

Chittenden County 2026 ECOS REGIONAL PLAN

Land Use Review Board Public Hearing

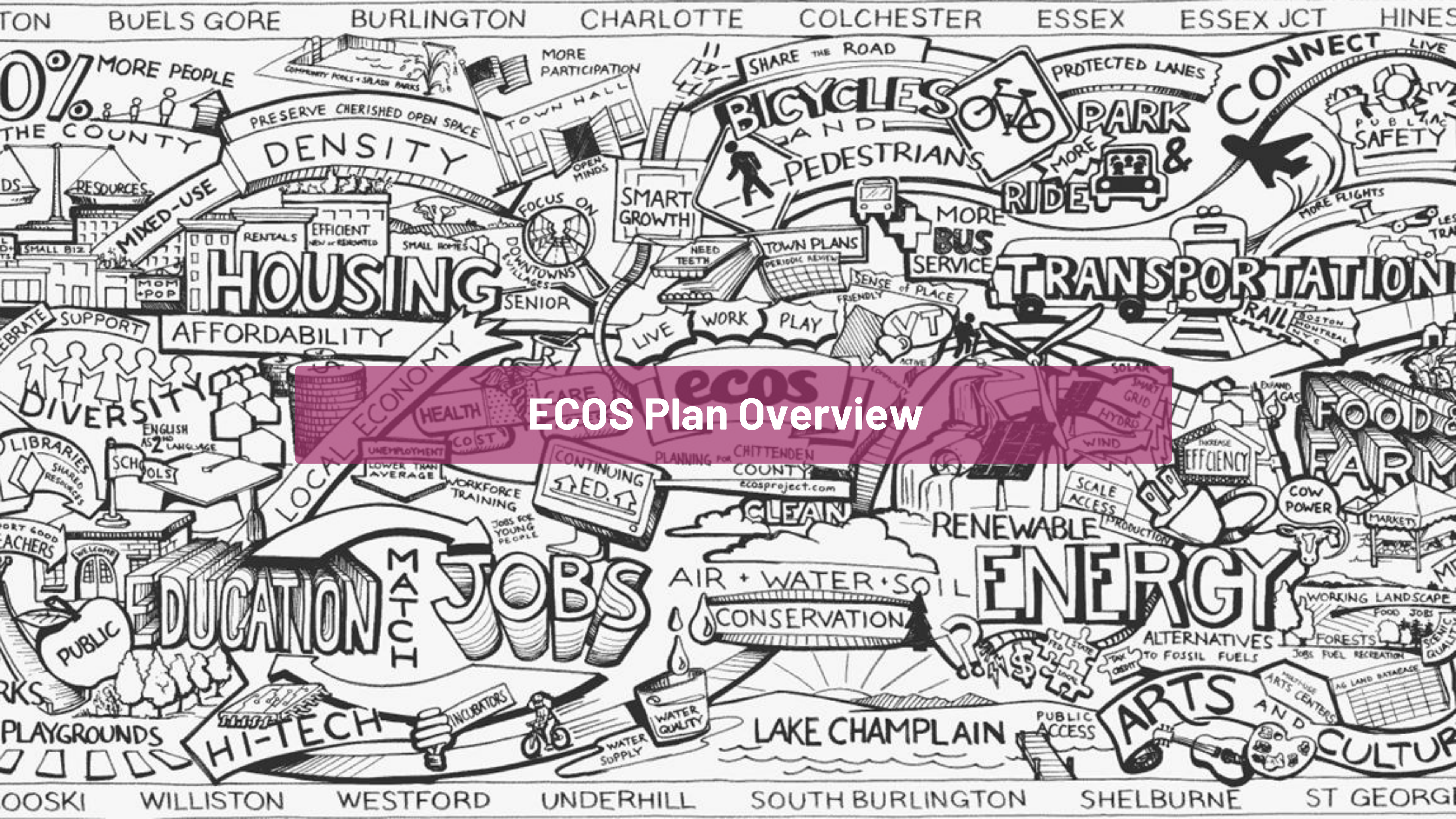
July 22, 2026

 ccrpcvt.org/ecos-regional-plan

Agenda

1. ECOS Plan Overview
2. Engagement Summary
3. Review Text Changes since the Preapplication
4. Review Major Map Changes since the Preapplication
5. Tier 1B Requests
6. Next Steps





