



**CPA2000-10
BoCC SPONSORED
AMENDMENT
TO THE**

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

BoCC Adoption Document

*Lee County Planning Division
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P.O. Box 398
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(941) 479-8585*

January 10, 2002

**LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA2000-00010**

☒

Text Amendment

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Map Amendment

✓	This Document Contains the Following Reviews:
✓	Staff Review
✓	Local Planning Agency Review and Recommendation
✓	Board of County Commissioners Hearing for Transmittal
✓	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report
✓	Board of County Commissioners Hearing for Adoption

STAFF REPORT PREPARATION DATE: February 19, 2001

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. APPLICANT:

LEE COUNTY BOARD OF COUNTY COMMISSIONERS
REPRESENTED BY LEE COUNTY DIVISION OF PLANNING

2. REQUEST:

Amend the Future Land Use Element by adding Research and Development as a permitted use under Policy 1.2.2, the Airport Commerce descriptor policy.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:

1. RECOMMENDATION: Planning staff recommends that the Board of County Commissioners transmit the proposed amendment with the text changes shown in underline format below. This recommendation also includes text changes to Objective 1.2 that were recommended by the LPA, but were not considered in staff's original recommendation. Staff agrees with the additional language recommended by the LPA. The additions made by the LPA are shown in double underline format.

OBJECTIVE 1.2: SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AREA.

Designate on the Future Land Use Map adequate land in appropriate locations to accommodate the projected growth needs of the Southwest Florida International Airport, and the business and industrial areas related to it, as well as research and development activities not necessarily related to the airport, through the year 2020. These categories are also considered Future Urban Areas.

POLICY 1.2.2: The Airport Commerce areas are commercial and industrial lands adjacent to the airport needed to accommodate projected growth through the year 2020. These areas will include developments consisting of light manufacturing or assembly, warehousing, and distribution facilities; offices; research and development activities; ground transportation and airport-related terminals or transfer facilities; and hotels/motels, meeting facilities, and other hospitality services. Because this area is located within the Six Mile Cypress Basin and is also a primary point of entry into Lee County, special environmental and design review guidelines will be applied to its development to maintain the appearance of this area as a primary point of entry into Lee County. Retail commercial uses in this category are only permitted within hotels and motels. Property in Section 1 and the east 1/2 of Section 2, Township 46 South, Range 25 East, and in Section 6, Township 46 South, Range 26 East, must be rezoned to a planned development zoning category prior to any development other than the construction of essential public services. During the rezoning process, the best environmental management practices identified on pages 43 and 44 of the July 28, 1993 Henigar & Ray study entitled, "Groundwater Resource Protection Study" will be rebuttably presumed to be necessary to protect potential groundwater resources in the area. Residential uses are only permitted in this category to the extent described in Chapter XIII.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- The Airport Commerce category allows specific uses such as light manufacturing, assembly, warehousing, distribution, and offices that are characteristic of most Research and Development operations.
- A Research and Development facility generally resembles an office or light manufacturing use in terms of appearance and intensity of use.
- The inclusion of Research and Development as a permitted use in the Airport Commerce Future Land Use category is consistent with other provisions of the Lee Plan.
- Research and Development activities can benefit from being located in close proximity to airport facilities.
- The recent approval of large-scale residential and retail development in the University Community land use category has reduced the opportunities available for research and development industries in close proximity to Florida Gulf Coast University.
- Airport Commerce lands are relatively close in proximity to Florida Gulf Coast University. The future extension of Treeline Avenue south to Ben Hill Griffin Parkway will increase access between FGCU and the Airport Commerce lands to the north.

- The inclusion of Research and Development as a permitted use in Airport Commerce will not significantly displace other uses that are already permitted in Airport Commerce.

C. BACKGROUND INFORMATION

When the University Community land use category was established in 1992, it was intended to accommodate the new Florida Gulf Coast University and its “associated support development.” One of the main components of “associated support development” was the accommodation of development, such as research and development parks, that would not have come to the area were it not for the presence of the University. Over the last two years, the County has approved two large-scale developments that have significantly reduced the available acreage in the University Community area. In November of 1999, the 1,271-acre Miromar Lakes development was approved as a residential golf course community along with a large amount of commercial retail and office. In November of 2000, Gulf Coast Towne Center was approved for the development of a regional mall along with 600 multi-family dwelling units, on a 244-acre parcel, in the University Community land use category. These two developments used up the vast majority of the available University Community land, and effectively reduced the opportunities for research and development industries to locate in the area surrounding the University. Both of these developments accommodated a small amount of Research and Development by including it as an approved use in each project. It is becoming clear, however, that Miromar Lakes will develop only with residential, retail, and golf course uses. Additionally, planning staff has had discussions with Miromar Lakes representatives, and they have indicated that they plan to expand Miromar Lakes by several hundred acres for additional residential and golf course uses. This would further reduce the available acreage for Research and Development within the University Community. The Gulf Coast Towne Center plan of development, while it did list Research and Development as a permitted use, was clearly based on the development of a regional mall. Staff believes that the approval of Miromar Lakes and Gulf Coast Towne Center represented a lost opportunity for the accommodation of Research and Development, not only in the University Community, but for Lee County in general.

During the public hearing process for both of these cases, staff argued that the University Community land use category called for the development of “associated support development,” and specifically, university-related research and development. During negotiations for the Gulf Coast Towne Center development, the applicant’s representatives suggested that much of the land in the University Community was too costly to use for research and development activities. It was suggested that these types of industries did not require the visibility and exposure afforded by a location adjacent to I-75, and that research and development industries would be better served in locations north of Alico Road. It was also suggested that research and development industries could benefit from a location closer to Southwest Florida International Airport. The areas between Alico Road and the airport, however, are designated Airport Commerce on the Future Land Use Map. The Airport Commerce category does not specifically allow research and development as a permitted use at this time. Staff, therefore, is exploring the possibility of adding research and development as a permitted use in the Airport Commerce category.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

Objective 1.2 of the Lee Plan defines the purpose of the Southwest Florida International Airport area as it relates to the accommodation of certain uses in and around the airport. Objective 1.2 is reproduced below.

OBJECTIVE 1.2: SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AREA.

Designate on the Future Land Use Map adequate land in appropriate locations to accommodate the projected growth needs of the Southwest Florida International Airport and the business and industrial areas related to it through the year 2020. These categories are also considered Future Urban Areas.

This objective establishes that the County must accommodate the projected growth needs of the airport and the business and industrial areas related to it for the year 2020 planning horizon. The area around the airport is required to be used for airport growth and the growth of airport-related business. The Airport Commerce lands represent a large portion of the area around the airport, therefore, these areas have much of the responsibility of accommodating the growth of the airport and any airport related business and industry. While Objective 1.2 requires the area around the airport to accommodate airport related business and industry, the Airport Commerce descriptor policy outlines in more detail the types of uses that should surround the airport.

The Airport Commerce category is described in Policy 1.2.2 as shown below.

POLICY 1.2.2: *The Airport Commerce areas are commercial and industrial lands adjacent to the airport needed to accommodate projected growth through the year 2020. These areas will include developments consisting of light manufacturing or assembly, warehousing, and distribution facilities; offices; ground transportation and airport-related terminals or transfer facilities; and hotels/motels, meeting facilities, and other hospitality services. Because this area is located within the Six Mile Cypress Basin and is also a primary point of entry into Lee County, special environmental and design review guidelines will be applied to its development to maintain the appearance of this area as a primary point of entry into Lee County. Retail commercial uses in this category are only permitted within hotels and motels. Property in Section 1 and the east 1/2 of Section 2, Township 46 South, Range 25 East, and in Section 6, Township 46 South, Range 26 East, must be rezoned to a planned development zoning category prior to any development other than the construction of essential public services. During the rezoning process, the best environmental management practices identified on pages 43 and 44 of the July 28, 1993 Henigar & Ray study entitled, "Groundwater Resource Protection Study" will be rebuttably presumed to be necessary to protect potential groundwater resources in the area. Residential uses are only permitted in this category to the extent described in Chapter XIII.*

According to Policy 1.2.2, the Airport Commerce category is intended to accommodate uses such as light manufacturing or assembly, warehousing, distribution facilities, and offices. These uses, because of Objective 1.2, must be related to the airport. Staff believes that Research and Development uses are related to the airport, although indirectly, because they derive benefits from being located near an airport. They are also similar in appearance and function to office and light manufacturing uses, which would make them consistent with the Airport Commerce category.

Staff looked at selected examples of Research and Development parks around the country to get a general idea of what is involved in a typical operation, in order to determine if it would fit in with the other uses permitted in the Airport Commerce category. These examples are included as attachments to this report.

Staff found that Research and Development facilities generally resemble office or light manufacturing operations in terms of appearance of the buildings and intensity of use. The buildings are either stand-alone or are arranged in a campus-like setting. There are a variety of industries or businesses that might locate in a Research and Development park. Examples of these types of industries could include medical research, marketing research, information technology, insurance, e-commerce, investments, biotechnology laboratories, advanced materials manufacturing, chemical technology, microelectronics, and telecommunications. These are only a small sampling of the types of industries that might be included under the heading of Research and Development. Some of these types of uses require only general office space while others might require a more laboratory-type setting with special equipment used for scientific research. Any of these industries could be classified as office or light manufacturing, making them consistent with the existing Airport Commerce category. While all of these types of uses may not be directly related to the airport, they would benefit by being located near the airport.

Staff discovered, in looking at the attached examples of research parks, that many of them list proximity to an airport as a major selling point for the development. This seems to indicate that potential tenants of Research and Development facilities are specifically looking for office space that is close to a major airport. If that is the case, then these types of businesses would likely thrive and grow more if they were located near the airport as opposed to being located in other areas of the county. A Research and Development Park is more attractive to potential tenants if it has a nearby airport. It is unclear why proximity to an airport is a desired feature, but it is likely due to the fact that it facilitates the distribution of materials and products.

The Lee County Land Development Code (LDC) defines Research and Development Laboratories as a specific use group under Section 34-622. This definition is shown below.

(41) Research and development laboratories. This group includes establishments or other facilities primarily engaged in laboratory or field research and development in the natural, physical or social sciences, or engineering and development as an extension of investigation.

GROUP I. Agricultural research. Establishments primarily concerned with improving soil, crops, livestock or other agricultural products.

GROUP II. Medical and dental laboratories. Establishments primarily engaged in providing professional analytic or diagnostic services to the medical profession, or to the patient on prescription of a physician, or in making dentures and artificial teeth to order for the dental profession.

Bacteriological laboratories (not manufacturing)
Biological laboratories (not manufacturing)
Chemists, biological laboratories of (not manufacturing)
Dental laboratories
Dentures, made in dental laboratories to order for the dental profession
Medical laboratories (clinical)
Pathological laboratories
Teeth, artificial, made in dental laboratories to order for the profession
X-ray laboratories (not manufacturing)

GROUP III. Chemical. Establishments primarily concerned with research and development of chemicals or other hazardous materials.

GROUP IV. General. Establishments primarily concerned with research and development of computer, engineering, food, general industry and other type projects, excluding those listed in group III.

The LDC definition indicates that Research and Development is comprised mainly of offices that are upgraded to support various types of laboratories that are used for research in a variety of fields. Light manufacturing of small items is also included in this category. The Airport Commerce land use category currently permits office and light manufacturing uses, which have similar characteristics to Research and Development uses. Staff believes, therefore, that Research and Development would be appropriate in the Airport Commerce category.

The inclusion of Research and Development in the Airport Commerce category is also consistent with several other Lee Plan Goals, Objectives, and Policies.

OBJECTIVE 32.1: ECONOMIC GROWTH. *The capacity of Southwest Florida International Airport will be expanded in compliance with the adopted Airport Master Plan to aid in the diversification of the county's economic growth. Project implementation and approval will be coordinated through the annual Capital Improvement Program process. These expansions will be funded through user fees, airline contributions, and other funding sources not involving general county tax dollars.*

According to Objective 32.1, the airport is seen as a catalyst for economic growth and diversification. The Lee Plan sees the airport as an amenity that will attract business to the area. By allowing Research and Development on lands surrounding the airport, the County would be using the airport to promote economic growth and diversification.

OBJECTIVE 110.3: *Lee County, in coordination with the Horizon Council and other appropriate entities, shall establish, continue and maintain programs which are designed to promote and encourage the recruitment of new industries that will facilitate and diversify Lee County's economic base.*

POLICY 110.3.1: *Lee County shall, in coordination with the Horizon Council and other appropriate entities, formulate an economic development plan to assist local organizations in fostering the expansion and diversification of Lee County's economic base, and shall set forth the intent, funding, and the means available for its implementation.*

Objective 110.3 and Policy 110.3.1 promote the recruitment of new industries in order to diversify Lee County's economic base. The recruitment of Research and Development industries would help to diversify Lee County's tourism- and construction-oriented economy. The Lee Plan should contribute to this goal by specifically allowing for Research and Development in appropriate locations throughout the County.

POLICY 110.3.2: *Lee County, in coordination with the Horizon Council and other appropriate entities, shall sustain a coordinated local, regional, national, and international*

marketing program that will identify and attract industrial, commercial, and office space users.

Allowing Research and Development industries to locate in the Airport Commerce lands around the airport is a small effort toward the marketing of Lee County as a potential place to locate business. Proximity to a commercial airport is a major amenity for many types of industries, including research and development. Proximity to the airport allows for easier product distribution as well as easier access for business travelers.

POLICY 110.4.4: *Lee County, in coordination with the Horizon Council and other appropriate entities, shall promote economic opportunity through the utilization of the Southwest Regional Airport and strengthen the role of the airport in Lee County's economic development.*

The subject amendment is consistent with this policy because it will specifically allow for businesses engaged in research and development to be located in close proximity to the airport. This will allow for these businesses to take advantage of the airport for product distribution and to facilitate business travel.

The existing Airport Commerce lands in Lee County are limited to the cluster bordering Southwest Florida International Airport. There is no other land in the county designated Airport Commerce. The Airport Commerce lands are an ideal place for business and industry in Lee County because of their close proximity to the airport, I-75, and Florida Gulf Coast University. Additionally, airport noise zone restrictions dictate the type of development that can occur in this area. Allowable uses within these areas are generally limited to commercial and industrial. Industries choosing to locate in this area can benefit greatly from their proximity to two of the main economic engines in Lee County. They can draw on the resources of the airport and the University. Given the locational advantages of the Airport Commerce areas of the county, staff believes it would be logical to allow Research and Development uses to have the benefit of being located in an area where they can readily draw on the resources of the airport, I-75, and the University.

One possible concern with adding Research and Development as a permitted use in Airport Commerce is that it might displace other uses that are more appropriately located near the airport. Staff, however, does not think this will be case. In the 1994 second round amendments to the Lee Plan, the Future Land Use Map was amended to convert approximately 1,400 acres from Density Reduction/Groundwater Resource to Airport Commerce. These 1,400 acres were located south of the airport, east of I-75, and north of Alico Road, in the area closest to the University. The addition of this acreage created additional opportunities for development activities requiring close proximity to the airport such as distribution centers, warehouse facilities, and services and accommodations for traveling professionals. This recent expansion of the Airport Commerce area ensured that adequate land would be available for airport related activities in the future. Research and Development activities are very rare in Lee County, and allowing them to operate in Airport Commerce areas will not displace other uses to any significant degree. Furthermore, as previously discussed by staff, Research and Development uses generally resemble office or light manufacturing uses, therefore, their presence in Airport Commerce areas will not be a significant departure from what is already permitted in these areas.

B. CONCLUSIONS

The Research and Development land use is consistent with the uses that are already permitted in the Airport Commerce land use category. Providing for this use in Airport Commerce allows the County to

better use the airport to attract new business in order to promote economic growth and diversification. Research and Development uses would benefit from a location proximate to the airport, the University, and I-75.

C. STAFF RECOMMENDATION

Planning staff recommends that the Board of County Commissioners transmit this plan amendment. The proposed text changes are shown in Part I.B.1. of this report.

PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: February 26, 2001

A. LOCAL PLANNING AGENCY REVIEW

Staff provided the LPA with a summary of the proposed amendment. The LPA asked for clarification of why this amendment was being brought forward. Staff explained that this amendment is a response to the recent rezonings that approved large-scale retail development and a residential golf course community on much of the land immediately surrounding the University. The land around the University is in the University Community land use category, which was envisioned by the Lee Plan as an ideal location for research and development activities. The approval of these developments around the University displaced any potential research and development uses that otherwise might have located near the University. During one of the public hearings on the above-referenced rezonings, it was suggested that the area north of Alico Road, in the Airport Commerce category, would be a better location for research and development than the area immediately adjacent to the University. The existing Airport Commerce category would not have accommodated research and development uses. Staff believes that the Airport Commerce area is ideal for research and development because of its proximity to both the airport and the University.

The LPA questioned how many acres are in the Airport Commerce land use category. Staff did not know the exact acreage figure, but did describe the general area in question. Upon further examination, staff found that there are approximately 4,294.3 acres within the Airport Commerce land use category.

The LPA was concerned with some of the uses allowed under the Land Development Code heading of Research and Development Laboratories, Group III, which allows research and development of chemicals and other hazardous materials. The LPA was concerned with allowing this use in locations that are so close to the Density Reduction/Groundwater Resource areas. In response to this concern, staff pointed to the language in Policy 1.2.2 that requires any development in Airport Commerce to comply with the best environmental management practices identified on pages 43 and 44 of the July 28, 1993 Henigar & Ray study entitled, "Groundwater Resource Protection Study." Additionally, staff pointed out that every use that would be established in the Airport Commerce areas would be reviewed by County staff during the rezoning process. The establishment of any use in this area would ultimately require approval by the Board of County Commissioners. If chemical research and development is decided to be an incompatible use within a particular area, then it could potentially be denied by the BoCC. In summary, staff believes that sufficient safeguards are in place to prevent any adverse impacts that might be caused by chemical research and development in the Airport Commerce areas.

One member of the public questioned whether the proposed research and development activities would be required to be strictly related to the airport as required by Objective 1.2 and Policy 1.2.2, or if these activities would be permitted to occur independent of the airport. Typically, any use in the Airport Commerce land use category would have to demonstrate it would be accommodating the growth needs of the airport through the Year 2020. Staff stated that it was not the intent for research and development to be strictly related to the airport. The intent was to encourage all types of research and development in this area, because staff thought that research and development operations would benefit from proximity to the airport. Staff suggested that this issue could be clarified by inserting a simple phrase in Objective 1.2 that stated that research and development did not necessarily have to be directly related to the airport. The LPA agreed with staff, and recommended that such language be added.

B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. RECOMMENDATION: The LPA recommended that the Board of County Commissioners transmit the proposed amendment with the language proposed by staff, as well as the additional language shown in double underline below.

OBJECTIVE 1.2: SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AREA.

Designate on the Future Land Use Map adequate land in appropriate locations to accommodate the projected growth needs of the Southwest Florida International Airport, and the business and industrial areas related to it, as well as research and development activities not necessarily related to the airport, through the year 2020. These categories are also considered Future Urban Areas.

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2. BASIS AND RECOMMENDED FINDINGS OF FACT: The LPA accepted the findings of fact as advanced by staff.

C. VOTE:

NOEL ANDRESS	<u>AYE</u>
SUSAN BROOKMAN	<u>AYE</u>
BARRY ERNST	<u>AYE</u>
RONALD INGE	<u>AYE</u>
GORDON REIGELMAN	<u>AYE</u>
VIRGINIA SPLITT	<u>AYE</u>
GREG STUART	<u>AYE</u>

**PART IV - BOARD OF COUNTY COMMISSIONERS
HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT**

DATE OF TRANSMITTAL HEARING: August 29, 2001

A. BOARD REVIEW: One Board member expressed concern about the potential of allowing chemical research and development in the Airport Commerce areas, and the effect this might have on the environment and surrounding properties. Staff responded that this was a compatibility concern that would be addressed during the rezoning stage. The proposed text change to the Plan would allow research and development in general terms only, and would not necessarily guarantee that all types of research and development shown in the Land Development Code would be permitted in Airport Commerce areas. All of the land in the Airport Commerce areas that has not already been rezoned for development is zoned AG-2, and would be required to come in for rezoning in order to establish research and development uses. The Board would have the ability, during the rezoning process, to deny any request for chemical research and development uses if they believed there would be a compatibility problem.

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. **BOARD ACTION:** The Board of County Commissioners voted to transmit the proposed amendment as recommended by staff and the LPA.
2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The Board accepted the findings of fact as advanced by staff.

C. VOTE:

JOHN ALBION	<hr/> AYE <hr/>
ANDREW COY	<hr/> AYE <hr/>
BOB JANES	<hr/> AYE <hr/>
RAY JUDAH	<hr/> AYE <hr/>
DOUG ST. CERNY	<hr/> AYE <hr/>

**PART V - DEPARTMENT OF COMMUNITY AFFAIRS OBJECTIONS,
RECOMMENDATIONS, AND COMMENTS (ORC) REPORT**

DATE OF ORC REPORT: November 21, 2001

A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS

The Department of Community Affairs had no objections, recommendations, or comments concerning the proposed amendment.

B. STAFF RESPONSE

Adopt the amendment as transmitted.

**PART VI - BOARD OF COUNTY COMMISSIONERS
HEARING FOR ADOPTION OF PROPOSED AMENDMENT**

DATE OF ADOPTION HEARING: January 10, 2002

A. BOARD REVIEW: The Board of County Commissioners provided no discussion on the amendment. The item was considered as part of the consent agenda.

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. **BOARD ACTION:** The Board of County Commissioners voted to adopt the amendment as previously transmitted. This item was voted on as part of the Board's consent agenda.
2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The Board accepted the findings of fact as advanced by staff.

C. VOTE:

JOHN ALBION

AYE

ANDREW COY

ABSENT

BOB JANES

AYE

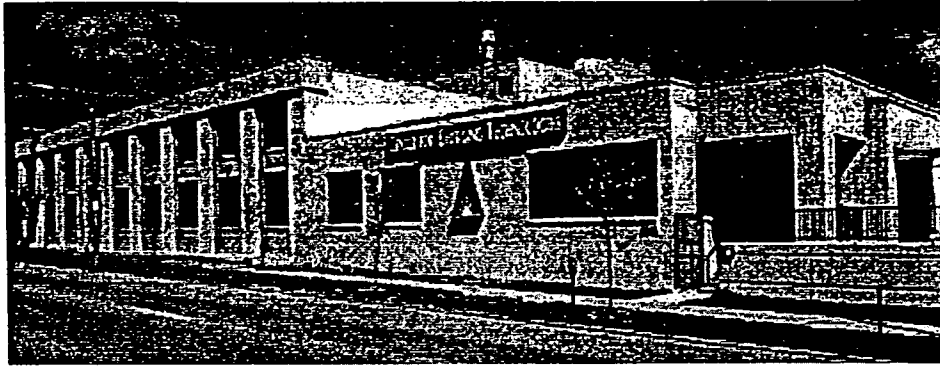
RAY JUDAH

AYE

DOUG ST. CERNY

AYE

Information About The Center For Emerging Technologies



The Center for Emerging Technologies is a public-private-academic partnership. Operations are financially supported by the University of Missouri-St. Louis and the Missouri Department of Economic Development. Capital funding has been provided by St. Louis Development Corp., Missouri Development Finance Board, U.S. Economic Development Administration and St. Louis companies.

Several major corporations, service providers, and individuals have made gifts furthering our mission. The Board of Directors includes university administrators from UM-St. Louis, Washington University, and Saint Louis University ; also, retired and active executives of large technology-based companies, entrepreneurs, venture capitalists, technology consultants and professional service providers.

Mission: The mission of the Center is to be the primary force in positioning the St. Louis region as a worldwide center of advanced technology industries and knowledge-based economic development.

Long- Range Strategic Goals

The Center works regionally and statewide to:

Create an environment that fosters technology
and technology-driven enterprise development
Support commercialization of these technologies
by research institutions,
entrepreneurs and
industry researchers

<http://www.emergingtech.org/About.htm>

Immediate Operating Objectives

The Center assists emerging advanced technology companies by:

Providing business, technology and funding resources
Delivering specialized education and training
Providing assistance with business-plan development
Introducing these young companies to prospective investors

Create consortia among businesses,
universities,
community organizations, and public
agencies
dedicated to scaling up targeted
industries

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INNOVATION PARK

TALLAHASSEE
A Research and Development Centre

Linda NicholSEN, Director
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Innovation Park

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Area Lifestyle

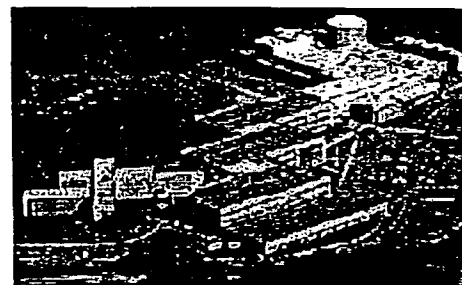
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Area Demographics

[Employment by Industry](#)
[Major Employers](#)
[Occupational Wages](#)
[Public School Data](#)
[Real Estate Values](#)
[Regional Economic Profile](#)
[Statistical Digest](#)

The Innovation Park Advantage

- Located in Tallahassee, Florida - ranked in top 20% of best places to do business in U.S. by Forbes magazine
- Affiliated with Florida State and Florida A & M Universities
- Combined enrollment of 50,000 students
- Doctoral degrees in 65 areas of study
- Strength in physics, chemistry, biology, pharmacy, material science, meteorology, lasers, architecture, and supercomputers.
- Access to faculty, equipment, funds, fellowships, grants, scholarships - and potential employees
- Home to the National High Magnetic Field Laboratory (semiconducting materials, superconductivity, bio-medical and bio-engineering, polymers, and high strength conducting composites)
- Two Florida State University supercomputers on site



National High Magnetic Field Laboratory

Park Specifics

- Adjacent to the FAMU/FSU College of Engineering (electrical, mechanical, civil, industrial and chemical engineering)
- 115 acres; 650,000 square feet of building space.
- Lease or build. Bond financing is available for qualified projects.
- Electricity, water, sewer, and natural gas are provided by the City of Tallahassee.
- Three miles from airport, four miles from I-10; rail access.

Innovation Park
1673 West Dirac Drive, Tallahassee FL 32310-3673
Linda NicholSEN, Director
(850) 575-0343
lnicholsen@innovation-park.com



University of Virginia
Foundation

University of Virginia
Research Park
at North Fork

Fontaine
Research Park

University of Virginia

University of Virginia
Research Experience

Quality of Life

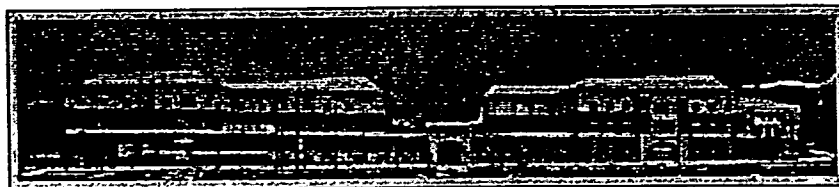
Profile of Research
Park Companies

Additional
Information

Other Links

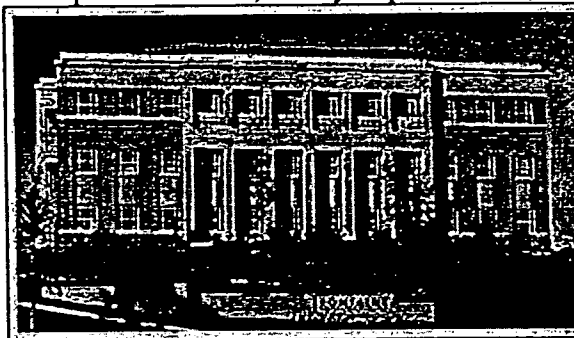
Contact Us

Fontaine Research Park



UVA/HealthSouth Rehab (left) UVA Musculoskeletal Medical Building (right).
Gresham Smith and Worley Assoc.

The Fontaine Research Park is a masterplanned, 54-acre research park which, when completely developed, will include nearly 400,000 square feet of development. The Park, already 80 percent built, is home to the Virginia



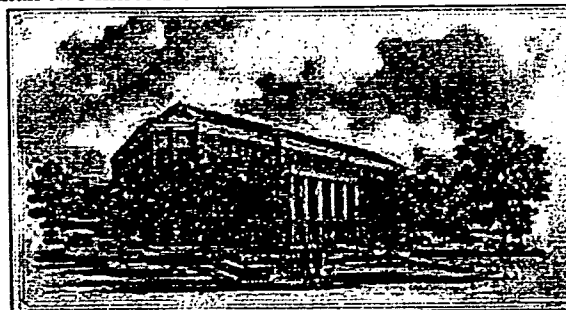
400 Ray C. Hunt
Einhorn Yaffee Prescott

Neurological Institute, Multimedia Medical Systems, the Health Services Foundation, the University of Virginia Office of Development, INC Research, Varian Medical Systems, and a joint venture between the HEALTHSOUTH Corporation and the University's Health System that includes a 50-bed Rehabilitation Hospital and the

Musculoskeletal Medical Office Building. The most recent building, completed in September 1999, is home to the Association for Investment Management and Research, the University of Virginia Investment Management Company, and the University of Virginia College of Arts and Sciences Development Office.

Fontaine Research Park is located adjacent to the grounds of the University of Virginia, less than two miles from the central Charlottesville business district.

Additionally, the Park has direct access to U.S. Route 29, the major north-south artery through Charlottesville, and is less than a mile from Interstate 64.



AIMR Building
The Glave Firm

The University of Virginia Foundation's plan for the Fontaine Research Park is to be the location for organizations that want a strong and continuing relationship with the University.

Take a look at the site map.

Tenants:



Health Services Foundation
Odell Associates

Virginia Neurological Institute
Multimedia Medical Systems
Health Services Foundation
University of Virginia Office of Development
HEALTHSOUTH Corporation
Musculoskeletal Medical Office Building
Association for Investment Management and Research
(AIMR)
INC Research
Varian Medical Systems

- University of Virginia Investment Management Company
- University of Virginia College of Arts and Sciences Development Office



M i l w a u k e e C o u n
t y

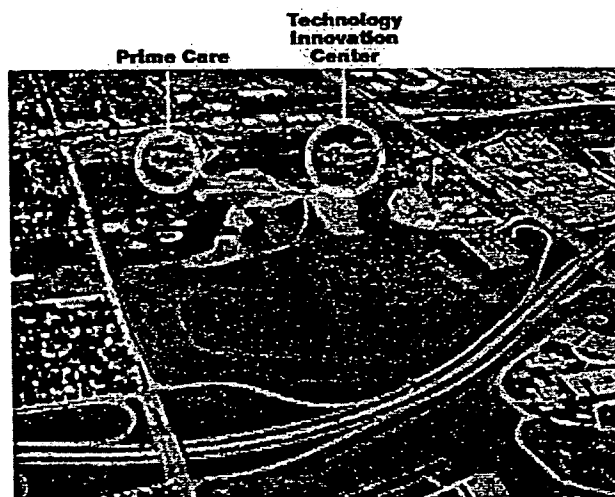
R E S E A R C H P A R K

WHAT DO WE DO?

The Milwaukee County Research Park Corporation is committed to long-range job creation and economic growth in the research and development, high technology and scientifically-oriented production sectors of the economy. This objective will be accomplished by bringing together the substantial intellectual and entrepreneurial resources of the metropolitan Milwaukee area in a physical environment conducive to such activities. This will accelerate technology transfer from the laboratory to the marketplace, improve the quality of life of people in the community and help keep metropolitan Milwaukee and the City of Wauwatosa competitive into the 21st century.

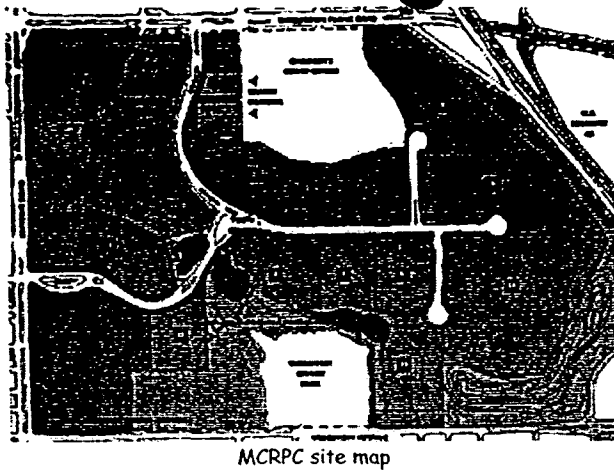
WHERE ARE WE?

The Milwaukee County Research Park is located in the City of Wauwatosa, Wisconsin, the geographic center of the metropolitan Milwaukee area. The site is convenient to two major expressways, Interstate I-94 and US 45. Downtown Milwaukee is 10 minutes from the Park and Mitchell International Airport can be reached in fifteen minutes. Commercial districts, parks and quaint residential neighborhoods are only blocks away.



MCRPC grounds (aerial view)

The 175 acre Research Park lies within a larger, 1100 acre natural expanse called



the Milwaukee County Grounds. The setting features permanent green space buffers, extensive wooded areas, nature trails, ponds and a natural waterway. Building sites that range in size from 1 to 50 acres are available for qualified users. The Research Park is a member of the Association of University Related Research Parks (AURRP), and the National Business Incubation Association (NBIA), the Technology Transfer Society (T2S) and the Wisconsin Economic Development Association (WEDA).

CURRENT RESEARCH PARK ACTIVITY

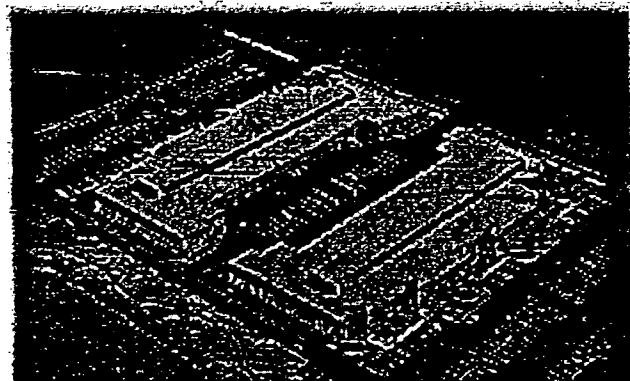
Boldt Development Corporation began construction of the first of two 43,700 Sq. Ft. multi-tenant technology and business buildings, on approximately nine acres of land, in October 1997. Occupancy of this building is expected in May 1997. These state-of-the-art facilities will have access to the information superhighway by means of high bandwidth fibre optic cable connected to a Internet Point of Presence (POP) located in the Research Park's Technology Innovation Center. This capability is also available to other occupants of the Park.

The first tenant in the Boldt project, named the Wood Lake Business and Technology Center, is AE Business Solutions, a Madison, WI based information technology firm that is moving it's Milwaukee area operations into 5,800 Sq. Ft. AE Business Solutions has grown to be one of the largest computer systems integrators in the Midwest. In 1995, Inc. Magazine

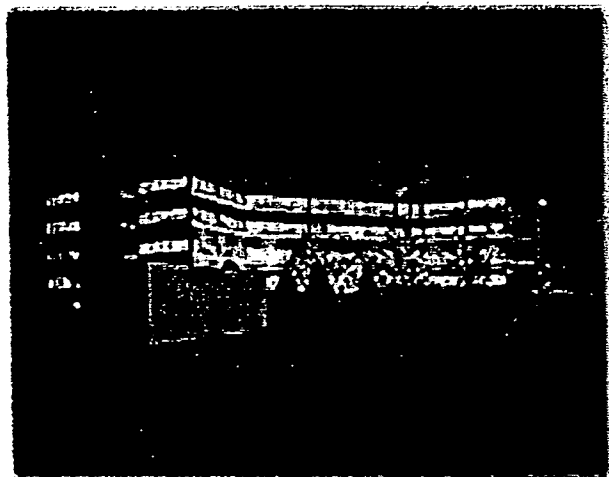
<http://www.mcrpc.org/>



Boldt Development Corp.



Milwaukee County Research Park included them as a member of the Inc. 500, a composite of the fastest growing privately held companies in the nation.

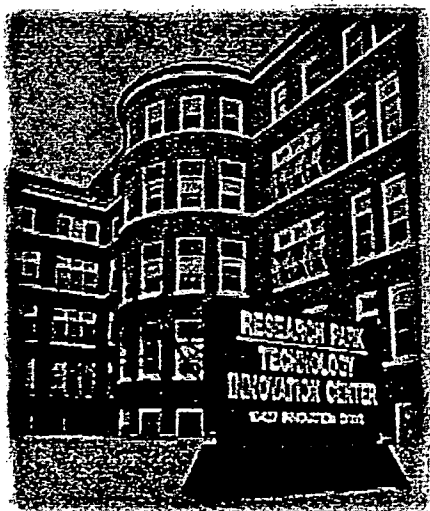


Primecare Health Plan, Inc.

Boldt Development Corp.(aerial view)

PrimeCare Health Plan, Inc., the state's largest managed care HMO, completed it's new corporate headquarters and data processing center in September 1995. This \$10 Million, 138,000 Sq. Ft. building houses over 430 employees.

TECHNOLOGY INNOVATION CENTER



Technology Innovation Center

The Technology Innovation Center is the Research Park's 128,000 sq.ft. high-technology incubator- one of the largest in the United States. Since opening its doors in March 1993, the Center has attracted over 20 firms.

Technology Innovation Center tenants enjoy dedicated conference rooms, an in-house library and other business resources. They also have special access to the Research Park's university and corporate affiliates:

Marquette University

University of Wisconsin Biotechnology Center

Medical College of Wisconsin

Milwaukee School of Engineering (MSOE)

University of Wisconsin-Milwaukee

Foley and Lardner(legal)

Robert W. Baird & Co.(brokerage)

Firststar Bank (financial services)

Firststar Bank (financial services)

Johnson Controls, Inc.(management)

CURRENT TECHNOLOGY INNOVATION CENTER TENANTS

Advanced Cabling Solutions - cabling solutions for information technology applications.

Apex Interactive - e-commerce solutions, marketing software, and Internet web hosting.

Argus Technologies, Inc. - vertical market software.

Cogent Corporation - computer software for the healthcare industry.

Collins Communications Technologies - designs, implements, and supplies hardware for data networks.

Cyborg Games, Inc. - on-line multi-player computer games for the Internet.

Desktop Engineering, Inc. - consulting, service and support for Apple Macintosh.

Digital Technology Services - visual based products used in quality control and training applications.

Discovery Technologies, Inc. - design of printed circuit boards and other electronic components.

ERIM International - remote sensing, electromagnetic phenomenology, and imaging.

Groupware Technologies, Inc. - Lotus Notes based software applications. "Provide" AIDS/HIV software.

Guild Software, Inc. - on-line simulation software and multi-player games.

IGC-Medical Advances, Inc. - RF coils and gradient systems for the MRI and spectorscopy market.

I.Net Solutions, L.L.C. - intranet, extrenet, database design, and high-end web development.

