



TRANSPORTATION + LAND USE





OVERVIEW

The Built Environment Impacts Energy Use

Location + Land Use + Transportation + Energy

Vermont's Smart Growth Approach

Implementation Partnerships

Planning Matters



- | | |
|---|--|
| 1. State Prison School. | 15. Laboratory Engineer's Service Path |
| 2. Main Street Landing. | 16. Vergennes |
| 3. Vermont State Jail Co. | 17. Vergennes School School. |
| 4. Boston & Harbor Bridge Station. | 18. Methodist Episcopal Church. |
| 5. Vermont State Prison Manufacturing Co. | 19. St. Paul's Episcopal Church. |
| 6. Stevens' Printing Works. | 20. City Hall. |
| 7. City Water Works. | 21. Old City Cemetery. |
| 8. Smith & Ketchum, Portland Factory. | 22. National Bank of Vergennes. |
| 9. Miller's Brewery. | 23. Farmers National Bank. |
| 10. Baptist Church. | 24. Roman House. |
| 11. Congregational Church. | 25. American House. |
| 12. St. Peter's Roman Catholic Church. | 26. C. V. B. & J. P. Whitten, Station Apt. |
| 13. St. Peter's Protestant School. | 27. Condit. Shop. |
| 14. Roman Catholic Cemetery. | |



NATIONAL HORSE RAIL COMPANY'S WORKS.



VERGENNES, VT.



NEVINS & HAYLAND'S SHADE ROLLER WORKS.

CITY OF VERGENNES

Population 10,000 in 1880.
From across to Vergennes Falls 40 miles.
From Lake to mouth 8 miles.
Depth of low water from falls to lake 4 feet, (government water).
Descent from falls to lake 15 miles.
Width of falls 300 feet.
Width of bed 100 feet.
Total power, 2000 horse power.
Abundant machinery from damage by floods or ice.
The river is navigable for the largest boats on Lake Champlain.
Frequent from New York and Montreal can be brought to the wharves without breaking bulk.

