route. Two new bus shelters have been established in the downtown core to support bus usage, One is an indoor, heated facility with seating and a public bathroom. The other is a durable exterior shelter that is well illuminated, with benches. Regular-rider/potential-rider surveys should be conducted to determine which sectors of the city require or can support additional service. Based on these surveys, the City plans to advocate for changes in service to reflect these needs.

Rail Service

☐☐ Winooski will lend support to the expansion of CCTA's regional service, to the extension of a commuter rail system, and to increased efforts to popularize the use of mass transit between the suburbs and the urban core. The opportunity to utilize existing rail lines and to develop a public rail transportation system, akin to those of countries with more advanced infrastructure, is one that Winooski sees as forward-looking and welcomes.

ACCESSIBILITY

☐☐ The City shall apply accessibility provisions of the current building codes. Winooski will continue to support the Winooski Accessibility Committee, and encourage continued improvements in the accessibility of services and facilities to people with disabilities. Winooski's Accessibility Plan should be reviewed and updated.

The Winooski Accessibility Committee was created to improve physical and program accessibility for Winooski citizens. The Committee devised Winooski's first Accessibility Plan which reviewed the accessibility to facilities in the city, listed modifications to improve accessibility, and set priorities for improvement work. A principal objective was to "increase awareness on the part of the City of Winooski, its government, businesses and residents of the right of accessibility to City resources that are enjoyed by all persons abled and disabled". The second priority of the plan was to identify physical barriers that inhibit access to resources and opportunities and take necessary action to remove those barriers.

The State of Vermont and the City of Winooski have adopted the building codes and standards which are to be adhered to in all projects to improve accessibility. Improvements have been made in recent years to accommodate people with disabilities, but additional work is required to accurately address the needs of the handicapped and elderly community. For example, access to shops and services, improved sidewalks and curb cuts, and additional accessible transit stop locations require attention. Achieving these improvements will enable all of Winooski's citizens to actively participate in community life.

ENERGY

ENERGY AWARENESS

☞ **Municipal Government shall promote energy awareness and serve as a role model for the community via its public facilities and services.** The City has converted its municipal building heating and cooling source from electricity to natural gas. Energy facility and street lighting shall be put in place or continued and enhanced as technology emerges. Winooski's fleet of vehicles shall be replaced with energy efficient models to the extent possible. Ridesharing by employees of Winooski's government, industrial parks, shopping centers and office complexes shall be promoted by the City and through regional programs, which are supported by local government. Citizen awareness conservation programs, energy audits, and fuel assistance programs shall be promoted through leaflets at public buildings such as City Hall and Memorial Library, via flyers in utility service bills and through electronic media.

ENERGY STANDARDS

☞ **Energy efficiency shall be promoted through application of local building codes and the development review process.** Winooski shall continue to apply the standards of current building codes in its development review and building permit process on those projects which are not subject to Vermont Act 250 review. Table 13 identifies home heating fuels utilized in Winooski.

TABLE 11.
HOME HEATING FUEL, 2000

<u>Fuel</u>	<u>2000 Number</u>	<u>2000 Percent</u>	<u>1990 Number</u>	<u>1990 Percent</u>
Utility gas	1960	66.6	1592	56.3
Bottled gas	100	3.4	71	2.5
Electricity	542	18.4	636	22.5
Fuel oil, kerosene	297	10.1	499	17.7
Coal	0	0	11	0.4
Wood	25	0.8	17	0.6
Solar energy	0	0	0	0
Other fuel	20	0.7	0	0

Source: US Census

☞ **Winooski will continue to cooperate with Green Mountain Power Corporation, Vermont Gas Corporation, Efficiency Vermont, RISE, and other energy-related entities and will avail itself of programs that decrease energy use and increase energy efficiency. The City will encourage residents to conserve energy.**

☞ **Winooski shall seek funding to develop and distribute guidelines which encourage the energy-conscious use of landscaping**. It is anticipated that municipal government may couple with Green Mountain Power and Vermont Gas Systems to offer landscaping guidelines to property owners and developers. The guidelines will serve as an educational tool, identifying appropriate vegetation species and planting methods which will enhance passive energy utilization.

SOLAR ACCESS

☞ **Through local ordinances and the Act 250 process, Winooski shall protect access to solar energy resources. Utilization of passive solar techniques shall be encouraged and access to sunlight shall be protected through continued application of the provisions of the City's solar ordinance.**

Use of solar energy to provide heating, and lighting of buildings requires that solar collectors or components of passive solar designs receive direct sunlight. Winooski is one of the few communities in Vermont with a solar access recordation ordinance. This ordinance will be applied locally and identified at the District Environmental Commission level when new construction is reviewed.

TABLE 12.
MODE USED TO COMMUTE TO WORK, 2000

<u>Mode</u>	<u>Number</u>	<u>Percent</u>
Car, truck or van - drove alone	2421	73.8
Car, truck or van - carpooled	456	13.9
Public Transportation / Taxi	122	3.7
Walked	182	5.5
Other means	33	1.0
Worked at home	68	2.1

Source: US Census

PUBLIC TRANSPORTATION

☞ The City shall continue to support the use of public transit such as the Chittenden County Transit Authority (CCTA) and Special Services Transportation Authority (SSTA) as alternatives to the private automobile. CCTA provides linkage between Winooski's residential and commercial areas and Chittenden County's shopping, community and employment centers. The City shall continue to fund CCTA and promote its use as a means of conserving energy and reducing traffic and air pollution in Winooski and the Greater Burlington region.

ALTERNATIVE NON-MOTORIZED SYSTEMS

☞ **The City shall provide circulation systems intended for non-motorized use for citizens to conveniently traverse Winooski via bicycle and pedestrian routes.** Walking and biking as transportation modes can significantly reduce energy consumption since every trip diverted to non-motorized transport reduces the consumption of fuel to zero. To facilitate this shift in mode, pedestrian and bicycle circulation systems shall be facilitated and developed.

☞ **With the increased popularity of bicycles, walking and jogging, and evidence that this popularity will continue, it is recommended that multipurpose trails be identified and established throughout the City.** These trails may include the cycleways identified elsewhere in this plan. Such multipurpose trails should be planned to as to connect into the cycleway and public transportation networks.

A pathway system would satisfy the utilitarian and recreational needs of Winooski's residents by connecting recreational areas within the City and furnishing commuter access to adjoining towns and mass transit providers. The multipurpose system should incorporate existing sidewalks, proposed nature trails and proposed cycleways. To further this goal, Winooski plans to participate in regional and state "greenway" and alternate transportation path initiatives between communities.

TRANSPORTATION SYSTEM MANAGEMENT

☞ **The City shall work with the Chittenden County Metropolitan Transportation Organization and Vermont Agency of Transportation to identify inefficient transportation patterns and employ transportation system management (TSM) techniques to improve energy efficiency.** TSM techniques can reduce energy consumption by improving the flow of vehicles through even traveling speed, and reduced number and duration of stops. Strategies that can reduce fuel consumption and air pollution include: traffic signal synchronization, elimination of unnecessary stop signs, road and intersection improvements, and the use of one-way streets in appropriate situations. TSM is viewed as having great potential for saving energy as automobiles are identified as the predominant mode of transportation for Winooski citizens (Table 14, 15).

TABLE 13.
VEHICLES AVAILABLE IN HOUSEHOLD, 2000

<u>Vehicles</u>	<u>Number</u>	<u>Percent</u>
None	415	14.1
1	1374	46.7
2	1007	34.2
3 or more	148	5

Source: US Census

PUBLIC UTILITIES, FACILITIES & SERVICES

☞ The City of Winooski will provide and maintain an efficient, equitable and economical service delivery system of public works, environmental protection, emergency response, and social service programs. The public service delivery system will be supported through annual budgets and a capital program. Funding will be provided through a combination of general taxation, user fees, reserve funds, grants, bonding, short-term debt and impact fees.

Winooski's urban nature dictates that it provides a number of services not usually expected in a community with its small population and land area. Cost of these services drive Winooski's relatively high municipal tax rate.

