

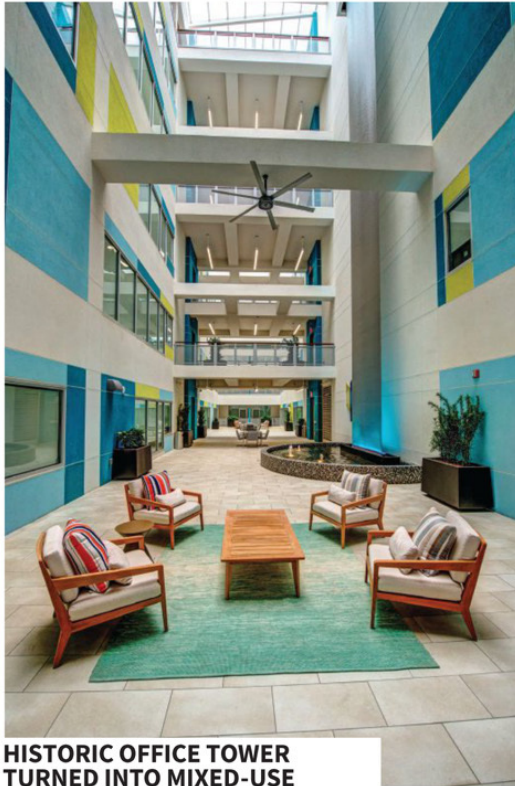
NOTEWORTHY



ELEGANT LANDSCAPING MARKS CONTEMPORARY LIFESTYLE IN DOWNTOWN LOS ANGELES

The name Sofia may bring to mind the capital of Bulgaria, but the Sofia Los Angeles is much closer to home. Located close to the Staples Center, the two-building, six-story property has 600 market-rate one- and two-bedroom apartments designed by Togawa Smith Martin Architects. Roof deck plantings were designed by landscape architect TGP, Inc. Seating niches enclose 600 lightweight planters of multi-trunk king palms and fire pit lounges and barbecue grills. Also on the team for developer Holland Partners: Englekirk (SE), Hall & Foreman (CE), LDI Mechanical (ME), John R. Hanzlik & Associates (electrical engineer), and Holland Construction (GC).





**HISTORIC OFFICE TOWER
TURNED INTO MIXED-USE
RESIDENTIAL ENTERPRISE**

In downtown Dallas, the six-story Mayflower office building—listed on the National Register of Historic Places—has been converted into 215 apartments and 14,000 sf of ground-floor retail. Merriman Anderson Architects (designer), Aguirre Roden (MEP), and Andres Construction (GC/prime contractor) completed the \$56 million complex (now known as 411 Akard) for HRI Properties, New Orleans, La. The city provided \$10 million in tax increment financing and a \$1 million grant for supplying workforce housing.

**CHICAGO SUBURB HOSTS
NEW TRANSIT-ORIENTED
RENTAL COMMUNITY**

Architects at Schwarz Lewis Design Group teamed up with McHugh Construction on the 75-unit Residences of Wilmette, a transit-oriented rental community a block from a Metra commuter line to downtown Chicago. One-, two-, and three-bedroom apartments ranging in size from 650 to 1,550 sf feature Bosch appliances and Grohe plumbing fixtures. The property has 6,200 sf of retail space, a Luxor One package-delivery system, and a steam room with chromotherapy (color therapy). M&R Development joint ventured with Globe Corporation on the enterprise. RMK Management Corp. is the property manager.

