

Site Map



Site

- 18.09 Net Acres
- 626 Proposed Residential Units

Multifamily For-Rent Community

- 407 Total Units
- 81 Workforce Housing Units Included

Unit Mix

Junior 1 BD	101 Units 600 SF	24.8%
1BD	202 Units 692-756 SF	49.6%
2BD	104 Units 950-1,075 SF	25.6%

For-Sale Community

- 219 Total Units
- **36 Two-Story Triplexes**
 - 4 & 5BR Units ranging from 2,083-2,274 sf
 - 2 unit plans
- **183 Three-Story Townhomes**
 - 3 & 4BR Units ranging from 1,825-2,285 sf
 - 3 unit plans

Benefiting the Community

The Project is estimated to initially generate:

- Approximately **\$1.1 million** in taxes annually
- Significant spending, job creation, and support for the local and regional economy during construction
- One-time development impact fees of **\$3.5 million** to Garden Grove Unified School District and **\$4.5 million** to OC Parks
- An estimated **\$1.25 million** in public improvements along Heil Avenue, including street widening, installation of medians and trees, bike lanes, and new sidewalks

Live where you work

Convenient location to Fountain Valley employers such as Hyundai, Orange Coast Medical Center, Fountain Valley Regional Hospital, and Kingston Technology.

DURING CONSTRUCTION

More than
2,800
one-year jobs

More than
\$240
MILLION
labor income

More than
\$500
MILLION
total economic output



Scan to stay
in touch

The Path Forward

PREVIOUS CITY APPROVALS

Q4 2022: Housing Element approved

Q4 2023: General Plan Update, EIR, and Zoning approved

PHASE ONE

Q1 – Q3 2024

- Project Submittal
- Community Outreach (ongoing)
- City Plan Review
- Planning Commission and City Council Hearings
- Project Approval

PHASE TWO

Q4 2024 – 2025

- Site Grading and Improvements

PHASE THREE

2026 – 2027/2028

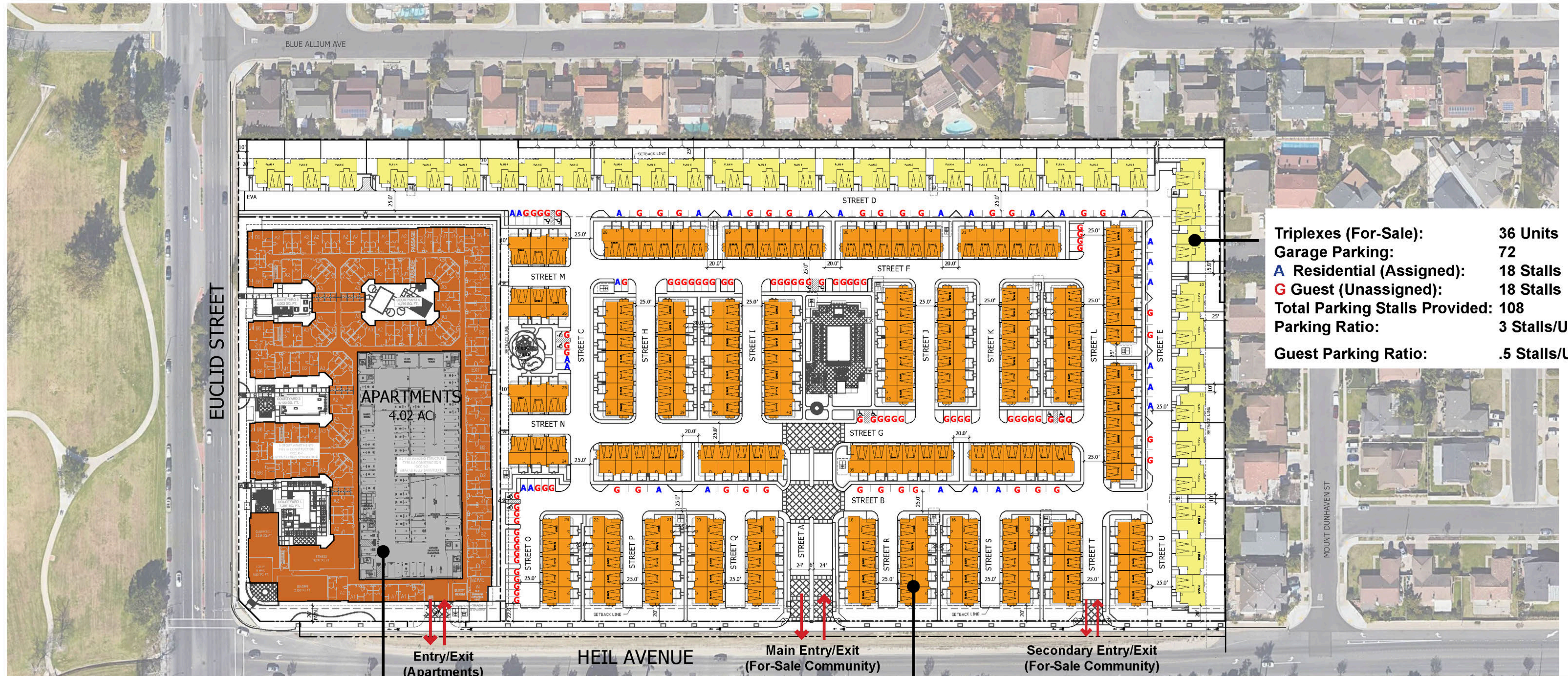
- Construction Period

PHASE FOUR

2027/2028

- Delivery of Residential Units For Sale and For Lease

Parking



Triplexes (For-Sale):	36 Units
Garage Parking:	72
A Residential (Assigned):	18 Stalls
G Guest (Unassigned):	18 Stalls
Total Parking Stalls Provided:	108
Parking Ratio:	3 Stalls/Unit
Guest Parking Ratio:	.5 Stalls/Unit

Multi-Family (For Rent):	407 Units
Residential (Assigned):	548 Stalls
Guest (Unassigned):	57 Stalls
Leasing (Unassigned):	6 Stalls
Total Parking Stalls Provided:	611
Parking Ratio:	1.5 Stalls/Unit

