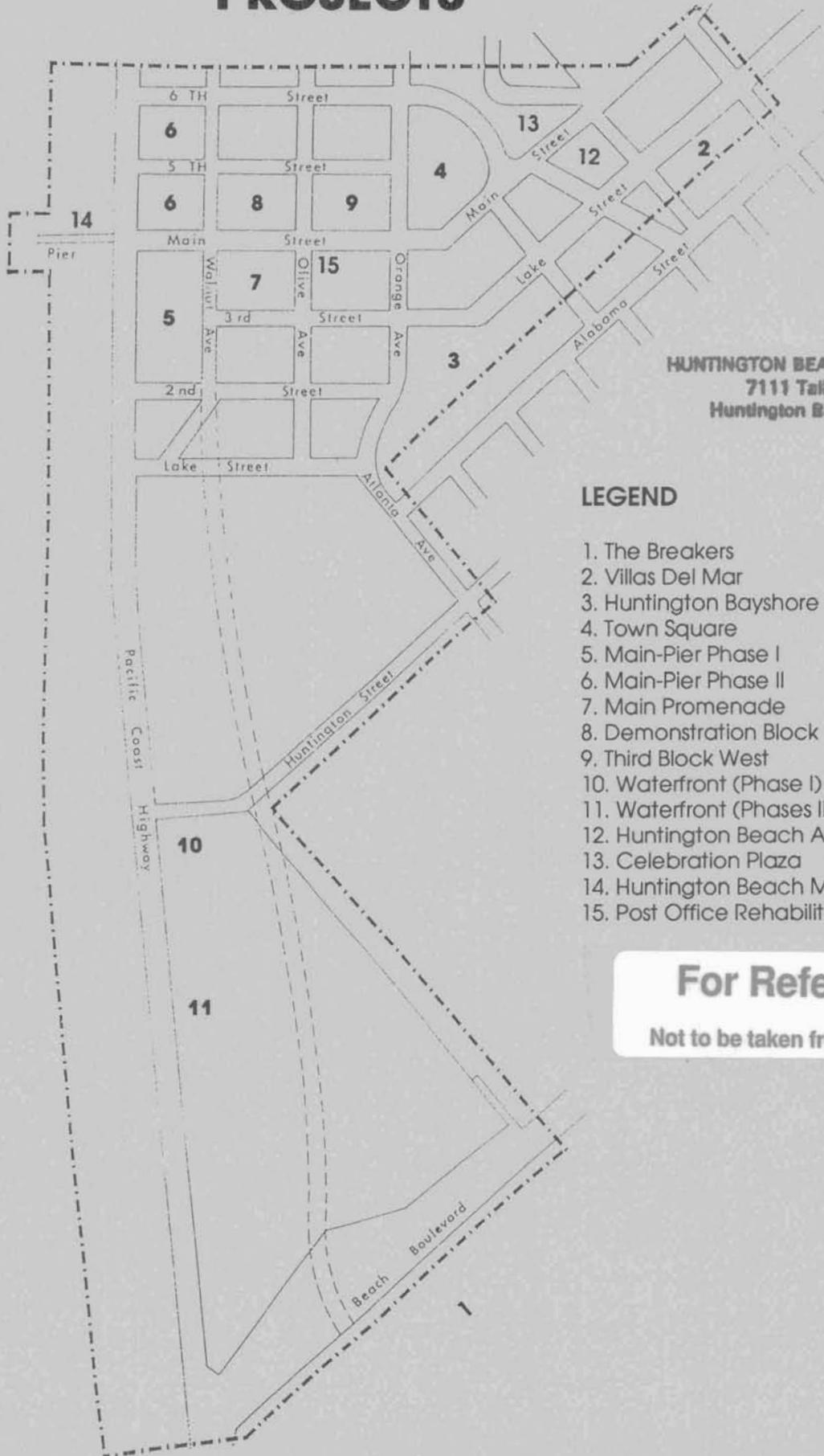


HUNTINGTON BEACH MAIN-PIER REDEVELOPMENT PROJECTS

REFERENCE
PAMPHLET
H.B.--
Redevelopment



HUNTINGTON BEACH PUBLIC LIBRARY
7111 Talbert Avenue
Huntington Beach, CA 92648

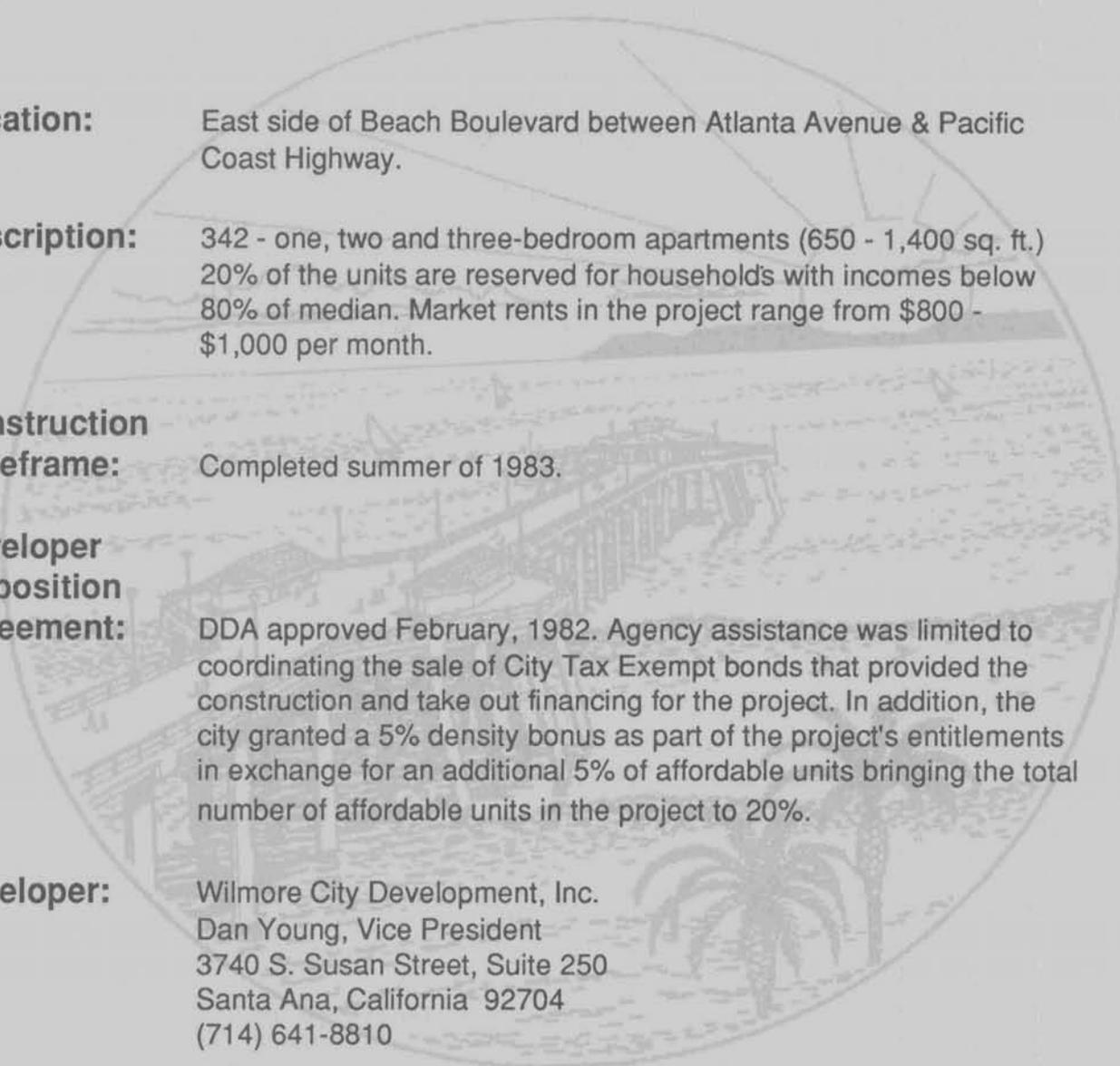
LEGEND

1. The Breakers
2. Villas Del Mar
3. Huntington Bayshore
4. Town Square
5. Main-Pier Phase I
6. Main-Pier Phase II
7. Main Promenade
8. Demonstration Block
9. Third Block West
10. Waterfront (Phase I)
11. Waterfront (Phases II-IV)
12. Huntington Beach Art Center
13. Celebration Plaza
14. Huntington Beach Municipal Pier
15. Post Office Rehabilitation

