



Український Католицький Університет Ukrainian Catholic University

Stryiskyi Park Campus & Khutorivka Master Site Planning Strategies
2015 June 20



University of Oregon, Portland
Urban Projects Workshop

Prof. Gerald Gast, Architect

Students: Richard H. Wilson | Daniel Davis | Matthew C. Leavitt

Introduction

Commentary by Professor Gerald Gast

As an independent (non-government) university in Ukraine, I believe UCU is providing an alternate model of university education that will be influential in Ukraine, making waves beyond its own community of students and faculty.

This Master Plan Report summarizes our studies of the Stryiski Park and Khutorivka campuses from October 2014 to June 2015. We appreciate the excellent dialogue with the university staff during the nine-month study period.

The text and drawings presented here are offered as a basis for discussion. Study focus:

The Stryiskyi Park Campus

- Master Plan Revisions for the central and east parts of the campus.
- Includes an additional residence hall.
- Landscape ideas for the Park quadrangle and Main quadrangle.
- Studies for a potential athletic building and athletic fields.
- Parking locations on the east campus, and west of the new Library.

Khutorivka Campus

- Ideas for the Master Plan of future buildings, circulation and open space.

We look forward to discussing these initial studies.

Gerald Gast, Richard H. Wilson, Daniel Davis, Matt Leavitt

The Urban Projects Workshop. The University of Oregon. Portland, Oregon.

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————— Credit —————

Institution
University of Oregon
Portland Urban Projects Workshop

Title
Ukrainian Catholic University: Stryiskyi
Park Campus & Khutorivka Master Site
Planning Strategies

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All written portions, sketches, photography,
graphics and imagery shown was created
by the research team, unless otherwise
noted.

————— Design Research —————

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Lviv & UCU

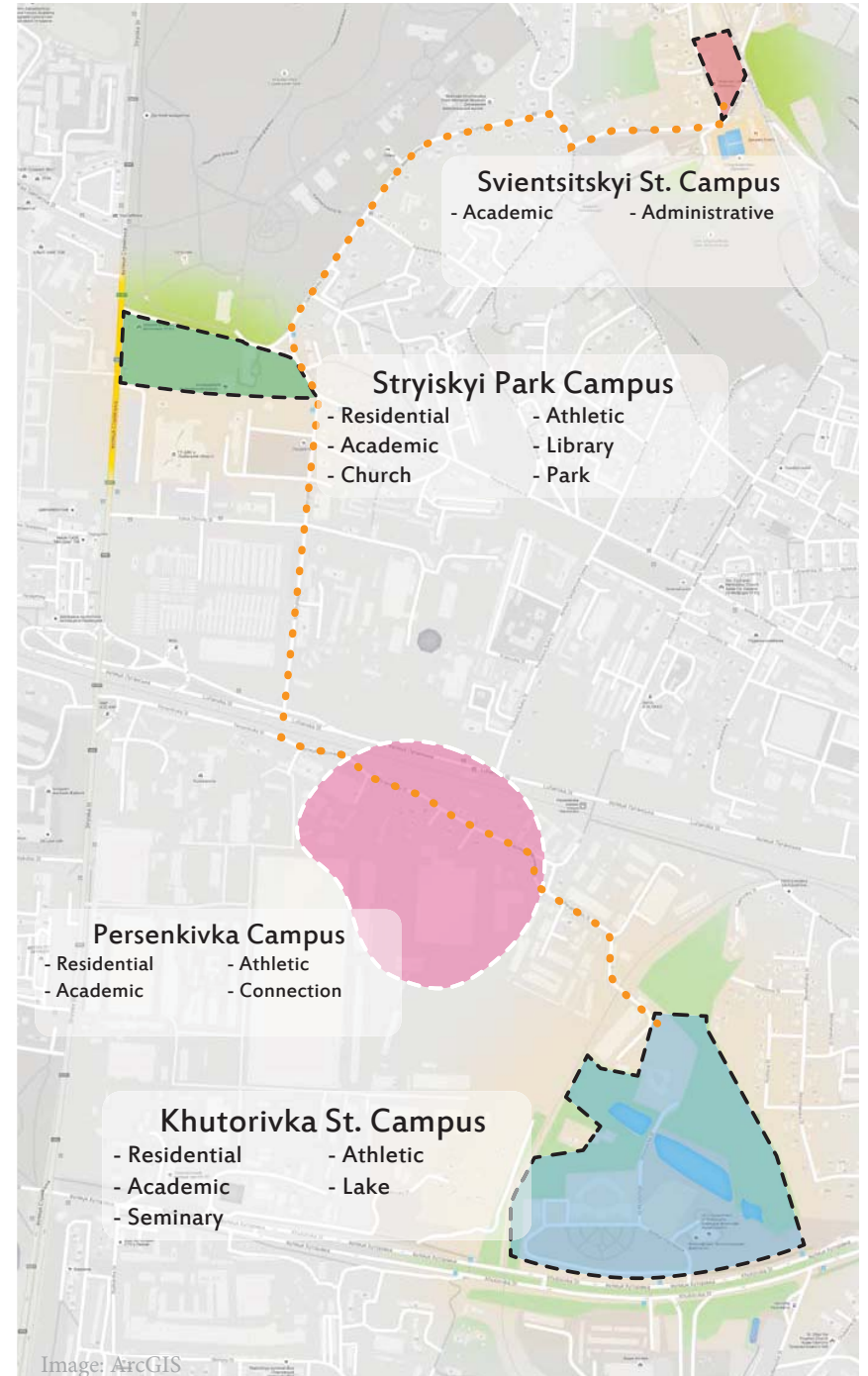
The Big Picture



The Ukrainian Catholic University sees potential within Lviv to make connections between its campuses. Connecting the sites together will be important for enhancing student, faculty and visitor experience.

In addition to the three current campuses: Svientsitskyi, Stryivka, and Khutorivka, there is a fourth that may take shape over the coming years - Persenkivka.

For now, this document focuses primarily on the Stryivka Park and Khutorivka St. sites.



Stryiskyi Park Campus Site

Landscape Process & Proposal



Church of the Blessed Martyrs

The Stryiskyi Park Campus currently has successfully completed three buildings:

- Church of the Blessed Martyrs
- Collegium
- Academic Building

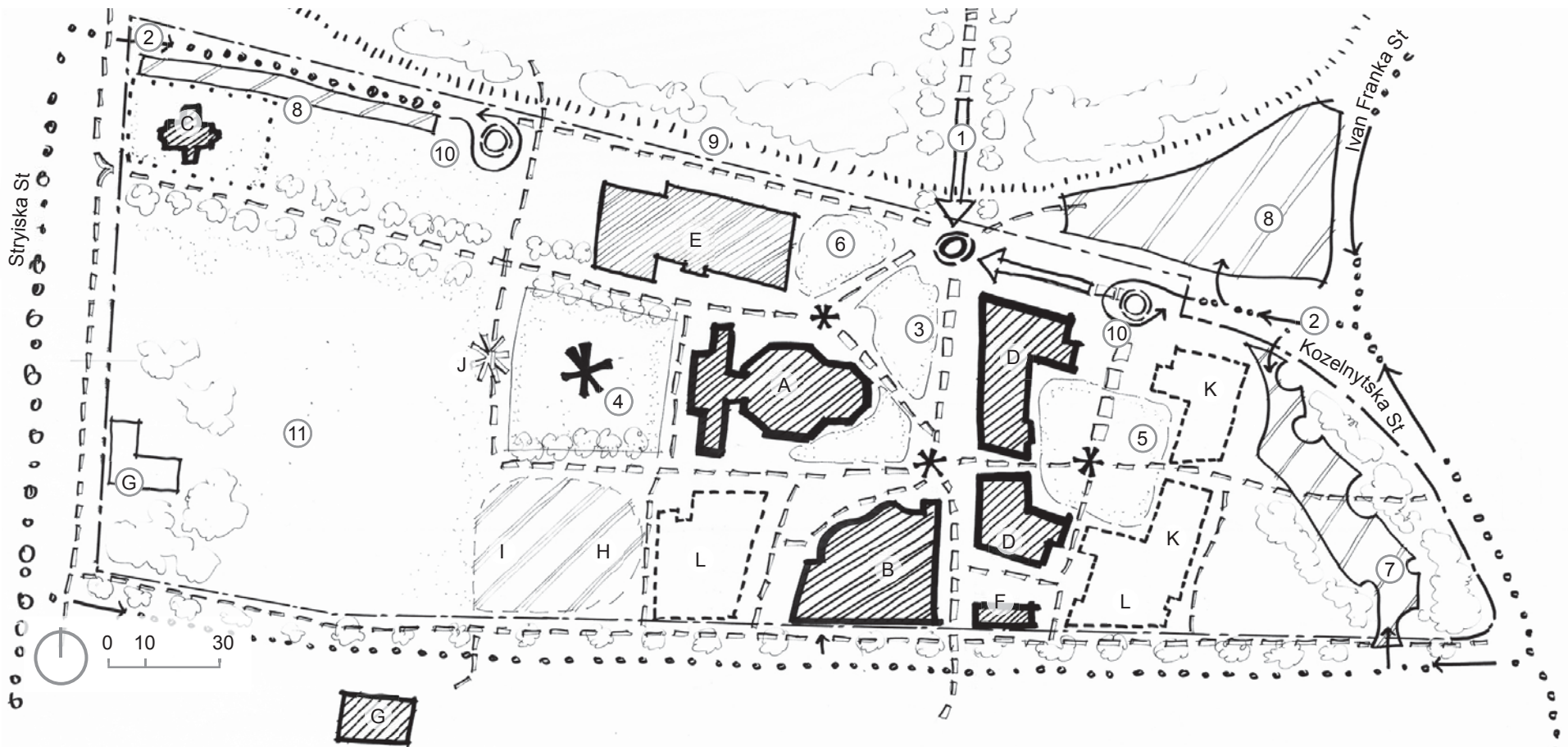
By the end of Phase 1, the campus will have completed athletic fields and two more buildings:

- University Church of St. Sofia
- Library

The following diagram illustrates key considerations, locations of new buildings in relation to existing and denotes paths of travel between nodes. The diagram also shows locations that still require a defined program, such as the west site and south access road.

