

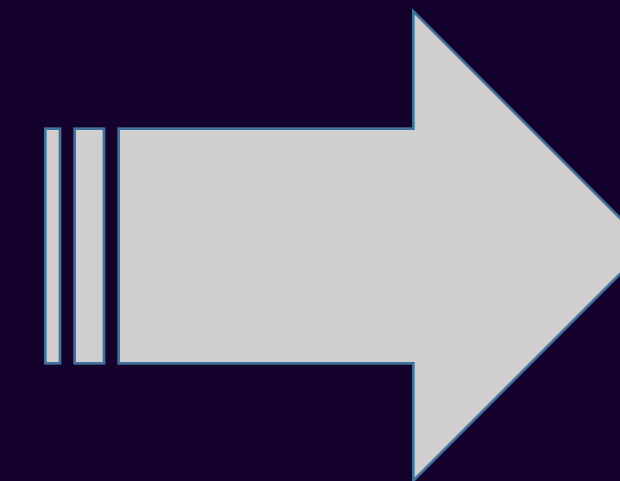
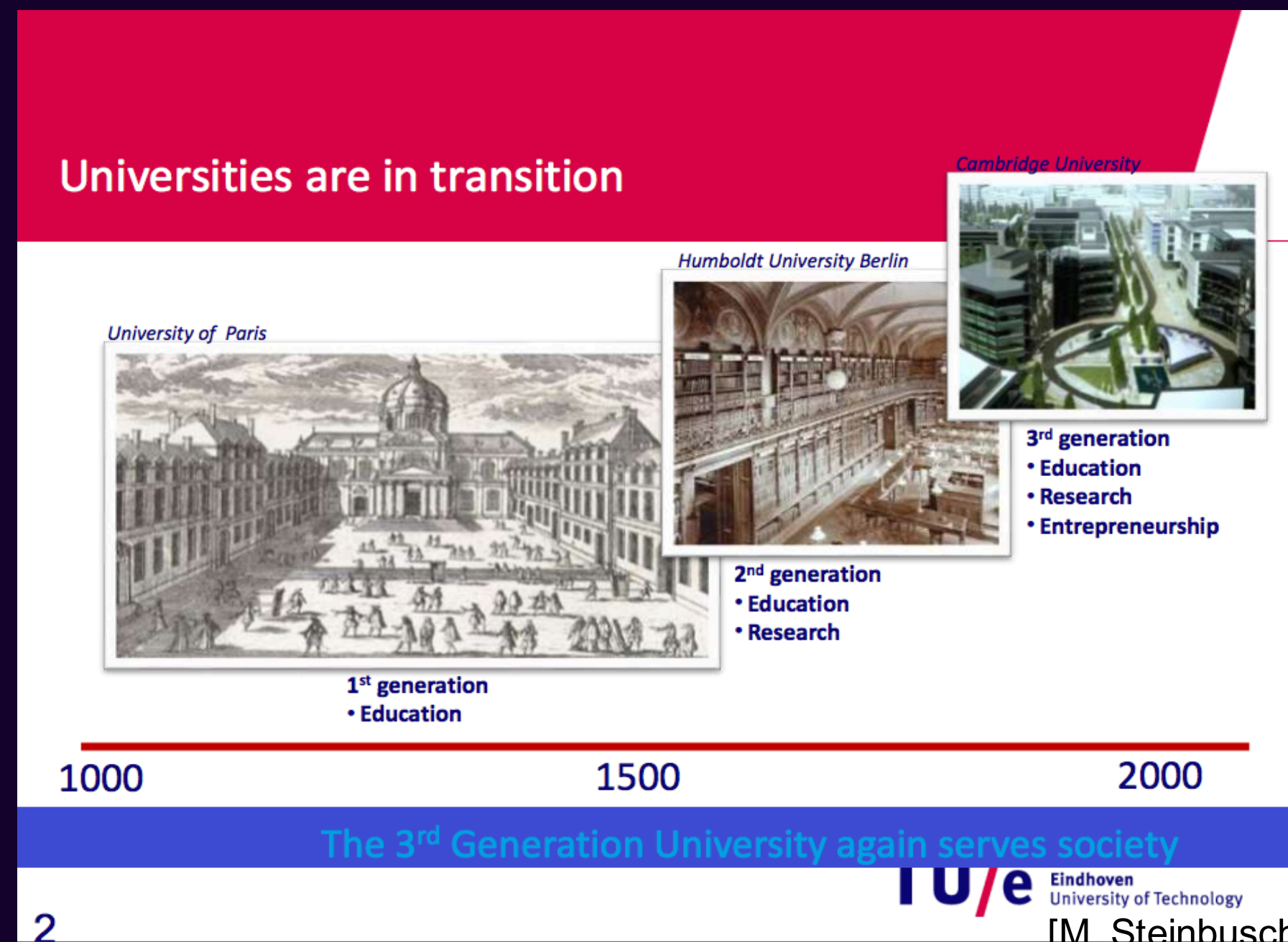
# Changing tomorrow's economy

*Ruimte voor Innovatie*

# Onderwerpen

- *Universiteiten in historisch perspectief*
- *Universiteit Twente / Campus / Kennispark*
- *Novel-T*
- *....*

# The Development of Universities



## 4th Generation University

- Global challenges and networks
- Societal relevance; local focus
- Multi-actor/ trans-disciplinary
- Joint creation of value

A wide-angle photograph of the University of Twente campus. In the foreground, a red running track curves across a green lawn. In the middle ground, the words "UNIVERSITY OF TWENTE." are displayed in large, white, three-dimensional block letters. The background features a dense line of green trees under a blue sky with scattered white clouds.

# UNIVERSITY OF TWENTE.

UNIVERSITY  
OF **SCIENTIFIC**  
**ENTREPRENEURS.**

The University of Twente is Europe's most entrepreneurial university whose core business is to cross boundaries.

UNIVERSITY  
OF TWENTE.

