**Subject:** Re: Hotel Lists
**From:** Grace Lee <gracel@ci.garden-grove.ca.us>
**Date:** Mon, 9 Feb 2015 11:14:18 -0800 (PST)
**To:** Matthew Fertal <groveresortassociates@gmail.com>

Hi Matt,
Grove Resort Associates! I like it! If you need someone to work every other Friday, I'm your gal! We get bonuses right?

**Grace E. Lee**
Sr. Economic Development Specialist
City of Garden Grove | Economic Development Division
11222 Acacia Parkway, Garden Grove, CA 92840
Tel. 714.741.5130 | Fax (714) 741-5205

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**From:** "Matthew Fertal" <groveresortassociates@gmail.com>
**To:** "Grace Lee" <gracel@ci.garden-grove.ca.us>
**Sent:** Monday, February 9, 2015 10:49:59 AM
**Subject:** Re: Hotel Lists

Hi Grace,

Thank you so much for sending over these lists. I hope GG is treating you well.. If not, you have a place at Grover Resort Associates. At the moment, I don't have any actual Associates.

Best to you,

Matt

On Mon, Feb 9, 2015 at 7:28 AM, Grace Lee <gracel@ci.garden-grove.ca.us> wrote:

> Hi Matt,
> Here you are Matt :)
>
> **Grace E. Lee**
> Sr. Economic Development Specialist
> City of Garden Grove | Economic Development Division
> 11222 Acacia Parkway, Garden Grove, CA 92840
> Tel. 714.741.5130 | Fax (714) 741-5205
>
> ---
>
> **From:** "Matthew Fertal" <groveresortassociates@gmail.com>
> **To:** "Grace Lee" <gracel@ci.garden-grove.ca.us>
> **Sent:** Thursday, February 5, 2015 8:21:51 PM
> **Subject:** Hotel Lists

Hi Grace,
It's Matt the pest. At least you know I am staying busy since leaving GG. Would you mind sending over a n updated email list of the hotel GM's as well as an email list of the hotel sales/marketing folks. It for a good purpose.

Thanks

**Subject:** Fwd: GG Portfolio 2 of 2
**From:** Matthew Fertal <groveresortassociates@gmail.com>
**Date:** Wed, 11 Feb 2015 19:45:05 -0800
**To:** mike.barreiro@daumcommercial.com, Greg Blodgett <greg1@ci.garden-grove.ca.us>

Hi Mike,

It was a pleasure speaking with you today regarding possible relocation sites for Garden Grove Kia.

As I mentioned, I recently retired from the City of Garden Grove after 25 years. I was fortunate to have been involved in all of the significant redevelopment projects during that time. Although I am a licensed Real Estate Broker, I am not presently under contract with the City of Garden Grove nor Garden Grove Kia. I am, however, very familiar with the Mixed -Use Residential project that would necessitate the relocation of the Kia dealership. Construction of Phase I should begin this Spring. Although the Kia dealership is located in a later Phase, once construction begins on Phase I, it will be prudent for Kia to secure a relocation site.

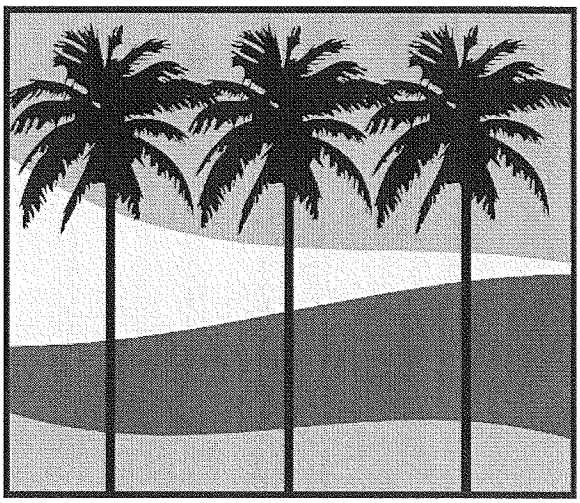
For your information, I have attached a portfolio of current City redevelopment projects that I had responsibility for negotiating the agreements and bringing the projects forward. The portfolio includes the Brookhurst Triangle (City Center) housing project that affects the Kia dealership. In speaking with the City today, I learned that Kia requires a minimum of 3 acre site for a new dealership. Freeway proximity is always preferred, but they realize freeway sites are limited. That is why the Industrial buildings on Trask Ave are so appealing. I am still waiting confirmation on a price per sf for land that Kia might be able to pay. Obviously, the City wishes to keep Kia in Garden Grove.

I will forward you additional information as it becomes available.

Best regards,

Matthew Fertal
Grove Resort Associates
(714) 357-2644

**GG Portfolio 20 pg with Small B2 Site.pdf**

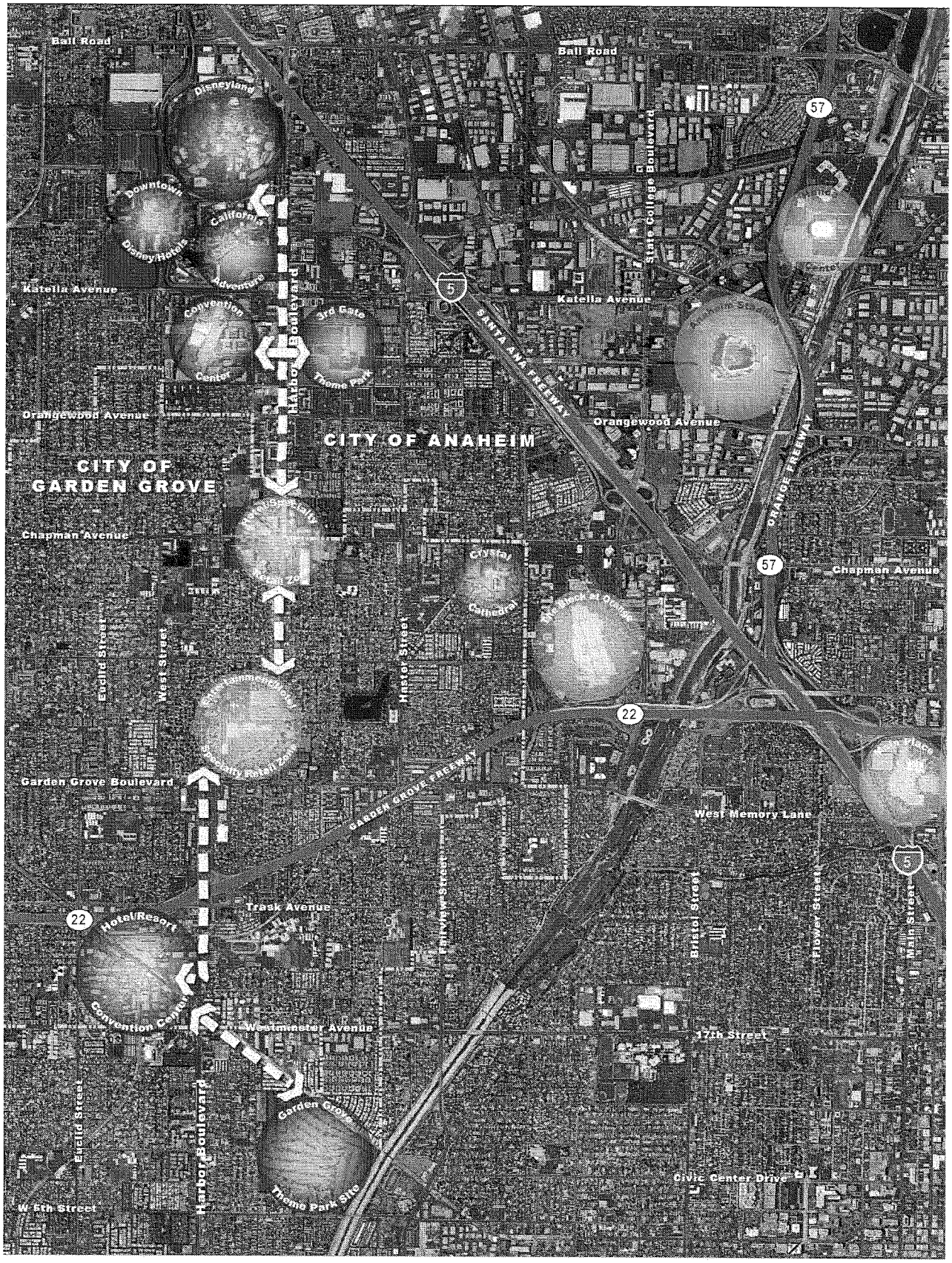


GROVE DISTRICT

ANAHEIM RESORT

# Table of Contents


| | |
|---|---|
| Page 1 | **Cover** |
| Garden Grove, Orange County, California. Located just south of the Anaheim/Disneyland Resort. | |
| Page 2 | **Table of Contents** |
| Page 3 | **Entertainment Diagram** |
| Page 4 | **Completed & Proposed Grove District Hotel Map** |
| Page 5 | **Grove District Hotels** |
| Page 6—7 | **Great Wolf Lodge: Developer; McWhinney; (970) 310-6136** |
| Located on Harbor Blvd., south of Lampson Ave. The site is over 12-acres. The site is entitled for a 600 Room Great Wolf Hotel with an arcade, spa, fitness center, multiple retail shops, restaurant, up to 30,000 square feet of meeting space, a 110,000 square feet indoor/outdoor water park, and a 1,000 space parking garage. Total project cost approximately $285 million.<br>**Opportunity—Adjacent restaurant pad; 10,000 square feet** | |
| Page 8—9 | **Site C Development: Developer; Land & Design; Contact (858) 735-1858** |
| Located on Harbor Blvd., north of Twintree Ln. The site is over 5-acres. The site is entitled for 760 rooms with one Full-Service and two Limited-Service hotels, 39,000 square feet of conference space, and 65,000 square feet of restaurant space. Total project cost approximately $150 million.<br>**Opportunity—JV Partner and restaurant pads** | |
| Page 10-11 | **Site B2** |
| Located on the north west corner of Twintree Ave. and Harbor Boulevard.<br>**Opportunity—Hotel Development** | |
| Page 12-14 | **Brookhurst Triangle Development: Kam Sang; Contact (626) 446-2988** |
| Located on Garden Grove Blvd. at Brookhurst St., the site is entitled for up to 700 residential units and 200,000 square feet of retail, dining and entertainment space and up to one, 100 room hotel.<br>**Opportunity—Retail partner and Restaurant, Dining and Entertainment Space** | |
| Page 15-16 | **Hotel Development: Developer; Landmark; Contact Greg Blodgett (714) 741-5124** |
| Located on Harbor Blvd., north of Chapman Ave. The site is over 12-acres. The site is entitled for a 228 room hotel.<br>**Opportunity—Hotel Development** | |
| Page 17 | **Former Fandango's Restaurant** |
| Located on Harbor Blvd., the building is 12,000 square feet. The site is entitled for a restaurant. | |
| Page 18—19 | **Sign & Bus Shelter Program** |
| Located along Harbor Boulevard and Chapman Avenue in the City's Resort District also known as the Grove District. | |
| Page 20-21 | **Willowick Golf Course** |
| Located on Fifth St., south of Westminster Ave., east of Harbor Blvd., the site is 95-acres. | |
| Page 22 | **Go Local Fixed—Guideway Project** |
| Proposed Electrical Street Car Guideway Project from Santa Ana to Garden Grove Boulevard. | |

