Reinventing Cities

Campus for Innovation and Entrepreneurship (CIE), Renca, Santiago Metropolitan Region, Chile

Renca, El Montijo (8640000)

The Campus for Innovation and Entrepreneurship (CIE) is a 5,000 sqm site located in a thriving business and industrial district. The district has more than 600 companies that play a key role in the local development of the municipality, concentrating industrial, manufacturing and logistics activities that benefit from the strategic location of the district in the metropolitan area of the city of Santiago, located close to highways, the international airport and just 10 minutes from the most important business center of the city.

The site is a municipally owned land that the local government makes available as part of a sustainable economic development agenda that includes productive chain strategies and public-private partnerships to accelerate the economic transformation and urban, social and environmental development of Renca.

Within this site, an area has been defined exclusively dedicated to promoting the development of entrepreneurship, seeking different businesses with a focus on circular economy, eco-design and triple impact that can thrive in Renca; enabling technologies and products, establishing agreements with industry and existing companies and contributing to local development with training, employment and their products, services and technologies. This will require the construction of a newly built infrastructure in which this innovation model can develop.

Plot Area:
5,000 sqm

Expected Land Use:
The proposed project should consist of a lab for innovation and entrepreneurship that allows the growth of technological startups. It will serve as a hub for testing innovative technologies and products, with an environmental focus. It will provide a space for startup residency, green jobs and training for the local community aligned with the environmental, social, and economic municipal objectives of the commune. These startups will be encouraged to promote circular economy, eco-design and waste recovery from industries in the sector, promoting triple impact. The programme should include space for research and development laboratories, training and workforce development programmes, offices and/or workplaces, collaborative workspaces and areas for waste/resource pooling with a focus on the circular economy.

Site Ownership:
Municipal property.

Type of Property transfer intended:
The city intends to make a long-term lease or a rental agreement. More details will be released in Phase 2. The conditions are open to the teams' proposals.

Deadline for the submission of the Expression of Interest: Thursday 5th September 2024, 14:00 (UTC-3)

Presentation of the site and development expectations

The site is located approximately 6 kilometers west of the civic center of Renca, in the "El Montijo Business District." This district is made up of more than 600 companies that focus on industrial, manufacturing, logistics, import, export and technological innovation activities. It is also an urban area in which the local government is promoting two complementary projects to the CIE; (i) public-private collaboration governance under the "Business Improvement District" model to drive urban improvements and promote collaboration between companies and (ii) The Integrated Territorial Program (PTI) of CORFO (Chile's productive development corporation) that for three years will be working with local companies and the municipality to promote productive linkages, competitiveness and innovation in the sector. Currently, it is a sector that still has vacant land and significant development potential, with approximately 25,000 workers.

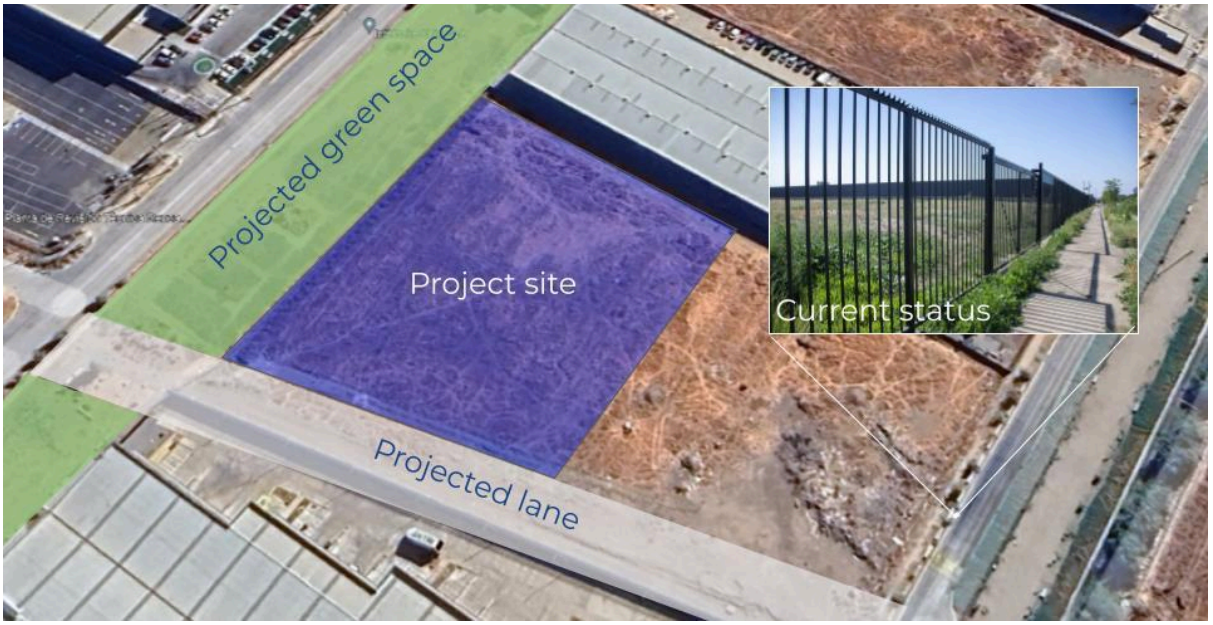

Figure 1: Project site and projected nearby development.

