Criteria for Locating Facilities in Science, Technology, and Advanced Research Park (STAR Park), STAR One Facility

STAR One is the first research facility project within the Science Technology and Advanced Research Park (STAR Park) and is owned and operated by Texas State University-San Marcos (Texas State). The 20,000 square feet building is sited on approximately 58 acres, providing ample space for growth and the potential addition of approximately 250,000 square feet of single story high technology research space.

The STAR One master plan provides 14,000 square feet of industry collaboration space. Completion of Phase I construction is expected in June 2015. This expansion will provide an additional three Life Science labs and three Chemistry/Materials labs available to companies and researchers. It will also house a new Polymer and Nanomaterials facility. Completion of Phase II, an additional 16,000 square feet, will provide a multi-function meeting area, small conference room, and additional office and research space. Construction of Phase II is expected to begin early 2015. Texas State, in partnership with economic development personnel from San Marcos, Hays County, the Central Texas Region, and the State of Texas, have received multiple lease inquiries from industry representatives.

Texas State, through its’ Office of Sponsored Programs, Office of Commercialization and Industrial Relations (OCIR), and Office Facilities Planning and Construction have reviewed criteria developed by other research parks across the United States and provide herein a set of draft occupancy criteria designed to protect valuable Texas State resources.

Criteria for Locating Facilities within STAR Park

1. Guiding Principles:
   A. The mission of the STAR Park is to:

   1) Increase the depth and breadth of Texas State’s research programs.

   2) Stimulate technology based economic development and job creation in the San Marcos area and the State of Texas through university research, high technology training and workforce development, industry collaboration and innovative business acceleration.

   3) Achieve an appropriate balance of private sector, public sector, and governmental organizations and facilities within the Park.

   4) Enable Texas State, the City of San Marcos, the Central Texas Region and the State of Texas, as stakeholders in STAR Park, to achieve their respective expectations and goals.
B. STAR Park is a valuable resource and must be managed as such to ensure the goals are achieved. The Board of Regents for the Texas State University System is asked to charge Texas State with responsibility for decisions regarding occupancy within STAR One as the first facility at STAR Park.

2. **Decision Requirements:** At a minimum, facilities to be located within STAR Park must:

   A. Meet the University Specific Criteria detailed below.

   B. Meet the Type of Facilities Criteria detailed below.

   C. Receive final approval by Texas State.

3. **University Specific Criteria for Locating Facilities in STAR Park:** The types of organizations to be located at STAR Park include those that:

   A. Provide new research, high technology training or technology related commercial capabilities to Texas State and its collaborative funding stakeholders.

   Note: Texas State programs that only involve instruction, with no major research component, will generally not be approved for location in STAR One;

   B. Have the potential to create jobs or bring in revenue;

   C. Have the potential for synergies with other STAR Park and STAR One functions, or other units, if located in proximity to each other;

   D. Have a relationship to existing research activities at Texas State or STAR Park and STAR One;

   E. Limit manufacturing to “pilot scale” production;

   F. Provide innovative business acceleration and support functions; or

   G. Have infrastructure requirements compatible with the STAR Park infrastructure.

4. **The Types of Facilities to be Located within STAR One**
   A summary of appropriate functions is given below. Facilities with the following uses will be allowed within STAR Park in general and STAR One specifically:
A. Laboratories, offices, and other facilities for basic and applied research, quality control, data processing communications, consulting, and testing conducted by or for any individual, organization, or concern, whether public or private.

B. Scientifically-oriented production, (e.g., software manufacturing, limited pharmaceutical manufacturing for research purposes), production or assembly of prototype products, or the assembly of high technology products which are related to the on-site research and development activities of the tenant.

C. Pilot plants in which processes planned for use in production, manufacturing, or assembly elsewhere can be tested and assembled.

D. Corporate or governmental offices with the condition that a relationship exists between the facility’s staff and (a) a tenant’s research and development endeavors, whether located within the Park or elsewhere, or (b) research being conducted by Texas State.

E. Technical training and workforce development activities which relate to high technology, advanced manufacturing, and generally relate to the research focus areas of Texas State and collaborative industry organizations.

F. Professional, commercial, personal, and retail services in support of any uses permitted in paragraphs (4.A) through (4.E) such as food services, venture capital corporations, incubation companies, and training institutes.

G. Operations required to maintain or support any use permitted in paragraphs (4.A) through (4.C) on the same tract as the permitted use, such as maintenance shops, parking garages, keeping of animals, machine shops, and communications or computer facilities.

H. Symposia, workshop, and training common area and recreation facilities.

I. Medical, clinical, and research facilities, including office space as required for these functions.

J. Conference facilities, as specifically permitted by Texas State.

K. Any other uses reasonably related to the intended character of the Park provided same are first fully authorized in writing by Texas State.