

INNOVATE>

ABQ



MASTER PLAN UPDATE
11.13.2014

PERKINS+WILL

DEKKER
PERICH
SABATINI

AGENDA>

**[1] WHAT KIND OF INNOVATION
DISTRICT?**

[2] PEER DISTRICTS: BENCHMARKING

[3] UNDERSTANDING OF THE PLACE

[4] THE MASTER PLAN VISION

[5] PLAN ELEMENTS





2ND STREET

INNOVATION
DISTRICT

INNOVATE ABQ SITE

I-25

LOMAS BLVD

UNIVERSITY BLVD

8TH STREET

CENTRAL AVE / ROUTE 66

BROADWAY BLVD

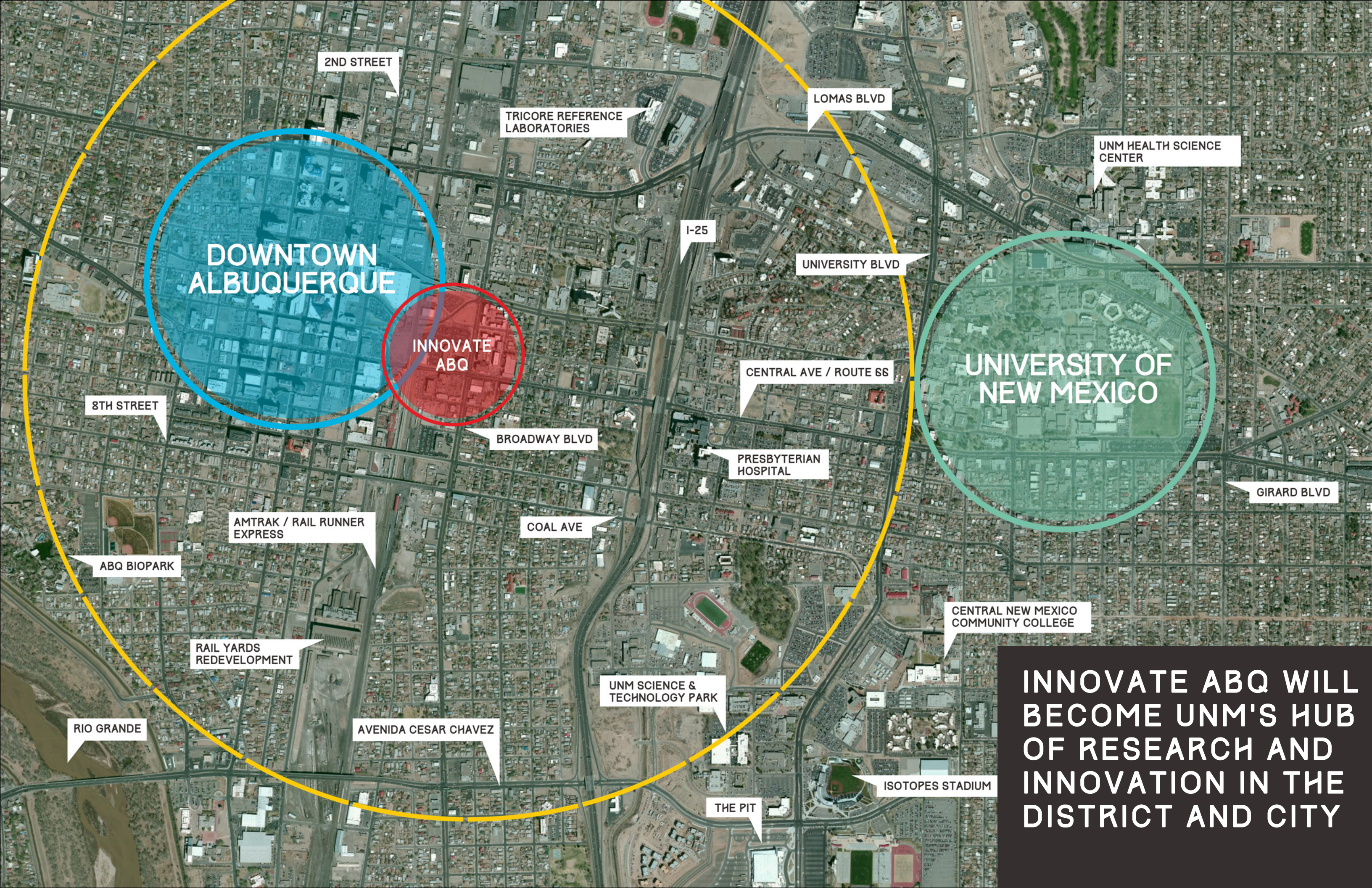
GIRARD BLVD

COAL AVE

RIO GRANDE

AVENIDA CESAR CHAVEZ

AN INNOVATION
DISTRICT IN
ALBUQUERQUE WILL
HELP GROW AND
RETAIN PEOPLE AND
BUSINESSES



2ND STREET

TRICORE REFERENCE
LABORATORIES

LOMAS BLVD

UNM HEALTH SCIENCE
CENTER

DOWNTOWN
ALBUQUERQUE

I-25

UNIVERSITY BLVD

INNOVATE
ABQ

CENTRAL AVE / ROUTE 66

UNIVERSITY OF
NEW MEXICO

8TH STREET

BROADWAY BLVD

PRESBYTERIAN
HOSPITAL

GIRARD BLVD

AMTRAK / RAIL RUNNER
EXPRESS

COAL AVE

ABQ BIOPARK

CENTRAL NEW MEXICO
COMMUNITY COLLEGE

RAIL YARDS
REDEVELOPMENT

UNM SCIENCE &
TECHNOLOGY PARK

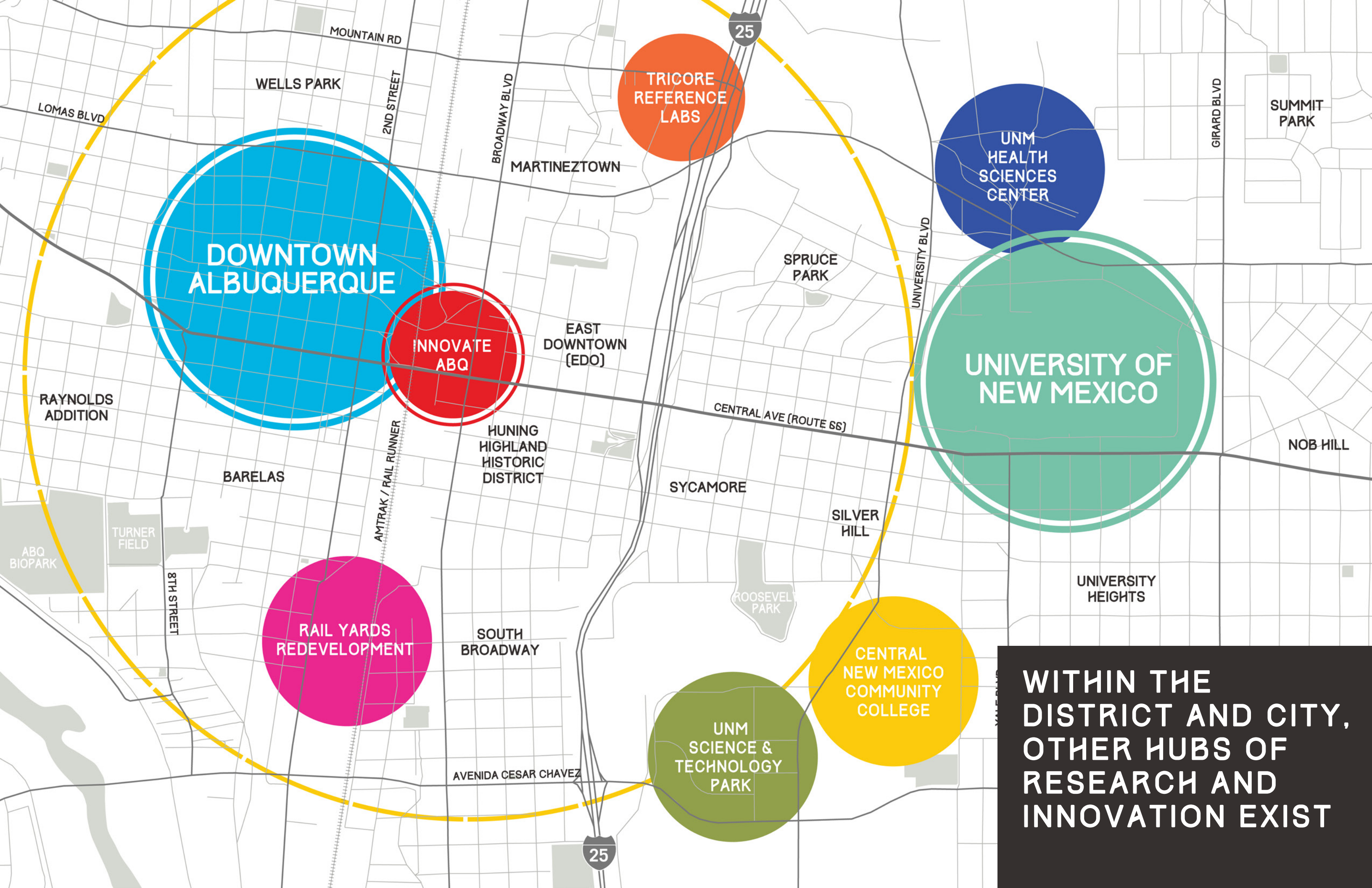
RIO GRANDE

AVENIDA CESAR CHAVEZ

ISOTOPES STADIUM

THE PIT

INNOVATE ABQ WILL
BECOME UNM'S HUB
OF RESEARCH AND
INNOVATION IN THE
DISTRICT AND CITY



**DOWNTOWN
ALBUQUERQUE**

**INNOVATE
ABQ**

**TRICORE
REFERENCE
LABS**

**UNM
HEALTH
SCIENCES
CENTER**

**UNIVERSITY OF
NEW MEXICO**

**RAIL YARDS
REDEVELOPMENT**

**UNM
SCIENCE &
TECHNOLOGY
PARK**

**CENTRAL
NEW MEXICO
COMMUNITY
COLLEGE**

**WITHIN THE
DISTRICT AND CITY,
OTHER HUBS OF
RESEARCH AND
INNOVATION EXIST**

**DOWNTOWN
ALBUQUERQUE**

**INNOVATE
ABQ**

**TRICORE
REFERENCE
LABS**

**UNM
HEALTH
SCIENCES
CENTER**

**UNIVERSITY OF
NEW MEXICO**

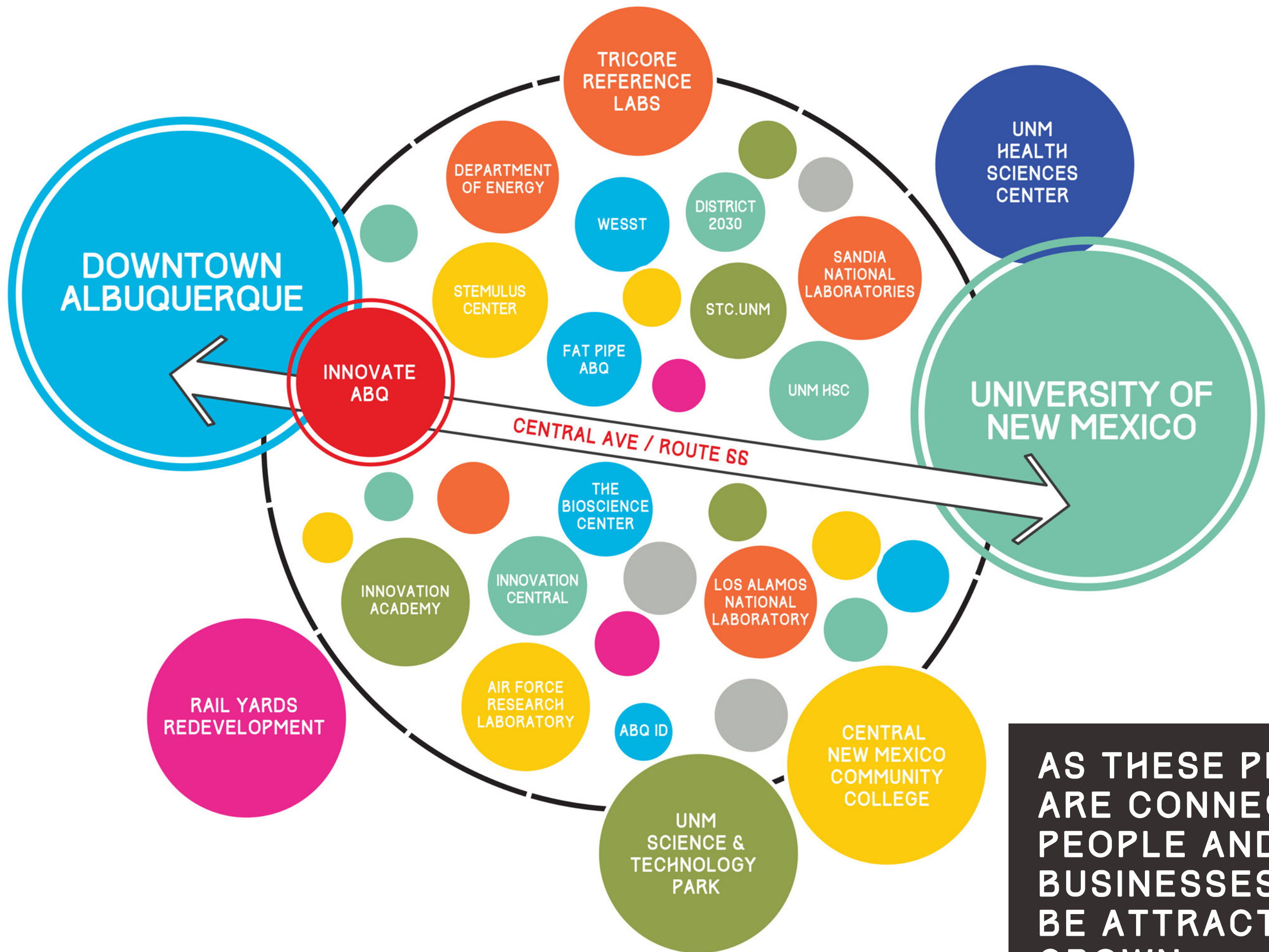
CENTRAL AVE / ROUTE 66

**RAIL YARDS
REDEVELOPMENT**

**CENTRAL
NEW MEXICO
COMMUNITY
COLLEGE**

**UNM
SCIENCE &
TECHNOLOGY
PARK**

**CENTRAL AVE IS
AN OPPORTUNITY
TO CONNECT THE
DIFFERENT HUBS
AND THE CITY**



**AS THESE PLACES
ARE CONNECTED,
PEOPLE AND
BUSINESSES WILL
BE ATTRACTED AND
GROWN**

UNM CENTRAL CAMPUS

UNM HEALTH SCIENCE CENTER

SOUTH CAMPUS ATHLETICS

UNIVERSITY BLVD

1-25

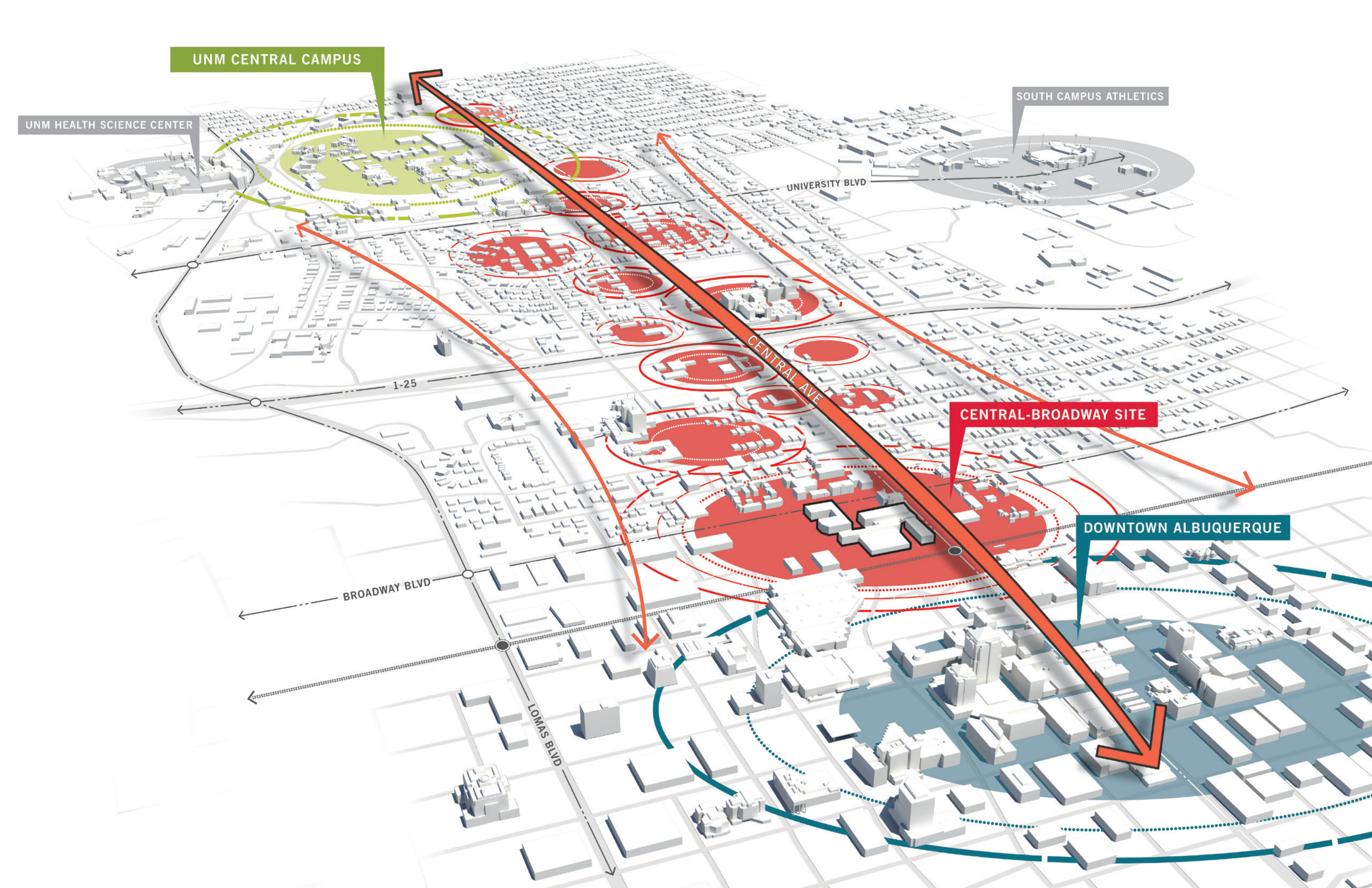
CENTRAL AVE

CENTRAL-BROADWAY SITE

BROADWAY BLVD

DOWNTOWN ALBUQUERQUE

LOMAS BLVD



ADAPTIVE >

WHAT KIND OF INNOVATION DISTRICT?



