

KTGY GROUP Awarded Six Gold Nugget Merits

Award-winning KTG Y GROUP, INC., Architecture and Planning, announced it has earned six prestigious Gold Nugget Merit Awards for its site planning and architecture for attached, detached and affordable homes. KTG Y received three Merit Awards for “Best Affordable Project - Under 30 DU/AC” for its College Vista in San Mateo; Nuevo Amanecer Apartments in Pajaro; and Royal Court in Morgan Hill. KTG Y’s Oakland Estuary project located in Oakland won two categories: “Best Neighborhood Site Plan – Up to 20 Acres” and the “Best Attached Housing Project – 18 to 40 DU/AC.” KTG Y also received a Merit Award for its Artisan Walk in Emeryville, Calif. for the “Best Attached Housing Project – 18 to 40 DU/AC.”

May 15, 2007 (FPRC) -- IRVINE, CALIF. - Award-winning KTG Y GROUP, INC., Architecture and Planning, is pleased to announce that it has earned six high honors in the prestigious Gold Nugget Awards for its site planning and architecture for attached, detached and affordable homes. In its 44th year, Gold Nuggets honor creative achievements in architectural design and land use planning for residential, commercial and industrial projects. Drawing entries from 14 western states and internationally, the Gold Nugget Awards program is the premiere event of the annual PCBC and the oldest and largest program of its kind. KTG Y was chosen from more than 560 entries. The Grand Award winners will be announced at the Gold Nugget Awards gala during the annual PCBC trade show and conference on Thursday, May 31, 2007 in San Francisco, Calif.

“The Gold Nugget Awards recognizes the best of the best in architectural design and land use planning and we are thrilled to receive these top honors,” said CEO Tricia Esser. “We thank the judges for their outstanding recognition, and the clients who partnered with us to achieve such noteworthy projects.”

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“The goal with College Vista was to create quality, affordable housing in a cost-prohibitive market for San Mateo’s community college faculty,” said KTG Y’s Stan Braden, AIA. “It was a joint public/private partnership that encompassed the college district, apartment developer, KTG Y, financial consultant and city, redevelopment and utilities officials. Affordable rents and incentives for eventual home purchase encourage teachers to stay. Decks, patios, garages and spacious layouts of up to three bedrooms deliver upscale quality. The contextual architecture, innovative finance/build plan and lifestyle quality encourage concept’s replication in virtually any market.” The developer of the 44-unit apartment community was Thompson Dorfman Partners of Sausalito, Calif. The builder was Devcon Construction, Inc. of Milpitas, Calif.

“Our goal with Nuevo Amanecer Apartments in Pajaro was to create affordable, quality homes for low income migrant and resident farm workers that were living on the site,” said KTG Y’s David Senden.

The project is 100 percent affordable for incomes 60 percent or less below median family income (MFI). “Solar roof panels were used to generate electricity, which aids in affordable living. Efficient, high-density design promotes affordability, and delivers comfortable living spaces. Site plan supplies two garage spaces per unit. Paseo and shaded areas promote neighborly interface, safety and security. Prominent pocket park enhances this quality identity; laundry rooms overlook park or paseo,” Senden said. The developer/builder was South County Community Builders of Gilroy, Calif.

Royal Court, which consists of 12 detached single-family homes, targets well-employed families priced out of market rate homes. The project includes nine affordable and three market rate homes that blend comfortably with new adjacent apartments and established detached and attached housing.

“The goal was to create high quality, for-sale homes that would be affordable to families earning below the area’s MFI of \$106,000, an income far too low for the area’s \$700,000 to \$1+ million market rate homes,” said Senden. “KTTY and non-profit developer South County Community Builders transformed a well-located, underutilized brownfield into a new neighborhood that harmonizes with Morgan Hill’s agrarian traditions and architectural character.”

KTTY’s Oakland Estuary, a 116-unit townhomes development in Oakland, provides upscale, distinctly urban housing, at density for attainable pricing. The project targets young singles and couples seeking their first home, empty nesters and urbanites. Surrounded by warehouse/industrial potpourri and aging detached homes, the narrow infill site previously held little intrinsic appeal.

“The goal was to create a feasible alternative to podium + three stories presumed for density goals,” said Braden. “The bordering estuary anchors the project’s visual appeal and the public pathway along the estuary enhances location appeal. Interlocking units deliver 116 townhomes without structured parking, strengthening residential ambience. The on-grade planning strengthens property value and the tandem parking optimizes land area and density. All garages are two-car with convenient direct access. High unit yield and generous plan sizes (approximately 1,250 to 2,000 square feet) maximize salability and pricing. Stucco and metal siding responds to City preferences and surrounding character. Galvanized corrugated metal siding and painted standing seam metal roof, windows and exposed steel underscore historic factory style.” Signature Properties in Pleasanton, Calif. was the developer/builder.

KTTY’s goal for Artisan Walk in Emeryville was high quality, attainably priced homes that would enrich Emeryville’s revitalizing warehouse district. The development consists of 72 units ranging in size from 1,544 - 1,623 square feet. The Olson Company of San Ramon was the builder/developer.

“Artisan Walk’s town home forms generate residential identity and positive link to context via street-facing stoop entries,” said Senden. “At ground level, brick accents enrich clean, classic stucco forms, responding to neighboring warehouses and sustaining a pleasant, pedestrian-focused gesture that connects home and neighborhood. Stacked over attached, on-grade garages, two-unit types are designed and organized to offer convenient, single-level function. Spacious, well-differentiated layouts share such upscale touches as private outdoor space, interior laundries and stylish master suites. Ground level spaces provide for live/work, retreat or guest quarters definitions. Third floor units capture optimal views; serving as standard closets, optional elevators provide choice and convenience for varied preferences and aging in place. On site open space/tot lot area completes this exceptional urban oasis.”

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.

KTGY 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 or visit www.ktgy.com.

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Sayeh Rad
KTGY GROUP Inc.
Architecture + Planning
17992 Mitchell South
Irvine, CA 92614
Phone: 949.797.8346 x1346
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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