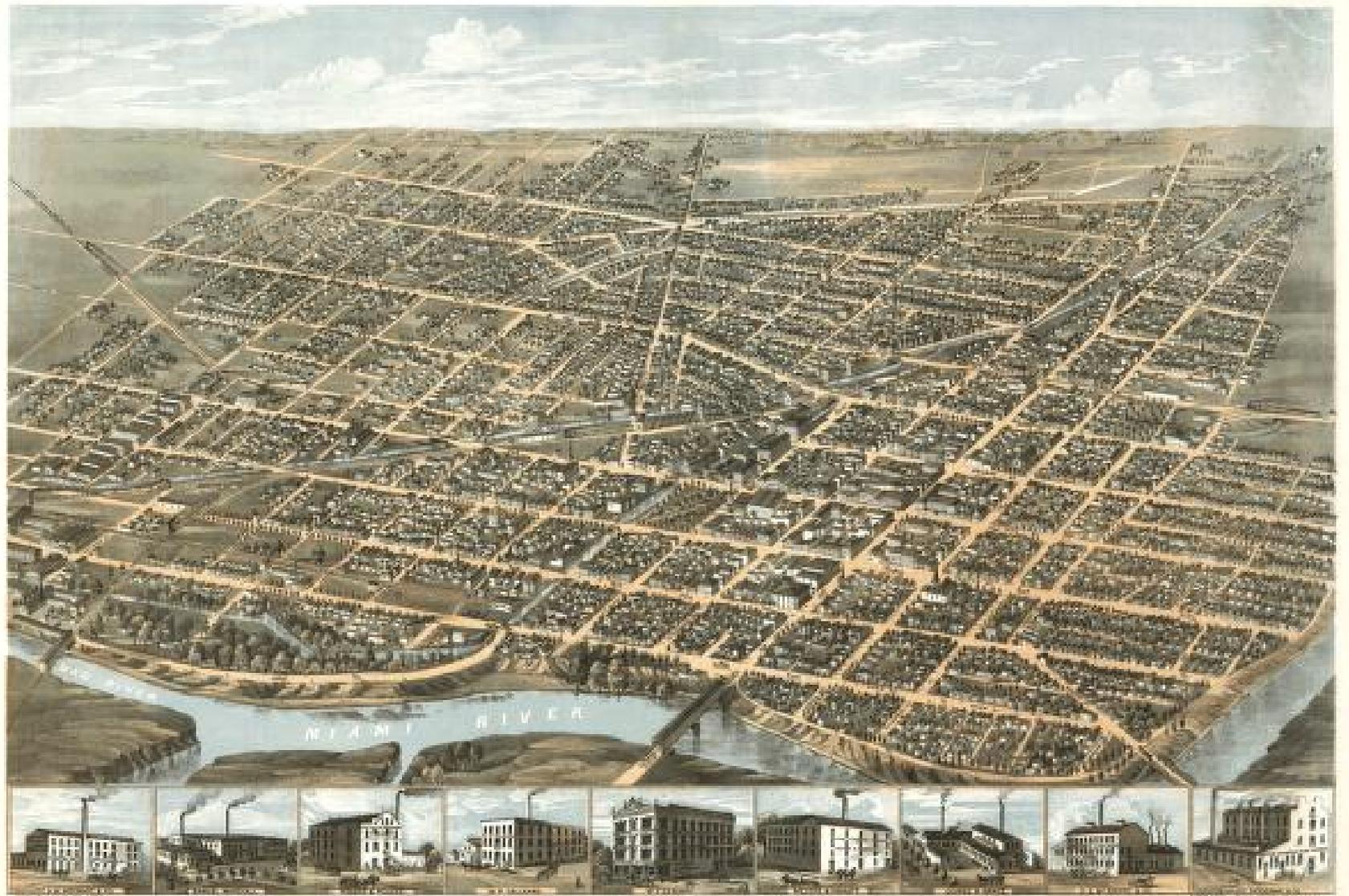


BROWNFIELD LED
DOWNTOWN REDEVELOPMENT
IN
DAYTON OHIO

2016

Ohio EPA Brownfield Conference



DAYTON

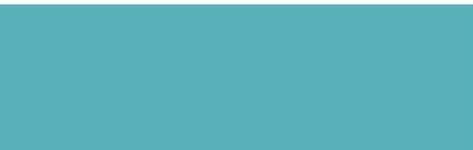
1870

W. H. BROWN & CO. PUBLISHERS

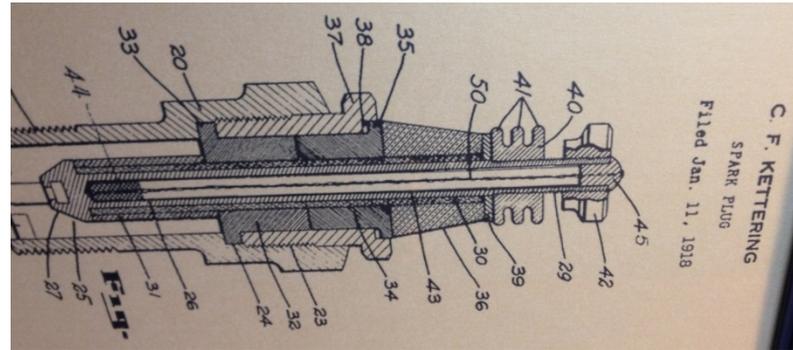
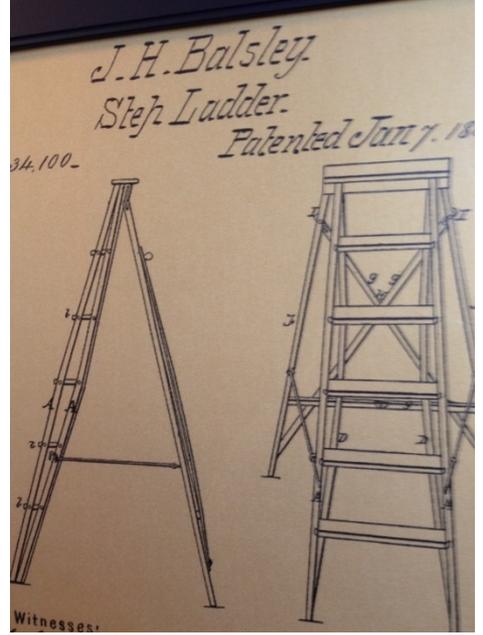
