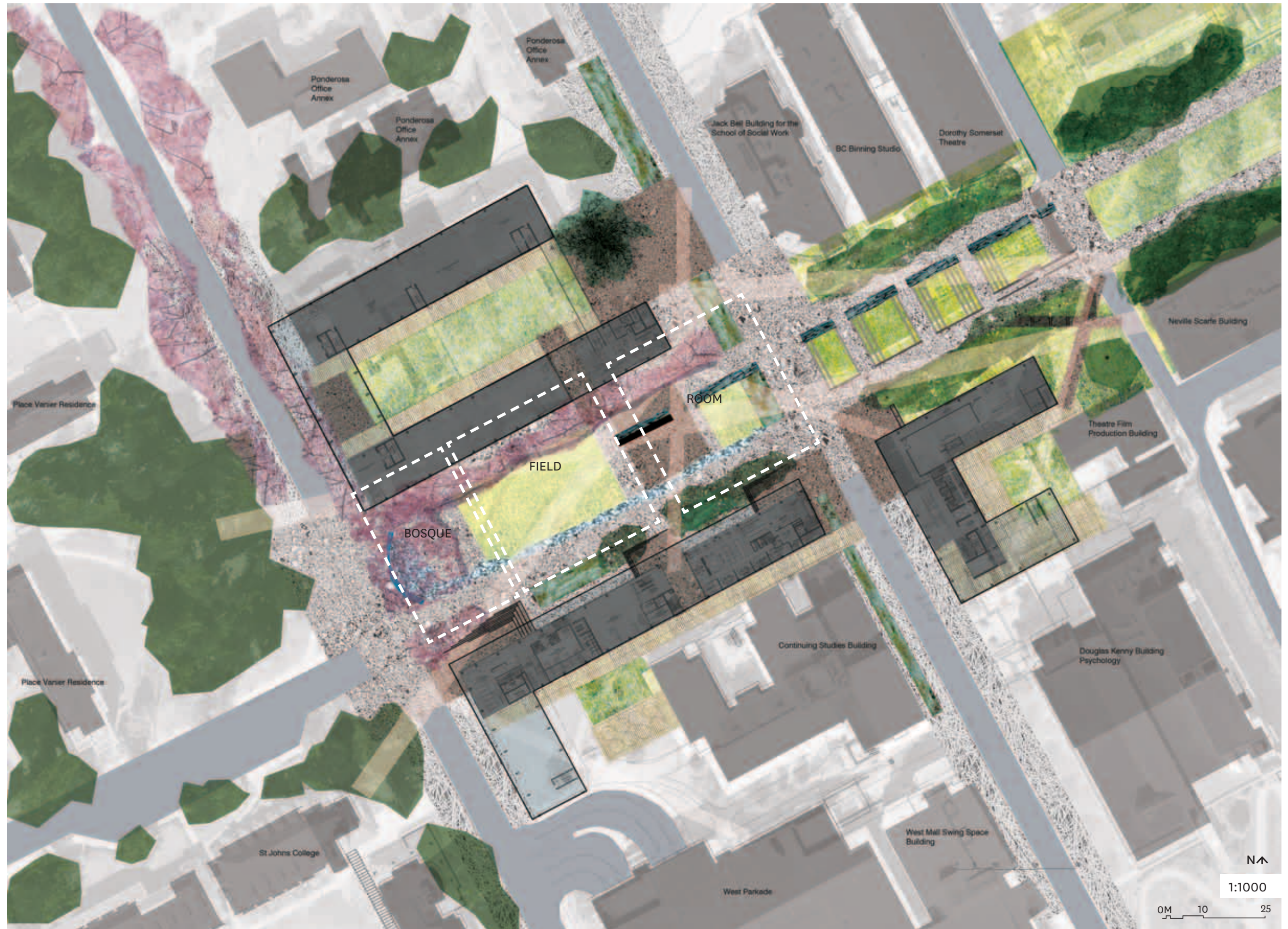


UBC Ponderosa Commons | Development Review Committee Application

HAPA COLLABORATIVE

November 10th, 2011

Original Concept Plan



Design Rationale

An Axial Landscape



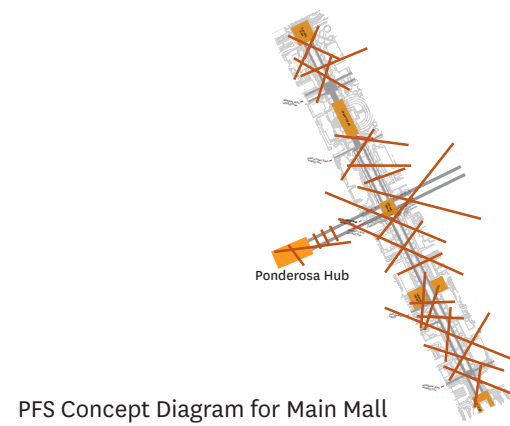
Respecting the Scale and Purpose of the Beaux Arts Design Framework



Central Park Mall and Bethesda Terrace



An Informal Landscape Guided by Circulation



Taking Inspiration from Historic North American Campus Quad Landscapes

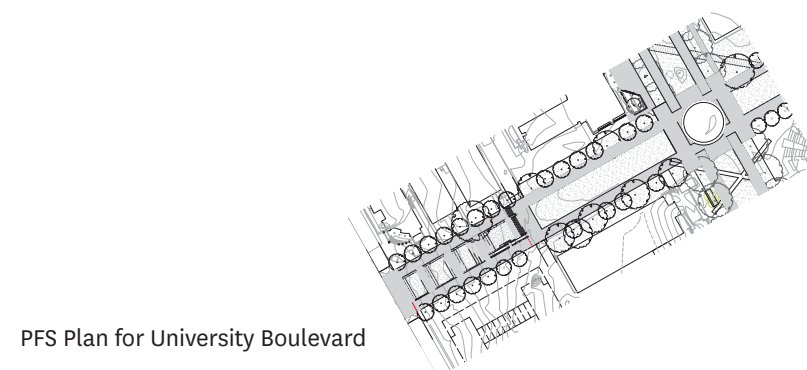


Cornell University Ithaca, NY

Harvard Yard Cambridge, MA



A Landscape of Framed Rooms



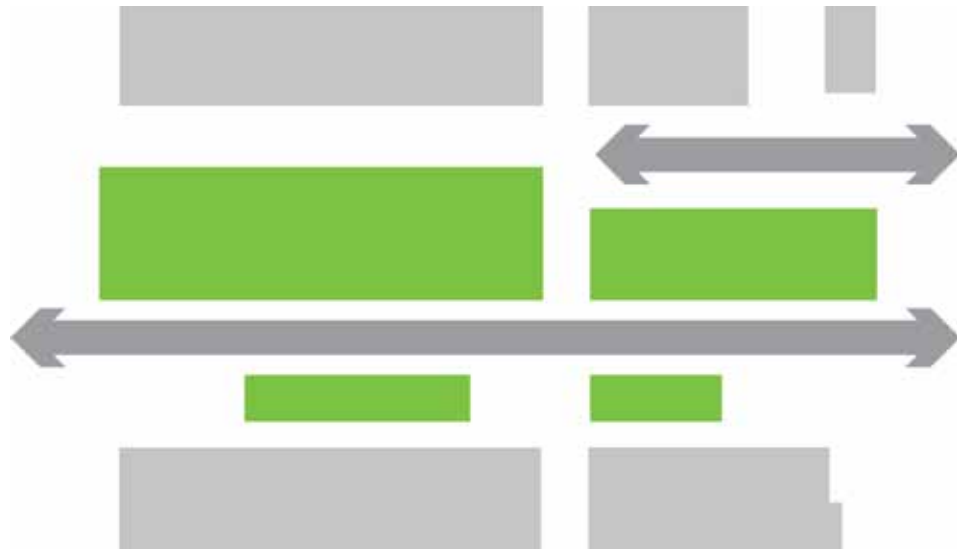
Creating more intimate scales within the public realm by creating framed rooms.

The design for the block of University Boulevard East of West Mall is a series of lawn terraces stepping down a steep slope.

