

# 08 PUBLIC REALM

The ground floor levels within the project contain a variety of programs, organized through relationships with the larger precinct public realm planning goals, programmatic relationships, and with controlled pedestrian circulation in mind. The building façade is pulled back at ground floor entries, with full height glazing provided to enhance transparency at building entrances and public amenity areas. 'Public facing' programs are predominantly placed in Buildings 1 and 2, to create street-level animation on Student Union Blvd. At night time, artificial lighting levels have been established throughout the outdoor spaces of the project, as well as soffit down-lighting at building entries to create a safe and welcoming environment around buildings while recognizing the sustainability objectives of dark sky strategies.

Large setbacks and breaks between buildings incorporated in the design create a sense of openness to the spaces around the buildings. The development will enhance the public experience along the 3 adjacent streets by virtue of the public programs and uses. Ground-oriented units at grade will increase the "eyes and ears" on the street and sense of defensible and observed space.

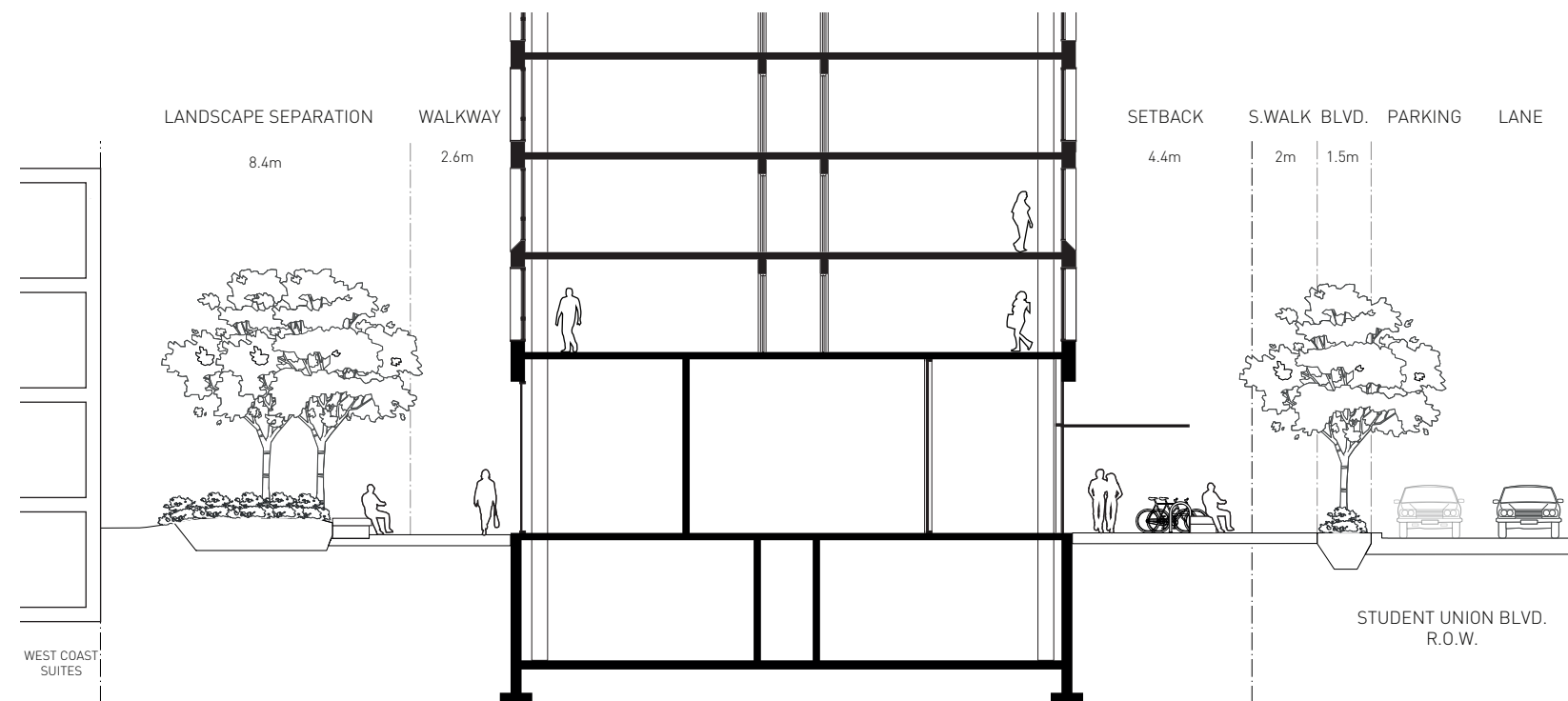
Student Housing and Hospitality Services (SHHS) has a large portfolio of ground-oriented units throughout the campus, including immediately adjacent to this project in the Gage Apartments and West Coast Suites buildings. Additional design considerations have been made to ensure privacy for the ground-level units, including large setbacks from Wesbrook Mall, landscape planting buffers around the perimeter of the buildings, and also by raising the ground floor level above the sidewalk elevation. These all act to control and deter approach to ground level suites, and provide a degree of physical security. 'Bottom-up' blinds are proposed at the windows, to allow for individual levels of privacy for the occupants.

