

2015 INNOVATOR AWARD WINNERS

Celebrating the best of the best in on- and off-campus housing, the Innovator Awards are given to the best projects and programs each year. More than 70 industry judges chose the winners from more than 120 entries.

On-Campus: Best New Development

Chestnut Square at Drexel University **American Campus Communities**

Construction on the 580,000-square-foot, 24-story, mixed-use Chestnut Square project began in 2013. It includes apartments and suites for more than 1,300 students with 20,000 square feet of retail divided into 11 locations at the street level. The Chestnut Square development, located at Lancaster Avenue and 34th Street in Philadelphia, is the largest project in Drexel's history.



American Campus Communities developed Chestnut Square at Drexel University. The project, which was designed by Robert AM Stern Architects, won two awards in the on-campus category: Best New Development and Best Architecture/Design.

On-Campus: Best Architecture/Design

Chestnut Square at Drexel University **American Campus Communities/ Robert AM Stern Architects**

ACC will manage and operate the facility under a ground-lease agreement with Drexel, and at the end of the lease term, the ownership will revert to Drexel. Solomon Cordwell Buenz Architects designed the building that was built by the Hunter Roberts Construction Group.

On-Campus: Best Use of Green/Sustainable Construction/
Development

Raider Village at Southern Oregon University **American Campus Communities**

Raider Village is a campus development that promotes a sustainable lifestyle on the Southern Oregon University campus in Ashland. The Village includes 195,000 square feet of new student housing, 24,000 square feet of dining opportunities on 6.8 acres of landscaping, parking and pedestrian paths. Each of the three buildings has achieved LEED Gold certification.



Raider Village at Southern Oregon University won for Best Use of Green/Sustainable Construction/Development and Best Implementation of Mixed Use.

On-Campus: Best Implementation of Mixed-Use

Raider Village at Southern Oregon University **American Campus Communities**

ACC developed the 700-bed semi-suite and suite-style Raider Village residence hall and dining hall for Southern Oregon University. The design includes two distinct four-story buildings, with semi-suites in one building and suite-style units in the second building. An adjacent dining hall and community center features clerestory windows for increased ventilation and daylight, and an outdoor 150-seat dining terrace.

On-Campus: Best Renovation of Existing Housing

Manzanita Hall at Arizona State University **American Campus Communities**

Manzanita Hall reopened in the fall of 2013 as the home of the College of Liberal Arts and Sciences Residential Community and is a freshman co-ed hall that provides double occupancy accommodations with suite-style bathrooms. Manzanita Hall residents have access to 24-hour campus security and front desk services, computer lab, laundry facilities, dining hall, fitness center, meeting spaces and two-story lounges with community kitchens.



Manzanita Hall at Arizona State University won for its redevelopment by ACC.

On-Campus: Best Vendor/Operator Solution

University of Kentucky and Elauwit **EdR**

EdR partnered with Elauwit to create a scalable solution to provide Internet, cable TV and security services to students at the University of Kentucky.



EdR's partnership with the University of Kentucky won several Innovator Awards, including Best Vendor/Operator Solution and Best Public/Private Partnership.

On-Campus: Best Public/Private Partnership

University of Kentucky and EdR **EdR**

UK partnered with EdR to build 12 new residence halls on campus by August 2016. The partnership will produce 9,000 beds. The 12 buildings, seven of which have been completed, represent 2.1 million square feet of on-campus living space. EdR could spend approximately \$500 million in total to replace, construct and operate the 9,000 beds.

On-Campus: Most Creative Public/Private Partnership

University Crossings at Drexel University **American Campus Communities**

University Crossings houses upperclassmen Drexel University. The university leases three floors of two-bedroom, two-bathroom apartments from the ACC-owned University Crossings for its students. Two students live in each bedroom.



University Crossings at Drexel University won for Most Creative Public/Private Partnership. The urban project is located in Philadelphia.

Off-Campus: Best New Development >300 beds

Hub at Tucson **Core Campus LLC**

Located at University of Arizona, Hub at Tucson is home to 594 residents in 163 units. The 12-story high-rise boasts a rooftop pool deck, private bedrooms and bathrooms, floor-to-ceiling glass windows, wood-style flooring, and is located close to campus.



