800 MAIN STREET REZONING

WEST BLOCK

PERKINS+WILL



Site Context





Main Street Blocks

West Block and Hogan's Alley Block

The redevelopment of the blocks to the east and west of Main Street represents an unprecedented opportunity to redress a moment in history - the destruction of a diverse community to facilitate a car dominated city of freeways. A truly mixed-use redevelopment will reconnect Main Street and stitch the community back together with a variety of market and non-market housing, local business opportunities and community and cultural amenities.

Amenities on the two Main Street blocks

The redevelopment is an opportunity for both social and physical repair. Together, the amenities provided by the blocks will include 200 – 300 social housing units (including artist housing), childcare facilities, cultural centre and social facilities, and non-profit office space. As with other areas in the proposed NEFC area plan, the redevelopment of the blocks will provide a greater mix of uses with a particular emphasis on publically accessible uses including shops and restaurants activating streets and public spaces.

Hogan's Alley Block

In 2015 Council directed planning of the blocks to meaningfully honour the Black community that lived on the east block prior to the building of the viaducts, while celebrating the contributions of the contemporary Black community. To enable the future vision of the Hogan's Alley block to emerge and evolve, planning for this block is proceeding at a pace that facilitates more intensive engagement. In May 2017 members of the Hogan's Alley Working Group took part in a three day charrette that began to set direction for future plans to be included in the next draft of the NEFC area plan.

West Block

Planning for the west block is proceeding in advance of the Hogan's Alley block, and is the focus of the following boards.



Viaduct Construction

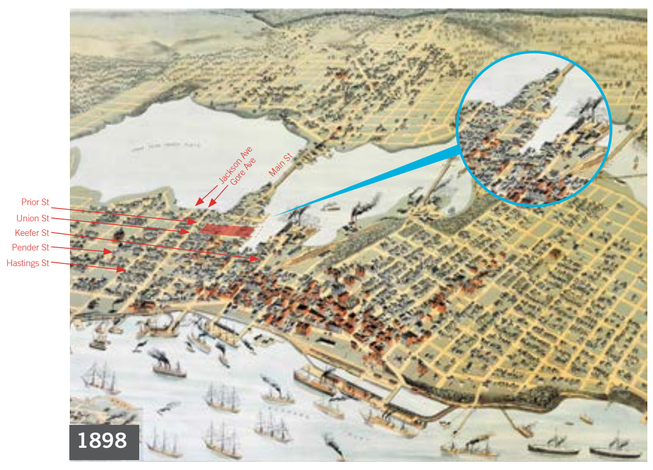


Hogan's Alley Working Group Charrette



Hogan's Alley 1958 (Source: City of Vancouver Archives/ Photographer AL Yates/ P508.53)

