CAMP WASHINGTON. INDUSTRY-INSTITUTION RESEARCH

TECH VILLAGE

Camp Washington
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Goal(s)

Camp Washington is positioned to serve as the center for industrial, medical, and alternative energy research. The vast amount of industrial space, in combination with Camp Washington’s proximity to I-75 and the Queensgate Railyard, makes it an ideal location for a Research Tech Village. The new Tech Village will create partnerships with many of Cincinnati’s research facilities including: The University of Cincinnati, Cincinnati State Technical and Community College, Good Samaritan Hospital, Deaconess Research Hospital, University Hospital and the Vontz Research Center, and Proctor and Gamble. Both the development and the research components will have sustainable qualities.

Camp Washington’s existing facilities could easily be adaptively reused as laboratories, research and development centers and continue light manufacturing and industry. A research Tech Village is relevant because industrial research is facing
pressures to decrease time-to-market for new inventions, and to conduct research aimed at specific, identifiable customers. As a result, traditional basic research activities in corporate laboratories have been scaled back. To compensate, most U.S. firms now form extensive relationships with other organizations for research, including small businesses and universities. Partnerships are a way to identify and capture innovations produced by those organizations that have not been implemented by other companies. The Tech Village would be located near tens of thousands of students and professors interested in real world experience and research.

**Economic Development**
More jobs – during construction and maintenance of the Tech Village, provide a more specialized labor force and skills, more researchers, professors, scientists, and skilled professionals. These professionals would be specialized in alternative energy, medical, and industrial research.

**Neighborhood Redevelopment**
Provide more services and stores that support the Tech Village. The neighborhood would have access to the new services as well. The Tech Village would also have some mixed use spaces which would include residential. A complete ‘green streets’ project on Spring Grove Avenue would make the street more ‘green’ and pedestrian friendly.

**Environment Improvements**
The Tech Village would use adaptive reuse of 9 existing buildings. These building would be retrofitted with green roofs, solar panels, and have permeable surfaces in their parking lots. Fifteen new building would be constructed. They would be built with low-impact design and earn a LEED™ certified rating. The land near I-75 that currently is owned by the City of Cincinnati and is designated for city storage and maintenance would be restored to open green space and include bio-retention.

**Transportation and other infrastructure**
The redesign of I-75 will allow easier access to Camp Washington and ultimately the Tech Village. A ‘green’ streets project on Spring Grove Avenue will give pedestrians bicycle lanes and make the sidewalks more pedestrian friendly. A light rail system will run under Colerain Avenue with a station on a new bridge capping I-75. The new I-75 cap will connect Colerain to Central Parkway.

**Project Description**
- Adaptive Reuse of 9 buildings
- Green building techniques and green infrastructure on 15 new buildings
- Green Streets Project on Spring Grove Avenue
- Light Rail under Colerain Avenue
- Bridge Cap on I-75
- Light rail station on Cap
- Connect Colerain to Central Parkway
- Bridge over to Central Parkway from Monmouth Street
- Creation of jobs with Tech Village

**Rationale**

(1) This site photo shows the existing conditions in Camp Washington. This is the site that I am proposing for the Tech Village. The area is mostly industrial uses, with many buildings unused.

(2) Stakeholder Joe Gorman of Camp Washington gave me information on building condition and use, which helped me create this map. The orange buildings will be used for adaptive reuse, the red buildings will be demolished and the green buildings will remain as their existing use and structure.
(3) The Drill Down Study done in 2007 shows that Camp Washington has a total of 256 businesses. The greatest amount of employees, 507, work in Soaps and Detergents manufacturing. While the second most, 412, is in meat packing. However, the greatest revenue generated comes from the meat packing industry, while the second most comes from the steel distributor and warehouses.

**Implementation/Funding Strategies**

**Federal**
1. Research and Development Tax Credit
2. Environmental Protection Agency - National Green Building
   - Department of Energy – Energy Efficiency and Renewable Energy Financial Opportunities works to increase the use of renewable energy and energy efficiency technologies. Offers assistance for their development and demonstration.
3. Federal Tax Credits for Energy Efficiency
   - The Energy Policy Act of 2005 includes tax credits for the installation of solar energy systems and fuel cells.

**State**
4. Tribal Energy Grant Program – OH
5. Renewable Energy Grants - OH
6. Clean Renewable Energy Bonds - OH

**Precedent**
The University of Massachusetts, Amherst campus is home to the oldest university/industry cooperative research center. The Center for UMass and Industry Research on Polymers was established in 1980. This university/industry research facility
has 40+ businesses work on research including Proctor and Gamble. The facility develops long term relationships between the community, industries and the university, through research programs, meetings and lectures, field trips, and co-op programs.

Bibliography


Funding, http://www.dsireusa.org/incentives/index.cfm?State=US&ee=1&re=1