

# OUT-GROW

## NISHI Site Development Proposal

This proposal respects Davis' connection to cultivation and active lifestyle while also inspiring residents to embrace the functional and educational value of a living, adapting, productive landscape. Inspired in part by UC Davis' vision to Outgrow the Expected, this design seeks to cultivate an interactive learning environment.

Each space, organized around permacultural land uses, is designed to spark curiosity and immersive connection to one's surroundings, with the ultimate goal of **engaging a majority-student resident population in stewarding their natural surroundings** and investing in the landscape such that it serves as an ever-expanding resource that continually pushes the boundaries of sustainable living.

### Program Overview

- PERMACULTURAL ZONING**
  - Concentrates residential areas, allowing for more undisturbed habitat corridors and productive garden space
  - Cultivation follows a clear gradient - informative on wild/co-benefits of naturally managed cultivation
- INVITING PUBLIC SPACES**
  - Residences and retail areas surround a "permeable promenade" for flexible, multi-use leisure space that encourages active transportation
  - Courtyard spaces and nodes provide sense of place that is semi-sheltered from the surrounding noise pollution
- INTENTIONAL EDUCATIONAL LANDMARKS**
  - Central education center workshop space that concentrates community amenities including: recipe garden and teaching kitchen, toolsheds
  - Walkway and ecotour highlights site-level green infrastructure, habitats and species conservation corridors, and reused materials

**Legend**

	residential buildings		parking median
	community buildings		manicured green space
	bike loop		permeable promenade
	pedestrian access		300 ft setback



- Permaculture Informed Design
- Zone 1:** most frequent uses  
raised garden beds, herb gardens, farm-to-fork gardens for commercial eateries
  - Zone 2:** residential garden areas  
perennial plants, long season regulars, irrigation and spot mulching, compost sites
  - Zone 3:** lower intensity use planting  
citrus orchards, pastures, oak habitat
  - Zone 4:** semi-wild area  
foraging uses, integration with pollinator habitat, restoration, multi-layered ecosystem habitat

Figure 2

Permaculture emphasizes the use of systems-thinking to form design solutions that emulate the natural environment. Emanating from the highest intensity uses in the central core promenade, each zone informs on the planting, aesthetics, maintenance regime and other uses of the areas within these zones until the site reaches the natural, least cultivated habitat land.

The icons below indicate features of the site design present in each zone.

### ZONE 1

- 718 units in 16 four story buildings oriented to maximize passive solar
- 570 parking spaces
- ~10,000 sq ft of PV per building to achieve 90% ZNE

### ZONE 2

- 5 rideshare stops; EV fleet to minimize parking need
- 10 courtyards with 145 spaces in each

### ZONE 3

- eco-tour highlights sustainability features & promotes experiential learning
- 2 acre bioswale network
- 3.2 acre of water detention

### ZONE 4

- 8 acres of urban forest
- wildlife habitat certification

Figure 1



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Expanding upon the ideas presented in the previous poster, these design details make further considerations about the site, seeking practical strategies for implementing our design goals.

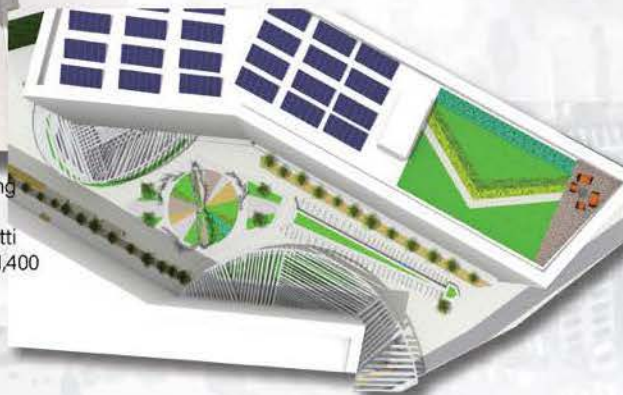


Figure 3



## COUTYARD DESIGN

This detail imagines the both the visual aesthetics and practical use of the courtyard space between each L-shaped building. While each space has the potential to represent a unique artistic theme, this one focuses on the biking, celebrating its importance to the Davis culture with bike chain inspired archways and seating and a spoke shaped garden plot framing the space.



In addition, several elements of the building design feature in these renders including shade structures reminiscent of the Manetti Shrem as well the rooftop implements of 1,400 sq ft of PV and gardens/patio space

## SITE ENTRANCE

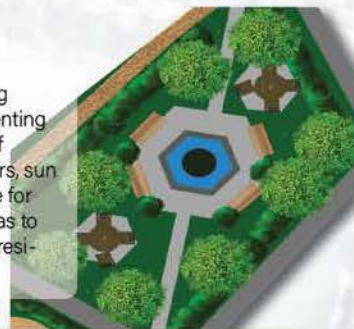


This entrance helps to engage people with the outdoors by creating dynamic, exciting features such as plant arches and outdoor gardens. The overall less manicured feel of the space aligns with our concept of permacultural design, in which this space would be Zone 4--a more wild, natural area.

## RECREATIONAL SPACE



Creating welcoming spaces for the community and visiting guests is crucial to uplift the Outgrow experience. Implementing designing methods from William Whyte's The Social Life of Small Urban Spaces such as water, sculptures, food vendors, sun availability, sitting space, trees, moveable chairs, and space for performances. In addition, the proximity this open space has to the educational buildings garden provides opportunity for residents to learn more about agriculture.



## LOCATIONS

- 1 Education Center
- 2 Recipe Garden
- 3 Community Kitchen
- 4 Permeable Promenade
- 5 Monarch Conservatory
- 6 Flat Blvd
- 7 Bird Sanctuary
- 8 Wind Mill Way
- 9 Detention Basin

## ECO-TOUR

The Nishi Eco Tour is a unique opportunity to see urban sustainability in action. Our goal is to use this site an example of Sustainable Development should look like. This tour explore many of these features, highlighting the opportunity for both residents and visitors to learn about sustainability.

### LEGEND

- Bioswale
- Pollinator Habitat
- Urban Agriculture
- Water Refill Station

## CIRCULATION

This circulation layout is designed to encourage residents' use of active transportation modes through an extensive network of class I bike lanes with separate walking paths. It consists of two main corridors, one surrounding the 'permeable promenade' and another along the southeast edge of the site. It is unique in that the design does not justify the need for travel lanes adjacent to the main road, as residents can efficiently transport themselves throughout the site relatively independent of vehicle traffic and congestion. In this way, by reducing potential interactions with vehicles, this network can facilitate increased awareness and interaction with the natural surroundings.