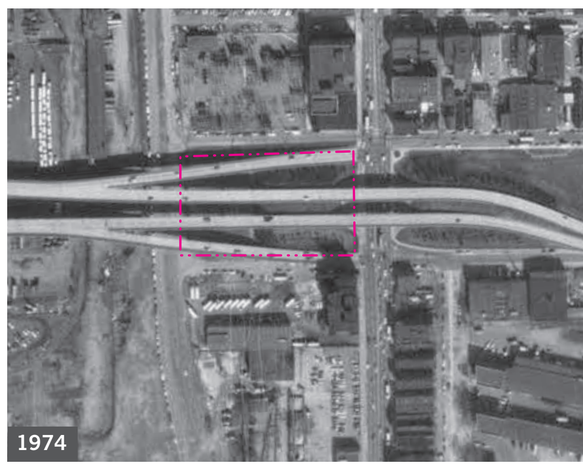
Viaduct Construction





Original Shoreline





View Analysis



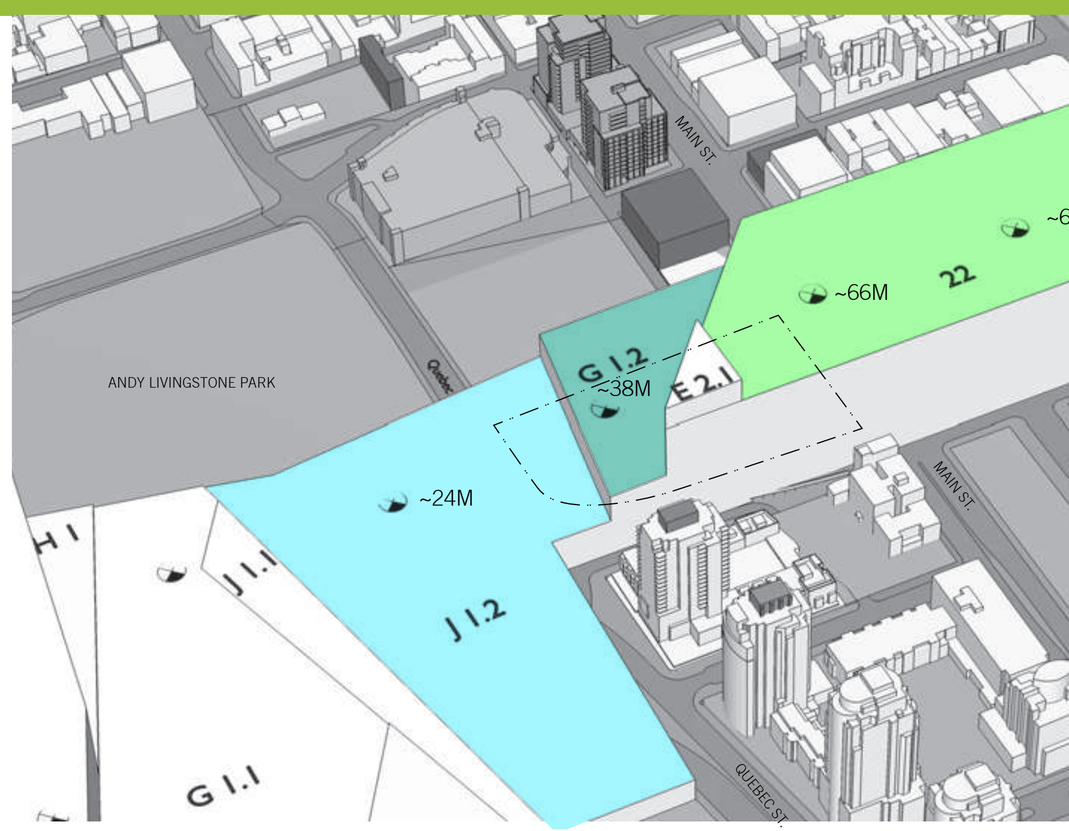
VIEW NORTH FROM MAIN STREET



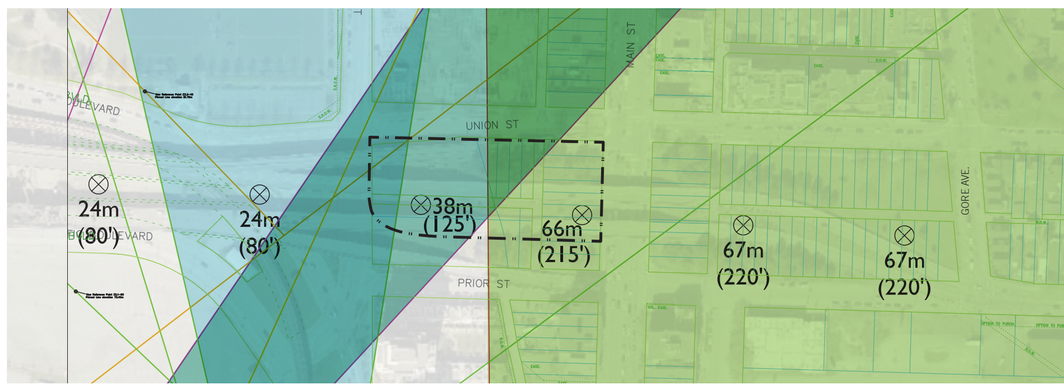
VIEW FROM FALSE CREEK



VIEW FROM CAMBIE BRIDGE

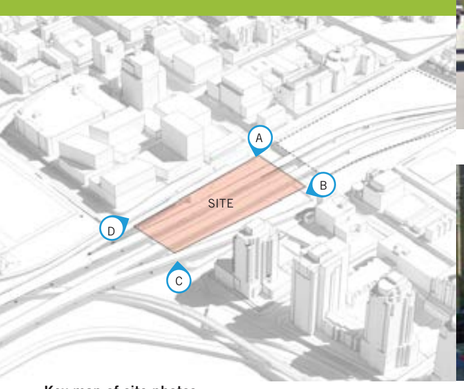


COUNCIL APPROVED VIEW CONES



COUNCIL APPROVED VIEW CONES

Site Photos



Key map of site photos



A. Union Street northeast corner, looking west



C. Quebec Street and Prior Street, looking northeast

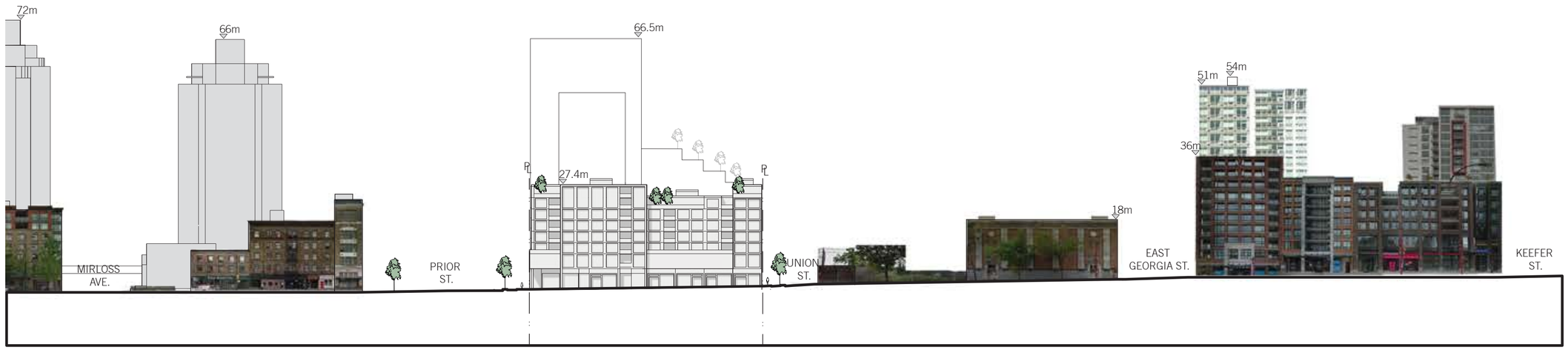


B. Main Street and Prior Street, looking west

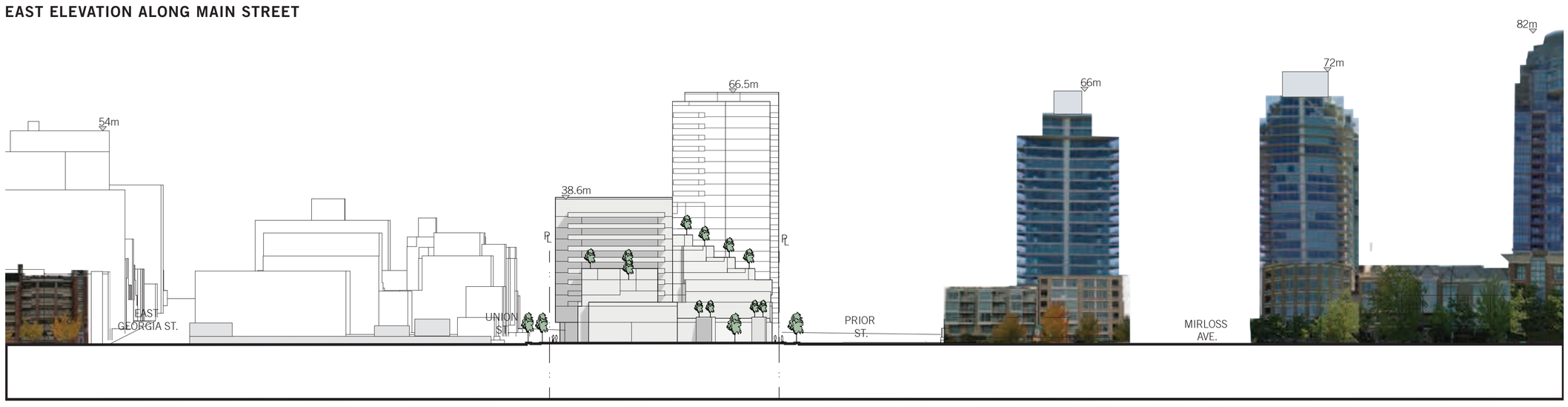


D. Quebec Street and Union Street, looking southeast

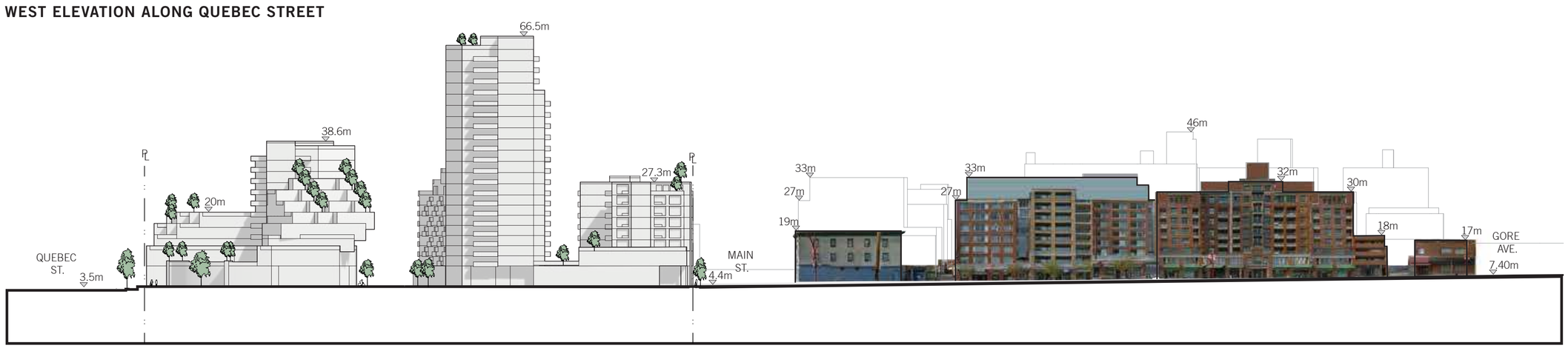
Streetscapes



EAST ELEVATION ALONG MAIN STREET



WEST ELEVATION ALONG QUEBEC STREET



SOUTH ELEVATION ALONG PRIOR STREET

Design Principles

Repair the Urban Fabric along Main and Quebec Streets

- reintegrate the site into the surrounding urban fabric
- create a strong urban edge along Main Street that rebuilds the historic ‘high street’
- recall the historic 25'-0" subdivision plan inherent along Main Street and develop a ‘fine grain’ building frontage that is characterized by an intensity and variety of commercial spaces
- keeping with the visual interest of ‘fine grain’ commercial frontage, introduce small scale enterprise live/work space along Union Street

Create a Gateway to Chinatown

- create an active and vibrant ground plane along Main and Quebec Streets that will draw pedestrian traffic north to Chinatown
- introduce uses that complement the life and culture of Chinatown

Engage with The Northeast False Creek Park

- visually extend the park landscape/open space into the design of the West Block
- orient massing along Quebec Street to capitalize on views of park and False Creek
- shape and sculpt the form to create landscaped terraces that visually draw the park up the building

Engage and respond to the ‘Great Street’ Prior/Pacific Boulevard

- create an active and animated urban edge along Prior/Pacific Boulevard
- capitalize on the south facing orientation to promote daily pedestrian interaction and provide space for impromptu or temporary ‘pop-up’ activation at street level

Reconnect historic communities Chinatown, Strathcona, Downtown Eastside and Thornton Park with the False Creek Park

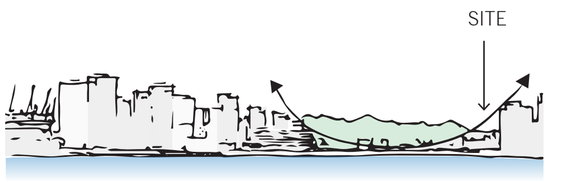
- build strong visual and physical connections between these areas
- support and facilitate pedestrian and bicycle movements east/west along Union Street and Prior/Pacific Boulevard

Recall the layers of history resonate on the West Block

- reflect and celebrate the historic False Creek shoreline
- recall the historic 25'-0" subdivision pattern and articulate in the proposed built form to create variety and visual interest

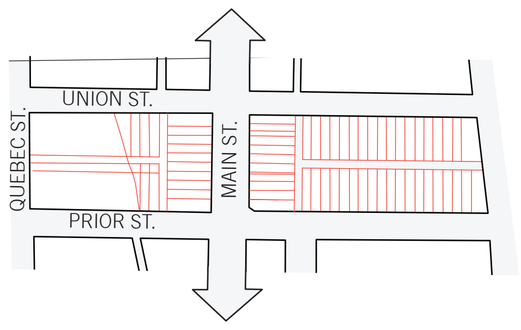
Water / Park / Mountain View

- enhance and frame the view corridor from False Creek across the new park to the mountains

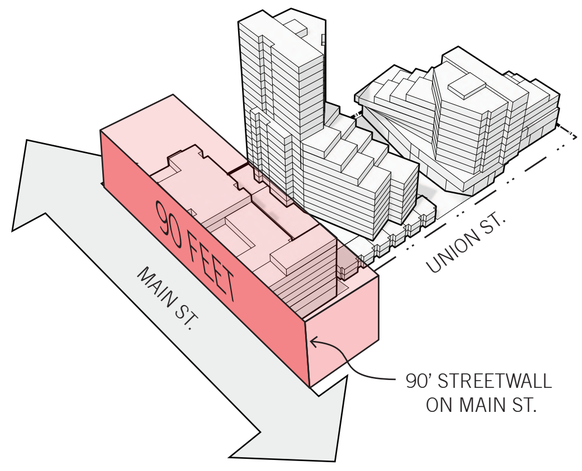


VIEW NORTH ACROSS FALSE CREEK FROM OYLMPIC VILLAGE

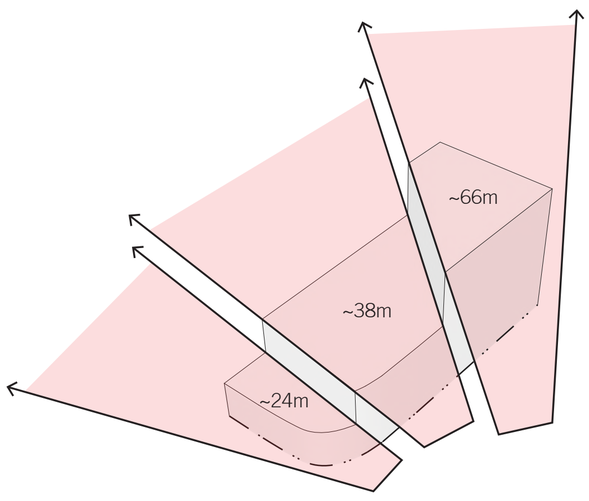
Water / Mountain / Park View



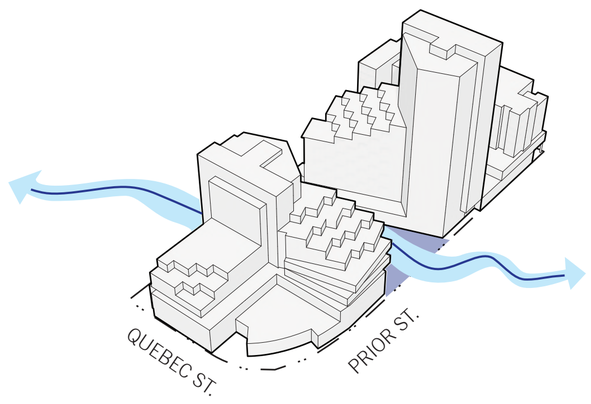
25’ Lots



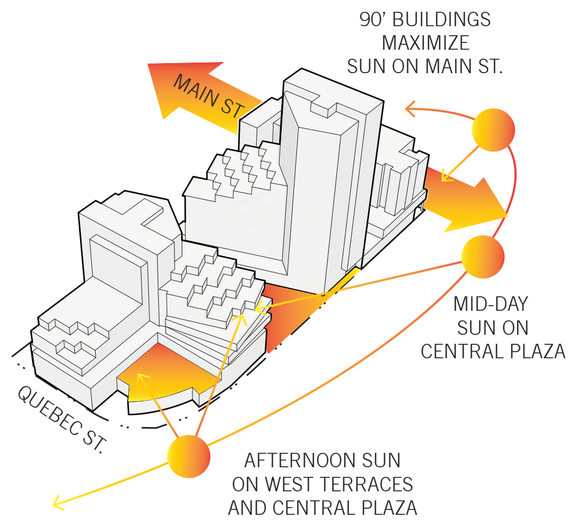
90’ on Main St.



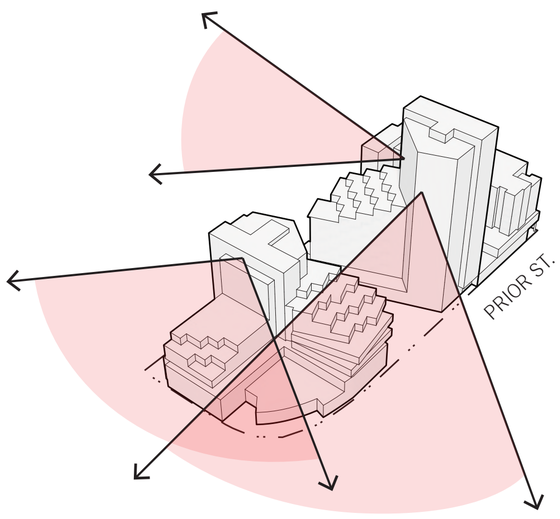
View Cones



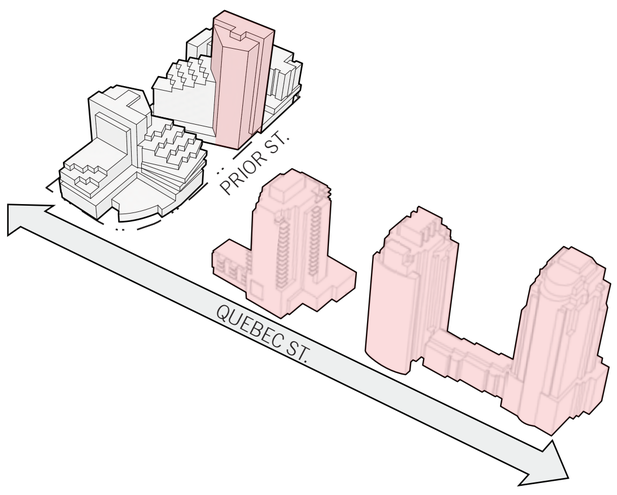
Historic Shoreline



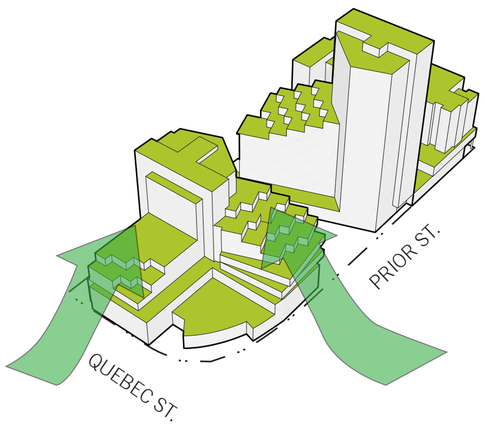
Sun on Public Spaces



Sculpt and Form to Respond to Context and Maximize Views



Tower Located as Part of City-Gate Family



Extend Park + Green up the Buildings

Precedents



Gershwin, Amsterdam, Netherlands



VM Mountain, Copenhagen, Denmark



Evergreen Building, Vancouver, BC



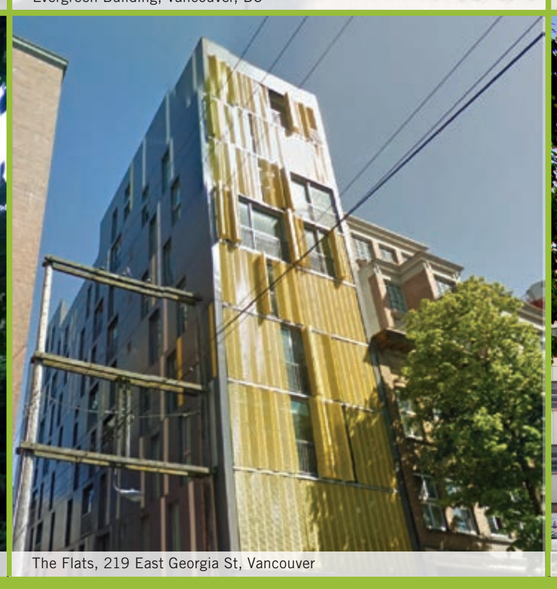
79 & Park, Stockholm, Sweden



Bayside Development, Toronto, Ontario



East Village, Beirut, Lebanon



The Flats, 219 East Georgia St, Vancouver



33 West Pender Street, Vancouver, BC



Bosco Vertical, Milan, Italy

Massing Concept

VIEW TO THE NORTHWEST





Engage and Respond to the 'Great Street' Prior / Pacific Boulevard

- Capitalize on the south facing orientation to promote daily pedestrian interaction