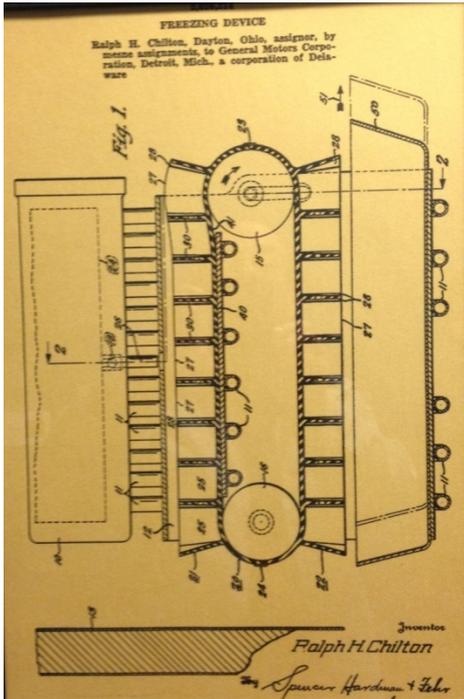
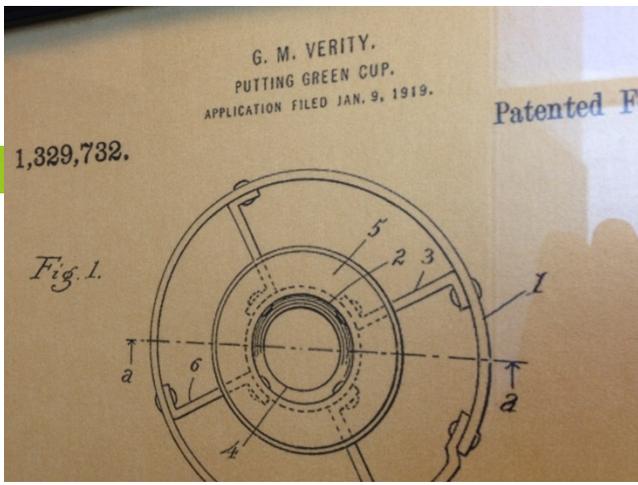
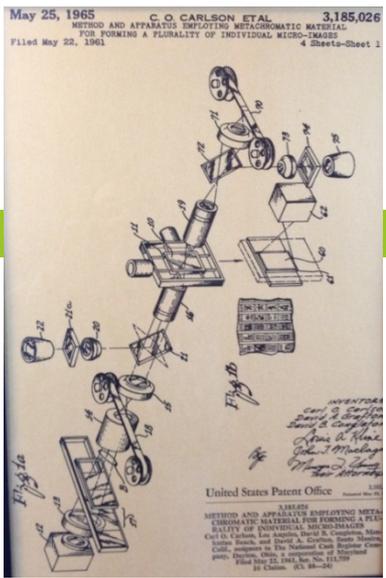
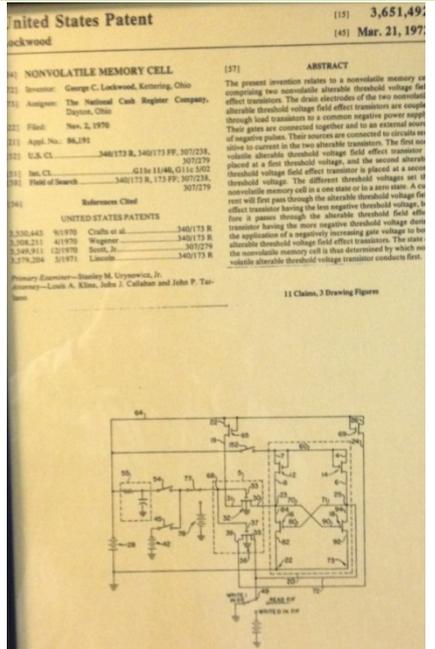
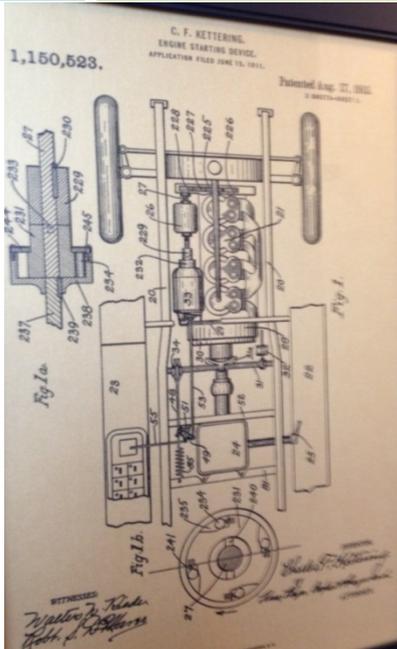
1870
1871
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1873
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1878
1879
1880

