

WILLOWICK GOLF COURSE
MCWHINNEY and WAKELAND HOUSING DEVELOPMENT PARTNERSHIP
FACT SHEET
August 20, 2021

About McWhinney, Wakeland and Willowick

Willowick Golf Course is located in the city of Santa Ana and is owned by the city of Garden Grove. Since 2019, McWhinney, a comprehensive real estate investment, development and management firm, has actively participated in the RFP process to support the redevelopment of Willowick Golf Course.

A key component of the proposed McWhinney development process is a public outreach program to engage community members as the team serves as a committed partner to the cities of Garden Grove and Santa Ana. Community input serves as the foundation of the project and will help to inform how the future of Willowick comes to life and functions as a lasting cornerstone of the larger community.

McWhinney's approach to the master planning of Willowick is founded on a listen-first philosophy. While the design of the future buildings is important to the overall project, the experience of being in this unique place and creating a place for community is paramount. As the master developer, McWhinney would first look to establish a flexible framework that will create a coherent and energized foundation with design centered around a vibrant, dynamic, locally rooted and highly distinctive public realm. Once the foundation is created, the sense of place can grow and evolve as varied and complementary uses begin to layer within the project. Because McWhinney invests in communities for the long term, the team works to ensure its developments stand the test of time and will continue to deliver memorable experiences well into the future.

Founded in 1991, McWhinney not only creates large-scale, visionary master-planned communities, but also develops, owns and manages premier properties for the long term. For more than 22 years, McWhinney has been a proven partner committed to the goals and objectives of the city of Garden Grove. McWhinney collaborated with the city of Garden Grove to deliver Great Wolf Garden Grove and a 507-key hospitality portfolio comprised of Hampton Inn & Suites, Homewood Suites and Hilton Garden Inn. Beyond California, McWhinney partners in communities across the U.S.

Founded in 1998, Wakeland Housing is a nonprofit corporation. With its for-profit and nonprofit partners, Wakeland have developed, acquired and rehabilitated over 7,500 units of affordable housing over the years, emerging as one of the leaders in providing affordable housing throughout California. Working with a variety of municipalities, developers and redevelopment agencies throughout California, Wakeland utilizes federal, state and local funding resources including tax exempt bonds and tax credits to leverage and obtain other funding from the private and public sectors. Wakeland's Board of Directors is comprised of affordable-housing, community and business leaders. Our team of highly qualified staff has expertise in both affordable housing and on-site resident service programs that offer unique opportunities for families and individuals to expand their professional options, achieve higher levels of wellness and enrich their lives.

As part of its commitment, the McWhinney and Wakeland partnership strives to develop and deliver the Willowick project as a community-based environment to the collective communities of Garden Grove and Santa Ana. Our objective is to do this based on the following Guiding Principles that we believe will stand the test of time:

Guiding Principles – A Listen-First Philosophy

McWhinney and Wakeland are committed to the following key elements remaining constant throughout the redevelopment of Willowick:

1. **Community Outreach** – prioritizing a community-based process, the project will be informed by community members at each stage of the development process.
2. **Provide a Flexible Framework** – that balances predictability and flexibility through a well-conceived interconnected system of streets, trails and open spaces defining development parcels that can adapt to evolving market cycles.
3. **Prioritize Walkability and the Public Realm** – by offering walkable block dimensions, lush streetscapes and pedestrian paseos with shade trees and appropriately sized walks, activated ground floors and building frontages that address the public rights-of-way, and a variety of open spaces that can accommodate a range of activities and programming.
4. **Leverage the Best Aspects of the Site** – through the preservation of the best existing trees and historic clubhouse and the orientation of open spaces and circulation networks that embrace the Santa Ana River and its bike trail as well as the future O.C. Streetcar Corridor.
5. **Connect to the Existing Context** – by extending the adjacent street and trail networks into the site and by planning for future off-site connections through the location of planned streets within the new development to the O.C. Streetcar Corridor.
6. **Respect the Existing Context** – through skillful massing that ensures an appropriate relationship between new development and existing land uses as well as thoughtful space planning.
7. **Create an 18-Hour Day** – by accommodating a mix of uses to include a robust and varied palette of programmable open spaces, employment uses, a range of residential, retail, dining and entertainment, and the potential for a specialized land use, such as a stadium, arena, or civic use, that could serve as the centerpiece to the community.

Willowick Project Overview

The vision for the Willowick project is a vibrant, sustainable and distinctive community that can become a model of mixed-use urban planning and execution for Orange County and beyond. As starting points for discussion, McWhinney and Wakeland have proposed development options with a flexible framework to allow the project to incorporate community input and adapt to changes in the context and market conditions. The innovative project vision centers around a transit-oriented development concept featuring open space, trails and a mix of uses including affordable housing, residential, office, retail and a potential anchor hotel, civic or entertainment center. Consistent and regular community engagement and feedback is planned throughout the project and will be critical to informing the development plans for Willowick. The proposed conceptual ideas help frame how potential opportunities for the future of Willowick can come together to build community agreement and project success.