Core Campus LLC's Hub at Tucson won Best New Off-Campus Development with more than 300 beds. The 12-story project is located near the University of Arizona and houses 594 residents in 163 units.

Off-Campus: Best Marketing
& Lease-Up Program

**The Standard at Athens
Landmark Properties**

The Standard at Athens was being constructed throughout the 2013-14 academic year. To raise interest in the project, The Standard sponsored events and created exclusive 'sneak peek' events for a specific 'VIP' audience. The leasing team also relied heavily on technology, creating a fly-through virtual tour at the leasing center, since the project couldn't be seen by walk-through. By March 2014, the project was 100 percent preleased, months before opening, achieving rents that were greater than the market. Landmark also increased rents three times during lease-up.



The Standard at Athens won Best Marketing and Lease-Up Program for its creative efforts in leasing while the project was under construction.

Off-Campus: Best Package
& Offering of Amenities

**Hub at Columbia
Core Campus LLC**

Hub at Columbia features Spa and VIP floors that come with private amenities, including a private steam room, upgraded appliances, custom finishes and in-unit pool table or hot tub in each VIP unit.



Hub at Columbia, the conversion of an office building into student housing, won two Innovator Awards, one for Best Renovation and another for Best Package and Offering of Amenities.

Off-Campus: Best Architecture/Design >300 beds

**Roosevelt Point
Ayers Saint Gross and EdR**

A courtyard and pool deck separate the two-building complex near Arizona State University's downtown Phoenix campus, which includes a seven-story north building and eight-story south building. Amenities include common areas, business center, game room, clubhouse, and fitness facilities. Ground-level storefronts accommodate retail, galleries and restaurants.



Roosevelt Point won an Innovator for Best Architecture and Design Greater than 300 beds.

Off-Campus: Best Turnaround Project

**922 Place, Tempe, Arizona
American Campus Communities**

922 Place is located across the street from Arizona State University and offers fully furnished apartments in a variety of floor plans.



ACC won Best Turnaround Project for 922 Place near Arizona State University.

Off-Campus: Best/Architecture/Design,
Cottage/Townhome

**Hannah Lofts & Townhomes
Capstone Collegiate Communities**

Hannah Lofts opened near Michigan State University, nearly 100 percent leased. The \$33 million, five-building development totaling 355,000 square feet is comprised of 282 residential units with 688 beds and a 595-space parking ramp. Three of the buildings feature townhomes that stretch from the first to the third floor, with studio flats on the fourth floor accessed from a separate common corridor. In addition to residential units, the fourth building houses 7,545 square feet of retail space and a clubhouse.



Capstone Collegiate Communities Hannah Lofts and Townhomes won for Best Architecture/Design, Cottage/Townhome.

Off-Campus: Best Vendor/Operator Solution

**EdR and On-Site.com
EdR**

On-Site.com introduced online leasing to EdR's 67 communities, comprising 37,000 leasable beds. On-Site's online leasing solution allows EdR's student renters to shop apartments, apply, qualify and e-sign a lease in one online checkout process, optimized to run on smartphones and tablets.



EdR and On-Site.com won for Best Vendor/Operator Solution for online leasing at 67 communities.

Off-Campus: Best New Development <300 beds

**601 Copeland
American Campus Communities**

The 283-bed 601 Copeland is located within walking distance of campus, has card-controlled access, a computer center with iMacs, swimming pool and sun deck. The project in Tallahassee, Florida, was designed by Humphreys & Partners Architects and built by FaverGray.



American Campus Communities' 601 Copeland in Tallahassee, Florida, won the award for Best New Off-Campus Development with less than 300 Beds.

Off-Campus: Best Renovation of Existing Project

**Hub at Columbia
Core Campus LLC**

Hub at Columbia was created through the renovation of Palmetto Center, a 20-story office building in downtown Columbia, South Carolina. Featuring 848 beds of student housing, Hub at Columbia hosts an outdoor, rooftop amenity deck, above a multi-level parking garage with reserved parking available for residents. The building provides residents with seven elevators and limited access points for residents using a key-fob system.