For Reference
Not to be taken from this room

MAIN-PIER REDEVELOPMENT AREA PROJECT FACT SHEET

The Breakers

- 
- Location:** East side of Beach Boulevard between Atlanta Avenue & Pacific Coast Highway.
- Description:** 342 - one, two and three-bedroom apartments (650 - 1,400 sq. ft.)
20% of the units are reserved for households with incomes below 80% of median. Market rents in the project range from \$800 - \$1,000 per month.
- Construction Timeframe:** Completed summer of 1983.
- Developer Disposition Agreement:** DDA approved February, 1982. Agency assistance was limited to coordinating the sale of City Tax Exempt bonds that provided the construction and take out financing for the project. In addition, the city granted a 5% density bonus as part of the project's entitlements in exchange for an additional 5% of affordable units bringing the total number of affordable units in the project to 20%.
- Developer:** Wilmore City Development, Inc.
Dan Young, Vice President
3740 S. Susan Street, Suite 250
Santa Ana, California 92704
(714) 641-8810



MAIN-PIER REDEVELOPMENT AREA PROJECT FACT SHEET

Villas Del Mar

Location: 616 Lake Street (East side of Lake Street between Indianapolis and Acacia avenues).

Description: 64 - one, two and three-bedroom condominiums (726 - 1,425 sq. ft) priced from \$130,000 - \$250,000. Affordability requirements were met off-site by new rental units on Delaware Street.

Construction

Timeframe: Completed August, 1988.

Development Disposition

Agreement: The DDA was approved by the Redevelopment Agency on December 15, 1986. Parcels were assembled by the Redevelopment Agency and sold to the developer at market rate.

Project Value: \$8.5 million

Developer: Beachfront Construction
John Tillotson
15272 Bolsa Chica Street
Huntington Beach, California 92649
(714) 898-8385



MAIN-PIER REDEVELOPMENT AREA PROJECT FACT SHEET

Huntington Bayshore

Location: 430 Lake Street (East side of Lake Street between Atlanta and Pecan)

Description: 159 - one and two-bedroom condominiums (790 - 1,160 sq. ft.)
priced from \$145,000 - \$235,000.

Construction

Timeframe: Commenced November, 1987; completed October, 1989.

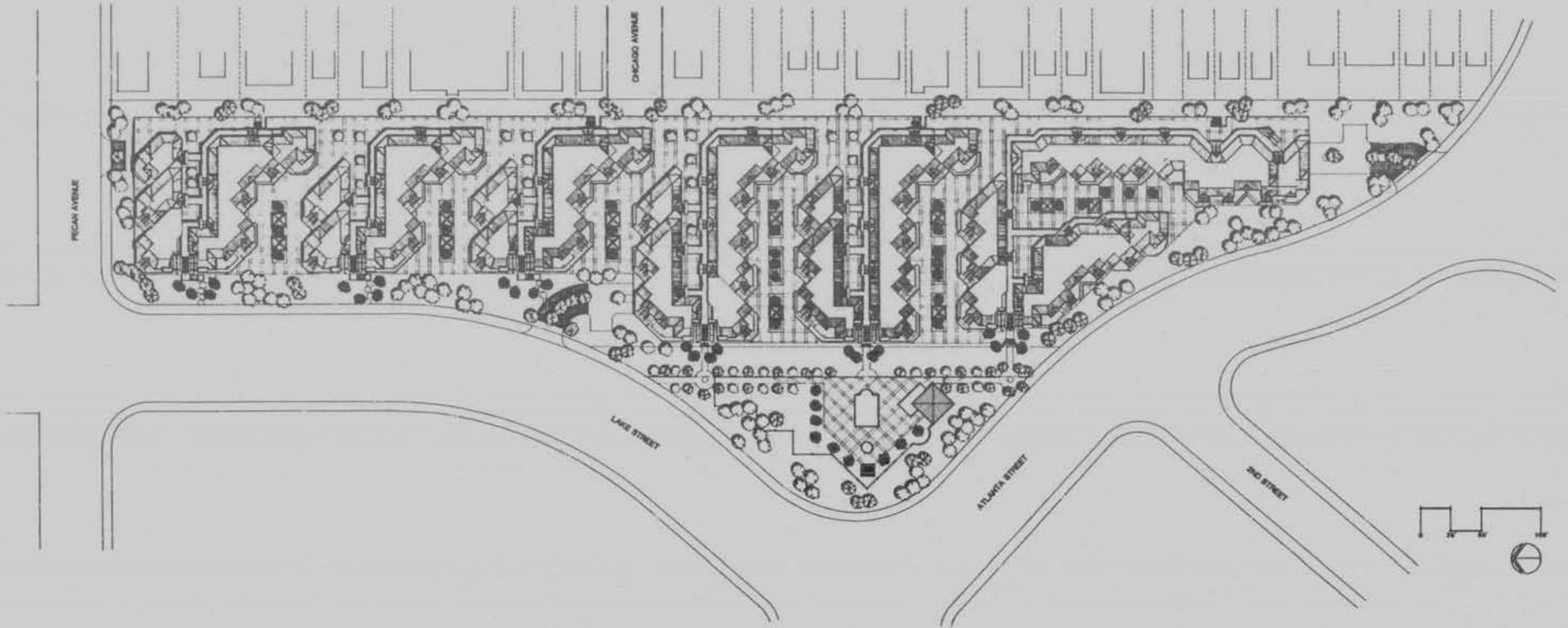
Developer Disposition

Agreement: DDA approved by the Redevelopment Agency October 29, 1987

- A) Developer payed for all off-site public improvements up to a maximum of \$300,000.
- B) 34 density bonus units were made available to low and moderate-income families. Units were priced from \$130,000 - \$155,000.

Project Value: \$28 million

Developer: Newcomb Development, Inc.
John Newcomb, President
2800 Lafayette Avenue
Newport Beach, California 92663
(714) 675-9844



MAIN-PIER REDEVELOPMENT AREA PROJECT FACT SHEET

Town Square

Location: 501 Main Street (Bordered by Main & Sixth streets, Orange Avenue)

Description:

16 Townhomes	73 Stacked Condominiums
Three bedrooms	One & two-bedrooms
2,025 - 2,225 sq. ft.	865 - 1,250 sq. ft.
	10,000 sq. ft. of commercial fronting Main Street.

Construction

Timeframe: Commenced December, 1988. Condominiums/retail shell completed May, 1990. Completion of retail tenant improvements anticipated in the fall of 1991.

Owner Participation Agreement:

The OPA was approved by the Redevelopment Agency on June 6, 1988. Agency participated in this project by contributing its land, valued at \$2.5 million. The Agency is sharing in all net residential profits (50-50) and retains a 2/3'rds ownership of the retail shell.

