

Main-Pier Project City Downscapes

PAMPHLET

By Greg Hernandez
Huntington Beach City Council
downscaled a redevelopment
project that had drawn fire from
downtown business owners and
residents.

The \$50 million Main-Pier
Phase II Development Project
originally called for the construc-
tion of 12 and 14 story residen-
tial and commercial buildings as
well as the closure of Fifth Street
at Pacific Coast Highway.

In conceptual plans approved
by council last Wednesday, Fifth
Street will remain open at PCH
and the proposed high-rise build-
ings have been reduced to three
or four stories.

Griffin/Related Properties, the
project's master developer, plans
to build 130 residential con-
dominiums on the second block
of the project, which will be
located on the two downtown
blocks surrounded by Main

Street, Walnut Avenue, Sixth
Street and PCH.

The compromise met with ap-
proval from the council, de-
veloper and downtown property
owners.

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able from a community stand-
point and a developer viewpoint.
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— Developer Roger Torriero

fin/Related Properties, 10 of whom will be participating
Downtown property owners, in the new development, were

also satisfied.

"We believe we should move
forward. We feel the plan pres-
ents a future vision of Hunt-
ington Beach.

"Overall, I think the owners
are pleased with the final agree-
ment with the city and the de-
veloper. We do feel it's a good
plan because it downscales
previous plans.

"The fact that we were able to
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Project...

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stay as property owners was very
important to us," said Jim Lane,
who owns a building in the pro-
ject area.

Keeping Fifth Street open was
a major victory for downtown
merchants, who were still reeling
from the street's closure last year
at the intersection of Main Street
because of the Mola Townsquare
Project. They argued that closing
the street off at both ends would
hurt their businesses.

Nearby residents complained
that the street's closure would
cause increased traffic on neigh-
boring downtown streets.

All buildings in the project

area will be demolished, except
for the historic Worthy property
at Sixth and Walnut. That prop-
erty will remain intact except for
some rehabilitation, according to
Keith Bohr.

While tenants for the project

have not been finalized, the
Huntington Beach/Fountain
Valley Board of Realtors have
expressed interest in leasing
6,000 square feet of office space
and 10,000 square feet of meet-
ing space.

