

# Annual Report 2023

# Kennispark Twente

19 December 2022

# This is Kennispark Twente

Innovation from the very beginning! That characterizes Kennispark Twente.

Kennispark Twente made history in the 1980s with the construction of the BTC: the first American-style incubator building in the Netherlands. It marked the start of the growth of the first 'science park' of the Netherlands. Kennispark is now one of the top 3 largest science parks in the Netherlands, over 450 companies are based at Kennispark and over 10,000 people work there. Truly a job engine for the region!

# Dit is Kennispark Twente

## Profile of Kennispark Twente

Kennispark is characterized by the presence of relatively many companies and many different breakthrough technologies. This diversity provides opportunities for knowledge crossovers and cooperation. Because of our culture of short lines and strong connections with each other and the region, we know how to find each other and come up with new solutions for the societal challenges we face. We are strong in:



MedTech



Organ-on-a-chip



Robotica



Advanced manufacturing



Chip Design



Materials



AI, Smart IT

# This is Kennispark Twente

## From area vision to implementation

To further develop this quality, we are taking a new step in the development of Kennispark. We are adding an Innovation District that literally and figuratively connects the University of Twente campus and the current Business & Science Park. A district where living, working and meeting are central. Where there is always commotion. Where knowledge is shared and where business and researchers find each other even more easily. Together we work on the latest innovations. We do this along 2 pillars:

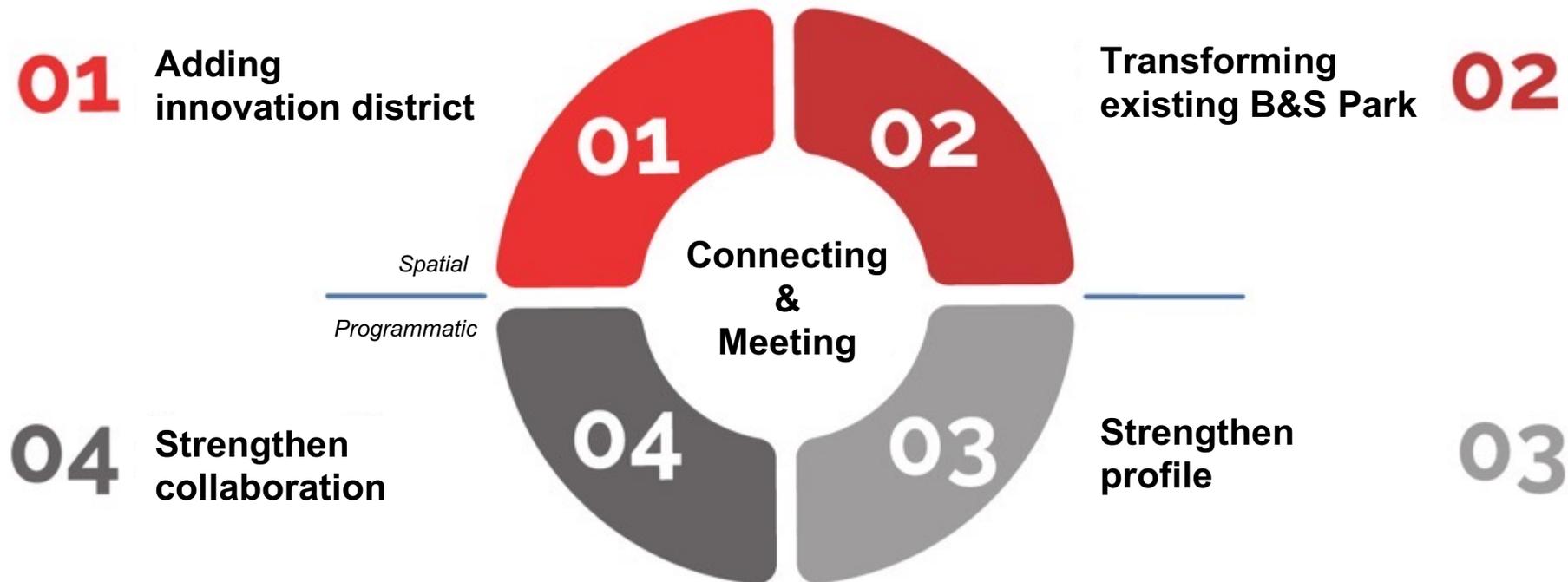
1. Connecting to 1 area
2. Organizing meetings for dynamics



# Strategic approach Kennispark

## Four goals: 2 programmatic and 2 spatial goals

To achieve our ambition, we have established a strategic approach. This approach is based on four goals, on which we are working continuously. These 4 goals form the basis for our 2023 annual plan.



