Health Precinct Improvements

CAMPUS + COMMUNITY PLANNING
UBC Properties Trust
Karen Kiest | Landscape Architects

DESIGN UPDATE

Driven by keen stakeholder interest, project scope redefinition, historical research and AUDP input, the Concept Plan has evolved.

STRENGTHENED PEDESTRIAN PRECINCT

Preliminary design focused on the need to improve the circulation spine between Koerner and Purdy – a melange of fire, service, patient drop off, interhospital patient transfer, fuel delivery, portable MRI etc. The proposal was well supported by the AUDP to return service delivery to the perimeter of the space.

However, the AUDP raised the concern that as you move towards East Mall the vehicular path (Health Sciences Mall) still creates a division in your perception of your ability as a pedestrian to use that space. UBC responded by advancing a long-term recommendation – transformation of Health Sciences Mall into a pedestrian way. Additional survey work, civil design, stakeholder meetings and C&CP meetings have provided a design for a pedestrian mall north of the Purdy Patient Drop off. Expanded pedestrian pavements now provide a continuous pedestrian and bike zone from Applied Sciences Lane through the Health Precinct.

REVITALIZED REFUGE

The Health Precinct is distinct from other sections of the campus with the population of acute care and long term care patients, their care providers and their family, in need of support and space. It is a year-round, 24-hour operation. In addition to the circulation concerns, the people seek places for a break from the worries and work within the walls of the Koerner Pavilion, the Purdy Pavilion, the Detwiler Pavilion, and now the Brain Health Centre. Patient Park has long provided a respite.

Our original consensus was that Patient Park needed more of a touch-up than a facelift. Input from the April 3 AUDP challenged that assumption. The AUDP raised questions about the 1980s geometry, recommending that it is difficult to think afresh unless you substantially redo what is there already.

We maintain that Patient Park has a character of refuge that should be retained in the project. Part of the response has been to provide a better cultural context for the design – as provided by the report by Architect James Burton. The report helps substantiate the value of the original design, and assessment of its worth within the Campus context 35 years later. Burton positions that ‘a sense of separateness’ is key to the value of Patient Park, and to revitalize the refuge, the report recommends:

- a ‘frame’ for the Patient Park. This is realized by transformation or the Heath Sciences Mall into a pedestrian precinct.
- consider not introducing new pathways that cut through Patient Park – we have concluded that a cut-through may not be necessary given the additional visibility and multiple access points provided into the space.

CANOPY CONCERNS

To increase visibility into Patient Park, the Preliminary Plan recommended removal of the deteriorating section of Pedestrian Canopy. This was well supported by the AUDP, and by Burton as well. However, the AUDP had concerns that the partial restoration of the remaining canopy as identified in the preliminary plan was inadequate. Reinvention of the Pedestrian Canopy to provide a contemporary identity for the Precinct is a big budget item. The Project Team has determined that current funds should focus on the site improvements.

CONTEMPORARY CONTEXT

However, AUDP’s interest to ‘think afresh’ inspired us to re-envision the design values of Patient Park in a contemporary context. To this end, we have:

- Retained the trees
- Removed the walls
- Redefined the geometries of the pavements, walls, and grading

The circular layer concept helps to create a distinct sense of place within the framework of the larger ‘sliding plane’ concept. The circles update the basic essence of the landscape without diminishing the ‘Halprinesque’ qualities that make this space an oasis in the campus context. The design intent is to remain true to the qualities of Patient Park as a green, lush, naturalistic retreat from the buildings and grid of streets – and a restorative relief from the worries of the day.
The neighbourhood is distinct from the Campus Core with this east-west asymmetrical grid, defined by staggered building blocks, and with circulation developed around a sequence of open spaces.
As initiated with the Health Sciences Courtyards and followed with the Brain Health Centre, core and secondary pedestrian pavements are concrete, the major E-W pedestrian spines are reinforced with the Golden Aggregate.

UBC (C&CP and UBC PT) supports expanding the pedestrian precinct by advancing a long-term recommendation -- transformation of Health Sciences Mall into a pedestrian way. The proposal, includes reduce pavements from 7 to 6 meters, replace vehicular (asphalt) with pedestrian (concrete) Pavements; provide bollards to restrict vehicular access.
Some influences on the landscape architectural aesthetic in Vancouver in the late 1970s and early 1980s are seen in the design of Patient Park as referenced by James Burton:

- Lawrence Halprin (attention to human scale, user experience, and the social impact of design)
- John Lantzius (studied under Lawrence Halprin, first worked with Clive Justice in Vancouver in the late 1960s)
- Arthur Erickson with Cornelia Oberlander (Robson Square)
- Don Vaughan (worked under John Lantzius, early projects at UBC and SFU among many others in Vancouver)
- Peter Walker (GSD, Sasaki Walker, SWA...)}
Four stakeholder meetings were held to provide initial input to development of project. A quick sketch was prepared to identify key moves from West to East:

**Health Sciences Parkade**
- Reduce 3 lanes to 2 at street
- Provide concrete sidewalk at south entry/exit

**Canopy Evaluation**
- John Wall of Public Architecture reviewed existing canopy:
  - Remove failing canopy blocking view to Patient Park
  - Enhance remaining canopy - update lighting, cladding

**Patient Park**
- Park is loved but unseen -- improve connections and character

**West Entry/Purdy Drop Off**
- Provide new Drop Off
- Provide 4.5m - 6m fire access
- Enhance Pedestrian experience

**Koerner, Purdy Entry Courtyard**
- Bike Parking: Replace Chain Link or relocate Parking to Parkade
- Provide seating, landscape, lighting to soften zone
With input from the 4/3 AUDP meeting, an additional stakeholder meeting, historical research and project scope redefinition, the Concept Plan has evolved. A quick sketch was prepared to identify key updates from West to East:

**Health Sciences Mall**
- Transform the Mall to a Pedestrian Mall

**Canopy**
- Funding priority site upgrades -- retain remaining sections as is

**Patient Park**
- Enhance as refuge
- Redefine the geometry - circles

**West Entry/Purdy Drop Off**
- Expand Drop Off zone
- Reduce grades, distance to Entry

**Koerner, Purdy Entry Court**
- Bike Parking: Relocate Parking to Parkade
- Circular land forms continue landscape character
CONTEMPORARY CONTEXT

However, AUDP’s interest to ‘think afresh’ inspired us to re-envision the design values of Patient Park in a contemporary context. To this end, we have:

- Retained the trees
- Removed the walls
- Redefined the geometries of the pavements, walls, and grading

The circular layer concept helps to create a distinct sense of place within the framework of the larger ‘sliding plane’ concept. The circles update the basic essence of the landscape without diminishing the ‘Halprinesque’ qualities that make this space an oasis in the campus context.
Patient Park

- Improve sightlines - remove canopy, extend pavements to Health Sciences Road.
- Revitalize Refuge
- Redefined the geometries of the pavements, walls, and grading
- Provide seating options for patients, caregivers - provide seatwalls, benches, movable seating at edges of space
2014 PUBLIC REALM

PURDY DROP-OFF

Separate Drop Off

- Separate parking/drop off from pedestrian zone
- Provide generous waiting zone and seating zone close to Family Entry
- Reduce distance, grade change from drop off to Family Entry

Scale 1:125
Purdy/Koemer Court:
- Extend language of landscape circles to provide a volume of landscape in contrast to hardscape
- Street trees at Canopy
- Locate seating in various locations
- Relocate long-term bike parking to Parkade
MATERIALS AND FINISHES

**PAVING**

- **TYPE A**
  - Natural grey concrete
  - Light broom finish, saw-cut joints
  - See Civil for section

- **TYPE B**
  - 3000 x 1500 panels (unless noted otherwise)
  - Natural grey concrete
  - Medium exposed aggregate finish
  - Golden quartz aggregate
  - Saw-cut joints
  - See Civil for section

- **TYPE C**
  - Asphalt
  - See Civil for section

**SITE FURNISHINGS**

- **SEAT WALL**
  - Natural grey concrete
  - Resysta bench top, colour: Siam
  - Electrical plug-in (as noted)

- **FEATURE SEATING**
  - Accent concrete seat wall
  - See Civil for section

- **Bench Seating**
  - UBC standard, Neoliviano bench
  - BY Landscape Forms

- **FLEXIBLE SEATING**
  - UBC standard

- **HANDRAIL**
  - See Civil for section

- **BIKE RACK**
  - UBC standard, inverted ‘U’
  - BY UrbanRacks
  - 1-888-717-8881
  - Install per Mfr instructions

- **FIXED BOLLARD**
  - UBC standard, SB32-P1
  - BY Frances Andrew Site Furnishings
  - Colour: UBC grey

- **COLLAPSIBLE BOLLARD**
  - UBC standard
  - As approved by UBC Fire

**LIGHTING & ELECTRICAL FITTINGS**

- **SE LUX POLE FITTURE**
  - (Replace fixture in same location as old fixture)
Pavements
Materials reference the Public Realm Plan and Campus Design Guidelines. Standard concrete pavements, organized east-west, 1500 x 3000 mm panels, with additional gold aggregate at accent bands reinforce the original pavement materials. Reinforcement of the precinct identity that has recently been incorporated at the Brain Health Institute. Secondary diagonal crosspaths are UBC Type 6, natural grey concrete, with light sandblast finish and 2:1 scoring pattern.

Site Furnishings/Programming
Programming is a flexible overlay, with seating options recommended for the elderly and infirm population. Seatwalls with sustainable Resysta reinforce the east-west primary movement axes. Comfortable freestanding wood benches aligned north-south provide a complement of seating with sun/shade options favored by the elderly patient population.

Safety And Security - Lighting
Careful attention is taken to keep circulation routes easily visible from multiple viewpoints, and to maximize and diversify use of the courtyard in all seasons to keep more eyes on the spaces, applying CPTED principles. The Se'lex 12" Saturn 2 Cut-off fixture will replace existing Westminster pole fixtures. Increased lighting is to be provided per the current Campus guidelines.
Planting Concept

New plantings refresh Patient Park and the circulation spine connecting Health Sciences Mall to Brain Health Centre. Plantings reflect the Campus Design Guidelines for the use of masses of shrub material or ground cover.

New trees are recommended to line the primary circulation spine. Areas of new circulation, are indicated on the plan and identified below.

<table>
<thead>
<tr>
<th>Existing Trees to Remove Legend</th>
<th>Tree #</th>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>TREE #</td>
<td>BOTANICAL NAME</td>
<td>COMMON NAME</td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>Magnolia denudata</td>
<td>Yulan Magnolia</td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>Acer circinatum</td>
<td>Vine Maple</td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>Fagus sylvatica</td>
<td>European Beech</td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>Acer palmatum</td>
<td>Japanese Maple</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>Viburnum bodnantense</td>
<td>Dawn Viburnum</td>
<td></td>
</tr>
<tr>
<td>21</td>
<td>Rosa sp.</td>
<td>Shrub Rose</td>
<td></td>
</tr>
<tr>
<td>23</td>
<td>Viburnum × carlcephalum</td>
<td>Cerise Viburnum</td>
<td></td>
</tr>
<tr>
<td>24</td>
<td>Fothergilla sp.</td>
<td>Witchhazel</td>
<td></td>
</tr>
</tbody>
</table>