



# St. Mary's Innovation District Master Plan

Calvert-St. Mary's  
Metropolitan Commission Organization C-SMMPO  
St. Mary's County Department of Economic Development

 **Torti Gallas + Partners**  
**Toole Design Group**

# Introduction



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# Agenda

- 6:30 – 6:35 Introduction**
- 6:35 – 6:50 What is an Innovation District?  
Process**
- 6:50 – 6:55 Analysis Summary**
- 6:55 – 7:00 Transition**
- 7:00 – 7:40 Breakout Groups/Community Intake  
(Hopes, Dreams, & Fears)**
- 7:40 – 7:55 Recap/Report Back**
- 7:55 – 8:00 Closing**



1 Analysis



2 Stakeholder Meetings



3 Community Meeting



4 Concept Plan Alternatives



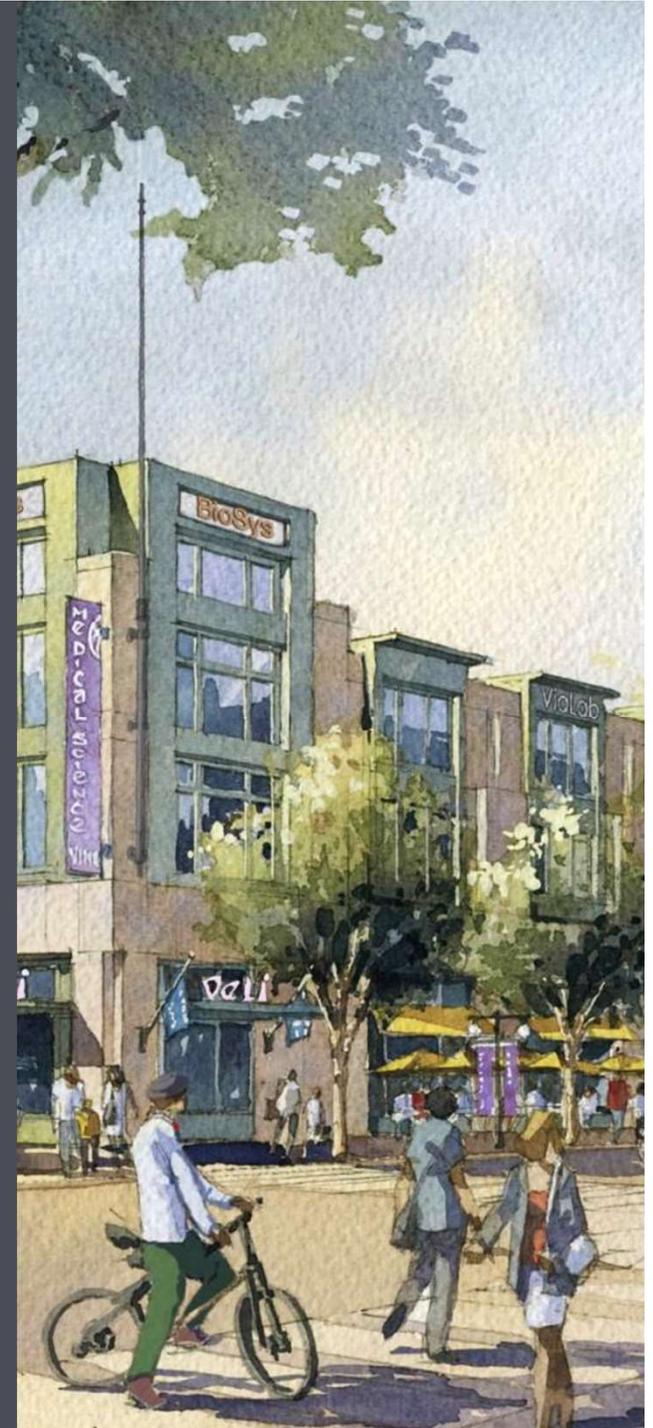
5 On-Site Working Session



6 Final Plan



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# What is an Innovation District?



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## Real Estate Market Trends ...

