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Arizona Bioscience Park Master Land Use Plan

June 19, 2009

OFFICE OF UNIVERSITY RESEARCH PARKS
THE UNIVERSITY OF ARIZONA

Arizona Bioscience Park
Master Land Use Plan (MLUP)

Approved by the Arizona Board of Regents
June 19, 2009

Arizona Board of Regents
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Joel Sideman, Executive Director

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Introduction

Arizona has made a major commitment to developing its emerging bioscience industry. Guided by the Arizona Bioscience Roadmap, the state's strategy focuses on producing an educated workforce to meet the needs of today's and tomorrow's bioscience firms while strengthening the state's bioscience research base. The state, through the efforts of the Arizona Bioindustry Association, the Flinn Foundation, the Bioscience Leadership Council of Southern Arizona and the state's universities and research centers, is also focusing on developing a critical mass of bioscience firms by encouraging the commercialization of bioscience discoveries. A key element of the strategy is to create a supporting environment and build the essential infrastructure to attract and support start-up, emerging and expanding bioscience companies.

Tucson and Southern Arizona are home to an emerging bioscience industry with more than 100 bioscience and life science companies including industry giants Sanofi-Avents and Roche. There are also several leading research institutes and organizations including the Critical Path Institute (C-PATh) – a joint collaboration between The University of Arizona and the Food and Drug Administration.

See Exhibit 1: Tucson Bio Map.

Tucson's ~~bio~~ assets" are arrayed along a geographical corridor that begins north of Oracle with Biosphere 2, proceeds south to Innovation Place in Oro Valley, then along Campbell Avenue with The Critical Path Institute, Campus Agricultural Center, Peter and Paula Fasseas Cancer Center, UA Health Sciences Center, BIO5 Institute, and UA Main Campus. Clustered along Interstate 10 are the UPH Kino Healthcare Campus, Southern Arizona VA Health Care System, Arizona Center for Innovation, and the UA Science and Technology Park.

See Exhibit 2: Tucson Bio Corridor.

At the center of Tucson's bioscience efforts is The University of Arizona (University). The University is one of the nation's leading research institutions, attracting $463 million in research dollars in 2007. Seventy-one percent of these dollars were awarded in the colleges and departments with research and educational programs in the biosciences, including: the Colleges of Medicine, Pharmacy, Optical Sciences, Agriculture and Science. The University is ranked fourteenth among public institutions by the National Science Foundation based on research and development expenditures. The University has world-class competency in the fields of neurological sciences, cancer therapeutics, agricultural genetics, bioengineering and medical devices, bioimaging and bioinformatics. The University is especially known for its interdisciplinary approach to the life and biological sciences as embodied in the mission and focus of the BIO5 Institute.

The Battelle Institute, in its Southern Arizona Bioscience Roadmap, observed that Tucson and Southern Arizona lack the critical infrastructure needed to nurture, grow and support young and mature bioscience companies and enterprises. There is a lack of key facilities in the region including biocontainment facilities, clean rooms, wet laboratories and vivaria. As a result, the region has seen several companies relocate to other states. The goal of the Arizona Bioscience Park (Bio Park) is to address this critical shortage of infrastructure.

The Bio Park

The goal of the Bio Park is to create an environment that supports and promotes scientific exploration and education, technology innovation and commercialization and high technology business development and attraction. The Bio Park will help meet the need for state-of-the-art commercial bioscience facilities.

The Bio Park embraces the concept of a ~~l~~live, learn, work and play" environment. In addition to research and development facilities, the Bio Park will include an executive hotel and conference center, technology high school, housing for university faculty and students, office, retail and open space.

Strategically located in the center of the Tucson Metropolitan region, the Bio Park is ten minutes from The University of Arizona and downtown Tucson. It is a half mile from the UPH Kino Healthcare Campus and two and a half miles from the Veterans Administration Hospital. With access to two interchanges off Interstate 10, it is just five and half miles from the Tucson International Airport.

See Exhibit 3: Regional Context.

The Bio Park is located on a 65-acre parcel of land along Kino Parkway just north of Interstate 10. It is part of a larger mixed-use, master-planned development known as The Bridges. The Bridges Planned Area Development (PAD) consists of 350 acres of development, 110 acres of retail and commercial development, 175 acres of residential development and 65 acres for the research park. The Bridges PAD was approved by the Tucson Mayor and Council in March, 2007.

See Exhibit 6: The Bridges PAD Land Use.

The Bio Park is surrounded by historic, multi-cultural neighborhoods. It is bounded on the north by Silverlake Park and the Quincie Douglas Library and Neighborhood Center, on the south by Interstate 10, on the west by Park Avenue and on the east by Kino Parkway.

See Exhibit 4: Neighborhood Context.

Site Map

Designed as an urban park, the Bio Park will accommodate up to 30 buildings and three million square feet of development, ranging from single story to six story buildings. The Bio Park will be designed to incorporate the best practices for sustainable development, including 17 acres of open space and significant linkages to the surrounding community and neighborhoods.

See Exhibit 5: Bio Park Site.