The primary focus has been the entry from Stryiskyi and how to properly contain the Sacred Square. The strategy here was to provide an entry sequence that led pedestrians from the park, to a welcoming lawn, that opened to a full view of the new University Church of St. Sofia.




The Stryiskyi Campus is a unique opportunity to welcome the public from all sides and to celebrate the entry sequence from or to the historic park.



Phase 1

- 1. Stryiskyi Park Tree Allée
- 2. Vehicular Entrance
- 3. New Welcome Green
- 4. Sacred Square
- 5. Proposed Residential Quadrangle
- 6. Sculpture Garden
- 7. Existing Parking
- 8. New Parking
- 9. Children's Railroad
- 10. Turnaround
- 11. (area to be developed)

- A. University Church of St. Sofia
- B. Academic Building
- C. Church of the Blessed Martyrs
- D. Residence Hall
- E. Library
- F. Utility Building
- G. Existing Building
- H. Multi-Use Athletic Court
- I. Athletic Field (18m x 36m)
- J. Viewing Space

-  Primary Access
-  Node
-  Pedestrian Path

Phase 2

- K. Residence Building
- L. Academic Building

-  Vehicular Path



Melding Tradition with Modern



Paving Precedents



Space-Defining Tree Allée

The design team investigated precedents that mixed traditional with new architecture, paving for pedestrians versus vehicles and directing flow of movement. These were then applied to the site in meaningful ways to enhance public and community engagement. The campus plan, on the following page, connected Stryiskyi Park with new pedestrian plazas, paths and new shared parking.

The site was developed with traditional Lviv planning strategies in mind while ensuring proper space for fire truck access. View corridors were planned into every node, with special attention made for visual of the main church. The design team also investigated whether an Athletic Facility would be suitable for Stryiskyi. See Appendix A-6 to A-9 for these investigations. It is recommended that a different location be chosen for the Athletic Fields, such as at the much larger Khutorivka Campus.

On the Stryiskyi Campus, a new athletic field and court at the south end of the Sacred Square properly encloses the space. In order to fully complete the square, a new colonnade and space-defining trees were added - these focus the attention of pedestrians to the new main Church. The Sacred Square will also be valuable as a space for summer events and student gathering.

The West site needs further program evaluation. However until that program is fully developed, the Allée of Martyrs should be added to provide a direct pedestrian welcome entrance. The new tree-lined city street to the South will provide regular access to the existing Tax Building and open a safe passage to the café in the recently completed Academic Building.



Phase 1

- | | | |
|---------------------------------------|---------------------------------|-----------------------------------|
| 1. New City Street SE Entry | 14. South Campus Entrance | A. University Church of St. Sofia |
| 2. Existing Bus Stop | 15. Limited Access Service Road | B. Academic Building |
| 3. NE Entry | 16. Sacred Square | C. Church of the Blessed Martyrs |
| 4. Existing Parking | 17. Steps & Trees | D. Residence Hall |
| 5. New Shared Parking | 18. Auto Court | E. Library |
| 6. Auto Court | 19. New Parking | F. Utility Building |
| 7. Framed Trellis & Fire Truck Access | 20. Allée of Martyrs | G. Existing Building |
| 8. Residential Quadrangle | 21. (area to be developed) | H. Multi-Use Athletic Court |
| 9. Stryiskyi Park Tree Allée | 22. NW Entry | I. Athletic Field (18m x 36m) |
| 10. Stryiskyi Park Entrance Plaza | 23. SW Entry | J. Colonnade |
| 11. New Welcome Green | 24. Children's Railroad | |
| 12. Academic Plaza | 25. Bike Parking | |
| 13. Sculpture Garden | | |

Phase 2

- K. Residence Building
- L. Academic Building



Current Aerial Plan, Image June 2014

As the Phase 1 elements come to completion, the final site plan has also developed. See the final proposal on the next page.

The current entry sequence between the Park and Campus does not welcome pedestrians. By removing the surrounding gates and opening this passage through, pedestrians will be able to experience the new Church on their right, residents hall to the left, and academic building beyond.



Current Entry from Stryiskyi

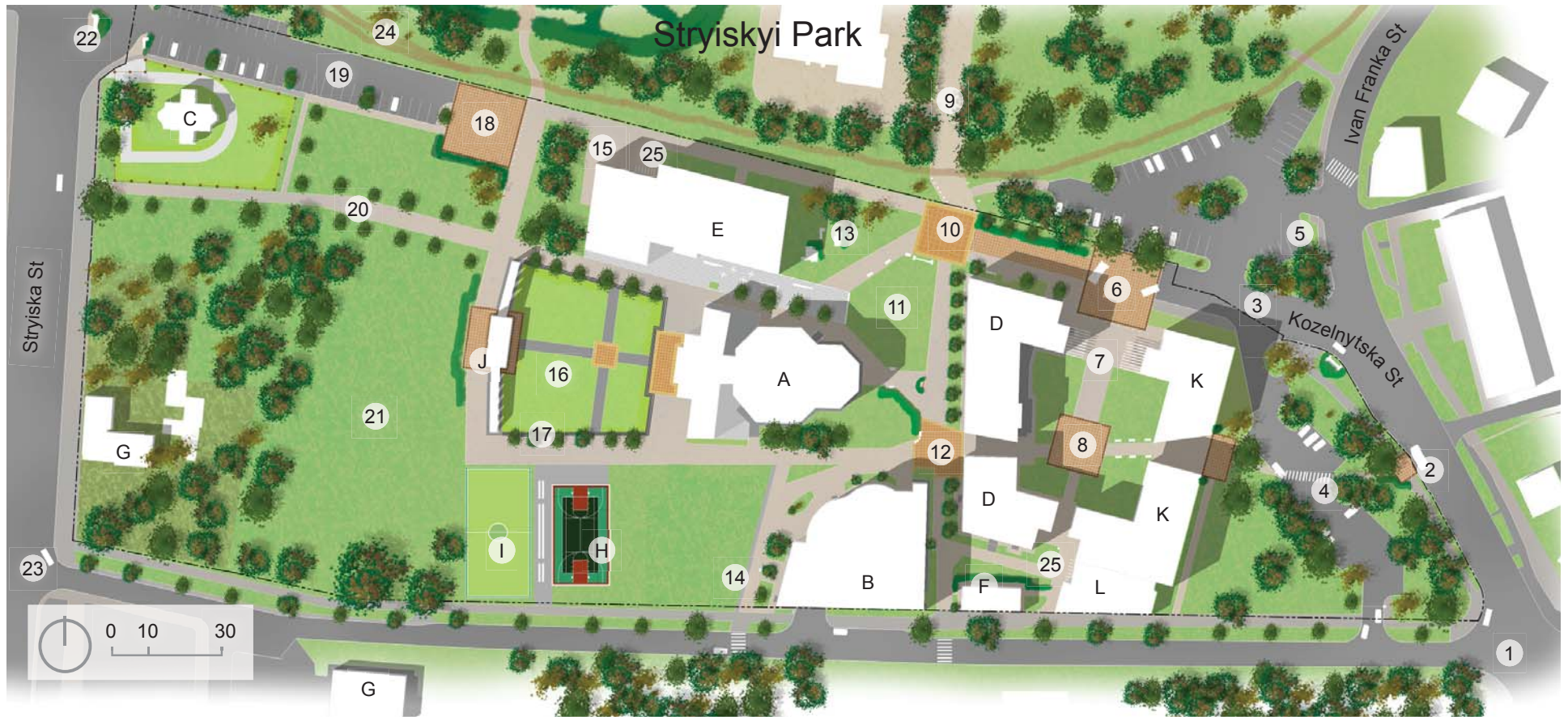
The location of the athletic fields may also be placed just west of the proposed location. Although this would put it further from the current buildings, it may support a more successful campus plan later on. As the next academic building is programmed, it is suggested that it be placed between the fields and current academic building.

During previous design research, the northwest parking area was considered as a rectangular form. However after some investigation, the team chose to simply extend the current parking spaces further into the site, with added planters. This strategy preserves more space for an addition building footprint just west of the new Library.



Phase 2 South Site Alternative

The new shared parking area to the northeast will provide an opportunity for the city of Lviv to attract more visitors to the park.



