



CAPE COD  
COMMISSION

# **GROWTH INCENTIVE ZONE (GIZ) REGULATIONS 2018**

# WHY REVISE THE GIZ REGULATIONS?

---

## Towns Have Asked For Revisions

- More flexibility in purpose and DRI relief
- Eliminate offsets which have been a barrier to GIZ's
- Promote tools and incentives for growth in GIZ
- Eliminate expiration in favor of review intervals
- More flexibility in process, including in the Town's own process for proposing and administering a GIZ



# TOWN SUPPORT LETTERS

## TOWN OF BARNSTABLE

Downtown Hyannis GIZ adopted 2006

“Through our experience with an active GIZ and work on the 2018 Downtown Hyannis Growth Incentive Zone application, we can testify to the added value these regulations will have for Cape Cod municipalities.”

“We encourage the Assembly to support these amendments, and by extension, an expanded number of Growth Incentive Zones throughout the region. It is imperative that towns have a range of tools available to direct growth to appropriate areas and to streamline review processes to support new investment.”

*Mark Ells, Barnstable Town Manager*

## TOWN OF BOURNE

Buzzards Bay GIZ adopted 2012

“The proposed revisions to the GIZ regulations will enable the Town to develop the Downtown as intended and will allow new opportunities for Smart Growth, good planning will be rewarded instead of punished. The changes will help us, especially in Buzzards Bay to offer economically competitive areas for economic development and investment.”

*Coreen V. Moore, Bourne Town Planner*



# TOWN SUPPORT LETTERS

## TOWN OF DENNIS

*Dennisport area identified for potential GIZ designation*

“Even Commission staff admitted the [Dennis Port] Village Center was the land use strategy most supportive of the Regional Policy Plan, but mitigation requirements [of the current GIZ regulations] left the area at a disadvantage to Greenfield development. The proposed changes to the GIZ concept will open new opportunities for Smart Growth areas to take advantage of regulatory relief. Proper planning will be rewarded rather than punished. The changes will help us here on the Cape to offer economically competitive areas for economic investment. I want to encourage the Assembly of Delegates to approve this change.”

*Daniel Fortier, Dennis Town Planner*



# APPROACH



Systems based approach vs. square footage/unit count



Recognize the links between investment, regulatory and community based strategies to meet long range goals



Review goals and strategies routinely, not less than 5 years



Emphasis on long range performance using measurable indicators



# TO ALIGN OUR REGULATIONS

---

With the fundamental  
purposes of the Cape Cod  
Commission Act

---



# CHAPTER G PROMOTES GROWTH IN DEFINED AREAS

Consistent  
with other CCC  
plans and regulations  
that protect and  
enhance natural and  
cultural assets

