

# **The McCoppin Hub**

**Boor Bridges Architecture**

Comments on the Original Concept:

- **Unify** - explore means of making the layout feel less broken up and compartmentalized. Suggestions include: remove one level change, bring truck paths closer in alignment with aisles, unify materials across park
- **Groundcover** - possibly eliminate grasscrete at trucks (maintenance/inconsistent appearance), pay special attention to sun & water needs of groundcover
- **Seating** - pay special attention to height and width of walls to provide range of useable seating



Presented 11-21-2011

**unify** - alter grades to bring top aisles in alignment with Caltrans land, provides larger seating areas and better access

**groundcover/ unify** - omit grasscrete and carry pavers across level platforms, creating fewer divisions

**unify** - level drives along aisles to create more contiguous level surface

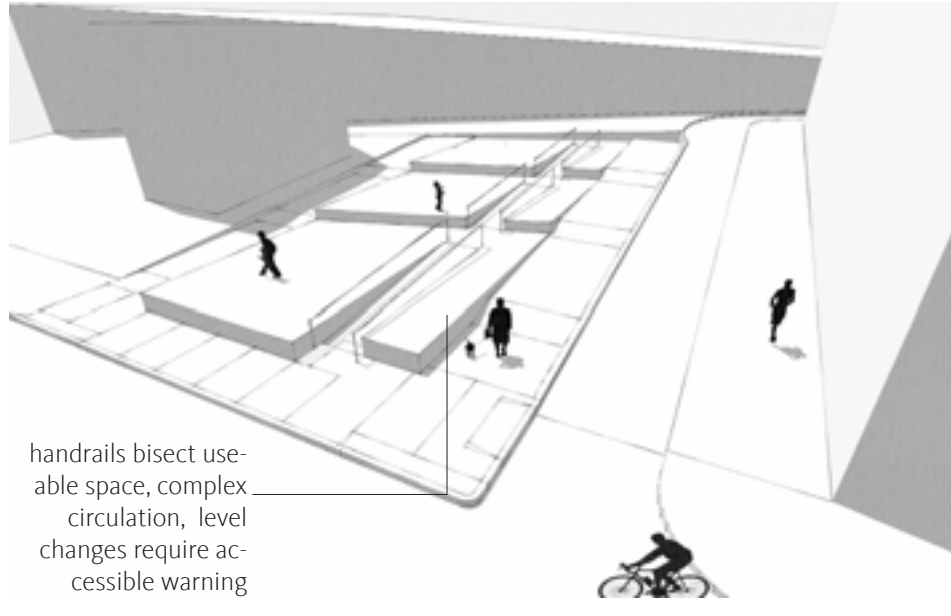
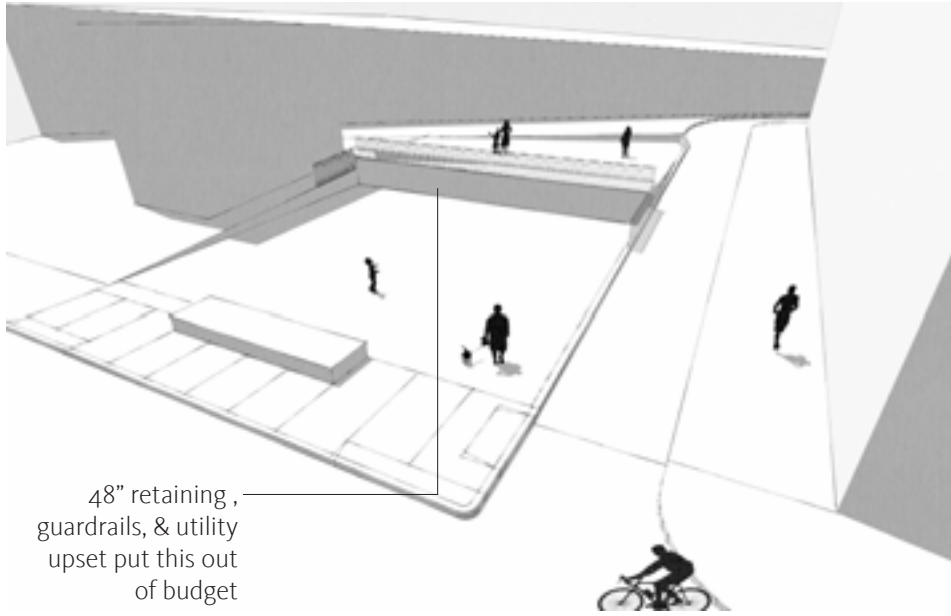
**seating** - accessible bench heights range from 17" to 19". other seat areas range from 14" to 23". walls are 8" wide to allow seating and discourage sleeping

