

3.0 MIXED USE DISTRICT OVERVIEW

Several distinct mixed-use districts have been identified within the portions of the Platinum Triangle designated for mixed-use development by the General Plan (see Figure 5). These districts are the Arena, Transit, Gateway, Gene Autry, Katella, Lewis, Stadium and Orangewood Districts. An Office District has also been identified for properties designated by the General Plan for office uses. These districts are identified in the Platinum Triangle Master Land Use Plan and in the PTMU Overlay Zone.

3.1 Development Intensities

The total maximum development within the PTMU Overlay Zone is 17,840 residential dwelling units, 11,659,338 square feet of office development, 6,195,019 square feet of commercial development and 250,000 square feet of institutional development.

Table 3 indicates the maximum permitted development intensity established for each district. This maximum intensity is based on planning and infrastructure considerations analyzed by SEIR No. 339 and addenda, such as traffic capacity, access and availability of infrastructure and proximity to existing and proposed transit. In cases where existing buildings are removed to accommodate new development, the existing square footage may be demolished and replaced with new construction as long as the total square footage does not exceed the maximum assigned to each district.

District	Acres	Housing Units	Office Square Feet	Commercial Square Feet	Institutional Square Feet
Arena	86	1,284	961,055	1,504,898	0
Transit	21	0	0	417,878	250,000
Gateway	30	1,425	562,250	64,000	0
Gene Autry	43	2,261	219,200	132,900	0
Katella	127	5,025	1,874,442	530,043	0
Lewis	8	153	0	0	0
Orangewood	35	1,771	1,002,855	130,000	0
Stadium	173	5,921	3,172,000	3,415,300	0
Total Mixed Use	523	17,840	7,791,802	6,195,019	250,000
Office	93	0	3,867,536	0	0
Total PTMU Overlay Zone	616	17,840	11,659,338	6,195,019	250,000

*Development intensities are further described in Appendix G.

