

University of Victoria Grand Promenade Landscape Plan and Design Guidelines - Terms of Reference

1.0 Project Description

The Grand Promenade Landscape Plan and Design Guidelines (LP) will provide a vision, design principles and landscape concept drawings for developing the Grande Promenade on the University of Victoria Campus. The Grand Promenade will function as the primary east-west multi-modal walkway across campus from Gordon Head Road to Sinclair Road. The Grand Promenade will act as both a vibrant academic and social hub that will bring people together by conveniently connecting buildings and public spaces. The Grand Promenade will contribute to university's brand and campus identity while also helping to influence recruitment, retention and giving. The Grand Promenade shall aid in fostering respect and reconciliation with Indigenous communities by contributing to a welcoming, inclusive campus environment for all, and to include the entire university community in Indigenous-engaged learning to promote mutual understanding and respect.

2.0 Background

a) Campus Setting and History

The Master Plan for the Development of the Gordon Head Campus was completed in 1962 by Wurster, Bernardi and Emmons Architects of San Francisco. The original plan featured a perfectly circular central campus, 2,000 feet (600 meters) in diameter and 72 acres (29 hectares) in area. This pedestrian priority area comprised of core academic uses. A dominant theme in the development of the campus was the landscape itself. The heart of the campus is defined by the main quadrangle. The quadrangle expresses, both formal and natural landscape elements and serves as the major pedestrian route through the campus. The campus landscape reflects native plant material of Vancouver Island including such plants as Gary Oak, Dogwood and other conifers. Within Ring Road, the major tree framework binds buildings and open areas in a unified composition. This tree framework of evergreen trees (broadleaf and conifers) is used primarily, in mass, to frame vistas, backgrounds, and as extensions of natural areas. Historically, open areas have included lawns; however more recently, native planting areas have been introduced where newer buildings have been developed.

b) University of Victoria Campus Plan, 2016

In 2016 the University of Victoria renewed its Campus Plan. The plan sets out a vision for the physical development of the Campus over the next 10 years with longer term considerations given for the next 25 years. The Plan's direction is organized around a vision, open space framework, built form framework and mobility framework. In developing the plan, the university undertook broad public consultation with the campus community and neighbouring residents. Through the planning process, one of the 'Big Moves' identified was to renew the university's commitment to walkability.

"Ours is a campus to be walked, and it should become increasingly so. Open spaces, physical connections, and new buildings and facilities will be designed at a pedestrian-friendly scale, with safe and open access to all, in the spirit of an intimate and welcoming landscape." – UVic Campus Plan, 2016

A key design strategy is to enhance existing pedestrian connections on campus through a renewed focus on landscape and infrastructure improvements. This strategy includes the development of the Grand Promenade, a primary east-west connection and destination unto itself. The promenade is to reinforce the Quadrangle as the campus' primary open space and to strengthen links to either side of Ring Road including future 'activity hubs'.

Upon completion of the Campus Plan in 2016, the Campus Planning Committee established an implementation strategy which identified the development of a Grand Promenade Design Strategy as a high priority.

More info: <https://www.uvic.ca/campusplanning/campus-plan/index.php>

c) Campus Cycling Plan (In Progress - Anticipated Completion Fall 2018)

The Campus Cycling Plan will provide a comprehensive and coordinated approach to support cycling as a safe, enjoyable and convenient mode of transportation on campus for students, faculty, staff and visitors. The plan will also serve as a framework to guide the development of future cycling infrastructure, including bicycle parking, cycling paths and end-of-trip facilities on campus, as well as providing policy direction on strategies to improve levels of comfort and safety on shared paths and roads.

