# 2010 BALA PORTFOLIO



19

12

Best in American Living Awards

2010 JUDGES Kathy Browning, Co-Chair Victor Mirontschuk, Co-Chair Tony Crasi Joe Digrado Heather McCune Mike Nagel

# 2010 COMMUNITY JUDGES

John Krmpotic **Bob Simmons** Blake Smith Edward Tombari

NAHB STAFF Jaclyn Toole Debra Bassert Debra Lesesne



# AWARD CATEGORIES

- Home of the Year Rooms of the Year Community of the Year Best in Region
- Single-Family Detached Home up to 2,000 SF Detached Home 2,001-3,000 SF Detached Home 3,001-4,000 SF Detached Home over 4,001 SF Attached Home Affordable Home Green-Built Home
- Interior Design Kitchen Bath Specialty Room Design Detail

One-of-a-Kind

Custom or Spec Home up to 4,000 SF Custom or Spec Home 4,001-6,500 SF Custom or Spec Home over 6,501 SF

# Remodeling

Entire Home up to \$250,000 per Unit Entire Home Over \$250,001 per Unit Addition over \$150,001 per Unit Kitchen up to \$100,000 per Unit

# Multifamily

Housing up to 5 Stories, For Sale High-Rise Housing 6 Stories & Over, For Sale Development up to 4 Stories, For Rent Development 5 Stories & Over, For Rent

# Communities

Community Community Facility Urban Smart Growth Suburban Smart Growth Rural/Exurban Smart Growth

Image Shown: 2010 Home of the Year Front & Back Cover Images: 2010 BALA Winners

# DESIGN REVUE: Home of the Year

Located within Plymouth, Massachusetts, this design concept is new to the region, introducing seamless indoor/ outdoor living in attached townhomes. The result is an energy conscious house that extends the living experience from within to the outdoors. The home design incorporates elements that the market segment values, including an open plan, separated bedrooms for maximum privacy and an expanded laundry area with work space. The home attracts buyers who require both relaxed private entertaining at home and a vibrant, community-oriented lifestyle. The home is Energy Star certified and currently being reviewed for NAHB Green certification.





## HOME OF THE YEAR

FRESCO ONE AT THE PINEHILLS Plymouth, Massachusetts Photography by Michael Rixon, Concord, New Hampshire

### DESIGN TEAM

ARCHITECT / DESIGNER -Bassenian/Lagoni Architects, Newport Beach, California BUILDER - The Green Company, Plymouth, Massachusetts INTERIOR DESIGNER & MERCHANDISER - Yolandra Landrum, Manhattan Beach, California DEVELOPER - The Green Company, Newton Centre, Massachusetts LAND PLANNER - VHB, Inc., Watertown, Massachusetts

# Home of the Year



The great room, kitchen and dining room flow together as one wide-open living space.

The main entrance is through the courtyard, offering a unique and private welcome.

It looks like the front door, but (surprise!) it leads instead to a shady summer room.

## **ROOM OF THE YEAR**

SPANISH OAKS Austin, Texas Photography by Piston Design, Austin, Texas

DESIGN TEAM ARCHITECT & BUILDER -Jauregui Architecture Interiors Construction, Austin & Houston, Texas INTERIOR DESIGNER & MERCHANDISER - Jauregui Architecture Interiors Construction, Austin & Houston, Texas DEVELOPER & LAND PLANNER - Discovery Land Company, Austin, Texas





# DESIGN REVUE: Room of the Year

Anchoring the Great Room, the kitchen is as much about aesthetics and overall good design as it is function. Finishes are an unexpected mixture of rustic and modern materials with distinctive application. The large open plan allows for flexibility and adds to its drama and high design which set the eclectic tone for the modern Spanish home. Built speculatively, this kitchen is designed to appeal to sophisticated affluent buyers who appreciate distinctive architecture and who seek a luxury, casual lifestyle while being environmentally responsible through sustainable materials and energy efficient appliances.

# **Rooms of the Year**



# ROOM OF THE YEAR

# THE ELKHORN RIVER VALLEY CUSTOM

Gretna, Nebraska Photography by Jeffrey Bebee Photography, Omaha, Nebraska

DESIGN TEAM

ARCHITECT / DESIGNER - Curt Hofer and Associates, Omaha, Nebraska BUILDER - Curt Hofer and Associates, Omaha, Nebraska INTERIOR DESIGNER -Interiors Joan and Associates, Omaha, Nebraska DEVELOPER - Curt Hofer and Associates, Omaha, Nebraska LAND PLANNER - Olsson and Associates, Omaha, Nebraska INTERIOR MERCHANDISER -Interiors Joan and Associates, Omaha, Nebraska

# DESIGN REVUE: Room of the Year

Architecturally organic, this kitchen space utilizes contemporary design, a collection of minimalist materials that are repeated throughout both the home's interior and exterior, and a custom designed natural stone fireplace and stainless hood to accomplish a simple yet stunning aesthetic and design excellence. The space was centered around the desire to achieve a sophisticated, high style kitchen that incorporated a cozy gathering place for family and friends. The open floor plan for this space allows the kitchen island to serve as a functional eating area, while its adjacency to the hearth room and dinette, breathe seamlessly into the living space.





# DESIGN REVUE: Community of the Year

The master planned community of Daybreak exemplifies the possibilities of Smart Growth development at the suburban edge. Daybreak has a planned build-out of 20,000 homes on more than 4,000 acres and represents a "City within a City," with the intent of accommodating a great deal of growth in the rapidly developing Salt Lake City metropolitan area in a responsible, environmentally friendly manner.

Each of the five villages contain a variety of residential types, from urban loft style condominiums in Soda Row, to the Parkway Townhomes, to single-family and estate style homes. The architecture varies from modern to traditional, with many homes featuring neoclassical and Victorian architectural styles, creating a pedestrian-friendly and varied streetscape.

Perhaps one of the most extraordinary features within the Daybreak master plan is the intent to accommodate thousands of jobs in a number of commercial and service centers, ranging from neighborhood services, to corporate campuses catering to regional and national employers. Such forethought and planning will allow Daybreak to eventually become a self-sustaining community, where many of the residents can work, live and play without leaving the community, and where those that do commute can do so on convenient and fast public transportation.