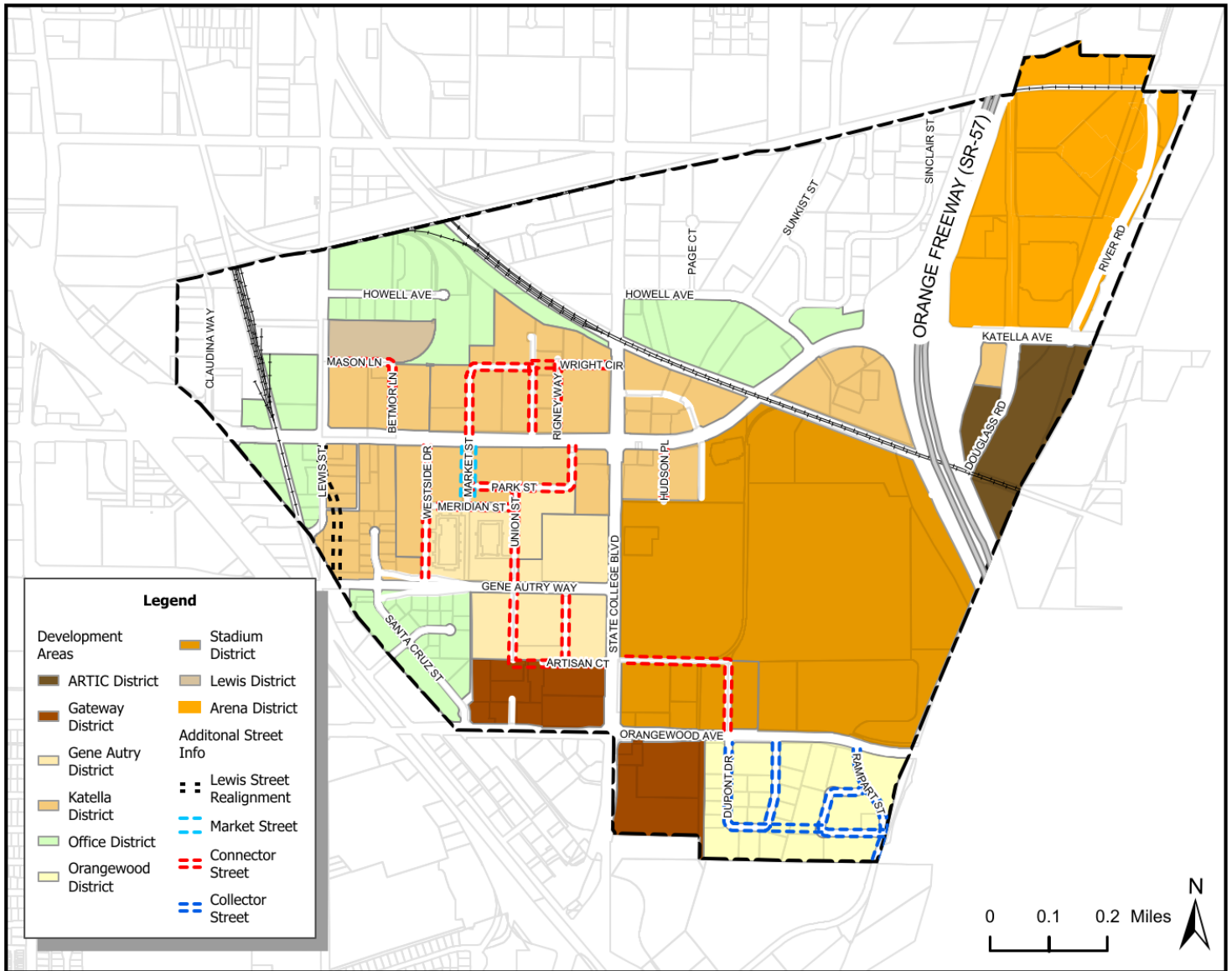


Figure 5: Mixed Use and Office Districts

3.2 Stadium District

The underlying zone for the Stadium District is the PR (Public Recreational) Zone, which regulates City-owned properties and facilities. The PTMU Overlay Zone sets forth a maximum density for this district of 5,921 dwelling units, 3,172,000 square feet of office uses, 3,415,300 square feet of commercial uses and stadiums consisting of no more than 119,543 total seats (including the existing 49,043 Angel Stadium of Anaheim and a potential future 70,500-seat stadium).

Within this District and the adjacent Transit District, there is the potential for the emergence of another major activity hub for Anaheim. ARTIC provides the impetus for major Transit Oriented Development.

If properly integrated with Angel Stadium of Anaheim, The Grove of Anaheim, and the Honda Center, development in this area could lead to an exciting mix of high energy uses while providing additional housing in the area. Parallel experiences in other parts of the country, such as Denver, Washington D.C., Dallas and Atlanta suggest that the true long-term potential for a site with transit stations of this size could generate a high density, transit-oriented, mixed-use hub unparalleled in this part of the country. As market trends combine with transit oriented development goals, the concept of a high-rise, mixed-use, urban village, complemented by sports and entertainment venues would allow thousands of residents and workers to meet their daily needs with minimal auto use, vehicle miles traveled and the resulting congestion and air quality issues.

Development principles include:

- Create a sustainable balance between everyday land uses/services and more intermittent special event activity.
- Separate major event circulation and parking from existing and future rail and bus facilities, office, retail and residential uses.
- Provide an internal, pedestrian-scale “promenade” street that allows walkable access to the transit stations and links the transit oriented development to the adjacent districts.
- Balance regional transit access and mixed use place-making to allow the maximum number of workers and residents to be within a five minute walking distance from the stations.
- Provide attractive urban streets lined with active ground floor uses and a scale of street width and building placement that creates security, a comfortable human scale and energizes ground floor retail and entertainment uses.
- Encourage a full complement of uses including corporate offices, for-sale and rental residential development, local professional offices, local support retail, and community services to create activity 365 days a year.

