

***Board of County Commissioners***

# Innovation Way Work Session

September 18, 2012





- Background/Land Use
- Transportation
- Utilities
- Implementation
- Regional Development
- Next Steps

# Presentation Outline



- Background/Land Use
- Transportation
- Utilities
- **Implementation**
- Regional Development
- Next Steps



## Implementing Innovation Way

- ✓ Jobs-housing linkage
- ✓ Environmental protection

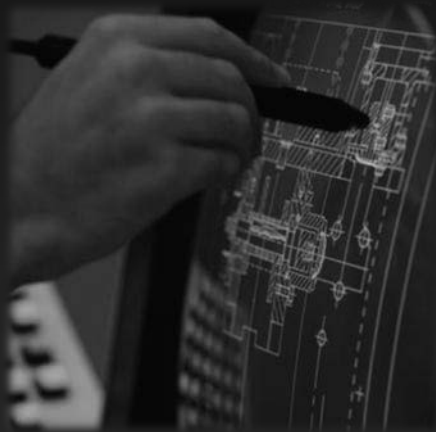
Land development code

Economic development



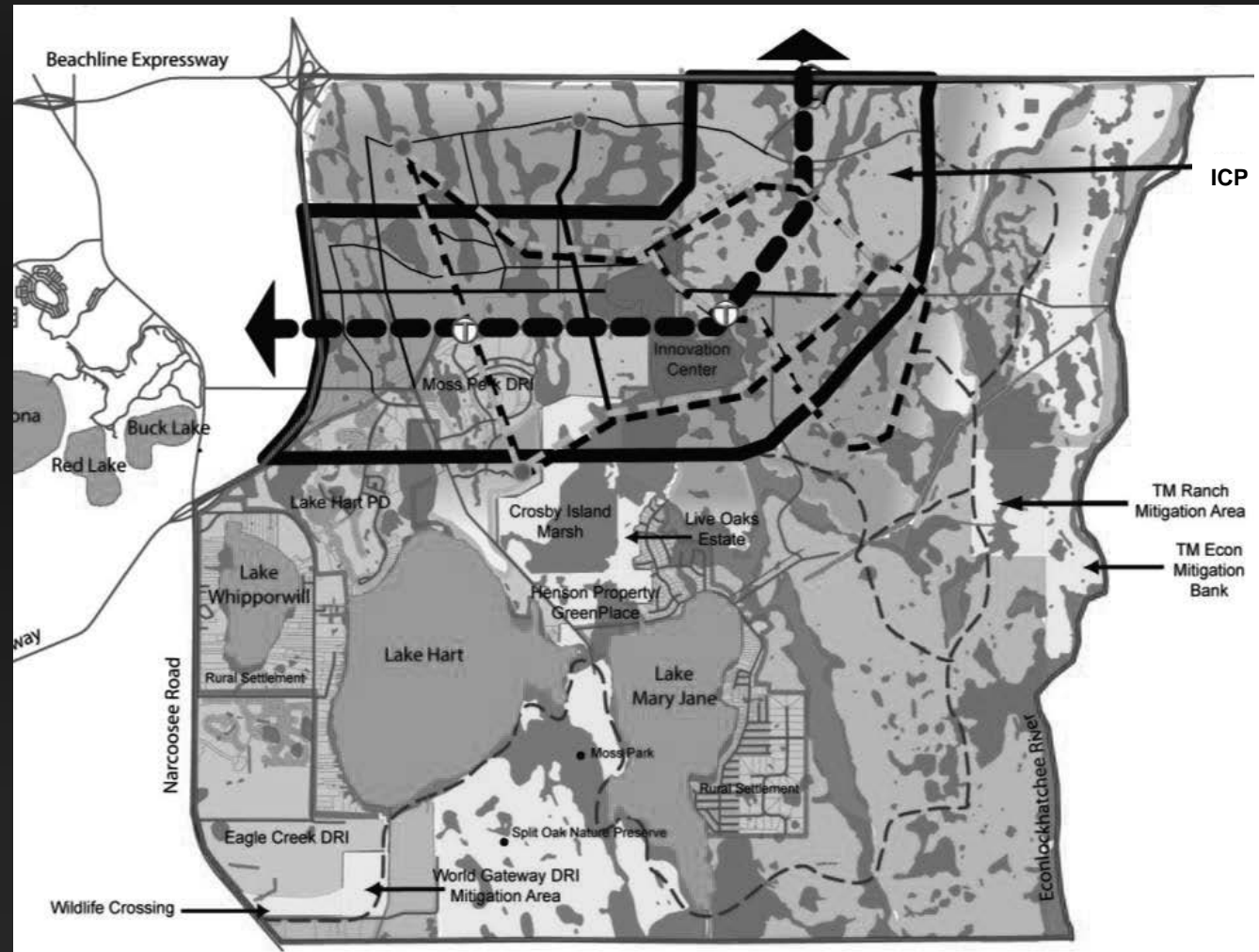
## Jobs-Housing Linkage Program

- Link residential construction to job creation
- Set aside land for high tech/high value uses for at least 30 years





## Linkage program area





## Acreage set aside

Development	Acres set aside
Innovation Place (as adopted)	253
Starwood (as adopted)	289
ICP (as proposed)	279
Camino Reale (as proposed)	80
Innovation Way East (as proposed)	79
Total	980

Status: code adopted April 2010



## Environmental Land Stewardship Program

- Provide additional buffers along Econ River
- Provide crossings for wildlife and water conveyance
- Create or enhance wildlife corridors
- Protect habitat on environmentally sensitive lands







