

INNOVATE ›

# ABQ ›

MASTER PLAN UPDATE  
JULY, 2021

Perkins&Will

DEKKER  
PERICH  
SABATINI



# A Vision for Innovation

*“Serve as a model for new development in the Central Avenue Corridor and become a catalyst for a regional innovation ecosystem.”*

- Leverage Existing Assets
- Establish an Integrated Place
- Connect People and Spaces
- Mix Uses and Users
- Embed Development Flexibility





# Community Goals

- Generate economic opportunity and support an innovation ecosystem
- Create vibrant public spaces
- Support and enhance community investments





# Stakeholder Engagement

*This planning process engaged representatives from:*

- University of New Mexico
  - Senior VP for Finance & Administration
  - Provost & EVP for Academic Affairs
  - UNM VP for Research
  - EVP for UNM Health Sciences and CEO, UNM Health System
  - Dean, Anderson School of Management
  - Dean, School of Engineering
  - Dean, School of Architecture & Planning
  - Assistant Vice President of Campus Environments & Facilities
  - University Architect and Director of Planning, Design & Construction
  - University Planner
- UNM Rainforest Innovations
- UNM Innovation Academy
- City of Albuquerque
- Albuquerque Economic Development
- Bernalillo County
- Martineztown
- Greater ABQ Chamber of Commerce
- Nusenda Credit Union
- Southwest Capital Bank
- New Mexico Tech
- Central New Mexico Community College
- Sandia National Laboratories
- Sandia Foundation
- Feynman Center, Los Alamos National Labs
- Air Force Research Labs
- General Atomics
- Osazda Energy
- The BioScience Center
- FatPipe
- Build-with-Robots & Cain Robotics
- ABQ id
- HATCHspaces
- Paradigm&Co
- Glorieta Station/Downtown Development
- Zydeco Development
- Signet



iABQ Plan Update

## Stakeholder Engagement

Coordination on economic development /  
target industry strategy

Need *PEOPLE*, not  
more parking

*What we heard:*

*High demand for lab space*

*Future flexibility & adaptability*

*On-site partnerships beyond UNM*

Whole ecosystem support:  
Bench – Prototype – Testing – Production

*Incorporate collaborative spaces*

UNM can involve multiple  
schools in the project

*Post-COVID flexibility, on-demand  
meeting, amenities, office space*

*Cluster to support industry*

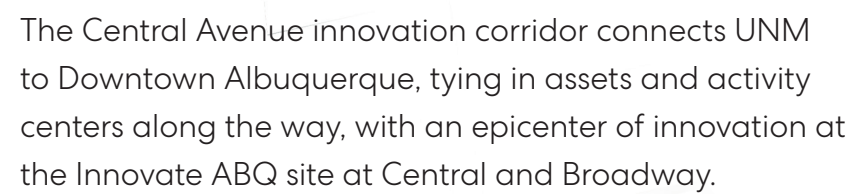
Design with security clearance /  
DOD / DOE requirements in mind