Community of the Year







# COMMUNITY OF THE YEAR

DAYBREAK Salt Lake City, Utah Photography by Ed Rosenberger, Eric Ostling, Cameron Jackson

DESIGN TEAM

ARCHITECT / DESIGNER - Multiple Firms BUILDER - Multiple Companies DEVELOPER – Kennecott Land, South Jordan, Utah LAND PLANNER - Multiple Firms

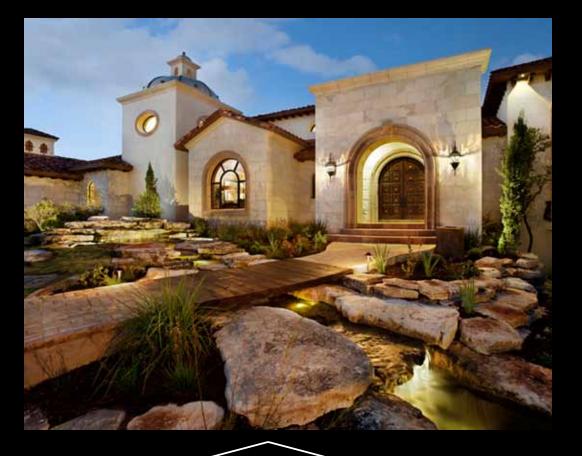


# **BEST IN PACIFIC**

PRIVATE RESIDENCE Pleasanton, California Photography by Christopher Mayer, Alta Loma, California

DESIGN TEAM ARCHITECT / DESIGNER -Dahlin Group Architecture Planning, Pleasanton, California BUILDER - Grassi Construction, Inc., Napa, California INTERIOR DESIGNER -InDesign One, Los Gatos, California LAND PLANNER - Dahlin Group Architecture Planning, Pleasanton, California





# **BEST IN SOUTH CENTRAL**

SPANISH OAKS Austin, Texas Photography by Piston Design, Austin, Texas

DESIGN TEAM ARCHITECT & BUILDER -Jauregui Architecture Interiors Construction, Austin & Houston, Texas INTERIOR DESIGNER & MERCHANDISER - Jauregui Architecture Interiors Construction, Austin & Houston, Texas DEVELOPER & LAND PLANNER- Discovery Land Company, Austin, Texas

# **Best in Region**



# **BEST IN MIDDLE ATLANTIC**

PRIVATE RESIDENCE Baltimore, Maryland Photography by Bob Narod, Sterling, Virginia

DESIGN TEAM ARCHITECT / DESIGNER – Heffner Architects, Alexandria, Virginia BUILDER – Bozzuto Construction, Greenbelt, Maryland INTERIOR DESIGNER - Heffner Architects, Alexandria, Virginia & Louis Mazor, Inc., Baltimore, Maryland DEVELOPER – By Owner LAND PLANNER - Heffner Architects, Alexandria, Virginia

# BEST IN NEW ENGLAND

FRESCO ONE AT THE PINEHILLS Plymouth, Massachusetts Photography by Michael Rixon, Concord, New Hampshire

# DESIGN TEAM

ARCHITECT / DESIGNER -Bassenian/Lagoni Architects, Newport Beach, California BUILDER - The Green Company, Plymouth, Massachusetts INTERIOR DESIGNER & MERCHANDISER - Yolandra Landrum, Manhattan Beach, California DEVELOPER - The Green Company, Newton Centre, Massachusetts LAND PLANNER - VHB, Inc., Watertown, Massachusetts



# **BEST IN SOUTH ATLANTIC**

HAIG POINT WATERFRONT Daufuski, South Carolina Photography by John McManus, Savannah, Georgia

DESIGN TEAM ARCHITECT / DESIGNER -Group 3, Hilton Head, South Carolina BUILDER - Tidewater Company of Daufusikie, Daufuskie, South Carolina INTERIOR DESIGNER - CH Interior Design, Savannah, Georgia





# **BEST IN MIDWEST**

EAST 8TH STREET Holland, Michigan Photography by Megan J. TerVeen, Grand Rapids, Michigan

# **DESIGN TEAM**

ARCHITECT / DESIGNER – Visbeen Associates, Inc., Grand Rapids, Michigan BUILDER – Bouwkamp Builders, Holland, Michigan INTERIOR DESIGNER - Visbeen Associates, Inc., Grand Rapids, Michigan INTERIOR MERCHANDISER – Cyndy Schurman, Holland, Michigan

# **Best in Region**



# **BEST IN MOUNTAIN**

PARKWAY SERIES South Jordan, Utah Photography by Eric Schramm, Salt Lake City, Utah

DESIGN TEAM ARCHITECT / DESIGNER -Urban Design Associates, Pittsburgh, Pennsylvania BUILDER - Sego Homes, Lindon, Utah INTERIOR DESIGNER - Brenda Corbridge, Lindon Utah DEVELOPER - Kennecott Land Company, South Jordan, Utah LAND PLANNER - ArcSitio, Salt Lake City, Utah INTERIOR MERCHANDISER-Brenda Corbridge, Lindon Utah

# PLATINUM AWARD - SINGLE-FAMILY DETACHED HOME UP TO 2000 SQ FT

## CORONADO

Irvine, California Photography by Eric Figge Photography, Ranch Santo Margarita, California

# **DESIGN TEAM**

ARCHITECT / DESIGNER -Bassenian/Lagoni Architects, Newport Beach, California BUILDER - KB Homes, Irvine, California DEVELOPER - The Irvine Company, Irvine, California LAND PLANNER - The Irvine Company, Irvine, California INTERIOR MERCHANDISER-Canvas Interior Design, California



# GOLD AWARD - SINGLE FAMILY DETACHED HOME UP TO 2000 SQ FT

SPACES Gilbert, Arizona Photography by Jeffrey Aron Photography, Foothill Ranch, California

DESIGN TEAM ARCHITECT / DESIGNER - Woodley Architectural Group, Inc., Highlands Ranch, Colorado BUILDER - Shea Homes, Walnut, California



# SILVER AWARD - SINGLE FAMILY DETACHED HOME UP TO 2000 SQ FT

PAYTON MODEL, BRADEN COURT Clovis, California Photography by Eric Figge Photography, Ranch Santo Margarita, California

DESIGN TEAM ARCHITECT / DESIGNER & LAND PLANNER - Bassenian/Lagoni Architects, Newport Beach, California BUILDER & DEVELOPER - McCaffrey Homes, Fresno, California INTERIOR DESIGNER & MERCHANISER - Creative Design Consultants, Costa Mesa, California

# DESIGN REVUE: Platinum Award -Single-Family Detac

Single-Family Detached Home up to 2000 Sq Ft

Post-recession success - a right-sized, right-priced home plan that lives large, provides the storage space for the way real people live and incorporates outdoor living. Architectural character starts at the front door, with exterior detailing that adds distinction without cost. Inside, space is spent where it matters most to buyers. A flex space works perfectly as a home office. A first floor master, a rarity in 1,800 square feet. Careful placement of windows ensures lots of natural light while preserving privacy on compact lots.



## PLATINUM AWARD - SINGLE-FAMILY DETACHED HOME 2001-3000 SQ FT

# CLAREVILLE Wayland, Michigan Photography by William J. Hebert, Grand Rapids, Michigan

DESIGN TEAM ARCHITECT / DESIGNER -Visbeen Associates, Inc., Grand Rapids, Michigan BUILDER - Jeff Segard, Grandville, Michigan INTERIOR DESIGNER - Visbeen Associates, Inc., Grand Rapids, Michigan INTERIOR MERCHANDISER-Julie Holmes, East Grand Rapids, Michigan

# DESIGN REVUE: Platinum Award -Single-Family Detached Home 2001-3000 Sq Ft

Perfect for a city or narrow lot, the compact Clareville melds the best of the past and present. On the exterior, vintage elements include the distinctive eyebrow and transom windows, the arched doorway and the shingled dormers. Inside, however, the floor plan is designed for modern living, from the two-car garage to the open living, kitchen and dining area. Relax at the end of the day on the screened in-porch which adjoins the outdoor patio. At night, retire to the lower level. which features a master suite, second bedroom and bunk room.

