



North Campus Corridor Update

Continuation of City of Manhattan Partnership

December 22, 2015

North Campus Corridor Recap



Goals:

- Enhance economic prosperity in the Manhattan region
- Leverage local, state and national investment in NBAF
- Advance Kansas State University toward K-State 2025 goal

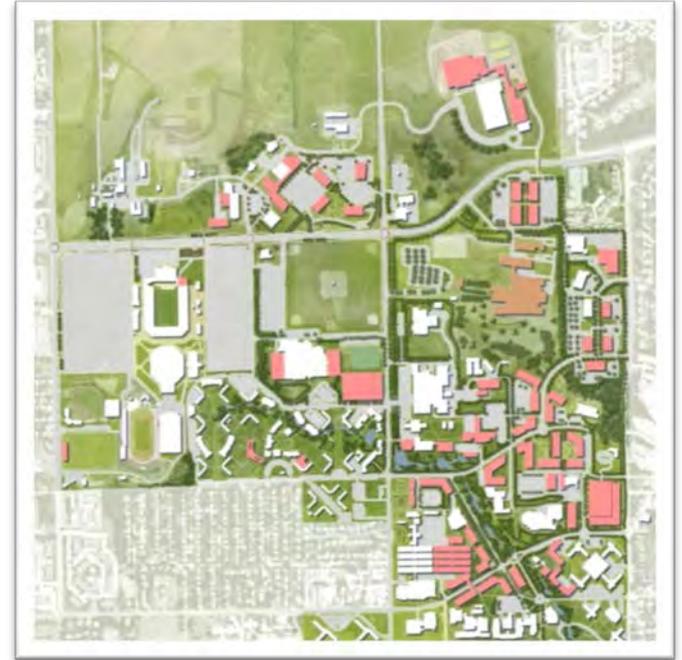
Update:

- Progress made since last update
- Emerging opportunities
- Where we need to go from here

North Campus Corridor



Current area



New master plan

Facilitating Prosperity by Planning Together

City Focus

- Infrastructure
- Economic growth and development
- Comprehensive land use plan
- Long-range transportation plan

Corridor integration and implementation

University Focus

- K-State 2025
- NBAF and Global Food Systems
- Corporate partnership and colocation
- 6 different master plans

A Magnet for Corporate Partners



Building on our strengths:

- **Innovation**
 - Research & discovery
- **Talent**
 - Access to faculty expertise and undergraduate and graduate talent pipeline
- **Professional development**
 - Specialized executive education
 - Technology-based training

Progress to Date



Future vision of North Campus Corridor

Progress to Date



Vanier Complex & Phase 3B



Kansas Dept. of Agriculture



NBAF



West Stadium Center



Soccer & Football Practice Fields



Via Christi Hospital Expansion



Progress to Date



KSU Office Park Phase 1: 12,211 sq. ft. leasable space

Foundation Office Park tenants:

- **Private jobs = 17 FTE + 29 interns**
 - Garmin
 - US Engineering
 - GE Johnson
 - Veterinary & Biomedical Research Center
- **University-related = 115 FTE + 2 students**
 - CEEZAD
 - KSU Talent Acquisition
 - KSU Foundation

Total: 173 jobs



KSU Foundation Office Park Tenants

- Property tax
 - 100% of corporate tenants pay property tax
 - Build-out of the office park to generate \$1.3 million in annual property tax
- No city/county incentives will be requested
- Premium lease rates

KSU Foundation

- Paid more than \$500K in property tax over past 3 years

Progress to Date

Four new companies attracted since May 2015

- Avatekh Inc.
- MediVet Biologics
- US Engineering
- GE Johnson

The logo for Avatekh, featuring a stylized 'A' followed by the word 'vatekh' in a lowercase, sans-serif font.The logo for GE Johnson Construction Company, featuring the text 'GEJOHNSON' in a large, bold, blue font, with 'CONSTRUCTION COMPANY' in a smaller, grey font below it.

Five companies in active recruitment discussions

Progress to Date

Manhattan/K-State Innovation Center



99% OCCUPIED

Kansas Entrepreneurial Center



90% OCCUPIED

Kansas Wheat Innovation Center



85% OCCUPIED

KSU Office Park – Phase 1



96% OCCUPIED

Emerging Opportunities

Eleven site selectors visit Manhattan

Pet Food Industry Innovation Workshop

- Nearly 200 attendees from 22 states/7 countries attend

DHS/NBAF Summit, June 2015

- 148 attendees
- Second summit planned for summer 2016



“I’ve been to over a thousand communities and your downtown is one of the best. Manhattan has done it right.”
-Site Selector

Emerging Opportunities



“The type of robust partnership we’re exploring with K-State could be a game changer for the industry.”

– Global Food Company VP

Office Park Phase 2

- Possible summer 2016 start

Emerging Opportunities



OneLab Concept



Potential Corporate Lab Building

Vision for Manhattan



	Jobs	Payroll & Operating Budget
Current Opportunities (3 yrs)	550 jobs	\$33 Million
NBAF (8 yrs)	400 jobs	\$100 Million
2013 NBAF life sciences estimate* (20 yrs)	1,200 jobs	\$81 Million
Non-NBAF (20 yrs)	2,850 jobs	\$236 Million
2035 GOAL	5,000 jobs	\$450 Million

**CBRE economic study for KSU Foundation*

Vision for Manhattan



Next steps to make vision a reality:

- Design collaborative strategy for university/community economic development
- Create plan to attract entities to Manhattan
- Invest together in infrastructure to create a sense of place

**Summer 2016:
Review design specifics and financing proposal**

Thank you

