3. Development Concept

3.1 Planning Principles
Guiding Planning Principle: The canyon landform adjacent to the western edge of the SRP provides the neighborhood with its defining landscape feature. The juxtaposition of the rustic landscape of the canyon with structured urban gathering spaces, formed by the placement of the various buildings along central terraces and walkways is the guiding principle of the Development Concept.

Informing Planning Principles: Several informing planning principles have been established to support the Guiding Principle. These principles are intended to relate the contrasting “landscapes” to each other within the context of the development of the project.

- Create a neighborhood identity that is visually rich and promotes a “sense of place,” both physically and intellectually;
- Integrate the rustic landscape to balance and ground the “place” in its canyon-mesa context while maintaining the discrete, urban landscape of the neighborhood core;
- Maximize view orientation from buildings to the west canyon;
- Provide the neighborhood with a sense of unity by reinforcing the pedestrian experience. The voids created and bounded by the various research buildings form the urban spaces or exterior rooms of the neighborhood. The careful assemblage of the various buildings around these open spaces is intended to create a campus character resulting in a pedestrian oriented development. These primary open spaces form the gathering places for the neighborhood and are interlocked through a series of terraces. The Terraces step down from east to west toward the canyon, orienting the neighborhood to the canyon and the West Campus beyond. Secondary open spaces include the Entry Plaza, the North Walk and the West Walk; and
Figure 3.1 Illustrative Site Plan
Permit phased development of the neighborhood in such a way as to maintain the principles established above in each phase.

The planning principles establish the structure of the SRP neighborhood concept by utilizing the built form of the research buildings to define the open spaces and their hierarchy, and contrast them with the naturalistic setting of the canyon edge. Figure 3.1 illustrates these principles applied to the site.

### 3.2 The SRP Development Program

#### 3.2.1 Development Capacity

An overall development capacity and density of 550,000 gross square feet (gsf) has been established by the University for the SRP research buildings to achieve an appropriate balance of built space, open space, parking, and landscape amenities to be comparable to current local research facilities.

Table 3A, SRP Development Capacity, summarizes the total planned capacity of the site for each of the proposed five building lots in the SRP, defined as follows:

- **Total lot area**: the total gross square footage of the lot.
- **Total buildable area of the lot**: the total gross square footage of the lot less required landscaped setbacks.
- **Total open space requirement of each lot**: This is expressed as a percent of the total land area for each individual lot that is not covered by building footprint and parking.
- **Total building area square footage capacity of each lot**: This figure is expressed as a range.

### Table 3A SRP Development Capacity

<table>
<thead>
<tr>
<th>Total Lot Area</th>
<th>Buildable Lot Area</th>
<th>Open Space % of lot</th>
<th>Total Bldg. Area GSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT 1 3.42 Acres</td>
<td>148,975 sq.ft.</td>
<td>99,900 sq.ft.</td>
<td>33%</td>
</tr>
<tr>
<td>LOT 2 2.93 Acres</td>
<td>127,630 sq.ft.</td>
<td>80,200 sq.ft.</td>
<td>37%</td>
</tr>
<tr>
<td>LOT 3 2.49 Acres</td>
<td>120,164 sq.ft.</td>
<td>62,860 sq.ft.</td>
<td>42%</td>
</tr>
<tr>
<td>LOT 4 2.93 Acres</td>
<td>127,630 sq.ft.</td>
<td>59,050 sq.ft.</td>
<td>50%</td>
</tr>
<tr>
<td>LOT 5 3.55 Acres</td>
<td>154,638 sq.ft.</td>
<td>100,560 sq.ft.</td>
<td>35%</td>
</tr>
<tr>
<td>TOTAL 13.32 Acres</td>
<td>533,124 sq.ft.</td>
<td>317,370 sq.ft.</td>
<td>55%</td>
</tr>
<tr>
<td>Total Parking Lot Area: 3.32 Acres</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Roads &amp; Open Space Area: 6.56 Acres</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total SRP Area: 30 Acres</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

Superceded by Amendment 2
Separate lots are dedicated to parking to accommodate the building density permitted on the five building lots. Each ground lessee will lease, in addition to its building lot, a proportionate share of the common areas of the SRP, including the shared perimeter parking lots and future parking structure. The phased parking and development plans are described in Sections 3.3.4 and 3.3.5, and shown in Figures 3.4, 3.5, and 3.6.

3.2.2 Lot Configurations
The lot configurations shown in Figure 3.2 and summarized in Table 3A are delineated to provide maximum flexibility, access, and the highest possible development capacity. The established lot lines may be combined to form larger parcels, as provided for in Section 3.2.3. Lots may be subdivided into smaller parcels for the purpose of building two smaller buildings on one lot, if the requirements of Table 3A are met.