Project Value: \$18 million

Leasing

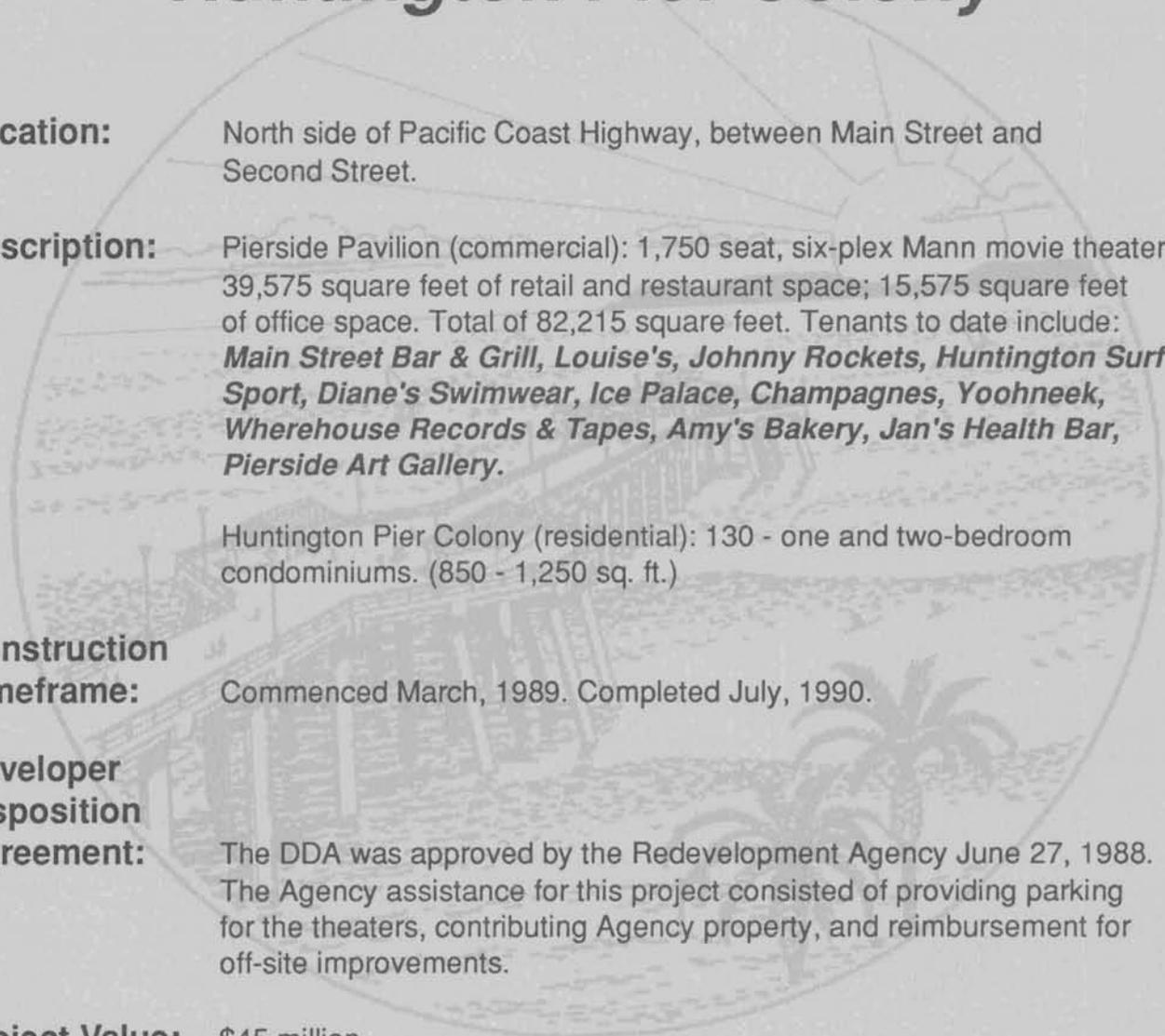
Agents: CB Commercial, Kevin McGuire/Robert Remer (714) 955-6300

Developer:

Charter Service Corporation
John Millet, Project Manager
4699 Jamboree
Newport Beach, California 92660
(714) 756-0666

MAIN-PIER REDEVELOPMENT AREA PROJECT FACT SHEET

Pierside Pavilion & Huntington Pier Colony

- 
- Location:** North side of Pacific Coast Highway, between Main Street and Second Street.
- Description:** Pierside Pavilion (commercial): 1,750 seat, six-plex Mann movie theater; 39,575 square feet of retail and restaurant space; 15,575 square feet of office space. Total of 82,215 square feet. Tenants to date include: *Main Street Bar & Grill, Louise's, Johnny Rockets, Huntington Surf & Sport, Diane's Swimwear, Ice Palace, Champagnes, Yooheek, Warehouse Records & Tapes, Amy's Bakery, Jan's Health Bar, Pierside Art Gallery.*
- Huntington Pier Colony (residential): 130 - one and two-bedroom condominiums. (850 - 1,250 sq. ft.)
- Construction Timeframe:** Commenced March, 1989. Completed July, 1990.
- Developer Disposition Agreement:** The DDA was approved by the Redevelopment Agency June 27, 1988. The Agency assistance for this project consisted of providing parking for the theaters, contributing Agency property, and reimbursement for off-site improvements.
- Project Value:** \$45 million
- Developer:** California Resorts / Haseko Associates
Uri Gati
222 Fifth Street
Huntington Beach, California 92648
(714) 960-3307
- Leasing/Sales Information:** Huntington Pier Colony Sales Office
(714) 536-0108



MAIN-PIER REDEVELOPMENT AREA PROJECT FACT SHEET

Main-Pier Phase II

Location: 101 Main Street (Northwest corner of Main Street & Pacific Coast Highway)

Description: A four-story retail/commercial office building with approximately 18,000 square feet of retail/commercial space and 24,000 square feet of office space for a total of 42,000 square feet.

Construction Timeframe: Commencement of construction will begin in the spring of 1992 with anticipated completion in the fall of 1992.

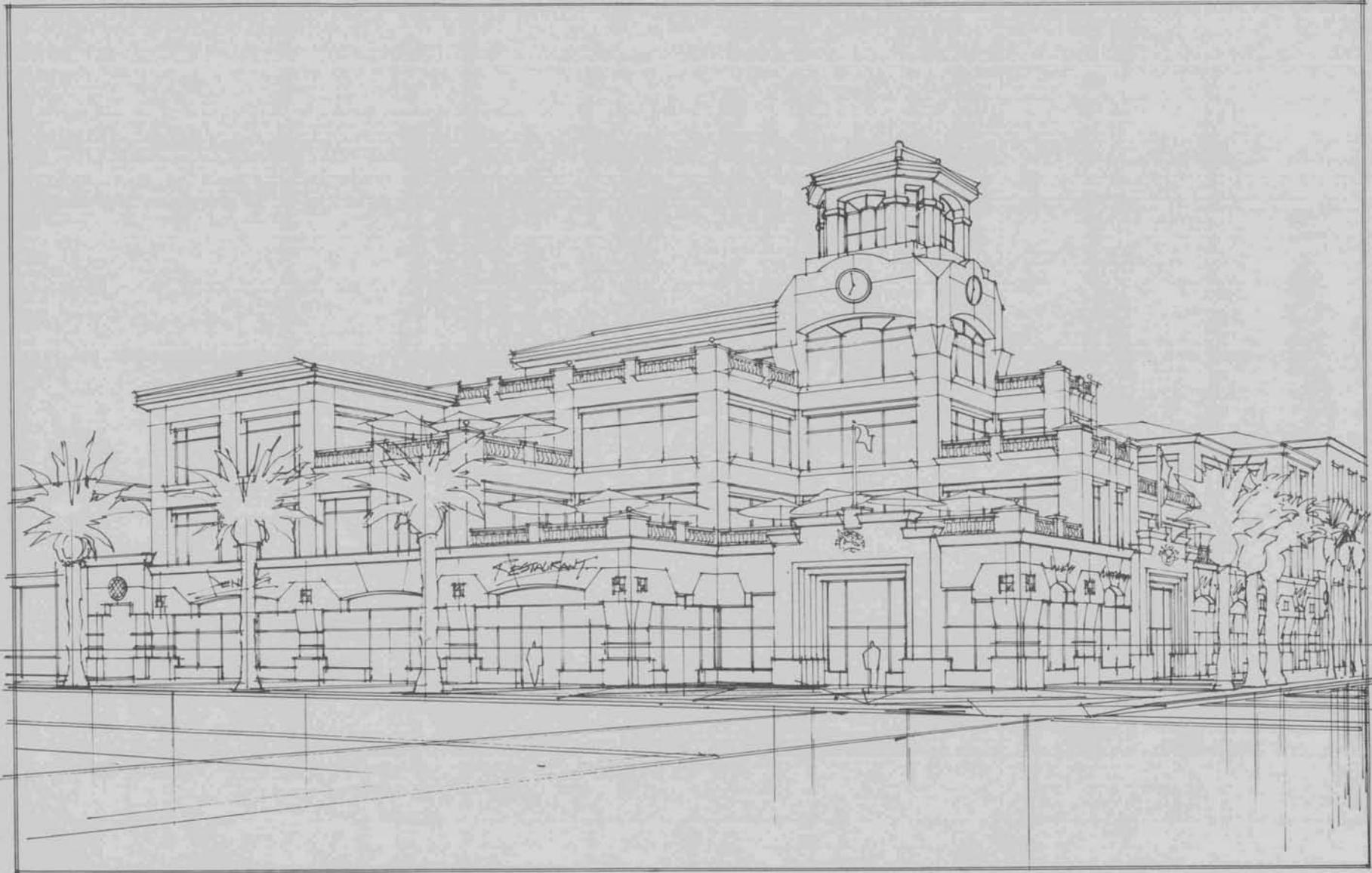
Owner Participation Agreement: The Owner Participation Agreement between Abdelmuti Development Company and the Redevelopment Agency was approved May 28, 1991.