# GOLD AWARD - SINGLE FAMILY DETACHED HOME

2001-3000 SQ FT BEECHWOOD WITH TOWER AT THE PINEHILLS Plymouth, Massachusetts Photography by Eric Roth Photography, Topsfield, Massachusetts & Midcoast Studio, Troy, Michigan

#### DESIGN TEAM

ARCHITECT / DESIGNER - Forest Studio, Laguna Beach, California & Yarosh Associates, Mashpee, Massachusetts BUILDER - MacKenzie Brothers, Mashpee Massachusetts INTERIOR DESIGNER & MERCHANDISER - TS Hudson Interiors, Hilton Head Island, South Carolina DEVELOPER & LAND PLANNER - Pinehills LLC, Plymouth, Massachusetts

SILVER AWARD - SINGLE FAMILY DETACHED HOME 2001-3000 SQ FT

MAPLEWOOD MODEL, CROWNSTONE Clovis, California Photography by Eric Figge Photography, Ranch Santo Margarita, California

# DESIGN TEAM

ARCHITECT / DESIGNER & LAND PLANNER - Bassenian/Lagoni Architects, Newport Beach, California BUILDER & DEVELOPER - McCaffrey Homes, Fresno, California INTERIOR DESIGNER & MERCHANISER - Creative Design Consultants, Costa Mesa, California





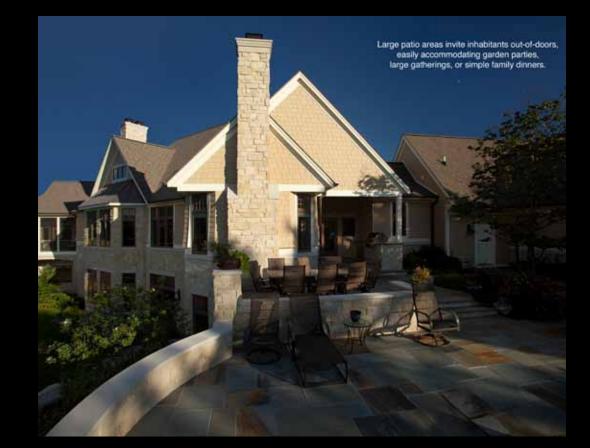
# PLATINUM AWARD - SINGLE-FAMILY HOME DETACHED OVER 4001 SQ FT

# AVONLEA

Lansing, Michigan Photography by William J. Hebert, Grand Rapids, Michigan

# DESIGN TEAM

ARCHITECT / DESIGNER -Visbeen Associates, Inc., Grand Rapids, Michigan BUILDER - Jeff Segard, Grandville, Michigan INTERIOR DESIGNER - Visbeen Associates, Inc., Grand Rapids, Michigan INTERIOR MERCHANDISER - Julie Holmes, East Grand Rapids, Michigan



# GOLD AWARD - SINGLE-FAMILY DETACHED HOME 3001-4000 SQ FT

ROCKROSE AT THE FOOTHILLS – RESIDENCE 3 Carlsbad, California Photography by Eric Figge Photography, Ranch Santo Margarita, California

#### DESIGN TEAM

ARCHITECT / DESIGNER - Dahlin Group Architecture Planning, Solana Beach, California BUILDER & DEVELOPER- Brookfield Homes, Del Mar, California INTERIOR DESIGNER - Design Line Interiors, San Diego, California LAND PLANNER - Planning Systems, Carlsbad, California

SILVER AWARD - SINGLE-FAMILY DETACHED HOME 3001-4000 SQ FT

ROCKROSE AT THE FOOTHILLS – RESIDENCE 2 Carlsbad, California Photography by Eric Figge Photography, Ranch Santo Margarita, California

## DESIGN TEAM

ARCHITECT / DESIGNER - Dahlin Group Architecture Planning, Solana Beach, California BUILDER & DEVELOPER- Brookfield Homes, Del Mar, California INTERIOR DESIGNER - Design Line Interiors, San Diego, California LAND PLANNER - Planning Systems, Carlsbad, California

## DESIGN REVUE: Platinum Award - Single-Family Detached Home Over 4001 Sg Ft

The Avonlea displays a beautiful English-cottageinspired exterior. With more than 3,500 square feet of living space on the main level, there's plenty of room to relax and spread out. An octagonalshaped living room lies at the heart of the floor plan, with a dining area, kitchen and family room to the left and a library and master suite to the right. A large home theater and crafts room are highlights of the lower level, which also boasts a guest bedroom, exercise area and kitchenette.



# PLATINUM AWARD - SINGLE-FAMILY ATTACHED

FRESCO ONE AT THE PINEHILLS Plymouth, Massachusetts Photography by Michael Rixon, Concord, New Hampshire

DESIGN TEAM ARCHITECT / DESIGNER -Bassenian/Lagoni Architects, Newport Beach, California **BUILDER - The Green** Company, Plymouth, MA **INTERIOR DESIGNER -**Yolandra Landrum, Manhattan Beach. California **DEVELOPER - The Green** Company, Newton Centre, MA LAND PLANNER - VHB, Inc., Watertown, MA **INTERIOR MERCHANDISER -**Yolandra Landrum, Manhattan Beach, California

# DESIGN REVUE: Platinum Award - Single-Family Attached

Located within The Pinehills. in Plymouth, Massachusetts, and flanked by a championship golf course, Winslowe's View features a Meetinghouse and post office on a traditional New England Village Common. The design concept is new to the region, introducing seamless indoor/ outdoor living in attached townhomes. The result is an energy conscious house that extends the living experience from within to the outdoors. The home is Energy Star certified and currently being reviewed for NAHB Green certification.





#### GOLD AWARD - SINGLE-FAMILY ATTACHED

FRESCO THREE AT THE PINEHILLS Plymouth, Massachusetts Photography by Michael Rixon, Concord, New Hampshire

DESIGN TEAM ARCHITECT / DESIGNER - Bassenian/Lagoni Architects, Newport Beach, California BUILDER - The Green Company, Plymouth, Massachusetts INTERIOR DESIGNER & MERCHANDISER - Yolandra Landrum, Manhattan Beach, California DEVELOPER - The Green Company, Newton Centre, Massachusetts LAND PLANNER - VHB, Inc., Watertown, Massachusetts

#### SILVER AWARD - SINGLE-FAMILY ATTACHED

SANTA ROSA Irvine, California Photography by Eric Figge Photography, Ranch Santo Margarita, California

DESIGN TEAM ARCHITECT / DESIGNER - Bassenian/Lagoni Architects, Newport Beach, California BUILDER - Van Daele Development Corporation, Irvine, California DEVELOPER & LAND PLANNER -The Irvine Company, Irvine, California

# PLATINUM AWARD -AFFORDABLE HOME

PARKWAY SERIES South Jordan, Utah Photography by Eric Schramm, Salt Lake City, Utah

