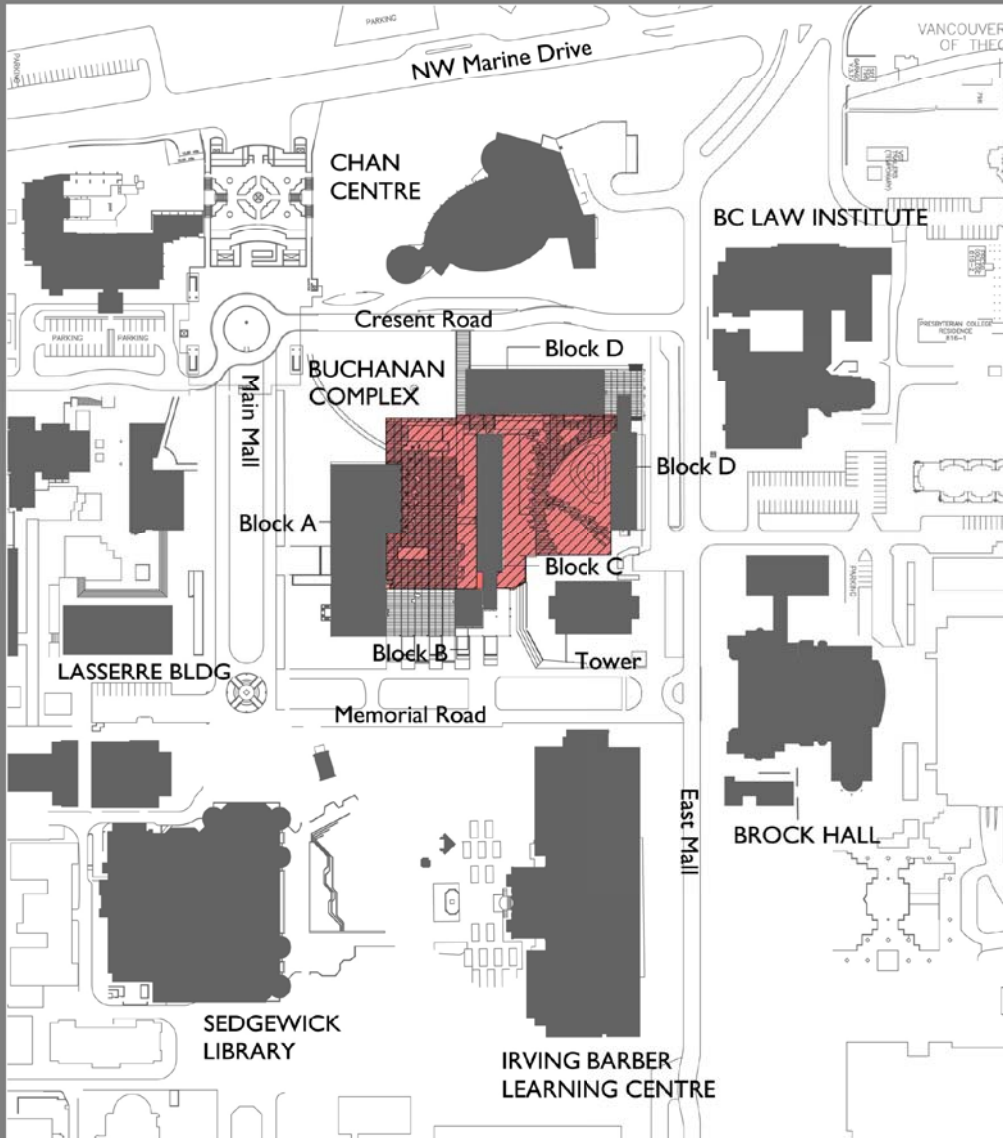


Development Review Committee Submission

Buchanan Courtyards Renew

Phillips Farevaag Smallerberg with Public Architecture & Communication

February 5, 2010



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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

