

Shopping Center Redevelopment Overlay District (SCROD) – Proposed Amendment

December 1, 2022

Procedural Overview

September 1st – Town Council First Read

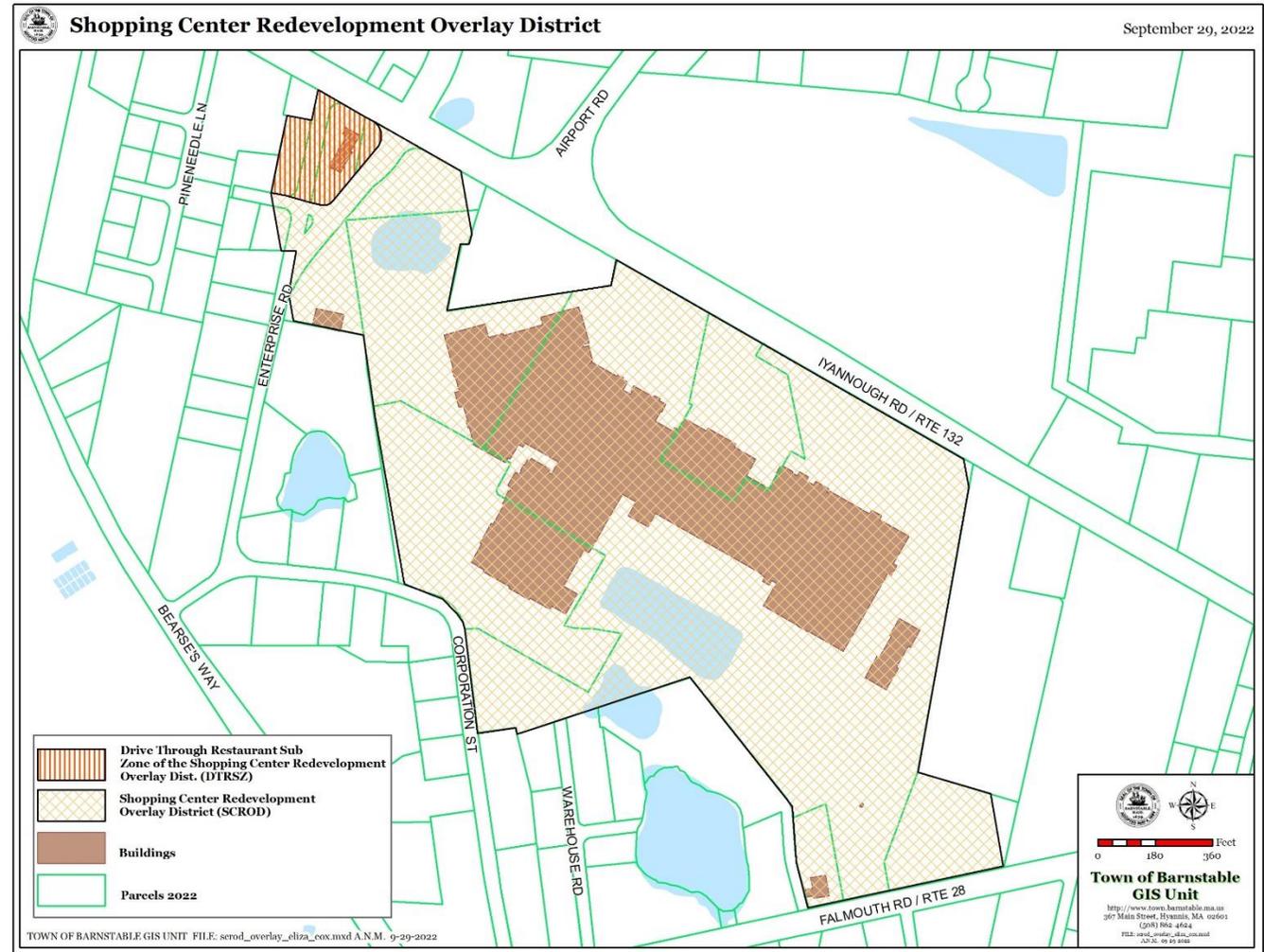
October 3rd – Planning Board Public Hearing (cont'd)

October 24th – Planning Board Continued Hearing;
voted to recommend

December 1st – Town Council Hearing

Shopping Center Redevelopment Overlay District

- Section 240-39 of Zoning Ordinance
- Established in 1996 as a special overlay district to encourage renovation and redevelopment of the Cape Cod Mall property
- Approx. 65 acres and 700,000 square feet of building area
- Authorizes “retail shopping center uses”



Rationale

- Working for several years with Town Planning Staff on amendments
- Significant changes in the real estate market since creation of SCROD
- Major industry trend focused on creating mixed-use environments
- Amendment will expand allowable uses and ease archaic parking requirements for better use of the property

