

Burbank Studios Fairway Building

Los Angeles, CA

Burbank Studios is a legacy Hollywood studio center and home of the former NBC studios.

Master planned by Gehry Partners, Worthe Real Estate Group has begun redevelopment on the 1920's and 1950's era studios into a 35-acre state-of-the-art film and television broadcast center.

OJB has re-imagined the face of The Fairway, the largest and most central studio building on-site, to include a 630-foot by 40-foot linear courtyard and garden workspace.

The complete east face of the Fairway Building, formerly a loading dock, has been broken into eight programmed terraces that house games, seating and dining areas, micro-lawns, and collaborative seating spaces. The historic awnings, which sit atop the plinth loading dock, have been selectively peeled back to reveal the existing canopy frame structure. Trees sit on structure and at grade to lead guests and tenants into the space, while a vertical vine cable system supports green screens to offer a semi-transparent enclosure within the courtyard. A series of five water features stretching the length of the site provide visual interest and cool the space, while vibrant ornamental planting counters and compliments the industrial architecture and creates a welcome respite from the harder surroundings.

The courtyards serve as a breakout and collaboration space for the three tenants within the building and act as a social and visual hub for the 35-acre site. Burbank Studios sets the bar as the inaugural phase of the studio redevelopment.

Client

Worthe Real Estate Group

Size

25,200 SF

Dates

2013 - 2014

Team

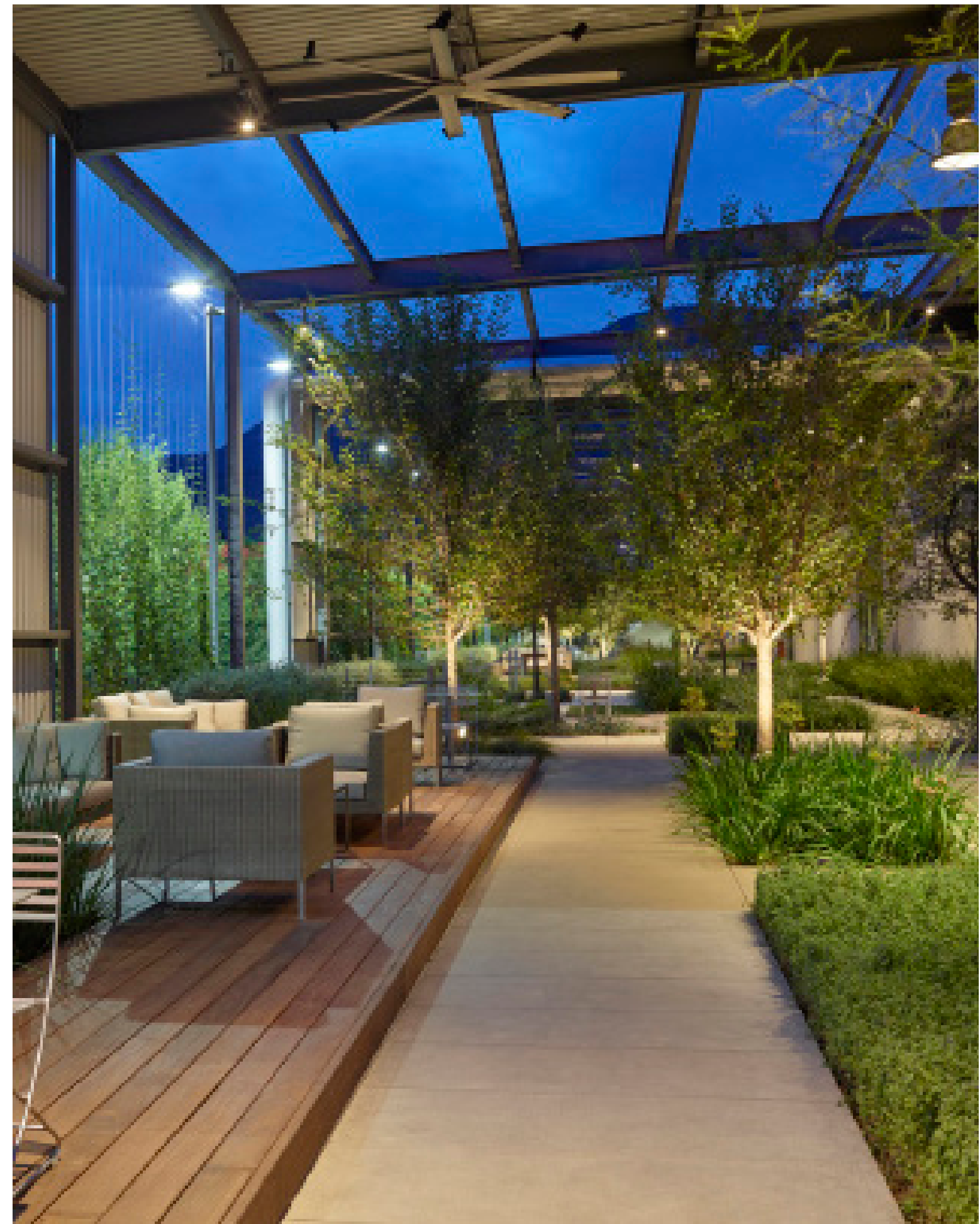
ARC

Candela

Sweeney & Associates

Fountain Source

Sukow Engineering



The Courtyards serve as a breakout and collaboration space for the tenants within the building and act as a social and visual hub.





The linear layout of Burbank Studios includes eight programmed terraces, which house games, seating and dining areas, micro-lawns, and collaborative seating spaces.





Sustainability

Formulated collaborative and welcoming spaces using water features and greenery.



LAND

The project re-invents an existing industrial film production site's loading dock into a lush garden experience for a creative outdoor office environment.

A series of erosion control strategies were implemented, including geotextiles to stabilize the soils, plants for root stability and retaining walls to divert the water.

