

The logo features the word "CORTEX" in a bold, dark blue, sans-serif font. The letter "O" is replaced by an orange circle with white lines forming a globe or network pattern. Below "CORTEX" is the phrase "innovation community" in a smaller, dark blue, lowercase sans-serif font.

CORTEX
innovation community

— **ST. LOUIS** —

A white, low-profile sign with the word "cortex" in lowercase and the orange globe logo to its right. The sign is positioned in front of a modern glass-walled building.

cortex

CORTEX HISTORY

Founded in 2002 as an urban innovation district to leverage and commercialize regional university and corporate research

Sponsored by:

- » Washington University (WU)
- » Saint Louis University (SLU)
- » University of Missouri – St. Louis (UMSL)
- » BJC Healthcare (BJC)
- » Missouri Botanical Garden (MOBOT)

\$29M
initial
investment

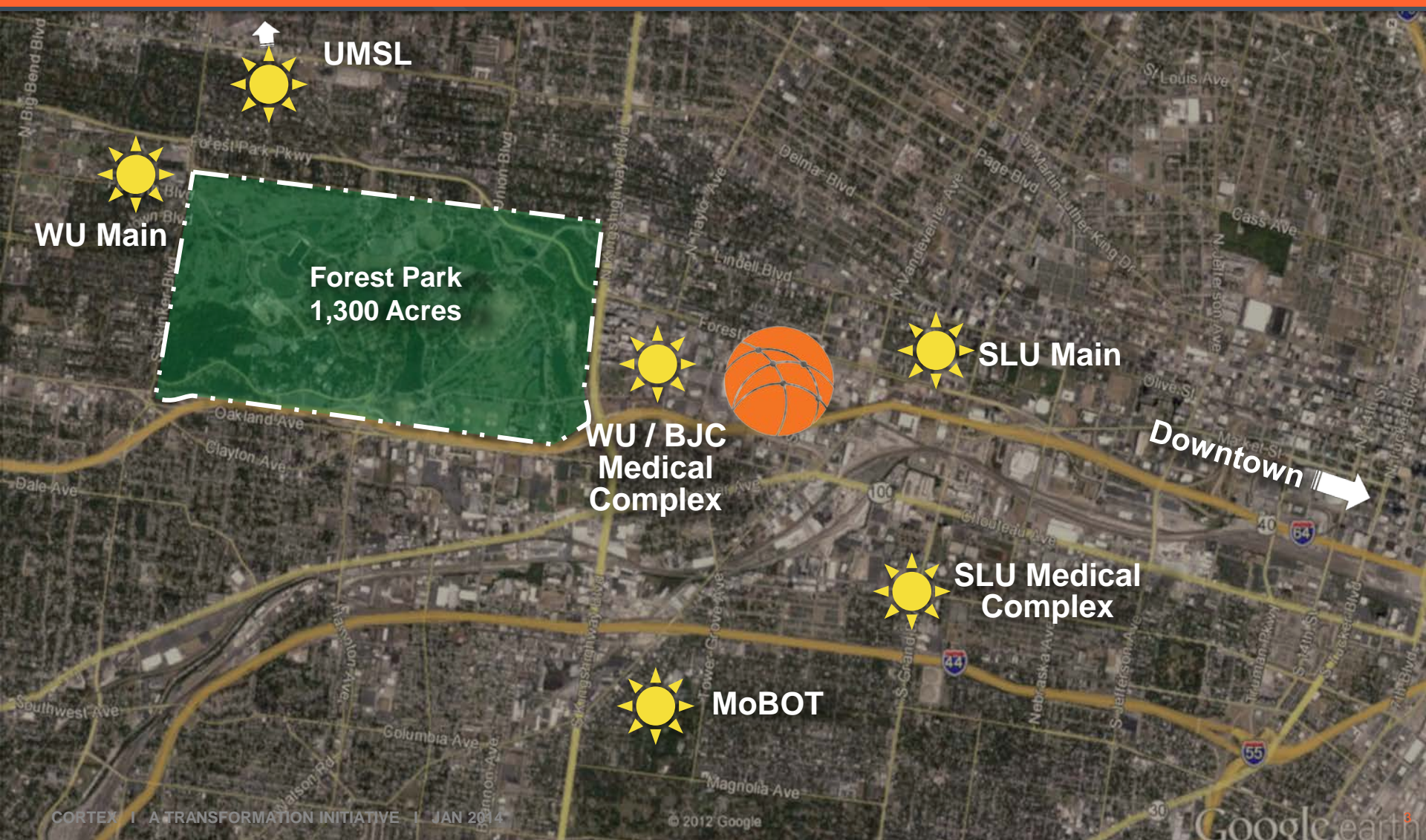


CORTEX OBJECTIVES

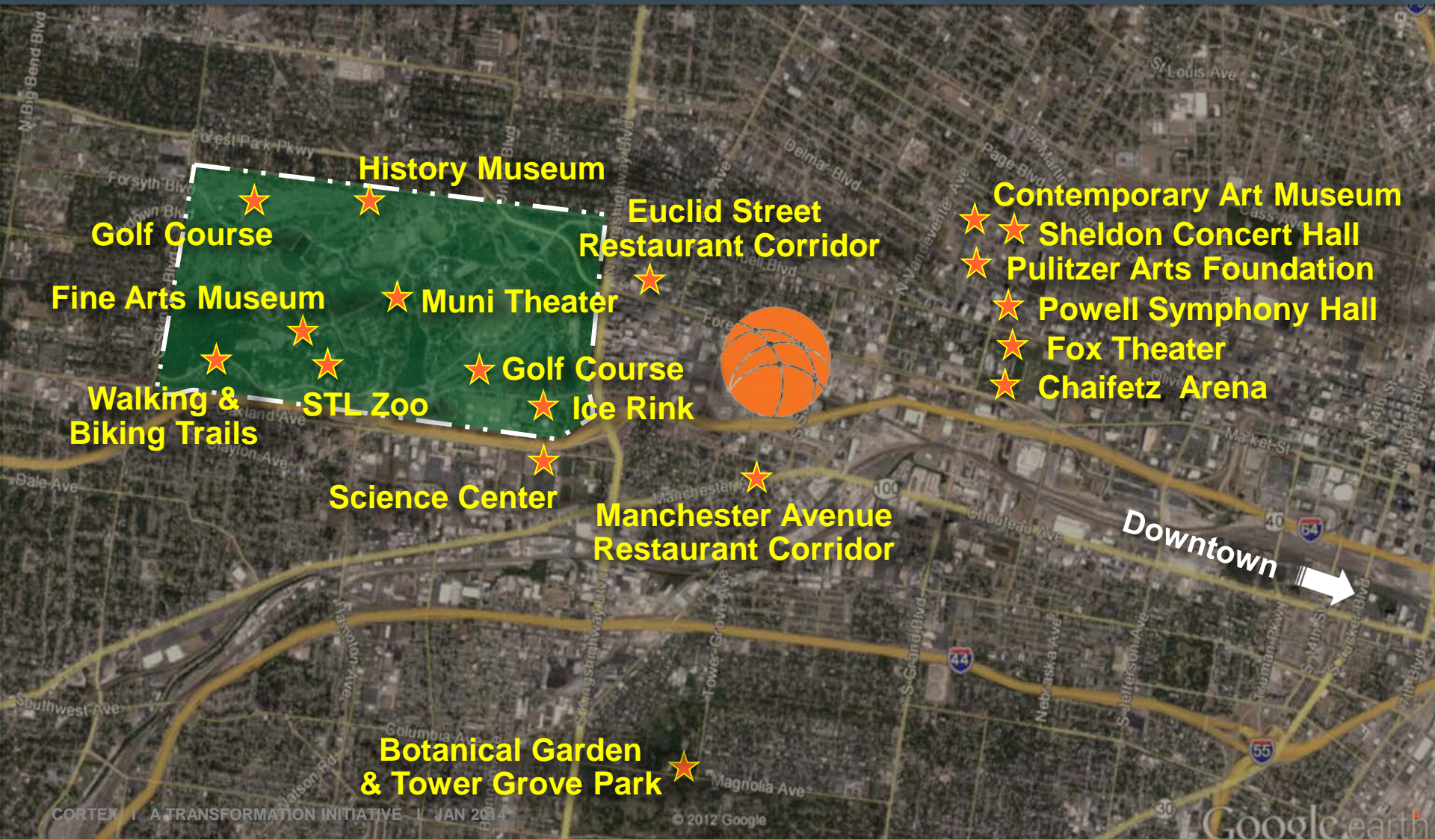
- » Serve as the **regional epicenter for innovation & entrepreneurship** (currently over 110 companies in Cortex)
- » Create a **24-7 live-work-play-learn “always on” innovation community** in the Central West End
- » Establish St. Louis as **a nationally and internationally recognized technology hub**