Phase 1

- | | | |
|---------------------------------------|---------------------------------|-----------------------------------|
| 1. New City Street SE Entry | 14. South Campus Entrance | A. University Church of St. Sofia |
| 2. Existing Bus Stop | 15. Limited Access Service Road | B. Academic Building |
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| 13. Sculpture Garden | | |

Phase 2

- K. Residence Building
- L. Academic Building

Khutorivka Site

Landscape Process & Proposal

The Khutorivka Site has many opportunities, as well as problems, for development. The most important site characteristics are:

- The two lakes
- Existing strong site design features
- Beautiful scenery of trees that occupy the site
- Large amount of space to develop within wisely

Along with these points, Khutorivka also has the chance to encourage walkable features for not only the university, but the surrounding neighborhood as well. Although the car has dominated transportation during the last century, by encouraging pedestrian and bicycle use, as well as transit, UCU will prove to be a valuable example of development in Ukraine. If planned well, UCU may be able to increase student enrollment by being sensitive to its environment, context, and the needs of Ukraine.

The two sites are 3,7km separate:

- Seven minute drive
- 20 Minute bicycle ride
- Or 45 minute walk

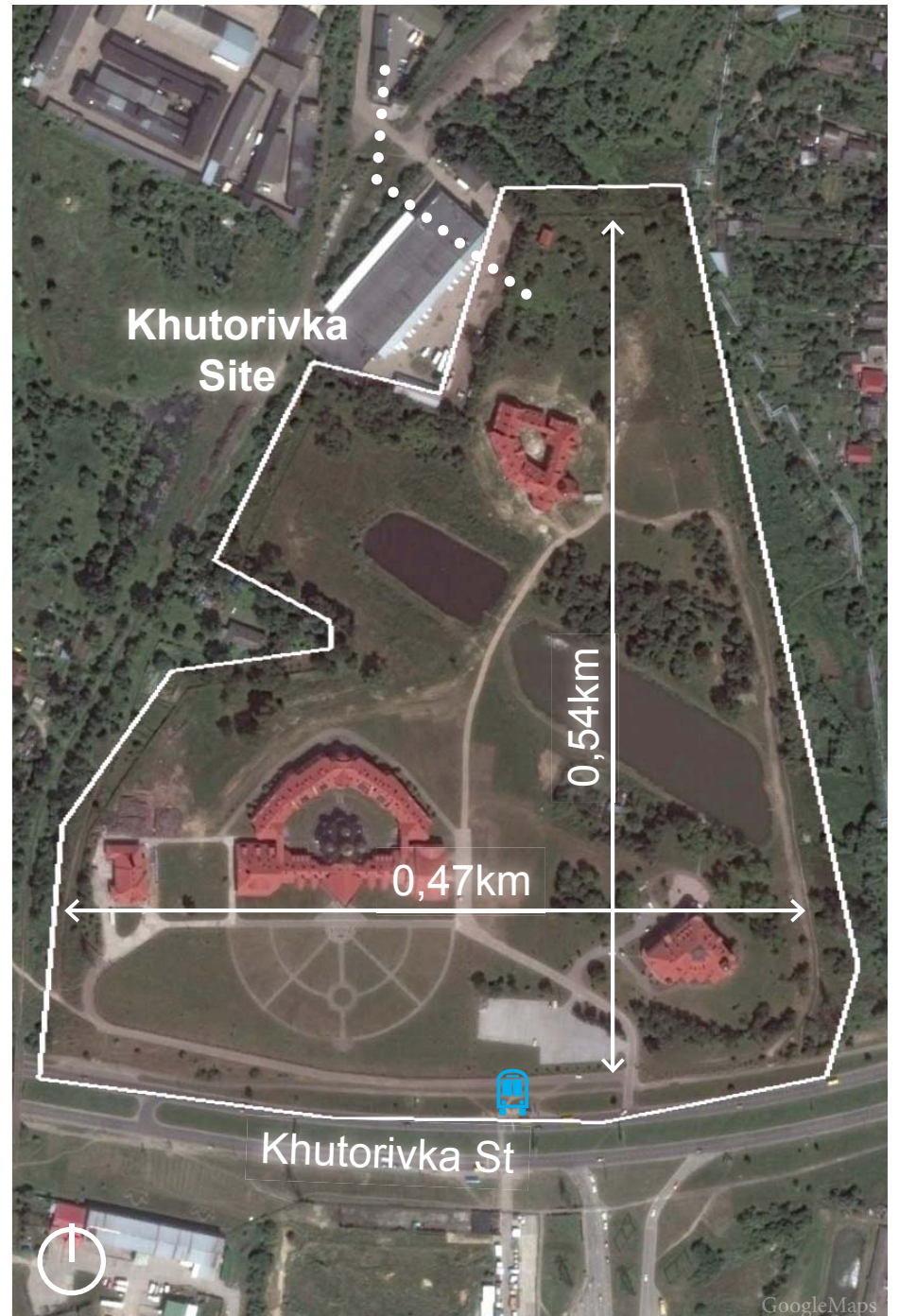
The white dotted line indicates a possible connection between the two main

campuses, which may create a stronger pedestrian, bicycle, or Marshrutka route for academics. However currently there is no connection between Kozelnytska St and Persenkivka St.

The Khutorivka Site has a gross area of:

- 17,5ha

The south site entrance is near a public transit stop, seen as a blue bus indicator. This will likely become a heavily-used amenity for the UCU. There may be an opportunity to provide a commercial use space on the ground floor of a new building in direct visual of the bus stop. By doing this, the UCU may encourage people to hop off the bus to visit the campus on their way to another destination.





UCU Theology & Philosophy Faculty Building

The entry to the Khutorivka Site possesses a presence of good site design, with high quality, well-placed paving. The Theology and Philosophy Faculty Building welcomes guests, students, and faculty to the campus from the south. The glowing gold and red roofing emulates the colors of the university, and allow sthe buildings to stand out on the green landscape.



Lake (view south)

The existing east lake provides some of the most spectacular views of the Khutorivka Site, especially as one looks across the lake to the UCU Building. The existing trees on site and the lake are both wonderful amenities that should be seen as primary assets, along with the existing Seminary. Existing buildings and infrastructure provide value for UCU, and Lviv, in the long-range plan for this site development. Maintaining current facilities will strengthen UCU and their goals for increased academic enrollment.

