

Municipal Projects Done Right

Downtown Revitalization



Municipal Day 2016
September 9, 2016

Gary Holloway
Department of Housing and Community Development

Towns Represented
Today



Wilmington
Population 1,876
Gretchen Havreluk

Guilford
Population 2,121
Katie Buckley & Isaac Wagner



57 Buildings in the Historic District

Revitalizing Wilmington

46 of them were flooded

**2 Buildings were taken by the
flood waters**



Today...

**4 Buildings are
currently under
Construction**



2 are awaiting new tenants

**3 Buildings are in need of complete
renovation**

RESOURCES



Flood Recovery

Wilmington Fund VT

Friends of the Valley

Deerfield Valley Rotary Club

VT Irene Recovery Grants- VT Community Foundation

BDCC – Economic Business Assistance Coordinators

VT SBDC- Business Assistance

Windham Regional Commission

Preservation Trust of Vermont

Hazard Mitigation Grant Program

MORE RESOURCES

1% Local Option Tax Community & Economic Development

Small Projects-

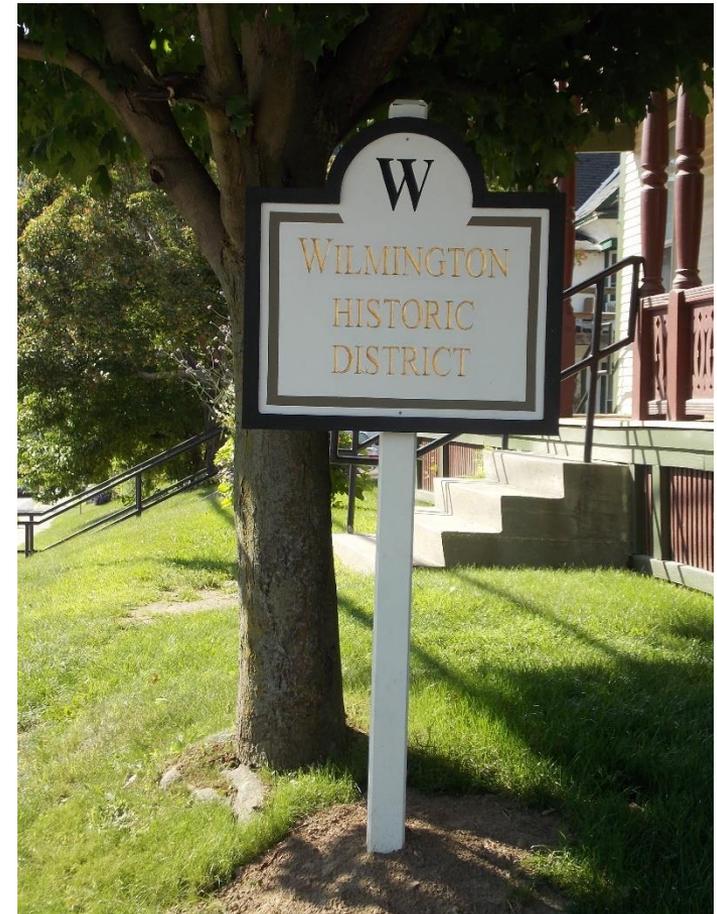
New Signs

Trash Receptacles

1-on-1 Business Assistance

Wi-Fi Zone

Events Fund



And MORE RESOURCES...

