



ALEXANDRIA

BUILDING THE FOUNDATION FOR CURES

4555 Executive Dr.
For UC Planning Group

March 8, 2022

4555 EXECUTIVE DR.

UC San Diego

GENESSEE AVE.

EXECUTIVE DR.

EXECUTIVE WAY

TOWNE CENTRE DR.

LA JOLLA VILLAGE DR.



Westfield

4555 EXECUTIVE DR.

Proximity to transit



Sequence District

San Diego Tech By Alexandria

Campus Point By Alexandria

.4 miles from Trolley Stop to 4555 Executive

4555 Executive Dr.

Science Village

UC San Diego

LA JOLLA VILLAGE DR.

Nobel Research Park

GENESEE AVE

Westfield

TOWNE CENTRE DR.

Costa Verde



= Amtrak + Coaster



= Trolley

Planned Development

PROJECT DETAILS

- Scripps Health's corporate offices.
- Parking is provided in a 4-level garage, surface parking and 1 level of basement parking under the office building for a total 525 parking stalls.
- Process 2 Neighborhood Development Permit.
- Located within the old 1985 Nexus Technology Centre Specific Plan.
- Proposing 131,200 GFA (consistent with the intensity authorized in the Specific Plan).



4555 EXECUTIVE DR.

LA JOLLA VILLAGE DR.



EXECUTIVE WAY

EXECUTIVE DR.

LOOKING SOUTHEAST

4555 EXECUTIVE DR.



LOOKING NORTHEAST FROM EXECUTIVE DR.

4555 EXECUTIVE DR.



LOOKING NORTHEAST FROM EXECUTIVE DR.

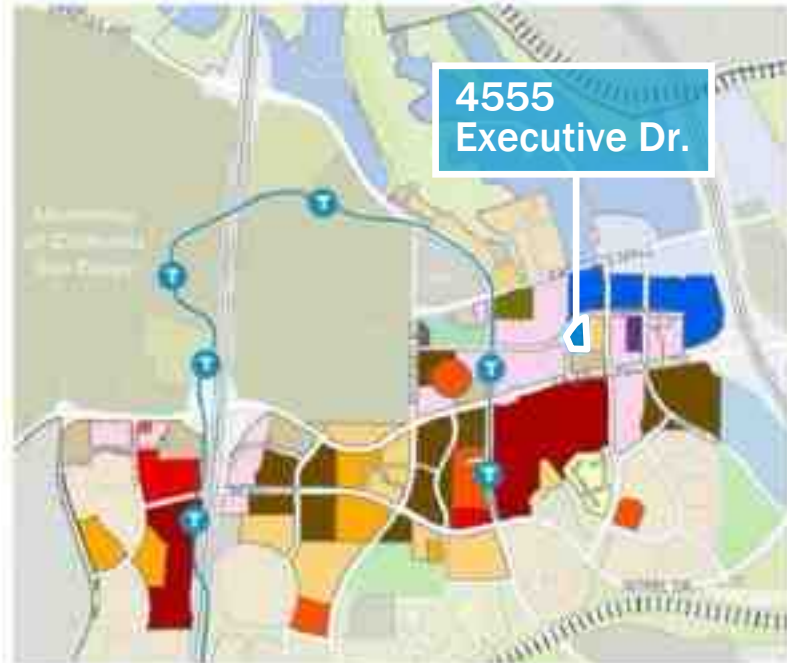
4555 EXECUTIVE DR.



