



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

MACE RANCH INNOVATION CENTER

ILLUSTRATIVE PLAN
August 2015

PINTO + PARTNERS
Cunningham Engineering



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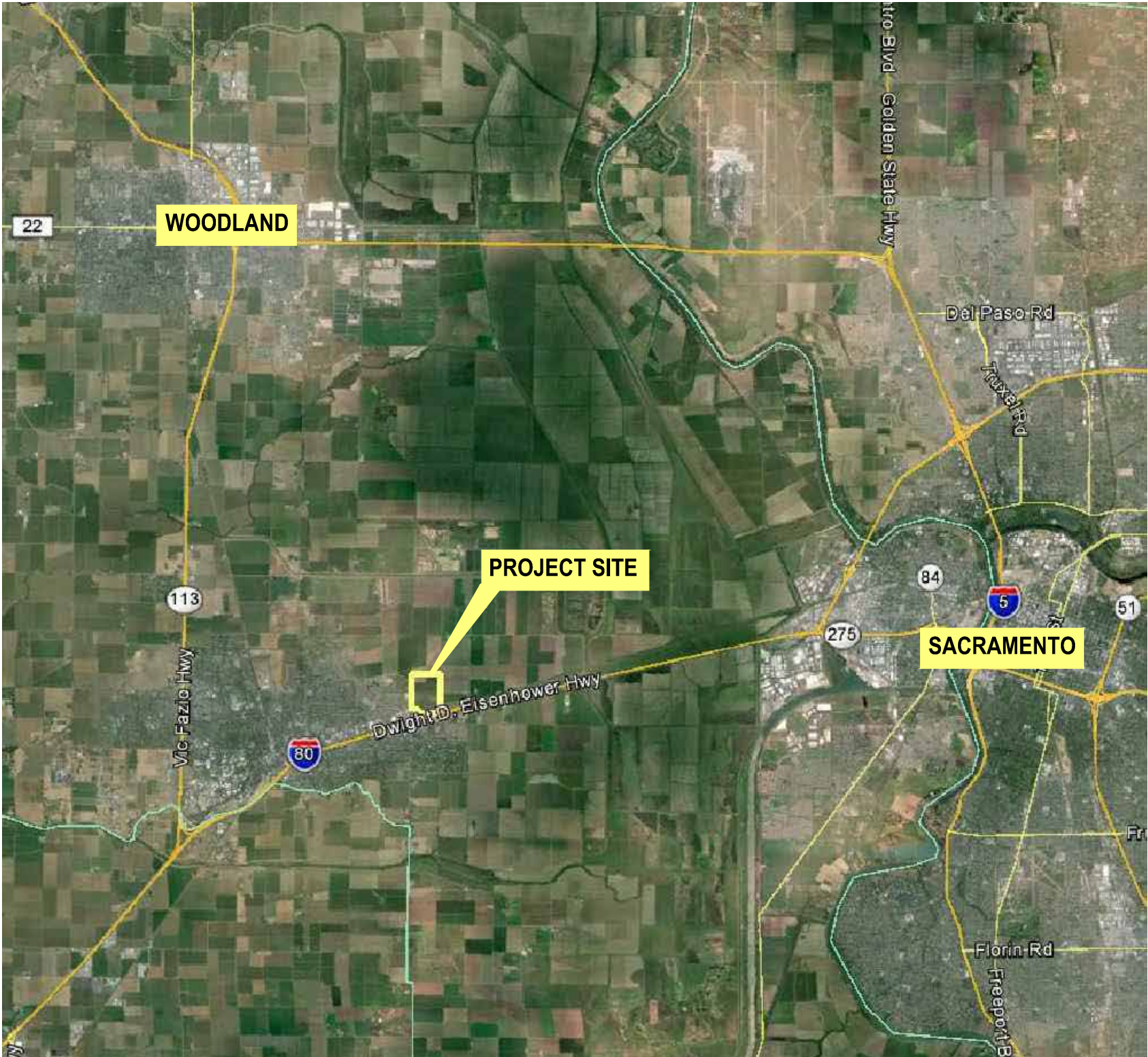
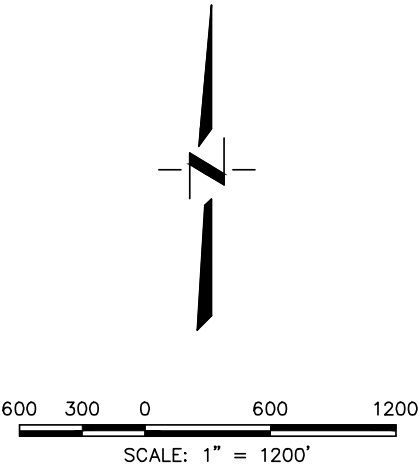
MACE RANCH INNOVATION CENTER

AERIAL PERSPECTIVE
August 2015

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NOTES:

