

# NORTH TORREY PINES EMPLOYMENT CENTER

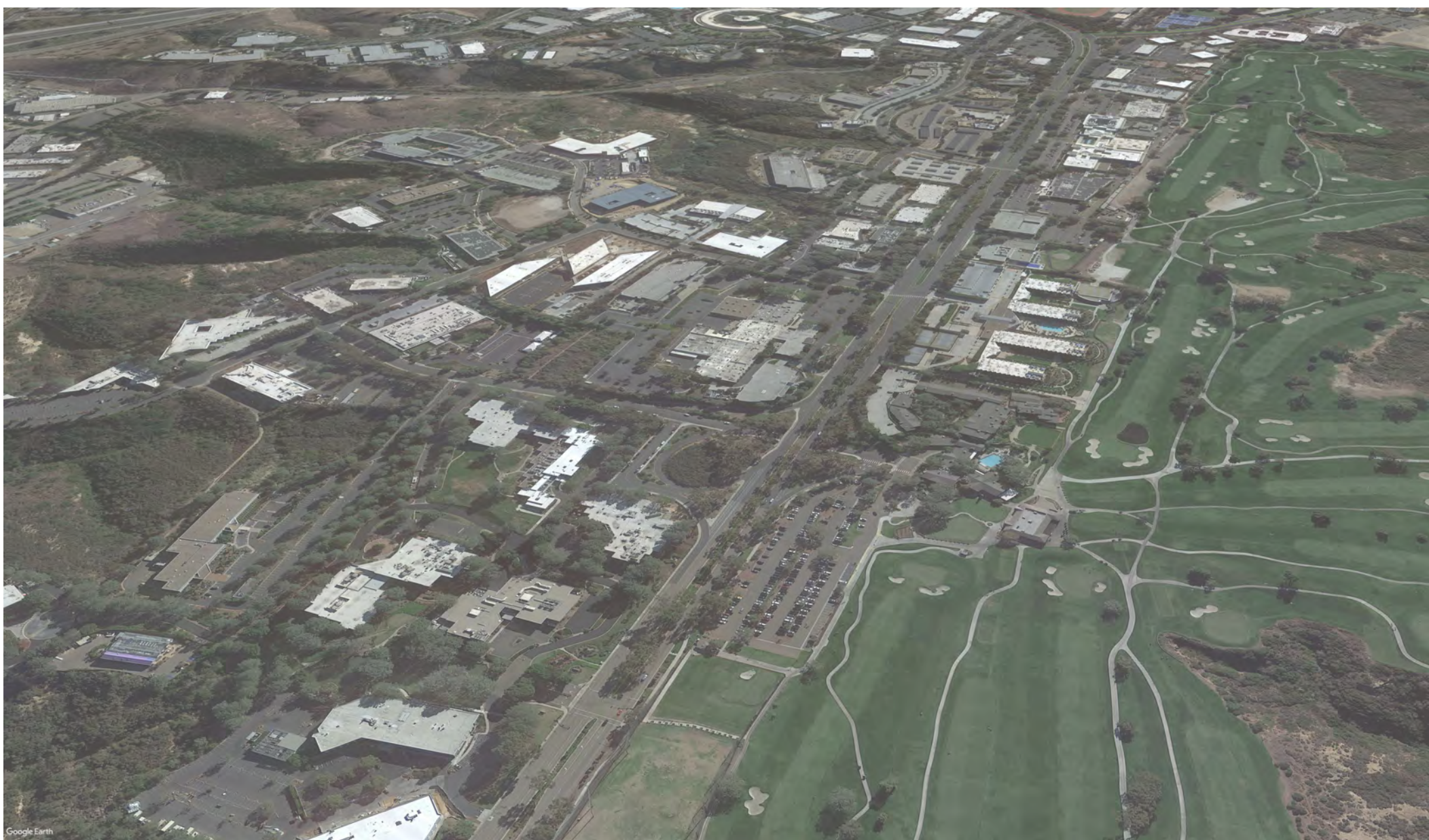
## FOCUS AREA 1

### CONTEXT

- A prime employment center for healthcare, life sciences, and biotechnology with over 5,000 jobs
- Adjacent to Torrey Pines Golf Course, Scripps, UC San Diego, and the Salk Institute
- Within a Transit Priority Area and accessible by bus
- Within the thirty (30) foot Coastal Height Limit
- Within the MCAS Miramar Accident Potential and Transition Zones, which limit density to 50 and 300 persons per acre (respectively)

