

SMART GROWTH PRINCIPLES

Enabling better places for homes, neighbors, and neighborhoods



Jacob Hemmerick, AICP
Vermont Department of Housing and Community Development

Housing Summit in Arlington, Vermont
October 13, 2021

COMMUNITY PLANNING & REVITALIZATION

We provide tools, training, grants, and incentives for local leaders to plan and implement projects that support thriving, prosperous communities.



Jacob Hemmerick, AICP
Planning & Policy Manager
Vermont Department of Housing &
Community Development



Bristol, 1982



Downtowns

SUMMER
INVENTORY REDUCTION
SALE!



Villages



Neighborhoods.



Centers

To plan development so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside.

24 V.S.A. 4302 Goals



Edlington
Vt.

VT PLANNING FRAMEWORK

VISION AND CHOICE: VERMONT'S FUTURE THE STATE FRAMEWORK PLAN

A STATEMENT BY
THE VERMONT PLANNING COUNCIL

1968

Chairman
Philip H. Hoff, Governor

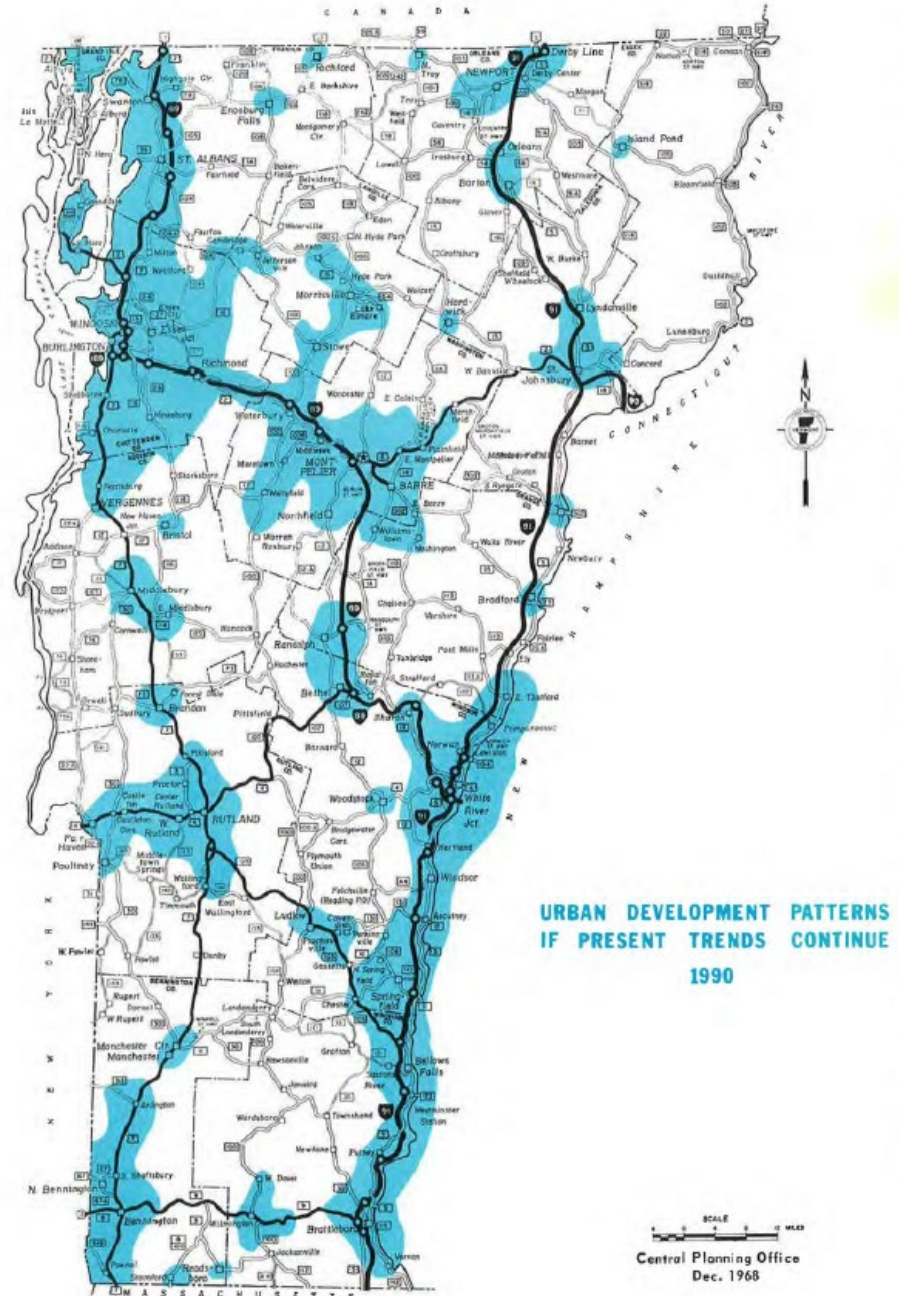
Vice Chairman
William F. Kearns, Jr.
Commissioner of Administration

