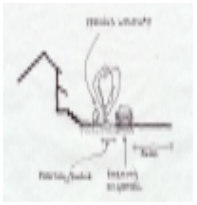
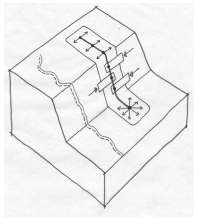
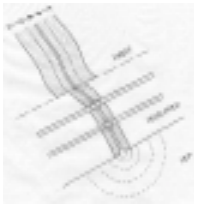
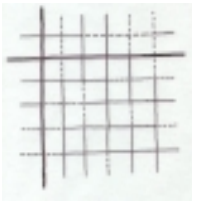
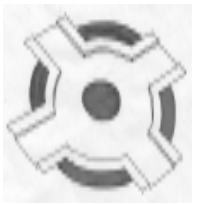
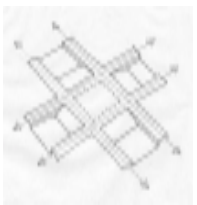
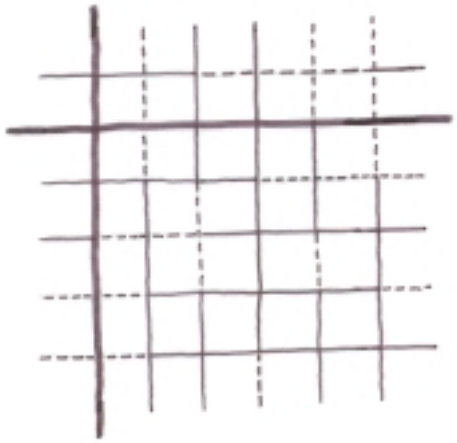
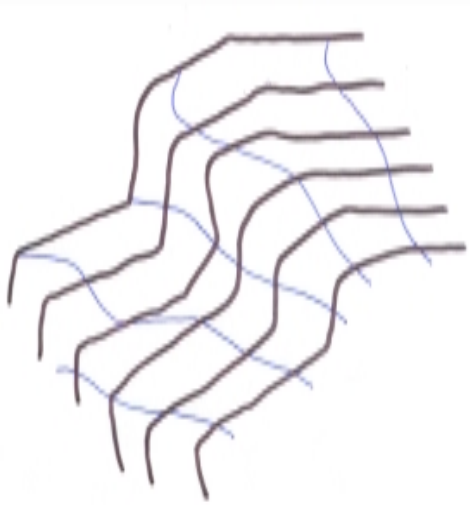
FUNDAMENTAL BUILDING BLOCKS

	?		the pattern types comprised in this collage provide generative solutions in many directions		**SOCIAL and ECOLOGICAL**
	**SOCIAL And STREETS**			**?**	
		**SOCIAL and BUILDINGS**			for example, the social concern of providing spaces for youth permeates into the generative solutions for street, building types, etc.
SOCIAL And INFRASTRUCTURE			**multiple visions**	**?**	**conflicting identities**

Established patterns suggest that enhancing and invigorating the authenticity and individuality of people, homes, neighbourhoods, and the upper and lower areas of the town is central to the continued vitality of Gibsons. The nurturing of multiple visions and conflicting identities through the growth of Gibsons.





STREET SYSTEMS ORIENTING IDENTITY

Problem:

The topography and historical settlement resulted in two road systems differentiating lower Gibsons (organic-responding to landform and integrated) and upper Gibsons (grid-like and disjointed) through the urban form they generated. The opposition of those patterns is typical of maturing cities but here they strongly participate in the make-up of the fabric of place. The two street systems have remained quite intact because of the topography and historical divide but current planning guidelines do not acknowledge their differing qualities.

Generative Solution: Utilize the original street systems to mutually reinforce each other's specificity.

