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 the 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 natural corridors and productive garden space
- Cultivation follows a clear gradient: Information on wild co-benefits of naturally managed cultivation

INVITING PUBLIC SPACES
- Residences and rental are surrounded by “permeable promenades” for flexibility, 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 rooftop garden and teaching kitchen, butterfly

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

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

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 promenades, 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.

Figure 1
- 78 units in 16 four story buildings oriented to maximize passive solar
- 510 parking spaces
- ~10,000 sq ft of PV per building to achieve 90% ZNE

Figure 2
- 5 rideshare stops, EV fleet to minimize parking need
- 10 courtyards with 145 spaces in each
- 8 acres of urban forest
- Wildlife habitat certification

LDA 142 SQ 2020
Annika Peterson, Angel Rodriguez, Anthony Otomo,
Lezlie Zimny, Meyrav Revivo & Molly Palu
OUT-GROW
NISHI Site Development Proposal

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.

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.

ECO-TOUR

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

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 interject 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.

COURTYARD 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.

CREATIONAL 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.