



Beacon Park at Great Park Neighborhoods is the second new neighborhood being developed on a decommissioned naval air base in Irvine, Calif., and the first to be directly linked with a neighboring 1,347-acre park, the largest municipal park in Orange County.

Residents of the development will find themselves living in close proximity to a new K-8 school campus, as well as a new high school, work centers, shopping and

dining centers, and public transportation that will all be linked to the neighborhood via a pedestrian/bike crossing that extends over a major thoroughfare.

The development's 1,029 total units will be situated in 15 groupings of detached homes peppered with condos, townhomes, and flats.

The neighborhood is designed to be walkable and pedestrian-friendly, as demonstrated by its tree-lined parkways and

## SILVER NEW COMMUNITY

### BEACON PARK AT GREAT PARK NEIGHBORHOODS

Irvine, Calif.

**ENTRANT/DEVELOPER:** FivePoint

**LAND PLANNER:** FivePoint and BrightView Design Group

**SALES PRICE:** \$600,000 to \$1.8 million

**PHOTOGRAPHER:** Tsutsumida Pictures

**SIZE:** 1,465 to 4,587 sf

**COMPLETION:** August 2015

numerous cul-de-sacs, roundabouts, and short interior streets. The development will also take full advantage of an expansive community park, which will act as a central green and will include a multifunctional community center, tree house, and children's adventure area.

Beacon Park is home to multigenerational families, in addition to well-educated singles, couples, and families of varied incomes and professions.

## SILVER MULTIFAMILY

### HOLLENBECK TERRACE APARTMENTS

Los Angeles

**ENTRANT/ARCHITECT**

Killefer Flammang Architects

**BUILDER/DEVELOPER:** AMCAL

**INTERIOR DESIGNER:** Carmen + Perfit Design

**PHOTOGRAPHER:** Jim Simmons Photography

**HARD COST, EXCLUDING LAND:** \$18 million

**RENTAL RATES:** \$744 to \$2,195/month

**COMPLETION:** October 2015

**NO. OF UNITS:** 120

**DENSITY:** 44 units/acre

Located east of downtown Los Angeles, Hollenbeck Terrace was formerly a prominent Spanish Mission-style hospital campus, built during the 1920s and 1930s to serve employees of the Santa Fe Railroad. It subsequently became a community hospital. After sitting vacant for more than 20 years, the two buildings have been redeveloped into 120 modern studio, one-bedroom, and two-bedroom



apartments for low-income seniors.

The design intent was to preserve the character of the buildings while reintroducing them in a new, efficient package. The redevelopment required the removal of all hospital systems and unneeded infrastructure. The renovation meshes with the original elements of the historical hospital campus such as the landscaped setting, exterior details, and massing. His-

torical lobbies and common areas were retained, while patient rooms, the nurses' dormitory, offices, and laboratory areas were converted into living units.

Amenities include a community room and library in the former dining room; computer rooms and a gallery in the former doctors' areas; performance space in the steam plant; gardens and barbecue areas on the grounds; and a rooftop lounge.