

NEIGHBORHOOD DEVELOPMENT PERMIT

# CAMPUS POINT MASTER PLAN

University Community Planning Group Presentation  
09/14/2021

**09/08/21 DRAFT PDF FILE DISTRIBUTED TO UCPG**

## AGENDA

**EXISTING DEVELOPMENT**

**PROPOSED DEVELOPMENT**

**TRANSPORTATION**

**SITE DEVELOPMENT**

**COMMENTS / QUESTIONS**

# EXISTING DEVELOPMENT

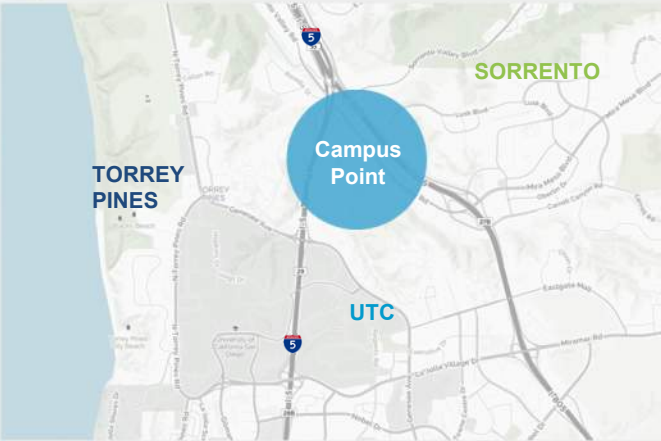
EXISTING - SITE PLAN



- EXISTING BUILDINGS
- DEMO BUILDINGS

| EXISTING DEVELOPMENT INTENSITY   |               |
|----------------------------------|---------------|
| EX BLDGS TO REMAIN =             | 1,029,974 GFA |
| EX BLDGS TO BE DEMOLISHED =      | 315,276 GFA   |
| APPROVED UN-BUILT DEVELOPMENT =  | 328,383 GFA   |
| TOTAL EX DEVELOPMENT INTENSITY = | 1,673,633 GFA |

**EXISTING PARKING RATE**  
3,694 SPACES / 1,673,633 SF = 2.21 SPACES PER 1,000 SF





EXISTING - SITE PLAN – PRIOR SDP & NDP



- EXISTING BUILDINGS
- DEMO BUILDINGS
- NEW BUILDINGS UNDER SEPARATE PERMIT
- PRIOR SDP & NDP
- NEW STRIPING, NEW SIGNAL AT INTERSECTION, AND REMOVAL OF SURFACE STALLS



EXISTING - CAMPUS AERIAL





EXISTING – CAMPUS AERIAL






# PROPOSED DEVELOPMENT





PROPOSED - SITE PLAN



- 
-  EXISTING BUILDINGS

 NEW BUILDINGS

 NEW BUILDINGS UNDER SEPARATE PERMIT
-  EXISTING EASEMENTS TO BE VACATED

|   |                      |
|---|----------------------|
| <b>TOTAL EX DEVELOPMENT INTENSITY =</b>       | <b>1,673,633 GFA</b> |
| <b>PROPOSED DEVELOPMENT INTENSITY</b>         |                      |
| EX BLDGS TO REMAIN =                          | 1,029,974 GFA        |
| NEW BLDGS PROCESSED SEPARATELY =              | 245,607 GFA          |
| PROPOSED NEW BLDGS =                          | 626,032 GFA          |
| <b>TOTAL PROPOSED DEVELOPMENT INTENSITY =</b> | <b>1,901,613 GFA</b> |