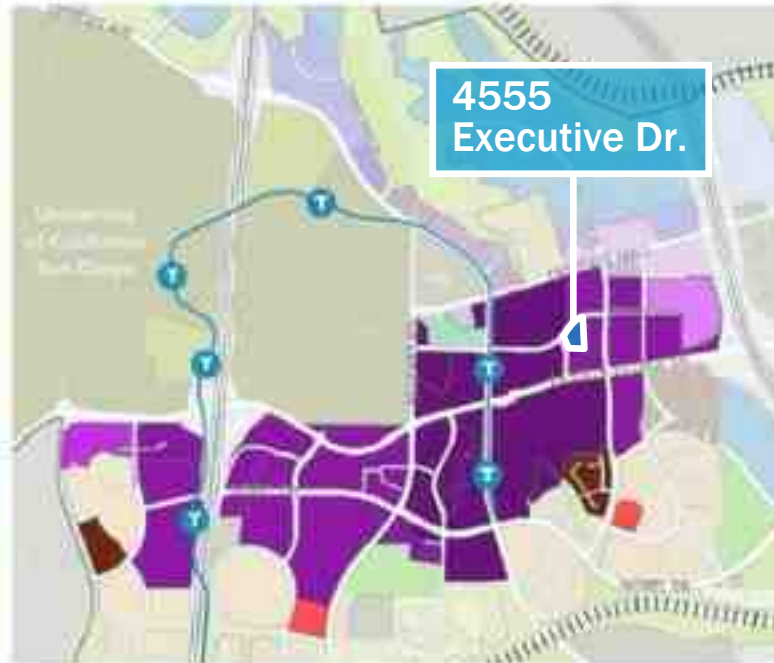
LOOKING SOUTHEAST FROM EXECUTIVE DR.

Community Plan Update

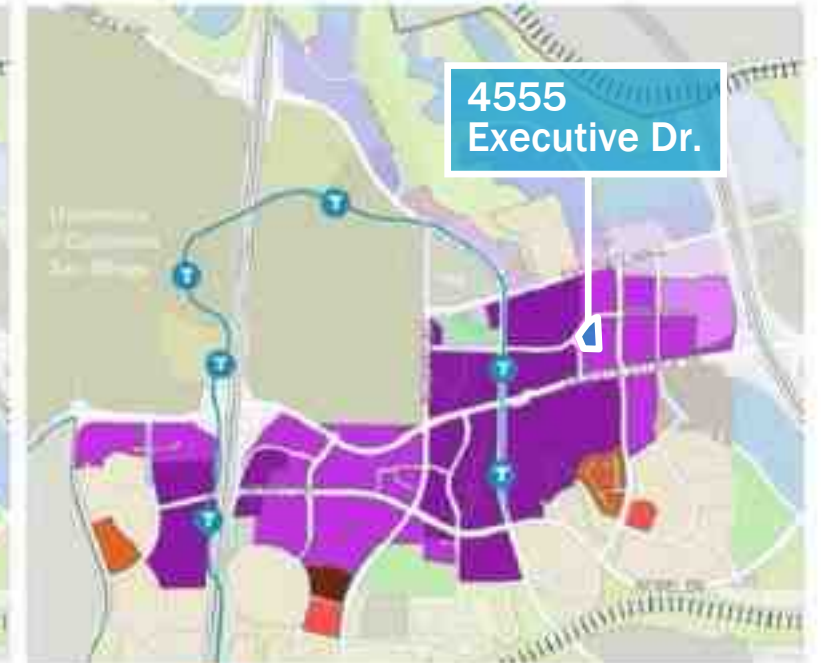
BASE (ADOPTED) SCENARIO



SCENARIO 1



SCENARIO 2



4555 EXECUTIVE DR.

Community Plan Update

The site is located within the “Community Core” Focus Area of the CPU which is slated for significantly higher density/intensity.