Water Quality – 208 Plan

RPP Natural Resources Protection

RPP Historic Preservation

Design Guidelines

Regional Transportation Planning

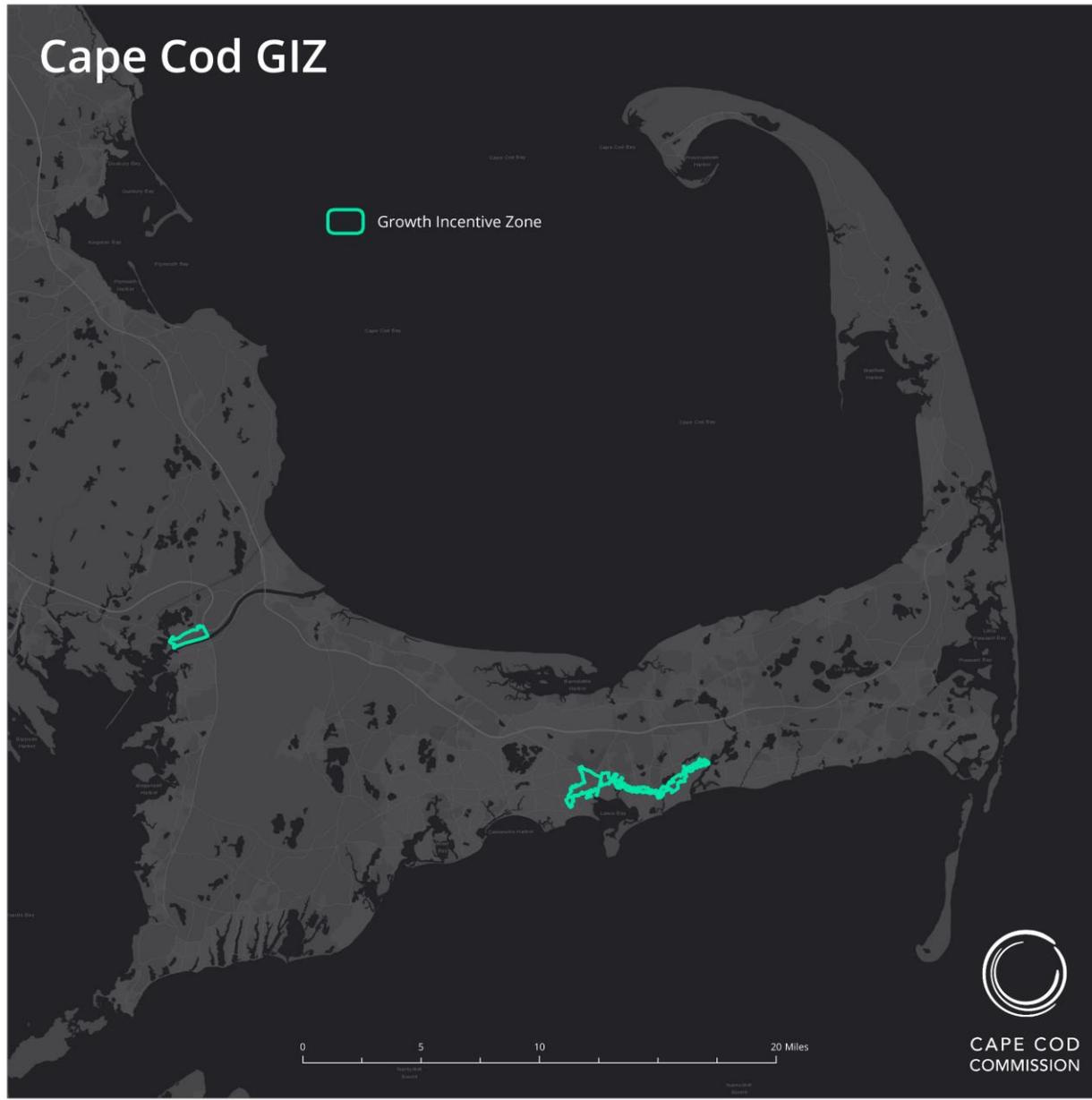
Cape Cod Ocean Management Plan

Local Comprehensive Plans



# EXISTING GROWTH INCENTIVE ZONES

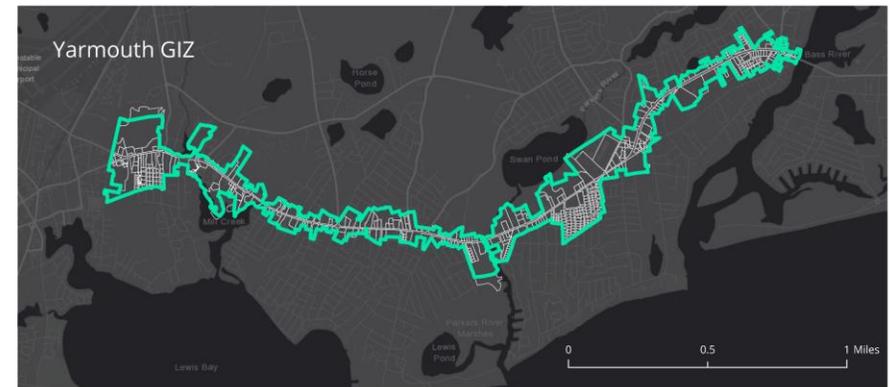
## Cape Cod GIZ



## Hyannis GIZ



## Yarmouth GIZ



## Buzzards Bay GIZ



# COMPARISON OF EXISTING AND PROPOSED REGULATIONS

---

Both current and proposed regulations incentivize growth and economic development in a designated area with sufficient infrastructure, amenities and regulations to protect the built, natural, historic and cultural resources.

