



BUILDING THE FOUNDATION FOR CURES

One Alexandria Square
For the UC Planning Group

March 9, 2021

ONE ALEXANDRIA SQUARE

Today

THE ALEXANDRIA

CALLAN ROAD

3010 SCIENCE PARK RD

SCIENCE PARK ROAD

10931/10933 N. TORREY PINES RD.

10975 N. TORREY PINES RD.

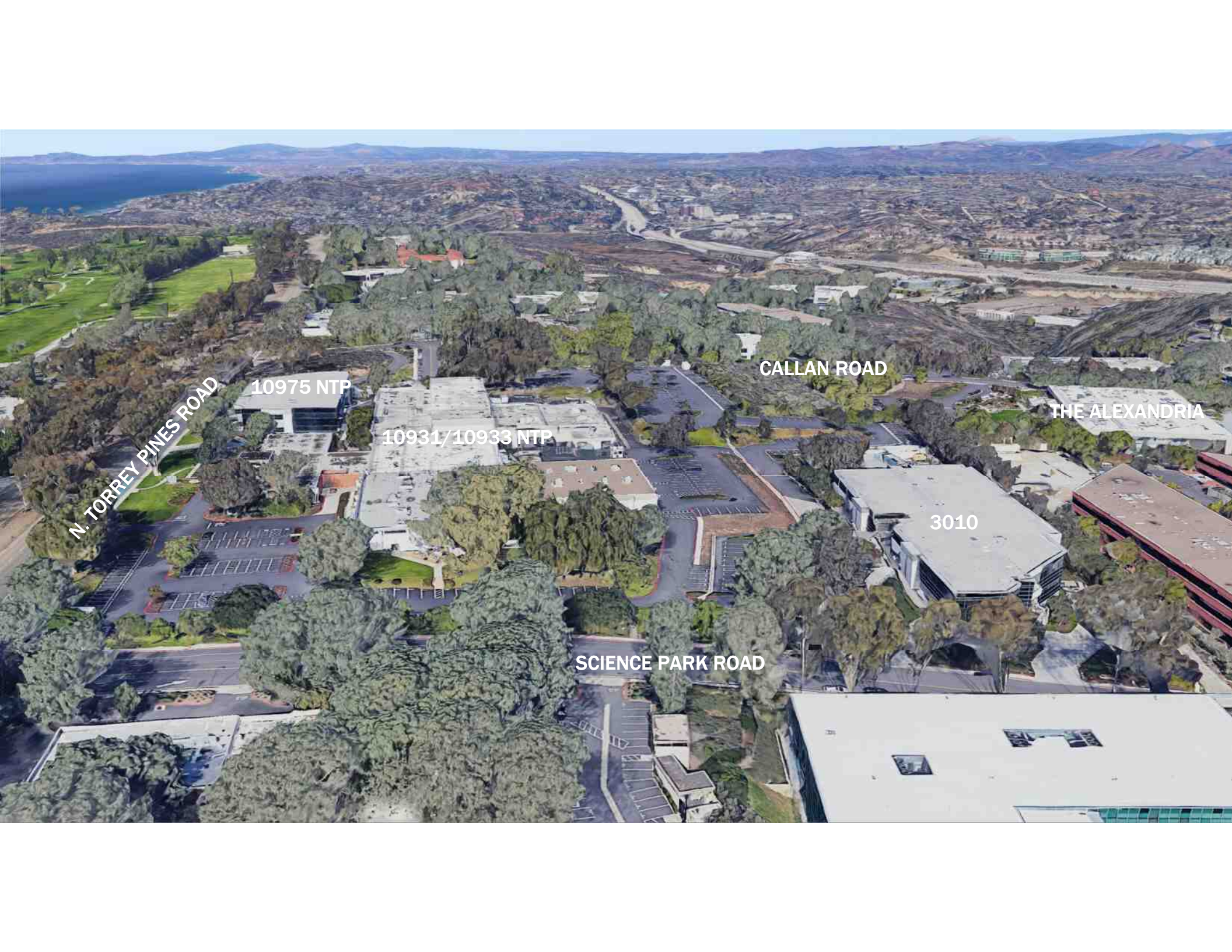
N. TORREY PINES ROAD



ONE ALEXANDRIA SQUARE

Proposed development





N. TORREY PINES ROAD

10975 NTP

10931/10933 NTP

CALLAN ROAD

THE ALEXANDRIA

3010

SCIENCE PARK ROAD

ONE ALEXANDRIA SQUARE

Master plan

22.2 acre site

Demolition of Existing
10931 & 10933 NTP
330k SF of New Construction
9 acres of landscape