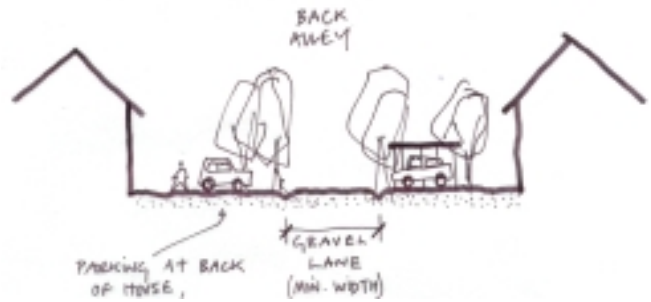
Upper Gibsons pattern:

- Make the most of the grid tradition in upper Gibsons and fully take advantage of its inherent qualities: democratic, connectedness, efficiency of circulation, easy orientation, back-lanes available, etc.
- Acknowledge the importance of the cultural and ecological character of each place above and beyond that of the automobile.
- Compensate for the lack of network continuity with a better hierarchy of roads and pedestrian/bike connections.

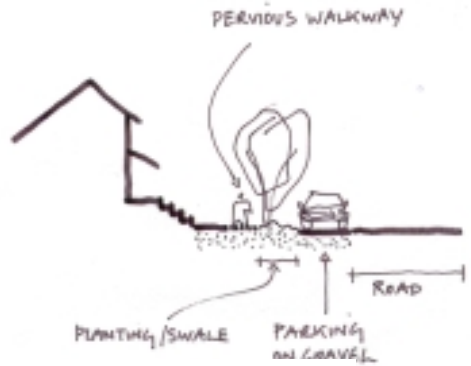
Lower Gibsons pattern:

- Continue to acknowledge the landform in Lower Gibson as well as the orientation towards hill/sea as defining the street systems.
- Preserve the pedestrian scale, integration/connection of roads, public appropriation and local small town character.

Treatment of street along the Upper Gibsons shopping strip



Treatment of neighbourhood streets.



Treatment of Lower Gibsons

STREETS FOR HUMANS

Problem:

The Upper Gibsons shopping strip is presently alienating and built at a very non-human scale. The street envelope for pedestrian life is very narrow and the fronts of lots are car territory. With the possibility of residential development in Upper Gibsons, a more human-centered street scape is needed in this area.

Generative Solutions: Pedestrian Envelope

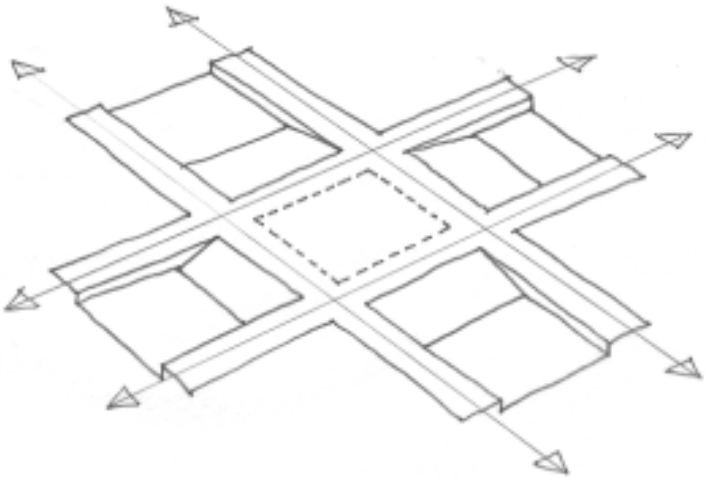
By having amenities like cafes spilling off the vertical faces of large big box chains, the human scale is improved and the street frontage is given back to human use. Parking might be re-located underground, around the back of buildings or in a parking lane along the highway. This might require the speed limit being lowered, however this would indicate to passers by that this is a place occupied by people and should be respected as such.

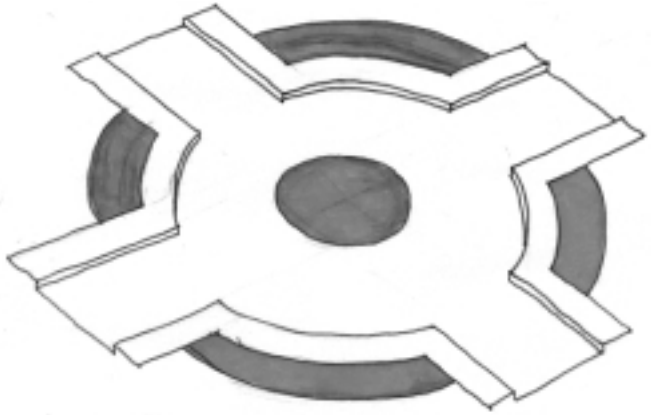
Problem:

New suburban residential development often seems devoid of street life, with large driveways and front yards rejecting the street and preventing interaction.

