

KTGY-designed Mixed-use Student Housing Development Planned at WesternU in Pomona

KTGY Group is providing architectural design services for a new 183,000 sq. ft. mixed-use student housing building to be developed by Irvine-based Hanover Pacific, LLC at the Western University of Health Sciences (WesternU) in Pomona, Calif. Designed to LEED Silver specifications, the 3.3-acre project is a public/private partnership with the city's Redevelopment Agency, Vehicle Parking District, and Hanover Pacific, along with the support of Western University of Health Sciences (WesternU).

July 18, 2011 (FPRC) -- IRVINE, Calif. - Award-winning KTGY Group, Inc., Architecture and Planning, is pleased to announce that it is providing architectural design services for a new, mixed-use, 183,000-square-foot graduate student housing project to be developed by Hanover Pacific, LLC, in downtown Pomona, Calif., adjacent to the campus of Western University of Health Sciences (WesternU), a private, non-profit graduate school for health professions.

Designed to LEED Silver specifications, the 3.3-acre project is a public/private partnership with the city's Redevelopment Agency, Vehicle Parking District, and Hanover Pacific, along with the support of Western University of Health Sciences (WesternU). Located at the northeast corner of East Third and Linden streets, the \$37.4-million, four-story mixed-use development will provide 348 beds along with approximately 10,000 square feet to be used by WesternU. The city approved the project in May 2011. Entitlements are expected to be complete in the fourth quarter of this year, followed by 16 months of construction.

"The project represents the benefits of a strong public/private partnership, and Pomona's Redevelopment Agency has been instrumental in the project's progression, along with the support of WesternU," said Robert Y. Kim, executive managing director of Irvine-based Hanover Pacific LLC. "The project will not only represent a significant investment in downtown Pomona during a period of weak construction activity in California, but will also significantly contribute to the continued redevelopment of the downtown district."

"With the addition of 348 new residents to the downtown, the project will help transform the area as a vibrant residential community and encourage the continued development of retail and services to the area," said Raymond Fong, redevelopment director for City of Pomona.

"The new student housing facility will be a significant benefit to the WesternU campus, as it will provide much-needed housing in addition to being a recruitment tool to help attract students. Furthermore, the project will help fill a gap in the market for higher-end graduate student housing," said Philip Pumerantz, PhD, president of WesternU.

"This project is a natural and commendable reflection of the development and growth of the University itself over the past several years," Dr. Pumerantz continued. "WesternU is part of the fabric of its community, and the concept and design of this building allows it to be easily weaved not only into our campus environment, but into the larger tapestry that is downtown Pomona. I think what you'll see, when it's finally completed, is more of an organic extension of WesternU than just

another building.”

According to David Senden, a principal with Irvine-based KTG Y Group, Inc. and the lead designer on the project, "With a nod to the new Health Education Center directly opposite and a 'wink' to the color scheme and general massing of the group of buildings in Pomona that comprise WesternU, this mixed-use development fits right in, while continuing to up the style quotient of downtown Pomona.

"The idea was to give the students a completely up-to-date, contemporary home base, while at the same time providing state-of-the-art academic uses and office spaces on the ground floor," Senden continued. "Security, convenience, and affordable rents combined with a little bit of style will make this a desirable place for students of all ages. The building will be quite urban in its attitude to the street, but once entered, one will encounter two large, lush, private courtyards for the exclusive use of the residents. This development will be a respite and sanctuary from the rigors of academic life and the hustle of downtown."

The new graduate student living community includes a combination of single- and double-occupancy bedrooms with living space and a kitchen. The majority of the 208 units are two-bedroom, two-bath apartments.

"This new student housing community will be an asset to WesternU well into the future, not only because it will provide essential graduate student housing, but because the design and attention to the building's function are cutting-edge," Kim said. "The well-planned units and building design encourage student interaction within the units, along the walkways, and also among different floors with the use of shared common areas, differently programmed lounges, and ample study areas on each floor. Additionally, the project supports the Redevelopment Agency's continued plan to strengthen the downtown business district and transform it into a vibrant downtown destination."

About the City of Pomona

Pomona is the seventh-largest city in Los Angeles County, with a population of approximately 150,000 residents. Pomona boasts a progressive economy, business opportunities, and a strong workforce with attractive shopping, recreational, and real estate offerings. The Pomona Valley was a fruitful valley in the past, and is now fruitful from the strength and efforts of its people. With a vision to promote harmonious diversity and economic prosperity, Pomona is vibrant community with progressive citizens leading, testing the limits of progress, and striving to provide a high quality of life for all of Pomona. See www.ci.pomona.ca.us.

About Hanover Pacific

Hanover Pacific (HP) develops unique student housing and faculty/staff housing communities in mostly urban areas through innovation, initiative and synergy. HP works in partnership with campuses to develop multi-discipline approaches to help solve many of the housing challenges faced today by colleges and universities. HP's dynamic approach to housing development brings strong expertise in land acquisition, development, construction and finance specific to higher education. See www.hanoverpacific.com.

About Western University of Health Sciences

Western University of Health Sciences (WesternU) is a non-profit, private, graduate school for the health professions. The university campus includes 11 major buildings on 22 acres in downtown Pomona, California. Founded in 1977 with a student body of 36, it now has more than 3,100

students. The College of Veterinary Medicine (opened 2003) was the first to open in the country in 20 years. WesternU is one of the largest graduate schools for the health professions in California, offering 21 programs in nine colleges. All of the health care programs have professional accreditation, and the university is accredited by the Accrediting Commission for Senior Colleges and Universities of the Western Association of Schools and Colleges. The D.O. program is also accredited by the American Osteopathic Association. See www.westernu.edu.

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, Calif., Denver, Colo., and Tysons Corner, Va. See www.ktgy.com.

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