The Collective at Playa Vista

Playa Vista, CA

The Collective at Playa Vista is a 205,000-SF, 6.3-acre, five-building commercial campus located directly adjacent to Central Park in the burgeoning Playa Vista development of West Los Angeles.

Alongside architects Shimoda Design Group, OJB composed a series of private garden patios set along zig-zagging flagstone paths, which echo the buildings' rooflines. The buildings' concrete and wood exterior meld with interiors of steel columns, wood flooring, and exposed roof framing to create an inviting yet industrial feel. The landscape design recalls the native and adaptive species of the California foothills. Planting is used along the many courts to create buffered areas for individual respite or intimate gatherings.

Programming includes an inviting welcome court, modest event lawn, private gravel seating patios, naturalistic shade tree allees, shared courtyards, sculptural seating berms, and richly detailed ornamental planting.

Playa Vista boasts residential, commercial and retail spaces inviting new opportunities for work, life and play. Situated one mile from the Pacific Ocean, Playa Vista is nestled below the bluffs of Westchester, adjacent to the newly restored Ballona Freshwater Marsh and within close proximity to Santa Monica, Century City, and Los Angeles International Airport.

Client

Tishman Speyer

Size

205,000-SF, 6.3 acre, five-building commercial campus

Cost

Confidential

Team

Tishman Speyer Shimoda Design Group











Sustainability



LAND

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.

The sites soils were remediated prior to OJB's involvement. Methane from the original airport was extracted. Soils were tested through multiple soil labs pre and post construction allowing for the conservation of healthy soils and the amendment of others, which equated to a \$400,000 saving



WATER

Vegetated bio-swales capture storm water runoff pollutants in the parking lot.

Irrigation is only required twice a week creating maintenance savings.



SOCIAL

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

The Collective Playa Vista is part of a greater community, designed to tie into the ecosystem and native habitat. Regional trails and social spaces are easily accessible for pedestrian connections.



PLANTING

The planting design reflects the foothill landscape of Southern California by adding mounds and native flora.

Locally sourced seeds were used.

All street trees were saved along the perimeter.

435 trees were planted.

Fertilizer and pesticide use 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.



CARBON, ENERGY & AIR

The project uses planting to minimize building energy use.

The project uses regional materials. Concrete and plant material are recycled.

The project reduces light pollution by with full cut-off fixtures.

The trees sequester 52,200 pounds of carbon annually. **

*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).