1. SITE AERIAL IMAGERY ACQUIRED SEPTEMBER 2014 FROM GOOGLE EARTH PRO. COPYRIGHT GOOGLE 2014.

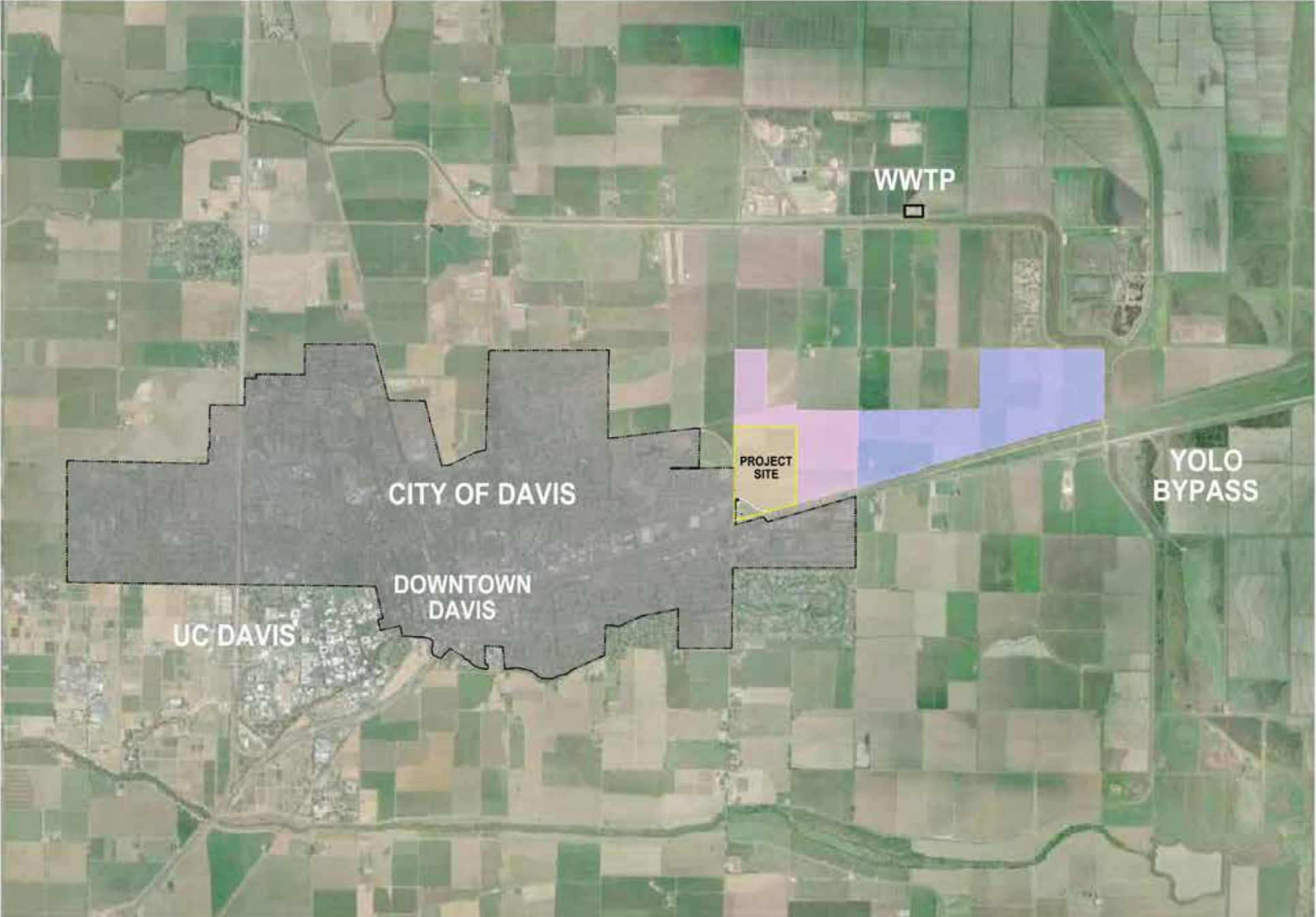


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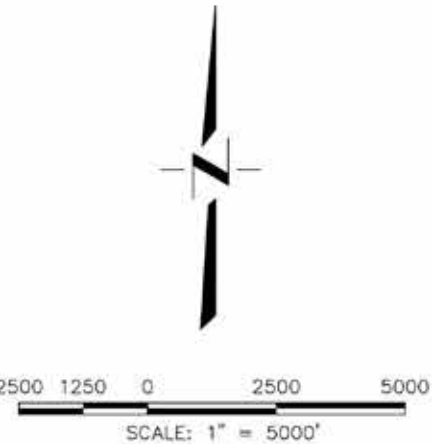
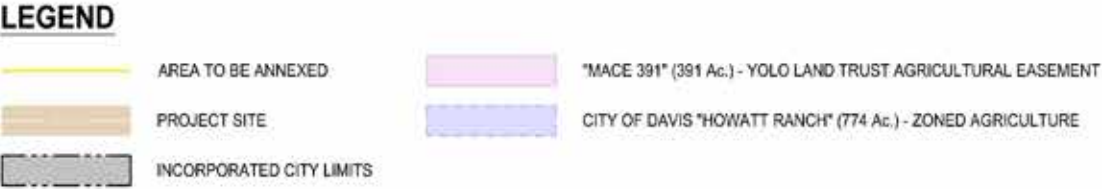
MACE RANCH INNOVATION CENTER

