



## 6 Open Space and Parks

The City of Davis is recognized regionally, nationally and internationally for its outdoor lifestyle, healthy and sustainable initiatives, and bicycle-friendly circulation network. There is an understanding that access to outdoor space and active recreation is critical to local prosperity, community livability, and the health and well-being of residents and employees. As the planning and design of the Nishi development continues to evolve, there is also a need to ensure that the ultimate project supports the recreation needs of the new residents and employees, seamlessly integrates with existing open space and multimodal circulation networks, and enhances the overall citywide web of park and recreational amenities.

Figure 6-1 shows the conceptual Open Space and Parks Plan for the Nishi development, consistent with the Land Use and Site Plan shown and summarized in Chapter 2. While the Site Plan and the Open Space Plan show specific locations for buildings and recreation amenities, these plans are intended to allow some flexibility in the ultimate design of buildings and spaces. In order to provide a framework for this eventual programming, this chapter includes specific goals, objectives, actions and metrics for enhancing on-site open space, park and recreational uses. Key features of the Open Space and Parks Plan include the following:

- **New and Enhanced Open Space:** Expanding access to, and the quality of, open space on the Nishi development is a key sustainability objective. This includes seamlessly integrating open space areas in the northern portion of the site with the existing Putah Creek corridor and UC Davis Arboretum through direct bicycle and pedestrian connections, increased habitat, and open views through the site to the creek corridor. In addition, the plan also includes enhanced open space along the border with Interstate 80 that can be used as a bioswale and tree habitat buffering the project from the freeway.
- **Active and Engaging Parks and Public Spaces:** The plan provides spaces for passive and active recreational uses that will enhance the quality of life for Nishi Gateway residents and employees. The programming of these facilities has been developed with other City of Davis and UC Davis facilities in mind, to maximize the availability and utility of recreational spaces.
- **Connected “Green Loop” Network:** The “Green Loop” concept includes a bicycle and pedestrian path that runs through the Nishi property and directly connects to the Putah Creek Greenway and the University of California Davis (UC Davis) Arboretum and other



Figure 6-1 Open Space and Parks Plan

pathways on the UC Davis campus (via a new undercrossing of the railroad tracks). The core of the site includes a separated, Class I multi-use trail that will allow easy non-motorized circulation through the site, with access points to major buildings for residents and employees.

- ▲ Sustainable Practices and Programming: The plan includes spaces for urban agriculture, stormwater detention and pre-treatment, carbon sequestration, and solar energy production. Combined, these sustainable elements will help reduce overall energy consumption, improve air and water quality, and improve the quality of life and health of Nishi Gateway residents and employees, as well as the greater Davis community.

## 6.1 Goals and Objectives

The following goals and objectives were defined at the outset of the planning process and have been used to guide the overall open space and parks programming for the Nishi development. They are a subset of those identified in Chapter 1 and relate specifically to this chapter. Each of the specific actions identified in Section 6.2, as well as those in other chapters of this Plan, implement one or more of these objectives.

- ▲ **Goal 1:** Serve as a model for low-carbon, climate-resilient development that also enhances the fiscal and equitable sustainability of the broader community.
  - **Objective 1.2:** Encourage innovative site and building design that encourages a healthy and interconnected natural and built environment, conserves natural resources, and promotes equitable and efficient communities.
  - **Objective 1.4:** Promote and demonstrate resiliency to the effects of climate change and other challenges through project design.
- ▲ **Goal 5:** Create synergy with other project design goals and existing community sustainability initiatives.
  - **Objective 5.1:** Preserve and promote the health of future residents and employees and the local ecosystem.
  - **Objective 5.2:** Ensure appropriately sited and programmed open spaces and parks, in order to meet the recreational needs of new residents and employees while maximizing habitat connectivity, public health, active transportation connectivity, and stormwater management.
  - **Objective 5.3:** Provide access to local agriculture, including on-site agriculture in the form of community gardens, rooftop gardens, vertical aeroponic farming, and other options.
  - **Objective 5.6:** Incorporate opportunities to educate and empower future residents and employees to increase awareness of resource consumption and their carbon footprint.

