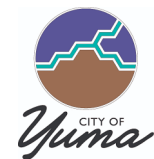




Yuma Coalition Brownfield Assessment Grant – Project Update

September 27th, 2023



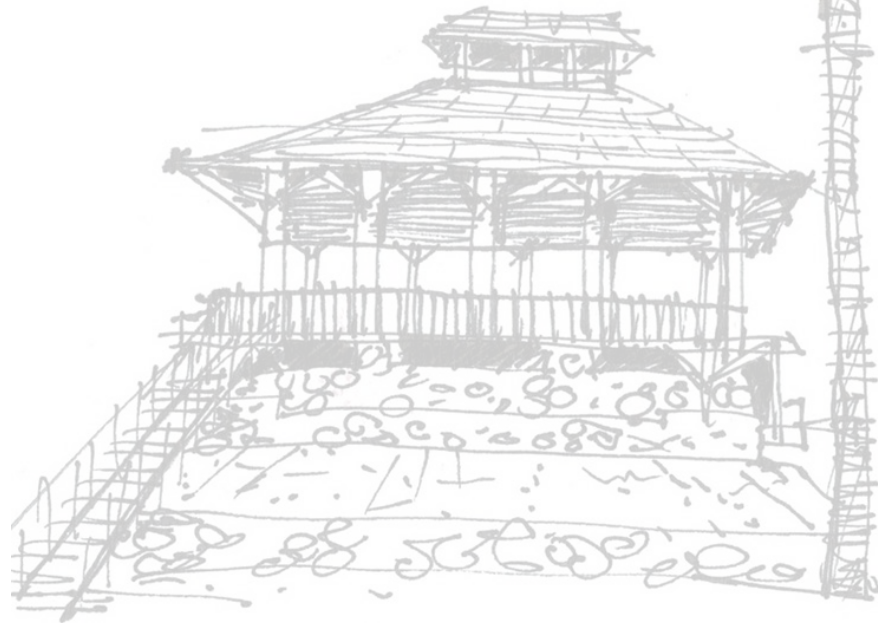
AGENDA:

Project Evolution

Project Schedule (12-Month Lookahead)