### *Changing the Way We Do Business*

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- **Mixed-Use  
Walkable Centers**
- **Smart Growth**
- **Healthy  
Communities**



*“Innovation happens over beer, coffee, and conversation!”*

Lanny Bates, Director of Campus Development - Brookhaven National Lab



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*“The trend is to nurture living, breathing communities rather than sterile remote, compounds of research silos.”*

—Pete Engardio, “Research Parks for the Knowledge Economy,” Bloomberg Businessweek



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# The New Technology and Innovation Centers

Research Triangle Park, NC



Today



Tomorrow

*... positioning themselves for the next 50 years to be competitive and to attract the best and brightest*

# The New Technology and Innovation Centers

## Viva White Oak



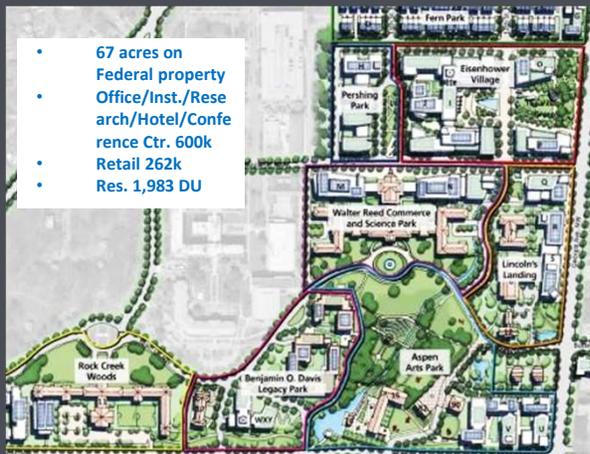
- 184 Acres
- 5.3 M SF R&D
- 300k Hotel
- 1M Office
- 510k Retail
- 3M SF Residential



## North 60



## The Parks: Historic Walter Reed



- 67 acres on Federal property
- Office/Inst./Research/Hotel/Conference Ctr. 600k
- Retail 262k
- Res. 1,983 DU



Medical Office	400,000 sf
Bio-Tech/Research	2,144,000 sf
Children's Science & Education Center	142,000 sf
Neighborhood	214,000 sf
Shopping	100,000 sf
Hotel	100,000 sf
<b>Total:</b>	<b>3,000,000 sf</b>

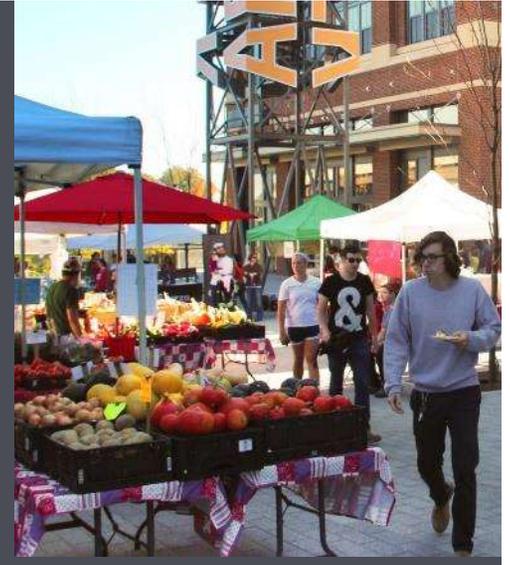


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# Innovation Districts

*“Geographic areas where leading-edge anchor institutions and companies cluster and connect with start-ups, business incubators, and accelerators. They are also physically compact, transit accessible, and technically-wired and offer mixed-use housing, office, and retail”*

Adapted from “The Rise of Innovation Districts: A New Geography of Innovation in America”,  
Bruce Katz and Julie Wagner – Brookings Metropolitan Policy Program



# Elements of the Innovation District

*“The trend is to nurture living, breathing communities rather than sterile remote, compounds of research silos.”*

—Pete Engardio, “Research Parks for the Knowledge Economy,”  
Bloomberg Businessweek

- Collaborative
- Cross Pollination
- Leverage Institutional Relationships
- Mixed-Use Amenities
- Walkable
- Healthy
- Sustainable
- Strong Identity & Sense of Place
- Encourages Innovation



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# Benefits

- Growing jobs that align with disruptive forces in the economy and leverage their distinct economic position
- Grow better and more accessible jobs
- Empowering entrepreneurs as a vehicle for economic growth and job creation
- Responds to the changing market trends for preference of compact walkable places
- Provides a strong foundation for the commercialization of ideas and creation/expansion of firms and jobs
- Helps increase local and global competitiveness for both economy and talent
- Promotes knowledge spillover
- Provides efficient access/sharing of legal advice, sophisticated equipment, special facilities, etc.
- Increases efficiency of existing infrastructure
- Reduces carbon emissions
- Helps increase revenues



