PROJECT COMPARISON

PREVIOUS PROJECT

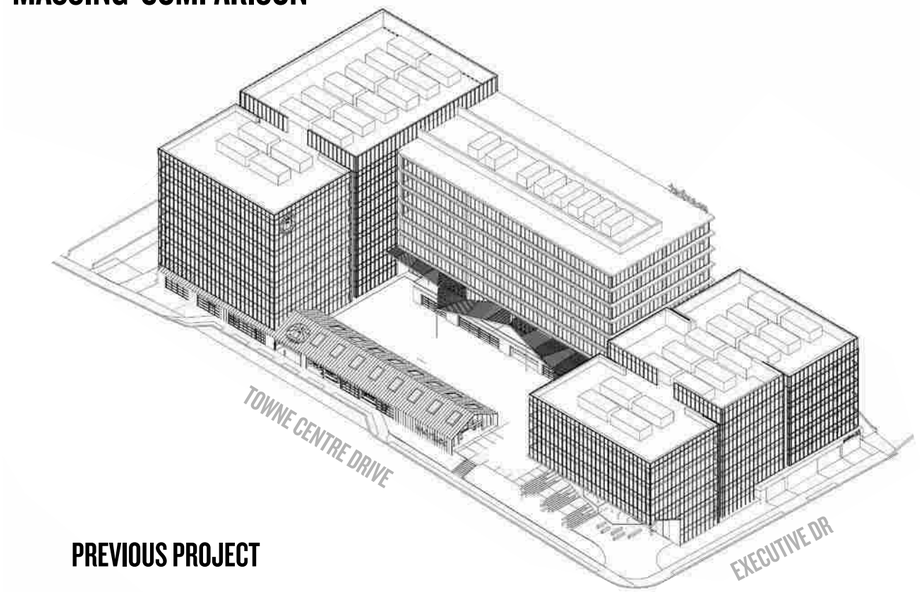
TOTAL GFA	604,490 SF
BUILDING OCCUPANCY	B, S-2 & M
CONSTRUCTION TYPE	I-B OVER I-A
MAXIMUM NUMBER OF STORIES	8 STORIES
NUMBER OF STORIES BELOW GRADE	5 STORIES
HIGHEST POINT OF STRUCTURE	532’ ELEVATION
OVERALL BUILDING HEIGHT TO TOP OF ROOF SCREENS	132’ 6”
HEIGHT OF HIGHEST FLOOR	105’
NUMBER OF PROPOSED PARKING STALLS	1, 872 STALLS
PROPOSED PARKING RATIO	3.10

SCIENCE VILLAGE

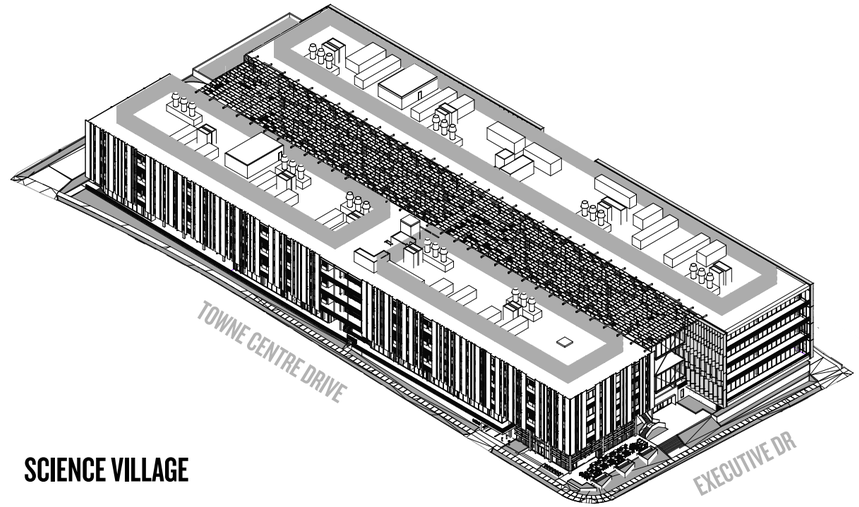
TOTAL GFA	338,226 SF
BUILDING OCCUPANCY	B, A-2, S-2 & H
CONSTRUCTION TYPE	III-A OVER I-A
MAXIMUM NUMBER OF STORIES	4 STORIES
NUMBER OF STORIES BELOW GRADE	3 STORIES
HIGHEST POINT OF STRUCTURE	481’ 9” ELEVATION
OVERALL BUILDING HEIGHT TO TOP OF ROOF SCREENS	82’
HEIGHT OF HIGHEST FLOOR	67’
NUMBER OF PROPOSED PARKING STALLS	938 STALLS
PROPOSED PARKING RATIO	2.77

