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Redstone

Redstone is a full service commercial real estate organization engaged in development, acquisitions, property management, and brokerage services. Many of our projects focus on smart growth infill and historic rehabilitation in downtowns. Recent ventures have involved all sectors of real estate including residential, office, retail, industrial, warehouse, health care, lodging and recreation. Over the past 25 years, we have been active in the downtowns of Burlington, Winooski, Shelburne, and Hinesburg. We have recently ventured outside of Vermont with the acquisition of a prominent historic building in downtown Portland, Maine. Contact us at 802.658.7400 or www.redstonevt.com.

Vermont Agency of Transportation

Our mission is to provide a safe, reliable and multimodal transportation system that promotes Vermont's quality of life and economic well-being. Through partnerships with state agencies, regional planning commissions and municipalities, VTrans programs provide funding and support downtown and village revitalization efforts by making it easier for Vermonters to walk, bike, carpool/vanpool or take transit.

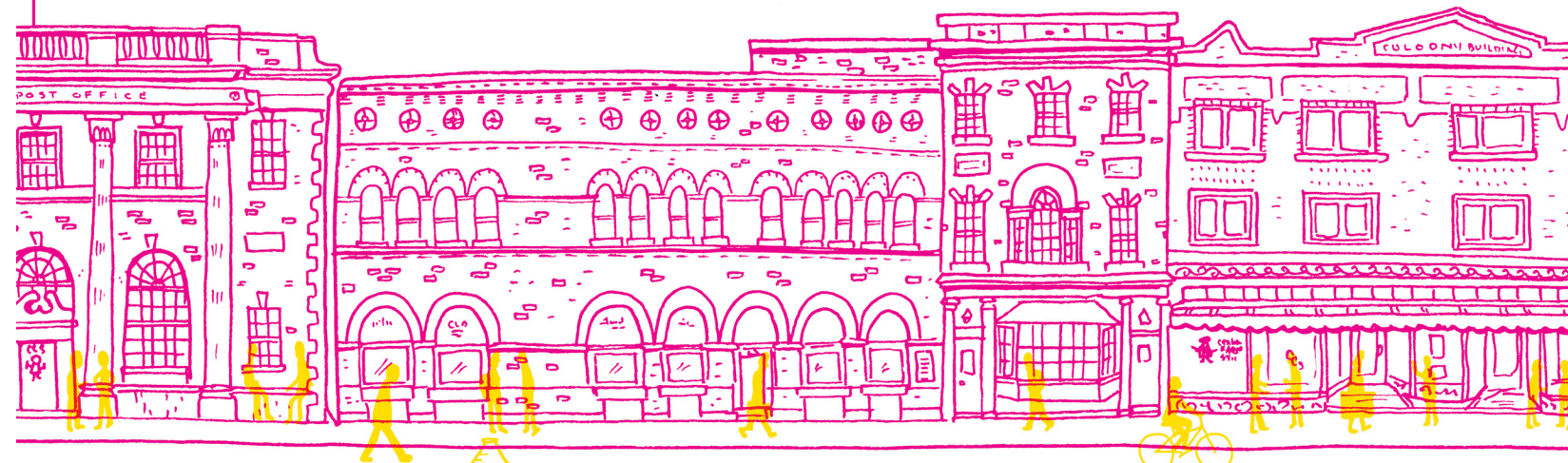
This event is made possible by the Department of Housing and Community Development in partnership with the Preservation Trust of Vermont, the Town of Hartford and Northern Stage. Thank you to our partners, session organizers, facilitators and volunteers who generously contributed their time and effort to make this event successful.



