

Below left:

High-density land-use is not antithetical to shady, pedestrian-friendly districts, as demonstrated by this Vancouver neighbourhood scene. High-rise buildings can be good neighbours to single family homes and vice versa. Accepting this principle, Team Two included a full range of lot densities in their proposal for the study site.



Below right:

A picturesque and sustainable lane-way, lined with private gardens, in an existing Vancouver neighbourhood of detached homes. The site shown has a residential density greater than thirty dwelling units per acre. Team Two revised and renewed this tried-and-true city block pattern in their proposal for Maybeline.



TEAM TWO

Joost Bakker
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THE CONCENTRATED CENTRE

The design for a community of 10,000 in Surrey began with a study of the existing physical characteristics of the 400-acre site and its landscape context. We studied the cultural and ecological patterns on and around the site and began to understand them as comprising the evolving context for our community design proposals. The *biological landscape systems* of streams, wetlands, soils, topography, and natural vegetation were studied along with the *cultural patterns* of roads, hedgerows, orchards, fields, woodlots, drainage-ways, utilities, and ownership patterns. To this evolving context we brought some explicit values and design principles.

First, we placed a high value on enhancing the function of the site's biological systems. The streams, wetlands, woodlands, meadows, soils, and topography are all part of the headwaters of the Serpentine River and are characteristic of the upland areas of Surrey. The ecological health of the river valley has already been compromised by existing development; we proposed to design a community that would reverse this trend. Second, we brought to the project a concern for the people who would be living in this community. We tried to put ourselves in the places of the people who live in Surrey and to create a place for single people, groups, and families. Just as with our concern for a healthy and diverse biological system, we placed a high value on the possibility of creating a healthy and diverse human community.

Principles for Sustainable Design

We came to this project with a few agreed upon principles for sustainable community design. The first principle is this: The sustainability of a community is related to the cultural and ecological health of the region in which it is located. The most logical and achievable physical manifestation of this principle, and a major feature of our design,

is the *concentrated centre*. This is a place where people can live in large numbers, shop, access community services, and find satisfying work. In the concentrated centre, we find most of the advantages of our traditional regional centres, only confined to a much smaller site. Our prototypical centre, presumably one of a series, is linked to the region via the proposed light rail line or other transit system on King George Highway and by the already highly developed road network that intersects at this site. A series of distinct neighbourhoods are then planned around this centre. Given their proximity to the concentrated centre, services and community facilities are within walking distance of each home or apartment in the community.

The second principle is to make the community a distinct and unique place. We feel that a healthy community should be full of choices and differences. Consider for example the wide range of housing types we proposed for the community - from tower and fourstorey apartments to townhouses, duplexes, fourplexes, and single-family houses with and without secondary suites. Here, no one will be forced to leave when family circumstances change.

The third principle is especially germane to this particular site. This site is an important part of a larger system, which depends on clean water for its health. Our community is designed to fit in with the larger system of animals, plants, soils, and waterways that surround it. Our community is designed to *enhance*, and to *coexist* with, the natural systems of the larger region.

When we thought about these three principles together, we came up with a street and open-space system that was especially good at accommodating a variety of housing types, was economical to build and to maintain, could be easily built over time, could support an overland storm- drainage system, and could actually improve the ecological function of the site.

We worked to show how such a neighbourhood could be green - through the planting of boulevards, through the provision of neighbourhood parks, and through allowing space for private gardens. We also found a way to conserve all of the stream- ways, wetlands, and many upland meadow areas. We saved enough of these various types of habitat in adjoining parcels to help meet the local and regional need for wild- life habitat and clean water.

The Broken Grid

Our proposed pattern of streets, lanes, and blocks conforms to the major street and parcel lines already on the site. However,

Left:
Team 2: (back row)
Louise Boutin, Doug Willoughby,
Cheryl Barton, Graham
Coleman, Doug Kelbaugh, Joost
Bakker, Stacy Moriarty; (front
row) Graham Elvidge, Gurinder
Grewal, Paul Etheridge, Lee
Beaulieu; (not shown) Denise
Burtch