Key Points:

- A. Agency is committed to loaning the participant up to \$3.5 million for construction at 7% interest amortized over 15 years. The participant must contribute a minimum of \$1 million up front.
- B. Agency is responsible for the cost of all off-site improvements required for the project.
- C. Agency will pay the participant down-time business losses net of revenues and insurance benefits received.
- D. Agency is responsible for providing all required parking on adjacent Agency parcel.

Proposed Tenants: Jack's Surfboards and Burger King are the proposed anchor tenants for the ground floor.

Developer: Abdelmuti Development Company
Mike Abdelmuti, General Partner
113 Main Street
Huntington Beach, CA 92648
(714) 536-6567



LANG LAMPERT ARCHITECTS

2000 PINE & MAIN TOWN SQUARE BOSTON 7/17



MAIN-PIER REDEVELOPMENT AREA PROJECT FACT SHEET

Main Promenade (Parking Structure/Retail Commercial Project)

Location: The block bounded by Main and Third streets, Olive and Walnut avenues.

Description: Five-level parking structure (one subterranean level and one roof level) with 834 parking spaces and 32,000 square feet of commercial/retail space fronting Main Street. Tenants to date include: *First Interstate Bank, Power House Gym, Mailbox Etc., Coconuts Bar & Grill, Pier Realty, Standard Market.*

Construction

Timeframe: Commenced February 1989. Parking structure was completed July 1990. Retail center will be completed by summer of 1991.

Owner Participation Agreement:

The OPA between the Redevelopment Agency and Robert J. Koury was approved December 19, 1988.

- A) Robert J. Koury will participate in a Property Owners Association with the Redevelopment Agency and shall own the 32,000 square foot commercial shell.
- B) The Redevelopment Agency acted as developer of the project. The city is maintaining and operating the parking structure.

Project Value: \$13.5 million

Leasing: Coldwell Banker
Kevin McGuire/Robert Remer
(714) 955-6300

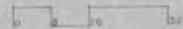
Developer: Retail Spaces
Robert J. Koury
P.O. Box 65176
Los Angeles, California 90065
(213) 258-4333



MAIN ST. ELEVATION



WALNUT ST. ELEVATION



MAIN STREET PARKING

FOR THE
CITY OF HUNTINGTON BEACH

FOOTNOTES & OTHER TECHNICAL NOTES
1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
2. SEE SHEET 100-100-100-100 FOR FURTHER INFORMATION.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN ON THESE DRAWINGS UNLESS OTHERWISE SPECIFIED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HUNTINGTON BEACH.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.
8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE TRAFFIC CONTROL AND SIGNAGE.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE LIGHTING.
10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SECURITY MEASURES.
11. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS AND DOCUMENTATION.
12. THE CONTRACTOR SHALL MAINTAIN ADEQUATE COMMUNICATIONS.
13. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES.
14. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ENVIRONMENTAL PROTECTION MEASURES.
15. THE CONTRACTOR SHALL MAINTAIN ADEQUATE QUALITY CONTROL MEASURES.
16. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SCHEDULING AND TIMELINE.
17. THE CONTRACTOR SHALL MAINTAIN ADEQUATE BUDGET AND COST CONTROL.
18. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RISK MANAGEMENT.
19. THE CONTRACTOR SHALL MAINTAIN ADEQUATE LEGAL AND COMPLIANCE.
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21. THE CONTRACTOR SHALL MAINTAIN ADEQUATE PUBLIC RELATIONS.
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29. THE CONTRACTOR SHALL MAINTAIN ADEQUATE FAIRNESS.
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MAIN-PIER REDEVELOPMENT AREA PROJECT FACT SHEET

Demonstration Block

Location: The block bounded by Main and Fifth streets, Olive and Walnut avenues.

Description: A facade rehabilitation grant program was approved by the City Council on December 19, 1988, to be implemented in the second block as a demonstration project. Property owners on this block are eligible for facade grants based on a per linear foot basis of \$625 for single-story and \$875 for two-story, as well as \$200 per linear foot for exposed rear and side facades.

Property owners who prefer to construct new improvements rather than rehabilitate their property are eligible for grants in the amount equal to that of the facade grant program. As an incentive, current parking requirements apply only to the extent that rehabilitation or new construction results in increased square footage above that which currently exists within each building on the Demonstration Block. Further, in-lieu parking fees to be assessed for required parking will be offered at a 50% reduction. Fees are to be amortized over a five-year period at an interest rate of 8%.

Public improvements will begin with the undergrounding of all utilities in the alleyway. Decorative concrete pavers and stonework walkways highlight the alleyway and link Main Street to 5th Street. These pass-throughs will be accented by a water feature and sitting benches. Landscaping will include small accent trees and large canopy trees in treewells, coordinated with palm groupings in raised planters.

Construction

Timeframe: Private improvements are on-going, anticipated completion Summer, 1992. Public improvements to begin May 1991. Anticipated completion in October 1991.

Owner Participation Agreement:

The OPA's between the Redevelopment Agency and the property owners have been brought before the City Council individually for approval.

5th STREET

WALNUT AVENUE

OLIVE AVENUE

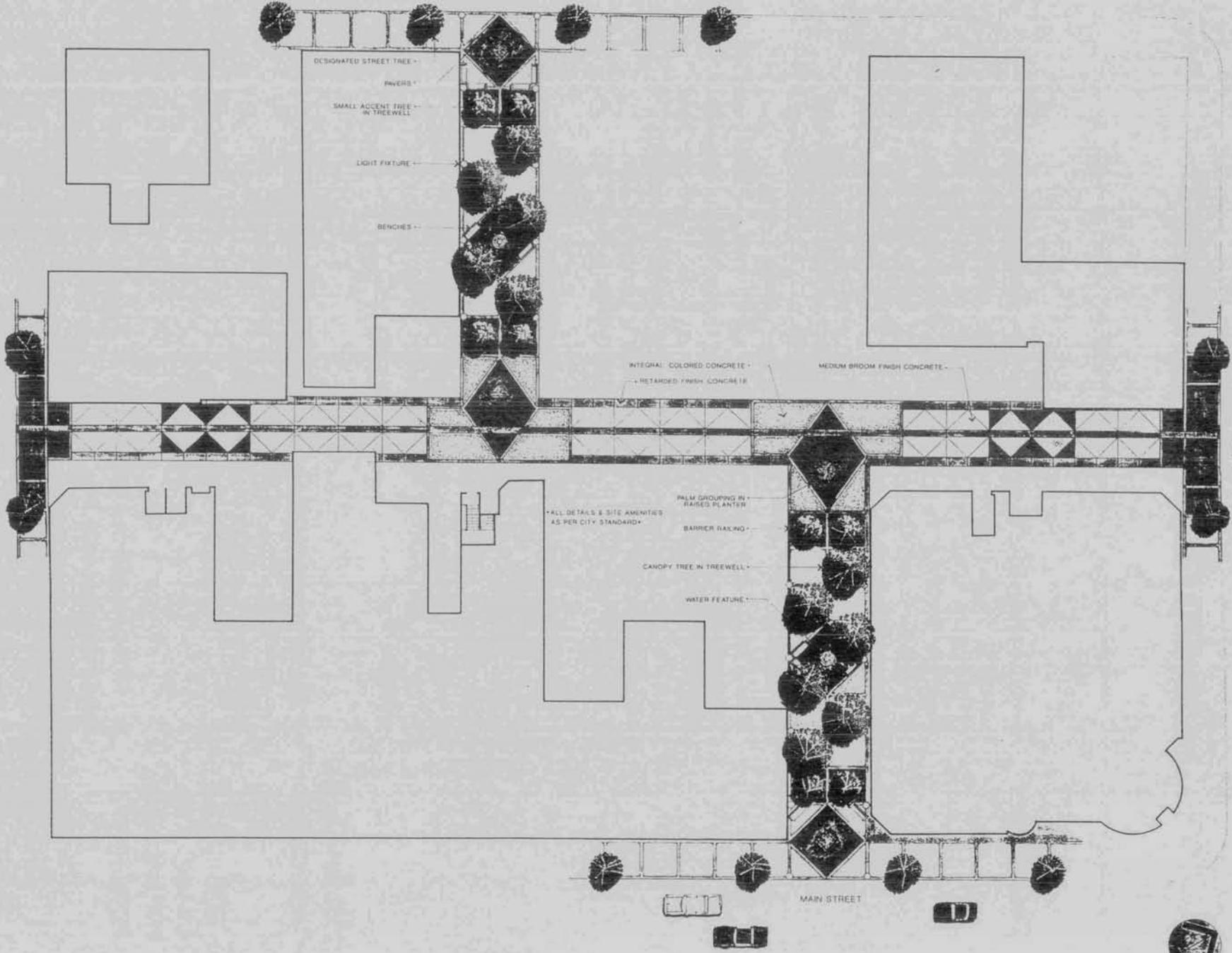
DESIGNATED STREET TREE -
 PAVED -
 SMALL ACCENT TREE -
 IN TREEWELL -
 LIGHT FIXTURE -
 BENCHES -

