

## **KTGY-Designed Valley Brook Townhomes in Breckenridge, Colorado Wins Awards**

*Valley Brook Neighborhood, a new infill residential development in Breckenridge, Colo., has received 8 awards in the 2011 Summit County Parade of Homes. Designed by KTGY Group to LEED® Silver standards and funded by the Town of Breckenridge and the Colorado Department of Local Affairs, Valley Brook is a 41-unit for-sale townhome community, which provides high-quality, environmentally-friendly, transit-oriented workforce housing for local employees and their families. Phase I, consisting of 13 residences, is complete and occupied. Phase II is near completion and phase III has recently commenced construction. Valley Brook is expected to be completed by February 2012.*

October 19, 2011 (FPRC) -- DENVER, COLO. - According to KTGY Group Inc., Architecture and Planning, Valley Brook Neighborhood, a new infill residential development in Breckenridge, Colo., has received 8 awards in the 2011 Summit County Parade of Homes. Designed by KTGY Group and funded by the Town of Breckenridge and the Colorado Department of Local Affairs, Valley Brook received first place in the category of multi-family homes valued at less than \$1 million for Best Location, Best View, Best Overall Floor Plan, Best Curb Appeal, Best Community Amenities, and the prestigious Best Overall; and second place for Best Value. Valley Brook also won the coveted Energy Star Award presented by the High Country Conservation Center and the Governor's Energy Office.

Valley Brook is a 41-unit for-sale townhome community located on 4.5 acres on the site of a former airport runway owned by the town, situated between Upper Blue Elementary School and the Breckenridge Police Department, at 1100 Airport Road in Breckenridge. The new community provides high-quality, environmentally-friendly, transit-oriented workforce housing for local employees and their families. The townhomes range in size from 1,150 square feet to 1,384 square feet and offer two to three bedrooms with large attached 2-car tandem garages. All the units will be ENERGY STAR certified.

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Designed by KTGY Group to LEED® Silver standards, Valley Brook features solar photo-voltaic panel systems and ENERGY STAR appliances and light fixtures. Other green features include: high-grade energy efficient windows, water-saving fixtures including high-efficiency dual flush toilets, low flow faucets and shower heads, low-VOC (Volatile Organic Compound) paint and adhesives and carpet made from a high percentage of recycled content. Each home will also have a passive radon mitigation system, high efficiency boilers, and in floor radiant heat. Landscaping will be focused on native species that don't need long-term irrigation.

The Valley Brook townhomes include attic storage, front porches and entries. The pedestrian-friendly site plan also provides a one-way loop road. The residents of Valley Brook can take advantage of the adjacent Blue River corridor and connection to bike trails and walking paths.

Recent improvements to the nearby path, which include the addition of a new bridge over the river, make the new neighborhood more easily accessible to the network of paths. The new community features a playground and a common recreational area, which families can enjoy.

KTGY's Principal Michael Ohara, AIA, states that Valley Brook's mountain-Victorian style design, reminiscent of the mining heritage of the Colorado Mountains, will seamlessly integrate into the aesthetic fabric of the neighborhood and use the same high quality finishes and materials as surrounding market-rate properties. "Architectural integration is always a top priority for all of our residential projects," Ohara notes. "We adjusted the roof planes on the various buildings to maximize solar exposure for the PV panels. The result was a pleasing variation in the building elevations that we accentuated with color and the use of varied exterior details."

"To date, there are only four units out of the 41 that have not been reserved or purchased," said Sciarra. "The remaining units are 16, 22, 24 and 25, and are available to those who qualify at 105 percent of the area median income (AMI) level. The townhomes that were available to those who qualified at 80 percent of area median income (AMI) level, have been either reserved or purchased.

"Valley Brook assists the Town of Breckenridge in meeting the needs of its workforce and creates an affordable neighborhood that is ideally located close to schools, jobs, parks, shopping, trails and transit," Sciarra added.

"The Town of Breckenridge is truly a leader in balancing the housing needs of both its year-round residents and its visitors," Ohara said. "Although there can be as many as 36,000 visitors on a busy day, there is a year-round population of approximately 4,500 residents."

Recognized as a leader in the region, KTGY continues its stride in producing award-winning workforce housing developments that integrate the latest urban design trends and green building technologies with the needs of the end user. KTGY is well recognized for its designs in single family, affordable, senior and campus housing as well as retail, hospitality, mixed-use and related specialty developments.

For more information on Valley Brook, visit [www.valleybrookneighborhood.com](http://www.valleybrookneighborhood.com).

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, Calif., Denver, Colo., and Tysons Corner, Va. See [www.ktgy.com](http://www.ktgy.com).

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