

# DEVELOPMENT PLAN

## *The University College of the Cariboo*

### THE UNIVERSITY COLLEGE

The mandate of The University College of the Cariboo (UCC) is to serve its region of 60,000 square miles in the Interior of British Columbia. It has grown from a few hundred students into a major BC college, serving over 5,000 students in academic, career, trades and other programs, plus some 12,000 participants in Extension credit and non-credit courses.

The main campus in Kamloops is augmented by a campus in Williams Lake offering first year academic courses, career programs, trades and industrial training programs, and by learning centre operations or community coordinators in Cache Creek/Ashcroft, Chase, Clearwater, Clinton, Lillooet, Logan Lake, Lytton, Merritt and 100 Mile House. The existing and new site comprising 245 acres in Kamloops creates new opportunities for shaping the future University College through a rational process of campus planning tempered by the integration of educational and cultural values. These opportunities include:

- establishing norms for new building site selection
- anticipating future site needs and the retrofit of existing buildings
- improving access and circulation while fully supporting the emerging academic, career/technical and vocational training programs in an environmentally responsive fashion.

### MISSION STATEMENT

UCC is a comprehensive University College responding to the educational needs of the various communities it serves. To develop knowledgeable, productive citizens, it offers a wide range of university degree, academic transfer, career/technical, vocational and developmental programs.

UCC is committed to excellence in education achieved through exemplary teaching, scholarship, research, the uniqueness of its programs, and the quality of its support services.

To enhance each student's personal as well as academic growth, UCC fosters thinking, learning, creative and social skills. Through participatory processes, it aspires to develop a distinct identity as an institution of higher learning. Believing individual development to be a life-long process, UCC is committed to challenging and enhancing the lives of those associated with its programs

*The broad developmental thrusts for the next 10-15 years will include:*

- Full degree-granting status by 1995
- A ladderred, flexible curriculum
- A college-wide network of interdisciplinary studies
- International Education
- Co-operative Education
- Community-based Programming
- Expansion of Native Education
- Human Resources Development

*Objectives influencing the development of the Plan will include:*

- Defining UCC's identity as a comprehensive University College
- Providing comprehensive and responsive learning opportunities
- Accommodating diversity of student population
- Fostering a climate supportive of teaching and learning
- Promoting regional, social, economic and cultural development.

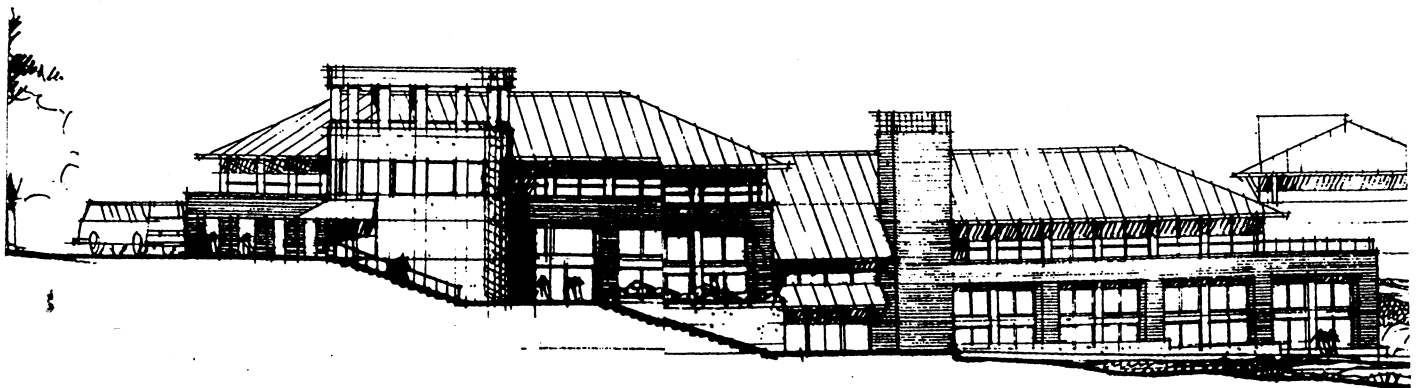


## CAMPUS DEVELOPMENT PLAN

The Campus Development Plan (CDP) provides a spatial setting appropriate to learning and teaching for a unique site and environment. Historically, campus planning in Canada's west builds on a nearly 200 year tradition initiated by Thomas Jefferson when he laid out the site development for the future University of Virginia. He chose the Latin word *Campus* to describe a large field with buildings located so as to enclose open spaces conducive to academic and social exchange between faculty and students. Experience since then has shown that what is being taught and the setting in which learning occurs are mutually inter-dependent and ought to be mutually supportive. European universities founded in medieval cloisters or monasteries generate an education radically different from the North American campus and its leafy green setting. The CDP identifies land use, space and landscaping priorities to guide the siting and grouping of buildings, facilities and circulation on the campus; and describes the process through which the University College is expected to evolve based on principles established in the Education and Facilities Plans. The CDP reflects a vision of chosen academic goals and objectives, college and student needs, as well as environmental sensitivities. The Plan is designed to achieve a human scale and to create a student-teacher relationship conducive to learning and teaching.

The point of arrival for UCC will be *The Campus Common*. A linear development of the main campus emphasizing *Court* groupings of related functions and buildings provides a functional and symbolic relationship between established buildings and an evolving cohesive university campus that can be achieved progressively. The enlarged campus overlooking the Thompson River and Kamloops, demands a careful landscape development based upon existing topography, tree groupings, ground cover and the proposed use of outdoor space throughout the seasons and at different times during the day and night.

A variety of academic and vocational programs are currently housed in temporary or no-longer satisfactory buildings. Also, certain building uses are likely to be out of place in relationship to the enlarged campus and emerging circulation and access system. Consequently, the redevelopment of existing sites and buildings will become an important strategy in shaping the new campus and rationalizing the overall activity pattern. The scale and rate of development envisaged in the CDP will respond to student needs based on enrollment. Actual and projected enrollments indicate a gradual rise from current 5,000 students to nearly 9,000 in five years and perhaps 11,000 at the end of the decade.

