

---

# *Envision Willowick!*

---

Help **envision** the future of the Willowick Golf Course site!

## **Workshop 2 & 3 Summary**

September 27, 2018 and October 2, 2018



## Purpose & Summary

The Cities of Garden Grove and Santa Ana hosted the second and third community workshops for the Willowick Golf Course Vision Plan. The workshops were held on Thursday, September 27th, 2018 at Spurgeon Intermediate School in Santa Ana, CA and on Tuesday, October 2nd, 2018 at Buena Clinton Youth & Family Center in Garden Grove, CA. The materials and content were presented by their joint-selected consultants – SWA Group and Hatch Urban Solutions.

Approximately 30 to 35 community members attended the second workshop and 25 to 30 community member attended the third workshop, sharing ideas, needs and goals for their community and the Willowick Golf Course site.

The purpose of the workshop was to:

- Inform the community about the project and
- Explain the various opportunities to participate
- Present case studies illustrating comparable studies whose goals were similar to the ideas expressed in themes from the first workshop
- To involve community members in hands-on design activities to generate planning concepts for consideration in the future alternatives study



## Activities & Major Themes

SWA Group gave a presentation that included the following topics:

- Project introduction
- Overview on the visioning process and upcoming workshops
- Community Involvement Update
- Economic and Market Factors that impact Willowick
- Comparable Studies

The first activity was a **dot polling exercise**, where participants were given 15 sticker dots; attendees were introduced to 8 different comparable projects in cities all over North America, and asked to indicate preference for aspects of those projects that they liked

The top principles included:

- 1. Urban farm supports the local community**
- 2. Park-like setting**
- 3. Respects existing neighborhood**
- 4. Mix of housing choices**
- 5. Campus central park creates recreational amenity**
- 6. Connection to recreational amenities along river**



At each workshop, attendees were seated at one of four tables, each with a large gridded map of the project area, and given a set of materials to design their version of the core area. The materials included 3D plastic shapes and colors to represent buildings of different sizes and uses, as well as tracing paper, and markers of different colors. The goal was to use these materials to explore changes in Willowick that address the themes from the first workshop and incorporate ideas from the comparable studies and market information.

Each table selected a representative to be a scribe, and the group recorded their design's "big ideas" on a flip chart.

The major themes that resulted from this exercise are:

- 1. Parks with a variety of amenities**
- 2. Spaces for the community to gather and celebrate culture**
- 3. Mix of housing choices**
- 4. Complimentary uses adjacent to existing neighborhood**
- 5. Public safety & security**
- 6. Neighborhood serving retail and business space**

# Activity #1: Comparable Studies Results

### Envision Willowick!

A vision plan that celebrates Willowick's heritage

## Heifer International Village & Clinton Library

Little Rock, AK

**'park and cultural center engages river'**

- TOTAL PROJECT AREA: 55 acres
- PROXIMITY: 2 miles east of Downtown Little Rock, 1/8 mile from highway
- PROGRAM: Heifer International Village (Headquarters), Clinton Presidential Library, Offices of the Clinton Foundation, University of Arkansas Clinton School of Public Service, Trails and Open Space

**CAMPUS ENGAGES THE RIVER**

**URBAN FARM SUPPORTS THE LOCAL COMMUNITY**

**PARK-LIKE SETTING**

**181**

### Envision Willowick!

A vision plan that celebrates Willowick's heritage

## Lansdowne Park

Ottawa, ON

**'sports and mixed-use campus along river'**

- TOTAL PROJECT AREA: 62 acres
- PROXIMITY: 1 1/2 miles south of Downtown Ottawa, 1 mile from highway
- PROGRAM: Sports Stadium, Retail Mixed-Use, Restaurants, Apartments, Condominiums, Village Square, Sports Fields, Multi-purpose Event Lawn, Trails

**RESPECTS EXISTING NEIGHBORHOODS**

**CONNECTION TO RECREATIONAL AMENITIES ALONG RIVER**

**SPORTS CAMPUS WITH MIXED-USE MAIN STREET**

**123**

### Envision Willowick!

A vision plan that celebrates Willowick's heritage

## Playa Vista

Playa Vista, CA

**'pedestrian-friendly village to live, work, and gather'**

- TOTAL PROJECT AREA: 104 acres
- PROXIMITY: 20 miles from Downtown Los Angeles, 2 miles from Marina Del Rey, 1 1/4 miles from highway
- PROGRAM: Retail Mixed-Use, Restaurants, Apartments, Condominiums, Single Family Residential, Community Recreation Center, Parks and Open Space

**COMMUNITY AMENITY AT THE CORE**

**RESTAURANTS AND RETAIL INTEGRATED WITH APARTMENTS**

**MIX OF HOUSING CHOICES**

**106**

### Envision Willowick!

A vision plan that celebrates Willowick's heritage

## The Campus

Playa Vista, CA

**'campus reinforces creativity and recreation'**

- TOTAL PROJECT AREA: 128 acres
- PROXIMITY: 20 miles from Downtown Los Angeles, 2 miles from Marina Del Rey, 1 1/4 miles from highway
- PROGRAM: Creative Corporate Office, Office Adaptive Re-Use, Campus Central Park with Sports Courts and Amphitheater

**RE-USE OF HISTORIC STRUCTURES CONNECTS THE CAMPUS TO ITS PAST**

**CAMPUS CENTRAL PARK CREATES RECREATIONAL AMENITY**

**MAJOR ANCHOR TENANTS**

**68**

### Envision Willowick!

A vision plan that celebrates Willowick's heritage

## Pearl District

Portland, OR

**'small blocks create a walkable, mixed-use neighborhood'**

- TOTAL PROJECT AREA: 34 acres
- PROXIMITY: 1 mile north of Downtown Portland, 1/4 mile from highway
- PROGRAM: Retail, Restaurants, Office, Village Green, Plaza, Hotel

**VERTICAL MIXING OF USES**

**NARROW STREET WIDTHS**

**SMALL BLOCKS INCREASE WALKABILITY**

**28**

### Envision Willowick!

A vision plan that celebrates Willowick's heritage

## Santana Row

San Jose, CA

**'retail environment focused on gathering and culture'**

- TOTAL PROJECT AREA: 34 acres
- PROXIMITY: 3 miles west of Downtown San Jose, 1/4 mile from highway
- PROGRAM: Retail and Office Mixed-Use, Restaurants, Hotel, Apartments, Condominiums, Movie Theater, Village Green, Median Park

**CENTRAL GATHERING PLACES**

**MIX OF RETAIL, OFFICE, HOTEL & RESIDENTIAL**

**PEDESTRIAN SCALE WALKABILITY**

**22**

### Envision Willowick!

A vision plan that celebrates Willowick's heritage

## Knott's Berry Farm

Buena Park, CA

**'major regional attraction'**

- TOTAL PROJECT AREA: 102 acres - Knott's Berry Farm, 57 acres - Knott's Soak City
- PROXIMITY: 1 1/2 miles south of Buena Park, 5 miles west of Anaheim, 3/4 mile from highway
- PROGRAM: Amusement Park, Water Park, Hotel, Retail, Restaurants

**PEDESTRIAN SCALE ENTRY**

**FRONTAGE ENGAGES WITH THE STREET**

**MAJOR REGIONAL ATTRACTION**

**21**

### Envision Willowick!

A vision plan that celebrates Willowick's heritage

## Pike and Rose

North Bethesda, MD

**'contemporary mixed-use environment'**

- TOTAL PROJECT AREA: 27 acres
- PROXIMITY: 11 miles northwest of Washington D.C., 2 miles from highway, adjacent to major arterial
- PROGRAM: Retail Mixed-Use, Office, Restaurants, Hotel, Apartments, Village Green, Rooftop Farm

