


**THE UNIVERSITY OF BRITISH COLUMBIA**

**REQUEST FOR DECISION**

FORWARDED TO: BOARD OF GOVERNORS ON RECOMMENDATION  
OF PRESIDENT STEPHEN J. TOOPE




APPROVED FOR SUBMISSION:

  
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STEPHEN J. TOOPE

DATE:

SEPTEMBER 8, 2009

PRESENTED BY:

Doug Owram, Deputy Vice Chancellor, UBC Okanagan   
Pierre Ouillet, Vice President – Finance, Resources & Operations   
Nancy Knight, Associate Vice President, Campus &  
Community Planning  
Jackie Podger, Associate Vice President Administration & Finance  
(Acting), UBC Okanagan   
Al Poettcker, President and CEO, UBC Properties Trust

DATE OF MEETING: September 24, 2009

SUBJECT: UBC Okanagan Public Realm Plan

DECISION REQUESTED: That the Board Approve the UBC Okanagan Public Realm Plan.

**A. EXECUTIVE SUMMARY**

This report recommends Board of Governors approval of a Public Realm Plan for the Okanagan campus. To complement the very successful, focused effort on the construction of academic buildings and student residences, it is important to advance work on the public realm of the campus. The Public Realm Plan will physically knit the campus together and provide an attractive pedestrian network of pathways and public outdoor places that promote social activities, informal learning, relaxation, contemplation and exchange. By including the treatment of gateways, the Plan will also welcome and engage the community as they approach the campus. The Plan's budget is \$6.5 Million and the funding strategy relies primarily on the use of contributions from Housing and the University Centre, along with the Okanagan construction contingency, and donor funding.

## **B. REPORT**

### **Background**

The Master Plan for the Okanagan campus describes the vision and transformation of the campus into one that is sustainable, compact, walkable and strongly rooted in the identity of UBC and the Okanagan. Effort to date has focused on the successful build out of many of the Okanagan academic buildings and students residences in a very short period of time. At this stage it is important to advance work on the public realm of the campus, to physically knit the campus together and provide an attractive pedestrian network of pathways and public outdoor places that promote social activities, informal learning, relaxation, contemplation and exchange.

### **Discussion**

The proposed UBC Okanagan Public Realm Plan consists of the following six major components:

**Gateways** - The gateways are comprised of a layered series of iconic Okanagan landscapes and feature walls that unfold as people approach the campus. In the campus foreground, before entering University Way, there is a layering of the new planted roundabouts, north and south orchards, aspen groves and grassland punctuated by a series of the inscripted gateway walls made of local stone. Proceeding up University Way, one is enclosed by a pine forest which opens into an orchard at Penticton Street.

The Board of Governors has previously approved the gateway plan for the Okanagan campus, as part of an update of the Design Guidelines for the campus. That approved plan is fully incorporated into this public realm plan.

**University Way** - University Way, as the main vehicular entranceway, will be enhanced to provide a celebratory welcome to the campus. The pine forest will be built-up with additional planting to frame this entrance route, supplemented with banners on new banner poles lining both sides of the road. Bench seating will be provided and the existing berm on the south side will be replanted with new trees.

**The Commons** - The Commons will be a major open space on campus, framed on three sides by buildings and opening to the east to the commanding view over the Okanagan valley landscape. It will provide a much needed place for informal recreation as well as a marshalling area for convocation processions down University Walk. The commons will be simple in design consisting of a large grass open field bordered along the southern and western (the Mews) edges with shade trees and a series of benches. To the south, a simple sloped grass landscaping will be installed as an interim measure on the site of the future K2 Building. This interim solution will connect the Commons to the University Centre's outdoor space.

**University Walk** - University Walk is the primary north-south pedestrian spine of the campus and the primary ceremonial and convocation route. The Walk extends from the new student residence north of the Commons, with a distinctive terminus in that location, and along the western edge of the Commons, past University Centre and through the core of the campus to the

gymnasium in the south. A new paving pattern will be installed bordered on both sides with flowering trees that bloom during convocation. A single row of lights with banners along the west side will enhance this promenade during all seasons. Socialization and discovery will be promoted at six gathering nodes with benches, public art and other mechanisms to encourage engagement (e.g. chess tables).

**East West Promenade** - This is the second organizing pedestrian spine of the campus. Similar to University Walk it will be enhanced with an attractive paving pattern, bordered by trees on both sides and a single row of light poles with banners. This promenade begins at the Arts & Sciences Courtyard to the west and terminates in the east in the grasslands landscape of the campus. There will be groupings of benches at four gathering nodes along the length of the promenade together with one piece of research and educational art. The gathering node at the east terminus will be semi-circular seating features in the same material and design as the feature walls of the gateway monuments. In the future, this terminus is intended to be the Okanagan Centre, which would be a facility engaging with the aboriginal communities in the region and also housing the Board and Senate room.

