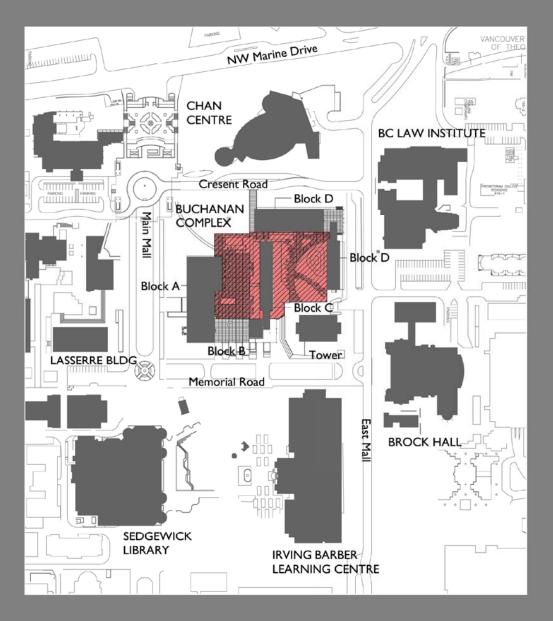
Development Review Committee Submission

Buchanan Courtyards Renew
Phillips Farevaag Smallenberg with Public Architecture & Communication
February 5, 2010



Contents

Site context	p2
Background	р3
Survey	p4
Tree survey	p5
Shadow study	p6
Existing conditions	p7
Design rationale	p8
Policy compliance	p9
Schematic plan	p10
Renderings	p11-12
CPTED strategies	p13
Vehicle access	p14
Bike storage	p15
Landcape (PFS)	
Demolition plan	p16
Key plan	p17
Layout plan	p18
Grading plan	p19
Stormsewer upgrades	p20
Stormwater management	p21
Sculptural forms	p22
Architectural (Public)	
Cover	p23
Site plan	p24
Pavilion	p25
Benches	p26
Canopy	p27
Perspectives	p28



Background

Legal Description

PID 015-891-909, DL 3044 Group 1 NWD Except Firstly; Part on Plan 6147, Secondly; Part on Plan 9301, Thirdly; Part on Plan BCP6556, Fourthly Part on Plan BCP23719.