The key attributes for the Willowick project include:

- **Community Outreach**

McWhinney and Wakeland consider community input as one of the most crucial components of the development planning process and ultimate project success. The community engagement process is designed to solicit feedback as well as provide the community with consistent and transparent updates on the progress of the development plan. Through open houses, public notifications, working groups, consistent communications and community events, our mission will be to work closely with community members and stakeholders to cultivate and enrich the development plans for Willowick.

- **Affordable Housing**

Affordable housing will be a critical component to the project’s development plans, with a focus on affordable housing for working families and seniors. McWhinney has partnered with Wakeland to develop housing that will be affordable to households earning between 50% and 60% of the area median income. These criteria will meet both the requirements of the Surplus Land Act as well as the affordability requirements of the city of Santa Ana’s inclusionary housing ordinance. Wakeland has a proven track record of successfully designing for and executing on the implementation of communities that incorporate diverse mixes of affordability.

- **Natural Open Space**

Open space is central to the identity of Willowick, and is a core pillar in our planning framework. Open space will be a key component to developing this master plan. McWhinney proposes two conceptual ideas to incorporate open space into the project. The concepts will evolve and formalize as the development plans come together and community feedback is gathered.

Conceptual Idea 1: Central Park/Hub and Spoke. Open spaces form a “central park” and sub-districts within the new neighborhood. Each of these spaces connect to a Riverfront Park in a hub-and-spoke fashion.

Conceptual Idea 2: Greenbelt. A network of open spaces creates a greenbelt that is anchored by the Riverfront Park and circulates through the development. The development parcels in the center of the greenbelt may be organized as a collection of blocks or a special land use such as a sports and entertainment venue, a major civic attraction, or a campus-style development.

McWhinney’s Experience Delivering Master-Planned Projects

Every one of McWhinney’s communities and gathering places are carefully designed to attract a diverse population, build a sense of community, craft memorable experiences and elicit a sense of wonder from local residents, guests and visitors. As a developer with a long-term hold strategy, McWhinney is involved and invested in transforming the communities in which it works. The following are examples of McWhinney’s featured master-planned communities and the roles the projects play in their respective communities:

- **Centerra – Loveland, Colo.** McWhinney’s original master-planned community serves as a major hub in northern Colorado.
 - Development of the 3,000-acre master-planned community began in the late 1990s and today is 30% built out.
 - Currently, the community is comprised of 4.5 million square feet of commercial mixed use, including 1.5 million square feet of retail/lifestyle shopping and restaurants, a 166-bed regional UCHealth hospital, office and flex light industrial.
 - Centerra features 2,400 residential units comprised of single-family homes, townhomes, condos, apartments and a 168-unit affordable housing apartment community. McWhinney also provided land for the Loveland Housing Authority to build 205 affordable apartments just west of Centerra.
 - Environmental nonprofit High Plains Environmental Center, located in Centerra, serves as an independent resource to protect the habitat and restore nature in the community,

supporting the health of Centerra's 175 acres of lakes and open space trails. Another key amenity is the 26-acre Chapungu sculpture park, a one-of-its-kind outdoor exhibit of Zimbabwean stone sculptures, which supports many community events.

- At full build out, which could span into 2040, the community is planned to feature a total of 13 million square feet of commercial mixed-use development and 8,000 residential units.

- **Baseline – Broomfield, Colo.** McWhinney is also the master developer for the 1,100-acre Baseline community in northern Colorado.
 - McWhinney acquired the land in 2008.
 - The community currently features or is planned to deliver over 700 single-family and apartment homes, 350,000 square feet of industrial space, and a K-12 charter school.
 - At full build out, Baseline will include approximately 9,000 residential units and 4.3 million square feet of commercial space.
 - While not a requirement of the master-plan entitlements, McWhinney is working hand-in-hand with the city to bring affordable housing to the project, to help fulfill the affordable housing needs within the larger Broomfield community.
 - Baseline features 172 acres of dedicated open lands, and the community's focal point will be a linear park that runs through the center of the community.
 - Future amenities include a STEM school built in partnership with the local school district, and a world-class invertebrate research facility which is partnering with the developer to build Baseline as a pollinator district to promote the growth and sustained protection of invertebrate habitats.

- **Key Awards & Accolades**
 - National Wildlife Federation's first Community Wildlife Habitat in Colorado – Centerra
 - Commercial Real Estate Development Association (NAIOP) Colorado's Development of the Year Award – Centerra
 - National Association of Home Builders' Best in American Living Awards – Centerra
 - Special District Association of Colorado's Collaboration Award – Centerra
 - Urban Land Institute's Global Awards for Excellence – Denver Union Station
 - Downtown Denver Partnership Award – Denver Union Station & Dairy Block
 - Colorado Business Committee for the Arts' Business for the Arts Award – Dairy Block
 - Commercial Real Estate Development Association (NAIOP) Colorado's Developer of the Year Award – McWhinney
 - United Way of Larimer County's Leadership Award – McWhinney
 - McWhinney positively works with and support more than 100 community groups, and donates many hours of volunteer time and volunteer projects to its partner communities.