



# The Oak Ridge Science and Technology Park

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# Location and Mission



The Oak Ridge Science and Technology Park is located at the Oak Ridge National Laboratory approximately 15 miles west of Knoxville, Tennessee. The Park will be the first privately developed R&D center within the campus of a national laboratory. DOE will lease property at ORNL's Central Campus to Halcyon, LLC which is developing the property and subleasing parcels to developers. Phase I of the park is now ready for occupancy. The Pro2Serve National Security Engineering Center and the Halcyon Commercialization Center are already underway.

The U.S. Department of Energy's national laboratories afford incomparable assets in scientific facilities, equipment, and researchers. The Oak Ridge Science and Technology Park at the Oak Ridge National Laboratory will facilitate new collaborations with industry and university partners in bringing new science and technologies into the marketplace.

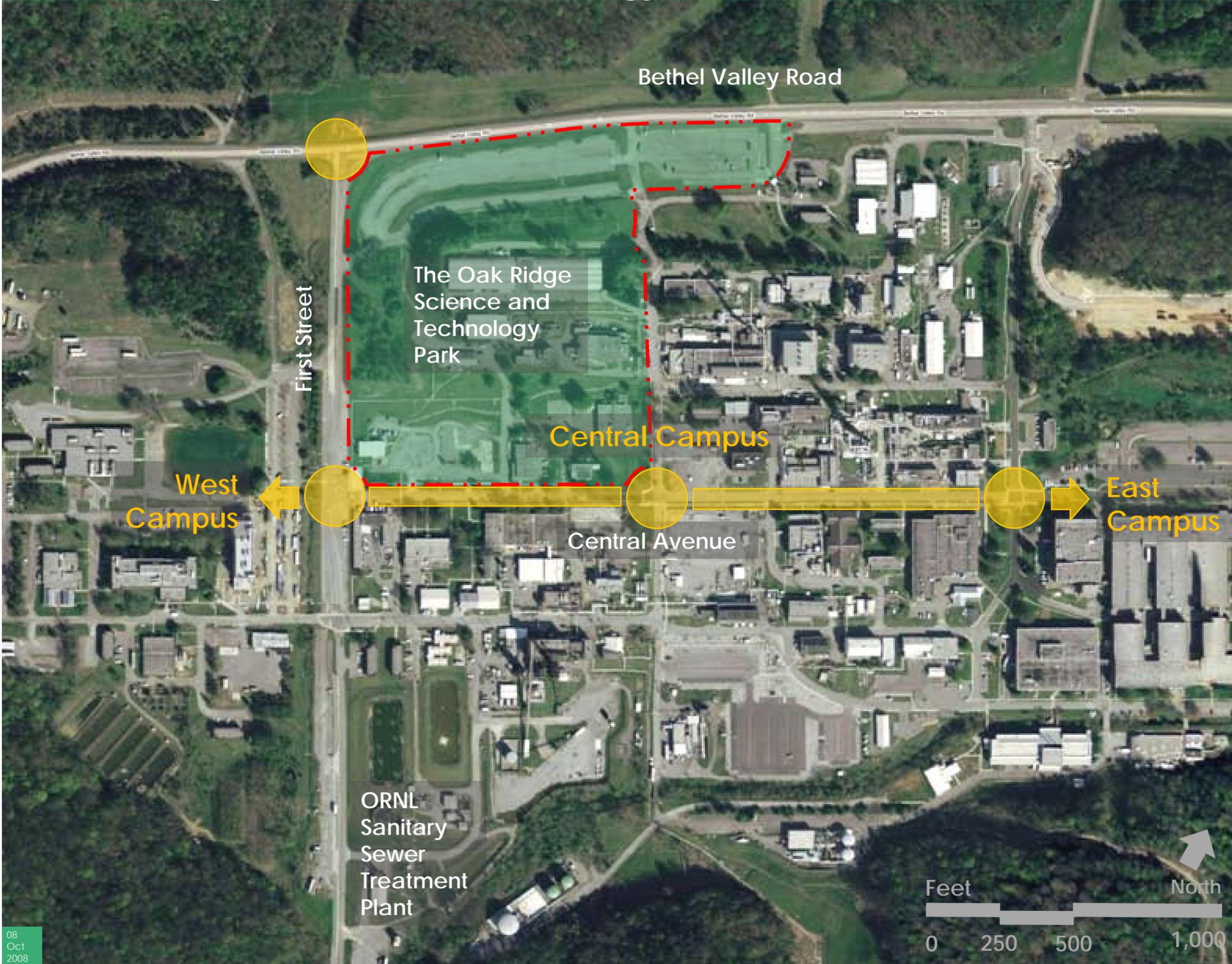
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# The Oak Ridge Science and Technology Park

## Vicinity



The Oak Ridge Science and Technology Park is located at the Oak Ridge National Laboratory within the northwest quadrant of its Central Campus area. Twelve acres is presently available for new private-sector development and over 16 acres will become available as old existing buildings are removed.