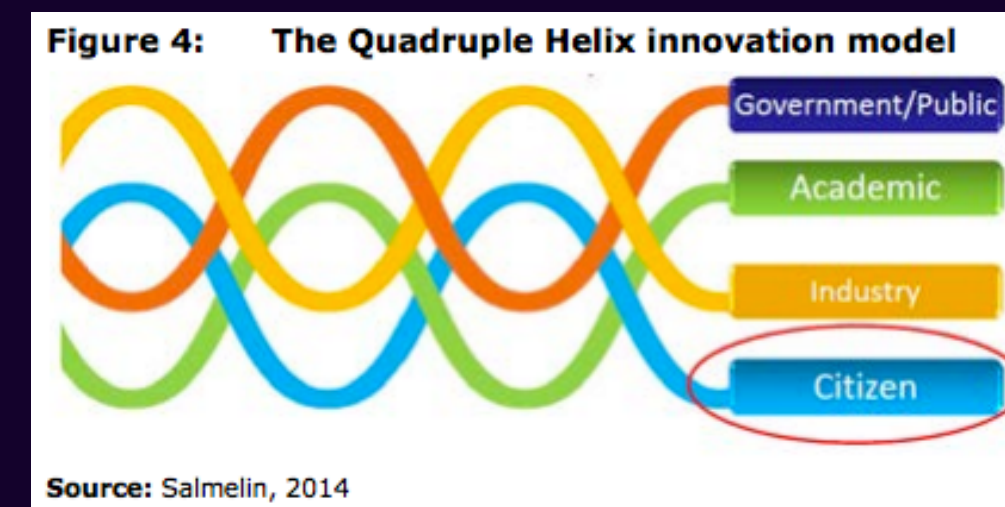
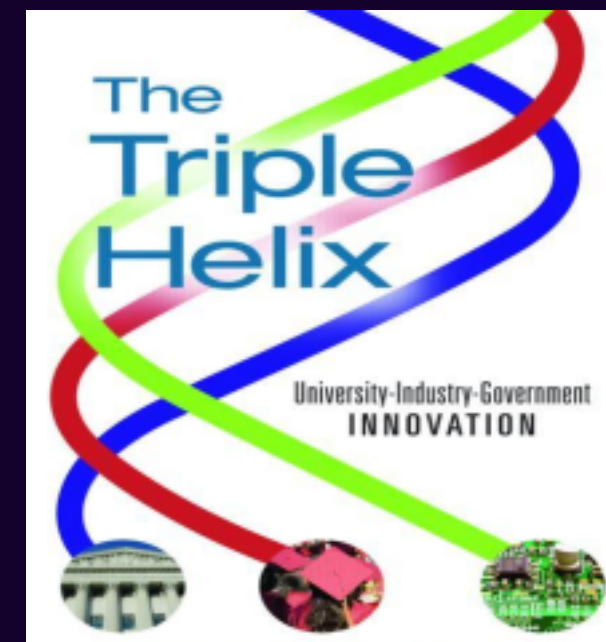
# History



- 1961: University of Twente
  - Third Technical University in The Netherlands
- 1983: the Entrepreneurial University
  - Vice Chancellor Harry van den Kroonenberg: *entrepreneurship as a career option*
- 1985: TOP (=TEP)loans program started
- 2005: Kennispark Twente
  - Province, Cities, Universities are founding fathers of Kennispark Twente foundation
- Now Novel-T & Kennispark Twente:
  - Innovation campus of national interest
  - Complete innovation ecosystem
  - > 800 spin-off companies

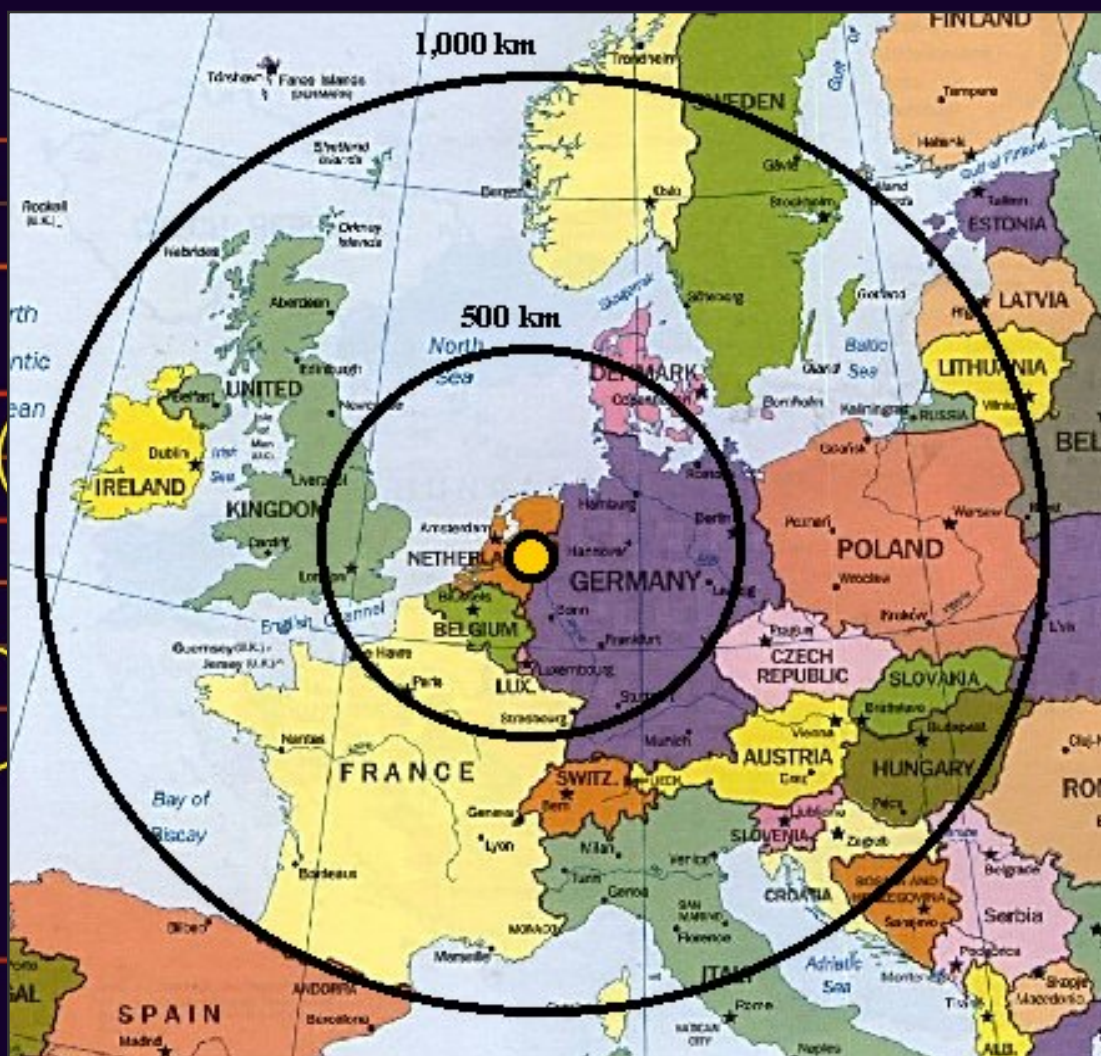
# Innovation Landscape

*Public-Private Partnerships*  
are important assets of the  
Dutch Innovation Ecosystem



