ATEP 2015 Development Framework

Advanced Technology & Education Park | South Orange County Community College District

ATEP IVC

www.atepoc.com

VISION GOALS

+ Create a cutting-edge education park that supports advanced technology, workforce development, and career-technical education.

+ Attract strategic local, regional, and global partnerships to provide student internship opportunities, synergistic collaborations, and workforce development.

+ Ensure that buildings and infrastructure maximize opportunities for sustainable design and operations.

+ Create a welcoming, interactive, high-energy place that inspires students, faculty, and business leaders.

+ Offer experiential learning outside the classrooms in outdoor settings designed to encourage collaboration and flexibility for a variety of programs and activities.

+ Create convenient pedestrian- and bicycle-friendly circulation paths, integrated with Tustin Legacy and the nearby Metrolink Station.

+ Develop all areas of ATEP to maximize engagement with areas for learning, collaborating, socializing, and working.

+ Maximize joint development between ATEP and partner uses for parking and other facilities.

① Main gateway at Bell Avenue and Red Hill Avenue.

② Entry roundabouts allow for smooth traffic flow at safe speeds and provide connections to public transit and internal bicycle paths.

③ Hands-on simulation training area.

④ Outdoor spaces to accommodate gatherings, socializing, and collaboration in plazas adjacent to building clusters.

⑤ Pedestrian-friendly internal streets for efficient and convenient site circulation.

⑥ Pedestrian pathways connecting all buildings, neighboring parks, and other site elements.

⑦ Potential commercial buildings with adjacency to educational partners, convenient parking, and good external visibility.

⑧ Saddleback College instructional building.

⑨ Irvine Valley College instructional building.

⑩ Parking structures with human-scaled exterior cladding and opportunity for rooftop solar photovoltaic installations.

PUBLIC-PRIVATE PARTNERSHIP MODELS

TECHNOLOGY SQUARE
Georgia Tech

10,000 SMALL BUSINESSES PROGRAM
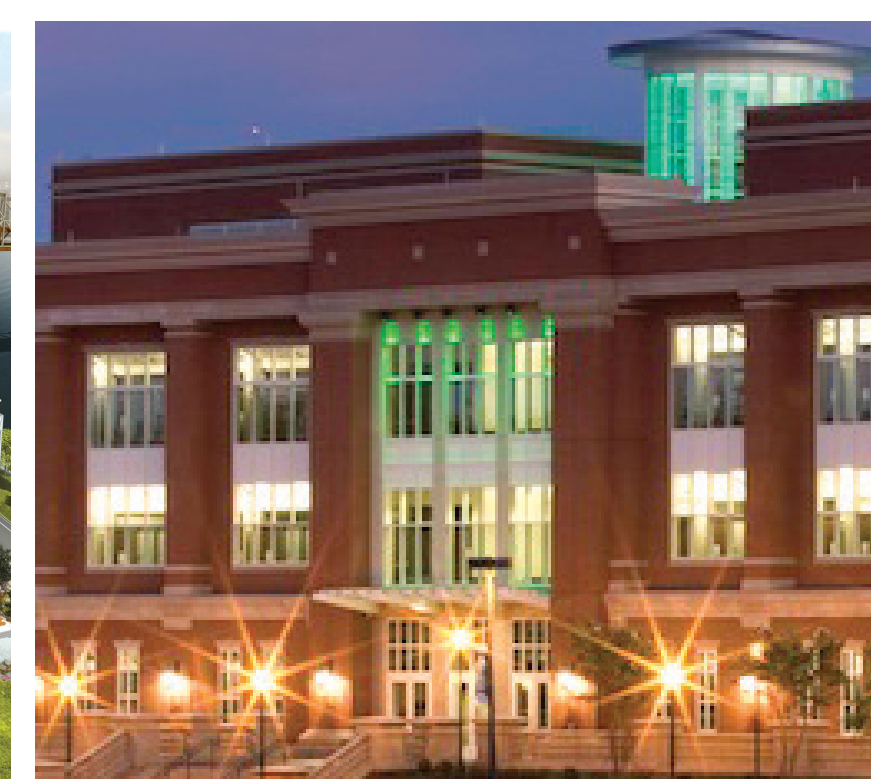Goldman Sachs & Community Colleges

ENERGY PRODUCTION & INFRASTRUCTURE CENTER
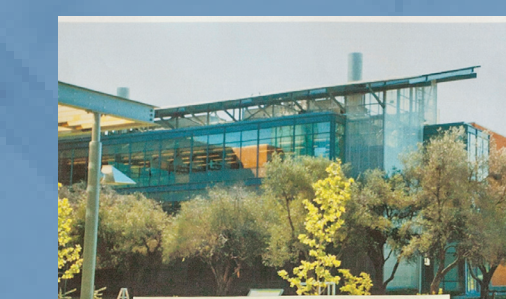University of North Carolina-Charlotte & Siemens