CHRIS LIPSON
CITY OF DAYTON

STEVE NUTT
CITYWIDE DEVELOPMENT



Patents!



An Original “Maker Space”



The inventions department at NCR, ca. 1910

CREDIT NCR ARCHIVE / DAYTON HISTORY

Miami Valley = Silicon Valley



3/25/2016

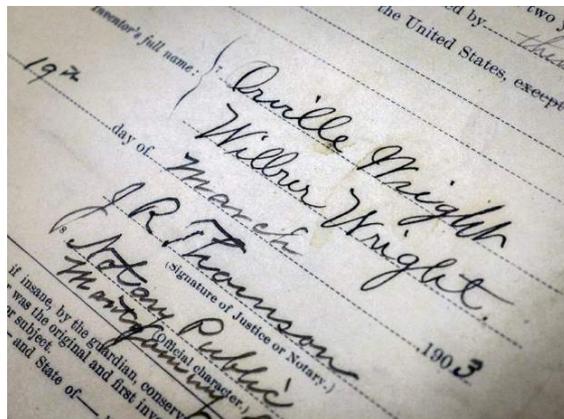
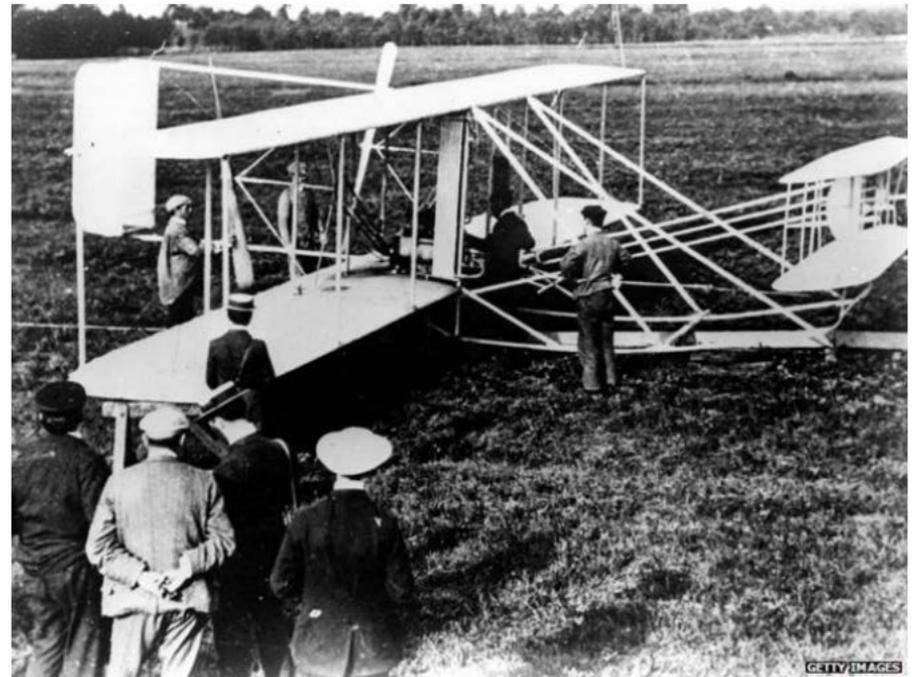
America's forgotten forerunner to Silicon Valley - BBC News