**INTEGRATION OF OFFICE, RETAIL & RESIDENTIAL**

**GREEN ROOFS AND ROOF DECKS**

**DENSE URBAN NEIGHBORHOOD**

**21**

# Heifer International Village and Clinton Library

Cultural Campus | Little Rock, Arkansas

**84** URBAN FARM SUPPORTS THE LOCAL COMMUNITY



**63** PARK-LIKE SETTING



**34** CAMPUS ENGAGES THE RIVER



# Lansdowne Park

Sports Park | Ottawa, Ontario

**59** RESPECTS EXISTING NEIGHBORHOODS



**45** CONNECTION TO RECREATIONAL AMENITIES ALONG RIVER



**19** SPORTS CAMPUS WITH MIXED-USE MAIN STREET



# Playa Vista

Residential/Mixed-Use | Playa Vista, California

**51** MIX OF HOUSING CHOICES



**28** RESTAURANTS AND RETAIL INTEGRATED WITH APARTMENTS



**27** COMMUNITY AMENITY AT THE CORE



# The Campus at Playa Vista

Office Campus | Playa Vista, California

**49** CAMPUS CENTRAL PARK CREATES RECREATIONAL AMENITY



**16** MAJOR ANCHOR TENANTS



**3** RE-USE OF HISTORIC STRUCTURES  
CONNECTS THE CAMPUS TO ITS PAST



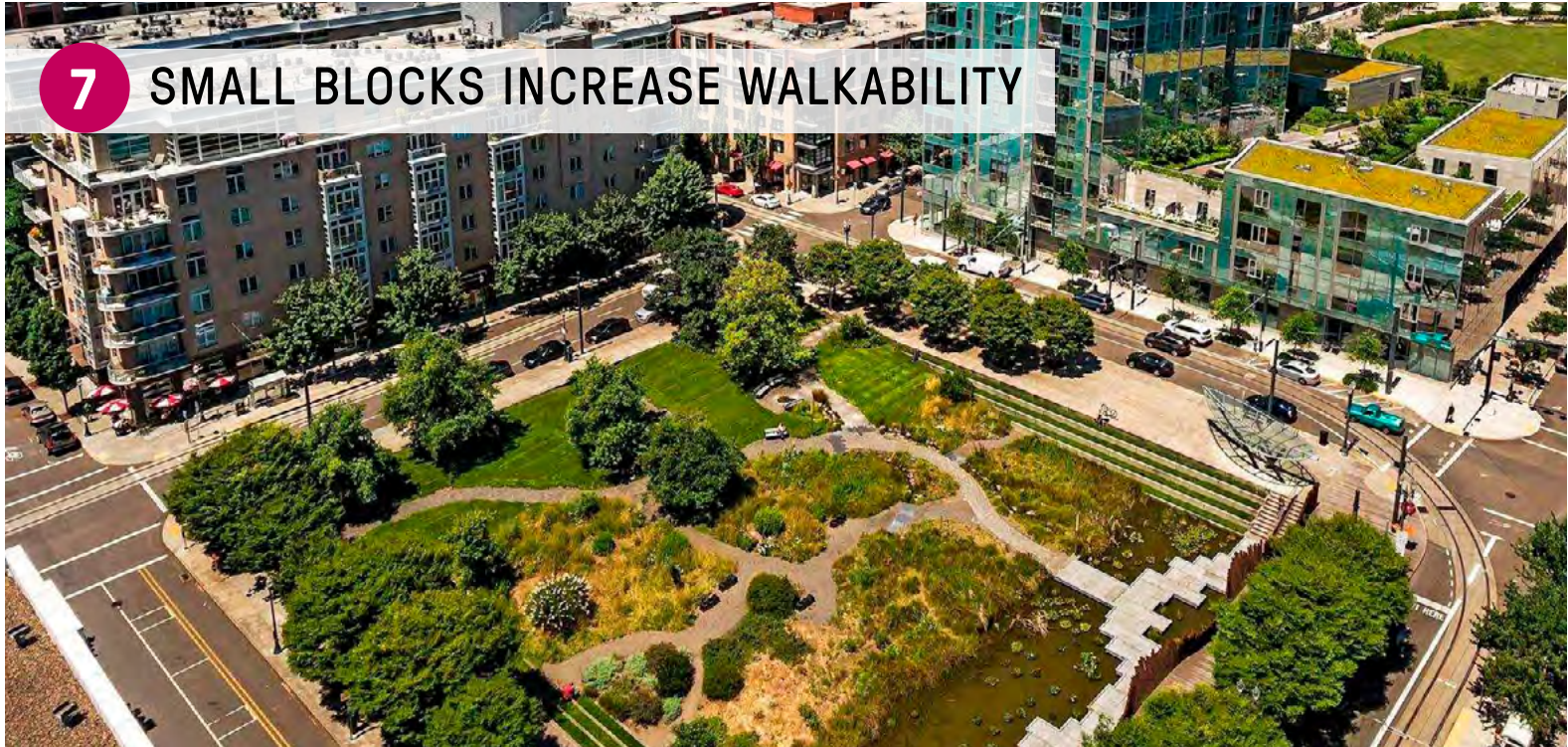