DESIGN TEAM ARCHITECT / DESIGNER -Urban Design Associates, Pittsburgh, Pennsylvania BUILDER - Sego Homes, Lindon, Utah INTERIOR DESIGNER - Brenda Corbridge, Lindon Utah DEVELOPER - Kennecott Land Company, South Jordan, Utah LAND PLANNER - ArcSitio, Salt Lake City, Utah INTERIOR MERCHANDISER-Brenda Corbridge, Lindon Utah



## GOLD AWARD - GREEN-BUILT HOME

BEECHWOOD WITH TOWER AT THE PINEHILLS Plymouth, Massachusetts Photography by Eric Roth Photography, Topsfield, Massachusetts & Midcoast Studio, Troy, Michigan

#### DESIGN TEAM

ARCHITECT / DESIGNER - Forest Studio, Laguna Beach, California & Yarosh Associates, Mashpee, Massachusetts BUILDER - MacKenzie Brothers, Mashpee Massachusetts INTERIOR DESIGNER & MERCHANDISER - TS Hudson Interiors, Hilton Head Island, South Carolina DEVELOPER & LAND PLANNER - Pinehills LLC, Plymouth, Massachusetts

#### SILVER AWARD - GREEN-BUILT HOME

THE EDGE Sarasota, Florida Photography by William S. Speer Photography, Sarasota, Florida

DESIGN TEAM ARCHITECT / DESIGNER -The Drawingboard, Sarasota, Florida BUILDER - Michael K. Walker & Associates Inc., Sarasota, Florida





# DESIGN REVUE: Platinum Award - Affordable Home

Located in the town center of Daybreak, in the Salt Lake Valley, this affordable home boasts architectural style that is a blend of modern and traditional. The site is within walking distance of mass transit, numerous large employers, hospital, and a massive corporate commercial center being planned along the new Mountain View Corridor freeway now under construction just a half mile to the west. The Double Suite design offers versatility to working professionals and is built with Green materials and techniques, Energy Star certified, and offers smarthome security and automation controls.



# PLATINUM AWARD -INTERIOR DESION: KITCHEN

# THE ELKHORN RIVER VALLEY CUSTOM Gretna, Nebraska

Photography by Jeffrey Bebee Photography, Omaha, Nebraska

## DESIGN TEAM

ARCHITECT & BUILDER - Curt Hofer and Associates, Omaha, Nebraska INTERIOR DESIGNER & MERCHANDISER - Interiors Joan and Associates, Omaha, Nebraska DEVELOPER - Curt Hofer and Associates, Omaha, Nebraska LAND PLANNER - Olsson and Associates, Omaha, Nebraska

# DESIGN REVUE: Platinum Award - Interior Design: Kitchen

Architecturally organic, this kitchen space utilizes contemporary design, a collection of minimalist materials that are repeated throughout both the home's interior and exterior, and a custom designed natural stone fireplace and stainless hood to accomplish a simple yet stunning aesthetic and design excellence. The space was centered around the desire to achieve a sophisticated, high style kitchen that incorporated a cozy gathering place for family and friends. The open floor plan for this space allows the kitchen island to serve as a functional eating area, while its adjacency to the hearth room and dinette, breathe seamlessly into the living space.





#### GOLD AWARD - INTERIOR DESIGN: KITCHEN

SPANISH OAKS Austin, Texas Photography by Piston Design, Austin, Texas

DESIGN TEAM ARCHITECT & BUILDER - Jauregui Architecture Interiors Construction, Austin & Houston, Texas INTERIOR DESIGNER & MERCHANDISER - Jauregui Architecture Interiors Construction, Austin & Houston, Texas DEVELOPER & LAND PLANNER - Discovery Land Company, Austin, Texas

#### SILVER AWARD - INTERIOR DESIGN: KITCHEN

ISLAND RETREAT Daufuskie Island, South Carolina Photography by Cambridge Homes, Inc., Hilton Head, South Carolina

#### DESIGN TEAM ARCHITECT / DESIGNER – Ludtke & Vaccaro Architects, LLC, Hilton Head, South Carolina BUILDER – Cambridge Homes, Inc., Hilton Head, South Carolina INTERIOR DESIGNER – Interiors by Donna Coudes, Asheville, North Carolina

# **Interior Design**



## PLATINUM AWARD - INTERIOR DESIGN: BATH

# MODERN BATH DeLand, Florida Photography by Harvey Smith Photography, Altamonte Springs, Florida

# DESIGN TEAM

ARCHITECT / DESIGNER – Phil Kean Designs, Inc., Winter Park, Florida BUILDER - Phil Kean Designs, Inc., Winter Park, Florida

# DESIGN REVUE: Platinum Award - Interior Design: Bath

This resort-style and spa-like Master Bedroom Suite on a private, 12 acre lot overlooks a ski-lake and maximizes views. A large, open space was created using pocketing glass doors to provide an abundance of light and a connection to the outdoors. Lake views, natural materials, and neutral colors are used to create a harmonious and tranguil atmosphere. A waterfall on the lower level provides a calming sound that can be enjoyed from the master suite.

#### GOLD AWARD - DESIGN DETAIL

THE ELKHORN RIVER VALLEY CUSTOM Gretna, Nebraska Photography by Jeffrey Bebee Photography, Omaha, Nebraska

# DESIGN TEAM

ARCHITECT / DESIGNER – Curt Hofer and Associates, Omaha, NE

BUILDER & DEVELOPER- Curt Hofer and Associates, Omaha, NE

INTERIOR DESIGNER & MERCHANDISER – Interiors Joan and Associates, Omaha, Nebraska

LAND PLANNER - Olsson and Associates, Omaha, Nebraska



# **Interior Design**

# PLATINUM AWARD - INTERIOR DESIGN: SPECIALTY OR OUTDOOR ROOM

THE RETREAT AT FLATHEAD LAKE

Somers, Montana Photography by Roger Wade Studio, Inc., Bigfork, Montana

## DESIGN TEAM

ARCHITECT & BUILDER – Greg Bain and Company, Kalispell, Montana INTERIOR DESIGNER - Greg Bain and Company, Kalispell, Montana DEVELOPER - Greg Bain and Company, Kalispell, Montana LAND PLANNER - Greg Bain and Company, Kalispell, Montana INTERIOR MERCHANDISER – Debra Bain, Somers, Montana



#### GOLD AWARD - INTERIOR DESIGN: OUTDOOR ROOM

FRESCO AT THE PINEHILLS – RESIDENCE ONE Plymouth, Massachusetts Photography by Rixon Photography, Concord, New Hampshire

DESIGN TEAM ARCHITECT / DESIGNER – Bassenian Lagoni Architects, Newport Beach, California BUILDER – The Green Company, Plymouth, MA INTERIOR DESIGNER – Yolandra Landrum, Manhattan Beach, California DEVELOPER – The Green Company, Newton Centre, MA

LAND PLANNER – Kevin Sweatt, VHB, Inc., Watertown, MA INTERIOR MERCHANDISER - Yolandra Landrum, Manhattan Beach, California

#### SILVER AWARD - INTERIOR DESIGN: SPECIALTY ROOM

SPANISH OAKS Austin, Texas Photography by Piston Design, Austin, Texas

DESIGN TEAM ARCHITECT & BUILDER - Jauregui Architecture Interiors Construction, Austin & Houston, Texas INTERIOR DESIGNER & MERCHANDISER -Jauregui Architecture Interiors Construction, Austin & Houston, Texas DEVELOPER & LAND PLANNER - Discovery Land Company, Austin, Texas

# DESIGN REVUE: Platinum Award - Interior Design: Specialty or Outdoor Room

This kitchen is positioned on the main level of the home overlooking the beach, sunning deck and boat dock and creates an outdoor entertainment space that allows the owners to be part of the lake activities while preparing meals. Material selection allow for a beautiful, low-maintenance and highly efficient design.

