

Pathline Park

Sunnyvale, CA

Designed for wellness, 11 modern buildings are threaded together by a redwood-lined central promenade throughout.

Pathline Park is a five-phased tech commercial development situated in the heart of the Sunnyvale (Silicon Valley) community that is comprised of 1.3 million sq. ft. of office space across 42 acres.

The landscape design intent was to create a varied and dynamic set of communal spaces situated amongst existing 100 foot-tall redwood trees that encourage working and relaxing beyond the confines of the buildings. In a nod to Silicon Valley’s agricultural heritage, the project includes dozens of 110-year-old locally sourced Mission Olive trees. Groves of 283 towering redwoods complement a meticulously-landscaped campus, totalling more than 700 trees for the development.

The project’s central organizing feature is a campus-wide promenade, or path line, that connects people to the natural landscape, as well as one another, fostering a spirit of collaboration and innovation. 50% of the workplace is devoted to open space, with connected indoor/outdoor workspaces and central amenity hubs offer private-campus experiences. Private patios and balconies bring the lush landscape into the workspace through floor-to-ceiling glass, inviting employees to get outside and connect with nature along the central path line and into the fresh air.

Benches made from redwoods harvested on-site provide areas for respite and viewing areas for the several outdoor art sculptures. The path line serves to connect people from building to building, creating a campus-like atmosphere. The outdoor amenities such as workstations and seating areas further encourage integration from the various tenants.

