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WINNERS BOOK



The Gold Nugget Awards continues its 51 year legacy of excellence born in 1963 – and consistently sustained by innovation, imagination and vitality of entrants from United States and all International countries. Determined from nearly 600 entries, this year's Merit and Grand Award winners can be justly proud of their honors.

We salute them, thank them for their steadfast support of Gold Nugget in our 6th decade as we continue to recognize those who improve our communities through exceptional concepts in design, planning and development. For more information on the Gold Nugget Awards and this year's winners visit us online at www.goldnuggetawards.com.

2014 Gold Nugget Judges



Left to Right: Tom Doucette, Boyce Thompson, David Baker, Amy Albert, Bob White, Phil Kean

Amy Albert

Design Editor for BUILDER
Editor in Chief for CUSTOM HOME
Washington, D.C.

David Baker, FAIA, LEED AP

Principal
David Baker Architects
San Francisco, CA

Tom Doucette

President
Doucette Homes, Inc.
Tucson, Arizona

Phil Kean

Principal
Phil Kean Design Group
Winter Park, FL

Boyce Thompson

Author of "The New, New Home"

Bob White

Principal
Forest Studio
Laguna Beach, CA



Judges Statement: The site of Laurel Mews—where a car dealership once stood—could have ended up as stacked flats or townhomes. Instead, the design team embraced context full-on, taking cues from historic, nostalgic Los Gatos.

The streets of Laurel Mews are inspired by cobblestoned lanes in Great Britain, giving this Silicon Valley site to a more human and inviting purpose and scale. The exteriors of these finely made homes take their cues from the past, too, built in the fine tradition of California Arts & Crafts shingle style. Details like brick patios, stonework, board and batten overhangs, white painted trim and rafters underscore that historic feeling. Detached garages, spacious porches, and generously sized windows add to a feel that's fresh yet looks to the past.

The interiors of the 3100 square-foot home is as contemporary as the facades are historic, with an open kitchen, amply-sized island, adjacent family room, and sunny sitting room. A full basement features a bar, bath and media room, and the second floor plan includes a laundry room that has generous cabinetry and a craft corner.

Built-ins such as reading nook and a custom-style vanity in the master suite make this production home feel anything but mass-produced. The thoughtful use of tight lots and efficient floor plans make this community “an inspiring example of smart density,” said the judges. “Both home and site plan are completely of their place, yet they could be plunked down anywhere from Massachusetts to Minnesota and still look appropriate,” they concluded.

Grand Award

Laurel Mews

Los Gatos, CA

Builder/Developer/Planner: Robson Homes

Architect/Designer: Angeleno Architects

Interior Design: CDC Designs

Landplanner: Design Focus International



Residential Project of the Year - Detached



Judges Statement: *This community made up of 9 modern homes uniquely designed to address the way their inhabitants want to live.*

The façades of each home feature smooth stucco finish, with specifically selected elements covered in stone for accent. Adding to the effect, each exterior is complimented by a fitting variety of modern door and window expressions, including corner windows and expansive, sliding/folding glass doors.

Complementing the exterior, a modern touch has also be given to the interior details such as glass stair rails, smooth-textured wall and floor finishes, streamlined cabinetry, decorative light fixtures and recessed task lighting and sliding glass wall systems. The open, minimalistic layout in the floor plan designs is fitting for the modern style. The absence of partitions between the primary living spaces allows for free movement of light, patterns, finishes and the occupants.

Grand Award

Playa Vista

Playa Vista, CA

Builder: KB Home/TriPointe Homes/
Brookfield Residential

Developer: Brookfield Residential

Architect: Bassenian Lagoni Architects / Robert
Hidey Architects

Interior Design: Pacific Dimensions Inc/Triomphe
Design/Yolanda Landrum Interior Design



Award of Merit Winners

Arterro La Costa

Carlsbad, CA

Builder/Developer: Davidson Communities

Architect: R Douglas Mansfield, Inc.

Land Planner: Hunsaker & Associates

Interior Design: Design Line Interiors

Laurel Mews

Los Gatos, CA

Builder/Developer/Planner: Robson Homes

Architect: Angeleno Associates

Interior Design: CDC Designs

Landplanner: Design Focus International

Pavilion Park

Irvine, CA

Builder/Developer: FivePoint Communities

Land Planner: Hunsaker & Associates



The judges chose to 2 projects with the honor of Attached Project of the Year. Both provided thoughtful design solutions their unique environments.

Judges Statement: *Three townhomes built at 24 units to the acre sit at the nexus of Logan Circle, Shaw and 14th Street, three of Washington's most vibrantly revitalized historic neighborhoods. Dating back to the late 1800s, Naylor Court is one of the District's last remaining equestrian alleys. Three replicas of a horse stable were built in an enclave of four-story stable homes with tucked-away garage parking. Elevations achieve the look of a 19th century urban stable with heavy brick detailing, functional barn doors and gates, horse height windows and hayloft doors & pulleys. But modern needs are answered, too, in these homes that target affluent young buyers and empty nesters who are city-bound. There are large windows, classic molding details, and luxuriously appointed kitchens and baths. For resident parking, the design team created an interior, gated motor court.*

Built with preservation in mind, Naylor Court is that rare thing: new construction that's knit seamlessly into its century-old surroundings. "This sends an important message," said the judges, noting that carriage house and stable-type buildings possess an appealing scale that's ripe for being replicated in blighted urban areas and in new communities, too.

Grand Awards

Naylor Court Stable

Washington, DC

Builder/Developer: OPaL, LLC

Architect/Designer: GPS Designs

Land Planner: CAS Engineering

Interior Design: P Four





Photographer: Mitch Shenker Studio

Judges Statement: Transforming a vacated auto showroom into a sustainable, 8-story, multifamily development at the confluence of San Francisco's most vibrant neighborhoods.

Featuring a 30,000sf Whole Foods Market and 81 luxury rental condominiums, With 13 unique floor plans to support a highly diverse marketplace, optimize building efficiency and respond to the site's unique geometry. Residential units have open plans providing spatial flexibility. Spectacular views connect residents to the city while the landscaped courtyard, communal fire pits and commons room are designed to strengthen community interaction.

Tracking LEED Gold and providing quality housing, community serving retail and a new "urban parklet", providing a catalyst in the revitalization of the neighborhood.

Grand Awards

38 Dolores St.

San Francisco, California

Builder: Webcor

Developer: Prado Group, Inc.

Developer: Sarofim Realty Advisors

Developer: Felson Companies

Architect/Interiors: BAR Architects

Collaborating Architect: William McDonough & Partners

LandPlanner: (Landscape Architects) April Philips Design Works

Award of Merit

Crescent Village

San Jose, CA

Builder: Western National

Developer: Irvine Company Apartment Communities

Architect/Planner: MVE & Partners, Inc.

Interior Design: Austin Johnson Interior Design, Inc.

1266 Ninth Avenue

San Francisco, CA

Builder: Johnstone Moyer, Inc.

Developer: The Prado Group, Inc.

Architect/Planner/Interiors: Christiani Johnson Architects, Inc

474 Natoma

San Francisco, CA

Builder: Nibbi Brothers Construction

Developer: BRIDGE Housing Corp.

Lead Architect: Leddy Maytum Stacy Architects

Construction Architect: Saida + Sullivan Design Partners

Best Special Use Project



Photographer: Michael Cabezas – City of Oxnard Public Works Department



Judges Statement: *This is more than a Water Purification Project. With a modern but industrial aesthetic, this facility offers sustainability and state of the art treatment technology. When you add the educational aspect and the visitor friendly features of this facility, you have a community amenity that is highly appealing to all of its audiences.*

Grand Award

City of Oxnard - Advanced Water Purification Facility and Demonstration Wetlands Oxnard, CA

Builder: McCarthy Building Companies Inc

Developer: City of Oxnard

Architect/Planner/Interiors: MAINSTREET ARCHITECTS + PLANNERS, INC/ Kestrel Consulting Inc.

Award of Merit

Tehaleh

Pierce County, WA

Newland Communities

Builder: Rushforth Construction Co., Inc

Architect: AECOM Inc.

Land Planner: Communita Design

Interior Design: Pompei A.D.

NOAA Southwest Fisheries Science Center

La Jolla, CA

Builder: Rudolph & Sletten

Architect: Gould Evans

Associate Architect/Interior Design: Delawie

MEP/Prime Consultant: Gibbens Drake Scott

Structural Engineer: Transystems Corporation

Civil Engineer: RBF Consulting

Specifications/Laboratory Consultant/

Security Consultant/Sustainability

Consultant: HDR Architecture

Life Support Systems Consultant: MWH

Americas

Landscape Architect: Wimmer Yamada

Vegetated Roofs Consultant: Jeffrey L. Bruce

& Company

Cost Analysis Consultant: Campbell-Anderson

& Associates

Commissioning Consultant and Agent:

Facility Dynamics Engineering

Rossmoor Event Center

Walnut Creek, CA

Builder/Developer: Golden Rain Foundation

Architect/Planner/Interiors: Dahlin Group

Architecture Planning

Terrain Swim Club

Castle Rock, CO

Developer: Starwood Land Ventures, LLC

Architect/Interiors: Woodley Architectural

Group, Inc.

Land Planner: Norris Design (Landscape Architect)



Photographer: Eckert and Eckert Photography

Judges Statement: *The new home of a cutting-edge leader in the design, engineering and production of carbon fiber products and components, this space demanded an equally innovative design.*

The space is visually anchored to the project site by an airy two-story office and engineering component, with workspaces designed to promote collaboration and innovation. Natural daylight floods the office interior as full-height windows provide panoramic views of adjacent forests and the Columbia River basin. A monumental stair forms the circulation core of the space, while also illustrating the strength and durability of carbon fiber through the cantilevered carbon fiber stair treads, manufactured on-site at the facility. This is the first use of carbon fiber for this application that we are aware of.

Due to the unique conditions required to manufacture custom high-quality carbon fiber, the manufacturing area needed to maintain a temperature difference of ten degrees from one end to the other, with a constant and even gradation between the two extremes, all without any major divisions of the space. This needed to be accomplished while still creating a manufacturing floor that received natural daylight and ventilation. The resulting space is a more comfortable and enjoyable environment for visitors and employees.

Grand Award

Innovative Composite Engineering

White Salmon, WA

Builder: Design Structures

Developer: Innovative Composite Engineering

Architect: Scott Edwards Architecture

Award of Merit

Ivanhoe Office

La Jolla, CA

Builder: Dempsey-Legacy Construction

Developer/Owner: HAV Capital

Architect/Interiors: LPA, Inc.

Landscape: MAK Design, Landscape Architecture

Whole Foods Plaza

Fremont, CA

Builder/Developer/Planner: Robson Homes

Architect: Field Paoli Architects and Studio Gee Architects

Interior Design: Blend/Whole Foods Market

Men's Wearhouse New York Flagship

New York, NY

Builder: TriStar Construction Corp.

