



August 27, 2021

City of Garden Grove  
Office of Economic Development  
Attention: Grace Lee  
11222 Acacia Parkway  
Garden Grove, California 92840

RE: Willowick Follow Up Submittal

Dear Ms. Lee,

McWhinney is pleased to submit the following clarifications regarding our prior submittals for the Willowick golf course.

**Total Number of Dwelling Units**

Our prior submittals presented a set of conceptual and very preliminary master plan design options that consisted of 1,410 total dwelling units, 2,231 total dwelling units or 3,000 total dwelling units. We'd now like to clarify that we propose to work with the cities of Garden Grove and Santa Ana and the communities of these two great cities to rally around and work together to create a mutually beneficial version of conceptual master plan design Option 1 or Option 2 of our prior proposals. Both of these options propose 2,231 total dwelling units.

**Total Affordable Dwelling Units**

In our prior submittals and conceptual master plan design options we previously proposed and we still propose 25% affordable units. Therefore we are proposing to proceed with 558 (25% of 2,231) total affordable dwelling units.

**Total Proposed Open Space**

In our prior submittals and conceptual master plan design options we've proposed open space allocations of 18%, 20% or 22% of the total project land area. By proposing to move forward with conceptual master plan design Option 1 or Option 2, therefore we are proposing to proceed with 20% to 22% of open space.

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We hope these clarifications assist the City in its review of our proposal. Please feel free to let us know if you have any follow up questions for us.

Thank you again, for considering us for this exciting project!

Sincerely

*Peter Lauener*

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Executive Vice President, Master Planned Communities  
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