



Talbert & Newland

City of Huntington Beach
City Council
June 7, 2022



Talbert & Newland Townhomes

Olson's Reputation

- 30 Years designing and building in-fill communities
- **Number One** in the Nation for Customer Service
- **Number One** in the Nation for Overall Homebuyer Purchase and Ownership Experience
- Assembled Award Winning Design Team
- Champion Program – Stay involved for the **long term**

SUPPLEMENTAL COMMUNICATION

Meeting Date: 6/7/22

Agenda Item No.: 29(22-451)



Talbert & Newland Townhomes

Community Process

- Began in 2020 during COVID
- Changed Outreach Approach
- Community Feedback from Noticing

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Community Process

- Visited the Neighborhood 12 Times
- Knocked on 172 Doors
- Spoke with 68 Community Members

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Community Process

- Concerns
 - Vehicular
 - Privacy & Scale
- Support
 - Beautifies a Challenged Property
 - Remove Blight and Vagrancy
 - Increases Revenues for City Services and Schools
 - Increases Property Values
 - Provides Economic Stimulus



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Existing Conditions



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Existing, Support Structures





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Existing Conditions



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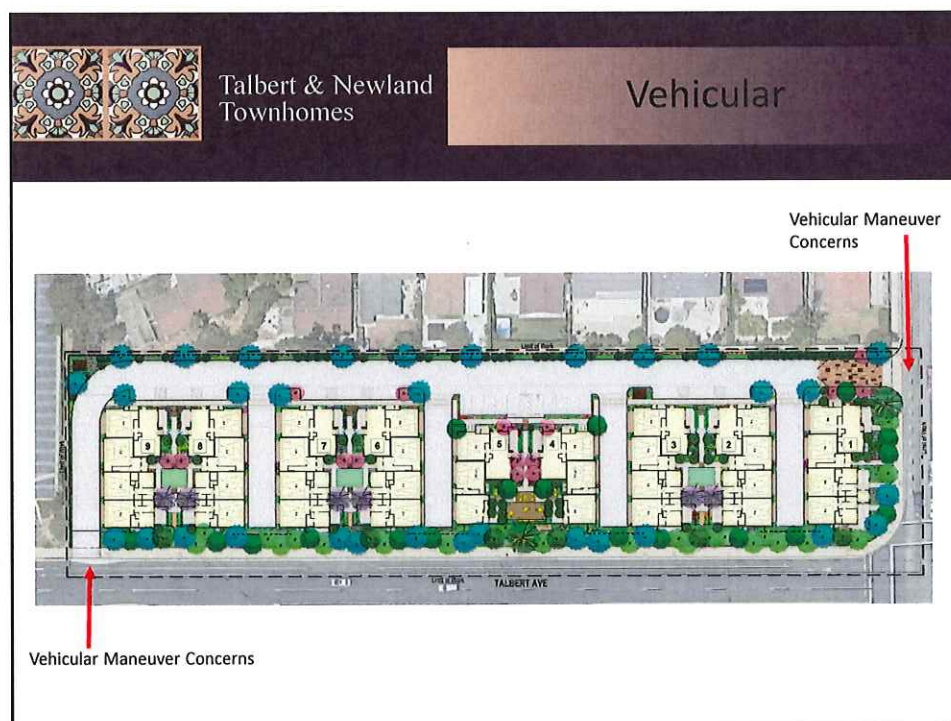
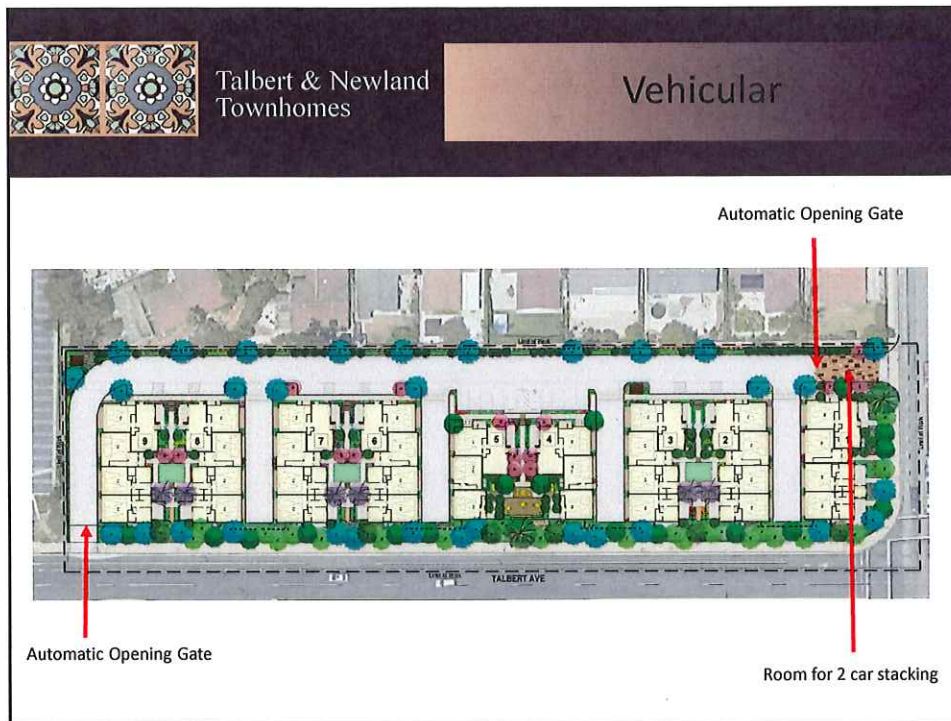
Street Scene