# St. Mary's Innovation District



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# Three Innovation District Models

## Anchor + Model

Downtowns and mid-towns with major anchor institutions and extensive firms, entrepreneurs, and spin-off companies involved in the commercialization of innovation

## Re-Imagined Urban Areas

Industrial or warehouse districts undergoing physical and economic transformation powered by transit access, historic building stock, proximity to downtowns with high rents, with advanced research institutions and anchor companies

## Urbanized Science Park

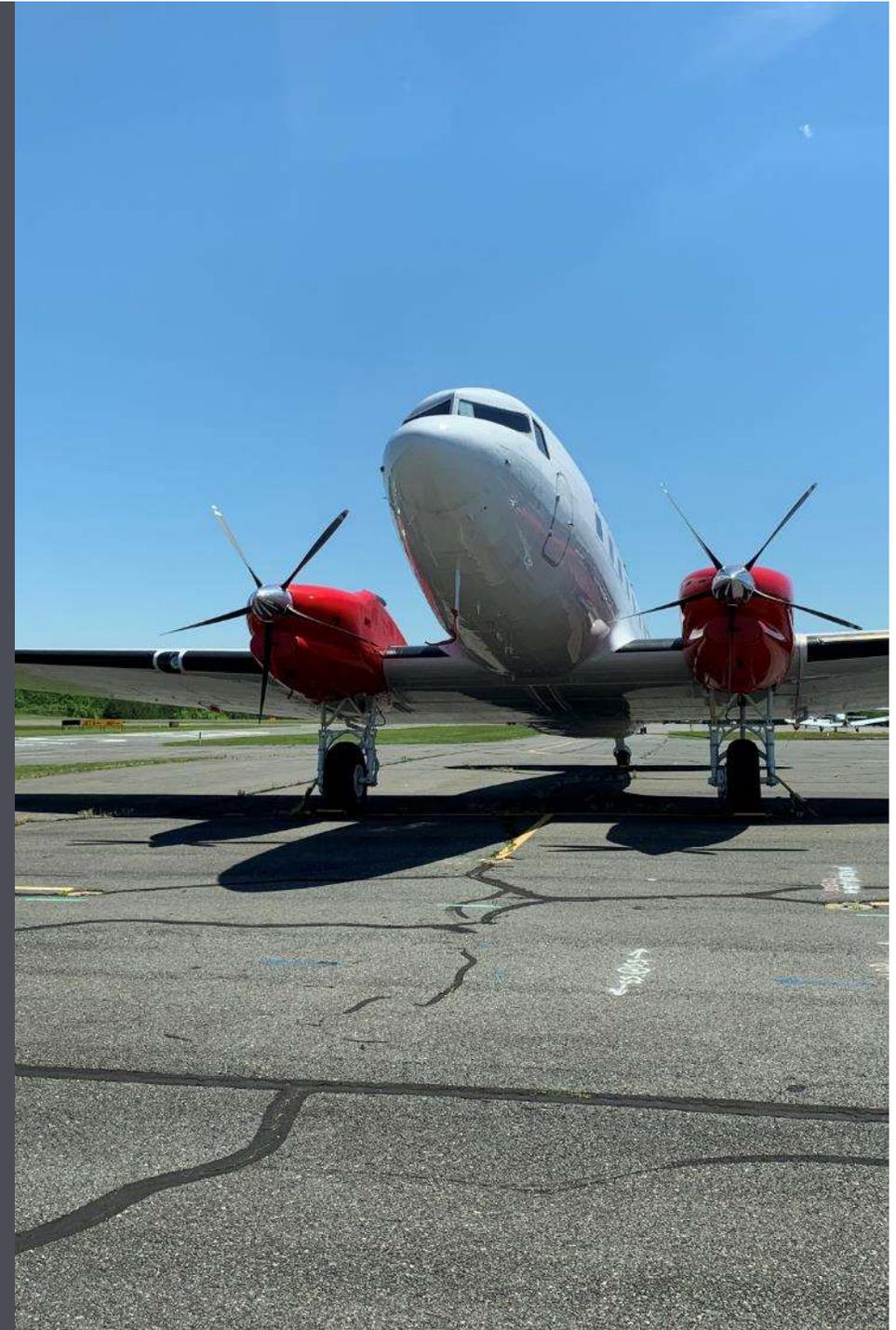
In suburban and exurban areas where previously isolated sprawling areas of innovation are urbanizing with increased density, retail, restaurants, residential that are mixed versus separated

