

## **KTGY-Designed New LEED Silver Candidate, Transit-Oriented Apartment Community Celebrates Grand Opening in Anaheim**

*The Crossing, a new luxury, transit-oriented apartment community in Anaheim, CA, celebrates its Grand Opening. Developed by SARES-REGIS Group and designed by KTGY Group, The Crossing provides amenity-rich, pet and eco-friendly living adjacent the Metrolink Anaheim Canyon Station, close to employment, shopping, dining and entertainment, and easy access to 91, 55, 57, 22 and 5 freeways.*

April 23, 2010 (FPRC) -- IRVINE, CALIF. - Designed by KTGY Group, Inc., Architecture and Planning, The Crossing celebrated the completion of a new luxury, transit-oriented apartment community in Anaheim, Calif., with a Grand Opening ceremony on April 22, 2010. Developed by SARES-REGIS Group, the largest privately-held developer of green apartment units in Southern California, The Crossing provides amenity-rich, pet and eco-friendly living adjacent the Metrolink Anaheim Canyon Station, close to employment, shopping, dining and entertainment, and easy access to 91, 55, 57, 22 and 5 freeways.

Located at 3530 E. La Palma Avenue in Anaheim, near N. Tustin Avenue, The Crossing is a modern, urban, infill apartment community consisting of 312 well-appointed lofts, one- and two-bedroom apartment homes (some with dens) and 39 live/ work units. There are 11 floor plans with the units ranging in size from 639 square feet to 1,421 square feet. Rent runs from \$1,320 to approximately \$2,165 per month.

“This is an exciting location – especially for commuters as The Crossing is situated next to the Metrolink/Amtrak station with convenient access to all the area’s major freeways and shopping, dining, entertainment and employment,” said David Senden, a principal with KTGY and lead designer on the project. “Built on a 5.2-acre site, which previously housed a warehouse building, this new development will spur the area’s conversion to quality residential.”

The Crossing features contemporary, urban architecture, resort-style amenities and upscale residences that attract career professionals, entrepreneurs and empty nesters with upscale urban preferences. “The Crossings’ bold profile avoids the typical monolithic look by using smaller animating elements, courtyard orientations and active corners to ensure an inviting human scale,” Senden said. “The sociable amenities enhance two boundaries, while a marquis presence defines the principal entrance. All of the apartments incorporate raised ceilings, expansive windows, high-end appointments and energy-efficiencies, and are focused on themed courtyards to orient them away from traffic, freeway and rail.”

The Crossing has been designed and built as an environmentally-friendly, smoke-free residential community promoting healthy living and sustainable practices. It is also a candidate for LEED Silver certification by the U.S. Green Building Council. LEED stands for Leadership in Energy and Environmental Design and provides a definitive national standard for what constitutes a “green building.” The project utilizes existing infrastructure and includes: dedicated parking for 120+ bicycles and preferred parking for fuel efficient vehicles; employs cool roof technology to reduce the heat island effect; maximizes open space; and captures storm water runoff. In-unit measures further promote a beneficial green prototype for attached housing.

Other green features include: Broan SmartSense ventilation systems to improve air circulation, high-grade energy efficient windows, water-saving fixtures including high-efficiency dual flush toilets, energy-saving compact fluorescent lights, low-VOC (Volatile Organic Compound) paint, adhesives and carpet, carpets made from 100% post-recycled content (recycled plastic bottles) and a community recycling program. There are also separate chutes for recyclables.

According to Senden, SARES-REGIS achieved a 94 percent landfill diversion rate during demolition and a 75 percent recycling rate during construction. "In a region dominated by the automobile and consumption of our natural resources, this environmentally-friendly development is a positive alternative that responds to a new demographic that is energy conscious but still demands resort-style living and rich amenities, near mass transit, employment, shopping and entertainment," Senden added.

Residents don't have to spend money on a gym membership as The Crossing has a health club quality fitness center with strength-training equipment, free weights, cardio stations with personal TV screens and a yoga studio. There is a sparkling pool and spa, spacious clubhouse with fireplace and catering kitchen, game room with tabletop shuffleboard and card gaming table, and a media screening room. The Crossing also has a business center featuring a conference table, computers, Internet access and printer/fax/scanner/copier. Free Wi-Fi is available in the common area locations. There are themed courtyards with outdoor seating areas and barbecues, and a sport court for basketball enthusiasts.

The well-planned apartment homes feature tall ceilings, expansive picture windows, large, open creative spaces, gourmet-style open kitchen with contemporary hardwood cabinets and flooring, stainless steel sinks with pullout spray faucet, stainless steel gas ranges and built-in microwaves, ENERGY STAR® dishwashers and refrigerators with ice makers, floor-to-ceiling pantries, convenient kitchen islands, and granite slab countertops. The bedrooms offer spacious walk-in closets and mirrored wardrobe doors. Each unit includes ENERGY STAR® full-size front load HE washers and dryers, a private patio or balcony with French doors, enclosed storage space, central air conditioning and heating, dimmable lighting and motion sensors.

The leasing office for The Crossing is located at 3530 E. La Palma Avenue, Anaheim, CA 92806. For more information, call 877.719.4818 or visit [www.thecrossinganaheim.com](http://www.thecrossinganaheim.com).

#### About SARES-REGIS Group

SARES-REGIS Group is one of the leading developers and managers of commercial and residential real estate in the western United States. Headquartered in Irvine, Calif., the company's Multifamily Property Management Division manages 16,180 rental apartments in California, Colorado and Arizona. Sixty percent of the division's portfolio is third-party management. Currently, the company has more than 4 million square feet of commercial industrial in the entitlement process and 1,962 residential units in pre-construction and development. SARES-REGIS Group has a combined portfolio of property and fee-based assets under management valued at more than \$4 billion, including 15 million square feet of commercial and industrial space. Since its inception the company has acquired or developed approximately 44 million square feet of commercial properties and 19,000 multifamily and residential housing units. Visit [www.sares-regis.com](http://www.sares-regis.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. KTGy 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, KTGy maintains offices in Irvine, Oakland and Santa Monica, and in Denver. See [www.ktgy.com](http://www.ktgy.com).

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