Lots outside of the loop road, including Parking Lots 1, 2, and 3 are dedicated for shared parking for all SRP buildings and will not be building sites. Lots inside of the loop road are dedicated to buildings and private parking for them. These are identified as Building Lots 1 through 5.

3.2.3 Pedestrian Bridges Between Buildings
Elevated pedestrian bridges connecting the second levels of buildings on adjacent lots are acceptable as a means to provide a tenant with a larger aggregation of space than may be constructed on a single lot. Bridges are allowed to connect Lots 1, 4, and 5, and Lots 2 and 3. Bridges are not permitted to cross the Terraces between Lots 1 and 2, and between Lots 3 and 4. Bridges in these locations will restrict the expansive canyon views from the Terraces. Acceptable bridge locations are shown in Figure 3.1, Illustrative Site Plan. Bridge design guidelines are presented in Section 4.3.8.

3.3 The Development Concept
3.3.1 Concept Description
The planning principles presented above are integrated into a cohesive concept for the SRP neighborhood. The site concept strives to convey the visual appearance of a seamless campus neighborhood without noticeable division between building lots. Figure 3.2 presents a scheme for subdividing the SRP parcel into five developable building parcels. The concept is summarized as follows:

- The core of the site consists of a grouping of 2 to 4 story buildings forming a central pedestrian campus.
- Vehicular circulation within the SRP is via a perimeter loop road. Parking and service areas are located along this perimeter roadway.
- Building massing is sensitive to and complements the East Campus Health Sciences buildings to the west.

3.3.2 Open Space Concept
The neighborhood open space (Figure 3.1 Illustrative Site Plan) consists of the following primary elements:

- The Entry Plaza: A landscaped entry plaza at the intersections of Streets B and C provides a drop off area for the SRP, a gateway to the Terraces, and access to building entries to Building Lots 1 and 2.
- Terraces: Three outdoor rooms (Upper, Middle, and Lower - indicated in Figure 4.13) define the central urban open space of the SRP. They are formed by the exterior walls of the research buildings and landscape, axially aligned with the canyon, and descending in elevation down to the extended canyon edge.
• Rustic Canyon Edge: The preserved canyon and an extension of the canyon habitat and vegetation along the southwest side of the neighborhood, up to the westernmost edge of the Terraces.

• Research Building Arcades and Colonnades: These structures link the Terraces to the research buildings.

• Secondary Pathways: The North and West Walks provide additional pedestrian connections between research buildings, Terraces, and adjacent neighborhoods.

The Terraces serve as the primary pedestrian, social and recreational area for the neighborhood, and create visual and circulation links from the Entry Plaza down through the Upper, Middle, and finally the Lower Terrace. The Lower Terrace is most important hierarchically as it looks beyond into the canyon open space, and forms the terminus of the pedestrian space.

Each building visually, physically and functionally connects with the Terraces via the colonnades and orientation of building entrances, plazas, secondary walkways and view corridors. The colonnades create covered exterior spaces, ideally containing activity areas that form a transition zone between the Terraces with the activities located at the ground floor of the research buildings.

Additional public neighborhood open spaces include North Walk and West Walk. The North Walk intersects the midpoint of the Middle Terrace. It serves as the major physical and visual connection to Building 5, and provides an additional open space amenity for functional gathering areas (e.g. small, intimate seating and eating areas) and possibly entrances along the sides of Buildings 1-4. The West Walk extends from Building 5 to a plaza located in the adjacent ECHS Neighborhood.

The SRP site steps down toward the west and the preserved canyon area. The canyon landscape is brought into the neighborhood via a canyon extension that connects to the Lower Terrace. This expanded canyon zone will form a visual focal point within the SRP and resulting link to the West Campus.

In addition to the public, neighborhood open spaces, each building will have discrete open spaces such as building entrances, outdoor eating areas and seating areas. Each building will have a minimum of two entrances: an arrival entrance oriented towards the street and an interior entrance oriented toward the Terraces.

3.3.3 Grading Concept

The original canyon land form of the SRP parcel requires grading and filling to accommodate development; however, the site concept creates a series of gradual, stepped terraces recalling the natural canyon land form (Figure 3.3). To achieve this, the site will be rough graded to accommodate stepped building pads which will descend in elevation from north to south and from east to west toward the natural low point of the site at the rim of the preserved canyon.
canyon. Building Lot 5 will be the highpoint of the SRP neighborhood (approximate elevation 340) with Building Lots 1 and 2 at the midpoint (approximate elevation 338) and Building Lots 3 and 4 at the lowest elevation (approximately 333).

