

## DESIGN RATIONALE

The Ponderosa Commons will be the first of several mixed-use student housing developments to be built on the University of British Columbia (UBC) campus. The design of the Ponderosa Commons reflects UBC's vision to create vibrant centers that will animate the campus core and create a sense of place. Located between West Mall and Lower Mall, the three buildings that comprise the Ponderosa Commons are an ensemble of public and academic programmed podiums along University Boulevard, with a residential tower component set back. Together, they create an urban landmark at the terminus of University Boulevard and serve as a gateway when approaching the campus from Marine Drive. Every aspect of the design balances the complexity of the mixed-use nature of the buildings with the need for clarity in understanding the various components of the project. Design strategies using massing, materials, colour, and integrated public-realm spaces strengthen the legibility of the campus design by providing a landmark at an urban level and at a pedestrian level offering well-considered hierarchies of spaces that assist users in quickly identifying and navigating through the project.

### Massing, Height and Scale:

Phase 2 continues the massing approach of Phase 1 which reinforces the existing campus pattern of blocks defining the public space on University Boulevard, West and Lower Malls. During the design development of Phase 1 extensive sightline studies were performed to ensure the character of the shore area and views from Wreck beach is maintained and this similarly informed the massing of Phase 2. Due to the high density of Phase 2, studies were conducted in order to minimize its impact on the public realm e.g. the height and notched profile of the Phase 2 podium is designed to bring sunlight into the adjacent courtyard in order to maximize natural light into the lower academic levels.

### Material Palette:

The project spans both the Campus Core and Forest Edge districts of the campus as described in the Campus Plan. Phase 1 East, in the former zone, is clad in white precast panels patterned to reference the white brick cladding of the early modernist and contemporary buildings on campus. Phase 1 West and Phase 2 are located in the Forest Edge zone and are clad in white and light-charcoal precast panels.

The use of colour is strategically applied to the project to achieve UBC's goal for animation, the need for identity as a landmark on campus and at a local level as a means of way-finding and navigation. Phase 1 East introduces a playful palette of coloured glass panels on the façade of the Department of Art History, Visual Art and Theory (AHVA) component of the building which distinguishes the AHVA studios from the residential housing block behind. In Phase 1 West, vertical glass in hues of green indicate the public interior corridor adjacent to University Boulevard with orange glass highlighting primary entrances along the façade in order to more easily facilitate entry on the long façade. The Phase 2 podium employs colour in a similar strategy, using accent colours and materials on the soffits to visually breakup the building mass and highlight opportunities for entry and gathering. The Phase 2 tower has a graphic facade similar to that of Phase 1, maintaining a common identity across the three buildings.

### Public Realm:

In common with the Phase 1 buildings, Phase 2 is highly transparent, permeable and animated at grade. The Phase 2 breezeway is an extension of the Phase 1 West breezeway, providing a pedestrian connection between the two courtyards, passing through the center of the University Boulevard plaza. The breezeway is articulated by drawing the lower façade of the collegium in on a gentle angle. This gesture towards the Scarfe building is meant to create a connection between the two homes of the Faculty of Education. By drawing the lower façade into the building the main entry to the education department is emphasized and a weather canopy becomes inherent to the building's form, creating a comfortable pedestrian access zone along the building.

The courtyard in Phase 2 provides limited pedestrian access in order to encourage activity along University Boulevard. The courtyard is designed to maximize views of the namesake Ponderosa pine both from the ground level and within the building. An outdoor seating area is designed to provide access to the base of the tree – offering a quiet, contemplative area and thus integrating this important landscape feature into the overall experience of the project.



