

OSU-Cascades Innovation District



Oregon State University
Cascades

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**Associate Director for
Capital Planning and Construction**



Oregon State University
Cascades

OSU-Cascades is committed to growing innovators.

OSU-Cascades supports innovation through education, research, and service to the community. We have a variety of initiatives to support our campus and the community:

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**Innovation and
Entrepreneurship
Option**

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Cascades Edge

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**Internships and
Capstones**

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Makerspace

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Faculty Research

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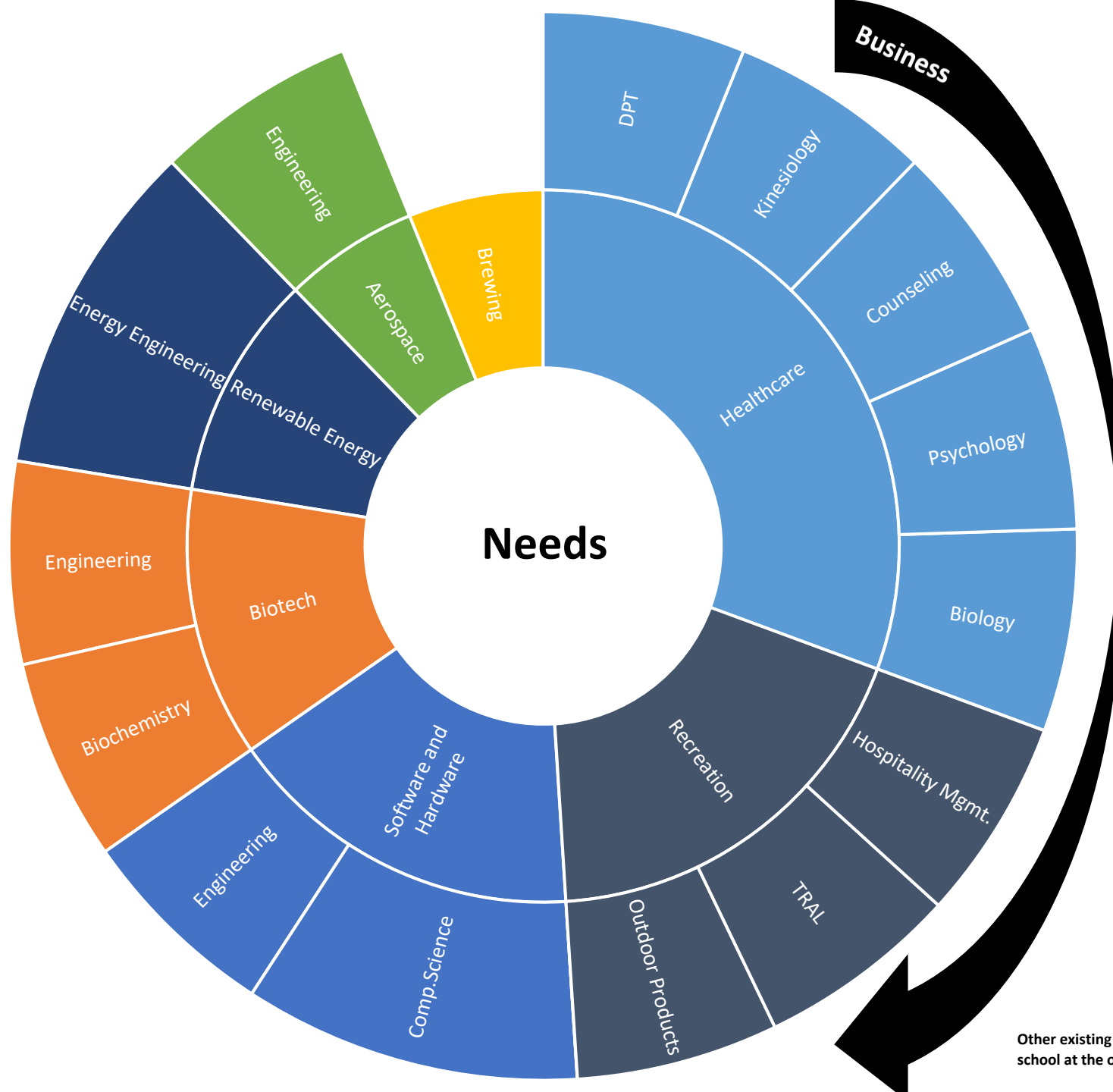
**Innovation
Co-Lab**

