NAME[     Cocowalk

SITE[     Coconut Grove, Florida

SOUR[     23 (01), 1993

DEVE[     Constructa U.S., Coconut Grove, Florida

NOTE[     An open-air, four-level specialty shopping center located in the heart of Miami's entertainment-oriented Coconut Grove district.  Inspired by the character of Coconut Grove, the project features a casual, low-rise design and a tenant mix that emphasizes entertainment and leisure time activites.  The project contains 157,140 square feet of retail space and parking for 522 cars in a three-level garage.

SPFE[     - Four-story specialty retail center          - Entertainment-oriented tenant mix          - Urban infill development site and contextual design elements

          - Outdoor, open-air orientation with emphasis on public gathering            areas          - Structured parking

NAME[     Miami Lakes Town Center

SITE[     Miami Lakes, Florida

SOUR[     23 (02), 1993

DEVE[     The Graham Companies, Miami Lakes, Florida

NOTE[     A 90-acre, mixed-use suburban town center featuring a traditional

main street with retail space at ground level and offices and residential

apartments above.  The two-block-long Main Street shopping district is anchored

by a 200-room hotel and a ten-screen movie theater and is lined with specialty

retail stores and restaurants.  The town center lies in the heart of the

3,000-acre Miami Lakes planned community.

SPFE[     - Mixed-use suburban town center

          - Specialty retail and entertainment center

          - Residential and office uses above street-level retail space

          - "Main Street" design theme

NAME[     Deerwood

SITE[     Houston, Texas

SOUR[     23 (03), 1993

DEVE[     Martin Fein Interests, Inc., Houston, Texas

NOTE[     A 186-unit, luxury rental apartment building located in a prestigious

residential area in central Houston.  Apartment units are designed around a

central parking structure that enables tenants to park virtually at their doors,

there-by offering a high degree of convenience and security.  Tailored to

attract a niche market of upper-income renters, and designed at an urban density

of 54 units per acre, the apartments offer the amenities of high-rise apartment

living at garden-apartment convenience.

SPFE[     - Infill site in pretigious area

          - Close proximity of parking structure to apartments

          - High degree of security

          - Unique "wraparound" building / parking design

          - High-density, mid-rise woodframe structure

NAME[     One North State

SITE[     Chicago, Illinois

SOUR[     23 (04), 1993

DEVE[     The Tucker Companies, Inc., Northbrook, Illinois

NOTE[     A renovated, 16-story, landmark office / retail building in downtown

Chicago.  The turn-of-the-century building contains 159,298 square feet of

retail on three levels, 640,126 square feet of commercial office space, and

70,576 square feet of common area.

SPFE[     - Landmark historic structure

          - Disaster management

          - Street-friendly retail design

          - Fast-track construction / renovation schedule

          - Value retailers as anchors

NAME[     Scotty's Golf Park

SITE[     Dallas, Texas

SOUR[     23 (05), 1993

DEVE[     Scott Edwin Community Golf, Dallas, Texas

NOTE[     A 29-acre golf and entertainment park targeted to a broad range of

users who seek affordable, accessible recreation in a high-quality setting.

The project offers a variety of recreational opportunities for all ages,

including a four-hole, par-3 golf course; three 18-hole miniature golf courses;

a practice putting / pitching / bunker green; a golf driving range; softball

and hardball batting cages; and a clubhouse containing a game room, a 9-hole

indoor putting course, party rooms, a golf shop, and a snack bar.

SPFE[     - Golf and family entertainment facility

          - High-quality, low-cost recreational setting

          - Accessible location

          - Floodplain site

          - Land lease

NAME[     Sunshine Villa

SITE[     Santa Cruz, California

SOUR[     23 (06), 1993

DEVE[     Morrisons Homes, Pleasant Hill, California; and

          Santa Cruz Sunshine Corporation, Walnut Creek, California

NOTE[     A 106-room, assisted-living facility situated in the historic

Beach Hill neighborhood of Santa Cruz.  The project houses up to 163 elderly

residents with an average age of 84 years.  Services include all meals and

mininium levels of assistance with bathing, dressing, medication reminders,

and other daily chores.  The project provides an alternative to high-care

nursing homes.

SPFE[     - Assisted-living housing for the elderly

          - Historic building renovation combined with new construction

          - Infill location

NAME[     Farmview

SITE[     Yardley, Pennsylvania

SOUR[     23 (07), 1993

DEVE[     Realen Homes, Berwyn, Pennsylvania

NOTE[     A 418-acre, open space subdivision that clusters 332 single-family

homesites in six villages amidst 213 acres of farmlands and woodlands.  By

reducing lot sizes from one acre to one-half or one-third acre, the developer

preserved more than half of the parcel in permanent open space while attaining

the full density allowed by the original one-acre zoning.  The conservation

land thus protected, around which villages and house lots have been

strategically placed to maximize views, has become a powerful marketing tool,

helping Fairview to lead the country in sales in its upscale category.

SPFE[     - Farmland preservation

          - Protection of forest habitat

          - Environmentally oriented sales program

          - Move-up housing

          - Municipal land trust

NAME[     The Corporate Center

SITE[     Framingham, Massachusetts

SOUR[     23 (08), 1993

DEVE[     Leggat McCall Properties, Inc., Boston, Massachusetts

NOTE[     A 450,000-square-foot, building-to-suit commercial office building

located 22 miles from Boston's central business district and immediately off

the Massachusetts Turnpike.  The Corporate Center consists of a 300,000-square-

foot, six-story tower flanked by two four-story, 75,000-square-foot wings and

fronted by two two-story parking decks.  All of these structures surround a

landscaped central courtyard.  The joint venture project is the new corporate

headquarters for the main tenant, Dun & Bradstreet.

SPFE[     - Landscaped courtyard

          - Daycare facility and fitness center

          - A "smart" building with instantaneous backup power

          - Fast-track construction

          - Thermal storage cooling system

NAME[     Terra Vista Town Center

SITE[     Rancho Cucamonga, California

SOUR[     23 (09), 1993

DEVE[     Western Land Properties (An affiliate of Lewis Homes), Upland,

          California

NOTE[     A 569,000-square-foot power center with six anchor tenants and 45

smaller shops.  Occupying a prime site near the city's civic center and in

the planned community of Terra Vista, the project effectively meets the needs

of today's power retailers while achieving the city's aim of producing a town

center for the community.

SPFE[     - Two-story entry canopies for anchor tenants

          - Pedestrian amenities such as plazas, fountains, and artwork

          - Power retailers

          - Planned community site

NAME[     Hybernia

SITE[     Highland Park, Illinois

SOUR[     23 (10), 1993

DEVE[     Hybernia Inc., Northbrook, Illinois

NOTE[     A luxury, residential planned unit development that includes 122

lots on 134 acres.  By preserving over 70 percent of the site as natural

open space and restoring some prairie and wetlands that had been altered by

agricultural development, the developer overcame stiff opposition to the

project.  Natural amenities, plus the construction of 17 acres of lakes and

ponds, enhanced the value of the lots, over half of which have been sold in

the two years since the project opened.

SPFE[     - Environmentally sensitive design

          - Preservation of open space

          - Stormwater retention ponds as amenities

          - Luxury housing

          - Wetlands

NAME[     Del Mar Plaza

SITE[     Del Mar, California

SOUR[     22 (01), 1992

DEVE[     Del Mar Partnership, Inc., Del Mar, California

NOTE[     A terraced, three-level specialty shopping center on a gently sloping

91,000-square foot hillside site.  The 74,600 square feet of retail space

includes thirty-five specialty shops, five major restaurants, a food market,

and four small service establishments that primarily cater to local residents.

A three-level, 160,000 square-foot parking garage for 380 cars is located

beneath and adjacent to the lower levels of the shopping center.

SPFE[     - Large outdoor public plazas with panoramic ocean views

          - Contextual, environmentally sensitive site planning and design

          - Subsidized community-serving retail

          - Approvals invovled a special election and a development agreement

NAME[     The Mill At Glenville

SITE[     Greenwich, Connecticut

SOUR[     22 (02), 1992

DEVE[     Ghent Limited Partnership, and Glenville Associates-Hawthorne,

          Greenwich, Connecticut

NOTE[     A mixed-use complex made up of historic buildings and new

construction located within an established residential neighborhood.  The

project comprises 97,000 square feet of office, 14,289 square feet of retail,

and 150 residential units built along the banks of the Byram River.  About

one-third of the site is owned and maintained by an open space conservancy.

SPFE[     - Historic preservation

          - Adaptive use / mixed use

          - Open space conservancy funded by residential property owner

          - Water feature as amenity

NAME[     Andover Park

SITE[     Beaverton, Oregon

SOUR[     22 (03), 1992

DEVE[     GSL Properties, Inc., Portland, Oregon

NOTE[     A high-end, 240 unit rental apartment complex designed to give

residents unimpeded woodland views.  Through careful placement of the 38

buildings in a tightly organized central core and rigorous adherence to

protective measures during construction, roughly half of the 17.6 acre site was

left completely undisturbed and 60 percent of the mature trees were preserved.

SPFE[     - Cluster development

          - Extensive tree preservation program

          - Nontradional architectural design

          - Full-program recreation center

          - Located within a planned community

NAME[     MTS Building

SITE[     San Diego, California

SOUR[     22 (04), 1992

DEVE[     Starboard Development Corporation, San Diego, California

NOTE[     A regional transportation center incorporating four elements:  a

10-story, 180,000 square-foot government office building with ground level

retail, a 1000-car parking garage, a 15-story clock tower, and a public plaza.

The center serves as a transfer station for three light-rail transit lines and

several major bus lines; it also serves as a downtown parking intercept

facility.

SPFE[     - Public/private partnership

          - Financed through sale of tax-exempt lease revenue bonds

          - Fast-track construction

NAME[     Lansdowne Conference Resort

SITE[     Lansdowne, Virginia

SOUR[     22 (05), 1992

DEVE[     VMS Realty Partners, Chicago, Illinois

NOTE[     A full-service conference and resort center with 305 guest rooms,

45,000 square feet of meeting space, a health club, and an 18 hole championship

golf course.  The conference resort is set in the new 2,267-acre planned

community of Lansdowne within 15 minutes of Washington, D C.'s Dulles

International Airport.

SPFE[     - State-of-the-art meeting and audiovisual facilities

          - 18-hole championship golf course

          - Extensive recreational amenities

NAME[     Harborside Financial Center

SITE[     Jersey City, New Jersey

SOUR[     22 (06), 1992

DEVE[     Jones Lang Wooton, New York, New York

NOTE[     A 1.9 million square-foot, high tech financial center located on New

Jersey's Hudson River waterfront, directly across from Lower Manhattan.  The

building incorporates advanced features and premium amenities, offering class A

quality space and state of the art technology to its target market:  back-office

users in the financial services, insurance, and shipping industries of

New York City.

SPFE[     - Rehabilitation and conversion

          - Waterfront retail promenade

          - Architecture combining high-tech and historic design elements

          - Skylit atrium lobby

          - Economic incentives for tenants

NAME[     Twin Ridge

SITE[     Aspen, Colorado

SOUR[     22 (07), 1992

DEVE[     Aspen / Pitkin County, Aspen, Colorado

NOTE[     A 25-unit, affordable housing development that is located in an

established resort community and targeted for working professionals.  The

project was undertaken as a joint effort between a private-sector development

manager, who provided development services on a contract basis, and the local

public housing authority.  The 12 attached and 13 detached homes were sold with

deed restrictions to long-term, middle income area residents and employees who

otherwise had limited options for real estate ownership in the local housing

market.

SPFE[     - Affordable housing

          - Public/private partnership

          - Lottery system for buyer selection

          - Custom improvements during construction

          - Deed restrictions imposed on resales

NAME[     Trinity Court

SITE[     Yonkers, New York

SOUR[     22 (09), 1992

DEVE[     Trinity Development Associates, Inc., Yonkers, New York

          City of Yonkers, Yonkers, New York

NOTE[     An affordable housing development of 30 two- and three-bedroom

townhouses built on an infill parcel.  Creative site planning, traditional

styling, and the site improvements were used to enhance modular construction

methods and create an attractive and livable residential community.

SPFE[     - Affordable housing

          - Public/private partnership

          - Lottery system for buyer selection

          - Modular construction with design enhancements

          - Deed restrictions imposed on resales

          - Urban infill site

NAME[     Garibaldi Square

SITE[     Chicago, Illinois

SOUR[     22 (10), 1992

DEVE[     The Charles H. Shaw Company, Chigaco, Illinois

NOTE[     A high-density urban residential community on six and one-half acres

just west of downtown Chicago.  Eighty-six fee simple townhouses and 42

condominiums combine suburban-style amenities such as open, public greenspace

and private garages with urban design elements consistent with the surrounding

Victorian rowhouses.  Low land costs afford a favorable price structure.  For

this reason, the projects price-to-quality value competed well with homes in the

suburbs and in more established city neighborhoods.

SPFE[     - Townhouse / condominium community

          - Compatibility with surrounding neighborhood

          - Broad price range

          - Upscale amenities

          - Close-in urban setting

NAME[     Delancey Street Embarcadero Triangle

SITE[     San Francisco, California

SOUR[     22 (11), 1992

DEVE[     Delancey Street Foundation, San Francisco, California

NOTE[     A four-story, 336,700-square foot, mixed-use complex on a triangular

waterfront site in a redeveloping urban area.  Five buildings surround a

central courtyard containing a 500-seat  multipurpose meeting room, a 150-seat

screening room, and a swimming pool and spa.  On the ground level, the buildings

contain 54,400 square feet of commercial space, including a 200-seat restaurant

and a health club.  Upper levels contain 177 dwelling units, central dining

facilities for 400, and recreation areas for residents.  A 179-space parking

garage and an auto service facility are located under the central courtyard.

SPFE[     - Housing over retail

          - Contextual design

          - Flexible commercial space

          - Urban redevelopment site

          - Handcrafted decorative elements

NAME[     The Woodlands

SITE[     Eagan, Minnesota

SOUR[     22 (12), 1992

DEVE[     The Robert Engstrom Companies, Minneapolis, Minnesota

NOTE[     A 122-unit planned community of single-family detached houses

situated on 73 acres of rolling, wooded property in a fast-growing suburb of the

Twin Cities.  The project has established itself as an exceptional community in

the local market through careful attention to site planning, preservation of

natural resources, and landscape design.  The project helped to establish the

city of Eagan as a desirable community for affluent, move-up families.

SPFE[     - Lot sales program

          - Landscaping emphasis

          - Preserved nature area

          - Move-up / family market

          - Architectural guidelines

NAME[     Mountain Park Ranch

SITE[     Phoenix, Arizona

SOUR[     22 (13), 1992

DEVE[     American Newland Associates, Phoenix, Arizona

NOTE[     A 2,647-acre, master-planned community located near the southern edge

of Phoenix, Arizona.  The community plan includes the preservation of the

existing desert hillsides surrounding and dispersed throughout the site.  Some

3,900 homes of the planned total of 8,200 have been built, along with an

extensive package of recreational and community amenities.

SPFE[     - Hillside preservation

          - Drought-tolerant landscaping

          - Multiple use of drainage rights-of-way as linear parks

          - Joint development of parks with city

NAME[     Blackhawk

SITE[     Danville, California

SOUR[     22 (14), 1992

DEVE[     Blackhawk Corporation, Danville, California

NOTE[     A 4,800 acre, master-planned country club community located in San

Francisco's East Bay area.  A total of 2,300 of the 2,400 planned units --

predominantly single-family detached houses -- have been completed.  The

community also contains two 18-hole golf courses, two golf clubhouses, two

tennis and swim facilities, sports fields, a shopping center, and an executive

office center.

SPFE[     - Hillside preservation

          - Intensive street landscaping

          - Perimeter fencing with gated entries

          - Extensive recreational amenities

NAME[     White River State Park

SITE[     Indianapolis, Indiana

SOUR[     22 (15), 1992

DEVE[     White River State Park Development Commission, Indianapolis, Indiana

NOTE[     A 250-acre urban state park currently containing a zoo, museum,

visitors' center, river promenade, sports center, and open space / passive park

area.  The park is located on the White River in downtown Indianapolis.

SPFE[     - Public/private development

          - Downtown location

          - Innovative public participation in planning process

          - Close proximity to convention center and sports facility

NAME[     Pine Street Cottages

SITE[     Seattle, Washington

SOUR[     22 (16), 1992

DEVE[     Kucher/Rutherford, Inc., Seattle, Washington

NOTE[     A ten-unit, affordably priced cottage renovation development that is

located in a transitional, inner-city neighborhood close to downtown Seattle.

Targeted to working professionals, the cottages were sold as individual

condominiums to first-time buyers, who were otherwise priced out of in-city

homeownership.

SPFE[     - Detached condominium "starter" homes

          - Secured off-street parking

          - Preservation of interior landscaped courtyard

          - Renovation of early 20th century vernacular craftsman-style

            bungalows

          - Vaulted ceilings, loft spaces, and wooden backyard decks

NAME[     Harbor Point

SITE[     Boston, Massachusetts

SOUR[     22 (17), 1992

DEVE[     A partnership of:

          Corcoran, Mullins, Jennison, Inc., Braintree, Massachusetts;

          Harbor Point Community Task Force, Dorchester, Massachusetts;

          Cruz Construction Comapny, Boston, Massachusetts; and

          Keen Development Corporation, Cambridge, Massachusetts

NOTE[     A 45 acre community created by redeveloping the largest federal public

housing project in New England. The community is jointly owned and operated by a

private development team and the community's residents. One-third of the 1,283

units are reserved for low-income families.

SPFE[     - Joint venture between private developer and tenant organization

          - On-site private social service programs

          - Waterfront park and upscale amenities

          - Mixture of market-rate and affordable housing

NAME[     Breckenridge

SITE[     Durham, North Carolina

SOUR[     22 (18), 1992

DEVE[     Cimarron Homes, Inc., Durham, North Carolina

NOTE[     A 43-unit, affordable housing development located in a prestigious

residential area near major employment centers. The approved plans of a previous

developer were altered from townhouse development to provide zero-lot-line and

detached units on small lots. The house designs, small yards, and cost-conscious

site improvements permitted home prices as low as $64,650. Seven of the houses

were sold to low-income families through special city and state housing finance

programs

SPFE[     - Affordable housing

          - Single-family houses on small lots

          - Low-cost site improvements

          - Public/private partnership

NAME[     Farmcolony

SITE[     Standardsville, Virginia

SOUR[     22 (19), 1992

DEVE[     Gil Edwards, Fort Lauderdale, Florida

NOTE[     A 300-acre farm community with 49 residential lots, each of which is

about two acres in size. A 150-acre working farm, owned and managed by the

homeowners' association, is the community's primary amenity. The farm

encompasses pastures, cropland, fishing lakes, a farmhouses that serves as a

clubhouse, barns, and other farm buildings. In addition to the farm, the

community's open space includes a 50-acre mountain preserve with hiking and

riding trails and an overnight shelter.

SPFE[     - Farmland preservation

          - Open space preservation

          - Cluster development

          - Preservation of rural character

          - Working farm as primary amenity

NAME[     Harbor Town

SITE[     Memphis, Tennessee

SOUR[     22 (20), 1992

DEVE[     Henry Turley Company, Memphis, Tennessee

NOTE[     A 135-acre residential community that, at completion, will include 891

units of mixed product types; a 43,000-square-foot village commercial center; a

120-room inn; 24,000 square feet of office space; a private school; and a

217-slip marina with a yacht club building. Located on Mud Island, the community

features traditional planning and architectural themes and a strong orientation

to both the Mississippi River and the downtown skyline.

SPFE[     - Neotraditional design elements

          - Waterfront orientation

          - Downtown housing

          - Future, mixed-use village center

NAME[     Mizner Park

SITE[     Boca Raton, Florida

SOUR[     22 (08), 1992

DEVE[     Crocker & Company / Teachers Insurance & Annuity Company, Boca Raton,

          Florida

NOTE[ A mixed-use project surrounding a linear public park. The first phase

includes four buildings containing 156,000 square feet of specialty retail --

including six restaurants and an eightplex cinema -- 106,000 square feet of

office, and 136 apartments. The project has become an "instant downtown" for

Boca Raton and a popular gathering place throughout the day and evening.

SPFE[     - Housing over retail

          - Town-center configuration

          - Streetfront retail

          - Oriented around public park

          - Neotraditional plan

NAME[     Tysons Corner Center

SITE[     McLean, Virginia

SOUR[     21 (01), 1991

DEVE[     The Lehndorff Group, Dallas, Texas

NOTE[     A 1.9-million-square-foot super regional shopping center, expanded

from a 1.2-million-square-foot existing center, that involved the addition of

two new department stores, 100 new tenants in a new lower level, four parking

structures, and new circulation patterns for exterior auto traffic. The

redevelopment effort also involved major renovation, including the addition of

skylights, new marble floors, and extensive internal landscaping. Postrenovation

sales of $440 per square foot are double the national median.

SPFE[     - Renovation and expansion

          - Extensive regrading

          - Skylights

          - Parking structure additions

          - Traffic planning

NAME[     Battle Road Farm

SITE[     Lincoln, Massachusetts

SOUR[     21 (02), 1991

DEVE[     Lincoln House Associates, a Joint Venture of:

          The Cottonwood Company, Jamaica Plain, Massachusetts;

          Keen Development Corporation, Cambridge, Massachusetts

NOTE[     A 120-unit mixed-income neighborhood targeted to first-time buyers,

especially young families. Clusters of two- and three-bedroom attached units

are arranged around a village green.

SPFE[     - Mixed-income housing

          - New England farm village community design

          - Public-private cooperation and funding

          - On-site private sewer system

NAME[     Janss Court

SITE[     Santa Monica, California

SOUR[     21 (03), 1991

DEVE[     Janss Corporation, Santa Monica, California

NOTE[     A 131,041-square-foot building located on a 30,000-square-foot

downtown parcel. The site fronts the redeveloped Third Street Promenade,

formerly known as the Third Street [pedestrian] Mall. The project offers

ground-level space for a four-plex movie theater and restaurants; office space;

32 high-end rental apartments; and parking for over 200 cars.

SPFE[     - Vertical mixed-use building

          - Downtown housing

          - Flexible, incentive-oriented use and density regulations

          - Wood-frame construction atop four-story steel-frame base

NAME[     Timberlawn Crescent

SITE[     Rockville, Maryland

SOUR[     21 (04), 1991

DEVE[     Housing Opportunities Commission of Montgomery County, Kensington,

          Maryland

NOTE[     A 107-unit mixed-income rental project developed in two phases on a

9.8-acre, steeply sloping site in an affluent suburb of Washington, D.C. The

one-, two-, and three-bedroom units are stacked to resemble townhouses. A

community center houses meeting rooms and a daycare center.

SPFE[     - Small-scale project

          - Mixed-income integrated community

          - Daycare center

          - Sound-attenuating construction features

          - Public housing blended with market-rate

NAME[     Walt Disney World Dolphin and Swan

SITE[     Lake Buena Vista, Florida

SOUR[     21 (05), 1991

DEVE[     A Joint Venture of:

          Tishman Realty & Construction Company, Inc., New York, New York;

          AOKI Corporation;

          Metropolitan Life Insurance Company

NOTE[     A 2,272-room convention and resort hotel complex in the heart of Walt

Disney World.

SPFE[     - Special design theme

          - Shared recreational amenities

          - Fast-track construction

NAME[     Corte Bella

SITE[     Irvine, California

SOUR[     21 (06), 1991

DEVE[     RecreActions Group of Companies (RGC), Newport Beach, California

NOTE[     By clustering groups of 10 to 15 townhouses around shared courtyards,

Corte Bella achieves a gross density of almost 22 units per acre while providing

each of the 260 units with an attached, direct-access one- or two-car garage.

The courtyard designs, building elevations, landscaping, and marketing program

were all inspired and influenced by classic Italian themes and prototypes. The

townhouses, ranging from 1,075 to 2,185 square feet in size, are priced from

$178,000 to $286,900.

SPFE[     - Courtyard design

          - High-density, cluster townhouses

          - Attached garages

          - Target market of young professionals

NAME[     Ventana Canyon Report

SITE[     Tucson, Arizona

SOUR[     21 (07), 1991

DEVE[     Athens Group (formerly Estes Properties, a division of the Estes

          Company), Tucson, Arizona

NOTE[     An environmentally oriented 400-room hotel and conference center set

in a desert landscape six miles north of Tucson. The resort is the keystone

element of a 1,000-acre planned community that includes a retail center,

residential development, and a 36-hole PGA golf course.

SPFE[     - Preservation and enhancement of native vegetation and wildlife

            habitats

          - Energy-efficient building design

          - Comprehensive marketing strategy

NAME[     Tent City

SITE[     Boston, Massachusetts

SOUR[     21 (08), 1991

DEVE[     Tent City Corporation, Boston, Massachusetts

NOTE[     Tent City is a 269-unit mixed-income apartment complex that also

includes some 8,600 square feet of ground-level retail space; it is built over

an underground 698-space commercial parking garage. The rental units range in

size from one to four bedrooms; 25 percent are market rate, and the remaining

75 percent are affordable to low- and moderate-income households.

SPFE[     - Public/private ccoperation

          - Mixed-income rental housing

          - Innovative, contextual design

          - Neighborhood-based development

NAME[     Two Rodeo Drive

SITE[     Beverly Hills, California

SOUR[     21 (09), 1991

DEVE[     The Stitzel Company, San Francisco, California

NOTE[     An ultra-luxury, 136,000-square-foot retail center located on a

prominent 54,450-square-foot site. Using the site's natural slope to full

advantage provides the retail enclave with two ground floors containing 90,000

square feet.

SPFE[     - Pedestrian street

          - Two-level of ground-floor retail

          - Luxury, high-end retail

          - Contentious site development history

NAME[     The Fields of Long Grove

SITE[     Long Grove, Illinois

SOUR[     21 (10), 1991

DEVE[     James McHugh Construction Company (Windward Associates Ltd.

          Partnership), Chicago, Illinois

NOTE[     By tightly clustering 87 single-family homes on small lots and by

installing a community wastewater treatment and disposal system, the developer

was able to preserve nearly 75 percent of this 160-acre site as permanent open

space to help maintain the rural character of the surrounding area.

SPFE[     - Cluster plan

          - Wetland enhancement

          - Prairie restoration

          - On-site wastewater treatment and disposal system

NAME[     Reston Town Center

SITE[     Reston, VA

SOUR[     21 (11), 1991

DEVE[     Reston Land Corp., Reston, Virginia;

          Himmel & Co., Reston, Virginia

NOTE[     The Reston Town Center Urban Core is an 85-acre mixed-use urban center

located within a 460-acre Town Center District that was identified in Reston's

original 1962 master plan. The first phase of the Urban Core, completed in 1990,

includes 530,000 square feet of office space, 240,000 square feet of retail,

restaurant and entertainment space, and a 514-room hotel.

SPFE[     - Gridded street system

          - Unanchored upscale retail, restaurants, and entertainment at

            street level

          - Open-air, pedestrian orientation

          - Single developer and manager

NAME[     Underground Atlanta

SITE[     Atlanta, Georgia

SOUR[     21 (12), 1991

DEVE[     Underground Festival, Inc., Atlanta, Georgia;

          Downtown Development Authority, City of Atlanta

NOTE[     A 12-acre retail and entertainment festival market on three levels in

the heart of downtown Atlanta. Historic streets and storefronts combine with new

structures in the theme of a turn-of-the-century retail district. The

redevelopment involved significant public/private cooperation.

SPFE[     - Renovation and expansion

          - Public/private partnership

          - Festival marketplace

          - Downtown revitalization

NAME[     Mashpee Commons

SITE[     Mashpee, Massachusetts

SOUR[     21 (13), 1991

DEVE[     Fields Point Limited Partnership, Mashpee, Massachusetts

NOTE[     A neotraditional community shopping center and centerpiece of a

planned new town has been reconfigured from a 1960s-era strip mall. It includes

almost double the original retail space plus office space above the stores, and

is designed to resemble a pedestrian-oriented New England village center.

SPFE[     - Neotraditional design

          - Street-front retail

          - Offices above the stores

NAME[     Tanner Market

SITE[     Pasadena, California

SOUR[     21 (14), 1991

DEVE[     Tanner Market Partnership, Pasadena, California

NOTE[     A 42,000-square-foot specialty center adapted from a collection of

four existing streetfront buildings, including a former gas station. The project

is predominantly devoted to restaurants and other food service tenants, but also

includes several children's stores as well as apparel and service tenants. The

center is organized around two open patio areas and has become a focal point for

downtown Pasadena.

SPFE[     - Specialty retail

          - Adaptive use/historic preservation

          - Downtown redevelopment

          - Open-air center

NAME[     Union Station

SITE[     Washington, D.C.

SOUR[     21 (15), 1991

DEVE[     Union Station Redevelopment Corporation, Washington, D.C.;

          LaSalle Partners, Chicago, Illinois; and

          William Jackson Ewing, Inc., Baltimore, Maryland

NOTE[     A national landmark and its grand public spaces have been restored

and reborn as a successful mixed-use project; renovations have adapted 375,000

square feet GLA for 140 specialty retail tenants, a cinema complex, office

space, and transit facilities.

SPFE[     - Public/private partnership

          - Historic preservation

          - Adaptive reuse for commercial operations

          - Integration of transportation hub

NAME[     Town Glen

SITE[     Stamford, Connecticut

SOUR[     21 (16), 1991

DEVE[     Trammell Crow Residential, New Canaan, Connecticut

NOTE[     A multifamily rental development on an infill site near the city

center. Most of the 215 luxury units are organized around a landscaped

interior courtyard, and tenants enjoy a variety of recreational amenities

and tenant services.

SPFE[     - High-density rental apartments

          - Infill site

          - Ground-level professional offices

          - Wood-frame low-rise construction

NAME[     Bellevue Downtown Park

SITE[     Bellevue, Washington

SOUR[     21 (17), 1991

DEVE[     City of Bellevue Parks Department, Bellevue, Washington

NOTE[     A public park, currently 20 acres in size, located in a downtown area

adjacent to a regional shopping mall.  The first phase of the park, completed

in September 1987, was financed and built predominantly by a private non-profit

citizens committee.  Phase II of the park, completed in September 1990, was

funded by a bond issue.

SPFE[     - Public/private partnership

          - International design competition

          - Fundraising campaign

          - Phased development

NAME[     Half Moon Bay

SITE[     Croton-on-Hudson, New York

SOUR[     21 (18), 1991

DEVE[     James Harvie & Partners, Greenwich, Connecticut

NOTE[     Half Moon Bay is a leisure-oriented multifamily waterfront

development.  The 326 condominium units are all designed with views of the

river or a man-made lagoon.  The 26-acre site includes recreational amenities,

a marina, and a planned Chart House restaurant.

SPFE[     - Waterfront development

          - Marina

          - Recreational amenities

          - Restructured financing

NAME[     7979 Westheimer

SITE[     Houston, Texas

SOUR[     21 (19), 1991

DEVE[     The Finger Companies, Houston, Texas

NOTE[     Renovation of a garden apartment complex, built in 1972, that was

vacant and had fallen into disrepair.  The renovations took one year, with the

first tenants moving in during the seventh month.  The number of units was

reduced from 484 to 459, and parking was reduced from 914 to 680 spaces.  The

project was 95 percent leased before completion, and occupancy rates have held

steady for over a year.

SPFE[     - Interior and exterior renovation

          - Extensive landscaping

          - Six pools, including a lap pool

          - Clubhouse facilities with workout room and aerobics

          - Newly outfitted kitchens with built-in microwaves

NAME[     Harbour Ridge

SITE[     Stuart, Florida

SOUR[     21 (20), 1991

DEVE[     Harbour Ridge, Ltd., Stuart, Florida

NOTE[     An 814-unit primary-and-second-home community with a private equity

membership club structure.  Recreational amenities on the 885-acre site include

two golf courses, a 40,000-square-foot main clubhouse, a separate swim and

tennis center with its own restaurant, three marina docks with 128 deep-water

slips, and a two-mile riverfront nature walk.  Residential products include

single-family lots, single-family houses, and luxury garden apartments; they

are grouped into 27 villages, many of which have a community pool and poolhouse.

SPFE[     - Wetland preservation

          - Upland habitat preservation

          - Water conservation features

          - Environmentally oriented marketing program

          - Cost-efficient phasing of recreational amenities

NAME[     Venice Renaissance

SITE[     Venice, California

SOUR[     20 (01), 1990

DEVE[     Harlan Lee & Associates, Marina del Rey, California;

          The Anden Group, Sherman Oaks, California

NOTE[     A 132,000-square-foot multiuse building containing 89 residential

units located atop a base that houses 26,000 square feet of street-level retail

and 473 parking spaces. To win community support and project approvals, the

developer privately subsidized and reserved 23 rental apartments for the elderly

and provided much-needed parking for beach visitors.

SPFE[     - Infill development site

          - Negotiated development program

          - Multiuse residential building

          - Privately subsidized units for the elderly

NAME[     Bayport Plaza

SITE[     Tampa, Florida

SOUR[     20 (02), 1990

DEVE[     The Wilson Company, Tampa, Florida

NOTE[     An environmentally sensitive, mixed-use project containing an

11-story, 260,000-square-foot office building, a 400-room hotel, and 48

executive villas used primarily for corporate conferences. Located on Tampa

Bay, the 45-acre site contains over 32 acres of open space, including over 25

acres of wetlands. The developer's successful restoration of approximately 15

acres of wetlands and creation of a new two-acre wetlands area received the

Florida Audubon Society's Corporate Award in 1985.

SPFE[     - Wetlands mitigation

          - Nature trail/boardwalk

          - Executive conference facility

          - Health club

NAME[     The Wells-Robertson House

SITE[     Gaithersburg, Maryland

SOUR[     20 (03), 1990

DEVE[     City of Gaithersburg, Gaithersburg, Maryland

NOTE[     A 14-bed transitional housing facility with supportive services for

recovering alcoholic and substance-abusing homeless individuals. Located in a

large, renovated Victorian house in a suburban town environment, the facility

was developed through public/private cooperative efforts. Most of the costs

involved in producing the facility were met through donations of money or

in-kind services.

SPFE[     - Public/private effort

          - Combines housing and supportive services

          - Homelike environment

NAME[     Pentagon City

SITE[     Arlington, Virginia

SOUR[     20 (04), 1990

DEVE[     Rose Associates, Inc., New York, New York;

          Melvin Simon & Associates, Inc., Indianapolis, Indiana

NOTE[     A multiuse project on a 116-acre site surrounding a rapid transit

station. The core of the project is a mixed-use complex that includes a

172,000-square-foot office building, a 362-room hotel, a 299-unit rental

apartment building, and The Fashion Centre, an 860,000-square-foot specialty

shopping mall.