Exhibit 1: Tucson Bio Map

Exhibit 2: Tucson Bio Corridor

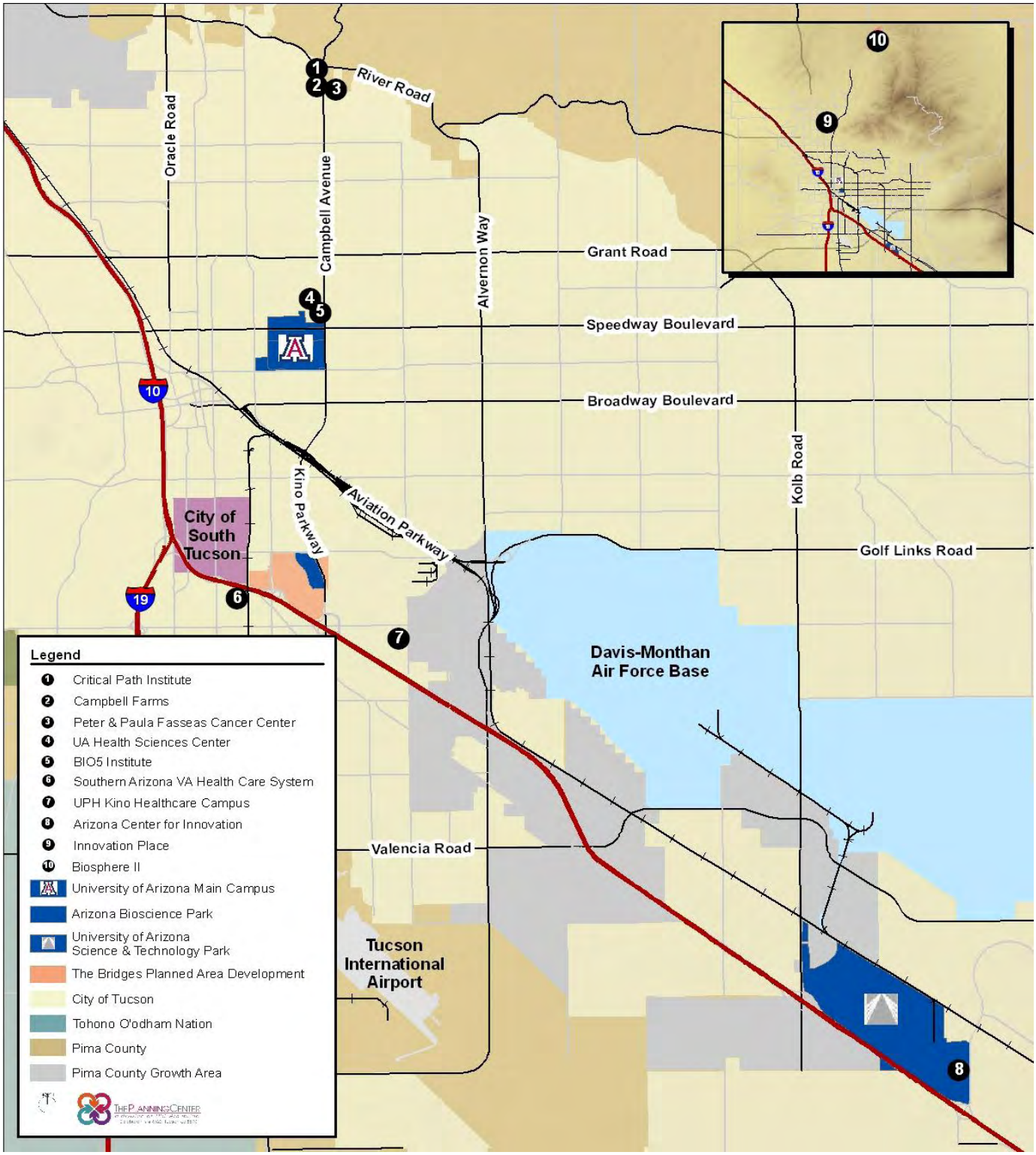


Exhibit 3: Tucson Regional Context

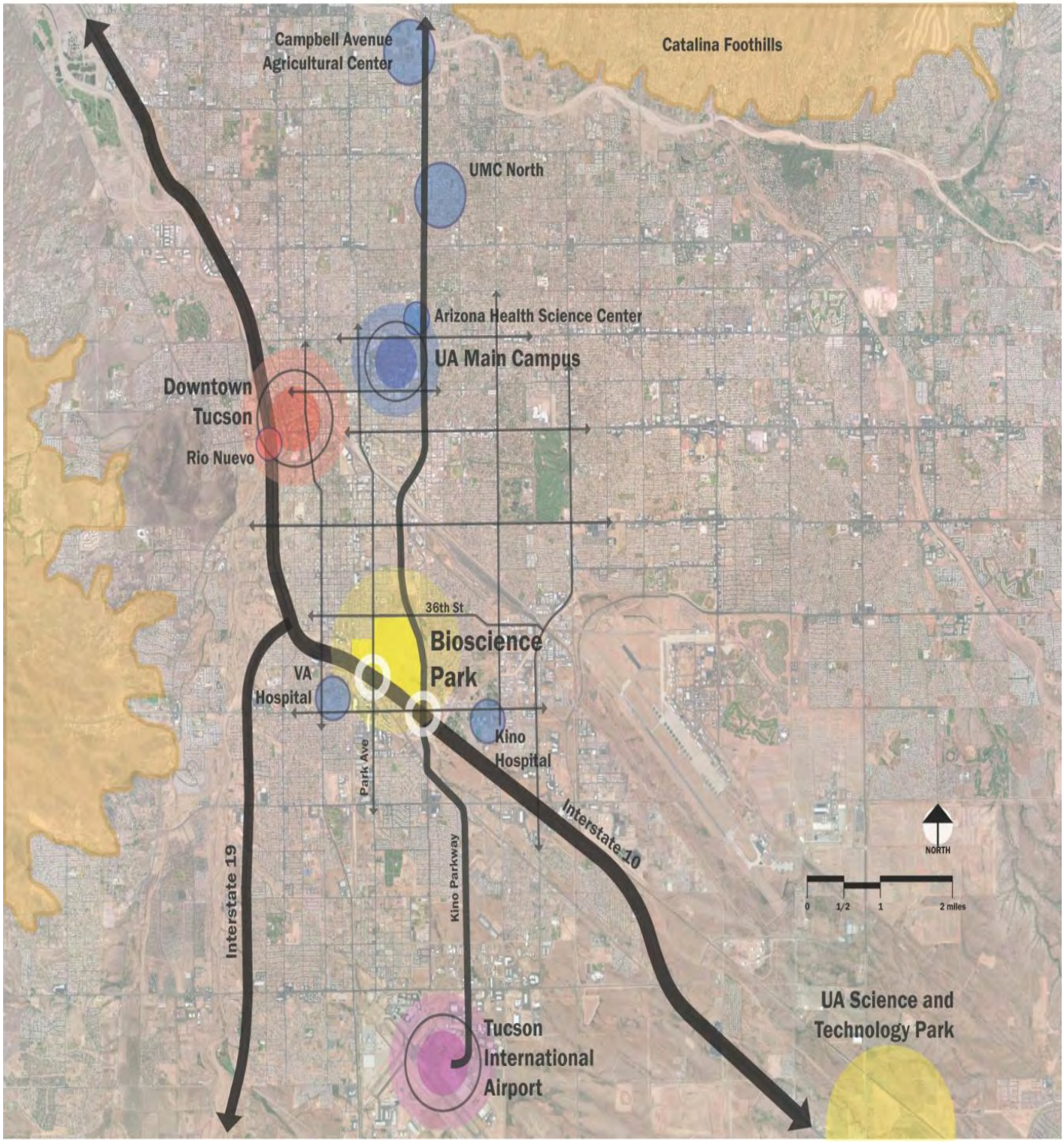


Exhibit 4: Neighborhood Context

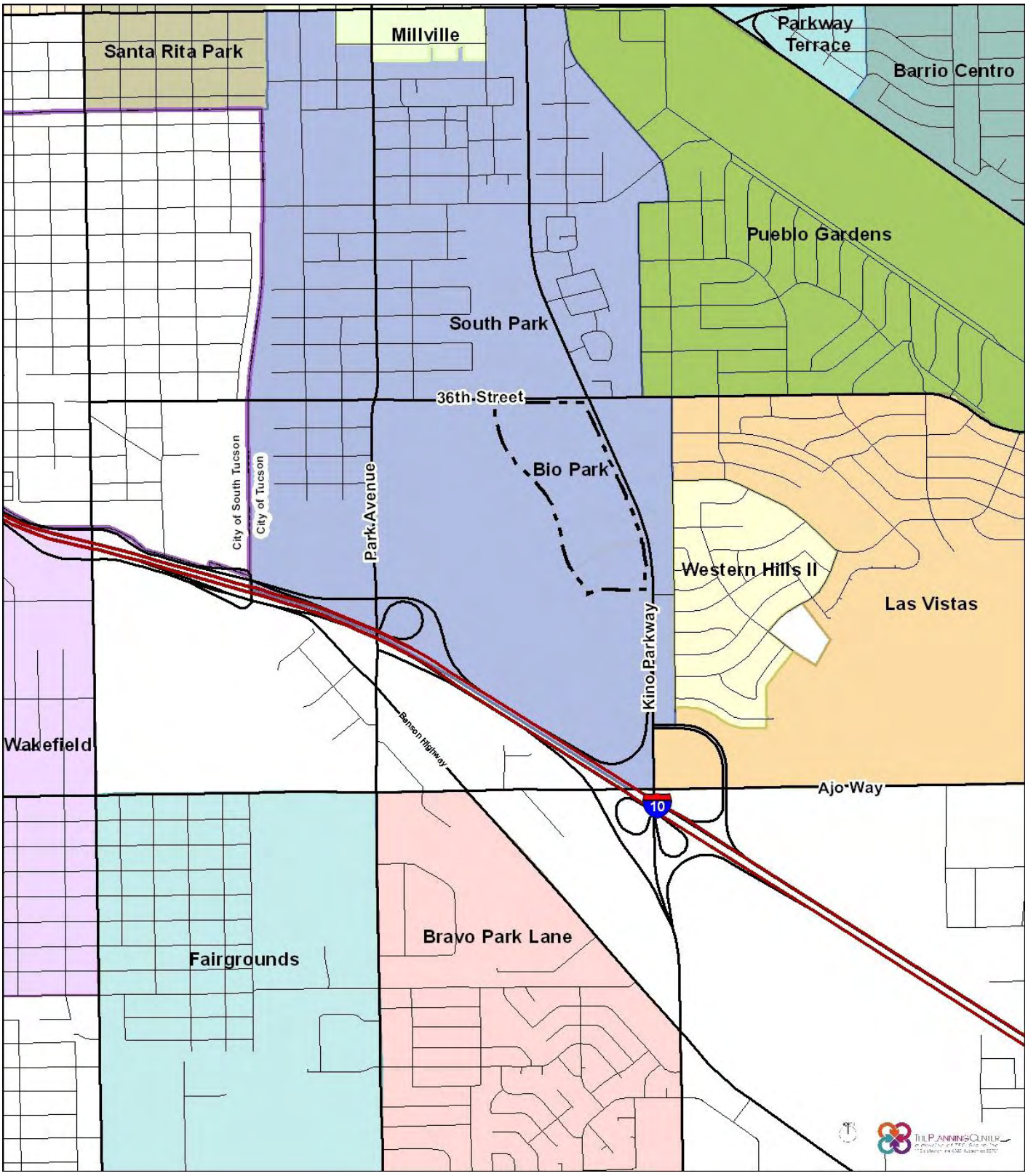
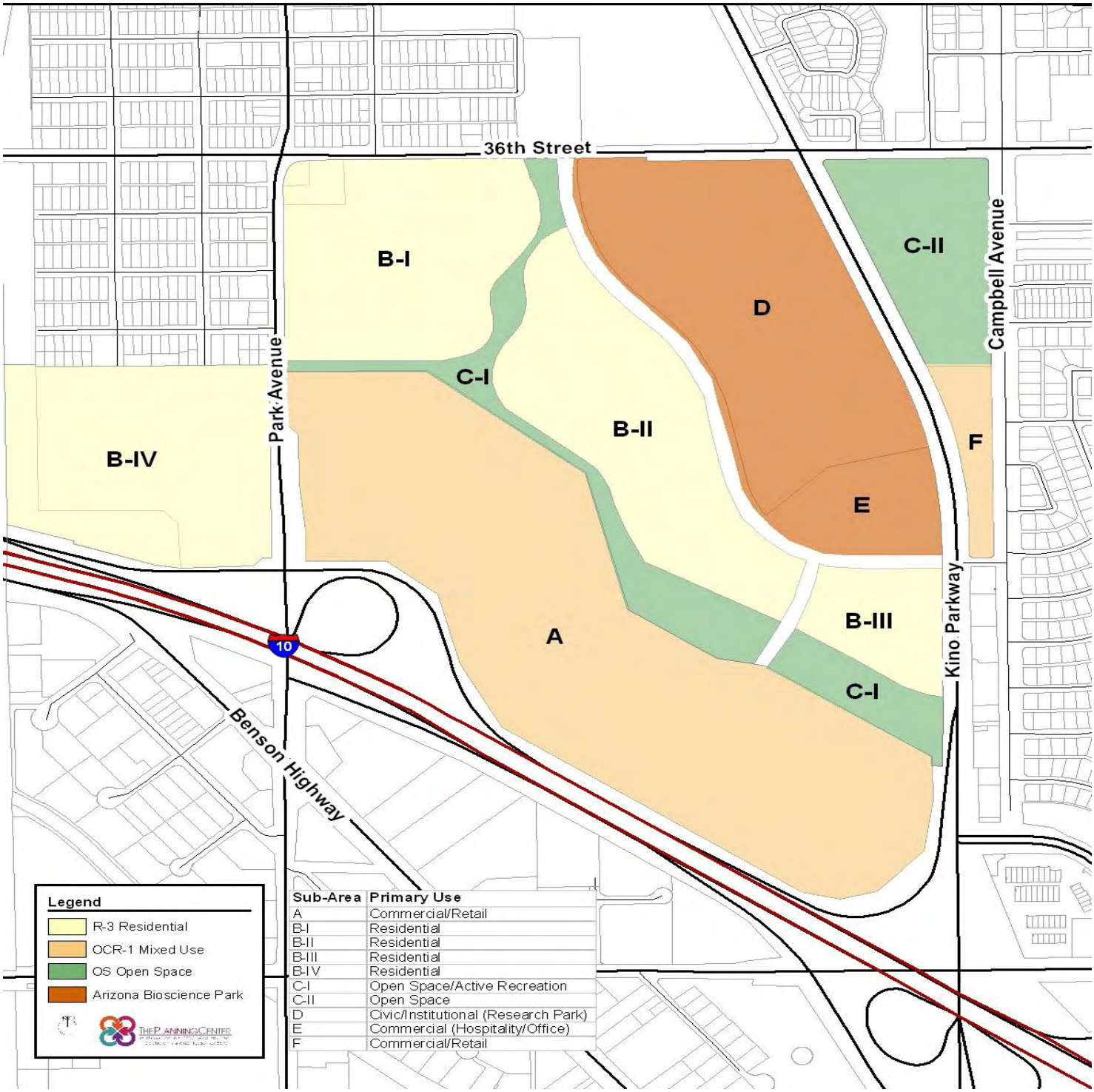


Exhibit 5: Bio Park Site

Exhibit 6: The Bridges PAD Land Use



Sub-Area	Primary Use
A	Commercial/Retail
B-I	Residential