The Science and Technology Park is beneficially located at a central location within the campus and fronts on Central Avenue, the principal unifying physical element of the campus. Central Avenue provides vehicular, pedestrian, and bike circulation linking the three principal campus areas of the Laboratory.

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# The Oak Ridge Science and Technology Park



## Development Plan

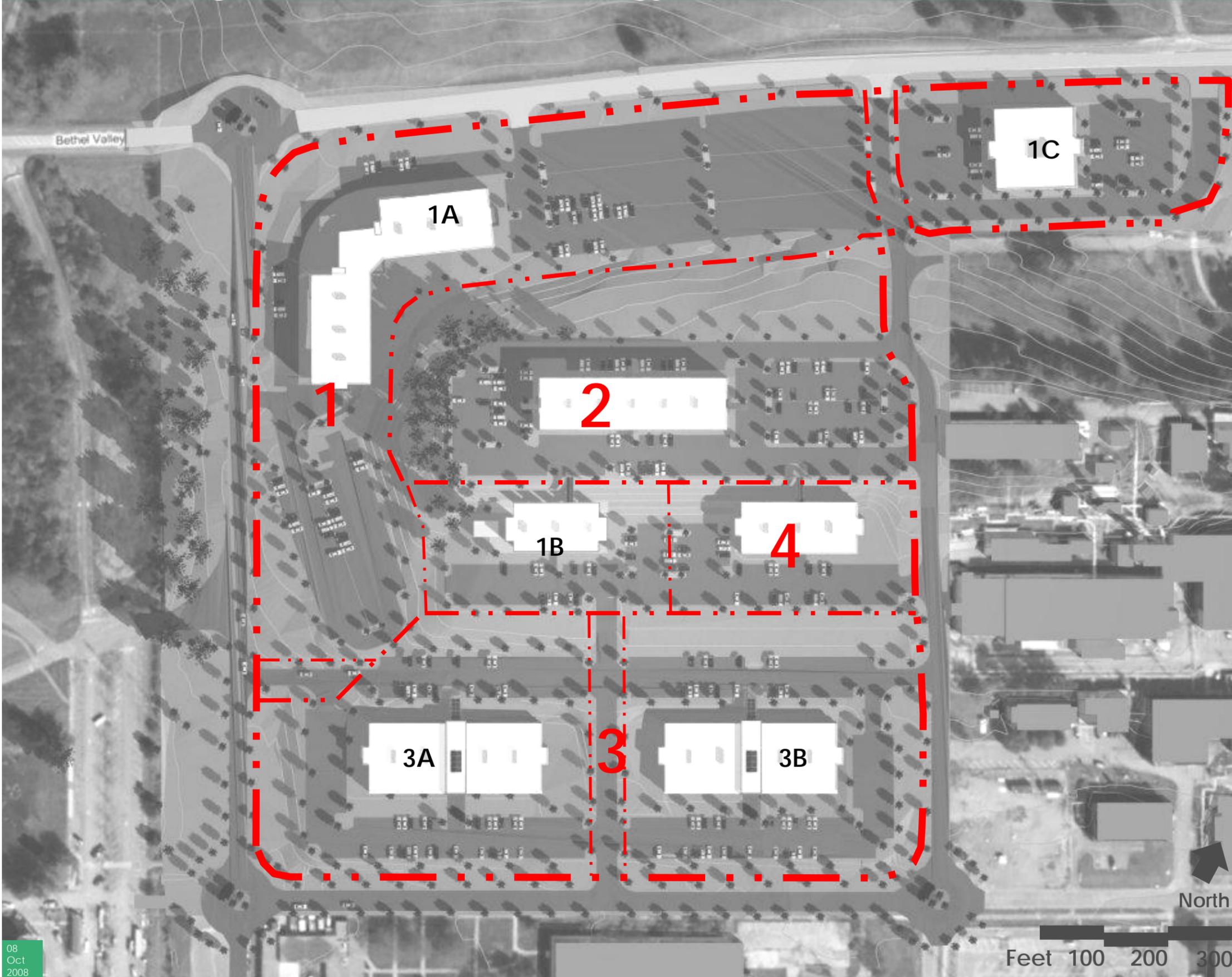
The Oak Ridge Science and Technology Park is a multi-phase redevelopment located within the Central Campus area of the Oak Ridge National Laboratory.

