Evolution of Research Parks

Early Years (ex. – Research Triangle Park, NC)
- ex-urban greenfields
- homogenous business parks
- campus settings

Recent Years (ex. – University Park at MIT, Cortex)
- urban districts
- mixed use – R&D/office, retail, residential
- imbedded in the community, 24 / 7 live, work, play
Cortex History

- Founded in 2002 as an urban innovation district

- Purpose:
  - To commercialize university research locally to capture economic benefit for the St. Louis region
  - To assist in recruiting top faculty & students

- Sponsored by:
  - Washington University (WU)
  - University of Missouri – St. Louis (UMSL)
  - Saint Louis University (SLU)
  - BJC Healthcare (BJC)
  - Missouri Botanical Garden (MOBOT)
Objectives

- **Global**: to establish St. Louis as a nationally and internationally recognized technology hub
- **Local**: to serve as a regional technology-based economic and community development catalyst

**Focused** on transforming an 81-hectare midtown industrial neighborhood into a vibrant, 24-7, tech innovation community
Strong Sponsor Commitment

- Governance – continuous board participation since inception

- WU – initial US $15m, guaranteed US $25m prime mortgage on first Cortex building, provided US $29m (NPV) anchor lease commitments to leverage construction of two buildings, US $5m donation to new Cortex I-64 interchange, in process of moving the Office of Technology Management to Cortex

- BJC – initial US $5m, US $45m to build admin building in Cortex, US $6.75m donation to infrastructure, US $5m donation to new Cortex I-64 interchange

- UMSL – initial US $4m, now exploring evening bioscience credit class offerings in Cortex

- SLU – initial US $5m
Proximity

- UMSL: 10.6 km
- WU Main
- WU & BJC Medical: 5.3 km
- SLU Main
- SLU Medical
- MOBOT
- CTX

Google Earth

© 2012 Google
Immediate Context
Adjacent District Amenities

- Grand Center Arts District
- Missouri Botanical Garden
- Forest Park
- Central West End Neighborhood
- MetroLink Light Rail
Phase 1
1998 - 2010
Phase 1 (1998-2010) – Projects – US $164m / 950 jobs / 64,000 m²

Phase 1 (2004-2010) – 12 hectares acquired and land banked
Phase 1 Development

CORTEX 1

Solae/DuPont

CET I & II

West End Lofts
District Buildout

R&D/Office 344,000 m²
Retail 65,000 m²
Residential Units 1,000
Hotel Rooms 350
Clinical 9,300 m²
Cost Projections

Estimated Maximum Buildout Cost\(^1\)  US $2.1b
Estimated Public Infrastructure Cost\(^2\)  US $110m

\(^1\) Only if maximum buildout occurs
\(^2\) Streetscapes, CORTEX Commons, parking garages & proposed new Metro Station
# District Job Projections (broad continuum)

<table>
<thead>
<tr>
<th>Category</th>
<th>Jobs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office/Lab/Research</td>
<td>11,850</td>
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<tr>
<td>Retail</td>
<td>663</td>
</tr>
<tr>
<td>Restaurant/Entertainment</td>
<td>894</td>
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<tr>
<td>Residential</td>
<td>32</td>
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<tr>
<td>Hotel</td>
<td>175</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>13,614</strong></td>
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<tr>
<td><strong>TOTAL ANNUAL PAYROLL</strong></td>
<td><strong>US $711m</strong></td>
</tr>
</tbody>
</table>
Phase 2
Currently Under Development
Completion – March 2014

Phase 2 – Projects  US $138m / 1,400 jobs / 37,000 m²
Phase 2 – I-64 Interchange US $20m
Phase 2 Public / Private Partnership

- **Wexford Science & Technology** – a national research park developer investing US $106m in Phase 2 development

- **Washington University** – US $29m NPV of anchor lease guarantees, and moving OTM into Cortex District

- **BJC Healthcare** – developing US $45m SF office building

- **State of Missouri** – providing US $10m of MDFB tax credits resulting in US $20m of donations for public infrastructure

- **City of St. Louis** – providing Tax Increment Financing to complete CORTEX district-wide infrastructure
Phase 2 @4240 Lab/Office Building
Phase 2 @4240 Lab/Office Building
Phase 2 BJC Office Building
Phase 2 Infrastructure Improvements
CORTEX Project Summary
Phases 1 & 2

Investment  
US $322m

Square Meters  
101,000

Permanent Jobs **  
2,350 (18%)

** Permanent Jobs Goal at Build-Out: 13,000
Phase 3
In Negotiations
Expected Approvals – December 2013

- Mid-rise residential on podium of retail – US $40M
- Destination retail – US $125M
Phase 4 Being Implemented
Innovation Cluster Initiative

Establishing a cluster of 5 entrepreneurial centers in CORTEX to accelerate regional innovation by creating a dense, critical mass of entrepreneurial talent, tech support services and venture funding
Targeted Innovation Centers

- Center for Emerging Technologies**
- BioGenerator**
- Cambridge Innovation Center
globetrotter

- The HUB
- TechShop

** Existing
CORTEX
Innovation Community

A Transformative Initiative