ECOS Plan Overview

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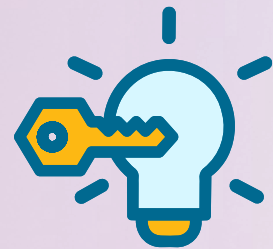
ECOS stands for Environment, Community, Opportunity, Sustainability



Environment: The natural landscape, human-built, and cultural context of local surroundings.



Community: The unique, vibrant individuals and landscapes that create the environment. Community is valuable to the work of CCRPC, an organization that is of and for the people.



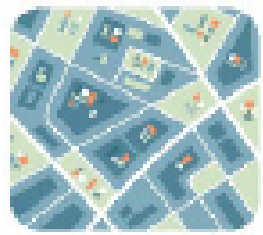
Opportunity: The ability for groups or individuals to build capacity and reach self-actualization, by increasing opportunities.



Sustainability: The just preservation of social, economic, and environmental resources for present and future generations.

ECOS Plan Overview

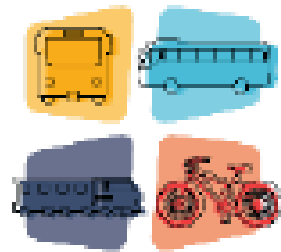
It combines four plans into one: the Chittenden County Regional ECOS Plan, Metropolitan Transportation Plan (MTP), Enhanced Energy Plan (EEP), and Comprehensive Economic Development Strategy (CEDS).



The **Regional Plan** guides decisions about land use, transportation, housing, climate, economic development, and natural resources across Chittenden County municipalities. Updates occur every eight years.



The **CEDS** establishes economic development priorities for Chittenden County. Updates occur every five years. See Supplement 4.



The **MTP** evaluates the long-term transportation needs of Chittenden County and develops strategies to meet the needs and achieve the county's transportation and climate goals. Updates occur every five years. See Supplement 5.



The **EEP** establishes the magnitude of change needed in the heating, electricity, and transportation sectors to advance Vermont's energy and decarbonization goals. Updates occur every five to eight years. See Supplement 6.

ECOS GOALS

The following **17 goals** frame the strategies and projects that set a course for achieving Chittenden County's vision for the future. The goals have associated key issues and indicators throughout the plan. **Click on each goal** to be brought to that chapter of the ECOS Plan.

17 goals listed on
page 11 of the
draft ECOS Plan



EQUITABLE PLANNING PRACTICES

Develop, support, and implement collaborative planning systems that are equitable, accessible, and inclusive; that use taxpayer dollars effectively and efficiently for public benefit; and that assess and address environmental benefits and burdens to advance sustainability and environmental justice.



WORKING LANDS

Support the growth and vitality of working farms and managed forests by increasing investments and decreasing subdivisions. Minimize and mitigate environmental impacts of industry.



TRANSPORTATION

Provide a transportation system that is safe, efficient, reliable, and resilient; provides for interconnected and sustainable mobility choices for livable, equitable, and healthy communities; supports regional and municipal land use goals; addresses the climate crisis; and strengthens the economy of the region.



ECONOMY

Retain and support existing employers, grow living wages and high wage employment, and work to attract and sustain a greater diversity of businesses and people in the economy.



INFRASTRUCTURE & FACILITIES

Advance infrastructure and facilities that support Centers, Planned Growth Areas, and Village Areas while protecting ecological systems.



ECOLOGICAL SYSTEMS

Conserve, protect and improve air quality, water quality and quantity, and the health of native species and habitats.



LAND USE

Focus 90% of development in areas planned for growth (Downtown Centers, Village Centers, Planned Growth Areas, Village Areas, and Transition), in order to maintain a settlement pattern of compact centers separated by rural countryside.