### VISION

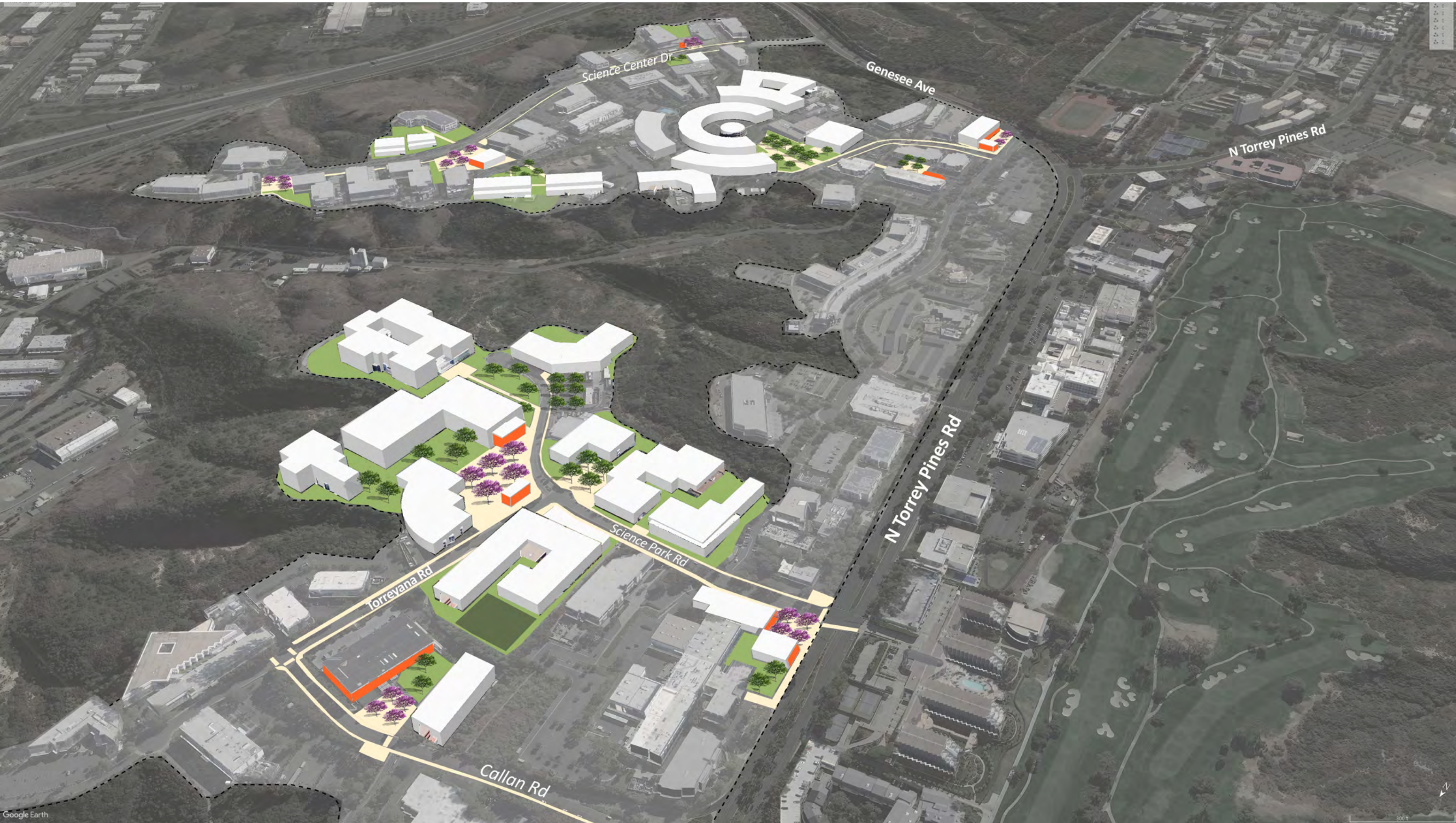
An enhanced employment center through placemaking, employee amenities, and increased connectivity