REGIONAL LOCATION
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MACE RANCH INNOVATION CENTER

CONTEXT MAP
August 2015

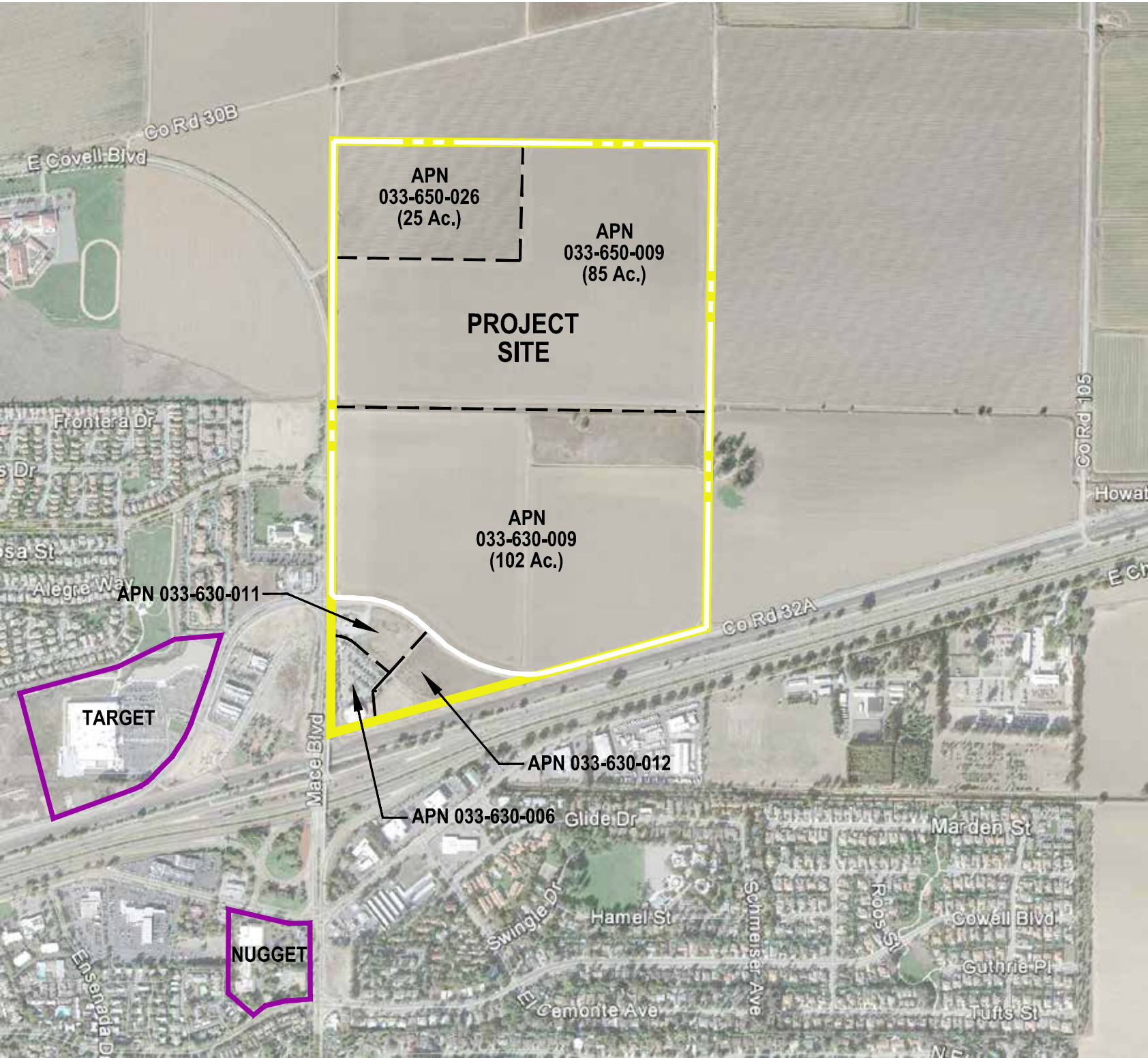
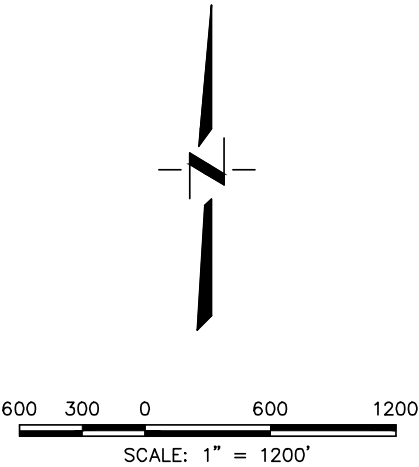
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LEGEND

- AREA TO BE ANNEXED
- PROJECT SITE
- PARCEL BOUNDARY

NOTES:

