

KTGY Moving Forward on Construction Documents for New High-End, 2-Story Retail Development

Award-winning KTG Y GROUP, INC., Architecture and Planning announced today that the company is moving forward with construction documents for Bel Mare, a two-level, high-end destination lifestyle center located on Pacific Coast Highway in Newport Beach, Calif. The project, which is expected to break ground in late 2006, includes designers AG Adriano Goldschmied, Multi-Brand Boutique Lisa Kline & Maria Marti.

September 18, 2006 (FPRC) -- IRVINE, CA – Award-winning KTG Y GROUP, INC., Architecture and Planning, the architect for Bel Mare in Newport Beach, Calif., announced today that the company is moving forward with construction documents for Bel Mare, a two-level, high-end destination lifestyle center located on Pacific Coast Highway and supported by two levels of subterranean parking. The \$80 million project, which is expected to break ground in late 2006, will include many high profile tenants, including Los Angeles-based AG Adriano Goldschmied, Lisa Kline, Lisa Kline Men, Lisa Kline Kids, New York-based Nancy Koltes At Home, and AZ-based Maria Martin. In addition, the developers are currently negotiating leases with a host of other boutiques, fashion designers, and signature sit-down restaurants.

A joint venture between Allied Retail Partners of Newport Beach, Calif. and Red Mountain Retail Group of Santa Ana, Calif., the 56,000-square-foot project spans 17 lots at the northwest corner of the busy intersection of Pacific Coast Highway and Dover Drive.

“Nestled against the bluffs, with a beautiful view of the Newport Beach Harbor, Bel Maré will become one of the regions most elegant shopping and dining destinations. The design, inspired by the charming villages of Tuscany, Italy will offer visitors a truly unique shopping and dining experience and feature well-appointed pedestrian walkways, open piazzas, intimate courtyards, outdoor patio seating areas as well as an outdoor rooftop garden,” says Greg Lyon, principal at KTG Y.

“We are not looking to compete with Fashion Island, South Coast Plaza or the neighborhood shopping centers that currently exist in the market. We are creating a completely unique retail environment for chic, upscale boutiques and restaurants that prefer high-end urban shopping districts where they can display their sense of style and individuality,” notes David Goldman, managing partner.

“In order to maximize the success of Bel Maré and our tenants and create a true destination where customers can find the widest array of unique products and services, we are focused on assembling a highly complimentary merchandising mix and limiting the amount of overlap. We are very discriminating when it comes to evaluating prospective tenants, down to the price points of their merchandise and the specific brands that they carry or design,” says Zachary Sussman, Allied Retail Partners’ Leasing Director.

The project is slated to open in the summer of 2008. Snyder Langston in Irvine is the general contractor. For more information on Bel Mare, visit www.belmareshops.com.

KTGY GROUP, INC., Architecture and Planning, was created in 1991, with project viability and client satisfaction as abiding priorities, while providing complete planning and architectural design services for residential communities, retail developments and related specialty projects.

In a complex and changing world, the firm consistently delivers innovative solutions that reflect clear understanding of development, marketing and financial performance. KTTY takes particular pride in its highly motivated and principal led studio teams, who deliver superior services, thus strengthening clients' long-term growth and earnings objectives.

Serving clients throughout the United States, the firm has locations in Irvine, Santa Monica, Oakland and Denver. For more information, contact Sayeh Rad at (949) 851-2133 ext. 1346 or visit www.ktgy.com.

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For more information:

Sayeh Rad
KTGY GROUP Inc.
Architecture + Planning
17992 Mitchell South
Irvine, CA 92614
Phone: 949.797.8346 x1346
Fax: 949.851.5156
Email: srad@ktgy.com

Contact Information

For more information contact Anne Monaghan of Monaghan Communications (<http://www.ktgy.com>) 949-722-2933

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