ADVANCED MANUFACTURING CENTERS
Connecticut Community Colleges

CORNELL TECH
Cornell University-Technion

ADVANCED TECHNOLOGY & ACADEMIC CENTER
Great Bay Community College

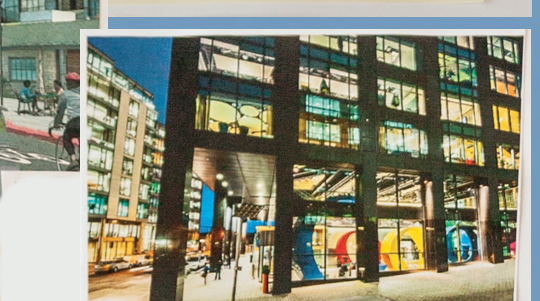GREEN ARCHITECTURE

STUDENT BUSINESS INCUBATORS

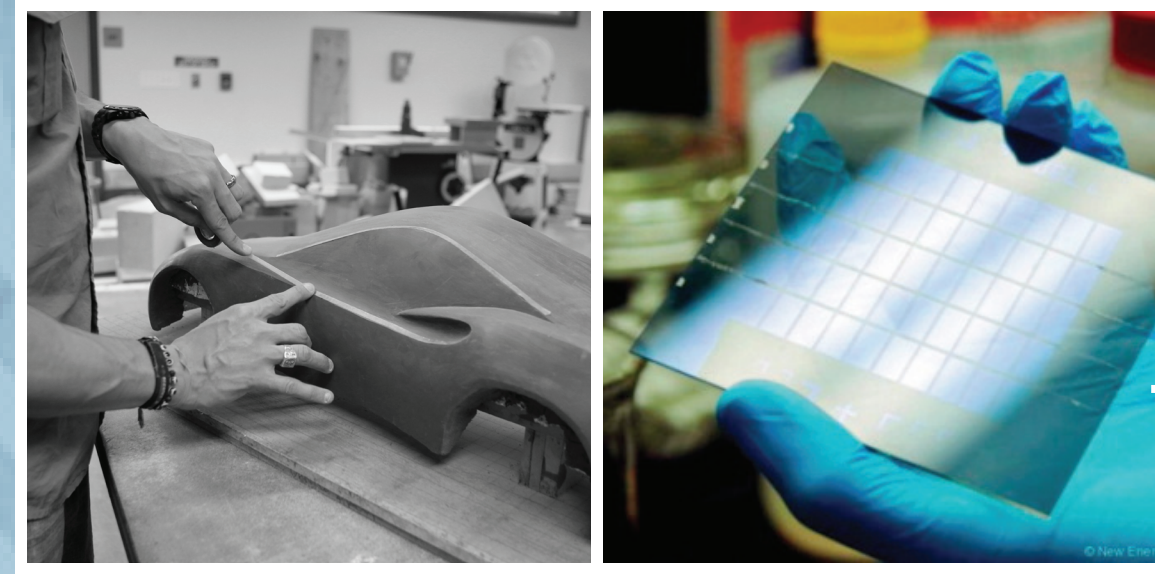HIGH ENERGY WORKPLACES FOR 21ST CENTURY

INDOOR/OUTDOOR

LIVABLE STREET CARS, BIKES, PEDESTRIANS, TRANSIT

MAKE VISIBLE ENERGY INSIDE TO OUTSIDE

ATEP 2015 Development Framework

Advanced Technology & Education Park | South Orange County Community College District

CORE PLANNING PRINCIPLES

CONNECTIVITY
Welcoming + Inviting
Indoor + Outdoor
Engaging

COLLABORATION
Experiential
Fun
High Energy

INNOVATION
Cutting Edge
Unique + Flexible
Green

INTEGRATION
Partnerships
Seamless
Pathways

SITE CONTEXT

Pacific Ocean

University of California, Irvine
John Wayne Airport
The District
BARRANCA PARKWAY
55
Tustin Legacy
ATEP SITE
WARNER AVENUE
RED HILL AVENUE
VALENCIA AVENUE
To I-5
Tustin Metrolink Station
EDINGER AVENUE
405
N

DESIGN CONSIDERATIONS

01 Highlight ATEP's presence within the surrounding Tustin Legacy community by maximizing important view corridors and defining gateway entrances.

02 Align prominent views into ATEP with pedestrian and vehicular gateways, signage, iconic landscaping, and signature buildings.

03 Provide closer proximity and better flow between educational and non-educational uses to encourage corporate partnerships and integration. Reserve sites for non-educational uses that require visibility from key roadways.

04 Phase development to manage infrastructure expense while maintaining the look and feel of a complete development at the end of each phase of construction.

05 Design internal roads to slow traffic, allow for on-street parking, encourage activity along sidewalks, and ensure safe crossings for students.

06 Maximize connections between indoors and outdoors through building design, solar orientation, and programming for a variety of collaboration uses.

07 Minimize the usage of energy and water, maximize opportunities to manage storm water on-site, and build infrastructure systems that will support a path to sustainability.

ATEP BUILDOUT

Valencia Avenue
Red Hill Avenue
Armstrong Avenue
Future Bell Avenue

- Educational Buildings: 555,000 sf
- Non-Educational Buildings: 530,000 sf
- Open Space: 3.8 ac
- Parking Structures: 4,046 spaces
- Parking Lots: 3,758 spaces
- Total Site Area 61.47 ac

Active Outdoors

Multi-Modal Mobility

VISION ELEMENTS

Innovative Buildings

Flexible Sustainability