SPFE[     - Pedestrian orientation

          - Direct access to Washington's Metro rapid transit system

          - Distinct building designs with varying heights, shapes,

            and materials

NAME[     Escondido Civic Center

SITE[     Escondido, California

SOUR[     20 (05), 1990

DEVE[     City of Escondido, Escondido, California

NOTE[     A 17-acre governmental and cultural complex surrounding an historic

park in the heart of downtown Escondido, a growing city of 100,000. The complex

includes the City Hall, a 103,000-square-foot structure that was completed in

1988, and the approximately 200,000-square-foot Center for the Arts, which is

scheduled for completion in 1993. The Center for the Arts will contain two

theaters, a fine arts center, and a regional conference center.

SPFE[     - Extensive public participation during planning and design

          - Open, two-stage urban design competition

          - Financed through a redevelopment program

NAME[     Warehouse Row

SITE[     Chattanooga, Tennessee

SOUR[     20 (06), 1990

DEVE[     The Prime Group, Inc., Baltimore, Maryland

NOTE[     A 323,000-square-foot, mixed-use complex containing three levels of

specialty retail and three levels of Class A office space.  The retail tenants

are high-end manufacturers direct outlets. The downtown project involved

restoration and expansion of eight historic warehouses, construction of a

450-space parking garage, and creation of a one-acre public park.

SPFE[     - Historic preservation

          - Adaptive reuse

          - Downtown retail

          - Public/private cooperation

NAME[     Clarewood

SITE[     Hastings-on-Hudson, New York

SOUR[     20 (07), 1990

DEVE[     Ginsburg Development Corporation, Hawthorne, New York

NOTE[     A residential development combining luxury housing with affordable

housing. The project contains 85 luxury townhouses situated in 19 distinct

clusters and 40 below-market-rate apartment condominiums in a renovated

schoolhouse. In exchange for providing the affordable units, the developer was

granted a bonus of 15 additional luxury units.

SPFE[     - Planned unit development

          - Mix of affordable and luxury housing units

          - Open space preservation

          - Adaptive reuse of schoolhouse

NAME[     Manhattan Town Center

SITE[     Manhattan, Kansas

SOUR[     20 (08), 1990

DEVE[     Forest City Rental Properties, Cleveland, Ohio;

          JCP Realty, Inc., New York, New York;

          City of Manhattan, Manhattan, Kansas

NOTE[     A single-level, 382,000-square-foot regional mall located in downtown

Manhattan, Kansas.  Two department stores anchor the mall, and, three years

after opening, its approximately 60 tenants have leased over 80 percent of the

available space. By the end of 1990, the mall will contain an additional 88,000

square feet and a third anchor. The public/private development partnership

relied on a wide variety of funding sources.

SPFE[     - Urban redevelopment

          - Public/private partnership

          - Relocation effort for displaced businesses and residents

          - Complex financing package

NAME[     Ocean Pointe

SITE[     Huntington Beach, California

SOUR[     20 (09), 1990

DEVR[     Ocean Pointe Partners, Santa Monica, California

NOTE[     A community of 192 single-family detached luxury homes developed on an

infill parcel four blocks from the Pacific Ocean. Each unit averages almost

2,600 square feet in size. A density of 9.3 units per acre was achieved with a

modified zero-lot-line design.

SPFE[     - Urban infill site

          - Luxury housing

          - Detached units

          - Small lots

          - Alley access to garages

NAME[     Siena at Renaissance Park

SITE[     Atlanta, Georgia

SOUR[     20 (10), 1990

DEVE[     Ackerman & Co., Atlanta, Georgia

NOTE[     A 52-unit condominium project on a 2.7-acre urban infill development

site. The one- and two-bedroom walk-up units are contained in three buildings

sited around a formal courtyard. Work is underway on the second phase of the

project, which will provide a central recreational facility and 120 additional

units.

SPFE[     - Small-scale project

          - Young, single professional market

          - Infill development site

          - Affordable housing

          - Contextual design

NAME[     The Terraces at Perimeter Center

SITE[     Atlanta, Georgia

SOUR[     20 (11), 1990

DEVE[     Taylor & Mathis, Atlanta, Georgia

NOTE[     A 1.2 million-sqaure-foot corporate office complex on a 25-acre site.

The complex is located within a 550-acre suburban office park that surrounds a

regional shopping center. Two 11-story office buildings and two separate

five-level parking structures, containing a total of 2,900 spaces, take full

advantage of the site's natural setting and incorporate a wide range of advanced

features and premium amenities.

SPFE[     - Central atriums

          - Use of natural, "non-hightech" materials

          - Structured parking

          - Water features

NAME[     Amancio Ergina Village

SITE[     San Francisco, California

SOUR[     20 (12), 1990

DEVE[     Amancio Ergina Village, Inc., San Francisco, California

NOTE[     A 72-unit residential complex built through a nonprofit organization

to offer attractive, safe, and affordable for-sale housing to lower- and

moderate-income persons. Located in a transitional neighborhood, the Village

comprises one-, two-, and three-bedroom cooperative residences arranged around

an interior courtyard and parking lot. The design, while reminiscent of the

traditional city row house, incorporates modern features such as skylights and

decks that maximize a sense of space.

SPFE[     - Attractive, affordable housing built at low cost

          - Crime-resistent design

          - Nonprofit corporation sponsor

          - Row house design that maximizes space and privacy

          - City-issued bonds for mortgages

NAME[     Fishermen's Terminal

SITE[     Seattle, Washington

SOUR[     20 (13), 1990

DEVE[     Port of Seattle, Seattle, Washington

NOTE[     Redevelopment of a commercial marina to meet the current needs of the

fishing industry while also adding supporting retail and office space to

generate additional revenue for the developer, the Port of Seattle. The project

occupies 25 acres of land and 50 acres of water.

SPFE[     - Waterfront location

          - Mix of new construction with rehabilitation and adaptive

            use of older structures

          - Contextual design theme

NAME[     Mission Viejo Commerce Center

SITE[     Mission Viejo, California

SOUR[     20 (14), 1990

DEVE[     American Commerce Centers, Newport Beach, California

NOTE[     A car care service and specialty retail center located in a

master-planned community. Developed through adherence to comprehensive design

standards and a close working relationship with the local community, the center

consists of three buildings comprising 36,233 square feet, of which 22,677

square feet is designed for car care and 13,556 square feet is for service

retail. Outparcel tenants include a lube shop and a fast-food restaurant.

SPFE[     - Retail space designed for auto service tenants

          - Environmental protection techniques

NAME[     Norwest Center

SITE[     Minneapolis, Minnesota

SOUR[     20 (15), 1990

DEVE[     Gerald D. Hines Interests, Minneapolis, Minnesota

NOTE[     A 57-story office building in the heart of Minneapolis, Norwest Center

contains 1.1 million square feet of net rentable area. Norwest Corporation

occupies the first 19 floors; the upper 28 floors are devoted to speculative

space. Two ground-floor entrances separately service the office tenants and bank

headquarters. Below-grade parking offers space for 340 cars.

SPFE[     - Unique linkage to the city's skywalk system

          - Five-story skylit rotunda for banking lobby

          - Museum-quality art on public display

NAME[     Quality Hill

SITE[     Kansas City, Missouri

SOUR[     20 (16), 1990

DEVE[     McCormack, Baron & Associates, Inc., St. Louis, Missouri;

          City of Kansas City, Kansas City, Missouri;

          Hall Family Foundation, Kansas City, Missouri

NOTE[     An urban redevelopment project within a historic district that

provides downtown housing and limited commercial conveniences. The development

restores the viability of a deteriorated neighborhood and provides affordable

housing through a multilayered financial package of public- and private-sector

funds and subsidies.

SPFE[     - Revitalization of downtown residential neighborhood

          - Market-rate and affordable housing

          - Restoration and reconfiguration of historic buildings

          - New contruction of unusual townhouse/apartmetn units

          - Public/private partnership

NAME[     Second Street Studios

SITE[     Santa Fe, New Mexico

SOUR[     20 (17), 1990

DEVE[     ASA Group, a joint venture of:

          Jonathan F.P. Rose Affordable Housing Construction Corp., Katonah, NY;

          Wayne and Susan Nichols/Communico,Inc., Santa Fe, NM;

          Peter Calthorpe, Calthorpe Associates, SanFrancisco, CA.

NOTE[     A 39,500-square-foot, 35-unit incubator live/work community for

artists, craftspeople, and small businesses. Units range in size from 600 to

2,280 square feet; all contain finished full baths and utility sinks, and most

feature high ceilings, skylights, and garage doors. Kitchen facilities have been

installed in approximately 20 units to provide for residential occupancy.

Although there have been loft conversions of this type, the developers believe

that this is the first new development of this kind specifically designed for

this use.

SPFE[     - Affordable rents

          - Flexible live/work space

          - Sense of community

          - Shared services

NAME[     Fourth & Yamhill Parking Garage

SITE[     Portland, Oregon

SOUR[     20 (18), 1990

DEVE[     Portland Development Commission, Portland, Oregon

NOTE[     A garage with six levels of parking plus one floor of ground-floor

retail. The facility provides 451 above-grade, short-term parking spaces. The

one-block, public/private project was built in conjunction with a four-block,

retail public/office complex in downtown Portland's waterfront urban renewal

district.

SPfE[     - Street-level retail

          - Public art

          - Contextual design theme

          - High-quality building materials

          - State-of-the-art lighting system

          - Service to public and private users

          - Bold, attractive signage program

NAME[     Shaw Village

SITE[     Austin, Texas

SOUR[     20 (19), 1990

DEVE[     Henneberger, Paup & Associates, Austin, Texas

NOTE[     A vest-pocket cluster of six small cottages providing an affordable

housing opportunity for elderly individuals. Five of the six cottages are 440

square feet in size and contain a bedroom, a bathroom, a living room, and a

kitchen with a dining area. The sixth cottage, a 550-square-foot two-bedroom

unit, houses an on-site resident manager.

SPFE[     - Elderly housing

          - Low-income affordable

          - Infill development site

          - Contextual design

NAME[     Palmer Square

SITE[     Princeton, New Jersey

SOUR[     20 (20), 1990

DEVE[     Collins Development Corp., Yankee Management Company of New

          Jersey, Inc., Princeton, NJ.

NOTE[     A mixed-use town center with 143,600 square feet of office; 85,500

square feet of retail; a 217-room hotel; 124 existing and 97 future residential

condominiums; and two parking structures. Development began in 1935 around a

central green and was reinitiated in 1981 with a variety of renovation, infill,

and expansion projects. The project is cited often as a neotraditional town

center prototype.

SPFE[     - Neotraditional design elements

          - Vertical mixed-use development

          - Pedestrian orientation

          - Downtown housing

          - Single developer/manager

NAME[     Audubon Court

SITE[     New Haven, Connecticut

SOUR[     19 (01), 1989

DEVE[     Audubon Office Associates and Continental Building Company,

          New Haven, Connecticut

NOTE[     A downtown residential and office/retail complex containing

127,000 square feet of commercial space in a six-story building and 61 flats and

townhouses. The project was developed in partnership with a nonprofit arts

council, with the city contributing streetscaping and property tax relief.

SPFE[     - Nonprofit partner

          - Land lease

          - Location in an arts district

NAME[     The Waterford Tower

SITE[     Columbus, Ohio

SOUR[     19 (02), 1989

DEVE[     The Waterford Tower Company, Columbus, Ohio

NOTE[     An 18-story, luxury, high-rise condominium located in downtown

Columbus. The first of its kind in this mid-sized city, the project includes 96

condominium units, 10,000 square feet of commercial/office space on the first

and second floors, and both underground garage and surface parking.

SPFE[     - Downtown housing

          - Pioneering project

          - Extensive amenities package

          - Custom-designed penthouse units

NAME[     University Place

SITE[     Winter Park, Florida

SOUR[     19 (03), 1989

DEVE[     NTS Development Corporation, Louisville, Kentucky

NOTE[     An 18.5-acre business center that at buildout will contain about

250,000 square feet of space. Three 70,000-square-foot, two-story, V-shaped

buildings, sited end-to-end in a serpentine configuration, offer flexible-use

office/showroom/warehouse space in the first floor and professional office

space on the second floor.  A separate 40,000-square-foot office building is

also planned.

SPFE[     - Flexible-use space

          - Multiphase development

          - Functional site-planning strategy

          - Architectural and design emphasis

NAME[     Nottingham

SITE[     Fairfax County, Virginia

SOUR[     19 (04), 1989

DEVE[     Miller and Smith Homes, McLean, Virginia

NOTE[     A community of 102 single-family, detached homes located near

Washington, D.C. Diagonal Z-lot planning -- an entirely new concept for this

market -- achieved a density of 4.9 units per acre and competed favorable with

more traditional townhouse designs.

SPFE[     - A Z-lot plan with modifications to conform to site conditions

            and local codes

          - High-density, detached product

          - Design emphasis on indoor/outdoor relationship to extend living

            space

NAME[     LL&E Tower

SITE[     New Orleans, Louisiana

SOUR[     19 (05), 1989

DEVE[     Joseph C. Canizaro Interests, New Orleans, Louisiana

NOTE[     A 36-story office building valued at about $100 million. The ground

floor contains a main entrance lobby, service areas, and 20,326 net rentable

square feet of retail space. Floors two through nine contain an eight-level,

543-space parking garage, and floors 10 through 36 contain 521,496 net rentable

square feet of office space.

SPFE[     - Public art at street level

          - Elegant lobby with concierge

          - Office floors designed for maximum space utilization

          - Sophisticated energy management and security systems

          - Exterior illuminated at night

NAME[     Sully Station

SITE[     Centreville, Virginia

SOUR[     19 (06), 1989

DEVE[     Kettler & Scott, Inc., Vienna, Virginia

NOTE[     A 1,200-acre, planned unit development providing at least five

housing product types by 11 builders. Amenities include two community centers

each with clubhouse, pool, and tennis courts; parks and tot lots; passive open

space for environmental protection; two shopping centers; schools; and daycare

centers.

SPFE[     - Multiple products and builders

          - Extensive recreational and community facilities

          - Thorough marketing program

          - Traditional, "small town" design elements

NAME[     Harbor Bay Business Park

SITE[     Alameda, California

SOUR[     19 (07), 1989

DEVE[     Doric Development, Inc., Alameda, California

NOTE[     A 312-acre business park located within a 912-acre master-planned

community, designed to provide office and R&D facilities to high-tech tenants.

At buildout, there will be 5 million square feet of facilities. The project

features state-of-the-art telecommunications and electronic surveillance

systems. An onsite microwave tower provides access to a regional network as well

as satellite links to Europe and Asia.

SPFE[     - Advanced telecommunication systems

          - Video teleconferencing suite

          - Offering build-to-suit space, speculative inventory, and land sales

          - Adjacent to transportation, housing, and recreational amenities

NAME[     Plaza Cienega

SITE[     Los Angeles, California

SOUR[     19 (08), 1989

DEVE[     Real Estate Investment Group, Los Angeles, California

NOTE[     A one-story strip retail center located at the intersection of three

prominent commercial streets. The small, infill site presented design challenges

inherent in many "mini-mall" projects around the United States. Housing

primarily food service tenants, the center provides an attended surface parking

lot visible from the street. The project pioneered a higher rent structure for

the area and emphasizes self-promotion through distinctive design.

SPFE[     - Colorful, postmodern architecture

          - Strip center convenience

          - Clock tower design element

          - Covered storefront arcade

          - Coordinated sign program

NAME[     Mississippi Baptist Medical Complex

SITE[     Jackson, Mississippi

SOUR[     19 (09), 1989

DEVE[     Midiplex Medical Building Corporation, Dallas, Texas

NOTE[     A medical mall complex on the campus of a regional medical center.

The complex includes a 100,000-square-foot, six-floor medical building; a

45,000-square-foot, two-story therapeutic rehabilitation center; and a

four-level, 480-space parking garage. The lower two floors of the medical

building contain 26,700 square feet of space for outpatient treatment

facilities; the upper four floors contain space for specialty group practices.

SPFE[     - Freestanding facility with separate identity

          - Owner financed

          - Noninstitutional character

          - Mixed, medical-related uses

NAME[     Washington State Convention and Trade Center

SITE[     Seattle, Washington

SOUR[     19 (10), 1989

DEVE[     State of Washington, Seattle, Washington

NOTE[     A one million square-foot convention center facility containing

exhibit halls, meeting rooms, retail space, and parking. The nine-level

structure, located in the heart of downtown Seattle, was constructed on a

concrete platform over a depressed segment of a 12-lane freeway and straddles

two city streets.

SPFE[     - Air rights development

          - Strong relationship to adjacent park

          - Street-level retail

NAME[     The Regatta

SITE[     New York City, New York

SOUR[     19 (11), 1989

DEVE[     South Cove III Associates, New York, New York

NOTE[     A nine-story residential building constructed as part of the

Residential Phase III of Battery Park City, the 100-acre planned community that

juts into the Hudson River along the southern tip of Manhattan. Located on a

premier waterfront site, the building contains 182 luxury condominiums and

almost 29,000 square feet of street-level shops and restaurants.

SPFE[     - Design maximizes spectacular views

          - Unique, spacious floor layouts

          - Luxury duplex (loft) units

          - Public/private development

NAME[     Ocean Outlets

SITE[     Rehoboth Beach, Delaware

SOUR[     19 (12), 1989

DEVE[     Gulf Stream Properties, Inc., Rehoboth Beach, Delaware

NOTE[     A 90,000-square-foot factory outlet center located near a popular

beach resort. The strip center format is modified to capture "village" design

elements and provide an open-air pedestrian mall; preengineered buildings draw

upon local architectural traditions. Future phases of the project will provide

an additional 37,200 square feet of outlet space, an entertainment arcade, and a

miniature golf course. Plans for another, more upscale, outlet center are

underway for a nearby site.

SPFE[     - Factory outlet stores

          - Modified strip center design

          - Destination resort location

          - Dramatic night lighting

          - Coordinated signage program

          - Food court

NAME[     The Sara Frances

SITE[     San Diego, California

SOUR[     19 (13), 1989

DEVE[     The Reichbart Family, San Diego, California

NOTE[     A new four-story, 160-unit, single-room-occupancy (SRO) residential

hotel. The project is the third new SRO hotel to be privately constructed

in downtown San Diego under an innovative city program. The average unit size

is about 125 square feet; every unit has a sink and most have a bathroom with

shower. Common areas include a lobby, a central landscaped courtyard, a

television room, a vending-machine area, and two laundry rooms. Shared

facilities on each floor include a kitchen, two bathrooms, and two shower

rooms.

SPFE[     - Downtown location

          - Decent, safe, and sanitary low-cost permanent housing

          - Low-income affordable

          - Private, for-profit development

NAME[     Wicomico County Detention Center

SITE[     Salisbury, Maryland

SOUR[     19 (14), 1989

DEVE[     Wicomico County Department of Corrections, Salisbury, Maryland

NOTE[     An 87,200-square-foot correctional facility able to accommodate

almost 500 inmates. The two-level complex, located in an industrial area, houses

both security and work-release prisoners.

SPFE[     - Functional design

          - Cost-effective construction amd operation

          - State-of-the-art security and communication systems

NAME[     The Paddock Kensington

SITE[     Beatrice, Nebraska

SOUR[     19 (15), 1989

DEVE[     The Westin Financial Group, Berkeley, California

NOTE[     A residential assisted-living facility for the elderly. The

rehabilitated 48,000-square-foot, five-story historic structure, built in 1924

as a 110-room hotel, contains a total of 65 studio, one-bedroom, and

two-bedroom units, a dining room, recreational facilities, a home health care

center, and street-level retail space.  Monthly rates include three meals per

day, housekeeping, and a wide variety of services specifically designed for

elderly residents.

SPFE[     - Elderly housing

          - Financed through use of historic and low-income tax credits

          - Rehabilitation and adaptive use of an older structure

NAME[     Carnegie Center

SITE[     Princeton, New Jersey

SOUR[     19 (16), 1989

DEVE[     The Landis Group/Carnegie Center Associates, Princeton, New Jersey

NOTE[     Carnegie Center II is a 247-acre, planned suburban office park that

will eventually contain a total of 2.4 million square feet of space. Sixteen of

the 21 building sites are located within a loop road and have frontage on a

22-acre, common open space that forms a park-like pedestrian and recreational

spine for the project. Carnegie Center I, containing an additional 670,000

square feet of space on 54 acres, was completed in 1983.

SPFE[     - Central park

          - Full recreational amenity package

          - On-site daycare facility

          - Close proximity to hotel and retail facilities

          - Design guidelines and maintenance standards

NAME[     Black Diamond Ranch

SITE[     Lecanto, Florida

SOUR[     19 (17), 1989

DEVE[     Black Diamond Properties, Inc., Lecanto, Florida

NOTE[     A 1,200-acre, low-density residential golf course community offering

two types of single-family detached housing. Amenities include an 18-hole golf

course (with another 18 holes planned), lighted tennis courts, a clubhouse, and

open space.

SPFE[     - An 18-hole golf course incorporating two abandoned limestone quarrie

s

          - A homeowners' association and architectural review board

          - A clubhouse, including a restaurant and pro shop

          - Plans for a junior olympic swimming pool

NAME[     3401 Walnut

SITE[     Philadelphia, Pennsylvania

SOUR[     19 (18), 1989

DEVE[     University of Pennsylvania, Philadelphia, Pennsylvania

NOTE[     A $21 million, downtown mixed-use office and retail project containing

35,000 square feet of retail space on the ground level and 121,800 square feet

of institutional office space on the upper three floors. The project was

developed by the University of Pennsylvania and was financed in part by a pooled

income fund.

SPFE[     - Real estate-based pooled income fund

          - Heated with surplus computer heat

          - Triangular building envelope

NAME[     Semiahmoo

SITE[     Blaine, Washington

SOUR[     19 (19), 1989

DEVE[     The Semiahmoo Company, Blaine, Washington

NOTE[     A regional resort community oriented around an award-winning 18-hole

golf course, a fully-equipped marina, and a 200-room hotel with a deluxe health

club. The approved master plan for the 800-acre site permits construction of

2,429 residential units and 91,000 square feet of specialty retail.

SPFE[     - Waterfront location

          - Mix of second homes, vacation homes, and primary residences

            (some of which are retirement homes)

          - PUD approach

NAME[     The Village at Shirlington

SITE[     Arlington, Virginia

SOUR[     19 (20), 1989

DEVE[     The Oliver Carr Company, Washington, D.C.

NOTE[     A 1940s' community shopping center renovated to create a "Main Street"

pedestrian district as the core of a regionally oriented, mixed-use project in a

redeveloping suburban area.  The first of several phases of development contains

350,000 square feet of retail space -- including 40 shops and restaurants plus

a movie theater -- in addition to 80,000 square feet of office space. When

complete, the 25-acre project will include a total of approximately 428,000

square feet of retail space, 565,000 square feet of office space, 300 hotel

suites, and 490 residential units.

SPFE[     - Renovation and new construction on an infill site

          - Open-air, "Main Street" shopping environment

          - Pedestrian orientation

          - Shared parking

NAME[     Racine on the Lake

SITE[     Racine, Wisconsin

SOUR[     18 (01), 1988

DEVE[     Marina: Racine County and Racine Marina Associates;

          Festival Park: City of Racine and Downtown Racine Development

                         Corporation

NOTE[     A public/private economic development project located on the shore of

Lake Michigan in Racine, Wisconsin. The project, undertaken to revitalize the

local economy, includes a 110-acre, 921-slip luxury harbor/marina; a 16-acre

county park; and a six-acre, city-owned festival park that contains both indoor

and outdoor facilities designed for year-round use.

SPFE[     - Public/private cooperation

          - Innovative breakwater design

          - Multipurpose; designed for year-round use

NAME[     Crocker Center

SITE[     Boca Raton, Florida

SOUR[     18 (02), 1988

DEVE[     Crocker & Company, Boca Raton, Florida

NOTE[     A 436,000-square-foot suburban mixed-use project that includes an

office tower, a 256-room Marriott hotel, and 86,000 square feet of retail space

organized around a 20,000-square-foot central outdoor plaza. A second office

tower will be completed in August 1988. Project components are connected by a

pedestrian plaza and through repetitive and complementary architectural

elements. Each component has its own entry and parking areas.

SPFE[     - Mutually supportive uses

          - Single developer

          - Outdoor plaza

NAME[     Riverplace

SITE[     Portland, Oregon

SOUR[     18 (03), 1988

DEVE[     Cornerstone Columbia Development Company, Seattle, Washington

NOTE[     A downtown mixed-use residential development on the west bank of the

Willamette River. Phase I of the 10-acre project includes a 74-room hotel, a

200-boat marina, retail shops along a waterfront esplanade, 190 condominium

units, 40,000 square feet of offices, a 47,000-square-foot athletic club, and

864 parking spaces. The project was intended to establish the South Waterfront

Renewal District as a year-round destination.

SPFE[     - "Urban resort"

          - Public/private cooperation

          - Downtown housing

NAME[     Downtown Women's Center

SITE[     Los Angeles, California

SOUR[     18 (04), 1988

DEVE[     Downtown Women's Center, Los Angeles, California;

          The Ratkovitch Company, Los Angeles, California

NOTE[     A 48-room, single-room-occupancy (SRO) hotel that provides permanent

housing for homeless, chronically mentally disabled women in the Skid Row

area of downtown Los Angeles. The 24,000-square-foot building was renovated at

a cost of $1.2 million by a private, nonprofit charitable organization.

SPFE[     - Homelike architecturla details

          - Institutional materials used in innovative ways

          - Privately initiated and funded

          - Combines social and mental health services, and housing

NAME[     Fair Lakes

SITE[     Fairfax, Virginia

SOUR[     18 (05), 1988

DEVE[     Hazel/Peterson Companies, Fairfax, Virginia

NOTE[     A 657-acre, multiuse planned development that at buildout will contain

over 5 million square feet of office and research space with supporting

residential, retail, hotel, and recreation uses. Building is occurring through

land sales, build-to-suit, and speculative development programs. With an

estimated completion date of 1995, Fair Lakes exemplifies the type of negotiated

public/private agreements now common to long-term projects.

SPFE[     - Extensive negotiations required to secure developmnt entitlements

          - Negotiated contributions to transportation and infrastructure

            improvements

          - "Tree-saving" program

          - Recreational features for residents and office users

NAME[     The Queen Anne

SITE[     Seattle, Washington

SOUR[     18 (06), 1988

DEVE[     Lorig Associates, Seattle, Washington

NOTE[     The rehabilitation and adaptive use of a 1909 high school,

including various additions, as a 139-unit rental housing project. The

project consists of four components -- the original 1909 building and

three additions -- on a 2.85-acre hilltop site. The project was undertaken

through an RFP process sponsored by the school district and Historic Seattle

Preservation and Development Authority, and was made feasible only through

the use of historic tax credits.

SPFE[     - Adaptive use of a historic building

          - Prominent hilltop site

          - Ground lease

NAME[     Greenway Plaza

SITE[     Yonkers, New York

SOUR[     18 (07), 1988

DEVE[     Big V Properties, Florida, New York

NOTE[     An 80,000-square-foot neighborhood shopping center located on a

4.2-acre redevelopment site in downtown Yonkers, New York. The design features

structured parking and second-level retail stores located above the major

tenant supermarket. The project received public financing assistance, has

brought needed retail services to the neighborhood, and has spurred interest in

nearby redevelopment projects.

SPFE[     - Downtown redevelopment site

          - Two-story, neighborhood retail center

          - Public/private financing

          - Structured parking

NAME[     The Woodlands

SITE[     Darien, Illinois

SOUR[     18 (08), 1988

DEVE[     Robert C. Ranquist & Company, Inc., Orland Park, Illinois

NOTE[     Two hundred units of newly constructed luxury housing located

southwest of Chicago. This cluster design includes stacked flat condominiums,

townhomes, and single-family detached homes ranging in price from $151,900 to

$294,900. The Woodlands is based on a twofold theme -- combining rustic

California architecture with the preservation of the site, an abandoned

Christmas tree farm.

SPFE[     - Preservation of a conifer forest

          - Mixed-product types in a cluster design

          - Empty-nester target market

NAME[     Wilshire Courtyard

SITE[     Los Angeles, California

SOUR[     18 (09), 1988

DEVE[     J.H. Snyder Company, Los Angeles, California;

          California Federal Savings and Loan, Los Angeles, California

NOTE[     Two low-rise office buildings containing about one million square feet

of office space with accessory retail, health club, and restaurant uses. The

project features a one-acre community park, underground parking, and a

pedestrian-oriented central plaza with fountains, landscaping, and seating

areas.

SPFE[     - Large central courtyard

          - All underground parking

          - Interior atriums

          - Low-rise design

NAME[     Emerson Mill Apartments

SITE[     Suncook, New Hampshire

SOUR[     18 (10), 1988

DEVE[     GAR Properties, Scarborough, Maine

NOTE[     Adaptive use of a turn-of-the-century textile mill, on the banks of

the Suncook River, that was converted into 71 residential apartments. The

project was a joint venture between the public and private sectors and included

financing through community development block grant funds, a HUD Section 312

rehabilitation loan, and private funds.

SPFE[     - Adaptive use

          - Historic, industrial architectural elements

          - Downtown housing

          - Public/private financing

NAME[     Princeton Forrestal Village

SITE[     Plainsboro, New Jersey

SOUR[     18 (11), 1988

DEVE[     Toombs Development Company, New Canaan, Connecticut

NOTE[     A mixed-use complex designed in a neoclassical style that includes

over 100 shops, several restaurants, 225,000 square feet of office space located

above street-level stores, and a full-service, 300-room hotel. The 67-acre

(Phase I) project was designed and marketed as an alternative to typical

suburban shopping malls.

SPFE[     - Open-air, village-scale shopping environment in a suburban setting

          - Vertical mixed use

          - Shared parking

          - Pedestrian orientation

NAME[     Indian Ridge Plaza

SITE[     South Bend, Indiana

SOUR[     18 (12), 1988

DEVE[     Zaremba Midwest, Inc., Des Plaines, Illinois

NOTE[     A 289,346-square-foot "power center" featuring five anchor tenants and

space for over 50 smaller local and national retailers. The center is designed

in a strip format for middle-income shoppers seeking convenience, value, and

selection.

SPFE[     - Multiple anchors offering both hard and soft goods

          - Strip center design with regional drawing power

          - Diverse tenant mix

NAME[     Crown Ridge Apartments

SITE[     Dallas, Georgia

SOUR[     18 (13), 1988

DEVE[     William J. Fahy, Principal, DeRand Housing Associates,

          Arlington, Virginia

NOTE[     The project is a low- to moderate-income multifamily rental housing

project consisting of 65 town house-style apartments, located on the western

edge of the Atlanta metropolitan area. The project illustrates conditions

under which low- to moderate-income multifamily rental housing projects can

be profitably developed and managed while taking advantage of the Federal

Housing Tax Credit Program.

SPFE[     - Low- and moderate-income housing tax credits

          - Small-scall rental housing project

          - Turnkey builder

          - Equity syndication

          - On-site resident manager

NAME[     Rowes Wharf

SITE[     Boston, MAssachusetts

SOUR[     18 (14), 1988

DEVE[     Rowes Wharf Associates, Boston, Massachusetts (A Joint Venture of

          The Beacon Companies and Equitable Real Estate)

NOTE[     A 1,111,500-square-foot mixed-use project that includes 330,000 square

feet of rentable office space, a 230-room hotel, 100 residential condominiums,

12,500 square feet of retail space, 38 marina slips, and docking space for eight

commercial vessels. Located on a 5.4 acre downtown waterfront site, the $193

million project was developed through a public/private partnership with the

city of Boston. The project includes a large main building and two wharf

buildings and features a dramatic arch at its center and extensive open areas

and waterfront walkways.

SPFE[     - Public/private partnership

          - Waterfront location

          - On-site ferry service

          - Contextual design

          - Central open arch and courtyard

NAME[     The Playhouse Square Center

SITE[     Cleveland, Ohio

SOUR[     18 (15), 1988

DEVE[     Playhouse Square Foundation, Cleveland, Ohio

NOTE[     Restoration and renovation of three historic theaters, as well as

construction of a modern stagehouse and parking garage. Located in downtown

Cleveland, the Playhouse Square Center exemplifies the possibilities of an arts

center catalyzing additional development.

SPFE[     - Combination of architectural restoration with state-of-the-art

            theather technology

          - Use of a theater complex as a regional draw and catalyst to

            downtown development

          - Public/private planning and financing

NAME[     Kauai Lagoons

SITE[     Lihue, Hawaii

SOUR[     18 (16), 1988

DEVE[     Hemmeter-VMS Kauai Company, Honolulu, Hawaii

NOTE[     A 787-acre destination resort located on the island of Kauai designed

to provide a self-contained fantasy vacation. Exemplifying the recent trend

toward "mega-resorts," the project features an 847-room hotel, convention and

meeting facilities, shopping villages, and extensive recreational facilities.

SPFE[     - Two golf courses

          - 31 acres of lagoons

          - Private road to airport

          - Complex site consolidation

          - Renovation, expansion, and new construction on former resort site

NAME[     Riverwoods

SITE[     Chappaqua, New York

SOUR[     18 (17), 1988

DEVE[     Harvey Shapiro, New York, New York

NOTE[     A luxury condominium community consisting of 148 attached houses

grouped in 67 clusters on a 122-acre infill site. Physical site

constraints -- including wetlands and rock outcroppings -- and local opposition

to site development led to a three-year negotiated approvals process.

SPFE[     - Wetlands development issues

          - Extensive approval process

          - Retention of site's natural features

          - Condominium ownership

          - Luxury, attached units

NAME[     Sierra Trinity Park

SITE[     Dublin, California

SOUR[     18 (18), 1988

DEVE[     Bedford Properties, Inc., Lafayette, California

NOTE[     A 14-acre industrial/office park located on an infill industrial site.

The park provides flexible-use space for a variety of tenants in 11 buildings

unified by a common design. The project competes favorably with nearby,

higher-priced business parks by offering quality design and construction at

generally lower rents. Special zoning approved for the site permitted

development flexibility.

SPFE[     - Infill development site

          - Flexible-use space

          - Single-phase development

          - Special project zoning

          - Architectural and design emphasis

NAME[     Fountainview Retirement Community

SITE[     West Palm Beach, FLorida

SOUR[     18 (19), 1988

DEVE[     Albert A. Esther, Partner, The Wall Companies, Palm Beach, Florida

NOTE[     A self-contained, 345-unit rental community for the elderly. The

project consists of five six-story apartment buildings and a 27,650-square-foot

one-story clubhouse complex on a 12.38-acre site. Monthly rents include two

meals daily, 24-hour emergency medical assistance, an activities and

entertainment program, scheduled courtesy transportation, a utility allowance,

and weekly housekeeping services.

