1. Introduction

1.1 Background
The University of California, San Diego (UCSD) has designated 30 acres of land on the eastern perimeter of campus for development of a Science Research Park (Figure 1.1). Originally acquired by the University in 1964 as part of a land grant from the Department of the Navy, the University received approval from Congress in 1982 to amend the education-related deed restrictions for this parcel to allow its development for “industrial scientific or technological research purposes.”

1.2 Objectives
The objectives of the proposed Science Research Park (SRP) are to augment and enhance the instructional and research base of the University, and provide added flexibility for UCSD to meet changing program requirements by:

- Creating an intellectual resource to enhance UCSD’s instruction and research programs by providing opportunities for interaction between outstanding industrial and academic research activities;
- Creating an intellectual resource to enhance UCSD’s ability to continue to attract and retain top researchers and scientists;
- Creating a climate that enhances the private support for University research, graduate fellowships, undergraduate and graduate student training, and collaborative faculty and private sector industrial research projects; and
- Creating a financial resource.

1.3 Programmatic Criteria
In support of these objectives, research companies, institutes and government agencies (tenants) that meet the following program-
mantic criteria may lease land (under long-term ground leases) or facilities in the SRP:

- The nature of the firm’s research activity must be industrial, scientific or technological (deed restriction);
- Significant linkages between research programs conducted in the SRP and current or proposed campus research and/or instruction must be clearly demonstrated; and
- Programs may not include research designated by the Federal Government as classified.

1.4 Permitted Uses
Permitted activities for prospective tenants who meet the Programmatic Criteria include:

- Research, product development, prototype testing, and consulting, along with the offices, laboratories or other facilities that support these activities;
- Production or assembly of prototypes and pilot facilities that are related to on-site research and development activities or the testing of production processes located elsewhere; and
- Provision of research-related services that support research programs within the SRP or the UCSD campus.

Tenants will reflect multiple industry sectors that support and enhance UCSD’s academic programs.

1.5 Project Review
The design and construction of all improvements within the SRP neighborhood will undergo UCSD’s standard review processes, whether development is implemented by the Campus or a private developer or company.

1.6 Report Framework
The SRP Development Concept (Concept) has been prepared to define the development capacity, development areas, the character of the SRP neighborhood and the set of conditions to guide development. The Concept recommends development of approximately 550,000 gross square feet of research space with associated open space, circulation, and parking facilities. The SRP neighborhood will emulate the campus character of UCSD: buildings will be clustered around pedestrian terraces and walkways providing a place for social interaction and quiet contemplation, while streets and parking will be located around the perimeter of the development. Specific design elements and a coordinated palette of building materials, landscape materials and site furnishings will promote a cohesive neighborhood appearance yet also allow individual identity for each research facility.

This report documents the framework for the design and development of the SRP and is organized as follows:

Chapter 1 introduces the Development Concept.

Chapter 2 addresses the planning context for the SRP. It provides an overview of UCSD and the planning guidelines for the Campus, a description of the East Campus setting and a summary of the SRP’s existing site conditions.

Chapter 3 describes the Development Concept for the site, grading, utility infrastructure and construction phasing.

Chapter 4 discusses the design concept and guidelines for architecture, circulation and access, parking, open space and landscaping, lighting, and signage.

Chapter 5 includes appendices with more detailed information regarding landscape, building materials and color palette, lighting and signage.