Engage and Respond to the 'Great Street' Prior/Pacific Boulevard

- Provide space for impromptu or temporary 'Pop-up' activation at street level

Plans



GROUND FLOOR PLAN

Massing Concept

VIEW TO THE SOUTHWEST





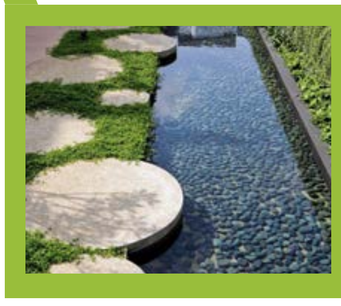
Repair the Urban Fabric Along Main Street

- Create a robust street wall along Main Street. Max 90'
- Recall the historic 25' subdivision



Repair the Urban Fabric

- Keeping with the visual interest of 'fine grain' commercial frontage, introduce small scale enterprise live/work space along Union Street



Recall the Layers of History

- Reflect and celebrate the historic shoreline
- Recall the historic subdivision pattern in new built form

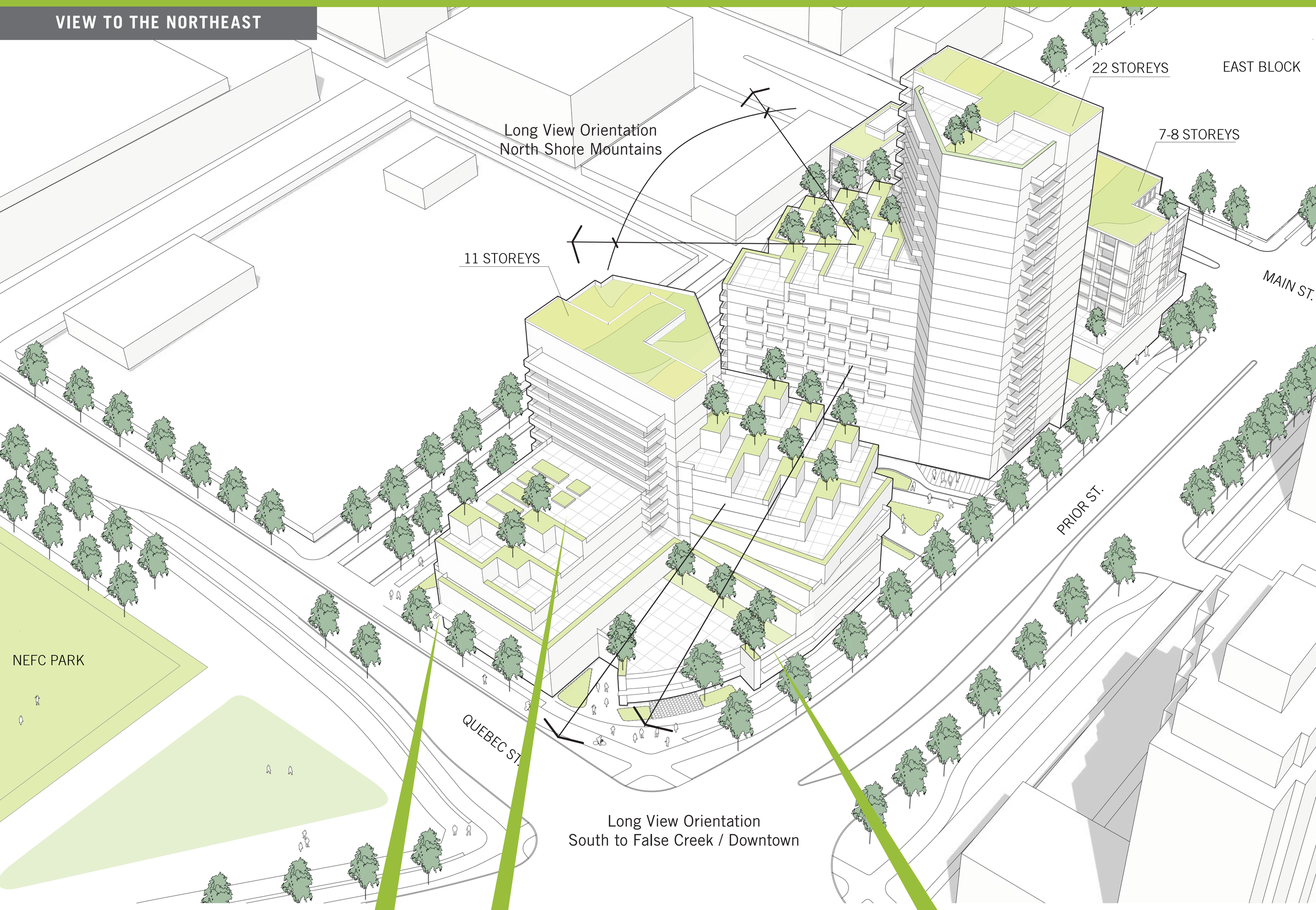
Plans



LEVEL 2 PLAN

Massing Concept

VIEW TO THE NORTHEAST





Create a Gateway to Chinatown

- Introduce program uses such as food services that would complement the Festival/ Entertainment function of the area



Provide Contact with Nature and Environment for Residents

- Urban agriculture
- Edible landscaping/bird friendly strategy



Engage and Respond to the Grand Street Pacific Blvd.

- Build an active and animated street edge
- Capitalize on the southern orientation and create wider sidewalks to enhance pedestrian experience