Mrs. Dorothy P. Shea, Member of The Senate
Robert E. Graf, Member of The House of Representatives
J. Walter Herlihy, Citizen
William D. Ross, Citizen
Lester Eisner, Jr., Citizen
Robert M. Wilson, Commissioner of Development
John J. Wackerman, Commissioner of Social Welfare
Robert B. Williams, Commissioner of Forests and Parks
John T. Gray, Commissioner of Highways

Clerk
Leonard U. Wilson
State Planning Officer

THE VERMONT PLANNING COUNCIL WAS CREATED BY NO. 167
OF THE ACTS OF 1967

The preparation of this report was financially aided through a federal grant from the Department of Housing and Urban Development, under the Urban Planning Assistance Program authorized by Section 701 of the Housing Act of 1954, as amended.



COORDINATED PLANNING



State Planning Goals

The state has 14 specific planning goals.



Regional Plans

Regional plans must be consistent with the state planning goals.



Municipal Plans

In order to have a regionally approved plan, municipal plans must be compatible with the regional plan and consistent with the state planning goals.



HOUSING GOALS & REQUIREMENTS

Statewide Goal

Intensive residential development should be encouraged primarily in areas related to community centers, and strip development along highways should be discouraged.

Regional Housing Element

A housing element that identifies the need for housing for all economic groups in the region and communities.

Municipal Housing Element

A housing element that shall include a recommended program for addressing low and moderate income persons' housing needs as identified by the regional planning commission pursuant to subdivision 4348a(a)(9) of this title. The program should account for permitted accessory dwelling units, as defined in subdivision 4412(1)(E) of this title, which provide affordable housing.

Municipal Bylaw Requirements

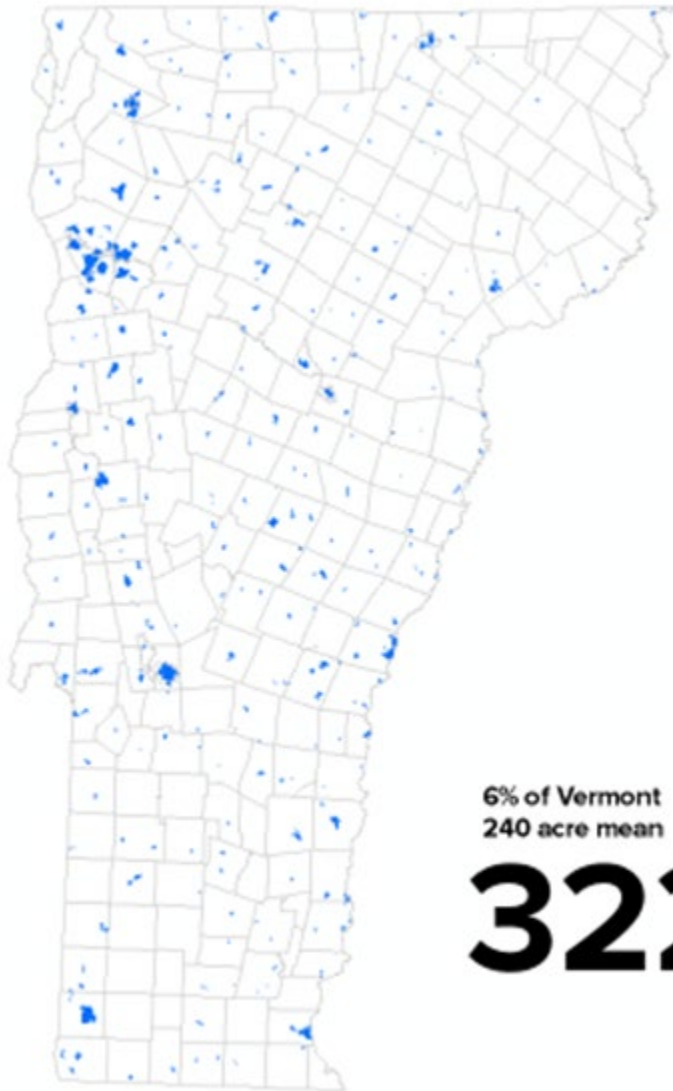
(1) Equal treatment of housing and required provisions for affordable housing.