A key discussion with the campus community has been the management of pedestrians and cyclists within Ring Road. Early indications are that a 'shared space' approach will be considered in this area. Shared space can be defined as a street or pathway that is shared by pedestrians, cyclists and slow moving vehicles. As a result of the numerous destinations within Ring Road and the multitude of pathways of various widths, it was

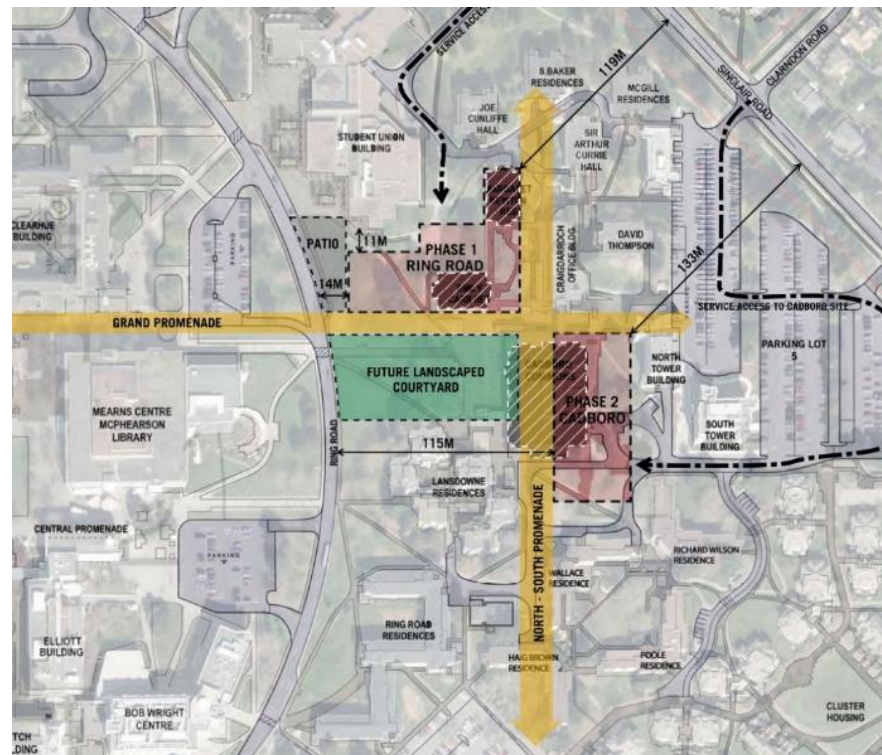
determined that a shared space approach would provide for a safer overall environment. The shared space approach relies on promoting behavioral changes by cyclists, whereby with the increase in pedestrian density (at class change times) cyclists will be required to slow down, dismount or use an alternate path around the busy area. Pedestrians would also be encouraged to be more self-aware of surrounding conditions. The overall landscape design strategy will need to be developed in consideration of implementing and promoting a culture of shared space in this area of the campus.

The Campus Cycling Plan has also considered the treatment of the Grand Promenade between Gordon Head Road and Ring Road. This pathway is an important connector to surrounding neighbourhoods and acts as an important transportation corridor for pedestrians and cyclists. Early indications are that pedestrians and cyclists shall be separated within this section of the Grand Promenade with the crossing of Ring Road acting as a transition to shared space. The landscape design strategy will be required to implement the Campus Cycling Plan while also considering how this section of the Promenade will contribute to the Grand Promenade as a whole.

More info: www.uvic.ca/cyclingplan

d) Student Housing and Dining Project

UVic has begun planning for new student housing on campus to provide much-needed housing for undergraduate students. The project calls for the development of two new buildings within the student housing precinct. Phase 1 will be located immediately adjacent to the Grand Promenade. The project will allow for the implementation of the promenade itself and additional landscape improvements. The student housing and dining project also calls for the development of a new north/south pedestrian oriented walkway within the precinct. The intent of the walkway is to improve connectivity and wayfinding within the precinct and to provide new outdoor and social spaces for the university community to enjoy. The overall landscape design strategy will need to be developed in harmony with the design development of this section of the Promenade.



Student Housing and Dining Project development sites.

More info: www.uvic.ca/new-student-housing

e) McPherson Library Seismic Upgrade

In 2017, the university hired Stantec as architectural and structural consultants to develop schematic designs for seismic strengthening of the library. The recommended design solution for the library includes the introduction of concrete fin walls on the north and south sides of the building.



Evening rendering of proposed fin walls on south side of McPherson Library

The project has not yet received funding; however, the proposed structural fin walls will be immediately adjacent to the Grand Promenade and should be considered as part of the LP.