Preservation Trust
of Vermont



DOWNTOWN AND HISTORIC PRESERVATION CONFERENCE



White River Junction

JUNE 8th 2017

SCHEDULE AT A GLANCE

8:00am..... Registration
8:45am..... Welcome and Keynote
10:00am..... Networking/Exhibits
10:30am..... Morning Session
12:00pm..... Lunch @ Hotel Coolidge
1:00pm..... Early Afternoon Session
2:30pm..... Networking/Exhibits
3:00pm..... Late Afternoon Session
4:30pm..... Reception

KEYNOTE SPEAKER

Joe Minicozzi, Principal, Urban 3

Joe Minicozzi is the principal of Urban3, a consulting firm created by Asheville real estate developer, Public Interest Projects. Urban3's work in pioneering spatial analysis of economic productivity has helped people see the economic potency of urbanism and the value of well-designed cities. Their studies for municipalities across the United States and Canada have helped community leaders reevaluate their policies with a clear understanding of market dynamics created by tax policy.

RECEPTION @ 4:30pm

Reception at the Engine Room
188 South Main Street
Catered by Maple Street Catering

Enjoy networking with your peers over light hors d'oeuvres and a beverage (cash bar with one complimentary reception ticket for attendees). Winners of the Preservation Trust of Vermont raffle will also be announced.

Cover design by:

Dan Nott and Michelle Ollie
Center for Cartoon Studies



WELCOME

Commissioner Katie Buckley, Department of Housing and Community Development

Richard Grassi, Hartford Selectboard

Eric Bunge, Northern Stage

Paul Bruhn, Preservation Trust of Vermont

Secretary Michael Schirling, Agency of Commerce and Community Development

Governor Phil Scott

8:45am

Barrette Center for the Arts

KEYNOTE: THE DOLLARS AND \$ENSE OF LAND USE*

Joe Minicozzi, Urban3

Few communities consider the important role that tax policy and the market play in land use planning, zoning, placemaking and capital improvement planning. Joe will change the way you think about the cost of development with case studies that show how the market and tax revenue impact various land use patterns and how they stack up against traditional downtown districts.

Morning Session

10:30am

NEW BUILDING DESIGN IN DOWNTOWNS

Jim Pulver, Bread Loaf Corporation

Milford Cushman, Cushman Design Group

Denise Welch-May, White River Junction Design Review Committee

Barrette Center for the Arts

While preserving our authentic downtowns and village centers, we must also embrace change. This session will examine several examples of how sensitive rehabilitation and new design can complement historic architecture to create new opportunities for housing and business. Project highlights include: the Barrett Center for the Arts (Bread Loaf Corporation) in White River Junction; the Kowalski House and Annex (Cushman Design Group) on the campus of Vermont Studio Center in Johnson; and The Village at White River Junction (WRJ Design Review Committee) in White River Junction.

ZONING - GETTING IT RIGHT FOR YOUR TOWN*

Joe Minicozzi, Urban3

Paul Conner, City of South Burlington

John Adams, Vermont Center for Geographic Information

Hotel Coolidge

We all want thriving, prosperous communities, but outdated regulations create barriers and can even prohibit the types of development needed to revitalize our downtowns and villages. This session examines what's working, what's not, and lessons learned on what Vermont communities can do to align their regulations to support the types of development needed to create great places for people to live, work, visit, shop and play.

STIMULATING THE LOCAL ECONOMY THROUGH ARTS AND CULTURE

Michelle Ollie, Center for Cartoon Studies

Eric Bunge, Northern Stage

Jody Fried, Catamount Arts

Peter Gilbert, Vermont Humanities Council

Briggs Opera House

Vermont's vibrant arts and culture scene makes communities fun and unique, and attracts Vermonters and visitors alike. This session will show how increased arts and cultural programing not only boosts our well-being, but provides an economic catalyst for downtown and village center business.

Lunch

Catered by Coventry Catering

12:00pm

Hotel Coolidge

Lunch is served at Hotel Coolidge. Enjoy time networking with your peers inside Hotel Coolidge, Briggs Opera House, or outside at one of the suggested locations on the map.

Early Afternoon Session

1:00pm

HOW TO TELL YOUR STORY WITH DATA*

Joe Minicozzi, Urban3

Barrette Center for the Arts

In this session, you will learn more about Urban3's approach to downtown revitalization and how they use data to communicate. Get a look 'under the hood' and learn about the tools, data visualization and story-telling techniques that help communities large and small make their point.

