



PURDUE
UNIVERSITY



APLU

INNOVATION AND ECONOMIC PROSPERITY UNIVERSITIES
AWARDS PROGRAM

CASE
STUDY
2019

IEP CATEGORY • PLACE

**Purdue University: The State Street
Redevelopment Project - Live, Work,
Play, Learn Economic Development**

ABOUT THE STATE STREET REDEVELOPMENT PROJECT

The heart of Purdue University and the City of West Lafayette has a new artery: the \$120 million revitalization of State Street has pumped new life-giving spirit into the community's core.

The project is bigger than Purdue. It serves the university's land grant mission in that it is central to the economic revitalization of the entire community and the state. The city (\$60M) and the university, through the Purdue Research Foundation (\$62.7M), split the cost. It is a public-private partnership that has helped generate over a billion dollars of private development attractive to both students and working families, drawing them back into the central part of the community.



Figure 1

Together, the City of West Lafayette, Purdue, and Purdue Research Foundation (PRF) are dramatically improving the region's quality of life by enhancing safety, improving infrastructure, and providing new previously unavailable amenities. The improvements have turned a once dangerous four-lane state highway into a modern two-lane road that encourages pedestrian and bike traffic. The project includes a modern ring-road system around campus, making it easier for service providers and others to navigate their way across town.

State Street's improvements are just part of the community's larger work, live, play, learn makeover. The entire community along State Street from the Wabash River through campus west to a new aerospace-focused research park is being transformed.

This renovation is bringing new energy and opportunities to the area. A critical part of a 20-year \$1.2 billion public-private community redevelopment effort, the State Street development effort has already attracted more than \$597 million in private business and residential development.

The projects included: new roundabouts, bicycle paths, outdoor gathering areas, redesigned turning lanes, easier two-way traffic pattern, increased greenspace and street trees, improved access to Village businesses, public art and outdoor seating, and improved sidewalks. The Western Gateway received improved stormwater/drainage improvements, particularly vital to launching two additional West Lafayette sites:

- Discovery Park District is a 400-acre, \$1 billion development on the west end of State Street, which furthers the mission of Purdue in its quest for discovery, learning, and engagement. The live, work, play, learn concept includes not only increased university and corporate research space, but also a new urbanist-style residential village that will drive density and community activation throughout the district. Another hallmark includes the

construction of the 100,000 square-foot Schweitzer Engineering Labs facility, which will employ over 300 engineers, bringing additional high-tech corporate jobs to the District.

- The Purdue Research Park Aerospace District is a 980-acre site established in 2015. It is dedicated to providing the necessary facilities for public and private aerospace research. Rolls-Royce and its test cells anchor the Purdue Technology Center Aerospace District, which is a 55,000-square-foot high-tech incubation building. Other amenities include the Purdue University Airport, Purdue's Mach 6 Quiet Flow Wind Tunnel, and one of the world's premiere high-pressure combustion and rocket science facilities, Maurice J. Zucrow Laboratories.

West Lafayette and Purdue University are already reaping the rewards of their significant investment in the State Street Project. Other economic and community development projects include:

- *Campus Edge on Pierce* (opened August 2018) – A \$54 million investment by Up Campus Properties and Core Spaces that has 10 stories with 289 units and 599 beds, including 2,500 square feet of retail space.
- *202 S. Chauncey* (opens August 2019) – A \$12 million investment by Midwest Student Housing Properties that has 5 stories with 56 units and 104 beds.
- *Aspire at Discovery Park District* (opens August 2019) – A \$85 million investment by Balfour Beatty that has 4 stories with 375 units and 835 beds, including 7,852 square feet of retail space.
- *The Rise* (opens August 2019) – An \$80 million investment led by CA Ventures that has 16 stories with 289 units and 675 beds, including 11,033 square feet of retail space.
- *State Street Corner* (opens August 2019) – A \$10 million investment by South Street Capital that has 5 stories, including 11,583 square feet of mixed retail-residential between a college student-focused Target Store and apartments.
- *Hub On Campus West Lafayette* (opens Fall 2019) – A \$57 million investment by UpCampus Properties and Core Spaces that has 11 stories with 233 units and 608 beds, including 13,501 square feet of retail space.
- *The Convergence* (opens late 2019) – A \$32 million investment by Browning Investments, LLC and the Purdue Research Foundation that has 5 stories and 143,329-square-feet of commercial office space with ground floor retail space.
- *Wabash Landing Apartments* (opens late 2019) – A \$12 million investment by Sheehan Companies that has 5 stories with 114 units and 114 beds.

- *Hi Vine* (in development) – A \$12 million investment by Weida Properties that has 5 stories with 73 units and 115 beds, including 12,580 square feet of retail space.
- *District at Chauncey Hill* (development begins late 2019) – A development by Trinitas Ventures, this project will replace a 40-year-old strip center with a new 10-story hotel with 150 rooms and 350 market-rate housing units, including 80,000 square feet of retail space, below ground parking, and a large public outdoor space.

These efforts will drive talent, innovation, and quality of life throughout the community in a range of ways. The goal of The Convergence is to provide a new “front door” for Purdue, fueling collaborative partnerships for the commercialization of the life-changing research taking place across the university. New residential spaces provide much-needed, high-quality residences (and a growing tax base) within the heart of the city to respond to Purdue’s expanding population.

"If residential higher education is going to retain its appeal to the best faculty and students, it will have to offer attractive settings for living, recreation, and successful business neighbors," said Purdue President Mitch Daniels. "We don't know of a comparable town-gown collaboration like ours along State Street, which we hope with the adjoining Discovery Park District will provide the foundation for a next era of growth and prominence for Purdue."

Additional Links

<https://statestreetwl.com/benefits-expanded>

[Purdue Research Park Aerospace District](#)

[Rolls-Royce facility](#)

www.discoveryparkdistrict.com

[Purdue Research Foundation](#)

<https://purduefoundry.com>

ABOUT APLU

The Association of Public and Land-grant Universities (APLU) is North America's oldest higher education association. APLU is a research, policy, and advocacy organization dedicated to strengthening and advancing the work of public universities in the U.S., Canada, and Mexico. The association's membership consists of public research universities, land-grant institutions, state university systems, and affiliated organizations.

APLU's mission is to: expand access and improve student success to deliver the innovative workforce of tomorrow; advance and promote research and discovery to improve society, foster economic growth, and address global challenges; and build healthy, prosperous, equitable, and vibrant communities locally and globally.

Based in Washington, DC, the association's work is furthered by an active and effective advocacy arm that works with Congress and the administration as well as the media to advance federal policies that strengthen public universities and benefit the students they serve.

ABOUT THE IEP UNIVERSITIES PROGRAM

APLU and its **Commission on Economic and Community Engagement (CECE)** established the Innovation and Economic Prosperity (IEP) Universities Program to help higher education institutions codify, elevate, and advance their campus enterprise supporting economic and community development.

The **IEP designation program** recognizes institutions that have demonstrated a meaningful, ongoing and substantial commitment to economic and community development, growth, and economic opportunity.

The **IEP awards program** recognize exemplary and innovative projects in university-based economic and community engagement:

- **Talent** and workforce development
- **Innovation**, entrepreneurship, and tech-based economic development
- **Place** development through public service, outreach, and community engagement

Learn more at: www.APLU.org/IEP