

**A JOINT STATEMENT BY THE CAPE COD CHAMBER of COMMERCE AND THE
ASSOCIATION TO PRESERVE CAPE COD BUSINESS ROUNDTABLE
As voted by majority of Cape Cod Chamber directors June, 2005**

The economic well being of Cape Codders largely depends on our unique environmental attractiveness. We support regional smart growth planning initiatives that recognize this fundamental fact.

Most Cape towns have approved local comprehensive plans. These plans generally call for designated growth areas with denser zoning offset by less density in other areas. The up-zoned areas would encourage revitalization of town centers, provide mixed use and multiple stories and prioritize such areas for provision of necessary infrastructure improvement. The offsetting down zoned areas would reduce sprawl, enhance the flow of traffic and strengthen the protection of natural resources.

It will be important to reconsider the regulatory process presently in place. Smart growth incentives both at the regional level and the local level are needed in order to encourage the location and type of development envisioned:

1. Emphasize the creation of compact mixed-use centers that include a variety of housing types, civic and institutional uses and commercial activity
2. Emphasize redevelopment, infill and intensification of existing uses as a means of achieving density, with comparable offsets.
3. Developments of Regional Impact (DRIs) within growth incentive zones would qualify for certain reduced minimum performance standards
4. Development reduction measures (offsets) including down-zoning, overlay districts, transfer of development rights, and/or conservation restrictions shall be provided.

Strong business community leadership is necessary in order to change this dynamic.

Cape Cod urgently needs zoning changes to:

1. Encourage denser development where proper infrastructure is in place.
2. Reduce retail sprawl and limit curb cuts along designated highways.
3. Maintain necessary resources and the scenic attractiveness of Cape Cod.

Businesses on Cape Cod have the opportunity to play a leadership role in the zoning reform that Cape Cod so urgently needs. Here are seven steps businesses can take:

1. Increase understanding of how sprawl affects business and your community.
2. Look for ways within your own business to promote compact development and reduce sprawl.
3. Support local and regional policies and zoning changes that promote compact development and provide comparable offsets to new density.
4. Support infrastructure improvements needed to support compact development in the desired areas.
5. Support efforts to redevelop existing properties in a manner that addresses sprawl and complements compact development.
6. Foster business-to-business education on the issues of smart growth and sprawl.
7. Promote alternatives to automobile-dependent commuting for employees.