1. SITE AERIAL IMAGERY TAKEN IN 2012 AND WAS ACQUIRED FEBRUARY 14, 2012 FROM GOOGLE EARTH PRO.

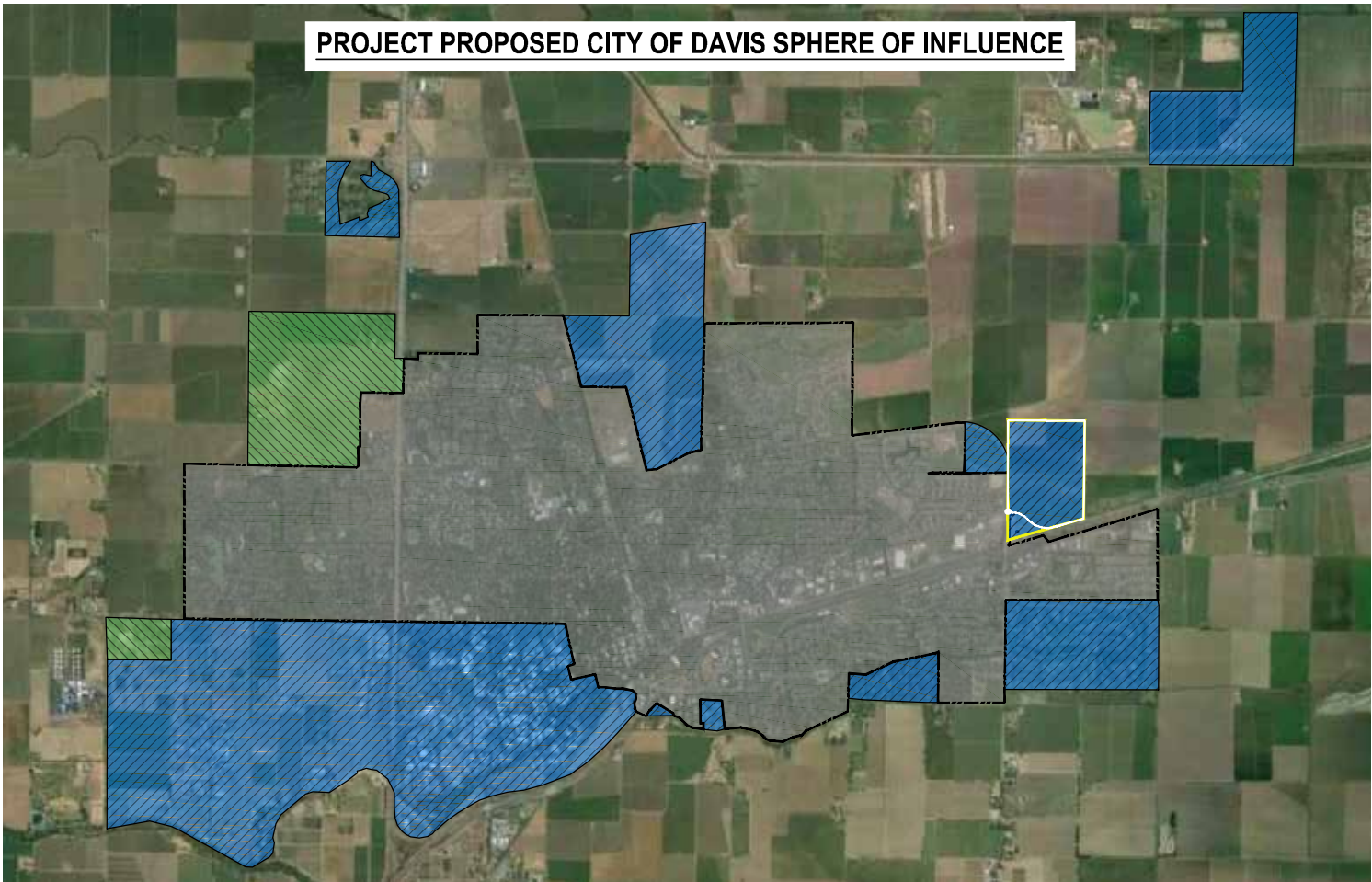
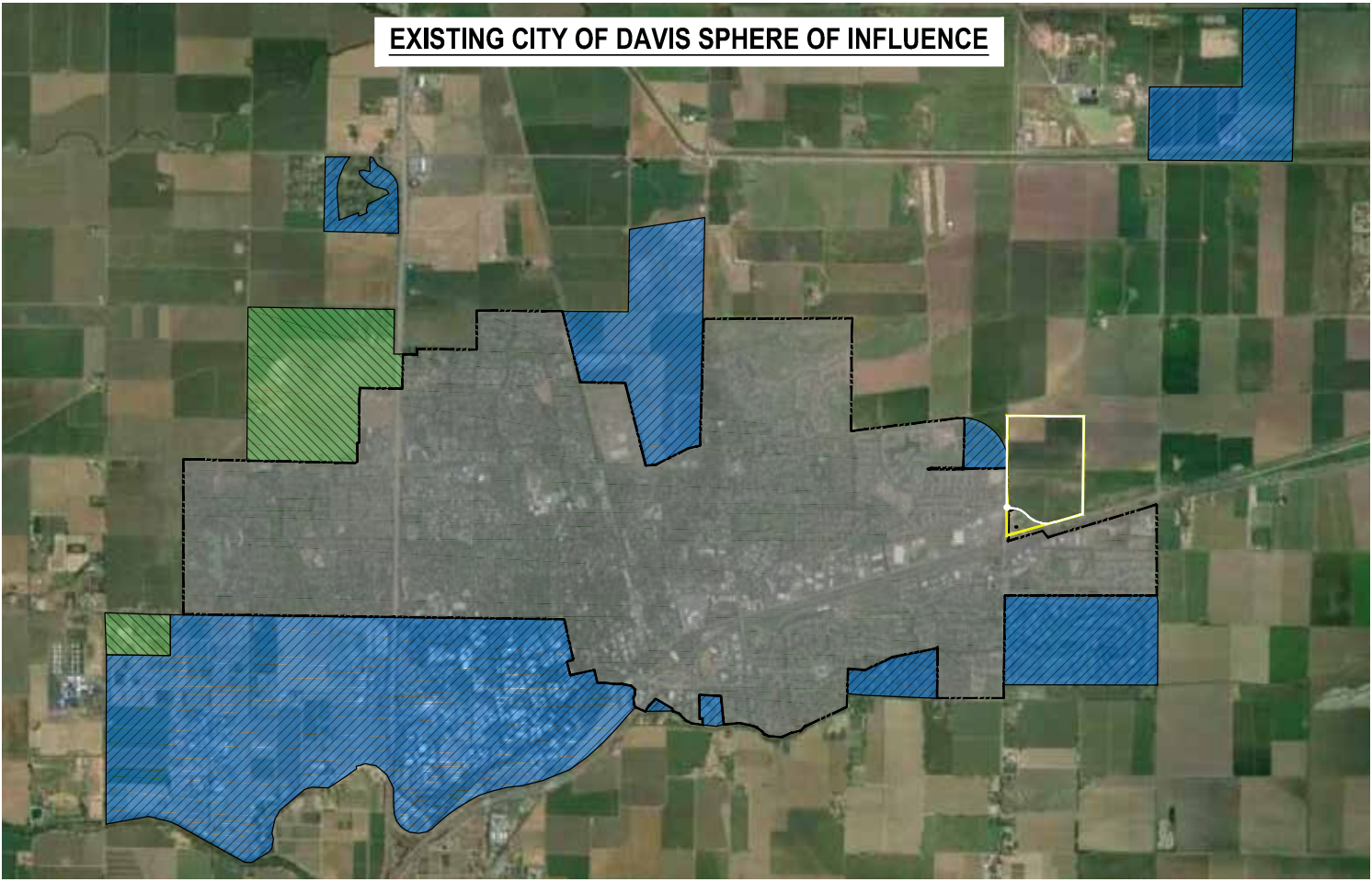


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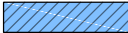



MACE RANCH INNOVATION CENTER

VICINITY MAP
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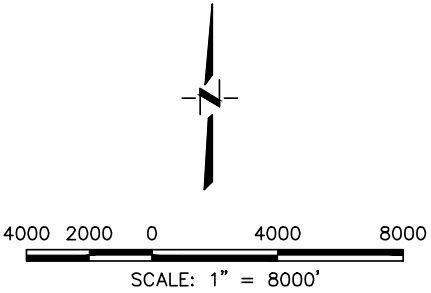