B-II	Residential
B-III	Residential
B-IV	Residential
C-I	Open Space/Active Recreation
C-II	Open Space
D	Civic/Institutional (Research Park)
E	Commercial (Hospitality/Office)
F	Commercial/Retail

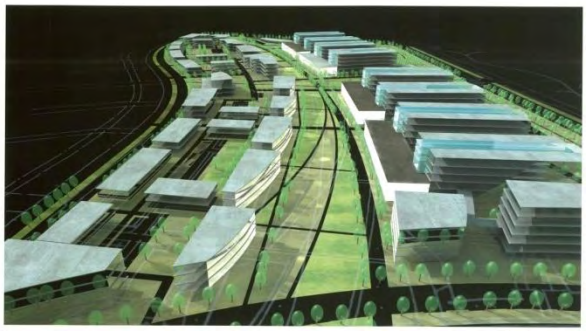
A. Vision and Mission

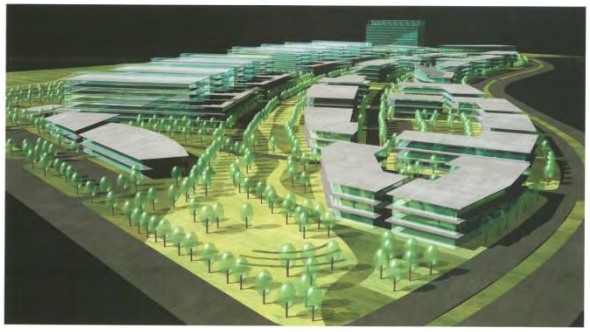
Vision

The Bio Park will position Tucson and Southern Arizona as a leading center of bioscience and biotechnology.