(ex. Research Triangle Park, NC, University Research Park, Madison, WI, UVA Research Park, Charlottesville, VA)

# Uniqueness

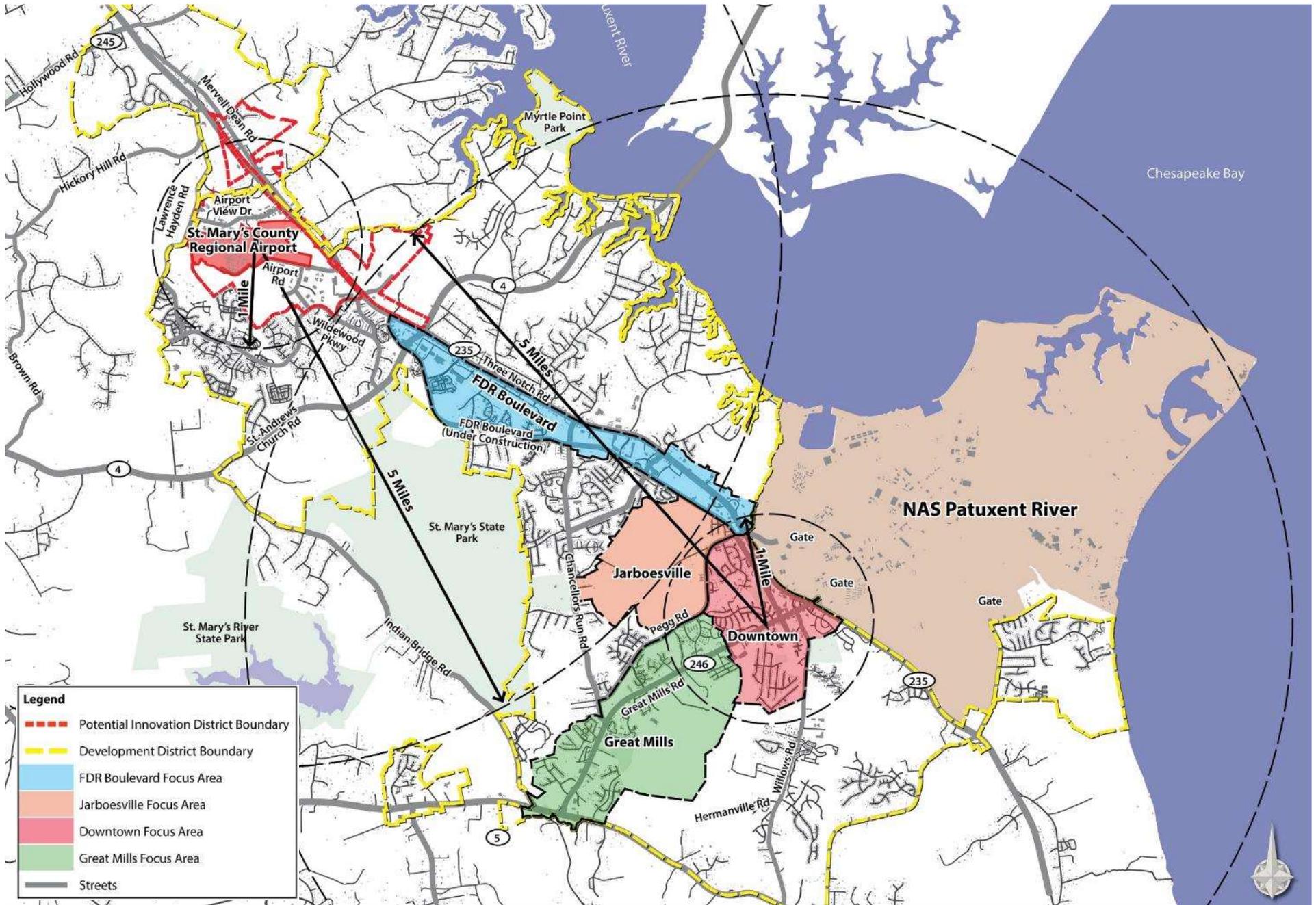
*Each is unique and leverages distinct economic strengths*