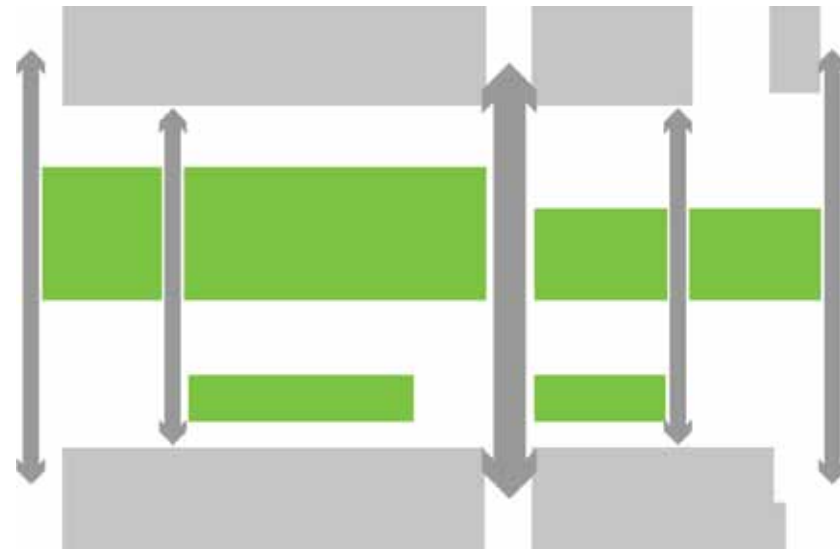


Design Rationale

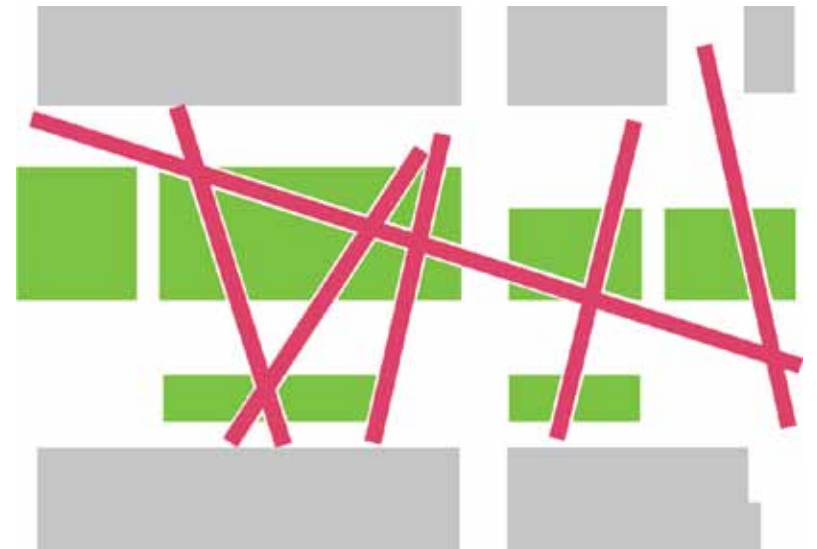
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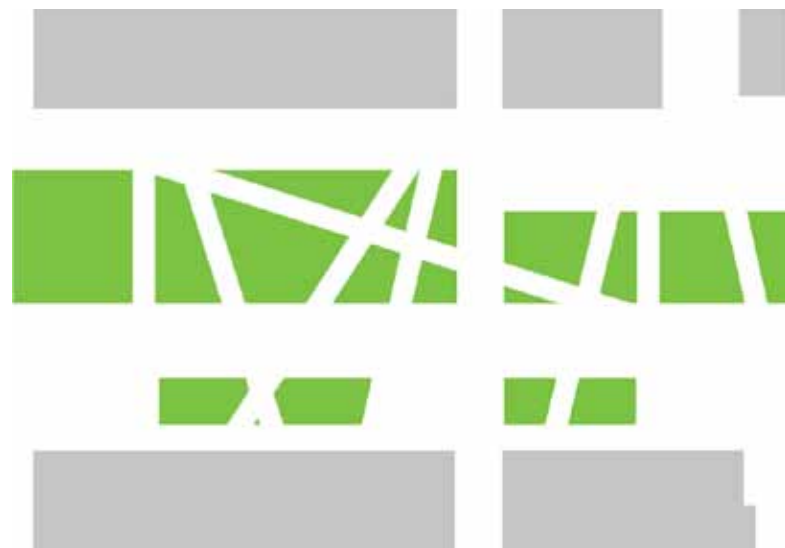
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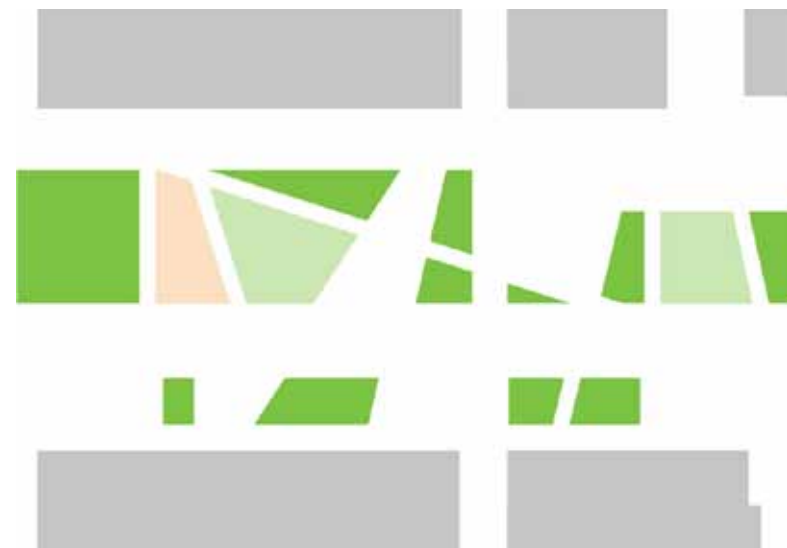
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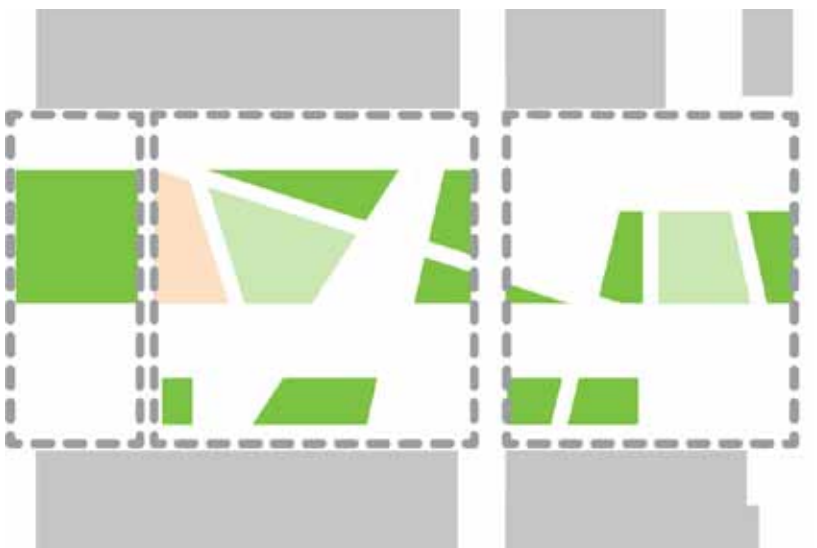
4.



5.



6.



Key



Apple Tree



Elm Tree



Cherry Tree



Maple Tree



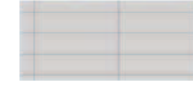
Lawn



Shrub Planting



Ornamental Grasses and Perennials



Saw Cut Concrete Paving



University Boulevard Concrete Paving



University Boulevard Concrete Paving Variation

Landscape Plan



Circulation



Despite sloping a total of 10m over the length of the site, and despite integrating two lanes of vehicular traffic into the space, the predominant design criteria for the Ponderosa Commons site is a well resolved pedestrian circulation scheme. As outlined in the Vancouver Campus Plan Design Guidelines, the Commons circulation will include a high level of pedestrian porosity with strong connections between building entries, a hierarchy of primary, secondary and tertiary routes, and a commitment to universal accessibility including ‘dignified, welcoming and effective access to people of all ability levels.’

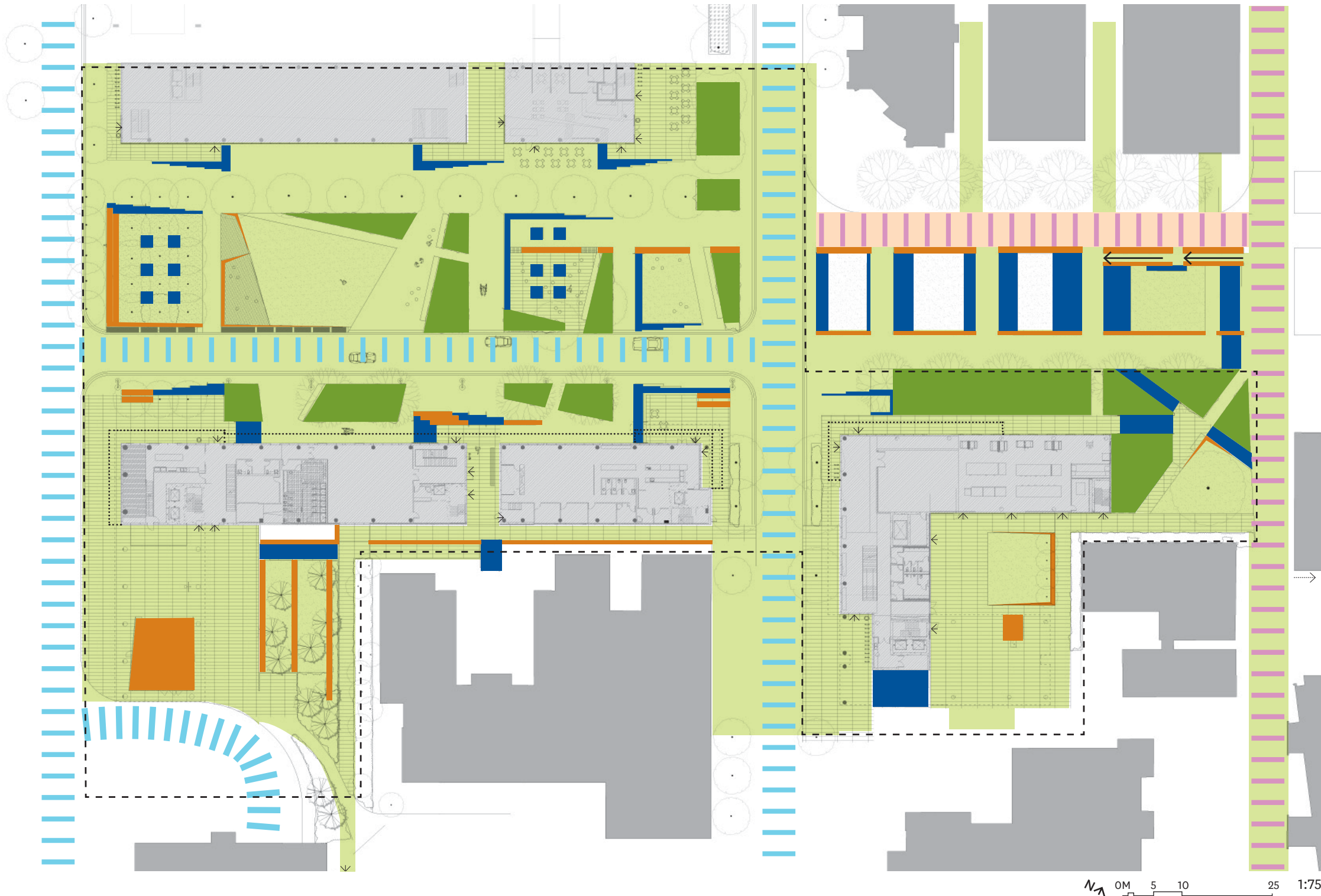
Accessible routes under 5.5% of slope are located generally throughout the entire landscape of the Commons, and as a result no 1:12 ramps are required anywhere in the Commons public realm. Where possible, fully accessible pedestrian routes are proposed at building edges to take advantage of weather protection offered by soffits, building projections or canopies.

CPTED

The Ponderosa Commons landscape design will respond to CPTED requirements by providing highly public, highly visible and highly defensible open spaces in accordance to the following principles:

- Increase natural surveillance by encouraging pedestrian and bicycle traffic, designing to allow for overlook on public spaces, passageways and building entries, and using well integrated, non-glare, pedestrian-scaled lighting in accordance with campus standards;
- Use medium to low-level landscape planting and high-canopied tree planting that allows for visual access at pedestrian eye level, and utilize barrier planting (low hedges, thorn-bearing plants) to discourage intrusion where it might be desired.
- Encourage active uses through commercial activity, student and faculty event programming and other informal uses throughout the day and throughout the year to attract desired users and deter undesirable activity.

Circulation Plan



- Inclusive Pedestrian Circulation (Under 5.5% Slope)
- ←
 1 in 12 Ramp
- Steps
- Hardscape Barriers (Walls and Benches)
- Softscape Barriers (Plantings)
- Steep Slope (Over 5.5%)
- Vehicular Circulation
- Service Vehicular Circulation
- Weather Protection
- Entrance

Planting



American Elm



Lawn



Yew



Cherry Tree



Rhododendron



Grasses and Drought Tolerant Perennials in Masses

In accordance with the Vancouver Campus Plan Design Guidelines, all tree planting on the site will abide with the street tree planting recommendations for consistency and connectivity with the greater campus landscape. *Ulmus americana* or American elm, will be used on the to continue the tree planting scheme of University Boulevard and to respond to the high rise massing of the buildings of both Phase One and Two. A bosque of *Prunus yedoensis* 'Akebono' at the foot of University Boulevard will terminate the view from the east and act as a filigree of pink spring blossoms in front of the coniferous forest backdrop of Marine Drive. The bosque will also incorporate existing cherry tree planting on the edge of Phase Two and along Lower Mall. Two apple varieties will be incorporated into the Room, to provide a presence for the UBC Apple Farm, to act as a symbolic planting associated with teaching, and to expand the collection of unique tree species as part of the Arboretum Walk, loosely associated with West Mall.

