

**ATTACHMENT 5X**  
**RPC Statement**



May 23, 2018

Sue Allen, Assistant City Manager  
City of Montpelier  
39 Main Street  
Montpelier, Vermont 05602

Dear Ms. Allen;

Thank you for providing us the opportunity to comment on the consistency of the proposed Tax Increment Finance (TIF) District for the City of Montpelier with the 2016 Central Vermont Regional Plan, effective August 16, 2016. The CVRPC is committed to assisting and supporting our 23 member municipalities to address community revitalization and investment activities.

The Regional Plan identifies portions of Montpelier as a Regional Center that is a hub of office and retail uses and a location that should continue to support urban development patterns as a way to protect the Region's rural resources. The City of Montpelier has identified the need for investment in and around the Downtown Core to remain competitive in the regional market. The proposed TIF district will provide capital investment necessary to address infrastructural needs including water, wastewater, streetscape improvements, alternative transportation options, and congestion mitigation at specific intersections. These public investments and improvements will catalyze private investment to help revitalize Montpelier and maintain its compact urban form and position as a regional growth center.

As proposed, the TIF district boundary identifies key areas of the City that will support a mix of uses including housing opportunities, commercial investments, and office space. These uses have been identified as critical components necessary for sustained investment in the community. Aging infrastructure, including water, wastewater, and stormwater, have limited redevelopment opportunities within the City and have increased development pressure in surrounding areas. Based on the information provided on April 16, 2018 the proposed TIF district is compatible with the goals and policies of the 2016 Central Vermont Regional Plan but may not completely align with the Future Land use Map. Specific goals and policies identified in the 2016 Central Vermont Regional Plan include:

**Future Land Use Planning Areas** *(page 2-19)*

**Regional Centers** are the Region's core downtowns, plus their surrounding mixed-use neighborhoods, which accommodate high density commercial, institutional, industrial and residential uses. Regional Centers in Central Vermont include portions of the City of Montpelier, Barre City and Waterbury Village, each of which contains a state-designated Downtown district and infrastructure that includes urban road networks, sidewalks, public spaces and public water and wastewater systems. These areas provide regional services and employment and are areas

where efforts to reduce travel demand through ridesharing, transit and multi-modal transit options are critical.

Regional centers are not only the dominant attractors of work and personal business trips in the Region, they also attract significant numbers of trips from the outside the Region. The Region's greatest concentrations of office space, retail space, banking services and other generators of personal business are located in downtown Montpelier and Barre City. Relative to the other downtown areas, Montpelier and Waterbury have more office space (such as the State Office Complex). Barre City also has State Offices at the McFarland House and City Place, and has more manufacturing and industrial land uses.

**Land Use Goal 3 (page 2-38): To encourage the historic settlement pattern of compact village and urban centers separated by rural countryside while promoting development in economically viable locations.**

**Policy 2:** To seek ways to overcome the economic disincentives to development within existing built-up areas, including the high costs associated with the construction of, or hookup to, necessary infrastructure. CVRPC:

- Recognizes Tax Increment Financing (TIF) as a valuable tool for supporting infrastructure development in planned growth areas and supports amending current State law to make it more practical for communities to implement.
- Will recognize growth center designations and employ them to attempt to achieve desired growth patterns through its influence over public expenditures and development review decisions, where applicable.
- Will provide assistance to municipalities seeking such funding for brownfield assessment and remediation, upon request.

**Transportation Goal 1 (page 4-5): To achieve a Regional transportation planning process that is comprehensive, multi-modal, and public, and is integrated with Regional and local land use planning as outlined in the Central Vermont Regional Plan.**

**Policy 7:** Support the planning and design of the Region's transportation system to encourage development and re-development in existing villages, cities, and designated growth centers.

**Transportation Goal 8 (page 4-9): To promote a Regional transportation system that preserves and enhances residential and economic development potential in growth areas.**

**Policy 3:** Encourage transportation system improvements that renew and improve downtowns, growth areas, and neighborhoods.

**Economic Goal 4 (page 7-19): Dynamic and resilient downtowns, villages and commercial districts.**

**Policy 13:** Find new uses and opportunities for vacant and under-utilized sites and buildings.

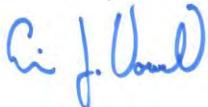
- D. Assist municipalities in: planning for capital investments, identifying barriers to redevelopment or reuse, and planning for adaptive reuse of buildings.
- E. Support and prioritize assistance with community-identified priority/anchor revitalization projects in our downtowns, village centers and growth centers as they are identified.

**Policy 14:** Focus infrastructure investments in downtowns, village centers and growth centers and promote use of healthy community design principles in public investments and land use regulations.

- A. Promote incorporation of Healthy Community Design and Complete Streets principles into public infrastructure, redevelopment projects, land use regulations and community engagement efforts.
- B. Assist municipalities in pursuing resources to upgrade infrastructure, including roads, sidewalks, bike paths, multi-use paths, bridges, rail, water, wastewater, and stormwater. Promoted shared services via inter-municipal agreements where appropriate.

Thank you for the opportunity to provide comments regarding consistency of the City of Montpelier's TIF District. If you have any questions or need additional information please do not hesitate to contact the CVRPC.

Sincerely,



Eric Vorwald, AICP  
Senior Planner

Cc: K. Keeton, City of Montpelier Representative to the CVRPC  
B. Waninger, CVRPC Executive Director