Inphinet Interactive Solutions, Inc. - internet content design and the development of web communities.

Institute for Viral Pathogenesis, Inc. - research relating to characterization of human viral pathogens.

Jackson/MacCudden, Inc. - science-based industrial hygiene and environmental consulting.

Juneau Partners, Inc. - enterprise software and e-commerce solutions.

MC Services Company - cross platform integration, database design, and Internet services.

Milwaukee County Research Park - technology park and business incubation for technology-based firms.

Productive Data Corporation - electronic publishing tools, data conversion, and web hosting.

ProtoPROBE, Inc. - biomedical research, research support services, and antibodies.

QM! Design, Inc. - computer graphics for web sites and commercial applications.

Right Image, L.L.C. - real-time embedded systems and image/signal processing.

Smart Systems, Inc. - electronic circuit board design.

SparkNET Interactive - high volume non-spam e-mail list hosting with opt-in delivery.

SPS Productions, LLC - 3d multimedia animation, web content and hosting, and e-commerce.

Tailored Solutions, Inc. - job tracking software for the printing industry.

Techno*Spec Incorporated - information technology services and configuration of hardware.

Time Warner Telecom - IDD - high speed Internet service for business and institutions.

TPI Technologies - industrial and prototype design using composite materials.

TSI International Software, Ltd. - enterprise application integration (EAI) and eBusiness software.

Tushaus Computer Services, Inc. - microcomputer based technology services and systems for business.

Uni-Comm Corporation - engineers and designs PBX, wireless, and other telecommunications.

Wisconsin Viral Research Group, Inc. - medical diagnostics laboratory focusing on virologic research.

LINKS TO OTHER TECHNOLOGY DEVELOPMENT PAGES

- Milwaukee Technology Consortium (MTC) site contains the new on-line Directory of Milwaukee Area Technology Based Companies, information about MTC, and a profile of metropolitan Milwaukee.

National Business Incubation Association (NBIA) will hold it's 11th International Conference on Business Incubation, "Sharpening Our Entrepreneurial Focus," in Milwaukee at the Hyatt Regency, May 4-7, 1997. This site contains conference information.

Wisconsin Small Business Innovation Consortium (WiSBIC) site contains information and assistance for Wisconsin small businesses who are interested in applying for SBIR, STTR, and ATP federal research grants.

CONTACT

Guy T. Mascari
Director of Marketing
Milwaukee County Research Park
Corporation
10437 Innovation Drive, Ste. 123
Wauwatosa, WI 53226-4815

[email gtm@mcrpc.org](mailto:gtm@mcrpc.org)
telephone 414.778.1400
facsimile 414.778.1178

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VIRGINIA BIOTECHNOLOGY RESEARCH PARK

[Home](#)

ABOUT THE PARK *FACILITIES*

About the Park

[Welcome](#)[General Information](#)[Facilities](#)[Companies and
Research Institutions](#)[News About the Park](#)[Map & Directions](#)[Contact Information](#)[Annual Report](#)

Research Collaboration

[Technology in Virginia](#)[Greater Richmond, VA](#)[Virginia Business
Advantages](#)

The Virginia Bio-Technology Research Park currently has six buildings, totaling over 300,000 square feet of research, laboratory and office space. This represents a total investment of over \$75 million and will result in an employment base of over 850 individuals. This represents less than 18% of the total developable area of the Park.

Biotech Center

The Park includes a 27,000 square foot incubator facility, the Virginia Bio-Technology Research Center, completed and occupied in 1996. Funded by \$5 million from a statewide bond referendum, the Biotech Center boasts state-of-the-art laboratories, offices, conference and business resource/support facilities to assist new companies in testing out the viability of their ideas.



The Virginia Bio-Technology Research Park can work with companies to accommodate their space and facility needs under a variety of arrangements. Small and start-up companies can lease space in the



Biotech Center with full access to a variety of common and support facilities, from cold rooms, freezers, x-ray processing and laboratory washing to sterilization equipment. Standard laboratory modules in the Biotech Center are approximately 540 square

feet and are equipped with benches, wet laboratories, storage and full data/telecommunication connections. Most labs also have a 126 square foot private office incorporated into the lab space. Private offices are available with modular furnishings and range from 130 square feet to 300 square feet each.

Biotech One

Biotech One is a 100,000 square foot multi-tenant facility which is immediately adjacent to the Biotech Center and is joined via an atrium and common entry. Established companies and research institutes can be provided custom-fitted laboratory, research and office space to meet their specifications and particular requirements. Leases in Biotech One can be structured to accommodate the company's particular requirements and are full-service, triple net leases. Space is currently still available in Biotech One.

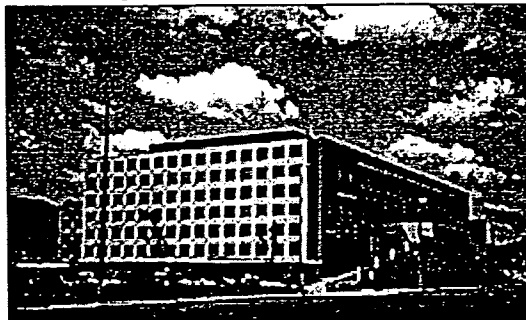
Companies and research institutes located in the Biotech Center or Biotech One can also enjoy access to the following facilities and common benefits:

- Common building reception
- 24-hour access with carded security system
- 2,000 square foot conference and training facility
- Conference rooms
- Library facilities
- Loading dock
- Central mail and express package facilities
- Buffet kitchen
- Access to University facilities and resources



Biotech Two

Biotech Two is a 137,000 square foot, \$31 million facility which has been designed to house the State Division of Forensic Science and



Office of the Chief Medical Examiner. The facility was developed by the Virginia Bio-Technology Research Park Authority and is being leased back to the Commonwealth of Virginia under a long-term

arrangement. The building was completed in May 1998 and provides the Virginia Division of Forensic Science with the most modern and well-equipped laboratory facilities of any forensic science department in the country. The facility also houses the new Institute of Forensic Science and Medicine.

Other Facilities

Biotech Three and Biotech Four are multi-tenant research and office

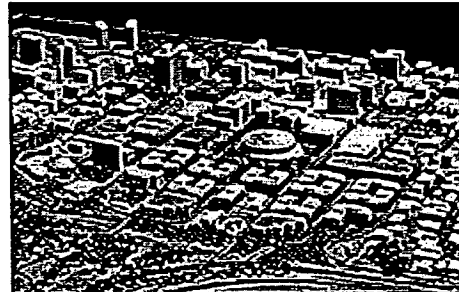
facilities with 31,000 and 12,500 square feet respectively. Currently, these buildings are fully occupied.

Biotech Five is a build-to-suit R&D office and assembly facility for the Infilco Degremont Company. The building has 14,000 square feet in its initial phase, with expansion potential in future years to add space as the company's needs dictate. The Virginia Bio-Technology Research Park Authority developed Biotech Five as a build-to-suit facility under a long-term lease arrangement with Infilco Degremont.

The Park has entered into an arrangement with the City of Richmond to lease 5,000 square-feet of laboratory space in the Public Safety Building. The Park has also acquired existing structures on North Fourth Street, south of Biotech Two. The location of these buildings to the other Park facilities and amenities will continue to offer existing companies the services and support they currently receive, as well as maintaining their close proximity to the medical and academic campuses of Virginia Commonwealth University.

Convenient Amenities

The Virginia Bio-Technology Research Park is conveniently located next to the medical sciences campus of Virginia Commonwealth University and the Medical College of Virginia Hospitals. The academic campus of Virginia Commonwealth University with facilities including the new \$43 million School of Engineering is less than a 10-minute drive from the Park.



The downtown campus of J. Sargeant Reynolds Community College is immediately adjacent to the Virginia Bio-Technology Research Park, offering companies the opportunity to develop customized training programs for their personnel. J. Sargeant Reynolds and John Tyler Community Colleges are both developing technical training programs for laboratory technicians.

The Richmond Centre, Richmond Coliseum, convention hotels and other amenities are located close to the Park. The Richmond Centre is a 62,000 square foot convention and trade show facility with plans for expansion. When completed, the Centre will contain 180,000 square feet of exhibition space and allow the Richmond area to attract major regional and national shows, conventions and conferences.

The Virginia Bio-Technology Research Park can work with your company - large or small, start-up or established - to meet your facility needs.

OVERVIEW

Trammell Crow Company

Trammell Crow
<http://www.trammellcrow.com>

Technology Park Facility

450 Technology Park
Lake Mary, FL 32746
County: Seminole

Property Type: Industrial R&D
Property ID#: 6084837

Date Modified: 12/11/2000



INVESTMENT SUMMARY

Price:	\$1,425,000	Building Sq Ft:	21,686
Price/Sq Ft:	\$65.71	Lot Size:	1.69 acres
Year Built:	1988	Lot Frontage:	185
		Lot Depth:	300
		Zoning:	M-1A

PROPERTY DESCRIPTION

100% air conditioned office/warehouse/manufacturing building located in high-tech suburb of Orlando. Heavy power, 52+- car paved parking lot, 2 grade level truck doors (10 x 12) in a beautiful office/industrial park setting. Heavy office buildout with large open area for additional offices, assembly, etc. Call listers for more information or to show.

AREA DESCRIPTION

Located in Technology Park just off of Lake Mary Road in Lake Mary. Excellent access to Lake Mary Blvd and I-4 expressway.

CONTACT

Matthew D. Messier, SIOR, CCIM or J. Paul
Reynolds
Trammell Crow

Orlando, FL
407-849-2233
mmessier@trammellcrow.com
<http://www.trammellcrow.com>

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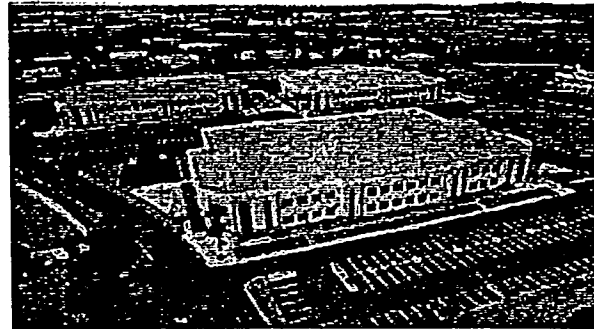
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OVERVIEW



**COLDWELL BANKER COMMERCIAL NORTH COUNTY
PROPERTIES**

<http://www.commercial.coldwellbanker.com>



Legacy NorthPointe

6221 El Camino Real
Carlsbad, CA 92008
County: San Diego

Property Type: Industrial R&D
Property ID#: 3354354

Date Modified: 01/04/2001

INVESTMENT SUMMARY

Price:	\$6,011,275	Building Sq Ft:	72,425
Price/Sq Ft:	\$83.00	Lot Size:	
Year Built:	1999	Lot Frontage:	
		Lot Depth:	
		Zoning:	

PROPERTY DESCRIPTION

Frontage on El Camino Real. One of the prestigious office / industrial campus-type business projects in Carlsbad. Neighbors include ViaSat, Hughes JVC, etc.

AREA DESCRIPTION

North San Diego County. Prestigious Carlsbad address.

CONTACT

Ronald L. King, SIOR / Charles J. McNary, SIOR
COLDWELL BANKER COMMERCIAL NORTH COUNTY
PROPERTIES

Carlsbad, CA
877-572-5627
lhenkel@coldwellbanker.com
<http://www.commercial.coldwellbanker.com>

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OVERVIEW

Date Street Commerce Center - R & D (Unit #D-100)

41695 Date St.
Murrieta, CA 92562
County: Riverside

Property Type: Industrial R&D
Property ID#: 5703504

Date Modified: 11/12/2000



INVESTMENT SUMMARY

Price:	\$7,200,000	Building Sq Ft:	100,000
Price/Sq Ft:	\$72.00	Lot Size:	
Year Built:	2000	Lot Frontage:	
		Lot Depth:	
		Zoning:	Bp

PROPERTY DESCRIPTION

Industrial/Office One- and Two-Story (for additional details, check out our website at: www.temvaldev.com)

AREA DESCRIPTION

Business Park

CONTACT

O.B. Johnson / Director of Sales & Marketing Temecula Valley Developers

Murrieta, CA
909-698-4313
info@temvaldev.com

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OVERVIEW



Allen & Kwan Commercial

<http://www.annarbor-realestate.com/index2.html>

High Tech Manufacturing Laboratory

6200 Jackson
Ann Arbor, MI 48103
County: Washtenaw



Property Type: Industrial R&D
Property ID#: 7499417

Date Modified: 01/29/2001

INVESTMENT SUMMARY

Price:	\$7,940,000	Building Sq Ft:	48,100
Price/Sq Ft:	\$165.07	Lot Size:	6 ACRES
Year Built:	1976	Lot Frontage:	
		Lot Depth:	
		Zoning:	I-1

PROPERTY DESCRIPTION

R&D facility with 2 Class 10,000 clean rooms, wet labs, warehouse, shipping and offices. Fully air-conditioned.

AREA DESCRIPTION

Excellent highway visibility, easy access to highway. Located in an office/light manufacturing park. 20,000-sf Class A office building adjacent is also available.

CONTACT

Susan Moore

Allen & Kwan Commercial

Ann Arbor, MI

734-996-8823

smoore@annarbor-realestate.com

<http://www.annarbor-realestate.com/index2.html>

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OVERVIEW

Trammell Crow Company

Trammell Crow Company
<http://www.trammellcrow.com>

Corporate Office, R&D Flex Facility

13309 SE 84th Avenue
 Clackamas, OR 97015
 County: Clackamas

Property Type: Industrial R&D
 Property ID#: 6892701

Date Modified: 01/03/2001



INVESTMENT SUMMARY

Price:	\$5,800,000	Building Sq Ft:	55,870
Price/Sq Ft:	\$103.80	Lot Size:	6.25 ACRES
Year Built:	1988	Lot Frontage:	
		Lot Depth:	
		Zoning:	LIGHT INDUSTRIAL

PROPERTY DESCRIPTION

A high quality two-story, freestanding, office/flex facility originally designed for corporate and administrative offices and prototype manufacturing for Precision Castparts. Heavy power, air handlers, HVAC served. Zoning allows for a variety of uses including 100% office use.

AREA DESCRIPTION

The property is located conveniently between the primary industrial and commercial districts in the area: The Clackamas Industrial area, and Clackamas Town Center. The 2,000 acre Clackamas Industrial area is the largest market location for manufacturing, distribution, and warehousing firms located within the immediate area. Many metals fabricators and other industrial support services and suppliers are located here. Major employers include: Precision Castparts, US Reddaway, Clean-Pak International, Tree of Life Gourmet Foods, Northwest Consolidated Metco Inc., and Ingram Entertainment. There are many industrial and business parks that accommodate smaller firms and offer space for lease. The area has excellent transportation access via I-205, Highway 212 and 224, and Southern Pacific rail spurs. Area amenities include the 18 hole Sah-Ha-Lee Golf Course, numerous restaurants, a nearby commercial district and a community park with access to the Clackamas River. Clackamas Town Center Area is a regional suburban business center, and the primary market area for retail, Class A office, hotel and apartment complex development on Portland's eastside. Major developments include the 1.2 million square foot Clackamas Town Center Mall, Sunnyside Hospital (and several health clinics), an 85 acre regional park and swim center, and two satellite educational campuses (Oregon Institute of Technology and Clackamas Community College). Convenient Transportation access is provided by I-205 and nearby Highways 224 and 212. Major employers include Clackamas Town Center, Kaiser Sunnyside Medical Center, and ADP Dealer Services Inc. There are 794,000 residents within a 10 mile radius with an estimated average income of \$47,042. Given the property's ideal location at the crossroads of these two vibrant neighborhoods, it can make an ideal location for any business.

CONTACT

Matt Kayser
Trammell Crow Company
 Beaverton, OR
 503-644-9400
mkayser@trammellcrow.com
<http://www.trammellcrow.com>

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THE TOWERS

Airport Business Park

Rochester's Ultimate Business Ad

Home

Services

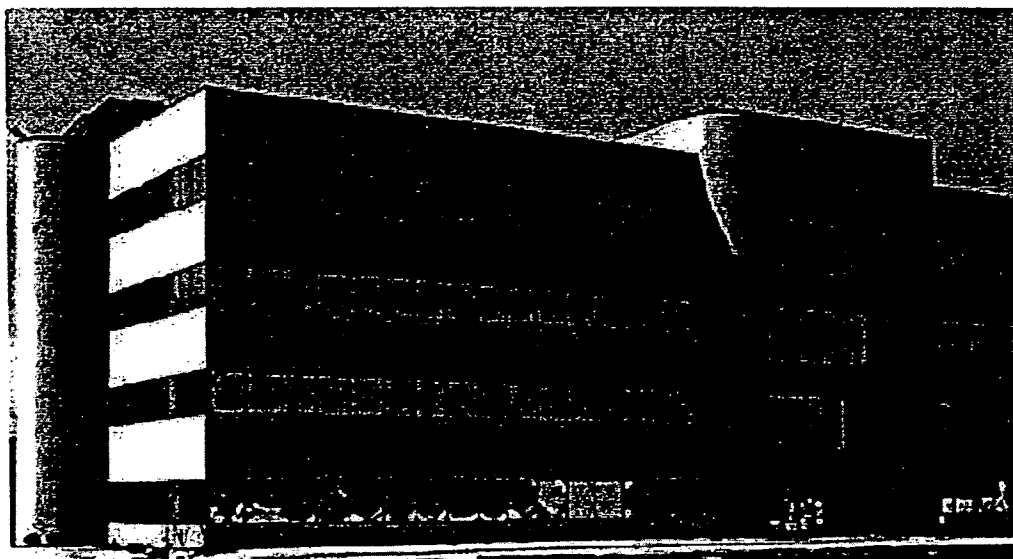
Executive Suites

Current Tenants

Contact Us

Home

Welcome to
THE TOWERS
Airport Business Park Web Site



Introduction

Welcome to THE TOWERS. If you are looking for a Class "A" yet centrally-located office park at below competitive rates, you are invited to consider and visit our aesthetically pleasing office complex.

THE TOWERS Airport Business Park is a suburban office complex designed to accommodate a total of seven 58,000 square foot office buildings, for a total square footage of approximately 400,000 square feet. To date, two buildings have been completed. Any future expansion needs can be met.

Each building has a unique design featuring multiple entrances for access from all locations in the parking area. Generous, well-lit, parking is provided free of charge.

A complete health and fitness center is located right next door.

At THE TOWERS, you will receive the personal attention you deserve from our experienced on-site management team.

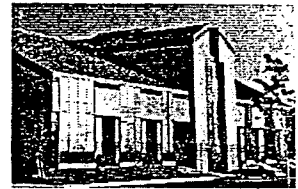
Corporate Headquarters

In addition to executive suites, we provide corporate spaces from 1,000 square feet to a full building of 58,000 square feet.

(Click on pictures to see them enlarged.)



General Office Space



THE TOWERS Building

Location

- Direct access to the Greater Rochester International Airport
- Less than 10 minutes from Downtown.
- Uniquely situated just one mile from the University of Rochester, two miles from Rochester Institute of Technology.
- 15 minute commute from eastern and western suburban corridors
- Hotels, shopping and restaurants nearby.

[Click here to see a map.](#)

Design Features

Striking architecture and user friendly interior design are the hallmarks of the buildings that anchor THE TOWERS development.

- Mirrored solar-reflective insulated glass set in special vinyl proof frames provide excellent interior sound and light quality.
- Steel and masonry construction provide a sturdy soundproof fireproof setting.
- State-of-the-art security systems.
- Well-lit parking around the circumference with several entrances.

- To each building provide for a soft office setting.
- Individual tenant thermostats (one for every 1,000 feet each area) superior temperature control, utilizing some 58+ computer operated heat pumps deployed throughout each building.
- Fully carpeted public areas provide pedestrian safety in all conditions.
- Large atrium space was created for tenants use for trade product introductions, celebrations, etc. Refreshment facility built into the premises.
- Oversized elevators (by a full third) to provide for a feeling of comfort and roominess.

If you are interested in leasing office space or would like more information about THE TOWERS, please call (800) 836-9466. Mail us at Info@Airport-Towers.com. We warmly welcome all inquiries.

[Home](#) | [Services](#) | [Executive Suites](#) | [Current Tenants](#) | [Contact Us](#)

For more information, contact us at Info@Airport-Towers.com or

*The Towers Airport Business Park
1200-A Scottsville Road
Suite 400
Rochester, NY 14624
(716) 436-0950 or
(800) 836-9466*

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FastCounter by LinkExchange

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Hattiesburg-Laural Regional Airport Business Park

Extremely accessible and convenient to all forms of transportation, the Business Park is located on I-59 just 8 minutes north of the U.S. 49/I-59 Hattiesburg intersection, or 20 minutes south of Laurel on I-59. The Gulf of Mexico is less than an hour and a half away by car. New Orleans just under two hours, and Jackson (the state capital) is ninety miles. Camp Shelby, the largest National Guard and Reserve training facility in America, is only 25 minutes to the South

Business Park Features

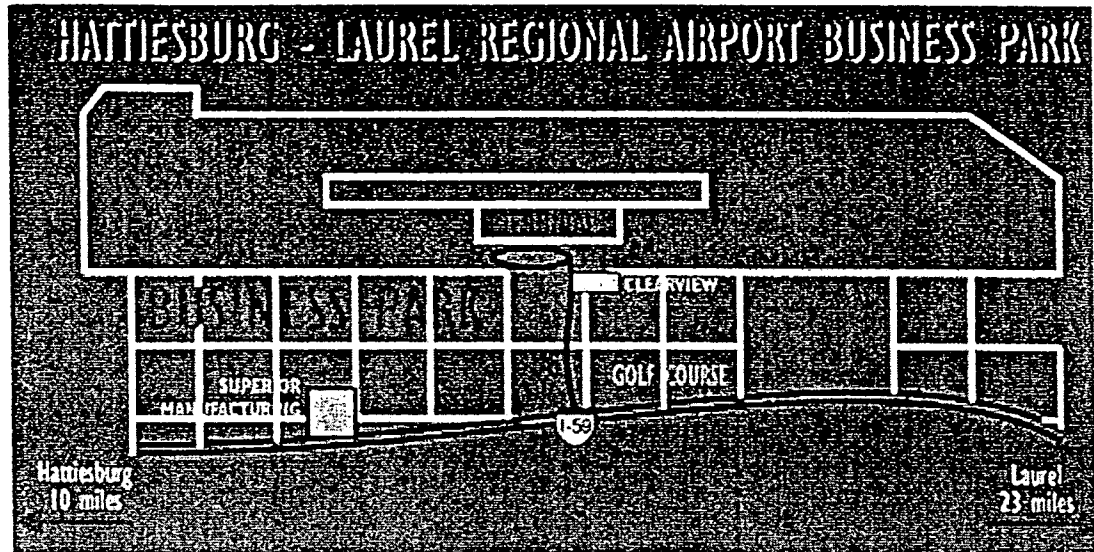
Centrally located in one of the fastest growing high technology communities in the United States, Hattiesburg-Laural Regional Airport Business Park encompasses 750 acres of wooded, rolling hills divided into lots of varying sizes to fit all needs. Prime building sites are available in the Business Park and construction costs are well below the national averages. Neither soil nor terrain seriously complicates construction, and all lots have excellent drainage. The Business Park is accessible by two paved access roads, other needed roadways can be planned to meet your specific requirements.

The Hattiesburg-Laural Airport Business Park has its own water & sewer capability, single- and three-phase electrical power is available, and gas service can also be provided. BellSouth provides telephone service. Dixie Electric Power Association provides electric utility service at competitive rates, and good weather keeps heating bills to a minimum.

Currently, the Park is home to Superior Manufacturing, manufacturer of anti-fatigue mats, Clearview Recovery Center and Pine Belt National Golf Club, an eighteen-hole golf course and clubhouse.

Hattiesburg-Laural Regional Airport is growing

and welcomes companies that are also "on the grow". For more information on this unique Business environment, simply contact us. We will work with you to assure that you realize the most from your investment.



[\[Home\]](#) [\[Business Park\]](#) [\[Aviation Services\]](#)



Adirondack Airport Business Park

In Lake Clear, New York, the Adirondack Regional Airport Business Park serves the Olympic Region. It is under the management of the Adirondack Economic Development Corporation. Located on the 1,100-acre Adirondack Regional Airport, a 290-acre business park is being developed to attract new business to the Olympic region. The 10,000 square-foot Incubator Building is ready for occupancy.

Park Features

- ▶ Designed/engineered for environmental compatibility
- ▶ Commercial airport access
- ▶ Streamlined permitting process
- ▶ Incentives and comprehensive financing packages
- ▶ Favorable labor rates, with a strong work ethic
- ▶ Fiber optics
- ▶ Favorable construction costs
- ▶ Construction management available

The Adirondack Regional Airport is the only commercial airport inside the six-million-acre Adirondack Park. The 6,500-foot runway (23 at SLK) is open 365 days a year in all weather, with a precision instrument approach.

New construction for expansion and new sites. The AEDC has developed a working relationship with the Adirondack Park Agency (the regulatory agency for land development & stewardship of the Adirondack Park).

Quality of Life

The Adirondack Mountains in New York State are still one of the best-kept secrets in the lower 48. Best known for its winter recreation facilities in Lake Placid, the Olympic High Peaks Region abounds with the finest trout streams, clear spring-fed lakes, natural pine-scented breezes, and hiking trails for everyone. The business park is also bordered by land owned by Paul Smith's College, with its programs in forest conservation and hotel/restaurant management.

- ▶ The Olympic Region has 5 bio-tech facilities
- ▶ Availability of high-speed data transmission is bringing independent software companies to the area
- ▶ An ocean port within two hours
- ▶ Three major universities within two hours
- ▶ Saranac Lake regional health care facility
- ▶ Hundreds of thousands of acres of private timber interests within an hour
- ▶ Combine recreation and business travel.

Targeted Businesses

- ▶ Aviation distribution - parts supply (air freight)
- ▶ Biotech & High Tech Businesses
- ▶ Technical support back office
- ▶ Light assembly furnished through airport services
- ▶ Companies that value outdoor recreation for advertising purposes



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Adirondack Economic Development Corporation

PO Box 747

60 Main Street

Suite 200

Saranac Lake, NY 12983-0747

Toll-Free: 1-888-243-AEDC

1-518-891-5523

FAX 518-891-9820

**CPA2000-10
BoCC SPONSORED
AMENDMENT
TO THE**

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

BoCC Adoption Document
for the
January 10, 2002 Public Hearing

*Lee County Planning Division
1500 Monroe Street
P.O. Box 398
Fort Myers, FL 33902-0398
(941) 479-8585*

November 21, 2001

**LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA2000-00010**

☒

Text Amendment

☐

Map Amendment

✓	This Document Contains the Following Reviews:
✓	Staff Review
✓	Local Planning Agency Review and Recommendation
✓	Board of County Commissioners Hearing for Transmittal
✓	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report
	Board of County Commissioners Hearing for Adoption

STAFF REPORT PREPARATION DATE: February 19, 2001

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. APPLICANT:

LEE COUNTY BOARD OF COUNTY COMMISSIONERS
REPRESENTED BY LEE COUNTY DIVISION OF PLANNING

2. REQUEST:

Amend the Future Land Use Element by adding Research and Development as a permitted use under Policy 1.2.2, the Airport Commerce descriptor policy.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:

1. RECOMMENDATION: Planning staff recommends that the Board of County Commissioners transmit the proposed amendment with the text changes shown in underline format below. This recommendation also includes text changes to Objective 1.2 that were recommended by the LPA, but were not considered in staff's original recommendation. Staff agrees with the additional language recommended by the LPA. The additions made by the LPA are shown in double underline format.

OBJECTIVE 1.2: SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AREA.

Designate on the Future Land Use Map adequate land in appropriate locations to accommodate the projected growth needs of the Southwest Florida International Airport, and the business and industrial areas related to it, as well as research and development activities not necessarily related to the airport, through the year 2020. These categories are also considered Future Urban Areas.

POLICY 1.2.2: The Airport Commerce areas are commercial and industrial lands adjacent to the airport needed to accommodate projected growth through the year 2020. These areas will include developments consisting of light manufacturing or assembly, warehousing, and distribution facilities; offices; research and development activities; ground transportation and airport-related terminals or transfer facilities; and hotels/motels, meeting facilities, and other hospitality services. Because this area is located within the Six Mile Cypress Basin and is also a primary point of entry into Lee County, special environmental and design review guidelines will be applied to its development to maintain the appearance of this area as a primary point of entry into Lee County. Retail commercial uses in this category are only permitted within hotels and motels. Property in Section 1 and the east 1/2 of Section 2, Township 46 South, Range 25 East, and in Section 6, Township 46 South, Range 26 East, must be rezoned to a planned development zoning category prior to any development other than the construction of essential public services. During the rezoning process, the best environmental management practices identified on pages 43 and 44 of the July 28, 1993 Henigar & Ray study entitled, "Groundwater Resource Protection Study" will be rebuttably presumed to be necessary to protect potential groundwater resources in the area. Residential uses are only permitted in this category to the extent described in Chapter XIII.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- The Airport Commerce category allows specific uses such as light manufacturing, assembly, warehousing, distribution, and offices that are characteristic of most Research and Development operations.
- A Research and Development facility generally resembles an office or light manufacturing use in terms of appearance and intensity of use.
- The inclusion of Research and Development as a permitted use in the Airport Commerce Future Land Use category is consistent with other provisions of the Lee Plan.
- Research and Development activities can benefit from being located in close proximity to airport facilities.
- The recent approval of large-scale residential and retail development in the University Community land use category has reduced the opportunities available for research and development industries in close proximity to Florida Gulf Coast University.

- Airport Commerce lands are relatively close in proximity to Florida Gulf Coast University. The future extension of Treeline Avenue south to Ben Hill Griffin Parkway will increase access between FGCU and the Airport Commerce lands to the north.
- The inclusion of Research and Development as a permitted use in Airport Commerce will not significantly displace other uses that are already permitted in Airport Commerce.

C. BACKGROUND INFORMATION

When the University Community land use category was established in 1992, it was intended to accommodate the new Florida Gulf Coast University and its “associated support development.” One of the main components of “associated support development” was the accommodation of development, such as research and development parks, that would not have come to the area were it not for the presence of the University. Over the last two years, the County has approved two large-scale developments that have significantly reduced the available acreage in the University Community area. In November of 1999, the 1,271-acre Miromar Lakes development was approved as a residential golf course community along with a large amount of commercial retail and office. In November of 2000, Gulf Coast Towne Center was approved for the development of a regional mall along with 600 multi-family dwelling units, on a 244-acre parcel, in the University Community land use category. These two developments used up the vast majority of the available University Community land, and effectively reduced the opportunities for research and development industries to locate in the area surrounding the University. Both of these developments accommodated a small amount of Research and Development by including it as an approved use in each project. It is becoming clear, however, that Miromar Lakes will develop only with residential, retail, and golf course uses. Additionally, planning staff has had discussions with Miromar Lakes representatives, and they have indicated that they plan to expand Miromar Lakes by several hundred acres for additional residential and golf course uses. This would further reduce the available acreage for Research and Development within the University Community. The Gulf Coast Towne Center plan of development, while it did list Research and Development as a permitted use, was clearly based on the development of a regional mall. Staff believes that the approval of Miromar Lakes and Gulf Coast Towne Center represented a lost opportunity for the accommodation of Research and Development, not only in the University Community, but for Lee County in general.

During the public hearing process for both of these cases, staff argued that the University Community land use category called for the development of “associated support development,” and specifically, university-related research and development. During negotiations for the Gulf Coast Towne Center development, the applicant’s representatives suggested that much of the land in the University Community was too costly to use for research and development activities. It was suggested that these types of industries did not require the visibility and exposure afforded by a location adjacent to I-75, and that research and development industries would be better served in locations north of Alico Road. It was also suggested that research and development industries could benefit from a location closer to Southwest Florida International Airport. The areas between Alico Road and the airport, however, are designated Airport Commerce on the Future Land Use Map. The Airport Commerce category does not specifically allow research and development as a permitted use at this time. Staff, therefore, is exploring the possibility of adding research and development as a permitted use in the Airport Commerce category.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

Objective 1.2 of the Lee Plan defines the purpose of the Southwest Florida International Airport area as it relates to the accommodation of certain uses in and around the airport. Objective 1.2 is reproduced below.

OBJECTIVE 1.2: SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AREA.

Designate on the Future Land Use Map adequate land in appropriate locations to accommodate the projected growth needs of the Southwest Florida International Airport and the business and industrial areas related to it through the year 2020. These categories are also considered Future Urban Areas.

This objective establishes that the County must accommodate the projected growth needs of the airport and the business and industrial areas related to it for the year 2020 planning horizon. The area around the airport is required to be used for airport growth and the growth of airport-related business. The Airport Commerce lands represent a large portion of the area around the airport, therefore, these areas have much of the responsibility of accommodating the growth of the airport and any airport related business and industry. While Objective 1.2 requires the area around the airport to accommodate airport related business and industry, the Airport Commerce descriptor policy outlines in more detail the types of uses that should surround the airport.

The Airport Commerce category is described in Policy 1.2.2 as shown below.

POLICY 1.2.2: *The Airport Commerce areas are commercial and industrial lands adjacent to the airport needed to accommodate projected growth through the year 2020. These areas will include developments consisting of light manufacturing or assembly, warehousing, and distribution facilities; offices; ground transportation and airport-related terminals or transfer facilities; and hotels/motels, meeting facilities, and other hospitality services. Because this area is located within the Six Mile Cypress Basin and is also a primary point of entry into Lee County, special environmental and design review guidelines will be applied to its development to maintain the appearance of this area as a primary point of entry into Lee County. Retail commercial uses in this category are only permitted within hotels and motels. Property in Section 1 and the east 1/2 of Section 2, Township 46 South, Range 25 East, and in Section 6, Township 46 South, Range 26 East, must be rezoned to a planned development zoning category prior to any development other than the construction of essential public services. During the rezoning process, the best environmental management practices identified on pages 43 and 44 of the July 28, 1993 Henigar & Ray study entitled, "Groundwater Resource Protection Study" will be rebuttably presumed to be necessary to protect potential groundwater resources in the area. Residential uses are only permitted in this category to the extent described in Chapter XIII.*

According to Policy 1.2.2, the Airport Commerce category is intended to accommodate uses such as light manufacturing or assembly, warehousing, distribution facilities, and offices. These uses, because of Objective 1.2, must be related to the airport. Staff believes that Research and Development uses are related to the airport, although indirectly, because they derive benefits from being located near an airport. They

are also similar in appearance and function to office and light manufacturing uses, which would make them consistent with the Airport Commerce category.

Staff looked at selected examples of Research and Development parks around the country to get a general idea of what is involved in a typical operation, in order to determine if it would fit in with the other uses permitted in the Airport Commerce category. These examples are included as attachments to this report.

Staff found that Research and Development facilities generally resemble office or light manufacturing operations in terms of appearance of the buildings and intensity of use. The buildings are either stand-alone or are arranged in a campus-like setting. There are a variety of industries or businesses that might locate in a Research and Development park. Examples of these types of industries could include medical research, marketing research, information technology, insurance, e-commerce, investments, biotechnology laboratories, advanced materials manufacturing, chemical technology, microelectronics, and telecommunications. These are only a small sampling of the types of industries that might be included under the heading of Research and Development. Some of these types of uses require only general office space while others might require a more laboratory-type setting with special equipment used for scientific research. Any of these industries could be classified as office or light manufacturing, making them consistent with the existing Airport Commerce category. While all of these types of uses may not be directly related to the airport, they would benefit by being located near the airport.

Staff discovered, in looking at the attached examples of research parks, that many of them list proximity to an airport as a major selling point for the development. This seems to indicate that potential tenants of Research and Development facilities are specifically looking for office space that is close to a major airport. If that is the case, then these types of businesses would likely thrive and grow more if they were located near the airport as opposed to being located in other areas of the county. A Research and Development Park is more attractive to potential tenants if it has a nearby airport. It is unclear why proximity to an airport is a desired feature, but it is likely due to the fact that it facilitates the distribution of materials and products.

The Lee County Land Development Code (LDC) defines Research and Development Laboratories as a specific use group under Section 34-622. This definition is shown below.

(41) Research and development laboratories. This group includes establishments or other facilities primarily engaged in laboratory or field research and development in the natural, physical or social sciences, or engineering and development as an extension of investigation.

GROUP I. Agricultural research. Establishments primarily concerned with improving soil, crops, livestock or other agricultural products.

GROUP II. Medical and dental laboratories. Establishments primarily engaged in providing professional analytic or diagnostic services to the medical profession, or to the patient on prescription of a physician, or in making dentures and artificial teeth to order for the dental profession.

*Bacteriological laboratories (not manufacturing)
Biological laboratories (not manufacturing)*

Chemists, biological laboratories of (not manufacturing)
Dental laboratories
Dentures, made in dental laboratories to order for the dental profession
Medical laboratories (clinical)
Pathological laboratories
Teeth, artificial, made in dental laboratories to order for the profession
X-ray laboratories (not manufacturing)

GROUP III. Chemical. Establishments primarily concerned with research and development of chemicals or other hazardous materials.

GROUP IV. General. Establishments primarily concerned with research and development of computer, engineering, food, general industry and other type projects, excluding those listed in group III.

The LDC definition indicates that Research and Development is comprised mainly of offices that are upgraded to support various types of laboratories that are used for research in a variety of fields. Light manufacturing of small items is also included in this category. The Airport Commerce land use category currently permits office and light manufacturing uses, which have similar characteristics to Research and Development uses. Staff believes, therefore, that Research and Development would be appropriate in the Airport Commerce category.

The inclusion of Research and Development in the Airport Commerce category is also consistent with several other Lee Plan Goals, Objectives, and Policies.

OBJECTIVE 32.1: ECONOMIC GROWTH. *The capacity of Southwest Florida International Airport will be expanded in compliance with the adopted Airport Master Plan to aid in the diversification of the county's economic growth. Project implementation and approval will be coordinated through the annual Capital Improvement Program process. These expansions will be funded through user fees, airline contributions, and other funding sources not involving general county tax dollars.*

According to Objective 32.1, the airport is seen as a catalyst for economic growth and diversification. The Lee Plan sees the airport as an amenity that will attract business to the area. By allowing Research and Development on lands surrounding the airport, the County would be using the airport to promote economic growth and diversification.

OBJECTIVE 110.3: *Lee County, in coordination with the Horizon Council and other appropriate entities, shall establish, continue and maintain programs which are designed to promote and encourage the recruitment of new industries that will facilitate and diversify Lee County's economic base.*

POLICY 110.3.1: *Lee County shall, in coordination with the Horizon Council and other appropriate entities, formulate an economic development plan to assist local organizations in fostering the expansion and diversification of Lee County's economic base, and shall set forth the intent, funding, and the means available for its implementation.*

Objective 110.3 and Policy 110.3.1 promote the recruitment of new industries in order to diversify Lee County's economic base. The recruitment of Research and Development industries would help to diversify Lee County's tourism- and construction-oriented economy. The Lee Plan should contribute to this goal by specifically allowing for Research and Development in appropriate locations throughout the County.