PROJECT COMPARISON

MASSING COMPARISON

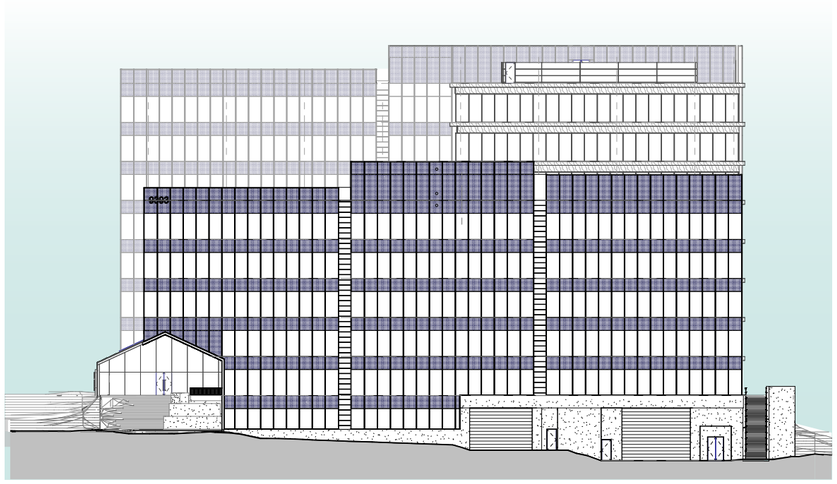


PREVIOUS PROJECT



SCIENCE VILLAGE

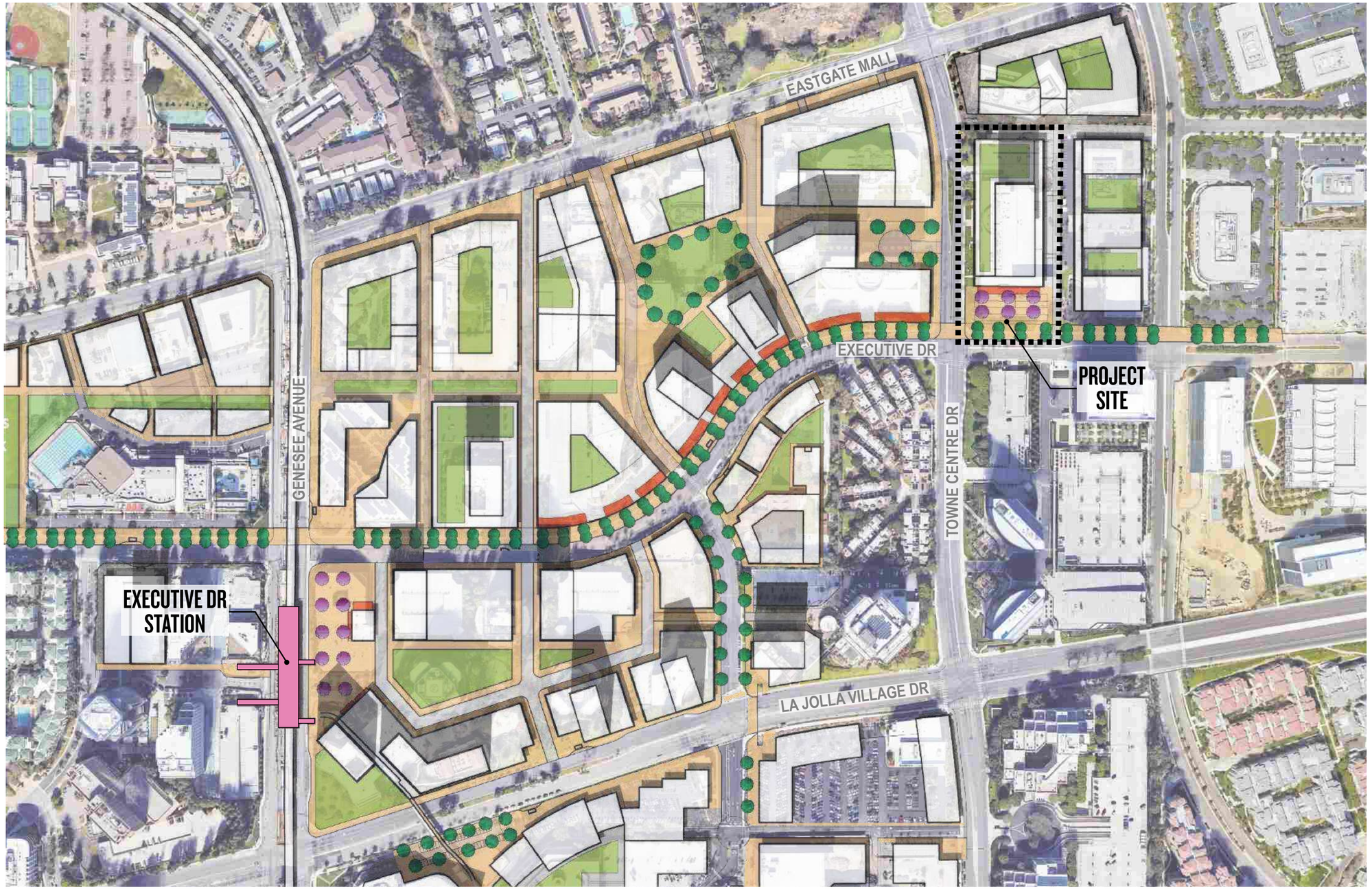
SOUTH ELEVATION @ EXECUTIVE DRIVE COMPARISON



