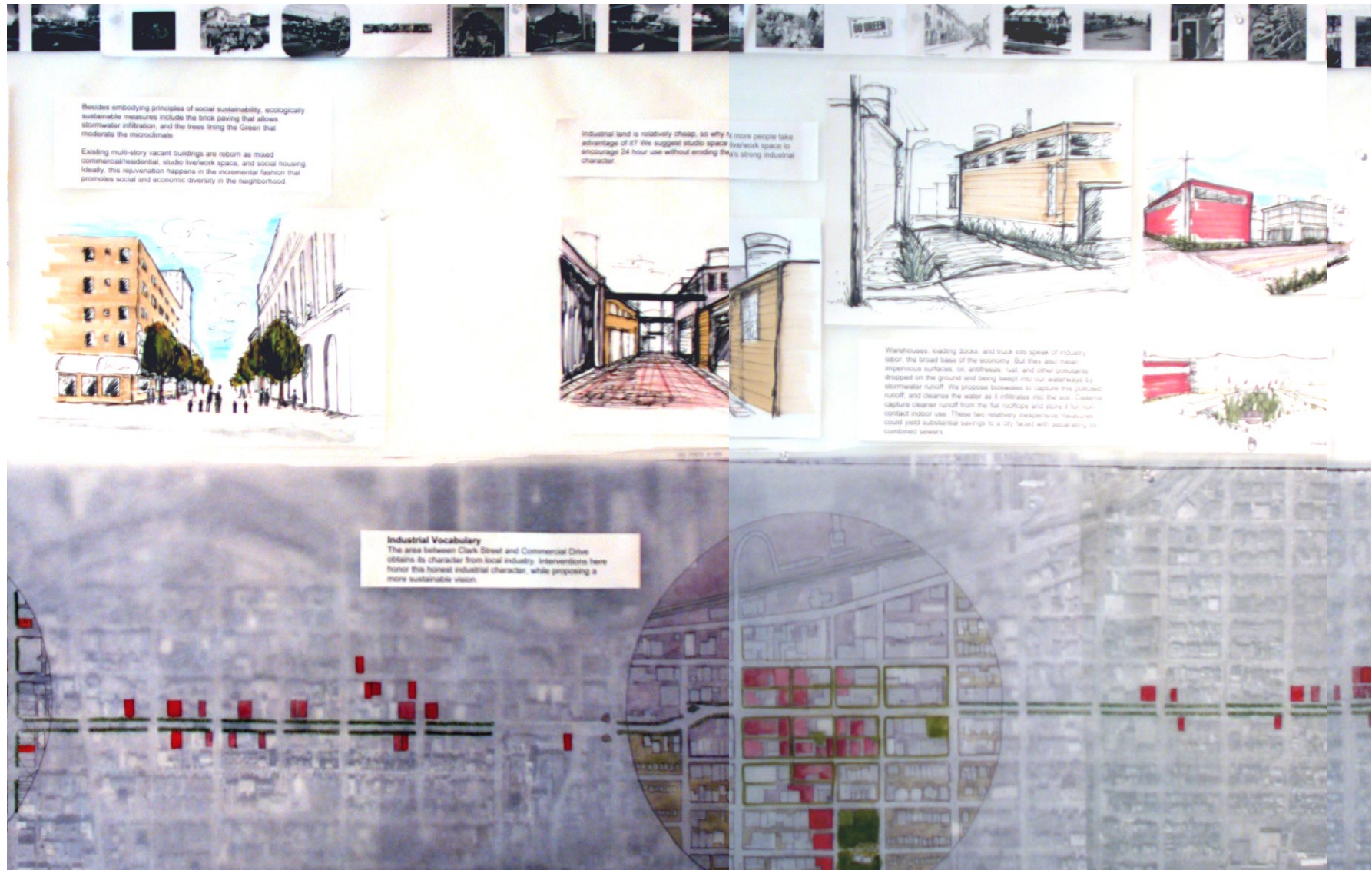


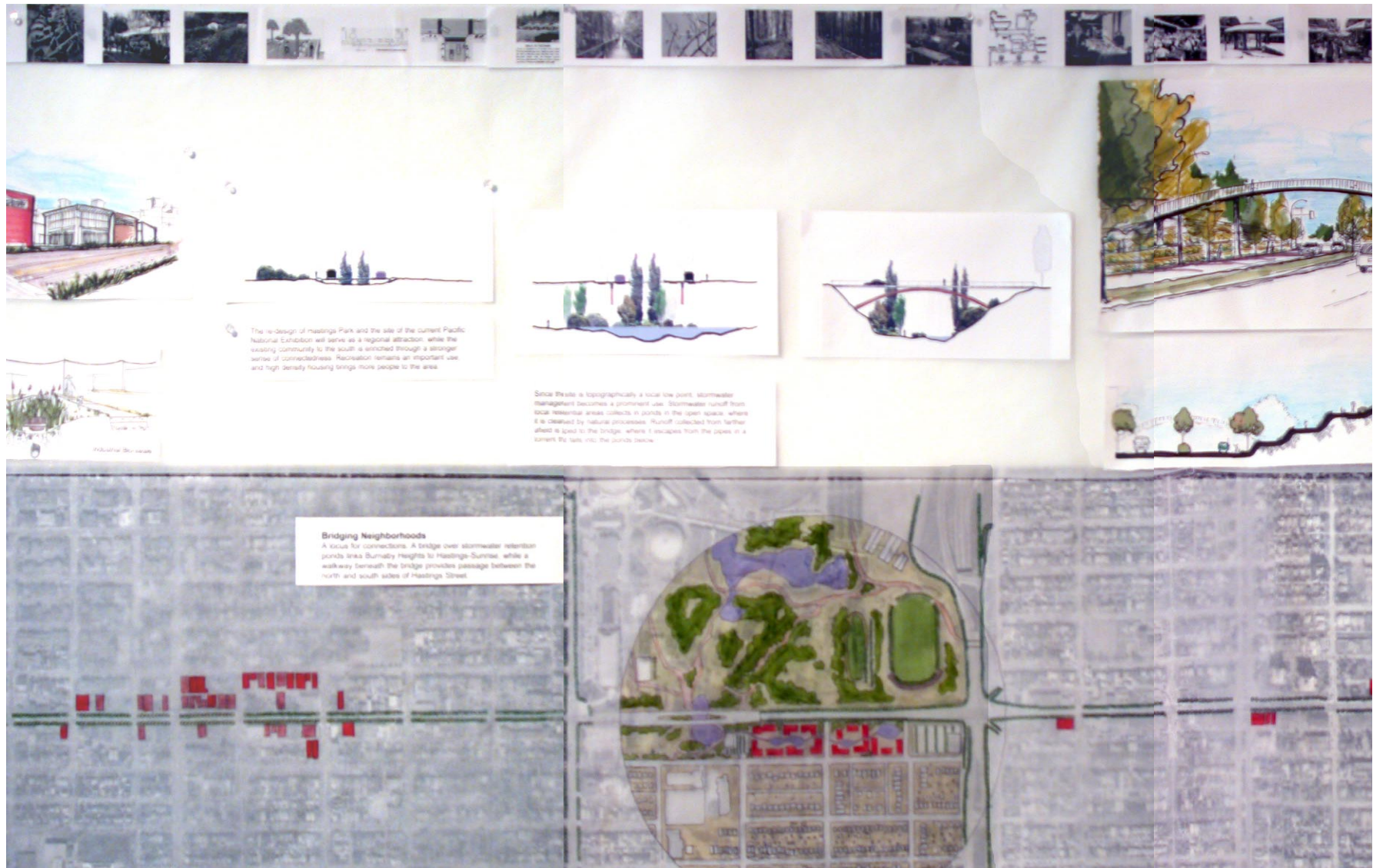
TEAM 2



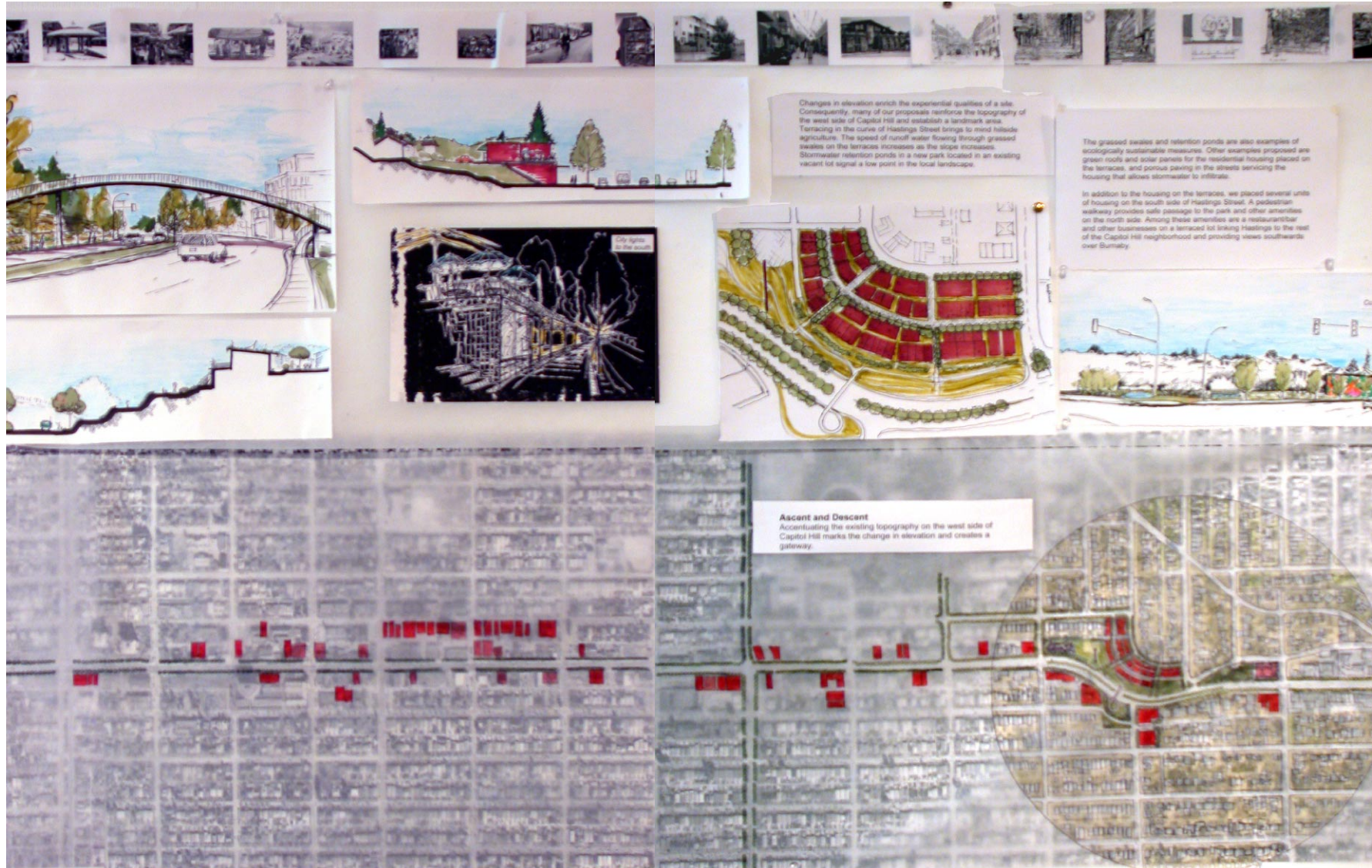
Introduction: Areas with a vibrant street life are best allowed to grow in an incremental fashion, to encourage social and economic diversity. In contrast, the areas in-between, the interstices, could benefit from master planning efforts aimed at establishing a sturdy framework for future incremental growth. Objectives: 1)Strengthen the existing character of interstitial areas; 2)Apply principles of ecological sustainability; 3)Increase residential density where appropriate, through incremental growth, re-use of existing buildings, and sustainable building design; 4)Create spaces for social gatherings at a multitude of scales; 5)Encourage mixed uses; Process: Certain areas of Hastings Street are distinct in terms of their high level of pedestrian activity and vibrancy. On closer inspection, these areas have at least a few of the following characteristics in common: a)dense residential development close by; b)numerous businesses concentrated in a relatively small area offering products of services people need on a daily basis; c)meeting places; d)bus stops; e)public services such as post offices, libraries, community centres; f)impart a feeling of safety when walking alone. In between these areas, street life is less visible, businesses are less concentrated and appear to cater to a car-driving clientele. We call these in-between areas interstitial areas.



