

U Boulevard Area 2018 Update: Verbatim Open House Comments

Q1: What is working well in the spaces in the U Boulevard Area right now?

Lots of businesses
 Love food choices, can never have enough! Feels good to be in the spaces, very welcoming
 The shops are nice
 More food options
 I love the new non-UBC food services, food outlets, jamjar :)
 New and varied food outlets!
 Green spaces - trees - nice benches
 great food options
 The lighting is better but I wonder if there should be more
 New building for reconciliation archives is great - and what an improvement on the sunken garden!
 Please don't forget to maintain it!

Q2: What are some challenges with the spaces in the U Boulevard Area?

Being able to buy affordable groceries
 UBC sign is not very visible at night; also could jazz it up, plant some stuff around it
 Visitors can't find key venues: museum of Anthropology, Chan Centre, Freddy Wood Theatre, Beatty Biodiversity, Wreck Beach
 No performance space. EYG is too small
 Poor litter collection at big events - trash everywhere (more trash cans?). Better upkeep needed (graffiti, broken lights, etc.)
 Cost of green space
 Current intersection of university Boulevard at Westbrook Mall very pedestrian unfriendly, confusing, and dangerous
 The entrance to the university was a lovely walk by the trees and now it will just be a large concrete space [musqueam development] (seconded)
 My interest is in affordable housing, then sustainability
 Too car friendly
 Complaints: 1) garbage pick-up bad, so much litter everywhere and full garbage cans. 2) maintenance of green spaces lax, gardeners often leave obvious weeds in place
 Dangerous to cross from trolleys
 There is no dedicated bike lane
 Car traffic is a safety hazard
 Too dangerous for pedestrians
 The bus shelter is not shelter
 Difficult to navigate as a pedestrian
 The angled crosswalks make pedestrians difficult to see. Also crosswalks are hidden by parked buses
 Needs to be shut to all but transit
 This just feels like continued gentrification of campus and city
 Safety is an issue for pedestrians / cyclists by alumni centre / trolley bus loop
 Connection for bikes b/w the bus loop and campus

Q3: What are some opportunities to improve spaces in the U Boulevard Area?

U Boulevard and Websrook intersection is hazardous for pedestrians. Buses underground? Change bus routes?
Vines!
Trees!
Seating near the trees
And lighting near the seating
Unstructured green space. Not just plants for decoration! Areas where community can hang out / make their own
Improve pedestrian connections to university village
Functional art
Make the bloody busses load under the overhand in the main loop rather than drop off
Keep trees, cancel parkade, more areas to sit, gardens
Expand AMS services (student-run groups / initiatives)
How will construction be spaced to ensure easy travel across this space
Eliminate street parking
Add seperated bike lane
Cancel parkade!
Work more w student groups / programs to develop green / pedestrian space
Cancel the MacInness field parkade
Need more architecture that reflects cultures and materials such as Erikson did with the MOA (wood, stone, etc.)
E.g. low rise around Wesbrook and Boulevard looks terrible / crowded / institutional
Keep trees, cancel all the building, if space needed go up instead to add
More outdoor spaces with rain cover

Q4: As we consider new student housing, what design considerations and student housing amenities are important to you?

Design places that look good and function well in rain. All these shots are sunny.
Exposed timber, common areas, affordable coffee / grocers
Please free weights in fitness facilities. A power rack? Just 1 pair
Retractable awning covers for shade / rain cover during applicable seasons
More gym space and more machines
Should include fitness in all areas, but push for affordability in future student housing
Cheap, healthy food options (hate the mandatory meal plan :() kitchens? Outdoor spaces.
Green space - include musqueam
Have musqueam involved
Handicap accessible
Should be family friendly / be designed w a diverse age group in mind
Ability to prepare food, either a communal space or adequate tools in house
better gyms or fitness spaces in the buildings
Cost is the biggest barrier for students
Study spaces, green spaces, inclusivity, accessibility, better food (more sustainable), better laundry (should be free), free printing

Q5: As we plan for this new mixed-use hub, what design considerations are important to you (e.g. outdoor furniture, informal recreation opportunities, public art)?

Public art , outdoor furniture, tables

Public sculpture

Varied art

Preserve and enhance existing Allard Hall green space - rich donors paid for it!

Capitalize on natural light in design

or dark concrete chasm?

Variety of housing types including those for mature students and families

Are Musqueam being consulted on this? (land use)

Yes to higher buildings. Stop spending so much money on public art please lower rent prices.

Adversley affect: green space on campus, limit height

Public art, sure, but not \$365,000 on grey stones

More dense housing to lower rent prices (towers!)

Public art, study spaces, green spaces, green spaces indoors, urban gardens

Should be four storeys, not five.

Q6: As we add new student housing to this area, what should be considered to enhance student experience, health and wellbeing?

Put density on student union boulevard not green space of wesbrook and walter gage

Big gym please

No thank you prefer the 1 sq ft of grass and tree that remains UBC has no shame

Behaviour of flag/construction workers dangerous for pedestrians. Construction guidelines?

Less cars, more green space

space for commuter students

Q7: What other design considerations are important to you (e.g. building form and setbacks, pedestrian connections, green space)?

Gloomy concrete streetscape

Gloomy concrete streetscape - I agree! Exposed timber needed!

Please windows (I hate living in ponderosa there is no light and view compared to marine and gage)

Working with ENDS students for sustainable design

Actual windows (diagram: desk facing windows, not wall)

Built taller building to house more students

Nano studios

Both proposed design create a "tunnel" down Wesbrook Mall - it is dark, uninspiring. The impact on the UEL western crescent western parkway to Allison road is going to be detrimental, no light, loss of privacy, increased traffic noise. It goes beyond disrespectful. I am not in favour of yet another high rise in / near Wesbrook Mall

Anything that gets cars off campus and people on campus is great! (i.e. the skytrain)

Higher tower(s) to have more green space and less building footprint

Replace parkade instead

Scheme 2 bottom one

Focal is close to transit. Why is it not student housing?