## 6.2 Implementing Actions

This section includes detailed actions necessary to implement the open space and parks goals and objectives identified above. This includes specific standards and programming components for all open space and parks uses on the Nishi property. To organize the various individual and collective actions needed to attain the project’s sustainability goals, this section is organized under the following headings:

- ▲ Open Space <sup>1</sup>
- ▲ Parks and Recreation <sup>2</sup>
- ▲ Roadways and Multi-use Paths
- ▲ Landscaping and Green Roofs
- ▲ Accessibility and Safety

### 6.2.1 Open Space

Protecting, enhancing, and maintaining open space is a key opportunity for the Nishi development, and something that is highly desired by the Davis community and will increase the quality of life for future residents and employees within the site and adjacent areas. Open space areas provide ideal locations for habitat preservation, carbon sequestration and air quality benefits (through new tree plantings), and for non-automotive circulation and passive recreation. Open space areas are also unique because they will be publicly owned and operated by the City of Davis. The following are detailed actions necessary to implement Objectives 1.2, 1.4, 5.1 and 5.2 listed earlier.

### Open Space Requirements

#### **Action 6.1: Dedicated Open Space/Greenbelt Standard**

Identify, protect and dedicate to the City of Davis a minimum of 2.35 (10 percent of the gross residential site acreage<sup>3</sup>) as protected greenbelt open space. This can include the portion of the existing Putah Creek corridor that is located on the Nishi property.

#### **Action 6.2: Allowed Uses and Activities**

Active recreation uses should be minimized within open space areas. Allowed uses include passive recreation (e.g., benches, bird watching, multi-use trails for circulation/access),

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<sup>1</sup> Open Space is defined in the Davis General Plan as “a general category that includes all undeveloped land whose fee title or development rights are owned by the City, another public agency, or an open space trust or organization, and which is set aside for passive recreation, habitat preservation, buffering of the City from surrounding uses, and/or agriculture.”

<sup>2</sup> Parks are different from Open Space because (1) they include active recreation amenities such as playgrounds or sports fields, and (2) they meet Quimby Act requirements (e.g., minimum park requirements for new residential development).

<sup>3</sup> The City considers the Nishi development as a mixed-use development where half of the development is counted towards residential uses and half non-residential uses for use in calculations of open space/greenbelt.

stormwater management and bioswales, dog play area, smaller playground and exercise equipment, and public utilities.

### **Action 6.3: Open Space Vegetation Requirements**

All areas that are dedicated as open space must include native, drought tolerant landscaping that require minimal or no irrigation. New trees must be planted to improve aesthetics, shading, carbon sequestration, and air quality. However, they must meet the same requirements of being native and drought tolerant species (see Zoning and Design Guidelines). Plants that attract wildlife and beneficial insects, provide habitat, etc. are encouraged.

### **Action 6.4: Open Space Energy Generation Opportunities**

Renewable energy generation facilities (e.g., solar PV) may be considered within open space areas so long as they do not diminish habitat values nor degrade the aesthetics of the area.

## **Putah Creek Corridor Enhancements**

### **Action 6.5: Reconfigure Multi-use Putah Creek Greenway Path**

Reconfigure the existing multi-use path within the Putah Creek Greenway. In coordination with a new West Olive Drive overcrossing of the historic Putah Creek channel needed to access the Nishi Gateway site, ensure that any realignment of the existing multi-use path (1) does not impede regular bicycle flow, (2) does not result in increased safety issues for bicyclists or pedestrians, and (3) is well-designed to function as a gateway feature for both the Nishi development and city of Davis.

### **Action 6.6: Connect Multi-use Path to Putah Creek Greenway Path**

Develop at least two direct connections to the existing Putah Creek Greenway multi-use pathway in order to provide sufficient access between the Nishi property and the citywide trail system. Ideally, these connections will be located on either side of the new West Olive Drive bridge/overpass to allow unimpeded access to either side of the road for pedestrians and bicyclists.