America's forgotten forerunner to Silicon Valley

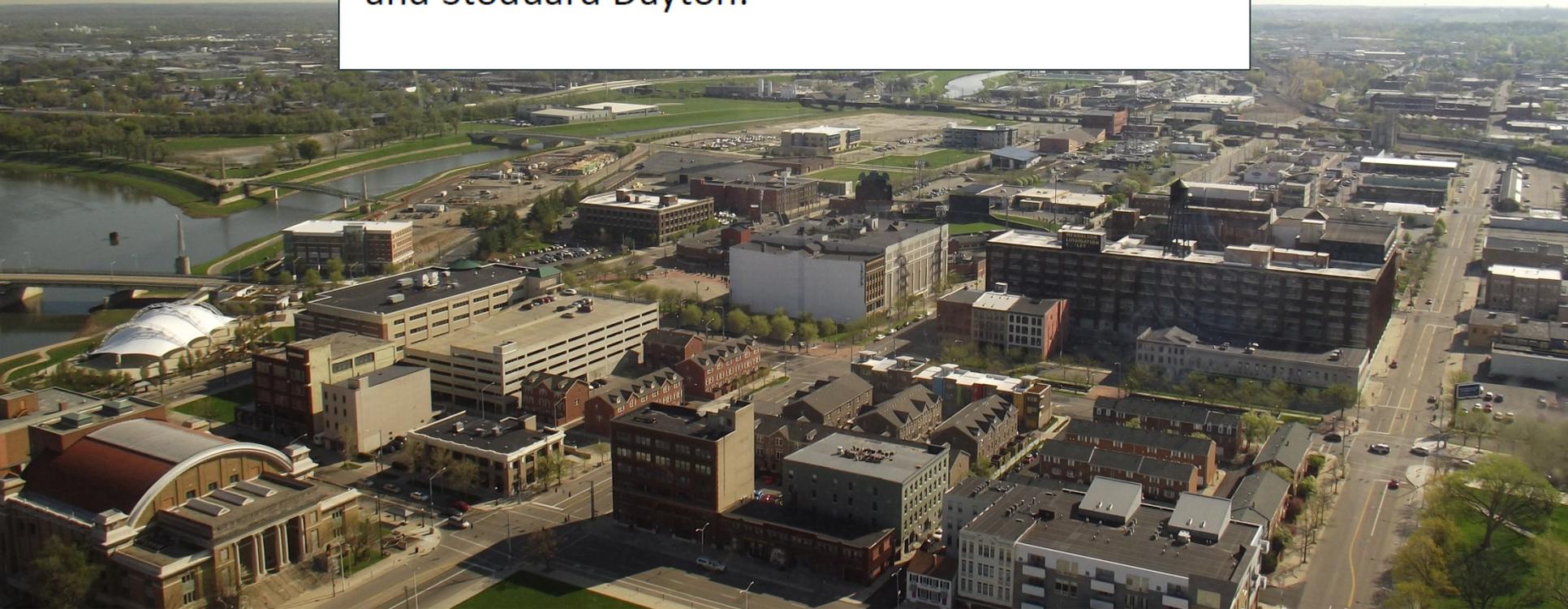
By Krissy Clark

Reporter, Marketplace

20 March 2015 | Business



The area that today is known as Webster Station, was once home to the emerging industrial backbone of Dayton. From the time that the Canal and Railroads roared through Dayton, this nexus of industrial might was home to such names as DELCO, Frigidaire, Barney Car Works and Stoddard Dayton.