A pre-design site assessment was conducted allowing for healthy soils to be preserved and other soils to be amended.



PLANTING

100% local and regional plant materials were used.

One tree was transplanted onto site.

47 trees were planted.

By planting with consideration to reference communities, the appropriate vegetation for the site and surrounding areas was utilized.

Fertilizer and pesticide usage was minimized.

Mycorrhizal fungi was implemented in the soil mix to provide increased water and nutrient absorption for the planting. In turn the planting provides the fungi with necessary carbohydrates.

Plants are allowed to go from seed to flower life.

Annual planting was avoided.

Low water usage planting was used on site.



WATER

Plants and gravel were used to clean the soils and filter water. A 4 foot by 500 foot band of native grasses was planted by the parking lot, allowing for stormwater to naturally filter before percolating to the aquifer below or drainage.

A 65% increase in permeable surfaces was achieved.



CARBON, ENERGY & AIR

The project uses planting to minimize building energy use through shading. 300 linear feet of vines, 10 inches on center, create a vertical screen on the west side of the garden. This reduces the outdoor temperature in the garden space as well.

The project uses regional materials.

The trees sequester 9,600 pounds of carbon annually **

The planting strategy reduces temperature in urban areas.



SOCIAL

The project provides optimum site accessibility, safety, and wayfinding.

The project supports alternative modes of transportation. Battery powered golf carts transport people around the campus, in true "production set" style. Electrical lines have been run for the future installation of vehicle power stations.

The transformation of this loading dock into a garden retreat has created a restful space for employees seeking respite. An amenity for the entire campus, this is a great place for collaboration, lunching and having meetings.

*The tree average for water interception is 500 gallons. American's use an average of 100 gallons of water per day (EPA's water trivia facts).

**120 pounds of CO2 per tree annually (This number is based on an average from the National Tree Benefits Calculator) One car produces an average of 8,320 pounds of CO2 per year (The Code of Federal Regulations - 40 CFR 600113).