



Photo courtesy of Eric Figge Photography

Burbank, California

## Burbank Village Walk Condominiums

The new Burbank Village Walk Condominiums were built in order to maximize efficiency, diversity and parking for this busy downtown area. The two-building project is the first housing built downtown in decades and offers a “hip, loft-like quality in small flats, wide flats, townhomes and two-level penthouse configurations,” said Ron Nestor, principal for Nestor + Gaffney Architecture, LLP, the project’s architect.

The high-end condominiums needed to aesthetically fit in with three preserved historic buildings that function as the western gateway,

as well as the office buildings and retail spaces that are part of the city block they all share. The first building has four levels of living units above ground-level retail space. The second has four-and-a-half levels of condominium units above a bi-level parking garage. The parking was designed to maximize efficiency, with separate entrances for the two levels so that no ramps would be required.

Various materials, colors and roof forms created a diversity of appearance and add to the visual appeal. This diversity continues inside to the 140 condominium units them-

selves, which were designed to appeal to a wide range of buyers. There are 11 different floor plans to choose from with a range of one to three bedrooms and 970 to 1,635 square feet. The luxury of the project was enhanced with high-end finishes such as granite and zodiac, while the heart of the project is an outdoor lobby and living room that surround a lap pool. There is limited seating by a fireplace at one end of the pool, and two barbecues available for use in the common area with a limited dining area, and an exercise facility.



Photo courtesy of Ed White Photographics



Photo courtesy of Ed White Photographics



Photo courtesy of Eric Figge Photography

Since the site is curb-to-curb construction, there was limited room for materials storage as well as work space. In addition to the lack of space, there were material shortages and price increases that needed to be overcome. This made scheduling and communication even more important. Sarnofil Roofing was chosen to cover the curved roofing as much for its cost effectiveness and ease of installation as for its luxurious appearance.

R & O Construction Vice President of Operations, Slade Opheikens, said that the project had a difficult excavation and shoring component to accommodate the two-level garage. "It involved excavating a hole that was about 23 feet deep on one end and then it daylighted out to a slab-on-grade structure on the other end. So on the back side, we had to shore up 23 feet because there are two levels of parking



Photo courtesy of Eric Figge Photography

plus another four levels of condominium units," he said.

The city of Burbank was very involved in the project, providing clear objectives and requirements. It was strict about making sure these objectives were followed, but was also willing to cooperate and work with the team to come up with creative, acceptable solutions. "It was truly a cooperative approach—their pleasant and professional attitude sought solutions as things came up," Nestor said. "They arranged meetings where solutions were determined on the spot and worked with us on a timeline to ensure progress and approvals."

Success is evident with the ending result. David French, senior vice/regional president of The Olsen Company, the project's owner, couldn't be more thrilled with how things turned out. Together, we were able to capture the vision of creating a 'walkable' community just steps from the vibrant heart of downtown Burbank. This downtown environment is the main amenity provided at Burbank Village Walk." ■

— Marci Grossman

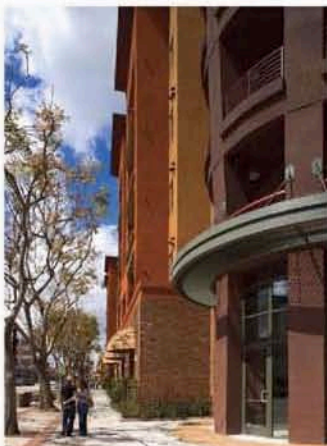


Photo courtesy of Eric Figge Photography