*Showcase best and brightest*

*Drive collisions and bumpability!*



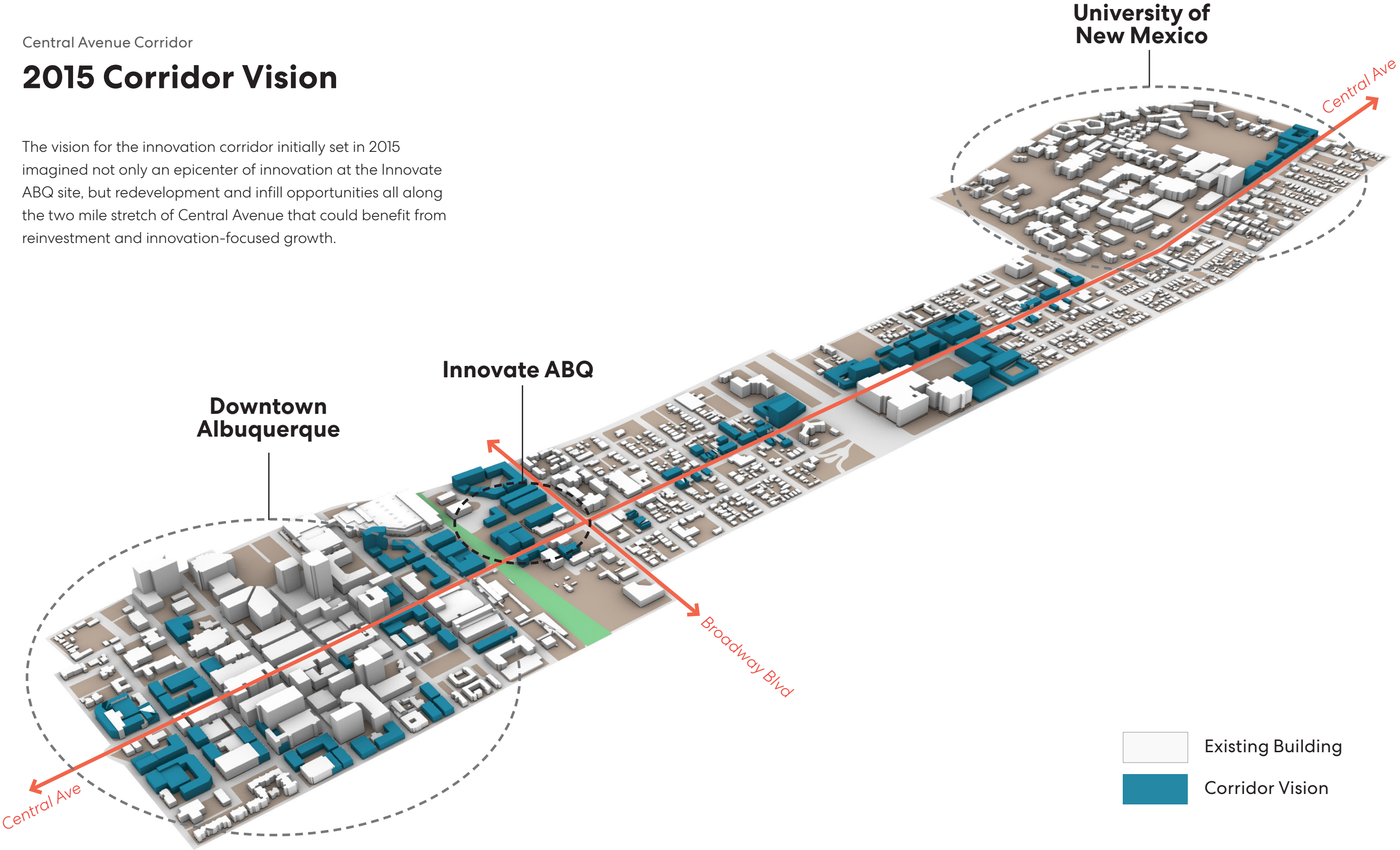
# SOUTH CAMPUS ATHLETICS





# 2015 Corridor Vision

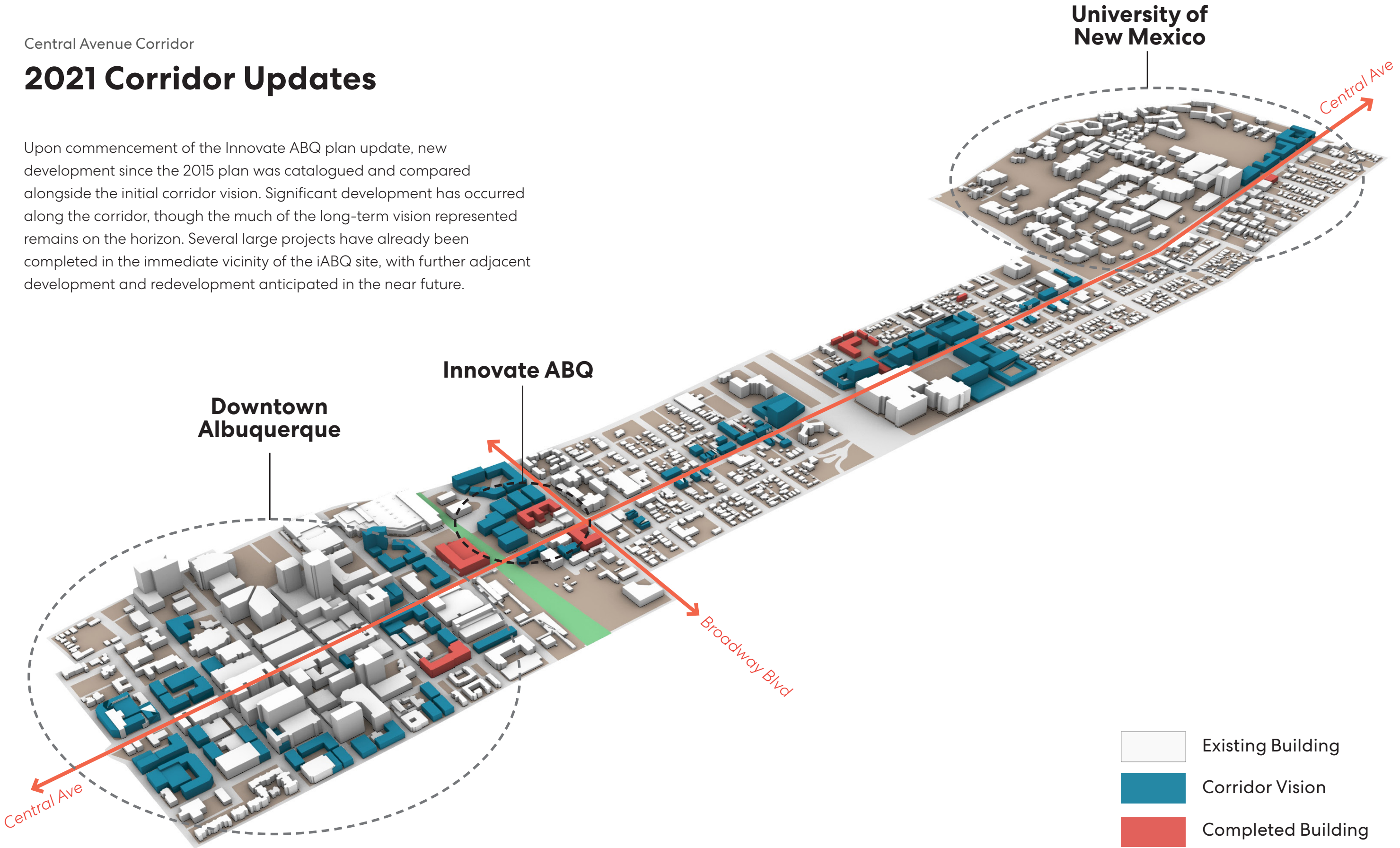
The vision for the innovation corridor initially set in 2015 imagined not only an epicenter of innovation at the Innovate ABQ site, but redevelopment and infill opportunities all along the two mile stretch of Central Avenue that could benefit from reinvestment and innovation-focused growth.





# 2021 Corridor Updates

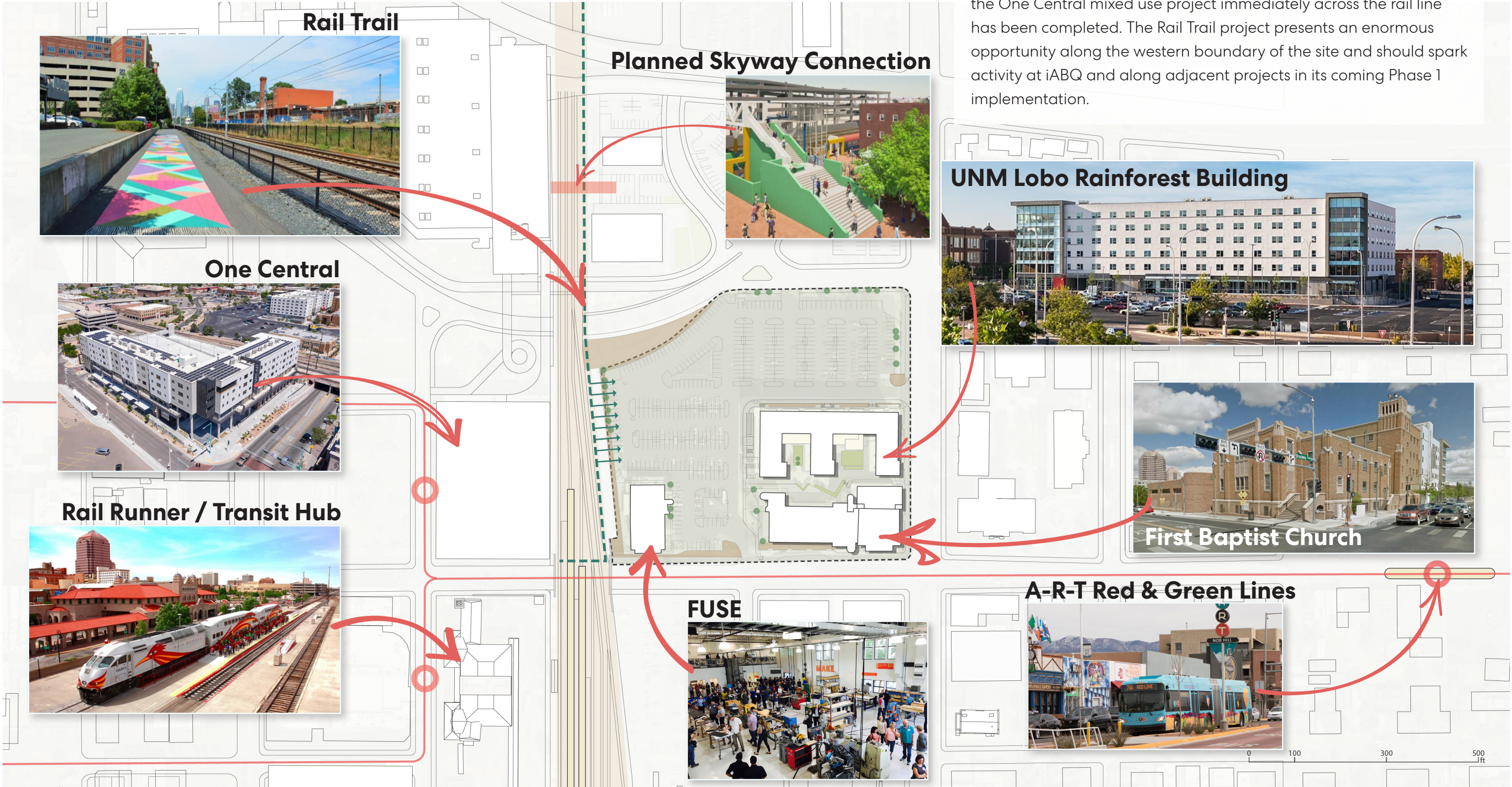
Upon commencement of the Innovate ABQ plan update, new development since the 2015 plan was catalogued and compared alongside the initial corridor vision. Significant development has occurred along the corridor, though the much of the long-term vision represented remains on the horizon. Several large projects have already been completed in the immediate vicinity of the iABQ site, with further adjacent development and redevelopment anticipated in the near future.