**unify** - remove stair side walls to reduce division along the width of park



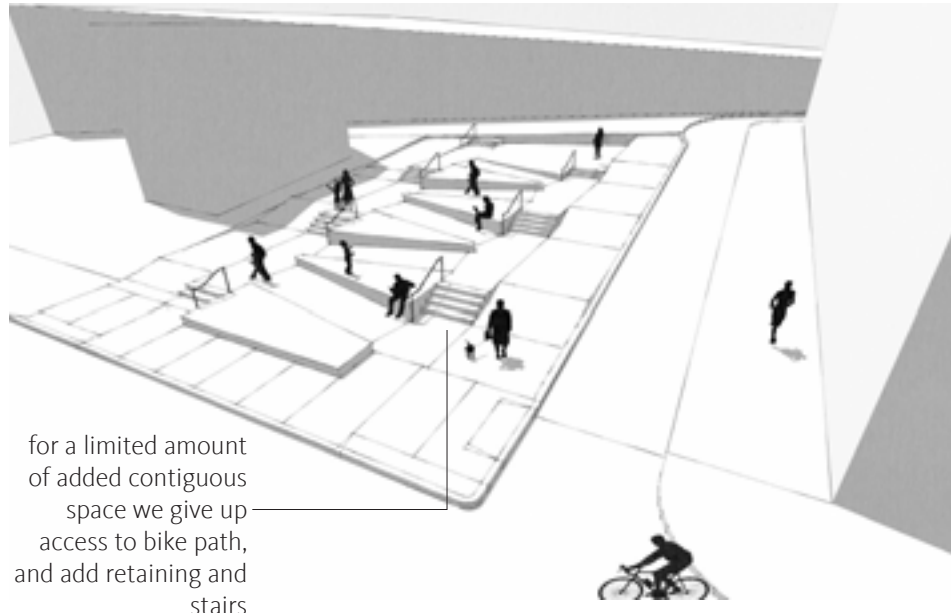
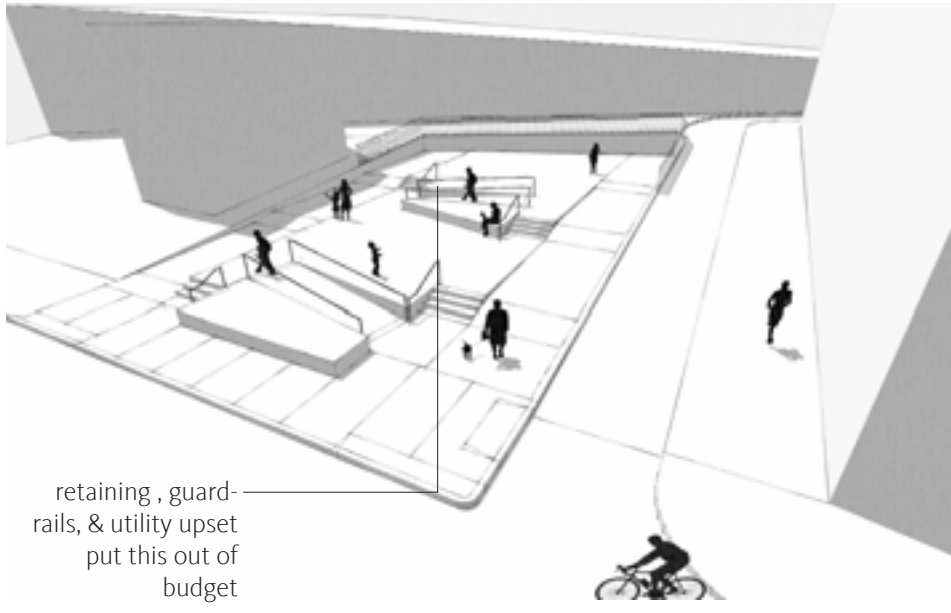
Changes Made 01-23-2012