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Innovation Hub

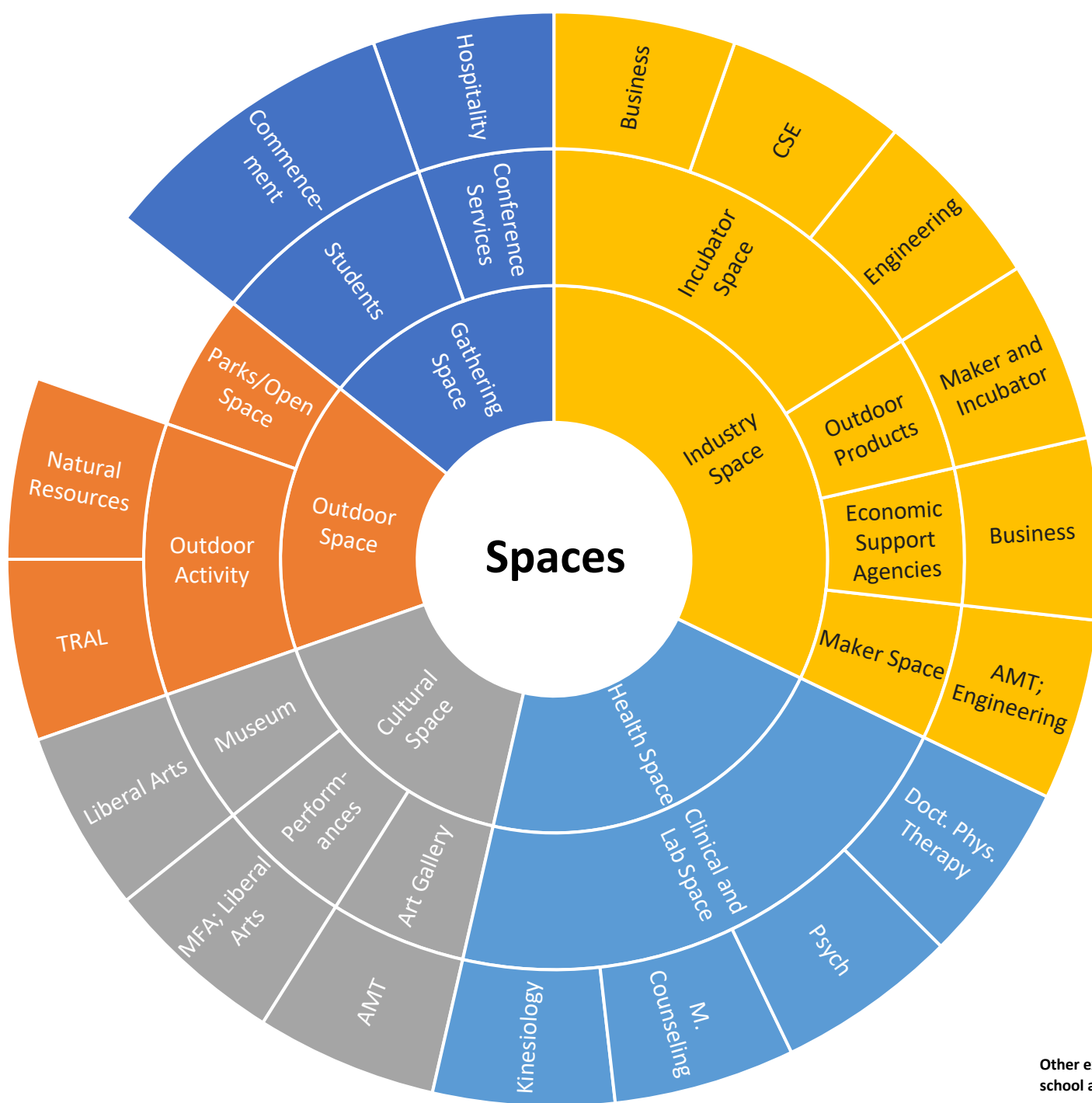
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**Innovation
District**



Academic Programs Built to Align with Community Needs

Other existing Programs for comprehensive 4-year university: Psychology, American Studies; Education – shows up in K-12 school at the other end of site



A Campus Built for Community

Spaces for on and off campus communities create bigger opportunities.