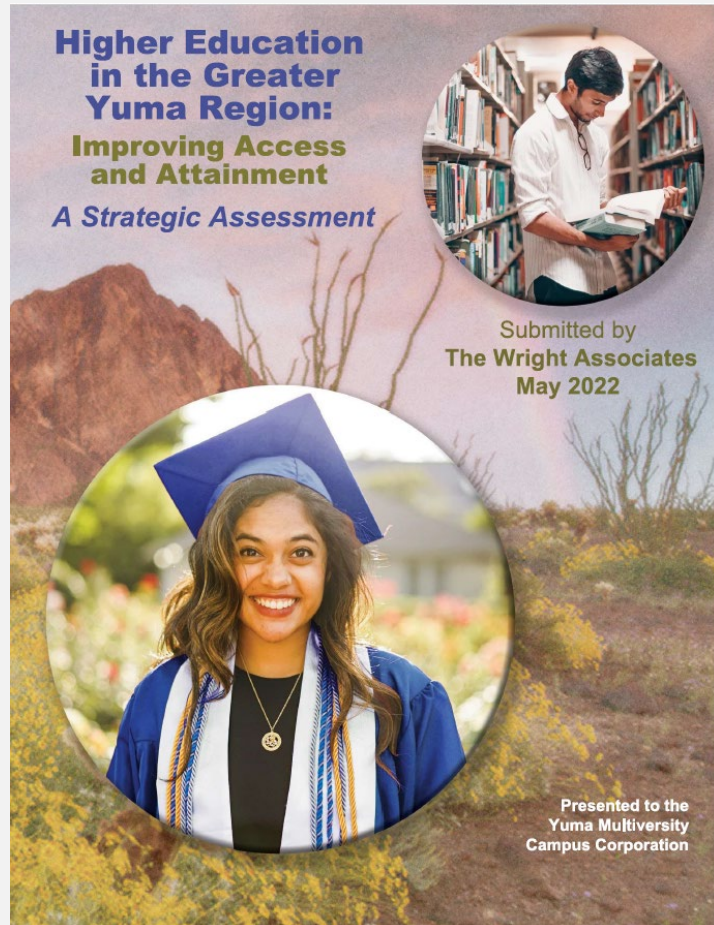
Guiding Principles

Q&A



project evolution

2022 YMVC STRATEGIC ASSESSMENT



- Strategic Assessment report prepared for the Yuma Multiversity Campus Corporation identified ten strategic recommendations for the YMVC and the Greater Yuma Region.
- Several of these recommendations have been identified that include “Eligible Grant Activities” within the current Yuma Coalition Brownfield Assessment Grant.

KEY RECOMMENDATIONS

From the Strategic Assessment

- Develop and manage a regional business incubator program based on **national best practices**.
- Create master planned “**live, learn, work, play and stay**” areas that have amenities attractive to millennials and young workers.
- Adopt a vision for the Innovation District that will **attract high tech companies** and workers to the region.
- Plan the district as a **mixed-use development** employing the concepts of an **urban village**.

Mission

Elevate Southwest (ESW) strives to foster an advanced regional workforce that meets the needs of current and future employers through a regional process of collaboration and partnerships to elevate and advance post-secondary and higher education access and attainment in the Greater Yuma Region.

Elevate Southwest

- **Non-Profit Organization**
- **Survey-Industry and Stakeholders Needs Assessment**
- **Identify opportunities to promote and support high-tech growth**
- **Establish a region-wide entrepreneurship**
- **Reinforce regional successes in higher education, including promoting our prospective skilled talent for future employment in the high-tech industry.**

Elevate Southwest

The Big Idea

Propel

The Greater Yuma Region into a center of excellence for high-tech and sustainable agriculture, nurturing innovation and growth.

Establish

An integrated, region-wide entrepreneurship and incubator program, empowering visionary entrepreneurs to realize their dreams.

Shape and operationalize

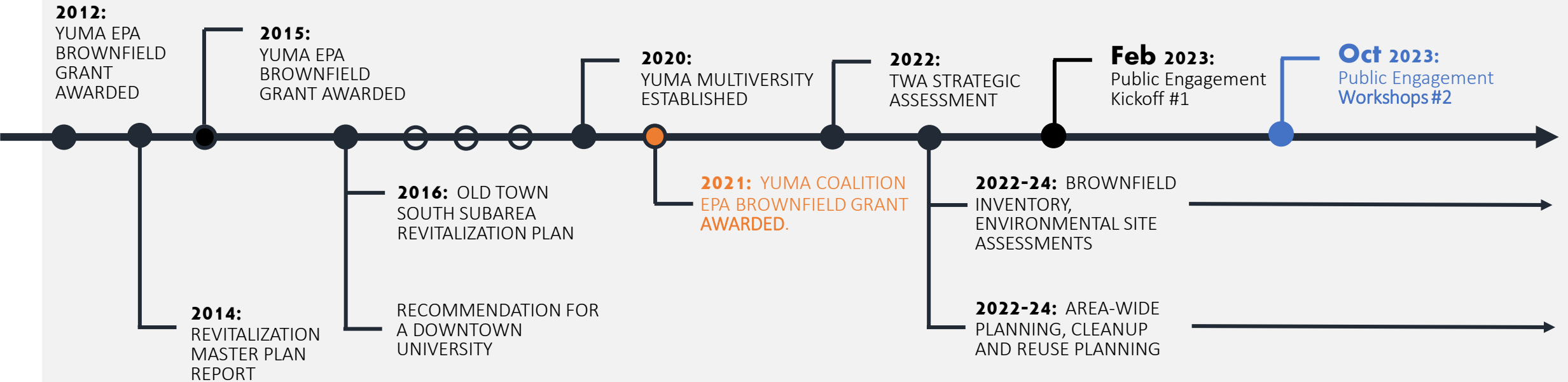
The Innovation District and Hub, creating an environment where ideas flourish into transformative products and services

Elevate Southwest

The Big Idea

Develop	A comprehensive strategic plan for higher education, drawing insights from educators, industry leaders, government entities, and the public.
Enrich	Industry-specific Career and Technical Education (CTE) offerings, internships, mentorships, and certificate programs.
Elevate STEM	(Science, Technology, Engineering, and Mathematics) education across all levels, focusing on college-level programs.

