

MASTER PLAN

INNOVATION PARK



INNOVATION PARK @ Missouri University of Science and Technology

**Approved by The Board of Curators of the University of Missouri
July 27, 2007**

*Development of a technology and research park for the
Missouri University of Science and Technology¹*

¹ Effective January 1, 2008, The University of Missouri-Rolla (UMR) will become the Missouri University of Science and Technology (Missouri S&T), and the latter name and abbreviation will replace all references to the former name and abbreviation in this document.

Updated December 22, 2010 to reflect name change of the campus and personnel changes at UM System office.

DATE: July 27, 2007

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EXECUTIVE SUMMARY

The Golf Course at Missouri S&T is an approximately 60 acre site adjacent to the UMR athletic complex approximately ½ mile from the main campus within the city limits of Rolla. At its April 2007 meeting, the Board of Curators approved the designation for the Golf Course as a Research Park pursuant to Statute 172.273 of the Missouri Revised Statutes.

With the expansion of economic development as the fourth mission of the University, the Rolla campus has sought a location to expand its strong connection with private industry as well as provide a location for long term growth of the academic and research facilities of the campus. Innovation Park will serve as a mixed academic and private research park focused on the core strengths of Missouri S&T in Materials, Energy, Information Systems and Advanced Manufacturing, but also serve as a site for all Missouri S&T discoveries to do business.

The extent to which the park develops will be determined by the marketplace. The research park will be a joint project between the University of Missouri Office of Research and Economic Development and the Missouri University of Science and Technology.

To implement this development plan, the University has adopted Protective Covenants to guide the development of the park such that it complements the University campus and strengthens the surrounding communities.

CHAPTER 1 GOALS & OBJECTIVES

A. MASTER PLAN COMPATIBILITY WITH INNOVATION PARK

The proposed Missouri S&T INNOVATION PARK encompasses approximately 60 acres of University owned property adjacent to the current Missouri S&T campus. This site will be developed to create a mixed academic and private research park to enhance economic activity in the South Central Missouri region. The research park and its occupants will focus on engineering and science technology and serve as a site for all Missouri S&T discoveries to do business. From the perspective of the future users of the INNOVATION PARK, this academic-private synergy will include employee education, faculty consulting, student employment, part-time faculty positions, internships and mentoring, seminars and conferences, shared use of facilities, sponsorships and scholarships, advisory board positions, academic exposure for employees, business exposure for faculty, and technology transfer. INNOVATION PARK will also be home to a new business and technology incubator to facilitate the conversion of University technology into commercial products and new businesses.

B. UNIVERSITY GOALS & OBJECTIVES

Section 172.273 of the Missouri Revised Statutes provides that “the Curators of the University of Missouri may establish research, development and office park projects, in order to promote cooperative relationships and to provide for shared resources between private individuals, companies and corporations, and the University of Missouri, for the advancement of the University in carrying out its educational mission and such projects are declared to be in furtherance of the purposes of the University.” The development of a research park on the Missouri S&T campus, named Innovation Park, is consistent with this legislation, which affirms the University’s “legitimate and necessary role” in such economic development activities.

The University of Missouri Board of Curators recently approved adding economic development as the fourth mission of the University. Innovation Park is fully consistent with the University of Missouri System Strategic Plan approved by the Board of Curators in 2006. The third theme of the Strategic Plan is Community-University Engagement, which includes a goal of promoting innovation and economic development through public-private partnerships.

The University of Missouri desires to attract ground-lease tenants to INNOVATION PARK who will complement the University’s mission. Specifically, the University will look for tenants with whom the University can interact synergistically. Thus, the most desired commercial development entails uses that may involve technology transfer, student internships and employment, joint appointments, tailored and expanded course opportunities, and faculty teaching and research opportunities, as well as academic exposure and image.

From the perspective of the future users of INNOVATION PARK, this academic synergy will include employee education, faculty consulting, student employment, part-time faculty positions, internships and mentoring, seminars and conferences, shared use of facilities sponsorships and scholarships, advisory board positions, academic exposure for employees, business exposure for faculty, and technology transfer.

C. SITE COMPATIBILITY FOR DEVELOPMENT

INNOVATION PARK will sit on approximately 60 acres, a site ideal for development. It will be located within the current city limits of Rolla providing much of the infrastructure needed for development. Major arterial streets (10th Street and Fairgrounds Road) serve the site; utilities are all available within or adjacent to the site.