SPFE[     - Highly visible location

          - Distinctive building style

          - Central retention pond with an over-the-water walkway

            system and gazebo

          - Food service provided by an independent contractor

NAME[     Rivercenter

SITE[     San Antonio, Texas

SOUR[     18 (20), 1988

DEVE[     The Edward J. DeBartolo Corporation, Youngstown, Ohio;

          Williams Realty Corporation, Tulsa, Oklahoma

NOTE[     A phased, $400 million, downtown, mixed-use development surrounding a

new extension of the San Antonio River and River Walk system. Phase I includes

the renovated and expanded Menger Hotel, an enclosed, three-level mall, an IMAX

Theatre, two parking garages, and a convention-class Marriott Hotel with its own

parking garage.  Future phases will include a multiscreen cineplex and

additional retail and office uses incorporated into the former Joske's

department store building. An all-suite hotel and additional parking spaces

are also planned.

SPFE[     - Public/private partnership

          - Single-loaded mall configuration

          - Central, outdoor, water element

          - Contextual design

NAME[     Trappers Alley

SITE[     Detroit, Michigan

SOUR[     17 (01), 1987

DEVE[     Cordish Embry & Associates, Baltimore, Maryland

NOTE[     A 145,000-square-foot festival marketplace in Detroit's Greektown

retail district. Adapted from a block-long series of 10 interconnected historic

industrial buildings, the project features 70 shops and restaurants on five

levels.

SPFE[     - Adaptive use

          - Public/private partnership

          - Vertical mall with atrium

NAME[     Ocean Edge Conference Center

SITE[     Brewster, Massachusetts

SOUR[     17 (02), 1987

DEVE[     Corcoran, Mullins, Jennison,Inc., Quincy, Massachusetts

NOTE[     A turn-of-the-century mansion and carriage house on Cape Cod converted

into a year-round executive conference center through both renovatiuon and new

construction. To supplement 90 new guest rooms, many of the luxury condominiums

on the property are used to house conference attendees.  Amenities include a

health club, a private beach, and a championship golf course.

SPFE[     - Adaptive use of historic structures

          - Market-responsive development strategy

          - Extensive amenities and open space

          - Waterfront site

NAME[     Braker Center

SITE[     Austin, Texas

SOUR[     17 (03), 1987

DEVE[     Trammell Crow Company, Austin, Texas

NOTE[     A 193-acre, master-planned office, manufacturing, and research and

development park designed for high-technology tenants, with some multifamily

development, extensive amenities, and a small retail center. At buildout, the

three-phase, campus-style project will include over 2 million square feet of

industrial space.

SPFE[     - Flexible-use facilities

          - Creative site planning

          - Extensive landscaping

          - Variety of buildings and uses

NAME[     The Chocolate Works

SITE[     Philadelphia, Pennsylvania

SOUR[     17 (04), 1987

DEVE[     Historic Landmarks for Living, Philadelphia, Pennsylvania

NOTE[     A former chocolate factory comprised of five separate buildings

transformed into 135 modern residential units designed to appeal to young

professionals. Heavy timber beams, exposed brick, and other elements of the

original industrial buildings were retained.

SPFE[     - Adaptive use

          - Modern conveniences in historic setting

          - Dramatic forecourt and interior courtyard

          - Historic, industrial architectural elements

NAME[     Watergrove

SITE[     Memphis, Tennessee

SOUR[     17 (05), 1987

DEVE[     Fogelman Properties, Memphis, Tennessee

NOTE[     A 143-acre, water-oriented, one- and two-story townhouse community

developed on an environmentally sensitive site near prestigious neighborhoods of

southeast Memphis, Tennessee.  Targeted to young professionals, the 1,002-unit

rental project includes a $1.3 million clubhouse, tennis courts, swimming pools,

and 25 acres of lakes. Although the project required separate, complex approvals

from various agencies, the approvals process took only six months.

SPFE[     - Resourceful use of wetlands

          - Recreational facilities

          - Rapid approvals through careful preparation and management

NAME[     Tabor Center

SITE[     Denver, Colorado

SOUR[     17 (07), 1987

DEVE[     Williams Realty Corporation, Tulsa, Oklahoma

NOTE[     A downtown mixed-use development that includes a 31-story office

tower, a three-story retail center, a 428-room Westin hotel, and a five-level,

1,900-space underground parking garage. The project is master-planned to include

a 39-story, second office tower. Located on a two-block site, joined by an

enclosed skybridge with shops over the dividing street, the project was

carefully planned to fit the existing urban context.

SPFE[     - Atria

          - Multilevel, single-loaded retail

          - Skybridge

NAME[     Renaissance Park

SITE[     Phoenix, Arizona

SOUR[     17 (08), 1987

DEVE[     Coventry Homes, Inc., Phoenix, Arizona

NOTE[     A 170-unit stacked-townhouse community on 9.4 acres in downtown

Phoenix.  The for-sale units are available in five floor plans that range in

size from 751 to 1,631 square feet, and are arranged six, eight, and 10 to a

building.  Extensive landscaping and amenities--including a clubhouse, swimming

pool, and two jacuzzis--are featured within the common areas. The project was

supported by the city and intended to be the cornerstone of downtown

redevelopment efforts.

SPFE[     - Downtown housing

          - Public/private cooperation

          - Security system

          - Pedestrian walkways and extensive landscaping

NAME[     Rancho Cucamonga Distribution Center

SITE[     Rancho Cucamonga, California

SOUR[     17 (09), 1987

DEVE[     O'Donnell, Brigham & Partners/SOuthers, Costa Mesa, California

NOTE[     A 150-acre, master-planned industrial center offering large (over

300,000-square-foot) built-to-suit and leasable warehouse and distribution

buildings, and land for sale in a previously undeveloped area.  Buildings range

in size from 23,000 to 345,000 square feet, and are primarily designed for

large-scale distribution/warehouse users.

SPFE[     - Large-scale facilities

          - Extensive landscaping

          - Planned to maximize long-term value

          - Rail and freeway access

NAME[     Lake Pineloch Village

SITE[     Orlando, Florida

SOUR[     17 (10), 1987

DEVE[     Christopher Mason Company, Orlando, Florida

NOTE[     A 302-unit condominium project located on a lakefront site in an

older, middle-class community two miles south of downtown Orlando, Florida. The

project's lush landscaping and sophisticated interiors were designed to appeal

to the underserved, affluent, older adult market.

SPFE[     - Recreational facilities

          - Extensive landscaping

          - Lake frontage

NAME[     The Crescent

SITE[     Dallas, Texas

SOUR[     17 (11), 1987

DEVE[     Rosewood Properties, Dallas, Texas

NOTE[     An urban mixed-use development next to downtown Dallas that contains

1.25 million square feet of office space in three towers, a 218-room hotel, and

175,000 square feet of specialty retail space in a three-level open mall.

Designed as an upscale alternative to downtown developments, The Crescent is

located between the downtown office and arts center, and some of Dallas's most

prestigious neighborhoods.

SPFE[     - One-phase construction maximized synergy of uses

          - Alternative to suburban and downtown sites

          - State-of-the-art security, energy-conservation, and

            telecommunications systems

NAME[     California Meadows

SITE[     Fremont, California

SOUR[     17 (12), 1987

DEVE[     Kaufman and Broad South Bay, Inc., Fremont, California

NOTE[     A 205-unit subdivision of single-family, detached homes located in the

East San Francisco Bay area.  Through the use of an interlocking lot design

plan, a density of 8.7 units per acre was achieved.

SPFE[     - Interlocking, zero-lot-line design

          - High-density, detached product

          - Attractive streetscape with strong unit identity

NAME[     Renaissance Center West

SITE[     Las Vegas, Nevada

SOUR[     17 (13), 1987

DEVE[     The Vista Group, Las Vegas, Nevada

NOTE[     A 175,000-square-foot neighborhood shopping center located in the

fast-growing area of southwest Las Vegas. The center offers a number of special

architectural features and a tenant mix that has given it and other projects by

the developer a strong niche in the market.

SPFE[     - Use of desert colors

          - Architrectural theme echoes environmental features

          - Attention to detail and quality

          - Innovative tenant mix

NAME[     Artery Plaza

SITE[     Bethesda, Maryland

SOUR[     17 (14), 1987

DEVE[     The Artery Organization, Bethesda, Maryland

NOTE[     A 262,169-square-foot office building complex in a rapidly growing

suburban business center. The project's design, which was the result of

public/private collaboration, incorporates low-rise structures at the street's

edge with a new office tower and an existing building, and features public open

spaces, landscaping, and works of art.

SPFE[     - Public spaces and artwork

          - Public/private cooperation in design process

          - Computerized management systems

          - Varied heights blend with evolving streetscape

NAME[     The Barony on Peachtree

SITE[     Atlanta, Georgia

SOUR[     17 (15), 1987

DEVE[     Peachtree Barony Venture, Atlanta, Georgia

NOTE[     A 56-unit luxury condominium building located five miles from downtown

in the heart of Atlanta's Buckhead area. The nine-story building features two

levels of platform parking, convenient access to transit lines, and an

architectural style reminiscent of early 20th century Atlanta.  The

two-bedroom, two-bath units are designed to appeal to young professionals and

retirees who seek a close-in urban location and lifestyle.

SPFE[     - Building security, secured parking, and indoor solarium

            with each unit

          - Distinctive architecture based on historical precedents

          - Prime location near employment centers and transit lines

NAME[     Washington Court

SITE[     Brooklyn, New York

SOUR[     17 (16), 1987

DEVE[     Stephen B. Jacobs and Associates, New York, New York

NOTE[     Restoration of three turn-of-the-century residential buildings located

in the Clinton Hill historic district. Project financing was facilitated through

the Historic Preservation Tax Credit and the New York City J51 Tax Abatement

Program.

SPFE[     - Certified Historic Rehabilitation

          - Landscaped courtyard

          - Private vest-pocket park and playground

          - New product for market area

NAME[     University Technology Center

SITE[     Minneapolis, Minnesota

SOUR[     17 (06), 1987

DEVE[     Marshall University Associates and University Technology Centers,

          Inc., Minneapolis, Minnesota

NOTE[     A 175,000-square-foot former high school building near the University

of Minnesota renovated as incubator space to provide new businesses with a

variety of facilities and tenant services at a reasonable cost.  The building's

exterior and interior public spaces were renovated first; tenant spaces are

tailored to individual needs as they are leased.

SPFE[     - Adaptive use

          - Numerous tenant support services

          - Flexible tenant spaces

          - Affordable lease rates

NAME[     Edinborough

SITE[     Minneapolis, Minnesota

SOUR[     17 (17), 1987

DEVE[     The Edina Partnership, c/o Bennett, Ringrose, Wolsfeld, Jarvis,

          Gardner, Inc. (BRW), Minneapolis, Minnesota; The City of Edina;

          Edina, Minnesota

NOTE[ A 26-acre mixed-use development on a prime site in the close-up suburb

of Edina. The project currently contains about 400 low-rise condominiums aimed

at first-time buyers; a one-acre indoor park; a 200-unit, luxury rental,

high-rise retirement residence; and a 115,000-square-foot office building.

Plans call for another office building of about 170,000 square feet.

SPFE[     - Public/private planning, financing, and management

          - Affordable housing

          - Indoor park

          - Pedestrian orientation

NAME[     Straw Hill

SITE[     Manchester, New Hampshire

SOUR[     17 (18), 1987

DEVE[     George Matarazzo and Mark Stebbins, Manchester, New Hampshire

NOTE[     A community of 65 luxury single-family detached houses located on a

22-acre hillside site. Although the cluster planning concept and condominium

ownership were firsts for this small New England city, they appealed to the

marketplace and the adjacent neighborhood.

SPFE[     - Extensive landscaping with native plants

          - Visual amenity created from stormwater detention ponds

          - Solar orientation and emphasis on privacy

NAME[     Charleston Place

SITE[     Charleston, South Carolina

SOUR[     17 (19), 1987

DEVE[     The Taubman Company, Inc., Bloomfield Hills, Michigan;

          Cordish Embry & Associates, Baltimore, Maryland

NOTE[     A 492,000-square-foot (GBA) downtown hotel/retail complex that

includes a 500-room Omni hotel, 34,000 square feet of meeting space, and 52,600

square feet (GBA) of retail shops. A separate 440-space parking structure was

developed by the city of Charleston adjacent to the site. The project is a

joint venture between two private-sector developers and the city, and has become

a key element in the revitalization of downtown Charleston.

SPFE[     - Contextual design

          - Downtown revitalization

          - Streetfront retail

          - Historic preservation

          - Public/private partnership

NAME[     York Green

SITE[     Lutherville, Maryland

SOUR[     17 (20), 1987

DEVE[     MacKenzie and Associates, Inc., Lutherville, Maryland

NOTE[     A small commercial office complex in a northern suburb of Baltimore,

Maryland, built in the architectural style of Colonial Williamsburg. Designed

for both large and small business tenants, the project provides 50,000 square

feet of net rentable space on a 4.7-acre site.

SPFE[     - Enclosed courtyard

          - Circular parking area

          - Industrial Revenue Bond financing

          - Negotiated zoning

NAME[     Duncaster Life Care Center

SITE[     Bloomfield, Connecticut

SOUR[     16 (01), 1986

DEVE[     Hart Care, Inc., Hartford, Connecticut

NOTE[     A $20 million, full-service life care center containing 216

residential units, a 60-bed, skilled-nursing facility, and 35,000 square feet of

resident services developed on 75 acres in Bloomfield, Connecticut, a suburb of

Hartford.

SPFE[     - Sensitive treatment of the needs of eldery residents

          - Evolving housing concept

          - Medical facility and out-patient clinic

          - On-site community services

NAME[     Loehmann's Plaza in Kendall

SITE[     Miami, Florida

SOUR[     16 (02), 1986

DEVE[     Brandon Kendall Investments, Ltd., Miami, Florida

NOTE[     A specialty retail center that combines high-quality, off-price

merchants with a specialty food court in an open-air mall.  The center is

located in one of the fastest-growing areas of Miami.

SPFE[     - Specialty center

          - Open-air mall

          - Extensive landscaping

          - Pedestrian-oriented design

NAME[     The Galleria

SITE[     Atlanta, Georgia

SOUR[     16 (03), 1986

DEVE[     Trammell Crow Company, Atlanta, Georgia

NOTE[     A suburban mixed-use development (MXD) on 85 acres, containing office

towers, a 534-room hotel, and a retail mall. The project, located at the

intersection of two major highways 10 miles from downtown, has been planned to

combine urban diversity with suburban convenience.

SPFE[     - Mixed-use development

          - High-rise suburban office buildings

          - Five-acre park

          - High-end retail mall

NAME[     Maryland Wholesale Seafood Market

SITE[     Jessup, Maryland

SOUR[     16 (05), 1986

DEVE[     Maryland Food Center Authority, Baltimore, Maryland

NOTE[     A 132,570-square-foot (GBA), $5 million, wholesale market developed on

a 17-acre site by a public/private partnership under the auspices of the

Maryland Food Center Authority.

SPFE[     - Public/private partnership

          - Regional economic development impact

          - Innovative market design

NAME[     Lochmere

SITE[     Cary, North Carolina

SOUR[     16 (06), 1986

DEVE[     MacGregor Development Company, Cary, North Carolina

NOTE[     A planned unit development on a rolling 1,039-acre site in one of the

nation's fastest-growing communities. Lochmere contains neighborhoods of

detached and attached residential units; sites for office and retail use; and an

extensive system of trails, parks, lakes, and other recreational amenities.

SPFE[     - Numerous amenities

          - Diverse housing products

          - Two large lakes in floodplain

          - Golf course

          - Extensive public review

NAME[     Spinnaker Island and Yacht Club

SITE[     Hull, Massachusetts

SOUR[     16 (07), 1986

DEVE[     Sandcastle Associates, Inc., Hull, Massachusetts

NOTE[     A 102-unit attached residential development on an 8.5-acre island in

the coastal town of Hull. The site -- an island in Boston Harbor -- was formerly

used for military purposes. Spinnaker Island now contains townhouses, a five-

story building with condominium units and structured parking, a 102-slip marina,

and other recreational facilities.

SPFE[     - Coastal development

          - Distinctive architecture and site planning

          - Marina

NAME[     399 Boylston Street/Warren Chambers Building

SITE[     Boston, Massachusetts

SOUR[     16 (08), 1986

DEVE[     Boylston Associates Realty Trust, Boston, Massachusetts

NOTE[     A new 13-story, 237,000-square-foot (GBA) office building developed in

conjunction with the renovation of the Warren Chambers Building, an eight-story,

turn-of-the-century commercial structure. Located in Boston's historic Back Bay,

both buildings include ground-floor retail space.

SPFE[     - Historic preservation

          - Stringent development approval process

          - Contextually sensitive urban design

          - Street-level retail

NAME[     10 Wilmington Place

SITE[     Dayton, Ohio

SOUR[     16 (10), 1986

DEVE[     Renaissance Group, Inc., Columbus, Ohio

NOTE[     A $20 million congregate care, independent living facility for the

elderly. Standing on a 26-acre site in a residential area of Dayton, Ohio, the

project contains 223 rental units, and 45,000 square feet of common space,

including a 300-seat dining room, medical and exercise facilities, and other

services.

SPFE[     - Careful restoration of a historic building

          - Extensive resident programs and services

          - Wooded, hilltop site

NAME[     Church Street Marketplace

SITE[     Burlington, Vermont

SOUR[     16 (13), 1986

DEVE[     City of Burlington, Vermont

NOTE[     A pedestrian marketplace in the heart of downtown Burlington with over

100 shops, restaurants, and service businesses. The four-block-long mall employs

a special assessment district, centralized management and promotion, and strong

public participation to help stimulate the ongoing revitalization of Vermont's

largest city.

SPFE[     - Limited vehicular access

          - Special assessment district

          - Management by city commission

NAME[     The Branches

SITE[     Reston, Virginia

SOUR[     16 (15), 1986

DEVE[     Lee Sammis Associates, McLean, Virginia

NOTE[     A 25-acre stie developed for small office buildings in a heavily

wooded, scenic environment in the new town of Reston, Virginia. The project is

targeted to attract trade associations and small corporations.

SPFE[     - Environmentally sensitive planning

          - Distinctive architecture

          - Extensive open space

          - Buildings for sale, lease, or joint venture

NAME[     Seaside

SITE[     Walton County, Florida

SOUR[     16 (16), 1986

DEVE[     Seaside Community Development Corporation, Seaside, Florida

NOTE[     A small resort town on the Gulf of Mexico in northwest Florida.

Carefully planned to evolve in the tradition of both early 20th century resort

communities and small Southern towns, Seaside represents a fundamental departure

from more recent recreational development prototypes. Ultimately, this 80-acre

new town will contain 350 houses, 200 apartment units, 200 hotel rooms, office

and retail space, and a small conference center.

SPFE[     - Workable urban design and architectural code

          - Relatively low upfront costs

          - Small-scale new town

NAME[     Premier Club

SITE[     Dallas, Texas

SOUR[     16 (17), 1986

DEVE[     Rosewood Properties, Inc., Dallas, Texas

NOTE[     A fully equipped indoor health club constructed atop the parking

structure of a 20-story first-class office building in a Dallas suburb. Although

the club was developed primarily to attract and retain office tenants,

membership is also popular with area residents.

SPFE[     - Efficient use of land and parking

          - Attracted tenants to adjacent office building

NAME[     Horton Plaza

SITE[     San Diego, California

SOUR[     16 (19), 1986

DEVE[     The Hahn Co., San Diego, California

NOTE[     An 885,000-square-foot (GLA) multiuse regional shopping center that

combines arts and entertainment with traditional retail and restaurants on an

11.5-acre site covering 6.5 city blocks in downtown San Diego.  The $180

million project was a public/private joint venture completed as part of the

city's redevelopment plan, and has been a catalyst for the revitalization of

downtown San Diego.

SPFE[     - Inner-city location

          - Public/private partnership

          - Innovative design

          - Performing arts

NAME[     The Emily Morgan Hotel

SITE[     San Antonio, Texas

SOUR[     16 (20), 1986

DEVE[     Integrand, San Francisco, California

NOTE[     Rehabilitation and conversion of a historic 13-story office building

to a 177-room luxury hotel. Located in downtown San Antonio adjacent to The

Alamo, the structure had been targeted for historic preservation by the city,

which facilitated financing for the project.

SPFE[     - Adaptive use of historic structure

          - Public/private partnership

          - Highly visible location

NAME[     Tackett's Mill

SITE[     Prince William County, Virginia

SOUR[     16 (04), 1986

DEVE[     Ridge Development Corporation (A subsidiary of Weaver Brothers, Inc.),

          Lake Ridge, Virginia

NOTE[     A 163,000-square-foot (GLA) specialty shopping center within a $50

million, 60-acre, mixed-use development. Composed of both new construction and

a renovated neighborhood center, the specialty center is an integral part of a

3,500-acre planned community in Northern Virginia.

SPFE[     - Specialty retail

          - Colonial village design theme

          - New construction and renovation

          - Restored 18th century mill

NAME[     Robert L. Millender Center

SITE[     Detroit, Michigan

SOUR[     16 (09), 1986

DEVE[     Millender Center Associates (A Public/Private partnership among

          Forest City Enterprises, Inc., of Cleveland, Ohio; Henry B. Hagood

          of Detroit; and the City of Detroit, Michigan)

NOTE[     A 1.5-million-square-foot (GBA), mixed-use development occupying a

prominent site in downtown Detroit. The Millender Center, located near the

Detroit River and adjacent to the Renaissance Center, contains a luxury hotel,

rental apartments, and retail and office space, all built around a 1,850-space,

seven-story parking garage.

SPFE[     - Mixed-use development

          - Public/private venture

          - Innovative construction technique

          - Extensive pedestrian and transit connections

NAME[     Presidential Towers

SITE[     Chicago, Illinois

SOUR[     16 (11), 1986

DEVE[     McHugh Levin Associates, Chicago, Illinois;

          Daniel J. Shannon & Associates, Chicago, Illinois

NOTE[     A $170 million multiuse development in downtown Chicago containing

2,346 residential units and 94,000 square feet of commercial space in four

49-story towers. Designed as a self-contained urban neighborhood, Presidential

Towers occupies a formerly blighted six-acre site adjacent to the Chicago Loop.

SPFE[     - Creation of new neighborhood in dense downtown area

          - Excellent views of the Chicago skyline and Lake Michigan

          - Special attention to security

NAME[     Martin Luther King Jr. Shopping Center

SITE[     Watts, Los Angeles, California

SOUR[     16 (12), 1986

DEVE[     Alexander Haagen Development, Manhattan Beach, California;

          Community Redevelopment Agency, City of Los Angeles, California.

NOTE[     A 114,802-square-foot (GLA) community shopping center of a 9.8-acre

site in the Watts neighborhood of Los Angeles. The $11.2 million project was a

joint venture between the public and private sectors and is one in a series of

secure shopping centers developed to provide a safe and pleasant shopping

environment for residentis of a high-crime area. The developer devised a

customized security system which has attracted the attention of the U.S.

Department of Justice as a model for inner-city shopping centers.

SPFE[     - Inner-city location

          - Public/private partnership

          - Security measures

NAME[     The Beach

SITE[     Mason, Ohio

SOUR[     16 (14), 1986

DEVE[     Henkle-Schueler & Associates, in affiliation with Bunnell Hill

          Development Company, Inc., Lebanon, Ohio

NOTE[     A 35-acre water theme park located 20 miles north of Cincinnati, just

across from King's Island amusement park. The beach was designed to conform to

the natural features of a heavily wooded valley, and offers an aesthetically

pleasing combination of active recreation and relaxation opportunities for all

ages.

SPFE[     - Imaginative use of a difficult site

          - State-of-the-art technology in water features

          - Natural landscaping and building materials

NAME[     Building 114

SITE[     Boston, Massachusetts

SOUR[     16 (18), 1986

DEVE[     Economic Development and Industrial Corporation, Boston;

          Richard Filer Interests, Boston, Massachusetts;

          The Dallas Market Center, Dallas, Texas

NOTE[     A 1,651,000-square-foot former U.S. Army warehouse located in a

waterfront industrial park. The renovated building contains the Bronstein

Industrial Center, for light industrial and office use by small manufacturers,

and the Boston Design Center. Composed of six adjoining buildings of equal size,

the 1919 building was acquired by Boston's Economic Development and Industrial

Corporation (EDIC) and is now part of Boston's Marine Industrial Park.

SPFE[     - Restoration of underused building

          - Design Center

          - Public entity as developer

          - Creative financing

NAME[     Summit Place

SITE[     St. Paul, Minnesota

SOUR[     15 (01), 1985

DEVE[     Engstrom-Carley Associates, Inc., St. Paul, Minnesota

NOTE[     An urban infill development on a two-and-one-half-block site in a

historic neighborhood near downtown St. Paul. The 97-unit project combines new

construction with the rehabilitation of existing structures and contains a mix

of single-family detached homes, townhouses, condominiums, and rental

apartments. The new buildings were designed to be compatible in scale and

character with the renovated buildings, thus, retaining the fabric of the

existing neighborhood.  Gross density is 17.8 units per acre.

SPFE[     - Urban infill development

          - Restoration and new construction

          - A mix of unit types

          - Public/private cooperation

NAME[     Vista Montoya

SITE[     Los Angeles, California

SOUR[     15 (02), 1985

DEVE[     Pico Union Neighborhood Council, Los Angeles, California

NOTE[     A 180-unit condominium project on a compact infill site near downtown

Los Angeles. Developed by a local nonprofit organization with the assistance of

Los Angeles's Community Redevelopment Agency, the project provides for-sale

housing for low- and moderate-income households. The development has a gross

density of 55 units per acre but contains low-rise buildings that surround

landscaped open space and amenity areas.

SPFE[     - Subsidized for-sale housing

          - High-density, low-rise project

          - Urban infill

          - Landscaped courtyards

          - Structured parking

NAME[     Waterfront Place

SITE[     Seattle, Washington

SOUR[     15 (03), 1985

DEVE[     Cornerstone Development Company, Seattle, Washington

NOTE[     The redevelopment of a six-block neighborhood in Seattle's central

waterfront district. The 1.4 million-square-foot (GBA), mixed-use development

combines new construction with the renovation of six historic buildings and

contains 194 residential units, over 500,000 square feet of office space,

165,000 square feet of street-level retail space, a 54-room luxury hotel, a

racquet club, and 818 parking spaces. The project was developed and financed

exclusively by the private sector.

SPFE[     - Mixed-use development

          - Redevelopment of urban neighborhood

          - Mix of renovation and new construction

          - Structured parking

NAME[     Henry S. Reuss Federal Plaza

SITE[     Milwaukee, Wisconsin

SOUR[     15 (05), 1985

DEVE[     The Carley Capital Group, Madison, Wisconsin

NOTE[     A 689,927-square-foot (GBA), $57 million multiuse development in the

heart of downtown Milwaukee's redevelopment district. The project contains:

325,532 square feet (NRA) of federal government office space in a 14-story

tower; 167,572 square feet (NRA) of private sector office space in a second

14-story tower, linked to the first by an atrium; 34,749 square feet (GLA) of

ground-level retail space; a 629-space parking structure; and public amenities.

It also features an inventive and energy-efficient architectural design with

connections to Milwaukee's skywalk system.

SPFE[     - Multi-use development

          - Public and private sector office space

          - Innovative, energy-efficient design

          - Atrium

          - Structured parking

          - Connections to skywalk system

          - Internally monitored security

NAME[     Longboat Key Club

SITE[     Longboat Key, Florida

SOUR[     15 (06), 1985

DEVE[     Arvida Corporation, Longboat Key, Florida

NOTE[     A 1,100-acre resort and recreational community located on the barrier

island of Longboat Key, just across Sarasota Bay from Sarasota, Florida.

Longboat Key Club contains resort accommodations, detached residential

neighborhoods, condominium villages, and recreational amenities in two

distinct neighborhoods on the southern half of Longboat key. When completed,

the project will contain 3,494 dwelling units.

SPFE[     - Barrier island development

          - Wildlife refuge

          - Extensive amenities

          - Wide range of products

          - Unified image and marketing program

NAME[     Cobblestone

SITE[     Myrtle Beach, South Carolina

SOUR[     15 (07), 1985

DEVE[     The Landing Corporation, Myrtle Beach, South Carolina

NOTE[     A 5.5-acre complex of 104 one-bedroom condominiums, many of which are

sold to investors and marketed as affordable rentals. Units are arranged in an

eightplex configuration of two-story garden buildings. The project is located in

a growing area of the resort community of Myrtle Beach, one mile from the beach

and near more than 40 championship golf courses.

SPFE[     - Affordable rentals

          - Regional architectural design

          - Resort community context

          - Wide market appeal

NAME[     Infomart

SITE[     Dallas, Texas

SOUR[     15 (08), 1985

DEVE[     Trammell Crow Company, Dallas, Texas

NOTE[     A 1.6 million-square-foot market center for the information processing

industry. The project includes permanent and temporary showrooms, educational

facilities, meeting rooms, and restaurant facilities arranged around a central

atrium. It caters primarily to end-users interested in the purchase of

information processing equipment and services.

SPFE[     - Information processing market center

          - Sophisticated telecommunications network

          - Combines sales, trade shows, and educational activities in trade

            mart setting

          - Designed as replica of London's Crystal Palace

          - Central atrium

NAME[     The 600 Fulton Building

SITE[     Chicago, Illinois

SOUR[     15 (09), 1985

DEVE[     Epstein Real Estate, Inc., Chicago, Illinois

NOTE[     A 240,000-square-foot (GBA) adaptive use project in the west loop area

of downtown Chicago. The owner/developer, who is also the lead tenant, converted

the original nine-story warehouse to first-class office space. The project

features a two-story atrium at the entrance, exposed interior brickwork and

wooden beams, exposed ductwork, piping, and electrical conduits at the ceiling

level, an open office plan in the lead tenant's area, and excellent views of the

downtown Chicago skyline.

SPFE[     - Pioneering location

          - Innovative lighting system

          - Incremental approach to improvements

          - Open offcie plan

          - Exposed ceiling system

          - Off-site parking

NAME[     Davol Square

SITE[     Providence, Rhode Island

SOUR[     15 (10), 1985

DEVE[     Marathon Development Corporation, Providence, Rhode Island

NOTE[     A 188,236-square-foot specialty retail and office development near

downtown Providence. Five historic mill buildings built between 1880 and 1913

have been renovated and converted to approximately 63,000 square feet of retail

space (anchored by four full-service restaurants and two national women's

apparel stores) and 125,000 square feet of office space. The project features

an interior gallery, an outdoor courtyard, and on-site parking for 495

vehicles.

SPFE[     - Adaptive use

          - Festival/specialty center

          - Interior gallery

          - Courtyard

          - Historic structures

          - On-site parking

NAME[     Players Place

SITE[     North Lauderdale, Florida

SOUR[     15 (11), 1985

DEVE[     Fairfield Communities, Inc., Boca Raton, Florida

NOTE[     A 44-acre townhouse community located on the east coast of Florida

north of Miami and west of Fort Lauderdale. The project has been targeted

toward young professional and first-time buyers, with prices ranging from

approximately $48,900 to $74,000. The emphasis is on a community that is

recreation-oriented. Highlights include a club/sports facility, a fitness

trail, and a lake. The project is being developed in six phases.

SPFE[     - Extensive landscaping

          - Stormwater retention system and lake

          - Club/recreation facility

          - Affordable, small-unit housing

          - New England design theme

NAME[     Museum Tower

SITE[     New York, New York

SOUR[     15 (12), 1985

DEVE[     The Charles H. Shaw Company, Chicago, Illinois

NOTE[     A 263-unit, luxury high-rise condominium structure in midtown

Manhattan built atop the new west wing of the Museum of Modern Art (MOMA) within

10,000 square feet of air space acquired from the museum. The project has played

a major role in financing MOMA's expansion program and has required an ongoing

partnership between the developer and MOMA. Units in the 44-story tower range

from studios to four-bedroom apartments and duplex penthouses.

SPFE[     - Luxury, high-rise condominium apartments

          - Partnership between private developer and nonprofit institution

          - Acquisition of air rights

          - Contemporary glass mosaic exterior

NAME[     Kensington Galleria

SITE[     Tulsa, Oklahoma

SOUR[     15 (13), 1985

DEVE[     Kensington Company, Ltd., Tulsa, Oklahoma

NOTE[     A 1,149,000-square-foot (GBA) mixed-use development in suburban

Tulsa. The project's first phase includes a 407-room Sheraton hotel; a 10-story,

164,000-square-foot office tower (NRA); and a two-story, 188,000-square-foot

(GLA) upscale retail mall anchored by a Sakowitz department store.

SPFE[     - Suburban mixed-use development

          - Upscale retail mall

          - Luxury hotel with conference facilities

          - Sophisticated telecommunications and computerized management

            systems

          - Integrated hotel, office, and retail uses within one design

NAME[     Lakes Park

SITE[     Lee County, Florida

SOUR[     15 (15), 1985

DEVE[     Board of Lee County Commissions, Fort Myers, Florida

NOTE[     A 279-acre regional park developed on property formerly used as a rock

quarry. The project is owned and operated by Lee County, Florida and offers a

121-acre lake, a 900-foot white sand beach with bathhouse, a marina with paddle

boats, canoes and rowboats for rent, picnic shelters of various sizes, nature

and fitness trails, and an observation tower.

SPFE[     - Regional park

          - Rock quarry reclamation

          - Groundwater lake

          - White sand bathing beach

          - Water circulation and pumping system

          - Nature trails and boardwalks

NAME[     Windward Harbor

SITE[     Centre Harbor, New Hampshire

SOUR[     15 (16), 1985

DEVE[     The Windward Harbor Company, Inc., Centre Harbor, New Hampshire

NOTE[     A 36-unit, second-home community on Lake Winnipesaukee. The 36-acre

site is surrounded by white pine forests and much of it remains wooded. The

units are sited away from the lakefront to maximize views and to provide open

space overlooking the lake. Buildings were designed to blend with the natural

setting and to be consistent with a restored turn-of-the-century boathouse on

the site.

SPFE[     - Second-home community

          - Natural areas/open space

          - Inland marina

          - Extensive landscaping

          - Yacht club in turn-of-the-century boathouse

NAME[     Windrift

SITE[     Laguna Niguel, California

SOUR[     15 (17), 1985

DEVE[     Wilma/Shawtana/Fortune, Newport Beach, California

NOTE[     A 136-unit townhouse and condominium development designed to provide

affordable housing for the first-time buyer. The project features a circular

land plan with crescent-shaped, eightplex buildings surrounding circular motor

courts. Although the project is of a low-rise configuration and has been

developed at a net density of approximately 18 units per acre, over 45 percent

of the site was retained as open space.

SPFE[     - Circular land plan

          - Affordable starter housing

          - High-density, low-rise project

          - Solar-assisted hot water and space heating

          - Eightplex buildings

NAME[     Montgomery Knoll

SITE[     Montgomery Township, New Jersey

SOUR[     15 (18), 1985

DEVE[     Sandra Persichetti, Montgomery Township, New Jersey

NOTE[     A 48-unit office condominium on a 15-acre site near Princeton, New

Jersey. The units are contained in 13 separate buildings set around a loop road

with approximately 10 acres of landscaped space. The buildings are designed in a

neoclassical style and were delivered finished with many standard features as

well as several designer options.