The City maintains a police force, library, recreation and wellness programs, sewage treatment plant, water department, public works department headed by a City Engineer, and equips a volunteer fire department. In City Hall, there is office space for planning, zoning and assessing, building, community development, records and finance, a city manager and support staff. In fiscal year 2009 the City employed forty nine people on a permanent full-time basis. These workers manage the City's extensive infrastructure and programs, upon which its residents rely. Citizens directly influence City programs through voluntary participation on various Boards and Commissions.

MAP Refer to Appendix A map entitled "Facilities and Services" is featured in the appendix of this document.

PUBLIC WORKS & UTILITIES

☞ The City of Winooski shall provide cost-effective and environmentally sound programs and a well-maintained infrastructure of local transportation and utility services including public streets and sidewalks, sanitary sewers, stormwater sewers, and potable water. Via the legislative process and participation in regional authorities and through regulatory agencies, Winooski will insist that its resident consumers receive optimal services at a fair price.

The Winooski Public Works Department is located in a garage and office complex on Gilbrook Road. It is responsible for the City's water, sewer, and storm drainage system, the street and sidewalk network, and park and facilities maintenance. Public Works encompasses six divisions including Engineering; Water; Sewer and Stormwater; Parks, Grounds and Facilities; Parking Garage; and, Streets.

Winooski's Public Works Department is responsible for: 57 miles of water, sewer and stormwater piping and thousands of related appurtenances; upkeep and maintenance of 26 separate properties, 5 City buildings, 7 parking lots, 36-lane miles of streets, numerous on-street parking areas, 18 miles of sidewalk, a 920-space parking garage, and wastewater treatment facility. There is a staff of 15 full time employees and 5 seasonal employees.

STREETS, CURBS AND SIDEWALKS

The Street Department, a division of Public Works, is responsible for street and sidewalk maintenance, curbing, and paving. It also contracts out capital construction projects. Additional responsibilities include: maintenance of hydrants; placement of signs and pavement markings; and, winter snow operations on roads and sidewalks.

Several of the City's streets have been rebuilt, resurfaced, or otherwise repaired under a special street improvement program approved by the voters in 1988. Many of the streets require attention in the near term. Additionally, those streets, which were reconstructed, require preventative maintenance to extend their useful life. The City will fund street reconstruction projects through its Capital Improvement Plan and Budget and seek State and Federal funding participation for eligible projects.

SEWER SYSTEMS

After decades of intermittent construction, separation of Winooski's storm and sanitary sewers was completed in the mid-1980s. This separation allows for effective treatment of sanitary waste before discharge into the Winooski River. The Public Works Department, with assistance from Water Pollution Control Facility personnel, monitor and maintain the sanitary and stormwater sewer systems.

Sanitary Sewers

Sanitary sewers are available in all parts of Winooski. Recently the City has been monitoring and documenting its condition via videotape and data collection. In many locations illegal connections of roof and foundation drains, and sump-pumps, contribute clean water to the system. Cracking, collapse and shifting of aging pipes in many areas causes groundwater infiltration which contributes to unnecessary flows into the sewage treatment plant.

It is in the City's economic interest to limit groundwater infiltration and eliminate illegal connections to the sanitary system as they contribute excess volume to the plant. This added volume 1) increases treatment costs in terms of energy and chemicals; 2) adds "wear and tear" to the facility, causing premature need for maintenance and repairs; and 3) decreases reserve treatment capacity which otherwise could be utilized for new development.

Local ordinances are in place, which prohibit cross connections into the sanitary sewers; these must be enforced. Many of the damaged pipes can be repaired by *in situ* slip-lining at a significant cost savings over excavation and replacement. Recent construction cost trends have indicated that a continuing annual appropriation of \$100,000 is required to repair the sanitary collection system.

Storm Sewers

Winooski's stormwater system drains water from foundation and roof drains, streets and rights-of-way, and paved parking areas. The stormwater system discharges directly or indirectly into the Winooski River via eight outfalls. A GIS stormwater system mapping program was initiated in 2002.

Over the past 7 years, Winooski has continued to focus more resources on improved stormwater maintenance and treatment. In addition, the City is in the process of investing hundreds of thousands of dollars and other resources in stormwater improvements to cleanup to Morehouse Brook, and bring Winooski into compliance with the Vermont Agency of Natural Resources TMDL (Total Maximum Daily Load) permit. Morehouse brook has been designated a stormwater impaired waterway.

Urban stormwater runoff may contain a variety of pollutants ranging from bacteria, nutrients, sediments, petroleum by-products and toxic chemicals. Catchbasins generally collect water and direct it into the storm sewer system. A minimal amount of treatment takes place when grit and debris settles in the catchbasins; it is therefore necessary that they be cleaned periodically to prevent flushing back into pipes and, ultimately, into the river.

The City regularly cleans its catchbasins as a component of its municipal stormwater management plan. The City provides education about the direct connection between impervious surfaces and the Winooski River and Lake Champlain. Since the late 1990's, through a cooperative program with the State of Vermont and the Vermont Youth Conservation Corps, catchbasins have been marked with graphics and slogans such as "*Do Not Dump*" or "*Drains to Lake Champlain*" as part of a public education campaign.

Additionally, because watersheds and property lines cross municipal boundaries, Winooski coordinates and cooperates with other municipalities to address the requirements of the Vermont Agency of Natural Resources Municipal Separate Storm Sewer System (MS4) permit. Winooski works in a cooperative and collaborative process with greater Burlington area communities to:

- ① undertake a regional stormwater education plan,
- ① undertake periodic studies to define alternatives for managing stormwater and analyze which solution will work best to address long term municipal needs; and
- ① share in other resources as the needs arise.

WATER DEPARTMENT

Winooski purchases drinking water from the Champlain Water District (CWD). Water enters Winooski from upper Main Street and Camp Johnson. The City of Winooski Water Department then retails this water to 1,735 local customers. Additionally, the system provides water for fire protection from 165 fire hydrants; ample water pressure and volume is available for fire fighting.

Winooski's aging distribution system is prone to breaks. Winooski has embarked on an aggressive program to repair or replace many of its aging valves and other critical items. Winooski also replaced thousands of feet of aging water lines during its recent downtown improvement project. Recent cost trends indicate that a continuing annual appropriation of \$400,000 is required to repair and maintain the City's water system. Winooski is keeping pace with those costs and is also continuing to put additional money into a reserve fund to cover the cost of future upgrades.

TABLE 14.
CHAMPLAIN WATER DISTRICT CONSUMPTION

FISCAL YEAR	GALLONS
2007-08	172,897,000
2006-07	209,220,200
2004-05	212,475,000
2003-04	186,965,500
2002-03	188,022,000
2001-02	197,193,380
2000-01	207,989,066
1999-00	219,254,743
1998-99	221,733,498
1997-98	210,604,622

Source: CWD

WATER POLLUTION CONTROL FACILITY

The Winooski Water Pollution Control Facility is located at the end of West Allen Street adjacent to the Winooski River. The plant went on line in February of 1971, financed by federal, state and local funding. It is equipped with "extended aeration" secondary treatment capabilities with a design capacity of 1.4 million gallons per day (MGD). Extended aeration is a process which creates an environment for naturally present aerobic bacteria to carry out organic digestion of incoming wastewater. Sodium aluminate is added to the process to chemically reduce total phosphorus levels prior to discharge into the Winooski River. The average daily flow for 2007 was 0.8024 million gallons per day, or, 71.4% of design capacity.

In 1996 Forcier, Aldrich and Associates performed a 20-year plant evaluation mandated by the State of Vermont. Overall, the study showed the facility to be in excellent condition, however some original equipment at the WPCF was in need of replacement to meet current design standards. The voters passed a \$1,200,000 bond in March of 1996 to upgrade the WPCF with new equipment. Upgrade of treatment capacity was viewed as being more cost-effective than correcting all of the deficiencies identified in the sewer collection system. Construction was completed in the summer of 1999.