Developer/Interiors: Men's Wearhouse

Architect/Interiors: MBH Architects

Grand Award

The Epiphany Hotel

Palo Alto, CA

Builder: Elliott Management

Developer: AG-JDVP Casa Olga LP

Architect/Planner: Steinberg Architects

Interior Design: McCartan

Judges Statement: *This transformation of a tired and dilapidated 8-story apartment building into a dramatic downtown boutique hotel is remarkable. From the dramatic new roof canopy that frames the façade, to the unique use of progressive materials, to the way this new design brings life to the street... this building hits all the marks. Day or night, this new hotel brings drama and style to downtown Palo Alto. Congratulations to the entire team!*



Photographer: Bernard Andre

AWARD OF MERIT

M Street Arts Complex

Fresno, CA

Builder/Developer/Architect/Planner/Interiors: Granville Homes

University Town Center

La Jolla, CA

Builder/Developer: Westfield, LLC

Architect/Planner: Architects Orange

Starbucks at Downtown Disney

Anaheim, CA

Developer: Starbucks Coffee Company

Architect/Planner: Architects Orange

Ada's Technical Books and Café

Seattle, WA

Builder: Model Remodel

Architect: Board and Vellum



Photographer: Lawrence Anderson Photography

Judges Statement: For the firm's first full-fledged presence in Silicon Valley, the project team strived to create a unique, culture-inspired workplace — a vision that went beyond the company's standards and pushed their workplace design forward. However, a balance needed to be met between a scrappy, start-up feel and a more conventional aesthetic that reflected the company's established market position. The design team worked with leadership during face-to-face design charrettes to coalesce behind a refined, industrial appearance.

Accented by colorful and outdoor-inspired materials, their new Silicon Valley outpost complements the company's lively culture and mobile workforce. The free-flowing space is connected by the racetrack-themed corridors — complete with push-pedal go-karts that circulate energy throughout the interior. Supporting the activity-based spaces are task-driven furnishings — height-adjustable desks, movable seating pods, and a portable bar — that provide unlimited opportunities to suit their employees' needs. Opportunities for recreation and down-time were carefully integrated for a seamless experience between work and play. With this animated and fluid environment, the new workplace holistically supports their talented engineers in driving new technologies forward.

Grand Award

GoDaddy

Sunnyvale, CA

Builder: GCI General Contractors

Architect/Interiors: DES Architects + Engineers

AWARD OF MERIT

SurveyMonkey

Palo Alto, CA

Builder: W. L. Butler Construction, Inc.

Developer: SurveyMonkey

Architect: TMDA

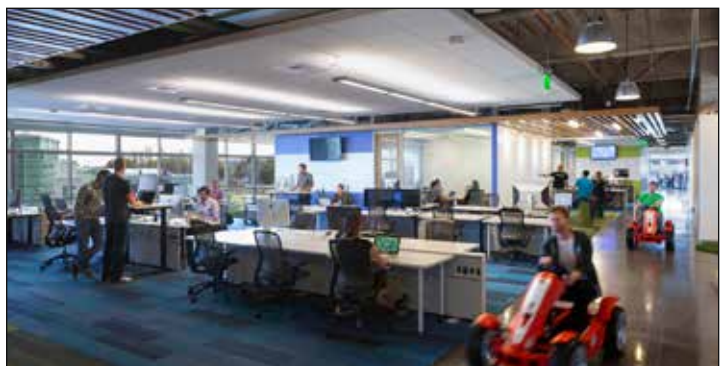
Citrix TI

Santa Clara, CA

Builder: W. L. Butler Construction, Inc.

Developer: Citrix Systems, Inc.

Architect: ArcTec, Inc.





Judges Statement: *This LEED Gold project stems from the desire to create a building that reflects the environmental sensibilities of the campus. A laboratory is foremost a functional platform for hosting the science curriculum. The relationship between labs, support spaces and common areas link the design together. Demystifying the sciences is the great equalizer and will ultimately raise the quality of education. This necessitates that the building invite the student to explore, igniting a passion for science. Discovery is about the moments in between; between classes, between colleagues. Providing opportunities for interaction ensures that education goes beyond the walls of the classroom. Sustainable strategies reflect the scientific curriculum, and environmentally responsive building design concepts are integrated into the course of study.*

Grand Award

New Life Sciences Building, Irvine Valley College

Irvine, CA

Builder: SJ Amoroso Construction

Architect/Interiors: Dougherty + Dougherty Architects, LLP

Award of Merit

San Mateo Performing Arts Center (at San Mateo High School)

San Mateo, CA

Builder: Cahill Contractors, Inc.

Developer: San Mateo Union High School District

Architect/Interiors: Quattrocchi Kwok Architects

LandPlanner: BKF Engineers, Surveyors,
Planners

UC Irvine Gavin Herbert Eye Institute

Irvine, CA

Builder: Hathaway Dinwiddie

Architect/Interiors: DES Architects + Engineers

Ernest S. McBride, Senior High School

Long Beach, CA

Builder: Hensel Phelps Construction Co.

Developer/Owner: Long Beach Unified School
District

Architect/Planner/Interiors: LPA, Inc.

Los Angeles City College Student Union

Los Angeles, CA

Builder: S.J. Amoroso Construction Co.

Developer: Los Angeles Community College

Architect/Interiors: Harley Ellis Devereaux



Best Custom Home under 4,000 sq. ft.



Photographer: Jim Brady Architectural Photography

Judges Statement: This 2,700 sq. ft. LEED Platinum house was built for a family of educators and their children to live out an “eco-conscious lifestyle”. In addition, the home was used to promote social awareness in their community of San Diego, while also being open to the public through LEED “green tours”. The judges praise their commitment to “clean living”, while also producing a wonderfully designed contemporary home that is a welcomed neighbor in it’s established community. Cheers to your efforts for bringing an awareness of responsibility and a quality of design bundled in one terrific package!

Grand Award

Clean Living: A LEED Platinum Custom Home

La Jolla, CA

Builder: Hill Construction Company

Architect/Interiors: domusstudio architecture

Award of Merit

Austin Cabin

Martis Camp, Truckee CA

Builder: Greenwood Homes

Architect: Walton Architecture and Design

Interior Design: High Camp Home

Marine Lair

La Jolla, CA

Builder: Hill Construction Company

Architect: Matrix Design Studio

Interior Design: Matrix Design Studio

Sinbad Creek Residence

Sunol, CA

Builder: K. Daniel Kenny & Company

Architect: Swatt | Miers Architects

Landscape Architect: Huettl Landscape
Architecture

Interior Design: Jorie Clark Design

Saverna Park Breeze

Saverna Park, MD

Builder/Developer/Planner: Blu Homes

Architect/Designer: Paul Tierman for Blu Homes

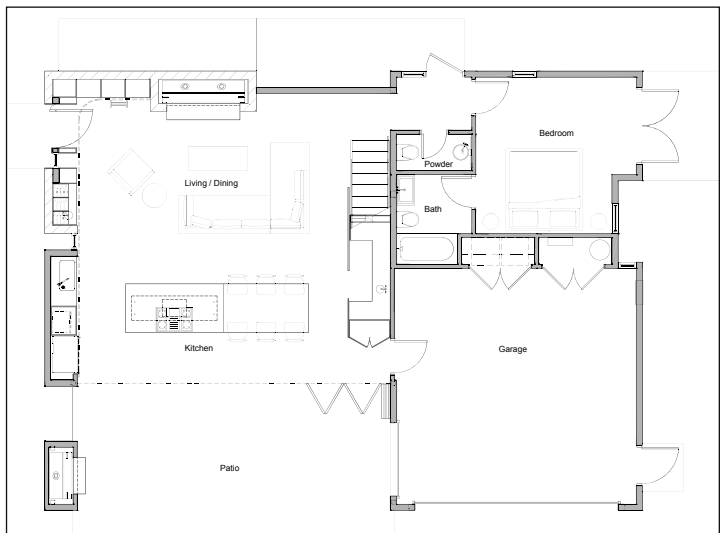
Diamond

Newport Beach, CA.

Builder/Developer: Spinnaker Development

Architect: Brandon Architects, Inc.

Interior Design: Details a Design Firm



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



Photographer: Mark Boisclair Photography



Judges Statement: *This contemporary home delivers a new approach to the "Desert Modern" style in the context of an established neighborhood in the Arizona desert. The judges admired the simple material palette, and the articulated massing of solid and void. The open floor plan and connection to the rear garden and pool make for an indoor/ outdoor experience that enhances the homes 5,900 square feet. We agree the design team accomplished the client's goal to create a home where they "don't need to leave town when it's time to take a vacation". Our hats off to the team!*

Beautiful resort-like design and execution. The indoor/outdoor design weaves the water features into a lovely custom home. The luxurious floor plan captures hidden surprises and spaces both inside and out. The warm modern styling and interiors help keep the house livable.

Grand Award

Bali Inspired

Scottsdale, AZ

Builder: Calvis Wyant Luxury Homes, Inc.

Architect: Gary Wyant, Calvis Wyant Luxury Homes, Inc.

Interior Design: DeCesare Design Group

Award of Merit

Reflections

Palm Desert, CA

Builder: Powers Construction

Architect /Planner/Interiors: Patel Architecture Inc.

Desert Modern

Southern California

Builder: Sedona Homes

Architect/Interiors: South Coast Architects, Inc.

Landscape Architect: SJA Inc.

The New American Home 2014

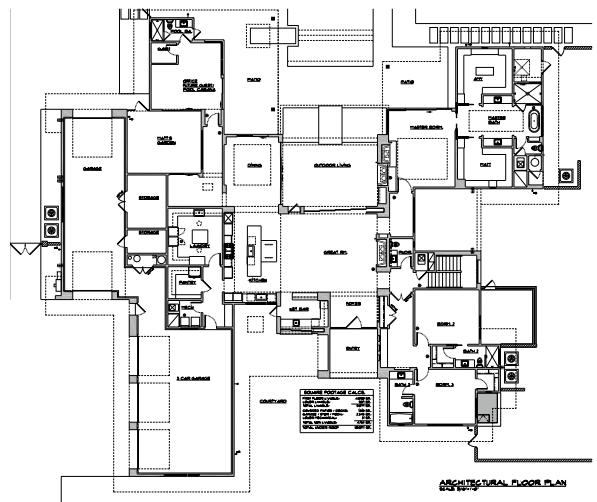
Las Vegas, NV

Builder/Developer: Element Building Co.

Architect/Planner: Jeffrey Berkus Architects

Interior Design: Marc-Michaels Interior Design, Inc.

Energy Consultant: Two Trails Inc.



Galatea

Corona Del Mar, CA.

Builder/Developer: Spinnaker Development

Architect: Brandon Architects, Inc.

Interior Design: Details a Design Firm

Best Custom Home over 8,000 sq. ft.



Photographer: Russell Abraham Photography

The Judges chose to honor 2 homes with grand award honors. Both homes offered unique solutions as different scale and square footage.

Judges Statement: Bring on the “Modern Family”! The judges admired this 9,023 sq. ft. home for the way it embraces “family”, while maintaining a restraint and simplicity that delivers a sophisticated design environment. The kids being raised in this Northern California home are forever infused for a life of design!

The crisp white modern design fits beautifully on the site, capturing broad layered views and privacy. The larger expanses of floor to ceiling glass helps bring the outside gardens in. The house has a wonderful sculptural element that hints of international style from the 30’s and 40’s. The floor plan frames outside views and has an elegant control of space organization.

Grand Awards

ARA Residence

Atherton, CA

Builder: Redhorse Constructors

Architect: Swatt | Miers Architects

Landscape Architect: SWA Group

Interior Design: Jorie Clark Design, Connie Wong



Best Custom Home over 8,000 sq. ft.



Photographer: Erhard Pfeiffer



Judges Statement: A 21st Century home filled with all the modern conveniences, wrapped in a skin that tips its hat to the classic homes of 1920's Beverly Hills. Although this is a very large home at 15,000 square feet, the judges agreed that the sense of scale and proportion captured the essence of this picturesque "Mediterranean-Revival" style and delivered a home that blurs the lines between old and new. The authentic approach to materials, architectural detailing, and craftsmanship further enhanced its traditional roots. Well done!

