



# UC Villages

MERCED, CALIFORNIA

*University Villages is intended to become a local landmark and serve as one of the gateways into the new UC Merced Campus.*






UC Villages is a mixed-use development situated on roughly 35 acres of semi-rolling terrain. Plans call for a vibrant mixture of retail, office and residential land uses with a high level of connectivity, sustainability and energy efficiency.

The "Concept Land Use Plan" includes three primary land use components; retail, office and residential. The retail component is intended to service the day-to-day needs of students, faculty members and other local residents with restaurants, coffee shops, book stores, general merchandise and other types of retail establishments typical of a retail environment adjacent to a major university. A mix of more service oriented retail is also intended to occur as first floor elements in the residential component of the project.

Offices are planned to occur as both stand alone and mixed-use buildings. Office land uses are intended to be in support of expressed University needs for administrative and research space as well for businesses that either work with the University or just want to be part of the University community. Mixed-use office space will involve first floor retail activities.

The residential component of the plan is anticipated to involve rental housing in 2-4 story buildings aimed primarily to capture the needs for student housing. First floor retail at key "thematic" intersections and open space paseos with connective mini-parks will provide linkage to the rest of the development.

### Legend

	<b>Gateway Retail</b> - Main Street Retail Concept - Places for People to "Hang" and Gather - Significant Public Open Space Areas		<b>Gateway Mixed-Use</b> - Ground Floor Retail / Upper Story Office - Neighborhood Corner Retail in Residential Zones
	<b>Gateway Office</b> - Professional and "Face-Toch" Space - Multi-Story with Pedestrian Amenities - Integrally Linked with Retail / Residential Uses		<b>Open Space Links</b> - Large Thematic Plaza at Corner of Bellevue and Lake - Mid-Block Pedestrian Paseos - Mini-Parks and Plazas
	<b>Gateway Residential</b> - Student Housing - Multi-Story with Pedestrian Amenities (Parks / Plazas) - Integrally Linked with Campus and Retail Uses		

### Prototypical Mixed-Use Development Scenario

Land Use	PA	Acres	Density	FAR	Du's	Retail SF	Office SF
Retail	1	0.4	NA	0.5	NA	8,712.00	NA
	2	1.7	NA	0.75	NA	55,539.00	NA
	3	2.4	NA	0.75	NA	23,522.40	54,885.60
Office	4	3.2	NA	0.75	NA	10,454.40	94,089.60
	5	3.2	NA	0.75	NA	10,454.40	94,089.60
	6	4.4	NA	1	NA	NA	191,664.00
Residential	7	4.1	36	NA	147.6	17,859.60	NA
	8	3.9	36	NA	140.4	16,988.40	NA
	9	1.7	36	NA	61.2	7,405.20	NA
	10	3.4	36	NA	122.4	14,810.40	NA
	11	4.9	36	NA	176.4	NA	NA
<b>Total</b>	NA	<b>33</b>	NA	NA	<b>648</b>	<b>165,746</b>	<b>434,729</b>

- Notes:
1. Development acreage is based upon AutoCAD takeoffs from materials supplied from FPP Consulting Engineers
  2. Mixed-Use retail / office assumes street level retail with office above (2-3 stories).
  3. Mixed-Use residential / retail assumes a 10% retail component.
  4. Total acreage does not include roads and open space.