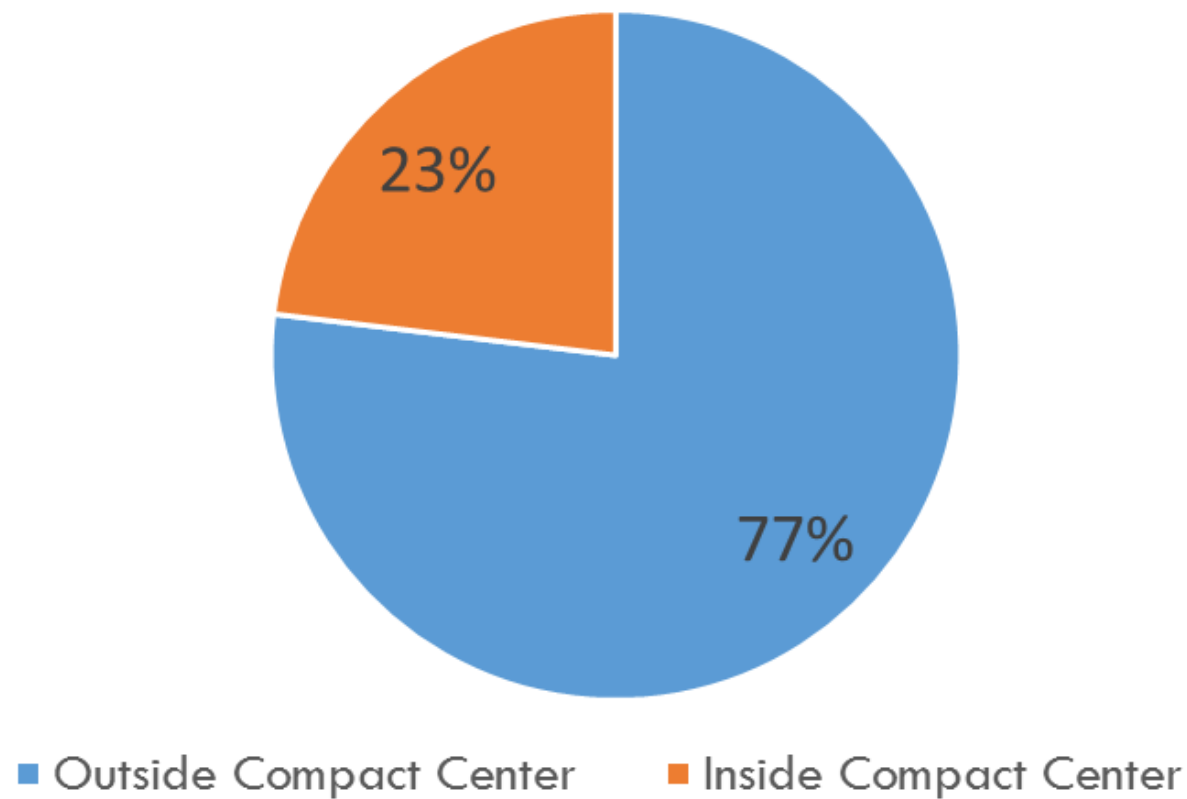


...to plan development so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside.



Residential Structures Built in Vermont 2004-2014

(TOTAL: 23,808)



SOURCE: E911 Historical ESITE Archive



What's Different?

Can you find the differences in the image on the right from the image on the left?

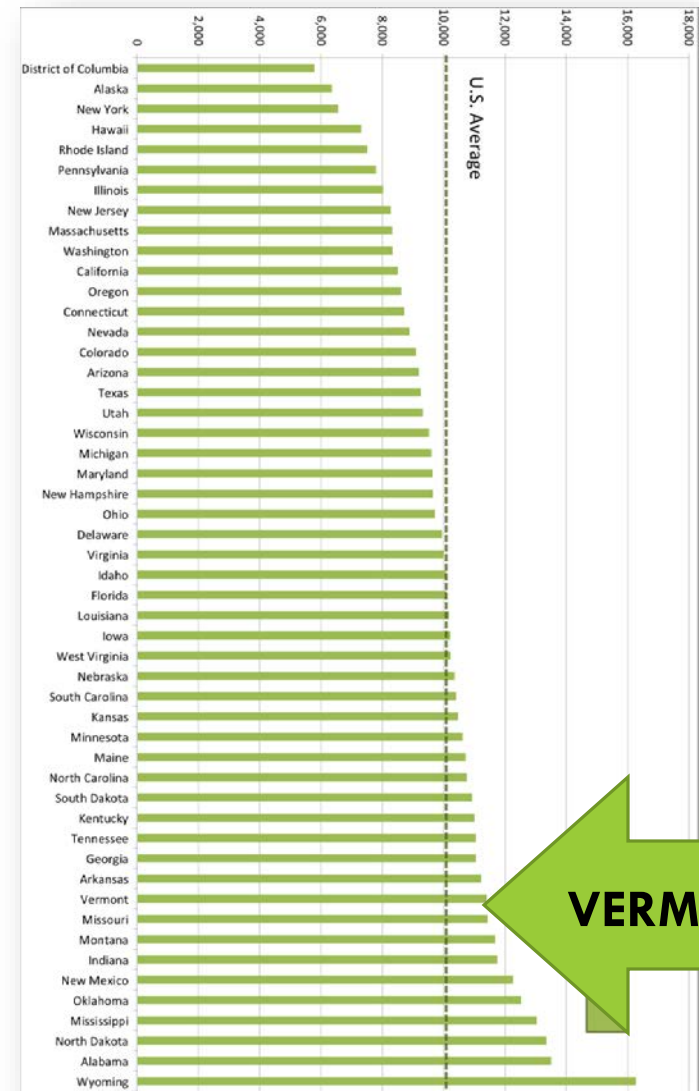
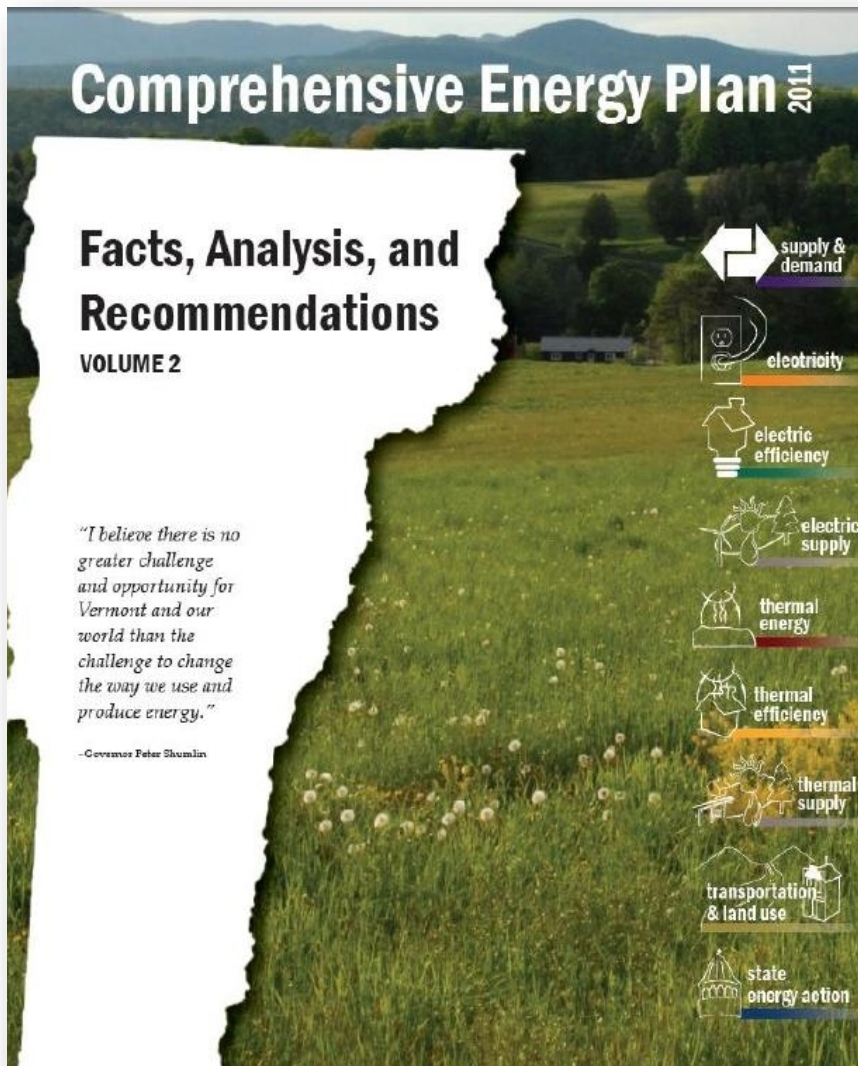