Other existing Programs for comprehensive 4 -ear university: Psychology, American Studies; Education – shows up in K-12 school at the other end of the site,

What is an Innovation District

THREE MODELS OF INNOVATION DISTRICTS

Innovation districts have come to be grouped into three different categories — the anchor model, the re-imagined township model and the science park model.

- In the anchor model, a university and nearby business, tech or science institution combine grounds in the center or along the outskirts of an urban environment.
- In the re-imagined township model, educational and corporate entities create a new innovation district by leasing old warehouses in an urban setting. One of the most clear-cut examples of this model is the once-abandoned warehouse district of South Lake Union in Seattle, which has been renovated into a group of facilities that specialize in tech and science.
- The science park model accounts for innovation districts that have come together on suburban office parks. Often times, the universities, businesses and labs that participate in the district are native to the area, and simply opt to combine efforts for mutual benefits.
- An innovation district could theoretically be created in any U.S. city, large or small. However, the entities that form such districts are not always situated in close enough proximity. For an innovation center to form and thrive, it needs to have a variety entities — anchor businesses, research campuses, landowners, investors, local governments, etc. — joined in a particular area with a common goal.

What is an Innovation District

Continued....

A joint study conducted between the Association of University Research Parks (AURP) and the Technology Partnership Practice (TPP) found that **innovation districts collectively span at least 47,000 acres and employ more than 300,000 people across North America**. Some of these districts are situated on pre-existing universities, while others expand from university grounds and encompass nearby labs. In some cases, innovation districts even serve as midway parks between adjacent universities.

Each job in an innovation district produces roughly 2.57 jobs in a corresponding industry. When you consider how this multiplies in the real world, the a forementioned figure of 300,000 translates to more than 750,000 industry positions, which makes the industry district opportunity fairly lucrative for students as they transition to the workforce.

<https://www.hersheyresearch.com/the-benefits-of-innovation-districts>



Kendall Square, Boston, MA

Unique attributes of an innovation-focused development

Workforce Housing



Advanced Research



Commercial office space



Town square



At its core, an innovation-focused development is:

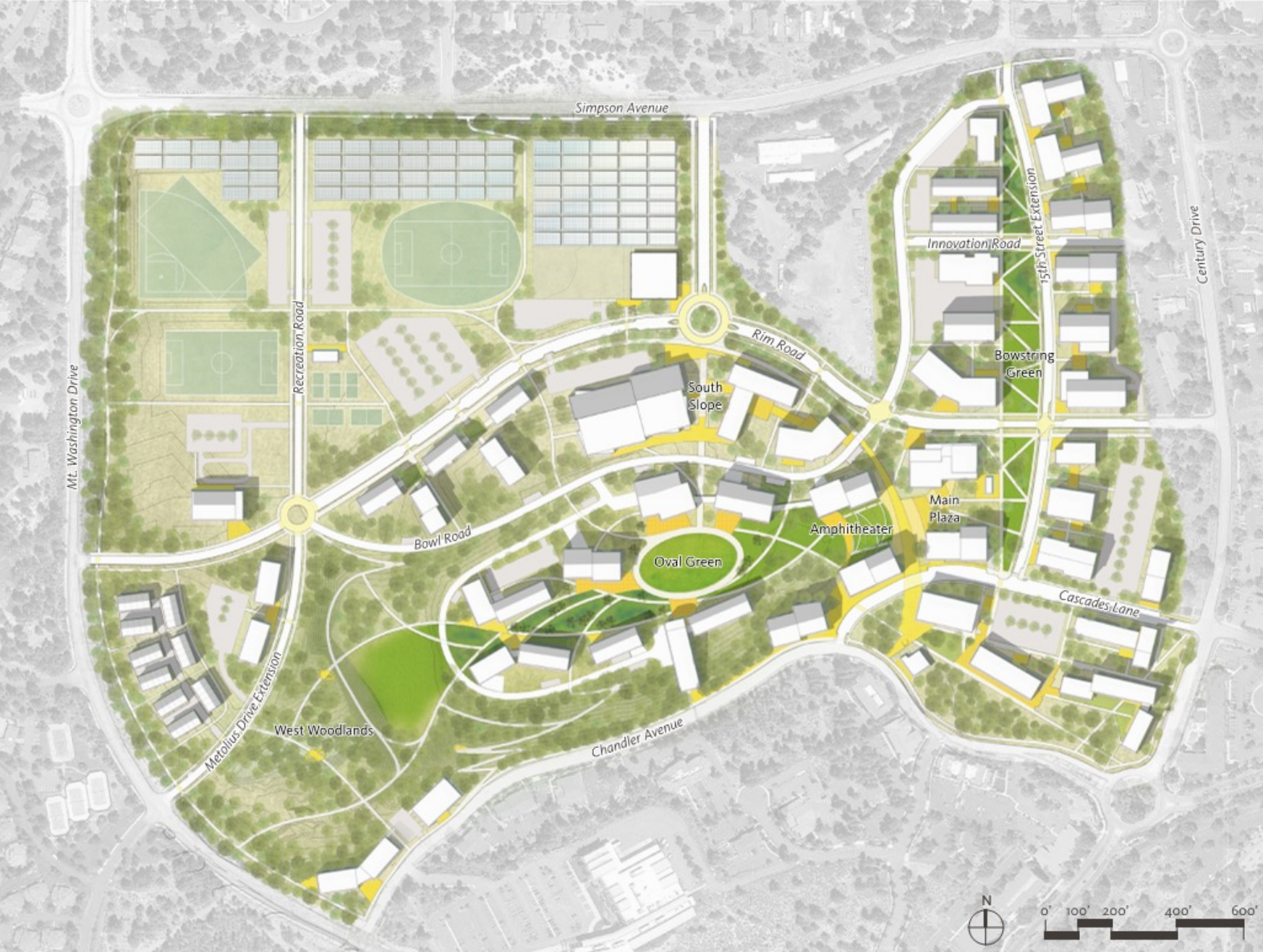
- **first about the people and their work in these places.** The real estate solution to bring about the development is merely a means to an important innovation end and brings ideas and solutions to inspire and help people thrive.
- **Second, the real estate needs to be activated and curated.** This occurs by creating special places from the inside out; creating something for everyone. Through thoughtful design and programming, the facility should foster the core talent capabilities, attract complementary resources, and fundamentally drive collisions that lead to disruptive innovation. All of this is done in tandem with increasing benefits to the local community and bringing a diverse population to the innovation ecosystem.
- **Third, innovation districts provide a number of project opportunities to support the "live, work, play" districts,** including: housing and mixed-use developments; neighborhood amenities, such as grocery stores and activated public spaces; and reimagined infrastructure, such as bike paths, pedestrian-oriented sidewalks and paths, and connections to mass transit .
- **Finally, while innovation districts offer clear benefits for industry partners and institutions, they also provide a path to equity for their surrounding communities.** Many existing innovation districts are located near diverse low- and moderate income neighborhoods where up to 60% of residents do not have a college degree. Innovation districts provide a wealth of opportunities for existing residents to join the innovation economy through renewed educational opportunities, as well as through employment opportunities either directly from the industry or indirectly by jobs created by the development. By leveraging nearby public transportation, innovation districts have an easy connection to the rest of the area, including disadvantaged neighborhoods, which helps make innovation districts accessible and inclusive to all.

<https://www.edgemoor.com/post/innovation-buildings-the-future-of-higher-education>

Innovation Districts	Name	State	City
MIT	Kendall Square	Mass	Boston
Georgia Tech	Technology Square	Georgia	Atlanta
Drexel Univ	Univ City	Penn	Philadelphia
UC Davis	Aggie Square	California	Davis
University of Washington	South Lake Union	Washington	Seattle
Clark College	Boschma ID	Washington	Ridgefield
Cornell	Tech Campus	New York	New York
University of Washington	Portage Bay Crossing	Washington	Seattle
Univ Illinois Urbana Champaign	Research Park	Illinois	Champaign
Virginia Tech	Creativity and Innovation District	Virginia	Blacksburg
Purdue	Discovery Park	Indiana	West Lafayette
Texas Tech	Research Park	Texas	Lubbock
Univ Texas – Austin	Texas Innovation Center	Texas	Austin

What are additional impacts?