Townhomes (For-Sale):	183 Units
Garage Parking:	366
A Residential (Assigned):	10 Stalls
G Guest (Unassigned):	81 Stalls
Total Parking Stalls Provided:	457
Parking Ratio:	2.5 Stalls/Unit
Guest Parking Ratio:	.44 Stalls/Unit

Parking Summary	
Apartments	611 Stalls
For-Sale Community	565 Stalls
Total Parking Provided	1,176 Stalls

Guest Parking Summary	
Apartments	57 Stalls
For-Sale Community	99 Stalls
Total Guest Parking Provided	156 Stalls

Entry/Exit (Apartments)

Main Entry/Exit (For-Sale Community)

Secondary Entry/Exit (For-Sale Community)

APARTMENTS
4.02 AC

Traffic



ENHANCED
CROSSWALK STRIPING

BIKE LANES

APARTMENT GARAGE ENTRY

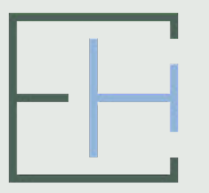
FOR-SALE MAIN ENTRY

FOR-SALE
SECONDARY ENTRY

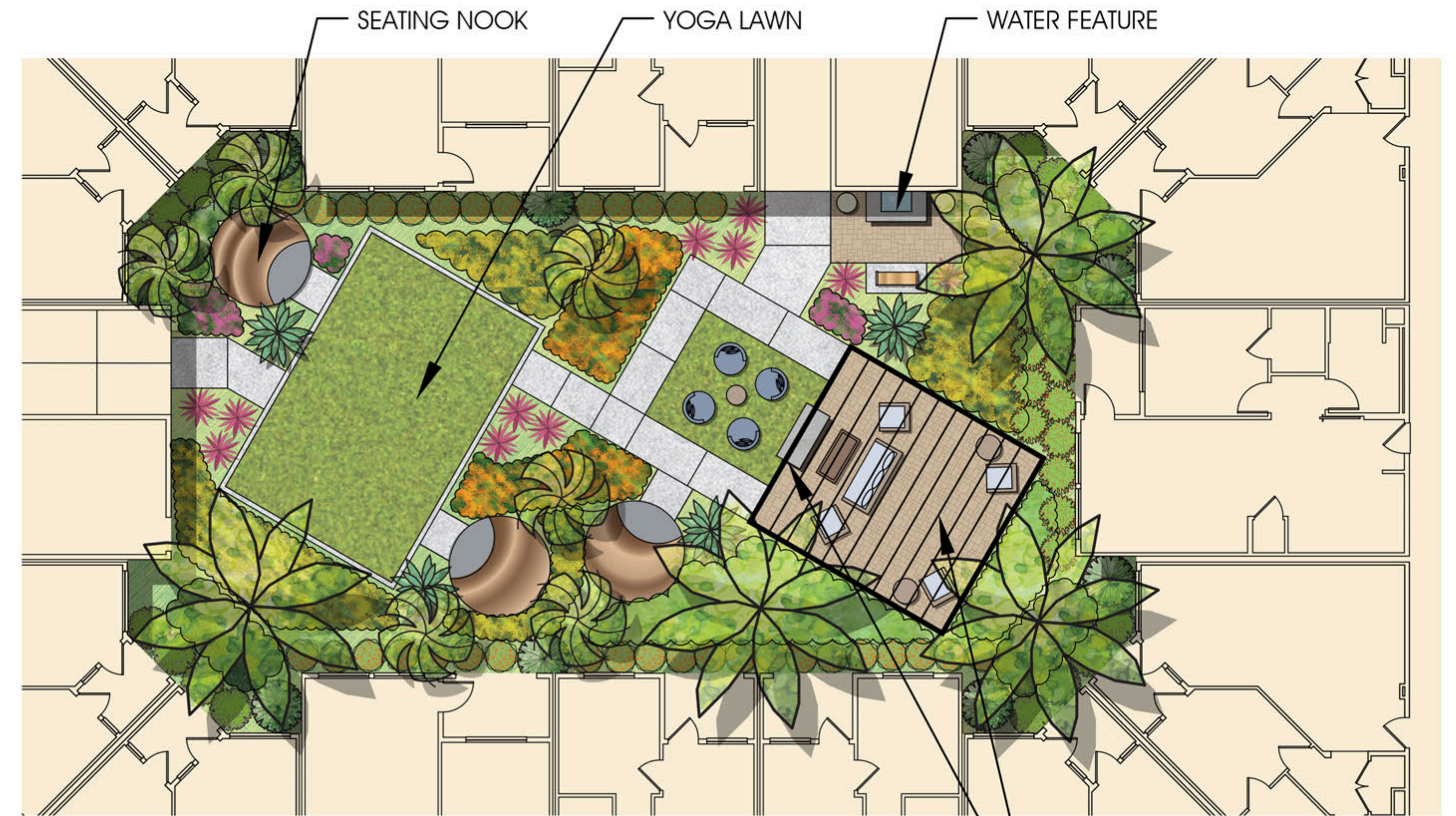


Amenities

Apartment Community

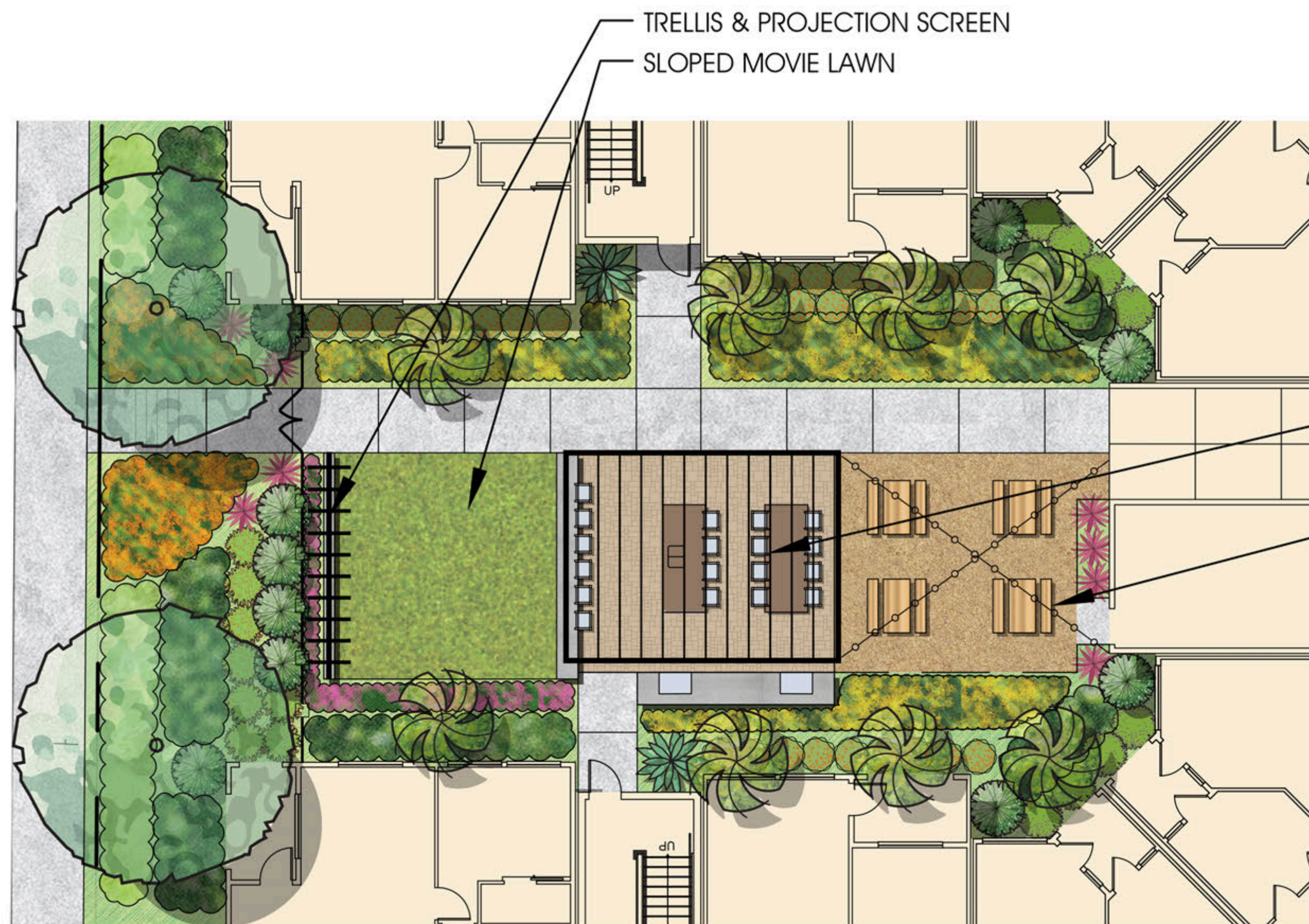


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ZEN COURTYARD

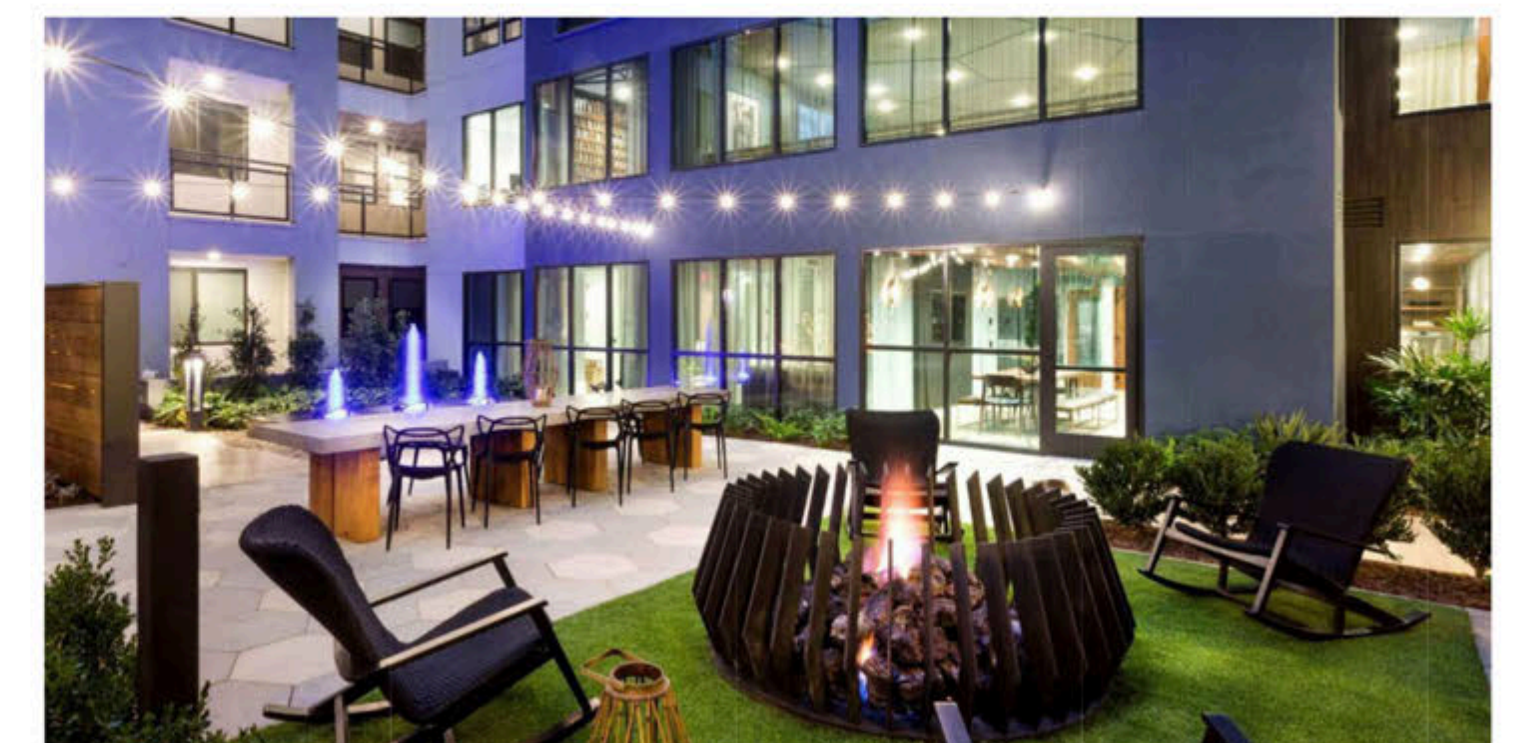
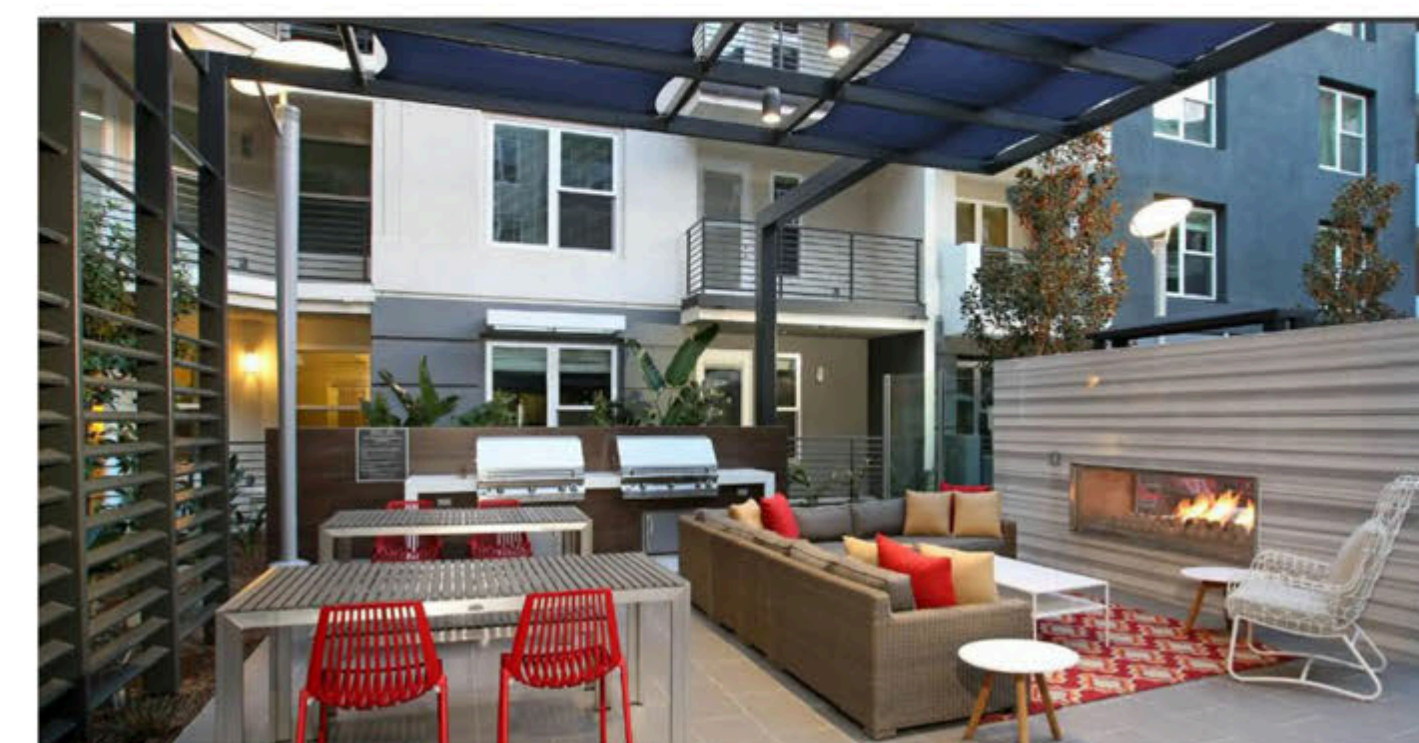
COVERED SEATING
DUAL-SIDED FIREPLACE



ENTERTAINMENT COURTYARD

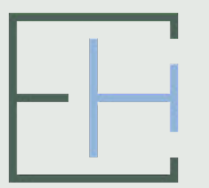
OUTDOOR KITCHEN W/
SHADE TRELLIS & DINING TABLES