## Response to Comments



Split Level

Ramped Terrace



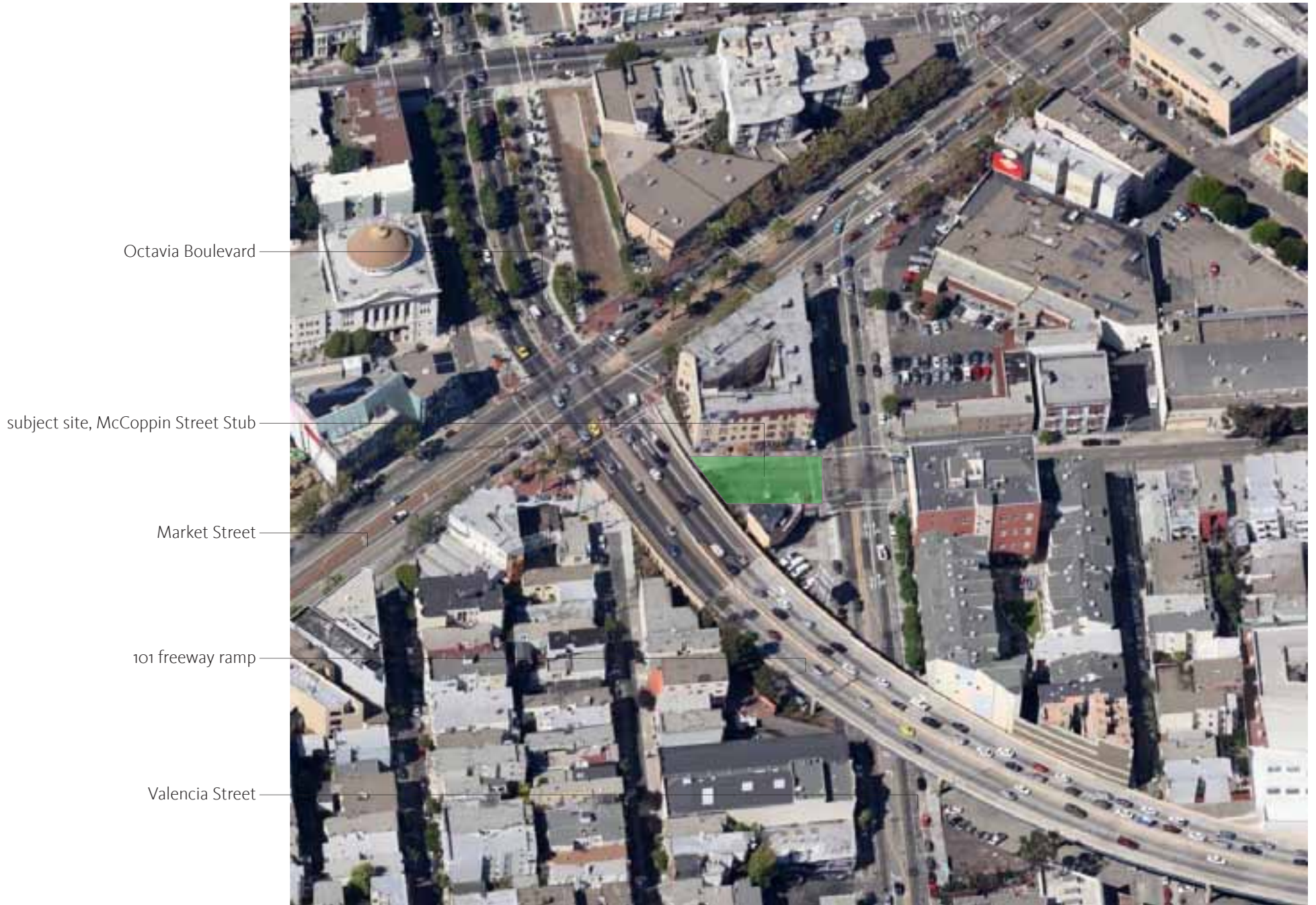
Ramped Switchbacks

Eliminate Last Switchback

**Alternate Schemes Explored**

**McCOPPIN HUB - CIVIC DESIGN REVIEW**





## Aerial Photo - Surroundings



## Existing Site - Empty

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## Existing Site - Off The Grid Day

