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# **Town of Bourne Buzzards Bay Growth Incentive Zone**

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JUNE | 6 | 2012

# Overview

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- **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*

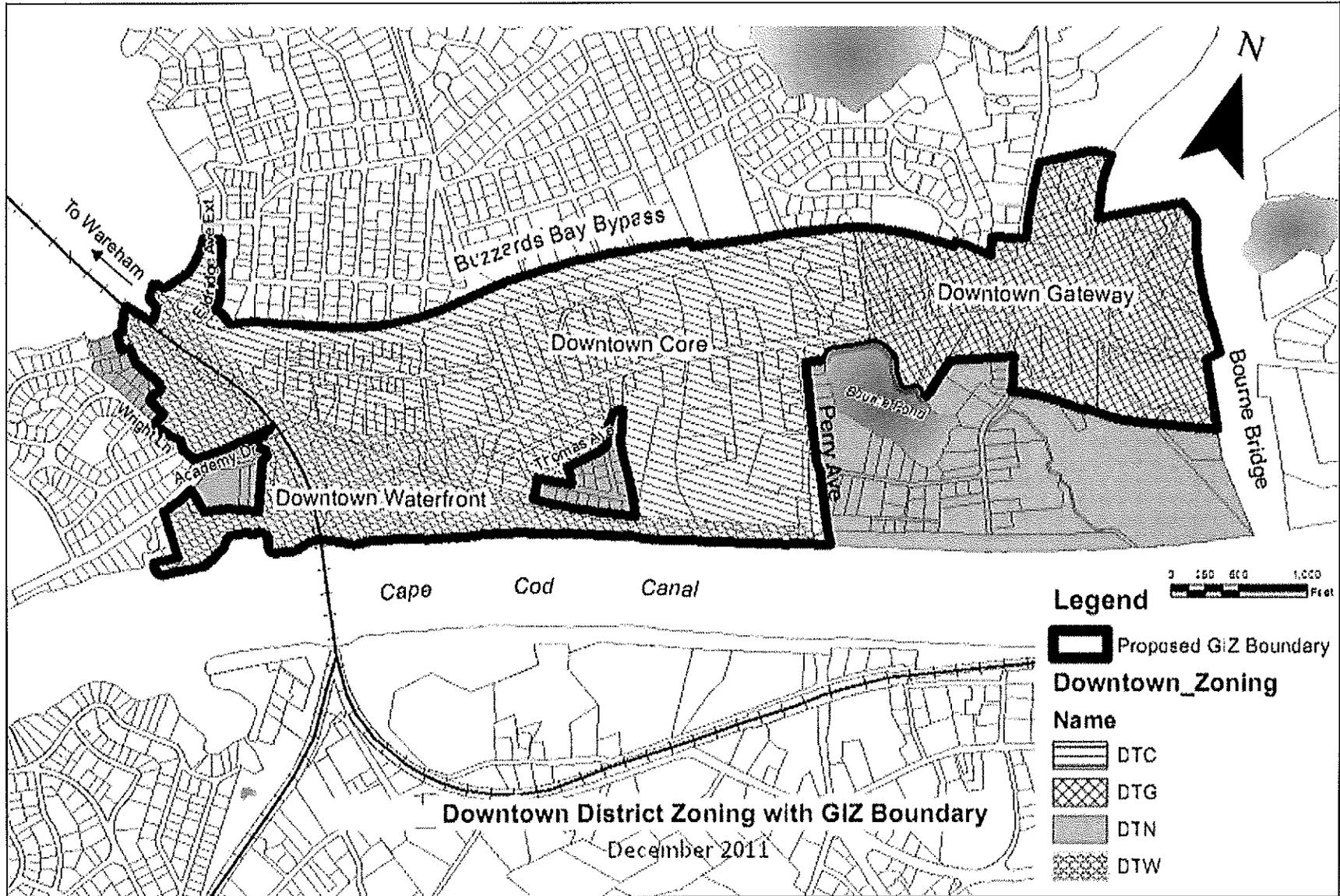
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- **Purpose**
  - Direct development and redevelopment into areas with existing development and infrastructure
  - Enhance designated Economic Centers
  - Allow for modifications to existing DRI thresholds within GIZ
- **Eligibility**
  - Designated Economic Centers
  - Contiguous geographic area
  - Contain existing development and infrastructure
  - Characterized by mixed-use development
  - Avoid sensitive resource areas

# Proposed GIZ Area



# **Growth Incentive Zones**

## *Review & Approval Criteria*

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- ✓ 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*

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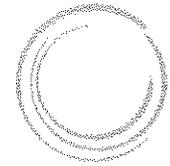
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- **Cumulative GIZ DRI Threshold (i.e. "cap")**
- **Phase 1: 128 residential units and 265,000 square feet of commercial development potential. Phase 1 development may not exceed Remaining Wastewater Allocation and/or Remaining Water Supply Capacity.**
- **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**

# Cape Cod Commission Decision

## *Approval & Forwarding*

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- **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.

# Gov't Regulations Committee

## *Approval & Forwarding*

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*Respectfully request that this Committee forward this proposed ordinance on to the full Assembly with a favorable recommendation.*