



CASE STUDY

BROADSTONE CAVORA

Premier Class A Development in Orange County

PROJECT OVERVIEW

LOCATION

Laguna Niguel, California

COMPLETED

Fall 2017

TYPE

Wrap

SIZE

4 & 5 Stories

384 Units

5.124 Acres Total

Retail: 8,000 sf

Amenities: 6,084 sf

DENSITY

67.9 du/acre

What we are most proud of Broadstone Cavora: the careful attention to sustainable design and lifestyle. Our design heightens connectivity between the resident, the surrounding community and our overall impact on the environment.

MARK HUMPHREYS, CEO

CHALLENGE

As an integral part of the Gateway Specific Village plan, Broadstone Cavora posed a unique challenge to our world-class design team: create a multifamily structure that fuses the natural surroundings of Southern California, celebrates the historical local aesthetic of Orange County and provides residents a community-within-a-community style dwelling. Set in the middle of an incredible revitalization project, the client's goal was for Broadstone Cavora to create a fresh, inviting atmosphere for residents while also enhancing connectivity with the surrounding neighborhoods. Once a dilapidated industrialized area, our client was a leading partner in a larger movement revitalizing the area into a more walkable, human-focused community through sustainable, attractive multifamily development.

SOLUTION

Located at the base of the San Joaquin Hills, Broadstone Cavora is a LEED Silver certified mixed-use project, influenced by Spanish Mediterranean Revival. This 5-story, 348-unit project takes style cues from the Italianate movement and is appropriately detailed with arcade archways, ornamental iron work and soaring Belvedere signorial towers. The exterior's distinctive mixture of stucco, terracotta tiles, and earth-tone brick perfectly captures the rich history of the Southern California missions in a polished, modern execution – synthesizing local history with innovative design to create a sense of connectivity between resident and community.



The structure's design encapsulates many exciting on-site amenities like a multi-level strength and cardio fitness lounge, modern business center for telecommuting residents, sky bar entertainment plaza and deluxe cinema screening. The lush manicured exterior connects residents with nature through a host of relaxing courtyards appointed with deluxe pool and grotto hot tub, sun loungers, daybeds, and a peaceful fountain. Atop the rooftop sun terrace sit many soirée spaces with gourmet BBQ grills, secluded cabanas and dining areas.

Given the importance our clients placed on creating a community with sustainable building materials, Broadstone Cavora was built with energy efficient insulation, a high-efficiency mechanical system, high-efficiency low emissivity windows, electrical vehicle charging stations, various recycled building materials with sustainable finishing materials and a solar reflective roof. The Broadstone's lush, drought-resistant landscaping wraps around the property and flows into the courtyards with diverse native flora all managed by an environmentally-conscious irrigation system.

KEY HIGHLIGHTS

Sustainability, community engagement, award-winning designer interiors, and exciting outdoor experiences are all expertly fused in the Broadstone Cavora's striking design. This sophisticated structure fulfilled the client's goal of creating a one-of-a-kind living space for residents that weaves neighborhood ethos with the natural beauty of the region, all set amidst a vibrant pedestrian-oriented district. Timeless with an undeniably modern feel, the Broadstone Cavora truly is the alchemic mix of local culture and ultra-modern living.



ABOUT HUMPHREYS & PARTNERS

For over 25 years, Humphreys & Partners Architects (HPA) has been providing high quality, innovative planning and design services. As an award-winning firm specializing in multifamily, mixed-use and hospitality/resort design, HPA has extensive experience in high-rise, mid-rise, student, senior, tax credit, affordable, moderate and luxury communities with offices across the nation and abroad.



1. Luxurious outdoor spaces were a key element in attracting target audiences.
2. Award-winning designer interiors were used throughout the project.
3. Plans included a well-designed layout with multiple courtyards, retail space, a multi-tiered parking garage and a two-story clubhouse.

