



# SMART GROWTH

*in Vermont*

## INVEST...

### in Our Downtowns

Since the state's earliest days, Vermont's downtowns have been the centers of community life for most of our state's history. As recent development has spread into the countryside, many communities have built on a history of investment in infrastructure and institutions to re-establish their downtowns as thriving community centers. Projects such as the restoration of Richford's Sweat-Comings Furniture building do just that by preserving downtown historic structures, providing essential community services and redeveloping brownfield sites.

This mixed-use project in the heart of the community enables residents to buy groceries at the much-needed downtown market, provides access to the expanded health clinic and creates twelve units of permanently, affordable

rental housing. Housing Vermont, Mac's Market, Richford Renaissance, Richford Heath Center, and The Hartland Group worked together on the project that will catalyze future community development and economic growth.

Vacant for 33 years, the Old Foundry, a dilapidated, historic resource in Springfield, has been transformed into a valuable recreational resource for the community and surrounding region. Serving as a gateway to the community, the Southern Vermont Recreation Center provides physical fitness opportunities for people of all income levels and will eventually add space for community events and art exhibitions. Architects Freeman French Freeman, Inc. designed the project to minimize the building footprint, share parking with neighboring businesses and provide accessibility for people with disabilities. This project exemplifies the community's commitment to revitalizing their community core and preserving their history.



Main Street Mill, Richford



Southern Vermont Recreation Center

## REVITALIZE...

### Village Centers



Starksboro Town Center



(L) Downtown Enosburg Falls,  
(R) Debevoise Hall at VT Law School

Many small Vermont towns are losing their sense of community as their village stores close and post offices and town halls move to the outskirts of town. Not so in Starksboro. The town rallied together to reverse this trend by purchasing three acres in the village between the Town Hall and Village Meeting House for a new town office. With residents volunteering their labor, a new town office was completed, sidewalks were installed connecting several buildings, and shared parking facilities were created. The old town office, housing the Post Office, was transformed into a general store. This project has brought a community together, enhanced the town center and sparked other smart growth projects.

In 2005, Enosburg Falls suffered a terrible loss from a fire that destroyed a block in the center of the village. Three years, later, Housing Vermont, the

Champlain Housing Trust and Village of Enosburg Falls partnered to construct a new three-story building on the site and renovate the two upper floors in the Merchants Bank. The new building features a restaurant and retail/office space on the first floor, and 24 apartments on the second and third floors. The upper floors in the bank building consist of six apartments.

Vermont Law School, located in the small town of South Royalton, has integrated a modern campus into the fabric of a small Vermont village. The school worked with Truex Cullins and Partners to renovate and expand Debevoise Hall. The school's attention to historic precedent, scale and architectural detail serve as a model for developing modern institutional facilities that embody smart growth principles.

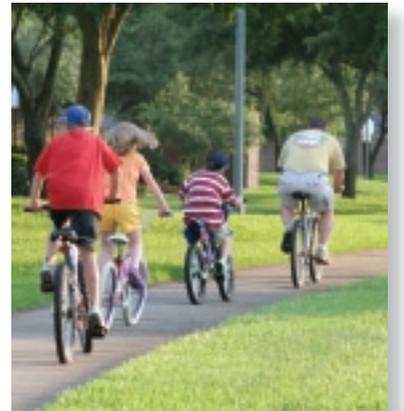
## PLAN...

### for the Future of Our Communities

With last year's enactment of a new growth centers law, Vermont established a new approach to land use planning that builds on the investments we have made in our downtowns and village centers. To assist municipalities and regional planning commissions to apply for growth center designation, the state Growth Centers Planning

and Coordination Group prepared the State Growth Centers Implementation Manual.

The manual provides detailed guidance for communities interested in growth centers planning and applying for growth center designation.



## CREATE...

### Safe and Convenient Neighborhoods



One More Home Program



The Marble Works Residences



Middlebury South Village

In 2006, the median-priced home was \$197,000. To purchase that home, a household would need an income of \$66,000 – 67% of all Vermont households' annual income is below that amount. Creating housing opportunities in or near established neighborhoods reduces both community infrastructure costs and living expenses for residents.

Seeing the need for new housing opportunities in existing neighborhoods, the City of Montpelier designed an innovative program to assist homeowners to create new accessory apartments (commonly referred to as mother-in-law apartments). The One More Home program accomplishes this through a

combination of homeowner education, changes to the City's zoning bylaw, technical assistance, and grant funds. Launched in the summer of 2006, the program has resulted in twelve new units in various stages of completion and serves as a model for other communities.

The Marble Works Residences, set in a historic district on the banks of Otter Creek in Middlebury, add the missing element to this downtown location – housing. Redstone Commercial Group and Housing Strategies, Inc. teamed up to build 30 units on one acre, providing new homeowners with pedestrian access to a lively mix of restaurants, shops, professional offices, and recreational opportunities.

Over five acres was also set aside for public access to the river for fishing and paddling.

South Village in Middlebury provides a mix of uses including 56 single family homes, 30 affordable apartments, a bank, a restaurant and retail and office space adjacent to the historic downtown. Project partners Middlebury South Village LLC., Otter Creek Engineering, OWR Landscape Architects and Planners and William Maclay Architects and Planners developed the project, which is within walking distance to major employers, grocery stores, schools and recreation facilities.

## CONNECT...

*Communities, People  
and the Land*

As Vermont's recent land use patterns have fragmented both our communities and the natural landscape, this much is clear: How we use and protect our land is a key factor in tackling many of the economic, social and environmental challenges facing our state today.

Smart growth provides a vision, framework and tools for creating land use policies that respect our unique landscape. Land use decisions that reflect smart growth principles can make it easier to rehabilitate a historic building, protect a family farm, build homes in a village neighborhood or create park and ride facilities for carpooling. Making the right decisions requires reliable research, patience and an ability to bring together divergent interests to forge a common vision. Together, we can ensure our communities remain places where people connect, prosper and protect what makes Vermont special.

## SMART GROWTH...

- ★ Reduces energy use and harmful greenhouse gas emissions.
- ★ Creates a range of housing opportunities and choices.
- ★ Enables a mix of land uses.
- ★ Preserves open space, farmland, forests and other critical environmental areas.
- ★ Provides a variety of transportation choices.
- ★ Creates opportunities for walking, bicycling, and other recreation.
- ★ Takes advantage of compact building design.
- ★ Encourages community and stakeholder collaboration.
- ★ Fosters distinctive, attractive communities with a strong sense of place.
- ★ Makes development decisions predictable, fair and cost effective.
- ★ Strengthens existing communities.

Design: Place Creative Company



Smart Growth Vermont ★ 110 Main Street Burlington, VT 05401 ★ P (802) 864-6310  
F (802) 862-4487 ★ E-Mail: [info@smartgrowthvermont.org](mailto:info@smartgrowthvermont.org) ★ [www.smartgrowthvermont.org](http://www.smartgrowthvermont.org)

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