CHAPTER 2 LEGAL DESCRIPTION AND LOCATION

A. LEGAL DESCRIPTION

A fractional part of the Northwest Quarter of Section 11, Township 37 North, Range 8 West of the 5th P.M. and a fractional part of Lots 113, 116 and 117, Railroad Addition, Rolla, Missouri described as follows: Commencing at the Northwest Corner of the Northwest Quarter of the Northwest Quarter of said Section 11; thence South 0°55'40" East, 29.92 feet along the West line of said Northwest Quarter of the Northwest Quarter to the South right of way of 10th Street, the true point of beginning of the hereinafter described tract: Thence North 89°21'50" East, 536.43 feet along said North right of way of 10th Street; thence southerly 38.79 feet along the arc of a curve, concave easterly with a radius of 25.00 feet; the chord of which is South 44°54'30" West, 35.02 feet; thence South 0°27'10" West, 267.48 feet; thence southerly 95.43 feet along the arc of a curve, concave easterly with a radius of 1975.00 feet the chord of which is South 0°55'50" East, 95.42 feet; thence South 2°18'50" East, 241.51 feet; thence southeasterly 255.77 feet along the arc of a curve, concave northeasterly with a radius of 525.00 feet the chord of which is South 16°16'20" East, 253.25 feet; thence southerly 192.08 feet along the arc of a curve, concave westerly with a radius of 260.00 feet the chord of which is South 9°03'50" East, 187.74 feet; thence southeasterly 34.86 feet along the arc of a curve, concave northeasterly with a radius of 25.00 feet; the chord of which is South 27°50'50" East, 32.10 feet; thence South 67°47'40" East, 112.21 feet; thence southeasterly 78.68 feet along the arc of a curve, concave southwesterly with a radius of 120.00 feet the chord of which is South 49°00'40" East, 77.28 feet; thence South 30°13'40" East, 144.17 feet; thence easterly 348.85 feet along the arc of a curve, concave northerly with a radius of 325.00 feet the chord of which is South 60°58'40" East, 332.34 feet; thence North 88°16'20" East, 139.44 feet; thence South 1°43'40" East, 50.00 feet to the northeast corner of a parcel described in Phelps County Deed Records at Document No. 2005-2137; thence South 67°17'10" West, 130.73 feet along the North line of said Document No. 2005-2137 parcel to the northeast corner of a parcel described in Phelps County Deed Records at Document No. 9205960; thence South 67°04'20" West, 72.63 feet along the North line of said Document No. 9205960 parcel to the northeast corner of a parcel described in Phelps County Deed Records at Book 372, Page 219; thence South 66°13'10" West, 170.12 feet along the North line of said Book 372, Page 219 parcel to the northeast corner of a parcel described in Phelps County Deed Records at Document No. 2003-3193; thence South 65°50'40" West, 178.99 feet along the North line of said Document No. 2003-3193 to the northeast corner of a parcel described in Phelps County Deed Records at Document No. 2002-3279; thence South 65°52'50" West, 134.78 feet along the North line of said Document No. 2002-3279 parcel to the northeast corner of a parcel described in Phelps County Deed Records at Book 351, Page 13; thence South 66°17'30" West, 389.74 feet along the North line of said Book 351, Page 13 parcel and along the North line of a parcel described in Phelps County Deed Records at Document No. 1998-204 to the northeast corner of a parcel described in Phelps County Deed Records at Book 300, Page 188; thence South 66°19'10" West, 96.54 feet along the North line of said Book 300, Page 188 to the easternmost corner of a parcel described in Phelps County Deed Records at Document No. 9507297; thence South 89°49'40" West, 209.59 feet along the North line of said Document No. 9507297 parcel to the East right of way of Juliene Street; thence North 0°12'30" West, 31.12 feet, and, South 88°24'30" West, 33.84 feet all along the East and North right of way of Julien Street to the southeast corner of the aforesaid Lot 117, Railroad Addition; thence South 88°36'30" West, 330.84 feet along the South line of said Lot 117 to the southeast corner of a parcel described in Phelps County Deed Records at

Book 344, Page 64; thence North 0°21'50" East, 329.90 feet along the East line of said Book 344, Page 64 parcel to its northeast corner; thence South 89°27'30" West, 323.71 feet along the North line of said Book 344, Page 64 parcel to the East right of way of Fairgrounds Road; thence North 0°55'20" East, 968.12 feet, and, North 0°38'10" East, 566.53 feet, and, northeasterly 104.22 feet along the arc of a curve, concave southeasterly with a radius of 68.72 feet the chord of which is North 44°05'00" East, 94.52 feet all along said East right of way of Fairgrounds Road to the South right of way of 10th Street; thence North 87°31'50" East, 580.89 feet along said South right of way of 10th Street to the true point of beginning. Above described tract contains 57.36 acres, more or less, per plat of survey R-12743, dated May 31, 2007, by Elgin Surveying & Engineering, Inc.