## PROJECT DESCRIPTION

### UBC PONDEROSA COMMONS

UBC Open House | Phase 2 North | November 21, 2012

KUWABARA PAYNE MCKENNA BLUMBERG | HUGHES CONDON MARLER ARCHITECTS

ARCHITECTS IN JOINT VENTURE



# UBC PONDEROSA COMMONS Phase 2 North

The University of British Columbia  
University Boulevard and West Mall,  
Vancouver, B.C

## ADVANCE TENDER PACKAGE

Nov 8, 2013

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### ARCHITECTURAL DRAWING LIST:

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1	50% DESIGN DEVELOPMENT	DEC 14, 2012
2	DEVELOPMENT PERMIT	DEC 20, 2012
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PHASE 2 NORTH

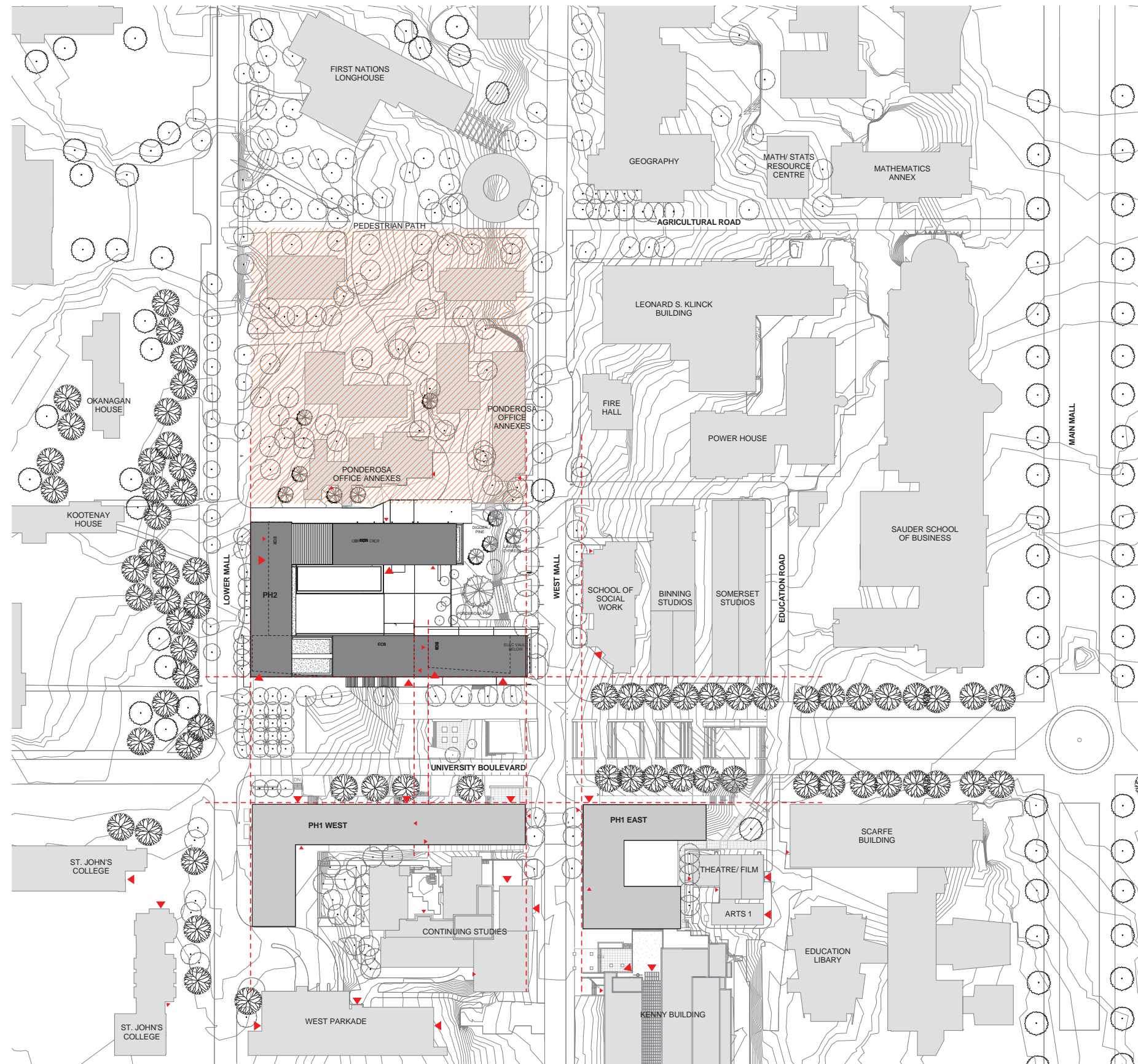
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Scale