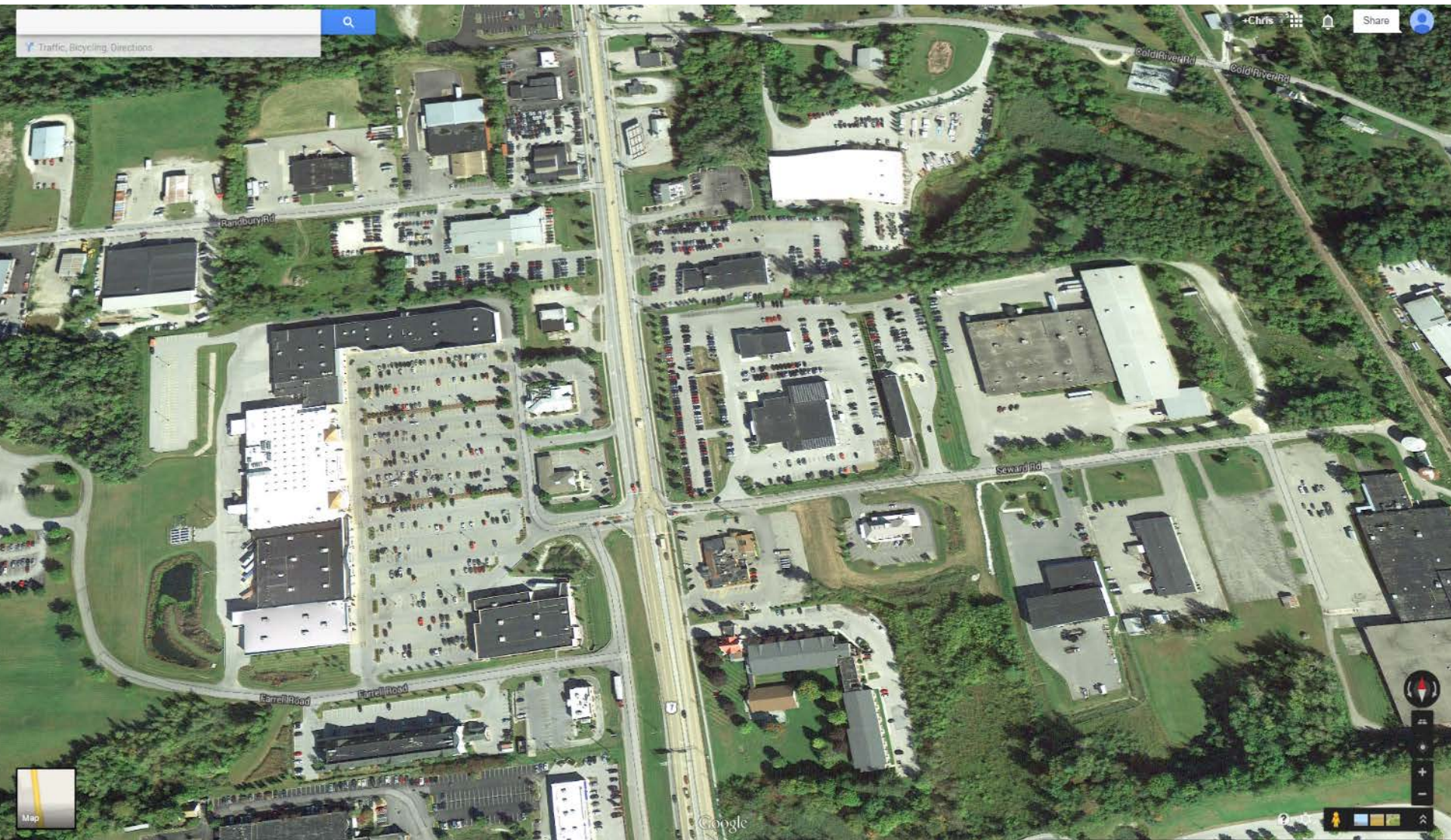
What's Different?

