

UBC Public Realm Plan for the Vancouver Campus

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The University of British Columbia
Campus and Community Planning

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UBC Public Realm Plan for the Vancouver Campus

I. PURPOSE

The *public realm* is the collection of outdoor spaces between buildings shared by the university community of students, faculty, staff, alumni and the broader community. It is comprised of everything from courtyards, pathways and student displays, to street furniture and public art. It is shaped by street layout, building massing and building footprints. UBC's public realm has the potential to play a significant role in strengthening the university's identity and supporting campus activities. The UBC Public Realm Plan for the Vancouver Campus is a call to action to repair and revitalize UBC's public realm.

A successful public realm is memorable, legible and functional. It is the connective tissue relating individual buildings to one another, and facilitating the movements of people, information and ideas. The campus public realm at its best expresses a collective image which is greater than the sum of the parts. The quality of the public realm helps to shape social interactions, how we move about campus and how inviting and safe the campus feels. These spaces have the potential to provide inspiration to students, faculty and staff, enriching their campus experience.

The UBC Public Realm Plan for the Vancouver Campus will direct planning and investment in the outdoor public spaces of the academic core of campus. Provided are strategies for setting investment priorities, processes for design development, and direction for management throughout the life of these public spaces. This serves as the necessary roadmap to implement key objectives set out by the university community in the Vancouver Campus Plan process. It will be elaborated as the five main physical categories are refined through the design development process.

II. RATIONALE

The current Master Plan for UBC's Vancouver campus (Campus Master Plan, 1992) contains a number of public realm initiatives. However, very few have been carried out. To date efforts have focused on vehicle priority roadways (East Mall, West Mall), way-finding and lighting. As a result, the public realm is in very poor condition.

UBC's public spaces were recently assessed in a series of studies as part of the Vancouver Campus Plan process. Key findings include:

- 20% of the public spaces have a “bleak” landscape character while 72% of the spaces need improvement, based on a combination of the design quality, condition, and importance of each space.⁽¹⁾
- The connectivity of public spaces is limited, where 25% of public spaces are on a limited access route and 35% are isolated from primary pedestrian routes.⁽¹⁾
- The majority of public spaces are used for walking through, and sitting is a primary use in only 42% of the spaces.⁽¹⁾
- The social value of UBC's public spaces for students, faculty and staff is impaired, and the pedestrian and cycling capability and experience is poor.^(2,3)

It is clear that improvements to the public realm are necessary, especially in light of its significant role in meeting the goals of the university:

UBC is a Top Ranking Academic Institution. Top students, faculty and researchers are drawn to a welcoming and inspiring campus public realm. In addition, technologically-savvy students are seeking learning environments beyond the traditional classroom walls.⁽⁴⁾ Further, interdisciplinary and community learning happens in shared public space, where faculty and students are brought together, and exchange across academic disciplines is nurtured.

UBC is a Leading Sustainable Campus. The demand for better walking and cycling paths is already high as more than 49% of campus users arrive by public transit. This will continue to increase as greater numbers turn to non-motorized transportation in the desire to live healthy, sustainable lifestyles. Improving pathways and their connectivity is key to meeting UBC's sustainability objectives and greenhouse gas emission targets.

UBC is a Safe and Healthy Campus. Student mental health, as related to depression and stress, is an increasing issue for universities. Creating welcoming public spaces that provide the opportunity for social interaction, contact with nature, and private contemplation are essential to wellbeing. In addition, a more memorable campus with a strong identity gives today's students a sense of rootedness and belonging.⁽⁵⁾

UBC is a place for Memorable Experiences for Students and Alumni. The public realm is the overall visual image of UBC that students are left with when they leave the university as alumni. This image is stronger when the physical environment reflects the identity of the university through its thoughtful organization, the quality of its open spaces, its architecture, and landscaping. Fond memories of UBC keep alumni involved in the affairs of UBC with time.

III. VISION, OBJECTIVES AND PRINCIPLES

The following vision, objectives and principles will guide the development of public realm projects. There will be further reflection on these principles as part of the Vancouver Campus Plan process.

Objectives

Create a **network of outdoor public spaces** that:

- Animates, invigorates and brings life to campus.
- Enhances the educational experience with outdoor informal learning.
- Promotes the sharing of ideas, creative expressions and interaction across disciplines.
- Supports and nurtures the physical and mental health of our students, faculty and staff.
- Instills pride and a strong sense of place, showcasing to visitors from around the world UBC's culture.
- Are economically sustainable and well used and supported by the community.

Public Realm Design Principles

- Employ landscape treatments as the major unifying visual elements of the campus, using both manicured and natural treatments to create a cohesive whole.
- Embrace local vegetation and design for natural systems.
- Design for low, lifecycle, maintenance costs and GHG footprint.
- Create places and passageways of beauty, delight, discovery and universal appeal.
- Design for pedestrian and bicycle priority with universal physical access.
- Create a pedestrian scale, reducing the perceived distances between destinations.
- Express the identity of the university by showcasing the culture, collections, research and learning of faculties.
- Preserve and celebrate the places and resources valued by the community.
- Integrate outdoor and indoor pedestrian routes to reveal the research and learning within buildings.
- Strategically locate amenities, programming and infrastructure, to fully support the needs of users.
- Design for all seasons, in particular the wet, cool, and bleak west coast climate
- Provide a variety of opportunities to sit and socialize.
- Provide and foster a safe, comfortable night-time environment for all.