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**UBC PONDEROSA HUB  
PHASE 2 NORTH  
Project Summary Updated 2012-12-20**

**PHASE 2 NORTH**

SITE AREA	Area m <sup>2</sup>	Area Sq. ft
Site Area	7128.3	76728.4
Site Coverage	4282.6	46097.5

BUILDING HEIGHTS	Stories	m
South Podium (T.O. Slab not incl. Mech)	7	105950
West Podium (T.O. Slab not incl. Mech)	8	108650
Tower (T.O. Slab not incl. Mech)	18	134530

**BUILDING AREA**

Component	Area m <sup>2</sup>	Area Sq. ft
Public Domain	941	10,133
Student Housing	15,574	167,641
Academic Spaces	2,694	28,995
Retail	100	1,080
Collegium	155	1,671
Total Assignable	19,465	209,520
Non-Assignable	Area m <sup>2</sup>	Area Sq. ft
Corridors/ Service Space	6,057	65,196
Structural/ Walls/ Un-Assigned	1,667	17,942
Total Non-Assignable	7,724	102,009
<b>Total Building GSM</b>	<b>27,189</b>	<b>292,658</b>

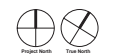
BED COUNT	No. Of Units	No. of Beds
Studio Suite (1 Bedroom)	286	286
2 Bedroom Suite	32	64
4 Bedroom Suite	49	196
Accessible Suite (1 Bedroom)	8	8
<b>Total</b>	<b>375</b>	<b>554</b>

BIKE PARKING SPACES - PH2	Required	Proposed	
Student Housing	Short Term (Class 2)	nil	nil
	Long Term (Class 1)	100	78
Institutional	Short Term (Class 2)	TBD	80
	Long Term (Class 1)	TBD	12
<b>Total</b>		TBD	170

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5	50% RECORD DRAWINGS	OCT 23, 2013
6	DP RESUBMISSION	NOV 08, 2013