LEGEND

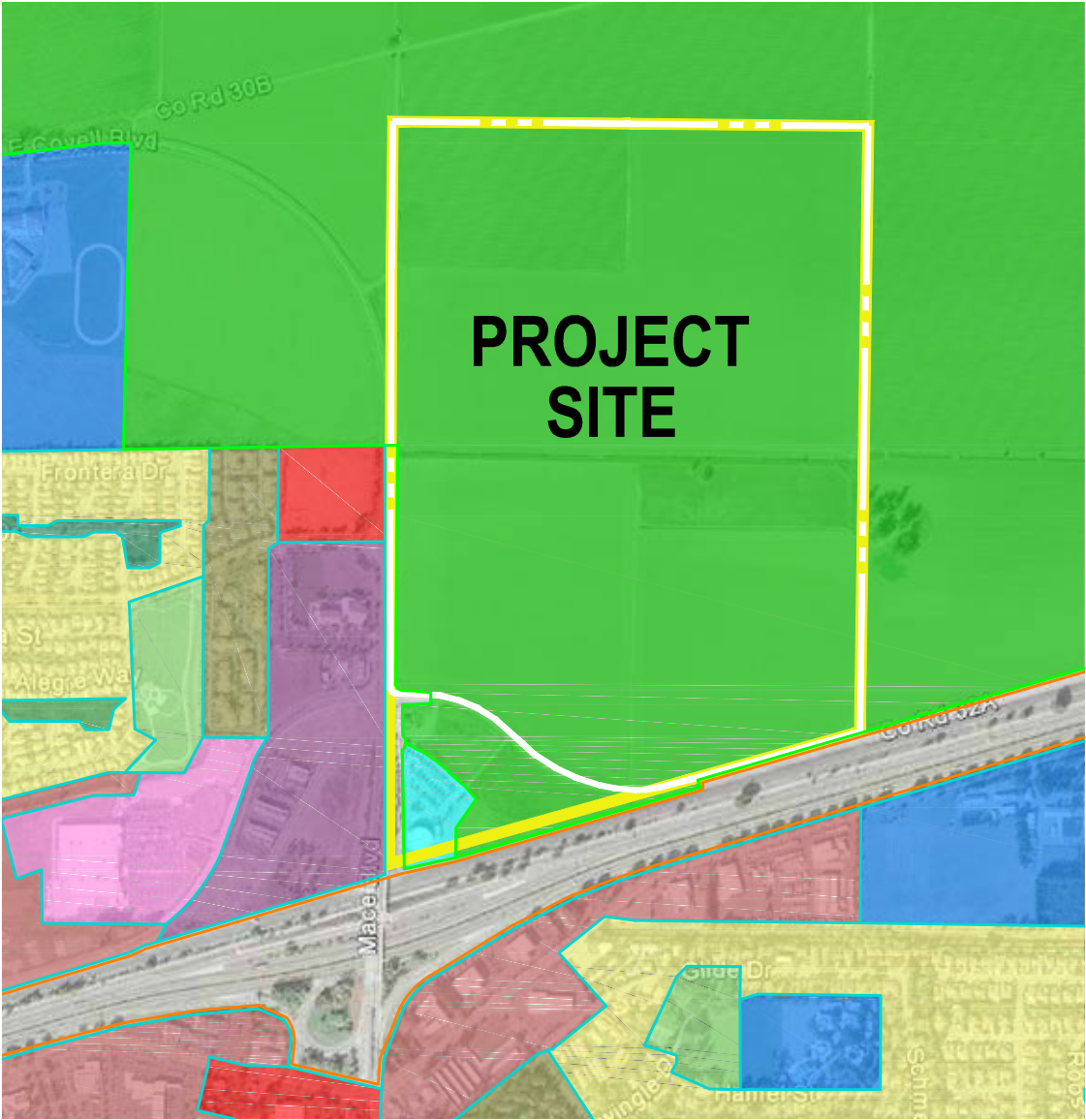
- | | | | |
|--|--------------------------|---|-------------|
|  | AREA TO BE ANNEXED |  | 10 YEAR SOI |
|  | PROJECT SITE |  | 20 YEAR SOI |
|  | INCORPORATED CITY LIMITS | | |

NOTES:

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Existing General Plan Land Use Designation



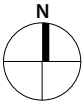
- CITY OF DAVIS PLAN
- YOLO COUNTY PLAN
- CALTRANS RIGHT OF WAY
- AGRICULTURE
- RESIDENTIAL - LOW DENSITY
- RESIDENTIAL - MEDIUM DENSITY
- RESIDENTIAL - HIGH DENSITY
- GENERAL RETAIL
- NEIGHBORHOOD RETAIL
- OFFICE
- GENERAL COMMERCIAL
- PUBLIC AND QUASI-PUBLIC
- PUBLIC/SEMI-PUBLIC
- NEIGHBORHOOD GREENBELT
- PARKS/RECREATION

600 300 0 600 1200
SCALE: 1" = 1200'

Proposed General Plan Land Use Designation

- Project PD Boundary: - - - -
- Urban Agricultural Transition Area: [Green Box]
- General Commercial: [Red Box]
- Innovation Technology Center: [Light Blue Box]
- Public/Semi-Public: [Dark Blue Box]

0 200' 400' 1000' 1500'