- Integrate and embed **industry, government agencies and non-profits**
- Catalyze **faculty** research, intellectual property development, and technology development,
- Create **student** educational opportunities by supporting undergraduate research, job shadowing, internships and capstone projects,
- Provide the **community** with the resources to ideate, prototype, and commercialize, and
- Support **existing companies** while supporting new **startups**.



Master Plan

- The central campus buildings are organized around a bowl-shaped civic open space.
- Higher density located along eastern section and central core and organized around green spaces.
- Over 10 miles of connecting pathways between the buildings and across campus.
- Large wooded area to west end of campus
- Green open space buffers along the Mt. Washington and Simpson edges.
- The campus will be permeable and connected to the community.

The OSU-Cascades master plan envisions a variety of spaces in the Innovation District, including tech, flex, office space, commercial, experiential retail, workforce housing, and assembly space.

Buildings will support research, technology commercialization, incubation, and economic development organizations. The district will offer proximity to OSU-Cascades students, faculty, facilities and other amenities.



Phase 1	All Phases
8 acres	24 acres
6 buildings	18 buildings
255,500 sq. ft.	855,400 sq. ft.

Scope of work:

This project will invest \$34M to create build-ready land for the Innovation District. Work includes remediating 8 acres of landfill and installing infrastructure, including water, sewer, electric, conduit for future broadband, roads and a new access to Century Drive.

