

ALBERTA AEROTROPOLIS

Alberta Aerotropolis Overview Booklet

Prepared for the Leduc Partnership (City of Leduc & Leduc County)

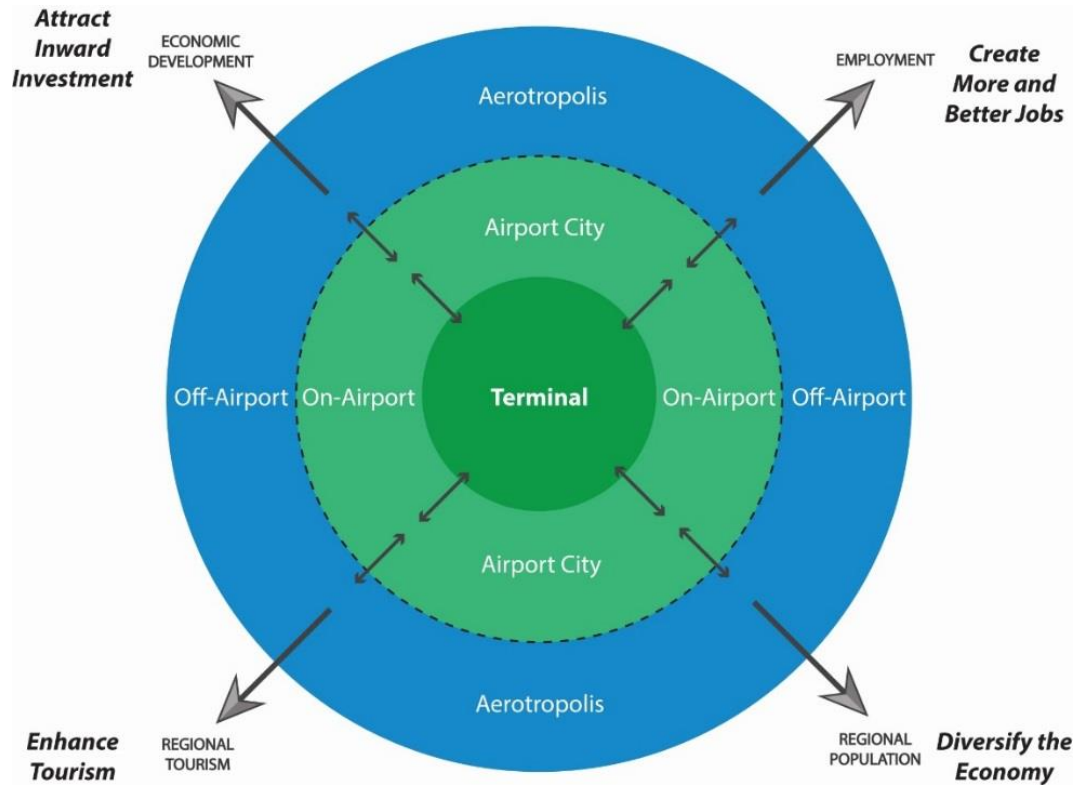
by MXD Development Strategists / Stantec

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WHAT IS AN AEROTROPOLIS?

An Aerotropolis is a land use planning concept that focuses on airport-related businesses and development typologies clustered around a major airport. The defined Aerotropolis area leverages the strength of existing businesses and encourages further economic diversification and job growth. An Aerotropolis Master Plan identifies opportunities for new economic activities that will benefit from the economic opportunities created by air connectivity and it recommends improvements to the ground transportation network that benefit the entire region and increase its attractiveness for investment.



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WHERE IS IT HAPPENING?

The Aerotropolis concept arose after observing that land around several major airports was coordinated to take advantage of the economic opportunities produced by airports. The key lessons of these 'organic' Aerotropoli are now being implemented at airports throughout the world. Several North America examples include:

Memphis Aerotropolis (Tennessee, USA)

The Memphis Aerotropolis around Memphis International Airport is considered "America's Aerotropolis" and it is one of the original 'organic' Aerotropoli that helped define the Aerotropolis concept. Home to the FedEx Global Hub and major national logistics companies, the Memphis Aerotropolis leverages air, road, rail, and river-based modes of transport to support numerous specialized businesses that rely upon just-in-time goods movement, such as Medtronic and Smith & Nephew.



Dallas-Fort Worth Aerotropolis (Texas, USA)

The Dallas-Fort Worth (DFW) Aerotropolis is based around DFW International Airport. It has diversified the local economy, fostered a competitive business climate that leverages airport connectivity and strong logistics networks, and attracted head offices. The adjacent Las Colinas community has seen millions of square feet of office, industrial, and retail constructed due to the airport and strong economic growth.