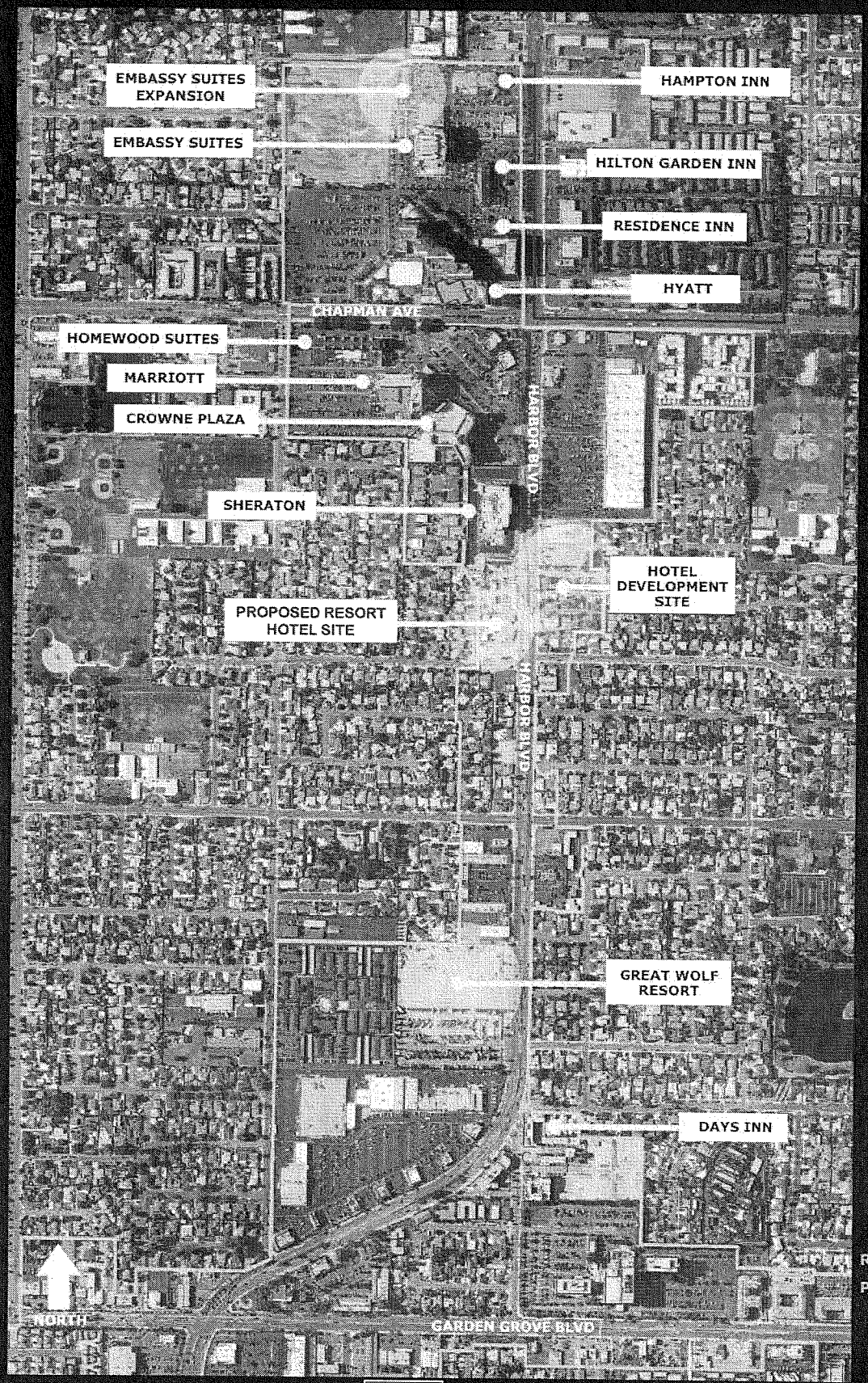


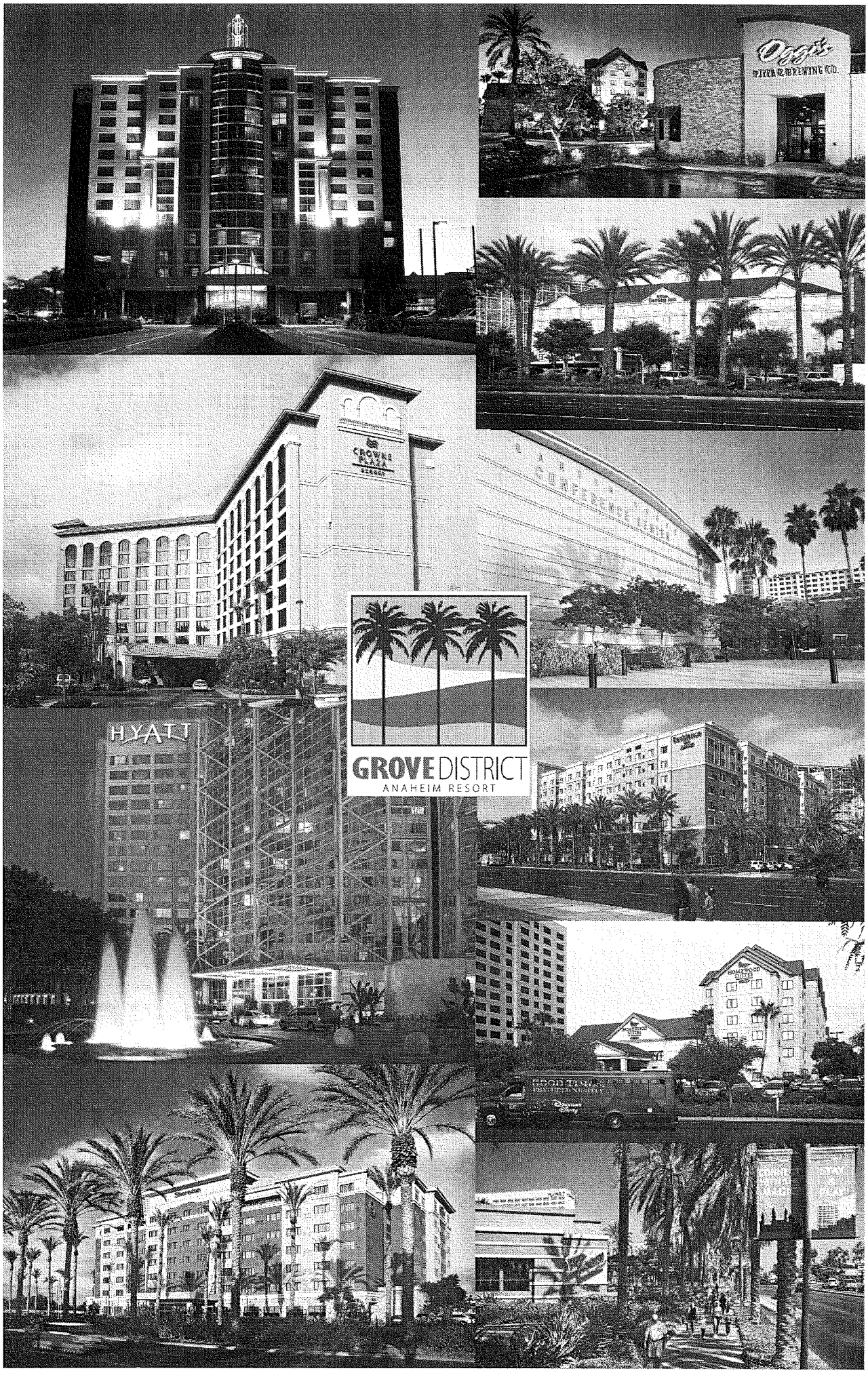

# Entertainment *Diagram*

North

EDAW | AECOM

GROVE DISTRICT
ANAHEIM RESORT


EMBASSY SUITES EXPANSION
EMBASSY SUITES
HOMEWOOD SUITES
MARRIOTT
CROWNE PLAZA
SHERATON
PROPOSED RESORT HOTEL SITE
HAMPTON INN
HILTON GARDEN INN
RESIDENCE INN
HYATT
HOTEL DEVELOPMENT SITE
GREAT WOLF RESORT
DAYS INN
City Boundary
Redevelopment Project Area
CHAPMAN AVE
HARBOR BLVD
GARDEN GROVE BLVD
NORTH


Oggi's
PIZZA & BREWING CO.
CROWNE PLAZA
HYATT
GROVE DISTRICT
ANAHEIM RESORT

# GREAT WOLF LODGE

**Coming Soon!**

**Garden Grove, CA**

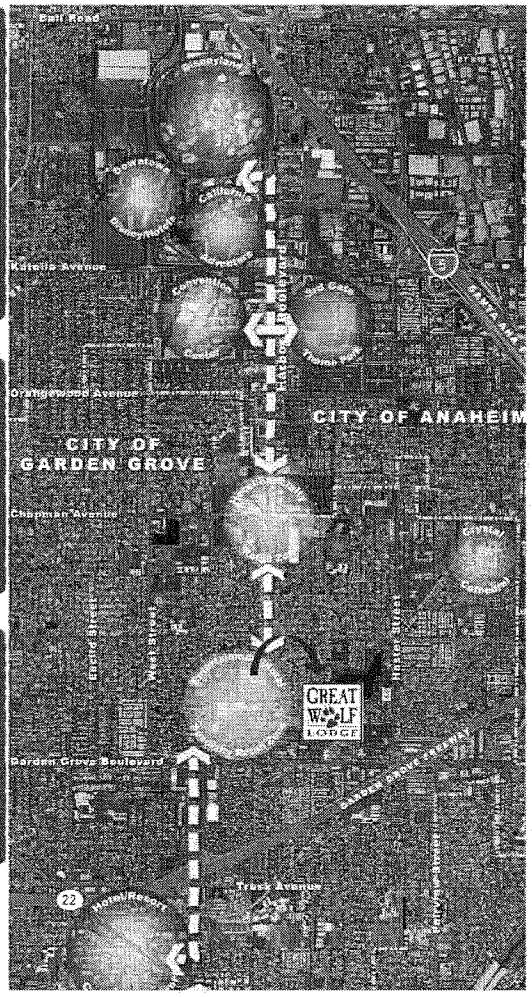
- 600 Rooms
- 100,000 sf Indoor/Outdoor Water Park

