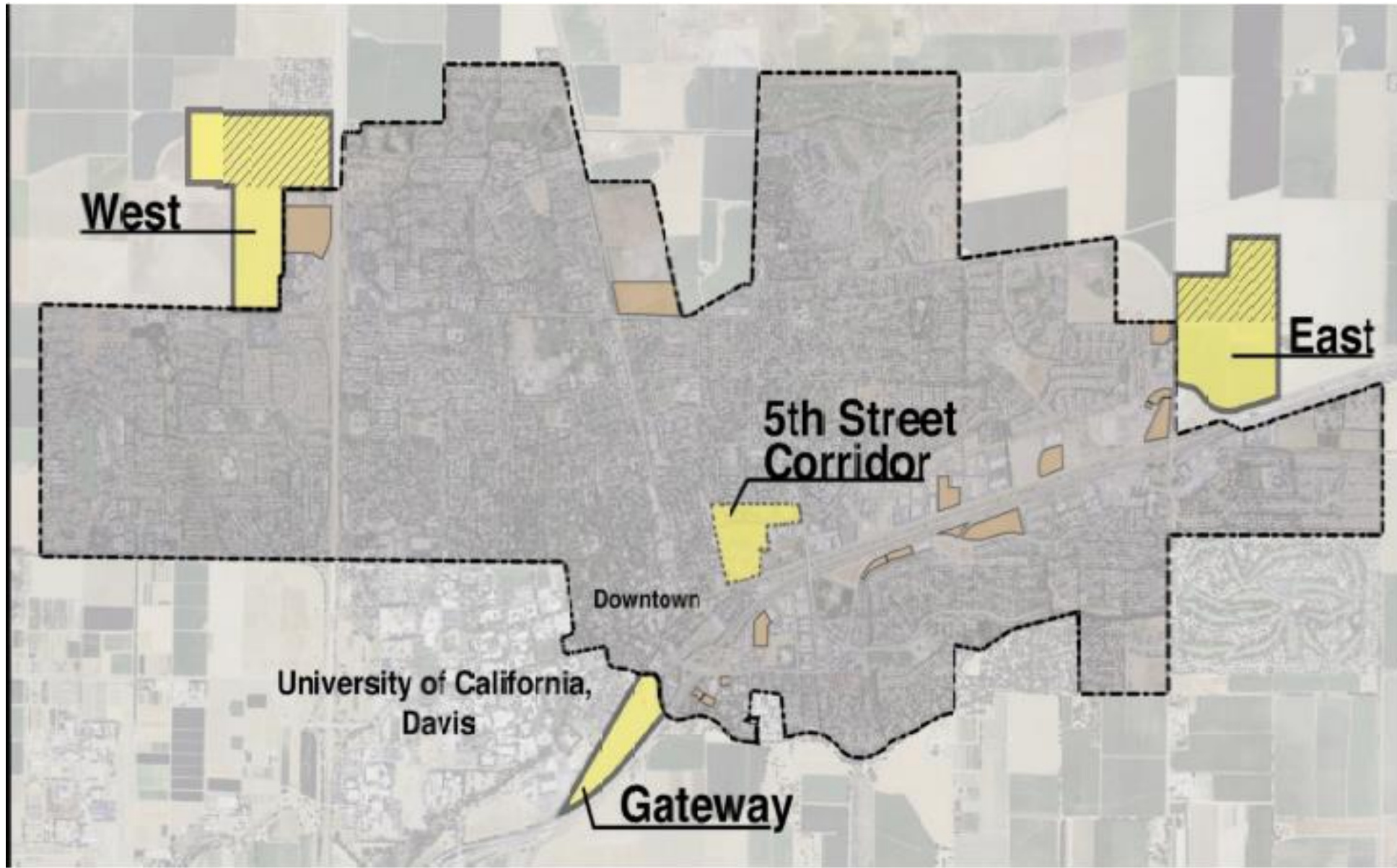




**AGGIE
RESEARCH
CAMPUS**

The Idea of an Innovation Center in Davis was Home Grown and has been Contemplated and Studied for Nearly 30 Years

- 1992 – Business Development in Davis Report (identified the need)
- 1998 – comparative evaluation of Business Park sites for inclusion in General Plan
- 2001 – adopted General Plan
- 2003 – UC Davis Science and Technology Innovation Center Feasibility Study
- 2007 – Battelle Study Analysis of Trends in North American Research Parks
- 2010 – UC Davis Blue Ribbon Committee Review of Tech Transfer and Commercialization
- 2010 – City’s Business Park Land Strategy
- 2012 – Studio 30 Final Report and City Resolution (ARC is an identified site)
- 2014 – City releases Request For Expressions of Interest (RFEI)