Less cars, more green space

Q8: As we consider new student housing and potential innovation hub uses in this area, what design considerations are important to you (e.g. visible ground floor activity, pedestrian connections, green space)?

Dispersion of volatile lab considerations. Contact Jamie at Risk management

These windows are so depressing, you can't see out of them

We couldn't fit more than 500 [beds] in that space [D.H. Copp]? :)

Outdoor / indoor space

Please build it like Tallwood with prefab pieces! And sustainable! I work right beside it and traditional construction would be awful and noisy (in school of population and public health)

Open concept study space

More study space / lounge space and separate "hanging out" area

Study spaces with tables

Sound insulation

Focal should also be student beds

Accessible innovation spaces, student-designed innovation hubs (e.g. a climate hub)

roof gardens / green design

Pedestrian connection, green spaces, commercial-use spaces

Affordability for students, green space, gardens, communal spaces

Student housing needs to be far more affordable than \$1300 for a nanosuite

Not design necessarily - cost of living needs to be affordable as possible! Also green spaces or urban gardens. Open inclusive, collaborative common area.

Q9: What is important to you in considering the placement of the Arts Student Centre within the Oak Bosque (e.g. lighting, active ground floor uses, pedestrian pathways)?

Oak Bosque is dark and depressing and underutilized most of the time - this would put a central campus space to better use

Avoiding cutting down the existing trees would be good but the redering looks beautiful, love the natural light

Lots of green space! Sustainability in development!

Keep the green space! Build on the bike kitchen site

Murals!

Designated space for arts events

Its problematic that students arent being asked what site is better and why this alternative is proposed

Napping spaces

Napping spaces (seconded)

Napping spaces (thirded)

Green spaces build elsewhere!

Lighting, tables

Cool art, study spaces, lighting, sunlight, greenergy, sustainability, cafes / food!

Interior and exterior integrated spaces, greenergy, water features

Music rooms

Where does bike kitchen go?

Keep the bosque! No more trees cut down

WHERE'S THE CHAINSAW? GET 'ER DONE

Lightning @ work place meeting spaces (private) commercial use spaces
Open concept, big windows
Could a part of the ARC be open to everyone? All students and faculty
Bottom location is better
Bosque is too shady and wet. Not a pleasant place to spend time. Get more sunlight in there
Don't cut down the trees. Arts Students hang out at Buchanan, where they have class. No need for an ASC
Bird friendly window design
Keep this as open space, put ASC somewhere else
Leave the trees!
Are you kidding? How does this preserve green space?
Scheme 1 the upper one provides a nice function to the open green space
Why cut into the bosque? Save it! Put the ARC close to Brock, on top of the open space now occupied by the Bike shop and the path!!
2nd option is better, don't cut the trees!

Q10: What activities would you like to see made possible in green spaces on campus?
Q11: What types of activities would you like to see in green spaces to enhance your UBC experience?
More elevated green areas like this
Separated bike / pedestrian areas (seconded)
Separate vehicles from bikes and buses, separate along like barrier u boulevard (seconded)
Tables and seating
Leave open space outside the AMS - put Arts Student Centre elsewhere
Seating
Wifi-accessible outdoor friendly study spaces (electrical plug access would also be welcome)
Walter gage - traffic calming
Maybe an all glass building to sit outside in the rain?
But we are planning for RAIN
Seating with back support
Seating, eating lunch, reading
Ack
Natural randomness... not so humanly tailored
Natural randomness... not so humanly tailored (seconded)
These all look really nice for summer
Give Brock Hall a face-lift (ugly centre)
Please leave the Oak Bosque as a green space
Please leave the Oak Bosque as a green space (seconded)
The fact that this will be a parkade is left off almost all boards [macinnes]
Keep as many green spaces as possible! Why must UBC build on every square inch of space???
No []
Why []
Are you consulting / collaborating w student groups / programs / courses? (Architecture, LFS, sustainability office)
Musqueam involvement and recognition

Please do proper planning so that an entire green space doesn't get torn out and replaced (cascade fountain)

Wouldn't the Oak Bosque limit green space?

Sit n Eat place - with rain cover!

have outdoor spaces that folks can sit in even on rainy days

Don't cut down oak bosque. Walkway lightning and courtyard space is a good idea

Urban gardens in green spaces - not just grass which takes up water and resources to keep green

Q12: What have we missed?

Fine Arts suffer from lack of inclusion in these plans

Improve your sports facilities! UBC should have a proper climbing and bouldering wall, squash / racket ball courts, a better gym and cheaper costs (or at least include the rec fee as part of tuition and instalments)

Plan for future skytrain station? Where?

UBC Recreation facilities need to be addressed, particularly with this planned density!

Bus to airport

Bus to airport (seconded!)

Has CCP looked into how allowing more housing with increased height affect our campus - 10 or 25 - 50 years from now? Need to take a better look at how we plan building or campus as whole

Innovation Hub should be approved and should build a climate hub (maybe included in this innovation hub)

How are Musqueam peoples being consulted/ involved on these projects? (X2)

I would like to see more building or the several "gates" onto campus reflect the traditional west coast First Nations architecture. Arthur Erikson did it for the MOA. But I haven't seen it anywhere else. We need to use more local materials - stone and wood. Toronto architects don't cut it! I am not a ___ nature person