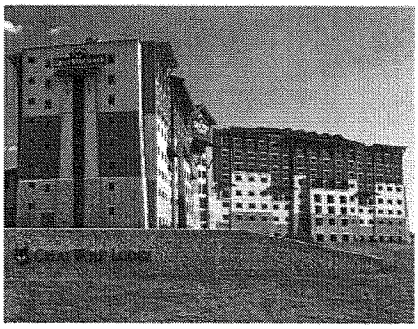
**Developer**

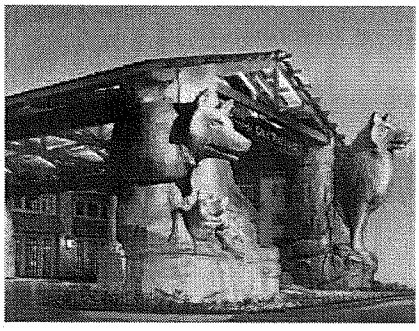
McWHINNEY

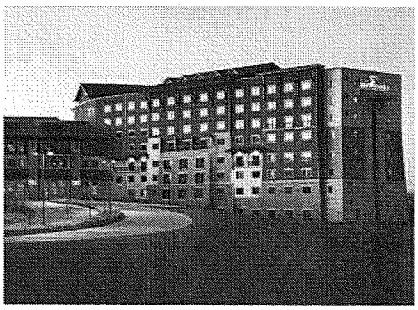
Bring Your Dream

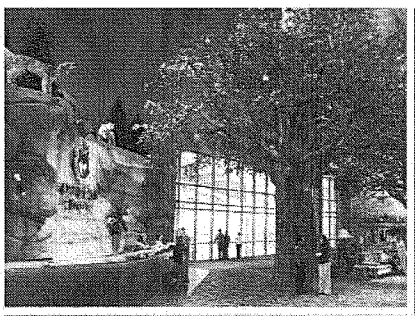
GROVE DISTRICT
ANAHEIM RESORT

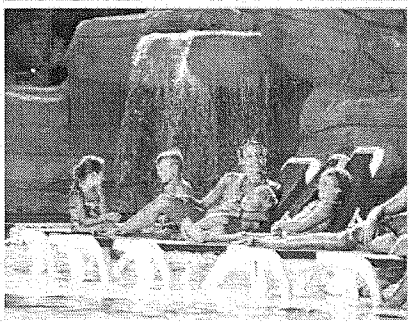


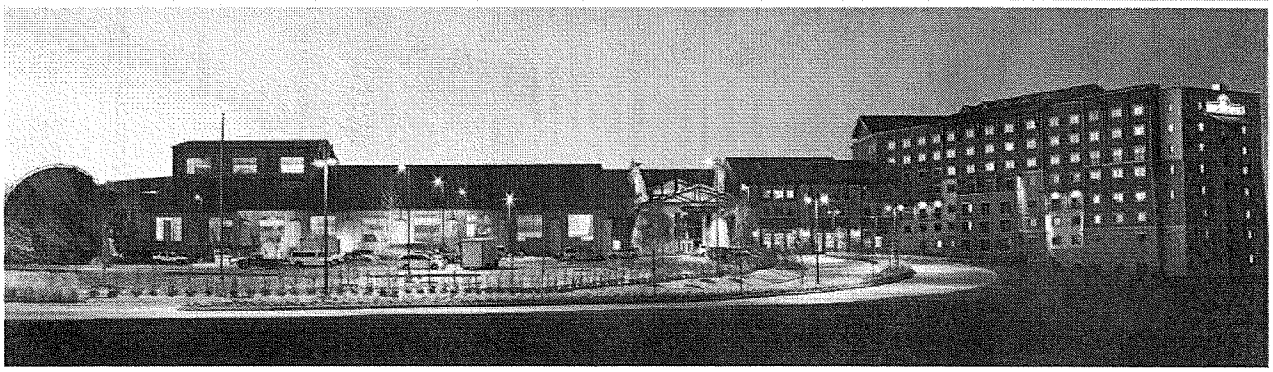



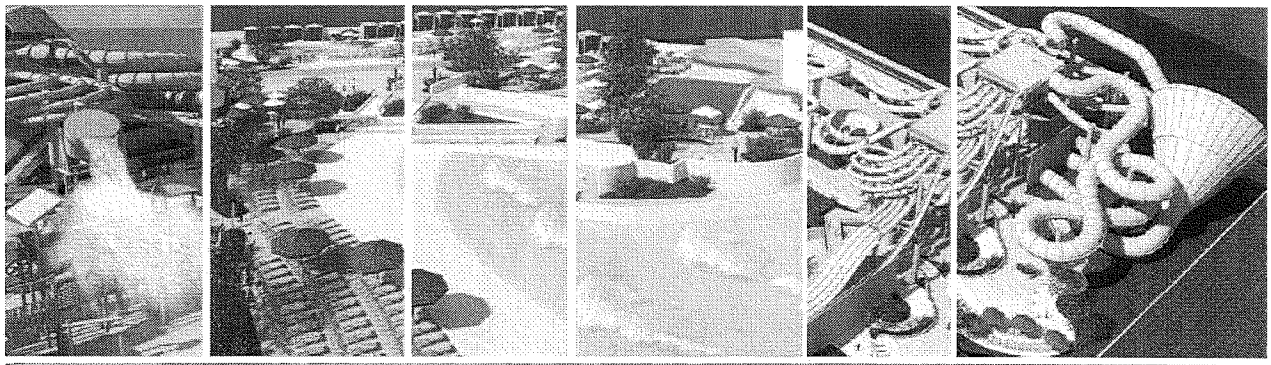


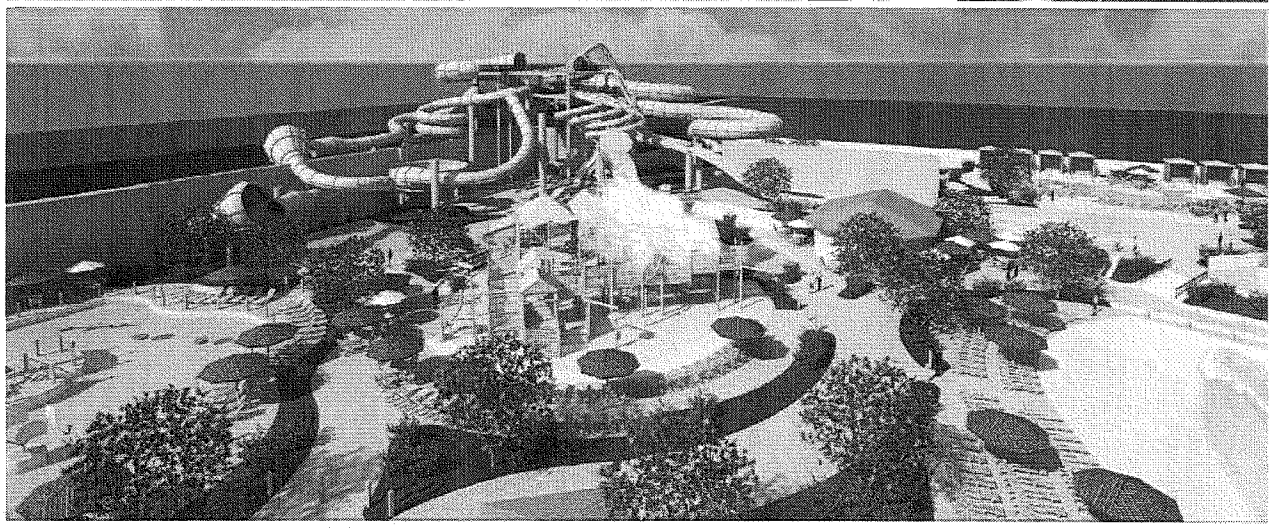


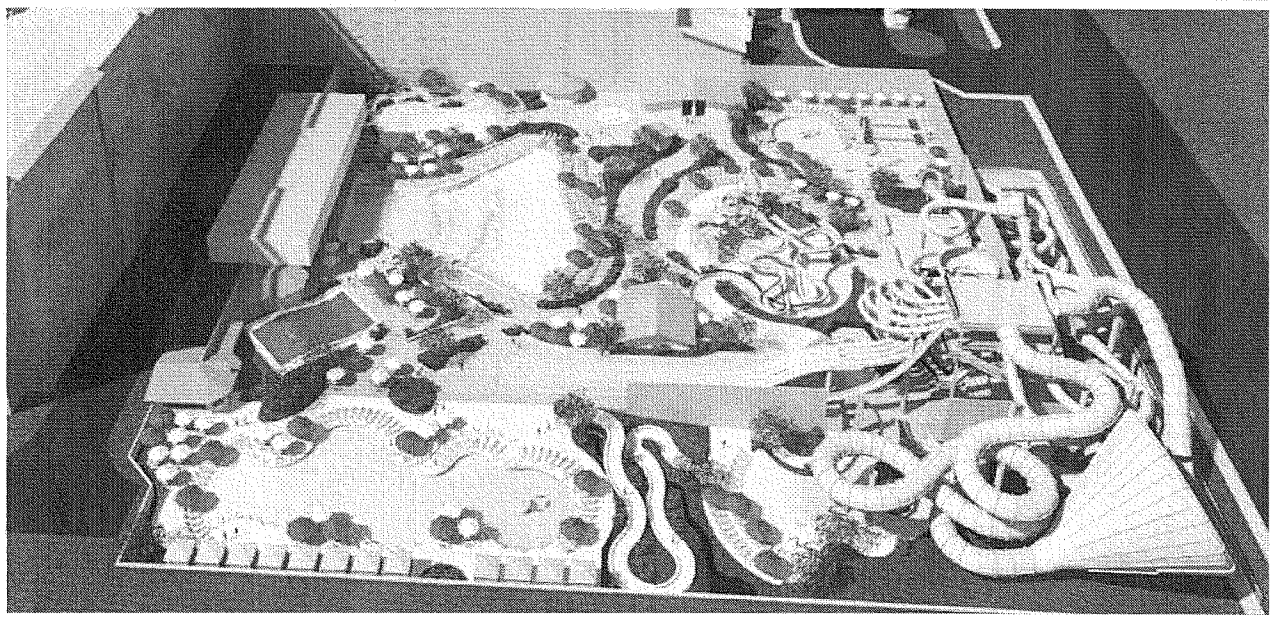


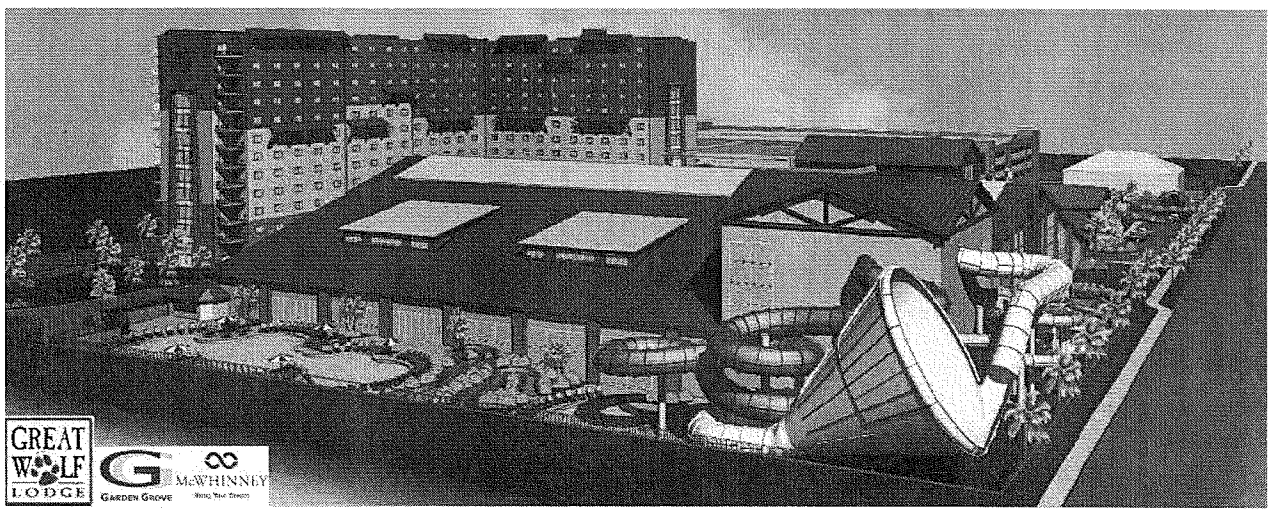