Potential Development Sites

Project Site identified in 2012 Report

History of Aggie Research Campus Proposal

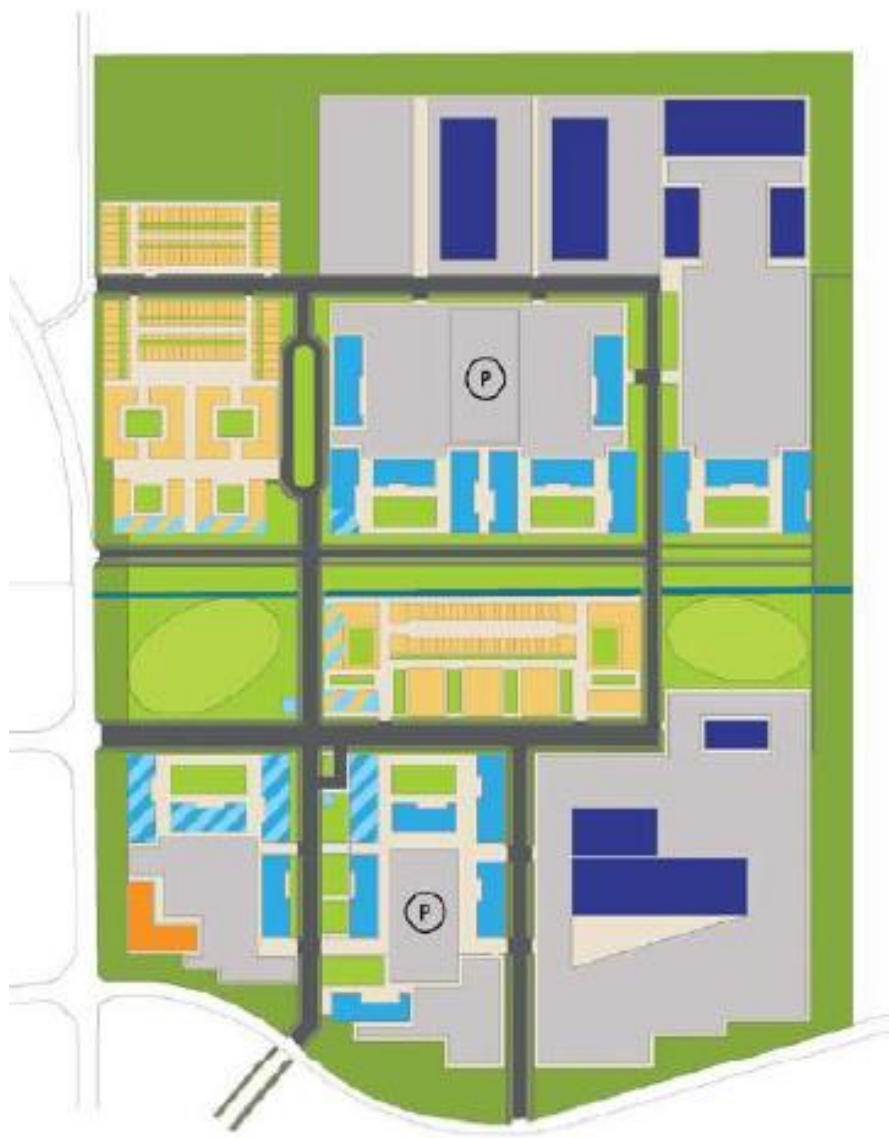
Summer 2014 Responded to the City RFEI along with two others

Late 2015 MRIC is the last respondent remaining

April 2016 Project was placed on hold

Fall 2017 EIR certification

Summer 2019 revised and recommencement of processing



MRIC Mixed-Use Alternative

Illustrative Site Plan



Aggie Research Campus

Illustrative Site Plan

Benefits of the Project

Helps Address City Fiscal Sustainability and Improves Quality of Life

The Project generates more than \$2 million annually for the City of Davis for use on roads, trails, public safety, libraries and other valued City services, and generates millions more for local schools, all without raising taxes.

Solidify Davis' Role as the Ag-Tech, Clean-Tech & Food Science Capital of the World.

The Project aims to attract global companies looking to foster a deeper relationships with UC Davis, support UCD tech-transfer, and advance key sectors synergistic to the long range goals of UC Davis and the City of Davis.

Offers New Housing Options

Provides much-needed housing designed for employees working at the site, including a considerable contribution to affordable housing.

Creates and Retains Good Local Jobs

Offer thousands of good jobs for Davis residents, UC Davis students, and graduates –retaining more brainpower and talent in the community. The Project will provide an alternative for residents who currently commute long distances to work in advanced fields.