Address

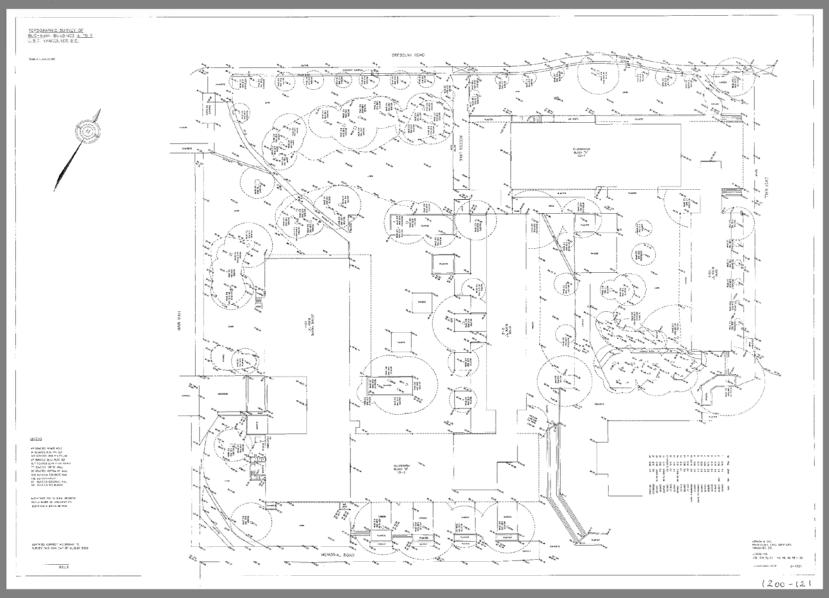
1866 Main Mall, UBC, Vancouver

Gross Development Area

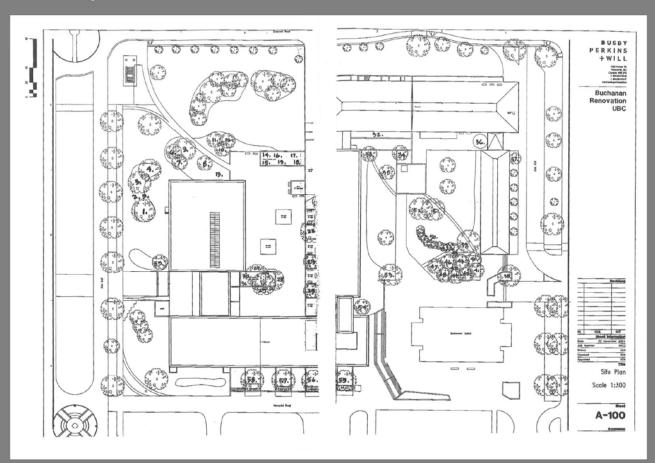
6710m2



Survey Plan



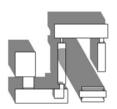
Tree Survey

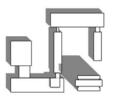


	Species	Tag#	Building clearance (Veters)	Maintenance
1.	Chanaecypa H	9679	n	Resource two minor stems poorly attached at lork, Sin Iran ground. Gently reals to clear Phododondrons by Ira.
2.	Currus refalls	5880	10	Remove deadwood and suppressed branches trengthold crown.
1	Chumaeorsans routiutareis	5681	na	Ne will. Repeate serier start poorly attached at lots, i'm from proard. Gestly isse to dear Phodindendrons by I'm. Sensows destinated and suppressed franches throughout crown. Remove destinated and suppressed branches throughout crown.
4.	Thuja plosta	5682	- Em	
3.	Firedodendroms (x16.)	+	na	Remove teatheout Remove two suppressed inner Phododendrone, (To be flagged.)
6.	(t16.) Thuje picets	5683	ra	Remove deacheded and suppressed lineralises throughout drawn.
7.	Thuja phosta	5684	788	Remove Seedwood and suppressed branches throughout return.
A.	Theia pilosta	5685	ra	Pleasure deathered. Remove the progressed inter Productions one. (To be Regard.) Remove the progressed inter Productions one. (To be Regard.) Remove the production of suppressed interview throughout street. Remove Residenced and expossed baraches throughout street. Remove Residenced and expossed baraches throughout street. Remove Residenced and expossed throughout street. Remove Residenced and expossed throughout street. Remove Residence Residenced and expossed throughout crown. Remove Residenced and expossed throughout crown.
9.	Thujo plicata	5686	79	Deepos fundament and suprement branches throughout closes.
-	100000000000000000000000000000000000000			Gently raise to dear Mododesialors by IVII.
	Thus picara	5729	ra	Remove shadhood and suppressed hands in throughout a crown. Getty was to client Probledockers by the Proughout crown. Bearons discleved and suppressed hardward productions. Getty raise to deel Rodockershare by the Ramove deadword and suppressed hardward brangmost drawn. Contrary was to case with ordinary to the Contrary was to case with ordinary to the Nacional Neigy of 7 Rodockershare in reseal the building, to Shore show yourself well, O'Dra Signaci.)
11.	Trusa pikara	5730	TIB .	Remove Seadwood and suppressed transfers throughout crown. Gantly map to deer Rhododendrons by Ire.
12.	Truja plosts	5751	10	Ramove deadwood and suppressed branches twooghout proving Gentle more to over appropriate by I'm.
13.	Phodudendrors		See managements.	Passing length of 7 Rhododendrons named the building, to 90cm above
	(Approximately 60 Beneath ordans up to Japanese naples)		maintenuros.	
14,	Aper palmetum		140	Ramove deadwood and ordering branches.
15.	Acer palmeters	5715	10	Ramova destinoid and onesing branches. Ramova destinoid and onesing branches.
15.	Aper palmatum Aper palmatum	5715 5717 5718	10	Remove deadwood and ordening branches.
18.		5719	58	Remove deadwood and cossing branches.
19.	Rhododendrons (#14.)	1	- 14	Reduce height of Hoododendrions, to 60 dilum above ground lemil. (Fall to flagged.)
-	Britis sp.	5720	Up to 3m	Leave 3 smaller Rhudodendrons at north and. Remove deadwood and suppressed branches throughout craws.
21.	Priss riago	5721	211	Remove detailed trace girding easiers and northwest stores. Replace cable trace with the "Cobra Cable System".
				Replace cable brace with the "Cobis Cable System". Remove deadwood. Remove deadwood.
22.	Rutiniu poeudoosacie Crotangus x lavaltsi Box sp.	5722	Sm.	
23.	Crotaogus x tavaftsi	5723	461	Reneve inner drown sediers and crossing branches.
24.	Box sp.	-	Se.	Rameve 12cm clameter stam reserver building.
20	Crafarque x lovalei Betula sp.	5724	Na Na	Remove inner crown suckers and crossing branches. Poor condition. Remove to ground level.
		5724 5728 5725	741	Remove deadwood
21.	Davida motivivata Davida levolustata Coltres coggypte	5726	No	Ramme dischard Ramme dischard:
29.	Devide involuerate	5727	line Klem	Ramove deadwood.
31.	Cotinus coggyges Sotinus coggyges	-	Score	
32.		-	Tion	i-demois deconsolo. Conside transplanting. Reduce height to 1-1 firs form ground. Reserve deachers and suppressed beautines transplant crows. Reserve deachers and suppressed branches transplant crows.
33.	(x 23.) Behale ap	5709	59	Remove deadwood and suppressed branches throughout cones.
34.	Detala remucosa "Lacinista"	5710	100	Remove deadwood and suppressed branches throughout others.
35			140	Hamove directwood and broken branch.
35.	Betola sp Fagus sylvation	5711	- 23m	Hemove devokace and blocks transm. Remove devokaced and suppressed branches transphast arraws. Romave disadvaced and proving branches.
37.	Fagus sylvatica	1784	22.5m	
