

Acadia Park 2030

A vibrant celebration of sustainable community supporting UBC's Place and Promise

3 visions of a community's future | Urban Design Studio | UBC | April 2012



Acadia Park is one of UBC's oldest, most vibrant and diverse neighbourhoods. It is home to students and student families from all over the world and is the epitome of walkability and human scale design. As with every other neighbourhood on the UBC campus, it faces pressures to accommodate a fair share of the university's commitment to increasing opportunities for students, staff & faculty to live close to work and school. The challenge for the Acadia Park Neighbourhood is to develop a vision of growth that maintains its remarkable and unique community character and spectacular natural setting. Urban design students in the School of Community and Regional Planning, under the direction of professor Maged Senbel, took on this challenge and produced the three designs presented in these pages.

Graphic summary of the three design visions
page 1

A socially vibrant community built on ecological values
Niall McGarvey, Maysa Phares
page 2

Connect with nature
Tim Baird, Amanda Grochowich, Carlos Velasco
page 9

A celebration of community and nature
Thomas Daley, Jessica Stuart
page 20

Concept Diagram

Figure Ground

Aerial View

Street View

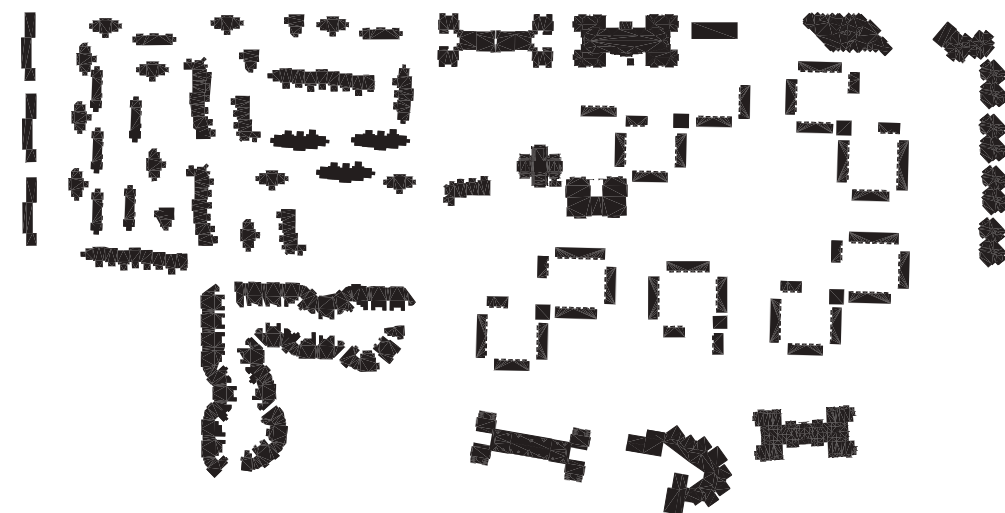
Master Plan

Approximate
Population

Approximate Net FSR

Approximate CO2 Emissions
Savings

Acadia Park Today



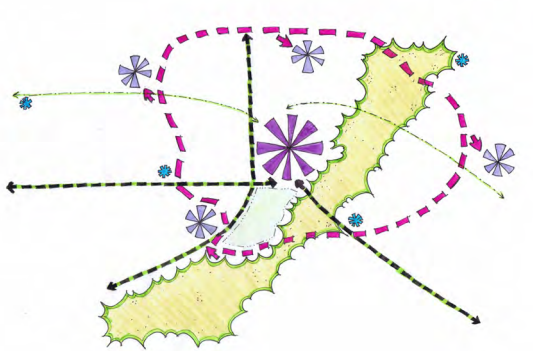
Student
2550
Non-Student
697
Total
3247

Student & Non-Student
2.2

31 Tonnes Saved by Proximity to
Campus

Acadia Connect
Sustainable Systems Living

(Tim Baird, Amanda Grochowich and Carlos Velasco)



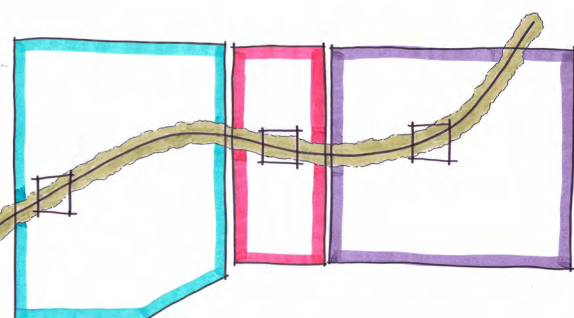
Student
4900
Non-Student
5880
Total
10780

Student & Non-Student
4.2

31 + 73 Additional Tonnes

Acadia Town
A Celebration of Community
in Nature

(Thomas Daley and Jessica Stewart)



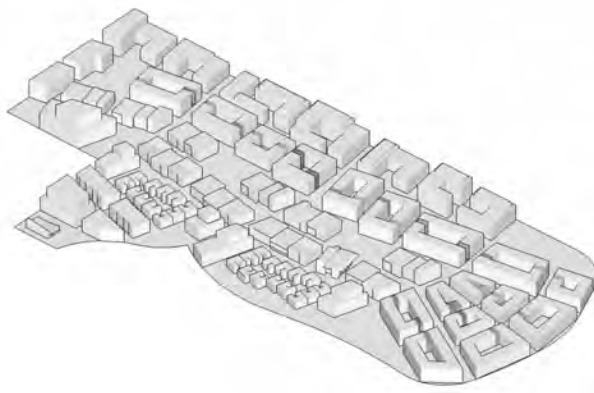
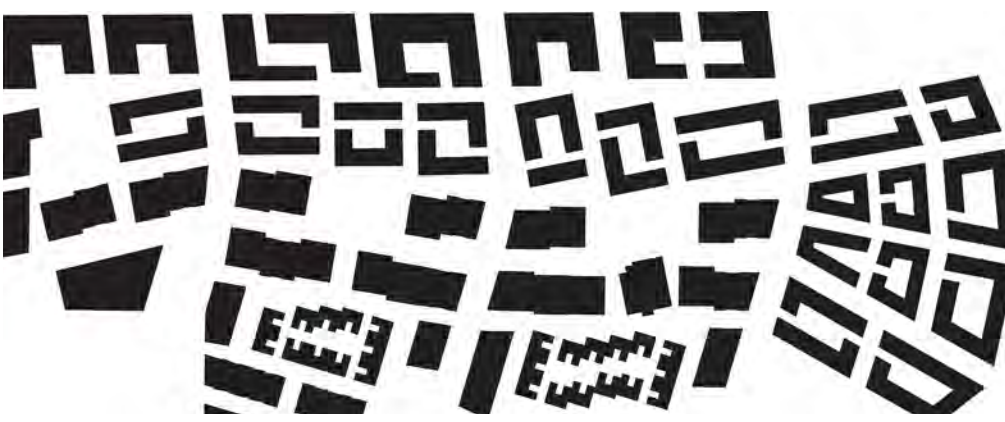
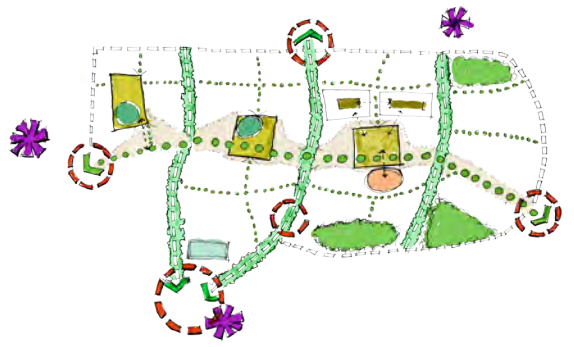
Student
5257
Non-Student
7457
Total
12714

Student
3
Non-Student
3.5

31 + 91 Additional Tonnes

AP 2.0
A Socially Vibrant Community
built on Ecological Values

(Niall McGarvey and Maysa Phares)



Student
4332
Non-Student
4573
Total
8905

Student
2.8
Non-Student
3.3

31 + 55 Additional Tonnes

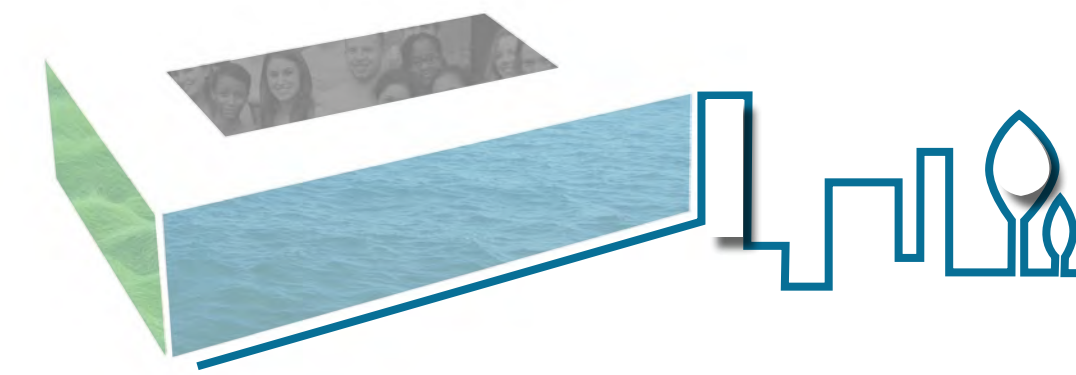
AP 2.0

Niall McGarvey and Maysa Phares



A socially vibrant community,
built on ecological values

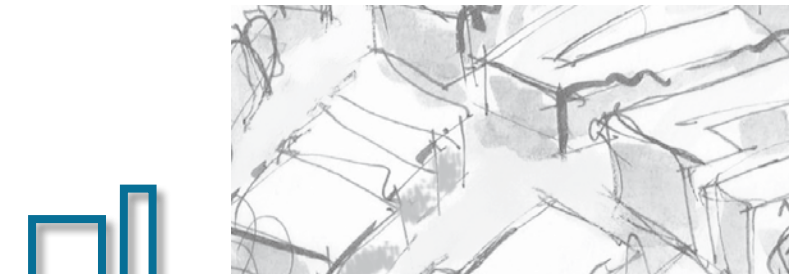
ECOLOGY
INTIMACY
DISCOVERY



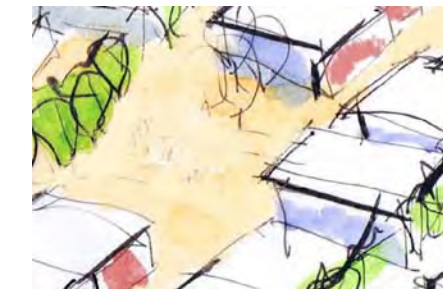
AP2.0: DESIGN GOALS & STRATEGY



A design inspired from natural processes and cycles

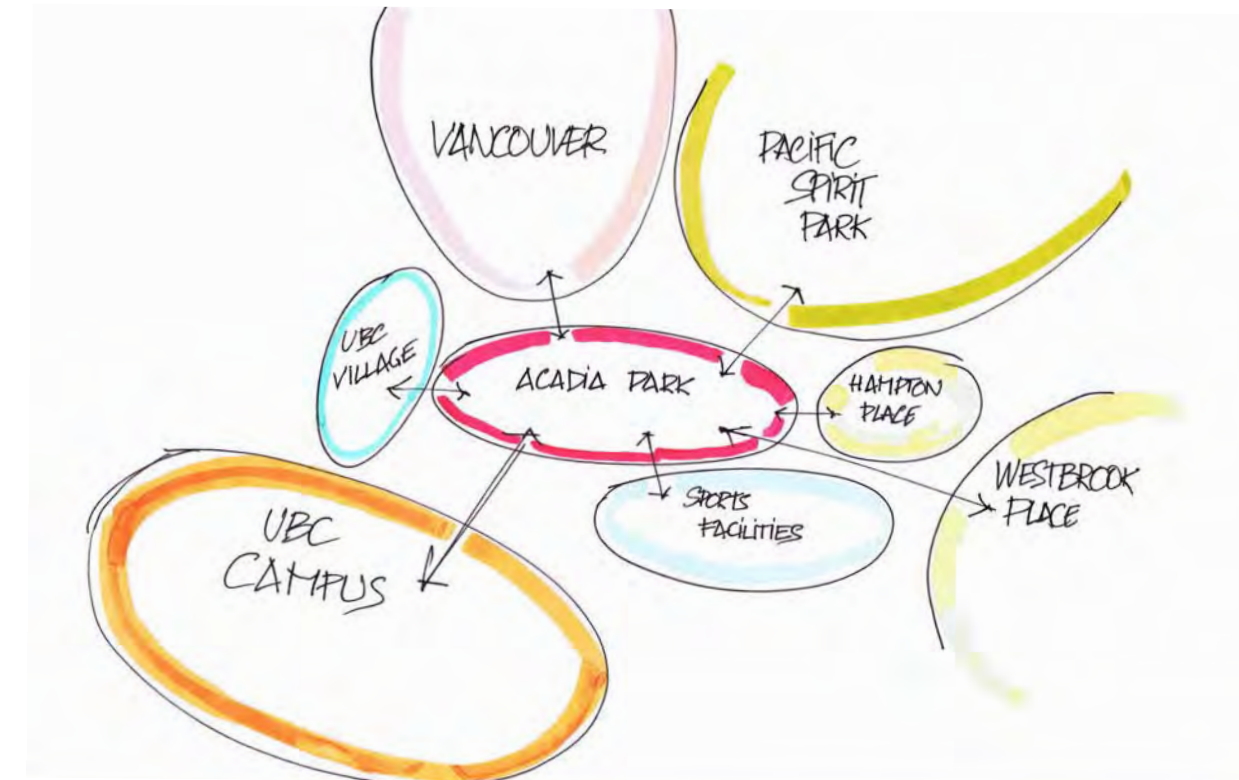


A diverse built environment that frames a variety of open spaces where formal and informal social interactions can happen

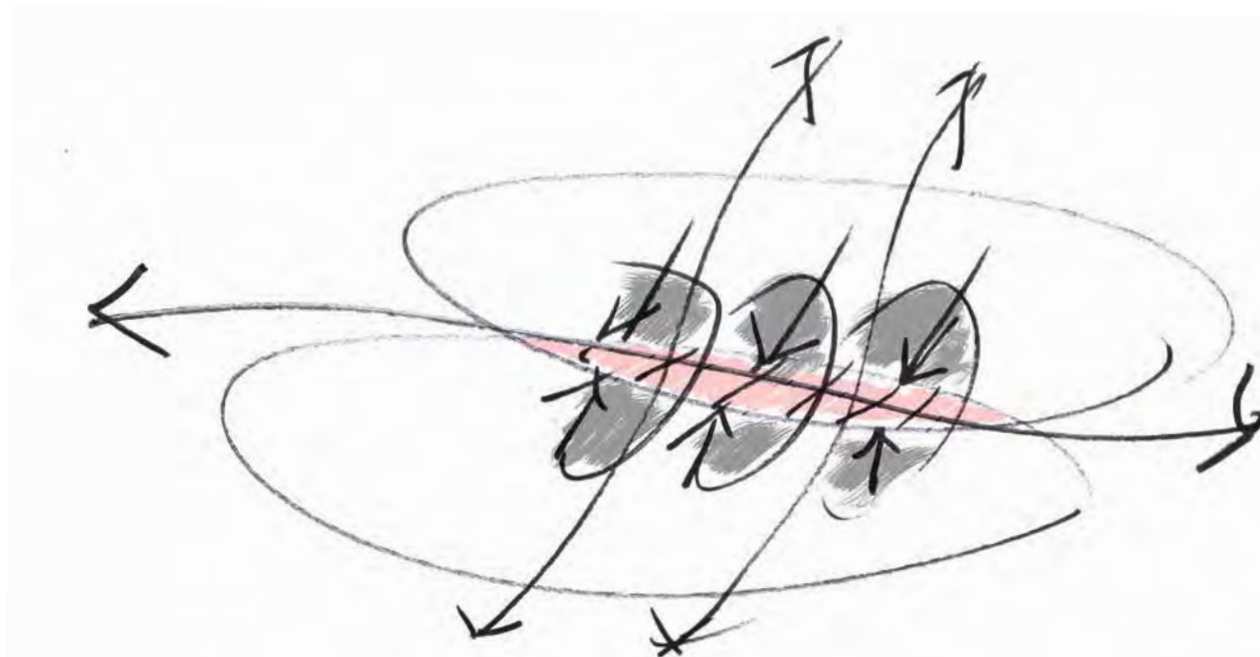


A spontaneous urban fabric that offers a sense of delight and discovery to visitors, residents, and children