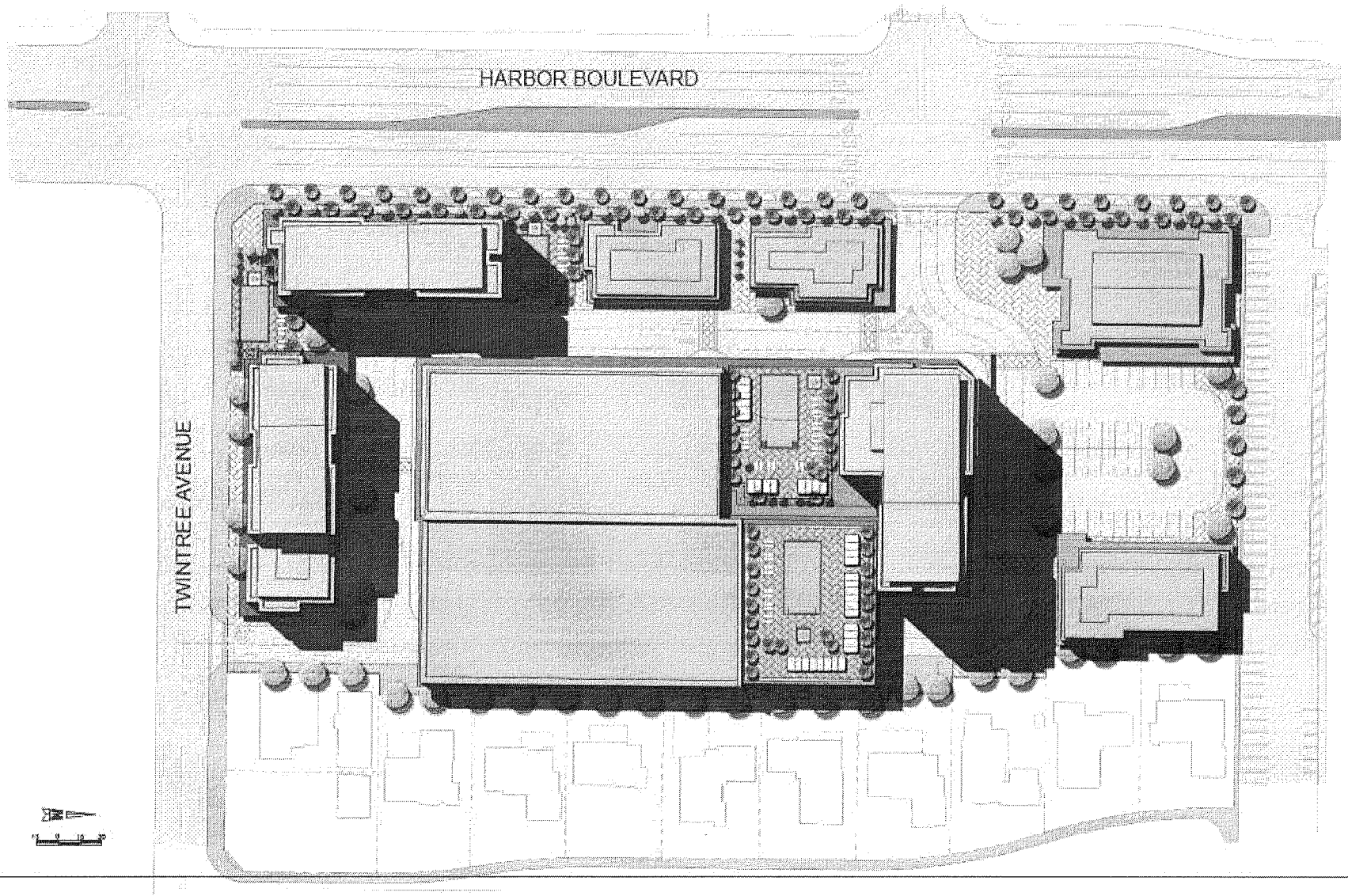




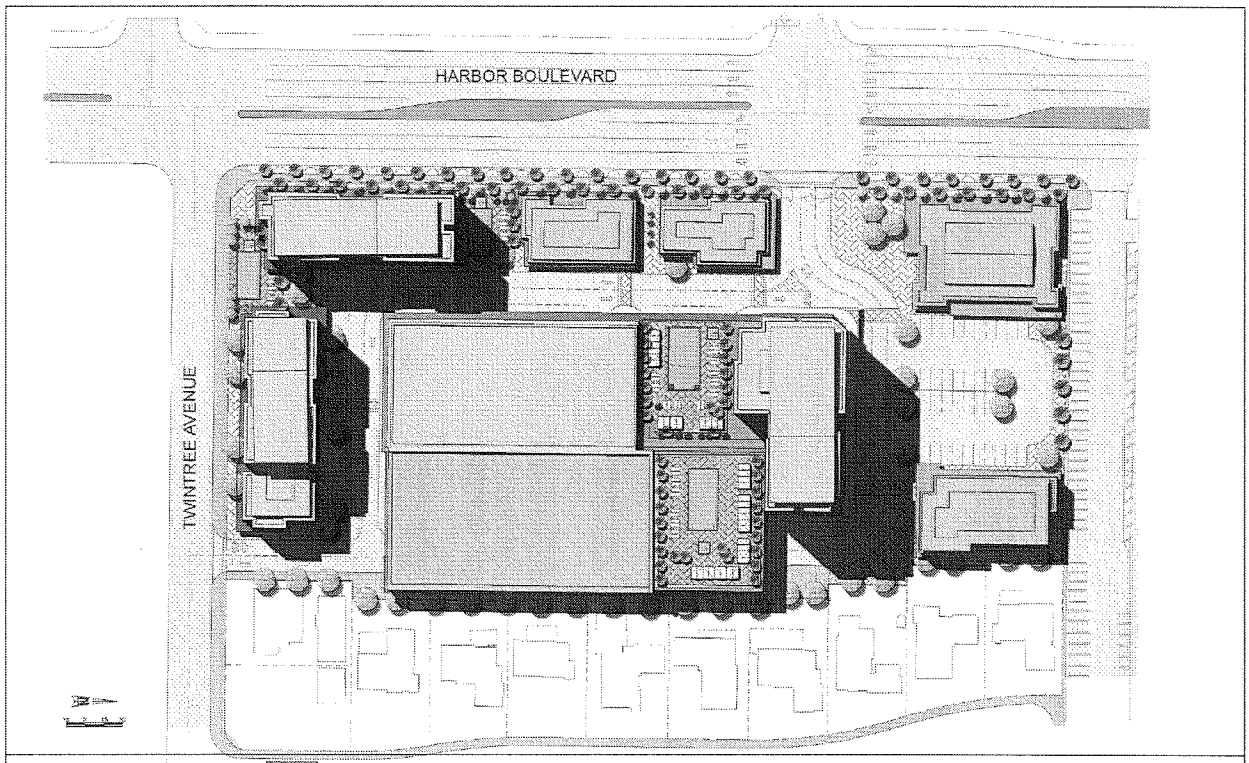




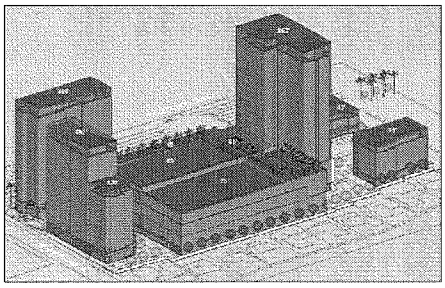

GREAT WOLF LODGE
GARDEN GROVE
McWHINNEY

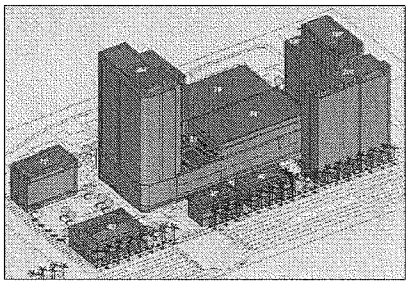



# SITE C-GROVE DISTRICT RESORT HOTEL

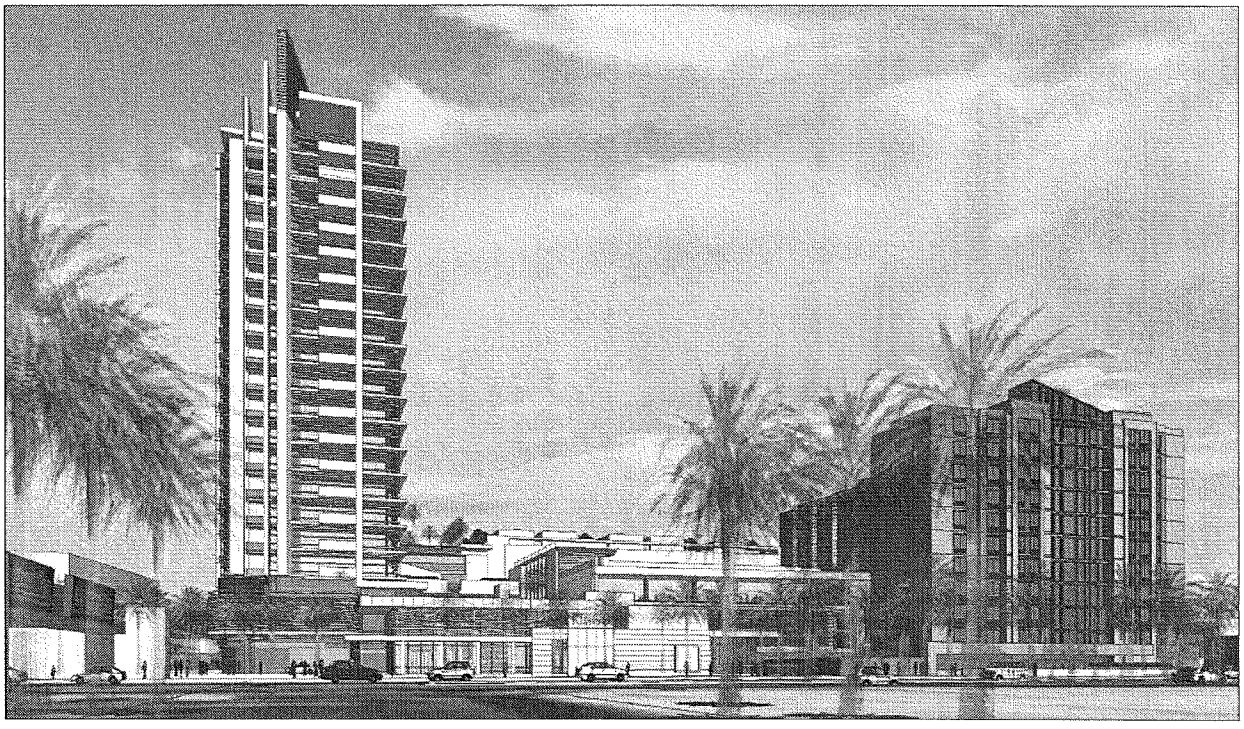



# GROVE DISTRICT RESORT HOTEL





- ☑ 769 Rooms
- ☑ 39,000 sf of
- ☑ conference, meeting, & banquet space
- ☑ 45,000 sf of restaurant, retail, & entertainment
- ☑ 1,297 parking spaces
- ☑ Land & Design, Inc.