SMART GROWTH PRINCIPLES



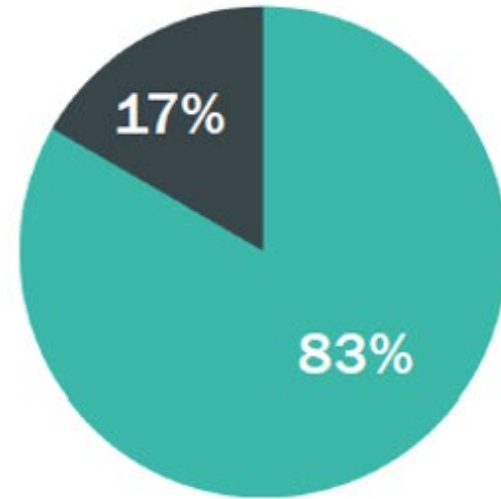
Compact

LOSING GROUND: NEW RESIDENTIAL STRUCTURES



6% of Vermont
240 acre mean

322



■ Inside Centers
■ Outside Centers

2008-2017

Source data: E911

SMART GROWTH PRINCIPLES



Mixed-Use

Mixed Use



.45 acres
22 units
\$1,321,200
Tax Value

\$2,936,000
Value/acre

My House



.41 acres
1 unit
\$189,000
