



ALEXANDRIA®

BUILDING THE FOUNDATION FOR CURES

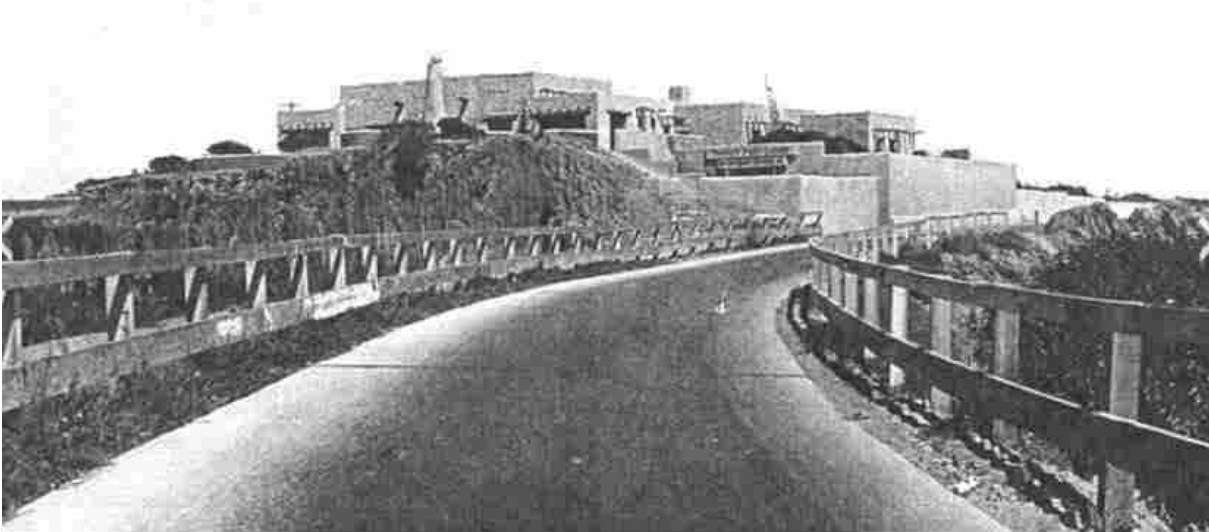
One Alexandria Square
For the UC Planning Group

November 9, 2021

TORREY PINES

History

1920's



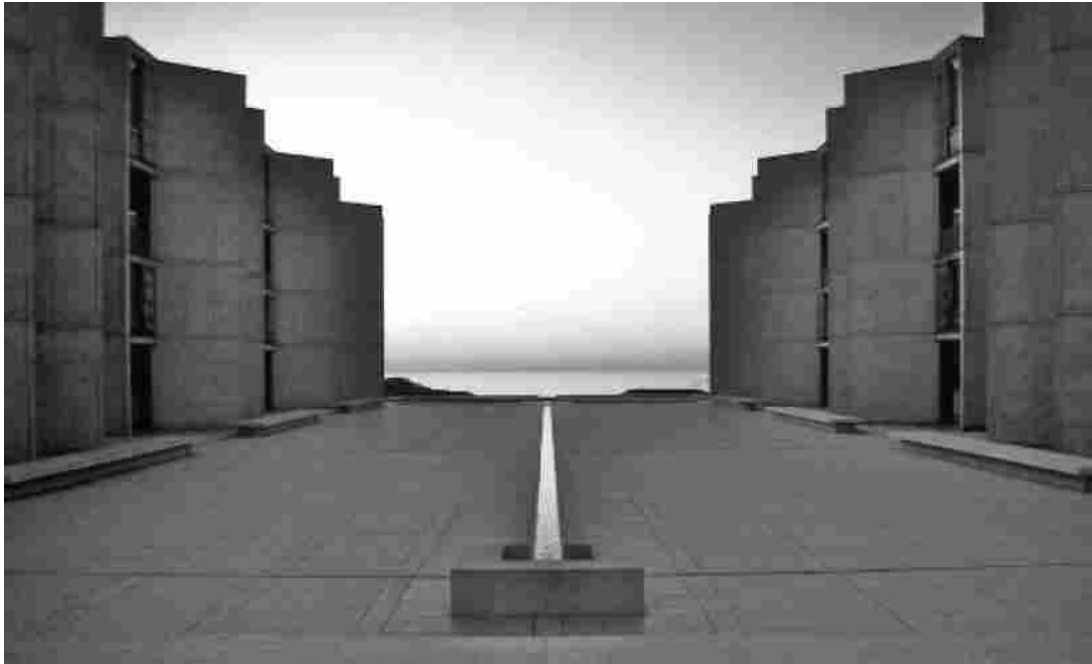
1940's



1950's



1960's



1990's



The Science Sector

16.5M SF
Over 525 companies

79%
of San Diego's V.C.
funding: \$7.4B
(2018 – 2020)