Residential uses - including housing units, lobbies, laundry facilities, and student lounges - are organized along Wesbrook Mall, the new landscape courtyard, as well as Walter Gage Rd.

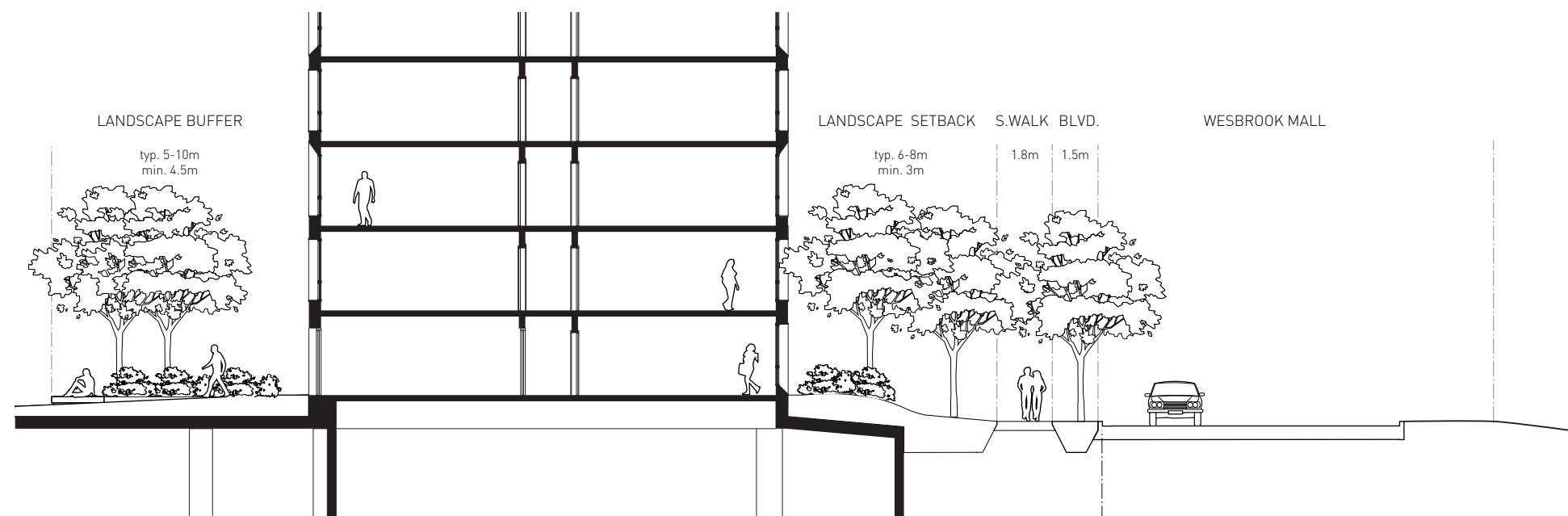
CPTED strategies for the project follow established principles of: surveillance, movement control, physical security, defensible space, and management and maintenance. These principles are integrated throughout the urban design of the project.

Benches and larger seating areas provide places for activity and socialization throughout the site. Pathways and lighting are located to define and illuminate pedestrian routes of travel.

