STAR PARK MASTER PLAN
Preliminary Master Plan
WHAT WE HEARD

- Create an Urban-like plan for STAR Park (Park) placing facilities along a pedestrianized “main street” with parking and service behind
- Utilize existing natural drainage way as a centrally located Park amenity from which pedestrian walks and green corridors emanate
- Locate Multi-tenant Building near STAR One for shared services and create indoor/outdoor places to collaborate
- Position Infrastructure Research Lab to integrate with Multi-tenant Building, STAR One and outdoor amenities
- Locate Infrastructure Research Lab service area (“boneyard”) along railroad tracks / create drive-through building service access for large semis
- Separate Park’s main access road from individual Park tenants’ service drives
- Create on-street parking along Park roads
- Minimize number of roads within the Park for greater land utilization and to promote pedestrian environment
- Double-load Park roads for maximum efficiency
- Screen large parking lots and service areas from Park/public view using a mix of landscape and architectural measures
PRELIMINARY PROGRAM

• Multi-tenant Building  
  o R&D, P3 Building: ~45,000 - 90,000 GSF

• Infrastructure Research Lab  
  o ~20,000 - 30,000 GSF

• Office / R & D Uses  
  o TBD

• Limited Retail  
  o Park related – commons area with “coffee house”

• Open Space  
  o Natural Areas  
  o Pedestrian Nodes  
  o Recreation:  
    o Sand volleyball  
    o Basketball  
    o Bocce ball

• Parking

• Infrastructure  
  o Roads  
  o Utility Corridors (Smart Grid)  
  o Utility Facilities  
  o Stormwater Management / Easements  
  o Energy Research Site (2 acres)
WORKSHOP CONCEPTS

SUBURBAN

CAMPUS

URBAN (CONSENSUS)
STAR PARK PRELIMINARY MASTER PLAN

Approximately 1 Year

- STAR One - existing
- Archives and Research Center - existing
- Multi-tenant Building
- Infrastructure Research Lab
- Surface Parking
  - Existing and Proposed

LEGEND:
MAJOR THOROUGHFARE
EXISTING BUILDING
EXISTING PARKING
FUTURE PARKING
NATURAL OPEN SPACE
URBAN GREEN STREET CORRIDOR
SECONDARY / SERVICE ROAD
PEDESTRIAN NODE
STAR PARK PRELIMINARY MASTER PLAN

Approximately 2 – 10 Years

- STAR One - existing
- Archives and Research Center - existing
- Multi-tenant Building
- Infrastructure Research Lab
- Office / R & D
- Surface Parking
  - Existing and Proposed
- Energy Research Site

LEGEND:
MAJOR THOROUGHFARE
EXISTING BUILDING
FUTURE BUILDING
EXISTING PARKING
FUTURE PARKING
GATHERING SPACE
NATURAL OPEN SPACE
URBAN GREEN STREET CORRIDOR
SECONDARY / SERVICE ROAD
PEDESTRIAN NODE
Beyond 10 Years

- STAR One - existing
- Archives and Research Center - existing
- Multi-tenant Building
- Infrastructure Research Lab
- Office / R & D
- Surface Parking
  - Existing and Proposed
- Parking Structure (Future Potential)
- Energy Research Site

**LEGEND:**
- MAJOR THOROUGHFARE
- EXISTING BUILDING
- FUTURE BUILDING
- EXISTING PARKING
- FUTURE PARKING
- GATHERING SPACE
- NATURAL OPEN SPACE
- URBAN GREEN STREET CORRIDOR
- SECONDARY / SERVICE ROAD
- PEDESTRIAN NODE

**Service Yard**

**MULTI-TENANT BUILDING**

**GATEWAY FEATURE**

**NATURAL OPEN SPACE**

**ENERGY RESEARCH SITE (~2 AC)**

**INFRASTRUCTURE RESEARCH LAB**