BEER GARDEN W/ STRING LIGHTING

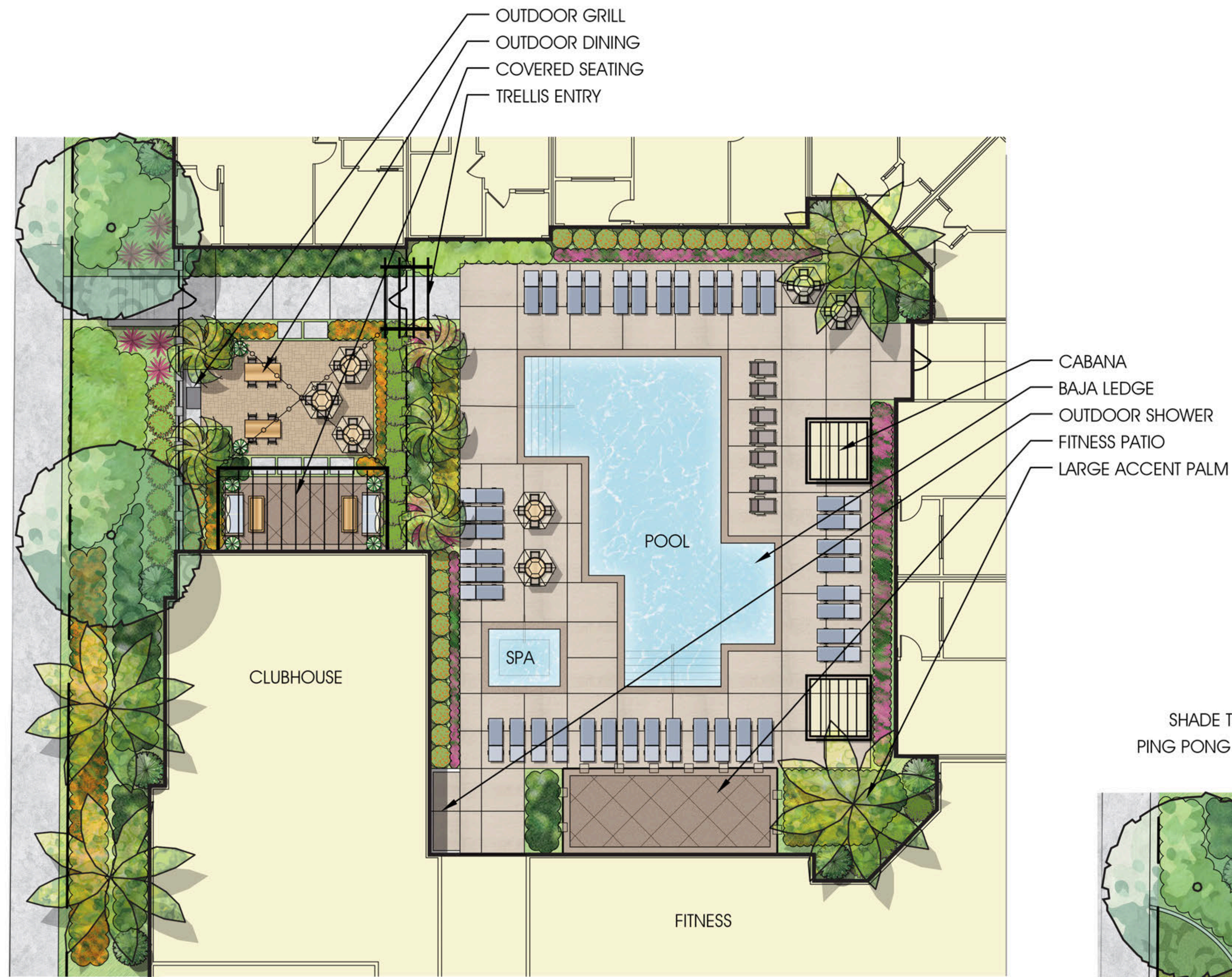


Amenities

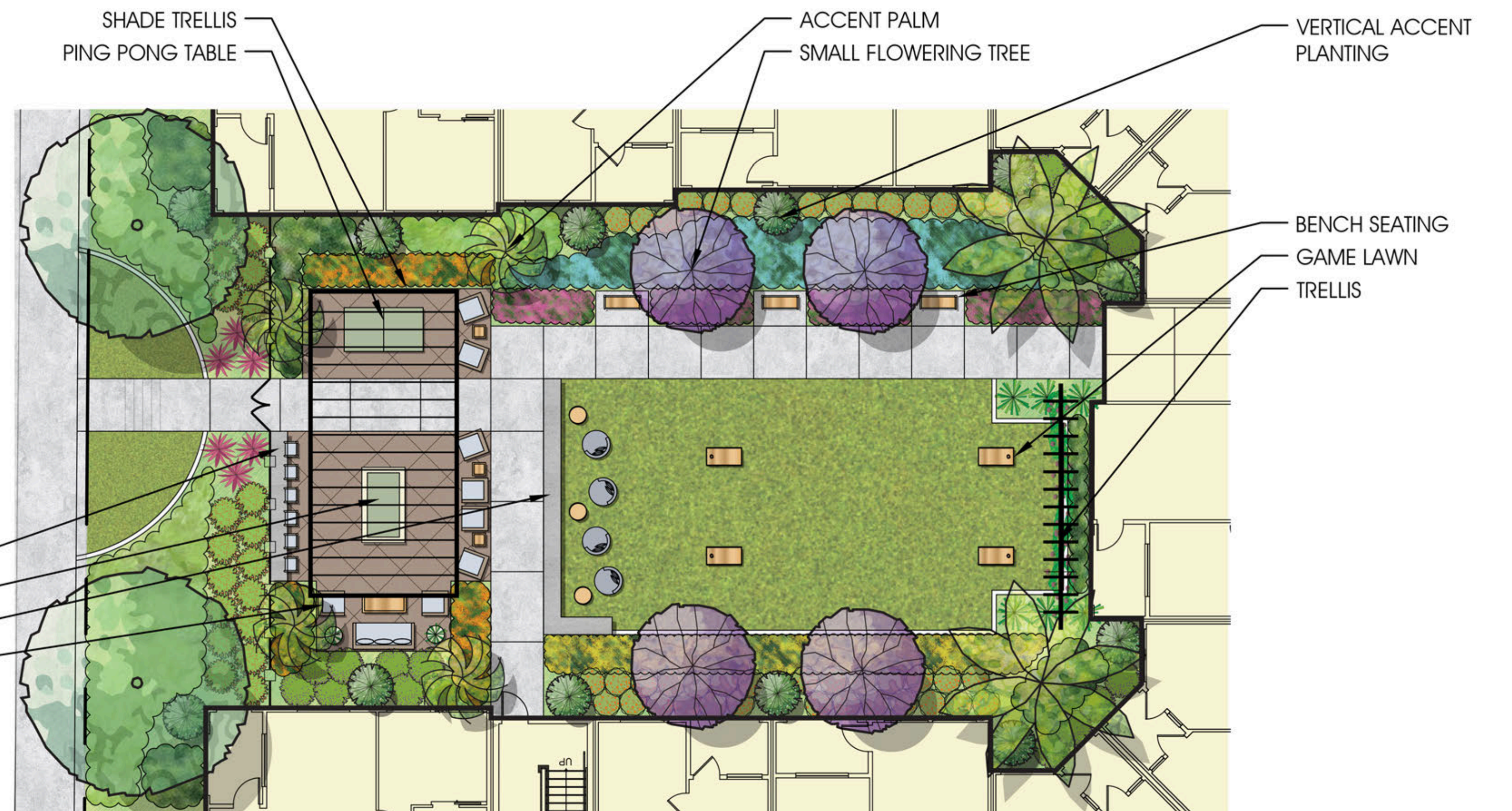