Off-Campus: Best Architecture/Design <300 beds

**Hudson Lofts
Hudson Property Management**

Hudson Lofts is located within walking distance of the Pennsylvania State University Behrend campus. The apartments were built on approximately four acres of undeveloped land. A four-story building houses up to 190 students in 61 efficiency, two-bedroom and four-bedroom apartments. Building amenities include a game room, fitness center, cafe and coffee lounge.

Off-Campus: Best Implementation of Mixed-Use in New Development or Renovation

Fuse

Shepley Bulfinch (CA Ventures - developer)

Fuse, a project near Purdue University in Indiana, developed by CA Ventures, has 490 beds along with retail tenants like quick-service food and a fresh market grocer.



Architecture firm Shepley Bulfinch and developer CA Ventures won the award for Best Implementation of Mixed-Use in a New Off-Campus Development or Renovation for their 490-bed project, Fuse, which is located near Purdue University in Indiana.

Off-Campus: Best Mobile Marketing

**Tetro Student Village
Cardinal Group Management**

This mobile marketing campaign was truly mobile: Cardinal's Tetro Truck, a converted box truck, served as a leasing office. With Tetro Student Village under construction near the University of Texas at San Antonio, Cardinal used Tetro Truck to visit events near campus. Students could review unit styles, see a tour of the property and sign leases in the Tetro Truck.

Off-Campus: Best Social Media Campaign

**#DearGinger
Aspen Heights**

The idea of this campaign was simple: to grant students' holiday wishes. Aspen Heights received thousands of requests, and gave a number of gifts away across its 14 markets. The campaign received 1.7 million impressions on Twitter and more than 450,000 impressions on Facebook.



Aspen Heights won the Innovator for Best Social Media Campaign for its #DearGinger campaign.

Off-Campus: Best Use of Green/Sustainable Construction

**The Quad III at CSU San Marcos
Urban Villages San Marcos LLC/EdR**

The first phase of this new construction of student housing opened with 288 beds, and an additional 308 were added in phase two. The Quad offers single and double spaces with full kitchens and baths in each unit, plus flat-screen TVs in each living room. The property is located near to the Sprinter Light Rail System, has a rooftop photovoltaic system, as well as efficient landscaping, a central courtyard with permeable surfaces and effective water management.



The Quad III at CSU San Marcos won the Innovator for Best Use of Green/Sustainable Construction.

Off-Campus: Most Creative Financing

**Freddie Mac Single Sponsor Refinance
Kayne Anderson Real Estate Advisors**

Freddie Mac issued approximately \$734.5 million in K Certificates (K-KA Certificates), which are primarily backed by student housing properties owned by funds managed by Kayne Anderson. This was Freddie Mac's fourth K Certificate offering and its second single sponsor K-deal in 2015. The K-KA Certificates are backed by 17 recently originated multifamily mortgages and are guaranteed by Freddie Mac.

THANK YOU TO OUR 2015 INNOVATOR AWARDS JUDGES:

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|-------------------|-------------------|-------------------|-------------------|
| Greg Faulkner | Miles Orth | Fred Pierce | Anderon Neighbors |
| Wes Rogers | Julie Bonnin | Kelly Young | Casey Peterson |
| Judd Bobilin | Kim Barkwell | Courtney Ingleman | Chip Schell |
| David Pierce | Andy Hogshead | Mark Schundler | Carlie Kresse |
| Jack Boarman | Mitchell Smith | Adam Byerly | Alex O'Brien |
| Kelly Osburn | Kim Cory | Mark Weinstein | Jeff Arnold |
| William Feinberg | John Hinckley | Carl Olzawski | Jonathan Bove |
| Nik Middleton | Erica Byrum | Jay Harkrider | Michael Coakley |
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| Roger Keyser | Scott Duckett | Nancy Juneau | Chris Skiba |
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| Beejan Savabi | Tim Bradley | Jared Heuer | Michael Baird |
| Bob Clark | Jennifer Pearce | Andrew Stark | Mark Stinger |