



PRESS RELEASE

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## **ULI Announces King's Lynne Winner 2007 Awards for Excellence: The Americas Competition**

### *Project Pioneered Mixed-Income Housing*

**WASHINGTON (May 11, 2007)** The Urban Land Institute in Washington, DC announced King's Lynne in Lynn, MA has been named winner of the Heritage Award for the Urban Land Institute's (ULI) Awards for Excellence: The Americas competition, widely recognized as the land use industry's most prestigious recognition program.

The Heritage Award is given to projects that have established new concepts or standards that have been emulated elsewhere; are of national or international renown and have been completed for over 25 years. It is the only ULI award category where the jury needs to be unanimous in their decision, and only seven Heritage Awards have been given since 1979. Past recipients include Rockefeller Center, Disneyland, and Sea Pines Plantation in Hilton Head, SC.

"Mixed-income is a buzzword today, but King's Lynne was the first in the country," said King's Lynne Resident Council President Eleanor Wessell. "After 30 years of successful operation, it is the model for mixed-income housing nationwide, and still going strong." King's Lynne is jointly owned by the King's Lynne Resident Council and Boston-based developers Corcoran Mullins Jennison and also managed by CMJ.

King's Lynne is the former America Park housing project. In 1970 America Park was one of the worst housing projects in Massachusetts. Of the original 408 units, 25% were boarded up and condemned. The tenants of America Park organized and refused to accept housing authority renovations funds and instead, used grant money to hire a consultant who conceptualized a privately owned and managed mixed-income community. Armed with the consultant's findings, the tenants generated private and public support for redevelopment.

The new community was renamed King's Lynne in 1974. King's Lynne is a project of firsts. It is the nation's first public housing project to be converted from public to private housing; the first 50/50 partnership arrangement between public housing residents and a private developer; and the first new housing redevelopment to incorporate mixed-income housing. Thirty years after completion, King's Lynne has the same ownership, is fully leased, is in top condition, and is a financial success. The practices at King's Lynne still serve as the blueprint for redeveloping troubled public housing and planted the seeds for HOPE VI, transforming public housing nationwide.

"To say that King's Lynne was a trend setter is a bit of an understatement," said J. Michael Pitchford, a member of the ULI Awards for Excellence jury. "In fact all the good things we know and practice today in the transformation of public and affordable housing into thriving mixed-income communities has its roots in the experiences of King's Lynne. King's Lynne is as inviting and well maintained as it was upon completion, the perfect proof of concept."

The competition is part of the Institute's Awards for Excellence program, established in 1979, which is based on ULI's guiding principle that the achievement of excellence in land use practice should be recognized and rewarded. ULI's Awards for Excellence recognize the full development process of a project, not just its architecture or design. (<http://www.uli.org/>)

The Americas finalists were selected by a jury of renowned land use development and design experts: Jury chair Lee T. Hanley, chairman/chief executive officer, Vestar Development Co., Phoenix; Ronald A. Altoon, partner, Altoon + Porter Architects, Los Angeles; Bryce Blair, chairman/chief executive officer, AvalonBay Communities, Boston; Timur F. Galen, managing director, Goldman, Sachs & Co., New York; Richard M. Gollis, principal, The Concord Group, Newport Beach; Veronica W. Hackett, managing partner, The Clarett Group, New York; William H. Kreager, principal, Mithun Architects + Designers + Planners, Seattle; Isaac H. Manning, president, Trinity Works, Fort Worth; J. Michael Pitchford, president and CEO, Community Preservation and Development Corporation; Washington, D.C.; Frank Ricks, principal, Looney Ricks Kiss Architects, Memphis; Marilee A. Utter, president, Citiventure Associates LLC, Denver; and Robert M. Weekley, principal, Lowe Enterprises, Inc., Los Angeles.

Since 1971 Corcoran Mullins Jennison Inc. and Corcoran Jennison Companies have successfully developed over \$2 billion worth of property, including, residential communities, schools and institutions, health facilities, condominiums, resorts, conference centers and golf courses. ([www.corcoranjennison.com](http://www.corcoranjennison.com))

The 2007 winners were selected from 170 entries; King's Lynne is the only finalist and winner from New England.