**UTwente**

**from Entrepreneurial University  
to Entrepreneurial Region**



- semi-Urbanized region in East NL; 14 municipalities; 625.000 inhabitants
- 280.000 jobs in 2600 companies; mostly SME's
- no single dominant end-use business sector
- High Tech Systems & Materials
- University of Twente and Saxion UAS

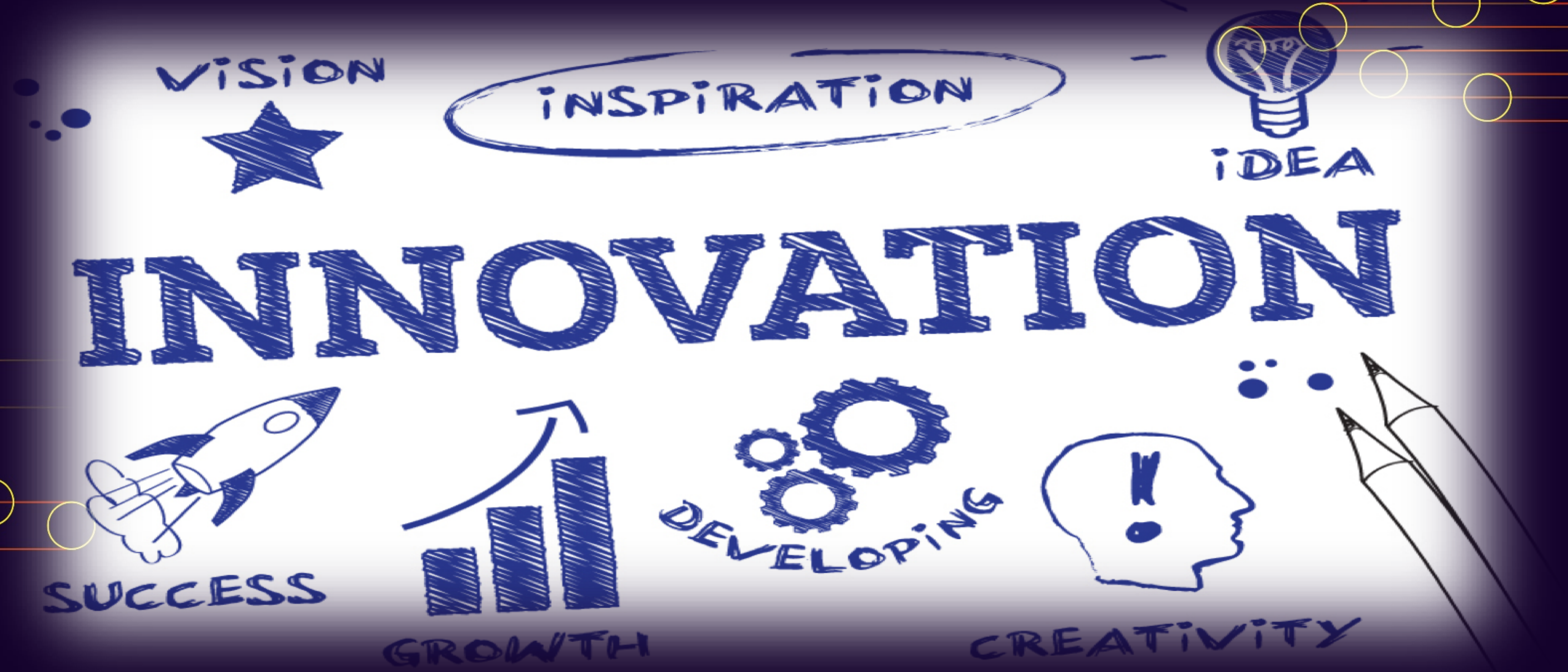
## S2B & B2S



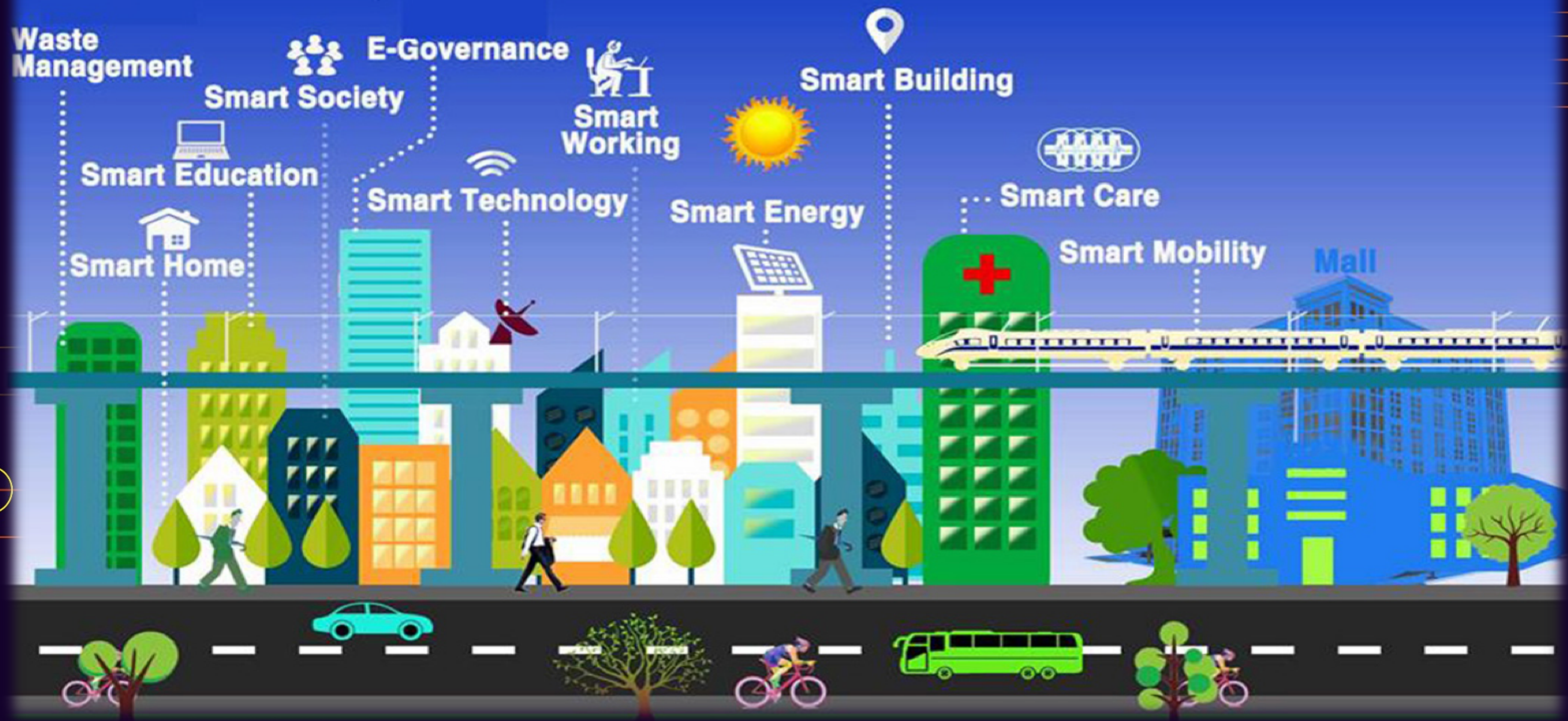
## Novel-Tools



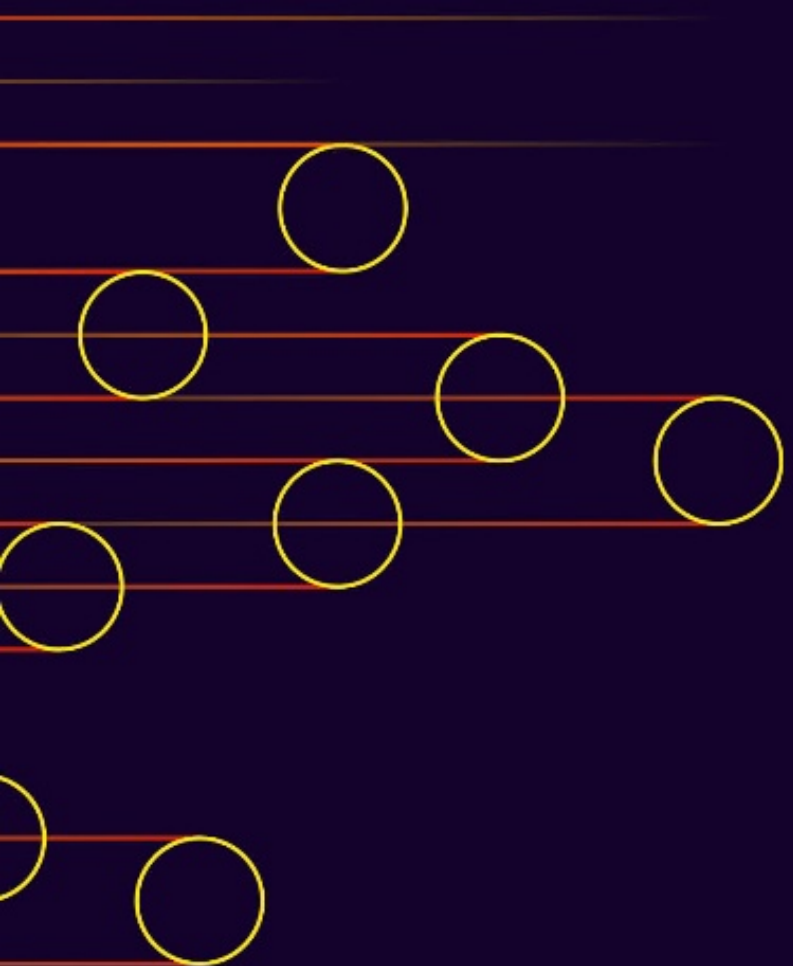
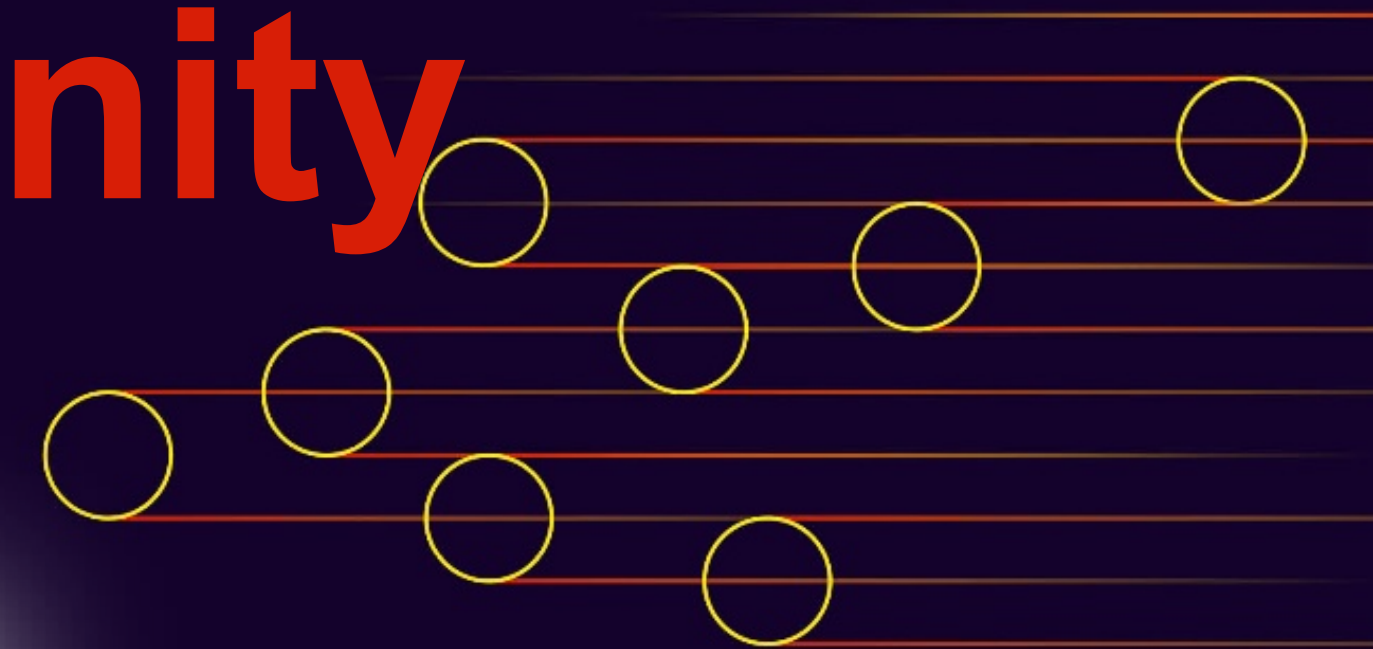
# Stimulating the Innovation process