Plans



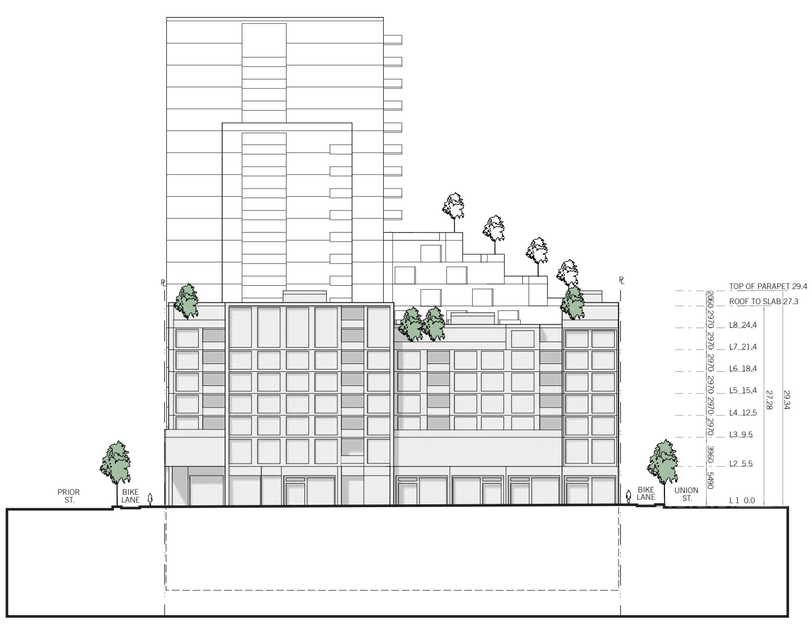
LEVEL 5 PLAN

Rendering

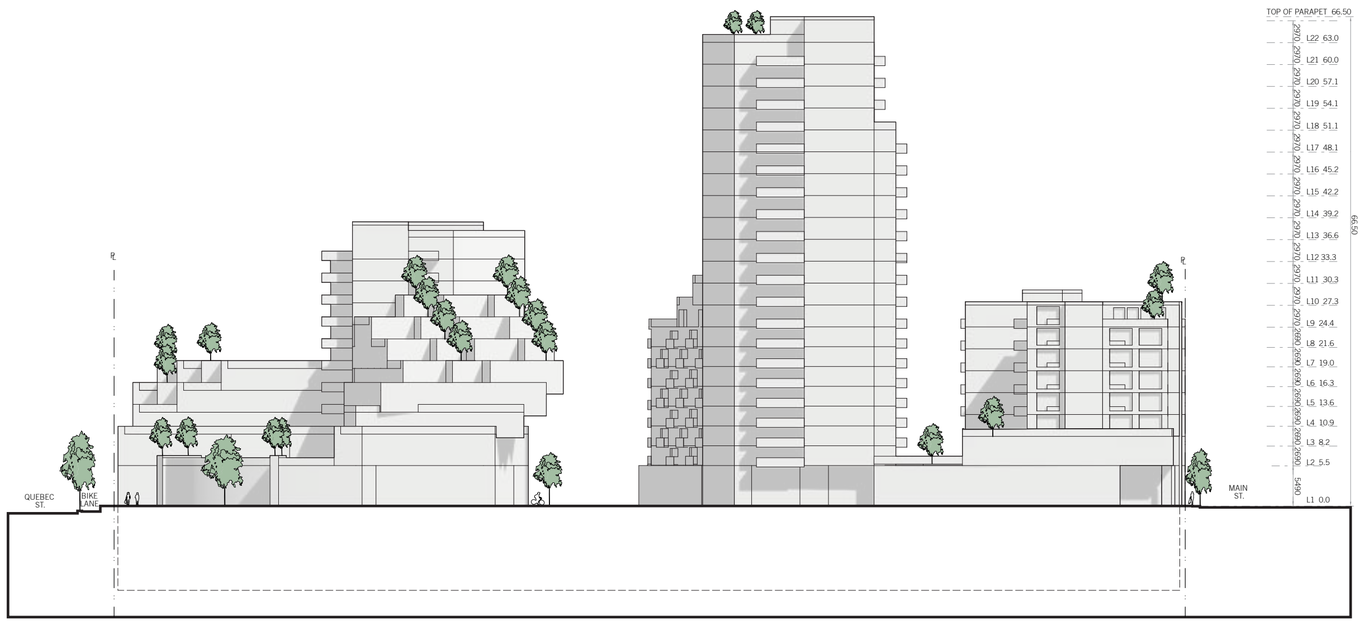
VIEW NORTH TO THE PLAZA FROM PRIOR / PACIFIC BOULEVARD



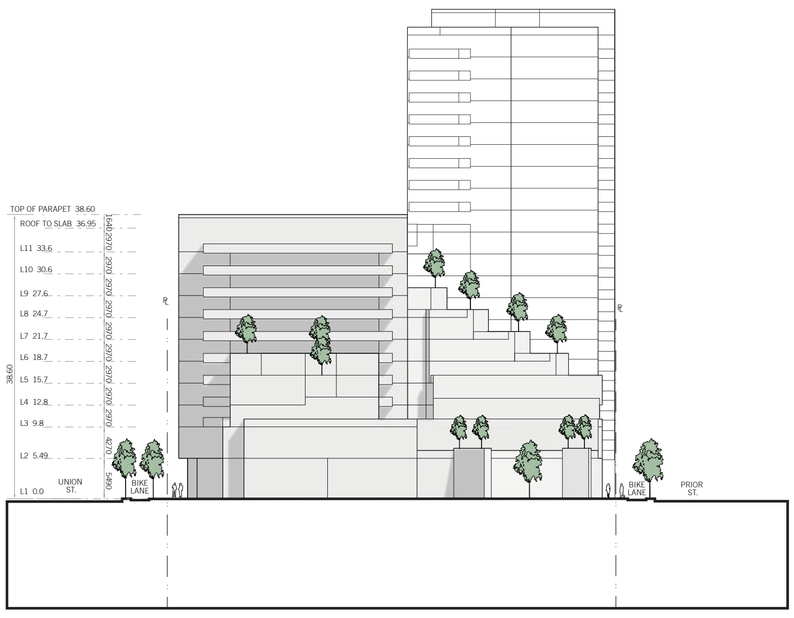
Elevations



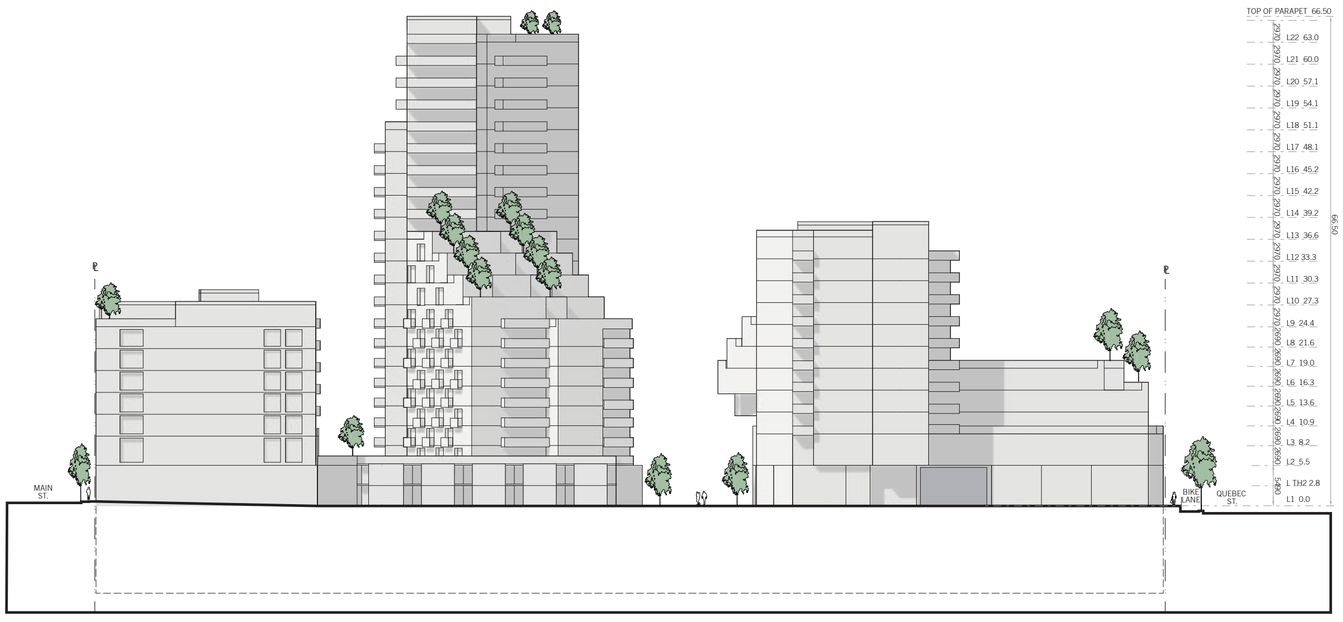
EAST ELEVATION (MAIN STREET)



SOUTH ELEVATION (PRIOR STREET)



WEST ELEVATION (QUEBEC STREET)



NORTH ELEVATION (UNION STREET)