Mission

The Bio Park is designed to be one of the foremost scientific and commercial research centers in the United States. It will be environmentally and economically sustainable. It will accelerate technology commercialization, serve as a catalyst for economic growth, generate employment and wealth, pioneer innovative links between ~~l~~live" and ~~w~~work" environments, promote unique educational opportunities and significantly improve the quality of life for the people of Arizona.





B. Principles

In directing the future of the Bio Park, the University has adopted the following guiding, development, land use and operating principles consistent with the University's overall land grant mission to discover, educate, serve and inspire.

Guiding Principles

Guiding Principles reflect the broad objectives that serve as the basis for future decisions related to the development of the Bio Park:

1. Strengthen and enhance the educational, research and outreach mission of The University of Arizona.
2. Contribute to the discovery and development of new technologies.
3. Assist in the development and growth of high technology and biotechnology companies.
4. Contribute to the economic development of the community and state.

Development Principles

1. Develop the Bio Park as an integral component of The University of Arizona by locating strategic University facilities, programs and initiatives within the Bio Park.
2. Advance and accelerate technology innovation and commercialization by building critical infrastructure for high technology companies.
3. Create a visual and physical link to The University of Arizona main campus.
4. Develop the Bio Park in an environmentally sustainable manner that is sensitive to its Sonoran Desert environment.
5. Develop the Bio Park in a way that is compatible with and respectful of the community and adjacent historic neighborhoods.
6. Engage the community and surrounding neighborhoods meaningfully in the life and work of the Bio Park and link the Bio Park to the community's cultural, social and economic well-being.
7. Integrate the Bio Park into a community-based, multi-modal transportation system minimizing dependency on the automobile.
8. Develop the Bio Park as a center for job and wealth creation.
9. Design outdoor spaces for year-round learning, collaboration, recreation and living.
10. Utilize a phased approach to development that is flexible and responsive to market conditions.

Land Uses Principles

Organize land uses within the Bio Park around three key principles:

1. Public functions anchor connections to neighborhood and community.

   Orient common areas in the Bio Park to both visually and physically connect the Bio Park to the surrounding community. Locate the Hotel/Conference center at a signature gateway into The Bridges and locate a Technology High School adjacent to community functions such as Silverlake Park and the Quincie Douglas Community Center.

2. Locate research functions and laboratory buildings at the heart of the Bio Park.

   Center the heart and soul of the Bio Park on scientific discovery and technology commercialization – the research buildings and laboratories. Locate research functions in close proximity to Kino Parkway and within the center of the site, ensuring the Bio Park's identity is clearly understood and that ample land is dedicated to this primary land use.

3. Design the central open space spine to link and connect Bio Park users and community.

   Design a central open space spine to provide vital internal linkages within the Bio Park and external connections to the surrounding community, providing an open and welcoming environment.

Operating Principles

These Operating Principles direct the Bio Park's future operations:

1. Operate the Bio Park in a manner that is competitive with the best research parks in North America.
2. Operate the Bio Park to meet the needs and requirements of its tenants.
3. Develop and operate the Bio Park in a cost-efficient and effective manner.
4. Operate the Bio Park to the industry's highest standards.
5. Generate sufficient revenues to support Bio Park operations and future development.

C. Development Precepts

Community input, gained through a number of public and neighborhood meetings, guided development of the Arizona Bioscience Park Master Land Use Plan (MLUP). Specific community comments and concerns were articulated and translated into development precepts. (Reference Appendix 1: Public Review Process) These precepts serve to guide and direct Bio Park development and its integration with the surrounding community.

Develop an Urban Environment

One of the key goals of the Bio Park is to create a destination of employment, community activity, and commerce. In order to achieve that goal, the Bio Park must be of sufficient size and scale to support many uses – an urban environment. Urban environments typically contain taller buildings, pedestrian amenities, street level uses, parking structures or facilities integrated within the building or below grade, outdoor amenities and access to transit facilities.

Create a Single and Unified Identity

Develop and operate the Bio Park so it is recognized as a singular identity rather than a set of separate educational, research and business enterprises. As part of the University of Arizona, the Bio Park should be recognized as an extension of the University's main campus, embodying the same values and aspirations as any University function or program.

Ensure Land Use Compatibility with Surrounding Uses

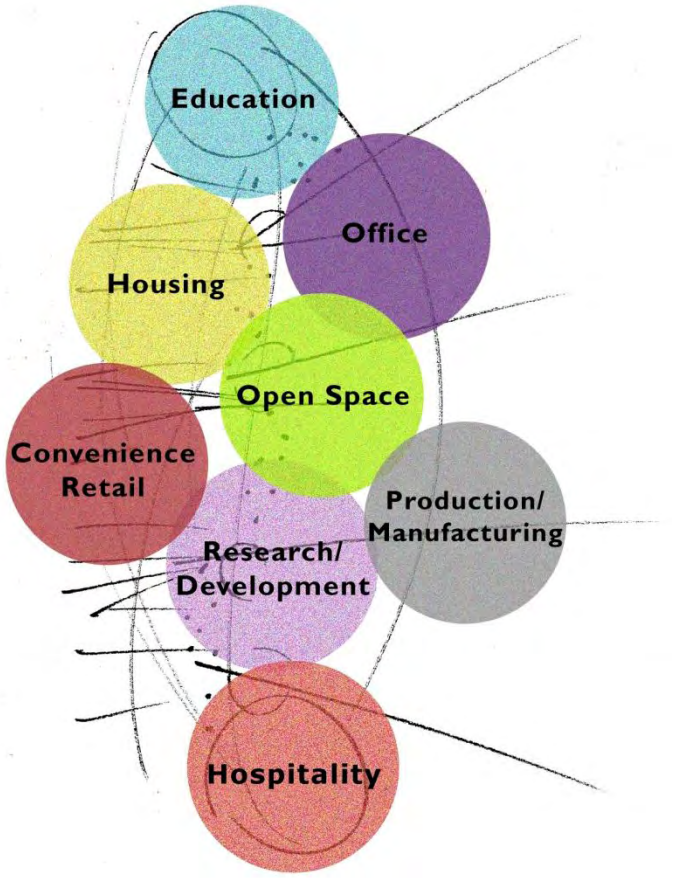
Develop a land use plan consistent and compatible with surrounding land uses, both within The Bridges and the adjacent neighborhoods. Locate community oriented uses along the perimeter in order to invite neighbors into the Bio Park and ensure visual connectivity and easy access, thereby supporting the concept of community integration.

Provide for a Multi-Use Setting

In support of creating an environment focused on innovation, education and community activity, the Bio Park encourages and enables multiple uses within the development. Singularly oriented uses (such as stand-alone office buildings) are discouraged and inconsistent with the Bio Park's mission. Where appropriate, commercial and retail uses should be integrated with primary land uses ensuring a vibrant and active setting.