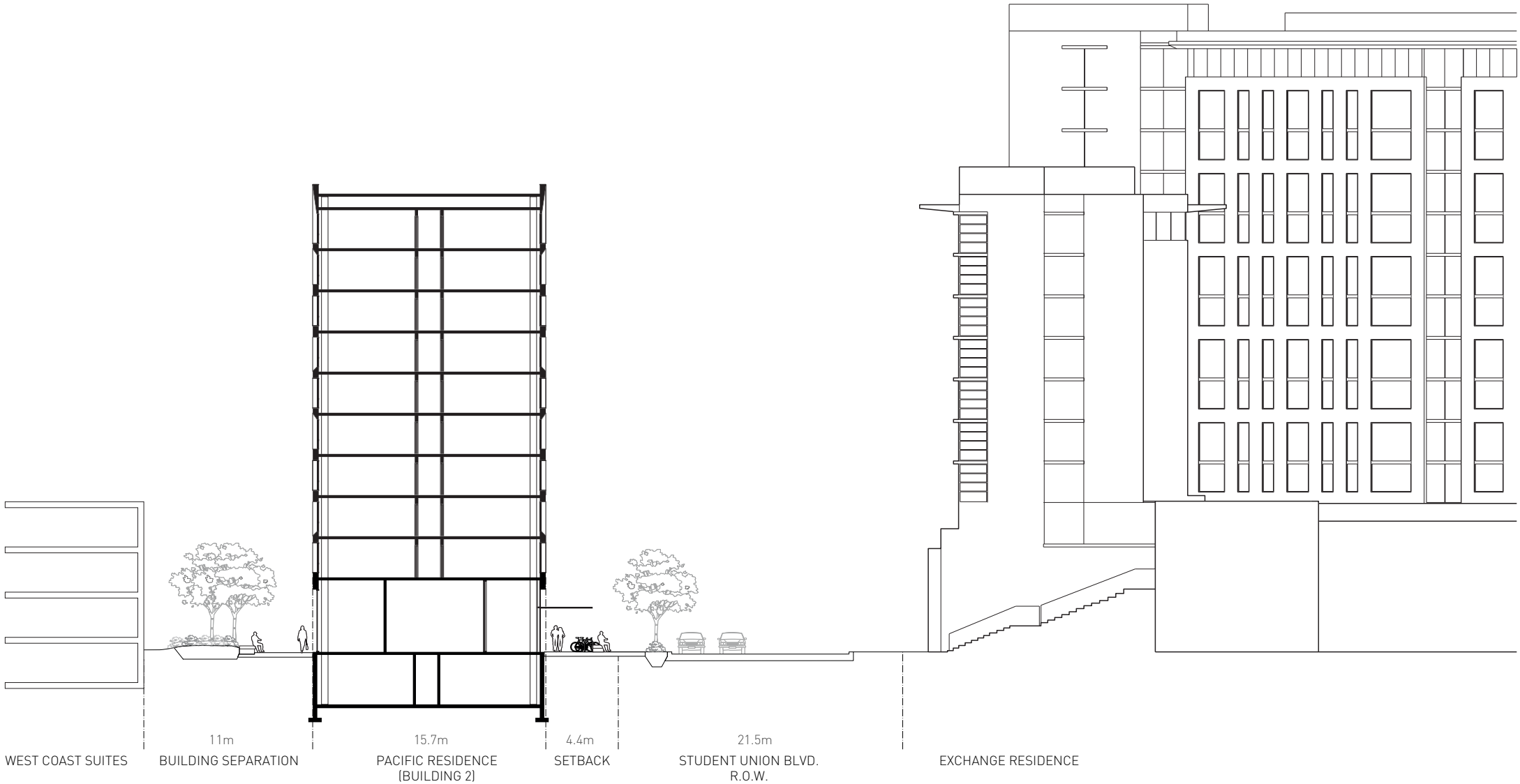
Street section looking East through Student Union Blvd. at Building 2



Street section looking North through Wesbrook Mall at Building 3 & 4



Building section looking East through  
Student Union Blvd. at Building 2



Building section looking North through  
Wesbrook Mall at Building 3 & 4