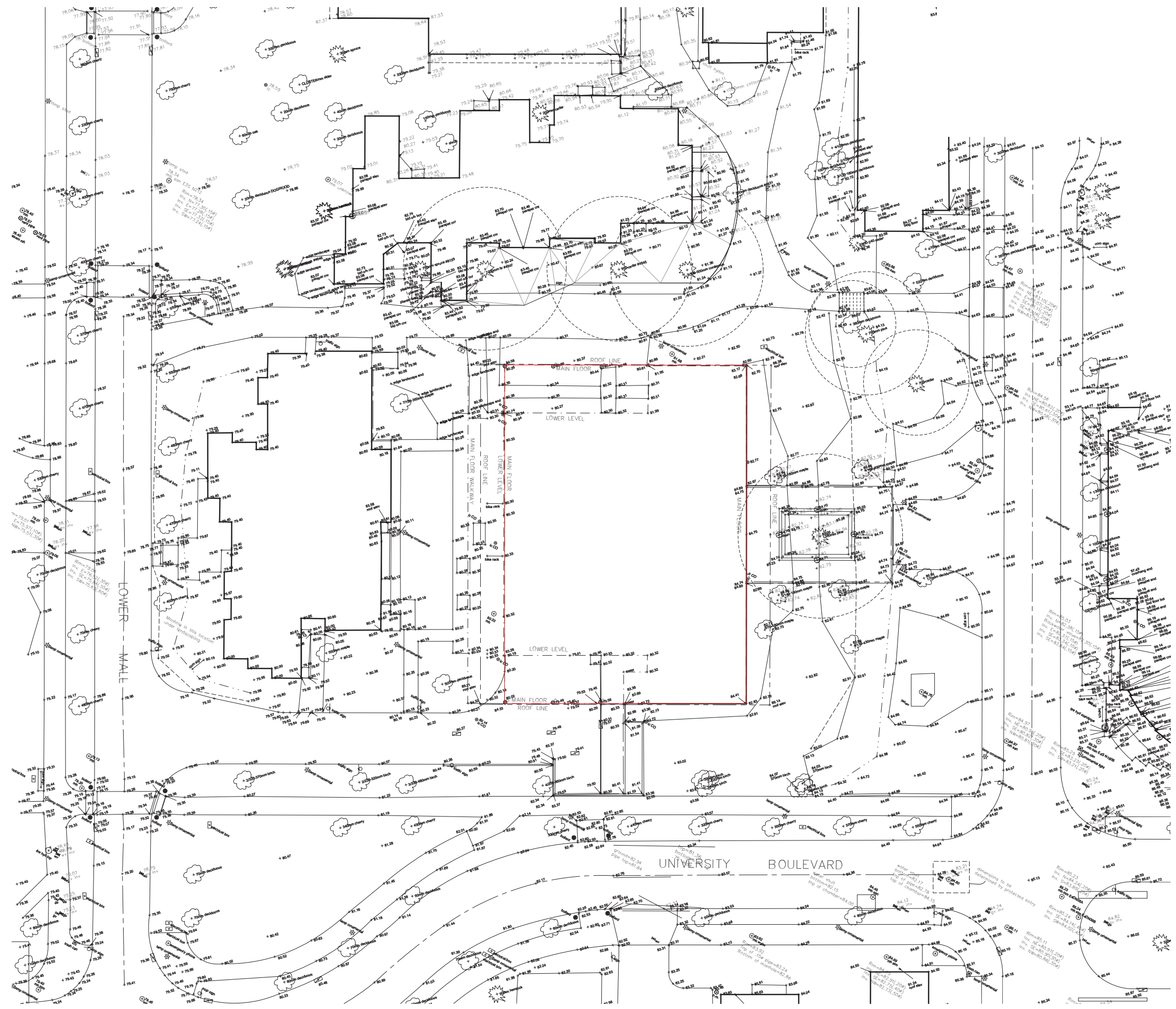
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**PROJECT STATISTICS,  
CONTEXT PLAN**



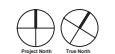
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4	50% WORKING DRAWINGS	OCT 23, 2013
5	DP REVISIONS	NOV 28, 2013

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5	DP RESUBMISSION	NOV 20, 2013

