

Downtown Walnut Creek to Debut First New Live-Work-Shop-Play Condo Homes

Downtown Walnut Creek's first live-work-shop-play residences, 555YVR, are nearly completed. Developed by Thompson | Dorfman Partners with KTG Y as the project architect, 555YVR is a modern, environmentally-friendly, transit-oriented development featuring 87 spacious one-bedroom, one-bedroom plus den and two-bedroom homes, as well as townhomes and live-work units, all featuring luxury finishes, stainless steel appliances and expansive floor-to-ceiling windows. This exclusive address offers an innovative blend of stylish and sophisticated living in a central location within steps of downtown's hippest restaurants, trendiest boutiques, various cultural activities, and transit links to the rest of the Bay Area.

September 9, 2009 (FPRC) -- IRVINE, CALIF. - Award-winning KTG Y Group, Inc., Architecture + Planning, architect for 555YVR, announced today that Downtown Walnut Creek's first live-work-shop-play residences, 555YVR, are nearly completed.

Developed by Thompson | Dorfman Partners with KTG Y as the project architect, in conjunction with Kwan Henmi as the concept design architect, 555YVR is a modern, environmentally-friendly, transit-oriented development featuring 87 spacious one-bedroom, one-bedroom plus den and two-bedroom homes, as well as townhomes and live-work units, all featuring luxury finishes, stainless steel appliances and expansive floor-to-ceiling windows. Most homes have spacious private decks or patios.

Owing its name to its convenient location at 555 Ygnacio Valley Road in Walnut Creek, Calif., this exclusive address offers an innovative blend of stylish and sophisticated living in a central location within steps of downtown's hippest restaurants, trendiest boutiques, various cultural activities, and transit links to the rest of the Bay Area. It is the epicenter of effortless living with all the benefits of an exciting urban lifestyle in a thriving suburban setting.

"We are thrilled to complete 555YVR and advance a growing trend toward downtown living in Walnut Creek," said Bruce Dorfman, principal of Thompson | Dorfman Partners, whose partners have been active Bay Area developers for more than two decades. "Residents of 555YVR will be able to enjoy great restaurants, nightspots, shopping and attractions within walking distance. And it is a block from the BART station. There is nothing like this in downtown Walnut Creek or in the I-680 corridor."

"555YVR's architecture is decidedly contemporary," said Stan Braden, AIA, NCARB, chairman and principal of KTG Y. "The clean lines and a simple but elegant palette of materials and carefully executed common spaces signal a well-appointed community that is comfortable today and into the future."

Rising four-stories, these tasteful residences are topped by the Sky Lounge, an amazing rooftop terrace with an outdoor kitchen, fireplace, and breathtaking 360-degree views of the San Ramon valley and Mt. Diablo. Residents also enjoy a state-of-the-art media room, a private fitness center, a lushly landscaped courtyard with a water feature and bench seating, an on-site protected dog run

and WiFi connectivity in common areas, ideal for tech-savvy professionals. There is also plenty of parking and ample storage in a gated 170-space subterranean garage.

555YVR's thoughtfully-planned homes offer exquisitely detailed basics, including expansive low-E energy-efficient floor-to-ceiling windows, which allow natural light and provide dramatic views; hardwood floors; European-styled kitchens with CaesarStone counter tops and premium stainless steel appliances from Bosch and Thermador; and, bathrooms in serene tones of taupe, bronze and ivory, Kohler Ladena sinks with polished chrome Kohler faucets, Italian tile floors and TOTO dual flush toilets. Most of the units have private outdoor decks or patios, 9' or 10' ceilings, and generous closet spaces with walk-in closets in the master suites.

Located on the former site of the JFK University, some of 555YVR's additional sustainable "green" features include innovative, energy efficient lighting; passive solar heating; water efficient landscaping; a "cool" roof deck, intended to reduce heat island and to minimize the impact on the microclimate, human and wildlife habitat; bicycle storage and bike racks available to residents; low-flow, water-efficient showerheads, lavatory sinks and kitchen faucets; use of low-VOC construction adhesives for all interior adhesives; environmentally-friendly interior trim and shelving; use of low-emitting paint meets the highest air quality standards; and light pollution reduction to improve nighttime visibility, night sky access and to reduce impact on nocturnal environments. The developer also diverted 50 percent of construction and demolition waste to promote recycling and reduce landfill waste.

"The live-work-shop-play environment minimizes commuting and lessens pollution as it includes close proximity to public transit lines, neighborhood parks and shopping centers, business and medical services, churches and schools," said Braden. "Furthermore, 555YVR's sustainable design and lower energy bills and pedestrian-friendly location increases affordability for residents, which is more important than ever in today's challenging economic climate."

"555YVR offers tremendous value in this marketplace and combines the best features of modern, luxury condo living, energy efficiency, and the outstanding benefits of a highly desirable location at the commercial, entertainment, and cultural heart of the city, along with easy freeway and BART access to anywhere in the Bay Area and beyond," said Dorfman.