---



# COMPARISON OF EXISTING AND PROPOSED REGULATIONS

---

Similar in purpose.  
Different in process.

---



# GIZ 2018

## FRAMEWORK FOR A NEW APPROACH

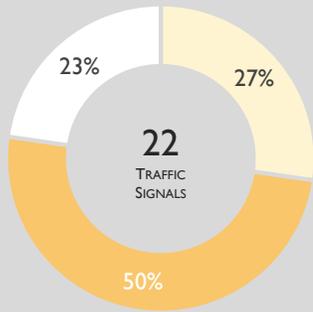
- 
- GIZ Purpose and Objectives (review every 5 years)
  - Stakeholder Engagement Process – Issues and Concerns
  - Infrastructure and Amenities Analysis
  - Zoning Analysis
  - Stakeholder Process – Vision and Goals
  - GIZ Goal(s)
  - Capital Improvement Plan and Investment Strategy
  - Strategic Plan
  - Performance Indicators/Measures



# EXAMPLE INDICATORS OF PROGRESS TOWARD GOALS

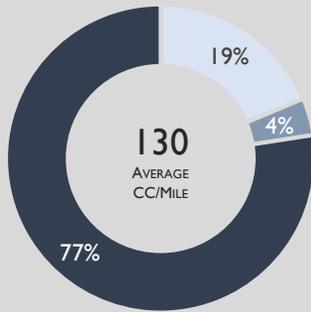
## SAFETY & APPEAL

### SAFE SIGNALS



- Unsafe Signal
- Signal with Crosswalk, Button
- Signal with Crosswalk

### CURB CUTS



- roads < 10 cc/mile
- roads 10-30 cc/mile
- roads >= 30 cc/mile

21

AVERAGE WALK SCORE

89%

POPULATION SERVED BY WALKABLE ROADS