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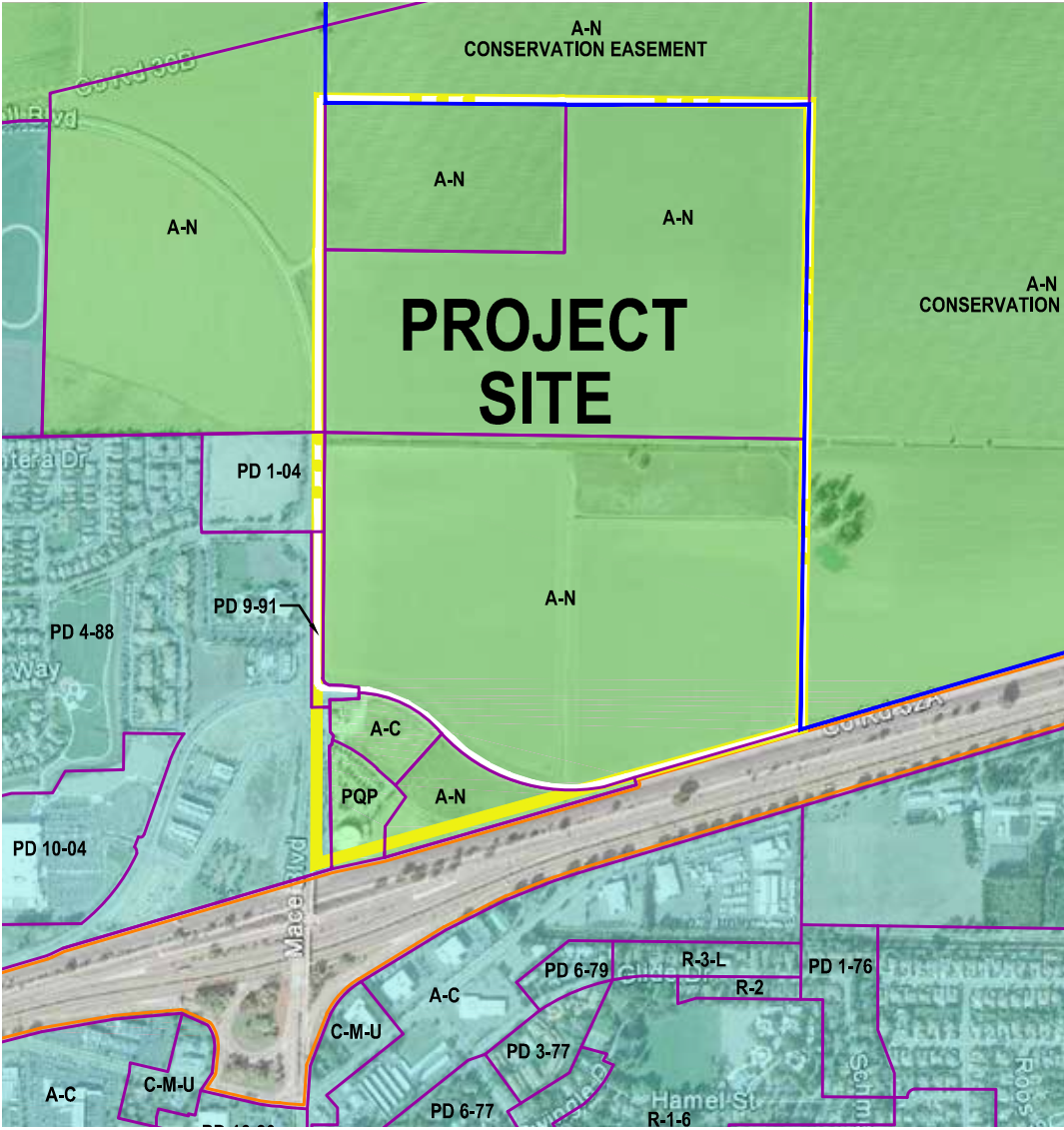
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GENERAL PLAN
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Existing Zoning



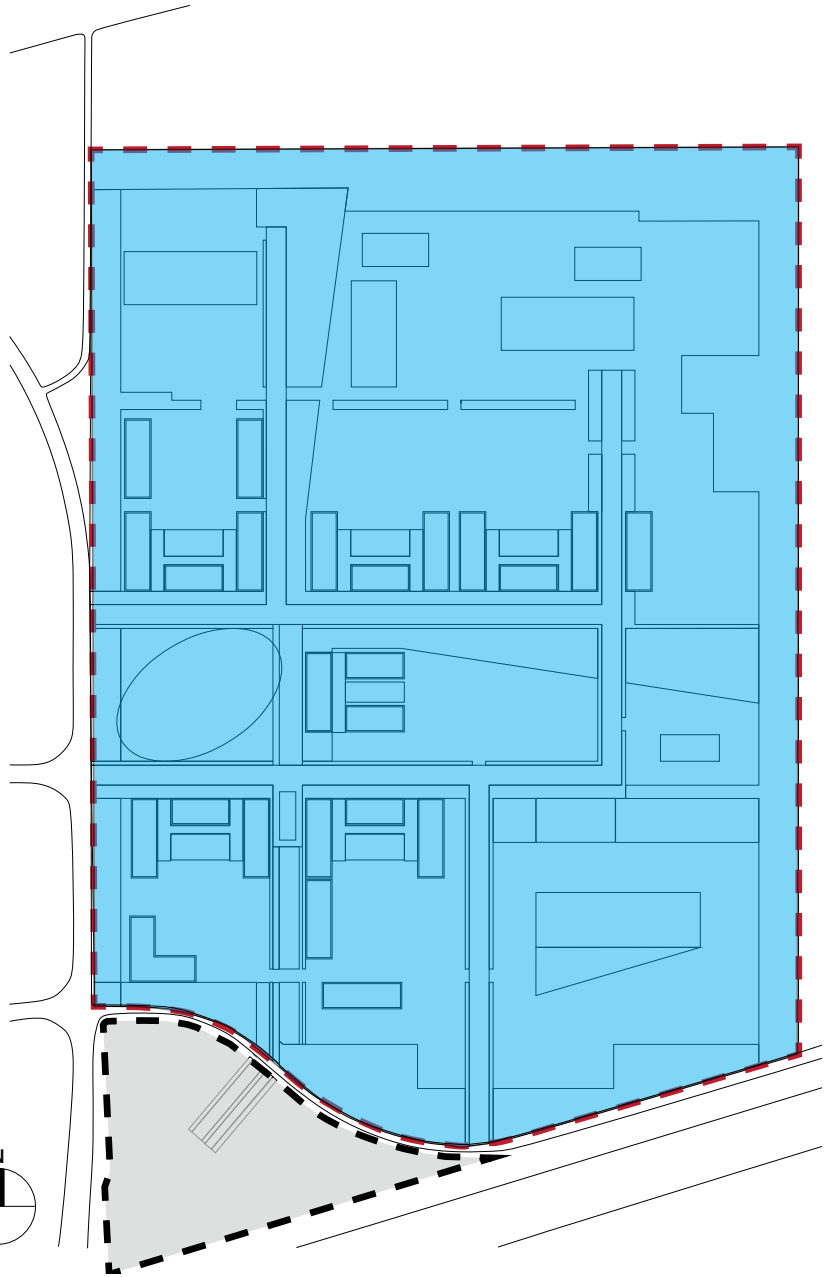
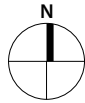
- CITY OF DAVIS ZONING
- YOLO COUNTY ZONING
- ZONE BOUNDARY
- CITY OF DAVIS "MACE 391" EASEMENT - AG CONSERVATION
- CITY OF DAVIS "HOWATT" EASEMENT - AG CONSERVATION BANK LAND
- CALTRANS RIGHT OF WAY