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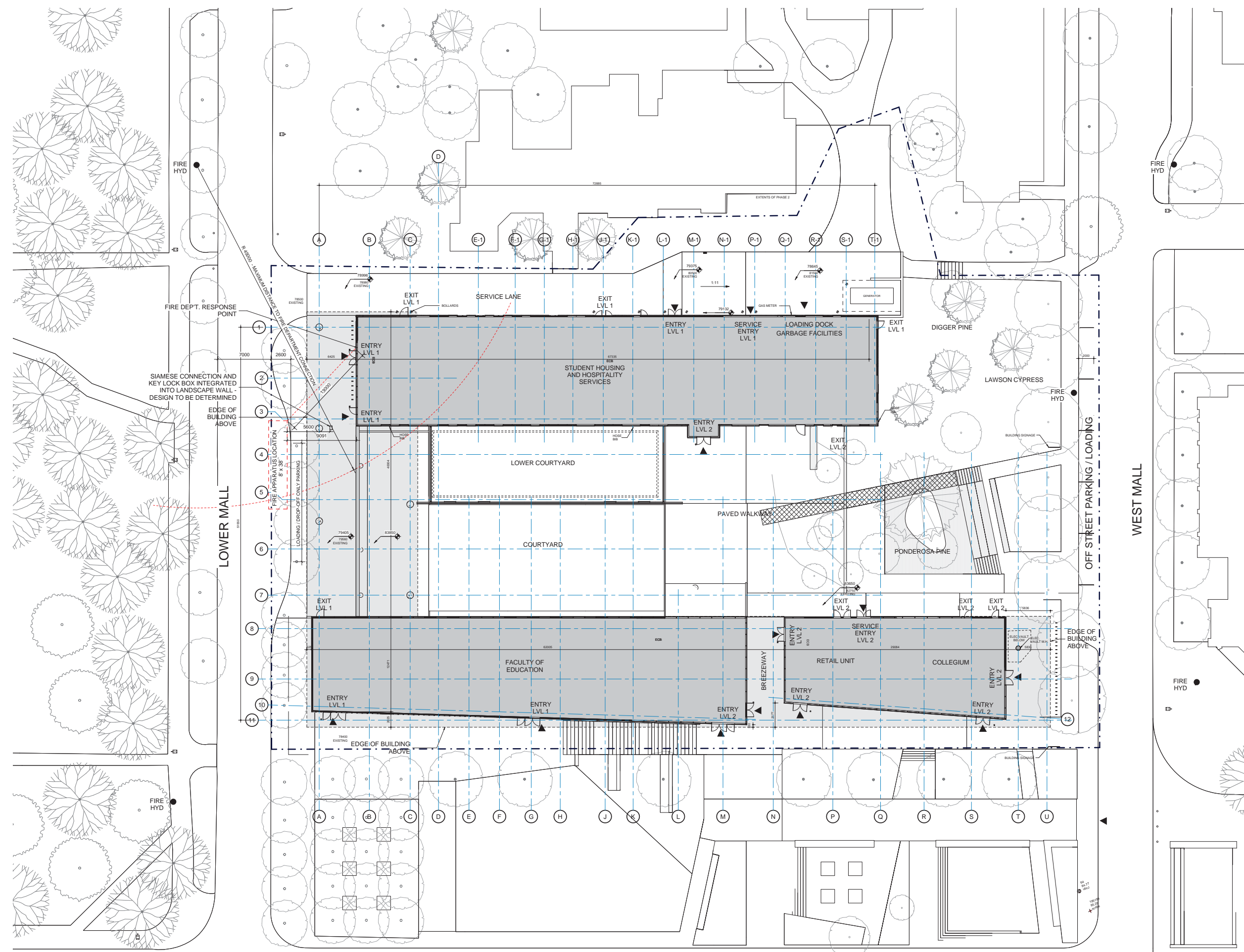
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**SITE PLAN**

