

Process Requirements #5

Compatibility with Municipal Plan

In accordance with Process Requirements #5 of the TIF District Application, the proposed infrastructure improvements and projected real property development associated with the Town Core TIF District is compatible with the Town of Milton 2008 Comprehensive Plan for the following reasons:

- **Chapter 1: Introduction to the Plan** includes the vision statement and goals that are the foundation of the Comprehensive Plan. These goals include land use and development patterns that direct the most intensive development to the downtown area where services, utilities, transportation, and other supporting facilities are most readily available; goals for economic growth developed around a diverse economic base emphasizing high-quality job creation commensurate with available and planned infrastructure and services; goals to provide a variety of housing to meet all income levels, including options for elderly and disabled residents in the downtown area; and transportation goals to provide connected transportation facilities, link developments, and promote alternative transportation such as public transit, sidewalks, and bike paths. The Town Core TIF District Plan includes public infrastructure and real estate development projects that address these goals.
- **Chapter 3: Economic Development** includes goals, such as Goal 3.3, supporting the need to provide a desirable housing mix and attract a diverse resident base; the Town Core TIF District Plan includes real estate development projects that address a mix of housing needs, including affordable and moderately priced townhome/condo developments and single-family developments. Goal 3.4 is to support Town Core development, including retail, commercial, professional services, entertainment, and residential uses. This goal includes several objectives that are addressed in the TIF District Plan, such as pursue a TIF District for the Town Core, public infrastructure improvements, enhance pedestrian friendly environments, a multi-modal center, and municipal parking facilities. Goal 3.6 is to pursue a park and ride facility. The Town Core TIF District Plan includes projects to address these goals.
- **Chapter 4: Public Facilities and Services** outlines energy goals that include investigating the feasibility of extending mass transit to Milton; the Town Core TIF District Plan includes projects for a park and ride facility and a multi-modal facility to accommodate mass and alternative transit options. The public works section discusses expansions of the wastewater collection system and the need for improvements to the water system; these types of projects are included in the Town Core TIF District Plan.
- **Chapter 5: Housing** encourages growth around municipal utilities and services, advancement of a downtown, and affordable housing. Goal 5.1.2 is to promote infill development in appropriate locations to establish a downtown, meet housing demands, and make use of available municipal services. Goal 5.2.2 is to allow for development where municipal sewer is or is planned. Goal 5.4 sets affordable and moderate housing targets. The proposed infrastructure improvements within the Town Core TIF District include projects to extend the wastewater collection system, which will assist the Town in

meeting its housing goals, as expressed in the Comprehensive Plan, by allowing for higher density and more affordable housing to be built. The projected real property development includes several housing projects that will be located within the centralized area where the Town is trying to establish a downtown, will be located near existing municipal services, and will help the Town meet its affordable and moderate housing goals.

- **Chapter 6: Transportation** outlines several transportation tasks with which the Town Core TIF District is compatible. For example, Task 2 discusses the need for east-west connectors to the predominantly north-south road pattern in the Town Core; the Town Core TIF District Plan includes projects to construct east-west roads. Task 3 discusses the need for sidewalk improvements within the Town Core; the Town Core TIF District Plan includes projects to construct sidewalks. Task 6 discusses the need for improvements to Main Street; the Town Core TIF District Plan includes a project for the reconstruction of Main Street. Task 7 discusses the need for improved access to the Town Core via new roads as well as alternative transportation modes; the Town Core TIF District Plan includes projects for new road construction as well as projects to enhance alternative modes of transportation. Task 8 discusses the need for improvements to several Route 7 intersections; the Town Core TIF District Plan includes projects to fix some of these intersections. Task 9 discusses the need for bus and rail service to the Town Core; the Town Core TIF District Plan includes projects to facilitate alternative modes of transportation. The goals outlined in the Transportation chapter of the 2008 Comprehensive Plan are similar to those described in the tasks: Goal 6.1.2 is an expanded road network in the Town Core, Goal 6.1.3 is an expanded sidewalk network in the Town Core, Goal 6.1.6 is traffic circulation improvements in the Town Core, Goal 6.1.7 is enhance pedestrian-friendly environments, including incorporating street lights (there are projects involving street lights in the Town Core TIF District Plan), Goal 6.1.8 is a multi-modal facility (which is a project in the Town Core TIF District Plan), Goal 6.1.9 is a parking strategy for the Town Core (a municipal parking facility is a project in the Town Core TIF District Plan), Goal 6.1.10 is increased operational efficiency for Route 7, Goal 6.1.11 is improve problem Route 7 intersections, Goal 6.1.12 is a park and ride facility (a project in the Town Core TIF District Plan), and Goal 6.1.13 is to pursue rail service as an alternative transportation option.
- **Chapter 8: Land Use and Development Patterns** includes goals for the Town Core Planning Area that are compatible with the Town Core TIF District Plan. The public infrastructure projects proposed in the TIF District Plan assist in furthering the land use goals in the Comprehensive Plan by providing infrastructure to service dense development that consists of mixed uses, transportation and streetscape enhancements, and the extension of the sidewalk system.