## **Neighborhood Greenbelt**

### **Action 6.7: Neighborhood Greenbelt Connections**

Create a series of interior neighborhood greenbelts that provide connection within and through the Nishi property. This includes development of the “Green Loop” concept and additional neighborhood greenbelts adjacent to interior roads that provide access to open space areas on the exterior of the site.

## Habitat Enhancement

### **Action 6.8: Wildlife Habitat**

Improve on-site wildlife habitat in open space areas. Ensure that all open space areas include native plant species (see also Action 6.3 above) that support specific wildlife habitat, and include specific habitat features such as boxes for bats and owls, and nesting sites for raptors to enhance wildlife habitat on site.

## 6.2.2 Parks and Recreation

Creating enjoyable, fun and engaging spaces for active parks and recreation is an additional opportunity to increase the quality of life for future residents of this project. Parks and recreation areas help to activate urban spaces, increase public health, and promote overall sustainability. The plan includes several public and private areas that provide parks and recreation activities. The following are detailed actions necessary to implement Objectives 5.1 and 5.2 listed earlier.

### **Public Park Standards and Programming**

#### **Action 6.9: On-site Parks Acreage Requirement**

Develop between 8.5 and 11 acres of active public or private parkland on the Nishi development (15 to 23 percent of total gross acreage of the site) in order to achieve the City of Davis Quimby Act requirement of five acres per 1,000 people and/or 0.0131 acres per unit.

#### **Action 6.10: Southern Park and Stormwater Detention Area**

Stormwater detention is the primary purpose of the southern area but secondary uses may be appropriate in the 'upland' or perimeter areas of the detention basin. As an example, develop the southern portion of the site as a park surrounding the stormwater detention area. Amenities at this park may include a combination of children's playground, picnic facilities, and natural areas. There is a potential for a small multi-use open field on this site as well; however, its total turf coverage should be kept to a minimum in order to reduce irrigation needs. A restroom would not be necessary at this park so long as a publicly-accessible restroom is available in one of the adjacent buildings.

#### **Action 6.11: Mini-Parks and Gathering Spaces**

Include small active uses within linear public parks, especially between the residential buildings in the northern portion of the site. Consider non-irrigated and/or un-mowed grasses/turf or other approaches to allow for drainage and minimize water application in these areas. Amenities may include children's playgrounds, picnic areas, and special features.

**Action 6.12: Community Park Uses**

Create spaces for mental restoration, social interaction and physical activity. Ensure public park spaces throughout the site are comfortable to users by including elements like wind breaks, shading, drinking fountains or water bottle refilling stations, appropriate lighting, and movable furniture. Attract people to the area with features like game tables, dining areas, art or a wireless internet connection. Site design considerations should also provide enhancements to public spaces and facilities, like walking trails, connections to multi-modal transportation options, and bicycle racks to encourage greater physical activity.



A view of the Northern Park, looking south at the for-sale condominium buildings and R&D uses.

**Action 6.13: Scenic Views**

Focus on natural views and landmark architecture. Orient pathways and outdoor seating areas toward beautiful views like large trees, Putah Creek, the Coastal Range, and unique stormwater management systems. This should also include protecting views towards prominent architectural and cultural features, such as the Mondavi Center for the Arts and Shrem Art Museum, in order to visually connect the Nishi property with UC Davis. In addition, screen visual or noisy distractions to enhance the restorative benefits derived from views of nature or natural systems.

**Action 6.14: Running Trail Around the Perimeter of the Site**

Create a running trail around the perimeter of the site as a way to increase physical activity and provide a unique experience through open space and habitat restoration areas. The trail should be developed with decomposed granite or similar material and have connections to residential and R&D buildings. Ensure that the trail is visible from public spaces and does not create safety issues.