## Environmental Land Stewardship Program

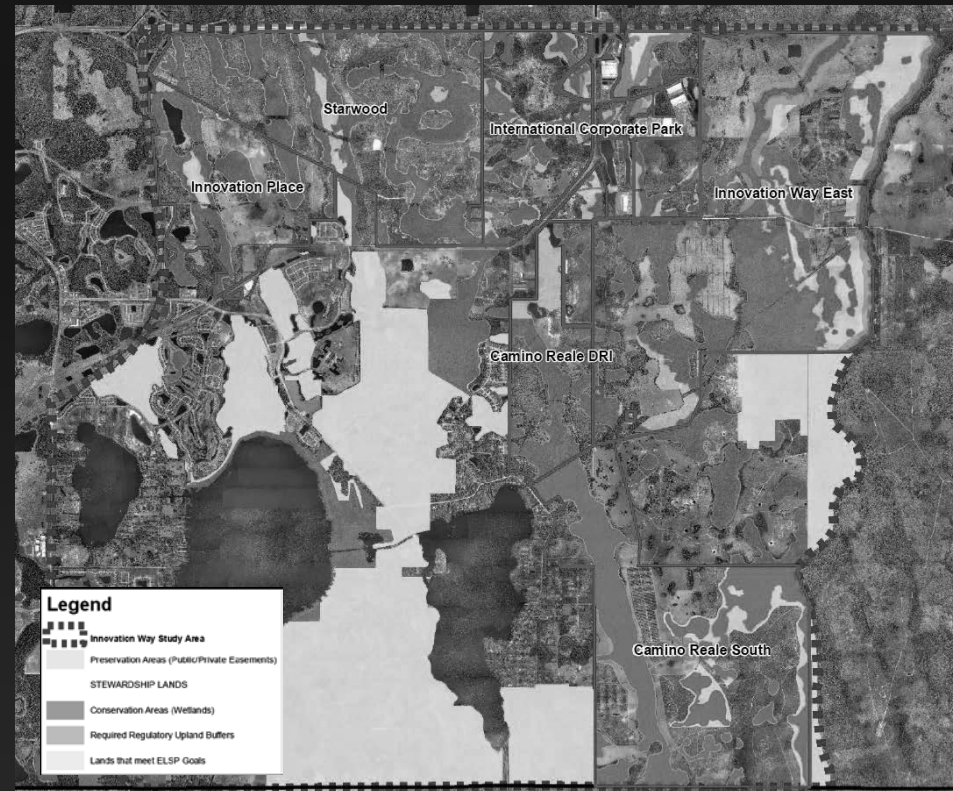
- Requirements
  - At PD-LUP: preliminary identification of lands
  - At DP/PSP: specific identification of lands
  - At platting: lands conveyed
- Land Management
  - Management plan required prior to plat (approved by EPD)





## Environmental Land Stewardship Program

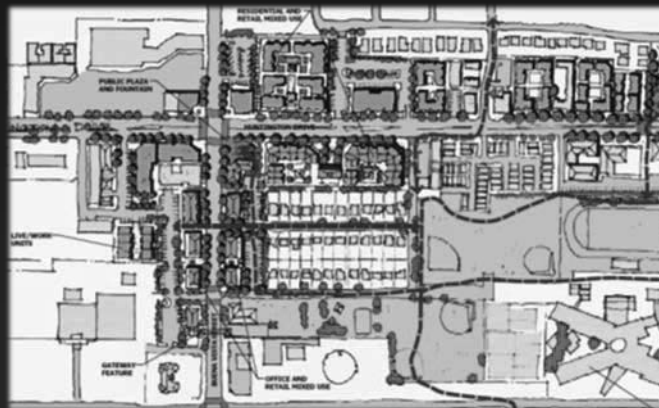
- Status
  - Comprehensive Plan amendments adopted October 2009
  - Map adopted into Comprehensive Plan
  - Code adopted April 2010





## Urban Form

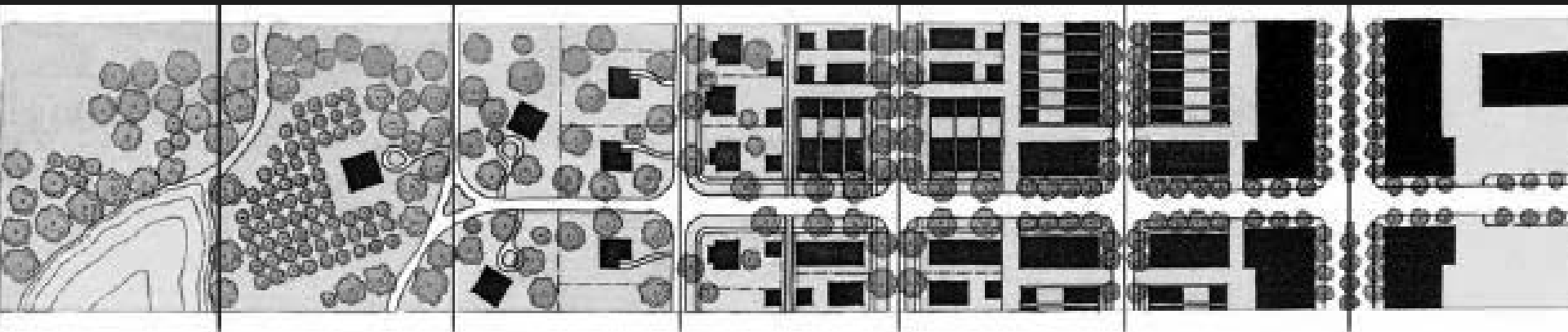
- High tech centers
- Mixed use villages
- Neighborhoods
- Transit accessible





## Innovation Way Code

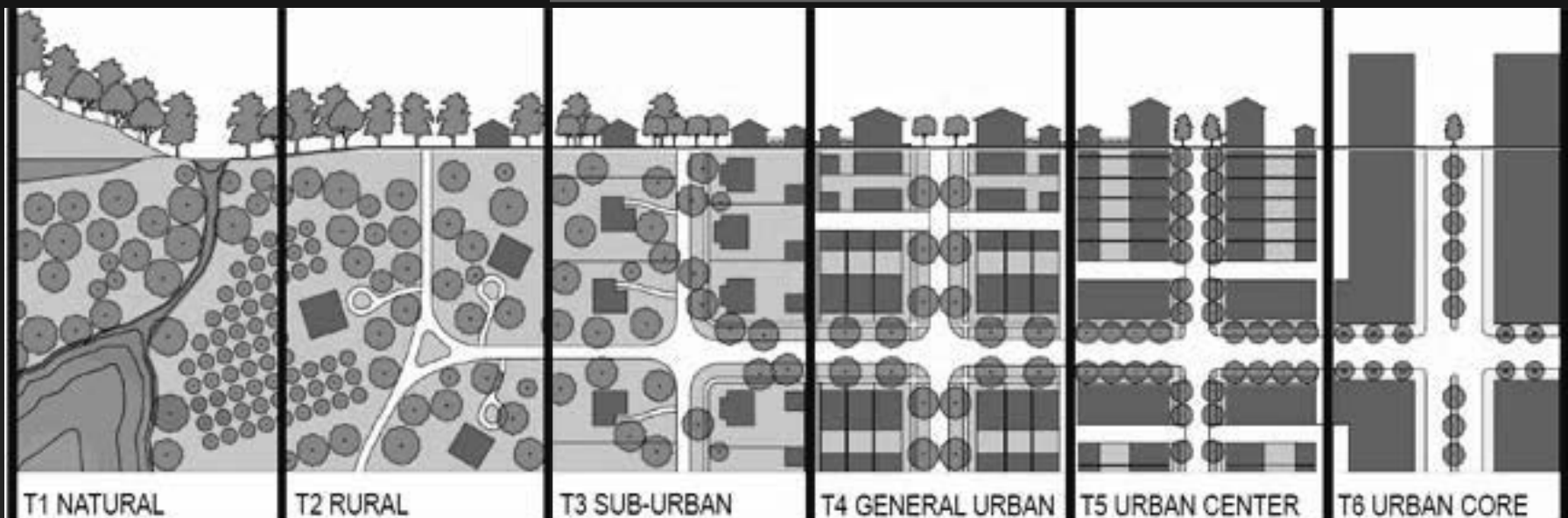
- Based on mixed-use and TOD concepts to create complete neighborhoods
- Will implement the urban form for Innovation Way





