

Pavilion Park, Irvine, CA

FivePoint Communities chose our design firm to design a community park to serve as the heart of social life in the neighborhood. As the first privately funded park within the residential portion of the rehabilitated 3700-acre former El Toro Marine Corps Air Station, Pavilion Park needed to be a special gathering space that would attract homebuyers and encourage interaction among residents.

Utilizing design-build methodology, allowed the team to meet the aggressive 11-week schedule (from project award to opening day), \$100,000 under budget, while delivering an unparalleled amenity for the community. As a result, the progressive landscape design for the park is influencing the landscape palette and approach throughout the rest of the master planned community and surrounding Orange County, California neighborhoods.

As the lead design-build team member, our design firm managed all design and construction work for the project. This included the selection of all sub-contractors, sub-consultants, vendors, and management of design consultants previously engaged with the client. The scope of work included buildings, hardscape/landscape design and installation, masonry, rough grading, electrical and irrigation. Flatwork consisted of a wide range of hardscape finishes. The buildings included a community pavilion, greenhouse, bike barn, pool restrooms and ancillary structures to hide equipment. Both wet and dry utilities included water, sewer, storm drainage, gas, security and data conduits. Common areas included the design and installation of the children's play area and equipment, a water feature, pool, spa and outdoor fireplaces. Memorable detail elements included way-finding signage, trellises and metal fences, gates, walls, accent features and custom-designed.

At first glance, it is visibly apparent that Pavilion Park is different. Some elements are noticeably a break from the traditional suburban neighborhood park and others are more subtle, influencing visitors' experience subconsciously. First, the noticeably unique elements—Pavilion Park is designed for social interaction that will attract people of all ages. For kids, the play structures aren't relegated to a gated corner of the site. They are sprinkled throughout to encourage exploration and surprise. The social function space provides unique experiences designed for residents to host parties big and small. Between the community pavilion, greenhouse and bike barn, there are 12 social function spaces that feel private while retaining a level of exposure to shared spaces that creates social energy. The greenhouse includes an outdoor kitchen where community grown produce can be prepared onsite by residents or a chef for private events. At the subconscious level, the ecology-based landscape design relaxes end-users. In contrast to commonly used very structured ornamental landscapes, ecology-based landscapes incorporate plant material that is specifically appropriate for living organisms in that location. On the Pavilion Park site, there are four different ecological compositions. Careful plant selection and placement, locally sourced, has allowed for the site to retain native wildlife, connecting the residents to the natural habitat. This plays a role in the subconscious connection between the place and the end user. It makes the park feel more authentic and unique, while engaging the end-user in a more sustainable experience.

Similar to the localvore and organic living culture that has risen to popularity in the past decade; ecology-based landscapes also contribute to healthier lifestyles. The Design DNA, the fundamental qualities of the site and core design concepts that inform all design decisions, has been carefully structured to incorporate: 1) Unique Visual Links—reference points that remind us where we are, for example, views to the mountains create a regional link; a red swing set and an iconic greenhouse create local reference points; 2) physical links—nodes and hubs that link users from place to place, such as the heritage trees placed in repetition around the bicycle/pedestrian corridors like a yellow brick road; and, 3) agricultural links—an homage to Irvine's rich agricultural history, expressed in the form of the greenhouse and repeated in other parks throughout the planned community in other forms.

The top challenge was putting \$11M worth of work into the ground in 11 weeks. To meet the aggressive project schedule and execute the complex design required, the client needed an experienced, collaborative partner who could bring a wide variety of resources to the project in short order. The design-build team was also challenged with preserving 40 heritage trees on the site. This required specialized expertise to move and maintain the trees and a seamless design-build collaboration to install and protect them. Due to their size, the trees needed to be planted in their final locations in conjunction with grading. This required advanced planning in design and a plan to protect and care for the trees while the site was under construction. All 40 trees, valued at \$20,000 each, were preserved in place throughout the construction phase.

Pavilion Park serves the owner as the centerpiece of their sales effort. It is the first impression buyers experience when entering the community—an experience unlike any other offered in the City of Irvine.