

## Summary of the Aggie Research Campus for use at the Open Space and Habitat Commission

### 1. Project Overview:

The Aggie Research Campus, formerly introduced as the Mace Ranch Innovation Center, is a proposed ±187-acre innovation campus located at the northeast corner of Mace Blvd and 2<sup>nd</sup> Street. The Project site is adjacent to the developed eastern edge of the City of Davis and has considerable infrastructure that is easily extended to the site. The adjacent agricultural land to the east and north (Leland Ranch) is all protected under a conservation easement. The Project proposes to construct 2.6 million square feet of office, R&D, laboratory, and advanced manufacturing space over the course of 15-25 years. ARC will also include 850 housing units predominantly designed to accommodate the needs of its workforce. This housing will be built in phases concurrent with the construction of non-residential uses.

In addition to the proposed structures, the ARC will also include 49.8 acres (more than one quarter of the project site) of parks, community gathering areas, and open spaces. These “green spaces” include the 22.6-acre agricultural buffer area, 12.7 acres of parks and plazas, 3 acres of greenways (excluding the ag-transition area), 6 acres of residential courts, and 5.5 acres of commercial courts. (See accompanying Preliminary Open Space Plan.)

#### A. Notable Modifications to the Project since 2016

- Rebranded as Aggie Research Campus, becoming true mixed-use;
- Removed the City’s 25-acre parcel from consideration and incorporation;
- Realigned internal roadways to reduce overall distances;
- Included up to 850 housing units on 27.4 acres or less than 15% of the site;
- Increased site densities and FAR; and
- Considerably reduced parking ratios.

#### B. Entitlements being sought now vs last time

- When MRIC was proposed in 2014, the development team was seeking to accommodate an end user and, as such, sought a level of entitlement sufficient to make the site “shovel ready.” This request included not only General Plan amendment, pre-zoning and annexation, but also included, final PD zoning, site plan and design review, design guidelines, sustainability plan, etc.

- The original tenant is no longer a driving factor.
- We realized that to build a site such as ARC, we need basic entitlements in place to even be able to go out and meet with potential corporate users. Potential users do not want to wait 4-6 years to relocate, nor do they wish to commit time and resources to a speculative endeavor.
- As such, to have a location that is marketable, ARC needs to have the appropriate general plan and zoning, and have been approved in a successful Measure R vote. We are seeking to amend the general plan from Ag to Innovation Center, rezone the site with Planned Development, draft Baseline Project Features for purposes of Measure R, and complete a development agreement. We are also seeking to annex into the City.

#### C. Subsequent Entitlements

- The project will come back for Final PD, site plan and architectural review, design guidelines, sustainability plan, tentative map(s).
- The project, and potentially several phases of its development, will come back to the City for approvals prior to any site construction.

## 2. Agricultural Buffer

A. The 22.6-acre Agricultural Buffer surrounds the north and eastern ARC property boundary. It is the only portion of the site that is truly “open space,” though not the only area that will offer habitat value.

B. Features of the 50-foot-wide ag transition area will be:

- This portion of the buffer will be activated and will feature a class 1 bike trail and a walking path. The pedestrian path in the ag buffer will actually connect to a path that runs along the Project’s southern and western periphery and will loop the ARC site. This roughly 2.25-mile trail is a primary recreational amenity of the Project site that we envision will be well utilized by employees, residents and the community at large.
- Landscaping will be predominantly native and/or drought tolerant species. No turf.

C. Features of the 100-foot-wide ag buffer will be:

- This portion of the buffer will appear and function predominantly as native habitat. The section will include stormwater retention swales which will accommodate only onsite runoff directing drainage

around the periphery until it reconnects with the Mace Drainage Channel.

- ii. Three artificial burrowing owl dens will be installed within the 100-foot buffer area. We have also preserved the ability to include bee boxes and are utilizing native pollinators in the landscaping.

3. Agricultural Mitigation

- The applicant will comply with City code. The precise mitigation lands have yet to be determined.