## Development standards based on districts

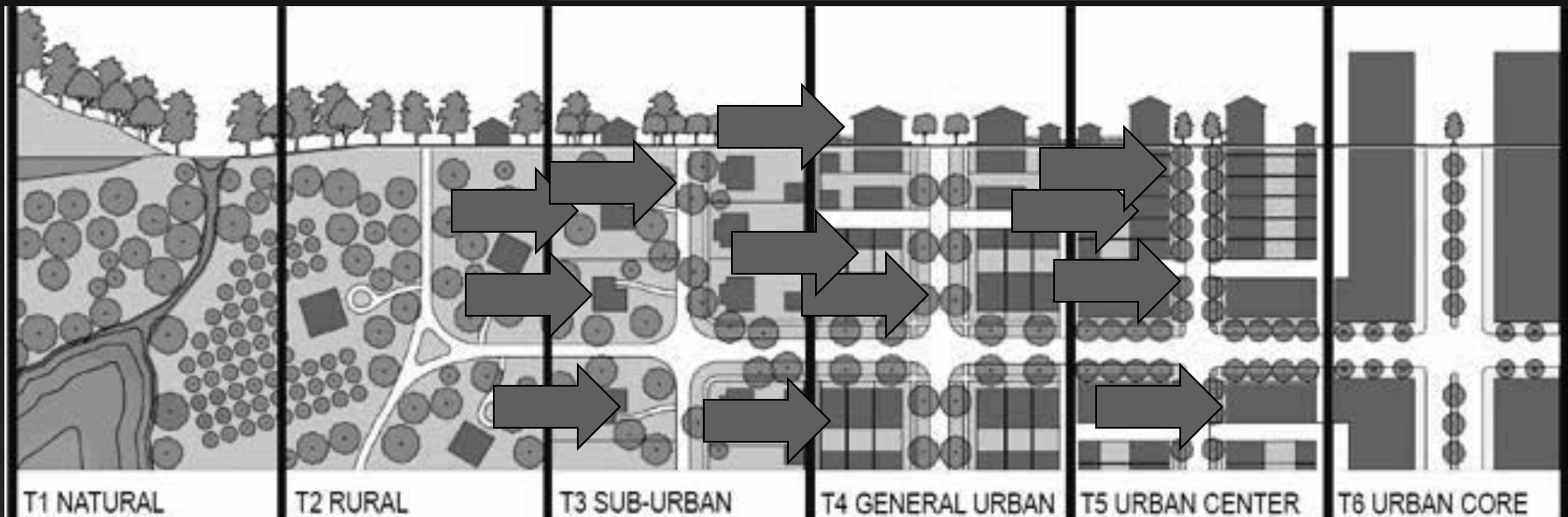
- Mixed use areas
  - High tech employment centers
  - Activity centers of various sizes (regional, community, neighborhood)





## Development standards based on districts

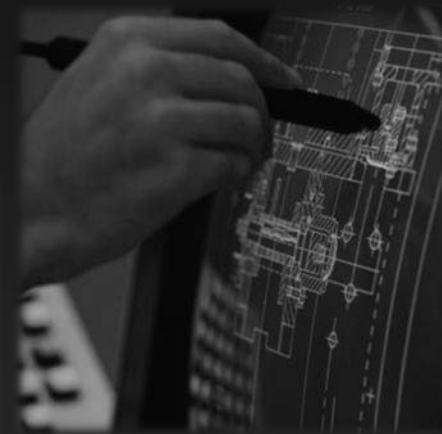
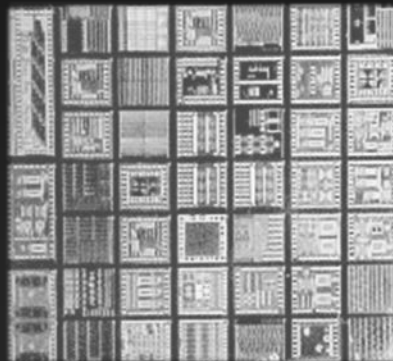
- Uses
- Street / sidewalks
- Buildings
- Setbacks/parking





## Economic development – policy requirements

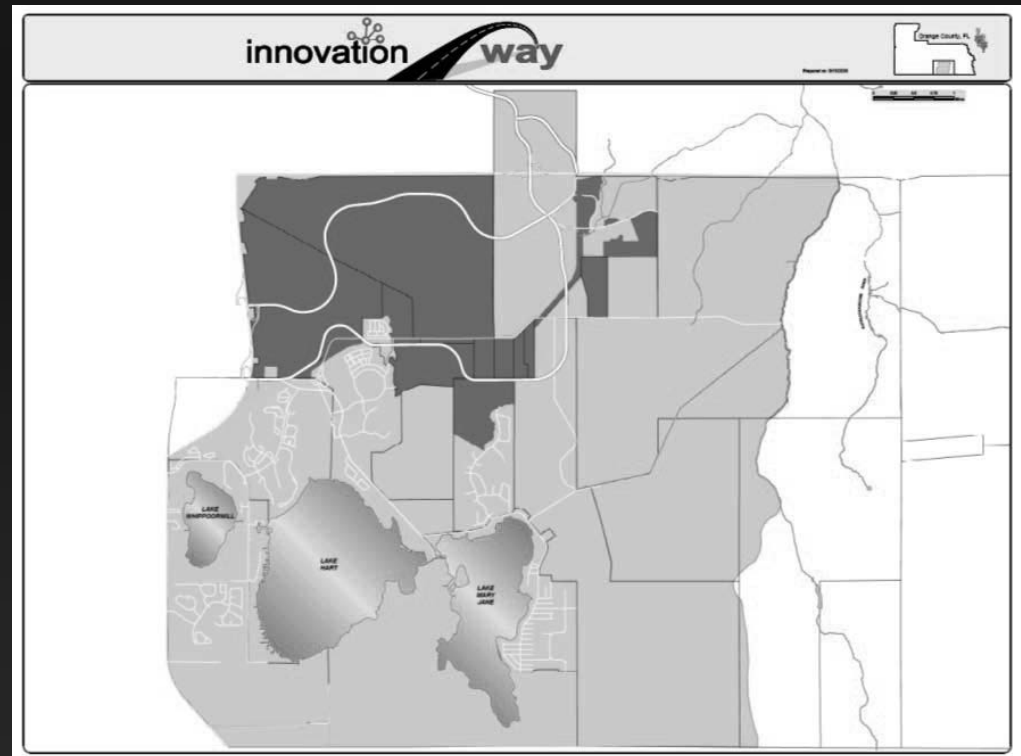
- Diversify the economy through development of the Innovation Way High Tech Corridor
- Provide incentives for high-tech jobs
- Expedite development review