1920's Webster Station





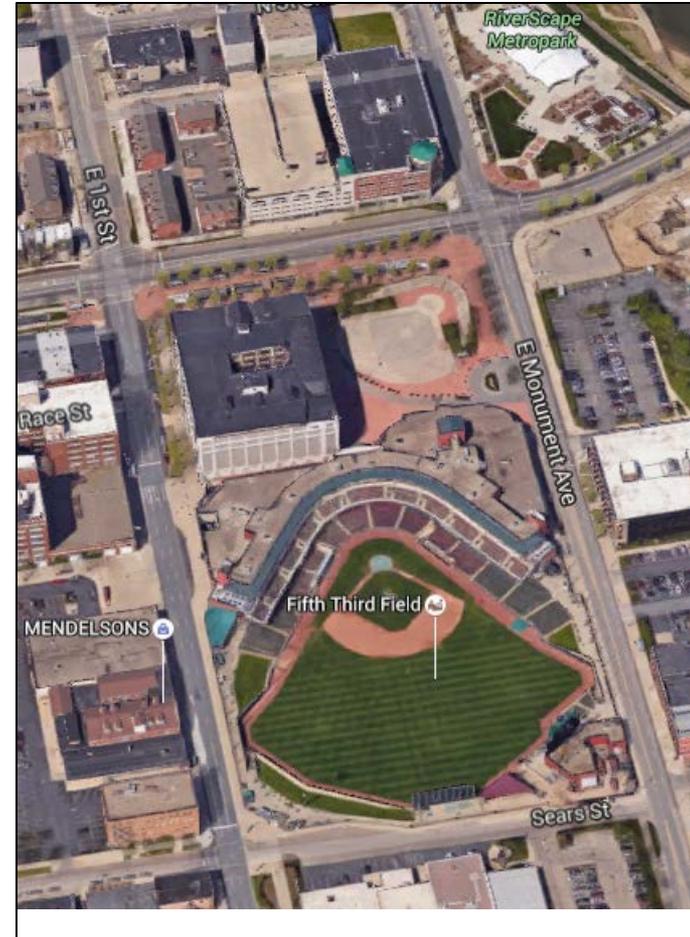




Baseball and Riverscape



Webster Station Transformed



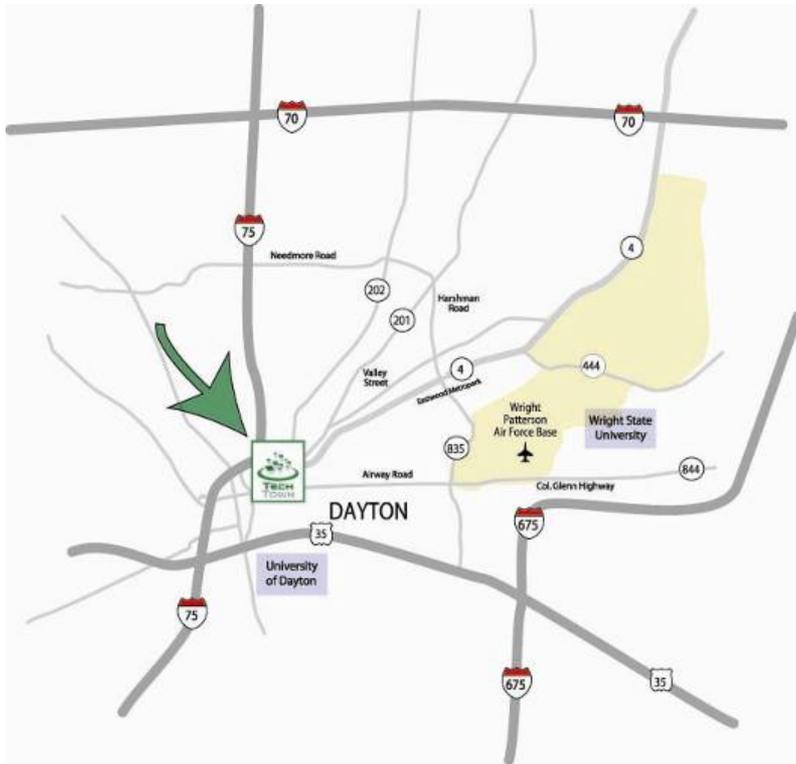


