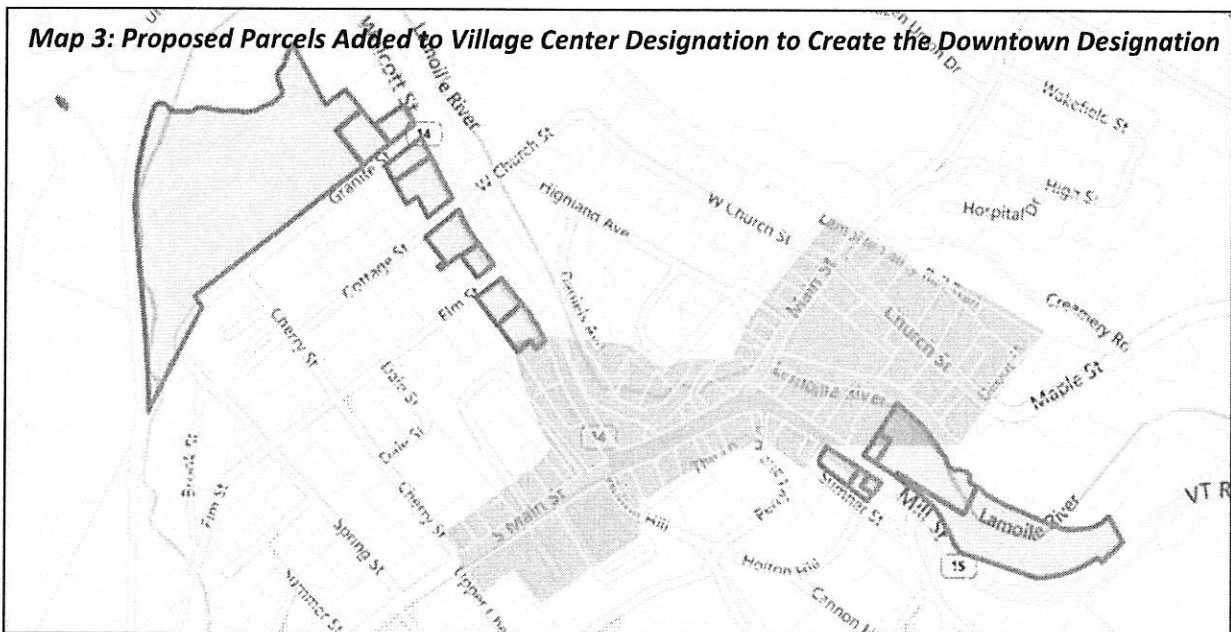
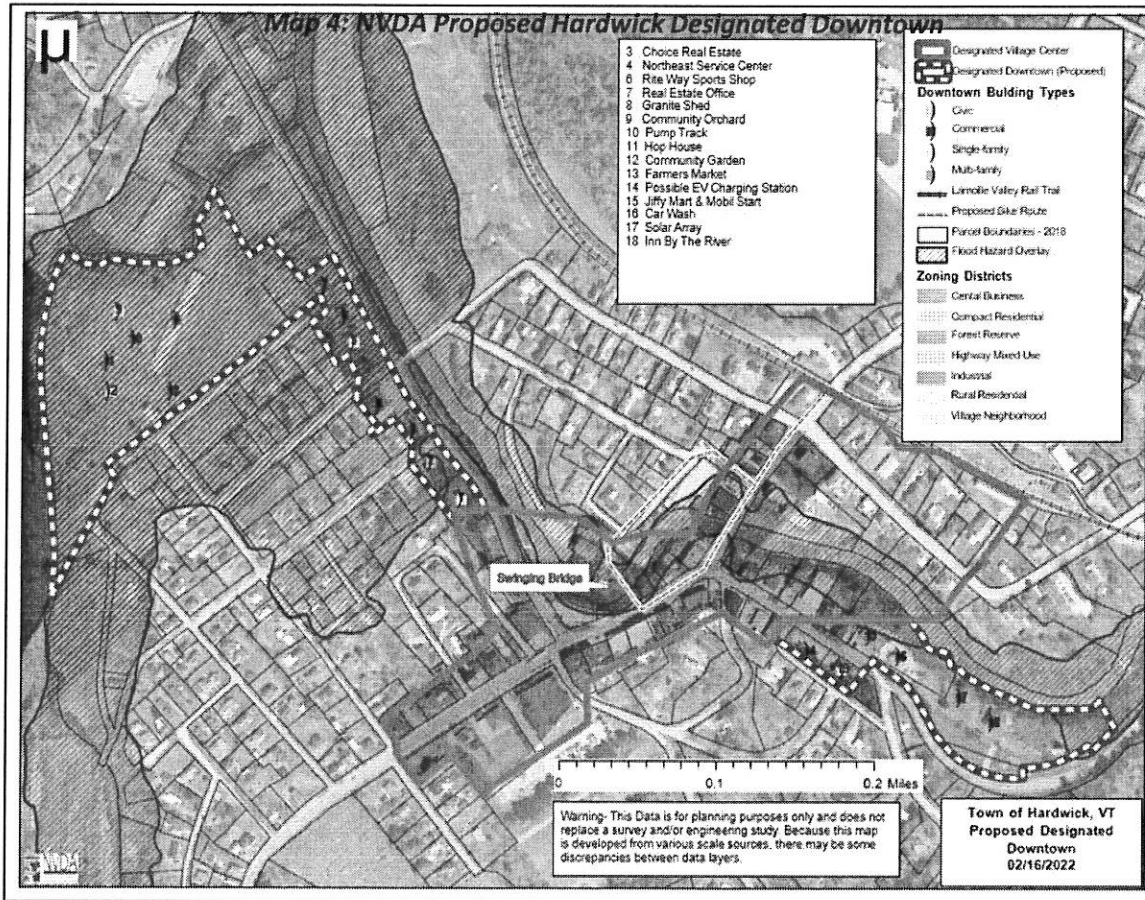


