

# DUNCAN'S INCUBATOR AND THE COMMUNITY

## Proposed Changes to Incubator Based On Citizen Feedback:

1. Location of drive entrance has been moved to align with a planned main artery street intersection
2. Number of acres proposed for I-2 rezoning has been decreased from 48 acres to 4.61 acres. The remaining 43 acres would remain as agriculture zoning.

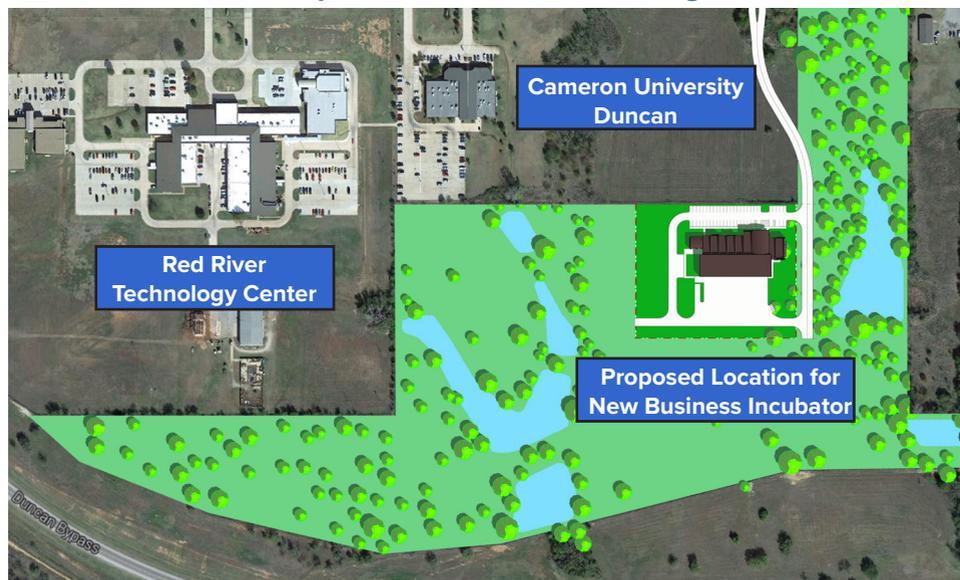
## I-2 Zoning Versus Commercial Zoning:

I-2 zoning is the right fit for the incubator because it allows for flexibility when a start-up company wants to manufacture products where commercial zoning does not. Red River Technology Center does the exact same fabrication and machining in a residential zone, which is allowable because they are an educational institution.

## Location, Location, Location:

Having the incubator located in close proximity to Cameron University-Duncan and Red River Technology Center allows better access to educational talent for internships, prototypes, training, and mentorships.

## Proposed location of rezoning.



## Incubator Effect on Traffic:

There will be minimal changes to the amount and flow of traffic with the addition of the Duncan Center for Business Development (DCBD) incubator. Cameron University – Duncan's current average traffic count is 600 students, Red River Technology Center's current average traffic count is 800 students, and the incubator would add 3 Duncan Area Economic Development Foundation (DAEDF) staff members and potentially 20 tenants at full occupation capacity.

## Hours of Operation:

The usual hours of operation for incubator tenants is the standard 8am to 5pm.

## Safety Is A Priority:

There is a high requirement for safety practices, safe storage, and safe use of product for all incubator tenants. To date, there have been no mishaps at the current DCBD incubator and there is no reason to believe this trend of maintaining high standards of safety would not continue at a new space.

## Cost to Citizens:

There will be no additional costs to the citizens of Duncan for a new DCBD incubator. The sales tax dollars required to complete this project have already been accrued and set aside. DAEDF's portion of the sales tax dollars can only be spent on activities and projects related to economic development by a vote of the people. A business incubator stimulates economic development by allowing small businesses to start and grow in a controlled environment.

- ✓ MINIMAL TRAFFIC INCREASE
- ✓ NORMAL BUSINESS HOURS
- ✓ NO ADDED COSTS OR TAXES



Artist Rendering of New Business Incubator