Rendering

VIEW FROM NORTHEAST FALSE CREEK PARK



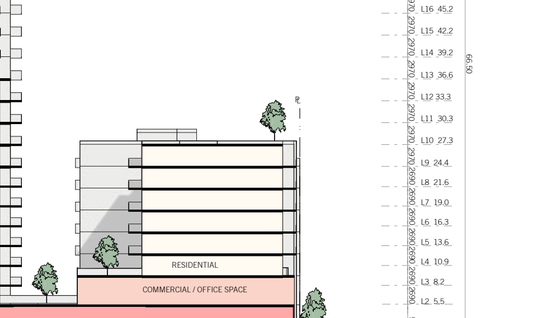
Sections

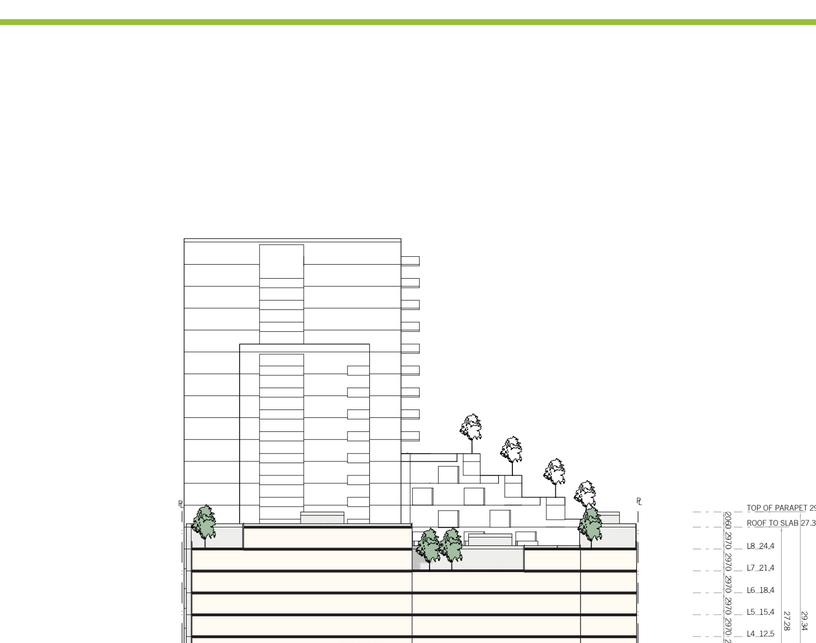
SECTION AA

SECTION BB



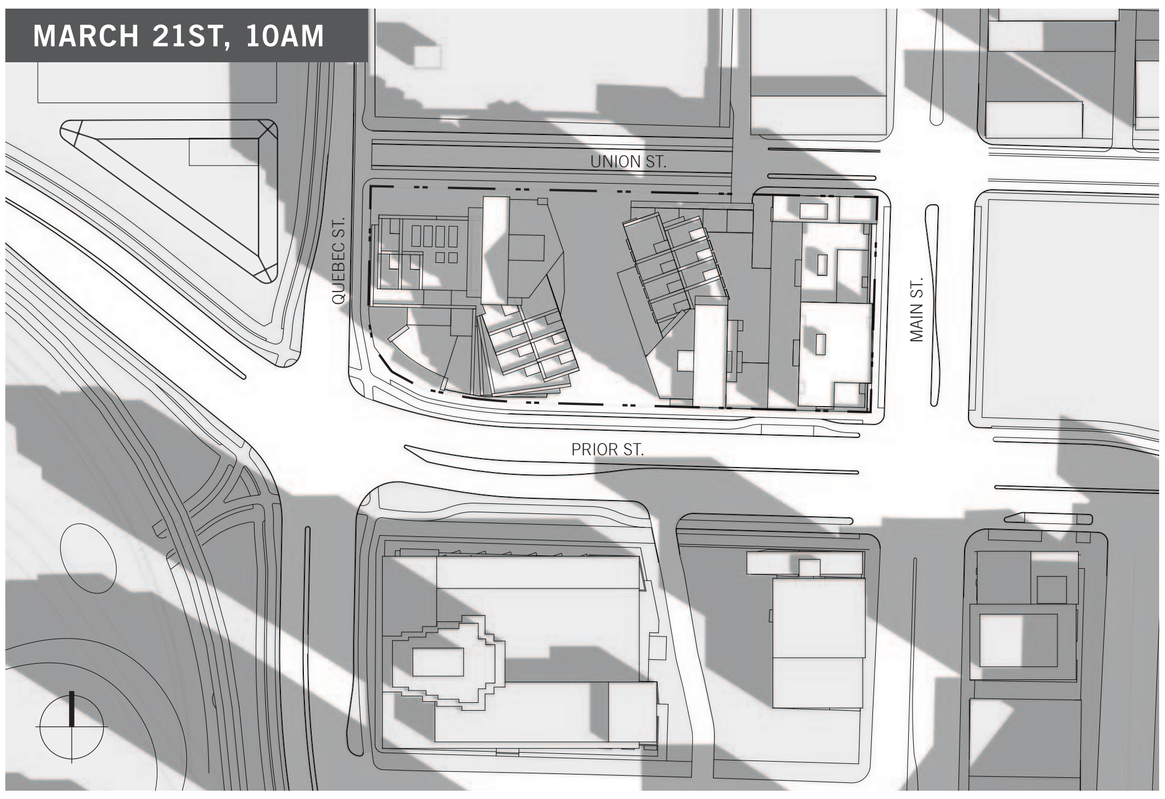
SECTION CC

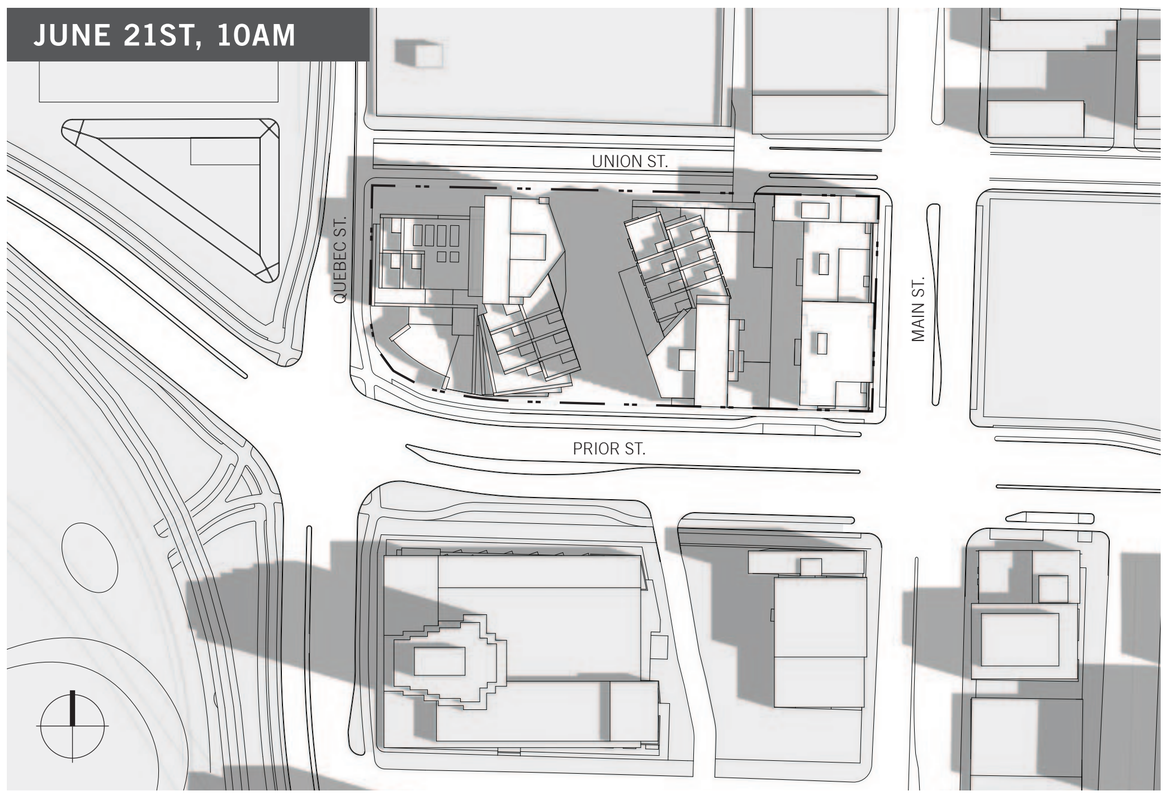


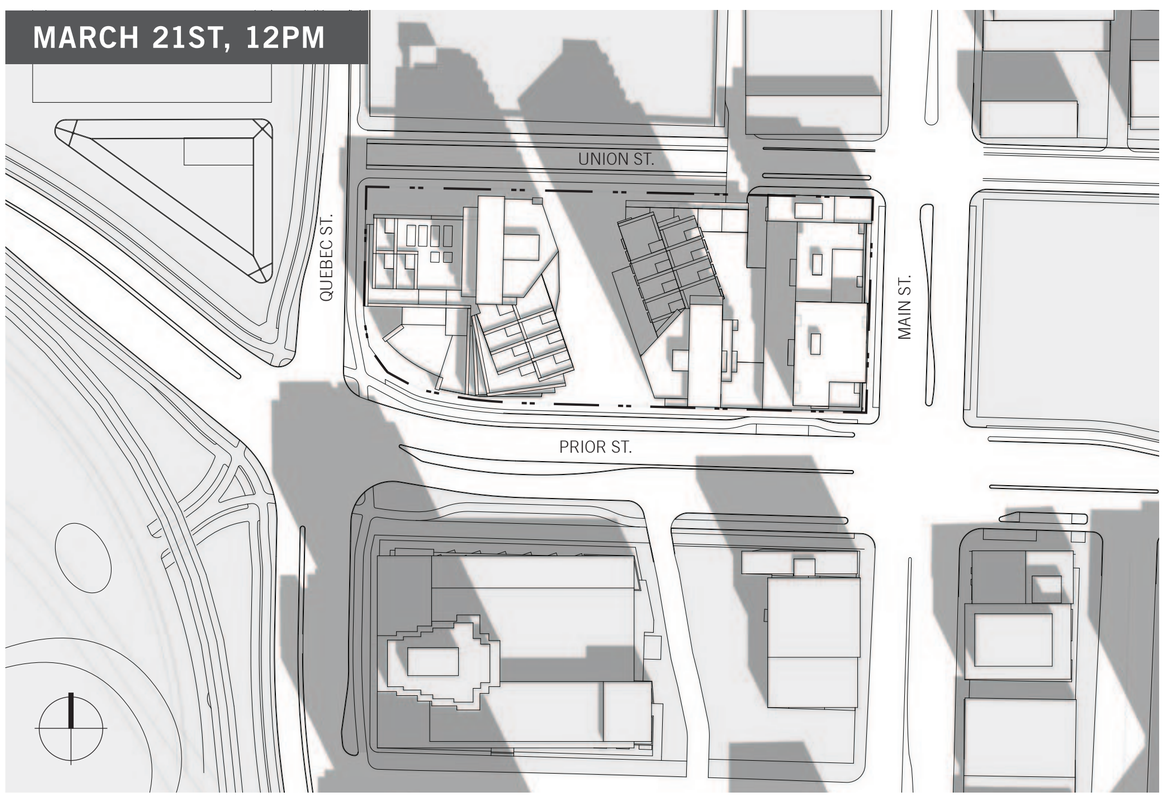


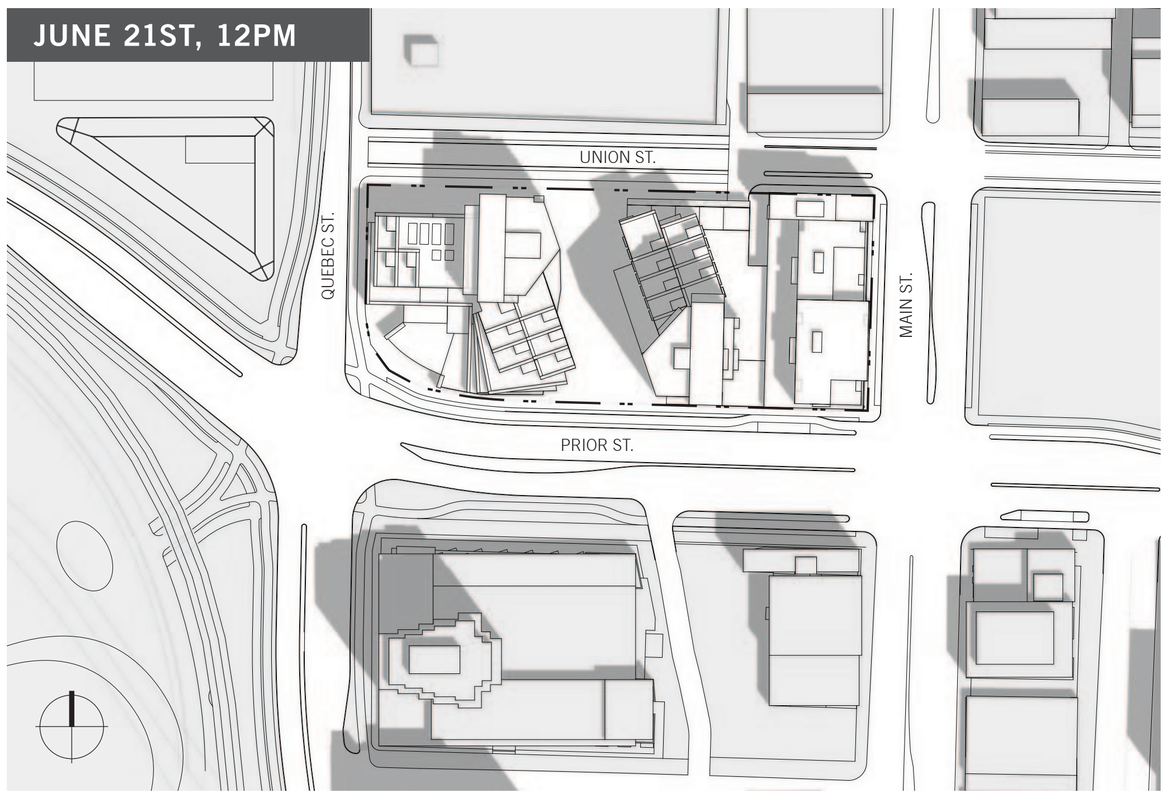
SECTION DD

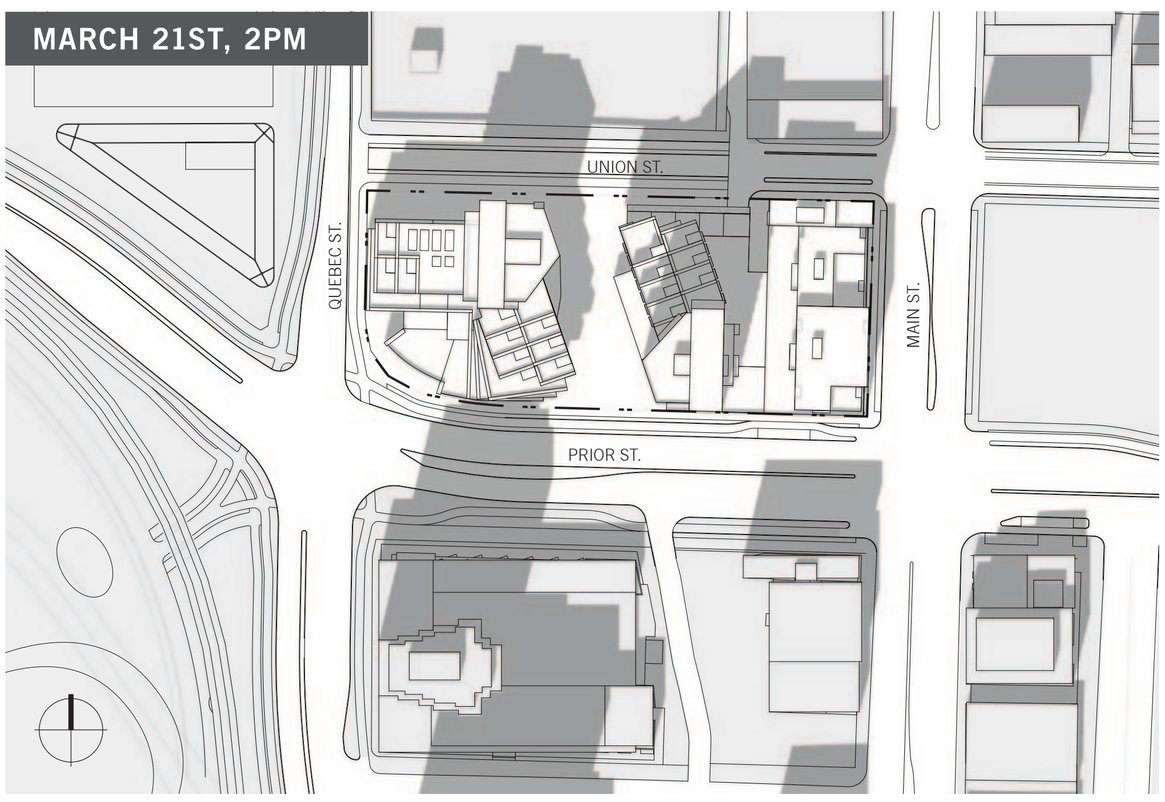
Shadow Studies

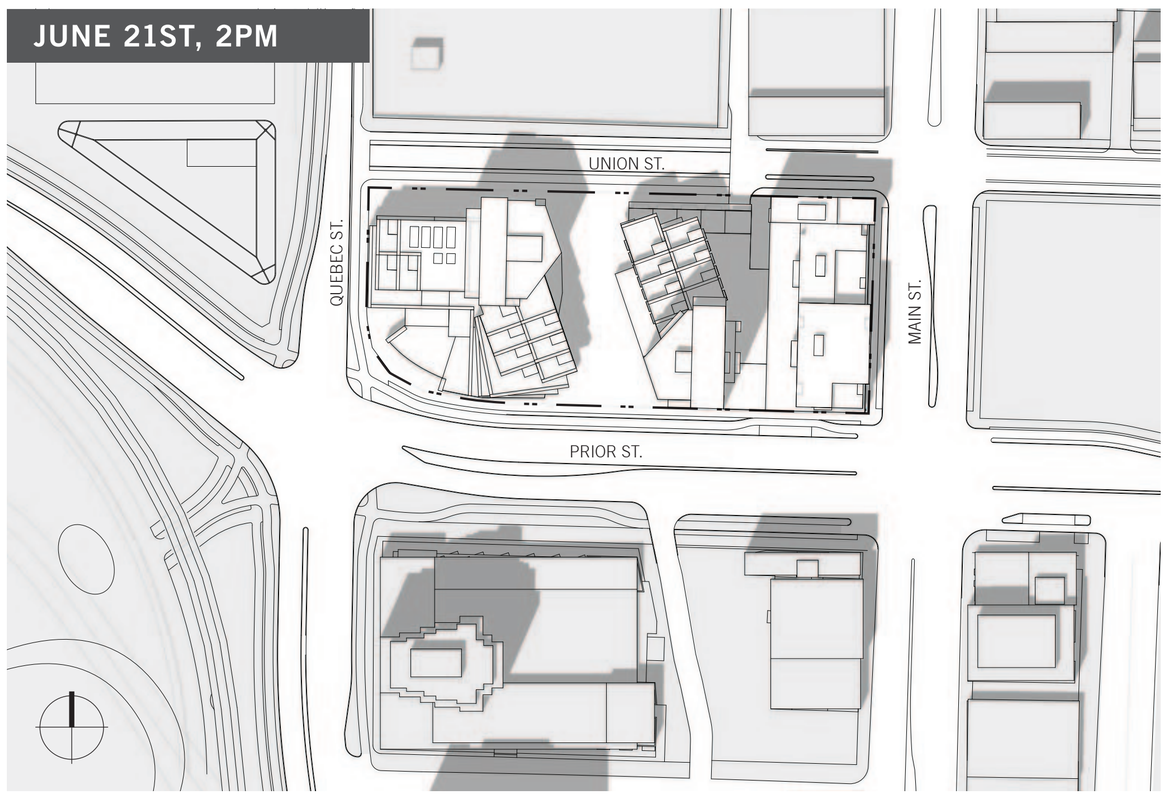


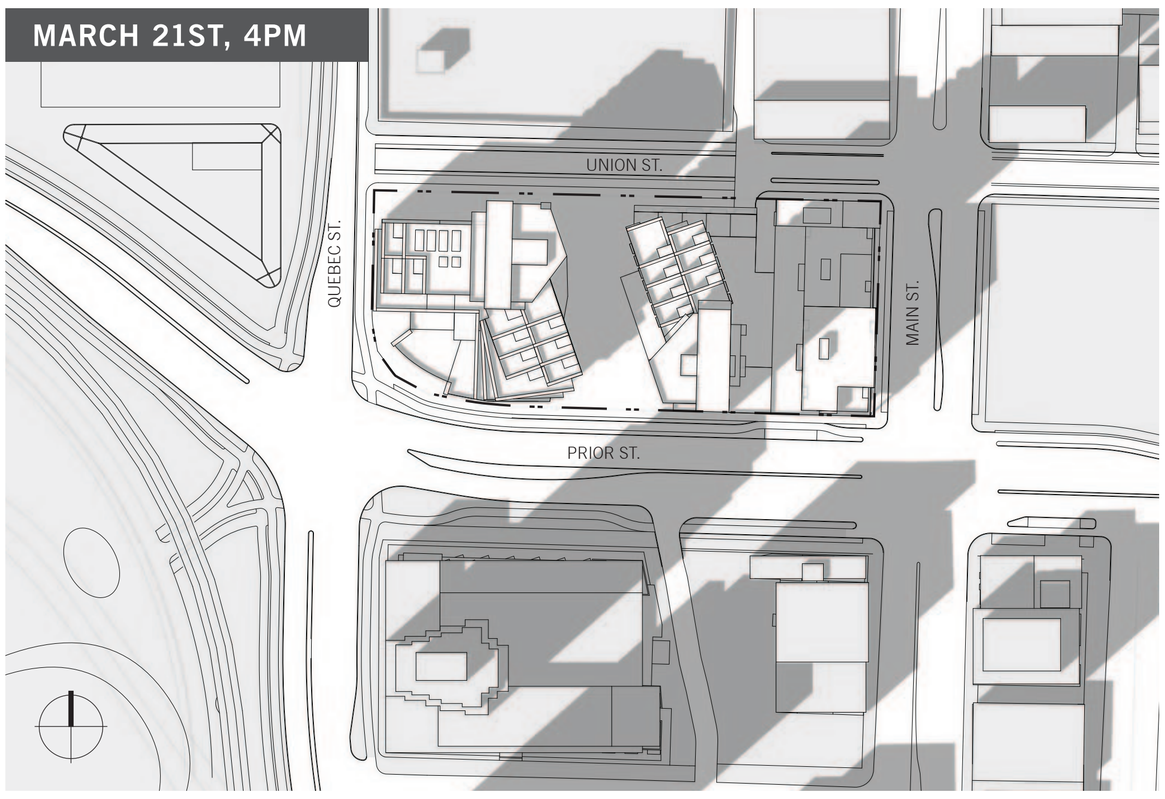


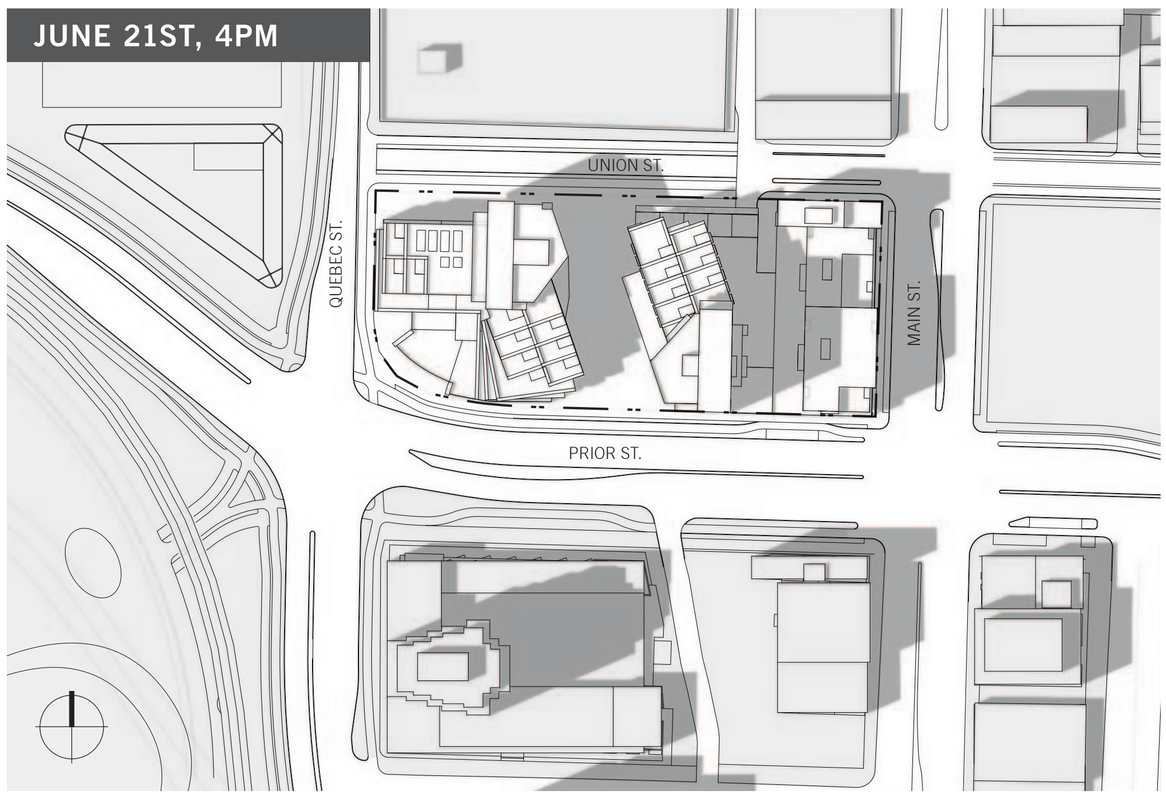










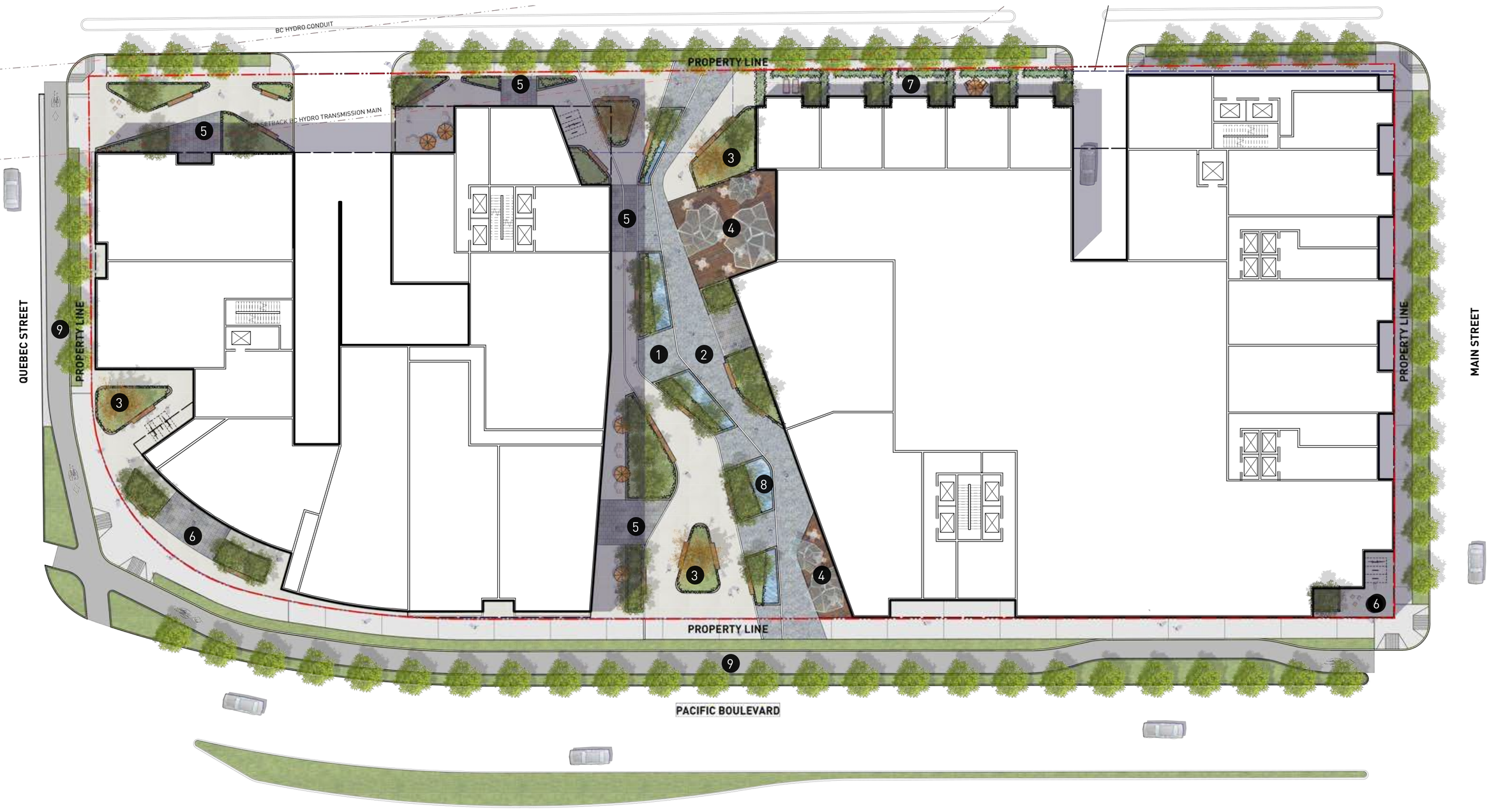


PWL PARTNERSHIP