TIMELINE



YUMA BROWNFIELDS ASSESSMENT COALITION

City of Yuma

Yuma County

Yuma Crossing National Heritage Area

Elevate Southwest (formerly YMVC)

2021-2024

- Task 1: Project Implementation & Programmatic Activities
- Task 2: Outreach & Community Engagement
- Task 3: Brownfield Inventory, Environmental Site Assessment, and Quality Assurance
- Task 4: Area-Wide Planning
- Task 5: Cleanup and Reuse Planning
- Task 6: Reporting

YUMA BROWNFIELDS ASSESSMENT COALITION

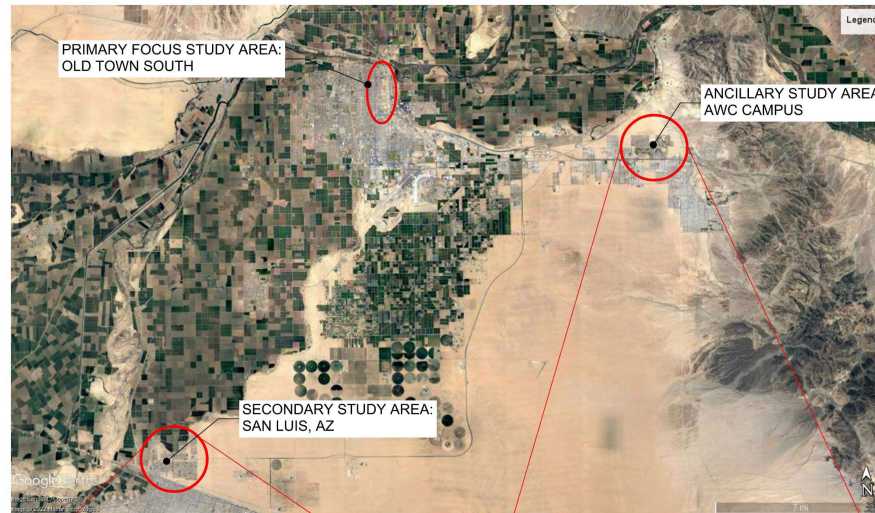
Working with the Coalition Partners and identifying “Eligible Grant Activities” in support of multiple YMVC’s adopted Strategic Assessment Recommendations:

- “Build a Regional Entrepreneurial Ecosystem” (Recommendation Seven)
 - “...seek assistance in developing an entrepreneurship program from the state universities and the AZ Commerce Authority and in partnership with AWC Small Business Development Center (SBDC), Imperial Valley SBDC, and the San Luiz Business Incubator.”

- “Promote the Importance of Place” (Recommendation Eight)
 - “...create master-planned “live, learn, work, play and stay” areas
 - “...build community and regional awareness. Market analysis and investment package.

- “Establish an Innovation District and Hub” (Recommendation Nine)
 - “...Plan the district as a mixed-use development employing the design concepts of an urban village”

