



INTRODUCING THE SCITECH INNOVATION DISTRICT

The SciTech Innovation District will be a vibrant area encompassing world-class research and technology facilities and community amenities to attract and retain the best workforce talent. A catalyst for science and technology research and discovery, the district will bring together science and technology companies, researchers, and professionals aligned with strengths at the George Mason University Science and Technology campus. Known for its dynamic, connected, and welcoming environment, the SciTech Innovation District will be a place where ideas grow, new enterprises are nurtured, and community flourishes.

INNOVATION DISTRICTS: CONNECTION, COLLABORATION, AND GROWTH

Across the U.S. and around the world, innovation districts are bringing industry, academia, and government together in shared geographic areas to generate economic growth, community connection, and attract and retain a diverse workforce. By sharing resources and expertise, innovation district participants accelerate the pace of discovery and bring products and services to market sooner. With a continuous flow of ideas and commercial development, these communities create ongoing opportunities for businesses and workers. Just as importantly, innovation districts re-energize urban spaces and enliven existing communities.

LEVERAGING LOCAL STRENGTHS

GEORGE MASON UNIVERSITY

- Nationally ranked as a top 50 public university (2023)
- \$230M research funding (2022)
- 40,000+ students (2023)

CITY OF MANASSAS

- 8.8% annual increase in property value (2022-23)
- 6th highest weekly wage in Virginia (2022)

PRINCE WILLIAM COUNTY

- \$23.9B GRP (2023)
- 44% of workforce with Bachelors degree or higher (2022)

BUSINESS COMMUNITY

- Large presence of companies in defense tech, aerospace, life science, semiconductor, and data center
- Diverse and growing number of amenities

CONCEPT DEVELOPMENT

The SciTech Innovation District project is a partnership between George Mason University, Prince William County, and the City of Manassas. To develop a concept for the district, the project received \$75,000 in

funding from GOVirginia, which was matched by \$69,500 in cash donations and \$14,400 in kind from George Mason University.

The concept development exercise includes:

Opportunity and Gap Analysis: Collecting and analyzing economic and demographic data about current status and possibilities

Real Estate Review: Reviewing available land, vacancy rates, and opportunities

Stakeholder Engagement: Gathering needs and ideas from community members and interested groups

Financial Modeling: Developing a pathway to fund and sustain the innovation district in the short and long term

GOALS

The SciTech Innovation District will address the following priority goals:

- 1.** Strengthen workforce through talent development and workforce attraction;
- 2.** Enhance the ecosystem by enabling the flow of ideas between innovation generators in academia, industry, government, and health care, and serve as a place for focused incubation of emerging technology companies; and
- 3.** Support the generation, attraction, and retention of science and technology companies.

WHERE WE ARE GOING

SCITECH INNOVATION DISTRICT PHASING

	PHASE 1	PHASE 2	PHASE 3
Timeline	May 2024-April 2025	July 2025-June 2027	2027-30
Project Outcomes	<p>Concept plan for the innovation district developed outlining:</p> <ul style="list-style-type: none"> • Current assets, strengths, gaps • Vacancy rates and opportunities for development • Key differentiators for a SciTech Innovation District (what makes this district distinct from other innovation districts) • Implementation roadmap with metrics • Engagement of business community • Secure matching funds and apply for GO Virginia implementation grant <p>CURRENT STAGE - PREPARATION</p>	<ul style="list-style-type: none"> • Launch a branded innovation district • Establish an advisory board with diverse representation from academia, industry, and government sectors • Develop and execute programs to support workforce development and innovation • Create strategic opportunities to connect the workforce in the innovation district • Enhance the live, work, play environment within the district <p>NEXT STAGE - IMPLEMENTATION</p>	<p>Expansion plan including:</p> <ul style="list-style-type: none"> • Strategies to expand the SciTech Innovation District offerings • Raise the brand profile of the innovation district • Work to integrate the SciTech Innovation District with other districts to create an innovation corridor • Work to address long-term infrastructure gaps and opportunities <p>EXPANSION</p>

SCITECH INNOVATION DISTRICT PLANNING TEAM

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