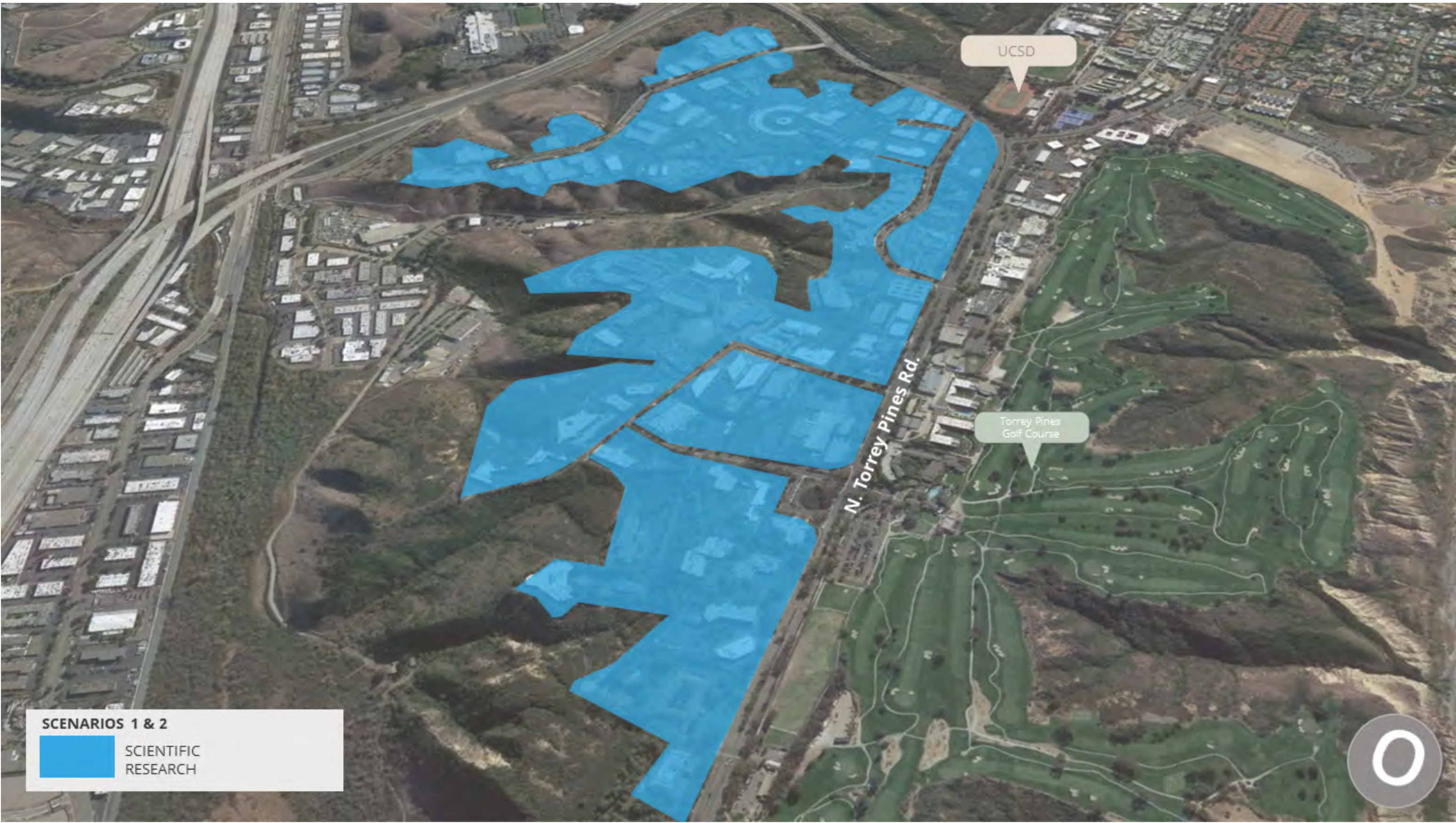
Bird's Eye View of the Focus Area as it exists today