ZONE DESIGNATIONS

- A = AGRICULTURAL
- A-C = AUTO CENTER (DAVIS)
- A-C = AGRICULTURAL COMMERCIAL (YOLO)
- A-N = AGRICULTURAL INTENSIVE
- C-M-U = COMMERCIAL MIXED USE
- M-U = MIXED USE
- PD = PLANNED DEVELOPMENT
- PQP = PUBLIC/QUASI-PUBLIC
- P-SP = PUBLIC-SEMPUBLIC
- R-1 = RESIDENTIAL ONE-FAMILY
- R-2 = RESIDENTIAL ONE- AND TWO-FAMILY
- R-3 = RESIDENTIAL GARDEN APARTMENT
- R-L = LOW DENSITY RESIDENTIAL
- R-T = RESIDENTIAL TRANSITIONAL

Proposed Zoning

- Project PD Boundary:
- Mace Ranch Innovation Center (MRIC):
- PD 4-88 (New Subarea):



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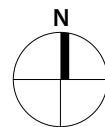
ZONING
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Master Plan

- Solar Panels/Orchard in Parking areas
- Open Space/ Commons
- Research/Manufacturing (TYP.)
- Parking Area (TYP.)
- R&D Buildings (TYP.)
- Plaza/Open Space
- Open Space/"The Oval"
- Transit Plaza
- Pedestrian Promenade
- Hotel/Conference

0 200' 400' 1000' 1500'



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MACE RANCH INNOVATION CENTER

MASTER PLAN
August 2015

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Anticipated Building Uses

Research/Office/RD		1,580,000 sqft
Manufacturing/Research		884,000 sqft
Ancillary Retail		40,000 sqft
Hotel/Conference		150,000 sqft *
Program Total by Use		2,654,000 sqft

** The identified locations and square footages of these uses represents a logical Project build-out scenario. Please note that supportive commercial uses, which include ancillary retail and hotel/conference, may comprise up to 260,000 sqft (10%) within the MRIC.*



Green Space

Total GreenSpace - 64.6 Acres
GreenSpace Site Coverage = 30% of Total Site

1. The Oval	5.1 ac
2. North-South Commons	6.9 ac
3. East-West Commons	6.7 ac
4. Courtyard Plazas	2.9 ac
5. Perimeter Green/ Open Space	22.88 ac
6. Agriculture Buffer Area	20.12 ac
Total: 64.6 ac	



Building Height & Density

Total Building SQFT - 2,654,000 sqft

Density
Project Area : .50 FAR

Within Boundary : .70 FAR

BUILDING: 30,000 sqft
(2FL) TOTAL: 60,000 sqft

BUILDING: 30,000 sqft
(3FL) TOTAL: 90,000 sqft

BUILDING: 20,000 sqft
(3FL) TOTAL: 60,000 sqft

BUILDING: 30,000 sqft
(3FL) TOTAL: 90,000 sqft

BUILDING: 20,000 sqft
(2FL) TOTAL: 40,000 sqft

BUILDING: 30,000 sqft
(2FL) TOTAL: 60,000 sqft

BUILDING: 37,500 sqft
(4FL) TOTAL: 150,000 sqft

BUILDING: 30,000 sqft
(2FL) TOTAL: 60,000 sqft

BUILDING: 121,500 sqft
(1FL) TOTAL: 121,500 sqft

BUILDING: 31,250 sqft
(1FL) TOTAL: 31,250 sqft

BUILDING: 100,000 sqft
(1FL) TOTAL: 100,000 sqft

BUILDING: 30,000 sqft
(3FL) TOTAL: 90,000 sqft

BUILDING: 20,000 sqft
(2FL) TOTAL: 40,000 sqft

BUILDING: 60,000 sqft
(2FL) TOTAL: 120,000 sqft

BUILDING: 200,000 sqft
(2FL) TOTAL: 400,000 sqft

BUILDING: 20,000 sqft
(2FL) TOTAL: 40,000 sqft

0 200' 400' 1000' 1500'