Atlanta Aerotropolis (Georgia, USA)

The Atlanta Aerotropolis leverages the economic opportunities created by Hartsfield-Jackson Atlanta International Airport: the world's busiest airport. The establishment of the Atlanta Aerotropolis Alliance has ensured a coordinated effort for development in the airport vicinity. Offices, logistics, and warehousing continue to be developed around the airport, and the new headquarters for Porsche North America is under construction at the airport and includes a recreational race track.



WHAT INDUSTRIES COULD BE LOCATED IN OUR AEROTROPOLIS?

Eight economic clusters were selected for a variety of factors. This includes an analysis of case studies of successful Aerotropolis around the world, targeted clusters by the Leduc-Nisku EDA, targeted clusters by the Edmonton Capital Region Board, targeted clusters by the Province of Alberta, and clusters that could feasibly be located within the Alberta Aerotropolis. These were supplemented by three Aerotropolis-supporting ancillary clusters.



Aerospace & Aviation

Research, development, design, & manufacturing of aeronautical and aviation based goods.



Energy

Research, development, design, & manufacturing of goods for the oil & gas and renewable energy industry.



Agri-Business

Based around agricultural production, food processing, sales, manufacturing of related machinery, and research & development.



Transportation, Logistics & Distribution

Focuses on the multi-modal movement and storage of goods between point of origin and consumers.



Information Communication Technology (ICT)

Integration of communications, high-tech, software, manufacturing of tech based goods, and storage of data.



Advanced Manufacturing

The use of new and advanced technologies that create efficiencies in the manufacturing process and improve the end-product.



Life Sciences

The study of living organisms, connected to agriculture, industrial bio-tech, medicine, pharmaceutical and food sciences.



Education

Post-Secondary institutions and skills training based towards economic clusters present in the Aerotropolis.



General Business

Companies and business that does not fall under the chosen eight economic clusters. Also includes supplementary business services.



Transit-Oriented Development

Higher density development, typically made up of office, retail, and services, based around transit stations.