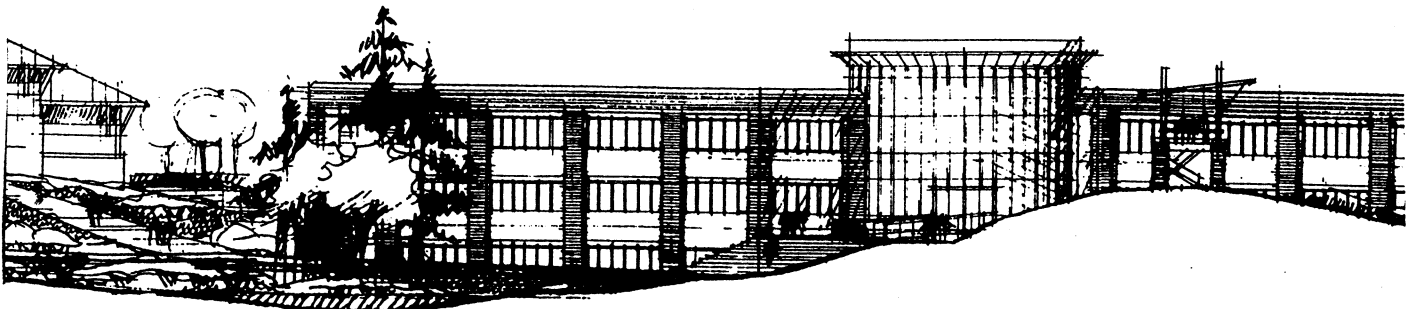


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## PRINCIPLES OF SITE DESIGNATION

The impetus for the CDP stems from a series of interrelated issues that come together concurrently:

- UCC is BECOMING a university. This creates the opportunity for planning for education and adaptive change
- UCC anticipates that ENROLLMENT will DOUBLE by the end of the decade. This creates the necessity to plan progressively for an expanding community of faculty, students and staff
- UCC has been enlarged to 245 ACRES. This creates the necessity to plan comprehensively and in response to the environment
- UCC continues to modify its EDUCATION PLANS and training programs. This creates the context for planning an expanding curriculum and its spatial context
- UCC's BUILDING STOCK and infrastructure require adaptation and modification for changing uses. This creates the need for current and new buildings and services to be fully flexible and re-usable since buildings and their location outlast specific program requirements
- UCC's Education Plan AGGREGATES RELATED PROGRAMS and courses. This allows for relevant spatial clustering and the creation of indoor and outdoor meeting spaces for effective informal learning in an architecturally supportive environment
- UCC's PLACE IN KAMLOOPS is increasingly significant and strategic economically and spatially. This requires the fullest cooperation with urban and regional planning, ensuring easy access to the campus while creating a pedestrian friendly and environmentally constructive campus
- UCC's FINANCIAL RESOURCES are expanding to reflect expanding needs. This creates the necessity of capital budgeting and setting priorities. Education dollars are scarce and precious!
- UCC's FORWARD COMMITMENT to becoming the premier educational institution of its region demands continuous campus planning and implementation through a strong and explicit Office of Campus Planning.