IV. PUBLIC REALM PLAN

i. The Physical Plan

With the exception of entryways, the UBC Public Realm Plan for the Vancouver Campus focuses on the academic core of the Point Grey campus given that this area of UBC is both the most heavily used and in the poorest condition. The boundaries are generally defined by Wesbrook Mall, Thunderbird Boulevard, Marine Drive and Chancellor Boulevard. The Plan will also address the research precinct in the southern part of the campus. Based on technical studies and consultation conducted to inform the UBC V Campus Plan **five priority physical elements** have been identified for investment.

- **Organizing spines:** Main Mall and University Boulevard, the primary structural elements of the campus public realm.
- **Large commons:** The plan focuses on three large commons: Fairview Square, Library Gardens and Student Union Building (SUB) North Plaza. They are the special larger gathering spaces, limited to just a few locations on campus.
- **Outdoor informal social and learning spaces:** Smaller scaled, intimate spaces between buildings, for each major block or precinct;
- **Pedestrian pathways:** Paths that interconnect outdoor spaces and foster impromptu interaction between disciplines, students and faculty.
- **Entryways:** Welcoming entryways for the community and visitors to UBC that express the identity of the university and achieve both a sense of arrival and the crossing of a threshold.

Collectively, improvements to spaces within each of the five priority elements will work to communicate visually a sense of cohesiveness and direction on the campus.

Way-finding will be improved through a number of design measures including the strengthening of site lines to academic buildings and outdoor gathering spaces along pathways, and through the use of focal points of interest like public art, lighting, flagpoles and other distinctive architectural treatments, as funds permit. Movements will be facilitated by creating strong linkages connecting public spaces to one other and to buildings. All landscaping elements including street trees, planting beds, planting containers, and high quality street furniture (benches/seating, newspaper stands, garbage cans, recycling facilities, bike racks, sheltered bike racks, shelters, bollards, drinking fountains, post it boards etc.) will be coordinated to meet the design requirements of each space and to bring visual cohesion to the campus.

The Five Priority Elements

Main Mall and University Boulevard are the organizational spines of UBC that form the symbolic centre of the campus. Given the historical significance of Main Mall and University Boulevard at UBC, improvements will respect the original design intentions and support a sense of permanence, history, and dignity. Enhancements to these boulevards will strengthen the clarity of campus and make the pedestrian the priority. The pedestrian experience will be elevated significantly by replacing the road beds with high-quality pedestrian promenades, level with the grass that are pleasing to the eye and framed by the simple, formal landscape of grass and rows of historic oak trees. The walking surfaces will be well drained, low carbon, fly-ash concrete with attractive saw cuts patterns and inlaid stone. Having the lawn and walkways flush with each other will create a far more fluid landscape treatment enabling soft recreation during quiet times. Vehicle access will be controlled at the entry points and restricted to emergency vehicles and essential service vehicles. This enhanced pedestrian realm will be more conducive to special group programming and will invite campus wide expressions such as the 2008 temporary field of white crosses forming the Aids memorial.

Five social nodes will bring much needed vitality to Main Mall, while maintaining the strong site line across campus and to the ocean and mountains to the north. New developments at these nodes, such as Sauder School of Business, Beaty Biodiversity Museum and the Earth Systems Science Building, will have visually penetrable ground floors and active uses fronting onto the mall. Seating and other features that promote impromptu gathering and people watching will form an integral part of the landscape at these nodes and be designed to draw ground floor activities from these buildings outside on fair weather days.

The approach to University Boulevard from Wesbrook to East Mall was approved by the Board of Governors as part of the University Boulevard Design Competition. From East Mall to Main Mall, the focus will be on transitioning from the lively University Square area and achieving a grand sense of arrival to the historic, academic core of the campus. On this sloped section leading up to and including the crossing at Main Mall, there is the special opportunity to introduce water both as an iconic place making feature and to profile UBC commitment to sustainability and preventing cliff erosion. Instead of continuing to pipe the storm water from the adjacent Bioscience Building towards the cliffs, as part of the upcoming Renew project for this building, staff will explore redirecting its storm water into a detention features celebratory in design. Given its close proximity to the transit station, to support transit users that want to keep a bike on campus, staff will also seek out external funding sources to introduce bike storage facilities as attractive follies in this landscape. They would be located along the edges so as to not intrude into the formal landscape of the boulevard and to also enliven the blank building facades that front the boulevard. The final University Boulevard stage is improvements from Main Mall to West Mall that better express it as one of two main campus spines, a pedestrian priority.

Lastly, related to this work is the Campus Alternative Energy Hybrid Heating System which may utilize the ground below the mall for a heat exchange system. If this project proceeds, the Main Mall improvements will be coordinated with it.



The Large Commons are the select few large gathering spaces on campus that bring students, faculty and staff from different faculties together to take part in UBC community events. They are highly symbolic in nature and play a very important role in signifying the identity of UBC. These spaces will be central to the university, linked to other outdoor spaces through connecting pathways, and will have clear site-lines to iconic academic buildings and points of interest on campus. These spaces will be celebrated through public art, water or other special landscaping features, drawing people to take part in performances, talks, rallies, student activism, and other large gatherings. They will provide a variety of seating options, promote gatherings of different size, encourage learning and teaching through landscaping techniques such as informal amphitheatres, and will be flexible to different uses at different times of the day.