Tax Value

\$460,975
Value/acre

Box Stores



25 acres
4,713,300
Tax Value

\$188,532
Value/acre

SMART GROWTH PRINCIPLES



Transportation
Choice

SMART GROWTH PRINCIPLES



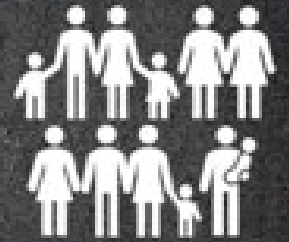
Resource
Protection

WATER



& 2.23 Jobs

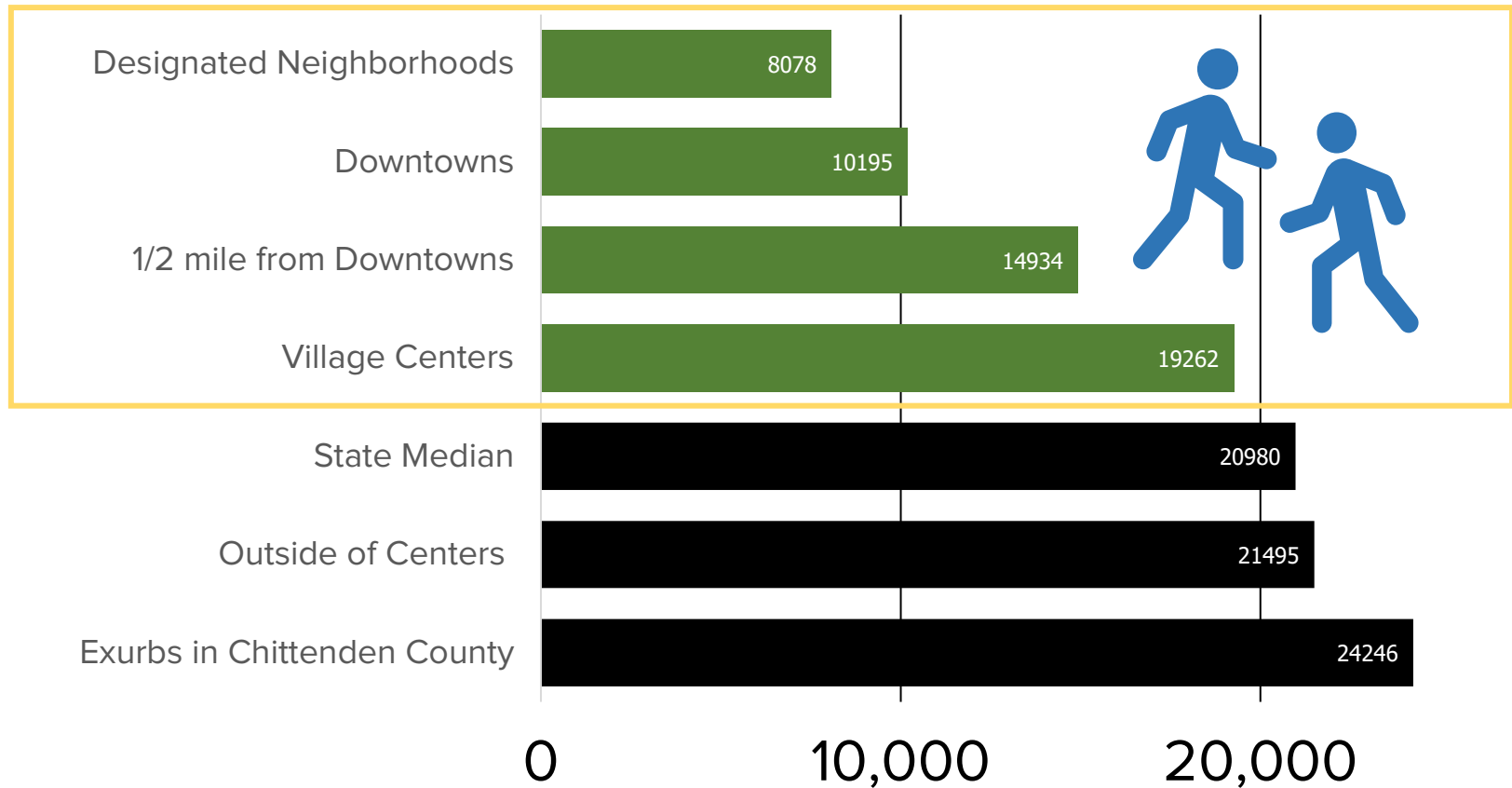
1 Acre of Impervious
Outside Centers



& 10.67 Jobs

1 Acre of Impervious