The large 15,000 plus square foot home has a surprisingly wonderful intimate scale. The new custom home pays homage to the classic grand hotels and homes of Beverly Hills, both in proportions and details. The grand plan is perfect in its setting and captures a formal yet comfortable balance. The outside space and loggia is a beautifully proportional and inviting space to relax with friends and family.

Grand Awards

Turner Residence

Los Angeles, CA

Builder: Tyler Development Group

Architect: Landry Design Group, Inc.

Interior Design: Nancy Whaley Design

Award of Merit

Willoughby Way

Aspen, CO

Builder: Hansen Construction

Architect/Planner: Charles Cunniffe Architects

Interior Design: Pembroke & Ives

ARA Residence

Atherton, CA

Builder: Redhorse Constructors

Architect: Swatt | Miers Architects

Landscape Architect: SWA Group

Interior Design: Jorie Clark Design, Connie Wong

Brady-Bündchen Residence

Los Angeles, CA

Builder: Tyler Development Group

Architect: Landry Design Group, Inc.

Interior Design: Joan Behnke & Assoc.

Desert Modern | Art Collectors'

Abode

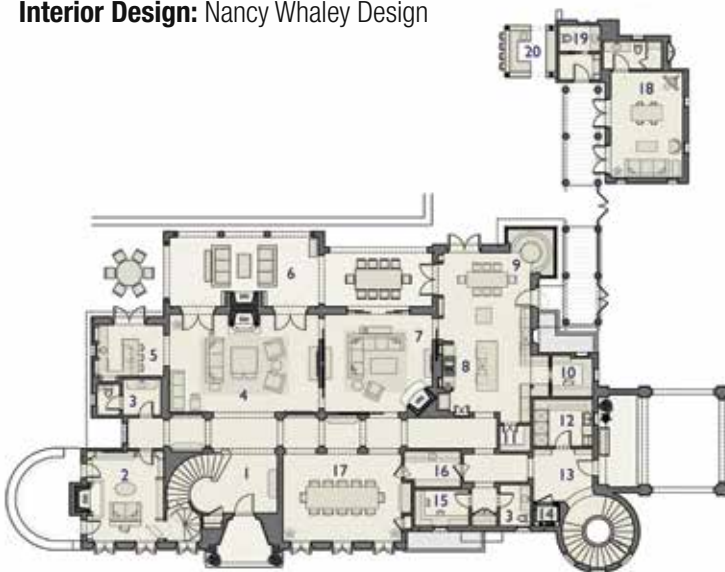
Scottsdale, AZ

Builder: Shannon Construction

Developer: Dennis Wojtanowski

Architect: Drewett Works

Interior Design: Janet Bilotti Interiors, Inc.





Judges Statement: *Such great vision for a small package! At only 2,600 sq ft. Influences of Schindler and Neutra are channeled to this rocky ocean-front property in a way that the judges were inspired. Simplicity, quality of light, shelter from the elements, and drama...were all captured in this terrific design. The judges also praised the quality of the graphic content, and the way this "on the boards" submittal conveyed the goals and strengths of the design. Great work!*

Grand Award

Sandcastle Residence

Los Osos, CA

Architect: Anders Lasater Architects

Award of Merit

K2 Ranch

Aspen, CO

Builder: Structural Associates

Architect/Planner/Interiors: Charles Cuniffe Architects

Seal Cove Residence

Isle Au Haut, ME

Builder: B.K. Burgess Building Contractor

Architect: N:Wood Design



Ridge House

Los Angeles, CA

Architect: Landry Design Group, Inc.

Interior Design: The Wiseman Group Interior Design, Inc.

4 Soaring Bird Court

Las Vegas, NV

Builder/Developer/Architect/Planner/Interiors: Blue Heron

Best Renovated or Restored Project



The judges chose to honor 2 dual grand awards in the category. Each serves completely different needs and markets.

Grand Awards

Ace Hotel

Los Angeles, CA

Builder: Benchmark Contractors

Developer: co-developer GDS Development, LLC, co-developer Blvd Hospitality

Architect: Killefer Flammang Architects (Executive Architects), GREC Architects (Design Architects)

Judges Statement: *The “culturally curious and creative” have found a new environment to thrive in this fantastic renovation and restoration of a 1927 jewel. The whole team has embraced the magic of this Spanish Gothic building and given it a new life and spirit for it’s next chapter as a downtown boutique hotel... while embracing the complexity and compliance of The Secretary of Interior Standards for sensitive renovation. The judges felt this project will undoubtedly inspire those shaping the “new downtown” to take notice and follow suit... Congratulations!*

Award of Merit

Sea Level Residence

Malibu, CA

Architect/Interiors: Landry Design Group, Inc.

Dunbar Village

Los Angeles, CA

Builder: ICON Builders/ Westport Construction

Developer: Thomas Safran & Associates

Architect: Withee Malcolm Architects

Interior Design: Wendy Weiner

Structure Lofts

Bankers Hill, San Diego, CA

Builder: R & R Construction

Developer: Hammer Ventures/Balboa Phase I, LLC

Architect/Interiors: H2 | Hawkins + Hawkins Architects, Inc.

2130 Post Street

San Francisco, CA

Builder: Cannon Constructors

Developer: Prado Group, Inc.

Architect/Interiors: BAR Architects



Photographer: Jim Simmons Photography

Before



Best Renovated or Restored Project



Photographer: John Bare Photograph

Judges Statement: *The judges had the highest praise for the ambition behind this inspiring project. To take 15 dilapidated but historically significant homes, and turn them into safe and sustainable affordable housing is reason to celebrate. The authentic detailing and color palette follow the criteria of The Secretary of Interior Standards, while their contributions to the neighborhood bring vitality, charm, and character to enhance this quality of place. Congratulations on your efforts and commitment!*

Grand Awards

Triada Village

Santa Ana, CA

Builder: Portrait Homes, Inc.

Developer: The Related Companies of California

Architect/Designer: James Gartner Associates

Landscape Architect: Site Design Studio



Before

Best Mixed Use Project



Photographer: Rein van Rijnhoven Photographer: Open Homes Photography



Judges Statement: *The judges felt this small mixed use project was an example with great transferability to many markets. The small site with a neighborhood commercial flavor provides an opportunity to add some residential geared to urban professionals looking for transportation links, sustainability, and clean attractive design. Visually appealing and well implemented.*

Grand Award

1266 Ninth Avenue

San Francisco, CA

Builder: Johnstone Moyer, Inc.

Developer: The Prado Group, Inc.

Architect/Planner/Interiors: Christiani Johnson Architects, Inc.

Award of Merit

Lincoln Quonset

Santa Monica, CA

Builder: Frymer Development, Inc.

Developer: NMS Properties, Inc.

Architect: Killefer Flammang Architects

The Huxley

West Hollywood, CA

Builder: White Residential

Developer: Essex/Monarch Group

Architect/Planner: Newman Garrison + Partners

Interior Design: Zauner Manhattan Design

Crescent Village

San Jose, CA

Builder: Western National

Developer: Irvine Company Apartment Communities

Architect/Planner: MVE & Partners, Inc.

Interior Design: Austin Johnson Interior Design, Inc.

222 Hennepin

Minneapolis, MN

Builder: Ryan Companies US, Inc.

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

Architect/Planner: Design Architect - Humphreys & Partners Architects, L.P.

Architect: Architect of Record – Ryan A&E

Interior Design: BKV Group



Best On-the Boards Mixed Use Project



Judges Statement: *This unfussy, straightforward development is a great example of active urban infill. The sensible-yet-playful design cues off the Space Needle without being overly thematic and creates a defined place that is also a continuation of the surrounding active uses.*

Ringed with active elevations, this midrise urban housing has great density and very appealing and flexible common spaces, like the wonderful green roof deck with a freestanding pavilion topped with an energetic butterfly roof.

Grand Award

The Astro Apartments

Seattle, WA

Builder: SRMQA, LLC

Developer: SRM Development

Architect: Runberg Architecture Group

Land Planner: Karen Kiest Landscape Architects

Interior design: NAC Architecture



Award of Merit

G12

Los Angeles, CA

Builder: Bernards

Developer: The Wolff Company

Architect: TCA

Landscape: LRM

Avalon West Hollywood

Los Angeles, CA

Builder/Developer: AvalonBay Construction

Architect/Planner: MVE & Partners, Inc.

Interior Design: Mr. Important Design

The Waverly

Foster City, CA

Builder/Developer: Thompson Dorfman Partners, LLC

Architect/Planner: Steinberg Architects

Interior Design: Styles Interiors

Walnut Creek Transit Village, Parcels II & III

Walnut Creek, CA

Developer: BRE Properties, Inc.

Architect/Planner: Steinberg Architects

Lofts on Landis

Chula Vista, CA

Builder: Wermers General Contractors

Developer: Wakeland Housing & Development Corporation

Architect/Planner/Interiors: Rodriguez Associates Architects & Planners, Inc.



Judges Statement: *This project contributes to its community. Focused on providing affordable options for residents, the design incorporates subtle techniques of focusing on the residential character of the development. The addition of support services and pedestrian gathering spots ensures that the surrounding neighbors find this as an attractive addition to their community. Very well done.*

Grand Award

Triada

Santa Ana, CA

Builder/Developer: Related Companies of California

Architect/Planner: William Hezmalhalch Architects, Inc.

Award of Merit

Birch Hills

Brea, CA

Builder: Portrait Homes

Developer: Jamboree Housing Corporation

Architect: KTG Group, Inc.

Interior Design: CDC Designs

Vista Crest & Parkside Place

Sylmar, CA

Builder: Portrait Homes, Inc.

Developer: The Related Companies of California

Architect/Designer: Quatro Design Group

Landscape Architect: Site Design Studio

Interior Designer: Mannigan Design, Inc.

Coral Mountain Apartments

La Quinta, CA

Builder: Optimus Construction

Developer: Coral Mountain Apartments, LP

Architect/Interiors: Prest Vuksic Architects
Primus Building Solutions

Valley Oaks

Sonoma, CA

Builder: Segue Construction Company

Developer: Satellite Affordable Housing Associates (SAHA)

Architect: McCamant and Durrett Architects

LandPlanner: City of Sonoma

Interior Design: Interior Dimensions

Affordable Home Prototypes

Los Angeles, CA

Builder: Dreyfuss Construction

Developer: Restore Neighborhoods Los Angeles (RNLA)

Architect/Interiors: Lehrer Architects



Photographer: Keith Baker

Judges Statement: *This is a very good design that successfully complements and completes the first phase of this development without overshadowing the beautiful historic structures.*

The new construction is very straightforward, a dignified addition that steps town toward the existing buildings, framing the historic renovation. The new façade integrates with the overall development yet stands on its own architecturally.

There are very nice interiors in the historic building that retain the details and historic fabric of the construction. The new units are crisp and light-filled, with great views. The result is a unique multigenerational, mixed-use campus.

Grand Award

Terraza Palmera at St. Joseph's

Oakland, CA

Builder: James E. Roberts-Obayashi Corporation

Developer: BRIDGE Housing Corporation

Architect/Interiors: Van Meter Williams Pollack

Award of Merit

Maple Park

Live Oak, CA

Builder: Sunseri Construction

Developer: Regional Housing Authority of Sutter and Nevada Counties in collaboration with Community Housing Improvement Program (CHIP)

Architect/Planner/Interiors: Mogavero Notestine Associates

El Monte Veteran's Village

El Monte, CA

Builder: Alpha Construction

Developer: Mercy Housing

Architect/Interiors: TCA

636 El Camino

South San Francisco, CA

Builder: Devcon Construction

Developer: MidPen Housing

Architect: BAR Architects

Land Planner: (landscape architect) The Guzzardo Partnership

Interior Design: Studio DDM

Jack Capon Villa

Alameda, CA

Builder: Seque Construction

Co-Developer: Satellite Affordable Housing Associates (SAHA)

Co-Developer: Housing Consortium of the East Bay

Architect: Van Meter Williams Pollack LLP

Interior Design: HKIT Architects

Grand Award

474 Natoma

San Francisco, CA

Builder: Nibbi Brothers Construction

Developer: BRIDGE Housing Corp.