# Pearl District

Mixed-Use District | Portland, Oregon

**15** NARROW STREET WIDTHS



**7** SMALL BLOCKS INCREASE WALKABILITY



**6** VERTICAL MIXING OF USES





# Santana Row

Lifestyle Center | San Jose, California

**13** CENTRAL GATHERING PLACES



**7** PEDESTRIAN SCALE WALKABILITY



**2** MIX OF RETAIL, OFFICE, HOTEL & RESIDENTIAL



# Knott's Berry Farm and Soak City

Amusement Park | Buena Park, California

**16** MAJOR REGIONAL ATTRACTION



**3** PEDESTRIAN SCALE ENTRY



**2** FRONTAGE ENGAGES WITH THE STREET



# Pike and Rose

Mixed-Use District | North Bethesda, Maryland

**12** GREEN ROOFS AND ROOF DECKS



**5** INTEGRATION OF OFFICE, RETAIL & RESIDENTIAL



**4** DENSE URBAN NEIGHBORHOOD



# Workshop 2

Table 1



Table 2



Table 6



Table 7



# Workshop 3

Table 1



Table 3

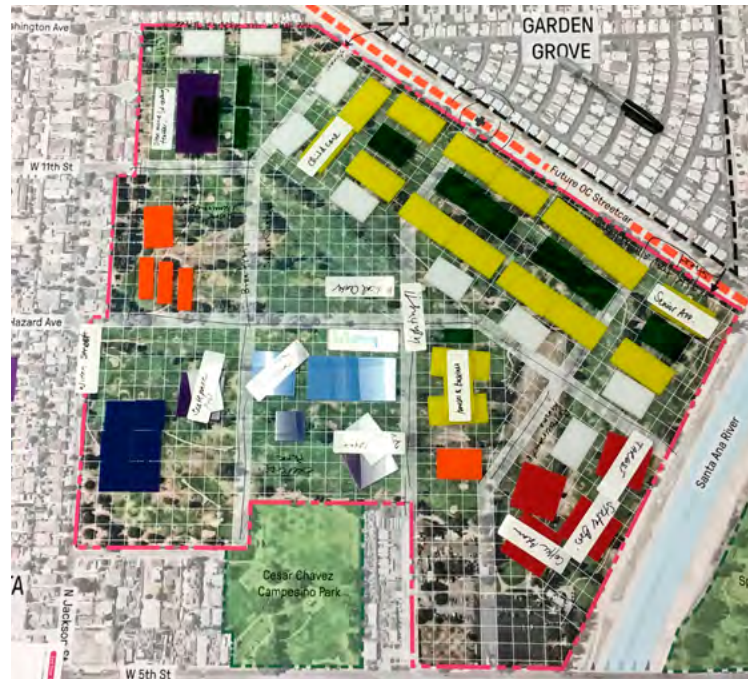


Table 5



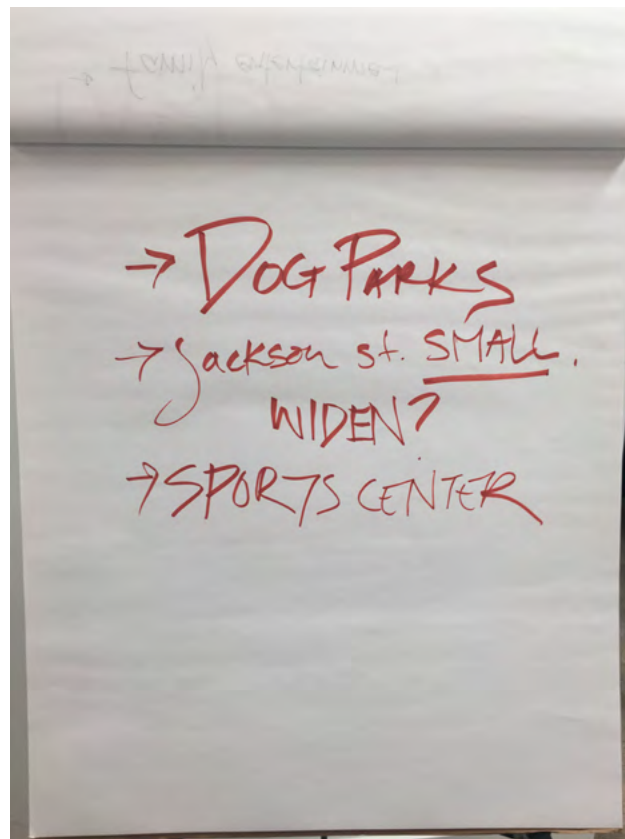
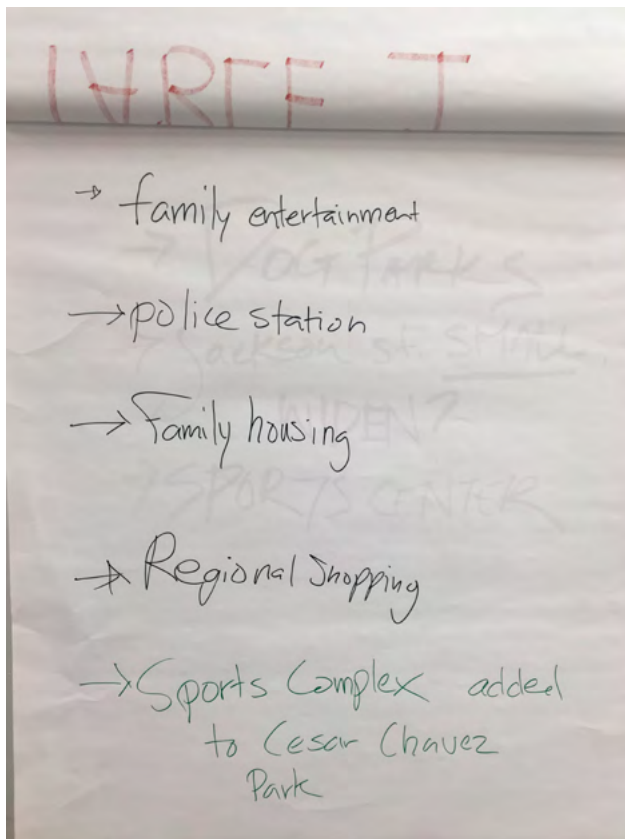
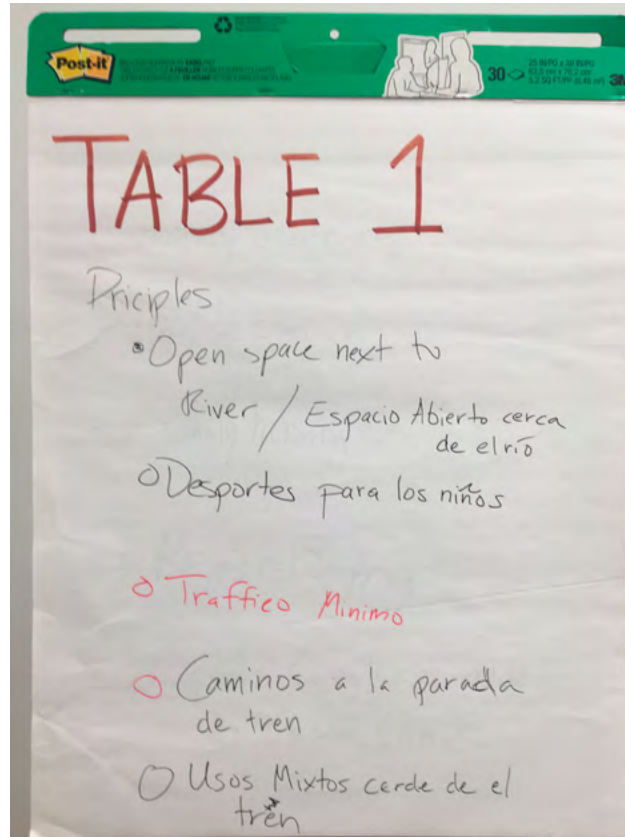
Table 6



