Destination Discovery
UA Tech Park at The Bridges
The UA Tech Park at The Bridges
Located in the Heart of Tucson
The Bridges

- Component of The Bridges – 112 acres of retail development, 175 acres of residential development
- Tech Park -- 65 acres
- Carrying Capacity -- 2,290,000 sf of office, laboratory and production development
Technology Hub

• Create the “Interactive Ground” that brings together the University, Community and Industry in the pursuit of technology innovation and commercialization
Live, Learn, Work, Play and Stay Environment

- Reviewed more than 70 parks in North America
- Modeled after other innovation districts – Sky Song (ASU), Tech Square (Georgia Tech), Bio Square (Boston Univ.), Mission Bay (UCSF)
Planning Assistance

Consultants:
• Point A Consulting
• NBBJ
• Flad Architects
• The Planning Center
• MAS Real Estate Services

Committees:
• Tech Park Planning Committee
• Planning and Development Advisory Committee (PDAC)
• Bridges Design Review Committee (DRC)
Development Ready
Key Characteristics

- UA identity and presence
- Mixed-Use Urban Village
- UA Technology Hub – Tech Launch, Tech Parks, AzCI
- Leading-edge, “smart city” environmental design
- Connectivity to community and surrounding neighborhoods
- Compelling use of outdoor public spaces
Framework Plan Concept
Campus Precincts
Technology Precinct

Home for Tech Launch Arizona
Innovation and Technology Complex (ITC)
Innovation and Technology Complex

- Two Building Complex
- Phase One – 120,000 sf 4 story office building, surface parking
- Phase Two – 180,000 sf 6 story office/research building, structured parking
Phase 1 Development Concept

- UA presence as a catalyst for development
- Development partner for the Technology Precinct
- Developer finance and construct Phase 1 Building
- UA lease a portion of ITC Phase 1
Development Process

• Issued Developer RFP
• Selected Development Partner
• Approve Vision and Concept Plan
• Negotiate Development Agreement
• Adopt Park Design and Development Guidelines
• Initiate Marketing Campaign
• Design & Construction of ITC
Issues
UA TECH PARK
AT THE BRIDGES