



20110349 - Photography © Dean Birinyi

Located four blocks from a BART station, BRIO epitomizes smart infill development by replacing a vacant, functionally obsolete office building and parking lot with a beautiful state-of-the-art environmentally-efficient residential community. This new development knits together the north edge of Walnut Creek's pedestrian, civic and shopping districts and provides improvements in pedestrian access, which benefits the residents and users of the Iron Horse Trail and the Walnut Creek Intermediate School. BRIO offers 1 and 2-bedroom apartments ranging in size from 667 to 1,051 square feet. This amenity-rich Walnut Creek apartment community sits on a 5-acre site with secure parking for over 475 vehicles, including chargers for electric vehicles. Brio's community amenities include a central courtyard that features a large swimming pool and spa; five outdoor kitchens with dining areas; and an outdoor ping-pong table and a natural lawn. The clubhouse features a media room, kitchen, a separate lounge area, and a rooftop outdoor terrace with sweeping views of Mt. Diablo. There is also a fitness center, game room, wine room, club room, conference rooms, and dog park. KTGy is the architect of record for Brio and provided design development, construction document and construction administration services.

## Brio

### Client

Summerhill Apartment Communities

### Design Architect

Studio T-Square

### Location

Walnut Creek, CA

### Use

Apartments

### Facts

- Density - 59 DU/AC
- Unit Plan Sizes - 692-983 SF
- Number of Units - 300 DU
- Site Area - 5.08 AC
- Parking - 471 Spaces (1.57 sp./unit)



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