SPFE[     - Office condominium

          - Extensive open space and landscaping

          - Proximity to Princeton and accessibility to major cities

          - Low-scale setting with abundant parking

NAME[     Naiman Tech Center

SITE[     San Diego, California

SOUR[     15 (19), 1985

DEVE[     The Naiman Company, San Diego, California

NOTE[     A 38-acre business park designed to accommodate research and

development and office users and to provide an integrated business and

recreational environment. The project features: a mix of low-rise R&D and

high-rise office buildings that are interconnected for voice and data

communication; extensive landscaping highlighted by a 5.5-acre Japanese garden;

and a full complement of recreational and dining facilities. At buildout in

1989, the project will contain 1.55 million square feet of gross buildable area

(GBA) in nine to 10 buildings.

SPFE[     - Integrated business and recreational environment

          - 5.5-acre Japanese garden

          - Recreational and dining facilities

          - Interconnected buildings for voice and data communication

NAME[     The Myford Building

SITE[     Tustin, California

SOUR[     15 (20), 1985

DEVE[     Myford Partnership, Irvine, California

NOTE[     The conversion of a 52,800-square-foot (net rentable area, or NRA),

single-story industrial building into an 81,700-square-foot (NRA), two-story

office/R&D facility.

SPFE[     - Conversion of warehouse/distribution building to office/R&D facility

          - Extensive landscaping and berming

          - Atrium/lobby

          - Addition of second-floor space

NAME[     Market on the Lake

SITE[     Mission Viejo, California

SOUR[     15 (04), 1985

DEVE[     Equidon Investment Builders, Irvine, California;

          Mission Viejo Company, Mission Viejo, California

NOTE[     A 92,900-square-foot (GLA) specialty shopping center on a lakefront

site in the planned community of Mission Viejo. It features a Mediterranean

Village design theme, extensive landscaping and promenades, plazas, a fountain,

outdoor sitting and eating areas, and convenient storefront parking. The center

was designed as a shopping destination that would draw customers from a large

regional trade area. Its primary anchor tenant is a 21,000-square-foot farmers

market.

SPFE[     - Regional specialty center

          - Mediterranean village design theme

          - Extensive landscaping and plazas

          - Outdoor sitting and eating areas

          - Storefront parking

          - Lakefront site

NAME[     Charleston Town Center

SITE[     Charleston, West Virginia

SOUR[     15 (14), 1985

DEVE[     Forest City Corporation, Cleveland, Ohio;

          The Cafaro Company, Youngstown, Ohio

NOTE[     A $160 million multiuse development on a 26-acre urban renewal site in

downtown Charleston, West Virginia. The project contains a 905,792-square-foot

(GLA), three-level, enclosed super regional shopping center, a 354-room hotel,

and 4,200 parking spaces in three multilevel parking structures. The retail mall

is anchored by four department stores and features an entensively landscaped,

skylighted central court with a three-story waterfall, a 14-tenant food court,

and a tenant mix targeted to appeal to all segments of the market.

SPFE      - Downtown multiuse development

          - Super regional shopping center

          - Public/private cooperation

          - Structured parking

          - Food court

NAME[     Wachusett Mountain Ski Area

SITE[     Princeton, Massachusetts

SOUR[     14 (20), 1984

DEVE[     Wachusett Mountain Associates (a limited partnership) Princeton, MA

NOTE[     A 450-acre ski area in central Massachusetts owned and operated by a

private partnership on state-owned reservation land.  The area is intended to

serve as a year-round recreational facility and has a 24,000-square-foot base

lodge that accomodates, in addition to skiers, conference groups and other

visitors during the off-season.  The lodge is unique in that its heating system

uses the waste heat generated by snowmaking equipment.

SPFE[     - State-owned land; recreational facility privately owned, developed,

            and operated

          - Use of waste heat from snowmaking equipment to heat building

          - Stormwater retention/snowmaking supply pond

          - Successful four-season use

NAME[     Beale Street Historic District

SITE[     Memphis, Tennessee

SOUR[     14 (19), 1984

DEVE[     City of Memphis, Division of Housing and Community Dev., Memphis, TN;

Beale Street Dev. Corp., Memphis, TN; Elkington and Keltner Properties, Inc.,

Memphis TN

NOTE[     Three-block-long historic district in downtown Memphis featuring

restaurant, entertainment, specialty retail, and office uses.  The $20 million

project, which combines restoration and new construction, is being developed in

two phases and will eventually include approximately 187,000 square feet of

office and retail space in 40 buildings along Beale Street.

SPFE[     - Combination of new and historic structures

          - Musical entertainment theme

          - Public/private partnership

          - Multimedia historical center

NAME[     Wheatley Plaza

SITE[     Greenvale, New York

SOUR[     14 (18), 1984

DEVE[     Frank Castagna - Frank Castagna & Son, Manhasset, New York

NOTE[     A 113,345-square-foot (GLA) neighborhood shopping center that

offers an alternative to the traditional linear center design. The center

features an inverted L-shaped configuration (with stores lining the perimeter

of the site and parking on the interior), extensive landscaping and design

amenities, and a tenant mix targeted to the needs and tastes of higher-income

customers.

SPFE[     - Neighborhood shopping center targeted to upscale market

          - Alternative to traditional linear center design

          - Extensive landscaping and design amenities

          - Glass-covered walkways

NAME[     The Pavillion

SITE[     Washington, D.C.

SOUR[     14 (17), 1984

DEVE[     Evans Development Co., Baltimore, Maryland

NOTE[     A 52,939 square-foot (GLA) festival/specialty center occupying

the lower three levels of the historic Old Post Office Building in Washington,

D.C. The project is the first in the United States to be developed under the

Cooperative Use Act of 1976, which allows the private development and use of

federally owned buildings. The Pavillion contains 45 specialty shops and

restaurants, a performing arts stage, a tourist information center, and an

observation deck within the building's clock tower.

SPFE[     - Festival/specialty center

          - Adaptive use/multiple use

          - Public/private partnership

          - Leasehold interest in federal building

          - Historic structure

NAME[     Shipp's Landing

SITE[     Marco Island, Florida

SOUR[     14 (16), 1984

DEVE[     Shipp Corp. Limited, Mississauga, Ontario

NOTE[     A 206-unit luxury condominium complex built in three phases on a

14-acre site fronting on the Gulf of Mexico.  The project features low-rise,

mid-rise, and high-rise buildings and extensive open space.  Amenities include

a private beach, boatslips, pools, spas, tennis courts, a clubhouse, walkways,

and a guest suite.

SPFE[     - Luxury condominium complex

          - Mix of low-, mid-, and high-rise buildings

          - Extensive amenity package and open space

          - Waterfront site

          - Variety of floor plans

NAME[     Alamo Downs

SITE[     San Antonio, Texas

SOUR[     14 (15), 1984

DEVE[     Barshop Enterprises, Inc., San Antonio, Texas

NOTE[     A 300-acre planned business park designed to accommodate office/

research, office/service, and distribution/light industrial uses.  When fully

developed, the park will contain approximately 2.75 million square feet of

building floor area.  Protective covenants have been established to assure an

attractive business park setting with coordinated architectural design and

graphics, landscaping, open space, and underground utilities.

SPFE[     - Planned business park

          - Protective covenants

          - Landscaping and open space

          - Coordinated architectural design

NAME[     Montgomery Village Off-Price Center

SITE[     Gaitherburg, Maryland

SOUR[     14 (14) 1984

DEVE[     Western Development Corporation, Washington, D.C.

NOTE[     A 223,255-square-foot (GLA) off-price shopping center in suburban

Washington, D.C., targeted to an affluent, well-educated market.  Located

adjacent to a regional mall, the center contains a mix of off-price retailers

offering both soft and hard goods as well as conventional retailers offering

convenience goods and services.  It features an attractive, residentially scaled

architectural design.

SPFE[     - Off-price center

          - Residential design

          - Mix of off-price and conventional retailers

          - Coordinated signage

          - Located adjacent to regional mall

NAME[     Maitland Center

SITE[     Maitland, Florida

SOUR[     14 (13), 1984

DEVE[     CMEI, Inc., Atlanta, Georgia

NOTE[     A 240-acre, mixed-use business park located in central Florida

just north of Orlando. The project primarily includes office uses but also

offers residential, hotel, and retail space. Strict development controls

and considerable attention to landscaping have created a high-quality setting.

When built out, the project will comprise nearly 2 million square feet of

office space.

SPFE[     - Mixed uses

          - Extensive berming, landscaping, and revegetation

          - Strict development controls

          - On-site stormwater retention

          - Lakefront sites

NAME[     Danbury Mill

SITE[     Danbury, Connecticut

SOUR[     14 (12), 1984

DEVE[     Real Estate Technology, New Canaan, Connecticut

NOTE[     The renovation and conversion of a historic, 19th century factory

building to 41 one-of-a-kind rental apartment units.  The project contains a mix

of one- and two-bedroom flats, lofts, and townhouses ranging in size from 670

to 1,260 square feet.  Each unit has a unique floor plan and many have interior

design features such as exposed brick walls and wood posts, cathedral ceilings,

skylights, and dormers.  The building is the last major structure remaining from

the fur-cutting and felt-manufacturing operations of the hatting industry in

Danbury and is listed on the National Register of Historic Places.

SPFE[     - Adaptive use

          - Rental apartments

          - Historic structure

          - One-of-a-kind floor plans

NAME[     Fisher Hill Estates

SITE[     Brookline, Massachusetts

SOUR[     14 (11), 1984

DEVE[     Macomber Development Assoc., Boston, Massachusetts

NOTE[     A 38-unit luxury condominium development on a 13.2 acre infill site

in Brookline, Massachusetts.  Two historic mansions, a carriage house, and

a gatehouse have been renovated and converted to 12 units. New construction

includes eight detached and 18 attached condominiums in two- to five-unit

townhouse clusters. Over 74 percent of the site remains open space.

SPFE[     - Conversion of historic mansions

          - Range of home style

          - Open space

          - Condominiun ownership

          - Infill site

NAME[     Torrey Pines Science Park

SITE[     San Diego, California

SOUR[     14 (10), 1984

DEVE[     E.F. Hutton Life Insurance Co., La Jolla, California

NOTE[     A 31.45-acre-office and research park containing 465,000 square

feet of rentable space and featuring underground parking, a loop road system,

extensive landscaping and open space, and recreational amenenities.  Designed

to accommodate research and development facilities as well as corporate

headquarters, the project contains seven low-rise buildings ranging in size

from approximately 54,000 to 92,000 square feet.

SPFE[     - Low-rise campus environment

          - Underground parking

          - Extensive landscaping and open space

          - Loop road system

          - Water element

NAME[     Danvill Livery and Mercantile

SITE[     Danville, California

SOUR[     14 (09), 1984

DEVE[     La Jolla Development Co., La Jolla, California

NOTE[     A specialty retail and office development featuring an early downtown

village and rural ranch design theme, storefront parking, extensive landscaping

and tree preservation, and outdoor sitting and eating areas.  The project

includes 126,167 square feet of gross leasable area with a variety of specialty

shops, restaurants, offices, and financial institutions.

SPFE[     - Specialty retail

          - Early downtown village/rural ranch design

          - Storefront parking

          - Tree preservation

          - Outdoor sitting and eating areas

NAME[     Bishops Park

SITE[     Raleigh, North Carolina

SOUR[     14 (08), 1984

DEVE[     Martin Development Group, Inc., Raleigh, North Carolina

NOTE[     A 138-unit, mid-rise residential condominium project located on a 7.2

acre site in an established neighborhood of central Raleigh.  Units are designed

in three-story stacked flats that adopt architectural elements of houses in the

surrounding neighborhoods.  The project amenities include a swimming pool, high

-quality landscaping, and internal courtyards for each building cluster.

SPFE[     - Mid-rise condominium apartments

          - Infill project in established neighborhood

          - Design using neighborhood architectural features

          - High-quality landscaping

NAME[     Cimarron

SITE[     Phoenix, Arizona

SOUR[     14 (07), 1984

DEVE[     Knoell Homes, Inc., Phoenix, Arizona

NOTE[     A 255-unit planned community designed to provide affordable housing

for the first-time buyer.  The project consists of a mix of 107 single-story

townhouses and 148 zero-lot-line units and features a cluster land plan,

attractive landscaping, and a basic amenity package.  Gross density is 6.7

units per acre.

SPFE[     - Affordability for the first-time buyer

          - Cluster land plan

          - Mix of zero-lot-line and townhouse units

          - Community identity

          - Amenity package

NAME[     The Landings

SITE[     Sarasota, Florida

SOUR[     14 (06), 1984

DEVE[     Ramar Group Holdings, Sarasota, Florida

NOTE[     A 346-acre planned unit development on the west coast of Florida.

The project contains single-family detached and attached residential units, as

well as office, retail, and recreational uses.  The community features extensive

landscaping and buffering between residential and commercial areas, and special

measures have been taken to preserve the existing trees, vegetation, wildlife,

and ares of historical interest.

SPFE[     - Mixed-use, planned community

          - Waterfront site

          - Architectural controls

          - Recreational amenities

          - Stormwater retention

          - Eagle perserve

NAME[     The Waterside

SITE[     Norfolk, Virginia

SOUR[     14 (05), 1984

DEVE[     Waterside Associates, Inc., a joint venture of the Enterprise

          Development Company and Harvey Lindsay and Company, Columbia, Maryland

NOTE[    A 79,000-square-foot (GLA) festival marketplace located in a

waterfront redevelopment area of downtown Norfolk, Virginia. The $13.8

million project includes a two-level pavilion, a promenade and amphitheather

along the water's edge, a small boat marina, and berthings for "character"

ships and tour boats.

SPFE[     - Festival marketplace

          - Waterfront site

          - Public/private partnership

          - Urban redevelopment area

NAME[     Liberty Village

SITE[     Flemington, New Jersey

SOUR[     14 (04), 1984

DEVE[     Liberty Village Associates, Flemington, New Jersey

NOTE[     A 120,668-square-foot (GLA) outlet center in which new construction

and renovation have been integrated to create a colonial village setting.

Tenants have been carefully selected to offer shoppers a department store mix

of merchandise at outlet prices and include factory outlets, off-price stores,

and boutiques.

SPFE[     - Outlet center

          - Colonial design theme

          - Unique tenant mix

          - New construction and renovation

          - Separation of vehicular and pedestrian traffic

NAME[     Greenwood Executive Park

SITE[     Arapahoe County, Colorado

SOUR[     14 (03), 1984

DEVE[     C&S Construction Company, Inc., Englewood, Colorado

NOTE[     A 161,216-square-foot office condominium complex in suburban

Denver. Designed with a residential scale and character, the project

contains 60 units ranging in size from 1,401 to 3,706 square feet.

Buildings are of a contemporary design with heights, materials, and

construction techniques similar to those used for residential townhouses.

Units feature private entrances, patios, decks, lofts, skylights, vaulted

ceilings, fireplaces, and greenhouse windows.

SPFE[     - Office condominium

          - Residential design

          - Stormwater detention

          - Extensive landscaping

NAME[     Bay Charles Towers

SITE[     Toronto, Ontario

SOUR[     14 (02), 1984

DEVE[     The Cadillac Fairview Corp. Ltd., Toronto, Ontario

NOTE[     A high-rise rental apartment project located on a 1.2-acre site in

downtown Toronto.  The total 394 units are split between 148 luxury units in

a 31-story building and 246 moderate-priced units in a 20-story building.

Project features include a shared indoor swimming pool, ground level commercial

space, separated pedestrian and vehicular access, and underground parking.

SPFE[     - High-rise rental apartments

          - Mix of luxury and moderate income units

          - Commercial space

          - Underground parking

          - Downtown location

NAME[     Ken-Caryl Ranch

SITE[     Jefferson County, Colorado

SOUR[     14 (01), 1984

DEVE[     Manville Corporation, through its wholly-owned subsidary,

          Ken-Caryl Ranch Corporation, Littlejohn, Colorado

NOTE[     A 9,139-acre planned community located 18 miles southwest of

downtown Denver. The project is being developed with a mix of land uses

including a variety of residential products; a business park with office,

light industrial, and retail uses; and a full complement of recreational

amenities. An extensive open space network containing over 6,000 acres is

also featured. Upon completion in the mid-1990's, the project will contain

5,800 residential units and approximately 7 million square feet of retail,

office, and light industrial space.

SPFE[     - Large-scale, planned community

          - Mixed uses

          - Extensive open space

          - Broad range of recreational amenities

          - Master homeowners' association

NAME[     Windmill Place

SITE[     Flint, Michigan

SOUR[     13 (20), 1983

DEVE[     River Village Development Corporation, Flint, Michigan

NOTE[     A two-level specialty shopping center with 53,907 square feet of

GLA located on 6.1 acres in a downtown redevelopment area. The $3.8 million

project includes three separate buildings -- the main structure featuring an

international gallery/food court -- and incorporates an existing fountain and

plaza.

SPFE[     - International food court

          - Long-term ground lease

          - Specialty retail

          - Inner-city location

          - Atrium

NAME[     Princeton Forrestal Center

SITE[     Princeton, New Jersey

SOUR[     13 (19), 1983

DEVE[     Princeton University/K.S. Sweet assoc., Princeton, New Jersey

NOTE[     A 1,604-acre research park for office, research, residential, and

other uses.  Created to assure a high-quality environment in the area of

Princeton University, the park is planned to preserve environmental amenities

and promote architectural distinction, while expanding research resources and

generating a return on investment for the university.  Most sites are leased

for 50 years, although two major tracts have been sold.

SPFE[     - Mixed uses

          - Land leasing

          - Detailed design review

          - Residential development

          - Environmental preservation

NAME[     Mariners Inn

SITE[     Hilton Head Island, South Carolina

SOUR[     13 (18), 1983

DEVE[     Mariners Inn Associates, Inc., Hilton Head, South Carolina

NOTE[     A 324-unit luxury condominium hotel developed as part of the Palmetto

Dunes Resort.  The lodging units have been sold to individual investors, yet

the complex is operated exactly like a hotel, with each owner participating

in a mandatory rental pool.  The project was registered with the Securities

and Exchange Commission and marketed as a security investment opportunity.

SPFE[     - Oceanfront site located within an existing prestigious, well-known

            resort

          - Hotel units sold on a condominium basis

          - Enviornmentally sensitive site planning

          - Oversized room with kitchenettes and other features

          - SEC-registered project

NAME[     McMillan Place

SITE[     Charlotte, North Carolina

SOUR[     13 (17), 1983

DEVE[     McGuire Properties, Inc., Charlotte, North Carolina

NOTE[     A 135-unit luxury rental apartment project developed on the site of

a former estate in an affluent and prestigious city neighborhood.  Units are

one- and two-bedroom flats ranging in size from 770 to 1,005 square feet.

The centerpiece of the project is the 4,500-square-foot estate house that was

converted into a clubhouse for the residents.  The gross density is 12 units

per acre.

SPFE[     - Infill site

          - Reuse of existing estate house and swimming pool

          - Landscaping and tree preservation program

          - Contemporary architecture with traditional and Victorian accents

NAME[     Eagle Bay

SITE[     Ossining, New York

SOUR[     13 (16), 1983

DEVE[     J. Arnold Teasdale, Chappaqua, New York

NOTE[     A 125-unit condominium project on a 22-acre infill site with river

views from most units.  The priject consists of two-story townhouses and

single-story units that are contained in 18 buildings.  Much of the mature

trees on the site have been preserved.  Amenities include a clubhouse, swimming

pool, and tennis courts.  Gross density is 5.7 units per acre.

SPFE[     - Infill site

          - Tree preservation

          - Wood-frame construction

          - River views

NAME[     Mud Island

SITE[     Memphis, Tennessee

SOUR[     13 (15), 1983

DEVE[     City of Memphis, Memphis, Tennessee

NOTE[     A $63 million educational and recreational complex owned and

operated by the city of Memphis. The project is located on a 50-acre

island in the Mississippi River adjacent to downtown Memphis and features

a five-block-long scale model of the river, a museum, a 5,000-seat outdoor

amphitheater, restaurants, retail shops, a marina, a playround, picnic

grounds, and a lookout point. A monorail, a pedestrian bridge, and a

riverboat provide access to the complex. There is no public vehicular access.

SPFE[     - Eduational and recreational complex

          - City as developer and owner

          - Self-supporting

          - Scale model of Mississippi River

          - Monorail

NAME[     The Bell Tower

SITE[     Lee County, Florida

SOUR[     13 (14), 1983

DEVE[     Oxford Development Company, Pittburgh, Pennsylvania

NOTE[     A 184,00-square-foot (GLA) specialty retail center.  The open-air

complex was designed as a unique shopping destination which would draw customers

from a large regional market.  It features Spanish mission-style architecture,

meandering walkways, dense tropical foliage, waterfalls and streams, wooden

foot bridges, stone fountains, and courtyards. The center is anchored by a

department store and three high-quality restaurants.

SPFE[     - Specialty retail center

          - Spanich mission-style architecture

          - Extensive landscaping

          - Water element

          - Unified storefronts

NAME[     Two Garfield Place

SITE[     Cincinnati, Ohio

SOUR[     13 (13), 1983

DEVE[     Peter Kory, New York, New York

NOTE[     A 17-story, mixed-use structure in downtown Cincinnati which

contains 18,000 square feet (GLA) of retail space, 24,000 square feet

(NRA) of office space, 143 middle-income rental apartment units, 10 luxury

duplex penthouses, and a clubroom. The project is a prototype for mixed-use

development in smallercities and also was designed to provide quality housing

for people in transition. Thirty of the apartment units are corporate suites

which come fully furnished and with maid service.

SPFE[     - Mixed-use development

          - Rental apartments

          - Corporate suites

          - Luxury duplex penthouses

NAME[     Pelican Bay

SITE[     Collier County, Florida

SOUR[     13 (12), 1983

DEVE[     Westinghouse Communities of Naples, Inc., Naples, Florida

NOTE[     A 2,104-acre planned unit development on the lower west coast of

Florida.  The project contains a blend of residential, recreational, commercial,

and institutional uses.  Over one-fourth of the site consists of sensitive

coastal wetlands and mangrove forests preserved in their natural state as a

conservation area.  The community is targeted to an active, upper-income market.

SPFE[     - Planned, mixed-use community

          - Conservation area

          - Beach frontage

          - Recreational amentities

          - Water management system

          - Design controls

NAME[     Countryside

SITE[     Loudoun County, Virginia

SOUR[     13 (11), 1983

DEVE[     Four Thirty Seven Land Company, Inc. (a subsidiary of the Hartford

          Insurance Group) and The Weston Capital Corporation, Fairfax, Virginia

 NOTE[    A 2,500-unit, 1,270-acre planned community in the Washington,

D.C., metropolitan are. The project features a mix of detached and attached

residential products targeted to specific middle-income market segments.

Over one-third of the site was retained as open space, with residential

development clustered in individual neighborhoods. Recreational amenities

are conveniently located to serve the various residential neighborhoods.

SPFE[     - Large-scale, planned community

          - Mix of residential products

          - Extensive open space

          - Architectural controls

          - Recreational amenities

NAME[     Vermont-Slauson Shopping Center

SITE[     Los Angeles, California

SOUR[     13 (10), 1983

DEVE[     Alexander Haagen Development, Manhattan Beach, CA; Mayor's City

          Economic Development Office, Los Angeles, CA; Vermont-Slauson Economic

          Development Corporation, Los Angeles, CA

NOTE[     A 148,284-square-foot (GLA) community shopping center on a 9.7-acre

site in south-central Los Angeles.  The $8.2 million project was developed as

a joint venture between the public and the private sectors.  The center features

extensive security measures and in 1982 averaged sales of $239 per square foot

despite its location in a high-crime, inner-city area.

SPFE[     - Community shopping center

          - Public-private partnership

          - Security measures

          - Inner-city location

NAME[     One Post Office Square

SITE[     Boston, Massachusetts

SOUR[     13 (09), 1983

DEVE[     The Beacon Companies, Boston, Massachusetts

NOTE[     A mixed-use development on a one-block site in the heart of Boston's

financial district.  The project combines adaptive use and new construction

and consists of a new 762,000-square-foot (NRA) office tower; a 328-room luxury

hotel created by the total renovation of the headquarters building of the

Federal Reserve Bank of Boston; street-level retail facilities; and a 380-car

parking structure.

SPFE[     - Mixed-use development

          - Adaptive use

          -Luxury hotel

          - Office Tower

NAME[     Levi's Plaza

SITE[     San Francisco, California

SOUR[     13 (08), 1983

DEVE[     Gerson Bakar and Associates, San Francisco, CA; Jim Joseph, San

Mateo,CA; Equitable Life Assurance Company, San Francisco, CA

NOTE[     A multiuse complex occupying an 11-acre site at the foot of San

Francisco's Telegraph Hill.  Designed as a low-rise campus environment

(approximately one-half of the site consists of an extensively landscaped

park and a plaza), the project contains:  772,823 square feet of rentable

office space located in three new structures and two refurbished historic

structures; 60,000 square feet (GLA) of ground-level retail space; 370

luxury residential condominiums; and two parking structures.

SPFE[     - Multiuse complex

          - Low-rise campus environment

          - Park and plaza

          - Corporate headquarters

NAME[     Clemens Place

SITE[     Hartford, Connecticut

SOUR[     13 (07), 1983

DEVE[     Intown Development Corporation, Hartford, Connecticut; The National Co

rporation for Housing Partnerships, Washington, D.C.

NOTE[     The largest housing rehabilitation project in New England, the

development involves the restoration of a self-contained residential

neighborhood in Hartford's West End. Forty-one apartment buildings originally

designed and constructed in the early 1900s have been renovated to provide

583 rental apart- ment units. Eighty percent of the units are market rate;

the remainder are subsidized under the Section 8 program. The project was

developed by private interests with cooperation from the public sector.

SPFE[     - Rental apartment rehabilitation

          - Historic cerification

          - Redevelopment of urban neighborhood

          - Land assembly and development by private sector

          - Public-private cooperation

NAME[     Glenbrook

SITE[     Glenbrook, Nevada

SOUR[     13 (06), 1983

DEVE[     R.T. Nahas Compnay, Castro Valley, California

NOTE[     A 752-acre planned community located on the east shore of Lake

Tahoe. Develpoed as an upper-income, predominantly second-home community,

the project features extensive open space (approximately 600 acres) and

natural amenities, recreational facilities, and the restoration and conversion

of several historic structures. A mix of residential products is offered,

including single-family detached homes on large lots, single-family detached

homes clustered on smaller lots, and attached units in duplex and triplex

configuration. Strict architectural controls assure design compatibility.

SPFE[     - Planned, upper-income community

          - Extensvie open space

          - Mix of residential products

          - Architectural controls

          - Historic structures

NAME[     Opus 2

SITE[     Minnetonka, Minnesota

SOUR[     13 (05), 1983

DEVE[     Opus Corporation, Minnetonka, Minnesota

NOTE[     A 554-acre planned business park in suburban Minneapolis containing

office, industrial, and residential uses.  These uses are linked by a dual

circulation system which has separated vehicular and pedestrian traffic.  The

park also features overland drainage facilities, open space and wooded areas,

and buildings which blend with the natural setting.  When fully developed, the

project is expected to contain 4 million square feet of office space, 1 million

square feet of industrial space, 1,000 multifamily residential units, and a

250-room first-class hotel.

SPFE[     - Mixed uses

          - Dual circulation system

          - Overland drainage system

          - Open space and wooded areas

NAME[     Greenville Commons

SITE[     Greenville, South Carolina

SOUR[     13 (04), 1983

DEVE[     City of Greenville, Greenville, South Carolina; Greenville Community

Corporation, Greenville, South Carolina; Hyatt Greenville Corporation, Chicago,

Illinois

NOTE[     A $34 million hotel, convention center, and office complex

on a four-acre site in downtown Greenville. The project contains: a

110,000-square-foot (GBA)office building; a 350-room hotel; a convention

center; a 257-car parking garage; several specialty shops; and an eight-story

atrium. It was developed as a joint venture between the public and private

sectors.

SPFE[     - Multi-use development

          - Public/private partnership

          - Atrium

          - Convention facilities

          - Structured parking

NAME[     The Grand Avenue

SITE[     Milwaukee, Wisconsin

SOUR[     13 (03), 1983

DEVE[     Milwaukee Redevelopment Corporation, Milwaukee, Wisconsin; City of

Milwaukee Department of City Development, Milwaukee, Wisconsin; Rouse-Milwaukee,

Inc. a subsidary of The Rouse Company, Colunbia, Maryland

NOTE[     A $70-million multilevel retail center on a four block site in the

heart of Milwaukee's central business district.  The project has combined new

construction with the preservation and renovation of existing buildings.  Six

historic office and retail structures are connected by skywalks with retail

shops and two shopping arcades to form an enclosed, continous 1,100-foot-long

pedestrian concourse.  Approximately 245,000 square feet of retail space are

contained in the two arcades.

SPFE[     - Downtown regioanl mall

          - Combination of new and historic buildings

          - Public/private partnership

          - Structured parking

          - Skywalks with retail shops

NAME[     PGA National

SITE[     Palm Beach Gardens, Florida

SOUR[     13 (02), 1983

DEVE[     PGA Natioanl Venture, Ltd., West Palm Beach, Florida

NOTE[     A 2,340-acre planned recreational and resort community in southeast

Florida.  The project contains the headquarters of the Professional Golfers'

Association (PGA) of America and the Women's Tennis Association (WTA).  It

features four golf courses, one of which was designed to host professional

tournaments, a resort hotel and conference center, a tennis and fitness complex,

extensive landscaping and open space, and a mix of residential products.

SPFE[     - Planned recreational community

          - 72 holes of golf

          - Resort hotel/conference center

          - Mixed residential types

          - Extensive landscaping and open space

NAME[     Renaissance

SITE[     Columbus, Ohio

SOUR[     13 (01), 1983

DEVE[     Olentangy Management Company, Columbus, Ohio

NOTE[     The planned redevelopment of a 125-acre, 22 block residential

neighborhood adjacent to Columbus' central business district. Existing

single-family, two-family, and four-family dwellings have been restored

and new Victorian-style, single-family homes have been constructed on vacant

lots within the project area. A $2 million HUD innovative grant was used to

provide improvements to the neighborhood and to help residents remain in the

area as either homeowners or renters. The project is being undertaken by a

wholly owned subsidary of Battelle Memorial Institute.

SPFE[     - Large-scale urban redevelopment

          - Restoration

          - New infill construction

          - Assistance to existing residents

          - Public/private cooperation

NAME[     Wicomico Youth and Civic Center

SITE[     Salisbury, Maryland

SOUR[     12 (20), 1982

DEVE[     Wicomico County Council, Salisbury, Maryland

NOTE[     A 225,000-square-foot multi-purpose facility owned and operated

by Wicomico County Maryland. The project was designed to provide maximum

flexibility and can accommodate a wide variety of athletic, entertainment,

and civic events. It features a three-level arena with a seating capacity

of up to 7,000, meeting rooms, and support services. Areas are separated

to allow a variety of activities to take place simultaneously.

SPFE[     - Multi-purpose facility

          - Designed for maximum flexibility

          - County as developer and owner

          - Separate service areas

          - Handicap access

NAME[     Harbor Place

SITE[     Stamford, Connecticut

SOUR[     12 (19), 1982

DEVE[     Collins Development Corporation, Stamford, Connecticut

NOTE[     A 740,000-square-foot (GBA) office complex on an 18-acre waterfront

site.  The project was designed to complement the scale and character of the

New England waterfront setting.  Its five mid-rise buildings are brick with

operable woodframe windows and offer 700,000 square feet of leasable space.

Boardwalks and saltwater landscaping reinforce the project's nautical theme.

In addition to its office space, the project incorporates restaurants, shops,

and approximately 2,300 parking spaces.  It is surrounded by a 400-slip marina.

SPFE[     - Waterfront location

          - Mix of office, retail, and marina uses

          - Natural building materials

          - Saltwater Landscaping

          - Under-structure parking

NAME[     The Woodlands

SITE[     St. Louis County, Missouri

SOUR[     12 (18), 1982

DEVE[     Turco Development Company, Maryland Heights, Missouri

NOTE[     A 533,000-square-foot (GBA) business park on a 46-acre infill site

in suburban St. Louis. The project features an amenity package, natural wooded

areas and open space, extensive landscaping and berming, and uniform signage.

Design guidelines assure a cohesive and identifiable park-like setting.

SPFE[     - Controlled, park-like setting

          - Amenity package

          - Extensive Landscaping/Berming

          - Natural areas

          - Design guidelines

NAME[     Market Mills

SITE[     Lowell, Massachusetts

SOUR[     12 (17), 1982

DEVE[     Market Mills Associates, Braintree, Massachusetts

NOTE[     A 284,400-square-foot adaptive use, multiuse project in downtown

Lowell.  Two historic mill buildings have been renovated and coverted to

house a unique mix of uses which include 230 subsidized (Section 8) rental

apartment units for the elderly and families, the visitors center for the

nation's first national urban cultural park, and a variety of retail uses.

The project represents a cooperative venture between the private sector,

public agencies, and commercial enterprises.

SPFE[     - Adaptive use

          - Multiuse

          - Subsidized housing

          - Public/private cooperation

NAME[     Willow Springs

SITE[     Fulton County, Georgia

SOUR[     12 (16), 1982

DEVE[     Arvida of Georgia, Inc.

NOTE[     A 585-acre planned community of primarily single-family detached

homes located in suburban Atlanta.  The development features a full complement

of country club facilities, extensive landscaping, and unified streetcapes.

When completed, it will contain 442 single-family detached homes on lots of

about one-half acre, 252 "cluster" homes (single-family detached homes on lots

or 4,000 to 8,000 square fett), and 145 attached units.

SPFE[     - Country club community

          - Unified streetscapes

          - Design controls

          - Extensive landscaping

          - Transferee market

NAME[     Plaza Pasadena

SITE[     Pasadena, California

SOUR[     12 (15), 1982

DEVE[     Ernest W. Hahn, Inc., San Diego, California

NOTE[     A 584,615-square-foot (GLA) enclosed regional mall on an 11-acre

site in downtown Pasadena. The project contains three department stores,

over 120 shops and restaurants including a food court, and nearly 3,000

parking spaces located in an underground garage and two structures. The

complex has been successfully integrated with existing downtown development

and features street-facing shops and two 58-foot-high glass archways.

SPFE[     - Downtown regional mall

          - Street-facing shops

          - Glass archways

          - Underground parking

          - Food court

NAME[     Two Worlds

SITE[     Mountain View, California

SOUR[     12 (14), 1982

DEVE[     Harrington-Kulakoff Development Company, Palo Alto, California

NOTE[     A suburban mixed-use development located on a four-acre infill site,

the project contains 62 residential units, 20,00 square feet of commercial

space, and 204 parking spaces. Residential condominiums are visually separated

from commercial condominiums, with most townhouse units stacked above the

commercial space.  The project has the equivalent of 15.5 dwelling units,

5,000 square feet of commercial space, and 51 parking spaces per acre. All

mature trees on the site were preserved and 50 percent of the site consists

of landscaped areas or open space (including upper level plazas).

