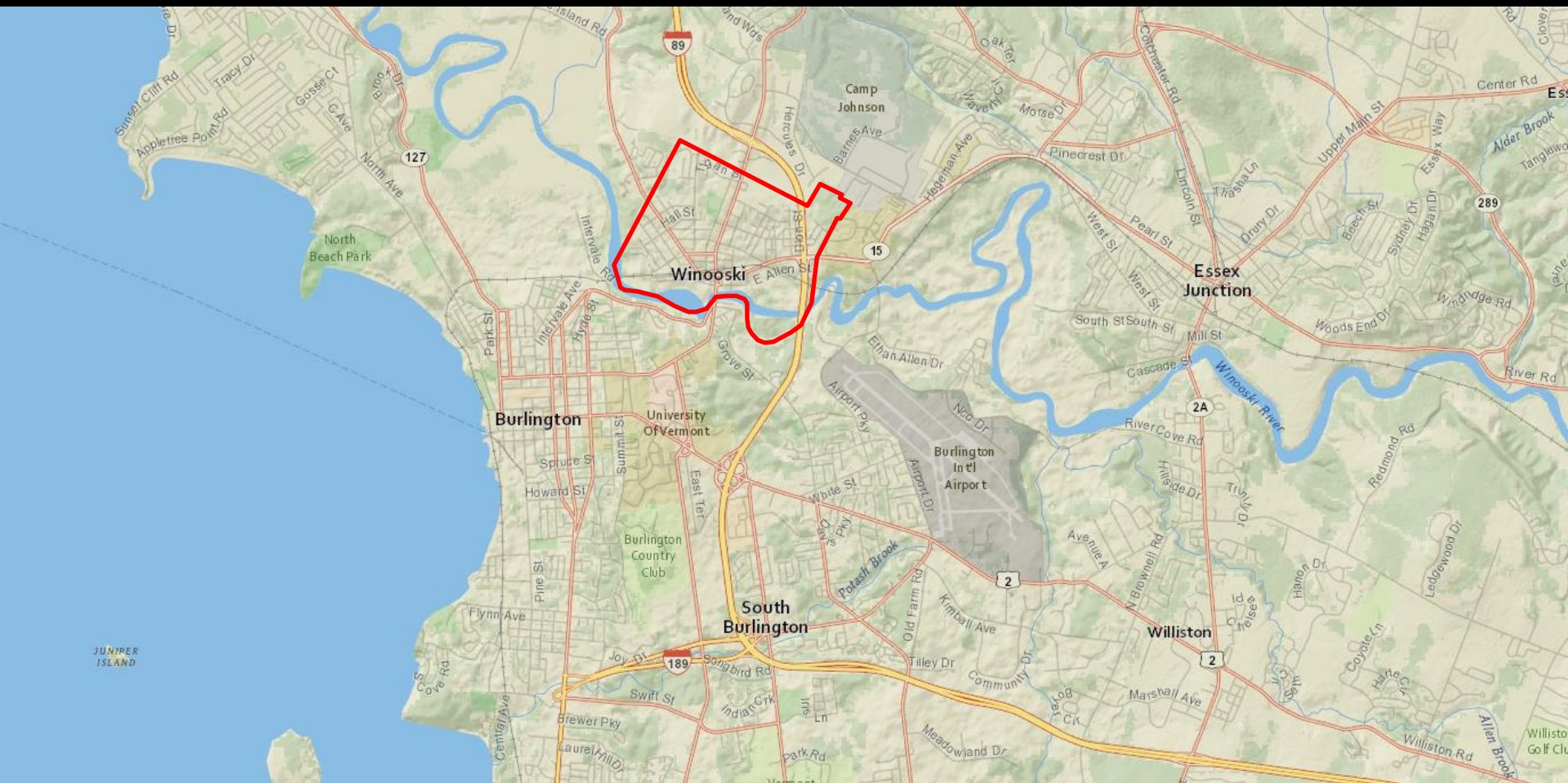


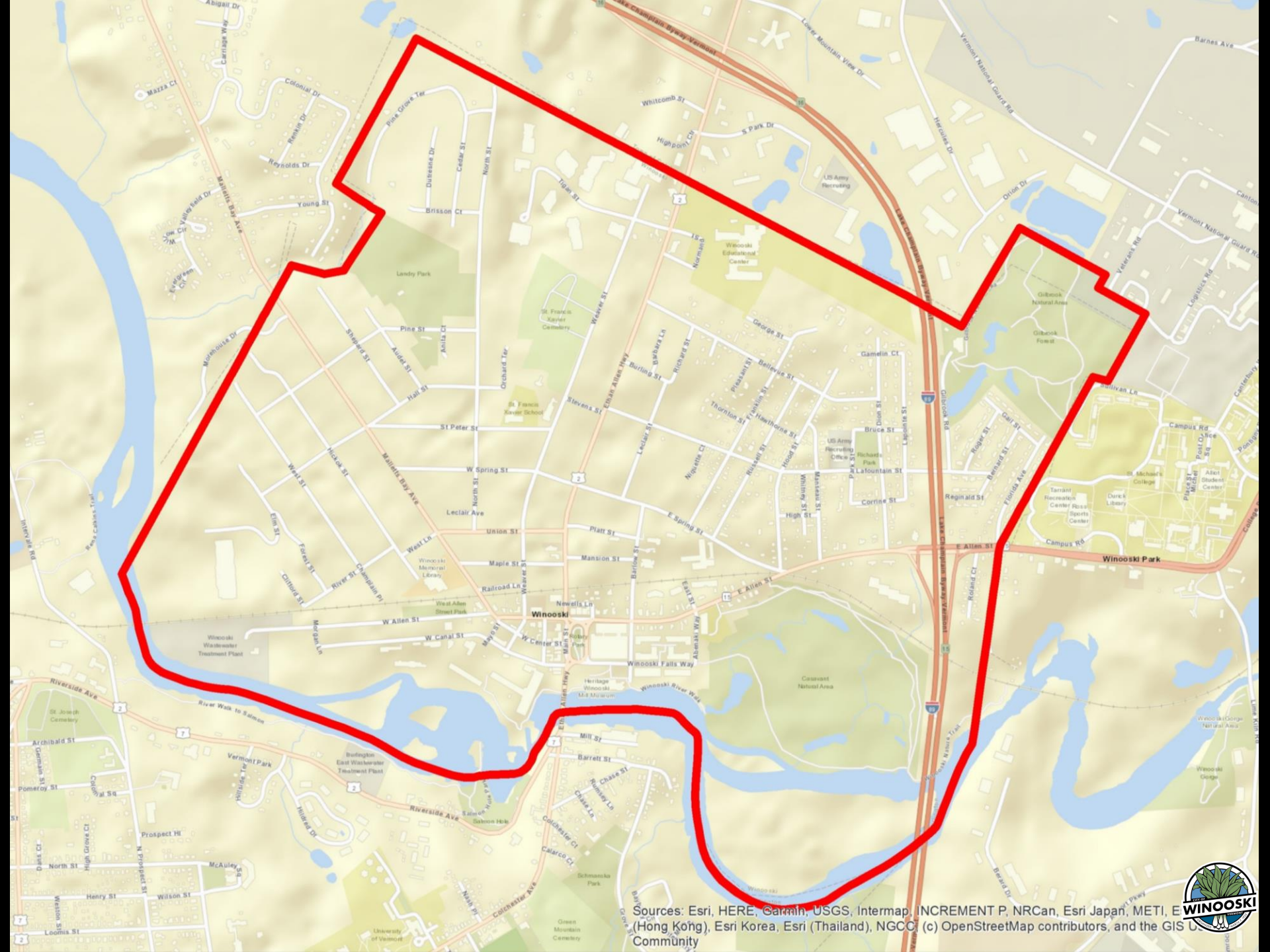
# Redevelopment of Winooski's Downtown

VPA Spring Workshop  
June 02, 2023









Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri (Hong Kong), Esri Korea, Esri (Thailand), NGCC (c) OpenStreetMap contributors, and the GIS User Community





# HISTORY

*(Or where have we been?)*



Bird's Eye View, Winooski, Vt., River and Mill District.







EAST ALLEN STREET. WINOOSKI. VT.









Source: VCGI Historic Aerial Image Library - 1962



















**SAINT MICHAEL'S COLLEGE  
WINOOSKI, VERMONT  
MARCH 26 & 27, 1980**



# BUCKMINSTER FULLER GIVES KEYNOTE ADDRESS DOME EXPERTS CONVERGE ON CAMPUS



MMC President Edward L. Henry (left) and James McCann, Mayor of Winoski, sporting dome symposium tee shirts, stand in the center of Winoski trying to imagine what the city would feel like if it were covered by a dome.

Susan A. Roberts '81





Sketch by John Anderson - 1980







THE L-MALL  
 A NEW SHOPPING CENTER  
 IN THE HEART OF THE CITY  
 WILL BE OPENED NEXT YEAR  
 AND WILL BE THE LARGEST  
 OF ITS KIND IN THE AREA.

