

INNOVATION DISTRICT – TRIANGLE DISTRICT MASTER PLAN

Community & Economic Development

City Council
December 14, 2021



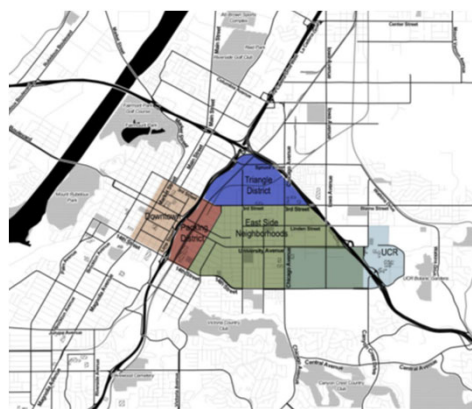
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BACKGROUND - TIMELINE

- December 2017: City Council unanimously approved the concept of creating innovation districts
- August-October 2019: Visioning Charette for first Innovation District
- February 2020: City Council received and filed an update on the Innovation District Visioning Charrette
- June 17, 2021: Economic Development, Placemaking and Branding/Marketing Committee received and filed an update on the Innovation District
- September 23, 2021: Economic Development, Placemaking and Branding/Marketing Committee recommended approval of the proposed Master Plan for the Innovation District – Triangle District
- October 5, 2021: City Council approved text and map amendments to Title 19 – Zoning for the Innovation District – Triangle District



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VISION PLAN – INNOVATION DISTRICT



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VISION PLAN – INNOVATION DISTRICT – TRIANGLE DISTRICT



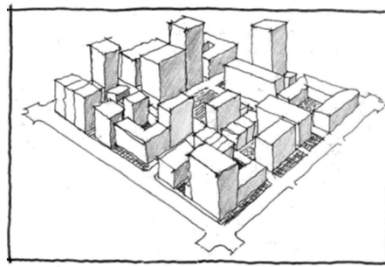
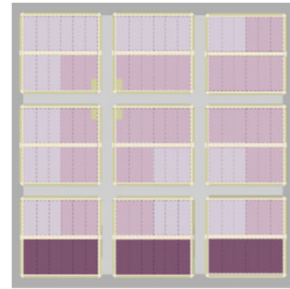
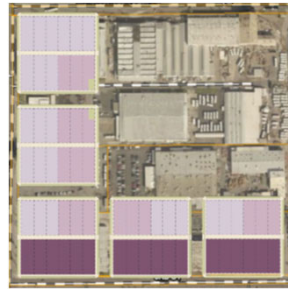
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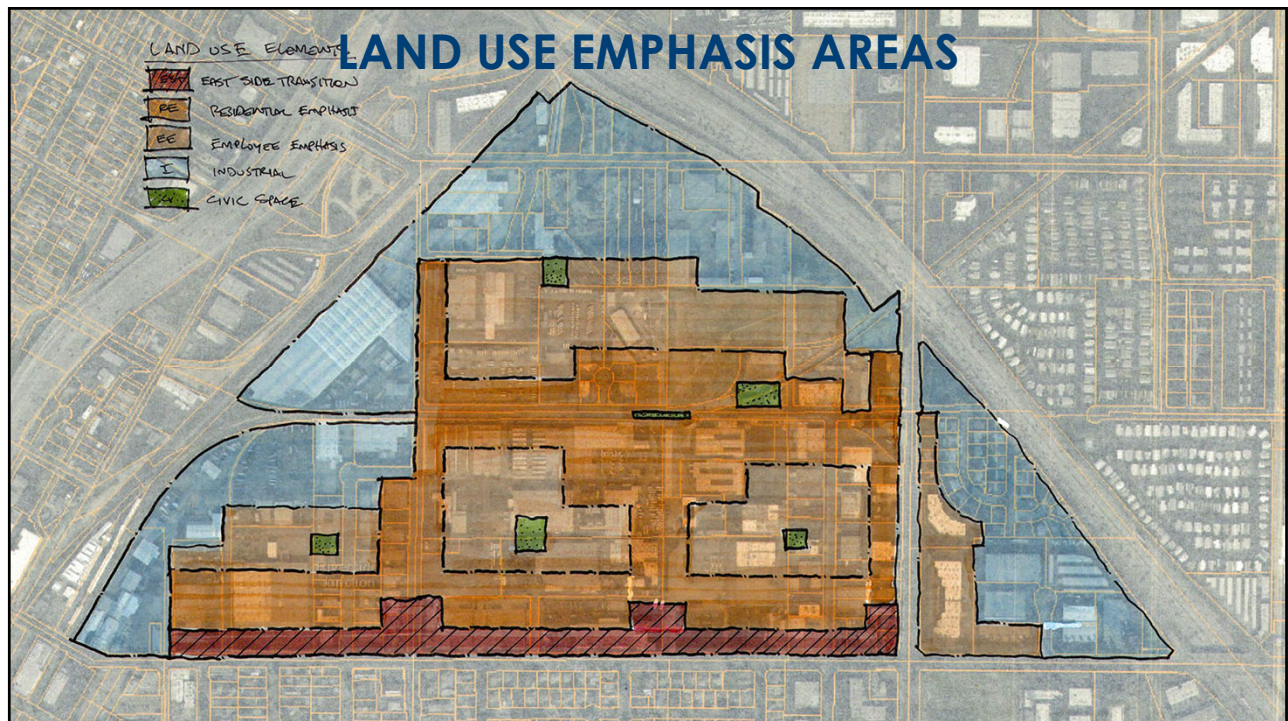
INNOVATION DISTRICT – TRIANGLE DISTRICT - CONCEPT PLAN