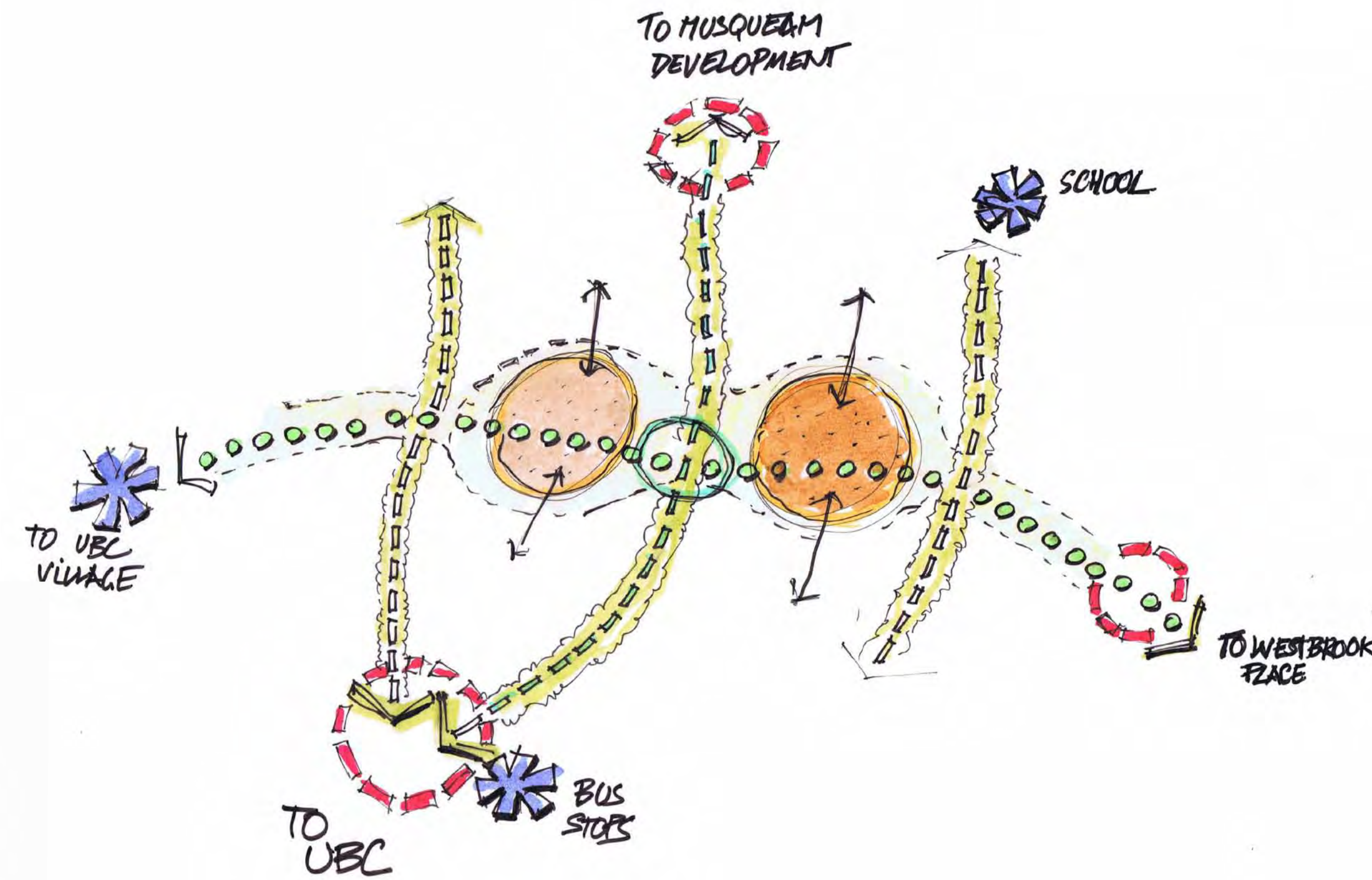
IMPROVED CONNECTIVITY



CONNECTIONS BETWEEN STUDENT AND NON-STUDENT POPULATIONS

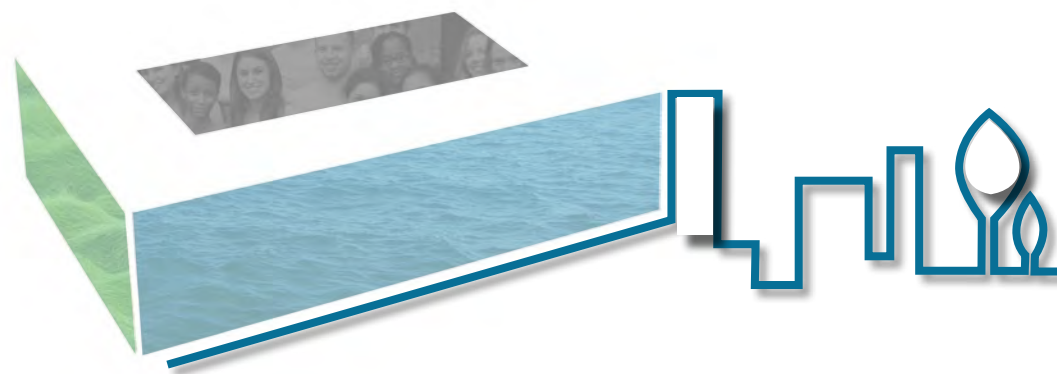


URBAN DESIGN CONCEPT



ILLUSTRATIVE MASTER PLAN





AP2.0: PUBLIC REALM STRATEGY

A CENTRAL PEDESTRIAN SPINE



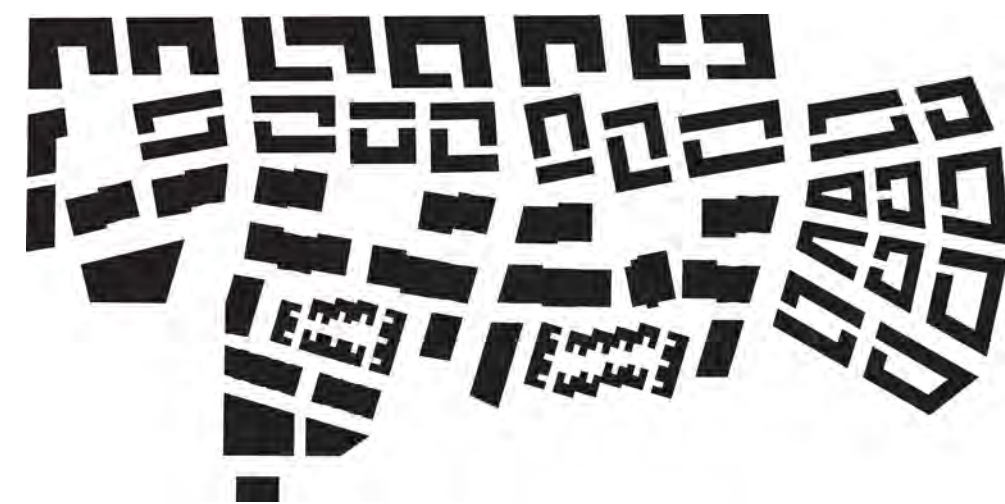
A VARIETY OF OPEN SPACES



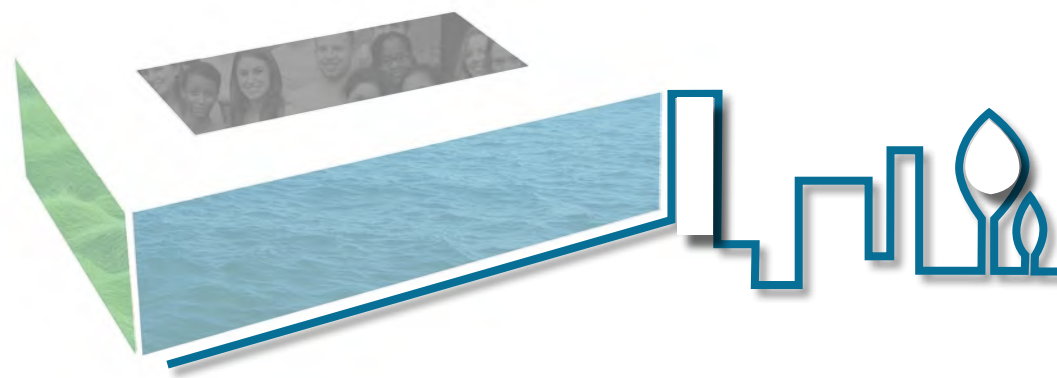
A COMBINATION OF PEDESTRIAN AND VEHICULAR STREETS



HIERARCHY OF STREETS



HIERARCHY OF OPEN SPACES



AP2.0: PUBLIC REALM DETAILS

GREEN SPACE PLAZA & COMMUNITY GARDENS

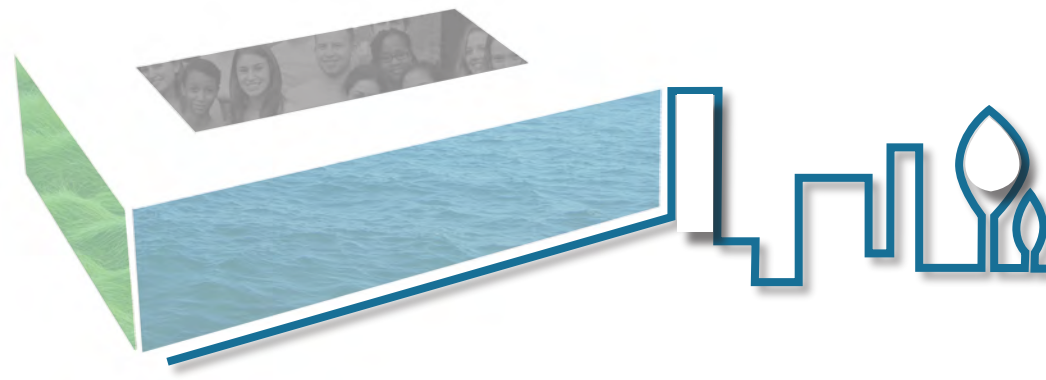


CIVIC PLAZA & COMMUNITY CENTRE



TYPICAL COURTYARD & WOONERF





AP2.0: PUBLIC REALM STREET ENVIRONMENT

STREET VIEW A



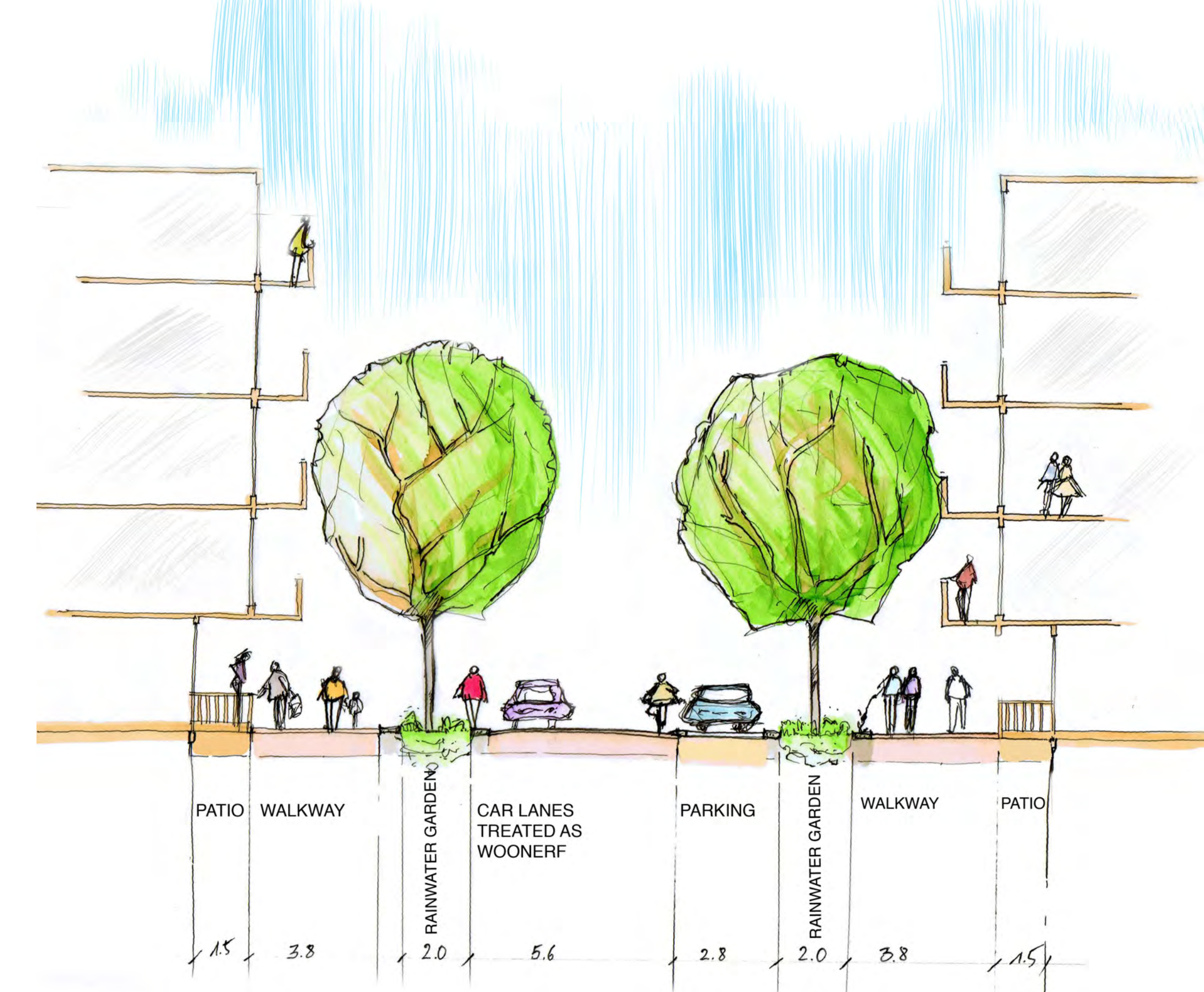
STREET VIEW B

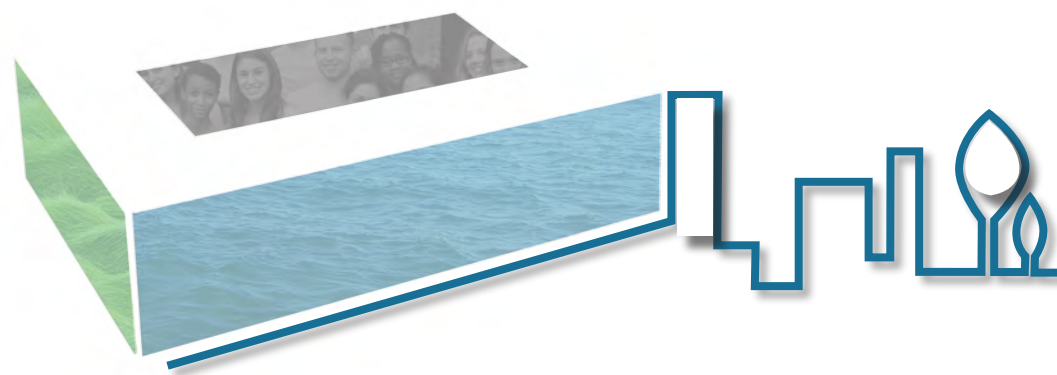


STREET SECTION (10m)



STREET SECTION (20m)





AP2.0: COMMUNITY ECOLOGY

ECOLOGICAL GOALS

1. Use rainwater as a resource
2. Create network of vegetated habitats in urban fabric
3. Minimize reliance on municipal energy grid
4. Connect people with natural ecosystems
5. Promote healthy lifestyles through encouraging activity



ECOLOGICAL NETWORK

A diversity of street tree types, retained existing vegetation, living roofs, infiltration planting beds, community gardens and cable lattice climbing vines form the basis for a healthy urban ecosystem



ROOFTOP ECOLOGY

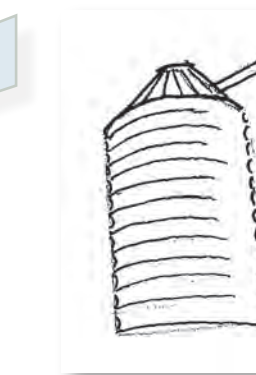
50% of rooftop areas are set aside for rainwater collection and solar panels, remaining 50% are covered with living roof.



