

# 3 PLACES



The success of the Campus Vision relies on the creation of distinct and welcoming places that support a range of opportunities for interaction, enjoyment and learning year round. A total of 11 campus places have been identified, each distinguished by unique features and supportive of the planning principles and strategies. In addition to the place-specific guidance in this section, the design of these spaces should adhere to the Design Strategies and Guidelines outlined in section 5 of *The Campus Plan* and to *UBC Okanagan Design Guidelines* (provided under separate cover).

- 1 PURPOSE AND VISION
- 2 CAMPUS CONTEXT
- 3 PLACES
- 4 CAMPUS PLAN FRAMEWORKS
- 5 DESIGN STRATEGIES AND GUIDELINES
- 6 IMPLEMENTATION



LEGEND

- 1 University Way "Main Street"
- 2 The Commons and Okanagan Commons Building
- 3 University Centre Plaza
- 4 Central Courtyard
- 5 Arrival Plaza and Transit Exchange
- 6 Arts and Science Courtyard
- 7 Nonis Neighbourhood
- 8 Purcell Courts
- 9 The Pond
- 10 Ponderosa Pine Woodland
- 11 Research/Innovation Precinct

FIGURE 8 PLAN OF CAMPUS PLACES



*Movable cafe seating and wide sidewalk*



*Temporary art and furniture installation*



*Integrated seating and tables*

### 3.1 UNIVERSITY WAY “MAIN STREET”

At the campus heart is “Main Street,” defined by the portion of University Way between Alumni Avenue and International Mews. The goal is for a pedestrian-and bicycle-only public realm that provides a venue for student gatherings, informal interaction, festivals and celebration.

University Way between International Mews and Alumni Avenue will retain its current generous width to support the creation of a large pedestrian area flanked on both sides by terraced plazas and recreation spaces along the slope. The intention is that this space will be realized once an access road from John Hindle Drive to the west side of campus is complete.

#### Key Design Directions for University Way “Main Street”:

- The street will be designed as a generous public “outdoor room” with a cohesive design treatment including special paving, furnishings, pedestrian-scale lighting with banner poles and space for cafe tables and outdoor exhibitions.
- Locate and design new buildings to frame the street at a human scale. The ground floors of these buildings will incorporate uses such as retail and campus services and will maximize transparency and permeability to animate the pedestrian realm and create an intimate Main Street experience.
- Over time, existing buildings—particularly on the south side of University Way—should be modified to support a vibrant pedestrian experience.
- Incorporate design measures (such as collapsible or retractable bollards) at International Mews and Alumni Avenue to provide access for emergency vehicles and service vehicles, and to accommodate busy periods on campus such as move-in/move-out days.
- Provide underground infrastructure (e.g., power and water) to support programming and events.



FIGURE 9 VIEW OF UNIVERSITY WAY “MAIN STREET” LOOKING EAST

## 3.2

### THE COMMONS AND OKANAGAN COMMONS BUILDING

The Commons is a key outdoor social and recreational space that will retain its purpose as the outdoor living room of the campus—a large open lawn for the informal enjoyment of everyone on campus. At a more local level, it serves as a central gathering and open space for the surrounding residences. Spatial definition is provided by buildings on three sides and by two important north-south pedestrian spines, International Mews and University Walk, the latter of which is intended to serve as the ceremonial procession route for convocation. Sited along the central topographical bench of campus, it affords spectacular views of the valley below.

Given its large size, the Commons can be used to accommodate simultaneously a range of individual and group activities that includes outdoor lectures, group discussions, reading, socializing, eating, informal recreational sports of all kinds and organized intramural sports.

The new Okanagan Commons building (see Building 13 in Figure 19 Key Plan to New Buildings) is envisioned as a natural extension of the existing University Centre, with the primary goal to provide a home for a number of complementary campus activities. It is also intended to address the critical need for large classroom space, additional food service space, opportunities for commercial expansion, and informal student studying and gathering space. It will also provide new, co-located student services, and improve the student experience for both resident and non-resident students. Given its prominence and role, the new Okanagan Commons building is an important opportunity to acknowledge, celebrate and strengthen the University's relationship with the aboriginal community in the region.