Davis Commissions

Visited

- Open Space and Habitat
- Social Services
- Natural Resource

Upcoming

- Recreation and Park
- Tree
- BTSSC
- Finance and Budget
- Natural Resources

Project Entitlements have been Simplified

1. Annexation into the City
2. General Plan designation
3. Pre-Zoning: Preliminary Planned Development
4. Development Agreement
5. Approval of Baseline Project Features for the Ballot









Subsequent Entitlements

1. Maps
 - Street width, trail design, drainage facility design, etc
2. Final Planned Development
 - design guidelines, development standards, landscaping plans
 - formation of maintenance districts
 - sustainability implementation plan
 - Transportation Demand Management Plan (TDM)
3. Site Plan and Architectural Review
 - demonstrate compliance for each building, materials, project specific components

Aspects of this Project will be Publicly Reviewed Many Times Throughout its Development.

Zoning – Permitted Uses

- Offices: including but not limited to administrative, executive, headquarters, medical, coworking and incubator space.
- Laboratories: including but not limited to research, design, analysis, development and/or testing of a product
- Light manufacturing, assembly or packaging of products, including but not limited to electrical, pharmaceutical, biomed and food products and devices, and associated warehousing and distribution.
- Any other technical, research, development or light manufacturing use determined by the Planning Director to be of the same general character as the permitted uses.
- Residential: workforce housing with an average density at or above 30 dwelling units per acre. The anticipated density range is between 15 and 50 dwelling units per acre, or higher, depending on product type.

Zoning – Permitted Uses (cont.)

- Renewable energy generation and storage facilities.
- Support Retail, single users at or less than 25,000 square feet, including but not limited to food and beverage, restaurant, dry cleaners, fitness center or gym.
- Lodging or Hotel.
- Conference Space.
- Agriculture, including open air or greenhouse cultivation of crop and the tasting and/or sale of any products cultivated or produced on the premises, but excepting the raising of fowls or animals for commercial purposes.
- Higher Education: extensions or graduate programs; public, semipublic or private.