Generative Solutions: Neighbourly Front

Back alleys might be included in new developments for parking access freeing the front streetscape for front porches, sidewalks and swales and planted strips. For existing neighbourhoods where back alleys are not possible, front lots might be altered to allow for planting swale and perhaps a gravel parking strip.





PEOPLE UPPING AND WALKING

Problem:

Pedestrians have been subjugated to the dominance of cars. Gibsons needs people on the street, bodies walking and talking, if the town is to show its vitality and personality.

Generative Solutions:

The Gibsons Intersection

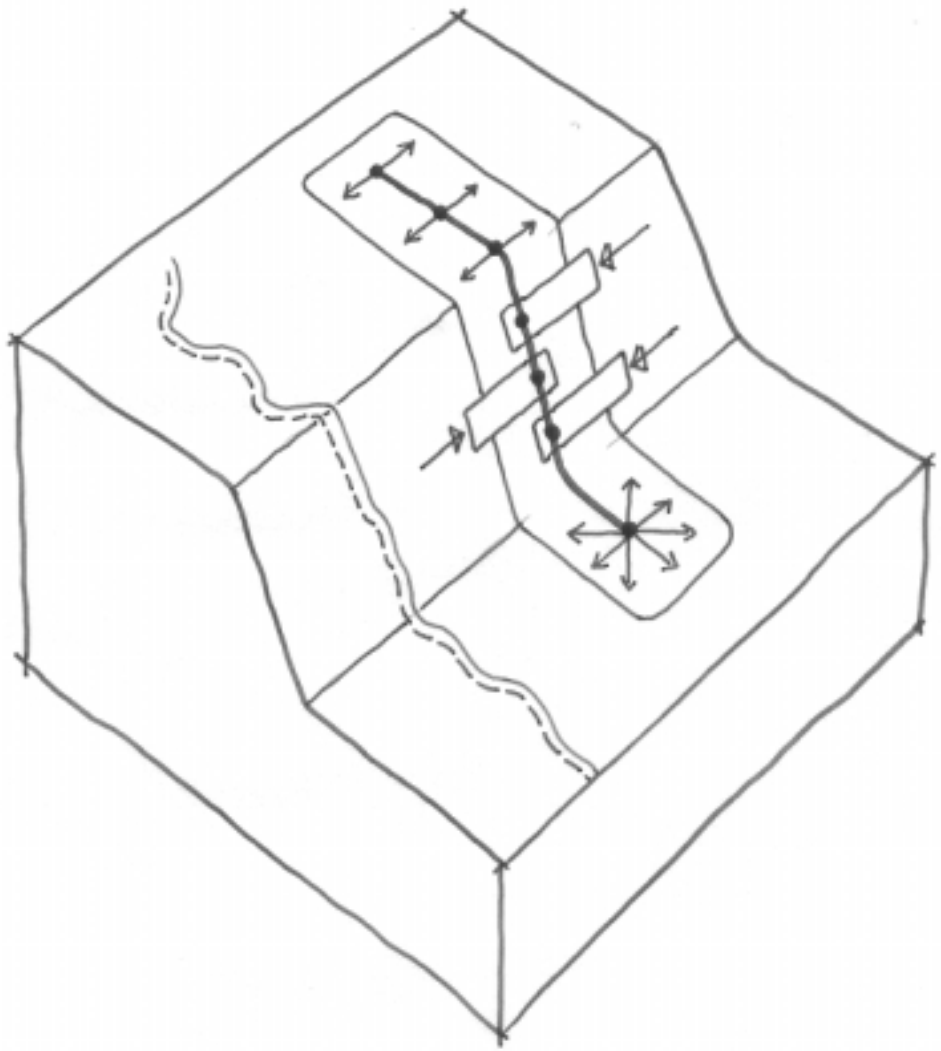
The "Gibsons Intersection" should be used at specific nodes, particularly in Lower Gibsons, in areas of high traffic and high pedestrian use. The Gibsons Intersection raises pedestrians above the street and gives them a sense of priority, which is particularly relevant for elderly and disabled access. Salient features include:

- Raised pedestrian walkways facilitating natural drainage
- Speed bumps slowing and controlling traffic
- Patterned pavement in the centre of the intersection celebrating the public space

Traffic Circles

Traffic circles should be selectively used in suburban Upper Gibsons to provide traffic control and neighborhood identity. Features include:

- Central space in the roundabout for the planting of trees, etc. that would be distinctive to that neighbourhood.