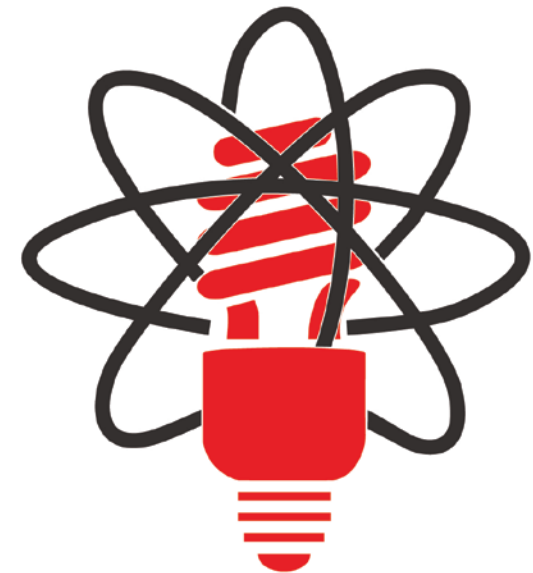
INNOVATION IS CREATIVITY + BUSINESS›



CREATIVITY



BUSINESS

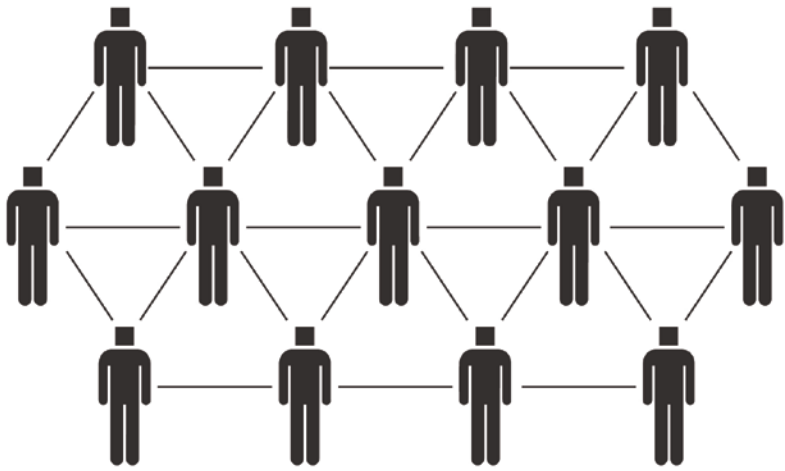


INNOVATION

CREATIVITY = COMING UP WITH IDEAS>



SMALL SCALE



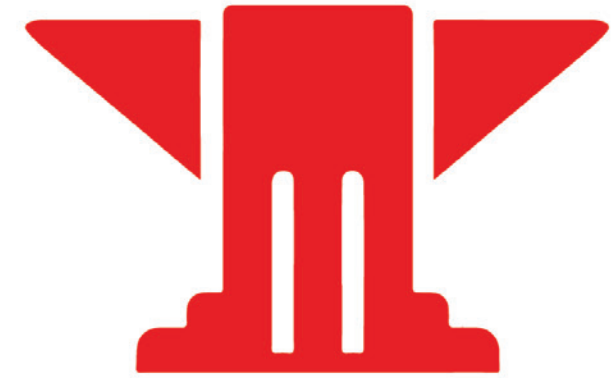
LARGE SCALE

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

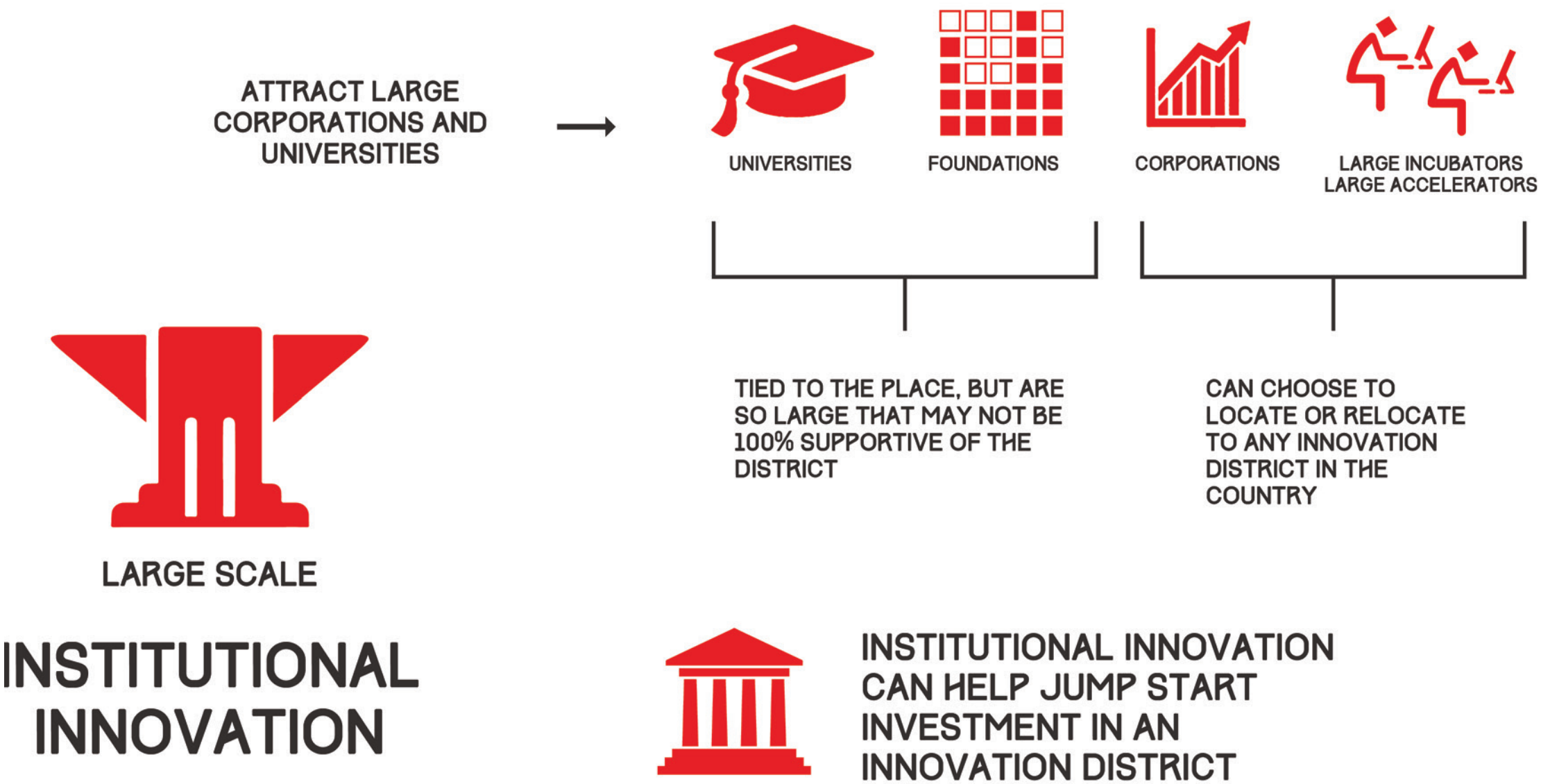
GRASSROOTS
INNOVATION



GRASSROOTS INNOVATION
GIVES A DISTRICT ITS
IDENTITY!



INSTITUTIONAL INNOVATION>



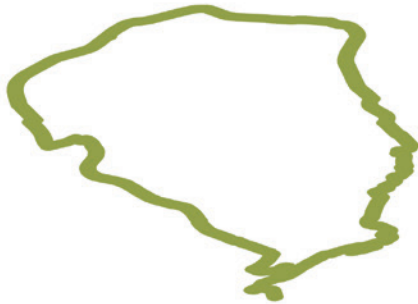
ABQ SHOULD
HAVE BOTH!

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



RESTAURAUNTS



COFFEE SHOP



ACCOUNTING



SUPPLIES



SHIPPING



LEGAL



MARKETING

ACCESS TO CAPITAL



ANGEL INVESTOR



EARLY STAGE
VENTURE CAPITAL



GROWTH STAGE
VENTURE CAPITAL

SOMEWHERE TO LIVE



SOMEWHERE
TO SLEEP



SOMEWHERE TO
WALK A DOG



GROCERY

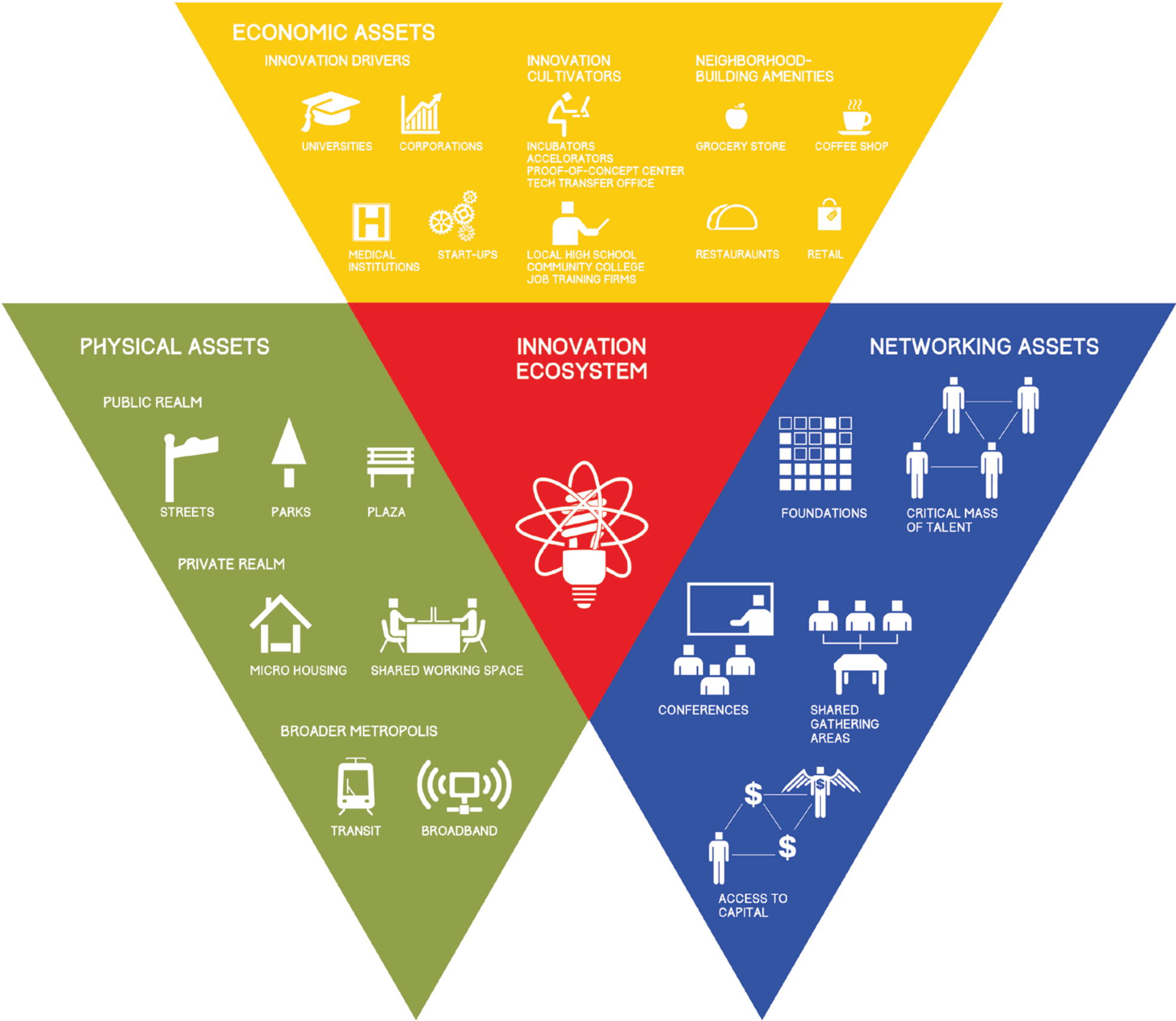


SHOPPING



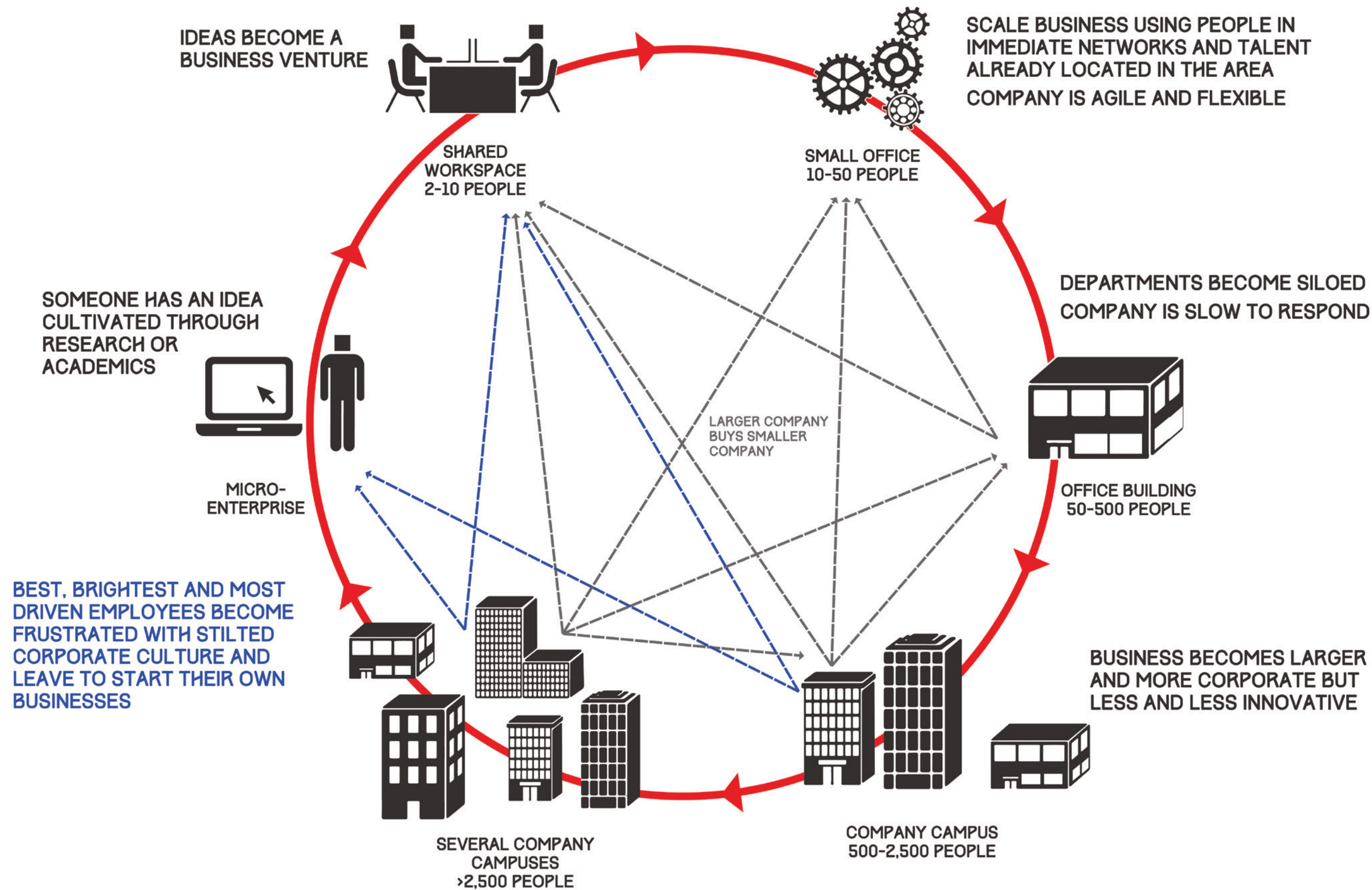
TRANSIT

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](http://www.brookings.edu/about/programs/metro/innovation-districts)

MAKING A PLACE FOR INNOVATION>



A SUCCESSFUL
DISTRICT HAS
THINGS THAT
ATTRACT PEOPLE
AND MAKE THEM
WANT TO BE
THERE

PEER DISTRICTS: BENCHMARKING

CORTEXT INNOVATION COMMUNITY>



MAJOR INSTITUTIONS:

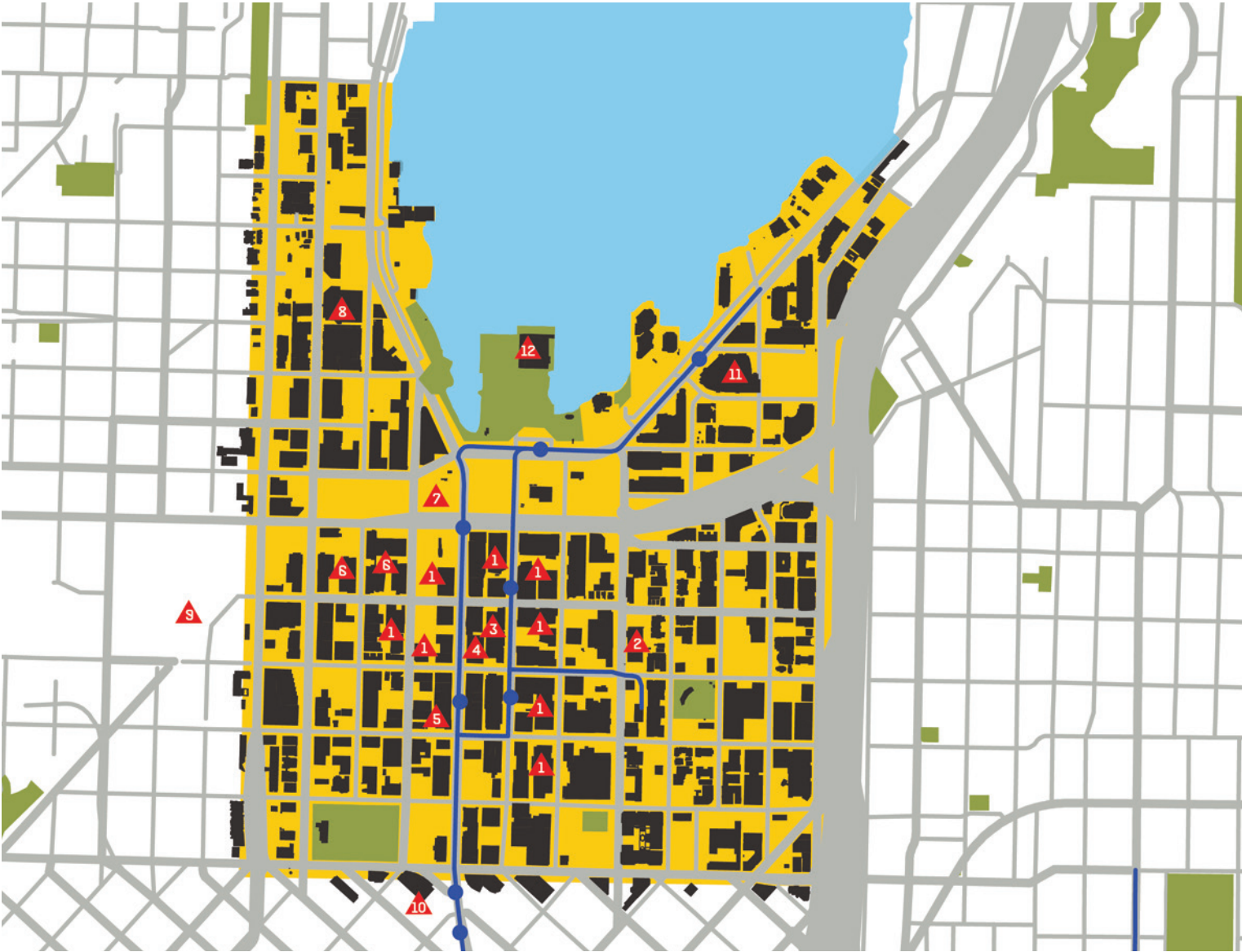
- | | |
|--|--|
| 1. WASHINGTON UNIVERSITY MEDICAL SCHOOL CAMPUS | 8. TECHSHOP ST. LOUIS |
| 2. NOVO BJC HEALTHCARE HOSPITAL CAMPUS | 9. CENTER FOR EMERGING TECHNOLOGIES BIOGENERATOR |
| 3. ST. LOUIS COLLEGE OF PHARMACY | 10. COFACTOR GENOMICS |
| 4. GOLDFARB SCHOOL OF NURSING | 11. FUTURE CORTEXT METRO STATION 2016 |
| 5. WASHINGTON UNIVERSITY GENOMICS INSTITUTE | 12. SHRINER HOSPITAL |
| 6. WASHINGTON UNIVERSITY GENOME DATA CENTER | 13. FDA |
| 7. CORTEXT BIOGENERATOR ACCELERATOR LAB | 14. SOLAE/DUPONT |
| | 15. 4240 CAMBRIDGE INNOVATION CENTER |



CORTEXT INNOVATION COMMUNITY
ST LOUIS, MISSOURI
338 ACRES



SOUTH LAKE UNION>



MAJOR INSTITUTIONS:

- | | |
|---|--|
| 1. AMAZON | 8. BATTELLE SEATTLE RESEARCH CENTER |
| 2. NOVO NORDISK | 9. GATES FOUNDATION |
| 3. INSTITUTE FOR SYSTEMS BIOLOGY | 10. PATH |
| 4. NORTHEASTERN UNIVERSITY SEATTLE | 11. FRED HUTCHINSON CANCER RESEARCH CENTER |
| 5. SEATTLE BIOMEDICAL RESEARCH INSTITUTE | 12. MUSEUM OF HISTORY AND INDUSTRY |
| 6. UNIVERSITY OF WASHINGTON RESEARCH CAMPUS | |
| 7. ALLEN INSTITUTE FOR BRAIN SCIENCE | |



SOUTH LAKE UNION
SEATTLE, WASHINGTON
359 ACRES



UNIVERSITY CITY>



MAJOR INSTITUTIONS:

- | | |
|---|--------------------------------|
| 1. UNIVERSITY OF PENNSYLVANIA | 8. UNIVERSITY SCIENCE CENTER |
| 2. DREXEL UNIVERSITY | 9. VA HOSPITAL |
| 3. WISTAR INSTITUTE | 10. UNIVERSITY OF THE SCIENCES |
| 4. FIRST ROUND CAPITAL | |
| 5. PENN ALEXANDER SCHOOL | |
| 6. CHILDREN'S HOSPITAL OF PHILADELPHIA | |
| 7. U PENN INNOVATION & RESEARCH PARK
[PLANNED] | |



UNIVERSITY CITY
PHILADELPHIA, PENNSYLVANIA
538 ACRES



INNOVATION DISTRICT➤



MAJOR INSTITUTIONS:

- | | |
|--|----------------------------------|
| 1. BOSTON CONVENTION & EXHIBITION CENTER | 9. INSTITUTE OF CONTEMPORARY ART |
| 2. FRAUNHOFER CSE | 10. DISTRICT HALL |
| 3. WEWORK + GENERAL ASSEMBLY | 11. SEAPORT WORLD TRADE CENTER |
| 4. FACTORY 63 | 12. BLUE HILLS BANK PAVILION |
| 5. BLADE | 13. HQ BOSTON |
| 6. ZIPCAR HQ | 14. BOSTON DESIGN CENTER |
| 7. VERTEX PHARMACEUTICALS | 15. MASSCHALLENGE |
| 8. ONE MARINA PARK | 16. DRYDOCK SHARED LABS |



INNOVATION DISTRICT
BOSTON, MASSACHUSETTS
595 ACRES



KENDALL SQUARE➤



MAJOR INSTITUTIONS:

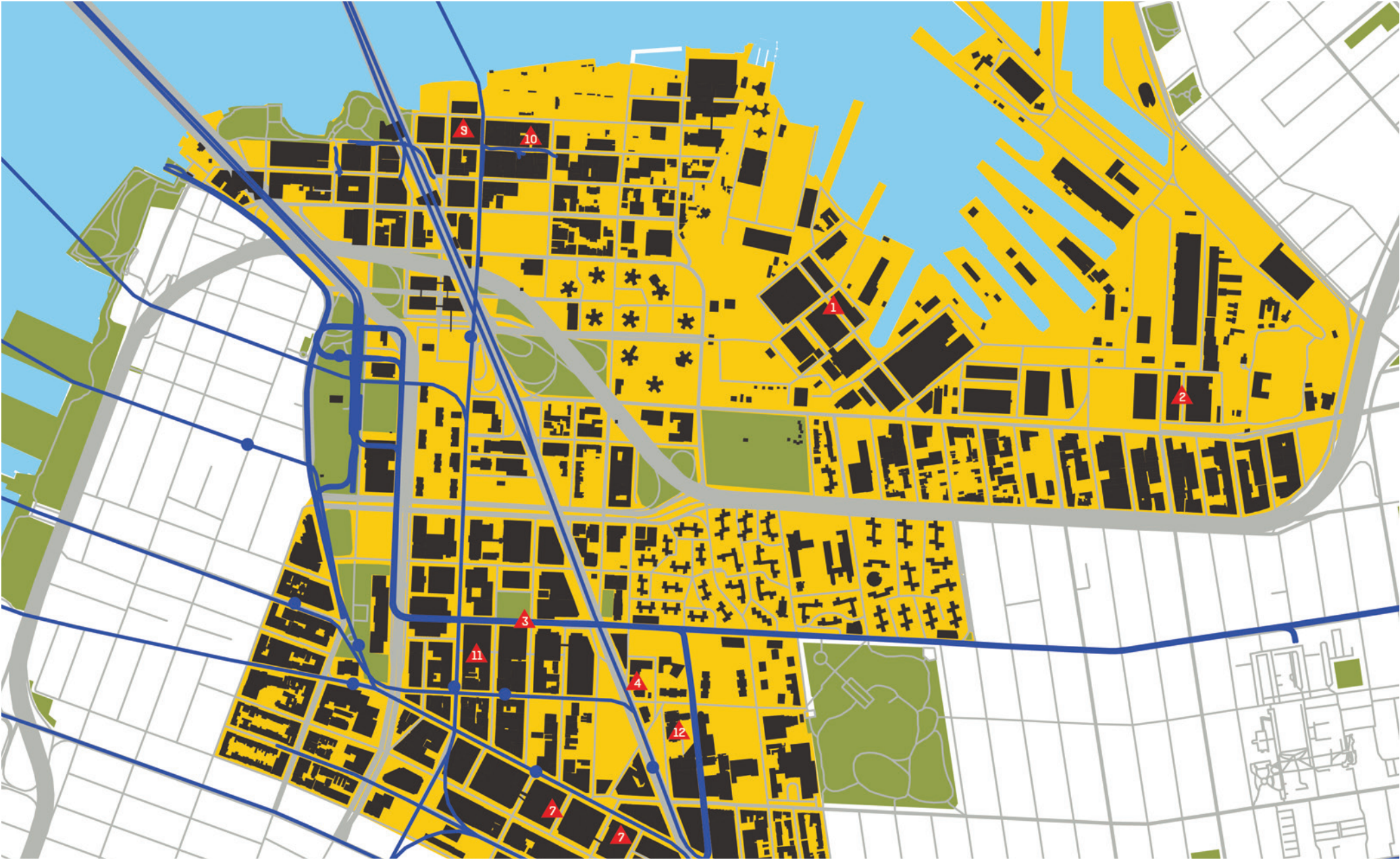
- | | |
|---|---|
| 1. MIT | 10. CAMBRIDGE INNOVATION CENTER
[FACEBOOK, APPLE, HIGHLAND CAPITAL,
CHARLES RIVER VENTURES] |
| 2. KOCH CENTER FOR INTEGRATIVE CANCER
RESEARCH | 11. AMAZON |
| 3. MIT MEDIA LAB | 12. PFIZER RESEARCH TECHNOLOGY CENTER |
| 4. MICROSOFT | 13. GENOMICS COLLABORATIVE |
| 5. YAHOO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