*The Commons*

- 1 PURPOSE AND VISION
- 2 CAMPUS CONTEXT
- 3 PLACES**
- 4 CAMPUS PLAN FRAMEWORKS
- 5 DESIGN STRATEGIES AND GUIDELINES
- 6 IMPLEMENTATION



Nicola Valley Institute of Technology



Brown Family House of Learning, Thompson River University

The new building will face onto the Commons and define its southern limit. It will serve an important role in announcing a transition between the busy academic zone to the south and the more passive residential areas to the north and west. It will become an important gateway to the campus residential community, opening the door for integrated learning, social engagement, and active involvement in campus community life.

**Key Design Directions for the Commons and New Okanagan Commons Building:**

- To enhance the year-round enjoyment and expand its use for informal games, sports and gatherings, the surface of the Commons should be levelled, notably along its eastern edge. Areas of poor drainage should be addressed to improve infiltration.
- The new Okanagan Commons building should include ground floor uses such as collegia and study spaces to animate and engage with International Mews, University Walk and the expansive Commons lawn, while the building’s south face will engage with the more intimate interior condition of the University Centre Plaza.
- The north face of the new Okanagan Commons building should be designed to feature a generous covered walkway that will seamlessly address the Commons and transition to a wide stairway at its east end to mediate the transition in grade. This walkway, comprising a portion of the Mid-Campus

LEGEND

- ① University Centre Plaza
- ② The Commons
- ③ Okanagan Commons Building
- ④ International Mews
- ⑤ University Walk
- ⑥ University Centre
- ⑦ University Way “Main Street”
- ⑧ Mid-Campus “Green Connector”



FIGURE 10 OKANAGAN COMMONS AND UNIVERSITY CENTRE PLAZA

Connector, will continue west to the hillside residences and east to University Walk, the Pond, and beyond to Nonis Neighbourhood.

The planning process for building and courtyard landscape should seek to engage the aboriginal community to identify programming and design opportunities to celebrate and strengthen the relationship between the Okanagan Nation Alliance, similar to the success achieved with the Musqueam First Nations for Allard Hall on the UBC Point Grey campus.

### 3.3

## UNIVERSITY CENTRE PLAZA

The University Centre Plaza is envisioned as an intimate, hard-surface plaza animated by people moving between the many destinations within the University Centre and proposed Okanagan Commons building, which together frame the space on three sides. Oriented to the southeast, the plaza will offer a range of opportunities for passive and active use in both the sun and shade. It should be designed to support use by individuals and smaller groups, but also support larger gatherings and crowds spilling out from indoor areas of adjacent buildings. The plaza is also intended to serve a role in the sequencing of events for commencement ceremonies.

### Key Design Directions for University Plaza:

- Though originally completed with the construction of University Centre, the plaza requires an integrated relationship with the new Okanagan Commons building, and it should be treated as an extension of the interior public space.
- A fluid transition is needed at the plaza's east edge to University Walk, and at its north edge to the Commons lawn. Any exterior stairs required to transition the grade between International Mews and University Walk should be broad and extend with terraces at graduated intervals.
- Retractable weather protection should be integrated and span the plaza to provide an extensive covered outdoor space for campus ceremonies and events.

### 3.4

## CENTRAL COURTYARD

The Central Courtyard is located south of University Way and is framed by a compact group of one- to four-storey brick buildings. As an enclosed space the courtyard has the advantage of capturing the warmth of the sun through the shoulder seasons, and it provides year-round informal gathering opportunities while acting as a central outdoor programming space. Additionally, the courtyard

- 1 PURPOSE AND VISION
- 2 CAMPUS CONTEXT
- 3 PLACES
- 4 CAMPUS PLAN FRAMEWORKS
- 5 DESIGN STRATEGIES AND GUIDELINES
- 6 IMPLEMENTATION



*Multi-purpose urban plaza provides an extension of surrounding interior spaces*



*Existing Central Courtyard*



*Multi-purpose courtyard/lawn*



*Interactive water feature*



*Outdoor skating rink becomes water feature in the spring and summer*

is the location of the campus’s flag poles and Remembrance Day and other formal ceremonies are hosted here. Historically, the Central Courtyard was recognized as the heart of the campus.