38.	Cimwythii') Ultruo sp.	+ 1	23n	Resourcesing transfers.
39. 40.	Alma rubra	1792 1789	- Am - Jan	Remove doadwood and suggisted districtive throughost stown.
	Chamacoparis platfors "Plumoss" Chamacoparis	1/08		
41.	Chamacopare olaliscs "Flamoss"		10	Resous dealtweet and suppressed honother throughout store.
42.	Oternacypore ptolera "Plamota" Chanacyparis pistera "Plamota"	- 1	36	Pernove description and suppressed branches throughout crown.
	Unsset loaning Chara	ecypala	pistera Titunose	
ec 100			and the second	Inspect weak forks
our.	Chamacoparis	-	FE .	
43.	Chamssoyparts pallers "Planoss"			Remove deadwood and suppressed branches throughout nown. Remove deadwood and suppressed branches throughout nown.
43. 44.	Chansecyparis pallera "Plumosa" Chercaecyparis pisitora "Plumosa"		na .	Remove deadward and suppressed branches throughout crown. Remove deadward and suppressed branches throughout others.
43.	Chanascoparis pialiera "Planoss" Chenascoparis pialiera "Planoss" Chanascoparis pialiera "Planosa"			Install "Cobra Cable System" bolkeon main stems with weak fort.
43. 44. 45.	poles Hurosa		Ad No.	Install "Cobra Cable System" believes main stens with week ford. Resource deadwood and suppressed branches froughout closes.
44. 45.	paters Humosa present issuing Chan actories		Ad No.	Install "Cobra Cable System" believes main stens with week ford. Resource deadwood and suppressed branches froughout closes.
43. 44. 45. w: top rough:	presed Human Chan or own. Otomoografe picters "Fumous"	ноурия	na N4 piotiera Pioracci	basid **Clary Cable System* believe main risens with weak fort. Resource deschool and suppressed transfers (morphos) from Angarised between NGS and NGS Resource disablect and suppressed for Elements deschools and augmented branches finisprout man.
43. 44. 45. 45. 46.	presed Harring Chan at crown Observoypake pictors "Fumous" prosed learing Chan	ноурия	na N4 piotiera Pioracci	basid **Clary Cable System* believe main risens with weak fort. Resource deschool and suppressed transfers (morphos) from Angarised between NGS and NGS Resource disablect and suppressed for Elements deschools and augmented branches finisprout man.
43. 44. 45. 45. 46.	presed Harring Chan at crown Observoypake pictors "Fumous" prosed learing Chan	ноурия	na N4 piotiera Pioracci	logal "Allon Callar Signer" releases man dense with weet the Second deathcoal and suppressed received through others. Anythread between 145, and 66, Removed adoptional and separated to literate deathcoal and appressed biomonia throughnat more former deathcoal and appressed biomonia throughnat more Anythread twelfacts.
43. 44. 45. 45. 46.	presed Harring Chan at crown Observoypake pictors "Fumous" prosed learing Chan	ноурия ноурия ноурия	Na N	logal "Allon Callar Signer" releases man dense with weet the Second deathcoal and suppressed received through others. Anythread between 145, and 66, Removed adoptional and separated to literate deathcoal and appressed biomonia throughnat more former deathcoal and appressed biomonia throughnat more Anythread twelfacts.
43. 44. 45. 45. 46.	presed Harring Chan at crown Observoypake pictors "Fumous" prosed learing Chan	- исураля -	Ne N	stage "Actor Calle Sprint" releases used need the self-the Second dealerated and suppressed haranche Broughout Dealerated Angartest's between 145, and 866. Remove dealerated and separated by Bernard Sandwess and appressed browness throughout cream Angartest's between 645, and 661. Remove dealerated and suppressed browness throughout cream. Angartest's between 645, and 661. Remove dealerated and suppressed browness throughout cream. Remove dealerated angartested browness throughout cream. Remove dealerated suppressed browness throughout cream.
43. 44. 45. 45. 46.	presed Harring Chan at crown Observoypake pictors "Fumous" prosed learing Chan	ecypara 1790	Na N	ward "Cabo Cabo Spain" below not not never with well by a cabon development of the superior below not below of the superior below to the Spain of the superior below to the Spain of the Sp
43. 44. 45. 45. 46.	patera Yurnear presed isaring Chan- kit drown Dismoorparie patera "Yurnear patera "Yurnear patera "Yurnear patera "Yurnear Chamanopath patera "Yurnear Chamanopath patera "Yurnear Chamanopath patera "Yurnear patera "Yurnear Linea compatera patera "Linea compater		Ne N	Total "Actor Calls Sprint" releases man former with use the second delactional and expressed transfers Broughout Gross. In Proceedings of the Second Secon