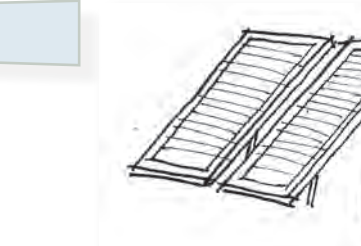
Rainwater infiltration planter network



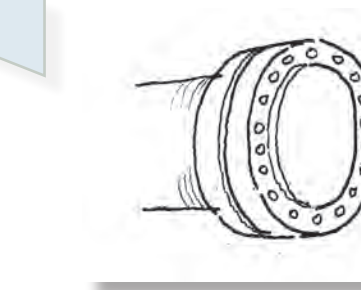
Rainwater collection



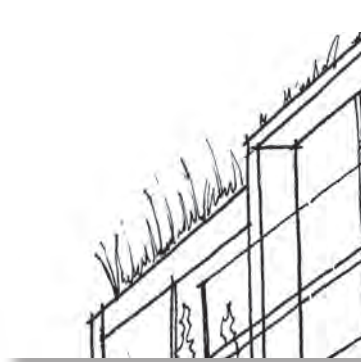
Solar power



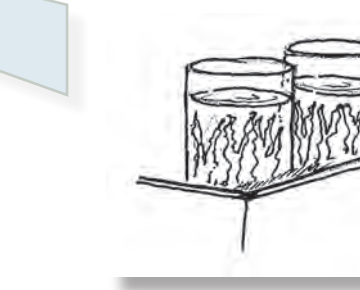
UBC district energy



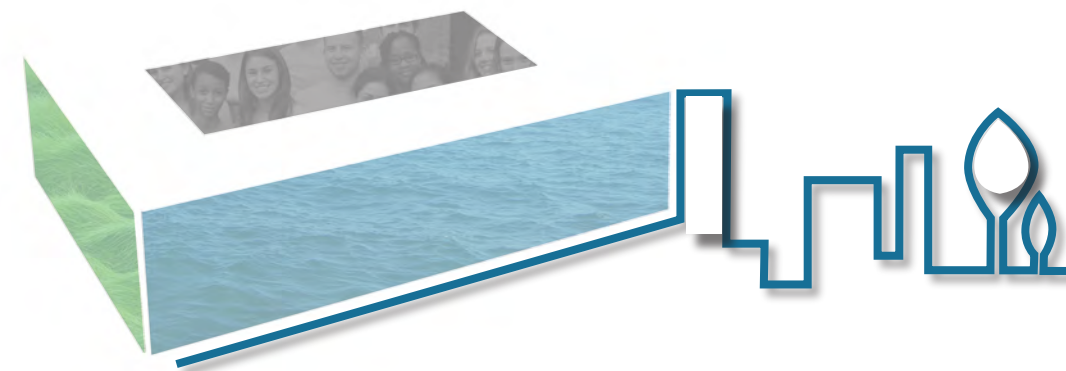
Living roofs



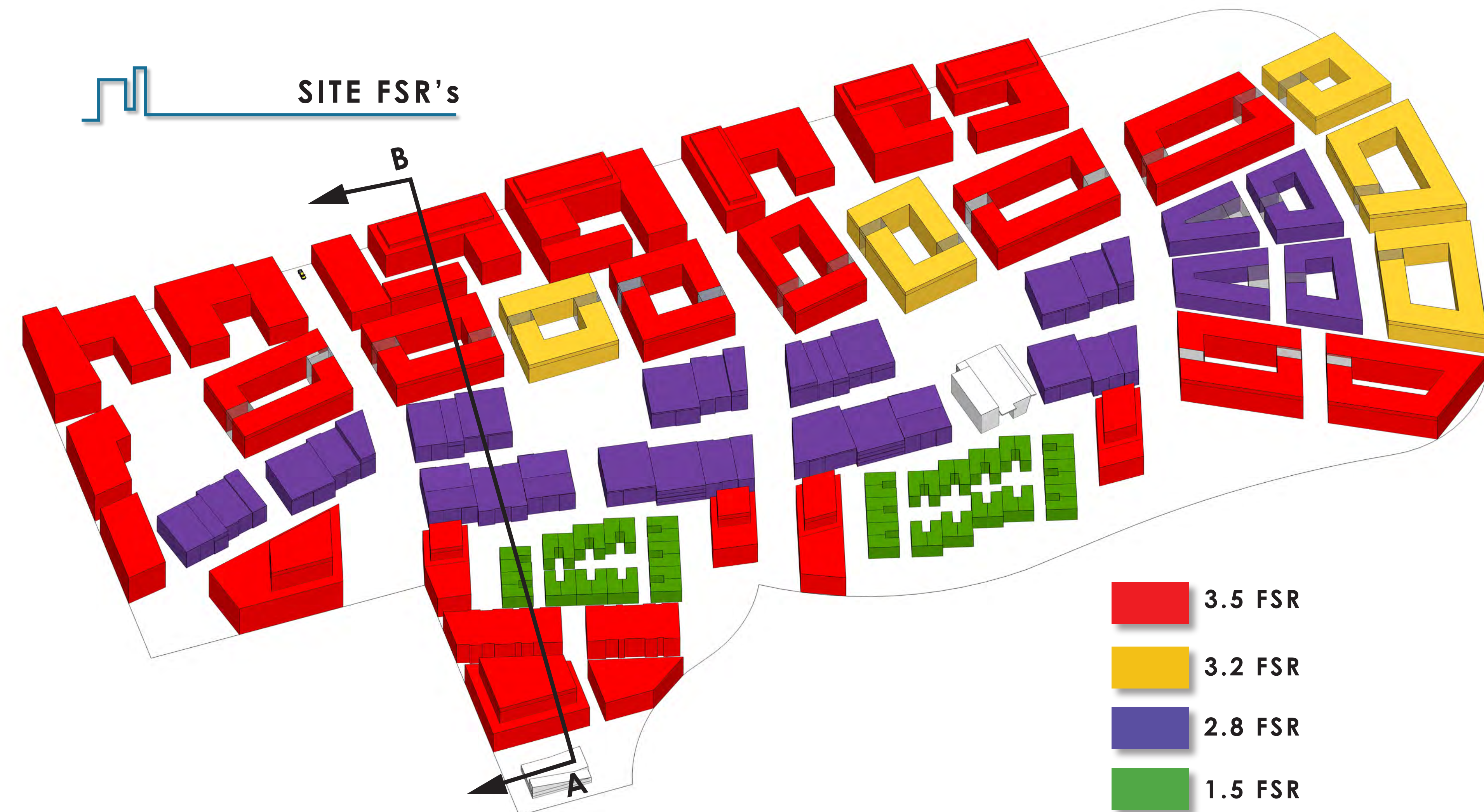
Wastewater treatment



50



AP2.0: COMMUNITY DENSITY AND POPULATION



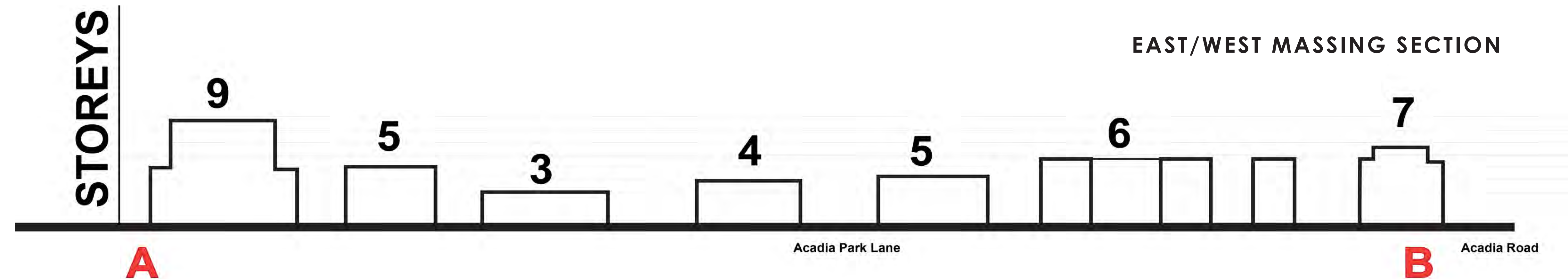
POPULATION STATISTICS

Non Student (2.6 people per unit):
1759 units, 4573 people

Student (3.6 people per unit): 1202
units, 4332 people

Non Student FSR: 3.3

Student FSR: 2.8



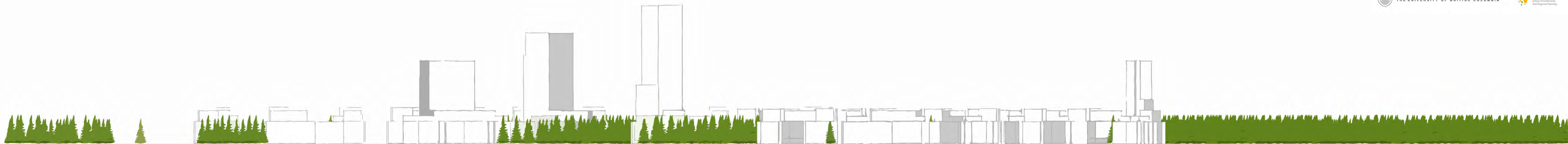
STUDENT VS. NON STUDENT HOUSING



ACADIA PARK

CONNECT WITH NATURE

Tim Baird / Amanda Grochowich / Carlos Velasco





Water as Resource

Food Production

Sustainable Building Materials

Local Jobs and Economy

Minimize Waste

Carbon Neutral

Diversity and Heritage

Active Transport

Restorative

Transit Access

Biodiversity

Living Lab

Health Promotion



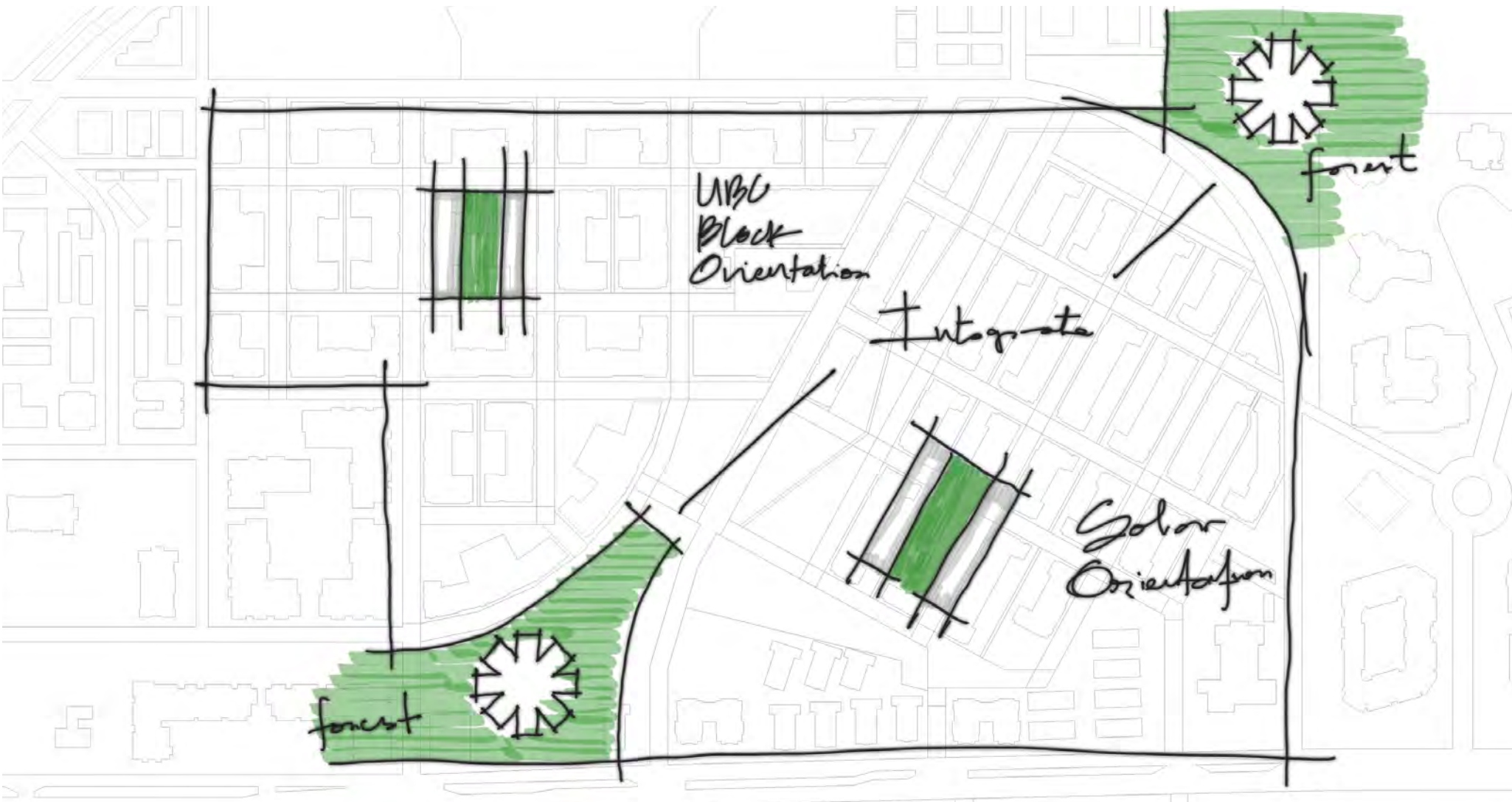
Food Production
Minimize Waste
Active Transport
Transit Access

Water as Resource
Sustainable Building Materials
Carbon Neutral
Restorative
Biodiversity
Living Lab

Local Jobs and Economy
Diversity and Heritage
Health Promotion



CONCEPTUAL DEVELOPMENT



A grid orientation that transitions from the existing campus street grid to a north-south orientation, providing effective circulation as well as solar gain while creating an opportunity for a natural connection along the grid hinge.



Health and Wellness path provides a 2km route for jogging and cycling as well as connecting outdoor fitness equipment, allowing residents to enjoy a complete outdoor workout in their own neighbourhood.

Neighbourhood retail in the plaza of the heart of Acadia Park will provide convenient and walkable access to businesses that enhance the diversity of amenities availability to the centre campus community, including cafes, restaurants, a salon, a boutique and neighbourhood market.

Businesses in Acadia Park will add opportunities for student employment on campus.

The Acadia Connect project will preserve and enhance the cultural diversity and intellectual atmosphere that characterizes Acadia Park today, while providing a home for thousands of additional members of the UBC community.

A hand-drawn diagram of a city block layout. The diagram shows a grid of streets and building footprints. Three green rectangular areas represent green spaces. Two of these green spaces are labeled 'forest' and contain a stylized tree symbol. The third green space is labeled 'Integrate' and contains a stylized tree symbol. The text 'URB Block Orientation' is written near the top left, and 'Solar Orientation' is written near the bottom right. The diagram illustrates the integration of green spaces and building orientations within a city block.

A stylized map of a city block. A red dashed line outlines a specific area. Inside this area, there is a green region with a white scalloped border. A purple starburst shape is located within the green area. Several blue starburst shapes are scattered throughout the block. Black dashed lines with arrows indicate movement or flow between different parts of the block. The background shows a grid of city streets and building footprints.

The Acadia Connect project will preserve and enhance the cultural diversity and intellectual atmosphere that characterizes Acadia Park today, while providing a home for thousands of additional members of the UBC community.

4



ACADIA PARK MASTER PLAN



ACADIA PARK

MASTER PLAN

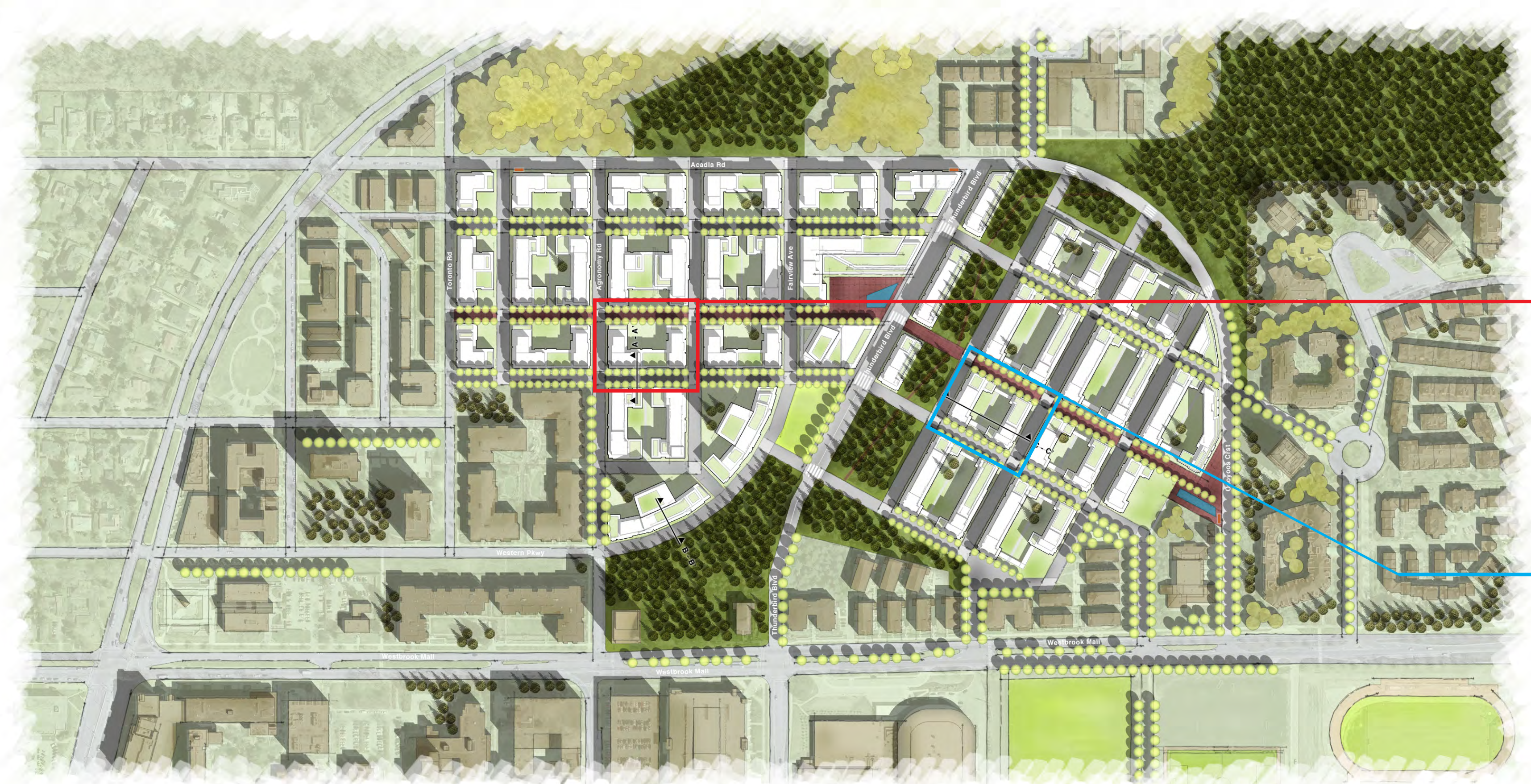
MAIN PLAZA



Tree lined space, with a water feature that contains commercial space, including: a restaurant, a café, a hair salon and boutique.



Fostering a sense of community: public gathering space, with bike share and co-op programs as well as a community centre and recreation space with bookable rooftop space.