SPONSORING INSTITUTIONAL ANCHORS



CORTEX DISTRICT AMENITIES



CORTEX DISTRICT AMENITIES

Grand Center Arts District



Missouri Botanical Garden



Forest Park



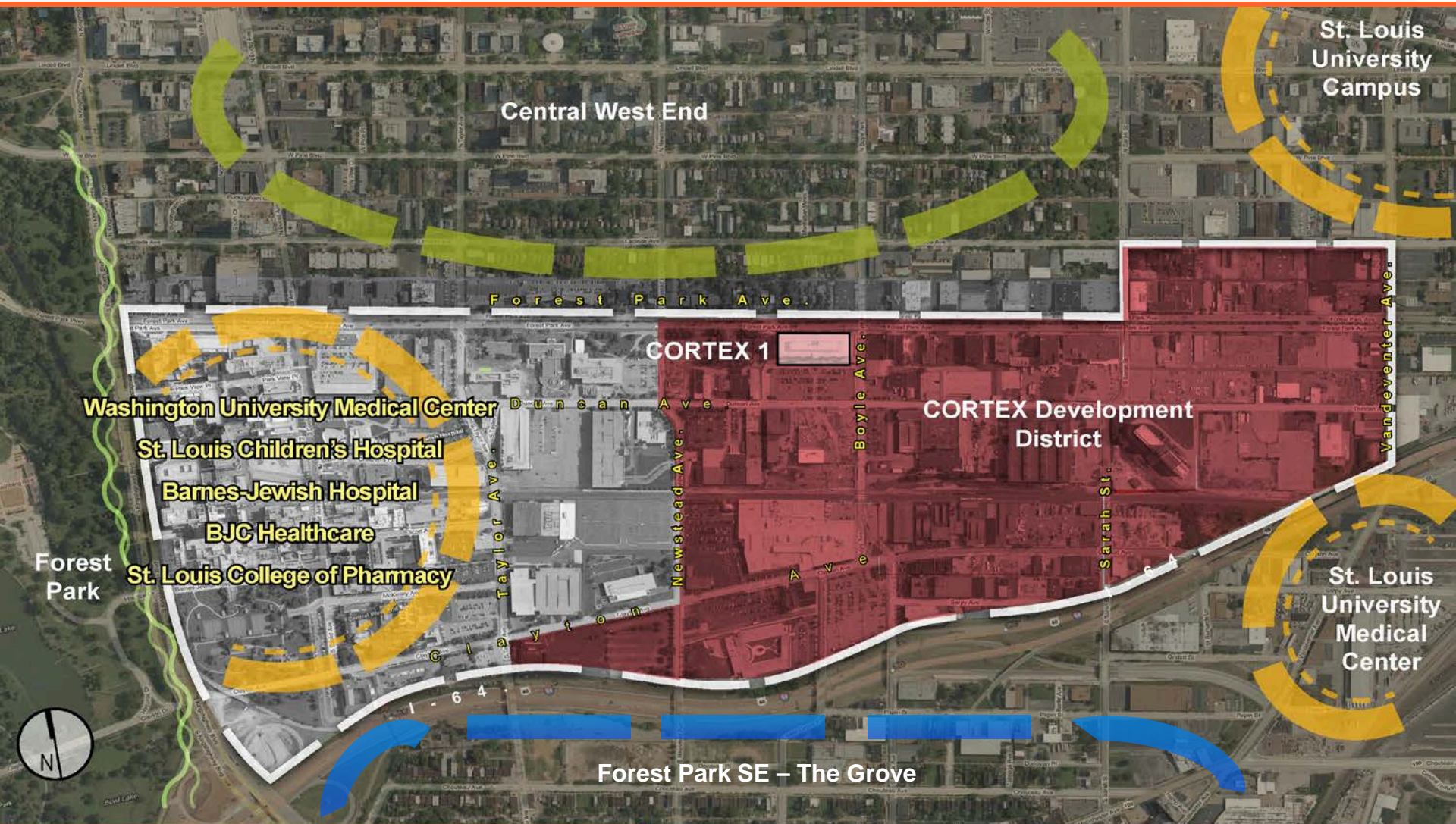
MetroLink Light Rail



Central West End
Neighborhood



CORTEX DISTRICT & DEVELOPMENT CONTROLS



St. Louis University Campus

Central West End

Forest Park Ave.