Through a series of workshops with the surrounding campus community a program and concept plan for Fairview Square has been developed. It will be the social heart or “centre of gravity” for the sciences and will promote as part of the “campus as living lab” movement, the telling of the story of the earth, oceans and atmosphere in the landscape. On the south side of the square the new Earth Systems Science Building (ESSB) will feature a “front porch” to allow a new café and other indoor informal social/learning activities to spill out onto a terrace. UBC’s first outdoor classroom, planned in a sunny quiet corner of the square, will support both the academic community as well as the large number of K to 12 school groups that frequent this area for science exhibits. When the Beaty Biodiversity Museum and the Pacific Museum of the Earth in ESSB face each other and front Main Mall, a major reflecting pool will be introduced as a forecourt to Fairview Square and these twinned museums.

A similar campus community consultation process will drive the redesign of Library Gardens and the University Square to ensure they support the culture, expression and learning and social needs of the surrounding communities. Library Square will naturally be enhanced to express the arts and is the ideal home for a sculpture garden to display and attract the donation of international art.



UBC Conditions



Precedents



Berkeley



UCLA



Outdoor Informal Social and Learning Spaces will be human scaled spaces that express the culture of the surrounding faculty or departments, providing for their desired activities and needs in the designed landscape. As it is recognized that the richness of academic life is enhanced through informal encounters and learning outside of the classroom, these spaces will focus on facilitating these interactions and activities. These spaces will also recognize the need for contemplation and reflection, considering that the demands of academic life can be stressful for both students and faculty.

In order to design for the specific needs of each surrounding faculty, design concepts will be informed by consultation with the students, faculty and staff that surround these spaces. Through focused workshops the opportunities for expressing each academic precinct in the landscape will emerge and be brought to life.

The use of informal social and learning spaces will be supported by maximizing sun exposure, providing trees for shade if desired, coordinating weather protection with adjacent buildings for bad weather, and providing a diversity of seating choices. Coordination with food outlets and lively indoor activities will bring life to adjacent outdoor social spaces. Well-designed lighting will increase personal comfort and safety, extending the use of the space from the day to night. The designs will integrate sustainability through features such as reflecting ponds on north elevations to reflect natural light into buildings or the use of deciduous trees to deflect heat gain and glare on buildings in the summer.

As a demonstration project, a workshop was hosted with the support of the Dean of Arts to develop concept designs for the courtyards in the Buchanan complex. Through this workshop the needs and expressions of the surrounding arts community in these spaces were revealed. The east courtyards emerged as a more contemplative space to be used for small classroom gatherings and solitary activities to be supported by thoughtful native plantings, stormwater management features, and a variety of seating choices. The west courtyard emerged as more of a gathering space that expressed itself as the “centre of the arts” through elements such as art exhibitions, outdoor lectures and performance. Knowledge of the uses desired by the surrounding community will undoubtedly bring a richness and sense of place to the final landscape design and construction.



UBC Conditions

Precedents



McGill University



MIT



Berkeley

Pathways are a significant landscaping feature at UBC as they facilitate the movement of the largely pedestrian community. Given the relatively large scale of the campus, students, faculty and staff use the pathways extensively, spending much time outdoors walking from building to building. Pathway improvements will not only work to move people to where they need to go, but will help make that experience of movement delightful and inspirational, reducing the perceived distances between destinations.

The system of pathways will be rationalized and well-understood by establishing a hierarchy of paths through the use of width, lighting and materials and paving patterns. These human scaled paths will be comfortable day and night, through clear site lines to open spaces and integration of well designed lighting. Pathway design will be informed by a study of existing movement patterns and understanding of origins and destinations. Plantings, grading, and landscaping features will be used to assist in way-finding as well as beautify the pathways to create a unique experience on each.

Special attention will be paid to opportunities for seating and the provision of good drainage. Sustainability and stormwater management will be integrated into the design through the use of features such as permeable surfaces and specialized plantings.

The pathways will connect outdoor gathering spaces and inter-building pathway linkages, creating more opportunities for spontaneous interaction. As an alternative to elevators, vertical circulation in new buildings will emphasize generous welcoming stairs pushed to the outside edges to act as wayfinding beacons and to promote healthy vertical circulation and impromptu social interaction.



UBC Conditions

Precedents



Northumbria University



Northeastern University



Berkeley

The 6 Main Entryways or “gateways” provide the announcement to students, staff, faculty and visitors their arrival to UBC through a series of layered visual clues. These clues range from building forms to manicured landscapes to signage. Collectively they work to communicate the identity of UBC, provide a welcoming arrival experience, and assist in way-finding to pre-determined destinations. The program of gateway improvements will build upon UBC’s privileged natural setting and its presence as a leading academic institution set at the end of a forested peninsula.

The program will include significant gateway features at key locations such as Chancellor Boulevard and East Mall, and Wesbrook and 16th Avenue. These features will clearly signal when one is crossing the threshold into the University’s Vancouver campus. The role of building forms as part of the gateway experience will be considered along all major approaches. For instance, along Wesbrook Mall design guidelines will be developed to ensure future building designs respect their role in providing for the gateway experience. The gateway strategy will inform a rationalized approach to landscaping features across campus. For instance the transition from forest to a more manicured campus core will be fostered through landscape design. Working in concert with these building and landscape gateway strategies will be dignified and clear signage along all major entry routes to the campus to both assist in wayfinding and communicate UBC’s identity.

