Town of Bourne
Buzzards Bay Growth Incentive Zone

Jessica Rempel, Regulatory Officer
Overview

- Growth Incentive Zone
  - Purpose & Eligibility
  - Proposed GIZ Area
  - Review & Approval Criteria
- DRI Threshold Modification Request
- Cape Cod Commission Decision
- Request to Forward Proposed Ordinance
Growth Incentive Zone

Purpose & Eligibility

• **Purpose**
  - Direct development and redevelopment into areas with existing development and infrastructure
  - Enhance designated Economic Centers
  - Allow for modifications to existing DRI thresholds within GIZ

• **Eligibility**
  - Designated Economic Centers
  - Contiguous geographic area
  - Contain existing development and infrastructure
  - Characterized by mixed-use development
  - Avoid sensitive resource areas
Proposed GIZ Area

Legend
- Proposed GIZ Boundary

Downtown District Zoning with GIZ Boundary
December 2011
Growth Incentive Zones
Review & Approval Criteria

✓ Consistent with LCP, LUVM, Current RPP Goals, RTP
✓ Can accommodate growth and can provide offsets
  ✓ Phase 1:
    ✓ Existing Water & Transportation Infrastructure
    ✓ Existing Residential & Commercial Offsets
✓ Consistent with Purpose & Eligibility of GIZ Regulations
✓ Sufficient review standards and mitigation measures provided to ensure local review will protect resources
DRI Threshold Modification Request

Phased Implementation

- Cumulative GIZ DRI Threshold (i.e. "cap")

- **Phase 1:** 128 residential units and 265,000 square feet of commercial development potential. Phase 1 development may not exceed Remaining Wastewater Allocation and/or Remaining Water Supply Capacity.

- **Phase 2:** 122 additional residential units (up to 250 total units for Phase 1 & 2)

- **Phase 3:** 110 additional residential units (up to 360 units total for all three phases) & 385,000 SF of additional commercial development
April 26, 2012 - Cape Cod Commission Meeting

- The Commission voted to approve, with conditions, the proposed Buzzards Bay Growth Incentive Zone;
- The Commission voted to approve Phase 1 of the GIZ and the DRI Threshold Modification request; and
- The Commission voted to forward the DRI Threshold Modification request to the Assembly of Delegates for adoption as ordinance.
Respectfully request that this Committee forward this proposed ordinance on to the full Assembly with a favorable recommendation.