The landscape is currently composed of a series of walkways and a large decorative water fountain that has limited function during the fall-winter academic sessions. Some large existing trees provide needed shade. Planting is characterized by smaller areas of lawn and plant beds of non-native plants. Site furniture lacks consistency and looks temporary and residential in character. Surrounding architecture is characterized by extensive use of red brick and dark-tinted windows provide little transparency or porosity between the interior and exterior.

The intent for the Central Courtyard is for it to become the social heart of the campus, animated by surrounding buildings and people moving between many destinations—to and from class, transit, work and residence. The richness of campus life is enhanced through informal encounters and learning outside of the classroom. Consequently, this space should focus on facilitating these interactions and activities.

**Key Design Directions for the Central Courtyard:**

- The rehabilitation of the courtyard should equally support formal civic and academic ceremonies, convocation processions, informal gatherings of different sizes, studying and outdoor teaching.
- The design should maximize sun exposure, while providing trees for shade where appropriate and coordinating weather protection along adjacent buildings for bad weather.
- A variety of seating and furniture options, including movable furniture, should be provided that enable people to engage in outdoor activities—such as studying, group work, or eating—that they might otherwise have to do indoors for lack of appropriate seating, tables, shelter, or power. Grade changes should be exploited to create integrated seating features.
- The courtyard should be made more welcoming and rich through with features, regionally appropriate planting, banner poles, flag poles, lighting, special features (e.g., graduating class plaques), public art reflecting the regional landscape and local culture.
- Plaza areas should encourage people to participate in performances, talks, rallies, student activism, and other large gatherings.
- Wherever possible, interior ground floors of buildings that front the courtyard should be opened up to and engage with the outdoors. Active uses such as food services, student lounges, informal study space, exhibition space and more should be introduced where possible.
- Clear glazing and “storefront” door systems should replace existing dark-

tinted glass to put “eyes on the courtyard” and help animate the courtyard by revealing interior activities, particularly during the dark winter months. Provide for sun protection through awnings, overhangs, and sunshades.

- Well-designed lighting will enhance the space and increase personal comfort and safety, extending the use of the space particularly during those times of the year when daylight is most limited.
- The designs will reflect a sustainable approach through plantings and selection of materials. As much as possible, native plants will be selected to reflect regional character and climate. Sustainable water features and shade trees will be used to deflect heat gain and glare on buildings in summer.
- Should a donor express interest, the Central Courtyard is an ideal location for an ephemeral water feature that could be converted to an artificially cooled skating rink in the winter.
- The design of the courtyard should shift the main circulation to the perimeter to open up the centre of the space to read as a large academic quadrangle. It should be framed by trees to feel like a single space, while providing a combination of lawn, paved and water surfaces.

- 1 PURPOSE AND VISION
- 2 CAMPUS CONTEXT
- 3 PLACES
- 4 CAMPUS PLAN FRAMEWORKS
- 5 DESIGN STRATEGIES AND GUIDELINES
- 6 IMPLEMENTATION



Aboriginal Art, pavement detail



FIGURE 11 CENTRAL COURTYARD

LEGEND

- 1 University Walk
- 2 East-West Promenade
- 3 Moveable Cafe Seating
- 4 Water Feature / Skating Rink
- 5 Central Gathering Space
- 6 Administration Building





Existing Arrival Plaza



Existing Transit Exchange

### 3.5 ARRIVAL PLAZA AND TRANSIT EXCHANGE

#### Arrival Plaza

The Arrival Plaza will be a welcoming campus plaza area finished with a high level of design and amenity that signals to those arriving by transit that they have “arrived” and are entering the campus of a world-class university. It will also be a place where the departure experience is engaging and made comfortable with commercial or landscape amenities. The plaza is currently framed by the Administrative Building and University Theatre to the west and south and the Engineering Management and Education Building to the east.

#### Key Design Directions for the Arrival Plaza:

- Transform the plaza landscape into an urban multi-purpose plaza, with lawn, plantings, and durable surrounding surfaces that can support a variety of impromptu light recreation activities such as table tennis, hacky sac, Frisbee and bocce ball, while allowing pedestrians to move freely through the space to their destinations.
- Incorporate linear Central Park-style bench seating along the central lawn to help formalize the sense of a “departure room,” and provide an engaging place to wait or socialize.



