



► PROJECT OF THE YEAR LOW-RISE

Boardwalk at Town Center

The Woodlands, Texas

The one-of-a-kind 5.75-acre site along the man-made waterway that runs through The Woodlands Town Center demanded a distinct apartment development. And that's exactly what Cambridge Development Group created with the 345-unit Boardwalk at Town Center, a four-story project in the middle of the center, which also features retail and office space as well as a hotel.

Designed by Humphreys & Partners Architects, Boardwalk at Town Center features a modern interpretation of the Southern Coastal style that is popular along the Gulf Coast. It integrates corrugated metal, stucco, glass, and cedar accents and a vibrant color palette to create varied building façades that complement the streetscape, says Mark Humphreys, principal of the Dallas-based design firm. "In a city that is

known for red brick, we really stepped out of the norm with this design," he says.

Boardwalk at Town Center, which is named for the natural wooden boardwalk that connects the property with the waterway, is designed to maximize the views of the water and features an opening between the three apartment buildings so people can experience the water even if they don't have a unit overlooking the waterway. Additionally, the workout room, lounge area, leasing center, and demonstration kitchen all face the water.

The units, which cater to an upscale demographic, emphasize nature and outdoor living, Humphreys points out. For example, many units near or facing the water include rounded corners, expansive windows, and large balconies that take the most advantage of the water views. In addition, most of the units have balconies, although the balcony sizes vary to add visual interest to the building façade.

The property, which is 71 percent occupied, offers a mix of one-, two-, and three-bedroom units ranging from 707 square



feet to 1,637 square feet. Units feature 10-foot ceilings and an open layout with high-end finishes such as 42-inch cabinets and granite countertops. Rents run from \$1,075 to \$2,450 per month—one of the highest rates in the entire Houston metro area, Humphreys notes. —J.P.

Fast Facts

Developer: Cambridge Development Group

Architect: Humphreys & Partners Architects

Builder: Greystar Development & Construction

Opened: January 2007

No. of Units: 345

Unit Mix: One-, two-, and three-bedroom apartments

Rents: \$1,075 to \$2,450

Judge's Verdict

"THIS PROPERTY EXHIBITED A HIGH LEVEL OF DESIGN THAT INCORPORATED INTERESTING SHAPES WITH GORGEOUS INTERIORS." —Grace Sawin, senior project manager, Rippeteau Architects