3.0 Objectives

The LP is intended to be comprehensive in form, with plans and recommendations that encompass the following objectives and as refined as part of the process of finalizing the project work plans. The LP will:

1. Serve to support the University's Academic Mission.
2. Serve the diverse academic, research and social needs and interests of the campus community.
3. Respect and build on the history, legacy, vision and principles that have shaped campus development.
4. Acknowledge with respect Lkwungen-speaking peoples on whose traditional territory the university stands and the Songhees, Esquimalt and WSÁNEĆ peoples whose historical relationships with the land continue to this day.
5. Aid in fostering respect and reconciliation with Indigenous communities by contributing to a welcoming, inclusive campus environment for all, and to include the entire university community in Indigenous-engaged learning to promote mutual understanding and respect.
6. Provide plans that reflect opportunities to integrate Indigenous culture within the public realm and landscape itself.
7. Establish guiding principles and act as a framework for future decisions regarding the long range physical development and implementation of the Grand Promenade.
8. Provide a landscape concept plan which will include scaled drawings of the Grand Promenade showing the extent, function, context and attributes of areas to be landscaped. The concept plan will be supported by a tree inventory/strategy and design guidelines (street furniture package and materials pallet, irrigation, lighting, planting design).
9. Serve to rejuvenate and expand an existing east/west multi-modal pathway that connects existing and new campus open spaces with student services, housing, dining, academic facilities and study spaces.
10. Support the principles of universal design, and create physical environments that are usable and accessible to people with a wide range of abilities.
11. Provide for adequate circulation of pedestrians, cyclists and service and emergency vehicles while accommodating future growth of the campus population.
12. Provide a phasing plan in consultation with university's administration.
13. Provide a Class D cost estimate.
14. Provide an inventory and health assessment of character defining trees and make recommendations on the timing and strategy for tree replacement, if required.
15. Provide a process for engagement with the campus and external community, along with key stakeholders and organizations.

6.0 Key Issues & Opportunities

In 1962 the campus was planned for a build out capacity of 12,000 students. As of the 2016/17 academic year, the Gordon Head Campus was host to 21,700 students, and approximately 6,000 professional and support staff. Due to the growth of the campus population, age of original plantings and hardscape, areas of the Grand Promenade are in need of renewal. This was identified as part of the Campus Plan Update process and given high priority for implementation. The following are identified as key issues that must be addressed as part of the landscape design strategy.

1. Alignment

The width and alignment of the current walkway varies across the campus. The Campus Plan suggests that the creation of a straight, visually connected pathway will aid in wayfinding. The LP will provide policy direction on the preferred alignment and width of the Grand Promenade. This must consider potential future growth of the campus population, new buildings and infrastructure and the needs of various user groups including pedestrians, cyclists and service and emergency vehicles.



Evidence of new pedestrian routes being established as a result of insufficient pedestrian flow management and pathway width.

2. Character Defining Trees

The LP will provide an inventory and condition assessment of trees adjacent to the proposed alignment of the Promenade (approx. 5 m either side) for the lands within Ring Road. Particular importance should be given to trees within the following area that are adjacent to the main quadrangle and McPherson Library. The inventory and assessment shall be carried out by a certified Arborist. The assessment should result in a recommended tree replacement strategy and/or design changes to improve and maintain tree health.



Approximate area of tree inventory and condition assessment

The trees in this area include tulip (*Liriodendron tulipifera*) and gary oak (*Quercus garryana*) among others. The central grouping of trees adjacent to the main quadrangle and library are considered a character defining element to the campus and dates back to the original landscaped design and intent.



One of the tulip trees along the promenade died in 2017 while other trees have had bark removed by rabbits. Other issues such as pedestrian travel over exposed root zones also persist.

3. Outdoor Gathering, Seating and Programmed Events

The Campus Plan identifies a hierarchy of landscaped and programmed areas that shall reinforce a clear structure of open space types that; are sized in response to their role on campus, create a relationship to surrounding buildings and landscapes, and facilitate a range of programming. These spaces support the campus community and promote collaboration within and between disciplines, among individuals and across diverse populations on campus. Building on directions in the Campus Plan, the LP will further develop landscape strategies for public gathering and seating opportunities at strategic points along the Promenade.