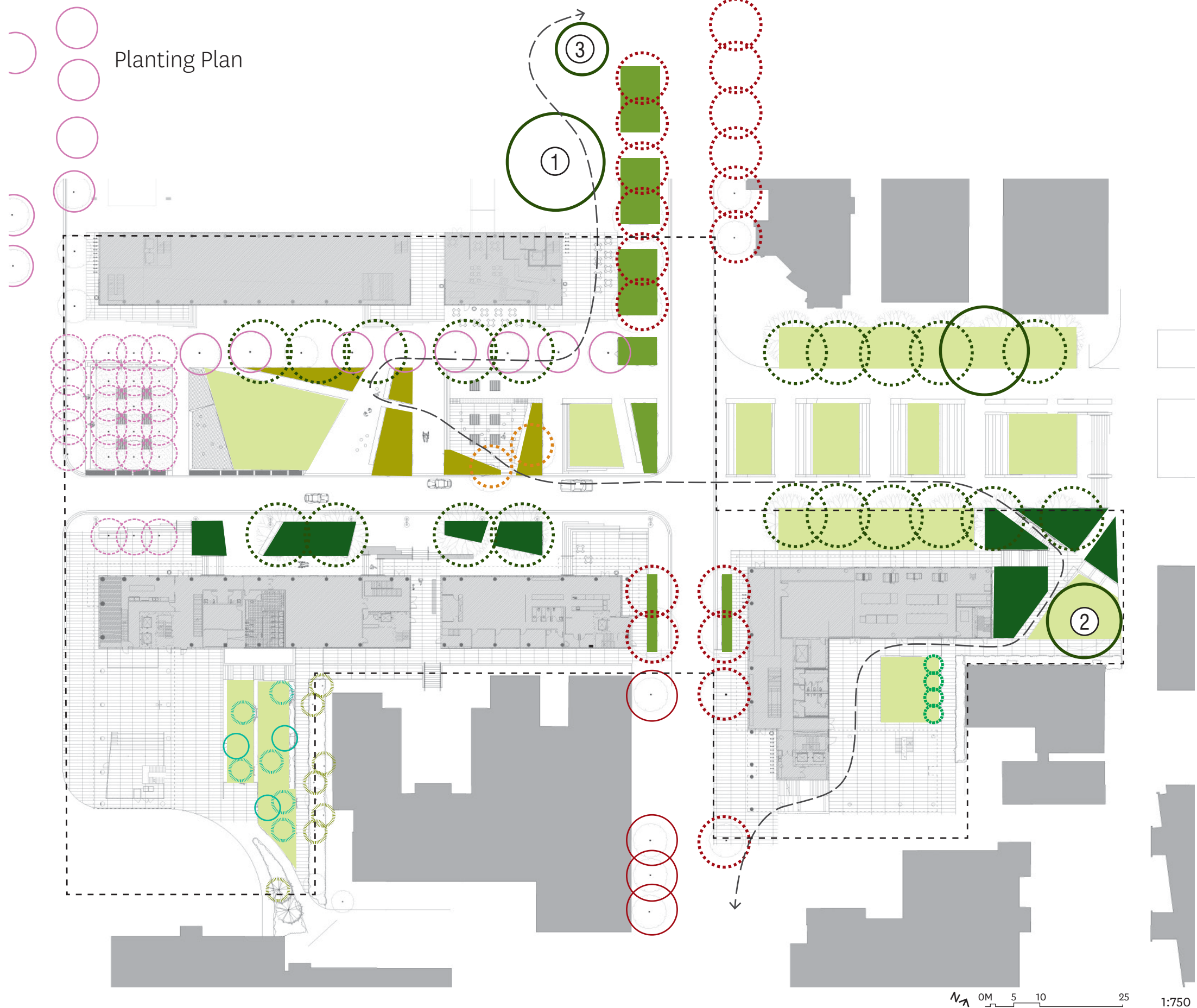
All understory planting will incorporate *Taxus* and *Rhododendron* varieties in accordance with the Campus Plan Design Guidelines, as well as a mix of drought-tolerant evergreen and perennial plantings that will minimize irrigation requirements and water consumption in accordance with LEED requirements.

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	COMMENTS
Ar	5	<i>Acer rubrum</i> 'Red Sunset'	Red Maple	8.0cm Cal., B&B	Uniform Size And Quality, Single Leader
Bj	21	<i>Betula jacquesmontii</i>	Himalayan Birch	8.0cm Cal., B&B	Uniform Size And Quality, Single Leader
Cb	83	<i>Carpinus betulus</i> 'Fastigiata'	Fastigate Beech	8.0cm Cal., B&B	Uniform Size And Quality, Single Leader
Mg	36	<i>Malus x domestica</i> 'Gravenstein'	Gravenstein Apple	3.0m Ht., B&B	Full, Single Leader
Mf	15	<i>Malus x domestica</i> 'Fuji'	Fuji Apple	6.0cm Cal., B&B	Full, Single Leader
Pc	6	<i>Pinus contorta</i> var. <i>contorta</i>	Shore Pine	3.0m Ht., B&B	Multistemmed, Asymmetrical Sculpted Form
Py	24	<i>Prunus yedoensis</i> 'Akebono'	Daybreak Cherry	8.0cm Cal., B&B	Uniform Size and Quality, Single Leader
Pm	12	<i>Pseudotsuga menziesii</i>	Douglas Fir	3.5m Ht., B&B	Uniform Size And Quality, Single Leader,
Ua	23	<i>Ulmus americana</i> 'Princeton'	Princeton American Elm	12.0cm Cal., W.B.	Uniform Size And Quality, Single Leader
Aj1	350	<i>Azalea japonica</i> 'Hino White'	Japanese Azalea	#2 Pot, 24" O.C.	Full
Aj2	350	<i>Azalea japonica</i> 'Hino Crimson'	Japanese Azalea	#2 Pot, 24" O.C.	Full
Bg	1200	<i>Buxus x 'Green Mountain'</i>	Green Mountain Boxwood	#3 Pot, 18" O.C.	Full, Sheared
Gs	1200	<i>Gaultheria shallon</i>	Salal	#1 Pot, 18" O.C.	Full
Hq	50	<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	#3 Pot, 36" O.C.	Full
Pm	50	<i>Polystichum munitum</i>	Western Sword Fern	#1 Pot, 18" O.C.	Full
Rh1	75	<i>Rhododendron</i> 'Cream Crest'	White Rhododendron species	#3 Pot, 36" O.C.	Full
Rh2	150	<i>Rhododendron</i> 'Ramapo'	Purple Rhododendron species	#3 Pot, 36" O.C.	Full
Rr	420	<i>Rosa</i> 'White Meidiland'	White Rose	#2 Pot, 24" O.C.	Full
Sr	600	<i>Skimmia rubella</i>	Rubella Skimmia	#2 Pot, 24" O.C.	Full
Tb	200	<i>Taxus baccata</i> 'Repandens'	Spreading English Yew	#3 Pot, 36" O.C.	Full
Tm	150	<i>Taxus x media</i> 'Hicksii'	Hick's Yew	4' Ht., 36" O.C.	Full, Sheared
Ag	25	<i>Agastache</i> 'Black Adder'	Hyssop	#1 Pot, 18" O.C.	Full
Ms	80	<i>Miscanthus sinensis</i> 'Yaku Jima'	Zebra Grass	#1 Pot, 18" O.C.	Full
Pa	120	<i>Pennisetum alopecuroides</i>	Fountain Grass	#1 Pot, 18" O.C.	Full
Ru	100	<i>Rudbeckia fulgida</i> 'Goldstrum'	Goldstrum Coneflower	#1 Pot, 12" O.C.	Full
Sm	150	<i>Sedum</i> 'Matrona'	Stonecrop	#1 Pot, 12" O.C.	Full
Ct	6	<i>Clematis terniflora</i>	Sweet Fall Clematis	#1 Pot, Staked	Full, Staked
Lj	2	<i>Lonicera japonica</i>	Japanese Honeysuckle	#1 Pot, Staked	Full, Staked
Pt	1200	<i>Pachysandra terminalis</i>	Japanese Spurge	#1 Pot, 12" O.C.	Full
Vm	400	<i>Vinca minor</i> 'Alba'	Periwinkle	#1 Pot, 18" O.C.	Full

NOTES

1. All streetscape design is to be coordinated with UBC Campus and Community Planning. This plan shows landscape proposed as part of streetscape development.
2. All plant material to BCNTA and BCSLA standards. Refer to the BCSLA Landscape Standard, latest edition.
3. Area of search for plant material: Pacific Northwest, including British Columbia, Washington and Oregon.
4. Refer to specification for general conditions, materials and installation requirements.



Planting Plan

- Lawns
 - West Mall Low Shrub Planting
 - Evergreen Shrub Planting
 - Ornamental Grasses and Perennials
 - American Elm Tree
 - Cherry Tree
 - Apple Tree
 - Maple Tree
 - Spruce Tree
 - Fastigate Hornbeam
 - Birch
 - 1 Ponderosa Pine
 - 2 Cappadocian Maple
 - 3 Digger Pine
- Proposed Tree
 - Existing Tree

N ↑ 0M 5 10 25 1:750

Paving and Site Walls



Corten Steel



Saw Cut Concrete Paving



Crushed Gravel Paving



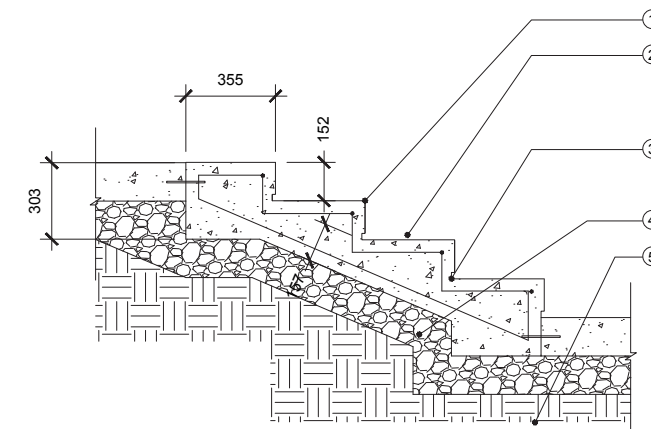
University Boulevard Standard Concrete Paver Mix