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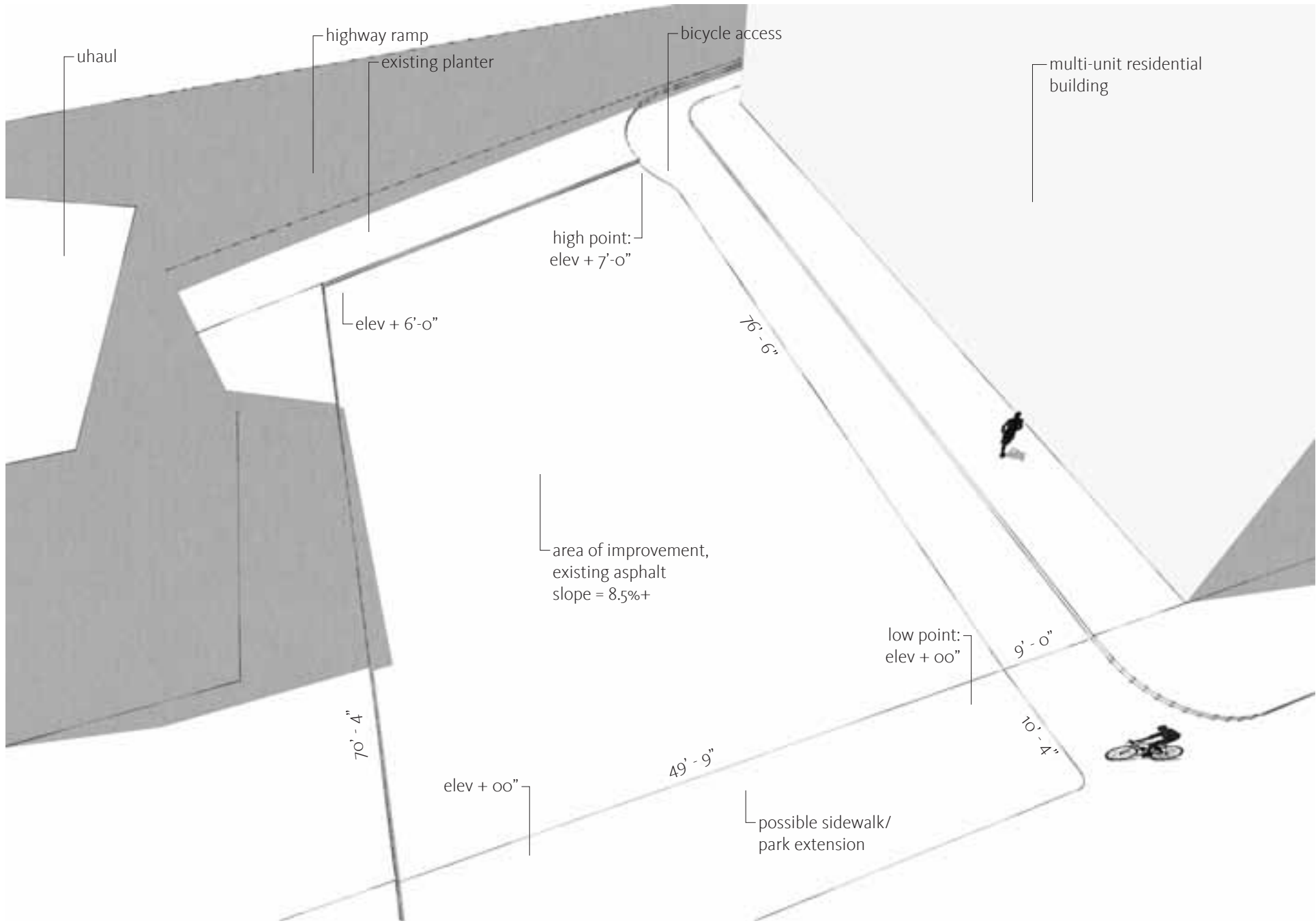
# Community Input - Wants, Needs, Comments

## Proposed Uses/ Qualities:

- farmers market (7)
- clean and maintained (7)
- flex space (4)
- art installations (4)
- secure (3)
- want a cool area to walk through (3)
- support/ increase pedestrian traffic (2)
- it is our front room/ front garden (2)
- educational workshops (2)
- open mike night (2)
- street performers (2)
- outdoor living room (1)
- pop-up art spaces (1)
- pop-up restaurants (1)
- consider the uhaul lot (1)
- it is our community courtyard (1)