INTEGRAL COLORED CONCRETE -
 RETARDED FINISH CONCRETE -
 MEDIUM BRUSH FINISH CONCRETE -

*ALL DETAILS & SITE AMENITIES
 AS PER CITY STANDARD*

PALM GROUPINGS IN
 RAISED PLANTER -
 BARRIER RAILING -
 CANOPY TREE IN TREEWELL -
 WATER FEATURE -

MAIN STREET



MAIN-PIER REDEVELOPMENT AREA PROJECT FACT SHEET

Third Block West

Location: The third block of Main Street, bounded by Olive and Orange avenues, Main and Fifth streets.

Description: This project will consist of a 10,000 square-foot or more specialty grocery market, 26,000 square feet of additional retail and office space fronting Main Street, 68 residential units, and all parking required by city code. Up to 33 of the residential units will be assisted by the Agency in the form of below-market interest rate second trust deeds for first-time buyers with incomes up to 120% of the Orange County median.

Construction

Timeframe: Construction is anticipated to begin in the first quarter of 1992, with the project expected to be completed in 18 to 24 months.

Developer Disposition Agreement:

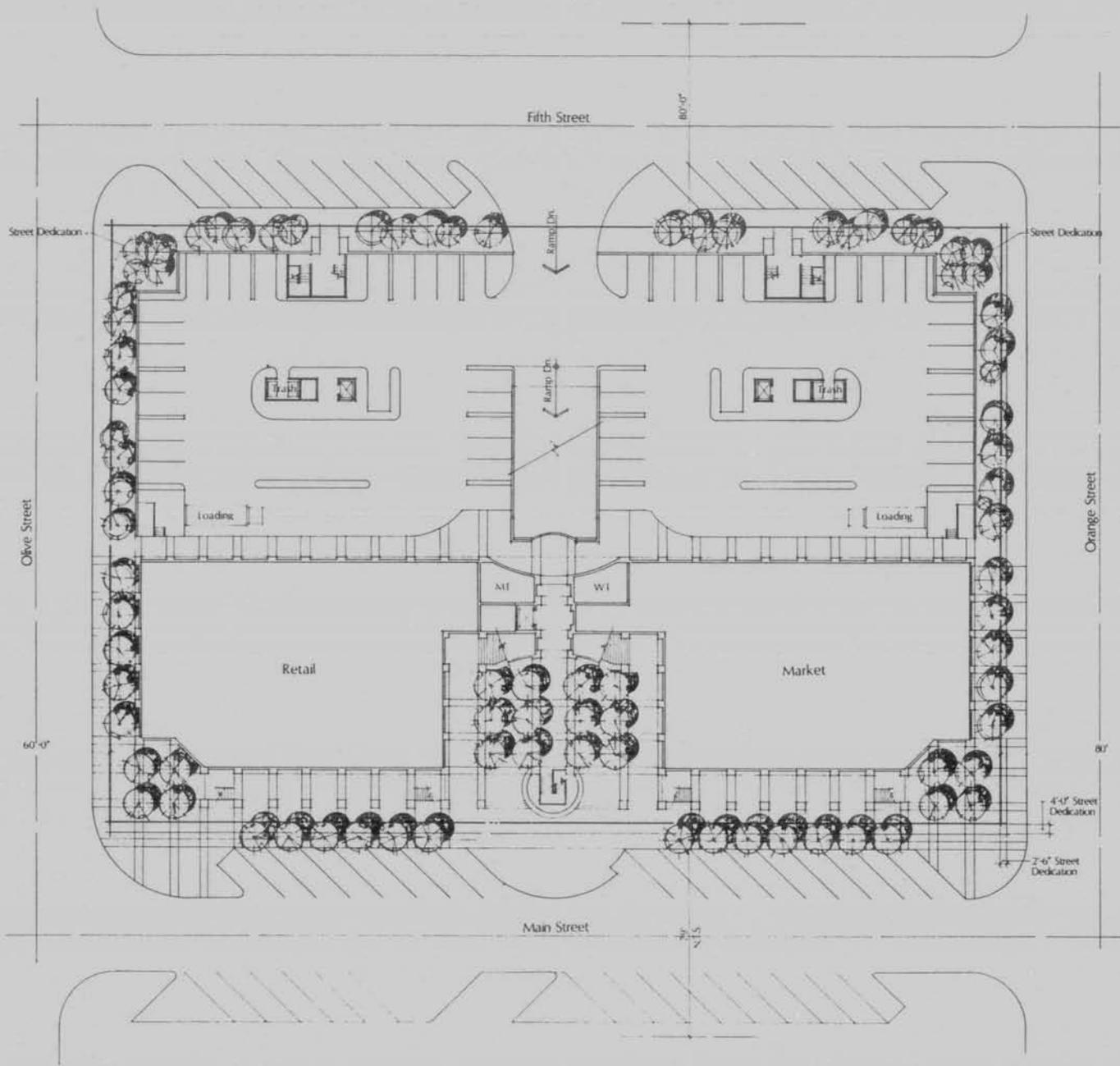
The Redevelopment Agency authorized the execution of a Disposition & Development Agreement on March 4, 1991. The Agency will sell the entire site (when assembled) to the developer for \$4.62 million. This developer payment will be used to offset the costs of site assembly, relocation, demolition and toxics remediation. The Agency has also agreed to purchase 18 public parking spaces in the garage to meet a requirement of the Conditional Use Permit for Town Square.

Project Value: \$18 million

Developer: Newcomb-Tillotson Development, Inc.