CORTEX 1

Washington University Medical Center

St. Louis Children's Hospital

Barnes-Jewish Hospital

BJC Healthcare

St. Louis College of Pharmacy

Forest Park

CORTEX Development District

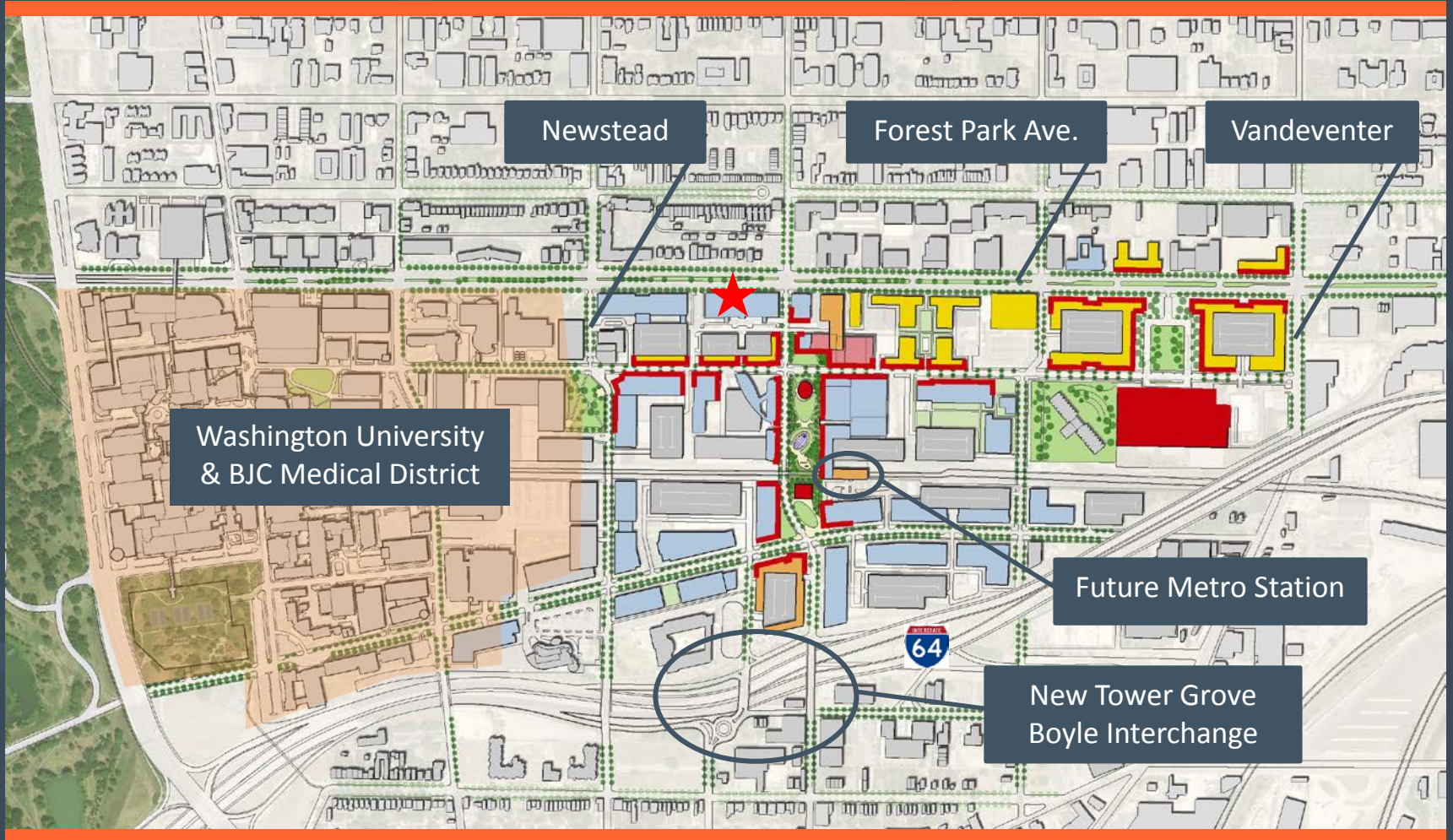
St. Louis University Medical Center

Forest Park SE - The Grove

district framework

redevelopment plan area