**Courtyards** - Five courtyards are being constructed in conjunction with the distributed Medical program, Arts & Sciences, the Fipke Centre, the University Centre and Engineering & Management. They provide smaller scaled, intimate spaces between buildings that support informal social interaction and learning for the surrounding faculty, student and staff community.

A map of these major elements is provided in Attachment 2. There are also a number of minor projects that are part of the public realm plan, such as ‘wrapping’ the Fortis infrastructure boxes along University Way, and adding smaller shrub and flower beds for colour and interest.

### **Budget and Funding**

The total cost of the Plan is \$6.53 M and is phased over a period of 5 years. The proposed funding sources are:

Housing contribution	\$3 M
University Centre contribution	\$1 M
Okanagan construction contingency	\$1 M
Okanagan fundraising	\$1 M
Annual Capital Allowance (ACA)	\$0.38 M
Campus and Community Planning	\$0.15 M
<b>Total</b>	<b>\$6.53 M</b>

The building-related contributions are enabled by the projects being completed under-budget. Implementation will be paced with the availability of funds. The courtyards included in the public realm plan are already funded in the associated building construction budgets.

## **Implementation**

The Public Realm Plan for the Okanagan campus will be implemented in phases, anticipated to be completed within five years. A general schedule is provided in Attachment 3. The phasing is designed to work with the schedule for completing various building projects, to minimize the need to disturb and redo public realm elements. To ensure a positive experience for the students arriving on campus this fall, and to address needs for additional casual outdoor space for the increased student residence population, Phase 1 has commenced.

UBCPT is the project manager for the various projects in this plan. A working group comprising staff from UBC-Okanagan, Campus and Community Planning and UBC Properties Trust will oversee the coordinated implementation of the Plan.

## **Sustainability**

Sustainability is a planning principle of the Okanagan Master Plan and will be implemented in the proposed Public Realm Plan in the following ways:

**Socially** – The public realm will provide a hierarchy of outdoor social spaces that encourage social interaction, and will be designed to encourage a sense of security, safety and belonging. Universal access will be integrated wherever possible with a goal of full accessibility throughout the campus.

**Ecologically and Financially** – The public realm plan will improve the pedestrian experience and enhance a physically compact campus, thus minimizing vehicular transportation and promoting healthy living. Implementation will focus on using local and appropriate materials, plants and site furnishings. In particular, plants will be selected that are characteristic of the Okanagan and suited to low maintenance and low use of water for irrigation. The use of technology such as a remote control irrigation system will assist with minimizing the resources needed to maintain the campus.

## **Further Action Required following Board Decision**

An annual report on the Public Realm Plan will be provided that outlines projects completed and those underway.

### **Attachments:**

1. Previous Board History
2. Public Realm Plan for UBC Okanagan Campus – Map
3. Public Realm Plan Project Phasing

**PREVIOUS BOARD HISTORY**







Date of Meeting: December 9, 2008  
Decision Requested: Amendment of the UBC Okanagan Design Guidelines

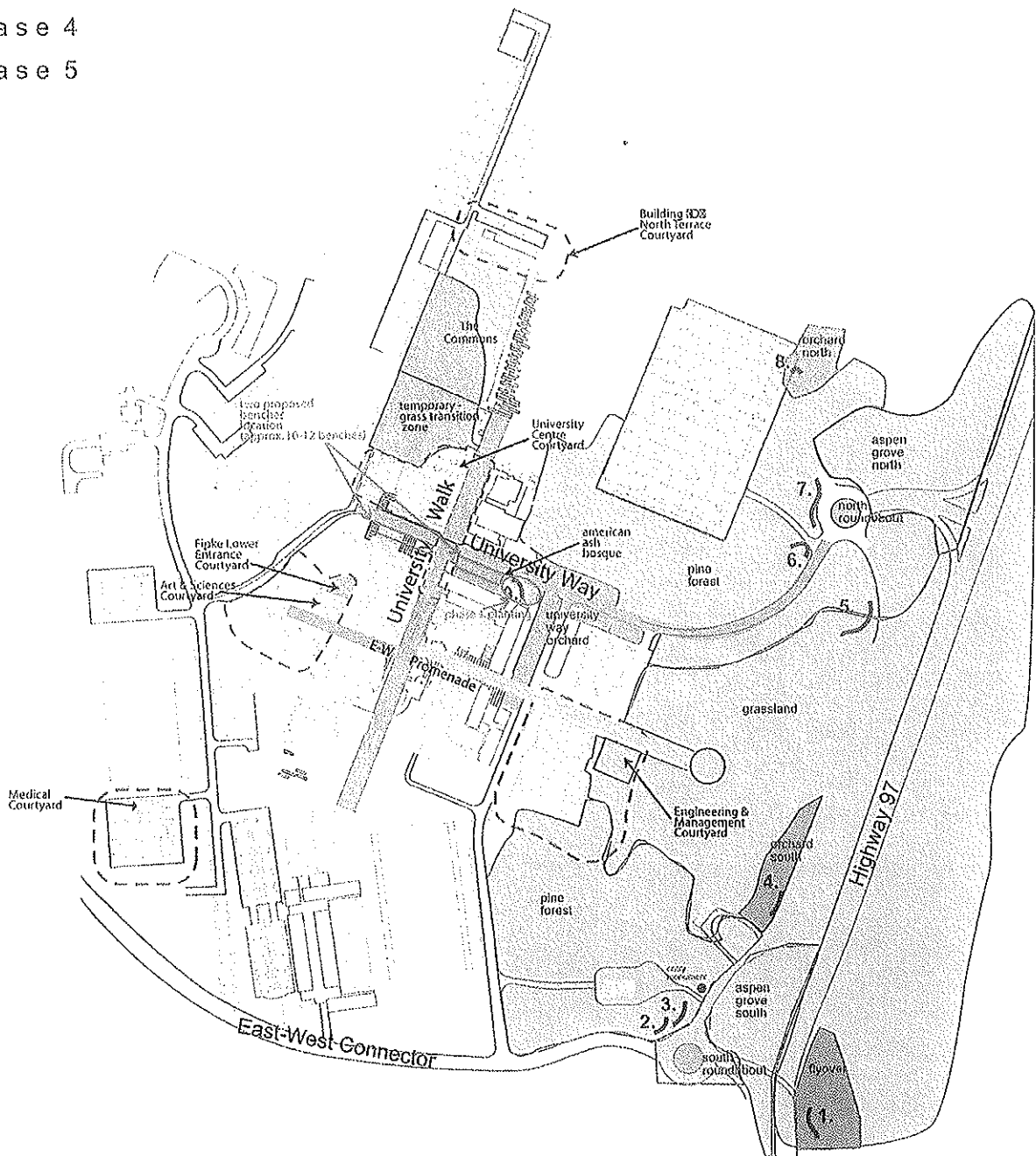
Date of Meeting: November 10, 2006  
Decision Requested: Approval of the UBC Okanagan Design Guidelines

