



CASE STUDY

PACIFICA ON GREEN

Champaign, IL

220,000 Sq/Ft

HIGHLIGHTS

Design & Space Planning
Project Management
Custom Furniture
Installation

PARTNER FIRMS

Client & Property Manager - HH Red Stone
General Contractor -
Broeren Russo Builders Inc.
Furniture Installation - Rework

PHOTOGRAPHY - Nick Olivieri

MANUFACTURERS

Compel, Rework, Kimball, National, OFS,
Spacestor

THE SCOPE

When HH Red Stone, a luxury student housing property management firm, was opening a new apartment community near the University of Illinois Urbana-Champaign, they turned to Rework for help with space planning, furniture selection, project management and installation. The project involved design support, furnishing and installing six floors of amenity, cafe, wellness and outdoor spaces, all while coordinating around construction timelines.

THE PROCESS

HH Red Stone manages a dynamic, diversified portfolio of properties in high-demand markets across the United States. HH Red Stone is one of the fastest growing management companies for off-campus student housing and luxury apartments in the nation.

The company's experienced management teams choose advantageous locations that are conveniently located near large universities. HH Red Stone is committed to recognizing the needs of its residents by enhancing its properties with innovative real estate amenities and technologies that provide the best experience possible for its tenants.

HH Red Stone approached Rework Office Furniture to help with interior design and space planning for its University of Illinois off-campus, student housing property, Pacifica on Green. Pacifica on Green is a luxurious, fully furnished apartment community in Urbana-Champaign, perfectly situated in proximity to the University of Illinois. We at Rework helped the client with furniture procurement, design and project management. The client was seeking an organization with furniture knowledge to help guide them through the process of furnishing the space and coordinating installation and project management for multiple furniture manufacture partners.

We helped design, furnish and install six floors of amenity, outdoor and wellness spaces at Pacifica on Green, including

the leasing lobby, cafe, a yoga studio, outdoor courtyards, study areas and a game room. Project highlights include custom banquette seating in the cafe, a live moss wall in the leasing lobby, private ROOM by OFS phone booth/meeting pods in the study areas and diligently managing multiple vendors and installation timelines around various construction phases.

The lobby lounge spaces were outfitted with a variety of new furniture pieces including the National Swift™ modular serpentine sofa, which provides plush comfort and endless configurability. The Spacestor Palisades Grid customizable zoning and storage system acts as a subtle room divider, but also boasts generous storage and a sophisticated frame. The yoga studio features a harmonious blend of new, tufted, reclined seating alongside a pre-owned, sustainable storage piece, perfect for yoga mats and shoes, which also provides phone charging while participants disconnect from tech.

The Swift modular seating makes an appearance in the fifth-floor study as well, upholstered in the University of Illinois' signature royal blue and orange school colors. Youthful, colorful accent pieces are dotted throughout the space, such as the citrusy lemon-yellow outdoor cafe tables and angular, tangelo side chairs accompanying. Nearby, elongated, teak Portside outdoor dining tables and curved, rattan chairs provide cushioned comfort, catering to long conversations beneath the slatted pergola, welcoming the twilight hours.

Overall, the partnership between HH Red Stone and Rework was successful in creating fresh, vibrant and comfortable gathering spaces for the residents of Pacifica on Green. The collaboration between the two organizations highlights their creativity and commitment to the students' desires when sourcing luxury living accommodations.



