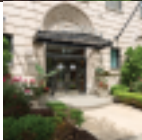


# 2015 Curb Appeal Awards Honorable Mentions

Best Historic Restoration Description:

## **Village Green's Central West End City Apartments • St. Louis**

Part of the four-building community called Central West End City Apartments, this community features a unique entrance. The building's regal quality is emphasized with wrought-iron awnings, flags and traditional landscaping, while artsy lettering and striped fabric awnings add a modern and casual flair. This combination of historic and modern is the aesthetic signature of the entire property, which includes a brand new contemporary building with historic accents.



1

Best Enhancements Description:

### **Bell Partners' Bell Parkland • Parkland, Fla.**

Florida is known for having beautiful landscaping, and this community, in the Fort Lauderdale neighborhood, is no exception. When Bell Partners acquired the 396-unit garden community in 2012, it immediately invested in enhancing the 43 acres of total green space, dramatically improving the overall design to provide an open and inviting entryway for prospects and residents with a new main sign along the beautiful palm tree-lined driveway.



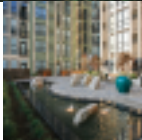
2

Best 'Zen' Escape Description:

### **Village Green's Ann Arbor City Apartments • Ann Arbor, Mich.**

The Zen Garden, with its adjacent outdoor yoga space, provides an escape from the academic and high-tech business environment that dominates the city's urban core. The mix of nature and man-made, rough and refined, solid and fluid combine to form a relaxing miniature park. Located just outside the leasing and management office, everyone who visits sees its beauty and feels its soothing affect at this seven-story community in downtown Ann Arbor.





3

Best Countryside Description:

### **Greystone's Greystone Farm • Columbus, Ga.**

Successful curb appeal starts and stays consistent with an overall company strategy of practicing excellence every day until it becomes habit. Prospective and current residents can see it for themselves with the beautifully landscaped front entrance of the clubhouse. It represents just part of the staff's meticulous attention to every detail of the apartment living experience.



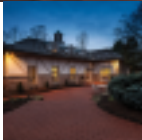


4

Best Wooded Description:

### **Shelter Concepts' Arrowhead Apartments • Loveland, Ohio**

Situated on a heavily wooded site, Arrowhead Apartments' visual beauty is achieved by the careful placement of each building to preserve the natural environment. Further enhanced by superbly landscaped grounds, the apartments offer an abundance of features not found in any other community. Quiet seclusion, excellent quality and convenient location make Arrowhead a refreshing change for those wanting something unique in apartment living.



5

Best Oasis Description:

### **ST&H Management's Lantana Gardens Apartments • Odessa, Texas**

Upon arrival at Lantana Gardens, residents sense the calm and luxury of West Texas nature at its best. While admiring the tranquil Mediterranean-style fountain, prospective residents will realize that this is where they want to call home. The beautiful apartment homes radiate the true color of the sun and are surrounded by a color palette of desert landscape. Lantana Gardens is a breath of fresh air, classic and peaceful.





6

Best Coordinated Sign Description:

### **P.B. Bell's VIVE Luxury Apartments • Chandler, Ariz.**

Within the hub of Chandler, Ariz.'s technology corridor, VIVE Luxury Apartments' eye-catching, contemporary architecture and complementary backlit monument sign boldly exemplify the tech-centric culture of the surrounding neighborhood. At its first impression, VIVE instantly speaks to the modern, maintenance-free life and style of the community and its renter profile.



7

Best Color Palette Description:

### **Bonner Carrington's Mariposa Apartments • Amarillo, Texas**

Mariposa Apartment Homes is an inviting state-of-mind for residents, all 55+, to live actively in a brightly colored, beautiful Craftsman-style community with friends and have a beautiful place to call home. It is designed to create a compelling sense of place with inviting plans, a robust offering of amenities and impeccable landscaping with signature antique roses and surroundings to enjoy a maintenance-free lifestyle.





8

Best Rustic Setting Description:

### **Primary Property's Retreat at Union Square • Boise, Idaho**

Retreat at Union Square is a beautiful planned community located in southwest Boise. Although less than three years old, its landscaping is mature and lush. Using larger trees in the initial construction phase created an instant stylish and rustic feel. The property features a water fountain, picnic area and beautiful walkways. Known for its architecture and curb appeal, the product stands out in the Boise area.