Recent upgrades included the grit collection and secondary clarification systems. Removal of grit from the influent eliminates burden on plant processes (i.e., pumps, settling tanks, etc.), improving plant efficiency. New secondary clarifiers replaced inadequate original units; the old units were undersized for peak flows, risking release of sludge into the river. Overall, the plant upgrade has made the facility more flexible and able to handle excessive infiltration.

Flows through the plant vary enormously from 0.68 MGD to 4.0 MGD; high flows are attributed to groundwater infiltration and illegal connections to the collection system – primarily via sump pumps. Such variable flows through the plant can be “tamed” through collection system repair and enforcement of cross-connection ordinances.

Sludge is a by-product of wastewater treatment. The City participates with the Chittenden Solid Waste District (CSWD) for disposal of treatment plant biosolids (sludge). Pollutants, including dangerous heavy metals, are concentrated in sludge; from environmental, social responsibility, and liability standpoints, it is in the best interest of the City to minimize heavy metal content in its sludge. As a part of its Bio-Solids Program, Winooski will work with local businesses to minimize discharge of pollutants into the treatment plant. The resident education component of the Program will encourage citizens to purchase low-toxicity consumer products. For all sludge producers, Winooski will participate in toxic material disposal programs offered by the Chittenden Solid Waste District.

CONSUMER SERVICES

Winooski residents are provided with electric power by Green Mountain Power Corporation, natural gas by Vermont Gas Systems, telephone service by Fairpoint and media services by Comcast Cable.

Winooski’s trash and recyclables are handled by private haulers, licensed by the Chittenden Solid Waste District (CSWD). Outdoor burning of yard waste has been disallowed in Winooski for several years; residents may take yard waste to the Depot operated by CSWD at the McNeil Generating Station. As a member of the District, Winooski residents are entitled to use the facility’s drop-off center where a wider range and volume of waste and recyclables are accepted than at curbside. Household hazardous waste disposal options are available to residents at the CSWD Environmental Depot year-round and through the Rover which regularly visits Winooski. Winooski supports the CSWD Plan for solid waste disposal and supports the proposed Williston solid waste landfill.

EMERGENCY SERVICES

☎ The City of Winooski shall provide effective public safety programs through local emergency service providers including a fire department and police department, and through support of emergency service partners and cooperative agreements with Saint Michael’s Ambulance, St. Michael’s Fire Department, Colchester Fire Department, Chittenden County Sheriff’s Department, Vermont State Police and the Chittenden Unit for Special Investigations. Winooski benefits from participation in the Enhanced 9-1-1 program.

A paid municipal police department, and volunteer fire, rescue and ambulance services serve Winooski. Local dispatching for these services occurs through the Police Department. Winooski participates in regional Enhanced 911 programs, with service via the Williston PSAP. Ambulance service to Winooski is furnished by Saint Michael's Rescue of Colchester. A local emergency shelter, designated by the Vermont Red Cross, has been established at the O'Brien Community Center. In the event of a local emergency, the facility is equipped to process hundreds of people. Among its facilities are a 100 Kw diesel-powered generator, bathrooms, showers, a commercial kitchen, a dining area, and spaces that can accommodate makeshift dormitories. The City's Emergency Operations Center is Winooski City Hall; it is equipped with a 100 Kw diesel-powered generator.

Fire Department

The City of Winooski is protected from fire by a volunteer fire department. The fire station is located near the center of the City on Main Street. The Department participates in the regional mutual aid program. The facility, constructed in 1976, has space to house five fire trucks. It also has office space, a hose drying tower, and ramp space; the offices, training space, meeting room and parking for the firefighters is considered inadequate.

A Fire Chief, 2 Assistant Chiefs, 2 Captains, 2 Lieutenants and 20 volunteer firefighters staff the Department on an as-needed basis. Firefighters are paid when responding to incidents.

The Fire Department maintains "automatic aid" cooperative agreements with Saint Michael's College Fire Department and the Colchester and Malletts Bay Fire Departments.

The City furnishes vehicles and equipment for the use of the Fire Department. In recent years the City has made necessary upgrades to the Department fleet (Table 18). At the last evaluation by the Insurance Services Office the City received a very good fire protection rating; citizens benefit indirectly through lower fire insurance rates.

Fire Department volunteers officially registered the Winooski Fireman's Association in 1983 as a non-profit entity. The Association has contributed thousands of hours of volunteer time training, on improvements to the station, and on fire-fighting equipment maintenance. The association owns an historic 1951 Maxim Pumper.

TABLE 15.
WINOOSKI FIRE DEPARTMENT FLEET

<u>Year</u>	<u>Equipment</u>
1972	Maxim Pumper
1990	Ford Utility Truck
1995	Sutphen Pumper
1999	Sutphen Ladder Tower Truck
2005	8X24 Ft. Special Services Trailer
2008	Emergency Command Vehicle

Police Department

The Police Department is located on the ground floor of the Municipal Building. Winooski does not maintain and operate a jail; all persons taken into custody are held at the Chittenden County Correctional Center in South Burlington.

Winooski Police operate with seven marked and two unmarked vehicles, along with three police bicycles. The Department is comprised of a Chief, Deputy Chief, four Sergeants, two Detectives, eight Officers, four Dispatchers, four Relief Dispatchers and ten Auxiliary Officers. The department provides 2 full-time equivalent Code & Parking Enforcement Officers. A dispatch center operates from the Police Department. Winooski staffs its Police Department twenty-four hours a day, 365 days each year.

The Police Department furnishes a Youth Service Officer to the Winooski School District. It also supports a local Community Justice Center that manages a Reparative Board as an alternative to court intervention and incarceration. The Police Department is a participating member of the Chittenden Unit for Special Investigations. This unit investigates all sexual assaults and severe child abuse cases which occur in the City.

CULTURE, SOCIAL SERVICES & EDUCATION

☞ Cultural, social service and educational services shall be available to the full range of Winooski citizens through programs and facilities including a public library, senior citizens' center, community center, public housing and local schools.

MEMORIAL LIBRARY

The Winooski Memorial Library is in the Champlain Mill located in the redeveloped downtown. The Library moved from its previous location at 19 East Spring Street to the Champlain Mill in November 2005.

The Winooski Memorial Library exists to serve community needs and interests and to serve the residents and surrounding community members by providing books and materials that will promote the love of reading, contribute to the growth of knowledge, and serve as a center for reliable information with special attention to the children's collection and programs encouraging them to become enthusiastic and life-long readers.

Memorial Library has 9,858 books, 821 audio materials, 705 videos and 28 periodical subscriptions in its collection, downloadable audios are also available (Table 19). It is open 32 hours each week. A full-time Librarian and two part-time Assistants serve as staff. Library Advisory Board volunteers bring community perspective to library management and serve as advocates in the community.

The long-term societal benefits of literacy and curiosity are difficult to quantify, but also hard to overestimate. To the extent that Winooski children learn by watching television, Winooski will be just like other American communities. But to the extent that Winooski citizens -especially children- go to the library, Winooski will be unique.

Whenever possible, opportunities shall be sought to increase the library's role in the community.

TABLE 16.
MEMORIAL LIBRARY STATISTICS

<u>Fiscal Year</u>	<u>Visits</u>	<u>Materials Borrowed</u>
2007-08	13,041	17,875
2006-07	12,334	15,039
2005-06	8,113	12,434
2004-05	9,623	11,990
2003-04	9,361	11,823
2002-03	9,048	15,298
2001-02	8,863	14,709
2000-01	10,920	13,420

SENIOR CITIZEN CENTER

The Winooski Senior Citizen Center was established in 1969 to promote the economic and social well being, and health and independence of elderly citizens. The Center plans, funds, and administers services that enhance the living conditions and social interactions of the elderly. Partially funded by the City, the Senior Citizen Center is primarily financed by grants from the Champlain Valley Area Agency on Aging. An addition to the Center was constructed in 2004, giving it approximately 1,000 more square feet for its activities. It is staffed by a part -time Director and several volunteers.