# Choices for 2023

In 2023, we are focusing more strongly than before on **strengthening our profile** and **improving collaboration**. Now that the spatial frameworks are (as good as) established and the implementation of various plans is actually taking place, we are entering the next phase. A phase in which even more emphasis will be placed on establishing a strong HighTech Twente profile, to which the clusters of Kennispark seamlessly connect. We are also committed to stronger cooperation between all parties within that HighTech Twente playing field: from ecosystem builders such as Novel-T and Oost NL to the companies and the top workplaces, and from the knowledge institutions to the Twente Board and governments. A strong Twente proposition helps Kennispark better leverage its role as a job engine for the region. By joining forces and putting us even more strongly on the map nationally and internationally as a region, we can attract talent, businesses and activity. There are still too many untapped opportunities that we can only capitalize on together.

In this annual plan, we explain our choices on the basis of the four goals and the associated projects, supplemented by the partners with whom we want to achieve these goals.

# Commitment to ambitions 2023

- ▶ The ambitions for 2023 have been agreed with key parties involved in implementation:  
Municipality of Enschede, University of Twente, VONK, Oost NL, Novel-T, Twente Board, ASR DSPF and the top work locations.
- ▶ Not all sections in the annual plan contain hard kpi's, as it is part of an ongoing commitment to collaboration. All parties involved have expressed their intention to work together positively on the area ambitions. We can only achieve the ambitions if everyone does their agreed share.
- ▶ The Area Organization drives, monitors progress and ensures that all parties continue to work together toward the shared ambitions.
- ▶ Many projects in the present annual plan are part of multi-year projects, with an expected time span to 2026.

# Who does what for Kennispark?

## AREA ORGANISATION

- ▶ Strategic acquisition
- ▶ Community building
- ▶ Implementation of RegioDeal projects
- ▶ Cluster formation
- ▶ Direction and coordination area development
- ▶ Profiling and lobbying

## MUNICIPALITY OF ENSCHEDE

- ▶ Spatial plans
- ▶ Parking strategy
- ▶ Licensing
- ▶ Preparation of furnishing plans for public space
- ▶ Realization of crossing
- ▶ BREEAM certification

## UNIVERSITY OF TWENTE

- ▶ Cluster strengthening
- ▶ Encouraging cooperation research – business
- ▶ Realization UT buildings

## VONK

- ▶ Unite property owners, business owners and area organization
- ▶ Drafting parking strategy

## NOVEL-T

- ▶ Community building
- ▶ Profiling
- ▶ Contributing knowledge for valorization and innovation SMEs

## OOSTNL

- ▶ Acquisition
- ▶ Cluster strengthening

## ASR DSPF

- ▶ Building design and construction
- ▶ Acquisition

## PROVINCE

- ▶ Lobby
- ▶ Cluster strengthening

## TWENTE BOARD

- ▶ Lobby
- ▶ Marketing, PR
- ▶ Funding
- ▶ Direction Twente-wide approach

*Note: further visualization cohesion parties follows*

# 01. Add Innovation District Hengelosestraat



UT - CAMPUS

HENGLOSESTRAAT

HENGLOSESTRAAT

- 1 NEXT TWENTE I
- 2 NEXT TWENTE II
- 3 LIVING BUILDING
- 4 PARKING BUILDING
- 5 FRAUNHOFER INNOVATION PLATFORM FOR ADVANCED MANUFACTURING
- 6 SMART CONNECTION
- 7 DEMCON HQ

# 01. Add Innovation District Hengelosestraat - explanation

## **Why add an innovation district?**

On the south side of Hengelosestraat, the municipality owns issuable land. At this spot we realize a new 'face' for Kennispark. On the north side of the Hengelosestraat, the University of Twente also has allocable land. By developing both sides together, we want to strengthen the connection between the UT campus and the Business & Science Park, both literally and figuratively, and give the area a new shared heart. There must be 'bustle' here 24/7, just like on the campus itself. This development forms the showpiece, the signboard, of the renewal at Kennispark. It is the engine behind the renewal and upgrading of the rest of the Business & Science Park.