KENDALL SQUARE
CAMBRIDGE, MASSACHUSETTS
481 ACRES



BROOKLYN TECH TRIANGLE>



MAJOR INSTITUTIONS:

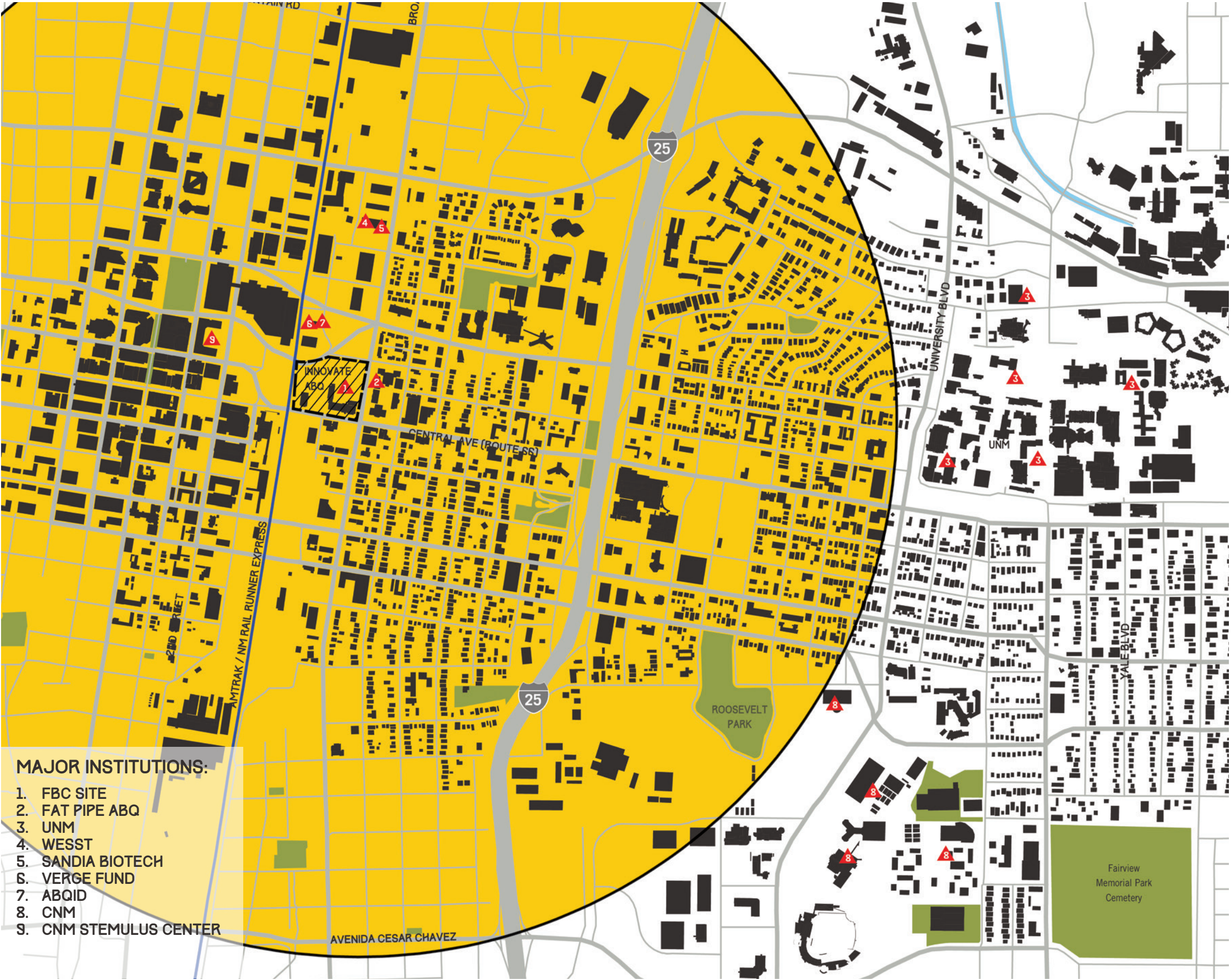
- | | |
|---------------------------------------|-----------------------------|
| 1. MANUFACTURING SPACE | 8. ATLANTIC YARDS |
| 2. STEINER STUDIOS | 9. BROOKLYN DIGITAL FOUNDRY |
| 3. METRO TECH | 10. CARROT CREATIVE |
| 4. UNIVERSITY CLUSTER | 11. NYU POLY |
| 5. CULTURAL DISTRICT | 12. LONG ISLAND UNIVERSITY |
| 6. BARCLAYS CENTER | |
| 7. SPECIAL DOWNTOWN BROOKLYN DISTRICT | |



**BROOKLYN TECH TRIANGLE
NEW YORK, NEW YORK
915 ACRES**



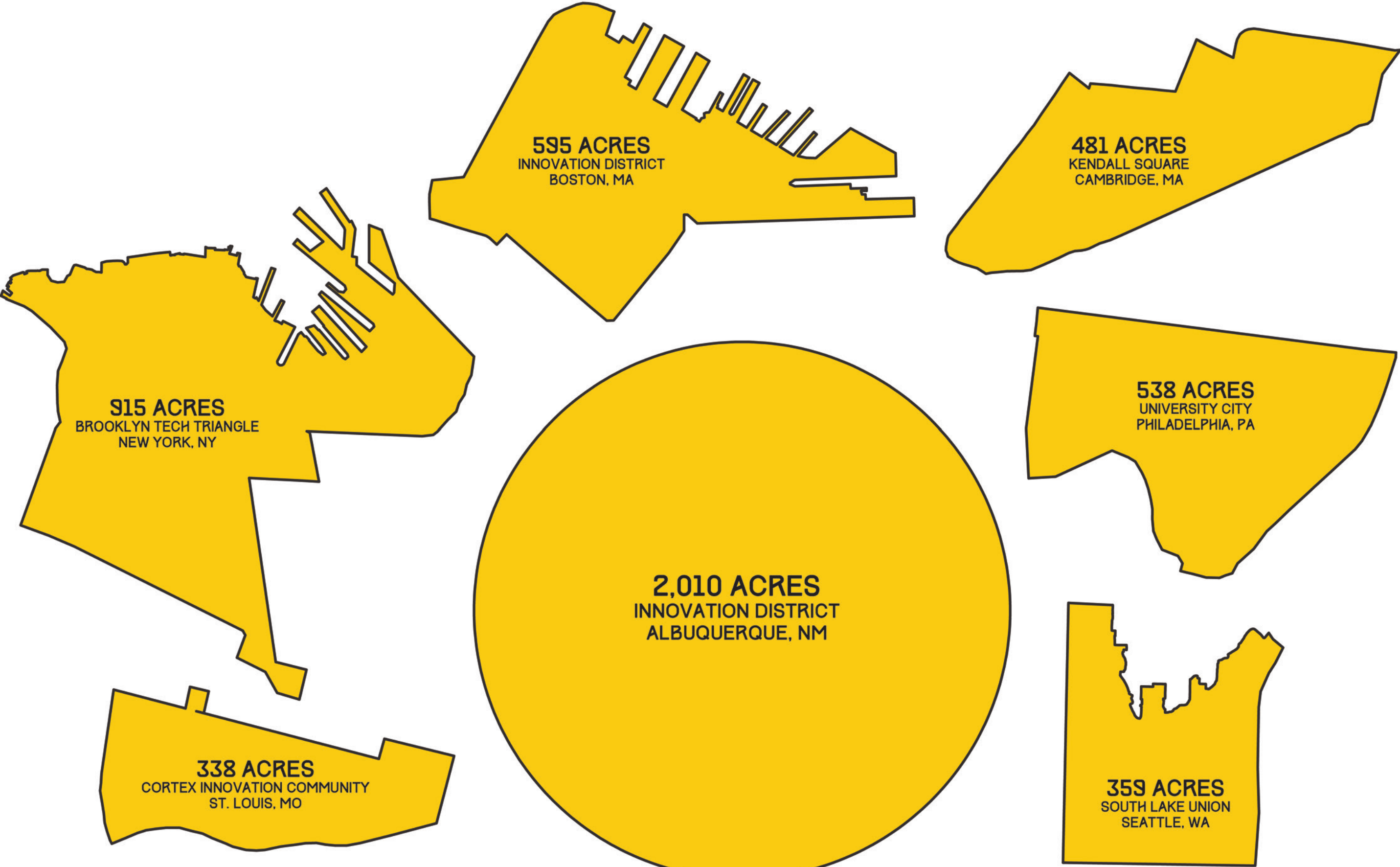
INNOVATION DISTRICT➤



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



BENCHMARKING THE INNOVATION DISTRICT>



CONNECTED ›

UNDERSTANDING OF THE PLACE

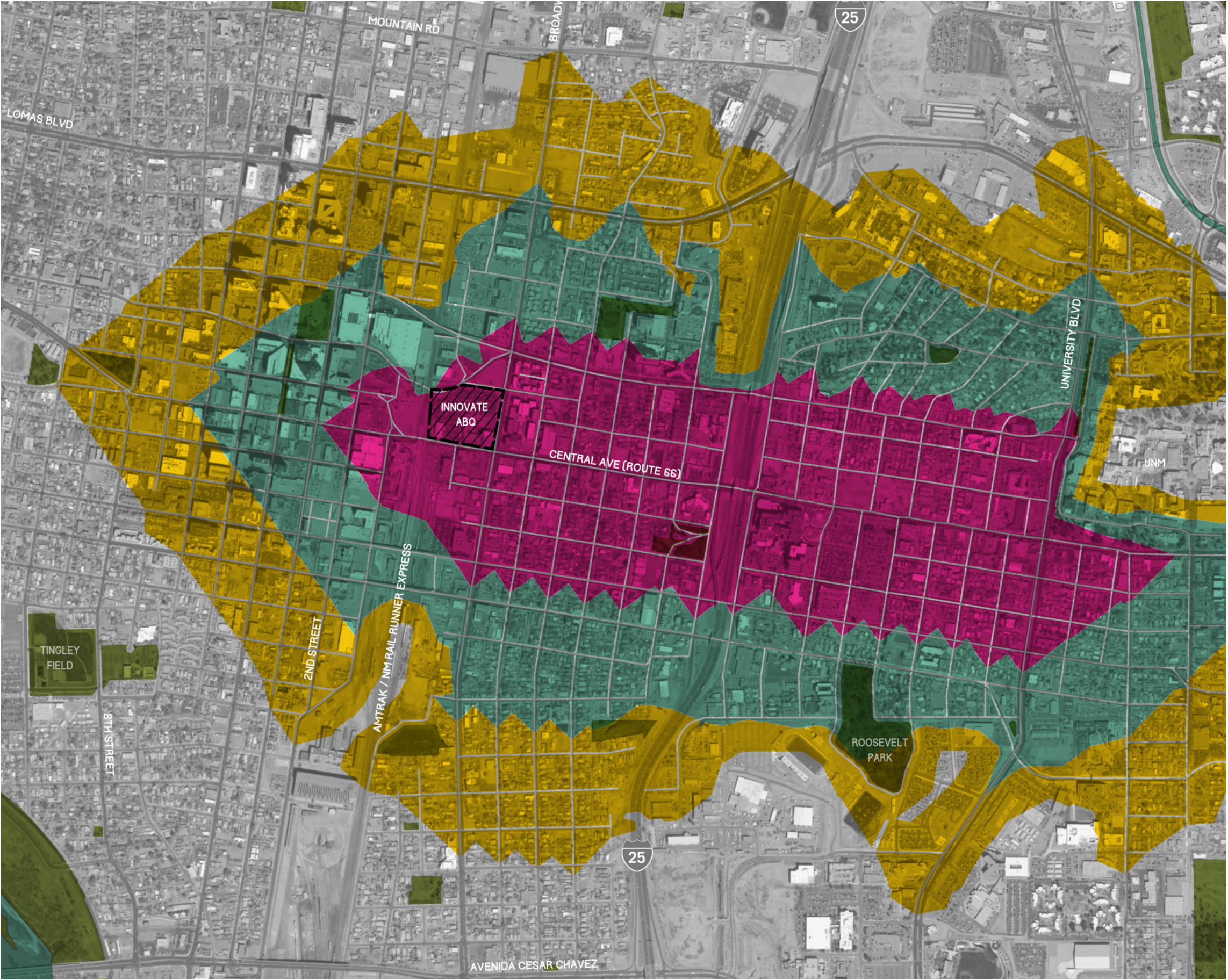
THE CORRIDOR»



- STREETS
- PARKS & OPEN SPACES



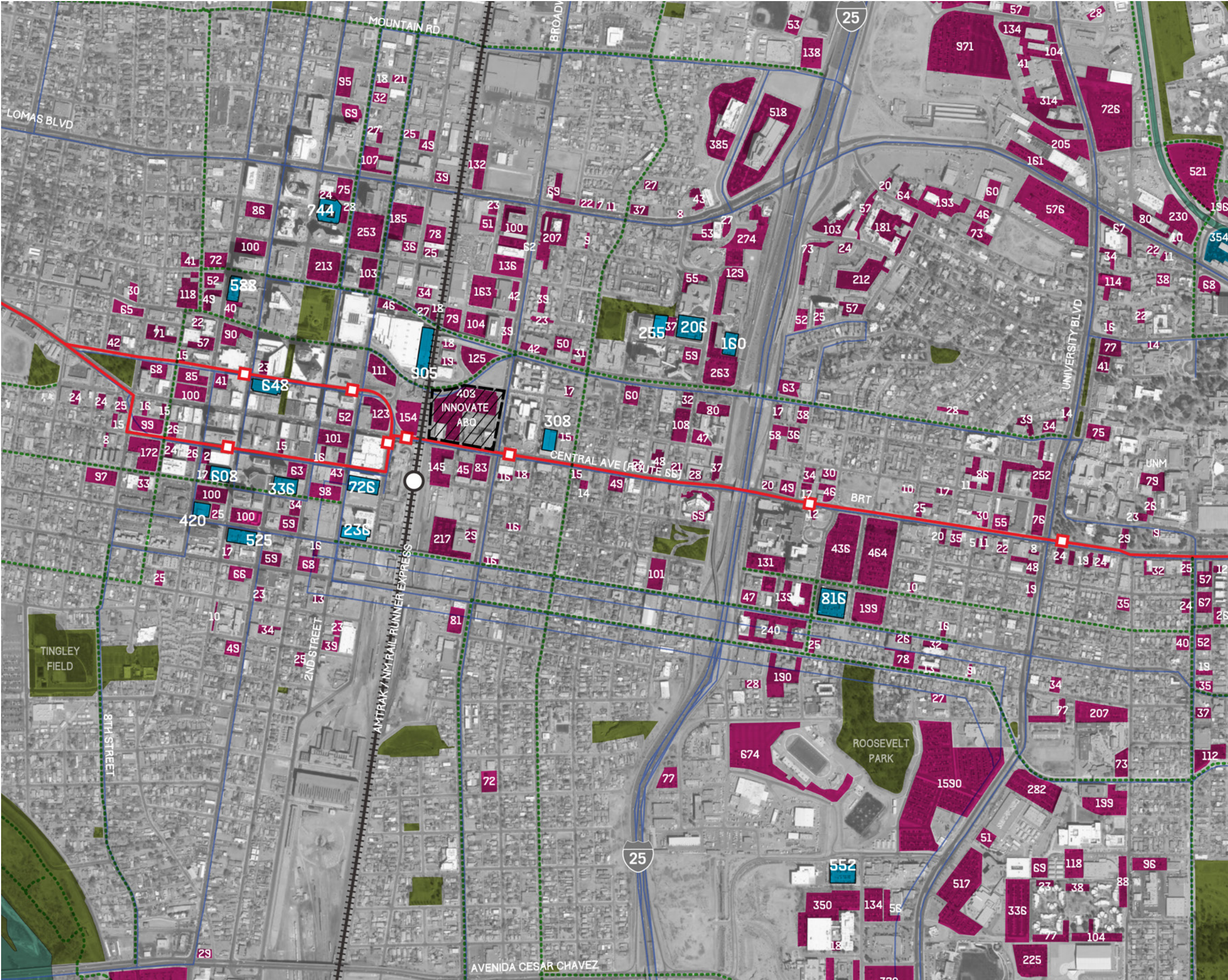
WALKABILITY>



- 1/4 MILE [5 MINUTE] WALK
- 1/2 MILE [10 MINUTE] WALK
- 3/4 MILE [15 MINUTE] WALK



TRANSPORTATION ASSETS>



- EXISTING BUS ROUTES
- PROPOSED BRT ROUTE
- BICYCLE LANES
- SURFACE PARKING
- STRUCTURED PARKING



0.25 0.125 0 0.25 MILES

AREAS TO PROTECT»



- SINGLE FAMILY RESIDENTIAL
- UTILITY AREAS / EASEMENTS
- PARKS & OPEN SPACES



0.25 0.125 0 0.25 MILES

CIVIC INFRASTRUCTURE➤



- CHURCH
- HOSPITAL
- EDUCATION
- GOVERNMENT



0.25 0.125 0 0.25 MILES

AMENITIES»