4. Yolo HCP/NCCP

- Several of our mitigations allow for substitution of measures for compliance with the HCP
- We are engaging with the County to discuss options

5. Mace Drainage Channel/Access to the Leland Property thru ARC

- The east/west greenway will include an accessible trail and walking path along an enhanced drainage channel. Preserving the functionality of the Mace Drainage Channel is paramount, however, we will pursue aesthetic and habitat improvements to the channel to make the feature a true site and community asset.
- The bike and walking paths that run along the Channel will link and provide public access to the ag buffer and its trail network. It is also envisioned that the trail running through the center of the project site will align with the public easement that already exists through Leland Ranch and take cyclists to County Rd 105.

6. Commitment to Incorporate Commission Preferences

- Please see the applicant's responses in the table below. We intend to discuss the preferences at the OSH Commission meeting.

7. Condition of Approval

- We anticipate that the entitlements being sought now do not afford themselves to the level of detail or binding commitments desired by OSH.
- The applicant will accept a condition of approval on the project committing ARC to return to OSH for recommendation prior to PC action on the Final PD and/or approval of the Design Guidelines. The next phase of

entitlements will address more of the design features that are important to OSH.

<b><u>OSH Commission Development Preference</u></b>	<b><u>Aggie Research Campus Proposal</u></b>
Install signage in open space areas per City specifications.	Yes. Please provide signage specifications.
Ensure public accessibility to ag buffers at multiple points to encourage connectivity.	Public access to the Ag Buffer will be provided at the northern connection to Mace and southern connection to 32A, as well as across the center of the Project site along the Mace Drainage Canal to the eastern edge. Internal access points will provide frequent and convenient access for ARC residents and employees.
Minimize building footprint and parking footprint – 25 acres.	Parking has been considerably reduced from the previous proposal. This decision is based in transit trends, future mobility assumptions and current stats on telecommuting. We are also proposing to be able to utilize parking areas in future phases for productive use, such as test crops, prior to development.
Preserve view sheds shown on the city's priority acquisition areas map.	ARC preserves and east/west viewshed and a north/south viewshed through the site.
Plant native vegetation, especially valley oaks and plants good for pollinators.	Yes. Plant palette to be developed at design guidelines stage.
Ensure habitat connectivity within site and with adjacent parcels.	The Mace Drainage Channel will continue to flow thru the site. It will retain its primary function but also be enhanced with landscaping and greenbelt on either side. This feature connects Mace Ranch, through the site to the adjacent Leland Ranch easement.
Create or enhance local habitats in ag buffers, such as valley oak savannah, habitat hedgerows, native prairie habitat, and wetlands (no orchards).	Yes. We are no longer pursuing orchards in the 100-foot ag buffer.

Consolidate habitat features, rather than disperse them throughout the site.	Habitat features will be consolidated in the Ag Buffer area and, to a lesser extent, along the enhanced drainage channel.
Place bee boxes, bat boxes, bird boxes, and owl burrows on site designed by qualified biologists.	Yes. We have already committed to construct three artificial burrowing owl burrow complexes or dens in the agricultural buffer area (FEIR, master response #7).
Create drainage swales throughout site, planted with native sedges and rushes, etc.	The overall site drainage program utilizes swales located at the periphery. Drainage swales are also proposed within the parking areas.
Minimize or avoid planting turf grass and ornamental plants.	Turf will be used sparingly, primarily in the Oval park and the park along the eastern boundary at the Drainage Channel.
Incorporate permeable pavements/cellular confinement systems for parking lots.	Investigating. Not a requirement.
Construct green roofs.	These will not be required, but may be utilized at the discretion of individuals user. Will mandate light-colored paint to minimize rooftop heat absorption.

Total Open Space Program:

Ag Buffer	22.6 AC
Parks/Transit Plaza	12.7 AC
Greenways	3 AC
Private Residential Courts	6 AC
Private Commercial Courts	5.5 AC
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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