## Brownfield designation

- Innovation Way ROCC
- Addresses potential concerns from Pine Castle Jeep Range
- Provides benefits for development





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**SE Orange/  
NE Osceola Area**



Starwood

ICP

Innovation  
Place

Moss  
Park

6 miles

Lake  
Hart

Eagle  
Creek

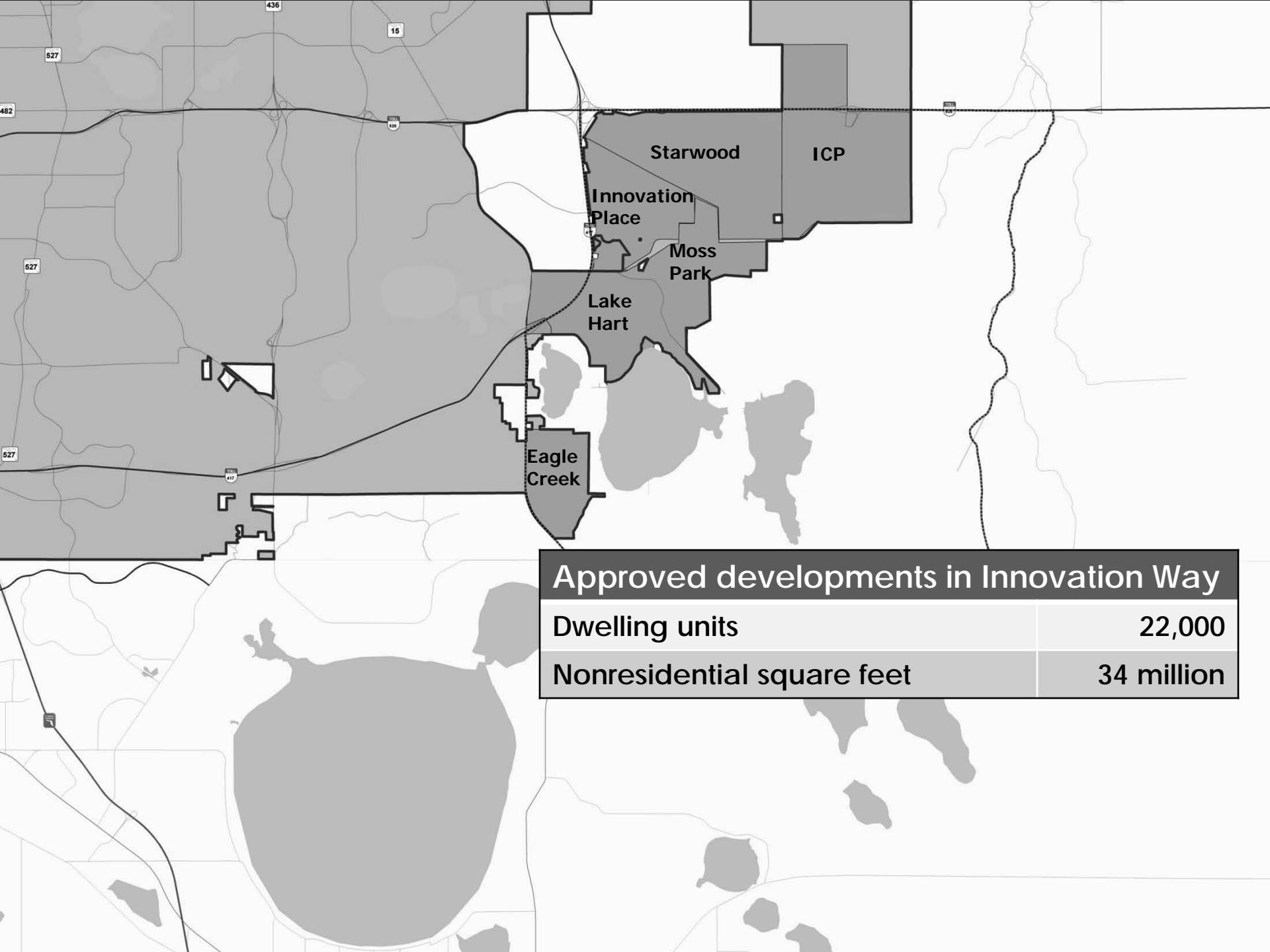
Lake  
Nona

Poitras

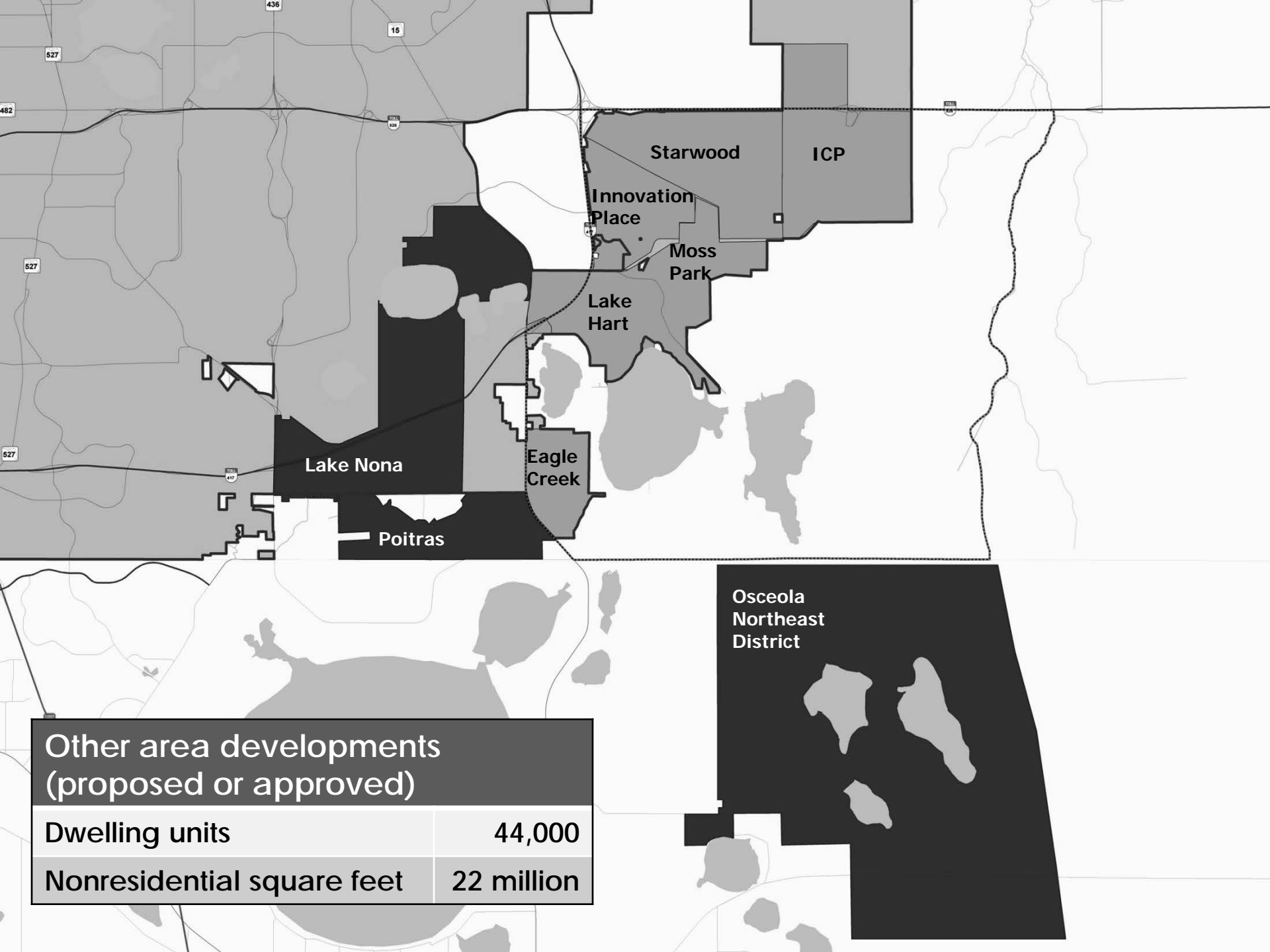
Osceola Parkway Extension Corridor

7 miles

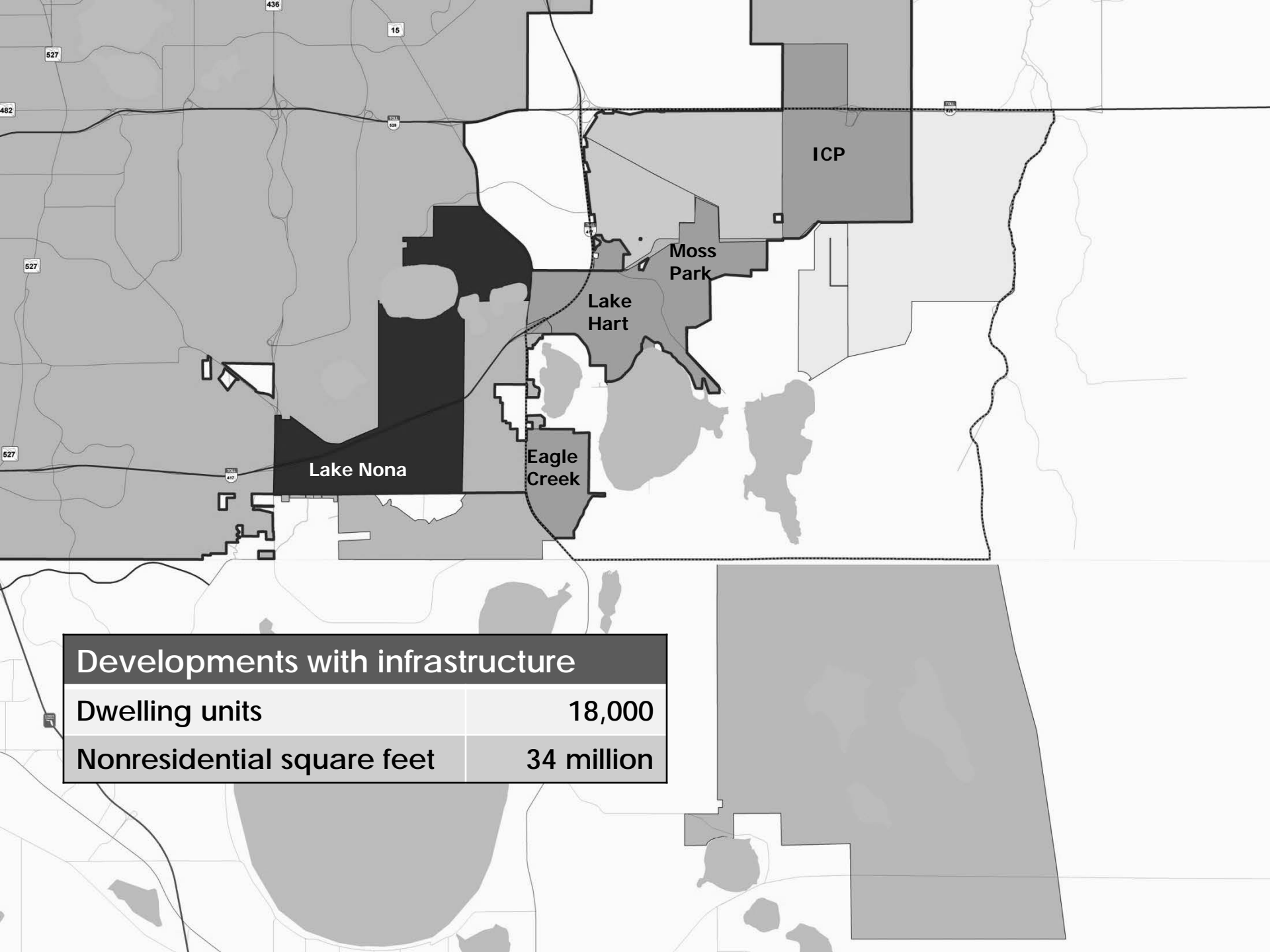
Northeast  
District



Approved developments in Innovation Way	
Dwelling units	22,000
Nonresidential square feet	34 million