- RESTAURANT
- SERVICE
- HOTEL
- ENTERTAINMENT
- RETAIL
- BAR



0.25 0.125 0 0.25 MILES

UNDERUTILIZED AREAS>

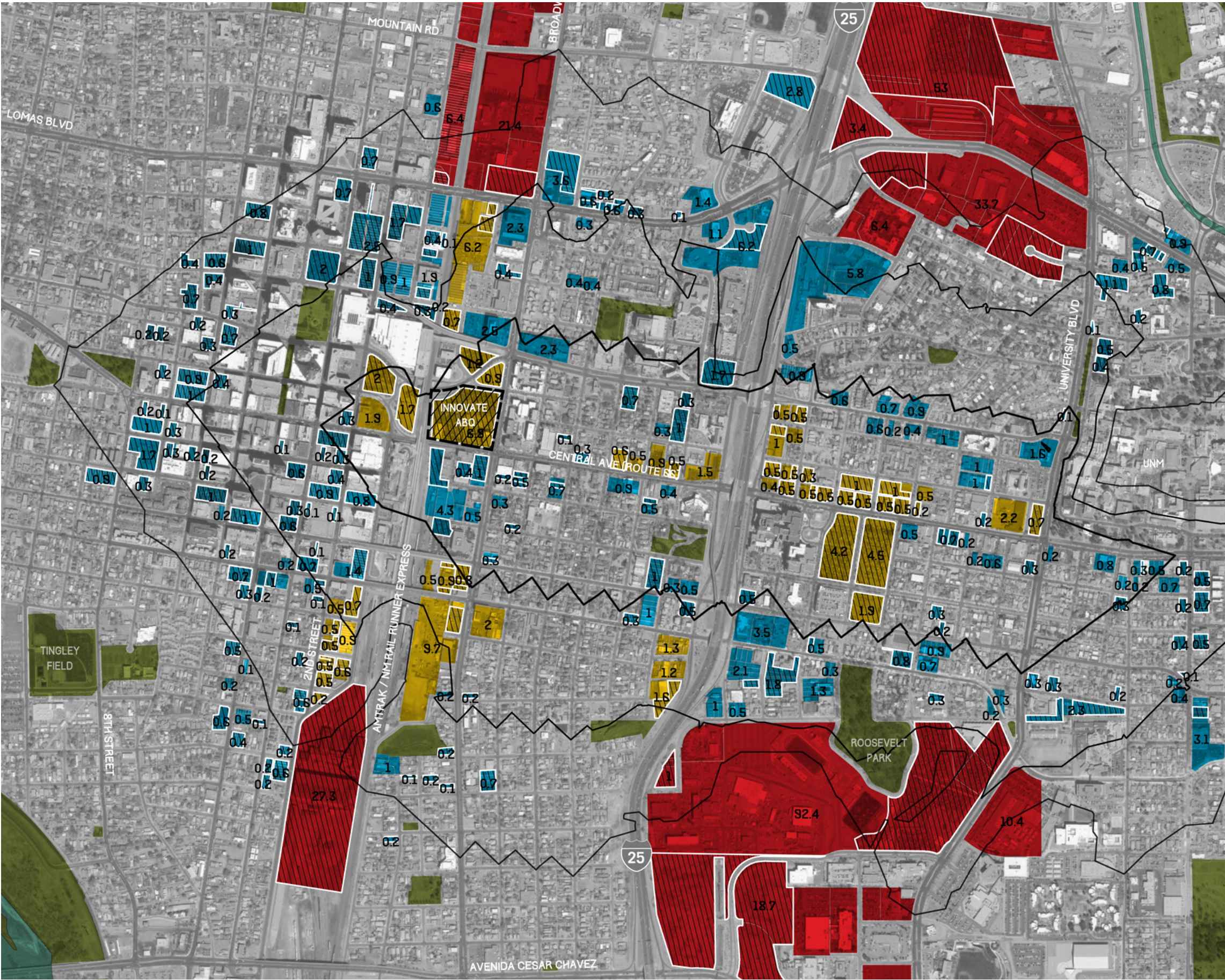






- AGING INDUSTRIAL USES
- VACANT PARCELS
- SURFACE PARKING AREAS



0.25 0.125 0 0.25 MILES

DEVELOPMENT OPPORTUNITIES>

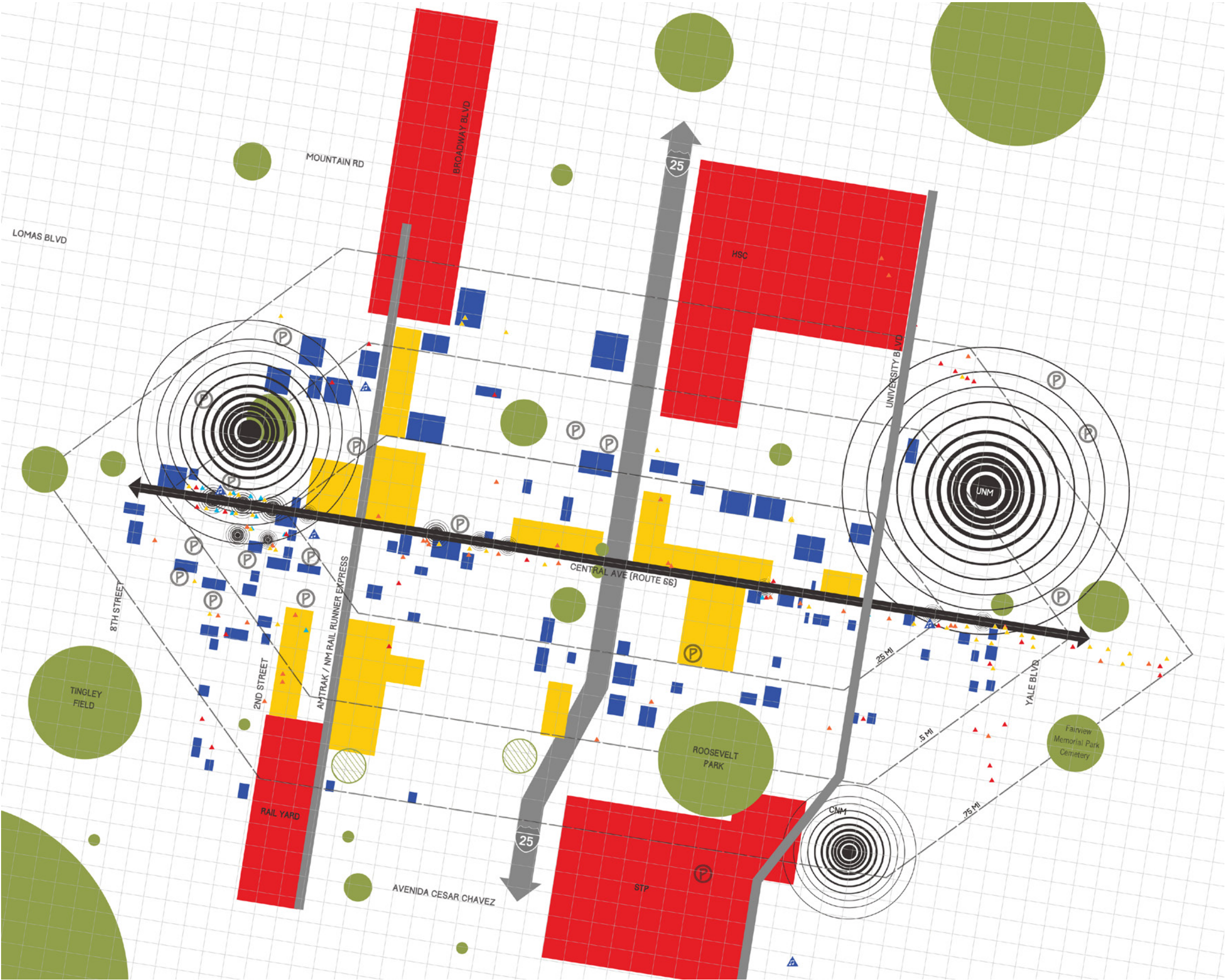


-  INFILL DEVELOPMENT / ADAPTIVE RE-USE / RETROFITS
-  ANCHOR DEVELOPMENT / POTENTIAL PARCEL ASSEMBLAGES
-  LARGE AREAS FOR MASTER PLANNING
-  VACANT OR SURFACE PARKING



0.25 0.125 0 0.25 MILES

UNDERSTANDING OF THE PLACE➤



- WALKING DISTANCE -----
- 1/2 MILE □
- MAJOR NORTH SOUTH CONNECTIONS █
- PARKING DECK (P)
- CENTRAL AVE █
- PARK ●
- DRAINAGE ▨
- ACTIVITY NODES ●
- ENTERTAINMENT ▲
- RETAIL ▲
- BAR ▲
- RESTAURANT ▲
- SERVICE ▲
- LARGE ENOUGH TO NEED SEPARATE PLAN █
- POTENTIAL PARCEL ASSEMBLAGES █
- INFILL REDEVELOPMENT AND RETROFITS █

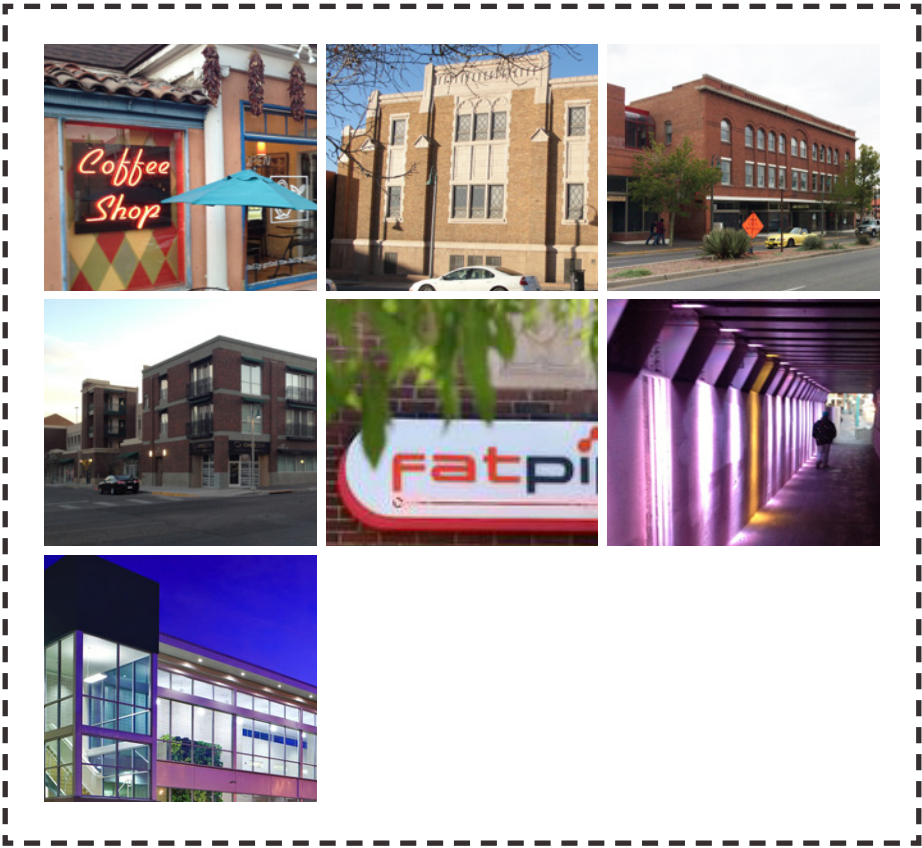


DISCRETE AREAS>

DOWNTOWN>



EAST DOWNTOWN>



UNIVERSITY>



RAIL TRAIL>



UNIVERSITY CROSSING>



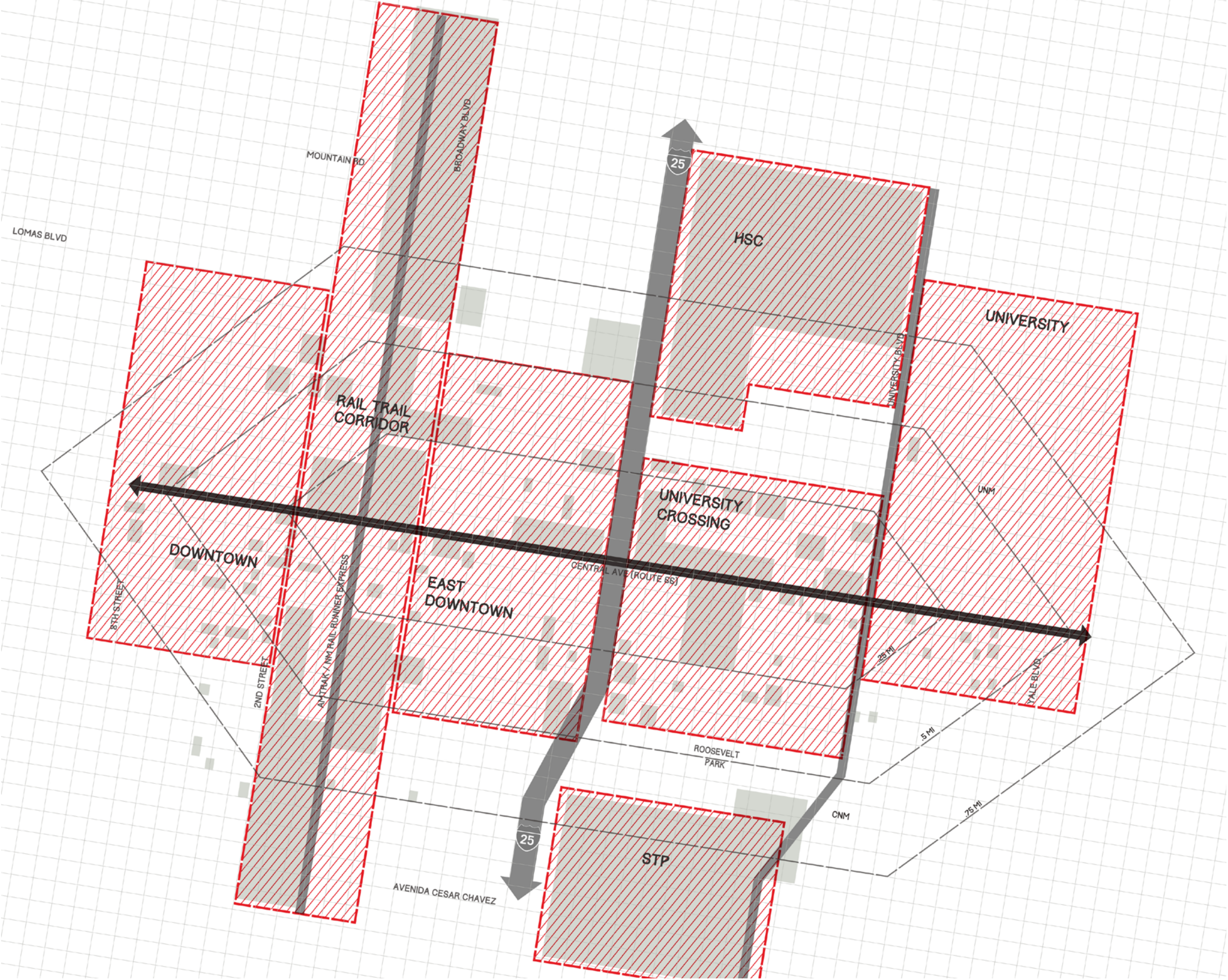
ASPIRATIONAL >

THE MASTER PLAN VISION

THE MASTER PLAN SUPPORTS AND
REINFORCES BOTH GRASSROOTS AND
INSTITUTIONAL INNOVATION THAT
BUILDS OFF THE EXISTING CHARACTER
OF THE DISTRICT.

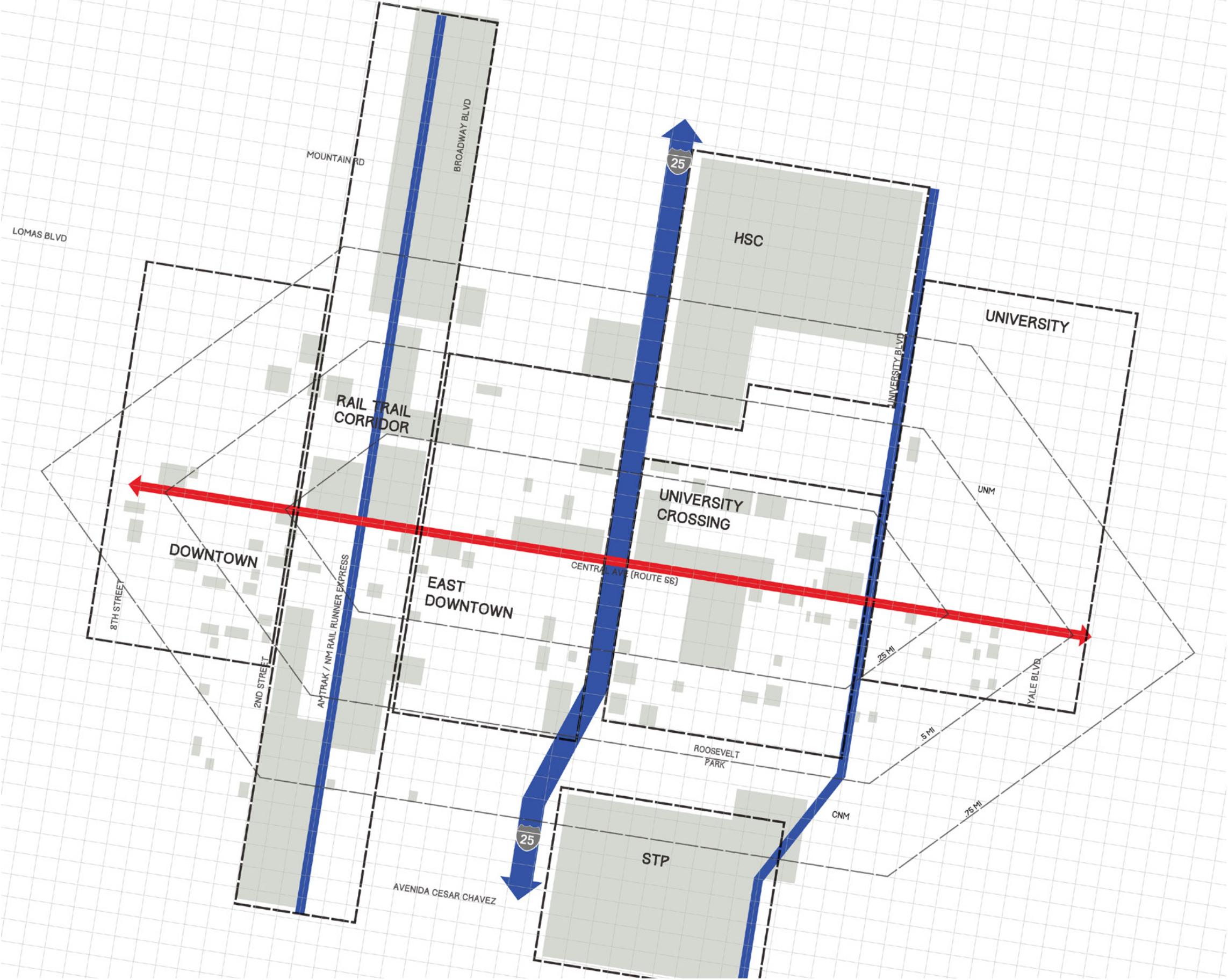
IT WILL CREATE A PLACE WHERE
PEOPLE, IDEAS, AND BUSINESSES CAN
GROW AND FLOURISH.

OPPORTUNITY AREAS>



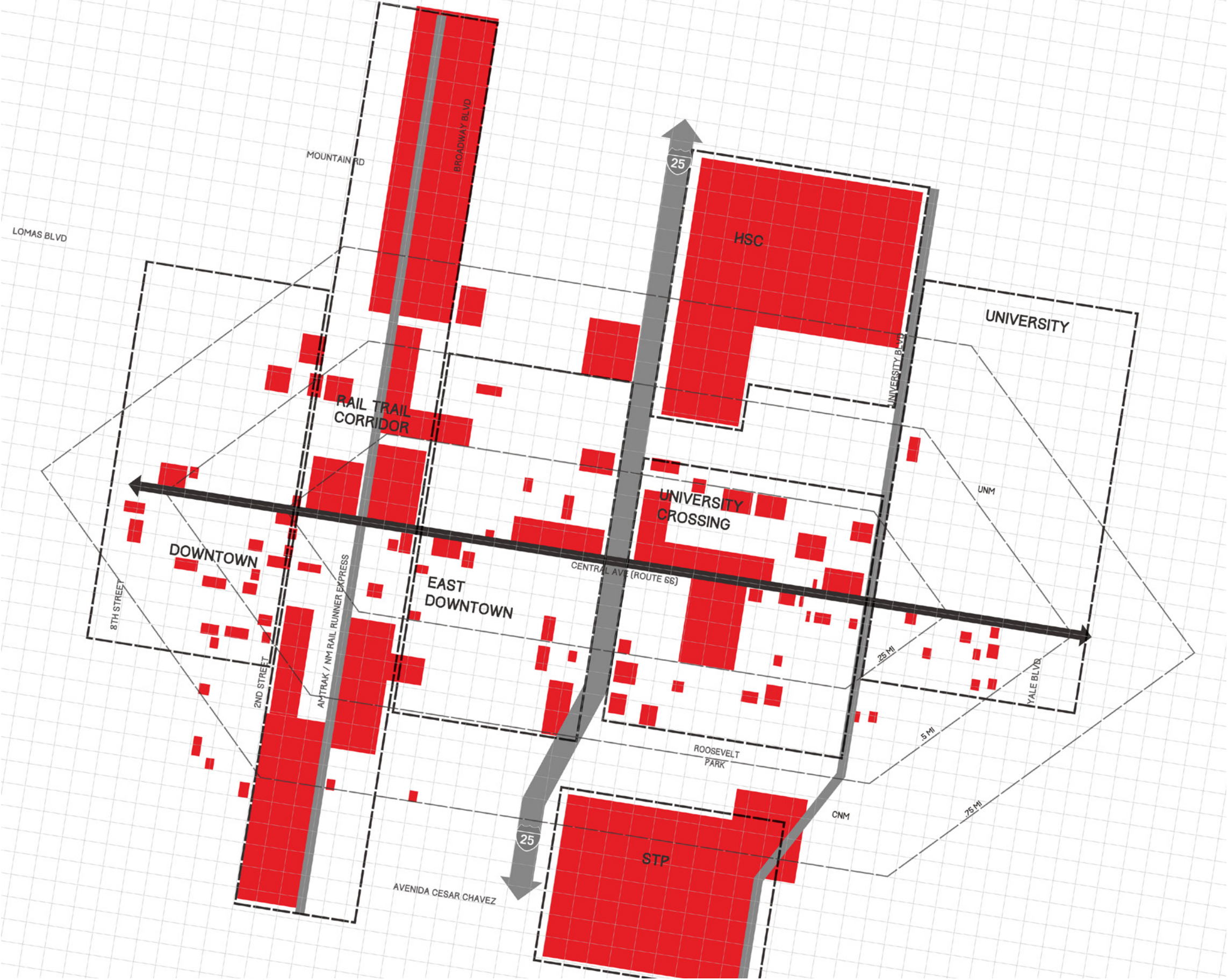
- WALKING DISTANCE - - - -
- 1/2 MILE □
- NORTH-SOUTH CONNECTIONS ■
- CENTRAL AVE ■
- DEVELOPMENT OPPORTUNITIES ■
- OPPORTUNITY AREA ▨

OPPORTUNITIES FOR CONNECTIONS›



- WALKING DISTANCE -----
- 1/2 MILE □
- NORTH-SOUTH CONNECTIONS ■
- CENTRAL AVE ■
- DEVELOPMENT OPPORTUNITIES ■
- OPPORTUNITY AREA □

OPPORTUNITIES FOR DEVELOPMENT›

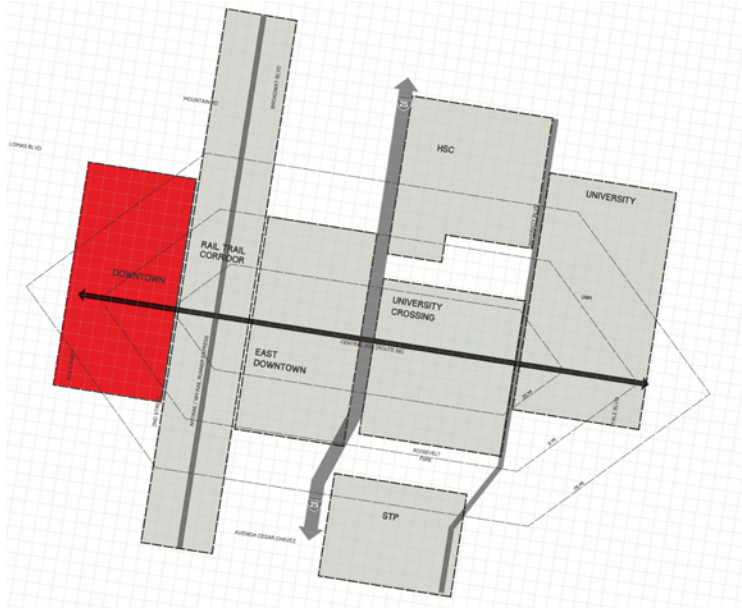


- WALKING DISTANCE -----
- 1/2 MILE □
- NORTH-SOUTH CONNECTIONS █
- CENTRAL AVE █
- DEVELOPMENT OPPORTUNITIES ■
- OPPORTUNITY AREA ▭

