

#### **IV. MAKING IT HAPPEN: THE NEXT STEPS TO MAKE THIS PLAN A REALITY**

There are choices to be made and a future to be guided. If Waitsfield is to create a new future that keeps local job in town that creates a town center to allow people to live, work, send their children to school, preserves the best that history has to offer, and creates future opportunities, then there are some important next steps that need to be followed.

Irasville's future growth and development will be guided by several major forces:

- Availability of adequate infrastructure to serve a growth center
- Revisions to town regulations and policies
- The willingness of the private sector to build the growth center
- The viability of the growth center to be developed economically and meet market demands for the different land uses

##### **RELATIONSHIPS WITH PRIVATE PROPERTY OWNERS**

Realization of a growth center will be the result of a long term working relationship between the town and private landowners. Private residential and commercial development will comprise most of the growth center elements, balanced by strategic public improvements including infrastructure (particularly wastewater treatment), acquired public spaces, and new buildings. Without both parties' cooperation, the effort will fall short and even fail.

##### **ADOPT A VISION PLAN**

The concept plan for a growth center will guide the future pattern of residential, commercial, and public facility development. By encouraging private development to build neighborhoods, coordinated streets and pedestrian ways, and open spaces, much of the village growth center can be realized. The next step is to adopt this plan or make refinements to make that possible, so that the community can move ahead with intension and resolve to implement a growth center plan. This plan that reflects the creation of a village environment in Irasville and include the multiple types of uses that the community wants to have happen there. While this plan isn't highly detailed, the basics of a layout for streets and paths, locations for new or renovated buildings, parking, open space such as greenways and parks can be defined.

##### **COMPLETE NEW ZONING AND SUBDIVISION REGULATIONS FOR IRASVILLE**

As with most villages in Vermont, current zoning may not be adequate or even compatible with the desire to create a new village. The town will need to make revisions in current zoning and other development regulations to allow higher densities, mixed uses, and street and parking

standards to guide the new growth center development. Since most of the growth center will be the result of private development, regulations that support the growth center concept and specific subdivision and zoning standards are essential.

##### **CAPITAL PLAN FOR PUBLIC IMPROVEMENTS AND LEVERAGING PUBLIC - PRIVATE FUNDS:**

Making a new village center built out in the way that has been envisioned will require considerable public and private investment - with the intention of recouping a payback to both. Early identification of public processes for financing improvements and coordination with private developers such that costs can be shared will make the creation of a village center more financially feasible.

##### **"UMBRELLA" PERMITTING FOR INFRASTRUCTURE, STORMWATER AND WETLANDS PERMITTING**

A concerted effort to unify the milieu of permitting issues in Irasville will be essential to gaining the needed legal permits for development of the growth center to proceed. As a part of the current EPA Smart growth grant, some of those issues will be identified and a general strategy will be defined largely driven by the vision plan. It will far better for the town and various project owners/developers to work together to implement the project. As many individual developers or businesses have learned, trying to "go it alone" to permit wastewater, water supply, deal with stormwater runoff and wetlands on a parcel by parcel basis is a frustrating even impossible task. Far better for the town and development community to work together.

##### **PUBLIC INFRASTRUCTURE**

Water and wastewater infrastructure may be the limiting factor in the amount of development in the growth center. Surface and groundwater qualities are primary concerns in this watershed and need to be addressed. Surface water concerns are already present in the wetlands near Mad River Canoe and the movie theater. Town wastewater/water infrastructure will therefore need to be provided to the growth center to support the increased densities and mix of uses. As a model of "Smart Growth", federal and state funds may be available to assist in providing for this service. Alternatively, higher densities may allow a private sector contribution to the cost and the long-term payback for enhanced property values will be an economic/tax base benefit.

##### **ROUTE 100**

Given high travel speeds on Route 100, the growth center will need to improve bicycle and pedestrian access across and along the corridor from the village center to the residential areas. New tools for village traffic calming will also be essential aspects of the planning effort so that traveled speeds can be slowed, and the planned sidewalk project should be closely coordinated with the growth Center plan's concepts.

Improvements to Route 100 will need to be advocated by the town to the Central Vermont Regional Planning Commission (CVRPC) and the VT Agency of Transportation (VTrans). Given limited state funds, the town should develop a financing plan for highway improvements included in the report to be paid for as much as possible with private development funds directly or as the local match for transportation funds.