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VMT Per Capita for U.S. States (FHWA, 2011)



Traffic, Bicycling, Directions



+Chris



Share



Location Affordability Portal Version 2

Understanding the Combined Cost of Housing and Transportation



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Location Affordability Index



SHARE [f](#) [t](#) [e](#) ...



Enter an address, intersection, city, county, state or zip code to add marker. Markers may be dragged to a new location.

> Chenango County > 360179708021

Chenango County
Block Group 360179708021

Household Profile

Median-Income Family

\$44,127 annual income

4 people

2 commuters

Switch to this profile and location in
[My Transportation Cost Calculator](#)

Average costs as a percent of income in this location for Median-Income Family Households:

☐ Renter ☐ Owner ☒ Combined

Housing	+	Transportation	=	Location Affordability
27%		33%		60%
\$11,914		\$14,562		\$26,476

On average, Median-Income Family Households in this location would:

Own **2.4** vehicles

Drive **30,473** miles annually

Take **0** transit trips annually

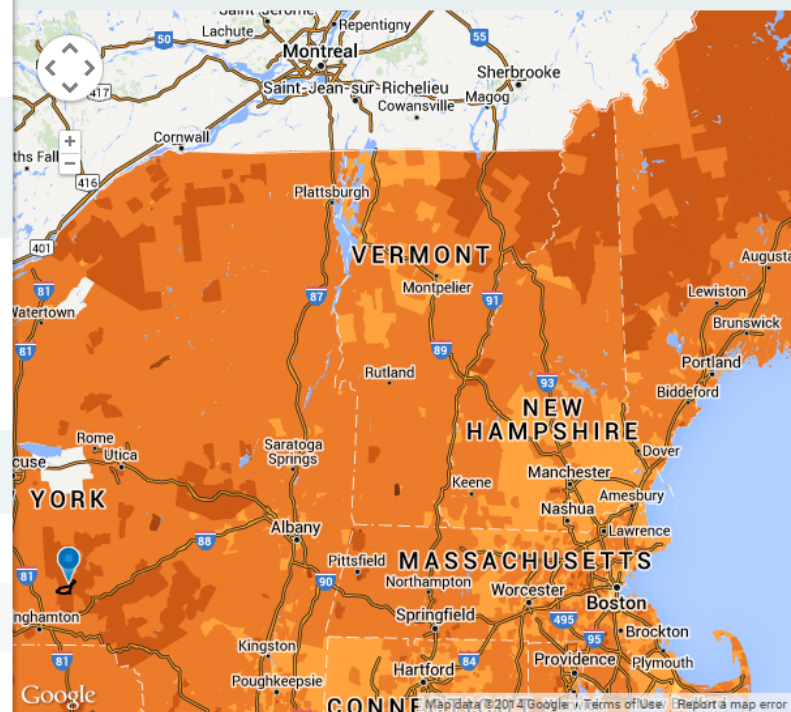


Information on Map

Location Affordability (Housing and Transportation, % of Income)