94.3%
of I.P.O./public funding:
\$3.8B
(2018 – 2020)



RESEARCH EPICENTER
Genomics Institute of the
Novartis Research Foundation
J. Craig Venter Institute
Salk Institute
Sanford Burnham Prebys
Sanford Consortium f
The Scripps Research Institute
UC San Diego

LARGE PHARMA CLUSTER
Janssen
Pfizer
Roche
Sanofi
Vertex

GENOMICS CAPITAL
Illumina
Element Biosciences
Singular

THE SCIENCE SECTOR

Torrey Pines

The premiere life science R&D location in San Diego



Guiding principles



Enduring
design



Respecting
the environment



Connecting
the community

ONE ALEXANDRIA SQUARE

Today



CALLAN ROAD

3010 SCIENCE PARK ROAD

SCIENCE PARK ROAD

10931/10933 N. TORREY PINES ROAD

10975 N. TORREY PINES ROAD

N. TORREY PINES ROAD

ONE ALEXANDRIA SQUARE

Proposed development



ONE ALEXANDRIA SQUARE

Existing site looking North

N. TORREY PINES ROAD

10975 NTP

10931/10933 NTP

CALLAN ROAD

3010 SCIENCE PARK ROAD

SCIENCE PARK ROAD



ONE ALEXANDRIA SQUARE

Previously Approved Master plan

- 22.2-acre site
- 15% increase in permeable surfaces
- 9 acres of landscape
- Demolition of existing 10931 & 10933 NTP
- 229k SF of new construction

428,160 SF

total development
(per current entitlements)

- PROPOSED BUILDINGS
- EXISTING BUILDINGS
- PROPOSED AMENITIES BUILDINGS
- NEW SUPPORTING INFRASTRUCTURE



ONE ALEXANDRIA SQUARE

Master plan Overlay

- OVERLAY OF REVISED BUILDINGS
- PROPOSED BUILDINGS
- EXISTING BUILDINGS
- PROPOSED AMENITIES BUILDINGS
- NEW SUPPORTING INFRASTRUCTURE



ONE ALEXANDRIA SQUARE

Revised Master plan

- 22.2-acre site
- 15% increase in permeable surfaces
- 9 acres of landscape
- Demolition of existing 10931 & 10933 NTP
- 229k SF of new construction

428,160 SF
total development
(per current entitlements)

