

2003 Pillars Winners and Finalists

Winners in Highlighted

Best Mixed Use Development

Crosland and Pappas Properties

Project: Birkdale Village, Huntersville, NC

Elness Swenson Graham Architects Inc.

Project: Richfield Urban Village, Minneapolis, MN

Meeks + Partners and Legacy Partners

Project: The Village at Museum Park, San Jose, CA

Post Properties Inc.

Project: Post Paseo Colorado, Pasadena, CA

Southern California Housing Development Corporation

Project: Paseo del Oro, San Marcos, CA

Best Garden Apartment Community (Primary Market)

Carmel Partners

Project: Crest at LoneTree, LoneTree, CO

Centergate Residential, L.L.C.

Project: Centergate King Farm (Phase 2), Rockville, MD

DelAmerican, Inc.

Project: The Grand Bellagio & Grand Venezia at BayWatch, Clearwater, FL

KTGY Group, Inc. Architecture Planning

Project: Cherry Orchard Apartments, Sunnyvale, CA

The Lessard Architectural Group, Inc.

Project: Port Imperial, West New York, NJ

ZOM Development, Inc.

Project: The Madison at SoHo, Tampa, FL

Best Property Web Site

Digital Bistro, Merrick Towle Associates & Charles E. Smith

Project: Park Millennium, Chicago, IL

www.theparkmillennium.com

Ellipse Group, Inc.

Project: Grand Treviso, Las Colinas, TX

www.grandtreviso.com

Legacy Partners

Project: Ballpark Lofts, Denver, CO

www.ballparklofts.com

The Lutgert Companies

Project: The Estancia at Bonita Bay, Bonita Springs, FL

www.estanciaatbonitabay.com

Best Repositioning or Rehabilitation of an Asset

Archstone-Smith – Charles E. Smith Residential Division

Project: Alban Towers, Washington, DC

AvalonBay Communities, Inc.

Project: Avalon at Prudential Center, Boston, MA

Lane Company

Project: The Reserve at Hampton Park, Birmingham, AL

Zyscovich, Inc.

Project: Mirador, Miami, FL

Best Site Plan Urban

James, Harwick + Partners, Inc.

Project: The Saulet, New Orleans, LA

McCaslin Development

Project: Quarters at Memorial, Houston, TX

ZOM Development, Inc.

Project: The Madison at SoHo, Tampa, FL

Best Site Plan Suburban

Gables Residential
Project: Gables West Park Village, Tampa, FL

Meeks + Partners
Project: Watermarke, Irvine, CA

WCI Communities, Inc.

Project: The Colony Golf & Bay Club, Bonita Springs, FL

Best Leasing Center

Carmel Partners

Project: Crest at Lone Tree, Lone Tree, CO

Shea Properties
Project: Waterford Place, Dublin, CA

Tridel Corporation and Dorsay Development Corporation
Project: Ovation at the City Centre, Mississauga, Ontario

Property Manager of the Year

Carol Abdulla

Associated Estates Realty Corporation

L. Carlyle Swafford
Charles E. Smith Residential, a division of Archstone-Smith

Lisa Williams
Whiteco Residential

Housing Credit Certified Professional of the Year

Jose Aponte
CAMEO Professionals, Inc. and Preferred Compliance Solutions

Evelyn Danowitz
Simpson Housing Solutions, LLC

Linda LaQuaglia
Lane Company

LaVonne Rhoda

Concord Management, Ltd.

Best Garden Apartment Community (Secondary Market)

The Beach Company

Project: Long Grove at Seaside Farms, Mount Pleasant, SC

Flournoy Development Company

Project: Stoneridge Farms at the Hunt Club, Gallatin, TN

San Marino Associates Ltd.

Project: San Marino, Naples, FL

Best Student Housing Apartment Community

JPI

Project: Jefferson at Star Ranch, Tucson, AZ

JPI

Project: Jefferson Commons at the Ballpark, Austin, TX

Mithun Architects

Project: University of Washington Radford Court, Seattle, WA

Best Apartment Community Brochure (Affordable)

Fource Communications Ltd.