Concrete



Wooden Decking



Typical Stair Section 1:30

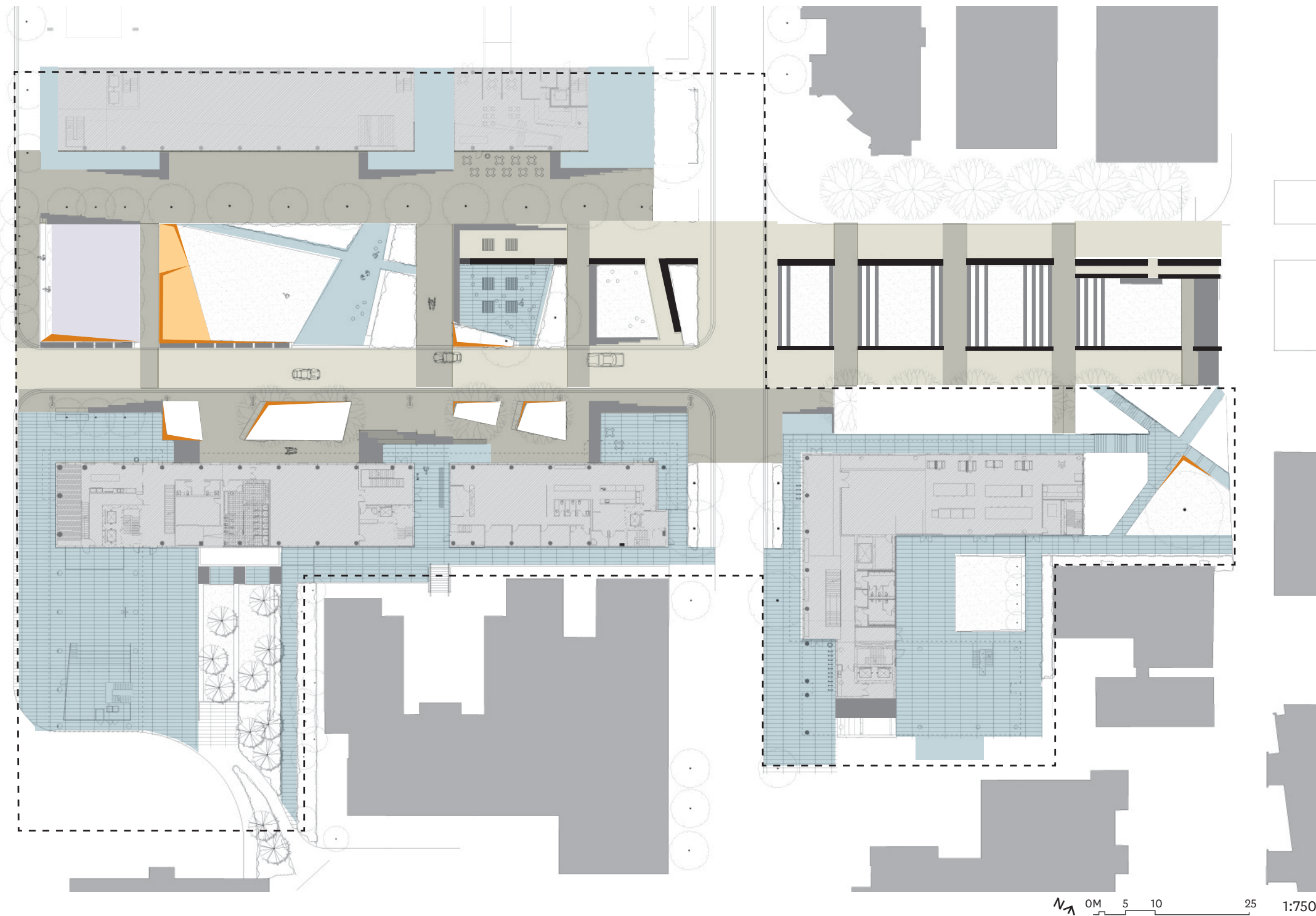
- ① CIP Concrete Riser, 12mm Bullnose
- ② Minimum 2% Slope to Drain
- ③ 25 x 12 mm Reveal
- ④ 19mm Crushed Gravel Base
- ⑤ Compacted Subgrade

The Vancouver Campus Plan standards for paving will be the prevalent hardscape treatment in the Ponderosa Commons and will be expressed within the University Boulevard hardscape areas, and in particular in the 6.0m pedestrian pathways on the University Boulevard axis. Variations on the standard will be used on the rest of the site, and will utilize reversals in the paving colours (natural and charcoal), changes in pattern and orientation.

The outdoor classroom and field will utilize cast concrete paving that will be consistent with the paving at the 'welcome mats' of the building, including lobby areas, café terraces, breezeways and collegium spaces. Tactile paving for visually impaired will be used in accordance with the Campus Design Guidelines and will mark transitions into the vehicular travelways. Crushed granite fines are proposed in the cherry bosque to highlight the quieter contemplative nature of the space. Wood will be used for the stage deck.

Concrete walls used as barriers and retaining elements will be continued from the University Boulevard standards established to the east. Terraced landscapes around planting areas, the stage deck, and the water feature will incorporate corten or weathering steel as an accent material.

Paving Plan



- University Boulevard Standard Paving Pattern
- UBlvd Standard Color Mix Variation
- Saw Cut Concrete Paving
- Crushed Granite Fines
- Concrete Steps
- Wooden Deck
- Concrete Walls
- Corten Steel Walls

Furnishings and Lighting



Lighting Tree Canopies and Plantings



University Standard Wooden Benches



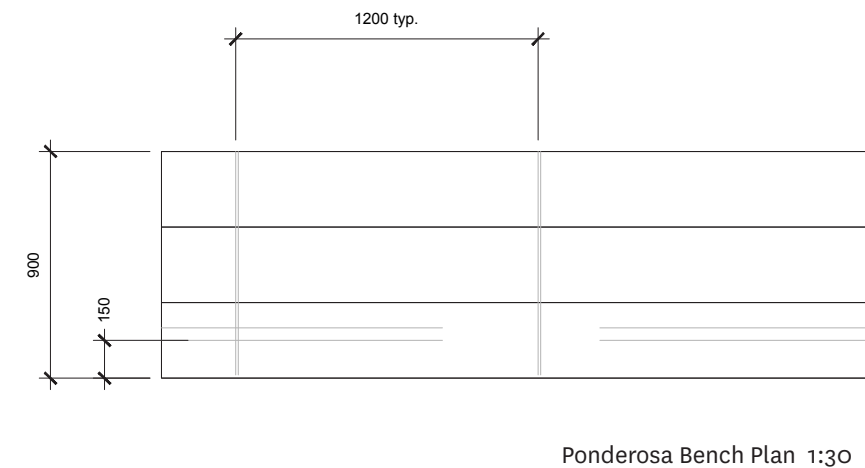
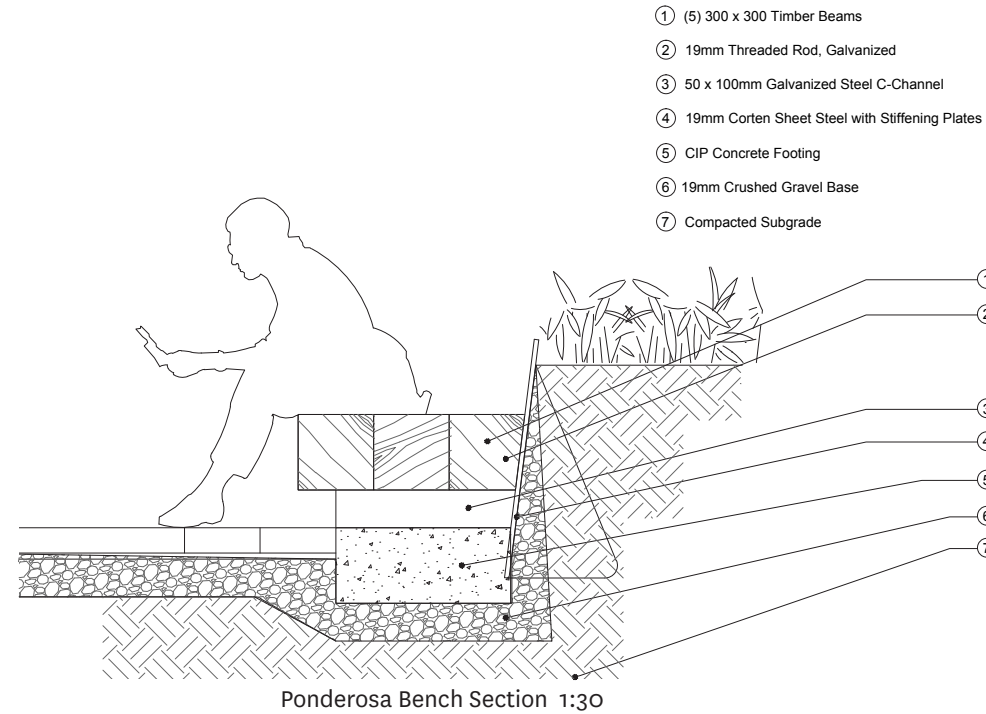
Wooden Timber Benches