# iABQ Context and Recent Developments

Much has happened in the immediate context of the iABQ site since 2015, and many imminent projects will continue to transform this East Downtown area in the very near future. Notably, the UNM Lobo Rainforest building has been completed, along the CNM Fuse renovation project within the site boundaries. The A-R-T Red and Green lines are up and running along Central Avenue, and the One Central mixed use project immediately across the rail line has been completed. The Rail Trail project presents an enormous opportunity along the western boundary of the site and should spark activity at iABQ and along adjacent projects in its coming Phase 1 implementation.

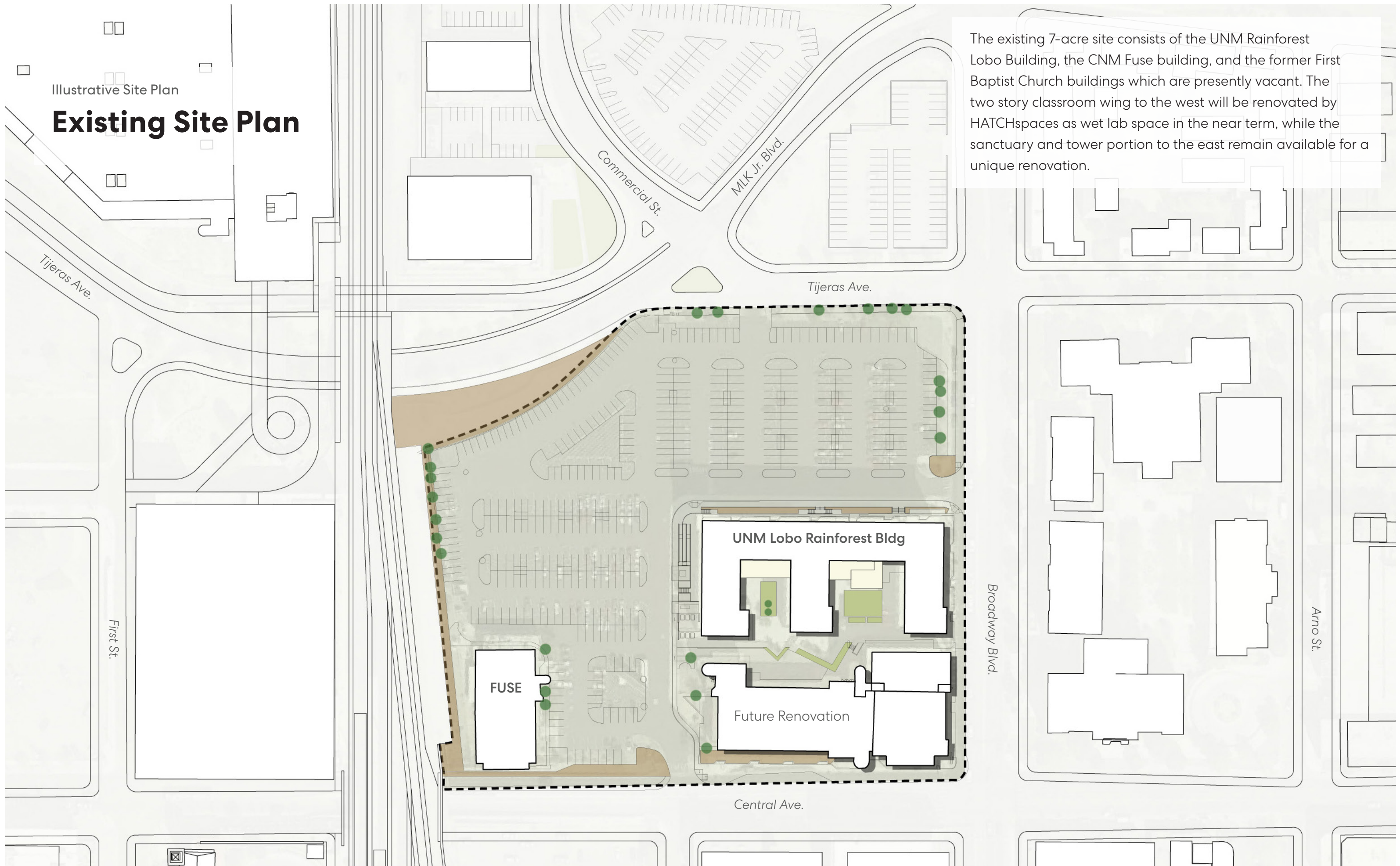




Illustrative Site Plan

## Existing Site Plan

The existing 7-acre site consists of the UNM Rainforest Lobo Building, the CNM Fuse building, and the former First Baptist Church buildings which are presently vacant. The two story classroom wing to the west will be renovated by HATCHspaces as wet lab space in the near term, while the sanctuary and tower portion to the east remain available for a unique renovation.