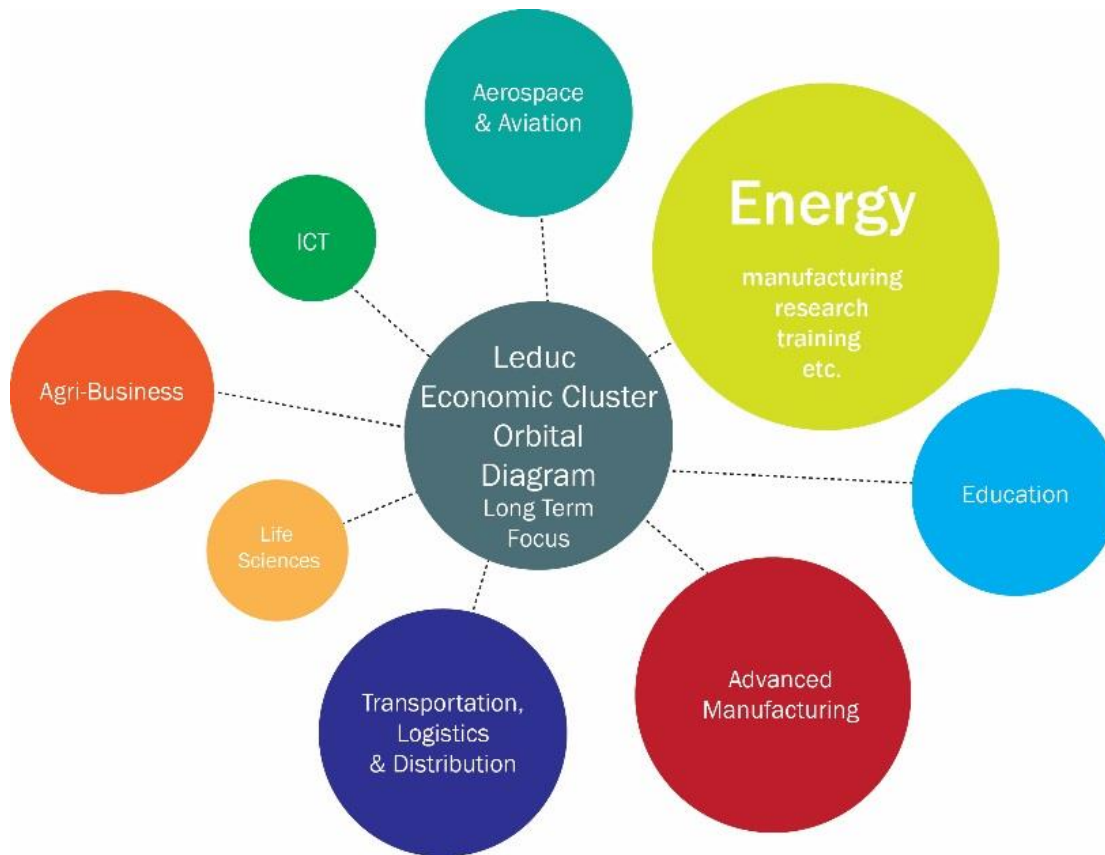


Retail

Shopping, food & beverage, and services for the local population living in the Aerotropolis, and employees working in the local area.

WHAT INDUSTRIES COULD BE LOCATED IN OUR AEROTROPOLIS?

A key strategy of the Aerotropolis plan is to leverage the current economic clusters present in the region, such as Energy, Transportation, Logistics & Distribution, and define opportunities for new activities to diversify the economy and continue to stimulate employment over the long-term. The below diagram illustrates future prominence of various clusters within the Aerotropolis, understanding that clusters such as energy will continue to be a primary focus for the region moving forward.



*Note: Diagram for illustrative and discussion purposes only.

WHAT WILL THIS LOOK LIKE?

A variety of building types would accompany new development in the Alberta Aerotropolis. The Aerotropolis plan recognizes which development types are most appropriate for each economic cluster and priority area and they would be built over time as required by existing and new businesses. The most prevalent development types that are considered in the Aerotropolis Viability Study include:

Campus Office Park



Flex Business Park



Light Industrial Manufacturing



Warehouse & Distribution



Aerospace & Aviation



Data Storage & Computer Centres



WHAT WILL THIS LOOK LIKE?

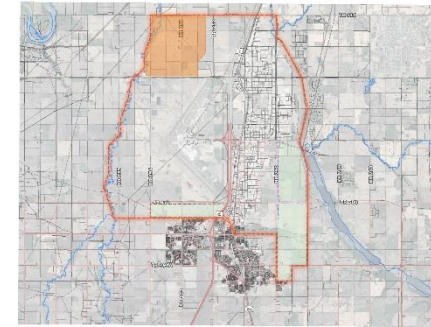
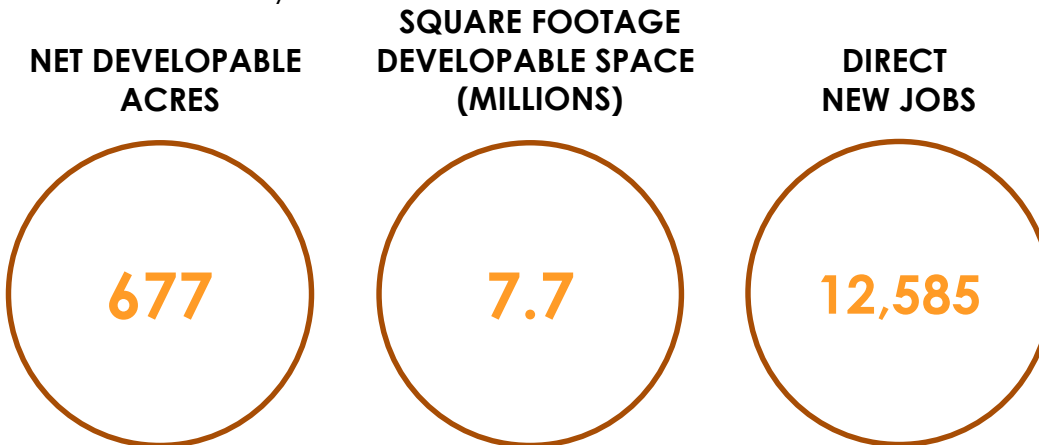
Highway 19 West

Description

Highway 19 West will be a mixture of light industrial and office development focused towards advanced manufacturing and energy, supplemented by a variety of other economic clusters such as transportation & logistics, and agri-business.

With over 1,300 acres of land available for development, there is a large amount of room for future development expansion if required. The area should have architectural guidelines in place, along with landscaping, sidewalks, and boulevards to create a pleasant visual landscape for potential business.

Future higher-order transit will run along RR 252 in the Crossroads ASP area adjacent to Highway 19 West, creating an opportunity to develop a transit-oriented commercial and service centre for surrounding business. Pending selection of a final transit alignment, Highway 19 West would benefit from a station on its eastern boundary.