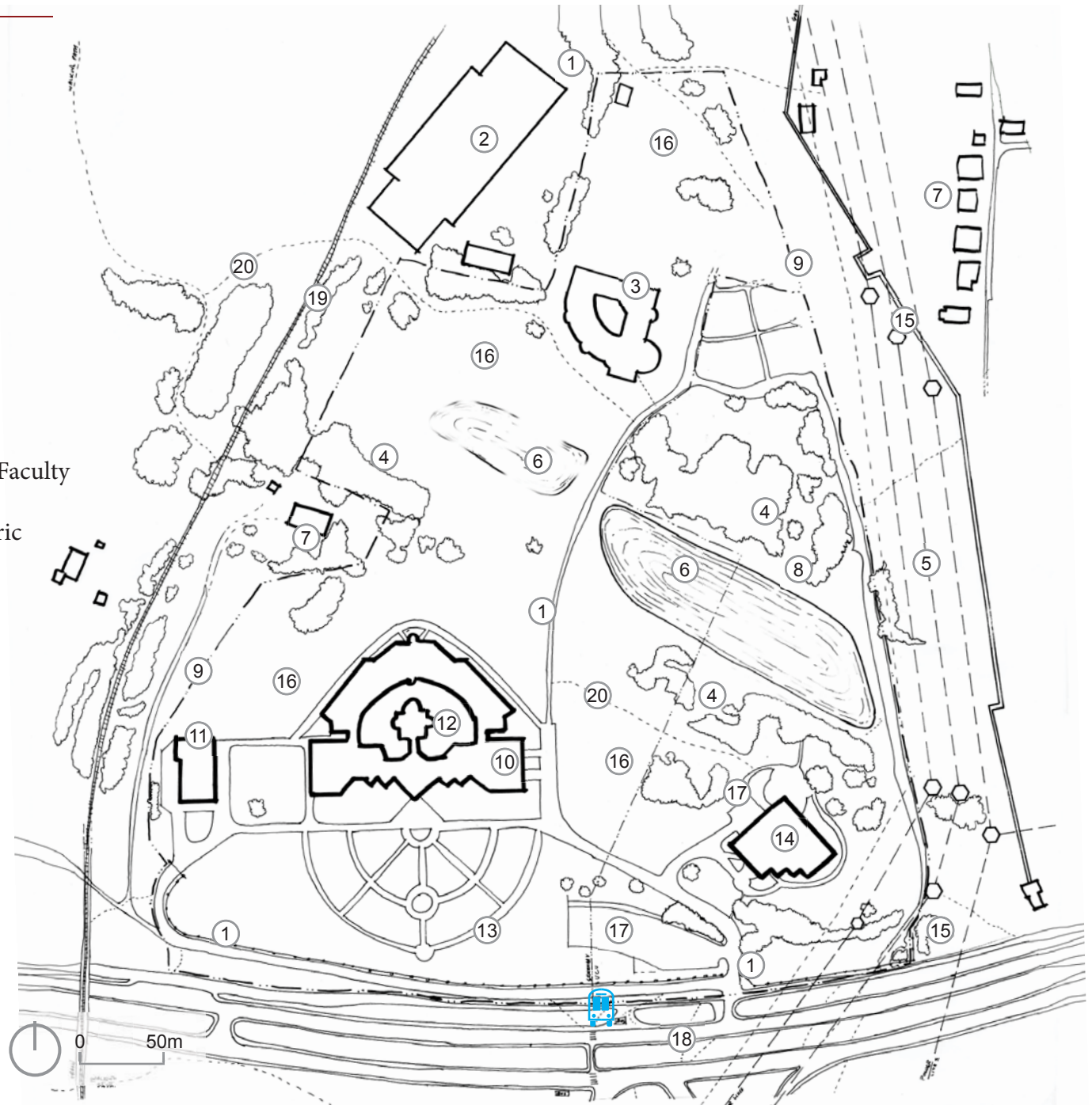


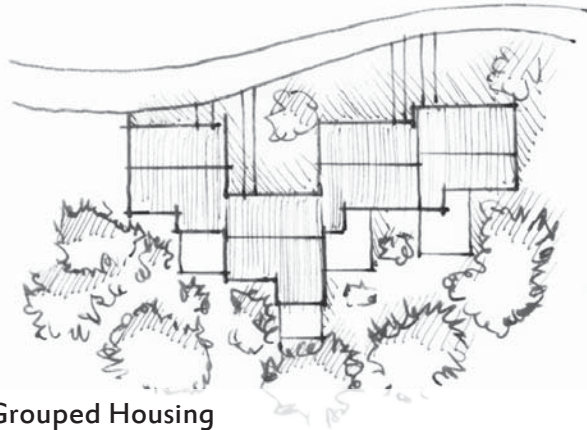
Church Offices

The north site has an existing building to be completed. This building is not owned by UCU, however it is an asset that may be utilized by the university. One issue that is apparent on the Khutorivka Site has to do with its depth of 0,54km. While this may be a constraint, it may also be viewed as an opportunity for compact traditional Ukrainian urban design. In developing the master plan, creating adjacent uses will encourage students, guests, and faculty to activate this area.

Existing Conditions

- 1. Road
- 2. Warehouse / Factory
- 3. Church Offices
- 4. Trees / Green Landscape
- 5. Power Lines
- 6. Lake
- 7. Residential
- 8. Lake Viewing Area
- 9. Property Boundary
- 10. Seminary
- 11. Mechanical / Boiler
- 12. Seminary Church
- 13. Radial Paving
- 14. UCU Theology & Philosophy Faculty Building
- 15. Central Heating Main & Electric Towers
- 16. Grass / Undeveloped
- 17. Parking
- 18. Khutorivka Street
- 19. Railroad
- 20. Walking Paths





Grouped Housing



Semi-private Open Space

There is a growing need for one academic building and one residence hall on the Khotorivka Site. There are three types of housing that may develop:

1. 1-2 Floor Attached Housing for Faculty & Families
2. Mid-Rise Dormitories / Apartments
3. Mixed-Use Apartments over Commercial Use

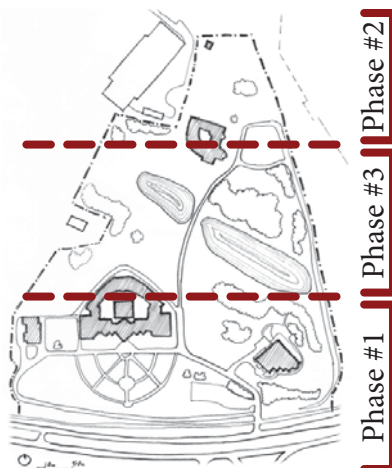
Each of these may be placed throughout the site respectively for peace and quiet, positioning of views, proximity to the main road, and framing spaces. The image to the top right may be one way for the Attached Housing to take form. This creates a sense of community and frames the trees just north of the lake.

The image to the right shows one precedent of a framed park area with housing¹. Notice that the space contains elements of private housing, while maintaining the feeling of publicly available park area. This may only be achieved however if the trees are preserved, north of the lake.

Future
Connectivity

North to South
Completion

Immediate
Development



Although this strategic plan has covered development planning for the entire site all at once, the principles stated here should be developed in phases. Phase #1 is near-future with residential functions, and one academic building at the south site entry. #2 Focuses around connecting the north and south site together. #3 Completes the connectivity, and increases site usage many years in the future.

¹ Fifield, M. (2014). Garden Park Housing. Housing Prototypes: 5. HP Q-G-R-T. University of Oregon, Portland. Retrieved Nov 23, 2014

———— Programming ————

Take note of the following markers:

- a) Node Placement
- b) View Corridor
- c) Tree Preservation
- d) Mixed-Use (Commercial/Residence/Office)

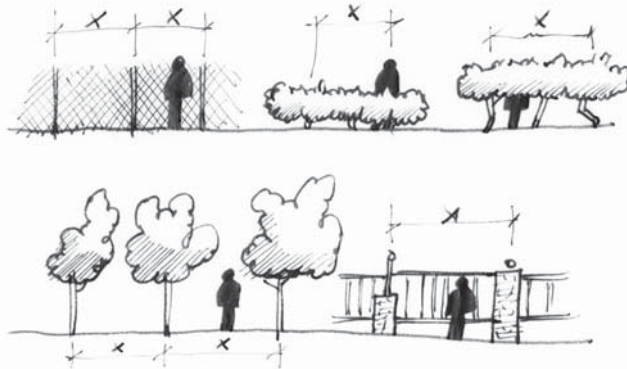
Creating destinations is important for place-making. These destinations will create anchors throughout the campus. Nodes were used to create beautiful and memorable views. View corridors were used as a building organizing principle. The orange areas show where buildings should not be developed so that these beautiful views are maintained. Notice how the program areas were placed around corridors.

The mixed-use program space on the south site may be considered as a capital revenue generator for the UCU. It will help better define the main street entry of Khutorivka. This use may potentially welcome public patronage to the site, which may increase university visibility.





Khutorivka Entry



Space-Defining Site Elements

Phase #1 will be an important first step in the continued development of the Khutorivka Site. Upon entry, individuals will be welcomed by a formal feature. From this location, a view corridor should be established so that visual line-of-sight of the Seminary is maintained.

An ordering strategy may be used to give coherence to the overall site plan. One that leads individuals from the entry to the rest of the campus. Seen in the image to the right, an existing fence protects and encircles the front Khutorivka Street face. This fence leads travelers to the entry gate and is an aesthetic amenity that provides a sense of permanence and presence to the campus. From here into the campus, further ordering may continue leading individuals to the other nodes on campus. This may be achieved in many ways, as seen to the bottom right.

Phase #1 proposes to utilize the tree-lines street method. This is intended to serve as a long-range campus linking strategy. These trees should be placed at 10m intervals from entry to end so that visual experience is not broken, but instead guided. Here, the first framed view will be of the Seminary and its golden domes.

Vehicle ownership in the Ukraine was estimated at 173 vehicles for every 1000 people. Personal vehicle usage may be expected, however not in the same capacity as public transit. Some parking may be provided, but should not be a priority site feature.

Placement of buildings and views on the following page show the importance of strengthening existing features, setting up views between courtyards and the Seminary.

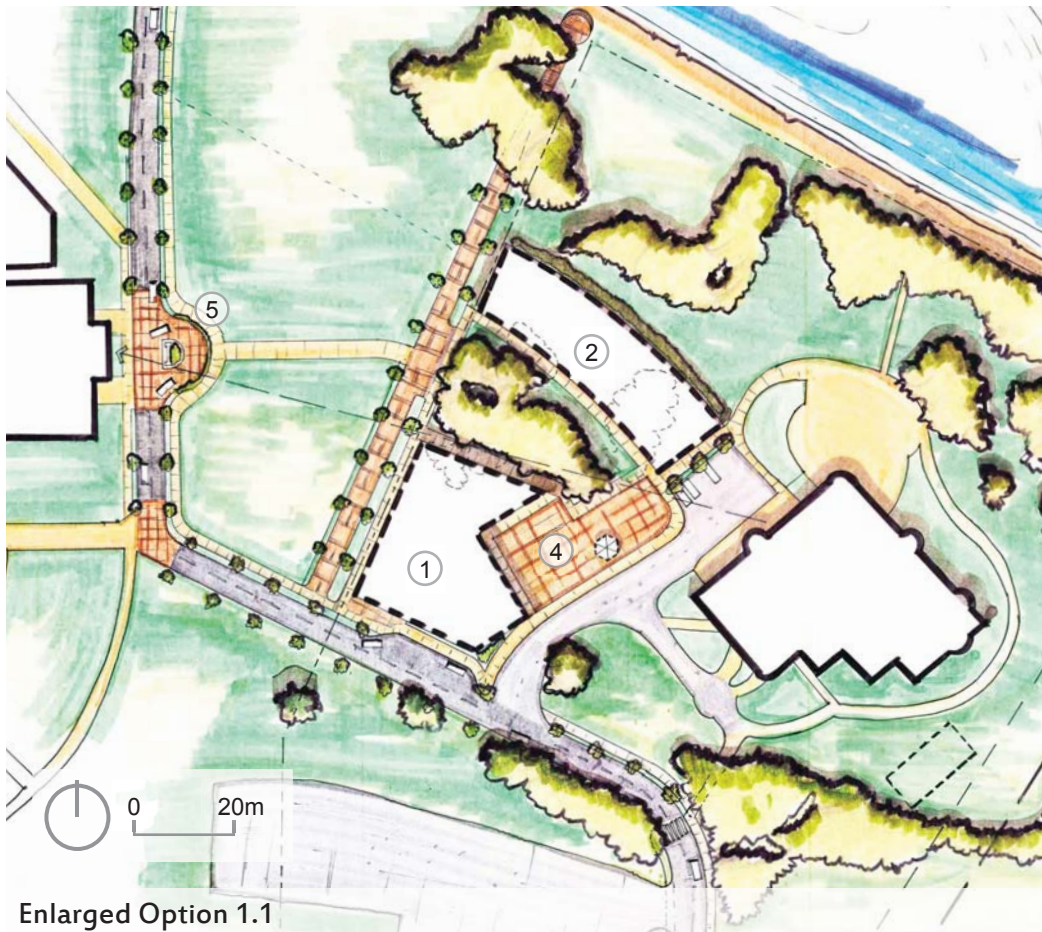
Providing covered walkways and enclosing spaces that will likely be occupied by all users. Inner courtyards are most effective at 30m square dimensions, but may be adjusted slightly as needed. The residential dorms facing the Seminary should be designed so that views to the lake are maintained, and tenants may take advantage of the eastern morning sunrise. The new Academic building may take a larger footprint as needed, and should not encroach on the adjacent residential building.

