

*EMERSIONDESIGN*

*PEDCO*

Image Landsat / Copernicus

*Red Tiger Investments*



## “AREAS OF INNOVATION:

Places designed and curated to attract

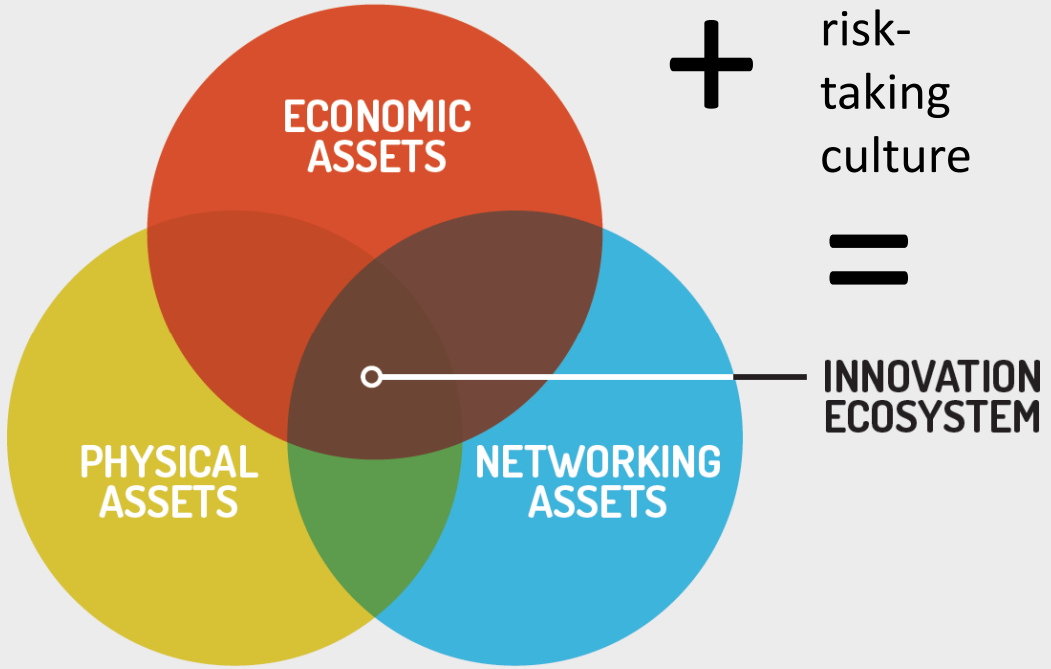
**entrepreneurial-minded people, skilled talent, knowledge-intensive businesses and investments,**

by developing and combining a set of

**infrastructural, institutional, scientific, technological, educational and social assets,** together with **value added service,** thus enhancing

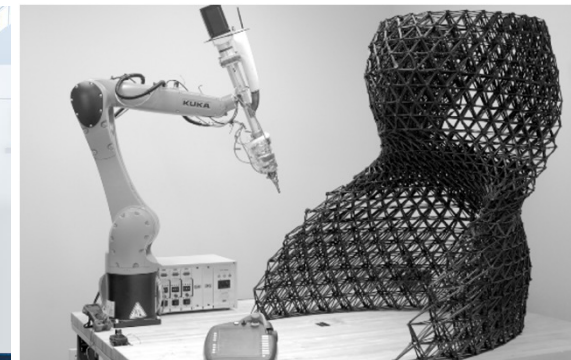
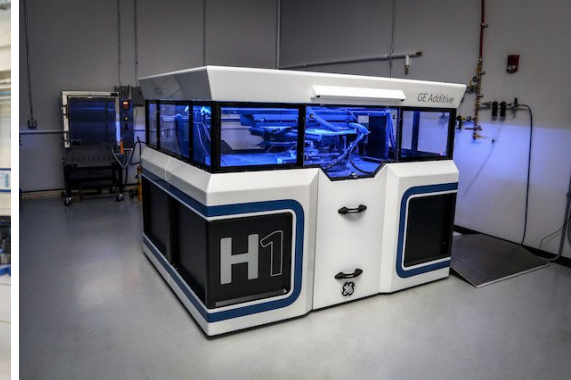
**sustainable economic development and prosperity with and for the community.”**