Services provided include income tax assistance, flu shots, arthritis seminars, blood pressure screening, foot clinics, meals, referral services, and commodity food distribution. Meals are delivered daily to various homes and served at the Center each week. The Center also functions as the meeting place for an Alzheimer's Support Group where families of the Alzheimer patient are given information and support. Art classes, exercise classes, bingo, and social gatherings such as summer barbecues and holiday parties are featured.

COMMUNITY CENTER

The O'Brien Community Center was established in 2008. It houses numerous service organizations and facilities for the use of community members. The facility was dedicated by the principal donors to the Community Center, Richard and Deborah Tarrant, to Dr. Robert and Mrs. Shirley O'Brien, lifelong residents of Winooski. The purpose of the Community Center is to support the health, well-being, and self -empowerment of all members of the local community. The rehabilitation of the under-utilized shopping center on Malletts Bay Avenue serves multiple purposes. Not only does it provide opportunities for residents to meet and avail themselves of services and facilities locally, it is also spurring revitalization and redevelopment of the adjoining neighborhood. As a gateway to Winooski's downtown, the Community Center is emblematic of Winooski's successes at adaptive re-use and revitalization.

Table 17:
COMMUNITY CENTER ORGANIZATIONS & SERVICES.

- 0 Vermont Works for Women
- 0 The Winooski Family Health Clinic
- 0 Vermont Dental, Incorporated
- 0 The Winooski Teen Center
- 0 The Winooski Boys and Girls Club Youth Center
- 0 Parks & Community Wellness Department's VISTAs and AmeriCorps
- 0 Parks & Recreation Art, Activities, and Afterschool Programs
- 0 The Association of Africans Living in Vermont
- 0 The Winooski Coalition for Safe & Peaceful Communities
- 0 The Winooski Family Center
- 0 The Greater Burlington YMCA Winooski Facility
- 0 Fletcher Allen Physical Therapy, with a warm pool
- 0 The EuroMarket

WINOOSKI HOUSING AUTHORITY

The Winooski Housing Authority (WHA) is a subdivision of the City charged with providing affordable housing and housing assistance to elderly and low and moderate-income citizens. Additionally, the WHA seeks to identify areas of the city in need of revitalization and assist when appropriate.

WHA owns a total of 264 units within the City and supports affordability programs to over 700 units (Table 18, 19). The Authority has not constructed any units since 1995, yet it has been able to increase the availability of subsidized housing resources through a variety of programs, such as Section 8, and by working with other agencies.

TABLE 18.
WINOOSKI HOUSING AUTHORITY PROGRAMS, 1978-2008

	<u>1978</u>	<u>1983</u>	<u>1988</u>	<u>1996</u>	<u>2001</u>	<u>2008</u>
Public Housing	188	188	188	238	238	238
Section 8 Certificates	20	42	79	100	-	-
Section 8 Rehabilitation	-	19	19	19	19	19
Section 8 Vouchers	-	-	44	100	320	320
Management Agent	-	17	120	19	19	119
Contract Administration	-	100	100	100	100	-
Market Rate Units	-	-	-	-	26	26
TOTAL	208	366	550	576	722	722

TABLE 19.
WINOOSKI HOUSING AUTHORITY PROPERTIES

Property	Units
31 E. Spring Street	53
87 Elm Street	59
181 Franklin Street	16
83 Barlow Street	60
65 Barlow Street	50
275-279 Main Street	26
120 East Spring Street*	100

* Owned by WHA subsidiary Chittenden Housing Corporation

WINOOSKI SCHOOL DISTRICT

The Winooski School District is a separate legal entity and undertakes its own planning and student population projections. These responsibilities focus on present and future administrative, facility and program needs for the City of Winooski.

The mission statement of the Winooski School District states: *“The primary responsibility of the Winooski School District is to provide the best possible education for all eligible members of the community. The community, in turn has the responsibility of supporting the district through raising necessary funds, and through active participation in the educational process. The schools should educate each student as part of the community, stressing individual worth, while realizing there are diverse capabilities in every human being.”* This mission statement captures and reflects the core values and beliefs that guide the school district and its staff in the pursuit of quality education for all children within the community. The mission statement captures the critical dimension of a dynamic school system providing appropriate learning programs closely engaged with the Winooski community.

The School District has renovated facilities periodically to respond to infrastructure needs and will continue to maintain its facilities, assuring not only local state and federal code compliance, but also a pleasant environment, conducive to learning. The facilities are combined into one physical main plant enabling excellent interactions with students, programs and utilization of facilities. JFK was constructed in 1965 and expanded and renovated in 1970, 1991 and 2000. Winooski Middle–High School was constructed in 1959 and expanded and renovated in 1976, 1992 and 2000. The school site on Normand Street consists of approximately 33 acres which includes the school complex, grades pre-K to 12, athletic facilities, track, little league field and elementary recess and playground areas.

The student population currently is divided into three groups: pre-K-5 attending John F. Kennedy elementary school (JFK) with an average projected enrollment of 359 students; the Winooski Middle School grades 6 through 8 with an average projected enrollment of 149 students; and the High School, with an average projected 179 students.

Overall, the projected student population for the next ten years is difficult to forecast due to evolving demographic factors and effects of the Downtown redevelopment.

PRIVATE EDUCATION OFFERINGS

Three private schools operate in Winooski. These are: Saint Francis Xavier School, Centerpoint School, and Hull Crest School. The Winooski Family Center, co-located with the Winooski Housing Authority and O'Brien Community Center offers playgroup, preschool, parent support, welcome baby and "father's and children together" programs. The Association of Africans Living in Vermont teaches life skills. In addition to the offerings of the Winooski Department of Recreation and Wellness, Winooski posts of the Boys and Girls Club and Greater Burlington YMCA offer youth programs.

Recent development in the downtown area includes the construction of a new Vermont Student Assistance Corporation (VSAC) headquarters, the State's largest Community College of Vermont (CCV) facility, and the presence of Champlain College's Electronic Game & Interactive Development Program's Emergent Media Center. VSAC and CCV have outreach initiatives specifically for Winooski school students, to encourage them to pursue higher education. The physical presence of CCV, in 2010 will enhance its availability to local students.

CAPITAL IMPROVEMENT PLANNING

Winooski government shall spend public funds efficiently and in response to public service needs and government mandates. Capital programming shall be put in place to wisely manage limited funds and achieve maximum results.

Winooski's density, demographics and central location at the county's core necessitate a high level of government services. Winooski has limited land area for future growth, a heavy reliance on residential property tax, modest grand list values, and low personal income. Combined, these factors contribute to a heavy tax burden.

Winooski's facilities and equipment is in functional condition, however, regular refurbishing or replacement is required. As population changes, regional impacts increase and government mandates evolve, service and facility needs continue to grow. Many of these needs will require capital improvements. Capital improvements are major, non-recurring, high-cost projects having a life span of several years, which cannot be funded out of a single year's operating budget. Capital items often require new debt, facility construction and improvements, heavy equipment purchase, or provision of new or replacement infrastructure.

The capital programming model assists public officials and voters in selecting, financing and scheduling the major expenditures of the City over a period of time. The product of capital programming is a Capital Improvement Plan (CIP). A Capital Improvement Plan provides an approach to select, schedule, and finance capital improvements.

Among the benefits of capital programming are:

- ① control and stabilization of the tax rate,
- ① improved management of finances and grants,
- ① anticipation of service problems and potential deficiencies of municipal activities before a crisis occurs,
- ① provision for orderly growth and development consistent with the City's fiscal ability to provide facilities and services,
- ① improved general management practices, such as equipment replacement and infrastructure improvement plans,
- ① provision of greater stability and continuity of operations,
- ① guidance for development and implementation of municipal and regional plans and policies, and,
- ① improved policy-making and citizen control of governmental operations.

The Vermont Municipal and Regional Planning and Development Act authorizes municipalities to adopt CIP's provided that a Utility and Facility Plan has been adopted as part of the Municipal Development Plan. In Fiscal Year 1991-92 Winooski developed its first CIP. Additionally, the Mayor and Council review and adopt a capital plan and budget each year in accordance with the City Charter. In 2007 Winooski voters approved long term regular funding for a Capital Budget. The FY08 base-year value was set at \$240,000 and was programmed to increase 5% each year thereafter. Winooski's capital fund may be supplemented by monies from available private, State and Federal sources.