Surface Inside Centers

Vermont's Green Zones





**Strong
Ag. & Forestry**

SMART GROWTH PRINCIPLES



**Efficient
Utilities & Services**

INFRASTRUCTURE COSTS

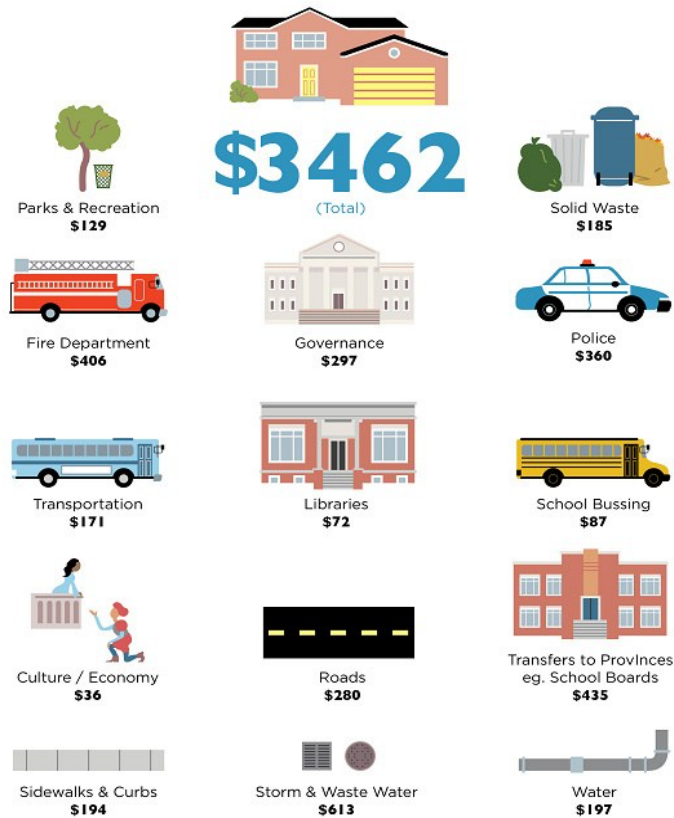
18 Homes – 1.1 Mile Road
2 acre lots
\$3,473/acre in taxes



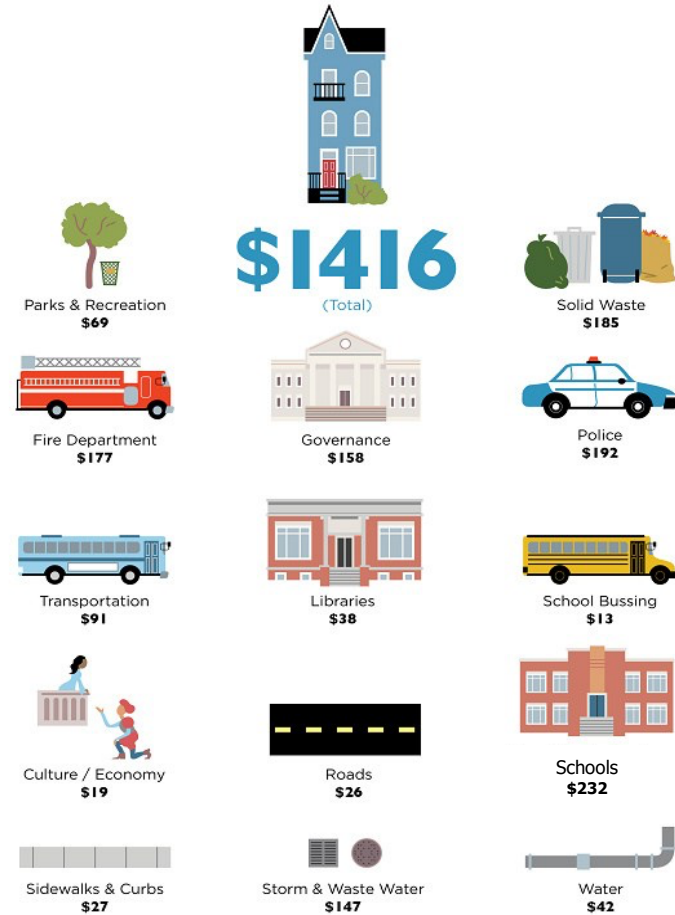
15 Homes – 150 ft
frontage, 0.12 acres
\$941,230/acre in taxes

