

Fountain Valley: Civic Center Area Revamp



Rendering: 269 units on tap at longtime pub and restaurant site near city hall

In Fountain Valley, the first large project to get approved in more than three decades is underway near the Fountain Valley City Hall and Civic Center.

Newport Beach-based Slater Investments last month received approvals to develop 269 apartment units as part of a mixed-use project planned for Fountain Valley.

The project, estimated to cost about \$175 million, will be built at the northeast corner of San Mateo Street and Slater Avenue, near the Fountain Valley City Hall and Civic Cen-

ter, over the next two years.

The 3.3-acre project will include apartments and ground-floor commercial components, including a 5,000-square-foot restaurant with an outdoor patio and coffee and lunch bar, as well as a 1,660-square-foot art gallery.

The four- to five-story building wraps around a five-level, 541-space parking structure.

Orange-based AO Architects designed the project, which is a few blocks north of the San Diego (405) Freeway, at a site long used by Silky Sullivan's Restaurant & Irish

Pub.

About 40, or 15%, of units will be designated as affordable.

The development is part of new mixed-use zoning implemented by the city to "promote land-use compatibility and sustain commercial development in the area," according to Slater Investments Managing Member Peggy Tabas.

The city is looking to approve new housing projects in order to reach the RHNA allocation of approximately 4,800 housing units over the next decade or so. ■

City of Fountain Valley



- **MAYOR:** Patrick Harper
- **INCORPORATED:** 1957
- **POPULATION:** 56,118
- **MEDIAN AGE:** 45
- **SIZE:** 9 square miles
- **NOTABLE:** Slater Avenue residential project underway near city hall