D. Permitted Land Uses

There are eight permitted land uses authorized by the MLUP. These uses delineate the purpose and types of activities that are suitable at the Bio Park. The permitted uses and associated examples are:



- **Convenience Retail** – food, health and fitness, general merchandise, consumer services (dry cleaning, copy services, travels services), child care services and entertainment.
- **Education** – university educational, research and support facilities, technology high school, community college facilities, adult education and skill training centers, government research centers and facilities.
- **Hospitality** – hotel conference center and facilities, parking structure, pool, recreational facilities, health and fitness center, restaurants, and food service facilities.
- **Housing** – student and faculty housing including related family housing.
- **Office** – professional operations in support of research and development, new ventures and university operations.
- **Open Space** – natural areas, landscape buffers, storm water detention and collection facilities, parks and gardens, outdoor performance facilities, bicycle, jogging and pedestrian paths, recreational areas, bus and transit stations.
- **Production and Manufacturing** – facilities for prototyping, commercializing and producing new technologies and products.
- **Research and Development** – commercial, university, government and institutional research and development activities.

E. Parcel Designation

High Intensity Research and Development (RD1)

The parcels designated RD1, located at the eastern portion of the campus along Kino Parkway, are designated for research/laboratory and development facilities. The research facilities are intended to accommodate commercially or non-institutional life sciences oriented laboratory buildings. Research buildings in this designation are intended to support demanding bioscience research and highly technical science-based activities that require multiple bio-safety levels, vivaria and related infrastructure. Typically these buildings contain large amounts of wet labs, testing and certification labs, chemical receiving and storage facilities and some amount of office/administrative space supporting laboratory functions.

Bioscience research laboratories and related administrative functions typically require enhanced security measures that ensure protection of proprietary information, employee safety, protection of sensitive and expensive laboratory equipment and general public safety associated with hazardous materials and potential contaminants. Security measures for these facilities are often managed at both the building and site level. Given the unique location along Kino Parkway, RD1 affords the best location for bioscience research uses relative to setbacks from non-compatible uses and site/building security issues.

Laboratory facilities front the campus' central open space, linking research activities to other Bio Park users and tenants. Research buildings in these parcels are allowed to a height of 90 feet (five to six levels) and could accommodate integrated parking garages within building footprints. Interior courtyards, developed above the parking garages, could create outdoor rooms linking multiple research buildings together with dramatic views of the Santa Catalina Mountains. Research buildings within RD1 serve as one of the Bio Park's most visible land use elements along Kino Parkway.

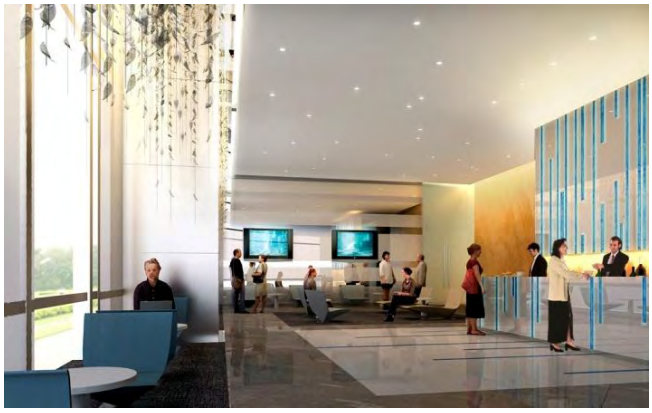
See Exhibit 7: Land Use Plan.

Low Intensity Research and Development (RD2)

The research and development uses and nature of the research buildings within the RD2 zone are not dissimilar to RD1. However, buildings in RD2 are intended to be lower in height and scale (3 to 4 levels, or 50 feet). The reduced height, bulk, mass and scale directly responds to land use compatibility issues associated with the residential development planned west of Bridges Drive within The Bridges. The lower scale nature of these buildings make the area suitable for small pilot plants and low scale manufacturing facilities associated with research activities occurring within the rest of the Bio Park.

The southernmost parcel of RD2 represents an opportunity to develop research, research support and administrative uses in concert with the more intensive laboratory-driven uses in RD1 and the northern portion of RD2. Buildings within this parcel are allowed to a height of 140 feet, which equates to approximately 11 to 12 levels of traditional office use or 8 to 9 levels for a laboratory building. (Floor to floor heights vary depending on building type/use.) The intent is to create a viable and urban building development zone that serves as a land use anchor for the Bio Park. Uses within this parcel are complementary to both the business operations of bioscience research and development and the hospitality/conference in the adjacent parcel (H).

Hospitality (H)



Hospitality (H) is located immediately east of RD2. The parcel is sized to accommodate up to a 500-room, business-class hotel with an executive conference center of approximately 40,000 square feet of meeting space. Outdoor amenities such as plazas, pools and gardens will be incorporated. Parking is provided in an adjacent parking garage, along the northern boundary of the parcel, adjacent to an east-west access road linking Kino Parkway and Bridges Drive. The hotel/conference center anticipates a spa, fitness center, restaurant, café, retail shops and other related commercial facilities linking to the Bio Park.

Hospitality has two major advantages at this location: high profile visibility from Interstate 10 and Kino Parkway and great accessibility. Because of these two key characteristics, Parcel H warrants the highest and best commercial uses within the Bio Park and stands as a beacon of activity for both the Bio Park and The Bridges. Buildings in this parcel should

maximize their development potential and fully utilize the height allowance (up to 140 feet) as prescribed by The Bridges PAD.

Education (E)

The education parcels (E) are designated in the northern portion of the Bio Park. This location provides good visibility and public accessibility while being an integral component of the Bio Park.

The key functions of the Education parcels are to accommodate university-based educational and research programs and a technology high school in association and partnership with commercially-oriented science research enterprises occurring at the Bio Park.

Parcels for University uses are located at the north end of the Bio Park at the intersection of 36th Street and Kino Parkway. Because of the street geometry of these major arterials, this location and parcel configuration projects itself outward to the community, making it a very visible and high profile site. Educational and research buildings along Kino Parkway should be built to the maximum height allowance (up to 90 feet) as prescribed by The Bridges PAD.

The Bio Park is a candidate for new and expanding University programs that cannot be accommodated on Main Campus due to space limitations or facility constraints. The Park will be an ideal location for University initiatives that need to be linked to technology commercialization and business development.

A Technology High School is planned for the parcel located at the intersection of Bridges Drive and 36th Street. The high school is strategically located in proximity to the Quincie Douglas Community Center (north side of 36th Street), adjacent to single-family residential land uses (within The Bridges) and adjacent to parcels reserved for the University. Buildings in this zone should maximize their development potential and fully utilize the height allowance (up to 90 feet) as prescribed by The Bridges PAD.

The Science/Technology High School should be designed for a target student population of 400 to 600 students. This size is consistent with similar magnet and science-based high schools benchmarked throughout the United States.

The High School should be designed as a multi-functional, multi-district facility. It should serve broader community-based needs by providing a location for adult education, skills training programs and continuing education courses in concert with other educational providers, including Pima Community College and the Joint Technological Education District (JTED) Such programs, organized after traditional high school operating hours, serve to maximize the utilization of the facility.

The strategic location of the high school and university adjacent to each other reinforces the concept and importance of life-long learning and provides programmatic opportunities to offer educational outreach to the Tucson community.

University Housing (UH)

The parcel designated University Housing (UH) provides a combination of student and faculty housing options that serve broad University housing needs outside the main campus housing stock. The goal is to add to the University's ability to meet housing needs for its distinctive populations including graduate students, married students and visiting faculty. As with other land uses at the Bio Park, the housing is strategically located within the northern quadrant of the Bio Park in close proximity to specific University functions.