MIXED-USE MASTER PLAN



■ Research / Office

■ Residential

■ Parking Structure

■ Retail

— Active Ground Floor Retail Use

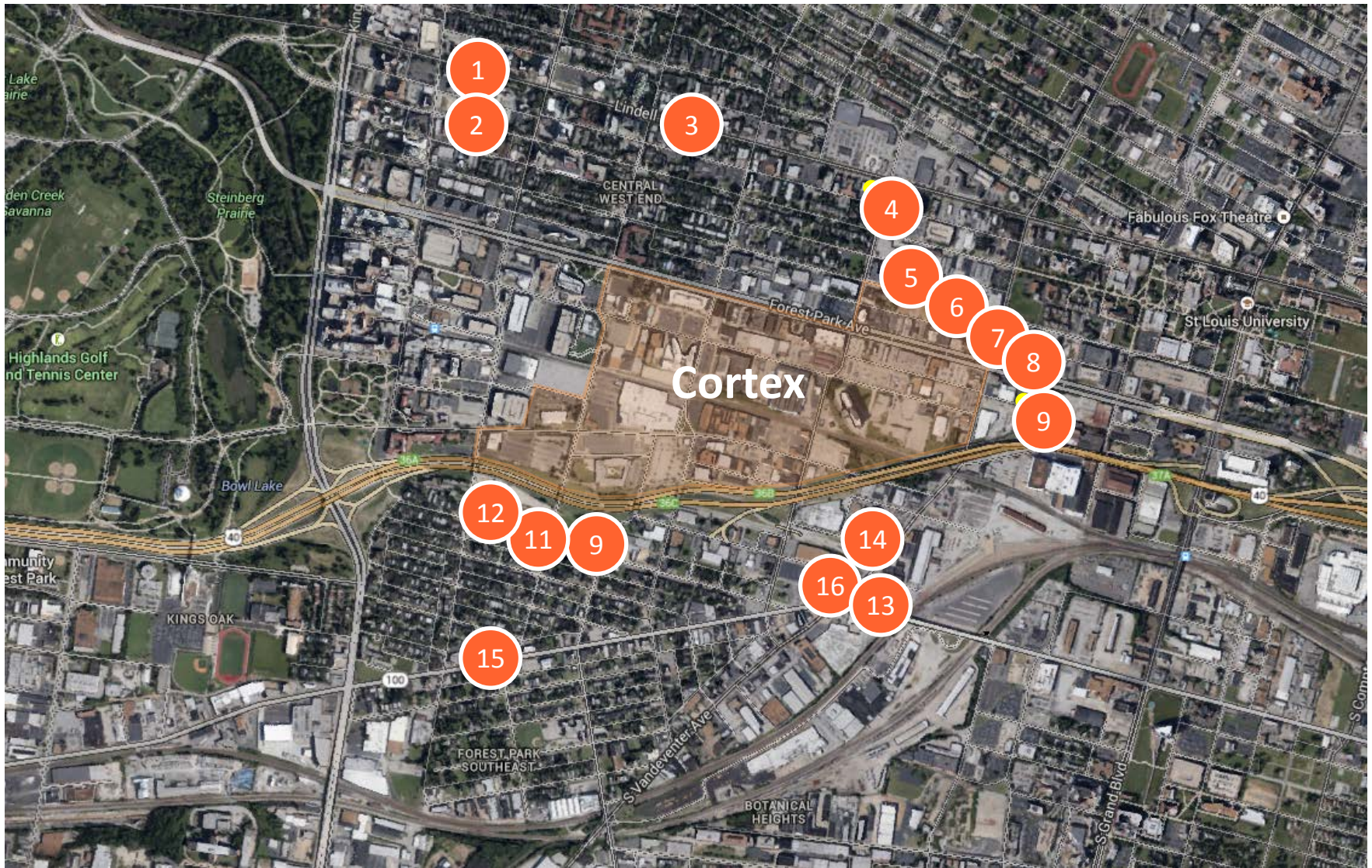


DEVELOPMENT PROJECTIONS

	At Full Build-Out	25% Achieved To-Date
SF ²	3.7m	1.6m
Development Cost	\$2.0b	\$500m
Permanent Jobs	13,000	3,150
Annual Payroll	\$711m	\$170m