***POLICY 110.3.2:** Lee County, in coordination with the Horizon Council and other appropriate entities, shall sustain a coordinated local, regional, national, and international marketing program that will identify and attract industrial, commercial, and office space users.*

Allowing Research and Development industries to locate in the Airport Commerce lands around the airport is a small effort toward the marketing of Lee County as a potential place to locate business. Proximity to a commercial airport is a major amenity for many types of industries, including research and development. Proximity to the airport allows for easier product distribution as well as easier access for business travelers.

***POLICY 110.4.4:** Lee County, in coordination with the Horizon Council and other appropriate entities, shall promote economic opportunity through the utilization of the Southwest Regional Airport and strengthen the role of the airport in Lee County's economic development.*

The subject amendment is consistent with this policy because it will specifically allow for businesses engaged in research and development to be located in close proximity to the airport. This will allow for these businesses to take advantage of the airport for product distribution and to facilitate business travel.

The existing Airport Commerce lands in Lee County are limited to the cluster bordering Southwest Florida International Airport. There is no other land in the county designated Airport Commerce. The Airport Commerce lands are an ideal place for business and industry in Lee County because of their close proximity to the airport, I-75, and Florida Gulf Coast University. Additionally, airport noise zone restrictions dictate the type of development that can occur in this area. Allowable uses within these areas are generally limited to commercial and industrial. Industries choosing to locate in this area can benefit greatly from their proximity to two of the main economic engines in Lee County. They can draw on the resources of the airport and the University. Given the locational advantages of the Airport Commerce areas of the county, staff believes it would be logical to allow Research and Development uses to have the benefit of being located in an area where they can readily draw on the resources of the airport, I-75, and the University.

One possible concern with adding Research and Development as a permitted use in Airport Commerce is that it might displace other uses that are more appropriately located near the airport. Staff, however, does not think this will be case. In the 1994 second round amendments to the Lee Plan, the Future Land Use Map was amended to convert approximately 1,400 acres from Density Reduction/Groundwater Resource to Airport Commerce. These 1,400 acres were located south of the airport, east of I-75, and north of Alico Road, in the area closest to the University. The addition of this acreage created additional opportunities for development activities requiring close proximity to the airport such as distribution centers, warehouse facilities, and services and accommodations for traveling professionals. This recent expansion of the Airport Commerce area ensured that adequate land would be available for airport related activities in the future. Research and Development activities are very rare in Lee County, and allowing them to operate in Airport Commerce areas will not displace other uses to any significant degree. Furthermore, as

previously discussed by staff, Research and Development uses generally resemble office or light manufacturing uses, therefore, their presence in Airport Commerce areas will not be a significant departure from what is already permitted in these areas.

B. CONCLUSIONS

The Research and Development land use is consistent with the uses that are already permitted in the Airport Commerce land use category. Providing for this use in Airport Commerce allows the County to better use the airport to attract new business in order to promote economic growth and diversification. Research and Development uses would benefit from a location proximate to the airport, the University, and I-75.

C. STAFF RECOMMENDATION

Planning staff recommends that the Board of County Commissioners transmit this plan amendment. The proposed text changes are shown in Part I.B.1. of this report.

PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: February 26, 2001

A. LOCAL PLANNING AGENCY REVIEW

Staff provided the LPA with a summary of the proposed amendment. The LPA asked for clarification of why this amendment was being brought forward. Staff explained that this amendment is a response to the recent rezonings that approved large-scale retail development and a residential golf course community on much of the land immediately surrounding the University. The land around the University is in the University Community land use category, which was envisioned by the Lee Plan as an ideal location for research and development activities. The approval of these developments around the University displaced any potential research and development uses that otherwise might have located near the University. During one of the public hearings on the above-referenced rezonings, it was suggested that the area north of Alico Road, in the Airport Commerce category, would be a better location for research and development than the area immediately adjacent to the University. The existing Airport Commerce category would not have accommodated research and development uses. Staff believes that the Airport Commerce area is ideal for research and development because of its proximity to both the airport and the University.

The LPA questioned how many acres are in the Airport Commerce land use category. Staff did not know the exact acreage figure, but did describe the general area in question. Upon further examination, staff found that there are approximately 4,294.3 acres within the Airport Commerce land use category.

The LPA was concerned with some of the uses allowed under the Land Development Code heading of Research and Development Laboratories, Group III, which allows research and development of chemicals and other hazardous materials. The LPA was concerned with allowing this use in locations that are so close to the Density Reduction/Groundwater Resource areas. In response to this concern, staff pointed to the language in Policy 1.2.2 that requires any development in Airport Commerce to comply with the best environmental management practices identified on pages 43 and 44 of the July 28, 1993 Henigar & Ray study entitled, "Groundwater Resource Protection Study." Additionally, staff pointed out that every use that would be established in the Airport Commerce areas would be reviewed by County staff during the rezoning process. The establishment of any use in this area would ultimately require approval by the Board of County Commissioners. If chemical research and development is decided to be an incompatible use within a particular area, then it could potentially be denied by the BoCC. In summary, staff believes that sufficient safeguards are in place to prevent any adverse impacts that might be caused by chemical research and development in the Airport Commerce areas.

One member of the public questioned whether the proposed research and development activities would be required to be strictly related to the airport as required by Objective 1.2 and Policy 1.2.2, or if these activities would be permitted to occur independent of the airport. Typically, any use in the Airport Commerce land use category would have to demonstrate it would be accommodating the growth needs of the airport through the Year 2020. Staff stated that it was not the intent for research and development to be strictly related to the airport. The intent was to encourage all types of research and development in this area, because staff thought that research and development operations would benefit from proximity to the airport. Staff suggested that this issue could be clarified by inserting a simple phrase in Objective 1.2 that stated that research and development did not necessarily have to be directly related to the airport. The LPA agreed with staff, and recommended that such language be added.

B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. RECOMMENDATION: The LPA recommended that the Board of County Commissioners transmit the proposed amendment with the language proposed by staff, as well as the additional language shown in double underline below.

OBJECTIVE 1.2: SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AREA. Designate on the Future Land Use Map adequate land in appropriate locations to accommodate the projected growth needs of the Southwest Florida International Airport, and the business and industrial areas related to it, as well as research and development activities not necessarily related to the airport, through the year 2020. These categories are also considered Future Urban Areas.

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2. BASIS AND RECOMMENDED FINDINGS OF FACT: The LPA accepted the findings of fact as advanced by staff.

C. VOTE:

NOEL ANDRESS	<u>AYE</u>
SUSAN BROOKMAN	<u>AYE</u>
BARRY ERNST	<u>AYE</u>
RONALD INGE	<u>AYE</u>
GORDON REIGELMAN	<u>AYE</u>
VIRGINIA SPLITT	<u>AYE</u>
GREG STUART	<u>AYE</u>

**PART IV - BOARD OF COUNTY COMMISSIONERS
HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT**

DATE OF TRANSMITTAL HEARING: August 29, 2001

A. BOARD REVIEW: One Board member expressed concern about the potential of allowing chemical research and development in the Airport Commerce areas, and the effect this might have on the environment and surrounding properties. Staff responded that this was a compatibility concern that would be addressed during the rezoning stage. The proposed text change to the Plan would allow research and development in general terms only, and would not necessarily guarantee that all types of research and development shown in the Land Development Code would be permitted in Airport Commerce areas. All of the land in the Airport Commerce areas that has not already been rezoned for development is zoned AG-2, and would be required to come in for rezoning in order to establish research and development uses. The Board would have the ability, during the rezoning process, to deny any request for chemical research and development uses if they believed there would be a compatibility problem.

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

- 1. BOARD ACTION:** The Board of County Commissioners voted to transmit the proposed amendment as recommended by staff and the LPA.
- 2. BASIS AND RECOMMENDED FINDINGS OF FACT:** The Board accepted the findings of fact as advanced by staff.

C. VOTE:

JOHN ALBION	<u>AYE</u>
ANDREW COY	<u>AYE</u>
BOB JANES	<u>AYE</u>
RAY JUDAH	<u>AYE</u>
DOUG ST. CERNY	<u>AYE</u>

**PART V - DEPARTMENT OF COMMUNITY AFFAIRS OBJECTIONS,
RECOMMENDATIONS, AND COMMENTS (ORC) REPORT**

DATE OF ORC REPORT: November 21, 2001

A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS

The Department of Community Affairs had no objections, recommendations, or comments concerning the proposed amendment.

B. STAFF RESPONSE

Adopt the amendment as transmitted.

**PART VI - BOARD OF COUNTY COMMISSIONERS
HEARING FOR ADOPTION OF PROPOSED AMENDMENT**

DATE OF ADOPTION HEARING: January 10, 2002

A. BOARD REVIEW:

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

JOHN ALBION

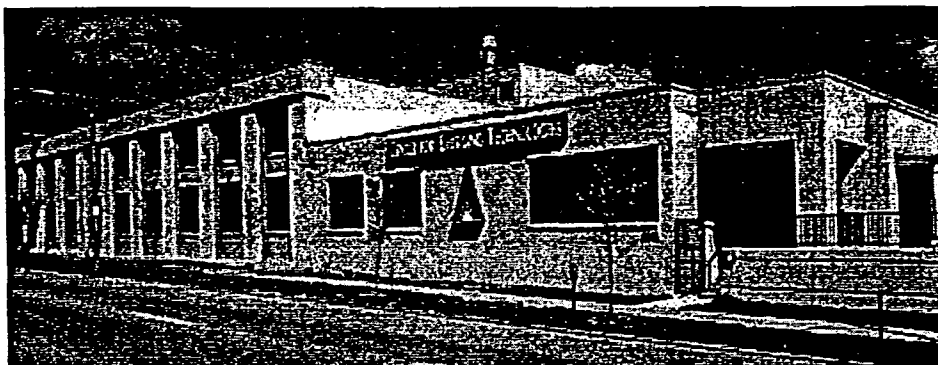
ANDREW COY

BOB JANES

RAY JUDAH

DOUG ST. CERNY

Information About The Center For Emerging Technologies



The Center for Emerging Technologies is a public-private-academic partnership. Operations are financially supported by the University of Missouri-St. Louis and the Missouri Department of Economic Development. Capital funding has been provided by St. Louis Development Corp., Missouri Development Finance Board, U.S. Economic Development Administration and St. Louis companies.

Several major corporations, service providers, and individuals have made gifts furthering our mission. The Board of Directors includes university administrators from UM-St. Louis, Washington University, and Saint Louis University ; also, retired and active executives of large technology-based companies, entrepreneurs, venture capitalists, technology consultants and professional service providers.

Mission: The mission of the Center is to be the primary force in positioning the St. Louis region as a worldwide center of advanced technology industries and knowledge-based economic development.

Long- Range Strategic Goals

The Center works regionally and statewide to:

Create an environment that fosters technology
and technology-driven enterprise development

Support commercialization of these technologies
by research institutions,
entrepreneurs and
industry researchers

<http://www.emergingtech.org/About.htm>

Immediate Operating Objectives

The Center assists emerging advanced technology companies by:

Providing business, technology and funding resources

Delivering specialized education and training

Providing assistance with business-plan development

Introducing these young companies to prospective investors

Create consortia among businesses,
universities,
community organizations, and public
agencies
dedicated to scaling up targeted
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INNOVATION PARK

TALLAHASSEE
A Research and
Development Centre

Linda NicholSEN, Director
park.com

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Innovation Park

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Area Lifestyle

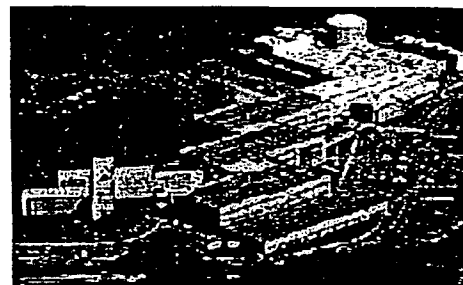
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The Innovation Park Advantage

- Located in Tallahassee, Florida - ranked in top 20% of best places to do business in U.S. by Forbes magazine
- Affiliated with Florida State and Florida A & M Universities
- Combined enrollment of 50,000 students
- Doctoral degrees in 65 areas of study
- Strength in physics, chemistry, biology, pharmacy, material science, meteorology, lasers, architecture, and supercomputers.
- Access to faculty, equipment, funds, fellowships, grants, scholarships - and potential employees
- Home to the National High Magnetic Field Laboratory (semiconducting materials, superconductivity, bio-medical and bio-engineering, polymers, and high strength conducting composites)
- Two Florida State University supercomputers on site



National High Magnetic Field Laboratory

Park Specifics

- Adjacent to the FAMU/FSU College of Engineering (electrical, mechanical, civil, industrial and chemical engineering)
- 115 acres; 650,000 square feet of building space.
- Lease or build. Bond financing is available for qualified projects.
- Electricity, water, sewer, and natural gas are provided by the City of Tallahassee.
- Three miles from airport, four miles from I-10; rail access.

Innovation Park
1673 West Dirac Drive, Tallahassee FL 32310-3673
Linda NicholSEN, Director
(850) 575-0343
lnicholsen@innovation-park.com



University of Virginia
Foundation

University of Virginia
Research Park
at North Fork

Fontaine
Research Park

University of Virginia

University of Virginia
Research Experience

Quality of Life

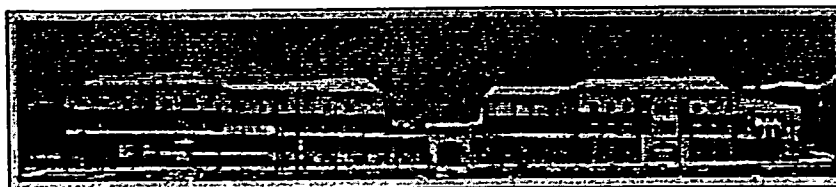
Profile of Research
Park Companies

Additional
Information

Other Links

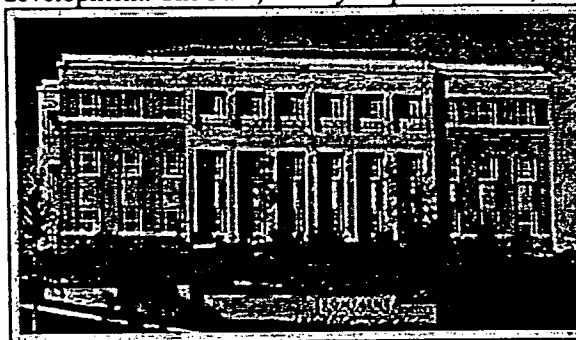
Contact Us

Fontaine Research Park



UVA/HealthSouth Rehab (left) UVA Musculoskeletal Medical Building (right).
Gresham Smith and Worley Assoc.

The Fontaine Research Park is a masterplanned, 54-acre research park which, when completely developed, will include nearly 400,000 square feet of development. The Park, already 80 percent built, is home to the Virginia



400 Ray C. Hunt
Einhorn Yaffee Prescott

Neurological Institute, Multimedia Medical Systems, the Health Services Foundation, the University of Virginia Office of Development, INC Research, Varian Medical Systems, and a joint venture between the HEALTHSOUTH Corporation and the University's Health System that includes a 50-bed Rehabilitation Hospital and the

Musculoskeletal Medical Office Building. The most recent building, completed in September 1999, is home to the Association for Investment Management and Research, the University of Virginia Investment Management Company, and the University of Virginia College of Arts and Sciences Development Office.

Fontaine Research Park is located adjacent to the grounds of the University of Virginia, less than two miles from the central Charlottesville business district.

Additionally, the Park has direct access to U.S. Route 29, the major north-south artery through Charlottesville, and is less than a mile from Interstate 64.

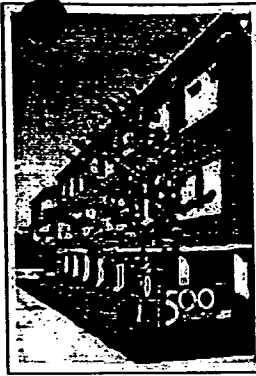


AIMR Building
The Glave Firm

The University of Virginia Foundation's plan for the Fontaine Research Park is to be the location for organizations that want a strong and continuing relationship with the University.

Take a look at the site map.

Tenants:



Health Services Foundation
Odell Associates

Virginia Neurological Institute
Multimedia Medical Systems
Health Services Foundation
University of Virginia Office of Development
HEALTHSOUTH Corporation
Musculoskeletal Medical Office Building
Association for Investment Management and Research
(AIMR)
INC Research
Varian Medical Systems

- University of Virginia Investment Management Company
- University of Virginia College of Arts and Sciences Development Office



M i l w a u k e e C o u n
t y

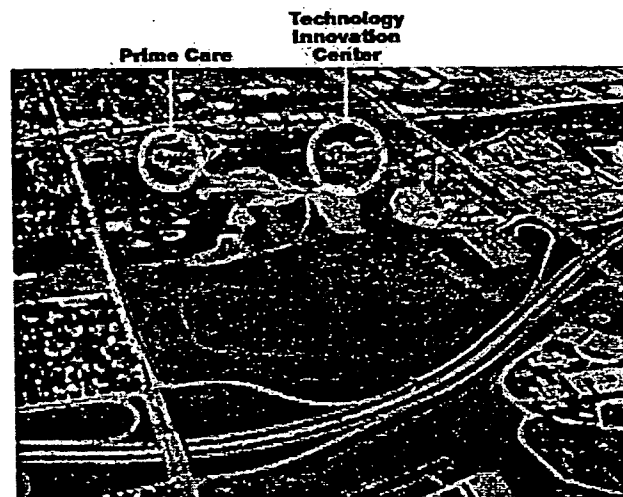
RESEARCH PARK

WHAT DO WE DO?

The Milwaukee County Research Park Corporation is committed to long-range job creation and economic growth in the research and development, high technology and scientifically-oriented production sectors of the economy. This objective will be accomplished by bringing together the substantial intellectual and entrepreneurial resources of the metropolitan Milwaukee area in a physical environment conducive to such activities. This will accelerate technology transfer from the laboratory to the marketplace, improve the quality of life of people in the community and help keep metropolitan Milwaukee and the City of Wauwatosa competitive into the 21st century.

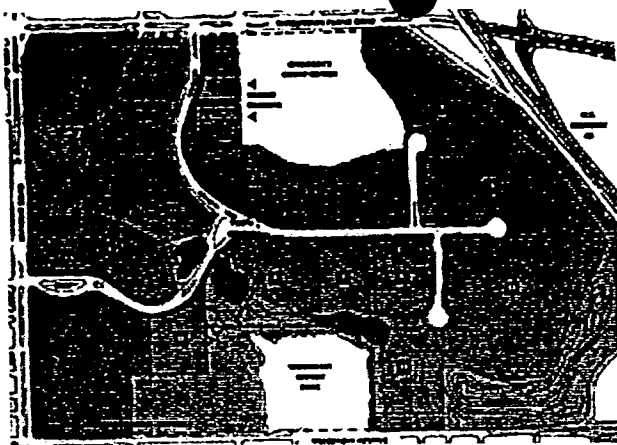
WHERE ARE WE?

The Milwaukee County Research Park is located in the City of Wauwatosa, Wisconsin, the geographic center of the metropolitan Milwaukee area. The site is convenient to two major expressways, Interstate I-94 and US 45. Downtown Milwaukee is 10 minutes from the Park and Mitchell International Airport can be reached in fifteen minutes. Commercial districts, parks and quaint residential neighborhoods are only blocks away.



MCRPC grounds (aerial view)

The 175 acre Research Park lies within a larger, 1100 acre natural expanse called



MCRPC site map

the Milwaukee County Grounds. The setting features permanent green space buffers, extensive wooded areas, nature trails, ponds and a natural waterway. Building sites that range in size from 1 to 50 acres are available for qualified users. The Research Park is a member of the Association of University Related Research Parks (AURRP), and the National Business Incubation Association (NBIA), the Technology Transfer Society (T2S) and the Wisconsin Economic Development Association (WEDA).

CURRENT RESEARCH PARK ACTIVITY

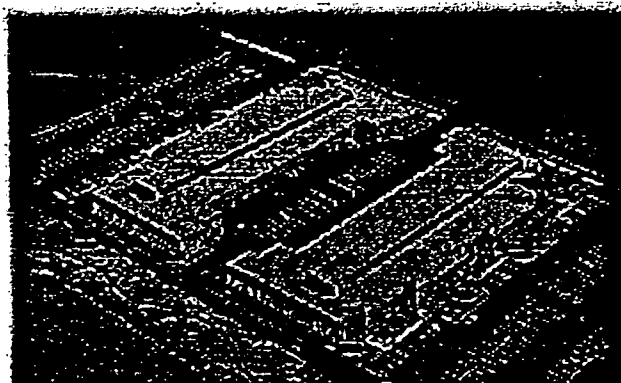
Boldt Development Corporation began construction of the first of two 43,700 Sq. Ft. multi-tenant technology and business buildings, on approximately nine acres of land, in October 1997. Occupancy of this building is expected in May 1997. These state-of-the-art facilities will have access to the information superhighway by means of high bandwidth fibre optic cable connected to a Internet Point of Presence (POP) located in the Research Park's Technology Innovation Center. This capability is also available to other occupants of the Park.

The first tenant in the Boldt project, named the Wood Lake Business and Technology Center, is AE Business Solutions, a Madison, WI based information technology firm that is moving it's Milwaukee area operations into 5,800 Sq. Ft. AE Business Solutions has grown to be one of the largest computer systems integrators in the Midwest. In 1995, Inc. Magazine

<http://www.mcrpc.org/>



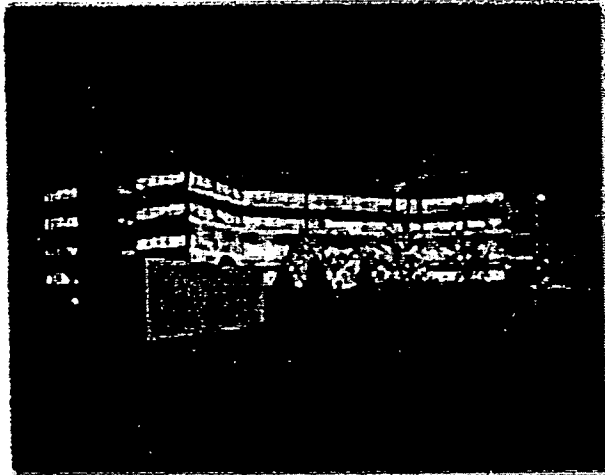
Boldt Development Corp.



included them as a member of the Inc. 500, a composite of the fastest growing privately held companies in the nation.



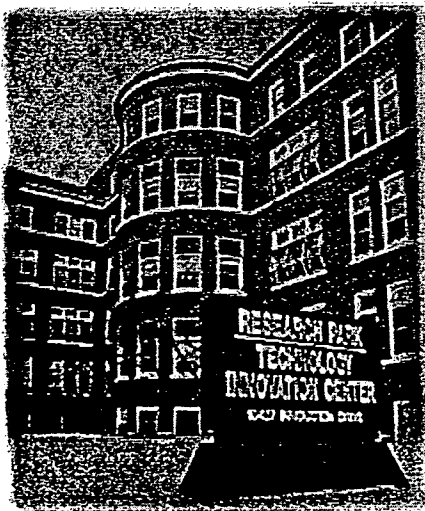
Boldt Development Corp.(aerial view)



Primecare Health Plan, Inc.

PrimeCare Health Plan, Inc., the state's largest managed care HMO, completed it's new corporate headquarters and data processing center in September 1995. This \$10 Million, 138,000 Sq. Ft. building houses over 430 employees.

TECHNOLOGY INNOVATION CENTER



Technology Innovation Center

The Technology Innovation Center is the Research Park's 128,000 sq.ft. high-technology incubator- one of the largest in the United States. Since opening its doors in March 1993, the Center has attracted over 20 firms.

Technology Innovation Center tenants enjoy dedicated conference rooms, an in-house library and other business resources. They also have special access to the Research Park's university and corporate affiliates:

Marquette University

Foley and Lardner(legal)

University of Wisconsin Biotechnology Center

Robert W. Baird & Co.(brokerage)

Medical College of Wisconsin

Firststar Bank (financial services)

Milwaukee School of Engineering (MSOE)

Firststar Bank (financial services)

University of Wisconsin-Milwaukee

Johnson Controls, Inc.(management)

CURRENT TECHNOLOGY INNOVATION CENTER TENANTS

Advanced Cabling Solutions - cabling solutions for information technology applications.

Apex Interactive - e-commerce solutions, marketing software, and Internet web hosting.

Argus Technologies, Inc. - vertical market software.

Cogent Corporation - computer software for the healthcare industry.

Collins Communications Technologies - designs, implements, and supplies hardware for data networks.

Cyborg Games, Inc. - on-line multi-player computer games for the Internet.

Desktop Engineering, Inc. - consulting, service and support for Apple Macintosh.

Digital Technology Services - visual based products used in quality control and training applications.

Discovery Technologies, Inc. - design of printed circuit boards and other electronic components.

ERIM International - remote sensing, electromagnetic phenomenology, and imaging.

Groupware Technologies, Inc. - Lotus Notes based software applications. "Provide" AIDS/HIV software.

Guild Software, Inc. - on-line simulation software and multi-player games.

IGC-Medical Advances, Inc. - RF coils and gradient systems for the MRI and spectroscopy market.

I.Net Solutions, L.L.C. - intranet, extrenet, database design, and high-end web development.

Inphinet Interactive Solutions, Inc. - internet content design and the development of web communities.

Institute for Viral Pathogenesis, Inc. - research relating to characterization of human viral pathogens.

Jackson/MacCudden, Inc. - science-based industrial hygiene and environmental consulting.

Juneau Partners, Inc. - enterprise software and e-commerce solutions.

MC Services Company - cross platform integration, database design, and Internet services.

Milwaukee County Research Park - technology park and business incubation for technology-based firms.

Productive Data Corporation - electronic publishing tools, data conversion, and web hosting.

ProtoPROBE, Inc. - biomedical research, research support services, and antibodies.

QM! Design, Inc. - computer graphics for web sites and commercial applications.

Right Image, L.L.C. - real-time embedded systems and image/signal processing.

Smart Systems, Inc. - electronic circuit board design.

SparkNET Interactive - high volume non-spam e-mail list hosting with opt-in delivery.

SPS Productions, LLC - 3d multimedia animation, web content and hosting, and e-commerce.

Tailored Solutions, Inc. - job tracking software for the printing industry.

Techno*Spec Incorporated - information technology services and configuration of hardware.

Time Warner Telecom - IDD - high speed Internet service for business and institutions.

TPI Technologies - industrial and prototype design using composite materials.

TSI International Software, Ltd. - enterprise application integration (EAI) and eBusiness software.

Tushaus Computer Services, Inc. - microcomputer based technology services and systems for business.

Uni-Comm Corporation - engineers and designs PBX, wireless, and other telecommunications.

Wisconsin Viral Research Group, Inc. - medical diagnostics laboratory focusing on virologic research.

LINKS TO OTHER TECHNOLOGY DEVELOPMENT PAGES

Milwaukee Technology Consortium (MTC) site contains the new on-line Directory of Milwaukee Area Technology Based Companies, information about MTC, and a profile of metropolitan Milwaukee.

National Business Incubation Association (NBIA) will hold it's 11th International Conference on Business Incubation, "Sharpening Our Entrepreneurial Focus," in Milwaukee at the Hyatt Regency, May 4-7, 1997. This site contains conference information.

Wisconsin Small Business Innovation Consortium (WiSBIC) site contains information and assistance for Wisconsin small businesses who are interested in applying for SBIR, STTR, and ATP federal research grants.

CONTACT

Guy T. Mascari
Director of Marketing
Milwaukee County Research Park
Corporation
10437 Innovation Drive, Ste. 123
Wauwatosa, WI 53226-4815

[email gtm@mcrpc.org](mailto:gtm@mcrpc.org)
telephone 414.778.1400
facsimile 414.778.1178

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VIRGINIA BIOTECHNOLOGY RESEARCH PARK


[◀ Home](#)

ABOUT THE PARK *FACILITIES*

▼ About the Park

[Welcome](#)
[General Information](#)
[Facilities](#)
[Companies and
Research Institutions](#)
[News About the Park](#)
[Map & Directions](#)
[Contact Information](#)
[Annual Report](#)

► Research Collaboration

[► Technology in Virginia](#)
[► Greater Richmond, VA](#)
[► Virginia Business
Advantages](#)

The Virginia Bio-Technology Research Park currently has six buildings, totaling over 300,000 square feet of research, laboratory and office space. This represents a total investment of over \$75 million and will result in an employment base of over 850 individuals. This represents less than 18% of the total developable area of the Park.

Biotech Center

The Park includes a 27,000 square foot incubator facility, the Virginia Bio-Technology Research Center, completed and occupied in 1996. Funded by \$5 million from a statewide bond referendum, the Biotech Center boasts state-of-the-art laboratories, offices, conference and business resource/support facilities to assist new companies in testing out the viability of their ideas.



The Virginia Bio-Technology Research Park can work with companies to accommodate their space and facility needs under a variety of arrangements. Small and start-up companies can lease space in the



Biotech Center with full access to a variety of common and support facilities, from cold rooms, freezers, x-ray processing and laboratory washing to sterilization equipment. Standard laboratory modules in the Biotech Center are approximately 540 square feet and are equipped with benches, wet laboratories, storage and full data/telecommunication connections. Most labs also have a 126 square foot private office incorporated into the lab space. Private offices are available with modular furnishings and range from 130 square feet to 300 square feet each.

Biotech One

Biotech One is a 100,000 square foot multi-tenant facility which is immediately adjacent to the Biotech Center and is joined via an atrium and common entry. Established companies and research institutes can be provided custom-fitted laboratory, research and office space to meet their specifications and particular requirements. Leases in Biotech One can be structured to accommodate the company's particular requirements and are full-service, triple net leases. Space is currently still available in Biotech One.

Companies and research institutes located in the Biotech Center or Biotech One can also enjoy access to the following facilities and common benefits:

- Common building reception
- 24-hour access with carded security system
- 2,000 square foot conference and training facility
- Conference rooms
- Library facilities
- Loading dock
- Central mail and express package facilities
- Buffet kitchen
- Access to University facilities and resources



Biotech Two

Biotech Two is a 137,000 square foot, \$31 million facility which has been designed to house the State Division of Forensic Science and



Office of the Chief Medical Examiner. The facility was developed by the Virginia Bio-Technology Research Park Authority and is being leased back to the Commonwealth of Virginia under a long-term

arrangement. The building was completed in May 1998 and provides the Virginia Division of Forensic Science with the most modern and well-equipped laboratory facilities of any forensic science department in the country. The facility also houses the new Institute of Forensic Science and Medicine.

Other Facilities

Biotech Three and Biotech Four are multi-tenant research and office

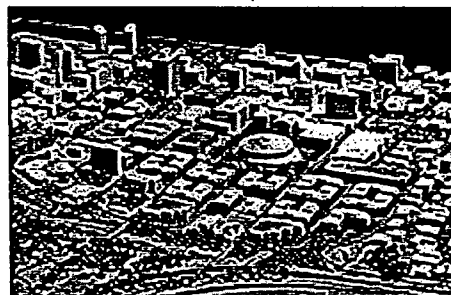
facilities with 31,000 and 12,500 square feet respectively. Currently, these buildings are fully occupied.

Biotech Five is a build-to-suit R&D office and assembly facility for the Infilco Degremont Company. The building has 14,000 square feet in its initial phase, with expansion potential in future years to add space as the company's needs dictate. The Virginia Bio-Technology Research Park Authority developed Biotech Five as a build-to-suit facility under a long-term lease arrangement with Infilco Degremont.

The Park has entered into an arrangement with the City of Richmond to lease 5,000 square-feet of laboratory space in the Public Safety Building. The Park has also acquired existing structures on North Fourth Street, south of Biotech Two. The location of these buildings to the other Park facilities and amenities will continue to offer existing companies the services and support they currently receive, as well as maintaining their close proximity to the medical and academic campuses of Virginia Commonwealth University.

Convenient Amenities

The Virginia Bio-Technology Research Park is conveniently located next to the medical sciences campus of Virginia Commonwealth University and the Medical College of Virginia Hospitals. The academic campus of Virginia Commonwealth University with facilities including the new \$43 million School of Engineering is less than a 10-minute drive from the Park.



The downtown campus of J. Sargeant Reynolds Community College is immediately adjacent to the Virginia Bio-Technology Research Park, offering companies the opportunity to develop customized training programs for their personnel. J. Sargeant Reynolds and John Tyler Community Colleges are both developing technical training programs for laboratory technicians.

The Richmond Centre, Richmond Coliseum, convention hotels and other amenities are located close to the Park. The Richmond Centre is a 62,000 square foot convention and trade show facility with plans for expansion. When completed, the Centre will contain 180,000 square feet of exhibition space and allow the Richmond area to attract major regional and national shows, conventions and conferences.

The Virginia Bio-Technology Research Park can work with your company - large or small, start-up or established - to meet your facility needs.

OVERVIEW

Trammell Crow Company

Trammell Crow
<http://www.trammellcrow.com>



Technology Park Facility

450 Technology Park
Lake Mary, FL 32746
County: Seminole

Property Type: Industrial R&D
Property ID#: 6084837

Date Modified: 12/11/2000

INVESTMENT SUMMARY

Price:	\$1,425,000	Building Sq Ft:	21,686
Price/Sq Ft:	\$65.71	Lot Size:	1.69 acres
Year Built:	1988	Lot Frontage:	185
		Lot Depth:	300
		Zoning:	M-1A

PROPERTY DESCRIPTION

100% air conditioned office/warehouse/manufacturing building located in high-tech suburb of Orlando. Heavy power, 52+- car paved parking lot, 2 grade level truck doors (10 x 12) in a beautiful office/industrial park setting. Heavy office buildout with large open area for additional offices, assembly, etc. Call listers for more information or to show.

AREA DESCRIPTION

Located in Technology Park just off of Lake Mary Road in Lake Mary. Excellent access to Lake Mary Blvd and I-4 expressway.

CONTACT

Matthew D. Messier, SIOR, CCIM or J. Paul Reynolds
Trammell Crow
Orlando, FL
407-849-2233
mmessier@trammellcrow.com
<http://www.trammellcrow.com>

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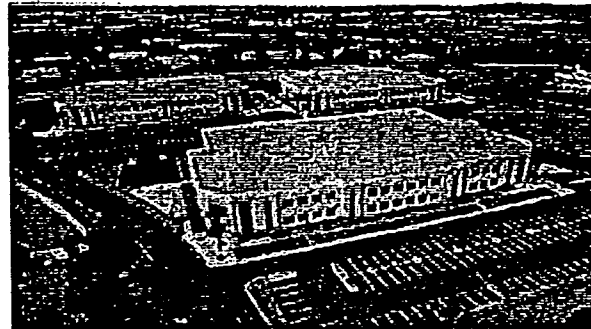
LoopNet, Inc. Copyright 1995, 2000

OVERVIEW



**COLDWELL BANKER COMMERCIAL NORTH COUNTY
PROPERTIES**

<http://www.commercial.coldwellbanker.com>



Legacy NorthPointe

6221 El Camino Real
Carlsbad, CA 92008
County: San Diego

Property Type: Industrial R&D
Property ID#: 3354354

Date Modified: 01/04/2001

INVESTMENT SUMMARY

Price:	\$6,011,275	Building Sq Ft:	72,425
Price/Sq Ft:	\$83.00	Lot Size:	
Year Built:	1999	Lot Frontage:	
		Lot Depth:	
		Zoning:	

PROPERTY DESCRIPTION

Frontage on El Camino Real. One of the prestigious office / industrial campus-type business projects in Carlsbad. Neighbors include ViaSat, Hughes JVC, etc.

AREA DESCRIPTION

North San Diego County. Prestigious Carlsbad address.

CONTACT

Ronald L. King, SIOR / Charles J. McNary, SIOR
**COLDWELL BANKER COMMERCIAL NORTH COUNTY
PROPERTIES**

Carlsbad, CA
877-572-5627
lhenkel@coldwellbanker.com
<http://www.commercial.coldwellbanker.com>

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OVERVIEW

Date Street Commerce Center - R & D (Unit #D-100)

41695 Date St.
Murrieta, CA 92562
County: Riverside

Property Type: Industrial R&D
Property ID#: 5703504

Date Modified: 11/12/2000



INVESTMENT SUMMARY

Price:	\$7,200,000	Building Sq Ft:	100,000
Price/Sq Ft:	\$72.00	Lot Size:	
Year Built:	2000	Lot Frontage:	
		Lot Depth:	
		Zoning:	Bp

PROPERTY DESCRIPTION

Industrial/Office One- and Two-Story (for additional details, check out our website at: www.temvaldev.com)

AREA DESCRIPTION

Business Park

CONTACT

O.B. Johnson / Director of Sales & Marketing Temecula Valley Developers

Murrieta, CA
909-698-4313
info@temvaldev.com

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OVERVIEW



Allen & Kwan Commercial

<http://www.annarbor-realestate.com/index2.html>



High Tech Manufacturing Laboratory

6200 Jackson
Ann Arbor, MI 48103
County: Washtenaw

Property Type: Industrial R&D
Property ID#: 7499417

Date Modified: 01/29/2001

INVESTMENT SUMMARY

Price:	\$7,940,000	Building Sq Ft:	48,100
Price/Sq Ft:	\$165.07	Lot Size:	6 ACRES
Year Built:	1976	Lot Frontage:	
		Lot Depth:	
		Zoning:	I-1

PROPERTY DESCRIPTION

R&D facility with 2 Class 10,000 clean rooms, wet labs, warehouse, shipping and offices. Fully air-conditioned.

AREA DESCRIPTION

Excellent highway visibility, easy access to highway. Located in an office/light manufacturing park. 20,000-sf Class A office building adjacent is also available.

CONTACT

Susan Moore

Allen & Kwan Commercial

Ann Arbor, MI

734-996-8823

smoore@annarbor-realestate.com

<http://www.annarbor-realestate.com/index2.html>

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OVERVIEW

Trammell Crow Company

Trammell Crow Company
<http://www.trammellcrow.com>

Corporate Office, R&D Flex Facility

13309 SE 84th Avenue
 Clackamas, OR 97015
 County: Clackamas

Property Type: Industrial R&D
 Property ID#: 6892701

Date Modified: 01/03/2001



INVESTMENT SUMMARY

Price:	\$5,800,000	Building Sq Ft:	55,870
Price/Sq Ft:	\$103.80	Lot Size:	6.25 ACRES
Year Built:	1988	Lot Frontage:	
		Lot Depth:	
		Zoning:	LIGHT INDUSTRIAL

PROPERTY DESCRIPTION

A high quality two-story, freestanding, office/flex facility originally designed for corporate and administrative offices and prototype manufacturing for Precision Castparts. Heavy power, air handlers, HVAC served. Zoning allows for a variety of uses including 100% office use.

