



CITY COUNCIL

**DISNEYLAND FORWARD
WORKSHOP**

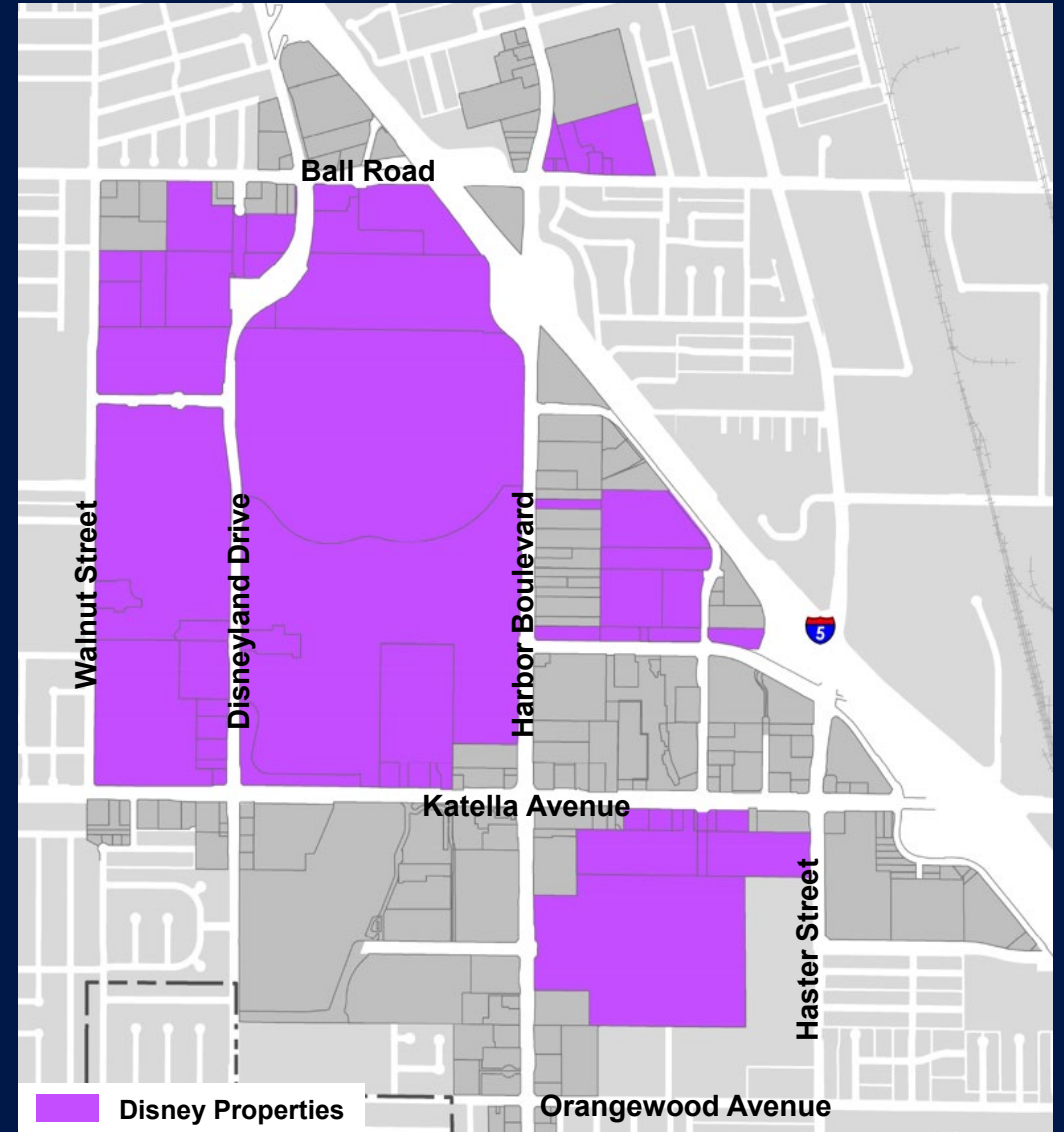
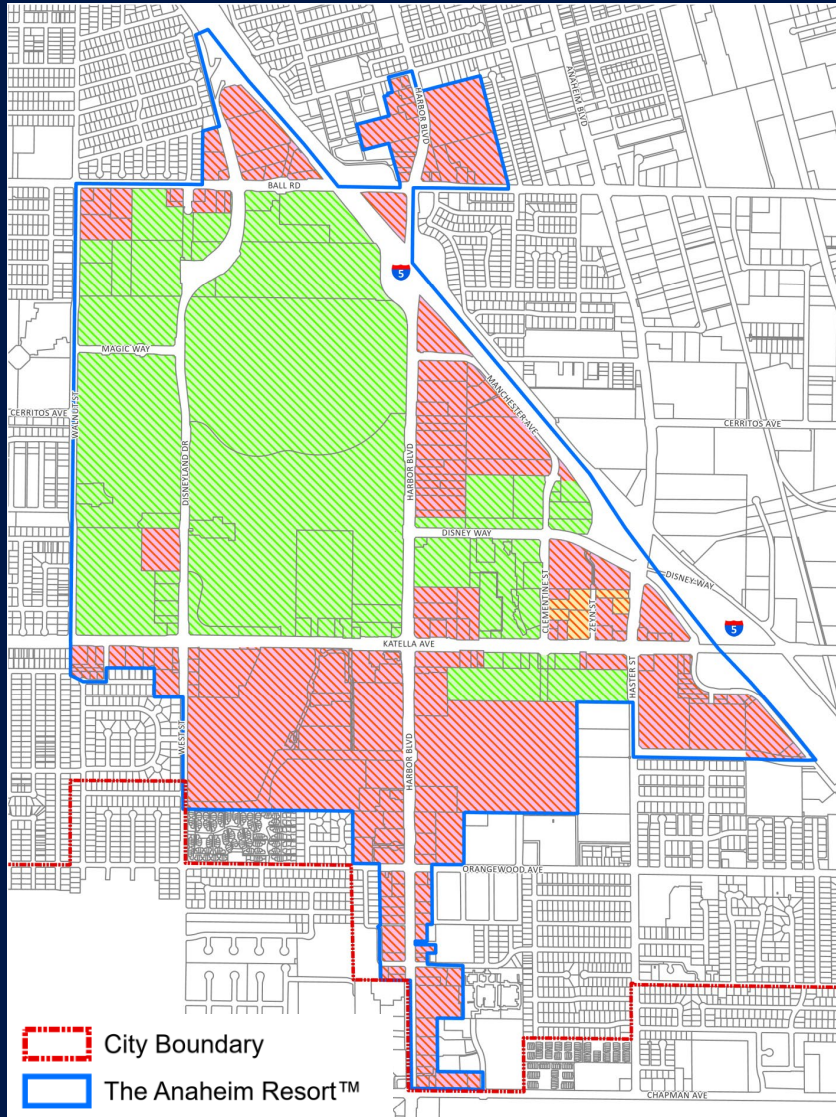
JANUARY 23, 2024

Informational Workshop

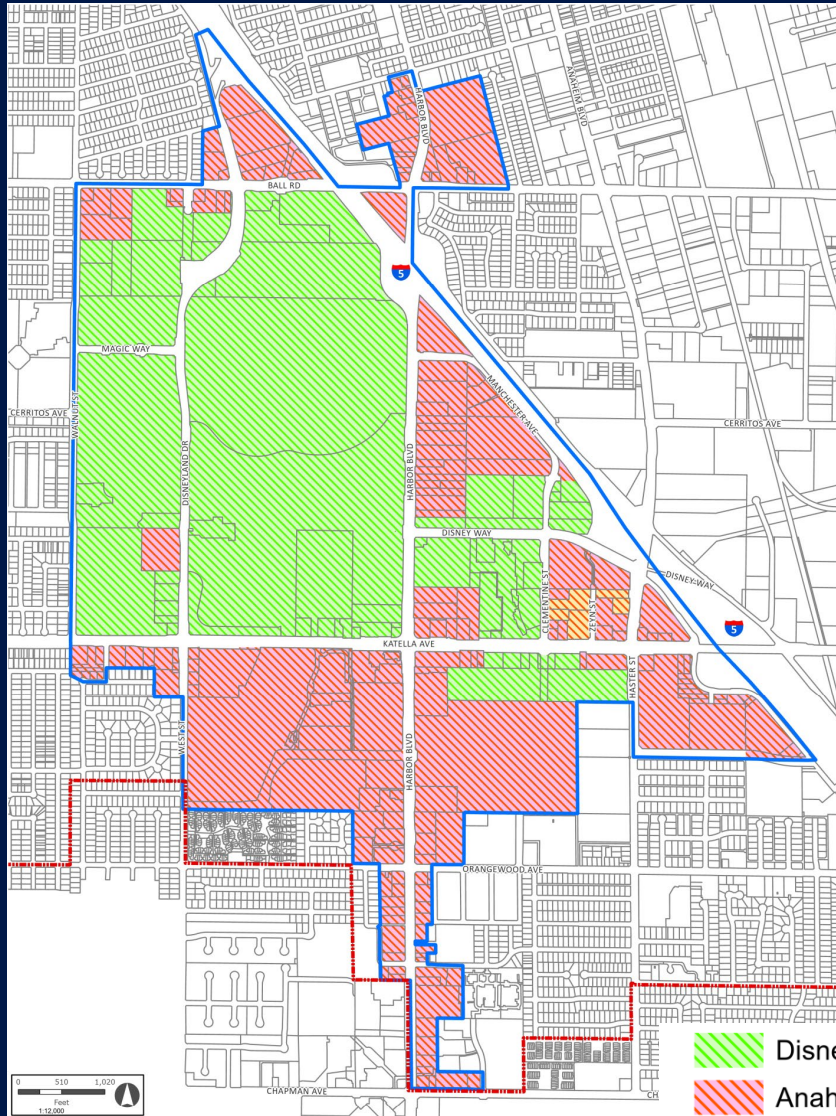
- City presentation
 - DisneylandForward Project Overview
 - Development Agreement Overview
- Project Applicant presentation

This is not a public hearing to make a decision on the Project.

Project Location



Project Building Blocks



- Disneyland Resort Specific Plan (“DRSP”):
 - First adoption: June 1993
 - Purpose: Provide for the development of an international multi-day vacation destination resort within The Anaheim Resort
- Anaheim Resort Specific Plan (“ARSP”):
 - First adoption: September 1994
 - Purpose: Maintain and encourage Anaheim’s position as a nationally recognized tourist, convention and recreation center.

DisneylandForward Project Overview

- Allows already permitted development to shift across Disney properties within DRSP & ARSP
- Streamlines review of future Disney projects within DRSP & ARSP
- Permits an additional 4,376 parking spaces in the ARSP
- *Does not increase the maximum permitted square feet of theme park or retail, dining and entertainment uses*
- *Does not increase the maximum number of permitted hotel rooms*
- *Does not request any public funding*

Discretionary Applications

- Land Use Element, Specific Plan and Zoning Code Amendments
- Circulation Element Amendments and Street Abandonments
- Right-of-Way Encroachment Agreements
- First Amended and Restated Development Agreement

- The Anaheim Resort Public Realm and Identity Program Amendments

- Subsequent Environmental Impact Report

Discretionary Applications

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Land Use Element, Specific Plans & Zoning Amendments



CITY OF ANAHEIM GENERAL PLAN



Preserving rich traditions...Planning bold futures.



