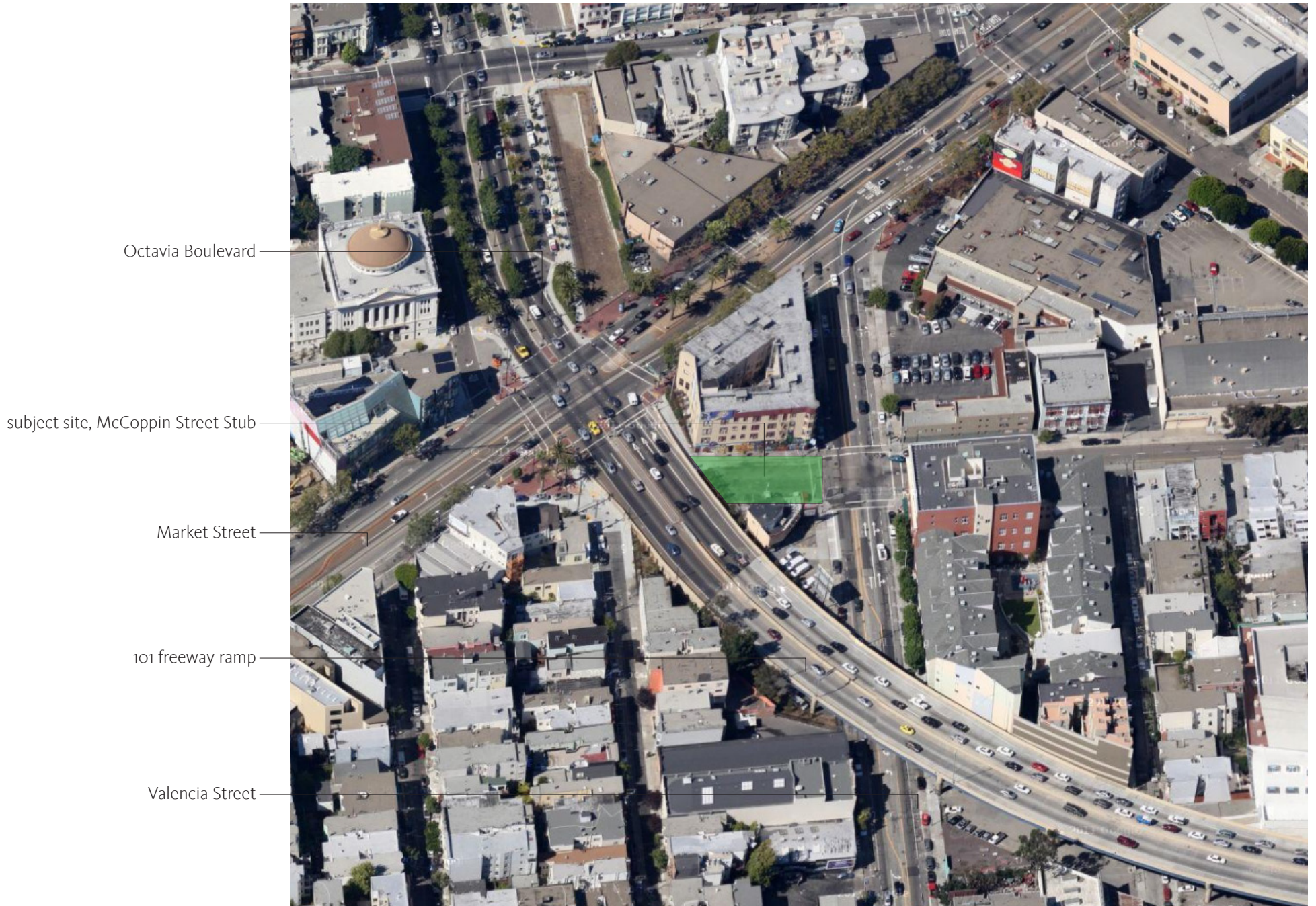


The McCoppin Hub

Boor Bridges Architecture



Octavia Boulevard

subject site, McCoppin Street Stub

Market Street

101 freeway ramp

Valencia Street

Aerial Photo - Surroundings

McCoppin Hub - Civic Design Review - Schematic Design



Existing Site - Empty

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McCOPPIN HUB - CIVIC DESIGN REVIEW - SCHEMATIC DESIGN

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Existing Site - Off The Grid Day