# PROPOSED SITE B2 RESORT

CITY PURCHASED / CDBG FUNDED

AGENCY PURCHASED / SET ASIDE FUNDED

AGENCY PURCHASED / 80% FUNDED

CITY PURCHASED / 108 FUNDED

AGENCY OWNED PRE ABx1-126

Current Proposed Project Site

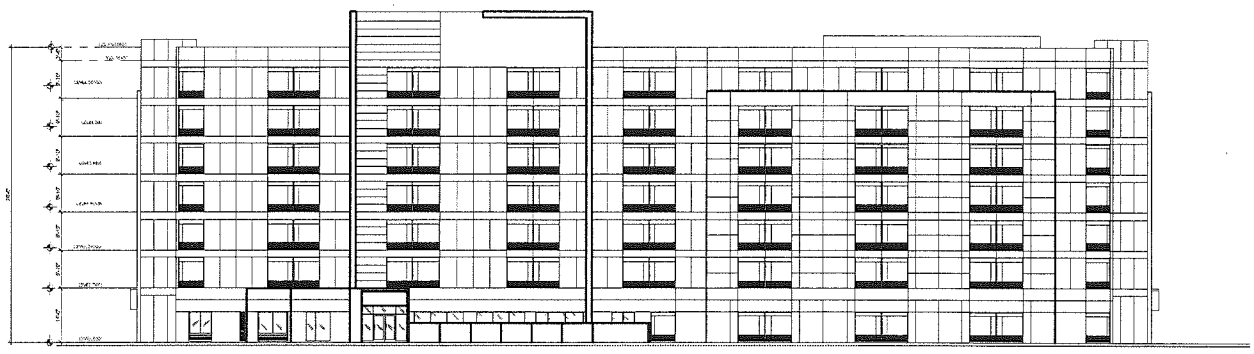
Original DDA Project Site

N

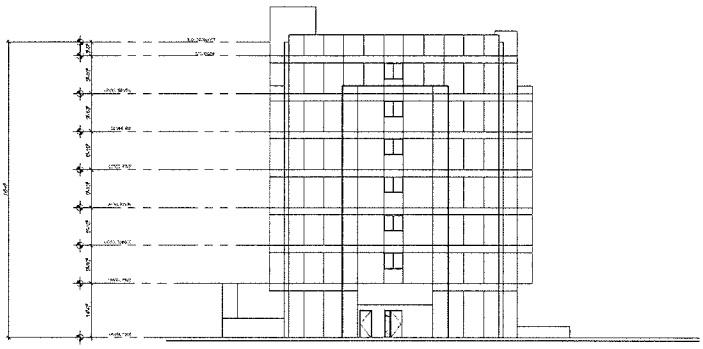
GARDEN GROVE

City of Garden Grove
Aug 2013

0 75 150 300 Feet

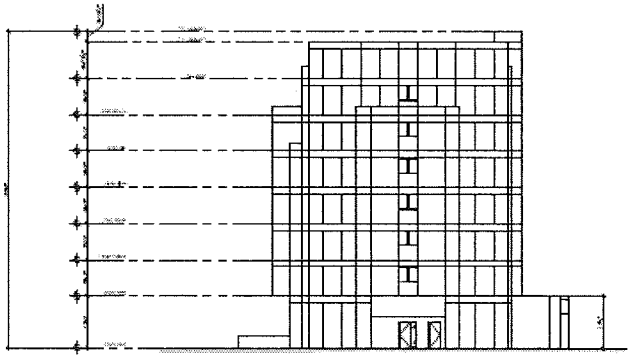


SOUTH ELEVATION

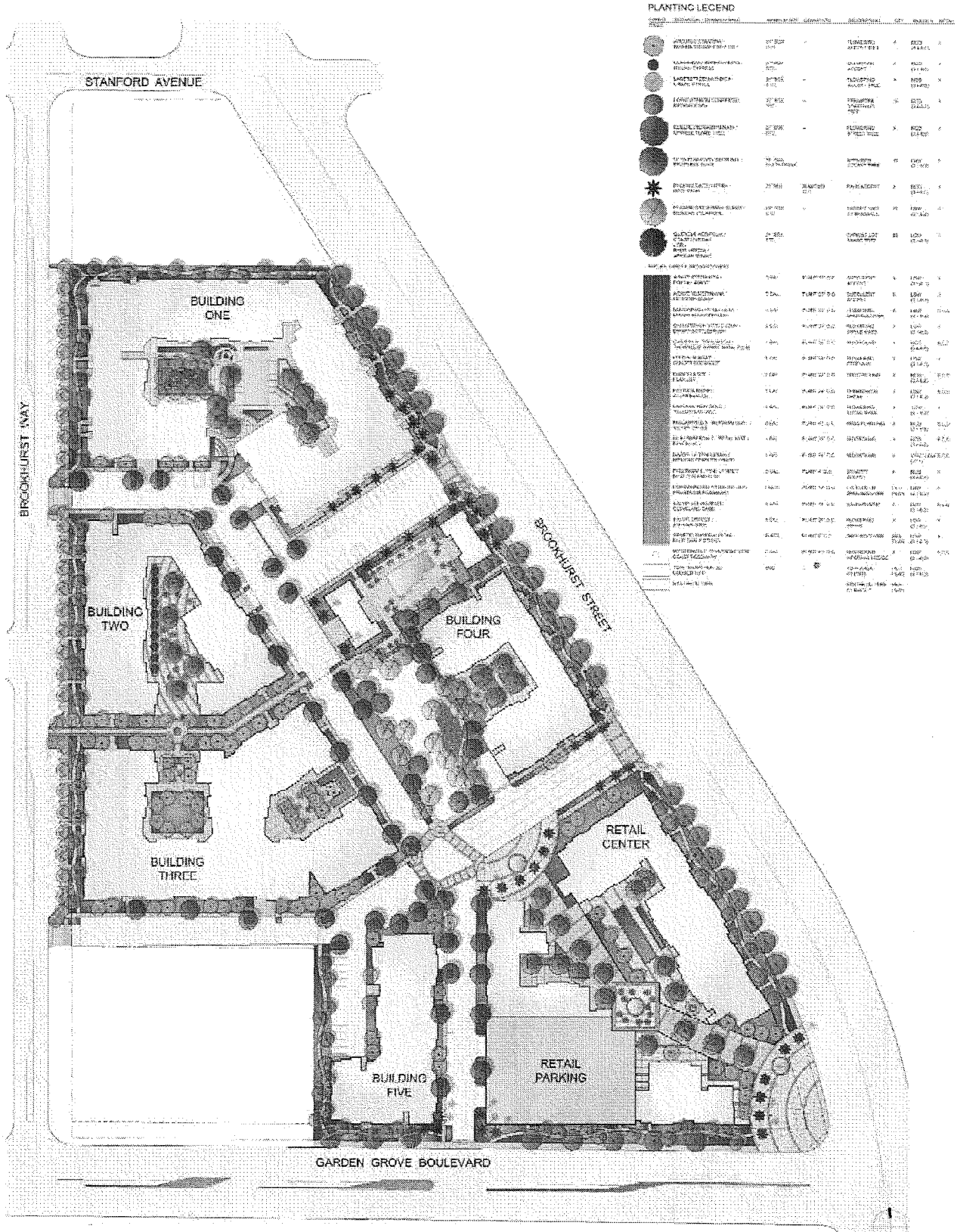


EAST ELEVATION

NORTH ELEVATION



WEST ELEVATION




# BROOKHURST TRIANGLE

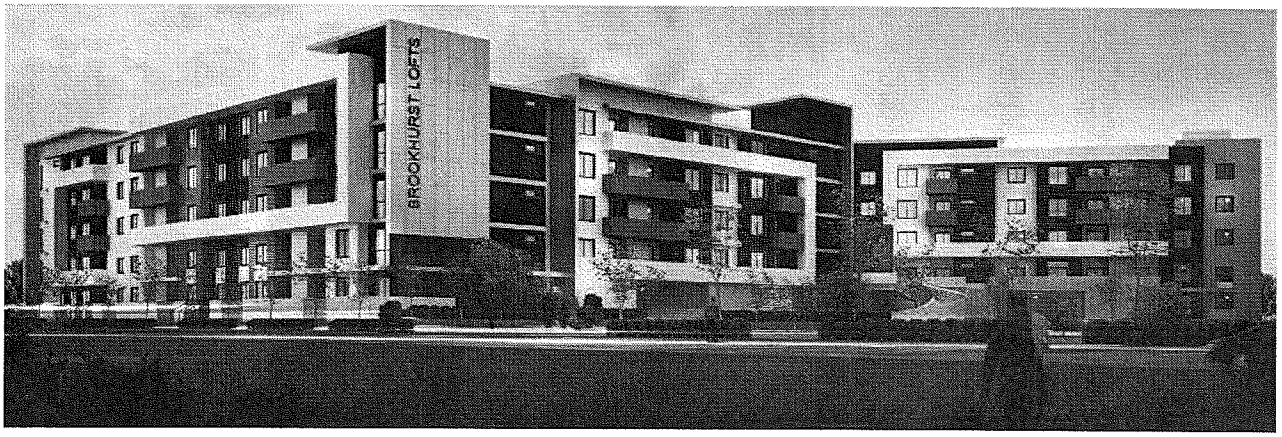
LANDSCAPE MASTER PLAN L1.1

Garden Grove, CA

KAM SANG COMPANY, INC.

