

Discovery Park District at Purdue

...

What is Discovery Park District?

- The Discovery Park District is a 400-acre, mixed-use development adjacent to Purdue University's West Lafayette, Indiana, campus. It includes laboratories and other resources for academic research; manufacturing facilities for companies that offer high-tech, high-paying jobs; and multiple housing options like townhomes, single-family homes and apartments. It is in the midst of a \$2+ billion, 20-year development that began with re-routing U.S. Route 231 around West Lafayette and continued when the city annexed the university in 2016.

\$2 Billion+

Total Private Investment in Discovery Park District Development Projects with an additional \$1.8 Billion planned

Investors

Eli Lilly provided \$26 million in 2001 for initial funding for centers and programs in Discovery Park

Schweitzer Engineering Laboratories - \$20 million, 100,000 sq ft facility for electric power research (SEL Purdue) opened in Feb 2020 on the West edge of Discovery Park District - 300 employees

Saab - \$37 million manufacturing facility opened Oct 2021 (Saab West Lafayette), will create 300+ jobs by 2027

Rolls-Royce - \$204 million for one building and 2 test facilities ([Hypersonic Ground Test Center](#))

SkyWater Technology announced (July 2022) it will build a \$1.8 billion semiconductor facility (planned investment)

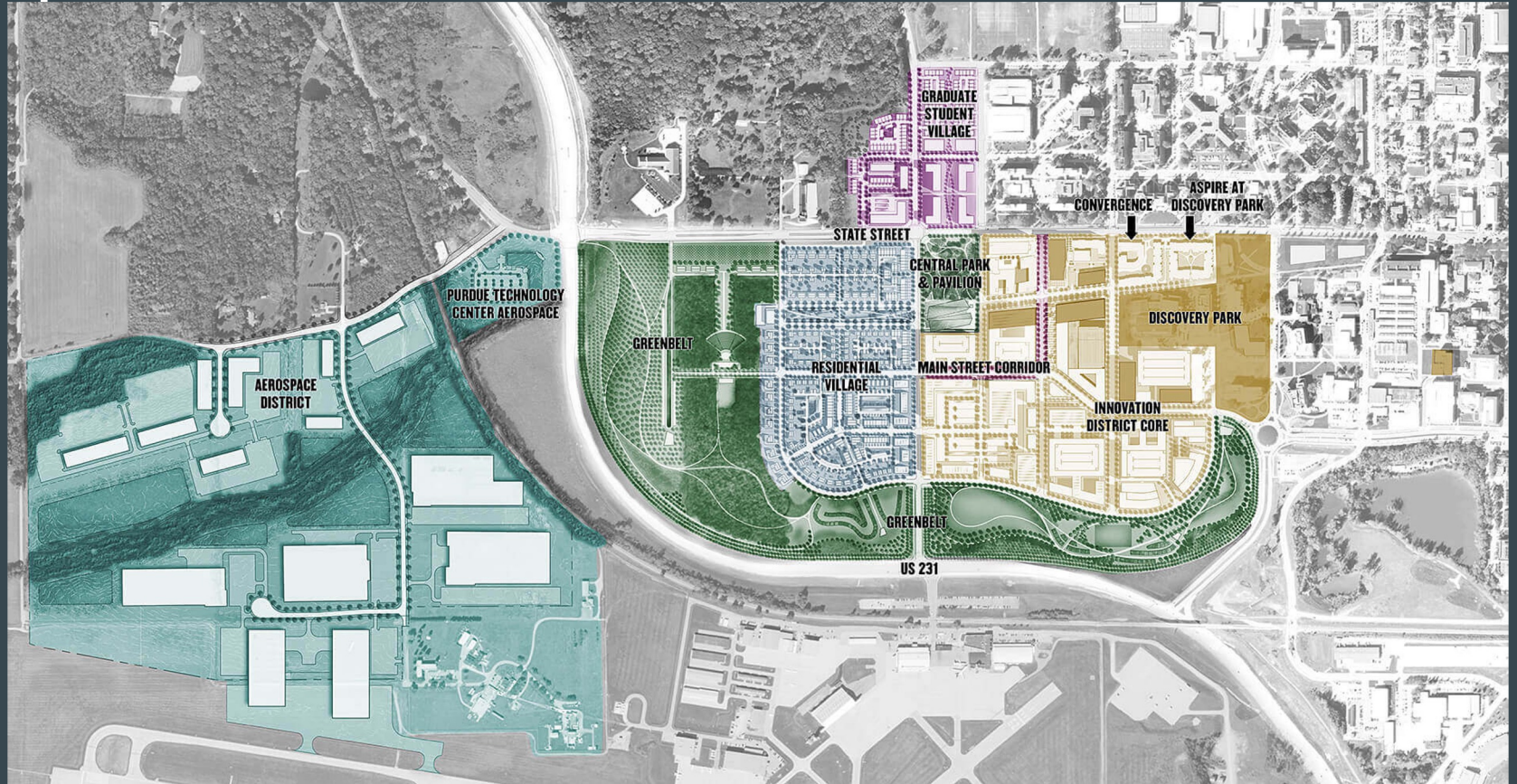
\$889.5 Million

Worth of public investment flowed into Greater Lafayette from 2015-20, much of that through the Discovery Park District

10 FACTS ABOUT DISCOVERY PARK DISTRICT AT PURDUE

- 1 **Located at the western gateway to Purdue University offering all that a vibrant Big Ten University has to offer.**
- 2 **Home to Fortune 100 companies, early-stage startups, and everything in between.**
- 3 **A 6,600' runway, airport and advanced aerospace labs are located within Discovery Park District at Purdue.**
- 4 **Located 2 hours south of Chicago and 1 hour northwest of Indianapolis with easy interstate access.**
- 5 **A walkable community with ample green space, restaurants, residential, and entertainment options.**
- 6 **Leasing opportunities from co-working spaces to 50-acre green fields to suit any business need.**