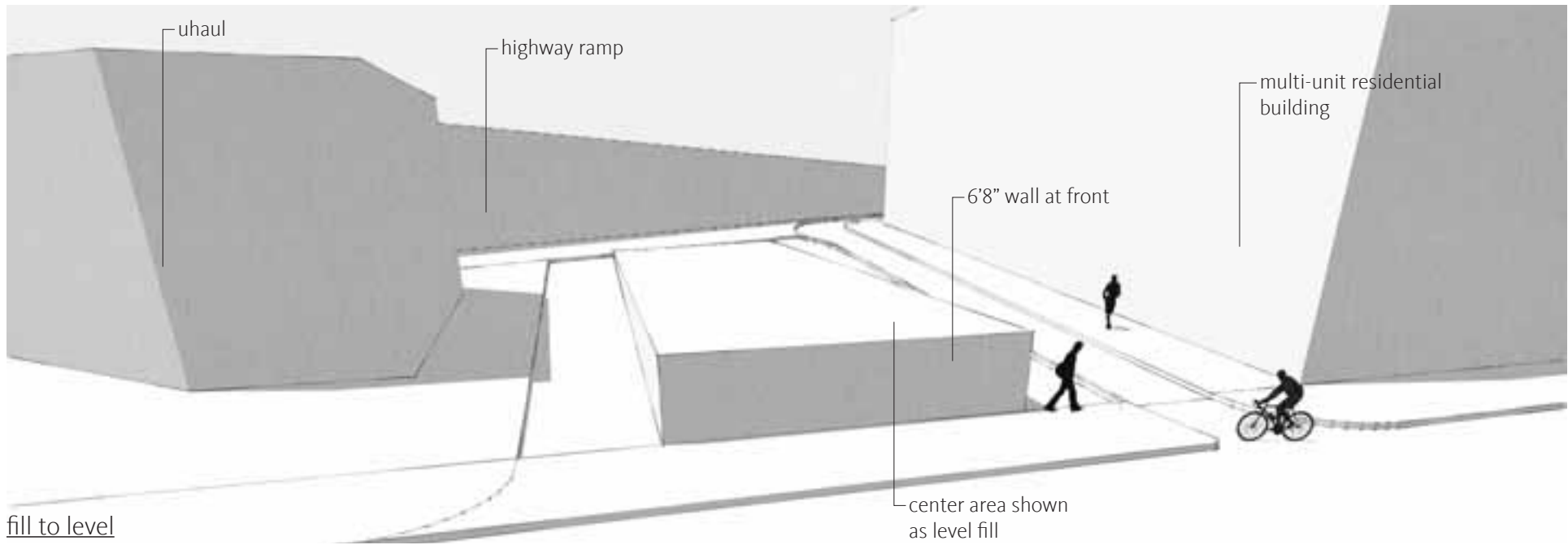
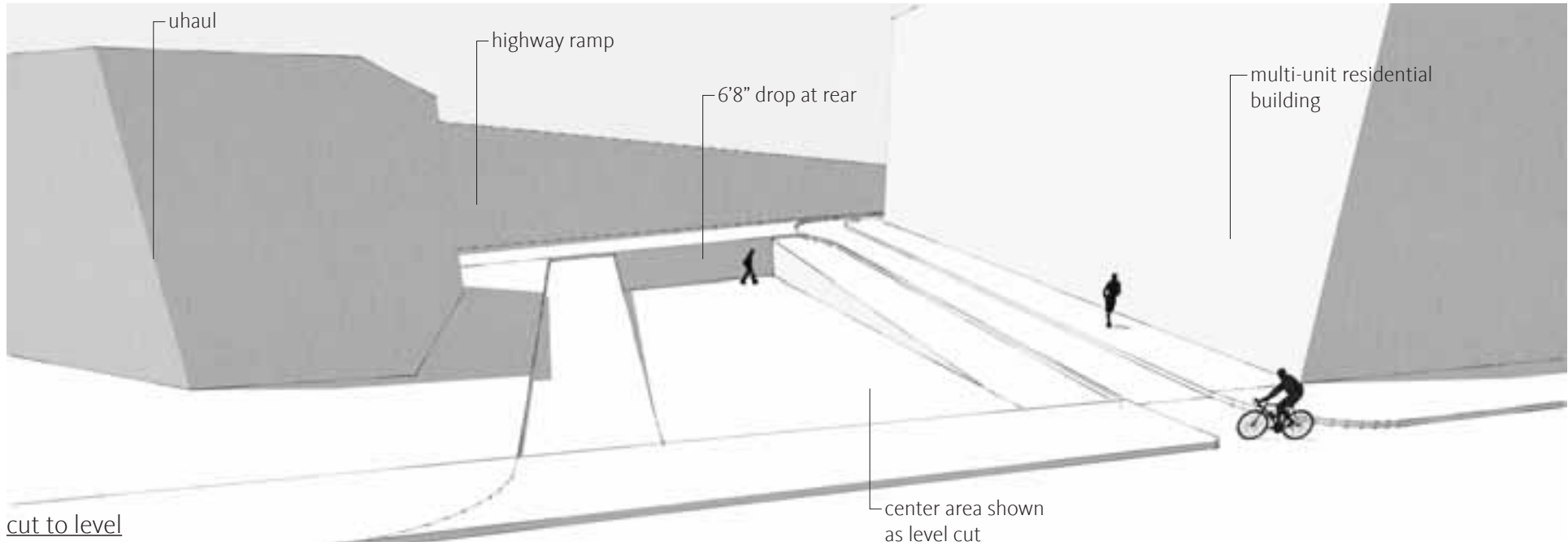
## Features/ Improvements:

- toilet or place for portables (4)
- seating (3)
- bike repair/ pump station (2)
- widen path for bikes & peds (2)
- signify somehow at market st. ~ arch (2)
- wifi (2)
- lighting (2)
- add greenery (1)
- planting area (1)
- get rid of fenced area full of trash (1)
- tai chi (1)
- dog water fountain (1)
- block freeway noise and pollution (1)
- bike sharing (1)
- exercise area (1)
- outdoor swimming pool (1)

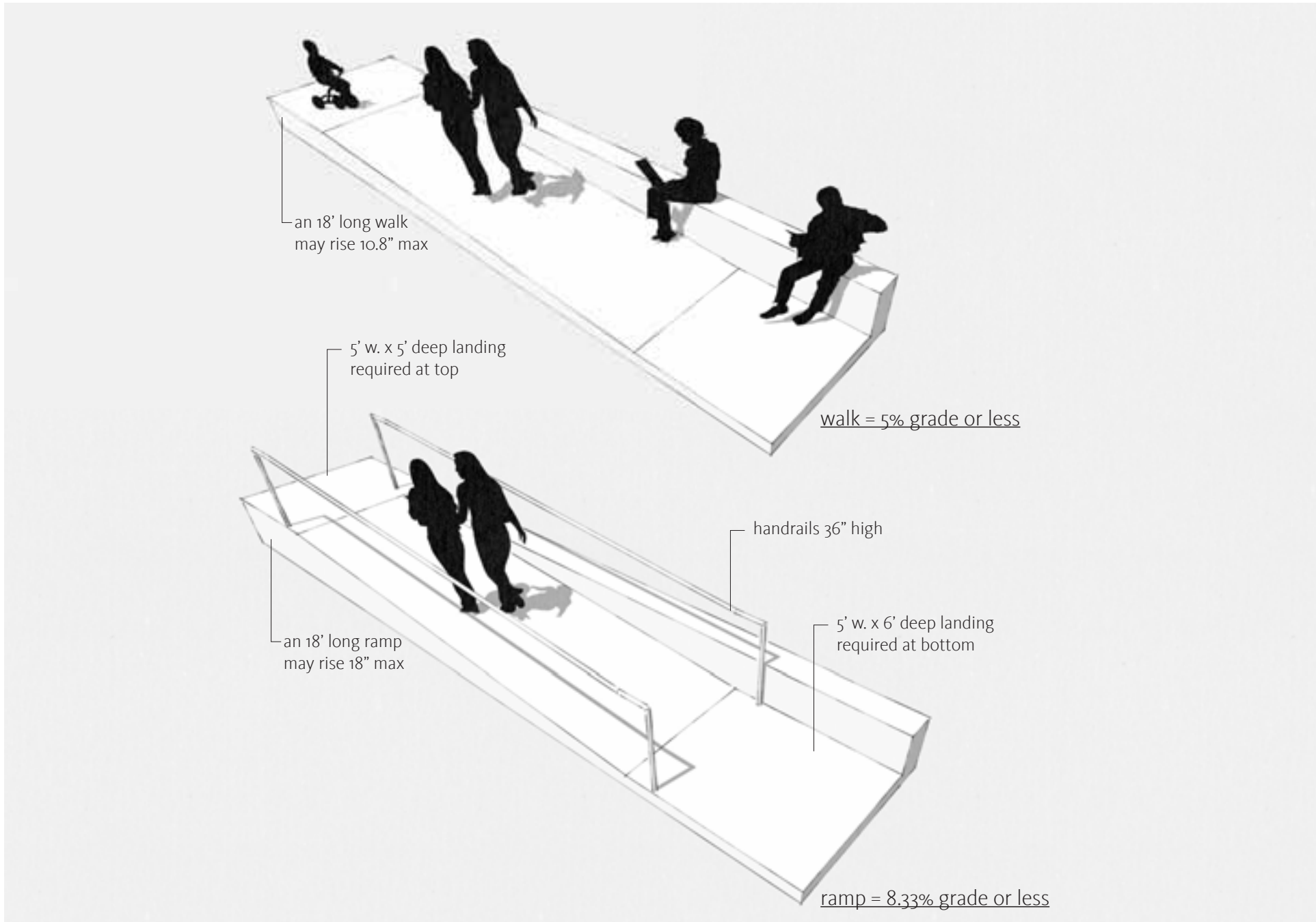


## Existing Site





## Site Slope Illustrated



## ADA Primer - Ramps and Walks



## Ramps vs. Walks

## McCOPPIN HUB - CIVIC DESIGN REVIEW







# The Meandering Walk - View From the Front

# McCOPPIN HUB - CIVIC DESIGN REVIEW





lamp post, lights  
strung from eyelets  
for special events

uhaul

seating height conc.  
wall

accessible wood  
benches at each  
planter corner

unit pavers on con-  
crete base for accessi-  
bility, permeable edge

## Off the Grid - View From the Front

## McCOPPIN HUB - CIVIC DESIGN REVIEW







# Market Day/ Movie Night - Birdseye View

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## Market Day/ Movie Night - View From the Back

