Discovery Park Update

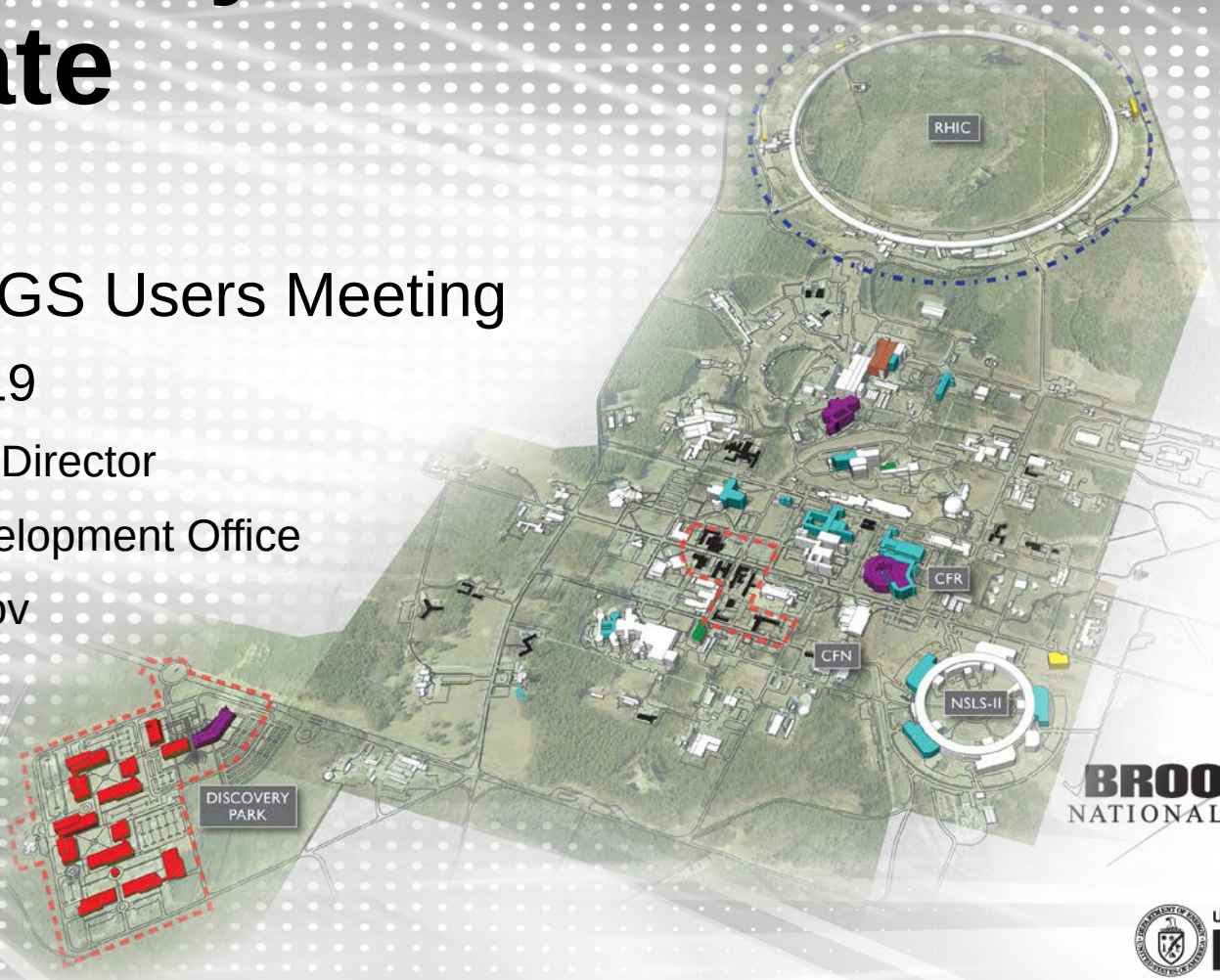
RHIC – AGS Users Meeting

June 7, 2019

Marty Fallier, Director

Campus Development Office

fallier@bnl.gov



BROOKHAVEN NATIONAL LABORATORY

U.S. DEPARTMENT OF ENERGY

Discovery Park

A transformational project for Brookhaven National Laboratory

Enhancing the User Experience & Mission Aligned Economic Development

Discovery Park: Addressing Multiple Needs

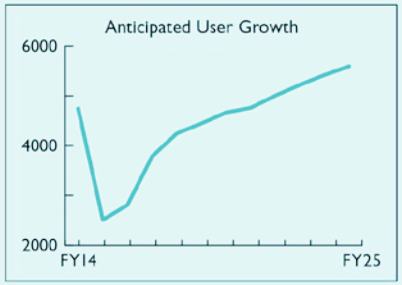
Infrastructure Renewal

- Enables demolition of 250,000 SF of old inadequate wood buildings
- Eliminates $34M of repair and ESH legacy deficiencies

Facility Type (Total 4.75M SF)	Adequate	Sub-standard	Inadequate
Mission Unique Facilities	21%	9%	1%
Conventional Facilities	17%	29%	23%

User Accommodation

- Enhanced one-stop guest/user experience
- Renewed user housing and collaboration space
- Accessible conference center
- Attractive "sense of place"



Economic Development

- Technology transfer, growth, and impact

Opportunities for Discovery Park Tenants

Supply Chain Relationships

"Implant Laboratories"

Joint Institutes

Technology Incubators

2012
Initial idea to repurpose land
Created early master plan

2013
Initial public discussion at invitation of Town of Brookhaven

2014
Campus development plan and BSA Contract proposal
Engaged GSA

2015
Became a "recognized project"
Awarded $1.8M NYS grant

2016
Completed Feasibility Study
Received DOE endorsement for a Federal anchor building

2017
Received SUSC CD-0
Created Upton Square as initial development focus

2018
SUSC funding proposed
Planning CD-1 approval

2019