SPFE[     - Suburban mixed-use

          - Infill site

          - Visual separation of residential and commercial uses

          - Tree preservation

          -Pedestrian environment

NAME[     Dunwoody Court

SITE[     De Kalb County, Georgia

SOUR[     12 (13), 1982

DEVE[     The Calibre Companies, Inc., Atlanta, Georgia

NOTE[     A 120-unit condominium development designed to provide affordable

housing for the first-time homebuyers.  Units are one- and tw-bedroom flats

which range in size from 600 to 1,305 square feet.  The project features

energy efficient construction, attractive landscaping and wooded areas, and

an amenity package.  Gross density is 8.3 units per acre.

SPFE[     - Affordability for the first-time buyer

          - Energy efficient construction

          - Strict quality control

          - Amenity package

          - Landscaping and wooded areas

NAME[     Seascape III

SITE[     Redondo Beach, California

SOUR[     12 (12), 1982

DEVE[     Lincoln Property Company, Santa Monica, California

NOTE[     A 58-unit condominium project on a compact urban infill site

with ocean views. The project consists of 52 stacked units in a four-story

wood-frame building and six townhouses. These surround a landscaped courtyard

containing a swimming pool, a spa, and sun decks.  Parking is located in a

concrete structure under the buildings.  Gross density is 31.2 units per acre.

SPFE[     - Urban infill

          - Landscaped central courtyard

          - Exterior galleries

          - Wood-frame construction

          - Ocean views

NAME[     Turnberry Village

SITE[     Hilton Head Island, South Carolina

SOUR[     12 (11), 1982

DEVE[     The Development Group, Inc., Columbia, South Carolina

NOTE[     A 100-unit second-home development on Hilton Head Island.  The

15-acre site is surrounded by a golf course and is located in the recreational

community of Palmetto Dunes.  Most of the duplex and fourplex buildings were

located at the perimeter of the site to maximize golf course views and to

preserve existing trees.  The interior of the site features a recreational

complex, lagoons, wooded natural areas, and a pathway system.  Buildings were

designed to blend with the natural setting.  Gross density is 6.7 units per

acre.

SPFE[     - Environmentally sensitive design

          - Low-density feel

          - Recreation complex

          - Natural areas/open space

          - Extensive landscaping

NAME[     Illinois Center

SITE[     Chicago, Illinois

SOUR[     12 (10), 1982

DEVE[     Illinois Center Plaza Venture, a joint venture of: Metropolitan

Structures, Chicago, Illinois; Illinois Center Corporation (an IC Industries

company), Chicago, Illinois

NOTE[     An 83-acre, mixed-use development being built upon obsolete

railroad land in downtown Chicago. Upon completion, the 20-year, $2 billion

project will contain 16.8 million square feet of office space; 1.3 million

square feet of retail space; 5,500 hotel rooms; and 7,700 residential units.

The development features a multi-level circulation network which provides

separate access for local, through, and service vehicular traffic, as well

as separate, uninterrupted, enclosed pedestrian access throughout the complex.

SPFE[     - Large-scale, mixed-use development

          - Multi-level circulation network

          - Enclosed pedestrian walkways

          - Planned development ordinance

          - Public/private cooperation

NAME[     Brightleaf Square

SITE[     Durham, North Carolina

SOUR[     12 (09), 1982

DEVE[     Sehed Development Corporation, Durham, North Carolina

NOTE[     An adaptive use project involving the renovation and conversion

of two turn-of-the-century tobacco warehouses to a specialty retail and

office complex. The project contains 82,819 square feet (GLA) of retail

space and 29,522 square feet (NRA) of office space. The renovation was

designed to preserve the buildings' original architectural character. The

buildings feature intricate exterior brickwork, spleen-joined decking, and

thick octagonal columns.

SPFE[     - Adaptive use

          - Specialty retail and oofice complex

          - Open-air arcades

          - Landscaped courtyard

NAME[     The Westlands

SITE[     Knoxville, Tennessee

SOUR[     12 (08), 1982

DEVE[     The Westlands Corporation, Knoxville, Tennessee

NOTE[     A 22-acre, 154-unit planned unit development, the project is an

affluent, adult condominium community which contains 94 townhouses and 60

mid-rise units in twin buildings. Units offer spacious floor plans in a

variety of configurations. A total exterior maintenance package, 24-hour

security, and amenities are also featured.

SPFE[     - Spacious, flexible floor plans

          - Large, formal rooms

          - Amenities

          - Total exterior maintenance

          - Security system

NAME[     Mariner Sands

SITE[     Martin County, Florida

SOUR[     12 (07), 1982

DEVE[     Mariner Sands Development Corp., Stuart, Florida

NOTE[     A 720-acre, 976-unit planned recreational community located in

southeast Florida, the project features 36 holes of golf, a tennis and pool

center, extensive open space and landscaping, and a mix of housing types at

varying densities. Residential products include single-family detached homes,

clustered golf cottages, zero lot line homes, four-plexes, and condominium

apartments. Mariner Sands is targeted to the active, upper-income retiree

and semi-retiree.

SPFE[     - Upper-income, planned, recreational community

          - 36 holes of golf

          - Mixed residential types

          - Extensive landscaping and open space

          - Stormwater retention

NAME[     The Landings

SITE[     Longwood, Florida

SOUR[     12 (06), 1982

DEVE[     Florida Residential Communities, Altamonte Springs, Florida

NOTE[     A 135-unit planned unit development of zero lot line homes on

a 35-acre lakefront site. The home are clustered in small neighborhoods

within the overall community. Net density is 6,75 units per acre. The project

features extensive landscaping, a swim and racquet club, and a trail system.

SPFE[     - Zero lot line layout

          - Neighborhood clusters

          - Amenities

          - Extensive landscaping

          - Lakefront site

NAME[     Aspen Airport Business Center

SITE[     Pitkin County, Colorado

SOUR[     12 (05), 1982

DEVE[     McBride Construction and Management

NOTE[     A 34-acre business park and mixed uses.  Protective covenants and a

carefully formualted zoning ordinance assure balance and compatibility between

light industrial, warehouse, office, retail, and residential uses.  Most of

the industrial and commercial lots have been leased by the developer for a

40-year period.

SPFE[     - Mixed uses

          - Land leasing

          - Protective covenants

          - Residential development

          - Coordinated signage

NAME[     The Philadelphia Stock Exchange Building

SITE[     Philadelphia, Pennsylvania

SOUR[     12 (04), 1982

DEVE[     Rouse & Associates, Philadelphia, Pennsylvania

NOTE[     A 400,000-square-foot (NRA) mid-rise office building in

downtown Philadelphia. The project's focal point is a 22,000-square-foot

enclosed multilevel atrium with extensive landscaping, pools, fountians,

and waterfalls. Multiple elevator banks and minimum column penetration

allow tenants to plan their space with maximum efficiency. The building

is the home of the Philadelphia Stock Exchange, with the trading floors

visible from the atrium.

SPFE[     - Mid-rise

          - Atrium design

          - Extensive landscaping

          - Individual metering

          - Multiple elevator banks

          - Minimum column penetration

NAME[     Chesterbrook Corporate Center

SITE[     Tredyffrin Township, Pennsylvania

SOUR[     12 (03), 1982

DEVE[     The Fox Companies, Bala Cynwyd, Pennsylvania

NOTE[     A 130-acre, 1.4 million square foot (NRA) office complex in

suburban Philadelphia, the project is part of the 865-acre planned community

of Chesterbrook and contains headquarters for major regional, national, and

international firms.  It features low-rise buildings within a controlled,

campus environment.  Upon completion, in about three years, the corporate

center will have approximately 3,000 employees.

SPFE[     - Controlled campus environment

          - Extensive openspace/landscaping

          - Low-rise design

          - Protective covenants

          - Part of mixed-use, planned community

          - Corporate headquarters

NAME[     The Flour Mill

SITE[     Washington, D.C.

SOUR[     12 (02), 1982

DEVE[     Weissberg Development Corp., Arlington, Virginia

NOTE[     A multi-use project on the Georgetown waterfront combining adaptive

use and new construction.  The project includes 55 new luxury condominium units,

approximately 69,500 square feet (NRA) of new office space, approximately 56,400

square feet (NRA) of office space in two renovated historic buildings, and an

underground parking garage.  Buildings are sited around two large pedestrian

plazas.

SPFE[     - Multi-use complex

          - Adaptive use

          - Luxury condominiums

          - Pedestrian plazas

          - Underground parking

NAME[     Stoney Brook

SITE[     Denver, Colorado

SOUR[     12 (01),1982

DEVE[     U.S. Lend Lease, Inc., Denver, Colorado

NOTE[     A 45.7-acre, 225-unit planned unit development in southeast Denver.

Luxury units are located in duplexes and triplexes which are designed to give

the appearance of large single-family detached homes.  Buildings are clustered

around greenbelts which feature extensive landscaping, meandering streams,

ponds, waterfalls, and footpaths.  Sixty percent of the site has been retained

as open space.

SPFE[     - Extensive landscaping/open space

          - Stormwater rentention System

          - Single-family detached character

          - Large, open floor plans

          - Pathways/footbridges

NAME[     Terra Centre

SITE[     Burke, Virginia

SOUR[     11 (20), 1981

DEVE[     Davis, Smith, Carter & Rider, Inc., Reston, Virginia

NOTE[     An earth sheltered elementary school located within the planned

unit development of Burke Centre, the project is the second school in Fairfax

County, Virginia, employing the energy conservation techniques of underground

development and solar energy. Its heating/cooling system is 100 percent

operated and monitored by four microprocessors.

SPFE[     - Earth sheltered facility

          - Remote control HVAC operation

          - Use of microprocessors

          - Passive energy saving design

NAME[     Northbrook Office Court

SITE[     Northbrook, Illinois

SOUR[     11 (19), 1981

DEVE[     Joseph Development Co., Northbrook, Illinois

NOTE[     A 12-acre, low-rise suburban office park featuring 24 units, half

of which have been sold as condominiums, in 19 freestanding buildings.  In

addition to 128,750 sq. ft. of net rentable area, the project features a

locker room, basketball court, picnic area, stormwater detention system, and

two regulation tennis courts.  The floor area ratio is a low 0.24.

SPFE[     - Condominium ownership

          - Flexible, efficient space

          - Modular design

          - Berming

NAME[     Coquitlam Centre

SITE[     Vancouver, British Columbia

SOUR[     11 (18), 1981

DEVE[     Praxis Group Ltd., West Vancouver, B.C.; Daon Development Corporation,

          Vancouver, B.C.

NOTE[     A 925,000 sq. ft. (GBA) regional shopping center.  Built in one

phase, a 274,000 sq. ft. (GLA) two-level mall with 156 shops and food facilities

connects three department stores and a supermarket with nearly 462,000 sq. ft.

of leasable space.  The mall is integral to a regional town centre in a rapidly

developing suburb of Vancouver.

SPFE[     - Energy efficiency

          - Special aesthetics

          - Food cluster

          - Regional town centre

NAME[     Market Place North

SITE[     Seattle, Washington

SOUR[     11 (17), 1981

DEVE[     Lorig Associates, Inc., Seattle, Washington

NOTE[     An 87-unit luxury condominium project adjacent to downtown

Seattle. Five townhouse clusters and a mid-rise building are the first

phase of residential units in a mixed-use development block near a historic

market area. The project features a variety of open designs oriented toward

water views. Street level commercial space and a below-grade athletic club

are included.

SPFE[     - Spilt level designs

          - Private open space

          - Historic market vicinity

          - Urban renewal guidelines

          - Athletic club

NAME[     Palmer Point

SITE[     Greenwich, Connecticut

SOUR[     11 (16), 1981

DEVE[     Collins Development Corporation, Old Greenwich, Connecticut

NOTE[     Luxury condominium in a New England waterfront setting.  Project

density is 14.8 units per gross acre.  The units are contained in four

separate 2 1/2-story buildings, clustered on the site to provide visual

and physical access to the water's edge. Designed to provide quality living

space in modest-sized units, Palmer Point also incorporates a marina,

restaurant, and marine-related commercial space within its five-acre site.

SPFE[     - Waterfront location

          - Marina

          - Total landscaping

          - Cluster plan

          - Recycled industrial site

          - Marine-related commercial space

NAME[     Town Square

SITE[     St. Paul, Minnesota

SOUR[     11 (15), 1981

DEVE[     Oxford Development Group Limited, Minneapolis, Minnesota

NOTE[     A mixed-use development on a two-block site in the heart of St. Paul's

central business district.  The project is a joint venture between the public

and private sectors and contains an enclosed public park; two office towers with

more than 430,000 square feet of leasable space; a three-level mall with over

234,000 square feet of retail space; a 16-story, 250-room hotel; and underground

parking for 500 vehicles.

SPFE[     - Mixed-use development

          - Public/private partnership

          - Enclosed public park

          - Energy conservation

          - Underground parking

          - Connection to skyway system

NAME[     St. Anthony Main

SITE[     Minneapolis, Minnesota

SOUR[     11 (14), 1981

DEVE[     The Jefferson Company, Minneapolis, Minnesota

NOTE[     An Adaptive use project in which eight warehouse and factory

buildings built between 1854 and 1918 are being renovated and converted

to a specialty retail complex containing shops, restaurants, and a produce

market. Located in Minneapolis on the east bank of the mississippi River,

the project is the cornerstone of a plan to develop an entire stretch of

the waterfront into a prime commercial, residential, and recreational area.

SPFE[     - Adaptive use

          - Specialty retail complex

          - Historic, riverfront location

          - Restaurants as anchor tenants

          - Streetscape improvements by city

NAME[     Golden Gateway Commons

SITE[     San Francisco, California

SOUR[     11 (13), 1981

DEVE[     Golden Gateway North (A Partnership composed of Vintage Properties

          and Perini Land & Development Company), San Francisco, California

NOTE[     A multi-use complex occupying three blocks in downtown San Francisco.

The project combines residential, office, and retail uses in three five-story

buildings which are linked by pedestrian bridges.  When completed in 1984,

the project will contain 155 luxury townhouses, approximately 264,000 square

feet of office and retail space (GLA), and indoor parking facilities. The

townhouses in each building are constructed on a podium which sits atop two

levels of commercial space.

SPFE[     - Multi-use complex

          - Luxury townhouses

          - Extensively landscaped mall

          - Compliance with fire and seismic code

          - Pedestrian bridges

NAME[     Venetian Bridges

SITE[     Stockton, California

SOUR[     11 (12), 1981

DEVE[     Schmitz Development, Inc., Stockton, California

NOTE[     A 139-acre, mixed-use, planned community containing single-family

detached homes and attached residential units, retail and office space, a hotel,

a live performance theater, and recreational facilities.  The various uses have

been integrated to create a total living environment, and a European flavor has

been captured through the extensive use of canals, footbridges, fountains, and

tree-lined walkways.

SPFE[     - Mixed-use, planned community

          - Eurpoean theme

          - Canals and man-made lake

          - Recreation complex

NAME[     Green Valley

SITE[     Henderson, Nevada

SOUR[     11 (11), 1981

DEVE[     America Nevada Corporation, Henderson, Nevada

NOTE[     The largest master-planned community in Nevada's history, occupying

approximately 8,400 acres in the Las Vegas metropolitan area.  The project

is being developed with a balanced mixture of land uses including a variety

of residential types, retail development, a business park with light industrial

and office uses, recreational amenities, schools, churches, and necessary

support facilities.  Upon completion in about 20 years, the project will

contain 100,000 residents housed in nearly 35,000 residential units.

SPFE[     - Large-scale, planned community

          - Balanced mix of land uses

          - Coordinated streetscape design

          - Design guidelines and review

          - Cooperative marketing program

NAME[     Franklin Plaza

SITE[     Philadelphia, Pennsylvania

SOUR[     11 (10), 1981

DEVE[     Peter Pattison Associates, Inc., Philadelphia, Pennsylvania;

          Franklin Town Corporation, Philadelphia, Pennsylvania

NOTE[     A $97-million hotel, convention center, and office complex on a

three-acre site in downtown Philadelphia. The project contains: a 30-story,

790-room hotel with major convention facilities including a 2,000-seat

ballroom, an exhibit hall, meeting rooms, restaurants, and an athletic

club; a 601,262-square-foot (GBA) office building with 15,000 square feet

of retail space; and underground parking for more than 500 cars.

SPFE[     - Office/hotel complex

          - Convention faciities

          - Underground parking

          - Atrium

          - Athletic club

NAME[     Constitution Hill

SITE[     Princeton, New Jersey

SOUR[     11 (09), 1981

DEVE[     Collins Development Corporation, Princeton, New Jersey

NOTE[     A 60-unit development of luxury condominiums on a 47-acre site

in Princeton, New Jersey. An 84-year-old mansion occupying the center of

the site has been renovated and converted to six condominium units. New

construction includes 23 duplexes and several single-family homes, which

complement the mansion and are clustered on the remainder of the site.

Sixty percent of the site has been left as open space.

SPFE[     - Conversion and renovation of an 84-year-old mansion

          - Compatibility of new construction with mansion

          - Cluster plan

          - Open space

          - Formal gardens

NAME[     The Meadows

SITE[     Sarasota, Florida

SOUR[     11 (08), 1981

DEVE[     Taylor Woodrow Homes Limited, Sarasota, Florida

NOTE[     A 1,313-acre, 3,910-unit recreational community of mixed

residential types located near Florida's Gulf Coast. Housing types

include townhouses, plexes, garden apartments, and single-family detached

homes. Densities range from one to 20 units per acre. The project features

a wide variety of recreational facilities and extensive landscaping and

natural open space.

SPFE[     - Recreational amenities

          - Open space and conservation area

          - Pedestrian and bike path system

          - Stormwater retention

          - Mixed residential types

NAME[     Smallwood Village

SITE[     Charles County, Maryland

SOUR[     11 (07), 1981

DEVE[     Interstate General Corporation, St. Charles, Maryland

NOTE[     A 1,303-acre planned unit development of mixed residential types in

the Washington, D.C., metropolitan area.  Units are moderately priced and

include single-family detached homes, plexes, townhouses, and a variety of

market-rate and subsidized rental apartments.

SPFE[     - Mixed residential types

          - Village center/neighborhood center concept

          - Amenities/open space

          - Pathway system

NAME[     Horseshoe Bend

SITE[     Fulton County, Georgia

SOUR[     11 (06), 1981

DEVE[     Horseshoe Bend Properties, Inc. (a subsidary of Mobil Land Development

          Corporation), Atlanta, Georgia

NOTE[     - A 1,600-unit planned community on a 935-acre site in suburban

Atlanta. The project features a golf course and clubhouse, tennis and swimming

facilities, and common open space. The single-family detached homes have been

grouped in individual neighborhoods on lots which range in size from 8,000 to

50,000 square feet.

SPFE[     - Golf course community

          - Neighborhood concept

          - Private streets

          - Majority of homes built by the developer

NAME[     Mountain Bell Training and Education Center

SITE[     Lakewood, Colorado

SOUR[     11 (05), 1981

DEVE[     PCMT Partnership, Greeley, Colorado

NOTE[     A 20-acre, self-contained, multi-use facility for the training of both

management and nonmanagement corporate personnel.  The center is located in an

attractive, campus setting in the Denver suburbs and includes 120,000 square

feet of instructional space, 149 hotel rooms, a restaurant, and administrative

and recreational facilities.  There are three wings specially designed to house

their specific functions of instruction, housing, and administration.

SPFE[     - Self-contained, multi-use training center

          - Sophisticated acoustics and lighting

          - Hotel and restaurant facilities

          - Recreational amenities

          - Attractive campus setting

NAME[     Shenandoah Industrial Park

SITE[     Shenandoah, Georgia

SOUR[     11 (04), 1981

DEVE[     Shenandoah Development, Inc., Shenandoah, Georgia

NOTE[     A 904-acre industrial park located 35 miles southwest of Atlanta

which is oriented to light manufacturing and distribution facilities. The

project features Georgia's first foreign trade zone and the use of solar

energy for industrial purposes. Planning and design guidelines administered

by a development review committee assure an attractive and identifiable

park setting.

SPFE[     - Foreign trade zone

          - Solar energy applications

          - Planning and design guidelines

          - Development review committee

          - Open space and natural areas

NAME[     City Center Square

SITE[     Kansas City, Missouri

SOUR[     11 (03), 1981

DEVE[     McCloskey Development Company, Cornwell Heights, Pennsylvania

NOTE[     A 6-sided, 30-story office and retail structure located in the middle

of Kansas City's central business district.  A vertical mall with 139,000 square

feet of retail space (GLA) occupies the building's first four floors.  The mall

is covered by a skylight and features trees, fountains, a food cluster, and an

outside roof terrace.  A 26-story tower above the mall contains 500,000 square

feet of office space and offers up to 25,000 square feet per floor.  On-site

parking is provided in a two-lwvel facility below the mall.

SPFE[     - Multi-use structure

          - Vertical mall

          - Large floor areas

          - Atrium

          - Food cluster

NAME[     University Place

SITE[     Dallas, Texas

SOUR[     11 (02), 1981

DEVE[     Real Condominiums, Inc., Dallas, Texas

NOTE[     A 76-unit condominium conversion.  The 18-year-old garden apartment

complex contains six two-story buildings surrounding a spacious, attractively

landscaped interior courtyard.  The two0bedroom units rangs in size from 1,286

to 1,751 square feet and feature front and rear entrances, patios or balconies,

walk-in-closets, formal dining rooms, building foyers, fireplaces, dens, and

crystal chadeliers.  All units were sold unfinished, although the option of

interior renovation following the sale was offered by the developer.

SPFE[     - Units sold unfinished

          - Spacious unit interiors

          - Interior courtyard and pool

          - Formal dining rooms

          - Fireplaces

          - Front and rear entrances

NAME[     Union Wharf

SITE[     Boston, Massachusetts

SOUR[     11 (01), 1981

DEVE[     James S. Craig and Austin A. Heath, Partners, Union Wharf Development

          Associates, Boston, Massachusetts

NOTE[     The recycling of a 2.6-acre wharf on the Boston waterfront.  A

nineteenth century granite warehouse has been converted to residential and

office condominiums and new townhouses have been constructed. All units were

sold as raw space. Amemities include an outdoor swimming pool, a marina,

landscaping, and plaza areas. Gross density is 34.10 units per acre.

SPFE[     - Adaptive use

          - Residential/office condominiums

          - Sale of raw space

          - Waterfront development

NAME[     Washington University Medical Center Redevelopment

SITE[     St. Louis, Missouri

SOUR[     10 (20), 1980

DEVE[     Washington University Medical Center Redevelopment Corp., St. Louis,

          Missouri

NOTE[     The comprehensive redevelopment of a 280-acre, 38-block area in

St. Louis adjacent to the Washington University Medical Center, involving

a combination of residential construction, retail revitalization, a new

research and office park, circulation improvements, landscaping, and design

control. The multi-use redevelopment program is being implemented by a private

corporation, which is a subsidary of the medical center.

SPFE[     - Large-scale, multi-use urban redevelopment

          - Minimal public funding

          - Site consolidation with eminent domain

          - Real estate tax abatement

          - Comprehensive redevelopment plan

NAME[     Village Centre

SITE[     Great Falls, Virginia

SOUR[     10 (19), 1980

DEVE[     Village Centre Limited Partnership, Great Falls, Virginia

NOTE[     A specialty retail and office development designed in the tradition

of an early American colonial village.  Twelve two-story buildings containing

60,753 square feet of GLA surround an interior common green.  Buildings contain

a variety of materials and design details characteristic of early American

architecture.  The project also features a unique on-site wastewater treatment

system and energy efficient heating and cooling.

SPFE[     - Early American, colonial design

          - Village green

          - Specialty retail

          - On-site wastewater treatment

          - Energy effiecient heating and cooling

NAME[     Dearborn Park

SITE[     Chicago, Illnois

SOUR[     10 (18), 1980

DEVE[     Dearborn Park Corporation, Chicago, Illinois

NOTE[     A 51-acre planned community of mixed residential types being

developed on abandoned railroad yards adjacent to Chicago's central business

district. Upon completion, the project will contain approximately 3,000 units

including townhouses, garden homes, mid- and high-rise condominium and rental

apartments, and rental apartments for the elderly. Extensive public and private

recreational facilities and open space are also provided.

SPFE[     - Mixed residential types

          - Privately funded large-scale urban development

          - Prohibition of speculative ownership

          - Low-density townhouse clusters

          - Open space and recreational facilities

NAME[     Architects Housing

SITE[     Trenton, New Jersey

SOUR[     10 (17), 1980

DEVE[     Architects Housing Company, Inc., Trenton, New Jersey

NOTE[     A 122-unit rental apartment complex for the  elderly located on

a 1.2-acre site in trenton, New jersey. The mid-rise project is one of the

first residential projects in the United States for low-income senior

citizens to be developed and managed by an architects' nonprofit company.

It is designed to meet the needs of the elderly and emphasizes communal

areas, tenant interaction and security. Gross density is 97.62 units per acre.

SPFE[     - Subsidized housing for the elderly

          - Sponsored by architects' nonprofit company

          - Security

          - Balconies

          - Community rooms

          - Tenant activities

NAME[     Amelia Island Plantation

SITE[     Amelia Island, Florida

SOUR[     10 (16), 1980

DEVE[     Amelia Land and Development Company, Amelia Island, Florida

NOTE[     A second home, resort community on 900 acres on the Atlantic coast

in northeast Florida.  The project has a mix of attached and detached dwelling

units, as well as extensive recreational amenitites, resort facilities, and

some retail operations.  In the surroundings of a dramatic beach, sand dune,

and sea marsh environment, there is a 27-hole golf course, beach/pool complex,

tennis center, conference center, and small hotel.

SPFE[     - Residential resort community

          - Ecological planning

          - Extensive amenity package

          - Varied residential types

          - Development strategy

NAME[     Atria North

SITE[     Toronto, Ontario

SOUR[     10 (15), 1980

DEVE[     Marathon Realty Company Limited, Toronto, Ontario

NOTE[     A 1.3-million-square-foot (NRA) low-rise office complex on a

22-acre site in metropolitan Toronto. Upon completion, the project will

contain four buildings with enclosed interior atria and underground parking

for 2,650 vehicles. The low-rise atrium design provides large floor areas

and has substantially reduced construction costs and ongoing maintenance and

energy costs.

SPFE[     - Low-rise atrium design

          - Large floor areas

          - Energy efficient design

          - Underground parking

          - Self-contained environment

NAME[     La Jolla Country Market

SITE[     La Jolla, California

SOUR[     10 (14), 1980

DEVE[     La Jolla Development Company, La Jolla, California

NOTE[     The conversion of an automobile sales agency and repair garage to

7,233 square feet (GLA) of service and specialty shops.  The building and the

site are completely renovated.  Shops feature new rough lumber and wood shingle

exteriors, interiors with exposed rafters and timber ceilings, custom painted

graphics, and colorful awnings.  An outdoor eating area has been created and

includes lush landscaping, vine-covered trellises, pedestrian furniture, and

textured concrete walkways.

SPFE[     - Adaptive use

          - Outdoor eating area

          - Extensive landscaping

          - Custom painted graphics

          - Hand carved signs

NAME[     The Rotonda

SITE[     McLean, Virginia

SOUR[     10 (13), 1980

DEVE[     International Developers, Inc.

NOTE[     A 1,168-unit high-rise condominium project located on a 34-acre site

in McLean, Virginia.  Five 10-story buildings contain units ranging in size

from 900 to 2,000 square feet.  The buildings surround a circular central plaza

which contains formal gardens, fountains, and landscaped mulitcolored parking

areas.  A full complement of indoor and outdoor amenities has been provided.

SPFE[     - Formal interior plaza

          - Indoor and outdoor recreational amenities

          - Large, flexible floor plans

          - Security system

          - Energy conservation

          - Mini-bus

NAME[     Champlain Heights

SITE[     Vancouver, British Columbia

SOUR[     10 (12), 1980

DEVE[     City of Vancouver, Champlain Heights Development Group, Vancouver,

          British Columbia

NOTE[     A 400-acre community of mixed residential unit types being

developed on city-owned land leased to private developers and nonmarket

housing sponsors. A development group created by the city serves as the

project's overall coordinator. When completed in 1982 the project will

contain approximately 1,850 units located in 29 individual enclaves reflecting

a variety of lifestyles, ages, and incomes. Amenities include a community

center, parks and open space, and an extensive bicycle and pedestrian pathway

system.

SPFE[     - Public/private development

          - Land leasing

          - Mixed residential unit types

          - Low- and moderate-income housing

          - Energy conservation

NAME[     Ranchlands

SITE[     Calgary, Alberta

SOUR[     10 (11), 1980

DEVE[     Melcor Developments Limited, Calgary, Alberta

NOTE[     A 337-acre planned community of mixed residential types located

in the city of Calgary. The project includes a multi-purpose neighborhood

center with commercial and recreational facilities and church and school

sites. Natural parks and open space, walkways, and bicycle paths have also

been provided. Gross density is 5.65 dwelling units per acre.

SPFE[     - Mixed residential types

          - Natural parks

          - Bicycle/walkway system

          - Grade adaptive housing

          - Architectural control

NAME[     Allen Center

SITE[     Houston, Texas

SOUR[     10 (10), 1980

DEVE[     Century Development Corporation, Housotn, Texas

NOTE[     A 21-acre mixed-use development in downtown Houston, the project

presently includes 2 million square feet of office space in two towers, two

parking garages with space for 5,600 cars, retail shops and services, and a

racquet club.  A one-million-square-foot office tower and a 363-room luxury

hotel are scheduled for completion this summer.  The project also includes

extensive landscaping and enclosed overhead walkways.

SPFE[     - Mixed-use development

          - Landscaping and open space

          - Enclosed overhead walkways

          - Structured parking

          - Connection to downtown tunnel system

NAME[     Pacific Plaza

SITE[     Pacific Beach, California

SOUR[     10 (09), 1980

DEVE[     La Jolla Development Company, La Jolla, California

NOTE[     The renovation of a 17-year-old community shopping center.  Buildings

have been provided with new exteriors in a variety of materials, the site has

been extensively landscaped, walkways and benches have been provided, and a

nearly inaccessible courtyard has been converted to an outdoor eating area.

SPFE[     - Renovation of community center

          - Outdoor eating area and courtyard

          - Extensive landscaping

          - Arcades

          - Innovative signage program

NAME[     Village Homes

SITE[     Davis, California

SOUR[     10 (08), 1980

DEVE[     Village Homes, Davis, California

NOTE[     A 70-acre planned solar community of primarily single-family detached

homes located in the Sacramento Valley.  Homes have been designed to incorporate

passive or active solar energy systems.  The project has stressed energy and

resource conservation and cooperation among residents.  It includes a pathway

system, common argicultural land and open space, a recreational center, and a

commercial center.

SPFE[     - Solar water heating

          - Solar space heating

          - Argicultural preserve and greenbelts

          - Cooperative maintenance of common areas

          - Bicycle and pedestrian path system

          - Natural drainage system

NAME[     Interlochen Estates

SITE[     Arlington, Texas

SOUR[     10 (07), 1980

DEVE[     Findlay Enterprises, Arlington, Texas

NOTE[     A 147-acre community of luxury, single-family detached homes.  A

significant portion of the 277-lot subdivision is located on land recovered

from a floodplain.  The project features the 12-acre Lake Interlochen, which

consists of a series of channels winding throughout the site.

SPFE[     - Development on floodplain

          - Lakeside lots

          - Holding pond

          - Lake control mechanism

          - Homeowners' association

NAME[     Portola Valley Ranch

SITE[     Portola Valley, California

SOUR[     10 (06), 1980

DEVE[     Joseph M. Whelan, Portola Valley, California

NOTE[     A 454-acre planned community of single-family detached homes located

on the San Francisco Peninsula.  The project has stressed ecological balance

and conservation and includes nearly 400 acres of open space and wilderness

area.  Homes have been carefully sited to maximize views and to minimize the

disturbance of the scenic natural setting.

SPFE[     - Wilderness preserve and open space

          - Native landscaping

          - Trail and path system

          - Water conservation

          - Natural drainage system

NAME[     Fairgrounds Park

SITE[     Boulder, Colorado

SOUR[     10 (05), 1980

DEVE[     Jerry Miller, Boulder County Public Works Department, Boulder,

          Colorado

NOTE[ The fairgrounds Park in Longmont, Colorado, is a 130-acre site

designed primarily to accommodate the needs of Boulder County's annual

fair but which also serves as a central, year-round facility for educational,

business, and cultural organization activities. The project includes indoor

and outdoor arenas, livestock barns, camper facilities, picnic shelters, and

maintenance facilities.

SPFE[     - County as developer and architect

          - Flexibility in design of buildings and landscaping

          - County/city cooperation

          - Separated vehicular and pedestrian access

          - Use of development constraints as educational projects

NAME[     The Corner

SITE[     Boston, Massachusetts

SOUR[     10 (04), 1980

DEVE[     The Druker Company, Boston, Massachusetts

NOTE[     The conversion of a 70-year-old, vacant, 10-story department store

building in downtown Boston to a three-level, 46,000 square foot (GLA) vertical

mall containing a variety of food and software tenants.  Future phases of the

project, which will involve the renovation of the building's upper levels, are

expected to include a merchandise mart, offices, and a top floor restaurant.

SPFE[     - Adaptive use

          - Downtown revitalization

          - Food cluster

          - Interior circulation system

          - Accessible to pedestrians and mass transit

NAME[     Lakeridge

SITE[     Torrington, Connecticut

SOUR[     10 (03), 1980

DEVE[     George Giguere, Torrington, Connecticut

NOTE[     A 235-acre, second home, recreational community, the project

includes multi-level townhouses which have been designed to blend with

the heavily wooded natural setting and a full complement of year-round

recreational amenities.  Upon project completion, 80 percent of the site

will remain in its natural state.

SPFE[     - Environmentally sensitive design

          - Year-round recreational facilities

          - Homeowners' association

          - Rustic, contemporary architecture

NAME[     Arvida Park of Commerce

SITE[     Boca Raton, Florida

SOUR[     10 (02), 1980

DEVE[     Arvida Corporation, Boca Raton, Florida

NOTE[     An 801-acre light industrial park located in southeastern

Florida. The park contains an 18-hole championship golf course and

office and research, light industrial, distribution, and warehouse uses.

A detailed set of development and design controls assures compatibility

and design consistency among the various uses.

SPFE[     - Golf course

          - Development criteria

          - Architectural review boards

          - Accessible by all transportaion modes

          - Attractive park setting

NAME[     Chesterfield Village

SITE[     St. Louis County, Missouri

SOUR[     10 (01), 1980

DEVE[     Sachs Properties, Inc., Chesterfield, Missouri

NOTE[     A 1,5000-acre, mixed-use, planned community located 20 miles

west of downtown St. Louis. Upon completion in about 1995, the project will

provide up to 12,000 residents with a wide range of housing, employment,

shopping, recreational, and educational opportunities. The project is oriented

around several centers and includes a major open space network.