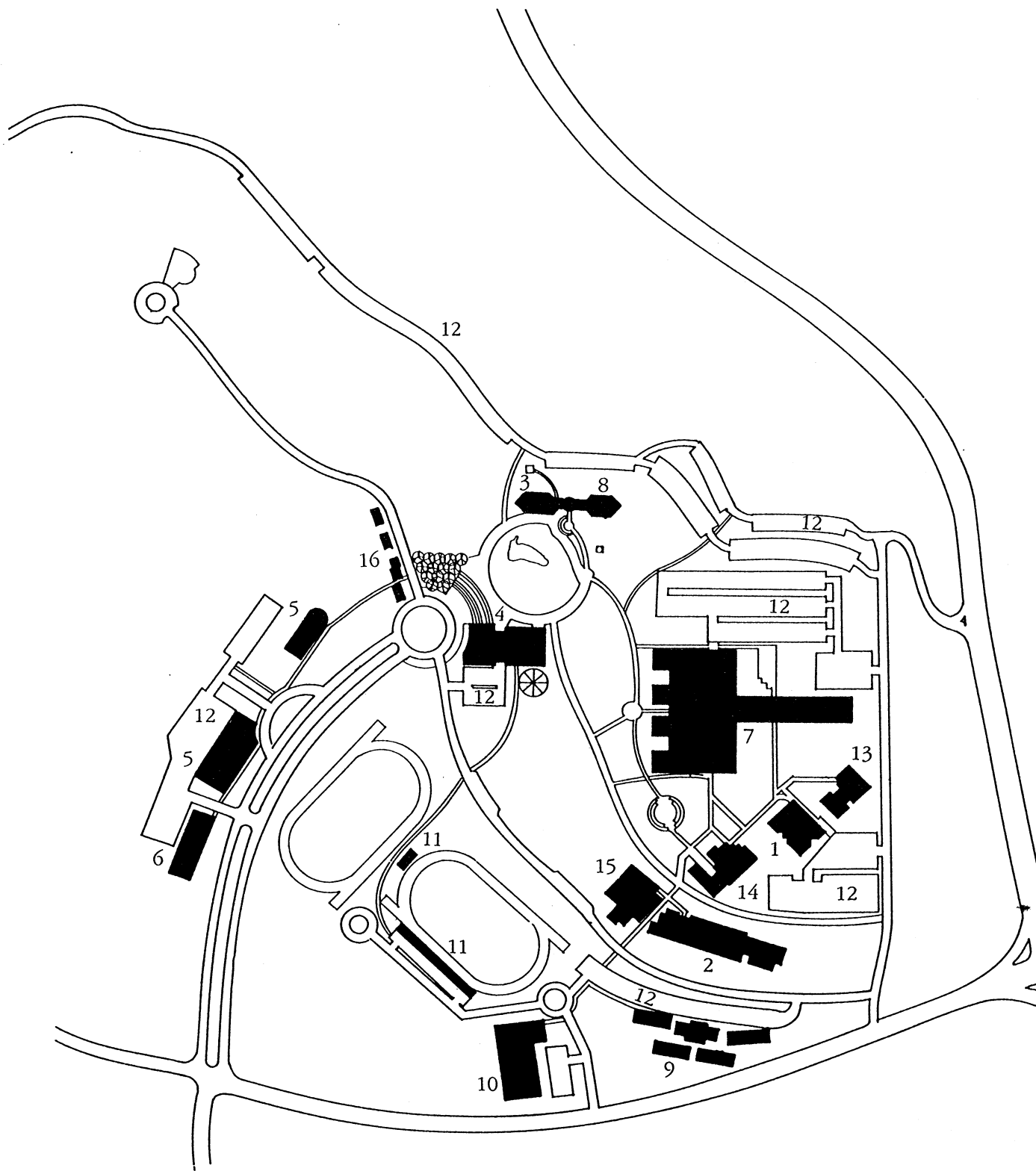


## DESIGN APPROACH

The Kamloops CDP challenges the traditional hierarchy of spaces within a university - the academic/ administrative core with a periphery comprised of residential and social areas. The proposed response to this challenge will involve:

- capitalizing on strategic opportunities occasioned by new land acquisition
- delineating the teaching-learning core of the University College
- emphasizing the strategic and symbolic siting of new buildings to reinforce the unity of the college, especially retaining the proximity of academic and vocational programs and reinforcing the interdisciplinary focus of UCC's programs
- creating a north-west linear axis for future buildings and site expansion respecting topography and landscape
- anticipating and advancing educational programs for future development
- maximizing limited capital resources for buildings and infrastructure by harnessing the natural geography
- establishing and nurturing synergy between interior and exterior spaces by effective spatial enclosure and linking clusters of related programs
- conserving and integrating landscape resources, open spaces and views
- optimizing circulation and access within a pedestrian friendly campus
- minimizing locational constraints imposed by existing buildings and roads
- each new or retrofitted building should optimize view corridors, establish symbolic and functional landmarks to guide future development, and incorporate natural and landscape resources, to ensure that the campus is more than the sum of individual parts.





## PHASE I

7,000 Students

Phase I will add 30,000 m<sup>2</sup> to the existing 40,000 m<sup>2</sup> of buildings through new and renovated construction

## CAMPUS DEVELOPMENT PLAN PHASE I

The Campus Plan is designed to give full spatial expression to UCC's current and expanding educational mandate. The academic, career/technical, vocational and industrial curriculum is shaping the Campus Plan and will determine the stages of its implementation. Specific building sites will be grouped to achieve compatible educational activity clusters within and between buildings. These linked groups of buildings will encourage the desired interdisciplinary and interactive learning and teaching imbedded in UCC's educational goal. Since campus buildings usually outlive the specific programs they accommodate, it is essential that in locating and designing specific buildings, their structure, layout and utilities remain flexible and fully adaptable to changing program requirements. Concrete or steel structures ought to be able to accommodate multiple changes over their designed life time. The implementation of the Campus Plan in Kamloops will reflect UCC's unfolding curriculum, forecasted student enrollment and available financial resources. This process will be phased in progressive increments linked to student enrollment: Phase I +/- 7,000; Phase II +/- 9,000; Phase III +/- 11,000.

### *Phase I*

During Phase I, UCC will become a linear campus reflecting the enlarged acreage and topography, with a major new entrance leading to its academic and administrative core. A distinct pedestrian circulation network will parallel road access to existing and new buildings, and will include expanded parking lots in an appropriate landscape setting. The new vocational/industrial complex will link the campus with the municipal industrial park beyond its southern boundary.

