Destination Discovery
UA Tech Park at The Bridges
The UA Tech Park at The Bridges
An Innovation District in the Heart of Tucson
The Bridges

- 112 acres of retail development
- 175 acres of residential development
- 65 acres of Tech Park
UA Technology Hub

- Create the “Interactive Ground” that brings together the University, Community and Industry in the pursuit of technology innovation and commercialization
Learn, Work and Play 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
- Development Capacity -- 2,290,000 sf of office, laboratory and production development
Framework Plan Concept
Campus Precincts

- TECHNOLOGY PRECINCT
- BUSINESS PRECINCT
- UNIVERSITY PRECINCT
- CORPORATE PRECINCT
Vision and Concept Plan Adoption

- Review by UA Senior Leadership
- Review by President Robbins
- Tech Parks Planning and Development Advisory Committee
- Public Meeting
- UA Approval
- CRC Approval
- ABOR Approval (if required)
- Public Release of the Plan
Technology Precinct

Home for Tech Launch Arizona
The Technology Precinct

Key Components

- Innovation Technology Complex South (ITC South)
- Innovation Technology Complex North (ITC North)
- Hotel and Conference Center
- Parking Structure
- Education and Workforce Training Center
Innovation and Technology Complex (ITC)

- Two Building Complex
- ITC South – 120,000 sf 4 story office building, surface parking
- ITC North – 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
- Development Capacity -- 2,290,000 sf of office, laboratory and production development
- Developer finance and construct ITC
- UA lease 50% of ITC South
- CRC operate and market building
Development Process

- Approve Vision and Concept Plan
- Issue RFP for Developer
- Select Development Partner and Negotiate Development Agreement
- Adopt Park Design and Development Guidelines
- Form Property Owners Association
- Initiate Marketing Campaign
- Design & Construction ITC South
Discussion