Lead Architect: Leddy Maytum Stacy Architects

Construction Architect: Saida + Sullivan Design Partners

Judges Statement: *San Francisco remains one of the least affordable housing markets in the country; it's a city where working families and seniors are routinely priced out. 474 Natoma provides apartment homes with monthly rents affordable to families earning 40 to 60% of the Area Median Income (\$42,200-\$63,300 for a household of four). The project provides 60 affordable households in San Francisco proper, in the form of studios, and one-, two-, and three- bedroom apartments. The judges praised the project's amenities, interiors, and public spaces as "light-filled" and "dignified."*

On a site scarred by the 1989 Loma Prieta earthquake, 474 Natoma is the newest addition to San Francisco's South of Market revitalization. On a small lot between two alleys, the property's front and rear buildings share a common two-level lobby and through-block passageway linked to a central courtyard. At the top floor, a landscaped terrace and a community garden provide additional sunny and secure outdoor areas with city views.

The nine-story building design incorporates sustainable building strategies to achieve the equivalent of GreenPoint Rated certification, and it includes a public artwork installation on the exterior along the length of the elevator shaft. The development aims to act as a catalyst for neighborhood revitalization along the 6th Street corridor.

Award of Merit

Villas at Gower

Hollywood, CA

Builder: Alpha Construction

Developer: A Community of Friends and PATH Ventures

Architect: Killefer Flammang Architects

Rene Cazenave Apartments

San Francisco, CA

Builder: Cahill Contractors

Co-Developers: Community Housing Partnership / BRIDGE Housing Corp

Architect: Leddy Maytum Stacy Architects

Construction Architect: Saida + Sullivan Design Partners

New Genesis

Los Angeles, CA

Builder: GB Construction, Inc.

Developer: Skid Row Housing Trust

Architect: Killefer Flammang Architects

Western Apartments

Los Angeles, CA

Builder: Westport Construction, Inc.

Developer: Preservation Partners

Architect/Planner: Withee Malcolm Architects



Photographer: Bruce Damonte



Photographer: Bob Narod Photography

The judges chose 2 grand honorees within the category.

Judges Statement: *Kudos to the builder/design team on a job well done. Creating all new construction replicas of a horse stable from the 1800's in our Nation's capitol.*

THE HOMES: To adhere to the historic nature of the alley, it was important the homes seamlessly blend in with their surroundings. Therefore the elevations take on the look of an urban stable with heavy brick detailing, functional barn doors and gates, horse height windows and hayloft doors & pulleys. For resident parking we've created an interior, gated motor court to access each home's carriage house, also designed to resemble actual carriage homes found on the alley.

Grand Awards

Naylor Court Stable

Washington, DC

Builder/Developer: OPaL, LLC

Architect: GPS Designs

Land Planner: CAS Engineering

Interior Design: P Four

Award of Merit

Frame & Focus

San Diego, CA

Builder/Developer: Shea Homes

Architect: Woodley Architectural Group, Inc.

Interior Design: CDC Designs

Interior Design: Ami Samuel Interiors

Ambassador Gardens - Lot 16

Pasadena, CA

Builder/Developer: City Ventures LLC

Architect/Planner: William Hezmalhalch Architects, Inc.

Interior Design: CDC Designs

Portico at Greengate

Plymouth, MA

Builder/Developer: The Green Company

Architect: Bassenian Lagoni

Land Planner: VHB

Interior Design: Yolanda Landrum

Best Multi-Family Housing Project — under 18 du/acre



Photographer: Eric Figge Photography



Judges Statement: *This Attached condo project, with staggered windows that ensure privacy, they include, green courts of pedestrian paseos leading to understated front entry.*

Innovation begins with the tiny footprint of 38' by 33' but still 4 bedrooms. Each unit at the rear has a 15' deep yard. Each unit is assigned guest parking spaces, with the rear unit having a 2 car driveway. This project exemplifies the modern movement of the 1930's with floor to ceiling windows throughout where ceilings flow to the outside, for ceiling to ground continuity. A 3rd floor bonus room has retracting doors, creating a seamless indoor/outdoor relationship to a covered roof deck, all with distant views of the ocean and the horizon. Tile roof expression at the rear because it abuts an adjacent neighborhood, and should transition appropriately. Train tracks at the rear require a 15' setback. This project is a tribute to the long history of the Aerospace industrial influence in Los Angeles and hearkens back to the 1930s modern character with the architectural influence being Irving Gill, Rudolph Schindler, Gilbert Stanley Underwood, and the Spanish Deco style of Morgan styles Clement.

Grand Awards

The Terraces

Hawthorne, CA

Builder/Developer: William Lyon Homes, Inc.

Architect: Angeleno Associates

Land Planner: Urban Arena

Interior Design: Meridian Interiors



Best Multifamily Housing Project - 18-30 du/acre



Photographer: Michael McNamara, Eric Staudenmaier

Judges Statement: *This project made use of the City of Los Angeles's new Small Lot Ordinance to create townhomes in a desirable enclave of Hollywood. Though the infill project fell under the Ordinance's single family home rubric, an impressive 24.6 units per acre was achieved with a simple site plan of three rows of homes.*

To activate both sides of the building and make for a friendlier street-front, middle row townhomes have entries and garages on alternating sides. Targeted to young urban buyers, these modern elevations offer a combination of textural interest and simplicity, featuring smooth stucco and horizontal siding, full height windows, and slatted sunscreens on the west-facing façade.

The units feature attached 2-car garages, ground level flex spaces, open living areas, and kitchens with oversized islands. Nicely-sized bedrooms include en-suite baths. Large roof decks provide outdoor gathering spaces with fireplaces and views to the Hollywood hills and downtown LA.

Grand Award

Row 3

Los Angeles, CA

Builder/Developer: Intracorp

Architect/Planner: Lim Chang Rohling & Associates

Interior Design: Meridian Interiors

Award of Merit

Villas at ICIS

Glendale, CA

Builder/Developer: Alliance Residential

Architect: TCA Architects

Interior Design: H Hendy

Manhattans at Central Park

Irvine, CA

Builder/Developer/Planner: Lennar Homes

Architect: KTG Group, Inc.

Interior Design: Ambrosia Interior Design, Inc.

Velocity at PACE

Milpitas, CA

Builder/Developer: Trumark Homes

Architect/Planner: KTG Group, Inc.

Interior Design: CDC Designs

Lucent

San Diego, CA

Builder/Planner: Shea Homes

Architect: Woodley Architectural Group, Inc.

Interior Design: Design Line Interiors

Best Multifamily Housing Project - 30-60 du/acre



Photographer: AG Photography



Judges Statement: *This is a large scale project brought down to scale by creation of five distinct neighborhoods. The right amount of diverse architecture, an inviting public face, pedestrian and open space serving the internal needs of the community while adding to the public's access for needed improvements make this multi-family community a success in the judge's eyes. Large scale but feels walkable and inviting.*

Grand Awards

Crescent Village

San Jose, CA

Builder: Western National

Developer: Irvine Company Apartment Communities

Architect/Planner: MVE & Partners, Inc.

Interior Design: Austin Johnson Interior Design, Inc.

Award of Merit

Domain San Diego

San Diego, CA

Builder: Cobalt Construction

Developer: Wood Partners

Architect: TCA Architects

Interior Design: Catalina Design Group

Park Landing

Buena Park, CA

Builder: SBI Builders

Developer: Jamboree Housing Corporation

Architect: Newman Garrison + Partners

Interior Design: Faulkner Design Group

Hanover Brewers Hill

Baltimore, MD

Builder/Developer: The Hanover Company

Architect/Designer: Design Collective, Inc.

Interior Design: Kathy Andrews Interiors

Broadstone Camelback

Phoenix, AZ

Builder/Developer: Alliance Residential Company

Architect: ORB Architecture

Land Planner: Collaborative V Design Studio

Interior Design: Christy & Company Architecture LLC





Photographer: Mitch Shenker Studio

Judges' Statement: While the cityscape is dotted with cranes, San Francisco can barely keep up with the increased demand in for convenient, dynamic urban housing. This project starts to fill the bill. It sits on a prominent corner of the historic Market Street at the nexus of several neighborhoods and is extremely convenient to a range of public transit. The ground level is an active-streets success story, with a vibrant market, parklet, and outdoor seating that serve the residents of the above housing as well as denizens of the surrounding neighborhood. The dense and efficient housing replaces a disused auto showroom and brings life to the corner. The wide range of unit types and sizes makes for a diverse population. The project features a wide range of complementary sustainable initiatives that are important to the city and appeal to socially responsible renters, with the added flourish of a rooftop butterfly habitat. The materials palette is refined, reflecting the texture and warmth of adjacent historic buildings.

Grand Award

38 Dolores St.

San Francisco, CA

Builder: Webcor

Developer: Prado Group, Inc.

Developer: Sarofim Realty Advisors

Developer: Felson Companies

Architect/Interiors: BAR Architects

Collaborating Architect: William McDonough & Partners

LandPlanner: (Landscape Architects) April Philips Design Works

Award of Merit

77H

Washington, DC

Builder: Clark Builders Group

Developer: JBG Rosenfeld Retail

Architect/Designer: Mushinsky Voelzk and Associates and The Preston Partnership

Interior Design: The Preston Partnership

Venn Apartments

San Francisco, CA

Builder: James E. Roberts Obayashi Corporation

Developer: MacFarlane Partners

Architect: Christiani Johnson Architects, Inc.

Interior Design: Degen & Degen

etta

San Francisco, CA

Builder: Belfour Beatty Construction

Developer: Gerding Edlen Development

Architect: Christiani Johnson Architects, Inc.

Interior Design: Sutter Interior Design

Ariel

San Diego, CA

Builder: Swinerton Builders

Developer: Ariel Suites, LP

Architect/Planner/Interiors: AVR Studio

Stack House

Seattle, WA

Builder: Exxel Pacific

Developer: Vulcan Real Estate

Architect: Runberg Architecture Group

Land Planner: The Berger Partnership

Interior Design: Two 9 Design

Best Campus Housing Project



Photographer: Bruce Glass Photography



Judges Statement: *WOW, what a pool. The project feels like a resort more than student housing. The 9,400 sq. ft. club house, shopping, fire pits, volley ball courts and grilling stations help to create a package that is much more than a dorm. The building takes in football stadium views and has a dedicated tailgate area. The apartments are spacious and well appointed. This is a well-deserved winner.*

Grand Award

25Twenty

Lubbock, TX

Builder: Construction Enterprises, Inc.

Developer: Asset Plus Companies

Architect/Planner: Meeks + Partners

Interior Design: Kathy Andrews Interiors

Award of Merit

The District on Apache

Tempe, AZ

Builder: CEI (Construction Enterprises, Inc.)

Developer: Residential Housing Development

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

Interior Design: SpectrumDesign

Sterling Highlander

Riverside, CA

Builder: The Dinerstein Companies

Developer: Sterling University Housing

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

Interior Design: Studio Bespoke



Best On the Boards Multi-Family Community - under 100 Du/Acre



Photographer: Taylor Architectural Photography

Judges Statement: Love the connection to the water. The design artfully mixes retail, residential and water. A great framed view corridors through the building to the marina. The gateway element is a show stopper. The thoughtful use of materials integrate the design into a warm modern jewel.