Landscape Site Plan



Level 1



LEGEND

1. Central Plaza
2. Feature Paving
3. Planter with Seating
4. Outdoor Dining Area
5. Lobby/CRU Entry Area
6. Entry Plaza
7. Private Patio
8. Water Feature
9. Bike Lane
10. Restaurant Patio
11. Amenity Patio
12. Children's Play Area
13. Private Roof Patio
14. Urban Agriculture
15. Extensive Green Roof

Landscape Plans

Level 2

LEGEND

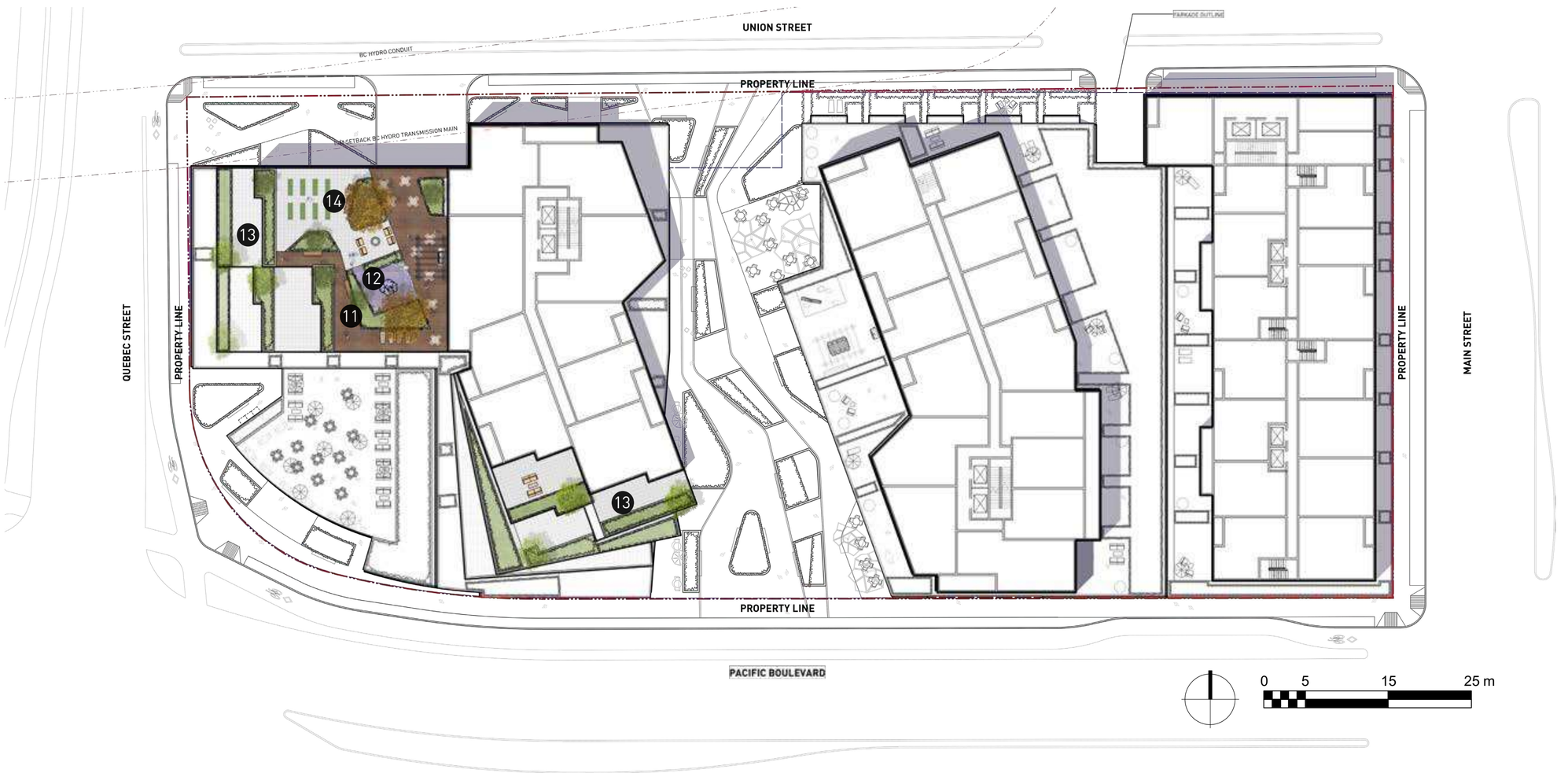
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10. Restaurant Patio
11. Amenity Patio
12. Children's Play Area
13. Private Roof Patio
14. Urban Agriculture
15. Extensive Green Roof