John Newcomb, Partner
2800 LaFayette Avenue
Newport Beach, CA 92663
(714) 675-9844

John Tillotson, Partner
15272 Bolsa Chica Street
Huntington Beach, CA 92649
(714) 898-8385



Entrance to
Town Square Development

First Level Plan

Market	10,000 sq.ft.
Retail	10,000 sq.ft.
Parking	
Comm./Retail	
Office	48 Stalls

MAIN-PIER REDEVELOPMENT AREA PROJECT FACT SHEET

Waterfront Hilton Hotel (Phase I)

- Location:** Inland side of Pacific Coast Highway at Huntington Street.
- Description:** A first-class hotel of 296 guest rooms on 3.58 acres including a restaurant, entertainment lounge, meeting and ballroom facilities and other related amenities.
- Construction
Timeframe:** Commenced December of 1988. Hotel opened July of 1990.
- Conditional
Use Permit:** Conditional Use Permit 87-19 was approved by the Planning Commission on June 22, 1988 and provided for a resort hotel with 296 guest rooms located in a 14-level tower with two subterranean parking levels that includes balcony ocean views. Related uses within the hotel include 9,320 square feet of restaurants, a 6,000 square-foot ballroom, 4,500 square feet of meeting rooms, a fitness exercise room, travel assistance, and a sundry shop. The center courtyard/plaza area contains a pool and spa with a garden atmosphere, incorporating waterfalls and reflecting pools. Architectural styling is of a contemporary Mediterranean theme, with sloped tile roofs, stuccoed walls, projecting balconies, accent colors and recessed windows. Two levels of subterranean parking with valet or self-service, are accessed from Walnut Avenue. The Agency has pledged to reimburse the Mayer Corporation for approximately \$5.7 million in costs relating to the construction of the Hilton and Ocean View Estates Phase I. In addition, the Agency will pass-through 38.5% of the tax increment and transient occupancy tax to the developer until such time as these revenues are needed to support the Agency bonds that will fund future phases of The Waterfront.
- Project Value:** \$35 million
- Developer:** The Robert Mayer Corporation
Shawn Milbern, Project Manager
660 Newport Center Drive, Suite 1050
Newport Beach, California 92658-8580
(714) 759-8091

MAIN-PIER REDEVELOPMENT AREA PROJECT FACT SHEET

The Waterfront (Phases II - VI)

Location: Inland side of Pacific Coast Highway, between Huntington Street and Beach Boulevard.

Description: Phases II and III will be constructed concurrently and tentatively consist of a 500-room conference hotel (Sheraton) and a tennis and health center. Phase IV will provide an all-suite hotel with approximately 250 suites. The fifth phase is planned to consist of a 75,000 square-foot retail shopping plaza, and the sixth and final phase of commercial development will consist of a 400-room luxury hotel. The project also includes a residential development which will consist of 479 condominiums with 160 townhomes for a total of 639 units with attendant recreation facilities scheduled to start with Phases II & III.

Construction Timeframe: Construction of Phases II and III is anticipated to commence in the spring of 1992, with completion of the final phase anticipated by the end of the decade.

Developer Disposition Agreement: The original DDA was approved by the Redevelopment Agency on August 5, 1988. Major points include:

- A) The Redevelopment Agency will acquire the project site from the city for \$22.4 million.
- B) The developer shall lease 20 acres for commercial development from the Agency and purchase the remaining 24 acres for the residential development.
- C) The cost of providing an alternative mobile home park has increased due to the discovery of methane gas on the site. Alternative sites and outright purchase of the mobile homes are being considered.

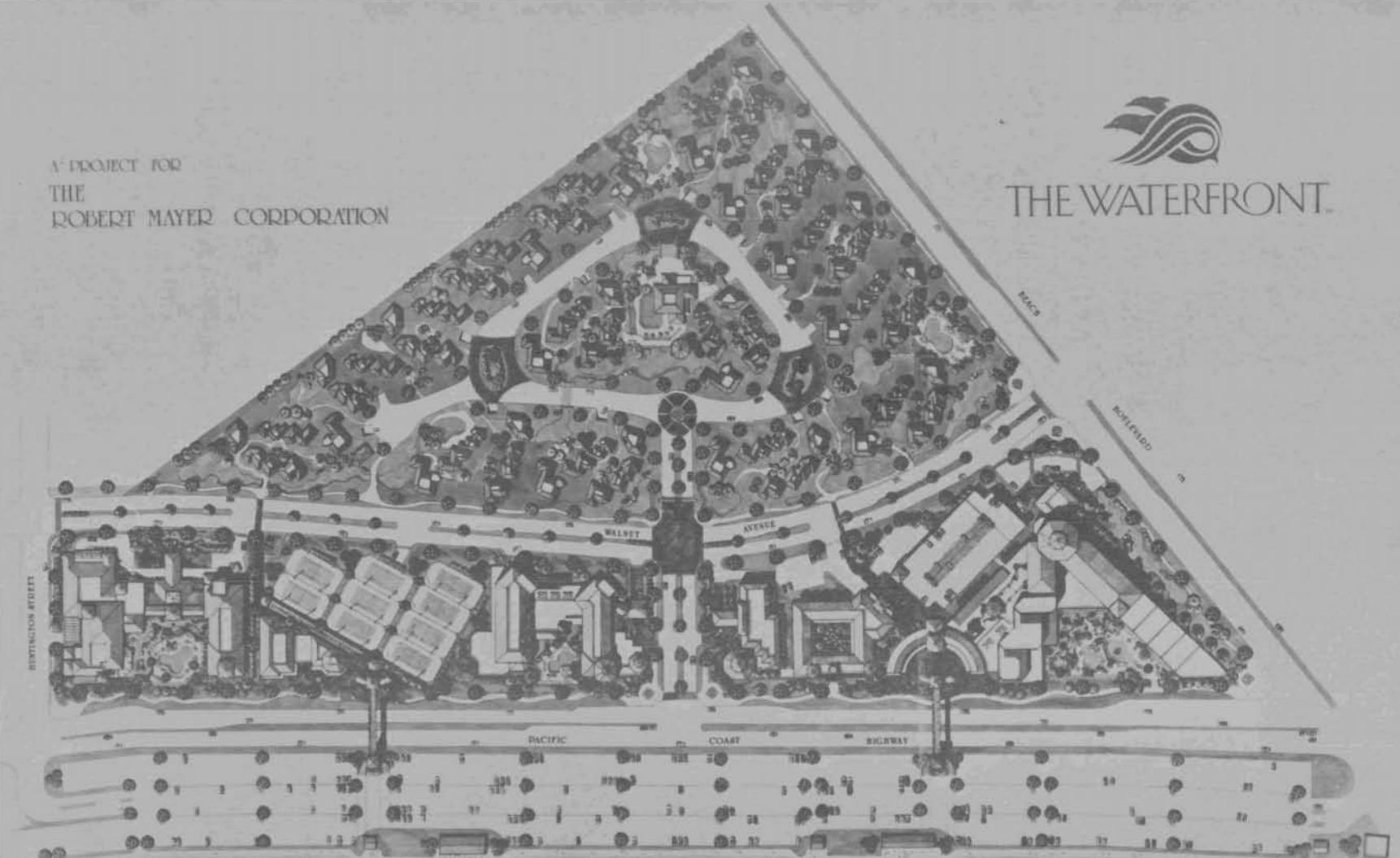
Project Value: \$350 million

Developer: The Robert Mayer Corporation, Shawn Milbern (Project Manager)
660 Newport Center Drive, Suite 1050
Newport Beach, California 92658-8580
(714) 759-8091

A PROJECT FOR
THE
ROBERT MAYER CORPORATION



THE WATERFRONT



PHASE I
FIRST CLASS HOTEL

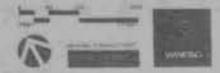
PHASE II
HEALTH SPA
TENNIS COURTS

PHASE III
CONFERENCE HOTEL

PHASE IV
ALL-SUITE HOTEL

PHASE V
SHOPPING PLAZA

PHASE VI
LUXURY HOTEL
PARKING STRUCTURE



MAIN-PIER REDEVELOPMENT AREA PROJECT FACT SHEET

Huntington Beach Art Center

Location: 538 Main Street

Description: Reconstruction of an 11,000-square-foot existing structure into a community art center. The center will include; galleries, studio, multi-purpose room, exhibition preparation, administrative offices, and a bookstore. The center will offer contemporary art exhibitions, educational programs, community involvement opportunities, special events and projects. In combination with Celebration Plaza and the Main Street Library, the Art Center is the inland anchor of the Main-Pier Project Area.