*- International Association of Science Parks and Areas of Innovation*



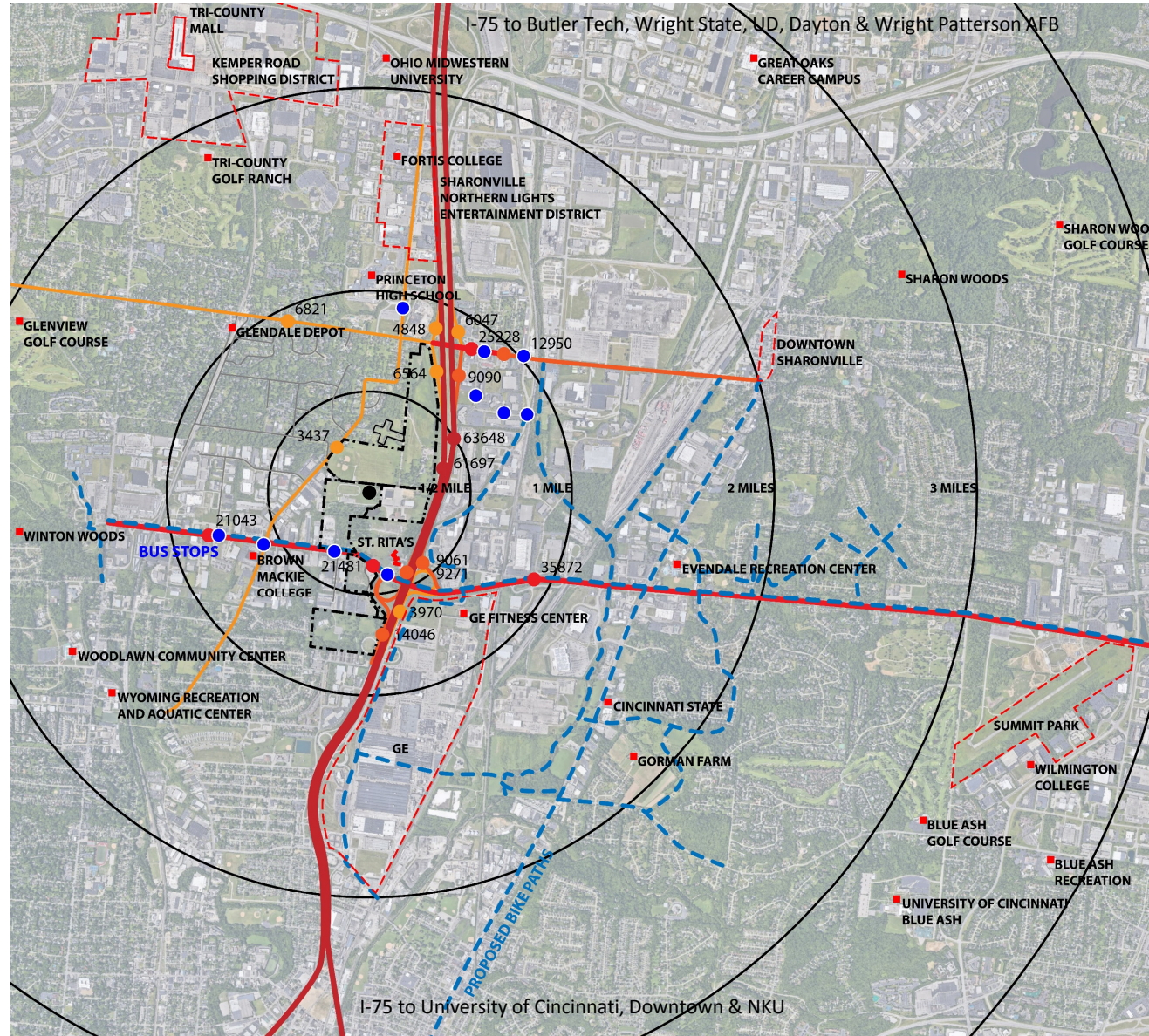
## Advanced Manufacturing

- Research identified “advanced manufacturing” as the highest & best use for the property
- Advanced Manufacturing = advanced manufacturing processes + innovative technologies
- High tech, high value & low volume
- Advanced manufacturer examples:
  - Ethicon
  - BEAM (3D Printing)
  - GE Additive (3D Printing)