Ramco Enterprises Inc.
Buzz Oates Group of Companies
Reynolds & Brown

AGRICULTURAL LANDS

SITE

TO SACRAMENTO

AMTRAK

I-80

ELEMENTARY SCHOOL

SLIDE HILL PARK

ELEMENTARY SCHOOL

MIDDLE SCHOOL

JOHN BAROVETTO PARK

CHESTNUT PARK

DAVIS CEMETERY

MACE RANCH PARK

MIDDLE SCHOOL

HIGH SCHOOL

ELEMENTARY SCHOOL

PIONEER PARK

DAVIS TRANSIT DEPOT

WILLOWCREEK PARK

PLAYFIELDS PARK

ELEMENTARY SCHOOL

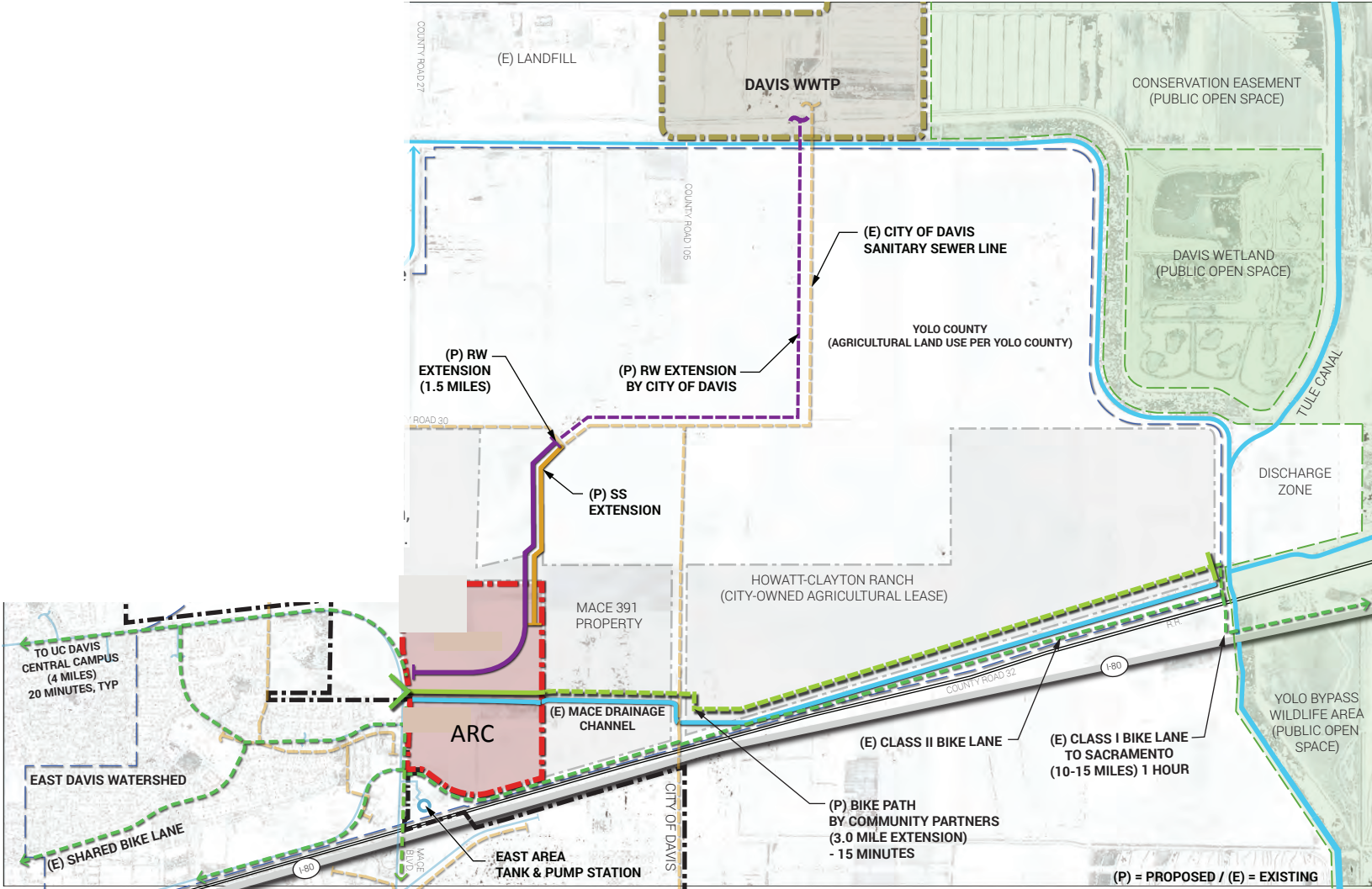
0 0.5 1 MILE



ARC SITE CONTEXT PLAN



REGIONAL CONNECTIONS: Opportunity for Collaboration Beyond the Site



Research/Manufacturing (Typ.)

Ag Buffer
w/accessible trails

R&D/Office Buildings (Typ.)

Multi-family Housing (Typ.)

Townhomes (Typ.)

Greenway

Park/Open Space

Cafe/Retail Market

Transit Center/Dropoff

R&D/Office Buildings (Typ.)

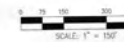
Hotel/Conference Facility

Parking Garage (Typ.)

Research/Manufacturing (Typ.)