PREVIOUS PROJECT

SCIENCE VILLAGE

REGIONAL SITE PLAN



PROJECT SITE

RENDERED SITE PLAN

PROJECT DESCRIPTION

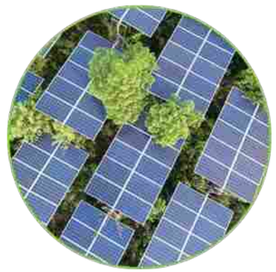
- STRONG CONNECTIONS TO THE EXECUTIVE DR. FOCUS AREA 3 CONCEPTS
- REZONING THE PROPERTY TO MIXED-USE ZONE EMX-2 AND THE TRANSFER OF 1,811 ADTs FROM THE SUBJECT PROPERTY LOCATED WITHIN SUBAREA 102 OF THE UNIVERSITY COMMUNITY PLAN TO SUBAREA 10 (ALEXANDRIA, CAMPUS POINT).
- CONSTRUCTION OF 2 PROPOSED 4-STORY BUILDINGS OVER 3 LEVELS OF BELOW GRADE PARKING WITH A COMBINED GROSS FLOOR AREA (GFA) TOTALLING 338,617 SQUARE FEET.
- SITE IMPROVEMENTS INCLUDE GRADING, SITE UTILITIES, SITE DRAINAGE, HARSDSCAPE, LANDSCAPING AND IRRIGATION.

ACTIVATED GROUND LEVEL AT EXECUTIVE DRIVE

SUSTAINABILITY MEASURES UNDER CONSIDERATION

MASS TIMBER

Sustainably sourced to reduce embodied carbon and provide biophilic benefits to tenants.



PV

On and offsife aimed to zero-out the operational emissions of the project.

ZNE

Feasibility study @ west bar / mass timber scope.

WELL READY

LEED GOLD

Addresses more holistic set of sustainability criteria from site to water to occupant health and more to ensure the project meets its sustainability targets.

FITWEL

Design solutions that focus on people and support human health.

BIRD FRIENDLY GLAZING

Architectural solutions to reduce bird strikes (public art screens, shade elements).

ZERO SURFACE PARKING

Addresses more holistic set of sustainability criteria from site to water to occupant health and more to ensure the project meets its sustainability targets.

LANDSCAPE - PLANT PALETTE

NATIVE STREET TREE

Quercus agrifolia
Coast Live Oak

NATIVE SHADE CANOPY TREE

Platanus racemosa
California Sycamore

Salvia clevelandii
Cleveland Sage

Heteromeles arbutifolia
Toyon

Corethrogyne filaginifolia 'Silver Carpet'
Silver Carpet

Bahiopsis laciniata
San Diego County Viguiera

Muhlenbergia rigens
Deer Grass

Aster chilensis 'Point St. George'
California Aster

Agave shawii
Shaw's Agave

Rhamnus californica 'Mound San Bruno'
Mound San Bruno Coffeeberry

Epilobium canum var. latifolium 'Everett's Choice'
Everett's California Fuschia

RESTAURANT ACTIVATES CORNER

SOUTHERN PATIO ON EXECUTIVE DRIVE

EXECUTIVE DRIVE MAIN PROJECT ENTRY

TOWN CENTRE DRIVE SIDE PROJECT ENTRY

PROJECT DATA

The project would consist of approximately:

292,427 square feet of Research and Development; secondary uses:
27,847 square feet of shared conference
10,125 square feet of fitness
7,655 square feet of retail/market
563 square feet of food & beverage.

All secondary uses comprise of more than 10% of the total GFA as required by the EMX zoning and are non-trip generating; serving primarily as tenant, pedestrian, or bicycle access only.

Parking:
3 levels of subterranean parking with approximately 938 parking spaces are proposed.

SCIENTIFIC RESEARCH AND PRIME INDUSTRIAL LAND

The project conforms to the land use requirements for Scientific Research and Prime Industrial Lands. The proposed increase in development intensity facilitates the growth of base sector industrial uses and provide additional employment opportunities on the site, consistent with the goals and policies of the General Plan and University Community Plan.

TRANSIT AND CLIMATE ACTION

The project is located in an area well served by existing and future transit. The site is currently served directly by the UCSD Superloop (MTS Route 204) and will be within walking and biking distance to the Executive Drive Blue Line Trolley Station and UTC Transit Center. The increase of employment intensity in transit priority areas implements the City's Climate Action Plan strategies and the Mobility Element of the General Plan.