

Embrace ‘Triangle’ for jobs, prosperity in Murrieta

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Published: May 07, 2013

Like a new spring arriving after a long winter, the years of tough economic sledding brought on by the Great Recession appear to be slowly melting in Murrieta.

The real estate market is growing stronger, with the average price of a Murrieta home jumping considerably over the last year. The city’s 7.1 percent unemployment rate, while still hovering near the national average, has been slowly improving since 2011.

Like spring, the future of Murrieta is full of new promise.

Against this backdrop of positive new momentum are the exciting plans for The Triangle, a stylish shopping, dining, entertainment and business center that arguably stands alone as the most important piece of Murrieta’s future economic development puzzle.

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The Triangle will provide a huge economic boost to Murrieta and our city’s quality of life by creating thousands of new, high-quality jobs and generating millions in new annual tax revenues that can be used to pay for police, fire and other vital public services in the city.

Economic reports on the project predict The Triangle will create nearly 4,800 new jobs in Murrieta, and support another 1,955 indirect jobs in the community. With a mix of high-end offices designed to attract corporate tenants, these jobs will include professional, executive and management positions in numerous industries.

That’s important in Murrieta, a city where two out of every three residents leave their home town to commute to work in other cities every day because there aren’t just enough local jobs in town.

According to project representatives, just building The Triangle will generate more than 2,500 direct and indirect construction jobs. As an open-air pedestrian shopping and dining district, The Triangle will also generate estimated tax revenues totaling more than \$3.5 million annually for the city of Murrieta. That’s nearly an 11 percent increase to the city’s \$32 million general fund budget for the 2012-13 Fiscal Year.

More local tax dollars and jobs raise the economic tide for the entire community, and that raises the overall standard of living of our residents.

The Triangle is planned in the heart of Murrieta’s envisioned commercial and office core. Set on 64 acres bordered by Interstate 15, Interstate 215 and the six-lane Murrieta Hot Springs Road, the project will include a number of road and freeway improvements to ease the flow of traffic in and around the site.

As a longtime leader in local business and real estate, I was delighted to see that development of The Triangle is planned in phases. This will allow for maximum flexibility and responsiveness to changes in the marketplace.

By the same token, buildings at The Triangle will be “green.” LEED certified and will incorporate sustainable features to reduce energy and water consumption.

Murrieta has waited a long time for a project like The Triangle; a community centerpiece that will create jobs and revenues that will fuel our city’s economic recovery and create new opportunities to improve the quality of life enjoyed by our residents.

The Triangle is the right project at the right location and at the right time for our city.

Gene Wunderlich is a resident of Murrieta.