

Aggie Square

Initiative Briefing | December 2020



What is it?

Aggie Square is a mixed used innovation district that will be located on the UC Davis campus in Sacramento, California. Aggie Square represents a bold vision for both UC Davis and the Greater Sacramento region in that it will serve as a major hub for high-tech innovation, research and development, student and faculty/staff housing and neighborhood services. The project is being developed by Wexford Science and Technology. Phase I will add 1.2 million square feet of development and result in \$1.1 billion in capital investment.



Why is it important?

Aggie Square provides the opportunity to align UC Davis' strengths as one of the top public institutions in research and innovation with the market goals of industry partners. This innovation district will allow Greater Sacramento leaders to better support the University, bolster growth in targeted innovation sectors and create jobs in STEM fields, in turn creating solutions for greater prosperity across the region. The combined innovation engines of UC Davis and the City of Sacramento will encourage collaborations across disciplines—in life sciences, food systems, mobility, government, civic technology, arts and communications. The entrepreneurial partnerships formed at Aggie Square will advance human health, enrich lifelong learning, enhance emerging technologies and set the stage for future collaborations in the Greater Sacramento region.

Key facts

- 25 acres adjacent to the UC Davis Medical Center
- At buildout will contain approximately 1.8 million square feet of development
 - Phase I will include 1.2 million square feet
 - Phase II will include 600,000 square feet
- Phase I is expected to be completed in late 2023 and will break ground in 2021
 - 683,000 square feet of science, technology, research and engineering space
 - 180,000 square feet will be used by UC Davis and the remaining 500,000 square feet will be leased to private companies
 - 122,000 square feet of classroom and office
 - 200,000 square feet resulting in 285 multifamily units for university-affiliated individuals
 - 53,000 square feet rehabilitation hospital
 - 28,000 square feet of “community-serving” ground floor space

- o 12,000 square feet for the Alice Waters Institute for Edible Education
- o 103,000 square feet for coworking & lab incubator space
 - The coworking and lab incubator space will be anchored by Cambridge Innovation Center
 - Part of this coworking space will be designated to support the Greater Sacramento innovation ecosystem



Technology Focuses



CELL AND GENE THERAPY

Definition: Cell therapy and gene therapy transfers, introduces, changes or removes cells to change a genetic code with the goal of treating or curing a disease.

- 3 Cell and Gene Therapy Companies in Greater Sacramento
- 142 Cell and Gene Therapy Companies in Bay Area



GENOMICS

Definition: Genomics focuses on the structure, function, evolution, mapping and editing of genomes to improve health prevent disease.

- 24 genomics, plant science and seed research related companies in Greater Sacramento
- 258 genomics, plant science and seed research related companies in Bay Area



IMAGING DIAGNOSTICS

Definition: Imaging diagnostics uses electromagnetic radiation and certain other technologies to produce images of internal structures of the body for the purpose of accurate diagnosis.

- 36 medical imaging and diagnostic equipment companies in Greater Sacramento
- 499 medical imaging and diagnostic equipment companies in Bay Area

Wexford Science + Technology

Wexford Science + Technology and GMH Capital Partners were selected as the official developers to design, finance, construct, own and manage Phase I of Aggie Square. The land will be retained by UC Davis. Wexford has strong expertise and experience in building university research parks across the nation including:

- University of Maryland BioPark, Baltimore, Maryland
 - o 353,995 square feet of sophisticated lab and office space, housing, for early stage to mature bioscience companies
- Cortex Innovation Community, St. Louis, Missouri
 - o 536,903 square feet of lab and office space, a highly trained workforce, access to venture capital and proximity to world-class research institutions including Washington University
 - o Home to a regional Microsoft headquarters taking up 29,000 square feet and 150 employees
- Downtown Crossing, New Haven, Connecticut
 - o 1,032,449 square feet and four-story fully leased 513,509 square-foot laboratory and office project. Anchored by Alexion Pharmaceuticals, Inc., serving as its global headquarters
 - o 518,940 square-foot multi-tenant laboratory and office building. Anchored by Yale University and the Yale-New Haven Hospital

Economic Impact

Analysis from EPS conducted by Wexford estimates that this development could result in up to **5,000 direct jobs**, with an economic multiplier effect of up to an additional 25,000 jobs. Once Phase I is built out it will have an economic impact of \$2.99 billion annually for the six-county region.

Inclusion in Aggie Square

UC Davis has pursued an active strategy of community engagement in the Aggie Square planning process. Furthermore, the City of Sacramento is leading efforts to find more opportunities to build affordable housing units, while the university is planning to shift many job training resources to Aggie Square.

Features of Aggie Square

- 1. Aggie Square:** The heart of the innovation district, connecting people in the themed buildings with one another to create a nexus of energy and ideas.
- 2. Life-long learning:** Office and classroom tower focused on continuing and professional education and workforce development.
- 3. Housing and market plaza:** Housing for students and university affiliates.
- 4. Life sciences, technology and engineering:** More than half a million square feet for state-of-the-art labs, incubators, accelerators and more.
- 5. Mobility hub:** Electric buses, bikeshare, carshare, shuttle services and other enhancements will reduce reliance on single-occupancy vehicles.



Next steps

- January 2021 approval of the Enhanced Infrastructure Finance District (EIFD)
- Wexford and the City of Sacramento are negotiating a community benefits agreement as part of the EIFD
- Construction is expected to commence in the spring or summer of 2021
- Estimated completion date is Fall 2023
- Assure Measure U funding can be distributed to be used in the Aggie Square ecosystem building
- Over 20 companies in discussion as potential anchor tenants