

## INNOVATION DISTRICT – TRIANGLE DISTRICT MASTER PLAN

### Community & Economic Development

City Council  
February 1, 2022



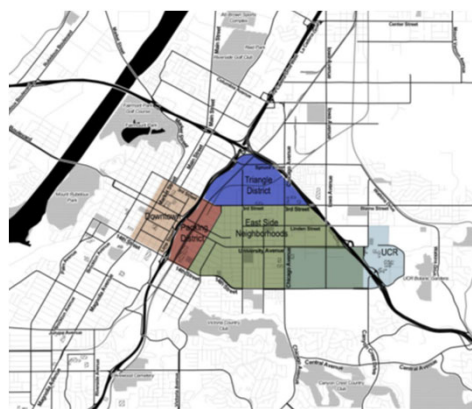
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## BACKGROUND - TIMELINE

- **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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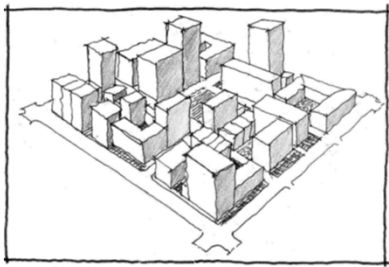
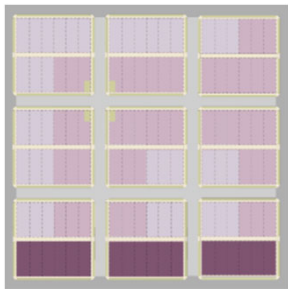


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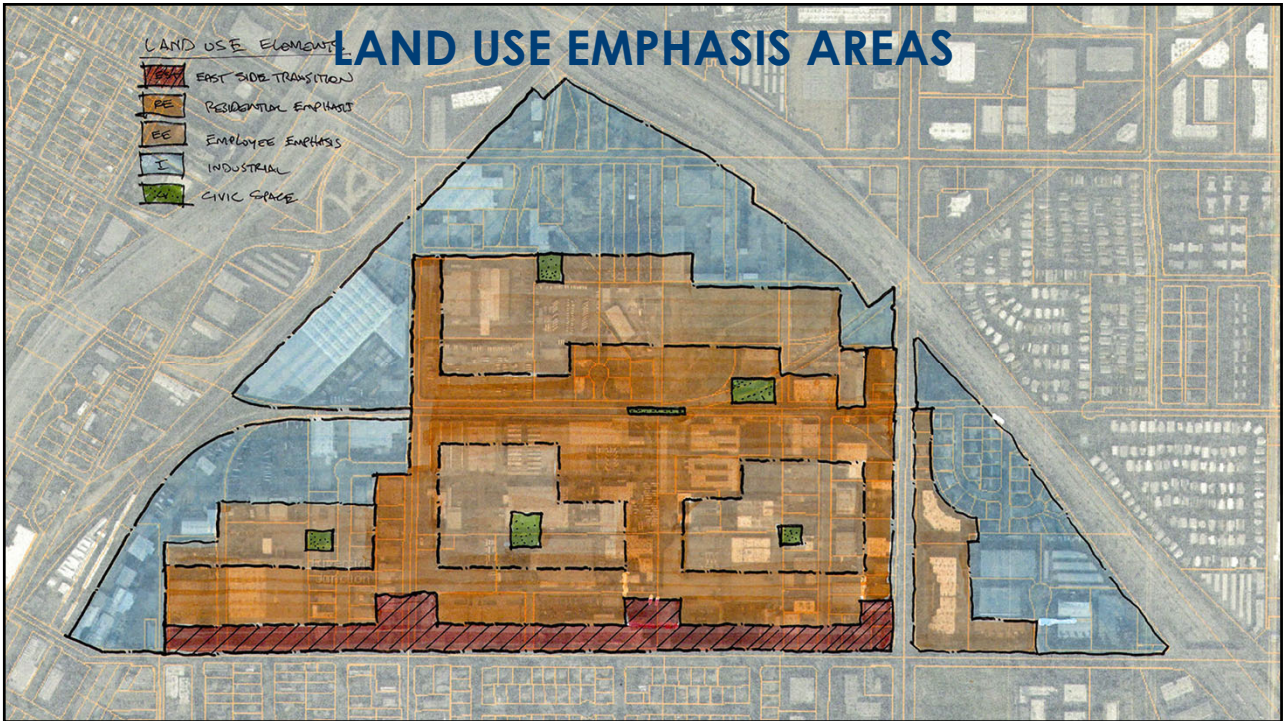
# INNOVATION DISTRICT – TRIANGLE DISTRICT - CONCEPT PLAN



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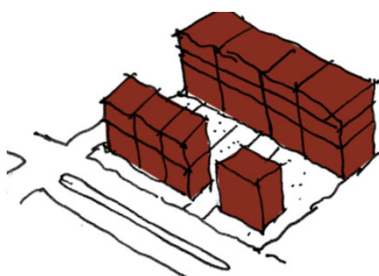
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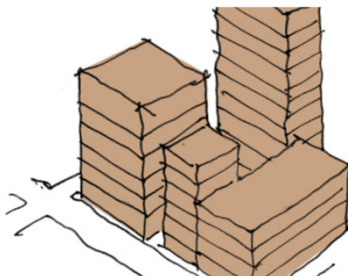
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## LAND USE EMPHASIS AREAS



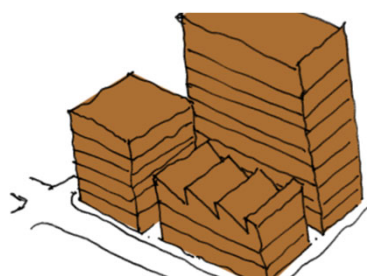
### East Side Transition

- 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

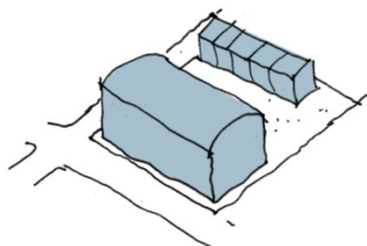
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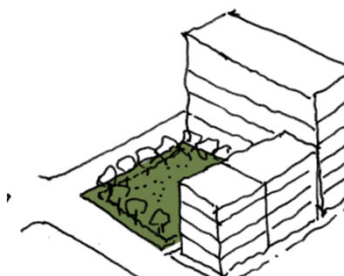
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## LAND USE EMPHASIS AREAS



### 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

### Envision Riverside 2025 Strategic Plan Priorities 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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