- PROPOSED BUILDINGS
- EXISTING BUILDINGS
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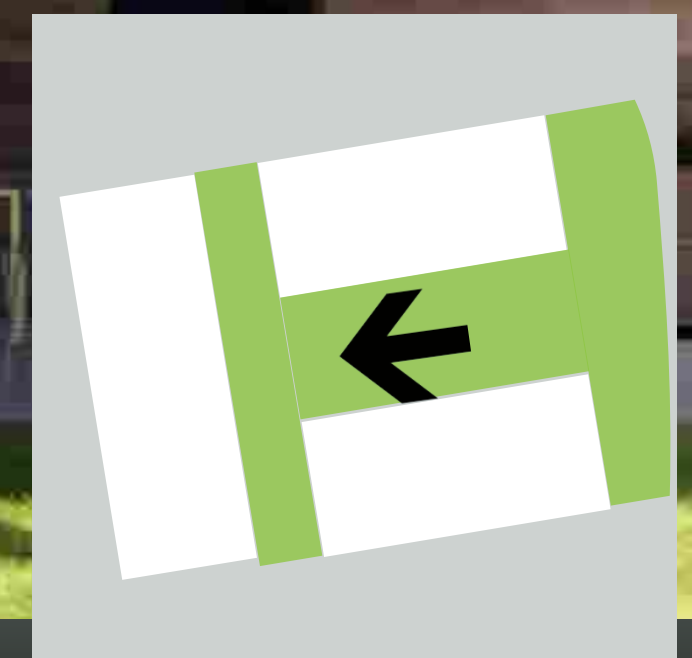
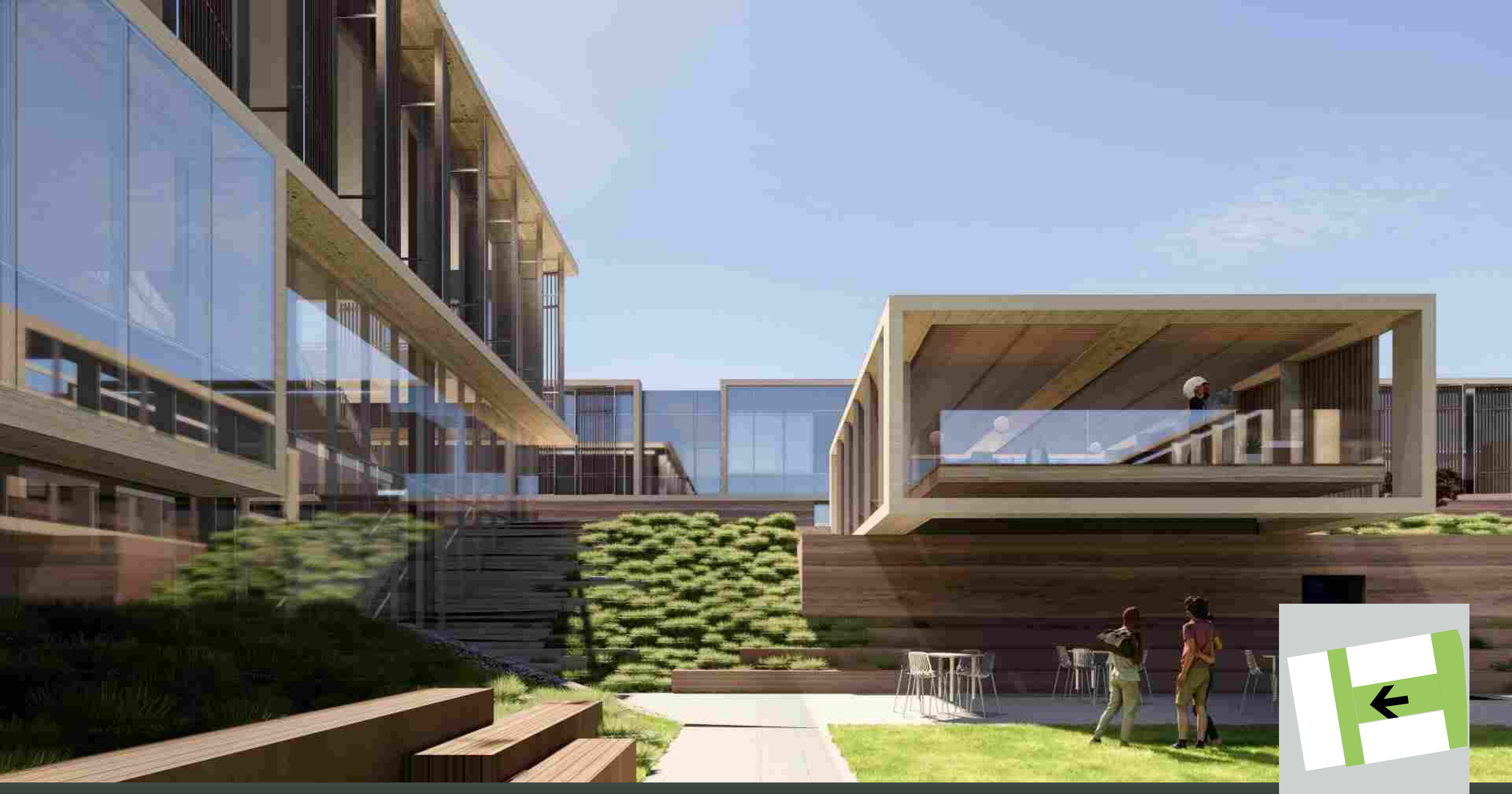
ONE ALEXANDRIA SQUARE