SUSC funded, design underway
Private lease development
LIRR relocation study

U.S. DEPARTMENT OF ENERGY

BROOKHAVEN NATIONAL LABORATORY

Discovery Park Master Plan

The current vision for functional uses of Discovery Park

SUSC – Federal Funded Anchor Facility
- Visitor badging, training, on-boarding and housing assignment
- Offices for ~250 support staff
- Conference & collaboration space ~300

Portal to Discovery – Private Funded
- Teaching labs & classrooms
- Conference space ~300+
- Event and interactive media space
- Potential food service & amenities

User Housing – Private Funded
- Short term on-site residence
- Potential food & other amenities

Technology Partners – Private Funded
- Joint Institutes
- Implant Labs
- Supply chain relationships
- Technology Incubators

Day Care – Privately operated

Improving the User Experience

Modern housing, collaboration space and amenities for the user community

User Centric Goals for Upton Square development

- Convenient one-stop badging & on-boarding process
- Nearby moderately priced modern housing
- Space for collaboration and conferences
- Access to food service and other amenities
- Convenient transportation options
  - Evaluating expanded on-site shuttle service
  - Future access to public transportation via relocated Yaphank/BNL Train Station

Complementary AVR development

- Across Wm Floyd Parkway, <1M SE
- Apartments for rent, more on the way
- Home2 Suites hotel opening this summer
- Retail stores with supermarket planned
- Several restaurants planned
- Athletic fields & park planned,
- Application with Town Planning Board