SEPTEMBER 30, 2013

BROOKHURST LOFTS


BROOKHURST LOFTS

# Brookhurst Triangle

**Mixed-Use Development Alternative 2**
**12-Feb-13**

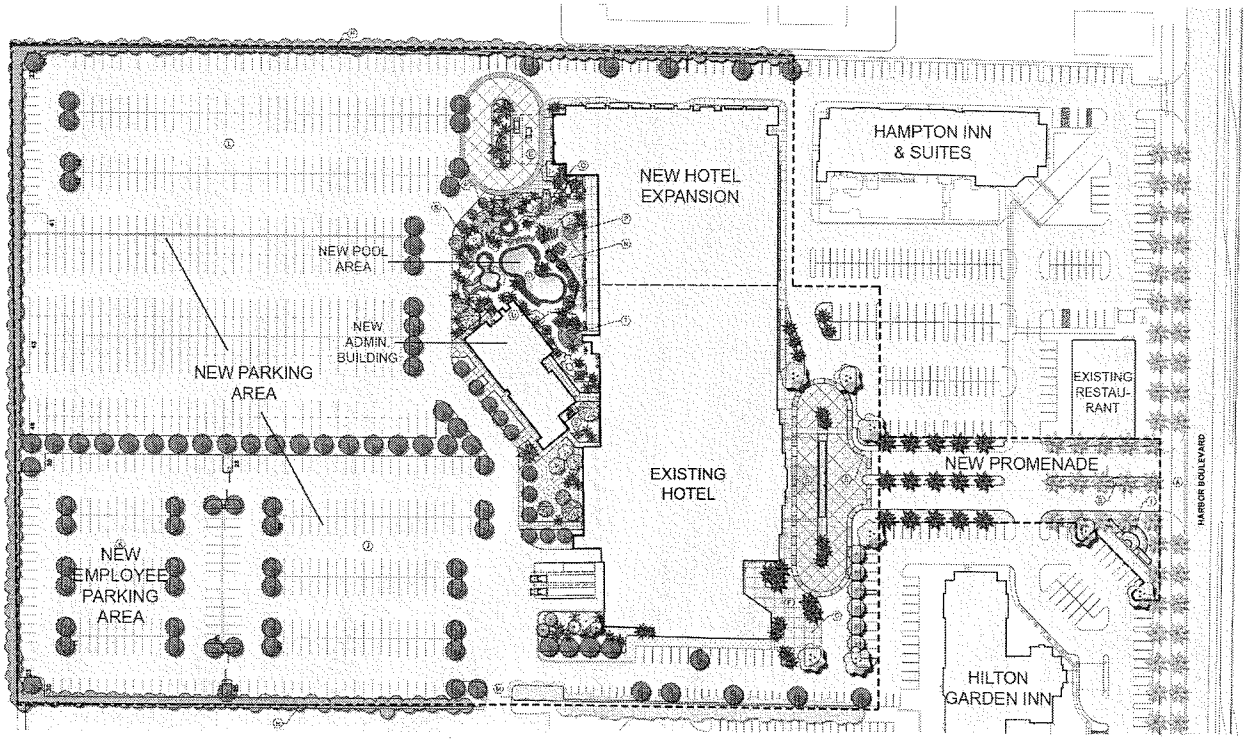
**Kam Sang Company, Inc.**
**Building Analysis Summary**
**The DNA Partnership**

**General Plan:** Mixed-Use
**Zoning:** PUD-123-09
**Parking:** Commercial = 4/1000 sf (max. 20% compact stalls)
Residential = 2.25/unit (100% full-size stalls)
Standard Stall Space = 9' x 19'
Compact Stall Space = 8' x 15'
Parallel Stall Space = 8' x 22'
Shared Parking: 10% Reduction for Mixed-Use (Commercial & Guest Parking)
Motorcycle = 1 area/25 parking spaces
Bicycle = 1/10 parking spaces
**Common Open Space:** 300 sf/unit, min. 20 ft dimension, not in setbacks, indoor/roof decks <50% of open space requirement
Passive open space, min. 10 ft x 30 ft dimension, <50% of open space requirement
Outdoor Swimming Pool
Fitness Room
Recreation Clubhouse
**Private Open Space:** 90 sf/unit, min. 6 ft dimension
**Setbacks:** GG Blvd & Brookhurst St = 30 ft (Face of Curb)
Brookhurst Way = 20 ft (Face of Curb)
Northernmost Boundary = 15 ft (from PL)
Projections = 5 ft (may not reduce setback by >25%, or 50% on north)
Interior Setbacks = only for fire dept access
**Height:** 3-25 stories
**Building Size** 200,000 sf/3 Bedroom unit max.
**Maximum Development:** 800 du
200,000 sf commercial/office
Urban Trail (1 mile length)
**Circulation & Access:** Brookhurst St = max. 2 ingress/egress
GG Blvd = max. 1 ingress/egress, align w/ main access point to south
Brookhurst Way = max. 2 ingress/egress
**Signage:** Max. 3 identity signs
**Utilities:** Underground
**Storage:** 200 cf/unit (in/out of unit, but in addition to closets)
**Landscape:** Landscape Plan required

| Average Unit Size |
|---|
| 1,066 |

| Total Mix | |
|---|---|
| 1A | 2% |
| 1B-1 | 24% |
| 1B-L | 8% |
| 1C-1 | 12% |
| 2A-1 | 34% |
| 2A-L | 11% |
| 3A | 9% |
| | 100% |

| Unit Type | UNIT BASE SF | LOFT SF | TOTAL SF | DECK | L1 | L2 | L3 | L4 | Units | Pkg Req. | Total Area | Mix |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1A (Studio) | 460 | | 460 | | 0 | 2 | 2 | 2 | 6 | 14 | 2,760 | 3% |
| 1B-1 (1BR/1BA) | 790 | | 790 | 90 | 16 | 18 | 18 | | 52 | 117 | 41,080 | 26% |
| 1B-L (1BR/1BA) | 790 | 250 | 1040 | 90 | | | | 18 | 18 | 41 | 18,720 | 9% |
| 1C-1 (1BR/1BA) | 798 | | 798 | 90 | 8 | 8 | 8 | 8 | 32 | 72 | 25,536 | 16% |
| 2A-1 (2BR/2BA) | 1155 | | 1155 | 90 | 20 | 20 | 20 | | 60 | 135 | 69,300 | 30% |
| 2A-L (2BR/2.5BA+Loft) | 1155 | 257 | 1412 | 90 | | | | 20 | 20 | 45 | 28,240 | 10% |
| 3A (3BR/2.5BA) | 1530 | | 1530 | 90 | 3 | 3 | 3 | 3 | 12 | 27 | 18,360 | 6% |
| Totals | | | | | 47 | 51 | 51 | 51 | 200 | 450 | 203,996 | 100% |
| Unit Type | UNIT BASE SF | LOFT SF | TOTAL SF | DECK | L1 | L2 | L3 | L4 | Units | Pkg Req. | Total Area | Mix |
| 1A (Studio) | 390 | | 390 | | 1 | 1 | 1 | 1 | 4 | 9 | 1,560 | 4% |
| 1B-1 (1BR/1BA) | 790 | | 790 | 90 | 7 | 9 | 9 | | 25 | 56 | 19,750 | 25% |
| 1B-L (1BR/1BA) | 790 | 250 | 1040 | 90 | | | | 9 | 9 | 20 | 9,360 | 9% |
| 1C-1 (1BR/1BA) | 798 | | 798 | 90 | 2 | 2 | 2 | 2 | 8 | 18 | 6,384 | 8% |
| 2A-1 (2BR/2BA) | 1155 | | 1155 | 90 | 12 | 12 | 12 | | 36 | 81 | 41,580 | 35% |
| 2A-L (2BR/2.5BA+Loft) | 1155 | 257 | 1412 | 90 | | | | 12 | 12 | 27 | 16,944 | 12% |
| 3A (3BR/2.5BA) | 1530 | | 1530 | 90 | 2 | 2 | 2 | 2 | 8 | 18 | 12,240 | 8% |
| Totals | | | | | 24 | 26 | 26 | 26 | 102 | 230 | 107,818 | 100% |
| Unit Type | UNIT BASE SF | LOFT SF | TOTAL SF | DECK | L1 | L2 | L3 | L4 | Units | Pkg Req. | Total Area | Mix |
| 1A (Studio) | 390 | | 390 | | | 2 | 2 | 2 | 6 | 14 | 2,340 | 4% |
| 1B-1 (1BR/1BA) | 790 | | 790 | 90 | 14 | 14 | 14 | | 42 | 95 | 33,180 | 28% |
| 1B-L (1BR/1BA) | 790 | 250 | 1040 | 90 | | | | 14 | 14 | 32 | 14,560 | 9% |
| 1C-1 (1BR/1BA) | 798 | | 798 | 90 | 6 | 6 | 6 | 6 | 24 | 54 | 19,152 | 16% |
| 2A-1 (2BR/2BA) | 1155 | | 1155 | 90 | 11 | 13 | 13 | | 37 | 83 | 42,735 | 24% |
| 2A-L (2BR/2.5BA+Loft) | 1155 | 257 | 1412 | 90 | | | | 13 | 13 | 29 | 18,356 | 9% |
| 3A (3BR/2.5BA) | 1530 | | 1530 | 90 | 4 | 4 | 4 | 4 | 16 | 36 | 24,480 | 11% |
| Totals | | | | | 35 | 39 | 39 | 39 | 152 | 342 | 154,803 | 100% |
| Unit Type | UNIT BASE SF | LOFT SF | TOTAL SF | DECK | L1 | L2 | L3 | L4 | Units | Pkg Req. | Total Area | Mix |
| 1B-1 (1BR/1BA) | 790 | | 790 | 90 | 4 | 5 | 5 | | 14 | 32 | 11,060 | 23% |
| 1B-L (1BR/1BA) | 790 | 250 | 1040 | 90 | | | | 5 | 5 | 11 | 5,200 | 8% |
| 1C-1 (1BR/1BA) | 798 | | 798 | 90 | 2 | 2 | 2 | 2 | 8 | 18 | 6,384 | 13% |
| 2A-1 (2BR/2BA) | 1155 | | 1155 | 90 | 7 | 8 | 8 | | 23 | 52 | 26,565 | 37% |
| 2A-L (2BR/2.5BA+Loft) | 1155 | 257 | 1412 | 90 | | | | 8 | 8 | 18 | 11,296 | 13% |
| 3A (3BR/2.5BA) | 1530 | | 1530 | 90 | 1 | 1 | 1 | 1 | 4 | 9 | 6,120 | 6% |
| Totals | | | | | 14 | 16 | 16 | 16 | 62 | 140 | 66,625 | 100% |
| Unit Type | UNIT BASE SF | LOFT SF | TOTAL SF | DECK | L1 | L2 | L3 | L4 | Units | Pkg Req. | Total Area | Mix |
| 1B-1 (1BR/1BA) | 790 | | 790 | 90 | 1 | 2 | 2 | | 5 | 11 | 3,950 | 9% |
| 1B-L (1BR/1BA) | 790 | 250 | 1040 | 90 | | | | 2 | 2 | 5 | 2,080 | 3% |
| 1C-1 (1BR/1BA) | 798 | | 798 | 90 | 2 | 2 | 2 | 2 | 8 | 18 | 6,384 | 14% |
| 2A-1 (2BR/2BA) | 1155 | | 1155 | 90 | 9 | 10 | 10 | | 29 | 65 | 33,495 | 50% |
| 2A-L (2BR/2.5BA+Loft) | 1155 | 257 | 1412 | 90 | | | | 10 | 10 | 23 | 14,120 | 17% |
| 3A (3BR/2.5BA) | 1530 | | 1530 | 90 | 1 | 1 | 1 | 1 | 4 | 9 | 6,120 | 7% |
| Totals | | | | | 13 | 15 | 15 | 15 | 58 | 131 | 66,149 | 100% |
| Unit Type | UNIT BASE SF | LOFT SF | TOTAL SF | DECK | L1 | L2 | L3 | L4 | Units | Pkg Req. | Total Area | Mix |
| 1B-1 (1BR/1BA) | 790 | | 790 | 90 | 10 | 10 | 10 | | 30 | 68 | 23,700 | 25% |
| 1B-L (1BR/1BA) | 790 | 250 | 1040 | 90 | | | | 10 | 10 | 23 | 10,400 | 8% |
| 1C-1 (1BR/1BA) | 798 | | 798 | 90 | | | | | - | 0 | - | 0% |
| 2A-1 (2BR/2BA) | 1155 | | 1155 | 90 | 16 | 16 | 16 | | 48 | 108 | 55,440 | 40% |
| 2A-L (2BR/2.5BA+Loft) | 1155 | 257 | 1412 | 90 | | | | 16 | 16 | 36 | 22,592 | 13% |
| 3A (3BR/2.5BA) | 1530 | | 1530 | 90 | 4 | 4 | 4 | 4 | 16 | 36 | 24,480 | 13% |
| Retail | | | | | | | | | - | 260 | 65,000 | |
| Totals | | | | | 30 | 30 | 30 | 30 | 120 | 530 | 201,612 | 100% |
| Total Residential | | | | | | | | | 694 | 1,292 | 740,004 | |
| Leasing | | | | | | | | | | | 1,745 | |
| Clubhouse | | | | | | | | | | | 2,256 | |
| Grand Total | | | | | | | | | 694 | 1,822 | 805,004 | |