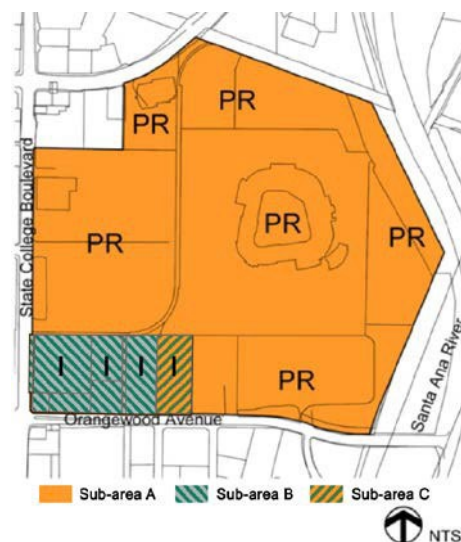


Figure 6: Stadium District Underlying Zoning and Location Map

3.3 Arena District

The underlying zones for the Arena District are PR (Public Recreation), which regulates City-owned properties and facilities including Honda Center, O-L (Office-Low), and C-G (General Commercial). The PTMU Overlay Zone sets forth a maximum density for this district of 1,284 dwelling units, 961,055 square feet of office and 1,504,898 square feet of commercial uses, in addition to the existing Honda Center.

Development principles include:

- Create a balance between office, commercial, residential, and more intermittent special event activity.
- Provide a connection with ARTIC across Katella Avenue.

The Arena District has high visibility from the 57 Freeway. This District will also benefit from the proximity to ARTIC and will be particularly attractive to restaurants, retail, office, and residential uses.

A regional bicycle path is adjacent to this District and is accessible from ARTIC.

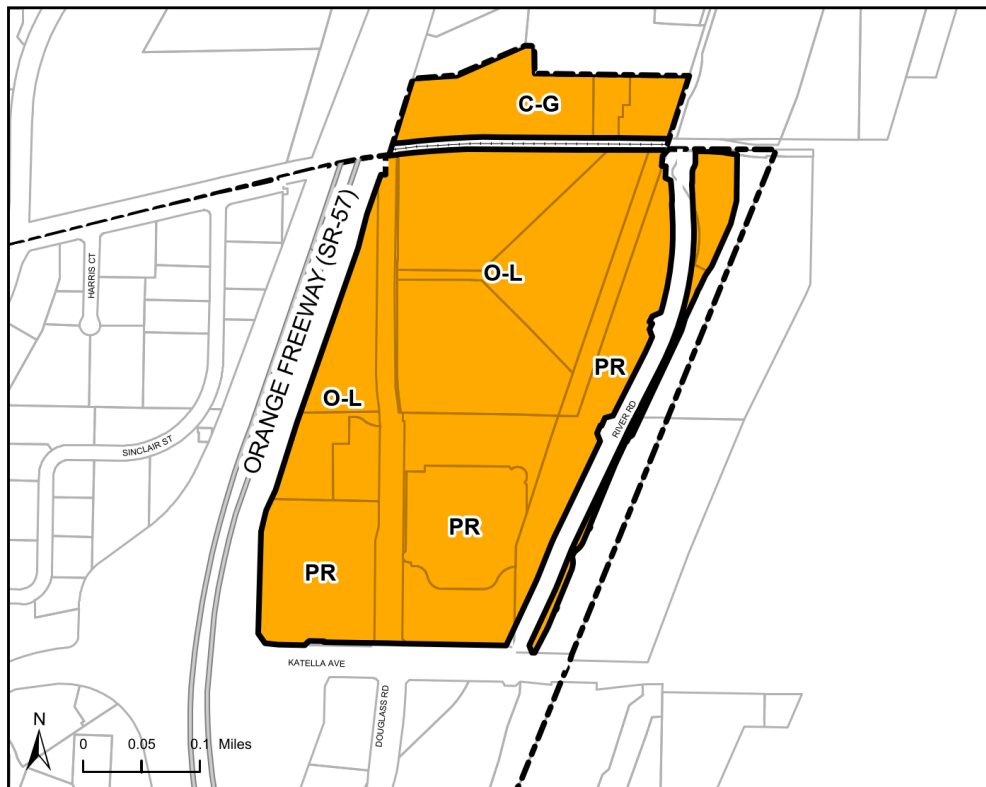


Figure 7: Arena District Underlying Zoning and Location Map

3.4 Katella District

The underlying zones for the Katella District are I (Industrial), O-L (Office-Low) and CG (General Commercial). The I Zone allows for industrial employment opportunities, research and development, repair services, wholesale activities, distribution centers and manufacturing/fabrication. The O-L Zone provides for a variety of low-intensity office uses that are typically three stories or less in height. The CG Zone allows a variety of commercial uses.