FIGURE 12 ARRIVAL PLAZA AND TRANSIT EXCHANGE

#### LEGEND

- ① Arrival Plaza
- ② Transit Exchange
- ③ East-West Promenade
- ④ Engineering, Management and Education Building
- ⑤ Administration Building
- ⑥ University Theatre
- ⑦ University Way “Main Street”
- ⑧ Mid-Campus “Green Connector”

- 1 PURPOSE AND VISION
- 2 CAMPUS CONTEXT
- 3 PLACES
- 4 CAMPUS PLAN FRAMEWORKS
- 5 DESIGN STRATEGIES AND GUIDELINES
- 6 IMPLEMENTATION

- Locate trees and design hard landscaping, lighting and landscape furniture to unify both sides of Alumni Avenue to communicate that the Arrival Plaza is a large outdoor room that spans from building to building.
- Extend the Arrival Plaza paving treatment to include the Library loading access lane. This will add dignity to the arrival experience in this shared space.
- When development allows, the framing of the plaza should be strengthened by an addition to the front of the University Theatre and a new building to the north. These developments should locate animating uses on the ground floor—such as a café and services for transit users—to provide vitality and “eyes on the plaza” for late-night safety. The future University Theatre entry expansion should be designed as a nighttime focus for this space.

## Transit Exchange

Located along Alumni Avenue and around the perimeter of a future academic building site (currently Parking Lot E), the new Transit Exchange will be an active gateway hub, serving to welcome commuters, residents and visitors to campus.

A key directive of *The Campus Plan* is to increase residential and academic capacity within close proximity to transit, further supporting this location. The Transit Exchange has been designed to accommodate future transit capacity needs within the plan’s time horizon. Keeping the exchange at this location acknowledges the proximity of the facility to the campus core, with the majority of academic uses located within a five-minute walk and all academic and residential uses within a ten-minute walk of the exchange. The new exchange will operate as an on-street facility, with drop-off and pickup areas occurring along the sidewalk much like on regular city streets.

### Key Design Directions for the Transit Exchange:

- Existing sidewalk space along the west curb of Alumni Avenue will be maximized for the majority of passenger drop-offs, to minimize conflicts between buses and crossing pedestrians.
- Pedestrian and passenger areas will feature generous shelters, seating, bike racks, wayfinding, and pedestrian-scale lighting to provide a safe, comfortable and welcoming environment for waiting passengers.
- The passenger zone adjacent to the East-West Promenade will be designed as a separate functional space, but will relate to the Transit Exchange in terms of overall integration of design materials.
- The future academic building proposed for Parking Lot E will be designed to enhance the passenger and pedestrian experience along its edges, incorporating built-in weather protection, active uses at the ground level, lighting and transparency to animate the sidewalk and provide “eyes on the street” for waiting passengers.



*Outdoor waiting lounge*



Existing Arts and Science Courtyard



Research Road leading to Arts and Sciences Courtyard



Seasonal art and science exhibits can animate the courtyard

LEGEND

- ① International Mews
- ② Artful seating and installations
- ③ Lawn / corridor (connecting to Central Courtyard)

### 3.6 ARTS AND SCIENCE COURTYARD

Located in between Charles E. Fipke Centre for Innovative Research and the Arts and Science Centre, the Arts and Science Courtyard was originally intended to extend International Mews from University Way southward to connect with Research Road. The Fipke Centre development diminished this relationship, but the courtyard remains an important outdoor space on the campus. The design goal is to have the courtyard serve as a welcoming informal social and learning space.

**Key Design Directions for the Arts and Science Courtyard:**

- Future design improvements should make the space more welcoming and include greater definition of space through paved areas, seating, tables, weather protection, and plantings that are indigenous to the Okanagan context and climate.
- The large corridor area that connects this courtyard to the Central Courtyard should be redesigned to achieve greater use and more clarity as part of a sequence of spaces and corridors, including the East-West Promenade.
- Where possible, the courtyard should reflect the uses and disciplines occurring within the adjacent buildings, through temporary or permanent public art features and outdoor student exhibits of work.