## Plazas

### **Action 6.15: Plazas**

Develop outdoor plazas adjacent to buildings fronting the new extended West Olive Drive to create active and enjoyable outdoor spaces within the urban core of the site. These smaller areas should be constructed with permeable surfaces and integrated into the bioswale system. Amenities for these spaces may include seating, game tables, drinking fountains or water bottle filling stations, dining areas, art or a wireless internet connection. A larger plaza could also be programmed as a weekly or bi-monthly event space that can accommodate food trucks, farmers' markets, concerts or similar outdoor events. Consider one or more active urban sport courts in residential and research & development plaza areas.

## Private Parks within Residential Building Areas

### **Action 6.16: Private Outdoor Spaces**

While the ultimate architectural design may vary, each residential building should include private outdoor spaces located on the second floor, above the podium parking. These outdoor spaces can include hardscape patios surrounded by vegetation, trees and seating/resting areas. These will allow unique "active green roofs" for these buildings and areas where residents can relax, socialize and recreate. These areas will also include potential for edible vegetation so they can act as a private garden for residents.

### **Action 6.17: Operations, Maintenance, and Access**

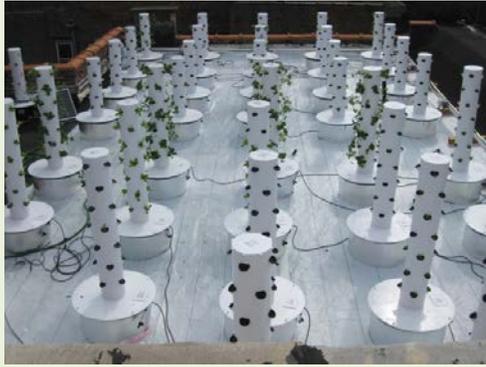
Private spaces located on residential buildings will be operated and maintained by either a property management company or homeowners association. They will not have direct public access and will be available only to residents and their guests.

## Food Producing Gardens

### **Action 6.18: Community Gardens**

Create at least one community garden that can be used for both educational and food production purposes. The garden should be large enough to grow a wide variety of fruits and vegetables, and include on-site water catchment to be used for irrigation. It should be noted that there are tradeoffs for food production/harvesting that could conflict with water efficiency targets (e.g., long-term objective for zero net water usage), and as such there is a need to balance these objectives to optimize the overall of the Nishi development. Due to the limited land available for agriculture and current drought conditions/need for long-term water conscious use, community gardens shall utilize high-performance agriculture techniques and water conservation measures (see also Action 6.33: On-site Food Production).

### High Performance Gardening



Rooftop example: Week 1 (left) - Towers just planted; Week 4 (right) – Ready to harvest

One possible way to incorporate low-water, high-efficiency food production is using “Tower Gardens” which use 90 percent less land and 90 percent less water than traditional gardens. The closed-loop systems recycle 100% of the nutrients and water and grow three to five times faster and 35 percent larger. Best locations include rooftops, courtyards, balconies, and patios.



Proposed park/open space near residential buildings could serve as a community garden space.

## Internal Recreational Uses

### Action 6.19: Gyms, Yoga Studios, and Similar Facilities

Interior recreation facilities should be included in each rental residential building. Amenities may include one or more gyms, yoga studios, Pilates rooms or similar facilities.

### **Action 6.20: Pool**

Depending upon final building programming, the project may include one unheated swimming pool within or adjacent to the residential buildings. It could be located either within one of the podium parking areas (assuming there is enough space to also meet City of Davis parking requirements) or possibly within a second floor outdoor private park space.

### **Action 6.21: Spas**

Depending upon the final building programming, the project may include up to three heated spas within one or more of the residential buildings. They could be located within a second floor outdoor private park space or designed so they are internal to the building.

## **6.2.3 Roadways and Multi-use Paths**

The Open Space and Parks Plan for the Nishi development is designed to integrate different indoor and outdoor uses seamlessly through an internal circulation system, focused around the “Green Loop” concept. While transportation programming elements of roadways and multi-use paths are discussed further in Chapter 3, “Transportation,” the following are detailed actions necessary to implement Objectives 1.2, 5.1, and 5.2 listed earlier.