Project: Laurel Glen Apartment Homes, Ladera Ranch, CA

Lane Company

Project: Villages of East Lake; Atlanta, GA

Best Mid- or High-Rise Apartment Community

AvalonBay Communities, Inc.

Project: Avalon Towers on the Peninsula, Mountain View, CA

Essex Property Trust, Inc.

Project: The Essex on Lake Merritt, Oakland, CA

Legacy Partners Residential, Inc.

Project: The Olympus Apartment Homes, Seattle, WA

Palladium (USA) International, Inc.

Project: Grand Treviso Apartments, Irving, TX

Most Creative Financing of a Multifamily Development [Note: two winners, the first one market-rate, the second one affordable]

Palladium (USA) International, Inc.
Project: Grand Treviso Apartments, Irving, TX

Wilder Balter Partners
Project: Brookview Commons, Deer Park, NY

Leasing Professional of the Year

Edward H. Brownfield
KSI Management Corp

Mashella Hampton
Lane Company

Geralyn Turnage-King
Archstone-Smith

Best For Sale Housing Community

The Beach Company
Project: The Bristol, Charleston, SC

Thomas P. Cox: Architects, Inc.
Project: Seascape at Crystal Cove, Newport Coast, CA

The Evans Group
Project: Lighthouse Bay at the Brooks, Bonita Springs, FL

McLarand Vasquez Emsiek & Partners, Inc.
Project: Viejo Carmel, Carmel-by-the-Sea, CA

Muss Development Company
Project: Oceana Condominium & Club, Brooklyn, NY

Regional/Multi-Site Manager of the Year

Lisa Kersey
Lane Company

Jackie Melnick
Mid-America Apartment Communities, Inc.

Joy Threlkeld-Strassel
Archstone-Smith

Registered in Apartment Management Professional of the Year

Gregory J. Carlson
Federation of New York Housing Cooperatives and Condominiums
Forest Hills, NY

George Fisher
Boynton Bay Apartments
Boynton Beach, FL

Terry Allan Johnson
Abbitt Management
Newport News, VA

Trenda S. Robertson
Drucker and Falk, LLC
Newport News, VA

Best Signage Program

JPI
Project: Jefferson Lakes, Austin, TX

Shea Properties
Project: City Lights at Town Center, Aliso Viejo, CA

KSI Management Corp.
Project: The Metropolitan at Pentagon City, Arlington, VA

Lane Company
Project: Freedom Apartments & Freedom Lofts, Atlanta, GA

Best Overall Sales or Leasing Campaign

Archstone-Smith – Charles E. Smith Residential Division
Project: Park Millennium, Chicago, IL

Harbor Properties
Project: Press Apartments, Seattle, WA

KSI Management Corp.
Project: KSI Smart Living Campaign

Reilly Mortgage Group's Best Affordable Multifamily Community

Columbia Residential

Project: Columbia Colony Senior Residences, Atlanta, GA

Humphreys & Partners Architects, L.P.

Project: Northgate Apartments at the Gateway, Salt Lake City, UT

KSI Management

Project: Kingsbury Crossing, Germantown, MD

KTGY Group, Inc.

Project: Casa del Maestro, Santa Clara, CA

Telesis Corporation and the Housing Authority of the City of Bradenton

Project: Bradenton Village (Phase 1), Bradenton, FL

Best Corporate Web Site

Archstone-Smith

www.archstonesmith.com

AvalonBay Communities, Inc.

www.avaloncommunities.com

The Lessard Architectural Group, Inc.

www.lessardgroup.com

Best Townhome Community

Thomas P. Cox: Architects, Inc.