Note: This drawing is for illustrative purposes only



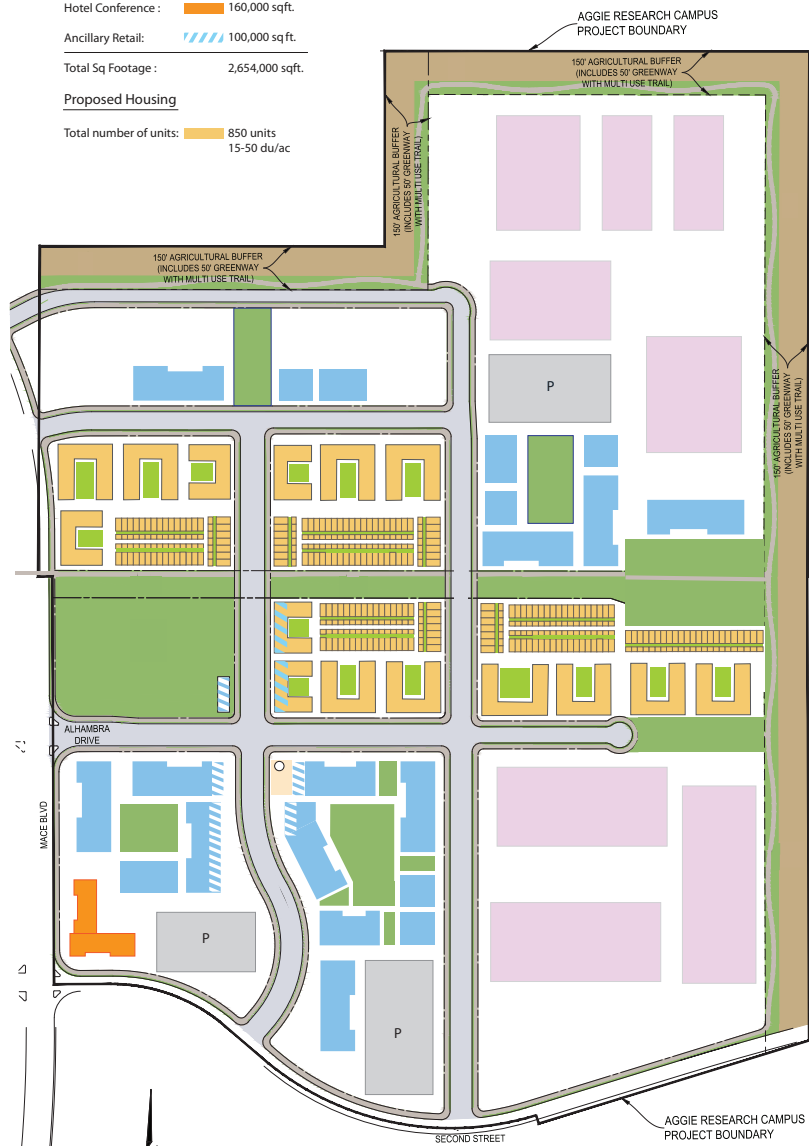
Total Programs

- Office/R&D : 1,510,000 sqft.
- Adv. Manufacturing : 884,000 sqft.
- Hotel Conference : 160,000 sqft.
- Ancillary Retail : 100,000 sqft.

Total Sq Footage : 2,654,000 sqft.

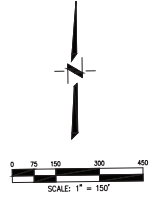
Proposed Housing

- Total number of units: 850 units
- 15-50 du/ac



Project Data

Project Site Boundary:	194 AC
Project Areas Acreage:	
Office R&D	44.7 AC
Adv. Manufacturing	57.2 AC
Residential/MU	27.4 AC
Parks/Greenways	15.0 AC
AG Buffer	15.8 AC
Easement	6.8 AC
Roadways	27.1 AC
Total Project Acreage	194 AC
Project FAR:	.93



LEGEND

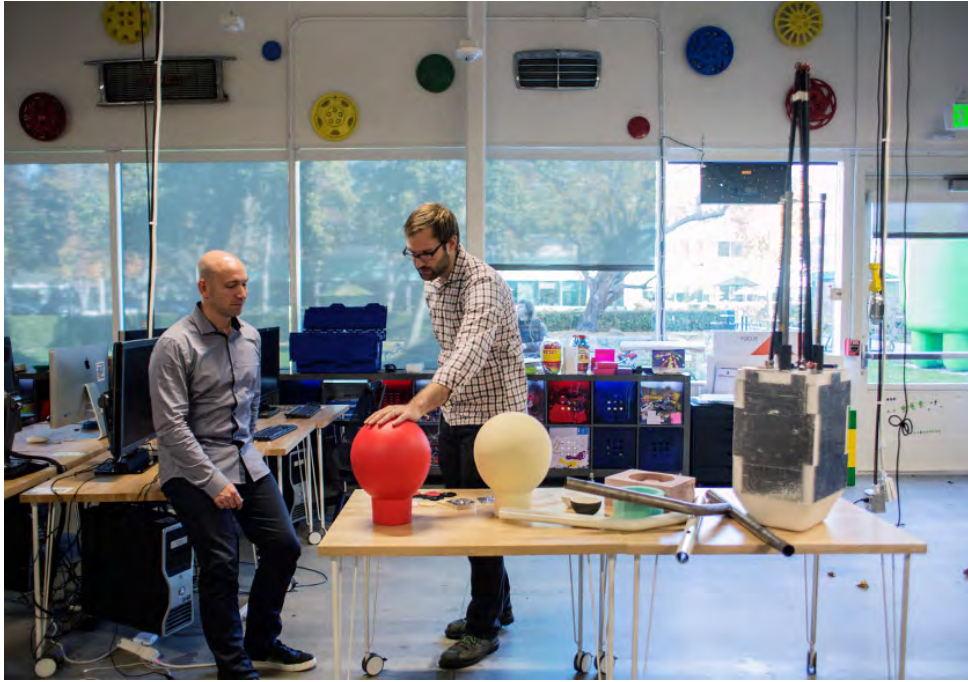
	PROJECT BOUNDARY
	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT



Collaborative R&D



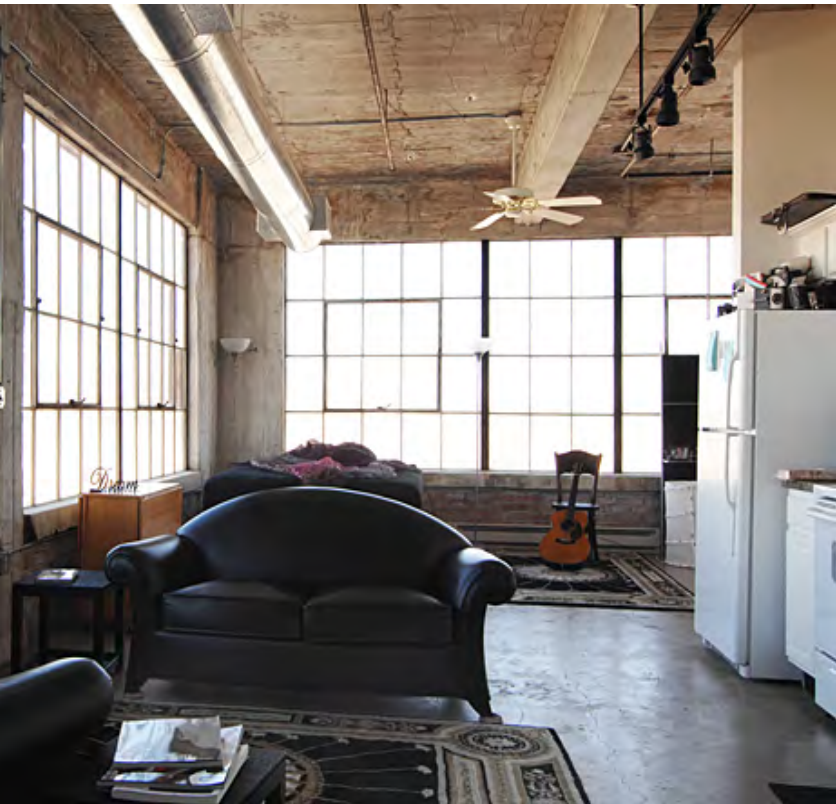
Flexible Workspaces



Prototyping



Advanced
Manufacturing



Higher Density/Flexible Spaces

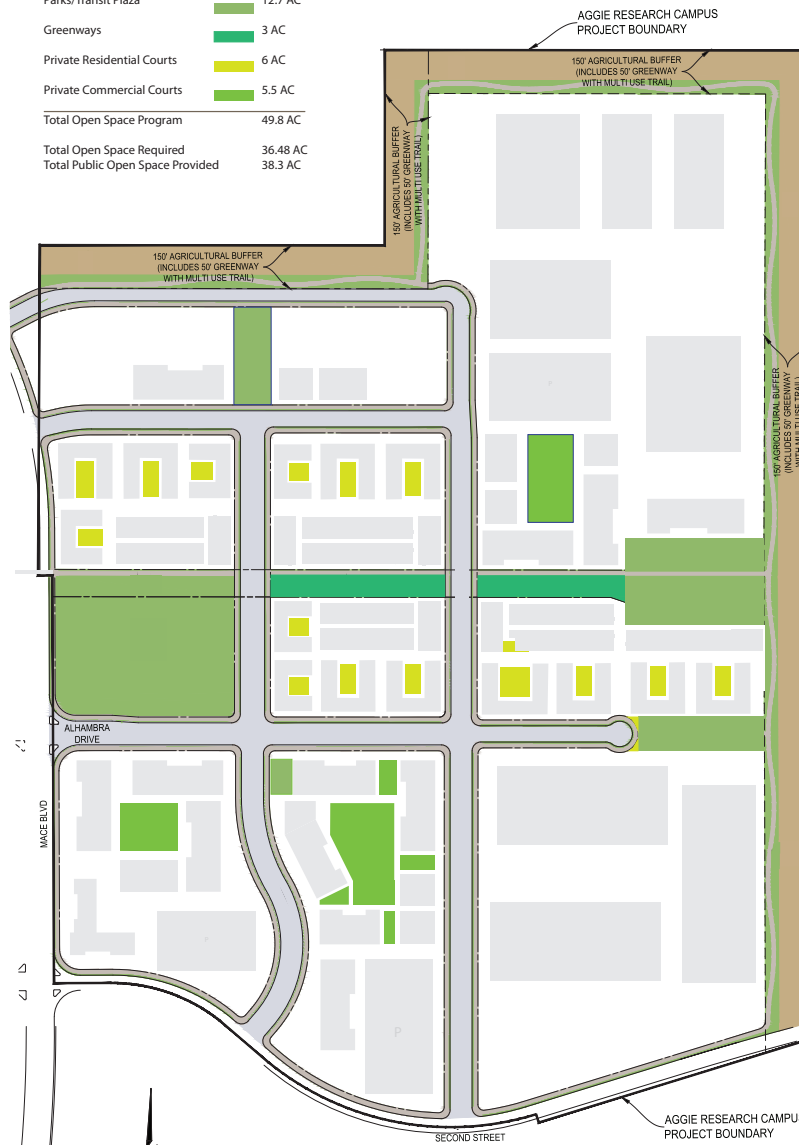


Garage/Maker Spaces



Total Open Space Program:

Ag Buffer <i>(Includes 6.8 AC Easement)</i>	22.6 AC
Parks/Transit Plaza	12.7 AC
Greenways	3 AC
Private Residential Courts	6 AC
Private Commercial Courts	5.5 AC
Total Open Space Program	49.8 AC
Total Open Space Required	36.48 AC
Total Public Open Space Provided	38.3 AC



LEGEND

	PROJECT BOUNDARY
	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT



Research/Manufacturing (Typ.)