Construction

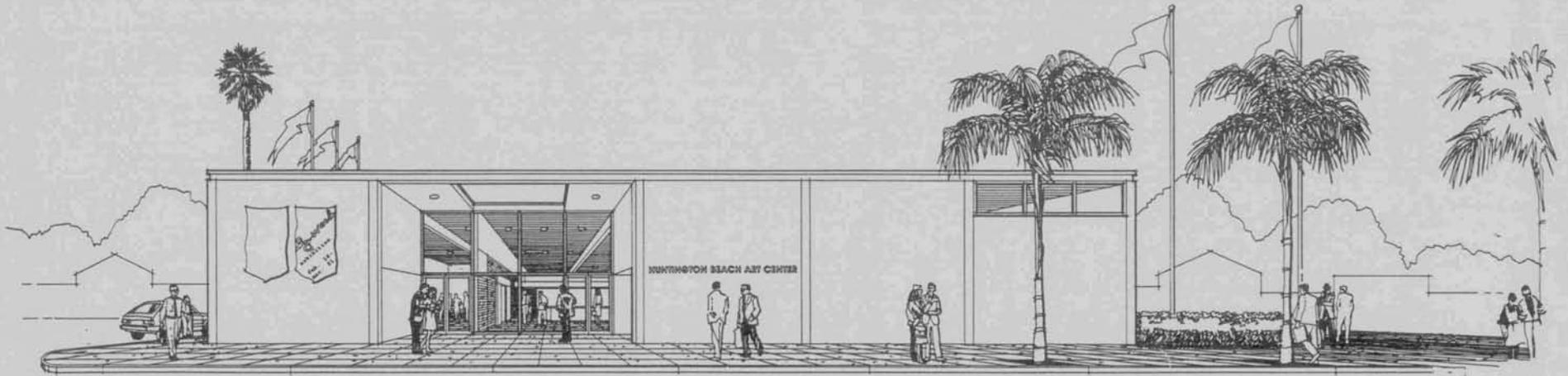
Timeframe: Construction to begin in the fall of 1991. Completion anticipated by the fall of 1992.

Project Value:

Property Acquisition	\$758,000
Architectural Fees	\$ 60,000
Reconstruction Fees	\$750,000

Developer: City of Huntington Beach
2000 Main Street
Huntington Beach, California 92648
(714) 536-5258

The Huntington Beach Art Center Foundation, a 501-3 (c) non-profit corporation has been established in order to assist the city in raising construction monies. Information on contribution to the Foundation may be obtained by calling the number above.



MAIN STREET ELEVATION

HUNTINGTON BEACH ART CENTER

thirtieth
street
architects
inc.
14 NOV 1989

MAIN-PIER REDEVELOPMENT AREA PROJECT FACT SHEET

Celebration Plaza

Location: Main Street and Acacia Avenue (adjacent to the Main Street Library and across the street from the Huntington Beach Art Center).

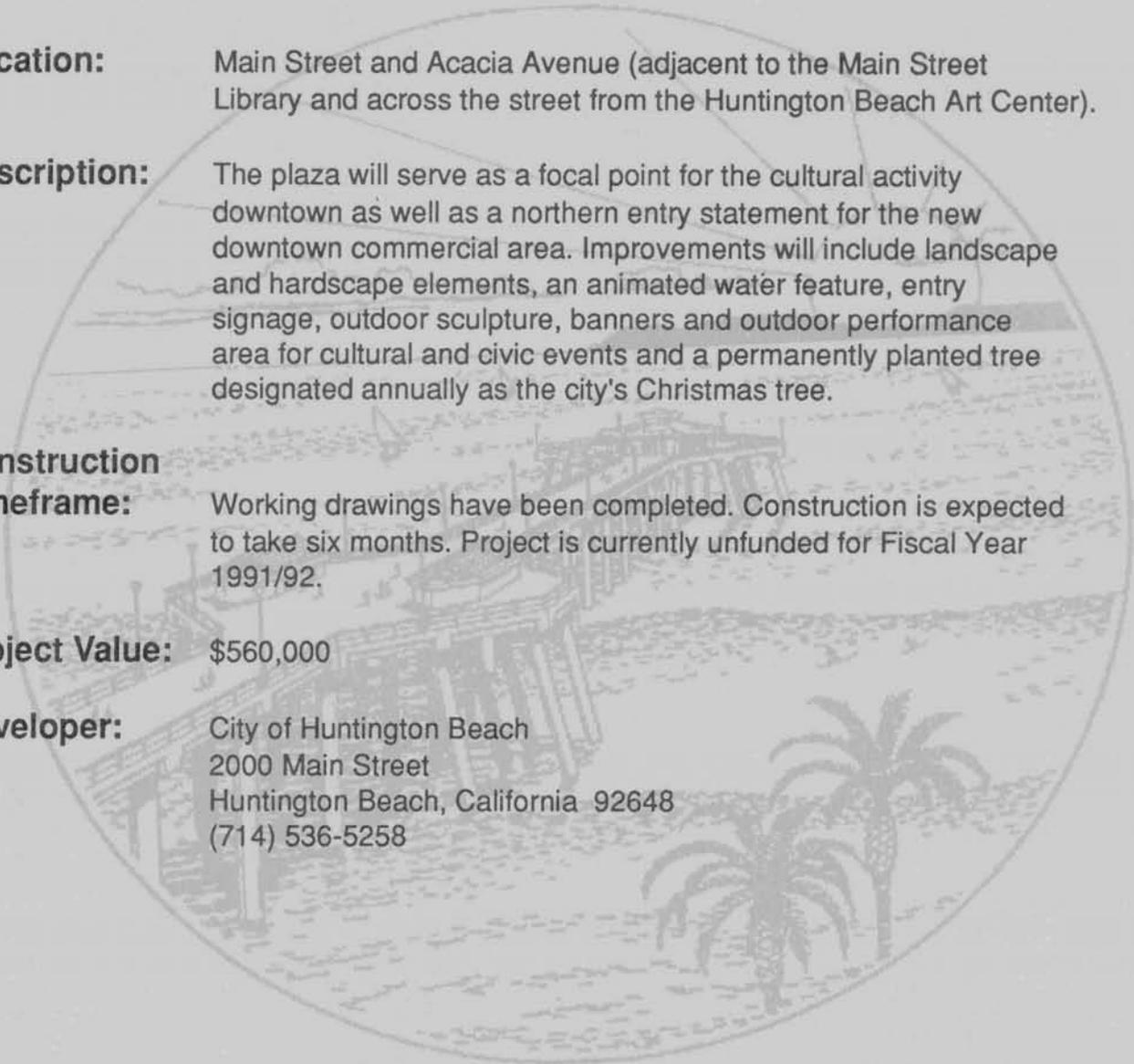
Description: The plaza will serve as a focal point for the cultural activity downtown as well as a northern entry statement for the new downtown commercial area. Improvements will include landscape and hardscape elements, an animated water feature, entry signage, outdoor sculpture, banners and outdoor performance area for cultural and civic events and a permanently planted tree designated annually as the city's Christmas tree.

Construction

Timeframe: Working drawings have been completed. Construction is expected to take six months. Project is currently unfunded for Fiscal Year 1991/92.

Project Value: \$560,000

Developer: City of Huntington Beach
2000 Main Street
Huntington Beach, California 92648
(714) 536-5258





PERSPECTIVE
CELEBRATION PLAZA
CITY OF HUNTINGTON BEACH



MAIN-PIER REDEVELOPMENT AREA PROJECT FACT SHEET

Huntington Beach Municipal Pier

Location: Ocean side of Pacific Coast Highway at Main Street.

Description: The pier will be 1,854-feet long and 35-feet wide with four platform areas. Area 1: bermline food concession. Area 2: Lifeguard Tower. Area 3: Bait concession and rest rooms. Area 4: a two-story, 6,500 square-foot Ruby's restaurant.

Construction

Timeframe: Commenced October 22, 1990. Demolition of existing pier is completed and completion of new pier is expected to be finished in Spring of 1992.

Project Value: \$12 million

Developer: City of Huntington Beach
Contact: Jack Miller
2000 Main Street
Huntington Beach, California 92648
(714) 536-5517

For information on how you can contribute to the Landmark Campaign to rebuild the Huntington Beach Pier, please call (714) 536-5511.



HUNTINGTON BEACH PIER

MAIN-PIER REDEVELOPMENT AREA PROJECT FACT SHEET

Post Office Rehabilitation

Location: 302 Main Street (northeast corner of Main Street and Olive Avenue).

Description: Rehabilitation of the United States Post Office, including building and grounds.

