

2010 BALA PORTFOLIO



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.



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 neo-classical 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 Daufuskie,
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 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.

Single-Family

Perfect for this narrow lake lot, this charming home wastes no space.



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 & MERCHANDISER - Creative Design Consultants, Costa Mesa, California



Single-Family

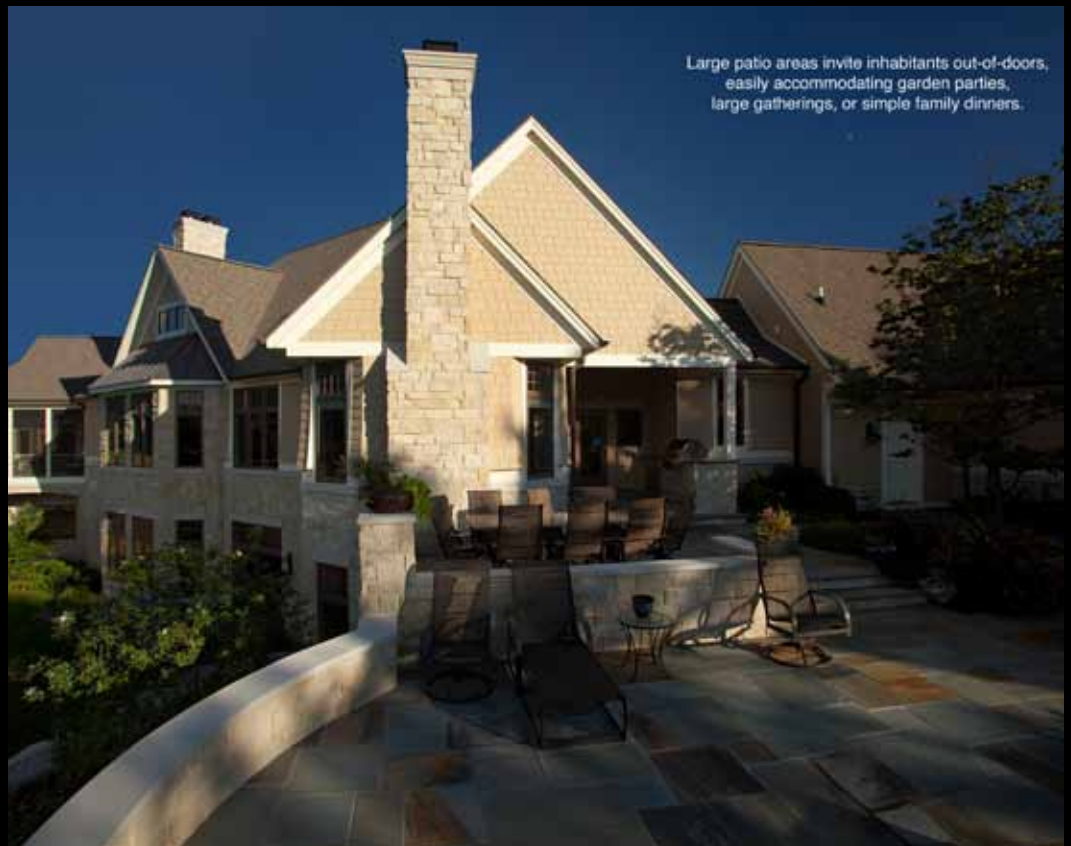
PLATINUM AWARD - SINGLE-FAMILY HOME DETACHED OVER 4001 SQ FT

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



Large patio areas invite inhabitants out-of-doors, easily accommodating garden parties, large gatherings, or simple family dinners.



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 Sq Ft

The Avonlea displays a beautiful English-cottage-inspired 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 octagonal-shaped 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.

Single-Family



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



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 smart-home security and automation controls.

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





PLATINUM AWARD - INTERIOR DESIGN: 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



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 tranquil 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



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.

**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 Daufuskie,
Daufuskie, South Carolina
INTERIOR DESIGNER - CH
Interior Design, Savannah,
Georgia



**GOLD AWARD - ONE-OF-A-KIND SPEC HOME UP TO
4000 SQ FT**
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 for One-of-
a-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.