## **Key project leaders**

Many priority projects within the innovation district are at the point of implementation. All key projects form a complex interplay, with strong spatial and programmatic interconnections between them. Each key project has its own leader who is responsible for the actual realization, with the help of partners. These are listed for each project.

## **Role of Twente Knowledge Park**

The role of the area organization within the key projects is a driving, directing function and ensuring that the right parties are brought together.

# 01. Add Innovation District Hengelosestraat – prioritized projects

## 1. NEXT TWENTE

ASR Dutch Science Park Fund will search for potential tenants, draw up a program of requirements and come up with an initial design for a new multi-tenant building (NEXT Twente) with shared facilities for the entire area. A permit for realization is expected by the end of the year.

Planning: start of construction 2024, completion 2025

Contactor: ASR Dutch Science Park Fund

Partners involved: Municipality of Enschede



# 01. Add Innovation District Hengelosestraat – prioritized projects

## 2. LIVING BUILDING

A total of approximately 290 housing units will be added at Kennispark: 200 housing units on the Business and Science Park for (young) professionals, PhD students and employees of Kennispark companies and 90 student housing units on the university campus. A permit for realization is expected by the end of the year.

Puller: Domijn  
Partners involved: De Veste, municipality of Enschede, University of Twente

Note: years on the record below have yet to be adjusted



# 01. Add Innovation District Hengelosestraat – prioritized projects

## 3. PARKING BUILDING

The municipality is developing a business case and design for a parking building on Hengelosestraat. This parking building will be ready for delivery of NEXT Twente.

Planning: start of construction 2024, delivery 2025

Contactor: Municipality of Enschede

Partners involved: ASR DSPF, VONK



# 01. Add Innovation District Hengelosestraat – prioritized projects

Simultaneously with the realization of the priority projects, public spaces will be addressed in 2023 through 2025. The municipality of Enschede (Smart connection, public space) and the University of Twente (Markepad connection) are initiators of the projects.

## 4. THE SMART CONNECTION

The crossing over Hengelose Street near Institutes Road, including a meeting unit, will be completed by the municipality in early 2023.

## 5. CONNECTION TO THE MARKEPAD

On the side of the University of Twente we optimize the Markepad t.h.v. and simultaneously with the Smart Crossing.

## 6. DESIGN OF PUBLIC SPACE

The municipality is working with the surrounding owners and users on a joint design for the public space of the Innovation District on Hengelose Street. It is the joint intention to have the layout ready immediately after completion of the priority projects.



# 01. Add Innovation District Hengelosestraat – other projects

## 7. BUILDINGS ON THE UT SIDE

A program of requirements will be drawn up for the building space on the UT side, matching the cultural-historical and urban planning frameworks. This will take into account the programmatic wishes from the ecosystem. The UT is in the lead.

## 8. REALIZATION MEDTECH FACTORY

The MedTech Factory is expected to be realized in 2023 and will include labs and offices. Location is still unknown. Novel-T is pulling this process together with UT Holding.

**ADD INNOVATION DISTRICT READY: 2026**



**MED | TECH | FACTORY**

MED TECH LAB FACILITIES

## 02. Transformation of existing B&S park



## 02. Transformation of existing B&S park - explanation

### **Why transform the existing B&S park?**

Given the limited space left for expansion at Kennispark, merely adding a new "face" and residential area along Hengelosestraat is not enough. The existing area should also be given a different, more campus-worthy, appearance.

We are therefore transforming the area into a campus situation where the outdoor space and buildings function as shared facilities. The space between the buildings invites to stay and meet, creating more, and at more times, liveliness.

### **Key project leaders**

Within the existing B&S park, we are dealing with over 60 property owners. Together with the entrepreneurs, they have an important role in the realization of the area development, in which sustainability, mobility and parking are important pillars. Each project has its own leader who is responsible for the actual realization, with the help of partners. These are listed for each project.

### **Role of Kennispark Twente**

The role of the area organization varies: in private and public developments it has a directing role. We are process manager for a number of sustainability and RegioDeal projects.

## 02. Transformation of existing B&S park - sustainability projects

### 9. WATER & HEAT FEASIBILITY TEST

The municipality is investigating the feasibility of a water and heat network (off the grid) for Kennispark companies. An essential project for sustainable real estate developments.