HOUSING

Strengthen and promote access to affordable, safe, energy efficient, accessible, and fair housing in all neighborhoods in Chittenden County for all people, and plan to accommodate a substantial majority of housing in centers, planned growth areas, and village areas.



HOUSEHOLD FINANCIAL SECURITY

Support multi-pronged efforts that foster economic security so that all households in Chittenden County can not only meet their basic daily needs, but also prepare for the future and achieve a high quality of life.



ARTS & CULTURE

Increase and support access and participation in the arts and cultural opportunities.



CIVIC ENGAGEMENT

Foster trust in local and regional government and find ways for Chittenden County community members to have influence in political and non-political decisions that affect their lives, neighborhoods, and communities.



WATERSHED HEALTH

Improve the safety, water quality, and habitat of rivers, streams, wetlands and lakes in each Chittenden County watershed.



ENERGY

Transform the region's energy system to meet Vermont's energy and greenhouse gas reduction goals. In the process, avoid unfair impacts on marginalized groups, and maintain ecological health, economic vitality, and equitable access to affordable energy.



HEALTH

Promote preventative care, healthy lifestyles, and community wellness, and improve access to affordable healthcare services, while reducing healthcare disparities for all community members.



EMERGENCY MANAGEMENT

Protect Chittenden County communities from natural, technological, and societal hazards through prevention, preparedness, response, recovery, and mitigation.



SCENIC, RECREATIONAL & HISTORIC RESOURCES

Conserve and protect valued scenic, recreational, and historic areas and resources.



SOCIAL CONNECTEDNESS

Foster social connections and supports for all people in their communities.



VIEW THE FULL ECOS PLAN!

Regional Context | Chittenden County | Economy

From 2004-2024:



The number of **businesses** in **Vermont** grew by **32.5%**; in **Chittenden County** by **65.9%**
The number of **jobs** in **Vermont** grew by **3.6%**; in **Chittenden County** by **8.9%**

	Chittenden County	State of Vermont
# of Businesses (2024)	9,418	32,240
# of Jobs (2023)	103,200 (33.6% of Vermont's total jobs)	306,971
Median Household Income (2023)	\$94,310	\$78,024
# of Residents in Poverty	~12,000	~60,000

Jobs-home index and commuting:

While the number of jobs has remained relatively steady in Chittenden County, fewer workers live in the county now than in 2002 (**65%** in 2022, down from **75%** in 2002.)

Regional Context | Chittenden County | Population & Projections

	Chittenden County	State of Vermont
Current Population	168,323	643,077
Median Age	37	43
Population Growth (2010-2020)	7.5%	2.5%



99.7% of Chittenden County’s growth was People of Color. 30 of the almost 12,000 new people were white (net).

2017 Population, Employment, and Household Forecasts

	2015	2050	2015 to 2050 % Increase
Population	161,382	183,172	14%
Households	63,498	79,151	25%

Avg. Household Size

1970 – 3.27 persons per household

2023 – 2.3 persons per household

Engagement Summary



Engagement Summary

Engagement Phase 1 – Focus on Underrepresented Communities

- 20+ Events - 328+ people
- Municipalities: Burlington, Huntington, Bolton, Richmond, Underhill, Milton, St. George
- 6 Focus Groups - 91 people
- Languages: Swahili, Somali, Nepali, Arabic, Lingala
- County-Wide Survey - 365 survey respondents



View engagement summaries on the
[ECOS Engagement webpage »](#)



Engagement Summary

Engagement Phase 2 – Focused Local Engagement on Act 181

- 140+ overall outreach activities ~ 1,700 attendees
- 11 focus groups – 3 language-specific with translation
- Interactive map viewer – 58 people commented (238 comments)
- Housing target feedback form and email – 44 people
- Mobile home park survey – 72 survey responses



View engagement summaries on the
[ECOS Engagement webpage »](#)



