



THE UNITED STATES' EXPERIENCE

**TITLE:**  
**SANDIA SCIENCE & TECHNOLOGY PARK DEVELOPMENT CORPORATION  
(SSTPDC)**

**GENERAL INFORMATION**

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**Country:** United States of America

**Coordinating Institution:** Sandia Science & Technology Park Development Corporation

**Other institutions involved:** Economic Development Administration (EDA)

**Webpage:** [SSTP.org](http://SSTP.org)



**SANDIA SCIENCE &  
TECHNOLOGY PARK  
DEVELOPMENT CORPORATION**

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**1) Objectives**

SSTPDC was formed to create and manage the development of the Sandia Science & Technology Park (SS&TP), a high-tech, pedestrian friendly business community adjacent to Sandia National Laboratories and the Air Force Research Laboratory in Albuquerque, New Mexico.

SSTPDC's purpose is to create technology-based, high quality, high wage, and long-term jobs by:

- Fostering private sector investment in the Park in collaboration with Sandia National Laboratories and the Air Force Research Laboratory.
- Collaborating with public and private entities to create high tech companies in the Park.
- Facilitating the recruitment of companies to the Park.
- Developing and maintaining physical Park infrastructure.
- Developing a secure, high-speed fiber optic telecommunication network.

SSTPDC also works with other job creation entities and government organizations to promote an effective support network for local economic development. SSTPDC provides leadership and commitment to ongoing collaborative efforts with city, county and state officials, the New Mexico Congressional Delegation, the US Department of Commerce's Economic Development Administration, business partners, community leaders, and others in order to foster economic growth.

## 2) Relevance

In creating the Park, New Mexico's fastest growing technology community, SSTPDC has helped establish Albuquerque as a magnet city for technology companies. Since acquiring its first tenant for the Park, Emcore in 1998, SSTPDC has diligently cultivated its partnerships, funding resources, capital improvements, and business recruitment efforts in order to transform a patchwork fabric of unimproved and mostly public lands into a prized and highly marketable destination for high-technology companies with high-paying jobs. One key strategy in locating the Park in close proximity to Sandia National Laboratories and the Air Force Research Laboratory was to enable access to world-class scientists and engineers and state-of-the-art research facilities. That strategy and the strong relationship SSTPDC has developed with these laboratories have resulted in phenomenal growth for companies in the Park.

The Park's mix of Sandia National Laboratories scientists, along with small and large private-sector manufacturers, provides an ideal business environment for vigorous job growth. Companies in the Park are well positioned for doing business and collaborating with each other; Sandia's multi-billion dollar, multi-program engineering and science facilities; the Air Force Research Laboratory on Kirtland Air Force Base; and related government agencies.

## 3) Concrete activities and actions

Funding acquisition programs — SSTPDC was formed as a 501(c)(3) non-profit charitable foundation, enabling it to receive government grants. Since inception, it has applied for and been awarded federal and state government grants and in-kind contributions in excess of \$5 million. Major participants have been the US Department of Commerce's Economic Development Administration, the New Mexico State Legislature and numerous other Park partners.

State-of-the-art fiber optics — Economic Development Administration grants funded the development of a state-of-the-art fiber optic telecommunications system and a Park-wide security system. In cooperation with Sandia National Laboratories, the fiber optic system connects the Park directly to the Labs data switching system and enables Sandians located within the Park the same secure data services as those at the main laboratories. This unique arrangement supports more than 1,000 Sandia personnel now residing within the Park and also provides a source of operational revenue for the SSTPDC.

Common area infrastructure development — SSTPDC designs, engineers and constructs projects within the common areas of the Park to provide facilities and amenities to serve existing companies, attract new companies, and expedite the development of the Park. Grants and in-kind contributions resulted in development of attractively landscaped and well-appointed pocket parks, public gathering venues, medians, and entry monuments with electronic display billboards.

**4) Achievements & Results**

**These efforts and public investments have led to private sector investments, as companies break ground, build their facilities, and move in. Today, the Park is home to dozens of organizations, occupying 23 buildings with office, manufacturing, and laboratory space, and providing jobs for 2,470 employees.**

**Economic Impact Assessment 1998-2011**

Direct Jobs created by entities in the Park:	2,470	Indirect Jobs created:	4,123
Cumulative Impact on taxable personal consumption:			\$1,893,200,000
Cumulative Impact on gross receipts tax revenue to City of Albuquerque:			\$10,400,000
Cumulative Impact on gross receipts tax revenue to the State of NM:			\$73,000,000
Cumulative impact on wage and salary attributable to Park Activities:			\$3,062,800,000
Average Salary for each full-time job in the Park:			\$74,949
Average Salary for each full-time job in Albuquerque area:			\$42,332

**Additional Metrics**

Number of Companies & Organizations:		33
Number of Buildings:		23
Available Space (out of 1.1 Million sq ft):		92,917
Available Land for development (out of 340 acres):		84
Public and Private Investments in the Park since 1998:	Public....	\$86,600,000
	Private....	\$263,900,000
Total.....		\$350,500,000

## 5) Sustainability

The SS&TP, strategically located in Albuquerque's southeast foothills adjacent to Kirtland Air Force Base and Sandia National Laboratories, provides jobs, opportunities and economic diversification for residents of Albuquerque and New Mexico. SSTPDC's recruitment of companies in the Park has significantly increased the number of higher-skill, higher-wage jobs for the region. The project is currently sustainable. Having weathered the national economic downturn with no net loss in jobs or companies within the Park, it is now well positioned for additional continued growth.

The 340-acre Park is now approximately 50% developed with 23 buildings and 33 companies and organizations occupying more than 1 million sq. ft. of office, laboratory and manufacturing space. There is approximately 93,000 sq. ft. of developed office space available and more than 80 acres of developable land available. SSTPDC assumes the leadership role in this project without equity investment and draws from its partnership for support in securing grants and funding appropriations. The project achieves its growth without the huge financial investments and returns required of a conventional developer. For SSTPDC, who is neither a landowner nor an equity investor in the SS&TP, the motivation for Park development and expected return from it are provided in the form of community improvement dividends..

## 6) Lessons learned

Since its inception more than 15 years ago, when this Brownfield Project was little more than a reclaimed dump site populated with contaminated areas, desert, cactus, and tumbleweeds, the SS&TP has become an example of what can happen when people come together with a common purpose. Back in 1996, community leaders gathered to discuss the creation of a science & technology park adjacent to Sandia national Laboratories. Both the City of Albuquerque and the Department of Energy provided funds to conduct a feasibility study and develop a Master Plan. In 1998, the City of Albuquerque, the New Mexico Economic Development Commission, Sandia National Laboratories, and Technology Ventures Corporation recognized the need for a non-profit corporation that could guide the development of the park, market the park, and receive government funds for infrastructure development. The Sandia Infrastructure development. The Science & Technology Park Development Corporation was formed.

In 1999, a formal Memorandum of Understanding was signed between these partners and the land owners in the Park—which include Albuquerque Public Schools, Build New Mexico, and the New Mexico State Land Office—to identify everyone's capacities in collaborating on this important project. The SSTPDC has received investment from a variety of sources, both public and private.

7) Capacity for the exchange of this experience

Cooperation modality	Cooperation modalities the institution can provide to others	The institution may be able to provide this cooperation to others by
Information Sharing	X	Ongoing
Conference Calls	X	Ongoing
Videoconferences	X	Ongoing
Workshops	X	Ongoing
Technical and Experts Visits	X	Ongoing

8) Author of this story

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9) Key persons involved in the design, implementation, and evaluation of the experience

9 a.

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