AREA DESCRIPTION

The property is located conveniently between the primary industrial and commercial districts in the area: The Clackamas Industrial area, and Clackamas Town Center. The 2,000 acre Clackamas Industrial area is the largest market location for manufacturing, distribution, and warehousing firms located within the immediate area. Many metals fabricators and other industrial support services and suppliers are located here. Major employers include: Precision Castparts, US Reddaway, Clean-Pak International, Tree of Life Gourmet Foods, Northwest Consolidated Metco Inc., and Ingram Entertainment. There are many industrial and business parks that accommodate smaller firms and offer space for lease. The area has excellent transportation access via I-205, Highway 212 and 224, and Southern Pacific rail spurs. Area amenities include the 18 hole Sah-Ha-Lee Golf Course, numerous restaurants, a nearby commercial district and a community park with access to the Clackamas River. Clackamas Town Center Area is a regional suburban business center, and the primary market area for retail, Class A office, hotel and apartment complex development on Portland's eastside. Major developments include the 1.2 million square foot Clackamas Town Center Mall, Sunnyside Hospital (and several health clinics), an 85 acre regional park and swim center, and two satellite educational campuses (Oregon Institute of Technology and Clackamas Community College). Convenient Transportation access is provided by I-205 and nearby Highways 224 and 212. Major employers include Clackamas Town Center, Kaiser Sunnyside Medical Center, and ADP Dealer Services Inc. There are 794,000 residents within a 10 mile radius with an estimated average income of \$47,042. Given the property's ideal location at the crossroads of these two vibrant neighborhoods, it can make an ideal location for any business.

CONTACT

Matt Kayser
Trammell Crow Company
 Beaverton, OR
 503-644-9400
mkayser@trammellcrow.com
<http://www.trammellcrow.com>

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THE TOWERS

Airport Business Park

Rochester's Ultimate Business Address

Home

Services

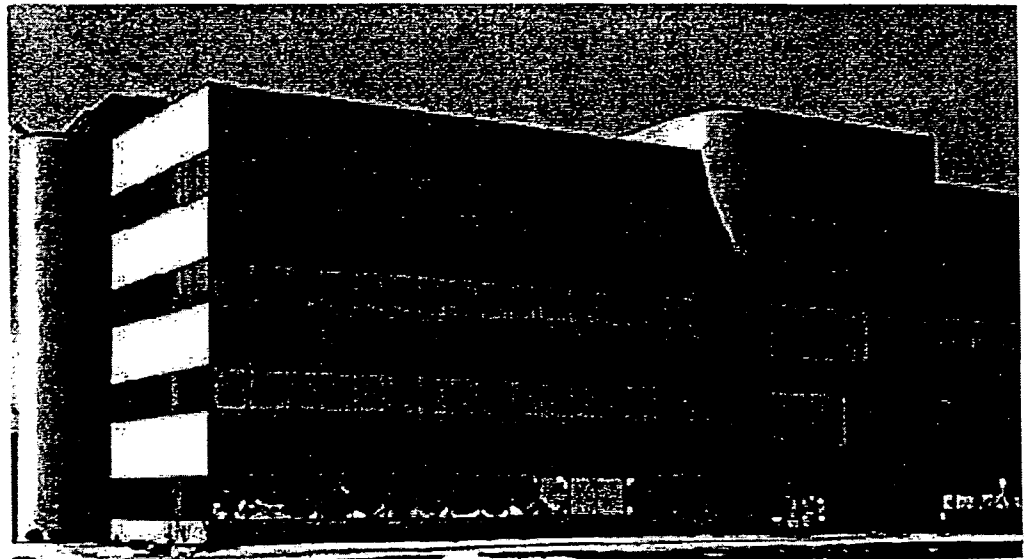
Executive Suites

Current Tenants

Contact Us

Home

Welcome to
THE TOWERS
Airport Business Park Web Site



Introduction

Welcome to THE TOWERS. If you are looking for a Class "A" site yet centrally-located office park at below competitive rates, you are invited to consider and visit our aesthetically pleasing office complex.

THE TOWERS Airport Business Park is a suburban office complex designed to accommodate a total of seven 58,000 square foot office buildings, for a total square footage of approximately 400,000 square feet. To date, two buildings have been completed. Any future tenant expansion needs can be met.

Each building has a unique design featuring multiple entrances for access from all locations in the parking area. Generous, well-lit,

parking is provided free of charge
<http://www.airport-towers.com/index.html>

2/13/01

A complete health and fitness center is located right next door.

At THE TOWERS, you will receive the personal attention you deserve from our experienced on-site management team.

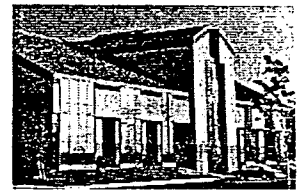
Corporate Headquarters

In addition to executive suites, we provide corporate spaces from 1,000 square feet to a full building of 58,000 square feet.

(Click on pictures to see them enlarged.)



General Office Space



THE TOWERS Building

Location

- Direct access to the Greater Rochester International Airport
- Less than 10 minutes from Downtown.
- Uniquely situated just one mile from the University of Rochester and two miles from Rochester Institute of Technology.
- 15 minute commute from eastern and western suburban corridors
- Hotels, shopping and restaurants nearby.

[Click here to see a map.](#)

Design Features

Striking architecture and user friendly interior design are the hallmarks of the buildings that anchor THE TOWERS development.

- Mirrored solar-reflective insulated glass set in special vinyl-clad frames provide excellent interior sound and light quality.
- Steel and masonry construction provide a sturdy soundproof fireproof setting.
- State-of-the-art security systems.
- Well-lit parking around the circumference with several entrances.

- Each building provide for a safe office setting.
- Individual tenant thermostats (one for every 1,000 feet each area) superior temperature control, utilizing some 58+ computer operated heat pumps deployed throughout each building.
- Fully carpeted public areas provide pedestrian safety in all conditions.
- Large atrium space was created for tenants use for trade product introductions, celebrations, etc. Refreshment facility built into the premises.
- Oversized elevators (by a full third) to provide for a feeling of comfort and roominess.

If you are interested in leasing office space or would like more information about THE TOWERS, please call (800) 836-9466. Mail us at Info@Airport-Towers.com. We warmly welcome all inquiries.

[Home](#) | [Services](#) | [Executive Suites](#) | [Current Tenants](#) | [Contact Us](#)

For more information, contact us at Info@Airport-Towers.com or

*The Towers Airport Business Park
1200-A Scottsville Road
Suite 400
Rochester, NY 14624
(716) 436-0950 or
(800) 836-9466*

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FastCounter by LinkExchange

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Hattiesburg–Laurel Regional Airport Business Park

Extremely accessible and convenient to all forms of transportation, the Business Park is located on I-59 just 8 minutes north of the U.S. 49/I-59 Hattiesburg intersection, or 20 minutes south of Laurel on I-59. The Gulf of Mexico is less than an hour and a half away by car. New Orleans just under two hours, and Jackson (the state capital) is ninety miles. Camp Shelby, the largest National Guard and Reserve training facility in America, is only 25 minutes to the South

Business Park Features

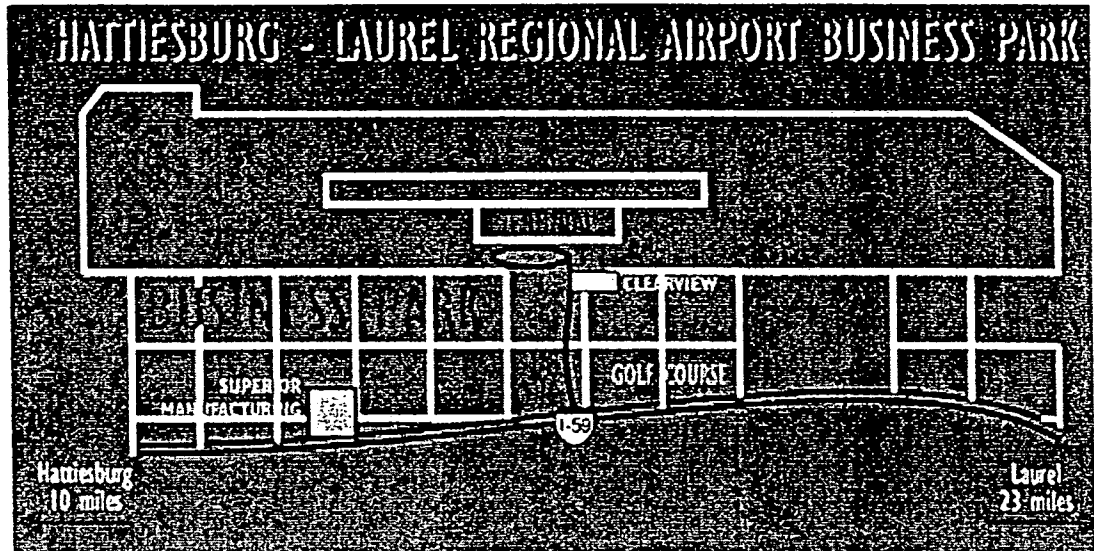
Centrally located in one of the fastest growing high technology communities in the United States, Hattiesburg–Laurel Regional Airport Business Park encompasses 750 acres of wooded, rolling hills divided into lots of varying sizes to fit all needs. Prime building sites are available in the Business Park and construction costs are well below the national averages. Neither soil nor terrain seriously complicates construction, and all lots have excellent drainage. The Business Park is accessible by two paved access roads, other needed roadways can be planned to meet your specific requirements.

The Hattiesburg–Laurel Airport Business Park has its own water & sewer capability, single- and three-phase electrical power is available, and gas service can also be provided. BellSouth provides telephone service. Dixie Electric Power Association provides electric utility service at competitive rates, and good weather keeps heating bills to a minimum.

Currently, the Park is home to Superior Manufacturing, manufacturer of anti-fatigue mats, Clearview Recovery Center and Pine Belt National Golf Club, an eighteen-hole golf course and clubhouse.

Hattiesburg–Laurel Regional Airport is growing

and welcomes companies that are also "on the grow". For more information on this unique Business environment, simply contact us. We will work with you to assure that you realize the most from your investment.



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Adirondack Airport Business Park

In Lake Clear, New York, the Adirondack Regional Airport Business Park serves the Olympic Region. It is under the management of the Adirondack Economic Development Corporation. Located on the 1,100-acre Adirondack Regional Airport, a 290-acre business park is being developed to attract new business to the Olympic region. The 10,000 square-foot Incubator Building is ready for occupancy.

Park Features

- ▶ Designed/engineered for environmental compatibility
- ▶ Commercial airport access
- ▶ Streamlined permitting process
- ▶ Incentives and comprehensive financing packages
- ▶ Favorable labor rates, with a strong work ethic
- ▶ Fiber optics
- ▶ Favorable construction costs
- ▶ Construction management available

The Adirondack Regional Airport is the only commercial airport inside the six-million-acre Adirondack Park. The 6,500-foot runway (23 at SLK) is open 365 days a year in all weather, with a precision instrument approach.

New construction for expansion and new sites. The AEDC has developed a working relationship with the Adirondack Park Agency (the regulatory agency for land development & stewardship of the Adirondack Park).

Quality of Life

The Adirondack Mountains in New York State are still one of the best-kept secrets in the lower 48. Best known for its winter recreation facilities in Lake Placid, the Olympic High Peaks Region abounds with the finest trout streams, clear spring-fed lakes, natural pine-scented breezes, and hiking trails for everyone. The business park is also bordered by land owned by Paul Smith's College, with its programs in forest conservation and hotel/restaurant management.

- ▶ The Olympic Region has 5 bio-tech facilities
- ▶ Availability of high-speed data transmission is bringing independent software companies to the area
- ▶ An ocean port within two hours
- ▶ Three major universities within two hours
- ▶ Saranac Lake regional health care facility
- ▶ Hundreds of thousands of acres of private timber interests within an hour
- ▶ Combine recreation and business travel.

Targeted Businesses

- ▶ Aviation distribution - parts supply (air freight)
- ▶ Biotech & High Tech Businesses
- ▶ Technical support back office
- ▶ Light assembly furnished through airport services
- ▶ Companies that value outdoor recreation for advertising purposes



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Adirondack Economic Development Corporation

PO Box 747

60 Main Street

Suite 200

Saranac Lake, NY 12983-0747

Toll-Free: 1-888-243-AEDC

1-518-891-5523

FAX 518-891-9820

**CPA2000-10
BoCC SPONSORED
AMENDMENT
TO THE**

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

DCA Transmittal Document

*Lee County Planning Division
1500 Monroe Street
P.O. Box 398
Fort Myers, FL 33902-0398
(941) 479-8585*

August 29, 2001

**LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA2000-00010**

☒

Text Amendment

☐

Map Amendment

✓	This Document Contains the Following Reviews:
✓	Staff Review
✓	Local Planning Agency Review and Recommendation
✓	Board of County Commissioners Hearing for Transmittal
	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report
	Board of County Commissioners Hearing for Adoption

STAFF REPORT PREPARATION DATE: February 19, 2001

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. APPLICANT:

LEE COUNTY BOARD OF COUNTY COMMISSIONERS
REPRESENTED BY LEE COUNTY DIVISION OF PLANNING

2. REQUEST:

Amend the Future Land Use Element by adding Research and Development as a permitted use under Policy 1.2.2, the Airport Commerce descriptor policy.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:

1. RECOMMENDATION: Planning staff recommends that the Board of County Commissioners transmit the proposed amendment with the text changes shown in underline format below. This recommendation also includes text changes to Objective 1.2 that were recommended by the LPA, but were not considered in staff's original recommendation. Staff agrees with the additional language recommended by the LPA. The additions made by the LPA are shown in double underline format.

OBJECTIVE 1.2: SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AREA.

Designate on the Future Land Use Map adequate land in appropriate locations to accommodate the projected growth needs of the Southwest Florida International Airport, and the business and industrial areas related to it, as well as research and development activities not necessarily related to the airport, through the year 2020. These categories are also considered Future Urban Areas.

POLICY 1.2.2: The Airport Commerce areas are commercial and industrial lands adjacent to the airport needed to accommodate projected growth through the year 2020. These areas will include developments consisting of light manufacturing or assembly, warehousing, and distribution facilities; offices; research and development activities; ground transportation and airport-related terminals or transfer facilities; and hotels/motels, meeting facilities, and other hospitality services. Because this area is located within the Six Mile Cypress Basin and is also a primary point of entry into Lee County, special environmental and design review guidelines will be applied to its development to maintain the appearance of this area as a primary point of entry into Lee County. Retail commercial uses in this category are only permitted within hotels and motels. Property in Section 1 and the east 1/2 of Section 2, Township 46 South, Range 25 East, and in Section 6, Township 46 South, Range 26 East, must be rezoned to a planned development zoning category prior to any development other than the construction of essential public services. During the rezoning process, the best environmental management practices identified on pages 43 and 44 of the July 28, 1993 Henigar & Ray study entitled, "Groundwater Resource Protection Study" will be rebuttably presumed to be necessary to protect potential groundwater resources in the area. Residential uses are only permitted in this category to the extent described in Chapter XIII.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- The Airport Commerce category allows specific uses such as light manufacturing, assembly, warehousing, distribution, and offices that are characteristic of most Research and Development operations.
- A Research and Development facility generally resembles an office or light manufacturing use in terms of appearance and intensity of use.
- The inclusion of Research and Development as a permitted use in the Airport Commerce Future Land Use category is consistent with other provisions of the Lee Plan.
- Research and Development activities can benefit from being located in close proximity to airport facilities.
- The recent approval of large-scale residential and retail development in the University Community land use category has reduced the opportunities available for research and development industries in close proximity to Florida Gulf Coast University.

- Airport Commerce lands are relatively close in proximity to Florida Gulf Coast University. The future extension of Treeline Avenue south to Ben Hill Griffin Parkway will increase access between FGCU and the Airport Commerce lands to the north.
- The inclusion of Research and Development as a permitted use in Airport Commerce will not significantly displace other uses that are already permitted in Airport Commerce.

C. BACKGROUND INFORMATION

When the University Community land use category was established in 1992, it was intended to accommodate the new Florida Gulf Coast University and its “associated support development.” One of the main components of “associated support development” was the accommodation of development, such as research and development parks, that would not have come to the area were it not for the presence of the University. Over the last two years, the County has approved two large-scale developments that have significantly reduced the available acreage in the University Community area. In November of 1999, the 1,271-acre Miromar Lakes development was approved as a residential golf course community along with a large amount of commercial retail and office. In November of 2000, Gulf Coast Towne Center was approved for the development of a regional mall along with 600 multi-family dwelling units, on a 244-acre parcel, in the University Community land use category. These two developments used up the vast majority of the available University Community land, and effectively reduced the opportunities for research and development industries to locate in the area surrounding the University. Both of these developments accommodated a small amount of Research and Development by including it as an approved use in each project. It is becoming clear, however, that Miromar Lakes will develop only with residential, retail, and golf course uses. Additionally, planning staff has had discussions with Miromar Lakes representatives, and they have indicated that they plan to expand Miromar Lakes by several hundred acres for additional residential and golf course uses. This would further reduce the available acreage for Research and Development within the University Community. The Gulf Coast Towne Center plan of development, while it did list Research and Development as a permitted use, was clearly based on the development of a regional mall. Staff believes that the approval of Miromar Lakes and Gulf Coast Towne Center represented a lost opportunity for the accommodation of Research and Development, not only in the University Community, but for Lee County in general.

During the public hearing process for both of these cases, staff argued that the University Community land use category called for the development of “associated support development,” and specifically, university-related research and development. During negotiations for the Gulf Coast Towne Center development, the applicant’s representatives suggested that much of the land in the University Community was too costly to use for research and development activities. It was suggested that these types of industries did not require the visibility and exposure afforded by a location adjacent to I-75, and that research and development industries would be better served in locations north of Alico Road. It was also suggested that research and development industries could benefit from a location closer to Southwest Florida International Airport. The areas between Alico Road and the airport, however, are designated Airport Commerce on the Future Land Use Map. The Airport Commerce category does not specifically allow research and development as a permitted use at this time. Staff, therefore, is exploring the possibility of adding research and development as a permitted use in the Airport Commerce category.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

Objective 1.2 of the Lee Plan defines the purpose of the Southwest Florida International Airport area as it relates to the accommodation of certain uses in and around the airport. Objective 1.2 is reproduced below.

OBJECTIVE 1.2: SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AREA.

Designate on the Future Land Use Map adequate land in appropriate locations to accommodate the projected growth needs of the Southwest Florida International Airport and the business and industrial areas related to it through the year 2020. These categories are also considered Future Urban Areas.

This objective establishes that the County must accommodate the projected growth needs of the airport and the business and industrial areas related to it for the year 2020 planning horizon. The area around the airport is required to be used for airport growth and the growth of airport-related business. The Airport Commerce lands represent a large portion of the area around the airport, therefore, these areas have much of the responsibility of accommodating the growth of the airport and any airport related business and industry. While Objective 1.2 requires the area around the airport to accommodate airport related business and industry, the Airport Commerce descriptor policy outlines in more detail the types of uses that should surround the airport.

The Airport Commerce category is described in Policy 1.2.2 as shown below.

POLICY 1.2.2: *The Airport Commerce areas are commercial and industrial lands adjacent to the airport needed to accommodate projected growth through the year 2020. These areas will include developments consisting of light manufacturing or assembly, warehousing, and distribution facilities; offices; ground transportation and airport-related terminals or transfer facilities; and hotels/motels, meeting facilities, and other hospitality services. Because this area is located within the Six Mile Cypress Basin and is also a primary point of entry into Lee County, special environmental and design review guidelines will be applied to its development to maintain the appearance of this area as a primary point of entry into Lee County. Retail commercial uses in this category are only permitted within hotels and motels. Property in Section 1 and the east 1/2 of Section 2, Township 46 South, Range 25 East, and in Section 6, Township 46 South, Range 26 East, must be rezoned to a planned development zoning category prior to any development other than the construction of essential public services. During the rezoning process, the best environmental management practices identified on pages 43 and 44 of the July 28, 1993 Henigar & Ray study entitled, "Groundwater Resource Protection Study" will be rebuttably presumed to be necessary to protect potential groundwater resources in the area. Residential uses are only permitted in this category to the extent described in Chapter XIII.*

According to Policy 1.2.2, the Airport Commerce category is intended to accommodate uses such as light manufacturing or assembly, warehousing, distribution facilities, and offices. These uses, because of Objective 1.2, must be related to the airport. Staff believes that Research and Development uses are related to the airport, although indirectly, because they derive benefits from being located near an airport. They

are also similar in appearance and function to office and light manufacturing uses, which would make them consistent with the Airport Commerce category.

Staff looked at selected examples of Research and Development parks around the country to get a general idea of what is involved in a typical operation, in order to determine if it would fit in with the other uses permitted in the Airport Commerce category. These examples are included as attachments to this report.

Staff found that Research and Development facilities generally resemble office or light manufacturing operations in terms of appearance of the buildings and intensity of use. The buildings are either stand-alone or are arranged in a campus-like setting. There are a variety of industries or businesses that might locate in a Research and Development park. Examples of these types of industries could include medical research, marketing research, information technology, insurance, e-commerce, investments, biotechnology laboratories, advanced materials manufacturing, chemical technology, microelectronics, and telecommunications. These are only a small sampling of the types of industries that might be included under the heading of Research and Development. Some of these types of uses require only general office space while others might require a more laboratory-type setting with special equipment used for scientific research. Any of these industries could be classified as office or light manufacturing, making them consistent with the existing Airport Commerce category. While all of these types of uses may not be directly related to the airport, they would benefit by being located near the airport.

Staff discovered, in looking at the attached examples of research parks, that many of them list proximity to an airport as a major selling point for the development. This seems to indicate that potential tenants of Research and Development facilities are specifically looking for office space that is close to a major airport. If that is the case, then these types of businesses would likely thrive and grow more if they were located near the airport as opposed to being located in other areas of the county. A Research and Development Park is more attractive to potential tenants if it has a nearby airport. It is unclear why proximity to an airport is a desired feature, but it is likely due to the fact that it facilitates the distribution of materials and products.

The Lee County Land Development Code (LDC) defines Research and Development Laboratories as a specific use group under Section 34-622. This definition is shown below.

(41) Research and development laboratories. This group includes establishments or other facilities primarily engaged in laboratory or field research and development in the natural, physical or social sciences, or engineering and development as an extension of investigation.

GROUP I. Agricultural research. Establishments primarily concerned with improving soil, crops, livestock or other agricultural products.

GROUP II. Medical and dental laboratories. Establishments primarily engaged in providing professional analytic or diagnostic services to the medical profession, or to the patient on prescription of a physician, or in making dentures and artificial teeth to order for the dental profession.

*Bacteriological laboratories (not manufacturing)
Biological laboratories (not manufacturing)*

Chemists, biological laboratories of (not manufacturing)
Dental laboratories
Dentures, made in dental laboratories to order for the dental profession
Medical laboratories (clinical)
Pathological laboratories
Teeth, artificial, made in dental laboratories to order for the profession
X-ray laboratories (not manufacturing)

GROUP III. Chemical. Establishments primarily concerned with research and development of chemicals or other hazardous materials.

GROUP IV. General. Establishments primarily concerned with research and development of computer, engineering, food, general industry and other type projects, excluding those listed in group III.

The LDC definition indicates that Research and Development is comprised mainly of offices that are upgraded to support various types of laboratories that are used for research in a variety of fields. Light manufacturing of small items is also included in this category. The Airport Commerce land use category currently permits office and light manufacturing uses, which have similar characteristics to Research and Development uses. Staff believes, therefore, that Research and Development would be appropriate in the Airport Commerce category.

The inclusion of Research and Development in the Airport Commerce category is also consistent with several other Lee Plan Goals, Objectives, and Policies.

OBJECTIVE 32.1: ECONOMIC GROWTH. *The capacity of Southwest Florida International Airport will be expanded in compliance with the adopted Airport Master Plan to aid in the diversification of the county's economic growth. Project implementation and approval will be coordinated through the annual Capital Improvement Program process. These expansions will be funded through user fees, airline contributions, and other funding sources not involving general county tax dollars.*

According to Objective 32.1, the airport is seen as a catalyst for economic growth and diversification. The Lee Plan sees the airport as an amenity that will attract business to the area. By allowing Research and Development on lands surrounding the airport, the County would be using the airport to promote economic growth and diversification.

OBJECTIVE 110.3: *Lee County, in coordination with the Horizon Council and other appropriate entities, shall establish, continue and maintain programs which are designed to promote and encourage the recruitment of new industries that will facilitate and diversify Lee County's economic base.*

POLICY 110.3.1: *Lee County shall, in coordination with the Horizon Council and other appropriate entities, formulate an economic development plan to assist local organizations in fostering the expansion and diversification of Lee County's economic base, and shall set forth the intent, funding, and the means available for its implementation.*

Objective 110.3 and Policy 110.3.1 promote the recruitment of new industries in order to diversify Lee County's economic base. The recruitment of Research and Development industries would help to diversify Lee County's tourism- and construction-oriented economy. The Lee Plan should contribute to this goal by specifically allowing for Research and Development in appropriate locations throughout the County.

POLICY 110.3.2: *Lee County, in coordination with the Horizon Council and other appropriate entities, shall sustain a coordinated local, regional, national, and international marketing program that will identify and attract industrial, commercial, and office space users.*

Allowing Research and Development industries to locate in the Airport Commerce lands around the airport is a small effort toward the marketing of Lee County as a potential place to locate business. Proximity to a commercial airport is a major amenity for many types of industries, including research and development. Proximity to the airport allows for easier product distribution as well as easier access for business travelers.

POLICY 110.4.4: *Lee County, in coordination with the Horizon Council and other appropriate entities, shall promote economic opportunity through the utilization of the Southwest Regional Airport and strengthen the role of the airport in Lee County's economic development.*

The subject amendment is consistent with this policy because it will specifically allow for businesses engaged in research and development to be located in close proximity to the airport. This will allow for these businesses to take advantage of the airport for product distribution and to facilitate business travel.

The existing Airport Commerce lands in Lee County are limited to the cluster bordering Southwest Florida International Airport. There is no other land in the county designated Airport Commerce. The Airport Commerce lands are an ideal place for business and industry in Lee County because of their close proximity to the airport, I-75, and Florida Gulf Coast University. Additionally, airport noise zone restrictions dictate the type of development that can occur in this area. Allowable uses within these areas are generally limited to commercial and industrial. Industries choosing to locate in this area can benefit greatly from their proximity to two of the main economic engines in Lee County. They can draw on the resources of the airport and the University. Given the locational advantages of the Airport Commerce areas of the county, staff believes it would be logical to allow Research and Development uses to have the benefit of being located in an area where they can readily draw on the resources of the airport, I-75, and the University.

One possible concern with adding Research and Development as a permitted use in Airport Commerce is that it might displace other uses that are more appropriately located near the airport. Staff, however, does not think this will be case. In the 1994 second round amendments to the Lee Plan, the Future Land Use Map was amended to convert approximately 1,400 acres from Density Reduction/Groundwater Resource to Airport Commerce. These 1,400 acres were located south of the airport, east of I-75, and north of Alico Road, in the area closest to the University. The addition of this acreage created additional opportunities for development activities requiring close proximity to the airport such as distribution centers, warehouse facilities, and services and accommodations for traveling professionals. This recent expansion of the Airport Commerce area ensured that adequate land would be available for airport related activities in the future. Research and Development activities are very rare in Lee County, and allowing them to operate in Airport Commerce areas will not displace other uses to any significant degree. Furthermore, as

previously discussed by staff, Research and Development uses generally resemble office or light manufacturing uses, therefore, their presence in Airport Commerce areas will not be a significant departure from what is already permitted in these areas.

B. CONCLUSIONS

The Research and Development land use is consistent with the uses that are already permitted in the Airport Commerce land use category. Providing for this use in Airport Commerce allows the County to better use the airport to attract new business in order to promote economic growth and diversification. Research and Development uses would benefit from a location proximate to the airport, the University, and I-75.

C. STAFF RECOMMENDATION

Planning staff recommends that the Board of County Commissioners transmit this plan amendment. The proposed text changes are shown in Part I.B.1. of this report.

PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: February 26, 2001

A. LOCAL PLANNING AGENCY REVIEW

Staff provided the LPA with a summary of the proposed amendment. The LPA asked for clarification of why this amendment was being brought forward. Staff explained that this amendment is a response to the recent rezonings that approved large-scale retail development and a residential golf course community on much of the land immediately surrounding the University. The land around the University is in the University Community land use category, which was envisioned by the Lee Plan as an ideal location for research and development activities. The approval of these developments around the University displaced any potential research and development uses that otherwise might have located near the University. During one of the public hearings on the above-referenced rezonings, it was suggested that the area north of Alico Road, in the Airport Commerce category, would be a better location for research and development than the area immediately adjacent to the University. The existing Airport Commerce category would not have accommodated research and development uses. Staff believes that the Airport Commerce area is ideal for research and development because of its proximity to both the airport and the University.

The LPA questioned how many acres are in the Airport Commerce land use category. Staff did not know the exact acreage figure, but did describe the general area in question. Upon further examination, staff found that there are approximately 4,294.3 acres within the Airport Commerce land use category.

The LPA was concerned with some of the uses allowed under the Land Development Code heading of Research and Development Laboratories, Group III, which allows research and development of chemicals and other hazardous materials. The LPA was concerned with allowing this use in locations that are so close to the Density Reduction/Groundwater Resource areas. In response to this concern, staff pointed to the language in Policy 1.2.2 that requires any development in Airport Commerce to comply with the best environmental management practices identified on pages 43 and 44 of the July 28, 1993 Henigar & Ray study entitled, "Groundwater Resource Protection Study." Additionally, staff pointed out that every use that would be established in the Airport Commerce areas would be reviewed by County staff during the rezoning process. The establishment of any use in this area would ultimately require approval by the Board of County Commissioners. If chemical research and development is decided to be an incompatible use within a particular area, then it could potentially be denied by the BoCC. In summary, staff believes that sufficient safeguards are in place to prevent any adverse impacts that might be caused by chemical research and development in the Airport Commerce areas.

One member of the public questioned whether the proposed research and development activities would be required to be strictly related to the airport as required by Objective 1.2 and Policy 1.2.2, or if these activities would be permitted to occur independent of the airport. Typically, any use in the Airport Commerce land use category would have to demonstrate it would be accommodating the growth needs of the airport through the Year 2020. Staff stated that it was not the intent for research and development to be strictly related to the airport. The intent was to encourage all types of research and development in this area, because staff thought that research and development operations would benefit from proximity to the airport. Staff suggested that this issue could be clarified by inserting a simple phrase in Objective 1.2 that stated that research and development did not necessarily have to be directly related to the airport. The LPA agreed with staff, and recommended that such language be added.

B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. RECOMMENDATION: The LPA recommended that the Board of County Commissioners transmit the proposed amendment with the language proposed by staff, as well as the additional language shown in double underline below.

OBJECTIVE 1.2: SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AREA.

Designate on the Future Land Use Map adequate land in appropriate locations to accommodate the projected growth needs of the Southwest Florida International Airport, and the business and industrial areas related to it, as well as research and development activities not necessarily related to the airport, through the year 2020. These categories are also considered Future Urban Areas.

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2. BASIS AND RECOMMENDED FINDINGS OF FACT: The LPA accepted the findings of fact as advanced by staff.

C. VOTE:

NOEL ANDRESS	AYE
SUSAN BROOKMAN	AYE
BARRY ERNST	AYE
RONALD INGE	AYE
GORDON REIGELMAN	AYE
VIRGINIA SPLITT	AYE
GREG STUART	AYE

**PART IV - BOARD OF COUNTY COMMISSIONERS
HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT**

DATE OF TRANSMITTAL HEARING: August 29, 2001

A. BOARD REVIEW: One Board member expressed concern about the potential of allowing chemical research and development in the Airport Commerce areas, and the effect this might have on the environment and surrounding properties. Staff responded that this was a compatibility concern that would be addressed during the rezoning stage. The proposed text change to the Plan would allow research and development in general terms only, and would not necessarily guarantee that all types of research and development shown in the Land Development Code would be permitted in Airport Commerce areas. All of the land in the Airport Commerce areas that has not already been rezoned for development is zoned AG-2, and would be required to come in for rezoning in order to establish research and development uses. The Board would have the ability, during the rezoning process, to deny any request for chemical research and development uses if they believed there would be a compatibility problem.

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. **BOARD ACTION:** The Board of County Commissioners voted to transmit the proposed amendment as recommended by staff and the LPA.
2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The Board accepted the findings of fact as advanced by staff.

C. VOTE:

JOHN ALBION	<hr/> AYE <hr/>
ANDREW COY	<hr/> AYE <hr/>
BOB JANES	<hr/> AYE <hr/>
RAY JUDAH	<hr/> AYE <hr/>
DOUG ST. CERNY	<hr/> AYE <hr/>

**PART V - DEPARTMENT OF COMMUNITY AFFAIRS OBJECTIONS,
RECOMMENDATIONS, AND COMMENTS (ORC) REPORT**

DATE OF ORC REPORT: _____

A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS

B. STAFF RESPONSE

**PART VI - BOARD OF COUNTY COMMISSIONERS
HEARING FOR ADOPTION OF PROPOSED AMENDMENT**

DATE OF ADOPTION HEARING: _____

A. BOARD REVIEW:

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

JOHN ALBION

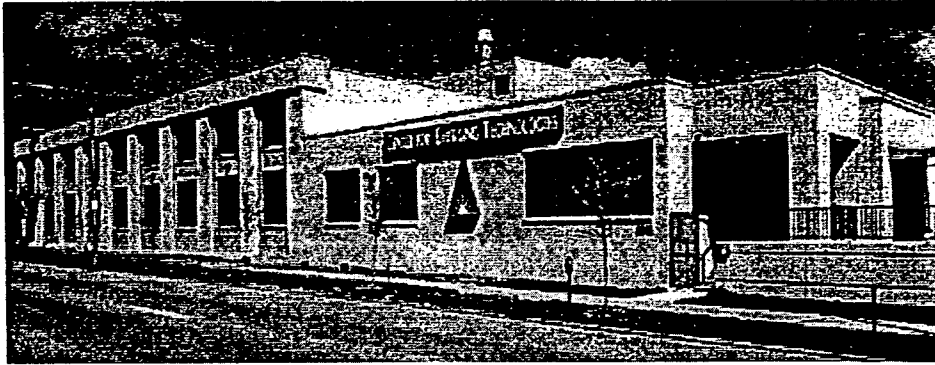
ANDREW COY

BOB JANES

RAY JUDAH

DOUG ST. CERNY

Information About The Center For Emerging Technologies



The Center for Emerging Technologies is a public-private-academic partnership. Operations are financially supported by the University of Missouri-St. Louis and the Missouri Department of Economic Development. Capital funding has been provided by St. Louis Development Corp., Missouri Development Finance Board, U.S. Economic Development Administration and St. Louis companies.

Several major corporations, service providers, and individuals have made gifts furthering our mission. The Board of Directors includes university administrators from UM-St. Louis, Washington University, and Saint Louis University ; also, retired and active executives of large technology-based companies, entrepreneurs, venture capitalists, technology consultants and professional service providers.

Mission: The mission of the Center is to be the primary force in positioning the St. Louis region as a worldwide center of advanced technology industries and knowledge-based economic development.

Long- Range Strategic Goals

The Center works regionally and statewide to:

Create an environment that fosters technology and technology-driven enterprise development

Support commercialization of these technologies by research institutions, entrepreneurs and industry researchers

<http://www.emergingtech.org/About.htm>

Immediate Operating Objectives

The Center assists emerging advanced technology companies by:

Providing business, technology and funding resources

Delivering specialized education and training

Providing assistance with business-plan development

Introducing these young companies to prospective investors

Create consortia among businesses,
universities,
community organizations , and public
agencies
dedicated to scaling up targeted
industries

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A Research and
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Linda NicholSEN, Director
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Area Demographics

[Employment by Industry](#)

[Major Employers](#)

[Occupational Wages](#)

[Public School Data](#)

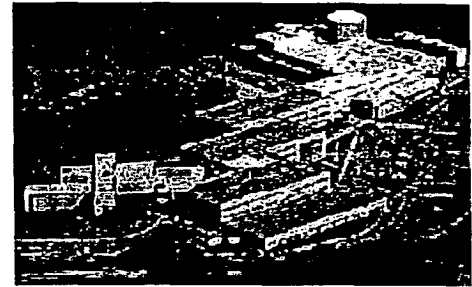
[Real Estate Values](#)

[Regional Economic Profile](#)

[Statistical Digest](#)

The Innovation Park Advantage

- Located in Tallahassee, Florida - ranked in top 20% of best places to do business in U.S. by Forbes magazine
- Affiliated with Florida State and Florida A & M Universities
- Combined enrollment of 50,000 students
- Doctoral degrees in 65 areas of study
- Strength in physics, chemistry, biology, pharmacy, material science, meteorology, lasers, architecture, and supercomputers.
- Access to faculty, equipment, funds, fellowships, grants, scholarships - and potential employees
- Home to the National High Magnetic Field Laboratory (semiconducting materials, superconductivity, bio-medical and bio-engineering, polymers, and high strength conducting composites)
- Two Florida State University supercomputers on site

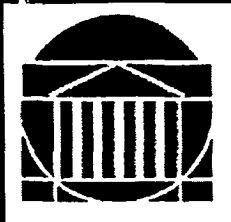


National High Magnetic Field Laboratory

Park Specifics

- Adjacent to the FAMU/FSU College of Engineering (electrical, mechanical, civil, industrial and chemical engineering)
- 115 acres; 650,000 square feet of building space.
- Lease or build. Bond financing is available for qualified projects.
- Electricity, water, sewer, and natural gas are provided by the City of Tallahassee.
- Three miles from airport, four miles from I-10; rail access.

Innovation Park
1673 West Dirac Drive, Tallahassee FL 32310-3673
Linda NicholSEN, Director
(850) 575-0343
lnicholSEN@innovation-park.com



University of Virginia
Foundation

University of Virginia
Research Park
at North Fork



Fontaine
Research Park



University of Virginia



University of Virginia
Research Experience



Quality of Life



Profile of Research
Park Companies



Additional
Information

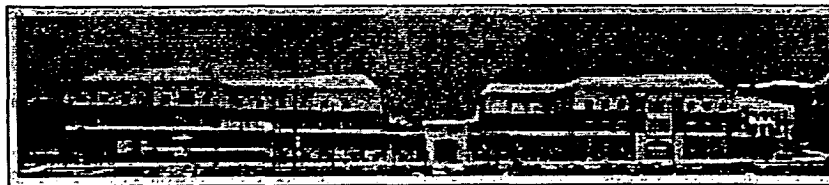


Other Links



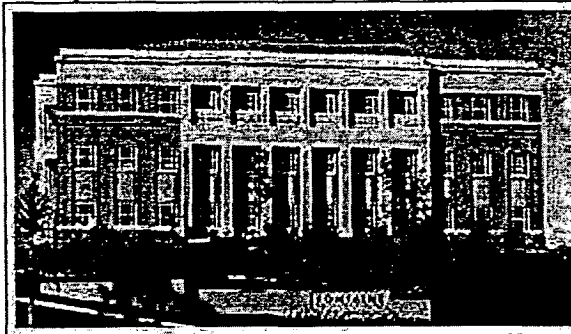
Contact Us

Fontaine Research Park



UVA/HealthSouth Rehab (left) UVA Musculoskeletal Medical Building (right).
Gresham Smith and Worley Assoc.

