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
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)
Traffic & Access

Preliminary Findings
Preliminary Findings

Initial Development

Landscaped Front Yard & Residential Buffer
Future Park
New Recreational Trails
Quadrangles

Quadrangles & Buffers
Preliminary Findings

First Stage 5 – 25 Years

Design Criteria
- Distinctive Identity
- Creative “Walking” Environment
- Minimum Public Investment
- Compatible with Neighbors
- Responsive to Market & Mission

Buildings & Land Use

Roads & Parking

Quadrangles & Buffers
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
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