### SCENARIO 1

Prime employment center focused on campus-oriented site design with internal, employee-serving amenities



Conceptual building orientation and site design looking south along N. Torrey Pines Rd.



Conceptual land use looking south along N. Torrey Pines Rd.



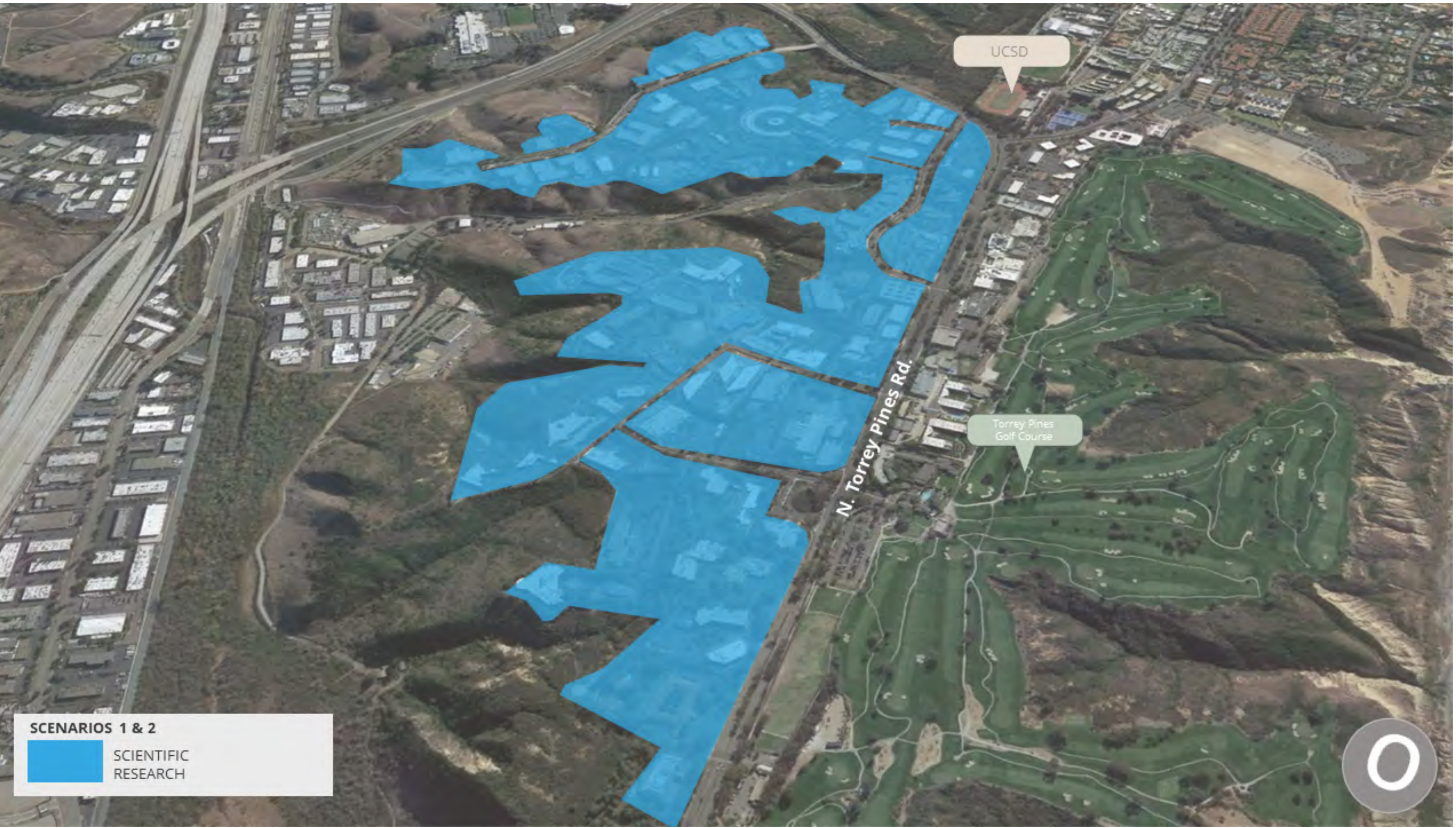
Conceptual illustration of the area showing potential new employment uses and environment