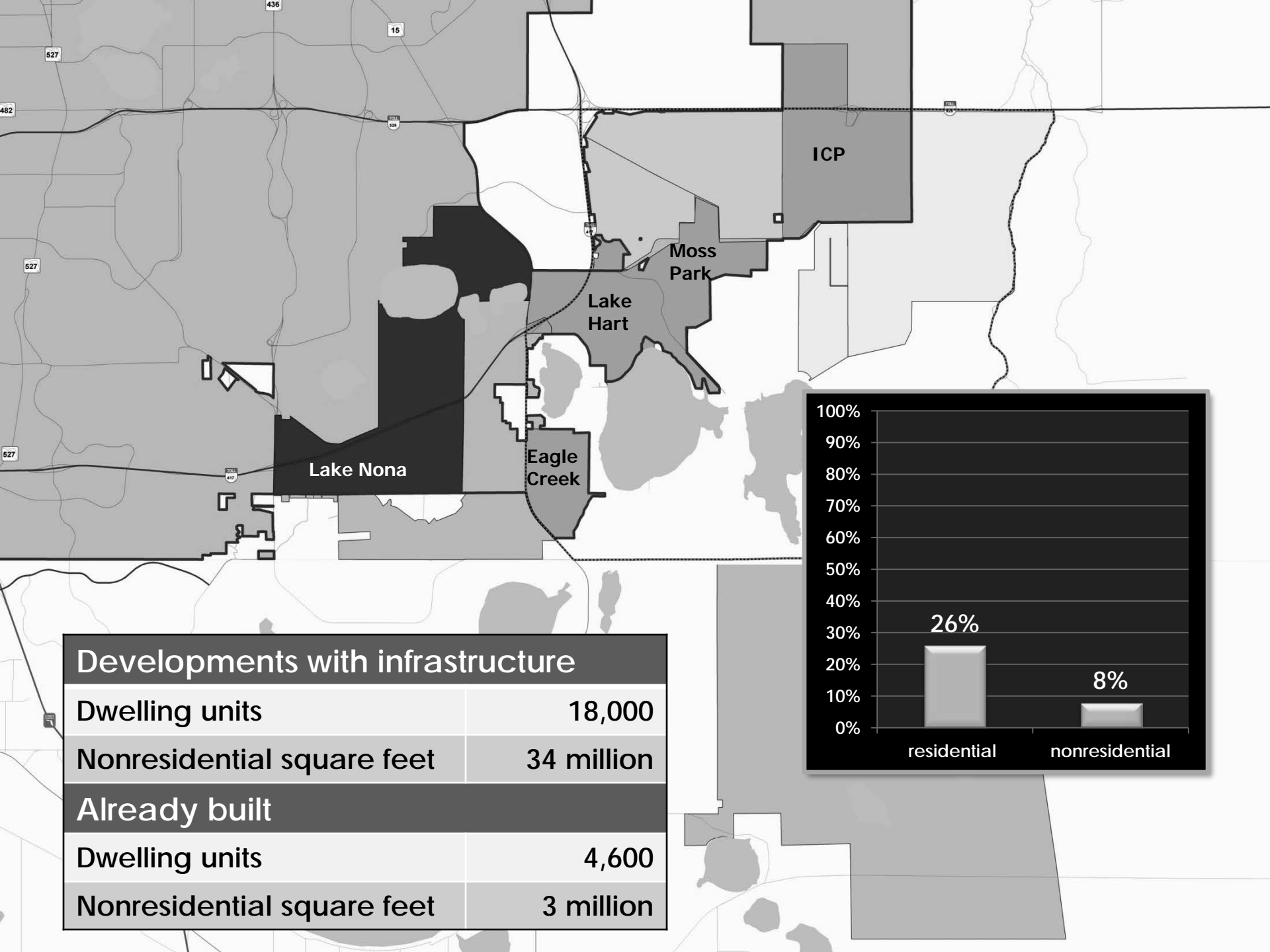


Other area developments (proposed or approved)	
Dwelling units	44,000
Nonresidential square feet	22 million