Client

The Irvine Company

Dates

Completed 2019

Size

42 acres

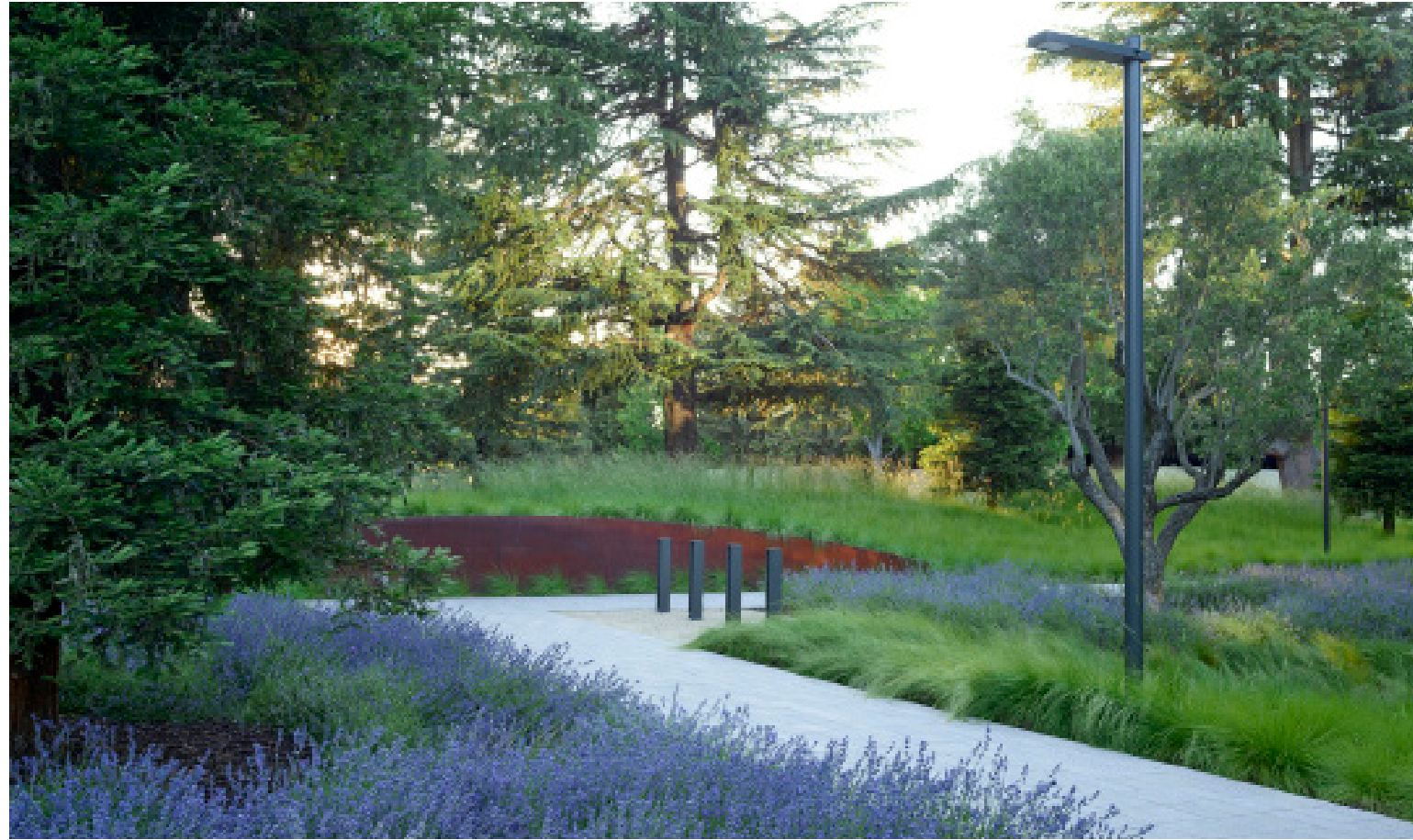
Team

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Photo Credit

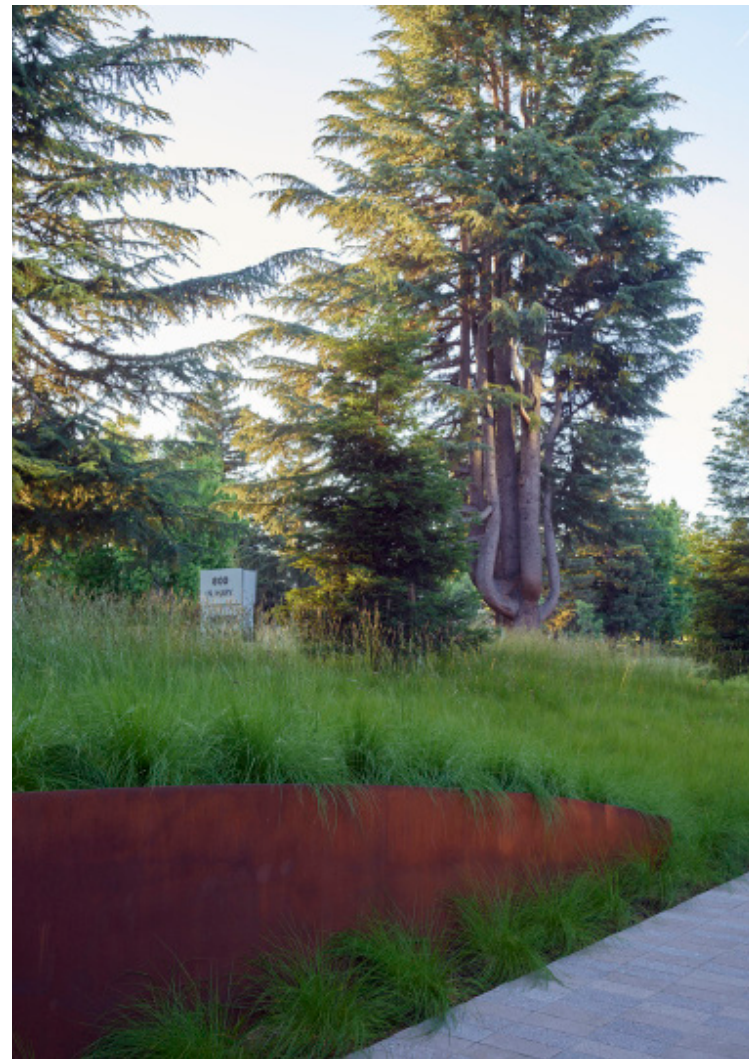
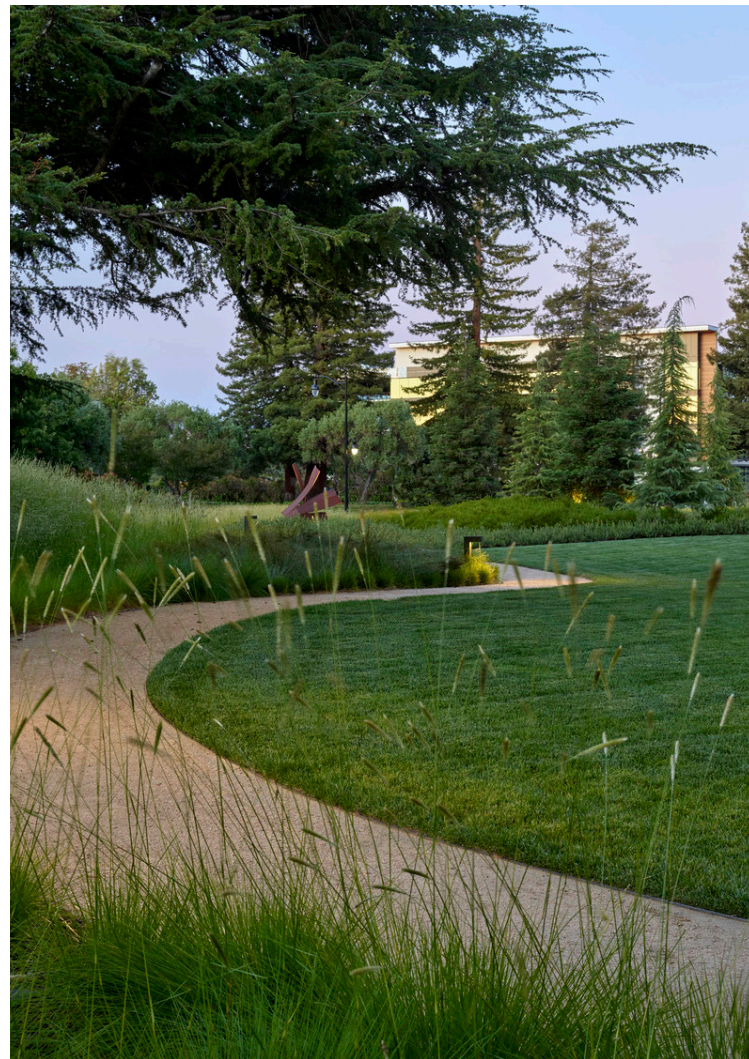
Marion Brenner, Zach Sawchuk
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Sustainability