The Fontaine Research Park is a masterplanned, 54-acre research park which, when completely developed, will include nearly 400,000 square feet of development. The Park, already 80 percent built, is home to the Virginia



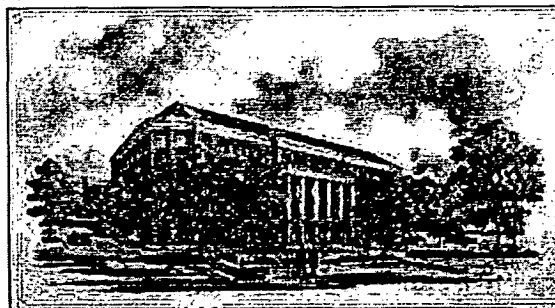
400 Ray C. Hunt
Einhorn Yaffee Prescott

Neurological Institute, Multimedia Medical Systems, the Health Services Foundation, the University of Virginia Office of Development, INC Research, Varian Medical Systems, and a joint venture between the HEALTHSOUTH Corporation and the University's Health System that includes a 50-bed Rehabilitation Hospital and the

Musculoskeletal Medical Office Building. The most recent building, completed in September 1999, is home to the Association for Investment Management and Research, the University of Virginia Investment Management Company, and the University of Virginia College of Arts and Sciences Development Office.

Fontaine Research Park is located adjacent to the grounds of the University of Virginia, less than two miles from the central Charlottesville business district.

Additionally, the Park has direct access to U.S. Route 29, the major north-south artery through Charlottesville, and is less than a mile from Interstate 64.



AIMR Building
The Glave Firm

The University of Virginia Foundation's plan for the Fontaine Research Park is to be the location for organizations that want a strong and continuing relationship with the University.

Take a look at the site map.

Tenants:



Health Services Foundation
Odell Associates

Virginia Neurological Institute
Multimedia Medical Systems
Health Services Foundation
University of Virginia Office of Development
HEALTHSOUTH Corporation
Musculoskeletal Medical Office Building
Association for Investment Management and Research
(AIMR)
INC Research
Varian Medical Systems

- University of Virginia Investment Management Company
- University of Virginia College of Arts and Sciences Development Office



M i l w a u k e e C o u n
t y

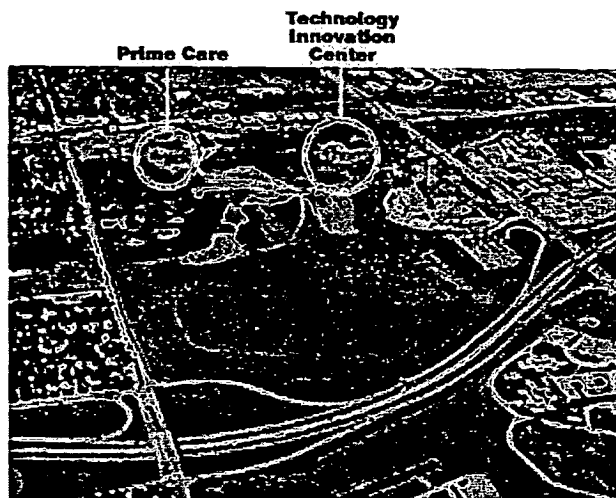
R E S E A R C H P A R K

WHAT DO WE DO?

The Milwaukee County Research Park Corporation is committed to long-range job creation and economic growth in the research and development, high technology and scientifically-oriented production sectors of the economy. This objective will be accomplished by bringing together the substantial intellectual and entrepreneurial resources of the metropolitan Milwaukee area in a physical environment conducive to such activities. This will accelerate technology transfer from the laboratory to the marketplace, improve the quality of life of people in the community and help keep metropolitan Milwaukee and the City of Wauwatosa competitive into the 21st century.

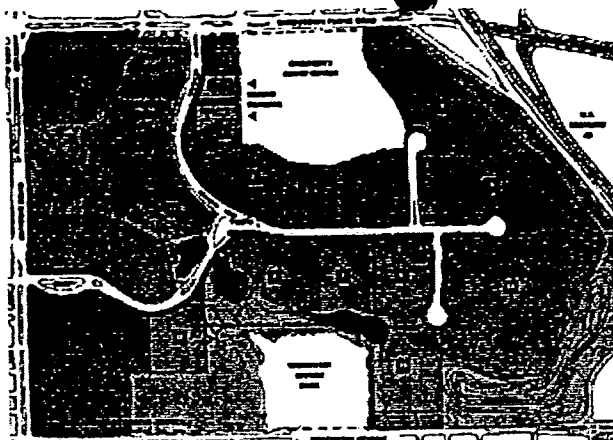
WHERE ARE WE?

The Milwaukee County Research Park is located in the City of Wauwatosa, Wisconsin, the geographic center of the metropolitan Milwaukee area. The site is convenient to two major expressways, Interstate I-94 and US 45. Downtown Milwaukee is 10 minutes from the Park and Mitchell International Airport can be reached in fifteen minutes. Commercial districts, parks and quaint residential neighborhoods are only blocks away.



MCRPC grounds (aerial view)

The 175 acre Research Park lies within a larger, 1100 acre natural expanse called



MCRPC site map

the Milwaukee County Grounds. The setting features permanent green space buffers, extensive wooded areas, nature trails, ponds and a natural waterway. Building sites that range in size from 1 to 50 acres are available for qualified users. The Research Park is a member of the Association of University Related Research Parks (AURRP), and the National Business Incubation Association (NBIA), the Technology Transfer Society (T2S) and the Wisconsin Economic Development Association (WEDA).

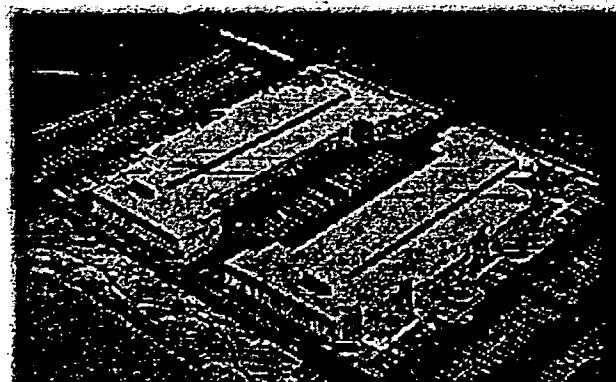
CURRENT RESEARCH PARK ACTIVITY

Boldt Development Corporation began construction of the first of two 43,700 Sq. Ft. multi-tenant technology and business buildings, on approximately nine acres of land, in October 1997. Occupancy of this building is expected in May 1997. These state-of-the-art facilities will have access to the information superhighway by means of high bandwidth fibre optic cable connected to a Internet Point of Presence (POP) located in the Research Park's Technology Innovation Center. This capability is also available to other occupants of the Park.



Boldt Development Corp.

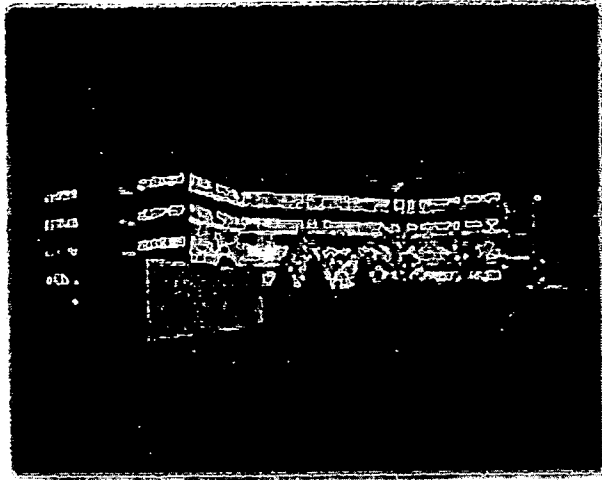
The first tenant in the Boldt project, named the Wood Lake Business and Technology Center, is AE Business Solutions, a Madison, WI based information technology firm that is moving it's Milwaukee area operations into 5,800 Sq. Ft. AE Business Solutions has grown to be one of the largest computer systems integrators in the Midwest. In 1995, Inc. Magazine



AA Milwaukee County Research Park included them as a member of the Inc. 500, a composite of the fastest growing privately held companies in the nation.



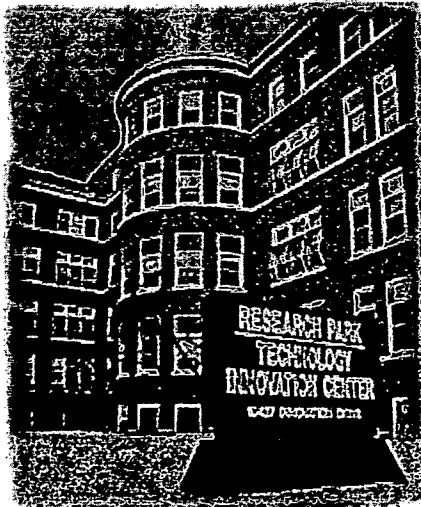
Boldt Development Corp.(aerial view)



Primecare Health Plan, Inc.

PrimeCare Health Plan, Inc., the state's largest managed care HMO, completed it's new corporate headquarters and data processing center in September 1995. This \$10 Million, 138,000 Sq. Ft. building houses over 430 employees.

TECHNOLOGY INNOVATION CENTER



Technology Innovation Center

The Technology Innovation Center is the Research Park's 128,000 sq.ft. high-technology incubator- one of the largest in the United States. Since opening its doors in March 1993, the Center has attracted over 20 firms.

Technology Innovation Center tenants enjoy dedicated conference rooms, an in-house library and other business resources. They also have special access to the Research Park's university and corporate affiliates:

Marquette University

University of Wisconsin Biotechnology Center

Medical College of Wisconsin

Milwaukee School of Engineering (MSOE)

University of Wisconsin-Milwaukee

Foley and Lardner(legal)

Robert W. Baird & Co.(brokerage)

Firstar Bank (financial services)

Firstar Bank (financial services)

Johnson Controls, Inc.(management)

CURRENT TECHNOLOGY INNOVATION CENTER TENANTS

Advanced Cabling Solutions - cabling solutions for information technology applications.

Apex Interactive - e-commerce solutions, marketing software, and Internet web hosting.

Argus Technologies, Inc. - vertical market software.

Cogent Corporation - computer software for the healthcare industry.

Collins Communications Technologies - designs, implements, and supplies hardware for data networks.

Cyborg Games, Inc. - on-line multi-player computer games for the Internet.

Desktop Engineering, Inc. - consulting, service and support for Apple Macintosh.

Digital Technology Services - visual based products used in quality control and training applications.

Discovery Technologies, Inc. - design of printed circuit boards and other electronic components.

ERIM International - remote sensing, electromagnetic phenomenology, and imaging.

Groupware Technologies, Inc. - Lotus Notes based software applications. "Provide" AIDS/HIV software.

Guild Software, Inc. - on-line simulation software and multi-player games.

IGC-Medical Advances, Inc. - RF coils and gradient systems for the MRI and spectroscopy market.

I.Net Solutions, L.L.C. - intranet, extrenet, database design, and high-end web development.

Inphinet Interactive Solutions, Inc. - internet content design and the development of web communities.

Institute for Viral Pathogenesis, Inc. - research relating to characterization of human viral pathogens.

Jackson/MacCudden, Inc. - science-based industrial hygiene and environmental consulting.

Juneau Partners, Inc. - enterprise software and e-commerce solutions.

MC Services Company - cross platform integration, database design, and Internet services.

Milwaukee County Research Park - technology park and business incubation for technology-based firms.

Productive Data Corporation - electronic publishing tools, data conversion, and web hosting.

ProtoPROBE, Inc. - biomedical research, research support services, and antibodies.

QM! Design, Inc. - computer graphics for web sites and commercial applications.

Right Image, L.L.C. - real-time embedded systems and image/signal processing.

Smart Systems, Inc. - electronic circuit board design.

SparkNET Interactive - high volume non-spam e-mail list hosting with opt-in delivery.

SPS Productions, LLC - 3d multimedia animation, web content and hosting, and e-commerce.

Tailored Solutions, Inc. - job tracking software for the printing industry.

Techno*Spec Incorporated - information technology services and configuration of hardware.

Time Warner Telecom - IDD - high speed Internet service for business and institutions.

TPI Technologies - industrial and prototype design using composite materials.

TSI International Software, Ltd. - enterprise application integration (EAI) and eBusiness software.

Tushaus Computer Services, Inc. - microcomputer based technology services and systems for business.

Uni-Comm Corporation - engineers and designs PBX, wireless, and other telecommunications.

Wisconsin Viral Research Group, Inc. - medical diagnostics laboratory focusing on virologic research.

LINKS TO OTHER TECHNOLOGY DEVELOPMENT PAGES

Milwaukee Technology Consortium (MTC) site contains the new on-line Directory of Milwaukee Area Technology Based Companies, information about MTC, and a profile of metropolitan Milwaukee.

National Business Incubation Association (NBIA) will hold it's 11th International Conference on Business Incubation, "Sharpening Our Entrepreneurial Focus," in Milwaukee at the Hyatt Regency, May 4-7, 1997. This site contains conference information.

Wisconsin Small Business Innovation Consortium (WiSBIC) site contains information and assistance for Wisconsin small businesses who are interested in applying for SBIR, STTR, and ATP federal research grants.

CONTACT

Guy T. Mascari
Director of Marketing
Milwaukee County Research Park
Corporation
10437 Innovation Drive, Ste. 123
Wauwatosa, WI 53226-4815

email gtm@mcrpc.org
telephone 414.778.1400
facsimile 414.778.1178

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VIRGINIA BIOTECHNOLOGY RESEARCH PARK


[◀ Home](#)

ABOUT THE PARK *FACILITIES*

▼ About the Park

[Welcome](#)
[General Information](#)
[Facilities](#)
[Companies and
Research Institutions](#)
[News About the Park](#)
[Map & Directions](#)
[Contact Information](#)
[Annual Report](#)

► Research Collaboration

[► Technology in Virginia](#)
[► Greater Richmond, VA](#)
[► Virginia Business
Advantages](#)

The Virginia Bio-Technology Research Park currently has six buildings, totaling over 300,000 square feet of research, laboratory and office space. This represents a total investment of over \$75 million and will result in an employment base of over 850 individuals. This represents less than 18% of the total developable area of the Park.



Biotech Center

The Park includes a 27,000 square foot incubator facility, the Virginia Bio-Technology Research Center, completed and occupied in 1996. Funded by \$5 million from a statewide bond referendum, the Biotech Center boasts state-of-the-art laboratories, offices, conference and business resource/support facilities to assist new companies in testing out the viability of their ideas.

The Virginia Bio-Technology Research Park can work with companies to accommodate their space and facility needs under a variety of arrangements. Small and start-up companies can lease space in the



Biotech Center with full access to a variety of common and support facilities, from cold rooms, freezers, x-ray processing and laboratory washing to sterilization equipment. Standard laboratory modules in the Biotech Center are approximately 540 square

feet and are equipped with benches, wet laboratories, storage and full data/telecommunication connections. Most labs also have a 126 square foot private office incorporated into the lab space. Private offices are available with modular furnishings and range from 130 square feet to 300 square feet each.

Biotech One

Biotech One is a 100,000 square foot multi-tenant facility which is immediately adjacent to the Biotech Center and is joined via an atrium and common entry. Established companies and research institutes can be provided custom-fitted laboratory, research and office space to meet their specifications and particular requirements. Leases in Biotech One can be structured to accommodate the company's particular requirements and are full-service, triple net leases. Space is currently still available in Biotech One.

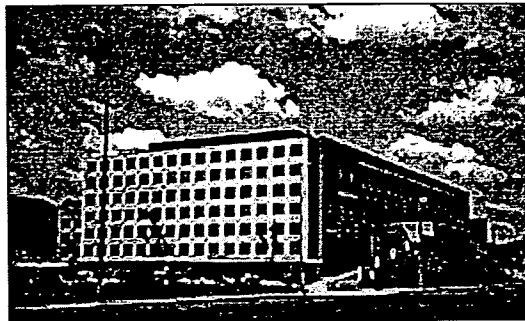
Companies and research institutes located in the Biotech Center or Biotech One can also enjoy access to the following facilities and common benefits:



- Common building reception
- 24-hour access with carded security system
- 2,000 square foot conference and training facility
- Conference rooms
- Library facilities
- Loading dock
- Central mail and express package facilities
- Buffet kitchen
- Access to University facilities and resources

Biotech Two

Biotech Two is a 137,000 square foot, \$31 million facility which has been designed to house the State Division of Forensic Science and



Office of the Chief Medical Examiner. The facility was developed by the Virginia Bio-Technology Research Park Authority and is being leased back to the Commonwealth of Virginia under a long-term

arrangement. The building was completed in May 1998 and provides the Virginia Division of Forensic Science with the most modern and well-equipped laboratory facilities of any forensic science department in the country. The facility also houses the new Institute of Forensic Science and Medicine.

Other Facilities

Biotech Three and Biotech Four are multi-tenant research and office

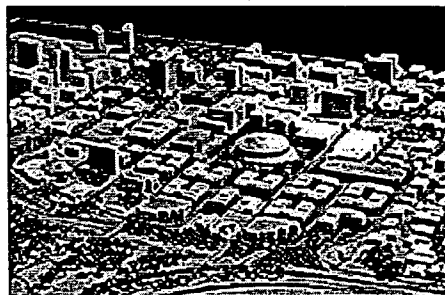
facilities with 31,000 and 12,500 square feet respectively. Currently, these buildings are fully occupied.

Biotech Five is a build-to-suit R&D office and assembly facility for the Infilco Degremont Company. The building has 14,000 square feet in its initial phase, with expansion potential in future years to add space as the company's needs dictate. The Virginia Bio-Technology Research Park Authority developed Biotech Five as a build-to-suit facility under a long-term lease arrangement with Infilco Degremont.

The Park has entered into an arrangement with the City of Richmond to lease 5,000 square-feet of laboratory space in the Public Safety Building. The Park has also acquired existing structures on North Fourth Street, south of Biotech Two. The location of these buildings to the other Park facilities and amenities will continue to offer existing companies the services and support they currently receive, as well as maintaining their close proximity to the medical and academic campuses of Virginia Commonwealth University.

Convenient Amenities

The Virginia Bio-Technology Research Park is conveniently located next to the medical sciences campus of Virginia Commonwealth University and the Medical College of Virginia Hospitals. The academic campus of Virginia Commonwealth University with facilities including the new \$43 million School of Engineering is less than a 10-minute drive from the Park.



The downtown campus of J. Sargeant Reynolds Community College is immediately adjacent to the Virginia Bio-Technology Research Park, offering companies the opportunity to develop customized training programs for their personnel. J. Sargeant Reynolds and John Tyler Community Colleges are both developing technical training programs for laboratory technicians.

The Richmond Centre, Richmond Coliseum, convention hotels and other amenities are located close to the Park. The Richmond Centre is a 62,000 square foot convention and trade show facility with plans for expansion. When completed, the Centre will contain 180,000 square feet of exhibition space and allow the Richmond area to attract major regional and national shows, conventions and conferences.

The Virginia Bio-Technology Research Park can work with your company - large or small, start-up or established - to meet your facility needs.

OVERVIEW

Trammell Crow Company**Trammell Crow**
<http://www.trammellcrow.com>**Technology Park Facility**450 Technology Park
Lake Mary, FL 32746
County: Seminole**Property Type:** Industrial R&D
Property ID#: 6084837**Date Modified:** 12/11/2000**INVESTMENT SUMMARY**

Price:	\$1,425,000	Building Sq Ft:	21,686
Price/Sq Ft:	\$65.71	Lot Size:	1.69 acres
Year Built:	1988	Lot Frontage:	185
		Lot Depth:	300
		Zoning:	M-1A

PROPERTY DESCRIPTION

100% air conditioned office/warehouse/manufacturing building located in high-tech suburb of Orlando. Heavy power, 52+- car paved parking lot, 2 grade level truck doors (10 x 12) in a beautiful office/industrial park setting. Heavy office buildout with large open area for additional offices, assembly, etc. Call listers for more information or to show.

AREA DESCRIPTION

Located in Technology Park just off of Lake Mary Road in Lake Mary. Excellent access to Lake Mary Blvd and I-4 expressway.

CONTACT**Matthew D. Messier, SIOR, CCIM or J. Paul****Reynolds****Trammell Crow**

Orlando, FL

407-849-2233

mmessier@trammellcrow.com<http://www.trammellcrow.com>

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, sq. footage, income, and expenses are approximate. Buyers should conduct their own independent investigations and rely only on those results.

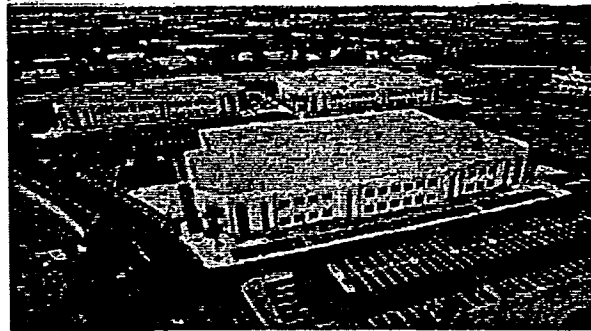
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OVERVIEW



**COLDWELL BANKER COMMERCIAL NORTH COUNTY
PROPERTIES**

<http://www.commercial.coldwellbanker.com>



Legacy NorthPointe

6221 El Camino Real
Carlsbad, CA 92008
County: San Diego

Property Type: Industrial R&D
Property ID#: 3354354

Date Modified: 01/04/2001

INVESTMENT SUMMARY

Price:	\$6,011,275	Building Sq Ft:	72,425
Price/Sq Ft:	\$83.00	Lot Size:	
Year Built:	1999	Lot Frontage:	
		Lot Depth:	
		Zoning:	

PROPERTY DESCRIPTION

Frontage on El Camino Real. One of the prestigious office / industrial campus-type business projects in Carlsbad. Neighbors include ViaSat, Hughes JVC, etc.

AREA DESCRIPTION

North San Diego County. Prestigious Carlsbad address.

CONTACT

Ronald L. King, SIOR / Charles J. McNary, SIOR
**COLDWELL BANKER COMMERCIAL NORTH COUNTY
PROPERTIES**

Carlsbad, CA
877-572-5627
lhenkel@coldwellbanker.com
<http://www.commercial.coldwellbanker.com>

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OVERVIEW

Date Street Commerce Center - R & D (Unit #D-100)

41695 Date St.
Murrieta, CA 92562
County: Riverside

Property Type: Industrial R&D
Property ID#: 5703504

Date Modified: 11/12/2000



INVESTMENT SUMMARY

Price:	\$7,200,000	Building Sq Ft:	100,000
Price/Sq Ft:	\$72.00	Lot Size:	
Year Built:	2000	Lot Frontage:	
		Lot Depth:	
		Zoning:	Bp

PROPERTY DESCRIPTION

Industrial/Office One- and Two-Story (for additional details, check out our website at: www.temvaldev.com)

AREA DESCRIPTION

Business Park

CONTACT

O.B. Johnson / Director of Sales & Marketing Temecula Valley Developers

Murrieta, CA
909-698-4313
info@temvaldev.com

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OVERVIEW



Allen & Kwan Commercial

<http://www.annarbor-realestate.com/index2.html>



High Tech Manufacturing Laboratory

6200 Jackson
Ann Arbor, MI 48103
County: Washtenaw

Property Type: Industrial R&D
Property ID#: 7499417

Date Modified: 01/29/2001

INVESTMENT SUMMARY

Price:	\$7,940,000	Building Sq Ft:	48,100
Price/Sq Ft:	\$165.07	Lot Size:	6 ACRES
Year Built:	1976	Lot Frontage:	
		Lot Depth:	
		Zoning:	I-1

PROPERTY DESCRIPTION

R&D facility with 2 Class 10,000 clean rooms, wet labs, warehouse, shipping and offices. Fully air-conditioned.

AREA DESCRIPTION

Excellent highway visibility, easy access to highway. Located in an office/light manufacturing park. 20,000-sf Class A office building adjacent is also available.

CONTACT

Susan Moore
Allen & Kwan Commercial

Ann Arbor, MI
734-996-8823
smoore@annarbor-realestate.com
<http://www.annarbor-realestate.com/index2.html>

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OVERVIEW

Trammell Crow Company

Trammell Crow Company
<http://www.trammellcrow.com>

Corporate Office, R&D Flex Facility

13309 SE 84th Avenue
 Clackamas, OR 97015
 County: Clackamas

Property Type: Industrial R&D
Property ID#: 6892701

Date Modified: 01/03/2001



INVESTMENT SUMMARY

Price:	\$5,800,000	Building Sq Ft:	55,870
Price/Sq Ft:	\$103.80	Lot Size:	6.25 ACRES
Year Built:	1988	Lot Frontage:	
		Lot Depth:	
		Zoning:	LIGHT INDUSTRIAL

PROPERTY DESCRIPTION

A high quality two-story, freestanding, office/flex facility originally designed for corporate and administrative offices and prototype manufacturing for Precision Castparts. Heavy power, air handlers, HVAC served. Zoning allows for a variety of uses including 100% office use.

AREA DESCRIPTION

The property is located conveniently between the primary industrial and commercial districts in the area: The Clackamas Industrial area, and Clackamas Town Center. The 2,000 acre Clackamas Industrial area is the largest market location for manufacturing, distribution, and warehousing firms located within the immediate area. Many metals fabricators and other industrial support services and suppliers are located here. Major employers include: Precision Castparts, US Reddaway, Clean-Pak International, Tree of Life Gourmet Foods, Northwest Consolidated Metco Inc., and Ingram Entertainment. There are many industrial and business parks that accommodate smaller firms and offer space for lease. The area has excellent transportation access via I-205, Highway 212 and 224, and Southern Pacific rail spurs. Area amenities include the 18 hole Sah-Ha-Lee Golf Course, numerous restaurants, a nearby commercial district and a community park with access to the Clackamas River. Clackamas Town Center Area is a regional suburban business center, and the primary market area for retail, Class A office, hotel and apartment complex development on Portland's eastside. Major developments include the 1.2 million square foot Clackamas Town Center Mall, Sunnyside Hospital (and several health clinics), an 85 acre regional park and swim center, and two satellite educational campuses (Oregon Institute of Technology and Clackamas Community College). Convenient Transportation access is provided by I-205 and nearby Highways 224 and 212. Major employers include Clackamas Town Center, Kaiser Sunnyside Medical Center, and ADP Dealer Services Inc. There are 794,000 residents within a 10 mile radius with an estimated average income of \$47,042. Given the property's ideal location at the crossroads of these two vibrant neighborhoods, it can make an ideal location for any business.

CONTACT

Matt Kayser
Trammell Crow Company
 Beaverton, OR
 503-644-9400
mkayser@trammellcrow.com
<http://www.trammellcrow.com>

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THE TOWERS

Airport Business Park

Rochester's Ultimate Business Ad

Home

Services

Executive Suites

Current Tenants

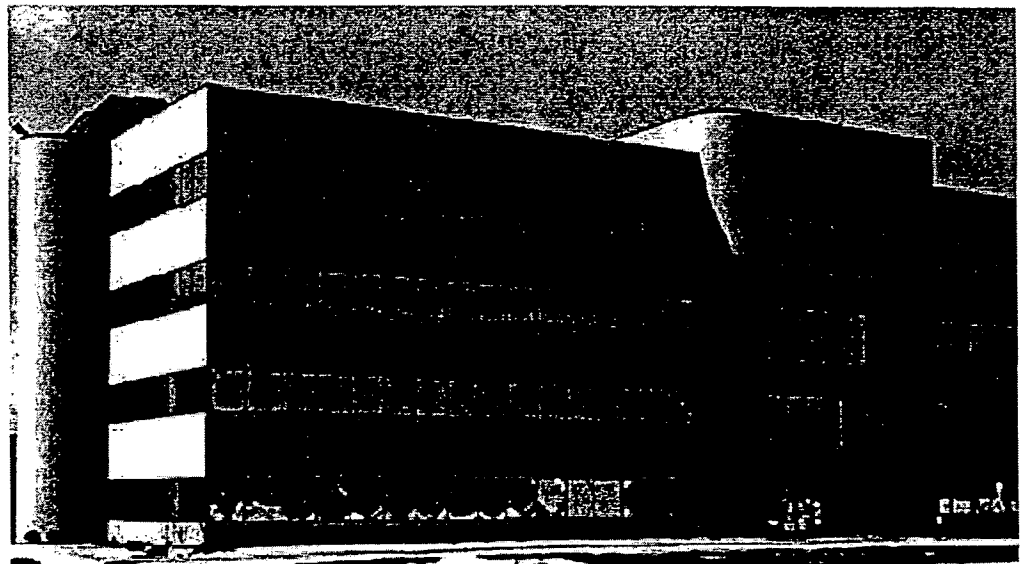
Contact Us

Home

Welcome to

THE TOWERS

Airport Business Park Web Site



Introduction

Welcome to THE TOWERS. If you are looking for a Class "A" site yet centrally-located office park at below competitive rates, you are invited to consider and visit our aesthetically pleasing office complex.

THE TOWERS Airport Business Park is a suburban office complex designed to accommodate a total of seven 58,000 square foot office buildings, for a total square footage of approximately 400,000 square feet. To date, two buildings have been completed. Any future expansion needs can be met.

Each building has a unique design featuring multiple entrances for access from all locations in the parking area. Generous, well-lit, parking is provided free of charge.

A complete health and fitness center is located right next door.

At THE TOWERS, you will receive the personal attention you deserve from our experienced on-site management team.

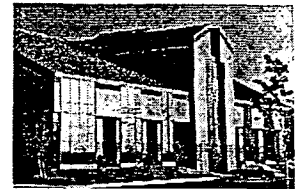
Corporate Headquarters

In addition to executive suites, we provide corporate spaces from 1,000 square feet to a full building of 58,000 square feet.

(Click on pictures to see them enlarged.)



General Office Space



THE TOWERS Building

Location

- Direct access to the Greater Rochester International Airport
- Less than 10 minutes from Downtown.
- Uniquely situated just one mile from the University of Rochester, two miles from Rochester Institute of Technology.
- 15 minute commute from eastern and western suburban corridors
- Hotels, shopping and restaurants nearby.

Click here to see a [map](#).

Design Features

Striking architecture and user friendly interior design are the hallmarks of the buildings that anchor THE TOWERS development.

- Mirrored solar-reflective insulated glass set in special vinyl proof frames provide excellent interior sound and light quality
- Steel and masonry construction provide a sturdy soundproof fireproof setting.
- State-of-the-art security systems.
- Well-lit parking around the circumference with several entrances

- to each building provide for a safe office setting.
- Individual tenant thermostats (one for every 1,000 feet each area) superior temperature control, utilizing some 58+ computer operated heat pumps deployed throughout each b
- Fully carpeted public areas provide pedestrian safety in all conditions.
- Large atrium space was created for tenants use for trade product introductions, celebrations, etc. Refreshment facility built into the premises.
- Oversized elevators (by a full third) to provide for a feeling of comfort and roominess.

If you are interested in leasing office space or would like more information about THE TOWERS, please call (800) 836-9466. Mail us at Info@Airport-Towers.com. We warmly welcome all inquiries.


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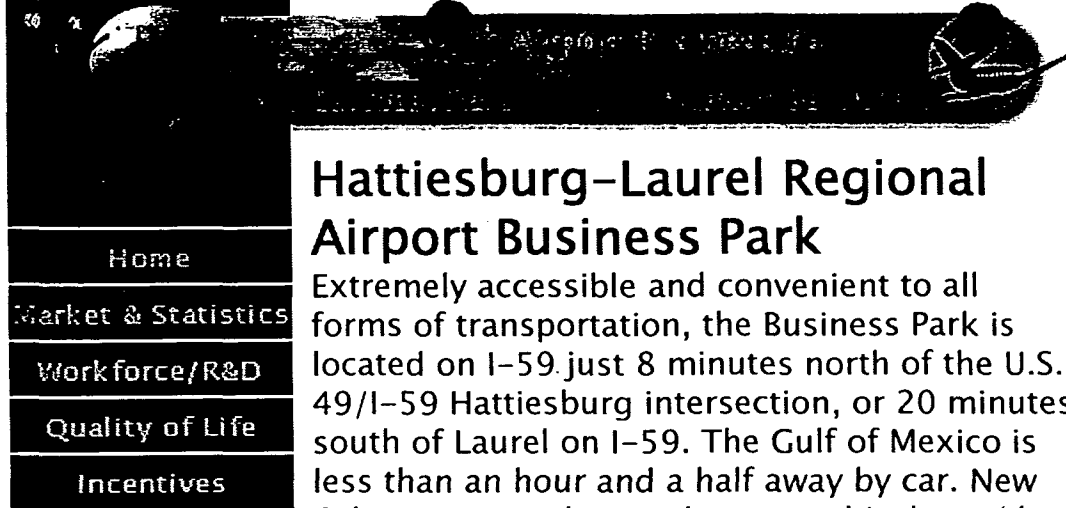
For more information, contact us at Info@Airport-Towers.com or

*The Towers Airport Business Park
1200-A Scottsville Road
Suite 400
Rochester, NY 14624
(716) 436-0950 or
(800) 836-9466*

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Hattiesburg–Laurel Regional Airport Business Park

Extremely accessible and convenient to all forms of transportation, the Business Park is located on I-59 just 8 minutes north of the U.S. 49/I-59 Hattiesburg intersection, or 20 minutes south of Laurel on I-59. The Gulf of Mexico is less than an hour and a half away by car. New Orleans just under two hours, and Jackson (the state capital) is ninety miles. Camp Shelby, the largest National Guard and Reserve training facility in America, is only 25 minutes to the South

Business Park Features

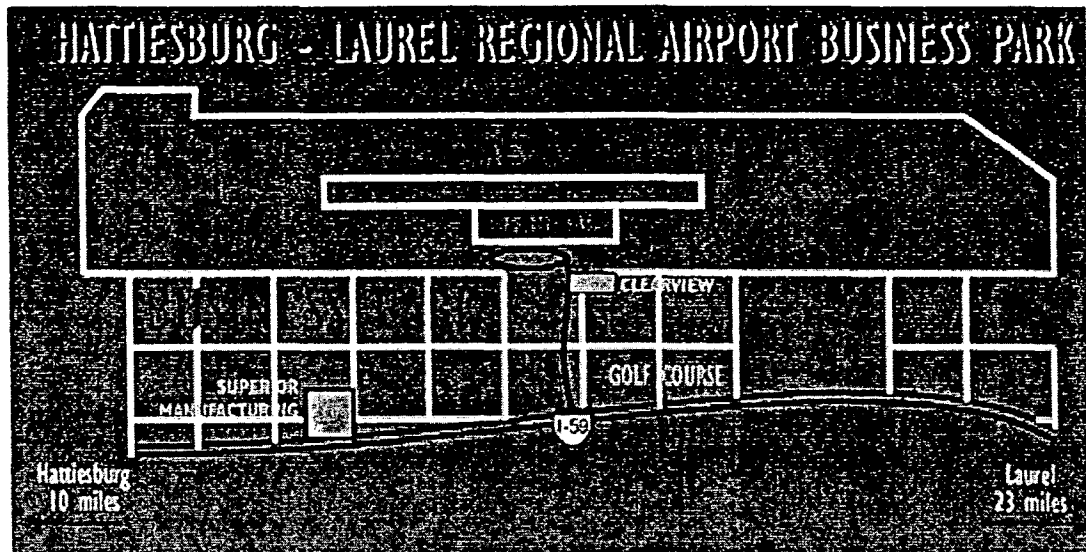
Centrally located in one of the fastest growing high technology communities in the United States, Hattiesburg–Laurel Regional Airport Business Park encompasses 750 acres of wooded, rolling hills divided into lots of varying sizes to fit all needs. Prime building sites are available in the Business Park and construction costs are well below the national averages. Neither soil nor terrain seriously complicates construction, and all lots have excellent drainage. The Business Park is accessible by two paved access roads, other needed roadways can be planned to meet your specific requirements.

The Hattiesburg–Laurel Airport Business Park has its own water & sewer capability, single- and three-phase electrical power is available, and gas service can also be provided. BellSouth provides telephone service. Dixie Electric Power Association provides electric utility service at competitive rates, and good weather keeps heating bills to a minimum.

Currently, the Park is home to Superior Manufacturing, manufacturer of anti-fatigue mats, Clearview Recovery Center and Pine Belt National Golf Club, an eighteen-hole golf course and clubhouse.

Hattiesburg–Laurel Regional Airport is growing

and welcomes companies that are also "on the grow". For more information on this unique Business environment, simply contact us. We will work with you to assure that you realize the most from your investment.



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Adirondack Airport Business Park

In Lake Clear, New York, the Adirondack Regional Airport Business Park serves the Olympic Region. It is under the management of the Adirondack Economic Development Corporation. Located on the 1,100-acre Adirondack Regional Airport, a 290-acre business park is being developed to attract new business to the Olympic region. The 10,000 square-foot Incubator Building is ready for occupancy.

Park Features

- ▶ Designed/engineered for environmental compatibility
- ▶ Commercial airport access
- ▶ Streamlined permitting process
- ▶ Incentives and comprehensive financing packages
- ▶ Favorable labor rates, with a strong work ethic
- ▶ Fiber optics
- ▶ Favorable construction costs
- ▶ Construction management available

The Adirondack Regional Airport is the only commercial airport inside the six-million-acre Adirondack Park. The 6,500-foot runway (23 at SLK) is open 365 days a year in all weather, with a precision instrument approach.

New construction for expansion and new sites. The AEDC has developed a working relationship with the Adirondack Park Agency (the regulatory agency for land development & stewardship of the Adirondack Park).

Quality of Life

The Adirondack Mountains of New York State are still one of the best-kept secrets in the lower 48. Best known for its winter recreation facilities in Lake Placid, the Olympic High Peaks Region abounds with the finest trout streams, clear spring-fed lakes, natural pine-scented breezes, and hiking trails for everyone. The business park is also bordered by land owned by Paul Smith's College, with its programs in forest conservation and hotel/restaurant management.

