

PCBC PRESENTS

Gold Nugget[®]
AWARDS



1963-2013
FIFTY YEARS OF RECOGNIZING DESIGN EXCELLENCE

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WINNERS BOOK



Showcase. Centerpiece. Iconic
Welcome to The Gold Nugget Awards.

For architects, planners, builders and developers, Gold Nuggets shine as the stellar repository of the best work in our business—as judged, appreciated and applauded by the best eyes in our business. And while entering is easy, winning is hard, so whether it's your first time or 50th in the GNA spotlight, taking a Merit or Grand is undeniably sweet.

For everyone, Gold Nugget is the place to take inspiration from design, planning and development achievements that range from a jewel box custom home to lavish destination environments to affordable housing to intricate infill neighborhoods and leading edge prototypes. It's the place to see today's trends and predict tomorrow's, with categories that stay in tune with the times.

2013 Gold Nugget Judges



Left to Right: Lisa Parrish, Administrator, Tim McGowan, Sanford Steinberg, Jerry R. Gloss, Donald Jacobs, Amy Albert, David Steinke, Curtis Gelotte, Shane Parrish, Administrator

Donald Jacobs, FAIA

President
JZMK PARTNERS | architecture | planning | urban design
Costa Mesa, CA

Sanford P Steinberg, AIA, CGP

Principal
Steinberg Design Collaborative, LLP
Houston, TX / Austin, TX

Jerry Gloss, AIA, CAASH

Principal
KGA | Studio Architects
Louisville, CO

Curtis Gelotte, AIA

Senior Principal
Gelotte Hommas - The Art of Architecture
Bellevue, WA

Tim McGowan

Principal
McKellar Ashbrook
La Jolla, CA

David Steinke

General Manager
Infinity Home Collection
Denver, CO

Amy Albert

Editor, Custom Home Magazine
Senior Editor (Design), Builder Magazine
Washington, DC

Home of the Year



Photographer: Jeffrey Aron Photography

Judges Statement: *Our 2013 Home of the year, borrowed from the past, ignored the present and landed in the future. This years' winner is understated. Not too big, not too small. The home is more about intrigue than showmanship. The volume is subtle and as the floor plan unfolds, it reveals thoughtful zones for living, with bedrooms on one side of the courtyard and the living area on the other, providing a clear separation between the active and the passive sides of the homes. There is a home office with private access situated in the front courtyard, as well as the guest suite which provides multi-generational living opportunities, both with a sense of privacy. The big surprise with this year's winner is the flexibility it offers for a variety of lot configurations. Designed as a rectangular plan, it "flares" open to take advantage of pie shaped lots, enlarging the internal courtyard and the rear outdoor room. The mid-century modern exterior features a well balanced mix of lime stone, glass and wood detailing, all of which is also carried throughout the interior. Floor to ceiling glass, wood beams, and a blending of indoor / outdoor spaces provide a sun-filled and distinctive home for today's home buyers, that is a clear departure from the predictable plan forms in the existing market.*

Grand Award

Fairbrook Estates

San Diego, California

Builder: Ryland Homes

Architect/Designer: Woodley Architectural Group, Inc.





Photographer: Nick Merrick © Hedrich Blessing, Jason A. Knowles © Fentress Architects

Judges Statement: *The judges were immediately impressed with the design solution the architects presented in this complex urban building. Their concept statement, quoted below, says it all.*

“Encompassing two blocks and consisting of two components — the Nature Research Center (NRC) Museum and the Department of Environment and Natural Resources (DENR) office building — Green Square at once advances environmental research, educates the public on the natural sciences and sustainability technology, and revitalizes a blighted, but important, area of Raleigh’s urban core. The need to integrate leading-edge sustainability technology and an aesthetically distinct yet harmonious architectural vocabulary within a dense urban setting posed special challenges to the project. It has also contributed urbanistically to the vitality of downtown. One of the project’s critical constraints was the need to integrate several complex programs — namely, laboratory and museum space — into a single entity. Realizing the educational opportunities this challenge presented, glass walls were incorporated into the design to allow the public to watch scientists in action. Glass walls were likewise incorporated into the curtain wall and between museum galleries, allowing daylight to flow deep into the floorplate and challenging the preconception that a museum must be nearly windowless.”

Grand Award

Green Square Complex

Raleigh, NC

Builder: Clancy and Theys – NRC, Brasfield and Gorrie – DENR

Developer: State of North Carolina, Department of Administration

Architect/Designer: Fentress Architects

Land Planner: Mulkey, Inc

Interior Design: O’Brien/Atkins Associates, PA



Photographer: Eric Figge



Judges Statement: *There is a charm captured here...an elegance that presents itself at the entry gates of the community and extends to the designs of each model. Simple forms, varying elevation styles, all with spot on detailing, knit the streetscape together. These are grand homes; tastefully designed and situated in the splendor of a natural setting.*

Grand Award

Alta Del Mar

Del Mar, CA

Builder/Developer: Pardee Homes

Architect/Designer: Bassenian/Lagoni Architects

Land Planner: Latitude 33

Landscape Architect: SJA Inc. Landscape Architects

Interior Design: Pacific Dimensions, Inc



Best Residential Project of the Year - Attached Product in an Urban setting



Judges Statement: *The Judges were unanimous in selecting this mixed-use development for the Grand Award. The luxury yacht contemporary lines of the elevations create a magical street appeal with the extra surprise of the oculus penetrated cloud structure. The complete separation of the Retail and residential parking was handled well. The advent of the "Auto Lobby" was also a clever arrival feature exuding luxury home once you arrive inside the garage. Roof top amenities capture the LA skyline and hills and have flexibility designed in for all types of weather. Units hit the mark with an open loft feeling and are accentuated with floor to ceiling glass to expand the feel of the apartment.*

Grand Awards

8500 Burton Way

Los Angeles, CA

Builder: Bernards

Developer: Caruso Affiliated

Architect/Designer: MVE & Partners

Interior Design: BAMO

Landscape: Lifescapes International

Façade Design: Hetzel Design



Award of Merit

Sail

Vancouver (West Side, UBC), BC, Canada

Builder: Adera Development Corporation

Developer: Adera Development Corporation

Architect/Designer: Rositch Hemphill & Associates Architects

Interior Design: Portico Grohne

EYA at Capitol Quarter

Washington, DC

Builder: EYA

Developer: EYA and Capper Carrollsburg Ventures (CCV)

Architect/Designer: Lessard Design

Land Planner: Torti Gallas

Interior Design: PFour

Best Residential Project of the Year - Attached Product in an Urban setting



Photographer: Michael Walmsley Photography

Judges Statement: *The judges were dazzled by The Sanctuary, a 100-year-old church that was revived and transformed into 12 luxurious and modern townhomes. The project reuses many original interior elements, and before construction began, crews recycled thousands of board-feet of quarter-sawn oak and vertical grain fir flooring, as well as original doors, cabinets, light fixtures and pews. Rather than slavishly mimic the existing historic touches, interior decor is modernist. This provides a transparency that lets the building's historic details shine: 35-foot ceilings, plaster ornamentation, stained glass windows. The building is located in Seattle's Capitol Hill, a vibrant, dense neighborhood. Parking is scarce, here, so to address the issue, the original floor was lowered to create controlled access, underground parking. The Sanctuary is a grand instance of saving the past instead of demolishing it. This project sets a shining example of what adaptive reuse is all about. Its Project of the Year award is richly deserved.*

Grand Awards

The Sanctuary

Seattle, WA

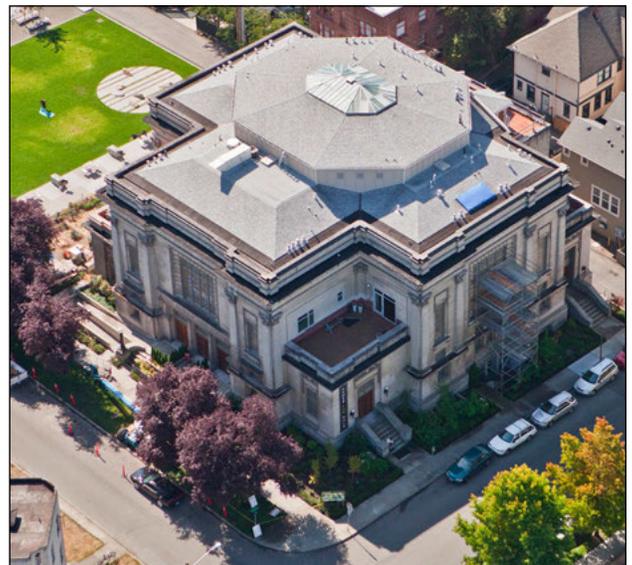
Builder: Belfor Construction/First Church, LLC

Developer: Belfor Construction

Architect/Designer: Runberg Architecture Group

Land Planner: Cascade Design Collaborative

Interior Design: Robin Chell Design



Best Residential Project of the Year - Attached Product within a Suburban setting



Photographer: Applied Photography

Judges Statement: *The most impressive aspect of this project is that it is an affordable housing project that looks and functions like upscale housing. The townhome-over-flats configuration wraps around a gracious interior courtyard and the richly detailed exterior enhances the delightful spaces created by a surprisingly articulated massing. The rental units are thoughtfully arranged over a semi-subterranean parking structure that allows for a real sense of arrival at the various entry points, and creates a wonderful presence in the community.*

Grand Award

East Washington Avenue

Santa Ana, CA

Builder: Advent Companies

Developer: C&C Development/Orange Housing Development Corporation

Architect/Designer: Bassenian Lagoni

Land Planner: Bassenian Lagoni



Award of Merit

The Town House at Colony Park

Anaheim, CA

Builder: Brookfield Homes

Developer: Brookfield Homes

Architect/Designer: Bassenian Lagoni

Land Planner: Brookfield Homes

Interior Design: Pacific Dimensions

Origen

Mission Valley, CA

Builder: Shea Homes

Architect/Designer: Woodley Architectural Group, Inc

Interior Design: Design Line Interiors

Interior Design: Creative Design Line Interiors

Best Special Use Project



Photographer: Michael Skarsten
Photographer: Dale Ayers
Photographer: John Sather
Photographer: Lee Finch



Judges Statement: *The vision for this 16,000+ sq ft building was to create a contemporary interpretation of an old mining shed. The design has been guided by the use of rugged, timeless materials, with a color pallet that connects the building to its surroundings. A roof of deep rust corten steel panels is punctuated with exposed structural steel columns. Exterior walls of rusted corrugated metal panels and board-formed concrete are contrasted and complemented with vertical timbers, stone buttresses, and custom store front windows. Using common materials in uncommon ways is a hallmark of the design, and includes interior walls finished with exposed lath, a steel clad four-sided fireplace, and ceiling and walls finished in lath that was specially painted by the architects and interior designers.*

Amenities include a main gathering room, family dining, soda fountain, billiards and game room, 50-seat movie theatre, 2 lane bowling alley, a multi-purpose room for sports and community gatherings which opens out to an amphitheater with seating for 500, an arts and crafts studio, and a spacious view deck with spectacular vistas, raised fire pits and glass railings. A truly unique mix of amenities set in a rustic yet contemporary framework that is destined to create enduring memories.

Grand Award

The Shed

Park City, Utah

Builder: Utah 7000 Cabins, LLC

Developer: Promontory Development, LLC

Architect/Designer: Swaback Partners, pllc

Land Planner: Swaback Partners, pllc

Interior Design: Vallone Design



AWARD OF MERIT

UCSF Parking Garage

San Francisco, CA

Builder: Build Group Inc.

Developer: Urban Pacific Properties Inc., dba
Pacific Union Development Co.

Architect/Designer: Gould Evans

Interior Design: Gould Evans

Structural: Santos & Urrutia

MEP: SJ Engineers

Landscape: Gates & Associates

Theatre Aspen

Aspen, CO

Builder: Silich Construction

Architect/Designer: Charles Cunniffe Architects

Land Planner: Charles Cunniffe Architects

Arcadia High School Performing Arts Center

Arcadia, CA

Developer: Arcadia Unified School District

Architect/Designer: LPA, Inc.

Builder: McCarthy Building Companies

Interior Design: LPA, Inc.



Photographer: Vance Fox Photography

Judges Statement: *The LEED Certified Martis Camp was designed as a social gathering space for its members. The facility enables members to arrive at a cozy environment where to retrieve their equipment. Members may take advantage of breakfast, lunch and après ski dining services at the facility. The architectural form is integrated into the steep building site, engaging the mountain and addressing the duality of the entries into the facility for the auto and for the skier coming off the mountain.*

The curved roof form opens upwards at both points of connection. The outdoor social gathering area nearly doubles the interior dining capacity and was given equal importance to the interior space during the design and planning stages.

Grand Award

Martis Camp Ski Lodge

Martis Camp, Truckee, CA

Builder: Hayhoe Construction Corporation

Developer: DMB Highlands Group, LLC

Architect/Designer: Ronald A. Todd (DMB) + Clare Walton (WaltonAE)

Land Planner: Crick Engineering

Interior Design: Walton AE and Vallone Design



AWARD OF MERIT

Berlin Parklets

Long Beach, CA

Builder: JR van Dijks, Inc.