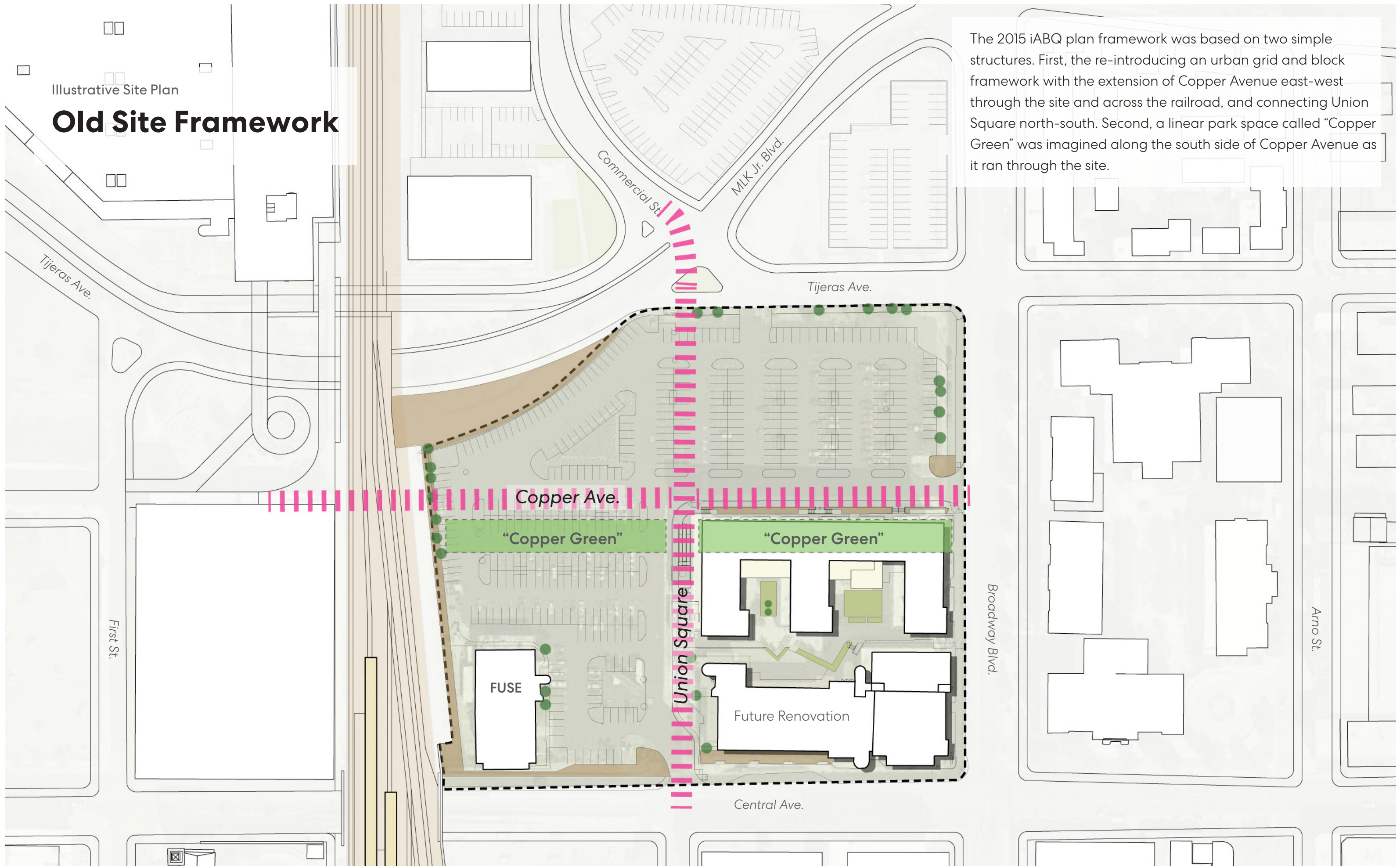




Illustrative Site Plan

## Old Site Framework

The 2015 iABQ plan framework was based on two simple structures. First, the re-introducing an urban grid and block framework with the extension of Copper Avenue east-west through the site and across the railroad, and connecting Union Square north-south. Second, a linear park space called “Copper Green” was imagined along the south side of Copper Avenue as it ran through the site.

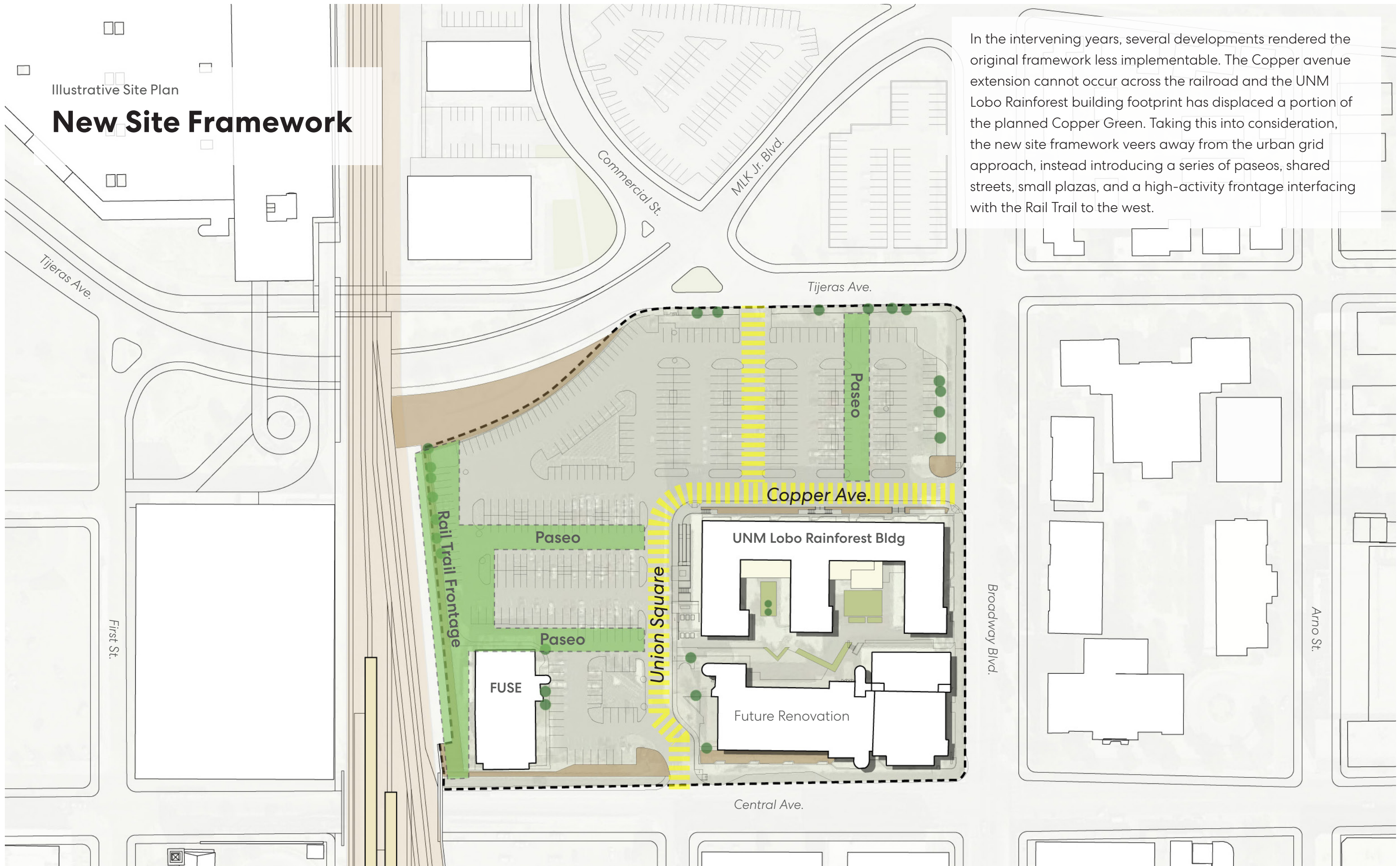




Illustrative Site Plan

## New Site Framework

In the intervening years, several developments rendered the original framework less implementable. The Copper avenue extension cannot occur across the railroad and the UNM Lobo Rainforest building footprint has displaced a portion of the planned Copper Green. Taking this into consideration, the new site framework veers away from the urban grid approach, instead introducing a series of paseos, shared streets, small plazas, and a high-activity frontage interfacing with the Rail Trail to the west.





Illustrative Site Plan

# A new plan for Innovate ABQ



Within the new site framework sits a series of future building footprints that can be undertaken in a “bite-sized” approach that suits the innovation ecosystem and likely tenant mix of the Albuquerque market. Buildings may be developed individually or in tandem according to anticipated tenant demand and financing strategy.





A 3D architectural rendering of a city block. The scene shows several modern buildings with white and grey facades and large glass windows. A prominent building in the foreground has a white roof and a glass-enclosed staircase. To the left, there's a building with a wooden deck and a series of black steps. A dashed orange line with an arrow points from the bottom left towards the buildings, indicating a path or direction. The ground is a mix of light tan and orange tones, with some green patches representing landscaping. In the background, more buildings and a street labeled 'Central Ave.' are visible. The overall style is clean and modern, typical of urban planning visualizations.