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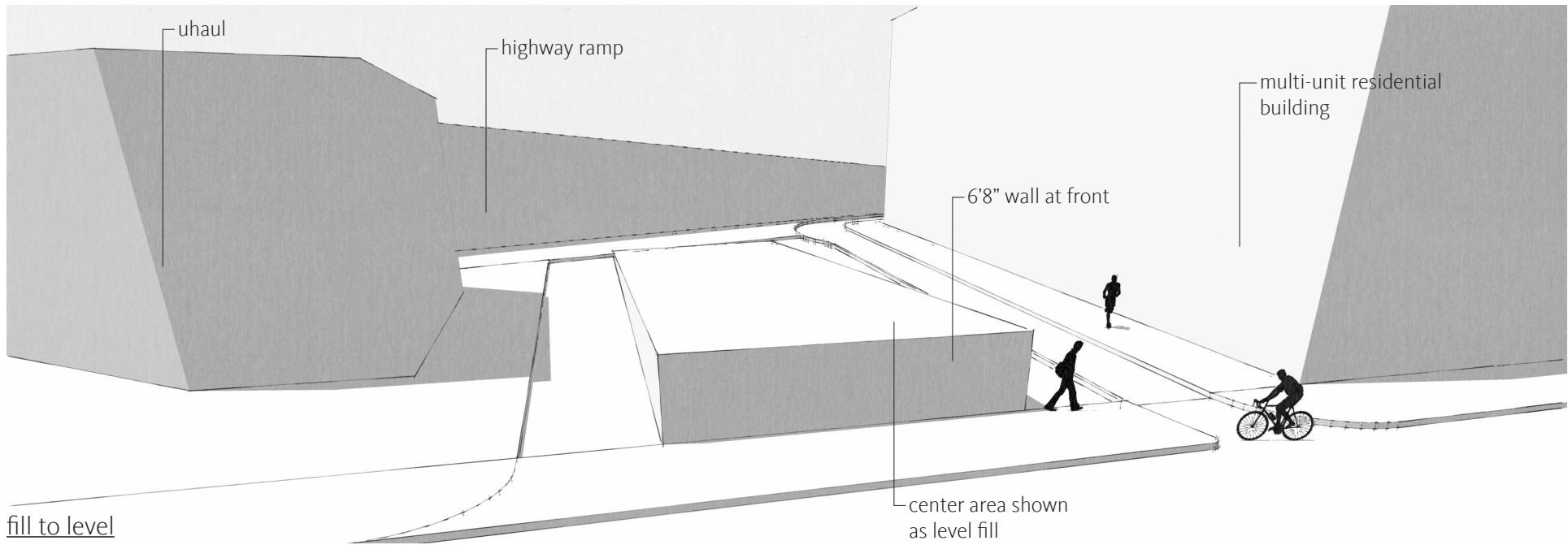