# Social relevance



# Dynamic and vibrant community



# What is a Creathon?

A STIMULATING EXPERIENCE  
IN CO-LEARNING AND CO-DEVELOPMENT OF  
ENTREPRENEURIAL SKILLS AND INSIGHT IN SPECIFIC  
DETAILS OF THE CHALLENGES

- a 24- or 48-hours creative marathon with professionals, students and interested civilians
- Working in teams
- to develop solutions for predefined (grand) challenges.



- (open) Data are used to trigger innovative thinking, and
- the results are pitched in front of a professional jury
- to determine the winner(s)

# UNIVERSITY OF TWENTE.

Real Estate perspective  
(in retrospect)



Universiteit Twente

Business and Science Park

UNIVERSITY  
OF **CAMPUS LIFE**

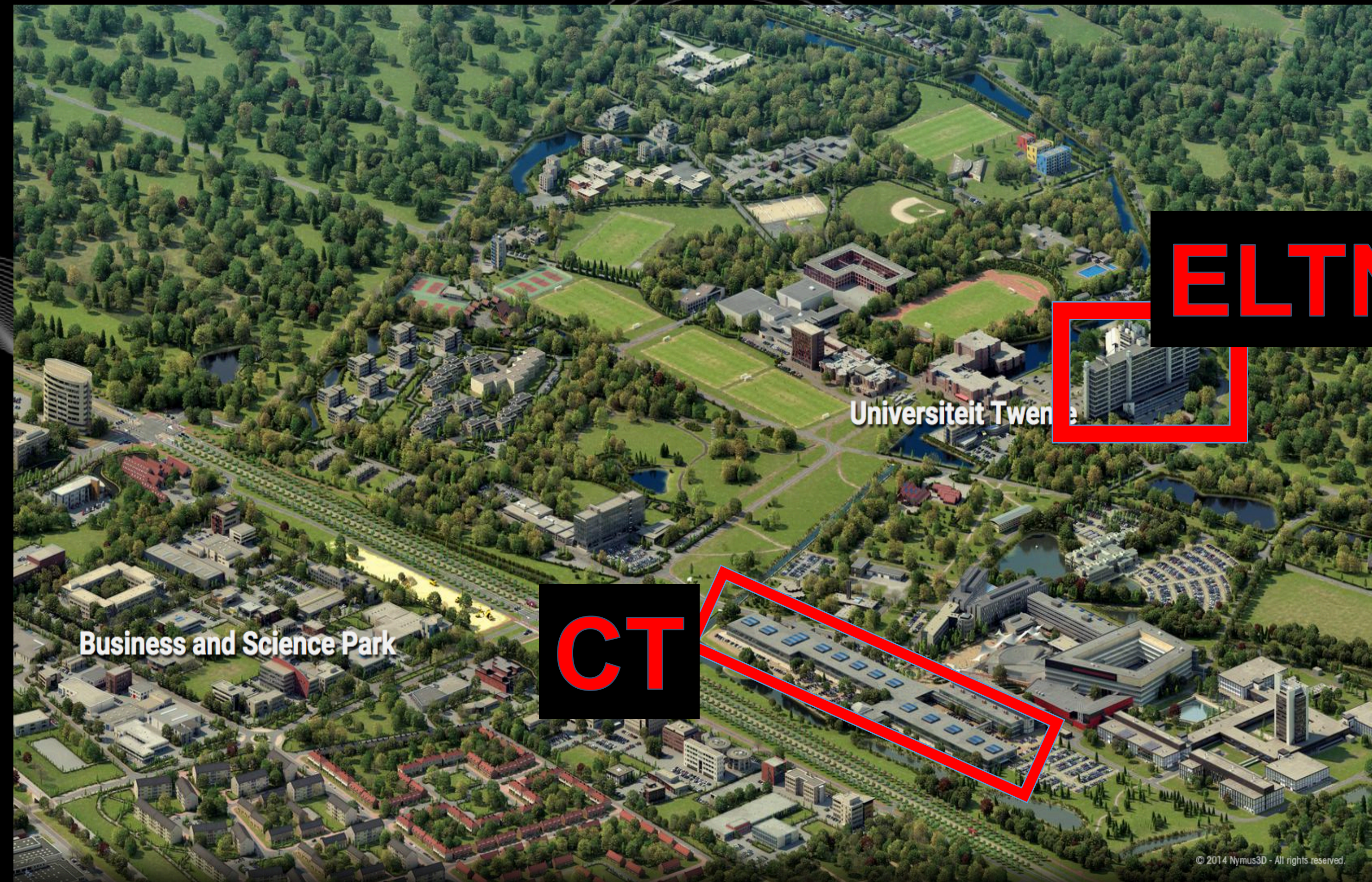


UNIVERSITY  
OF TWENTE.



