



**1. Landscape Systems: Celebrating Water Seen and Unseen**  
 Each component of the design contributes to the concept of linking the building tenants to the greater landscape beyond, using water as both a physical presence and as a metaphor throughout.



**2. A Lush and Verdant Central Core**  
 The Landscape Architect re-imagined the developers original design, increasing the number of parking spots while providing more green space at the same time. The result creates an expansive vista, from the entryway to the building, out to the Santa Monica Mountains beyond.



**3. A Lively Grand Opening**  
 The opening was celebrated by future tenants and everyone who was involved in bringing the project to life. Performers grace the central corridor while partygoers enjoy the fireplace with the volleyball court and the bike shop in the background. Large windows connect the inside to the outside corridor, lined by Birch trees that inspired the paving patterns below.



**4. Central Courtyard**  
 The wood planked meandering path extends into the central courtyard, created by taking a slice out of the building, bringing light and nature into the structure. Shade tolerant Birch trees continue the line of sycamores that punctuate the central axis that runs through the parking area, linking the outside green space to the inner structure.



**5. Main Entryway**  
 Custom seating, designed by the Landscape Architect, invites tenants to enjoy the outdoors when they take a break from their workday, and also to linger after work to watch the sunset with coworkers. Colorful landscape encourages creativity and energy, punctuating the entryway to the restored building.



## 6. Entry to the Inner Courtyard

An allee of Arbutus trees continues the central core from the parking lot and greets tenants as they walk the playful, meandering pathway that stretches through the site. Tenants enjoy the space after work, as they unwind in one of the many outdoor rooms.



## 7. Oak Allee

Contrasting the central meander, architectural outdoor rooms are set under an allee of specimen Virginia Oaks, purposefully focused on the outdoor fireplace. The turf is graded for additional water percolation.



## 8. Waterwise Plants Re-create Lost Habitat

Native and drought tolerant plantings bring nature back to this former Brownfield, the landscape palette is designed to contain water, which heavily contributes to the reduction of water use. Flowing grasses and brightly colored shrubs provide contrast and seasonal interest.



## 9. Sensory Walk and Handmade Birdhouse Towers

Pathway materials that change and weave are based on the metaphor of flowing water and provide a sensory experience as one walks through the central wetland swale. Birdhouse towers, designed and created by the Landscape Architects team, add visual interest while inviting local habitat.



## 10. Unpaving Paradise

The open landscape is designed to produce a foreshortened perspective, creating a view that reaches across Ballona Creek out to the Santa Monica Mountains. This “false perspective” creates a vista that is infinite, opening a space that stretches all the way to the horizon, joining the project’s constructed wetlands to the foothills and the vast and distant sky.