This district includes properties adjacent to Katella Avenue, a regional Smart Street which links the Platinum Triangle to The Anaheim Resort. In addition, Katella Avenue provides access to Angel Stadium of Anaheim, The City National Grove of Anaheim, Honda Center and ARTIC. These attributes support a “Grand Avenue” concept, expressed by a bold palm grove landscape statement, which will provide a majestic entrance to the City to the east and link the Platinum Triangle to The Anaheim Resort to the west.

Additionally, Market Street with its required ground floor commercial uses will provide a vibrant, pedestrian oriented connection between the Katella District and the Gene Autry District in conjunction with the public linear park. Market Street’s ground floor commercial uses may be anchored by larger retail services at the Katella Avenue intersection due to the traffic volume and associated consumer visibility, to help create an economically sustainable commercial environment.

The Katella District permits a maximum of 5,025 dwelling units, 1,874,442 square feet of office development and 530,043 square feet of commercial development and is divided into Sub Areas A, B, C and D. These Sub-Areas and their corresponding maximum development intensities are further described in Appendix F.

Development principles include:

- Implement the double palm tree grove along Katella Avenue and provide setbacks sufficient for implementation.
- Allow a variety of landscape and hardscape treatments where ground floor commercial and residential uses transition to the street parkway, including shop fronts, outdoor dining and planters.
- Introduce connector streets that provide access into the deep parcels located along Katella Avenue. These walkable, residential-lined streets are important in achieving sustainable neighborhoods. Such streets may be implemented incrementally as adjacent parcels develop.
- Provide additional public open space in the form of mini parks within larger parcels.
- Provide landmark architecture that addresses the intersection of Katella Avenue/State College Boulevard.
- Provide ground floor commercial uses and attractive pedestrian walkways along Market Street.
- Encourage larger retail services along Katella Avenue at high exposure intersections and road segments for viable and sustainable commercial opportunities.
- Provide attractive pedestrian walkways activated by ground floor architectural treatments (such as shop fronts, building lobbies and entries, amenity spaces, residential patios and stoops) along street parkways to connect residents and/or visitors to areas of interest – urban plazas, parks and entertainment venues and to link to other districts.