The overall development for the Khutorivka Site Master Plan should follow a coherent method of building placement with connections and place-making. As the plan develops further, and once review comments have been discussed, this plan should reach a level of completion that will provide the UCU with strong guiding principles.

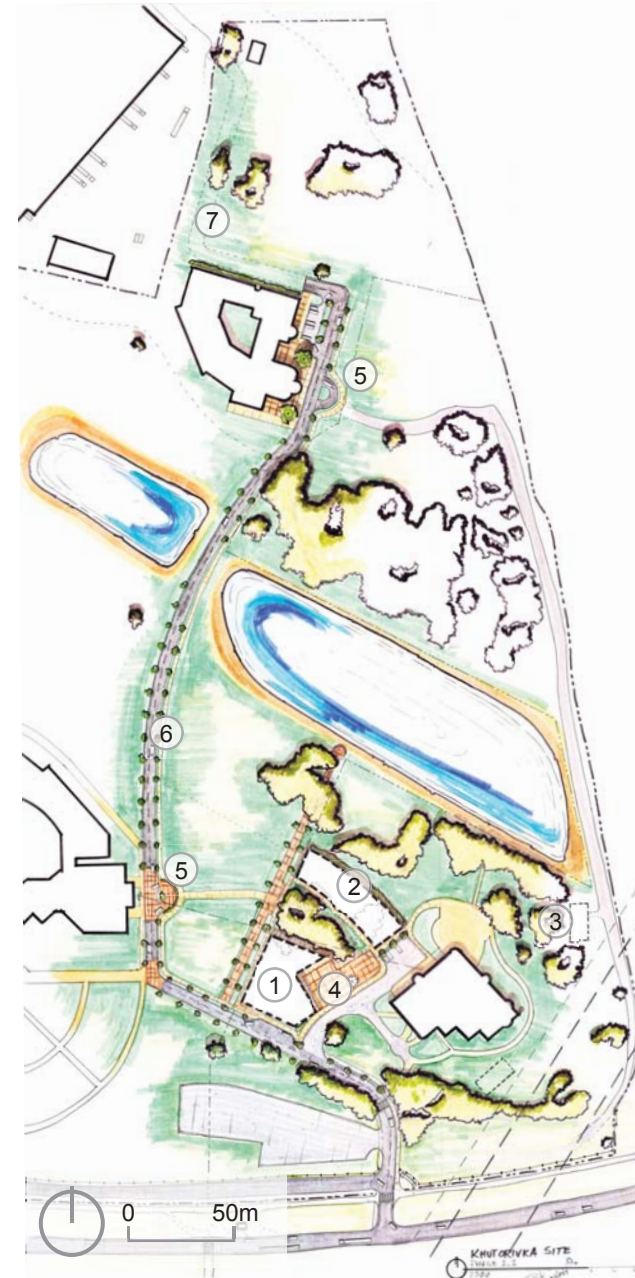
Finally, although throughout this report, “Khutorivka Site” was used to describe the location, the leaders of UCU may find it advantageous to consider officially naming this campus. For example, “Stryiskyi Park Campus” serves as a valuable place identifier. The name for the Khutorivka Site may change to be a prominent generous figure who was integral in the formation of UCU, the name of a saint, or a generic name that speaks of the focus at this location. This is important to establish early on so that throughout the development of this campus its presence will be easily identified as the Ukrainian Catholic University.

Proposal

- 1. Academic Building
- 2. Residence Building
- 3. Grounds-Keeping Building
- 4. Court
- 5. Drop-off & Turn-around
- 6. Tree-lined Street to North Site
- 7. Proposed future North Entrance Connection



Enlarged Option 1.1



Partial Site Plan Option 1.1

Appendix A

Design Process & Athletic Facility Research

Site Design

Designers love to show their process, from the initial sketches through final completed works. The Stryiskyi and Khutorivka process shown here is only a mere sampling of the design that took place.



Both sites pose different challenges and opportunities. One with a lake, the other with an adjacent city park. Their proximity to the central city and suburbs meant that they needed to be approached in different ways. The Khutorivka site was formed from precedents such as the Olmstead's 'buildings in a garden'. Stryiskyi was developed as a continuation of the Lviv town center - particularly with compact design.

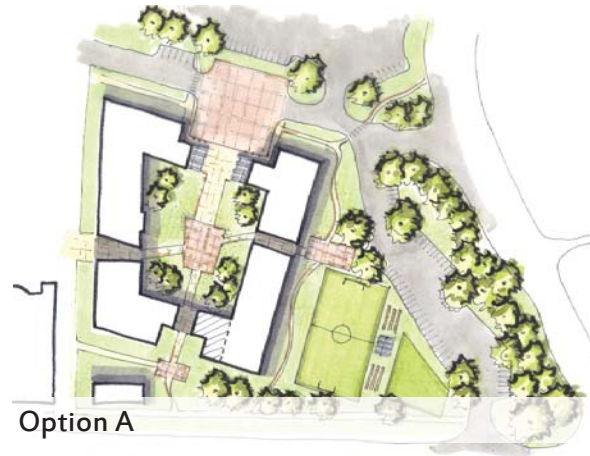
Athletic Facility

These best represent the needs of the Ukrainian Catholic University. Given the tight space constraints at the eastern end of the Stryiskyi Park Campus, the facility will need to be compact and efficient in use of space and site layout. The following projects in this report were chosen because of their smaller footprint and efficient design.

The facility may be broken down into two primary pieces: a large open volume containing a multi-use court and a smaller adjacent volume of supporting spaces. These supporting spaces at minimum include locker rooms, bathrooms, caretaker/service spaces, and storage. But an athletic facility of this size may also include tiered spectator seating, meeting room, conference room, lounge, classroom, training facilities, workout spaces, and restaurant.

Option A

- Existing parking remains
- Small internal court
- Anticipates potential city highway
- Attached academic space



Option B.1

- Partial existing parking remains
- Athletic Facility
- Large internal court
- Attached academic space



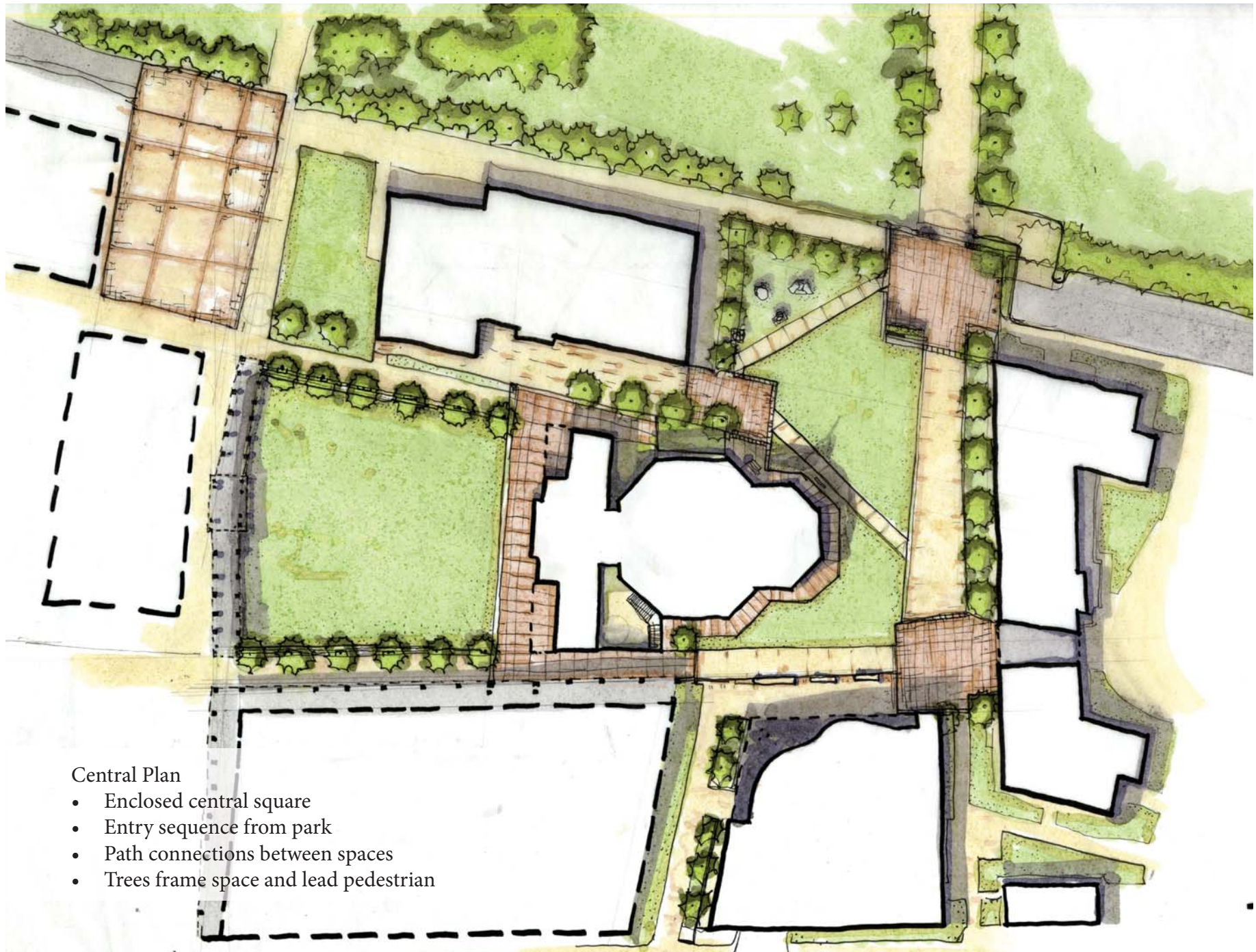
Option B.2

- Existing parking remains
- Indented internal court
- Anticipates potential city highway
- Attached Athletic Facility