Engagement Summary

Comments – LURB Pre-application

- **DHCD:** Addressed most DHCD comments re: VA/PGA and flood hazard/river corridor overlap, and confirmed that the LURB water infrastructure layer is not complete.
- **VEM:** No substantive changes were needed in response to VEM's comments.
- **ANR:** Addressed ANR comments that overlapped with LURB feedback (e.g. RINAs), remained cautious about relying on draft state wetlands data, and clarified the wetlands advisory mapping where needed.
- **VTrans:** Incorporated mapping requests (such as limited-access highways and state highway rights-of-way), responded to advisory comments re: CHIP, scenic byway, etc. Emphasized incorporation of traffic impacts into regional transp. model.
- **VNRC:** Changed some PGA to transition (e.g., Shelburne), contracted some PGA (e.g., Williston, South Burlington), removed several emerging centers; attempted to address walkability concern with more info about existing and future connections.



Engagement Summary

Edits Made Based on Public Comment after 1st CCRPC hearing

- More clearly explained the difference between forecasts and targets to alleviate confusion between the two approaches.
- Added language to clarify that the housing targets are not “caps” and are not intended to create exclusionary effects within municipalities.
- Added an action to study the impacts of HOAs on preventing infill housing.
- Supplement 6 – Additional data about energy costs, and information on potential transmission costs, added to the supplement.
- Supplement 7 – Information explaining the process of developing the municipal housing targets added.
- Formatting and revisions to improve clarity and consistency.
- See responsiveness to all [public comments here](#).



Engagement Summary

Municipal Engagement post LURB Pre-application and 1st CCRPC Public Hearing

- Long-range Planning Committee (LRPC) and staff worked on editing plan (including map) – 5 LRPC meetings
- Worked with staff in eight towns with detailed changes; attended Planning Commission meetings when additional support requested.
 - Four municipal PC meetings (Burlington, Essex, Shelburne, Williston)
 - Coordinated with municipal staff in other municipalities (Colchester, Richmond, South Burlington and Winooski)



Plan Text – LURB Required Edits

Statutory Requirements

- **State Planning Goal #3** – Additional content around Career and Technical Education (vocational training) opportunities in the county added to the Infrastructure and Facilities and Economic Development chapters.
- **State Planning Goal #5** – Substantially rewrote the Scenic, Recreational, and Historic Resources Chapter. Added a map of Scenic, Recreational, and Historic Resources.
- **State Planning Goal #6** – Text added to better explain existing natural resources and conserved land within the region.

A group of people are gathered around a table in a library, looking at a large map. The map is divided into colored sections, with labels like "Lower Village", "Hank", "Huntington Center", and "Land Use". A man in a plaid shirt is standing and pointing at the map, while others are seated and looking at it. The background shows bookshelves filled with books.

Major Map Changes Since Pre-Application

Summary of Map Changes

Shelburne Road Corridor

- Burlington, South Burlington, Shelburne
- Enlargement of Village Center at Fayette/Shelburne Road (South Burlington)
- Removed Village Centers
 - Burlington/South Burlington Village Center @ Home Ave/Farrell Street/Shelburne Road
 - Shelburne Village Center @ Shelburne Road/Hullcrest Road/Lakeview Road
- Mapped Planned Growth Area in most of the corridor between Burlington and Shelburne Village
 - Added Enterprise Area – industrial land use areas along Shelburne Road

Williston Road Corridor

- Williston – Shifted some PGA to Enterprise
- South Burlington – Shifted some PGA to Enterprise

Revised Centers

- Burlington – Downtown Center – combine historic downtown and South End
- Colchester – Mallet's Bay Village Center – West Lakeshore VC redesigned to better align with Town Plan
- Removed centers:
 - Burlington @ Cambrian Rise
 - Colchester Village Center @ Town Office
 - Essex Downtown Center

Summary of Map Changes

Edges of Urban/Rural Communities

- Essex – Saxon Hill – PGA to Enterprise
- Shelburne – northeast part of wastewater service area off Spear Street – PGA to Transition
- Richmond – east of village on Cochran Road – PGA to Transition