The future transit terminal on University Boulevard will be the key arrival point for a large number of students, faculty and staff. The design of this facility will give full consideration to its role in providing a welcoming and inspiring gateway experience. This design will be addressed through the implementation of the University Boulevard Neighbourhood Plan.

The gateways program, through its layered design approach, conveys a series of messages that include the spirit of place, and the permanence, dignity and significance of the University.



UBC Conditions



Precedents



UCLA



University of Alberta



MIT

ii. Project Prioritization

The repair and transformation of the five priority elements discussed in the previous section is approached on a project by project basis. Individual projects within each of these elements have been identified based on an assessment of need of repair (including risk to health and safety) and input received during the Vancouver Plan consultation work which identified spaces as important to the University community.

Key Public Realm Projects:

University Boulevard: University Boulevard is an organizational spine of the campus. It has the potential to provide a great deal of benefit in terms of wayfinding, campus structural organization and sense of campus of identity, if its landscaping is strengthened.

Fairview Square: Concepts for the design of Fairview Square are being developed through a series of consultation workshops. The project is moving forward in tandem with the design of the future Earth Systems Science Building to be located on the square.

Buchanan Courtyard: The Buchanan building is currently being renovated through the UBC Renew process. Working on the courtyard at the same time as this provides cost savings and synergies with the building. As well, much of the Arts community has invested time in thinking and developing ideas for this space.

Applied Science Quad: The preliminary design for the WWW Centre for Engineering Design Building has been developed. If it proceeds there is the opportunity here to develop designs for the courtyard in tandem with the building.

Applied Science Quad - Cheese Factory: The engineering student body held a referendum in the Fall of 2008 to financially support a new student building in the location of the held by the student body. There is opportunity to develop designs for the courtyard in tandem with the building.

Health Sciences Quad: Similar to the Buchanan Courtyard project, this courtyard is also adjacent to a UBC Renew Project (Friedman Building). Again, working on the courtyard at the same time as this provides cost savings and synergies with the building.

Library Gardens There is much history in thinking of the designs for the Library Gardens. This is a major commons on campus that is underperforming. An effective design can bring this significant space to life.

Campus Entryways: The 5 main entryways are currently confusing and unwelcoming. Investments in actions for transforming these entry experiences will occur over the initial two phases and through urban design initiatives in the Vancouver Campus Plan under development. The development of University Boulevard, the main gateway to

campus, and the Transit Hub in this location, are of a high priority in the Public Realm Plan.

Pedestrian Pathways: The four pedestrian pathways prioritized in Phase I are heavily travelled and in need of repair. For instance, Agricultural Road is a high profile pathway, running in the East West direction between the Main Library and Hennings building.

Project Prioritization

The prioritization will be based on an assessment of qualitative and quantitative factors to determine the relative urgency of transformation and repair. Priorities will be re-evaluated as required to reflect the changing needs of the university.

The criteria include:

- Responsiveness to opportunity (eg. donor funding)
- Degree valued by the UBC community
- Degree valued by user groups
- Alignment with the goals of the *1992 Campus Plan* and the *Vancouver Campus Plan* under development
- Extent of work needed for improvement
- Potential level of use upon project completion
- Potential to realize and build momentum towards the *UBC Public Realm Plan* objectives
- Potential for co-development with an adjacent capital building project
- Funding leverage

Projects likely to be significantly affected by development or planning decisions on adjacent land will be deferred until such matters are resolved (eg. SUB North Plaza is dependent upon the future use of the existing SUB building.)

Table 1. Phase I Public Realm Projects

Main Mall and University Boulevard

Main Mall: U. Blvd to Crescent
Main Mall: U. Blvd to Fairview
Main Mall: Fairview to Agronomy
University Blvd: East Mall to Main Mall
University Blvd: Main Mall to West Mall

Pedestrian Pathways / Corridors

Sustainability Street
Memorial (Rd) pathway: East Mall to West Mall
Agricultural (Rd) pathway: East Mall to West Mall
Macmillan-Totem Residence
Brain Centre Pathway
Biological Science: Lower Mall to West Mall
Hospital Lane: East Mall to Westbrook
Medical science path/courtyard
Engineering Lane: Eng. rd to Health Sc.
Biological Science Path: AERL to East Mall

Outdoor Social and Learning Places

Buchanan Courtyard: Learning
Buchanan Courtyard: Social
Applied Science Quad: Learning
Applied Science Quad: Cheese Factory
Health Science Quad: Social
Arts Quad: Learning
Patient Park
MacMillan: Social
Biological Sciences: Learning

Large Commons

Library Gardens – Terrace
SUB North Plaza
Fairview Square - The Grove

Campus Entryways

Gateways North & South Approaches
Gateways Eastern Approaches (3)

Table 2. Phase II Public Realm Projects

Applied Science Lane
Biological Sciences (rd) East
Bookstore Lane
Eastmall Pedestrian Laneway South
Eastmall Pedestrian Laneway North
Chemistry - Volkoff pathway
Walter Gage pathway
St Andrews Walk
Theatre path
Koerner pathway
Mathematics/Geography lane
Sauder lane
Education (rd) pathway
CIRS pathway

