



# And the winners are...

Bringing new life to battered neighborhoods, adding green space and improving connectivity while preserving the natural beauty of their surroundings, communities that won "Best of" honors from judges in the 20th annual National Association of Home Builders (NAHB) Multifamily Pillars of the Industry competition are enhancing the neighborhoods they embellish from coast to coast.

#### PEGGY SHAW

The 466-unit first phase of Columbia Parc at the Bayou District in New Orleans, La., winner of both the Community of the Year and Best Affordable Community awards, was honored by a visit from President Barack Obama and his wife, Michelle, and

HUD Secretary Shaun Donovan in August, 2010 when they toured communities that were devastated five years earlier by Hurricane Katrina's winds and flood waters. Columbia Parc rises on the footprint of a demolished 1,436-unit mid-20th century apartment complex that already was deteriorating before the storm, and plagued with crime and violence. The hurricane damage accelerated existing plans to tear down the blighted apartments and replace them with a modern, mixed income community.

**(above)** *Multihousing Professional* Editor Bruce Carlson will present the National Association of Home Builders (NAHB) Multifamily Pillars of the Industry awards in a virtual presentation at 2 p.m. Eastern Time on Oct. 6 on the NAHB Website at [www.nahb.org/pillarsawards](http://www.nahb.org/pillarsawards).

**(L)** *Best Mid-Rise Apartment*—The 250-unit Red 160, winner in the Best Mid-Rise Apartment category, is a transit-oriented community located in Redmond, Wash. The community includes a car-charging station and is the first apartment community in the city to provide Zipcars for resident use.

The \$138 million Columbia Parc that was designed by JHP Architecture and Urban Design of Dallas and developed by Columbia Residential and The Bayou District Foundation in partnership with

HANO will include another 317 apartments in subsequent phases expected to be completed by late next year. The design blends classically-inspired New Orleans architecture with state-of-the-art amenities. Columbia Parc features front porches and balconies, controlled-access and street-side parking, and won New Orleans Mayor Mitch Landrieu's praise in a speech before the National Press Club in Washington, D.C., in August, 2010. He lauded Columbia Parc as a model for "place-based holistic neighborhood development."

The two- and three-story townhome and mansion-style buildings include 157 public housing units, 160 tax credit units that can be rented using rental assistance vouchers and 149 market rate units. The first phase also includes a 7,400 sq. ft. community center and a similar size management center and is enhanced by the preserved live oak

**President Barack Obama** and his wife, Michelle, visit to the home of Maude Smith at Columbia Parc at the Bayou District in New Orleans, La., in August, 2010. The 466-unit community is winner of both Pillars' Community of the Year and Best Affordable Community awards.

trees that line the community's streets.

Just over 32 percent of the units are priced at 40 percent of area median income (AMI) or less, 34 percent are affordable for those earning 40 percent to 60 percent of AMI and the remaining 33.5 percent are priced to rent to residents who earn more than 60 percent of AMI.

The project includes a charter school, a YMCA, a grocery store, neighborhood retail, a community center and a senior housing facility and a whimsical water park. Unit sizes range from 711 sq. ft. one-bedroom units to 1,534 sq. ft. two-bedroom apartments and rents range from \$576 to \$1,300. In-unit amenities include full-size washers and dryers, designer-coordinated interiors that feature hardwood-style and ceramic flooring and carpet, granite countertops with tile backsplashes in the kitchens, with kitchen islands in select units that provide additional storage and counter space. Other amenities include nine-foot ceilings with crown molding, oversized walk-in closets, ceiling fans in living and bedroom areas, central heating and cooling.

The entire community is enhanced by lush, manicured landscaping.

**The Preserve on Fredericksburg**

The Preserve on Fredericksburg, winner of the award for Best Garden Apartment Community of Four Stories or Less, is a pristine, sophisticated Texas Hill Country retreat, located minutes away from the urban bustle of San Antonio. The master planned community that is dedicated to preserving the beauty of the landscape that surrounds it is just minutes away from the cultural attractions of the second largest and most visited city in Texas, which include the Alamo and numerous missions.

Located on a high-profile 25-acre site that has visibility and frontage on three major highways, the 376-unit community that was designed by Humphreys and Partners and developed by Cambridge Development Group and USAA Real Estate is close to employment, medical and cultural centers in Alamo City's northwest submarket and downtown. Completed in August, 2010, the upscale gated community exemplifies the



Columbia Park of the Bayou District is a vibrant new park space for children and families in the heart of the heart of New Orleans. The 40,000 sq. ft. of the park is a true testament to the community's love for the city and the Bayou District. Located in the heart of the Bayou District, Columbia Park is a vibrant new park space for children and families in the heart of the heart of New Orleans. The 40,000 sq. ft. of the park is a true testament to the community's love for the city and the Bayou District.







The winding paths at Columbia Parc at the Bayou District in New Orleans, La., meander around live oak trees that line the community's streets.