Median-Income Family Household

0%-26% 27%-37% 38%-44% 45%-52% 53%-61% 62%-71% 72%-87% 88%+



Google

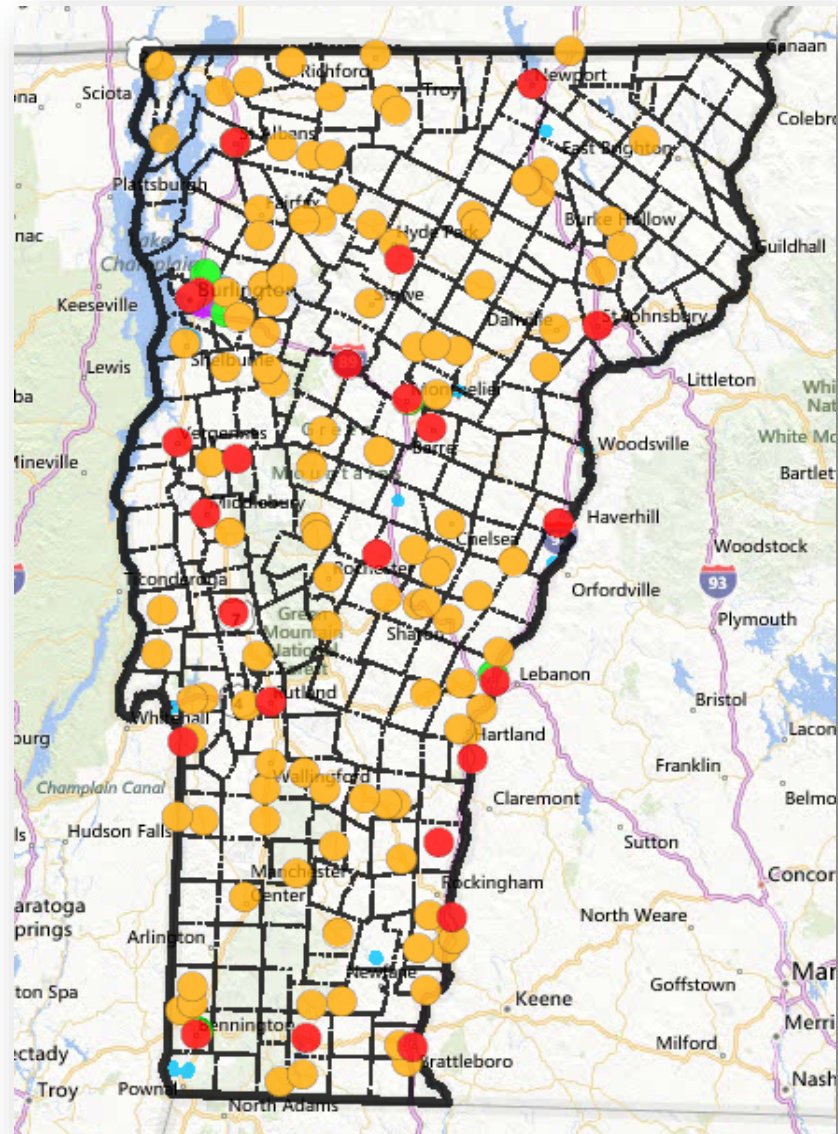
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24 Downtowns
122 Villages Centers
3 Neighborhoods
2 New Town Centers
6 Growth Centers







\$820,000 in state tax credits has leveraged over \$5 million in investment so far, jump-starting new businesses, adding quality housing and creating jobs and raising grand list values.

Bemis Block - 73 South Main Street



Grand List Before
\$257,800

Grand List After
\$797,400



Hill Block [1874] - 35 South Main Street



Grand List Before
\$55,400

Grand List After
\$314,500



Hardwick Inn - 1 North Main Street



Grand List Before
\$147,800

Grand List After
\$583,300



Marshall Block - 87 South Main Street



Grand List Before
\$145,500

Grand List After
\$297,200









DOWNTOWN BRANDON

Unhurried. Unspoiled. Unforgettable.