ACADIA PARK
MASTER PLAN

NORTH BLOCK

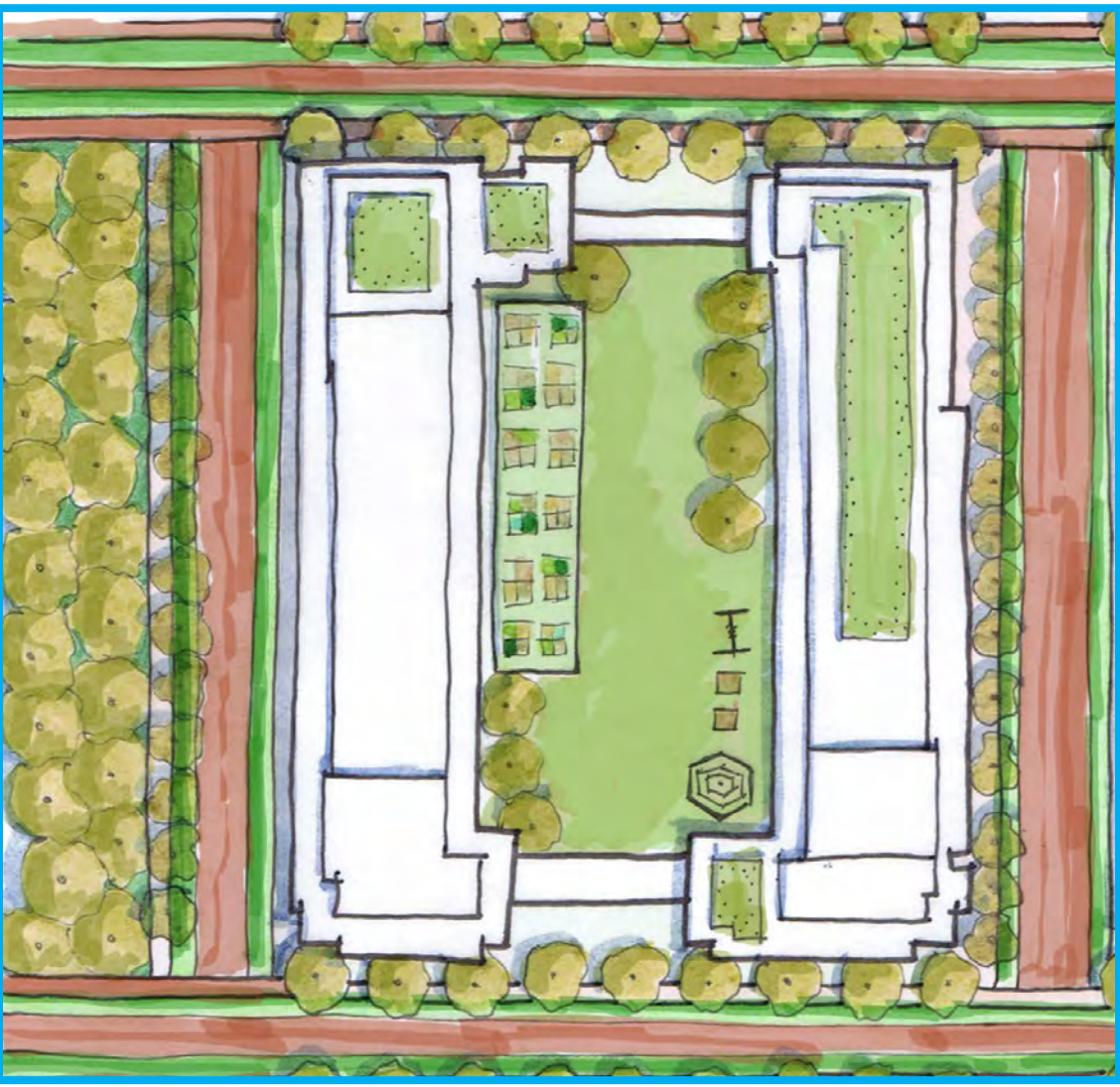
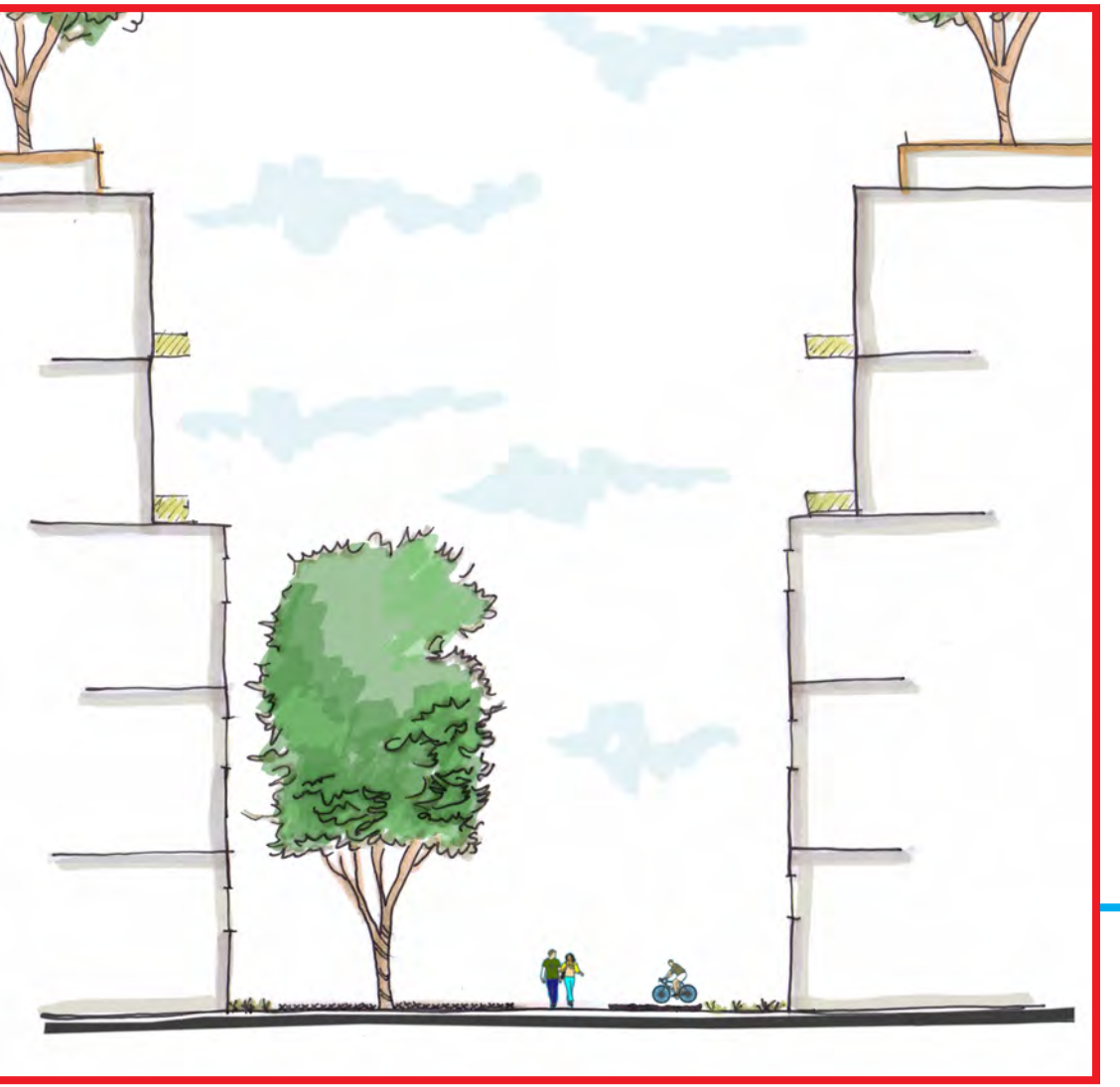


Mix of three-story ground-oriented rowhouse form and six-story apartment extension.

Hierarchy of public to semi-private courtyard spaces allows plentiful space for recreation, gardening and food production and enjoyment of nature.

Auto-free roads provide safe family orientated spaces as well as direct pedestrian and bicycle connections.

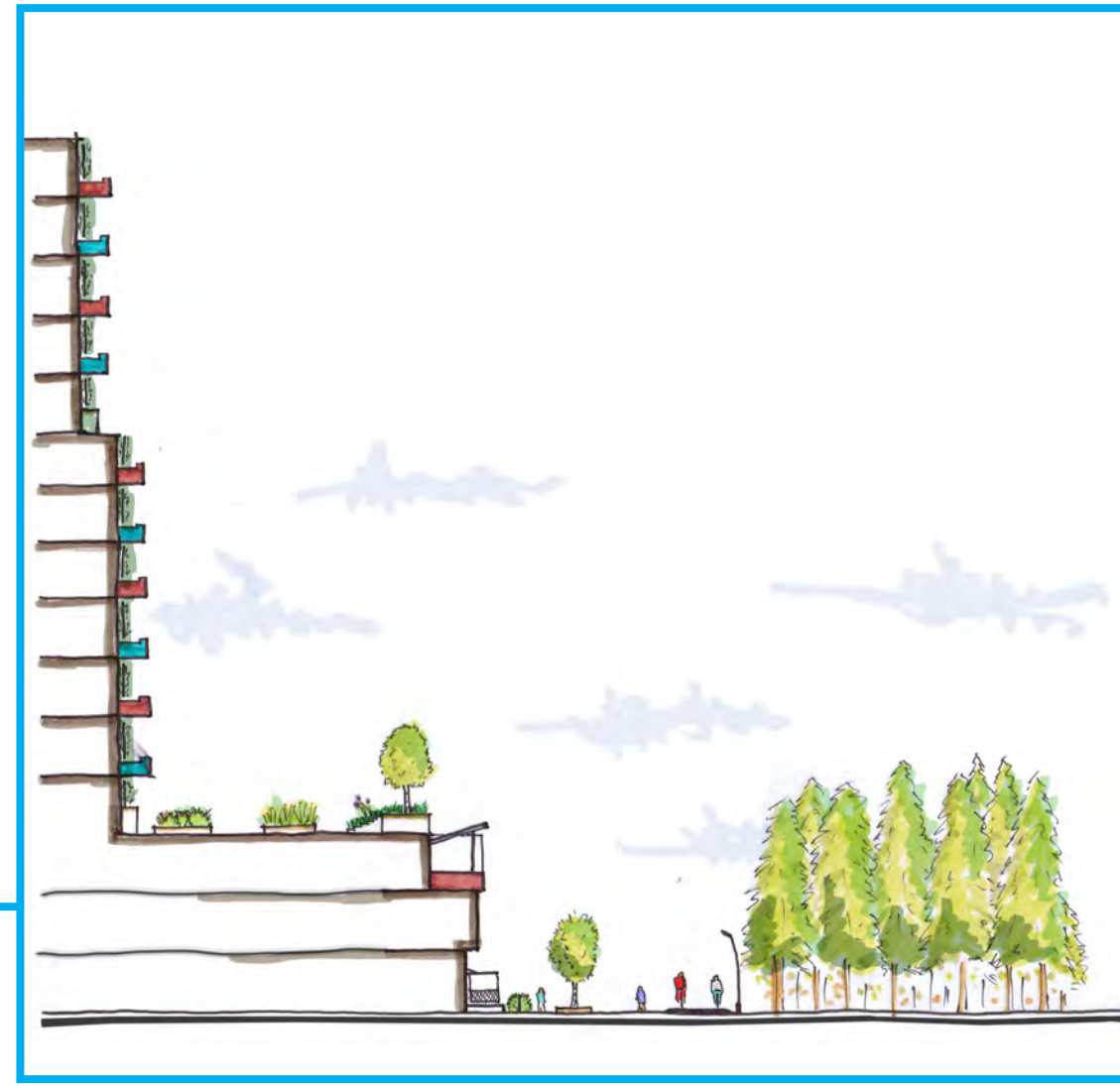
SOUTHERN BLOCK



Blocks are oriented on a north-south orientation in order to minimize building energy use with passive design.

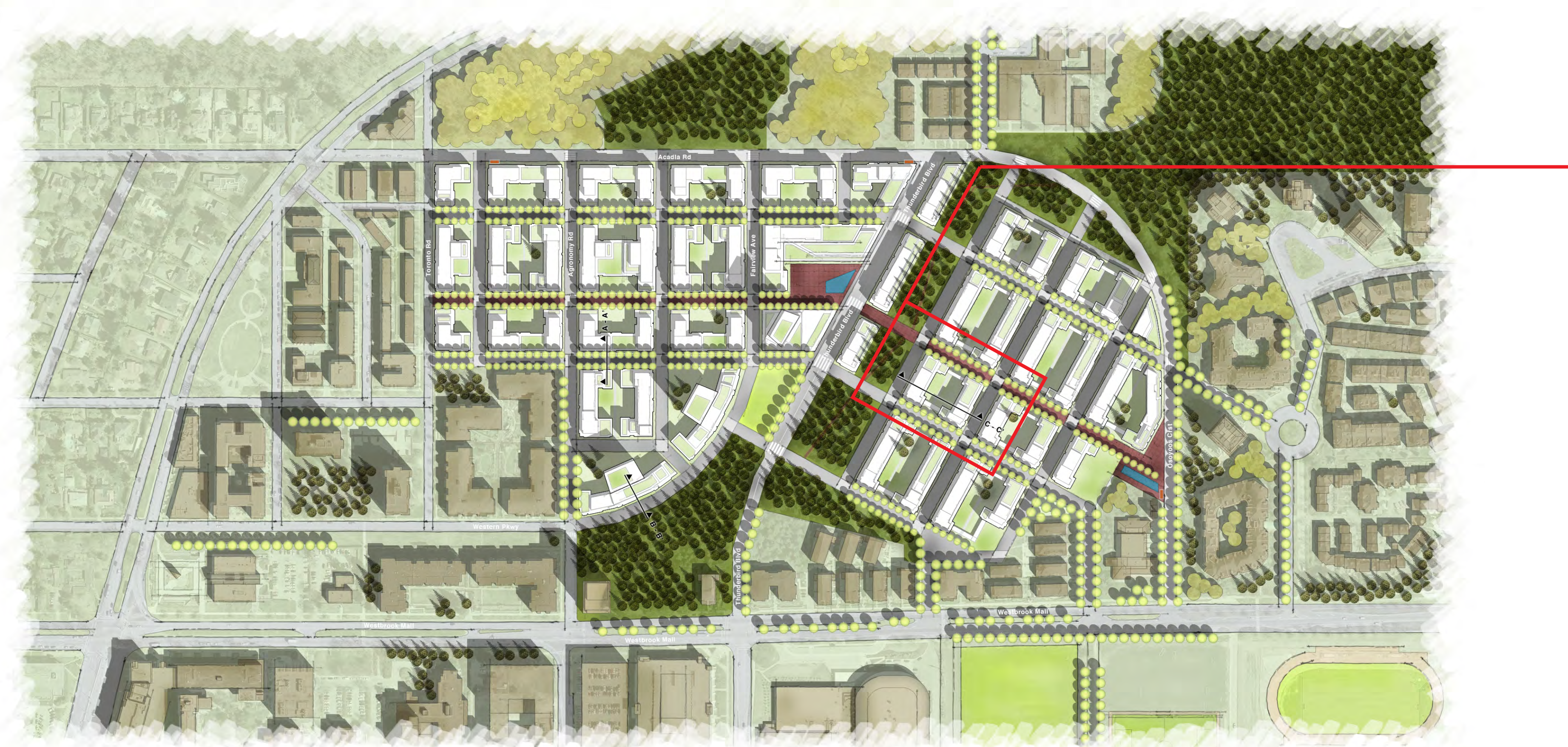
Semi-public courtyards serve as combined site of recreation, food production and education.

Community maintained gardens will provide opportunities for locally based food production, water and wastes.



Health and wellness route passes through courtyard, providing community access to adult and youth play and exercise.

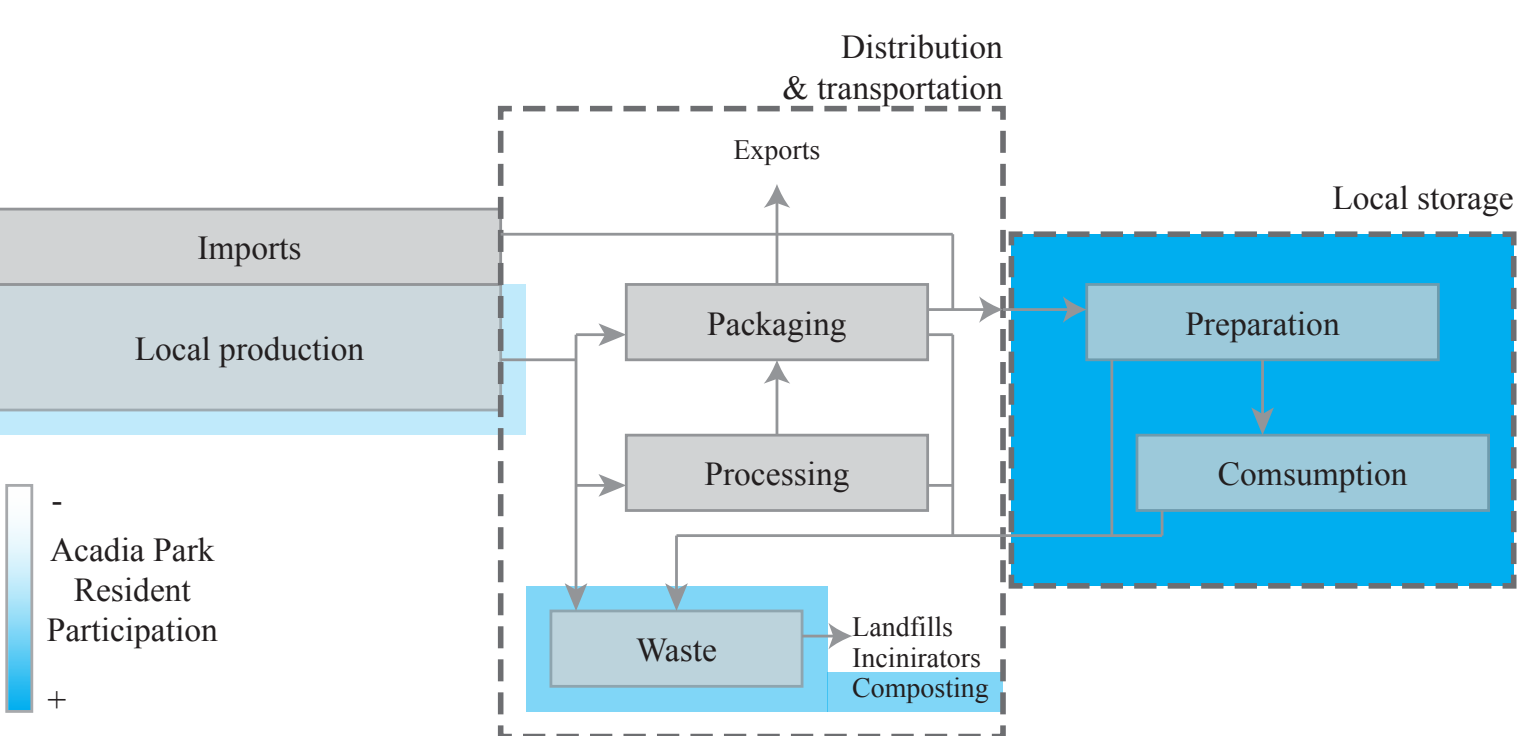
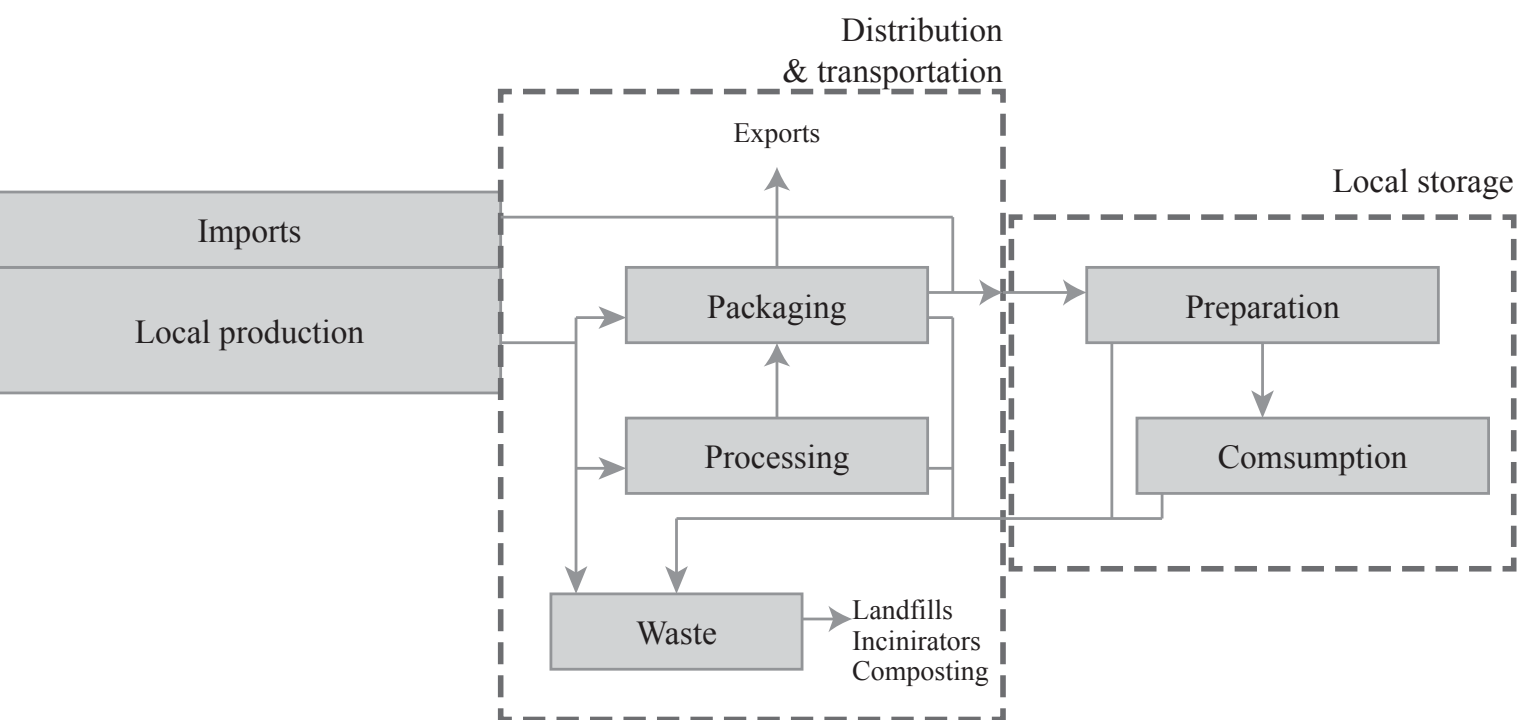
Systems oriented culture will be encouraged and promoted through inhabitant education on sustainable features through collaboration with UBC programs.