CONNECT THE UPPER AND LOWER

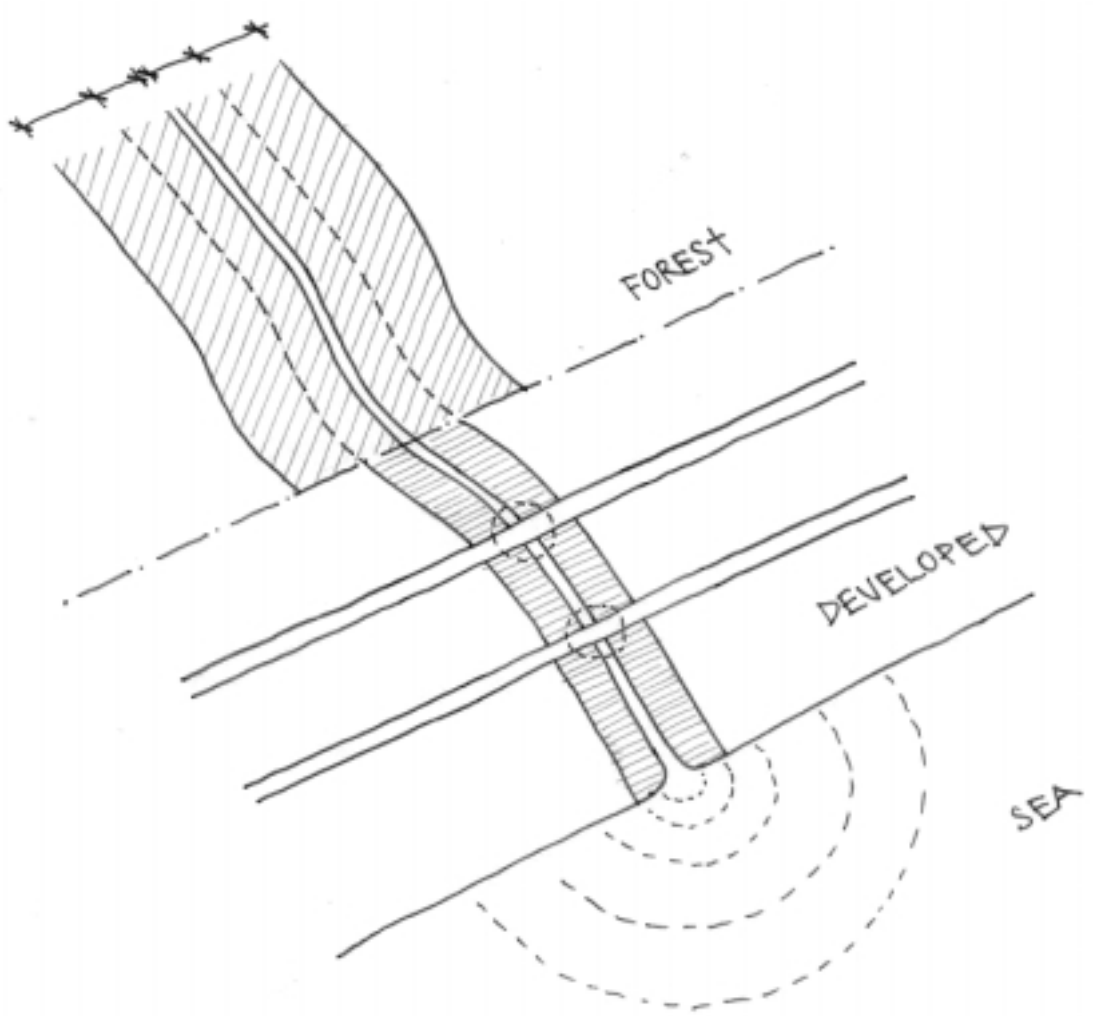
Problem:

The schism between upper and lower Gibsons due to the topography of the hill results in a difficulty of access between the two towns.