Each of the Building Lots initially will be rough graded to be level, but pad grading may be modified to accommodate the ultimate design and construction of each building, within the context of the terrace concept. For example, the level pads on Building Lots 1, 2 and 5 may accommodate construction by tilt-up methods. Building Lots 3 and 4 would better accommodate a level of structured subgrade parking that can be naturally ventilated. The pads for Lots 3 and 4 will most likely require some regrading in the future to accommodate a building design with a partial subgrade parking level.

The Terraces in the center of the SRP development will also step down in elevation from east to west. The Upper Terrace between Building Lots 1 and 2 will be the high point at approximately elevation 338 and will transition to the Middle Terrace at elevation 333, and then the Lower Terrace at elevation 330. From this Lower Terrace, landscaped open space that is characteristic of a canyon extension will descend down to Street C at the low point of the site.

The west leg of Street C adjoins the preserved canyon and is located within the canyon extension. This roadway is divided and grade separated in this area to enhance the canyon character. The lower lane of Street C will be only slightly higher than the top of slope of the canyon so as not to produce additional sloping terrain next to the canyon rim.

### 3.3.4 Circulation and Parking Concept

The primary entrance to the SRP (Street B) will be located on the east side of the neighborhood at the intersection of Regents Road and Eastgate Mall. This entrance will require the project to upgrade the intersection and traffic signal to accommodate a fourth leg. Secondary entrances to the neighborhood will be located on the north neighborhood edge at the intersection of Health Sciences Drive and Street C, and at the west neighborhood edge adjacent to the intersection of Street C and Medical Center Drive.

Street C will provide the primary circulation through the SRP neighborhood. The street will include bicycle lanes and sidewalks, and will be aligned around the perimeter of the SRP to create a pedestrian-oriented building core. Each building lot and perimeter parking lot will be accessed from Street C.

The SRP site plan will accommodate a parking ratio of 3.5 spaces per 1,000 square feet (s.f.) of rentable building space. Based on a full buildup of 550,000 gross s.f. (522,000 rentable s.f.), 1,830 parking spaces will be required. Surface parking lots will accommodate the majority of the parking requirement. These will include small lots adjacent to buildings for disabled, visitor, reserved/executive spaces, as well as shared perimeter parking lots. Structured subsurface parking below three or more buildings and a free-standing parking structure will augment surface lot capacity. On-street parking will not be allowed on Streets B and C.

### 3.3.5 Phased Development Concept

The University’s research affiliations and the space requirements of its research partners will guide the development schedule for the SRP. Therefore, it is somewhat difficult to predict the demand for development or preference for lots within the SRP. The SRP neighborhood may take an extended period of time to fully build out, so a flexible phasing strategy is necessary.
Phase 1 Infrastructure Development
The phasing strategy assumes that primary infrastructure development, such as site grading and drainage improvements, primary neighborhood streets and associated landscaping, the backbone utility infrastructure, and utility stub-outs to the edge of each lot, will be implemented in Phase 1.

The SRP development will connect to Campus water, sewer, storm drain, reclaimed water and data lines. Electric and gas utilities will be provided by SDG&E infrastructure. Phone service will be accessed from Pac Bell infrastructure.

Phase 1 will also include the landscape and hardscape along the streets and Entry Plaza at the east neighborhood entrance. These improvements will also include directional signage and street lighting. Minor modifications to the edge of the riparian area may also be implemented to enhance its visual appearance.

Phases 2, 3 and 4 Building Lots and Associated Parking
Construction of research buildings and parking facilities will comprise the subsequent phases of the neighborhood development. The buildings may be constructed in any order, and the following discussion outlines one representative example of a possible phasing scenario.

- Phase 2 will consist of the development of three research buildings in any order and associated surface parking on the building lots, as well as construction of all three perimeter parking lots. Figure 3.4 suggests an example of development using Building Lots 1, 3, and 4 in Phase 2.

- Phase 3 will consist of the development of a fourth building and temporary parking constructed on the remaining building lot as illustrated in Figure 3.5.

- Phase 4, the final build-out of the neighborhood, will consist of the replacement of temporary surface parking on Parking Lot 2 with a parking structure, and the construction of the fifth research building (Figure 3.6).

The provision of an adequate parking supply will be closely tracked as part of the development phasing. While Building Lots 1, 2, and 5 may support tilt-up construction, the development of the parking structure early in the phasing may be avoided if adequate parking is developed below each research building to augment the surface parking supply.

Responsibility for development of the various phases of the SRP is to be determined. The SRP may be developed by a master developer, in part by the University in conjunction with a master developer, or by the University and individual lot ground lessees.
Figure 3.4  Phase 2 possible development scenario
Figure 3.6  Phase 4 possible development scenario