ACADIA PARK

MASTER PLAN

3.1 Local production and Imports	3.2 Processing, packaging and distribution	3.3 Preparation and consumption
3.4 Waste Management		



- Acadia Park Resident Participation
+



- 1. Edible landscaping
- 2. Food producing trees
- 3. Community gardens
- 4. Rooftop and vertical gardens
- 5. Indoor home gardening

FOOD PRODUCTION



ACADIA PARK

MASTER PLAN

BUILDING LAND USE



FSR 4.5
Population: 10,780
Student Population: 4,900
Non-Student Population: 5,880

- Housing Types
- 3 story, ground orientated, row house
 - 6 story apartment buildings
 - Three 15-story towers

CIRCULATION NETWORK



Sustainable Transportation



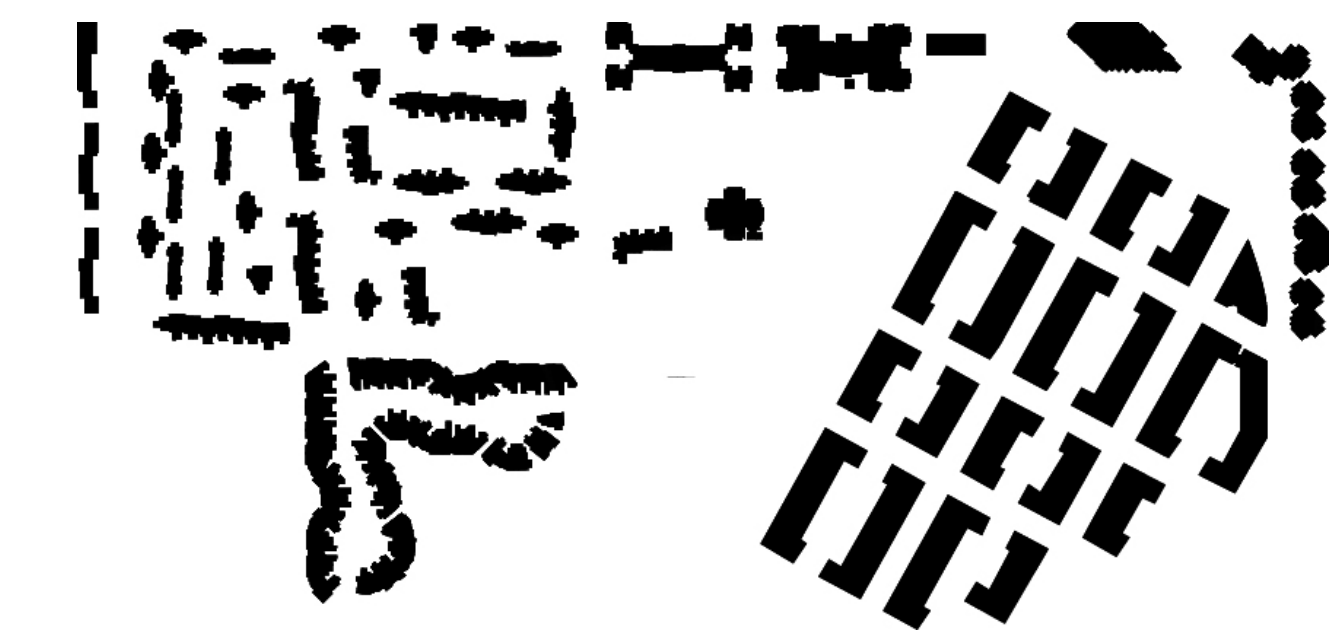
ACADIA PARK

MASTER PLAN

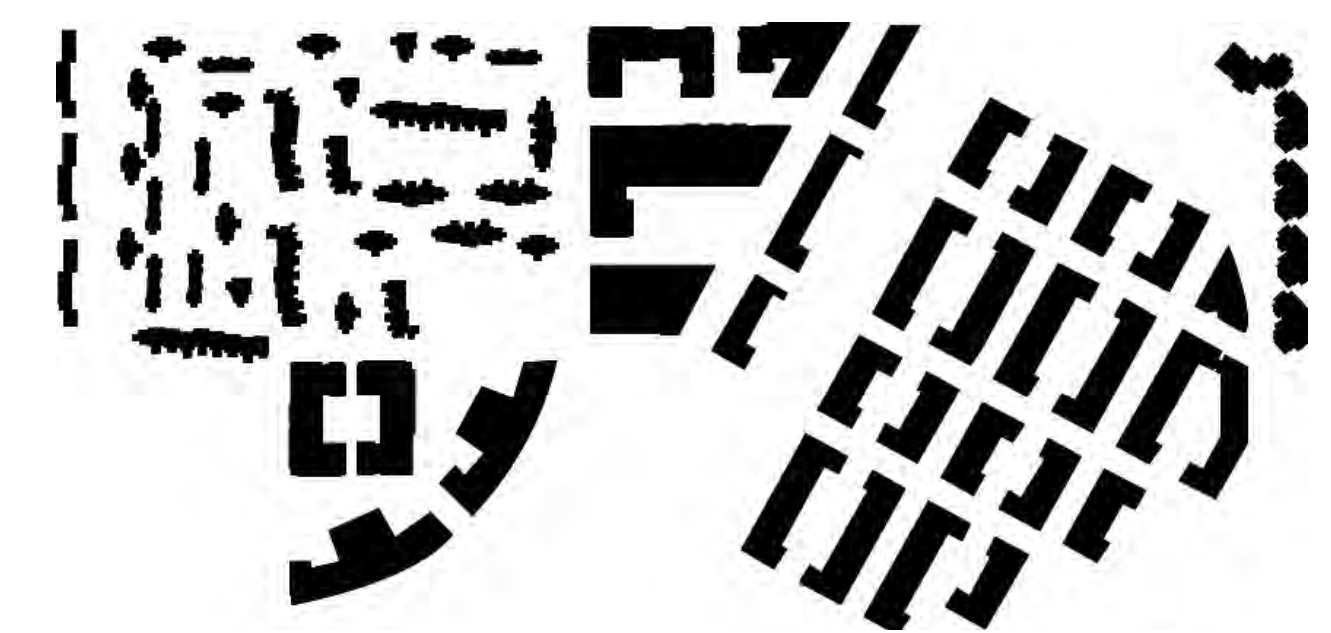
PROJECT PHASING



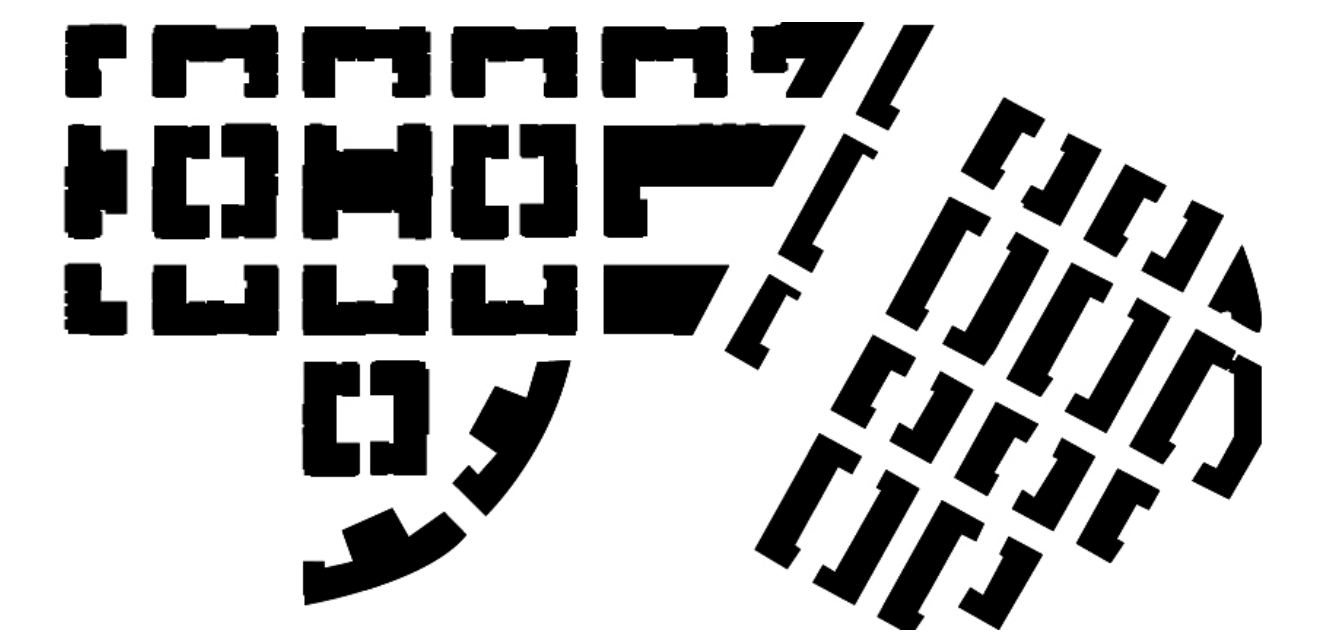
Existing – Current conditions in Acadia Park



Phase I – Development of the southern neighbourhood, with the solar orientation.



Phase II – Further development of local community amenities and towers.



Phase III – Acadia Park built out to projected density and sustainability systems.

NORTH EAST VIEW



SOUTH EAST VIEW



SOUTH WEST VIEW



a celebration of community and nature

ACADIA PARK / Master Plan

JESSICA STUART + THOMAS DALEY



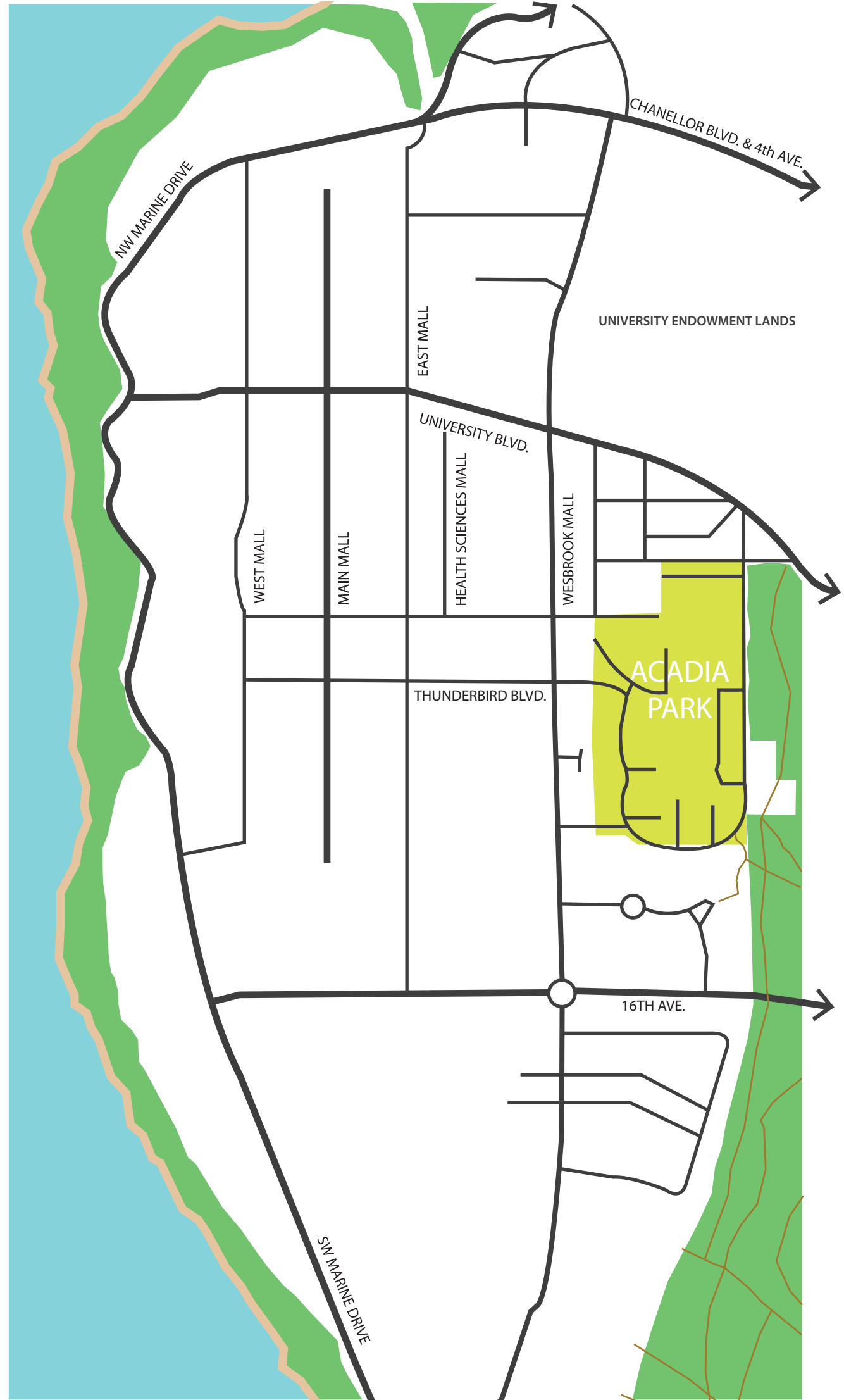
a place of mind
THE UNIVERSITY OF BRITISH COLUMBIA

