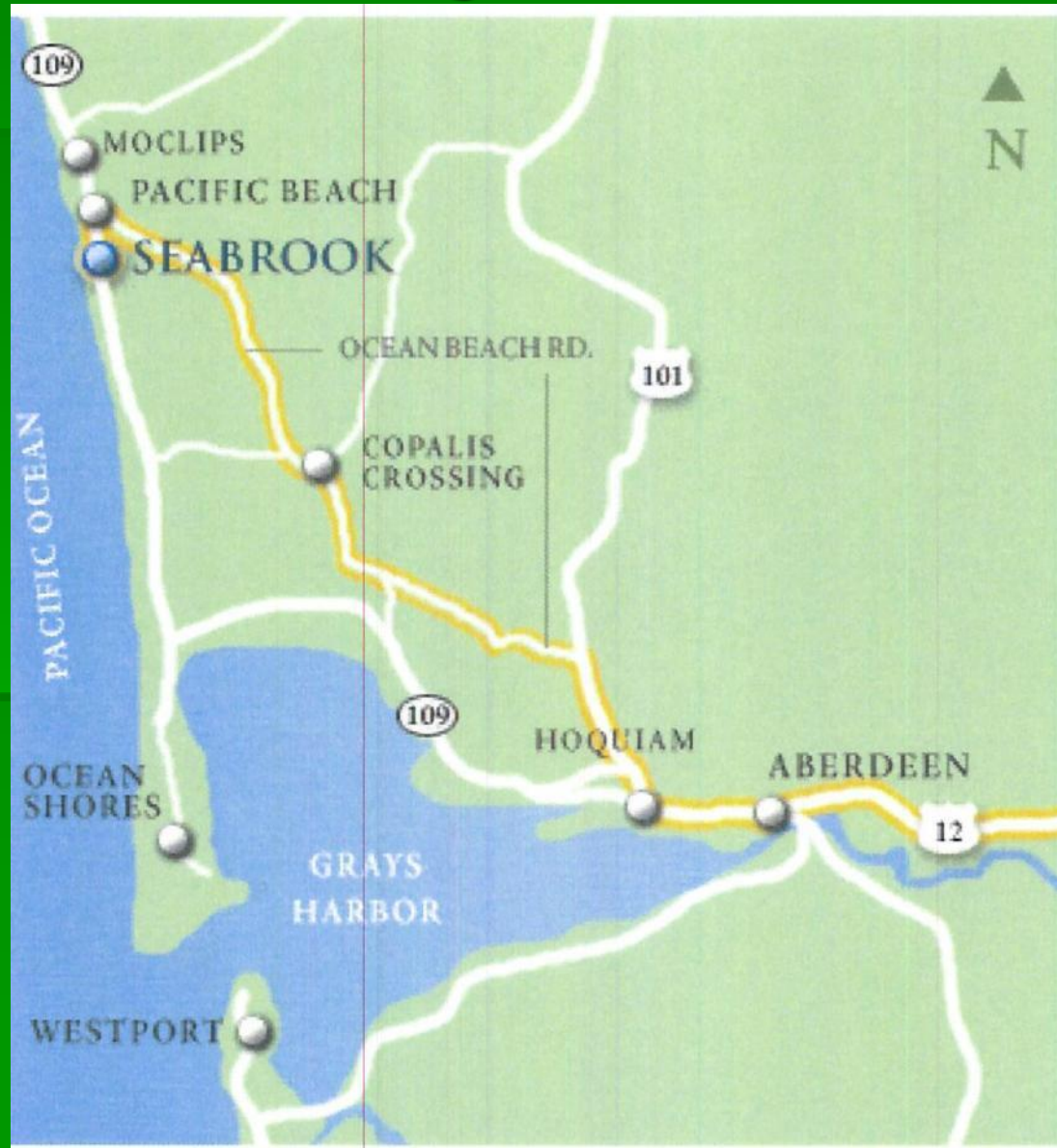


Public & Private Spaces

Resort Community of Seabrook, Wa

Gloria Venczel, BES, B. Arch, MRAIC, MCIP, RPP
Urban Designer/Development Planner
City of North Vancouver
2007