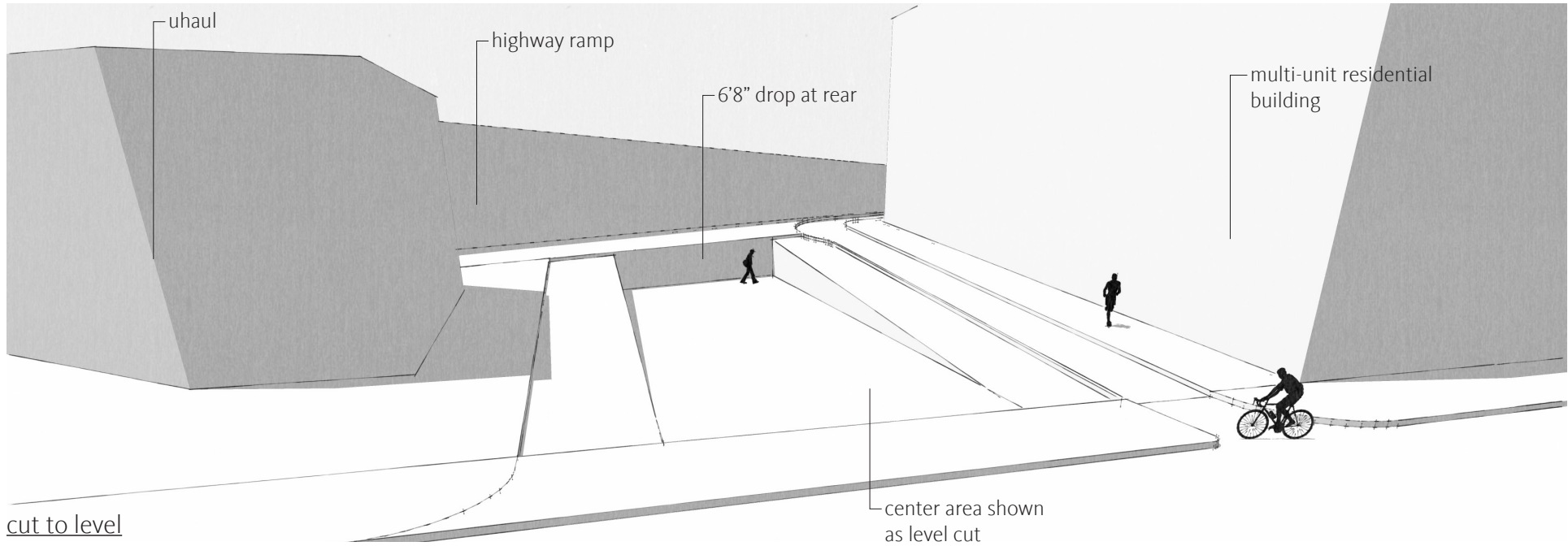
Community Input - Wants, Needs, Comments