The project's design inspiration is based on a maritime theme, influenced by waterfront "boathouse" structures. The rustic nature of the boathouse has been re-interpreted in a sophisticated application utilizing the warmth of wood siding with the permanence of a stone base, gently sloping roof forms and glass to invoke a place-making aesthetic that feels very much a part of the marina. Large corner windows and open rail balconies further help to blur the line between indoor and outdoor space.

The 10.4 acre site will be developed as a 585 unit mixed-use apartment project configured in 6 separate buildings. Each building contains a lobby on the promenade with an elevator as well as a 2,000 square foot club house and a 600 square foot amenity space such as a bike shop or dog wash. Some buildings will also have either have roof top deck or garden. The property will also feature pool areas, fireplace structures, monument walls, trellises, plazas and promenades for resident's enjoyment.

Grand Award

AMLI MDR

Marina del Rey, CA

Developer: AMLI Residential

Architect/Designer: TCA Architects

Landscape: MJS Design Group

Interior Design: H. Hendy Associates

Award of Merit

Tularosa

Los Angeles, CA

Builder/Developer: P. Joseph Development

Architect/Planner: Newman Garrison + Partners

Interior Design: NG + P Interiors Studio

Playa Vista Stage II

Playa Vista, CA

Builder: Austin Commercial

Developer: Phoenix Property Company

Architect/Planner: Newman Garrison + Partners

Interior Design: Wong Interiors

Cabrillo Gateway

Long Beach, CA

Builder: Walton Construction Services

Developer: Century Villages at Cabrillo

Architect/Interiors: PSL Architects

Redwood Classics

Redwood City, CA

Builder/Developer: Classic Communities

Architect/Planner: Dahlin Group Architecture Planning

Grand Award

One Light

Kansas City, MO

Builder: J. E. Dunn Construction

Developer: The Cordish Companies/Kushner Companies

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

Judges Statement: *The plans for the tallest residential tower ever built from scratch in the heart of downtown Kansas City call for a 25-story, 315-unit apartment building at 13th and Walnut Streets in the Kansas City Power & Light District. It will be the first all-new residential high-rise downtown and the tallest downtown building since the 17-story H&R Block headquarters opened in 2006.*

One Light will have efficiency, one- and two-bedroom apartments ranging from 593 to 1,379 sq. ft., and the tower will include 28,000 square feet of amenities including an outdoor rooftop pool, fitness center, demonstration kitchen, library, a theater room and a fourth-level social space. Parking will be in the adjoining garage. The first level of the tower will have 20-foot ceilings and include a lobby and a leasing office. The second through fourth levels would have apartments on the south and east sides and storage units on the west, where it abuts the parking garage. Above that level, residential floors will have 9 foot ceilings until the top floor, where grander penthouse units are planned.

Award of Merit

The Pierce

San Jose, California

Builder: Clark Builders Group

Architect/Planner/Interiors: Steinberg Architects

Walnut Creek Transit Village, Parcels II & III

Walnut Creek, California

Developer: BRE Properties, Inc.

Architect/Planner: Steinberg Architects

Solo District

Burnaby, BC Canada

Builder/Developer: Appia Developments

Architect/Planner: Chris Dikeakos Architects Inc

Interior Design: Cristina Oberti

1818 Church

Nashville, TN

Developer: Giarratana Nashville LLC

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





Photographer: Panic Studio LA

Judges Statement: *Designed for senior citizens (55+) at income levels between 30% - 50% of AMI, and ideally situated one block from the Metro Red Line Hollywood/Western station, this transitoriented, mixed-use development provides 120 units of senior affordable housing and 6,000 SF of retail space. The design challenge was to mediate between the urban scale of the boulevard and the medium density residential neighborhood. The design takes cues from its location in Hollywood; a colorfully tiled tower marks the street corner and acts as a beacon. The faceted glazing of the tower continues along the retail storefronts for an engaging pedestrian experience. A sidewalk level terrace on Garfield Place provides a secure and semi-public place to sit and chat with passersby. The courtyard configuration includes a circuit path and provides for a tranquil departure away from the bustle of Hollywood. The project provides a vibrant home to about 180 senior citizens. The many amenities include: a lushly planted courtyard, view deck with BBQ, community room, library, billiard room, gym and art studio with daily exercise and arts programming. The design and programming encourage a creative and healthy aging by providing arts, wellness, lifelong learning, and community building. Certified LEED for Homes Platinum.*

The Judges chose to honor 2 communities with awards.

One for low income seniors in an urban setting, the other for needed senior housing within a suburban setting.

Grand Awards

Metro at Hollywood

Hollywood, CA

Builder: Cobalt Construction Company

Developer: Meta Housing Corporation

Architect: PSL Architects

Interior Design: Aylin Inel Interiors, Inc.





Judges Statement: *This new community integrates three types of housing, single-family homes, senior condominiums, and cottages. This is a fresh way to do apartments and urban-style living: High density and high comfort. This is a very livable development—I would love to throw a party at that outdoor kitchen and patio! There are very nice 3-bedroom flats with the comfort of a single family home but enjoying the social integration and shared amenities of dense living.*

The details and finishes are great and give a sense of opulence, even for the low-income senior housing. I especially like the cedar shingles. The common areas are very welcoming and festive, and the surrounding gardens are peaceful. Another bonus is the access to pedestrian and bike paths to encourage healthy trips to downtown.

Grand Awards

Terraces at Rose Lane

Larkspur, CA

Builder/Developer: The New Home Company

Architect/Planner: Dahlin Group Architecture
Planning

Interior Design: Meridian Interiors

Award of Merit

The Palace at Coral Gables

Coral Gables, FL

Builder: Coastal Construction

Developer: The Palace Group

Architect: Fullerton Group

Interior Design: Howard De Armas Group

Linda Vista Phase 1

Los Angeles, CA

Builder: AMCAL Builders

Developer: AMCAL Multi-Housing, Inc.

Architect: Killefer Flammang Architects

Land Planner: QES, Inc.

Interior Design: Ver Designs

Bungalows at Gavilan

Rancho Mission Viejo, CA

Builder/Developer: Standard Pacific Homes

Architect: William Hezmalhalch Architects, Inc.

Land Planner: Rancho Mission Viejo, LLC

Interior Design: Pacific Dimensions

Perris Station Senior Apartments

Perris, CA

Builder/Developer: Highridge Costa Housing
Partners, LLC

Architect/Planner: KTGy Group, Inc.

Interior Design: Parisi Portfolio





Judges Statement: *This affordable senior housing development on a city-owned property in Pasadena, California. The project's concept involves creating affordable, safe, high quality and welcoming senior housing that contextually blends into the existing neighborhood and addresses the needs of seniors and the community in the following ways:*

The design creates a pedestrian and community friendly development that pays homage to the transitional context of the neighborhood through its use of the Contemporary Pluralist style.

The site and building concept involves creation of attractive landscaped outdoor spaces of different scales for both casual and organized social gathering

The design incorporates two separate multipurpose rooms that can be used for community gathering, civic meetings, arts and sustainable education

The site concept provides opportunity to integrate the residential and future retail into one cohesive development.

Through a series of intensive community meetings, the design team worked closely with stakeholders to collect their input, in order to ensure that the development fit in well with the surrounding neighborhood. As a result of these meetings, courtyard housing, the Contemporary Pluralist architecture style, and the incorporation of local art all became integral parts of the final site and building concept.

Grand Award

Heritage Square

Pasadena, CA

Developer: BRIDGE Housing

Architect: Steinberg Architects

Land Planner: EPT Design

Award of Merit

Palo Alto Commons

Palo Alto, CA

Builder: Vance Brown Builders, Inc.

Developer: R&M Properties

Architect/Interiors: Steinberg Architects

Land Planner: The Guzzardo Partnership, Inc.

Best Community Site Plan



Judges Statement: This ambitious development embraces dense living and New Urbanist principles. It's a very nice urban design with well composed and livable streets. Twenty years ago, these 1500-plus units of housing would have taken up 15 times the land and resources. This very high density is very gratifying and will be successful as people realize they can have varied, high quality housing with a range of high-end amenities with less responsibility and less driving. It is a very comfortable and convenient arrangement and will foster community and prevent people from living in isolation. The five neighborhoods successfully create individual senses of place and identity and the presence of the park is invaluable to the residents and a gift to the neighborhood at large.

Grand Awards

Crescent Village

San Jose, CA

Builder: Western National

Developer: Irvine Company Apartment Communities

Architect/Planner: MVE & Partners, Inc.

Interior Design: Austin Johnson Interior Design, Inc.

Award of Merit

Pavilion Park

Irvine, CA

Developer: FivePoint Communities

Land Planner: Hunsaker & Associates

Villa Metro

Valencia, CA

Builder/Developer: The New Home Company

Architect/Planner: Robert Hidey Architects

Interior Design: Meridian Interiors

GreenHouse Apartments

Seattle, WA

Builder: Exxel Pacific

Developer: Mack Urban

Architect: Runberg Architecture Group

Land Planner: Hewitt Architects

Interior Design: Object and Space

East Garrison

East Garrison, CA

Builder: Benchmark Communities

Developer: Woodman Development

Architect: Jeffrey DeMure + Associates
Architects Planners, Inc. / Hunt Hale Jones Architects

The judges chose dual grand awards in the category. One for urban solution and one for suburban setting.

Grand Awards

The Cannery

Davis, CA

Builder/Developer: The New Home Company

Architect: Jeffrey Demure & Associates
(Neighborhood Design Guidelines, The Cannery Row Homes)

Architect: Robert Hidey Architects (The Park Homes and The University Flats)

Architect: Woodley Architectural Group (The Bungalow Alleys)

Architect: Lim Chang Rholing & Associates (The Cottages)

Architect: JZMK Partners (The Courts)

Architect: Dahlin Group (Cannery Village)

Land Planner: McErlane Associates (Land Planner)

Land Planner: SWA Group (Land Planner/
Landscape Architect)

Judges Statement: "A forward thinking idea that's very much of our time," the design of this mixed-use community that will offer 547 homes in a variety of product from 8 to 35 units per acre, including condos with elevators, row homes, and single-family houses with detached garage units. Universal design features will be standard,

The centerpiece of this mixed-use project is a farm to table living in the form of an a working urban farm. Cannery Farm will provide opportunities for a community-supported agriculture (CSA) program for the community's residents. Local restaurants, including those within The Cannery's 15-acre mixed-use area will be able to source local produce directly from the farm. Farmers are envisioned to be graduates of Yolo County's agricultural mentoring program, the California Farm Academy Program at the Center for Land-Based Learning.

Including bicycle and pedestrian amenities, parks and open spaces, restaurants, and an active mixed-use shopping area. To comply with the city of Davis's agricultural buffer requirements, the site plan incorporates a stormwater detention basin, habitat areas. Within the 150-foot agricultural buffer is a greenbelt, a bioswale, and a multi-use path.



Best On the Boards Site Plan



Judges Statement: With an impressive variety of new homes being completed in this planned community, the land plan consists of an ambitious, 100-acre Phase II addition. Located between the existing Phase I residential and office park, the plan consists of 2,800 residential units in an array of products and types.

The land strategy responds to the emerging economy by transforming current residential unit allocations into upscale rental neighborhoods. The plan makes use of available land for both small-lot single family detached homes and moderate-density luxury condominiums. It creates walkability and pedestrian visual interest by using a pedestrian-scale street grid and by connecting front stoops and building lobbies to tree-lined streets and paseos, linking residents to parks, recreation, and the village center. That center is intended as Playa's focal and will include an upscale grocery, movie theaters, boutiques, and restaurants and offices.