Resort Community of Seabrook, Wa



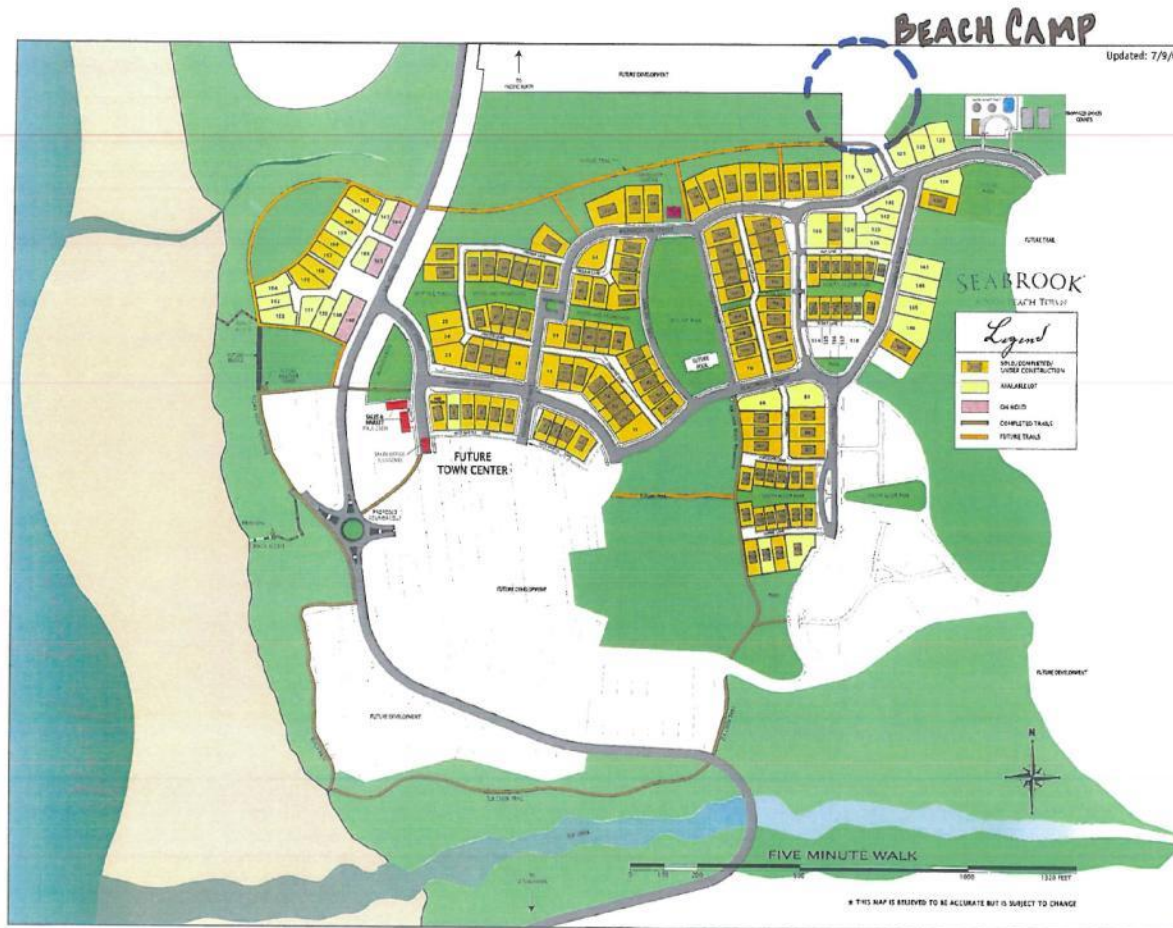
What's the attraction?