Circulation

- PROPOSED BUILDINGS
- EXISTING BUILDINGS
- PROPOSED AMENITIES BUILDINGS
- NEW SUPPORTING INFRASTRUCTURE



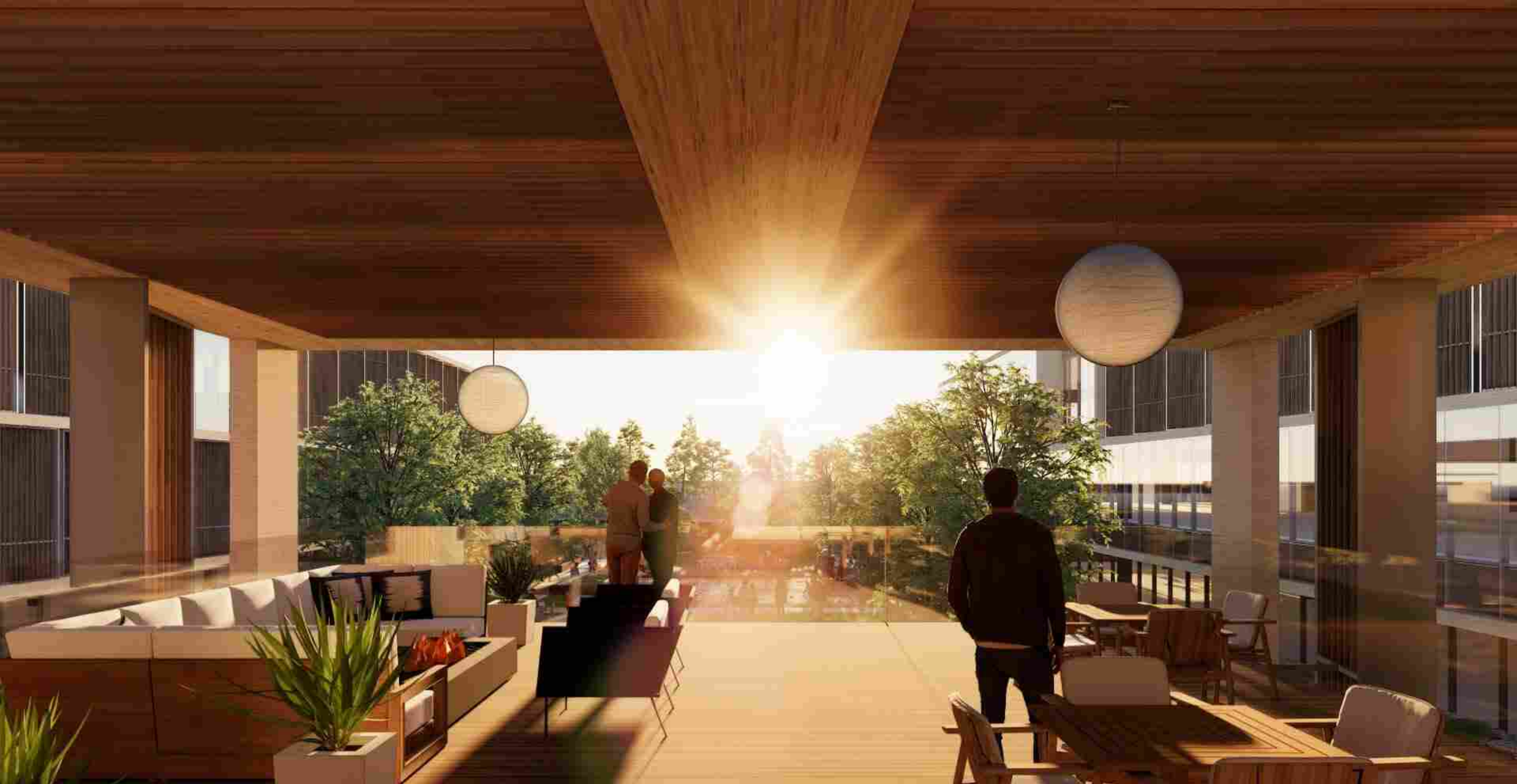












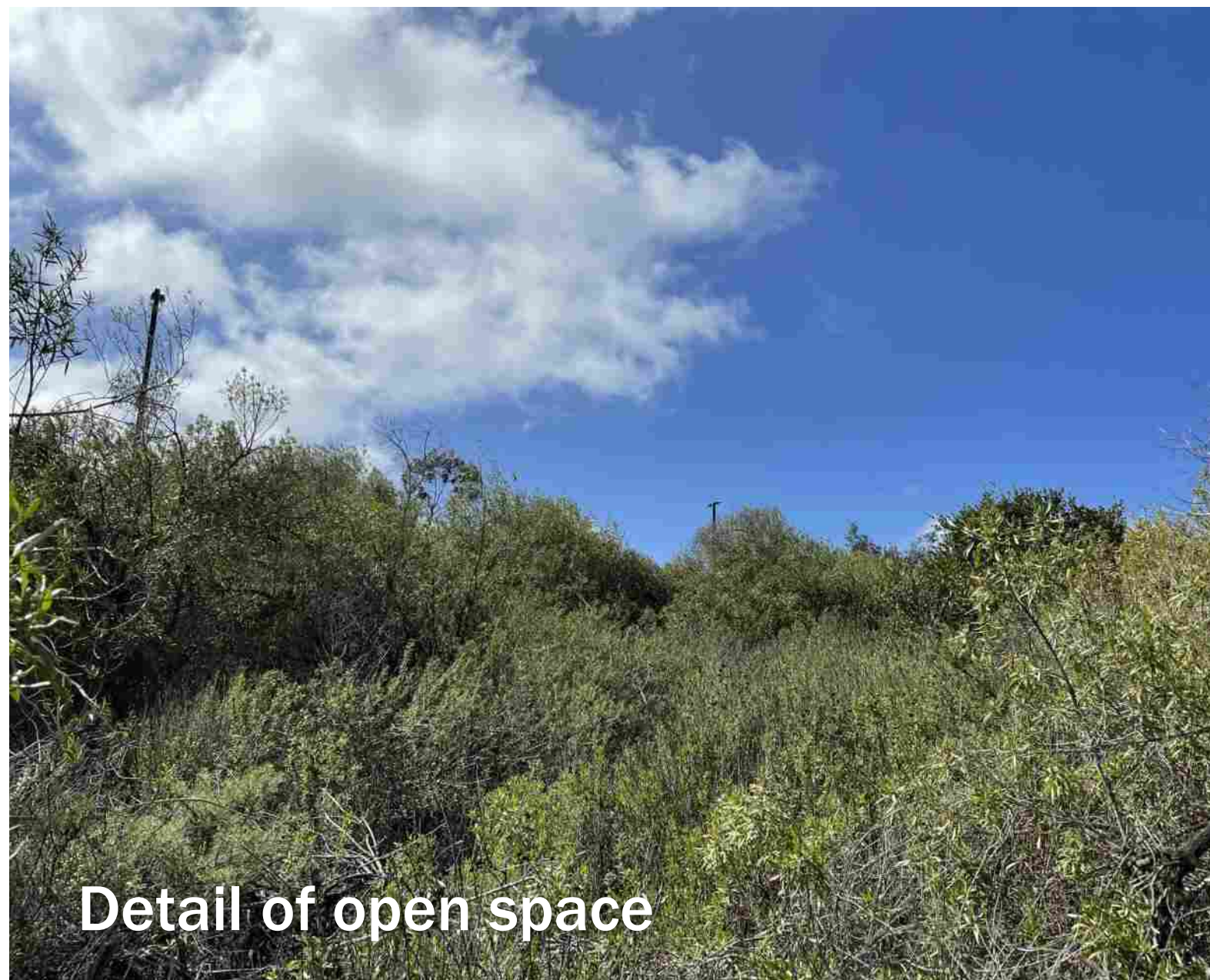
RESPECTING THE SITE

Existing open space

1.5 acres

Existing open space to be preserved

- Removal of invasive plants
- Restoration and preservation of Southern Maritime Chaparral