## **Design Features**

### **Action 6.22: Complete Streets Features**

Develop all roadways on the Nishi development so they provide safe accommodation of all users, including motorists, public transit users, bicyclists, and pedestrians of all ages and abilities. Complete Streets concepts include fully constructed sidewalks and crosswalks with landscaping, bulb-outs at intersections, dedicated right-of-way for buses, grade-separations, on-street parking, and bicycle lanes, paths, or sharrows. These features will improve mobility while also enhancing safety, and healthy and active lifestyles.

### **Action 6.23: Pervious Surfaces and Biofiltration**

Incorporate pervious surfaces into multi-use paths, parking areas, side streets and access roads (e.g., all streets except West Olive Drive and the new connection to UC Davis) to allow for biofiltration and to reduce the amount of impervious surfaces on the site. See also implementing actions related to stormwater management and low impact development in Chapter 5, “Water.”

### **Action 6.24: Catchment Basins**

Incorporate catchment basins along West Olive Drive, the new connection to UC Davis, and adjacent to the multi-use path in order to fully capture stormwater runoff from these two facilities, as well as adjacent buildings and plazas. Depending upon stormwater flow and

metering rates, these basins could be used as a source for non-potable water that can be used for site irrigation. See also implementing actions related to stormwater management, non-potable water sources, and low impact development in Chapter 5, "Water."

**Action 6.25: Stormwater Planters**

Install naturally drained, landscaped stormwater planters where possible, exploring the transition from piped to natural percolation and including these planters on sidewalks, medians, bulb-outs, parks and plazas. See also implementing actions related to stormwater management and low impact development in Chapter 5, "Water."

**Action 6.26: Cool Paving Materials**

Employ colored and "cool" temperature paving materials with high solar reflectance and high thermal emittance (high albedo) to reduce urban heat island effects on all roadways and multi-use paths.

## 6.2.4 Landscaping and Green Roofs

Incorporating water efficient, drought tolerant and native landscaping will help address sustainability objectives and reduce maintenance costs. Key factors for this project include using a plant palette that is tailored to the specific region, adding a variety of plant types and sizes, and including vegetation that has interesting colors and contrasts. Overall, there is a need to ensure sustainable concepts are included in both the design of new public open space and parks, and public and private rooftop areas, along with their long-term maintenance. The following are detailed actions necessary to implement Objectives 5.1 and 5.3 listed earlier. More specific landscaping palettes and guidelines will be incorporated into the project-specific Zoning and Design Guidelines (see Chapter 2, Actions 2.1 and 2.2).

### Plant Selection

**Action 6.27: Plant Selection**

Select and locate plants according to the microclimate and group with similar water needs in separate hydrozones. Select species that do not require extensive shearing or pruning to ensure plants will grow within the space provided. In addition, select water conserving native and climate appropriate plants that are visually appealing and interesting while also providing the maximum carbon sequestration and air quality benefits.

**Action 6.28: Turf Restrictions**

Limit turf to only active recreation areas and require all turf to have low-water impacts per the plant palette in the Design Guidelines.

**Action 6.29: Mulching**

Provide three inches minimum of mulch in all but turf areas. As appropriate, cover all soil with a minimum of three inches of recycled mulch, from green waste and or recycled wood construction waste.

**Action 6.30: Shade Trees**

Maximize carbon sequestration and air quality benefits by planting trees throughout the site in parks, open spaces, and along public streets. In particular, emphasize planting of trees to shade multi-use paths, sidewalks and parking areas in order to mitigate the heat island effect and encourage pedestrian activity. Similar to plant selection (see Action 4.28), tree species should be selected that are well-suited for filtration of particulate matter and ultrafine particulate matter, and are climate appropriate in terms of drought and heat tolerance.

**Action 6.31: Limited Tree Planting Areas**

Restrict the planting of new trees, or replacement of existing trees, within the 100-foot Union Pacific Railroad easement and 80-foot PG&E easement, per the requirements of those easements.