Proposed Uses/ Qualities:

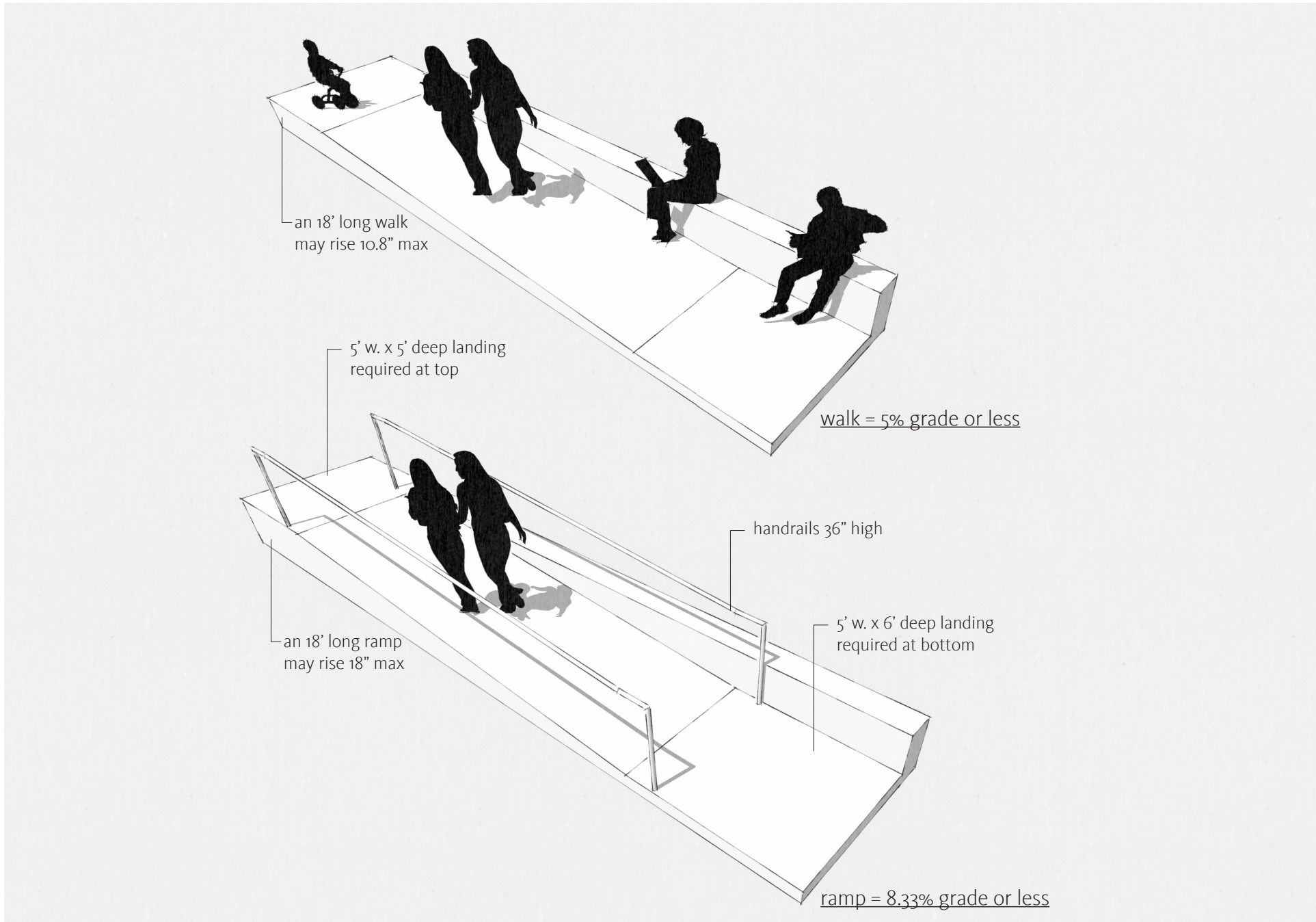
- farmers market (7)
- clean and maintained (7)
- flex space (4)
- art installations (4)
- secure (3)
- want a cool area to walk through (3)
- support/ increase pedestrian traffic (2)
- it is our front room/ front garden (2)
- educational workshops (2)
- open mike night (2)
- street performers (2)
- 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)