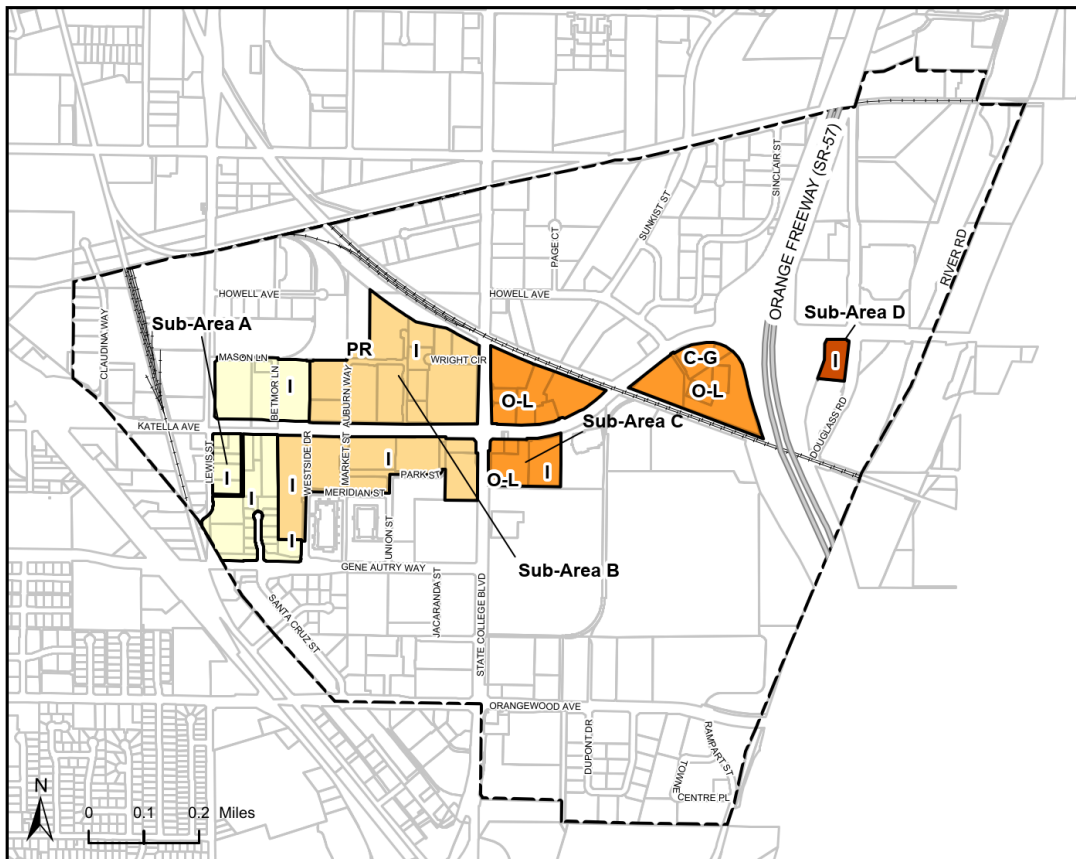


Figure 8: Katella District Underlying Zoning and Location Map

3.5 Gene Autry District

The underlying zone for the Gene Autry District is the I (Industrial) Zone. The I Zone allows for industrial employment opportunities, research and development, repair services, wholesale activities, distribution centers and manufacturing/fabrication.

The primary characteristic of the Gene Autry District is connectivity. With the district's central location in the Platinum Triangle, emphasis will be placed on providing pedestrian and vehicular connectivity from its neighborhoods to public parks, social gathering areas, entertainment venues and main transportation corridors within the Gene Autry District and surrounding districts. Connectivity will be provided by the district's connector street system, which establishes a grid of neighborhood blocks shaped by roadways with tree lined pedestrian parkways.

Mini parks will be integrated into the district's neighborhoods for recreation and social gathering hubs. In addition, a public linear park will extend north from Gene Autry Way to Market Street and the Katella District, providing an open space passage with active and passive recreation amenities. Together the district's connector street system and open space corridor will allow the goal of providing walkable neighborhoods to be realized.

Ground floor commercial uses are required along Gene Autry Way, east of Union Street, to be anchored by the major arterial intersection corners of Gene Autry Way and State College Boulevard. Commercial uses will primarily consist of small local retail shops, restaurants and professional services to serve the district's neighborhoods. The availability of local services in this district is important to allow the choice for a more pedestrian, less auto-oriented lifestyle.

The Gene Autry District permits a maximum of 2,261 residential units, 219,200 square feet of office uses and 132,900 square feet of commercial uses. The Gene Autry District is divided into three sub-areas; these sub-areas and their corresponding maximum development intensities are further described in Appendix G.

Development principles include:

- Provide ground floor commercial uses with local services and attractive pedestrian walkways along Gene Autry Way, east of Union Street.
- Anchor ground floor commercial uses at the intersection of Gene Autry Way and State College Boulevard.
- Implement a street tree program that alternates palm trees and lower level canopy trees.
- Provide attractive pedestrian walkways activated by ground floor architectural treatments (such as shop fronts, building lobbies and entries, amenity spaces and residential patios and stoops) along street parkways to connect residents and/or visitors to areas of interest – urban plazas, parks and entertainment venues and to link to other districts.
- Create public open space in the form of a linear park with the main feature being a pedestrian walkway linking the Gene Autry and Katella Districts through a variety of active and passive recreation amenities.
- Provide additional public open space in the form of mini parks within larger parcels.
- Provide landmark architecture that addresses the intersection of State College Boulevard/Gene Autry Way.