Tech Town – Dayton's Tech Campus

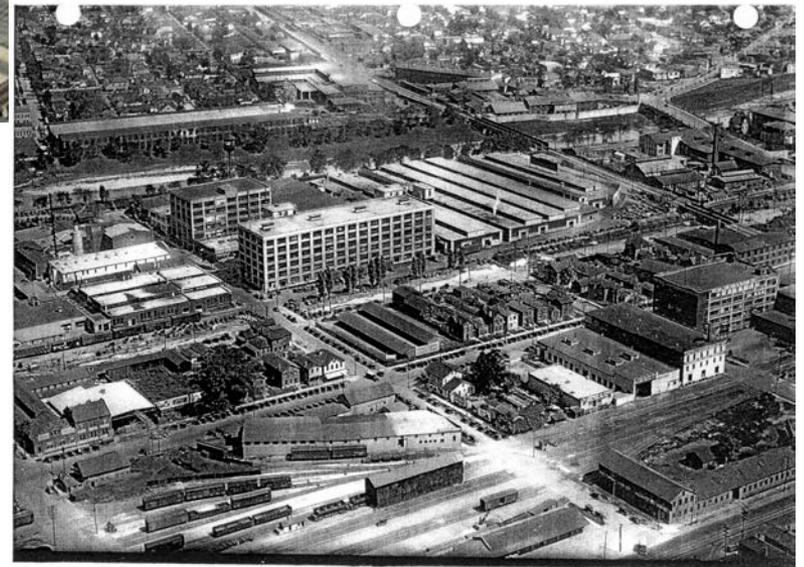
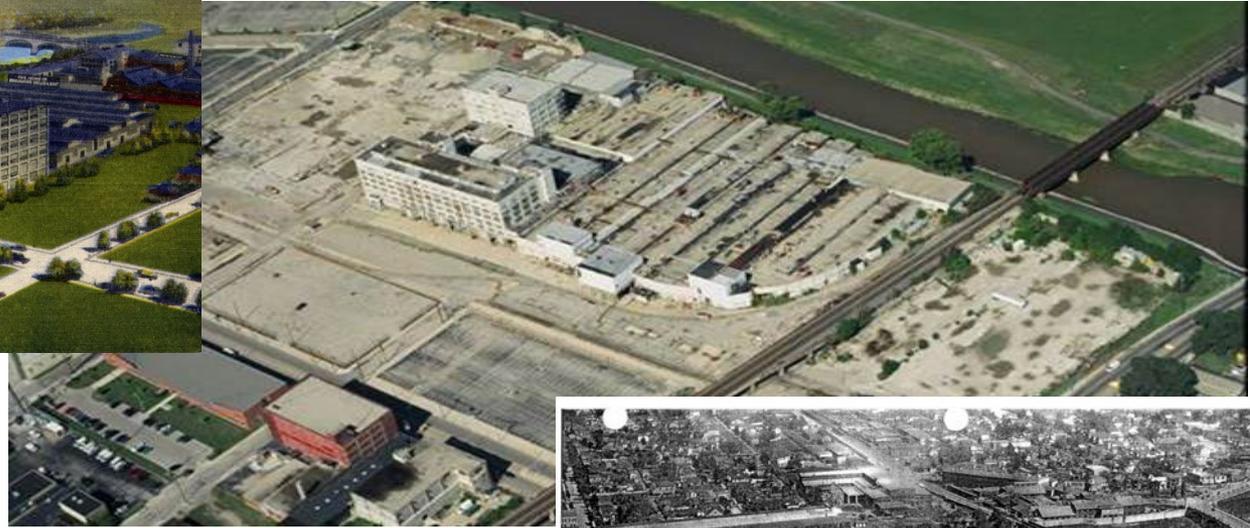
1. Background
2. Current Status
3. Future Direction
4. Call to Action
5. Questions