## Green Roofs

**Action 6.32: Green Roof and Cool Roof Features**

Apply green roof features to the top of the Office/R&D buildings to reduce heat gain and improve energy efficiency within the buildings themselves. This includes applying “cool roof” materials (e.g., lighter-colored, higher-albedo materials) that can help to reduce solar reflectance, which would help to minimize the Nishi development’s contribution to the urban heat island effect.



Images: Examples of green roofs.

**Action 6.33: Dual-purpose Private Open Space in Residential Buildings**

Utilize the private open space areas on the second floor of the residential buildings as additional areas to apply green roof features, further reducing the heat island effect of the Nishi development.

## Food Production

### Action 6.34: On-site Food Production

Dedicate a minimum of 10 percent of the landscaped area within the Nishi development to food production (e.g., community and private gardens, edible landscaping, rooftop vertical aeroponic<sup>4</sup> systems, green walls, etc.) This can also include areas identified as parks or landscaped areas along interior roadways.

Health and safety must be considered prior to use of non-potable water in edible landscaping areas. This action should be considered carefully along with potential actions to expand the use of non-potable water (e.g., recycled water, collected stormwater, or on-site graywater) and other actions to maintain the efficient use of water in meeting the project's goals and objectives for water and wastewater efficiency (see Chapter 5, "Water").



Images (clockwise from the top left): terraced vertical agriculture and open space, urban community garden; living "green wall," and edible landscape within a public plaza

<sup>4</sup> "Aeroponic" refers to the process of growing plants in an air or mist environment without the use of soil or an aggregate medium.

**Action 6.35: Food Distribution**

Distribute or sell food produced on site to residents and employees of Nishi development and the Davis community (e.g., farmers' market, local food sources, restaurants, schools, UC Davis and community supported agriculture).

## Ongoing Maintenance

**Action 6.36: Maintenance**

Provide maintenance guidelines that restrict or limit chemical use and outline sustainable maintenance practices.

**Action 6.37: Compost On-Site Waste**

Ensure that at least 50 percent of vegetation trimmings and food waste are composted on site.

## 6.2.5 Accessibility and Safety

Ensuring the open space and parks are safe, accessible to all users and promote a healthy lifestyle is a step towards achieving sustainability on the Nishi development. The following are detailed actions necessary to implement Objectives 5.1 and 5.6 listed earlier.

### Accessibility

**Action 6.38: Playground Accessibility**

Ensure all multi-use paths, sidewalks and park facilities provide access and usability to people of all ages and abilities as required by the Americans with Disabilities Act. This includes designing and installing playground equipment that is accessible for children and adults using wheelchairs.

### Safety and Community Health

**Action 6.39: Improve Overall Safety**

Improve the actual and perceived safety of the Nishi property by: (1) providing clear, defined spaces and access control; (2) providing natural surveillance with adequate lighting levels at entrances, walkways and night-time use areas; (3) creating clear visibility and good sight lines; (4) incorporating a variety of options for building access; and (5) providing open space and park design elements that improve the effectiveness of policing and security efforts.

**Action 6.40: Increase Wayfinding**

Create an environment that makes it easy and intuitive for users to orient themselves and navigate from place to place by providing clear entrances and gateways to the site and major recreational uses, and establishing a clear hierarchy of pedestrian and vehicular circulation.

**Action 6.41: Allow for Outdoor Fitness and Activities**

Create a series of fitness courses within open space, parks and trail areas. These courses should include facilities and encourage exercise; such as pull-up bars, disc golf, steps, inclined surfaces, etc. In addition, encourage outdoor physical activity programs such as yoga classes and tai chi at parks and plaza space adjacent to buildings. Consider providing facilities for new and emerging trends in outdoor recreation such as interactive or movable fitness equipment; pickleball or ‘gaga’ courts; multi-use sports plazas or ‘flexcourts’, etc. Consider uses that will meet the needs of residents and employees, such as dog exercise areas and amenities geared toward children, teens, and adults.