Map “Clean Up”

- Parcel Alignment and “Slivers”
- Right-of-Way Splitting
- Vermont Conservation Design – small “gap” errors

Future Land Use Areas by Acres & Percentage of County

FLU Category	Acres	% of Total		
Downtown Center	2,397	0.69%	11.07%	Areas Planned for Growth
Village Center	2,754	0.79%		
Planned Growth Area	22,424	6.44%		
Village Area	6,878	1.98%		
Transition or Infill	4,064	1.17%		
Resource Based Recreation	2,472	0.71%	6.11%	Other Areas
Enterprise	6,217	1.79%		
Special Use	12,569	3.61%		
Hamlet	58	0.02%	82.42%	Rural Areas
Rural General	79,967	22.98%		
Rural Ag or Forestry	84,927	24.41%		
Rural Conservation	121,825	35.01%		
<i>Water</i>	1,409	.40%		
Grand Total	347,961	100.00%		



Tier 1B Requests

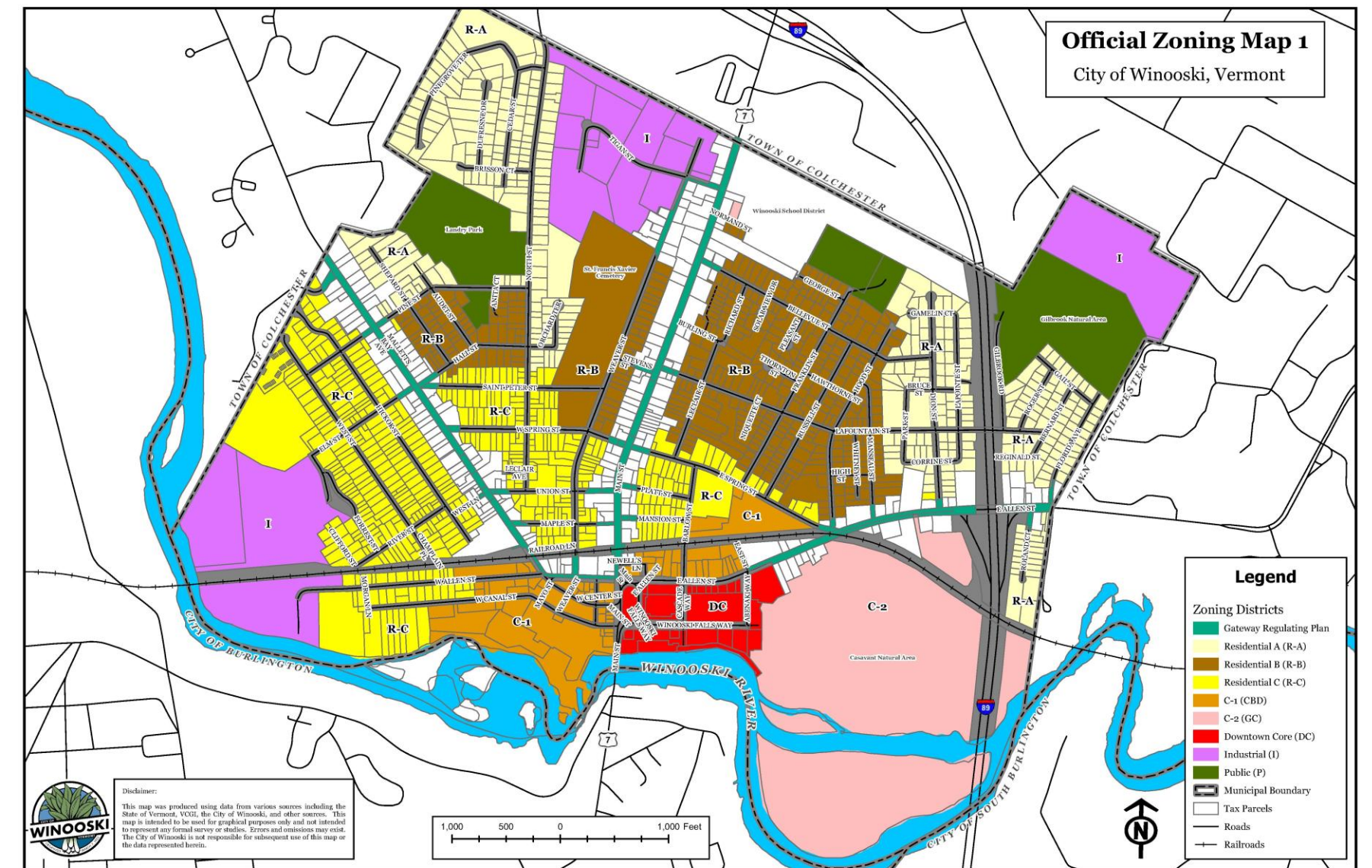
Tier 1B Opt-ins

1. Bolton
2. Burlington
3. Essex Junction
4. Hinesburg
5. Jericho
6. Milton
7. Richmond
8. Shelburne
9. South Burlington
10. Westford (partial)
11. Williston
12. Winooski (partial)



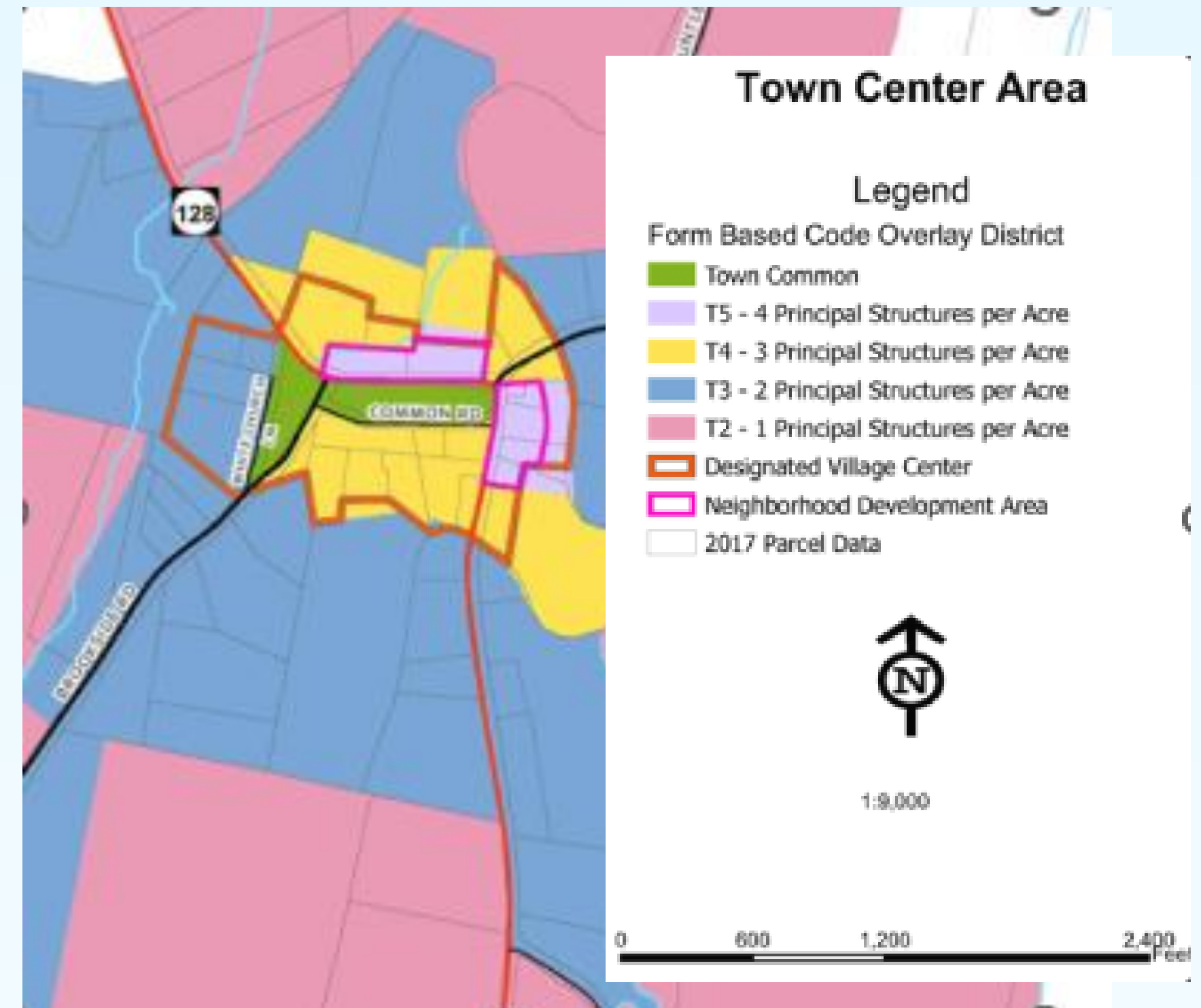
Site Visit | **Winooski** | Partial Tier 1B