Fantastic West Coast Beaches



- **multi-phased walkable community**
- **5-15 minute walking radius**
- **future town centre/commercial**



- ***café with a market across the street***
- ***developer now owns the café & his sister runs it***



- developer initially subsidised the café, but next time, the future shop owners will have to put blood, sweat & tears into it to make it work



***Future Town Centre will be in the
next phases***



Main Road into Seabrook



***Uses some alternative development standards,
but could reduce road width even more***



Vistas important – more medieval in its experiential layout



2 and 3 storey homes- fairly dense land use



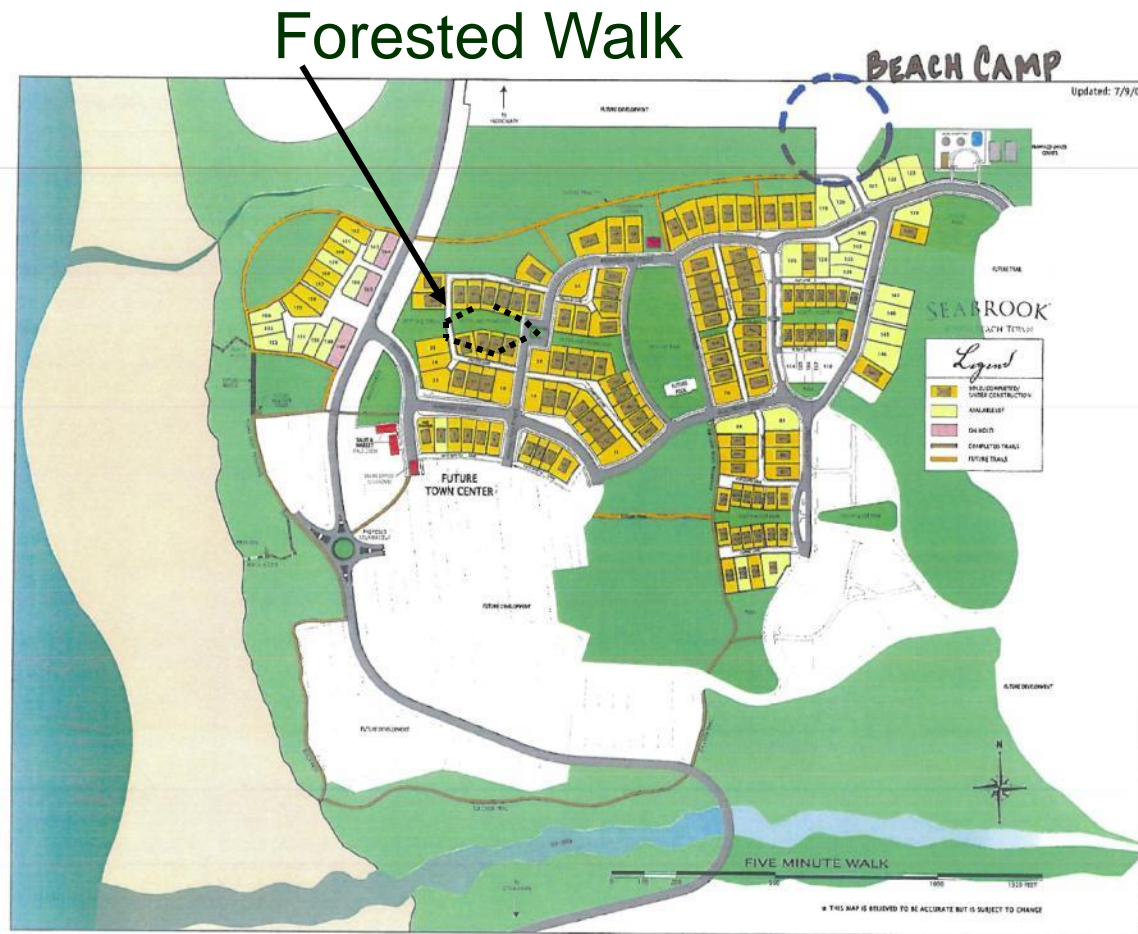
- Space between buildings are designed, not left overs***
- coach houses in rear for added density***



***-A forested walk- common lands between homes
-intensively used site coverage***



- house sites are small and well used- about 60%-75% site coverage**
- more land is given over to common or public realm**



-part of front yard space for patio living along forest walk



***-zooming out to see intensity of the housing vs
the open space/forest walk
-yes, people get there by car***



***-front porch living along the forested walk
-as a vacationer, the social cues are already set
up for through the architecture of the patio
spaces-semi-private in this case***