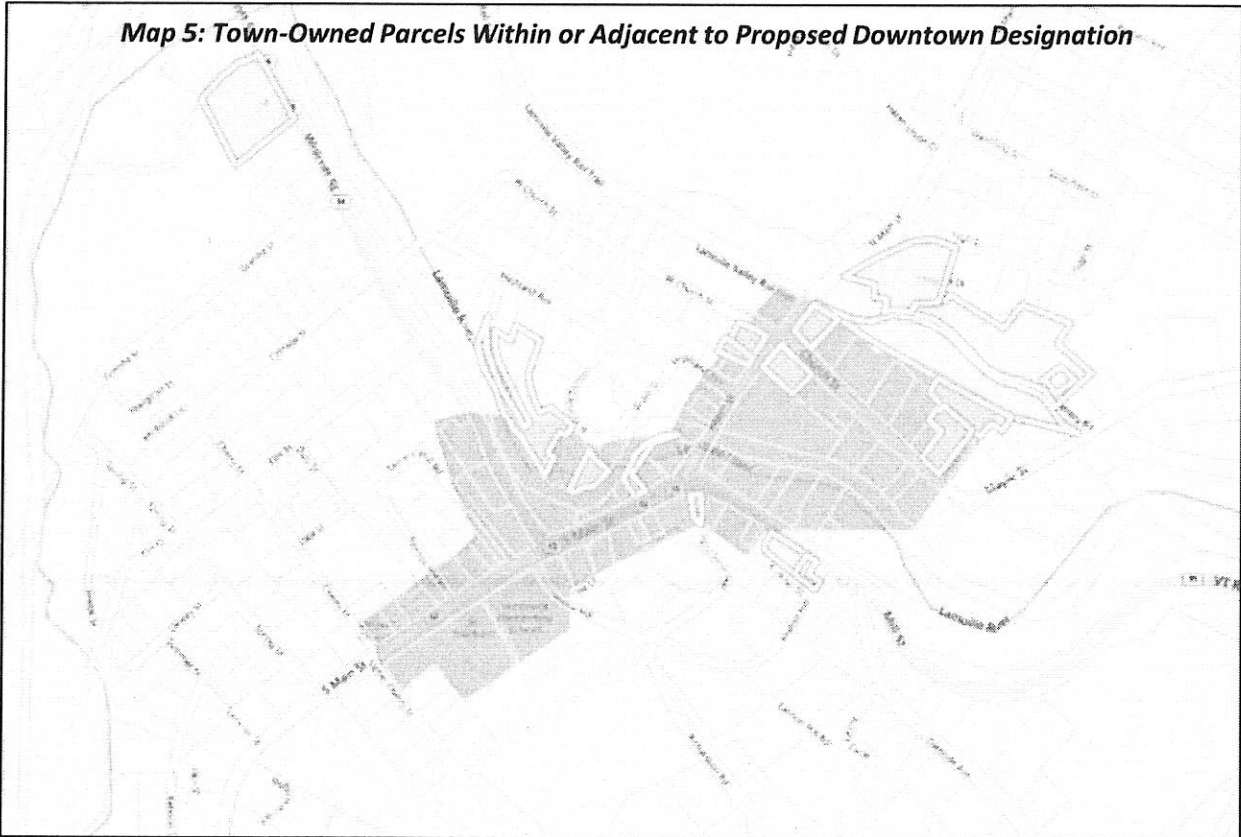
The Town of Hardwick has been working with a proposed set of boundaries for the new downtown designation provided by NVDA and dated 2/16/2022 (see Map 4). The boundaries as proposed include the previously identified village center and an additional fifteen (15) parcels (see blue parcels on Map 3). Seven (7) parcels are located along Wolcott Street/Rte. 14 between the current village center and Granite Street and two (2) are on the northwest side of Granite Street. The remaining six (6) parcels are all located to the southeast of the existing village center along the Mill Street/Rte. 15 corridor.





