

UMBC Research Park

UMBC's Mission and the Research Park

The UMBC Research Park is an initiative in technology transfer and technology-based economic development which is an integral part of UMBC's strategy and program for carrying out its mission as a public research university. The aim is to enlarge and strengthen UMBC's academic research programs through cooperative research with the companies that will locate in the Park. The activities in the Park will be limited to those which meet the objectives that have been established by UMBC. Manufacturing, warehousing and hotels are excluded.

Objectives

- Expand the opportunities for establishing mutually beneficial research and development relationships between UMBC and public, private and not-for-profit organizations
- Create new sponsored research opportunities for faculty
- Provide employment opportunities for students and graduates
- Develop collaborative arrangements that yield access to state-of-the-art equipment and facilities which support the mission of UMBC
- Encourage technology transfer
- Contribute to the economic growth of the region

Project Description

The UMBC Research Park comprises 95 acres of vacant, predominantly wooded land with steep to moderately rolling terrain in the southern portion of the UMBC campus. The Park has major frontage on UMBC Boulevard to the west, secondary frontage on campus Loop Road to the north, and Sulphur Spring Road and Shelbourne Avenue to the east. UMBC Boulevard provides direct access to the I-95 interchange with I-195, the latter leading to BWI Airport. The Park also has excellent access to the I-695 interchange with Wilkens Avenue.

In the fall of 1989, UMBC retained an interdisciplinary consultant team to prepare a feasibility study and master plan for the Research Park. The team was led by the land planning firm, Sasaki Associates, and also included Hammer, Siler, George, Associates for economic, market and financial analysis, Kidde Consultants, Inc. for engineering and K.S. Sweet for financial and park management concepts. The feasibility study and master plan were completed in the fall of 1990.

The consultants found that the UMBC Research Park site had excellent access, that there were no infrastructure system capacity constraints--i.e. water, sewer, etc., and that a high quality research park could be created with minimal environmental disturbance or impact. This will be accomplished through the preservation of environmentally sensitive areas as open space and adherence to design covenants and guidelines. The consultant's market analysis indicated that the UMBC Research Park could compete well within the large Baltimore-Washington corridor R&D market and that there would also be significant market potential generated by UMBC as a research institution. Full buildout was projected within 10-20 years, with the recommended strategy of obtaining an early major corporate tenant resulting in buildout by 2002.

The Master Plan provides for a low density, high quality research park with a total of 734,000 gross square feet. The attached master plan shows 12 buildings on parcels defined by the proposed roads and existing stream valleys on the site. In order to preserve the integrity of the streams, wetlands, and other sensitive natural areas, only 36 acres of the 95 total acres are to be developed with buildings and parking areas.

The primary project entrance is located along UMBC Boulevard and is flanked by a pair of sites for focal signature buildings and special landscaped entrance features. A secondary entrance has been located on campus Loop Road. An inner loop road within the Research Park is designed to link the building parcels while minimizing infrastructure costs and wetlands disturbance and maximizing views of open space.

Project Cost and Funding

The total cost of common infrastructure for the Research Park is estimated to be \$4.8 million. The first phase of development will cost about \$1.8 million and will be financed with loans from the State of Maryland and other non-profit sources at favorable rates and terms. Debt service will be supported from long-term land lease rental revenues. No University funds will be used to finance the infrastructure or subsidize the Park. Future infrastructure phases are expected to be funded by grant funds.

Benefits of UMBC Research Park

Upon full buildout, expected in 10-20 years, the UMBC Research Park is expected to achieve:

- * 1,500 - 2,000 jobs on site
- * \$1.5 - 2.0 million in real estate taxes for Baltimore County
- * \$80 million (1991 dollars) of building construction

- * Enhancement of UMBC's research programs through a significant increase in collaborative research and access to space and equipment

First Phase of Development

The first phase of development is expected to start in 1991 with the construction of infrastructure to serve three sites aggregating 10 acres, including a site for a major anchor tenant. It is expected that the Westinghouse Corporation will begin construction in 1991 on a keynote site at the main entrance to the Park. This will be a 50,000 square foot building for Westinghouse's Manufacturing Systems and Technology Center, a project of significance to the State's economy as well as the UMBC Research Park. Westinghouse wants to increase cooperative research and interaction with UMBC--precisely the rationale of the Park.

Upon completion of Phase I by 1995, the following benefits are expected:

- * A 50,000 square foot facility for Westinghouse's Manufacturing Systems and Technology Center with
 - 300 employees
 - \$8-10 million for building construction
 - \$100,000 or more in real estate taxes
- * A multi-tenant building for small and medium research and development companies with
 - 100-150 employees
 - \$4-5 million for building construction
 - \$50,000 or more in real estate taxes
- * A site for either the Maryland Bioprocessing Facility or a second multi-tenant building

Organization

UMBC intends to establish a new non-profit development corporation to develop the infrastructure, handle marketing and maintenance and monitor leases, covenants, restrictions, etc. This corporation would be the recipient of grants and/or loans for infrastructure and would be legally responsible for the repayment of loans. The source for meeting debt service payments as well as operating costs would be the rents from land leases. All land leases would be subject to covenants and design guidelines that will assure that the uses, quality of design, maintenance, etc. are consistent with UMBC's goals for the Research Park.