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West Covell Boulevard
The existing Covell Boulevard streetscape will be revitalized with trees and ground-plane plantings to create an enhanced front door into the community. A custom-designed entry monument will be placed at the intersection of Covell Boulevard and Riding Court, the main vehicular access into the development. Large oak trees will enhance the monument. A pedestrian bridge over the drainage canal into the Covell multi-use sidewalk to the Arboretum Art Trail and community paths meandering through the project site.
Single-loaded Greenway Homes

Single-loaded Greenway Homes have both garages and porches which face the neighborhood streets with ample on-street parking. On the front porch side, low wooden fencing lines the neighborhood streets and creates semi-private traditional front yard for residents. A vertical evergreen vine trellis will provide a green wall along the streetscape to buffer the pedestrians and homes from vehicles. Rose covered arched arbors will provide areas through the green wall to the street for guests and parked vehicles. Each Single-loaded Greenway Home will have its own decorative light pole and rose bush planted at its gate for a small-town community feel.

TENTATIVE SUBDIVISION MAP NO. 5180
BRETTON WOODS
TYPICAL SINGLE LOADED GREENWAY HOMES PRELIMINARY SITE PLAN

Bretton Woods
TENTATIVE SUBDIVISION MAP NO. 5180

BRETTON WOODS

TYPICAL NORTH - SOUTH PEDESTRIAN PATH PRELIMINARY SITE PLAN

North/South Pedestrian Path

Homes situated along the North/South Pedestrian Path front on a scenic, meandering pathway, lined with large canopy trees and decorative lighting which connects to the more commonly used pedestrian corridors. Residents on their way to the clustered multiflows can say hello to neighbors relaxing on their porches, and enjoy amenities such as park benches seating and waste and recycling receptacles on their way back.
Art and Arboretum Walks
The art walk is comprised of 12 individual art pieces to be commissioned by local artists. As a destination and strolling garden, the walk is intended to be utilized by the residents as well as the local schools and UC Davis art programs. Residents, students, and visitors will be able to meander along the well-marked path amongst the edible orchard to the art destinations. Here, they will be able to gather, view, learn, eat, ponder and enjoy the artistic elements within the community.

TENTATIVE SUBDIVISION MAP NO. 5180
BRETTON WOODS
ART AND ARBORETUM WALK PRELIMINARY SITE PLAN
Art and Arboretum Walk Enlargement

In collaboration with The Acres to Oaks Foundation, the corridor will be planted with 550 oak trees each with the opportunity for Davis residents to "adopt" and nurture their own Oak tree. This drainage way and adjacent edible orchard will create a landscape buffer along the western and northern boundaries. A portion of the drainage way will be accessible and provide residents, local schools and guests the ability to interact and learn about the local eco-system, drainage hydraulics, and the flora and fauna of the area.
Bungalows Home Buffer

Directly adjacent to the senior affordable apartment land use this 30-foot wide landscape buffer is the starting point for the Art and Edible (or AE) walk at Delta Street and provides pedestrian access within the community. The landscape area is heavily planted with evergreen conifer trees to provide a vertical buffer and screen between the two land uses and shade trees to provide a comfortable shady walking experience in the community.

TENTATIVE SUBDIVISION MAP NO. 5180
BRETTON WOODS
BUNGALOW HOMES BUFFER PRELIMINARY SITE PLAN
Citrus Trees
* Lemon
* Lime
* Orange
* Mandarin
* Tangerine

Orchard Enlargement
Within the agriculture buffer zone, the 12" wide rubberized asphalt path meanders amongst the created fruit tree orchard. Fruit trees of several types and varieties will provide the community with seasonal fresh edible fruit to be enjoyed and used by all. The homeowners' association will harvest the extra fruit not used by the community and provide to local groups for the benefit of the broader community of Davis and beyond. Within the orchard and aligned at strategic view corridors are installations which will create visual interest and create destinations to gather and socialize within the community. (See Art and Arborium Walk exhibit)

TENTATIVE SUBDIVISION MAP NO. 5180
BRETTON WOODS
ORCHARD ENLARGEMENT PRELIMINARY SITE PLAN
Central Plaza Park

Central Plaza Park, located in the heart of the project adjacent to the proposed Activity and Wellness Center, offers multiple landscaped spaces for concurrent recreation and relaxation opportunities. Vibrant colored shade sails wave over the central event space defined by enhanced decorative paving. Three separate lawn areas have been laid out to accommodate Farmer's Market stalls, outdoor music concerts and community events, as well as semi-private weddings, retirement parties and graduation celebrations. A tot lot playground area, edged with shade trees and bench seating, will engage the littlest grandchildren. The very center focal point is planned to be the home of a specimen lime, surrounded with a raised seat wall planter and destined to be a giant living Christmas tree. This tree is envisioned to be a grand destination for residents of all ages to gather and establish community traditions.
Fabric shade structure sails with large metal poles

Circular raised planter/seatwall with opportunity for focal point sculpture or ornamental tree.

