



### KENDALL SQUARE | CAMBRIDGE, MA

Anchor: Massachusetts Institute of Technology, Broad Institute, Whitehead Institute  
Partners: City of Cambridge, Cambridge Redevelopment Authority

Governance: N/A  
Land Area: 42 acres  
Retail: 220,000 gsf  
Transit: Bus, Rail (Local)

Open Space: 11 acres  
Housing: 1,220 units  
Distance to MIT Campus: 0.6 mi

Research/Innovation/Lab/Office: 6,600,000 gsf  
Hotel: 730 rooms  
Distance to Downtown Boston: 1.4 mi

AYERS  
SAINT  
GROSS

# 2016 COMPARING INNOVATION DISTRICTS

The emergence of a global, knowledge-driven economy, collaborative working patterns, and urban living preferences have converged to give rise to Innovation Districts. These dense, mixed-use environments foster a vibrant ecosystem that connects people, ideas, and investment to drive commercialization of inventions, research, and technologies. Located adjacent to an anchor institution or downtown, these districts are places where people live, work, learn, and play. While many cities and universities around the globe boast Innovation Districts, we have illustrated a sample of existing, evolving, and proposed Innovation Districts in the United States.

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Disclaimer: Data and pictorial diagrams are presented as a springboard for discussion and cognitive probing. Facts and figures for each district include existing development as well as proposed development based on the latest available district master plan. We give our sincere thanks to Wexford Science & Technology, City of Cambridge, City of San Francisco, Blake Forest Innovation Quarter, and Stantec Associates for their help and support. We hope you enjoy examining this information as much as we have enjoyed unearthing and interpreting it. We have gathered our statistics from multiple sources. Any errors in the presentation or interpretation are ours alone. Concept: Jim Wheeler, Adam Gross, Luanne Greene Content: Gintas Civinskas, Peter Cunningham, Anne Dutton, Andrew Bernick Graphic Design: Lindsay Stoy, Mindy Owen © 2016 Ayers Saint Gross



### MISSION BAY | SAN FRANCISCO, CA

Anchor: University of California, San Francisco; UCSF Medical Center at Mission Bay  
Partners: Catellus Development Corp, FOCIL-MB

Governance: City Agency (Office of Community Investment & Infrastructure)  
Land Area: 303 acres  
Retail: 425,000 gsf  
Transit: Bus, Rail (Regional & Local)

Open Space: 49 acres  
Housing: 6,400 units  
Distance to UCSF Campus: 3.6 mi

Research/Innovation/Lab/Office: 6,550,000 gsf  
Hotel: 250 rooms  
Distance to Downtown San Francisco: 1.9 mi



### 16TECH | INDIANAPOLIS, IN

Anchor: Indiana Bioscience Research Institute  
Partner: Browning Investments

Participants: Wexford Science & Technology, Indiana University-Purdue University Indianapolis, Eskenazi Hospital, IU Health  
Governance: Nonprofit (16Tech Community Corp)

Land Area: 85 acres  
Retail: 168,000 gsf  
Transit: Bus

Open Space: 10 acres  
Housing: 1,240 units  
Distance to IU/PUI Campus: 0.8 mi

Research/Innovation/Lab/Office: 1,845,000 gsf  
Hotel: 180 rooms  
Distance to Downtown Indianapolis: 1.8 mi



### CONVERGE SQUARE | MIAMI, FL

Anchor: University of Miami, University of Miami Medical Center  
Partner: Wexford Science & Technology

Participants: Cambridge Innovation Center  
Governance: TBD

Land Area: 22 acres  
Retail: 105,000 gsf  
Transit: Bus, Rail (Local)

Open Space: 2.4 acres  
Housing: 400 units  
Distance to UM Campus: 6.7 mi

Research/Innovation/Lab/Office: 1,417,000 gsf  
Hotel: 280 rooms  
Distance to Downtown Miami: 1.8 mi