John Anderson 1980







Sketch by John Anderson - 1980



Sketch by John Anderson - 1980





# **REDEVELOPMENT**

*(Or where are we going?)*







5/2004

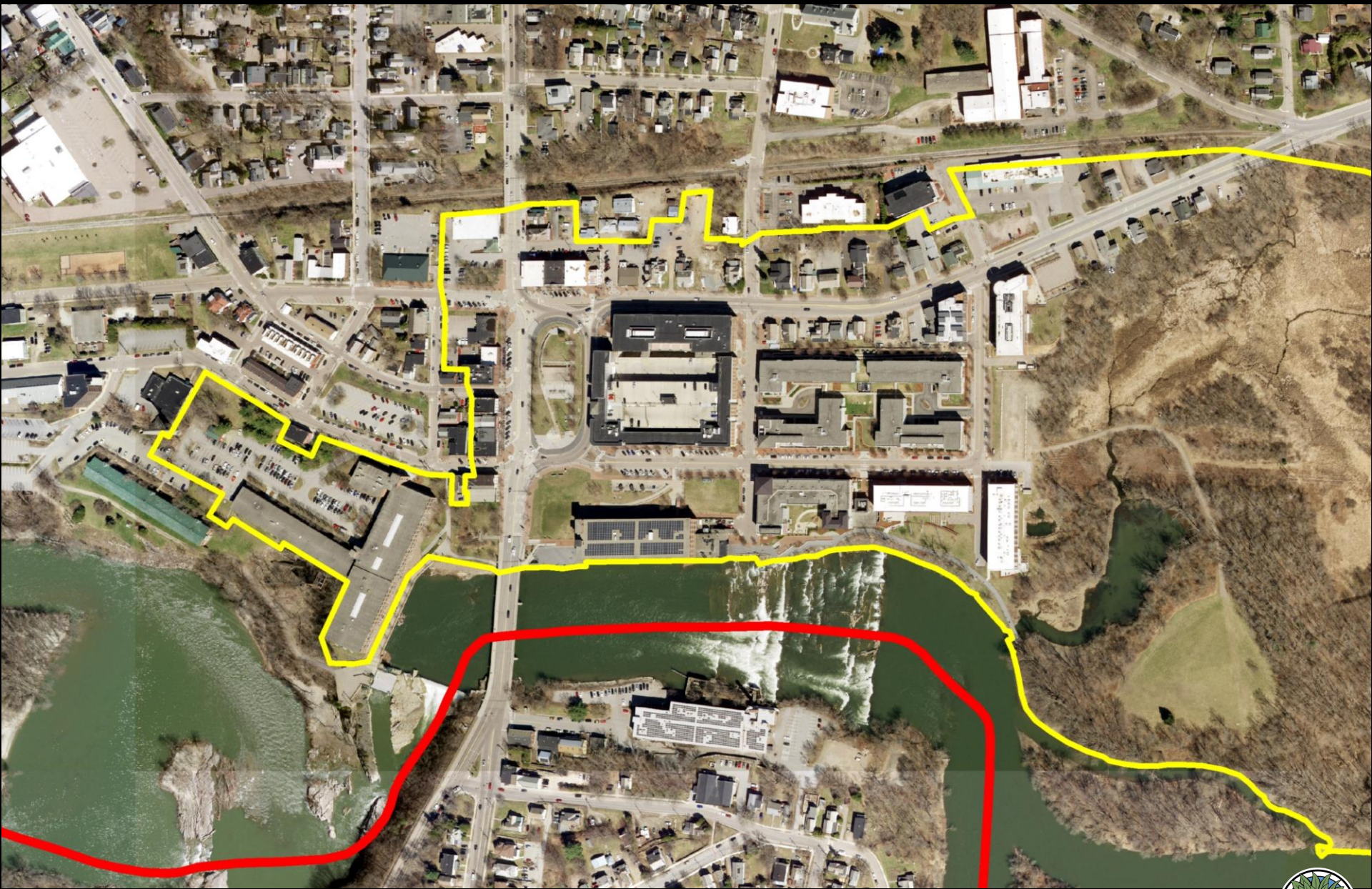


Winooski River

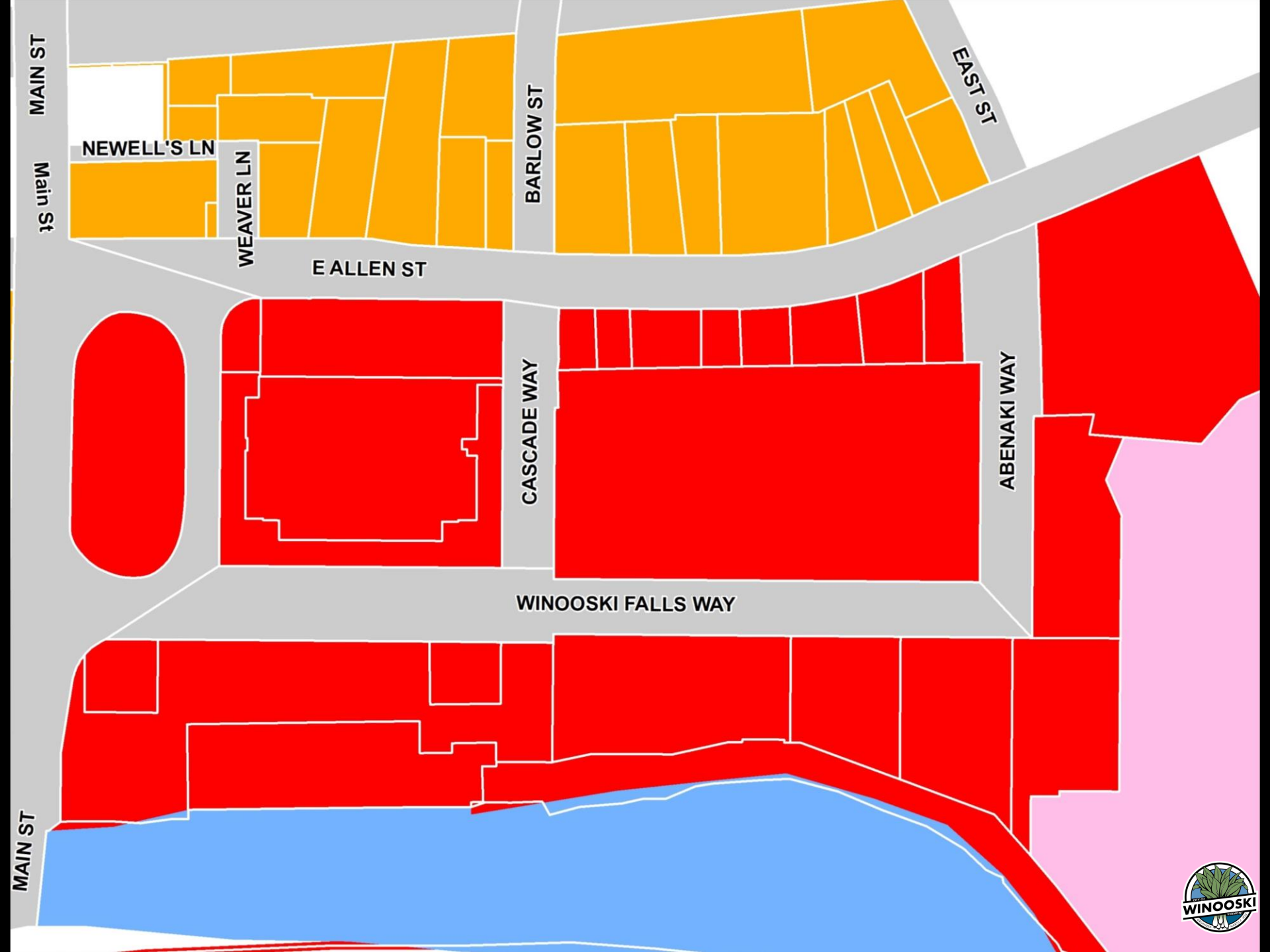
Winooski Falls











# DOWNTOWN ZONING

- No setbacks
- No lot coverage
- High density requirements
  - Minimum of three stories
- Building Height & Location Map
  - Set via benchmarks or sidewalks
- Parking Requirements
  - Located in Downtown
  - On-site or Municipal Facility





# PERMITTING PROCESS

- Downtown covered by a Master Plan
- Design Standards
  - Pedestrian scales, durable materials, views of the river, screened mechanicals, etc.
- Specific uses and square footages



# PERMITTING PROCESS

- Downtown Act 250 Permit
  - First permit issued in 2001
  - Regular Amendments
- Master Sign Plan
  - Only covers part of Downtown
- City as co-applicant on all Act 250 Amendments
  - Review done by City Council

















Winooski River

Winooski Falls







Source: Google Maps - 2023









A perspective sketch of a city street. On the left, there are multi-story buildings with large windows and awnings. Pedestrians are walking on the sidewalk. A car is parked on the street. In the center, a blue car is driving away. On the right, there are more buildings, including a large one with arched windows. A person is riding a bicycle on the sidewalk. The street is lined with trees and has a clear path for cyclists. The overall style is a light, airy sketch with soft colors.

# THE FUTURE

*(Or where do we want to be?)*







# TIF DISTRICT

- Expires in 2024
- \$1.5 Million in Revenue expected in 2025
- Support Redevelopment





# THANK YOU

*(Or do you have any questions?)*

**Eric Vorwald, AICP**  
Planning & Zoning Manager  
City of Winooski  
[evorwald@winooski.vt.gov](mailto:evorwald@winooski.vt.gov)