Ag Buffer
w/accessible trails

R&D/Office Buildings (Typ.)

Multi-family Housing (Typ.)

Townhomes (Typ.)

Greenway

Park/Open Space

Cafe/Retail Market

Transit Center/Dropoff

R&D/Office Buildings (Typ.)

Hotel/Conference Facility

Parking Garage (Typ.)

Research/Manufacturing (Typ.)

SCALE: 1" = 50'



VIEW EAST TOWARDS THE "OVAL"

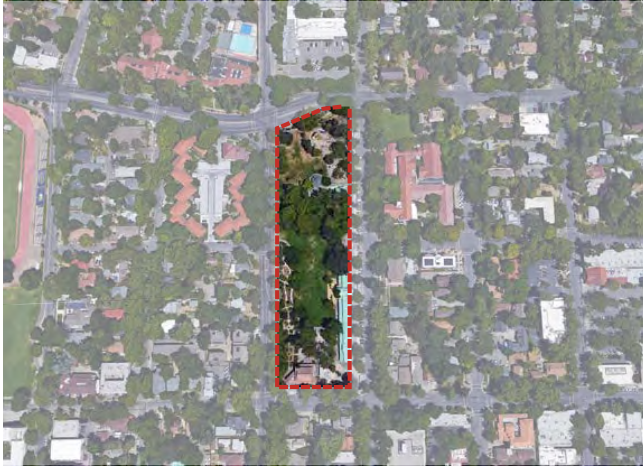
Scale Comparisons



"The Oval"
Davis, California
6.3 acres



UC Davis Quad
Davis, California
5.8 acres



Central Park
Davis, California
4.3 acres

- Research/Manufacturing (Typ.)
- Ag Buffer w/accessible trails
- R&D/Office Buildings (Typ.)
- Multi-family Housing (Typ.)
- Townhomes (Typ.)
- Greenway
- Park/Open Space
- Cafe/Retail Market
- Transit Center/Dropoff
- R&D/Office Buildings (Typ.)
- Hotel/Conference Facility
- Parking Garage (Typ.)
- Research/Manufacturing (Typ.)



SCALE: 1" = 150'



Existing Drainage Channel



BEFORE



2 YEARS
AFTER
RESTORATION

Drainage Channel
Eg. Willow Slough

Research/Manufacturing (Typ.)

Ag Buffer
w/accessible trails

R&D/Office Buildings (Typ.)

Multi-family Housing (Typ.)

Townhomes (Typ.)

Greenway

Park/Open Space

Cafe/Retail Market

Transit Center/Dropoff

R&D/Office Buildings (Typ.)

Hotel/Conference Facility

Parking Garage (Typ.)

Research/Manufacturing (Typ.)

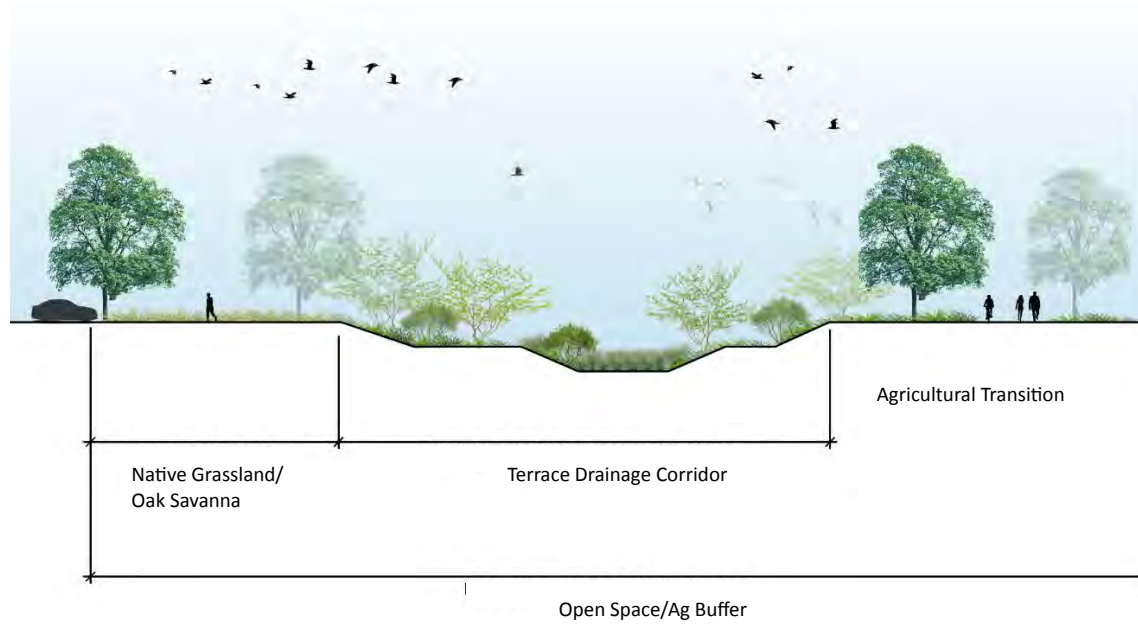


SCALE: 1" = 100'