Shared Parking

- Follows shape of railroad
- Some existing trees preserved
- Added civic amenity
- Connects directly to park and street



Central Plan

- Enclosed central square
- Entry sequence from park
- Path connections between spaces
- Trees frame space and lead pedestrian

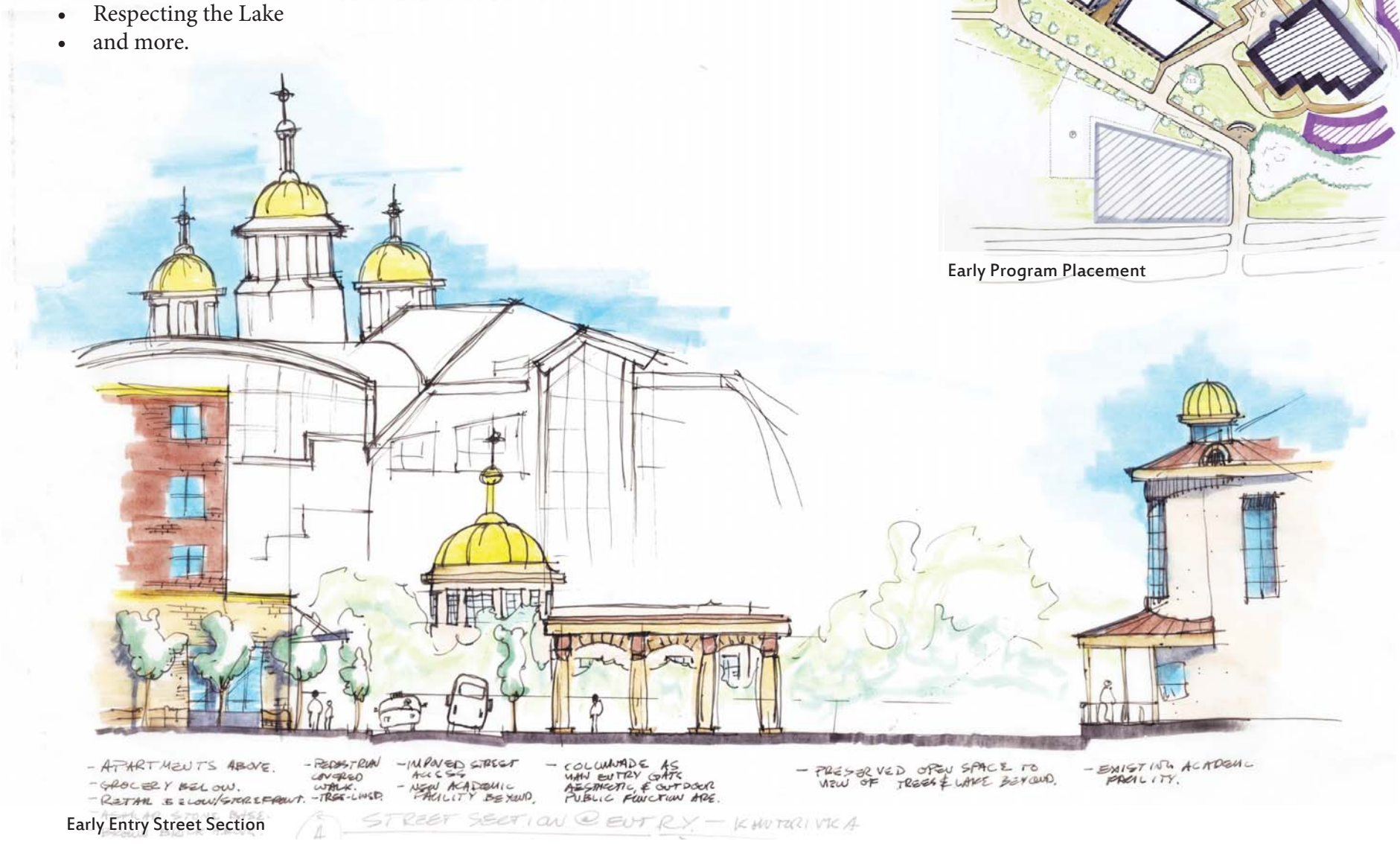
The following drawings show an abbreviated diagrammatic design process from beginning to end, for the Khutorivka Site.

Each shows many different influences in the design process:

- Daylight
- Wind
- Tree Preservation
- Respecting the Lake
- and more.



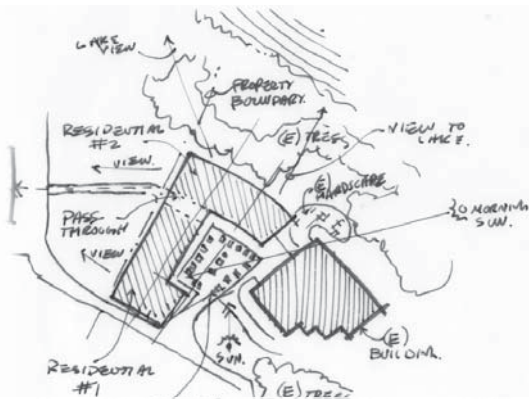
Early Program Placement



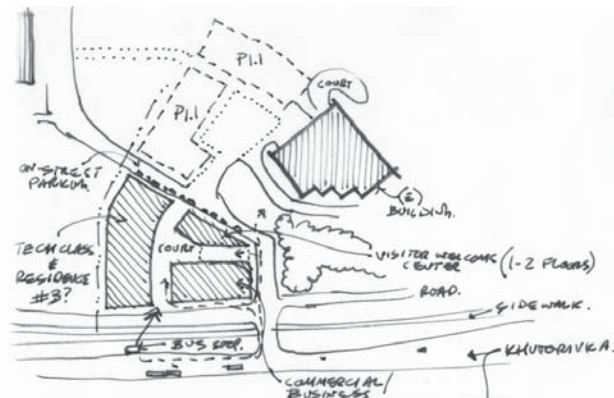
- APARTMENTS ABOVE.
- GROCERY BELOW.
- RETAIL IS LOW/STOREFRONT.
- PEDESTRIAN COVERED WALK.
- TREE-LINED.
- IMPROVED STREET ACCESS.
- NEW ACADEMIC FACILITY BEYOND.
- COLUMNADE AS MAIN ENTRY COATS AREA, & OUTDOOR PUBLIC FUNCTION ARE.
- PRESERVED OPEN SPACE TO VIEW OF TREES & LAKE BEYOND.
- EXISTING ACADEMIC FACILITY.