OSU Cascades Innovation District

Land Development – Phase 1

Oregon State University-Cascades

Innovation District Background

Building 1— 45,000 SF Middle Market Housing

Building 2— 33,000 SF Class A Office and Ground Floor Retail

Building 3— 54,000 SF Class A Office

Building 4— 45,000 SF Class A Office

Building 5— 55,000 SF Class A Office and Light Industrial

Building 6— 40,000 SF Conference and/or Performing Arts



Imagine the Possibilities

Advanced Research



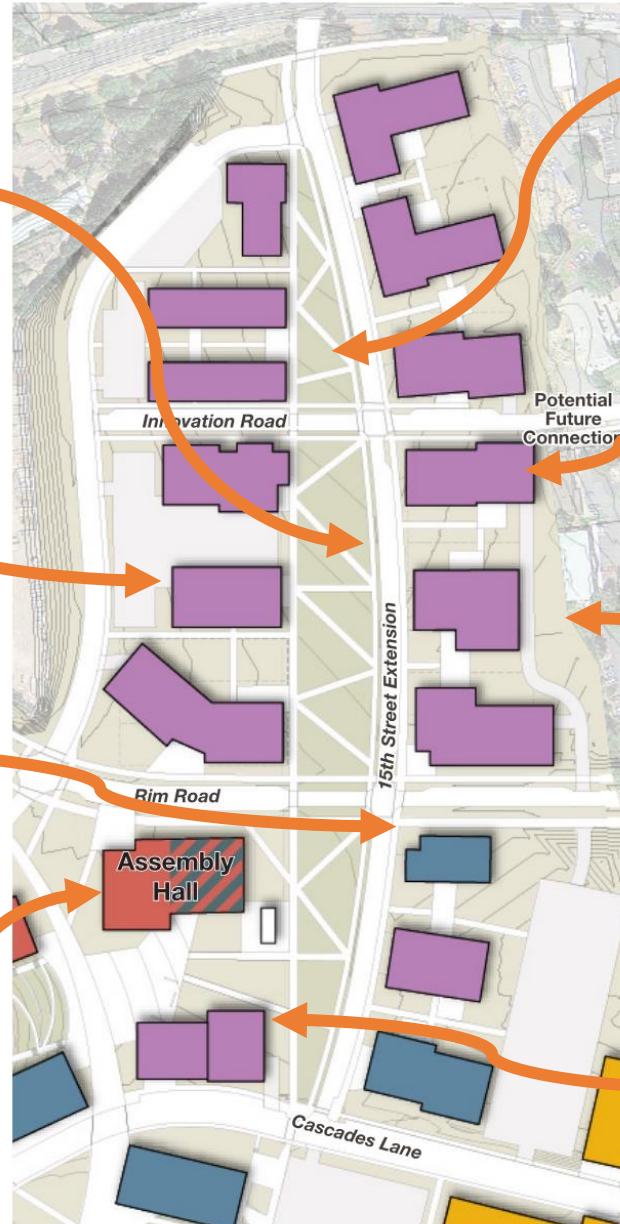