Illustrative Site Plan

## Orienting Development to the Rail Trail

New development at iABQ is intended to take advantage of and coordinate with the Rail Trail, using this major civic investment to enliven the innovation district and contribute to this important public space's success with supporting spaces and uses as it passes along the site's western edge.



Innovate ABQ

## “The Trailhead”



Central Ave.



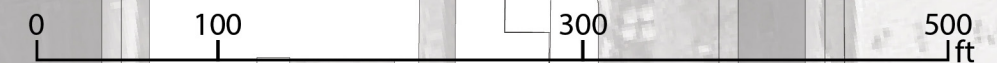
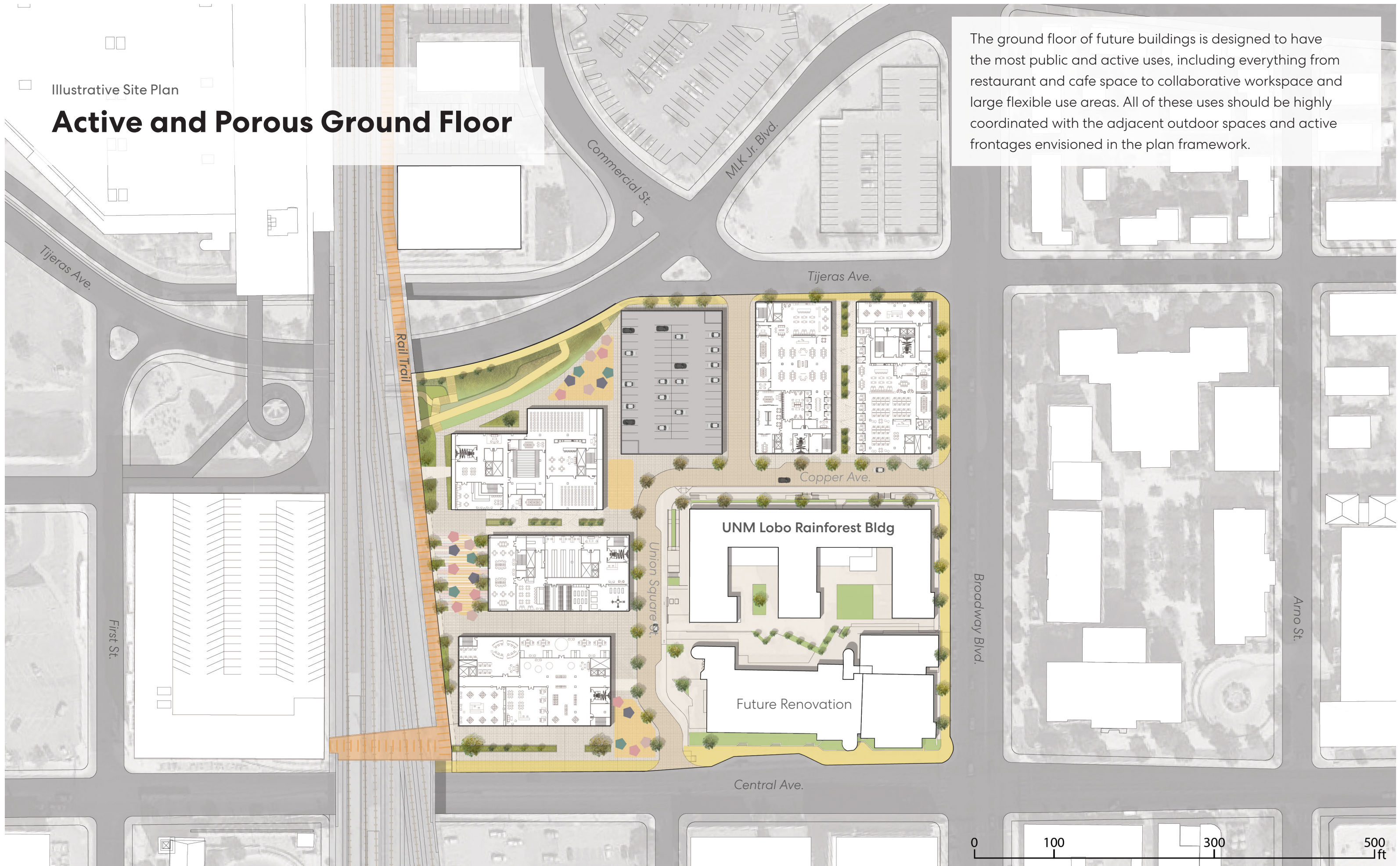
The iABQ site will become a major “Trailhead” for the Rail Trail project. Active uses, complementary gathering spaces, landscape design, and public art should make this both a landing point and a jumping off point for this first phase of the City’s Rail Trail investment.



Illustrative Site Plan

## Active and Porous Ground Floor

The ground floor of future buildings is designed to have the most public and active uses, including everything from restaurant and cafe space to collaborative workspace and large flexible use areas. All of these uses should be highly coordinated with the adjacent outdoor spaces and active frontages envisioned in the plan framework.