- 7 **Unmatched access to world-class University researchers and advanced R&D facilities.**
- 8 **A 400-acre master planned, mixed-use development.**
- 9 **A focused ecosystem attracts specialized talent and service providers to help your business move faster.**
- 10 **Discovery Park District at Purdue is a qualified Opportunity Zone, offering businesses favorable capital**

Map of Discovery Park District



Historical Timeline

2001 - Discovery Park was established with donations from the Lilly Endowment (\$26 million) and from the state of Indiana (\$5 million), the first buildings opened in 2004. By 2014, Discovery Park had surpassed a \$1 billion milestone in research investments and impact, with 6 research and office buildings

June 2016 - \$120 million State Street Redevelopment Project - changed roads, traffic flow, bike traffic, etc

2016 - District first detailed when [West Lafayette annexed the Purdue Campus](#)

April 2018 - Purdue Research Foundation and Browning Investments LLC announce the 30 year commitment to DPD and unveiled the \$1 billion masterplan

August 2019 - Completed building student housing: Aspire at Discovery Park (details on slide 13)

February 2020 - Schweitzer Engineering opened is \$20 million, 100,000 square foot facility for electric power research. Employees 300 people

2020 - Convergence Center Completed - broke ground in 2018 (details on slide 9)

Historical Timeline Continued...

2020 - Continuum Apartment Complex was completed (details on slide 18)

October 2021 - Saab opened its \$37 million manufacturing facility (first announced in May 2019). Employment is expected to reach 300 by 2027

2021 - Some units were ready for move-in in the Provenance community (details on slide 14)

April 2022 - Rolls Royce committed \$204 million to build 2 new testing centers and one new building

May 2022 - Purdue and Ascension St. Vincent announced plans to build a neighborhood hospital (details on slide 10)

July 2022 - SkyWater Technology announced they will build a \$1.8 Billion semiconductor facility

March 2023 - Announced Senior Living development: Vacity (details on slide 20)

2024 - Source Living expected to be completed (details on slide 19)

Convergence Center

A 145,000 square foot, 5 story office building in the Discovery Park District. Completed in 2020.