YUMA BROWNFIELDS ASSESSMENT COALITION



SAN LUIS, AZ



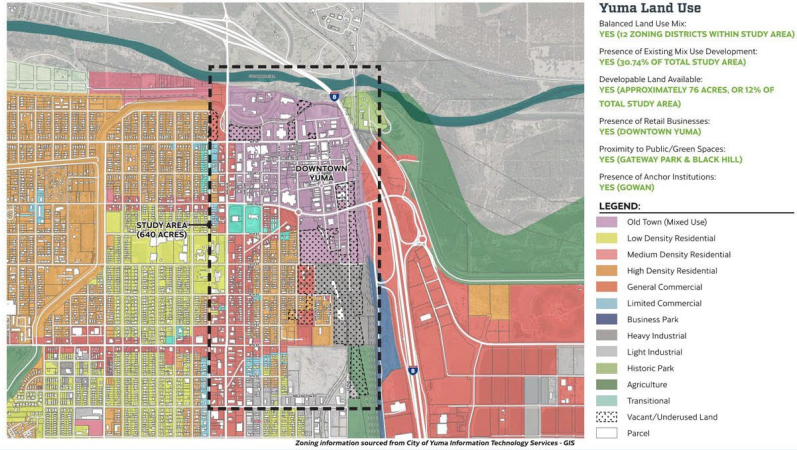
AWC MAIN CAMPUS AREA



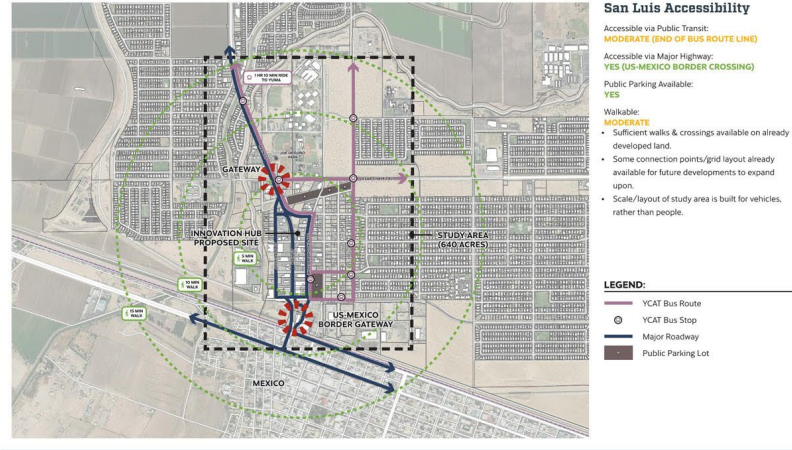
YUMA COALITION BF ASSESSMENT - OLD TOWN SOUTH: INNOVATION DISTRICT BOUNDARY



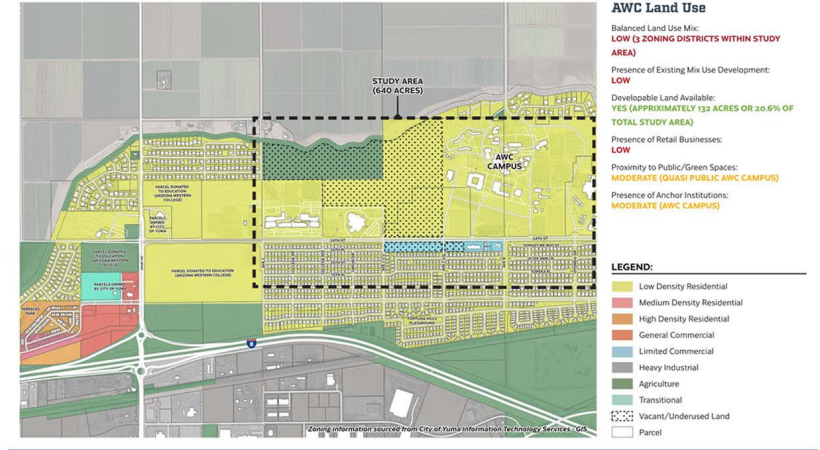
YUMA BROWNFIELDS ASSESSMENT COALITION



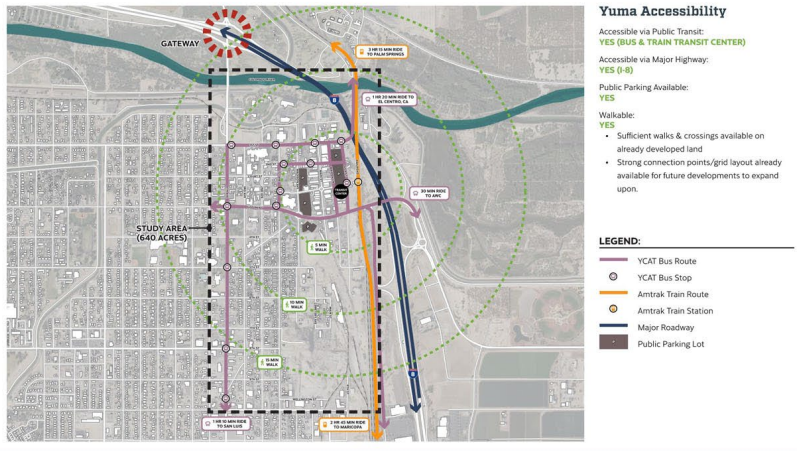
Yuma County - Brownfields to Innovation District Site Selection Criteria Analysis