Housing units of three and four stories in height are intended to blend with the residential character of The Bridges, creating a residential character within the Bio Park similar to a modern apartment or dormitory setting found on the main campus. The residential units, clustered together to form small neighborhood(s) oriented toward the central open space, take advantage of the Bio Park's outdoor amenities.

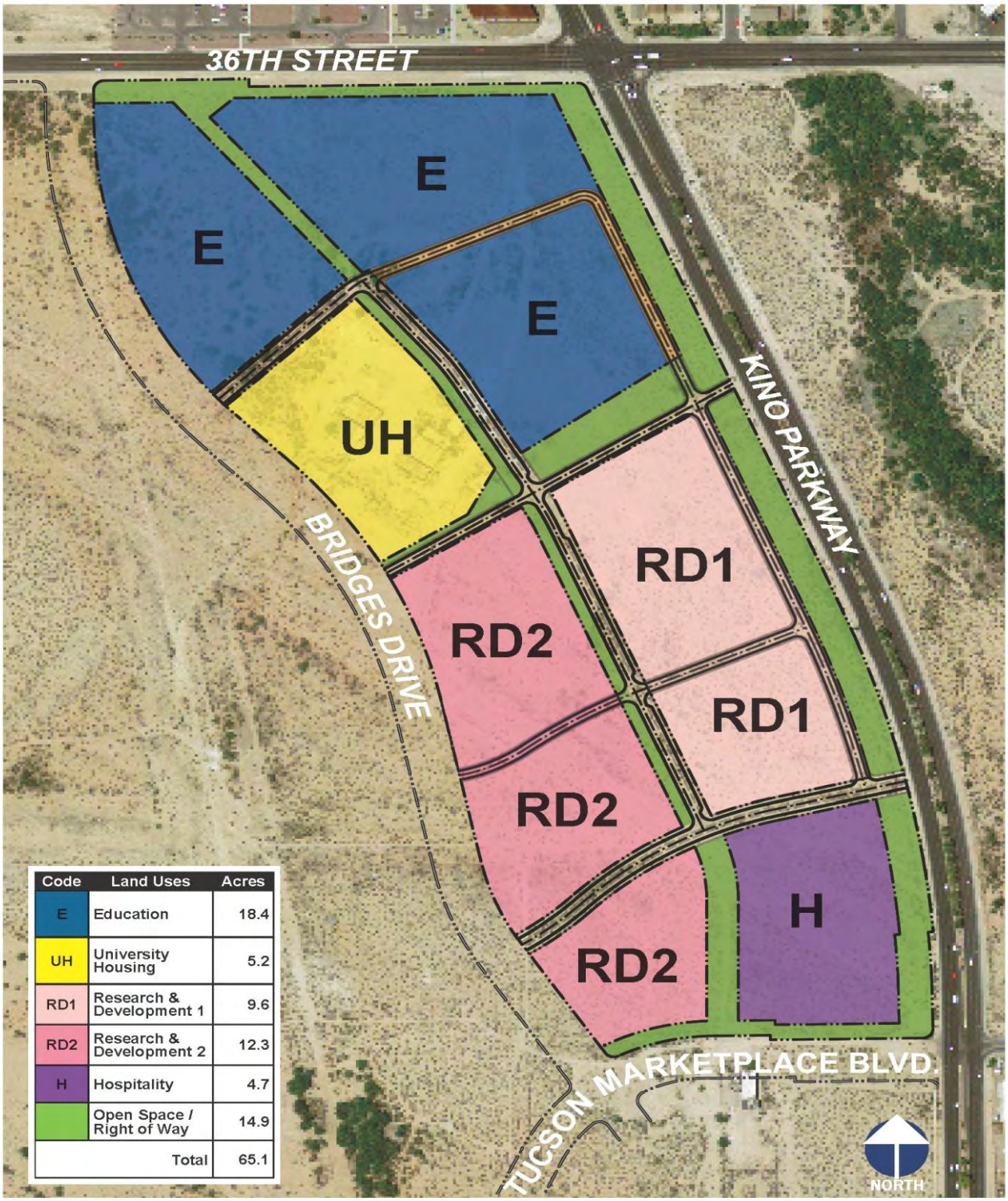
Open Space (O)

The balance of the Bio Park is devoted to generous open space buffers along the perimeter of the Bio Park, a centralized open space spine that runs north/south through the Bio Park and promotes pedestrian movement and internal linkages, and a system of publicly accessible roads and vehicular corridors.

The central open space mall bisects the Bio Park, providing some separation between uses as well as significant outdoor amenities similar in scale and proportion to the main mall on the UA campus. This large programmed open space zone serves two functions: first it provides a memorable marker along Kino Parkway denoting the University's presence and identity (similar to the relationship of the main campus mall and Campbell Avenue), and second, it serves as a functional open space that supports outdoor activities, public gatherings and special events. This central mall is intended to serve as a significant public gathering place for key community events such as concerts and festivals. The public space should invite use by the surrounding neighborhoods.

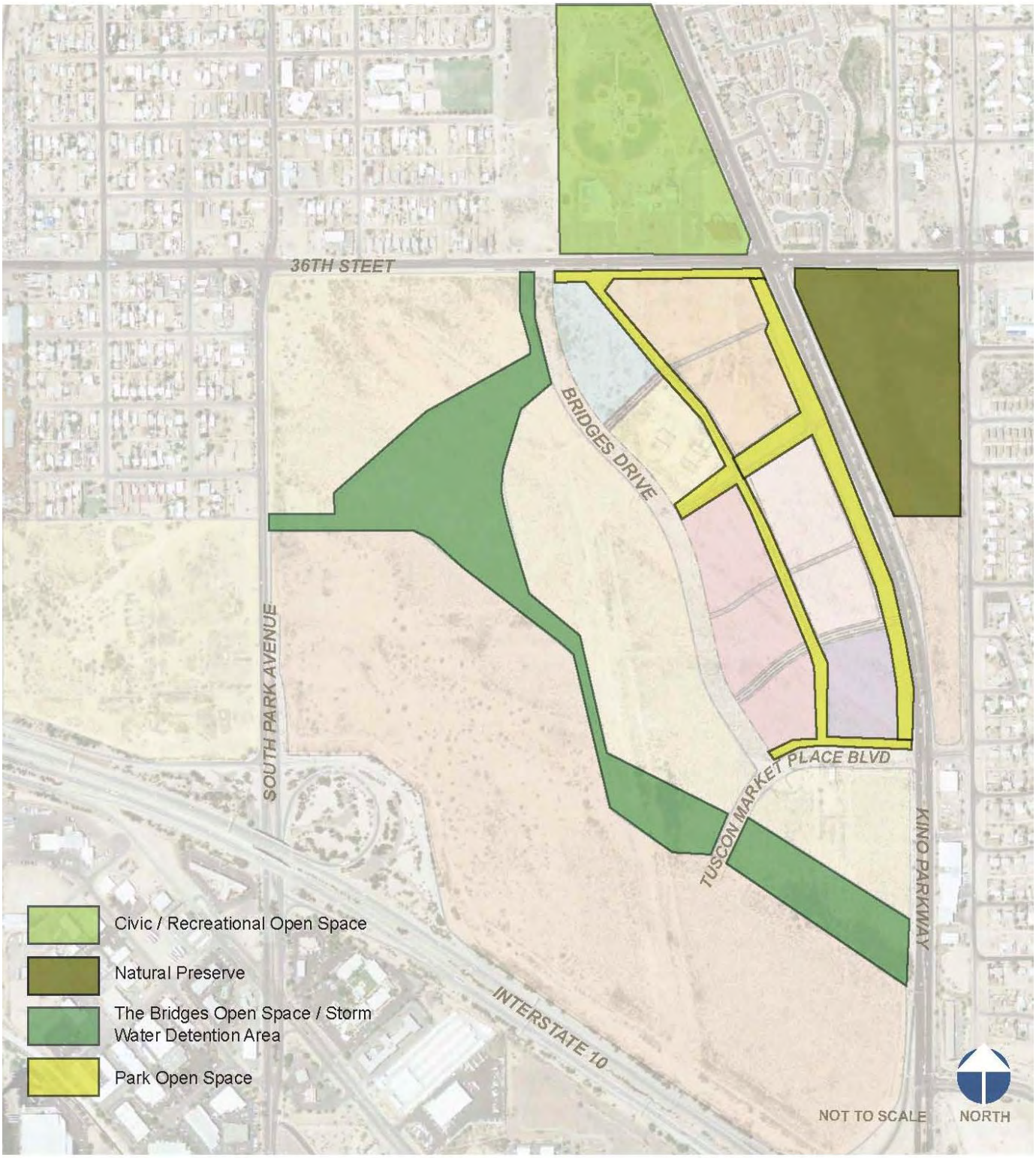
See Exhibit 8: Open Space Plan.