Developer: Café Berlin

Architect/Designer: Studio One Eleven

Long Beach Airport

Concessions

Long Beach, CA

Builder: Horizon Retail Construction, Inc.

Developer: The Paradies Shops

Architect/Designer: Studio One Eleven

Retail Architect: Studio One Eleven

Livermore Airport Building

Livermore, CA

Developer: City of Livermore

Architect/Designer: Dahlin Group Architecture Planning

Interior Design: Dahlin Group Architecture Planning

Photographer: Misha Bruk, Bruk Studios



Judges Statement: *This is not your typical Neiman-Marcus store! Situated in the vibrant heart of Walnut Creek, California it takes advantage of its stand alone site to express the Neiman-Marcus aesthetic in a dynamic form that breaks down the scale of the massing and also tantalizes with just enough windows to provide a view of the spectacular interiors. Each of the three major elevations address different street conditions yet stay true to the overall design parti. Inviting, sophisticated and a jewel for the city street scene, both day and night.*

Grand Award

Neiman Marcus

Walnut Creek, CA

Builder: Swinerton Builders

Developer: Neiman Marcus

Design Architect: MBH Architects

Architect of Record: Niles Bolton Associates, Inc.

Land Planner: Van Dorn - Abed Landscape Architects

Interior Design: Charles Sparks + Company



Award of Merit

North Las Vegas City Hall

Las Vegas, NV

Builder: Whiting Turner

Developer: City of North Las Vegas

Architect/Designer: Fentress Architects

Land Planner: Martin/Martin

Interior Design: Fentress Architects

Sharp Rees-Stealy Downtown Wellness Center

San Diego, CA

Builder: Rudolph & Sletten

Developer: Sharp Rees-Stealy

Architect/Designer: AVR Studio

Land Planner: LandLAB

Interior Design: AVR Studios

UltraStar Multi-tainment Center at Ak-Chin Circle

Ak-Chin Indian Community, Maricopa, AZ

Builder: A. R. Mays Construction

Developer: Ak-Chin Indian Community

Architect/Designer: Nelsen Partners

Land Planner: Nelsen Partners

Interior Design: Nelsen Partners



Photographer: Steve Whittaker Photography

Judges Statement: *The original building was designed by a renowned architect in 1989. Taking an industrial building and creating an inviting and engaging college campus facility the Designers have done a masterful job. Integrating the necessary functions while providing “passages” for the students through the structure the new facility has become an integral part of the campus plan.*

Grand Award

William Jessup University Dining/Athletic

Rocklin, Ca.

Builder: Reeve-Knight Construction

Developer: William Jessup University

Architect/Designer: The Taylor Group Architects

Land Planner: The Taylor Group Architects

Interior design: Webb Food Service Design Consultants



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Award of Merit

The Lodge at Pebble Beach

Pebble Beach Resort & Golf Club- Carmel, Ca

Builder: Harvest Construction

Developer: Pebble Beach Company

Architect/Designer: PHX Architecture

Interior Design: Vallone Design

The Hotel Wilshire

Los Angeles, CA

Builder: RD Olson Construction

Developer: OSM Investment Co.

Architect/ Designer: Killefer Flammang Architects

Hayden Place

Culver City, CA

Builder: George C. Hopkins Construction Co., Inc.

Developer: Rethink Tara Green

Architect/Designer: Cuninghame Group Architecture

One & Co

San Francisco, CA

Builder: Stein-Casey

Architect/Designer: Cary Bernstein Architect

Interior Design: Cary Bernstein I Architect

Architect/Designer: Gould Evans Baum Thornley

Land Planner: Gould Evans Baum Thornley

Interior Design: Gould Evans Baum Thornley

Photographer: Eric Rorer, Photographer: Technical Imagery Studios



Judges Statement: *It took some imagination and design skill to transform a rather uninspired and worn out high rise unit into a beautiful and artfully re-crafted space. The judges appreciated the flow of the re-vitalized spaces and many of the design choices which included use of recycled materials, a kitchen peninsula designed to raise and lower hydraulically depending on use, the Shoji glass and tears doors that allow natural light to be transmitted through the unit. Oh, and the stunning views of the Bay Bridge from the unit were pretty nice as well.*

Grand Award

San Francisco High Rise Residence

San Francisco, CA

Contractor: Chase & Arnold

Interior Designer: Architecture International in association with Studio Becker



Award of Merit

William Jessup University Dining/Athletic adaptive reuse project

Rocklin, CA

Builder: Reeve-Knight Construction

Developer: William Jessup University

Architect/Designer: The Taylor Group Architects

Land Planner: The Taylor Group Architects

Interior Designer: Webb Food Service Design Consultants

Jay Paul Company, Headquarters

San Francisco, CA

Builder: Level 10 Construction

Developer: Jay Paul Company

Architect/Designer: DES Architects + Engineers

Interior Design: DES Architects + Engineers

517 North Street

Aspen, CO

Builder: Hansen Construction

Developer: JAMMB

Architect/Designer: Jeffrey Berkus Architects, Inc.

Interior Design: River Terrace Design

Bent Tree Tower II

Addison, TX

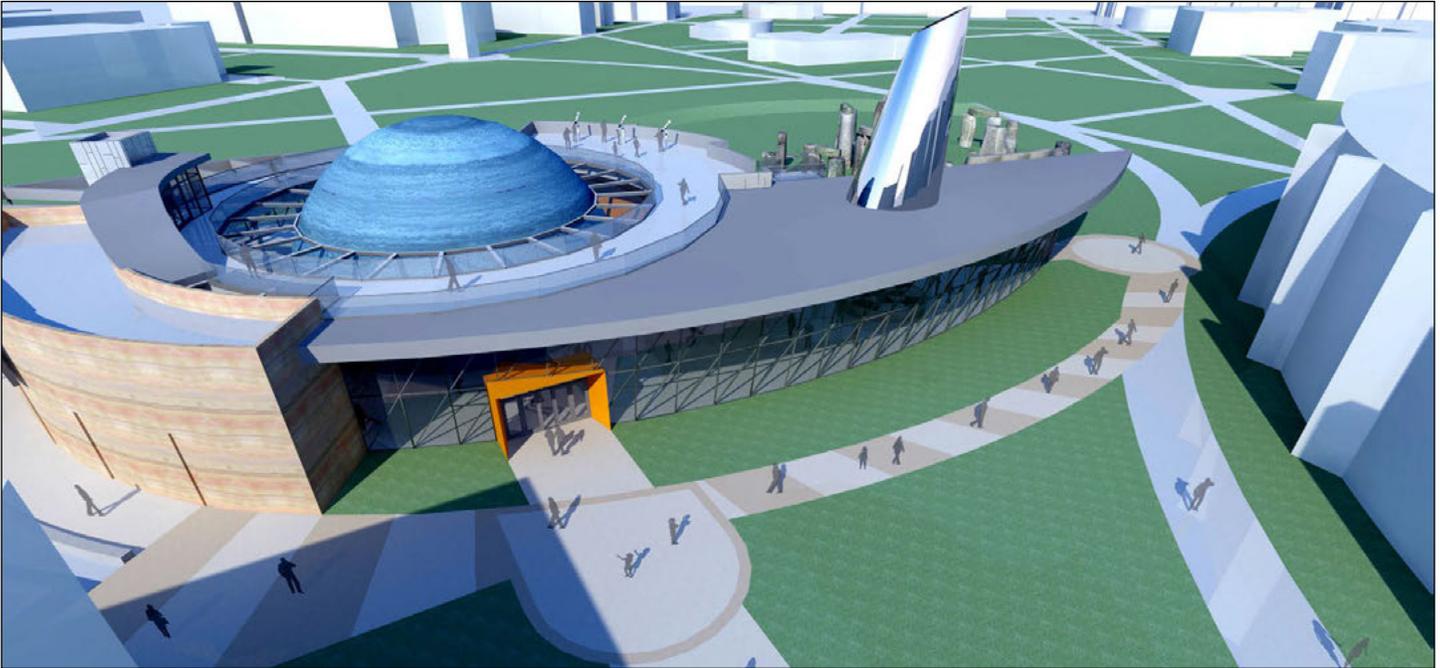
Builder: James R. Thomson Inc.

Developer: Regent Properties

Architect/Designer: Entos Design

Interior Design: Entos Design

Best Educational Project



Judges Statement: *The design of this building, in iconic fashion, reflects its use...the study of the solar system. Its form mirrors the energy, motion and shapes found in the heavens and will place its users in a richly interactive and stimulating environment. To infinity and beyond!*

Grand Award

Community Planetarium at Orange Coast College

Orange Coast College, Costa Mesa, CA
Developer/Client: Coast Community College District, Orange Coast College Campus
Architect/Designer: HPI Architecture
Land Planner: Woodward Dike Associates
Interior Design: HPI Architecture



Award of Merit

La Tijera K-8 School

Inglewood, CA
Builder: Bernards
Architect/Designer: Dougherty + Dougherty Architects LLP
LandPlanner: Ellis Environmental Management, Inc.
Interior Design: Dougherty + Dougherty Architects LLP

Laney College Field House and Athletic Fields

Oakland, CA
Builder: Gilbane Building Company
Developer: Peralta Community College District
Architect/Designer: Gould Evans
Structural: Murphy Burr Curry, Inc.
MEP: Syska Hennessy Group
Landscape: Verde Design Inc.

San Marcos High School

San Marcos, CA
Developer: San Marcos Unified School District
Architect/Designer: LPA, Inc.
Builder: Lusardi Construction Company
Interior Design: LPA, Inc.

Aragon High School Performing Arts Theater

San Mateo, CA
Builder: C. Overaa & Company
Architect/Designer: HKIT Architects

Best Custom Home under 4,000 sq. ft.



Photographer: Larry Mack Photography



Judges Statement: First and foremost, the judges appreciated the authenticity of the details and the commitment to creating a new home which transported you to a different era. Well done! The appropriateness of the effort is underscored by the historic Mission Hills Community in San Diego where it was built. The home is noble in every detail.

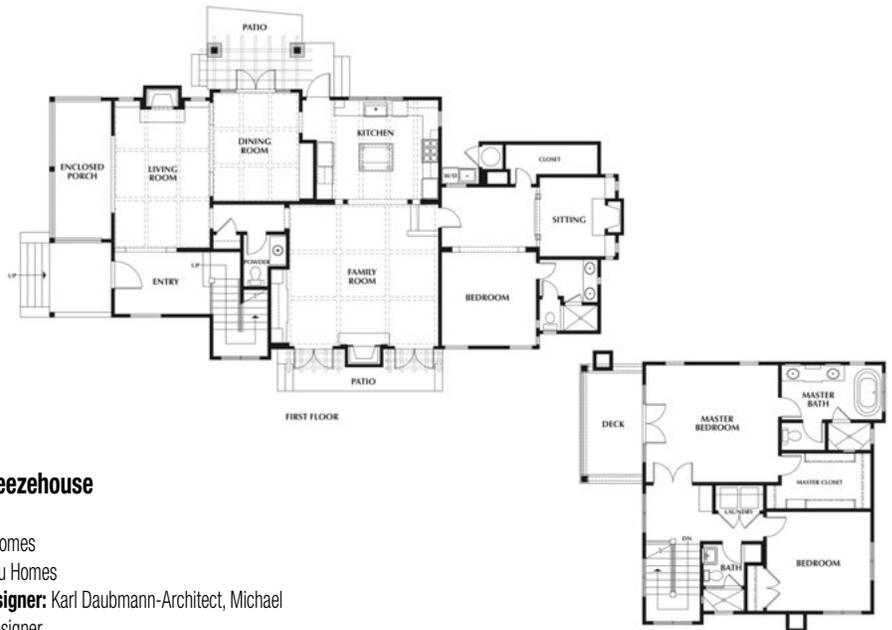
Grand Award

American Craftsman

San Diego, CA

Builder: Hill Construction Company

Architect/Designer: IS Architecture



Award of Merit

North Scottsdale Estate

North Scottsdale, AZ

Builder: The Boos Group

Architect/Designer: PHX Architecture

Land Planner: GreedyPickett

Interior Design: Janet Brooks Interiors

Copake Breezeshouse

Copake, NY

Builder: Blu Homes

Developer: Blu Homes

Architect/Designer: Karl Daubmann-Architect, Michael Hawkes-Designer

Land Planner: Blu Homes

Interior Design: Neil Costa

Dahlia Residence

Corona Del Mar, CA

Builder: Manning Homes

Architect/Designer: William Hezmalhalch Architects

Interior Design: Details a Design Firm

Best Custom Home 4,000 to 8,000 sq. ft.