# **Interior Design**



# PLATINUM AWARD -ONE-OF-A-KIND CUSTOM HOME UP TO 4000 SQ FT

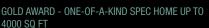
HAIG POINT WATERFRONT Daufuski, South Carolina Photography by John McManus, Savannah, Georgia

# DESIGN TEAM

ARCHITECT / DESIGNER -Group 3, Hilton Head, South Carolina BUILDER - Tidewater Company of Daufusikie, Daufuskie, South Carolina INTERIOR DESIGNER - CH Interior Design, Savannah, Georgia







COTTAGE ON THE ALLEY Saratoga Springs, New York Photography by Randall Perry Photography, Schaghticoke, New York

DESIGN TEAM ARCHITECT / DESIGNER - Maine Coast Cottage Company modified by John Witt, Kennebunk, Maine BUILDER - Witt Construction, Inc., Saratoga Springs, New York INTERIOR DESIGNER & MERCHANDISER - Witt Construction, Inc., Saratoga Springs, New York DEVELOPER & LAND PLANNER - Witt Construction, Inc., Saratoga Springs, New York



SILVER AWARD - ONE-OF-A-KIND SPEC HOME UP TO 4000 SQ FT

THE EVERGREEN Winter Park, Florida Photography by Brilliance Photography, Atlanta, Georgia & Harvey Smith Photography, Altamonte Springs, Florida

DESIGN TEAM ARCHITECT / DESIGNER - Phil Kean Designs, Inc., Winter Park, Florida BUILDER - Phil Kean Designs, Inc., Winter Park, Florida INTERIOR DESIGNER - CRT Studio, Inc., Winter Park, Florida

#### DESIGN REVUE: Platinum Award

Platinum Award for One-ofa-Kind Custom Home Up to 4000 Sq Ft

Paying tribute to the architecture that came before it, this design was conceived as a series of additions to a small home where porches were added and later closed in using operable windows, resulting in a traditional Low Country home with a tremendous amount of glass. This home sits close to a large inlet of the Atlantic Ocean and is only accessible by boat. Detailing throughout is authentic while giving way to a modern use of space.

# SILVER AWARD - ONE-OF-A-KIND SPEC HOME UP TO 4000 SQ FT

SUNSWEET HILL Ferrysburg, Michigan Photography by William J. Hebert, Grand Rapids, Michigan

DESIGN TEAM ARCHITECT / DESIGNER - Visbeen Associates, Inc., Grand Rapids, Michigan BUILDER - Distinctive Homes, LTD, Grand Rapids, Michigan INTERIOR DESIGNER - Visbeen Associates, Inc., Grand Rapids, Michigan INTERIOR MERCHANDISER - Kim Waltman, Grand Rapids, Michigan



#### SILVER AWARD - ONE-OF-A-KIND CUSTOM HOME OVER 6501 SQ FT

PRIVATE RESIDENCE Lake Winnebago, Missouri Photography by Moment in Time Photography, Lee's Summit, Missouri & Bickford and Company, Overland Park, Kansas

DESIGN TEAM

ARCHITECT / DESIGNER - Bickford and Company, Overland Park, Kansas

BUILDER - Holthaus Building Company, Leawood, Kansas INTERIOR DESIGNER - Madden-McFarland Interiors, Leawood, Kansas



DETAILS & ENTRY REQUIREMENTS FOR THE 2011 BEST IN AMERICAN LIVING AWARDS WILL BE AVAILABLE BEGINNING MARCH 15.

WWW.NAHB.ORG/BALA

# PLATINUM AWARD -ONE-OF-A-KIND CUSTOM HOME 4001-6500 SQ FT

PRIVATE RESIDENCE Pleasanton, California Photography by Christopher Mayer, Alta Loma, California

# DESIGN TEAM

ARCHITECT / DESIGNER -Dahlin Group Architecture Planning, Pleasanton, California BUILDER - Grassi Construction, Inc., Napa, California INTERIOR DESIGNER -InDesign One, Los Gatos, California LAND PLANNER - Dahlin Group Architecture Planning, Pleasanton, California







GOLD AWARD - ONE-OF-A-KIND CUSTOM HOME 4001-6500 SQ FT

PRIVATE RESIDENCE Osprey, Florida Photography by Greg Wilson, Sarasota, Florida

DESIGN TEAM ARCHITECT / DESIGNER - Totems Architecture, Sarasota, Florida BUILDER - Michael K. Walker & Associates, Inc., Sarasota, Florida INTERIOR DESIGNER - Studio Hive, Inc., Minneapolis, Minnesota

#### SILVER AWARD - ONE-OF-A-KIND SPEC HOME 4001-6500 SQ FT

KEARNEY HILL Frankfort, Michigan Photography by Jeff Garland Photography, Sterling Heights, MI

DESIGN TEAM ARCHITECT / DESIGNER - Visbeen Associates, Inc., Grand Rapids, MI BUILDER - Insignia Homes, Grand Rapids, MI INTERIOR DESIGNER - Visbeen Associates, Inc., Grand Rapids, MI INTERIOR MERCHANDISER - Julie Holmes, East Grand Rapids, MI

## **DESIGN REVUE:**

Platinum Award - One-of-a-Kind Custom or Spec Home 4001-6500 Sq Ft

Art, wine and view were the driving forces in the design. Forms and colors inspired by rural buildings of Napa Valley with finishes selected to complement the Owner's urban aesthetic, this collection of shed and gable structures blends simplicity, sophistication and a connection to the land to create a home, gallery and studio. The homes personality is reserved; blending into the environment, embracing the vineyard allowing the Art and Landscape to be in the spotlight. This home doesn't demand the spotlight, it just takes center stage.



# PLATINUM AWARD -ONE-OF-A-KIND SPEC HOME OVER 6501 SQ FT

# BENTWATER Lake Conroe, Texas

Photography by Piston Design, Austin, Texas

# DESIGN TEAM

ARCHITECT & BUILDER -Jauregui Architecture Interiors Construction, Austin & Houston, Texas INTERIOR DESIGNER & MERCHANDISER - Jauregui Architecture Interiors Construction, Austin & Houston, Texas DEVELOPER & LAND PLANNER- Belin & Associates of Houston, Houston, Texas

DESIGN REVUE: Platinum Award - One-of-a-Kind Custom or Spec Home Over 6501 Sq Ft

The home lives luxuriously in every way, yet incorporates many "aging in place" features for universal living. Spacious rooms as well as wide hallways and doorways allow for ease of flow and circulation. The owner's suite, main living, game room and guest suite all on the main level. Exterior living is inviting, accessible and comfortable. Outdoor connectedness is emphasized with broad deep covered terraces providing generous entertaining around the summer kitchen.