FIGURE 13 ARTS AND SCIENCE COURTYARD

## 3.7 NONIS NEIGHBOURHOOD

To support the animation and vitality of the campus core and bring more residents closer to transit, a new residential neighbourhood for students is proposed at the southeast corner of campus. One residence is at the south end of Nonis Field and two more residences are adjacent to a new (second) recreation field east of Alumni Avenue, where the Quonset and works yard are currently located.

Provision for a residential 10-storey tower, as permitted in the University's zoning, potentially for upper-year students or faculty and staff is located just west of Discovery Avenue.

The intent for this new neighbourhood is to broaden and enhance the strong recreation, health and wellness character of the area while also protecting the expansive views of the valley afforded by Nonis Field and surroundings. It also deliberately locates a critical mass of students to enjoy existing and future amenities and services, including capacity for:

- gymnasium expansion
- new recreation field east of Alumni Avenue (for practice, pickup games, and intramural team sports)
- outdoor spectator seating areas adjacent to both fields
- improved access between Nonis Field and the gymnasium
- expanded pedestrian pathway-trail network connecting the neighbourhood to the rest of campus and adjacent natural areas

The design goal for the neighbourhood is to establish a strong sense of place for both the athletic and residential communities by using buildings to frame the large fields. Additionally, the public realm areas around the fields and adjacent buildings will be used for amenities that support academic residence and social use while fostering campus and team spirit.

### Key Design Directions for Nonis Neighbourhood:

- The positioning, massing and architecture of the two southernmost residences should work together to create a visual gateway into the campus when entering Alumni Avenue from John Hindle Drive.
- The design and setbacks of future residences should seek to mitigate impacts of noise and light on residents during non-daylight hours.
- Given its relationship to the Pond and other natural areas, an ordered landscape can give way to a more informal approach to landscape design and the establishment of a woodlanded buffer between housing and adjacent roads.

- 1 PURPOSE AND VISION
- 2 CAMPUS CONTEXT
- 3 PLACES
- 4 CAMPUS PLAN FRAMEWORKS
- 5 DESIGN STRATEGIES AND GUIDELINES
- 6 IMPLEMENTATION



*Nonis Field*



*Student housing surrounds athletic fields at Case Western University*

- The siting and height of the residential, recreational and academic buildings that frame and strengthen the Nonis Neighbourhood will be informed by the prevailing topography, underground utilities, and a desire to achieve a 100m by 64m (minimum size) second playfield with north-south orientation located west of Alumni Avenue.
- Pedestrian connections around Nonis Neighbourhood should be designed to be safe, comfortable and with particular attention given to high pedestrian volumes during concurrent sporting events and movement between the two fields.
- Special attention shall be given to the Alumni Avenue intersection to announce to drivers that they are entering a residential / recreation neighbourhood. Designs should explore a raised crossing and feature paving.
- As these new residences will announce the first impression of campus from the south via Highway 97, buildings will need to address both the field and frontages of the roundabout at Hollywood Road North and John Hindle Drive.
- The desire to enjoy distant easterly views from Nonis Field of the Okanagan landscape should also inform building height and design.
- Residential buildings fronting the play fields could include ancillary ground-oriented services.
- Future development will require coordination with and possible relocation of underground servicing, which includes geexchange wells.



FIGURE 14 BIRD'S EYE VIEW OF SOUTH CAMPUS GATEWAY AND NONIS NEIGHBOURHOOD  
LOOKING NORTHWEST

### 3.8 PURCELL COURTS

Purcell Courts is a collection of residences that relate to one another across two courtyard spaces north of the existing Purcell Residence building. Each courtyard will offer a unique student living experience in proximity to the Ponderosa Pine Woodland.

The southern court will be a place for residents to gather, eat and socialize in an intimate setting without feeling isolated from the core of the campus while the northern courtyard will feature more active uses such as ball hockey and skateboarding.

#### Key Design Directions for Purcell Courts:

- In the northern court, new outdoor amenities, such as a skate park, will be added to the existing basketball and relocated ball-hockey courts. The siting of ball hockey and the skate park will be informed by an assessment of acoustical and light impacts on residents, and appropriate design and mitigation measures will be built into future residences.