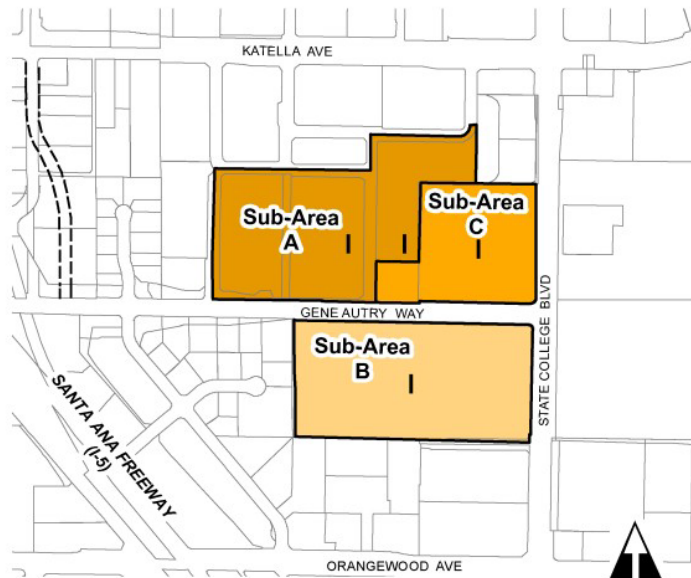


Figure 9: Gene Autry District Underlying Zoning and Location Map

3.6 Gateway District

The underlying zones for the Gateway District are the I (Industrial) and O-L (Low Intensity Office) Zones. The I Zone allows for industrial employment opportunities, research and development, repair services, wholesale activities, distribution centers and manufacturing/fabrication. The O-L Zone provides for a variety of low-intensity office uses that are typically three stories or less in height.

Aptly named, this district provides the entry experience into both the City and the Platinum Triangle from the south and west. The Gateway District is divided up into three sub areas and permits a maximum development intensity of 1,425 residential units, 562,250 square feet of office development and 64,000 square feet of commercial development. The sub-areas and their corresponding maximum development intensities are further described in Appendix G.

Development Principles include:

- Implement the palm tree and canopy tree plantings along Orangewood Avenue and State College Boulevard.
- Provide landmark architecture that addresses the intersection of State College Boulevard/Orangewood Avenue.
- Provide bike lanes along Orangewood Avenue to provide an important link to the Santa Ana River regional trail system.

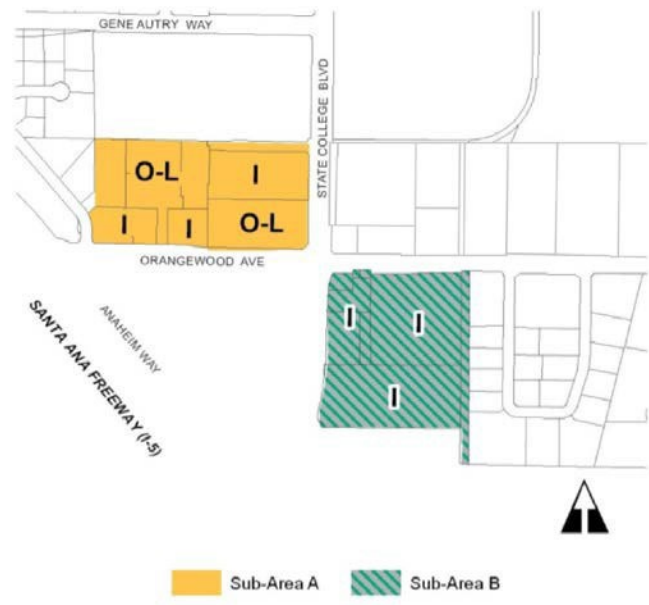


Figure 10: Gateway District Underlying Zoning and Location Map

3.7 Orangewood District

The underlying zones for the Orangewood District are the I (Industrial), C-G (General Commercial), PR (Public Recreational) and O-L (Low Intensity Office) Zones. The I Zone allows for industrial employment opportunities, research and development, repair services, wholesale activities, distribution centers and manufacturing/fabrication. The C-G Zone allows a variety of commercial uses. The PR Zone regulates City-owned properties and facilities. The O-L Zone provides for a variety of low-intensity office uses that are typically three stories or less in height.