Site Slope Illustrated



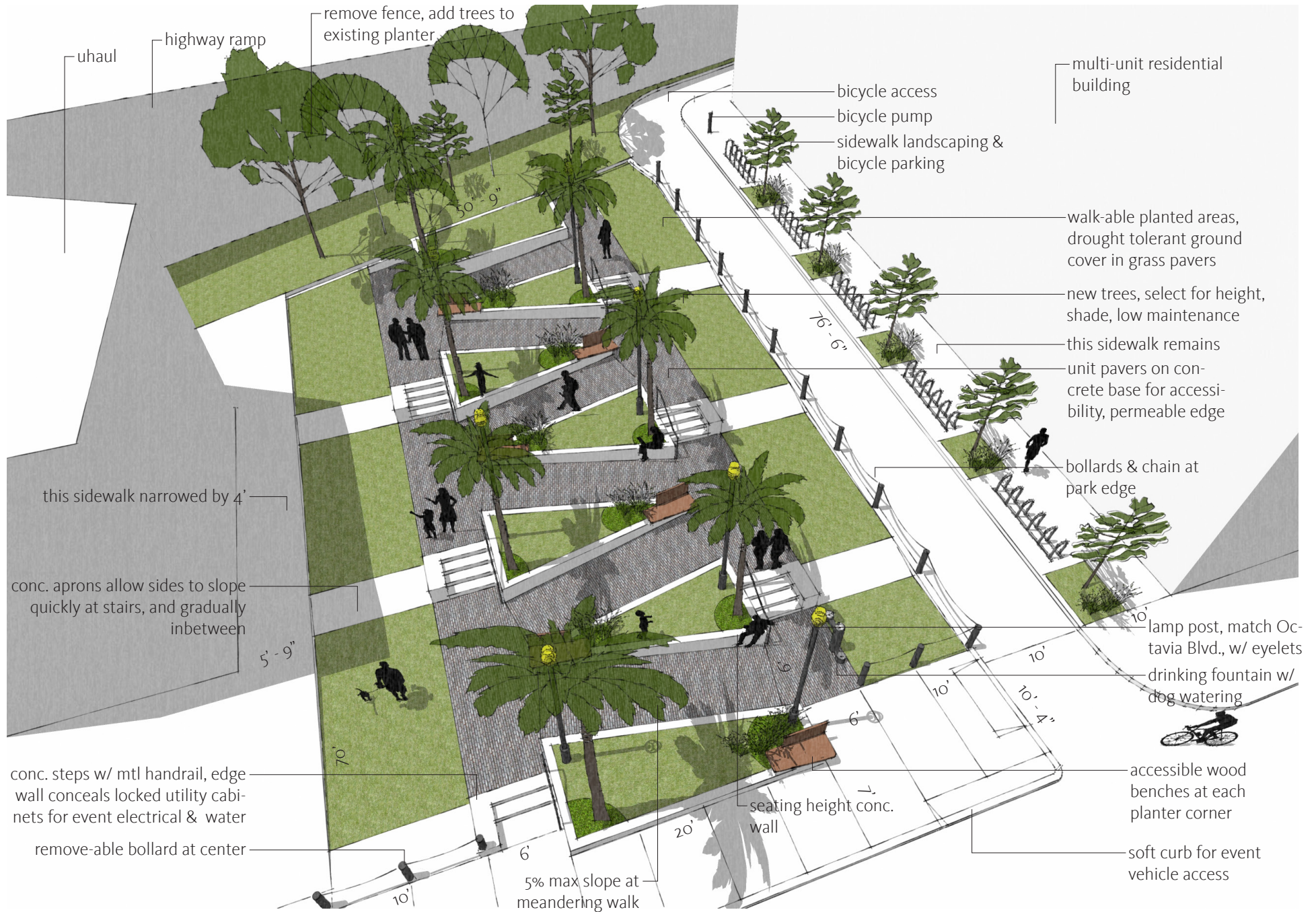


Ramps vs. Walks

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The Meandering Walk - Birdseye View McCOPPIN HUB - CIVIC DESIGN REVIEW - SCHEMATIC DESIGN



The Meandering Walk - View From the Front PIN HUB - CIVIC DESIGN REVIEW - SCHEMATIC DESIGN