**6.3 Evaluation and Monitoring**

**6.3.1 Evaluation**

For the project to be the most successful, all goals, actions and standards identified in this chapter should be met or exceeded. Table 6-1 below provides a summary of how the Nishi development achieves key metrics and targets for open space and parks.

Table 6-1 Site Plan Parks and Open Space Evaluation		
Topic	Measure/Metric	Site Plan Outcome(s)
Parks	<p><i>Residential</i>                      Base requirement<sup>5</sup> of a minimum of 8.3 acres dedicated on-site or through payment of fees in-lieu of land dedication (650 units x 2.55 persons per household = 1,658 new residents x 0.005 acres = 8.3 acres)</p> <p><i>Nonresidential</i>                      Potential additional parkland dedication for nonresidential uses, assuming 1,508 new employees (1.5 x 5 acres = 7.5 acres)</p>	Public and private parks on the site plan total 13.7 acres (5.4 acres more than the base Quimby Act requirement <sup>4</sup> of 5 acres per 1,000 residents). Most of the parkland (9.8 acres) will be open and available to the public.
Greenbelts and Open Space	Dedicate a minimum of 2.35 acre of open space/greenbelt (10 percent of residential land. 46.9 acres mixed use/2 = 23.45 acres x 0.10 = 2.35 acres)	Total greenbelts and open space on the site plan is 9.5 acres (7.15 acres more than requirement), which includes 3.3 acres of existing improved multi-use paths in the Putah Creek Greenway.
	Create a series of interior neighborhood greenbelts that provide connection within and through the Nishi development	The site plan includes a “Green Loop” concept and shows an alignment for a multi-use path that will connect from the Putah Creek Corridor, run through the central spine of the site (with connections to residential buildings) and connect via an undercrossing of the railroad tracks to UC Davis.

<sup>5</sup> Please note that Quimby Act requirements use an estimated residential population calculated based on the City of Davis average household size of 2.55 persons/household per the latest (2010) census. For other purposes, the population has been estimated at 1,920 persons to account for a higher estimate of persons per household for student-serving housing.

Topic	Measure/Metric	Site Plan Outcome(s)
Trail Connections	Develop direct connections to the existing Putah Creek Greenway multi-use trail	The site plan includes two direct connections to the trail.
Community Garden	Create at least one community garden that can be used for both educational and food production purposes. Monitor on-site restaurant use of on-site grown vegetables and produce on an annual basis.	The site plan includes space that could be used for a community garden adjacent to the central residential buildings, and also allows space for community gardens as part of the private open space areas associated with the residential buildings. In addition, there may be some gardening opportunities on roofs where there is no conflict with solar panels.

### 6.3.2 Monitoring

Table 6-2 below identifies various measures and metrics the City of Davis can use to ensure that the Nishi development achieves community sustainability goals and objectives related to open space and parks. While the following open space and parks metrics will not be monitored on an ongoing basis, additional metrics listed in other chapters are closely related to this subject. For instance, monitoring how often pathways are used may be done when observing future vehicle mode split and VMT (Chapter 4, "Transportation"). Chapter 5 addresses water use in landscaped areas and parks and Chapter 3 addresses energy used, including lighting for parks, open spaces, and pathways.

Measure/Metric	Timing
Set aside at least 13.7 acres of private and public park space on-site.	To be verified prior to approval of the tentative map and after the site is fully built out.
Set aside at least 9.5 acres of open space on site.	To be verified prior to approval of the tentative map and after the site is fully built out.
Create a multi-use path connection to the Putah Creek trail.	To be verified prior to approval of the tentative map and after the site is fully built out.
Create a multi-use path connection to Old Davis Road.	To be verified prior to approval of the tentative map and after the site is fully built out. Because of negotiations with UPRR and UC Davis, this may be done in a later stage.
Dedicate a minimum of 10 percent of the landscaped area to accommodate food production and edible landscaping.	To be verified after the site is fully built out and monitored annually.