### SCENARIO 2

Prime employment center focused on orienting buildings towards N. Torrey Pines Road and greater connections to facilitate shared amenity use



Conceptual building orientation and site design looking south along N. Torrey Pines Rd.



Conceptual land use looking south along N. Torrey Pines Rd.



Conceptual illustration of the area showing potential new employment uses and environment



# CAMPUS POINT & TOWNE CENTRE EMPLOYMENT VILLAGE

## FOCUS AREA 2

### CONTEXT

- A prime employment center with over 15,000 jobs
- Located north of Mandell-Weiss Eastgate City Park and includes Eastgate Mini Park #1 and #2
- Within a Transit Priority Area and accessible by transit, including the UC San Diego Health La Jolla (Voigt Drive) Trolley Station and bus stops along Eastgate Drive
- Within the MCAS Miramar Accident Potential and Transition Zones, which limit density to 50 and 300 persons per acre (respectively)

### VISION

An employment village with increased housing opportunities and access to transit

### SCENARIO 1

- An Urban Employment Village with mixed-use opportunities along Campus Point Drive and Towne Centre Drive
- Primarily employment-serving but includes some housing and other employee-serving amenities
- Areas within the Accident Potential Zone II remain Science and Technology Park
- Higher-density housing along Genesee Avenue and mixed-use at the corner of Genesee and Eastgate Mall



Conceptual building orientation and site design looking north along Genesee Ave. and Eastgate Mall



Conceptual land use looking north along Genesee Ave. and Eastgate Mall



Conceptual illustration of the area showing potential new employment and residential uses



Bird's Eye View of the Focus Area as it exists today

### SCENARIO 2

- Campus Point Drive and Town Center Drive remain employment-serving and have no co-location of housing and jobs
- Medium-density housing along Genesee Avenue and mixed-use at the corner of Genesee and Eastgate Mall



Conceptual building orientation and site design looking north along Genesee Ave. and Eastgate Mall



Conceptual land use looking north along Genesee Ave. and Eastgate Mall



Conceptual illustration of the area showing potential new employment and residential uses



# UTC TRANSIT VILLAGE

## FOCUS AREA 3

### CONTEXT

- The core of the University community and a major destination that includes 1,000 housing units and 10,000 jobs
- Home to large employers, visitor destinations, and regional destinations including the UTC Mall
- Within a Transit Priority Area and accessible by transit, including the Executive Drive Trolley Station, UTC Trolley Station, and multiple bus stops
- Includes the Mandell-Weiss Eastgate City Park and adjacent to Doyle Elementary School and Doyle Community Park
- North of the University City High School and Nobel Athletic Area and Library
- Subject to the Federal Aviation Administration height notification requirement

### VISION

A high-density, mixed-use transit village that is supportive of jobs, housing, and a pedestrian-oriented district



