SUB- AREA 6D
EAST BLOCK
HOGAN’S ALLEY WORKING GROUP
WORKSHOP REPORT PRESENTATION
02 October 2017
AGENDA

INTRODUCTIONS
WORKSHOP OBJECTIVES
CITY UPDATES
PROCESS RECAP
DESIGN UPDATES + DISCUSSION
PROGRAM REVIEW
NEXT STEPS
WORKSHOP OBJECTIVES

1. UPDATED CONCEPT NARRATIVE

2. REVIEW AND FEEDBACK ON DESIGN UPDATES

3. CONSENSUS PLAN FOR NEXT STEPS
**CITY UPDATES**

- **Aug 14-15, 2017**  
  Design Team + DAC + City – Design Workshop

- **Sept 2017**  
  Design Team + City – Check-Ins

- **Oct 2, 2017**  
  Design Team + DAC + City – Progress Meeting

- **(TBC) wk Oct 30, 2017**  
  Final Presentation of Hogan’s Alley Framework to Hogan’s Alley Working Group + City

- **wk Nov 14, 2017**  
  Storefront Open Houses

- **wk Nov 20, 2017**  
  Open House Roadshows

- **Dec 13, 2017**  
  Rezoning Application to Urban Design Panel

- **January 2018**  
  Area Plan to Council

- **Spring 2018**  
  Rezoning Application Referral at Council

- **Spring 2018**  
  Rezoning Application Public Hearing at Council

- **DAC Check-In with the Working Group**
PROCESS RECAP – Team One “Aperture”
PROCESS RECAP – Team Two “Village Healing”
PROCESS RECAP – Workshop 1: Team Three “Central Hearth / Home”
PROCESS RECAP – Visual Listening
PROCESS RECAP – PREVAILING DESIGN THEMES

MAIN STREET CULTURAL CENTER
All groups identified Main Street as the location for a Cultural Centre because of its visibility and connectivity. The Main Street location should have a clear presence on the Alley, and act as a passage/connection into the Alley as part of how the centre is organized and designed. In either abstract or literal ways, this passage should tell a story and also be a welcoming, celebratory gateway.

ORGANIC GEOMETRY
The new Hogan’s Alley need not be the rectilinear ‘T’ form of the original subdivision, but the three historic entry points are important and should be maintained. The Alley can be more organic, rhythmic, curvilinear in its path, and/or incorporate geometry of the circle that reflects more African influence.

INTERIOR/EXTERIOR
The character, scale, personality and overall experience of the new Alley internal to the block should be a different experience than the outside of the block. This block interior should be a focus of life, small scale local businesses, music, oasis, a safe place and community.
PROCESS RECAP – PREVAILING DESIGN THEMES

PASSAGES + STORY TELLING
Passages connect from the streets outside to the Alley and are an opportunity for story telling. Can be powerful moments of transition.

SPACE FOR SOCIAL CONNECTIONS
The overall spatial configuration of the block including individual buildings and open spaces between buildings should be designed around social connections – porches, terraces, rooftops and building forms that support social life and connection; a range of scale of spaces for a variety of activities; glimpses of life within.
PROCESS RECAP – 3 Initial Concepts
PROCESS RECAP – Initial Concepts + DAC Feedback

- Cultural Center
- "Oasis" curved building facades
- Larger lots for Hotel/Hostel/Pod Programming or Housing
- Water feature
- Building setback for wider access to entry point: welcoming point
- Public Art/Memorial Statue opportunity
- "Patchwork" smaller lots for increase programming & Small business promotion
- "Geode" Porch feature
- Structural lot or public gardening/"farm-to-market" opportunity
PROCESS RECAP – What we’ve heard

Daylighting blackness

Come small . . . Come home

Walk through and get a vibe of culture and retail space

Meeting area

Porch and building structure . . . Little cabins on stilts . . . Porch lifestyle

Where you would talk to each other about what’s going on

A place that is comforting, welcoming and inclusive.

Fit into the community around it

A lot of the modern but something that will catch everyone’s eye

A talking point
PROCESS RECAP – What we’ve heard

Mix in older skinny design
Natural to the west coast
Nostalgic mixed with the modern
Honoring Hogan’s Alley and at the same time being forward thinking.
Curved path
Sense of welcoming
The beginning of the block welcomes you, and there’s things along the way to engage you.
DESIGN UPDATE – Porches, Passages and Thresholds

The front porch plays a vital role in the life of a community. Porches are where communities happen. Children play, friends meet to hang out and share stories. The porch is where we make introductions and take Sunday photos. It is not quite public and not completely private. The porch is a place in-between the very public life of the street and the very private life of the family.

This ‘place in-between’ is like no other. So too is Hogan’s Alley. It resides in-between Vancouver’s past and its future; a physical place that was destroyed but is still a flourishing, strong-knit community. The new Hogan’s Alley will be a place for community to come together and thrive. It will welcome those in Vancouver and those from afar, particularly those with no other porch to shelter them.

The porches of Hogan’s Alley will become those places between the intimate life of a tight-knit community and their welcoming acts of kindness offering shelter to strangers. They will be places for friends to gather, sharing stories and facing challenges together. High and low, large and small, the porches of Hogan’s Alley will embody the spirit of the community past and present and will honour those values that make it strong.
DESIGN UPDATE – First Sketches
DESIGN UPDATE – Progress
DESIGN UPDATE – Birdseye
DESIGN UPDATE – Main Street Experience
DESIGN UPDATE – Plaza from Main Street Experience
DESIGN UPDATE – “Welcoming Point” with Public Art/Memorial
DESIGN UPDATE – Experience in the Alley
DESIGN UPDATE – Marketplace Experience
DESIGN UPDATE – Progress
DESIGN UPDATE – Birdseye
DESIGN UPDATE – Overall from Southwest
DESIGN UPDATE – Overall from Southeast
DESIGN UPDATE – A Green Village
DESIGN UPDATE – Context and Scale
DESIGN UPDATE – Context and Scale
DESIGN UPDATE – A Vision for Hogan’s Alley
RECOMMENDATIONS & NEXT STEPS

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DAC Check-In with the Working Group
Thank You