### TEXAS A&M RESEARCH PARK | COLLEGE STATION, TX

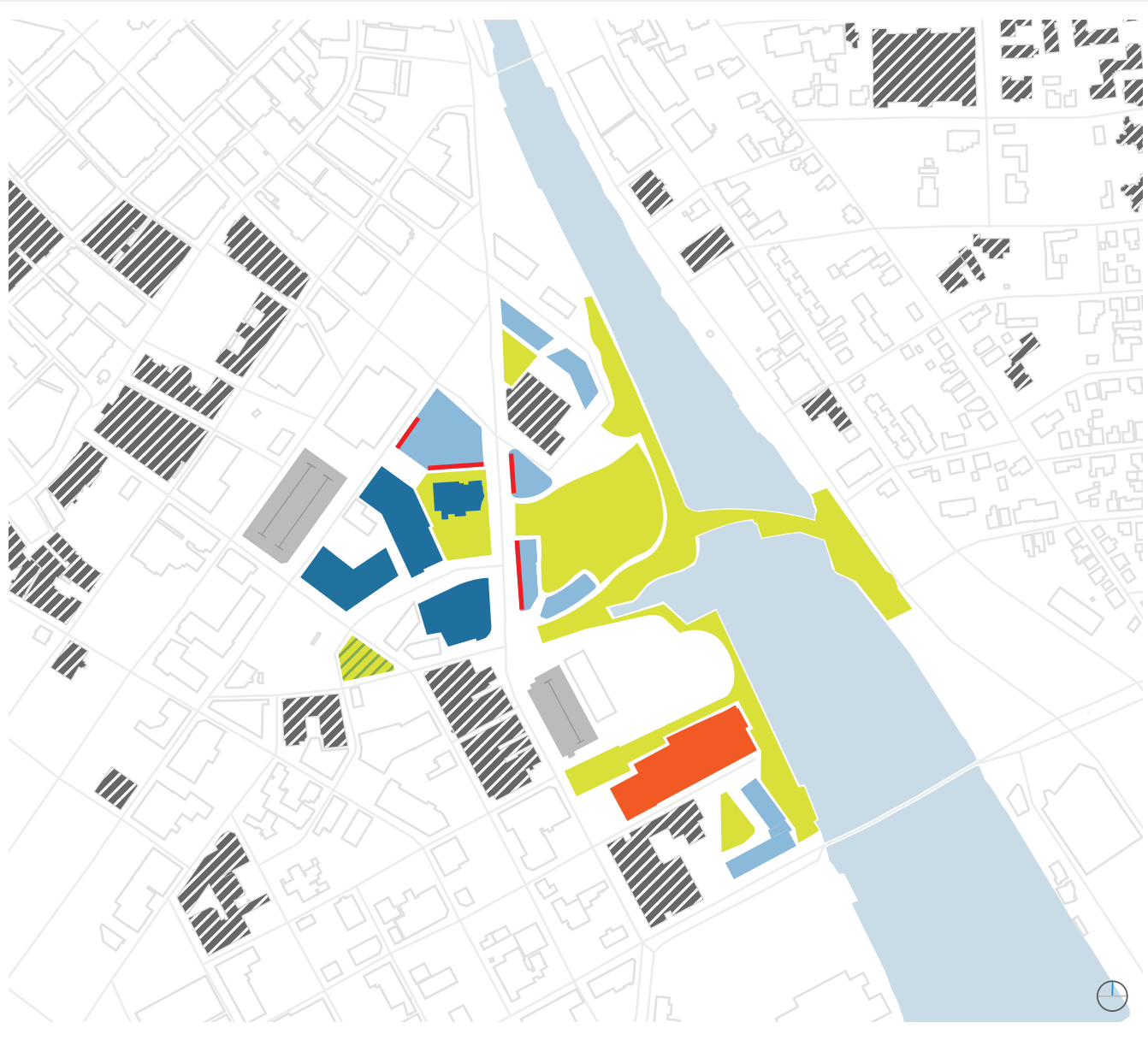
Anchor: Texas A&M University  
Partners: Texas Engineering Experiment Station, Texas Transportation Institute

Participants: N/A  
Governance: Institutional (Texas A&M University Division of Research)