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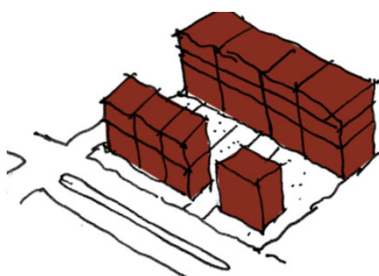
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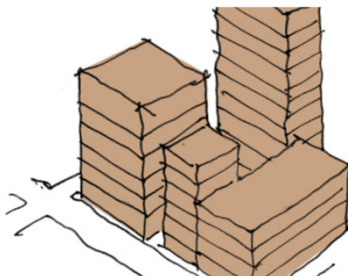
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LAND USE EMPHASIS AREAS



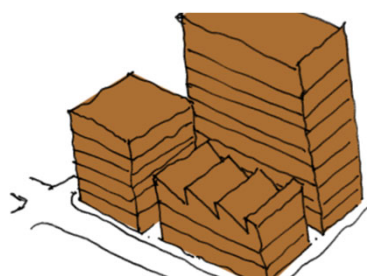
East Side Transition

- Accommodates low- to mid-rise buildings
- Provides for residential, commercial and office uses to transition into the East Side Neighborhood



Residential Emphasis

- Allows higher density/heights for mixed-use buildings
- Accommodates primarily residential uses with ground floor commercial uses



Employment Emphasis

- Promotes office, light industrial and employment centers
- Accommodates lower intensive residential use as part of mixed-use development

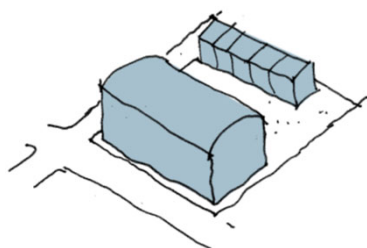
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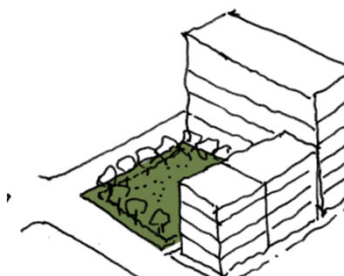
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LAND USE EMPHASIS AREAS



Industrial Emphasis Sub-District

- Promote a variety of Industrial, Office and Commercial Uses
- Mix of Light Industrial, Office and Transportation Services



Civic Space

- Promotes public open space, squares, plazas and parks

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RELATED ECONOMIC INITIATIVES

- **Green Team**: collaborative effort (County, City, UCR and Chamber) to develop marketing and attraction plan based on CARB (ongoing monthly meetings)
- **OASIS**: Clean/Green technology park
- **City Economic Prosperity Action Plan**: Identify actions to attract more clean and green technology businesses to the Innovation District



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IMPLEMENTATION

1. Advisory Board – Governance Structure
 - a) Neighborhood group
 - b) Businesses
 - c) Other Stakeholders
2. Advisory Board – Workplan
3. Governing Boards (based on Advisory Board recommendations)
4. Tax Increment Financing (TIF) Mechanism Study
5. Streamlined and Flexible Regulations



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STRATEGIC PLAN ALIGNMENT

Strategic Priority #3 – Economic Opportunity



Goal 3.3 - Cultivate a business climate that welcomes innovation, entrepreneurship, and investment.

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability & Resiliency



Equity



Innovation



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RECOMMENDATION

That the City Council review and approve the proposed Master Plan for a portion of the Innovation District – Triangle District bounded by SR- 91, I- 215/SR-60, and Third Street.



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