SPATIAL MATH MATTERS

Rural/Suburban Town Annual Cost, per Household



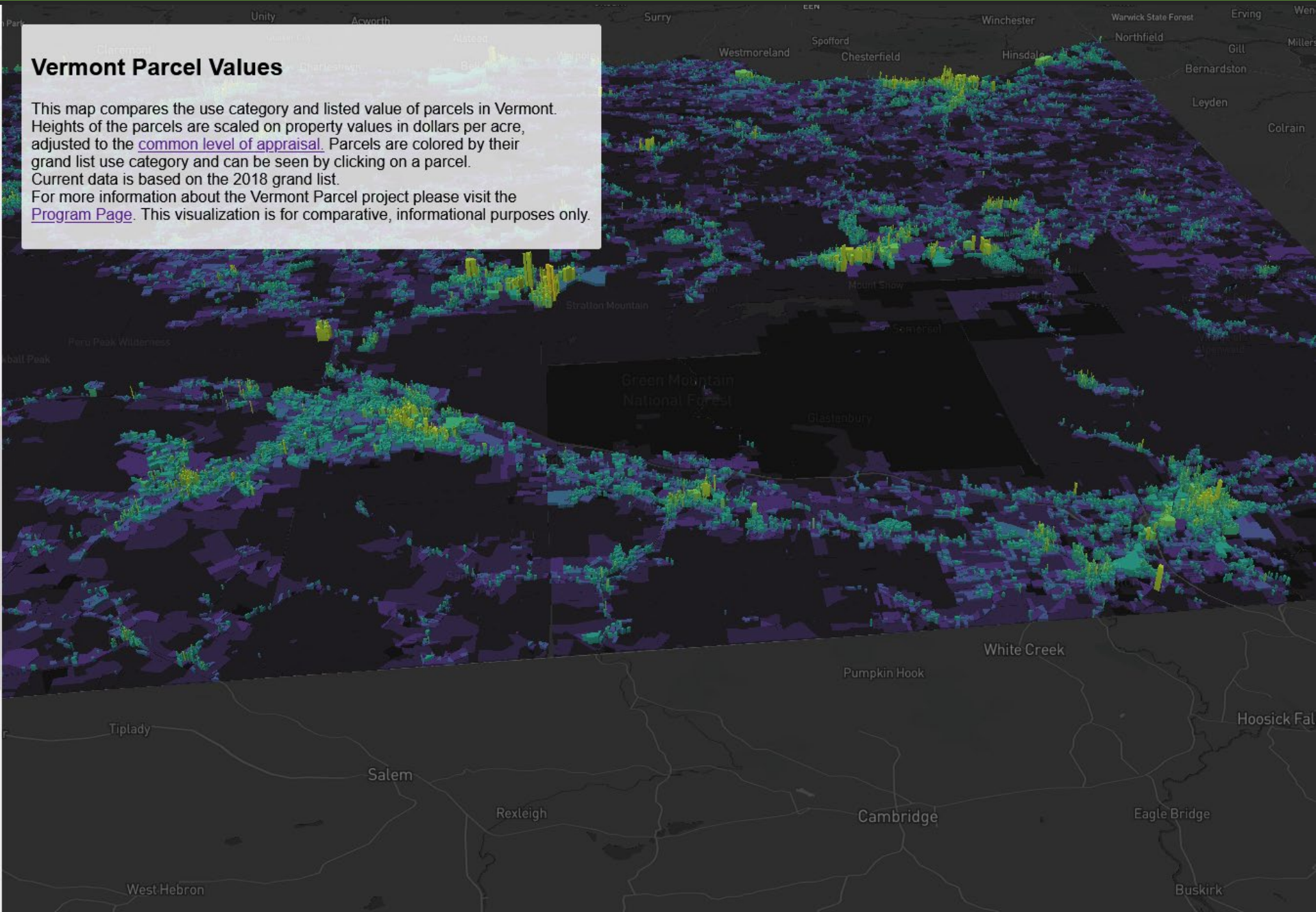
Walkable D/V Centers Town Annual Cost, per Household



SPATIAL MATH MATTERS

Vermont Parcel Values

This map compares the use category and listed value of parcels in Vermont. Heights of the parcels are scaled on property values in dollars per acre, adjusted to the [common level of appraisal](#). Parcels are colored by their grand list use category and can be seen by clicking on a parcel. Current data is based on the 2018 grand list. For more information about the Vermont Parcel project please visit the [Program Page](#). This visualization is for comparative, informational purposes only.