Land Area: 57 acres  
Retail: 3,000 gsf  
Transit: Bus

Open Space: 6.5 acres  
Housing: Planned  
Distance to TAMU Campus: 1.6 mi

Research/Innovation/Lab/Office: 900,500 gsf  
Hotel: N/A  
Distance to Downtown College Station: 2.3 mi



### PROVIDENCE INNOVATION DISTRICT | PROVIDENCE, RI

Anchor: Brown University, University of Rhode Island  
Partners: Wexford Science & Technology, CV Properties

Participants: Cambridge Innovation Center  
Governance: TBD

Land Area: 6.7 acres  
Retail: 9,500 gsf  
Transit: Bus

Open Space: 1.7 acres  
Housing: 107 units  
Distance to Brown: 0.4 mi | URI: 24 mi

Research/Innovation/Lab/Office: 1,100,000 gsf  
Hotel: 205 rooms  
Distance to Downtown Providence: 0.2 mi



### UNIVERSITY OF MARYLAND BIOPARK | BALTIMORE, MD

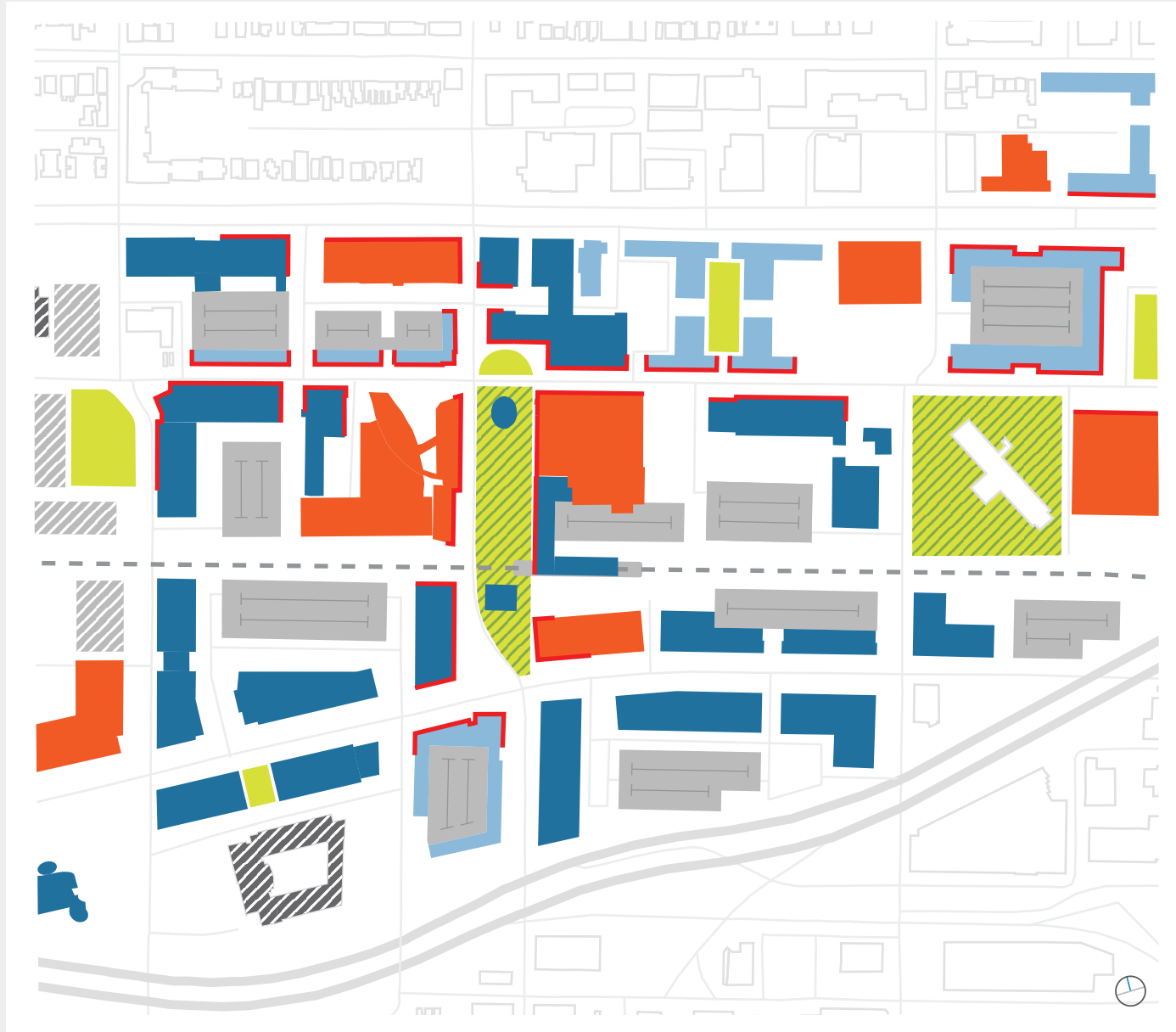
Anchor: University of Maryland, Baltimore  
Partner: Wexford Science & Technology