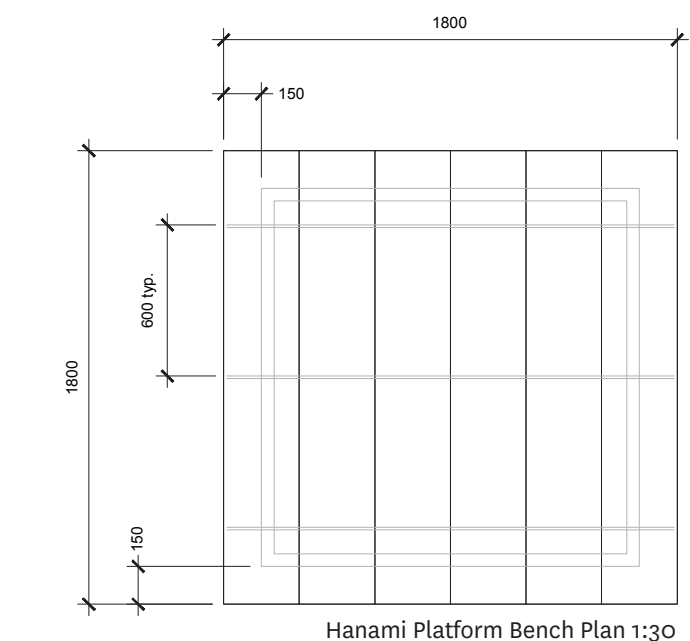
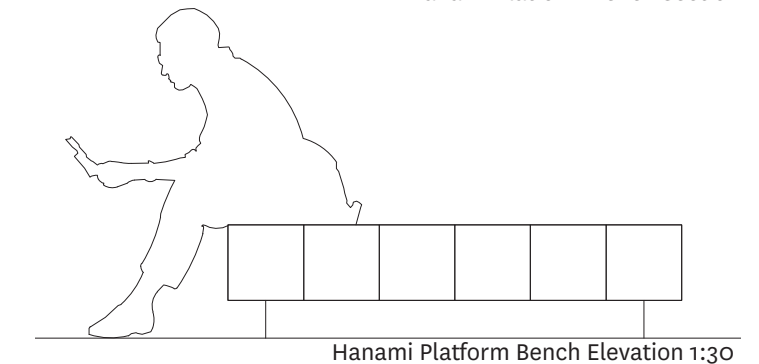
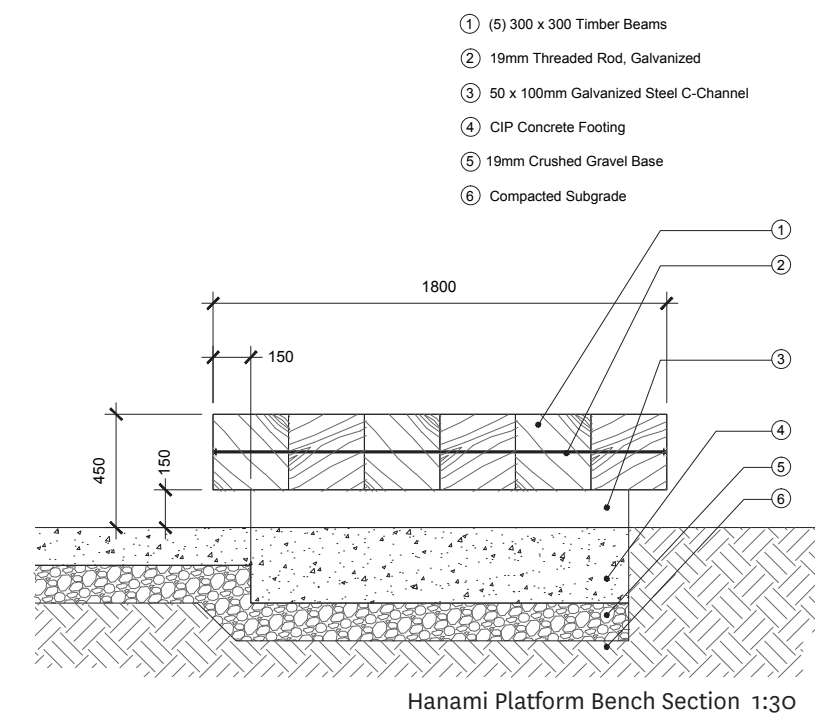
Steps provide seating and gathering edges

Site furnishings for the Commons will incorporate bench, seatstep and lighting standards as established in the Vancouver Campus Design Guidelines, but will also integrate elements that will be unique to the Ponderosa Commons. Wood benches fixed to concrete walls and parallel with the University Boulevard axis will be the Standard Bench Design of the Campus Plan, as will informal seat steps proposed at the edge of terraces. Ponderosa Benches will be perpendicular to the University Boulevard axis and will be a robust, heavier variation on the standard, and will utilize timber members consistent with the Forest District material palette, preferably repurposed from existing site buildings. The Hanami seating platforms will be strongly related to the Ponderosa Bench design, but squared and flat. A movable seat program is intended to provide flexibility for seating to accommodate programs in the outdoor classroom, as well as to support food service patios at the building.

The stage deck will provide informal seating at the edges of the surface, as well as a venue for movable seating when it is not used for performances or events. Wood will be consistent with the Forest District design requirements. The outdoor classroom will be framed on the north edge with a chalkboard wall that will facilitate classroom functions but will also serve as a message board, poster pasteboard, temporary art wall, and community notice board. Waste receptacles, screening and fencing will all be in accordance with the Campus Design Guidelines.



Consistent with the UBC Lighting Strategy, lighting for the Ponderosa Commons will be integrated with the University Boulevard standard, 10.0m height pole-mounted fixture. Both the north and south edges of the site are anticipated to have this fixture type. The remaining lighting within the space will respond to the UBC Campus Plan Illuminance Hierarchy, with predominantly low-level lighting associated with tree planting in the cherry bosque and the apple trees at the classroom. Lighting of the water feature will be considered to accentuate the gateway into the Commons site.



Furnishings Plan



- Key**
- Entrance
- Seating**
- Seating Steps
 - University Standard Wooden Benches
 - Forest District Variation Wooden Benches
 - Hanami Seating Platforms
 - Forest District Variation Tables
 - Moveable Tables and Chairs
- Lighting**
- Tree Lighting
 - University Boulevard Standard Light Pole
- Features**
- ① Chalkboard Display Wall
 - ② Rill
 - ③ Performance Platform

Program: Everyday



The Commons public realm design anticipates that much of the informal and everyday uses in the space will be associated with lobby, café and collegium edges of the adjacent buildings. The areas immediately adjacent to these building entries will be graded level to allow for a mix of fixed and movable seating, vendor-operated tables and chairs and seating edges that encourage interaction, socialization and lingering in the space. In addition, the outdoor classroom areas in the Room provide a more intimately-scaled space that extends the learning environment into the outdoors, as well as providing a comfortable place to study or socialize when not used as a classroom.

Everyday Program Diagram



Program: Light Active Recreation



The Ponderosa Commons public realm will provide for a variety of active or light recreational uses for students and faculty that are integrated into the site without a formal designation as recreation. The Field, which has a combination of level lawn, paving and deck surfaces, is sized to accommodate small recreational uses like informal frisbee, informal soccer kickaround, hackisack, or similar small group activities. The space can also accommodate larger sport-related programs that occur during larger events, including road hockey, 3-on-3 basketball, or other sports with a smaller or flexible area need.

Light Active Recreation Program Diagram



Program: Event

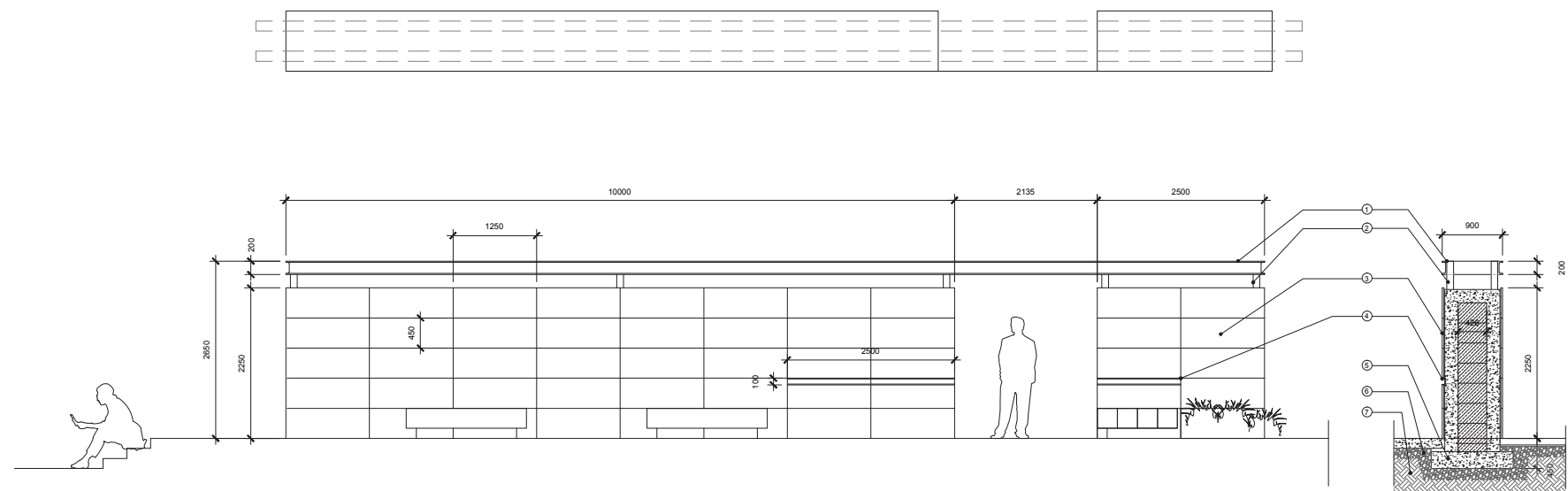


Larger programmed events will occur in the Commons public realm throughout the school year, and the site is designed to facilitate larger gatherings of 500 to 2000 people in size. The natural slope and terraced landscape strategy allows for overlook of the space looking east to west in a series of spaces from Education Lane all the way to Lower Mall. In addition, the stage deck in the Field is located at the base of that slope in order to take advantage of the natural amphitheater of the site. The roadway portion of the site will have no curbs and would therefore facilitate road closures that occupy the roadway and enlarge the potential for bigger events.

Program: Living Lab



The Commons will integrate features into the landscape design that are didactic in nature and extend the opportunities for teaching into the public realm. The outdoor classroom provides a venue for learning that may emphasize non-traditional pedagogies and encourage inter-faculty use. Planting in the Ponderosa Commons will include the preservation of historic Arboretum specimens, but will also enhance the arboretum walk experience with new species of trees and planting, including specimen apple trees, emblematic of UBC and the Faculty of Education. The water feature at the western end of the site will serve as a narrative of the geofluvial laboratory activity on the site, as well as as a gateway feature in the Commons. It may also be integrated with stormwater management for the site capturing overland flow and diverting to stormwater catchment.



Chalkboard Wall 1:100

Notes:

Refer to structural notes for foundations and reinforcing requirements.

Provide shop drawings for all steel fabrication, including connection hardware.

Concrete : poured in place, form finish.