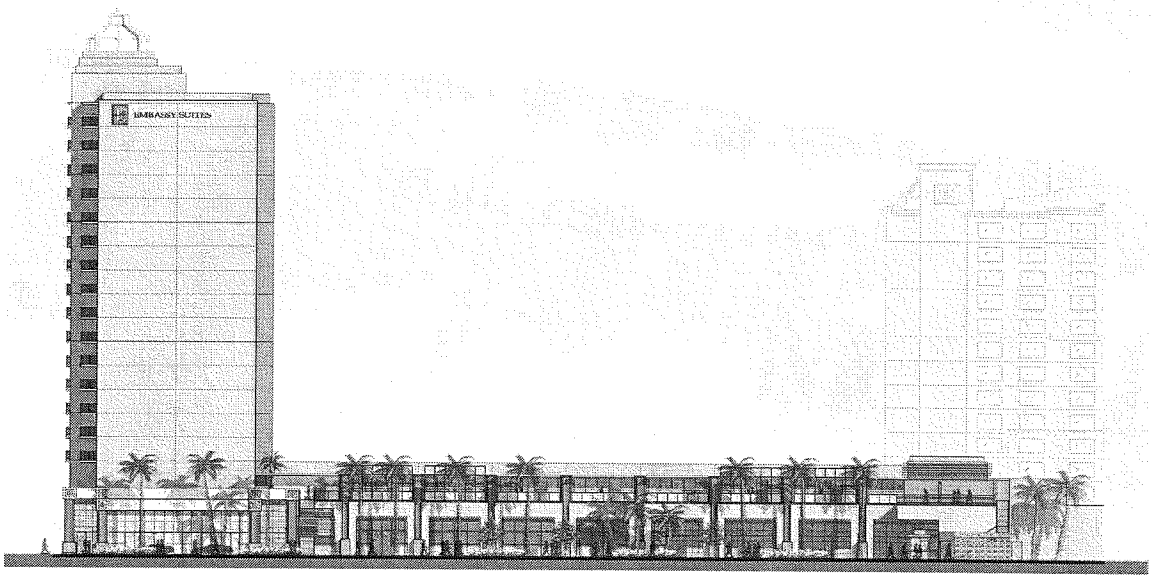



EMBASSY SUITES HOTEL
Garden Grove California

SITE PLAN

GENE FONG ASSOCIATES

LANDSCAPE:
ima design




EMBASSY SUITES HOTEL
Garden Grove California

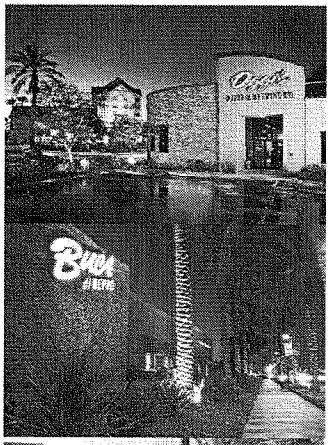
WEST ELEVATION

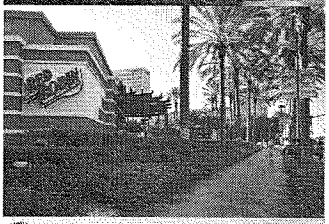
DEVELOPER:
KDF COMMUNITIES, LLC

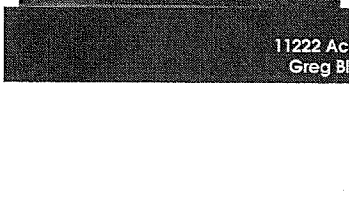
**Hotel Development: Developer; Landmark**

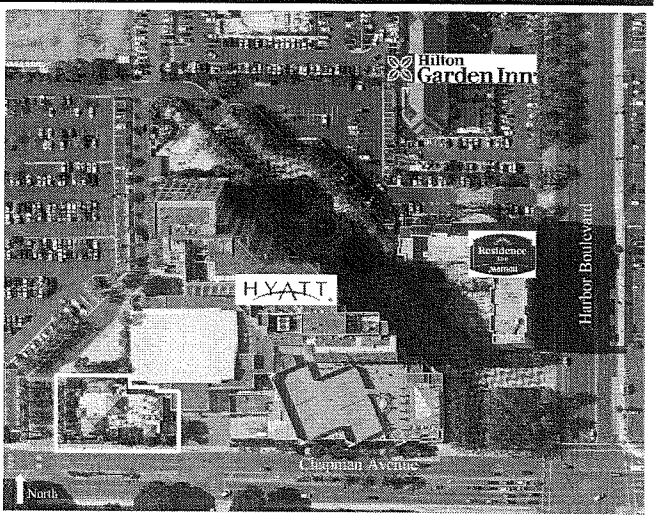
## 12,000 SQ. FT. Signature Restaurant Wanted — Garden Grove, California

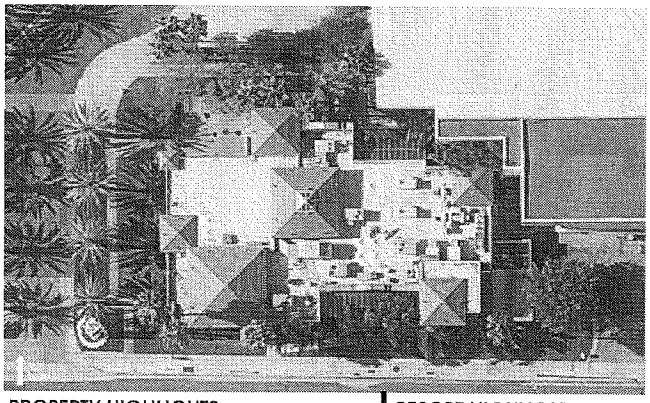
**GROVE DISTRICT**
ANAHEIM RESORT









### PROPERTY HIGHLIGHTS:

- 12,000 square foot building, 150 spaces
- Grove District, adjacent to Disneyland Resort, Disneyland, California Adventure, thousands of hotel rooms on Disney Resort "shuttle" route, Anaheim Convention Center, Honda Center, and Angels Stadium
- Easy access from the 5, 57 and 22 freeways
- Harbor Boulevard traffic count; 35,000 daily

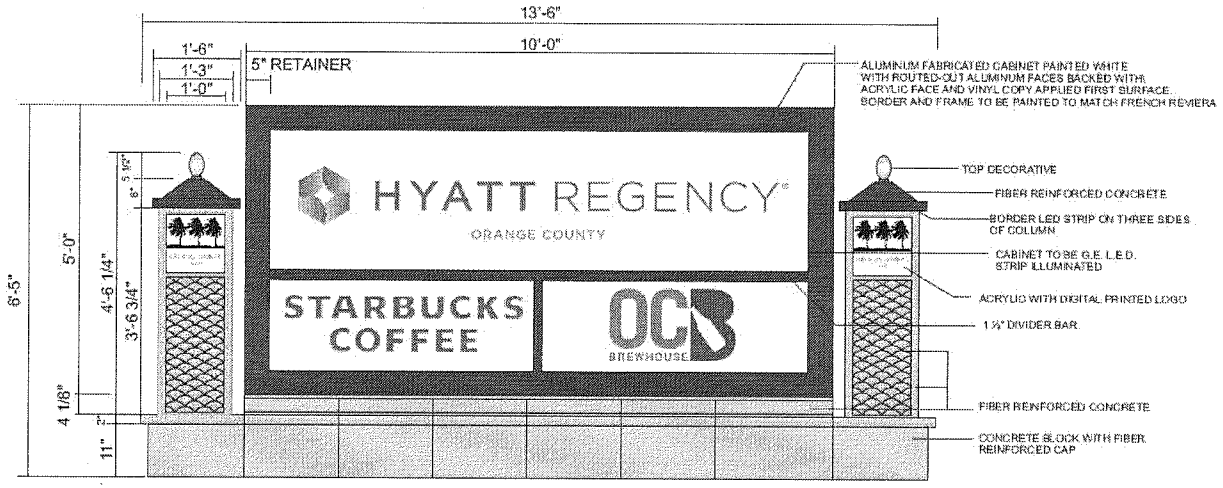
### RESORT HIGHLIGHTS:

- 44 million visitors annually
- Top Chain Restaurants

City of Garden Grove
11222 Acacia Parkway | Garden Grove | California | 92840
Greg Blodgett greg1@garden-grove.org (714) 741-5124

OPTION 1

# DETAIL @ CUSTOM MONUMENT SIGN




## FRONT VIEW @ HARBOR BLVD. MONUMENT SIGN

Scale: 1/2"=1'-0"

## COLOR LEGEND

- TOP DECORATIVE: GOLD PMS TBD
- CABINET BORDER & COLUMN CAP: PAINT TO MATCH FRENCH REVIERA
- MONUMENT BASES AND COLUMN: PAINT TO MATCH LIGHT TAN PMS TBD
- WHITE ACRYLIC

NOTE: CONCEPTUAL IMAGE ONLY VERIFY ARTWORK AND DIMENSIONS PRIOR TO FABRICATION

NOTE: VERIFY ALL DIMENSIONS TECHNICAL SURVEY NEEDED


COAST SIGN INCORPORATED
1500 West Embassy St. Anaheim, CA 92802
(714) 520-9144 FAX: (714) 520-5847


| | |
|---|---|
| Date: 01-28-13 | Project Name: COAST IN-HOUSE - Garden Grove |
| Scale: Noted | Address: |
| Drawn: Hermes A. | City / State: City of Garden Grove, CA |
| Sales: FS | Client Approval: Date: |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| No. | Designer | Date | Revision Notes |
|---|---|---|---|
| 10 | Rey D. | 10-4-13 | Refer to PATHFINDER. |
| 5 | JJ | 04-15-13 | Refer to PATHFINDER. |
| 6 | Hermes A. | 04-25-13 | Refer to PATHFINDER. |
| 7 | JJ | 07-17-13 | Refer to PATHFINDER. |
| 8 | Hermes A. | 07-22-13 | Refer to PATHFINDER. |
| 9 | Fior B. | 09-05-13 | Refer to PATHFINDER. |