DOWNTOWN>

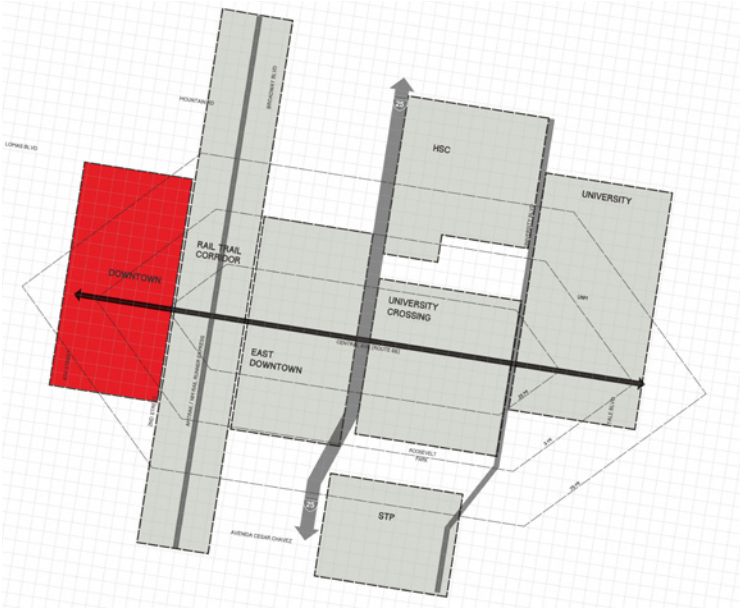


DOWNTOWN AS IT EXISTS TODAY>



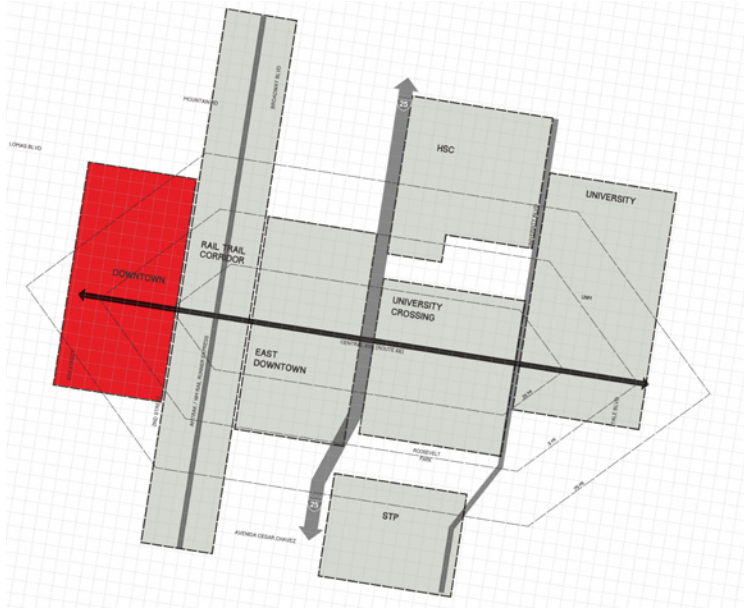
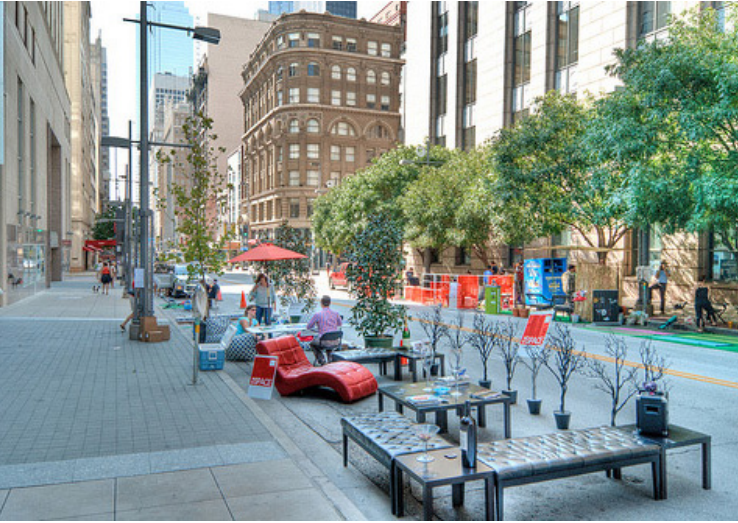
DOWNTOWN ALBUQUERQUE IS WELL-ESTABLISHED AND DEFINED BY ITS EXISTING URBAN FABRIC, WALKABILITY, HISTORIC BUILDINGS, AND A VARIETY OF BUSINESSES AND AMENITIES

OPPORTUNITIES IN DOWNTOWN>



- INFILL PARCELS
- ADAPTIVE REUSE PARCELS
- PARCEL ASSEMBLAGES
- AREA FOR MASTER PLANNING
- BUILDINGS WITH ADAPTIVE RE-USE POTENTIAL

THE VISION FOR DOWNTOWN»

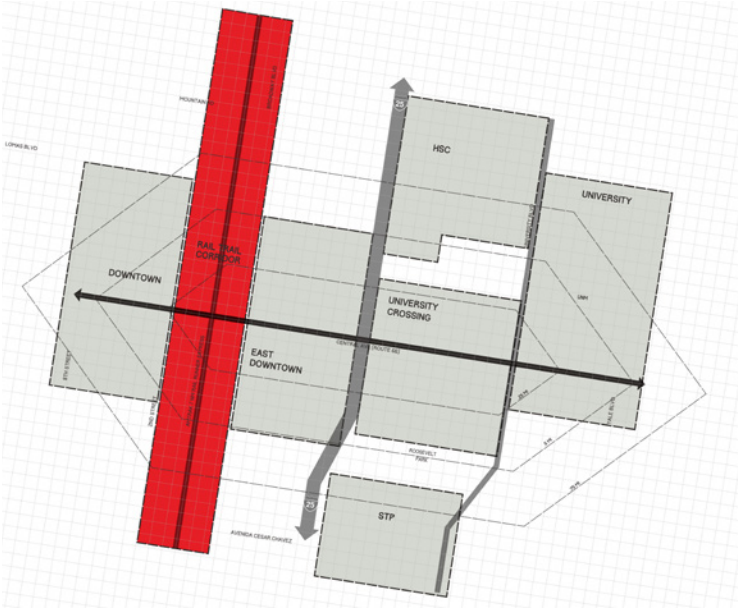


BY STRENGTHENING ITS EXISTING PUBLIC SPACES AND AMENITIES, AS WELL AS CREATING NEW ONES, DOWNTOWN ALBUQUERQUE WILL BE THE EPICENTER OF ACTIVITY FOR THE CITY

RAIL CORRIDOR>

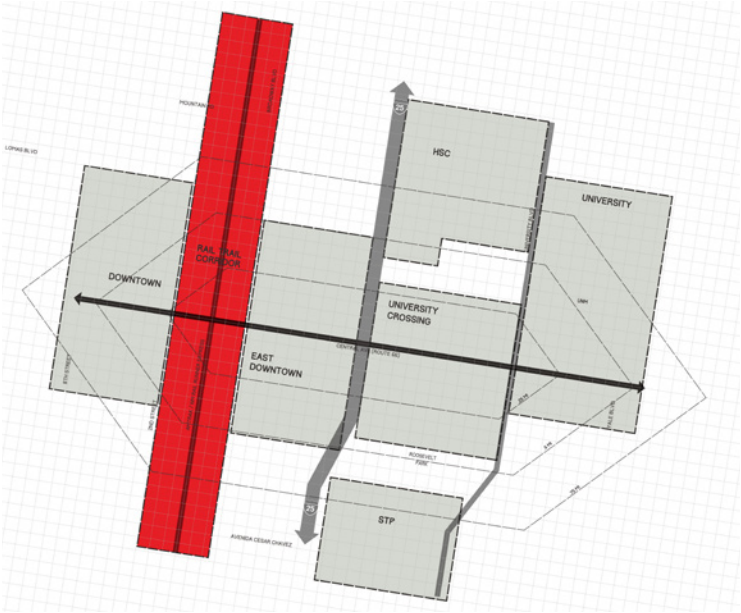
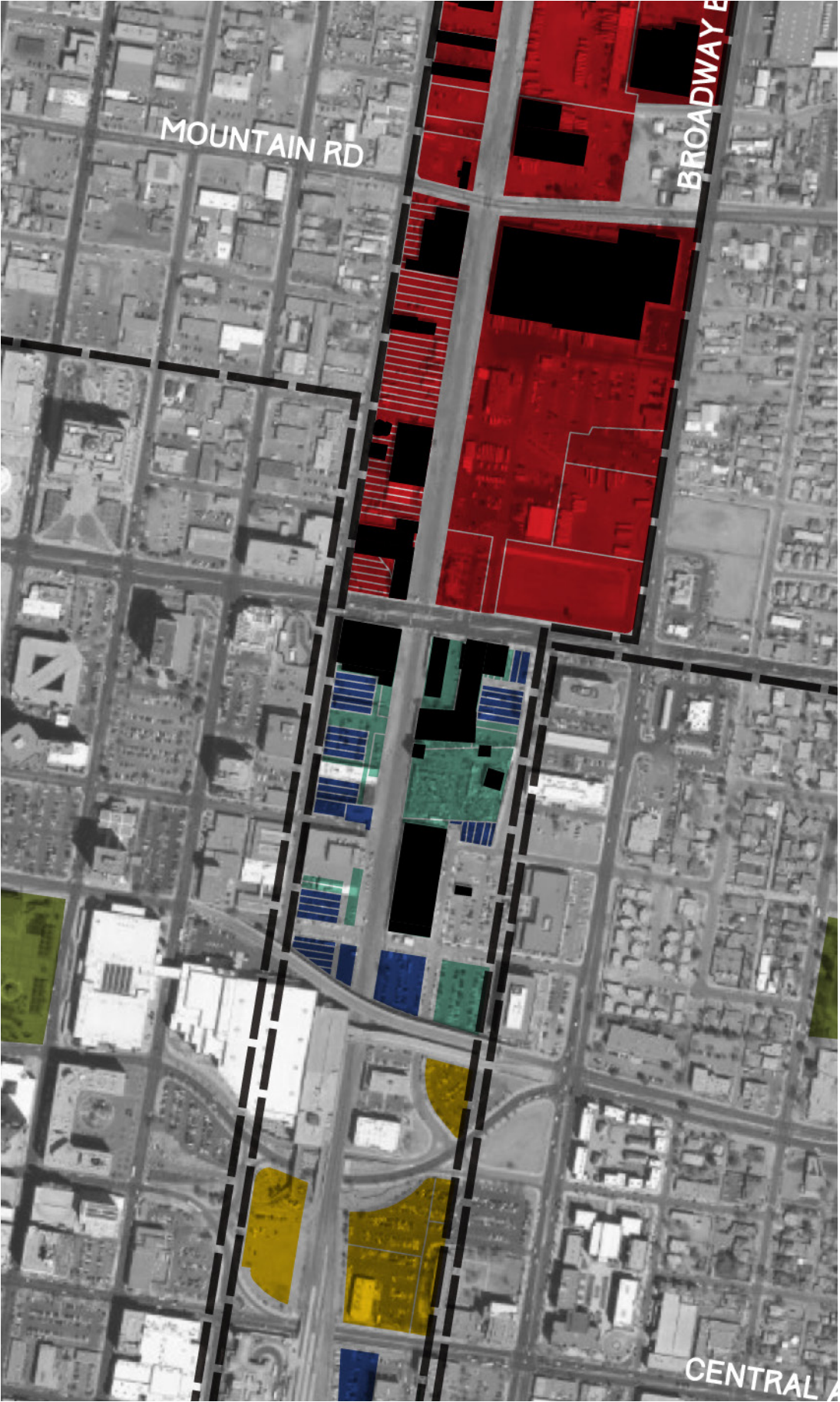


RAIL CORRIDOR AS IT EXISTS TODAY>



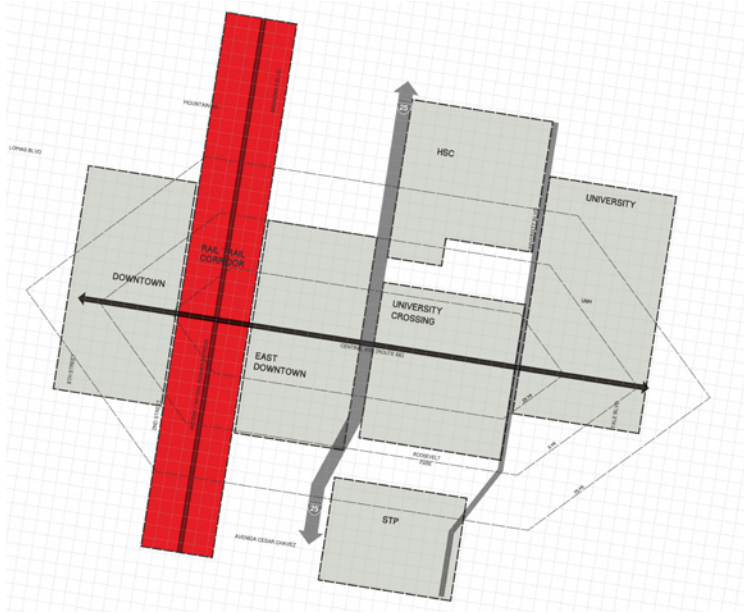
THE RAIL CORRIDOR IS CURRENTLY THE LARGEST BARRIER SEPARATING DOWNTOWN FROM EASTERN DOWNTOWN; IT IS CHARACTERIZED BY VACANT PARCELS AND LARGE INDUSTRIAL SITES

OPPORTUNITIES IN RAIL CORRIDOR»



- INFILL PARCELS
- ADAPTIVE REUSE PARCELS
- PARCEL ASSEMBLAGES
- AREA FOR MASTER PLANNING
- BUILDINGS WITH ADAPTIVE RE-USE POTENTIAL

THE VISION FOR RAIL CORRIDOR>

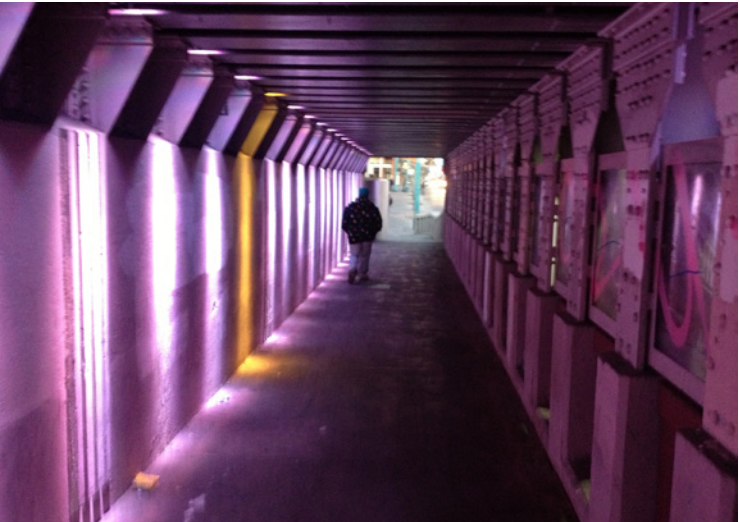
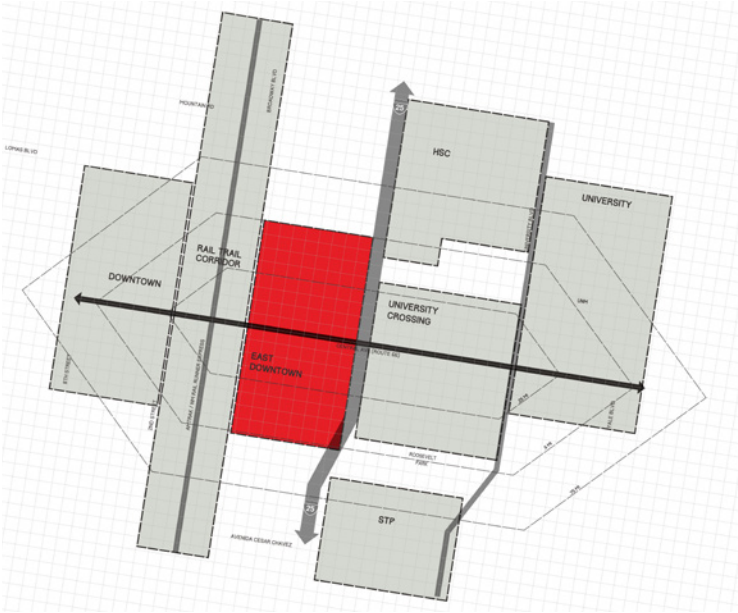


THE RAIL CORRIDOR
WILL CAPITALIZE ON
THE REDEVELOPMENT
OF THE RAIL YARDS.
IT WILL BE DESIGNED
AS A SIGNATURE
PUBLIC AMENITY THAT
RECONNECTS THE CITY
WITH ITSELF

EAST DOWNTOWN»



EAST DOWNTOWN AS IT EXISTS TODAY>

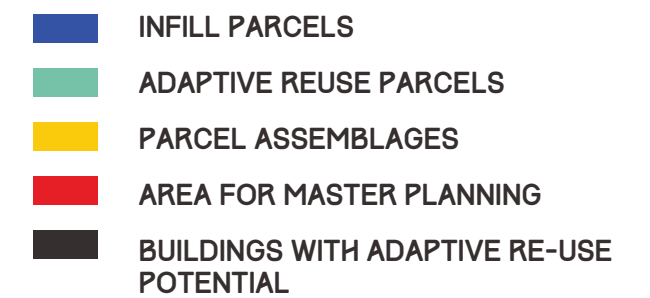


BACKED BY EDO, EAST DOWNTOWN IS ESTABLISHING ITSELF AS A PLACE PEOPLE WANT TO LIVE: SEVERAL NEW RESIDENTIAL DEVELOPMENTS AND NEW BUSINESSES HAVE TAKEN ROOT

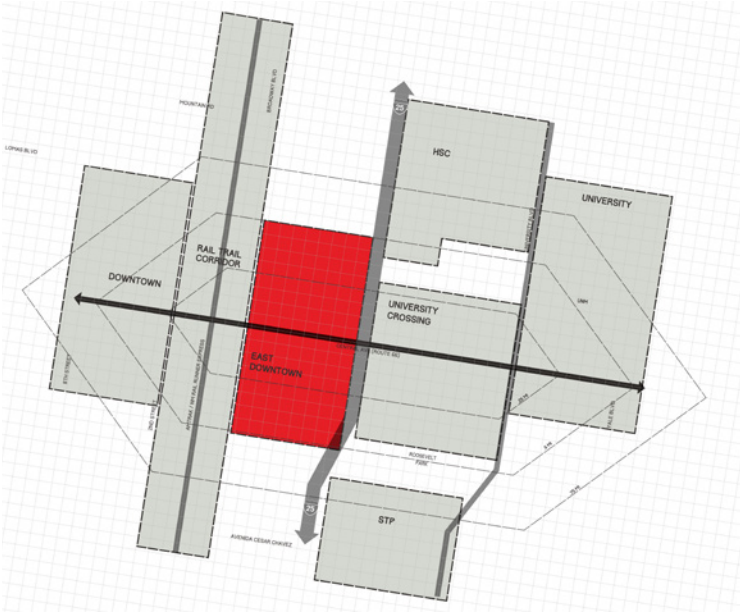
2ND STREET

CENTRAL AVE (ROUTE 66)

NM RAIL RUNNER EXPRESS



THE VISION FOR EAST DOWNTOWN>

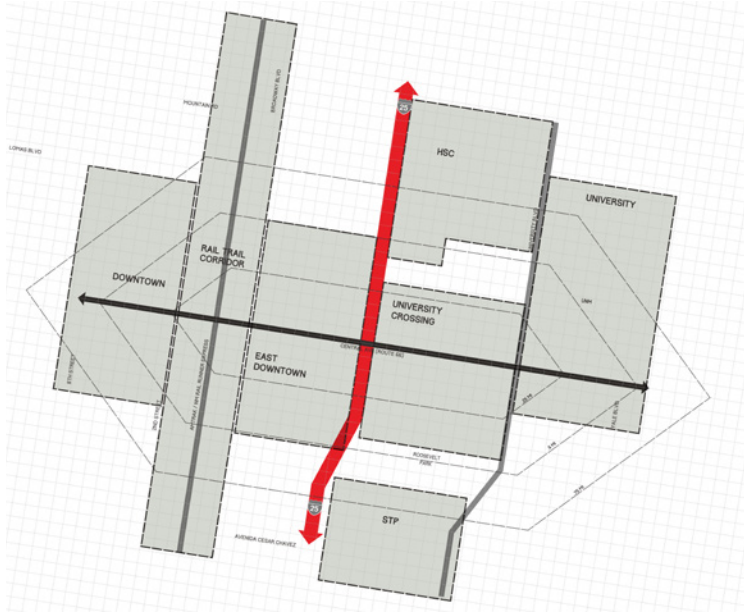


THERE IS STILL ROOM TO GROW; INNOVATE ABQ WITH A STRONG CONNECTION TO DOWNTOWN AND UNM WILL REINFORCE ACTIVITY AND SUPPORT CONTINUED INVESTMENT IN EAST DOWNTOWN

THE INTERSTATE>



THE VISION FOR THE INTERSTATE>

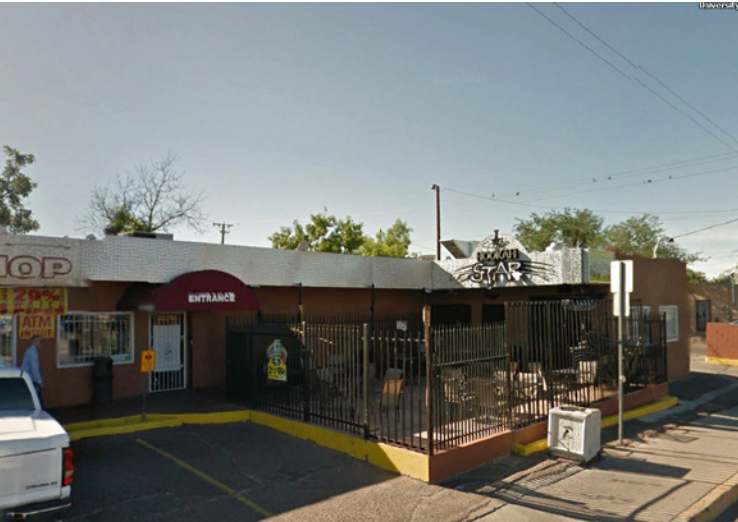
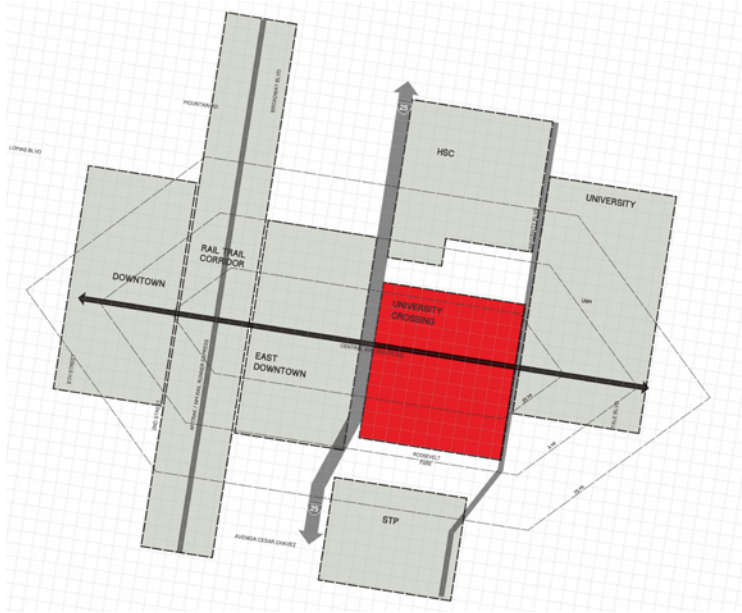