### *Phase I Expansion*

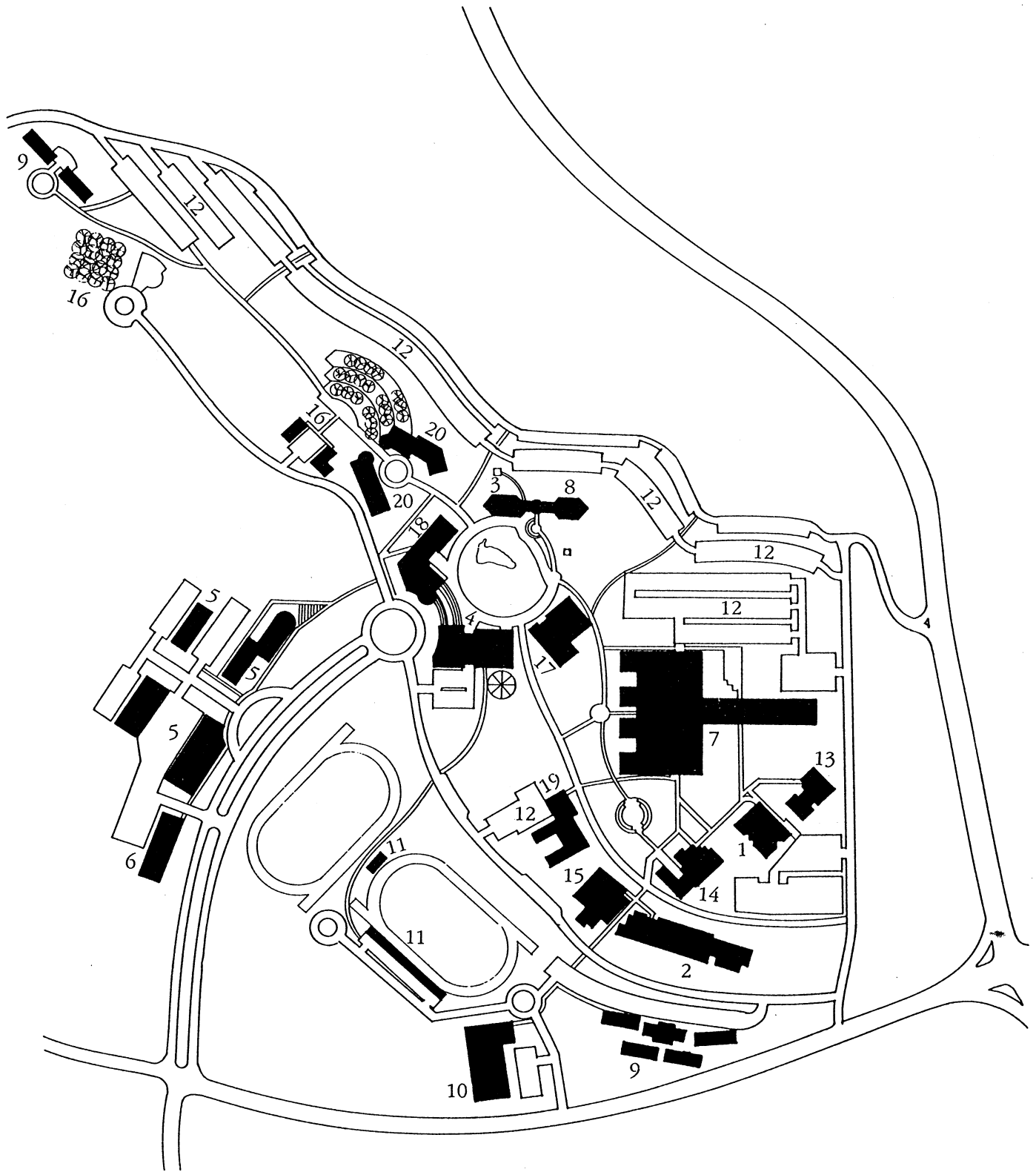
- 1 Library Expansion 1990-1991
- 2 Physical Sciences Expansion 1991
- 3 Arts Building Phase I, 1991
- 4 Campus Activity Centre at *Campus Common*: conference facilities, cafeteria, indoor-outdoor ceremonial structure, retail, bookstore, pub, bank
- 5 Vocational Industrial Complex including Centre for Applied Technology and Trades and Technologies classrooms
- 6 Physical Plant: offices, stores, security and maintenance. 1992-1993
- 7 Remodel Main Building for Education, Early Childhood Education, Developmental Programming and Day Care to 2 floors of B - C Block. Business, Math & Computing to A-Block. Faculty offices, Visual and Fine Arts to C-Block. Remove portable faculty offices.
- 8 Arts Building Phase 2 with Archives
- 9 Additional Student Housing
- 10 New Aquatic Centre
- 11 Track Bleachers and Field House
- 12 New Parking
- Buildings Not Affected During Phase I Expansion
- 13 Clock Tower Building
- 14 Food Services
- 15 Gymnasium
- 16 Horticulture

### *Landscape & Access Improvements*

- a. entry boulevard & land acquisition
- b. appropriate infrastructure expansion
- c. works yard
- d. campus to become Botanical Garden
- e. new parking access road
- f. new service/connector road
- g. parking terraces: student and faculty
- h. reconfiguration of industrial parcels
- j. new central pedestrian circulation
- k. landscape McGill entry
- l. reconfigure large north parking lot
- m. enhance north-east nature reserve
- n. enhance preserve areas and pond

### *Regional Campuses Expansion*

Williams Lake: Trades Building;  
Merritt: new location;



## PHASE II

9,000 Students

- Phase II will add another 30,000 m<sup>2</sup> to the 70,000 m<sup>2</sup> of buildings through new and renovated construction. Phase III will require 15,000 m<sup>2</sup> to complete the construction to accommodate an anticipated enrollment of 11,000 students.



## CAMPUS DEVELOPMENT PLAN PHASE II

As student enrollment will move from 7,000 to 9,000 a new central library will compliment the campus core and groups of program-specific buildings will continue the campus development westward. Implementing detailed landscape and circulation patterns will ensure a pedestrian friendly, public transit oriented compact UCC campus.

### *Phase II Expansion*

- 17 New Library at *The Campus Common*.
- 18 Administration Building: President, Vice-Presidents, Registrar, Admissions, Financial Services, Bursar, Counselling, Records, Placement, Human Resources
- 13 Remodel Clock Tower for Physical Sciences Expansion
- 1 Remodel Library for Physical Sciences Expansion
- 7 Remodel A-Block for general classrooms
- 19 Animal Health Technology Building
- 16 New Horticulture cluster and nursery
- 5 Vocational shop space expansion
- 5 Industrial Technologies expansion
- 9 Additional Student Housing
- 20 Develop Arts Cluster
- 12 Parking

### *Landscape & Access Improvements*

- a. trees along McGill Rd.
- b. acquire land for new entry gateway
- c. landscape main entry and *Campus Common* ; create spatial enclosure
- d. tree entry boulevard
- e. extend pedestrian boulevard
- f. relocate nursery
- g. additional parking terraces
- h. enhance Guerin Creek and Lookout

### *Campus Development Plan Phase III*

During this phase, student enrollment is estimated to reach 11,000. Expansion and renewal of existing buildings will play an essential role in the strategy of developing the campus under the impact of its changing and expanding mandate as UCC becomes a free-standing degree-granting university.