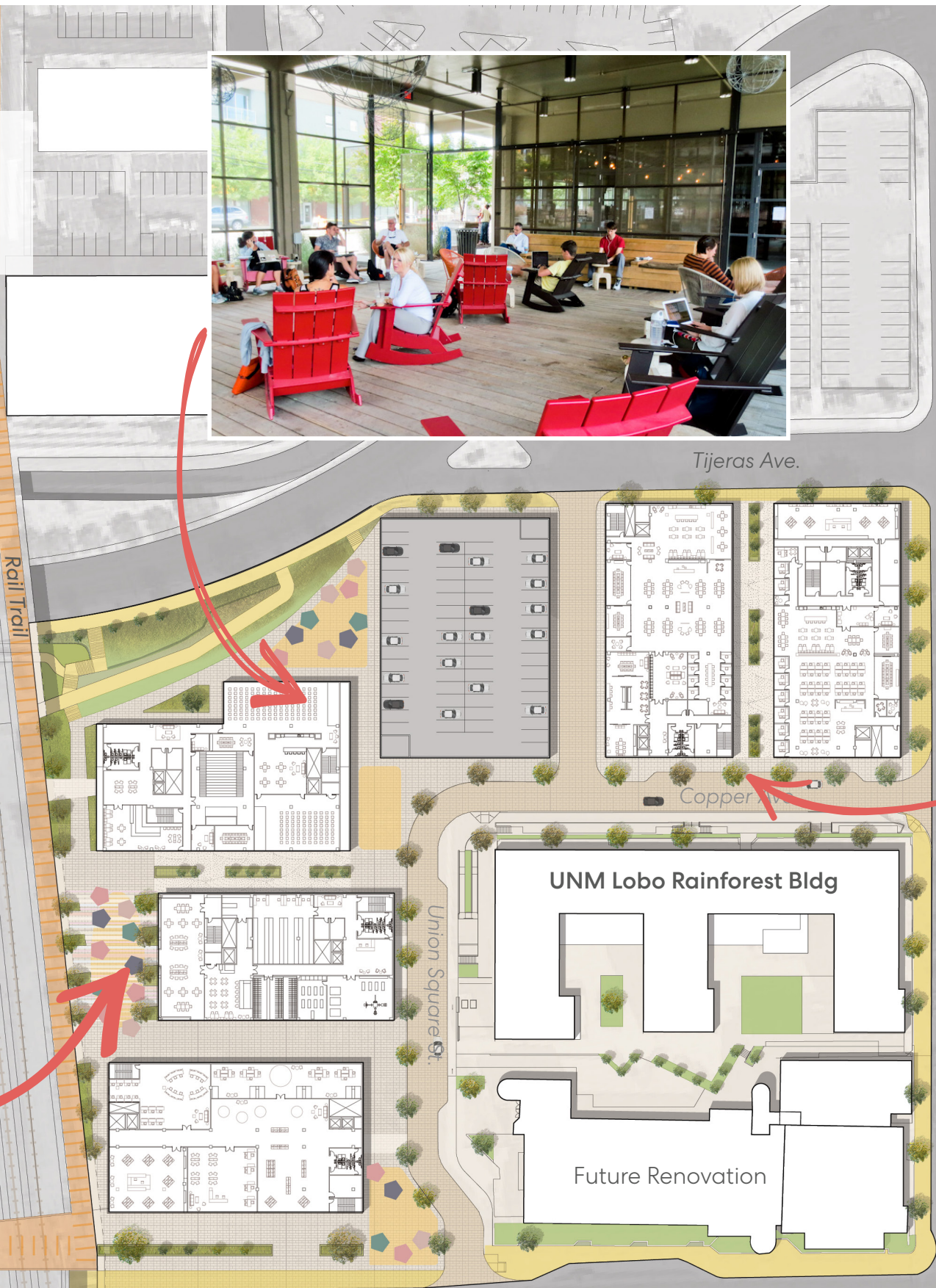




Illustrative Site Plan

# Usable Outdoor Space

The small plazas and paseos on site are intended to interact with interior ground floor active uses and create flexible spaces for gathering and collaboration. With post-COVID workplace in mind, these spaces can complement and supplement traditional office and meeting space, and should be designed to provide flexible work environments with natural ventilation and wireless connectivity that can adapt to current and future public health concerns.