The Orangewood District permits a maximum of 1,771 residential units, 1,002,855 square feet of office development and 130,000 square feet of commercial development. This district and the permitted amount of development are further described in Appendix G.

Development principles include:

- Implement the palm tree and canopy tree plantings along Orangewood Avenue.
- Introduce a collector street that connects Dupont Drive to Towne Centre Place to provide access to Rampart Street.
- Provide bike lanes along Orangewood Avenue and collector streets to provide an important link to the Santa Ana River regional trail system.
- Provide additional public space in the form of mini parks within larger parcels.

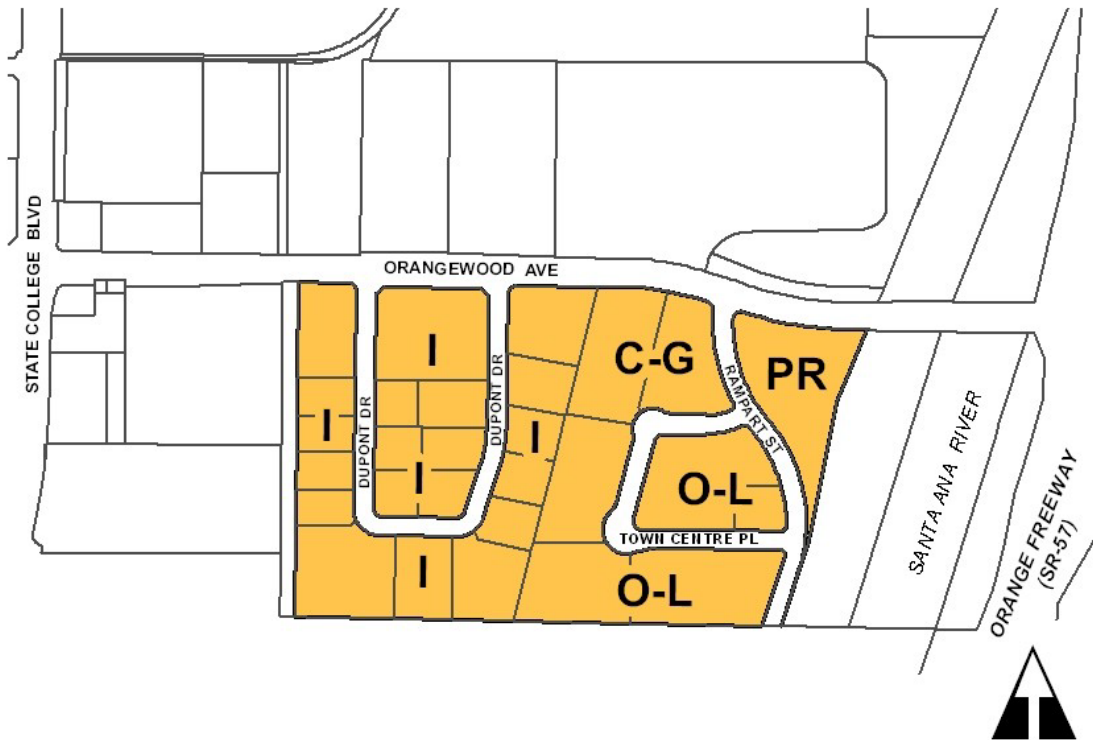


Figure 11: Orangewood District Underlying Zoning and Location Map

3.8 Transit District

The underlying zone for the Transit District is the SP (Semi-Public) Zone and I (Industrial) Zone. The SP Zone allows for a wide range of public and quasi-public uses, including transportation facilities. Other typical uses include government offices, public or private colleges and universities, public utilities, hospitals, large assisted living facilities, community centers, museums and public libraries. The I Zone allows for industrial employment opportunities, research and development, repair services, wholesale activities, distribution centers and manufacturing/fabrication.