Winooski will strive to make its Capital Improvement Plan an operational and evolving document and planning tool. As such, it will be amended, re-evaluated and re-prioritized on an annual basis after input by City personnel, elected officials and the public.

IMPLEMENTATION, SUSTAINED PLANNING & STUDIES

In 2003, the opening statement of this chapter read: “This Plan both portrays a large scope and details numerous activities for the City to take in an extensive effort, over a twenty-year implementation timeframe.”

During the ensuing years since this plan was first adopted, it has been actively utilized to guide policies which have contributed to ongoing redevelopment in the City. This edition of the Winooski Municipal Development Plan represents a renewal of the vision put forth in the 2003 document.

Since 1995, Winooski leaders, staff, developers and community volunteers have participated in the creation of this planning document. Since its adoption, these interested parties have utilized this plan to put in place policies and programs which have guided redevelopment initiatives.

Considering that Winooski has only 465 developable acres of its 965 acre total size -and, that it has already mostly developed- it is likely to be the most “planned” community of any in Chittenden County. Thus, local planning efforts are directed towards enhancing the overall quality of life and encouraging application of Smart Growth principals in redevelopment efforts.

The broad planning goals of enhancing neighborhoods, housing, educational opportunities, social and physical well-being, transportation, infrastructure, and achieving Smart Growth visions are being achieved by Winooski. Indeed, in 2006, the United States Environmental Protection Agency honored Winooski with a national award for Smart Growth Achievement. Most notably, the Winooski Downtown Revitalization development, in alignment with the Municipal Plan, has developed an entire new neighborhood, in 2009, home to almost one thousand residents, with student housing, affordable and market-rate apartments, and mid- and upper- range condominiums. Housing rehabilitation has flourished. Additionally, commercial and office space has been increased by approximately 350,000 square feet. More than 1,400 structured parking spaces have been built. The flagship facility for the Community College of Vermont is in construction, as is a facility for Champlain College’s Emergent Media Center. A weekly Farmers’ Market is now in its fourth year downtown, with vendors selling produce grown in Winooski, craft items, and prepared dishes from Africa, Asia, and Eastern Europe. Community gardens have been popular in Winooski for many years; recently the number of garden venues and plots has been expanded.

Other initiatives elsewhere in the City have been similarly underpinned by the Municipal Development Plan. Neighborhood associations are being formed. One association undertook a program of design charrettes, to address the Malletts Bay Avenue area. Hundreds of people were active at a series of public forums to discuss a community center. The O’Brien Community Center opened in 2008 and exemplifies adaptive reuse of an underutilized strip mall. Recreation and wellness programs are well received in the community and a satellite of the Greater Burlington YMCA has opened in Winooski. The vacant Lavalley and Ide mill is being retrofitted for office use. A six story residential building to house returning- and homeless- veterans will be constructed where for decades

has been a derelict foundation site. CCTA bus shelters are being installed and frequency of headway has been increased. The Rental Registry Program, the Housing Improvement Program, and the CEDO Lead Safe Program are all addressing older housing needs. All municipal buildings have been evaluated and enhanced for energy efficiency.

Though significant progress towards achieving planning goals has been made, many of the recommendations in this document remain to be fully implemented. Continued study of issues affecting Winooski is required to better understand the evolving issues which confront the city. 2010 Census information will provide a renewed knowledgebase of demographic data.

The City shall continue to update the Municipal Plan every five years as required by 24 V.S.A., Section 4387.

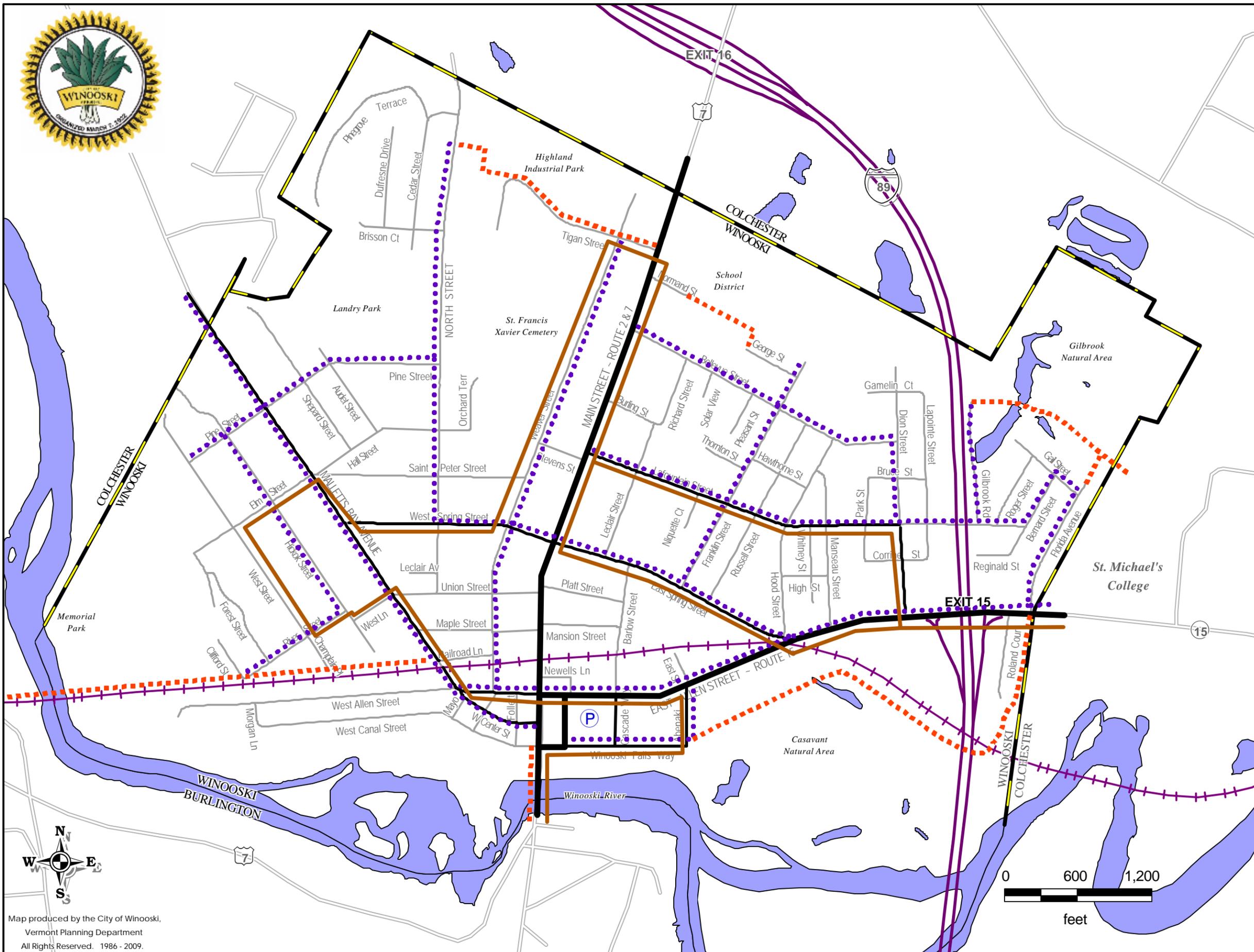
It is envisioned that this Plan will undergo thorough revision prior to its original implementation horizon of 2023.

The City of Winooski invites, welcomes and encourages citizen participation in all discussions regarding community planning and the City's future.



MUNICIPAL DEVELOPMENT PLAN

TRANSPORTATION



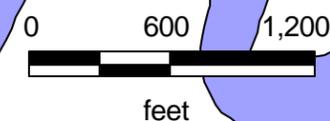
LEGEND:

-  CLASS 3 HIGHWAY
-  CLASS 2 HIGHWAY
-  CLASS 1 HIGHWAY
-  INTERSTATE 89
-  CCTA BUS ROUTE
-  CYCLEWAY
-  CLASS I BIKE PATH (PROPOSED)
-  MUNICIPAL PARKING GARAGE & BUS STOP

Note: Map scale limits accuracy.