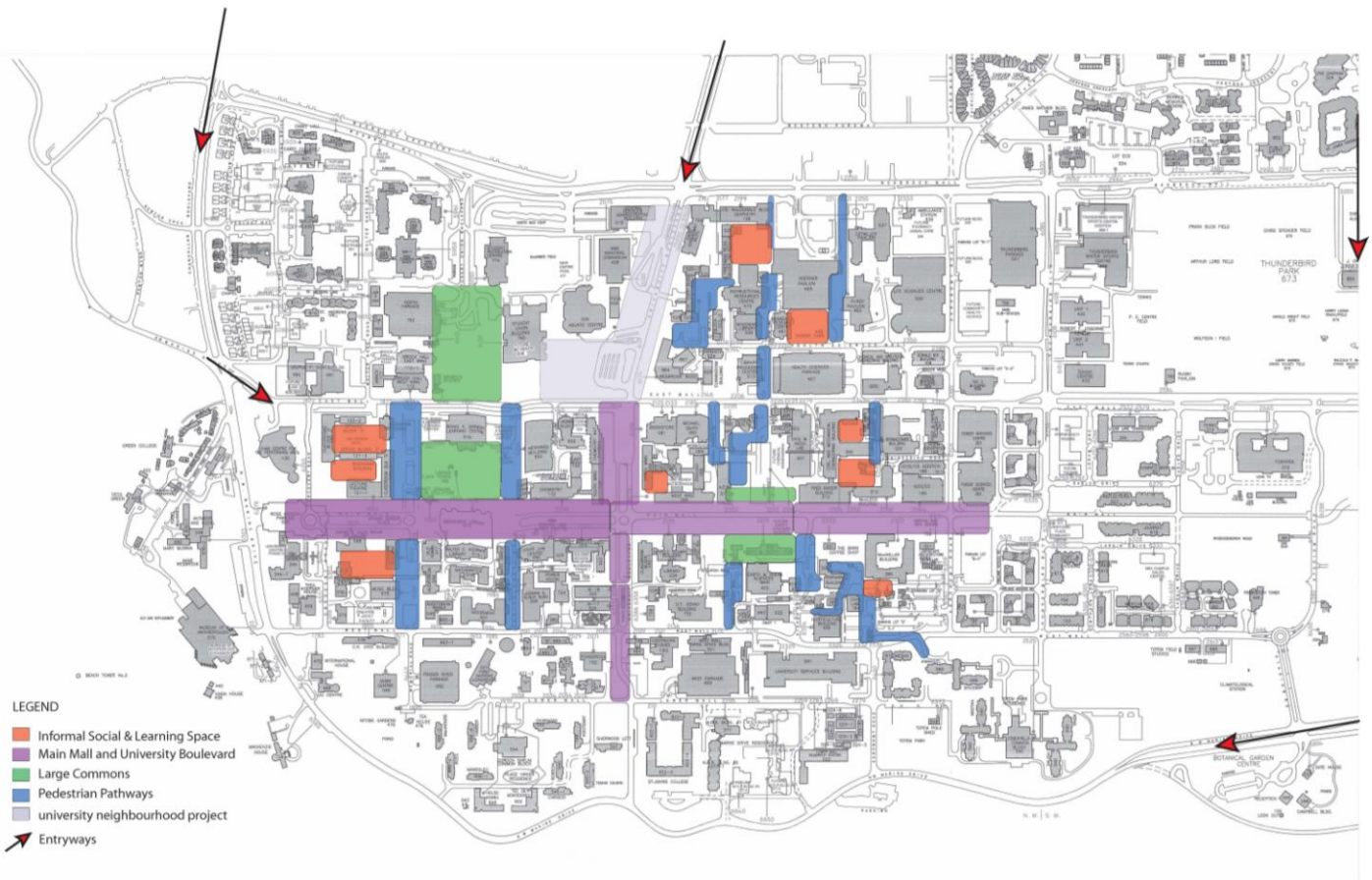


Illustration 1. Phase I Projects

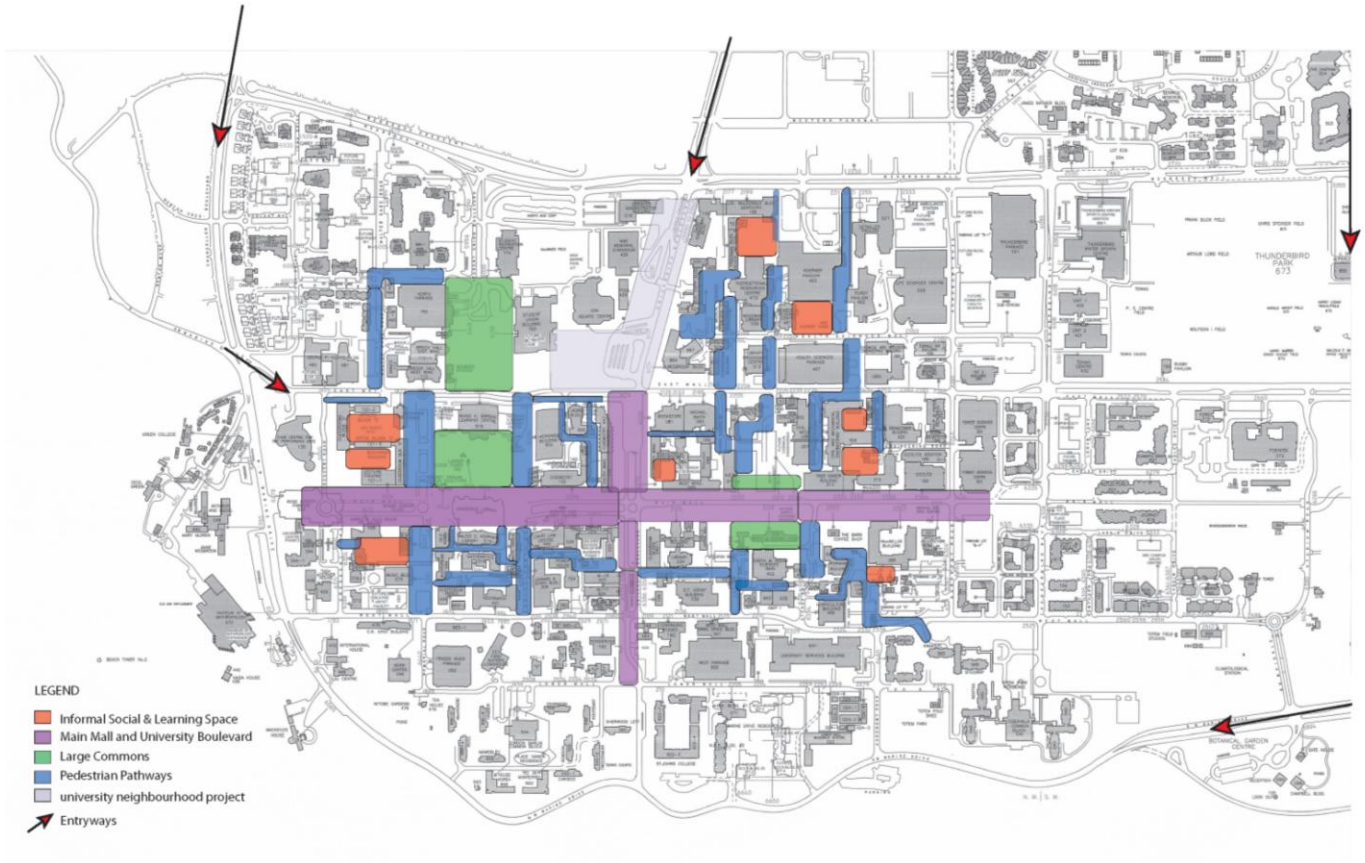


Illustration 2. All Public Realm Projects (Phases I and II)

V. IMPLEMENTATION

Investment in public realm improvements over the next fifteen years will draw from two main sources of capital: traditional landscaping investment as part of major capital building projects and a coordinated funding package for targeted investment in the public realm.

Landscaping as part of capital building projects

Each major new building capital project needs to make a meaningful contribution to improving the landscape that surrounds a new facility at three levels: contributing to knitting together the campus landscape into a cohesive whole, enhancing the pedestrian experience within and adjacent to the facility; and supporting the vision of the University to be a premier academic institution by providing outdoor informal social/learning spaces that are a natural extension of the new facility.

With the University refocused on the public realm, the following strategy is being put forward to ensure consistency across major building initiatives across campus, which will be aligned with new design guidelines. To ensure a sufficient and more consistent level of investment, Campus and Community Planning, UBC Properties Trust, and Infrastructure Development co-developed the following recommended proportional range of capital project budgets to be dedicated to the surrounding landscape improvements. The final contribution for any given project will be negotiated on a case specific basis using the recommended percentages as a guide. Relatively smaller capital projects are expected to dedicate a larger percentage of the project budget to landscape, at approximately 2.5%. This percentage decreases with increased capital project expenditure, to a minimum of 1 to 2% of the hard costs project budget. This applies to traditional procurement of major capital projects.