Exhibit 7: Land Use Plan



Code	Land Uses	Acres
E	Education	18.4
UH	University Housing	5.2
RD1	Research & Development 1	9.6
RD2	Research & Development 2	12.3
H	Hospitality	4.7
	Open Space / Right of Way	14.9
	Total	65.1

Exhibit 8: Open Space Plan



F. Transportation and Transit Plan

There are three primary or gateway entrances into The Bridges –Tucson Marketplace Drive at Kino Parkway, Tucson Marketplace Drive at Park Avenue, and Bridges Drive at 36th Street. Traffic signals will serve the entrances on Kino Parkway and Park Avenue, providing efficient and safe access into the Bio Park.

Primary and secondary vehicular flow through the Bio Park serves efficient vehicle circulation, parking, service access and pedestrian flow. It preserves the campus setting and pedestrian movement within the central core of the Bio Park with controlled access points that will limit vehicular access.

In anticipation of an extension of the high-capacity modern streetcar from The University of Arizona's main campus down Kino Parkway to Tucson International Airport, two streetcar transit stops are located along Kino Parkway to service the Bio Park and The Bridges. An extension of the streetcar would provide connectivity from the Bio Park to the University of Arizona's main campus, area hospitals, downtown Tucson, Rio Nuevo and Tucson International Airport. Such transit-oriented connections could further foster, encourage and strengthen relationships and partnerships with potential collaborators. Therefore, it is essential that site design of the Bio Park incorporate these transit stops to encourage and anticipate the future route extension.

See Exhibit 9: Transportation & Transit Plan.

Exhibit 9: Transportation & Transit Plan

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Arizona Bioscience Park Master Land Use Plan Appendices

Appendix 1: Public Review Process

The concept plan and land use plans for the Arizona Bioscience Park have been subject to an extensive public review process. Public outreach began in early 2006 with a variety of meetings organized on the UA campus with key faculty members and University stakeholders. Beginning in 2007, two committees were organized and a series of meetings were held to raise community awareness and involvement with the Arizona Bioscience Park.

Community Leaders Forum:

The Community Leaders Forum involved business leaders and elected officials in the Tucson region. This group met twice on the following dates: January 31, 2008 and February 13, 2008. The first meeting provided the participants with an overview of the project and how it fit into the regional economic blueprint developed by Tucson Regional Economic Opportunities, Inc. (TREO), the Southern Arizona Bioscience Roadmap, the Arizona Bioscience Roadmap and the emerging Tucson Bio Corridor. The group was invited after the first meeting to submit items of concern as well as comment. These issues were addressed at the second meeting.

Planning Committee:

The Planning Committee consisted of planners and real estate professionals from the City of Tucson, Pima County, The University of Arizona, The Planning Center (a local planning firm) and NBBJ (hired by The University of Arizona to develop the Master Land Use Plan). The group met on the following dates in 2008: January 31st, February 13th, March 5th, April 1st and June 4th. This group met to review and evaluate design concepts and development precepts, identify critical planning issues, and evaluate alternative land use scenarios.

Citizens' Advisory Committee:

This group consisted of representatives of the surrounding neighborhood associations and representatives of local organizations that work with the community, such as the United Way and Davis-Monthan Air Force Base. The group met on the following dates in 2008: March 18th and May 19th. The group was presented with the original concept for the plan and then the draft Master Land Use Plan. Also discussed at the meetings were ways to connect the Arizona Bioscience Park to the local community through a variety of programs.

Public Meetings:

Two public meetings were held on April 1 and April 23, 2008. The first meeting was held at The University of Arizona with faculty, staff and students. The second meeting was directed to the surrounding neighborhoods and held at a facility adjacent to the Bioscience Park site.

Public Outreach Events

Arizona Association for Economic Development
- March 25, 2009

Bio Breakfast
- July 13, 2006

Citizens Advisory Committee
- March 18, 2008
- May 19, 2008

City of South Tucson
- August 19, 2008

City of Tucson
- October 29, 2008

Community Leaders Forum
- January 31, 2008
- February 13, 2008

Governor's Office
- March 17, 2008 – Kristen Almquist
- May 1, 2008 – Darcy Renfro

Joint Technological Education District
- January 30, 2008

Pima County Real Estate Research Council
- August 15, 2007

Planning Committee
- January 31, 2008
- February 13, 2008
- March 5, 2008
- April 1, 2008
- June 4, 2008

Public Meetings
- April 1, 2008
- April 23, 2008

Southern Arizona Leadership Council
- April 11, 2008
- November 21, 2008

The Bridges Design Review Committee
- August 12, 2009

The University of Arizona
- April 21, 2006 – Committee of Eleven
- November 6, 2006 – Faculty Senate
- March 26, 2008 – Strategic Planning and Budget Advisory Council
- April 25, 2008 – Planning and Design Review Advisory Committee (PADRAC)
- May 6, 2008 – President's Cabinet