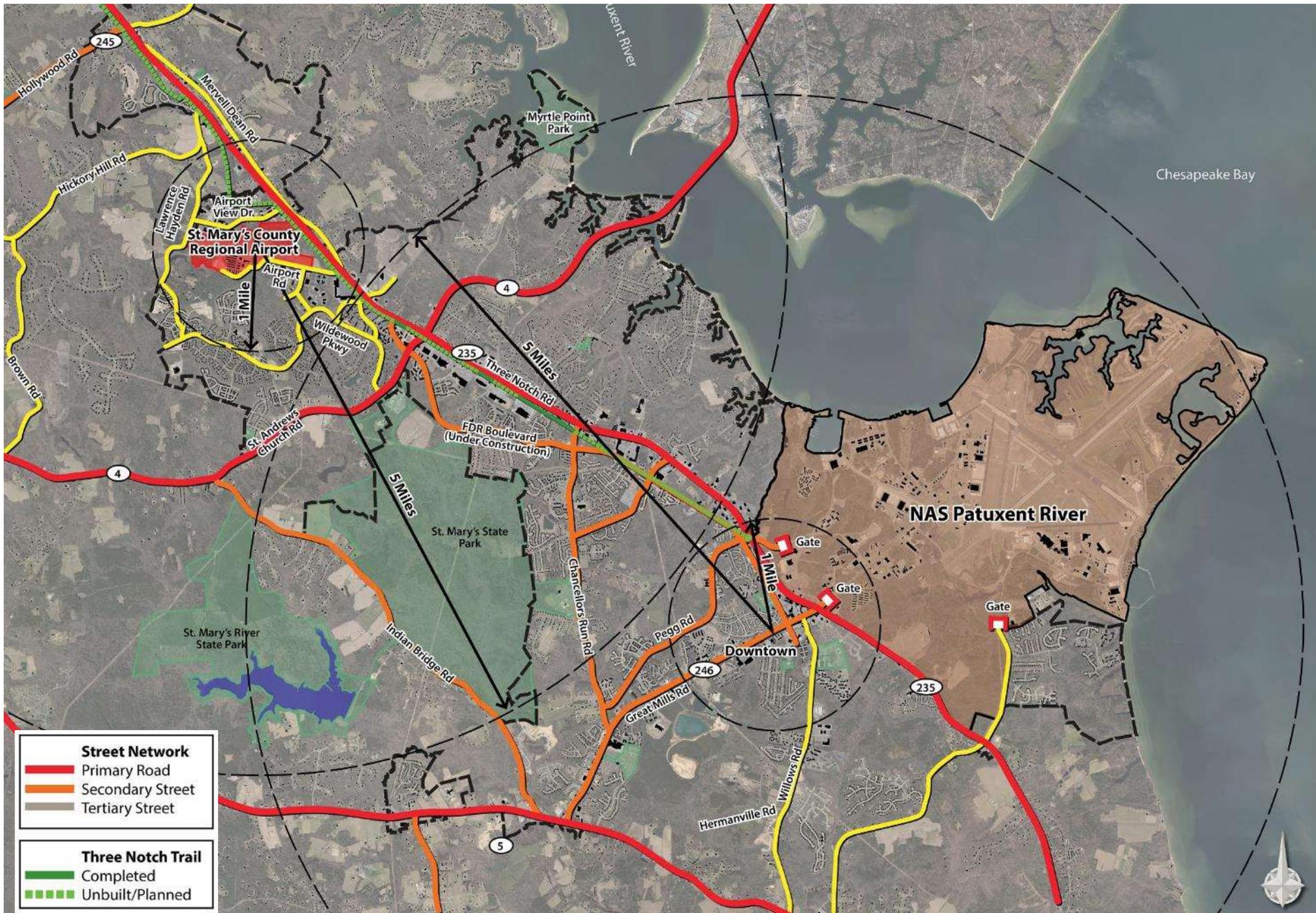
- *They have different niches*
- *Vary in form and density*
- *Transit varies*
- *Extent of collaboration with institutions varies*
- *Geographic and institutional formality varies*