The above map illustrates the proposed Hardwick Downtown Designation boundaries as prepared by NVDA. Vermont Downtown Program staff have indicated that an argument justifying the expanded boundaries from the original Village Center designation will have to be presented. In considering the justification for the selected boundaries, CCDS has identified potential changes to proposed Downtown Designation boundaries that may assist the Town of Hardwick to better leverage the Downtown Program incentives and resources and to maximize the impact of existing assets and opportunities.

Map 5: Town-Owned Parcels Within or Adjacent to Proposed Downtown Designation



As illustrated in Map 5 (above), the Town of Hardwick owns a substantial number of properties that are either located within the proposed downtown boundaries or immediately adjacent to the boundaries. These properties offer unique opportunities for the Town to leverage state funds directly in support of municipal goals on town-controlled property. Many of the highlighted properties already fall within the designation, and are already sites of priority redevelopment projects currently in progress. However, the district as proposed has excluded several large town-owned properties. In particular, the Town Garage property at 155 Creamery Road offers an opportunity to leverage state incentives to develop bicycle, pedestrian and wayfinding infrastructure on town property along the Lamoille Valley Rail Trail. While there are no present plans to make large changes to the Town Garage, the incentives offered by the Downtown Program should be considered on a long-range horizon of decades to come.

Address	Acres	Assessed Value	Map Lot Number
South Main Street	0.13	\$2,000	23053-00040
158 Daniels Road	0.37	\$900	23028-00050
130 North Main Street	0.25	\$17,900	24047-00010
20 Church Street	0.3	\$422,700	24047-00000
127 Church Street	0.4	\$180,600	24039-00010
47 Depot Street	0.5	\$133,500	24040-00000
93 North Main Street	0.17	\$355,400	24049-00070
81 North Main Street	0.1	\$16,000	24049-00060
Mill Street	0.2	\$45,900	24052-00010
Mill Street*	0.3	\$43,200	24052-00050
Mill Street*	0.05	\$36,000	24052-00090
	2.77	\$1,254,100	
56 High Street	1.3	\$373,400	24009-00000
155 Creamery Road	2.8	\$223,600	24014-00030
	4.1	\$597,000	

* Potentially excluded if Mill Street Extension is dropped