AGENDA>

[1] WHAT KIND OF INNOVATION DISTRICT?

[2] PEER DISTRICTS: BENCHMARKING


[4] THE MASTER PLAN VISION

[5] PLAN ELEMENTS
AN INNOVATION DISTRICT IN ALBUQUERQUE WILL HELP GROW AND RETAIN PEOPLE AND BUSINESSES.
INNOVATE ABQ WILL BECOME UNM'S HUB OF RESEARCH AND INNOVATION IN THE DISTRICT AND CITY
WITHIN THE DISTRICT AND CITY, OTHER HUBS OF RESEARCH AND INNOVATION EXIST
CENTRAL AVE IS AN OPPORTUNITY TO CONNECT THE DIFFERENT HUBS AND THE CITY

CENTRAL AVE / ROUTE 66

DOWNTOWN ALBUQUERQUE

INNOVATE ABQ

RAIL YARDS REDEVELOPMENT

TRICORE REFERENCE LABS

UNM HEALTH SCIENCES CENTER

UNIVERSITY OF NEW MEXICO

UNM SCIENCE & TECHNOLOGY PARK

CENTRAL NEW MEXICO COMMUNITY COLLEGE
As these places are connected, people and businesses will be attracted and grown.
WHAT KIND OF INNOVATION DISTRICT?
INNOVATION IS CREATIVITY + BUSINESS

CREATIVITY + BUSINESS = INNOVATION
Creativity = coming up with ideas
THERE ARE MANY SCALES OF INNOVATION

SMALL SCALE

GRASSROOTS INNOVATION

LARGE SCALE

INSTITUTIONAL INNOVATION
GRASSROOTS INNOVATION

NURTURE SMALL SCALE LOCAL BUSINESSES AND STARTUPS

LOCAL BUSINESSES
SMALL INCUBATOR SMALL ACCELERATOR
STARTUPS
MAKER MOVEMENT

THESE SMALL COMPONENTS ARE TIED TO A PLACE THEY ARE LESS LIKELY TO RELOCATE IN MANY CASES THEIR CUSTOMER BASE IS LOCAL OR REGIONAL

SMALL SCALE

GRASSROOTS INNOVATION

GRASSROOTS INNOVATION GIVES A DISTRICT ITS IDENTITY!
INSTITUTIONAL INNOVATION

ATTRACT LARGE CORPORATIONS AND UNIVERSITIES

UNIVERSITIES

FOUNTIONS

CORPORATIONS

LARGE INCUBATORS
LARGE ACCELERATORS

TIED TO THE PLACE, BUT ARE
SO LARGE THAT MAY NOT BE
100% SUPPORTIVE OF THE
DISTRICT

CAN CHOOSE TO LOCATE OR RELOCATE
to ANY INNOVATION
DISTRICT IN THE
COUNTRY

LARGE SCALE

INSTITUTIONAL INNOVATION

INSTITUTIONAL INNOVATION CAN HELP JUMP START INVESTMENT IN AN INNOVATION DISTRICT

INSTITUTIONAL INNOVATION

LARGE SCALE

INSTITUTIONAL INNOVATION

INSTITUTIONAL INNOVATION CAN HELP JUMP START INVESTMENT IN AN INNOVATION DISTRICT

Google

cortex

Microsoft

startx

amazon
ABQ SHOULD HAVE BOTH!
NEED THINGS TO ATTRACT + KEEP TALENT

MAJOR PUBLIC AMENITY
- PARK
- TRAIL SYSTEM

ANCHOR INSTITUTIONS
- COLLEGES + UNIVERSITIES
- FOUNDATIONS
- LARGE INCUBATORS + ACCELERATORS
- CORPORATIONS
- MEDICAL INSTITUTIONS

GRASSROOTS INNOVATORS
- SMALL BUSINESS
- STARTUPS
- SMALL INCUBATORS + ACCELERATORS
- MAKER MOVEMENT

SUPPORT SERVICES
- RESTAURANTS
- COFFEE SHOP
- ACCOUNTING
- SUPPLIES
- SHIPPING
- LEGAL
- MARKETING

ACCESS TO CAPITAL
- ANGEL INVESTOR
- EARLY STAGE VENTURE CAPITAL
- GROWTH STAGE VENTURE CAPITAL

SOMEBODY TO LIVE
- SOMEWHERE TO SLEEP
- SOMEWHERE TO WALK A DOG
- GROCERY
- SHOPPING
- TRANSIT
These things work together to create a viable innovation ecosystem.