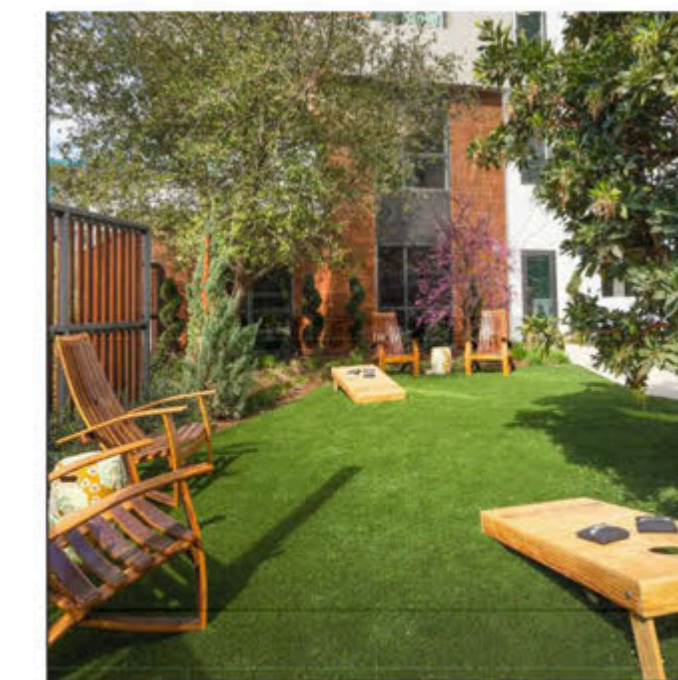
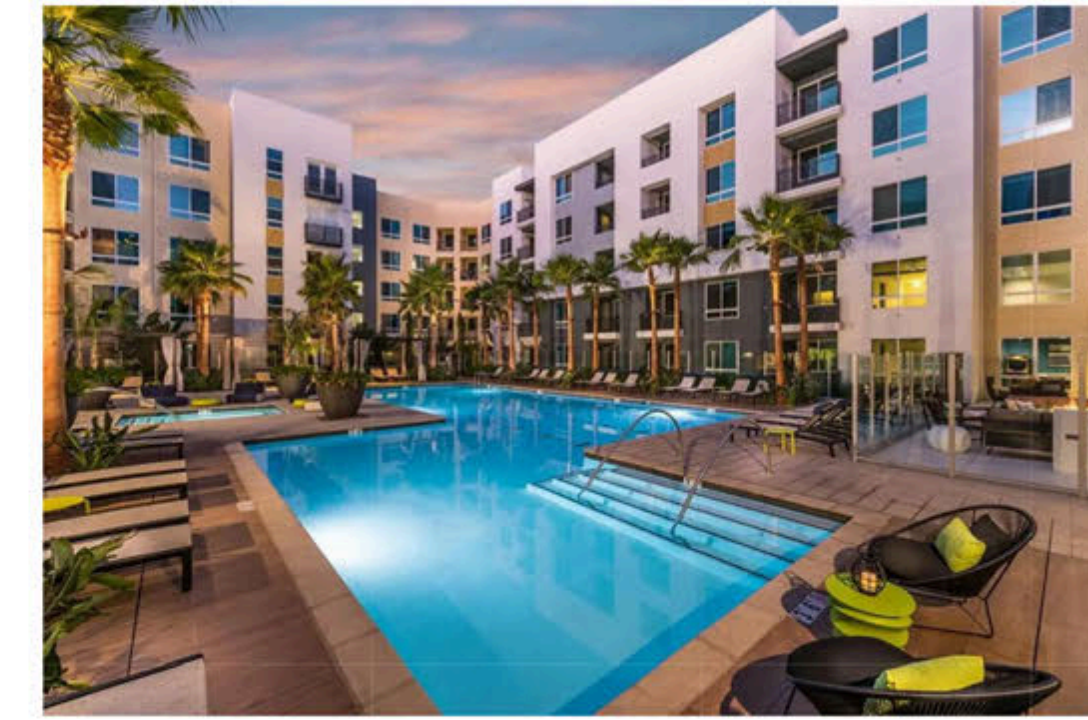
Apartment Community