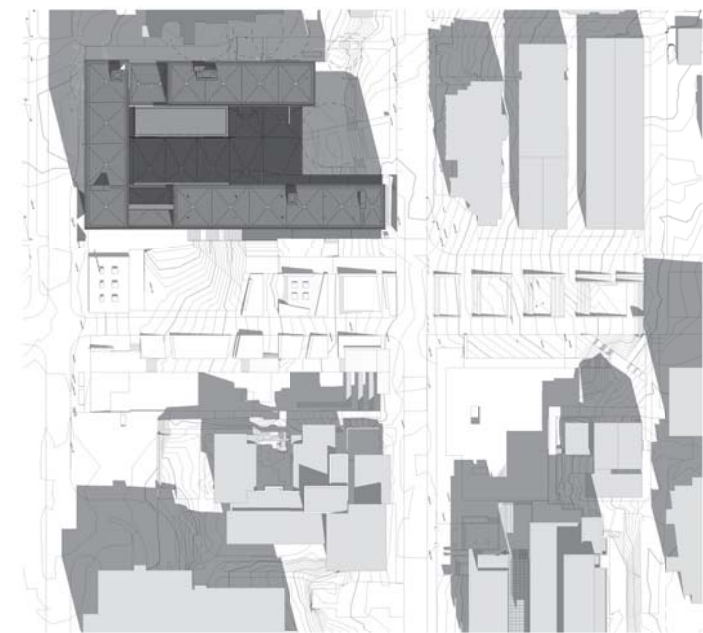
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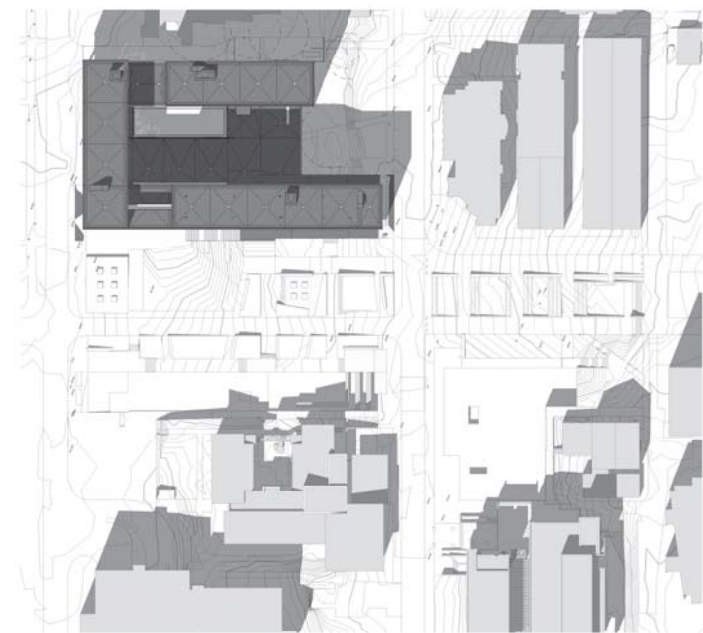