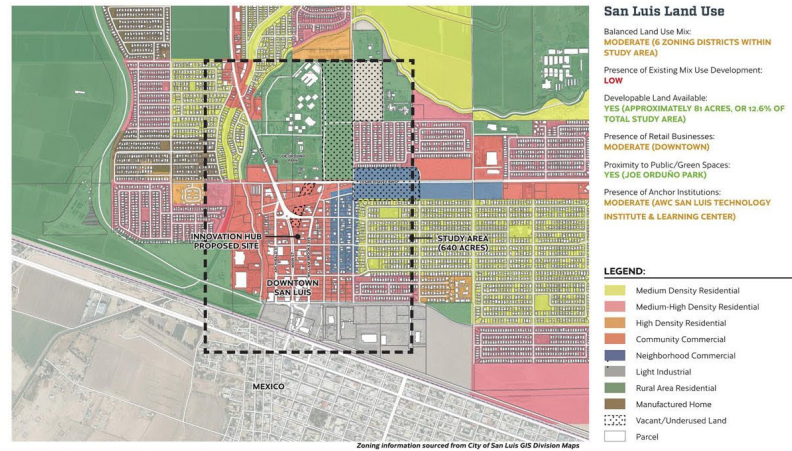
Yuma County - Brownfields to Innovation District Site Selection Criteria Analysis



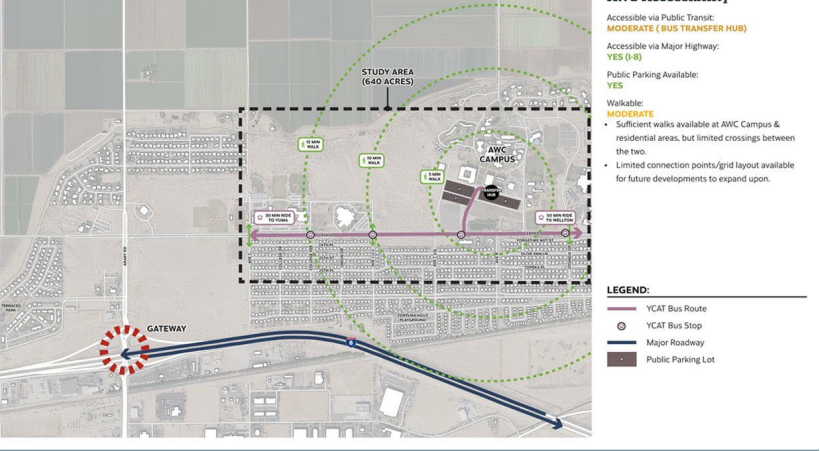
Yuma County - Brownfields to Innovation District Site Selection Criteria Analysis



Yuma County - Brownfields to Innovation District Site Selection Criteria Analysis



Yuma County - Brownfields to Innovation District Site Selection Criteria Analysis



Yuma County - Brownfields to Innovation District Site Selection Criteria Analysis

innovation

districts

WHAT IS AN INNOVATION DISTRICT?

Innovation districts are urban geographies of innovation where strong **R&D institutions**, companies, and other **private actors** develop **integrated strategies** and solutions to develop thriving **innovation ecosystems**—areas that attract entrepreneurs, startups, and business incubators. Unlike science parks, innovation districts are **physically compact**, leverage density and high levels of accessibility, and provide a “mash up” of activities including **housing, office, and neighborhood-serving amenities**.