THE DISNEYLAND RESORT
SPECIFIC PLAN NO. 92-1



City of Anaheim
Public Review Draft (September 2023)



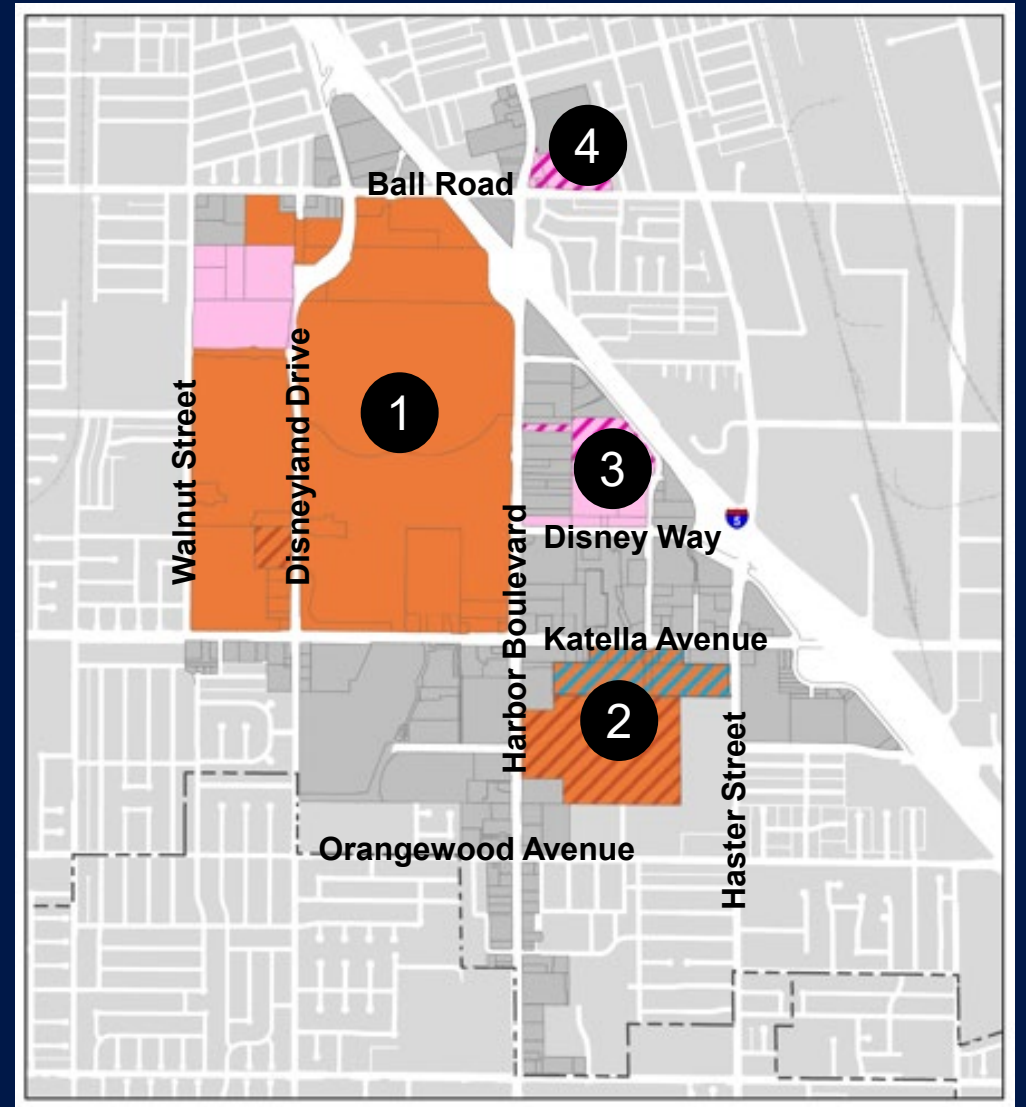
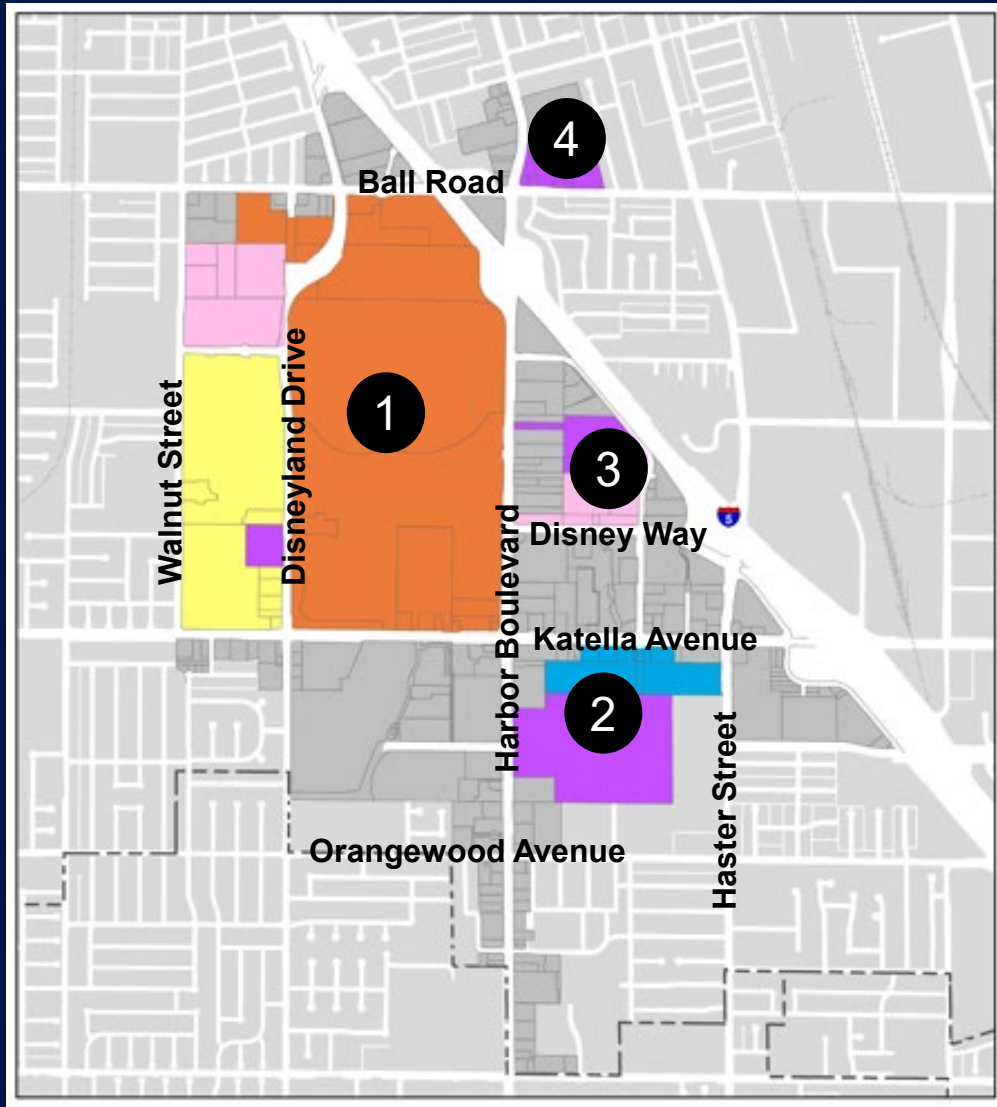
THE ANAHEIM RESORT
SPECIFIC PLAN NO. 92-2



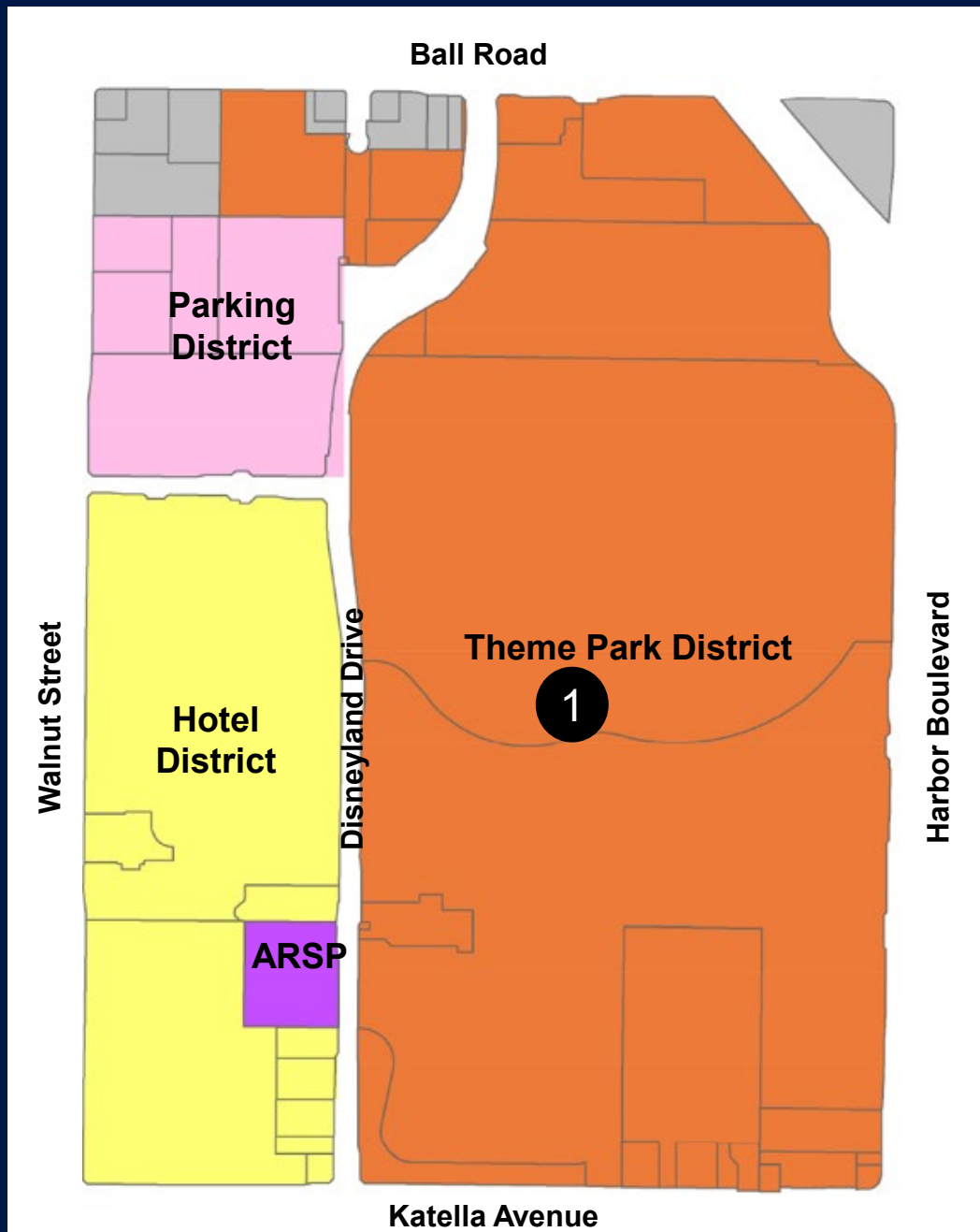
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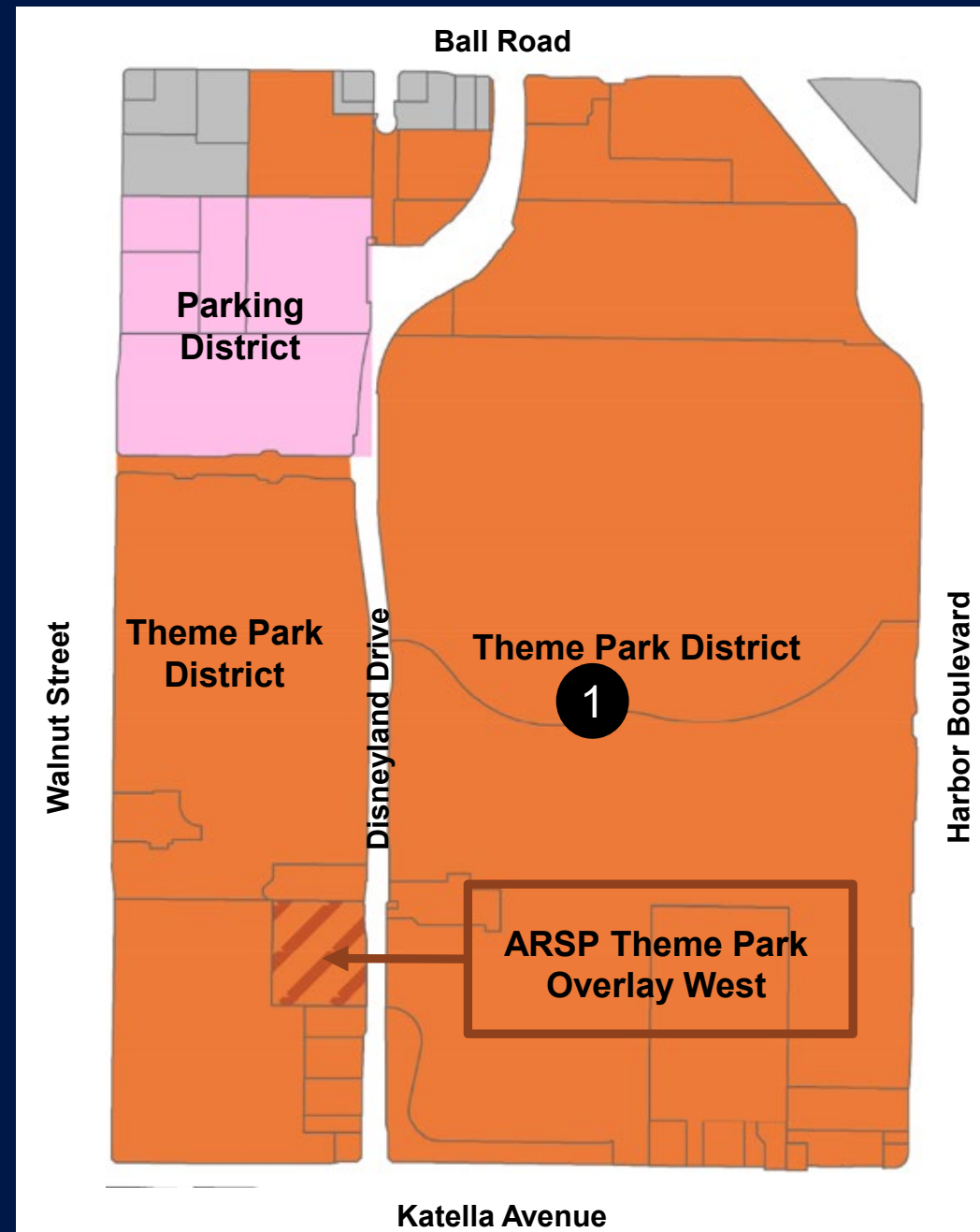
Existing and Proposed Districts



