



TRI Pointe Homes Southern California Utilizes Community Feedback to Deliver Premier Huntington Beach Developments from Former School Grounds

## Designing Premier Developments Based on Community Feedback

### Background

TRI Pointe Homes Southern California is an Irvine-based designer, constructor and seller of premium single-family homes and condominiums. Founded on more than a century of combined real estate industry experience, the company is devoted to astute design and superior craftsmanship, setting new standards in homebuilding and customer experience. TRI Pointe Homes Southern California is dedicated to bringing housing to both urban infill and award-winning master-planned communities throughout core growth markets in Southern California. Truwind and Fairwind in Huntington Beach are testaments to this dedication; built upon two separate Huntington Beach School District parcels—both with shuttered elementary schools on site, these now thriving neighborhoods offer homebuyers the opportunity to own brand-new homes in a mature and settled community.

## Opportunity

The real estate market in Southern California has seen a surge in infill developments, and the availability and cost of land where people most want to live remains an ongoing challenge. The long stretch of sandy beaches and renowned surf town vibe make Huntington Beach's real estate highly sought after, but as the most populous beach city in Orange County, it stands as an established community. As an innovative, expansion-minded company, TRI Pointe Homes saw the potential in the former school sites of the Wardlow School and the Lamb School, but knew rededicating land that once housed community schools was going to be a complex undertaking. The sites had sat vacant for years, and in the case of the Wardlow School, the abandoned buildings had become an accessible secluded hangout for transients and teenagers, and the open land that was once a playground area had been reformed by neighbors who assumed they could use it for their own purposes. Both communities were apprehensive about the repercussions large-scale housing would have on their privacy and access to sunlight. The Wardlow School site community conveyed immediate concerns about storm drains and parking needs for the adjacent baseball fields and the effect the weekend parking overflow would have on their community. The Lamb School site community expressed concerns about the need for more open space in the existing 2.6-acre park, as well as the faulty storm drains that caused regular flooding issues in the adjacent neighborhood. Assembling these two parcels into a cohesive whole was going to be a challenge in itself, but considering the concerns of the surrounding community became an immediate priority in the planning process.

## Solution

TRI Pointe Homes established a community outreach program for each site and designed its site plan and home products to address residents' concerns and issues. The company incorporated an 80-space parking lot into their design for the Wardlow School site, and built several hundred feet of storm drains for the city, plus voluntarily put together a green-building program that includes a "starter" photovoltaic system for each house and water conserving irrigation systems for landscaping. At the Lamb School site, TRI Pointe Homes improved the 2.6 acres of land adjacent to the former school site for the City as a park and sports field, and built a half-mile of public storms drains to alleviate regular flooding issues in the adjacent neighborhoods. In laying out its homes, the company doubled the required City setback to 20 feet, and created a further setback to 30 feet for the second floors when adjacent to the existing neighborhood. Homes were positioned so that only a few would be back-to-back with existing houses, and positioned certain floor plans with less second floor massing against existing homes with shallower rear yards.

## Result

By designing sites that directly addressed community concerns, TRI Pointe Homes was able to make their vision for the Fairwind and Truewind developments a reality while simultaneously making community improvements. The company's ability to win local trust fortified their place in the City of Huntington Beach, and their achievements are subsequently winning buyers over. As of May 2015, 48 of Fairwind's 80 homes have sold, and 42 of Truewind's 49 homes have sold, illustrating the expertise TRI Pointe Homes Southern California has in this full range of development. The additional community involvement and improvements continue to solidify Fairwind and Truewind as welcomed neighborhoods within this charming beach town.