4. Indigenous Reconciliation and Education

The university stands within the traditional territory of the Lkwungen-speaking peoples. The Songhees, Esquimalt and WSÁNEĆ peoples also share historical relationships with the land that continue to this day. The Grand Promenade LP shall aid in fostering respect and reconciliation with Indigenous communities by contributing to a welcoming, inclusive campus environment for all, and to include the entire university community in Indigenous-engaged learning to promote mutual understanding and respect.

In consultation with the university administration, the Consultant will engage with representatives of Indigenous communities to explore opportunities to include design elements that may aid in promoting a welcoming and respectful learning environment and sense of place to support our goals of creating a campus community that is accepting of diversity and inclusive of Indigenous ways of knowing and being.

5. Pedestrian and Cyclist Safety

The Campus Plan update process brought forward the issue of pedestrian and cyclists conflicts, specifically in the academic core area within Ring Road. With a growing population of students on Campus, congestion and conflict between pedestrians and cyclists has increased, particularly at class change times when pathways are busy. Building on the 'shared space' approach being considered in the Campus Cycling Plan, the LP will need to consider what physical interventions are required to slow the pace of cyclists, build community awareness of shared space, and to protect tree roots and lawn areas.

6. Service and Emergency Vehicle Access and Movement

The Promenade provides access to campus buildings for service vehicles from Facilities Management, Food Services, private service providers and emergency vehicles. In support of Campus Plan goals and in consultation with the university administration, the consultant will review service and emergency vehicle access requirements and provide for design strategies to minimize motor vehicle use of the Promenade, where possible.



Service Vehicles within the existing pathway.

6. Paving and Drainage

The UVic campus is paved with a variety of materials include broom finished concrete, concrete pavers and asphalt; however, the predominant surface treatment is exposed aggregate. Exposed aggregate panels were introduced when the campus landscape was initially developed. Many of the older panels have either settled or heaved resulting in localized drainage issues and standing water in the winter months.



The landscaped design strategy will examine opportunities to renew and possibly expand paved areas as required to support increased pedestrian volumes or new public spaces. The use of exposed aggregate unifies much of the campus landscape; however, its continued use along a renewed promenade will be explored through the design development process. The extent of impermeable surface must consider stormwater management best practices in mitigating stormwater runoff. Such strategies must support the UVic Stormwater Management Plan.

7. Street Furniture

The campus landscape consists of a variety of street furniture including, benches, garbage cans, bike racks and pedestrian scaled lighting. Many of the benches are dated, weathered and in need of repair or replacement. Garbage receptacles are also dated and could be removed or replaced. Pedestrian lighting has recently been updated to LED fixtures. The consultant will be required to review the existing street furniture at UVic and develop a recommended street furniture package to implement as part of the Grand Promenade. Short and long-term bicycle parking recommendations will be provided in the Campus Cycling Plan. The consultant will be required to review these recommendations and incorporate a bicycle parking strategy into the LP.



Existing benches adjacent to pathway in main quadrangle

8. Underground Utilities

The consultant will be required to review and summarize the location of all underground infrastructure within the project area as part of the LP. The location of access points to underground infrastructure must be considered in developing the LP.

4.0 Roles and Responsibilities

Advisory Team

A Grand Promenade Advisory Team with representatives from the Office of Campus Planning and Sustainability, Facilities Management and other members of the campus community will be established to guide the work related to the strategy's development process. In their role, the Advisory Team will:

- Review the plan progress and deliverables
- Assist in campus and external community engagement and communications
- Provide advice and direction to the Consultant Team
- Report to the Campus Planning Committee

The Advisory Team will review and comment on the work of the Consultant Team through various stages of the LP process. These stages include finalizing the detailed work program and project scope, through to reviews of the engagement plan, draft reports and strategies and the completion of the final Landscape Design Strategy.

