Discovery Park

CAC Meeting
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Discovery Park

A transformational project for Brookhaven National Laboratory
Enhancing the User Experience, Economic Development & STEM Education

Discovery Park Repurposes an Existing Developed Property
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

<table>
<thead>
<tr>
<th>Facility Type (Total 4.75M SF)</th>
<th>Adequate</th>
<th>Sub-standard</th>
<th>Inadequate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mission Unique Facilities</td>
<td>21%</td>
<td>9%</td>
<td>1%</td>
</tr>
<tr>
<td>Conventional Facilities</td>
<td>17%</td>
<td>29%</td>
<td>23%</td>
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</tbody>
</table>

**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

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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

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
Discovery Park Technology Partnership Development

What are the Technology Partnership opportunities that align with the BNL mission and can lead to economic development?

A series of studies identified the most promising development platforms based on:

- BNL’s core capabilities and research & development focus areas
- Compatibility with local and regional TBED ecosystem
- Technologies with clear line of sight to market & growth
- Potential for public private partnerships
Discovery Park envisioned
Funding of the SUSC enables initiation of the privately funded facilities

<table>
<thead>
<tr>
<th></th>
<th>FY17</th>
<th>FY18</th>
<th>FY19</th>
<th>FY20</th>
<th>FY21</th>
<th>FY22</th>
<th>FY23</th>
<th>FY24</th>
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</thead>
<tbody>
<tr>
<td><strong>Planning &amp; Access</strong></td>
<td>Lease Development</td>
<td>On-going Individual DOE Lease Approval Process</td>
<td>Utility Agreements</td>
<td>Apartment Demolition &amp; Entrance Construction</td>
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<tr>
<td><strong>Upton Square Development</strong></td>
<td>SUSC CDR</td>
<td>SUSC Building Design</td>
<td>SUSC Construction</td>
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<tr>
<td></td>
<td>Upton Square NEPA</td>
<td>Private Program Development</td>
<td>Private Lease, RFP &amp; Award</td>
<td>Private Design &amp; Construction</td>
<td>Private Occupancy</td>
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<tr>
<td><strong>Research &amp; Dev. Park</strong></td>
<td>Technology Partnership Development</td>
<td>On-going Development of Research Park on Individual Ground Leases</td>
<td>R&amp;D Park NEPA</td>
<td>Techn. RFP</td>
<td>1st Technology Partnership Design &amp; Construction</td>
<td>Technology Partnership Facilities</td>
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Legend:
- Red: Environmental Approval
- Orange: Development Process
- Purple: Design Process
- Light Blue: Administrative Approval
- Dark Blue: Design/Build Process
- Green: Construction
- Pink: Procurement
- Light Green: Occupancy/Operation
Questions?
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