GOLD AWARD - ONE-OF-A-KIND CUSTOM HOME OVER 6501 SQ FT

PRIVATE RESIDENCE Ocean City, Maryland Photography by Studio C / Cheryl Nemazie, Salisbury, Maryland

DESIGN TEAM ARCHITECT / DESIGNER - Becker Morgan Group, Inc., Salisbury, Maryland BUILDER - Dovetail Construction, Snow Hill, Maryland INTERIOR DESIGNER - By Owner

GOLD AWARD - ONE-OF-A-KIND SPEC HOME OVER 6501 SQ FT

SPANISH OAKS Austin, Texas Photography by Piston Design, Austin, Texas

#### DESIGN TEAM

ARCHITECT & BUILDER - Jauregui Architecture Interiors Construction, Austin & Houston, Texas INTERIOR DESIGNER & MERCHANDISER - Jauregui Architecture Interiors Construction, Austin & Houston, Texas DEVELOPER & LAND PLANNER- Discovery Land Company, Austin, Texas





# PLATINUM AWARD -REMODEL: ENTIRE HOME UP TO \$250,000 PER UNIT

KINGSTON CIRCLE RENOVATION Silver Lake, Ohio Photography by Majestic Imaging, LLC, Alliance Ohio

DESIGN TEAM ARCHITECT / DESIGNER – Crasi Company, Cuyahoga Falls, Ohio BUILDER - Crasi Company, Cuyahoga Falls, Ohio INTERIOR DESIGNER - Crasi Company, Cuyahoga Falls, Ohio





GOLD AWARD - REMODEL: ENTIRE HOME OVER \$250,001 PER UNIT

PRIVATE RESIDENCE Naples, Florida Photography by Stephen Allen Photography, Winter Park, Florida

DESIGN TEAM BUILDER – Lykos Company, Naples, Florida INTERIOR DESIGNER & MERCHANDISER – Beasley & Henley Interior Design, Winter Park, Florida DESIGN REVUE:

Platinum Award for Remodeling: Whole House up to \$250,000 per Unit

The original home; was a 1500 square foot collection of small boxy rooms, void of detail, with virtually no interaction with the outdoors. What emerged after the renovation was, an open floor plan that blends indoors and outdoors by creating long views through the home, inviting people to move forward and explore. To achieve this level of detailing and keeping costs in line, many stock items were layered and used together to create depth and richness.

# Remodel



## PLATINUM AWARD -REMODEL: ADDITION OVER \$250.001 PER UNIT

PRIVATE RESIDENCE Baltimore, Maryland Photography by Bob Narod, Sterling, Virginia

DESIGN TEAM ARCHITECT / DESIGNER – Heffner Architects, Alexandria, Virginia BUILDER – Bozzuto Construction, Greenbelt, Maryland INTERIOR DESIGNER - Heffner Architects, Alexandria, Virginia & Louis Mazor, Inc., Baltimore, Maryland DEVELOPER – By Owner LAND PLANNER - Heffner Architects, Alexandria, Virginia

DESIGN REVUE: Platinum Award for Remodeling: Addition over \$150,001 per Unit

This space becomes an integral part of both the natural site and the existing residence and simultaneously creates a unique vision for itself. Special emphasis was placed on the addition so as to anchor and announce the house. In response to the steep slope, the addition was created to "float" or hover the base slightly above the existing grade. The addition location not only provides a welcome greeting to visitors but also a host of garden and wooded views from the new master suite.

#### GOLD AWARD - REMODEL: KITCHEN OVER \$100,001 PER UNIT

GOURMET BUTTERCREAM KITCHEN Hampstead, New Hampshire Photography by Walter Schnecker, Milford, New Hampshire & Linda Stewart, Londonderry, New Hampshire

# DESIGN TEAM

ARCHITECT & BUILDER – Boardwalk North, Londonderry, New Hampshire INTERIOR DESIGNER - Boardwalk North, Londonderry, NH



Remodel

# PLATINUM AWARD -MULTIFAMILY HIGH-RISE 6 STORIES & OVER, FOR SALE 40 PARK

Morristown, New Jersey Photography by Evan Joseph, Jersey City, New Jersey

**DESIGN TEAM** ARCHITECT / DESIGNER -**BartonPartners Architects** Planners, Inc., Norristown, Pennsylvania BUILDER – Bell Construction, LLC., Fairfield, New Jersey **INTERIOR DESIGNER – Childs** / Dreyfus Group, Chicago, Illinois DEVELOPER - Rosewood, Short Hills, New Jersey LAND PLANNER - Phillips, Preiss, Shapiro Associates, New York, New York **INTERIOR MERCHANDISER –** Lisa Delove, Short Hills, New Jersev



# **DESIGN REVUE:**

Platinum Award - High-Rise 6 Stories & Over, For Sale

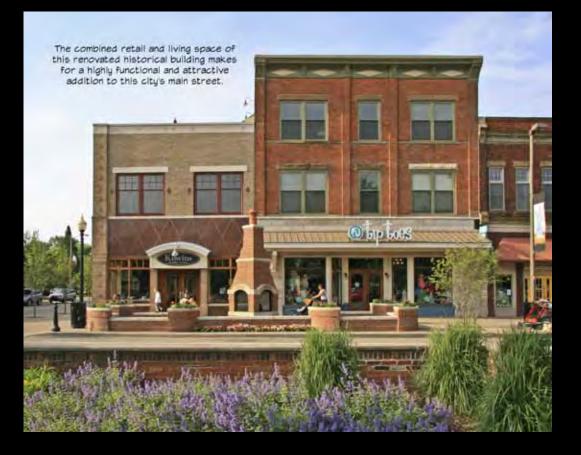
The front elevation resembles a cluster of smaller buildings with interconnecting balconies and terraces, offering breathtaking views to the historic Green. Traditional use of materials such as stone, brick, and periodstyle metal bays, help it to blend with the context of the surrounding streetscape and neighborhood. The signature residential homes are located on floors two through five, with two penthouse floors positioned above. Europeanstyled piazza with water features located right off of the lively streetscape provides outdoor communal spaces for the residents and the public.