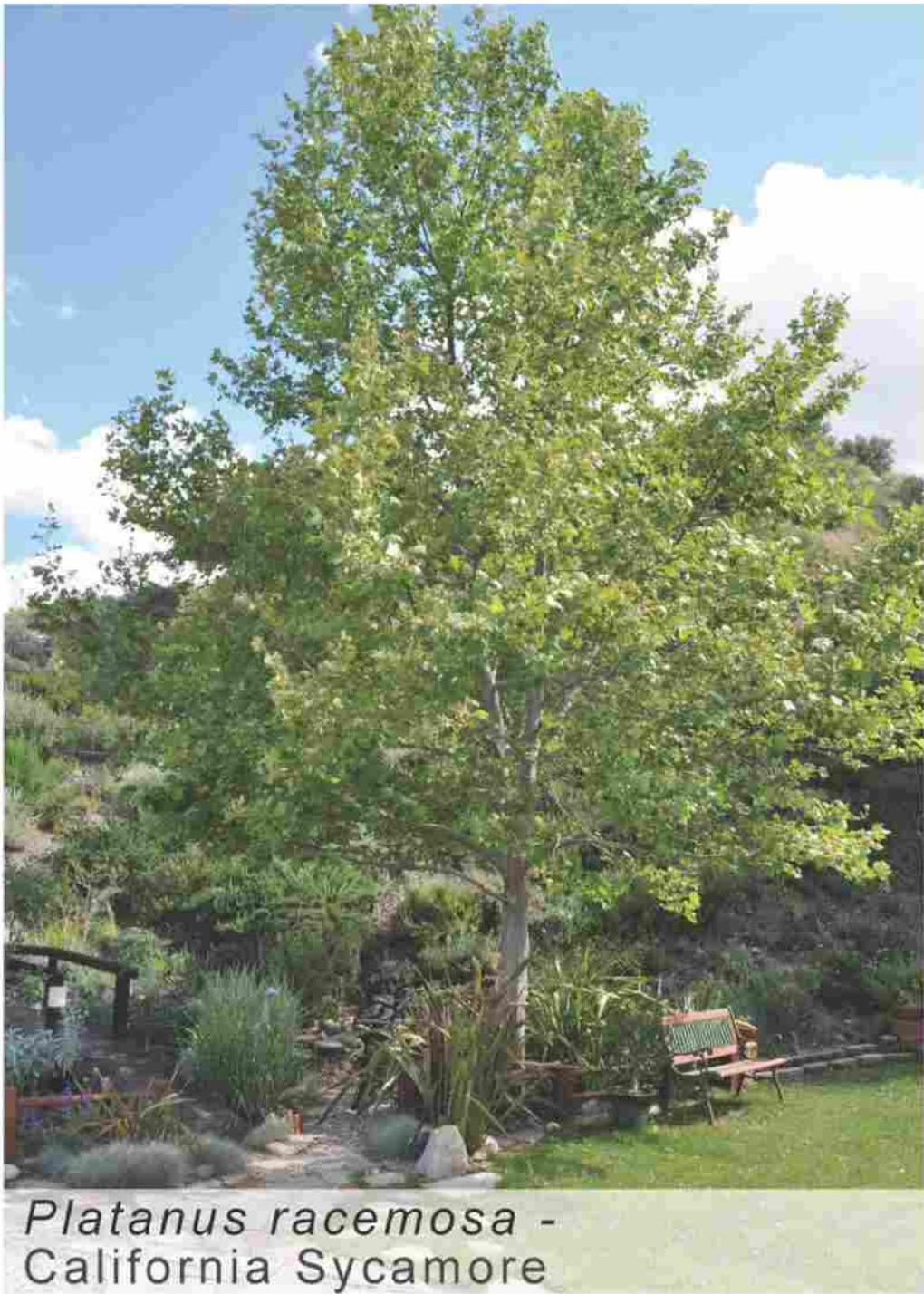
Detail of open space



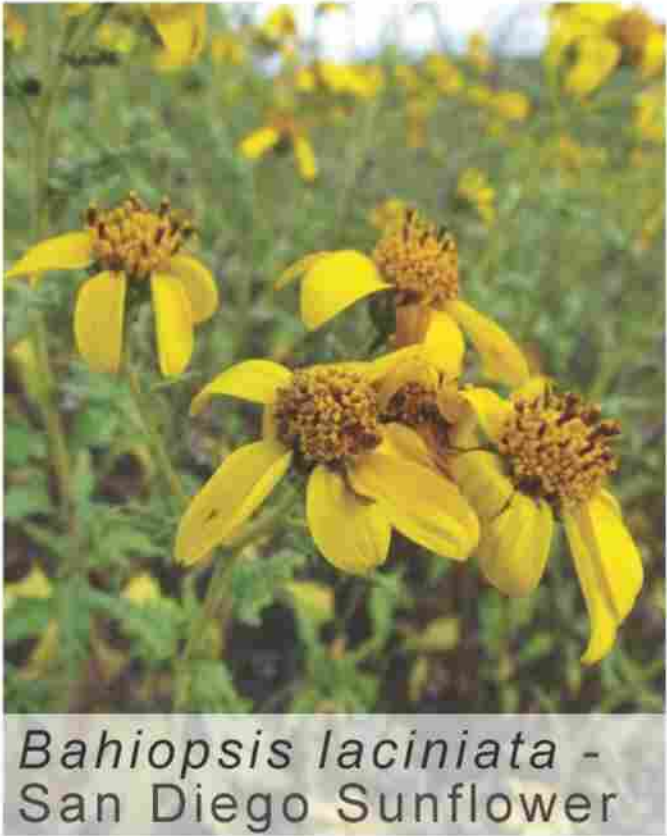
IN PARTNERSHIP
WITH



Pinus torreyana - Torrey Pine



Platanus racemosa - California Sycamore



Bahiopsis laciniata - San Diego Sunflower