### 10. OTHER SUSTAINABILITY PROJECTS

- Realization solar field Twente Village
- Certification BREEAM 3 stars Area
- Meeting facilities in green along the Innovation path



## 02. Transformation of existing B&S park - Institutenweg

### 11. HMO DEVELOPMENT INSTITUTENWEG READY

HMO is developing several lots in 2023, including the relocation of the former Amsterdam law building as Techbank and Techhal and a parking building, with the help of the Green Deal.

### 12. DESIGN OF PUBLIC SPACE

The southern part of Institutenweg is expected to be redesigned in 2023 by the municipality and in agreement with affected property owners.



## 02. Transformation of existing B&S park – Station district & parking

### 13. REDEVELOPMENT STATION AREA

If parking is to be provided at the Grolsch Veste, there must also be a safe walking or last-mile route to and from the B&S Park. The municipality will initiate talks with VONK and owners at Twente Village to come up with a design.

### 14. PARKING COVENANT & MOBILITY CHALLENGE

VONK, association for property owners and entrepreneurs at Kennispark, is entering into a parking covenant with the municipality to make room for greening the area. The mobility task is closely related to this.



## 02. Transformation of existing B&S park – Living, Learning & Working

### 15. THE GALLERY AND ITC

To be completed in 2023:

- The Gallery first floor extension, by ASR DSPF
- ITC and head of The Gallery, by University of Twente

### 16. HOUSING STRATEGY

The municipality will begin work on a housing strategy in 2023.

What can go where in which property and how much? The retention of talent and (international) education will be included in the strategic choices. The municipality will involve partners such as Domijn, De Veste, SHE, IST and the student housing working group. This results in a map for possible future developments.



### 03. Strengthen Kennispark profile



## 03. Strengthen Kennispark profile

### **Why strengthen the profile?**

Over the years, companies have been established at Kennispark that have little relation to the university and no high-tech character. To transform Kennispark from a business park into an innovation campus, we want to steer more firmly on who is allowed to establish themselves at Kennispark. We also want to actively seek out companies that contribute to existing and new desired knowledge clusters at Kennispark. This requires a cluster approach and a strong focus on the profile in which we are strong. Within this cluster approach, the area boundaries are blurring and cohesion is needed with a strong high-tech Twente profile.

### **Trekkers key projects**

Within Twente and the top work locations, various players are active on cluster approach, marketing/branding/lobbying, improving the ecosystem for high-tech Twente and knowledge valorization. 2023 will be the year in which we commit to further structuring the (overarching) cluster management in Twente.

### **Role of Kennispark Twente**

Kennispark Twente is the booster of the HighTech Twente profile and makes in-kind contributions to certain clusters in Twente. It is the driving force behind its own (inter)national profile.

## 03. Strengthen Kennispark profile – MedTech Twente 2030

Planning: start October 2022, end October 2026

Sponsor: Oost NL

Partners involved: Novel-T, WTC Twente, Health Valley, Saxion, TechMed Centre, MedTech companies, University of Twente

### 17. IMPLEMENT MEDTECH CLUSTER PLAN

Together with entrepreneurs and stakeholders, execute the cluster strengthening plan: facilities, financing instruments, community building, internationalization. Kennispark is the trigger for the following components:

- Strengthen interaction between MedTech companies and connect companies to facilities, incl. organization of MedTech Twente Week.
- New Business Community Manager is added to the core team and participates in the project implementation team.
- Independent research on talent needs of MedTech companies in collaboration with Saxion.
- Seating in direction team by area director.



## 03. Strengthen Kennispark profile – ChipTech Twente

Planning: anticipated start January 2023, end of 2024 (1st phase)

Sponsor: Oost NL/Kennispark Twente

Partners involved: University of Twente, MESA+, HighTech NL, PhotonDelta, Twente Board, Saxion, ROC van Twente, chip companies, Novel-T

### 18. CHIPTECH TWENTE AMBITION PLAN IMPLEMENTATION

Together with entrepreneurs and stakeholders, execute cluster strengthening plan: facilities, financing instruments, community building, internationalization. Kennispark will actively contribute to the following components:

- Strengthen interaction between ChipTech companies and connect companies to facilities. Participation in ChipTech Twente core team to steer Twente Board application in the right direction.
- Support in marketing & communication, also in relation to Pure Play Foundry.

NB: further details will follow after positive Twente Board decision.

University of Twente and MESA+ are leading the roadmap and business case for the High Tech Foundry, for which a quartermaster will also be appointed.