- the distance and slope between the towns prevents walking by citizens
- there is insufficient connection via public transportation
- "in-between" locations of interest are not celebrated

Generative Solution: Experiential vertebrae

- Provide pedestrian and public transportation to connect the upper and lower "centers"
- Calibrated nodes along the way are enjoyed by the public and support the distinctiveness of each location
- Existing streams provide the trail for public green-ways



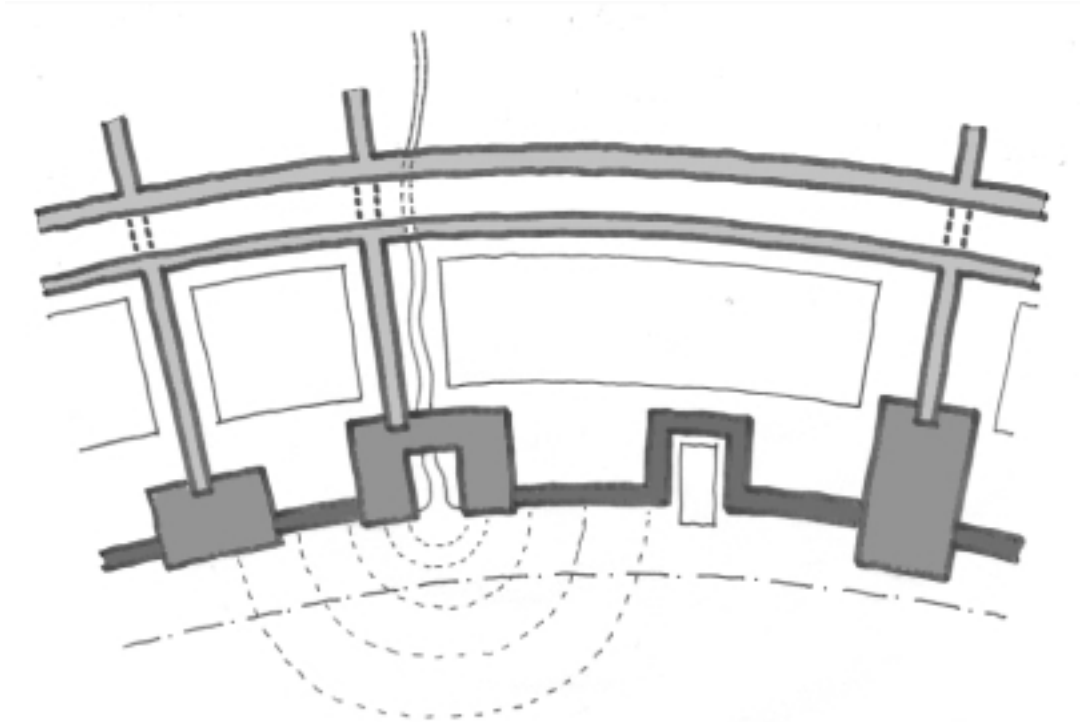
CONNECT THE UPPER AND LOWER RAVINE PROTECTION AND CELEBRATION

Problem:

Present riparian guidelines outline a 15 meter setback zone which only offers a minimal habitat envelope and water management zone.

Generative Solution: Green Vertebrae

- 30 meters from top of both sides of bank devoid of development in green and residential areas.
- An additional 40 meters would allow development but with regulations to ensure maximum vegetation retention and maximum use of pervious surfaces. An ideal regulation, however, only applicable in less developed areas.
- Sensitive treatment of road and path crossing, ensuring preservation of habitat while encouraging exploration of ravine.
- Celebrate the re-entry of the stream into the ocean.