ACADIA PARK / CONTEXT

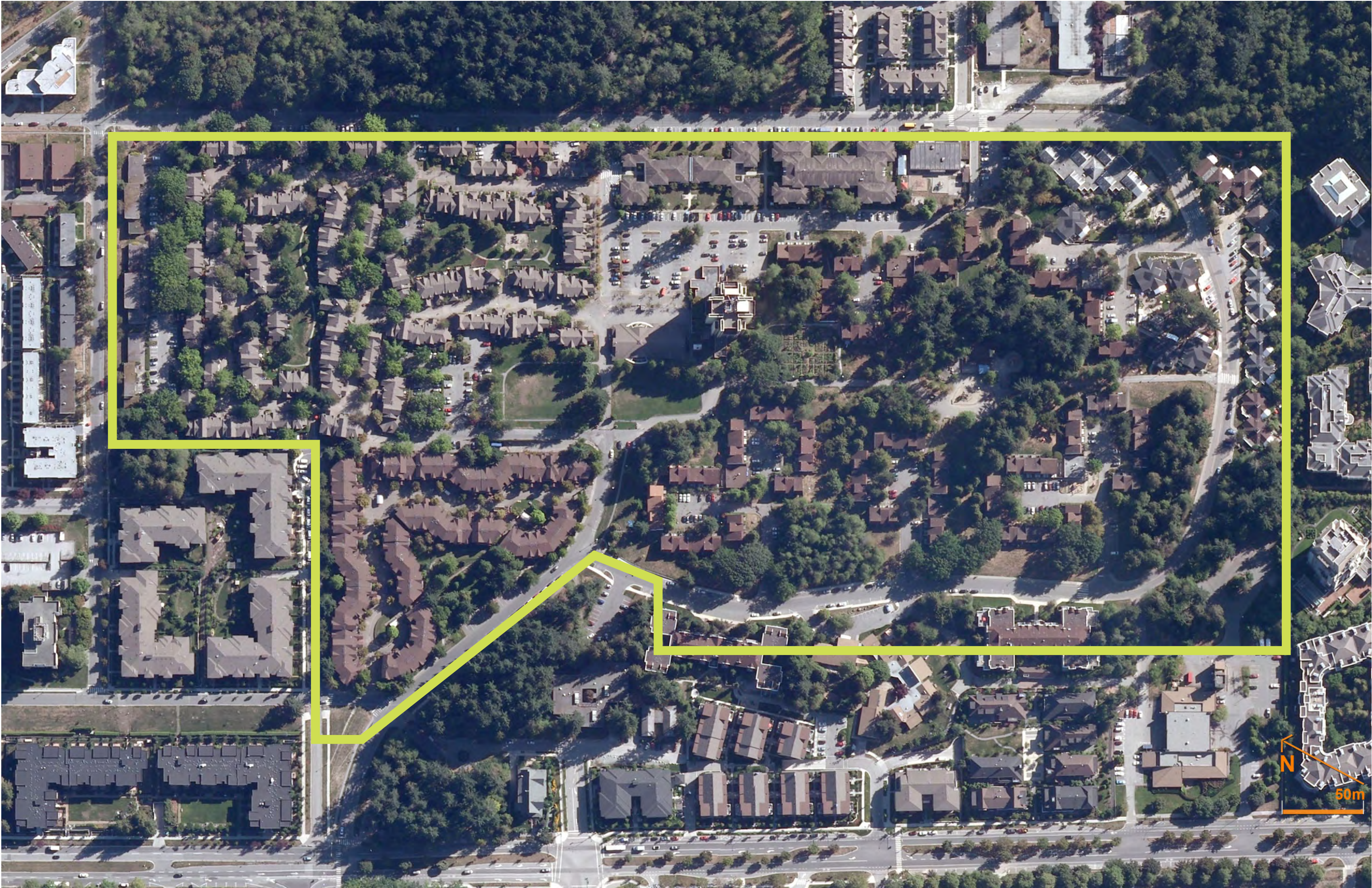
GREEN + CONNECT + CELEBRATE



UBC Campus



UBC Area



Site Area

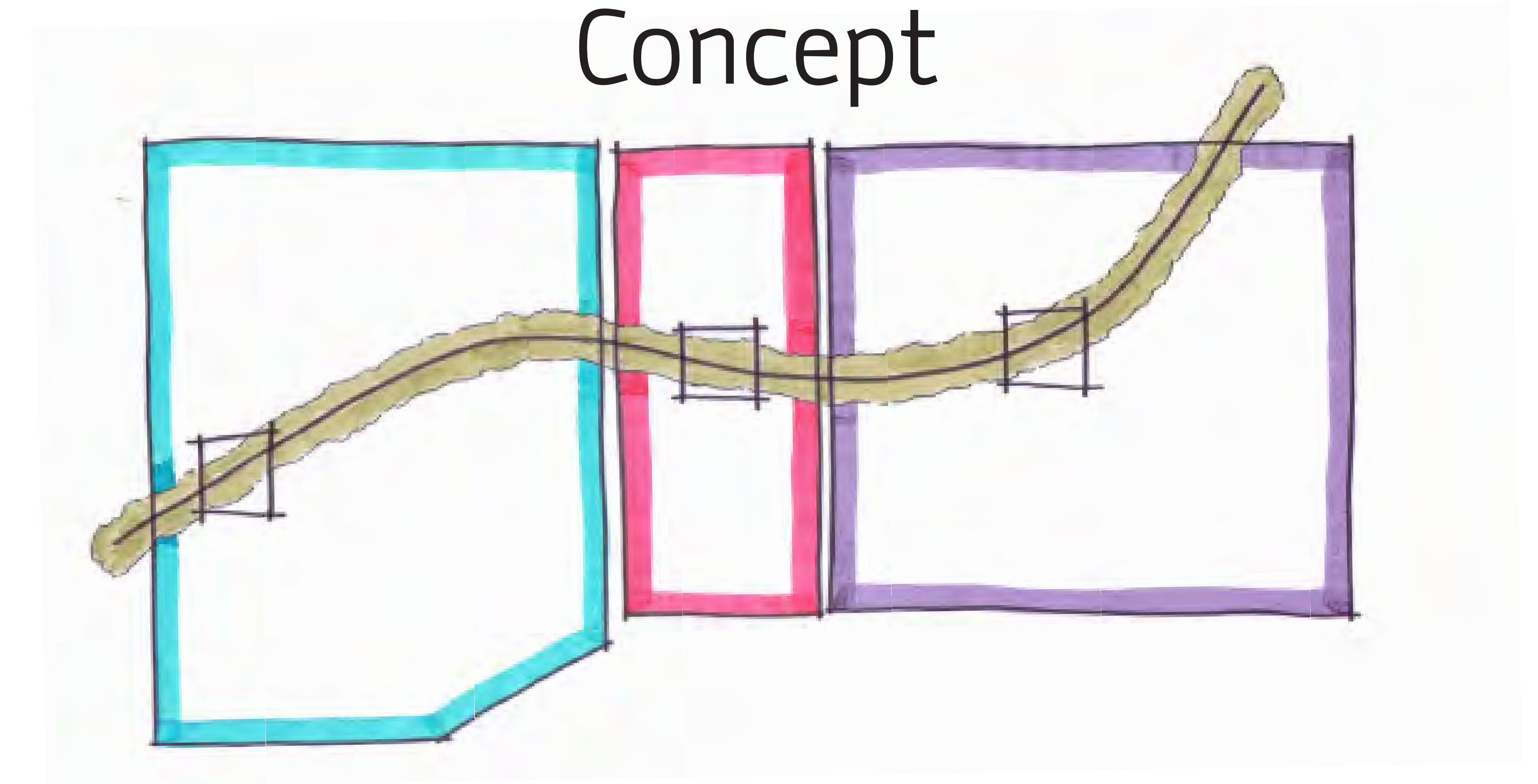
Inspiration



Vision

Acadia Park represents UBC's most **connected, green, and community-focused** approach to campus housing to date. Density is introduced sensitively to the area through a mixture of building styles that offer a more urban living experience. Built form is balanced with a public realm that celebrates the pedestrian through a network of lush greenways and community streets that offer opportunities for both quiet reflection and spontaneous play. With ample access to carshare, bike storage, and walkable streets, **Acadia Park makes living a healthier lifestyle easy and accessible.**

Concept



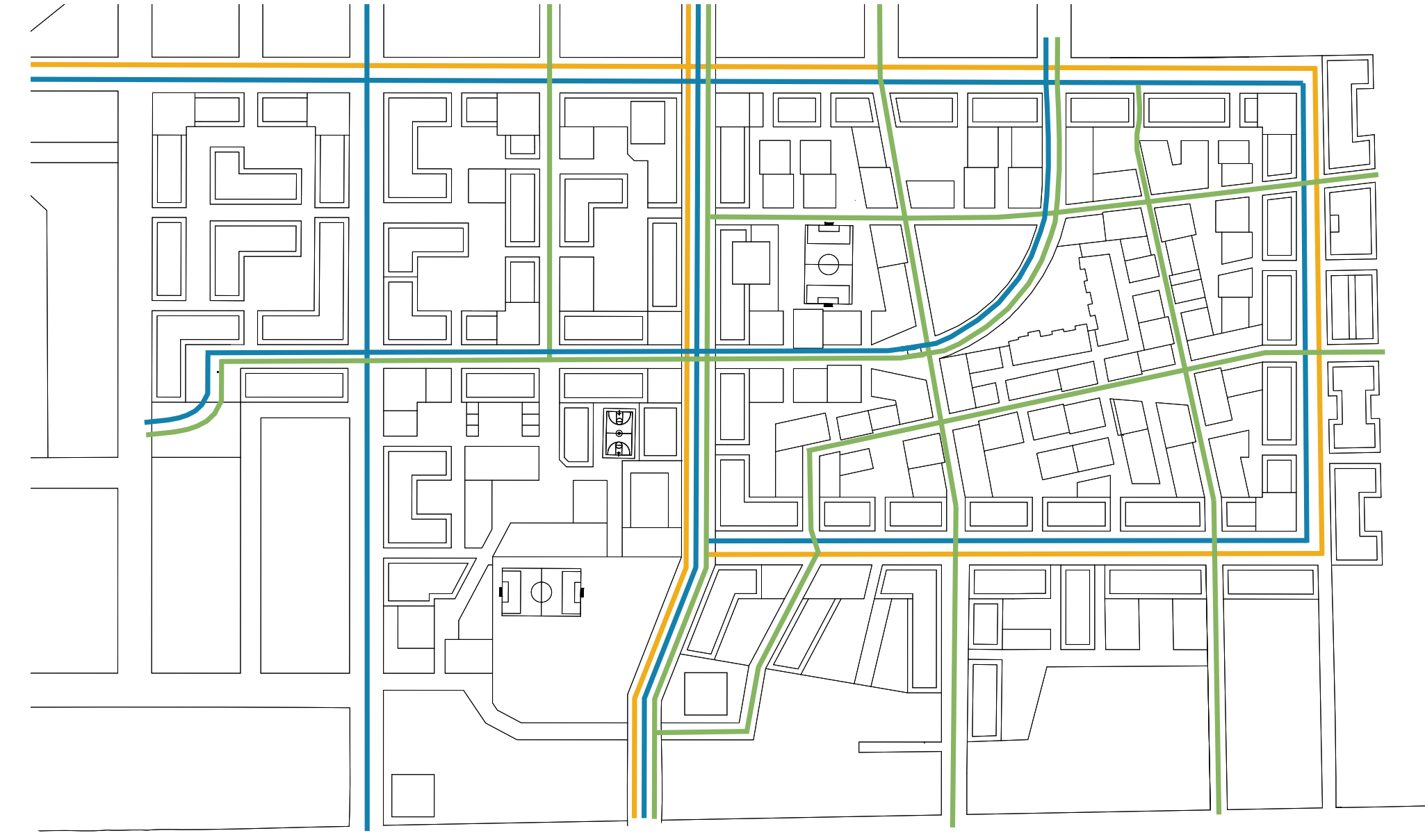
green + connect + celebrate

ACADIA PARK / Master Plan

GREEN + CONNECT + CELEBRATE



Circulation



-  Pedestrian
-  Cycling
-  Transit






Green + Open Space



-  Public Plazas/Streets
-  Community Streets
-  Green Streets
-  Open Green Space
-  Neighbourhood Green

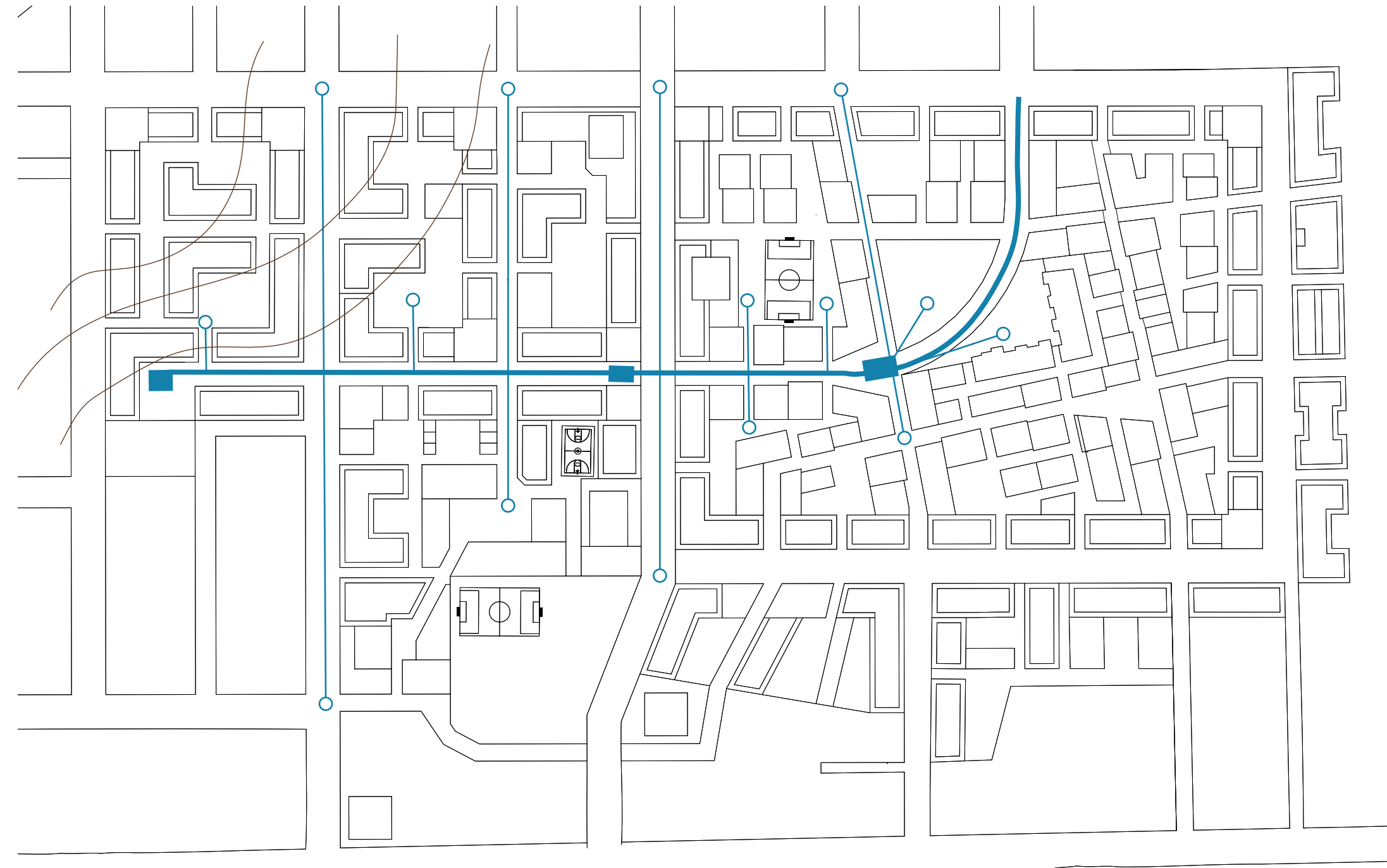
Land Use



-  Non-Student Housing
-  Student Housing
-  Commercial
-  Community
-  Green Space