Photographer: James Scolari

Judges Statement: *So many surprises, so many details, so many fresh ideas! A completely seamless blend of indoor and outdoor spaces choreographed with a system of water features that announce the entry sequence and lead you on a journey of dynamic elements that flow from front to rear, from level to level, and from serenity to lavish party. Organic materials, including the use of Gabions, Resysta wood planking accentuate the contemporary clean lines, while responsible landscape design enhances the inner sanctuary as much as the outdoor spaces. Fire, light and water all play a seductive role and invite you to dream of living in this remarkable accomplishment.*

Grand Award

The New American Home 2013

Henderson, Nevada

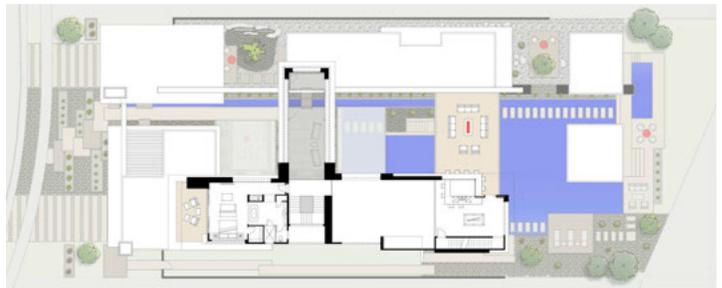
Builder: Blue Heron Construction

Developer: Blue Heron Design Build

Architect/Designer: Blue Heron Architecture

Land Planner: Blue Heron Architecture

Interior design: Blue Heron Interior Design



Award of Merit

Sedona Estate

Sedona, AZ

Builder: Detar Construction

Developer: Seven Canyons

Architect/Designer: PHX Architecture

Interior Design: Inside/Out LTD

Custom Home

Indian Wells, CA

Builder: Gustafson Construction

Architect/Designer: Prest Vuksic Architects, Inc.

Land Planner: Prest Vuksic Architects

Interior Design: Jeffrey Jurasky & Associates

Circle HH

Tempe, AZ

Builder: GM Hunt Builders

Architect: Knoell & Quidort Architects

Interior Design: Knoell & Quidort Architects

Best Custom Home 8,001 to 12,000 sq. ft.



Photographer: Tim Griffith Photography



Judges Statement: *Sometimes simple becomes spectacular, which describes this stunning home. Two wings joined by open space is the simple concept that has been rendered richly by elegant, contrasting materials. These materials – mahogany, stucco, steel and glass – create a dramatic, clearly articulated sculpture that is beautifully bold. And it lives well, both inside and out. This is why people want custom homes!*

Grand Award

OZ Residence

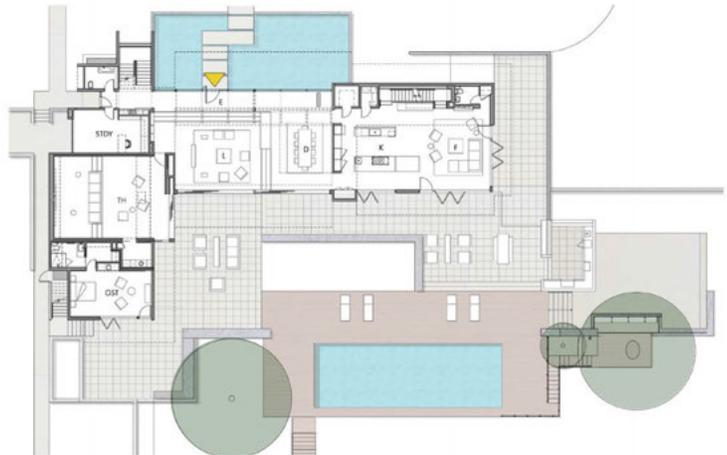
Atherton, CA

Builder: Lencioni Construction

Architect/Designer: Swatt | Miers Architects

Land Planning: Ron Herman Landscape Architect

Interior Design: Miller Design Company



Award of Merit

Private Residence

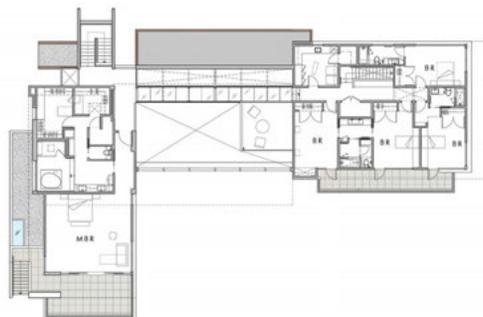
Park City, UT

Builder: Craig Construction

Architect/Designer: Bridgwater Consulting Group

Landscape Architect: Land Solutions

Interior Design: Bridgwater Consulting Group



Sylvan

Winter Park, FL

Builder: Charles Clayton Construction

Architect/Designer: Phil Kean Designs, Inc.

Land Planner: Redmon Design Company

Interior Design: PKD Studio, LLC

Best Custom Home 12,000 sq. ft. & over



Photographer: Pixon Photography, LLC

Judges Statement: *The judges were most impressed with the restraint shown in the design of this estate sized residential complex. It achieves that rare balance of both old and new in a palette that is timeless. From the entry gate to the rooms within, one is captured by the views, the attention to detail and the livable scale of the whole composition. While the house represents the owner's desire for a Santa Barbara style it also pays homage to Addison Mizner, one of Florida's greatest architects from the 1920's.*

Grand Award

Misión lago

Thonotosassa, FL

Builder: Sterling Bay Homes

Architect/Designer: Dahlin Group Architecture Planning

Interior Design: Artisan Designs



Award of Merit

Custom Home

Rancho Mirage, CA

Builder: Van Vliet and Co.

Architect/Designer: Prest Vuksic Architects, Inc.

Land Planner: Prest Vuksic Architects

Interior Design: Patton Design Studio

Samson Residence

Los Angeles, CA

Builder: Finton Construction

Architect/Designer: Landry Design Group, Inc.

Interior Design: Joan Behnke and Associates

Villa del Lago

Thousand Oaks, CA

Builder: Tyler Development

Architect/Designer: Landry Design Group, Inc.

Interior Design: Joan Behnke and Associates

Best On the Boards Custom Home



Judges Statement: Built along Lake Michigan, this vacation home was designed to accommodate the multi-generational family. The Site plan features a long driveway with creates a storybook approach through the undisturbed native trees. The massing of the house builds up from the one story carriage house to the two-story main house. The playful rooflines and dormers reduce the scale of the house and evoke the Michigan vernacular. The open house plan is designed to take advantage of the expansive lake views. The use of large pocket doors allows intimate experiences as well as open flow for large family get-togethers. The second floor promotes more family gathering in the common sitting room, nestled between two Master and three Junior Suites. An old fashioned Sleeping Porch is incorporated on the lakeside for the kids to have a camping out along the lake experience. The interiors of the house continue the Michigan Vernacular through its finishes help to capture the "Cottagey" feel.

Grand Award

Gores Lake House

Michigan

Builder: Mike Schaap Builders Inc.

Architect/Designer: Landry Design Group, Inc.

Interior Design: Joan Behnke & Associates, Inc.



Award of Merit

Aspen Park

Aspen, CO

Builder: Hansen Construction

Architect/Designer: Charles Cunniffe Architects

Land Planner: Charles Cunniffe Architects

Interior Design: DG&a Interior Design

Stone Residence

Stone Canyon, Oro Valley, AZ

Builder: Agave Homes LLC

Architect/Designer: Soloway Designs Inc

Interior Design: Lori Carroll & Associates

Eagleton

Las Vegas, NV

Builder: Blue Heron Construction

Developer: Blue Heron Design Build

Architect/Designer: Blue Heron Architecture

Land Planner: Blue Heron Architecture

Interior Design: Blue Heron Interior Design

The Celebrity Villa

Hainan Sanya, China

Builder: Beijing Chunguang Group

Developer: Beijing Chunguang Group

Architect/Designer: AWDA

Best Renovated or Restored Single House



Photographer: Peter Eckert

Judges Statement: *This small 1950's daylight Rambler has been expanded and fast-forwarded into the 21st century. Thoughtful utilization of the existing home allowed for a modest addition of open living spaces that dramatically embrace the outdoors and the view beyond. When zoning restrictions mandated a step-back on the front, the solution was to flood the home with light from large clerestory windows. And all on a budget, with very thoughtful use of materials.*

Grand Award

Black | Denes Residence

Portland, OR

Builder: Petrina Construction

Architect/Designer: Scott Edwards Architecture – Rick Berry



Before

Award of Merit

Shawn Lynch Project

Houston, TX

Builder: Allegro Builders

Architect/Designer: American Home Designers

Interior Design: Shawn Lynch

1151 Kewen Drive

Pasadena, CA

Builder: Hernz Construction

Developer: Gemini Development, LLC

Architect/Designer: KRITZINGER+RAO

Interior Design: KRITZINGER+RAO

Mondrian's Window

San Francisco, CA

Architect/Designer: John Marx, AIA, Design
Principal, Form4 Architecture

Bay Point

Orlando, FL

Builder: Phil Kean Designs, Inc.

Architect/Designer: Phil Kean Designs

Land Planner: Redmon Design Company

Interior Design: PKD Studio, LLC

Photographer: Michael Walmsley Photography



Judges Statement: *The judges instantly fell in love with this project! What an incredible accomplishment by the whole team; from the developer to the architect, builder and craftsmen. This comes across as a labor of love and the world, especially Seattle, is a better place for it. Starting with a century old church the critical elements were saved and restored, or reused, to create 12 magnificent townhomes. So unique, yet so exciting and livable.*

The judges were especially impressed with the sheer nerve it would take to develop such a project. We hope that other developers will take up the banner and save the many great buildings that currently exist in our cities awaiting a new life.



Grand Awards

The Sanctuary

Seattle, WA

Builder: Belfor Construction/First Church, LLC

Developer: Belfor Construction

Architect/Designer: Runberg Architecture Group

Land Planner: Cascade Design Collaborative

Interior Design: Robin Chell Design

Award of Merit

Bungalow Court

Fresno, California

Builder: Granville Homes

Developer: Granville Homes

Architect/Designer: Sergey Chevychalov, Susan Jones

Land Planner: Darius Assemi

Interior Design: Tony Seaton

The Studios at Hotel Berry

Sacramento, CA

Builder: Precision General Commercial Contractors, Inc.

Developer: Jamboree Housing Corporation

Architect/Designer: Gelfand Partners Architects

Interior Design: Faulkner Design Group

Environmental Remediation: Gala Construction, Inc.

Property Management: The John Stewart Company

Supportive Services: Transitional Living and Community Support

Breakwater Marina del Rey

Marina del Rey, CA

Builder: Mike Rovner Construction

Developer: Archstone/Equity Residential

Architect/Designer: COE Architecture International

Land Planner: COE Architecture International

Interior Design: Austin Johnson Interiors

550 Pharr

Atlanta, GA

Developer: Lyon Communities

Architect/Designer: COE Architecture International

Land Planner: COE Architecture International

Interior Design: L.B. Muller Design

Best Mixed Use Project



Judges Statement: 8500 Burton Way is located on a tight infill site with 360-degree views, a wedge of land that sits between West Hollywood and Beverly Hills. Anchoring a busy intersection, the building fits snugly on its lot, with a modified flatiron shape and rounded edges that doff a cap to Los Angeles' as a mecca of mid-century modern. The building features one, two, and three-bedroom units. 8500 Burton Way ups the bar for Los Angeles luxury rentals: marble and metal facades on the exterior, wall-to-wall, floor-to-ceiling glass, lush landscaping on the roof and in the courtyard, a rooftop pool with grand views, and, on the ground floor, the food store that everyone wants to have in their neighborhood, Trader Joe's. For a deft interpretation of mixed use, this grand award is well deserved.

Grand Awards

8500 Burton Way

Los Angeles, CA

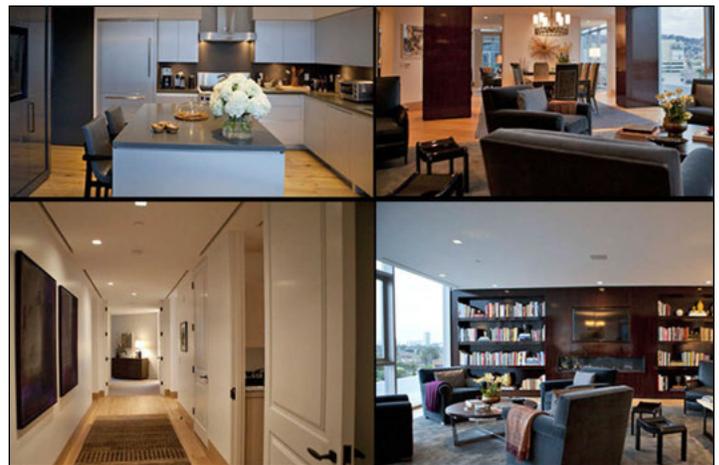
Builder: Bernards

Developer: Caruso Affiliated

Architect/Designer: MVE & Partners

Interior Design: BAMO

Façade Design: Hetzel Design



Award of Merit

Expo

Seattle, WA

Builder: Exxel Pacific, Inc.

Developer: Burkheimer Family LLC and Essex Property Trust

Architect/Designer: Runberg Architecture Group

Land Planner: The Berger Partnership

Interior Design: Robin Chell Design

Lyric

Seattle, WA

Developer: SRM Development

Architect/Designer: Runberg Architecture Group

Land Planner: Berger Partnership

Interior Design: NAC Architecture

King Asset Management: 265 Lytton Avenue

Palo Alto, CA

Builder: Wentz Group

Developer: King Asset Management

Architect/Designer: DES Architects + Engineers

Interior Design: DES Architects + Engineers

Avalon Ocean Avenue

San Francisco, CA

Builder: Avalon Bay Communities

Developer: Avalon Bay Communities

Architect/Designer: Pyatok Architects, Inc.