Construction

Timeframe: Construction to commence September 1991. Completion anticipated by the fall of 1991.

Owner

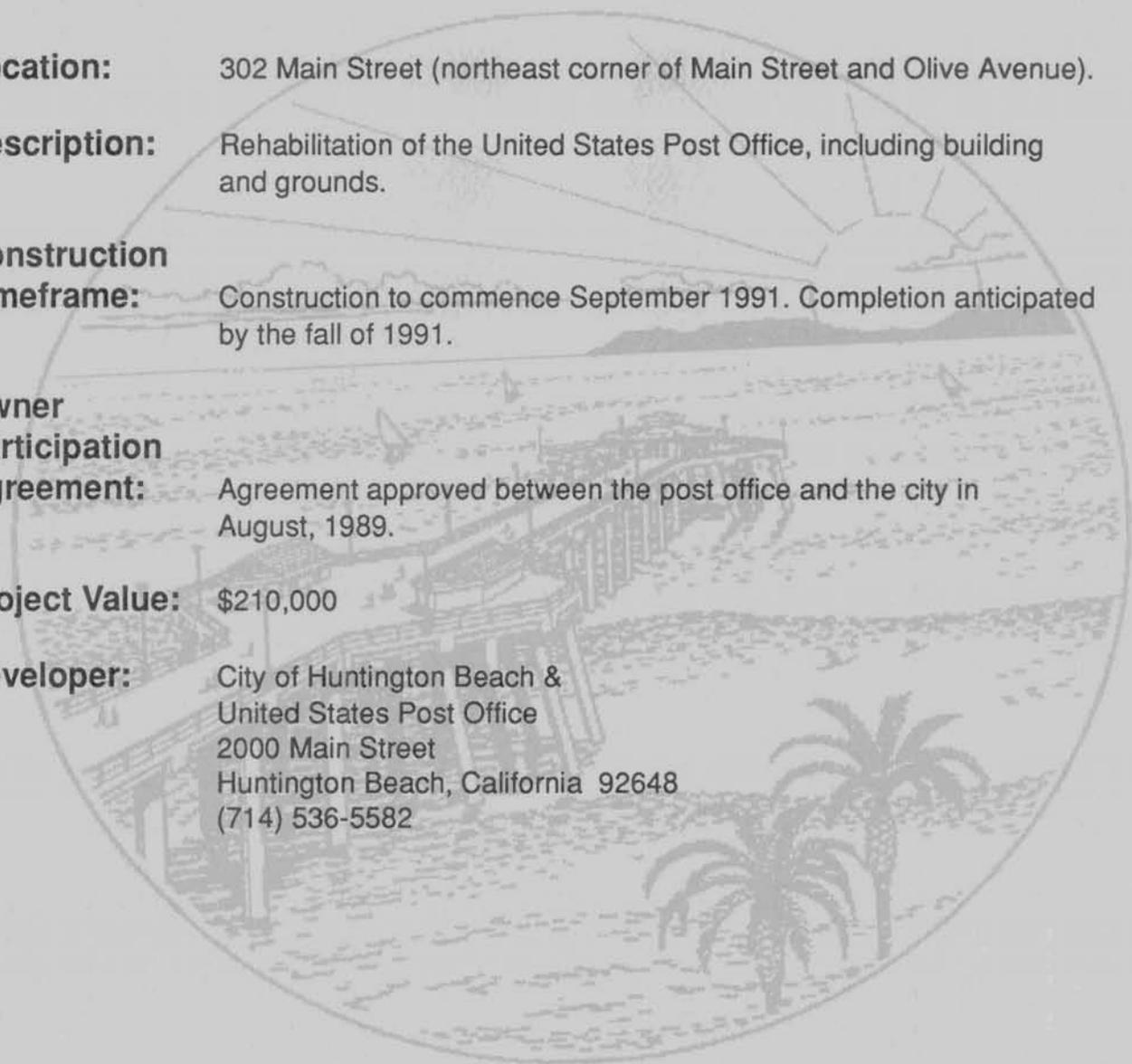
Participation

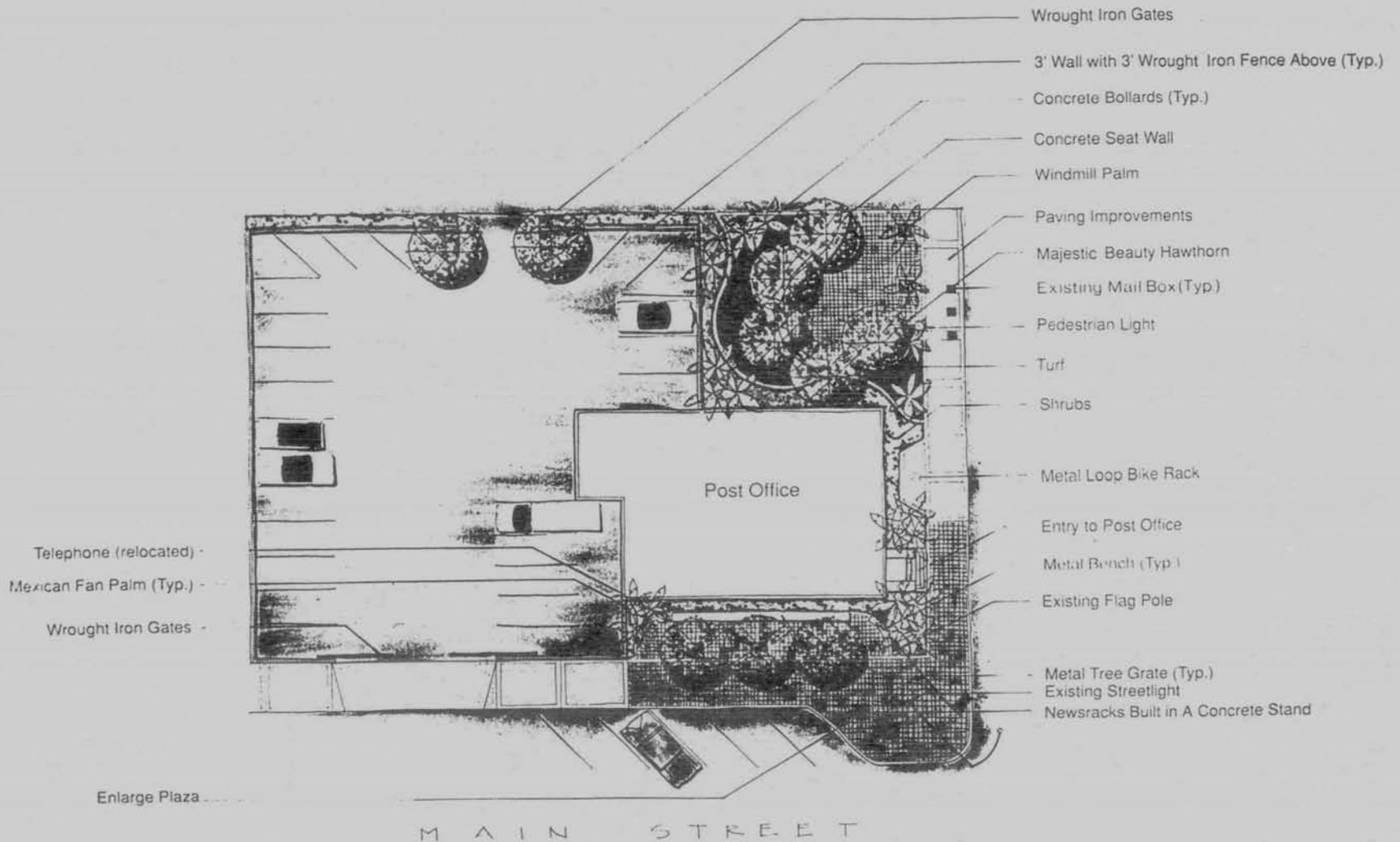
Agreement: Agreement approved between the post office and the city in August, 1989.

Project Value: \$210,000

Developer:

City of Huntington Beach &
United States Post Office
2000 Main Street
Huntington Beach, California 92648
(714) 536-5582





CONCEPTUAL PLAN
HUNTINGTON BEACH

POST OFFICE