Existing Districts



Proposed Districts



Concept Rendering of Theme Park District

Existing
Parking
Garage

Disneyland
Hotel

Paradise Pier
Hotel

Downtown
Disney

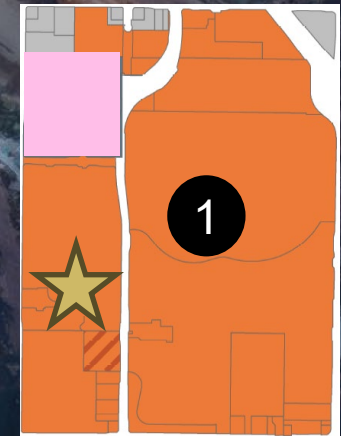
Disneyland Drive

Katella Avenue

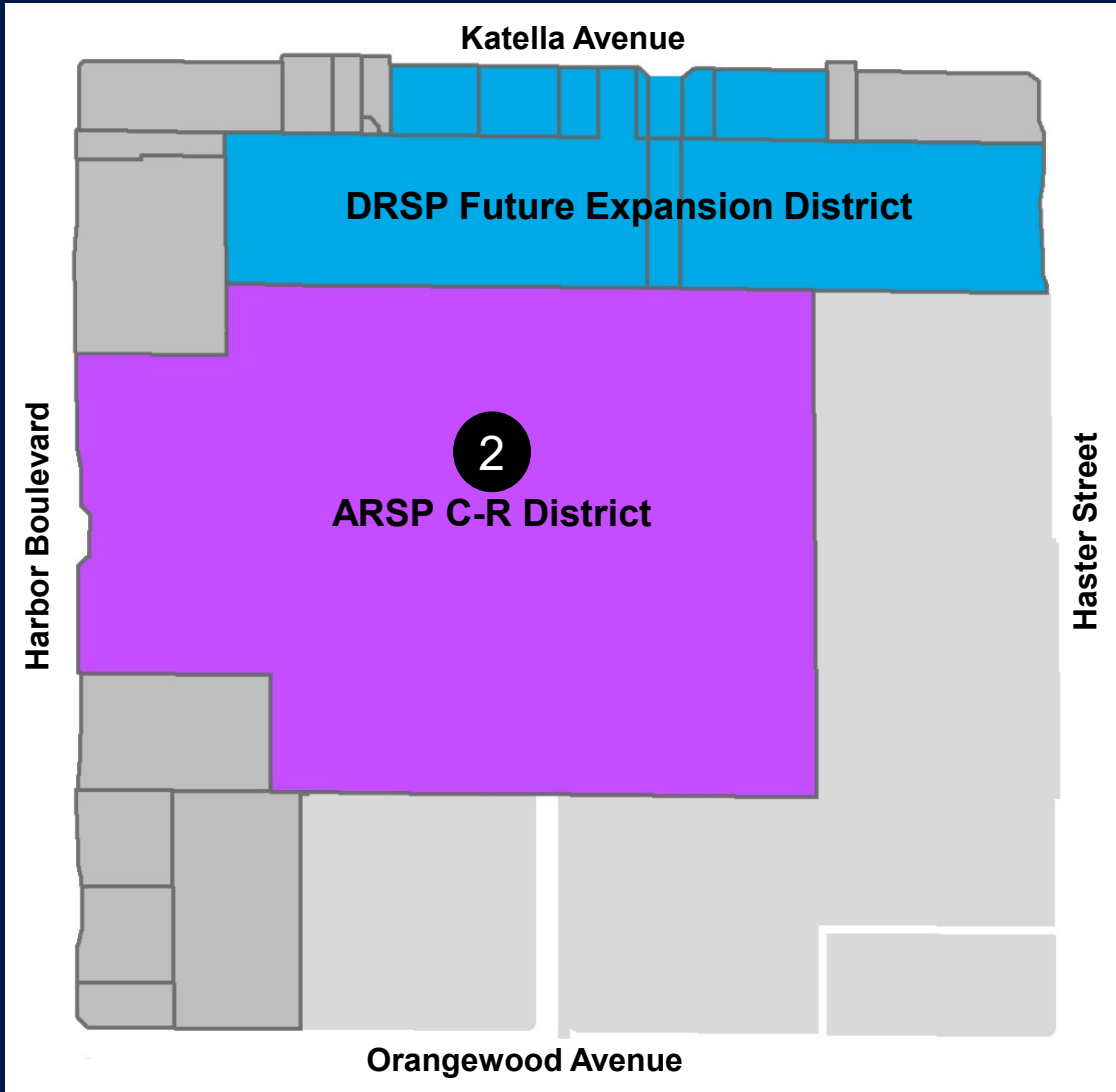


California
Adventure

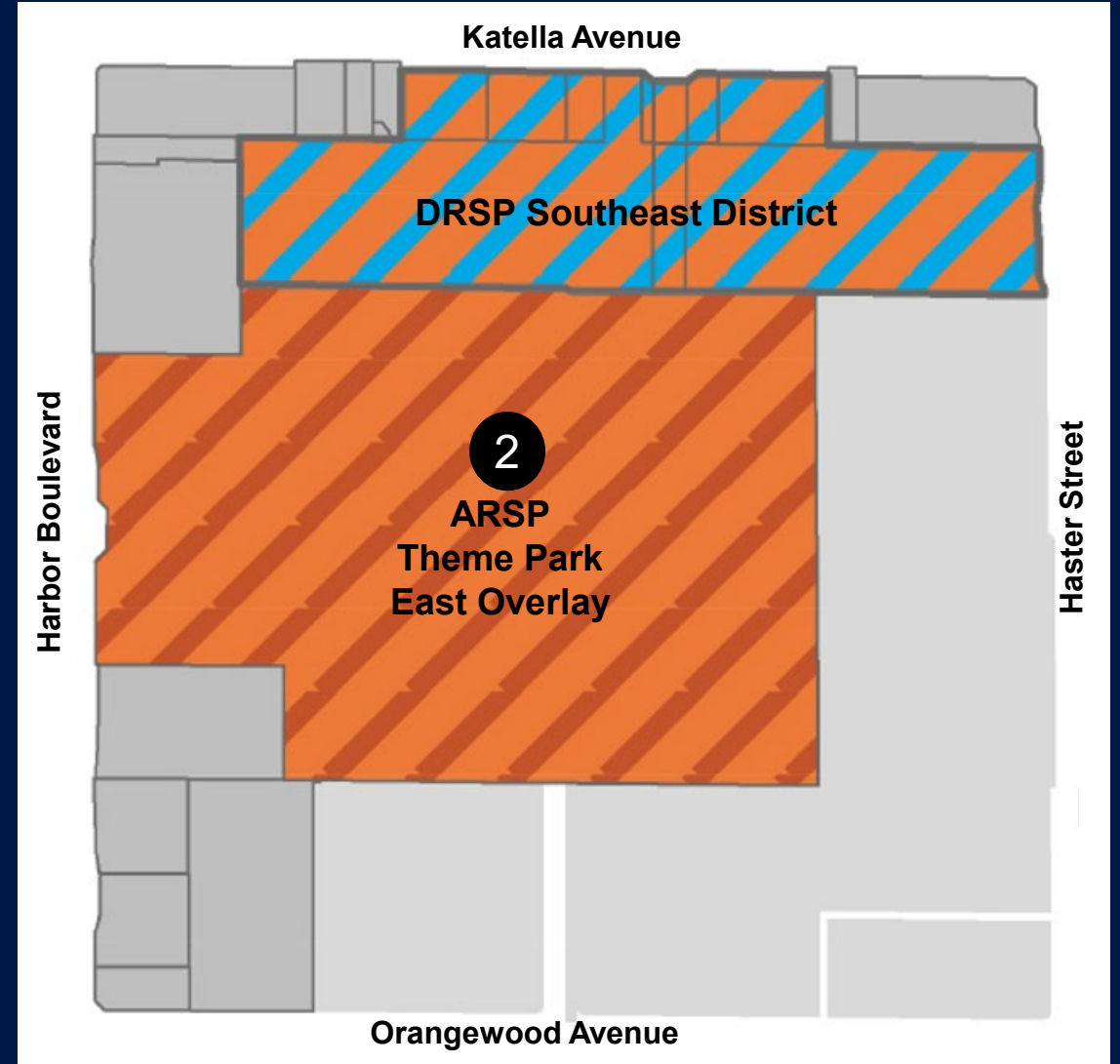
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Existing Districts



