Agenda


Overview

The first of two studios in the program focuses on the inventory and analysis involved in urban design. Frequently in urban design, the inventory and analysis phase is overlooked or not given the rigour it deserves. The result is a misconceived project that left some physical, economic, and social considerations out of the urban design proposal. In many cases, the process concludes with weak, if any, community and political support and no implementation. If the project does get built, it’s not successful. This is because the project overlooked some fundamental elements — the urban form-makers — of urban design.

This studio emphasizes the importance of analyzing place and its context to determine the most appropriate urban form. It explores sensitive site reading techniques that create a sound and informed foundation for insightful urban design. The studio’s goal is to develop comprehensive and dynamic analytic techniques that create the basis for enduring and vibrant urban design solutions. It also creates the possibility for more than one solution based on changing market demand, ecological systems, and cultural demands.

Purpose

- To provide an overview of urban design analysis, including Social, Economic, and Ecological considerations (SEE Technique);
- To learn the most effective analytic methods to review an urban design project including site observation, selective data review, photography, and mapping techniques;
- To work separately, and in project teams, to simulate a realistic urban design project and its interdisciplinary nature; and
- To examine a live project, apply analytic techniques in urban design, and summarize the critical form-makers.

Studio Program

- Day 1: Thursday, January 28, Place Reading — Visit site, analyze critical factors, and Q & A with City staff;
- Day 2: Friday, January 39, Tools and Techniques — Working in teams to define the scope of the problem; use effective analytic methods and representations; and develop key form-makers;
- Day 3: Saturday, January 30, Representation of Findings — Prepare a presentation of your findings using graphic, visual and word tools and techniques; Jury panel review of team presentation

**Studio Format**

Instructors use interactive studio techniques to draw on participants’ experience to develop dynamic site-specific solutions. Teamwork is emphasized. Analytic tools and techniques are explored on day one and through teamwork on day two. The final day is used to explore various representation techniques and finishes with a jury review of team presentations.

**Studio Outcomes**

- A collection of tools and techniques to inventory and analyze urban, suburban, and rural sites;
- A resource kit of checklists to address various sites;
- A live project experience working with staff and professionals;
- Experimentation to practice various techniques in urban design;
- Knowledge and skill in representing urban design analysis and recommendations to inform urban project evaluation (e.g., principles, and development capacity);
- The integration of economics and social analysis into the physical urban design process.

**Day One — Thursday, January 28, 2016, SFU Surrey**

**A. SITE READING AND INFORMATION GATHERING**

9 AM: Site Meeting — distribution of maps, introductions, interests, and expectations. Meet in **Room 5100, SFU Surrey**, 250-13450 102 Ave

9:15 AM: Team Quick Read Card Analysis — sketch books, maps and camera  
*Michael von Hausen*

11 AM: Political, Historic Context and Challenges of the area.  
*Mary Beth Rondeau, City of Surrey*

Noon-1 PM Team Working Lunch (lunch is not provided)

1 PM Physical Context Site Analysis and Techniques  
*Michael von Hausen*
Day Two — Friday, January 29, 2016
B. SITE ANALYSIS AND MEANING

9 AM: Outstanding questions. **Team 1** meets in Room 418 (4th flr), Surrey City Centre Library, 10350 University Drive Ave; **Team 2** meets in Room 401 (4th flr), Surrey City Centre Library; Team 3 meets in Room 405 (4th flr), Surrey City Centre Library.

**Teamwork**
9:15 GAP Analysis: Individual team discussions with Michael von Hausen on what is most important and how to represent it to inform the future urban redesign?

10 AM: Break

10:15 AM: Gap Analysis continued

12 PM: Lunch

**Teamwork**
1 PM: Analysis Summary and Critical Form Makers — Representing ideas graphically and in words

**Teamwork**
3 PM: Urban Design Concept Development — The art and science of land use and urban design programming, section analysis, form options, etc.

5 PM: Lessons learned

5:30 PM: Adjournment
Day Three - Saturday, January 30, 2016, SFU Surrey
C. SITE REPRESENTATION PREPARATION AND PRESENTATION

Venue: SFU Surrey, 250-13450 102 Ave. Team 1 meets in room 2985; Team 2’s in room 3250; Team 3’s in room 3240. Presentations will be in room 3250.