Workforce Housing



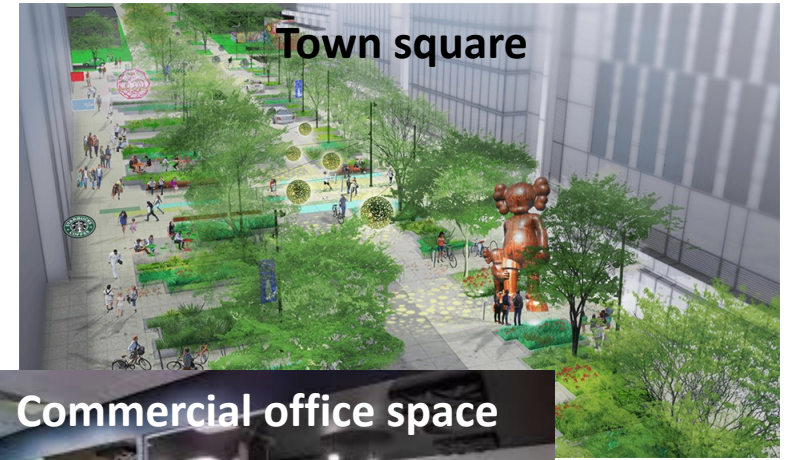
Instructional Space



Presentation Space



Town square



Commercial office space



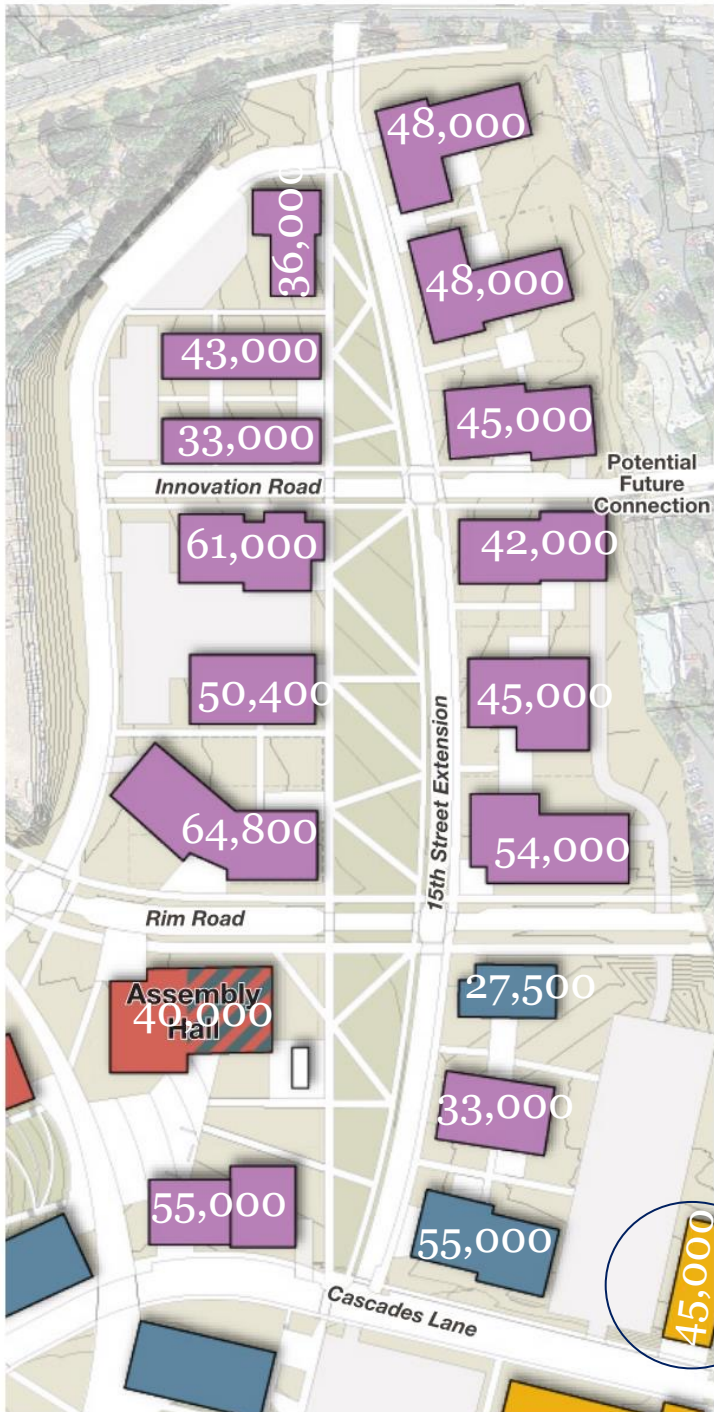
Core services



Creation space

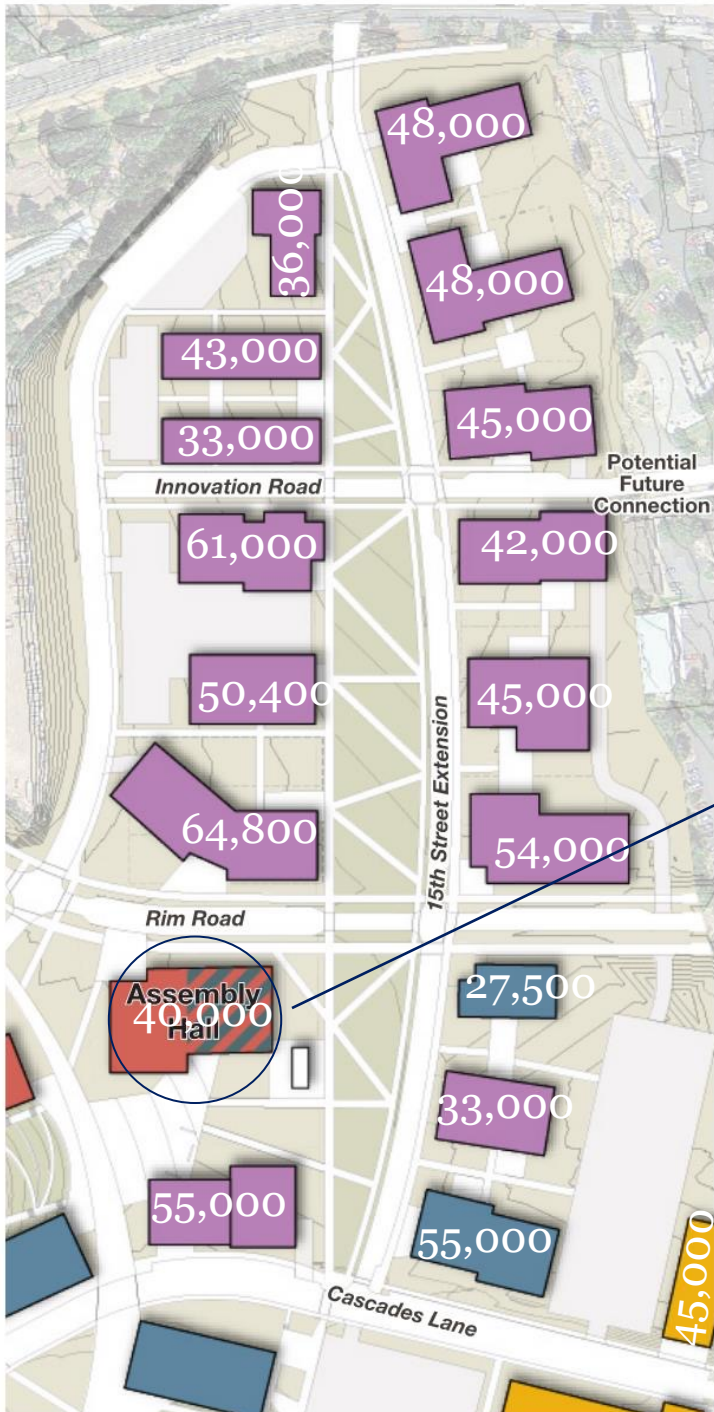


Building 1: Housing



Imagine the integration of 300 beds of affordable and/or middle market housing serving student, faculty, staff, and the community. A childcare (early learning) center could be co-located on the main floor.