Proposed Districts



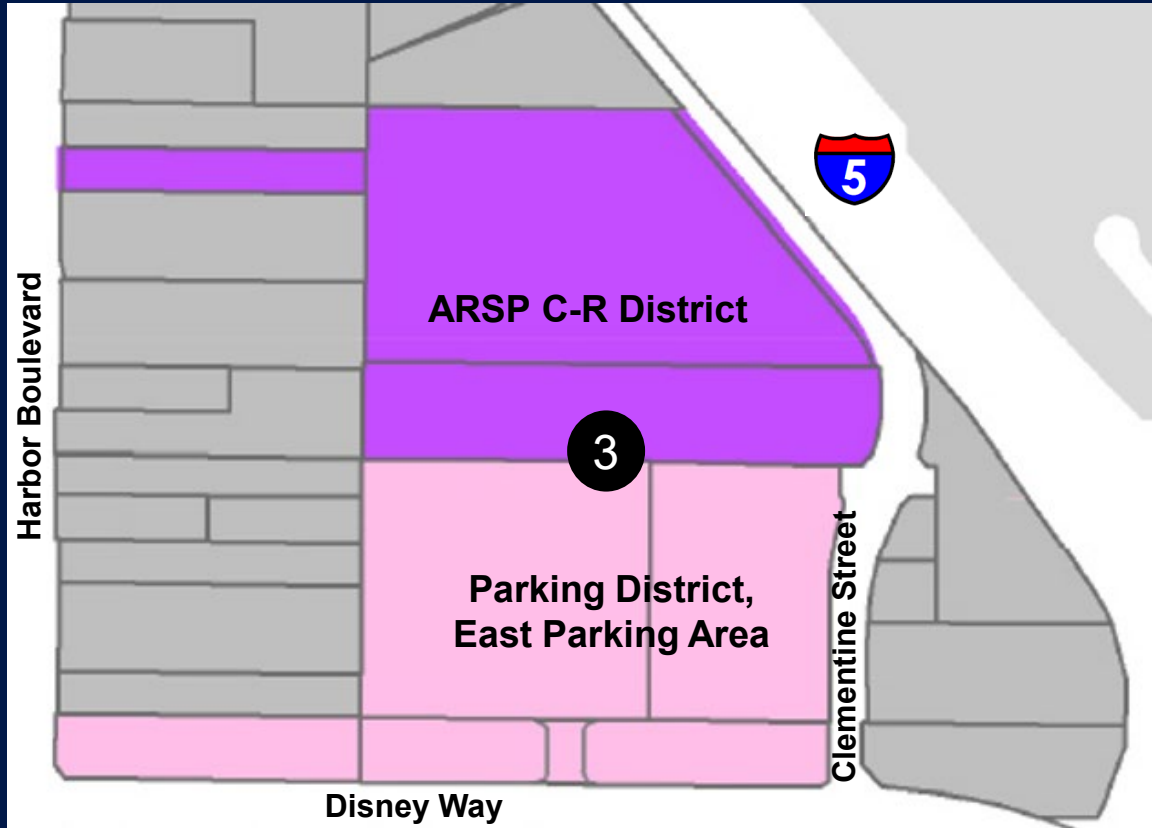
Concept Rendering of Southeast District/ Theme Park East Overlay



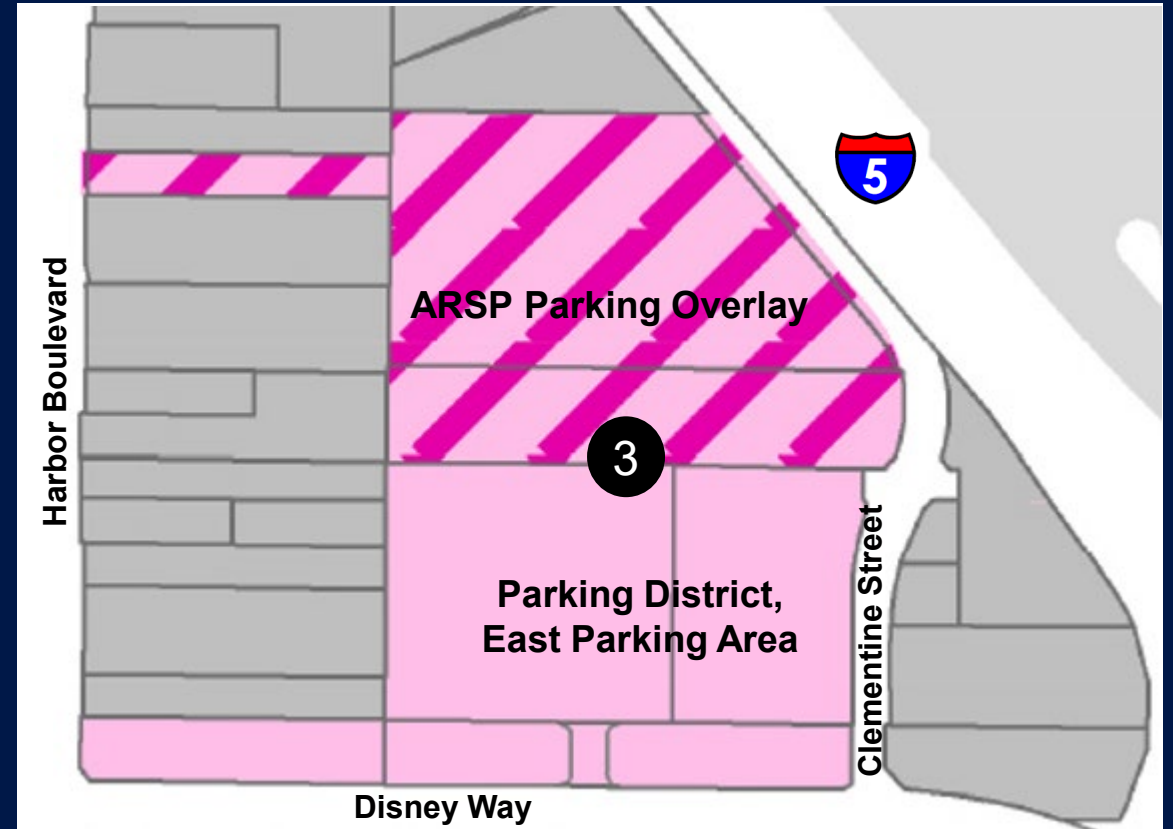
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©Disney

Existing Districts



Proposed Districts

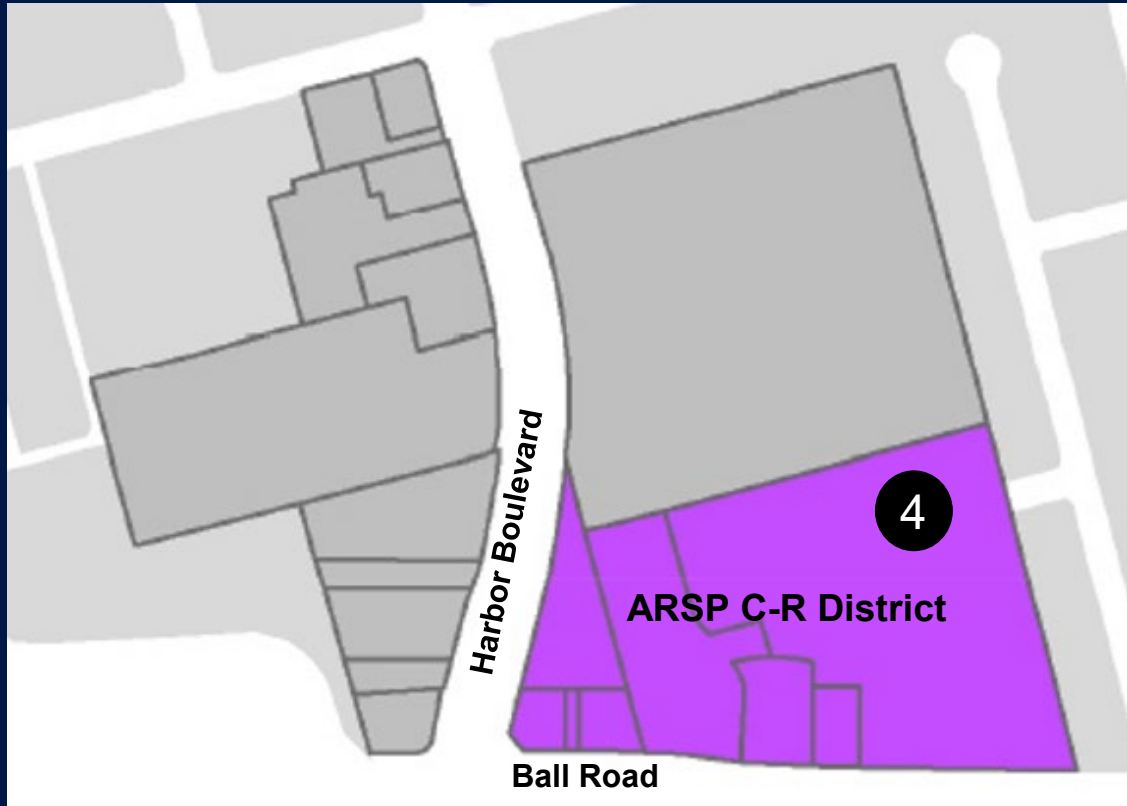


Concept Rendering of Parking District East Parking Area (as viewed from Disney Way)