Teamwork
9 AM: Quick Story Board for Presentation — detailed site analysis mapping, drawings, and narrative

10 AM: Break

Teamwork
10:15 AM: What’s Most Important: The 10 Minute Message

12:30 PM: Working Lunch (presentation set up at 12:45 PM)

1 PM: Team Presentations/Jury Review
      (Michael von Hausen, Mary Beth Rondeau)

5 PM: Lessons learned/Assignment

5:30 PM: Adjournment

Pre-Course Preparation Requirements
Read and prepare your own urban design checklist based on chapters 4 and 5 in the Dynamic Urban Design book. Bring the book to class. Specifically note:

- Place Reading checklist on page 90
- The S.E.E. Urban Design Analysis technique on pages 96-97
- Sample layers of analysis on pages 156-163
Studio Challenge: Surrey City Centre Redevelopment

Overview

This year’s case study is located is Surrey City Centre. As an area in transition, this site provides an opportunity to analyze the architectural, social, economic, and ecological character of an urban area in a suburban context.

The site was selected due to the:
- Transitional character of the area and its key location;
- Current interest in the redevelopment of the area near the Surrey Central Skytrain Station;
- Opportunity to discuss universal urban design principles; and
- Proximity to SFU Surrey

The Challenge

The Surrey City Centre area is one of the most challenging redevelopment areas in BC’s Lower Mainland. It’s one of the fastest growing municipalities in Canada and also the focal point of major social challenges. The area is known for its crime, drugs, and homelessness. Over the years, various initiatives have been undertaken with limited results. However, very recently the City of Surrey has undertaken an urban design study around the SkyTrain Station and SFU’s Surrey campus is in the centre of this area. The stage is set for a great renaissance.

The City of Surrey requires a comprehensive analysis of the area to inform their review of current and future proposals. The project represents an excellent opportunity to learn firsthand about the various tools and techniques to analyze current development and land use patterns that inform the evaluation of future urban form. The underlying social, physical, and economic forces are important in determining the most appropriate urban form that fits the existing and future demand patterns in the area.

Key Questions

There are a number of important questions to be answered as part of this challenge:

Inventory
1. What’s the most important information required to determine the area’s redevelopment potential?
2. Where can you access this information?
3. How can you verify its accuracy?

Analysis
4. What tools and techniques can be used to analyze this information (e.g., S.E.E.
5. What are the most important constraints and opportunities to redevelopment?

6. What is the capacity for redevelopment in the area (physical, economic, and social factors)?

7. What land uses would be most desirable, and where, in the context of surrounding uses?

8. How can heritage and cultural values fit into the redevelopment program?

9. What sustainable urban design principles inform applicants’ proposals?

10. How can you most effectively represent your findings to inform future decision-making (format, words, and graphics)?

11. What methods can be used to evaluate applicant proposals (process and techniques, performance standards, public benefits, etc.)?

TEAM PRESENTATIONS - Outputs

1. Site Inventory — Data
   (Facts and Trends, see Site Assessment Quick Read ScoreCard and Economic Checklist attached and S.E.E Analysis on page 96-97 of Dynamic Urban Design);

2. Site Analysis — Meaning and Priority
   See mapping pages on 159-170 of Dynamic Urban Design. Differentiate between facts and interpretation and judgment, such as when addressing development potential.

3. Concept Development
   a. Goals and Vision
   b. Principles (page XX)
   c. Mobility Plan, Green Plan, and Form & Massing Plan
   d. Phasing and Partnerships: Who, When, and How much
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9. What tools and techniques can be used to analyze this information (e.g., S.E.E. method)?
10. What are the most important constraints and opportunities to redevelopment?
11. What is the capacity for redevelopment in the area (physical, economic, and social factors)?
12. What land uses would be most desirable, and where, in the context of surrounding uses?
13. How can heritage and cultural values fit into the redevelopment program?

Products
12. What sustainable urban design principles inform applicants’ proposals?
13. How can you most effectively represent your findings to inform future decision-making (format, words, and graphics)?
14. What methods can be used to evaluate applicant proposals (process and techniques, performance standards, public benefits, etc.)?

TEAM PRESENTATIONS - Outputs

4. Site Inventory — Data
   (Facts and Trends, see Site Assessment Quick Read ScoreCard and Economic Checklist attached and S.E.E Analysis on page 38 of Dynamic Urban Design);

5. Site Analysis — Meaning and Priority
   See mapping pages on 159-170 of Dynamic Urban Design. Differentiate between facts and interpretation and judgment, such as when addressing development potential.

6. Concept Development
   a. Goals and Vision
   b. Principles (page 33)
   c. Mobility Plan, Green Plan, and Form & Massing Plan
   d. Phasing and Partnerships: Who, When, and How much