When completed the Park will accommodate over 350,000 square feet of facilities that are co-located among Laboratory programs, scientists, and research facilities.

A principal objective in development of the Park is to provide technology transfer opportunities among private science and high technology companies, and research commercialization initiatives.

Sites are provided with access to all infrastructure typically required for buildings. Collaboration among Park occupants and the Laboratory is facilitated through open access to roadways, bikeways, and pedestrian networks throughout the campus. Development standards utilize principals of the Association of University Research Parks.

# The Oak Ridge Science and Technology Park



## Parcels

Four development areas afford a variety of parcel and building sizes to be established in accordance with requirements of businesses.

Typical parcel and building data is tabulated for the potential ultimate development depicted herein with over **350,000 square feet** of buildings and **28 acres** of typical parcel configurations.

### Development Area 1

Parcel 1A	9 Acres 100,000 SF Pro2Serve Building
Parcel 1B	1.6 Acres 30,000 SF Halcyon Commercialization Center
Parcel 1C	2.6 Acres 29,000 SF

### Development Area 2

Parcel 2	5.0 Acres 65,000 SF Building
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### Development Area 3

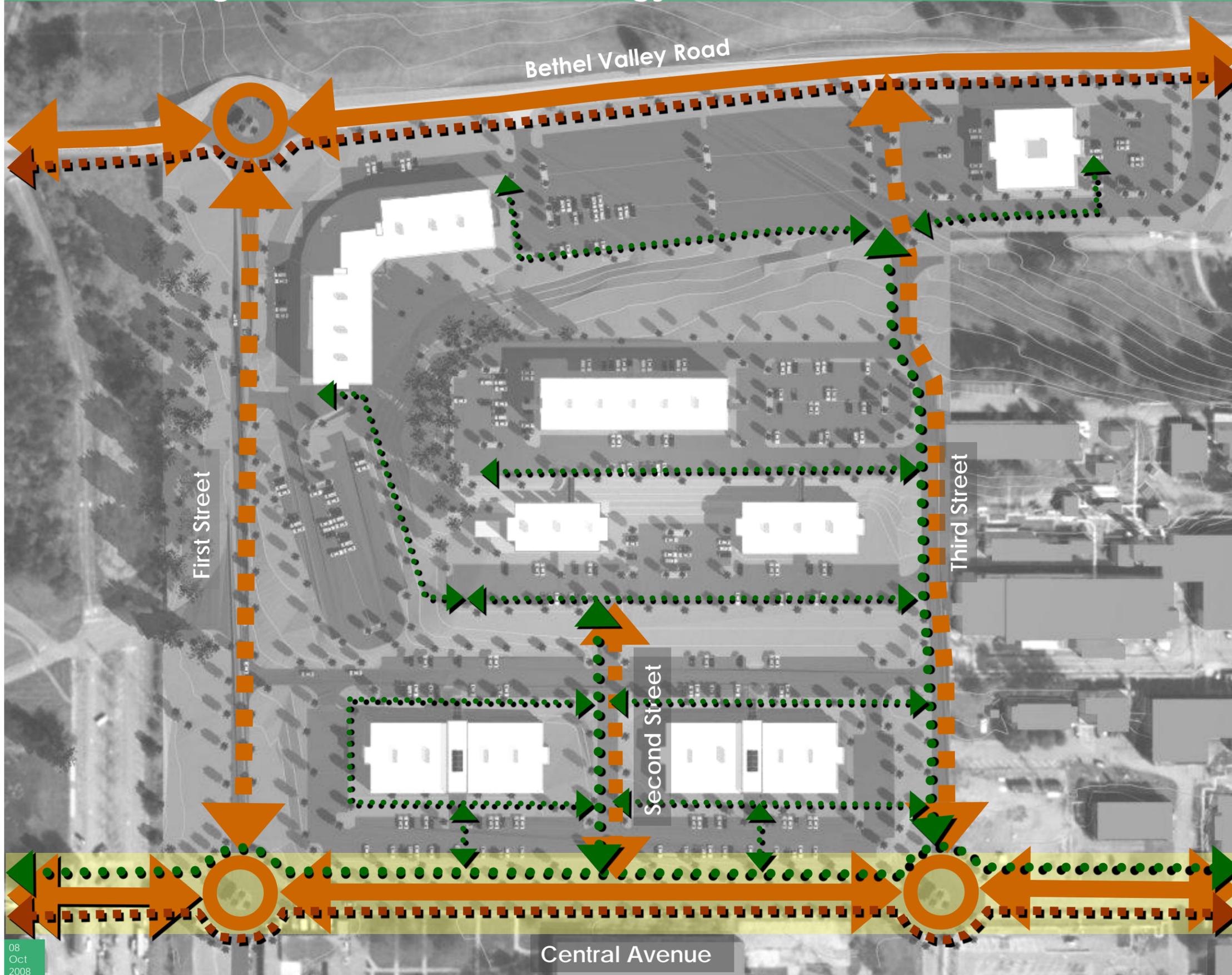
Parcel 3A	4.6 Acres 50,000 SF
Parcel 3B	4.2 Acres 50,000 SF Building