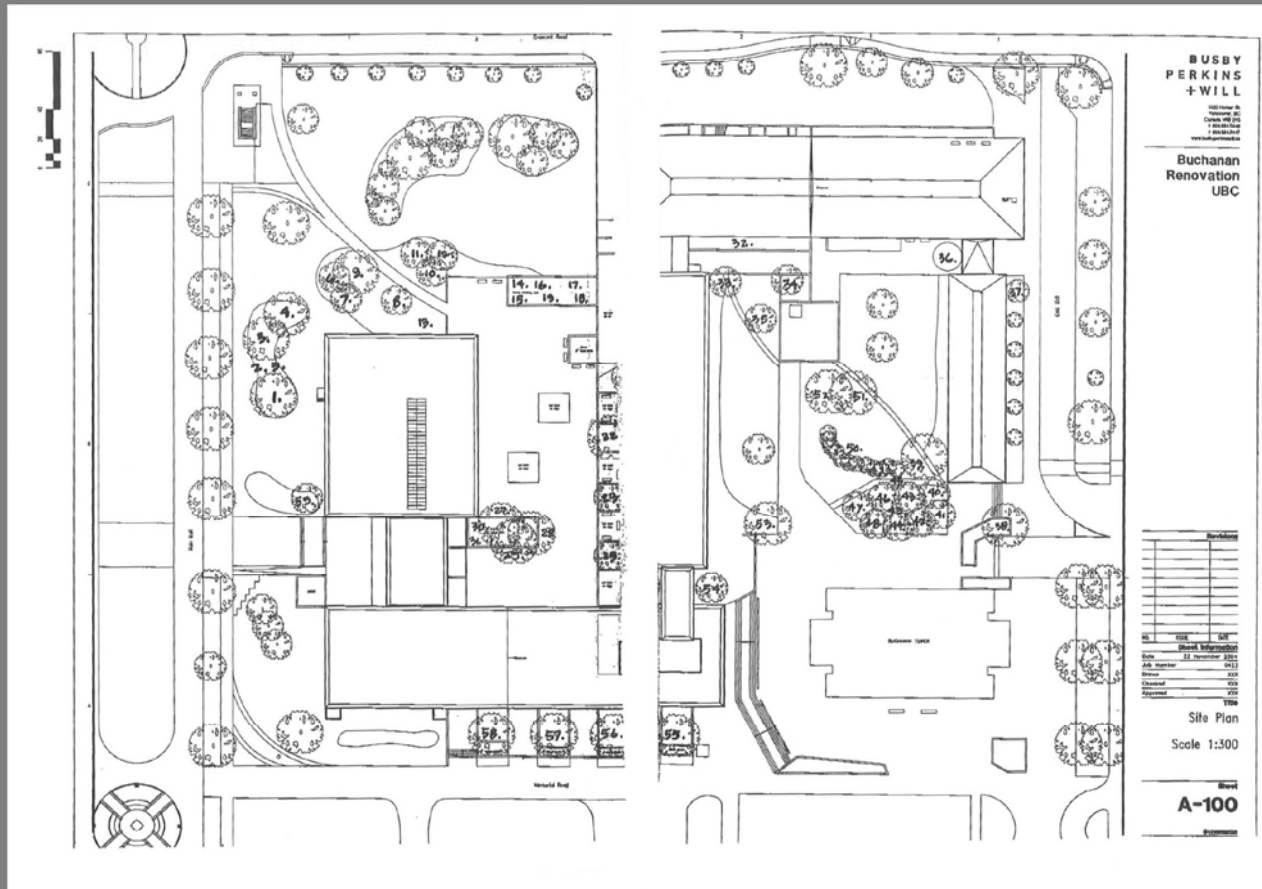
1866 Main Mall, UBC, Vancouver

Gross Development Area

6710m²



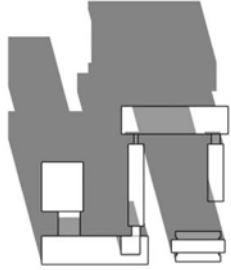
Tree Survey



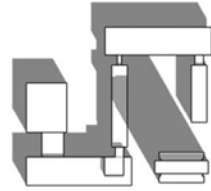
#	Species	Tag #	Building clearance (Meters)	Maintenance
1.	Chamaecyparis nootkanensis	5679	na	Remove low minor stems poorly attached at fork, 5m from ground. Carefully raise to clear Rhododendrons by 1m. Remove deadwood and suppressed branches throughout crown.
2.	Chamaecyparis nootkanensis	5680	na	As with #1.
3.	Chamaecyparis nootkanensis	5681	na	Remove minor stem poorly attached at fork, 1m from ground. Carefully raise to clear Rhododendrons by 1m. Remove deadwood and suppressed branches throughout crown.
4.	Thuja plicata	5682	4m	Remove deadwood and suppressed branches throughout crown.
5.	Rhododendron (P1)	-	na	Remove low suppressed inner Rhododendrons. (To be flagged).
6.	Thuja plicata	5683	na	Remove deadwood and suppressed branches throughout crown. Carefully raise to clear Rhododendrons by 1m.
7.	Thuja plicata	5684	na	Remove deadwood and suppressed branches throughout crown. Carefully raise to clear Rhododendrons by 1m.
8.	Thuja plicata	5685	na	Remove deadwood and suppressed branches throughout crown. Carefully raise to clear Rhododendrons by 1m.
9.	Thuja plicata	5686	na	Remove deadwood and suppressed branches throughout crown. Carefully raise to clear Rhododendrons by 1m.
10.	Thuja plicata	5729	na	Remove deadwood and suppressed branches throughout crown. Carefully raise to clear Rhododendrons by 1m.
11.	Thuja plicata	5730	na	Remove deadwood and suppressed branches throughout crown. Carefully raise to clear Rhododendrons by 1m.
12.	Thuja plicata	5731	na	Remove deadwood and suppressed branches throughout crown. Carefully raise to clear Rhododendrons by 1m.
13.	Rhododendron (Approximately 100 stems) - mostly up to Japanese maples	-	See maintenance notes	Remove height of 1 Rhododendrons around the building, to show above ground level. (To be flagged)
14.	Acer palmatum	-	na	Remove deadwood and crossing branches.
15.	Acer palmatum	5714	na	Remove deadwood and crossing branches.
16.	Acer palmatum	5715	na	Remove deadwood and crossing branches.
17.	Acer palmatum	5716	na	Remove deadwood and crossing branches.
18.	Acer palmatum	5717	na	Remove deadwood and crossing branches.
19.	Rhododendron (P14)	-	na	Remove height of Rhododendrons, to 80-90cm above ground level. (To be flagged).
20.	Betula sp.	5720	up to 3m	Remove 1 smaller Rhododendron at north end. Remove deadwood and suppressed branches throughout crown.
21.	Prunus nigra	5721	2m	Remove cut limbs bearing globose and soft fruit stems. Remove deadwood. Remove deadwood.
22.	Rubus pseudoacacia	5722	3m	Remove deadwood.
23.	Salix purpurea	5723	4m	Remove inner crown leaders and crossing branches.