- ▶ The Olympic Region has 5 bio-tech facilities
- ▶ Availability of high-speed data transmission is bringing independent software companies to the area
- ▶ An ocean port within two hours
- ▶ Three major universities within two hours
- ▶ Saranac Lake regional health care facility
- ▶ Hundreds of thousands of acres of private timber interests within an hour
- ▶ Combine recreation and business travel.

Targeted Businesses

- ▶ Aviation distribution - parts supply (air freight)
- ▶ Biotech & High Tech Businesses
- ▶ Technical support back office
- ▶ Light assembly furnished through airport services
- ▶ Companies that value outdoor recreation for advertising purposes



BACK TO HOME
ADIRONDACK ECONOMIC
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Adirondack Economic Development Corporation

PO Box 747

60 Main Street

Suite 200

Saranac Lake, NY 12983-0747

Toll-Free: 1-888-243-AEDC

1-518-891-5523

FAX 518-891-9820

**CPA2000-10
BoCC SPONSORED
AMENDMENT
TO THE**

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

**BoCC Public Hearing Document
for the
August 29th, 2001 Public Hearing**

*Lee County Planning Division
1500 Monroe Street
P.O. Box 398
Fort Myers, FL 33902-0398
(941) 479-8585*

August 1, 2001

**LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA2000-00010**

☒

Text Amendment

☐

Map Amendment

<input checked="" type="checkbox"/>	This Document Contains the Following Reviews:
<input checked="" type="checkbox"/>	Staff Review
<input checked="" type="checkbox"/>	Local Planning Agency Review and Recommendation
<input type="checkbox"/>	Board of County Commissioners Hearing for Transmittal
<input type="checkbox"/>	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report
<input type="checkbox"/>	Board of County Commissioners Hearing for Adoption

STAFF REPORT PREPARATION DATE: February 19, 2001

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. APPLICANT:

LEE COUNTY BOARD OF COUNTY COMMISSIONERS
REPRESENTED BY LEE COUNTY DIVISION OF PLANNING

2. REQUEST:

Amend the Future Land Use Element by adding Research and Development as a permitted use under Policy 1.2.2, the Airport Commerce descriptor policy.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:

1. RECOMMENDATION: Planning staff recommends that the Board of County Commissioners transmit the proposed amendment with the text changes shown in underline format below. This recommendation also includes text changes to Objective 1.2 that were recommended by the LPA, but were not considered in staff's original recommendation. Staff agrees with the additional language recommended by the LPA. The additions made by the LPA are shown in double underline format.

OBJECTIVE 1.2: SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AREA.

Designate on the Future Land Use Map adequate land in appropriate locations to accommodate the projected growth needs of the Southwest Florida International Airport, and the business and industrial areas related to it, as well as research and development activities not necessarily related to the airport, through the year 2020. These categories are also considered Future Urban Areas.

POLICY 1.2.2: The Airport Commerce areas are commercial and industrial lands adjacent to the airport needed to accommodate projected growth through the year 2020. These areas will include developments consisting of light manufacturing or assembly, warehousing, and distribution facilities; offices; research and development activities; ground transportation and airport-related terminals or transfer facilities; and hotels/motels, meeting facilities, and other hospitality services. Because this area is located within the Six Mile Cypress Basin and is also a primary point of entry into Lee County, special environmental and design review guidelines will be applied to its development to maintain the appearance of this area as a primary point of entry into Lee County. Retail commercial uses in this category are only permitted within hotels and motels. Property in Section 1 and the east 1/2 of Section 2, Township 46 South, Range 25 East, and in Section 6, Township 46 South, Range 26 East, must be rezoned to a planned development zoning category prior to any development other than the construction of essential public services. During the rezoning process, the best environmental management practices identified on pages 43 and 44 of the July 28, 1993 Henigar & Ray study entitled, "Groundwater Resource Protection Study" will be rebuttably presumed to be necessary to protect potential groundwater resources in the area. Residential uses are only permitted in this category to the extent described in Chapter XIII.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- The Airport Commerce category allows specific uses such as light manufacturing, assembly, warehousing, distribution, and offices that are characteristic of most Research and Development operations.
- A Research and Development facility generally resembles an office or light manufacturing use in terms of appearance and intensity of use.
- The inclusion of Research and Development as a permitted use in the Airport Commerce Future Land Use category is consistent with other provisions of the Lee Plan.
- Research and Development activities can benefit from being located in close proximity to airport facilities.
- The recent approval of large-scale residential and retail development in the University Community land use category has reduced the opportunities available for research and development industries in close proximity to Florida Gulf Coast University.

- Airport Commerce lands are relatively close in proximity to Florida Gulf Coast University. The future extension of Treeline Avenue south to Ben Hill Griffin Parkway will increase access between FGCU and the Airport Commerce lands to the north.
- The inclusion of Research and Development as a permitted use in Airport Commerce will not significantly displace other uses that are already permitted in Airport Commerce.

C. BACKGROUND INFORMATION

When the University Community land use category was established in 1992, it was intended to accommodate the new Florida Gulf Coast University and its “associated support development.” One of the main components of “associated support development” was the accommodation of development, such as research and development parks, that would not have come to the area were it not for the presence of the University. Over the last two years, the County has approved two large-scale developments that have significantly reduced the available acreage in the University Community area. In November of 1999, the 1,271-acre Miromar Lakes development was approved as a residential golf course community along with a large amount of commercial retail and office. In November of 2000, Gulf Coast Towne Center was approved for the development of a regional mall along with 600 multi-family dwelling units, on a 244-acre parcel, in the University Community land use category. These two developments used up the vast majority of the available University Community land, and effectively reduced the opportunities for research and development industries to locate in the area surrounding the University. Both of these developments accommodated a small amount of Research and Development by including it as an approved use in each project. It is becoming clear, however, that Miromar Lakes will develop only with residential, retail, and golf course uses. Additionally, planning staff has had discussions with Miromar Lakes representatives, and they have indicated that they plan to expand Miromar Lakes by several hundred acres for additional residential and golf course uses. This would further reduce the available acreage for Research and Development within the University Community. The Gulf Coast Towne Center plan of development, while it did list Research and Development as a permitted use, was clearly based on the development of a regional mall. Staff believes that the approval of Miromar Lakes and Gulf Coast Towne Center represented a lost opportunity for the accommodation of Research and Development, not only in the University Community, but for Lee County in general.

During the public hearing process for both of these cases, staff argued that the University Community land use category called for the development of “associated support development,” and specifically, university-related research and development. During negotiations for the Gulf Coast Towne Center development, the applicant’s representatives suggested that much of the land in the University Community was too costly to use for research and development activities. It was suggested that these types of industries did not require the visibility and exposure afforded by a location adjacent to I-75, and that research and development industries would be better served in locations north of Alico Road. It was also suggested that research and development industries could benefit from a location closer to Southwest Florida International Airport. The areas between Alico Road and the airport, however, are designated Airport Commerce on the Future Land Use Map. The Airport Commerce category does not specifically allow research and development as a permitted use at this time. Staff, therefore, is exploring the possibility of adding research and development as a permitted use in the Airport Commerce category.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

Objective 1.2 of the Lee Plan defines the purpose of the Southwest Florida International Airport area as it relates to the accommodation of certain uses in and around the airport. Objective 1.2 is reproduced below.

OBJECTIVE 1.2: SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AREA.

Designate on the Future Land Use Map adequate land in appropriate locations to accommodate the projected growth needs of the Southwest Florida International Airport and the business and industrial areas related to it through the year 2020. These categories are also considered Future Urban Areas.

This objective establishes that the County must accommodate the projected growth needs of the airport and the business and industrial areas related to it for the year 2020 planning horizon. The area around the airport is required to be used for airport growth and the growth of airport-related business. The Airport Commerce lands represent a large portion of the area around the airport, therefore, these areas have much of the responsibility of accommodating the growth of the airport and any airport related business and industry. While Objective 1.2 requires the area around the airport to accommodate airport related business and industry, the Airport Commerce descriptor policy outlines in more detail the types of uses that should surround the airport.

The Airport Commerce category is described in Policy 1.2.2 as shown below.

POLICY 1.2.2: *The Airport Commerce areas are commercial and industrial lands adjacent to the airport needed to accommodate projected growth through the year 2020. These areas will include developments consisting of light manufacturing or assembly, warehousing, and distribution facilities; offices; ground transportation and airport-related terminals or transfer facilities; and hotels/motels, meeting facilities, and other hospitality services. Because this area is located within the Six Mile Cypress Basin and is also a primary point of entry into Lee County, special environmental and design review guidelines will be applied to its development to maintain the appearance of this area as a primary point of entry into Lee County. Retail commercial uses in this category are only permitted within hotels and motels. Property in Section 1 and the east 1/2 of Section 2, Township 46 South, Range 25 East, and in Section 6, Township 46 South, Range 26 East, must be rezoned to a planned development zoning category prior to any development other than the construction of essential public services. During the rezoning process, the best environmental management practices identified on pages 43 and 44 of the July 28, 1993 Henigar & Ray study entitled, "Groundwater Resource Protection Study" will be rebuttably presumed to be necessary to protect potential groundwater resources in the area. Residential uses are only permitted in this category to the extent described in Chapter XIII.*

According to Policy 1.2.2, the Airport Commerce category is intended to accommodate uses such as light manufacturing or assembly, warehousing, distribution facilities, and offices. These uses, because of Objective 1.2, must be related to the airport. Staff believes that Research and Development uses are related to the airport, although indirectly, because they derive benefits from being located near an airport. They

are also similar in appearance and function to office and light manufacturing uses, which would make them consistent with the Airport Commerce category.

Staff looked at selected examples of Research and Development parks around the country to get a general idea of what is involved in a typical operation, in order to determine if it would fit in with the other uses permitted in the Airport Commerce category. These examples are included as attachments to this report.

Staff found that Research and Development facilities generally resemble office or light manufacturing operations in terms of appearance of the buildings and intensity of use. The buildings are either stand-alone or are arranged in a campus-like setting. There are a variety of industries or businesses that might locate in a Research and Development park. Examples of these types of industries could include medical research, marketing research, information technology, insurance, e-commerce, investments, biotechnology laboratories, advanced materials manufacturing, chemical technology, microelectronics, and telecommunications. These are only a small sampling of the types of industries that might be included under the heading of Research and Development. Some of these types of uses require only general office space while others might require a more laboratory-type setting with special equipment used for scientific research. Any of these industries could be classified as office or light manufacturing, making them consistent with the existing Airport Commerce category. While all of these types of uses may not be directly related to the airport, they would benefit by being located near the airport.

Staff discovered, in looking at the attached examples of research parks, that many of them list proximity to an airport as a major selling point for the development. This seems to indicate that potential tenants of Research and Development facilities are specifically looking for office space that is close to a major airport. If that is the case, then these types of businesses would likely thrive and grow more if they were located near the airport as opposed to being located in other areas of the county. A Research and Development Park is more attractive to potential tenants if it has a nearby airport. It is unclear why proximity to an airport is a desired feature, but it is likely due to the fact that it facilitates the distribution of materials and products.

The Lee County Land Development Code (LDC) defines Research and Development Laboratories as a specific use group under Section 34-622. This definition is shown below.

(41) Research and development laboratories. This group includes establishments or other facilities primarily engaged in laboratory or field research and development in the natural, physical or social sciences, or engineering and development as an extension of investigation.

GROUP I. Agricultural research. Establishments primarily concerned with improving soil, crops, livestock or other agricultural products.

GROUP II. Medical and dental laboratories. Establishments primarily engaged in providing professional analytic or diagnostic services to the medical profession, or to the patient on prescription of a physician, or in making dentures and artificial teeth to order for the dental profession.

*Bacteriological laboratories (not manufacturing)
Biological laboratories (not manufacturing)*

Chemists, biological laboratories of (not manufacturing)
Dental laboratories
Dentures, made in dental laboratories to order for the dental profession
Medical laboratories (clinical)
Pathological laboratories
Teeth, artificial, made in dental laboratories to order for the profession
X-ray laboratories (not manufacturing)

GROUP III. Chemical. Establishments primarily concerned with research and development of chemicals or other hazardous materials.

GROUP IV. General. Establishments primarily concerned with research and development of computer, engineering, food, general industry and other type projects, excluding those listed in group III.

The LDC definition indicates that Research and Development is comprised mainly of offices that are upgraded to support various types of laboratories that are used for research in a variety of fields. Light manufacturing of small items is also included in this category. The Airport Commerce land use category currently permits office and light manufacturing uses, which have similar characteristics to Research and Development uses. Staff believes, therefore, that Research and Development would be appropriate in the Airport Commerce category.

The inclusion of Research and Development in the Airport Commerce category is also consistent with several other Lee Plan Goals, Objectives, and Policies.

OBJECTIVE 32.1: ECONOMIC GROWTH. *The capacity of Southwest Florida International Airport will be expanded in compliance with the adopted Airport Master Plan to aid in the diversification of the county's economic growth. Project implementation and approval will be coordinated through the annual Capital Improvement Program process. These expansions will be funded through user fees, airline contributions, and other funding sources not involving general county tax dollars.*

According to Objective 32.1, the airport is seen as a catalyst for economic growth and diversification. The Lee Plan sees the airport as an amenity that will attract business to the area. By allowing Research and Development on lands surrounding the airport, the County would be using the airport to promote economic growth and diversification.

OBJECTIVE 110.3: *Lee County, in coordination with the Horizon Council and other appropriate entities, shall establish, continue and maintain programs which are designed to promote and encourage the recruitment of new industries that will facilitate and diversify Lee County's economic base.*

POLICY 110.3.1: *Lee County shall, in coordination with the Horizon Council and other appropriate entities, formulate an economic development plan to assist local organizations in fostering the expansion and diversification of Lee County's economic base, and shall set forth the intent, funding, and the means available for its implementation.*

Objective 110.3 and Policy 110.3.1 promote the recruitment of new industries in order to diversify Lee County's economic base. The recruitment of Research and Development industries would help to diversify Lee County's tourism- and construction-oriented economy. The Lee Plan should contribute to this goal by specifically allowing for Research and Development in appropriate locations throughout the County.

***POLICY 110.3.2:** Lee County, in coordination with the Horizon Council and other appropriate entities, shall sustain a coordinated local, regional, national, and international marketing program that will identify and attract industrial, commercial, and office space users.*

Allowing Research and Development industries to locate in the Airport Commerce lands around the airport is a small effort toward the marketing of Lee County as a potential place to locate business. Proximity to a commercial airport is a major amenity for many types of industries, including research and development. Proximity to the airport allows for easier product distribution as well as easier access for business travelers.

***POLICY 110.4.4:** Lee County, in coordination with the Horizon Council and other appropriate entities, shall promote economic opportunity through the utilization of the Southwest Regional Airport and strengthen the role of the airport in Lee County's economic development.*

The subject amendment is consistent with this policy because it will specifically allow for businesses engaged in research and development to be located in close proximity to the airport. This will allow for these businesses to take advantage of the airport for product distribution and to facilitate business travel.

The existing Airport Commerce lands in Lee County are limited to the cluster bordering Southwest Florida International Airport. There is no other land in the county designated Airport Commerce. The Airport Commerce lands are an ideal place for business and industry in Lee County because of their close proximity to the airport, I-75, and Florida Gulf Coast University. Additionally, airport noise zone restrictions dictate the type of development that can occur in this area. Allowable uses within these areas are generally limited to commercial and industrial. Industries choosing to locate in this area can benefit greatly from their proximity to two of the main economic engines in Lee County. They can draw on the resources of the airport and the University. Given the locational advantages of the Airport Commerce areas of the county, staff believes it would be logical to allow Research and Development uses to have the benefit of being located in an area where they can readily draw on the resources of the airport, I-75, and the University.

One possible concern with adding Research and Development as a permitted use in Airport Commerce is that it might displace other uses that are more appropriately located near the airport. Staff, however, does not think this will be case. In the 1994 second round amendments to the Lee Plan, the Future Land Use Map was amended to convert approximately 1,400 acres from Density Reduction/Groundwater Resource to Airport Commerce. These 1,400 acres were located south of the airport, east of I-75, and north of Alico Road, in the area closest to the University. The addition of this acreage created additional opportunities for development activities requiring close proximity to the airport such as distribution centers, warehouse facilities, and services and accommodations for traveling professionals. This recent expansion of the Airport Commerce area ensured that adequate land would be available for airport related activities in the future. Research and Development activities are very rare in Lee County, and allowing them to operate in Airport Commerce areas will not displace other uses to any significant degree. Furthermore, as

previously discussed by staff, Research and Development uses generally resemble office or light manufacturing uses, therefore, their presence in Airport Commerce areas will not be a significant departure from what is already permitted in these areas.

B. CONCLUSIONS

The Research and Development land use is consistent with the uses that are already permitted in the Airport Commerce land use category. Providing for this use in Airport Commerce allows the County to better use the airport to attract new business in order to promote economic growth and diversification. Research and Development uses would benefit from a location proximate to the airport, the University, and I-75.

C. STAFF RECOMMENDATION

Planning staff recommends that the Board of County Commissioners transmit this plan amendment. The proposed text changes are shown in Part I.B.1. of this report.

PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: February 26, 2001

A. LOCAL PLANNING AGENCY REVIEW

Staff provided the LPA with a summary of the proposed amendment. The LPA asked for clarification of why this amendment was being brought forward. Staff explained that this amendment is a response to the recent rezonings that approved large-scale retail development and a residential golf course community on much of the land immediately surrounding the University. The land around the University is in the University Community land use category, which was envisioned by the Lee Plan as an ideal location for research and development activities. The approval of these developments around the University displaced any potential research and development uses that otherwise might have located near the University. During one of the public hearings on the above-referenced rezonings, it was suggested that the area north of Alico Road, in the Airport Commerce category, would be a better location for research and development than the area immediately adjacent to the University. The existing Airport Commerce category would not have accommodated research and development uses. Staff believes that the Airport Commerce area is ideal for research and development because of its proximity to both the airport and the University.

The LPA questioned how many acres are in the Airport Commerce land use category. Staff did not know the exact acreage figure, but did describe the general area in question. Upon further examination, staff found that there are approximately 4,294.3 acres within the Airport Commerce land use category.

The LPA was concerned with some of the uses allowed under the Land Development Code heading of Research and Development Laboratories, Group III, which allows research and development of chemicals and other hazardous materials. The LPA was concerned with allowing this use in locations that are so close to the Density Reduction/Groundwater Resource areas. In response to this concern, staff pointed to the language in Policy 1.2.2 that requires any development in Airport Commerce to comply with the best environmental management practices identified on pages 43 and 44 of the July 28, 1993 Henigar & Ray study entitled, "Groundwater Resource Protection Study." Additionally, staff pointed out that every use that would be established in the Airport Commerce areas would be reviewed by County staff during the rezoning process. The establishment of any use in this area would ultimately require approval by the Board of County Commissioners. If chemical research and development is decided to be an incompatible use within a particular area, then it could potentially be denied by the BoCC. In summary, staff believes that sufficient safeguards are in place to prevent any adverse impacts that might be caused by chemical research and development in the Airport Commerce areas.

One member of the public questioned whether the proposed research and development activities would be required to be strictly related to the airport as required by Objective 1.2 and Policy 1.2.2, or if these activities would be permitted to occur independent of the airport. Typically, any use in the Airport Commerce land use category would have to demonstrate it would be accommodating the growth needs of the airport through the Year 2020. Staff stated that it was not the intent for research and development to be strictly related to the airport. The intent was to encourage all types of research and development in this area, because staff thought that research and development operations would benefit from proximity to the airport. Staff suggested that this issue could be clarified by inserting a simple phrase in Objective 1.2 that stated that research and development did not necessarily have to be directly related to the airport. The LPA agreed with staff, and recommended that such language be added.

B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. RECOMMENDATION: The LPA recommended that the Board of County Commissioners transmit the proposed amendment with the language proposed by staff, as well as the additional language shown in double underline below.

OBJECTIVE 1.2: SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AREA.

Designate on the Future Land Use Map adequate land in appropriate locations to accommodate the projected growth needs of the Southwest Florida International Airport, and the business and industrial areas related to it, as well as research and development activities not necessarily related to the airport, through the year 2020. These categories are also considered Future Urban Areas.

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2. BASIS AND RECOMMENDED FINDINGS OF FACT: The LPA accepted the findings of fact as advanced by staff.

C. VOTE:

NOEL ANDRESS	AYE
SUSAN BROOKMAN	AYE
BARRY ERNST	AYE
RONALD INGE	AYE
GORDON REIGELMAN	AYE
VIRGINIA SPLITT	AYE
GREG STUART	AYE

**PART IV - BOARD OF COUNTY COMMISSIONERS
HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT**

DATE OF TRANSMITTAL HEARING: August 29, 2001

A. BOARD REVIEW:

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

JOHN ALBION

ANDREW COY

BOB JANES

RAY JUDAH

DOUG ST. CERNY

**PART V - DEPARTMENT OF COMMUNITY AFFAIRS OBJECTIONS,
RECOMMENDATIONS, AND COMMENTS (ORC) REPORT**

DATE OF ORC REPORT: _____

A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS

B. STAFF RESPONSE

**PART VI - BOARD OF COUNTY COMMISSIONERS
HEARING FOR ADOPTION OF PROPOSED AMENDMENT**

DATE OF ADOPTION HEARING: _____

A. BOARD REVIEW:

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

JOHN ALBION

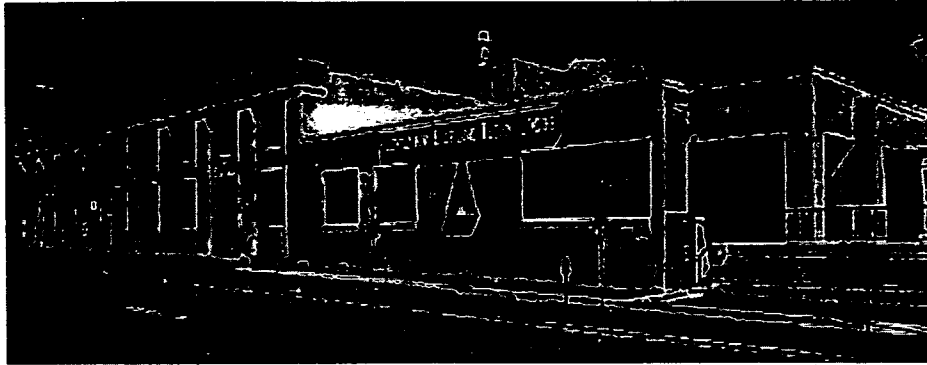
ANDREW COY

BOB JANES

RAY JUDAH

DOUG ST. CERNY

Information About The Center For Emerging Technologies



The Center for Emerging Technologies is a public-private-academic partnership. Operations are financially supported by the University of Missouri-St. Louis and the Missouri Department of Economic Development. Capital funding has been provided by St. Louis Development Corp., Missouri Development Finance Board, U.S. Economic Development Administration and St. Louis companies.

Several major corporations, service providers, and individuals have made gifts furthering our mission. The Board of Directors includes university administrators from UM-St. Louis, Washington University, and Saint Louis University ; also, retired and active executives of large technology-based companies, entrepreneurs, venture capitalists, technology consultants and professional service providers.

Mission: The mission of the Center is to be the primary force in positioning the St. Louis region as a worldwide center of advanced technology industries and knowledge-based economic development.

Long- Range Strategic Goals

The Center works regionally and statewide to:

Create an environment that fosters technology and technology-driven enterprise development
Support commercialization of these technologies by research institutions, entrepreneurs and industry researchers

<http://www.emergingtech.org/About.htm>

Immediate Operating Objectives

The Center assists emerging advanced technology companies by:

Providing business, technology and funding resources
Delivering specialized education and training
Providing assistance with business-plan development
Introducing these young companies to prospective investors

About The Center

Create consortia among businesses,
universities,
community organizations , and public
agencies
dedicated to scaling up targeted
industries

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Internet connection provided by 

INNOVATION PARK

TALLAHASSEE
A Research and
Development Centre

Linda NicholSEN, Director
park.com

(850) 575-0343

lnicholSEN@innovation-

Innovation Park

Benefits/Synergies

Contacts

Park Map

Tenants

Tenancy Criteria

Recent Press

Partners

Economic Development
Council

Leon County

Florida A&M University

Florida State University

FAMU/FSU College of

Engineering

FSU Office of Research

National High Magnetic

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Visitors Guide

Area Demographics

Employment by Industry

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Public School Data

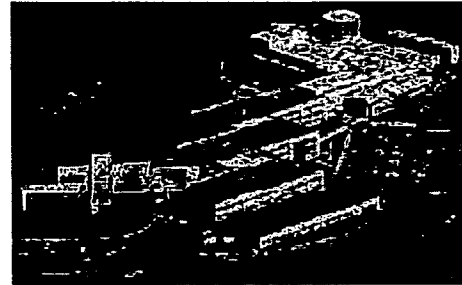
Real Estate Values

Regional Economic Profile

Statistical Digest

The Innovation Park Advantage

- Located in Tallahassee, Florida - ranked in top 20% of best places to do business in U.S. by Forbes magazine
- Affiliated with Florida State and Florida A & M Universities
- Combined enrollment of 50,000 students
- Doctoral degrees in 65 areas of study
- Strength in physics, chemistry, biology, pharmacy, material science, meteorology, lasers, architecture, and supercomputers.
- Access to faculty, equipment, funds, fellowships, grants, scholarships - and potential employees
- Home to the National High Magnetic Field Laboratory (semiconducting materials, superconductivity, bio-medical and bio-engineering, polymers, and high strength conducting composites)
- Two Florida State University supercomputers on site



National High Magnetic Field Laboratory

Park Specifics

- Adjacent to the FAMU/FSU College of Engineering (electrical, mechanical, civil, industrial and chemical engineering)
- 115 acres; 650,000 square feet of building space.
- Lease or build. Bond financing is available for qualified projects.
- Electricity, water, sewer, and natural gas are provided by the City of Tallahassee.
- Three miles from airport, four miles from I-10; rail access.

Innovation Park
1673 West Dirac Drive, Tallahassee FL 32310-3673
Linda NicholSEN, Director
(850) 575-0343
lnicholSEN@innovation-park.com



University of Virginia
Foundation

University of Virginia
Research Park
at North Fork

Fontaine
Research Park

University of Virginia

University of Virginia
Research Experience

Quality of Life

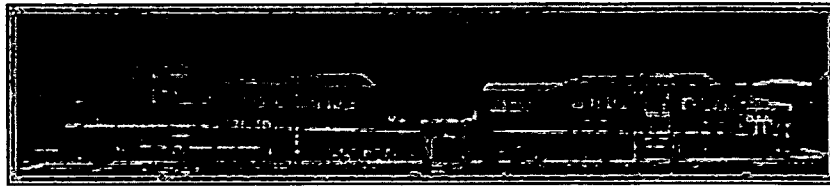
Profile of Research
Park Companies

Additional
Information

Other Links

Contact Us

Fontaine Research Park



UVA/HealthSouth Rehab. (left), UVA Musculoskeletal Medical Building (right).
Gresham Smith and Worley Assoc.

The Fontaine Research Park is a masterplanned, 54-acre research park which, when completely developed, will include nearly 400,000 square feet of development. The Park, already 80 percent built, is home to the Virginia



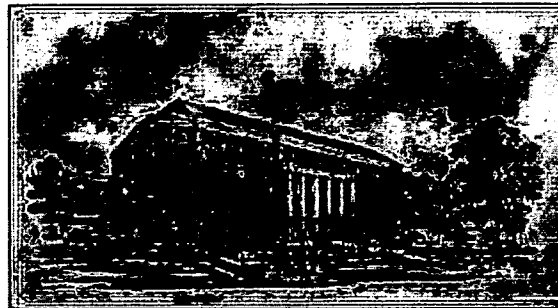
400 Ray C. Hunt
Einhorn Yaffee Prescott

Neurological Institute, Multimedia Medical Systems, the Health Services Foundation, the University of Virginia Office of Development, INC Research, Varian Medical Systems, and a joint venture between the HEALTHSOUTH Corporation and the University's Health System that includes a 50-bed Rehabilitation Hospital and the

Musculoskeletal Medical Office Building. The most recent building, completed in September 1999, is home to the Association for Investment Management and Research, the University of Virginia Investment Management Company, and the University of Virginia College of Arts and Sciences Development Office.

Fontaine Research Park is located adjacent to the grounds of the University of Virginia, less than two miles from the central Charlottesville business district.

Additionally, the Park has direct access to U.S. Route 29, the major north-south artery through Charlottesville, and is less than a mile from Interstate 64.



AIMR Building
The Glave Firm

The University of Virginia Foundation's plan for the Fontaine Research Park is to be the location for organizations that want a strong and continuing relationship with the University.

Take a look at the site map.

Tenants:



Health Services Foundation
Odell Associates

Virginia Neurological Institute
Multimedia Medical Systems
Health Services Foundation
University of Virginia Office of Development
HEALTHSOUTH Corporation
Musculoskeletal Medical Office Building
Association for Investment Management and Research
(AIMR)

INC Research

Varian Medical Systems

- University of Virginia Investment Management Company
- University of Virginia College of Arts and Sciences Development Office



M i l w a u k e e C o u n
t y

R E S E A R C H P A R K

WHAT DO WE DO?

The Milwaukee County Research Park Corporation is committed to long-range job creation and economic growth in the research and development, high technology and scientifically-oriented production sectors of the economy. This objective will be accomplished by bringing together the substantial intellectual and entrepreneurial resources of the metropolitan Milwaukee area in a physical environment conducive to such activities. This will accelerate technology transfer from the laboratory to the marketplace, improve the quality of life of people in the community and help keep metropolitan Milwaukee and the City of Wauwatosa competitive into the 21st century.

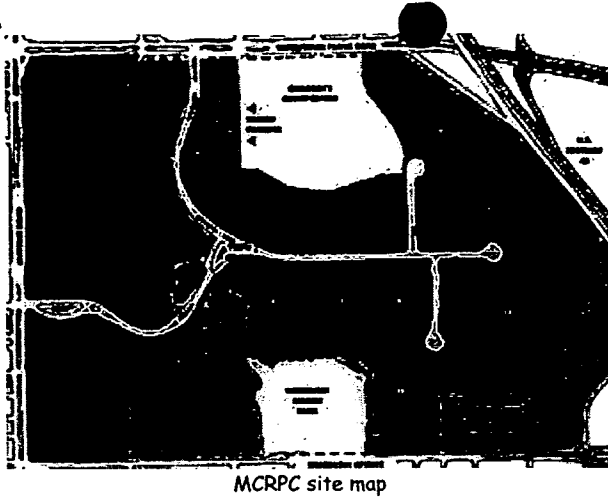
WHERE ARE WE?

The Milwaukee County Research Park is located in the City of Wauwatosa, Wisconsin, the geographic center of the metropolitan Milwaukee area. The site is convenient to two major expressways, Interstate I-94 and US 45. Downtown Milwaukee is 10 minutes from the Park and Mitchell International Airport can be reached in fifteen minutes. Commercial districts, parks and quaint residential neighborhoods are only blocks away.



MCRPC grounds (aerial view)

The 175 acre Research Park lies within a larger, 1100 acre natural expanse called



the Milwaukee County Grounds. The setting features permanent green space buffers, extensive wooded areas, nature trails, ponds and a natural waterway. Building sites that range in size from 1 to 50 acres are available for qualified users. The Research Park is a member of the Association of University Related Research Parks (AURRP) and the National Business Incubation Association (NBIA), the Technology Transfer Society (T2S) and the Wisconsin Economic Development Association (WEDA).

CURRENT RESEARCH PARK ACTIVITY

Boldt Development Corporation began construction of the first of two 43,700 Sq. Ft. multi-tenant technology and business buildings, on approximately nine acres of land, in October 1997. Occupancy of this building is expected in May 1997. These state-of-the-art facilities will have access to the information superhighway by means of high bandwidth fibre optic cable connected to a Internet Point of Presence (POP) located in the Research Park's Technology Innovation Center. This capability is also available to other occupants of the Park.



Boldt Development Corp.

The first tenant in the Boldt project, named the Wood Lake Business and Technology Center, is AE Business Solutions, a Madison, WI based information technology firm that is moving it's Milwaukee area operations into 5,800 Sq. Ft. AE Business Solutions has grown to be one of the largest computer systems integrators in the Midwest. In 1995, Inc. Magazine



Milwaukee County Research Park included them as a member of the Inc. 500, a composite of the fastest growing privately held companies in the nation.



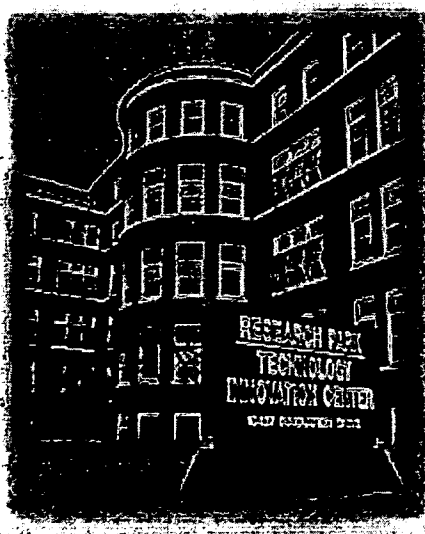
Boldt Development Corp.(aerial view)



Primecare Health Plan, Inc.

PrimeCare Health Plan, Inc., the state's largest managed care HMO, completed it's new corporate headquarters and data processing center in September 1995. This \$10 Million, 138,000 Sq. Ft. building houses over 430 employees.

TECHNOLOGY INNOVATION CENTER



Technology Innovation Center

The Technology Innovation Center is the Research Park's 128,000 sq.ft. high-technology incubator- one of the largest in the United States. Since opening its doors in March 1993, the Center has attracted over 20 firms.

Technology Innovation Center tenants enjoy dedicated conference rooms, an in-house library and other business resources. They also have special access to the Research Park's university and corporate affiliates:

Marquette University

Foley and Lardner(legal)

University of Wisconsin Biotechnology Center

Robert W. Baird & Co.(brokerage)

Medical College of Wisconsin

Firstar Bank (financial services)

Milwaukee School of Engineering (MSOE)

Firstar Bank (financial services)

University of Wisconsin-Milwaukee

Johnson Controls, Inc.(management)

CURRENT TECHNOLOGY INNOVATION CENTER TENANTS

Advanced Cabling Solutions - cabling solutions for information technology applications.

Apex Interactive - e-commerce solutions, marketing software, and Internet web hosting.

Argus Technologies, Inc. - vertical market software.

Cogent Corporation - computer software for the healthcare industry.

Collins Communications Technologies - designs, implements, and supplies hardware for data networks.

Cyborg Games, Inc. - on-line multi-player computer games for the Internet.

Desktop Engineering, Inc. - consulting, service and support for Apple Macintosh.

Digital Technology Services - visual based products used in quality control and training applications.

Discovery Technologies, Inc. - design of printed circuit boards and other electronic components.

ERIM International - remote sensing, electromagnetic phenomenology, and imaging.

Groupware Technologies, Inc. - Lotus Notes based software applications. "Provide" AIDS/HIV software.

Guild Software, Inc. - on-line simulation software and multi-player games.

IGC-Medical Advances, Inc. - RF coils and gradient systems for the MRI and spectroscopy market.

I.Net Solutions, L.L.C. - intranet, extrenet, database design, and high-end web development.

Inphinet Interactive Solutions, Inc. - internet content design and the development of web communities.

Institute for Viral Pathogenesis, Inc. - research relating to characterization of human viral pathogens.

Jackson/MacCudden, Inc. - science-based industrial hygiene and environmental consulting.

Juneau Partners, Inc. - enterprise software and e-commerce solutions.

MC Services Company - cr platform integration, database sign, and Internet services.

Milwaukee County Research Park - technology park and business incubation for technology-based firms.

Productive Data Corporation - electronic publishing tools, data conversion, and web hosting.

ProtoPROBE, Inc. - biomedical research, research support services, and antibodies.

QM! Design, Inc. - computer graphics for web sites and commercial applications.

Right Image, L.L.C. - real-time embedded systems and image/signal processing.

Smart Systems, Inc. - electronic circuit board design.

SparkNET Interactive - high volume non-spam e-mail list hosting with opt-in delivery.

SPS Productions, LLC - 3d multimedia animation, web content and hosting, and e-commerce.

Tailored Solutions, Inc. - job tracking software for the printing industry.

Techno*Spec Incorporated - information technology services and configuration of hardware.

Time Warner Telecom - IDD - high speed Internet service for business and institutions.

TPI Technologies - industrial and prototype design using composite materials.

TSI International Software, Ltd. - enterprise application integration (EAI) and eBusiness software.

Tushaus Computer Services, Inc. - microcomputer based technology services and systems for business.

Uni-Comm Corporation - engineers and designs PBX, wireless, and other telecommunications.

Wisconsin Viral Research Group, Inc. - medical diagnostics laboratory focusing on virologic research.

LINKS TO OTHER TECHNOLOGY DEVELOPMENT PAGES

Milwaukee Technology Consortium (MTC) site contains the new on-line Directory of Milwaukee Area Technology Based Companies, information about MTC, and a profile of metropolitan Milwaukee.

National Business Incubation Association (NBIA) will hold it's 11th International Conference on Business Incubation, "Sharpening Our Entrepreneurial Focus," in Milwaukee at the Hyatt Regency, May 4-7, 1997. This site contains conference information.

Wisconsin Small Business Innovation Consortium (WiSBIC) site contains information and assistance for Wisconsin small businesses who are interested in applying for SBIR, STTR, and ATP federal research grants.

CONTACT

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Director of Marketing
Milwaukee County Research Park
Corporation
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Wauwatosa, WI 53226-4815

email gtm@mcrpc.org

telephone 414.778.1400

facsimile 414.778.1178

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VIRGINIA BIOTECHNOLOGY RESEARCH PARK


[◀ Home](#)

ABOUT THE PARK *FACILITIES*

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[Facilities](#)
[Companies and
Research Institutions](#)
[News About the Park](#)
[Map & Directions](#)
[Contact Information](#)
[Annual Report](#)
[Research Collaboration](#)
[Technology in Virginia](#)
[Greater Richmond, VA](#)
[Virginia Business
Advantages](#)

The Virginia Bio-Technology Research Park currently has six buildings, totaling over 300,000 square feet of research, laboratory and office space. This represents a total investment of over \$75 million and will result in an employment base of over 850 individuals. This represents less than 18% of the total developable area of the Park.



Biotech Center

The Park includes a 27,000 square foot incubator facility, the Virginia Bio-Technology Research Center, completed and occupied in 1996. Funded by \$5 million from a statewide bond referendum, the Biotech Center boasts state-of-the-art laboratories, offices, conference and business resource/support facilities to assist new companies in testing out the viability of their ideas.