### Development Area 4

Parcel 3	1.4 Acres 30,000 SF Building
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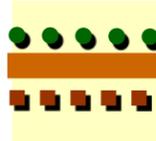
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# Transportation



Bethel Valley Road is the primary roadway providing access to the ORNL Campus from local destinations and Interstate Highways I-40 and I-75.

The ORNL Campus is anchored by a linear (Central Avenue) park incorporating automobile, bike, and pedestrian circulation, landscaping, lighting, and way-finding. Access to the Science and Technology Park is integrated with the Central Avenue Park.

-  Existing ORNL Primary Roadway
-  Existing ORNL Secondary Roadway
-  ORNL Traffic Round-About
-  ORNL Paved Bikeway
-  ORNL and Science and Technology Park Walkways
-  Project Walkways
-  Central Avenue Linear Park

# The Oak Ridge Science and Technology Park

## Power / Telecomm



Electric infrastructure is available with ample existing capacity to meet long-term increases in electrical demand.

New 13.8 KV service is provided by the City of Oak Ridge to Phase 1 of the Park from its switching station on the north side of Bethel Valley Road. As sites are cleared for new construction, existing overhead 2.4 KV electrical service will be abandoned and the new 13.8 KV service will be extended in underground duct bank. Interim use of existing 2.4 KV service will be possible for new projects.

Fiber optic and copper telecommunication service will be distributed via underground duct bank. The service provider is AT&T from their trunk line extending into the Park from Bethel Valley Road

- Existing overhead 13.8 Service
- - - Existing 3-phase underground 13.8 KV service with 12 MVA of additional capacity
- . . . Underground duct bank distribution of 13.8 KVA service to future building sites
- Electrical Manhole
- Electrical Isolation Switch
- Existing overhead 2.4KV service available for interim use
- - - Telecommunications Duct Bank
- Telecommunications Manhole
- Telecommunications Switch Hub

# The Oak Ridge Science and Technology Park

## Sanitary Sewer

The Oak Ridge National Laboratory sanitary sewer system serves the Oak Ridge Science and Technology Park. Development Area 1 will utilize an existing 8-inch gravity sewer connecting to a manhole at the south west corner of the Park and leading to the ORNL Treatment Plant.

Development Areas, 2, 3, and 4 will be serviced by a new 8-inch gravity sewer main.