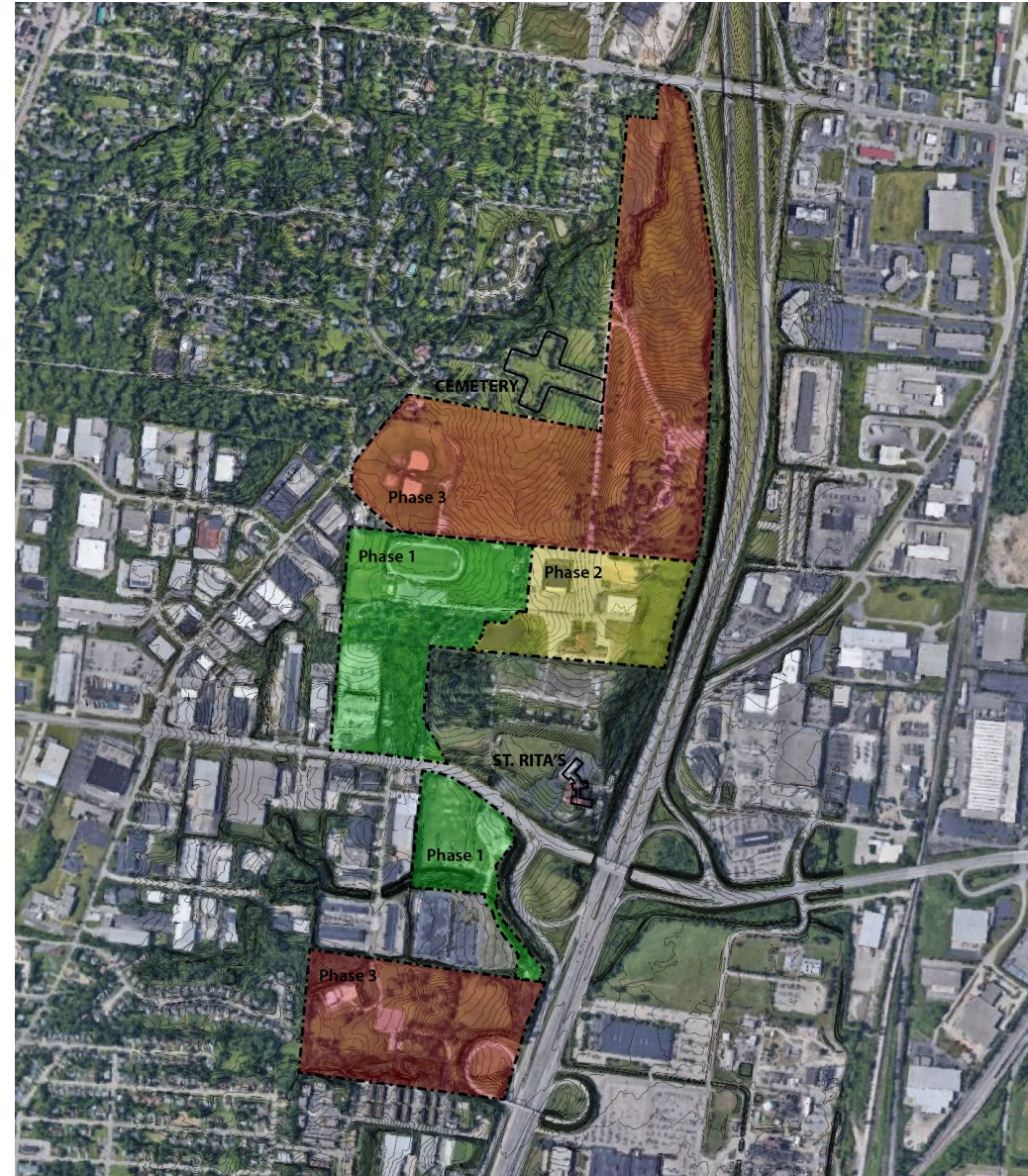
## Why AeroHub

- Public Sector
  - prime venue for innovation information exchange and networking. Central to entire district of prime attendees of training, conferencing & networking events
  - Could be adjacent to, or incorporate, a shared lab/maker space and incubator
  - Nearby Educational Institutions: St. Rita's, Princeton High School, Cincinnati State | Reading Road, UC | Blue Ash, Butler Tech
  - Potential for shared resources (e.g. parking)
  - Sustainable Development



## Why AeroHub

- Private Sector
  - Central to entire district of potential training, consulting & Customer Experience Center & Lab Services clients
  - Expansion of consulting could move to nearby office space in development
  - Primary corporate & hi tech conferencing & training resource for region at focus of innovation hub.
  - Directly adjacent to GE, a global leader in additive manufacturing and major attractor of small and medium-sized manufacturing innovators
  - Directly adjacent to I-75 & Tech Corridor













## GOALS & OBJECTIVES

- Economic & Employment
- Innovation | Collaboration
- Community
- **Innovative Sustainability**
- Innovation Partners

*Distinctive and broad community benefit has been the primary goal of AeroHub from day one—across neighborhoods, municipalities and across the economic spectrum.*

**INNOVATIVE SUSTAINABILITY** *defines truly Advanced Manufacturing*



Cortex Innovation Community, St. Louis



University of Cincinnati

AeroHub will be an international leader in sustainable and resilient development. Both Advanced Manufacturing and Advanced Sustainability/ Resiliency rely on optimizing processes, systems thinking, efficient use of resources, healthy outcomes and advancing life to ensure that we are good stewards of this world for all life and future generations.