The Virginia Bio-Technology Research Park can work with companies to accommodate their space and facility needs under a variety of arrangements. Small and start-up companies can lease space in the



Biotech Center with full access to a variety of common and support facilities, from cold rooms, freezers, x-ray processing and laboratory washing to sterilization equipment. Standard laboratory modules in the Biotech Center are approximately 540 square

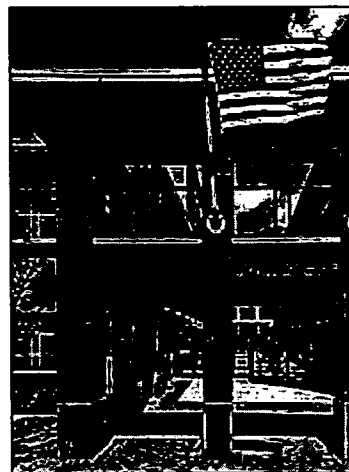
feet and are equipped with benches, wet laboratories, storage and full data/telecommunication connections. Most labs also have a 126 square foot private office incorporated into the lab space. Private offices are available with modular furnishings and range from 130 square feet to 300 square feet each.

Biotech One

Biotech One is a 100,000 square foot multi-tenant facility which is immediately adjacent to the Biotech Center and is joined via an atrium and common entry. Established companies and research institutes can be provided custom-fitted laboratory, research and office space to meet their specifications and particular requirements. Leases in Biotech One can be structured to accommodate the company's particular requirements and are full-service, triple net leases. Space is currently still available in Biotech One.

Companies and research institutes located in the Biotech Center or Biotech One can also enjoy access to the following facilities and common benefits:

- Common building reception
- 24-hour access with carded security system
- 2,000 square foot conference and training facility
- Conference rooms
- Library facilities
- Loading dock
- Central mail and express package facilities
- Buffet kitchen
- Access to University facilities and resources



Biotech Two

Biotech Two is a 137,000 square foot, \$31 million facility which has been designed to house the State Division of Forensic Science and



Office of the Chief Medical Examiner. The facility was developed by the Virginia Bio-Technology Research Park Authority and is being leased back to the Commonwealth of Virginia under a long-term

arrangement. The building was completed in May 1998 and provides the Virginia Division of Forensic Science with the most modern and well-equipped laboratory facilities of any forensic science department in the country. The facility also houses the new Institute of Forensic Science and Medicine.

Other Facilities

Biotech Three and Biotech Four are multi-tenant research and office

facilities with 31,000 and 12,500 square feet respectively. Currently, these buildings are fully occupied.

Biotech Five is a build-to-suit R&D office and assembly facility for the Infilco Degremont Company. The building has 14,000 square feet in its initial phase, with expansion potential in future years to add space as the company's needs dictate. The Virginia Bio-Technology Research Park Authority developed Biotech Five as a build-to-suit facility under a long-term lease arrangement with Infilco Degremont.

The Park has entered into an arrangement with the City of Richmond to lease 5,000 square-feet of laboratory space in the Public Safety Building. The Park has also acquired existing structures on North Fourth Street, south of Biotech Two. The location of these buildings to the other Park facilities and amenities will continue to offer existing companies the services and support they currently receive, as well as maintaining their close proximity to the medical and academic campuses of Virginia Commonwealth University.

Convenient Amenities

The Virginia Bio-Technology Research Park is conveniently located next to the medical sciences campus of Virginia Commonwealth University and the Medical College of Virginia Hospitals. The academic campus of Virginia Commonwealth University with facilities including the new \$43 million School of Engineering is less than a 10-minute drive from the Park.



The downtown campus of J. Sargeant Reynolds Community College is immediately adjacent to the Virginia Bio-Technology Research Park, offering companies the opportunity to develop customized training programs for their personnel. J. Sargeant Reynolds and John Tyler Community Colleges are both developing technical training programs for laboratory technicians.

The Richmond Centre, Richmond Coliseum, convention hotels and other amenities are located close to the Park. The Richmond Centre is a 62,000 square foot convention and trade show facility with plans for expansion. When completed, the Centre will contain 180,000 square feet of exhibition space and allow the Richmond area to attract major regional and national shows, conventions and conferences.

The Virginia Bio-Technology Research Park can work with your company - large or small, start-up or established - to meet your facility needs.

OVERVIEW

Trammell Crow Company

Trammell Crow
<http://www.trammellcrow.com>



Technology Park Facility

450 Technology Park
 Lake Mary, FL 32746
 County: Seminole

Property Type: Industrial R&D
Property ID#: 6084837

Date Modified: 12/11/2000

INVESTMENT SUMMARY

Price:	\$1,425,000	Building Sq Ft:	21,686
Price/Sq Ft:	\$65.71	Lot Size:	1.69 acres
Year Built:	1988	Lot Frontage:	185
		Lot Depth:	300
		Zoning:	M-1A

PROPERTY DESCRIPTION

100% air conditioned office/warehouse/manufacturing building located in high-tech suburb of Orlando. Heavy power, 52+- car paved parking lot, 2 grade level truck doors (10 x 12) in a beautiful office/industrial park setting. Heavy office buildout with large open area for additional offices, assembly, etc. Call listers for more information or to show.

AREA DESCRIPTION

Located in Technology Park just off of Lake Emma Road in Lake Mary. Excellent access to Lake Mary Blvd and I-4 expressway.

CONTACT

Matthew D. Messier, SIOR, CCIM or J. Paul Reynolds
Trammell Crow
 Orlando, FL
 407-849-2233
mmessier@trammellcrow.com
<http://www.trammellcrow.com>

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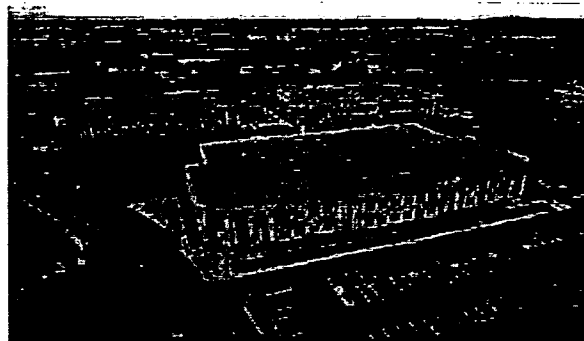
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OVERVIEW



**COLDWELL BANKER COMMERCIAL NORTH COUNTY
PROPERTIES**

<http://www.commercial.coldwellbanker.com>



Legacy NorthPointe

6221 El Camino Real
Carlsbad, CA 92008
County: San Diego

Property Type: Industrial R&D

Property ID#: 3354354

Date Modified: 01/04/2001

INVESTMENT SUMMARY

Price:	\$6,011,275	Building Sq Ft:	72,425
Price/Sq Ft:	\$83.00	Lot Size:	
Year Built:	1999	Lot Frontage:	
		Lot Depth:	
		Zoning:	

PROPERTY DESCRIPTION

Frontage on El Camino Real. One of the prestigious office / industrial campus-type business projects in Carlsbad. Neighbors include ViaSat, Hughes JVC, etc.

AREA DESCRIPTION

North San Diego County. Prestigious Carlsbad address.

CONTACT

Ronald L. King, SIOR / Charles J. McNary, SIOR
**COLDWELL BANKER COMMERCIAL NORTH COUNTY
PROPERTIES**

Carlsbad, CA
877-572-5627

jhenkel@coldwellbanker.com

<http://www.commercial.coldwellbanker.com>

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Property Id: 5703504

OVERVIEW

Page 1 of 1

Date Street Commerce Center - R & D (Unit #D-100)

41695 Date St.
Murrieta, CA 92562
County: Riverside

Property Type: Industrial R&D
Property ID#: 5703504

Date Modified: 11/12/2000



INVESTMENT SUMMARY

Price:	\$7,200,000	Building Sq Ft:	100,000
Price/Sq Ft:	\$72.00	Lot Size:	
Year Built:	2000	Lot Frontage:	
		Lot Depth:	
		Zoning:	Bp

PROPERTY DESCRIPTION

Industrial/Office One- and Two-Story (for additional details, check out our website at: www.temvaldev.com)

AREA DESCRIPTION

Business Park

CONTACT

O.B. Johnson / Director of Sales & Marketing Temecula Valley Developers

Murrieta, CA
909-698-4313
info@temvaldev.com

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OVERVIEW



Allen & Kwan Commercial

<http://www.annarbor-realestate.com/index2.html>

High Tech Manufacturing Laboratory

6200 Jackson
Ann Arbor, MI 48103
County: Washtenaw



Property Type: Industrial R&D
Property ID#: 7499417

Date Modified: 01/29/2001

INVESTMENT SUMMARY

Price:	\$7,940,000	Building Sq Ft:	48,100
Price/Sq Ft:	\$165.07	Lot Size:	6 ACRES
Year Built:	1976	Lot Frontage:	
		Lot Depth:	
		Zoning:	I-1

PROPERTY DESCRIPTION

R&D facility with 2 Class 10,000 clean rooms, wet labs, warehouse, shipping and offices. Fully air-conditioned.

AREA DESCRIPTION

Excellent highway visibility, easy access to highway. Located in an office/light manufacturing park. 20,000-sf Class A office building adjacent is also available.

CONTACT

Susan Moore
Allen & Kwan Commercial

Ann Arbor, MI
734-996-8823
smoore@annarbor-realestate.com
<http://www.annarbor-realestate.com/index2.html>

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OVERVIEW

Trammell Crow Company**Trammell Crow Company**
<http://www.trammellcrow.com>**Corporate Office, R&D Flex Facility**13309 SE 84th Avenue
Clackamas, OR 97015
County: Clackamas**Property Type:** Industrial R&D
Property ID#: 6892701**Date Modified:** 01/03/2001**INVESTMENT SUMMARY**

Price:	\$5,800,000	Building Sq Ft:	55,870
Price/Sq Ft:	\$103.80	Lot Size:	6.25 ACRES
Year Built:	1988	Lot Frontage:	
		Lot Depth:	
		Zoning:	LIGHT INDUSTRIAL

PROPERTY DESCRIPTION

A high quality two-story, freestanding, office/flex facility originally designed for corporate and administrative offices and prototype manufacturing for Precision Castparts. Heavy power, air handlers, HVAC served. Zoning allows for a variety of uses including 100% office use.

AREA DESCRIPTION

The property is located conveniently between the primary industrial and commercial districts in the area: The Clackamas Industrial area, and Clackamas Town Center. The 2,000 acre Clackamas Industrial area is the largest market location for manufacturing, distribution, and warehousing firms located within the immediate area. Many metals fabricators and other industrial support services and suppliers are located here. Major employers include: Precision Castparts, US Reddaway, Clean-Pak International, Tree of Life Gourmet Foods, Northwest Consolidated Metco Inc., and Ingram Entertainment. There are many industrial and business parks that accommodate smaller firms and offer space for lease. The area has excellent transportation access via I-205, Highway 212 and 224, and Southern Pacific rail spurs. Area amenities include the 18 hole Sah-Ha-Lee Golf Course, numerous restaurants, a nearby commercial district and a community park with access to the Clackamas River. Clackamas Town Center Area is a regional suburban business center, and the primary market area for retail, Class A office, hotel and apartment complex development on Portland's eastside. Major developments include the 1.2 million square foot Clackamas Town Center Mall, Sunnyside Hospital (and several health clinics), an 85 acre regional park and swim center, and two satellite educational campuses (Oregon Institute of Technology and Clackamas Community College). Convenient Transportation access is provided by I-205 and nearby Highways 224 and 212. Major employers include Clackamas Town Center, Kaiser Sunnyside Medical Center, and ADP Dealer Services Inc. There are 794,000 residents within a 10 mile radius with an estimated average income of \$47,042. Given the property's ideal location at the crossroads of these two vibrant neighborhoods, it can make an ideal location for any business.

CONTACT**Matt Kayser**
Trammell Crow Company
Beaverton, OR
503-644-9400
mkayser@trammellcrow.com
<http://www.trammellcrow.com>

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THE TOWERS

Airport Business Park

Rochester's Ultimate Business Ad

Home

Services

Executive Suites

Current Tenants

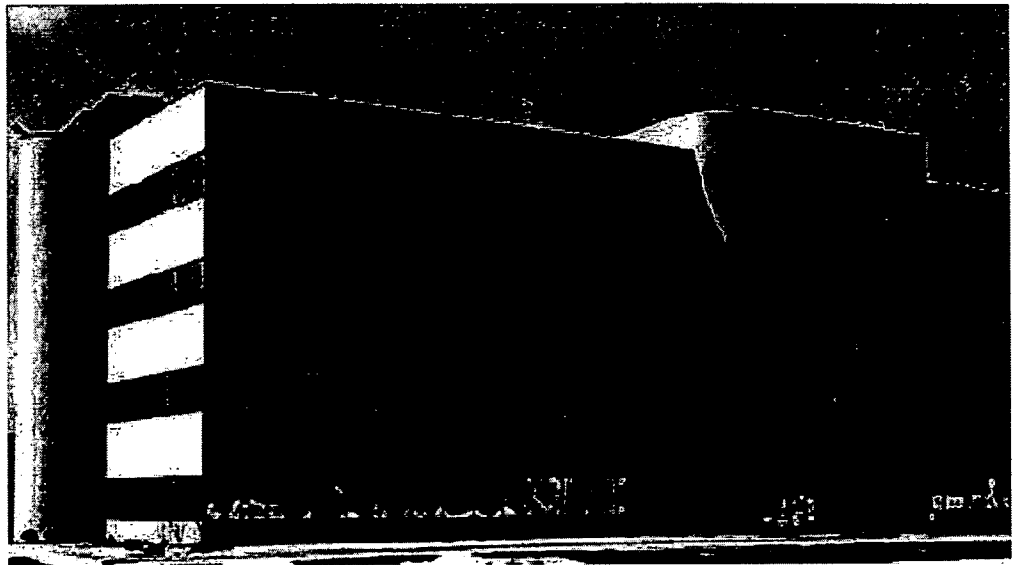
Contact Us

Home

Welcome to

THE TOWERS

Airport Business Park Web Site



Introduction

Welcome to THE TOWERS. If you are looking for a Class "A" site yet centrally-located office park at below competitive rates, you are invited to consider and visit our aesthetically pleasing office complex.

THE TOWERS Airport Business Park is a suburban office complex designed to accommodate a total of seven 58,000 square foot office buildings, for a total square footage of approximately 400,000 square feet. To date, two buildings have been completed. Any future expansion needs can be met.

Each building has a unique design featuring multiple entrances for access from all locations in the parking area. Generous, well-lit, parking is provided free of charge.

A complete health and fitness center is located right next door.

At THE TOWERS, you will receive the personal attention you deserve from our experienced on-site management team.

Corporate Headquarters

In addition to executive suites, we provide corporate spaces from 1,000 square feet to a full building of 58,000 square feet.

(Click on pictures to see them enlarged.)



General Office Space



THE TOWERS Building

Location

- Direct access to the Greater Rochester International Airport.
- Less than 10 minutes from Downtown.
- Uniquely situated just one mile from the University of Rochester and two miles from Rochester Institute of Technology.
- 15 minute commute from eastern and western suburban corridors.
- Hotels, shopping and restaurants nearby.

Click [here](#) to see a map.

Design Features

Striking architecture and user friendly interior design are the hallmarks of the buildings that anchor THE TOWERS development.

- Mirrored solar-reflective insulated glass set in special vibration proof frames provide excellent interior sound and light quality.
- Steel and masonry construction provide a sturdy soundproof fireproof setting.
- State-of-the-art security systems.
- Well-lit parking around the circumference with several entrances.

- to each building provide for a safe office setting.
- Individual tenant thermostats (one for every 1,000 feet each area superior temperature control, utilizing some 58+ computer operated heat pumps deployed throughout each b
- Fully carpeted public areas provide pedestrian safety in all conditions.
- Large atrium space was created for tenants use for trade product introductions, celebrations, etc. Refreshment facility built into the premises.
- Oversized elevators (by a full third) to provide for a feeling of comfort and roominess.

If you are interested in leasing office space or would like more information about THE TOWERS, please call (800) 836-9466
Mail us at Info@Airport-Towers.com. We warmly welcome all inquiries.

[Home](#) | [Services](#) | [Executive Suites](#) | [Current Tenants](#) | [Contact](#)

*For more information, contact us at Info@Airport-Towers.com
or*

*The Towers Airport Business Park
1200-A Scottsville Road
Suite 400
Rochester, NY 14624
(716) 436-0950 or
(800) 836-9466*

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Location Statistics
Workforce/R&D
Quality of Life
Incentives

Hattiesburg-Lauderdale Regional Airport Business Park

Extremely accessible and convenient to all forms of transportation, the Business Park is located on I-59 just 8 minutes north of the U.S. 49/I-59 Hattiesburg intersection, or 20 minutes south of Laurel on I-59. The Gulf of Mexico is less than an hour and a half away by car. New Orleans just under two hours, and Jackson (the state capital) is ninety miles. Camp Shelby, the largest National Guard and Reserve training facility in America, is only 25 minutes to the South

Business Park Features

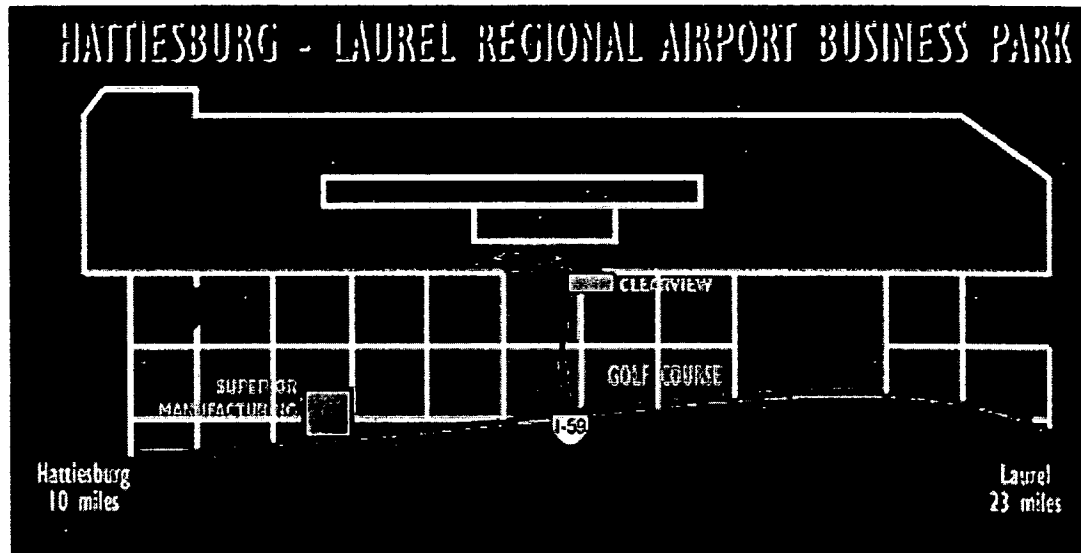
Centrally located in one of the fastest growing high technology communities in the United States, Hattiesburg-Lauderdale Regional Airport Business Park encompasses 750 acres of wooded, rolling hills divided into lots of varying sizes to fit all needs. Prime building sites are available in the Business Park and construction costs are well below the national averages. Neither soil nor terrain seriously complicates construction, and all lots have excellent drainage. The Business Park is accessible by two paved access roads, other needed roadways can be planned to meet your specific requirements.

The Hattiesburg-Lauderdale Airport Business Park has its own water & sewer capability, single- and three-phase electrical power is available, and gas service can also be provided. BellSouth provides telephone service. Dixie Electric Power Association provides electric utility service at competitive rates, and good weather keeps heating bills to a minimum.

Currently, the Park is home to Superior Manufacturing, manufacturer of anti-fatigue mats, Clearview Recovery Center and Pine Belt National Golf Club, an eighteen-hole golf course and clubhouse.

Hattiesburg-Lauderdale Regional Airport is growing

and welcomes companies that are also "on the grow". For more information on this unique Business environment, simply contact us. We will work with you to assure that you realize the most from your investment.



[\[Home\]](#) [\[Business Park\]](#) [\[Aviation Services\]](#)



Adirondack Airport Business Park

In Lake Clear, New York, the Adirondack Regional Airport Business Park serves the Olympic Region. It is under the management of the Adirondack Economic Development Corporation. Located on the 1,100-acre Adirondack Regional Airport, a 290-acre business park is being developed to attract new business to the Olympic region. The 10,000 square-foot Incubator Building is ready for occupancy.

Park Features

- ▶ *Designed/engineered for environmental compatibility*
- ▶ Commercial airport access
- ▶ Streamlined permitting process
- ▶ Incentives and comprehensive financing packages
- ▶ Favorable labor rates, with a strong work ethic
- ▶ Fiber optics
- ▶ Favorable construction costs
- ▶ Construction management available

The Adirondack Regional Airport is the only commercial airport inside the six-million-acre Adirondack Park. The 6,500-foot runway (23 at SLK) is open 365 days a year in all weather, with a precision instrument approach.

New construction for expansion and new sites. The AEDC has developed a working relationship with the Adirondack Park Agency (the regulatory agency for land development & stewardship of the Adirondack Park).

Quality of Life

The Adirondack Mountains of New York State are still one of the best-kept secrets in the lower 48. Best known for its winter recreation facilities in Lake Placid, the Olympic High Peaks Region abounds with the finest trout streams, clear spring-fed lakes, natural pine-scented breezes, and hiking trails for everyone. The business park is also bordered by land owned by Paul Smith's College, with its programs in forest conservation and hotel/restaurant management.

- ▶ The Olympic Region has 5 bio-tech facilities
- ▶ Availability of high-speed data transmission is bringing independent software companies to the area
- ▶ An ocean port within two hours
- ▶ Three major universities within two hours
- ▶ Saranac Lake regional health care facility
- ▶ Hundreds of thousands of acres of private timber interests within an hour
- ▶ Combine recreation and business travel.

Targeted Businesses

- ▶ Aviation distribution - parts supply (air freight)
- ▶ Biotech & High Tech Businesses
- ▶ Technical support back office
- ▶ Light assembly furnished through airport services
- ▶ Companies that value outdoor recreation for advertising purposes



BACK TO HOME
ADIRONDACK ECONOMIC
DEVELOPMENT CORPORATION

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[BIOTECH INDUSTRY] [COMMUNITY ECONOMIC DEVELOPMENT]
[FINANCING YOUR BUSINESS] [BUSINESS CONSULTING] [BUSINESS PARKS]
[WHO IS ELIGIBLE?] [CONTACTING AEDC]

Adirondack Economic Development Corporation
PO Box 747
60 Main Street
Suite 200
Saranac Lake, NY 12983-0747

Toll-Free: 1-888-243-AEDC
1-518-891-5523
FAX 518-891-9820

**CPA2000-10
BoCC SPONSORED
AMENDMENT
TO THE**

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

**LPA Public Hearing Document
for the
February 26th, 2001 Public Hearing**

*Lee County Planning Division
1500 Monroe Street
P.O. Box 398
Fort Myers, FL 33902-0398
(941) 479-8585*

February 19, 2001

**LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA2000-00010**

☒

Text Amendment

☐

Map Amendment

<input checked="" type="checkbox"/>	This Document Contains the Following Reviews:
<input checked="" type="checkbox"/>	Staff Review
<input type="checkbox"/>	Local Planning Agency Review and Recommendation
<input type="checkbox"/>	Board of County Commissioners Hearing for Transmittal
<input type="checkbox"/>	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report
<input type="checkbox"/>	Board of County Commissioners Hearing for Adoption

STAFF REPORT PREPARATION DATE: February 19, 2001

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. APPLICANT:

LEE COUNTY BOARD OF COUNTY COMMISSIONERS
REPRESENTED BY LEE COUNTY DIVISION OF PLANNING

2. REQUEST:

Amend the Future Land Use Element by adding Research and Development as a permitted use under Policy 1.2.2, the Airport Commerce descriptor policy.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:

1. RECOMMENDATION: Planning staff recommends that the Board of County Commissioners transmit the proposed amendment.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- The Airport Commerce category allows specific uses such as light manufacturing, assembly, warehousing, distribution, and offices that are characteristic of most Research and Development operations.

- A Research and Development facility generally resembles an office or light manufacturing use in terms of appearance and intensity of use.
- The inclusion of Research and Development as a permitted use in the Airport Commerce Future Land Use category is consistent with other provisions of the Lee Plan.
- Research and Development activities can benefit from being located in close proximity to airport facilities.
- The recent approval of large-scale residential and retail development in the University Community land use category has reduced the opportunities available for research and development industries in close proximity to Florida Gulf Coast University.
- Airport Commerce lands are relatively close in proximity to Florida Gulf Coast University. The future extension of Treeline Avenue south to Ben Hill Griffin Parkway will increase access between FGCU and the Airport Commerce lands to the north.
- The inclusion of Research and Development as a permitted use in Airport Commerce will not significantly displace other uses that are already permitted in Airport Commerce.

C. BACKGROUND INFORMATION

When the University Community land use category was established in 1992, it was intended to accommodate the new Florida Gulf Coast University and its “associated support development.” One of the main components of “associated support development” was the accommodation of development, such as research and development parks, that would not have come to the area were it not for the presence of the University. Over the last two years, the County has approved two large-scale developments that have significantly reduced the available acreage in the University Community area. In November of 1999, the 1,271-acre Miromar Lakes development was approved as a residential golf course community along with a large amount of commercial retail and office. In November of 2000, Gulf Coast Towne Center was approved for the development of a regional mall along with 600 multi-family dwelling units, on a 244-acre parcel, in the University Community land use category. These two developments used up the vast majority of the available University Community land, and effectively reduced the opportunities for research and development industries to locate in the area surrounding the University. Both of these developments accommodated a small amount of Research and Development by including it as an approved use in each project. It is becoming clear, however, that Miromar Lakes will develop only with residential, retail, and golf course uses. Additionally, planning staff has had discussions with Miromar Lakes representatives, and they have indicated that they plan to expand Miromar Lakes by several hundred acres for additional residential and golf course uses. This would further reduce the available acreage for Research and Development within the University Community. The Gulf Coast Towne Center plan of development, while it did list Research and Development as a permitted use, was clearly based on the development of a regional mall. Staff believes that the approval of Miromar Lakes and Gulf Coast Towne Center represented a lost opportunity for the accommodation of Research and Development, not only in the University Community, but for Lee County in general.

During the public hearing process for both of these cases, staff argued that the University Community land use category called for the development of “associated support development,” and specifically, university-

related research and development. During negotiations for the Gulf Coast Towne Center development, the applicant's representatives suggested that much of the land in the University Community was too costly to use for research and development activities. It was suggested that these types of industries did not require the visibility and exposure afforded by a location adjacent to I-75, and that research and development industries would be better served in locations north of Alico Road. It was also suggested that research and development industries could benefit from a location closer to Southwest Florida International Airport. The areas between Alico Road and the airport, however, are designated Airport Commerce on the Future Land Use Map. The Airport Commerce category does not specifically allow research and development as a permitted use at this time. Staff, therefore, is exploring the possibility of adding research and development as a permitted use in the Airport Commerce category.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

Objective 1.2 of the Lee Plan defines the purpose of the Southwest Florida International Airport area as it relates to the accommodation of certain uses in and around the airport. Objective 1.2 is reproduced below.

OBJECTIVE 1.2: SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AREA.

Designate on the Future Land Use Map adequate land in appropriate locations to accommodate the projected growth needs of the Southwest Florida International Airport and the business and industrial areas related to it through the year 2020. These categories are also considered Future Urban Areas.

This objective establishes that the County must accommodate the projected growth needs of the airport and the business and industrial areas related to it for the year 2020 planning horizon. The area around the airport is required to be used for airport growth and the growth of airport-related business. The Airport Commerce lands represent a large portion of the area around the airport, therefore, these areas have much of the responsibility of accommodating the growth of the airport and any airport related business and industry. While Objective 1.2 requires the area around the airport to accommodate airport related business and industry, the Airport Commerce descriptor policy outlines in more detail the types of uses that should surround the airport.

The Airport Commerce category is described in Policy 1.2.2 as shown below.

POLICY 1.2.2: The Airport Commerce areas are commercial and industrial lands adjacent to the airport needed to accommodate projected growth through the year 2020. These areas will include developments consisting of light manufacturing or assembly, warehousing, and distribution facilities; offices; ground transportation and airport-related terminals or transfer facilities; and hotels/motels, meeting facilities, and other hospitality services. Because this area is located within the Six Mile Cypress Basin and is also a primary point of entry into Lee County, special environmental and design review guidelines will be applied to its development to maintain the appearance of this area as a primary point of entry into Lee County. Retail commercial uses in this category are only permitted within hotels and motels. Property in Section 1 and the east 1/2 of Section 2, Township 46 South, Range 25 East, and in Section 6, Township 46 South, Range 26 East, must be

rezoned to a planned development zoning category prior to any development other than the construction of essential public services. During the rezoning process, the best environmental management practices identified on pages 43 and 44 of the July 28, 1993 Henigar & Ray study entitled, "Groundwater Resource Protection Study" will be rebuttably presumed to be necessary to protect potential groundwater resources in the area. Residential uses are only permitted in this category to the extent described in Chapter XIII.

According to Policy 1.2.2, the Airport Commerce category is intended to accommodate uses such as light manufacturing or assembly, warehousing, distribution facilities, and offices. These uses, because of Objective 1.2, must be related to the airport. Staff believes that Research and Development uses are related to the airport, although indirectly, because they derive benefits from being located near an airport. They are also similar in appearance and function to office and light manufacturing uses, which would make them consistent with the Airport Commerce category.

Staff looked at selected examples of Research and Development parks around the country to get a general idea of what is involved in a typical operation, in order to determine if it would fit in with the other uses permitted in the Airport Commerce category. These examples are included as attachments to this report.

Staff found that Research and Development facilities generally resemble office or light manufacturing operations in terms of appearance of the buildings and intensity of use. The buildings are either stand-alone or are arranged in a campus-like setting. There are a variety of industries or businesses that might locate in a Research and Development park. Examples of these types of industries could include medical research, marketing research, information technology, insurance, e-commerce, investments, biotechnology laboratories, advanced materials manufacturing, chemical technology, microelectronics, and telecommunications. These are only a small sampling of the types of industries that might be included under the heading of Research and Development. Some of these types of uses require only general office space while others might require a more laboratory-type setting with special equipment used for scientific research. Any of these industries could be classified as office or light manufacturing, making them consistent with the existing Airport Commerce category. While all of these types of uses may not be directly related to the airport, they would benefit by being located near the airport.

Staff discovered, in looking at the attached examples of research parks, that many of them list proximity to an airport as a major selling point for the development. This seems to indicate that potential tenants of Research and Development facilities are specifically looking for office space that is close to a major airport. If that is the case, then these types of businesses would likely thrive and grow more if they were located near the airport as opposed to being located in other areas of the county. A Research and Development Park is more attractive to potential tenants if it has a nearby airport. It is unclear why proximity to an airport is a desired feature, but it is likely due to the fact that it facilitates the distribution of materials and products.

The Lee County Land Development Code (LDC) defines Research and Development Laboratories as a specific use group under Section 34-622. This definition is shown below.

(41) Research and development laboratories. This group includes establishments or other facilities primarily engaged in laboratory or field research and development in the natural, physical or social sciences, or engineering and development as an extension of investigation.

GROUP I. Agricultural research. Establishments primarily concerned with improving soil, crops, livestock or other agricultural products.

GROUP II. Medical and dental laboratories. Establishments primarily engaged in providing professional analytic or diagnostic services to the medical profession, or to the patient on prescription of a physician, or in making dentures and artificial teeth to order for the dental profession.

Bacteriological laboratories (not manufacturing)
Biological laboratories (not manufacturing)
Chemists, biological laboratories of (not manufacturing)
Dental laboratories
Dentures, made in dental laboratories to order for the dental profession
Medical laboratories (clinical)
Pathological laboratories
Teeth, artificial, made in dental laboratories to order for the profession
X-ray laboratories (not manufacturing)

GROUP III. Chemical. Establishments primarily concerned with research and development of chemicals or other hazardous materials.

GROUP IV. General. Establishments primarily concerned with research and development of computer, engineering, food, general industry and other type projects, excluding those listed in group III.

The LDC definition indicates that Research and Development is comprised mainly of offices that are upgraded to support various types of laboratories that are used for research in a variety of fields. Light manufacturing of small items is also included in this category. The Airport Commerce land use category currently permits office and light manufacturing uses, which have similar characteristics to Research and Development uses. Staff believes, therefore, that Research and Development would be appropriate in the Airport Commerce category.

The inclusion of Research and Development in the Airport Commerce category is also consistent with several other Lee Plan Goals, Objectives, and Policies.

OBJECTIVE 32.1: ECONOMIC GROWTH. *The capacity of Southwest Florida International Airport will be expanded in compliance with the adopted Airport Master Plan to aid in the diversification of the county's economic growth. Project implementation and approval will be coordinated through the annual Capital Improvement Program process. These expansions will be funded through user fees, airline contributions, and other funding sources not involving general county tax dollars.*

According to Objective 32.1, the airport is seen as a catalyst for economic growth and diversification. The Lee Plan sees the airport as an amenity that will attract business to the area. By allowing Research and Development on lands surrounding the airport, the County would be using the airport to promote economic growth and diversification.

OBJECTIVE 110.3: Lee County, in coordination with the Horizon Council and other appropriate entities, shall establish, continue and maintain programs which are designed to promote and encourage the recruitment of new industries that will facilitate and diversify Lee County's economic base.

POLICY 110.3.1: Lee County shall, in coordination with the Horizon Council and other appropriate entities, formulate an economic development plan to assist local organizations in fostering the expansion and diversification of Lee County's economic base, and shall set forth the intent, funding, and the means available for its implementation.

Objective 110.3 and Policy 110.3.1 promote the recruitment of new industries in order to diversify Lee County's economic base. The recruitment of Research and Development industries would help to diversify Lee County's tourism- and construction-oriented economy. The Lee Plan should contribute to this goal by specifically allowing for Research and Development in appropriate locations throughout the County.

POLICY 110.3.2: Lee County, in coordination with the Horizon Council and other appropriate entities, shall sustain a coordinated local, regional, national, and international marketing program that will identify and attract industrial, commercial, and office space users.

Allowing Research and Development industries to locate in the Airport Commerce lands around the airport is a small effort toward the marketing of Lee County as a potential place to locate business. Proximity to a commercial airport is a major amenity for many types of industries, including research and development. Proximity to the airport allows for easier product distribution as well as easier access for business travelers.

POLICY 110.4.4: Lee County, in coordination with the Horizon Council and other appropriate entities, shall promote economic opportunity through the utilization of the Southwest Regional Airport and strengthen the role of the airport in Lee County's economic development.

The subject amendment is consistent with this policy because it will specifically allow for businesses engaged in research and development to be located in close proximity to the airport. This will allow for these businesses to take advantage of the airport for product distribution and to facilitate business travel.

The existing Airport Commerce lands in Lee County are limited to the cluster bordering Southwest Florida International Airport. There is no other land in the county designated Airport Commerce. The Airport Commerce lands are an ideal place for business and industry in Lee County because of their close proximity to the airport, I-75, and Florida Gulf Coast University. Additionally, airport noise zone restrictions dictate the type of development that can occur in this area. Allowable uses within these areas are generally limited to commercial and industrial. Industries choosing to locate in this area can benefit greatly from their proximity to two of the main economic engines in Lee County. They can draw on the resources of the airport and the University. Given the locational advantages of the Airport Commerce areas of the county, staff believes it would be logical to allow Research and Development uses to have the benefit of being located in an area where they can readily draw on the resources of the airport, I-75, and the University.

One possible concern with adding Research and Development as a permitted use in Airport Commerce is that it might displace other uses that are more appropriately located near the airport. Staff, however, does not think this will be case. In the 1994 second round amendments to the Lee Plan, the Future Land Use Map was amended to convert approximately 1,400 acres from Density Reduction/Groundwater Resource to Airport Commerce. These 1,400 acres were located south of the airport, east of I-75, and north of Alico Road, in the area closest to the University. The addition of this acreage created additional opportunities for development activities requiring close proximity to the airport such as distribution centers, warehouse facilities, and services and accommodations for traveling professionals. This recent expansion of the Airport Commerce area ensured that adequate land would be available for airport related activities in the future. Research and Development activities are very rare in Lee County, and allowing them to operate in Airport Commerce areas will not displace other uses to any significant degree. Furthermore, as previously discussed by staff, Research and Development uses generally resemble office or light manufacturing uses, therefore, their presence in Airport Commerce areas will not be a significant departure from what is already permitted in these areas.

B. CONCLUSIONS

The Research and Development land use is consistent with the uses that are already permitted in the Airport Commerce land use category. Providing for this use in Airport Commerce allows the County to better use the airport to attract new business in order to promote economic growth and diversification. Research and Development uses would benefit from a location proximate to the airport, the University, and I-75.

C. STAFF RECOMMENDATION

Planning staff recommends that the Board of County Commissioners transmit this plan amendment. The proposed language change to Policy 1.2.2 is shown below.

POLICY 1.2.2: The Airport Commerce areas are commercial and industrial lands adjacent to the airport needed to accommodate projected growth through the year 2020. These areas will include developments consisting of light manufacturing or assembly, warehousing, and distribution facilities; offices; research and development activities; ground transportation and airport-related terminals or transfer facilities; and hotels/motels, meeting facilities, and other hospitality services. Because this area is located within the Six Mile Cypress Basin and is also a primary point of entry into Lee County, special environmental and design review guidelines will be applied to its development to maintain the appearance of this area as a primary point of entry into Lee County. Retail commercial uses in this category are only permitted within hotels and motels. Property in Section 1 and the east 1/2 of Section 2, Township 46 South, Range 25 East, and in Section 6, Township 46 South, Range 26 East, must be rezoned to a planned development zoning category prior to any development other than the construction of essential public services. During the rezoning process, the best environmental management practices identified on pages 43 and 44 of the July 28, 1993 Henigar & Ray study entitled, "Groundwater Resource Protection Study" will be rebuttably presumed to be necessary to protect potential groundwater resources in the area. Residential uses are only permitted in this category to the extent described in Chapter XIII.

**PART III - LOCAL PLANNING AGENCY
REVIEW AND RECOMMENDATION**

DATE OF PUBLIC HEARING: February 26, 2001

A. LOCAL PLANNING AGENCY REVIEW

**B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT
SUMMARY**

1. RECOMMENDATION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

NOEL ANDRESS

SUSAN BROOKMAN

BARRY ERNST

RONALD INGE

GORDON REIGELMAN

VIRGINIA SPLITT

GREG STUART

**PART IV - BOARD OF COUNTY COMMISSIONERS
HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT**

DATE OF TRANSMITTAL HEARING: _____

A. BOARD REVIEW:

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

JOHN ALBION

ANDREW COY

BOB JANES

RAY JUDAH

DOUG ST. CERNY

DATE OF ORC REPORT: _____

- February 19, 2001
PAGE 10 OF 11

**PART VI - BOARD OF COUNTY COMMISSIONERS
HEARING FOR ADOPTION OF PROPOSED AMENDMENT**

DATE OF ADOPTION HEARING: _____

A. BOARD REVIEW:

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

JOHN ALBION

ANDREW COY

BOB JANES

RAY JUDAH

DOUG ST. CERNY

Information About The Center For Emerging Technologies



The Center for Emerging Technologies is a public-private-academic partnership. Operations are financially supported by the University of Missouri-St. Louis and the Missouri Department of Economic Development. Capital funding has been provided by St. Louis Development Corp., Missouri Development Finance Board, U.S. Economic Development Administration and St. Louis companies.