Municipal Location

Leduc County

Economic Clusters



WHAT WILL THIS LOOK LIKE?

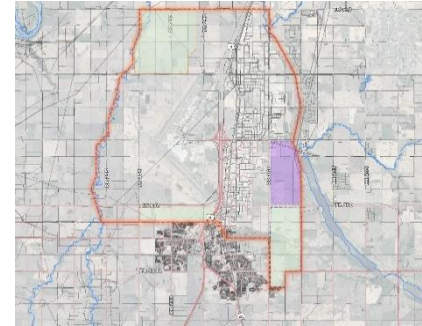
Saunders Lake Northern District

Description

Saunders Lake Northern District will focus primarily towards light industrial energy in the oil & gas industry. Other primary clusters include advanced manufacturing, transportation & logistics, and ICT.

This area will have a look and feel similar to that of Leduc Business Park with wide streets for trucks and large building setbacks, although it is recommended to institute architectural guidelines and sidewalks in areas that will have flex business parks and office buildings.

Development is already occurring in the northwest quadrant of the priority area, so it is important to create an Area Structure Plan to ensure the lands are built-out accordingly to the Aerotropolis guidelines.



Municipal Location

Leduc County

Economic Clusters



NET DEVELOPABLE
ACRES

612

SQUARE FOOTAGE
DEVELOPABLE SPACE
(MILLIONS)

5.8

DIRECT
NEW JOBS

7,773

WHAT WILL THIS LOOK LIKE?

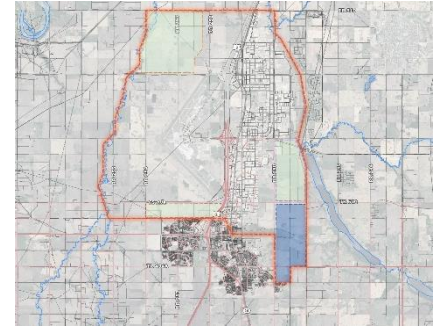
Telford Lake Southern District

Description

Telford Lake Southern District will be a hub for transportation & logistics, and agri-business, along with several other Aerotropolis related clusters such as ICT and Life Sciences.

The northern section of this priority area will require lower building densities and wide turning radii for trucks to accommodate the allocated uses. As development moves southwards towards Telford Lake, density will increase, architectural standards and landscaping should be implemented along with sidewalks. This is especially key for the Lakefront Corporate Park that will wrap around Telford Lake.

A commercial retail node should be constructed at the intersection of Aerotropolis Boulevard (65th Avenue), and Nisku Spine Road, to provide amenities for those working in the Telford Lake and Saunders Lake priority areas.



Municipal Location

City of Leduc

Economic Clusters



NET DEVELOPABLE
ACRES

509

SQUARE FOOTAGE
DEVELOPABLE SPACE
(MILLIONS)

5.7

DIRECT
NEW JOBS

7,428

WHAT WILL THIS LOOK LIKE?

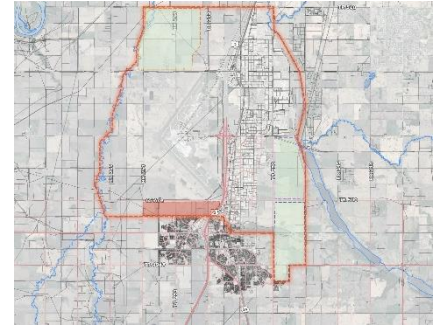
65th Avenue West

Description

65th Avenue West priority area is directly adjacent to Edmonton International Airport, providing the highest viability of Aerotropolis uses that are time-sensitive and require direct transportation connections. Focus will be towards Aerospace & Aviation, Life Sciences, Transportation & Logistics, and ICT.

65th Avenue West will have the highest employment density of the four priority areas. With residential abutting the southern portion of the site, advance planning is required to ensure that buffers of high-quality commercial development are in place. Once the future Port of Alberta development is planned on EIA lands, the Partnership can integrate complementary uses between the two entities

A significant amount of retail, along with a Transit-Oriented Development Node (once higher order transit is brought to the City of Leduc), will serve both employees and the residents of the City.



Municipal Location

City of Leduc

Economic Clusters



NET DEVELOPABLE
ACRES

345

SQUARE FOOTAGE
DEVELOPABLE SPACE
(MILLIONS)

4.5

DIRECT
NEW JOBS

7,398

QUESTIONS AND FEEDBACK

For any questions, comments, and feedback regarding the Alberta Aerotropolis, please contact:

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