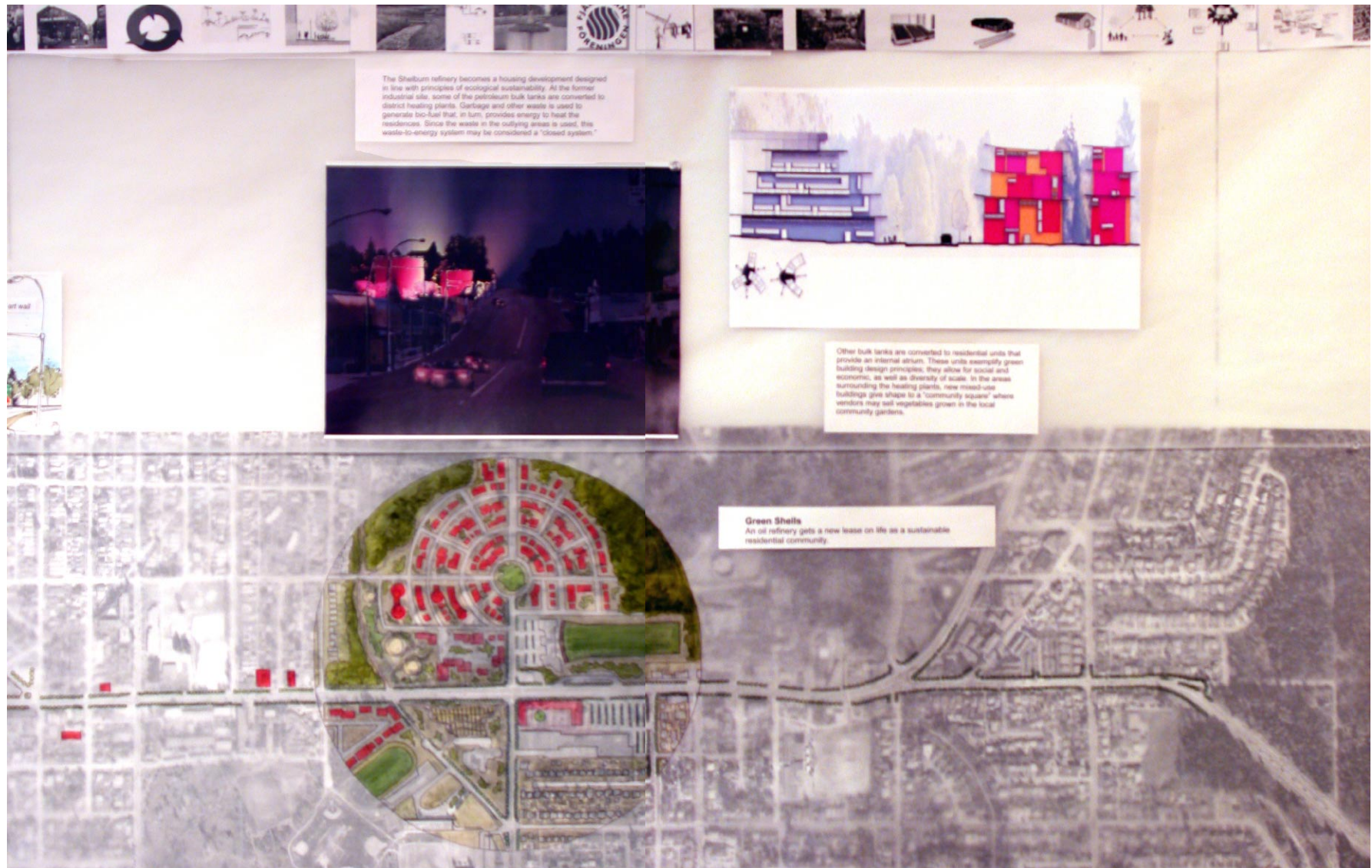
The interstices are the focus of our design elaborations. Our interventions in these areas seek to intensify the implicit sense of place in each interstice by elaborating on existing factors such as land use, topography and history. By contrasting and enriching the 'in between' stretches we also intend to give a higher level of definition and cohesiveness to the commercial 'nodes' along the street. Furthermore, large-scale interventions in these interstitial areas do not run the risk of killing an already-lively precinct. The Urban Green provides a linear 'social backbone' for the Downtown East Side, a place to see and be seen. Blue neon lights set into the walking surface are a symbolic reference to the arm of False Creek that once extended here and add to the Green's night-time ambience. Cafes, restaurants, studios, nightclubs and other establishments cater to people in the neighbourhood and from farther away, furnishing natural opportunities to socialize. Besides embodying principles of social sustainability, ecologically sustainable measures include the brick paving that allows stormwater infiltration and the trees lining the Green that moderate the microclimate. Existing multi-story vacant buildings are reborn as mixed commercial/residential, studio live/work space and social housing. Ideally, this rejuvenation happens in the incremental fashion that promotes social and economic diversity in the neighbourhood. The area between Clark Street and Commercial Drive obtains its character from local industry. Interventions here honour this honest industrial character, while proposing a more sustainable vision.



Warehouses, loading docks, and truck lots speak of industry, labour, the broad base of the economy. But they also mean impervious surfaces, oil, antifreeze, rust and other pollutants dropped on the ground and being swept into our waterways by stormwater runoff. We propose bioswales to capture this polluted runoff and cleanse the water as it infiltrates into the soil. Cisterns capture cleaner runoff from the flat rooftops and store it for non-contact indoor use. These two relatively inexpensive measures could yield substantial savings to a city faced with separating its combined sewers. **Bridging neighbourhoods: a focus for connections:** A bridge over stormwater riparian ponds links Burnaby Heights to Hastings-Sunrise, while