This map is for planning purposes only. Consult specific studies, surveys and ordinances for detailed information.

Map data from various sources, including: City of Winooski records, VCGI, GrassRoots GIS, and digital orthophotography.





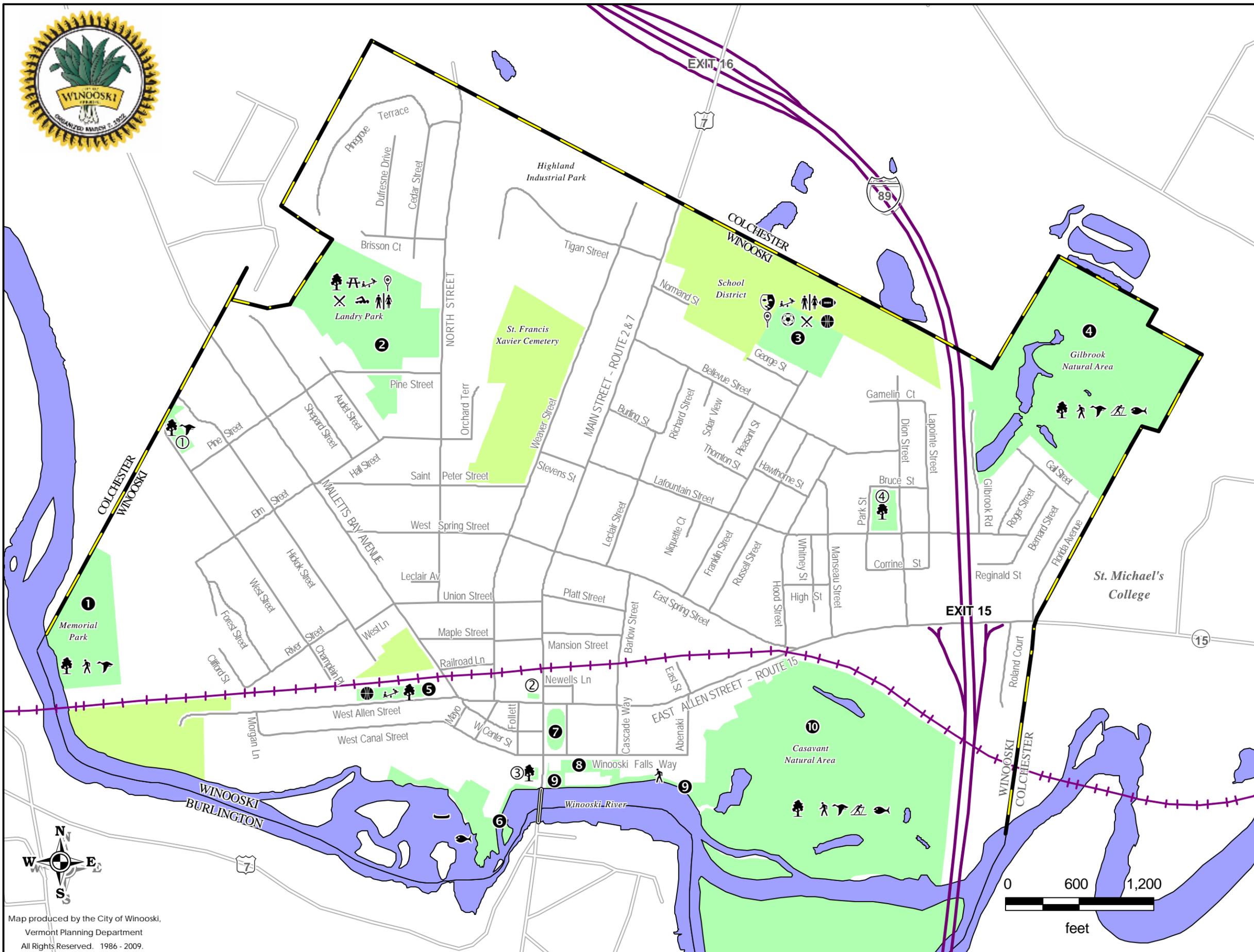
MUNICIPAL DEVELOPMENT PLAN

PLANS

PARKS & OPEN SPACE

LEGEND:

- ① MEMORIAL PARK
- ② LANDRY PARK & MYERS POOL
- ③ HAWTHORN FIELD & SCHOOL PROP.
- ④ GILBROOK NATURAL AREA
- ⑤ WEST ALLEN STREET PARK
- ⑥ WINOOSKI ONE PARK & FISHWAY
- ⑦ ROUNDABOUT COMMONS
- ⑧ MILL PARK
- ⑨ RIVERWALK
- ⑩ CASAVANT NATURAL AREA
- ① WEST STREET PARK
- ② SMITH PARK
- ③ FALLS TERRACE PARK
- ④ RICHARDS PARK
- ✕ BASEBALL / SOFTBALL
- ⚡ BASKETBALL COURT
- 🦅 BIRD / WILDLIFE WATCHING
- 🚣 CANOE ACCESS
- 🐟 FISHING
- 🌳 FORESTED AREA / SHADE TREES
- 🎡 PLAYGROUND
- 🍷 PICNIC TABLES
- 🚻 RESTROOMS
- ⚽ SOCCER
- 🏊 SWIMMING POOL
- 📍 TENNIS
- 🎭 THEATER
- 🚶 WALKING / JOGGING TRAILS
- 🎿 XC SKIING



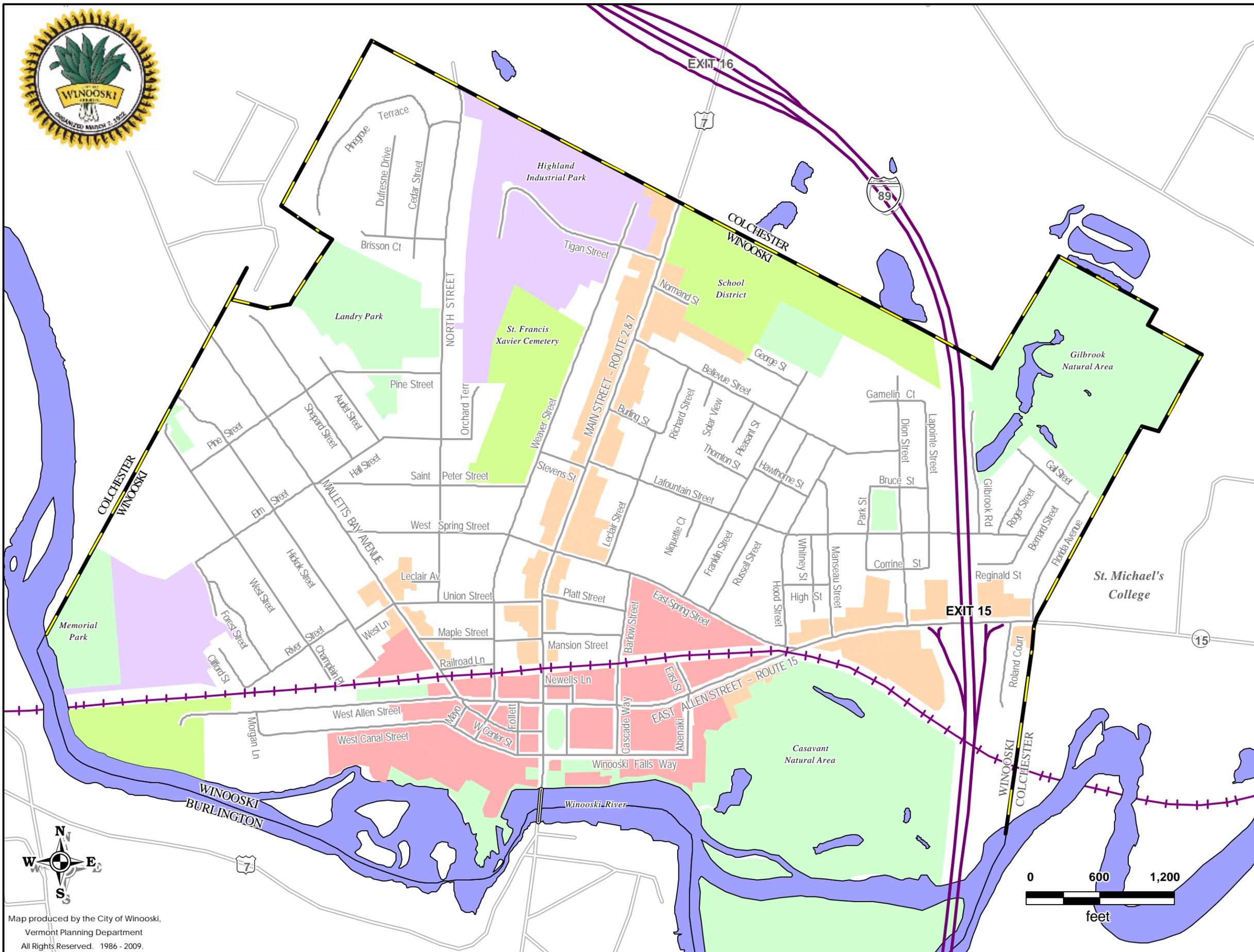
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MUNICIPAL DEVELOPMENT PLAN

