

KTGY-designed Affordable Senior Living Community Breaks Ground in Contra Costa County

Construction has begun on Berrellesa Palms, a new high-quality, eco-friendly residential community in Martinez, designed by KTGY and developed by RCD, providing affordable one-bedroom apartments to frail seniors 62 years of age and over, with incomes between 20%-30% of the Area Median Income.

March 28, 2013 (FPRC) -- OAKLAND, CALIF. - Award-winning national firm KTGY Group, Inc., Architecture + Planning, is pleased to announce the ground breaking of Berrellesa Palms, an affordable senior living community in Contra Costa County, developed by Resources for Community Development (RCD) of Berkeley, Calif., and designed by KTGY. Located in the City of Martinez, at the corner of Berrellesa and Buckley streets, Berrellesa Palms provides high quality, affordable one-bedroom apartments for very low-income seniors with chronic medical conditions.

Using the inspiration of local architecture and incorporating the latest in green building design, Berrellesa Palms will provide 48 quality affordable one-bedroom apartments to frail seniors 62 years of age and over, with incomes between 20 percent and 30 percent of the Area Median Income.

"Great planning has gone into the thoughtful-design and layout of Berrellesa Palms," said KTGY's Michael Gould, a principal based in the firm's Oakland office. "The new senior living community features an iconic design that takes its cues from the neighborhood's many Victorian examples and is designed with a decidedly simple massing. Special attention is given to Berrellesa Palms' design details. Together with repeating bay windows and a detailed cornice treatment, the generous front porch adds to the community's elegance."

Gould noted the Berrellesa Palms' entry. "The introduction of Queen Anne elements such as a wide front porch, steeply pitched roof and octagonal turret, signal the importance of this building and its grand entrance," he added.

The new environmentally-friendly development answers the strong demand for affordable housing for seniors in Contra Costa County and meets the heart of RCD's mission to provide housing for those with the fewest options. It represents an "aging-in-place" model of affordable housing for frail seniors who desire and are able to live independently.

Residents of Berrellesa Palms will benefit from on-site resident services which will be provided by Jewish Family & Children's Services, specialists in providing essential social services to underserved seniors in the East Bay. Additionally, Contra Costa County Aging and Adult Services Bureau will provide In Home Supportive Services (IHSS), individual case management and other social services. RCD will provide educational workshops and social events to build community.

The new senior living community will feature a large meeting/community room, library, computer center, fitness room, laundry facilities, and a lushly landscaped patio, a courtyard garden and raised planting beds for resident gardening.

Berrellesa Palms has been designed and will be built to the latest green standards and could

achieve a GreenPoint rating or a LEED certification. Its concept is consistent with RCD's commitment to sustainable development and providing healthy indoor environments for residents. Green building features and energy efficiency will help improve operations performance of the property, help reduce resident utility bills and will promote resident health through non-toxic material choices. Segue Construction of Pleasanton, Calif., is serving as the general contractor.

With an emphasis on an environmental sustainability, Berrellesa Palms is located near transit, shopping, services, entertainment, recreation, employment opportunities and encourages walk-ability. Surrounded by lush landscape, the building's exterior design engages the streetscape and promotes openness to the neighboring community.

Estimated completion date is June 2014. Rental applications will be available late fall 2013. For more information, visit www.rcdev.org.

About Resources for Community Development

Resources for Community Development (RCD) is a non-profit organization that develops and provides housing along the entire affordable housing spectrum, from single-room occupancy hotels to 4-bedroom family apartments and affordable homeownership. Founded in 1984, RCD has developed over 1,750 units over the last 27 years and serves over 3,500 low- and very-low income individuals and families. RCD's mission is to create and preserve affordable housing for those with the fewest options, to build community and enrich lives. For more information, visit www.rcdev.org.

About KTG Y Group

Celebrating 21 years, KTG Y 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. KTG Y delivers innovative solutions that reflect clear understanding of development, market trends and financial performance. Serving clients worldwide, KTG Y maintains offices in Irvine, Oakland and Santa Monica, Calif., Denver, Colo., and Tysons Corner, Va. See www.KTG Y.com.

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