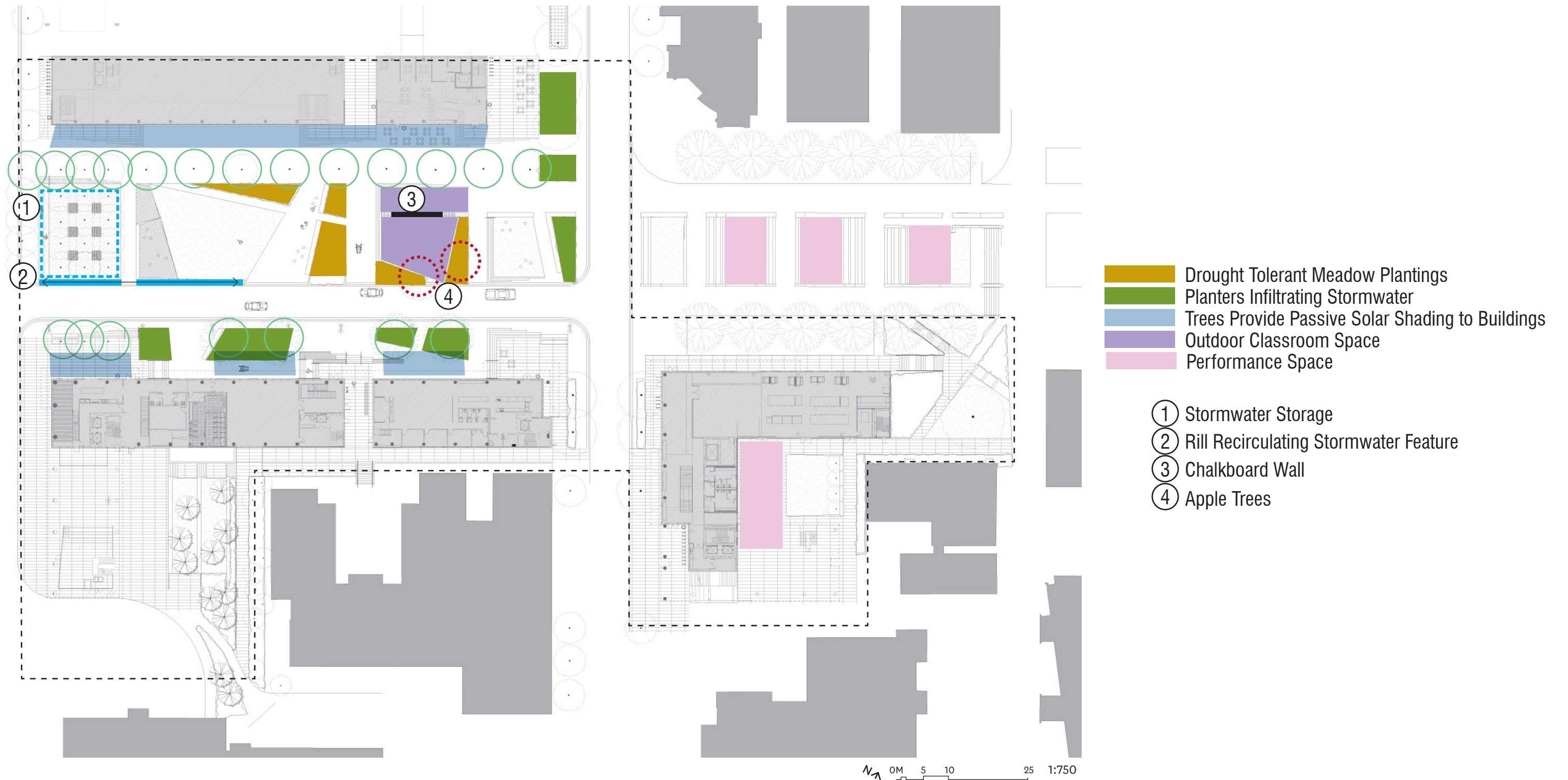
Steel: 3/8" weathering steel (cor-ten) pre-oxidized (stable) finish. clear coat, cnc cut, ground to remove burrs and sharp edges.

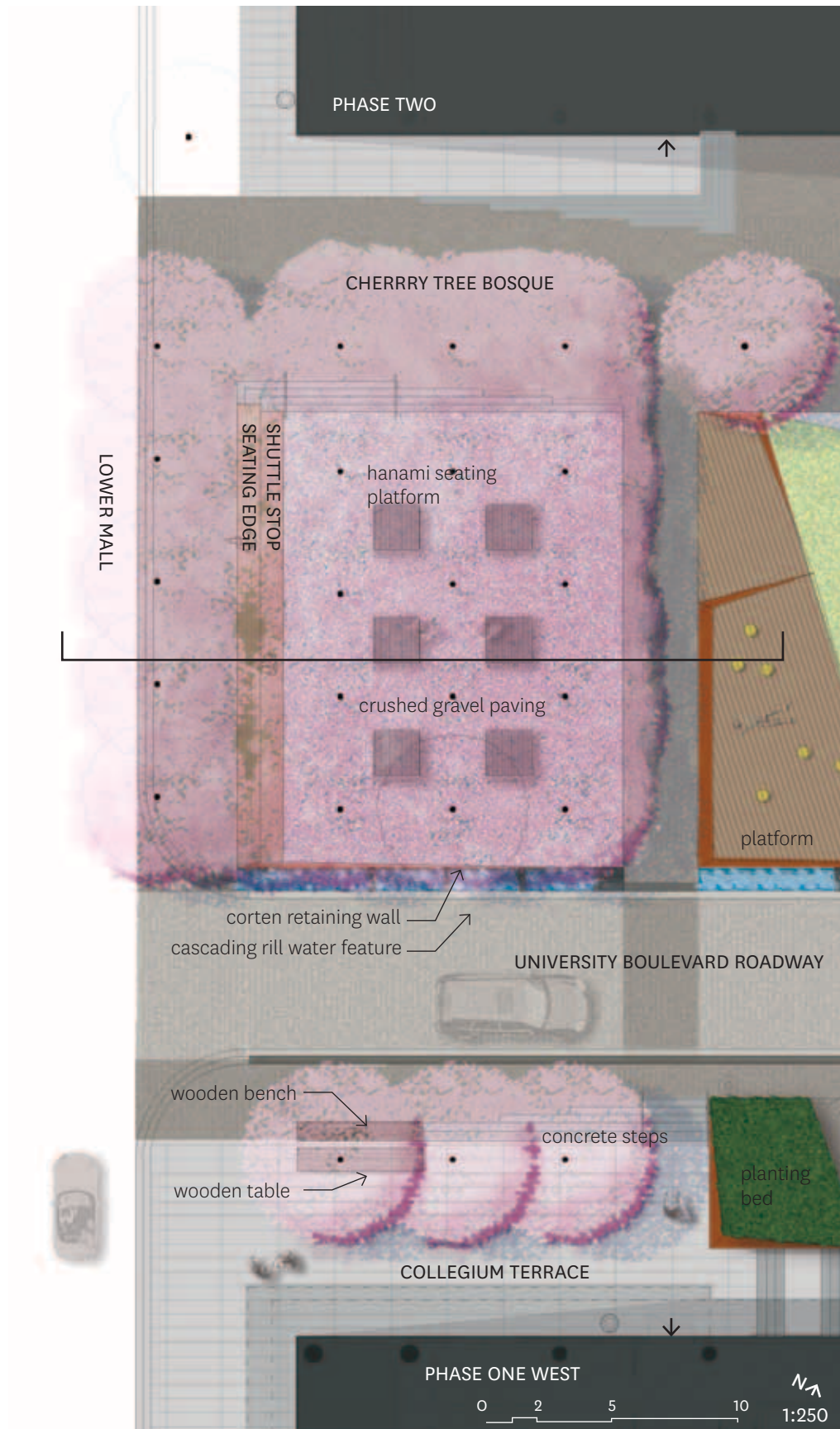
Wood: rough cut cedar, planed, unstained.

Hardware: hot-dipped galvanized steel.

- ① 100 x 200mm C-Channel Header
- ② 100 x 100mm Post
- ③ 900 CIP Concrete Wall, Slate Tile with Grouted Joints
- ④ 50 x 100mm Galvanized Steel C-Channel Chalk Ledge
- ⑤ CIP Concrete Footing
- ⑥ 19mm Minus Gravel Subbase
- ⑦ Compacted Subgrade

Living Lab Program Diagram



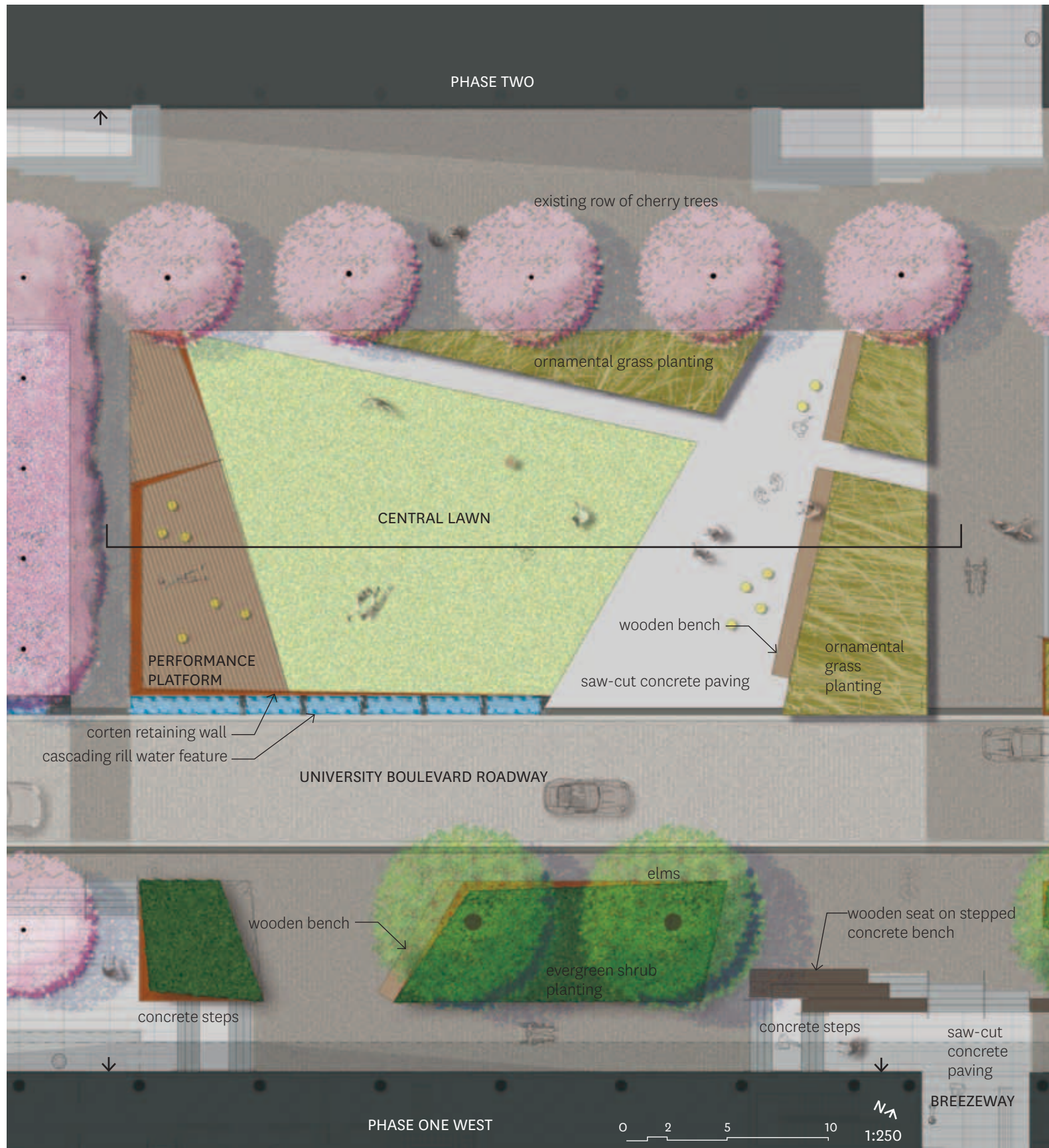


Bosque

The Bosque is meant to be a quieter more contemplative space in comparison to the more active areas of the public realm. A canopy of 12 cherry trees will complement the existing Akebono cherries along the University Boulevard and Lower Mall edges, and will provide a filigree of pink blossoms against the dark backdrop of mature conifers to the west. Six hanami (flower-viewing) benches are proposed under the canopy to provide a quiet place for studying or to lie under the canopy of cherry blossoms, which emerge at exam time in the spring. A crushed gravel paving is proposed to contrast with harder materials elsewhere in the Commons. Tiered seat steps facing towards Lower Mall provide seating in close proximity to shuttle/bus stops. The terminus of the water rill holds the edge of the bosque, and drops with natural grade to the Lower Mall edge. The drop in slope allows for users to engage with the water from the bosque edge.