### *Phase III Expansion*

- 21 New Gateway Building
- 22 New Gymnasium
- 15 Theatre relocated to old Gymnasium
- 20 Arts Cluster Consolidation
- 20 Arts Expansion
- 23 New Business, Commerce Cluster
- 16 Horticulture Cluster Consolidation
- 9 Additional Student Housing
- 5 Trades and Technologies expansion

Horizontal expansion is possible in addition to new buildings and remodelling

### *Landscape & Access Improvements*

- a. complete landscape of campus as Botanical Garden
- b. enhance nursery and orchard
- c. extend pedestrian circulation
- d. additional parking terraces fully landscaped



## PLANNING CONSIDERATIONS

The following criteria were considered in preparing the Campus Development Plan for the Kamloops campus:

### SITE

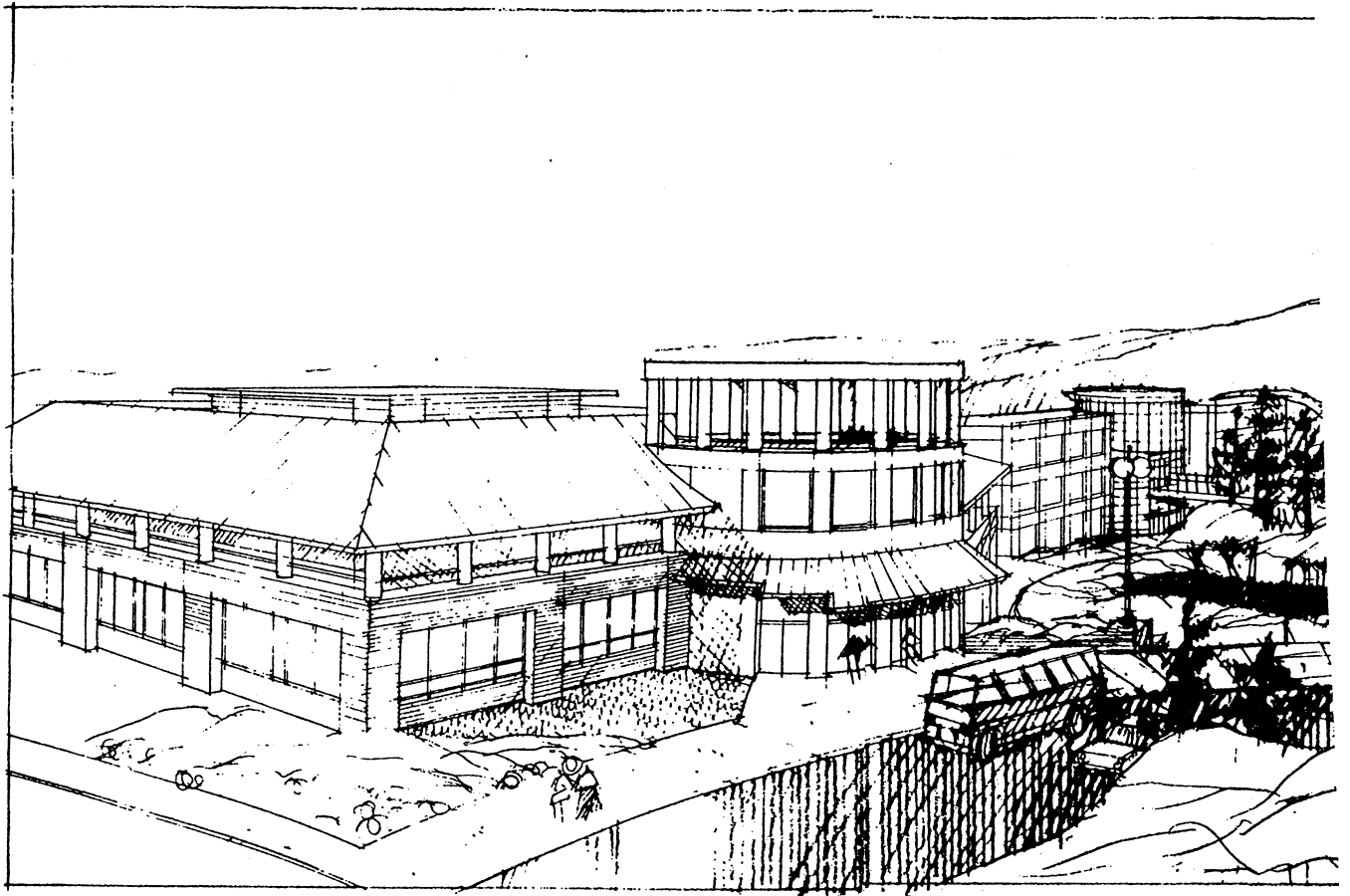
- Views
- Topography
  - *Benchland*
  - *Circulation*
- Existing Buildings
  - *Permanent*
  - *Temporary*
- Existing Infrastructure
  - \* *Roads*
  - \* *Services*
  - \* *Paths*
  - \* *Parking*
- Transportation Access
  - \* *Buses (frequency and routes)*
  - \* *Faculty and staff cars*
  - \* *Student and visitors' Cars*
  - \* *Service vehicles*
- Natural Amenities and Landscape
  - \* *Desert Surrounding versus Green Inner Sanctum*
  - \* *Observatory Knoll*
  - \* *Meadow at Hub*
  - \* *Rock Bluff*
  - \* *Nature Preserves*
- Neighbouring Land Uses
- Climate

### CONCEPTS

- A Sense of Arrival
- A Campus setting rather than a University complex
- Separation of Traffic and Pedestrian
- Beads-On-A-String
  - \* *Social Spaces within Clusters along Paths*
- Access in Central Hub primarily for Support Services
- Domino Approach to the Re-Use of Buildings

### GROWTH

- linear Growth to northwest
- driven by Enrollment, Education and Facilities Plans
- urgent need to relocate Works Yard and Industrial Technologies functions
- continuing demand for Infrastructure expansion and replacement
- Campus Common and Courts