lamp post, lights
strung from eyelets
for special events

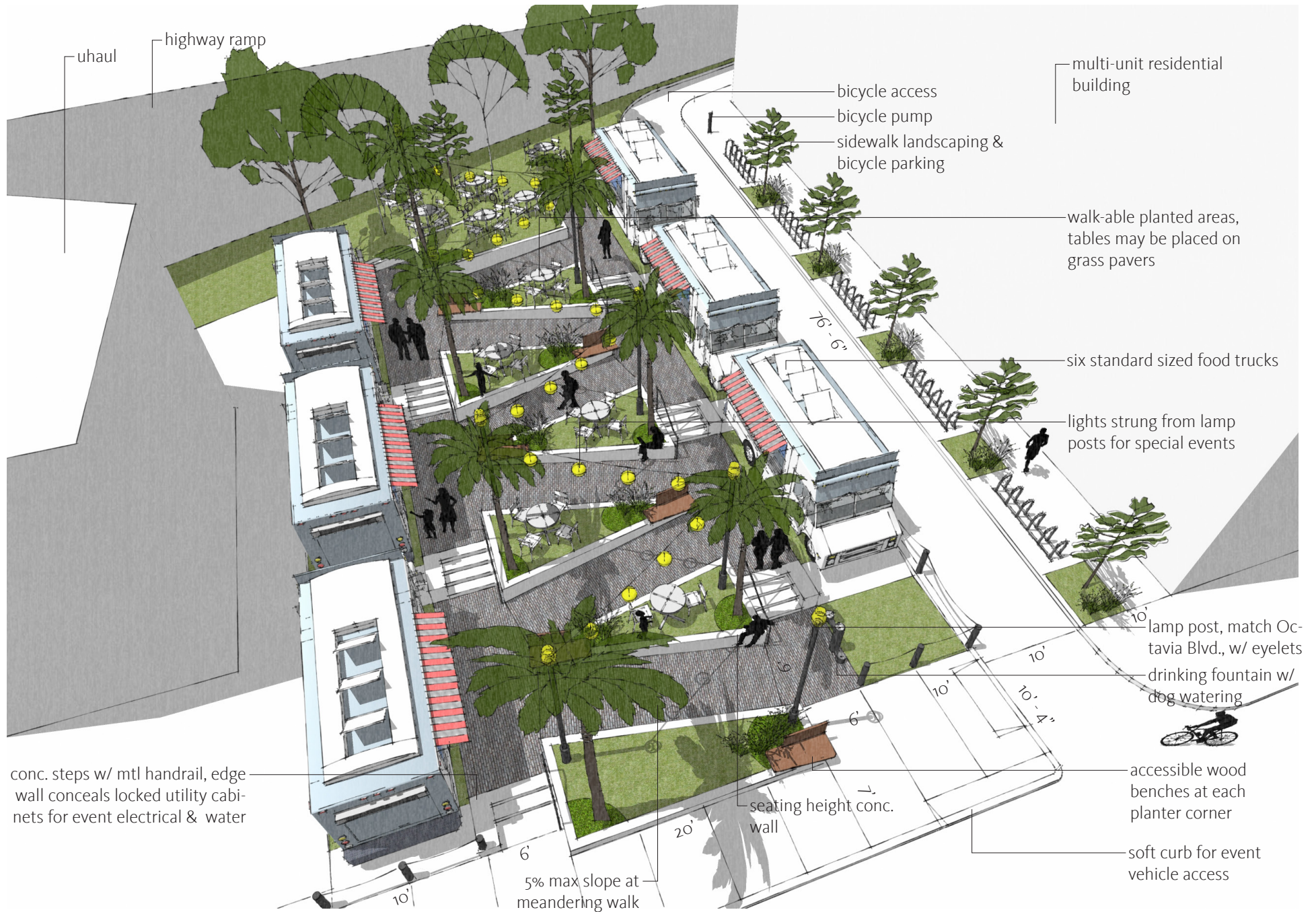
uhaul

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 - SCHEMATIC DESIGN



Off the Grid - Birdseye View

McCOPPIN HUB - CIVIC DESIGN REVIEW - SCHEMATIC DESIGN



Market Day/ Movie Night - Birdseye View COPPIN HUB - CIVIC DESIGN REVIEW - SCHEMATIC DESIGN



Market Day/ Movie Night - View From the Bank Hub - CIVIC DESIGN REVIEW - SCHEMATIC DESIGN



lamp post, match Octavia Blvd., w/ eyelets



bollards & chain at park edge

MORANO

TORO



Fixtures

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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