SILVER AWARD - MULTIFAMILY HIGH-RISE 6 STORIES & OVER, FOR SALE THREE SIXTY RESIDENCES San Jose, California Photography by Cheryl Stieffel, New York Focus, LLC., Miami Beach, Florida

DESIGN TEAM ARCHITECT / DESIGNER – Solomon Cordwell Buenz, Chicago, Illinois BUILDER – Bovis Lend Lease, Inc., San Francisco, California INTERIOR DESIGNER – BAMO, San Francisco, California

DEVELOPER – MESA SoFA Partners, LLC, Chicago, Illinois LAND PLANNER – Meyer + Silberberg Land Architects, Berkeley, California



## PLATINUM AWARD -REMODEL: SPECIALTY PROJECT

# EAST 8TH STREET Holland, Michigan Photography by Megan J. TerVeen, Grand Rapids, Michigan

DESIGN TEAM ARCHITECT / DESIGNER – Visbeen Associates, Inc., Grand Rapids, Michigan BUILDER – Bouwkamp Builders, Holland, Michigan INTERIOR DESIGNER - Visbeen Associates, Inc., Grand Rapids, Michigan INTERIOR MERCHANDISER – Cyndy Schurman, Holland, Michigan

# DESIGN REVUE: Platinum Award - Remodel: Specialty Project

This historic live/work building with two retail floors and one residential floor was transformed into four upscale flats above and two retail stores below. The flats feature fully equipped kitchens, luxuriously appointed living spaces and, by stair-stepping the garage roofs, three of the four boast outdoor living spaces. Keeping true to the renovation, the original maple and old growth pine floors, brick walls and tin ceilings were left intact. The retrocontemporary decor and emphasis on modern living brought the condos into the 21st century.

GOLD AWARD - MULTIFAMILY HIGH-RISE UP TO 5 STORIES, FOR SALE

HIGHLANDS VILLAGE PLAN 1X San Diego, California Photography by Chris Mayer, Los Angeles, California

### DESIGN TEAM

ARCHITECT / DESIGNER – BSB Design Group, Scottsdale, Arizona

BUILDER – Pardee Homes, Los Angeles, California DEVELOPER - Pardee Homes, Los Angeles, California LAND PLANNER - BSB Design Group, Scottsdale, Arizona INTERIOR MERCHANDISER – Yolanda Landrum Interior Design, Inc., Manhattan Beach, California

#### SILVER AWARD - MULTIFAMILY HIGH-RISE UP TO 5 STORIES, FOR SALE

RHODES HILL SQUARE Arlington, Virginia Photography by Bob Narod, Sterling, Virginia

### DESIGN TEAM

ARCHITECT / DESIGNER – Heffner Architects, Alexandria, Virginia

BUILDER – WCS Construction, Washington, DC DEVELOPER – Waterford Development, Reston, Virginia LAND PLANNER - Heffner Architects, Alexandria, Virginia INTERIOR MERCHANDISER – Urban Essentials, Washington, DC





# PLATINUM AWARD - RENTAL DEVELOPMENT 5 STORIES & OVER, FOR RENT

ASHTON SOUTH END Charlotte, North Carolina Photography by LaCasse Photography, Denver, Colorado

# DESIGN TEAM

ARCHITECT / DESIGNER – Design Collective, Inc., Baltimore, Maryland BUILDER – The Hanover Company, Houston, Texas INTERIOR DESIGNER – Design Collective, Inc., Baltimore, Maryland DEVELOPER - The Hanover Company, Houston, Texas



## GOLD AWARD - RENTAL DEVELOPMENT 5 STORIES & OVER, FOR RENT

777 SOUTH BROAD Philadelphia, Pennsylvania Photography by Don Pearse Photographers, West Chester, Pennsylvania

DESIGN TEAM ARCHITECT / DESIGNER – JKR Partners LLC, Philadelphia, Pennsylvania BUILDER – INTECH Construction, Philadelphia, Pennsylvania DEVELOPER – Dranoff Properties, Philadelphia, Pennsylvania



# SILVER AWARD - RENTAL DEVELOPMENT 5 STORIES & OVER, FOR RENT

THE MONTEREY Dallas, Texas Photography by Steve Hinds Photography, Dallas, Texas

#### DESIGN TEAM

ARCHITECT / DESIGNER – Humphreys & Partners Architects, L.P., Dallas, Texas BUILDER – Stanford Construction, Dallas, Texas INTERIOR DESIGNER – Studio Bella Design, Dallas, Texas DEVELOPER – Criterion Development, Dallas, Texas LAND PLANNER - Humphreys & Partners Architects, L.P., Dallas, Texas

# DESIGN REVUE: Platinum Award - Rental Development, 5 Stories & Over

Ashton South End is a premier apartment high-rise in the heart of the South End that was sited to maximize views of the Charlotte skyline and take advantage of the adjacent light-rail and hiker-biker trail network. Its architecture responds to the prominent location at the visual terminus of the Camden Road corridor, yet careful not to overwhelm its surrounding context. Materials chosen combine to complement the district's industrial character and a highly desired clean and modern look. Lush landscaping and a rich palette of paving materials further beautify the site and streetscape, promoting a pedestrian-friendly environment.



# PLATINUM AWARD -DEVELOPMENT UP TO 4 STORIES, FOR RENT THE PRESERVE ON FREDERICKSBURG San Antonio, Texas Photography by Richard L.Muniz, Houston, Texas

# DESIGN TEAM ARCHITECT / DESIGNER-Humphreys & Partners Architects, L.P., Dallas, Texas BUILDER – C. F. Jordon, Dallas, Texas **INTERIOR DESIGNER –** Karen Kramer & Associates, Houston, Texas DEVELOPER – Cambridge Development, Houston, Texas & USAA Real Estate, San Antonio, Texas LAND PLANNER - Humphreys & Partners Architects, L.P., Dallas, Texas

# DESIGN REVUE: Platinum Award - Rental Development, Up to 4 Stories

Inside its gates, the Preserve has the appeal and amenities of an upscale community with buildings resembling large single-family homes, the majority of which have direct access, one- and two-vehicle garages. It provides the advantages of home ownership without the mortgage and also the ability to live in a tranquil locale with access to urban conveniences. Outside its gates, the community's location is superb, with close proximity to employers, retail, restaurants and cultural centers in the northwest submarket and downtown.

#### GOLD AWARD - DEVELOPMENT UP TO 4 STORIES, FOR RENT

THE PARK AT IRVINE SPECTRUM Irvine, California Photography by Tom Lamb, Laguna Beach, California

#### DESIGN TEAM ARCHITECT / DESIGNER - McLarand Vasquez Emsiek & Partners, Inc., Irvine, California BUILDER – Western National, Irvine, California DEVELOPER – The Irvine Company Apartment Communities, Inc., Irvine, California LAND PLANNER - McLarand Vasquez Emsiek & Partners, Inc., Irvine, California

#### SILVER AWARD - DEVELOPMENT UP TO 4 STORIES, FOR RENT

WEST VILLAGE EXPANSION Durham, North Carolina Photography by Marc Lamkin Photography, Etowah, North Carolina

#### DESIGN TEAM

ARCHITECT / DESIGNER – JDavis Architects PLLC, Raleigh, North Carolina

BUILDER – Barnhill Contracting, Raleigh, North Carolina INTERIOR DESIGNER - Architectsk PLLC, Raleigh, North Carolina

DEVELOPER – Blue Devil Ventures, Durham, North Carolina LAND PLANNER – Lappas Havener, Durham, North Carolina







# PLATINUM AWARD -COMMUNITY FACILITY

# SUNDIAL HOUSE Highlands Ranch, Colorado Photography by Eric Lucero, Highlands Ranch, Colorado

## DESIGN TEAM

ARCHITECT / DESIGNER – Woodley Architectural Group, Inc., Highlands Ranch, Colorado BUILDER – Shea Homes, Greenwood Village, Colorado INTERIOR DESIGNER & MERCHANDISER -Design Lines, Greenwood Village, Colorado

# DESIGN REVUE: Platinum Award - Community Facility

The community center sits on the edge of a natural preserve and still offers striking views of an urban downtown. **Incorporating Native American** and Early Settler influences of the historic site, the concept integrates an abstract of both a Kiva form and an iconic windmill located on a hilltop nearby. An active sundial is the centerpiece of an entry courtyard, paying tribute to the past by recalling the most basic form of time-telling. The structure incorporates sustainability and energy efficient features. Warm contemporary materials invite you in while the dramatic form of the building peaks your senses.