- Research/Manufacturing (Typ.)
- Ag Buffer w/accessible trails
- R&D/Office Buildings (Typ.)
- Multi-family Housing (Typ.)
- Townhomes (Typ.)
- Greenway
- Park/Open Space
- Cafe/Retail Market
- Transit Center/Dropoff
- R&D/Office Buildings (Typ.)
- Hotel/Conference Facility
- Parking Garage (Typ.)
- Research/Manufacturing (Typ.)



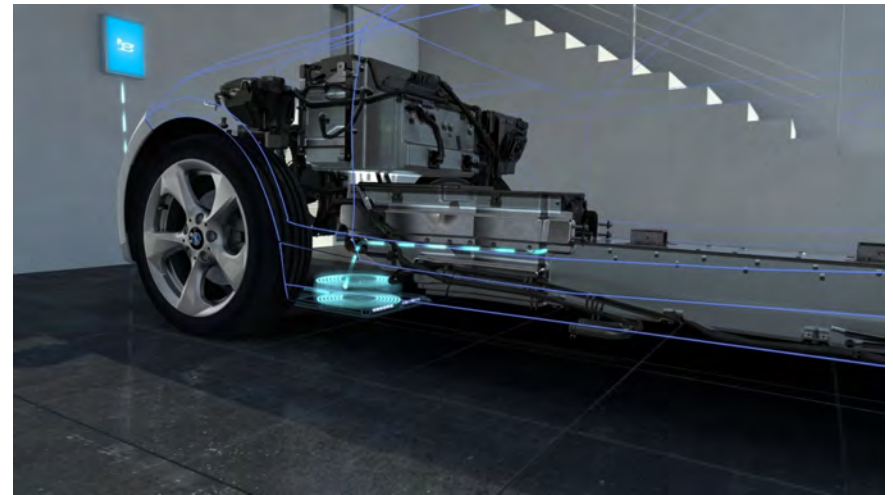
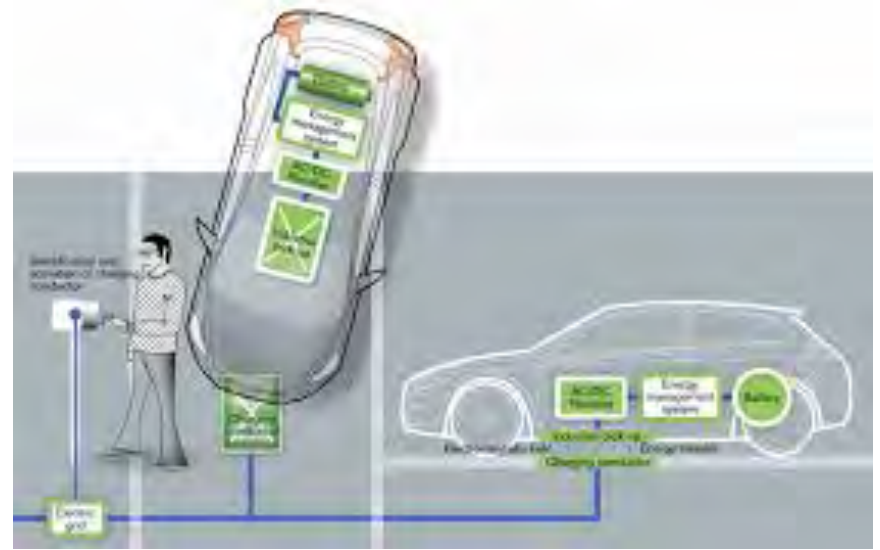
SCALE 1" = 150'



Drainage Corridor/Ag Buffer







Perimeter TMP Zones



Perimeter TMP Zones

TMP ZONES (TESTING, MANUFACTURING, PROTOTYPING (PARKING))



Parking Areas with Gravel



Parking Areas with Gravel



Test Fields



Solar Panels



CO2 Testing



Advanced Ag Tech



Advanced Manufacturing



Ag Research



Ag Research



Ramco Enterprises Inc.
Buzz Oates Group of Companies
Reynolds & Brown