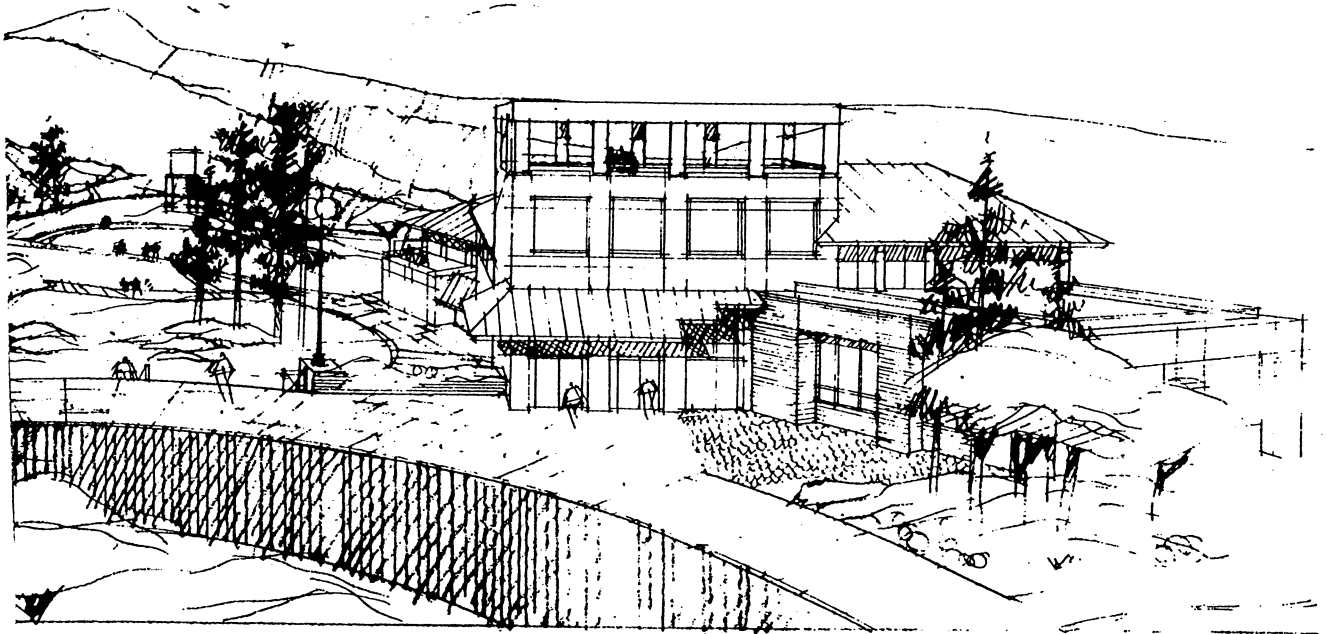
## **VIEW OF CAMPUS COMMON**

### **DESIGN GUIDELINES**

The CampusDevelopment Plan establishes guidelines for future buildings. The development of detailed guidelines is not intended to restrict the freedom of design professionals, but to assist them in making choices that will contribute to an overall sense of unity throughout the campus. Rather than defining a particular architectural style for future buildings, a "kit of parts" approach provides the flexibility needed to accommodate disparate functional programs in a variety of buildings as well as to the distinctive skills of future architects and designers.

### **BUILDING CHARACTER**

The majority of the buildings on the Campus will be between one and three stories. In order to provide an appropriate human scale for the Courts, to minimize cast shadows, and to help relate the buildings to the natural terrain, the CDP recommends one- and two-storey lean-to forms with low sloping roofs in relation to three-storey buildings. Where possible, sloping roofs will complement the prevailing topography, and where the footprint of a building is too large for a single sloped roof, a flat roof and lean-to can be used.



### EXISTING FINISHES

The existing Campus buildings, except the A-B-C Block and Cafeteria Building originally used Clayburn Giant Brick "Walnut". More recent additions to the Library and Science Building have used IXL Giant Brick "Kootenay Brown", similar in color. The CDP recommends Kootenay Brown Brick on future additions in the vicinity of the existing core. Buildings grouped around other Courts, e.g. those proposed for the *The Campus Common* contained by the Campus Activity Centre and the future Central Library, should be of different but compatible color - e.g. Dark Tweed.

### THE PALETTE OF FINISHES

#### *Exterior Walls*

- Giant Brick for academic buildings as per existing with limited color change
- Painted concrete block for utility and industrial buildings
- Use of stucco (cement or acrylic) to be discouraged on academic buildings, but may be used with concrete block on utility and industrial buildings

#### *Sloped Roofs*

- Metal to match ClockTower or same profile in galvanized steel

#### *Glazing*

- Clear or brown tinted, non-mirrored glass in painted or anodized sash
- Clear or obscured Glass Block used where translucent light penetration is required