SIMILAR TO THE RAIL CORRIDOR, THE INTERSTATE (I-25) WILL BECOME A SIGNATURE PUBLIC SPACE THAT RECONNECTS THE CORRIDOR AND REINFORCES CENTRAL AVE AS WALKABLE

UNIVERSITY CROSSING>

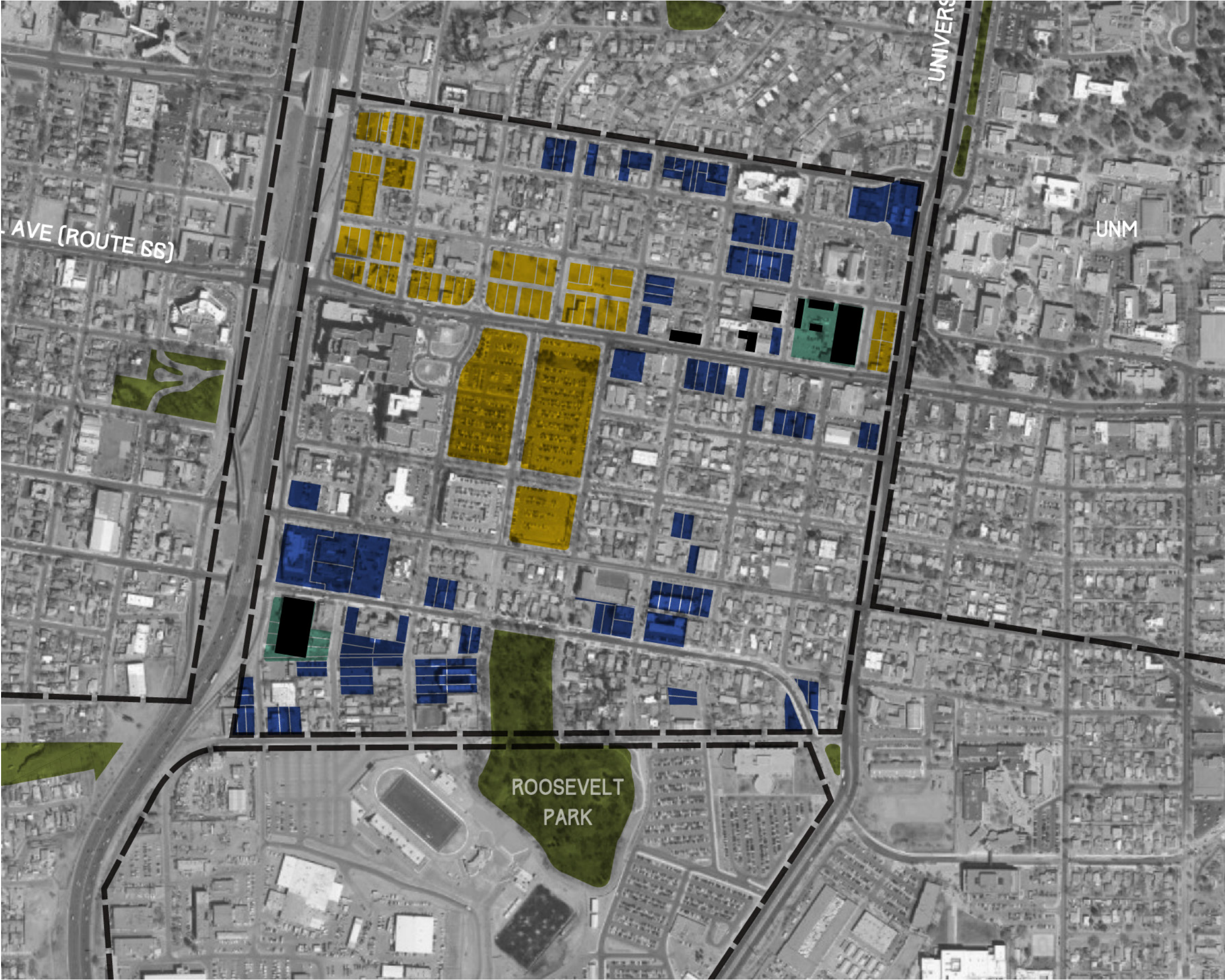


UNIVERSITY CROSSING AS IT EXISTS TODAY>

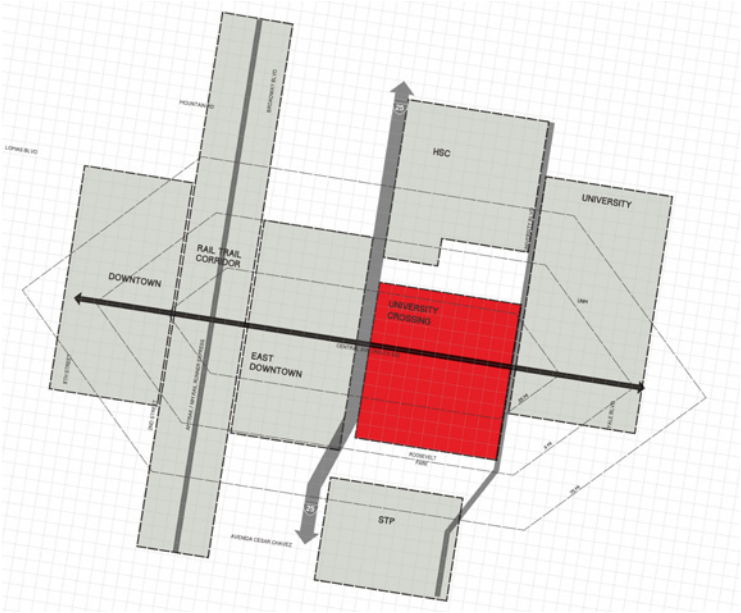


NEW DEVELOPMENT AT UNIVERSITY CROSSING HAS YET TO GAIN MOMENTUM; ITS OLDER BUILDING STOCK MAY MAKE IT ATTRACTIVE TO NEW START-UPS

OPPORTUNITIES IN UNIVERSITY CROSSING>

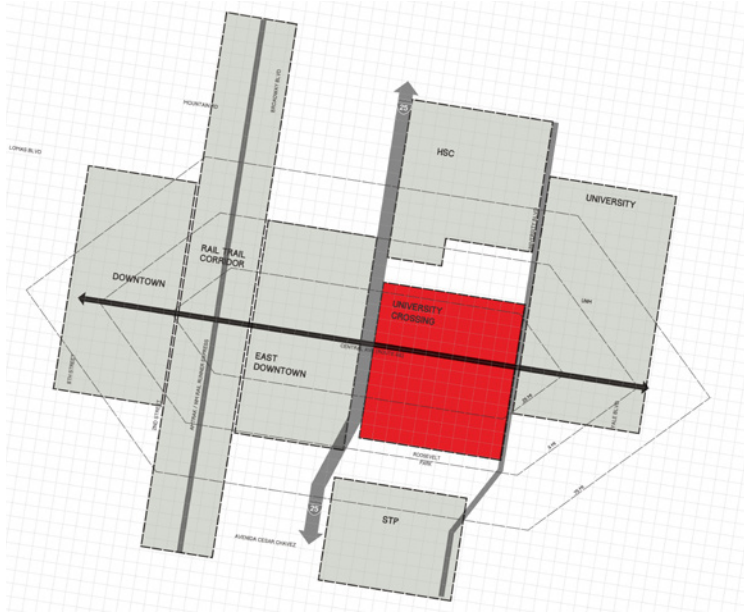


OPPORTUNITIES



- INFILL PARCELS
- ADAPTIVE REUSE PARCELS
- PARCEL ASSEMBLAGES
- AREA FOR MASTER PLANNING
- BUILDINGS WITH ADAPTIVE RE-USE POTENTIAL

THE VISION FOR UNIVERSITY CROSSING>

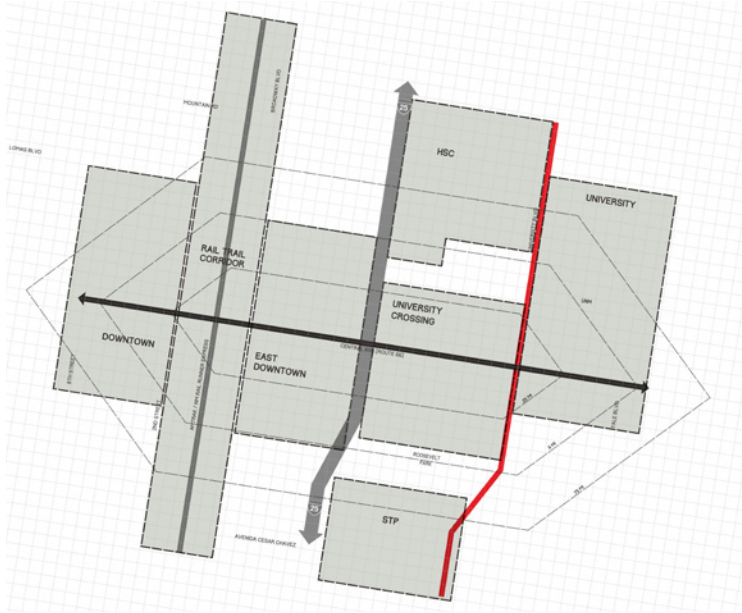


UNIVERSITY CROSSING
WILL BE A PLACE WHERE
START-UPS LOOKING
FOR ECONOMICAL SPACE
AND PROXIMITY TO UNM
CAN THRIVE; IT MAY
ONE DAY PROVIDE AN
OPPORTUNITY FOR UNM
TO EXPAND OFF-CAMPUS

UNIVERSITY BLVD➤



THE VISION FOR THE UNIVERSITY BLVD>

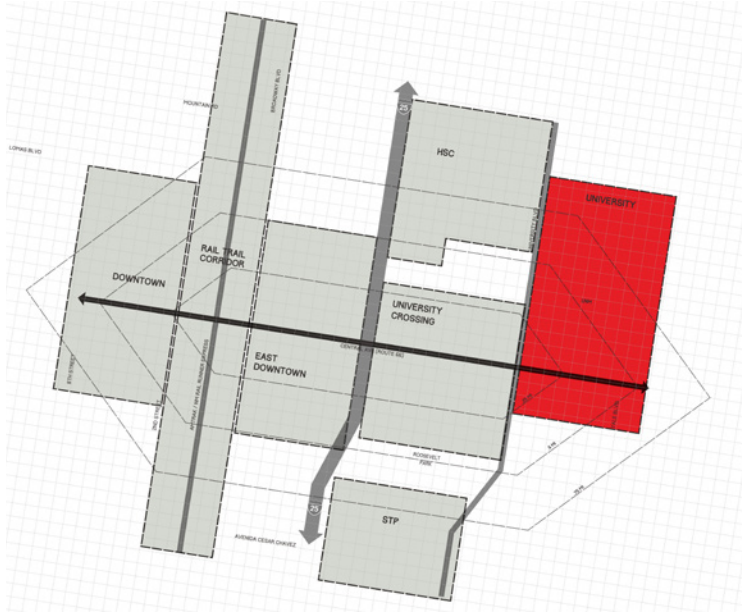


UNIVERSITY BLVD WILL BECOME A SIGNATURE STREET THAT IS THE BACKBONE BY WHICH UNM, HSC, AND STP ARE RECONNECTED WITH THE CENTRAL AVE CORRIDOR AS WELL AS WITH EACH OTHER

UNIVERSITY»

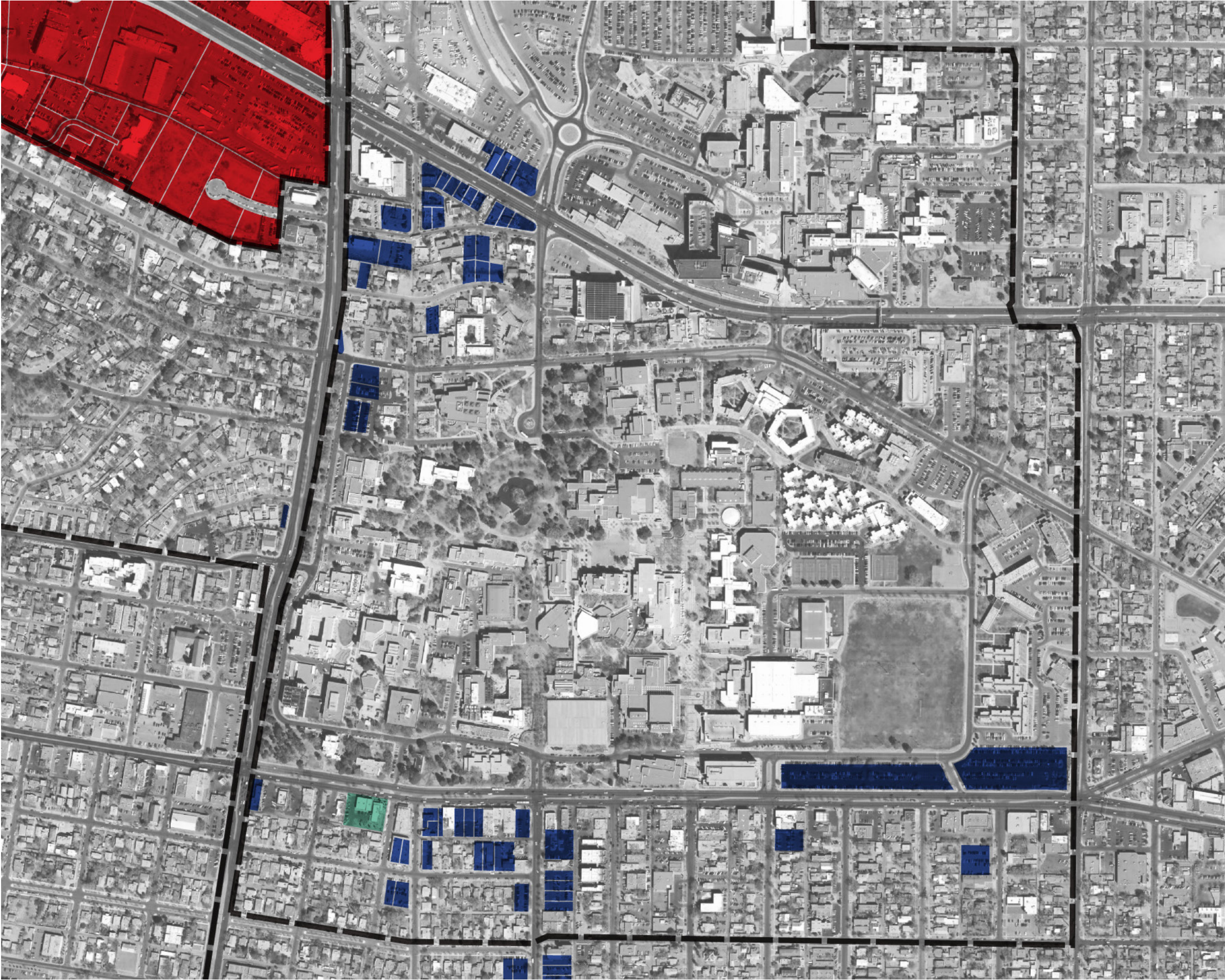


UNIVERSITY AS IT EXISTS TODAY>

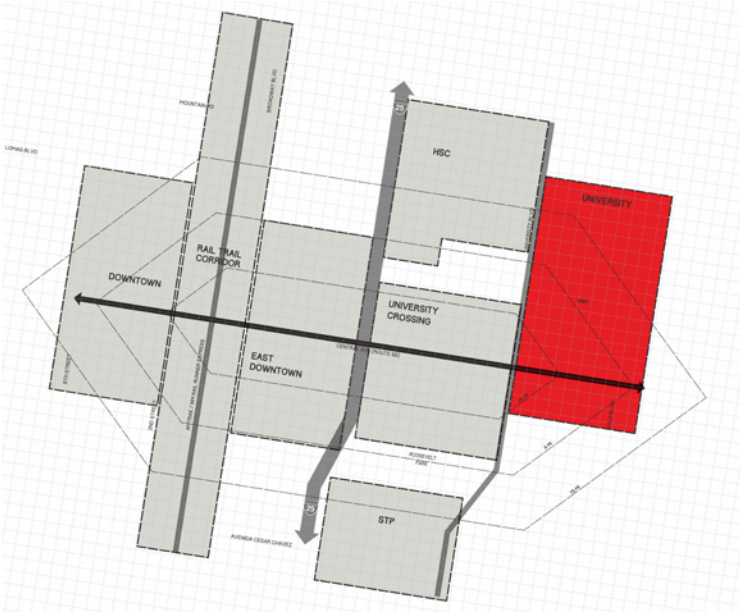


UNIVERSITY IS CHARACTERIZED BY THE PRESENCE OF UNM'S MAIN CAMPUS; IT PROVIDES THE INTELLECTUAL CAPITAL THAT IS THE FOUNDATION FOR INNOVATION IN THE CITY

OPPORTUNITIES IN UNIVERSITY>

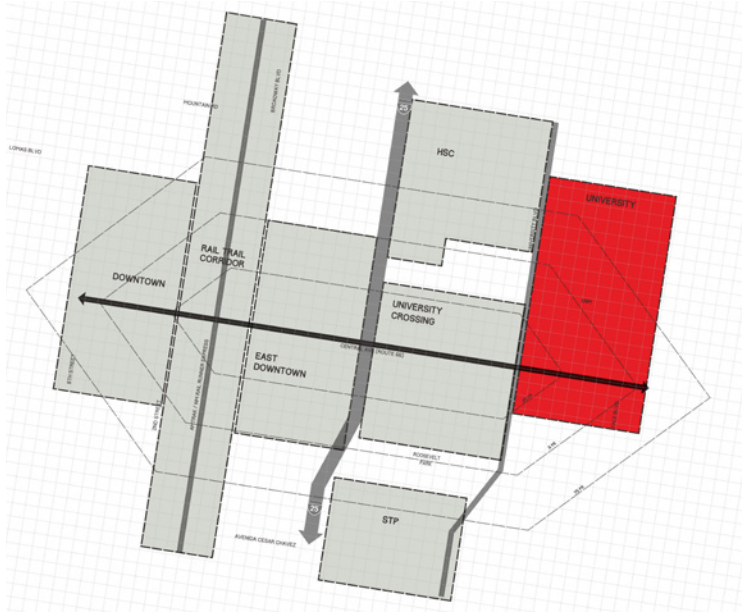


OPPORTUNITIES



- INFILL PARCELS
- ADAPTIVE REUSE PARCELS
- PARCEL ASSEMBLAGES
- AREA FOR MASTER PLANNING
- BUILDINGS WITH ADAPTIVE RE-USE POTENTIAL

