

Executive Summary

University of Louisville

Shelby Campus

October 4, 2004

Preliminary Findings

Shelby Property



Preliminary Findings

Project Approach

- U of L Research Specialties
- Economic Statistics
- Technology Industry Analysis
- Competitive Market Framework
- Technology Park Case Studies
- Industry Interviews

Preliminary Findings

Market Overview

- Real estate market is overbuilt currently
- Economy is still dependent on old-line manufacturing
- New economy industries are emerging still fledgling
- University spin-outs may be relatively slow
- Region has some high-potential companies

Preliminary Findings

Strengths

- Health sciences
- Logistics
- Entrepreneurship
- Early childhood development
- Homeland security

Preliminary Findings

Economy

- Growing base of funded research
- Bucks for Brains
- Favorable Intellectual Property policy
- Support for entrepreneurs

Preliminary Findings

Technology Park Case Studies

- Cold Stream Research Campus, University of Kentucky
- Centennial Campus, North Carolina State University
- Virginia Biotechnology Research Park, Virginia Commonwealth University
- Milwaukee County Research Park
- Research Park of the University of Illinois
- Massachusetts Biotechnology Park, University of Massachusetts Medical School
- Miami Valley Research Park (Dayton)

Preliminary Findings

Technology Park Success Factors

- Regional concentration of technology companies and university research
- Focused on institutional/regional strengths
- Strong university-entrepreneur partnering
- Proximity to campus
- Initial anchor tenant
- Funding availability
- Ability to develop speculative space
- Diversification and mixed uses

Preliminary Findings

Implications for Shelby Campus

- Need University presence – “value added”
- Need diversity of uses for cash flow
- Need initial capital funding