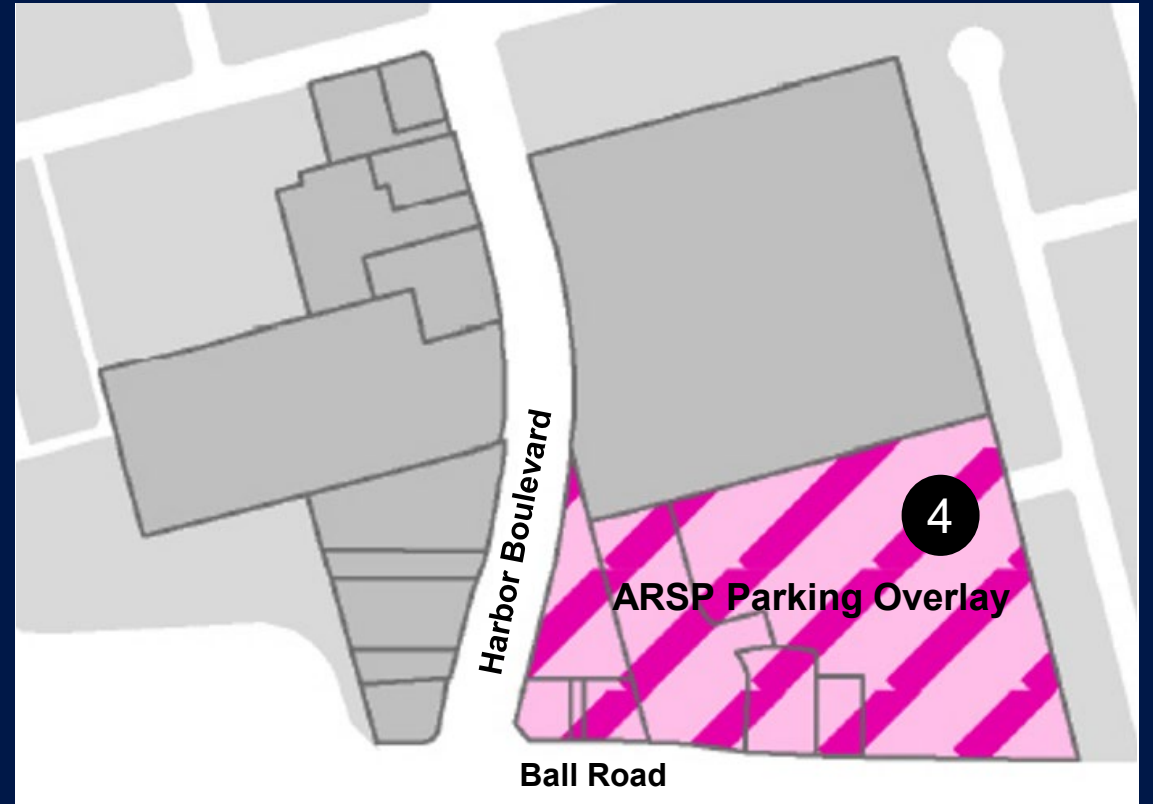


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Existing District



Proposed District

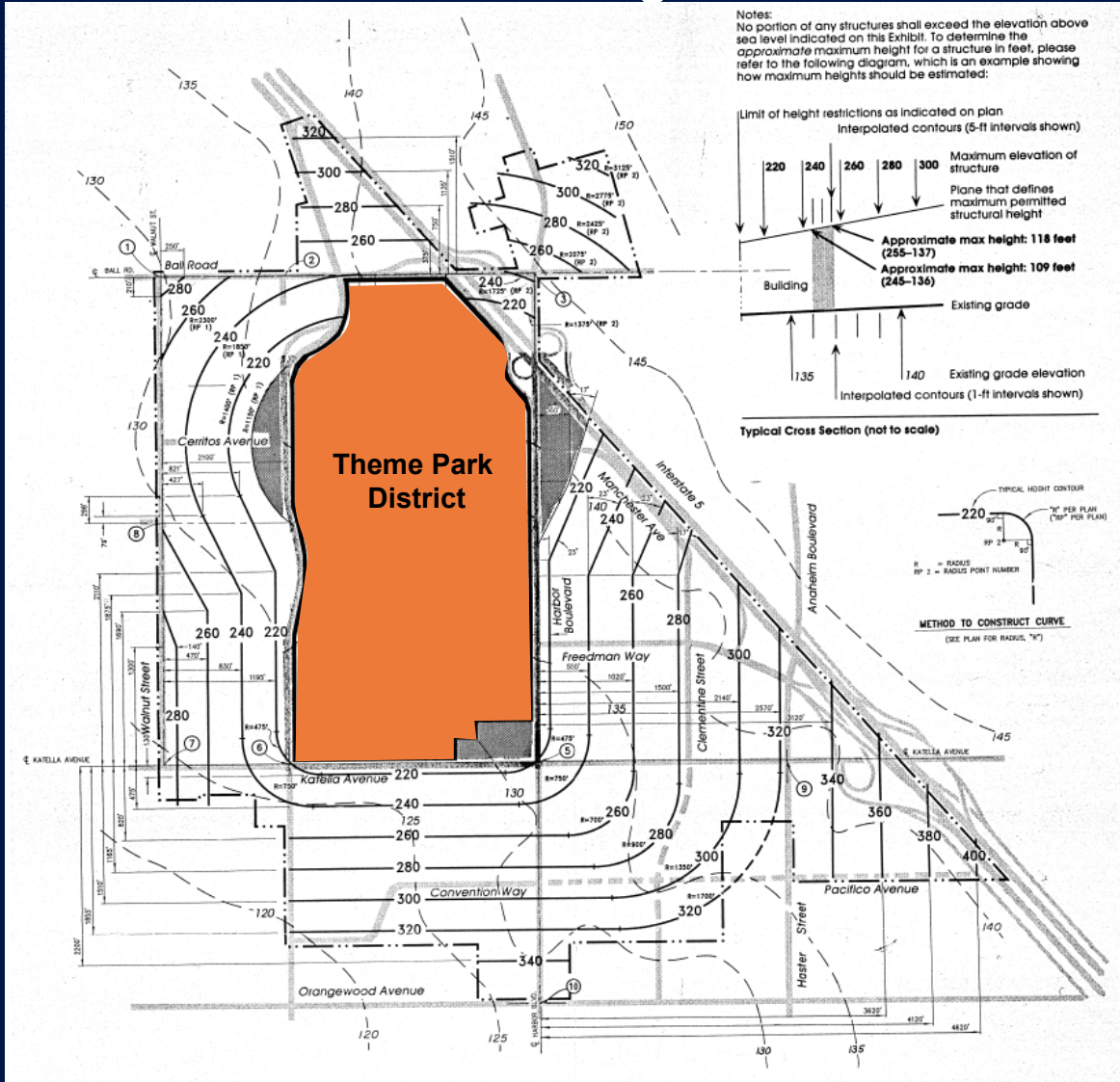


Regulations for Aesthetics

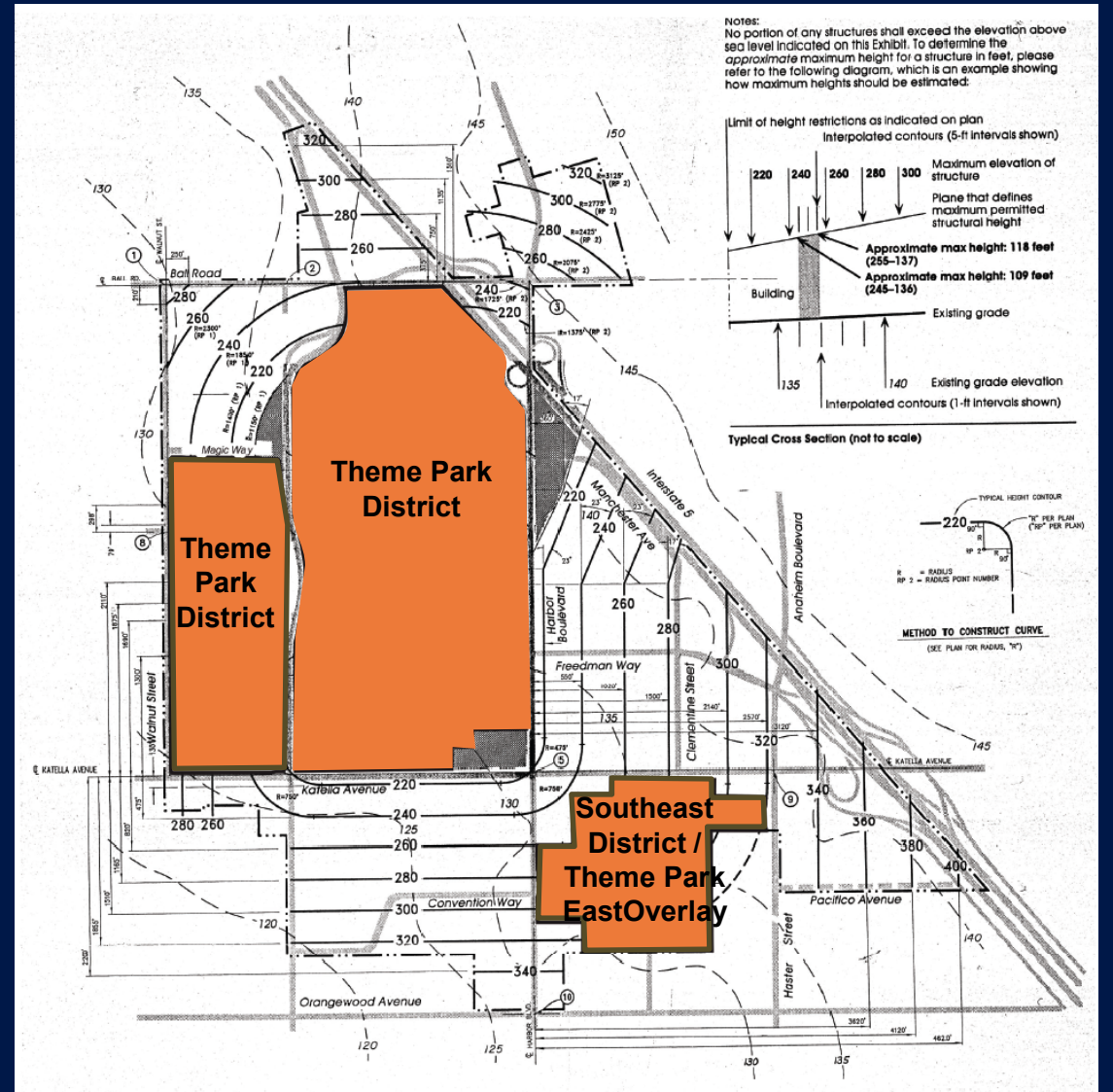


The Anaheim Resort Structural Height Map

Existing



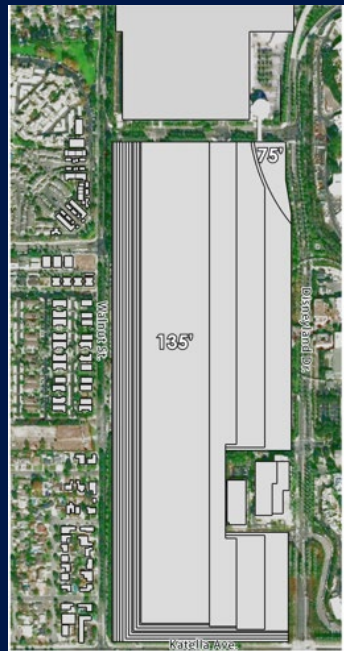
Proposed



Regulations for Height at Residential

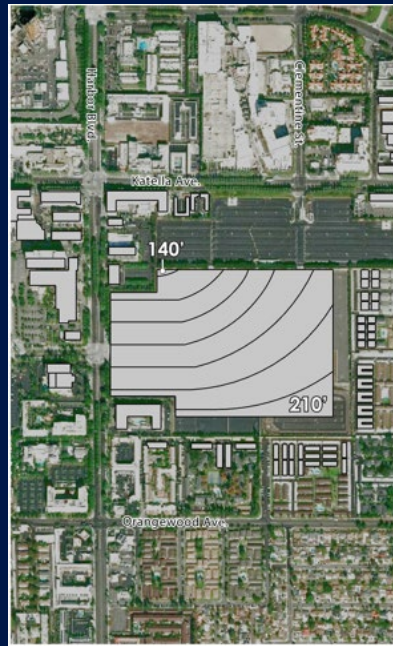
Walnut Street

At Adjacent Residential



Existing

Proposed



Existing

Proposed

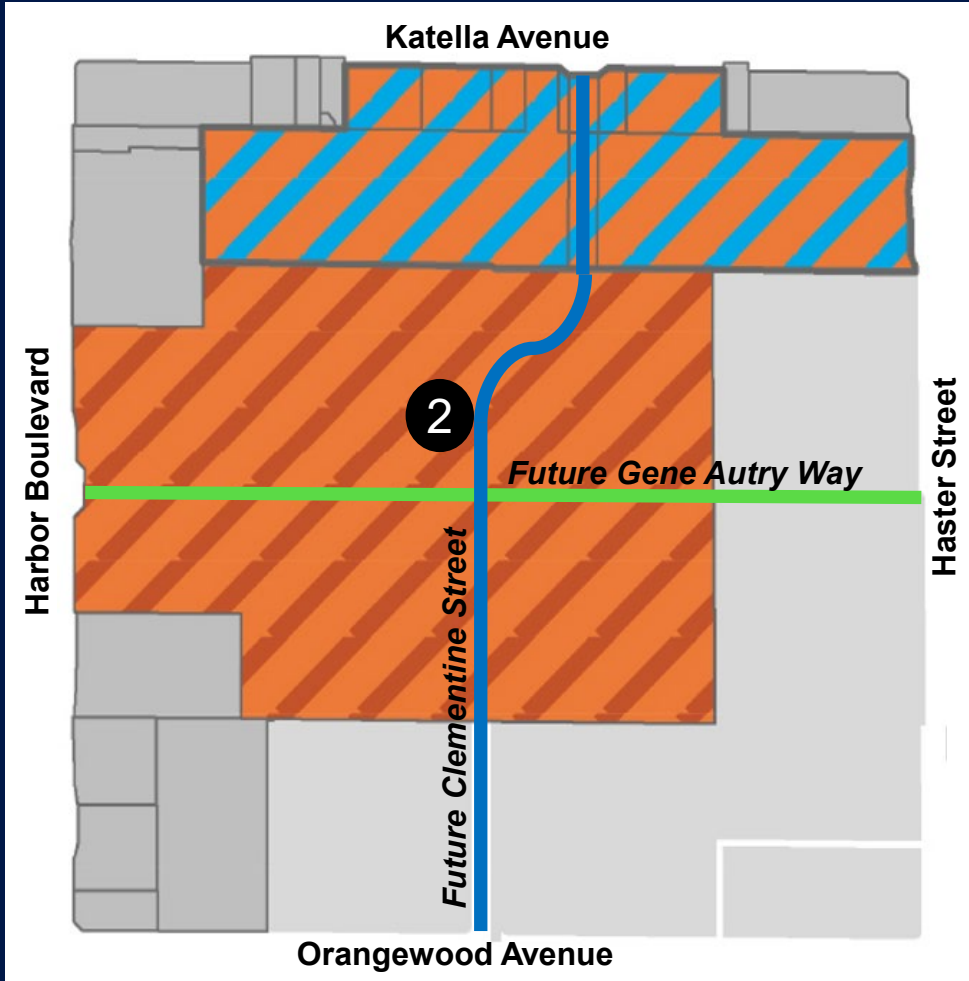


Discretionary Applications

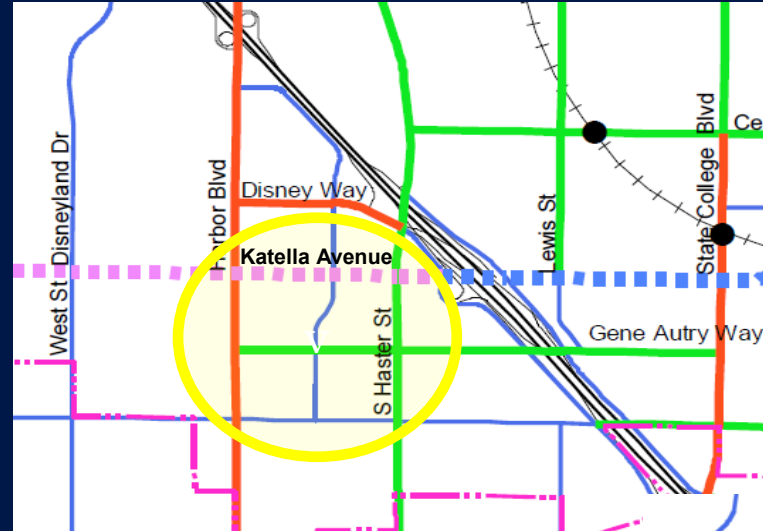