**PROPOSED NET INCREASE OVER EX DEVELOPMENT INTENSITY**  
1,901,613 GFA (PROPOSED) - 1,673,633 GFA (EX) = 227,980 GFA

**PROPOSED PARKING RATE**  
4,864 PARKING SPACES / 1,901,613 SF = 2.56 PARKING SPACES PER 1,000 SF

**PARKING RANGE**  
MINIMUM 2.10 PER 1,000 SF THRU MAXIMUM 4.00 PER 1,000 SF



PROPOSED - SITE PLAN





PROPOSED - SITE PLAN – AERIAL

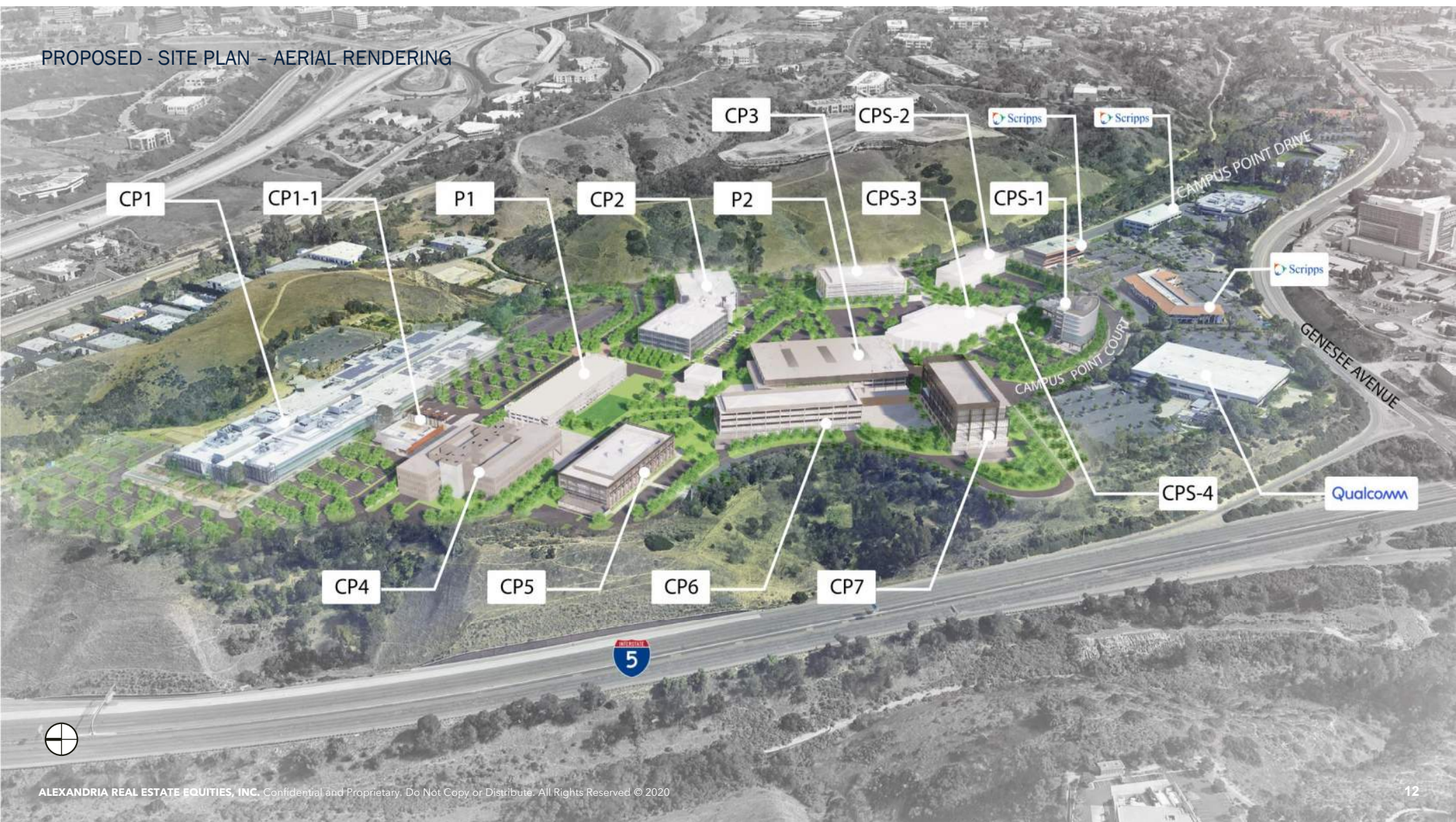


| BUILDING | LEVELS |
|----------|--------|
| CP1      | 2 UP   |
| CP2      | 4 UP   |
| CPS1     | 7 UP   |
| CPS2     | 4 UP   |
| CPS3     | 2 UP   |
| CPS4     | 1 UP   |
| CP1-1    | 1 UP   |
| CP2-1    | 1 UP   |
| CP4      | 4 UP   |
| P1       | 4 UP   |
| CP3      | 4 UP   |
| CP5      | 3 UP   |
| CP6      | 4 UP   |
| CP7      | 7 UP   |
| P2       | 5 UP   |