### Developments with infrastructure

Dwelling units	18,000
Nonresidential square feet	34 million

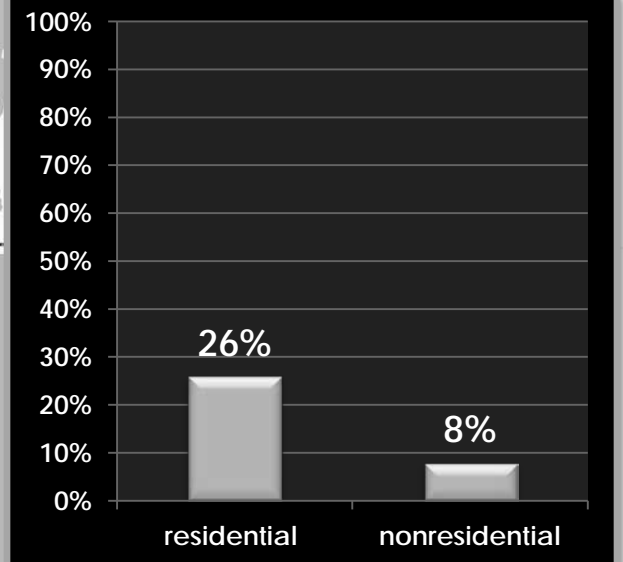


## Developments with infrastructure

Dwelling units	18,000
Nonresidential square feet	34 million

## Already built

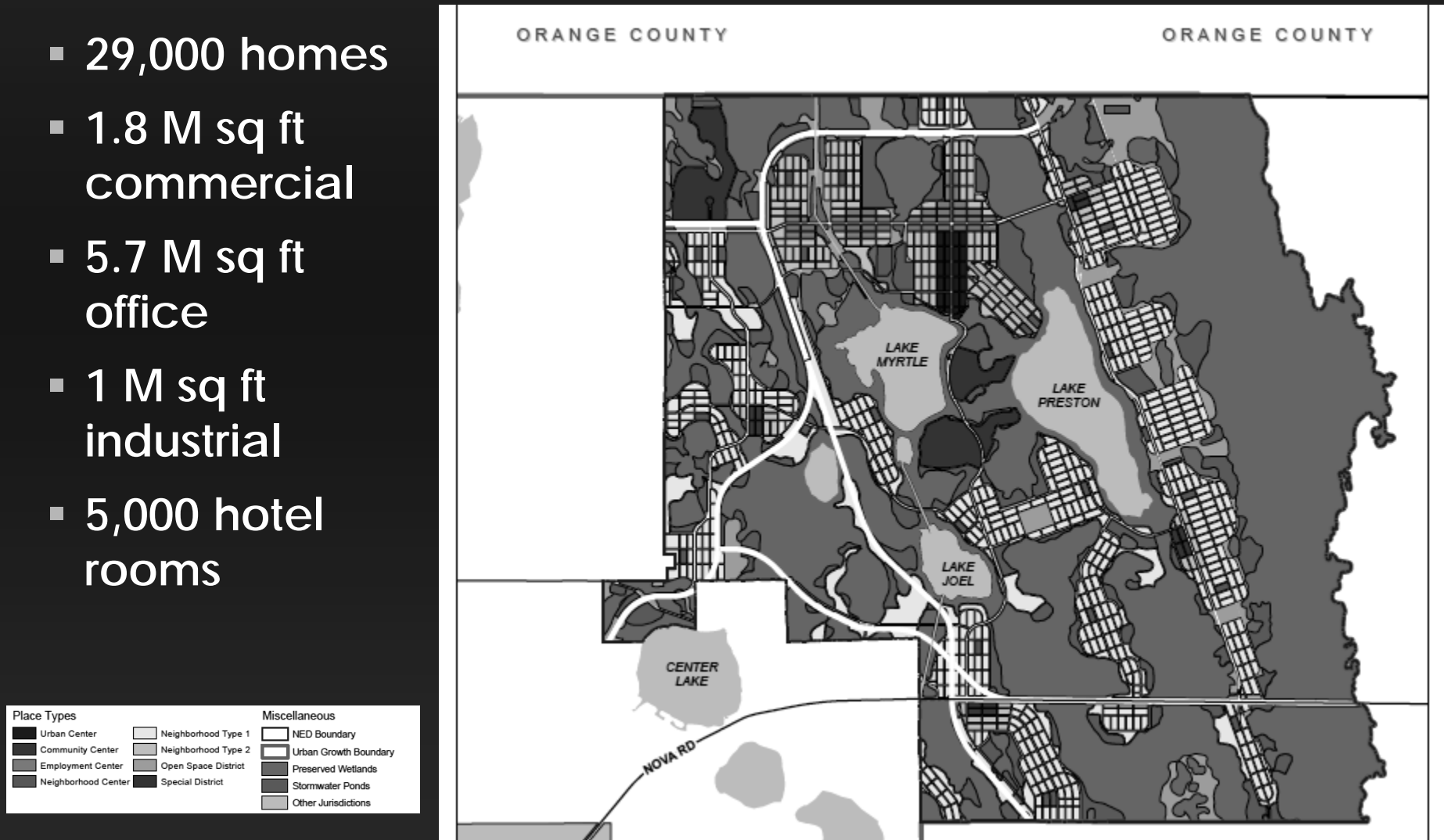
Dwelling units	4,600
Nonresidential square feet	3 million





## Northeast District – Development Program

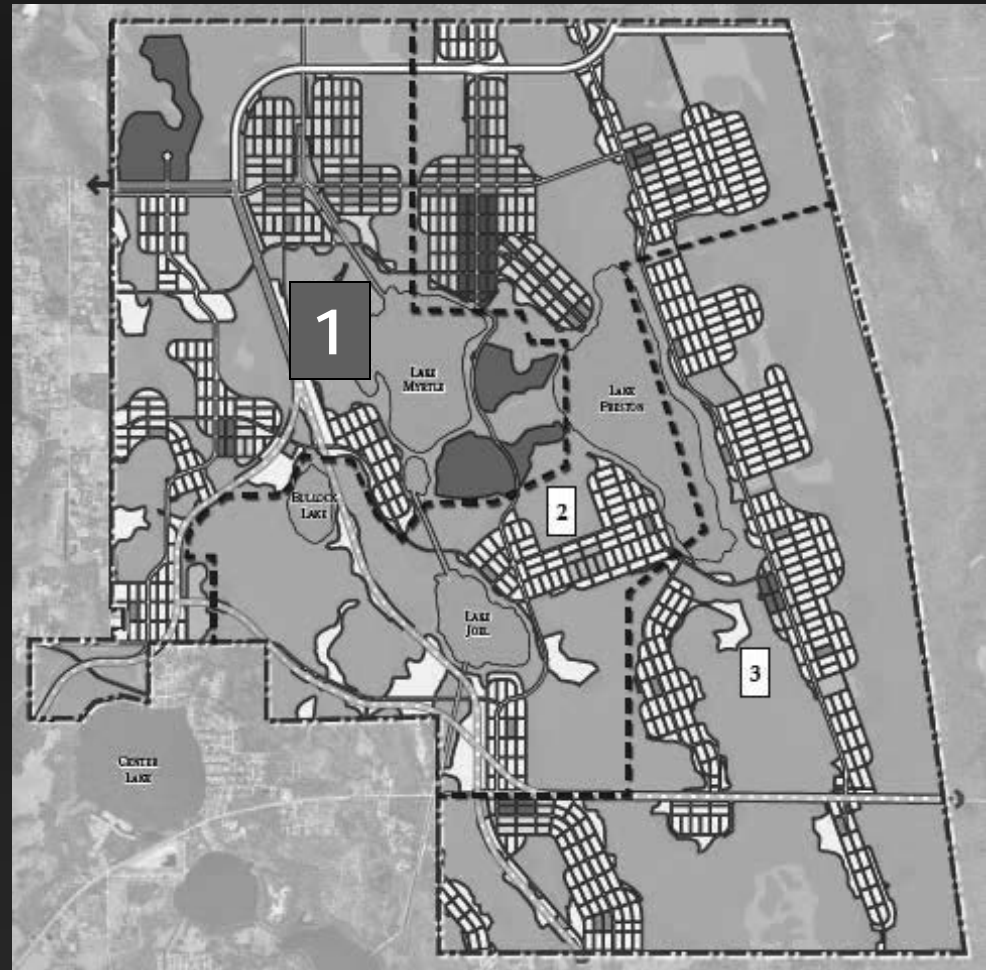
- 29,000 homes
- 1.8 M sq ft commercial
- 5.7 M sq ft office
- 1 M sq ft industrial
- 5,000 hotel rooms





## Northeast District – Staging

- Staging Area 1
- Development may proceed consistent with the Northeast District Conceptual Master Plan