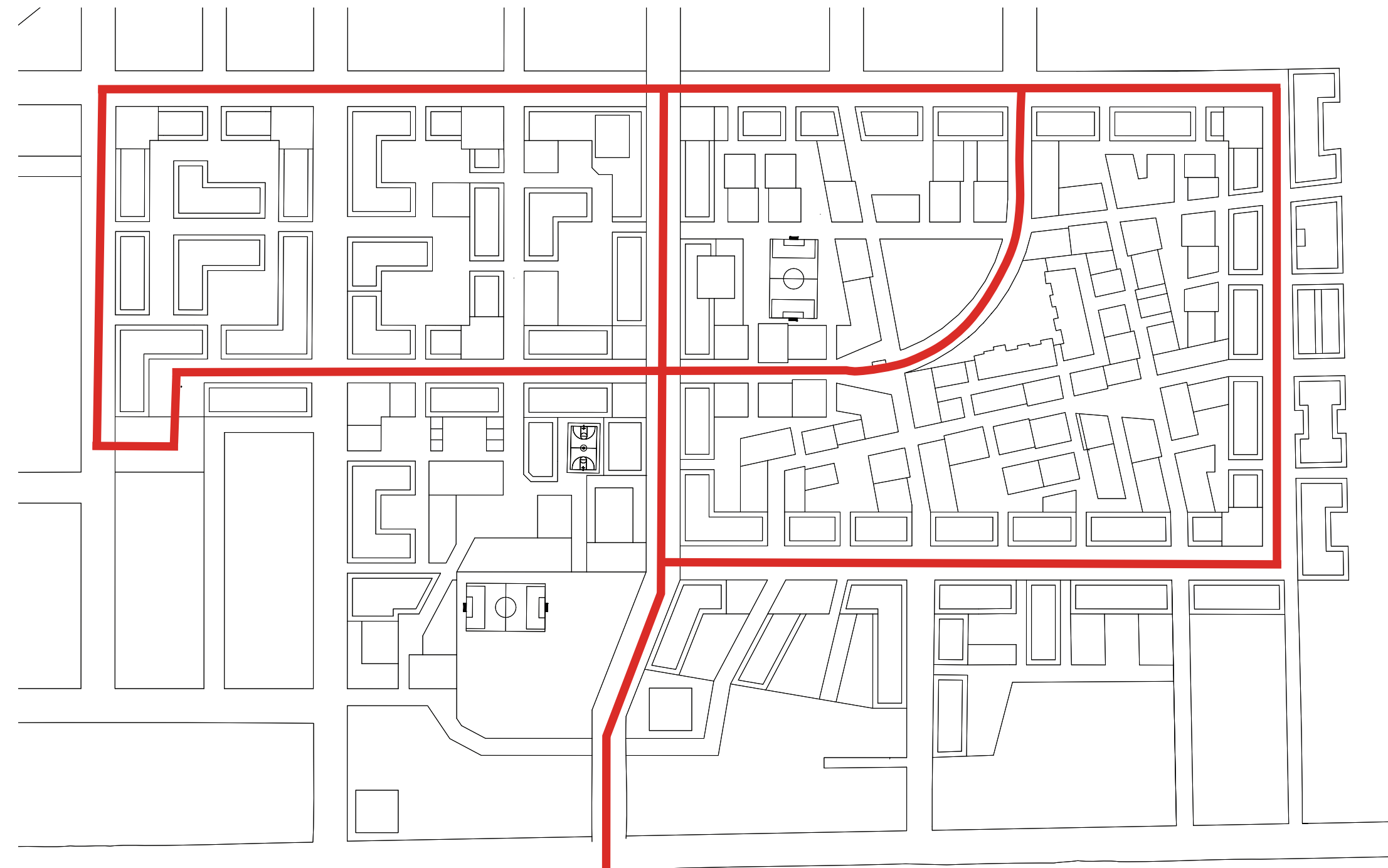


Water Collection



 Rain Water Runoff
Collection

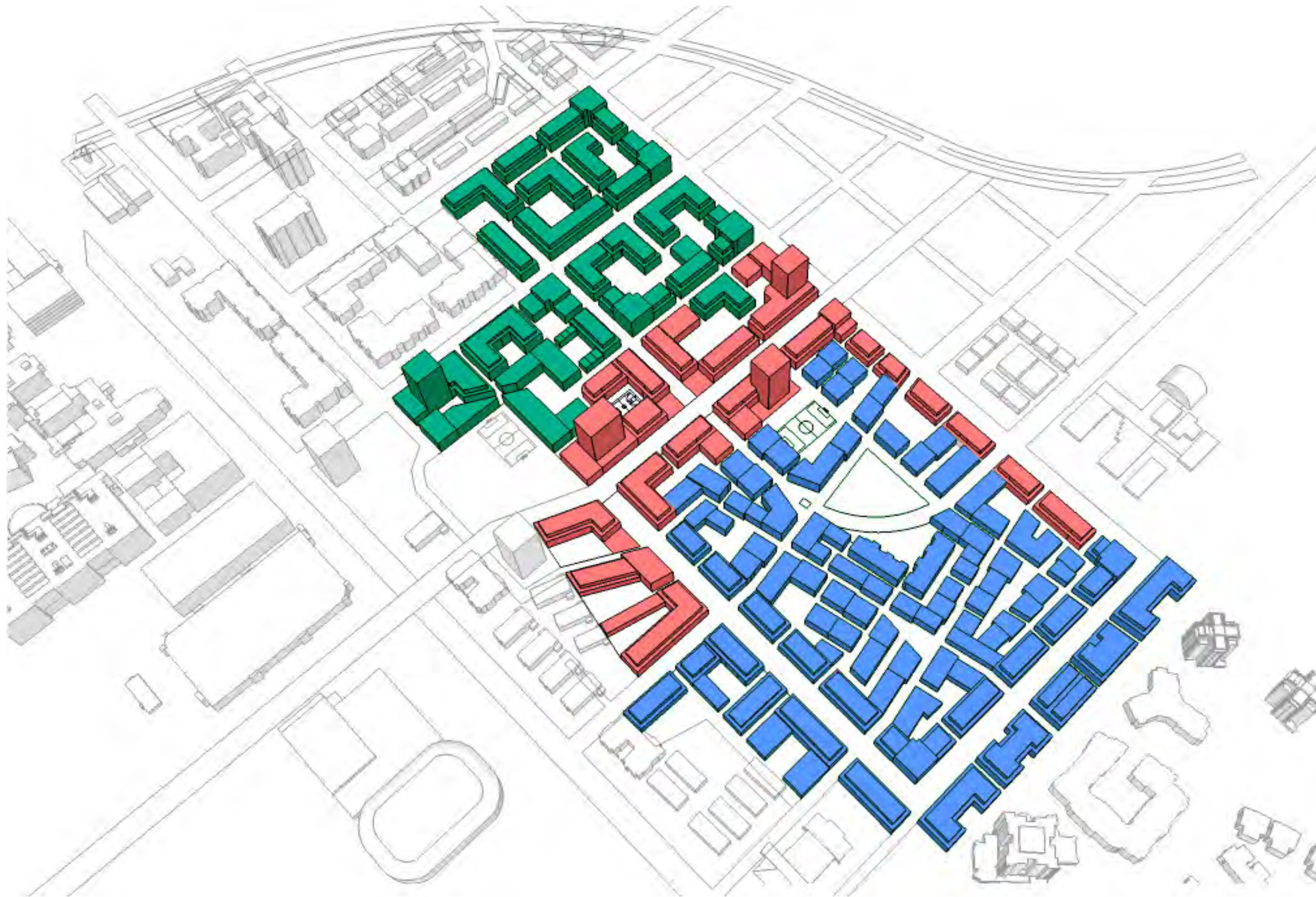
District Energy



 District Energy
System

ACADIA PARK / Development Performance

GREEN + CONNECT + CELEBRATE



Non- Student Community

FSR: 3-3.5

Population: 7457

Units: 2867

Student Community

FSR: 2.5-3

Population: 5257

Units: 1459

Exisitng Total

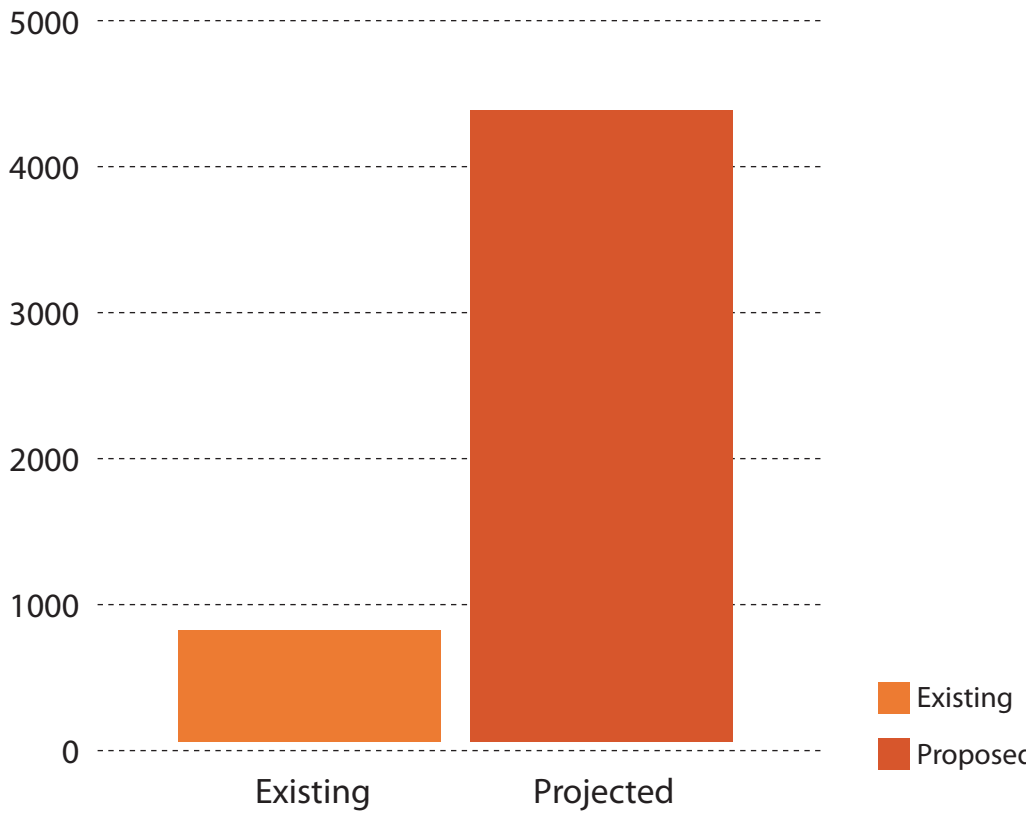
Population: 3247

Units: 768

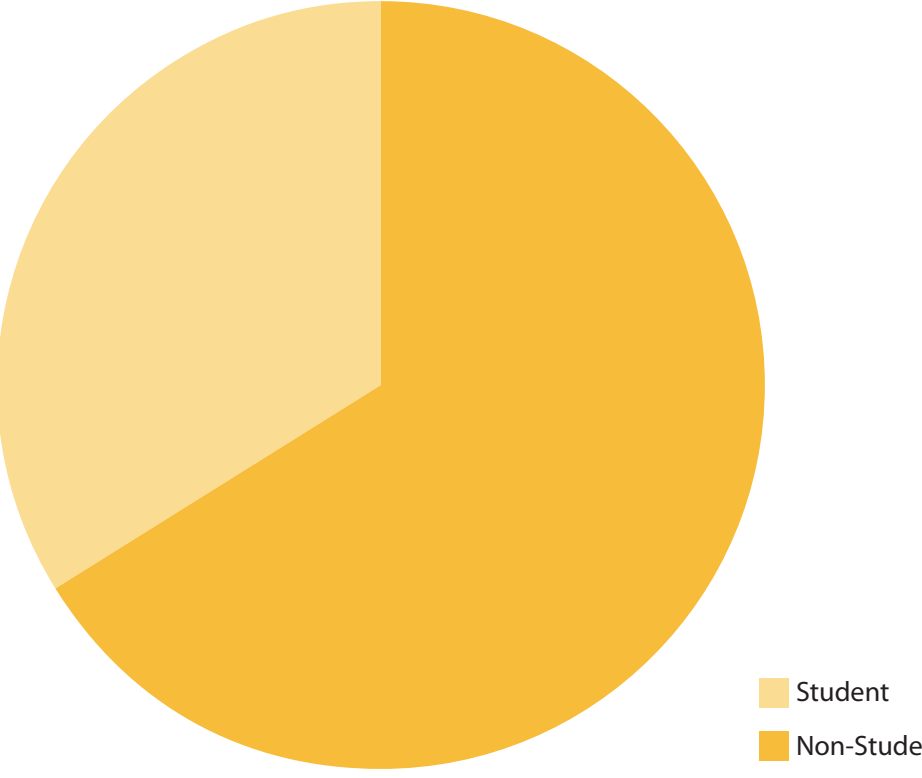
Total

Population: 12714

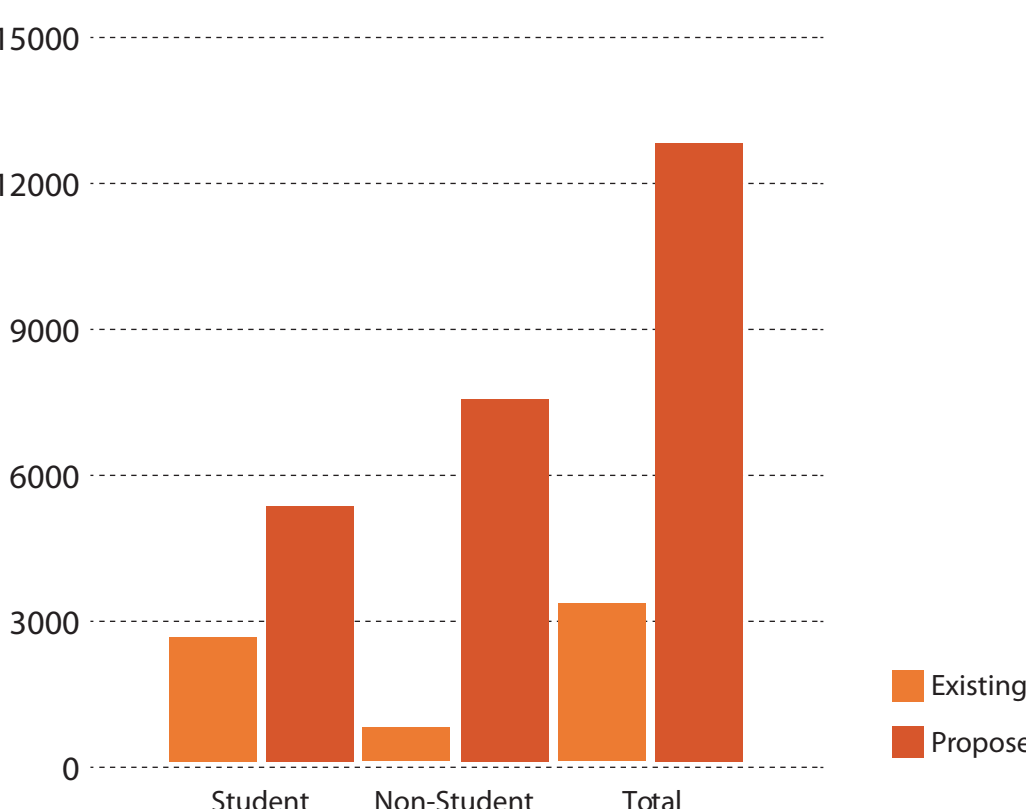
Units: 4326



Total Units - Present & Projected



Projected Student to Non-Student Population



Student Populaiton Present & Projected

Existing Figure Ground



Proposed Figure Ground



ACADIA PARK / Faculty and Resident Neighbourhood

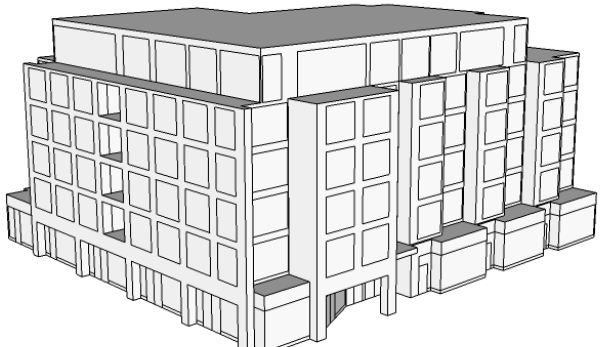
GREEN + CONNECT + CELEBRATE



Community Courtyard - Landscape



Aerial View - North Towards University Village



Typical Building Form - Six-Storey Mid Rise



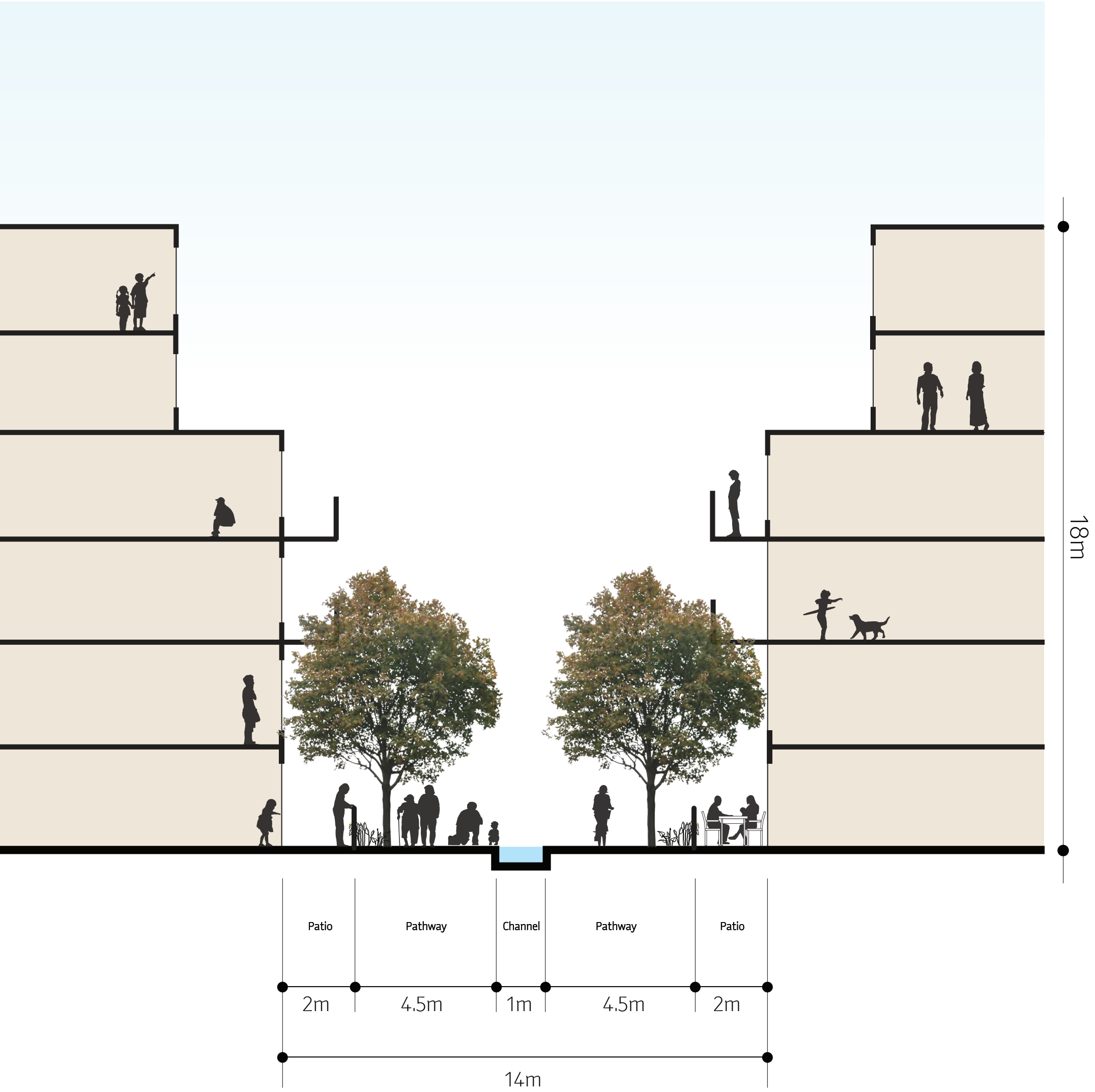
Courtyard Area



Pedestrian Pathway



Low-Mid Rise Development



Greenway Section - Facing South

ACADIA PARK / Urban Boulevard

GREEN + CONNECT + CELEBRATE



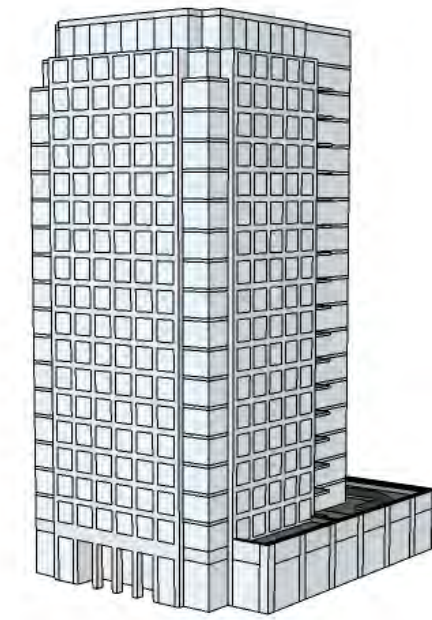
Plaza Facing & Community Centre



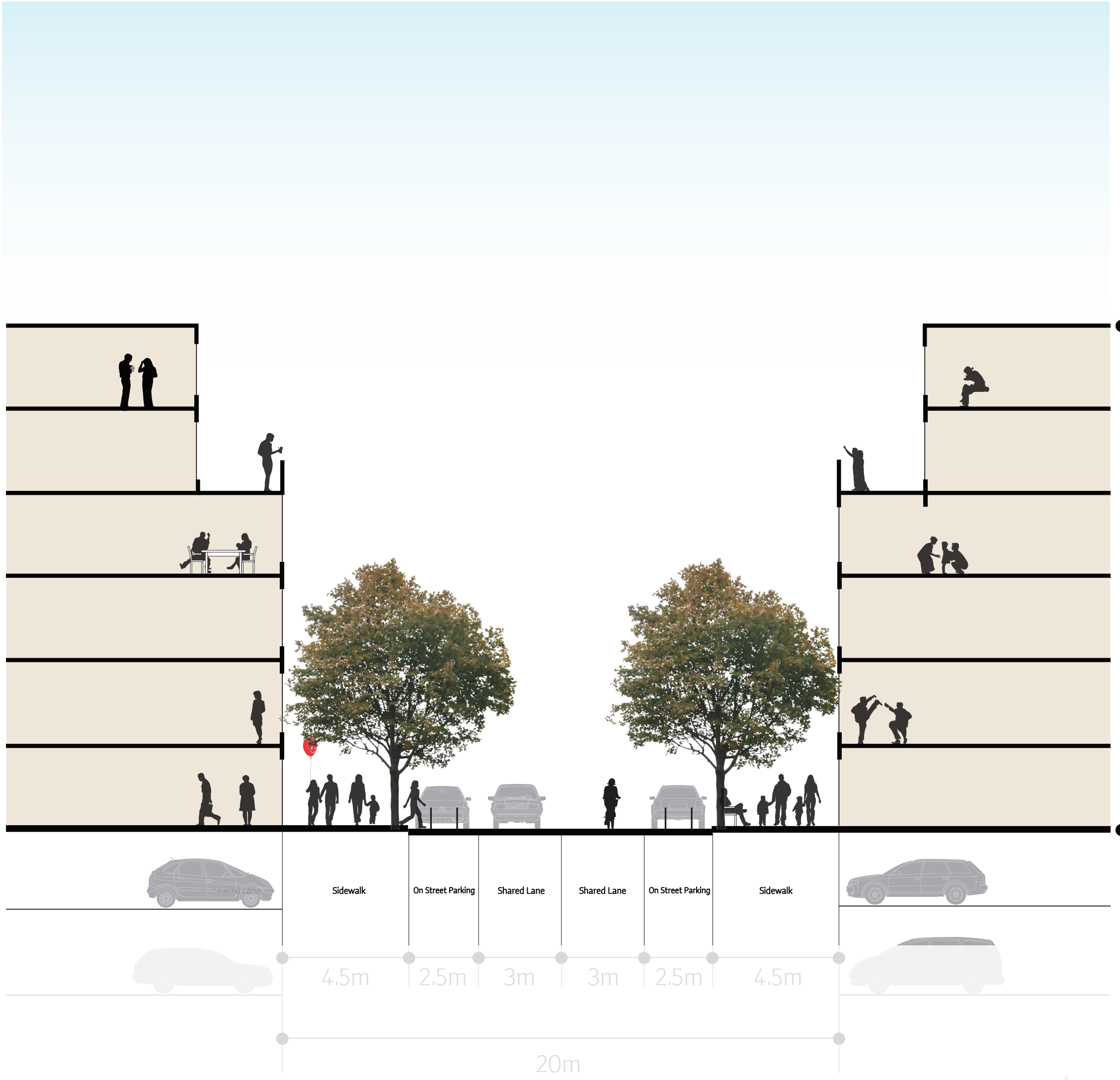
Urban Plaza