Several major corporations, service providers, and individuals have made gifts furthering our mission. The Board of Directors includes university administrators from UM-St. Louis, Washington University, and Saint Louis University; also, retired and active executives of large technology-based companies, entrepreneurs, venture capitalists, technology consultants and professional service providers.

Mission: The mission of the Center is to be the primary force in positioning the St. Louis region as a worldwide center of advanced technology industries and knowledge-based economic development.

Long- Range Strategic Goals

The Center works regionally and statewide to:

Create an environment that fosters technology and technology-driven enterprise development
Support commercialization of these technologies by research institutions, entrepreneurs and industry researchers

<http://www.emergingtech.org/About.htm>

Immediate Operating Objectives

The Center assists emerging advanced technology companies by:

Providing business, technology and funding resources
Delivering specialized education and training
Providing assistance with business-plan development
Introducing these young companies to prospective investors

Create consortia among businesses,
universities,
community organizations , and public
agencies
dedicated to scaling up targeted
industries

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INNOVATION PARK

TALLAHASSEE
A Research and Development Centre

Linda NicholSEN, Director
park.com

(850) 575-0343

lnicholSEN@innovation-

Innovation Park

Benefits/Synergies

Contacts

Park Map

Tenants

Tenancy Criteria

Recent Press

Partners

Economic Development Council

Leon County

Florida A&M University

Florida State University

FAMU/FSU College of Engineering

FSU Office of Research

National High Magnetic Field Laboratory

Area Lifestyle

Civic Center Events

Climate

Current Weather

Lifestyle Guide

7 Days of Opening Nights

Visitors Guide

Area Demographics

Employment by Industry

Major Employers

Occupational Wages

Public School Data

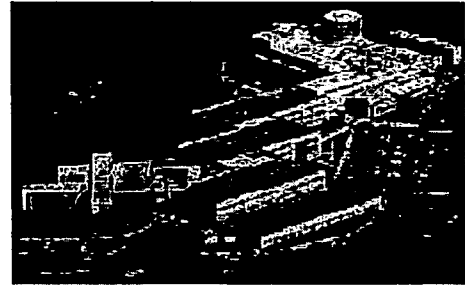
Real Estate Values

Regional Economic Profile

Statistical Digest

The Innovation Park Advantage

- Located in Tallahassee, Florida - ranked in top 20% of best places to do business in U.S. by Forbes magazine
- Affiliated with Florida State and Florida A & M Universities
- Combined enrollment of 50,000 students
- Doctoral degrees in 65 areas of study
- Strength in physics, chemistry, biology, pharmacy, material science, meteorology, lasers, architecture, and supercomputers.
- Access to faculty, equipment, funds, fellowships, grants, scholarships - and potential employees
- Home to the National High Magnetic Field Laboratory (semiconducting materials, superconductivity, bio-medical and bio-engineering, polymers, and high strength conducting composites)
- Two Florida State University supercomputers on site



National High Magnetic Field Laboratory

Park Specifics

- Adjacent to the FAMU/FSU College of Engineering (electrical, mechanical, civil, industrial and chemical engineering)
- 115 acres; 650,000 square feet of building space.
- Lease or build. Bond financing is available for qualified projects.
- Electricity, water, sewer, and natural gas are provided by the City of Tallahassee.
- Three miles from airport, four miles from I-10; rail access.

Innovation Park
1673 West Dirac Drive, Tallahassee FL 32310-3673
Linda NicholSEN, Director
(850) 575-0343
lnicholSEN@innovation-park.com



University of Virginia
Foundation

University of Virginia
Research Park
at North Fork

Fontaine
Research Park

University of Virginia

University of Virginia
Research Experience

Quality of Life

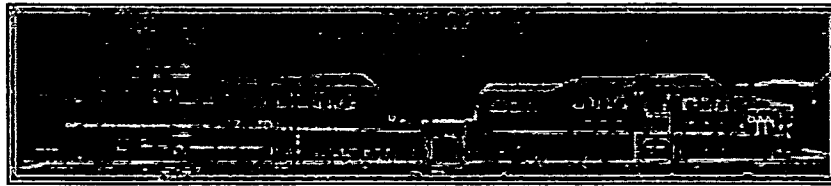
Profile of Research
Park Companies

Additional
Information

Other Links

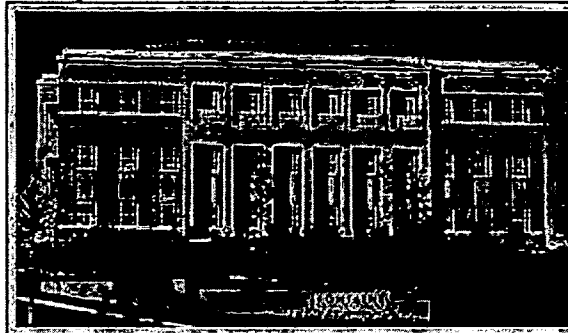
Contact Us

Fontaine Research Park



UVA/HealthSouth Rehab. (left), UVA Musculoskeletal Medical Building (right).
Gresham Smith and Worley Assoc.

The Fontaine Research Park is a masterplanned, 54-acre research park which, when completely developed, will include nearly 400,000 square feet of development. The Park, already 80 percent built, is home to the Virginia



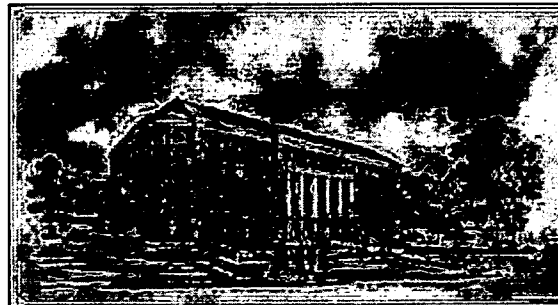
400 Ray C. Hunt
Einhorn Yaffee Prescott

Neurological Institute, Multimedia Medical Systems, the Health Services Foundation, the University of Virginia Office of Development, INC Research, Varian Medical Systems, and a joint venture between the HEALTHSOUTH Corporation and the University's Health System that includes a 50-bed Rehabilitation Hospital and the

Musculoskeletal Medical Office Building. The most recent building, completed in September 1999, is home to the Association for Investment Management and Research, the University of Virginia Investment Management Company, and the University of Virginia College of Arts and Sciences Development Office.

Fontaine Research Park is located adjacent to the grounds of the University of Virginia, less than two miles from the central Charlottesville business district.

Additionally, the Park has direct access to U.S. Route 29, the major north-south artery through Charlottesville, and is less than a mile from Interstate 64.



AIMR Building
The Glave Firm

The University of Virginia Foundation's plan for the Fontaine Research Park is to be the location for organizations that want a strong and continuing relationship with the University.

Take a look at the site map.

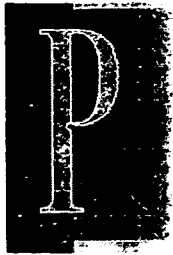
Tenants:



Health Services Foundation
Odell Associates

Virginia Neurological Institute
Multimedia Medical Systems
Health Services Foundation
University of Virginia Office of Development
HEALTHSOUTH Corporation
Musculoskeletal Medical Office Building
Association for Investment Management and Research (AIMR)
INC Research
Varian Medical Systems

- University of Virginia Investment Management Company
- University of Virginia College of Arts and Sciences Development Office



M i l w a u k e e C o u n
t y

R E S E A R C H P A R K

WHAT DO WE DO?

The Milwaukee County Research Park Corporation is committed to long-range job creation and economic growth in the research and development, high technology and scientifically-oriented production sectors of the economy. This objective will be accomplished by bringing together the substantial intellectual and entrepreneurial resources of the metropolitan Milwaukee area in a physical environment conducive to such activities. This will accelerate technology transfer from the laboratory to the marketplace, improve the quality of life of people in the community and help keep metropolitan Milwaukee and the City of Wauwatosa competitive into the 21st century.

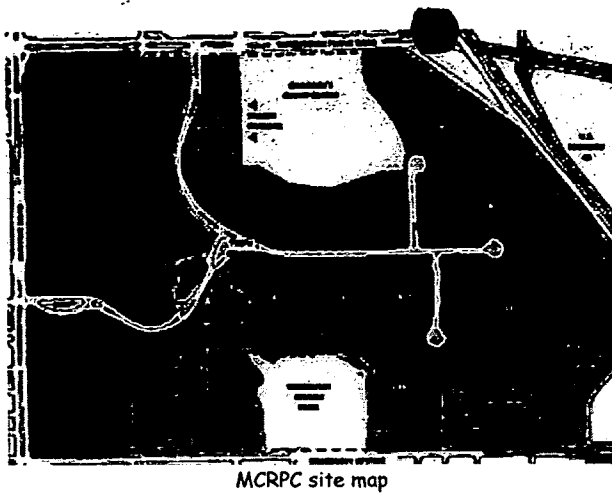
WHERE ARE WE?

The Milwaukee County Research Park is located in the City of Wauwatosa, Wisconsin, the geographic center of the metropolitan Milwaukee area. The site is convenient to two major expressways, Interstate I-94 and US 45. Downtown Milwaukee is 10 minutes from the Park and Mitchell International Airport can be reached in fifteen minutes. Commercial districts, parks and quaint residential neighborhoods are only blocks away.



MCRPC grounds (aerial view)

The 175 acre Research Park lies within a larger, 1100 acre natural expanse called



MCRPC site map

the Milwaukee County Grounds. The setting features permanent green space buffers, extensive wooded areas, nature trails, ponds and a natural waterway. Building sites that range in size from 1 to 50 acres are available for qualified users. The Research Park is a member of the Association of University Related Research Parks (AURRP) and the National Business Incubation Association (NBIA), the Technology Transfer Society (T2S) and the Wisconsin Economic Development Association (WEDA).

CURRENT RESEARCH PARK ACTIVITY

Boldt Development Corporation began construction of the first of two 43,700 Sq. Ft. multi-tenant technology and business buildings, on approximately nine acres of land, in October 1997. Occupancy of this building is expected in May 1997. These state-of-the-art facilities will have access to the information superhighway by means of high bandwidth fibre optic cable connected to a Internet Point of Presence (POP) located in the Research Park's Technology Innovation Center. This capability is also available to other occupants of the Park.



Boldt Development Corp.

The first tenant in the Boldt project, named the Wood Lake Business and Technology Center, is AE Business Solutions, a Madison, WI based information technology firm that is moving it's Milwaukee area operations into 5,800 Sq. Ft. AE Business Solutions has grown to be one of the largest computer systems integrators in the Midwest. In 1995, Inc. Magazine



included them as a member of the Inc. 500, a composite of the fastest growing privately held companies in the nation.



Boldt Development Corp.(aerial view)



Primecare Health Plan, Inc.

PrimeCare Health Plan, Inc., the state's largest managed care HMO, completed it's new corporate headquarters and data processing center in September 1995. This \$10 Million, 138,000 Sq. Ft. building houses over 430 employees.

TECHNOLOGY INNOVATION CENTER



Technology Innovation Center

The Technology Innovation Center is the Research Park's 128,000 sq.ft. high-technology incubator- one of the largest in the United States. Since opening its doors in March 1993, the Center has attracted over 20 firms.

Technology Innovation Center tenants enjoy dedicated conference rooms, an in-house library and other business resources. They also have special access to the Research Park's university and corporate affiliates:

Marquette University

Foley and Lardner(legal)

University of Wisconsin Biotechnology Center

Robert W. Baird & Co.(brokerage)

Medical College of Wisconsin

Firstar Bank (financial services)

Milwaukee School of Engineering (MSOE)

Firstar Bank (financial services)

University of Wisconsin-Milwaukee

Johnson Controls, Inc.(management)

CURRENT TECHNOLOGY INNOVATION CENTER TENANTS

Advanced Cabling Solutions - cabling solutions for information technology applications.

Apex Interactive - e-commerce solutions, marketing software, and Internet web hosting.

Argus Technologies, Inc. - vertical market software.

Cogent Corporation - computer software for the healthcare industry.

Collins Communications Technologies - designs, implements, and supplies hardware for data networks.

Cyborg Games, Inc. - on-line multi-player computer games for the Internet.

Desktop Engineering, Inc. - consulting, service and support for Apple Macintosh.

Digital Technology Services - visual based products used in quality control and training applications.

Discovery Technologies, Inc. - design of printed circuit boards and other electronic components.

ERIM International - remote sensing, electromagnetic phenomenology, and imaging.

Groupware Technologies, Inc. - Lotus Notes based software applications. "Provide" AIDS/HIV software.

Guild Software, Inc. - on-line simulation software and multi-player games.

IGC-Medical Advances, Inc. - RF coils and gradient systems for the MRI and spectroscopy market.

I.Net Solutions, L.L.C. - intranet, extrenet, database design, and high-end web development.

Inphinet Interactive Solutions, Inc. - internet content design and the development of web communities.

Institute for Viral Pathogenesis, Inc. - research relating to characterization of human viral pathogens.

Jackson/MacCudden, Inc. - science-based industrial hygiene and environmental consulting.

Juneau Partners, Inc. - enterprise software and e-commerce solutions.

MC Services Company - cross platform integration, database design, and Internet services.

Milwaukee County Research Park - technology park and business incubation for technology-based firms.

Productive Data Corporation - electronic publishing tools, data conversion, and web hosting.

ProtoPROBE, Inc. - biomedical research, research support services, and antibodies.

QM! Design, Inc. - computer graphics for web sites and commercial applications.

Right Image, L.L.C. - real-time embedded systems and image/signal processing.

Smart Systems, Inc. - electronic circuit board design.

SparkNET Interactive - high volume non-spam e-mail list hosting with opt-in delivery.

SPS Productions, LLC - 3d multimedia animation, web content and hosting, and e-commerce.

Tailored Solutions, Inc. - job tracking software for the printing industry.

Techno*Spec Incorporated - information technology services and configuration of hardware.

Time Warner Telecom - IDD - high speed Internet service for business and institutions.

TPI Technologies - industrial and prototype design using composite materials.

TSI International Software, Ltd. - enterprise application integration (EAI) and eBusiness software.

Tushaus Computer Services, Inc. - microcomputer based technology services and systems for business.

Uni-Comm Corporation - engineers and designs PBX, wireless, and other telecommunications.

Wisconsin Viral Research Group, Inc. - medical diagnostics laboratory focusing on virologic research.

LINKS TO OTHER TECHNOLOGY DEVELOPMENT PAGES

Milwaukee Technology Consortium (MTC) site contains the new on-line Directory of Milwaukee Area Technology Based Companies, information about MTC, and a profile of metropolitan Milwaukee.

National Business Incubation Association (NBIA) will hold it's 11th International Conference on Business Incubation, "Sharpening Our Entrepreneurial Focus," in Milwaukee at the Hyatt Regency, May 4-7, 1997. This site contains conference information.

Wisconsin Small Business Innovation Consortium (WiSBIC) site contains information and assistance for Wisconsin small businesses who are interested in applying for SBIR, STTR, and ATP federal research grants.

CONTACT

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Wauwatosa, WI 53226-4815

email gtm@mcrpc.org
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facsimile 414.778.1178

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VIRGINIA BIOTECHNOLOGY RESEARCH PARK

[◀ Home](#)

ABOUT THE PARK *FACILITIES*

[Welcome](#)[General Information](#)[Facilities](#)[Companies and
Research Institutions](#)[News About the Park](#)[Map & Directions](#)[Contact Information](#)[Annual Report](#)[Research Collaboration](#)[Technology in Virginia](#)[Greater Richmond, VA](#)[Virginia Business
Advantages](#)

The Virginia Bio-Technology Research Park currently has six buildings, totaling over 300,000 square feet of research, laboratory and office space. This represents a total investment of over \$75 million and will result in an employment base of over 850 individuals. This represents less than 18% of the total developable area of the Park.

Biotech Center

The Park includes a 27,000 square foot incubator facility, the Virginia Bio-Technology Research Center, completed and occupied in 1996. Funded by \$5 million from a statewide bond referendum, the Biotech Center boasts state-of-the-art laboratories, offices, conference and business resource/support facilities to assist new companies in testing out the viability of their ideas.



The Virginia Bio-Technology Research Park can work with companies to accommodate their space and facility needs under a variety of arrangements. Small and start-up companies can lease space in the



Biotech Center with full access to a variety of common and support facilities, from cold rooms, freezers, x-ray processing and laboratory washing to sterilization equipment. Standard laboratory modules in the Biotech Center are approximately 540 square

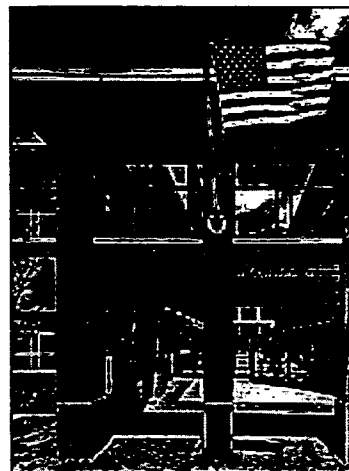
feet and are equipped with benches, wet laboratories, storage and full data/telecommunication connections. Most labs also have a 126 square foot private office incorporated into the lab space. Private offices are available with modular furnishings and range from 130 square feet to 300 square feet each.

Biotech One

Biotech One is a 100,000 square foot multi-tenant facility which is immediately adjacent to the Biotech Center and is joined via an atrium and common entry. Established companies and research institutes can be provided custom-fitted laboratory, research and office space to meet their specifications and particular requirements. Leases in Biotech One can be structured to accommodate the company's particular requirements and are full-service, triple net leases. Space is currently still available in Biotech One.

Companies and research institutes located in the Biotech Center or Biotech One can also enjoy access to the following facilities and common benefits:

- Common building reception
- 24-hour access with carded security system
- 2,000 square foot conference and training facility
- Conference rooms
- Library facilities
- Loading dock
- Central mail and express package facilities
- Buffet kitchen
- Access to University facilities and resources



Biotech Two

Biotech Two is a 137,000 square foot, \$31 million facility which has been designed to house the State Division of Forensic Science and



Office of the Chief Medical Examiner. The facility was developed by the Virginia Bio-Technology Research Park Authority and is being leased back to the Commonwealth of Virginia under a long-term

arrangement. The building was completed in May 1998 and provides the Virginia Division of Forensic Science with the most modern and well-equipped laboratory facilities of any forensic science department in the country. The facility also houses the new Institute of Forensic Science and Medicine.

Other Facilities

Biotech Three and Biotech Four are multi-tenant research and office

facilities with 31,000 and 12,500 square feet respectively. Currently, these buildings are fully occupied.

Biotech Five is a build-to-suit R&D office and assembly facility for the Infilco Degremont Company. The building has 14,000 square feet in its initial phase, with expansion potential in future years to add space as the company's needs dictate. The Virginia Bio-Technology Research Park Authority developed Biotech Five as a build-to-suit facility under a long-term lease arrangement with Infilco Degremont.

The Park has entered into an arrangement with the City of Richmond to lease 5,000 square-feet of laboratory space in the Public Safety Building. The Park has also acquired existing structures on North Fourth Street, south of Biotech Two. The location of these buildings to the other Park facilities and amenities will continue to offer existing companies the services and support they currently receive, as well as maintaining their close proximity to the medical and academic campuses of Virginia Commonwealth University.

Convenient Amenities

The Virginia Bio-Technology Research Park is conveniently located next to the medical sciences campus of Virginia Commonwealth University and the Medical College of Virginia Hospitals. The academic campus of Virginia Commonwealth University with facilities including the new \$43 million School of Engineering is less than a 10-minute drive from the Park.



The downtown campus of J. Sargeant Reynolds Community College is immediately adjacent to the Virginia Bio-Technology Research Park, offering companies the opportunity to develop customized training programs for their personnel. J. Sargeant Reynolds and John Tyler Community Colleges are both developing technical training programs for laboratory technicians.

The Richmond Centre, Richmond Coliseum, convention hotels and other amenities are located close to the Park. The Richmond Centre is a 62,000 square foot convention and trade show facility with plans for expansion. When completed, the Centre will contain 180,000 square feet of exhibition space and allow the Richmond area to attract major regional and national shows, conventions and conferences.

The Virginia Bio-Technology Research Park can work with your company - large or small, start-up or established - to meet your facility needs.

OVERVIEW

Trammell Crow Company**Trammell Crow**
<http://www.trammellcrow.com>**Technology Park Facility**450 Technology Park
Lake Mary, FL 32746
County: Seminole**Property Type:** Industrial R&D
Property ID#: 6084837**Date Modified:** 12/11/2000**INVESTMENT SUMMARY**

Price:	\$1,425,000	Building Sq Ft:	21,686
Price/Sq Ft:	\$65.71	Lot Size:	1.69 acres
Year Built:	1988	Lot Frontage:	185
		Lot Depth:	300
		Zoning:	M-1A

PROPERTY DESCRIPTION

100% air conditioned office/warehouse/manufacturing building located in high-tech suburb of Orlando. Heavy power, 52+- car paved parking lot, 2 grade level truck doors (10 x 12) in a beautiful office/industrial park setting. Heavy office buildout with large open area for additional offices, assembly, etc. Call listers for more information or to show.

AREA DESCRIPTION

Located in Technology Park just off of Lake Mary Road in Lake Mary. Excellent access to Lake Mary Blvd and I-4 expressway.

CONTACT

Matthew D. Messier, SIOR, CCIM or J. Paul Reynolds
Trammell Crow
Orlando, FL
407-849-2233
mmessier@trammellcrow.com
<http://www.trammellcrow.com>

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, sq. footage, income, and expenses are approximate. Buyers should conduct their own independent investigations and rely only on those results.

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OVERVIEW



**COLDWELL BANKER COMMERCIAL NORTH COUNTY
PROPERTIES**

<http://www.commercial.coldwellbanker.com>



Legacy NorthPointe

6221 El Camino Real
Carlsbad, CA 92008
County: San Diego

Property Type: Industrial R&D
Property ID#: 3354354

Date Modified: 01/04/2001

INVESTMENT SUMMARY

Price:	\$6,011,275	Building Sq Ft:	72,425
Price/Sq Ft:	\$83.00	Lot Size:	
Year Built:	1999	Lot Frontage:	
		Lot Depth:	
		Zoning:	

PROPERTY DESCRIPTION

Frontage on El Camino Real. One of the prestigious office / industrial campus-type business projects in Carlsbad. Neighbors include ViaSat, Hughes JVC, etc.

AREA DESCRIPTION

North San Diego County. Prestigious Carlsbad address.

CONTACT

Ronald L. King, SIOR / Charles J. McNary, SIOR
**COLDWELL BANKER COMMERCIAL NORTH COUNTY
PROPERTIES**

Carlsbad, CA
877-572-5627
lhenkel@coldwellbanker.com
<http://www.commercial.coldwellbanker.com>

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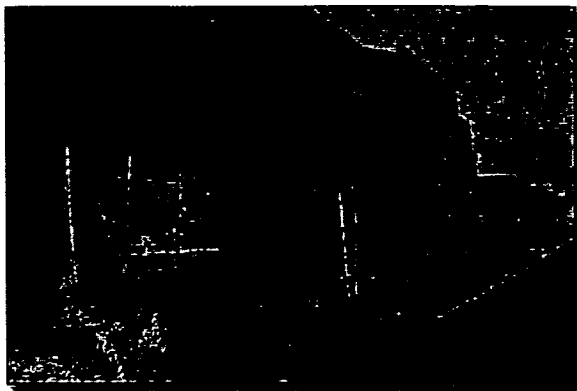
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OVERVIEW**Date Street Commerce Center - R & D
(Unit #D-100)**

41695 Date St.
Murrieta, CA 92562
County: Riverside

Property Type: Industrial R&D
Property ID#: 5703504

Date Modified: 11/12/2000

**INVESTMENT SUMMARY**

Price:	\$7,200,000	Building Sq Ft:	100,000
Price/Sq Ft:	\$72.00	Lot Size:	
Year Built:	2000	Lot Frontage:	
		Lot Depth:	
		Zoning:	Bp

PROPERTY DESCRIPTION

Industrial/Office One- and Two-Story (for additional details, check out our website at: www.temvaldev.com)

AREA DESCRIPTION

Business Park

CONTACT**O.B. Johnson / Director of Sales & Marketing
Temecula Valley Developers**

Murrieta, CA
909-698-4313
info@temvaldev.com

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OVERVIEW



Allen & Kwan Commercial
<http://www.annarbor-realestate.com/index2.html>

High Tech Manufacturing Laboratory

6200 Jackson
Ann Arbor, MI 48103
County: Washtenaw



Property Type: Industrial R&D
Property ID#: 7499417

Date Modified: 01/29/2001

INVESTMENT SUMMARY

Price:	\$7,940,000	Building Sq Ft:	48,100
Price/Sq Ft:	\$165.07	Lot Size:	6 ACRES
Year Built:	1976	Lot Frontage:	
		Lot Depth:	
		Zoning:	I-1

PROPERTY DESCRIPTION

R&D facility with 2 Class 10,000 clean rooms, wet labs, warehouse, shipping and offices. Fully air-conditioned.

AREA DESCRIPTION

Excellent highway visibility, easy access to highway. Located in an office/light manufacturing park. 20,000-sf Class A office building adjacent is also available.

CONTACT

Susan Moore
Allen & Kwan Commercial
Ann Arbor, MI
734-996-8823
smoore@annarbor-realestate.com
<http://www.annarbor-realestate.com/index2.html>

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OVERVIEW

Trammell Crow Company

Trammell Crow Company
<http://www.trammellcrow.com>

Corporate Office, R&D Flex Facility

13309 SE 84th Avenue
 Clackamas, OR 97015
 County: Clackamas

Property Type: Industrial R&D
Property ID#: 6892701

Date Modified: 01/03/2001



INVESTMENT SUMMARY

Price:	\$5,800,000	Building Sq Ft:	55,870
Price/Sq Ft:	\$103.80	Lot Size:	6.25 ACRES
Year Built:	1988	Lot Frontage:	
		Lot Depth:	
		Zoning:	LIGHT INDUSTRIAL

PROPERTY DESCRIPTION

A high quality two-story, freestanding, office/flex facility originally designed for corporate and administrative offices and prototype manufacturing for Precision Castparts. Heavy power, air handlers, HVAC served. Zoning allows for a variety of uses including 100% office use.

AREA DESCRIPTION

The property is located conveniently between the primary industrial and commercial districts in the area: The Clackamas Industrial area, and Clackamas Town Center. The 2,000 acre Clackamas Industrial area is the largest market location for manufacturing, distribution, and warehousing firms located within the immediate area. Many metals fabricators and other industrial support services and suppliers are located here. Major employers include: Precision Castparts, US Reddaway, Clean-Pak International, Tree of Life Gourmet Foods, Northwest Consolidated Metco Inc., and Ingram Entertainment. There are many industrial and business parks that accommodate smaller firms and offer space for lease. The area has excellent transportation access via I-205, Highway 212 and 224, and Southern Pacific rail spurs. Area amenities include the 18 hole Sah-Ha-Lee Golf Course, numerous restaurants, a nearby commercial district and a community park with access to the Clackamas River. Clackamas Town Center Area is a regional suburban business center, and the primary market area for retail, Class A office, hotel and apartment complex development on Portland's eastside. Major developments include the 1.2 million square foot Clackamas Town Center Mall, Sunnyside Hospital (and several health clinics), an 85 acre regional park and swim center, and two satellite educational campuses (Oregon Institute of Technology and Clackamas Community College). Convenient Transportation access is provided by I-205 and nearby Highways 224 and 212. Major employers include Clackamas Town Center, Kaiser Sunnyside Medical Center, and ADP Dealer Services Inc. There are 794,000 residents within a 10 mile radius with an estimated average income of \$47,042. Given the property's ideal location at the crossroads of these two vibrant neighborhoods, it can make an ideal location for any business.

CONTACT

Matt Kayser
Trammell Crow Company
 Beaverton, OR
 503-644-9400
mkayser@trammellcrow.com
<http://www.trammellcrow.com>

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THE TOWERS

Airport Business Park

Rochester's Ultimate Business Ad

Home

Services

Executive Suites

Current Tenants

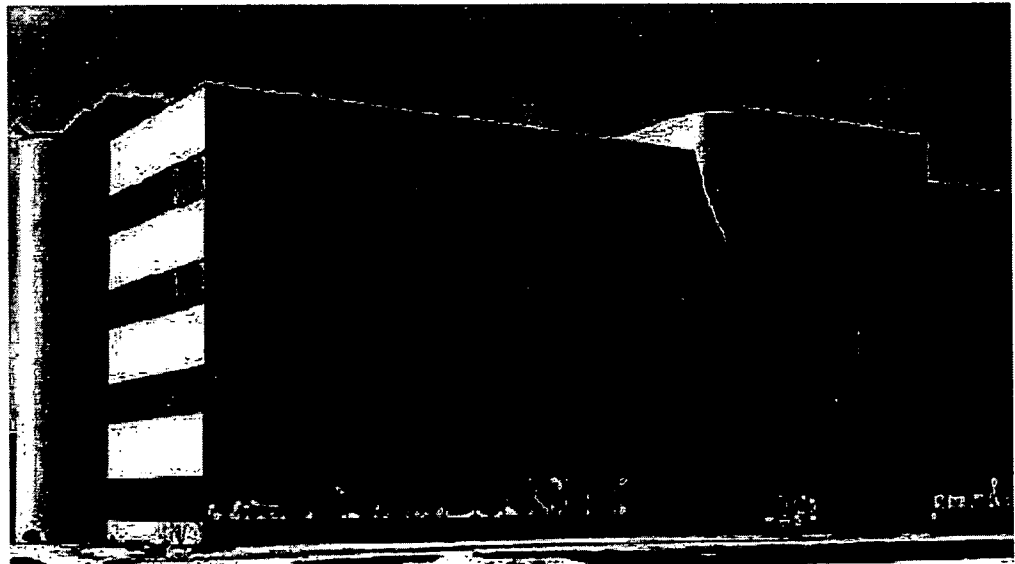
Contact Us

Home

Welcome to

THE TOWERS

Airport Business Park Web Site



Introduction

Welcome to THE TOWERS. If you are looking for a Class "A" site yet centrally-located office park at below competitive rates, you are invited to consider and visit our aesthetically pleasing office complex.

THE TOWERS Airport Business Park is a suburban office complex designed to accommodate a total of seven 58,000 square foot office buildings, for a total square footage of approximately 400,000 square feet. To date, two buildings have been completed. Any future expansion needs can be met.

Each building has a unique design featuring multiple entrances for access from all locations in the parking area. Generous, well-lit,

parking is provided free of charge

A complete health and fitness center is located right next door.

At THE TOWERS, you will receive the personal attention you deserve from our experienced on-site management team.

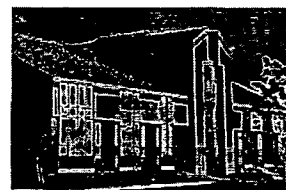
Corporate Headquarters

In addition to executive suites, we provide corporate spaces from 1,000 square feet to a full building of 58,000 square feet.

(Click on pictures to see them enlarged.)



General Office Space



THE TOWERS Building

Location

- Direct access to the Greater Rochester International Airport.
- Less than 10 minutes from Downtown.
- Uniquely situated just one mile from the University of Rochester and two miles from Rochester Institute of Technology.
- 15 minute commute from eastern and western suburban corridors.
- Hotels, shopping and restaurants nearby.

Click [here](#) to see a map.

Design Features

Striking architecture and user friendly interior design are the hallmarks of the buildings that anchor THE TOWERS development.

- Mirrored solar-reflective insulated glass set in special vinyl proof frames provide excellent interior sound and light quality.
- Steel and masonry construction provide a sturdy soundproof fireproof setting.
- State-of-the-art security systems.
- Well-lit parking around the circumference with several entrances.

- to each building provide for a safe office setting.
- Individual tenant thermostats (one for every 1,000 feet each area superior temperature control, utilizing some 58+ computer operated heat pumps deployed throughout each b
- Fully carpeted public areas provide pedestrian safety in all conditions.
- Large atrium space was created for tenants use for trade product introductions, celebrations, etc. Refreshment facility built into the premises.
- Oversized elevators (by a full third) to provide for a feel of comfort and roominess.

If you are interested in leasing office space or would like more information about THE TOWERS, please call (800) 836-9466
Mail us at Info@Airport-Towers.com. We warmly welcome all inquiries.

[Home](#) | [Services](#) | [Executive Suites](#) | [Current Tenants](#) | [Contact Us](#)

*For more information, contact us at Info@Airport-Towers.com
or*

*The Towers Airport Business Park
1200-A Scottsville Road
Suite 400
Rochester, NY 14624
(716) 436-0950 or
(800) 836-9466*

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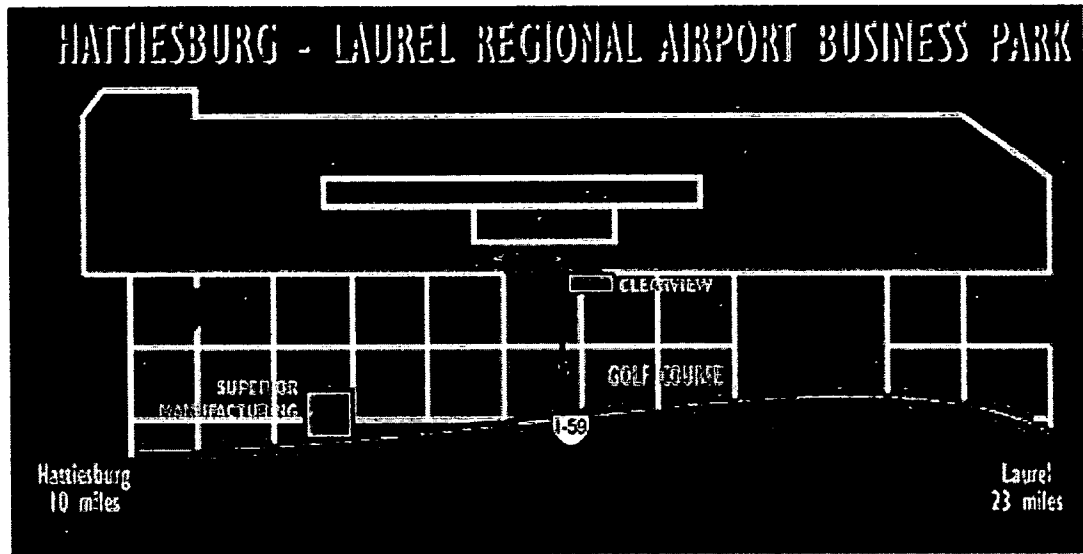
Health
Education/Enrichment
Work/Lifestyle/HRD
Quality of Life
Incentives

Business Park Features

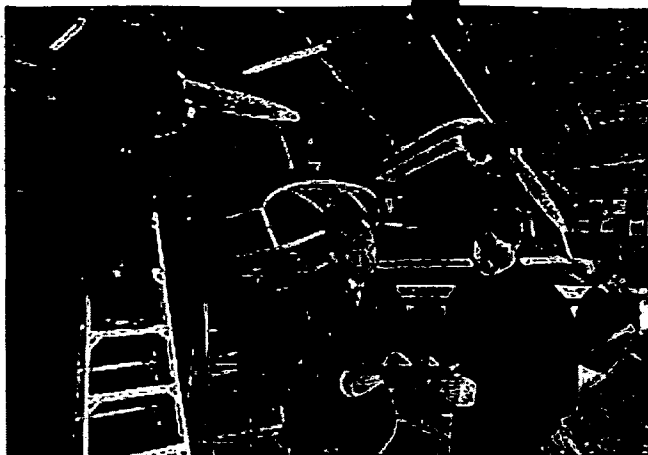
The Hattiesburg–Laurel Airport Business Park has its own water & sewer capability, single- and three-phase electrical power is available, and gas service can also be provided. BellSouth provides telephone service. Dixie Electric Power Association provides electric utility service at competitive rates, and good weather keeps heating bills to a minimum.

Hattiesburg–Laurel Regional Airport is growing

and welcomes companies that are also "on the grow". For more information on this unique Business environment, simply contact us. We will work with you to assure that you realize the most from your investment.



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Adirondack Airport Business Park

In Lake Clear, New York, the Adirondack Regional Airport Business Park serves the Olympic Region. It is under the management of the Adirondack Economic Development Corporation. Located on the 1,100-acre Adirondack Regional Airport, a 290-acre business park is being developed to attract new business to the Olympic region. The 10,000 square-foot Incubator Building is ready for occupancy.

Park Features

- ▶ Designed/engineered for environmental compatibility
- ▶ Commercial airport access
- ▶ Streamlined permitting process
- ▶ Incentives and comprehensive financing packages
- ▶ Favorable labor rates, with a strong work ethic
- ▶ Fiber optics
- ▶ Favorable construction costs
- ▶ Construction management available

The Adirondack Regional Airport is the only commercial airport inside the six-million-acre Adirondack Park. The 6,500-foot runway (23 at SLK) is open 365 days a year in all weather, with a precision instrument approach.

New construction for expansion and new sites. The AEDC has developed a working relationship with the Adirondack Park Agency (the regulatory agency for land development & stewardship of the Adirondack Park).

Quality of Life

The Adirondack Mountains New York State are still one of the best-kept secrets in the lower 48. Best known for its winter recreation facilities in Lake Placid, the Olympic High Peaks Region abounds with the finest trout streams, clear spring-fed lakes, natural pine-scented breezes, and hiking trails for everyone. The business park is also bordered by land owned by Paul Smith's College, with its programs in forest conservation and hotel/restaurant management.

- ▶ The Olympic Region has 5 bio-tech facilities
- ▶ Availability of high-speed data transmission is bringing independent software companies to the area
- ▶ An ocean port within two hours
- ▶ Three major universities within two hours
- ▶ Saranac Lake regional health care facility
- ▶ Hundreds of thousands of acres of private timber interests within an hour
- ▶ Combine recreation and business travel.

Targeted Businesses

- ▶ Aviation distribution - parts supply (air freight)
- ▶ Biotech & High Tech Businesses
- ▶ Technical support back office
- ▶ Light assembly furnished through airport services
- ▶ Companies that value outdoor recreation for advertising purposes



BACK TO HOME
ADIRONDACK ECONOMIC
DEVELOPMENT CORPORATION

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Adirondack Economic Development Corporation
PO Box 747
60 Main Street
Suite 200
Saranac Lake, NY 12983-0747

Toll-Free: 1-888-243-AEDC
1-518-891-5523
FAX 518-891-9820