Interior Design: Catalina Design Group

Best On-the Boards Mixed Use Project



Photographer: Renderings courtesy of Ryan Companies US, Inc.



Judges Statement: *Every now and then a project comes along that does everything right. This project does that – and more! Not only does it build on an old icon in downtown, but it creates a link between the industrial feeling neighbors on one side and the more Art Deco buildings nearby. Stylish, well-conceived and thoughtful, it not only provides a much needed upscale urban grocery store but also some wonderful amenities for the future residents that take full advantage of the delightful vistas from the fourth floor. Well done!*

Grand Award

222 Hennepin

Minneapolis, MN

Builder: Ryan Companies US, Inc.

Developer: Ryan Companies US, Inc. & The Excelsior Group

Design Architect: Humphreys & Partners Architects, L.P.

Architect of Record: Ryan A&E

Land Planner: Humphreys & Partners Architects, L.P.

Interior Design: Ryan A&E



Award of Merit

Ballard Tallman

Seattle, WA

Developer: Equity Residential

Architect/Designer: Runberg Architecture Group

Land Planner: Karen Keist Landscape Architects

Interior Design: Robin Chell Design

Shady Grove Station

Rockville, MD

Developer: EYA Communities

Architect/Designer: KTG Group, Inc.

Land Planner: KTG Group, Inc.

Remix

North Vancouver, BC, Canada

Builder: Adera Development Corporation

Architect/Designer: Rositch Hemphill & Associates Architects

Interior Design: Giraffe Design

MB360: Mission Bay South, Blocks 5 and 11

San Francisco, CA

Builder: Phase 1: Nibbi Brothers Phase 2: Suffolk Construction

Developer: BRE Properties, Inc.

Architect/Designer: MVE & Partners

Interior Design: Gensler



Photographer: Applied Photography

Judges Statement: *The judges all agreed that the stack flat cluster formation with private attached garages for the 5 unit buildings is an ingenious solution for this affordable housing community.*

A sense of community is created for the complex with the interior courtyards that are created by the clusters. These areas promote community gathering and children's play. The private balconies also allow the resident to create a special space for their families.

The exterior of the community pays respect to the rich architectural heritage of Santa Ana with its well-executed Spanish Colonial architectural style.

Grand Award

Bush Birch

Santa Ana, CA

Builder: Advent Companies

Developer: C&C Development

Architect/Designer: Bassenian Lagoni

Land Planner: Bassenian Lagoni

Award of Merit

Brisas de Paz

Desert Hot Springs, CA

Builder: Sun Country Builders

Developer: Coachella Valley Housing Coalition

Architect/Designer: Studio E Architects

Valley Brook

Breckenridge, CO

Builder: Compass Homes/CFC Mountain Builders, LLC

Developer: Summit Housing Development Corporation and the Town of Breckenridge

Architect/Designer: KTG Group, Inc.

Land Planner: KTG Group, Inc.

Interior Design: KTG Group, Inc.

Courier Place Apartment Homes

Claremont, CA

Builder: Advent Companies

Developer: Jamboree Housing Corporation

Architect/Designer: William Hezmalhalch Architects, Inc.

Land Planner: William Hezmalhalch Architects, Inc.

Interior Design: Ver Designs

Rodney Fernandez Gardens Apartments

Santa Paula, CA

Builder: Cabrillo Economic Development Corporation

Developer: Cabrillo Economic Development Corporation

Architect/Designer: Peikert Group Architects, LLP

Land Planner: Peikert Group Architects, LLP

Interior Design: Terraverde Contract Interiors

Photographer: Peikert Group Architects, LLP



Judges Statement: *This affordable project in downtown Santa Barbara, gives a gracious hat-tip to California Craftsman style, with a streetside presence that's designed to appear as a group of smaller homes. But looks can be deceiving: An infill project that replaced blighted buildings, Bradley Studios is actually one structure, with separate buildings connected by walkways. The 53 units are targeted to low and extremely low-income residents with special needs who earn between 30 and 60 percent of area median income and are seeking a supportive community in which they can thrive actively and independently. Most units open onto a central courtyard, a controlled and safe environment that encourages interaction amongst the residents. Onsite amenities include a community room, recreation room, and laundry. The Studios will help the city of Santa Barbara meet its 10-year plan to end chronic homelessness, with onsite social services that include mental health treatment, addiction counseling, job training, and life skills classes. For a community-minded project that caters to those in need, this grand award is well deserved.*

Grand Award

Bradley Studios

Santa Barbara, CA
Builder: McGillivray Construction
Developer: Housing Authority of the City of Santa Barbara
Architect/Designer: Peikert Group Architects, LLP
Land Planner: Peikert Group Architects, LLP
Interior Design: Peikert Group Architects, LLP

Award of Merit

Vintage Crossings

Anaheim, California
Builder: Portrait Homes, Inc.
Developer: The Related Companies of California
Architect/Designer: Withee Malcolm Architects
Landscape Architect: Site Design Studio
Interior Design: Mannigan Design, Inc

Vermont Avenue Apartments

Los Angeles, CA
Builder: Cobalt Construction Company
Developer: Meta Housing Corporation
Architect/Designer: John Cotton Architects
Land Planner: John Cotton Architects, Inc.
Interior Design: Arlen Stahlberg Interior Design

The Terraces at Santiago

Santa Ana, CA
Builder: Advent Companies
Developer: C&C Development/Orange Housing Development Corporation
Architect/Designer: Bassenian Lagoni
Land Planner: Bassenian Lagoni

Presidio Santa Clara

Santa Clara, CA
Builder: CORE BUILDERS
Developer: CORE Affordable Housing, LLC
Architect/Designer: Van Tilburg, Banvard & Soderbergh, AIA
Land Planner: Van Tilburg, Banvard & Soderbergh, AIA
Interior Design: Creative Design Group

Dekko Place Apartments

Seattle, WA
Builder: RAFN COMPANY
Developer: COMPASS HOUSING ALLIANCE
Architect/Designer: SMR Architects
Church Design Architect: OLSON KUNDIG ARCHITECTS
Interior Design: SMR Architects



Photographer: Eric Figge Photography

Judges Statement: *The judges found this attached project to be a pleasant merge of well thought out floor plans, vibrant living spaces, attractive exteriors and affordable pricing. The project featured a variety of model options and numerous plan options with great success*

Grand Award

Santa Maria at Stonegate

Irvine, CA

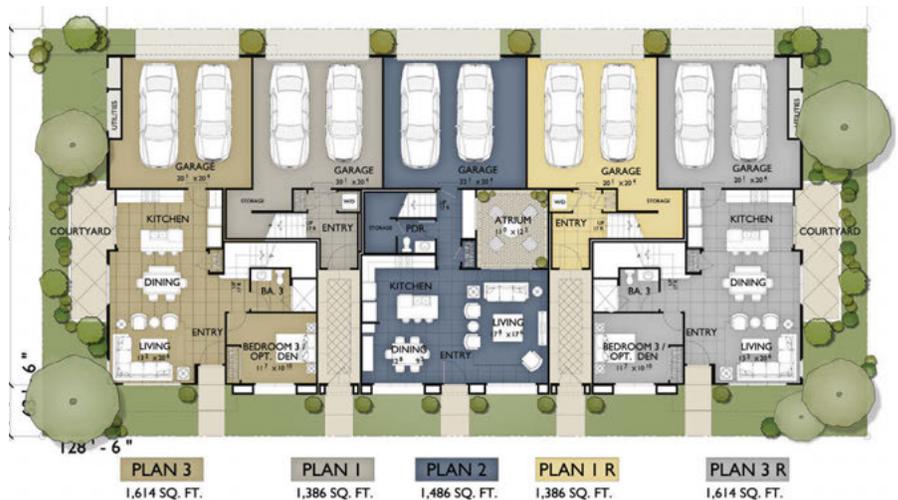
Builder: Irvine Pacific

Developer: The Irvine Company

Architect/Designer: Bassenian Lagoni

Land Planner: The Irvine Company

Interior Design: Canvas Interior Design



Award of Merit

Brea Elm Collection

Brea, CA

Builder/Developer: City Ventures, LLC

Architect/Designer: William Hezmalhalch Architects, Inc.

Land Planner: William Hezmalhalch Architects, Inc.

Sorrento Terrace

San Diego, CA

Builder/Developer: Pardee Homes

Architect/Designer: Humphreys & Partners Architects

Land Planner: Rick Engineering

Interior Design: Citrine Design

Verona

Highlands Ranch, CO

Builder: Verona Building Company

Developer: Verona Building Company

Architect/Designer: GoddenSudik Architects

Interior Design: Design Lines, Inc.

Photography: Jeffrey Aron Photography



Judges Statement: *This attached community evokes a fresh and exciting solution for 20+ density units per acre. It's urban aesthetic architecture is designed to satisfy young families, singles and professional couples, with impressive fenestration, three-story volumes, 2-car side-by-side garages, and accentuated with lush, uniquely whimsical, landscaping. The un-conventional land plan blends two product types, rather than sectioning them off, and as such addresses both an urban edge to the main boulevard, as well as a Social Garden setting for internal units. Everyone wins with this exciting contemporary architecture and landscape rich land plan.*

Grand Awards

Civita

Mission Valley, CA

Builder: Shea Homes

Architect/Designer: Woodley Architectural Group, Inc

Interior Design: Design Line Interiors

Interior Design: Creative Design Line Interiors



Award of Merit

The Town House at Colony Park

Anaheim, CA

Builder: Brookfield Homes

Developer: Brookfield Homes

Architect/Designer: Bassenian Lagoni

Land Planner: Brookfield Homes

Interior Design: Pacific Dimensions

Palihouse

West Hollywood, CA

Builder: Pali Group

Architect/Design: Mark Scheurer Architect, Inc

Architect of Record: RTK Architects

Interior Design: Pali Group

Broadstone North

Boca Boca Raton, FL

Builder: Alliance Residential Company

Developer: Alliance Residential Company

Architect/Designer: MSA Architects

Interior Design: KDS Interiors Inc.



Photographer: Thomas Arledge

Judges' Statement: *This project consists of seven city blocks on Capitol Hill. What was once a poor pocket of has been remade into a vibrant, mixed-income enclave of LEED-certified homes and green spaces—all walking distance from shopping and public transportation, in a famed historic district of Washington, DC. A combination of market-rate and workforce townhomes with no visible distinction between them supports the sense of community that defines the Capitol Hill neighborhood. These townhomes feature three or four levels with rooftop terraces, up to four bedrooms, and alley-loaded parking. The streets of the Hill are filled with late-19th and 20th century townhouses, setting a high bar for new construction like EYA at Capitol Quarter. This is architecture that exceeds expectations, co-existing in harmony with its older forebears while creating a high-quality and sustainable neighborhood. Its grand award is well deserved.*

Grand Awards

EYA at Capitol Quarter

Washington, DC

Builder: EYA

Developer: EYA and Capper Carrollsburg Ventures (CCV)

Architect/Designer: Lessard Design

Land Planner: Torti Gallas

Interior Design: PFour

Award of Merit

Breeze

South Surrey, BC, Canada

Builder: Adera Development Corporation

Architect/Designer: Integra Architecture Inc.

Interior Design: Cristina Oberti Interior Design

Madera Apartments

Mountain View, CA

Builder: JMI

Developer: Prometheus Real Estate Group

Architect/Designer: Christiani Johnson

Land Planner: Guzzardo Partnership

Interior Design: Ditroen

Domain San Diego

San Diego, CA

Builder: Cobalt Construction

Developer: Wood Partners

Architect/Designer: TCA Architects

Interior Design: Catalina Design Group

Best Multi-Family Housing Project over 60 du/acre (For Sale or Rent)



Judges Statement: *This project takes maximum advantage of its triangular site and provides residents with well-organized units of many configurations and thoughtful common and private outdoor spaces to create a new landmark in Los Angeles. Luxury oozes from the floor-to-ceiling wall-to-wall glass, rich materials and crisp, purposeful detailing. The residences begin four floors above the busy street and take full advantage of 360° views. The clarity of the design concept from organization of spaces to the smallest detail sets this project apart.*

Grand Award

8500 Burton Way

Los Angeles, CA

Builder: Bernards

Developer: Caruso Affiliated

Architect/Designer: MVE & Partners

Interior Design: BAMO

Façade Design: Hetzel Design

Landscape: Lifescapes International



Award of Merit

Expo

Seattle, WA

Builder: Exxel Pacific, Inc.

Developer: Burkheimer Family LLC

Developer: Essex Property Trust

Architect/Designer: Runberg Architecture Group

Land Planner: The Berger Partnership

Interior Design: Robin Chell Design

Lyric

Seattle, WA

Builder: SRM Construction

Developer: SRM Construction

Architect/Designer: Runberg Architecture Group

Land Planner: Berger Partnership

Interior Design: NAC Architectural

Sail

Vancouver BC, Canada

Builder: Adera development Corporation

Developer: Adera Development Corporation

Architect/Designer: Rositch Hemphill & Associates Architects

Interior Design: Portico Design Group

Rincon Green

San Francisco, CA

Builder: Webcor Builders

Developer: Harrison Fremont LLC

Architect/Designer: Christiani Johnson Architects, Inc.