Valley Trail



Revolving Loan Fund

Tax Stabilization

Façade Improvement Grants

Bi-Town Marketing Plan

Broadband Service





Downtown Designation

VT Downtown Action Team- Community Meetings



Arnett Muldrow & Associates
Planning | Branding | Economic Development

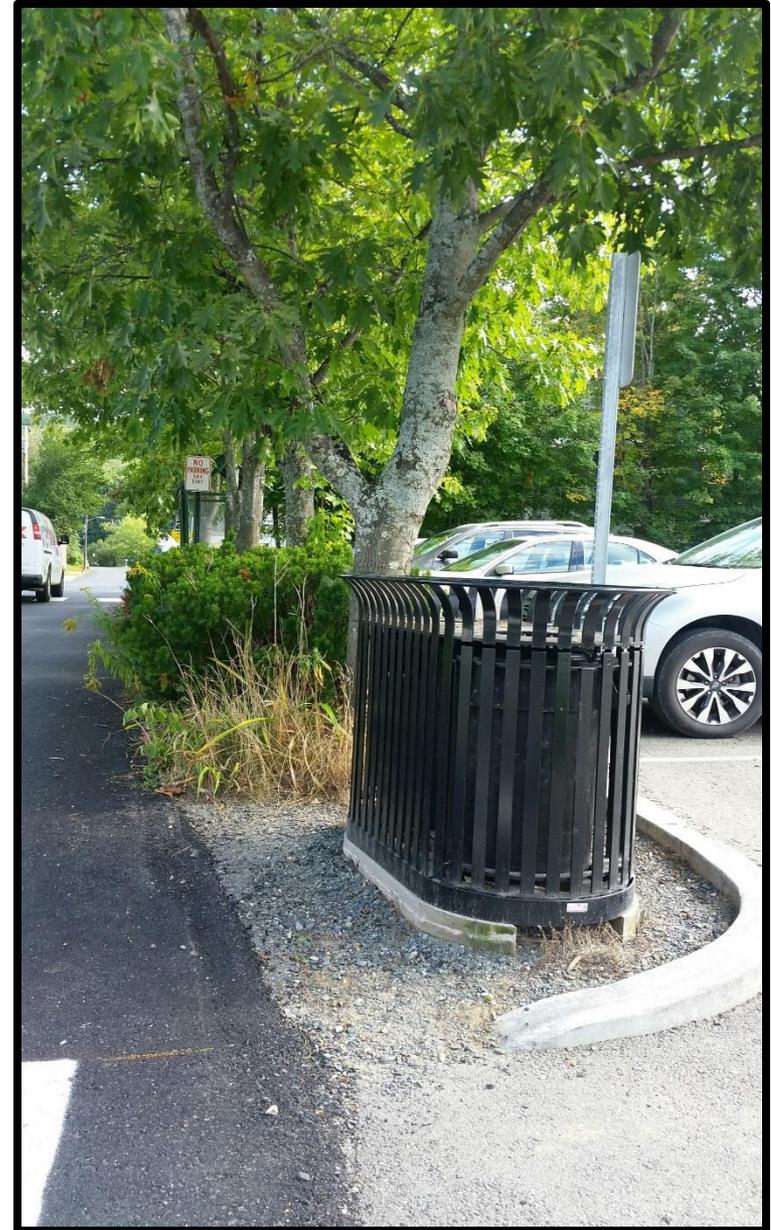


Implementation Strategy Board for Wilmington, VT

| Strategies | First Steps 2013/2014 | Next Steps 2014/2016 | Long Term 2016- | Funding |
|---|---|--|---|--|
| Cultivating the market: opportunities for filling vacant properties | <ul style="list-style-type: none"> Recruitment strategy. Consider “pop-up” retailers during seasonal traffic to add to the critical mass here and allow businesses to test the market. Continue to build detailed inventory of space and partner investors with property owners (already doing a good job) | <ul style="list-style-type: none"> Work with SEVEDS study to contemplate co-working space to recruit more full-time residents and provide amenity for the second home market. Explore consumer intercept surveys. | <ul style="list-style-type: none"> Relate funding for economic development/downtown program on performance measures tracking investment. | |
| Telling the story: marketing Wilmington as part of a dynamic region | <ul style="list-style-type: none"> Adopt branding. Publish brand statement. Distribute branding style guide. Integrate Identity into Event Marketing Add Content to www.WilmingtonintheValley.com | <ul style="list-style-type: none"> Banners Cooperative ad program Contemplate branded marketing pieces. Promote Private Sector Merchandise development Launch Full Social Media Strategy | <ul style="list-style-type: none"> Create Advertising “Grantback” Program Continue Web Development. Install Wayfinding signage. | |
| Enhancing the experience: improving the public realm | <ul style="list-style-type: none"> Lighting in Core (If feasible to do separate from pavement) Welcome Signs Existing Signs (“Historic” Added) New Signs Identifying Downtown Core Trash Cans Sidewalk Weeding Sidewalk Construction Documents Confirm New Crosswalk Locations Tree Planting | <ul style="list-style-type: none"> Install sidewalk paving along West Main Street and initial blocks of East, North and South Main Street Install new and enhanced crosswalks Install intersection treatment Design/install Brissette Park and trail link Install Pavilion at Buzzy Towne Park Develop community center/health center at old high school | <ul style="list-style-type: none"> Complete sidewalk paving in core area and east to the bridge Complete additional crosswalks in core area Design and Complete Buzzy Towne Park, including trail links Add additional kiosk at Beaver Street lot Plan for and guide new development at old high school area | |
| Preparing the assets: practical approaches for building improvement | <ul style="list-style-type: none"> Painting program (Gallons and Pints) Photo Contest Temporary Photo Gallery Architectural Scavenger Hunt Posters | <ul style="list-style-type: none"> Window treatment for vacant buildings. (Visual Merchandising Consultations) Continue and fund aggressive repair grant for buildings. Treatment waterproofing. | <ul style="list-style-type: none"> Designate and describe as an area to accommodate new development – not as the Town Center. Explore minor modifications to Conway School master plan. Continue to explore development of community center in conjunction with health center in this area. | |
| Motivating the investment: organization and funding techniques | <ul style="list-style-type: none"> Vtrans Transportation Alternatives Grant Vermont Community Foundation Assessment of Accomplishments (before October) Establish Funding Model Strategic Work Planning (October) Project Prioritization (December) | <ul style="list-style-type: none"> Dedicated, Long-Term Manager Establish Partners and Ad Hoc Groups Façade Grant program Business Recruitment Pop Ups Marketing Rollout Events Downtown Transportation Grants | <ul style="list-style-type: none"> Long Term Strategic Planning Implementation Business Recruitment Business Support Orton Family Foundation | <ul style="list-style-type: none"> Community Investment Real Estate |