Strong Regional Support

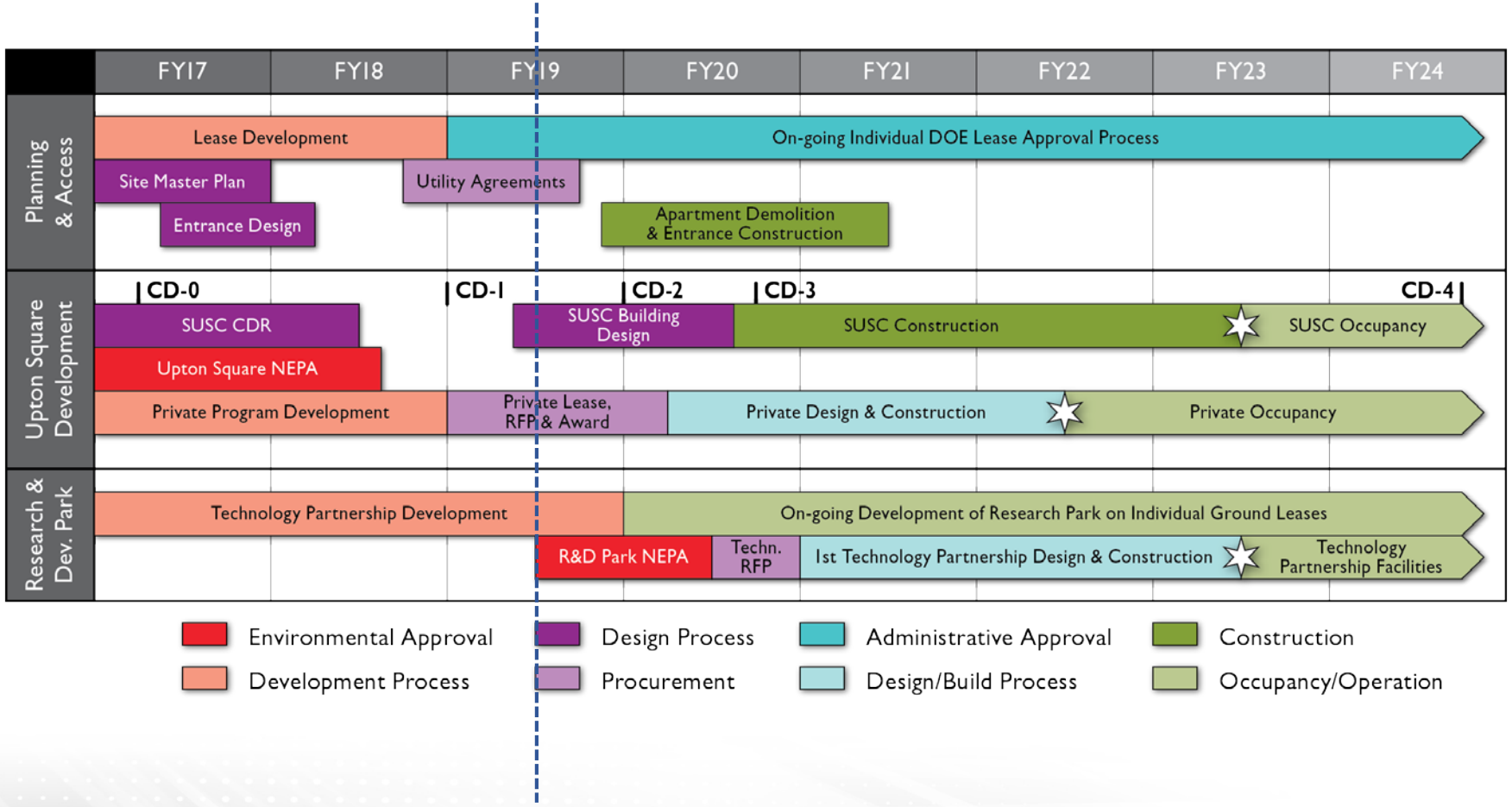
Discovery Park is an important element of the regional ecosystem

- Strong support from NY State, Suffolk County, Brookhaven Town & Community
- Yaphank LIRR Train Station relocation/expansion is funded
  - Relocation study underway
  - Plan for major commuter hub
  - Electrification and frequent service
  - Access to NYC and all 3 NY Airports
  - < 2 miles from Discovery Park
- $1.8M Economic Development Grant from NYS Regional Economic Development Council to support initial utility infrastructure

Discovery Park envisioned

Discovery Park Integrated Schedule

With SUSC now funded, implementation of Discovery Park can begin



Discovery Park

Questions?

Contact:

Marty Fallier, Director,
Campus Development Office
631-344-3475 • 631-379-2914 (M)
fallier@bnl.gov

U.S. DEPARTMENT OF ENERGY

BROOKHAVEN NATIONAL LABORATORY