Architect/Designer: David Baker + Partners

Land Planner: Cliff Lowe Associates

Interior Design: Kimberlee Colvin Interiors



Photographer: Taylor Architectural Photography

Judges Statement: *The high energy exteriors and interiors as well as the myriad of first class amenities made the Judges jealous that they did not have this housing option when they were attending college.*

The five-story, 416-unit/995-bed development located less than a mile from the University of Central Florida is providing nearly 1,000 students with a new off-campus housing experience.

The property features, a fitness center, a multimedia lounge, a swimming pool with cabanas, sport courts, a putting green, tanning beds and more. These areas are designed to promote social interaction amongst the residents to enhance the feeling of community

The Contemporary and modern exterior style responds to the evolving urban feel of the campus and surrounding areas.

Grand Award

University House Central Florida

Orlando, FL

Builder/Contractor: Winter Park Construction

Developer: Inland American Communities

Architect/Designer: Humphreys & Partners Architects, L.P.

Land Planner: Humphreys & Partners Architects, L.P.

Interior Design: Gresham Smith & Partners



Award of Merit

University House

Fullerton, CA

Builder: Western National Contractors

Developer: Inland American Communities Group, Inc.

Architect/Designer: Architects Orange

Land Planner: Architects Orange

Interior Design: Hue Design

Sterling Alvarado

San Diego, CA

Builder: The Dinerstein Companies

Developer: Sterling University Housing

Architect/Designer: Humphreys & Partners Architects, L.P.

Land Planner: Humphreys & Partners Architects, L.P.

Interior Design: Studio Bespoke

University Pointe at College Station

Portland, OR

Builder: Walsh Construction

Developer: American Campus Communities

Architect/Designer: SERA

Land Planner: Mayer/Reed Landscape Architecture

Interior Design: Sixthriver Architects

Tercero II Student Housing

UC Davis, Davis, CA

Builder: Brown Construction

Developer: UC Davis

Architect/Designer: Mogavero Notestine Associates

Land Planner: SWA Group

Interior Design: UC Davis Design Services

Best On the Boards Multi-Family Community



Judges Statement: *This 215 unit mixed use apartment building will fit right into its urban neighborhood when completed. The architects have taken great care to design the structure to fit the context of surrounding townhomes, matching brick courses and using the proper materials to create a welcome addition to the neighborhood.*

An added bonus is the grocery store on the ground floor, giving the neighborhood a much needed resource for shopping.

Grand Award

360 H Street

Washington, DC

Builder: Clark Builders Group

Developer: Steuart Investment Company – H Street, LLC

Architect/Designer: Torti Gallas and Partners

Land Planner: Torti Gallas and Partners

Interior Design: SR/A Interior Design



Award of Merit

Urbana Apartments

San Diego, CA

Builder: Crane Development Corporation

Developer: H.G. Fenton Company

Architect/Designer: Architects Orange

Land Planner: Architects Orange

Interior Design: Robin Wilson Interior Design

900 Folsom Street / 260 Fifth Street

San Francisco, CA

Builder: Webcor

Developer: Avant (AGI & TMG Partners)

Owner: Essex Property Trust

Architect/Designer: Architecture International

Interior Design: Architecture International

Landscape Architect: RHAAI

The MARKE at South Coast Metro

Santa Ana, CA

Builder: Tilden Coil

Developer: Lyon Communities

Architect/Designer: COE Architecture International

Land Planner: COE Architecture International

Interior Design: L.B. Muller Design

Westgate, Lot 2

Pasadena, CA

Builder: Regis Contractors

Developer: Equity Residential

Architect/Planner: MVE & Partners

Interiors: STYLE Interior Design, Inc.



Photographer: Kevin Matfris, AIA, LEED AP

Judges Statement: *This project is comprised of 49 low-income family units providing a safe environment & support systems that enable grandparents raising grandchildren or caring for other relatives (“kinship care”), to reach their full potential and their grandchildren to gain the emotional and educational tools essential for success. The service provider is providing intergenerational arts programs, including painting and drumming circles, and computer and internet classes; is spearheading food growing in the on-site garden while teaching about healthy diet for all ages; is providing support for grandparents who are also parents, along with classes in parenting and early childhood development; is helping residents in locating the community resources to help them get their needs met. In addition, free membership is provided to the adjacent Challenger Boys & Girls Club.*

Grand Award

Vermont Avenue Apartments

Los Angeles, CA

Builder: Cobalt Construction Company

Developer: Meta Housing Corporation

Architect/Designer: John Cotton Architects, Inc.

Land Planner: John Cotton Architects, Inc.

Interior Design: Arlen Stahlberg Interior Design



Award of Merit

Mosaic Apartments

Los Angeles, CA

Builder: AMCAL General Contractors

Developer: AMCAL Multi-Housing, Inc.

Architect/Designer: Killefer Flammang Architects

Courier Place Apartment Homes

Claremont, CA

Builder: Advent Companies

Developer: Jamboree Housing Corporation

Architect/Designer: William Hezmalhalch Architects, Inc.

Land Planner: William Hezmalhalch Architects, Inc.

Interior Design: Ver Designs



Photographer: Tom Bonner Photography

Judges Statement: As America ages, “getting on in years” is being redefined. This project is a perfect example, and the jury responded to it as a place where most anyone would be happy to grow old. Its 200 units consist of very affordable senior housing located along a light rail corridor. Art studios, a community theatre, a computer lab, fitness center, dog park, and community gardens cater to seniors who wish to remain active and engaged. The buildings are inspired by this city by the beach, with colorfully painted siding, large balconies, and a tower element that brings to mind lifeguard stations. Street-side buildings are taller than those adjacent to the residential neighborhoods. With its glass facades, pops of color, and butterfly roof, the single-story community building acts as a garden pavilion and the heart of this attractive and vibrant senior community.

Grand Award

Long Beach Senior Arts Colony

Long Beach, CA

Builder: Cobalt Construction

Developer: Meta Housing Corporation

Architect/Designer: Studio One Eleven

Interior Designer: Studio One Eleven

Furnishings: JR van Dijs, Inc.



Award of Merit

Heritage Oaks

Oakdale, CA

Builder: Adroit Development, Inc.

Developer: Central Valley Coalition for Affordable Housing

Architect/Designer/Land Planner: KTGy Group, Inc.

Landscape Architect: Environmental Patterns, Inc.

Interior Design: Interior Consultants

NoHo Senior Arts Colony

North Hollywood, CA

Builder: Optimus Construction

Developer: Meta Housing Corporation

Architect/Designer: John Cotton Architects, Inc.

Land Planner: John Cotton Architects, Inc.

Interior Design: Linda Howard Interior Designs, Inc.

NoHo Senior Villas

North Hollywood, CA

Builder: Dreyfuss Construction

Developer: Clifford Beers Housing

Architect/Designer: Killefer Flammang Architects

Interior Design: Newsom Design

Del Rey Square

Los Angeles, CA

Builder: Pacific Empire Builders

Developer: Thomas Safran & Associates

Architect/Designer: Withee Malcolm Architects

Landscape Architect: Landarc

Interior Design: Wendy Weiner Interior Design



Judges Statement: *As the first age-qualified community in the Stapleton Development marketed to families, this dynamic community reflects the new actuality that 55+ housing does not have to look like a retirement home.*

The building plan opens up the courtyards to the surrounding neighborhood in order to promote interaction with its surrounding as well as walking. Direct access from the apartments to sidewalk also helps promote this connection.

The exterior architecture is a modern mix of locally sourced materials emulating the Stapleton look. Colorado Modern

This is an excellent example of Senior Housing that represents the multigenerational trend of active seniors wanting to live within proximity of their children and grandchildren, yet still be independent.

Grand Award-Suburban

The Grove at Stapleton

Denver, CO

Developer: Zocalo Community Development

Architect/Designer: KEPHART

Land Planner: KEPHART community :: planning :: architecture

Award of Merit

Fountain Square at Sierra Madre

Sierra Madre, CA

Builder: Fountain Square West

Developer/Client: Fountain Square West

Architect/Designer: HPI Architecture

Land Planner: Ivy Landscape Design

Interior Design: HPI Architecture

Las Alturas

Los Angeles, CA

Builder: Zwick Construction Company

Developer: Retirement Housing Foundation

Architect/Designer: PSL Architects

Land Planner: PSL Architects

Interior Design: Aylin Inel Interiors

Rossmore Creekside Event Center

Walnut Creek, CA

Builder: Huff Construction

Developer: Owner – Golden Rain Foundation

Architect/Designer: Dahlin Group Architecture
Planning

Land Planner: Dahlin Group Architecture Planning

Interior Design: Dahlin Group Architecture
Planning



Grand Awards

UC Davis West Village

Davis, CA

Builder: CP Construction West

Developer: West Village Community Partnership, LLC—a joint venture led by Carmel Partners of San Francisco with their partner, Urban Villages of Denver

Land Planner: Moore Rubell Yudell

Judges Statement: *This village is a mixed-use campus community that will house 3,000 university affiliates and is the largest planned Zero Net Energy Community in the nation. The 130-acre site plan embodies the key principles of environmental responsiveness and quality of place. The site plan is designed to respond to environmental factors like sun, wind and water. Buildings are oriented for optimal solar control and access to prevailing breezes for passive cooling. A system of bioswales and seasonal ponds capture, collect and filter stormwater reducing water pollution and replenishing groundwater. The site plan was derived from the predominate mode of transportation in Davis, the bike. A network of bike lanes and paths connect to the core campus and link a series of landscaped open spaces. At the heart of the neighborhood is a civic Village Square. The site plan consolidates a majority of the parking along the site's eastern edge, which means student apartments are primarily accessed by bike or foot along a central bike/ped spine. The consolidated parking provides an ideal site for large solar carports. In this way, the parking real estate became part of the renewable energy strategy, and as an added benefit, the solar canopies provide significant shading minimizing the heat island effect.*



Best Community Site Plan



Grand Award

8500 Burton Way

Los Angeles, CA

Builder: Bernards

Developer: Caruso Affiliated

Architect/Designer: MVE & Partners

Interior Design: BAMO

Facade Design: Hetzel Design

Landscape: Lifescapes International

Judges Statement: *This winner in a new category captured the judge's imagination for the creative way it preserves privacy in a multi-generational living arrangement. Efficient floor plans present buyers with multiple living options in the aptly-named family compound.*

AWARD OF MERIT

East Washington Avenue

Santa Ana, CA

Builder: Advent Companies

Developer: C&C Development/Orange Housing Development Corporation

Architect/Designer: Bassenian Lagoni

Land Planner: Bassenian Lagoni

Domain by Alta

Oakland, CA

Builder: Obayashi Corporation

Developer: Wood Partners

Architect/Designer: MVE & Partners

Land Planner: Luk & Associates

Interior Design: Creative Design Consultants

Station 361

Mountain View, CA

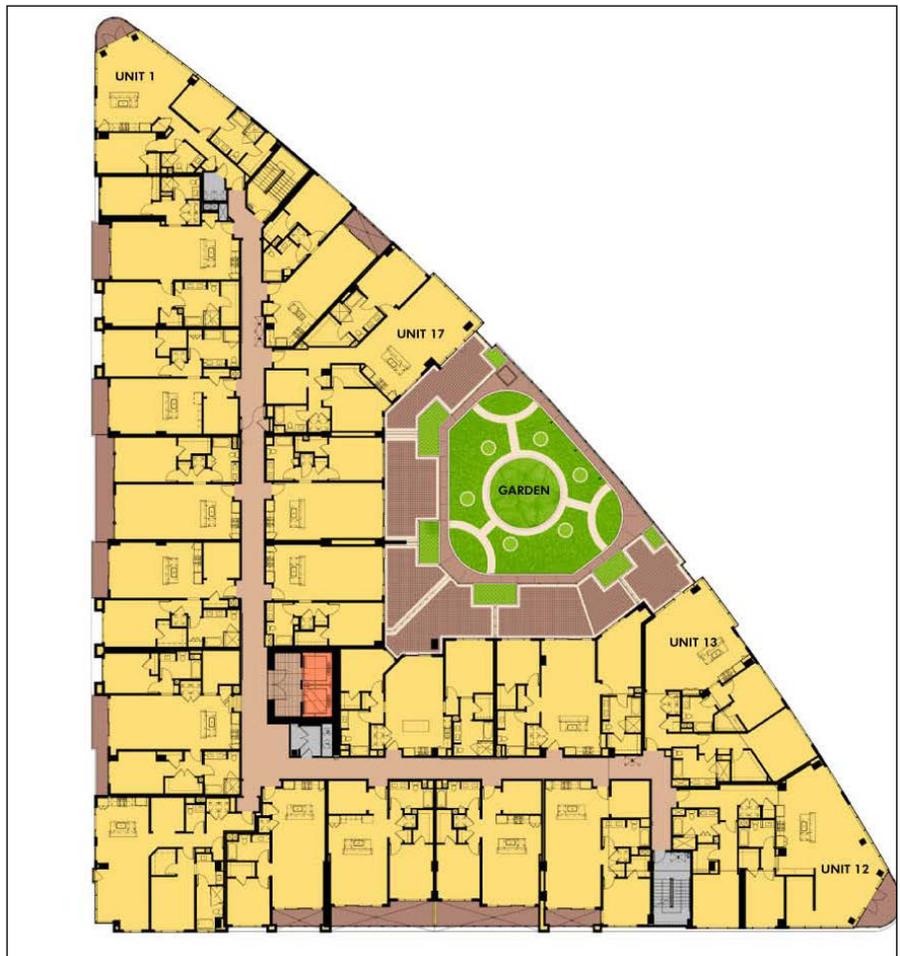
Builder: Classic Communities

Developer: Classic Communities

Architect/Designer: Dahlin Group Architecture Planning

Land Planner: Dahlin Group Architecture Planning

Interior Design: Creative Design Consultants



Best On the Boards Site Plan



Judges Statement: Answering the call for reasonably-priced homes built at high-density, Division 43 is made up of 29 tiny condos, ranging from studios to compact two-bedroom homes. This space-savvy, inventive-looking infill project in a walkable neighborhood promotes a car-free existence (facilities can handle parking of a sort -1.5 bicycles per household). Division 43 is a boon for both residents and for the neighborhood, and it got the judges' attention for being an innovative solution to urgent issues of affordability and density.