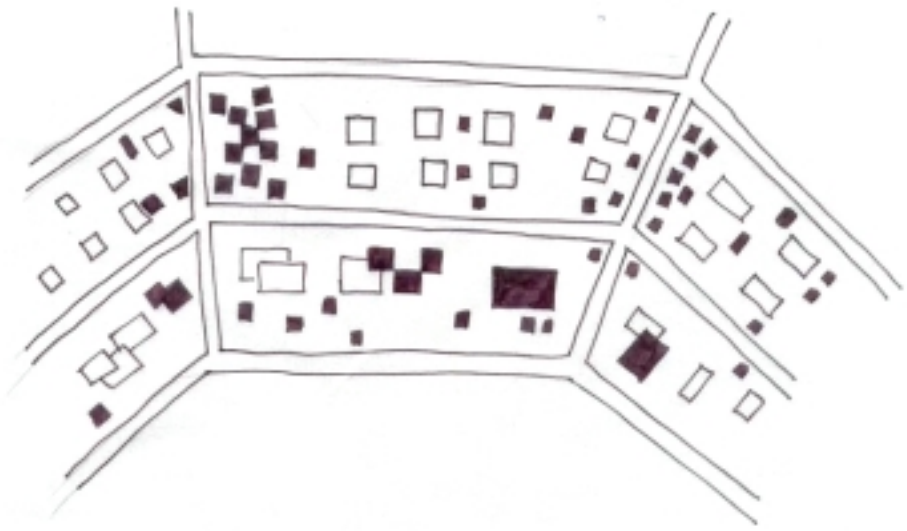
WATER EDGE

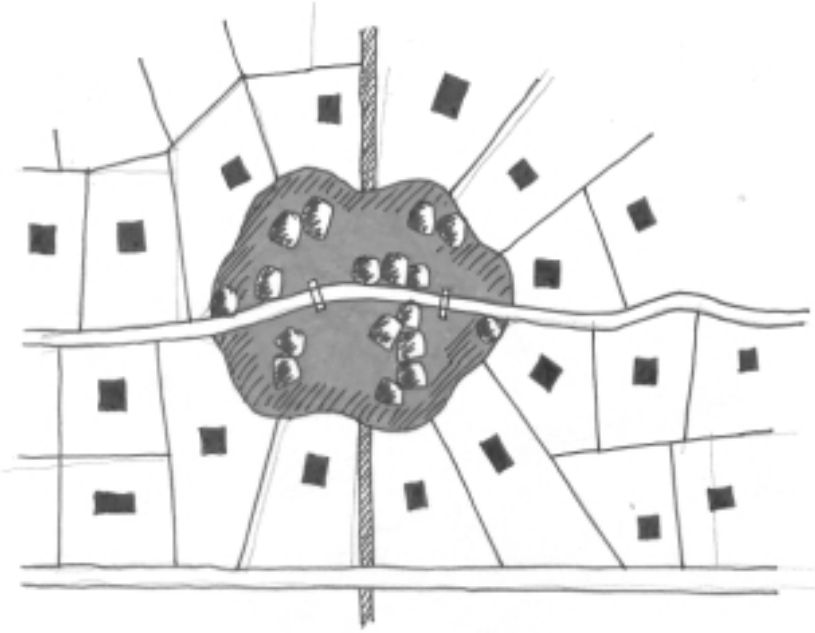
Problem:

People like to get near the water, move along its edge and interact with water. In Gibsons water access is contrived, the existing Seawall is often just a thin strip superimposed on the water's edge which does not respond to its cultural/built context nor to its ecological/intertidal dimension. At times the waterfront is privatized and completely inaccessible to the public. As the town builds up, re-connecting with the coastal fringe could strongly participate in anchoring its identity.

Generative Solution: A path system weaving together land and water, creating a thick and diverse interface.

- Allow pedestrian access to water at multiple connection points, running from within the town to the water's edge.
- Move people along the edge with a continuous path weaving in, out and over the water in a variety of configurations, highlighting natural and cultural features, destinations, detours, islands, etc.
- Each space should have a different identity appropriate to position, function, intended experience, etc.
- Celebrate the stream/sea connections and the tidal movements
- Consider lighting at night in most public parts for improved safety and 24-hour use.





RANGE OF DENSITIES

Problem:

There is a need to revitalize street life in Lower Gibsons and to plan for an anticipated increase in the town population.

- currently, the lower town has parcels of unused and underdeveloped land for both residential and commercial uses
- much land, but little public space and activity

Generative Solution:

Mix it up, bring it over, keep it back

- Allow higher density though infill of people and buildings, while maintaining the pattern of "single-family" structures.
- Accept a heterogeneous mixture of activity and land-use within residential and commercial neighborhoods
- Carve out public spaces over time.

