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)
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
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.
ARC SITE CONTEXT PLAN

Agricultural Conservation Easement (Mace 391 Property)
REGIONAL CONNECTIONS: Opportunity for Collaboration Beyond the Site

The proposed Mace Ranch Innovation Center lies on the eastern edge of the City of Davis, on Yolo County lands. To the east lie agricultural lands and the Yolo Bypass Wildlife Area, a Public Open Space. The project presents a unique opportunity to create a regional connection to the ecologically-rich Yolo Bypass with a bike pathway and riparian corridor. Working with community groups and stakeholders, MRIC aspires to catalyze access to regional bicycle networks and natural amenities.

With bicycle resources including kiosks, 24 hr vending machines, and manned facilities, MRIC becomes not only a destination, but also a jump off point for bicycle commuters and explorers of open space. In addition, the project can provide 1.5 miles of municipal scale recycled water connection, to help bring non-potable water to East Davis.
AGGIE RESEARCH CAMPUS

Note: This drawing is for illustrative purposes only
**AGGIE RESEARCH CAMPUS**

**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
  - Easement: 6.8 AC
  - AG/Buffer: 15.8 AC
  - Roadways: 27.1 AC
- **Total Project Acreage:** 194 AC
- **Project FAR:** .93

**Proposed Housing**

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

**Total Programs**

- **Office/R&D:** 1,510,000 sqft.
- **Adv. Manufacturing:** 884,000 sqft.
- **Hotel Conference:** 100,000 sqft.
- **Ancillary Retail:** 160,000 sqft.
- **Total Sq Footage:** 2,654,000 sqft.

**Note:** This drawing is for illustrative purposes only.
Collaborative R&D
Flexible Workspaces
Prototyping
Advanced Manufacturing
Higher Density/Flexible Spaces
Garage/Maker Spaces
Note: This drawing is for illustrative purposes only.
Total Open Space Program:

- Ag Buffer: 22.6 AC (includes 6.8 AC Easement)
- 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

AGGIE RESEARCH CAMPUS
The Buzz Oates Group of Companies
Ramco Enterprises Inc.
Reynolds & Brown
Davis, California
Preliminary Open Space Plan
December 2019

Pinto + Partners
Cunningham Engineering
PROPOSED GREEN SPACE

Note: This drawing is for illustrative purposes only.

AGGIE RESEARCH CAMPUS

The Buzz Oates Group of Companies

Ramco Enterprises Inc.

Reynolds & Brown

Davis, California

PRELIMINARY ILLUSTRATIVE SITE PLAN

October 2019

PINTO + PARTNERS

CUNNINGHAM ENGINEERING

Townhomes (Typ.)

Ag Kutter

w/ accessible trails

R&D/Office Buildings (Typ.)

Multi-family Housing (Typ.)

Townhomes (Typ.)

Greenway

Park/Open Space

Cafe/Retail Market

Transit Center/Drop-off

R&D/Office Buildings (Typ.)

Hotel/Conference Facility

Parking Garage (Typ.)

Research/Manufacturing (Typ.)

Cafe/Retail Market
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
PROPOSED GREEN SPACE

Note: This drawing is for illustrative purposes only

AGGIE RESEARCH CAMPUS
The Buzz Oates Group of Companies
Ramco Enterprises Inc.
Reynolds & Brown
Davis, California

PRELIMINARY ILLUSTRATIVE SITE PLAN
OCTOBER 2019
PINTO + PARTNERS
CUNNINGHAM ENGINEERING

ILLUSTRATIVE SITE PLAN
December 2019
PINTO + PARTNERS
CUNNINGHAM ENGINEERING

Townhomes (Typ.)
Research/Manufacturing (Typ.)
Ag Buffer
in accessible trails
RAP/Office Buildings (Typ.)
Multi-family Housing (Typ.)
Townhomes (Typ.)
Greenway
Park/Open Space
Cafe/Retail Market
Transit Center/Dropoff
RAP/Office Buildings (Typ.)
Hotel/Conference Facility
Parking Garages (Typ.)
Research/Manufacturing (Typ.)
Existing Drainage Channel
Drainage Channel
Eg. Willow Slough
PROPOSED GREEN SPACE

Note: This drawing is for illustrative purposes only.

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Reynolds & Brown

Davis, California

PRELIMINARY ILLUSTRATIVE SITE PLAN

OCTOBER 2019

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Townhomes (Typ.)

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Transit Center/Dropoff

R&D/Office Buildings (Typ.)

Hotel/Conference Facility

Parking Garage (Typ.)

Research/Manufacturing (Typ.)

DRAFT FOR REVIEW
Drainage Corridor/Ag Buffer
PROPOSED GREEN SPACE
Perimeter TMP Zones
Perimeter TMP Zones

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

Parking Areas with Gravel

Test Fields

Solar Panels

CO2 Testing

Advanced Ag tech

Ag Research

Advanced Manufacturing

Ag Research