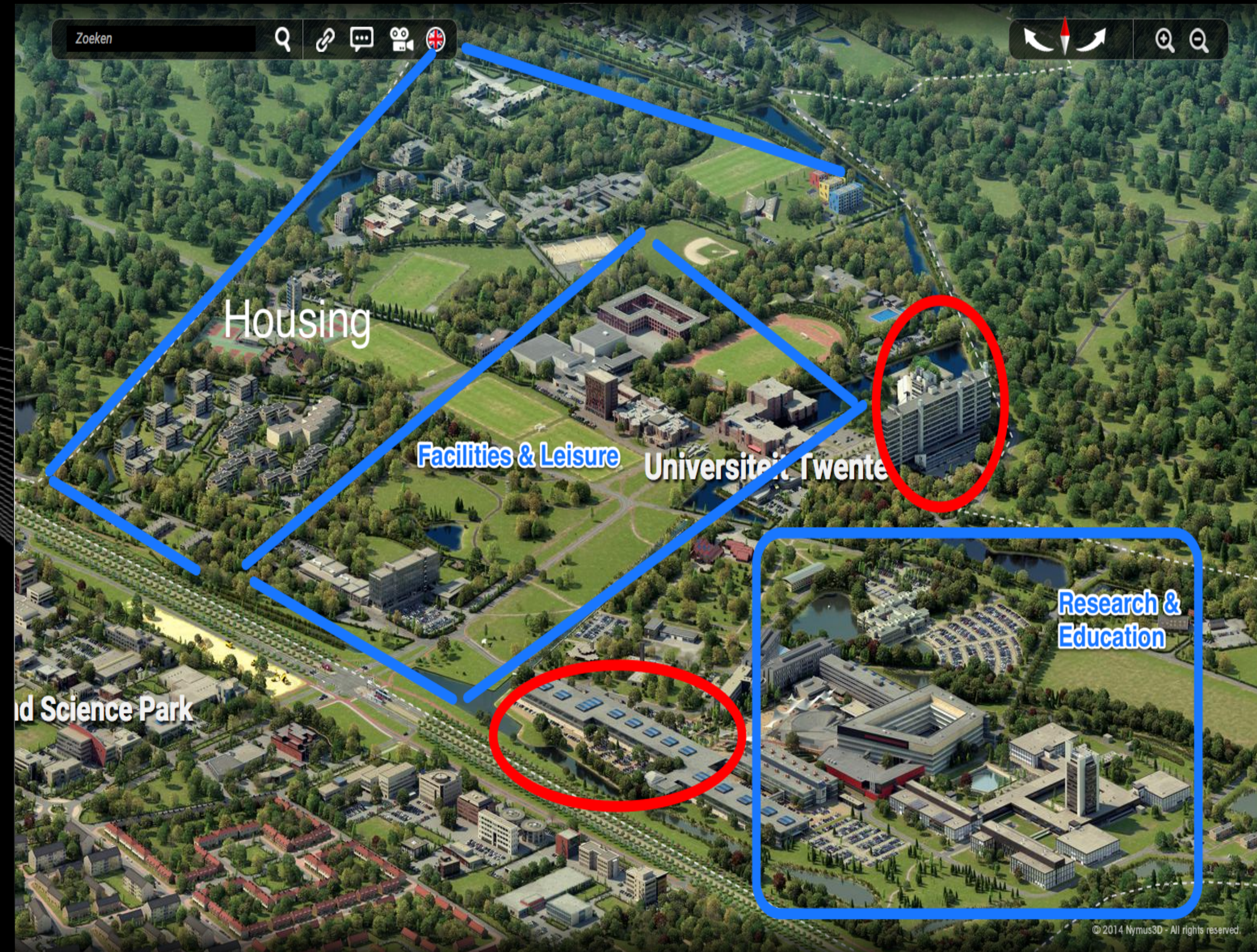
# Mid 90-ies UTwente Real Estate evaluation

- Some buidings >30 years old
- 2 buildings below 'ARBO' standard  
[Dutch national law on 'Working Conditions'] Typical Lab facilities:
  - Chemical Technology
  - Electrical Engineering and Applied Physics
- Other buildings need attention too:
  - Refurbish?,
  - Demolish? or
  - (re)Built?



# UTwente Real Estate Long Term Planning

- **Led by supervising architect**
- **Taking into consideration:**
  - Demographic and social trends
  - National law and guiding principles of ministry of education
  - Regional 'Bestemmingsplan' [area destination plan]
  - Development plans of the municipality of Enschede for the area around the campus
  - University Vision & Strategy
  - Geo-, Hydro- Ecological situation
- **Gradually evade and draw away from CT and ELTN buildings.**
- **Focus on 2 area's:**
  - O&O Centre for Research & Education
  - Supporting facilities, leisure and campus life
- **Demolish, Refurbish and Build New**
- **15-year plan**