-the front porches (semi-private spaces) are set up so that it is okay to talk to a passer-by
-didn't feel like an invasion of privacy
-felt like café style people watching



- more people watching opportunities***
- btw, this is only the first phase in off season-***
- not too many people there on a Sunday***
- too much traffic around Seattle for easy access to the resort***



-4' setback for a porch



-fantastic frog pond- croak all night
-common space



[illegible][illegible][illegible]

Frog Pond Common Space

The map illustrates the layout of Seabrook North, a residential development. A central area is designated as the 'Frog Pond Common Space', which is highlighted with a dashed black circle and a black arrow pointing to it from the title. This area is situated between the 'FUTURE TOWN CENTER' to the west and the 'SEABROOK NORTH' residential area to the east. The map includes a legend with the following categories:

- SPILLS/COMPLETED DRIVE/CONTROL/OPEN (Yellow)
- AVAILABLE (Light Green)
- ON ROAD (Pink)
- COMPLETED TRAILS (Brown)
- FUTURE TRAILS (Orange)

Other features on the map include 'FUTURE DEVELOPMENT' areas, 'FUTURE CHANGEMOUNT', 'FUTURE TOWN CENTER', 'SEABROOK NORTH', 'BEACH CAMP', and 'FUTURE TRAILS'. A scale bar at the bottom indicates distances from 0 to 1300 feet. A north arrow is also present. The map is dated 7/9/08 and includes a disclaimer: '* THIS MAP IS BELIEVED TO BE ACCURATE BUT IS SUBJECT TO CHANGE'.

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Updated: 7/9/08

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BEACH CAMP

Updated: 7/9/08

SEABROOK NORTH TOWN

Legend

- SPACES COMPLETED
- SPACES UNDER CONSTRUCTION
- AVAILABLE
- ON HOLD
- COMPLETED TRAILS
- FUTURE TRAILS

FUTURE TOWN CENTER

FUTURE DEVELOPMENT

FUTURE CHALLENGE

FUTURE TRAILS

FIVE MINUTE WALK

0 1.00 2.00 3.00 4.00 5.00 6.00 7.00 8.00 9.00 10.00 11.00 12.00 13.00 FEET

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BEACH CAMP

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SEABROOK NORTH TOWN

Legend

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- SPACES UNDER CONSTRUCTION
- AVAILABLE
- ON HOLD
- COMPLETED TRAILS
- FUTURE TRAILS

FUTURE TOWN CENTER

FUTURE DEVELOPMENT

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BEACH CAMP

Updated: 7/9/08

SEABROOK NORTH TOWN

Legend

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-another view of the frog pond common space