## McCOPPIN HUB - CIVIC DESIGN REVIEW





lamp post, match Octavia Blvd., w/ eyelets

bollards & chain at park edge



MORANO

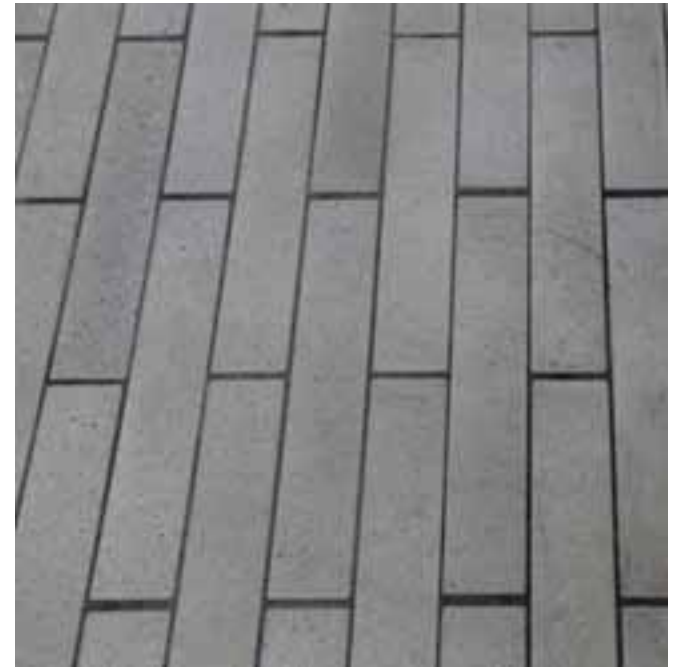
TORO



## Fixtures



unit pavers on concrete base for accessibility, permeable edge



walk-able planted areas, drought tolerant ground cover in grass pavers



dymondia in grass crete pavers



camomile



sedum

## Ground Surface





6 new feature trees, select for height, shade, low maintenance



phoenix date palm



laurus 'saratoga'



ficus rubiginosa

## Feature Trees





seating height conc. wall, textured edge condition, feature community plantings at corners and tree wells



## Raised Seating Planters

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# The Meandering Walk - Birdseye View

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**Chaulk Mock-up 12-17-11**

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