



The five block site incorporates a diversity of uses, including: retail uses which complement downtown commercial uses and serve nearby highway traffic; residential homes and apartments that are consistent with the scale and character of surrounding neighborhoods; future University administrative offices; and, usable open spaces with new trail connections to major destinations.

Aggie Village is a 12-acre mixed-use neighborhood constructed on the southern edge of downtown Davis, California. Its important location provides an opportunity not only to integrate the campus and the town's historic downtown fabric, but also to serve as a gateway to the City and the UC Davis campus. The five block site includes retail, residential, and university uses, as well as useable open spaces and bicycle trail connections to major destinations within the city and the University. Building designs complement the diverse architectural character of the surrounding neighborhood, with California bungalows as well as Victorian and mission style homes.

The plan's circulation network is fully integrated into the existing city street grid, pedestrian paths, and bicycle routes. The street pattern is extended to an adjacent creek and an arboretum at the south of the site. The arboretum was cleaned up and restored to its natural setting as part of the project. The bicycle and pedestrian

paths within this natural corridor were also restored and are now heavily traveled. Narrow, tree-lined streets accommodate visitor parking, while individual garages service the homes.

The retail portion of the neighborhood contains small street-facing retail shops that service local and visitor pedestrian, bicycle, and automobile traffic. A Borders Book Store anchors the retail component of the project.

A variety of porch-front single-family homes face the neighborhood's tree-lined streets. Home designs complement the diverse architectural character of the surrounding neighborhood, with California bungalows as well as Victorian and mission style homes.



#### PROJECT SUMMARY

CLIENT: The University of California, Davis

TYPE: Neighborhood Plan

SCALE: 55 units and 36,000 s.f. of retail on 12 acres.

SUMMARY: Mixed Use Master Plan and Development Guidelines

DATE: 1993

LINKS: [www.ormp.ucdavis.edu/aggievillage](http://www.ormp.ucdavis.edu/aggievillage)

AGGIE VILLAGE  
DAVIS, CALIFORNIA



The carriage units, or 'grad-flats,' can be used by homeowners in Aggie Village as rental units for university students and residents. The porch-front units are designed with separate entrances and help to create a pedestrian-oriented streetscape on both the front and back side of housing lots.



Large duplex homes lining First Street establish a presence on the public boulevard. First Street was redesigned to incorporate a multi-use path which is heavily traveled by students from the university. It links Aggie Village and the neighborhood to downtown Davis and the University.



A retail area is focused around a neighborhood green, preserving a grand old oak tree and placing all the parking to the rear. A cafe, restaurant, bookstore and other specialty shops line the arc and are split by a passageway to the parking. Two major stores have front and back door access, an important strategy in providing a more pedestrian oriented retail configuration. The community green in front of the retail connects the new neighborhood to the surrounding town and forms a gateway to its Main Street.



Main Street Shops.

