



TOWN OF MIDDLEBURY
Planning & Zoning Office
77 Main Street
Middlebury, Vermont 05753
(802) 388-8100 X226, Fax (802) 388-4364

November 29, 2022

Division for Community Planning and Revitalization
Department of Housing and Community Development (DHCD)
One National Life Drive, 6th Floor
Montpelier, VT 05620

RE: NDA Designation Application, Town of Middlebury, VT

Dear Downtown Board,

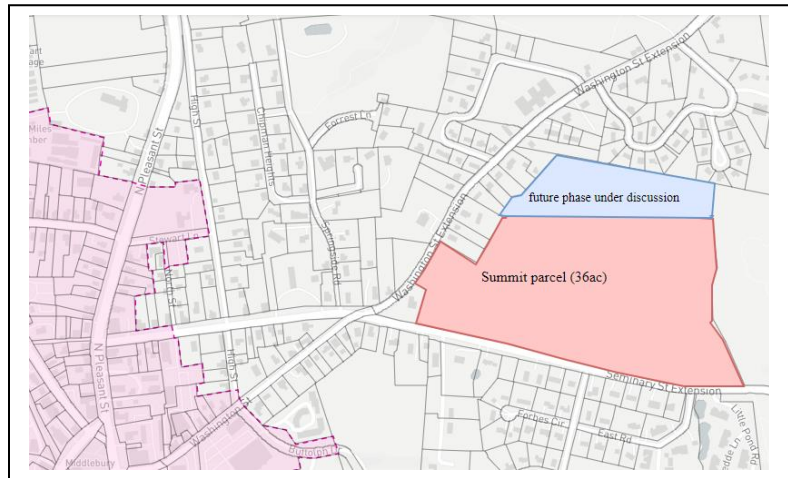
Attached please find an application from the Town of Middlebury requesting an NDA designation for our community. The primary contact for this application is Jennifer Murray, Director of Planning & Zoning, 802-458-8010, jmurray@townofmiddlebury.org.

We are so pleased to be at the point where we are submitting this application to you, there were many steps our community took to get here. In 2020, Middlebury completed a Downtown Master Plan (2019 Better Connections grant) that took a detailed look at the need for additional density and housing types within walking distance of our designated Downtown. We utilized public input to create illustrative master plans and precedent images showing higher-density and mixed-use development and identified several parcels for development. Using a Municipal Planning Grant (MPG20), we hired Brandy Saxton, PlaceSense to perform a zoning audit and provide recommendations for encouraging the type of infill and new neighborhoods envisioned in the Downtown Master Plan. Over the next year, our Planning Commission worked thoughtfully through those recommendations and developed revised zoning and subdivision regulations. These changes included breaking one residential district in Downtown into six (6) distinct neighborhood districts, adding site plan review, and adding Traditional Neighborhood Design (TND) review standards to ensure that we are creating well-designed, walkable, mixed-income neighborhoods we can be proud of. Our new zoning regulations took effect in September 2022.

As a community, we realize that planning and zoning is only part of the equation for building more affordable housing- we also need the participation of housing developers. We are applying to the NDA program because it offers incentives that will multiply the effects of the incentives in our new zoning. These incentives are urgently needed. The rate of development in Middlebury has been very slow in Middlebury, with no new major subdivisions (over 5 lots) and only one new multifamily building since 2016. We have been told by several developers that the cost of construction (labor, materials) in Middlebury is on par with Chittenden County, yet the lower land

costs in Addison County aren't enough to compensate for the higher asking prices they are able to receive 45 minutes north of us. We are grateful for your consideration of this NDA designation, as we work to attract qualified developers interested in helping build new neighborhoods for our community.

Recently Middlebury College acquired a 36-acre parcel well-situated between several developed neighborhoods and walkable to Downtown. This is a parcel where the town has long hoped to see residential development. The college is partnering with developer Summit Properties and plans to help them with the upfront land costs to keep their project in the affordable range. They will not



ask for any reserved units in return, but plan to allow their faculty and staff in need of housing compete equally with others who are income-qualified and seeking housing throughout the community. This project proposes 150+/- units over several phases. The Town is working with Summit to investigate how we might be able to partner with them on their infrastructure needs (sidewalks, replacing an older waterline, etc.) Even with all the available incentives, grants and tax credits, it still takes a community to put together a project like this. Building upon this model, we believe the College will remain an important institutional partner for developing dense, affordable housing in the coming years. They have been feeling the effects of the shortage of affordable housing in our community and are committed to working toward solutions. For that reason, several college-owned parcels walkable to Downtown and other commercial centers have been included in the proposed NDA boundary.

Summit Properties is looking forward to an NDA designation for their property, as they would like to apply for low-income tax credits in February. Addison County Community Trust (ACCT) has also been hoping for an NDA designation, to complete their financing for a new housing project in Middlebury and strongly supported our recent zoning update. It has become clear that an NDA designation is a must for obtaining financing on these affordable housing projects, adding to our appreciation of the importance of this program.

Thank you for your consideration. Yours sincerely,

Handwritten signature of Jennifer Murray in black ink.

Jennifer Murray, AICP
Town of Middlebury
Director of Planning and Zoning

Table of Contents

Cover Letter

[RPC Confirmation Letter](#)

[Application for Neighborhood Development Area \(NDA\) Designation](#)

NDA Maps:

Map 1- [Location Map](#)

Map 2- [Water Resource Map](#)

Map 3- [Agricultural Soils and Steep Slopes Map](#)

Map 4- [Habitat and Ecological Resources Map](#)

Map 5- [Public Facilities Map](#)

Map 6- [Historic Resources Map](#)

Map 7- [Zoning Map](#)

Appendices:

Map 1- [Illustrative Master Plan for Boardman Street area](#), prepared by Max Taxman, Middlebury College intern and the Middlebury Planning Commission

Map 2- [Illustrative Master Plan for the St. Mary's School Parcel](#) (Shannon Street), prepared by Town Planning and Urban Design Collaborative (2020 Downtown Master Plan)

Map 3- [Preliminary Draft Layout for Summit Properties Project](#), Washington St Ext and Seminary St Ext. (Spring 2022)

Link to the Middlebury Zoning and Subdivision Regulations (eff. 9/13/2022) is located [here](#)

We are grateful for funding assistance received from the Municipal Planning Grant program, administered by the Department of Housing and Community Development. Much of this work product, including the NDA maps and recent zoning amendment was completed using an FY20 MPG Grant and the help of consultant PlaceSense.