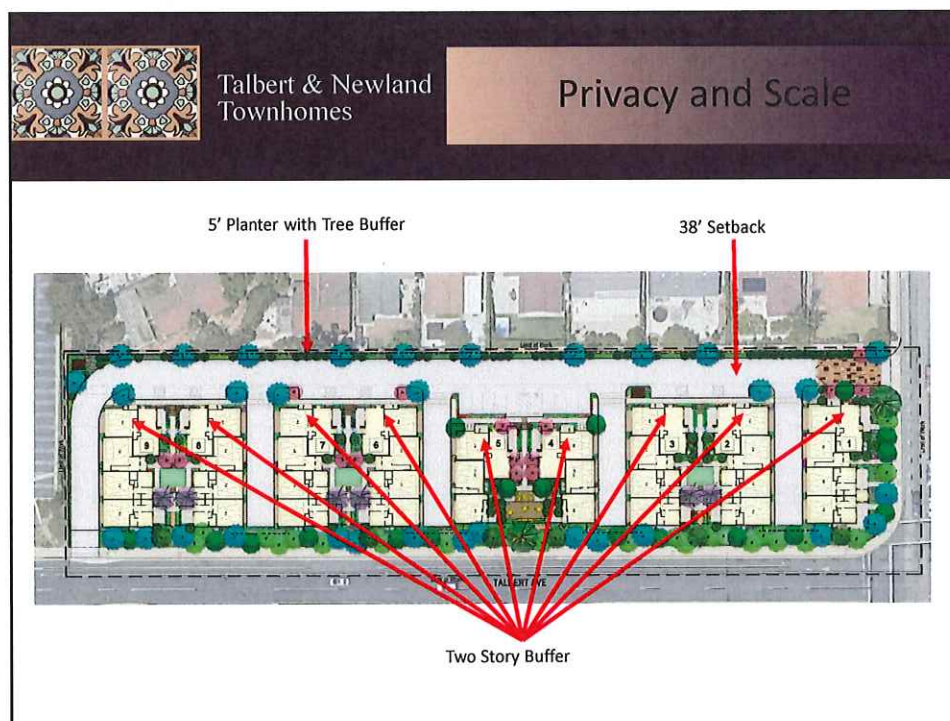
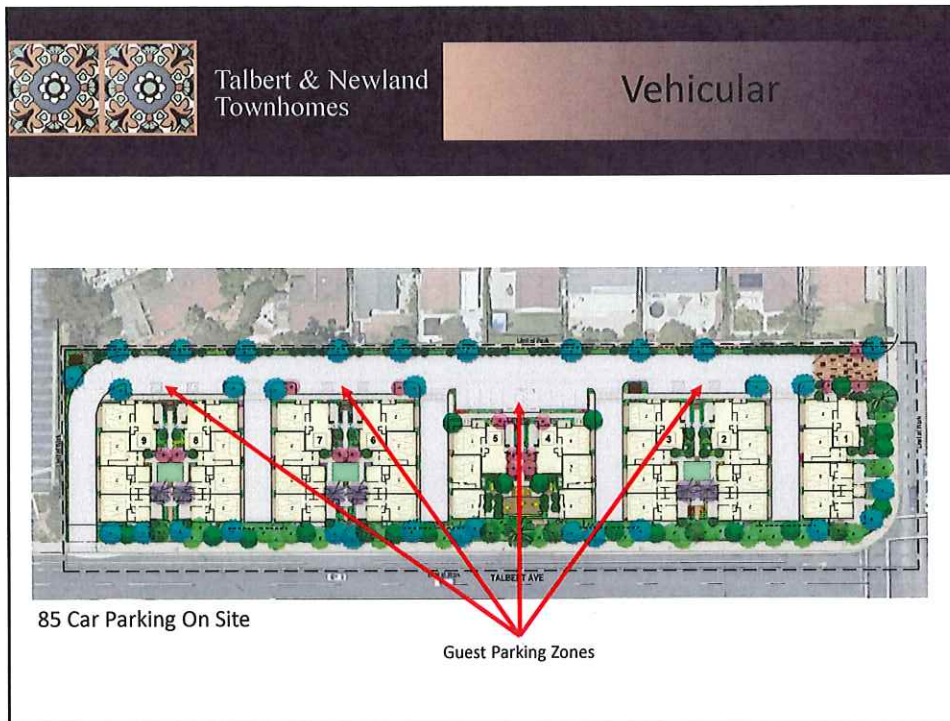