Trash Receptacles

- Wilmington Works Design Committee Created a plan with placement and budget 6 trash receptacles \$15,150. Installation by the Town Road Crew
- Placed Mini plastic trash cans in stores/restaurants with a sign for Donations
- Bash the Trash Event- Fundraiser and Awareness . Trash Can Band, Drinks, Food, and raffle with donation trash cans.
- Final funding- 1% Option Tax Funds



Recruitment Strategies



Wilmington Fund VT
Revolving Loan Fund
Building Owner Contribution

- Shopping Survey
- Conversation with current business owners
- Conversation with residents and second homeowners
- What is missing that other towns have?
- Create your list of resources
- Then...Pick up the phone!

Other Factors



THE HERMITAGE
Club
AT HAYSTACK MOUNTAIN

Private Club

Public Resort



mount snow.
VERMONT

West Lake



State Resources

Historic Tax Credits
9 Buildings Awarded
Funds



Community Development Block Grant- Disaster Recovery Grants
2 Planning Grants
2 Implementation Grants





VILLAGE of ALGIERS
REVITALIZATION through COLLABORATION

GUILFORD

A Typical Rural Vermont Town

- Population +/- 2,120
- 40.3 Square Miles (6 miles square)
- 77 miles of Town Highways (60 miles of which are dirt)
- Selectboard – 5-member
- Town Office Staff: (1) Town Clerk/Treasurer, (1) Assistant Town Clerk/Treasurer, (1) Town Administrator
- Police Dept. – None
- Fire Dept. – Volunteer
- Highway Dept. – 4-Person Crew
- Designated Village Centers – Algiers (2005), Guilford Center (2014)
- Bordered by: Brattleboro (north), Vernon (east), Halifax (west), Massachusetts (south)



**What are the most essential
components to revitalizing your
Village Center?**

#1 PEOPLE
(Strong Partnerships)

Meet the Change Makers...



The Friends of Algiers, Inc. (FAV) formed in 2004 to guide socially responsible development in the Village of Algiers in the absence of local zoning regulations. Their formation was triggered by a 2-acre triangle (**Algiers Triangle**) of contiguous vacant, underused and dilapidated properties, in the heart of Village of Algiers that simultaneously went up for sale. FAV was concerned that potential buyers would develop this real estate in a way that destroyed the Village's identity and ignore the needs of residents.



VALUE IN PARTNERSHIP

WWHT acquires, rehabilitates or constructs, and holds land and housing in trust, providing permanent access to decent and affordable housing for citizens of Windham and Windsor Counties.

In 2005, Friends of Algiers Village partnered with the Town of Guilford and WWHT to apply for a Vermont Community Development Program Planning Grant. The product of this grant was a Master Plan for the **Algiers Triangle**. It became the guidance document for the thoughtful redevelopment of the Village of Algiers.

The Town of Guilford's LOCAL Non-Profit Partners in the Village of Algiers include:



- Friends of Algiers Village, Inc.
- Windham & Windsor Housing Trust
- Town of Brattleboro
- Guilford Preservation, Inc.
- The Guilford Community Church
- Community Collaborative for Guilford
- Friends of Music at Guilford
- Guilford Volunteer Fire Department
- Algiers Fire District #1
- Christ Church

#2 INFRASTRUCTURE

What is possible with municipal water?

(Just about anything!)

- ◆ Fire protection for the most densely settled section of town.



- ◆ Safe, clean, plentiful drinking water for residents.



- ◆ A community café with seating for 25 patrons and opportunities for other businesses requiring a transient water supply.

YES, only 300' of Sidewalk Can Make a Difference!

- It is the first step in creating a pedestrian friendly, walkable Village.
- Allows for safe pedestrian access to goods, services and public transportation.
- Provides traffic calming for a busy, dangerous intersection.
- Sets the stage for additional sections of sidewalk to be added.



Public Transportation



With the addition of 24 units of affordable housing and the reopening of the Guilford Country Store, Connecticut River Transit – The Current – now services Guilford.

#3 HISTORIC BUILDINGS

Why Save and Reuse Historic Buildings?