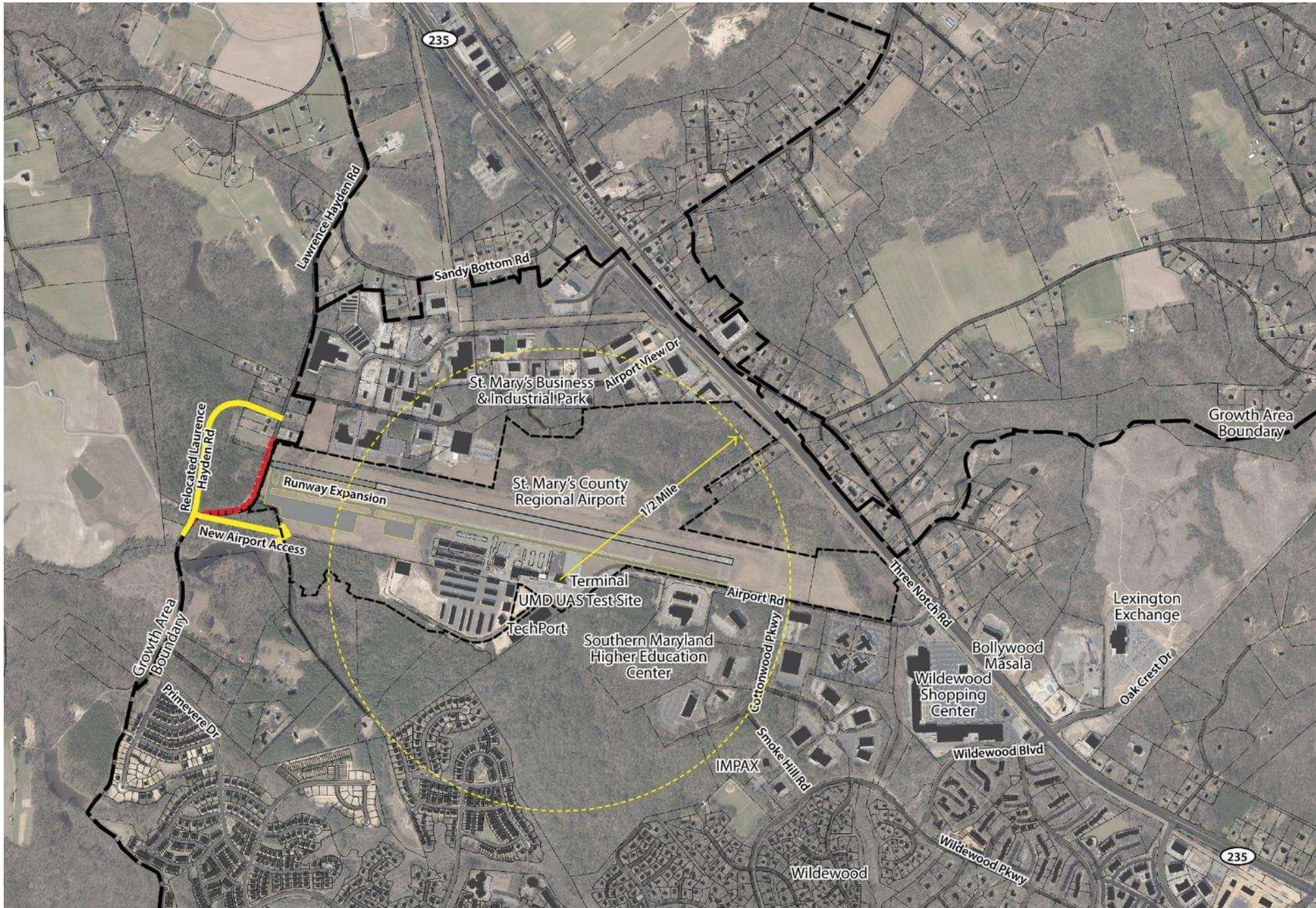


# Analysis Summary









# Unique Facilities

## Airport

- *Runway Access*
- *Extending Runway for Larger Plane Access*

## Tech Port

- *Business Technology Incubator*
- *Targets Startup and Early Stage Companies*
- *Specialized in Unmanned and Autonomous Systems*
- *Office Space Mentoring*
- *Management Training*

## UMD UAS Test Site

- *Research – Unmanned Flight*
- *Test Fly Drones*
- *Civil and Commercial (some military)*