McCOPPIN HUB - CIVIC DESIGN REVIEW - SCHEMATIC DESIGN



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



phoenix date palm



laurus 'saratoga'



ficus rubiginosa

Feature Trees

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

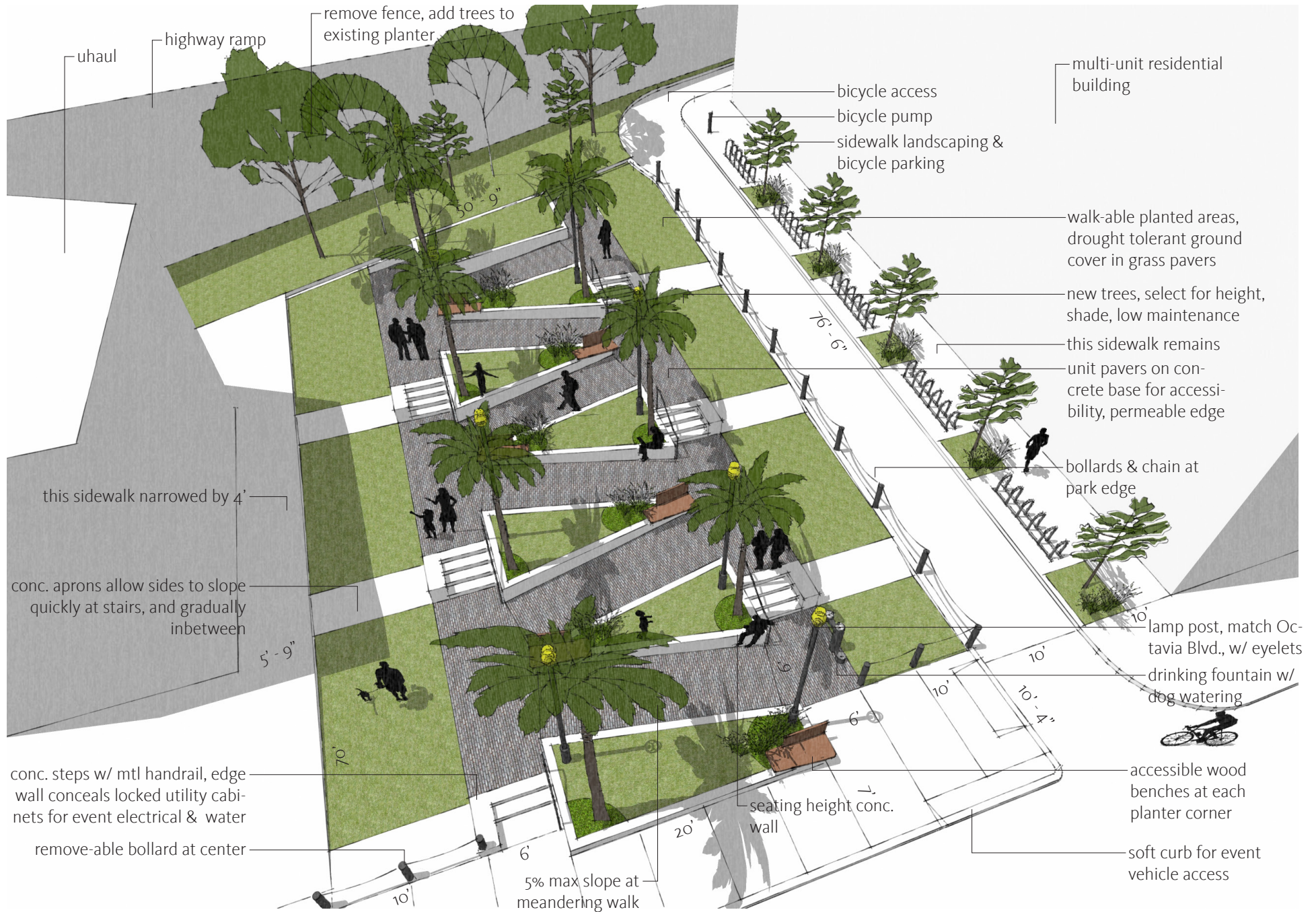


Raised Seating Planters

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The Meandering Walk - Birdseye View McCOPPIN HUB - CIVIC DESIGN REVIEW - SCHEMATIC DESIGN