9

Best Village Description:

### **The Beach Company's Riviera Apartments • Mount Pleasant, S.C.**

Riviera Apartments' generous windows, corner entrance and blend of brick and clapboard materials are a few of the attractive architectural features designed by award-winning Ron Harwick of JHP Architects/Urban Design. With unique architecture for each building and buildings located on separate outparcels in a mixed-use retail village in Mount Pleasant, Riviera offers a one-of-a-kind village experience.





10

Best Neighborhood Balance Description:

### **Bell Partners' Dwell at McEwen • Franklin, Tenn.**

This newer 370-unit mid-rise provides the perfect balance of suburban serenity and urban energy in a historic part of the state. Its curb appeal strategy was to preserve as much green space as possible during the construction of the community, as well as provide plentiful and large windows for ambient light exposure and overall “openness” in the lobby and retail spaces. The curb appeal also includes the community’s classic architectural design.



11

Best Military Housing Description:

### **Lend Lease's Knox Hills • Fort Knox, Ky.**

To create an environment as rich in history as the homes and the post they are located on, Lend Lease offers residents (military and non-military) the opportunity to create their own landscape designs within a pre-determined property footprint. This offers them a chance to display their personal pride of living in these beautiful, historic homes. This pride is evident to all who walk down these tree-lined streets.





12

Best Southern Description:

### **Woodruff Property's Swallowtail Flats Apartments • Columbus, Ga.**

This community offers a unique blend of true southern "Georgia" lifestyle and modern living. The clubhouse, dubbed "The Mill," draws inspiration from historic gristmill buildings tucked into a steep bank along the water's side. The landscaping evokes the traditional feeling of this historical building type with plants such as American boxwoods, camellias and roses. This modern twist on an old tradition has its guests fully immersed in a true southern Georgia lifestyle.



13

Best R&R Description:

### **Fogelman Management's Ashby at Ross Bridge • Birmingham, Ala.**

Just outside the hustle and bustle of Birmingham, in the heart of Hoover, Ross Bridge, residents can appreciate a community tucked in the green hills, surrounded by plush landscaping and quiet natural areas. Here, they can enjoy some much needed R&R or grill out with neighbors, lounge poolside or catch a quick workout while surrounded by all the charm of Ross Bridge.





14

Best Lake Description:

### **RMK's Versailles on the Lake • Oakbrook Terrace, Ill.**

Natural beauty in the heart of it all. Residents enjoy 35 acres of a lavishly landscaped community with four magnificent lakes. They appreciate the views of fountains and weeping willow trees while relaxing in the island gazebo. When walking through the beautiful lamp-lit community, they may listen to the soothing sounds of one of four fountains. The benefits of living in a relaxed setting with the amenities of a fine country club are here.



15

Best Masonry Description:

### **Alliance Residential's Aura at Midtown • Phoenix**

Its exterior renovation program includes modern, subdued body colors and bold accent colors, complemented with retro artwork and amenity packages that include vegetable gardens, shuffleboard and bocce. Aura at Midtown uses recycled materials such as concrete pool decks, wood palettes and 1960s oven doors and scrap metal from local antique stores. Its space is green, but uses a limited amount of grass to conserve water in the this desert region.





16

Best 'Cool' Factor Description:

### **Lat Purser's The Edison • Charlotte, N.C.**

Located in one of Charlotte's most hip 'hoods, Plaza Midwood, the curb appeal here is the architectural structure, which is full of creativity. This community sits in the middle of Plaza Midwood and brings an art-deco vibe to the area. Rather than investing in intricate landscaping, close attention was paid to the design of the building to make it fun and inviting.



17

Best Adaptive Re-Use Description:

### **Village Green's Soo Line • Minneapolis**

Soo Line City is a unique urban property in the central business district. It is an adaptive re-use of a historic commercial office building. One key step was to soften the exterior appearance without disturbing any historic architecture. Creative lighting was used to take advantage of the community's rich detailing and materials, distinguishing it from the surrounding commercial buildings in a way that is obviously residential, classic and inviting.





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