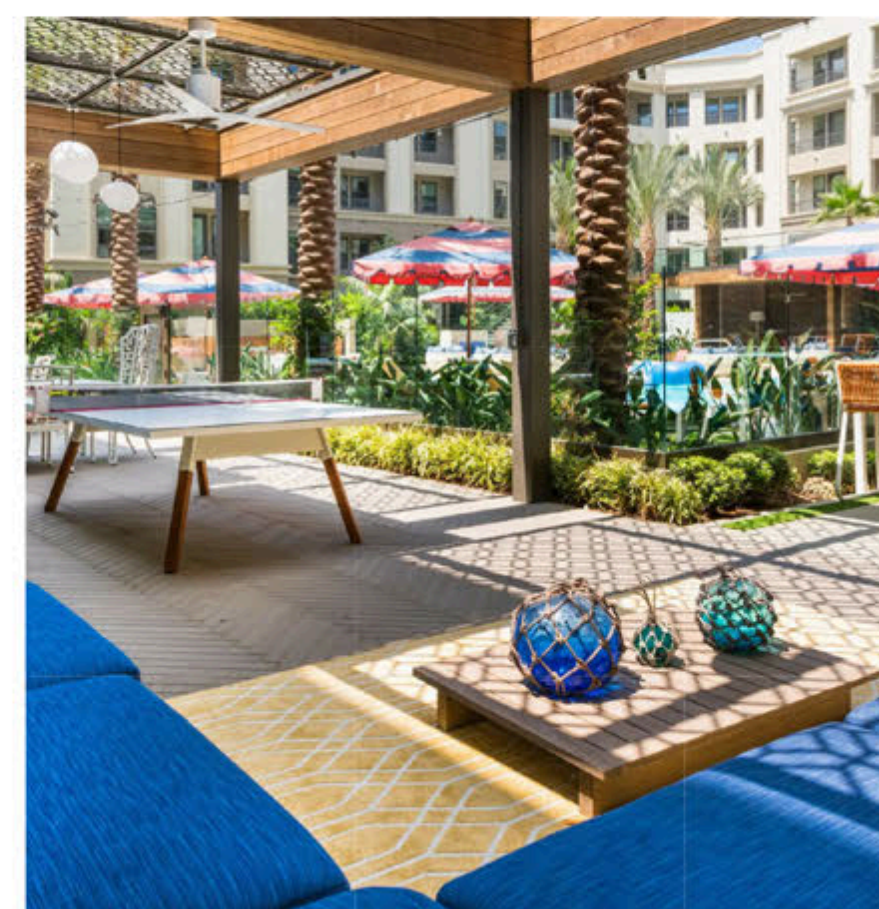
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POOL OASIS

