

PROJECT DESCRIPTION

The Resort at Pelican Hill is an extraordinary destination Resort located in Newport Coast with expansive views of the Pacific Ocean. With Palladian-inspired architecture from Northern Italy, the ~~500420~~ Acre Resort offers 204 Bungalow Guest Rooms, 128 Villas, five dining experiences, a full service luxurious spa, the strikingly unique Coliseum Pool, a Villas Clubhouse facility, Meetings & Events space, and a Golf Clubhouse, all adjacent to two championship 18-hole golf courses designed by Tom Fazio.

The Northern Italian environment was created with gGroves of olive trees, rows of lavender, cypress, fig and pine trees plus 45 foot Canary palms gracing the Resort and evoking a timeless, authentic landscape. Mature plant material was used through out and adjacent to the property to accomplish the overall landscape vision for the Resort.

Significant vehicular and pedestrian access improvements include an expansive entry courtyard, two parking structures with subterranean levels and decorative landscaped roofs, and a bridge over Pelican Hill Road that resembles a Roman aqueduct to connect the Golf Clubhouse facilities to the 36 holes of golf. Six new access points were created off Pelican Hill Road for Resort guests, and four additional access points were constructed for service and fire access. The vast network of new private roads and walkways consist of extensive quantities of clay and concrete pavers, customized colored concrete curb & gutter, asphalt concrete, and customized signs. Over one mile of Pelican Hill Road was renovated and capped with rubberized asphalt to provide a smooth and quiet driving experience adjacent to the Resort. Two new traffic signals, and advance warning light, and custom sign posts were also installed along Pelican Hill Road.

The Resort property is a tributary to the Pacific Ocean and the Crystal Cove State Historic Park—an Area of Biological Significance. With the goal to mimic the pre-developed runoff conditions, an extraordinary and elaborate storm water system was incorporated into the resort improvements which includes five underground cisterns capable of holding over 1.26 million gallons of runoff, extended detention basins, storm water filters, and remotely controlled pumping system to transfer captured rain water to the adjacent golf course lakes.

Although the site was located adjacent to existing utility services, extensive modifications to the existing sewer, water, storm drain, and dry utility services were required to accommodate the Resort. A new domestic water pressure zone was established to service the site by constructing a new pressure reducing station and adjusting an existing pressure reducing station within Pelican Hill Road. A combination of both public and private fire water and domestic water services were utilized within the resort, and decorative brass fire services were installed along the higher traffic areas of the Resort.

~~Over 2.1 million cubic yards of earth was moved during the mass grade operation, and PHR was closed to public traffic for several months to facilitate and efficient and safe grading operation. (Note to Stantec – probably worth mentioning that due to environmental constraints, the whole project had to be successfully designed as a 'balanced' site). Several thousand feet of retaining walls and numerous wall systems, including gravity walls, reinforced concrete with stone veneer, decorative block, and reinforced block with plaster, were used throughout the project. Temporary shoring and tie backs were also required to construct the parking structures and the large underground cisterns adjacent to PHR.~~

With extensive and unique aesthetic requirements, numerous environmental and entitlement challenges, and an extremely high standards and attention to detail, the project is a truly remarkable accomplishment. The project was only made possible by the Irvine Company's ies outstanding vision and leadership, and a concerted team effort by an extensive list of professional consultants and contractors.

Owner / Developer / Operator: The Irvine Company

Architects: Robert Altevors Architects, and Robert Hidey Architects

Interior Architects: Andrews S. Skurman & Associates and Darrell Schmitt & Associates

Landscape Architect: Burton & Associates

General Civil Engineer: Stantec

Soils Engineering: NMG Consultants

Water Quality Consultant: GeoSyntec

Utility Consultant: RGI

Pool Consultant: PACE

Structural Consultants: [KPF???](#)

Contractors: Sukut Construction (General Civil), Snyder Langston (Hotel Core), California Pacific Homes ([Bungalows](#)~~Guest Suites~~ and Villas),
Wentz (Golf Club and ~~Villa~~s Clubhouse), and McCarthy Builders (Parking Structures)