Overview of Modifications

- Uses:
 - New Allowed Uses: Office, Hotel, Multifamily Dwellings
 - Uses No Longer Allowed: Tire, battery & auto accessory store
- Building Height
 - Create separate building height requirement for hotel & multifamily uses—lesser of 55 feet or 4 stories
- Outdoor Recreational Area for hotels or multi-family
- Modernized landscaping requirements, modeled after §240-53
- Updated parking ratios, including mechanism to adjust parking requirement further by special permit

Overview of Modifications

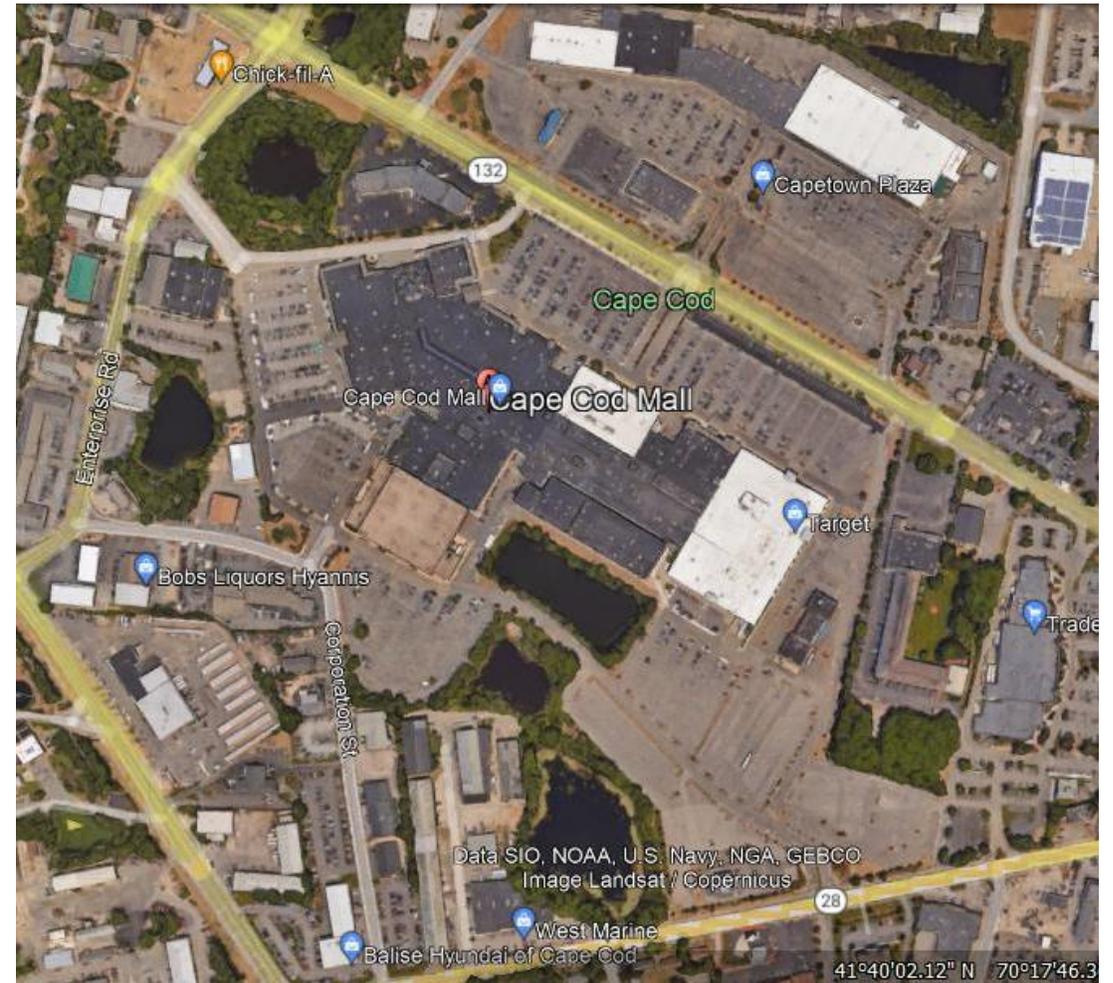
- Affordable Housing Requirement for Multifamily Housing
 - Greater of:
 - Chapter 9 of the Code, Inclusionary Affordable Housing Requirements; **or**
 - 10% of units restricted for individuals & families earning up to 65% AMI and 3% of units restricted for individuals & families earning up to 80% AMI.

Economic Significance

- Major Taxpayer
 - Assessed Valuation of \$110M+ makes the mall the largest private taxpayer in the Town of Barnstable - nearly 3x the next largest payer
- Employment Opportunities
 - Nearly 1,000 jobs
- 15+ Food and Beverage Tenants Contributing to Meals Tax

Wrap Up

- Amending zoning lays the foundation to allow future redevelopment opportunities
- As specific redevelopment projects come forward, impacts evaluated during the permitting process



Neighboring Property