Three cherry trees are proposed adjacent to the collegium courtyard to create a gateway into the Commons, and provide a canopy for seating in the Collegium courtyard. One tree is proposed to emerge out of a wood study table and seat.

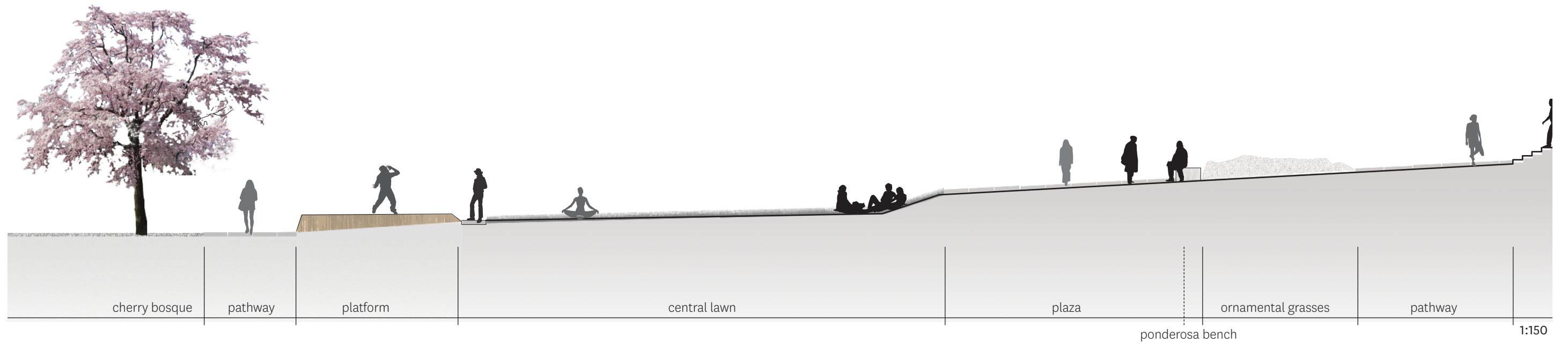


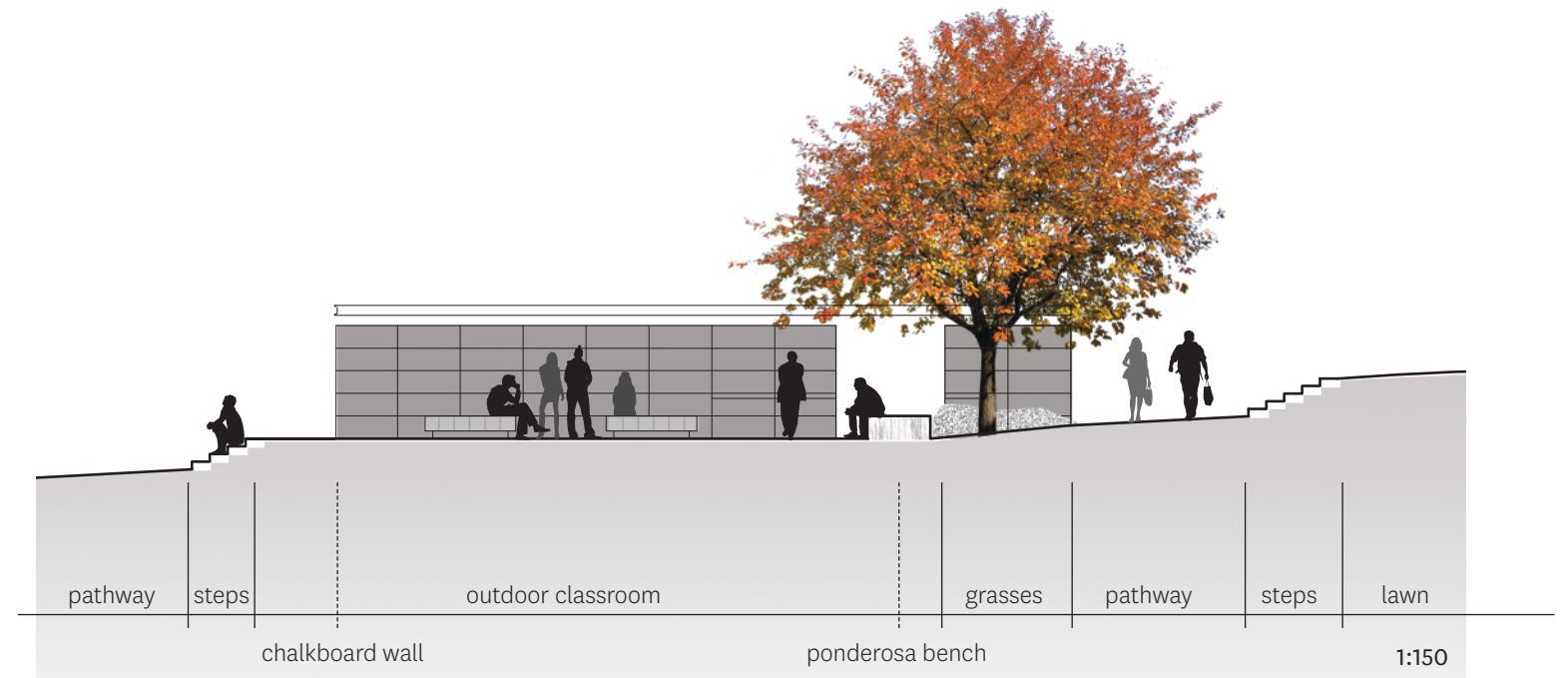
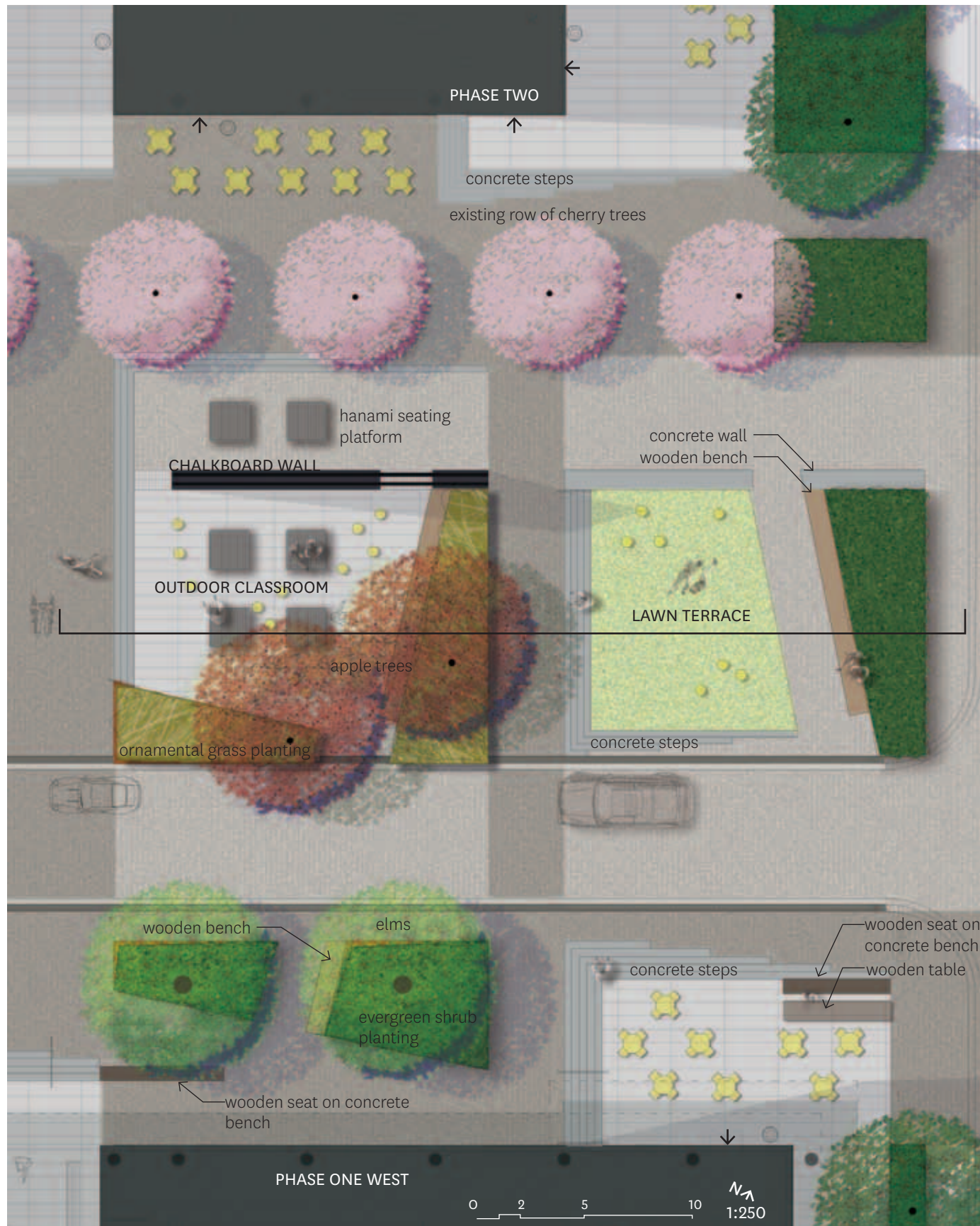


Field

The Field will be the signature open space for the Ponderosa Commons and will provide a venue for everyday and informal use by residents and faculty, but also accommodate larger events that will occur through the school year. Oriented to the southwest to allow for afternoon and evening sun, the Field provides a broader open space of manicured lawn, paving and stage decks that invite informal use, provide overlook across the Commons space, and ample room for groups of people to occupy the space at one time. A mix of fixed and movable seating is proposed and will be combined with a movable chair program that will allow for flexibility for users to occupy the space. A timber stage deck, potentially using repurposed wood from site demolition, will occupy the southwest corner of the site and provide a place for sitting as well as a stage for major events, theatrical or musical performances or Imagine Week / Graduation Week festivities. A water rill is proposed along the southern edge of

the Field to provide a gateway feature, a natural landscape barrier to the roadway and an opportunity to animate the edge of the Commons. Stepping with the natural grade of the site, the water will spill at 150mm intervals over stone lintels and river stone. The rill will integrate design features – dams, stone weirs, flood gates, etc. that extends the geofluvial laboratory program, located in the Ponderosa Phase One building, into the Commons space.