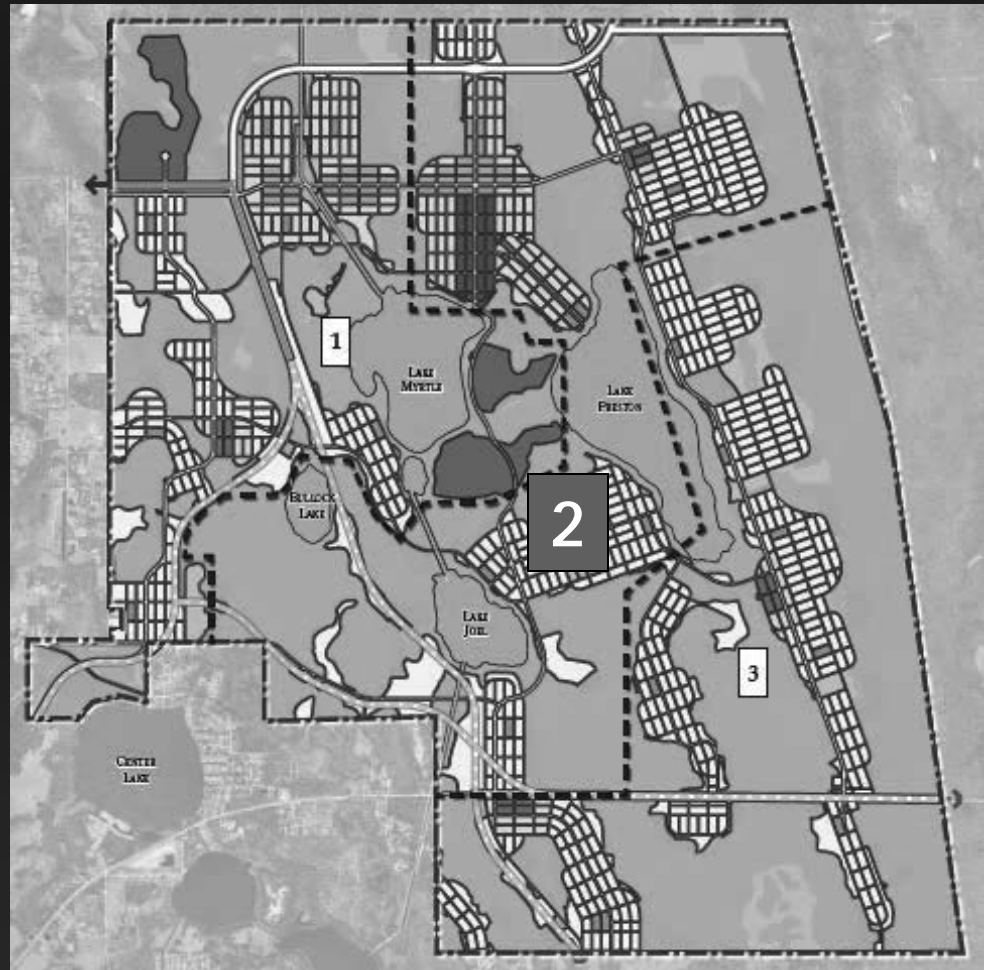






## Northeast District – three staging areas

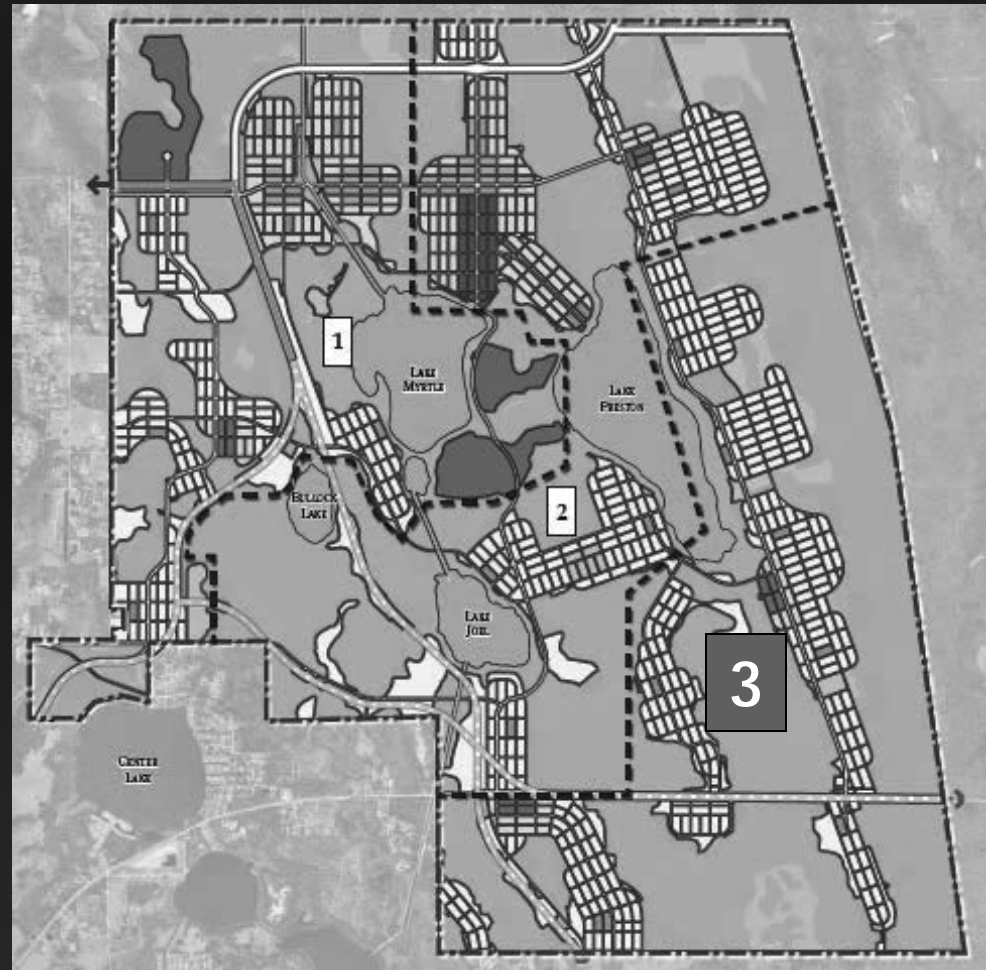
- Staging Area 2
- Development may proceed when the following has occurred:
  - 4,000 jobs have been created and 7,000 dwelling units constructed in Staging Area 1; and
  - Osceola Parkway Extension or Southport Connector is under construction





## Northeast District – three staging areas

- Staging Area 3
- Development may proceed when the following has occurred:
  - 14,000 cumulative jobs and 14,000 dwelling units in Areas 1 and 2; and
  - Osceola Parkway Extension has been completed and Southport Connector is under construction (or vice versa)





## Regional Development – Summary

Development	Residential units	Non- residential square feet (in millions)
Approved in Innovation Way	22,000	33.2
Lake Nona and Poitras	14,900	13.7
Osceola Northeast District	29,230	8.5
IWE and Camino Reale	10,000	3.9
Total (approved and proposed)	76,000	59.3

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# Next Steps

- Land Use
  - Adopt Innovation Way code
- Transportation
  - MMTD – funding
  - Interchange agreement
- Water
  - Work with Deseret Ranch on Taylor Creek issue
  - Provide for long-term water needs
- Economic development
  - Website, branding, marketing, incentives

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# Innovation Way

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