Participants: Cambridge Innovation Center  
Governance: Nonprofit (UMB Health Sciences Research Park Corporation)

Land Area: 15 acres  
Retail: Planned  
Transit: Bus, Rail (Regional & Local)

Open Space: 2.0 acres  
Housing: Planned  
Distance to UMB Campus: 0.3 mi

Research/Innovation/Lab/Office: 1,800,000 gsf  
Hotel: Planned  
Distance to Downtown Baltimore: 1.1 mi



### CORTEX INNOVATION COMMUNITY | SAINT LOUIS, MO

Anchor: Washington University, Barnes-Jewish Hospital, Saint Louis University  
Partner: Wexford Science & Technology

Participants: Cambridge Innovation Center, BioGenerator, TechShop  
Governance: Nonprofit (CORTEX)

Land Area: 183 acres  
Retail: 718,800 gsf  
Transit: Bus, Rail (Local)

Open Space: 12 acres  
Housing: 1,410 units  
Distance to Wash U: 3.3 mi | SLU: 1.1 mi

Research/Innovation/Lab/Office: 4,141,000 gsf  
Hotel: 420 rooms  
Distance to Downtown St. Louis: 3.5 mi



### WAKE FOREST INNOVATION QUARTER | WINSTON-SALEM, NC

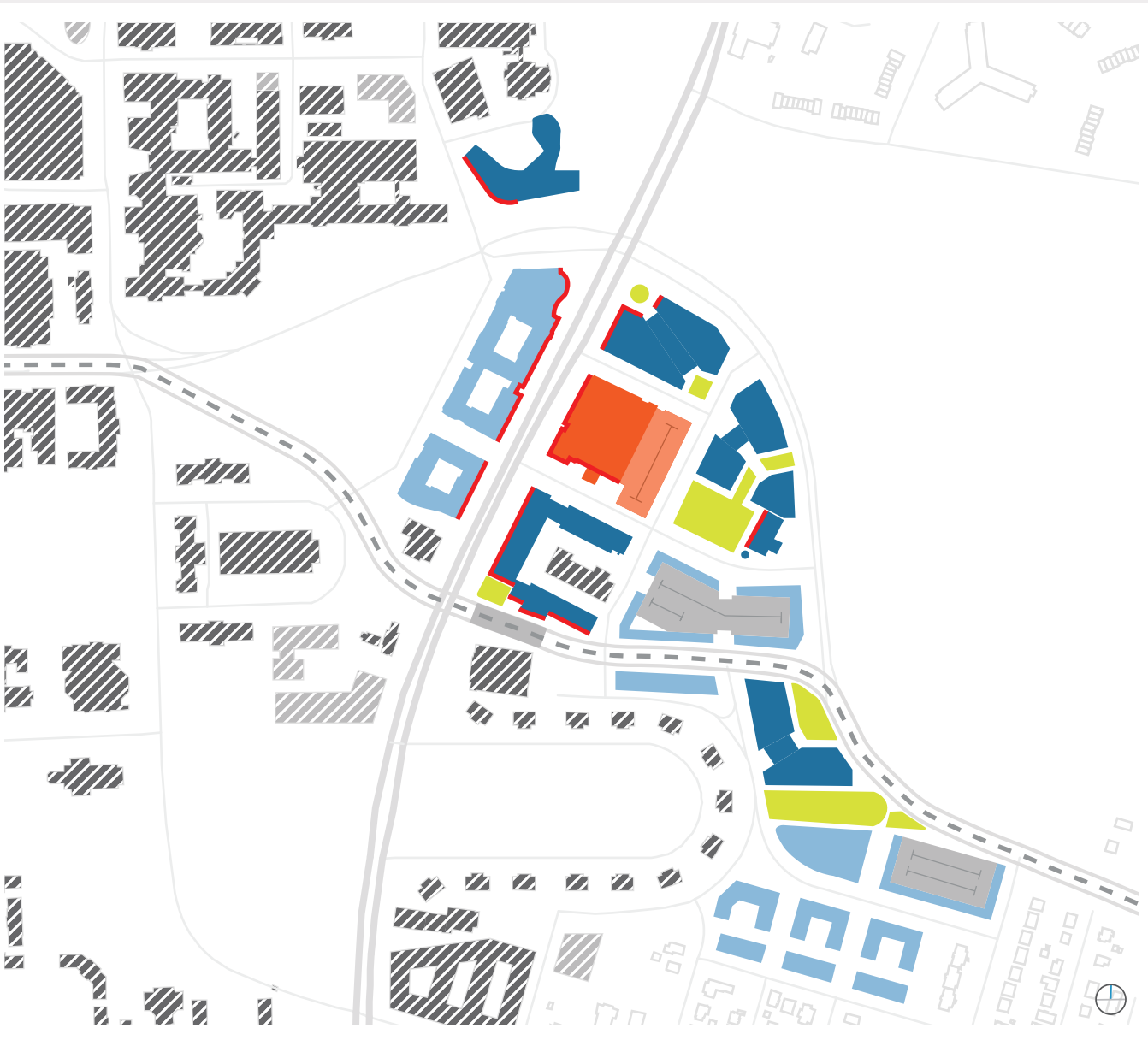
Anchor: Wake Forest University, Wake Forest Baptist Medical Center  
Partner: Wexford Science & Technology

Participants: N/A  
Governance: Nonprofit (Wake Forest Innovation Quarter)

Land Area: 160 acres  