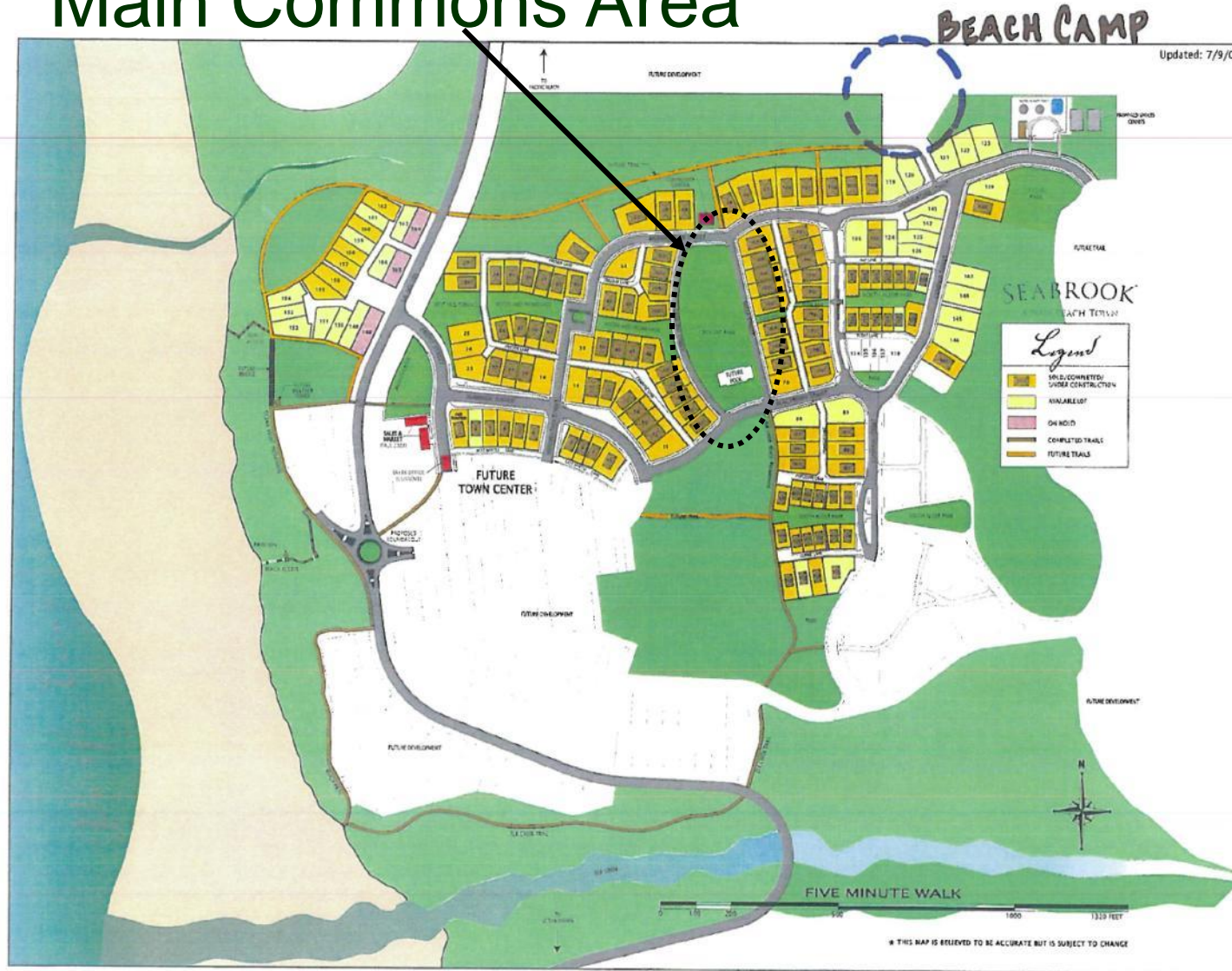
- 4' front yard setback***
- only a 3 riser lift from grade-yet it did feel completely comfortable***
- looking into the main commons area***



***-To the left- the house we just saw
-main commons area***



Main Commons Area



- main common space activities***
- both kids and adults make easy connections in such a context***



- more casual, conversation pieces in the main commons area***
- well used at night***



-connecting pathways to the main commons



- connections from the main commons to the programmed back lanes***
- coach house in the back***



-crushed oyster shells used as permeable surfaces



- crushed oyster shells for walking paths***
- xeriscaping***



-looked like a strange planting pattern, but... it was actually parking on top of oyster shells between the trees



-another smaller neighbourhood commons area (public realm) with a fire pit and Adirondack chairs (semi-public) surrounded by small cottages with porches (semi-private)



-semi-private porches



***-The Little Pearl coach house where I stayed
-faces onto the frog Pond Commons***



- Little Pearl coach to the left***
- Main House to the right-close proximity but very comfortable***
- Radburn-esque road layout with the cars at the back lane and pedestrian path at the front***



***-view of the main house from the Little Pearl
-layered design, everything balanced***



***-view out the other windows from the Little Pearl
-Europeans and others around the world have
crafted their environments and expectations to
live in closer proximities and accept oversight***



- another view out of the Little Pearl's window***
- lots are not that big***
- parts still under construction***



***-another side by side coach house-facing onto
the main commons area***



- A back lane of coach houses



- coach houses well used***
- oyster shell lanes***



-bicycle parking and trash infrastructure



-free bike use all over the resort



The best part is that the public/private space transitions, including the concept of a series of mini-common areas in each neighbourhood is transferable to any style.

