

From very low-income housing and downtown redevelopment to a much-emulated aquarium, nine diverse projects provide important lessons for developers.

The 1995 ULI AWARDS for EXCELLENCE

1995 ULI Awards for Excellence Jury

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Each year, the Urban Land Institute honors projects that represent superior land planning and development, resourceful use of land, relevance to contemporary issues, and sensitivity to the environment. The following winners of the 1995 ULI Awards for Excellence demonstrate those qualities and set a standard for other projects to follow.

Established in 1979, ULI's Awards for Excellence program honors the most outstanding projects in the United States and Canada. Starting in 1994, projects in Spain, England, Mexico, the Netherlands, and Australia became eligible for a new International Award. That year, Broadgate, a mixed-use complex in London by Stanhope Properties, won the International Award.

To be eligible for a ULI Award for Excellence, a project must be substantially complete and financially viable, and it must demonstrate relevance to the current and future needs of its community.

All projects submitted for consideration are evaluated carefully by a jury of at least ten ULI members. Jurors are appointed by the Institute's president for a three-year term and represent all facets of the real estate development industry, including finance, design, planning, development, and public policy making. Jury members bring to the program their individual expertise, ensuring a well-rounded, fair, and thorough selection process.

The first jury session takes place over a two-day period. Jurors review each entry's written application and slides and select approximately 30 finalists. Between this session and the second jury meeting, at least two jury members visit each project on the finalist roster. When the jury reconvenes, it hears reports on the site visits, discusses any additional information available, and selects the winners.

This year's 145 entries fell into 12 award categories: office, residential, recreational, urban/mixed use, industrial/office park, commercial/retail, new community, rehabilitation, public, international, special, and heritage. The jury may grant as many as six domestic ULI Awards for Excellence, up to two Special Awards, up to two International Awards, and one Heritage Award each year. It may give only two awards in each award category—one for a large-scale project and one for a small-scale project. However, no more than three domestic awards may be presented to large-scale projects. The Special Award was established in 1986 to recognize projects that might not meet all the eligibility requirements but that are otherwise models of successful development projects.

The 1995 ULI Awards for Excellence winners were announced at a ceremony at ULI's fall meeting in November in Philadelphia. The 1996 "Call for Entries" is bound into this issue of *Urban Land*. ♦

The summary descriptions of the award-winning projects on the following pages were written by former Urban Land editor Libby Howland, who is now contributing editor.

SMALL-SCALE RESIDENTIAL DEVELOPMENT AWARD

Strathern Park Apartments

Developed by a for-profit company with extensive experience in affordable housing, Strathern Park Apartments serves low- and very low-income families in a poor and gang-plagued Los Angeles neighborhood. Total project costs were \$25.5 million, of which one-quarter was financed privately and conventionally. Construction was completed on time and within budget. The per-unit cost of approximately \$106,000, even allowing for the project's relatively low density (28 units per gross acre), is low for affordable housing in California.

Concern for the comfort, safety, and enjoyment of the residents informed all design decisions. The buildings are two stories high. All units have private open space. Laundries, barbecues, and seating areas are located next to children's play areas. Specially constructed concrete parking areas are roped off for basketball and skateboarding. (The two-spaces-per-unit parking requirement was, and remains, excessive.) Buildings are designed to "police" the street and "supervise" the common areas.

Scrupulous attention to lease-up details has virtually eliminated turnover and vacancy. Management through tenant organizations and extensive tenant services (a child care center, classes, social services facilities, maintenance and management employment opportunities) gives residents a sense of personal place, which they repay by treating Strathern Park Apartments with a sense of personal responsibility.



Official Statement of Award

The details of the Strathern Park Apartments fit its target market and location to a tee. It was built extraordinarily efficiently and is extremely well managed and maintained. It is a well-thought-out and high-quality contribution to the world of low-income housing.

Project Data

Location: Sun Valley, California
Developer/Owner: Thomas Salran & Associates
Architect: Withee Malcolm Partnership
Size: 6.88 acres
Residential Units: 241
Completed: December 1991

