

OCVibe: 2024 update

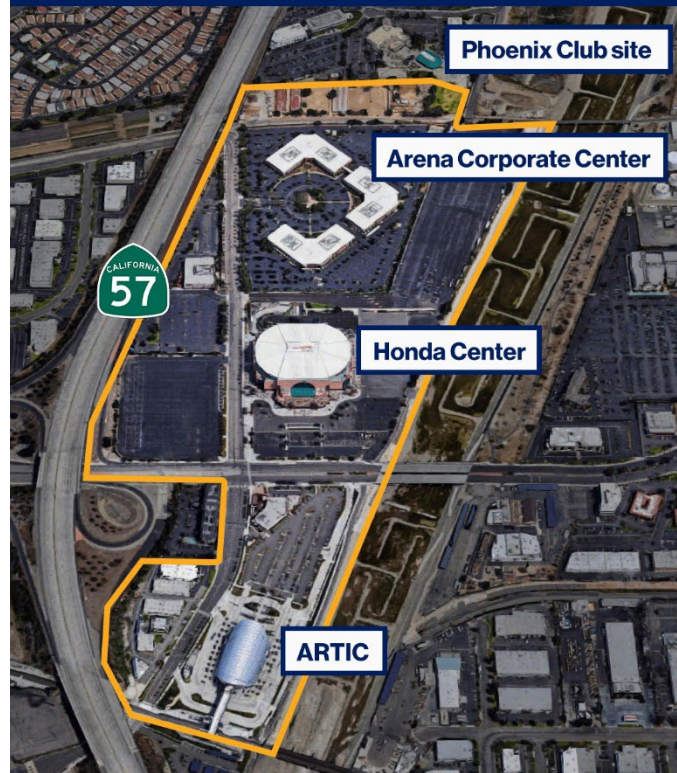
- **What:** proposed update to OCVibe development plan approved by Anaheim’s Planning Commission in September and going before the City Council in October 2024
- **Background:** updates development plan originally approved by Anaheim’s City Council in 2022
- **Why:** reflects changed demand with less office space and continued demand for housing with more apartments
- **Who:** Anaheim Real Estate Partners LLC, a company of Anaheim Ducks owners and Honda Center operators Henry and Susan Samueli
- **Summary of changes:**
 - Eliminate 384,000-square-foot Arena Corporate Center office complex
 - Replace with up to 750 additional apartments, 15,000 square feet of retail and up to 325,000 square feet of office space alongside apartments
 - Eliminate commercial amphitheater at Meadow Park near ARTIC transit hub
 - Replace with additional public park space at Meadow Park
- **Timeline:**
 - **Sept. 23, 2024:** Anaheim Planning Commission approval
 - **October 2024:** Anaheim City Council consideration
- **Changes under updated plan:**
 - Amendment to city’s general plan
 - Amendments to Platinum Triangle Master Land Use Plan
 - Amendments to Anaheim Municipal Code
 - Amendment to OCVibe development agreement
 - Updates to conditional-use permits



OCVibe update: office

- **What:** update to square footage of office space in OCVibe development plan
- **Where:** site of current Arena Corporate Center office complex, north of Honda Center
- **Changes:**
 - 384,000-square-foot Arena Corporate Center would be replaced by apartments with retail and potential office space
 - Options for no office space or up to 325,000 square feet of office alongside apartments
 - Options for a standalone office tower or office space on lower floors with apartments above
 - Total overall allowed OCVibe office space would go to 563,875 square feet, from 948,250 square feet
 - Final office square footage built depends on demand and final development mix with apartments and retail
 - No change to planned six-story building with four floors and 141,800 square feet of office space in early construction

OCVibe update: map





OCVibe update: apartments

- **What:** update to number of apartments in OCVibe development plan
- **Where:** in and around site of current Arena Corporate Center office complex and offsite within a quarter mile, potentially at neighboring former Phoenix Club site
- **Apartments:**
 - Would allow for up to 750 additional apartments
 - Options to build 460, 675 or 750 additional apartments, depending on how much office space is built
 - Total number of OCVibe apartments would go to 1,960 to 2,250, up from 1,500
- **Park space:** includes 4.7-acre neighborhood park in the center of apartment buildings



OCVibe update: affordable apartments

- **What:** update to number of affordable apartments in OCVibe development plan
- **Where:** in and around site of current Arena Corporate Center office complex and potentially at neighboring former Phoenix Club site
- **Affordable apartments:**
 - Allows for up to 115 additional affordable apartments
 - Total number of OCVibe affordable apartments would be 292 to 340, up from 195 to 225
 - Would be largest private affordable apartment development in Anaheim
 - Affordable apartments would continue to make up 15 percent of all OCVibe apartments
 - Affordable apartments could be developed onsite at OCVibe or as a mix of onsite and offsite within a quarter mile, potentially at Phoenix Club site north of Honda Center
 - Affordable apartments would be for very low, low and moderate household incomes, based on federal guidelines for Orange County
- **Affordable apartments onsite:** 300, up from 195
 - 100 for very low income households
 - 100 for low income households
 - 100 for moderate income households
- **Affordable apartments, onsite and nearby:** 340, up from 225
 - 100 for very low income households, potentially at former Phoenix Club site
 - 120 for low income households, potentially at former Phoenix Club site
 - 120 for moderate income households, onsite at OCVibe
- **Affordable housing income ranges:** based on the Orange County median income \$129,000 for a family of four with ranges for a family of one up to eight members
 - **Acutely low income:** \$13,550 to \$25,550
 - **Extremely low income:** \$33,150 to \$62,550
 - **Very low income:** \$55,250 to \$104,150
 - **Low income:** \$88,400 to \$166,650
 - **Moderate income:** \$108,350 to \$204,350