FIGURE 15 PURCELL COURTS AND SURROUNDINGS

- 1 PURPOSE AND VISION
- 2 CAMPUS CONTEXT
- 3 PLACES
- 4 CAMPUS PLAN FRAMEWORKS
- 5 DESIGN STRATEGIES AND GUIDELINES
- 6 IMPLEMENTATION



Purcell Residence

#### LEGEND

- 1 Purcell Residence
- 2 The Commons
- 3 University Walk
- 4 Harvest Table, Covered Seating, Zip Lines
- 5 Outdoor Table Tennis
- 6 Skatepark
- 7 Ball Hockey
- 8 Frisbee Golf
- 9 Ponderosa Pine Woodland and Trails



*Informal urban recreation*



*Multi-purpose outdoor room*

- The gentle sloped area to the northeast is ideal for Frisbee golf and a slack line.
- The southern court will include covered and open areas as an extension of indoor common space, outdoor heaters, table tennis, a harvest table for communal meals, lighting, and areas to view and access the surrounding landscape through more formalized trail heads and wayfinding.
- Lighting design and layout should consider the various user groups and their needs, including lighting for safety and activities and light impacts on residents and nearby wildlife corridors.
- The needs of vehicular access and servicing should be managed in a way that does not compromise the social nature of the courtyard. International Mews should be the only vehicular route to the precinct; University Walk is to be a pedestrian-only promenade (except on move-in/move-out days and for special events).

### 3.9 THE POND

The focal point of this area is a stormwater retention pond built on disturbed land that has nonetheless evolved into an experiential asset to the campus community. It provides a natural refuge and outdoor classroom away from the urban campus core and serves an ecologically important function for biodiversity and stormwater management. Located just east of the Engineering Management and Education Building, the pond can be viewed from an outdoor seating area, or accessed by the East-West Promenade via a gravel path that circumnavigates the pond. It is also proximate to the Gathering Circle, which will retain its prominence as a cultural feature, offering views east and west.

Future development of a recreation field and residence southwest of the pond and an expanded pedestrian trail network will increase use and enjoyment of this area by residents of the Nonis Neighbourhood. In addition, development must comply with City of Kelowna environmental development permit requirements, which could determine setbacks and other regulatory controls.

#### Design Directions for the Pond:

- A core recommendation for the Pond is to further enhance wetland function through the removal of invasive species and planting of native species including drought-tolerant plants. This will enhance stormwater retention capacity, benefit wildlife (particularly species at risk), and provide a focus and cultural feature for enjoyment by the campus community and visitors.
- To encourage continued sensitive use and enjoyment of the pond, gravel surfaces should be used for pathways and paths should be formalized and engineered. Seating areas with benches should be incorporated at key

locations, and the existing looping path system should be connected to the adjacent Nonis Neighbourhood.

- The design for the surrounding landscape should reflect whole systems strategies while acknowledging the Okanagan First Nation. To celebrate this culture and its traditions, design elements include native plants (e.g., Saskatoon berries), signage and wayfinding using traditional places and names, and landscape design that evokes and reveals traditional cultural and ecological patterns.

- 1 PURPOSE AND VISION
- 2 CAMPUS CONTEXT
- 3 PLACES
- 4 CAMPUS PLAN FRAMEWORKS
- 5 DESIGN STRATEGIES AND GUIDELINES
- 6 IMPLEMENTATION



FIGURE 16 THE POND WITH THE ENGINEERING, MANAGEMENT AND EDUCATION BUILDING BEHIND





*Ponderosa Pine Woodland*

### 3.10 PONDEROSA PINE WOODLAND

Located in the northwestern hillside portion of the campus, south of the Quail Ridge neighbourhood, the Ponderosa Pine Woodland is the largest natural area on the campus. Based on the projected program to 2035 it is not needed for development and is therefore to be retained in its current use and maintained to enhance ecological values. Permitted uses include passive recreation, such as walking and picnicking, and as the academic plan evolves, the woodland may broaden its use as a resource for research and learning.

