

PLANNING FOR MUNICIPAL PROJECTS

CASE STUDY OF MONTPELIER PROJECTS

Mike Miller, AICP CFM

Director of Planning & Community Development

City of Montpelier

TODAY'S AGENDA

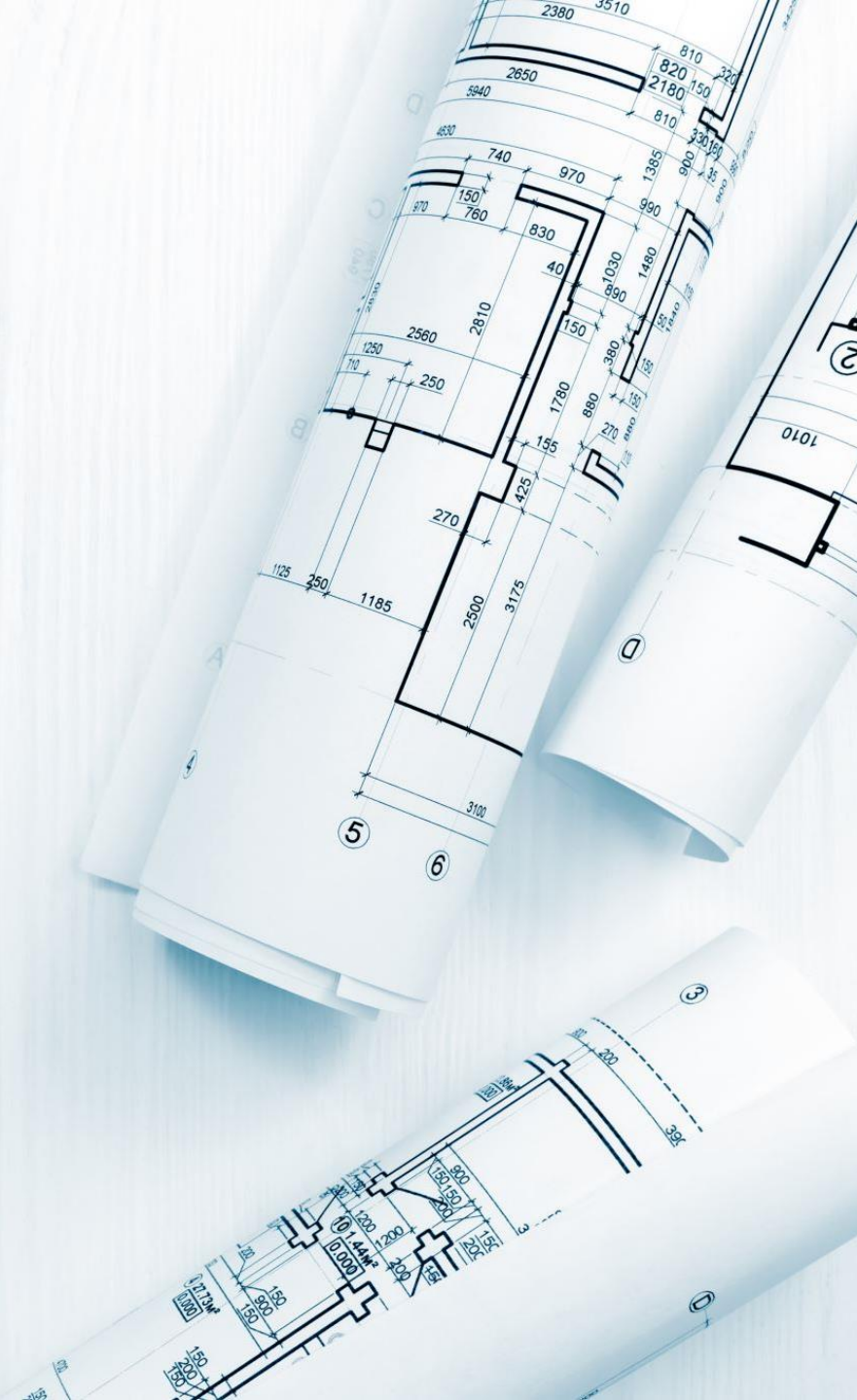
- Discuss the right way for municipalities to do projects in general
 - Plan... prepare... then implement
- What happens when you don't
 - Lessons from the Transit Center project
- Country Club Road property as a case study that is still in process



PROJECTS

- How do we take a vacant lot and make a new building, develop a property, etc.?
- There's a process that you need to use to minimize delays.
- It's different for us (in gov) because we are public, and we rely on grants and other public funding.





STEPS

- Break projects into three steps:
Plan... prepare... implement
- How long each step takes depends
on the specifics of each project (but
think 1 year for each).
- Cost of each step

PLANNING STEP

- Where do you want to go? How much do you want to pay? When do you want to arrive?
- Final outcome:
 - Site selection
 - Conceptual plan or master plan
 - Statement of principles



PREPARATION STEP

- Intermediate step where we get from plan to shovel ready.
- Final outcome:
 - Permitting complete
 - Financing complete
 - Bid documents complete
 - Other possible pieces like development agreements and buying the property



IMPLEMENTATION STEP

- Groundbreaking through construction
- Final outcome:
 - Project completion
 - Grant closeouts





PLANNING FOR CCR

- City purchased a 138-acre old golf course in 2022 for housing and recreation.
- Outcome of planning process (in May 2023) is an agreed upon conceptual plan.
- Final master plan includes graphic rich plan and give policy guidance going forward.