The negotiated contribution should take into consideration above noted landscape objectives, the needs surrounding the site, and the above recommended percentage contribution. The final landscape designs are negotiated at the Development Permit (DP) stage, where Campus and Community Planning, through the University Architect, will determine if the designs are acceptable within University's policies, guidelines and standards, including the UBC Campus Frameworks and Guidelines and Technical Standards. Any subsequent changes to the landscape plan will require an amendment to the Development Permit and therefore the agreement of the University Architect. Because the landscape is one of the last components to be constructed, its budget can be at risk of becoming part of the contingency fund. The newly created retained risk fund for capital projects will act as a safeguard against this.

In "P3" procurement, a P3 project differs from the traditional capital project in that typically three separate consortiums develop design proposals for the project. As UBC capital projects do not have property lines, there is a risk that competing consortiums proposals differ extensively by either over or under spending on the landscaping. To

ensure a fair, managed and predictability landscape contribution appropriately scaled to the project, there should be landscape dollar allocation included in the RFP. A standardize allocation will be based on the needs of the surrounding public realm fall within the above percentage guidelines.

Targeted Funding Package

The second funding source is the Infrastructure Investment Charges fund which directs \$38 million to public realm improvements in the academic core over the fifteen year period. In addition \$8 million of matching funding through donations will be pursued with the assistance of the University's Development function. The structure and management of this investment is set out in the remainder of this policy document.