**DESIGN DRAWING** 7 of 8

Request Number:

**DEV-COAS-00138-R10**

File Location:
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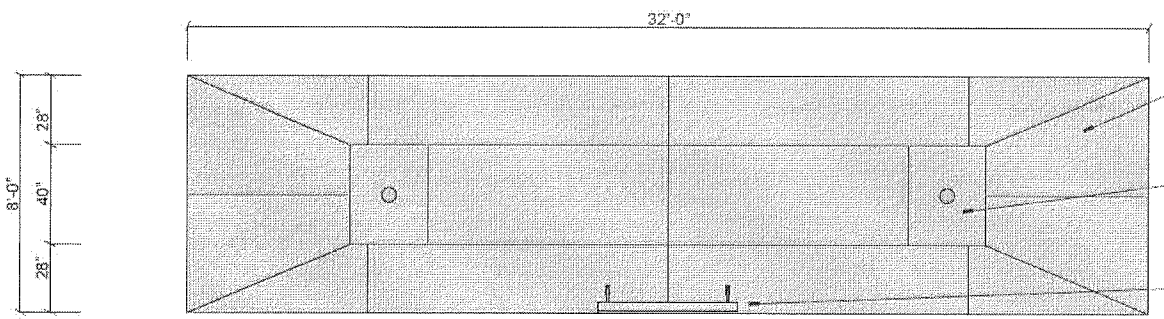
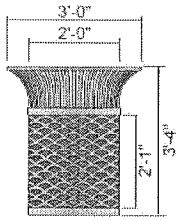
11 X 17 TEMPLATE VERSION17.0

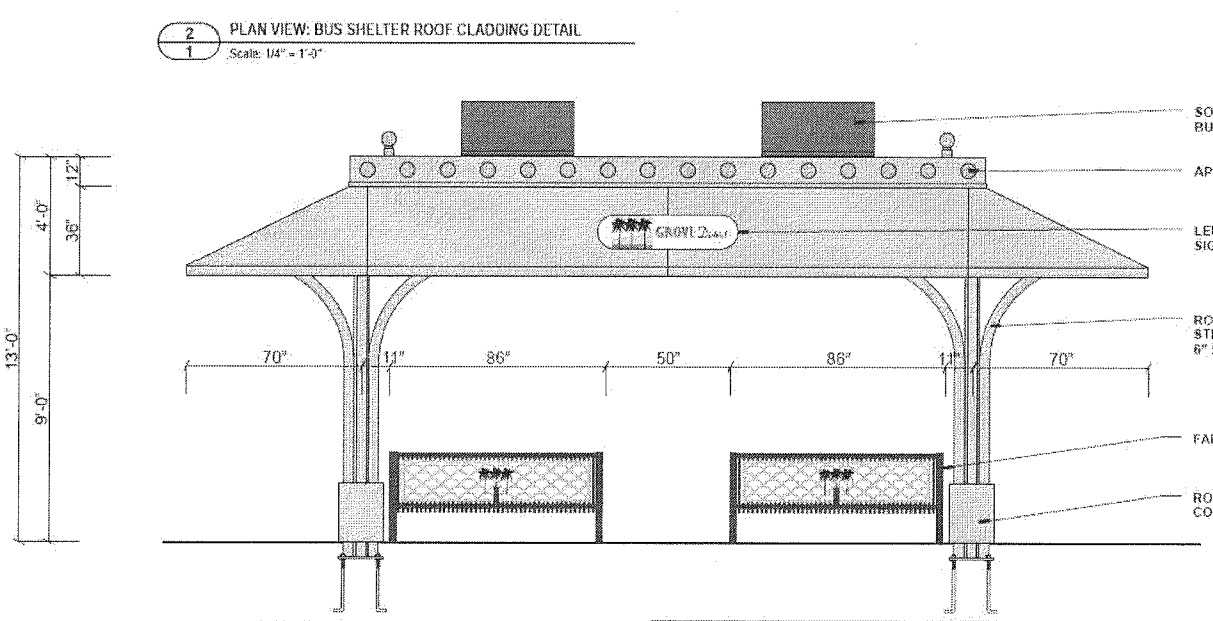
# DETAIL @ SHELTER 1




2/1 PLAN VIEW: BUS SHELTER ROOF CLADDING DETAIL
Scale: 1/4" = 1'-0"

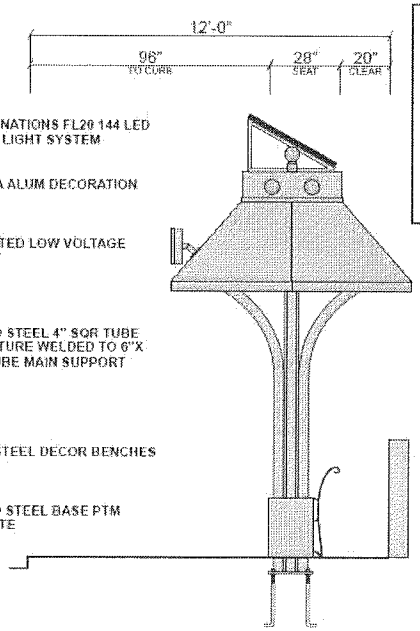



GARBAGE RECEPTACLE
SCALE: 3/8" = 1'-0"




A FRONT VIEW: SHELTER 1 SIGN
Scale: 1/4" = 1'-0"

NOTE: CONCEPTUAL IMAGE ONLY VERIFY ARTWORK AND DIMENSIONS PRIOR TO FABRICATION




3/1 RIGHT SIDE VIEW: BUS SHELTER
Scale: 1/4" = 1'-0"

COLOR LEGEND:
- Sherman Williams paint - Reflecting Pool SW 6486
- Sherman Williams paint - Country Squire SW 6475
- Sherman Williams paint - Outerbanks SW 7543


COAST SIGN INCORPORATED
1500 West Embassy St. Anaheim, CA 92802
(714) 520-9144 FAX: (714) 520-5847


| | |
|---|---|
| Date: 02-05-13 | Project Name: GARDEN GROVE |
| Scale: Noted | Address: 11999 Harbor Boulevard |
| Drawn: JJ | City / State: Garden Grove, CA 92840 |
| Sales: Fred S. | Client Approval: Date: |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| No. | Designer | Date | Revision Notes |
|---|---|---|---|
| 1 | Hermes A. | 04-08-13 | Refer to PATHFINDER. |
| 2 | Chris C. | 04-15-13 | Refer to Pathfinder for more details. |
| 3 | Hermes A. | 04-17-13 | Refer to PATHFINDER. |
| 4 | Chris C. | 05-15-13 | Refer to Pathfinder for more details. |
| 5 | Chris C. | 05-28-13 | |
| 6 | WA | 10-14-13 | Refer to PATHFINDER. |

**DESIGN DRAWING** 3 of 8

Request Number:
**DEV-GRGR-00002-R6**

File Location:
W:\Account\Art\Drawings\DEV-GRGR-00002

GARDEN GROVE

Date Printed: 6/4/2013

# Willowick Site

Feet
0 250 500 1,000 1,500 2,000

N

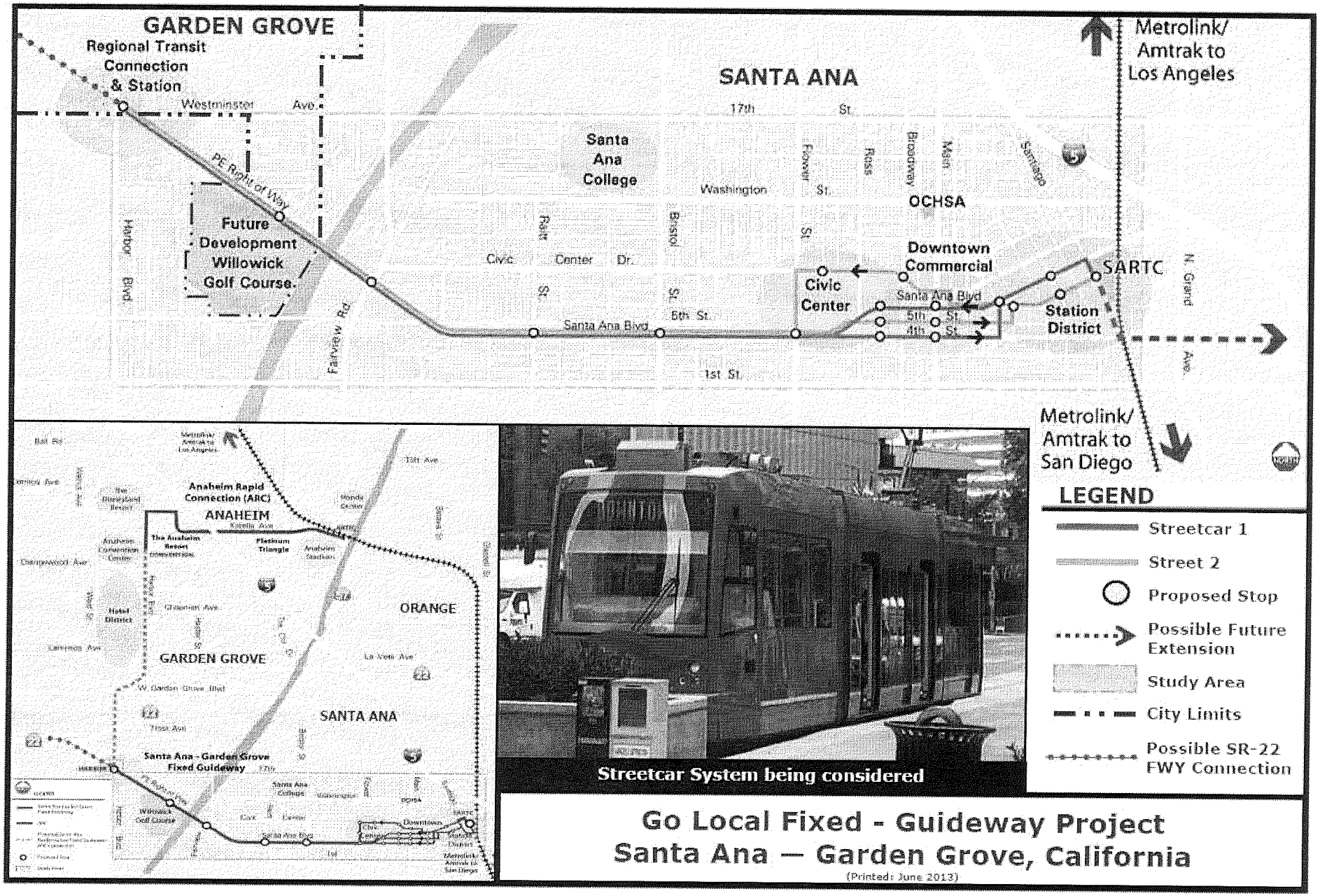
GARDEN GROVE

Date Printed: 6/4/2013

# Willowick Site

0 125 250 500 750 1,000 Feet

N




# Go Local Fixed - Guideway Project
# Santa Ana — Garden Grove, California

(Printed: June 2013)