Brandon, VT is an intimate, warm and walkable small town with a strong sense of place and significant community and historic assets, including a compact and full-service downtown. Brandon's downtown is unusual in that it still provides the essential goods and services that have moved to the outskirts of many Vermont towns. Brandon provides the local populace and residents of surrounding towns with opportunities for jobs, retail goods and services, and the social and civic benefits of an active and diverse community. The things that make Brandon special include its natural resources, historic streetscape and community character.

On August 28, 2011, Tropical Storm Irene brought over one foot of rain to Brandon, VT causing flooding and overflow of the Newbury River that runs through downtown. When the rain and rising waters were over, one business was off its foundation and left in the middle of the street. Multiple other businesses were flooded and the question of the integrity of several buildings was an issue.

Brandon has a dedicated and highly skilled volunteer corps that has enabled the city to jumpstart the recovery process. One of the key historic buildings whose lack is an issue has been saved. An overflow system will be put in place during the Section 5 highway work that should alleviate future flooding.

The Vermont Downtown Action Team (VDAT) was selected by the State of Vermont, Department of Housing and Community Development, Vermont Downtown Program in May 2012 to conduct a community planning and economic development charrette in W.ilmington. The VDAT was comprised of experts in architecture, planning, landscape architecture, historic preservation, economic development, organizational structure, landscape architecture, engineering and community branding.

The VDAT planning charrette operates on three key tenants: utilizing an asset based approach; addressing the community in a holistic manner; and conducting the exercise in a public forum.

The market study findings for Brandon show that there is room for additional retail and restaurant growth in the market. This information coupled with the excellent collection of buildings with strong architectural character point to a great opportunity for infill development.

The architectural stock of Brandon is remarkable. It is also a community where many of the key traditional uses remain in downtown alongside more specialty shops. Upper floor renovation for future uses, maintenance of existing buildings, and facade restoration efforts are all financially viable in Brandon's steadily changing appearance while encouraging economic health.



Telling Brandon's story: The community has cultivated a well-known identity as a place of innovation and creativity. This story should continue in innovative ways. The following brand statement provides insight into the future for the community. Unhurried, Unspoiled, Unforgettable.

Uncover the art of being Unhurried.

Downtown is a place where the Vermont that everyone dreams for still exists. A place where our neighbors are our friends, and we treat visitors like neighbors. A place where the lunch hour can go a little longer, and morning coffee isn't standing in line for a paper cup. A place where our businesses grow up with a smile, understand the value of true service, and the connection of being known by name. Come discover our town at your pace.

Uncover the beauty of life Unspoiled.

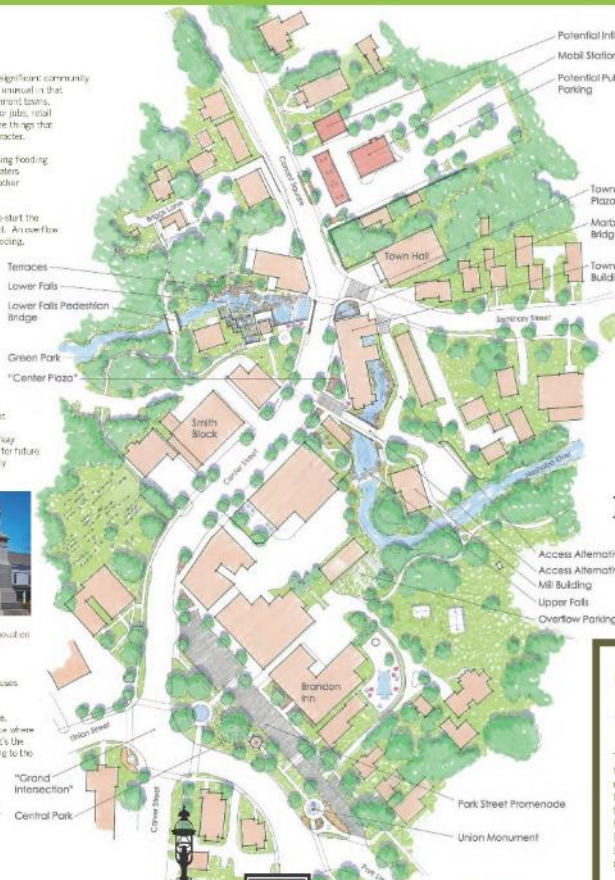
Downtown is a place called Brandon. A place where you won't find flashing lights or drive-thrus. A place where 200 years of architecture frame a river that cascades through the heart of our downtown. A place where the majesty of our woods and fields, paths and trails is connected by history.

church spires. A place where historic houses still make warm homes.