Maintenance is an important financial consideration of this initiative. It would be imprudent to invest in public realm spaces initially, and not maintain these spaces over time. It is however understood that funds allocated to the maintenance of public realm spaces on campus are limited. This Plan addresses the maintenance issue upfront in the design process. Design guidelines under development as part of the Vancouver Campus Plan will embrace low life cycle and low maintenance costs as key objectives. Pursuant to this work, UBC Technical Standards will be amended to further support these objectives. For example, designs will need to prioritize the use of durable low maintenance products, drought resistant plantings and other design elements that minimize maintenance. Within the design development process (described below), UBC Building Operations will participate both in the Steering Committee and in Working Groups of individual projects. Their knowledge and experience will inform the design starting as early as the concept design. The goal is to ensure that existing budgets can appropriately maintain the revitalized public realm areas. This will be assessed further after completion of an initial set of projects.

Management

The management structure for implementation of the Public Realm Plan is modeled in part upon UBC Renew. A schematic of the implementation process is shown below.

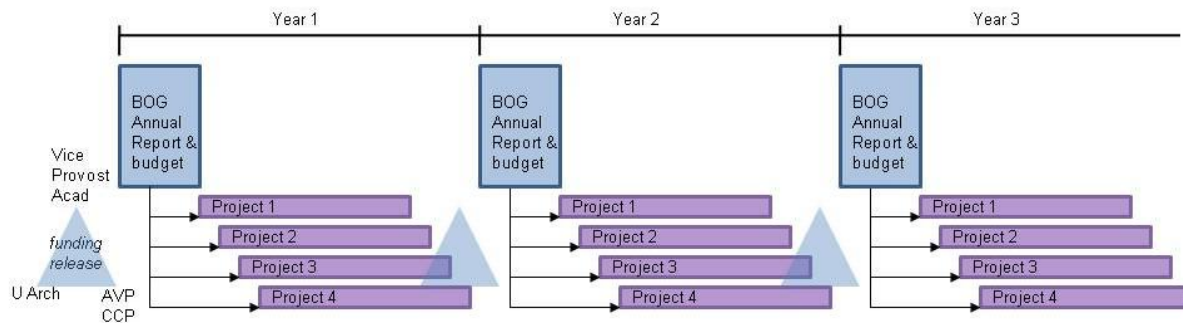
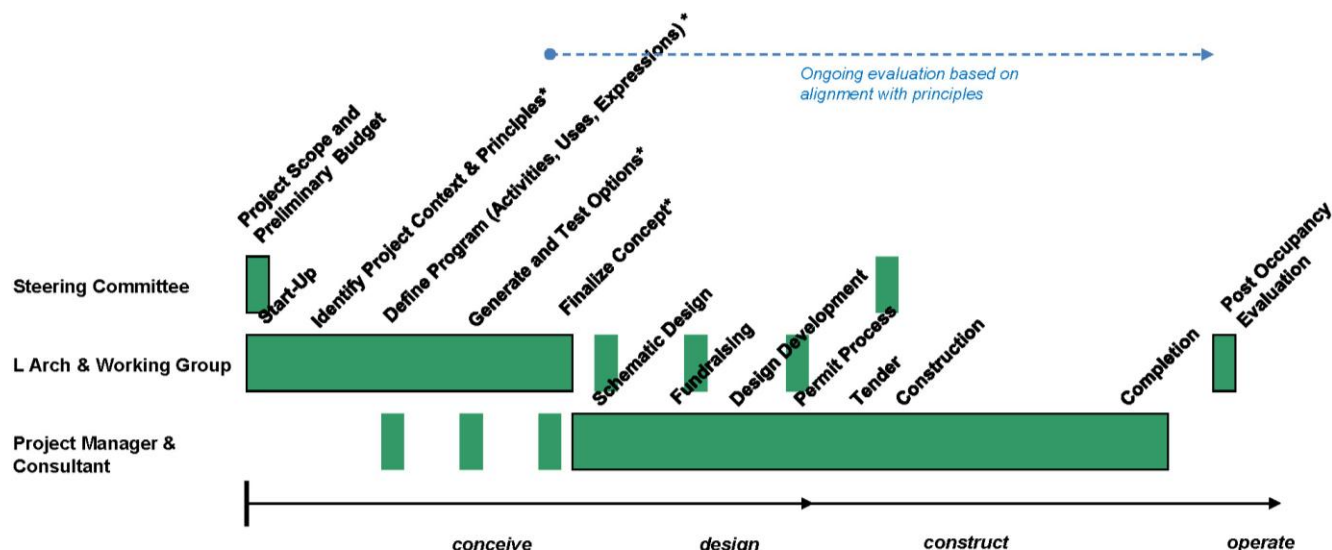


Illustration 4. Public Realm Plan Management Structure

Upon approval, Campus and Community Planning will report to the Board of Governors on an annual basis with details on the status of the plan implementation. Annually, priorities will be set to a three year projection and the associated budget will be presented. Subsequently the funding release will be determined by the Vice Provost Academic, the AVP Campus & Community Planning and the University Architect. Project prioritization will be reassessed on an annual basis.

Implementation of Individual Projects

Individual Public Realm projects will be implemented collaboratively through an integrated design process. A schematic of the general implementation process is shown. This is a template that can be applied to all projects within the Public Realm Plan. This design process will be tailored based on the needs and level of complexity of each project.