Building 6: Conference/Performing Arts



Imagine the possibility of a large assembly space serving performing arts, student engagement and/or conference services, a children's interactive science museum, and an OSU-Cascades hospitality management program run restaurant lab for food and hospitality innovation.

Innovation District Development Partner Targets

At a conceptual level, OSU-Cascades will prioritize District space use based on the key traded sector clusters, employers, and manufacturing in the region aligned to OSU-Cascades academic core competencies.

- High technology (software and hardware)
- Biotechnology (pharma and medical device)
- Healthcare
- Recreational/outdoor equipment and apparel
- Brewing and distilling
- Aerospace
- Tourism/hospitality
- Renewable Energy

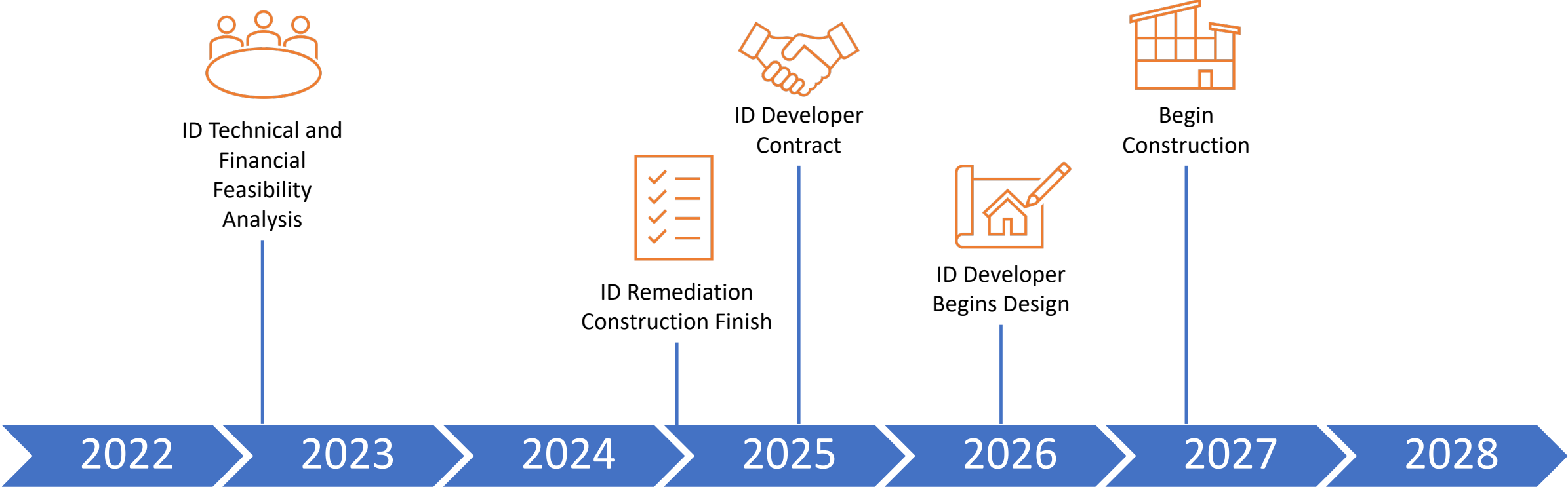


Innovation District Amenities

These Districts are often supported by a number of features that are difficult to find in the area. OSU is considering the amenities below.

- High speed network (Bend area network is poor)
- Security
- Park like setting with events
- Live, work, learn environment
- Sustainably designed buildings
- Central Oregon lifestyle
- Close collaboration and support from OSU
- Access to students for internships and developing workforce
- Heating/Cooling supported by central plant
- Farmers Market and Other events

Development Timeline



The Opportunity

Interested in getting involved in innovation, entrepreneurship, and mentorship initiatives? Contact adam.Krynicky@osucascades.edu

Interested in potentially leasing space in the Innovation District?
Contact jarrod.penttila@osucascades.edu

Please let us know if you'd like to learn more or if you have any questions.

Appendix