a walkway beneath the bridge provides passage between the north and south sides of Hastings Street. The re-design of Hastings Park and the site of the current Pacific National Exhibition will serve as a regional attraction while the existing community to the south is enriched through a stronger sense of connectedness. Recreation remains an important use and high density housing brings more people to the area. Since the site is topographically a local low point, stormwater management becomes a prominent use. Stormwater runoff from local residential areas collects in ponds in the open spaces, where it is cleansed by natural processes. Runoff collected from farther afield is piped to the bridge where it escapes from the pipes in a torrent that falls into the ponds below.



Changes in elevation enrich the experiential qualities of a site. Consequently, many of our proposals reinforce the topography of the west side of Capital Hill and establish a landmark area. Terracing in the curve of Hastings Street brings to mind hillside agriculture. The speed of runoff water flowing through grassed swales on the terraces increases as the slope increases. Stormwater retention ponds in a new park located in an existing vacant lot signal a low point in the local landscape. The grassed swales and retention ponds are also examples of ecologically sustainable measures. Other examples proposed are green roofs and solar panels for the residential housing placed on the terraces and porous paving in the streets services the housing that allows stormwater to infiltrate. In addition to the housing on the terraces, we placed several units of housing on the south side of Hastings Street. A pedestrian walkway provides safe passage to the park and other amenities on the north side. Among these amenities are a restaurant/bar and other businesses on a terraced lot linking Hastings to the rest of the Capital Hill neighbourhood and providing views southwards over Burnaby.



The Shellburn refinery becomes a housing development designed in line with principles of ecological sustainability. At the former industrial site, some of the petroleum bulk tanks are converted to district heating plants. Garbage and other waste is used to generate bio-fuel that, in turn, provides energy to heat the residences. Since the waste in the outlying areas is used, this waste-to-energy system may be considered a 'closed system'.