PLAN

PROPOSED LAND USE



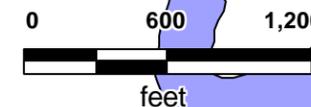
LEGEND:

-  RESIDENTIAL
-  MIXED USE
-  MANUFACTURING, OFFICE, R & D
-  DOWNTOWN
-  PARKS & OPEN SPACE
-  PUBLIC & QUASI-PUBLIC
-  WATER BODY

Note: Map scale limits accuracy.

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MUNICIPAL DEVELOPMENT PLAN

PLAN

HISTORIC RESOURCES & DESIGNATED DOWNTOWN

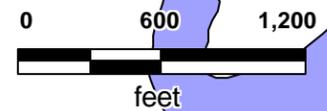
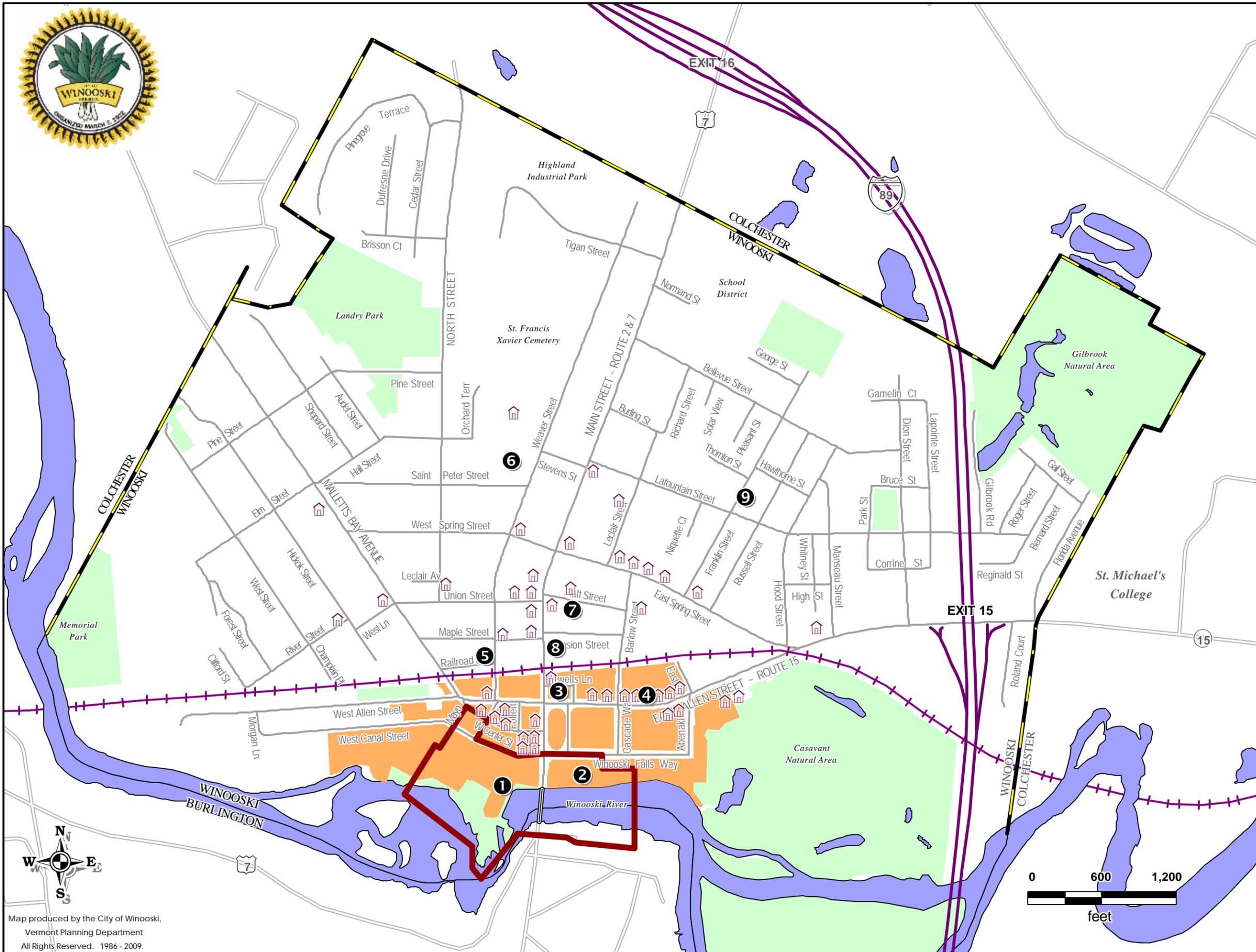
LEGEND:

-  DESIGNATED DOWNTOWN
-  NATIONAL REGISTER: WINOOSKI FALLS MILL DISTRICT
-  VERMONT STATE HISTORIC SITE & STRUCTURE PROPERTY
-  WOOLEN MILL
-  CHAMPLAIN MILL
-  WINOOSKI BLOCK
-  OLD STONE HOUSE
-  RVA HALL
-  ST. FRANCIS XAVIER CHURCH
-  FAITH BAPTIST CHURCH
-  MANSION HOUSE
-  CONCRETE BLOCK HOUSE

Note: Map scale limits accuracy.

This map is for planning purposes only. Consult specific studies, surveys and ordinances for detailed information.