Tech Town Location

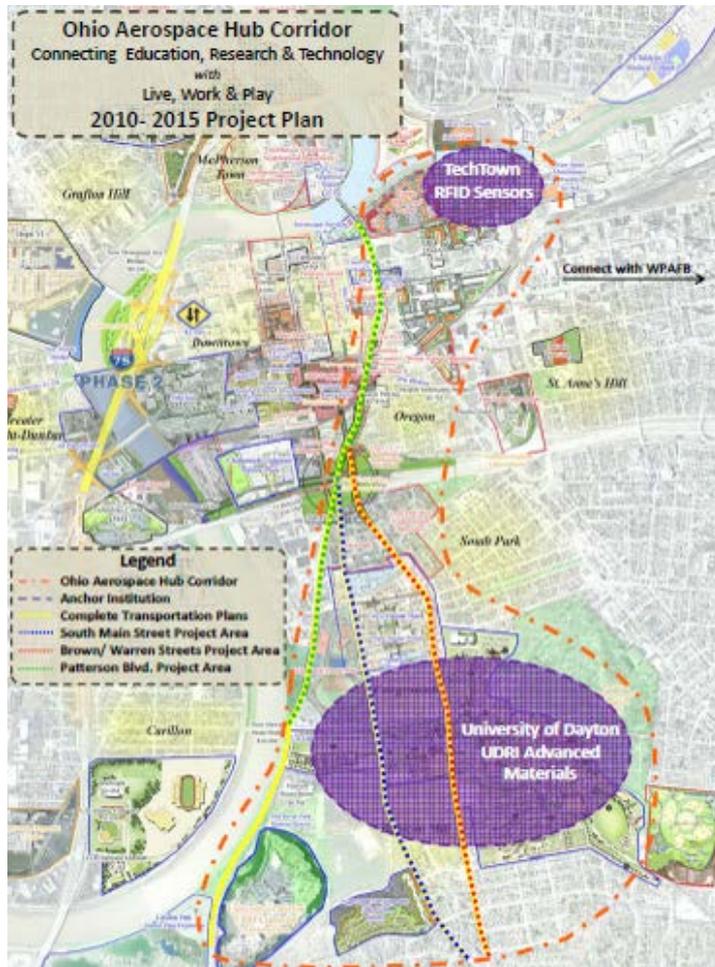


Site History



- ❑ GM Frigidaire/Harrison Radiator
- ❑ Rust belt eyesore
- ❑ Disinvestment

Why Tech Town – Early Objectives



- Remove “eyesore” to support nearby investments
 - Riverscape
 - Housing
 - PNC Public Market
 - 5/3 Field
- Anchor technology development
 - Grow “knowledge based” businesses
 - Replace industry base with technology competencies
 - Ohio Aerospace Hub
- “Prime the Pump”
- Economic development initiative