*Bird's Eye View of the Focus Area as it exists today*

### SCENARIO 1

- Provides the highest density of mixed-use and integrates both jobs and housing
- Urban Village land use supportive of residential and/or employment mixed-use development
- Some housing within Renaissance Towne Center



*Conceptual building orientation and site design looking east along La Jolla Village Dr.*



*Conceptual land use looking east along La Jolla Village Dr.*



*Conceptual illustration of Executive Dr. showing a potential pedestrian promenade*

### SCENARIO 2

- Provides a medium-high density of mixed-use and integrates both jobs and housing
- Urban Village land use supportive of residential and/or employment mixed-use development
- Some housing within Renaissance Towne Center and increased housing along Nobel Drive



*Conceptual building orientation and site design looking east along La Jolla Village Dr.*



*Conceptual land use looking east along La Jolla Village Dr.*



*Conceptual illustration of Executive Dr.*



# NOBEL CAMPUS TRANSIT VILLAGE

## FOCUS AREA 4

### CONTEXT

- A key area in the western portion of the University community that includes 150 housing units and 5,000 jobs
- Home to several shopping centers and visitor destinations
- Located just south of UC San Diego and north of Villa La Jolla Park; adjacent to Doyle Community Park, Doyle Elementary School, and the proposed Regents Road linear park (with access to Rose Canyon) to the south
- Within a Transit Priority Area and accessible by transit, including Nobel Drive Trolley Station and multiple bus stops
- West of Interstate 5 (I-5) is within the thirty (30) foot Coastal Height Limit, which is only amended by a vote of the people

### VISION

A mixed-use transit village that includes enhanced amenities for residents, visitors, and members of the UC San Diego community



*Bird's Eye View of the Focus Area as it exists today*

### SCENARIO 1

- A higher density of mixed-use beyond the 30-foot Coastal Height Limit
- Urban Village land use supportive of residential and/or employment mixed-use development
- Housing at Gilman Drive and La Jolla Village Drive and La Jolla Colony Shopping Center



*Conceptual building orientation and site design looking southeast along La Jolla Village Dr.*



*Conceptual land use looking southeast along La Jolla Village Dr.*



*Conceptual illustration of Nobel Dr. looking east*

### SCENARIO 2

- A medium-low density of mixed-use with height inside the 30-foot Coastal Height Limit
- Urban Village land use supportive of residential and/or employment mixed-use development
- Some housing at the La Jolla Colony Shopping Center



*Conceptual building orientation and site design looking southeast along La Jolla Village Dr.*



*Conceptual land use looking southeast along La Jolla Village Dr.*



*Conceptual illustration of Nobel Dr. looking east*



# GOVERNOR COMMUNITY VILLAGE

## FOCUS AREA 5

### CONTEXT

- Located in the southern portion of the University Community and south of Rose Canyon Open Space Park.
- Includes two shopping centers: the Sprouts shopping center to the west and the University Square (Vons) shopping center to the east
- Shopping centers include just over 500 jobs and currently do not have any housing

### VISION

- A mixed-use community village with more housing opportunities
- Continuation of existing retail and the creation of more opportunities through infill development



*Bird's Eye View of the Focus Area showing proposed land use changes*

### SCENARIO 1

- Medium-density infill development within shopping centers to provide mixed-use and housing



*Conceptual land use of University City Marketplace looking north along Regents Rd. and Governor Dr.*



*Conceptual building orientation and site design of University Square looking south along Genesee Ave. and Governor Dr.*



*Conceptual illustration of the University Square*

### SCENARIO 2

- Medium to low-density infill development within shopping centers to provide mixed-use and housing



*Conceptual land use of University City Marketplace looking north along Regents Rd. and Governor Dr.*



*Conceptual building orientation and site design of University Square looking south along Genesee Ave. and Governor Dr.*



*Conceptual illustration of the University Square*