16 LEVERAGED COMMUNITY PROJECTS – \$400m+





OUR BUSINESS STRATEGY TO GROW CORTEX

Develop 5 complementary innovation centers that will:

- » Drive entrepreneurial density
- » Create collision points of innovation
- » Accelerate new company formation



TARGETED INNOVATION CENTERS



» Center for Emerging Technologies (existing)



» BioGenerator (existing)



» Cambridge Innovation Center (existing)



» Venture Café (existing)



» TechShop (July 2016)



Completed / Under Construction

Being Planned



COMPLETED



Cortex 1



DuPont/Solae



CET I & II



West End Lofts



COMPLETED



@4240 – lab/office



BJC @ The Commons – office

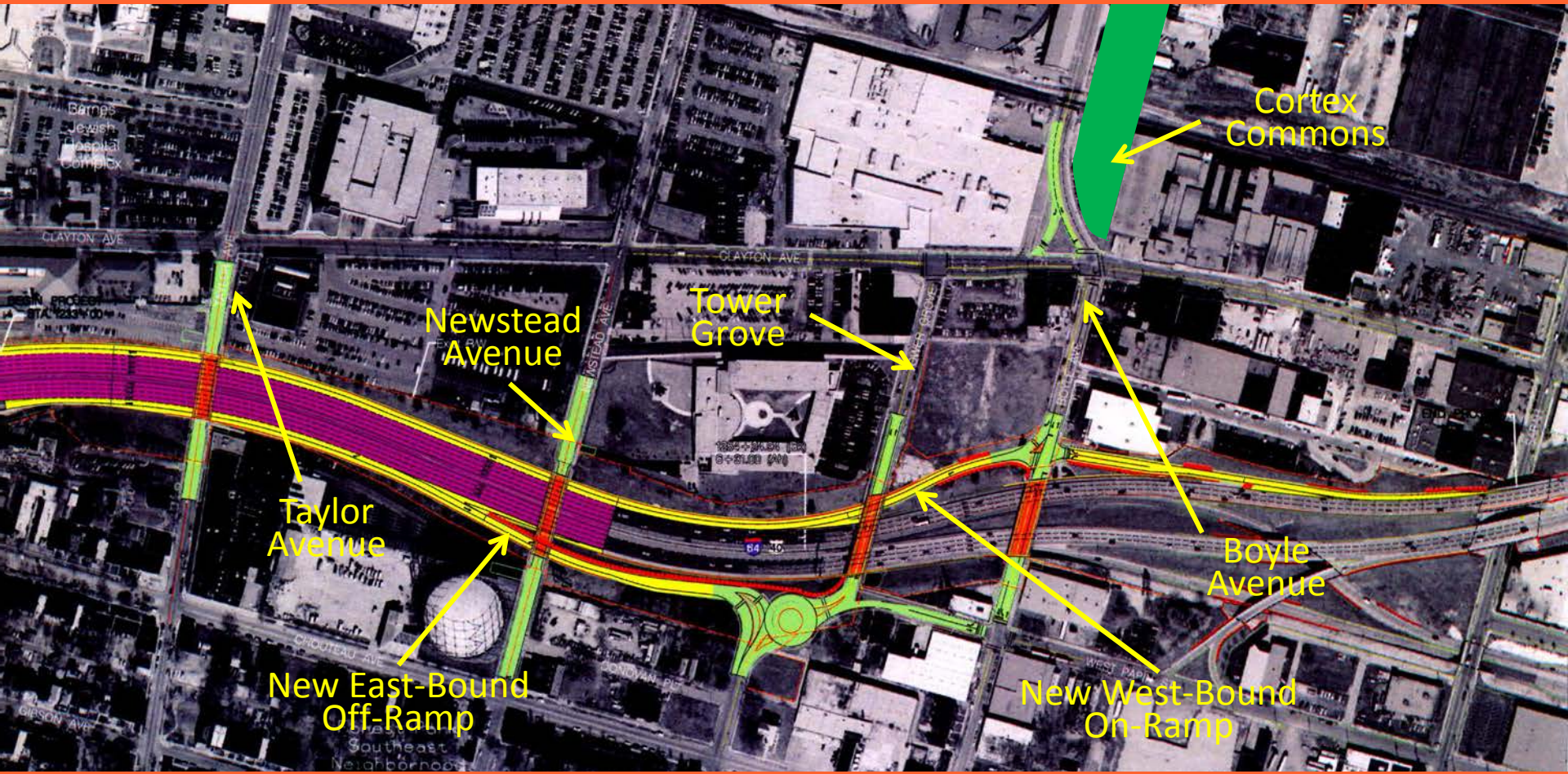


CoFactor Genomics - lab



FDA – CDER Division of Pharma Analysis

COMPLETED



UNDER CONSTRUCTION – COMPLETE FALL 2015



UNDER CONSTRUCTION – COMPLETE JUNE 2015

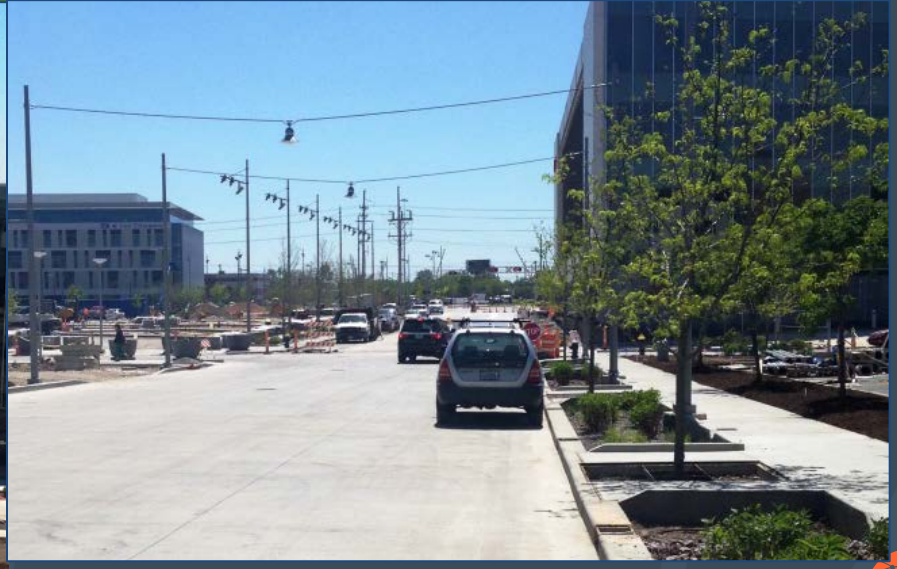


Shriners Hospital

UNDER CONSTRUCTION – COMPLETE JUNE 2015



UNDER CONSTRUCTION – COMPLETE JUNE 2015



NEWEST PROJECT – NOW UNDER CONSTRUCTION



NEWEST PROJECT – NOW UNDER CONSTRUCTION



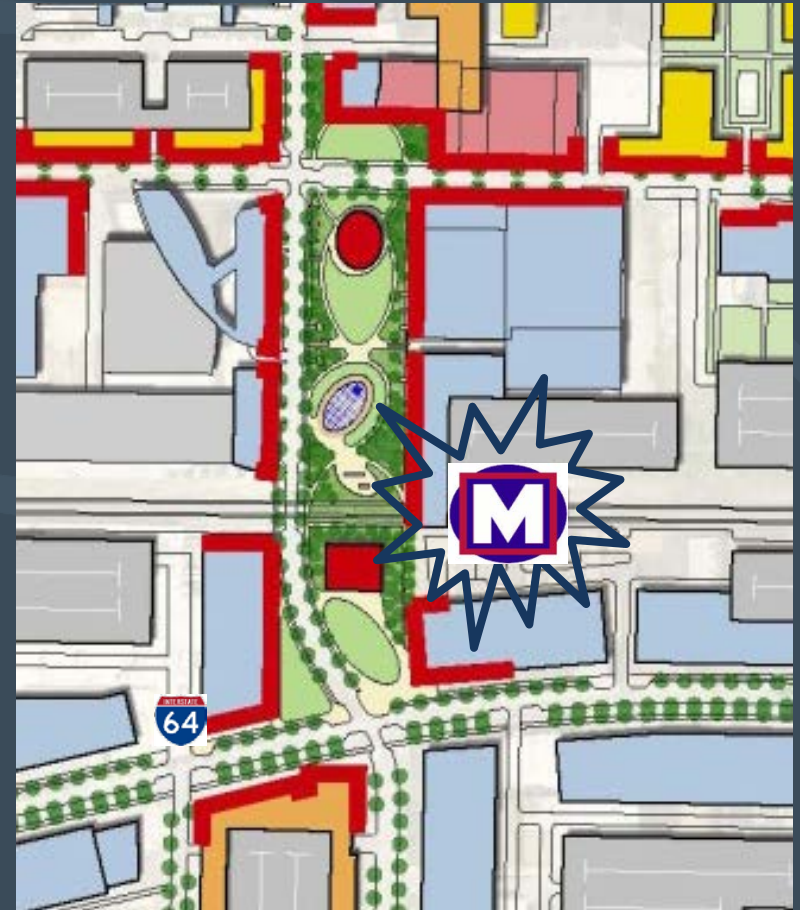
NEWEST PROJECT – NOW UNDER CONSTRUCTION



NEWEST PROJECT – NOW UNDER CONSTRUCTION



IN PLANNING



IN PLANNING



Tech building – historic rehab



Mid-rise residential



Tech building – 4220 Duncan



Wexford 2 – commercial & residential



IN PLANNING



IN PLANNING



Just Released – BROOKINGS INSTITUTE STUDY

Cortex
Innovation
Community
featured
prominently
as an
international
best practice

“The trend is to nurture living, breathing communities rather than sterile compounds of research silos.”

B Metropolitan Policy Program
at BROOKINGS

The Rise of Innovation Districts: A New Geography of Innovation in America