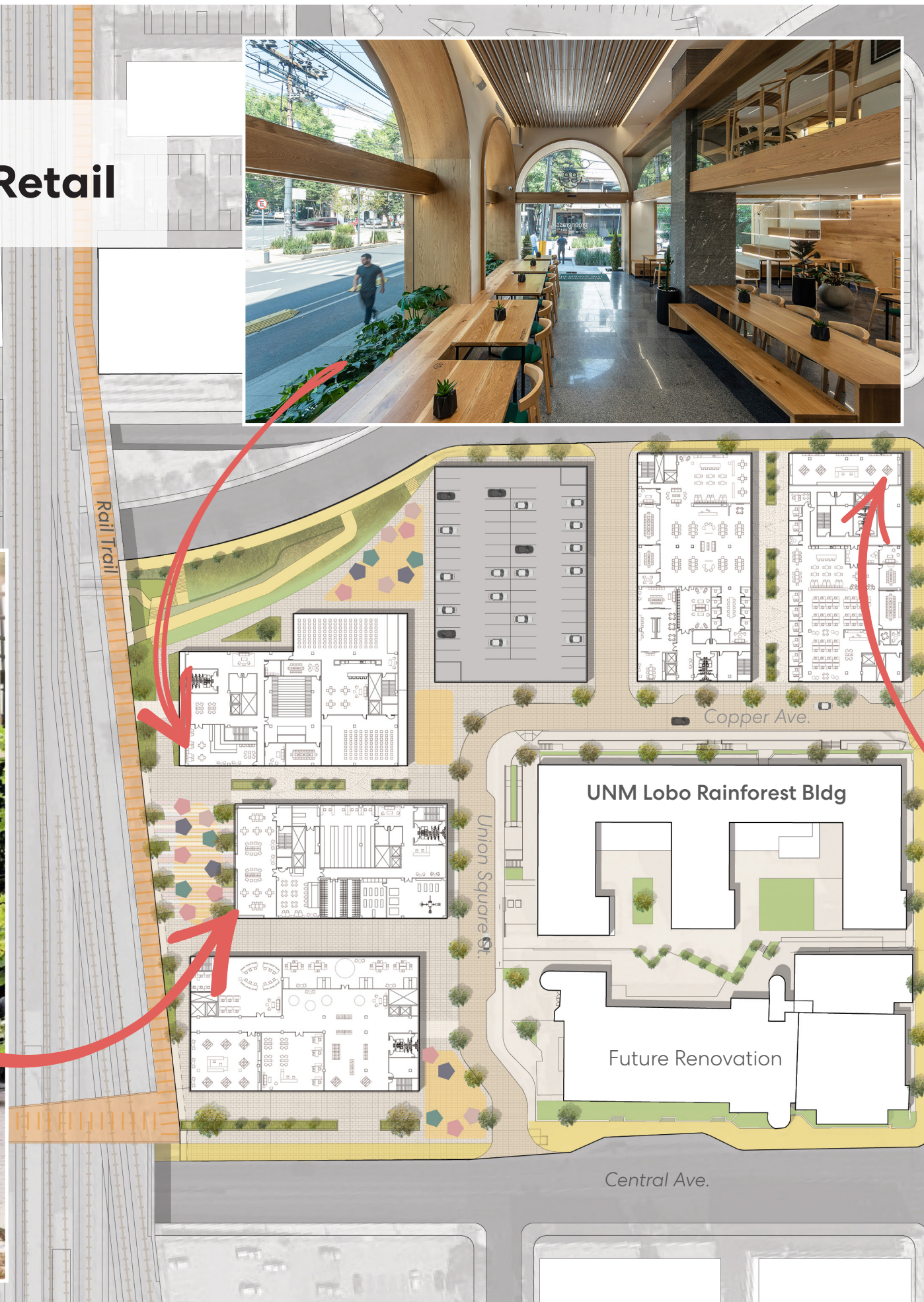


Illustrative Site Plan

## Food, Beverage, & Retail



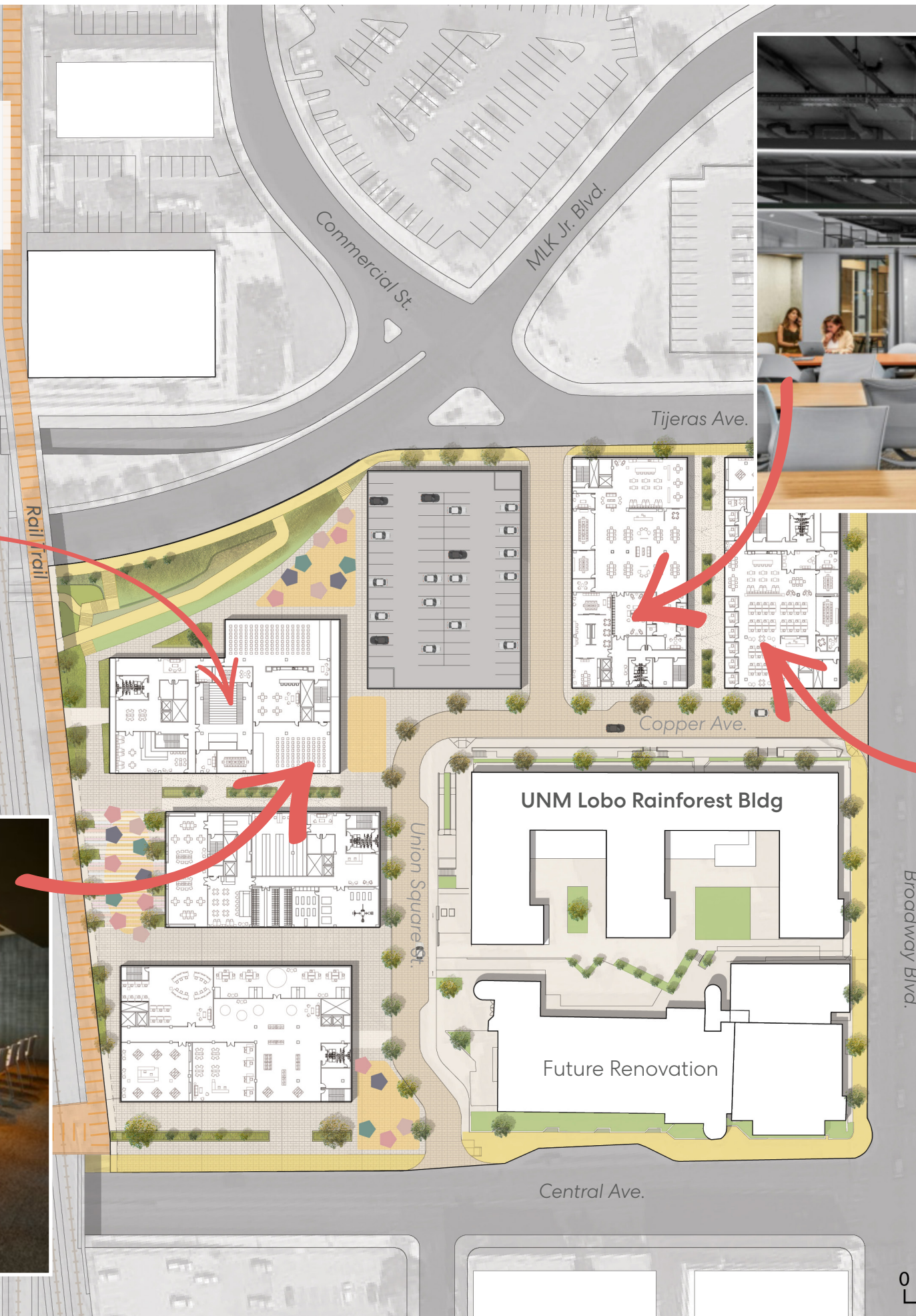
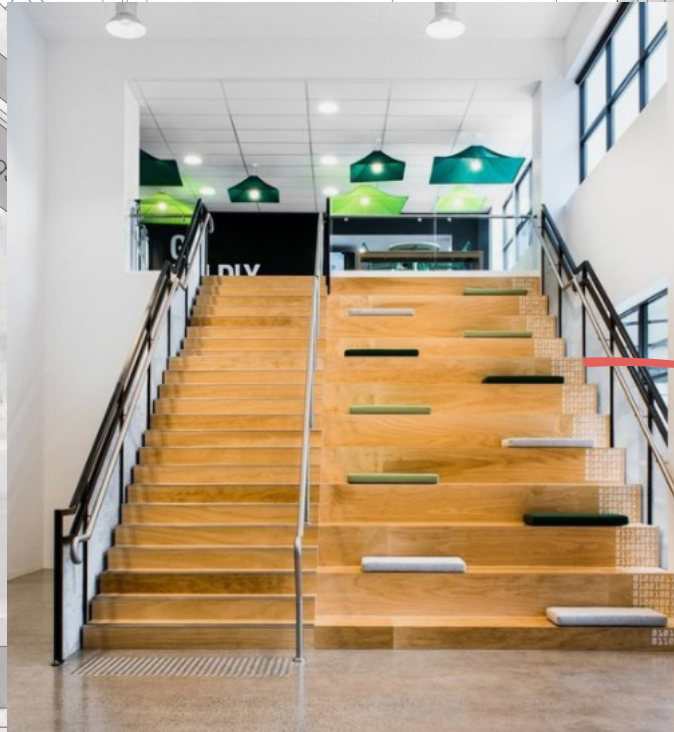
A critical component of fostering innovation is to create a vibrant and desirable district with places to grab a coffee, a bite to eat, or a beer with friends or colleagues. Food, beverage, and retail spaces should be oriented to the most active frontages or public spaces to support the activity and that will make the district come to life for both the site users and the community.





Illustrative Site Plan

## Collaborative Spaces



Portions of buildings that have the most collaborative uses should be located on the ground floor to the greatest extent possible. This could include large meeting spaces, collaborative work environments. Even turning portions of a lab building “inside-out” to put the science on display can generate interest and a sense of identity around research and development that define iABQ.

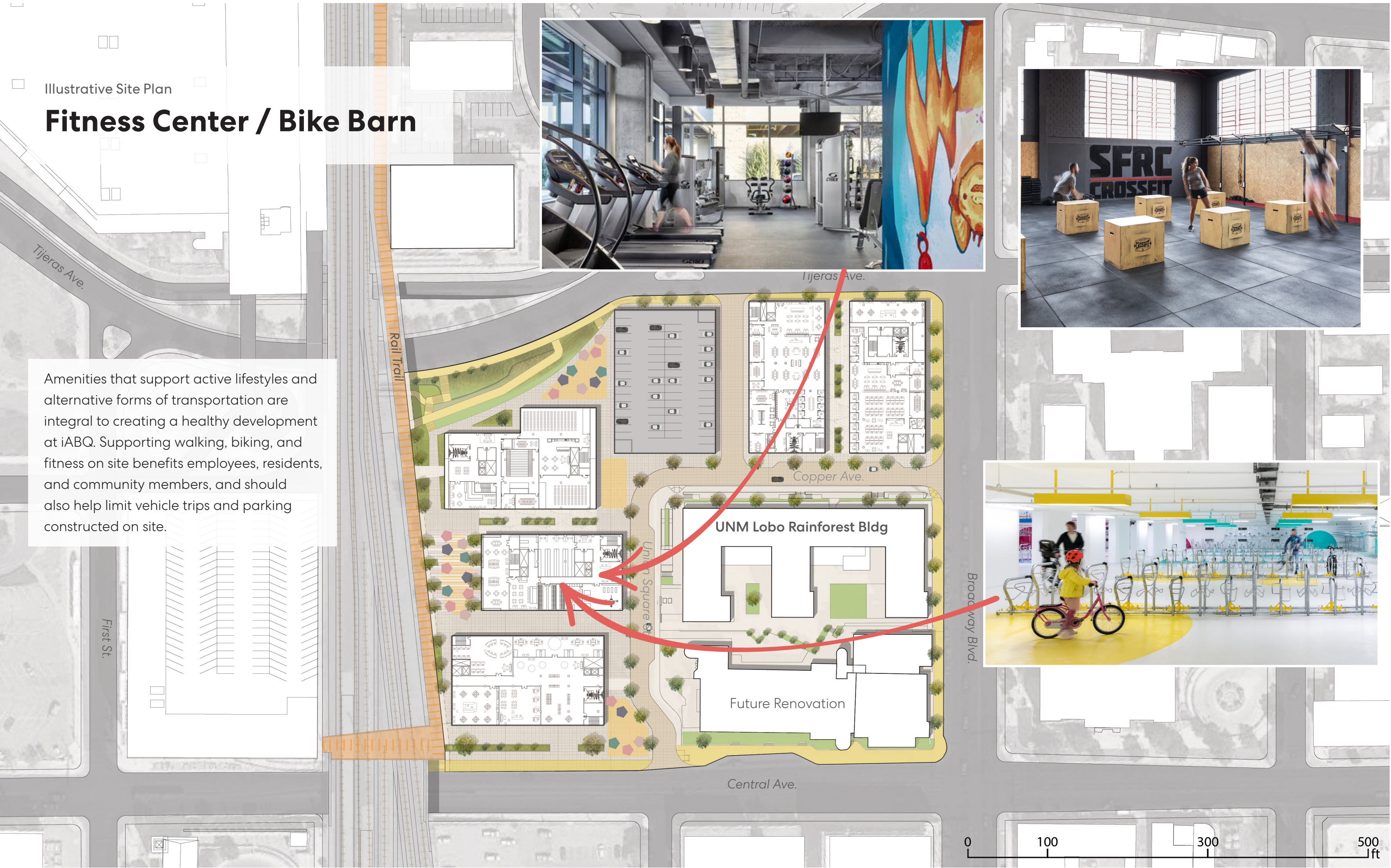
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Illustrative Site Plan