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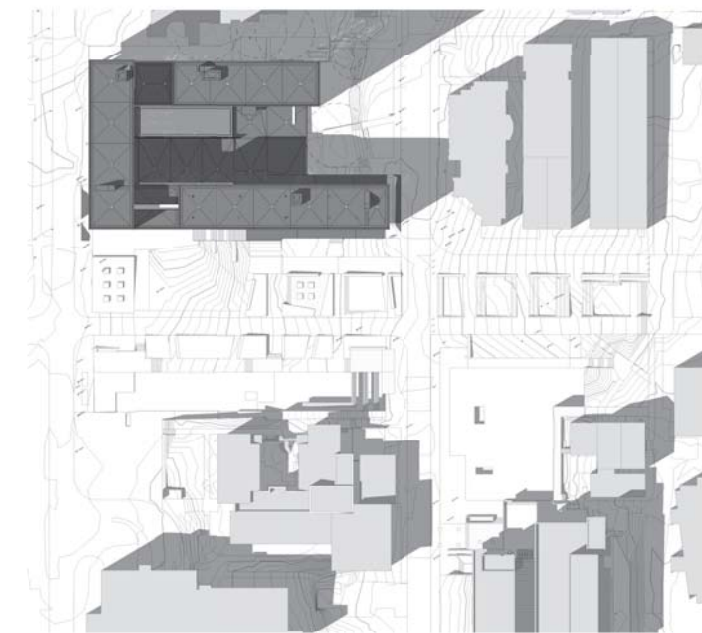
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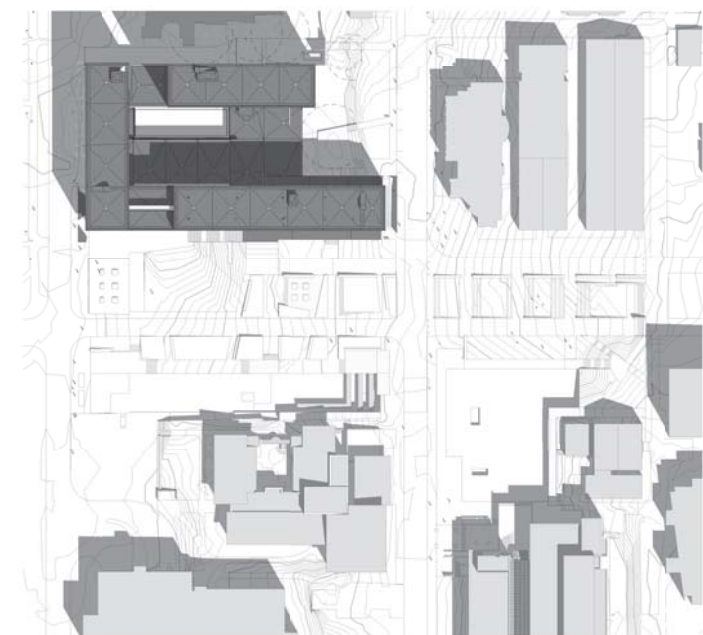
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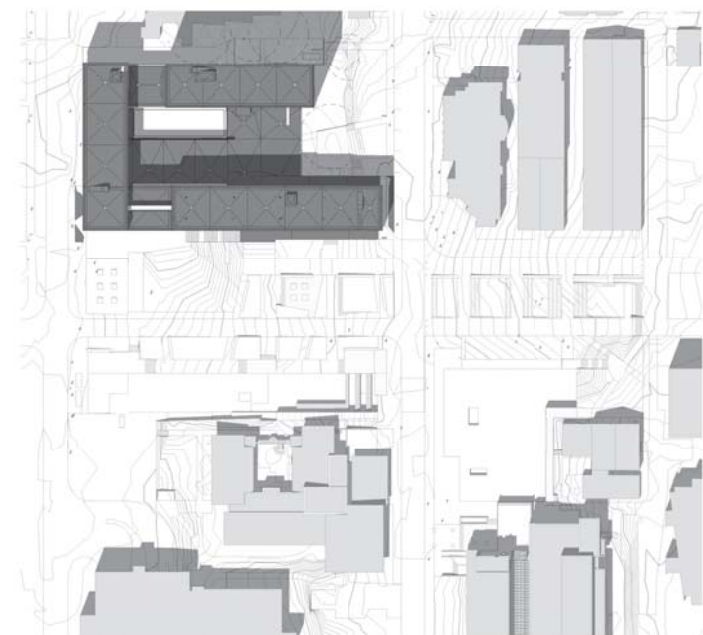
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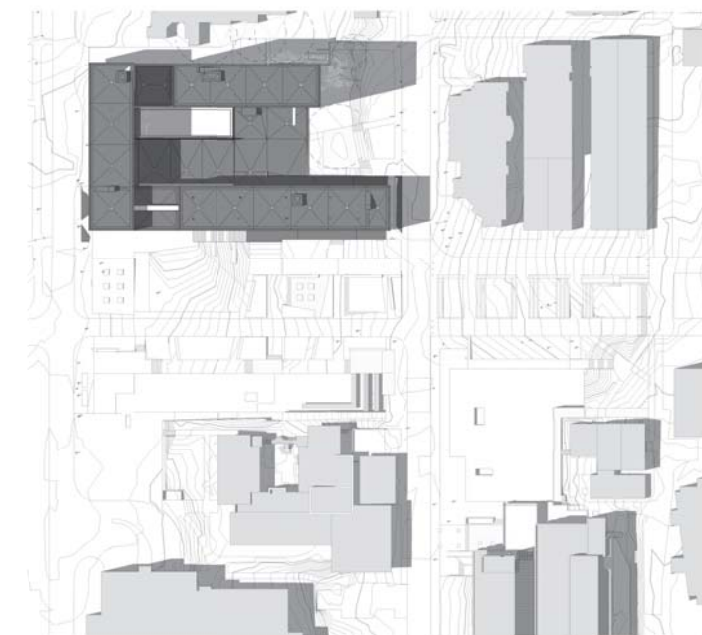
3 SPRING 2PM



4 SUMMER 10AM



5 SUMMER 12PM



6 SUMMER 2PM

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**SHADOW ANALYSIS**