SMALL TOWN RETAIL IS ON THE RISE

Liza Bernard, Norwich Bookstore

Ron Redmond, Church Street Marketplace

Sarah Lafferty, The White Market

Gordon Winters, Swanton Lumber

Kim Souza, Revolution

Hotel Coolidge

For years we've heard that the heyday of small town retail is over and nothing can be done about it. Learn about new retail trends and strategies that prove the pundits wrong and paint a bright future for Vermont's small towns and retailers. Join us for a panel discussion that highlights how owners of a downtown bookstore, clothing shop, hardware store and grocery store have found a niche in their communities and have successfully managed online competition and big box development.

VERMONT'S LANDSCAPE: SHAPED BY TRANSPORTATION TECHNOLOGY

Frank J. Barrett Jr., Barrett Architecture

Paul Searls, Lyndon State College

Briggs Opera House

This session will examine the evolution of transportation, and explore the inherent tensions between competing visions for Vermont's economy and how it ultimately played out on the land. It will conclude with a closer look at White River Junction, the poster child for reinvention and economic change at the nexus of water, road and rail routes.



Walking Tour

THE RESURGENCE OF DOWNTOWN WHITE RIVER JUNCTION

Town of Hartford staff and local leaders will lead the tour.

Meet at Barrette Center

Discover the rebirth of this village as it transitions from a once bustling railroad community to a regional center for businesses and the creative economy. See the adaptive use of a former bakery, freight house, Legion Hall and dry cleaners into housing, retail, offices, an event center, restaurants, and art venues. Walk through the recently renovated, award winning, energy efficient Town Hall. Hear about the design process to integrate new design and development into this historic village.



*AICP continuing education credits pending.

Late Afternoon Session

3:00pm

PLACEMAKING WITH COMPLETE STREETS*

Jon Kaplan, Vermont Agency of Transportation

Kelly Stoddard-Poor, AARP Vermont

Lisa Sacks-Warhol, Bethel Revitalization Initiative

Claire Tebbs, Addison County Regional Planning Commission

Joshua Schwartz, Mad River Valley Planning District

Barrette Center for the Arts

A walkable and connected street network not only gets us where we need to go, but also drives economic development. See how communities in Vermont are leveraging older and historic buildings, street networks and community and recreational facilities in town centers to attract investment and renew vitality. Learn what it takes to get people out of their cars and make Vermont's downtowns and villages more walkable, bikeable and economically successful.

ESTABLISHING A LOCAL HISTORIC PRESERVATION PROGRAM

Devin Colman, Vermont Department of Housing and Community Development

Hotel Coolidge

The strongest and most effective tools for historic preservation are established at the local level. The Certified Local Government (CLG) program provides support and funding for local preservation commissions, but is it worth the effort to seek this designation? In this session, learn about the benefits, the steps for certification and chat with the many communities that have already taken advantage of this program.

HOUSING SOLUTIONS FOR VERMONT DOWNTOWNS*

Andrew Winter, Twin Pines Housing Trust

Maura Collins, Vermont Housing Finance Agency

Cindy Reid, Cathedral Square

Tim Sidore, Ledgeworks

Briggs Opera House

Shifting household demographics have created an evolving housing market in Vermont, and getting communities to embrace multifamily housing is a challenge. In this session, investigate new types of downtown housing opportunities and hear the developer's perspective on strategies to make these projects successful.



Walking Tour

WALKING HISTORY TOUR OF WHITE RIVER JUNCTION

Members of the Hartford Historic Preservation Commission and the Hartford Historical Society will lead the tour.

Meet at Barrette Center

Hear stories that tell the history of this railroad village from the mid-1800s to the middle of the 20th century. You will learn about the various architectural styles found in WRJ and see how historic structures have changed over time to accommodate new uses. The Boston and Main (B&M) engine caboose, Hotel Coolidge, the former post office building, local churches and beautiful murals will all be featured on this tour.

Exhibits and Networking

Spend time networking with your peers, view the conference sponsor exhibits and enter the Preservation Trust of Vermont's raffle to win up to \$5,000.

All Day

Barrette Center for the Arts