

Project Identity and Location:

PCT

100, 200, 222 North Sepulveda Boulevard
El Segundo, California 90245

Image Summary:



1. site plan



2. Afternoon offshore ocean breezes are funneled between the buildings creating a Venturi effect of strong, cool winds. Past attempts at creating a wind screen were unsuccessful and exacerbated the problem in certain places. Knowing the entire area could not be sheltered, the landscape architect employed a strategy of personal wind protection, creating smaller areas of refuge and comfort within the overall space. Personal windscreens were created and took the form of outdoor offices, complete with lighting, wifi, power and heaters.



3. Rich finishes including stone, wood decking and decomposed granite help enhance the feeling of comfort and warmth in these inviting new people spaces.



4. The existing landscape was primarily comprised of large areas of unused, un-programmed lawn. To reduce water consumption and green waste, a large portion of lawn was replaced with decomposed granite. This created functional spaces for amenities such as seating areas and garden rooms. Other areas were planted with less water intensive plants creating a strong geometric and colorful ground plane, breaking up monotony and establishing a new identity for the site. Together the new materials, ground cover treatments and planting create a campus feel, linking the buildings together, creating cohesion and unity while removing approximately two thirds of lawn.



5. A high backed built-in chaise lounge banquette creates a protected place to relax in the sun. Cupping the space, creating the focal point of the courtyard space.



6. Lounge seating, garden rooms, picnic space and an outdoor fireplace provide new opportunities for social interaction and recreation.



7. Usable open space was expanded in front of the buildings, outside the Venturi effect, with trees and ground cover providing additional protection from the breezes and elements, reinforcing the act of replacing lawn for more functional space.



8. Outdoor offices provide an alternative to traditional workspaces and allow for new types of interactions between service providers and their clients.



9. The objective was to create a campus that unified the three towers, while improving and enhancing the outdoor space. The concept was to develop a park-like setting with a flexible and relaxed atmosphere more aligned with the contemporary business practices of the creative office market.



10. Transformation of a primarily visible landscape into one that was participatory, the landscape architect reprogrammed the existing un-useable outdoor space into comfortable outdoor rooms more consistent with the attitudes and expectations of the realestate sub-market.