428,169 SF

Total Development



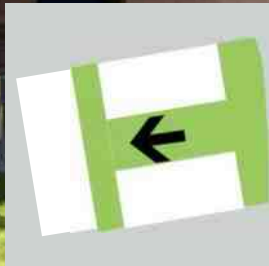
ONE ALEXANDRIA SQUARE
Circulation

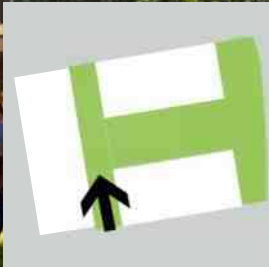




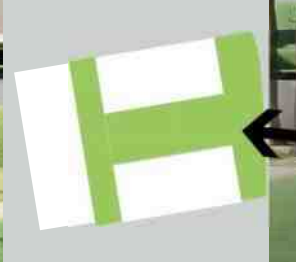
CC276
MD21

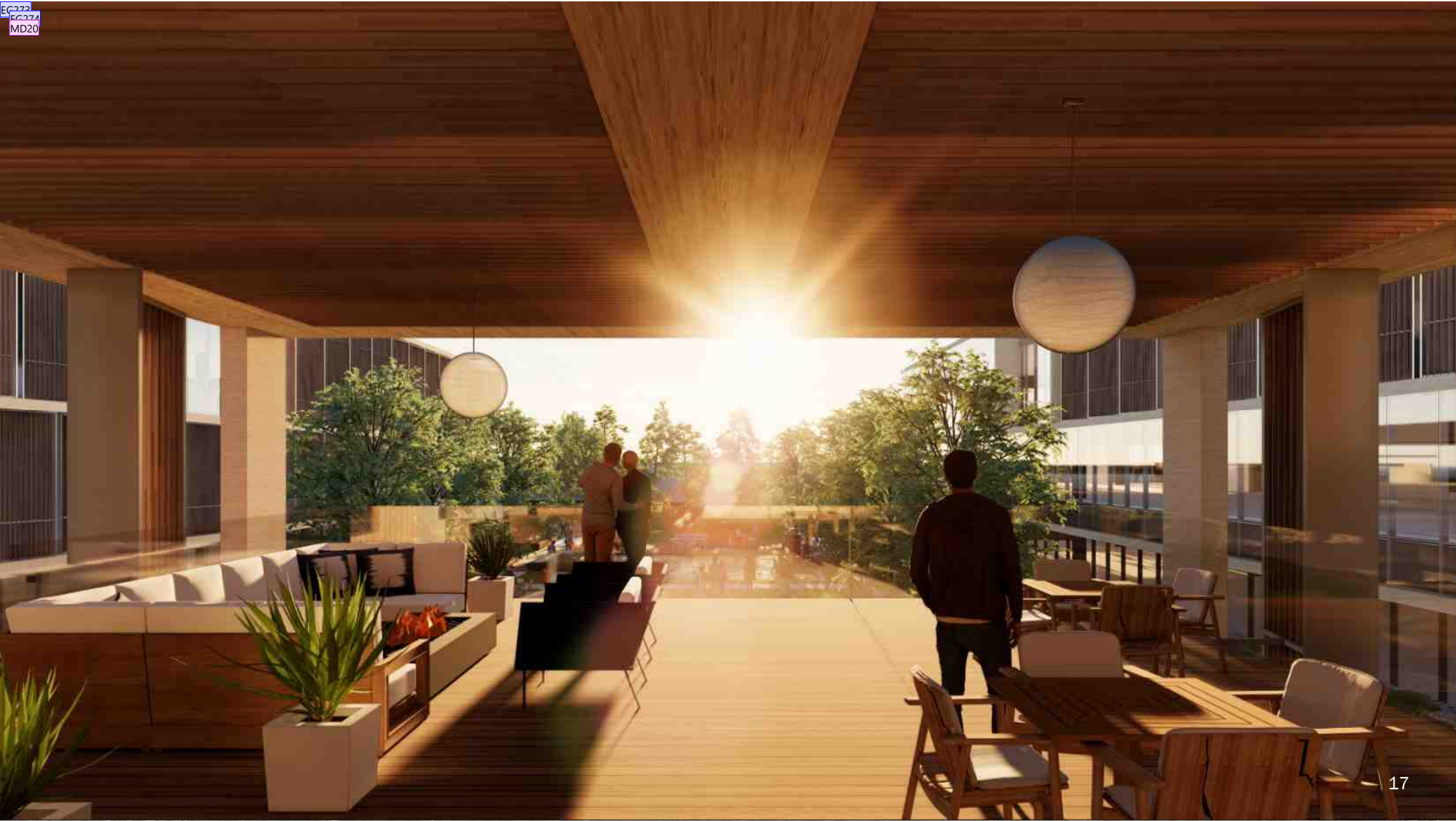












RESPECTING THE SITE

Existing open space

1.5 Acres

No proposed structures within existing open space



RESPECTING THE SITE

Sensitive vegetation

Removal of invasive plants

Restoration and preservation of
Southern Maritime Chaparral





Pinus torreyana - Torrey Pine



Platanus racemosa - Western Sycamore



Bahigasa (vigilera) laciniata - SD Sunflower



Ribes speciosum - Mexican Elderberry



Rhus integrifolia - Lemonade Berry



Salvia clevelandii - Cleveland Sage



Malica imperfecta - California Malic



Quercus agrifolia - Coast Live Oak



Heteromeles arbutifolia - Toyon



Eriogonum fasciculatum - Flat-top Buckwheat



Ceanothus leucodermis - White Stem Wild Lilac

ONE ALEXANDRIA SQUARE

Construction timeline



SEPTEMBER 2021
Entitlements Secured

MAY 2022
Demolition &
Grading

AUGUST 2022
Vertical
Construction

FEBRUARY 2024
Shell & site
TCO

APRIL 2024
TI TCO



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