Grand Award

East Garrison

Monterrey County, CA

Builder: Benchmark Communities

Architect/Designer: Jeffrey DeMure + Associates Architects

Planner: Urban Design Associates

AWARD OF MERIT

Potrero

San Francisco, CA

Developer: BRIDGE Housing Corp.

Master Plan Architect: Van Meter, Williams, Pollack

Master Plan Landscape Architect: GLS Architects

Colonnade

4750 El Camino Real; Los Altos, CA

Architect: Seidel Architects

EYA at Capitol Quarter

Washington, DC

Builder: EYA

Developer: EYA and Capper Carrollsburg Ventures (CCV)

Architect/Designer: Lessard Design

Land Planner: Torti Gallas

Interior Design: PFour

Westgate, Lot 2

Pasadena, CA

Builder: Regis Contractors

Developer: Equity Residential

Architect/Designer: McLarand Vasquez Emsiek & Partners

Land Planner: McLarand Vasquez Emsiek & Partners

Interior Design: SYLE Interior Design, Inc.

Photography: Eric Figge Photography, Inc.



Judges Statement: *TA wonderful solution for high density detached homes. This home resides on a 45'x55' lot, has useable side and rear yard spaces, a two car garage and high energy ratings. Young growing families are drawn first to the street appeal of this home which feels substantially larger than it is. It is rich in finish materials, and cleverly staggers the garage configuration to not only reduce the garage dominance, but to create an additional 18' of guest parking. Inside, this home has great character and lives large, with an open floor plan, multiple indoor / outdoor relationships and an upper floor with generous sized bedrooms all zoned for privacy.*

Grand Award

The Heights-Plan 4

Clovis, California
Builder: McCaffrey Homes
Architect/Designer: Danielian Associates Architecture + Planning
Land Planner: Provost + Prichard, Inc.
Interior Design: CDC Designs



AWARD OF MERIT

Siena at Laguna Altura

Irvine, CA
Builder: Irvine Pacific
Developer: The Irvine Company
Architect/Designer: Bassenian Lagoni
Land Planner: The Irvine Company
Interior Design: Meridian Interiors

The Gallery-Plan2

Clovis, California
Builder: McCaffrey Homes
Architect/Designer: Danielian Associates Architecture + Planning
Land Planner: Provost + Prichard, Inc.
Interior Design: CDC Designs

The Heights-Plan 1

Clovis, California
Builder: McCaffrey Homes
Architect/Designer: Danielian Associates Architecture + Planning
Land Planner: Provost + Prichard, Inc.
Interior Design: CDC Designs

The Heights-Plan 2

Clovis, California
Builder: McCaffrey Homes
Architect/Designer: Danielian Associates Architecture + Planning
Land Planner: Provost + Prichard, Inc.
Interior Design: CDC Designs

Best Single Family Detached Home 2,000 to 3,000 sq. ft.



Grand Awards

Poplar Run Centennial

Silver Spring, MD

Builder: Winchester Homes

Developer: Winchester Homes

Architect/Designer: Bassenian Lagoni

Land Planner: Lodierman and Solotez Associates

Interior Design: Model Homes Design

Judges Statement: *Located inside Washington, DC's Beltway, in one of Montgomery County's last new home communities. This new 2600-square foot house follows in the fine tradition of the late 19th-century Painted Lady, and you'll need to take several glances to grasp that it is indeed new construction. Beyond the charming exterior details and distinct massing, there's a gracious and expansive entry way, generously sized windows, details like a built-in window seat and moulding on the fireplace surround. Another appealing and traditional detail: The garage is rear-loaded. All of this pushes hard against the notion that production housing has to be cookie cutter. It ups the bar for production housing everywhere, being well deserving of a grand award.*



Photographer: Jim Kirby Photography



Award of Merit

Edgewood at College Park

Chino, CA

Builder: Lennar

Developer: Lennar

Architect/Designer: KTGy Group, Inc.

Land Planner: KTGy Group, Inc.

Interior Design: Lasting Interiors, Inc.

Big Sky at Audie Murphy Ranch - Plan 1

Menifee, CA

Builder: Brookfield Homes

Developer: Brookfield Homes

Architect/Designer: KTGy Group, Inc.

Land Planner: KTGy Group, Inc.

Interior Design: Creative Design Consultants

Alta Verde Escena - Plan C

Palm Springs, CA

Builder/Developer: Alta Verde Group

Architect/Designer: Poon Design Inc.

Interior Design: Interior Illusions

Elevation - Plan 2

Palo Alto, CA

Builder: DR Horton

Developer: McNellis Partners

Architect/Designer: Dahlin Group Architecture

Planning

Land Planner: Dahlin Group Architecture Planning

Interior Design: Creative Design Consultants

Magnolia Place - Plan 2

Livermore, CA

Builder: Standard Pacific Homes

Developer: Standard Pacific Homes

Architect/Designer: Dahlin Group Architecture

Planning

Land Planner: Dahlin Group Architecture Planning

Interior Design: Pacific Dimensions, Inc.

Best Single Family Detached Home 3,001 to 4,000 sq. ft.



Photographer: Jeffrey Aron Photography



Judges Statement: This 3,156 sq. ft. home is part of an infill project where a variety of lot configurations are provided. The market called for single story living, but the typical solutions would not utilize the varied lots to the fullest potential. This plan is offered as a rectangle plan form or as a splayed form. It “flares” open to take advantage of pie shaped lots. With a front courtyard that expands as the bed room wing swings out. The rear outdoor room increases as the lots expand. Zoned thoughtfully with the bedroom wing on one side and living on the opposite of the court, providing separation of the passive and active zones of the home. Featuring mid-century modern exterior – with limestone, glass and wood – this is a striking home that is a clear departure from the predictable plan forms in the market.

Grand Awards

Fairbrook Estates

San Diego, CA

Builder: Ryland Homes

Architect/Designer: Woodley Architectural Group, Inc.

Award of Merit

Bella Vista - Plan-2

San Marcos, CA

Builder: Ryland Homes

Architect/Designer: Woodley Architectural Group, Inc

Interior Design: Rooms Interiors

Veranda - Plan-1

Aliso Viejo, CA

Builder: Ryland Homes

Architect/Designer: Woodley Architectural Group, Inc

Interior Design: CDC Designs

Residence 7945

Lone Tree, CO

Builder: Century Communities

Developer: Century Communities

Architect/Designer: GoddenSudik Architects

Interior Design: Kimberly Timmons Interiors

Montelena

Queen Creek, AZ

Builder: Maracay Homes

Architect/Designer: D33 Design & Planning, Inc.

Interior Design: Interiors Panache



Best Single Family Detached Home Over 4,000 sq. ft.



Photographer: Eric Figge

Judges Statement: *Melding Spanish Colonial Revival style with a contemporary lifestyle resulted in a stunningly comfortable home. The open interior flows seamlessly to multiple outdoor spaces, each with its own character and purpose. Lush materials throughout make the house feel warm and cozy even though all the spaces are generously sized, creating a truly remarkable home.*

Grand Award

Alta Del Mar - Plan 3

Del Mar, CA

Builder/Developer: Pardee Homes

Architect/Designer: Bassenian/Lagoni Architects

Land Planner: Latitude 33

Interior Design: Pacific Dimensions, Inc.

Landscape Architect: SJA Inc. Landscape Architects



Award of Merit

The Legacy Collection Plan 1

Covenant Hills
Ladera Ranch, CA

Builder: Warmington Residential, California

Architect/Designer: Mark Scheurer Architect

Interior Design: Design Tec

Alta Del Mar - Plan 2

Del Mar, CA

Builder/Developer: Pardee Homes

Architect/Designer: Bassenian/Lagoni Architects

Land Planner: Latitude 33

Interior Design: Pacific Dimensions, Inc.

Landscape Architect: SJA Inc. Landscape Architects

Alta Del Mar - Plan 4

Del Mar, CA

Builder/Developer: Pardee Homes

Architect/Designer: Bassenian/Lagoni Architects

Land Planner: Latitude 33

Interior Design: Pacific Dimensions, Inc.

Landscape Architect: SJA Inc. Landscape Architects

Cinco Ranch

Katy, TX

Builder: Partners in Building

Architect/designer: Woodley Architectural Group, Inc.

Interior Design: Building Design Center

Photographer: Bruce Damonte Photography



Judges Statement: *This is a mixed-use affordable housing project in Sacramento, California. The remediated brownfield site was once home to auto-repair shops that left the soil very polluted with arsenic, mercury, and lead. The land sat vacant for over 20 years and became notorious for crime. Domus Development was selected by the City of Sacramento to redevelop the property into the region's first true transit oriented development.*

Not only has it been transformed from a vacant, blighted site into beautiful, thriving residences, but it has also been a catalyst for transforming perceptions about a greener and more economically vibrant Sacramento. The buildings that comprise the community are aesthetically distinctive, and are at the forefront of green technology and design. The North site is home to near NET-ZERO energy usage buildings that exceed Title 24 by over 50%. The project is also a Sacramento Municipal Utility District Homes of the Future case study with the goal of encouraging other developers to make the same commitment to energy efficiency. Most importantly, this is a beacon of hope that connects a formerly distressed neighborhood to the heart of downtown at the beginning of its renaissance.

Grand Award

La Valentina

Sacramento, CA

Builder: Brown Construction, Inc.

Developer: Domus Development

Architect/Designer: David Baker + Partners Architects

Award of Merit

Vintage Crossings

Anaheim, CA

Builder: Portrait Homes

Developer: The Related Companies of California

Architect/Designer: Withee Malcolm Architects

Landscape Architect: Site Design Studio

Interior Design: Mannigan Design, Inc.

Heritage Oaks

Oakdale, CA

Builder: Adroit Development, Inc.

Developer: Central Valley Coalition for Affordable Housing

Architect/Designer/Land Planner: KTG Group, Inc.

Landscape Architect: Environmental Patterns, Inc.

Interior Design: Interior Consultants

Sail

Vancouver BC, Canada

Builder: Adera Development Corporation

Developer: Adera Development Corporation

Architect/Designer: Rositch Hemphill & Associates Architects

Interior Design: Portico design Group Ltd.

Azahar Place Apartments

Ventura, CA

Builder: Cabrillo Economic Development Corporation

Developer: Cabrillo Economic Development Corporation

Architect/Designer: Peikert Group Architects, LLP

Land Planner: Jensen Design and Survey

Interior Design: Jone Pence (for Community Building Only)



Photographer: Nick Merrick © Hedrich Blessing, Jason A. Knowles © Fentress Architects

Judges Statement: *The judges were immediately impressed with the design solution the architects presented in this complex urban building. Their concept statement, quoted below, says it all.*

"Encompassing two blocks and consisting of two components — the Nature Research Center (NRC) Museum and the Department of Environment and Natural Resources (DENR) office building — Green Square at once advances environmental research, educates the public on the natural sciences and sustainability technology, and revitalizes a blighted, but important, area of Raleigh's urban core. The need to integrate leading-edge sustainability technology and an aesthetically distinct yet harmonious architectural vocabulary within a dense urban setting posed special challenges to the project. It has also contributed urbanistically to the vitality of downtown. One of the project's critical constraints was the need to integrate several complex programs — namely, laboratory and museum space — into a single entity. Realizing the educational opportunities this challenge presented, glass walls were incorporated into the design to allow the public to watch scientists in action. Glass walls were likewise incorporated into the curtain wall and between museum galleries, allowing daylight to flow deep into the floorplate and challenging the preconception that a museum must be nearly windowless."

Grand Award

Green Square Complex

Raleigh, NC

Builder: Clancy and Theys – NRC, Brasfield and Gorrie – DENR

Developer: State of North Carolina, Department of Administration

Design Architect: Fentress Architects

Architect of Record: O'Brien/Atkins Associates, PA

Land Planner: Mulkey, Inc

Interior Design: O'Brien/Atkins Associates, PA



Photographer: Christopher Mayer Photography



Judges Statement: *This demonstration and educational home showcases both cutting edge energy technology and universal design principles that can be applied affordably to production homes nationwide. With a sticks and bricks construction cost equivalent to production home costs, this project provides hope that zero net energy design is an achievable goal for entry level homes. The judges also appreciated that the home will be donated to Habitat for Humanity and be provided to a wounded service veteran.*

Grand Awards

The ABC Green Home

Irvine, CA

Builder: BCA Developer along with North Orange County ROP – BITA Program

Developer: Peninsula Publishing & Southern California Edison (SCE)

Architect/Designer: KTG Group, Inc.