CONCEPT B

CURRENT PLAN

KEY

- ① Multi-Family Building
- ② Townhome Building
- ③ Single-Family Home
- ④ Recreation and Community Zone
(Recreation Uses and Potential Reuse of Existing Building TBD)
- ⑤ Passive Recreation / Natural Area
- ⑥ Community Garden Space (0.38 ac.)
- ⑦ Connection to Bike Path
- ⑧ Neighborhood Gathering Space

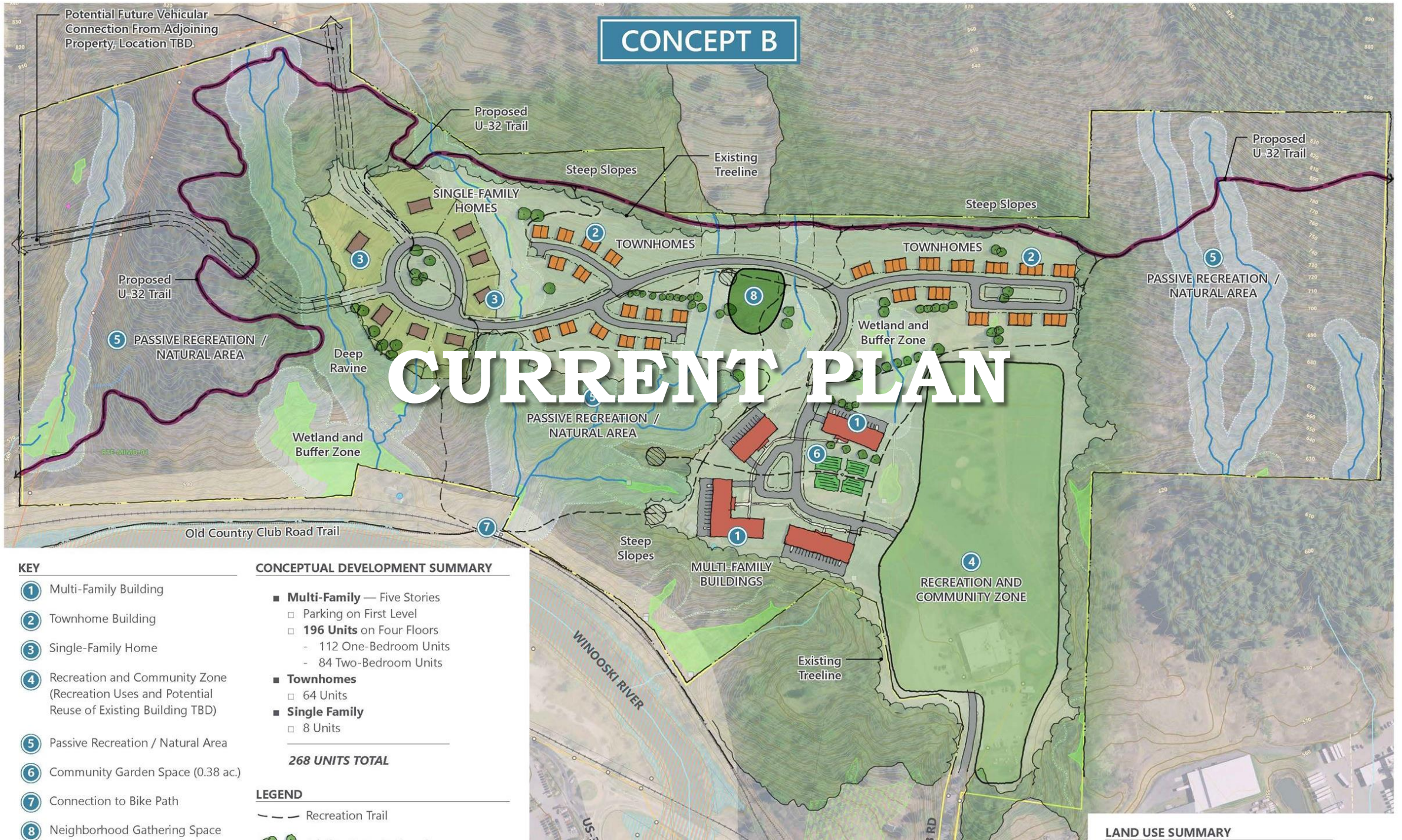
CONCEPTUAL DEVELOPMENT SUMMARY

- **Multi-Family** — Five Stories
 - Parking on First Level
 - **196 Units** on Four Floors
 - 112 One-Bedroom Units
 - 84 Two-Bedroom Units
- **Townhomes**
 - 64 Units
- **Single Family**
 - 8 Units

268 UNITS TOTAL

LEGEND

--- Recreation Trail



LAND USE SUMMARY

NEXT STEPS – PREPARATION



Preparation steps starting in 2023

Zoning changes
Act 250 and local zoning permits
New state designations possible
Explore grant opportunities and partnerships
Additional engineering and design

Approve final designs
Explore/ apply for state and local TIF
Vote bonds (for TIF)
Market studies
Any additional rec studies
Reach out to prospective developers
Develop RFP to sell lots
Sell lots for development

NEXT STEPS – IMPLEMENTATION



Implementation starting in 2024-2025

Likely in phases

Construction of roads and utilities

Housing development by non-profit and
for-profit providers

Recreation facilities development by City

Examine connection to neighboring
properties like Sabin's Pasture

QUESTIONS

- Mike Miller, Director of Planning & Community Development
- mmiller@Montpelier-vt.org