SMART GROWTH PRINCIPLES



Diverse
Business Centers

SMART GROWTH PRINCIPLES



Diverse
Housing

MULTI-UNIT RESIDENTIAL MATH

Multi-Unit Dwelling



.77 acres
56 units
\$6,235,800
Tax Value

\$8,098,441
Value/acre

Mixed Use



.45 acres
22 units
\$1,321,200
Tax Value

\$2,9936,000
Value/acre

My House



.41 acres
1 unit
\$189,000
Tax Value

\$460,975
Value/acre

Box Stores

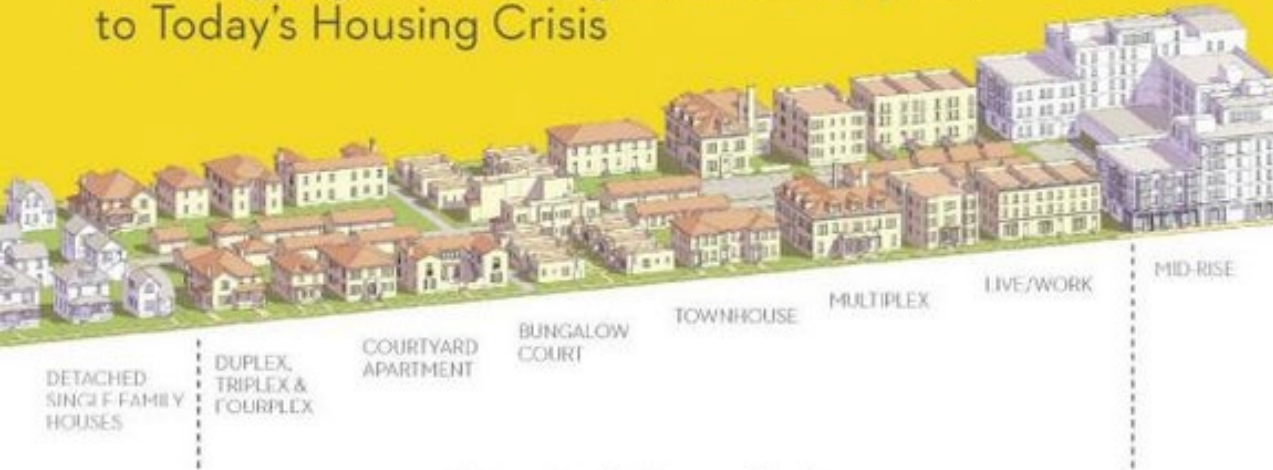


25 acres
4,713,300
Tax Value

\$188,532
Value/acre

MISSING MIDDLE HOUSING

Thinking Big and Building Small to Respond
to Today's Housing Crisis



Daniel Parolek

WITH
ARTHUR C. NELSON

The New,
Old Way

Duplexes
Triplexes
Fourplexes
Cottage Cluster
Townhouses
Multiplex
Live/Work

7 NEW LOTS + 24 NEW UNITS + 1 NEW BUSINESS



Small Home: Barre, VT



Small Lot 4-plex: Winooski, VT



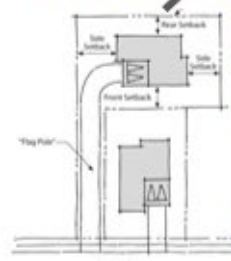
Mixed Use: Groton, VT



Mixed Use: Fairfax, VT



Reduced Setbacks: Williston, VT



Flag Lot: Barre, VT



Detached ADU: Burlington, VT



Cottage Infill: S. Burlington, VT



Duplex: Shelburne, VT



Adaptive Re-Use: Putney VT



Attached ADU: Corinth, VT

SMART GROWTH PRINCIPLES



Not Sprawl



What's the biggest little change you can make to improve *smart* housing access and affordability in your community?