Bench seating

Christmas tree lighting

Pocket turf areas with seating nodes and trees for shading

Tot Lot Playground with a Modern playhouse theme

*Images are examples for design intent only.
Bocce ball court with spectator/player seating

Stabilized decomposed granite paving

String lights for evening community events

A place for outdoor community events, orchard educational opportunities and groups, farmers markets, and more.

Saturday 30th September 12 - 4pm

Vegetated buffer at adjacent residential lots

Gable Style Shade Shelter

Vista Park

Located in the northwest corner of the project, Vista Park provides another event gathering space with communal recreational open space/paths for residents and their guests. A large, permanent metal shade structure and perimeter railings highlight the bocce ball court. String lights suspended over an event gathering area paved in stabilized decomposed granite. The free-standing tables in this space can be arranged to host private gatherings, or a more intimate at home dining experience. Built-in benches overlook a bocce ball court. Stairs and an accessible ramp provide access to the pedestrian path. A space has been designated for a sculpture or other large creative art form. A tall, narrow landscape buffer provides privacy for the residential lots to the east and south.
TENTATIVE SUBDIVISION MAP NO. 5180
BRETTON WOODS
DOG PARK PRELIMINARY SITE PLAN

Located centrally within the project site, this 0.65 acre area has been designated to accommodate the recreational needs of the community's canine companions. A giant, embedded paw print welcomes residents at the southwest entry. A central shade position with an integrated unique "bag" seating for resting with curved back rest and oriented for conversation between pet owners. Separate agility courses for large and small dogs, incorporating naturalized berms in the turf grass create opportunities for the dogs to play. Accessible paved paths loop through the large and small areas. The entire dog park is fenced with puppy panels to keep the smallest dogs safely enclosed. A central leak, drinking to various and several doggie waste stations keep dogs and their owners informed, hydrated and the park clean and tidy. Surrounded by shade trees the dog park is a place to stay cool while your best friend plays.
October-shaped parkshades are located in a central seating area with an opportunity for decorative concrete paving or a tennis ball for dogs. These shade structures enhance the look of the park, providing shaded benches that do not interrupt circulation and add a unique element to the park.

Walkways through the dog parks to provide safe interaction between the dogs and owners.

Seating nodes along the walkway with decorative paving or enhanced concrete paving.

Tall metal dog park fence with puppy window.

Dog park rules signage.

Information kiosk and bulletin board.

Pedestrian and dog drinking fountain with hose bin optional attachment.

Trash and recycling receptacles.

Dog waste bag dispensers.

Welcome to Bretton Woods dog park.

Dog park entry with ornamental planting, walls for signage, opportunity, seat walls, decorative paving, and separate entries for large and small dogs.

Natural or synthetic turf areas with some natural looking mounds.

Stabilized decomposed granite surfacing in the agility course areas.

Tentative Subdivision Map No. 5180
Bretton Woods
Dog Park Concept Imagery
Examples of native wildlife that will be using the riparian and detention basin area.

- Tree squirrel
- Jackrabbit
- Coyote
- Raccoon
- Opossum
- Turkey

2 ACRE WILDLIFE HABITAT RIPARIAN ZONE

NATIVE WILDFLOWER AND GRASSES, TYP. (3 ACRES)

AGRICULTURAL FARM LAND

BOTTOM OF SLOPE

TOP OF SLOPE

3.5 SLOPED AREA, TYP.

WITH NATIVE GRASSES

AGRICULTURAL FARM LAND

AGRICULTURAL BUFFER

Riparian perimeter dense vegetation

Native grasses and wildflowers

Native shrubs and ground covers

Oak trees

Detention pond example

Wildlife Habitat Riparian Corridor and Detention Pond

A 5 acre detention pond located in the northwest corner of the project site. The central portion will be designated a "habitat zone" with limited maintenance but ample natural habitat for butterflies, bees and other native critters. This heavy growth of native trees and shrubs will transition to a zone of limited maintenance, with more native grasses and wildflowers which can tolerate saturated soil conditions in the drainage corridor.
Pocket Park

At just under 1,000 square feet, this pocket park plays off of the rose bushes at each home entry by offering a rose garden for people to enjoy as they sit at one of the rose seating nodes or by walking through the site on a stabilized decomposed granite path. The rose garden will feature a variety of rose types and colors and will have identification signage for each type of rose. In addition to the roses, ornamental trees will be placed within the planters to provide shade and a central focal point within the garden.