The Advisory Team will act as a resource to the Director of Campus Planning and Sustainability. The Director of Campus Planning and Sustainability will act as a liaison to the Consultant Team and will coordinate the provision of available information to the Consultant Team for the project. Current policies, maps, studies and plans and any other relevant information will be compiled for use in the process.

5.0 Project Scope and Plan Development

The project study area includes the existing pathway from Gordon Head Road to Sinclair Road. Additional area may be included through the design strategy development process, if supported through stakeholder feedback or Campus Plan objectives.



Study Area

The Grand Promenade Landscape Design Strategy must consider the physical resources of the campus and is a response to the academic and research programs, student and faculty needs and the relationship to the environment and the community. The scope of the Grand Promenade Landscape Design Strategy will extend across a number of related topics. The Plan will need to consider the development of the Promenade in relation to future infrastructure planning, new development, open space, landscaping, and urban design principles. Development of the LP will involve several major components:

i. Project Initiation

University staff and consultant team will meet to discuss project objectives, scope, timeline, deliverables and community engagement. The consultant team will also conduct regular meetings in person or by conference call to ensure continual communication on upcoming tasks, and to make sure the project remains on time and within budget.

ii. Engagement

As part of the LP, there is a need to engage campus and community stakeholders, including students, faculty, staff, alumni and neighbours. The consultant will develop a detailed Community Engagement Plan outlining a process to gather community input. The consultant will actively develop relationships with on and off campus stakeholders who shall remain informed and actively consulted with throughout the process. The [Campus Planning Consultation Process](#) sets out a number of principles and commitments to guide planning initiatives. It identifies different models of consultation for projects such as the Grand Promenade LP.

A variety of community engagement techniques will be required to engage the community and receive feedback. In addition to traditional public open house, community engagement activities may include: outreach at community events, community surveys, social media outreach, and small group meetings with on campus organizations, and broader neighborhood groups.

iii. Policy Context & Analysis

The consultant shall inventory and review existing local policies including the UVic Campus Plan 2016, Campus Cycling Plan (2018 Draft), Sustainability Action Plan Campus Operations: 2014-2019, Stormwater Management Plan, Traffic and Parking Regulations, Saanich Active Transportation Plan (including Moving Saanich Forward), and the Campus Design Guidelines.

iv. Analysis of Existing Conditions

The consultant shall review and analyze existing inventory of: character defining trees, pedestrian walkways, cycling infrastructure, planted landscape, street furniture, and emergency and service vehicle requirements. The tree inventory and health assessment must be carried out by a certified arborist.

v. Stakeholder Meetings

The consultant will meet with members of the university administration and faculty as required to gain better understanding of the issues and opportunities associated with the Grand Promenade.

vi. Vision Statement and Design Charette

Building on the policies within the 2016 Campus Plan, it is expected that the planning process, as a starting point, will establish the values, vision, goals and principles of the LP, and accommodate any refinements to reflect current conditions and updated themes and directions. The consultant shall propose a process to develop this in consultation with stakeholders.

The consultant will host a facilitated design charrette with stakeholders to gain a better understanding of issues and opportunities within

the study area. The design charrette will should also generate ideas for the development of public spaces at strategic points on or adjacent to the promenade. The results of the design charrette and visioning process will be summarized and documented in a form that is fit to share on the project website.

vii. Prepare a Landscape Plan and Design Guidelines

Preparation of a draft Grand Promenade Landscape Plan and Design Guidelines including a landscape concept plan, tree inventory/strategy, design guidelines (street furniture package and materials pallet, irrigation, lighting, planting design).

viii. Community Engagement Event

In consultation with the Office of Campus Planning and Sustainability, the consultant shall plan and develop a community engagement event to solicit community input into the proposed design strategy. Input from the session will be summarized and documented in a separate report, which will be published on the project website.

ix. Complete a Grand Promenade Landscape Plan and Design Guidelines.

The LP will provide a comprehensive framework to guide a phased approach to the implementation of all physical development requirements of the Grand Promenade. The consultant will be required to attend and present to the university's Campus Planning Committee.