## University System of Maryland at Southern Maryland

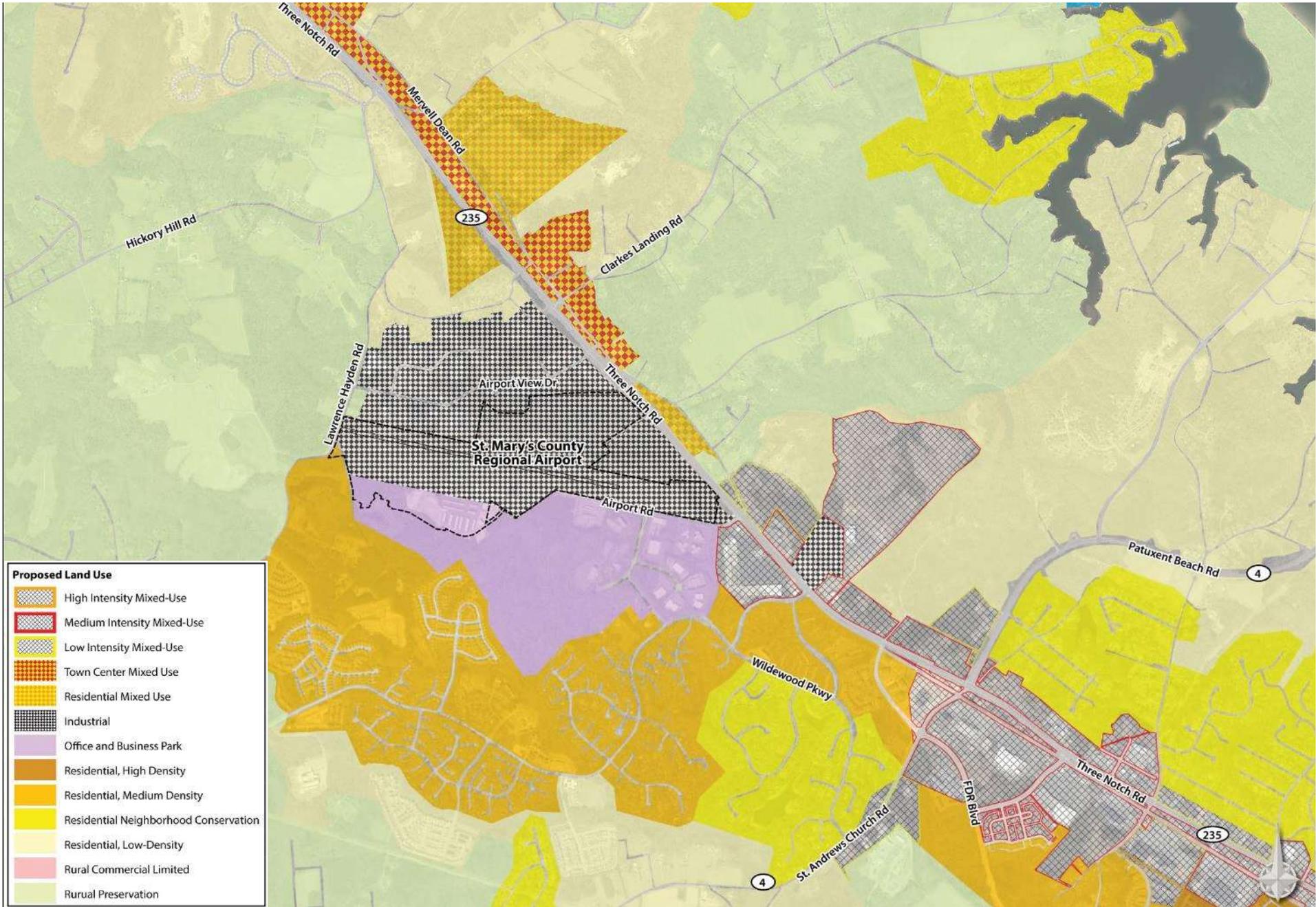
- *Focus on Highly Developed & Comprehensive Academic and Professional Educational Opportunities*
- *Graduate & Upper Undergraduate*
- *Technology, Teaching, Management, Health, other professional*
- *Facilitating the creation of a national high tech center in multiple naval aviation specializations*

## IMPAX

- *Facilitate Technology Transfer*
- *Work with Industries, Schools, Public*
- *Partnered with Navy and Georgia Tech Research Institute*







# Breakout Groups – Community Input





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