NEIGHBORHOOD

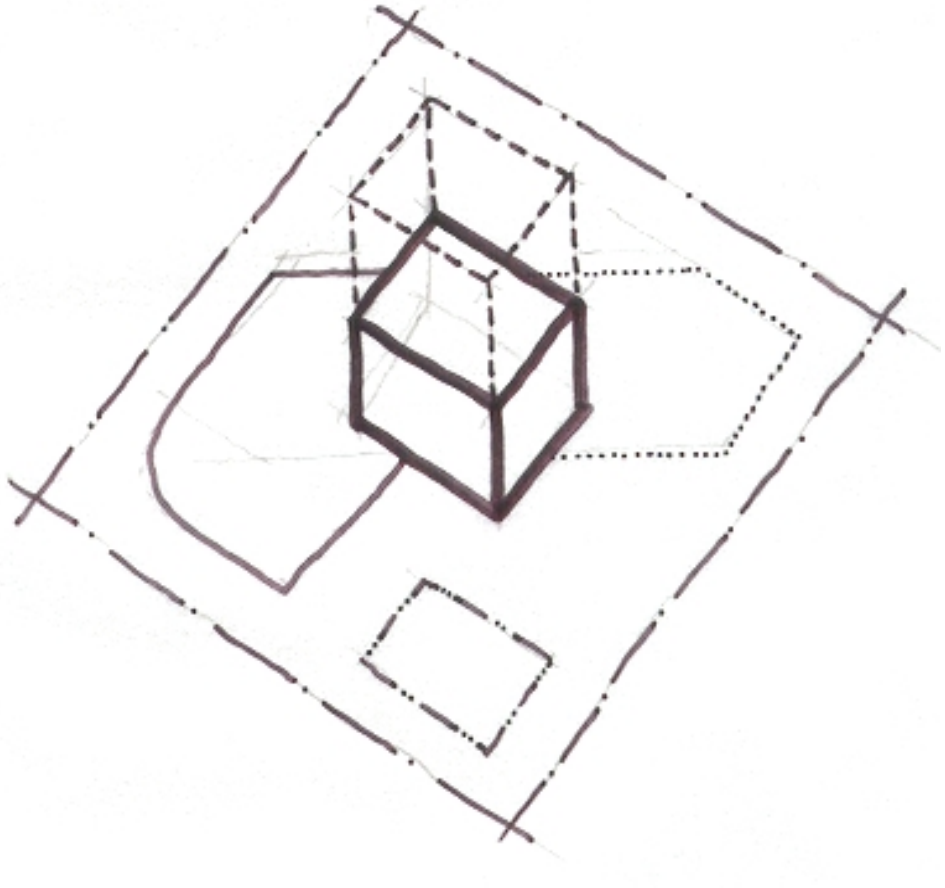
Problem:

Typical single housing family developments rarely encourage the growth of a community.

- they are designed around use of the automobile
- rarely have a focal point for the neighborhood
- rarely allow for communal grounds

Generative Solution: Spirited neighborhoods

- A coherent collection of private residences belonging to a public communal center on the street front
- Public paths cutting across the grid to connect each community common.
- Pedestrian walks on the street, with private yards in behind



AUTHENTICITY

Problem:

Newer residential development systematically pushes the building envelope as close to the property lines as permitted.

- Houses are "born dead," having little space to grow, adapt, develop character, and age gracefully.
- The ratio of the building footprint to the lot does not permit retaining existing trees or ground permeability.

Generative solution: The Living Edge: Incremental Growth Envelope

- A solution based on an existing typology found in the older houses along the waterfront.
- Covenant which directs initial building footprint as a percentage of the total square footage of the lot.
- Encourage accretions to built form over time, reflecting individuality in use and form.
- Pragmatic concerns (social, ecological, economical) overrides the orthogonality of the grid, allowing the building footprints to be at skewed angles to the lot.
- Particularly in Lower Gibsons, mixed-use zoning (agreed upon at neighborhood level) encourages live-work conditions: studios, workshops, galleries, garages, etc.