

PROJECT TITLE: Murdy Commons at Edinger & Gothard
OWNER: Freeway Industrial Park
ARCHITECT: Van Tilburg, Banvard & Soderbergh, AIA

PROJECT LOCATION AND SITE HISTORY:

The proposed project is located in the City of Huntington Beach, at the northeast corner of Edinger Avenue and Gothard Street. The 12.5-acre site is bounded by Gothard Street on the west, Edinger Avenue on the south, a railroad right-of-way/flood control channel to the east, and it abuts an existing retail development to the north. The Bella Terra Mall and proposed Village at Bella Terra are located directly to the east of the site.

The property is currently developed with a 235,000 square foot retail building (formerly occupied by Levitz Furniture) and an existing EZ Lube shop (4,990 square feet). The Levitz Furniture store opened in 1970 and ceased operating in early 2008. The EZ Lube began its operation in 1996. The Murdy family started farming in the area in the 1920s, and had farmed on the subject parcel from the 1950s until its development with the Levitz building. Historic photos depict several farm structures clustered along Edinger Avenue, near the railroad tracks as early as 1927.

PROJECT DESCRIPTION:

The proposed project is a mixed-use residential, live-work and commercial development on a 12.5 acre site in the Edinger Corridor Specific Plan Area. The proposed concept responds to the design vision and requirements proposed in the Draft Edinger Corridor Specific Plan for the Town Center Neighborhood and Town Center Core district zones.

The proposal envisions six new residential and/or mixed-use blocks around a 3/4-acre private park (commons), a network of new private streets and sidewalks, generous landscaping, on-street and structured parking, and multiple points of entry into the project area. The commons area would be encircled by a one-way loop road, sidewalks, street trees, and parkway landscaping. In addition, the project depicts street improvements along its Edinger Avenue edge, as called for in the Draft Specific Plan.

The six buildings will consist of four to five levels of two and three bedroom condominiums and apartments over on-grade live-work units, on-grade retail, and structured on-grade and subterranean parking. Private recreation areas/open space areas are proposed for the podium level of each block. The development concept proposes up to 1,268 residential units with an overall project density of 101 du/acre.

The commercial component of the project proposes up to 60,000 square feet of ground floor retail along Edinger Avenue and along a portion of Gothard Street. The proposed configuration will provide neighborhood retail and services, with a focus on specialty goods and food store, banking, restaurant, and café spaces.