*Brookings Institute

"The rise of innovation districts"

http://www.brookings.edu/about/programs/metro/innovation-districts
MAKING A PLACE FOR INNOVATION

IDEAS BECOME A BUSINESS VENTURE

SOMEONE HAS AN IDEA CULTIVATED THROUGH RESEARCH OR ACADEMICS

MICRO-ENTERPRISE

SHARED WORKSPACE 2-10 PEOPLE

SEVERAL COMPANY CAMPUSES >2,500 PEOPLE

COMPANY CAMPUS 500-2,500 PEOPLE

LARGER COMPANY BUYS SMALLER COMPANY

DEPARTMENTS BECOME SILOED

COMPANY IS SLOW TO RESPOND

OFFICE BUILDING 50-500 PEOPLE

BUSINESS BECOMES LARGER AND MORE CORPORATE BUT LESS AND LESS INNOVATIVE

SCALE BUSINESS USING PEOPLE IN IMMEDIATE NETWORKS AND TALENT ALREADY LOCATED IN THE AREA

COMPANY IS AGILE AND FLEXIBLE

BEST, BRIGHTEST AND MOST DRIVEN EMPLOYEES BECOME FRUSTRATED WITH STILTED CORPORATE CULTURE AND LEAVE TO START THEIR OWN BUSINESSES
A SUCCESSFUL DISTRICT HAS THINGS THAT ATTRACT PEOPLE AND MAKE THEM WANT TO BE THERE.
PEER DISTRICTS: BENCHMARKING
MAJOR INSTITUTIONS:
1. WASHINGTON UNIVERSITY MEDICAL SCHOOL CAMPUS
2. NOVO BJC HEALTHCARE HOSPITAL CAMPUS
3. ST. LOUIS COLLEGE OF PHARMACY
4. GOLDFARB SCHOOL OF NURSING
5. WASHINGTON UNIVERSITY GENOMICS INSTITUTE
6. WASHINGTON UNIVERSITY GENOME DATA CENTER
7. CORTEX BIOGENERATOR ACCELERATOR LAB
8. TECHSHOP ST. LOUIS
9. CENTER FOR EMERGING TECHNOLOGIES BIOGENERATOR
10. COFACTOR GENOMICS
11. FUTURE CORTEX METRO STATION 2016
12. SHRINER HOSPITAL
13. FDA
14. SOLAE/DUPONT
15. 4240 CAMBRIDGE INNOVATION CENTER

CORTEX INNOVATION COMMUNITY
ST LOUIS, MISSOURI
338 ACRES
MAJOR INSTITUTIONS:
1. AMAZON
2. NOVO NORDISK
3. INSTITUTE FOR SYSTEMS BIOLOGY
4. NORTHEASTERN UNIVERSITY SEATTLE
5. SEATTLE BIOMEDICAL RESEARCH INSTITUTE
6. UNIVERSITY OF WASHINGTON RESEARCH CAMPUS
7. ALLEN INSTITUTE FOR BRAIN SCIENCE
8. BATTELLE SEATTLE RESEARCH CENTER
9. GATES FOUNDATION
10. PATH
11. FRED HUTCHINSON CANCER RESEARCH CENTER
12. MUSEUM OF HISTORY AND INDUSTRY
MAJOR INSTITUTIONS:
1. UNIVERSITY OF PENNSYLVANIA
2. DREXEL UNIVERSITY
3. WISTAR INSTITUTE
4. FIRST ROUND CAPITAL
5. PENN ALEXANDER SCHOOL
6. CHILDREN’S HOSPITAL OF PHILADELPHIA
7. U PENN INNOVATION & RESEARCH PARK [PLANNED]
8. UNIVERSITY SCIENCE CENTER
9. VA HOSPITAL
10. UNIVERSITY OF THE SCIENCES
MAJOR INSTITUTIONS:
1. BOSTON CONVENTION & EXHIBITION CENTER
2. FRAUNHOFER CSE
3. WECWORK + GENERAL ASSEMBLY
4. FACTORY 63
5. BLADE
6. ZIPCAR HQ
7. VERTEX PHARMACEUTICALS
8. ONE MARINA PARK
9. INSTITUTE OF CONTEMPORARY ART
10. DISTRICT HALL
11. SEAPORT WORLD TRADE CENTER
12. BLUE HILLS BANK PAVILION
13. HQ BOSTON
14. BOSTON DESIGN CENTER
15. MASSCHALLANGE
16. DRYDOCK SHARED LABS
KENDALL SQUARE