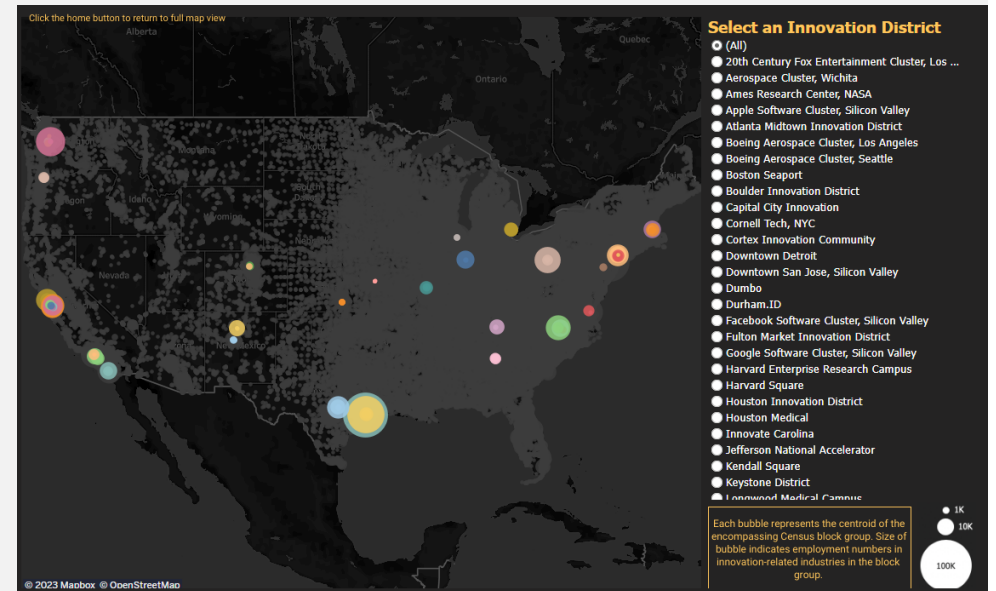
WHAT IS AN INNOVATION DISTRICT?

- Places where leading-edge anchor institutions and companies co-locate and connect with start-ups, business incubators and accelerators.
- A district surrounds a hub which is the center where researchers, creators, and innovators collaborate and generate new ideas.
- The hub is surrounded by a mix of uses like housing, office, and retail.

WHAT MAKES THEM WORK?

- Multiple sectors and industries
- An anchor institution
- A physical connection to a downtown
- Public/Private partnerships
- A mission to create an environment of innovation
- A Sense of Place / Place Making

Live / Learn / Work / Play / Stay





FEATURES OF **live, learn, work, play and stay**

LIVE: Variety Of Housing / Densities / Mixed-Use / Multimodal Transportation

LEARN: Varied Opportunities/ STEM / Vocational / Community College / Universities

WORK: Job creators/Co-working spaces/Innovative/Research/Light Manufacturing

PLAY: Recreational Space, Parks / Shopping / Dining / Cultural Institutions

STAY: Hotels / Conference Centers / Short-Term Rentals

Schedule

12-Month Lookahead

YUMA COALITION BROWNFIELD ASSESSMENT GRANT WORK PLAN / MILESTONE SCHEDULE - 12 MONTH LOOK AHEAD

TASK	2023				2024								
	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT
Environmental Inventory & Assessments													
Environmental Site Assessments (Phase I & II's) Multiple locations													
Innovation Hub / Launch Pad Site													
Hub Site Analysis & Selection													
Hub Site Planning / Concept Design													
*Building Programming / Potential User Engagement													
*Financial Feasibility Analysis													
Market Viability Assessment													
Public Engagement #2													
*Developer Request for Expression of Interest / Marketing Package													
Innovation District													
Define Overall Boundary & Zoning Update													
*Programming Concepts & Potential User / Tenant Engagement (TWA/ESW)													
Land Use Plan / Report													
Public Engagement #3 (Tentative)													
Brownfield Investment Package													
*Financial Feasibility Analysis													
Market Assessment													
Area Assets													
Concept Plans & Visioning													
Public Engagement #4													
Clean Up and Reuse Planning													
Final Reporting and findings													

*Task to be completed by Others (The Wright Associates [TWA] / Elevate Southwest [ESW])

Note: Grant Project Cycle ends October, 2024

questions

answers