He continues, "The city leaders encouraged us to include the six live-work units. It is a great way to take advantage of the prime visibility along the Ygnacio Valley Road. Each of these units has a separate entrance to commercial storefront on Ygnacio Valley Road with a separate residence in the back or up a flight of stairs – they are perfect for service-based businesses."

The homes range in size from 763 square feet to 1,308 square feet with a wide variety of floor plans. Prices range from the low \$300,000s to mid-\$700,000s with initial occupancy slated for October 2009. To date, more than a quarter of the units have either been reserved or sold.

According to Paul Zeger, president of Pacific Marketing Associates, the Bay Area real estate marketing firm leading the development's sales activities, 555YVR "appeals to first-time homebuyers and empty nesters, and especially young professionals seeking style, convenience and fun in an urban setting, whether they commute to work in San Francisco via BART, or walk to work at Kaiser Permanente or John Muir Medical Center, just blocks away.

"555YVR is helping to establish a 24/7 rhythm in Downtown Walnut Creek," added Zeger. "For

people not interested in big home maintenance and yard work, there's a real movement to simplify your way of living and take advantage of unique attractions only found downtown."

555YVR is within walking distance to trendy restaurants and nightclubs, world-class shops and a weekly Farmer's Market; and popular cultural, civic and entertainment destinations such as the public library, Civic Park, the Leshner Center for the Performing Arts and the Century Theaters. Also nearby are the 90 stores at Broadway Plaza, including Macy's, Nordstrom, Tiffany & Co., The Apple Store, and a proposed Neiman-Marcus. For easy commuting, the BART station is only two blocks away, with connections to Caltrains and local buses. Additionally, I-680 and I-24 access is close-by.

Contemporary interior finishes were selected by Kimberlee Colvin Interiors of Mill Valley, Calif and Zen-inspired landscape design was completed by Cliff Lowe Associates in San Francisco.

For more information about 555YVR, visit the sales center (with on-site garage parking), located at 555 Ygnacio Valley Road, Walnut Creek, CA 94596 or call 925.280.8888 or visit online at www.555yvr.com.

About 555YVR

555YVR is Downtown Walnut Creek's new boutique condominium residences with occupancy fall 2009. Developed by Thompson | Dorfman Partners and designed by noted Bay Area architects from Kwan Henmi and KTG Y Group, 555YVR is a modern four-story structure featuring 87 one-bedroom, one-bedroom plus den and two-bedroom homes, as well as townhomes and live-work units. Residents share amenities such as a courtyard, private fitness center, state-of-the-art media room and Sky Lounge, a roof top terrace with outdoor kitchen and fireplace surrounded by spectacular 360-degree views of the valley and Mt. Diablo. 555YVR is conveniently located near downtown's trendy restaurants and nightspots, world-class shopping and weekly Farmers' Market, as well as civic and cultural attractions such as the public library, Civic Park, Century Theaters and Leshner Center for the Performing Arts. Residents have easy access to local transit and BART, as well as I-680 and I-24, connecting them to the rest of the Bay Area. 555YVR is marketed exclusively by Pacific Marketing Associates. The 555YVR Sales Center, open daily from 11 a.m. to 6 p.m., is located at 555 Ygnacio Valley Road in Downtown Walnut Creek, between Broadway and Main, just blocks from BART and I-680/I-24. For more information, call (925) 290-8888; or, visit online at www.555yvr.com.

About Thompson | Dorfman Partners

Thompson | Dorfman Partners, LLC is a real estate development and investment company. Formed in 1999 by Will Thompson and Bruce Dorfman, Thompson | Dorfman focuses on multi-family residential development, with particular emphasis on well-sited, urban infill and mixed-use properties located in high growth, technology-driven markets in California. The principals of Thompson | Dorfman have more than 25 years experience in the housing industry and Thompson | Dorfman have collectively developed 10,000 multi-family homes in 40 California apartment and condominium communities. They have also expanded their services to provide development advisory, management and investment expertise to institutional and corporate land owners to assist on underperforming assets. In 2004, Thompson | Dorfman formed Education Housing Partners, a California nonprofit public benefit corporation, in order to facilitate school districts and public agencies to build workforce housing for their employees. For more information, please visit www.thompsondorfman.com.

About KTG Y Group, Inc.

Established in 1991, KTG Y Group, Inc., Architecture and Planning, provides comprehensive planning and award-winning architectural design services for residential communities, retail, hospitality, mixed-use and related specialty developments. KTG Y delivers innovative solutions that reflect clear understanding of development, marketing and financial performance and takes particular pride in its highly motivated and principal led studios. Serving clients worldwide, KTG Y maintains offices in Irvine, Oakland and Santa Monica, and in Denver. See www.ktgy.com.

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