43. 44. 45. 46. 46. 47. 48. 49. 50.	palera Yurnera presed isaring Chan ut drown Osemoorpade paleta "Yurnera" prisad lisaring Chan ut drown Cass asopade paleta "Yurnera" Chanasopade paleta "Yurnera" Chanasopade paleta "Yurnera" (Than asopade paleta "Yurnera" (Than asopade paleta "Yurnera" (Than asopade paleta "Yurnera" (Than asopade) (Than asopade) (Than asopade) (Than asopade) (Than asopade) (Than asopade)		No.	sould "Allow Calles Signer" relations state desire alle seel fine. Benove desharboot and suppressed haranche Broughout seel fine. Angartest between 146, and 66, Remone desharboot and septement to literate desharboot and appressed branches throughout cream. Angartest "arbitrates bed, and 461, Riphone desharboot and septement bed. Angartest" between 64, and 461, Riphone desharboot and septement between the Benove desharboot and appressed principles Principles down. Remove desharboot and appressed principles Principles down. Remove desharboot and appressed principles Principles down. Remove desharboot and appressed principles and principles down. Remove desharboot and appressed principles and Remove desharboot and appressed principles throughout course. Seeme desharboot and appressed principles throughout course.
43. 44. 45. 46. 46. 47. 48. 49. 50.	pales Punces presed isaring Chan At drawn Commonipale philits "Vances" presed lisering Chan At order Chanacopath philits "Turnes" That ploats That ploats That ploats	1790 5791 5714	Na N	sould "Foliate Calles Sprint" relations make draw sith used the American administration registered involves the registered formation registered formation registered formation registered formations and suppressed formations and suppressed formations and suppressed formation formation formations and suppressed formation formation formation formations and suppressed formation formations and suppressed formation formation formation formation formation formation formations for formation forma
43. 44. 45. 46. 47. 48. 49. 50.	passes Pronoces present surroy Chan An own Disensorpasie palhar "Vuenes" punssed lauring Chan And own Counsecount palhar "Vuenes" palhar "Passes Disensorpasin palhar "Passes Transparia palhar "Passes Transparia Transpari	1790 5791 5714	No.	Insight "Order Caller Sprint" relations train of texts all a self-the Section deliberation and suppressed transcriber Broughold draws. Become deliberation of the Sprinter Section of the
43. 44. 45. 46. 46. 46. 47. 48. 50. 51. 52.	passed structure present survey Chan Ad Other Ad Other Change passed survey Change pursued Change pursued Change pursued Change pursued Structure pursued	1790 5791 5792 5705 5704	Na N	begit 15-bits Calle Sprint Holeson that desire the well for the bearing should be desired between the should be desired between the state of the sprinted bearings from the sprinted bearings of the
43. 44. 45. 46. 46. 46. 47. 48. 50. 51. 52. 53. 54.	pawa Prances Intercoparie politica Planes Ottomoorparie politica Planes Ottomoorparie politica Planes Ottomoo Ottomoorparie politica Planes Ottomoo Ottomoorparie Tilaga condervala Tilaga conde	5791 5791 5792 5793 5705 5704 5705 5704 5705	NA NA PLIMODE NA PLANOS NA	Insular Vision Claim Springs - Assessment state of the self-section of the control and the con
43. 44. 45. 46. 46. 46. 47. 48. 50. 51. 52. 53. 54.	passed structure present survey Chan Ad Other Ad Other Change passed survey Change pursued Change pursued Change pursued Change pursued Structure pursued	1790 5791 5792 5705 5704	Na N	begit 15-bits Calle Sprint Holeson that desire the well for the bearing should be desired between the should be desired between the state of the sprinted bearings from the sprinted bearings of the
43. 44. 45. 46. 47. 48. 50. 51. 52. 55. 56.	passa Tarvica presed saring Crain Address Characoppase paties "Guessa" paties "Turess" Characoppase paties "Turess" Characoppase pat	5791 5791 5792 5793 5705 5704 5705 5704 5705	NA NA PLIMODE NA PLANOS NA	Insular Vision Claim Springer Indiana ratio draws with wall the American districted in the opposed transfers Enrogletic Cross. Angested School and Regionated School Enrogletic Cross. Angested School and Engineers of School and Regionat Cross. Angested School and Engineers of School and Regionat Cross. Angested School and Engineers of School and Regionated School and R
43. 44. 45. 46. 47. 48. 50. 51. 52. 55. 56.	passa Tarvica presed saring Crain Address Characoppase paties "Guessa" paties "Turess" Characoppase paties "Turess" Characoppase pat	- ecyparia 1790 - 5791 5795 5705 5704 5733	NA NA PLIMODE NA PLANOS NA	Total Total Calls Sprint Indiana main draw all wall for all accordance of the control of the con
43. 44. 45. 46. 47. 48. 50. 51. 52. 55. 56.	pawa Prances Intercoparie politica Planes Ottomoorparie politica Planes Ottomoorparie politica Planes Ottomoo Ottomoorparie politica Planes Ottomoo Ottomoorparie Tilaga condervala Tilaga conde	5791 5791 5792 5793 5705 5704 5705 5704 5705	NA NA PURSON PROPOSAL PROPOSAL NA	Insular Vision Claim Springs - Assessment state of the self-section of the control and the con





