

## **KTGY Designs New Upscale Apartment Community to Revitalize Redwood City's El Camino Real**

*SummerHill Apartment Communities has begun construction on The Lane on the Boulevard, a new 141-unit upscale apartment community in Redwood City, near jobs, restaurants, shopping, public transportation and freeways.*

March 20, 2013 (FPRC) -- OAKLAND, CALIF. - Award-winning national firm KTG Y Group, Inc., Architecture + Planning, is pleased to announce that SummerHill Apartment Communities of San Ramon, Calif. (formerly known as Urban Housing Group), has begun construction on The Lane on the Boulevard, a 141-unit architecturally distinctive apartment community in Redwood City, located on the San Francisco Peninsula, just north of Atherton. The 3- and 4-story "wrap" style building's community amenities include convenient resident access via same-level parking, a clubroom, fitness studio, swimming pool with spa, outdoor kitchen and fireplace, bicycle storage, and a pedestrian path surrounding the property. Close by are jobs, restaurants, shopping, public transportation and freeways.

"The target market is young professionals working in Redwood City as well as surrounding upscale communities such as Palo Alto or Menlo Park, who want to live close to work but can't afford the price tag that comes with a Palo Alto or Menlo Park zip code," said Jessica Musick, the lead designer of the project.

The development is located on the site of the former Mel's bowling alley at 2580 El Camino Real. The community's name of The Lane on the Boulevard is a "nod" to the site's past and will include a mix of one-bedroom and two-bedroom units ranging from 705 to 1,106 square feet. The apartment homes will be energy- and water-efficient and will include gourmet kitchens with stainless steel appliances and European-style cabinetry, and in-unit washers and dryers. The Lane apartment community will include alternative transportation amenities such as bicycle storage facilities, electric vehicle charging stations and provisions for car-sharing vehicles.

"We've designed an elegant building for the community," said KTG Y Principal David Senden. "From the modern clubroom and state-of-the-art fitness amenities to high speed internet connectivity and the community's sustainability features; The Lane is every bit as forward looking as anything currently being built on the Peninsula."

The architecture is accentuated by a series of metal louvered awnings, Juliet balconies, a brick base and recessed windows. The prominent cornice line gives the building a distinct presence and sets the tone for future developments.

"The design also incorporates a 26-foot-wide Emergency Vehicle Access (required for firefighting purposes) as the perfect landscape buffer to existing single-family neighbors as well as a great opportunity for a dog walk," Musick stated. "The apartment community's site also butts up against the Hetch Hetchy right-of-way, providing even more landscaped open space and a street frontage plaza for the Redwood City community."

"Working with The Guzzardo Partnership, the landscape architect, we have approached this zone as an amenity and have designed it as handsome, park-like open space that gives our building a little

more breathing room from the neighbors," Senden added.

"Residents will enjoy an exceptionally-designed community as well as a convenient lifestyle in this service-rich location," said SummerHill Apartment Communities' Vice President of Development Elaine Breeze. "The Lane on the Boulevard represents a collaborative effort with the local community and provides much needed new housing on the Peninsula. We believe this development and its unique neighborhood benefits will serve as a catalyst to transforming this part of El Camino Real in the future."

SummerHill is also making a wide range of community improvements in addition to its own 2.51 acres. "The scope of the project includes improvements to surrounding sidewalks, the El Camino Real and Northumberland Street intersection, and storefront upgrades for six nearby property owners and tenants," Musick noted.

"We've worked with SummerHill many times and they have a strong commitment to quality projects. This one will be no different and we're excited to see it taking shape," said Senden.

"El Camino Real has been a focus for development for many Peninsula cities and KTGy is happy to be part of several developments shaping this historic street," Senden added. "This project really exemplifies the goals of the Grand Boulevard Initiative." The Grand Boulevard Initiative is a regional collaboration dedicated to the revitalization of the El Camino Corridor as it runs through San Mateo and Santa Clara Counties.

Pre-leasing is expected to begin in early 2014, and the first apartment homes are slated to open in summer 2014. Prospective residents will be able to visit [www.shapartments.com](http://www.shapartments.com) for more information about The Lane on the Boulevard once pre-leasing begins.

#### About SummerHill Apartment Communities

SummerHill Homes Apartment Communities, a subsidiary of The Marcus & Millichap Company, draws upon a 50-year heritage of developing, owning and managing multi-family apartment communities throughout the West Coast. We are proud of our heritage and our ability to deliver quality residential communities in markets where limited supply of new apartment homes and favorable demographic trends create opportunities to deliver quality and value. SummerHill Apartment Communities has a well defined acquisitions program that is research driven helping to ensure a successful investment strategy. The Company is an active buyer of land and development opportunities in high barrier to entry markets in northern and southern California in both urban and suburban locations. Utilizing its fully integrated platform and 50-year history, coupled with a highly experienced management team, SummerHill is able to adapt to changing market conditions to create quality and value. See [www.shapartments.com](http://www.shapartments.com).

#### About KTGy Group

Celebrating 21 years, KTGy Group, Inc., Architecture and Planning, is a national award-winning firm providing 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, market trends and financial performance. 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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