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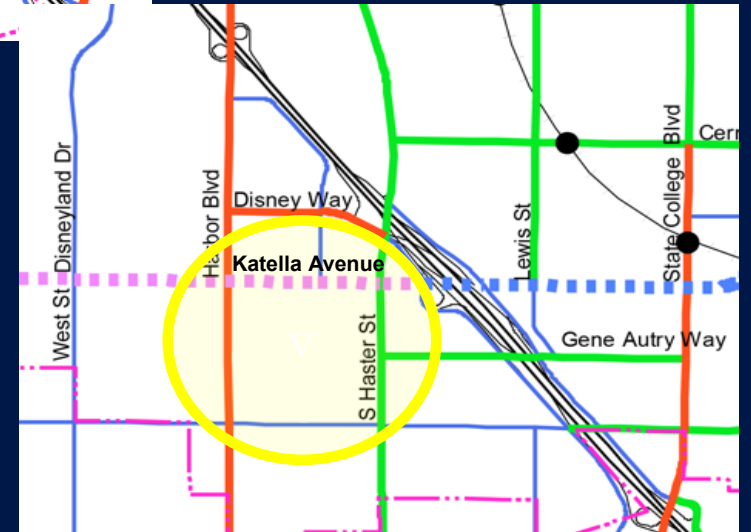
Planned Roadway Network Map



Existing



Proposed

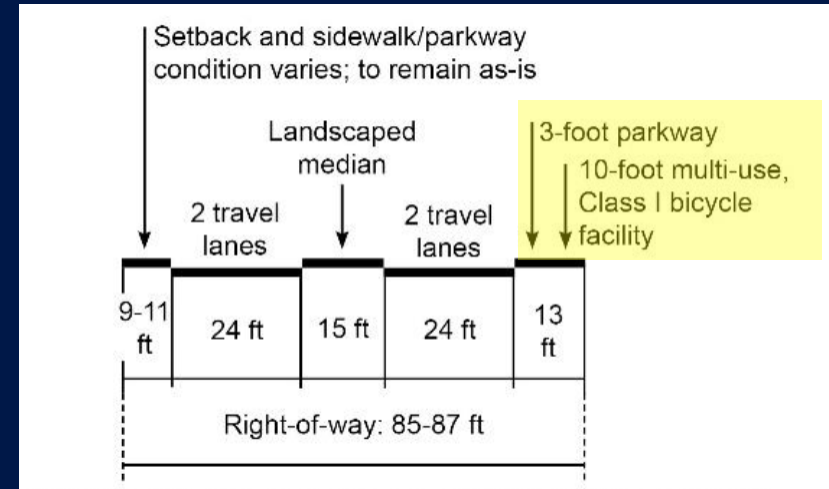


Planned Bicycle Facilities – Walnut Street

Proposed Bike Facility Change




- Modify Planned Class II Bike Lanes to Class I Shared Bike/Ped Path on east side

Walnut Street Improvements Cross Section



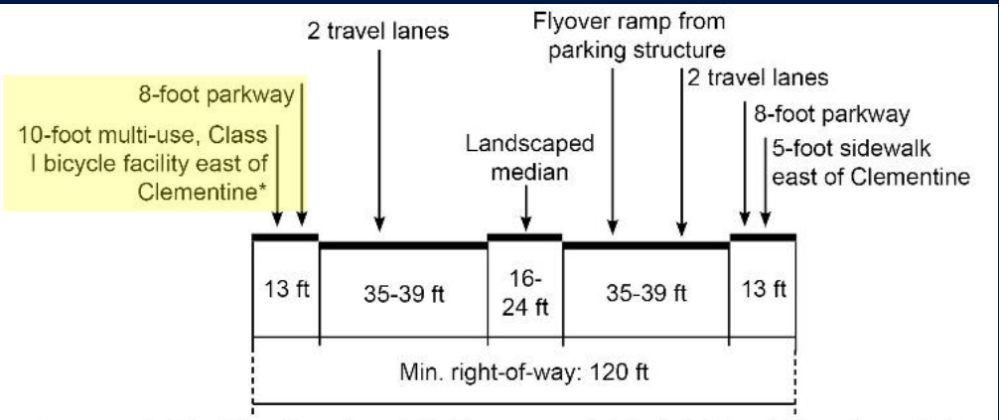
Planned Bicycle Facilities – Disney Way

Proposed Bike Facility Changes

-  Remove Planned Class I Bike Path
-  Add Class I Shared Bike/Ped Path
-  Modify Planned Class I Bike Path to Class I Shared Bike/Ped Path