Early Entry Street Section

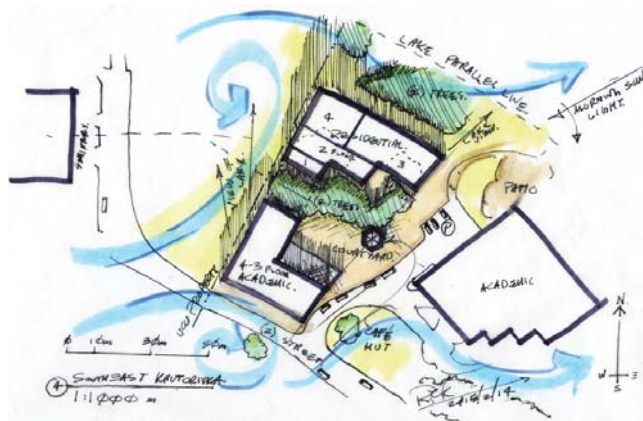
STREET SECTION @ ENTRY - KHUTORIVKA



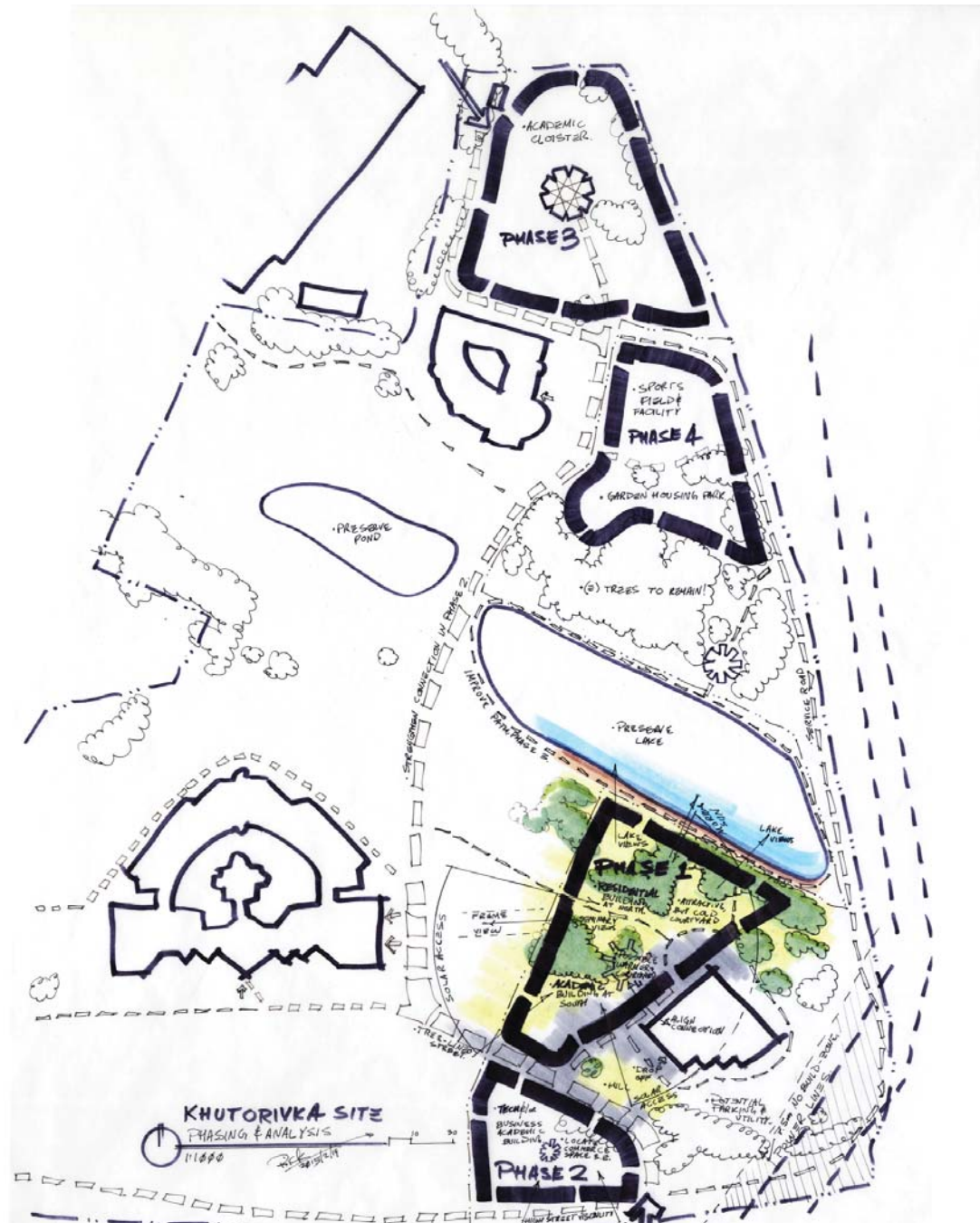
Academic & Residential Court Development