The judges applauded the plan's ambitiousness, cohesion, and clear intention for a knit-together neighborhood. One jury member who often drives past the site summed it up when he said, "Community is already happening here."

Grand Awards

Playa Vista Phase 2 Master Plan

Marina del Rey, CA

Developer: Playa Capital Company LLC/Brookfield Residential

Land Planner: MVE & Partners, Inc.

Award of Merit

McKinley Village

Sacramento, CA

Builder: The New Home Company

Architect: Woodley Architectural Group, Inc.

Land Planner: Wood Rodgers

Uptown Newport

Newport Beach, CA

Developer: Uptown Newport LP

Architect/Planner: MVE & Partners, Inc.

Oyut Bay

Ocean Shores, WA

Builder: Kendall Homes

Developer: Anastasiou Development, LLC

Designer/Planner: Qamar Town Planning Corp. / Structura Naturalis Inc.

Best Single Family Detached Home — under 2,000 sq. ft.



Photographer: Moss Photography/Ron Rusio Photography

Judges Statement: *California may be the home of indoor-outdoor living, but those seamless connections are in demand all over the country. The problem is that, all too often, the outdoor space gets crafted out of what square footage remains after the house is designed. This home takes the opposite approach: The courtyard took top priority. Here's it's positioned at the center of the plan so that it can bring light to the entire house—even the laundry room. Full use of the side yard--accomplished by deft use of easements, extends the courtyard the full length of the home, allowing for usable and sheltered yard space—not just leftover drainage corridors. The home's exterior design manages a balance of friendly and contemporary.*

The 1,994 sq. ft. house is located in Midtown, a neighborhood just 5 miles from downtown Denver that's connected by a regional trail system and soon, light rail. A former brownfield site, this 184-acre neighborhood is currently under construction and includes over 1,300 homes, community gardens, a dog park, a community center, and retail.

Grand Award

Midtown - Residence Two

Denver, CO

Builder/Developer: Brookfield Residential

Architect: DTJ DESIGN, Inc.

Land Planner: Norris Design

Interior Design: Linda Beutner Interiors

Award of Merit

Solaris Collection at Stapleton - The Speer Plan

Stapleton, Denver, CO

Builder/Interiors: New Town Builders

Developer/Planner: Forest City Stapleton

Architect/Designer: Arlo Braun & Associates

Interior Design: Linda Beutner Interiors

Artisan - Harlan Ranch - Marino

Clovis, CA

Builder/Developer: Wathan Castanos Hybrid Homes

Architect: Dahlin Group Architecture Planning

Designer of Record: Ron Pope & Associates

Land Planner: Giannetta Engineering

Interior Design: Wathan Castanos Hybrid Homes

The Reserve at Plaza Del Rio

Peoria, AZ

Builder/Developer: Maracay Homes

Architect: D33 Design & Planning Inc.

Interior Design: Studio Dwell

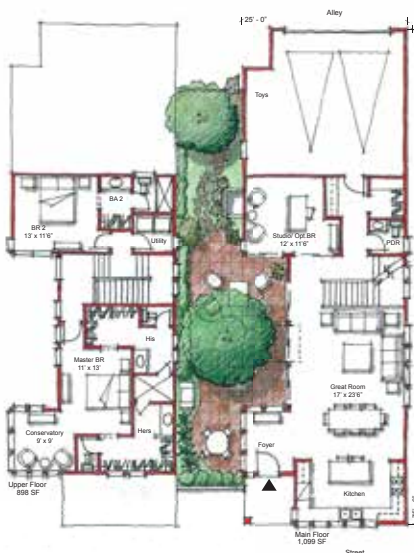
Midtown - Residence Four

Denver, CO

Builder: Brookfield Residential

Architect/Designer: WHA – William Hezmalhalch Architects, Inc.

Interior Design: Linda Beutner Interior Design



Best Single Family Detached Home — 2,000 to 2,499 sq. ft.



Grand Award

Woodson at Playa Vista

Playa Vista, CA

Builder: TRI Pointe Homes

Developer: Brookfield Residential

Architect: Bassenian Lagoni

Interior Design: Pacific Dimensions

Judges Statement: *The judges were impressed with this unique, well designed urban home. It lives bigger than its modest 2,119 square footage. It provide great connection to outdoor spaces, a fresh and clean elevation that bespeaks the design quality inside and out. This is small lot urban but this house does not give up the needs of its residents. Overall, a rich combination of design details.*

Award of Merit

Springhouse at Pavilion Park - Plan 3

Irvine, CA

Builder: Taylor Morrison

Developer: Five Point Communities

Architect: Danielian Assoc.

Interior Design: With-In Design

Momentum at PACE - Plan 2

Milpitas, CA

Builder/Developer: Trumark Homes

Architect/Planner: KTG Group, Inc.

Interior Design: Design Line Interiors

THE CAMBRIDGE, Heritage Collection at East Garrison

East Garrison, CA

Builder: Benchmark Communities

Developer: Woodman Development

Architect: Hunt Hale Jones Architects

Interior Design: Design Tec

The Meadows - Plan 1

Folsom, CA

Builder/Developer: The New Home Company

Architect: JZMK Partners

Interior Design: Meridian Interiors



Photographer: Applied Photography



First Floor



Second Floor



Third Floor

Best Single Family Detached Home — 2,500 to 2,999 sq. ft.



Photographer: George Gutenberg

Judges Statement: *The judges tip their hat to this ambitious developer for bringing modern living to market with value, affordability, and aesthetics in mind. We've all seen contemporary design in the custom home market, but to deliver this modern approach in a 66-lot community is to be admired. The modern sensibility, simplified palette, broad expanses of glass, and dedication to the vision of this community is to be praised...great job!*

The 2,708 sq. ft. symmetrical house has a central gallery and hallway which ends in a large open living, dining and kitchen. Wall-to-wall, 10'-0" tall floor-to-ceiling sliders open the home to the rear, pool and mountains. The composition of the residence is about balance and efficiency.

Grand Award

Alta Verde Coral Mountain

La Quinta, CA

Builder/Developer: Alta Verde Group

Architect/Designer: Poon Design Inc.

Interior Design: Interior Illusions



Award of Merit

Z.E.N. (Zero Energy Now) Collection at Stapleton - The HoriZEN Plan

Stapleton, Denver, CO

Builder/Interiors: New Town Builders

Developer/Planner: Forest City Stapleton

Architect: Arlo Braun & Associates

Interior Design: Linda Beutner Interiors

Vue Three

Denver, CO

Builder: The Infinity Home Collection

Architect: Woodley Architectural Group, Inc.

Interior Design: HRI Design

Garden House at Rose Lane -

Plan 6

Larkspur, CA

Builder/Developer: The New Home Company

Architect/Planner: Dahlin Group Architecture

Planning

Interior Design: Meridian Interiors

Asher at Playa Vista (Plan 3)

Playa Vista, CA

Builder/Developer: KB Home

Architect: Robert Hidey Architects

Interior Design: Triomphe Design

Sagewood at Pavilion Park - Plan 1

Irvine, CA

Builder/Developer: Shea Homes

Architect: KTG Group, Inc.

Land Planner: Site Scapes

Interior Design: CDC Designs

The Highlands at Baker Ranch - Plan 1

Lake Forest, CA

Builder/Developer: Toll Brothers

Architect/Planner: Bassenian Lagoni

Interior Design: Ryan Young Interiors

Best Single Family Detached Home — 3,000 to 3,499 sq. ft.



Photographer: Bernard Andre and Lauren Devan



Judges Statement: Inspired by English cobblestone mews lined with cottage homes, transformed a former car dealership into a single-family development, and restored the property to its historic use. Located on a major thoroughfare at a busy intersection, the project could have lent itself to townhomes or stacked flats, but the nostalgic character of Los Gatos inspired the design team to bring small-town living to the Silicon Valley with finely crafted single-family homes.

The 3,193 sq. ft. home exemplifies neighborhood living with its spacious brick porch looking onto a tree-lined street, brick driveway leading to a detached garage with loft above, and rear patio opening to the brick driveway. The neighborhood's welcoming feel flows into the house with the open kitchen and large island, sunny dining nook and family room, and full basement (with bar, bath and media room). The home also boasts formal areas for entertainment, including a sun-filled enclosed front porch with lowered ceiling. The second floor master bedroom has a reading corner and master bath featuring a furniture-like vanity and walk-in closet. Supplementing the kids' rooms, the laundry room has a craft corner, washing sink and generous cabinetry.

This home artfully interlaces traditional architecture with floorplans designed for a modern family.

Grand Award

Laurel Mews

Los Gatos, CA

Builder/Developer/Planner:

Robson Homes

Architect/Designer: Angeleno

Architects

Interior Design: CDC Designs

Landplanner: Design Focus
International

Award of Merit

Palo Verde at The Foothills - Plan 2

Carlsbad, CA

Builder: Brookfield Residential

Architects: Danielian Associates

Interior Design: Design Line Interiors

Avanti - Plan 4

San Ramon, CA

Builder/Developer: Toll Brothers, Inc.

Architect: Dahlin Group Architecture Planning

Land Planner: Ruggeri, Jensen, Azar & Associates

Interior Design: With-In-Design

Harmony - Plan 2

Irvine, CA

Builder/Developer: K. Hovnanian Homes

Architect: Dahlin Group Architecture Planning

Land Planner: Hunsaker & Associates

Interior Design: Ambrosia Interior Design



Best Single Family Detached Home — 3,500 to 3,999 sq. ft.



Photographer: Jeffery Aron Photography

Judges Statement: This 3,471 sq. ft. beautifully detailed modern home plan features custom detailed wrought iron stone and exterior lighting that is authentic to the styling. With 8 foot tall entry doors, this home features alley access to attached, oversized garages with store and convenient private guest parking space next to the garage. Standard side-yard with outdoor living room that opens to indoor area to extend living space. This open-concept floor plan designed with volume ceilings at select locations, including 10' first floor living spaces.

Grand Award

Trevion at Playa Vista - Plan 1

Playa Vista, CA

Builder/Developer: Brookfield Residential

Architect: Bassenian Lagoni

Interior Design: Yolanda Landrum Interior Design



Award of Merit

Alta Verde Monte Sereno

Palm Springs, CA

Builder/Developer: Alta Verde Group

Architect/Designer: Poon Design Inc.

Interior Design: Interior Illusions

La Cresta at Woodbury -

Plan 1

Irvine, California

Builder: Brookfield Residential

Architects: Danielian Associates

Interior Design: Design Tec, Inc.

Garden House at Rose Lane -

Plan 8

Larkspur, CA

Builder/Developer: The New Home Company

Architect/Planner: Dahlin Group Architecture
Planning

Interior Design: Meridian Interiors

Trevion at Playa Vista -

Plan 2

Playa Vista, CA

Builder: TRI Pointe Homes

Developer: Brookfield Residential Properties

Architect: Bassenian Lagoni

Interior Design: Pacific Dimensions

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



Photographer: William Wright Photography



Judges Statement: Creative blend of traditional and contemporary elements. This 5,268 sq. ft. luxurious home captures the beautiful views with a very livable floor plan. The generous Master Suite on the second floor takes advantage of the view while the first floor guest suite is perfect for aging parents of an adult child. The large family home takes advantage of the sloping site with a full entertainment lower level. Great job.

Grand Award

Belvedere

Bellevue, WA

Builder/Developer: Toll Brothers, Inc.

Architect: Dahlin Group Architecture Planning

Interior Design: Ryan Young Interiors



Award of Merit

La Cresta at Woodbury - Plan 3

Irvine, California

Builder: Brookfield Residential

Architect: Danielian Associates

Interior Design: Design Tec, Inc.

