



**SPRINGS AT RED MOUNTAIN  
GARDEN-STYLE APARTMENTS**  
Mesa, AZ

**McSHANE**  
CONSTRUCTION  
COMPANY

# COMMONGROUND



**SCOTT HOPPA**  
Senior Vice President and Regional Manager

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## Garden-Style Apartment Construction on the Rise

*As America's suburbs grow, garden-style apartments have become increasingly popular. But what exactly is causing this shift, and what is so appealing about garden-style complexes?*

### What Are Garden-Style Apartments?

A cluster of low-rise buildings, typically two or three stories high, in smaller cities and suburban areas characterizes garden-style apartment complexes. Open areas with lawns, landscaping and pathways connect the buildings, and most complexes are centered around a clubhouse with amenities such as a fitness center and pool.

### Trends Affecting Garden-Style Apartments

Over the past few years, there has been an increase in migration from major cities into secondary and tertiary markets. The pandemic has accelerated this trend even further, as many people want to leave cities for lower-density living. Additionally, the pandemic has enabled many to work from home, with 29% of the adult workforce employed in remote-friendly occupations. These people no longer have to worry about living close to their office in favor of a shorter commute.

### Why Garden-Style?

For those who want to live in more suburban areas but do not wish to own a house, garden-style apartments are a great solution. Their

lower density allows for better social distancing, and they offer open-air amenities and more overall space at a lower cost.

### Benefits to Developers

Garden-style apartments do not just provide advantages for their residents; they also benefit developers. Flexible site layouts can accommodate virtually any land site, and suburban areas have larger tracts of land for purchase. Most of these sites are greenfield, eliminating the need for environmental remediation, thereby lowering the cost of construction and shortening the schedule.

### Expertise in Garden-Style Construction

We possess extensive experience building garden-style complexes at McShane and are currently underway on 13 developments across the country. Implementing a sequenced turnover of individual buildings enables the owner to begin leasing before the project is fully complete.

**Scott Hoppa**  
Senior Vice President and  
Regional Manager

[> Learn More](#)

## MIDWEST REGION

### Mixed-Use Multi-Family Development Coming to Naperville, Illinois

McShane has been selected by Lincoln Property Company and Calamos Real Estate to add a new mixed-use multi-family development to Naperville, Illinois' CityGate Centre. Known as Lincoln at CityGate, the project will consist of 285 luxury multi-family units, a precast parking garage and the shell for a future event center.

Residents will have access to generous amenities, including a resident lounge, library/work space, fitness and yoga rooms, a bike lounge, storage and a dog spa. Outside, they will be able to enjoy a pool area with a pergola, grills and fire pits.

During the pre-construction phase, McShane worked with the clients and their design team to ensure that the project falls within their budget. By providing pre-construction services, McShane can reduce unforeseen costs for the client and avoid unnecessary schedule delays.

> For more information in the Midwest, contact [Mat Dougherty](#)



## SOUTHEAST REGION

### NGBS Bronze Development Coming to Nashville's Bellevue Neighborhood

Positioned on a 22-acre site on Nashville's southwest side, Novel Harpeth Heights will set a new standard for luxury in the area. Incorporating 322 units, it will feature various studio, one-, two- and three-bedroom apartment homes ranging in size from 549 square feet to 1,529 square feet. The first residences will be available in late 2022.

The development, on behalf of repeat client, Crescent Communities will incorporate nearly 28,000 square feet of shared amenity space for tenants to enjoy. The main clubhouse will resemble a country farmhouse with outdoor spaces and lap pools that lend to residents' entertainment and leisure. The community will also feature a state-of-the-art fitness and movement studio, game room patio with fire pit, dog spa, gear lounge, library, business center with micro offices, demonstration kitchen with bar and dining lounge, and a dog park.

> For more information in the Southeast, contact [Scott Hoppa](#)

> TO LEARN MORE ABOUT WORKING WITH US, CONTACT YOUR LOCAL MCSHANE OFFICE

## FEATURED EMPLOYEE

### Carlos Martinez – Safety Manager

Recently promoted to Safety Manager, Carlos is responsible for advancing our five regional offices' safety policies and procedures. During his nine-year tenure with McShane, Carlos has taken an active role in developing many of the current policies and procedures that the safety department has instituted.

Though based in our Rosemont office, Carlos has recently made efforts to support our emerging Phoenix and California markets to ensure each project team has the proper support and guidance to execute work safely.

Carlos graduated from Northern Illinois University with a Bachelor of Science in Industrial Management and Technology.





## SOUTHWEST REGION

### McShane Underway with Ninth Apartment Community in Greater Phoenix Area

McShane is underway with construction on Banyan North Tempe on behalf of Banyan Residential and Milhaus. Located in Tempe, Arizona, the new multi-family development will offer 310 units across three four-story, garden-style buildings.