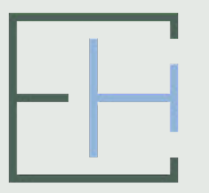


GAME COURTYARD

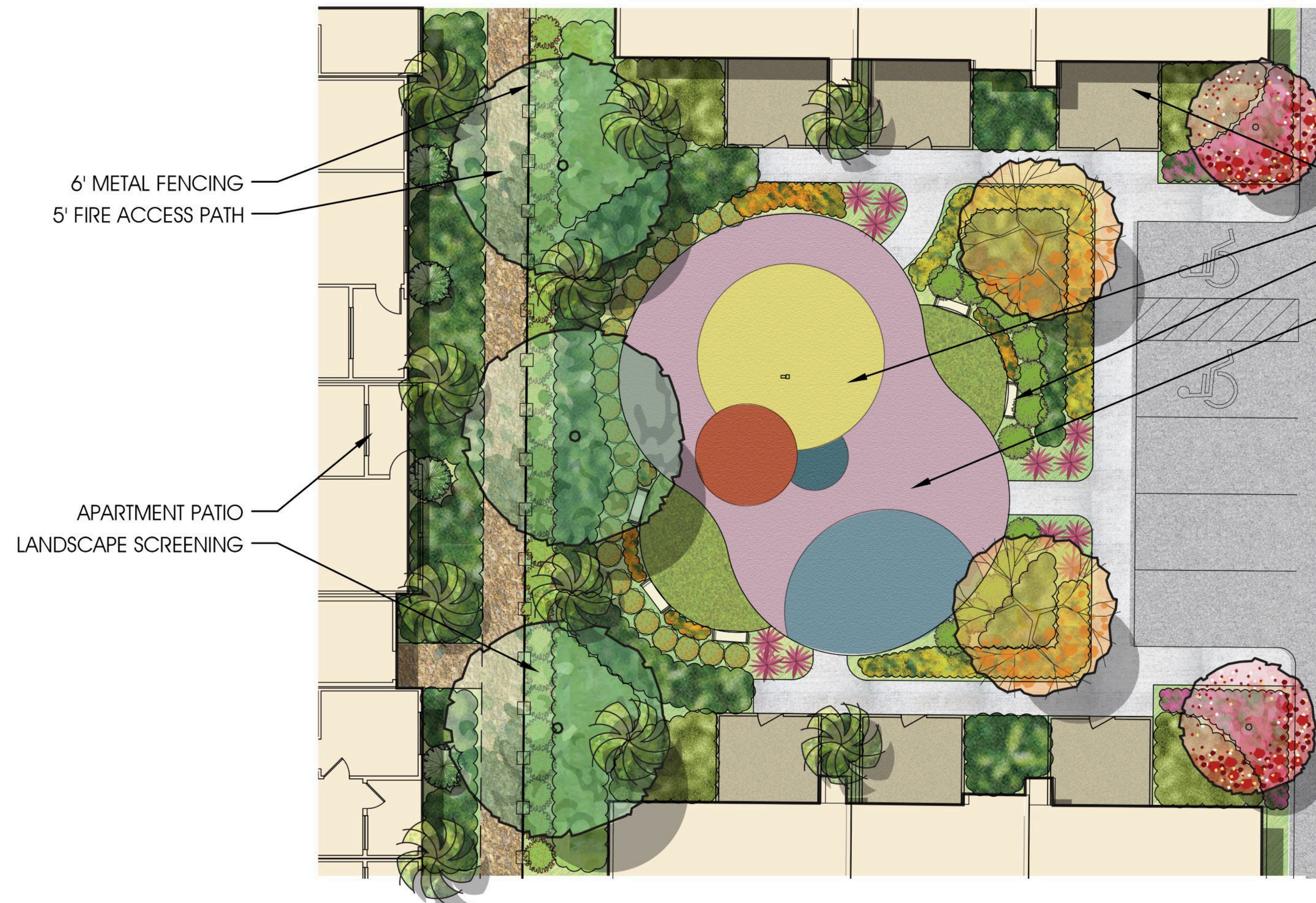


Amenities

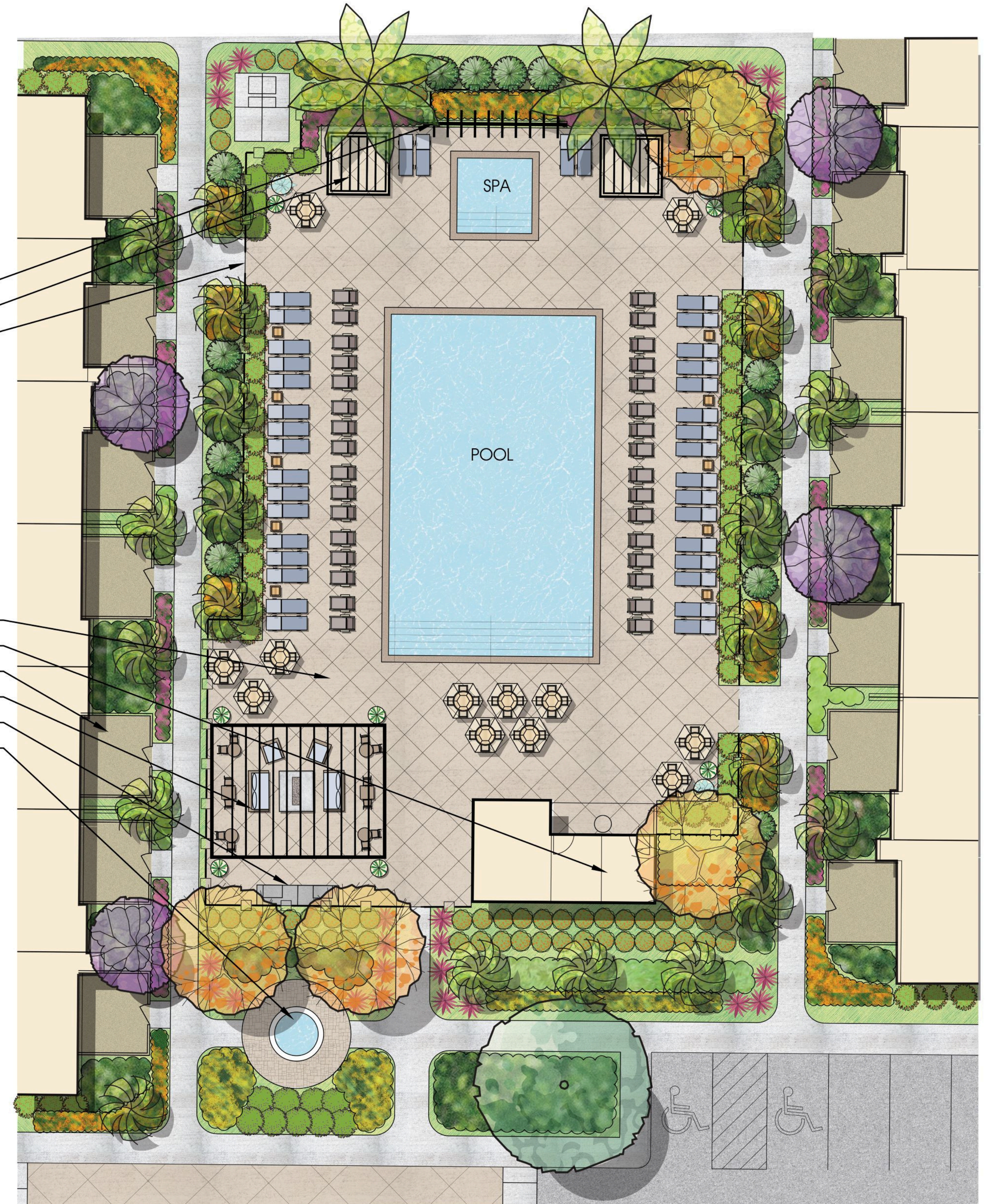
For Sale Community



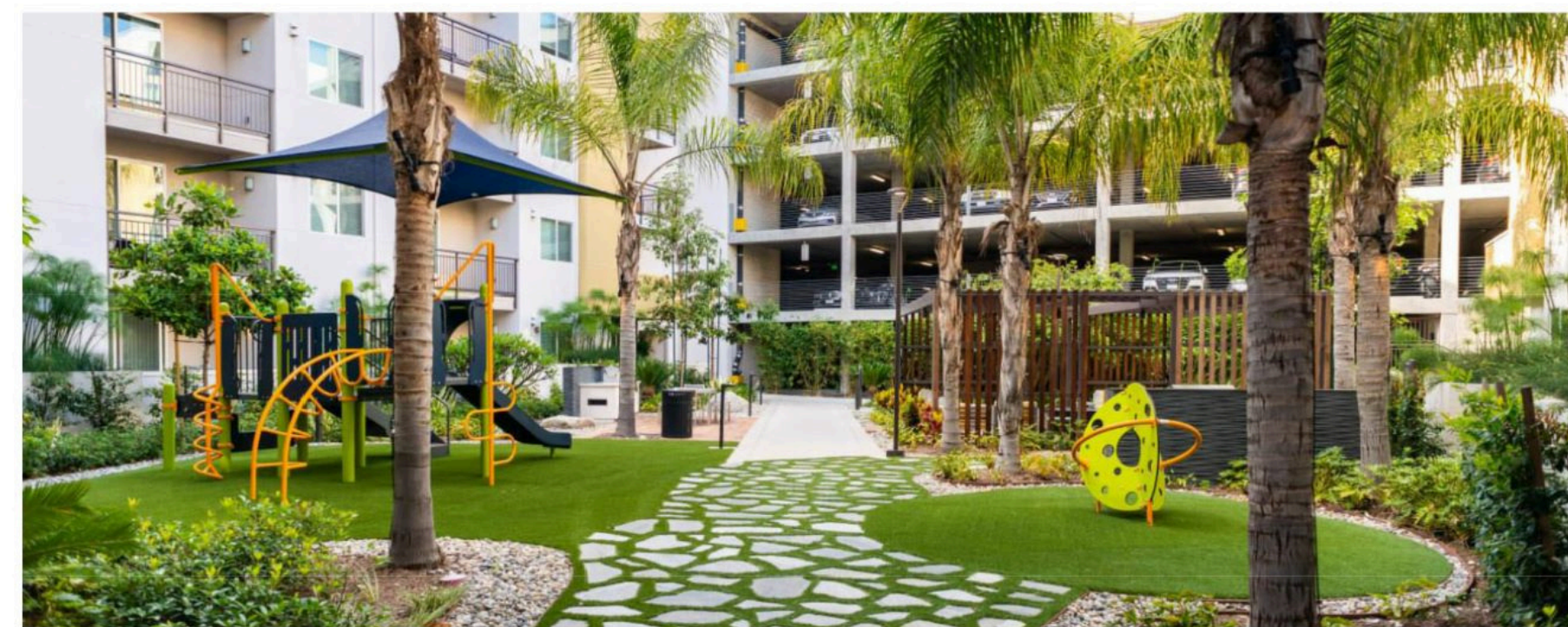
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POCKET PARK PLAYGROUND



COMMUNITY POOL



PRIVATE PATIO
PLAY STRUCTURE
ARTIFICIAL TURF &
BENCH SEATING
PLAY SURFACING

TRELLIS SCREEN
CABANA
5' METAL GATE &
FENCING

ENHANCED PAVING
POOL HOUSE & RESTROOMS
PRIVATE PATIO
COVERED DINING & SEATING
OUTDOOR GRILLS
ENTRY FEATURE