- Winooski decided to not opt-in for a portion of its Downtown Center.
- Why?
 - Excluded area subject to an existing Act 250 master permit with complex conditions (infrastructure, perpetually affordable housing).
 - The City is the Act 250 permit holder.
 - City preference: have remaining vacant parcels and any potential redevelopment in the area subject to the existing Act 250 master permit.



Site Visit | **Westford** | Partial Tier 1B

- Westford chose to opt-in only for portions of its Village Center that are currently a part of the designated Neighborhood Development Area (NDA).
- Why?
 - NDA designation reflects community consensus regarding infill development; the Town plans to do additional engagement regarding future land use planning, and potential expansion Tier 1B, in the future.



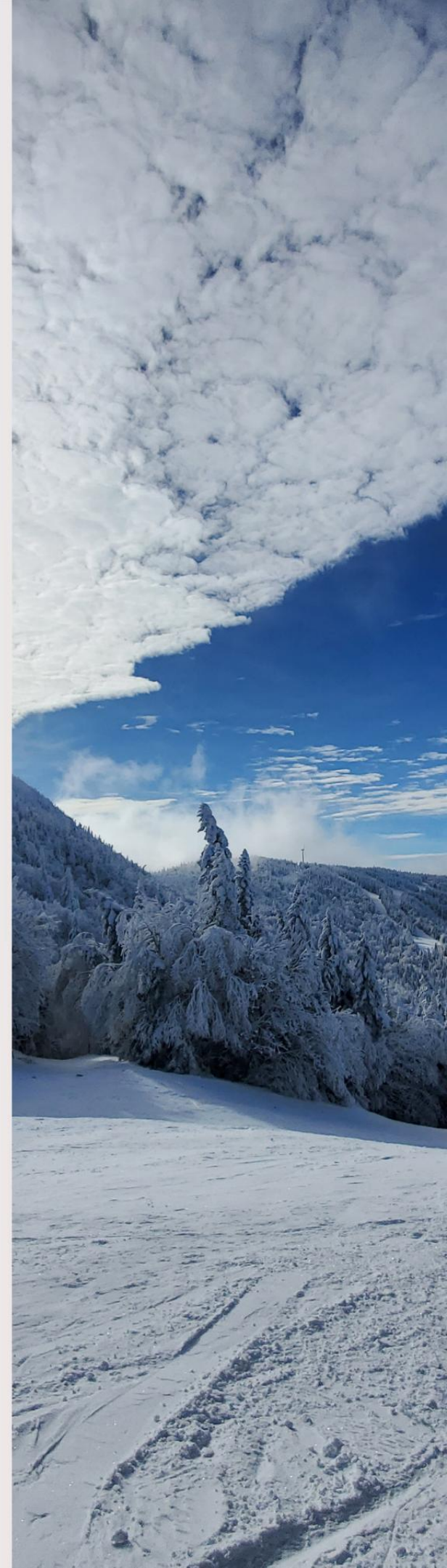


Next Steps

Next Steps

What's next?