Project: Seascape at Crystal Cove, Newport Coast, CA

Holliday Development, LLC

Project: Iron Horse Lofts, Walnut Creek, CA

Quincy Johnson Architects

Project: Marina Gardens, Palm Beach Gardens, FL

Best Loft Development

Barton & Associates

Project: River Lofts at Tobacco Row, Richmond, VA

The Hanover Company

Project: Lofts at the Ballpark, Houston, TX

Lane Company, Investment & Development Division (formerly known as Realty Development Corporation)

Project: Freedom Lofts, Atlanta, GA

Robert S. Leeb Architects & Planners, L.L.C.

Project: Streetcar Lofts Condominiums, Portland, OR

Best Interior Merchandising

Carlyn & Company Interior Design

Project: Carlyle Mill, Alexandria, VA

Carmel Partners & Design Works

Project: Crest at Lone Tree, Lone Tree, CO

Lane Company, Investment & Development Division (formerly known as Realty Development Corp.)

Project: Summer Villa Apartment Homes at Perimeter Summit, Atlanta, GA

Shea Properties

Project: Waterford Place, Dublin, CA

Best Apartment Community Brochure (Market Rate)

Carmel Partners

Project: Crest at Lone Tree

Lone Tree, CO

Digital Bistro, Merrick Towle Associates & Charles E. Smith Residential

Project: Park Millennium, Chicago, IL

Lane Company

Project: Summer Villa Apartment Homes, Atlanta, GA

Legacy Partners

Project: Legacy at Museum Park, San Jose, CA

ZOM Residential Services, Inc.

Project: the Waverly on Lake Eola, Orlando, FL

Best Luxury Multifamily Development (Secondary Market)

The Housing Studio, P.A.

Project: Birkdale Village Apartments—Buildings 3M, 4E, Huntersville, NC

McLarand Vasquez Emsiek & Partners, Inc.

Project: Marbella Club, Humacao, Puerto Rico

McLarand Vasquez Emsiek & Partners, Inc.

Project: Viejo Carmel, Carmel-by-the-Sea, CA

Prometheus Real Estate Group, Inc.
Project: Miramar Apartments, Foster City, CA

STH Architectural Group, Inc.
Project: The Dunes, Naples, FL

WCI Communities, Inc.
Project: The Seasons at Naples Cay, Naples, FL

Best Luxury Multifamily Development (Primary Market)

Thomas P. Cox: Architects, Inc./Legacy Partners
Project: Legacy at Studio City, Studio City, CA

Town Center Tower
Project: Stratford House, Reston, VA

ZOM Development, Inc.
Project: The Waverly on Lake Eola, Orlando, FL

McCaslin Development
Project: Quarters at Memorial, Houston, TX

Beeler Guest Owens Architects, L.P.
Project: 2400 McCue, Houston, TX

Carmel Partners
Project: Crest at Lone Tree, Lone Tree, CO

Property Management Company of the Year

Archstone-Smith
Englewood, CO

Gables Residential
Boca Raton, FL

Mid-America Apartment Communities, Inc.
Memphis, TN

ZOM Residential Services, Inc
Orlando, FL.

Multifamily Development Firm of the Year

AvalonBay Communities, Inc.
Alexandria, VA
Bryce Blair, Chairman of the Board, CEO, and President

The Bozzuto Group
Greenbelt, MD
Thomas Bozzuto, President and CEO

Flournoy Development Company
Columbus, GA
Thomas H. Flournoy, President and CEO

Southern California Housing Development Corporation
Rancho Cucamonga, CA
Andrew B. Wright, Chairman of the Board
John F. Seymour, Chief Executive Officer

Freddie Mac Builder of the Year

Stuart I. Meyers
Chairman & Chief Executive Officer
Cornerstone Group,
Coral Gables, FL

Bryce Blair
Chairman of the Board, CEO, and President
AvalonBay Communities, Inc.
Alexandria, VA

Leo Del Zotto
President
Tridel Corporation and Dorsay Development Corporation
Toronto, Ontario