

DESIGN RATIONALE

Plaza of Nations is a new waterfront neighborhood in North East False Creek, located southeast of BC Place, between Pacific Boulevard and the Seawall. It is one of Vancouver's last undeveloped waterfront properties and will become an integral component of the Event & Entertainment District, a vibrant area also comprising BC Place Stadium and Rogers Arena.

PDP Design Rationale, James KM Cheng Architects



Aerial Plaza of Nations View

CONTEXT

The Plaza of Nations is a unique waterfront site situated adjacent to BC Place, in the Event and Entertainment District in Northeast False Creek. Situated along the waterfront, the development references a strong visual connection from False Creek, back to the North Shore Mountains.

A fluid, terraced landscape with vegetation, extends the natural environment from the water's edge to the rooftop, creating an urban forest, visually connected to the mountain backdrop.

Adjacent to BC Place, the terraces have also been sculpted to frame views to this celebrated icon, while respecting the City's established view cones.

The terraced building typology provides interest at the larger Urban Scale; while the podium's undulating, textured façade, provides a more finely grained character at the pedestrian level. This stepped terracing also preserves the waterfront views across False Creek for the neighboring residents in Coopers Landing.

An interconnected network of animated, inviting public spaces, creates a new vibrant and active destination for Vancouver residents.

CD-1(349) Design Guidelines, James KM Cheng Architects



Photograph of Vancouver (left) Context Plan (above)

SITE

The Plaza of Nations site is within the Northeast False Creek Plan Area. The open space and streetscapes in the Plaza of Nations, respond to NEFC planning and design objectives, to deliver an open space framework that integrates with and complements its urban context.

A new entrance into BC Place from Pacific Boulevard, announced with a new crosswalk, sets up a direct alignment with the Central Plaza. This Central Plaza space, covered with a glazed canopy, will become a place for community gathering and celebration. Passage through the plaza, leads to the waterfront event space and grand stair.

A new local street, loops through the site, providing access from Pacific Boulevard. This pedestrian-oriented and traffic-calmed route is lined with street trees and animated with an active retail edge.

The western edge ground-plane of the Plaza of Nations site is fronted by residential uses, responding to the adjacent existing residential ground floor uses of Cooper's Landing. The integration of the legacy forest and a variety of landscape features, extends across the ground plane, and continues up onto the terracing of the upper levels of the entire project. This will provide habitat for birds and urban wildlife, while further augmenting the biodiversity of the of the adjoining waterfront.

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Legacy Forest (left) Aerial View (above)

MASSING

The Plaza of Nations massing has been formed to terrace up from the water, while also creating a bow-like form with future building phases, that frames and preserve views from across False Creek, back to BC Place. The bowed form is a key element in sculpting the building and open spaces on the site; and ties the proposed building massing to its adjacent context.

The shape of the bow responds directly to BC Place and reinforces the building's reference to the backdrop of the north shore mountain range. The curved and tiered plan form of the building, also reference the mountain backdrop and BC Place Stadium.

Inspired by the legacy forest, the project extends the forested imagery up onto a series of terraces; a landscape of variegated, planted balcony projections, stepping back from the waterfront walkway. The integrated greenery and tree planters, play an active role in sculpting and animating the terraced form and in capturing and mitigating the run-off from rainfall.

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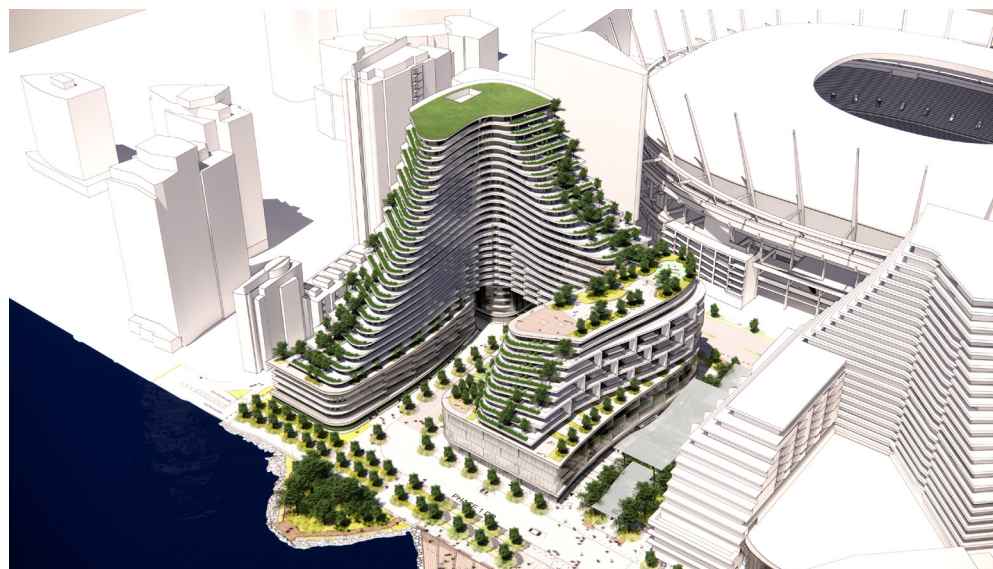
View of Plaza of Nations from False Creek