Retail: 303,100 gsf  
Transit: Bus

Open Space: 24 acres  
Housing: 1,180 units  
Distance to WFU Campus: 3.5 mi

Research/Innovation/Lab/Office: 2,000,000 gsf  
Hotel: 901 rooms  
Distance to Downtown Winston-Salem: 0.4 mi



### VENTURE DISTRICT | COLLEGE PARK, MD

Anchor: University of Maryland  
Partners: N/A

Participants: N/A  
Governance: Institutional (University of Maryland)

Land Area: 4.4 acres  
Retail: 113,000 gsf  
Transit: Bus, Rail (Regional & Planned Local)

Open Space: 3.8 acres  
Housing: 2,000 units  
Distance to UMD Campus: 0.2 mi

Research/Innovation/Lab/Office: 889,000 gsf  
Hotel: 297 rooms  
Distance to Downtown Washington, DC: 8.0 mi



### UCITY SQUARE | PHILADELPHIA, PA

Anchor: Drexel University, University of Pennsylvania, Penn Presbyterian Medical Center  
Partners: Wexford Science & Technology, University City Science Center

Participants: Cambridge Innovation Center  
Governance: Nonprofit (University City District)

Land Area: 31 acres  
Retail: 91,000 gsf  
Transit: Bus, Rail (Regional & Local)

Open Space: 1.3 acres  
Housing: 1,470 units  
Distance to DU: 0.3 mi | Penn: 0.4 mi

Research/Innovation/Lab/Office: 3,350,000 gsf  
Hotel: N/A  
Distance to Downtown Philadelphia: 1.7 mi