#### *Pedestrian Pathway & Court Paving*

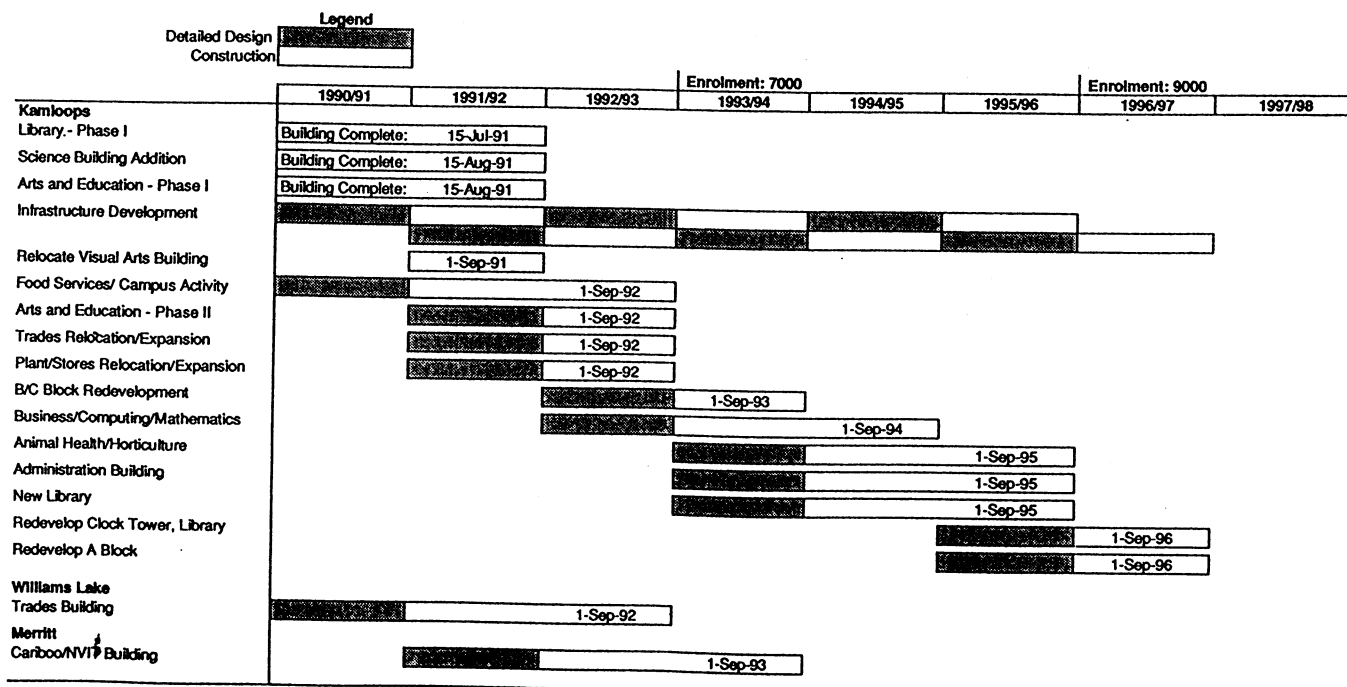
- Granite, brick or interlocking pavers

## CAPITAL BUDGETING

The CDP and its achievement requires substantial capital investment, effective redevelopment, maintenance of existing buildings and linking a variety of funding sources to a continuing process of implementation. The next five year Capital Plan envisages a substantial building program based upon Provincial Government funding, publicly borrowed monies, student contributions, service-supported functions and private funds. Detailed design funding will precede site preparation and building construction. The sequence of buildings and their design and construction phases are detailed below.

The first priority to advancing the CDP demands a substantial revision and expansion of the infrastructure of the campus. Utilities, power and telecommunications require extension into the newly added land areas, and simultaneously, an appropriate increase in capacity and future sewer functions. Extension and expansion can be served best by a comprehensive Infrastructure Plan based on a common utility corridor for easy service access and future additions.

## FIVE YEAR MAJOR CAPITAL PLAN



## LANDSCAPING

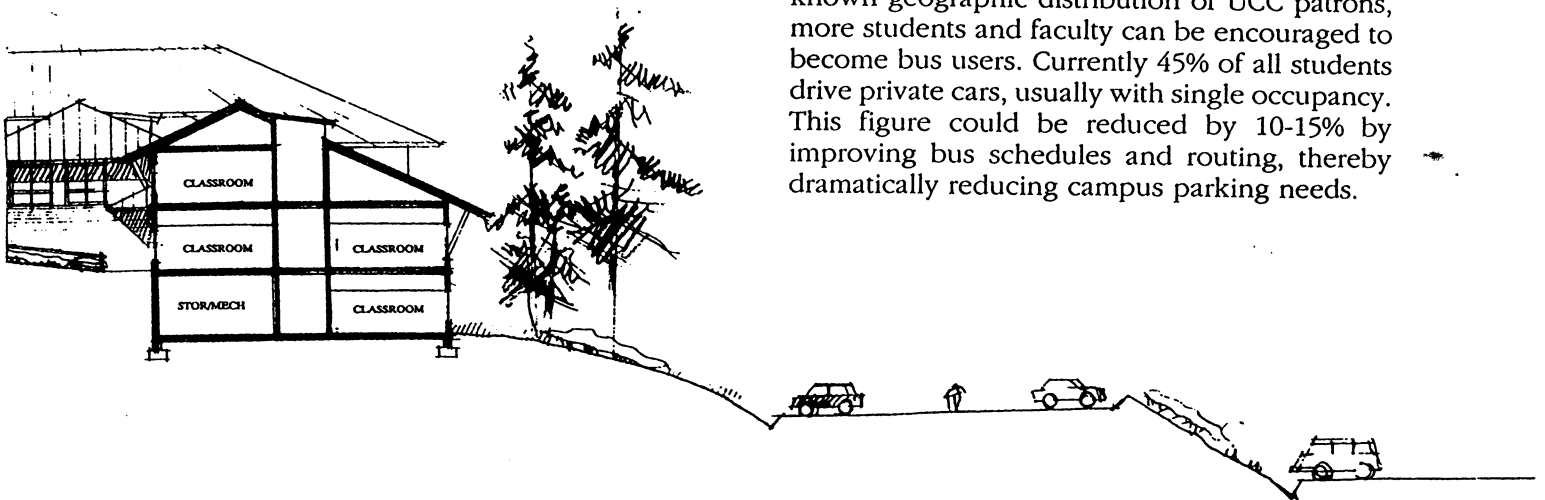
The entire Campus will be developed and maintained as a Botanical Garden. The CDP supports the existing premise that the enclosed Courts will continue to be developed as botanical green spaces and that the areas at the edges of the built environment will be encouraged to remain in their natural desert state. The campus provides a welcome opportunity to preserve a landscape setting which is characteristic of the region: open slopes, sagebrush, occasional clusters of Ponderosa Pine, broad sweeping views with blue skies and white clouds. This natural landscape provides a frame for the campus buildings and the carefully developed landscape between them. The existing Court formed by the Clock Tower building, the A-B-C Block and the Library establishes an appropriate precedent in terms of scale, plant material, sitting areas, walkways and careful maintenance.

This Court concept will be repeated at various scales between buildings as the campus develops northwestward. It will result in a beads-on-a-string pattern of open spaces linked by pedestrian walkways providing sitting areas with inspirational viewpoints across the valley. Indigenous plant material will interpret the landscape for intensive use throughout the changing seasons. Benches, tables, lighting standards and orientation, and signage will all contribute to a comprehensive campus design and provide a unique integrated character. Special attention will be paid to the walkway and driveway surfaces for utility, low maintenance and visual satisfaction. For *The Campus Common*, granite pavers will prove most appropriate while the campus pedestrian circulation system will be surfaced with concrete pavers in brown and tan colours. Initial substantial capital investment will reduce costly maintenance and early repairs or replacement life-cycle costing has proven cost-effective and is reflected in minimal maintenance.