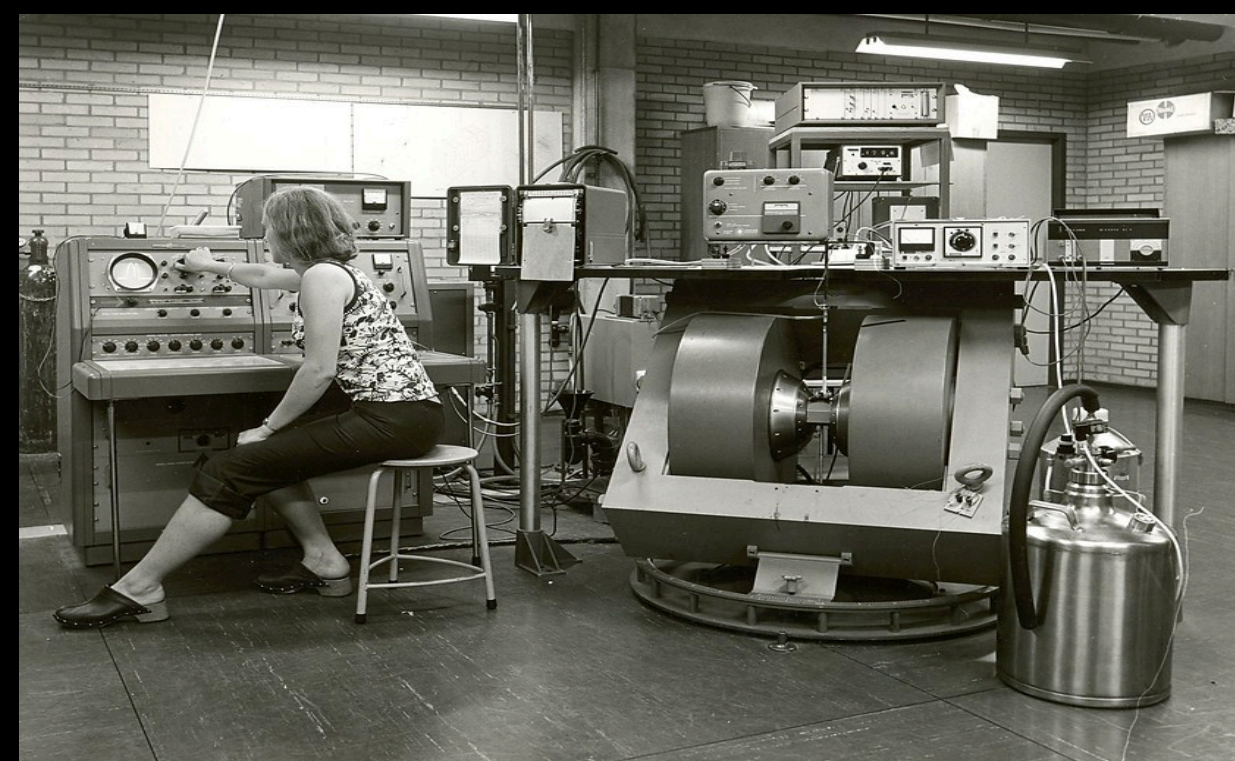
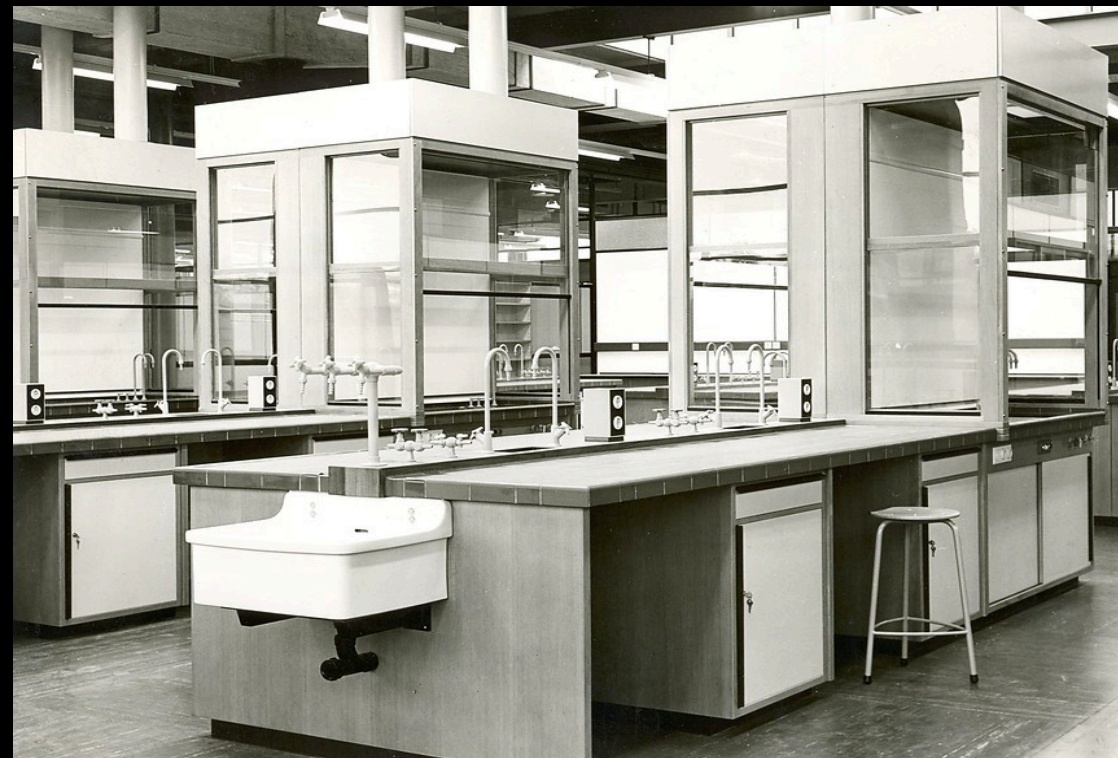


# Masterplan Area development

- **Joint activity of Kennispark, Twente University and Enschede Municipality**
- **Accessibility, connectivity, livability**
- **Connect Business & Science park with Utwente Campus**
- **Re-develop railway station and Leisure Area**
- **Connect railway station to UTwente Campus**