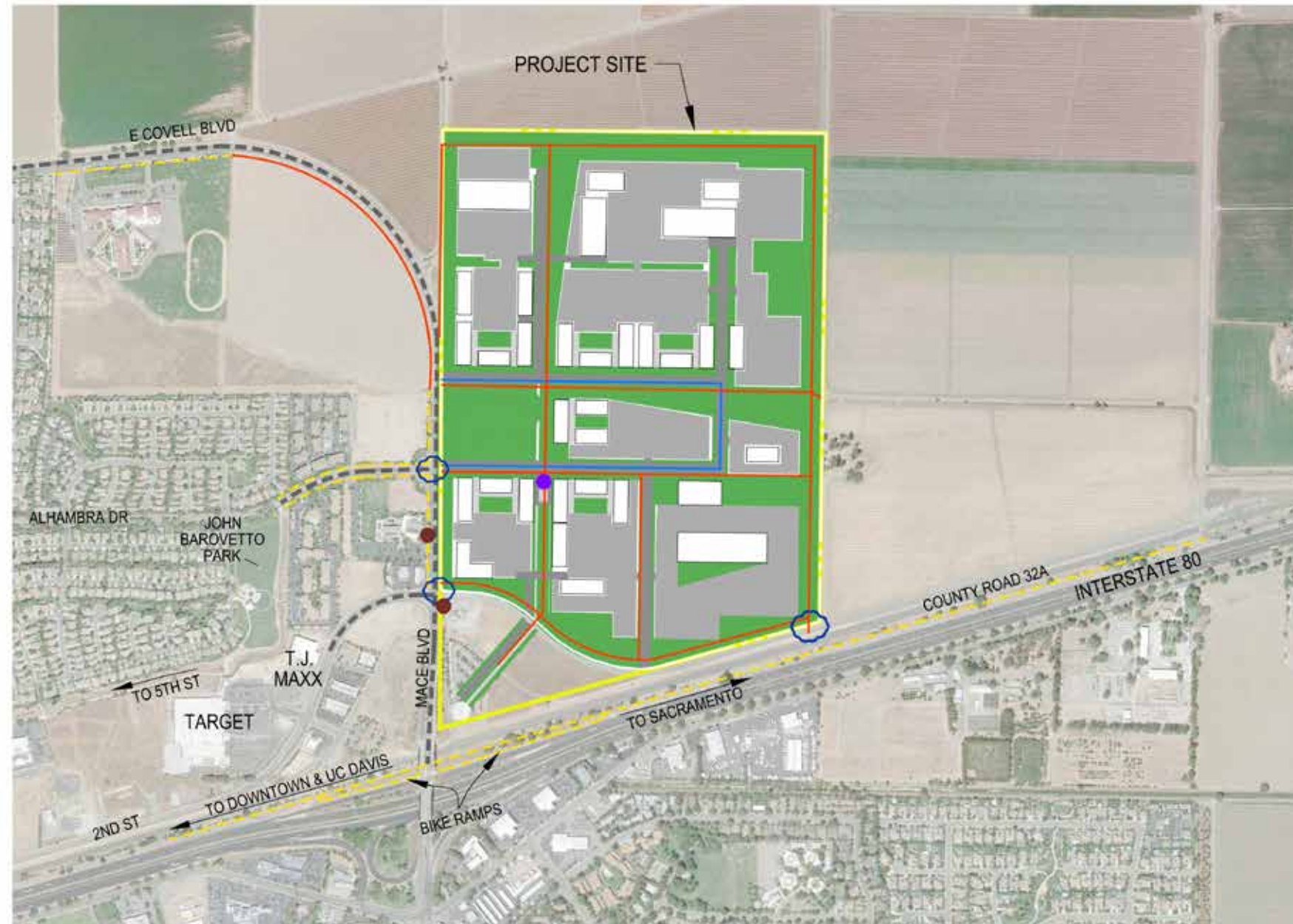


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BUILDING HEIGHT & DENSITY
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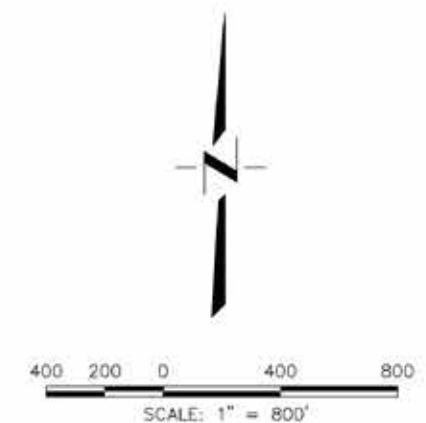


NOTES:

1. SITE AERIAL IMAGERY ACQUIRED JUNE 2014 FROM GOOGLE EARTH PRO. COPYRIGHT GOOGLE 2014.

LEGEND

---	EXISTING BIKE LANES	●	EXISTING BUS STOP	■	PROPOSED PAVED OPEN SPACE
---	EXISTING BIKE PATH	●	PROPOSED TRANSIT CENTER	■	PROPOSED GREEN SPACE
---	PROPOSED BIKE PATH	□	PROPOSED BUILDING		
---	PROPOSED INTERNAL TRANSIT CIRCULATION ROUTE	■	PROPOSED PARKING		
○	PROPOSED ENHANCED INTERSECTION FEATURES	■	PROPOSED ROAD		



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MACE RANCH INNOVATION CENTER ALTERNATIVE TRANSPORTATION CONNECTIVITY August 2015

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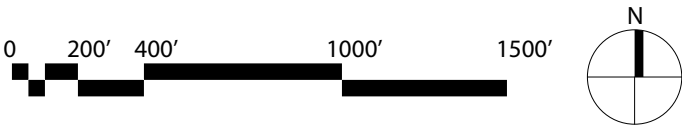
Conceptual Phasing :

TOTAL SITE AREA

Phase 1A & 1B:	2,102,113.68 Sqft = 48.2 Acres	
Phase 2:	1,255,290.18 Sqft = 28.8 Acres	
Phase 3:	2,123,171.29 Sqft = 48.7 Acres	
Phase 4:	3,539,664.24 Sqft = 86.2 Acres	
Total Phasing SQFT:	9,020,239.39 Sqft = 212 Acres	

TOTAL BUILDING SQ. FOOTAGE

Phase 1A & 1B:	540,000 Sqft	
Phase 2:	700,000 Sqft	
Phase 3:	700,000 Sqft	
Phase 4:	714,000 Sqft	
Total SQFT:	2,654,000 Sqft	





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PERSPECTIVE RENDERING
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