Bruce Katz and Julie Wagner

Introducing Innovation Districts

As the United States slowly emerges from the Great Recession, a remarkable shift is occurring in the spatial geography of innovation. For the past 50 years, the landscape of innovation has been dominated by places like Silicon Valley—suburban corridors of spatially isolated corporate campuses, accessible only by car, with little emphasis on the quality of life or on integrating work, housing, and recreation.

A new complementary urban model is now emerging, giving rise to what we and others are calling “innovation districts.” These districts, by our definition, are geographic areas where leading-edge anchor institutions and companies cluster and connect with start-ups, business incubators, and accelerators.¹ They are also physically compact, transit-accessible, and technically-wired and offer mixed-use housing, office, and retail.

Innovation districts are the manifestation of mega-trends altering the location preferences of people and firms and, in the process, re-conceiving the very link between economy shaping, place making and social networking.²

In recent years, a rising number of innovative firms and talented workers are choosing to congregate and co-locate in compact, amenity-rich enclaves in the cores of central cities. Rather than building on green-field sites, marquee companies in knowledge-intensive sectors are locating key facilities close to other firms, research labs, and universities so that they can share ideas and practice “open innovation.”

Instead of inventing on their own in real or metaphorical garages, an array of entrepreneurs are starting their companies in collaborative spaces, where they can mingle with other entrepreneurs and have efficient access to everything from legal advice to sophisticated lab equipment. Rather than submitting to long commutes and daily congestion, a growing share of metropolitan residents are choosing to work and live in places that are walkable, bike-able, and connected by transit and technology.

Led by an eclectic group of institutions and leaders, innovation districts are emerging in dozens of cities and metropolitan areas in the United States and abroad and already reflect distinctive typologies and levels of formal planning. Globally, Barcelona, Berlin, London, Medellín, Montreal, Seoul, Stockholm and Toronto contain examples of evolving districts. In the United States, districts are emerging near anchor institutions in the downtowns and midtowns of cities like Atlanta, Baltimore, Buffalo, Cambridge, Cleveland, Detroit, Houston, Philadelphia, Pittsburgh, St. Louis, and San Diego. They are developing in Boston, Brooklyn, Chicago, Portland, Providence, San Francisco and Seattle where underutilized areas (particularly older industrial areas) are being re-imagined and remade. Still others are taking shape in the transformation of traditional exurban science parks like Research Triangle Park in Raleigh-Durham, which are scrambling to meet demand for more urbanized, vibrant work and living environments.

Innovation districts represent a radical departure from traditional economic development. Unlike customary urban revitalization efforts that have emphasized the commercial aspects of development (e.g. housing, retail, sports stadiums), innovation districts help their city and metropolis move up the value chain of global competitiveness by growing the firms, networks, and traded sectors that drive





C  **RTEX**
innovation community

[...currently trending](#)