SPFE[     - Balanced, planned community

          - Compatibility with regional and county planning goals

          - Regional shopping center

          - System of open space and recreational amenities

NAME[     Cincinnati Skywalk System

SITE[     Cincinnati, Ohio

SOUR[     09 (20), 1979

DEVE[     City of Cinncinnati Department of Development, Cincinnati, Ohio

NOTE[     An interconnecting network of second-story-level pedestrian walkways

covering a 12-block area of downtown Cincinnati.  The system crosses over public

right-of-ways and through private office buildings, hotels, department stors,

parking garages, and the Convention Center.

SPFE[     - Urban revitalization

          - Segregation of vehicular and pedestrian traffic

          - Legal agreements between city and private property owners

          - Expansion of walkways with continuing redevelopment

          - Totally enclosed, newer walkways

          - Vertical expansion of commercial space

NAME[     Fowler Square

SITE[     Little Rock, Arkansas

SOUR[     09 (19), 1979

DEVE[     Barnes, Quinn, Flake, and Anderson, Inc., Little Rock, Arkansas

NOTE[     An 88-unit rental apartment complex on an in-fill located in

Little Rock's Quapow Quarter historic section. An existing mansion, which

was constructed in about 1840, has been restored and coverted to six

apartments. The project includes new apartment buildings which were designed

to complement the restored mansion.

SPFE[     - Restoration of a 139-year-old mansion

          - Active involvement of state historic agency

          - In-fill site in historic district

          - Compatibility of new construction with mansion

          - Preservation of landscape

NAME[     North Green at Annapolis

SITE[     Annapolis, Maryland

SOUR[     09 (18), 1979

DEVE[     The Annapolis Apartment Co., Baltimore, Maryland

NOTE[     An 84-unit rental complex on a 4.96-acre site located within the

Annapolis city limits.  The project contains one- and two-bedroom units which

have been oriented toward an interior common green and pool area.  Density is

16.93 units per gross acre.

SPFE[     - Lofts and skylights

          - Garden porches

          - Wood-burning fireplaces

          - Common green and pool area

NAME[     The Homestead

SITE[     Glen Arbor, Michigan

SOUR[     09 (17), 1979

DEVE[     Kuras Properties, Glen Arbor, Michigan

NOTE[     A 221-acre destination resort, second-home community located in the

northwest quarter of Michigan's lower peninsuls on Lake Michigan.  The project

contains both condominiums and single-family homes, restaurants, conference

areas, and a variety of year-round recreational amenities.

SPFE[     - Family-oriented year-round waterfront resort

          - 1.2 miles of beach frontage on Lake Michigan

          - Recreational amenities

          - Environmentally sensitive design

          - Protective covenants

          - Rental management services

NAME[     The Pointe

SITE[     Bloomington, Indiana

SOUR[     09 (16), 1979

DEVE[     K & D Development Co. Inc., Plainfield, Indiana

NOTE[     A 389-acre year-round recreational resort community located on Lake

Monroe.  The project includes extensive open space, condominiums in a variety

of architectural styles, and a full complement of recreational amenities.

SPFE[     - Golf course and other recreational amenities

          - Maximum preservation of open space

          - A variety of architectural styles

          - Separate homeowners' association

          - 24-hour security

NAME[     Market Street Rehabilitation

SITE[     Corning, New York

SOUR[     09 (15), 1979

DEVE[     3 Rivers Development Foundation Inc., Corning, New York

NOTE[     A comprehensive facade rehabilitation and preservation program

for the main street in downtown Corning, New York, encompassing 125

businesses. A private nonprofit restoration agency, funded by Corning Glass

Works, provides free design service and educates the merchants and property

owners on the benefits of historic preservation.

SPFE[     - Private nonprofit rehab agency

          - Corporate funding

          - Many facade styles preserved

          - Design criteria

NAME[     Station Square

SITE[     Pittsburgh, Pennsylvania

SOUR[     09 (14), 1979

DEVE[     Pittsburgh History and Landmarks Foundation, Pittsburgh, Pennsylvania

NOTE[     A 38-acre adaptive use project by a history foundation (PH & LF).  It

is located across the Monongahela River from Pittsburgh's downtown.  The 795,000

square foot (GBA) Phase I development, using historic railroad buildings, on 21

acres, includes offices, specialty shops, restaurants, and a motor inn.

SPFE[     - Adaptive use

          - Multi-use development

          - History foundation as developer

          - Railroad as partner

          - Land lease

NAME[     La Mre

SITE[     Naples, Florida

SOUR[     09 (13), 1979

DEVE[     La Mer Developers, Inc., Naples, Florida

NOTE[     A 105-unit, 16-story luxury condominium apartment complex on a

gulf-front site in southwest Florida.  Besides a central atrium, the project

features a full complement of club rooms and recreational facilities for a

maturing resident.

SPFE[     - High-rise development

          - Atrium design

          - Extensive amenity package

          - Amenity deck over parking

          - Gulf-front site

NAME[     Heritage Hills

SITE[     Somers, New York (Westchester County)

SOUR[     09 (12), 1979

DEVE[     Heritage Development Group, Inc., Southbury, Connecticut

NOTE[     A 1,100-acre, adult condominium community in a suburban area

north of New York City. The plan for the 3,100 units, arranged in clusters

and courts, includes 27 holes of golf among other recreation facilities,

commercial areas, and nature preserves.

SPFE[     - Cluster/court homes

          - Adult-oriented recreation package

          - Golf

          - Shuttle bus service

          - Sewage treatment facility

NAME[     Chimney Springs

SITE[     Cobb County, Georgia - Atlanta SMSA

SOUR[     09 (11), 1979

DEVE[     Arvida of Georgia, Inc., Roswell, Georgia

NOTE[     A 503-acre community of single-family deatched homes, northwest of

downtown Atlanta.  The project has a gross density of 1.42 units per acre and

a full complement of family-oriented amenities.

SPFE[     - Amenity package

          - Broker cooperative program

          - Architectural controls

          - Transferee market

NAME[     Storke/Schauer Renovation

SITE[     Santa Barbara, California

SOUR[     09 (10), 1979

DEVE[     Michael Towbes Construction & Development, Inc., Santa Barbara, CA

NOTE[     Two old frame buildings across from the historic Santa Barbara

County Courthouse, renovated into offices totaling 13,965 sq. ft. The new

offices offer the market a combination of modern facilities, ideal location,

and historic tradition.

SPFE[     - Office renovation

          - Recent operating statement

          - Continuity of architectural tradition

          - Private parking

NAME[     Coldspring

SITE[     Baltimore, Maryland

SOUR[     09 (09), 1979

DEVE[     Department of Housing and Community Development, Baltimore, Maryland;

          Coldspring New Town Corporation (F.D. Rich Housing Corporation),

          Stamford, Connecticut

NOTE[     The first 252-unit portion of a 375-acre new-town-in-town

being developed with public support under a public/private agreement

and a comprehensive urban renewal ordinance.

SPFE[     - Deckhouses

          - Separated pedestrian and vehicular circulation

          - Concealed parking

          - Joint public-private development

          - Below-market-rate mortgages

NAME[     Ghent Square

SITE[     Norfolk, Virginia

SOUR[     09 (08), 1979

DEVE[     Norfolk Redevelopment and Housing Authority, Norfolk, Virginia

NOTE[     A 65-acre, middle- to upper-income neighborhood in a large

redevelopment area near downtown Norfolk. New townhouses, carriage houses,

and detached single-family homes are being built by private developers on

land cleared and improved by the norfolk Redevelopment and Housing Authority.

SPFE[     - Inner city redevelopment

          - Middle- to upper-income market

          - Public/private partnership

          - Fully developed lots

          - NRHA marketing program

          - Variety of builders

NAME[     University Green

SITE[     Houston, Texas (Clear Lake Green)

SOUR[     09 (07), 1979

DEVE[     Friendswood Development Company, Houston, Texas

NOTE[     A 260-acre PUD section of mixed residential unit types in Clear

Lake City.  The project includes patio homes, townhouses, garden condominiums,

garden apartments, and shopping areas.

SPFE[     - Mixed residential unit types

          - Patio homes and townhouses

          - Recreational facilities

          - Separate community associations

NAME[     Sunriver

SITE[     Sunriver, Oregon - Deschutes County, Oregon

SOUR[     09 (06), 1979

DEVE[     Sunriver Properties, Inc., Sunriver, Oregon

NOTE[     A second-home, recreation-oriented community on 3,300 acres

in central Oregon along the Deschutes River. The project has a mix of

single-family detached and attached unit types, as well as convenience

retail, a variety of recreational amenities, and resort facilities. Besides

the natural environment, major amenities include an 18-hole golf course,

olympic-size pool, tennis courts, paved bike paths, marina, riding stables,

and a 4,500-foot airstrip.

SPFE[     - Second-home community

          - Resort with conference facilities

          - Extensive amenity package

          - Mixed residential types

          - Development strategy

NAME[     Inverness

SITE[     Englewood, Colorado - Denver SMSA

SOUR[     09 (05), 1979

DEVE[     Central Development Group, Denver, Colorado

NOTE[     An 846-acre business park of mixed uses located southeast of Denver.

A self-supporting, 18-hole championship golf course on 142 acres is woven

through the park and serves as a permanently maintained greenbelt.  The golf

course, certain land features, and the project covenants allow for the mixture

of diverse uses of office, light warehouse, light manufacturing, commercial,

recreation, and hotel in one project.

SPFE[     - Mixed uses

          - Golf course

          - Signage program

          - Protective covenants

          - Freeway land values for interior parcels

NAME[     Ocean Medical Park

SITE[     Bricktown, New Jersey

SOUR[     09 (04), 1979

DEVE[     Green Grove Med-Park, Inc., Brielle, New Jersey

NOTE[     A 5.5-acre office condominium park for members of the medical

profession and allied services. At completion, the development will include

a total of five building clusters of four units each, set in a park-like

campus plan. Each condominium unit has 1,536 square feet of first floor area

and is customized to the requirements of the owner(s).

SPFE[     - Condominuim ownership

          - Equity vs. rental proforma

          - Energy efficient design

          - 1,536 sq. ft. units

          - Custom interiors

          - Basement storage

NAME[     False Creek

SITE[     Vancouver, British Columbia

SOUR[     09 (03), 1979

DEVE[     City of Vancouver, Vancouver, B.C.; E.D. Sutcliffe - False Creek

          Development Group

NOTE[     An 858-unit inner city redevelopment project on 52 acres created

through the close cooperation of the public and private housing opportunities

for a range of household lifestyles and incomes, and it includes 88,000 sq. ft.

of commercial space, a central park and school, a 250-berth civic marina, and

a 100-berth co-op marina.

SPFE[     - Inner city redevelopment

          - Household and income mix

          - Public/private development

          - Marina with liveaboards

          - 60-year land lease

          - Low- and mid-rise development

NAME[     Sunpointe

SITE[     Tuscon, Arizona

SOUR[     09 (02), 1979

DEVE[     Jerry sonenblick/Cary Marmis - Empire West Companies, Tuscon, Arizona

NOTE[     A 164-unit rental complex on a 4.45-acre site 3 miles north of

downtown Tuscon. Designed to appeal to the blue-collar, outdoor-oriented

resident, the project features an extensive amenity package -- two tennis

courts, basketball court, sand volleyball court, swimming pool, and gazebo

with gas barbeque equipment.  Density is 36.81 units per gross acre.

SPFE[     - Furnished apartments

          - Amenity package

          - Low- and moderate-income housing

          - Parking

          - Handicapped units

NAME[     Mill Creek

SITE[     Snohomish County, Washington - Seattle-Everett SMSA

SOUR[     09 (01), 1979

DEVE[     United Development Corporation (a wholly owned subsidary of the Tokyu

          Corp., Tokyo, Japan and Ohbayashi-Gumi Ltd., Tokyo, Japan) Seattle,

          Washington

NOTE[     A 1,083-acre community of mixed residential types near Seattle.  The

project has an 18-hole golf course, an indoor tennis facility, a 140-acre nature

preserve, an extensive pathway system, and numerous pocket parks.  Convenience-

commecial and office park are land uses designated in the plan.

SPFE[     - Mixed residential types

          - Neighborhood planning

          - Natural amenity focus

          - Water management plan

          - Golf and indoor tennis

          - Pathway system

NAME[     Riverview Industrial Park

SITE[     Saint Paul, Minnesota

SOUR[     08 (20), 1978

DEVE[     St. Paul Port Autority, St. Paul Minnesota

NOTE[     A 273-acre industrial park located adjacent to St. Paul's central

business district.  The Port Authority developed previously marginal land at

suburban industrial park standards and has bonding authority which can provide

a prospective company with up to 100 percent financing at below market interest

rates as an incentive to locate in the park

SPFE[     - Port Authority as developer

          - Center city site

          - 100 percent financing

          - Suburban park standards

          - Floodplain conditions

NAME[     Eaton Centre

SITE[     Toronto, Ontario, Canada

SOUR[     08 (19), 1978

DEVE[     The Cadillac Fairview Corporation Limited, Willowdale, Ontario

NOTE[     The 4.0 million sq. ft. in phase 1 of a 14.5-acre mixed-use

development in downtown Toronto. Upon completion of this first phase, a

three-level, 485,000 sq. ft. GLA mall, containing 300 shops and restaurants,

will link together two major department stores -- the new Eaton's and the

renovated Simpson's. This will create 2.4 million sq. ft. GLA regional shopping

center. Included in phase 1 is construction of a 514,000 sq. ft. GBA office

tower with a 170,000 sq. ft. GBA mini mall (40 shops), a 528,000 sq. ft. GBA

office tower, and structures parking for 1500 cars.

SPFE[     - Mixed-use development

          - Three-level main mall

          - Developed by a private enterprise

          - Subway connections

          - Structured parking

          - Skyways

NAME[     Applewood Landmark

SITE[     Mississauga, Ontario, Canada - Toronto CMA

SOUR[     08 (18), 1978

DEVE[     Shipp Corporation Limited, Mississauge, Onatrio, Canada

NOTE[     A 300-unit, 26-story condominium apartment project located on 7.2

acres outside Toronto.  This luxury high-rise project occupies 6.2 percent of

the site and abuts single-family detached homes.  The Y-shaped building features

underground parking, security, extensive recreational facilities and amenities,

and several views of the Toronto metropolitan area.

SPFE[     - High-rise development

          - Underground garage parking

          - Extensive amenity package

          - Abuts single-family detached homes

NAME[     The Meadows

SITE[     Redmond, Washington - Seattle SMSA

SOUR[     08 (17), 1978

DEVE[     Swanson-Dean Corporation and Westmark Development Company,

          Bellevue, Washington

NOTE[     A 53-acre Planned Unit Development of single-family attached

and detached units, built at 3.37 units to a gross acre. One-third of

the project is community open space, and includes a recreation area with

clubhouse, swimming pool, and tennis court. The homeowners association is

responsible for maintaining all common areas and for mowing the lawns of

individual homeowners.

SPFE[     - Single-family mix of attached and detached units

          - Recreation area and open space

          - Homeowners association performs some yard maintenance

          - Hillside development

NAME[     Shadow Wood

SITE[     Coral Springs, Florida

SOUR[     08 (16), 1978

DEVE[     Sentinel Development Corporation (David Riese and Howard Brafman),

          Coral Springs, Florida

NOTE[     A 108-unit project of duplex cluster homes in Coral Springs,

Florida.  Each house is designed and sited to appear as a detached,

single-family unit instead of the usual two attached houses per lot. Each

pair of houses is connected by a common wall located in a storage closet

which spans the two units. The moderately priced homes are designed to

create the feeling of space and luxury.

SPFE[     - Solution to traditional duplex zoning

          - Successful marketing strategy

          - Moderately priced housing

          - Feeling of space and luxury from architectural design

NAME[     Marina Village Campground

SITE[     Trinity County, Texas

SOUR[     08 (15), 1978

DEVE[     Belin & Associates, Inc., Houston, Texas

NOTE[     A 2,000-member timeshare camping club on 57 acres along Lake

Livingston, 90 miles north of Houston. Campsites are at least 50 feet apart

and have paved pads and utility hookups. Extensive amenities include a marina,

separate areas for adults, teens, and childern, a general store, and internal

tram service.  At completion there will be 250 campsites.

SPFE[     - Membership timesharing

          - Campsites with paved pads and utility connections

          - Comfort stations

          - Separate adult amenities

          - Marina

          - Internal tram

NAME[     The Cascades

SITE[     Ocala, Florida

SOUR[     08 (14), 1978

DEVE[     A.M. Collins, Jr., Ocala, Florida

NOTE[     A specialty shopping center in central Florida, with 79,600 sq. ft.

GLA and featuring waterfalls and a floral garden as the central focus.  The

center's two-level design turned a difficult site condition from a liability

into an asset.  Future phases will add an office tower and additional retail

space.

SPFE[     - Waterfalls and garden

          - Specialty stores

          - Sign control

          - Low-profile design

          - Future office/retail expansion

NAME[     The Wilderness

SITE[     Naples, Florida

SOUR[     08 (13), 1978

DEVE[     Wesley G. Downing, Earl L. Frye, and Charles L. Shumway, Naples,

          Florida

NOTE[     A 200-acre, second-home and retirement golf community in southwestern

Florida.  Luxury garden condominium buildings are arranged in clusters, partly

in a subtropical forest, and front on an 18-hole championship golf course.

Developers of the 300-unit project have attempted to preserve the native forest

and have controlled stormwater runoff through a series of manmade lakes.

SPFE[     - Second-home golf community

          - Championship golf course

          - Ground lease

          - Luxury, garden-type condominiums

          - Extensive landscaping

          - Stormwater management

NAME[     Dunbarton

SITE[     Durham, North Carolina

SOUR[     08 (12), 1978

DEVE[     Fred J. Herndon, Herndon Building Company, Durham, North Carolina

NOTE[     A 250-unit project of cluster homes, with two to four units per

building.  Exteriors are New England saltbox style, and the exteriors, grounds,

and recreation facilities are controlled and maintained by the developer and

the homeowner association.  Amenities include pool, tennis courts, fish ponds,

open lawns, and wooded community areas.  A small office/community shopping

section is planned.

SPFE[     - Cluster housing

          - Recreation and park areas

          - Saltbox architecture

          - Homeowners association

NAME[     Otter Creek

SITE[     Pulaski County, Arkansas - Little Rock SMSA

SOUR[     08 (11), 1978

DEVE[     Rock Venture, Little Rock, Arkansas

NOTE[     A 548-acre new community near Litte Rock, with single-family

detached housing and plans for single-family cluster, townhouse, garden

apartment, commercial, and office uses. A pathway and open space system

follows major drainage courses and links various amenities and community

elements.

SPFE[     - Mixed residential types

          - Pathway system

          - Amenity package

          - Marketing program

          - Architectural control

          - Community association

NAME[     The Brickyard

SITE[     Chicago, Illinois

SOUR[     08 (10), 1978

DEVE[     E.N. Maisel & Associates, Southfield, Michigan

NOTE[     A 1.1 million sq. ft. GBA combined community and regional shopping

center on a 48-acre tract, formerly a brickyard quarry.  The first phase, a

245,000 sq. ft. GLA community center located at street level, contains a

discount department store, a supermarket/drugstore, and 12 shops. The second

phase, a 640,000 sq. ft. GLA regional center on two levels, is being constructed

behind and above the community center on terraced land and will contain two

department stores and 100 mall stores.

SPFE[     - Combination community/regional center

          - Structured parking

          - In-city site

          - Multilevel, phased design

          - Retention pond

NAME[     University Mall

SITE[     Fairfax County, Virginia - Washington, D.C. SMSA

SOUR[     08 (09), 1978

DEVE[     Collegetown Associates, Arlington, Virginia

NOTE[     A two-level neighborhood shopping center with 120,137 sq. ft. of GLA

and an open court on the upper level.  Careful attention was paid to open space,

landscaping, stormwater control, and project aesthetics.  Future plans for the

45-tenant center call for two freestanding office buildings.

SPFE[     - Two-level neighborhood center

          - Drainage/retention system

          - Tree preservation, open buffer

          - Citizen involvement in planning

          - Long-term ground lease

NAME[     Quaker Square

SITE[     Akron, Ohio

SOUR[     08 (08), 1978

DEVE[     Quaker Square Associates, Akron, Ohio

NOTE[     A specialty shopping center converted from the Quaker Oats factory

buildings in downtown Akron.  The complex of brick buildings, dating from the

1880's now houses specialty shops, restaurants, and offices in 115,000 sq. ft.

of GBA.  The project has revived downtown commercial activity and nightlife

and has drawn customers from a large part of northeastern Ohio.

SPFE[     - Adaptive use

          - Railroad theme attraction

          - Specialty shops

          - Sale of equipment to obtain loan equity

          - Factory equipment as decoration

NAME[     Riverchase

SITE[     Jefferson and Shelby Counties, Alabama - Birmingham SMSA

SOUR[     08 (07), 1978

DEVE[     Harbert-Equitable Joint Venture, Birmingham, Alabama

NOTE[     A single-family detached home section of small, medium, and amemity

lots on some 1,000 acres.  The 1,500 single-family homesites are part of a

2,700-acre development which will contain multifamily units and retail, office,

and light industrial uses.

SPFE[     - Hillside development

          - Golf course

          - Strip-mine reclamation

          - Renention pond

          - Land sewage disposal

NAME[     Brandermill

SITE[     Midlothian, Virginia - Richmond SMSA

SOUR[     08 (06), 1978

DEVE[     Community Development Associates, Midlothian, Virginia

NOTE[     A 2,450-acre residential community of single-family, zero-lot-line,

patio, and cluster homes and townhouse and apartment units located on a primary

water supply reservoir.  Although the overall gross density is 1.9 du per

acre, housing densities within the separate neighborhoods of 30 to 100 homes

range from 3 to 10 du per acre.  The master plan, which includes commercial,

industrial, and office uses, provides for a variety of amenities and an

extensive open space system. An independent advisory group of environmental

professionals is part of an environmental control and monitoring program.

SPFE[     - Neighborhood plan and marketing concept

          - Diverse recreation opportunities

          - Environmental control and monitoring program

          - Bike trails and open space system

NAME[     Western Savings Bank

SITE[     Philadelphia, Pennsylvania

SOUR[     08 (05), 1978

DEVE[     Western Saving Fund Society, Philadelphia, Pennsylvania

NOTE[     The interior renovation of a 262,000 sq. ft. GBA office building in

downtown Philadelphia.  Renovation of the 1898 structure included new heating,

cooling, and plumbing, high-speed elevators, and new custom-finished floors,

walls, and ceilings.  Many tenants remained in the building during construction.

SPFE[     - Interior office renovation

          - Central city location

          - Minimum tenant disruption

          - Increased rentable area

NAME[     The Gallery

SITE[     Philadelphia, Pennsylvania

SOUR[     08 (04), 1978

DEVE[     Redevlopment Authority of the City of Philadelphia, Philadelphia,

          Pennsylvania; The Rouse Company, Columbia, Maryland

NOTE[     A shopping mall in downtown Philadelphia with four levels, 122 shops

and restaurants, and 200,000 sq. ft. of GLA.  The project connects Strawbridge

& Clothier with a new Gimbels store, creating a regional shopping center of 2.2

million sq. ft. GBA.  Besides access from Market Street, the center connects

with Philadelphia's subway and train system and is joined by a skyway to a

parking structure.

SPFE[     - Four-level mall

          - Government as co-developer

          - Transit system connection

          - Skyway

          - Structured parking

NAME[     Mercantile Wharf Building

SITE[     Boston, Massachusetts

SOUR[     08 (03), 1978

DEVE[     Mercantile Associates, Boston, Massachusetts

NOTE[     Renovation and apartment conversion of a 214,000 sq. ft. building on

Boston's waterfront.  Constructed in 1857 for shipping-related businesses, the

building now has a seven-story atrium with glass-enclosed elevators, 13,400 sq.

ft. of commercial space, and 122 apartments with tenants of low, moderate, and

high incomes.

SPFE[     - Adaptive use

          - Subsidized and market rents

          - Seven-story atrium

          - Waterfront site

          - Redevelopment area

NAME[     Northstar-at-Tahoe

SITE[     Truckee, California

SOUR[     08 (02), 1978

DEVE[     Trimont Land Company

NOTE[     A 2,560-acre destination resort/second home community with only 359

developed acres of townhouse and apartment condominiums, single-family home-

sites, and a commercial village.  Residential density is 3.0 du per gross acre

in the condominium area and 15 du per gross acre in the village.  The balance

will be left in its natural state, with 284 acres of cleared ski runs and a

180-acre, 18-hole gold course.

SPFE[     - Ecologically based plan

          - Special utility district

          - Tiered homeowner associations

          - Sediementation and erosion control

          - Free internal bus transportation

NAME[     Burke Centre

SITE[     Burke, Virginia - Washington D.C. SMSA

SOUR[     08 (01), 1978

DEVE[     Burke Centre Partnership, Fairfax, Virginia

NOTE[     A 1,390-acre PUD of single-family attached and detached units and

rental apartments in metropolitan Washington, D.C.  The project's rural setting

is being preserved through a 300-acre open space system including farm ponds,

natural stream valleys, a pathway system, and a proposed lake and dam.  Other

areas are designated for light industrial, commercial, and retail uses.

SPFE[     - Natural amenity focus

          - Citizen's role in planning

          - Construction techniques for erosion control

          - Cluster/neighborhood concept

          - Flexible zoning ordinance

          - Connecting path system

NAME[     The Market Place

SITE[     Oak Creek, Wisconsin - Milwaukee SMSA

SOUR[     07 (20), 1977

DEVE[     The Triad Group, Inc. c/o Barbara McGivern and Jack Haueter, Oak

          Creek, Wiconsin

NOTE[     A 3.8-acre condominium community where artisans can live, work,

teach, and sell their art and handcrafts.  Designed in a turn-of-the-century

motif, the community will by the summer of 1978 include 22 dwelling units

with 29 shops, plus an inn with guest rooms, shops, and restaurants.

SPFE[     - Home/shop arrangement for craftsmen

          - Custom units

          - Antique midwestern motif

          - Owner/tenant mix review

NAME[     Technology Park/Atlanta

SITE[     Norcross, Georgia - Atlanta SMSA

SOUR[     07 (19), 1977

DEVE[     Technology Park/Atlanta, Norcross, Georgia

NOTE[     A 210-acre research and development park with office, light

manufacturing, and warehouse uses, located about 25 miles northeast of

downtown Atlanta and outside of the perimeter highway. Guidelines for

design and landscaping keep offices separate from light manufacturing

and warehousing and help maintaina campuslike setting. Ownership of the

project is structured as an endowment for a number of Georgia colleges and

universities.

SPFE[    - Integration of office, light manufacturing, and warehousing

          - Research and development tenants

          - Engineering production building

          - Lakefront sites

          - Extensive landscaping

NAME[     Central Grammer Apartments

SITE[     Gloucester, Massachusetts

SOUR[     07 (18), 1977

DEVE[     Gloucester Development Team, Inc., Gloucester, Massachusetts

NOTE[     Eighty apartments for the elderly, converted form a 1889 school

building near downtown Gloucester.  Work was handled by a local non-profit

housing development corporation and included the finishing of unused basement

and attic space, thus increasing the gross building area from 54,000 to 72,500

sq. ft.  Unit layout was dictated by classroom design, allowing tenants to

choose from a considerable variety of units.

SPFE[     - Low- and moderate-income housing for elderly

          - Adaptive use of school building

          - Comparative project costs

          - Retention of origianl layout

          - Public-private cooperation

NAME[     The Windrifter

SITE[     Wolfeboro, New Hampshire

SOUR[     07 (17), 1977

DEVE[     Vacation Time, Inc., Wolfeboro, New Hampshire

NOTE[     A 42-unit timesharing resort offering a variety of summer and

winter activities, including separate yacht club and nearby golf and skiing.  A

40-year-membership in The Windrifter entitles the buyer to accommodations and

use of recreational facilities during one week (per unit purchased) each year.

SPFE[     - Right-to-use timesharing program

          - Resort are location

          - Units converted for timesharing

          - Exchange program

NAME[     The Perserve

SITE[     Eden Prairie, Minnesota - Minneapolis-St. Paul SMSA

SOUR[     07 (16), 1977

DEVE[     The Preserve (Carter and Gertz, Inc., and Minneapolis Gas Company,

          Inc.), Eden Prairie, Minnesota

NOTE[     A 420-acre neighborhood of single-family attached and detached units,

rental units, and condominium apartments in a 1,100-acre PUD near Minneapolis-

St. Paul.  The project provides housing for a mix of income groups and is

planned around existing features of the site:  lakes, marshes, trees along

fence rows, and a series of farm buildings which have been converted into a

neighborhood center.

SPFE[     - Multipurpose pathway system

          - Mixed-income housing

          - Interim land use plan

          - Water management plan

NAME[     Merchants Plaza

SITE[     Indianapolis, Indiana

SOUR[     07 (15), 1977

DEVE[     PRT Joint Venture, William J. Moore, Project Coordinator -

          c/o F.C. Tucker Company, Inc., Indianapolis, Indiana

NOTE[     A 1.4 million sq. ft. mixed use development in downtown Indianapolis.

The project occupies a 3.67-acre urban renewal block leased from the city and

consists of a 500-room hotel, two office towers with a total of 586,000 sq. ft.,

and a common 16-story atrium.  Retail uses occupy part of the first three

levels of the hotel and office buildings.

SPFE[     - Medium-sixe, mixed-use mega-structure

          - Integration of hotel, office, and retail

          - A 16-story atrium

          - Municipal site lease

          - Fast-track construction

          - Market synergy

NAME[     Town & Country

SITE[     Whitehall, Ohio - Columbus, SMSA

SOUR[     07 (14), 1977

DEVE[     Don M. Casto Orgainization

NOTE[     A 380,000 sq. ft. renovation of a 30-year-old shopping center.

Improvements at the specialty community center include wider, landscaped

side walks, attractive canopies and store signs, parking area landscaping,

and better circulation.  Construction was completed with minimal disruption

of tenants.  Since the renovation, sales have increased through greater

penetration of the primary trade area.

SPFE[     - Renovation of specialty community center

          - Attention to storefront walkway

          - Canopy and sign system

          - Before/after pro forma

NAME[     Parkview Hills

SITE[     Kalamazoo, Michigan

SOUR[     07 (13), 1977

DEVE[     H. Lewis Batts, J., Kalamazoo, Michigan; Burton H. Upjohn, Kalamazoo,

          Michigan

NOTE[     A 288-acre planned unit development of condominium townhouses and

apartments, rental apartments and quadruplexes, some single-family sites, and

commercial uses.  Developed at a density of 2.9 du per acre, the site has over

100 acres of wooded open space, lakes, and streams integrated into the community

of 850 units.

SPFE[     - Extensive marsh and waterway system

          - Drainage control

          - Wooded site

          - Mix of dwelling and ownership types

          - Aquifer recharge

NAME[     Port La Belle

SITE[     La Belle, Florida

SOUR[     07 (12), 1977

DEVE[     General Development Corporation, Miami, Florida

NOTE[     A 31,530-acre planned community in south central Florida.  By the

year 2014, the project will include 10 villages and a total of nearly 52,000

dwelling units, plus a full range of other uses.  One objective of the master

plan is to preserve the quality of water in on-site wetlands and in runoff

which drains into the Caloosahatchee River.

SPFE[     - Environmentally sensitive land planning

          - Greenbelt system

          - Natural drainage/retention system

          - Nature preservation areas

          - Village-unit development

NAME[     Gleneagles

SITE[     Kettering, Ohio - Dayton SMSA

SOUR[     07 (11), 1977

DEVE[     Clark-Greimann Development Corp., Dayton, Ohio

NOTE[     An 18-acre planned unit development, built at 2.12 dwelling units

per gross acre.  The project, one of the first PUDs in the Dayton metropolitan

area, features a site plan sensitive to the natural terrain and drainage.

Homes in the project are arranged in clusters around finely landscaped gardens.

SPFE[     - Clustered development

          - Landscaped gardens

          - Open space system

          - Drainage plan

NAME[     Tucson Medical Center Park

SITE[     Tucson, Arizona

SOUR[     07 (10), 1977

DEVE[     Roy Drachman Realty Company, Tucson, Arizona

NOTE[     A 54-acre medical office park with related commercial and

residential uses, complementing the operation of Tucson Medical Center, the

largest hospital in southern Arizona.  Lease requirements are tailored to

doctors, and the site is entirely developer-maintained, with this service

provided at cost to the occupants.  Strict controls are placed on building

design and location.

SPFE[     - Phasing for demand

          - Design and Landscape controls

          - Developer maintenance

          - Leases attractive to doctors

NAME[     Gateway Auto Center

SITE[     Seaside, California - Salinas-Monterey SMSA

SOUR[     07 (09), 1977

DEVE[     Redevelopment Agency, Seaside, California

NOTE[     A 72-acre automobile center with an open-mall design, 10 dealership

sites, and numerous auto-related shops and services.  This urban renewal

project has benefited the city of Seaside by upgrading a blighted area and

contributing substantially to the tax base.  Car dealers have realized greater

sales because of the adequate, modern facilities and because of the merchan-

dising advantage of the auto center.

SPFE[     - Shopping center concept

          - Central display areas

          - Design control

          - Mall and periphery landscaping

          - Dealers association

          - Urban renewal benefits

NAME[     Albany Hill

SITE[     Albany, California

SOUR[     07 (08), 1977

DEVE[     Interstate Albany Corporation, Albany, California

NOTE[     The first phase of a 2,500-unit development.  Nestled into the face

of landmark Albany Hill on the eastern shore of central San Francisco Bay, the

project has splendid views of the Bay, the Golden Gate, and the city of San

Francisco.  Seven condominium towers with a total communication life-safety

security system rise from a recreation-oriented plaza with three levels of

parking beneath.

SPFE[     - Hillside development

          - Acoustical controls

          - Total communication life-safety security system

          - Phased development

          - Structured parking

          - Plaza recreation and landscaping

NAME[     Embarcadero Cove

SITE[     Stockton, California

SOUR[     07 (07), 1977

DEVE[     Patmon Company, Inc., Stockton, California

NOTE[     A 3.14-acre community of 23 patio condominium homes, with a gross

project density of 7.3 units per acre.  Focus of the distinctive complex is

a small private cove, connected to a manmade lake by a channel inlet.  Nearly

all the one- and two-story homes have direct views of the water.