Partners with space in the Center:

- Bayer
- Beck's Hybrids
- Identify Sensors
- Nine Twelve
- PRF Alliance Management
- PRF Economic Development Office
- PRF Office of Technology Commercialization
- Tilson
- Wabash National (2,000 sq ft)
- Zorion Medical



Ascension St. Vincent Hospital

- In May 2022, Ascension St. Vincent and Purdue announced plans to build a neighborhood hospital in the DPD. Construction began in 2022.
 - 7 acres of land used
 - 8 private inpatient medical beds
 - 8 emergency department treatment rooms
 - CT and other imaging services
 - Laboratory services
 - State-of-the-art consumer-focused technology, including telemedicine
- This is the first development of what will become a larger medical complex at Purdue
- Costing \$75 million for Phase 1, with plans to expand to \$7 million over the next few years

Residential at Discovery Park

Aspire at Discovery Park

- Completed in August 2019
- Private \$86 million, 835 bed apartment complex designed for students
- 3 buildings, 387,000 square foot residential complex
- Includes studio, two-bedroom, and four-bedroom apartment styles
- 18,000 square feet for community and retail space
- Full capacity



Provenance

- Developed by Old Town Design Group
- Features single-family detached homes, townhomes, cottages, condos, and market-rate apartments
 - 500 different units
- Plans for a community center, fitness center, restaurants and retail, a day care facility, preschool, and community gardens
 - Day care facility is designed to be 17,000 square feet and will support 156 children



Provenance Single Family

- Now Selling Phase 1 and 2
- Starting at \$575,000
- Variety of SF floorplans ranging from 1,600 to 2,320 square feet
- Up to 4 beds and 3.5 baths
- Each home will have a private outdoor living area, 2 car garage and open concept living areas
- 56 Ready to Build lots that are 45'x100' wide in Phase 1



Provenance Townhomes

- Start at \$500,000
- Two and Three-story options
- Up to 3 beds and 3.5 baths
- Square footage ranging up to 2,138 sq ft
- Each residence will have a private outdoor living area, two car garage, and open concept living areas
- 16 Three-Story Townhomes and 14 Two-Story Townhomes Available on lots that are 24' x 75' wide in Phase 1 and 2



Provenance Apartments

- Studio, 1, 2 and 3 bedroom apartments
 - Pricing info on all units was not available, but prices approximately begin in the \$1700s and go up to \$2500+
- Lots of different amenities



Continuum

- Luxury Apartments completed in 2020
- Floor plans offered are Studio apartments (start in the \$1700s), 1 bedroom (start at \$1850) and 2 bedrooms (start at \$2400)
- 249 apartments
- Amenities include a clubhouse, over 15,000 sq ft of retail space, pool, fitness center, etc



Source - Alumni Housing Project

- Expected to be completed in 2024
- Luxury Condo Complex
- Right on the edge of campus
- 57 units with 2 bedroom or 3 bedroom floorplans
 - 2 bedrooms (24 units) - from the \$400,000s
 - 3 bedrooms (27 units) - from the \$500,000s
 - Executive Suites (6 units) - from the \$700,000s
- Targeted at Alumni for a second home
- Covered Parking



Varcity - Senior Living Development

- Senior living for Alumni was announced in March 2023 - construction has not begun
- Will be developed by Varcity
- Villas, townhomes, and apartment living options
- Residents expected to be in their mid 60s- mid 80s
- Dedicated health and wellness support for Varcity residents that includes telehealth and telemedicine, physical therapy facilities, assisted-living options and more.
- Development will sit over ground level amenities that will be available to everyone on campus
- This development will offer important opportunities for students to work with, learn from and possibly even live alongside older adults.



Key People at Purdue Research Foundation

The Purdue Research Foundation is a private, nonprofit foundation that manages the Discovery Park District.

- Rich Michal - SVP of Capital Projects and Facilities
- Jeremy Slater - VP of Capital Projects and Facilities
- Dan Hasler - Chief Entrepreneurial Officer