[Subscribe](#) to ***Strong Communities Quarterly***

Designation

Tax Incentives/Credits

Regulatory Incentives

Granting Prioritization

Funding

Municipal Planning Grants

Bylaw Modernization Grants

Resources

Municipal Planning Manual

Enabling Better Places Guide

HOUSING TYPES

Triplex

Newly-constructed structures that are more grand in scale, or converted existing larger residences, may easily accommodate three households within a single building. Vermont has a rich collection of historic mansions that have been subdivided to provide multiple homes while maintaining the historic character of the neighborhood, and the type can add much-needed additional housing to a community with an abundance of homes larger than what the market is demanding.



Four-plex

Buildings in the scale of larger residences may even be able to accommodate up to four individual households. Keeping the building height and massing consistent with the historic mansions common in Vermont maintains a character appropriate to the surrounding neighborhood while providing multiple smaller individual units.



Townhouse

Small- to medium-sized dwellings, townhouses typically consist of two to eight (usually) attached single-family homes placed side by side. While not a common historic type in Vermont, the popularity of townhouses in new development underscores a market demand for this type of attached housing. With appropriate detailing in character with the materials of homes in surrounding neighborhoods, the type can provide multiple smaller units on smaller parcels of land.



Cottage Court

A series of small, detached structures, cottage courts provide multiple units arranged to define a shared court that is typically perpendicular to the street. Vermont towns often include small historic cottages scattered across neighborhoods, and introduction of this type would reflect the scale of those dwellings in a compact and concentrated way.



ENABLING BETTER PLACES:
A ZONING GUIDE FOR
VERMONT NEIGHBORHOODS

FUNDING ASSISTANCE

- Flexible planning & implementation funding for 30+ years
- \$450,000 to award
- Deadline to apply is Nov. 1
- Regionally allocated
- Max. grant amounts:
 - \$22,000 for one town
 - \$35,000 for multi-town
- 10% local cash match
- 18 months to complete
- More information on ACCD's website.

FY2022 Municipal Planning Grant Program Description



Walkable Middlesex Village Study
MPG-funded project and Vermont Planners Association 2021 Plan of the Year

FUNDING ASSISTANCE

- Special one-time funding for bylaw updates to expand opportunity & choice of homes available in and around Vermont's centers.
- \$500,000 to award
- Deadline to apply is Nov. 15
- Max. grant amounts:
 - \$25,000 for one town
 - \$60,000 for multi-town
- 10% local cash match, forgivable upon adoption
- 24 months to complete
- More information on ACCD's website.

FY2022 Bylaw Modernization Grants

Program Description and Guide

Special one-time funding to update bylaws, implement Zoning for Great Neighborhoods, and expand choice and opportunity for homes in pedestrian-oriented neighborhoods



Bristol Village Cohousing Development

THANK YOU

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802.828.5249



SUPPLEMENTAL RESOURCE SLIDES

SMART GROWTH PRINCIPLES

“Smart growth principles” means growth that:

- (A) Maintains the historic development pattern of compact village and urban centers separated by rural countryside.
- (B) Develops compact mixed-use centers at a scale appropriate for the community and the region.
- (C) Enables choice in modes of transportation.
- (D) Protects the State's important environmental, natural, and historic features, including natural areas, water quality, scenic resources, and historic sites and districts.
- (E) Serves to strengthen agricultural and forest industries and minimizes conflicts of development with these industries.
- (F) Balances growth with the availability of economic and efficient public utilities and services.
- (G) Supports a diversity of viable businesses in downtowns and villages.
- (H) Provides for housing that meets the needs of a diversity of social and income groups in each community.
- (I) Reflects a settlement pattern that, at full build-out, is not characterized by:
 - (i) scattered development located outside compact urban and village centers that is excessively land consumptive;
 - (ii) development that limits transportation options, especially for pedestrians;
 - (iii) the fragmentation of farmland and forestland;
 - (iv) development that is not serviced by municipal infrastructure or that requires the extension of municipal infrastructure across undeveloped lands in a manner that would extend service to lands located outside compact village and urban centers;
 - (v) linear development along well-traveled roads and highways that lacks depth, as measured from the highway.