

## **Five KTG Y-Designed Residential Communities Among Finalists in National Multifamily Housing Industry Award Competition**

*NAHB has recognized five KTG Y-designed multifamily residential communities among the top trend-setters in the multifamily housing industry, as part of its annual Pillars of the Industry Awards program promoting excellence in apartment design, development, management and marketing.*

June 23, 2010 (FPRC) -- IRVINE, CALIF. - KTG Y Group, Inc., Architecture and Planning, is pleased to announce that the National Association of Home Builders (NAHB) has recognized five KTG Y-designed multifamily residential communities among the top trend-setters in the multifamily housing industry, as part of its annual Pillars of the Industry Awards program promoting excellence in apartment design, development, management and marketing. Hundreds of entries—representing apartment and condo communities from across the country—vied for this year's awards, which are considered among the most prestigious in the housing industry.

This year's finalists are showcased virtually with NAHB Multifamily's new venue for the Pillars Awards – the Internet. An interactive presentation at this link – [www.nahb.org/pillarsawards](http://www.nahb.org/pillarsawards) shows the five KTG Y-designed finalists and other innovative multifamily communities to viewers all over the country.

The Lofts at Promenade in Long Beach, Calif., which received recognition as a Pillars of the Industry Award finalist in two categories: "Best Rental Community (non-garden 5 stories or less)" and the "Best Multifamily Community Site Plan," was chosen on the basis that this challenging discontinuous site transformed a former "parking district" surface parking lot in the heart of Downtown Long Beach into a unsurpassed sophisticated urban living environment offering 104 luxury, loft-style apartments plus 401 parking spaces for area businesses and project residents. Developed by Lyon Realty Advisors, LLC, in a public/private collaboration, The Lofts is located within walking distance of shopping, restaurants, entertainment, world-class events, beaches, employment, mass transit including LA Metro Blue Line providing convenient transportation to Downtown Los Angeles.

The Lofts' sustainable design, modern loft-style architecture includes 10' ceilings with exposed metal ducting, large picture windows, concrete flooring, industrial designer fixtures and hardware, open-concept gourmet kitchen with granite countertops, European-Style cabinets, stainless steel appliances and in-home washer/dryer. The amenity rich, resort-style residential community consists of two separate mixed-use buildings situated at a diagonal and linked by a spectacular pedestrian bridge, which joins four levels of residential built over at-grade commercial space and parking podium and a seven level parking garage topped by a "Rooftop Sky Lounge" tucked behind four levels of residential over at-grade commercial space. The rooftop amenities include an outdoor pool, spa, cabanas and lounge areas, fireplace, barbecue, entertainment area, lush landscaping, state-of-the-art fitness center with yoga and Pilates classes, business and conference center with WiFi, and spectacular panoramic views of city lights and mountains.

The Bond in Oakland, Calif., which received recognition as an award finalist as the "Best New Loft Apartment Community," was selected for its pioneering sustainable design and urban infill, transit-oriented development that cost-effectively resolves the issues of how to meet the increasing

demand of high-density construction at a lower construction cost without sacrificing design and aesthetics. Developed by The Embarcadero Pacific Company, the Bond's eight-story poured in place structure, without cladding, offers an innovative template that is superior to other urban, transit-oriented structures. This revolutionary model, which creates a stunning architectural form out of a structural concrete shell, can be replicated in other urban areas where budget limitations impact the deliverability of a high quality, high-density building.

Incorporating concrete, glass and metal with an architectural design inspired by the fashionable Bond Streets in London and New York, the 105-unit luxury residential community provides sophisticated urban living in historical context adjacent to shopping, restaurants, employment and transportation, and capitalizes on the spectacular panoramic views of the estuary and city skyline. The Bond offers unique amenities including large, exclusive onsite 4,000-square-foot dog park (none existed in the area), electric vehicle charging stations (first in the region), and complimentary ferry tickets for residents, residents are treated to a unparalleled "White Glove" rental experience with concierge services typical of five-star hotels across the globe.