- EXISTING BUILDINGS
- NEW BUILDINGS
- NEW BUILDINGS UNDER SEPARATE PERMIT



PROPOSED - SITE PLAN - AERIAL RENDERING





PROPOSED – CAMPUS BOULEVARD - RENDERING





PROPOSED – CAMPUS BOULEVARD - RENDERING





PROPOSED - CP4 - RENDERING



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PROPOSED - CP5 - RENDERING



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# TRANSPORTATION

## TRANSPORTATION DEMAND MANAGEMENT



### LIMIT TRAFFIC CONGESTION, DECREASE POLLUTION, & PROMOTE HEALTHY LIVING

- ROBUST TDM TO MITIGATE PEAK HOUR TRIPS
- TRANSIT SUBSIDY PROGRAM
- PROVIDE SECURED BIKE PARKING, REPAIR STATIONS, SHOWER & LOCKER FACILITIES, AND BIKE SHARE PROGRAM
- PREFERRED PARKING FOR CARPOOLERS
- SHUTTLE SERVICE THAT WILL CONNECT THE CAMPUS WITH THE UNIVERSITY TOWNE CENTER TRANSIT CENTER, SORRENTO VALLEY TRANSIT CENTER AND UCSD EAST / VOIGT DRIVE MOBILITY HUB
- ENCOURAGE PARTICIPATION IN SANDAG ICOMMUTE PROGRAM OR EQUIVALENT
- TRANSIT INCENTIVES, PROMOTE ALTERNATE MODE OF TRANSPORTATION & TELECOMMUTING OPPORTUNITIES
- COMPRESSED WORK WEEK & OFF-PEAK COMMUTE OPPORTUNITIES
- BULLETIN BOARDS, PUBLICATIONS AND DISTRIBUTION OF INFORMATION THAT ENCOURAGES ALTERNATIVE TRANSPORTATION PROGRAMS



# PROPOSED - CAMPUS MOBILITY DIAGRAM

- MICROMODIAL ROUTE
- PEDESTRIAN ROUTE
- EXISTING TRAIL - ONSITE
- EXISTING TRAIL - OFFSITE



# SITE DEVELOPMENT



## Campus Pointe: A Biodiversity Hotspot



### ENVIRONMENTALLY RESPONSIBLE VISION:

- NATIVE PLANT INTRODUCTION
- NATIVE SEEDING
- TRAILS AND INTERPRETIVE SIGNS
- ESTABLISHMENT AND LONG-TERM MAINTENANCE
- BRUSH MANAGEMENT
- EROSION CONTROL
- CAMPUS WIDE ENVIRONMENT THAT ENCOURAGES AND PROMOTES THE CONSERVATION OF NATIVE HABITATS



## LANDSCAPE - DESIGN



### THE LANDSCAPE AT CAMPUS POINTE IS DESIGNED TO:

- **CONNECT** PEOPLE, PLACES, AND ECOLOGY
- **EMBRACE** EXISTING AND NATURAL LAND FEATURES
- **CELEBRATE** THE NATIVE HABITAT SURROUNDING THE SITE
- **INSPIRE** HEALTH, WELLNESS, AND CREATIVITY AMONG TENANTS

### UTILIZING ENVIRONMENTALLY RESPONSIBLE DESIGN:

- **DECREASE** HEAT ISLAND EFFECT BY INCREASING GREEN SPACE THROUGHOUT THE CAMPUS
- **PROTECT** EXISTING TREES ALONG THE ADJACENT CANYON AREAS
- **INTEGRATE** NATIVE, NON-INVASIVE, DROUGHT TOLERANT PLANTING INTO THE CAMPUS
- **MITIGATE** HIGH SALINITY OF RECYCLED WATER BY APPROPRIATE PLANT SELECTION



LANDSCAPE – BIODIVERSITY

DESIGN WITH NATIVE AND DROUGHT-TOLERANT PLANTS



PLATANUS RACEMOSA/  
CALIFORNIA SYCAMORE



QUERCUS AGRIFOLIA/  
COAST LIVE OAK



MUHLENBERGIA RIGENS/  
DEER GRASS



SALVIA APIANA/  
WHITE SAGE



CEANOTHUS 'JOYCE COULTER'/  
CREEPING MOUNTAIN LILAC



ERIOPHYLLUM CONFERTIFLORUM/  
GOLDEN YARROW



ESCHSCHOLZIA CALIFORNICA/  
CALIFORNIA POPPY



HETEROMELES ARBUTIFOLIA/  
TOYON



AGAVE ATTENUATA 'RAY OF LIGHT'/  
RAY OF LIGHT FOX TAIL AGAVE



CAREX PRAEGRACILIS/  
CALIFORNIA FIELD SEDGE



WESTRINGIA FRUTICOSA/  
COAST ROSEMARY



BAHIOPSIS LACINATA/  
SAN DIEGO SUNFLOWER

INSPIRED BY THE HABITATS OF SAN DIEGO COUNTY





## STORM WATER - DESIGN



### STORM WATER DESIGN

- INTEGRATED STORM WATER WITH LANDSCAPE DESIGN AS A COHESIVE SITE AMENITY WHERE FEASIBLE
- DECREASE IMPERVIOUS AREAS WHERE FEASIBLE
- USE OF MODULAR WETLANDS AND BASINS
- REDUCE POLLUTANTS FROM SITE RUNOFF
- DETAINING ONSITE TO PREDEVELOPMENT CONDITIONS
- LOW IMPACT DEVELOPMENT





COMMENTS /  
QUESTIONS