## 03. Strengthen Kennispark profile - grant opportunities

### 19. CONNECTING AND SEEKING GRANT OPPORTUNITIES

To increase investment power and capture opportunities nationally and internationally, we are exploring ways to seek and connect grant opportunities within the ecosystem. The opportunities are diverse: think sustainability, research projects within clusters and spatial impulses. We take the initiative to take stock and then investigate where we can invest this structurally.

Planning: 2023

Contact: Kennispark Twente

Partners: Novel-T, WTC Twente, Saxion, University of Twente, companies (Demcon, leap, PNO, Vindsubsidies, Subvention), province of Overijssel, Twente Board, municipality of Enschede



## 03. Strengthen Kennispark profile - physical

### 20. VISIBILITY IN AREA AND ONLINE

Kennispark has no visible markings in the area. It is not clear that you are entering a special science park. The area organization is investigating area markings, possibly linking traffic information, area information, events, innovations and visibility of companies.

Also, the website will be revamped this year.

### 21. VISION SHARED FACILITIES I.R.T. BUILDINGS

Kennispark is taking the lead in establishing a vision for shared facilities. Which facilities will land where? This involves both (high-tech) facilities that strengthen the clusters in our ecosystem and functions for the area, such as housing, hospitality and retail in the plinth of existing and new buildings.



## 04. Strengthen cooperation



## 04. Strengthen cooperation – HighTech Twente

### 22. STRENGTHENING COOPERATION HIGH-TECH TWENTE & CLUSTER MANAGEMENT

Together with entrepreneurs, top working locations, knowledge institutions, eco-builders and municipalities, we are establishing a strong high-tech Twente profile, including marketing, branding, lobbying, PR, talent programs and acquisition. The Campus Cafés also fall under this. Twente Board takes the initiative for a direction team or facilitates it through funding. The clusters find a place within this high-tech Twente profile. Regarding the clusters, there must be agreement on who identifies, defines, finances and organizes clusters. Kennispark will take the initiative in this regard.

Goal: attract talent, companies and activity through visibility outside Twente.



## 04. Strengthen cooperation - organizational strength

### 23. PROFILING SHE (RAILROAD ZONE)

SHE has a similar need for profiling that can fit seamlessly with Twente's high-tech profile. We want to see whether we can link the spatial needs to our ecosystem and cluster approach and whether we can act together in the Twente lobby.

### 24. BACK OFFICE TOP WORK LOCATIONS

Collaboration on themes including marketing, funding, talent, clusters, locations/profiles and integration within the high-tech Twente collaboration. Examples are Challenged Based Learning and events such as Create Tomorrow and Dutch Innovation Days. Connection to HighTech Twente is obvious.



## 04. Strengthen cooperation – community building

### 24. CONNECTING CLUSTERS AND COMMUNITIES

- Gaming community via eSports Ladder (pilot roll out)
- Women in Tech (Future of Twente expansion), International talent, also to retain talent by providing good (residential) facilities
- Connect The Gallery community to KP community
- Connect organizations and programs to KP community, including imec.istart, Incubase, Novel-T, Fraunhofer IP, open access facilities
- Area events i.c.w. Novel-T, VONK, Kennispark Ondernemers, Kennispark Twente. Focused on (e)sports, networking drinks and talent.
- Opening event student housing Future Factory
- ChipTech Tuesday lunches
- MedTech Monday lunches
- MedTech Factory community linking to MedTech community



## 04. Strengthen cooperation - VONK

### 26. AMBITION PROGRAMS VONK

- Increase membership participation to 75%. Kennispark collaborates on (marketing) approach.
- Set up talent committee. Kennispark takes initiative for program content and connections and looks at opportunities with Novel-T Smart and Student Union.
- Establish and set up park management. VONK is the initiator.
- Enter into parking covenant with municipality (see also section B Transformation of existing B&S park).
- Sustainability initiatives: solar on roof, tree planting day.



## 04. Strengthen cooperation – own organization

### 27. ADMINISTRATION IN ORDER

Stakeholder management, dashboarding, CRM system optimization. This will require a data officer. Investigate linking with Novel-T, municipality or Talent IT.

### 28. KNOWLEDGE DEVELOPMENT AND NETWORKING

Membership and participation in congress IASP, the international organization for science parks.





# TOGETHER

Let's do this together!



MEDTECH  
TWENTE  
WEEK

20  
22