The site is surrounded by industrial warehouses both to the north and south and the construction of a new connecting road in an east-west direction is planned, involving the transfer of a strip of land 17.5 meters wide. In addition, the municipality plans to develop a green area at the front of the site, a public space that runs through the neighbourhood for 1,500 metres.

Concerning the desired uses and programme, the proposal must include: (i) spaces for research and development laboratories; (ii) shared offices and/or workstations; (iii) meeting rooms; (iii) multi-use spaces with the capacity to accommodate up to 200 people and host public activities, training and workforce development programs; (iv) waste and machinery experimental areas that allow for the pooling of waste/resources with a focus on circular economy.

Figure 2: Site location in the municipal territory

Specific planning rules and regulations

For both the conception and implmentation of the project, teams must work in coordination with the project's technical committee, made up of professionals from the Municipal Planning Secretariat and the "La Fábrica de Renca" Corporation. This technical committee will also be able to direct consultations to municipal units such as the *Directorate of Construction Works* (*Dirección de Obras*) or the *Urban Advisory Unit* (*Unidad de Asesoría Urbana*), to clarify doubts of the applicant teams.

The land is governed by the Renca Communal Regulatory Plan and is regulated by the "EP-3" land use (Preferential Equipment Zone 3), which allows the installation of equipment that complements the existing commercial and productive activities in the territory, promoting the installation of scientific equipment, commerce, workshops, warehouses and education, among others.

Figure 3: Site's regulation zone

Regarding land use, current urban regulations allow the construction of scientific, commercial, cultural and educational equipment, as well as workshops and warehouse storage (classified as harmless). The above with a building limit of up to 3,000 m2, using a maximum of 60% of the land surface and aiming for a maximum buildable height of 12m and a maximum of 4 floors.

The site has access to drinking water, electricity and sanitary discharges through El Montijo Street.

City climate priorities and environmental challenges

In 2019, Renca developed its Local Climate Change Plan, which identified all the city's vulnerabilities. In the document, Renca established a series of projects to be developed to face emergencies, seeking some adaptation and mitigation actions, prioritizing aspects such as **water management**, **waste management**, **risk reduction** from the climate crisis and the promotion of the circular economy. The Local Climate Change Plan recognizes Renca as a hot spot in the Metropolitan Area. At the same time, the plan recognizes that Renca needs a reforestation plan to **mitigate extreme temperatures** and promote **sustainable construction and housing** for businesses and city residents.

In addition, Renca signed the Race to Zero commitments in 2021 and Race to Resilience in 2022, to put carbon neutrality and communities at the center.
This project could contribute to **waste management**, one of the main areas of GHG emissions. The GHG emissions baseline (in 2016) indicates that waste management contributes to around 16% of the city's total emissions, and the recovery of materials such as plastic, paper and aluminium would significantly reduce emissions. This project aims to accelerate and promote, mainly, startups that contribute to the reuse and recycling of these materials and that use them to develop construction materials for the urban infrastructure. At the same time, we aim to test the value proposition of these companies to encourage them to grow over the next ten years.

According to new data, 358 tons of recycled materials (glass, plastic, aluminium, paper) were collected and recovered in 2021. In 2022, this figure grew to ~900 tons. In 2023, with the release of a new law in the country (on door-to-door recycling), Renca collected up to 2,000 tons of material just in a few weeks, demonstrating the power of education and the potential market availability to uptake these new materials.

On the other hand, one of the main challenges of Renca's economic and environmental transformation is to promote technological innovation for **carbon neutrality**, **reduction of the water footprint** and **recovery of waste**. It is intended that the innovation and entrepreneurship laboratory focuses on promoting technologies and products, precisely in these sectors, ensuring that these innovations are compatible with the interests of various stakeholders in Renca's business district and that they are also strategic to the challenges of local urban development. For these reasons, it is paramount that the winners of the competition become members of the Poniente Business District and form a working group with the La Fábrica de Renca Corporation and the district's Business Directory, to establish collaboration mechanisms with existing companies.

Language Requirements

The documents required for the first phase of the competition should be submitted in Spanish, however documents submitted in English will also be accepted.