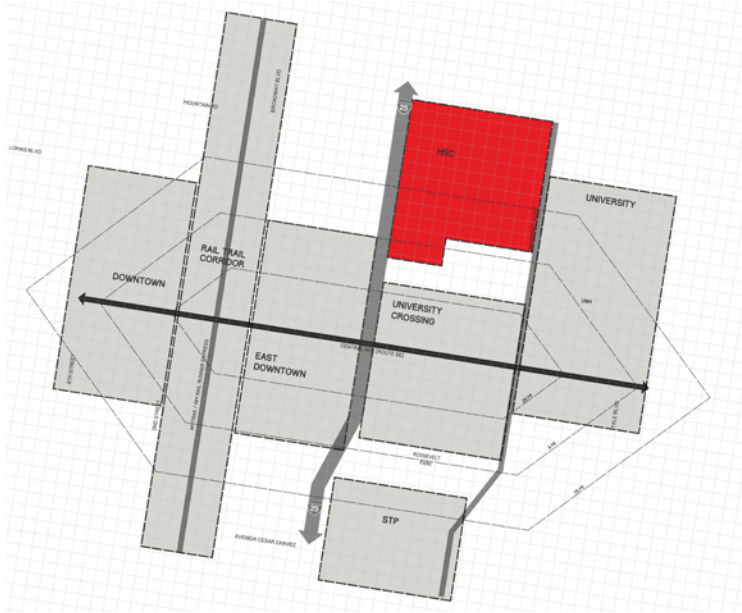
THE VISION FOR UNIVERSITY>



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



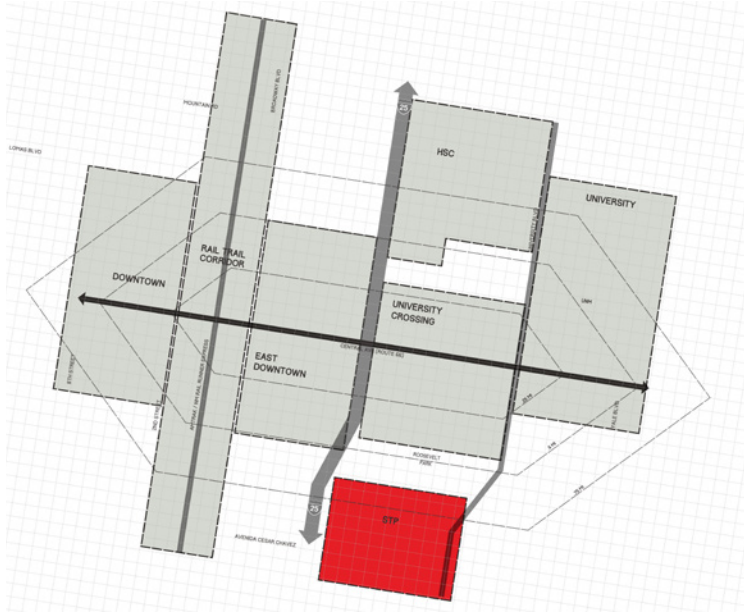
THE VISION FOR HSC>



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

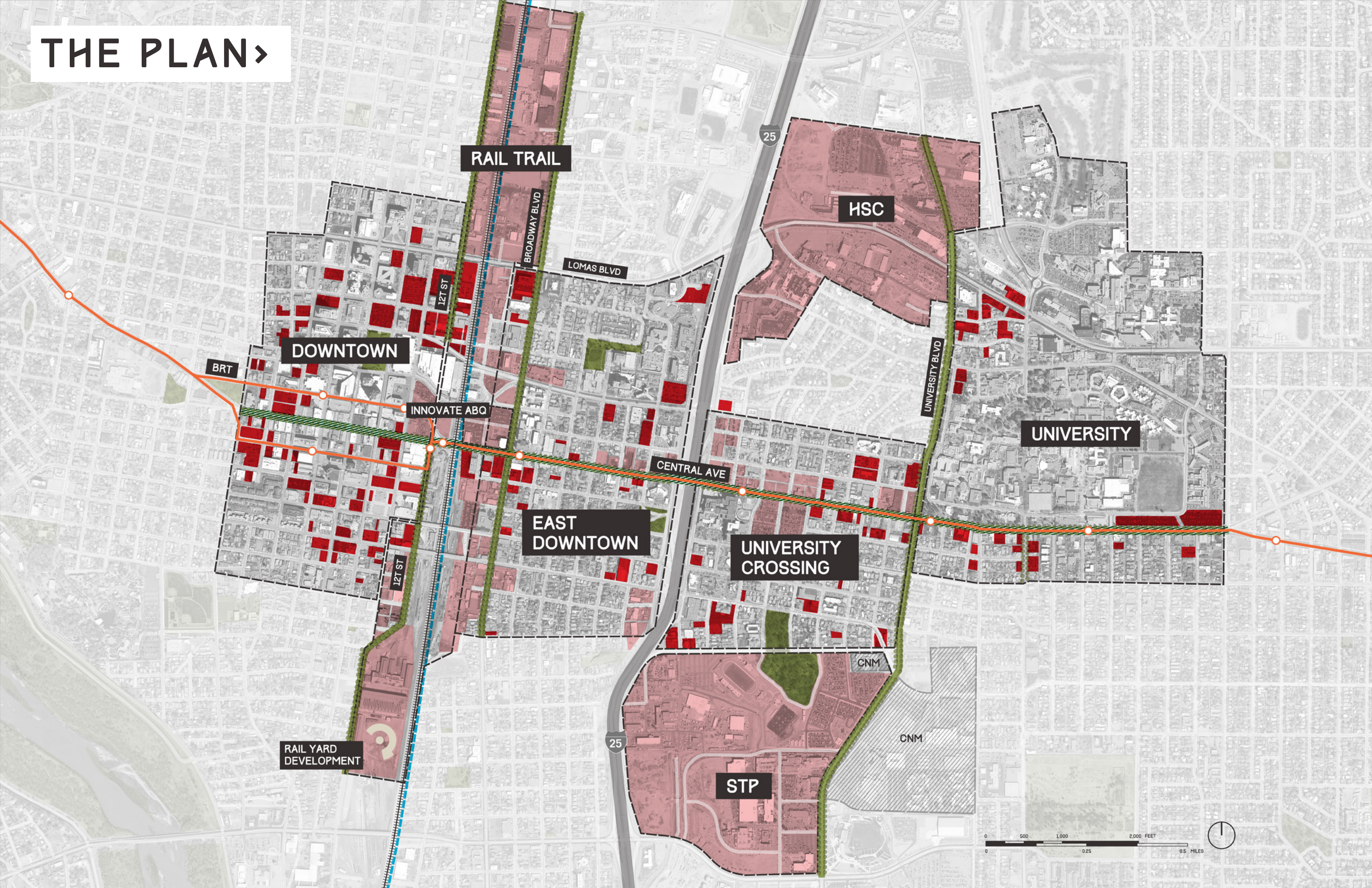


THE VISION FOR STP>



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

THE PLAN >



LIMITLESS>

PLAN ELEMENTS

PLAN ELEMENTS›

CORRIDOR ELEMENTS›

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

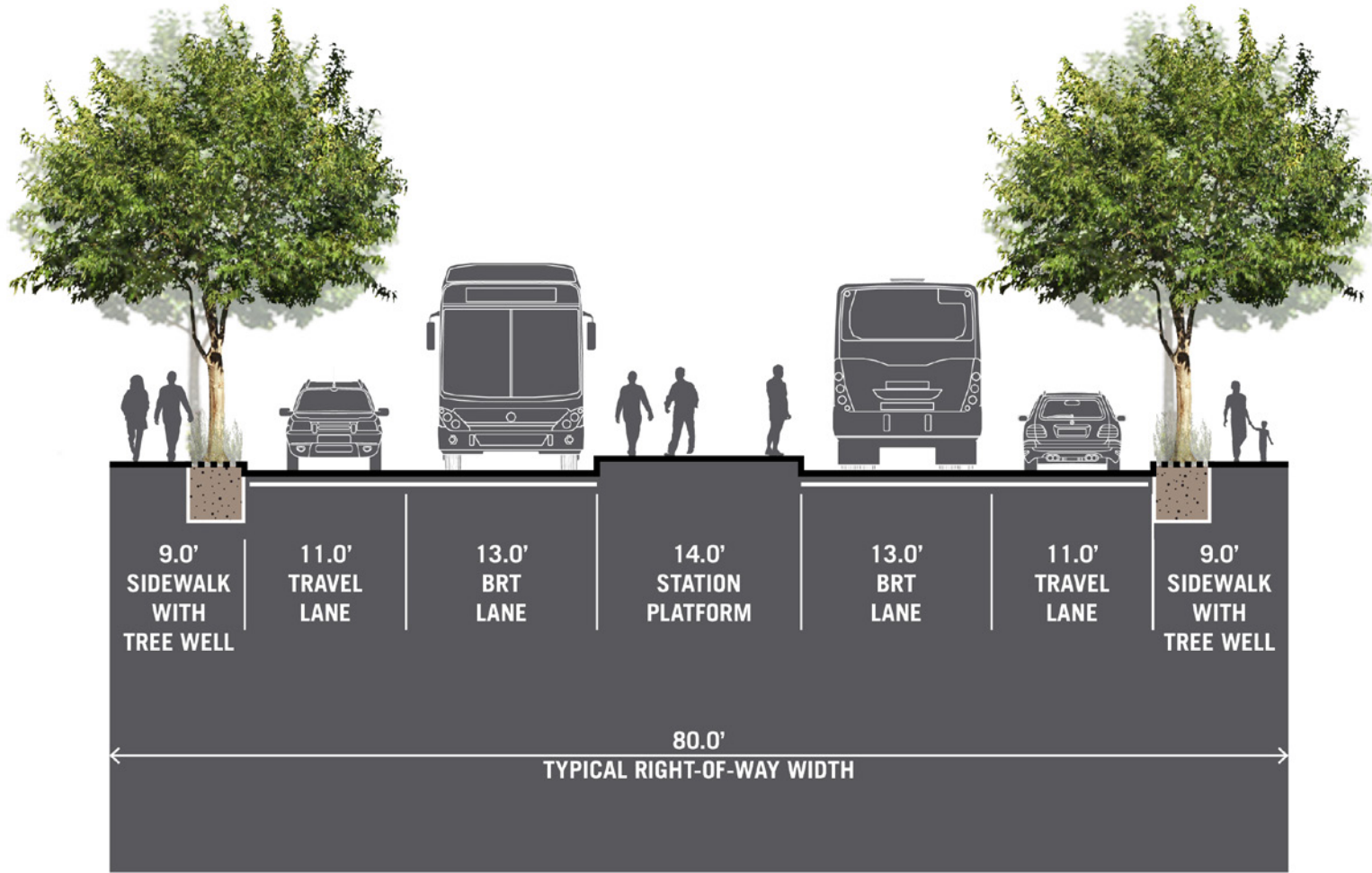
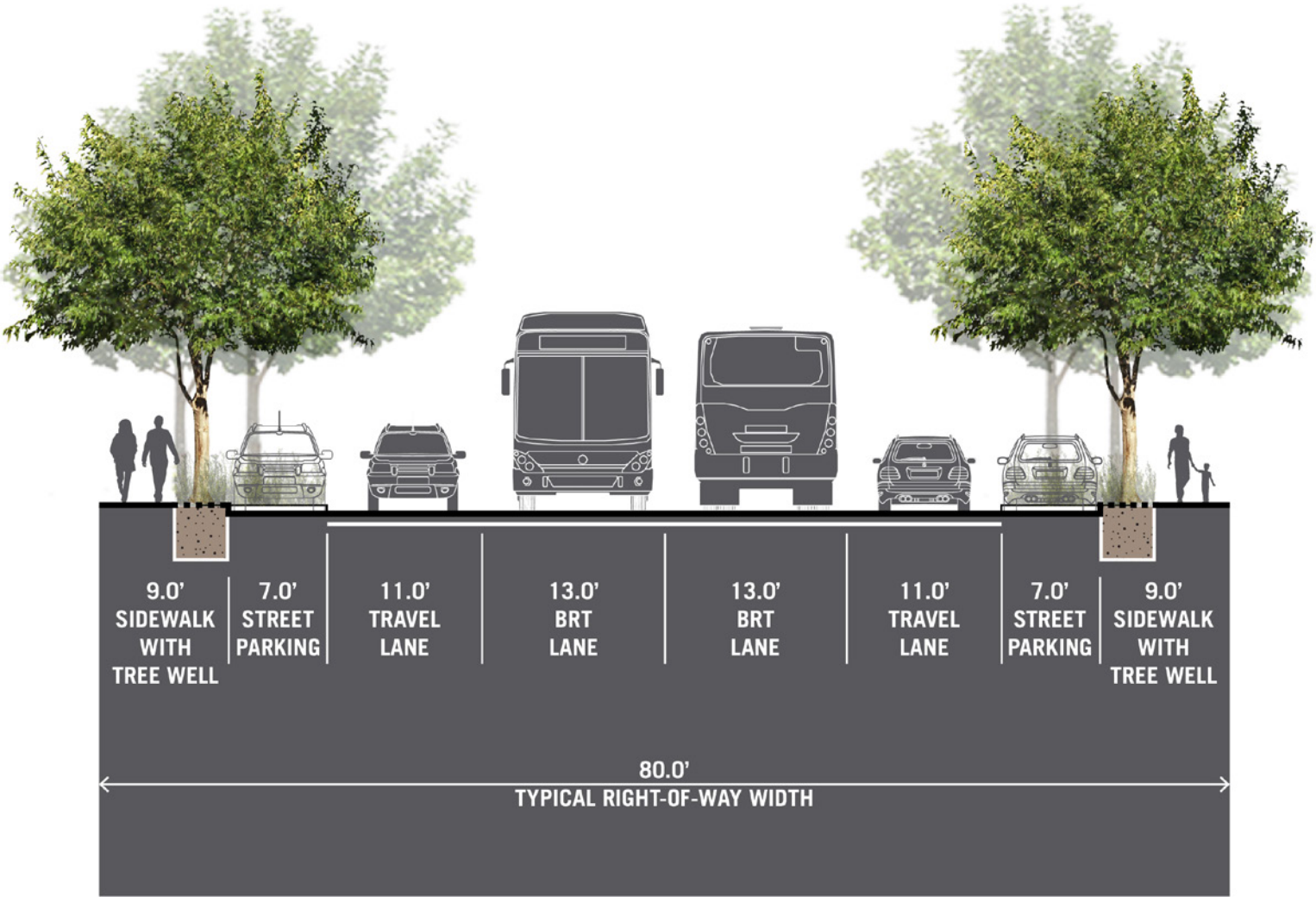
OPPORTUNITY AREA ELEMENTS›

- ›PARKS+OPEN SPACES
- ›NEW DEVELOPMENT
- ›PUBLIC ART
- ›LIGHTING DESIGN

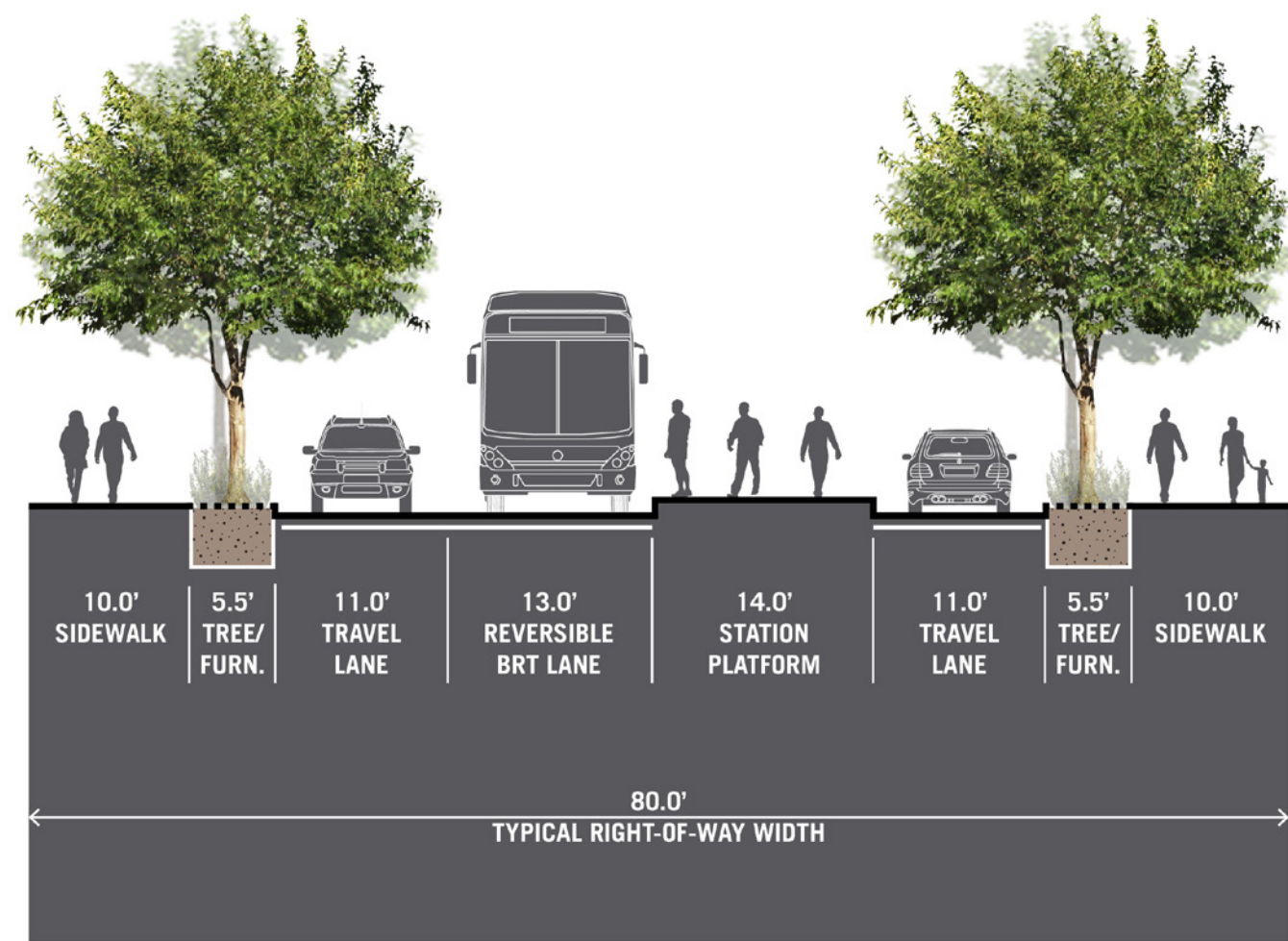
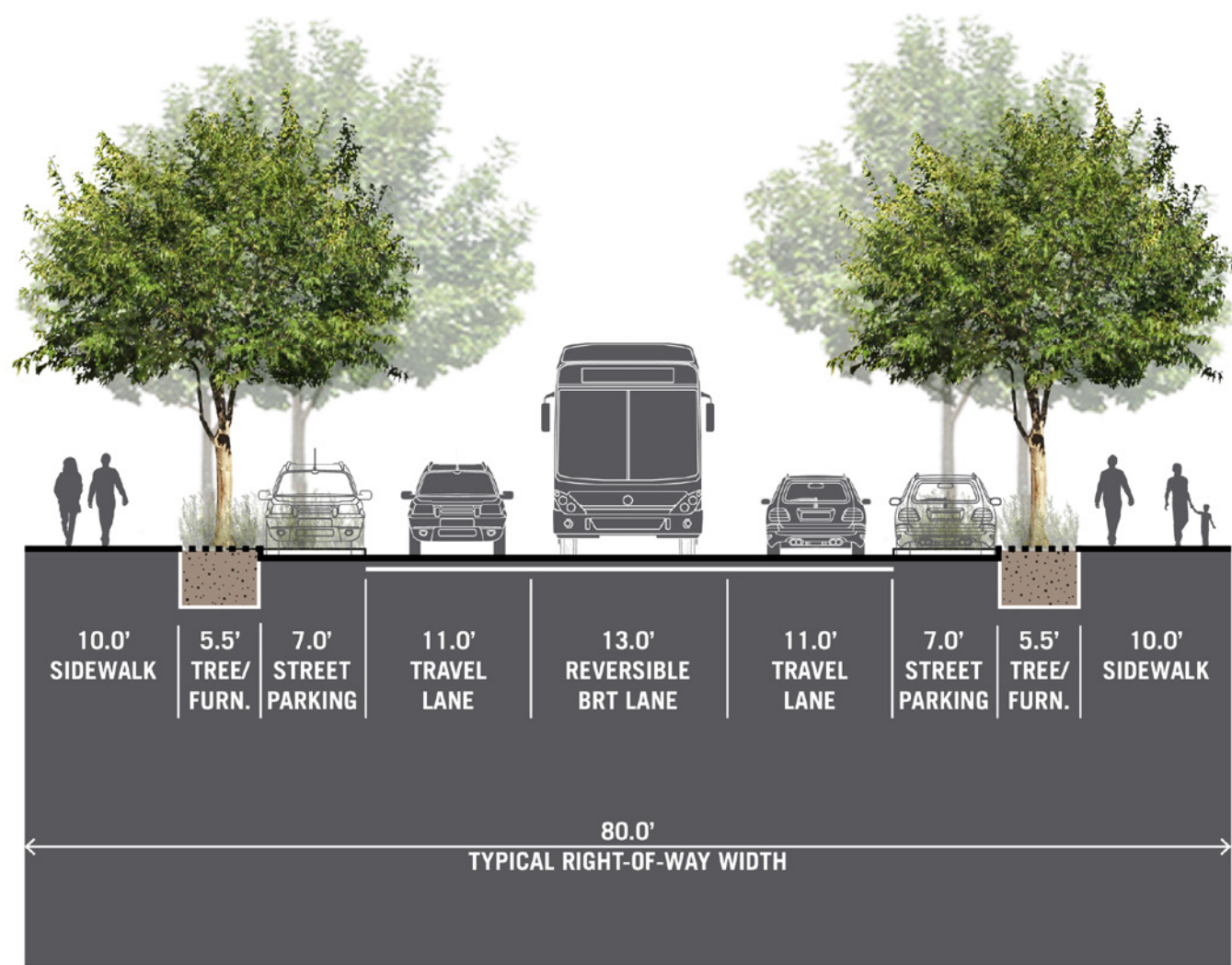
CORRIDOR ELEMENTS>



