

Design Modifications to 530 Western Ave for BCDC

2016-03-28



Requests + Design Responses

1. Expand the planter at the intersection and eliminate the outer sidewalk

Response: UBLA has revised the design to show this. Per their recommendation the design maintains a small sliver of concrete at the edge to protect the plant bed from plows.

2. Realign the parking deck on Waverly St. to align with the building creating more green space between the lot and neighboring site

Response: PCA has revised the design to incorporate this change. 1 parking space was lost in the process. The lot is sloping at 2% toward the rear entrance which allows a reduction of the ADA ramp requirements, creating a more welcoming entry experience.

3. Flip the pocket park and eliminate the stairs to create a better connection to the coffeeshop seating area

Response: UBLA has mirrored the park and flipped it with the transformer to bring it closer to the seating area. Due to the grading in the area the stairs can be eliminated.

4. Add more 3-dimensionality to the neighborhood side of the building

Response: Picking up on the success of the vertical accents on the Western Ave facade, PCA has added 3 vertical runs of balconies. Working with the constraints of the setbacks the balconies were located to be visible from the adjacent houses. The balconies utilize a language already in use mimicking the aesthetic of the Juliet balconies on the Leo Birmingham facade while also reinforcing the residential feel.

5. Study alternate color schemes for the neighborhood side of the building that do not emulate the brick tone from the Western and Leo facades; consider a single color for the clapboards

Response: PCA has refined the palette to a single color for the clapboard material. The color helps to unify the building by being a warm tone.



Revised Site Plan + Landscape Design

Entry plaza planter has been extended to the sidewalk edge, eliminating the outer walkway. A small maintenance buffer strip has been retained.

WESTERN AVENUE
(PUBLIC WAY - 60' WIDE)

LEO M. BIRMINGHAM PARKWAY
(PUBLIC WAY - VARIABLE WIDTH)

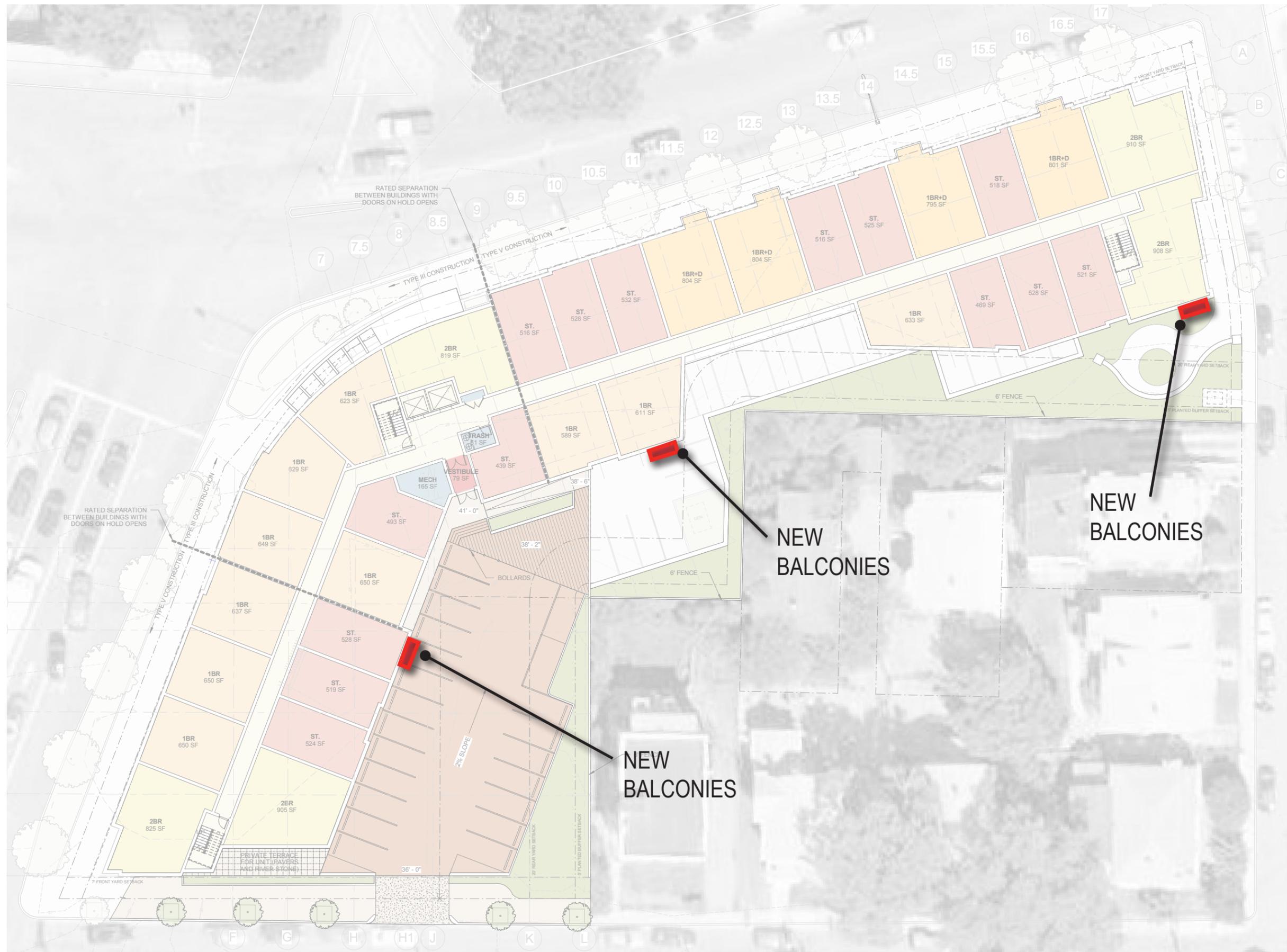
WAVERLY STREET
(PUBLIC WAY - 32' WIDE)

Reduced ramp and planter creating a more welcoming entry experience.

Parking has been realigned to be parallel to building creating a new green space between the project and the neighboring site. One parking space was lost in the redesign.

Pocket park has been mirrored and moved closer to the building and the cafe seating. Steps have been eliminated.





Balcony Diagram
 Scale 1/32"=1'-0"

NEW BALCONIES



Waverly Entrance
Note: Planting/landscaping not shown

NEW BALCONIES

NEW BALCONIES



Rear Entrance
Note: Planting/landscaping not shown



NEW BALCONIES

Mackin & Richardson
Note: Planting/landscaping not shown

PCA
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