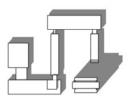


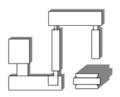


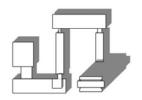


9am

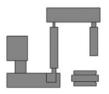


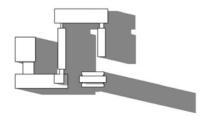


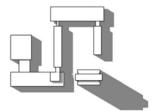


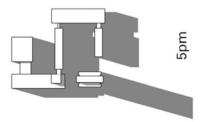


1pm









buchanan precinct shadow study

Existing Conditions









Buchanan Complex









West Courtyard







East Courtyard



Feb 5/10

Design Rationale

The UBC Buchanan Courtyards Renew project features two public open spaces, the West and the East Courtyards, surrounded by the Buchanan Faculty of Arts building complex. The Courtyards were first developed in the 1960's to complement and extend the adjacent Modernist architecture. However, over the years there has been an erosion in the appearance and function of these spaces. Today the courtyards fail to respond to contemporary user needs, aesthetics, programming, or identities.

Buchanan Courtyards Renew is the first project to be implemented through Vancouver Campus - Public Realm Plan. The aims of Public Realm Plan are as follows:

- 1) Create public spaces that animate and invigorate the campus;
- 2) Enhance the educational experience with outdoor informal learning;
- 3) Promote idea sharing, creative expressions and interaction;
- 4) Support and nurture physical and mental health of students, faculty and staff; and
- 5) Instill pride and strong sense of place, showcasing UBC's culture.

The proposed plan calls a redevelopment of the courtyards in response to these aims.

West Courtyard

This space is envisioned as "A Contemporary Agora of the Arts" (An *agora* is an ancient Greek public space for gatherings, celebrations and idea exchange). The courtyard would function as a civic space for both programmed and unprogrammed activities. Programmed events would include concerts, barbeques, theatre productions, movie nights, and art exhibits. A pavilion on the north end of the space would serve as a stage during these events with a large clear hardsurfaced area providing space for up to a 1000 person audience. Unprogrammed activities would centre on the new Building A café with its canopy and outdoor seating and seating booths on the east side with benches and tables for smaller group gatherings. Arts identity would be expressed both permanently through such elements as sculptural forms, text bands and lighting as well as temporarily through art exhibits and performances. The proposed design is more than a collection of landscape elements; it provides a frame or a forum for a range of engaging and transformative activities.