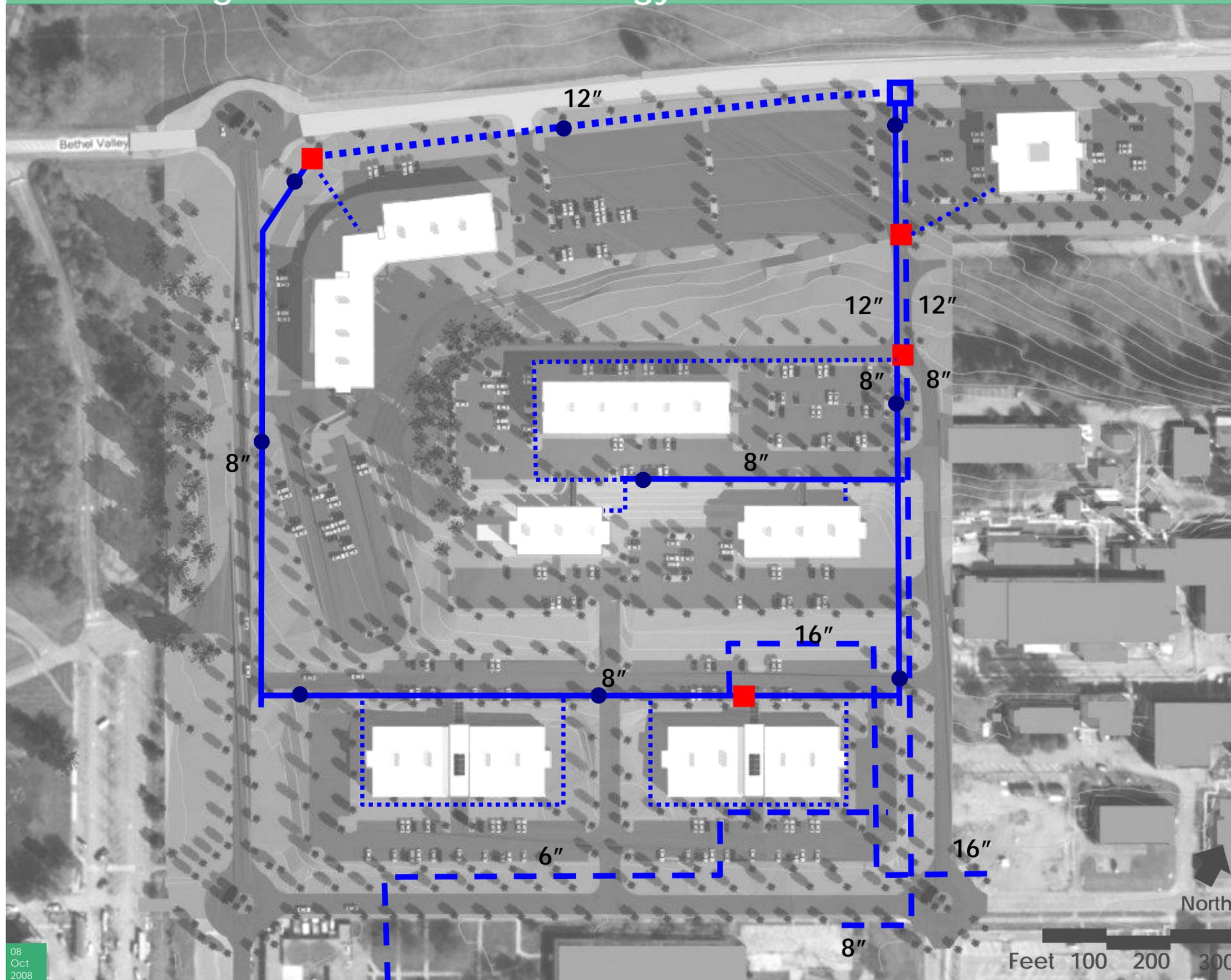
-  New 8-inch Ductile Iron Gravity Sewer Main
-  Existing 8-inch Ductile Iron Gravity Sewer Main
-  Sanitary Sewer Manhole
-  New Duplex Pump Station



# The Oak Ridge Science and Technology Park

## Water

Both the City of Oak Ridge and the ORNL water systems serve the Oak Ridge Science and Technology Park. Interim use of the ORNL system will be maintained at various locations based upon serviceability and development. Ultimate development will utilize a looped City of Oak Ridge system as indicated herein.