Levels 4-6

LEGEND

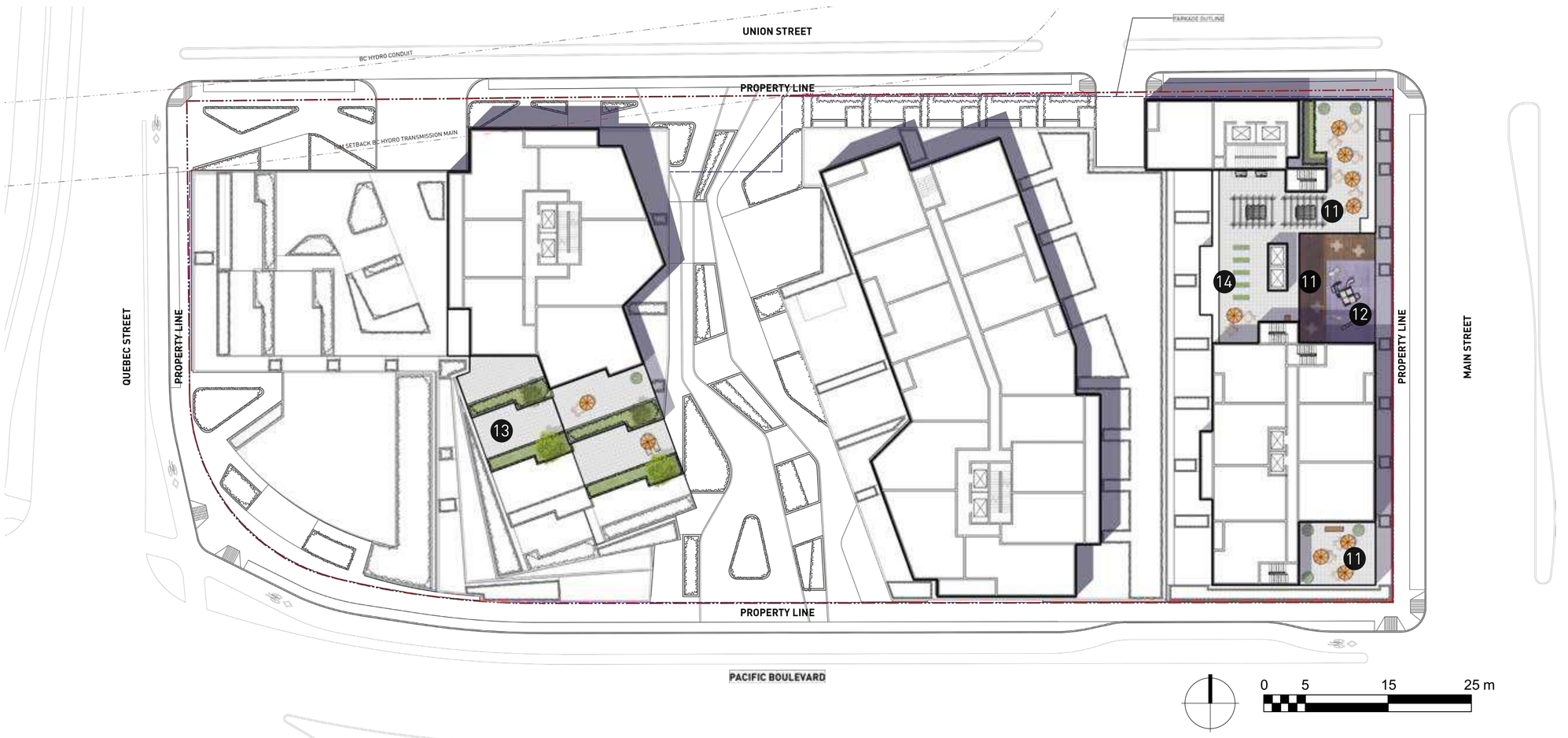
1. Central Plaza
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9. Bike Lane
10. Restaurant Patio
11. Amenity Patio
12. Children's Play Area
13. Private Roof Patio
14. Urban Agriculture
15. Extensive Green Roof



Levels 7-8

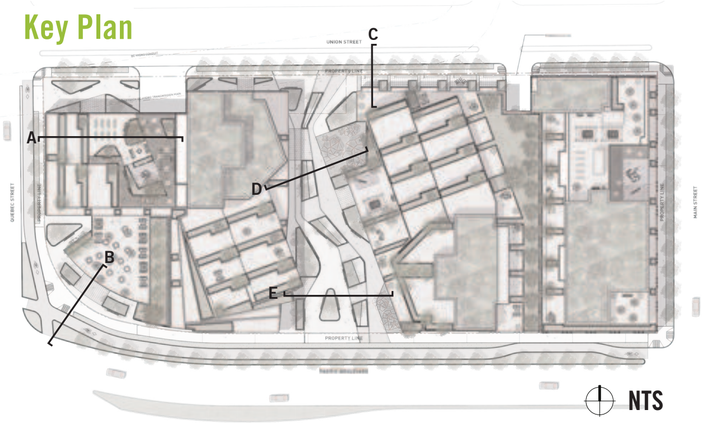
LEGEND

1. Central Plaza
2. Feature Paving
3. Planter/with Seating
4. Outdoor Dining Area
5. Lobby/CRU Entry Area
6. Entry Plaza
7. Private Patio
8. Water Feature
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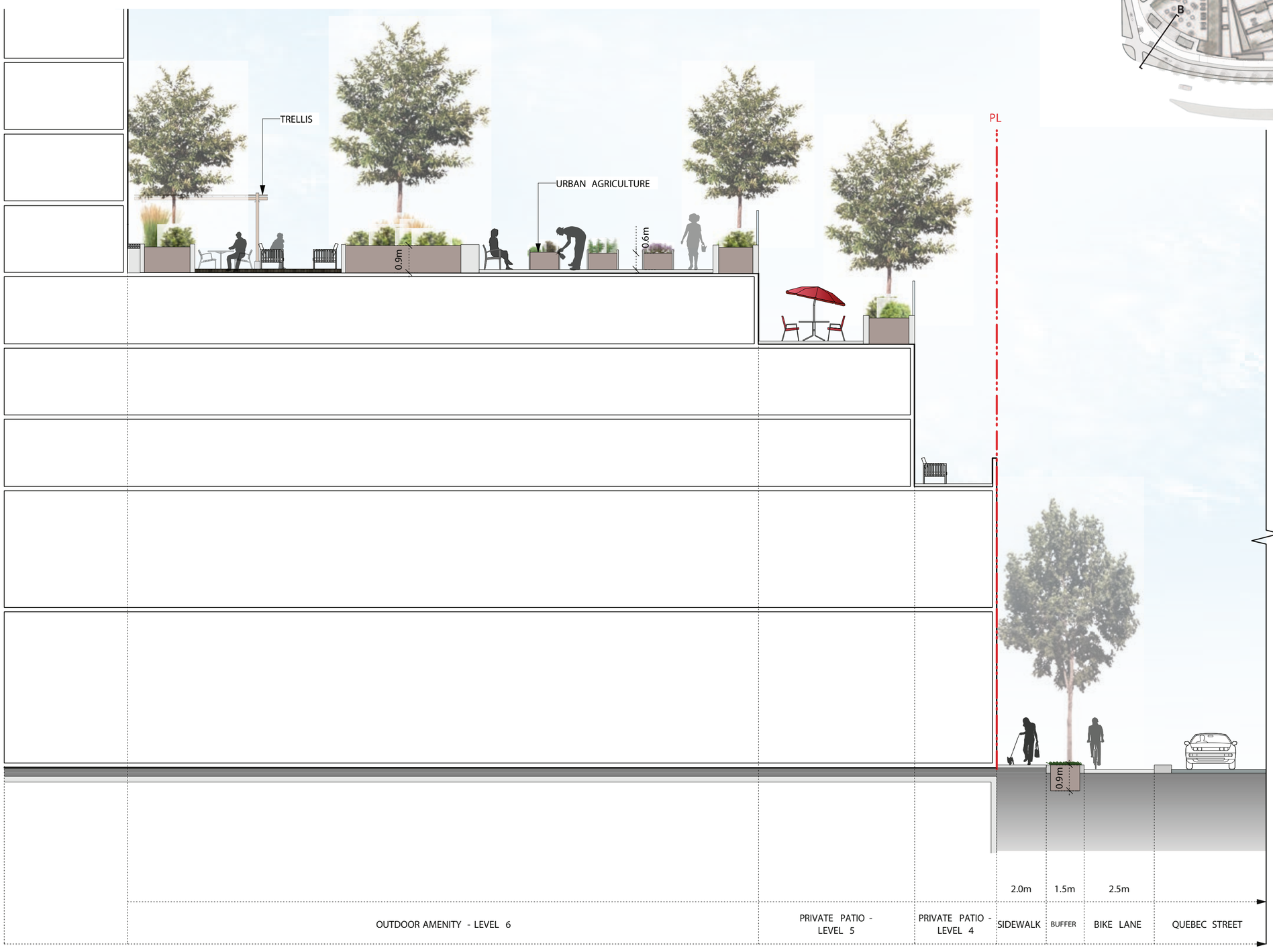


Landscape Sections

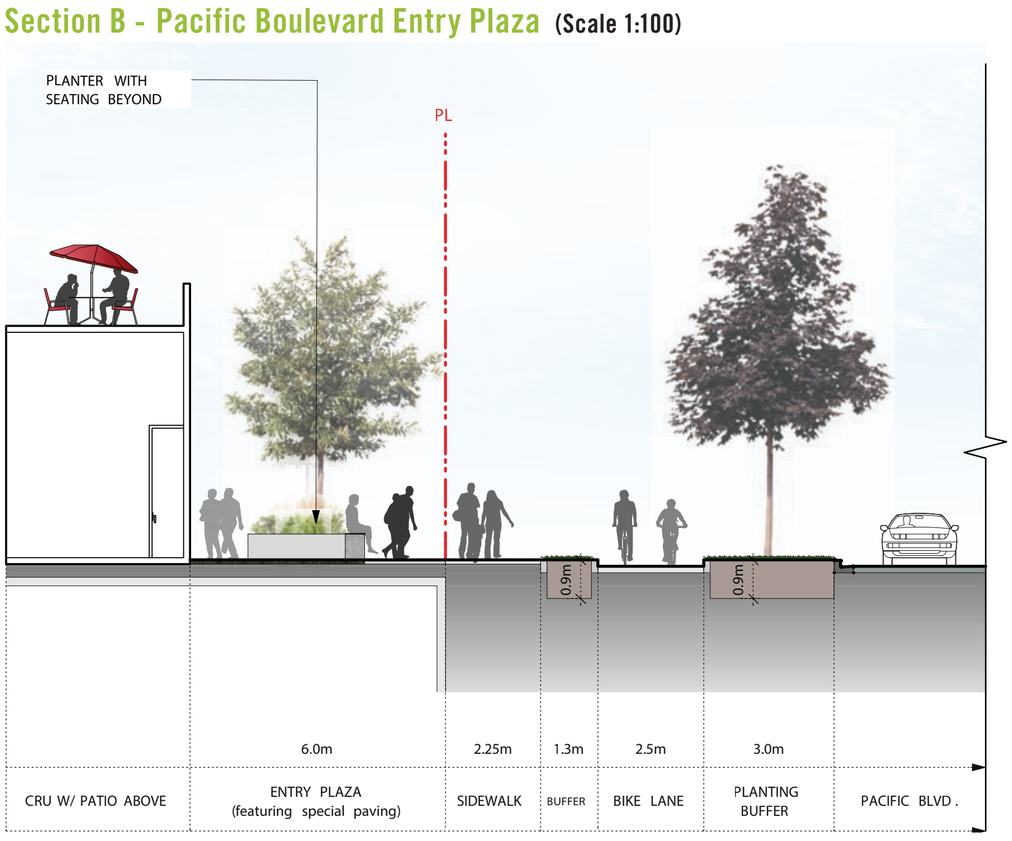
Key Plan



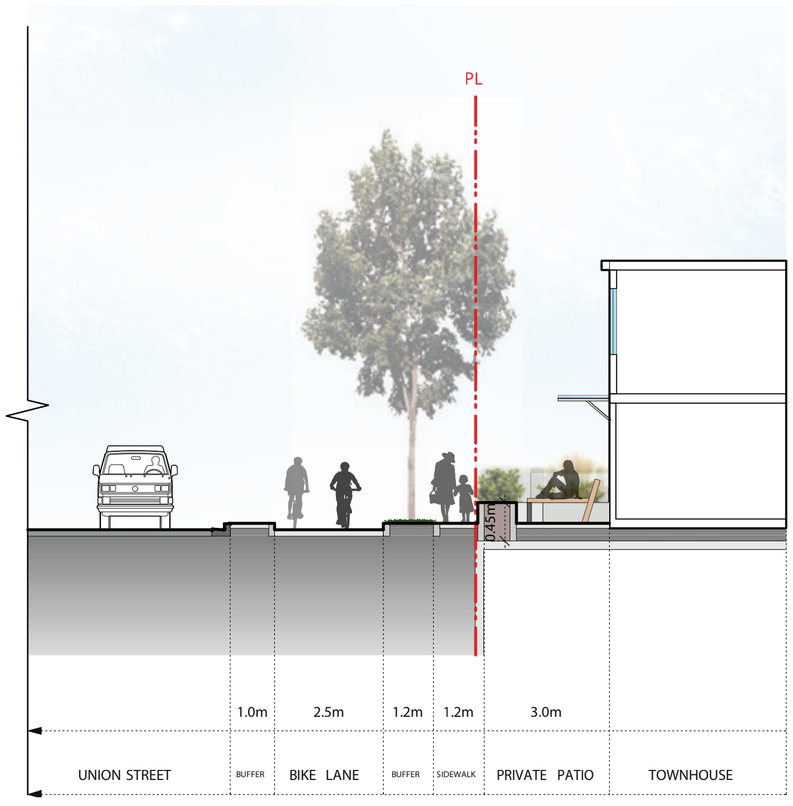
Section A - Level 4 to 6 Private Patios and Amenity Patio (Scale 1:100)