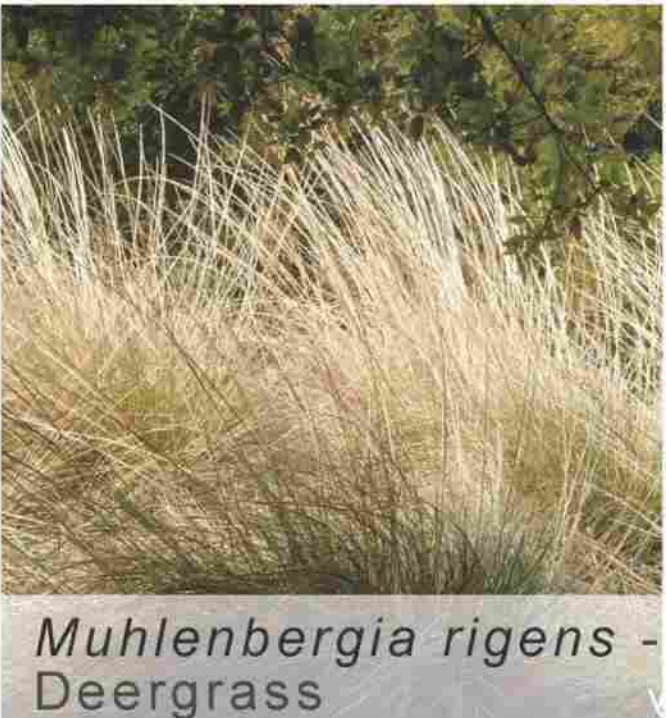
Rhus integrifolia - Lemonade Berry



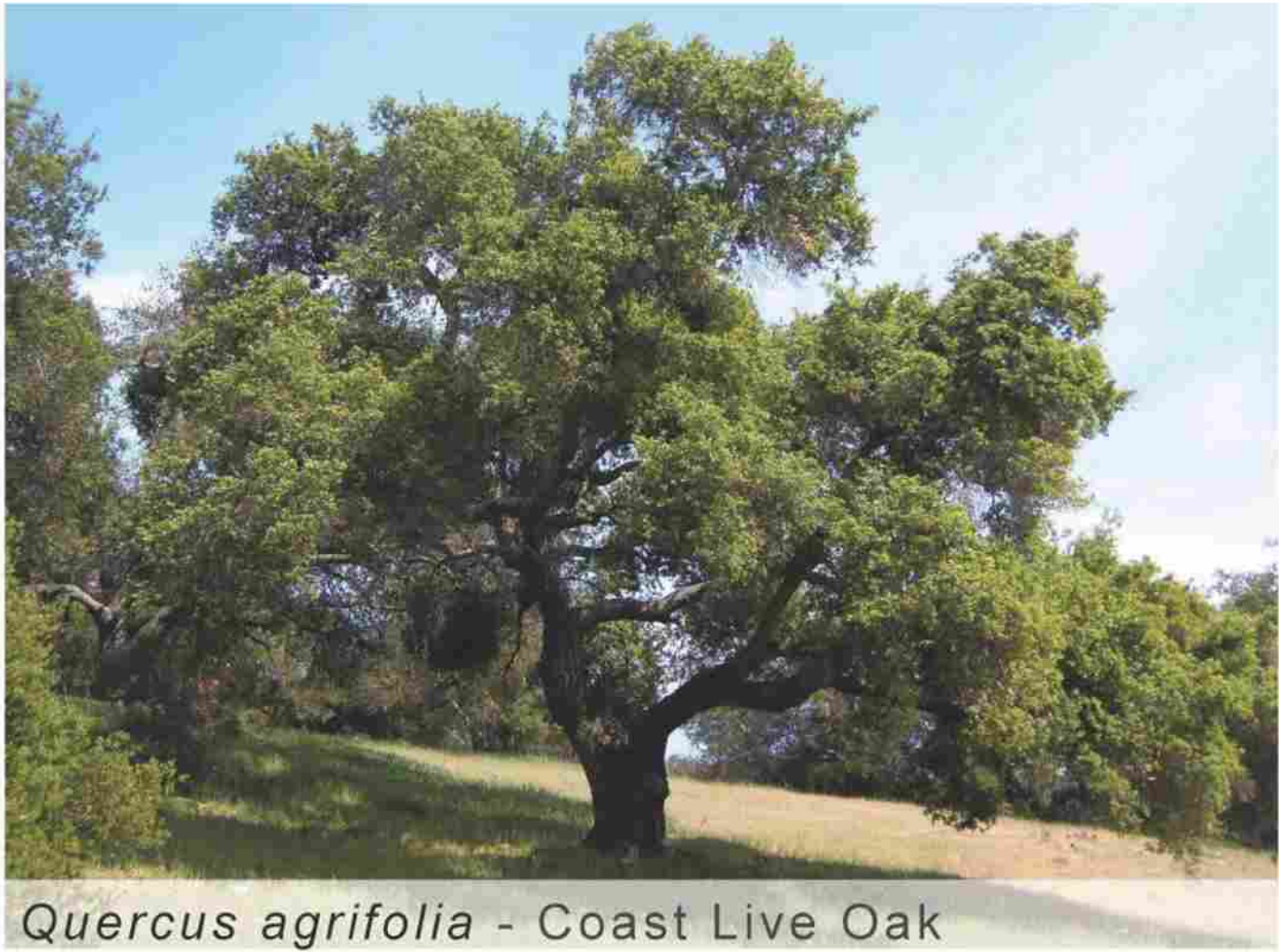
Ribes viburnifolium - Evergreen Currant



Salvia clevelandii - Cleveland Sage



Muhlenbergia rigens - Deergrass



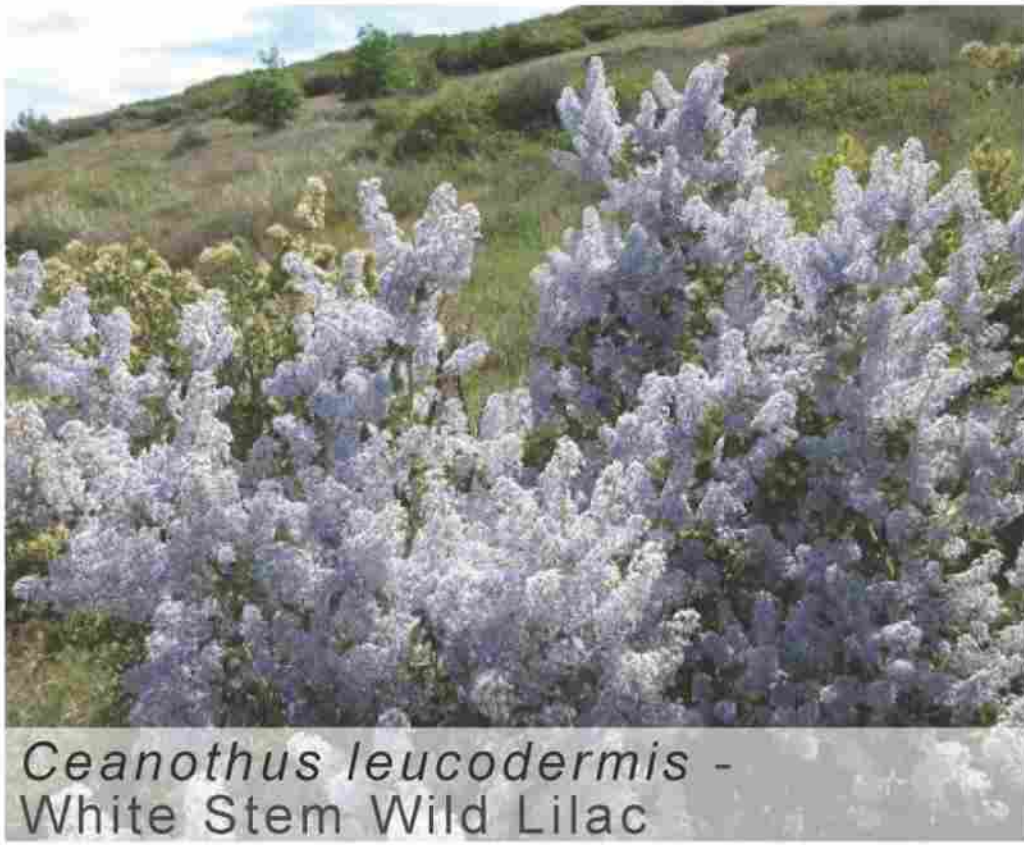
Quercus agrifolia - Coast Live Oak



Heteromeles arbutifolia - Toyon



Eriogonum fasciculatum - Flat top Buckwheat



Ceanothus leucodermis - White Stem Wild Lilac

Construction timeline





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