PHASE 1

The architectural expression of the western block A - Phase 1 was further refined, introducing breaks in the massing. A clearly defined commercial office and retail podium, is capped with a curvilinear residential form, that further reduces the perceived bulk of the building.

The large residential floor plates have been animated, with articulated and sculpted balcony forms. A pattern of C-frames, combined with balcony inserts projecting from the wall-face, provides identity and a sense of residential scale to the exterior building volume. (Cooper's Landing bldg, Pacific Blvd and Central Plaza side). Primary residential and commercial entries are announced by landscaping and canopy forms

The courtyard side of the building reflects a more subtle approach, varying in scale/visual expression; similar to the office podium and retail facades. Here a variation of the language used for the residential portion of the building, was developed to achieve a distinctive, horizontally stepped-back façade.



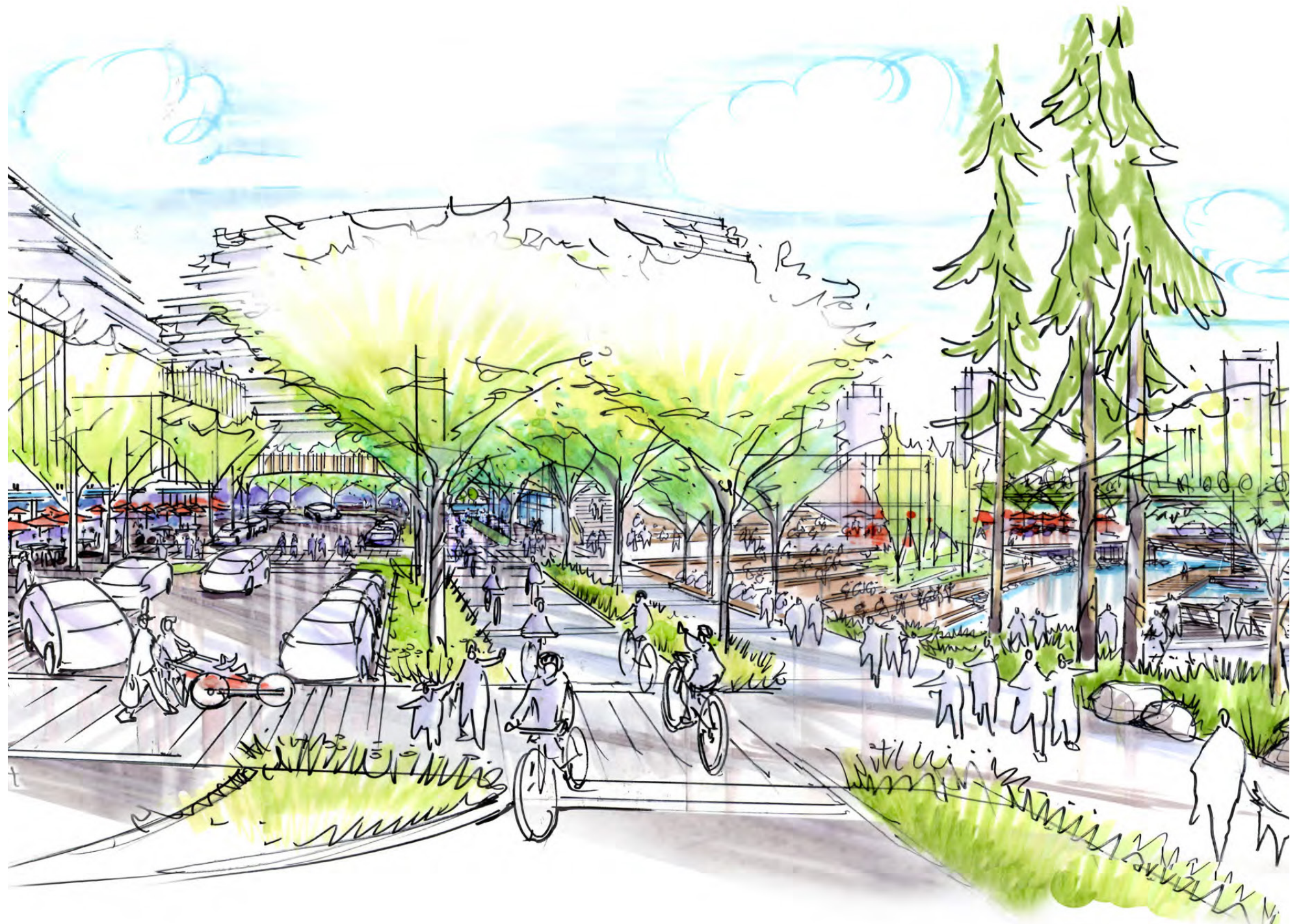
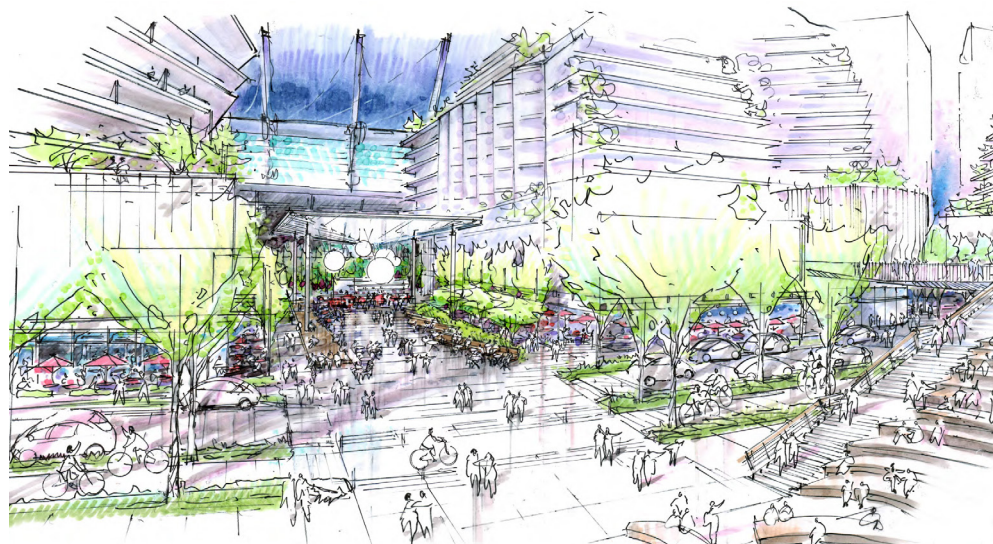
Aerial View (left) View of Plaza of Nations from Pacific Boulevard (above)

DESIGN RATIONALE - LANDSCAPE

Phase 1 DP public realm includes Pacific Boulevard, Central Plaza, West Internal Road, western residential edge, Legacy Forest zone, and the Seawalk from the west property line to the east edge of the forest. The open space and streetscapes respond to PDP Design Guidelines and Planning and Design Objectives to deliver an open space that integrates with and complements its urban context.

The Central Plaza provides an important connection between the waterfront and BC Place scaled to use on event days and designed to accommodate programming to support special events taking place in the precinct. A series of iconic curved roof pavilion structures in the middle of the Central Plaza marks this place a destination and attraction. Weather protection, seating, rows of trees and active retail edges will provide a generously scaled pedestrian realm and make it a comfortable place to move through or stay in.

Phase 1 Seawalk connects Coopers Park along the waterfront to the Legacy Forest zone. To accommodate the flood control and future sea level rise, the forest zone will be stabilized and raised with new rip-raps. The intent is to replicate a Northwest woodland on this site with improved conditions for long-term tree health and ecological enhancement. The foreshore will continue to be protected with plants and rip-rap. A meandering, low-impact pedestrian pathway with seating place for enjoying nature and view to False Creek.



Central Plaza (left) Legacy Forest and Waterfront Promenade (above)