CENTRAL AVE, TRANSIT PRIORITIZED>



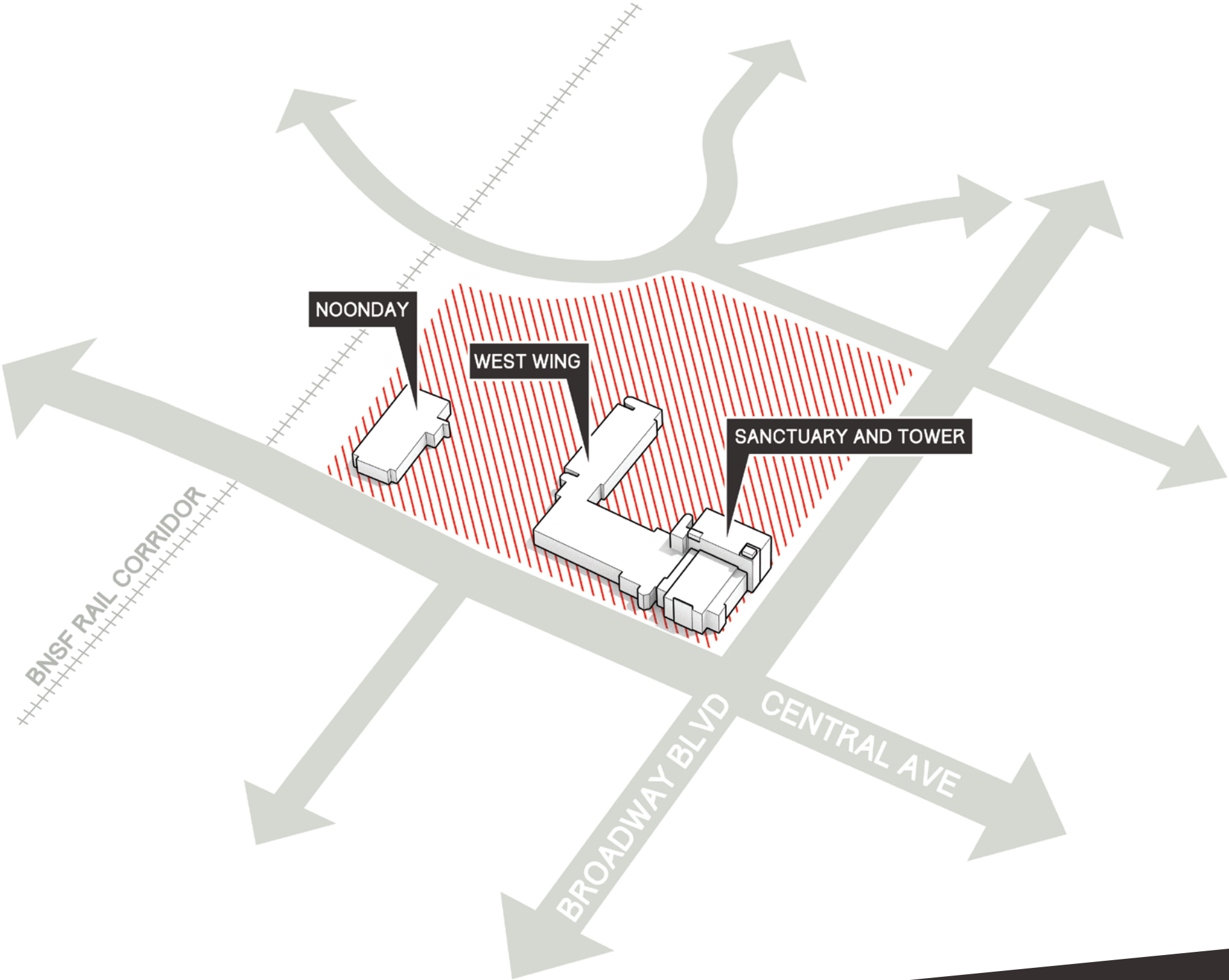
CENTRAL AVE, TRANSIT BALANCED>



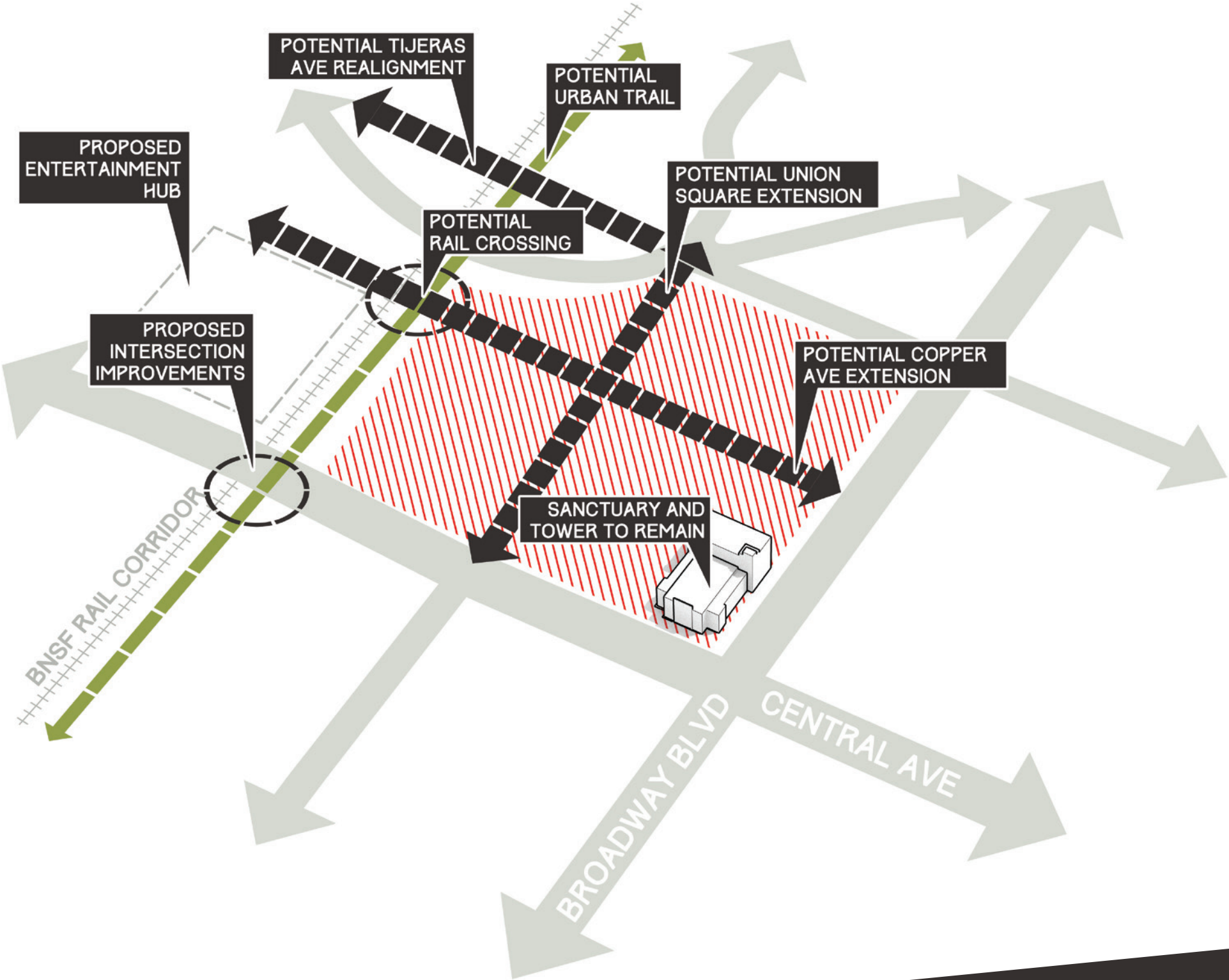
OPPORTUNITY AREA ELEMENTS>



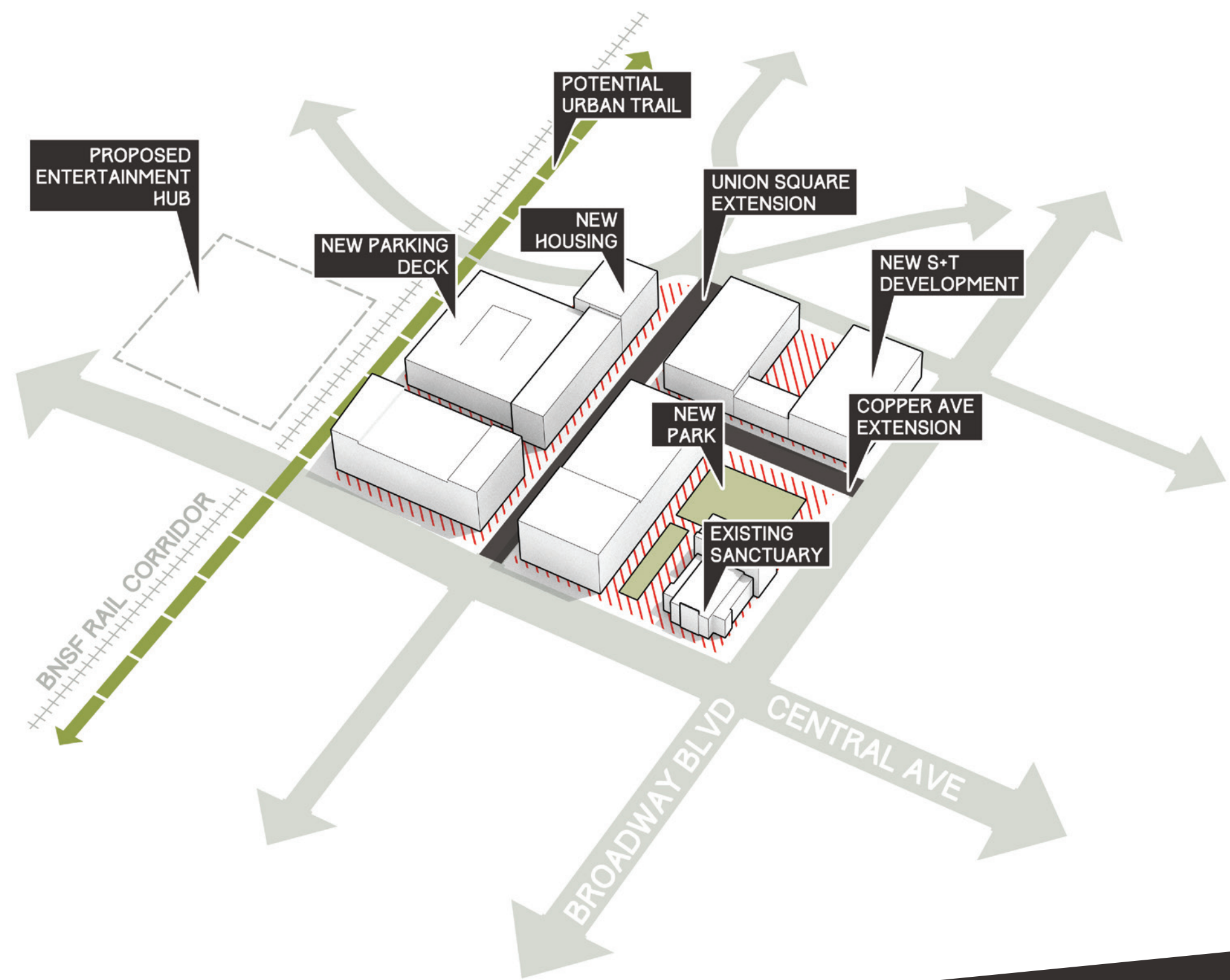
EXISTING FIRST BAPTIST CHURCH SITE>



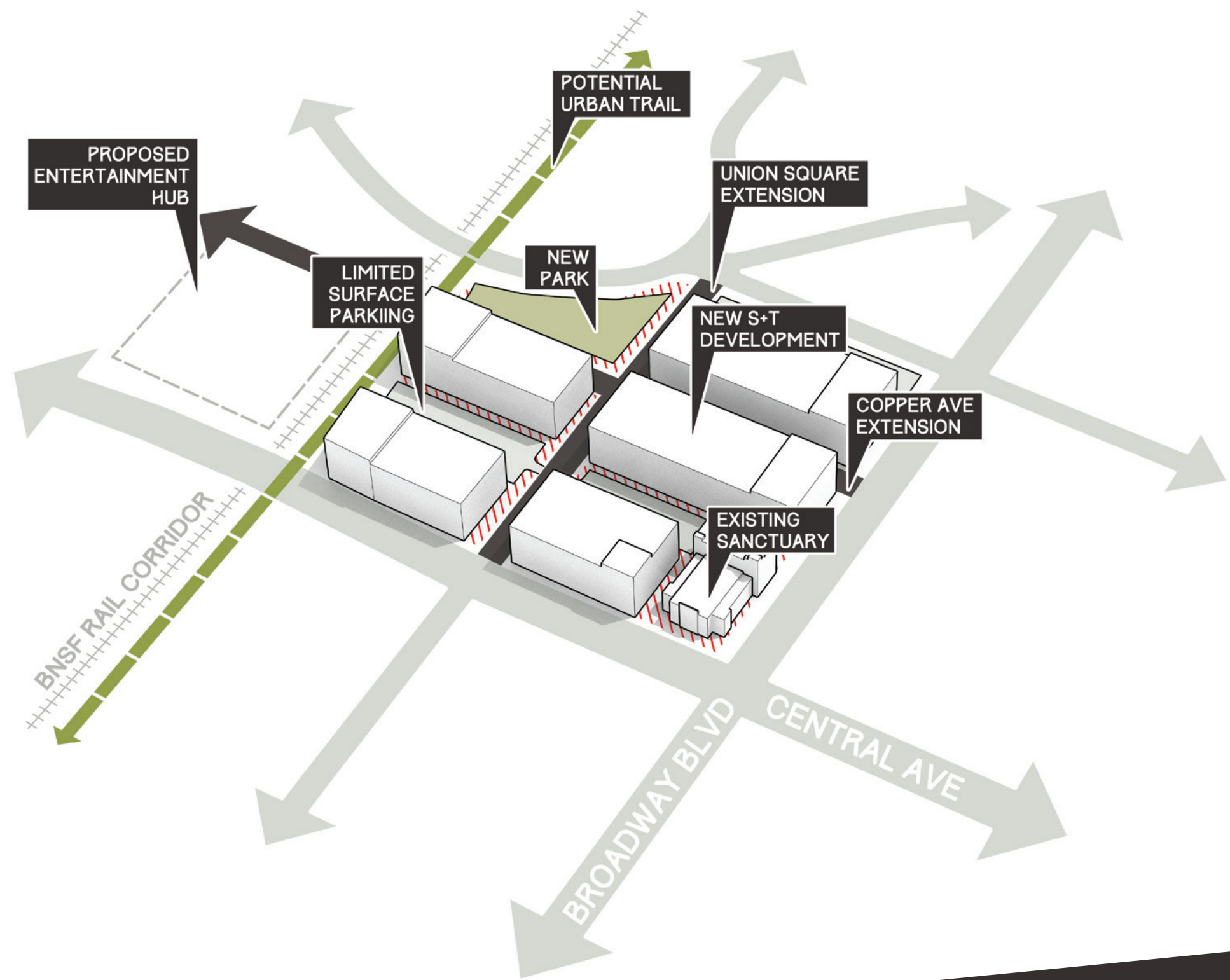
SITE OPPORTUNITIES>



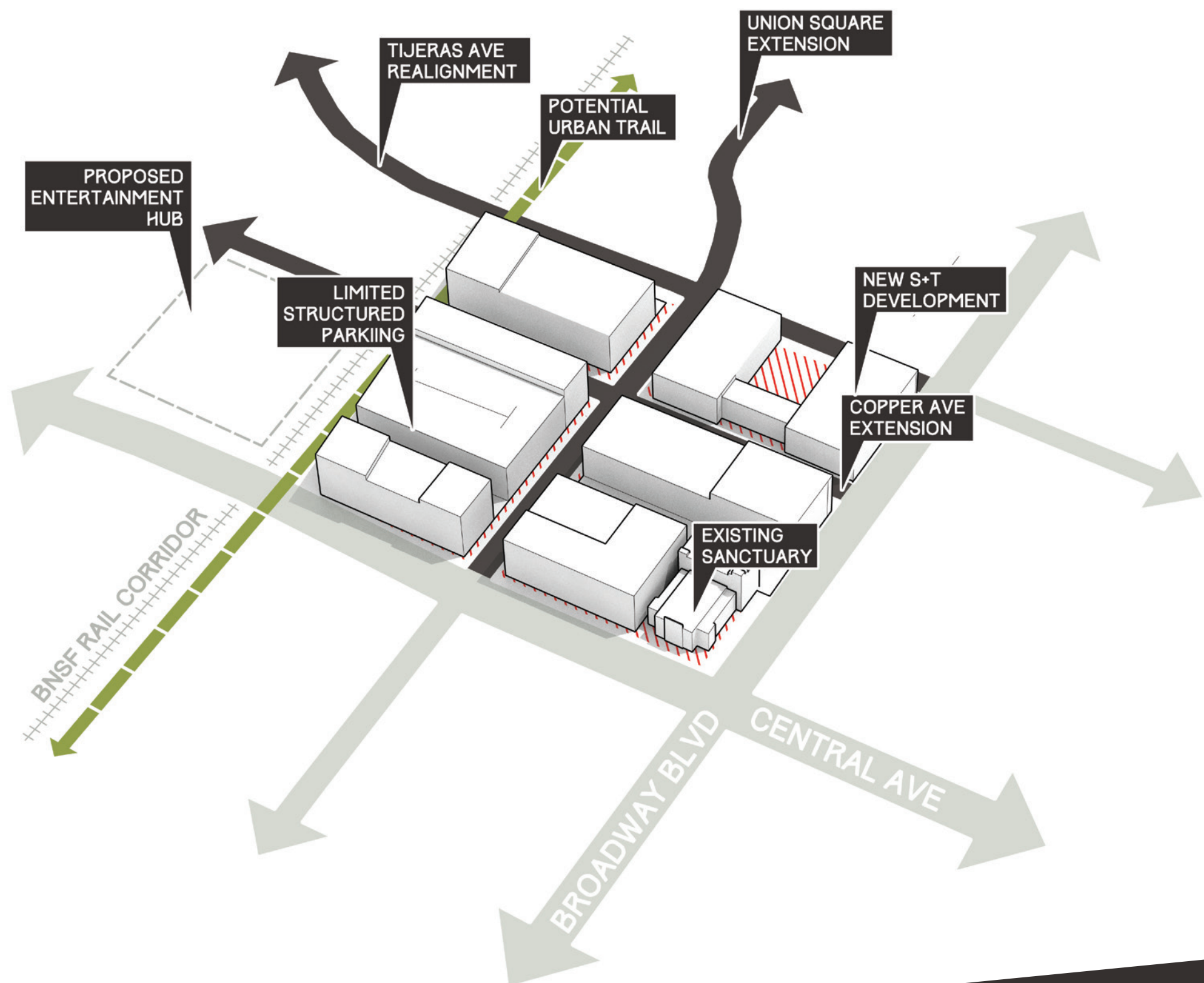
DEVELOPMENT SCENARIO 1>



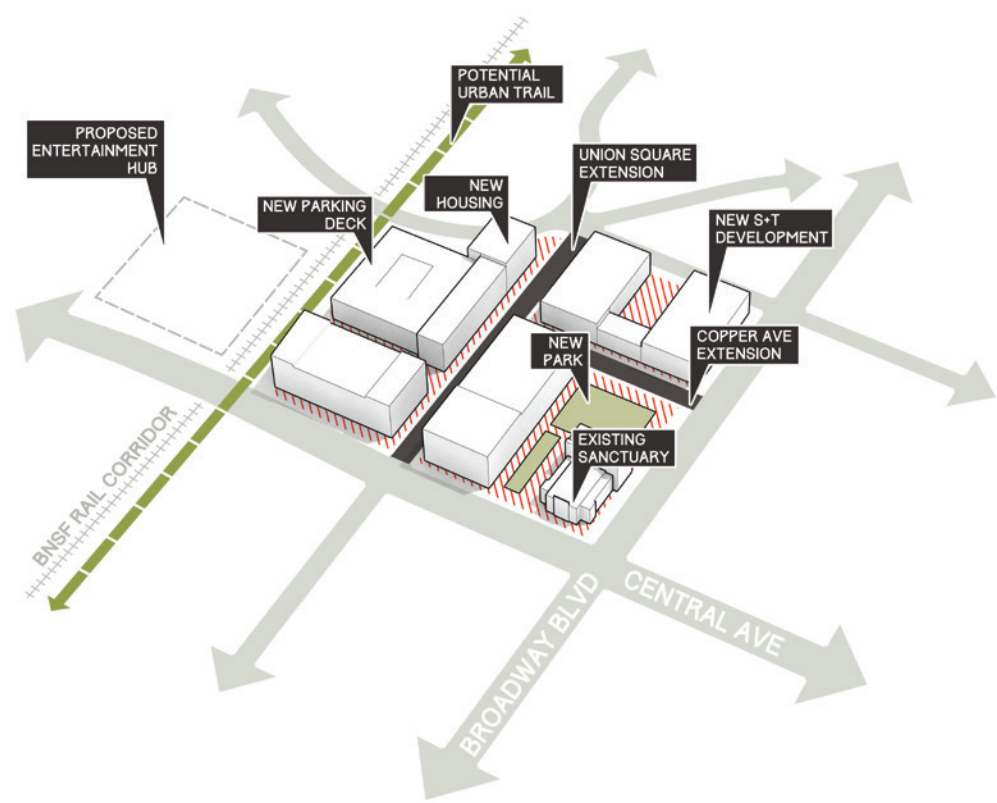
DEVELOPMENT SCENARIO 2>



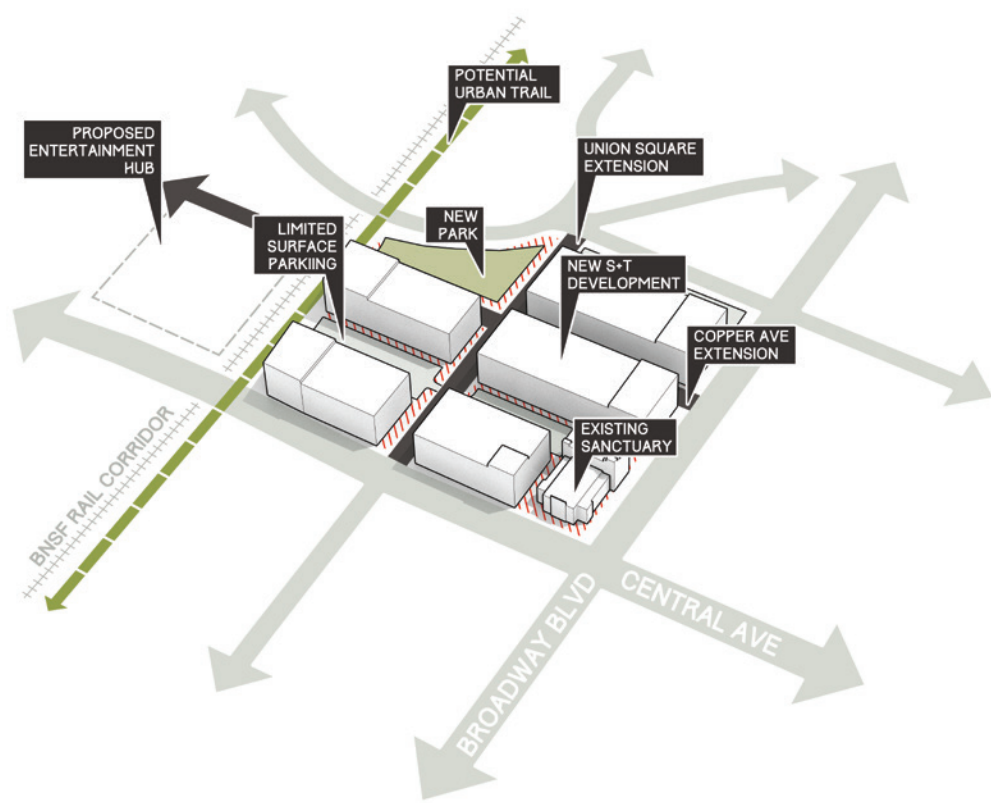
DEVELOPMENT SCENARIO 3>



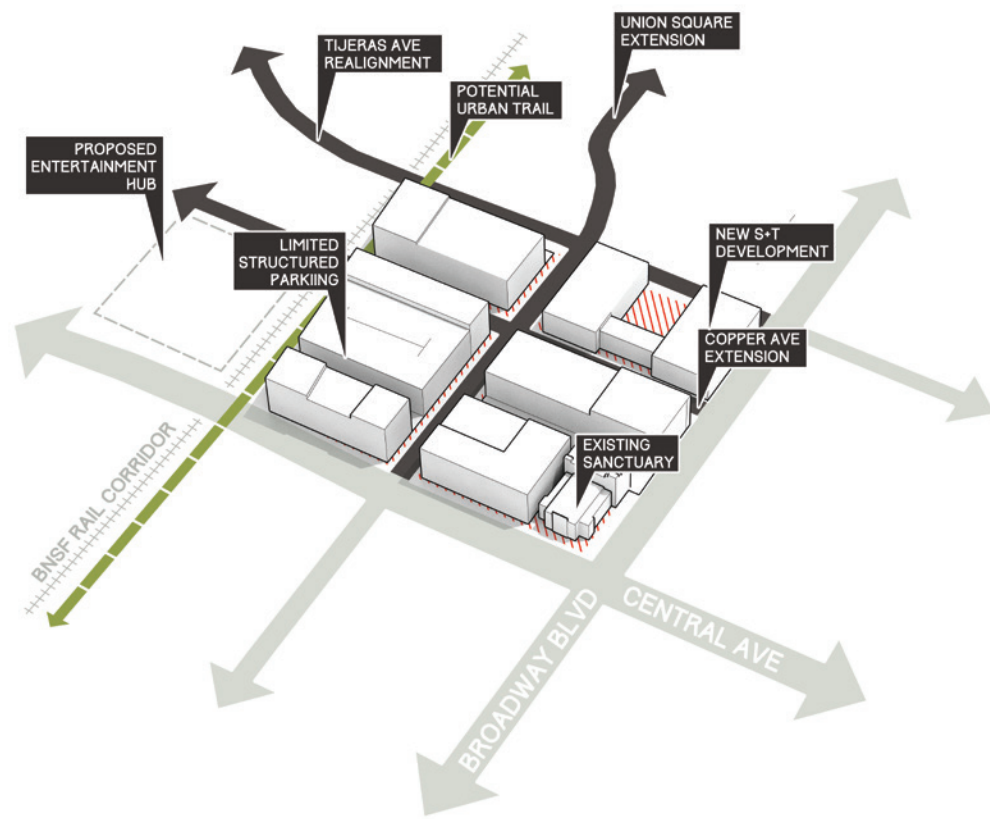
COMPARISON>



>SCENARIO 1



>SCENARIO 2



>SCENARIO 3

NEXT STEPS>