# Workshop 2 - Table 1

## Big Ideas

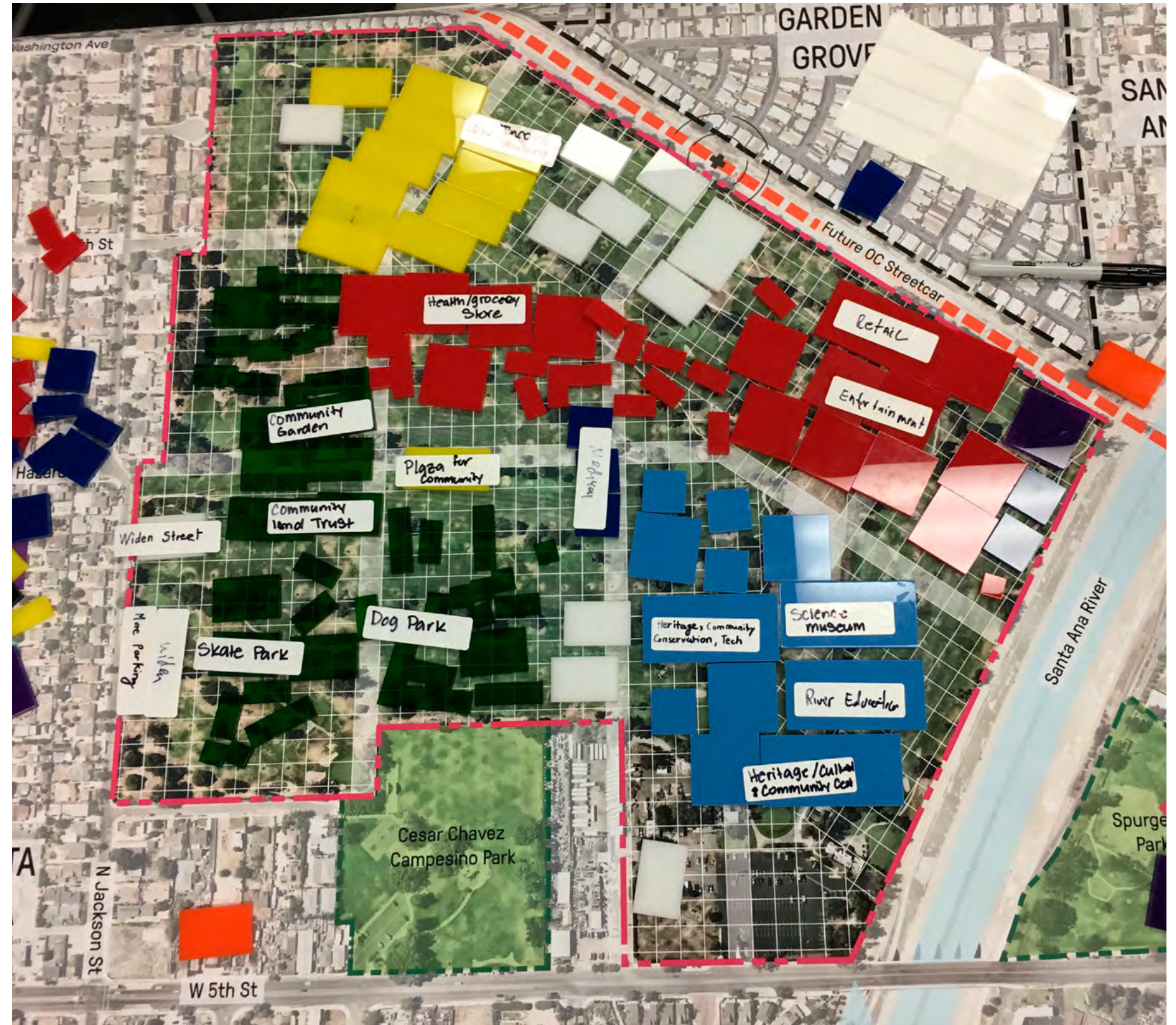
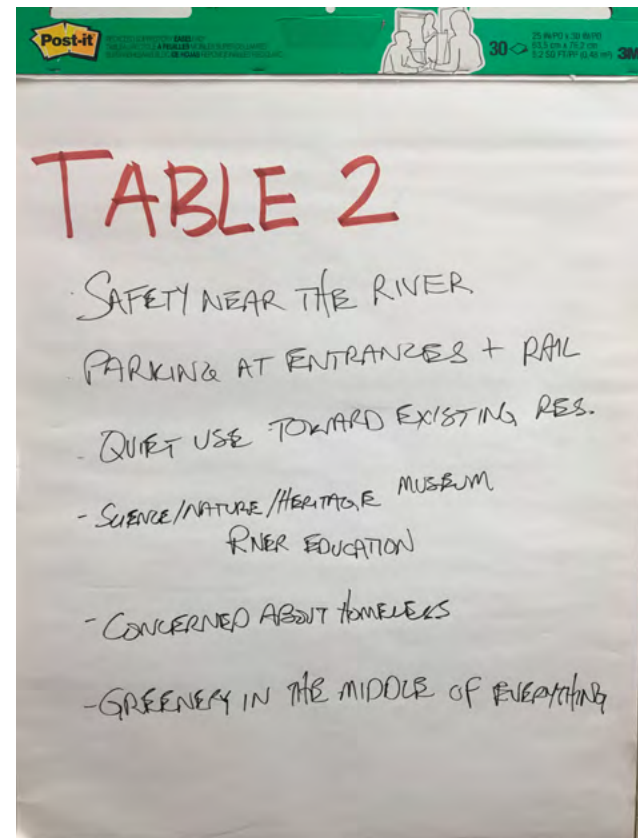
- Open Space next to the river
- Sports for the children
- Minimal traffic
- Roads to the train stop
- Mix of uses near the train
- Family entertainment
- Police Station
- Family housing
- Regional shopping
- Sports complex added to Cesar Chavez Park
- Dog parks
- Jackson street is small. Widen?
- Sports center



# Workshop 2 - Table 2

## Big Ideas

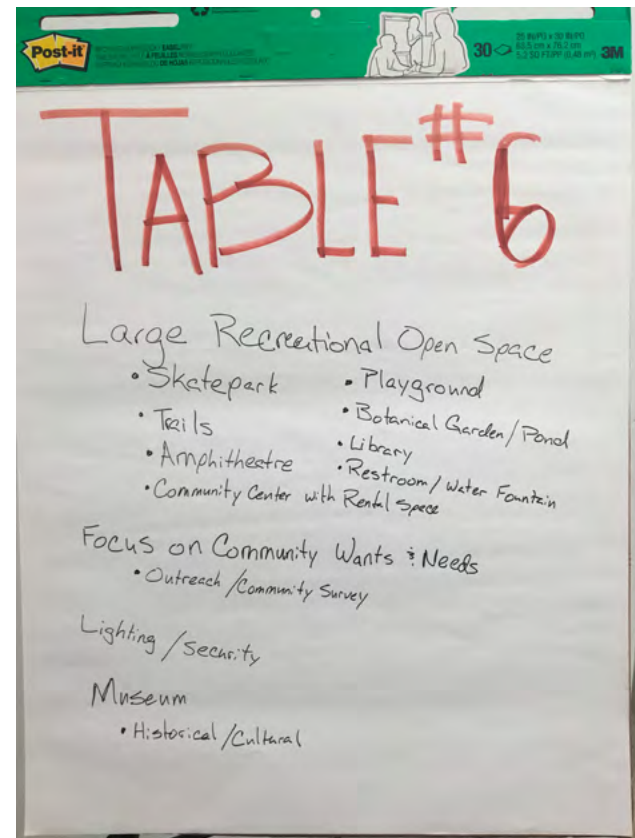
- Safety near the river
- Parking at entrances and rail
- Quiet use toward existing residential
- Science/Nature/Heritage Museum
- River Education
- Concerned about homelessness
- Greenery in the middle of everything



# Workshop 2 - Table 6

## Big Ideas

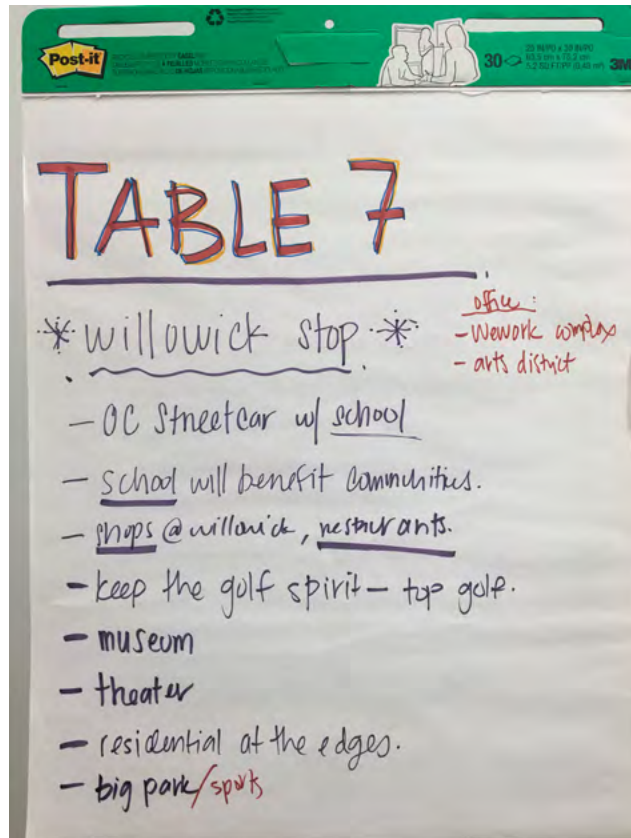
- Large recreational open space
  - Skatepark
  - Trails
  - Amphitheater
  - Community center with rental space
  - Playground
  - Botanical garden/pond
  - Library
  - Restroom/water fountain
- Focus on community wants and needs
  - Outreach/community survey
- Lighting/security
- Historical/Cultural Museum