Tucson Citizen Editorial
- May 13, 2008

Tucson Unified School District
- May 13, 2008

Outreach Participants

Community Leaders Forum Participants

Kristin Almquist, Director, Arizona Governor's Southern Arizona Office
Fred Boice, President, Arizona Board of Regents
Norm Botsford, CEO, University Physicians Healthcare
Don Bourn, CEO, Bourne Partners
Sarah Brown Smallhouse, President, Thomas R. Brown Family Foundation
Jim Click, President, Jim Click Dealerships
Robert Davis, Senior VP, Grubb & Ellis
Donald Diamond, President, Diamond Ventures
Bob Eaton, President & CEO, Arizona BioIndustry Association
Jennifer Eckstrom, Mayor, City of South Tucson
Roy Flores, Chancellor, Pima Community College
Louise Francesconi, President, Raytheon Missile Systems
Harry George, President, Solstice Capital
Chris Gleeson, CEO, Ventana Medical Systems
Cindy Grossman, Senior Location Executive, IBM
Mike Hammond, President, PICOR Commercial Real Estate
Larry Hecker, Attorney, Hecker and Muehlebach
Mike Hein, City Manager, City of Tucson
Chuck Huckelberry, County Administrator, Pima County
Joel Ireland, Attorney, Goldberg and Osborne
Saundra Johnson, Executive VP, Flinn Foundation
Colin Kaltenbach, Dean, College of Agriculture, UA
Steve Leal, Councilman, City of Tucson
Jan Lesher, Director, Arizona Department of Commerce
Peter Likins, Chairman, Southern Arizona Leadership Council
Steve Lynn, VP, Tucson Electric Power
Francie Merryman, VP, Northern Trust Bank
Rick Meyers, VP, Critical Path Institute
Nina Ossana, BIO5 and UA Office of Technology Transfer
Greg Pivirotto, CEO, University Medical Center
Mike Proctor, VP for Outreach, UA
Gene Sander, Provost, UA
Si Schorr, Attorney, Lewis and Roca
Enrique Serna, City Manager, City of South Tucson
Robert Shelton, President, UA
Joe Snell, President & CEO, Tucson, Regional Economic Opportunities
Alan Storm, Superintendent, Joint Technological Educational District
Jerry Sonenblick, President & CEO, Desert Angels
Leslie Tolbert, VP for Research, UA

Ramon Valadez, Supervisor, Pima County
Evan Unger, Faculty Member, UA
Roger Vogel, President & CEO, SEBRA
Robert Walkup, Mayor, City of Tucson
Ray Woosley, President & CEO, Critical Path Institute

Planning Committee Members

Mike Baruch, KB Home Tucson
Dennis Douglas, Pima County
David Duffy, UA Facilities Design & Construction
Molly Gilbert, UA Office of Economic Development
Jaime Gutierrez, UA Office of Community Relations
Brad Leathley, NBBJ
Hector Martinez, City of Tucson
Maria Masque, The Planning Center
Jim Portner, Projects International Inc.
Martin Regge, NBBJ
Robert Smith, UA Facilities Design & Construction
Mercy Valencia, UA Real Estate Administration
Marshall Worden, UA Office of Economic Development
Bruce Wright, UA Office of Economic Development

Citizens Advisory Committee Members

Cindy Ayala, Pueblo Gardens Neighborhood Association
Willie Blake Jr., Western Hills Neighborhood Association
Jack Camper, Tucson Metropolitan Chamber of Commerce
James Christopher, Pueblo Gardens Neighborhood Association
Charlotte Cruz, Las Vistas Neighborhood Association
William Dawson, Boys and Girls Clubs of Tucson
Jennifer Eckstrom, City of South Tucson
Clair Fellows, South Park Neighborhood Association
Roy Flores, Pima Community College
Scott Hines, Davis Monthan Air Force Base
Maricela Solis de Kester, Tucson Hispanic Chamber of Commerce
Kent Laughbaum, Davis-Monthan Air Force Base
Maggie Gerring, South Park Neighborhood Association
Jaime Gutierrez, UA
Kelly Langford, Tucson Urban League
Steve Leal, City of Tucson
Bryant Nodine, Tucson Unified School District

Roger Pfeuffer, Tucson Unified School District
Alan Storm, Joint Technological Education District
Ramon Valadez, Pima County
Dane Woll, YMCA of Southern Arizona

The Bridges Design Review Committee

Cynthia Ayala, Pueblo Gardens Neighborhood Association
Mike Baruch, KB Home/Eastbourne Investments
Eric Davis, Eastbourne Investments/Retail West
Sara O'Neil, South Park Neighborhood Association
Phil Swaim, Community Representative
Marshall Worden, UA

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Allison Vaillancourt
Joel Valdez
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Appendix 2: Key Issues

There were four central issues raised in regard to the development of the Bio Park as summarized below:

1. Retail Zoning of The Bridges

The Bio Park is part of a larger, mixed-use development called The Bridges. The developer of the retail component, Eastbourne Investments, proposed a variance in the City's "Big Box" ordinance to allow for stores such as Wal-Mart or Target to be included in the retail center. The "Big Box" ordinance has been a subject of great controversy in Tucson.

Resolution: The Tucson Mayor and Council, after receiving significant public input, approved a variance for Eastbourne Investments. The Council adopted the variance in response to strong support from the adjacent neighborhoods.

2. Site Selection

There was considerable community interest and a degree of controversy as to the most appropriate site for the Bio Park. Many community leaders felt that the Bio Park should be located in the Rio Nuevo Project and contribute to downtown revitalization and redevelopment. Others in the community voiced the opinion that the Bio Park should be located at the University's Campbell Avenue Agricultural Center on property owned by the University.

The Downtown sites were too small to meet the needs of the Bio Park and were surrounded by incompatible neighborhood and commercial uses. The Campbell Avenue Agricultural Center would have displaced important and long-standing research uses and uses were incompatible with adjacent neighborhoods.

Resolution: Based on the recommendations of the Site Profiles Analysis prepared by The Planning Center (Tucson), the Arizona Board of Regents, with the support of the senior leadership of the University, approved acquisition of the land at 36th Street and Kino Parkway for development of the Bio Park. The issue of site selection was discussed extensively by the Citizens' Advisory Committee, Planning Committee and during the Community Leadership Forum. Each of these groups endorsed the 36th Street and Kino Parkway site as the best location for the Bio Park.

3. Need for a Second Research Park

Several community leaders and many faculty members questioned the need of a second research park for the University. The University operates a large research park -- The University of Arizona Science and Technology Park—located on 1,345 acres of land thirteen miles from the University's main campus.

Resolution: The Bio Park addresses the need for commercial bioscience space and facilities in close proximity to the main campus of the University. The Bio Park will facilitate the efforts of faculty and students to commercialize their discoveries and inventions and provide convenient access to the resulting start-up companies.

The Bio Park will provide a location for high technology companies and enterprises needing access to University faculty, students, programs and facilities. In addition, the Bio Park will provide much needed "surge space" for University and affiliated research and educational programs and projects.

The establishment of the Bio Park has been approved by the Arizona Board of Regents.

4. Source of Funding for Park Development

Many in the community and among the faculty of the University questioned how the University would fund the development of the Bio Park during a period of severely constrained resources. Some faculty expressed concern that general funds of the University would be used to develop and operate the Bio Park. Several community leaders feared that the University would divert funds from other priority projects and initiatives to fund Bio Park development and operations.

Resolution: The University is funding development of the Bio Park using a variety of funding sources. The University received a grant/loan from the Arizona Commerce and Economic Development Commission (CEDC) to fund conceptual and land use planning. The land for the Bio Park was obtained through two land exchanges. Funding for off-site infrastructure improvements was secured through the land exchanges. Funds generated by the UA Science and Technology Park have helped to fund development and planning expenses including legal fees, land surveys, appraisals and consultant fees. The proposed EDA grant will help to fund a portion of the on-site infrastructure improvements. The University is also in the process of seeking a development partner that can help fund and develop portions of the Bio Park.

Appendix 3: Related Documents

- University of Arizona Bioscience Park Site Profiles Analysis, August 2004
- University of Arizona Bioscience Park at Kino & 36th Street Framework Plan, March 2006
- The Bridges Planned Area Development, C9-06-32, February 2007
- The Bridges Master Design Guidelines, January 2008
- University of Arizona Bioscience Park Master Plan Site Analysis and Current Conditions, August 2008
- Additional Site Review Maps

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