Uncover memories that are Unforgettable.

Downtown is a place we call downtown. A place where memories are made around every turn. It's the looping loops of ice cream. It's standing in the line of your own dream. It's the fine art and the art of the customer. It's family time. It's finding exactly what you need. It's finding what you never knew existed. It's being surrounded by friends. It's saying I do.

We are Brandon, Vermont. Unhurried. Unspoiled. Unforgettable.



Terraces
Lower Falls
Lower Falls Pedestrian Bridge
Green Park
"Center Plaza"

Potential Infill
Mobil Station
Potential Public Parking
Town Hall Plaza
Marble Bridge
Town Office Building
Seminary Street

Access Alternative A
Access Alternative B
Mill Building
Upper Falls
Overflow Parking



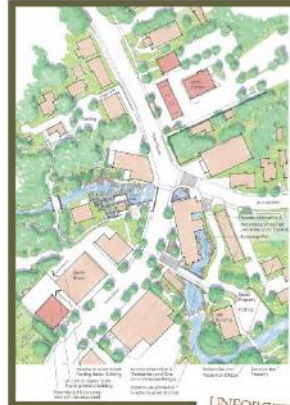
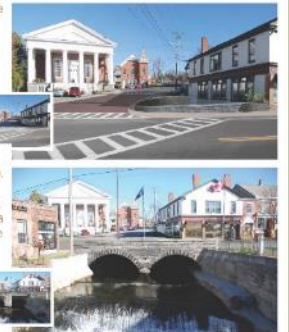
Project Funding and Support

Project funding was provided by the Vermont Department of Housing and Community Development, Vermont Downtown Program, Brandon Downtown Action Team, and the Vermont Department of Housing and Community Development. The project was also supported by the Vermont Department of Housing and Community Development, Vermont Downtown Program, Brandon Downtown Action Team, and the Vermont Department of Housing and Community Development. The project was also supported by the Vermont Department of Housing and Community Development, Vermont Downtown Program, Brandon Downtown Action Team, and the Vermont Department of Housing and Community Development.



Enhance the Heart

Brandon can capitalize on the historic crossing where the Town Hall, the former Town Offices, and Marble Bridge intersect with Seminary Street to create a vibrant civic core of the community. This could include enhanced streetscape, improved crosswalks, a restored Marble Bridge and reuse of the former Town Office once it is restored.



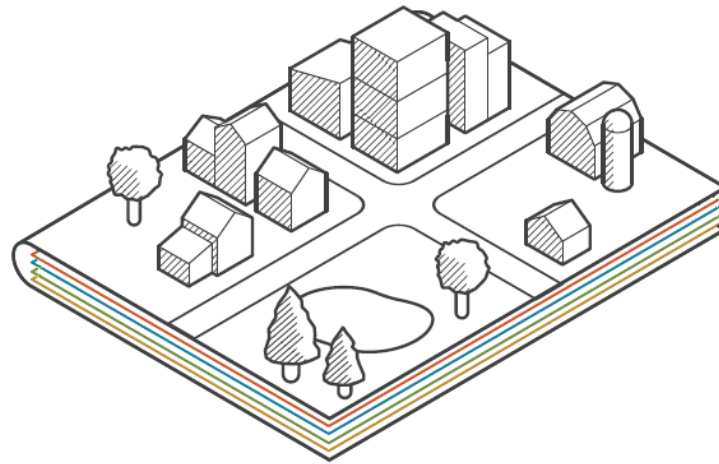
MAIN STREET DOWNTOWN BRANDON, VT



Connecting the Core

The reconfiguration of Route 7 creates an opportunity for Brandon to create improvements to Central Park by enhancing pedestrian connections, creating a more logical traffic pattern through the area, and calming traffic so that it does not speed through the heart of town. Brandon can continue to foster its connections to the Newbury River as the river creates a remarkable attraction in downtown Brandon. Flood remediation efforts should combine with amenities and attractions to bring people to the river.





PLANNING MANUAL

JUNE 2015 / DRAFT



AGENCY OF COMMERCE & COMMUNITY DEVELOPMENT
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



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