A remnant stand of Ponderosa Pines, the woodland has been fragmented by activities including road and trail building, recreational uses, and adjacent development. Its understory is dominated by forbs and grasses, with sporadic shrubs. Cheatgrass, an invasive grass, is also widespread. primary ecological value is as a wildlife movement corridor and habitat for animals and birds dependent on dry woodlands. However, it also serves a recreational function through a small and informal network of trails that extend from the north end of Discovery Avenue.

#### Key Design Directions for the Ponderosa Pine Woodland:

- Manage wildfire risk and maintain ecological values of the Ponderosa Pine Woodland by reducing tree density and creating canopy gaps, managing the accumulation of woodland debris (which can serve as fuel for woodland woodland) and addressing the proliferation of invasive species (particularly invasive grasses such as cheatgrass, grass, shrub and forb species).
- Provide wildlife habitats such as downed logs and snags where they do not conflict with safety or fire management objectives, and create gaps in tree canopy to increase habitat diversity.
- The trail network through the woodland should be formalized and extended to create a loop at its north end. Careful siting of trails and other recreation features will reduce disturbance to wildlife and plant communities in the woodland.
- Trails should be managed and maintained to encourage recreational and academic use. Disturbance of the woodland through the development of unsanctioned trails should be discouraged.
- In consultation with the City, trail widths, lighting, and specific alignments of this network will be determined in order to meet regional standards and align with adjacent trail networks.
- Fire management objectives, such as stand thinning, must be addressed through adherence to strategies set out in the *Wildland Fire Management Plan* (2006).

### 3.11 RESEARCH / INNOVATION PRECINCT

The Campus Plan reinforces The UBC Okanagan Master Plan (2009) direction for the area north of Parking Lot H as a future hub of academic research and innovation (an approximately 12 hectare area). Specifics on the land uses and development pattern for this area will be defined at a future date as policies on partnerships and innovation are further identified as part of a comprehensive plan.

#### Preliminary Principles for Physical Planning for the Research/Innovation Precinct:

- Use precinct development to establish a “lower campus” that provides distinct opportunities for integrating academic and research uses and optimizes opportunities for community integration.
- Maintain the existing road reserve for extending Hollywood Road North through this area to connect with Airport Way.
- Pursue, with time, relocating the campus works yard and Quonset to a discrete area of the lower campus to free up the area for the Nonis Field Residences and second play field.

- 1 PURPOSE AND VISION
- 2 CAMPUS CONTEXT
- 3 PLACES
- 4 CAMPUS PLAN FRAMEWORKS
- 5 DESIGN STRATEGIES AND GUIDELINES
- 6 IMPLEMENTATION



FIGURE 17 RESEARCH/INNOVATION PRECINCT INDICATIVE CONCEPT PLAN



Research/Innovation Precinct Key Plan

#### LEGEND

- 1 Shared Open Space / Stormwater Feature
- 2 Parking Concourse
- 3 Research Mews
- 4 Small Start-up Site
- 5 Large Start-up Site



High quality public realm

- Explore the costs and benefits of relocating the existing geothermal extraction wells in the interest of achieving a more functional development layout.
- Carefully plan and design pedestrian and cyclist access to and from the existing campus to maximize connectivity and synergies.
- Optimize the flexibility of parcel sizes to attract a range of industry tenants and academic uses and to facilitate efficient phasing.
- Ensure a high-quality public realm and amenities.
- Integrate natural systems thinking into precinct development, such as potential expansion of the retention swale at the north end of Parking Lot H into a stormwater management pool and natural feature to enhance this new precinct.
- Transition parking surfaces to parking structures at strategic locations as the precinct grows.

### 3.12 ORGANIZING PEDESTRIAN SPINES

Seven primary pedestrian spines connect each place and provide structure and legibility to the experience of the campus and surrounding landscape.

#### University Walk

University Walk is the primary north-south pedestrian spine of the campus. It engages with the existing Central Courtyard and extends it northwards, on the same axis, to link with the University Centre Plaza and beyond. North of the future Okanagan Commons building, University Walk becomes a path along the east side of the Commons lawn, with an informal character that addresses the adjacent naturalized vegetation. The future development of Parking Lot F with an academic building will reinforce the edges of University Walk and contribute to its vibrancy. The future building will also feature a terraced path along the restored escarpment to its north that will connect University Walk with The Pond.