The 11.12-acre site will also incorporate 8,000 square feet of amenity space with elaborate wood work including a commercial-grade fitness center, live-work units, an outdoor pool and spa, fire pits, barbecues and a dog park overlooking downtown Tempe. Additionally, there will be parking for 510 vehicles.

Each unit will contain high-end finishes including LVT and carpet flooring, smooth-finish drywall, quartz countertops and frameless glass shower enclosures.

The buildings will feature wood frame construction with a facade of stucco, thin brick and wood-look metal lattice.

> For more information in the Southwest, contact [Jim Kurtzman](#)



## WESTERN REGION

### New Industrial Development Breaks Ground in Richmond, California

McShane Construction Company has broken ground on 500 Pittsburg Avenue, a new industrial development in Richmond, California on behalf of their client, Black Creek Group, a leading real estate investment management firm. Positioned on a 34-acre site near the intersection of Pittsburg Avenue and Richmond Parkway, the development will feature a 481,500-square-foot distribution center.

The facility will incorporate a concrete tiltwall panel exterior with storefront windows. Inside, the space will integrate a 36' clear height with 84 truck docks, four drive-in doors, 7" concrete slab floors and ESFR sprinklers. Additionally, McShane will widen Richmond Parkway and Pittsburg Avenue and add turn lanes and traffic signals.

Completion of 500 Pittsburg Avenue is slated for November 2021.

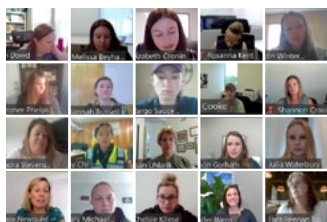
> For more information in the West, contact [Charlie Stone](#)

## QUICK HITS



### GCFD Commercial Real Estate Awards Finalist

This last mile distribution center was recently completed for a major e-commerce retailer and was named a finalist for the Greater Chicago Food Depository Commercial Real Estate Awards.



### New Women's Leadership Group Formed

McShane recently formed a Women's Leadership Group that brings together women from across the company to foster connections, offer support and provide learning opportunities.



### McShane Named a Best Place to Work

For the third year in a row, McShane was named one of the Best Places to Work in Chicago by Crain's.

Ranked one of the top contractors in the nation, McShane provides an employee-focused environment, competitive benefits and opportunities for career growth. We strive to develop employees into company and industry leaders, and provide the support they need to achieve this goal.

CHICAGO'S  
**BEST  
PLACES TO  
WORK**





**HACKNEY HOUSE APARTMENTS**  
Oconomowoc, WI

Construction is underway on this 20-building, 302-unit garden-style apartment community that offers a 4,000-square-foot clubhouse, outdoor pool, patio area and dog wash.



**ABT ELECTRONICS**  
Glenview, IL

This 429,524-square-foot addition will incorporate two three-story office blocks and 407,294 square feet of warehouse space, doubling current capacity.



**THE TROTTA APARTMENTS**  
Middleton, WI

This 126-unit apartment residence features four stories of wood frame construction atop an underground parking garage with a fitness room, dog wash and rooftop decks.



**BREWSTER CREEK COMMERCE CENTER**  
Bartlett, IL

This 436,500-square-foot speculative industrial development is nearing completion. This cross-dock facility has a 36' clear height and 54 truck docks.



**SPRINGS AT COOLEY STATION**  
Gilbert, AZ

Construction continues on McShane's 20th Springs assignment, which incorporates 276 units across 10 garden-style apartment buildings, a clubhouse with fitness center and an outdoor pool.



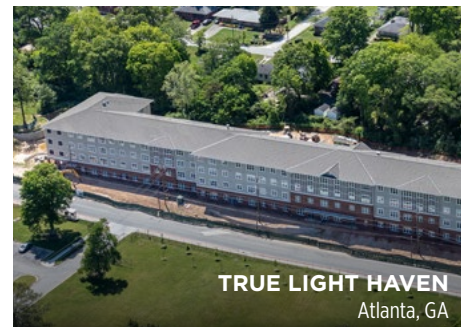
**COVINGTON CROSSINGS**  
Covington, GA

The four-story affordable senior living community will soon be completed and offers 198 units with LVT flooring, carpeted bedrooms and granite countertops.



**THE OAKS AT ALGONQUIN**  
Algonquin, IL

This H-shaped building will be a 166-unit senior living facility divided to accommodate independent living, assisted living and memory care units.



**TRUE LIGHT HAVEN**  
Atlanta, GA

The nearly completed senior living community is designed to achieve National Green Building Standard Gold and offers 124 affordable units and best-in-class amenities.



**900 GAYLEY AVENUE**  
Los Angeles, CA

Located in the heart of Westwood, this mixed-use development incorporates 33,317 square feet of office space and 5,182 square feet of ground-floor retail space.