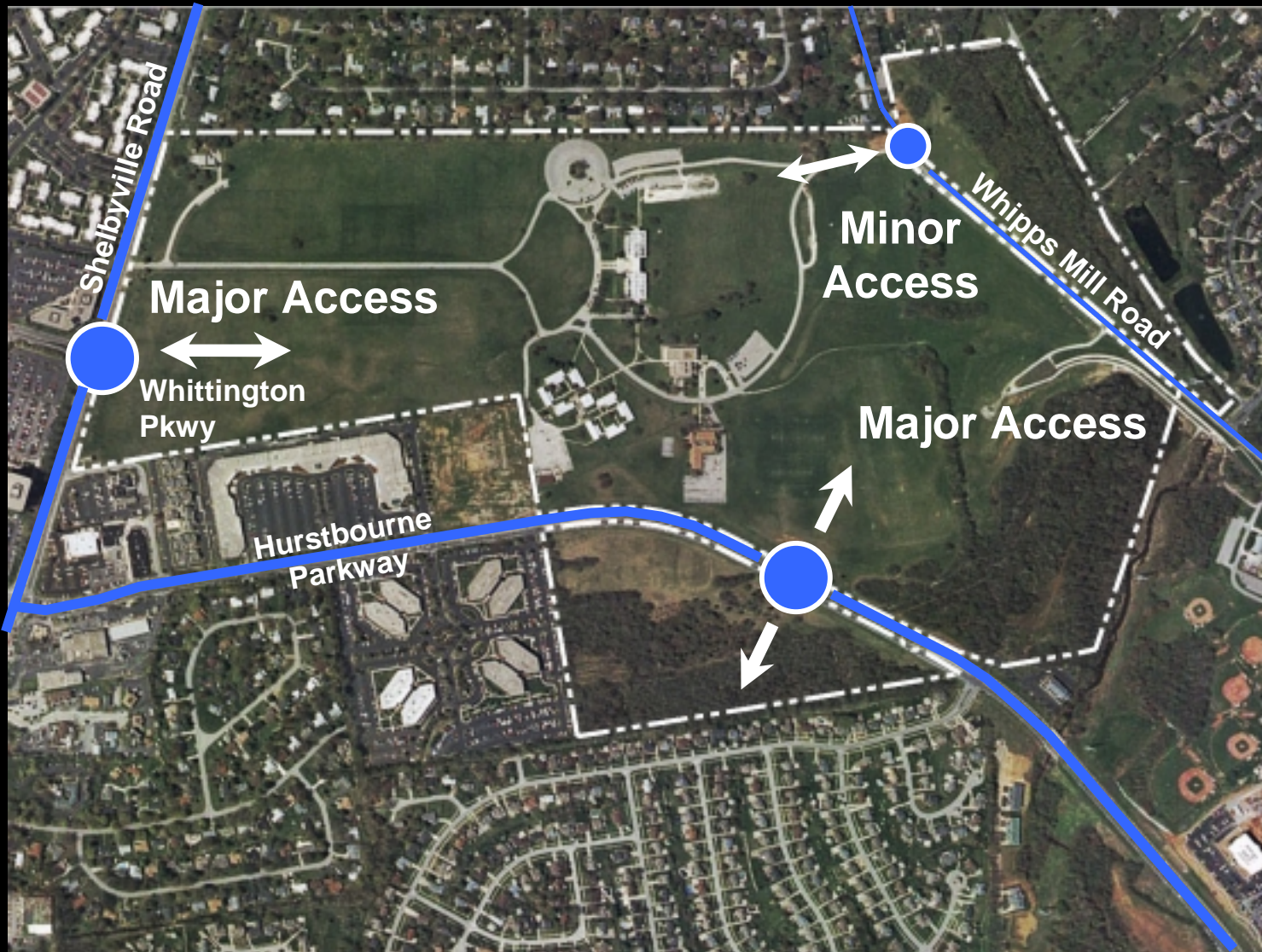
Preliminary Findings

Potential U of L Activities on Shelby Campus

- Lifelong learning
- Conferences, institutes
- Entrepreneurial Center
- Executive MBA program
- Homeland security
- Logistics / IT
- Early childhood development
- Multispecialty ambulatory care / clinical trials
- First two years of Medical School
- New School of Pharmacy (possibly with UK)

Preliminary Findings

Traffic & Access



Preliminary Findings

Initial Development



Landscaped Front Yard & Residential Buffer

Future Park

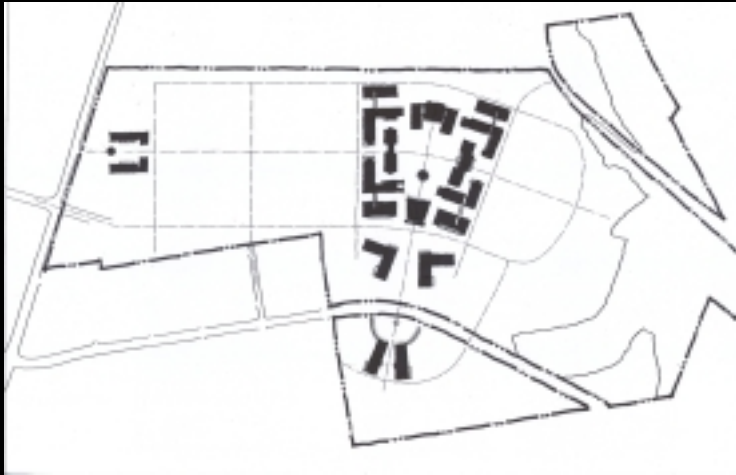
New Recreational Trails

Quadrangles 

Quadrangles & Buffers

Preliminary Findings

First Stage 5 – 25 Years



Buildings & Land Use



Roads & Parking



Quadrangles & Buffers

Design Criteria

- Distinctive Identity
- Creative "Walking" Environment
- Minimum Public Investment
- Compatible with Neighbors
- Responsive to Market & Mission

Preliminary Findings

Sector Areas



Campus Sector
90 Acres

Hurstbourne
Sector
40 Acres

Flood Plain /
Detention /
Setbacks /
Buffers
52 Acres

Residential
Sector
34 Acres

Front Yard /
Future Park
16 Acres



Preliminary Findings

Next Steps

Test Preliminary Findings:

- Physical Plan Dimensions
- Transportation & Infrastructure
- List Market & Program Opportunities
 - Evaluate creation of Center for Predictive Medicine
- Estimate Development Costs
- Prepare Financial Proforma
- Consider Management / Governance Structure