Land Planner: KTG Group, Inc.

Interior Design: Venture One Design, Inc.





Photographer: John Swain

Judges Statement: *A couple on the verge of retirement turned to our company to build a modern, airy, net-zero precision-built, modern prefab home in the heart of Sonoma County wine country. Having endured the lengthy, arduous environmentally destructive process of creating a stick-built house, they opted for our company's streamlined solution to construction that was also eco-conscious and modern. The floorplan and model accommodated their retiree lifestyle that would include relaxation but also plenty of family and entertaining. This home features solar electric power, solar thermal heating, greywater recovery, geothermal heating and cooling system, air to water heat pump, rain water catchment system, drought tolerant landscaping, structural insulated panels, high r-value wall assembly, radiant floor heating, water catchment systems, and intelligent home siting using passive heating and cooling principles. Power usage is offset by solar electric and solar thermal. The home is "unfolded" on site after being assembled in a factory, and required difficult maneuvering on the part of our firm's team. The large pods were lifted high over the 50-plus-foot trees around the property and then placed onto the waiting foundation while avoiding incoming thunderstorms. The entire process of building the couple's home from start to finish took less than one year.*

Grand Awards

Healdsburg Breezhouse

Healdsburg, CA

Builder: Blu Homes

Developer: Blu Homes

Architect/Designer: Paul Warner and Gina Siciliano for Blu Homes

LandPlanner: Blu Homes

Interior Design: Jo Cooper Interior Design



Photographer: Master Builders Care Foundation



Community Statement: *The major objective of the project was to renovate housing for homeless... as part of the HomeAid program. The project resulted in four apartments for single parent homeless families.*

This build started out as a plumbing update. A desire to make a more significant contribution resulted in a complete renovation. Builder employee and trade donations far exceeded expectations. In-kind contributions plus a small grant resulted more than \$71,000 in contributions, and 100% donated to the nonprofit serving homeless.

Grand Award

Kirkland Interfaith Transitions in Housing

Seattle, WA

Builder: Murray Franklyn

Developer: Kirkland Interfaith Transitions in Housing (KITH)

Architect/Designer: Swatt | Miers Architects



Photographer: Dave Adams Photography

Community Statement *Affordable work-force housing is a critical need for any community, and in Kings Beach this need was especially acute. Many of the workers in nearby resorts were sharing trailers without proper insulation, sanitation, or means for heating and cooking. The overall project is the first multi-family affordable housing development in the Tahoe region in over 40 years and contains over 70 units scattered throughout Kings Beach.*

Grand Award

Kings Beach Affordable Housing

Kings Beach, CA

Builder: Brown Construction, Inc.

Developer: Domus Development

Architect/Designer: YHLA Architects

Photographer: In-Reflection Studio



Community Statement: Walmart partnered with HomeAid America to develop a grant designed to retro fit existing homeless shelters facilities with energy efficient upgrades that enabled each facility operator to transfer budgeted funds from facility operations and maintenance to operating programs. The goal of this grant was to create a 40% savings of energy costs, with a five year payback of the energy efficient upgrade costs. This project began with an energy audit, and it was determined that the following items should be addressed in order to meet Walmart's ESP Grant guidelines. Replacement of both HVAC systems in the project, replace all lighting with high efficiency lighting fixtures, building envelope seal, replacement of old refrigerators with new energy star compliant appliances, removal and replacement of existing attic insulation, with an expected energy cost savings of the desired 40% goal. The project received the items stated above and additionally HomeAid Orange County's, partners provided a solar assisted heated water system, 4.7 KWh Solar Array, an Energy-Star roofing system, sola tubes, and paint for the interior and exterior of the facility. The energy savings to date has been a 50% savings of energy expenses for the facility.

Grand Award

H.I.S. House

Placentia, CA

Builder: Black Diamond Custom Builders

Developer: HomeAid Orange County

Interior Design: Audra Miller Interiors



Photographer: With Life In Mind Photography / Karras Creative / ArroyoPhotos

Community Statement: Like most cities in our country, San Diego struggles with how best to help people who live on our streets while also ensuring quality of life and safety for businesses and residents in areas affected by homelessness. Ten years ago, organizations in both the private and public sector came together to combat this growing issue and ten years later, The Project has been created.

The first of its kind in California and quite possibly the nation, this project has been created to meet the needs of the homeless. The community provides medical and personal services (ex. Resume writing classes, therapy sessions, computer classes, job building center, fitness classes, etc.), interim and permanent housing all under one roof. The project offers a community center, an industrial size kitchen where meals are served twice a day to all tenants, a community computer room and in the sub-basement depot, supportive group classes/therapy sessions.

An integrated service and residential community, the primary goal at The Project is getting homeless people off neighborhood streets and into temporary housing and eventually to permanent independence.

Grand Awards

Connections Housing

San Diego, CA

Builder: Turner Construction

Developer: Affirmed Housing Group

Architect/Designer: Architects Bundy & Thompson

Interior Design: Architects Bundy & Thompson /MS Studio Designs

Grand Award

7th and H

Sacramento, CA

Builder: JR Roberts Deacon Construction

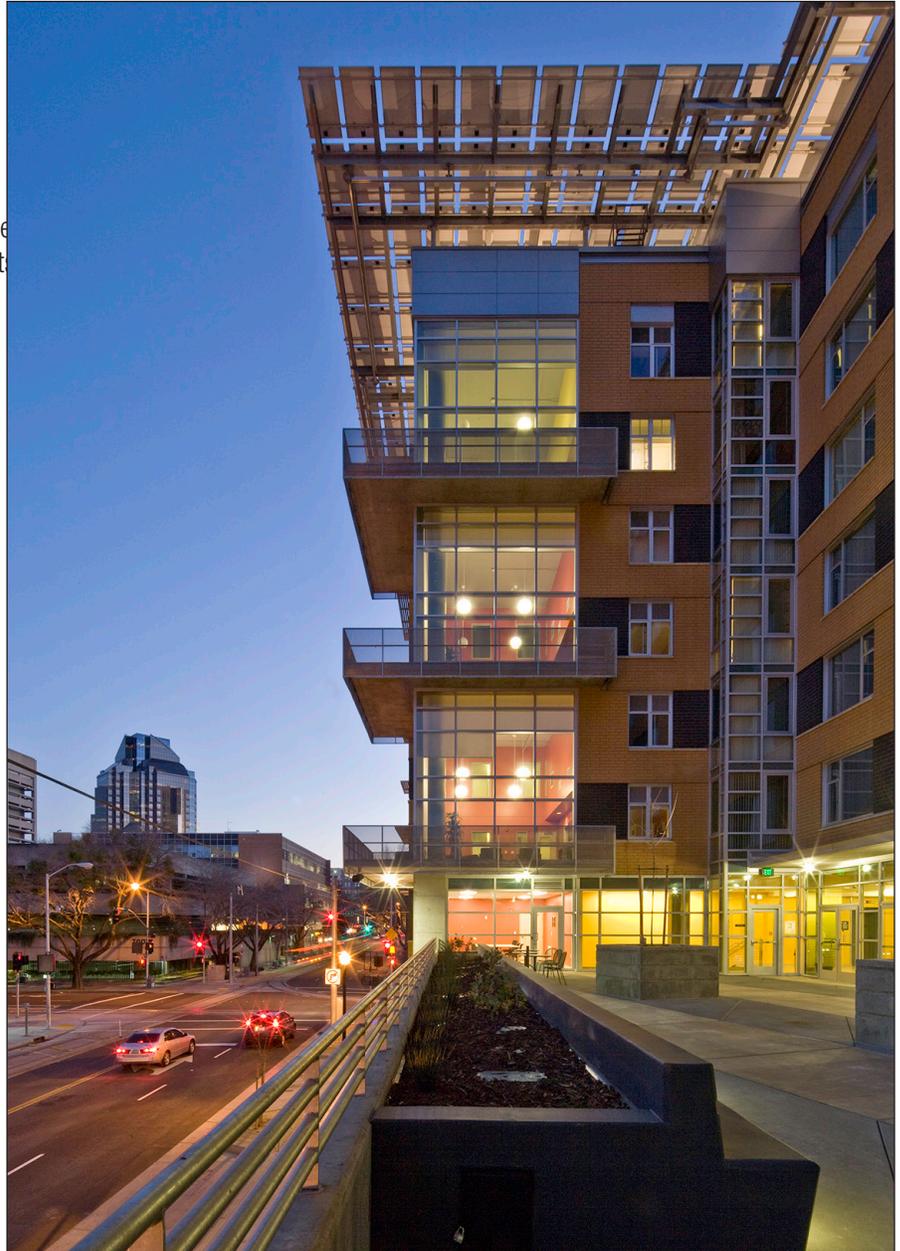
Developer: Mercy Housing California

Executive Architect: Mogavero Notestine Associates

Design Architect/Interior Design: SERA Architects

Community Statement: *This is a signature project for the City's efforts to end chronic homelessness by integrating a community clinic and social services in the building to "house the whole person." Unlike traditional models where service providers and housing management only occasionally see each other, the goal is to provide natural opportunities for housing, clinic and case management staff to combine their efforts onsite as a team to greatly benefit resident care.*

Literally in the shadow of the county jail and adjacent to an electrical substation, the site posed interesting design challenges to make it connected, safe and part of the neighborhood. To encourage resident socialization, the building has retail, two large outdoor terraces and generous common space at the second floor. Double height floor lounges with balconies at every other floor above, further strengthen the community.



Photographer: Frank Domin Photography



Community Statement: *The developer envisioned a community clinic that elevates the healthcare delivery experience for all: patient, caregiver, staff. Our task was to create a design scheme that communicated the high-quality care available, regardless of the patients' ability to pay. An ambitious program was laid out to provide adult medicine, women's and children's services, health education, laboratory, and urgent care.*

Grand Awards

South of Market Health Center

San Francisco, CA

Builder: Herrero Contractors, Inc.

Developer: South of Market Health Center

Architect/Designer: Mithun: Executed as WRT | Solomon ETC

Interior Design: Polytech Associates Inc.



Photographer: Beijing Dahlin Group Architecture & Planning

Judges Statement: Set in a magical land of lakes and golf course fairways these villas for China take full advantage of the views of both features. Well organized plans for the luxury villas express the current lifestyle preferences for Chinese families fortunate enough to live in this idyllic community. The elevations are well proportioned and true to the architectural style selected.

Grand Award

Poly Lafitte Manor Villas

Chengdu, China
Builder: Poly Real Estate Group CO., Ltd.
Developer: Poly Real Estate Group CO., Ltd.
Architect/Designer: Dahlin Group Architecture Planning
Land Planner: Dahlin Group Architecture Planning



PLAN 06 - 2ND FLOOR-ENGLISH



PLAN 06 - 1ST FLOOR-ENGLISH

Award of Merit Winners

Model Home: Urban Living

Tochigi, Japan
Builder: J.L. HOME
Developer: J.L. HOME
Architect/Designer: J.L. HOME
Land Planner: MARXS Design, LTD.
Interior Design: J.L. HOME

Jintian Green Mountain Villas

Li'an District, Hangzhou, China
Builder: LiAn Jinchun Construction & Engineering Co., Ltd./Pengda Construction Group
Developer: Zhejiang Jintian Real Estate Co., Ltd.
Architect/Designer: Dahlin Group Architecture Planning
Land Planner: IDAC Architecture and Planning Consulting Company
Interior Design: Marc-Michaels Interior Design Firm

Yuelong Royal Moon Bay - Villas

Yuyao (Ningbo), China
Builder: Huang Xuejun
Developer: Ningbo Royal Moon Bay Tourism Real Estate Co., Ltd.
Architect/Designer: Dahlin Group Architecture Planning
Land Planner: Dahlin Group Architecture Planning
Interior Design: Kuanggu Interior Design Company

Purple Lake Golf Manor

JingJiang (Quanzhou), Fujian Province, China
Builder: Fujian Huiwu Construction Co. Ltd.
Developer: Quanzhou Yuanhang Real Estate Co., Ltd.
Architect/Designer: Dahlin Group Architecture Planning
Land Planner: Dahlin Group Architecture Planning
Interior Design: Hongkong Fanghuang Architectural Company



Photographer: Li Wen

Judges Statement: *Designing multi family projects in the Northern part of China, like this community in Shanghai, is challenging due to the requirement for the major rooms to face South. This project successfully meets that challenge with innovative floor plans. The elevations are carefully detailed with natural stone exteriors that convey a true luxury environment.*

Grand Awards

Rongqiao

Minhou District, Fuzhou, China

Builder: Minhou Rongqiao Real Estate Co., Ltd.

Developer: Minhou Rongqiao Real Estate Co., Ltd.

Architect/Designer: Dahlin Group Architecture Planning

Land Planner: Dahlin Group Architecture Planning

Interior Design: Dacheng Design



BASEMENT



MAIN FLOOR
3082 sq.ft.