MAJOR INSTITUTIONS:
1. MIT
2. KOCH CENTER FOR INTEGRATIVE CANCER RESEARCH
3. MIT MEDIA LAB
4. MICROSOFT
5. YAHOO
6. GOOGLE CAMBRIDGE
7. BROAD INSTITUTE
8. WHITEHEAD INSTITUTE FOR BIOMEDICAL RESEARCH
9. AKAMAI TECHNOLOGIES INC
10. CAMBRIDGE INNOVATION CENTER [FACEBOOK, APPLE, HIGHLAND CAPITAL, CHARLES RIVER VENTURES]
11. AMAZON
12. PFIZER RESEARCH TECHNOLOGY CENTER
13. GENOMICS COLLABORATIVE
14. ACCELERON
15. NOVARTIS INSTITUTES FOR BIOMEDICAL RESEARCH
16. LAB 1 CENTRAL
**BROOKLYN TECH TRIANGLE**

**MAJOR INSTITUTIONS:**
1. MANUFACTURING SPACE
2. STEINER STUDIOS
3. METRO TECH
4. UNIVERSITY CLUSTER
5. CULTURAL DISTRICT
6. BARCLAYS CENTER
7. SPECIAL DOWNTOWN BROOKLYN DISTRICT
8. ATLANTIC YARDS
9. BROOKLYN DIGITAL FOUNDRY
10. CARROT CREATIVE
11. NYU POLY
12. LONG ISLAND UNIVERSITY
INNOVATION DISTRICT
Albuquerque, New Mexico
1-MILE RADIUS = 2,010 acres

MAJOR INSTITUTIONS:
1. FBC SITE
2. FAT PIPE ABQ
3. UNM
4. WESSST
5. SANDIA BIOTECH
6. VERSE FUND
7. ABGID
8. CNM
9. CNM STEMUS CENTER

INNOVATION DISTRICT
ALBUQUERQUE, NEW MEXICO
1-MILE RADIUS = 2,010 ACRES
BENCHMARKING THE INNOVATION DISTRICT

595 ACRES
INNOVATION DISTRICT
BOSTON, MA

481 ACRES
KENDALL SQUARE
CAMBRIDGE, MA

915 ACRES
BROOKLYN TECH TRIANGLE
NEW YORK, NY

538 ACRES
UNIVERSITY CITY
PHILADELPHIA, PA

338 ACRES
CORTEX INNOVATION COMMUNITY
ST. LOUIS, MO

359 ACRES
SOUTH LAKE UNION
SEATTLE, WA

2,010 ACRES
INNOVATION DISTRICT
ALBUQUERQUE, NM
UNDERSTANDING OF THE PLACE
WALKABILITY

1/4 mile [5 minute] walk
1/2 mile [10 minute] walk
3/4 mile [15 minute] walk
UNDERUTILIZED AREAS:

- Aging Industrial Uses
- Vacant Parcels
- Surface Parking Areas
DEVELOPMENT OPPORTUNITIES

- Infill Development / Adaptive Re-use / Retrofits
- Anchor Development / Potential Parcel Assemblages
- Large Areas for Master Planning
- Vacant or Surface Parking
UNDERSTANDING OF THE PLACE

WALKING DISTANCE
1/2 MILE

MAJOR NORTH SOUTH CONNECTIONS

PARKING DECK

CENTRAL AVE

PARK

DRAINAGE

ACTIVITY NODES

ENTERTAINMENT

RETAIL

BAR

RESTAURANT

SERVICE

LARGE ENOUGH TO NEED SEPARATE PLAN

POTENTIAL PARCEL ASSEMBLAGES

INFILL REDEVELOPMENT AND RETROFITS
THE MASTER PLAN VISION
The master plan supports and reinforces both grassroots and institutional innovation that builds off the existing character of the district. It will create a place where people, ideas, and businesses can grow and flourish.
OPPORTUNITIES FOR CONNECTIONS

Walker's distance 1/2 mile
North-South connections: Central Ave
Development opportunities
Opportunity area

Map showing walking distance, north-south connections, and development opportunities.
OPPORTUNITIES FOR DEVELOPMENT

Walking distance
1/2 mile
North-south connections
Central Ave
Development opportunities
Opportunity area
DOWNTOWN AS IT EXISTS TODAY

ALBUQUERQUE IS WELL-ESTABLISHED AND DEFINED BY ITS EXISTING URBAN FABRIC, WALKABILITY, HISTORIC BUILDINGS, AND A VARIETY OF BUSINESSES AND AMENITIES.
OPPORTUNITIES IN DOWNTOWN

- Infill parcels
- Adaptive reuse parcels
- Parcel assemblages

Area for master planning

Buildings with adaptive reuse potential
THE VISION FOR DOWNTOWN

By strengthening its existing public spaces and amenities, as well as creating new ones, DOWNTOWN ALBUQUERQUE WILL BE THE EPICENTER OF ACTIVITY FOR THE CITY.
The rail corridor is currently the largest barrier separating downtown from eastern downtown; it is characterized by vacant parcels and large industrial sites.
OPPORTUNITIES IN RAIL CORRIDOR