#### International Mews

International Mews is a narrow shared-use road with a mews-like character that provides local access to the residences fronting onto the Commons. *The Campus Plan* extends the mews north to new residences and Purcell Courts where slopes increase at the edge of Ponderosa Pine Woodland. The siting of new buildings that fronting onto International Mews will reinforce its linearity and provide spatial containment along its edge. The axis of the mews is intended to terminate in a woodland clearing or a landscape feature.



University Walk at University Way



International Mews

### University Way "Main Street"

Main Street is envisioned as a compact mixed-use pedestrian and cyclist corridor providing places to study, eat, relax, shop and gather. Its design should mark this as a special place and create a sense of threshold and an announcement of arrival to the Okanagan Campus. See 3.1 for Key Design Directions.

### East-West Promenade

The East-West Promenade extends eastward from the Central Courtyard across Alumni Avenue and into the open grassland landscape. New designs for the Transit Exchange will animate this axis and expand its role as a key public spine.

- 1 PURPOSE AND VISION
- 2 CAMPUS CONTEXT
- 3 PLACES
- 4 CAMPUS PLAN FRAMEWORKS
- 5 DESIGN STRATEGIES AND GUIDELINES
- 6 IMPLEMENTATION



FIGURE 18 ORGANIZING PEDESTRIAN SPINES



University Way "Main Street"



East-West Promenade

LEGEND

- University Walk
- International Mews / Research Road
- University Way "Main Street"
- East-West Promenade
- Green Connectors
  - 1. Mid-Campus Connector
  - 2. Knowledge Lane
  - 3. Discovery Avenue Greenway



*Green connectors: terraced stone steps*



*Green connectors: stairs embrace and celebrate the landscape*



*Discovery Avenue Greenway*

## Green Connectors

The three cross-campus green connectors are less ceremonial in function than the other spines, but provide important pedestrian routes connecting the upper and lower parts of campus while contending with substantial grade changes.

### 1. Mid-Campus Connector

The Mid-Campus Connector, just north of University Way, passes through naturalized areas in some sections while in others it serves as the line between campus edge and nature. It also traverses a significant change in grade from the upper campus bench to mid-campus bench. Recognizing these different conditions, its design should exhibit both formal and natural characteristics in layout and materiality.

### 2. Knowledge Lane

For Knowledge Lane, which cuts across the southern part of campus, consistency in surface treatment and path width should be pursued to enhance legibility and access. Frontages for new buildings should seek to visually engage pedestrians through active spaces and departmental displays and expression that are well illuminated at night.

### 3. Discovery Avenue Greenway

Discovery Avenue Greenway serves as a north-south pedestrian corridor linking the Nonis Neighbourhood to the hillside residence neighbourhoods and Ponderosa Pine Woodland beyond. It also serves as a greenbelt to support a diverse range of outdoor recreation activities. At the two ends of the greenway are remnant stands of pine woodland that provide places for passive recreation, quiet contemplation and nature walks. The middle section forms a long expanse of relatively flat lawn area in the FortisBC right-of-way.

Subject to permission from FortisBC, low-weight-impact recreation facilities such as volleyball, badminton and tennis courts, mountain biking trails, and exercise circuits may be supported and are not at risk of being displaced by future building projects. The goal is to enhance this landscape and pedestrian corridor with a pedestrian-and-bike path characterized by naturalized landscape segments and a collection of outdoor recreation facilities in the developed section of the corridor.

## General Design Directions for Organizing Pedestrian Spines:

- Generally, north-south pedestrian corridors and streetscapes should be lined with regularly spaced shade trees, except where breaks are made in response to site-specific purposes.
- East-west pedestrian routes should be designed with topography in a way that maximizes ease of mobility, universal design strategies and design integration with the landscape and adjoining buildings.
- Retaining walls should be integrated with base materials of adjoining buildings. Where stairs are necessary, they should provide terraced social spaces for impromptu gatherings and informal study. Where ramps are required they should be designed as an integral part of the landscape or building. Retaining wall heights should be limited and designed so they serve as casual sitting places, where site gradients allow.