## PARKING

In the context of increasing enrollment and improving transportation access, the CDP provides substantially enlarged parking areas and proposes a series of significant changes to the road network serving the campus while maintaining appropriate access to all educational functions and easy circulation within the campus. Student and faculty parking areas will be integrated into the northern slope of the campus site so as to provide ready access to the various building clusters while reducing the visual impact generally. Carefully landscaped islands between parking lots will further reduce the overwhelming perspective of parked cars. Experience has shown that no university or college provides enough parking for all students and faculty using private automobiles.

Furthermore, during the next decade and beyond, private car commuting is likely to become economically prohibitive and environmentally destructive. UCC is served currently by a public bus system that can be improved and upgraded. By gearing the bus schedules to campus course timetables, especially morning and afternoon peak periods, and some re-routing reflecting the known geographic distribution of UCC patrons, more students and faculty can be encouraged to become bus users. Currently 45% of all students drive private cars, usually with single occupancy. This figure could be reduced by 10-15% by improving bus schedules and routing, thereby dramatically reducing campus parking needs.



## SATELLITE CAMPUSES

The UCC satellite campus network takes several forms. Williams Lake represents a 12 acre local campus closely linked to Kamloops, which anticipates program expansion and reduced crowding in its current building. The 5 year major Capital Plan provides for a new Trades Building to be completed by 1992. This will allow the relocation of all vocational instruction to the new building, freeing substantial space in the existing structure for the expansion of the academic program to a full two year university curriculum.

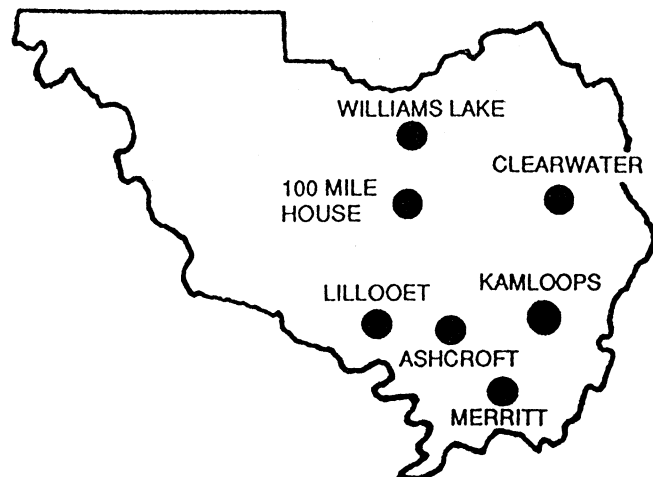
During that same time, new dedicated space will be required for UCC services in Merritt. Currently, UCC programs are offered in a rented downtown storefront facility. Better and expanded space can be provided as a freestanding building or in conjunction with Nicola Valley Institute of Technology which also requires in-town teaching facilities. Such an arrangement would establish Post Secondary Education strategically and symbolically in Merritt as a major emerging market place in B.C.'s Interior.

UCC programs at 100 Mile House and Lillooet are best served by appropriate storefront locations, whereas Clearwater, Ashcroft and other communities seem best served by locating a Program Coordinator in the major high school for late afternoon, evening and weekend education.

UCC as a regional institution provides education and training through programs offered in 11 regional communities. Since its beginning, UCC has responded to varied regional needs, and is committed to expand learning and teaching facilities throughout its region of 60,000 square miles. UCC presence in various communities responds to various needs while providing regionally decentralized training courses. The regionally representative Board reflects this mandate and the CDP for the main campus in Kamloops is envisioned to accommodate expanding this service and increase UCC's regional role.

## UCC IN KAMLOOPS

UCC is an integral member of the Kamloops community. The University College and the City Region are inter-dependent because they are highly interactive. UCC contributes substantially to Kamloops' economy just as Kamloops contributes substantially to the University College, economically, environmentally and socially. While roads, utilities and public transit provide the essential municipal infrastructure, they are also the critical arteries which bring students, faculty and staff on to the campus. In addition, UCC is becoming one of Kamloops' major employers, particularly at a highly educated and skilled job level. As UCC moves toward a full independent university, its impact on Kamloops will increase and the city's commitment to integrate campus development into the urban and regional fabric will grow. Throughout the campus planning and development process, close consultation and co-operation will be essential and beneficial to both UCC and Kamloops. The process of implementing the CDP will depend substantially on mutual assistance between the urban community and UCC.



## IMPLEMENTATION

The planning and development of the campus is central to meeting UCC's educational and training mandate. It is of strategic significance, beyond providing needed facilities, by linking UCC's educational goals to its central campus site and translating these goals and objectives into an interactive environment for learning and teaching. Buildings, infrastructure, roads and landscape have to be coordinated progressively over time and available financial resources, to achieve student enrollment targets and regional educational and training requirements. Fulfilling the strategic role of the CPD is a major and on-going task which requires the full-time efforts of qualified professional staff. The responsibility for Campus Planning and Development ought to be reflected in the organizational structure of UCC and to be charged with the following tasks:

- project-by-project implementation of the Campus Plan infrastructure including buildings, circulation, successive location and relocation of educational programs and service functions
- detailed facilities planning, programming and installation in support of the Campus Plan including building and site maintenance
- continuing liaison with the Instruction Wing of UCC to monitor linkages and support between educational needs and campus plan implementation
- periodic review (initially annually, ultimately 3-5 years) of the Campus Plan to modify, adjust and alter its service for UCC, its impact upon Kamloops and linkage to the regional College system
- monitor success/failure of CDP by explicit periodic consultation with faculty, staff, students, city and wider community, to assess progressive achievement of UCC's expanding educational mandate.



### TEAM CREDITS / DEVELOPMENT PLAN

BOARD MEMBERS, STUDENTS, FACULTY  
AND STAFF OF THE UNIVERSITY  
COLLEGE OF THE CARIBOO

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