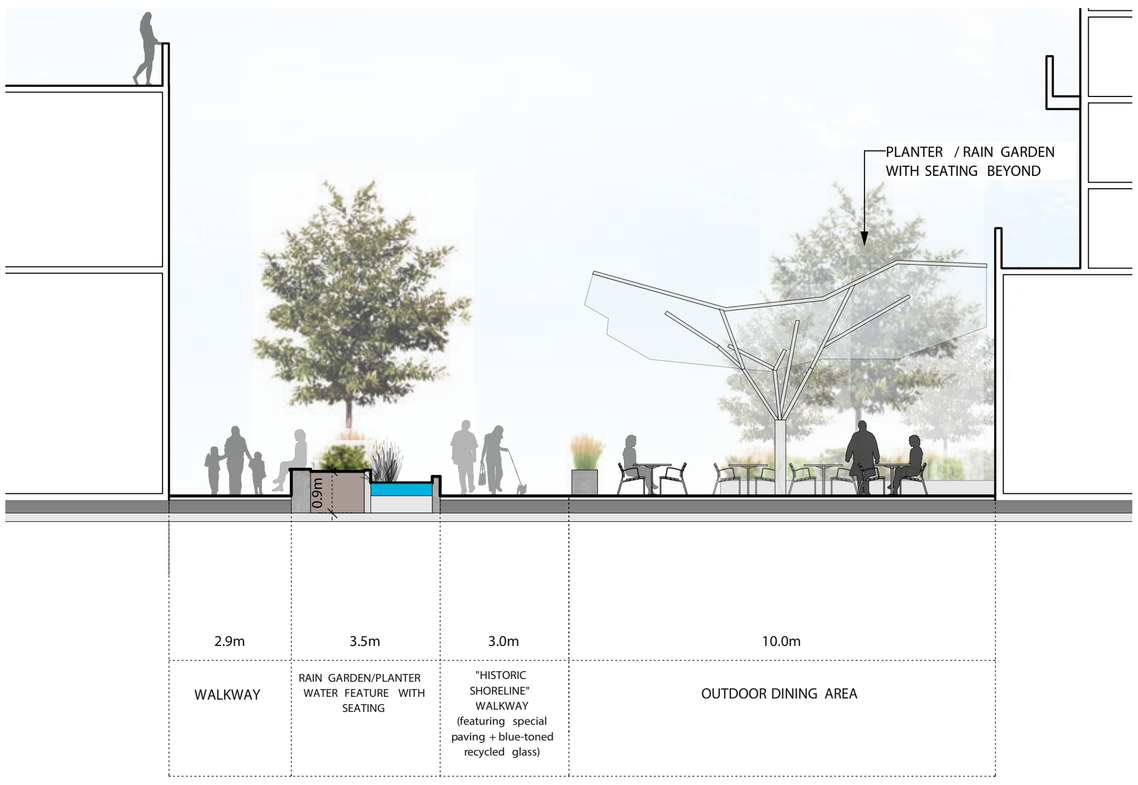
Section B - Pacific Boulevard Entry Plaza (Scale 1:100)



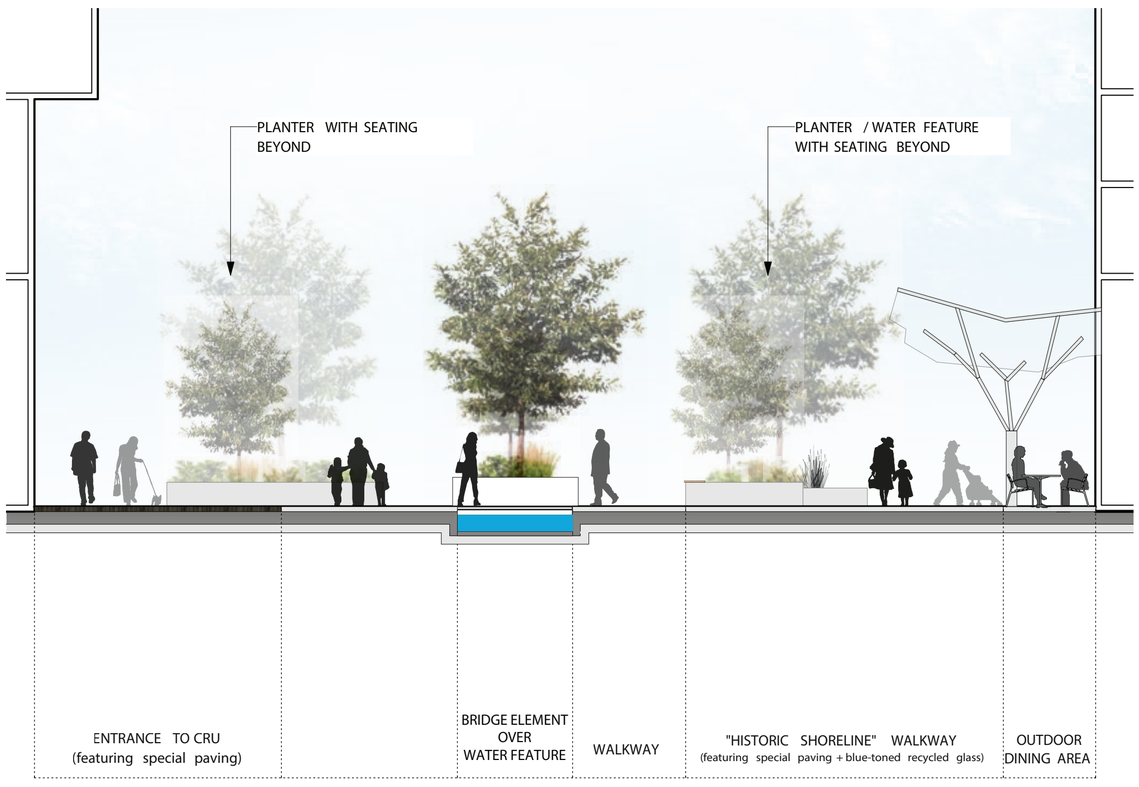
Section C - Union Street Townhouse Private Patio (Scale 1:100)



Section D - Central Plaza North (Scale 1:100)



Section E - Central Plaza South (Scale 1:100)



Open Space Framework

Level 1





CENTRAL PLAZA
- Outdoor Dining Area
- Seating Elements
- Public Art
- Feature Planting
- Ample Planting
- Stormwater Management
- Informal Gathering Space
- Strengthened Pedestrian Permeability

ENTRY PLAZA
- Informal Gathering Space
- Seating Elements
- Public Art
- Feature Planting

PRIVATE YARD
- Outdoor Dining Area
- Ample Planting

GREEN STREET

AMENITY ROOF / PUBLIC ROOF PATIO
- Outdoor Dining Area
- Seating Elements
- Feature Planting
- Outdoor Barbeque
- Play Area
- Urban Agriculture

PRIVATE ROOF PATIO
- Seating Elements
- Urban Agriculture
- Ample Planting

PLANTED GREEN ROOF
- Stormwater Management
- Ample Planting
- Feature Planting

Precedents

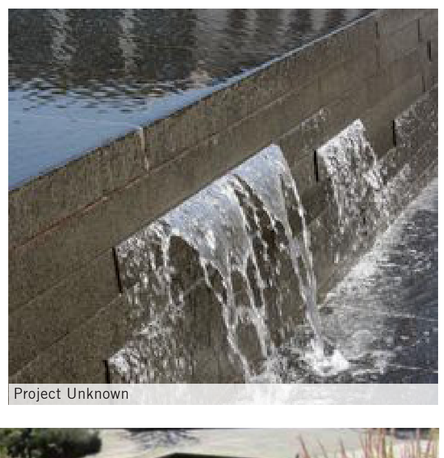


Pier 4 Plaza, Boston, MA

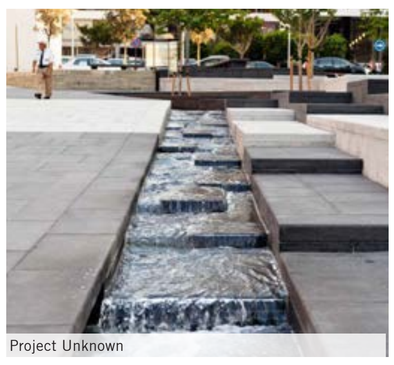

Beekman Plaza, Manhattan, NY


Westend Gate, Frankfurt, Germany

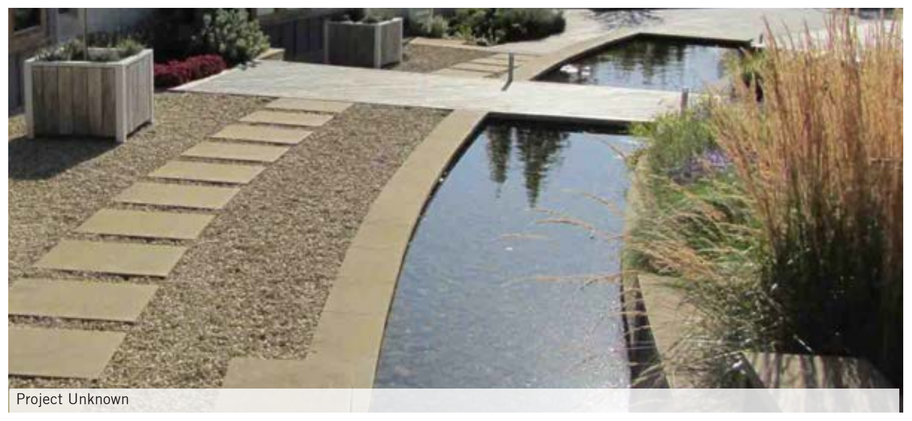

Omotesando Street, Tokyo, Japan


Project Unknown


Pier 4 Plaza, Boston, MA

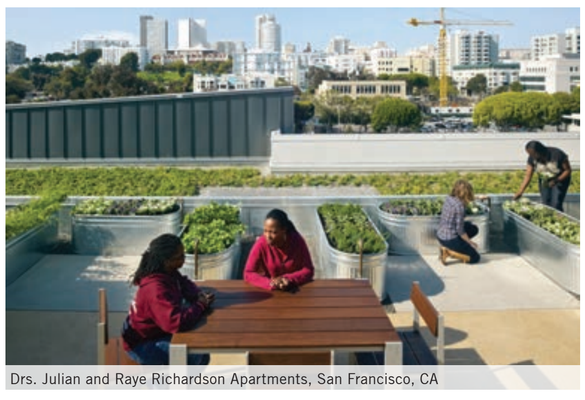

Project Unknown


Leaf-structured Canopy, Adliswil, Switzerland


Project Unknown


Sun Hop Park, Vancouver, BC


Bentall V Plaza, Vancouver, BC


Drs. Julian and Raye Richardson Apartments, San Francisco, CA


Sutra's Rooftop Yoga, Phoenix, AZ

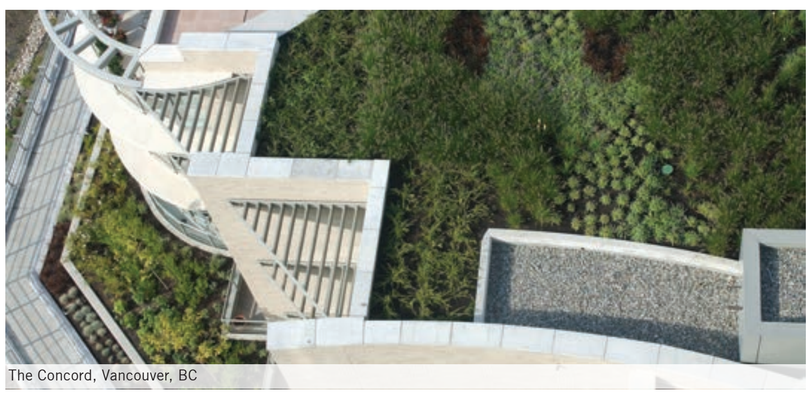

Pender Plaza, Vancouver, BC



The Street at Westfield, Stratford, London, the UK


West Village Daycare, Vancouver, BC


ERA Multi-Use Development Complex, Sydney, NSW, Australia


The Concord, Vancouver, BC


Mirabella, Portland, OR


Dockside Green, Victoria, BC