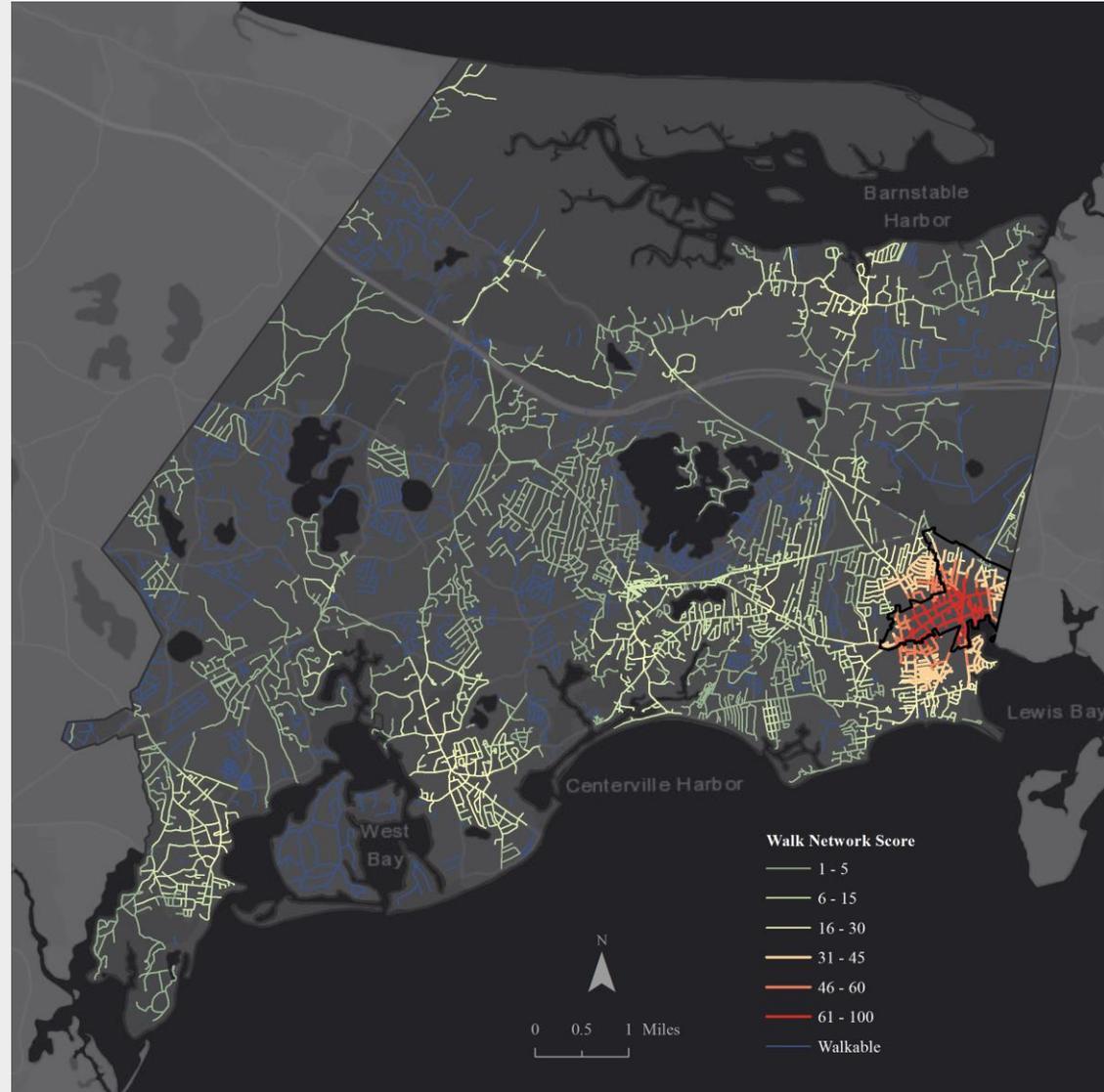
38%

BUILDINGS CONNECTED TO ROADS

### VEGETATION SCORE



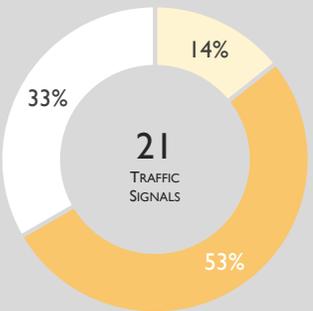
## ACCESS



WITHIN 1 MILE OF GIZ

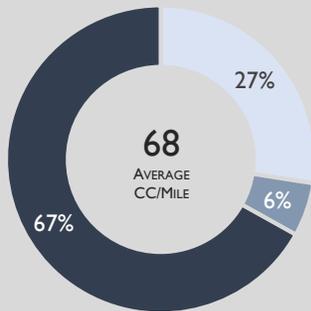
BARNSTABLE BEYOND 1 MILE OF GIZ

### SAFE SIGNALS



- Unsafe Signal
- Signal with Crosswalk, Button
- Signal with Crosswalk

### CURB CUTS



- roads < 10 cc/mile
- roads 10-30 cc/mile
- roads >= 30 cc/mile

7

AVERAGE WALK SCORE

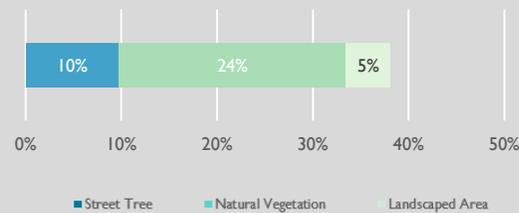
62%

POPULATION SERVED BY WALKABLE ROADS

13%

BUILDINGS CONNECTED TO ROADS

### VEGETATION SCORE



# DISCRETIONARY REFERRAL

---

A Town always has the ability to request that the CCC take review of a project that would not otherwise require DRI review, if the town believes that the project is one of regional significance

---





CAPE COD  
COMMISSION

# **GROWTH INCENTIVE ZONE (GIZ) REGULATIONS 2018**