1. New businesses prefer historic buildings.
2. Historic buildings attract people.
3. Our history matters - historic buildings are physical reminders of this.
4. Architectural beauty is good for your brain.
5. Historically significant buildings contribute to a village's economic well-being and vibrancy.
6. Historic buildings maintain the character and identity of a village.
7. Historic preservation is more labor-intensive, which means more jobs.
8. Regret goes only one way.

(Adapted from NTHP's "Six Practical Reasons to Save Old Buildings" and NowToronto.com "5 Reasons Why We Should Care About Heritage Preservation," 3/29/2012, Enzo DiMatteo)

AFFORDABLE HOUSING OPPORTUNITIES

Before...



After...



After...



After...



ECONOMIC DEVELOPMENT



OPPORTUNITIES



What is on the horizon for Guilford?

- ✓ Community Collaborative for Guilford - Creating a community center that will house: Guilford's only registered child care program, supportive services for families, Guilford Cares, Guilford Food Pantry.
- ✓ Guilford Preservation Inc. - Exploring the potential of constructing a senior housing project in the Village.
- ✓ Private redevelopment of the "Doggie Daycare" building (in the Algiers Triangle) that has sat unoccupied for years. It will provide additional housing units and retail space.
- ✓ Friends of Algiers Village – Continuing the redevelopment of the Broad Brook House (home of the Guilford Country Store) to create affordable leasable spaces for small businesses to startup and grow.
- ✓ VTrans - Replacement of the US Route 5 Bridge in the Village – the new bridge will include a sidewalk.

Funding Sources in Village Projects:

- State of Vermont - Vermont Community Development Program (VCDP) – Planning Grants, Implementation Grants
- State of Vermont - Drinking Water Division
- State of Vermont- Division for Historic Preservation
- State of Vermont - Downtown & Village Center Tax Credits
- Federal Low Income Housing Tax Credits (LIHTC)
- Federal Rehabilitation (Historic) Tax Credits
- EPA - Brownfield Clean Up Funds (through Windham Regional Commission)
- EPA STAG Grant
- USDA & VCDP – Algiers Sewer System
- State of Vermont - VT Department of Buildings & General Services
- Preservation Trust of Vermont (PTV)
- PTV with major funding from the Village Revitalization Initiative through the office of Senator Patrick Leahy
- Freeman Foundation through PTV
- Vermont Housing and Conservation Board (VHCB)
- Efficiency Vermont
- National Trust for Historic Preservation
- Vermont Community Foundation -
- Windham Foundation
- Henderson Foundation
- Thompson Trust

What can be accomplished when the Town and the Community become partners:

- **2004** - Friends of Algiers Village Inc. (FAV), formed as a non-profit gaining 501(c)(3) status with a primary goal of systematically revitalizing the Village.
- **2005** – Utilizing a VCDP Planning Grant, the Town, FAV and Windham & Windsor Housing Trust partnered to create a “Master Plan” for the thoughtful, responsible re-development of the Village.
- **2005** – FAV purchased the historic Tontine Building and sold it to WWHT; it was carefully rehabilitated (now National Register listed) creating 7 units of badly needed affordable housing.
- **2005** – The Village of Algiers received Village Center Designation from the State of Vermont
- **2006** – FAV purchased the abandoned Village lot, formerly the location of the Leader Home Center warehouse and outbuildings; it was a contaminated site (Brownfield) from businesses operated on it. The property was sold to WWHT in 2012.
- **2010** – FAV purchased the Guilford Country Store property (the 1817 Broad Brook House) to protect and rehabilitate it (now National Register listed).
- **2009-2013** – Local groups collaborated with the Town to coordinate funding to bring a municipal waterline to the Village. Construction of the waterline completed in late spring 2013 providing clean, plentiful water for residents of Algiers Village.
- **2011-2013** – FAV partnered with WWHT and Windham Regional Commission to clean up contamination on Leader Home Center lot; it was then sold to WWHT for development of 17 new units of highly energy efficient affordable housing.

What can be accomplished when the Town and the Community become partners: (continued)

- **2010 – 2013** – FAV rehabilitated the dilapidated structure of the Guilford Country Store. The store (and newly added café space) once again opened its doors to the public. It has become the primary gathering spot in the community.
- **2009 & 2014** – Awarded PTV's "Preservation Award" for excellence in historic preservation (Tontine and, subsequently, the Broad Brook House).
- **2015** – Awarded the EPA's "Phoenix Award" for excellence in Brownfield site cleanup.

Also:

- Created sidewalks and green spaces as results of our projects in the Village
- Guided transportation decisions and advocated for the extension of public transportation to the Village; there CT River Transit bus stop at the Guilford Country Store.
- Stimulate new private investment throughout the Village area.

And we are not done yet.....

THANK YOU

Gary Holloway

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COMMUNITY PLANNING AND REVITALIZATION DIVISION

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