555 YVR in Walnut Creek, Calif., which received recognition as an award finalist as the "Best Mid-Rise Condominium Community," was chosen on the basis of its many attributes: Downtown Walnut Creek's first live-work-shop-play residences; the first in its market to debut a "Sky Lounge," amenity, a mixed-income condo development and a residential building in a CBD/BART Station node; and achieving highest prices per square foot and fastest absorption rate in the market. Developed by Thompson | Dorfman Partners, LLC, with KTGy 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 units feature luxury finishes, stainless steel appliances and expansive floor-to-ceiling windows. Located adjacent to the Walnut Creek BART Station, 555 YVR is steps to world-class shopping, restaurants, civic, cultural, entertainment destinations, employment centers, and transit links.

555 YVR offers residents a Sky Lounge rooftop terrace, which features an outdoor kitchen, fireplace, WiFi access and spectacular 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, which is ideal for tech-savvy professionals.

Designed by KTGy, The Crossing in Anaheim, Calif., received recognition as an award finalist in several categories: "Best Clubhouse at a Multifamily Community," "Best Leasing or Sales Center," "Best Interior Merchandising at a Multifamily Community," and "Best Brochure for a Rental Apartment Community." Developed by SARES-REGIS, The Crossing is a unique transit-oriented development in Anaheim, featuring 312 well-appointed lofts, one- and two-bedroom apartment homes (some with dens) and 39 live/work units. Located adjacent to the Anaheim Metrolink and Amtrak train stop and close to shopping, dining and entertainment venues, the new transit-oriented/pedestrian-friendly community is a conversion of industrial land to luxury rental apartments and live/work units.

A candidate for LEED® Silver certification by the U.S. Green Building Council, The Crossing was designed and built as an environmentally-friendly, smoke-free residential community promoting healthy living and sustainable practices. The Crossing has dedicated parking for 120+ bicycles and preferred parking for fuel efficient vehicles; and its cool roof technology reduces the heat island

effect. 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. To mitigate the noise of the trains passing by, great care was taken to orient units to private courtyards within the buildings. These courtyard spaces act as the social heart of the project, joining with the spacious club room, fitness center/spa, and leasing areas to create an exciting, hip, and sophisticated environment.

Villaggio on Route 66 in Rancho Cucamonga, CA, which received recognition as an award finalist as the "Best Affordable Apartment Community (40% of units must be affordable to people earning 60% or less of area median income)," was selected for its thoughtfully-planned, mixed-income, sustainable apartment community that provides quality housing and residential amenities including excellent educational, health and social programs for the community members. Developed by National Community Renaissance and situated near the vibrant and successful Victoria Gardens and City Hall, the Tuscan-inspired community consists of one, two and three-story buildings with spacious two and three-bedroom units, as well as a 5,600-square-foot community building, two tot lots, a pool and fitness center, business center, and an education center for residents.

"Creativity in design and a clear understanding of the entrants' local markets characterized this year's entries," said Charles R. Brindell, Jr., President and CEO of Trammel Crow Residential, and chair of NAHB's Multifamily Leadership Board. "The results are outstanding apartments and condos that their residents will take pride in for years to come."

KTGY has won countless awards for its many multifamily, mixed-income, affordable, workforce, senior and campus housing projects and was recently honored with seven Awards of Merit in the 2010 Gold Nugget Award design and planning competition. The Gold Nugget Award program honored the firm's wide range of capabilities, excellence and innovation in addressing complex design/build issues in attached, detached and sustainable communities as well as transit-oriented developments.

#### About NAHB

The National Association of Home Builders is a Washington-based trade association representing more than 175,000 members involved in home building, remodeling, multifamily construction, property management, subcontracting, design, housing finance, building product manufacturing and other aspects of residential and light commercial construction. NAHB is affiliated with 800 state and local home builders associations around the country. NAHB's builder members will construct about 80 percent of the new housing units projected for 2010. Visit [www.nahb.org](http://www.nahb.org).

#### About KTGY Group, Inc.

Established in 1991, KTGY 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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