Date of Meeting: September 29, 2005  
Decision Requested: Approval of the UBC Okanagan Master Plan.

# UBC - O Campus Public Realm Plan

Legend:

-  phase 1
-  phase 2
-  phase 2 - gateways
-  phase 3
-  phase 4
-  phase 5



## UBCO Public Realm Plan Project Phasing

Phase	Project
Phase 1 2009	<p><b>Gateways</b> - north and south roundabouts  <b>University Way</b> (includes banner poles, banners, benches/outdoor seating, trees)  <b>The Commons</b> - south section (includes benches/outdoor seating, trees, grass)  Temporary grass <b>transition zone</b> (connecting Commons and University Centre)  <b>Minor Projects</b> e.g. Fortis kiosks art wraps, remote controlled irrigation management system, Fipke look out plaza, works yard fencing and new landscaping</p> <p style="text-align: right;"><b>Total Cost \$ 653,394</b></p>
Phase 2 2010	<p><i>note: Arts and Science and Building Z construction completion</i>  <b>Gateway orchards</b> - orchard north, orchard south  <b>Gateway walls, monument and planting</b>  <b>University Walk</b> - south side University Way to north side transition zone (includes banners, benches/outdoor seating, public art)  <b>University Way Gateway 9</b> - corner of Penticton &amp; University Way (includes gateway wall, University Way orchard and bosque)</p> <p style="text-align: right;"><b>Total Cost \$ 2,155,903</b></p>
Phase 3 2011	<p><i>note: Engineering/Mgt and Medical Building construction completion</i>  <b>Courtyards*</b> - Arts Science, Engineering and Management, Medical  <b>E-W promenade</b> - in front of Engineering mgt to the "lookout" (includes benches/outdoor seating, public art and viewpoint/plaza at east end)  <b>University Walk</b> - public art (2 pieces)  <b>Gateways remediation</b> - forest rehabilitation and grasslands  <b>Gateways</b> - Aspen grove north and south</p> <p style="text-align: right;"><b>Total Cost \$ 1,642,869</b></p>
Phase 4 2012	<p><i>note: Residence O construction completion</i>  <b>The Commons</b> - north section includes connection to new student residence on northern edge, And terraced transition from the commons to University Walk  Remainder of <b>University Walk</b> - (includes banners, benches/outdoor seating, public art)</p> <p style="text-align: right;"><b>Total Cost \$ 1,664,890</b></p>
Phase 5 2013	<p>Remainder of <b>E-W promenade</b> - (includes benches/outdoor seating, public art, paving )</p> <p style="text-align: right;"><b>Total Cost \$ 411,068</b></p>
<b>TOTAL \$ 6,528,124</b>	

**Soft costs and contingencies**

Costs include 25% soft costs and 15% contingency for Class D estimate  
For the Gateways project, the cost assumes 25% soft costs and no contingency

\* courtyard projects are funded separately through capital building budgets and not through the Public Realm Plan