The plethora of amenities, as well as the multiple vehicular and pedestrian access controls provides optimum site accessibility, safety, and wayfinding.



LAND

A pre-design site assessment was completed prior to design for this 4-phased, 50 acre project.

As a part of the entitlement process, there was a focus on the existing mature trees and how to preserve as many as possible.

There was a focus on the multi modal ease of the project (clearly delineated Class I and Class II bike paths, designated shuttle stops, and keeping the campus pedestrian network open to the public).

The project develops a degraded site.

Erosion control strategies are to stabilizing soils with geotextiles and choose plants for root stability.

A pre-design assessment was conducted of the soils on site allowing for a soil plan to be created. Healthy soils were conserved, and other soils were amended on site.



WATER

The site's pervious area was increased by 28.6%. This was achieved by removing hardscape and designing with more pervious materials, such as planting, gravel and permeable pavers.

Stormwater features are designed into amenities.

The site design mitigates runoff.

The rain garden holds water while offering natural infiltration to the ground source.

Trees have the potential for intercepting 383,000 gallons of water.*



ECONOMICS

The project provides benefits beyond its own footprint, such as the project's interconnectivity, which promotes interaction between tenants and their teams.

The project's construction created approximately 3 million hours of work.



PLANTING

250 trees were saved on site through the repositioning of buildings, parking garages, parking lots and the pedestrian network.

526 new trees planted, including Old World Mission Olives, Afghan Pin and 102 Coastal Redwood trees.

All plants used are native and adaptive.

The project minimizes pesticide and fertilizer use. Mycorrhizal fungi was considered for the soil.

Plants are allowed to go to seed/flower life.

The project avoids annual planting.



CARBON, ENERGY & AIR

The trees sequester 91,920 pounds of carbon annually, which offsets 11 cars per year. **

The project uses regional materials.

BUG lighting is used to reduce light pollutions.

FSC certified.

The planting strategy reduces temperatures for the occupant in the exterior environment during the summer and provides sunny areas during the winter.

During construction, pollutants were controlled and retained.



SOCIAL

The security on site was of importance. There are vehicular access control points around the exterior of the site and pedestrian access control at the perimeter of the building entry ways.

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

The campus hosts a plethora of amenities, including benches made from reclaimed redwood harvested on-site, work pods, amenity terraces, miles of walking trails, public art, and two amenity buildings with dining and a gym.

*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 600.113).