

Developer: Reliance Development Group  
Architect: Fisher-Friedman Associates

### *Alder Springs*

Laytonville, California  
Builder: Ireland-Robinson & Hadley, Inc.  
Architect: Sutton Suzuki Architects

### **Best Affordable Housing Project - Attached 1 to 3 Stories**

#### *Grand Award*

### *Sycamore Street Commons*

Santa Cruz, California  
Builder: Devcon  
Developer: Mercy Charities Housing California/Santa Cruz  
Architect: Pyatok Associates

### *Awards of Merit*

#### *Ohlone Court*

San Jose, California  
Builder: L & D Construction Company  
Developer: Bridge Housing Corp./Cilker Orchards  
Architect: McLarand, Vasquez & Partners

### *Rotary Valley*

Terra Linda, California  
Builder: Segue Construction, Inc.  
Developer: Bridge Housing Corporation  
Architect: Backen, Arrigoni & Ross, Inc.

### *The Promenade*

Pleasanton, California  
Builder: Regis Contractors  
Developer: A.F. Evans, Inc.  
Architect: Hardison Komatsu Ivelich & Tucker

### *Pickering Place*

Fremont, California  
Builder: Ross Construction  
Developer: Mid-Peninsula Housing Coalition  
Architect: Columbus Architecture

### **Best Affordable Housing Project - Attached 4 or More Stories**

#### *Grand Award*

### *Bridgescourt*

Emeryville, California  
Builder: Catellus Residential Construction  
Developer: Catellus Residential Group  
Architect: McLarand, Vasquez & Partners

### **Best Affordable Housing Project - Detached Awards of Merit**

#### *Vest Pocket Community*

Fairfax, California  
Builder: Joseph DiGiorgio & Sons, Inc.  
Developer: Innovative Housing for Community

Architect: Solomon Architecture & Urban Design

### **Best Apartment Project - 4+ Stories Award of Merit**

#### *Embarcadero Lofts*

San Francisco, CA  
Builder: Oliver & Company  
Developer: Embarcadero Pacific  
Architect: MBH Architects

### **Best Mixed Use Grand Award**



**The Residences at Spanish Bay in Pebble Beach were developed by Spanish Bay Phase III, L.P. and designed by McLarand, Vasquez & Partners, Inc.**



**The Embarcadero Lofts in San Francisco were built by Oliver & Company, developed by Embarcadero Pacific and designed by MBH Architects.**

### *Embarcadero Lofts*

San Francisco, California  
Builder: Oliver & Company  
Developer: Embarcadero Pacific  
Architect: MBH Architects

### **Best Seniors Housing Project**

#### *Grand Award*

### *Cecilia Place Housing for Seniors*

Tiburon, California  
Builder: Midstate Construction  
Developer: Ecumenical Association for Housing  
Architect: Richard H. Olmsted, AIA

### *Awards of Merit*

#### *The Hamilton*

Palo Alto, California

Builder: Vance M. Brown, Inc.  
Developer: The Hamilton Group  
Architect: Backen, Arrigoni & Ross, Inc.

### *Pagemill Court*

Palo Alto, California  
Builder: Branagh Construction, Inc.  
Developer: Mid-Peninsula Housing Coalition  
Architect: Barnhart Associates Architects, Inc.

### **Best Community Site Plan-500 Acres or Less Award of Merit**

#### *Rose Lane*

Modesto, California  
Builder/Developer: Florsheim Homes  
Architect/Land Planner: William Hezmalhalch Architects, Inc.

### **Best Community/Town Site Plan - Over 500 Acres**

#### *Awards of Merit*

#### *The Parkway*

Folsom, California  
Builder: Parker Development Company  
Developer: Parker Development Company & Teichert Construction, Inc.  
Architect: Forrar-Williams Architects  
Land Planner: Spink Corporation/James & Stokes Associates

### *Wingfield Springs*

Sparks, Nevada  
Developer: Loeb Enterprises, L.L.C.  
Architect: Sheehan Van Woert Architects  
Land Planner: EDAAW, Inc.

### **Best Redevelopment, Rehab or Infill Site Plan**

#### *Awards of Merit*

#### *Classics at Town Square*

Mountain View, California