Aerial - Urban Boulevard & Plaza Facing East



Typical Building Form -
Fifteen -Storey Tower w/
Podium



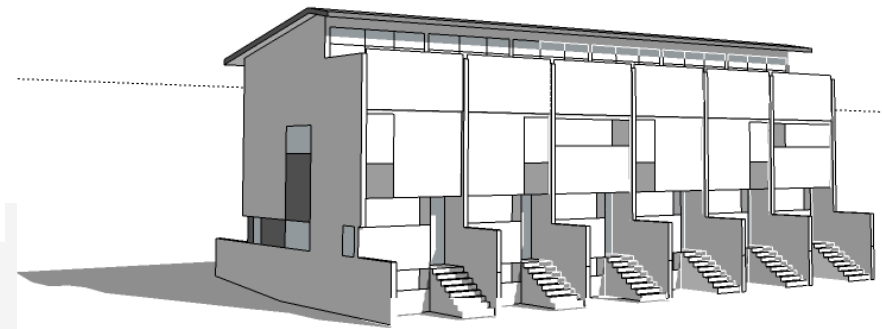
Urban Boulevard - Facing East

ACADIA PARK / Student & Family Housing Neighbourhood

GREEN + CONNECT + CELEBRATE



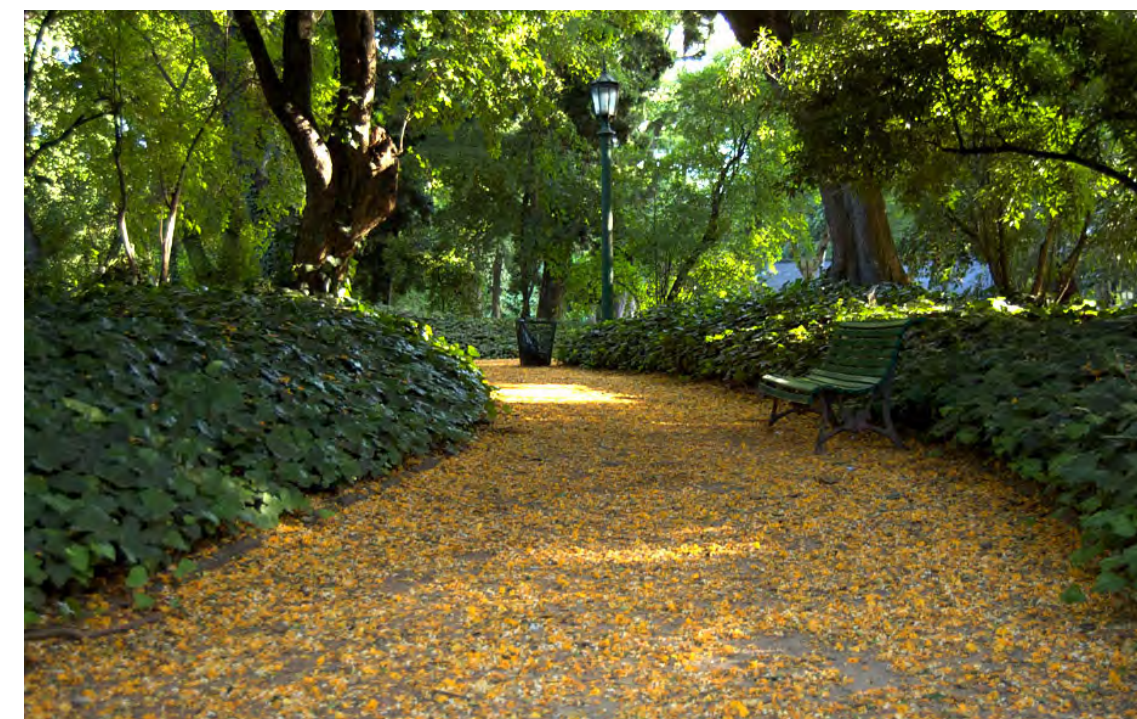
Community Courtyard - Landscape



Typical Building Form - Four-Storey Townhouse Walk-Ups



Neighbourhood Patios



Greenway - Forested Walk



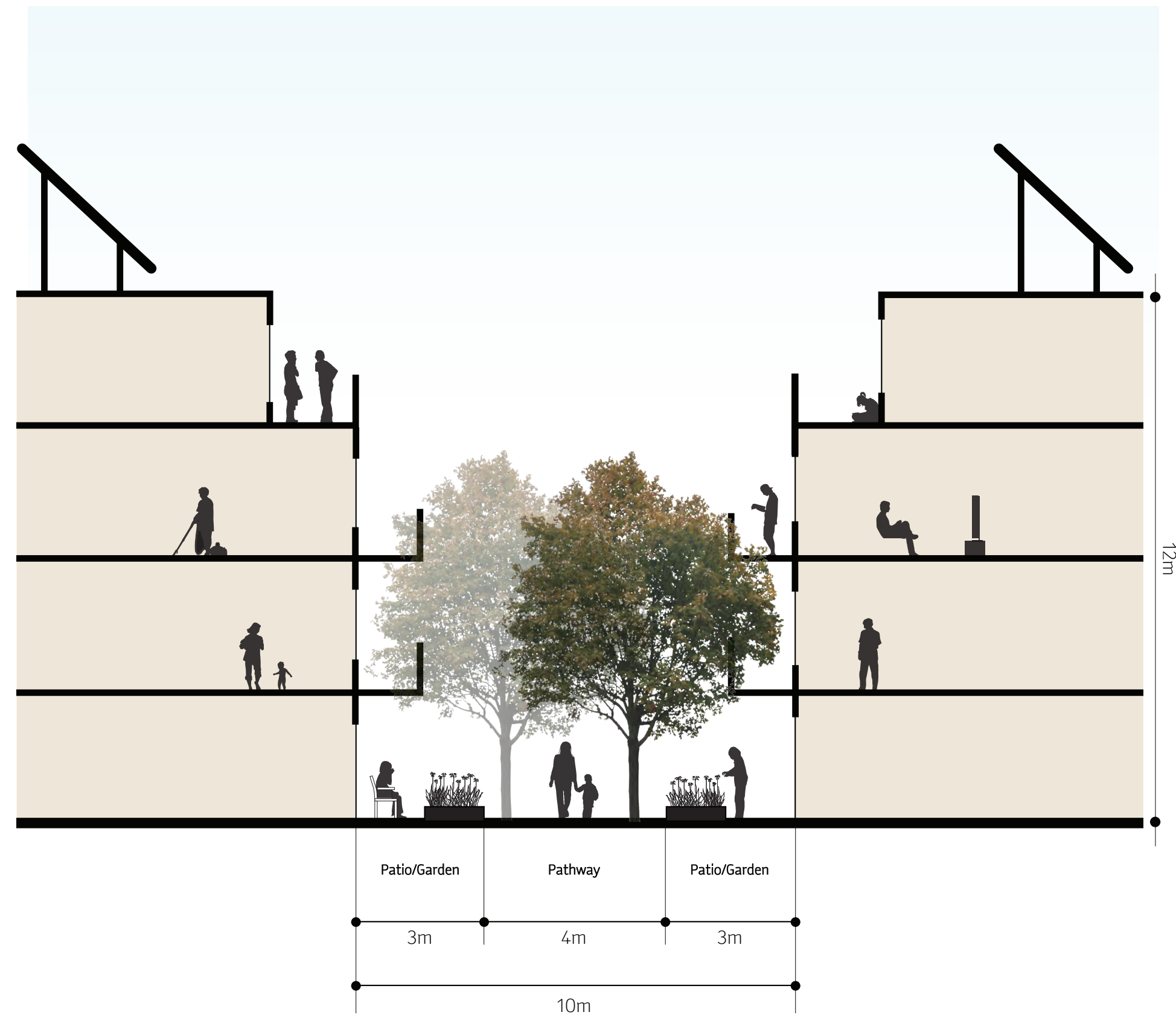
Personalized Community Space



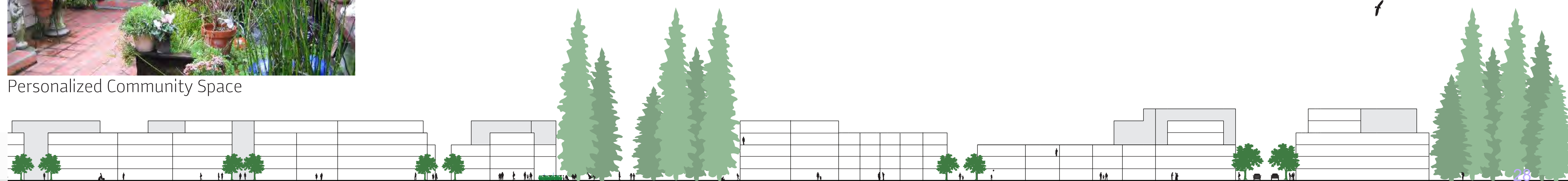
Aerial - Facing Northwest



Greenway & Plaza



Neighbourhood Street - Facing East



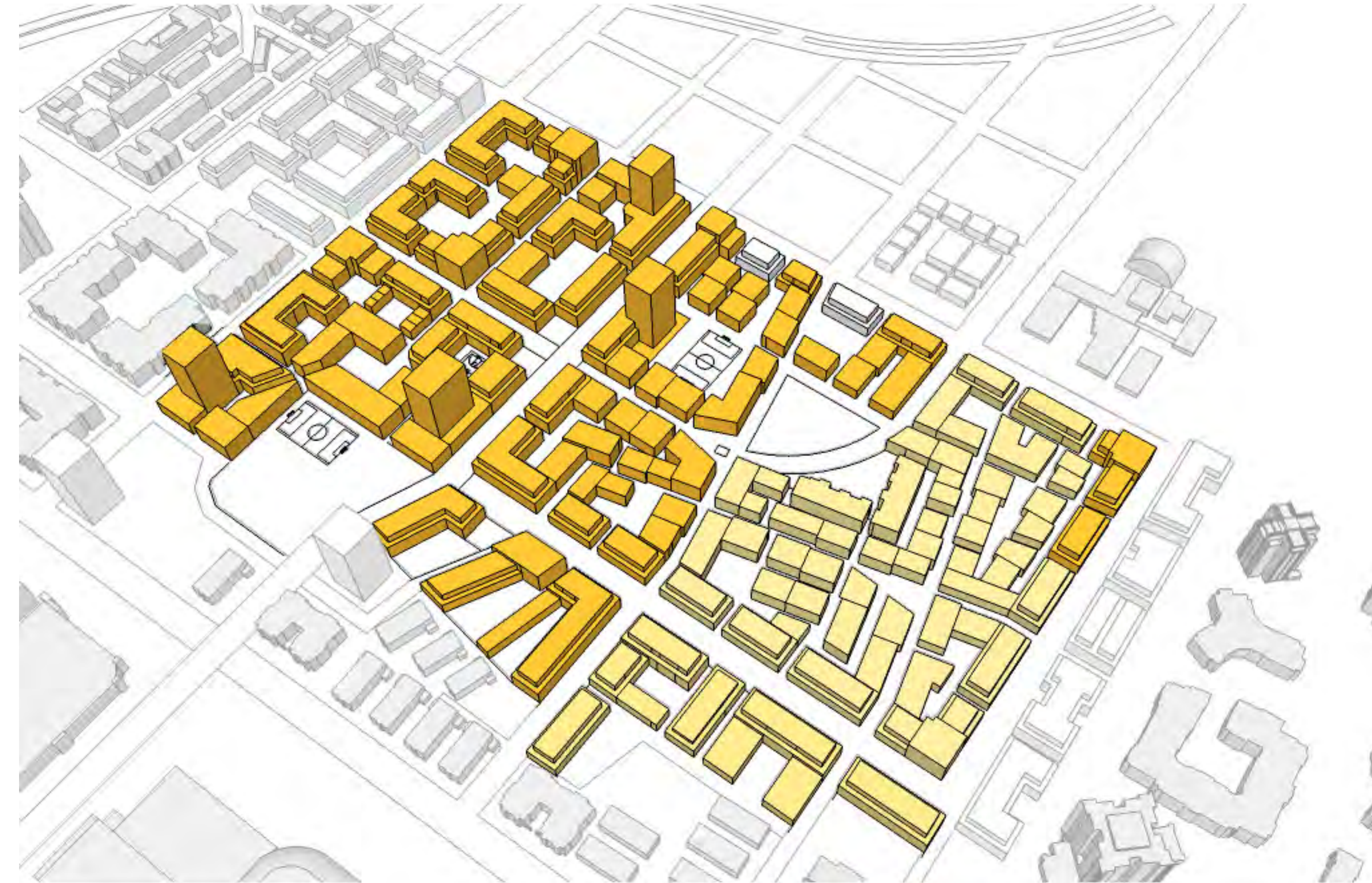
ACADIA PARK / Development Phasing

GREEN + CONNECT + CELEBRATE



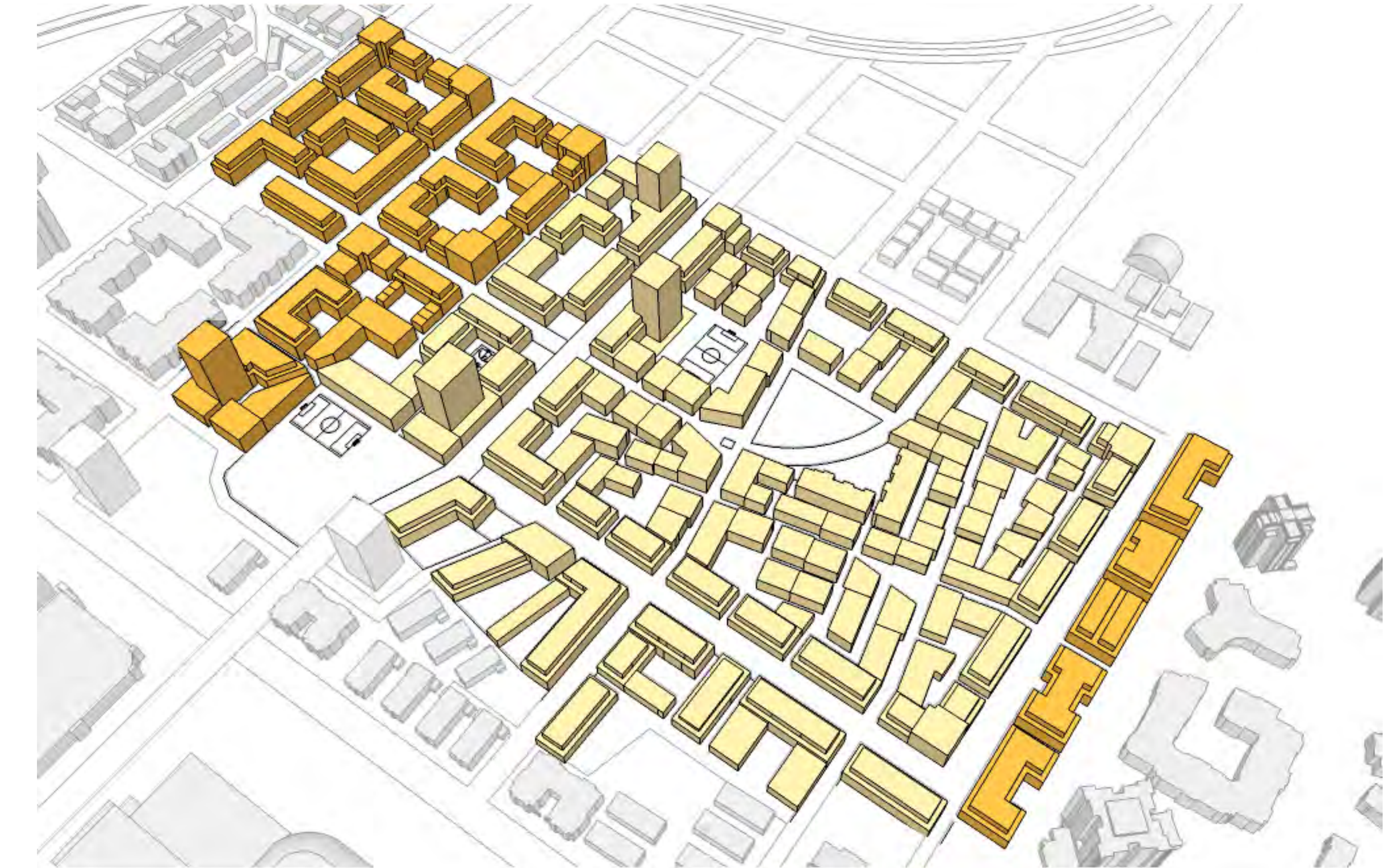
Phase 1 2012-14

Replace deteriorated student housing stock and maintain functioning development.



Phase 2 2015-20

Replace the remaining deteriorated student housing stock, densify new main street with market housing to generate revenue, introduce commercial uses and community services, and replace community centre.



Phase 3 2021-30

Build out non-student housing area to connect with the existing neighbourhood to the north of the community and rebuild day care facilities with residential above.

ACADIA PARK / Master Plan

GREEN + CONNECT + CELEBRATE