7.0 Project Schedule

The timeline for the various steps in the LP process extends from the review of submissions to the Request for Proposals in July 2018 through to a targeted project completion date of September 2019. Key steps, subject to further review and confirmation with the consultant team, are set out below.

1. Review of proposals and consultant selection (July 2018)
2. Project update and finalization of detailed project scope (August 2018)
3. Project Initiation with the preparation of background supporting documents and the confirmation of the activities and schedule for the engagement part of the Plan (September 2018)
4. Review of Existing Conditions (September 2018)
5. Developments of vision and ideas via a facilitated design charrette (October 2018)
6. Review draft Landscape concept Plan, design options, draft policies (February 2019)
7. Consultation with Campus Community on Draft LP, concept plans, finishes etc (March 2019)

8. Presentation to Campus Planning Committee for feedback (April 2019)
9. Review feedback on the Draft LP (May 2019)
10. Recommendations for the Final LP (July 2019)
11. Final LP approval (September 2019)

8.0 Engagement Processes

The university's engagement processes are guided by the Community Engagement Framework and the Campus Planning Consultation Process. The consultant team will develop and, together with the University, conduct a process that will provide for key stakeholder and campus and external community input to the LP. In addition to an engagement plan for the project, a communication strategy will also need to be established by the consultant team in close consultation with the university. It will provide a framework for media relations and for communicating information on the planning processes through project websites, social media and or other methods, appropriate for the project. Engagement phases include:

Phase 1: Existing Conditions Analysis, Develop Project Vision, Design Charrette

Phase 2: Development of draft LP including community consultation event

Phase 3: Development of final LP for presentation and consideration at Campus Planning Committee.

Detailed plans for an open house meeting, stakeholder workshops and other engagement measures and techniques as appropriate will need to be specified by the Consultant Team to ensure that full engagement occurs at the key milestones in the Plan process.

The strength of the LP will be impacted by the contributions provided as part of the engagement processes and the support and involvement of community members will be important to its long-term success as a guiding document.

9.0 Project Budget

In addition to OCPS staff resources the budget for this project is \$75,000.

10.0 Deliverables

The following deliverables will be achieved through the Grand Promenade Landscape Plan process:

1. Engagement Strategy Report
2. Phase 1: Visioning and Design Charrette Engagement Summary Report
3. Phase 1: Arborists Report: Tree Inventory, Health Assessment, Replacement Strategy
4. Phase 2: Draft Landscape Plan and Design Guidelines Engagement Summary Report. The landscape plan and design guidelines should include recommendations including but not limited to:
 - a. Paving materials
 - b. Plant materials
 - c. Width and alignment of promenade
 - d. Locations for public art opportunities
 - e. Locations for 'activity hubs' and potential program opportunities
 - f. Street furniture and landscape feature recommendations
5. Phase 3: Final Landscape Plan and Design Guidelines
6. Phase 3: Phasing Strategy and Class D cost estimate

11.0 Project Team

The project must be lead by a certified Landscape Architect (BCSLA or equivalent). The Landscape Architect will be supported by an ISA Certified Arborist. The team may also include an urban designer or architect.

Appendices:

A. Background Studies / Reports

Background information related to the Campus Cycling Plan is available in various plans, reports and studies undertaken between 2004 and 2016. They are available at www.uvic.ca/campusplanning

Strategic Framework (Draft 2018)

Strategic Plan (2012)

UVic Stormwater Management Plan

Campus Transportation Demand Management Plan (2004)

Campus Planning Consultation Process (2005)

Campus Development Guidelines (2006)

Campus Sustainability Guidelines (2006)

Natural Features Study (2007/08)

Traffic and Parking Management Study (2008)

Traffic and Parking Regulations (2011)

Campus Traffic Surveys (2004, 06, 08, 10, 12, 16)

Sustainability Policy (2017)

Sustainability Action Plan for Campus Operations (2009 – 2014 and 2014 - 2019)

Campus Wayfinding Strategy (2009)

Campus Transit Plan (2012)

Community Engagement Framework (2013)

University of Victoria Campus Plan (2016)

UVic Indigenous Plan (2016)