Award of Merit

Breeze

South Surrey, BC, Canada

Builder: Adera Development Corporation

Architect/Designer: Integra Architecture Inc.

Interior Design: Cristina Oberti Interior Design

Shanglin Lake

Hangzhou, China

Builder: Fuyang Jujiang Construction Co. Ltd.

Developer: Zhejiang Shanglin Lake Real Estate Development Company., Ltd.

Architect/Planner: Bassenian Lagoni

Jiulong Lake Phase III Townhomes

Zhenhai District, Ningbo, China

Builder: Zhejiang Guangyu Construction Co., Ltd.

Developer: Kaiyuan Group

Architect/Designer: Dahlin Group Architecture Planning

Land Planner: Dahlin Group Architecture Planning

Interior Design: Hangzhou Luhao Interior Design Studio



Photographer: Kerun IP

Judges Statement: *This is a complex of sleek towers of residential and service apartments. A curtain wall façade stretches along the Bund, an iconic strip of Shanghai, with sweeping panoramas of the city and Financial District across the Huangpu River. A portion of the historic New Shanghai Alley architecture is preserved intact and utilized as a clubhouse to serve the community.*

Part of the largest waterfront residential neighborhood in downtown Shanghai, Bund House is an elite community that captures the vitality of urban living through a visual feast of exquisite design details and constant interaction with the surrounding natural features.

The glistening waters of the Huangpu River have been a source of much inspiration for generations of Shanghainese. The wavy forms of the master plan echo the movement of the rustling waters and open up intimate vistas through a layered spatial sequence of architecture.

Each cluster of residential towers is oriented along the riverside to maximize view corridors. The community provides a certain grandeur of space while retaining a sense of identity and belonging that is enhanced by the use of private and semi-private outdoor spaces. These community core values carve out an urban life experience that is without parallel.

Grand Award

Bund House

Shanghai , China

Builder: Zhongda Conseruction Group CO.,LTD.

Developer: Greenland Group

Architect/Designer: Joseph Wong Design Associates

LandPlanner: Joseph Wong Design Associates

Interior Design: Bilkey Llinas Design

Award of Merit

Sail

Vancouver (West Side, UBC), BC, Canada

Builder: Adera development Corporation

Developer: Adera Development Corporation

Architect/Designer: Rositch Hemphill & Associates Architects

Interior Design: Portico Design Group

CENTRAL PARK LAKE VILLA

China

Builder: Jiangsu Nantong No.2 Construction Group Co., Ltd

Developer: China Resources Land (Shanghai) Co., Ltd

Architect/Designer: Joseph Wong Design Associates

Land Planner: Joseph Wong Design Associates (JWDA)

Interior Design: SSI Design Ltd



Judges Statement: *This 77 acre site located in Sanya on Hainan Island, China features lush, tropical vegetation with beautiful rocks and hillside vistas and 660 linear feet of beach front to the south. The site plan creates movement through towards the sea and creates view corridors wherever possible to the beach.*

The concept vision is focused on creating high-end residential opportunities with a 7 star tropical beach hotel and condominium supporting the families and guests of this exclusive residential community. A gated hillside community within the community identifies nine estate sites. These estates are intended to distinguish this resort development from the many successful neighboring resorts by establishing a world class potential to join the most exclusive properties in China.

The lagoon is a major feature to walk along, to travel by boat and ferry to and from the hotel and the beach.

Waterfalls flow to enhance the hillside experience and provide the sound of nature. This community offers peace, solitude and entertainment with a special relationship to the dramatic hillside environment and the sea. The Estate Villas sets a standard for the signature of the property as the highest level of luxury living linked to water, nature and an active outdoor lifestyle.

Grand Award

Xiang Shui Wan Resort

Hainan Island, China

Developer: Tianjin Steel Company, Tianjin, China

Architect/Designer: Architecture International in Association with Anthony Shen

Associate Architect: Anthony Shen, ATS Architects & Engineers

Award of Merit

Anvaya Cove Expansion Areas Plan

Morong, Bataan, Philippines

Builder: Makati Development Corporation

Developer: Ayala Land, Inc.

Architect/Designer: Innovation and Design Group, Ayala Land, Inc.

Land Planner: AECOM

Shingdong Valley

Dalian, China

Builder: Dalian Jinguang Group Co.

Developer: Dalian Software Park Development Company, LTD

Architect/Designer: MVE International

Land Planner: MVE International

The Home of the Artists

Hainan Sanya, China

Builder: Beijing Chunguang Group

Developer: Beijing Chunguang Group

Architect/Designer: AWDA

Land Planner: AWDA



Judges Statement: *Anyone who has ever been to Iceland knows that it's a magical place: a land of myth and legend, an island where hot springs meet glaciers and where the Northern Lights light up the sky. The surroundings set a high bar, and so does the lush green site where Ion Luxury and Adventure Hotel sits. Nestled into the slopes of Mount Hengill, near Thingvellir national park, the hotel is perched on high pillars like an enormous basalt post pile, its black, lava-like exterior merging from the mountainside. Found wood is used throughout the hotel's interiors, as are recycled materials (sinks, for example, are made of recycled rubber). Huge windows ensure that natural light abounds and that interiors merge with exteriors. The judges awarded Ion Luxury and Adventure a grand award for meeting the challenge of merging with its magnificent site and offering an experience that's equally wondrous.*

Grand Award

Ion Luxury and Adventure Hotel

Iceland

Builder: Heidar Holt

Developer: Hengill Fasteingir

Architect/Designer: Minarc Architects, Tryggvi Thorsteinsson and Erla Dögg Ingjaldsdóttir

LandPlanner: Minarc Architects, Tryggvi Thorsteinsson and Erla Dögg Ingjaldsdóttir

Award of Merit

Nuvali Central Business District Concept Master Plan

Canlubang, Laguna, Philippines

Builder: Makati Development Corporation

Developer: Ayala Land, Inc.

Architect/Designer: Leandro V. Locsin Partners

Land Planner: AECOM

ICBC Hubei Sales Department

China, Wuhan

Builder: Wuhai Construction Ltd.

Developer: Industrial Commercial Bank of China, Beijing

Architect/Designer: Joseph Wong Design Associates

Interior Design: Joseph Wong Design Associates (JWDA)

FISHERMAN'S WHARF COMMERCIAL

China, Hainan

Builder: ZhongTian Group

Developer: GuoXin(HaiNan)Long Mu Bay Investment Co., Ltd

Architect/Designer: Joseph Wong Design Associates

Land Planner: Joseph Wong Design Associates

Interior Design: Joseph Wong Design Associates



Photographer: Cherry Chen

Judges Statement: *Inspired by the natural environment, this beach retreat draws from water as a design element throughout. Still water reflects the sky, plants and buildings. Moving water introduces contrasting sound to complement the natural surf and pooled water provides for swimming and relaxation.*

The architecture is incredibly strong and balanced, an incarnation of ultimate luxury. The project is wonderfully scaled and detailed; it's an amazing study in composition and harmony of materials. Nothing should be added and nothing taken away.

Grand Award

The Radisson Blu Resort Hotel

Hainan Sanya, China

Builder: Beijing Chunguang Group

Developer: Beijing Chunguang Group

Architect/Designer: Archland

Interior Design: AWDA



Award of Merit

Changbaishan Deer Valley

Baishan, China

Developer: Fusong Deer Valley ecological Tourism Development Co., Ltd.

Architect/Designer: Bassenian Lagoni

Land Planner: Bassenian Lagoni

Hanzhong Xingyuan Lake Plan Museum

China

Builder: Hanzhoung Development Corporation

Developer: Hanzhoung Cultural Tourism Investment Co. Ltd.

Architect/Designer: Joseph Wong Design Associates

Land Planner: Joseph Wong Design Associates

Interior Design: Joseph Wong Design Associates

Desa ParkCity Town Center

Kuala Lumpur, Malaysia

Architect/Master Planners: Architecture International

Architect/Master Planner: JRDV Architects

The Home of the Artists

Hainan Sanya, China

Builder: Beijing Chunguang Group

Developer: Beijing Chunguang Group

Architect/Designer: AWDA

Land Planner: AWDA

Best Landscape Design for a Residential Project



Judges Statement: *Kudos to this model complex landscape design that responds to historic Monterey, French Country and Spanish architecture, with arrival elements, planting plans and feature elements tied to each vernacular.*

Hardscape, furnishings and specialty lighting define and enrich outdoor seating, living and dining, and integrated flooring selections reinforce indoor/outdoor connectivity. Pool, fireplace, firepit, kitchen, barbecue and media underscore the ease and appeal of outdoor living in a congenial climate

Grand Award

Alta Del Mar

Del Mar, CA

Builder/Developer: Pardee Homes

Architect/Designer: Bassenian/Lagoni Architects

Land Planner: Latitude 33

Landscape Architect: SJA Inc. Landscape Architects



Best Landscape Design for a Commercial Project



Photographer: Williamson Images

Judges Statement: Design-build landscape services transformed this former lumberyard into a 30,000-sq ft retail development and features an array of upscale tenants. From concept through installation, our approach emphasized environmental responsibility, water conservation and innovative on-site stormwater and waste water management.

Developed in a city with runoff issues and years of insensitive development, Malibu Lumber Yard underwent intense public scrutiny in a strictly regulated region. The result was the creation of an iconic destination and a prototypically sustainably designed project in the commercial center of Malibu. Project elements include water conservation, stormwater treatment, FSC certified wood and reduction of heat island effect. This retail project communicates a clear message that sustainable design is comfortable, beautiful and more fun than typical landscape design.

Grand Award

Malibu Lumber Yard

Malibu, CA

Builder: ValleyCrest Landscape Development

Developer: Richard Sperber and Richard Weintraub

Architect/Designer: RTK Architecture

Land Planner: ValleyCrest Design Group





Judges Statement: *In a category which attracted numerous single family entries, this campus housing project represented a more complex scale and a different set of challenges with regard to energy management and a zero net design. The judges felt that its successful design deserved special recognition. While creating the zero net technology, the design team also created a top notch site plan and a creative architectural response.*

Grand Awards

Sons of Abraham Peace Project

San Quentin

Builder: Salvatore Caruso Design Corporation

Developer: Salvatore Caruso Design Corporation

Architect/Designer: Salvatore Caruso Design Corporation

Interior Design: Salvatore Caruso Design Corporation



Judges Statement: *An infill project built on a part of downtown San Francisco that was scarred by the Loma Prieta quake in 1989, the Drs. Julian and Raye Richardson Apartments provide housing for homeless in transition, with a bakery in the building providing job training to residents. The energetic rhythm of the project's façade makes it a standout on the street, and its light-filled hallways, gathering rooms and apartments--as well as a green roof where residents can grow their own food--garnered this inspiring and inspired project a Residential Project of the Year Award.*

Grand Awards

UC Davis West Village

Davis, CA

Builder: CP Construction West

Developer: West Village Community Partnership, LLC—a joint venture led by Carmel Partners of San Francisco with their partner, Urban Villages of Denver





Photographer: Michael Svoboda

Judges Statement: *Los Castaños de Choloma is a first-of-its-kind housing development designed for extreme affordability, providing unmatched homeownership opportunities to Honduras' working class. The project's 3,629 residential units are distributed among 35 distinct gated communities, drawing upon ideas of New Urbanism and CPTED (crime prevention through environmental design) to provide a safe and secure living environment in a region infamous for violent crime. The community boasts its own school and offers*

Grand Awards

Los Castaños de Choloma

Honduras

Builder: HOLA Realty S.A. de C. V.

Developer: HOLA Realty S.A. de C. V.

Architect/Designer: HOLA Realty S.A. de C. V.

LandPlanner: HOLA Realty S.A. de C. V.

Interior Design: HOLA Realty S.A. de C. V.

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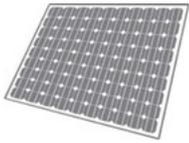
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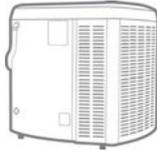
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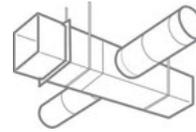
John Bare Photography



Photovoltaic Solar Panels
lowers energy bills and may increase property values.¹



High Efficiency HVAC
can reduce yearly energy bills by nearly \$200!¹



Expertly Installed Ductwork
can improve heating and cooling efficiency by as much as 20%.¹

build a green home that's environmentally correct. and financially sound.

Energy efficiency pays. Because when you build homes that exceed Title 24 requirements by at least 15%, you can earn escalating financial incentives. And when you meet additional green initiatives, you can make even more. Some builders have already earned **over \$5,000 per home in cash incentives***. It's a statewide program, making it easy to participate with multiple developments. So what's good for the earth is also good for business. Welcome to California Advanced Homes. To get started, call your utility at their number below, or visit us at californiaadvancedhomes.com.



City Ventures Residences – Santa Barbara East Beach Collection

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* Payments over \$5,000 per home typically include bonus incentives for meeting criteria such as ENERGY STAR®, Green Home certification, Compact Home, and New Solar Homes Partnership.

¹ Savings figures may vary due to location, climate and other factors.

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To all the ones that followed....Thank You

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