## GOLD AWARD - COMMUNITY FACILITY

5 EAST ATLANTA Atlanta, Georgia Photography by Ryan Rizzo, Atlanta Georgia

#### DESIGN TEAM ARCHITECT / DESIGNER – JH&P Architects, Dallas, Texas BUILDER – Pollack Partners, Atlanta, Georgia INTERIOR DESIGNER – Beasley & Henley Interior Design, Winter Park, Florida DEVELOPER - Pollack Partners, Atlanta, Georgia INTERIOR MERCHANDISER - Beasley & Henley Interior Design, Winter Park, Florida

#### GOLD AWARD - COMMUNITY FACILITY

Leonard Florence Center for Living Chelsea, Massachusetts Photography by Robert Benson Photography, Hartford, Connecticut

#### DESIGN TEAM

ARCHITECT / DESIGNER – DiMella Shaffer, Boston Massachusetts BUILDER – Erland Construction, Burlington, Massachusetts INTERIOR DESIGNER - DiMella Shaffer, Boston Massachusetts





# **Community Facility**

# PLATINUM AWARD -COMMUNITY

ROSS BRIDGE Hoover, Alabama Photography by Terry Allen, Athens, Georgia

DESIGN TEAM ARCHITECT / DESIGNER – Looney, Ricks, Kiss Architects, Memphis, Tennessee BUILDER – Master Planned Community with Multiple Builders DEVELOPER – Daniel Corporation, Birmingham, Alabama & USS Real Estate, Fairfield, Alabama LAND PLANNER – Environmental Design Studio, Inc., Birmingham, Alabama





GOLD AWARD - COMMUNITY

ASPEN RIDGE ESTATES Shelton, Connecticut Photography by SGM Photography, New York, New York

DESIGN TEAM ARCHITECT / DESIGNER – Mingolello & Haves Architects P.C., Shelton, Connecticut BUILDER – John Paul Development, Shelton, Connecticut DEVELOPER - John Paul Development, Shelton, Connecticut LAND PLANNER – James Swift, Shelton, Connecticut

# DESIGN REVUE: Platinum Award Community

Ross Bridge reflects the latest design trends in Traditional Neighborhood Design (TND), and aptly demonstrates that coastal areas and the big cities of the Northeast are no longer the only domain for TND and mixed-use communities. It has taken the decades-old "planned unit development resort community" concept and infused it with the latest in traditional neighborhood development design, creating a walkable community with a unique sense of place and a vibrant community spirit.

# Community



# PLATINUM AWARD - URBAN SMART GROWTH

THE UPTOWN APARTMENTS Oakland, California Photography by Doug Johnson, Danville, California

DESIGN TEAM ARCHITECT / DESIGNER – McLarand Vasquez Emsiek & Partners, Inc., Irvine, California BUILDER – Obayashi Corporation, Danville, California DEVELOPER – Forest City Residential Development, San Francisco, California LAND PLANNER - McLarand Vasquez Emsiek & Partners, Inc., Irvine, California

# DESIGN REVUE: Platinum Award - Urban Smart Growth

Located just blocks from the heart of downtown Oakland, the Uptown Oakland development represents a classic infill, urban renewal project. The site was a former collection of underutilized parking lots. This area of Oakland has been economically distressed for some time, and the Uptown Oakland project has been pivotal in spurring the economic renaissance of the northern central business district. Uptown Oakland hits on "all cylinders" for meeting the criteria for Smart Growth urban development by providing for infill development, affordable housing, economic development and access to public transit.

GOLD AWARD - URBAN SMART GROWTH SOUTHGATE – AVENUES & ELEMENT Tallahassee, Florida Photography by Abby Caroline Mims, Moultrie, Georgia

#### DESIGN TEAM

ARCHITECT / DESIGNER - Design Reese, Atlanta, Georgia BUILDER – Cox Shepp, Atlanta, Georgia INTERIOR DESIGNER - Design Reese, Atlanta, Georgia DEVELOPER – Chance Partners, LLC, Sandy Springs, Georgia LAND PLANNER - Design Reese, Atlanta, Georgia INTERIOR MERCHANDISER - Chance Partners, LLC, Sandy Springs, Georgia

GOLD AWARD - URBAN SMART GROWTH ROCKPORT SQUARE Lakewood, Ohio Photography by Triad Advertising, Cuyahoga Falls, Ohio

DESIGN TEAM ARCHITECT & PLANNER -RSA Architects, Chagrin Falls, Ohio BUILDER - Forest City Land Group, Cleveland, Ohio DEVELOPER – Forest City Land Group, Cleveland, Ohio





# Smart Growth

# PLATINUM AWARD -SUBURBAN SMART GROWTH

## DAYBREAK

Salt Lake City, Utah Photography by Ed Rosenberger, Eric Ostling, Cameron Jackson

# DESIGN TEAM ARCHITECT / DESIGNER -Multiple Firms BUILDER - Multiple Companies DEVELOPER – Kennecott Land, South Jordan, Utah LAND PLANNER - Multiple Firms





GOLD AWARD - RURAL/EXURBAN SMART GROWTH SUMMERHOUSE COTTAGES AT THE PINEHILLS Plymouth, Massachusetts

Photography by Eric Roth Photography, Topsfield, Massachusetts & Midcoast Studio, Troy, Michigan

DESIGN TEAM ARCHITECT / DESIGNER – Forest Studio, Laguna Beach, Calif. &

Yarosh Associates, Mashpee, MA & Whitman Homes, Canton, MA

BUILDER – MacKenzie Brothers, Mashpee, MA & Whitman Homes, Canton, MA DEVELOPER – Pinehills LLC, Plymouth, MA LAND PLANNER – Ken Moore, Plymouth, MA

# DESIGN REVUE: Platinum Award - Suburban Smart Growth

Located in the southwest corner of the compact and urbanized Salt Lake Valley, the master planned community of Daybreak exemplifies the possibilities of Smart Growth development at the suburban edge. Daybreak represents a "City within a City," with the intent of accommodating a great deal of growth in the rapidly developing Salt Lake City metropolitan area in a responsible, environmentally friendly manner. Meticulous attention and planning was given to accommodate a variety of housing types and mix of uses as well as providing for plentiful recreational areas.

# **Smart Growth**