# Workshop 2 - Table 7

## Big Ideas

- Willowick Stop
- OC Streetcar with school
- School will benefit communities
- Shops @ Willowick, restaurants
- Keep the golf spirit - Top Golf
- Museum
- Theater
- Residential at the edges
- Big park/sports
- Office
  - WeWork complex
  - Arts district

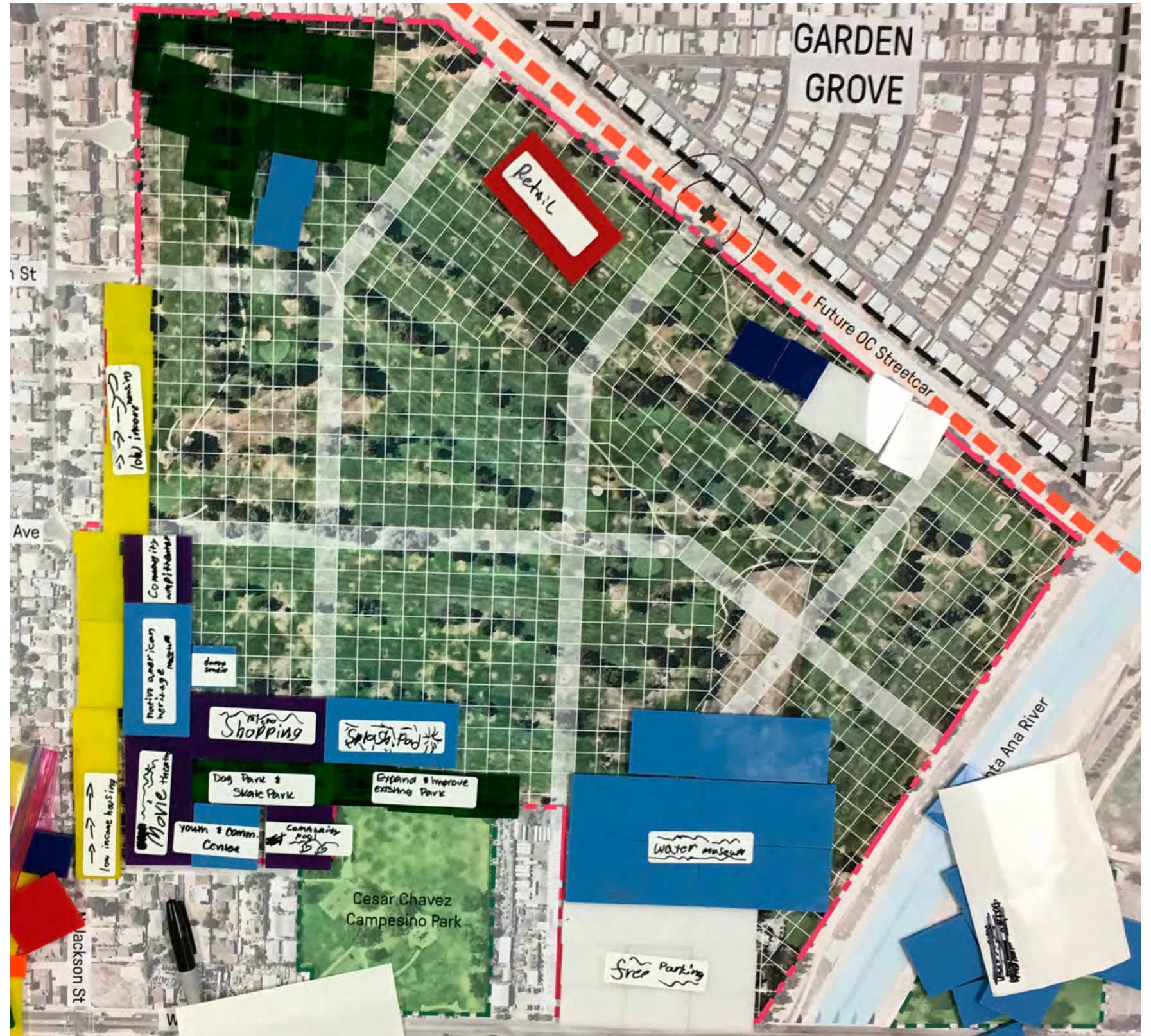
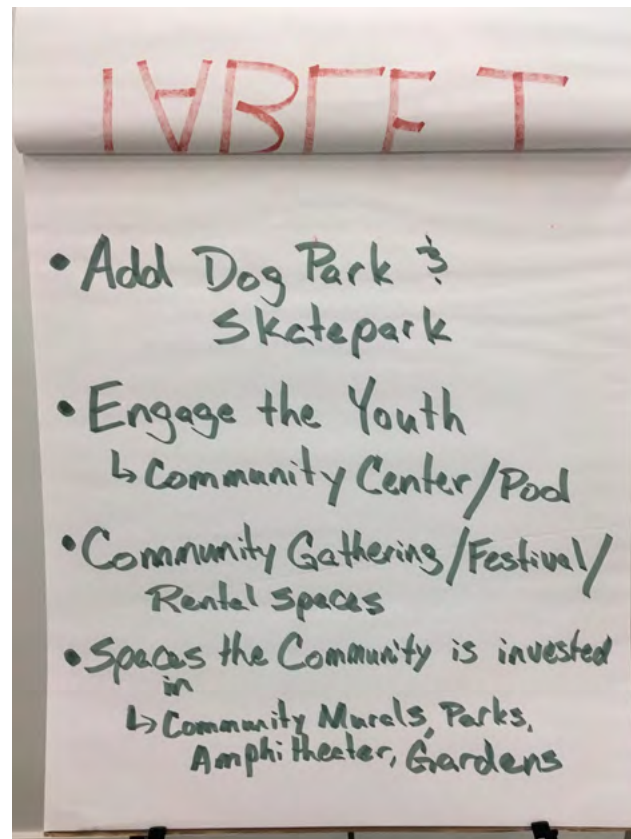
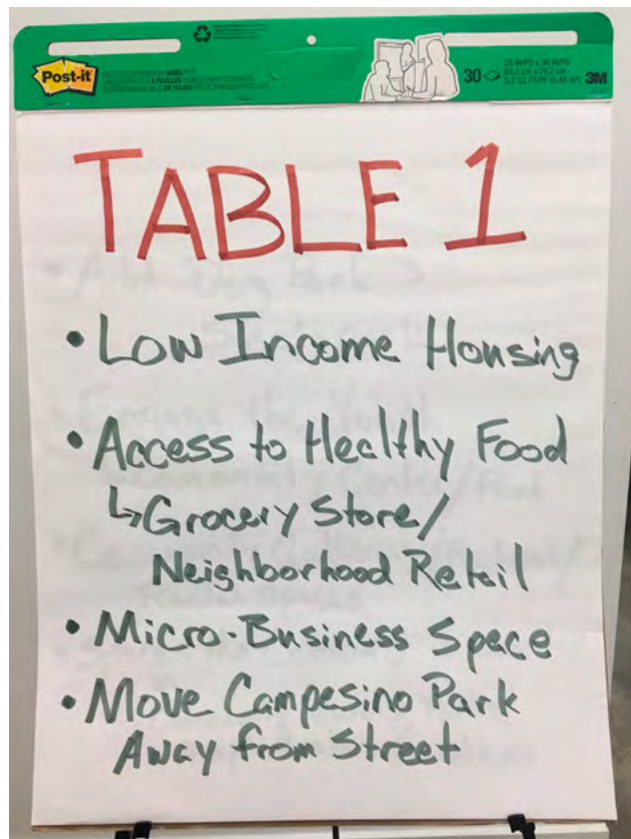