SPFE[     - Waterfront homes

          - Cluster plan

          - Patio condominium units

          - Marketing experience for luxury units

          - Distinctive architectural character

          - Total landscaping

NAME[     Coventry

SITE[     Littlejohn, Colorado - Denver SMSA

SOUR[     07 (06), 1977

DEVE[     Witkin Homes, Inc., Denver, Colorado

NOTE[     A 100-acre single-family residential project at 2 du/acre.  The lot

sizes were reduced from the zoning standards to make possible a greenbelt path

system with a lake, clubhouse, and recreational facilities as its focus.  The

project also has a security guard entry system.

SPFE[     - Central greenbelt path system

          - Lake and recreational amenities

          - Drainage control

          - Gate security guard

NAME[     Indian Bend Wash

SITE[     Scottsdale, Arizona - Phoenix SMSA

SOUR[     07 (05), 1977

DEVE[     City of Scottsdale, Scottsdale, Arizona; Department of the Army

          Corps of Engineers, Los Angeles, California

NOTE[     A 7-mile-long, 1,227-acre greenbelt dividing the city of Scottsdale

in half and serving primarily as a non-structural alternative flood control

project, secondarily as the city's major recreational area.  At completion in

1980, the project will contain an extensive variety of recreational facilities

and areas, a portion of which have been developed by the private sector in

return for allowed encroachment into the wash or allowed clustering outside

the wash.

SPFE[     - Flood control

          - Multiple use of water for recreation, irrigation, and aesthetic

            benefit

          - Pedestrian access by over 90 percent of city residents

          - Citizen, intergovernmental, and public-private cooperation

NAME[     Bal Harbour Shops

SITE[     Bal Harbour, Florida - Miami SMSA

SOUR[     07 (04), 1977

DEVE[     Stanley F. Whitman, Bal Harbour Shops, Bal Harbour, Florida

NOTE[     A specialty shopping center of 285,000 sq. ft., with anchor stores

at both ends of an open landscaped mall, lined by medium to high price apparel

and gift stores.  The center draws on the affluent Miami tourist and seasonal

retirement community as well as the large permanent residential population.

The complex includes 850 surface parking spaces and a 300-car, single-deck

parking structure.

SPFE[     - Open landscaped mall

          - Specialty stores

          - Structured parking

          - Validated parking charge

          - Phased expansion

NAME[     Westheimer Oaks

SITE[     Houston, Texas

SOUR[     07 (03), 1977

DEVE[     Kilburn G. Moore Company, Inc., Houston, Texas

NOTE[     A 7.7-acre low-rise suburban office park, set in a grove of mature

live oak trees.  The project has attracted primarily the professional firm

and the local company which rent 2,000 sq. ft. or less but require a full

range of amenities and a high quality of development.  The floor area ratio

is a low 0.49.

SPFE[     - Grove of live oak trees

          - Garden and pavillion office concept

          - Flexible, efficient rentable space

          - "Office home" feeling

NAME[     Century Village East

SITE[     Deerfield Beach, Florida - Fort Lauderdale-Hollywood SMSA

SOUR[     07 (02), 1977

DEVE[     Century Village, Inc., Deerfield Beach, Florida

NOTE[     A 715-acre, recreation-oriented condominium community for retirees

and working adults of moderate to middle income.  When completed, this garden

apartment community will have 8,000 dwelling units, organized into 19

neighborhoods, with a greenbelt and waterway system.  The project offers an

extensive recreational amenity package, with golf course, clubhouse, tennis

courts, swimming pools, and programming of recreational and educational

activites.

SPFE[     - Special market (active adult)

          - Activity programming

          - Moderate-price condominiums

          - Precast concrete construction

          - Waterway and greenbelt system

          - Prepaid tram and bus service

NAME[     Kingwood Lakes Village Patio Homes

SITE[     Houston Texas

SOUR[     07 (01), 1977

DEVE[     Friendswood Development Company, Houston, Texas

NOTE[     The 12.6-acre patio home section of Kingwood Lakes Village has

a gross density of 3.4 units per acre.  The homes are arranged in clusters

on zero-lot-line parcels.  A variety of public and private recreational

facilities are available to the patio home residents.

SPFE[     - Patio homes

          - Zero-lot-line layout

          - Water element

          - Greenbelt reserve

          - Pedestrian paths

          - Recreational facilities

NAME[     Santa Monica Medial Plaza

SITE[     Santa Monica, California - Los Angeles, California SMSA

SOUR[     06 (20), 1976

DEVE[     Jud Perkins Company, Glendale, California

NOTE[     A 14-story medical office tower incorporating a 5 1/2-level

interwoven helical parking ramp with spaces for 416-vehicles.  The structure

contains 58,700 sq. ft. of NRA and occupies a site of 0.86 acres in Santa

Monica's rapidly developing medical center area.  The parking component is

operated on a for-profit basis.

SPFE[     - Interwoven helical parking ramp

          - Integration of office and parking uses

          - Parking as profit center

          - Clearspan design

NAME[     The Garage

SITE[     Cambridge, Massachusetts - Boston SMSA

SOUR[     06 (19), 1976

DEVE[     Connecticut General Life Insurance Co., Hartford, Connecticut

NOTE[     A four-level specialty shopping center with 53,000 sq. ft. of retail

space in a former parking garage.  The project has a highly urban location

on Harvard Square.  Converted to commercial use in 1972, The Garage is being

renovated once again to overcome deficiencies in the original development

program and to accommodate changes in its market orientation.

SPFE[     - Adaptive reuse

          - Specialty retail

          - Mini-mall

          - Renovation program

          - Urban environment

NAME[     Watergate at Landmark

SITE[     Alexandria, Virginia - Washington, D.C. SMSA

SOUR[     06 (18), 1976

DEVE[     West Alexandria Proerties, Inc., Alexandria, Virginia

NOTE[     A suburban high-rise residential development comprising four 17-story

towers, each containing 400 condominium units.  The project has been designed

as a self-contained community, with convenience shopping and a bank located

on site.  As the central focus of the devlopment, Watergate at Landmark features

a lavish recreational package, including a series of pools, cabanas, and a

waterfall in a tropical setting.  Project density is 43.4 units per acre.

SPFE[     - High-rise residential

          - Self-contained community

          - Lavish recreational package

          - Convenience shopping center

          - Community Association

NAME[     The Fairways

SITE[     Valencia, California - Los Angeles SMSA

SOUR[     06 (17), 1976

DEVE[     Valencia Corporation, Valencia, California

NOTE[     Townhouses in a suburban golf course setting at a density of 10.5

units per gross acre.  In characteristic California fashion, indoor and

outdoor living areas are skillfully integrated.  The recreational package,

owned and operated by the Homeowners Association, includes tennis courts,

a playground, and three neighborhood pools and cabanas.

SPFE[     - Greenbelts

          - Homeowners Association

          - California design concept

          - Amenity package

NAME[     MacGregor Downs

SITE[     Cary, North Carolina - Raleigh-Durham SMSA

SOUR[     06 (16), 1976

DEVE[     MacGregor Downs, Inc. (A wholly owned subsidary of Gregory Poole

          Equipment Co.), Cary North Carolina

NOTE[     A 1,021-acre residential community of large-lot single-family homes,

with a 60-acre lake, golf course, and country club.  The land use plan also

provides for townhouses, condominiums, convenience shopping, and an office

park.  Structural emphasis is on tastefulness of design, seclusion of homesites,

and use of natural finishes and exteriors in keeping with the heavily wooded

site.

SPFE[     - Golf course/country club

          - Large homesites

          - Underground utilities

          - Protective covenants

          - Scottish design motif

NAME[     Centennial Plaza

SITE[     Hope, Arkansas

SOUR[     06 (15), 1976

DEVE[     Housing Authority of the City of Hope

NOTE[     Downtown redevelopment on a small town scale.  The project involved

reorganization of vehicular and pedestrian circulation patterns, development

of municipal parking, and provision of extensive landscaping in public

rights-of-way.  Individual property owners have been encouraged to refurbish

building fronts in conformity with a coordinated design scheme.  Funding was

provided through urban renewal, with most of the municipal share generated

through noncash credits.

SPFE[     - Small town CBD renovation

          - Urban renewal

          - Modification of vehicular circulation and parking systems

          - Pedestrian walkways

          - Landscaping and plaza

NAME[     Dow Corning Environmental Improvement Program

SITE[     Midland, Michigan

SOUR[     06 (14), 1976

DEVE[     Dow Corning Corporation, Midland, Michigan

NOTE[     Comprehensive program to upgrade the visual and functional

environments at a major chemical plant. The project involves improvement of

traffic circulation, parking facilities, drainage and surface water control,

lighting, eye-level screening, and landscape planting.  The ongoing maintenance

paint program has been updated to conform to the plan.

SPFE[     - Redesign of vehicular circulation and parking systems

          - Berms and landscaping

          - Redesigned plant entrance

          - Plantwide painting program

NAME[     The Citadel

SITE[     Colorado Springs, Colorado

SOUR[     06 (13), 1976

DEVE[     J.C. Penney Company, Inc., New York, New York; General Growth

          Properties, Des Moines, Iowa

NOTE[     A 160-acre multi-use development centered around a 566,000 sq. ft.,

bi-level, enclosed regional shopping center.  Peripheral areas of the site

are being developed for a variety of compatible uses, including attached

residential, office, hotel, motel, and convenience retail.  Project identity

and design continuity have been established through a contemporary adaptation

of pre-Columbian architectural style.

SPFE[     - Multi-use development

          - Pre-Columbian design concept

          - Bi-level enclosed regional mall

          - Plazas and pedestrian linkages

          - "City within a city"

NAME[     Ridgeway Center

SITE[     Memphis, Tennessee

SOUR[     06 (12), 1976

DEVE[     Boyle Investment Company, Memphis, Tennessee;

          Cook Industries, Memphis, Tennessee

NOTE[     A 156-acre suburban multi-use complex encompassing office,

hotel, retail, theater, residential, and public and semipublic uses at the

intersection of an interstate freeway and a primary at-grade arterial.

SPFE[     - Multi-use development

          - Innovative land plan

          - Suburban subcenter

          - Water element

          - Townhouse clusters

          - Luxury hotel

NAME[     Guernsey Hall

SITE[     Princeton, New Jersey

SOUR[     06 (11), 1976

DEVE[     Guernsey Hall, Inc., Princeton, New Jersey

NOTE[     Conversion of an architecturally significant, mid-nineteenth century

mansion into five apartment units under a condominium form of ownership.  The

mansion is situated on a 2.46-acre site.

SPFE[     - Adaptive reuse of an architecturally significant but functionally

            obsolete building

          - Condominium ownership

          - Architectural detailing

          - Formal garden

NAME[     Hunt Valley Business Community

SITE[     Baltimore County, Maryland -- Baltimore SMSA

SOUR[     06 (10), 1976

DEVE[     Maryland Properties, Inc. (A wholly owned subsidary of McCormick

          & Company, Inc.), Hunt Valley, Maryland

NOTE[     A freeway-oriented industrial park on a 480.5-acre site in suburban

Baltimore County, Maryland.  The development has been carefully planned as a

business community for office, light manufacturing, and warehousing functions.

Interesting features include the 182-room Hunt Valley Inn and the Executive

Plaza office complex with 514,000 sq. ft. of NRA in four high-rise towers.

The project has been under active development since 1963, and land absorption

has averaged 25.5 acres per year.

SPFE[     - Master planned site

          - Protective covenants

          - Light manufacture, R & D, warehousing

          - Office, retail, and hotel uses

          - Speculative shell buildings

          - Architectural controls

NAME[     Pennzoil Place

SITE[     Houston, Texas

SOUR[     06 (09), 1976

DEVE[     Gerald D. Hines Interests, Houston, Texas

NOTE[     Twin 36-story trapezoidal skyscrapers occupying one square block

in downtown Houston.  Bewtween the two towers is a landscaped street-level

plaza, enclosed by a sloping glass roof which rises eight stories above the

sidewalk.  The complex contains 1.4 million sq. ft. of Gross Leasable Area

(GLA) and is interconnected with the rest of the CBD by a pedestrian tunnel

system.

SPFE[     - Innovative skyscraper design

          - Pedestrian tunnel system

          - Extensive interior landscaping

          - Glass courtyard

NAME[     Greenway Plaza

SITE[     Houston, Texas

SOUR[     06 (08), 1976

DEVE[     Century Development Corporation, Houston, Texas

NOTE[     A 127-acre mixed use development with a freeway location

approximately four miles southwest of downtown Houston, Greenway Plaza

is being developed in four phases over a 15- to 20-year period and has

become a major urban subcenter.  Already complete are 1.8 million sq. ft.

of office space, a 400-room luxury hotel, and a 17,500-seat municipal

sports arena.

SPFE[     - Mixed Use Development

          - Vehicle-pedestrian separation

          - Platform design

          - Private redevelopment

          - Subterranean retail concourse

          - Landscaped plazas

NAME[     Oaknoll

SITE[     Thousand Oaks, California, Oxnard-Simi Valley-Ventura SMSA

SOUR[     06 (07), 1976

DEVE[     The Klingbeil Comapny (Western Group Headquarters), San Mateo,

          California

NOTE[     A 480-unit retirement neighborhood located on a 29.4-acre site.

The development consists of three-story condominium buildings which contain

between 19 and 21 units each.  A neighborhood center, including dining

facilities, meeting rooms, swimming pools, and other facilities, provides

a central focus for community activities.

SPFE[     - Retirement community

          - Special design features for elderly

          - Three-story elevator buildings

          - Hillside development

          - Homeowners Association

NAME[     Lansbrook

SITE[     Oklahoma City, Oklahoma

SOUR[     06 (06), 1976

DEVE[     J.W. Coyle Enterprises, Oklahoma City, Oklahoma

NOTE[     A 160-acre planned unit development with single-family deatached

homes in cluster and zero-lot-line configurations.  The land use plan also

provides for townhouses, apartments, and a neighborhood shopping center.

A community-wide open space network has been designed around the natural

drainage system and includes a 4.5-acre lake.  Lansbrook was the first PUD

in the state of Oklahoma.

SPFE[     - Zero-lot-line homes

          - Pedestrian walkway system

          - Water element

          - Square culs-de-sac

          - Perimeter fencing

NAME[     Birmingham Green

SITE[     Birmingham, Alabama

SOUR[     06 (05), 1976

DEVE[     City of Birmingham, Birmingham, Alabama

NOTE[     Refurbishment of the streetscape in a 15-block area of

downtown Birmingham.  The city has converted its major commercial street

into a landscaped boulevard by adding a median and widening and redesigning

sidewalks which now incoporate extensive planter areas.  New street

furnishings and lighting fixtures have also been provided.  The result has

been a dramatic improvement in both the appearance and pedestrian circulation

of the CBD.

SPFE[     - CBD beautification

          - Improved pedestrian circulation

          - Rebuilt street and sidewalks

          - Extensive landscaping

          - Street furniture

NAME[     The Old Country / Busch Gardens

SITE[     James City County, Virginia -- Newport News - Hampton SMSA

SOUR[     06 (04), 1976

DEVE[     Anheuser-Busch Inc., St. Louis, Missouri

NOTE[     Family-oriented entertainment center located on a 365-acre site

adjacent to Anheuser-Busch's Williamsburg, Virginia brewery.  This "theme

park" focuses on the European heritage of America and features adaptations

of circa seventeenth century English, French, and German Villages.  Facilities

include a combination of spectator entertainments, rides, restaurants, and

shops.

SPFE[     - Theme park

          - European gauge railroad

          - Monorail system

          - Historic adaptations

          - Phased development program

          - Master planned 5.6 sq. mile property in single ownership

NAME[     Trolley Square

SITE[     Salt Lake City, Utah

SOUR[     06 (03), 1976

DEVE[     Trolley Square Associates, Inc., Salt Lake City, Utah

NOTE[     An innovative entertainment and specialty shopping center

located in a 13-acre complex of cars barns and maintenance shops  --

once the home of Salt Lake City's street car system.  The development's

four freestanding masonrybuildings incorporate an intricate network of

internalized pedestrian shopping streets, courtyards, and common open

areas interconnected by landscaped walkways.  Gross Leasible Area (GLA),

amounts to 250,000 sq. ft.

SPFE[     - Adaptive reuse

          - Specialty shopping

          - Interior courtyards

          - Turn-of-the-century design theme

NAME[     Boca West

SITE[     Palm Beach County, Florida

SOUR[     06 (02), 1976

DEVE[     Arvida Corporation, Miami, Florida

NOTE[     A comprehensively-planned leisure community for retirees, second

home buyers, and primary home buyers.  Over 50 percent of the 1,413-acre

site has been set aside for recreational uses and as permanent open space.

The first two of more than 15 planned residential villages incorporate

mid-rise elevator buildings, townhouses, and golf course villas.

SPFE[     - Flexible land plan

          - Ten-year development program

          - Mixed residential-unit types

          - Extensive amenity package

          - Man-made lakes

NAME[     London Square

SITE[     Jackson Township, Ohio -- Canton SMSA

SOUR[     06 (01), 1976

DEVE[     The hillsdale Shopping Center Company, Canton, Ohio;

          The Community Service Corporation, Canton, Ohio

NOTE[     A 225-unit, semi-luxury, rental garden apartment and townhouse

complex on a 15.6-acre site adjacent to a small shopping cneter in northwest

suburban Canton, Ohio.  The density is 14.4 units per gross acre, and the

project includes a swimming pool, two lighted tennis courts, and a small

party house adjoining the pool area.

SPFE[     - Semi-luxury apartments

          - Mature landscaping

          - Contemporary architecture

          - Amenity package

          - Structured parking

NAME[     Wood Lake Nature Center

SITE[     Richfield, Minnesota, Minneapolis - St. Paul SMSA

SOUR[     05 (20), 1975

DEVE[     City of Richfiled, Richfield, Minnesota

NOTE[     A managed, interpreted natural environment in the midst of a

completely developed suburban area.  Wood Lake Nature Center consists

of 154 acres of marshland, wet and dry prairie, and lowland-hardwood

forest.  It incorporates an interpretive center, observation blinds,

and a system of trails and floating bridges which permit visitors to

explore a natural environment on a guided or individual basis.  An

extensive interpretation program is carried on by the center naturalist

and his staff.

SPFE[     - Maintenance of natural environment

          - Nature interpretive center

          - Marshland

          - Trail system/floating bridges

          - Observation blinds

NAME[     Kent Industrial Center

SITE[     Wyoming, Michigan -- Grand Rapids SMSA

SOUR[     05 (19), 1975

DEVE[     Kent County, Grand Rapids, Michigan

NOTE[     A 405-acre industrial park on the former site of the Kent County

Airport.  Developed by the County as a means of obtaining a maximum return

for the land and strengthening the local tax base, Kent industrial Center

features a landscaping boulevard extending the length of the old main runway.

Approximately three-quarters of the available land area has been sold and

employment stands in excess of 2,000 persons.

SPFE[     - Conversion of obsolete airport to industrial park

          - Imaginative reuse of concrete runway

          - Landscaped boulevard

          - Local government as developer

          - Fifteen-year development program

NAME[     Wheaton Center

SITE[     Wheaton, Illinois -- Chicago SMSA

SOUR[     05 (18), 1975

DEVE[     McHugh/Levin Associates, Chicago, Illinois

NOTE[     A 1,102-unit rental development combining high-rise, mid-rise and

garden apartments in a suburban location adjacent to a commuter railroad

station built as part of the project.  Net residential density is 49 dwelling

units per acre.

SPFE[     - High density suburban PUD

          - Convenvience commercial center

          - Structured parking

          - Commuter garage and railroad station

          - Processed under FHA section 207

NAME[     Millpond

SITE[     North Andover, Massachusetts -- Lawrence-Haverhill SMSA

SOUR[     05 (17), 1975

DEVE[     Boston Development Associates, Inc., Chesnut Hill, Massachusetts

NOTE[     A 120-unit contemporary townhouse community on a 21.7-acre site

which was formerly the location of a textile mill complex.  The mill was

demolished after no economic use could be found for it.  Amenities include

a community building, pool, walking paths, a common garden for residents,

two tennis courts, a post office, and lake frontage.  Open space amounts to

16.6 acres.

SPFE[     - Reuse of former industrial site

          - Water element

          - Extensive landscaping

          - Townhouse clusters

          - Homeowners association

NAME[     Cottonwood Creek

SITE[     Greeley, Colorado

SOUR[     05 (16), 1975

DEVE[     Wheeler Realty Company, Greeley, Colorado

NOTE[     Combined patio home and townhouse development on a 14.6-acre site.

Project density amounts to 6.2 units per gross acre.  Cottonwood Creek

represents a successful application of modern planning and design concepts

in a smalltown environment.

SPFE[     - Cluster development

          - Zero-lot-line patio homes

          - Community center

          - Open space network

          - Amenity package

NAME[     Court House Square

SITE[     Columbus, Ohio

SOUR[     05 (15), 1975

DEVE[     South High Development, Ltd. (a limited partnership of)

          Nitschke-Godwin-Bohm, Columbus, Ohio; Britt, Dziamba, Twyford &

          Donahey, Attys., Columbus, Ohio

 NOTE[    Conversion of an obsolete residential/commercial area in a near

downtown location into a complex of first class commercial and office space.

The 1.3 acre project involved demolition, rehabilitation, new construction

and a street vacation.

SPFE[     - Conversion of residential buildings to commercial use

          - Rehabilitation of existing structures

          - Reorganization of pedestrian and vehicular circulation

          - Unified architectural treatment

          - Street vacation

NAME[     Old Port Cove

SITE[     North Palm Beach, Florida

SOUR[     05 (14), 1975

DEVE[     Old Port Cove Development Co., West Palm Beach, Florida

NOTE[     High-rise luxury condominiums in a subtropical water front setting.

Project density is 20.3 units per gross acre.  Designed for the retiree and

second home markets, Old Port Cove also incorporates a yacht club, marina,

tennis club, and commercial center within its 60 acre site area.

SPFE[     - Waterfront location

          - Marina/Yacht Club

          - Quay

          - Tennis club

          - High-rise condominium buildings

NAME[     Newberry Plaza

SITE[     Chicago, Illinois

SOUR[     05 (13), 1975

DEVE[     McHugh Levin Associates, Chicgo, Illinois

NOTE[     Downtown residential development consisting of a single 56

story apartment tower rising out of a three story deck containing a 325

space parking garage and 63,500 sq. ft. of retail space. Located on top

of the structural concrete deck are 15 luxury condominium townhouses and

a landscaped plaza with heated pool. Total site area is 70,141 sq. ft.

SPFE[     - Innovative residential design

          - For sale/rental housing

          - High rise building

          - Atrium/tropical garden

          - Downtown location

NAME[     Ryan Place

SITE[     Arlington, Texas -- Dallas-Fort Worth SMSA

SOUR[     05 (12), 1975

DEVE[     J & B Properties, Dallas, Texas

NOTE[     Suburban garden apartment complex oriented toward middle income

adults and young families.  A total of 595 rental units and a neighborhood

shopping center are planned for the 35.6 acre site.  The project has been

designed around a steeply sloping ravine which traverses the property.

Primary emphasis has been placed on preservation of the wooded character

of the site.

SPFE[     - Project within a project

          - Middle income rentals

          - Ravines and woodland

          - Club building and pool

          - Contemporary architecture

NAME[     Ethan's Glen

SITE[     Houston, Texas

SOUR[     05 (11), 1975

DEVE[     Green Mark Inc., Houston, Texas

NOTE[     Two story contemporary townhouses with an open space land plan.

Eight unit buildings are clustered in a heavily wooded setting around a

man-made lake at an overall density of 9.1 units per gross acre.  Common

area properties and facilities are owned, managed, and maintained by a

funded community trust.

SPFE[     - Funded community trust

          - Man-made lake

          - Semi-depressed structural parking

          - Open space land plan

          - Contemporary architectural style

NAME[     Greensboro Govt. Complex/Semi-Mall

SITE[     Greensboro, North Carolina

SOUR[     05 (10), 1975

DEVE[     City of Greensboro, Greensboro, North Carolina; Guilford County,

          Greensboro, North Carolina

NOTE[     Consolidation of city and county governmental offices on a 12.0

acre downtown site created by closing streets and combining five separate

blocks into a single superblock.  Project is integrated with larger CBD

redevelopment effort including conversion of the main downtown commercial

street into a semi-mall.

SPFE[     - City/County governmental co-operation

          - Superblock development concept

          - Pedestrian orientation

          - Exceptional architecture

          - Semi-mall

NAME[     Country Club Corners

SITE[     Colorado Springs, Colorado

SOUR[     05 (09), 1975

DEVE[     Gates Land Company, Colorado Springs, Colorado

NOTE[     A neighborhood shopping center with 43,000 sq. ft. of retail

and professional office space.  Interconnected buildings, designed for

compatibility with an adjacent residential area, are oriented toward an

open courtyard with a clocktower.  Over 18 percent of the 7.2 acre site

has been permanently landscaped.

SPFE[     - Courtyard

          - Clock Tower

          - Peripheral parking with ring road

          - Integration of retail and office uses

          - Compatible architectural style

NAME[     Summer Village

SITE[     Montgomery County, Maryland -- Washington, D.C. SMSA

SOUR[     05 (08), 1975

DEVE[     George G. Mulligan and Associates, Inc., Chevy Chase, Maryland

NOTE[     Four story elevator condominium apartments at a density of 14.3

dwelling units per gross acre.  Individual structures contain between 24

and 28 units each.  Approximately two thirds of the 27.6 acre site is to

remain as permanent green space, owned in common by the residents.

SPFE[     - Mid-rise elevator buildings

          - Community center

          - Hilly, forested site

          - Homeowners associations

NAME[     The Cast Iron Building

SITE[     New York City, New City

SOUR[     05 (07), 1975

DEVE[     Rockrose Associates, Inc., New York, New York

NOTE[     Conversion of an historically significant multi-story warehouse

structure into a 144 unit apartment building.  Interior modifications were

substantial, but the facade was preserved intact.  Five stories are located

at street level.

SPFE[     - Re-use of old, but structurally sound building

          - Efficiency apartments

          - Additions of two new floors

          - Loft Bedrooms

          - High density urban setting

NAME[     Summerlakes

SITE[     Warrenville, Illinois -- Chicago, SMSA

SOUR[     05 (06), 1975

DEVE[     Continental Homes of Chicago Inc., Hinsdale, Illinois

NOTE[     This planned Unit Development includes townhouses, zero-lot-line

patio homes and detached single family units in a 311 acre suburban site.

Gross density is 3.8 units to the acre.  An extensive amenity package,

including a clubhouse, tennis courts, and artifical lake have been provided.

SPFE[     - A variety of residential unit types

          - Contemporary architectural style

          - Condominium association

          - Student impact study

          - Pedestrian bridge

NAME[     Exton Square

SITE[     West Whiteland Twp., PA -- Philadelphia SMSA

SOUR[     05 (05), 1975

DEVE[     The Rouse Comapny, Columbia, Maryland

NOTE[     A 447,000 sq. ft. single-anchor regional shopping center which

combines a department store and 110 individual shops in one structure.  The

department store occupies a central core location and is ringed on all four

sides by the shops, which face each other across a continuous, enclosed

pedestrian mall.

SPFE[     - Single-anchor mall

          - Smaller shops

          - Continuous enclosed mall

          - Semi-rural location

          - Innovative marketing strategy

          - Historic restoration

NAME[     Portobello

SITE[     Oakland, California

SOUR[     05 (04), 1975

DEVE[     Grubb & Ellis Development Company, Oakland, California;

          Santa Fe Plaza Corporation, Los Angeles, California

NOTE[     A 600-unit rental apartment complex on a 28.2-acre parcel on

the Oakland Estuary adjacent to Jack London Square.  The project also

features 200,000 square feet of office space and 50,000 square feet of

retail/commercial space as well as 100-berth marina.  Phase I of the project

is complete.

SPFE[     - Interior circulation system

          - Vertical separation of residential and nonresidential space

          - Open space network

          - Mixed use parking concept

          - Site conversion from rundown industrial to residential

          - Acoustical control measures

NAME[     Lyon Farm

SITE[     Greenwich, Connecticut

SOUR[     05 (03), 1975

DEVE[     C.E.P. Associates, Greenwich, Connecticut

NOTE[     A 191-unit condominium development including detached cluster homes,

townhouses, and single family detached lots sold separately.  The developer

donated 24.8 percent of the 145 acre site to the municipality as a public park.

SPFE[     - Single family detached cluster plan

          - Park dedication

          - Paddle tennis

          - Condominium association

NAME[     Michaywe

SITE[     Otsego County, Michigan

SOUR[     05 (02), 1975

DEVE[     Michaywe Limited Partnership Thompson Brown Company,

          Farmington, Michigan

NOTE[     A 2,833 acre resort community located in the northern portion

of Michigan's lower pennisula.  Residential lots range from 15,000 sq. ft.

to more than an acre in size.  A variety of uses, including a neighborhood

shopping area and travel trailer/camper area are planned.

SPFE[     - Ski slopes

          - Golf course

          - Homeowners association

          - Lake and forest setting

          - Multiple use concept

NAME[     Mountain Park

SITE[     Lake Oswego, Oregon -- Portland SMSA

SOUR[     05 (01), 1975

DEVE[     Mountain Park Corporation and Mountain Development Corporation,

          Lake Oswego, Oregon

NOTE[     Mountain Park, a 700-acre Planned Unit Development, features a

mixture of single-family detached housing, duplexes, townhouses, and

apartments on a heavily wooded site.  The project will eventually have a

population of 12,000. Amenities include an equestrian center and a racquet

club; a European-inspired town center is planned.

SPFE[     - Heavily wooded site

          - Mixture of residential unit types

          - Pedestrian pathway system

          - Underground utilities

          - Town center

          - Amenity package

NAME[     Lions Park Indoor-Outdoor Pool

SITE[     Yakima, Washington

SOUR[     04 (20), 1974

DEVE[

NOTE[     A moderately priced indoor-outdoor municipal pool using A-frame

construction with a removable vinyl-coated roof.  The pool services a

population of approximately 70,000 in the Yakima area.

SPFE[     - Large, rollup, overhead, plexi-glass window doors

          - Removable vinyl-coated roof

          - Overdeck infrared radiant heaters

          - Movable pool bulkhead of reinforced fiberglass

          - Surge tank and nonflooding gutters

NAME[     Koll/Irvine Center

SITE[     Costa Mesa, California

SOUR[     04 (19), 1974

DEVE[     Irvine Industrial Complex, Newport Beach, California

NOTE[     An individual condominium with 596,000 sq. ft. of GBA in 94

separate buildings.  There are both attached and detached units ranging

in size between 4,000 and 8,000 sq. ft.  Landscaping, parking, and

loading areas are owned and maintained by the community association.

SPFE[     - Industrial condominium

          - Condominium association

          - Common ownership of parking and loading areas

          - Attached and freestanding buildings

NAME[     Crown Center Shops

SITE[     Kansas City, Missouri

SOUR[     04 (18), 1974

DEVE[     Crown Center Redevelopment Corporation (A wholly owned subsidary

          of Hallmark Cards, Inc.), Kansas City, Missouri;

NOTE[     A three-level retail complex fully integrated with adjacent office

buildings and hotel, the Crown Center Shops include an international cafe,

"farmers market", boutiques, specialty shops and a department store.  Total

GLA amounts to 355,000 square feet.

SPFE[     - Three level megastructure

          - Unique marketing strategy

          - Combination of store types

          - Integration with adjacent uses

          - Unique storefront design

NAME[     Crown Center

SITE[     Offices and Square Kansas City, Missouri

SOUR[     04 (17), 1974

DEVE[     Crown Center Redevelopment (A wholly owned subsidary of Hallmark

          Cards, Inc.), Kansas City, Missouri

NOTE[     An 85.0 acre mixed use development designed to revitalize an aging

inner city district surrounding the office and manufacturing operations of

a major corporation.  Phase I includes offices, a hotel, a unique commercial

complex, and a public square, with mid-density residential to get underway

in the near future.

SPFE[     - Covered parking

          - Mixed use office complex

          - Pedestrian environment

          - Integration of varied land uses

          - Mid-rise design

NAME[     The Terrace

SITE[     Irvine, California

SOUR[     04 (16), 1974

DEVE[     The Irvine Company, Newport Beach, California

NOTE[     Single story townhouses at a density of 6.2 units per gross acre.

A homes association holds title to 21.3 percent of the entire site area,

including 10.2 acres of greenbelts with two recreation buildings and 8.8

acres of private streets.  Heavy emphasis has been placed on both site and

unit design.

SPFE[     - Single story townhouses

          - Greenbelts

          - Conversation plazas

          - Homeowners association

NAME[     North Loop Office Park

SITE[     Houston, Texas

SOUR[     04 (15), 1974

DEVE[     Mark Lee and Associates, Inc., Houston, Texas

NOTE[     A 14.6 acre office park with seven free standing buildings

comprising 187,200 square feet of NRA.  Primary emphasis has been placed

on maximizing an already attractive natural environment.  The site is

heavily wooded and includes a water element which meanders among the

individual buildings.

SPFE[     - Semi-tropical setting

          - Ecological design concept

          - Parking garage

          - Water element

          - Pedestrian pathway system

NAME[     Little Turtle

SITE[     Columbus, Ohio

SOUR[     04 (14), 1974

DEVE[     M/I Schottenstein Companies Inc., Westerville, Ohio; W. Lyman

          Case & Co., Columbus, Ohio; C.G. Equity Ventures, Inc. (A wholly

          owned subsidary of Connecticut General Insurance Company)

NOTE[     An open space residential community on 576 acres with for sale

townhouses, apartments and an extensive array of recreational amenities.

Patio homes, a neighborhood scale commercial center and an elementary school

are planned.

SPFE[     - Flexible land plan

          - Golf course and clubhouse

          - Townhouse clusters

          - Ten year development program

          - Preservation of natural setting

          - Radial arterial street system

NAME[     The Trails at Woodfield

SITE[     Village of Roselle, Illinois -- Chicago SMSA

SOUR[     04 (13), 1974

DEVE[     Kennedy Brothers, Deerfield, Illinois

NOTE[     156.8 acre PUD development including for sale detached and townhouse

units and mulit-family rental or condominium units: a neighborhood shopping

center site and an elementary school site.

SPFE[     - Zero lot line houses

          - Patio townhouses

          - Townhouses with parking under units

          - Exterior and grounds maintenance for all types of units

NAME[     April Sound

SITE[     Montgomery County, Texas --  Houston SMSA

SOUR[     04 (12), 1974

DEVE[     Belin and Associates, Houston, Texas

NOTE[     A first and second home recreation oriented community occupying

a 918 acre lakefront site.  Amenties include a golf course, tennis center,

stable and marina.  Lots are sold subject to restrictions established by

the developer.

SPFE[     - Tennis center

          - Equestrian center

          - Town center with observation tower

          - Golf course and clubhouse

          - Unique marketing strategy Williams & Crawford, Inc.

NAME[     Mission Viejo Colorado

SITE[     Aurora, Colorado -- Denver SMSA

SOUR[     04 (11), 1974

DEVE[     Mission Viejo Company, Mission Viejo, California

NOTE[     Mission Viejo, Colorado is a comprehensively planned 640 acre

residential community.  In addition to a broad range of dwelling unit types

including single-family attached, detached, and duplexes, the project will

include a neighborhood commercial center, schools, parks, recreational

facilities, churches, library, and fire station.