## DISTRICT WIDE GOALS

### Energy Goals and Objectives

- Shared Geo Loop
- LED District
- Solar Access

### Water Goals and Objectives

- Comprehensive Bioretention
- Potable Water Reduction
- Drought Resistant Landscape

### Waste Goals and Objectives

- Central Recycling
- Central Compost

### Landscape Goals and Objectives

- True Native-only Landscape
- Dark Sky “oasis”
- Natural Landscape

### Transit Goals and Objectives

- Required:
  - Walk/ Bike paths
  - Preferred Carpool/ Green car spaces
  - Preferred solar recharge stations
  - Shuttle to region

### Health Goals and Objectives

- Health trails
- Community Supported Agriculture
- District gardens
- Universal Design
- Green Cleaning and Maintenance



*District Goals*

## BUILDING GOALS

### Energy Goals and Objectives

- 20 EUI (not process energy)
- LED throughout buildings

### Water Goals and Objectives

- 50% water use reduction from regional average
- No potable irrigation

### Waste Goals and Objectives

- Construction Waste Management Plan
- Net Zero Waste Management Plan

### Transit Goals and Objectives

- Bicycle storage w/ showers

### Health Goals and Objectives

- Universal Design
- Green Cleaning/ pest control and maintenance plan
- Material Declarations

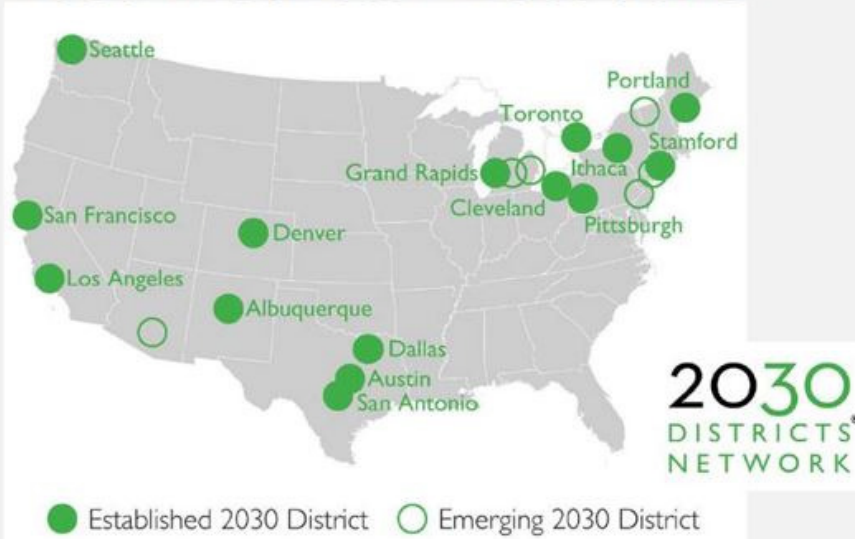
### Encouragements

- Living Machine
- Rain Water for Toilet Conveyance
- Edible Landscapes
- Living Walls



*Building Goals*

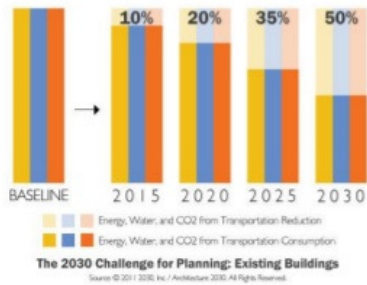
# 2030 Districts - Locations



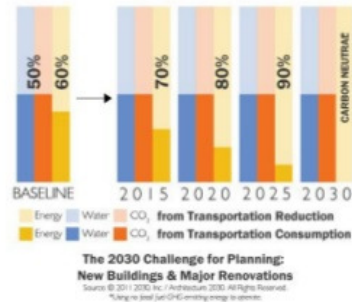
## GOALS ARE AGGRESSIVE



### EXISTING BUILDINGS



### NEW BUILDINGS & MAJOR RENOVATIONS



## LEED 2009 FOR NEIGHBORHOOD DEVELOPMENT

For Public Use and Display  
 LEED 2009 for Neighborhood Development Rating System  
 Created by the Congress for the New Urbanism, Natural Resources Defense Council, and the U.S. Green Building Council



Interest in Established Systems - Sustainability benchmarking