Artero La Costa

Carlsbad, CA

Builder/Developer: Davidson Communities

Architect: Hunsaker & Associates

Interior Design: Design Line Interiors

The Verandahs at Silverleaf

Scottsdale, AZ

Builder/Architect: Camelot Homes

Developer/Planner: DMB

Interior Design: Studio B

Cheval

Mint Hill, NC

Builder/Developer/Interiors: Classica Home

Architect: Bassenian Lagoni





Judges Statement: *We are beginning to see the nuts and bolts reality of Sustainability in the planning and implementation of new residential communities. From the landscaping and design program for open spaces, we can see the live program that combines housing solutions with recreational amenities that promote true sustainable solutions. Walking, biking, gardening, access to transportation, and neighborhood parks all play a role in enhancing the lifestyles of the neighborhood population. This trend will continue and this project sets a standard.*

Grand Award

Pavilion Park

Irvine, California

Developer: FivePoint Communities

Land Planner: Hunsaker & Associates

Award of Merit

Residence 8 by Brookfield

Denver, CO

Builder/Developer: Brookfield Residential

Architect: KGA Studio Architects

Land Planner: Norris Design

Interior Design: Linda Beutner Associates

Energy Consultant: IBACOS

GreenHouse Apartments

Seattle, WA

Builder: Exxel Pacific

Developer: Mack Urban

Architect: Runberg Architecture Group

Land Planner: Hewitt Architects

Interior Design: Object and Space



Coral Mountain Apartments

La Quinta, CA

Builder: Optimus Construction

Developer: Coral Mountain Apartments, LP

Architect/Interiors: Prest Vuksic Architects

Stack House

Seattle, WA

Builder: Exxel Pacific

Developer: Vulcan Real Estate

Architect: Runberg Architecture Group

Land Planner: The Berger Partnership

Interior Design: Two 9 Design

Best Sustainable Commercial Project



Photographer: Costea Photography, Inc.



Judges Statement: *The judges applaud this delightful marriage of a gentle coastal climate and exciting design goals. The creation of a learning center that takes advantage of the natural setting and enhances it with fresh exciting ideas in design is laudable. On its way to LEED Gold certification, this classroom of sustainable features will inspire students for years to come.*

Grand Award

Coastline Community College, Newport Beach Campus

Newport Beach, CA

Developer: Coastline Community College District

Builder: CM-Multi Prime Delivery - Construction

Manager: CW Driver

Architect/Planner/Interiors: LPA, Inc.



Zero Net Energy Design



Photography: John Bare Photography

Judges Statement: *This project is a winner. It set out to accomplish some important goals and did the homework necessary to make it happen. The builder “bought in” to the process of careful methodical research in order to achieve Zero Net Energy not just on one house but all of the homes. They turned their design efforts and research into a real project that will serve as an example for many in the home building industry. The judges congratulate them for their vision and hard work.*

Grand Award

Bella Sol at Rosecrest

Herriman, UT

Builder/Developer/Planner/Interiors: Garbett Homes

Architect: KTGy Group, Inc.

Award of Merit

Z.E.N. (Zero Energy Now) Collection at Stapleton -

The ArtiZEN Plan

Stapleton, Denver, CO

Builder/Interiors: New Town Builders

Developer/Planner: Forest City Stapleton

Architect: Arlo Braun & Associates

Interior Design: Linda Beutner Interiors

Honda Smart Home

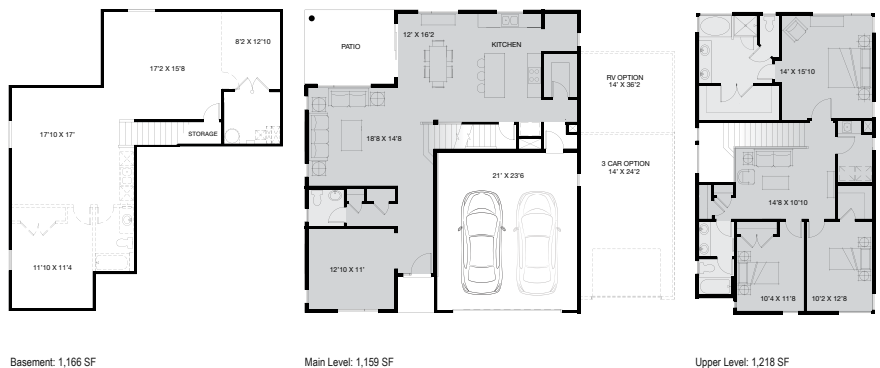
Davis, CA

Builder: Monley Cronin

Developer: American Honda Motor Company

Architect/Planner: Lim Chang Rohling & Associates

Interior Design: MAK Design Build





Community Statement: In June of 2009 the Dougy Center suffered the loss of its primary program and administration building, a historic home in a Portland neighborhood, to an arson fire. The remnants of the building were subsequently deconstructed and a new 14,800 square foot facility was built.

The new facility provides a safe harbor for individuals at their most vulnerable, allowing counselors to provide support in a comfortable and warm environment. The traditional architecture of the facility evokes the quintessential sense of hearth and home, while blending seamlessly into the existing residential neighborhood. That sense of familiarity and comfort is a theme that runs throughout the building. The Center even features a living/gathering space with adjacent kitchen for a home-like feeling.

Therapy spaces are also provided for children, teens, young adults and adults. Each age group's space is designed for their unique needs. The children's area has a central circular talking room for group discussions and is surrounded by a variety of spaces for activities including art, volcano room, music, role playing, theater, games, small motor skills area and an outdoor play area. The teens, young adults and adults each have designated space with a central talking room and activity spaces adjacent.

Grand Award

The Dougy Center

Portland, OR

Builder: Bremik Construction

Developer: The Dougy Center

Architect: Scott Edwards Architecture



Photography: Rivers of Recovery

Community Statement After returning from war, the vast majority of veterans struggle to regain ground, suffering from Post Traumatic Stress Disorder along with a host of other psychological injuries and ailments. In hopes of providing a safe place in which to recover, the program hosts a “science-based, experiential rehabilitation” retreat to refocus veterans through confidence-building exercises, therapy, outdoor excursions and fly-fishing. Located within a picturesque river valley, rests the refuge center for the rehabilitation program. Once located in Michigan, the barn’s original structure was moved—piece by piece—and then redesigned and repurposed for the unique needs of the program. Downstairs, an open floor plan offers flexibility to suit group activities, recreation, dining, therapy, and relaxation. Upstairs, a bunk room affords group members comfortable sleeping accommodations, a large bath, and a loft retreat. The repurposed barn with its wide-open floor plan and its stunning location makes the perfect sanctuary for veterans recovering from war-time trauma.

Grand Award

Rivers of Recovery

Salida, CO

Builder: Taylor Morrison

Architect: Woodley Architectural Group, Inc.

Award of Merit

Granville Home of Hope

Fresno, CA

Builder/Developer/Interiors: Granville Homes

Architect: Danielian

Land Planner: Gary G. Giannetta Civil Engineering

Pathways of Hope III

Fullerton, CA

Builder: Shea Homes

Developer: HomeAid Orange County, Inc.

Architect/Designer: David Viggiano / New Direction Home Designs

Land Planner: Ike Balmaseda

Interior Design: Furnishing Hope, Inc.

Rebuilding Together

Redwood City, CA

Builder: W. L. Butler Construction, Inc.

Developer: Rebuilding Together Peninsula

Dreams Happen

Palo Alto, CA

Builder: W. L. Butler Construction, Inc.

Developer: Rebuilding Together Peninsula

Architect: Focal Point Design

Bonnie’s Place

Mesa, AZ

Builder/Developer: Blandford Homes

Architect/Planner: D33 Design & Planning Inc.

Interior Design: Sunshine Acres



Community Statement: *This is a modest house made to blend into the beautiful Icelandic nature – designed for an easy lifestyle. Vacation home or all year round. Its simple eco-conscious design focuses on functionality and creates a healthy living environment for the family. The home integrates with the landscape and blends with the environment's "body". A conscious effort was made to use materials in their most organic form. It embraces history with forms found in traditional mud houses and the sod roof and walls form the solid building.*

The project reduces its impact on the natural ground by using natural materials in their most organic form. Concrete, wood, and glass unify to create the building. Large and expansive windows and openings are used in the living area to provide abundant natural light, and frame the beautiful landscape and enable a seamless connection with nature. Sustainable practice like using recycled materials such as rubber tires, are used on the kitchen wall.

The home is open and glass is used to make the nature fill into the house. The summers are filled with endless sun while the winters glow with the Northern Lights and the snow is so bright it lights up the endless darkness.

The judges chose to recognize this project with International Project honors as well as Grand Award honors in the category. The design team live and work in Los Angeles, CA but chose to return to their native Iceland to build this modest home design to blend into the landscape and promote healthy and eco-conscious family living.

Grand Award International Project of the Year

Big Little Rock
Iceland
Architect/Interiors: Minarc

Award of Merit

Black Pearl- Luxelake
Chengdu, China
Architect: Patel Architecture Inc.

Morohashi Project
Niigata, Japan
Builder/Developer/Interiors: Morohashi Home Builders
Architect/Planner: MARXS Design, LTD.

Villa Merchu
Malaysia
Builder: Juteran SDN BHD
Architect: Landry Design Group, Inc.
Landscape Architect: Inchscape
Interior Design: Design Wilkes Studio

Chamandy Residence

Mont-Tremblant, Canada
Builder: ENTREPRISES NORLAP INC.
Architect: Landry Design Group, Inc.

The Sanctuary Golf Estates

Shanghai, China
Builder/Developer: Shanghai Lanhai Real Estate Development Corp. /Kenneth Behring China
Architect/Planner/Interiors: Dahlin Group Architecture Planning



Community Statement: *In the Chinese mountainside, you are transported to a Spanish hill village. This opulent estate has a timeless elegance and glamour. The courtly sunken courtyard and landscaped gardens make a space for interesting encounters or peaceful reflection. The variety in building type and façade detail give a sense that the village evolved organically over time. A dramatic retreat from daily woes.*

Grand Awards

Shanglin Lake

Hangzhou, China

Builder: Zhejiang Leshan Engineering Construction Ltd. Co.

Developer: Zhejiang Shanglin Lake Real Estate Development Ltd. Co.

Architect/Planner: Bassenian Lagoni

Award of Merit

Oak Manor Changxing

Changxing, China

Builder: Hangzhou City Construction Development Group Co., Ltd.

Developer: Changxing Jinglong Real Estate Co., Ltd.

Architect/Planner: Dahlin Group Architecture Planning

Interior Design: Hangzhou Shimao Interior Design Co., Ltd.

Shanglin Lake

Hangzhou, China

Builder: Zhejiang Leshan Engineering Construction Ltd. Co.

Developer: Zhejiang Shanglin Lake Real Estate Development Ltd. Co.

Architect/Planner: Bassenian Lagoni

Yellow River

Zhengzhou, China

Builder: China Construction Seventh Engineering Co. LTD.

Developer: Zhengzhou Huanghe Great View Royal Garden Co. LTD.