Local Significance for Employment, Housing, and Transportation

Additionally, the project has clear local significance for employment, housing, and transportation improvements for the following reasons:

- **Employment:** The proposed public infrastructure improvements will promote real estate development and redevelopment that will offer additional employment opportunities.

These projects include additional commercial space, including additional retail space, an expanded Hannaford grocery store, restaurants, an 80-unit motel, space for personal and professional services, a bank, and an ice rink. An estimated 533,166 square feet of additional commercial space is projected in the TIF District Plan to be constructed over the 20 years of the TIF District. The TIF District Plan also estimates an additional 248,199 square feet of industrial space. In addition to the new employment that will be generated directly through the additional businesses, the construction of these sites will also generate employment opportunities.

- **Housing:** The proposed public infrastructure improvements will also promote additional housing opportunities within the Town Core TIF District. This housing will consist of high-density single-family housing, multi-family housing, and elderly housing. Some of the housing development is expected to be affordable housing, while the majority of the housing will be moderate-income housing that is affordable to the majority of Milton residents. The Town Core TIF District Plan estimates an additional 1,562,911 square feet of residential space will be built over the 20 years of the TIF District.
- **Transportation:** As noted in recent transportation studies for the Town, the level of service along Route 7 will continue to deteriorate unless transportation improvements are made. The Town Core TIF District Plan includes projects to make existing high crash intersections safer, facilitate traffic flow through other problematic intersections, construct additional east-west connector roads to alleviate the traffic burden along Route 7 and provide additional access to property in the Town Core, and promote alternative forms of transportation by constructing additional sidewalks and adding a park and ride and multi-modal facility.

Local and State Permits

Finally, it is anticipated that the proposed public infrastructure projects will require local and state permits, such as:

- **Act 250 Permits:** will be required for projects involving more than 10 acres of land. It is likely that the wastewater collection system extensions will require Act 250 permits (this may be an amendment to the Town’s existing Act 250 permits).
- **VTrans Highway Access Permits:** will be required for any projects within the state right-of-way along Route 7. This will be needed for the projects involving intersection reconstruction along Route 7, sidewalks along Route 7, lighting along Route 7 (if located within the state right-of-way), and water and sewer extensions where located within the Route 7 right-of-way.
- **Wastewater System and Potable Water Supply Permits:** will be required for projects involving water and wastewater.
- **Water Supply Division Permits:** will likely be required for projects involving extensions of the water supply system.
- **Stormwater Permits:** will be required for projects disturbing more than the maximum acreage disturbance threshold.
- **Wetland Permits:** may be needed from the state and/or Army Corps of Engineers if a project involves wetland disturbance.

- **Site Plan Review (Local):** will be required for all new construction involving structures and parking facilities.
- **Zoning Permit (Local):** will be required for all new construction involving structures and parking facilities.

It is difficult to predict exactly what types of permits may be required for a particular project until the actual project planning process becomes more detailed. The above permit categories are those that the Town knows may be necessary in certain circumstances. When the engineering plans for the projects are drawn up, it will become more clear what permits will be needed. The Town anticipates it will take 6 months to 1 year prior to construction to secure the necessary permits for each project.