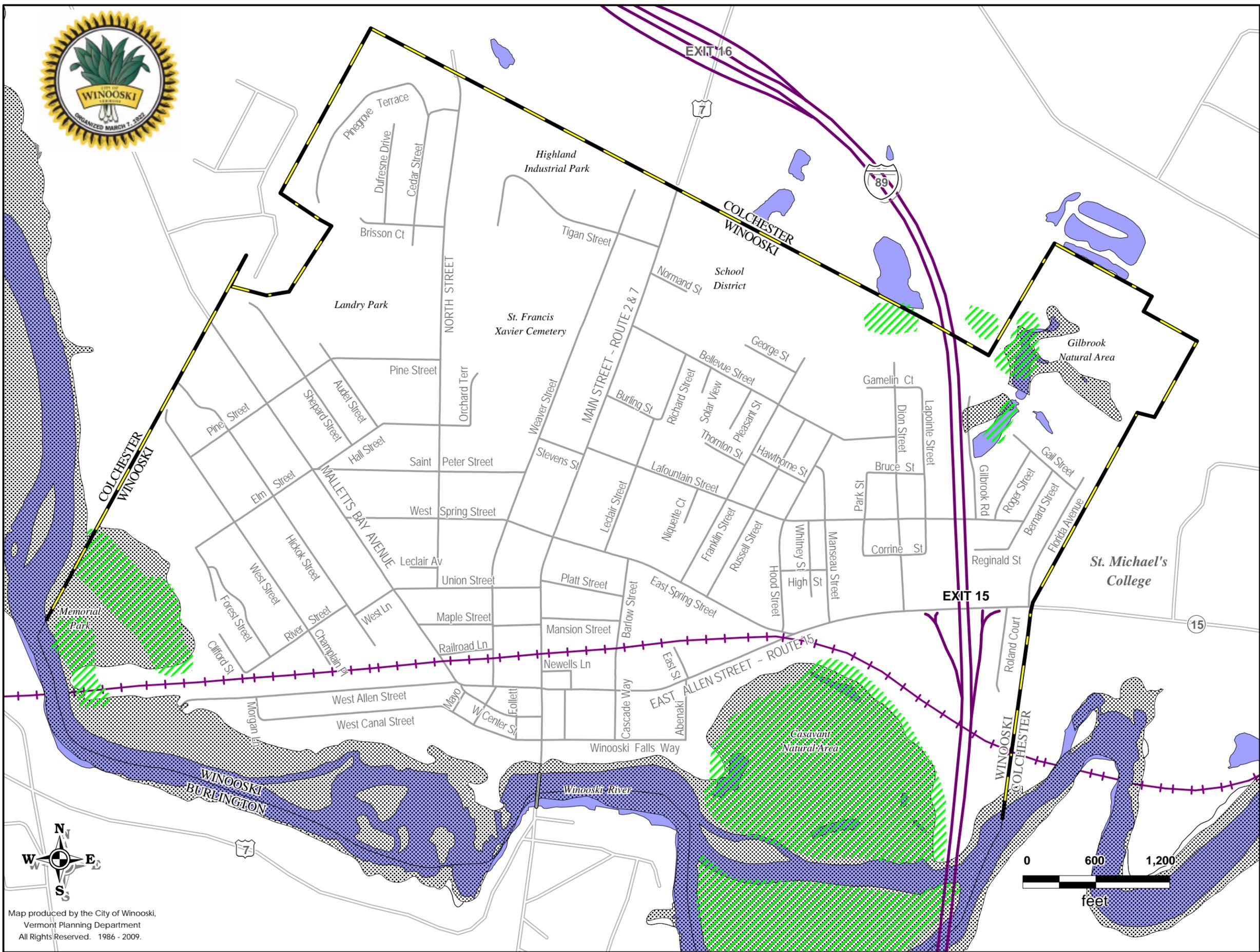
Map data from various sources, including: City of Winooski records, VCGI, GrassRoots GIS, and digital orthophotography.





MUNICIPAL DEVELOPMENT PLAN

FLOODPLAIN & WETLANDS



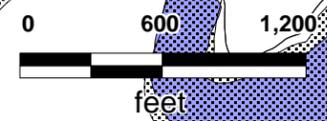
LEGEND:

-  FLOODPLAIN
-  NWI WETLANDS
-  WATER BODY

Note: Map scale limits accuracy.

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Map data from various sources, including: City of Winooski records, VCGI, GrassRoots GIS, and digital orthophotography.



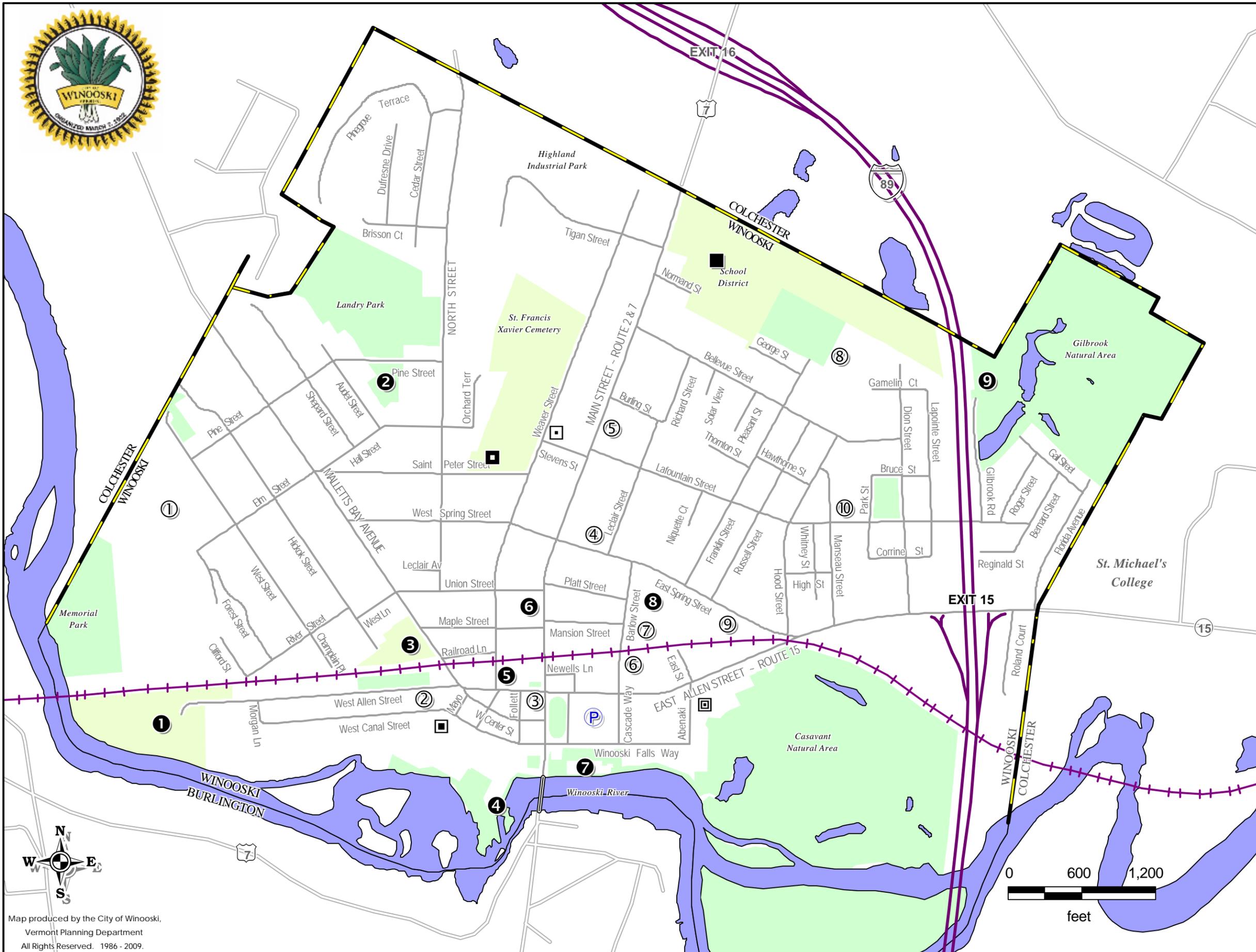


MUNICIPAL DEVELOPMENT PLAN

FACILITIES & SERVICES

LEGEND:

- ① WASTEWATER TREATMENT
- ② MYERS MEMORIAL POOL
- ③ O'BRIEN COMMUNITY CENTER
- ④ WIP HYDRO PROJECT & PARK
- ⑤ CITY HALL & POLICE DEPT.
- ⑥ FIRE STATION
- ⑦ LIBRARY & MILL MUSEUMS
- ⑧ SENIOR CITIZEN CENTER
- ⑨ PUBLIC WORKS GARAGE
- ⑩ WHA 87 ELM STREET
- ⑪ FAIRPOINT COMMUNICATIONS
- ⑫ US POST OFFICE
- ⑬ WHA 31 EAST SPRING STREET
- ⑭ WHA 275 MAIN STREET
- ⑮ WHA 65 BARLOW STREET
- ⑯ WHA 83 BARLOW STREET
- ⑰ WHA 181 FRANKLIN STREET
- ⑱ WHA 120 EAST SPRING STREET
- ⑲ VT NATIONAL GUARD ARMORY
- P DOWNTOWN PARKING GARAGE
- WINOOSKI SCHOOL DISTRICT K-12
- ST. FRANCIS XAVIER SCHOOL
- CENTERPOINT SCHOOL
- HULL CREST SCHOOL
- COMMUNITY COLLEGE OF VERMONT



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