Rooms

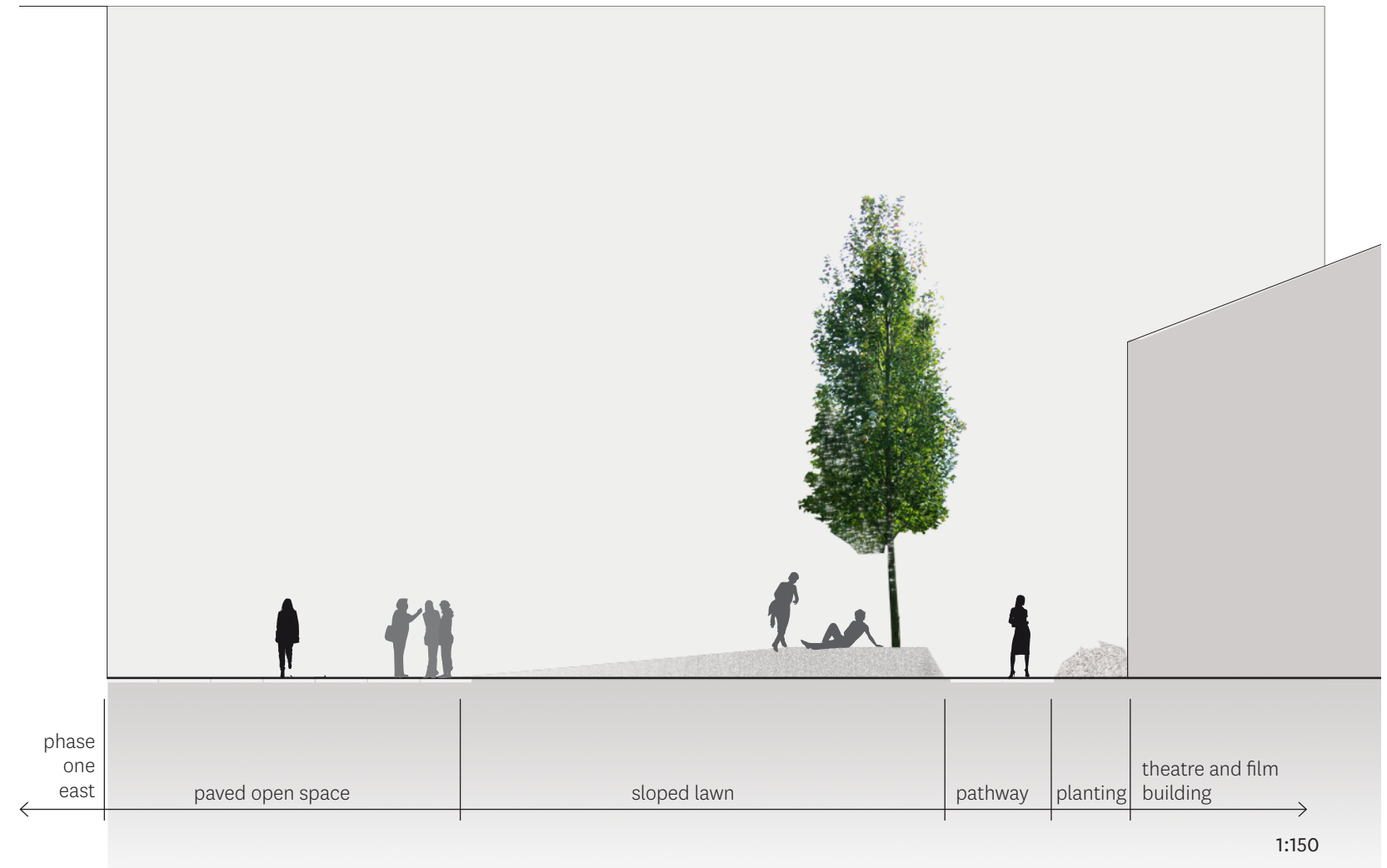
The Ponderosa Room is in fact a collection of smaller outdoor rooms that are scaled to contrast with the larger overall scale of the Ponderosa Commons and provide vibrant, social spaces that are strongly related to indoor, ground-oriented amenity spaces including café and art gallery spaces in both Phase One and Two of Ponderosa. The café terraces adjacent to Phase One West and Phase Two are designed to extend the interior café space into the landscape and blur the line between indoor and outdoor. Vendors would be encouraged to provide tables and chairs on the terrace to complement the fixed Campus standard benches and seat walls. Study tables are proposed as well at the terraces.

The lawn terrace at the edge of West Mall is meant to repeat patterns of stepped lawn terraces as proposed in the University Boulevard master plan, and will be framed by concrete seat walls and seat steps that encourage sitting and lingering in the spaces close to the active café terraces. Mass planting is proposed along the West Mall edge to buffer pedestrians from West Mall traffic and continue the mall landscape through the site.

The outdoor classroom terrace will be a signature landscape feature in the Ponderosa Commons site. Framed on both sides by the activity of the café terraces, the classroom will include a series of Hanami platforms, a pairing of two apple trees and a large blackboard/chalkboard that extends the language of concrete walls down from the University Boulevard to the east. The chalkboard will be clad in black slate, usable on both sides and will be approximately 2.0m in height and 10.0m in length. When not in use as a blackboard, it can function as a messageboard, poster board or a surface for displays or projection.

Two apples trees of different variety are proposed in the Room. The trees will provide shade and scale for the Room but will also be a subtle recognition of the Faculty of Education, the apple being an important emblem of the teaching profession, as well as the agricultural history of the entire University, including the UBC Apple Farm. The trees will also augment the Arboretum Walk that bisects the site.

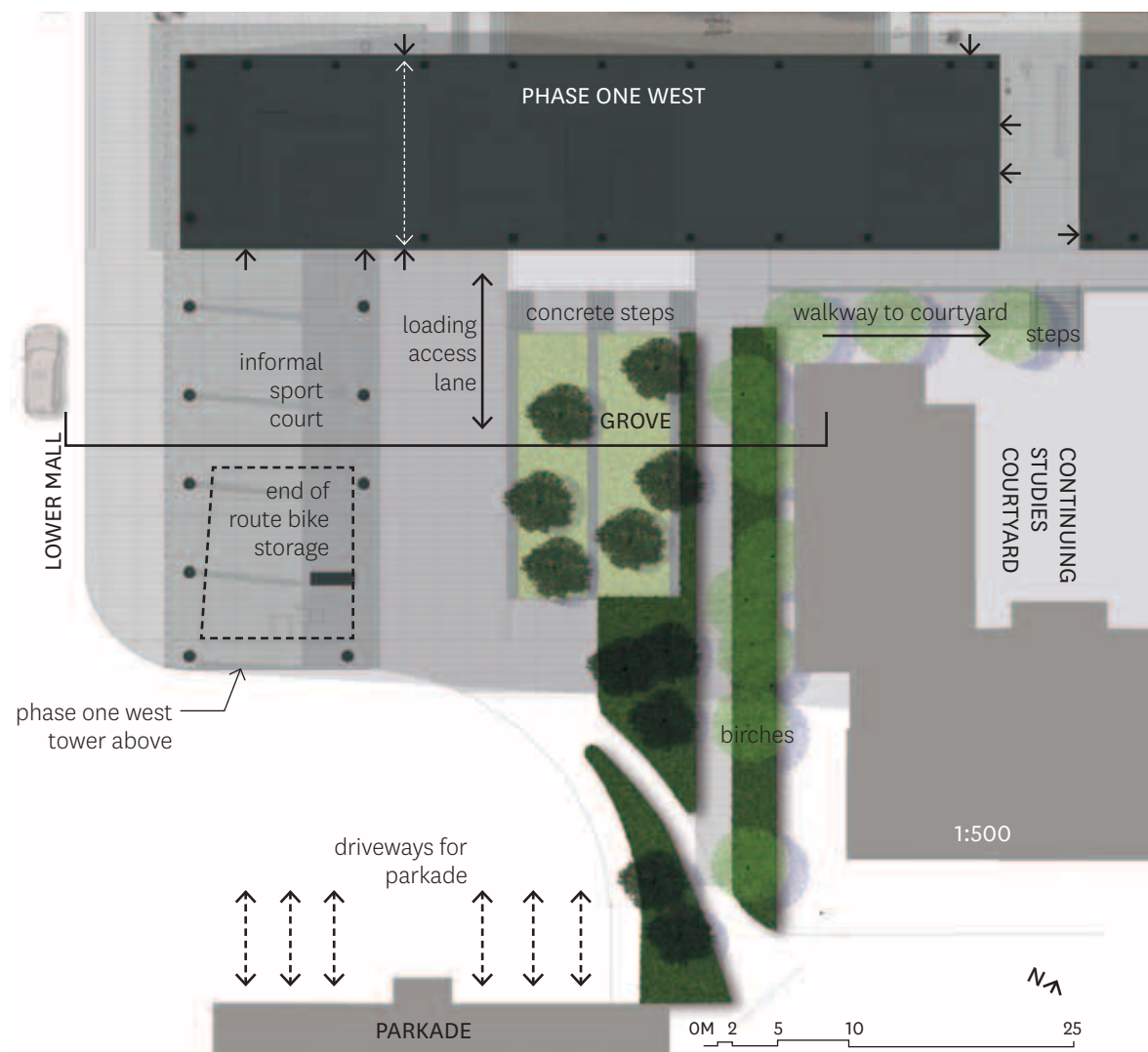




Court

The Fine Arts Court will function primarily as a circulation space unifying Theatre, Kenny and Ponderosa building entries into one public space. The courtyard elevation will match the elevation of the Kenny plaza, therefore eliminating the existing stairs and providing barrier-free access between Kenny and the new building. A squared lawn terrace will occupy the center of the space, and will slope towards the east façade of the east block to allow for informal arts-related functions in the space. A row of columnar beech trees is proposed along the edge of theatre to frame the space and provide a canopy that compliments the scale of the residential tower. Low evergreen foundation planting is proposed along the edge of Theatre/Film Production to buffer the building service functions.





Grove

The Grove associated with the Phase One West building will appear as a remnant stand of coniferous trees, as a response to the Vancouver Campus Plan Design Guidelines and to bring the landscape character of the Forest District to bear on the site. A mix of existing and new fir and spruce trees are proposed within a series of low retaining walls that follow the natural grade of the site. Fully accessible pathways connect the Continuing Studies courtyard and the West Parkade with the site, while stairs down to the collegium entry are integrated into the walls of the building and courtyard. The lower plaza associated with the grove will be a simple concrete paving, unifying the space under the tower with the building entry and service access. The understory of the tower provides long-term bicycle storage as well as a place for informal activities framed by bleachers and a collegium courtyard on the north edge of the plaza.



lower mall | sidewalk | informal court | loading access lane | *ponderosa bench* | sloped lawn with retaining walls | pathway | pathway

1:150



Phase One West North Elevation 1:300