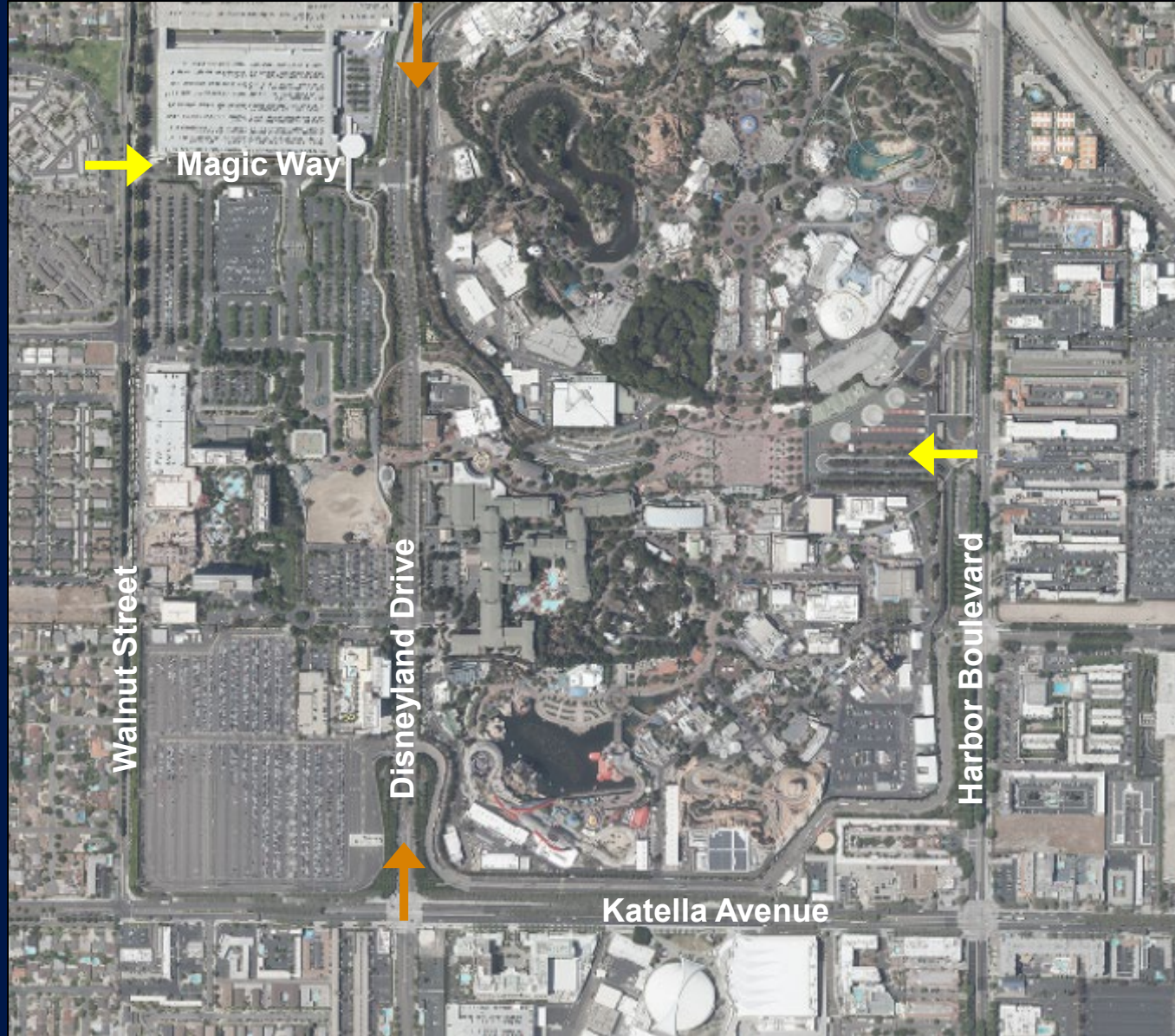
Disney Way Improvements Cross Section



Street Abandonments



Pedestrian Connectivity



- Non-ticketed east-west pedestrian circulation through the Theme Park District during normal hours of operation connecting major destinations to Harbor Boulevard, Walnut Street, and Disneyland Drive

← Pedestrian

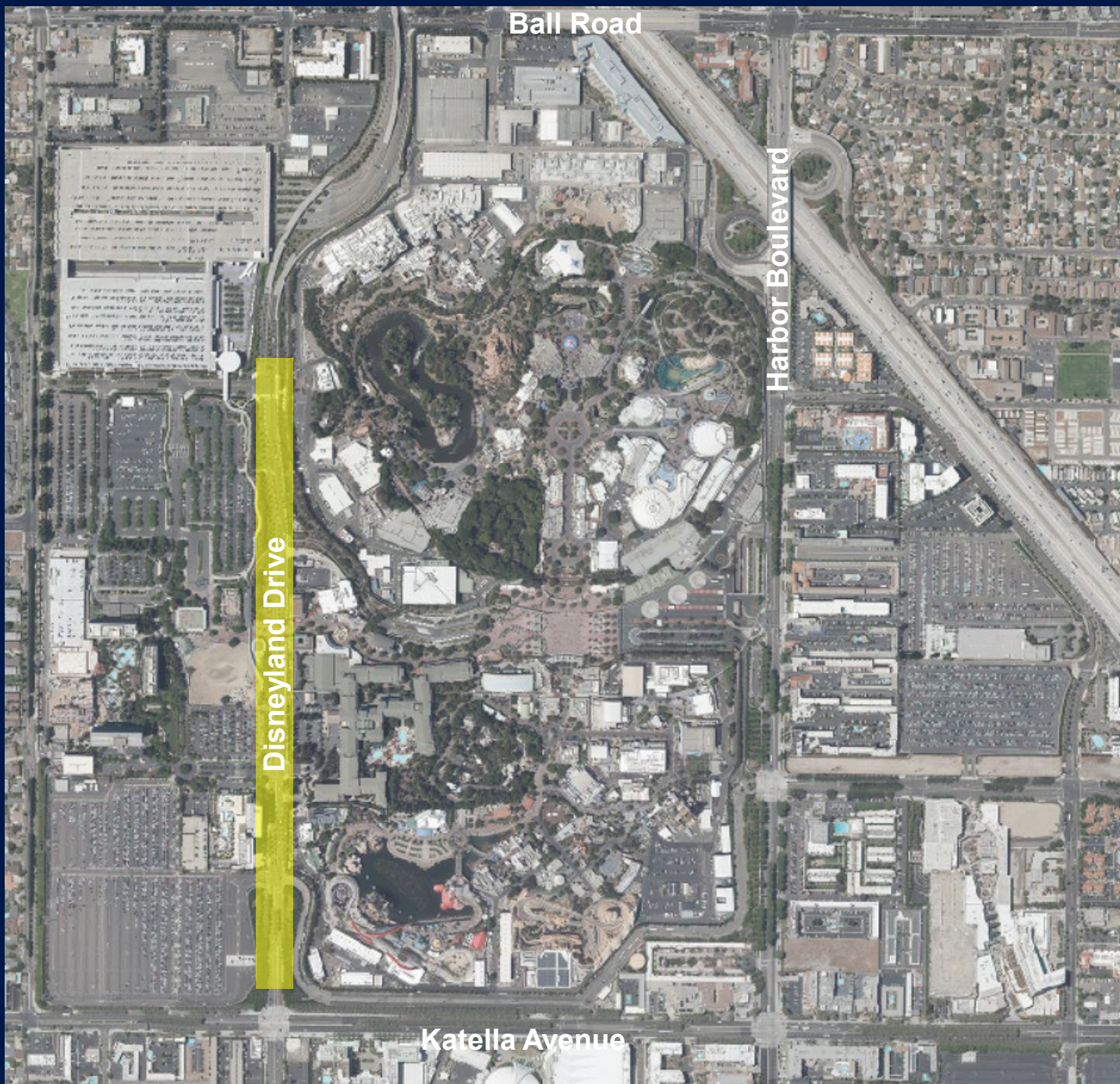
← Pedestrian & Vehicular

Discretionary Applications

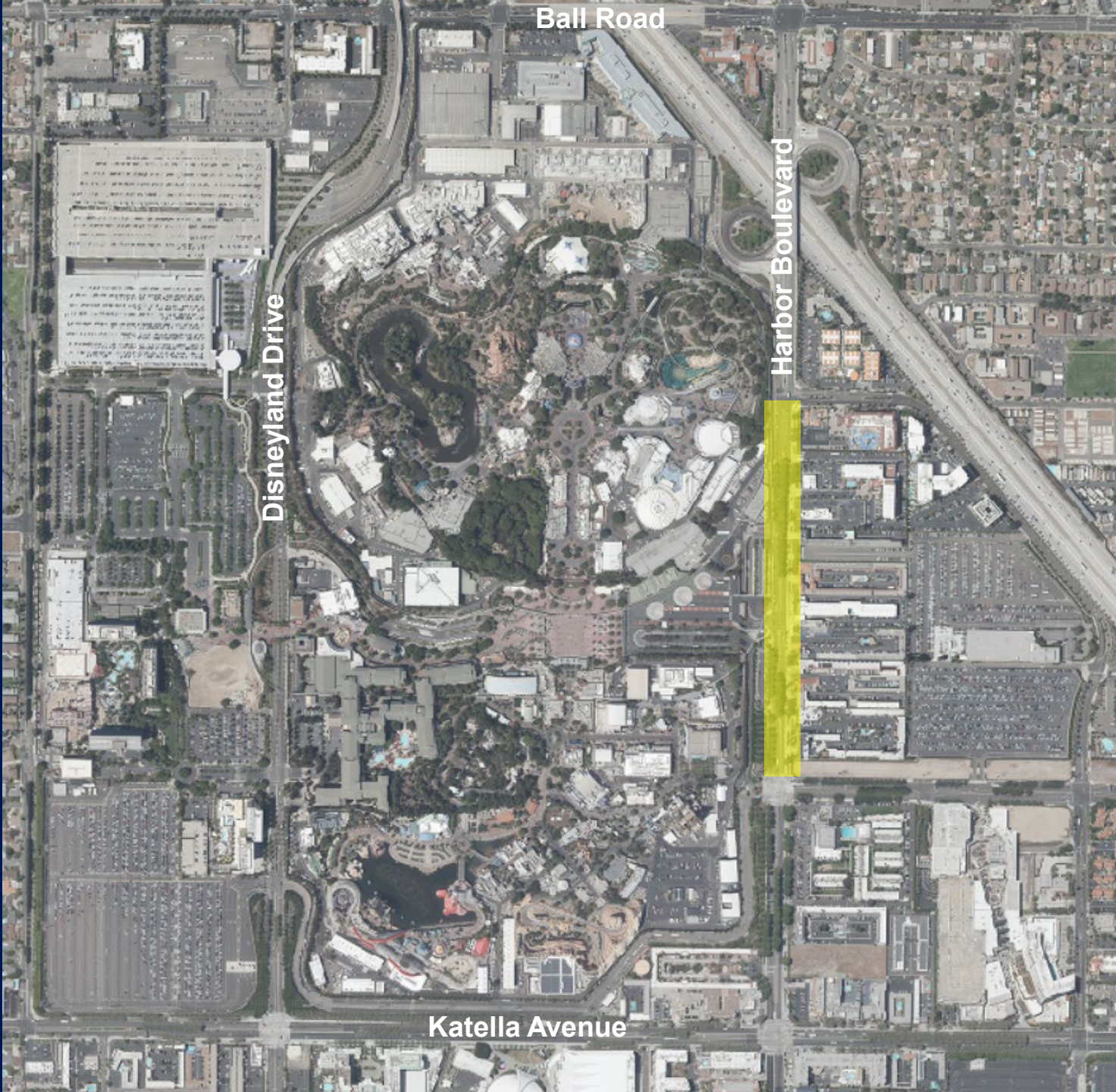
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Encroachment Agreements for Bridges – Disneyland Drive



Existing Disneyland Drive Bridge



Encroachment Agreements for Bridges – Harbor Boulevard



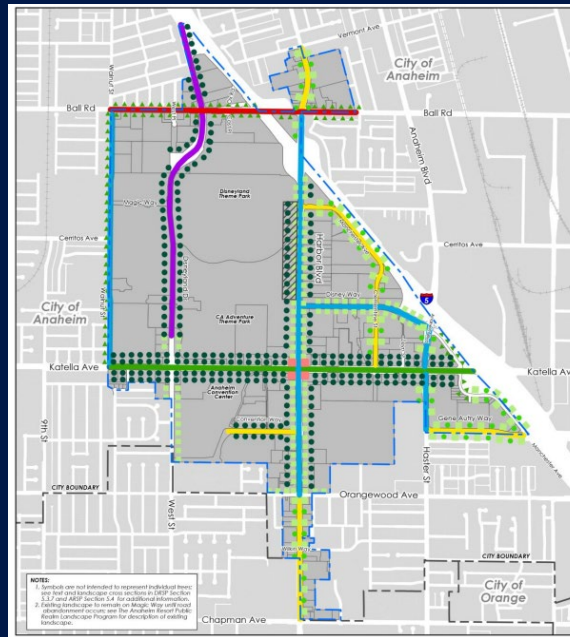
Example Only

Discretionary Applications

- Land Use Element, Specific Plan and Zoning Code Amendments
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- **The Anaheim Resort Public Realm and Identity Program Amendments**

Anaheim Resort Identity and Landscape Programs



Discretionary Applications

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- **First Amended and Restated Development Agreement**
- The Anaheim Resort Public Realm and Identity Program Amendments