East Courtyard

In contrast to the West Courtyard, the East Courtyard is proposed as a quiet naturalistic space for contemplation or small informal gatherings. Identified as "The Green," the space would feature a naturalistic water feature, a long seating bench, a grassed berm and significant plantings. Environmental sustainability would be displayed through stormwater collection, conveyance, filtration and infiltration and through the use of indigenous and drought tolerant planting.

Refer to the enclosed plans, renderings and text for additional information on the proposed schemes for the courtyards.



Design Policy Compliance

The proposed renovations to the Buchanan Courtyards are consistent with and support the eight Principles described in a Legacy and a Promise. The courtyard plans set a high level aesthetic precedent for ongoing enhancement of open spaces on campus. While geared to the Faculty of Arts, courtyard improvements support the social, environmental and intellectual aspirations of the entire campus community. Students, residents, faculty, staff and visitors will find opportunities for individual or communal enjoyment in a broad range of visual and programmatic amenities. When complete, the courtyard will be one of the most distinctive and memorable places on campus.

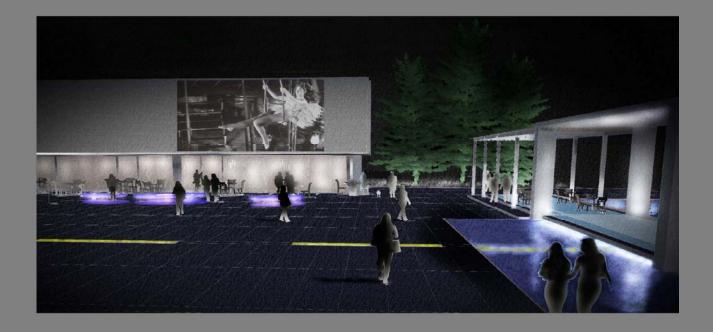


Schematic Concept Plan



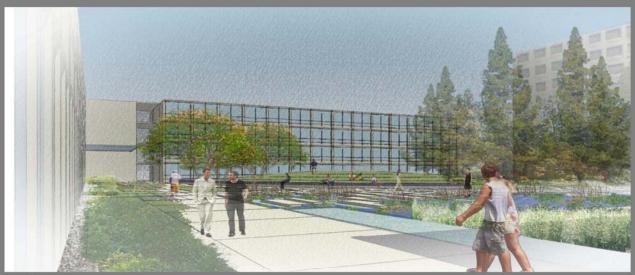


West Courtyard Rendering





East Courtyard Renderings



Looking east



Looking north



CPTED Strategies

The project will enhance user safety and deter criminal behaviour through a number of means.

Sightlines

The design calls for thin horizontal forms and low planting in keeping with the Modernist landscape tradition. As a result sightlines on the site will be enhanced.

Landscape lighting

The design will include increased lighting in both courtyards to reduce dark spots at or near entrances, pathways and seating areas. Ambient lighting would minimize glare, deep shadows and severe light disparities.

Space activation

The programming of the site calls for the space to be heavily used during both day and evening hours. Frequently scheduled activities such as outdoor performances and exhibits will attract and hold people and increase the perception that the area is controlled. The provision of comfortable weather protected seating for informal gatherings will increase the informal use of the space, creating an enhanced level of passive surveillance throughout the day and year.

Sense of ownership

The design of the courtyards has undergone an extensive stakeholder consultation process involving staff, students and facility. In addition, site programming calls for the courtyards to be used for student performances and displays. This input and involvement will enhance the site users sense of ownership, resulting in the increased likelihood that criminal behaviour will be reported.



Vehicle Access

Vehicle access to the site is intended to be restricted to promote a pedestrian friendly experience in the courtyards. Delivery vehicles to the west courtyard will be required to park at location #1 (refer to plan below) at which point goods would be hand dollied to Building C (#2), Building A café (#3) and Building D (via routes #4 and 5). When vehicle access is required to the west courtyard (site maintenance, performance setup), there is a route over reinforced grass north of the pavilion and reflecting pool (#6). However, the intention is that this route would be used infrequently to preserve the grass and the pedestrian friendly space. There would be no vehicle access to the courtyard from the south.

The East Courtyard would have delivery access from the west (via route #5) and the south where vehicles would park at location #7. Here goods would be hand dollied (#8). Occasionally vehicles could access the site via route #9.

In both the east and west courtyards, vehicle access would be restricted with the use of removeable bollards or other control measures.