* where applicable, workshop with key stakeholders and experts

Illustration 5. Public Realm Project Management Structure

The full design process as shown will be used for informal learning spaces in which there are specific users and objectives involved. On the other hand, pathways will largely be guided by campus design guidelines, where the greater priorities are safety, well drained routes, cohesivity and wayfinding, and will therefore require a streamlined version of this design process. The strength of the process is that these principles become the driving force within the design process and are the benchmarks through which progress is measured and decisions are made.

All schematic designs are reviewed by the Advisory Urban Design Panel. Working drawings are submitted to Campus and Community Planning as part of the Streets and Landscape Permit Process. Each project is reviewed by the Development Review Committee.

Roles and Responsibilities

The following will play key roles in implementing the plan:

The Board of Governors

- Approve priorities and funding annually to a three year projection

Steering Committee

- Owners of the plan who oversee its implementation, set the annual work program and make recommendations to the board.
- Act as the decision makers who provide direction to the project management and working groups for individual projects, and are a resource to resolve conflicts.
- Set technical standards, process templates and consultation plans.
- Establish the project working groups and landscape architect consultant short list every three years.
- Provide direction, support and leadership to the project management and working groups.
- Establish project working groups.
- Support the Development Office in developing a funding strategy.
- Ensures Board of Governors policies are followed.

Members

AVP, Campus and Community Planning (chair)
Vice Provost Academic (or delegate)
U Arch, Campus and Community Planning
Managing Director of Infrastructure Development
Managing Director of Plant Operations
VP, UBC Property Trust
AVP , Development Office
Faculty member, School of Architecture and Landscape Architecture
Representative, Alma Mater Society (AMS)
Representative, Graduate Students Society (GSS)
Representative, Sustainability Office

Campus and Community Planning (C&CP) / Landscape Architect

- Lead plan implementation (planning processes and conceptual design)
- Direct consultant team in schematic drawings and design development
- Create draft of the annual work plan
- Provide support to the Steering Committee
- Draft annual Board of Governors report

Development Office

- Strategizes and coordinates funding opportunities for the project.
- Present schematic drawings to potential funding donors.

Resource group

- Participate at the front end of design process (to end of concept design)
- Provide guidance and support to the project
- Choose the consultant team from the set roster or short list of potential consultants

Consultant

- Participates in the design process as a participant; does not lead the concept design process

- Leads the design process from Schematic Drawings construction completion.

Construction Manager

- The construction manager (UBCPT or LBS Project Services) will manage the project from schematic design through to construction completion.

Workshop Participants

- Workshops will be held for projects during different stages of the design process as appropriate to identify surrounding campus community user needs and activities.

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Appendix

UBC Public Realm Projects (Phase I) Estimated Preliminary Costs

Projects	Estimated Preliminary Cost
Main Mall and University Boulevard	
Main Mall: U. Blvd to Crescent	\$5,030,000
Main Mall: U. Blvd to Fairview	\$2,580,000
Main Mall: Fairview to Agronomy	\$1,810,000
University Blvd: East Mall to Main Mall	\$2,300,000
University Blvd: Main Mall to West Mall	\$1,120,000
Pedestrian Pathways / Corridors	
Sustainability Street	\$250,000
Memorial (Rd) pathway: East Mall to West Mall	\$2,190,000
Agricultural (Rd) pathway: East Mall to West Mall	\$1,900,000
Macmillan-Totem Residence	\$1,700,000
Brain Centre Pathway	\$425,000
Biological Science: Lower Mall to West Mall	\$340,000
Hospital Lane: East Mall to Wesbrook	\$440,000
Medical science path/courtyard	\$910,000
Engineering Lane: Eng. rd to Health Sc.	\$670,000
Biological Science Path: AERL to East Mall	\$350,000
Outdoor Social and Learning Places	
Buchanan Courtyard: Learning	\$740,000
Buchanan Courtyard: Social	\$760,000
Applied Science Quad: Learning	\$260,000
Applied Science Quad: Cheese Factory	\$530,000
Health Science Quad: Social	\$810,000
Arts Quad: Learning	\$570,000
Patient Park	\$600,000
MacMillan: Social	\$300,000
Biological Sciences: Learning	\$220,000
Large Commons	
Library Gardens – Terrace	\$2,000,000
SUB North Plaza*	\$3,650,000
Fairview Square - The Grove	\$1,150,000
Campus Entryways**	
Gateways North & South Approaches	\$1,950,000
Gateways Eastern Approaches (3)	\$1,950,000
Total Estimated Preliminary Cost	\$37,505,000

UBC Public Realm Projects (Phase II) Estimated Preliminary Costs

Projects	Estimated Preliminary Cost
Linking Pathways	
Applied Science Lane	\$ 1,270,000
Biological Sciences (rd) East	\$ 910,000
Bookstore Lane	\$ 280,000
Eastmall Pedestrian Laneway South	\$ 360,000
Eastmall Pedestrian Laneway North	\$ 260,000
Chemistry - Volkoff pathway	\$ 770,000
Walter Gage pathway	\$ 940,000
St Andrews Walk	\$ 480,000
Theatre path	\$ 90,000
Koerner pathway	\$ 570,000
Mathematics/Geography lane	\$ 760,000
Sauder lane	\$ 810,000
Education (rd) pathway	\$ 590,000
CIRS pathway	\$ 330,000
Total Estimated Preliminary Cost	\$ 8,420,000