24.	Thuja plicata	5724	na	Remove 1 stem slender stem nearest building.
25.	Salix purpurea	5725	4m	Remove inner crown leaders and crossing branches.
26.	Betula sp.	5726	na	Poor condition. Remove to ground level.
27.	Thuja plicata	5727	na	Remove deadwood.
28.	Thuja plicata	5728	na	Remove deadwood.
29.	Thuja plicata	5729	na	Remove deadwood.
30.	Thuja plicata	5730	na	Remove deadwood.
31.	Thuja plicata	5731	na	Remove deadwood.
32.	Thuja plicata	5732	na	Remove deadwood.
33.	Thuja plicata	5733	na	Remove deadwood and suppressed branches throughout crown.
34.	Thuja plicata	5734	na	Remove deadwood and suppressed branches throughout crown.
35.	Thuja plicata	5735	na	Remove deadwood and suppressed branches throughout crown.
36.	Thuja plicata	5736	na	Remove deadwood and suppressed branches throughout crown.
37.	Thuja plicata	5737	na	Remove deadwood and suppressed branches throughout crown.
38.	Thuja plicata	5738	na	Remove deadwood and suppressed branches throughout crown.
39.	Thuja plicata	5739	na	Remove deadwood and suppressed branches throughout crown.
40.	Thuja plicata	5740	na	Remove deadwood and suppressed branches throughout crown.
41.	Thuja plicata	5741	na	Remove deadwood and suppressed branches throughout crown.
42.	Thuja plicata	5742	na	Remove deadwood and suppressed branches throughout crown.
43.	Thuja plicata	5743	na	Remove deadwood and suppressed branches throughout crown.
44.	Thuja plicata	5744	na	Remove deadwood and suppressed branches throughout crown.
45.	Thuja plicata	5745	na	Remove deadwood and suppressed branches throughout crown.
46.	Thuja plicata	5746	na	Remove deadwood and suppressed branches throughout crown.
47.	Thuja plicata	5747	na	Remove deadwood and suppressed branches throughout crown.
48.	Thuja plicata	5748	na	Remove deadwood and suppressed branches throughout crown.
49.	Thuja plicata	5749	na	Remove deadwood and suppressed branches throughout crown.
50.	Thuja plicata	5750	na	Remove deadwood and suppressed branches throughout crown.
51.	Thuja plicata	5751	na	Remove deadwood and suppressed branches throughout crown.
52.	Thuja plicata	5752	na	Remove deadwood and suppressed branches throughout crown.
53.	Thuja plicata	5753	na	Remove deadwood and suppressed branches throughout crown.
54.	Thuja plicata	5754	na	Remove deadwood and suppressed branches throughout crown.
55.	Thuja plicata	5755	na	Remove deadwood and suppressed branches throughout crown.
56.	Thuja plicata	5756	na	Remove deadwood and suppressed branches throughout crown.
57.	Thuja plicata	5757	na	Remove deadwood and suppressed branches throughout crown.
58.	Thuja plicata	5758	na	Remove deadwood and suppressed branches throughout crown.
59.	Thuja plicata	5759	na	Remove deadwood and suppressed branches throughout crown.