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Site Concept



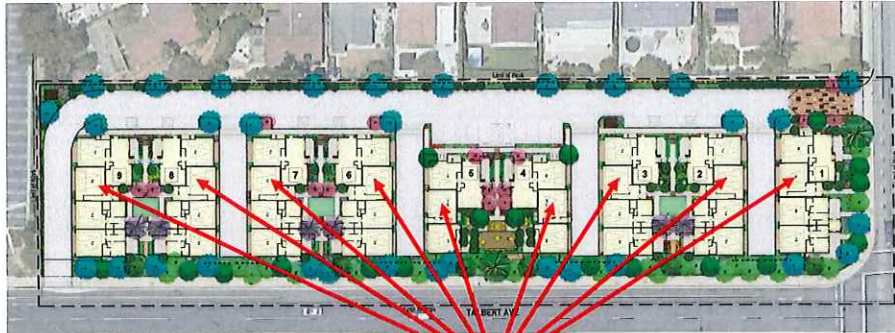






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Privacy and Scale



No Third Story Windows Looking North



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Community Benefits

- Increases Revenues to the City
- \$2,100,000 Paid to the City in Fees (highlights below)
 - Park: \$432,000
 - Utilities: \$475,000
 - Library: \$64,000
 - Development Impact: \$37,000
 - Traffic: \$55,000
 - School: \$240,000
 - Permit: \$280,000



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Community Benefits

- **Local Economic Benefit Forecast of the Subject Community (source NAHB)**

- **One Time Economic Benefit from Construction**
 - \$9,700,000 Increase in Local Income
 - \$1,100,000 Increase in Local Taxes/Fees
 - 135 Local Jobs Created

- **Ongoing Annual Economic Benefit from 34 Home to the Community**
 - \$1,400,000 Increase in Local Income
 - \$345,000 Increase in Local Taxes/Fees
 - 25 Permanent Local Jobs Created



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Community Benefits

- **Project is Supported by Goals of the General Plan**
 - Support infill development, consolidation of parcels
 - Encourage a mix of residential types
 - Encourage housing options located in proximity to employment
 - Provide housing types with a mix of densities
 - Neighborhoods and corridors are well designed and contribute to a strong sense of place

- **CEQA – No Adverse Impacts on the Surrounding Community**

- **Project Provides New Homes to Help Meet State Mandated Housing Requirements – over 13,000 homes**

- **Removes Blighted Structures and Vagrancy Issues**

- **Increase Revenues to the City and Local Businesses**



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Street Scene



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