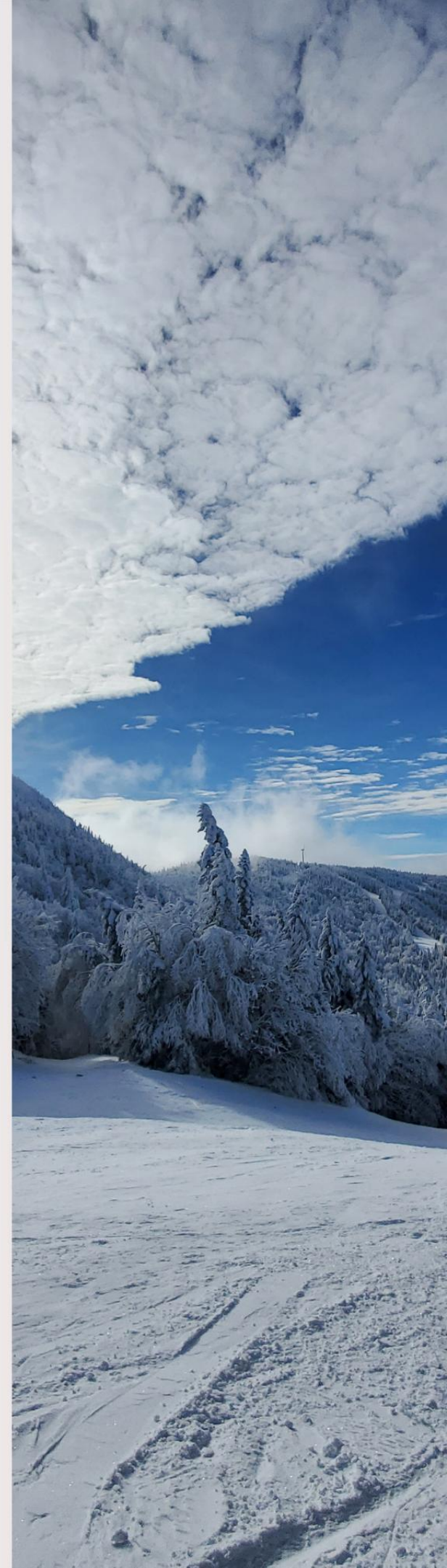
- Update Metropolitan Transportation Plan (MTP)
 - Update regional transportation demand model
- Housing Needs Assessment
- Comprehensive Economic Development Strategy (CEDS)
- All-Hazards Mitigation Plan
 - Municipal Appendices
- Regional Wastewater Study
 - Intent is the help guide use of limited resources to support achievement of planning goals and housing targets
 - Will work with municipalities and VT ANR in FY27 to develop a scope of work and to identify funding for FY28



Next Steps

What's next?

- Municipal Debriefs
 - Meet with select municipalities to review outcome of regional FLU process and discuss future municipal future land use planning road map.
- Municipal Projects
 - Municipal Plans
 - Burlington
 - Colchester
 - Huntington
 - Westford
 - Neighborhood Plans and Bylaws
 - Essex Junction
 - Milton
 - South Burlington – Shelburne Road Center Master Plan
 - Jericho – Village Wastewater Study



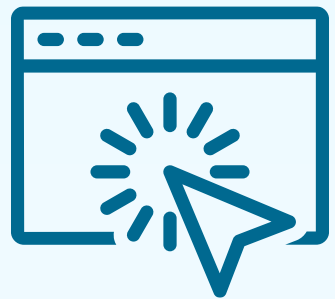
THANK YOU! | QUESTIONS?

CONTACT:



Kate McCarthy, Community Development Program Manager
(802) 540-1371 | kmccarthy@ccrpcvt.org

Taylor Newton, Deputy Director
(802) 846-4490 ext. 115 | tnewton@ccrpcvt.org



LEARN MORE:

General Information: ccrpcvt.org/ecos-regional-plan