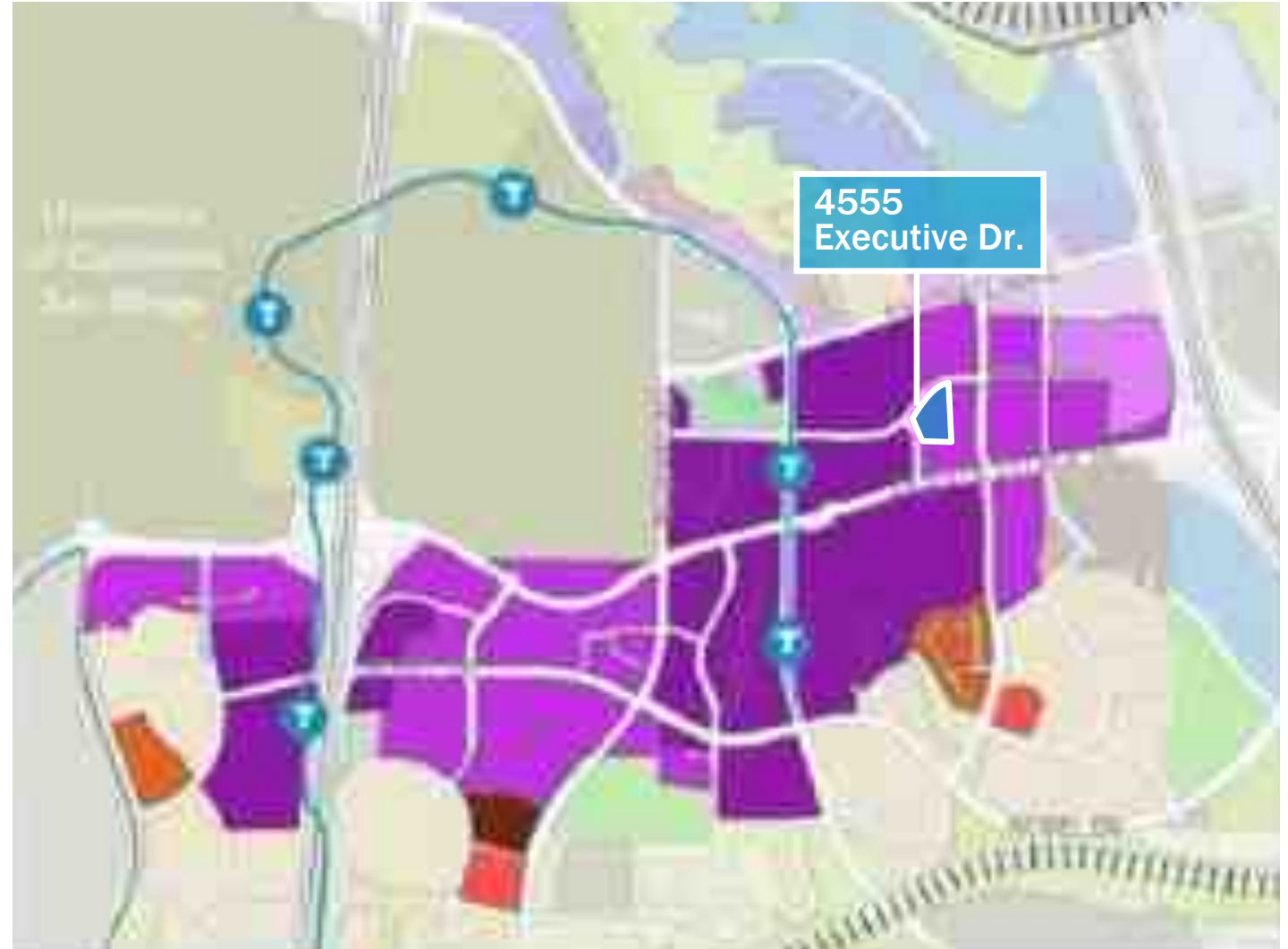
Proposed for “Urban Employment Village” designation.

Proposed EMX implementing zone, which allows:

- Maximum FAR: EMX 1 = 3.0; EMX 2 = 5.0
- Height limits: EMX 1 = 120 feet; EMX 2 = 240 feet
- Reduced or no setbacks

When the CPU is adopted, the new land use map will supersede (and likely eliminate) the old Specific Plan.

Under the EMX 1 zone, up to 495,277 SF could be developed on the site with no setbacks. The project is proposing only 131,200 SF.





ALEXANDRIA.

THANK YOU