SPFE[     - Innovative land use controls

          - Municipal infrastructure

          - Heavy emphasis on landscaping and street furniture

          - "Utility corridor"

          - Greenbelts

NAME[     The Olla Podrida

SITE[     Dallas, Texas

SOUR[     04 (10), 1974

DEVE[     Crow-Coker, Inc., Dallas, Texas

NOTE[     A market place for artists, craftsmen and collectors, located in

a completely rennovated rigid frame steel warehouse building.  Many shops

sell merchandise made by the proprietors on site.  Architectural antiques

have been incorporated as dominant visual and structural elements.

SPFE[     - Craftsmen and artists as primary tenants

          - Close control of tenant mix

          - Unique pedestrian environment

          - Skylight

          - Artist's studios

          - Antique architectural elements

NAME[     Stoney Creek Villas

SITE[     Hilton Head, South Carolina

SOUR[     04 (09), 1974

DEVE[     Sea Pines Company, Hilton Head Island, South Carolina

NOTE[     A 62 unit second home condominium development consisting of two

and three bedroom townhouses located on 7.69 acres with a gross density

of 8.1 units per acre.

SPFE[     - Adjacent to salt water marsh and village center

          - Bicycle storage sheds

          - Privacy walls

          - Pedestrian/vehicular separation

NAME[     Pine Grove Apartments

SITE[     Brockton, Massachusetts

SOUR[     04 (08), 1974

DEVE[     Beacon Construction Comanpy, Inc., Boston, Massachusetts

NOTE[     The Pine Grove Apartments are being developed under the FHA

Section 236 rent supplement program and the Massachusetts Housing Finance

Agency.  348 two-bedroom and 54 three-bedroom units are located on the

16.34-acre site.  The project includes a community center, swimming pool,

childrens' play areas and a "village common."

SPFE[     - Governmental subsidy programs

          - Extensive amenity package

          - Preservation of natural setting

          - Designed for young, moderate-income families

NAME[     River Hills Plantation

SITE[     York County, South Carolina -- Charlotte SMSA

SOUR[     04 (07), 1974

DEVE[     River Hills Plantation Company, Clover, South Carolina

NOTE[     A 763.0 acre recreation-oriented primary home community planned

to include a combination of single family, attached, detached and patio

home units at an overall density of 1.5 units per gross acre.

SPFE[     - Patio homes

          - Golf course and clubhouse

          - Convenience shopping

          - Community center

          - Marina

NAME[     Big Canyon

SITE[     Newport Beach, California

SOUR[     04 (06), 1974

DEVE[     The Irvine Company, Newport Beach, California

NOTE[     Single family residential community with condominiums, townhouses,

detached residences and owner-built homes on custom lots placed around a golf

course in an extensively landscaped canyon setting.

SPFE[     - Hillside development

          - Extensive landscaping

          - Total security system

          - Golf course and clubhouse

          - Varied residential densities

NAME[     Johnson County Industrial Park

SITE[     Lenexa, Kansas -- Kansas City SMSA

SOUR[     04 (05), 1974

DEVE[     Linclay Corporation, Fairway, Kansas;

          J.C. Nichols Company, Kansas City, Missouri

NOTE[     Multi-use, industrial park being developed with a combination of

offices, warehouses, and distribution facilities.

SPFE[     - Master planned site

          - Attractive landscaping

          - Consistent architectural design and quality

          - Sign controls

          - Multi-tenant occupancy

          - Screened loading areas

          - Protective covenants

NAME[     307 Office Complex

SITE[     Vienna, Virginia

SOUR[     04 (04), 1974

DEVE[     301 Plaza Inc., Vienna, Virginia

NOTE[     Twelve unit garden type condominium office development on two

acre site.

SPFE[     - Condominium ownership

          - Land or ground lease

          - Court design

          - Townhouse concept

          - Individual heating and cooling systems

          - "Turnkey" package

NAME[     The Oaks of Woodlake

SITE[     Houston, Texas

SOUR[     04 (03), 1974

DEVE[     Oaks of Woodlake, Ltd., Houston, Texas

NOTE[     Rental development of 556 garden apartments and townhouse units

on a 26-acre wooded site. Part of the larger planned development of Woodlake

which will include a retail center, offices, and residential uses on a

295-acre site.

SPFE[     - Project within a project

          - Small unfenced pools

          - Central postal facility

          - Parking under units

          - Individual entrances

          - Nine foot ceiling heights

NAME[     Briarwood

SITE[     Coral Springs, Florida -- Fort Lauderdale, Hoolywood SMSA

SOUR[     04 (02), 1974

DEVE[     Coral Ridge Properties, Inc., Coral Springs, Florida

NOTE[     185 unit condominium project including two mid-rise and two high-rise

buildings in a suburban setting.

SPFE[     - Adjacent to neighborhood shopping

          - Country club membership

          - Access to public transportation

          - Condominium associations

          - Recreation facilities

          - Successfully pioneered suburban location

NAME[     Woodlands

SITE[     Memphis, Tennessee

SOUR[     04 (01), 1974

DEVE[     Alodex Corporation, Memphis, Tennessee

NOTE[     An 84 unit PUD townhouse development in the luxury price range

located on a 16.5 acre urban site.

SPFE[     - Zero-lot-line houses

          - Cluster lots

          - Walled community with gate guard

          - Recreation center

          - Total landscaping

          - Underground utilities

NAME[     Riverfront Plaza

SITE[     Louisville, Kentucky

SOUR[     03 (20), 1973

DEVE[     City of Louisville Riverfront Corporation, Louisville, Kentucky

NOTE[     Mixed-use development, including a public plaza, post office,

police station and hotel, placed on top of a three level, 1600 space parking

garage with two adjacent office buildings.

SPFE[     - Use of air rights

          - Cooperative public-private project

          - Integration of different land uses

          - Imaginatively designed plaza

          - Belvedere

NAME[     Grand Central Arcade

SITE[     Seattle, Washington

SOUR[     03 (19), 1973

DEVE[     Ralph D. Anderson, Seattle, Washington;

          Alan Black, Mercer Island, Washington;

          Richard White, Seattle, Washington

NOTE[     A completely restored 100-year old building with shopping arcade on

main floor and basement, and offices on the second, third, and fourth floors.

SPFE[     - Restored brick masonary building

          - Sky-lighted central arcade

          - Modern office space on second, third, and fourth floors

          - New park in back of building

          - High quality specialty shops

NAME[     Canterbury Green

SITE[     Fort Wayne, Indiana

SOUR[     03 (18), 1973

DEVE[     Northill, Corporation, Fort Wayne, Indiana

NOTE[     A rental apartment and townhouse community of 1,800 units on

175 acres.

SPFE[     - Spacious living units, each with washer and dryer

          - Carports

          - Luxurious clubhouse

          - Golf course

          - Man-made lake

          - Four swimming pools, tennis and handball courts

          - Underground utilities

NAME[     Hyland Hills No. 7

SITE[     Beaverton, Oregon -- Portland SMSA

SOUR[     03 (17), 1973

DEVE[     Edwards Industries, Inc., Beaverton, Oregon

NOTE[     An open space planned residential development on 15 acres with

single-family detached housing units in court clusters around a common green.

SPFE[     - Cluster lots

          - Modified buildings set-backs

          - Gas street lamps

          - Pedestrian walkway system

          - Community basketball backboards

          - Grouped mail and newspaper boxes

          - Recreational vehicle storage area

NAME[     Hunting Creek

SITE[     Jefferson County, Kentucky -- Louisville SMSA

SOUR[     03 (16), 1973

DEVE[     The Hunting Creek Company, Inc., Louisville, Kentucky

NOTE[     An open space residential community with single family attached

and detached homes, apartments, an 18 hole golf course, 2 church sites, a

planned commercial center and school.

SPFE[     - Ten year sustained development program

          - Highly viable site plan

          - Floodplain set aside for open space

          - A stable

          - Maximum lot frontage on golf course

          - Strong community identity

NAME[     Hunters Woods Village Center

SITE[     Reston, Virginia

SOUR[     03 (15), 1973

DEVE[     Gulf Reston, Inc., Reston, Virginia

NOTE[     A multi-use commercial complex which also serves as a village

center.  Includes a mall of 29 shops, 5 medical suites, and 2 office spaces

for 108,000 sq. ft. GLA.

SPFE[     - A convertible fountain/ice rink/ amphitheater

          - Plexiglass vaulted sky light over the mall

          - Exposed structural wood beams

          - Wooded site

NAME[     314 Hennepin

SITE[     314 Hennepin Aveneue, Minneapolis, Minnesota

SOUR[     03 (14), 1973

DEVE[     The Knutson Companies, Inc., Minneapolis, Minnesota

NOTE[     A 299 unit highrise "turnkey" housing project for the elderly,

disabled, or handicapped on a 1.23 acre site.

SPFE[     - Double 16-story atrium building

          - Enclosed landscaped courts

          - Downtown location

          - Craft, library and community rooms

          - Central laundry facility on top floor

NAME[     St. John's Wood

SITE[     Richmond, Virginia

SOUR[     03 (13), 1973

DEVE[     The St. John's Wood Company, Richmond, Virginia

NOTE[     Multifamily residential rental community of townhouses and garden

apartments on a 70.5 acre stie.

SPFE[     - Community clubhouse

          - Extensive recreational facilities

          - Preservation of wooded setting

          - Unique marketing approach

          - Natural drainage system

NAME[     The Forest

SITE[     Lake Mary, Florida --  Orlando area

SOUR[     03 (12), 1973

DEVE[     Robert Anderson, Ltd, Lake Mary, Florida

NOTE[     A luxury mobile home community on 73.8 acres with an extensive

private club and entertainment complex planned for 192 dwelling units.

SPFE[     - Natural forest environment

          - Natural cedar exteriors

          - Clubhouse complex

          - Golf putting course

          - Curvilinear streets

NAME[     Scarborough

SITE[     Bloomington, Minnesota

SOUR[     03 (11), 1973

DEVE[     Pemtom, Inc., Minneapolis, Minnesota

NOTE[     An open space PUD planned to incorporate 207 attached homes and

43 detached home sites in a pond and woodland setting.

SPFE[     - Preservation of natural setting

          - Cluster design

          - Berms screen and arterial street

          - Pedestrian walkway system

          - Irregular garage approaches

          - Attractive amenity package

NAME[     San Bernardino Civic-Cultural Center Complex

SITE[     San Bernardino, California

SOUR[     03 (10), 1973

DEVE[     For public areas (City Hall, Parking Structure, Exhibit/Conference

          Center):  Redevelopment Agency of the City of San Bernardino, San

          Bernardino, California; City of San Bernardino, San Bernardino,

          California

          For private portions: Sheraton Hotel - Parcel "A"; Santa Fe Federal

          Savings & Loan - Parcel "C"; Vanir Tower Co. - Parcel "D"

NOTE[     Mixed use development including public-city hall, exhibit and

cenference center-, and private-office buildings, hotels-uses with a single

design solution served by a single parking facility.

SPFE[     - Publicly owned parking structures serving superblock

          - Skywalk connection to shopping center

          - Tax increment financing

          - Public/private relationships

NAME[     Central City Mall

SITE[     San Bernardino, California

SOUR[     03 (09), 1973

DEVE[     Public portion:  Redevelopment Agency of the City of San Bernardino,

          San Bernardino, Califronia; City of San Bernardino, San Bernardino,

          California

          Private portion:  Central City Company a joint venture of John S.

          Griffith and Co. & Curci-Turner Company, Irvine, California

NOTE[     A two-level climate-controlled downtown shopping center with

979,534  sq. ft. GLA, including 3 department stores.

SPFE[     - Publicly owned mall

          - Publicly owned parking lots and parking structures

          - Developer owned stores

          - Mall used as civic space

          - Tax increment financing for local share

NAME[     Orinda Circle Townhouses at Cameron Park

SITE[     Shingle Springs, California -- Sacramento area

SOUR[     03 (08), 1973

DEVE[     Dorado Estates, Shingle Springs, California

NOTE[     A PUD with a total of 23 condominium townhouses on 2.785 acres

with the major recreational facilities located off-site.

SPFE[     - Cluster lots

          - Private garden area for each unit

          - Walkway system

          - On-site swimming pool

          - Off-site chamionship and executive golf courses, stables, tennis

            courts, and parkland

          - Off-site airport with lighted 4,000 foot runway

NAME[     Southgate Square

SITE[     Reston, Virginia

SOUR[     03 (07), 1973

DEVE[     Gulf Reston, Inc., Reston, Virginia

NOTE[     Single-family townhouse "cluster" located in a forested setting

close to shopping facilities in Reston.

SPFE[     - Pedestrian walkways

          - Privately maintained play areas

          - Reverse frontage design

          - Preservation of natural forest cover

          - Cluster Association / Homeowners Association

NAME[     Village of Nagog Woods

SITE[     Town of Acton, Massachusetts

SOUR[     03 (06), 1973

DEVE[     Community Concepts Corp., Acton, Massachusetts;

          Northeast Resources Corp., Acton, Massachusetts

NOTE[     Multiple use development incorporating townhouses for sale,

commercial, recreational and educational activities in an attractively

wooded New England setting.

SPFE[     - Tertiary treatment plant

          - Cooperative development approach

          - Man-made lake

          - Freestanding restaurant

          - Private educational facility

NAME[     Los Angeles Industrial Center

SITE[     City of Compton, California -- Los Angeles SMSA

SOUR[     03 (05), 1973

DEVE[     Cabot, Cabot & Forbes Company, Los Angeles, California

NOTE[     Industrial Park planned to accommodate offices, warehousing and

distribution, light manufacturing, research and development, and limited

commercial uses.

SPFE[     - Entire site master planned

          - Ancillary commercial facilities

          - Underground utility network

          - Sign and architectural design controls

          - Extensive landscaping

          - Arterial divider islands

NAME[     El Rancho Verde II

SITE[     San Jose, California

SOUR[     03 (04), 1973

DEVE[     Albert Gerstein & Associates, Beverly Hills, California

NOTE[     An innovative 400 unit low-income apartment project on a 21-acre

site developed under the Section 236 program.

SPFE[     - Elliptical clustering of buildings

          - Play areas separated from vehicular movement

          - Freestanding laundry buildings

          - Community building

          - Ongoing maintenance program

NAME[     Foxcroft

SITE[     Hampton, Virginia -- Tidewater Area

SOUR[     03 (03), 1973

DEVE[     Construction Associates of Tidewater, Ltd., Newport News, Virginia

NOTE[     Multifamily rental development with 288 units of garden apartments

and townhouses on 21.7 acres.

SPFE[     - Planned to blend with existing landscape

          - Landscape furniture

          - Density by use permit

          - Mixture of architectural styles

NAME[     Village Seven

SITE[     Colorado Springs, Colorado

SOUR[     03 (02), 1973

DEVE[     The Shepard Bros. Enterprises, Colorado Springs, Colorado

NOTE[     Single-family, garden apartment and four-plex condominium

residential units; commercial facilities; schools; churches; and

professional offices within an integrated system of public and private

open space.

SPFE[     - Multi-use community

          - Neighborhood planning concept

          - Pedestrian greenways

          - Wide income range

          - Integrated public/private open space

NAME[     Four Colonies

SITE[     City of Lenexa, Kansas -- Kansas City area

SOUR[     03 (01), 1973

DEVE[     Business Mens Assurance of Kansas City, Kansas City, Missouri;

          Bodine-Ashner Builders, Lenexa, Kansas

NOTE[     An open space PUD on 141 acres with single family patio houses

and two, four and six unit townhouses within a system of greenways, and

having a primary focus on recreation.

SPFE[     - Zero-lot-line patio houses

          - Pedestrian walkways system

          - Recreational center in each "colony"

          - Use of patio houses to create feeling of enclosure

          - Unique governance concept

          - A variety of age groups and income levels

NAME[     Cross Westchester Executive Park

SITE[     Elmsford, New York -- North of New York City

SOUR[     02 (20), 1972

DEVE[     Robert Martin Corporation, Elmsford, New York

NOTE[     Planned office, distribution, light manufacturing campus.

SPFE[     - Multi-tenant occupancy

          - Separate entrances and loading areas for each tenant

          - Screening of loading areas

          - Multi-tenant building design

          - Attractive landscaping

          - Sign control

NAME[     The Mercado at Rancho Bernardo

SITE[     San Diego, California

SOUR[     02 (19), 1972

DEVE[     AVCO Community Developers, Inc., La Jolla, California

NOTE[     A specialty shopping center of two-level design around open

courtyards developed as one element of a 5,900-acre planned community.

SPFE[     - Early California architecture

          - Two level design

          - "Super Graphic" signing

          - Cobblestone and tile courtyards

          - Low-level lighting

          - Old-fashioned bandstand for special events

NAME[     Antiqua Villas at Coronado Cays

SITE[     Coronado, California -- San Diego area

SOUR[     02 (18), 1972

DEVE[     Signal Landmark, Inc., Coronado, California

NOTE[     A luxury waterfront development of 108 fourplex condominiums

on 10.2 acres of bayfront land.

SPFE[     - Bayfront location

          - Close to ocean beaches

          - Private boat slip for each unit

          - Garaged parking

          - Zero-lot-line homes

          - Underground utilities

NAME[     Harbor Town

SITE[     Lake Saint Louis, Missouri -- St. Louis area

SOUR[     02 (17), 1972

DEVE[     Crow Development Corp., Lake Saint Louis, Missouri

NOTE[     A PUD with condominium townhouses on a 44.5-acre site located

between two coves of a 550-acre lake in Missouri's first planned new town,

Lake Saint Louis.

SPFE[     - Harbor

          - Quarter-mile boardwalk

          - Lighted 50-foot fountain

          - Sandy beach

          - Zero-lot-line homes

          - Walkways

          - Clubhouse, pool, and playground

NAME[     Seascape

SITE[     Solana Beach, California

SOUR[     02 (16), 1972

DEVE[     Westward Construction Corporation, Solana Beach, California

NOTE[     A PUD with a total of 51 two-story townhouses and apartment

condominiums on 3 acres of ocean front land.

SPFE[     - Ocean front location

          - Contiguous beaches

          - Recreation center

          - Heated pool, jacuzzi, sauna and gazebo

          - All parking underground

          - Underground laundry, maintenance and trash facilities

NAME[     Denver Techological Center

SITE[     Englewood, Colorado -- Denver area

SOUR[     02 (15), 1972

DEVE[     Denver Technological Center, Inc., Englewood, Colorado

NOTE[     Office, high technology and executive space.  A future planned

community with commercial, residential and light industrial uses.

SPFE[     - Preservation of natural prairie environment

          - Strict building design and landscaping control

          - Separation of automobile and pedestrian traffic

          - Serves a national and regional market

          - Future planned community with mix of uses

NAME[     Gourmet Fair at Sherway Gardens

SITE[     Toronto, Canada

SOUR[     02 (14), 1972

DEVE[     The Rouse Company, Columbia, Maryland

NOTE[     A fast food center within an enclosed regional mall shopping

center featuring twenty-four operations serving foods of the world.

SPFE[     - Unique design distinct from mall

          - Specially designed furniture

          - Separate management

          - Separate common area maintenance

          - Separate Merchant's Association

NAME[     Greenwood Village

SITE[     Sagamore Hills, Ohio -- Cleveland-Akron area

SOUR[     02 (13), 1972

DEVE[     Greenwood Village, Inc., Northfield, Ohio

NOTE[     Open space PUD on 891 acres with condominium townhouses and

apartments, rental apartments and single-family residential uses; density

not to exceed 5 units per acre and 45 percent open space.

SPFE[     - Condominium garden apartments

          - Village houses

          - Enclosed ganged garages

          - Controlled architectural variety

          - Syndication financing

NAME[     Overlook

SITE[     Montgomery County, Maryland -- Washington, D.C. area

SOUR[     02 (12), 1972

DEVE[     W.C. & A.N. Miller Development Company, Inc., Washington, D.C.

NOTE[     A single-family cluster PUD of 98 lots on 26 acres in the luxury

price range.

SPFE[     - Cluster lots

          - Zero-lot-line homes

          - Undergound utilities

          - Total landscape development

          - Homeowners association with swim club, walk way system and

            well-landscaped open space.

NAME[     Wonderland Hill

SITE[     Boulder, Colorado

SOUR[     02 (11), 1972

DEVE[     Leach & Arnold Homes, Inc., Boulder, Colorado

NOTE[     A PUD with parkland on a 213-acre site with a mix of single-family

detached units, custom homes, townhouses, cluster patio homes, quadraplexes,

apartments and a possible convenience center.

SPFE[     - Mix of housing types

          - Cluster lots

          - Quad lots

          - Zero-lot-line homes

          - Bike and walk ways

          - Wide range of ecomonic mix

NAME[     Huntington Beach

SITE[     Orange County, California

SOUR[     02 (10), 1972

DEVE[     Huntington Beach Parking Authority, Huntington Beach, California

NOTE[     Beach front development using public/private cooperation.

SPFE[     - 4.5 acres of landscaping, lighting and fencing, including

            highway median and parkways

          - Underground utilities

          - Sign control

          - Improved beach facilities

          - Improved traffic plan

NAME[     Baystate West

SITE[     Springfield, Massachusetts

SOUR[     02 (09), 1972

DEVE[     Massachusetts Mutual Life Insurance Comapny, Springfield,

          Massachusetts

NOTE[     A multi-use commercial complex, including an office tower, hotel,

two-level shopping mall, three-level parking garage, and private eating club.

SPFE[     - Downtown redevelopment privately financed

          - Airwalks -- Second level connectors across main streets

          - Multiple Uses:

               Hotel

               Office

               Retail

               Club

          - Integral three-level parking

NAME[     The Patio at Northland

SITE[     Columbus, Ohio

SOUR[     02 (08), 1972

DEVE[     Ohio Equities Inc., Columbus, Ohio

NOTE[     A fast-food center with nine separate food operations on a

single site.

SPFE[     - Central plaza plan

          - Joint perimeter parking

          - Common grounds maintenance

          - Merchants Association

NAME[     Crescent Town

SITE[     Borough of East York -- Toronto, Canada

SOUR[     02 (07), 1972

DEVE[     Howard Investments a partnership of Belmont Construction Company

          Ltd. & The Meridian Building Group

NOTE[     A 2,737-unit, high-density residential community with gross density

of approximately 82 dwellings per acre.

SPFE[     - Rental/Condominium mix

          - Stacked townhouses

          - Direct subway access

          - Quasi-public recreational club

          - Pedestrian-vehicular separation

          - Internal commercial complex

          - Relationship to public open space

NAME[     Emerald Hills

SITE[     Hollywood, Florida

SOUR[     02 (06), 1972

DEVE[     Hollywood, Inc., Hollywood, Florida

NOTE[     A diversified residential community including single-family,

townhouses and garden apartments with a golf course and man-made lakes

as major open space elements.

SPFE[     - Condominium villas

          - Man-made lakes

          - Tennis and swim club

          - Golf club

NAME[     Westgate Park

SITE[     McLean, Virginia -- Washington, D.C. area

SOUR[     02 (05), 1972

DEVE[     Westgate Corporation, McLean, Virginia

NOTE[     Office, research and development, apartments and townhouses set

          in a campus-type atmosphere.

SPFE[     - Reserving land for future expansion of tenants

          - Multiple use development: Office, R&D, Retail, Multi-family

            residential

          - Preservation of land contours and landscaping

          - Building design and Sign control

          - Quality building material

NAME[     Northridge Fashion Center

SITE[     Northridge, California -- Los Angeles

SOUR[     02 (04), 1972

DEVE[     Northridge Fashion Center, Inc., Northridge, California

NOTE[     A two-level enclosed regional shopping center with a total of

1,281,786 square feet of Gross Leasable Area (GLA) including four department

stores.

SPFE[     - Decked parking

          - Two-level design

          - Mod interiors

          - Signing in courts

          - Nonfreeway location

          - Low-level mall lighting

          - Modern art sculpture

NAME[     Fairington

SITE[     Decatur, Georgia -- Atlanta

SOUR[     02 (03), 1972

DEVE[     Crow, Pope & Land Enterprises, Atlanta, Georgia

NOTE[     Apartment and condominium community of 6,000 units on 726 acres

in 20 villages situated around an 18-hole golf course.

SPFE[     - Independent golf club

          - Residential villages

          - Day-care center

          - Private patrol security

          - Street numbering system

          - Private streets

          - Central marketing center

NAME[     Villa Medici

SITE[     Overland Park, Kansas -- Greater Kansas City area

SOUR[     02 (02), 1972

DEVE[     J.C. Nichols Company, Kansas City, Missouri

NOTE[     Luxury garden apartments on a 15.6-acre site at a density of

10.7 dwelling units per net acre.

SPFE[     - Man-made streams and ponds

          - Total energy system

          - Telephone/TV security system

          - Guest units

          - Heated pool with water tunnel entrance

          - Gas lighting

          - Wildlife refuge

          - Planned district zoning

NAME[     Mission Valley

SITE[     Fremont, California -- Southern Alameda County

SOUR[     02 (01), 1972

DEVE[     Oliver Rousseau Industries, Hayward, California

NOTE[     PUD and PD on a 93.5-acre site with single-family detached and

townhouse units, and a neighborhood activity center.  Density is 4.2 dwelling

units per gross acre.

SPFE[     - Cul-de-parks

          - Micro neighborhoods

          - Pedestrian walkways

          - Super collector street

          - Planned district commercial

NAME[     Allegheny Center -- mall and office buildings

SITE[     Pittsburgh, Pennsylvania

SOUR[     01 (20), 1971

DEVE[     Alcoa Properties, Inc., Pittsburgh, Pennsylvania

NOTE[     The shopping center and office complex portion of an 80-acre

multi-use project, consisting of a shopping center, parking garage and

two office buildings.

SPFE[     - Three-level enclosed mall

          - Barrel-vault, side-lighted roof

          - Separation of shopping and delivery functions

          - Heated delivery truck tunnel

          - All-weather, indoor parking

          - Multiple uses:

               Retail

               Commercial

               Office

NAME[     Allegheny Center -- residential

SITE[     Pittsburgh, Pennsylvania

SOUR[     01 (19), 1971

DEVE[     Alcoa Properties, Inc., Pittsburgh, Pennsylvania

NOTE[     Rental apartments at 100 units per acre and townhouses at 25

units per acre, as part of an 80-acre multi-use redevelopment project.

SPFE[     - Retail, office and residential mix -- mixed-use development

          - Urban public square

          - Custom outdoor lighting

          - Retention of institutional uses

          - Moderate to upper-middle income mix

NAME[     Rocky Ridge

SITE[     Lake Tahoe, California

SOUR[     01 (18), 1971

DEVE[     Joint venture of: R.T. Nahas Company, Merrill-Brose Company,

          and Weyerhaeuser Company

NOTE[     Resort/second home condominiums on a 53-acre hillside site, with

a density of 3.8 dwelling units per acre plus a 2-acre beach club and 7-acre

townhouse-inn site, with a density of 10 units per acre.

SPFE[     - Hillside architecture

          - Single-trench, underground utility installation

          - Natural landscaping

          - Beach, tennis, and swim clubs

NAME[     Governor's Square

SITE[     Sacramento, California

SOUR[     01 (17), 1971

DEVE[     Robert C. Powell, Properties, Sacramento, California

NOTE[     Multifamily rental garden apartments and townhouses on a 5-net

acre site, with a density of 40 units per acre.  Project is in an urban

renewal area.

SPFE[     - Parking under buildings

          - Open bridgeway building design

          - Garden setting in a downtown urban area

          - Post-tension slab construction

NAME[     Lincoln Village/West

SITE[     Stockton, California

SOUR[     01 (16), 1971

DEVE[     Lilval, Inc., Stockton, California

NOTE[     A highly diversified residential development with all housing

types and wide price range and open space features on a 758.5-acre site,

having an ocverall density of approximately 3.8 dwelling units per acre.

SPFE[     - Man-made 57.5-acre lake

          - Zero-lot-line houses on 30-foot lots

          - Cluster housing

          - Greenbelt

          - Marina complex

          - Four-plex complex

          - Residential mix

NAME[     Filene Center Wolf Trap Farm Park for the Performing Arts

SITE[     Vienna, Virginia -- Washington, D.C. area

SOUR[     01 (15), 1971

DEVE[

NOTE[     Center for the performing arts located in a U.S. National Park.

SPFE[     - First national park dedicated to the performing arts.

          - Unique partnership between a public agency and a private foundation

NAME[     King of Prussia

SITE[     Upper Merion Township, Pennsylvania

SOUR[     01 (14), 1971

DEVE[     Cabot, Cabot & Forbes Company, Philadelphia, Pennsylvania

NOTE[     Multi-use, planned park for offices, distribution, light

manufacturing and research and development.

SPFE[     - Careful master planning

          - Preservation of natural terrain

          - Attractive landscaping

          - Land-to-building ratio

          - Consistent architectural design and quality building materials

          - Sign control

          - Utility services designed to anticipate heavy demands of industrial

            users

NAME[     Talcott Village

SITE[     Farmington, Connecticut

SOUR[     01 (13), 1971

DEVE[     Talcott Village Company, Farmington, Connecticut

NOTE[     Rental and condominium apartments at 6 units per acre, which are

part of a 138-acre multiland use project.

SPFE[     - Rental and condominium mix

          - Natural landscaping

          - Studio workshop and storage lofts

          - Custom outdoor lighting

NAME[     Trailwood Village

SITE[     Houston, Texas -- Kingwood area

SOUR[     01 (12), 1971

DEVE[     Friendswood Development Company (land development subsidary

          of Humble Oil & Refining Company), Houston, Texas

NOTE[     Single-family dwellings and apartments adjacent to open space,

convenience shopping facilities, school, churches, to serve this 603.8-acre

village and future villages.

SPFE[     - Greenbelt (first in Houston)

          - Village green

          - Swim club architectural style

          - Entry treatment

NAME[     The Dam

SITE[     Arapahoe County, Colorado -- Denver area

SOUR[     01 (11), 1971

DEVE[     The Writer Corporation, Denver, Colorado

NOTE[     An open space PUD on 100 acres with single-family detached units

in court clusters around common green that has various recreation facilities.

SPFE[     - Cluster lots

          - Modified building setbacks

          - Modified yard requirements

          - Square cul-de-sacs with 40-foot right-of-way

          - Pedestrian walkway system

NAME[     Executive Park

SITE[     Atlanta, Georgia

SOUR[     01 (10), 1971

DEVE[     Gearon & Company, Inc., Atlanta, Georgia

NOTE[     Multi-tenant office park in a campus-like atmosphere.

SPFE[     - Preservation of existing landscape plus intensive landscaping

          - Screened parking

          - Sign control program

          - Varied architectural solutions to create character

          - Convenience commercial center

NAME[     The Galleria

SITE[     Houston, Texas

SOUR[     01 (09), 1971

DEVE[     Gerald D. Hines Interests, Houston, Texas

NOTE[     A multi-use commercial  complex, consisting of an office tower,

hotel, three-level shopping mall, and private athletic club.

SPFE[     - Air-conditioned, three-level mall

          - Galleria skylight

          - Indoor ice rink

          - Multiple uses:

               Hotel

               Office

               Retail

               Commercial

               Club

               Theaters

          - Structured parking

NAME[     Brittany Estates

SITE[     Tallahassee, Florida

SOUR[     01 (08), 1971

DEVE[     Brittany Development Corporation of America, Inc.,

          Tallahassee, Florida

NOTE[     Mobile Home Park oriented to all market segments including

          families with children, single people and couples with no children.

SPFE[     - Cul-de-sac design

          - Preservation of landscape

          - Design controls

          - Mobile home park zoning

NAME[     Dwight Co-operative Town Houses

SITE[     New Haven, Connecticut

SOUR[     01 (07), 1971

DEVE[

NOTE[     Moderate and low income cooperative townhouse project developed

under Section 221 (d) (3) on an urban renewal site with 20% of the units

under rent supplement.

SPFE[     - Elevated enclosed patios

          - Spray pool

          - Garages under units

          - Renovated carriage house

NAME[     Green Run

SITE[     Virginia Beach, Virginia

SOUR[     01 (06), 1971

DEVE[     Green Run Corporation of Virginia Beach, Virginia Beach, Virginia

NOTE[     Open space PUD on 1,000 acres with single-family, townhouse,

apartment, commercial and recreational uses.

SPFE[     - Man-made canals and lakes

          - Village center

          - Rear-lot walkway system

          - Zero-lot-line houses

          - Back-up design on all arterials and collector streets

NAME[     Baymeadows

SITE[     Jacksonville, Florida

SOUR[     01 (05), 1971

DEVE[     Fletcher Properties, Inc., Jacksonville, Florida

NOTE[     Open-space apartment and condominium community with a golf

course and man-made lakes as major open-space elements.

SPFE[     - Man-made lakes

          - golf course and club

          - Racquet club

          - Recreation club

NAME[     Croker Industrial Park

SITE[     San Mateo County, California

SOUR[     01 (04), 1971

DEVE[     Crocker Land Company (a foremost-McKesson Company),

          San Francisco, California

NOTE[     Industrial park combining offices, warehouses and light assembly

in a valley having no other land uses or interference from through traffic.

SPFE[     - Extensive landscaping

          - Spacious streets

          - Shielded parking and trucking

          - Underground utilities

          - Flexible lot dimensions

          - Lease only (build to suit)

NAME[     Oakland Mills Village Center

SITE[     Columbia, Maryland

SOUR[     01 (03), 1971

DEVE[     Howard Research and Development Corporation, Columbia, Maryland

NOTE[     A neighborhood shopping center in an air-conditioned mall combined

with all other community service facilities (offices, commercial recreation,

community facilities, ecumenical church facilities and schools) to create a

village center ultimately serving 15,000 people within the new city of Columbia.

SPFE[     - Air-conditioned mall

          - Use of existing structures

          - Indoor ice skating rink

          - The village concept

          - Ecumenical religious center

          - Pedestrian walkway system

          - Integrated graphics

          - Creative play sculptures

NAME[     Birnamwood

SITE[     Burnsville, Minnesota

SOUR[     01 (02), 1971

DEVE[     Pemtom, Inc., Minneapolis, Minnesota

NOTE[     Open space community of individually owned townhouses with

          automatic Homes Association adjacent to a par 3 golf course.

SPFE[     - Preservation of existing trees and terrain with a synthesis of

            versatile architecture and site planning.

NAME[     New Mark Commons

SITE[     Rockville, Maryland

SOUR[     01 (01), 1971

DEVE[     Keyes, Lethbridge & Condon, AIA, Washington, D.C.

NOTE[     Single-family and townhouses in an open space design with a

small neighborhood commercial and recreational area.

SPFE[     - Man-made lake

          - Pedestrian system

          - Village green

          - Pipe-stem lots