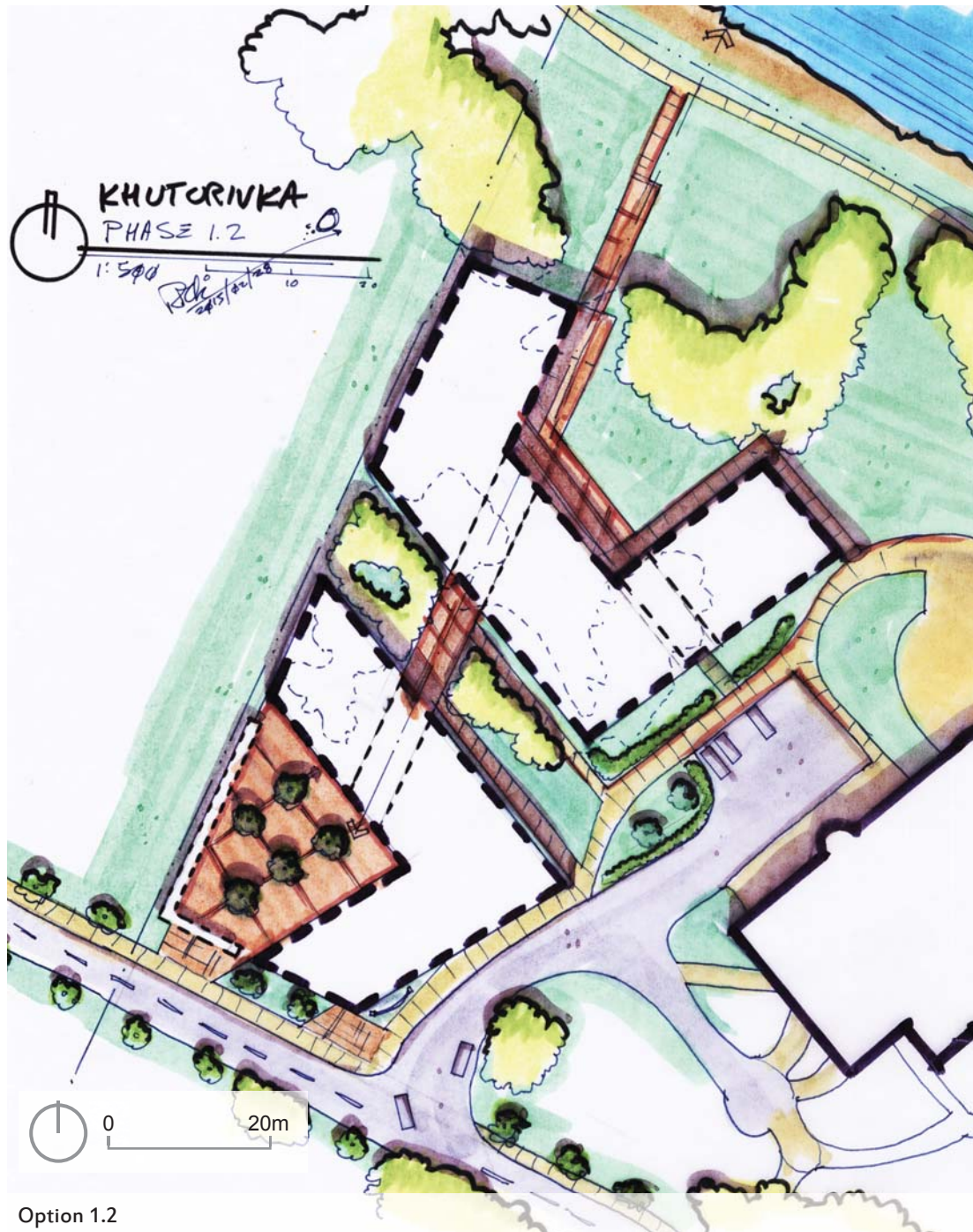
Business Court Analysis



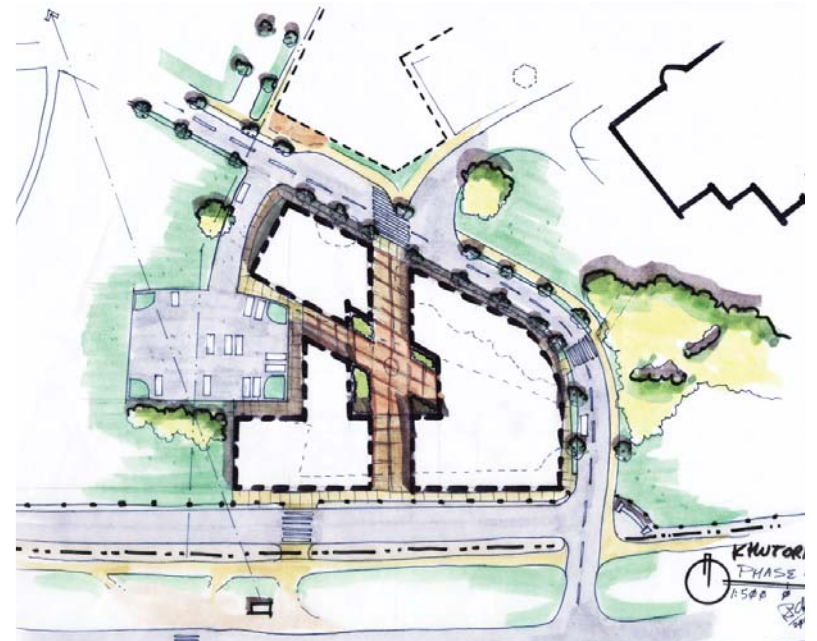
Site Analysis



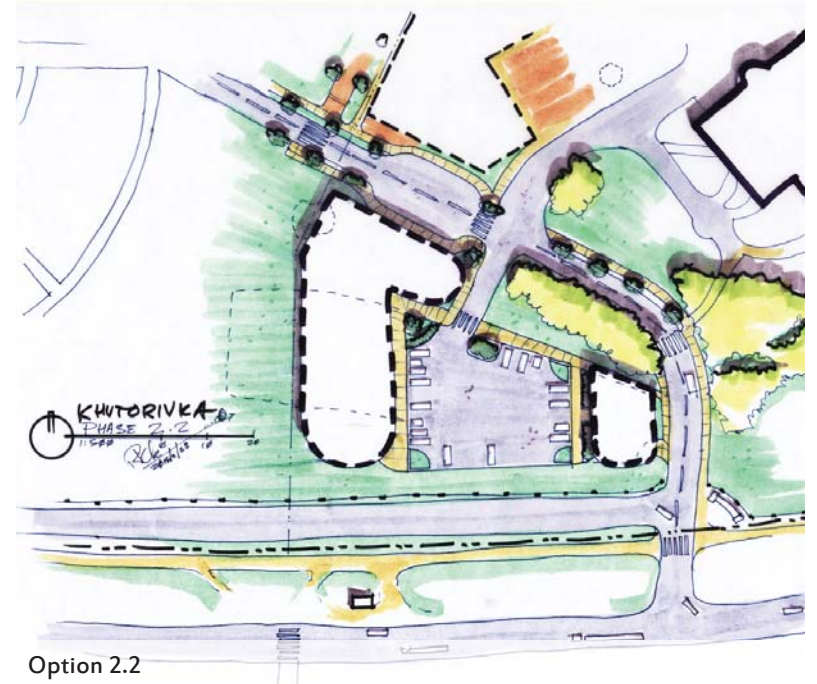
Phase Development



Option 1.2



Option 2.1



Option 2.2



Sports Hall

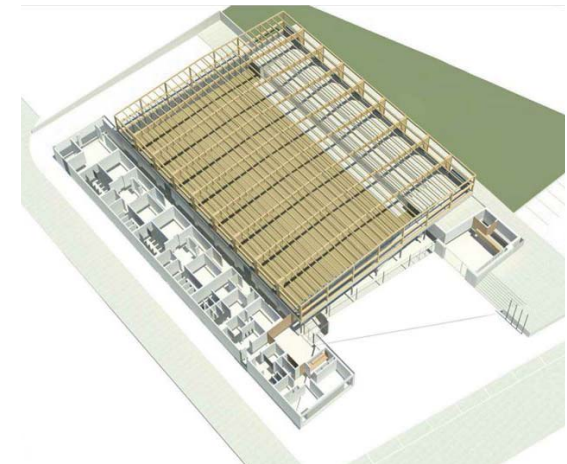
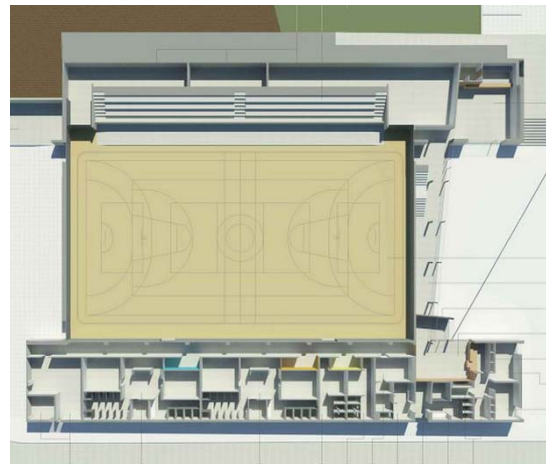
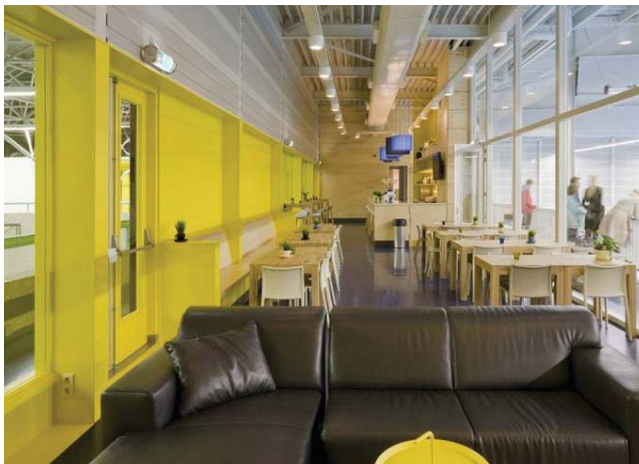
Architect: Slangen + Koenis Architects

Location: Rietlanden, The Netherlands

Area: 2500 sqm

Project Info:

- Neighborhood/ community use
- Multi-use flexible court
- 2nd Level lounge with restaurant and viewing deck
- 6 Changing rooms to accommodate the different teams that may be using the facility
- Vibrant and colorful facade helps it to stand out in its surroundings



Macenda Sport Building

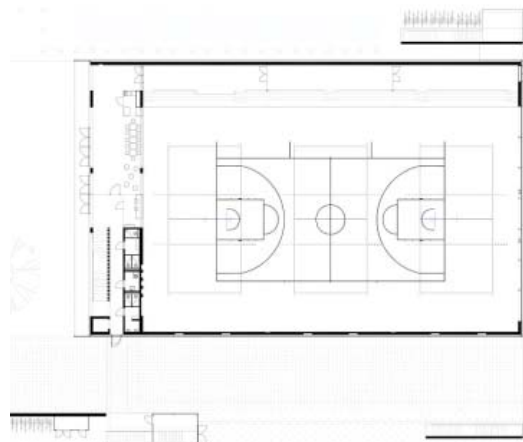
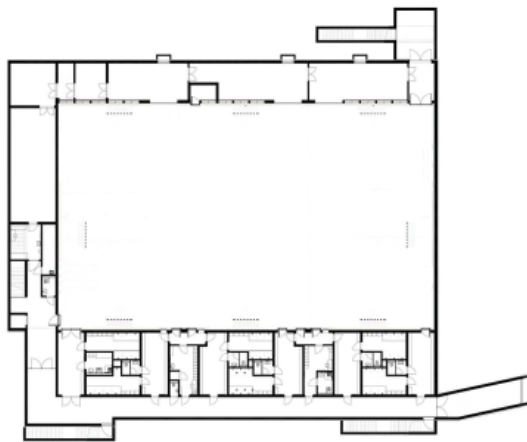
Architect: ArchiTailors

Location: Ovar, Portugal

Area: +/- 3600 sqm

Project Info:

- University and public use
- Intended for volleyball, basketball, roller hockey, and soccer (football)
- Building Uses 3 Volumes: Primary field/court area (44x25m), spectator area for 300 seated attendees, and service areas below
- Wood structure and interiors provide warm and welcoming environment, achieve a high level of acoustic comfort, and highlights the primary space within the building





Sports Hall St. Martin

Architect: Dietger Wissounig Architekten

Location: Villach, Austria

Area: 3170 sqm

Project Info:

- High school and community sports clubs use
- Large multi-use court
- Building is sunken 4m into the ground to provide an underground connection to the adjacent school and to lower the overall height of the building
- Contains an entrance hall with buffet, sanitary facilities, locker rooms, seating to accommodate 220 attendees, and various caretaker and service areas



Three in One Sports Center

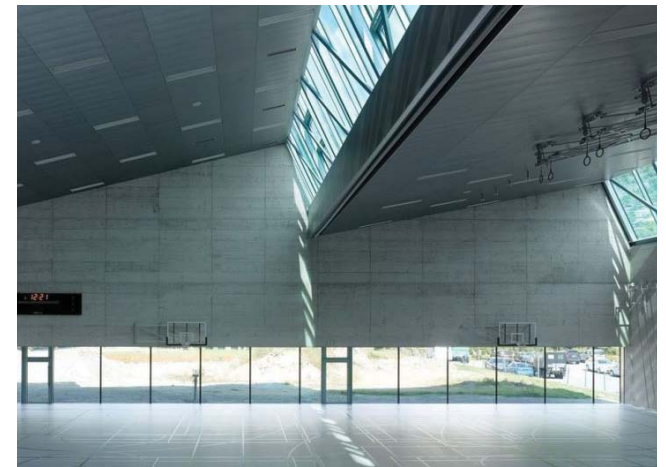
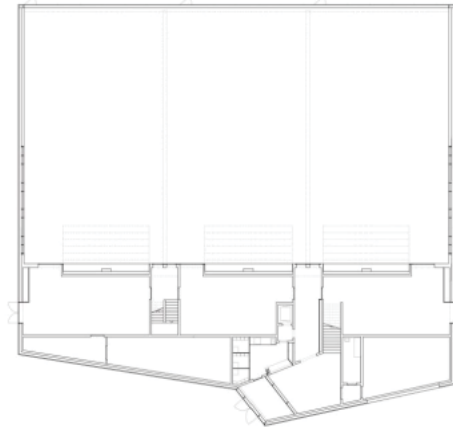
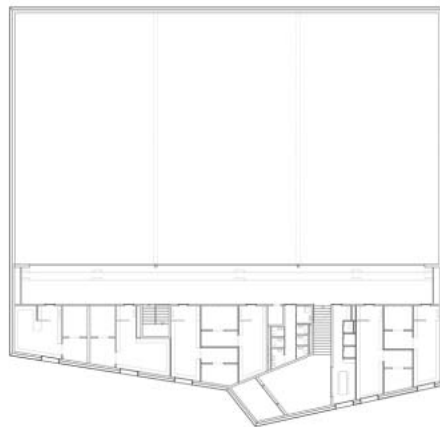
Architect: Savioz Fabrizzi Archectes

Location: Visp, Switzerland

Area: +/- 1300 sqm

Project Info:

- Sports hall for the Visp Vocational College
- Sawtooth roof shape allows for optimal daylighting and emphasizes the large court that can break down into three smaller ones
- Contains individual locker rooms and spectator galleries for each court
- Super compact design with efficient use of space



Thank you.

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