# Workshop 3- Table 1

## Big Ideas

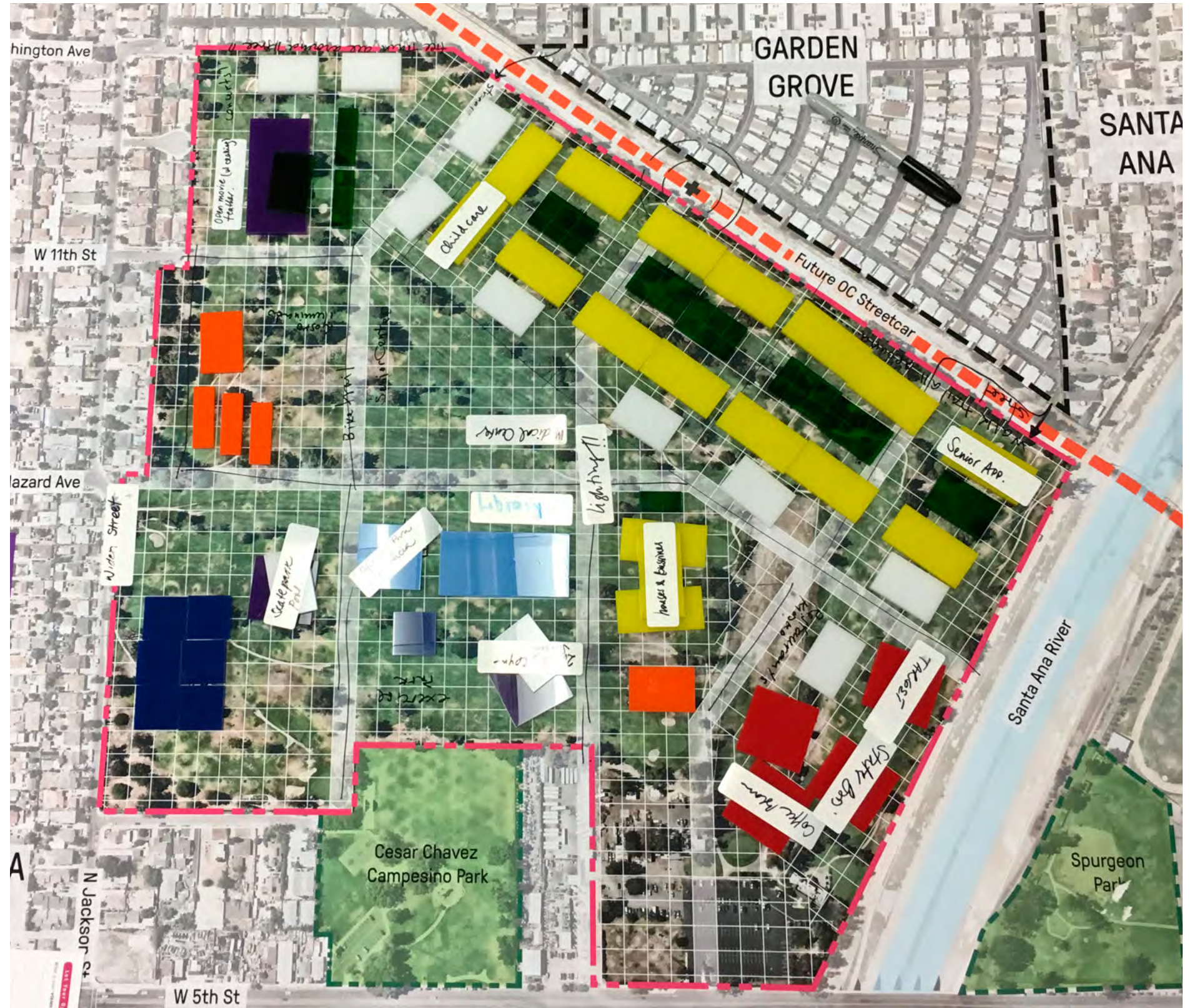
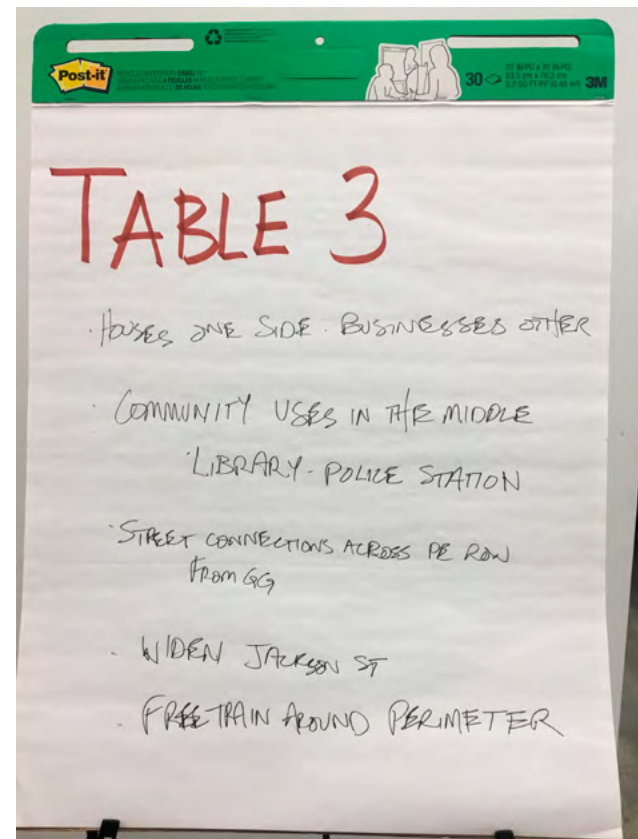
- Low income housing
- Access to healthy food
  - Grocery store/Neighborhood retail
- Micro-business space
- Move Campesino Park away from the street
- Add dog park & skatepark
- Engage the youth
  - Community center/pool
- Community gathering/festival/rental spaces
- Spaces the community is invested in
  - Community murals, parks, amphitheater, gardens