- Infill parcels
- Adaptive reuse parcels
- Parcel assemblages
- Area for master planning
- Buildings with adaptive re-use potential
The rail corridor will capitalize on the redevelopment of the rail yards. It will be designed as a signature public amenity that reconnects the city with itself.
BACKED BY EDO, EAST DOWNTOWN IS ESTABLISHING ITSELF AS A PLACE PEOPLE WANT TO LIVE: SEVERAL NEW RESIDENTIAL DEVELOPMENTS AND NEW BUSINESSES HAVE TAKEN ROOT.
OPPORTUNITIES IN EAST DOWNTOWN

- Infill parcels
- Adaptive reuse parcels
- Parcel assemblages

AREA FOR MASTER PLANNING

Buildings with adaptive re-use potential
There is still room to grow; Innovate ABQ with a strong connection to downtown and UNM will reinforce activity and support continued investment in East Downtown.
Similar to the rail corridor, the interstate (I-25) will become a signature public space that reconnects the corridor and reinforces central ave as walkable.
UNIVERSITY CROSSING AS IT EXISTS TODAY

New development at University Crossing has yet to gain momentum; its older building stock may make it attractive to new start-ups.
OPPORTUNITIES IN UNIVERSITY CROSSING

- Infill parcels
- Adaptive reuse parcels
- Parcel assemblages
- Area for master planning
- Buildings with adaptive re-use potential
University Crossing will be a place where start-ups looking for economical space and proximity to UNM can thrive; it may one day provide an opportunity for UNM to expand off-campus.
THE VISION FOR THE UNIVERSITY BLVD

University blvd will become a signature street that is the backbone by which UNM, HSC, and STP are reconnected with the central ave corridor as well as with each other.
UNIVERSITY AS IT EXISTS TODAY

University is characterized by the presence of UNM's main campus; it provides the intellectual capital that is the foundation for innovation in the city.
OPPORTUNITIES IN UNIVERSITY

- Infill parcels
- Adaptive reuse parcels
- Parcel assemblages
- Area for master planning
- Buildings with adaptive re-use potential
THE VISION FOR UNIVERSITY

University will be integrated with the rest of the city; students and faculty will have access to new opportunities for growth without having to leave Albuquerque.
THE VISION FOR HSC

HSC HAS THE OPPORTUNITY TO EXPAND ALONG LOMAS BLVD; IT WILL BECOME AN ANCHOR FOR HEALTH SCIENCE INNOVATION IN ALBUQUERQUE AND A CRITICAL PIECE OF THE INNOVATION ECOSYSTEM.
STP is a critical piece of Albuquerque’s innovation ecosystem; it provides larger spaces and resources for businesses and ideas to grow beyond the start-up/incubator scale.
PLAN ELEMENTS

CORRIDOR ELEMENTS

› STREETSCAPES
› TRANSIT
› UTILITIES + SERVICES
› SIGNAGE + WAYFINDING

OPPORTUNITY AREA ELEMENTS

› PARKS + OPEN SPACES
› NEW DEVELOPMENT
› PUBLIC ART
› LIGHTING DESIGN
CENTRAL AVE, TRANSIT PRIORITIZED

9.0' SIDEWALK WITH TREE WELL
7.0' STREET PARKING
11.0' TRAVEL LANE
13.0' BRT LANE
13.0' TRAVEL LANE
7.0' STREET PARKING
9.0' SIDEWALK WITH TREE WELL

90.0'
TYPICAL RIGHT-OF-WAY WIDTH

9.0' SIDEWALK WITH TREE WELL
11.0' TRAVEL LANE
13.0' BRT LANE
14.0' STATION PLATFORM
13.0' BRT LANE
11.0' TRAVEL LANE
9.0' SIDEWALK WITH TREE WELL

90.0'
TYPICAL RIGHT-OF-WAY WIDTH
EXISTING FIRST BAPTIST CHURCH SITE

- West Wing
- Noonday
- Sanctuary and Tower

Key Points:
- BNSF Rail Corridor
- Broadway Blvd
- Central Ave
DEVELOPMENT SCENARIO 1

- Proposed Entertainment Hub
- New Parking Deck
- New Housing
- Potential Urban Trail
- New S+T Development
- Copper Ave Extension
- Existing Sanctuary
- Broadway Blvd
- Central Ave
DEVELOPMENT SCENARIO 3

- Proposed Entertainment Hub
- Tijeras Ave Realignment
- Potential Urban Trail
- Union Square Extension
- Limited Structured Parking
- New S+T Development
- Copper Ave Extension
- Existing Sanctuary
- BNSF Rail Corridor
- Broadway Blvd
- Central Ave
COMPARISON

> SCENARIO 1

> SCENARIO 2

> SCENARIO 3