

## **Experimental Use of the CRMC Metro Bay SAMP Urban Coastal Greenways Policy Development Zone Standards in Other Areas of the State**

Last October, the CRMC adopted the Urban Coastal Greenways (UCG) Policy for the Metro Bay Region that includes the coastal shoreline of Providence and portions of East Providence, Pawtucket, and Cranston (See: <http://www.crmc.ri.gov/samp/metrobay.html>). The UCG policy was developed only for projects located within the Metro Bay Region. The CRMC, however, has recognized the potential value of applying the UCG policy Development Zone standards (UCG Section 190), on a trial basis, for certain areas outside of the Metro Bay Region that have similar site characteristics.

The CRMC Executive Director may allow use of the UCG Section 190 standards for projects proposed on industrial and commercial areas or on brownfield sites that currently contain dense clusters of existing buildings and impervious surfaces. These project sites would typically be characterized as having approximately 60 percent or more impervious surface with 25 percent or more existing building coverage. Brownfield sites undergoing redevelopment will be given priority consideration. All sites must be located adjacent to Type 3, 5, or 6 waters. The CRMC has determined that some areas in the towns of Warren, Bristol, Newport, and Westerly exhibit the site characteristics described above.

Applicants seeking to use the UCG Section 190 Development Zone standards for their project must first apply for a Preliminary Determination (PD) and obtain the CRMC Executive Director's authorization for the use of the UCG standards for their project. Applications designed for the UCG Development Zone standards and submitted to the CRMC without prior authorization through a PD will be rejected and returned deficient. As noted above, the CRMC will only allow projects to be considered under UCG Section 190 Development Zone standards and only within CRMC approved areas. If the applicant is successful in obtaining the CRMC Executive Director's authorization to apply the UCG standards, as opposed to certain RICRMP standards (i.e., setback and buffer standards), the UCG standards must be met in full without exception. Additionally, for those projects where compensation is required pursuant to UCG Sections 190 and 230, the applicant must provide compensation in the form of public amenities (e.g., boat ramp, kayak rack, habitat restoration, etc.) that benefit the local municipality and community