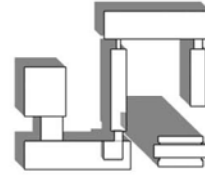
december 21



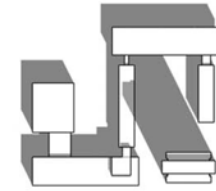
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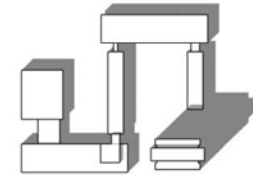
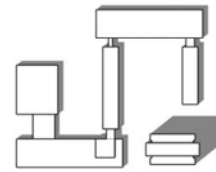
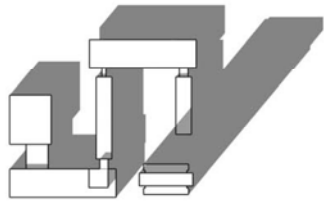
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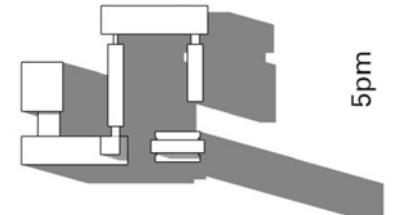
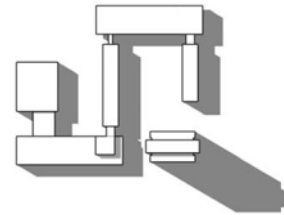
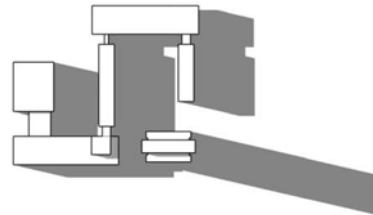
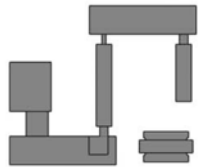
september 21



9am



1pm



5pm

buchanan precinct shadow study



Existing Conditions



Buchanan Complex



West Courtyard



East Courtyard



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 faculty. 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.