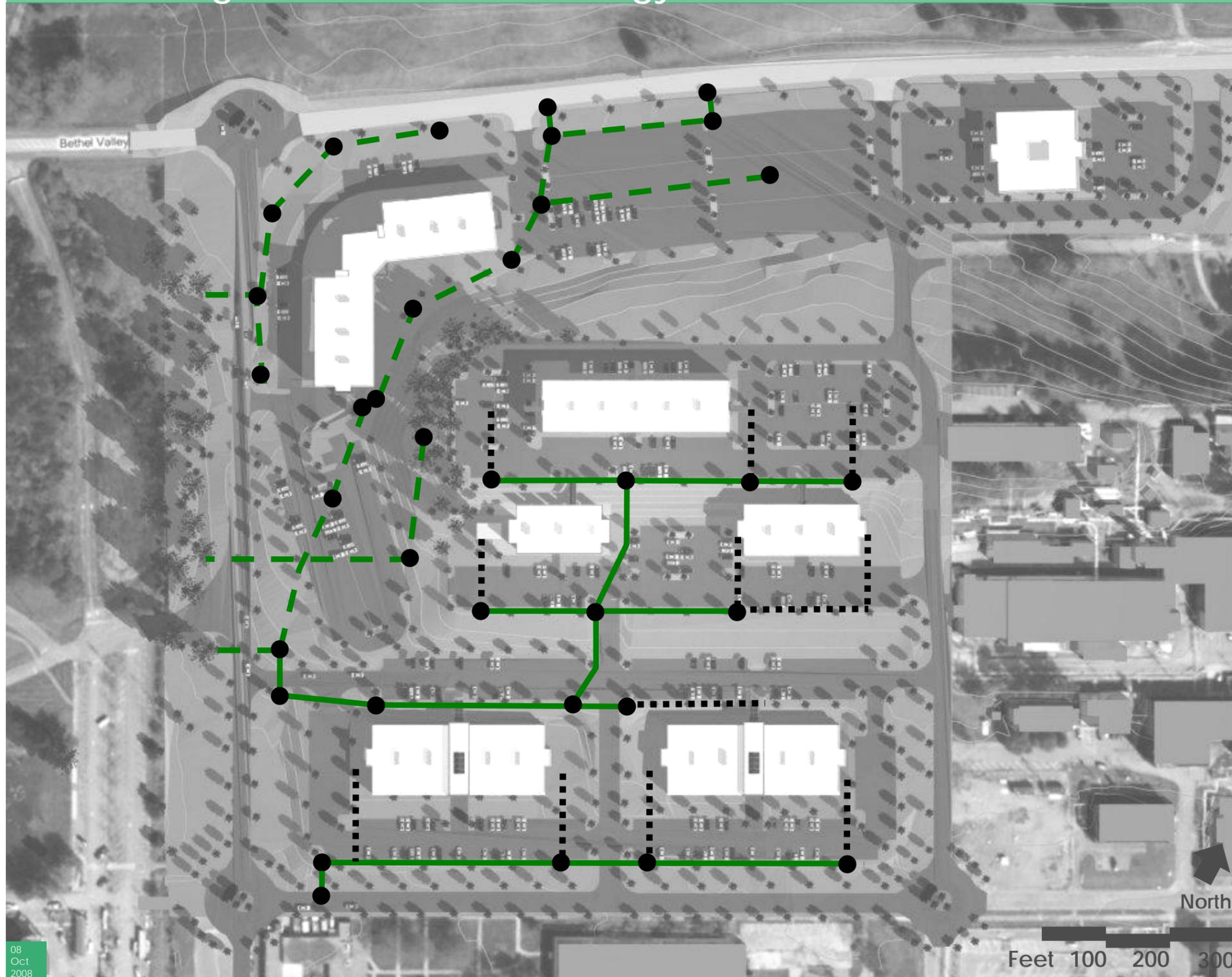
- - - - - Existing City of Oak Ridge Ductile Iron Water Main
- New City of Oak Ridge Ductile Iron Water Main
- - - - - Existing ORNL Cast Iron Water Main (Interim Use)
- Hydrant
- Water Main Tap
- City of Oak Ridge Valve and Meter Center
- ⋯ Project Connections to Park Water System

# The Oak Ridge Science and Technology Park

## Storm Water

Storm water management consists of a network of catch basins and piping directing water to the White Oak Creek drainage way. Due to close proximity to the regional drainage system, individual project storm water detention is not required. However, project standards call for use of porous pavement at parking and other areas to minimize impervious site area.

- Park Storm Water Inlet and Manhole
- Existing Park Storm Water System
- New Park Storm Water System
- ORNL Storm Water System
- Project Connections to Park Storm Water System



# The Oak Ridge Science and Technology Park

## Natural Gas

Natural gas service is provided to the Oak Ridge Science and Technology Park by the Oak Ridge Utility District

- Existing 4-inch Natural Gas Supply Line
- - - New Natural Gas Supply Line