One-of-a-Kind

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

SUNSWEEP 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

One-of-a-Kind

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

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.



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

One-of-a-Kind



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 Schneckner, Milford, New Hampshire & Linda Stewart, Londonderry, New Hampshire

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



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
Jersey



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 period-style 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. European-styled piazza with water features located right off of the lively streetscape provides outdoor communal spaces for the residents and the public.

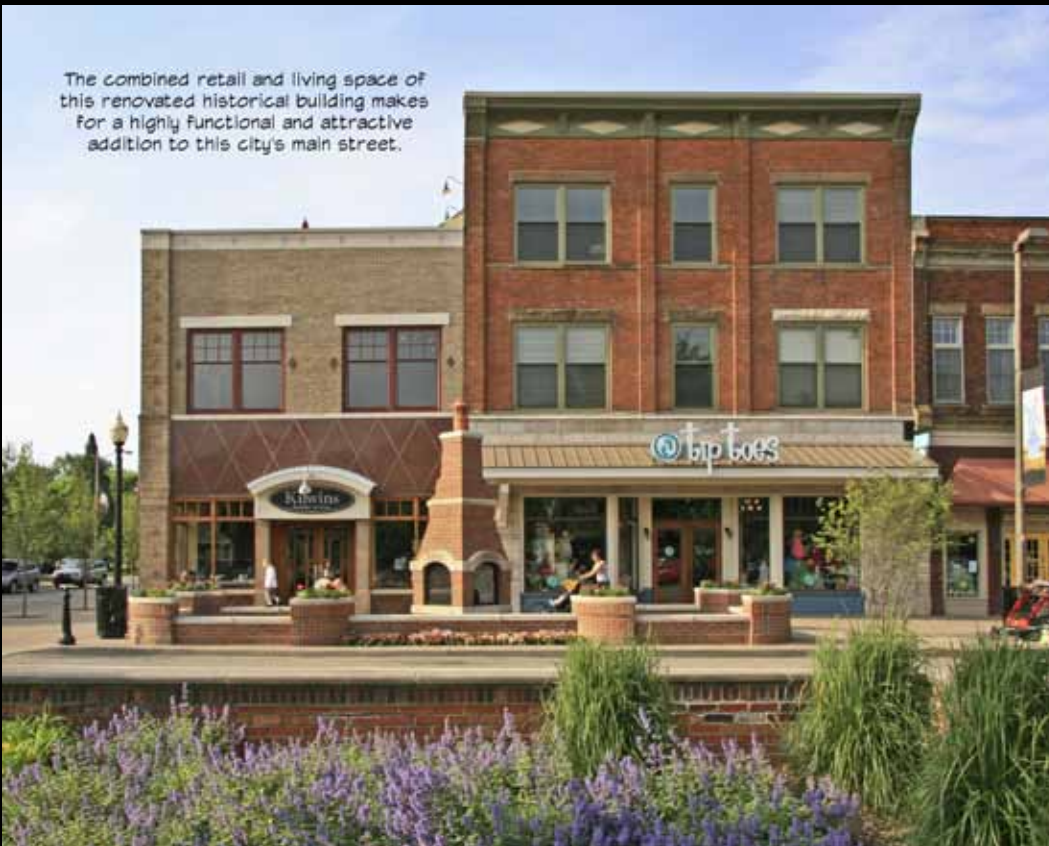


SILVER AWARD - MULTIFAMILY HIGH-RISE
6 STORIES & OVER, FOR SALE
THREE SIXTY RESIDENCES
San Jose, California
Photography by Cheryl Stieffel, New York Focus, LLC., Miami
Beach, Florida

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

Multifamily

The combined retail and living space of this renovated historical building makes for a highly functional and attractive addition to this city's main street.



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 retro-contemporary 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



Multifamily

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

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.



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

Multifamily



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 - Architects 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 – Mingoletto & 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.



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



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.