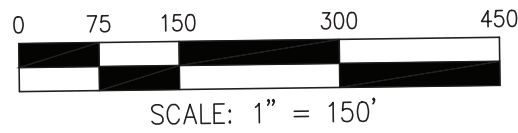
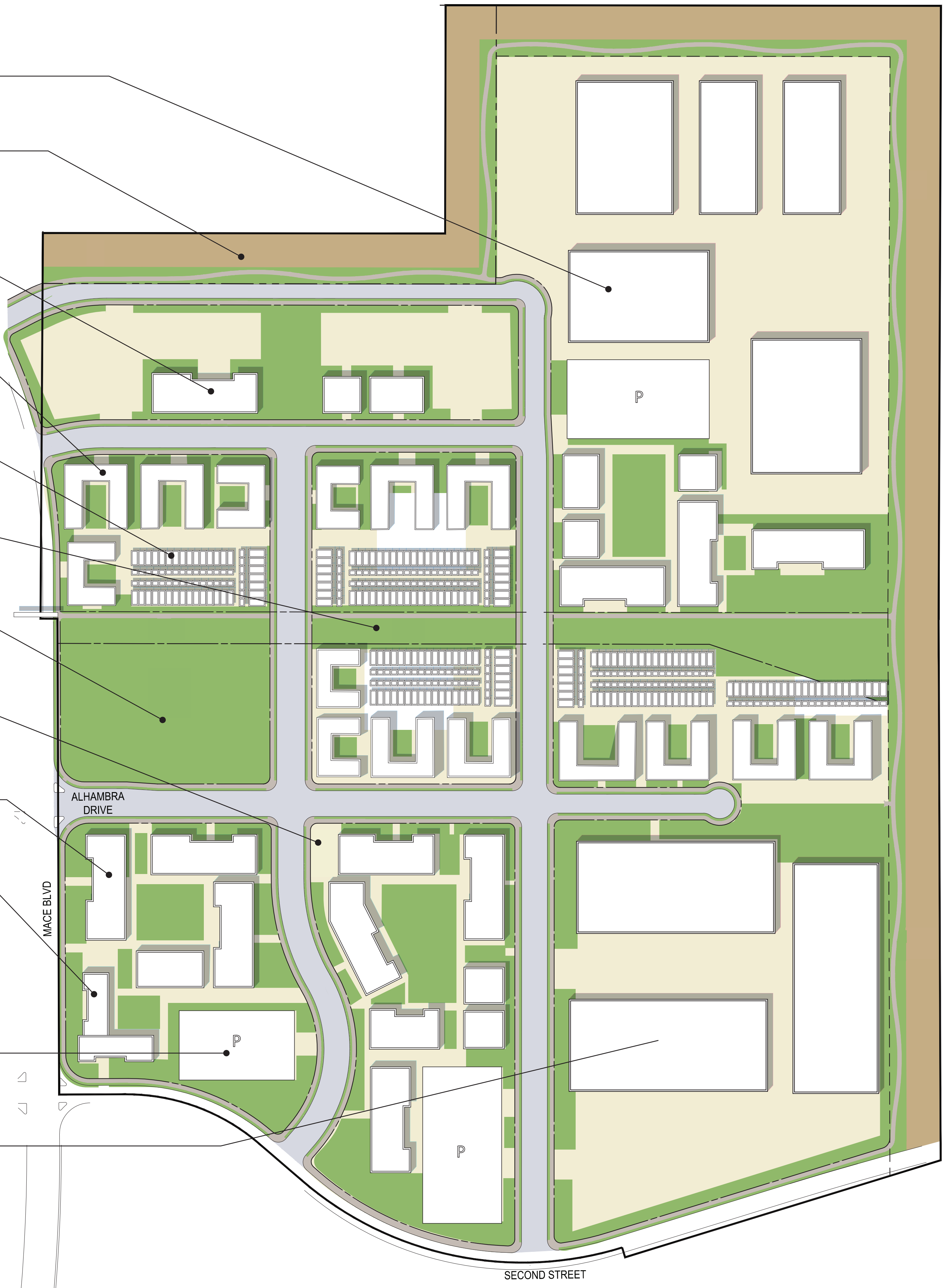
Transit Center/Dropoff

R&D/Office Buildings (Typ.).

Hotel/Conference Facility

Parking Garage (Typ.).

Research/Manufacturing (Typ.)



**AGGIE RESEARCH CAMPUS**

Davis, California

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

**PRELIMINARY ILLUSTRATIVE SITE PLAN**

SEPTEMBER 2019

PINTO + PARTNERS  
CUNNINGHAM ENGINEERING