



# THE PAVILIONS

Gainey Ranch



## BUCKING THE TREND

The trend may be to single-family detached, but lots of prospects are willing to buy attached homes—if they're planned and designed properly. These projects are cases in point.

LESLIE ENSOR STOCKMAN, DESIGN EDITOR

The Best In The West

### 1986 GOLD NUGGET AWARDS

Housing developments shown here are among those deemed the Best in the West by the Pacific Coast Builders Conference in its 23rd annual Gold Nugget competition. Judges evaluated 804 entries (a record number) from 14 Western states in residential, commercial, industrial and land-use categories. The 11 judges were consultant Ken Agid, builder L.C. (Bob) Albertson Jr., architect Bob Arigoni, Professional Builder contributing editor Ed Birchner, architect Charles Choi, builder Tom Doucette, builder Richard Hall, Sun/Coast Architect/Builder Magazine publisher James McKellar, architect Claude Miquelle, architect Dale Naegle and builder George Tannous. Associate editor Christina Farnsworth wrote this feature.

The Pavilions, Scottsdale, Ariz., typifies the quality of winners. It won grand awards as the best attached home between 1000 and 1200 square feet and best medium-density community.



### THE PAVILIONS AT GAINEY RANCH

A Living Resort

#### On Creating Walking Villages

Departing from the typical vernacular of the Southwest, the Pavilions blends classic form with regional texture to create a distinctive, high density village. Articulation is achieved primarily through the use of pyramidal form, color and the use of lattice-work, all of which provide visual interest without diluting architectural continuity. In addition to providing a cool contrast to the desert surroundings, an interior lake enhances the landscaped walkways to invite pedestrian movement, an important element of the intimate village atmosphere.

Copper Canyon, a lower density program of detached homes, relies more on repetition of strong geometric forms for articulation, and holds some of the same character as an enclave of pueblo dwellings. However, patios are absent here—the color accents at Copper Canyon are vivid, and used to punctuate the white exteriors, rather than define them.

Barry A. Berkus, AIA

**Market/Buyer Profile:** Affluent buyers of both primary and secondary housing. Most couples between the ages of 35 to 60; approximately 10 percent are under 35, and 10 percent are over 60. Most of the buyers are sports active, and oriented to the outdoor recreational opportunities offered in Scottsdale.

**Constraints/Opportunities:** Client/architect goal was to create a luxury program which provides maximum privacy, drama and function in an attached, high-density setting.

**Design Solutions:** Opening from a sheltered entry, the volume spaces of Plan E's living and dining share the focal point of a fireplace; both areas gain light and views from the rear patio. Directly off dining, the home's kitchen includes a breakfast



## Way to go!

Dick Felker's award-winning development on Gainey Ranch, The Pavilions, was recently featured as a Grand Award recipient in Better Homes and Gardens

by Judith Smith

When dusk begins to arrive on Gainey Ranch, Alfo and Marie Bortolotti pour themselves a cool drink and adjourn to their patio, where they call the daily meeting of the Sunset Club to order. No need to wait for a quorum, because the Bortolottis are the only members of their exclusive club. And they

main business of the "organization" is to enjoy the magnificent evening view from their new home in the Pavilions. The Bortolottis have lived, since early this year, in a two-bedroom home just off the third tree box on the Lakes Course at Gainey Ranch. When they sit in their

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● The Pavilions Community at Gainey Ranch in Scottsdale, Arizona

● New Addition To The Houston Medical Center, Warner Robins, Georgia

● Arbitration — Is It An Alternative To Litigation?

Two Golden Nugget Grand Awards, three Golden Nugget Merit Awards and three Mame Awards all attest to the innovative design of The Pavilions. The ambiance of the complexes total environment - the landscaping, the architecture, the water, the golf courses,... combined to create a truly unique atmosphere.



**MIRRORED VIEWS**  
Geometric forms, enhanced by glowing light, create a play of light and reflection on the surface of the water. Landscaping links living areas to site recreation. Stay close to the pool.

**BEST IN AMERICAN LIVING AWARD**

**Prizewinner WATERFRONT TOWN HOME**

**TRENDS**  
• HIGH DENSITY  
• MAXIMUM PRIVACY

Building 12 town homes on an acre of land is a tight squeeze at best. The architect of this attached-housing development pulled it off in high style, siting each unit for privacy and dramatic views. Clusters of living units, butted on two sides by a golf course, surround a reflective lake. Interiors gain natural light and outdoor privacy from latticed screened patios. This 1,230-square-foot unit in Scottsdale, Arizona, sells for \$151,900.

Project: The Pavilions. Design: Barry A. Berkus, AIA, Berkus Group Architects. Interiors: Diana Van Housle. Builder: Feller Development. Photographs: Robb Miller

Low dividing walls define the spaces within the living area.

The master bath boasts double lavatories, a tub, and a shower.

**WHAT MAKES THIS HOUSE A WINNER?**

- The angled entry opens to sweeping views and a dramatic first impression.
- Living, dining, and kitchen areas overcome small square footage by sharing space.
- The master suite functions as the home's retreat.

A corner fireplace is the focal point of the family/living area.

48 BETTER HOMES AND GARDENS, FEBRUARY 1987



*Better Homes and Gardens*, in conjunction with NAHB and *Professional Builder*, selected The Pavilions Plan D as the Grand Award winner in 1987. The magazine cited the plans angled entry, wonderful use of shared space among the living, dining and kitchen areas and the retreat style master bedroom as the reasons that “Make This House A Winner.”