# Workshop 3 - Table 3

## Big Ideas

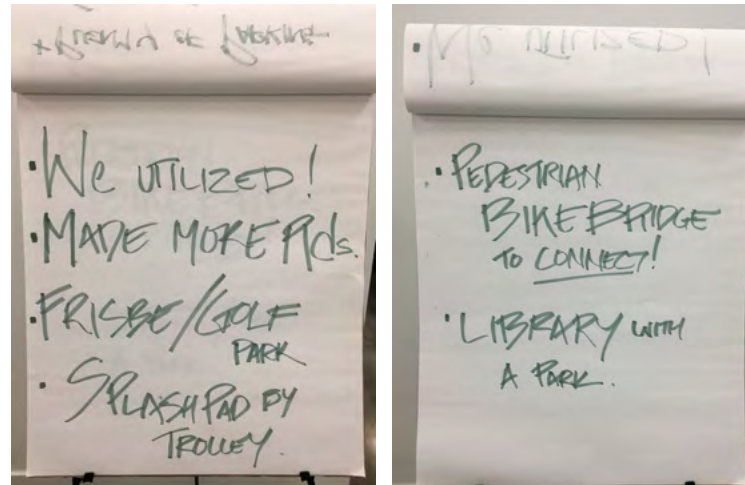
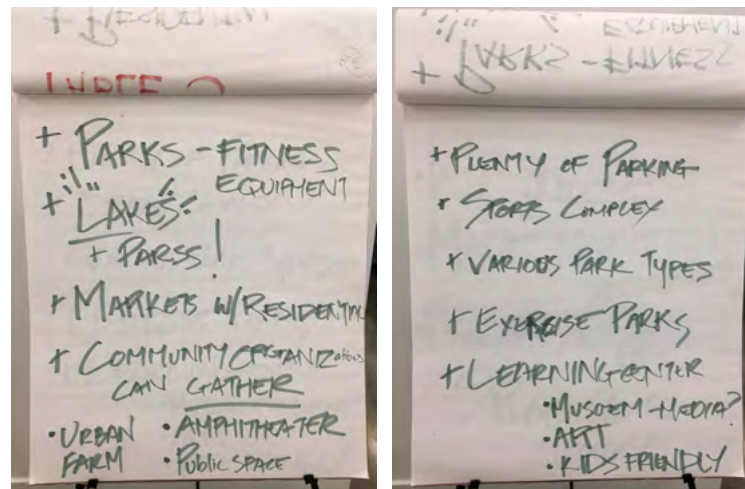
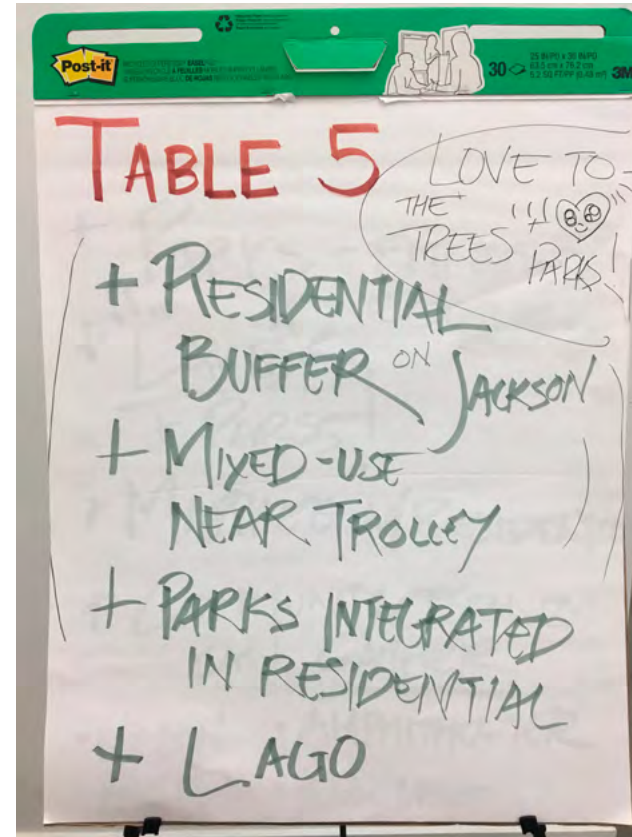
- Houses one side, businesses other (Live-Work spaces)
- Community uses in the middle
- Library, Police station
- Street connections across PE R.O.W. from Garden Grove
- Widen Jackson St.
- Free train around perimeter



# Workshop 3 - Table 5

## Big Ideas

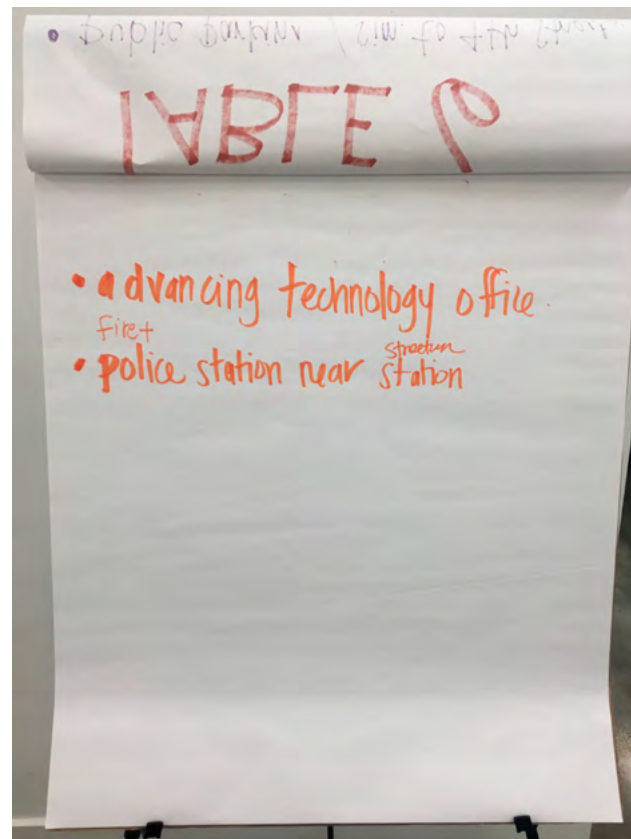
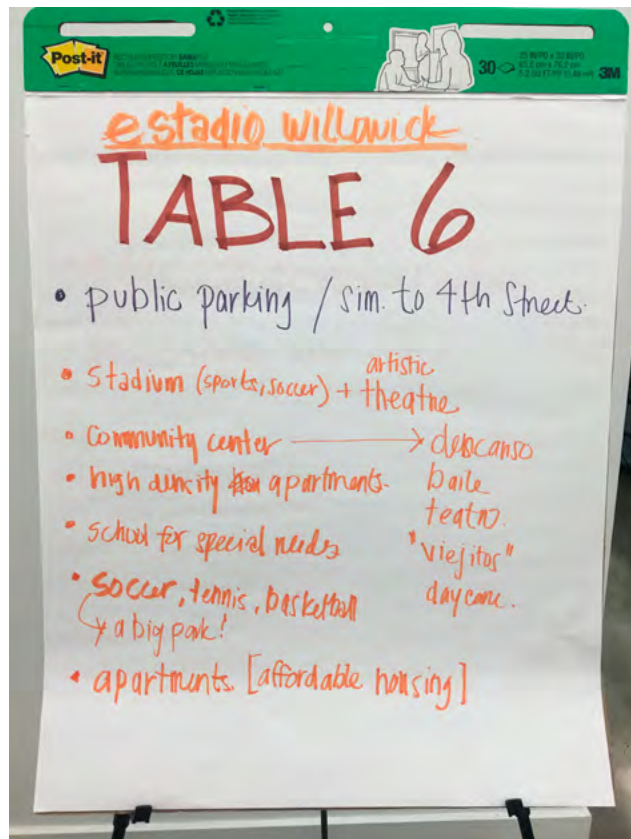
- Residential buffer on Jackson
- Mixed-use near trolley
- Parks integrated in residential
- Lago (Lake)
- Parks - fitness equipment
- Lakes + Parks
- Markets with residential
- Community organizations can gather
  - Urban farm
  - Amphitheater
  - Public Space
- Plenty of parking
- Sports complex
- Various park types
- Exercise parks
- Learning center
  - Museum - media
  - Art
  - Kid friendly
- We utilized!
- Made more roads
- Frisbee golf park
- Splash pad by trolley
- Pedestrian bike bridge to connect!
- Library with a park