Development Agreement

- What is a Development Agreement?
 - A legally-binding contract
 - Locks in an entitlement, as well as existing regulations
 - Provides for community benefits that otherwise could not be required
- Why enter into a Development Agreement?
 - Gives the City the ability to negotiate for items that further City goals and policies
 - Provides certainty for the developer

Existing Development Agreement 96-1

- Executed on October 26, 1996
- 40-year term (expires in 2036)
- Covers properties owned or controlled by Disney within the Disneyland Resort Specific Plan
- Defines the roles, rights, and responsibilities of both parties
- Provides protections afforded by a development agreement

Development Agreement 96-1: Disney Obligations

➤ Completed:

- “Opening Day” Project
- Right-of-Way Acquisition and Dedication
- Project Quality
- Neighborhood Improvements/Housing
- Landscape and Lighting District

➤ Ongoing:

- Best efforts to develop the remaining portions of the Project
- Employment – Anaheim Jobs Program

Proposed Development Agreement Amendment

- Facilitates continued growth and investment in the Disneyland Resort
- Establishes a new 40-year term
 - An approximate 28-year extension from 2036 to 2064
- Provides updated agreements and assurances:
 - New development commitment
 - New community benefits

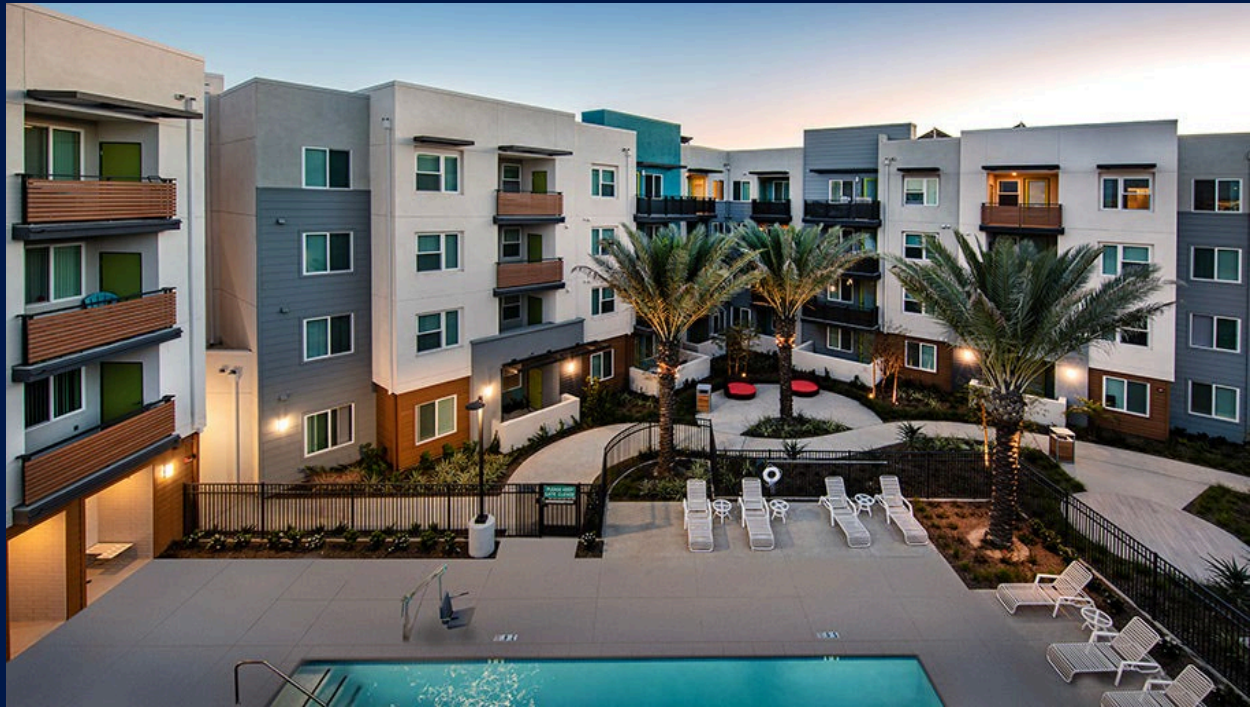
New Development Commitment

- Minimum \$1.9 billion initial investment within 10 years
- Visitor-inducing uses (theme park, hotels, or retail, dining, and entertainment), and excludes existing projects or parking infrastructure
- Additional \$5 million payment at year 10 if actual investment does not total \$2.5 billion



Affordable Housing Contribution

- \$30 million: \$15 million within one year of approval, \$15 million at five years following approval.



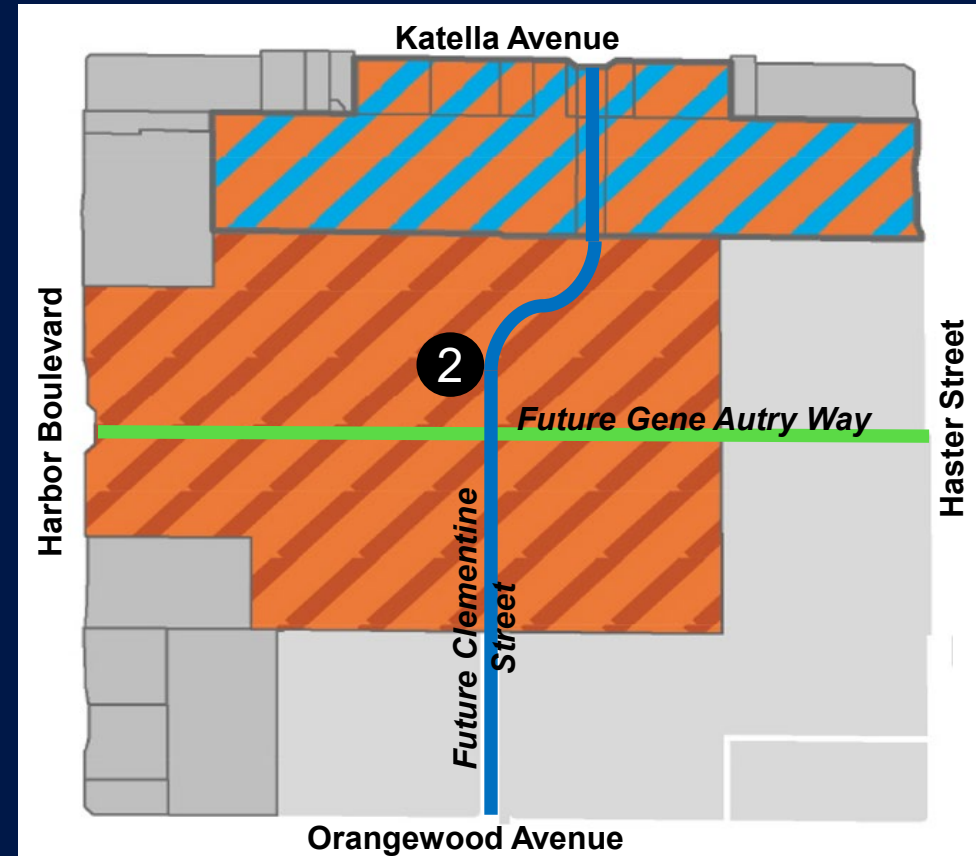
Parks Contribution

- \$8 million payment to City within one year of project approval
 - To be used at discretion of City for park improvements or reinvestment
 - Citywide use, outside of The Anaheim Resort



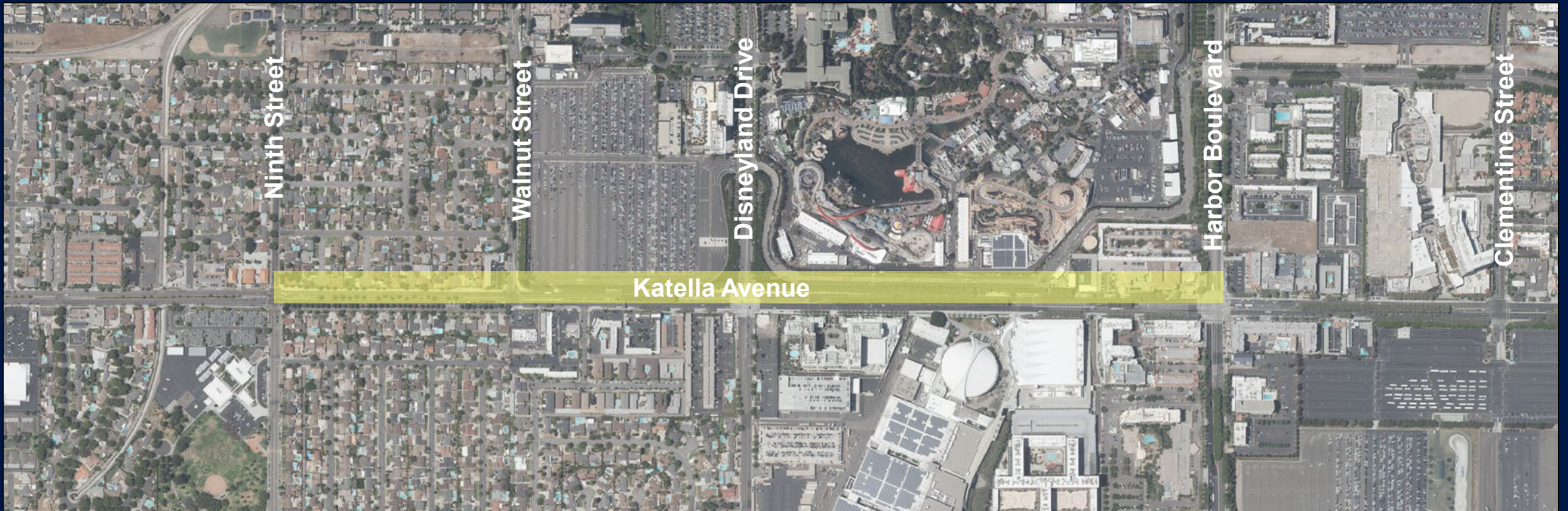
Existing and Planned Right-of-Way

- Approximately \$40 million payment to City for street abandonments and planned future streets



Sewer

- Up to \$10 million for upgrades in Katella Avenue sewer infrastructure



Jobs Programs

- 40-year commitment from Disney to continue workforce development and jobs programs estimated to serve approximately 10,000 Anaheim residents a year
 - Includes high-school mentorships and career skill development
 - Provides grants to local non-profits



Public Safety

➤ Fire & Rescue

- Fire Operations Agreement
- Reimbursement for Paramedic, Ambulance, and Community Risk Reduction services
- Construction and maintenance of a Fire Substation in Theme Park District



Public Safety

➤ Police

- Police Operations Agreement
- Reimbursement for Police Officers assigned to Resort Area
- Construction and Maintenance of a Police Substation in Theme Park District and Police Satellite Office in Southeast District / Theme Park East Overlay



Staff Reimbursement Agreement

- Reimbursement agreement for increased staff and service costs associated with city provision of enhanced plan check, permitting and inspection services



Disney Vacation Club

- Streamline regulatory process for development of Disney Vacation Club projects
- Transient Occupancy Tax (TOT) Revenue Neutrality Agreement providing equivalent TOT revenues to comparable hotels



DisneylandForward Public Meeting Schedule



Anaheim.net/DisneylandForward

Questions