Premise: Talent & Innovation Are Key

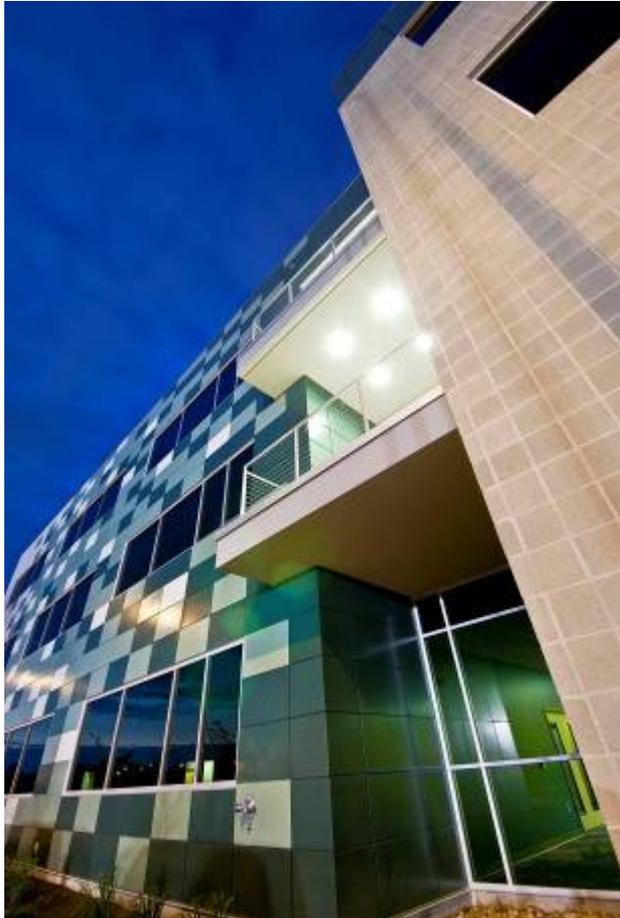
For every job created in the “Innovation Industry”, five additional jobs are created in that city

“The Most successful economic development policy is to attract and retain smart young people and then get out of their way” –Edward Glaser
“Triumph of the City”





Campus Concept



- Technology focus
- Convergence center for emerging technologies
 - Home to industry thought leaders & serial entrepreneurs
- Benefits of proximity & collaboration
- Leverage test bed platforms
 - Trusted Situational Awareness project
 - Medical Institutions

Campus Master Plan



10-15 Buildings
500,000 SF
2000 employees
Design for
interaction
Riverfront access
Walkable

Current Status

50 Tech
Businesses

88%
Occupancy

400+ Tech
Workers On-
campus

More than
1000 net
new jobs for
the region

30 acres of
reclaimed
productive
land



3 Buildings

3 Commercialization Engines



Building 1: TEC Commercialization Center

Commercialization Support Center

- Assessments
- Know-How Network
 - Legal
 - IP
 - Business Formation
 - Financial
 - Access to Capital
 - Marketing
 - Business Planning
- Peer to Peer Collisions
- Dialogue with Community & Business Thought Leaders

15-17 Businesses

- Rio Grande Neurosciences
- IKOVE Venture Partners
- Commercialization Catalyst



Partner To Rebrand & Transform TEC Commercialization Center



Congregate
Peer to Peer Collisions
Connect with Industry Leaders, CEO's ...
Tolerance for Risk



Building 2: Creative Tech Accelerator

- ⑩ Exploit intersections of technologies to solve business and defense needs

- Sensors/RFID
- Cyber Security
- ISR
- Software/social media
- Data analytics
- Healthcare Innovation
- Aerospace

- ⑩ Thought leaders
- Serial entrepreneurs



UDRI



Building 3:

Anchor Tenants

Mathile Institute for
Advanced Human
Nutrition

AutoSoft

Children's IT

Ascend Innovations

GDAHA

CH2M



Ascend Innovations

- Collaborative Human Health Innovation & Commercialization
 - Joint Venture
 - Clinicians, Researchers, Industrial designers, Engineers and Business analysts
 - Identify challenges for our healthcare partners
 - Explore the re-application of AFRL technology
 - Produce commercially viable human health innovation.



Anchor Broader “Innovation Network”

- Create a Unified Strategy among Commercialization Engines
 - Leverage Ascend Innovations/TEC/IDCAST
 - Medical Innovation Strategy
- Partner & Leverage with Evolving Neighborhood
(ProtoBuild, Water Street Project, GO HYPERSONIC, Barry Staffing)
- Integrate with Maker’s Movement
 - Mayor’s Innovation Strategies
- Broadband Pilot
 - Implement, Promote, & Leverage



Webster Station Realized “Live, Work, Play, Learn, Create, Make, Meet...”



Live Work Play.... Continued



Live Work Play ... Continued



Thank You!



3/14/2016

Dayton 'next Silicon Valley', says WPAFB research lab head | www.daytondailynews.com

Dayton 'next Silicon Valley', expert says

AFRL chief: City to be world center of sensor tech development. Such work already common in SW Ohio.