# Workshop 3 - Table 6

## Big Ideas

- Public parking/similar to 4th Street
- Stadium (sports, soccer) + artistic theater
- Community center
- Dance theater
- "Oldies" daycare
- High density apartments
- School for special needs
- Soccer, tennis, basketball
  - A big park
- Apartments (affordable housing)
- Advancing technology office
- Fire + police station near streetcar station



# Comment Cards

## Takeaways:

- Housing that is low-income and affordable
- Spaces for the community to gather and host cultural events - Community center/pool
- Parks, open spaces, gardens, and a skatepark
- Accessibility to food
- Concerns about the impact that development will have on the surrounding neighborhood - increased outreach and economic assessment

**Let Your Opinion Be Heard!**

What is your **vision** for Willowick?  
**I envision Willowick as a park where culture can get together as a family. I want all types of people to celebrate their events (cultural events)**

**Stop Gentrification !!!**

**I'll just tryna make more money...**

Attn: Mary Medrano  
 Planning Services Division  
 City of Garden Grove  
 11222 Acacia Parkway  
 Garden Grove, CA 92840

We appreciate your comments. Leave us your e-mail address for future updates (optional):  
 edhuicui.9@gmail.com

or better yet, visit us at:  
[www.ggcity.org/econdev/envision-willowick](http://www.ggcity.org/econdev/envision-willowick)

**Let Your Opinion Be Heard!**

What is your **vision** for Willowick?  
**I want to see a low income community friendly project. I would want to see a skate park in the park as well as gardens. I would also like to see affordable housing.**

Attn: Mary Medrano  
 Planning Services Division  
 City of Garden Grove  
 11222 Acacia Parkway  
 Garden Grove, CA 92840

We appreciate your comments. Leave us your e-mail address for future updates (optional):

or better yet, visit us at:  
[www.ggcity.org/econdev/envision-willowick](http://www.ggcity.org/econdev/envision-willowick)

**Let Your Opinion Be Heard!**

What is your **vision** for Willowick?  
**SOME LOW INCOME HOUSING. SPORTS COMPLEX, OPEN SPACES, RECREATION MUSEUM, MORE OPEN SPACES FOR PEOPLE.**

Attn: Mary Medrano  
 Planning Services Division  
 City of Garden Grove  
 11222 Acacia Parkway  
 Garden Grove, CA 92840

We appreciate your comments. Leave us your e-mail address for future updates (optional):

or better yet, visit us at:  
[www.ggcity.org/econdev/envision-willowick](http://www.ggcity.org/econdev/envision-willowick)

**Let Your Opinion Be Heard!**

What is your **vision** for Willowick?  
**I want a park where families can gather and have a safe space. For a lot of families who are apartment renters they don't have their own yard for recreation. SA & GG are park-poor cities, we need to ensure that we keep green open spaces, especially skate parks for youth to have a safe place to skate. We need to invest in youth programs and spaces. Create a skate park.**

Attn: Mary Medrano  
 Planning Services Division  
 City of Garden Grove  
 11222 Acacia Parkway  
 Garden Grove, CA 92840

We appreciate your comments. Leave us your e-mail address for future updates (optional):

or better yet, visit us at:  
[www.ggcity.org/econdev/envision-willowick](http://www.ggcity.org/econdev/envision-willowick)

# Comment Cards

## Takeaways:

- Housing that is low-income and affordable
- Spaces for the community to gather and host cultural events - Community center/pool
- Parks, open spaces, gardens, and a skatepark
- Accessibility to food
- Concerns about the impact that development will have on the surrounding neighborhood - increased outreach and economic assessment

**Let Your Opinion Be Heard!**

What is your **vision** for Willowick?  
I would like to see more community outreach being done to the area of residents. I would also like to see an economic impact assessment done w/ residents and local schools. I do not want development that will not benefit the community members already residing here.

We appreciate your comments. Leave us your e-mail address for future updates (optional):

or better yet, visit us at:  
[www.ggcity.org/econdev/envision-willowick](http://www.ggcity.org/econdev/envision-willowick)

Attn: Mary Medrano  
Planning Services Division  
City of Garden Grove  
11222 Acacia Parkway  
Garden Grove, CA 92840

PLACE STAMP  
HERE

**Let Your Opinion Be Heard!**

What is your **vision** for Willowick?  
Please take into consideration that a MAJORITY of the people that live in the surrounding area rent. Combine that with the large household size, and it brings up an important concern. How will these people be affected? Will they be displaced? Thank you for everything!

We appreciate your comments. Leave us your e-mail address for future updates (optional):

alandmedo54@gmail.com

or better yet, visit us at:  
[www.ggcity.org/econdev/envision-willowick](http://www.ggcity.org/econdev/envision-willowick)

Attn: Mary Medrano  
Planning Services Division  
City of Garden Grove  
11222 Acacia Parkway  
Garden Grove, CA 92840

PLACE STAMP  
HERE

**Let Your Opinion Be Heard!**

What is your **vision** for Willowick?  
A community pool, low income housing, accessible food, park and a community center.

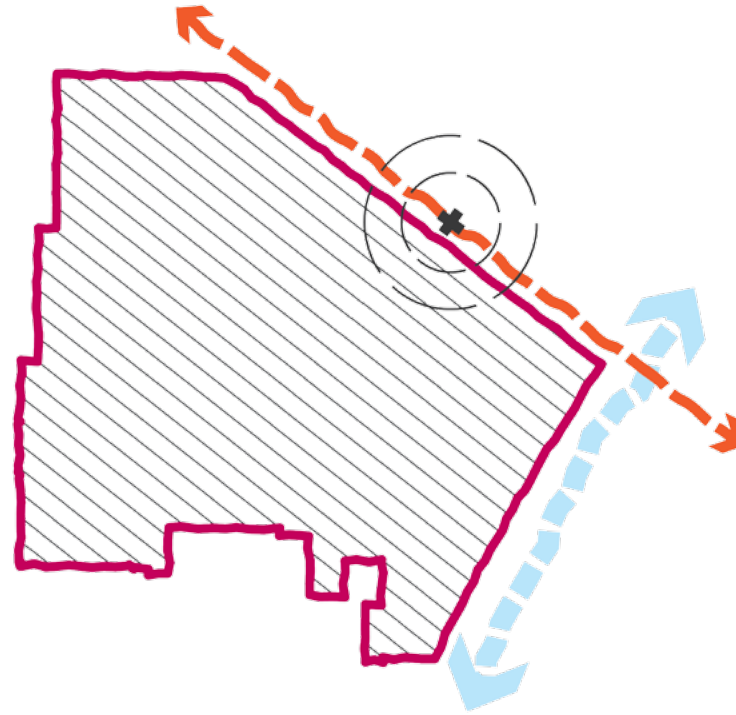
We appreciate your comments. Leave us your e-mail address for future updates (optional):

or better yet, visit us at:  
[www.ggcity.org/econdev/envision-willowick](http://www.ggcity.org/econdev/envision-willowick)

Attn: Mary Medrano  
Planning Services Division  
City of Garden Grove  
11222 Acacia Parkway  
Garden Grove, CA 92840

PLACE STAMP  
HERE

“ For the future of Willowick, the Cities of Garden Grove and Santa Ana envision a **safe, vibrant, and multi-use destination** for its residents. A new Willowick will **celebrate the history** of the site and provide **memorable, family-oriented, public gathering places** that enrich the quality of the existing neighborhoods. Through a **flexible framework** with ever-evolving experiential qualities, Willowick will be able to support a **layered program** that **reinforces the economic viability** of the area.”



---

# *Envision Willow**wick!***

---

Help **envision** the future of the Willowick Golf Course site!