Architect/Planner: Bassenian Lagoni

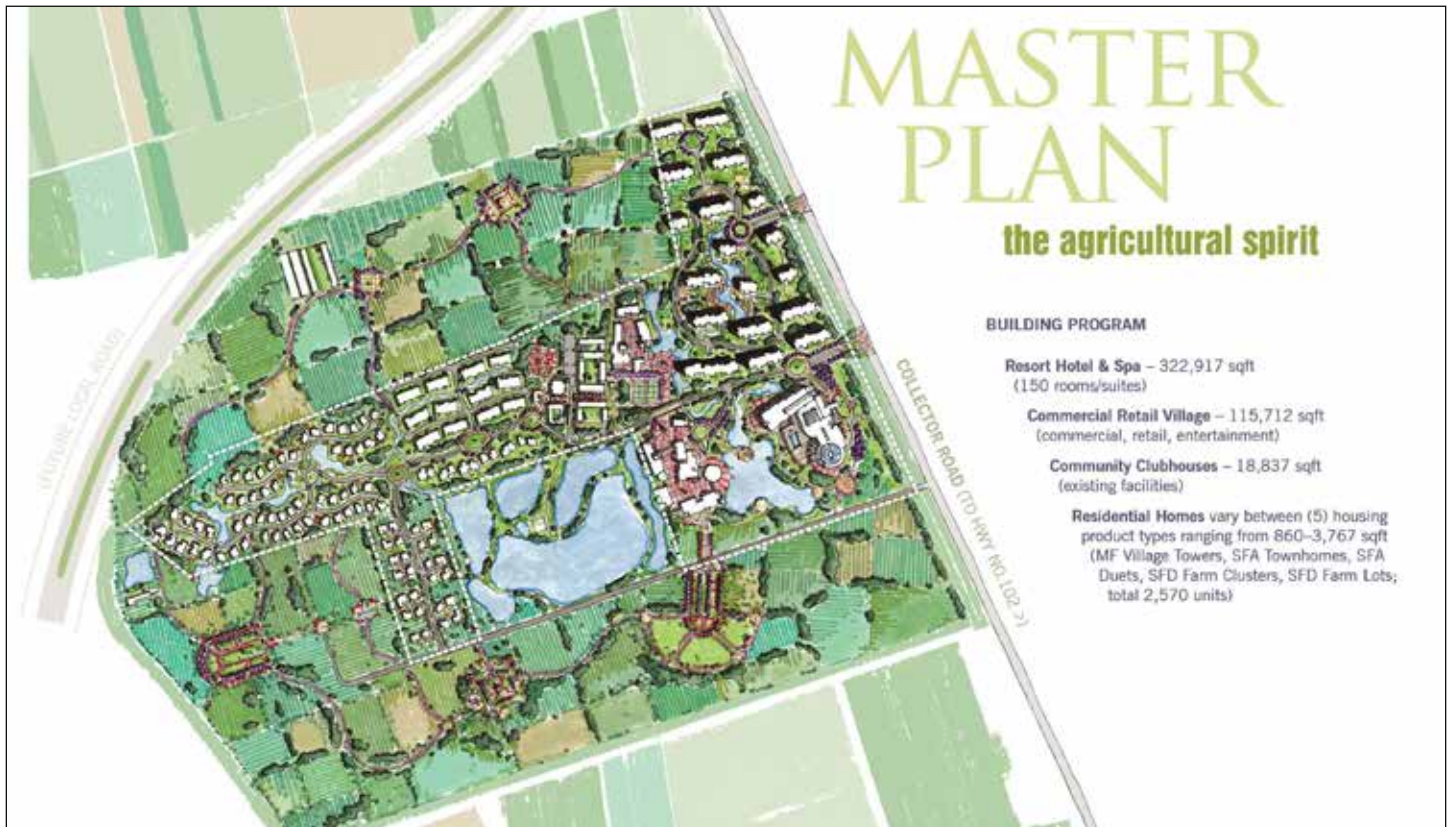
Interior Design: Shanghai Lang Xiang Decoration Design Co. Ltd./Henan Hong Industrial Co. Ltd.

Gemdale Shenzhen

Shenzhen, Guangdong, China

Builder/Developer: Gemdale Changsha

Architect/Planner/Interiors: Dahlin Group Architecture Planning



Community Statement: *This agriculture-themed housing development takes inspiration from the farm-to-table concept and embraces thoughtful approaches to sustainable design. The design emphasizes graciousness and a reconnection to China's agrarian past. The focus on nature will serve as a respite and also a constant reminder to people to connect with and steward the land.*

While all rather luxurious, the range of size of housing product will create living opportunities for a variety of residents.

Grand Award

Kuntai Ecological Garden

Langfang, Hebei, China

Developer: Langfang Jiaao Real Estate Co., Ltd.

Architect/Planner: Dahlin Group Architecture Planning

Award of Merit

Sun Kingdom

Chongqing, P.R. China

Builder/Developer: Chongqing Loncin Real Estate Group Co, Ltd

Architect: Woodley Architectural Group

Planner: Consilium Design

Moon Lake Resort

Sanya, Hainan

Builder/Developer: FAD

Architect/Planner: AWDA

MBR Dubai Estates

Dubai, UAE

Builder/Developer: Emaar Dubai

Architect/Planner: JZMK Partners



Photographer: Yijie Hu

Community Statement: Located in the Dongtan Wetlands, the 235-room Hyatt Regency Chongming hotel is located within a 45-minute drive from Pudong's Lujiazui Finance and Trade Zone. Adjacent to the hotel site will be a 72-hole golf course, polo field, ship class marina, Dongtan Water World Theme Park, and Jinmao Noble Manor Villas & Clubhouse. The Hyatt Regency Chongming hotel is the first Hyatt eco-resort hotel in China.

The design of the hotel organically integrates traditional Eastern garden spaces and dispersed elements of holiday resort to create a localized 'Modern-Chinese' architectural style. The scenery continuously changes as the guests' navigate through the hotel. The structure is based on a series of courtyards interweaved into the landscape. The Chinese and Western restaurants, wine cellar, and tea room provides the guests with a taste of both Eastern and Western cultures. Hyatt's main objective is to promote the hotel as a destination for travel on the periphery of Shanghai.

Grand Awards

Hyatt Regency Hotel

Chongming Island - Chongming, Shanghai

Builder: Shanghai NO.7 Construction Co., LTD.

Developer: Franshion Properties (China) Limited

Architect: Joseph Wong Design Associates

Land Planner: Belt Collins International (Shenzhen) Limited

Interior Design: Wilson Associates

Award of Merit

Lushan West Sea Golf Club

Nanchang, China

Builder: China Construction First Building Corp. Ltd.

Developer: CITIC Real Estate

Architect/Planner: DTJ DESIGN, Inc.

Interior Design: Ricky Wong Design, Ltd.

Wuhan Changjiang Golf Club

Huashan, Wuhan, Hubei, China

Builder: Jiangsu Huatai Construction Engineering Co., Ltd

Developer: Wuhan Changjian International Club Co., Ltd

Architect/Planner: Dahlin Group Architecture Planning

Interior Design: Shanghai Kangye Interior Design Co., Ltd

Yellow River

Zhengzhou, China

Builder: China Construction Seventh Engineering Co. LTD.

Developer: Zhengzhou Huanghe Great View Royal Garden Co. LTD.

Architect/Planner: Bassenian Lagoni

Interior Design: Shanghai Lang Xiang Decoration Design Co. Ltd./Henan Hong Industrial Co. Ltd.

DongEun-I Kindergarten

Yong-in, South Korea

Builder: Samhyub Construction

Developer: DongEun-I Kindergarten

Architect/Planner/Interiors: ARCHIAHN



Judges Statement: *The Sanguine Lily project restores the 1916 Centenary Chapel at Glasnevin Cemetery, next to the National Botanic Garden in Dublin, Ireland. The 5000 square-foot design seeks to build upon Ireland's rich repertoire of symbols by calling to mind the petal of an Easter lily.*

The chapel site is next to Ireland's National Botanic Garden and draw inspiration in the form of a flower. Architect John Marx of Form 4 Architecture provides a place for Dubliners to pay homage to lost loved ones. The design employs the powerful form of a flower to remind mourners of an indissoluble unity amongst the living. Surrounded by three reflecting pools, and from the distance, it resembles a petal floating on a puddle of water. Natural light streams through glass curtain walls, allowing the chapel to act as a sort of sundial, capturing seasonal variations in daylight. A continuous slot skylight bisects the roof, and some 232 glass sphere lights that are suspended from the ceiling will form a luminous crown visible in the night sky.

Grand Award

Sanguine Lily: 1916 Centenary Chapel at Glasnevin Cemetery

Dublin, Ireland

Planner: Form4 Architecture

Award of Merit

Hanking Financial Center

Shenzhen, China.

Builder: China State Construction Engineering Corporation Ltd

Developer: HANKING

Architect/Planner/Interiors: Morphosis Architects

Changbaishan Deer Valley Villas

Changbaishan, Jilin, China

Developer: Changbaishan Deer Valley

Architect/Planner/Interiors: CCY Architects

Eco City Building 1

Wuhan, China

Developer: Wuhan Software City Development Co. Ltd.

Architect/Planner/Interiors: MVE & Partners, Inc.

Tianjin Mingzhong Mixed-Use Development

Tianjin, China

Architect/Interiors: Steinberg Architects



Judges Statement: The Judges were impressed with this delightful and thoughtful landplan. Inspired by the neighboring Amish farms that clustered houses and barns together. The planners design a wonderful farm-like community with “victory gardens” for the residents to grow vegetables, herbs and flowers at the center of each housing cluster. Martin birdhouses are placed along the highway to signal you have arrived at the community and provide natural insect-control to the victory gardens. A country atmosphere is maintained by preserving about 50% of the site as open area, incorporating the natural prairie grass as landscaping and positioning the homes to focus on beautiful views across the meadows and ponds.

A large community barn is adjacent to the highway, incorporating an Amish store and is hared by homeowners and the community for wedding receptions and bar-b-ques. The architecture emulated the surrounding Amish farm vernacular, generating a charming and elegant architectural palette of white skinned structures with glistening black metal roofs. 1 and 2 story plans ranging from 1500 to 3,500 square feet with full basements, plus granny units above detached garages are incorporated to add charm and diversity.

Judges Special Award of Excellence – Unique On The Boards Land Plan Solution

Morgan Farms

Lamoni, IA

Builder: Bjorland Construction

Developer/Architect/Planner: A2 Collaborative



Judges Statement: *The judges praised these bright, open houses, which would be special anywhere—but are exemplary considering their context. Embattled for decades, South Los Angeles could be the ultimate example of a rough neighborhood in dire need of care and respect. But many neighborhoods like this one--old and run-down yet still intact--offer what many others don't: Infrastructure and opportunity.*

Built on extremely tight budgets, these new prototypes provide residents of South LA a chance at affordable homeownership in an expensive market. The houses cost between \$280,000 and \$300,000, and some funding was provided to qualified homeowners with a household income less than 120% of the area median income for Los Angeles County. Purchase assistance has averaged about \$40,000 per home.

Contemporary and light-filled, the homes offer amenities and a sense of spaciousness rarely found in infill projects anywhere, let alone in the tough inner city. While honoring the neighborhood and its residents, the designs allow for integrated and safe spaces while maintaining openness and connection to the outdoors. "Respecting the neighborhood and fitting in while bringing in new, fresh design and energy was the real challenge," said the design team. This was accomplished with street-oriented open space, inviting circulation, and fresh colors. The judges applauded the crisp, inviting design, and the teams stated intention: Taking an "aggressively optimistic attitude" to each house and its neighborhood."

Judges Special Award of Excellence: Urban/ Neighborhood Revitalization


Affordable Home Prototypes

Los Angeles, CA

Builder: Dreyfuss Construction

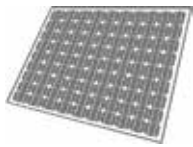
Developer: Restore Neighborhoods Los Angeles (RNLA)

Architect/Interiors: Lehrer Architects



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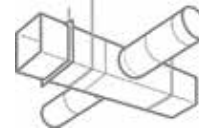
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