Ingredients for Downtown & Village Revitalization

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Annual Town Officers
Education Conference
April 4, and April 11, 2017
White River Junction

One of Five Villages in the Town of Hartford and the Town’s Downtown

A center of commerce, culture, recreation, and community life for all residents and visitors
White River Junction’s Ingredients

- Creating Livable Communities
- Public Private Partnerships
- Building on Creative Economy
- Apply, Apply, Apply – Take advantage of all the funding opportunities, state programs and resources that Gary outlined. All together add up to quite a bit over time.
Going for Downtown Designation

2006 – WRJ Design Review District established with Municipal Planning Grant and Town funds to hire consultant.
Going for Downtown Designation

Sept 2006 – News Blast

WRJ gets Downtown Designation ..... Partnership between Town & Downtown Organization makes it possible.

Creating a Livable Community
-where we’ve been
-where we are
-where we’re going

Public Private Partnership
-Municipal Planning Grant & town funds
-Stake in the game with money and time from Downtown Business Association, Chamber, Vital Communities, HDC, property owners & RDC.
Since 2009 is Road Map for Downtown WRJ
- physical development
- attracting people to live, work and invest in downtown WRJ
New “Barrette Center for the Arts”- Home of Northern Stage Theater Company

New Construction-Architecture reflects history of the area and former building. Building and site design create a sense of place and integrates Gates Street block into downtown.
Affordable Housing - Gates and Main Project

- 17 housing units, 16 affordable on upper floors
- VCDP, Housing Conservation Board and Federal Tax Credits
Conversion of former Legion building into retail and office space at the street level, and 22 units of housing on upper floor.
Conversion of former warehouse into retail, brewery and 6 units of housing.
Conversion of Former Cleaners into 36 apts, under construction, opening Summer 2017
Conversion of former restaurant equipment store into new home for expanding restaurant & catering business.
New 80 unit Assisted Living Facility under construction – Opening Spring 2018
Conversion of the former Newberry General Store (and then Bingo hall) into Market/Event space, new Café/ Bakery and expansion of the existing Café and Restaurant. Included building facade changes to reflect how it looked in the 1930’s.
Hartford Town Hall/Municipal Building

* Extensive renovation of 120-year old building
* Restoration of original windows & 3rd story dormers
* High-energy efficiency features
* HD accessible
New sidewalk and landscaped bus shelter on South Main Street - Town, Downtown Transportation Program, Advance Transit and Federal highway funds.
Example private residential renovations spurred by new development in Downtown.
Public Projects – Envisioned in Revitalization Plan

Curbing and rain garden along Bridge Street
– Town funds and ANR grant through Downtown Program

Gates Street East - new sidewalk, lighting, and wastewater, water, stormwater, street
– Town and Downtown Transportation Program funds

Stormwater capacity in Downtown - $700,000 phase 1 project begins this summer - TIF

Redevelopment of Currier Street Extension - TIF
REINVESTMENT STATISTICS

- Facades/Rehabs/Construction 14
- Amount Invested - Private $10,848,399
- Public Infrastructure $420,275
- Public Other $4,500,000
- New Businesses Opened in Downtown 48
  - New Jobs 181
- Business Expanded in Downtown 7
  - New Jobs 16
- Business Closed 15
  - Jobs Lost 27
- Businesses Moved out of Downtown 6
  - Jobs Lost 7
- Volunteer Hours* 47,274
White River Junction’s Other Ingredients

- **First Fridays** (of the month) continue to expand with regular art exhibits, business openings, wine & food tastings, movies, & music in Downtown
Center For Cartoon Studies
Expansion of Center for Cartoon Studies - 46 S Main St. into Inky Solomon Center business incubator with Vt Community Development Grant and private investment.
White River Junction’s Other Ingredients

White River Indi Film Festival has expanded from a three-day, to week long event, with special Indi Film viewings throughout the year.
Annual Glory Days Train Festival in September with booths and train rides
CHALLENGES AND OPPORTUNITIES

• Maintaining momentum of volunteers

• Opportunities for growth and development - HDC, Downtown business, Town staff, and community members working together to put in place a structure to address this challenge.