# Conversion of 'Langezijds' into The Gallery



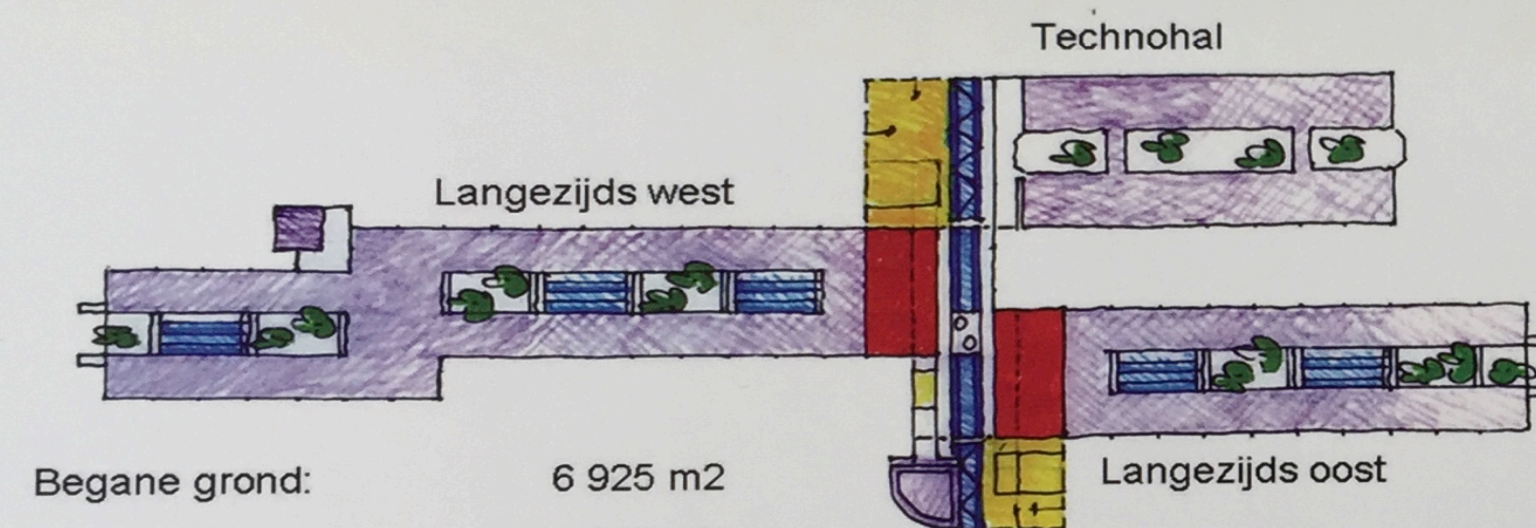
# The Gallery

- **Concept:**  
**business centre for start-ups and innovative enterprises**
- **Based on Masterplan Kennispark Twente**
- **Strategic location on edge of UT Campus and B&S Parc**
- **Show your innovations to the world**
- **Hardware, Software & Smartware**
- **Public – Private consortium**
  - University of Twente, Kennispark Twente, Kondor Wessels Projects, BTC Twente, Property Conversion Group
- **Split the project in different phases to control business risks and APEX**

# The Gallery

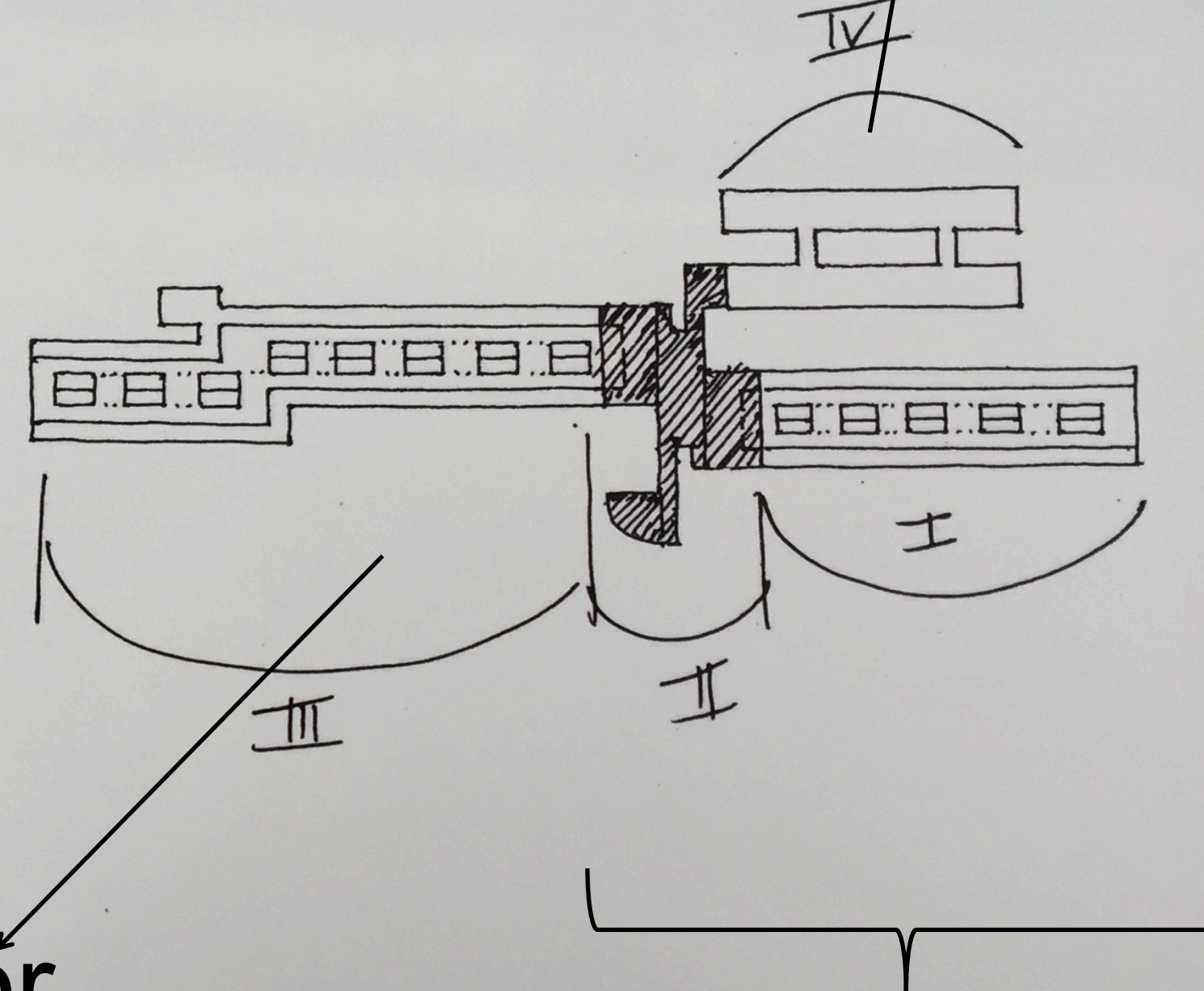
## STRUCTUUR

### OPPERVLAKTES & PARKEERPLAATSEN



Begane grond:	6 925 m2
1e verdieping:	13 955 m2
2de verdieping:	7 657 m2
3de t/m 13de verdieping:	11 072 m2
BVO totaal:	39 609 m2
Aantal p.p.:	204
Technohal:	ca. 12.000m2

### FASERING



UT expansion  
plan?

Now looking for  
partners &  
Investors

Phase I-II realized  
2010 - 2013

the Gallery



Thank you for your attention

# Take away

- UT Real estate conversion was primarily triggered by law enforcement (ARBO)
- University must focus on core activities in Research and Education
- Valorisation and translational interest in the Entrepreneurial University
- Public-Private Partnerships in early stages of concept development.
- Kennispark Twente was essential actor in refurbishment of Langezijds
- Long Term vision is required

**Property Conversion is a CHOICE,  
NOT the result of calculations**