# Fitness Center / Bike Barn

Amenities that support active lifestyles and alternative forms of transportation are integral to creating a healthy development at iABQ. Supporting walking, biking, and fitness on site benefits employees, residents, and community members, and should also help limit vehicle trips and parking constructed on site.



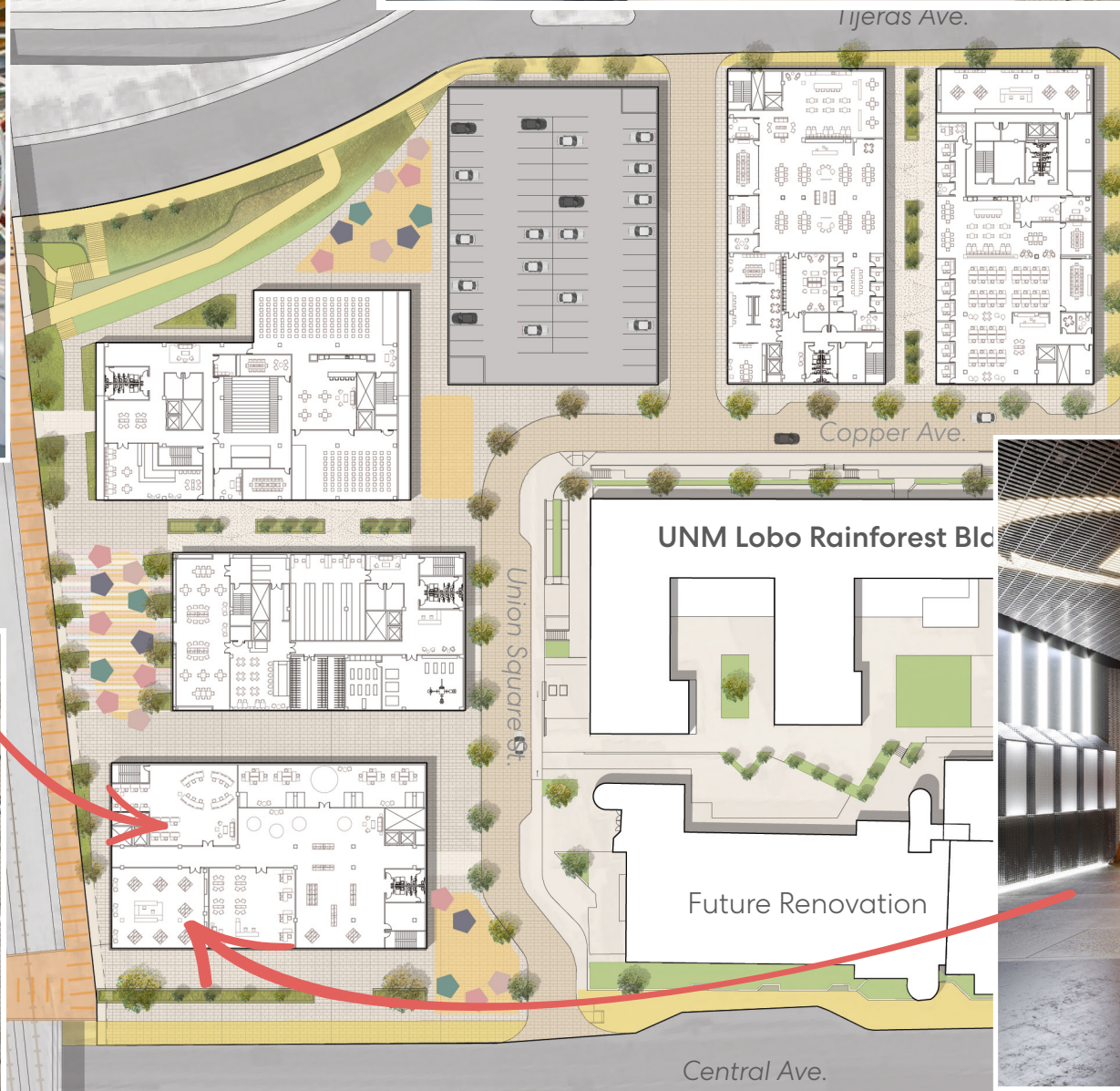


Illustrative Site Plan

## Visualization Lab / E-Sports



Another specific use that has been discussed includes a visualization lab and/or “e-sports” arena has a good potential to generate activity and collaboration at the ground floor. The e-sports element would host events, gatherings, competitions or just general use, running on a backbone of highly capable computer processing hardware that can also support other computational research or visualization lab activities that could serve as a resource for the broader development.



0 100 300 500  
ft





Innovate ABQ

## Adaptable and Flexible Site Plan

Central Ave.

Broadway Blvd.

The future development is imagined to be 4-6 stories, which will reflect the scale of existing buildings on site. This provides for a compact development that suits the Albuquerque market, with human-scaled buildings and open spaces that connect the site.



Innovate ABQ

## Adaptable and Flexible Site Plan



Broadway Blvd.

With several buildings intended to be developed either individually or in tandem with an adjacent building, further flexibility may be achieved to allow for more incremental development as necessary. Development can be phased to allow continued operation of the Fuse building in the near- to medium-term until its building site is needed, at which time those programs can be incorporated into a new facility.



Illustrative Site Plan

# Upper Floor Lab Layout Concept

Each of the building footprints in the updated plan layout has been test-fit to accommodate a complex wet lab floors. Column bays are laid out on a 33' grid in the long dimension of the building and variable distances in the short dimension. This is not to indicate that the uses will be entirely lab-specific uses, but could accommodate this highly specific building along with many other uses (office, maker space, retail, education, etc.) that could be designed into this framework quite easily.



Illustrative Site Plan

# Upper Floor Lab Layout Concept

- Core Locations
- Lab
- Lab Support
- Office/Admin

The upper floor layouts shown divide up the floor plates into laboratory, lab support, office and administration, building core areas, and circulation. While these layouts demonstrate one workable approach to lab uses in each building, they are indicative only and final design will be determined by the developer and anticipated tenants in any subsequent building.