B. LOCATION (Figure 1)

INNOVATION PARK is located adjacent to the University Athletic Complex, the Phelps County Regional Medical Center (PCRMC) and within walking distance of the main campus. It is served by major existing exits from Interstate 44 at both Kingshighway and the newly rebuilt University Drive entrance to the campus. It is located near many new hotels and restaurants in the Rolla area and approximately 25 minutes to the Fort Leonard Wood Army facility and the University Technology Park located at Fort Leonard Wood.

CHAPTER 3 MASTER DEVELOPMENT PLAN AND COVENANTS

A. MASTER DEVELOPMENT PLAN (Figure 2)

Figure 2 shows the master plan for developing INNOVATION PARK. It will further leverage the investments being made by the City of Rolla and Phelps County Regional Medical Center in this area of the community. The research park is identified in the City of Rolla's Comprehensive Development plan as shown in Figure 3. Working with the City the University will integrate current plans to expand the City's extensive network of linear parks and walking/bike trails through INNOVATION PARK. As new streets are constructed to open more ground for development the streets constructed will conform to city street standards.

On-site utilities will include water from Rolla Municipal Utilities with a pressure and flow rate sufficient for fire protection, electricity from Rolla Municipal Utilities that will have a redundant source of supply, natural gas from Ameren UE at a pressure and flow rate for commercial use, and telecommunications from the service providers such as EMBARQ, Fidelity Communications and in some cases the University providing high capacity broadband voice, data, and video transmissions, possibly including access to Internet2 and other high-speed national research networks.

Fire protection in the park will be provided by the city, and reviews from the Rolla Fire Department will be solicited on all building plans, including the flows, spacing, and placement of fire hydrants.

The University will provide a long-term ground lease to tenants. INNOVATION PARK will be subject to Protective Covenants. Tenants will be responsible for extending utilities from the lot lines to their facilities.

The first priority development site for tenants includes the recruitment of ongoing businesses that are compatible and synergistic with the research programs at the Missouri S&T. Such tenants would obtain a ground lease from the University and construct their own facilities. Other kinds of possible facilities/tenants include multi-tenant buildings fitted with both laboratory and office space. Occupants of such space could include ongoing companies, start-ups, and University faculty who are engaged in research/service which is advancing their research to the marketplace.

The future and growth of INNOVATION PARK will be market-driven. Future expansion and/or property acquisition is possible and would be subject to approval by the Board of Curators.

B. COVENANTS

The INNOVATION PARK Protective Covenants will guide the design and development and restrict uses to offices, laboratories, and related technology-based, knowledge-driven uses or incidental supporting uses. Excluded uses are also enumerated, such as distribution facilities and facilities that present operational nuisances such as excessive noises, obnoxious odors and environmentally hazardous emissions.

The Design Review Committee is appointed by the Vice Chancellor for Administrative Services at the Missouri S&T and consists of three or more members, with the Director of University Research Parks serving as an ex-officio member of this committee. The professional staff of the Missouri S&T Department of Physical Facilities serves as staff to the Design Review Committee. In accordance with the review procedures described in this section and applying its judgment on the intent of the Master Development Plan, the Design Review Committee will review and advise the Vice Chancellor on all development proposals. As the design for the building and site evolves, each development proposal will be reviewed by the Design Review Committee. At the Vice Chancellor's discretion, the Committee may retain the services of professional technical advisers in the fields of engineering, architecture, landscape architecture and/or planning to assist in evaluating submissions on the basis of design and other technical considerations.

The Covenants include design standards to guide the proposed development. These standards address setbacks, site and building density limitations, the exterior appearance of buildings, utilities, parking and loading areas, disability access, signs, storm drainage, landscape design, site lighting, and storage areas and fences. Applicable University building codes are specified.

Figure 1 – Missouri S&T Master Plan Map



Figure 3 Innovation Park Proposed Land Use map