The Transit District includes the Anaheim Regional Transportation Intermodal Center (ARTIC). The Transit District is intended to combine a transportation gateway and a mixed-use activity center.

The PTMU Overlay Zone sets forth a maximum intensity of 417,878 square feet of commercial development, and 250,000 square feet of institutional uses for this district.

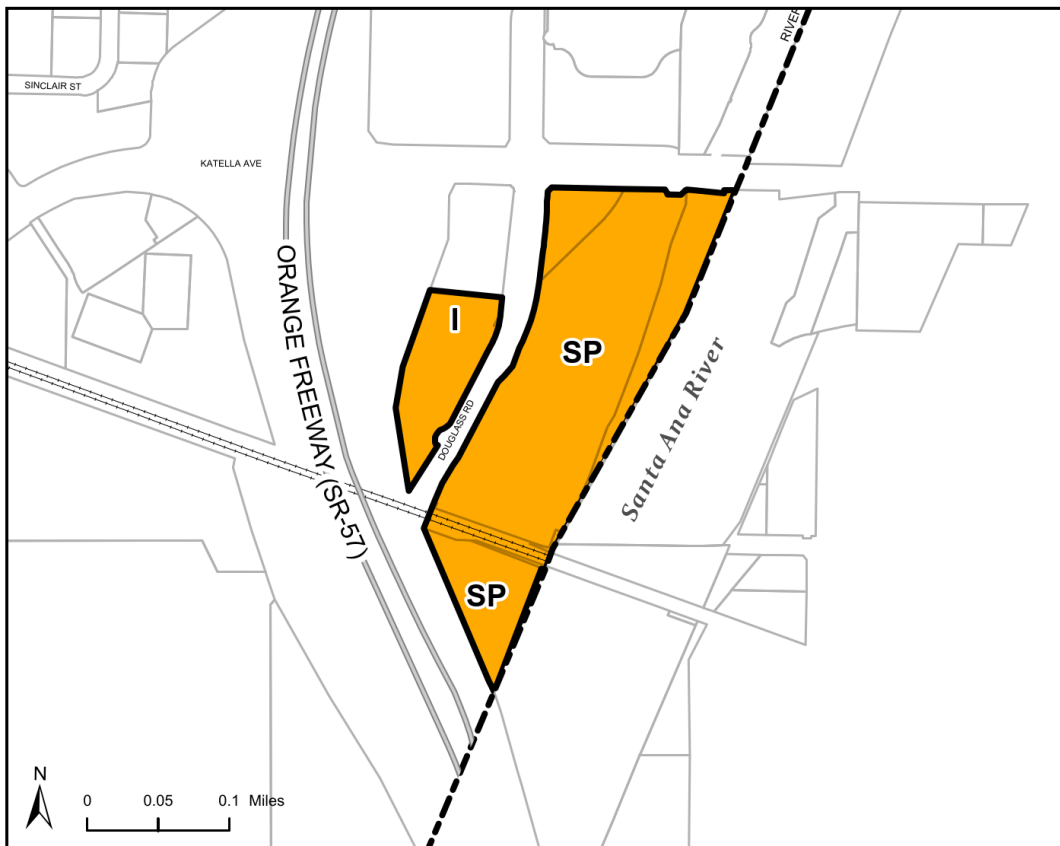


Figure 12: Transit District Underlying Zoning and Location Map

3.85 Lewis District

The underlying zone for the Lewis District is the I (Industrial) Zone. The I Zone allows for industrial employment opportunities, research and development, repair services, wholesale activities, distribution centers and manufacturing/fabrication. The Lewis District permits a maximum of 153 residential units.

Development principles include:

- Provide a mix of quality, high-density urban housing that is integrated into the area through carefully maintained pedestrian streets, transit connections, and arterial access.
- Develop a strong pedestrian connection throughout the area and along collector streets that includes landscaped walkways, gathering space and connectivity to adjacent districts within the Platinum Triangle.

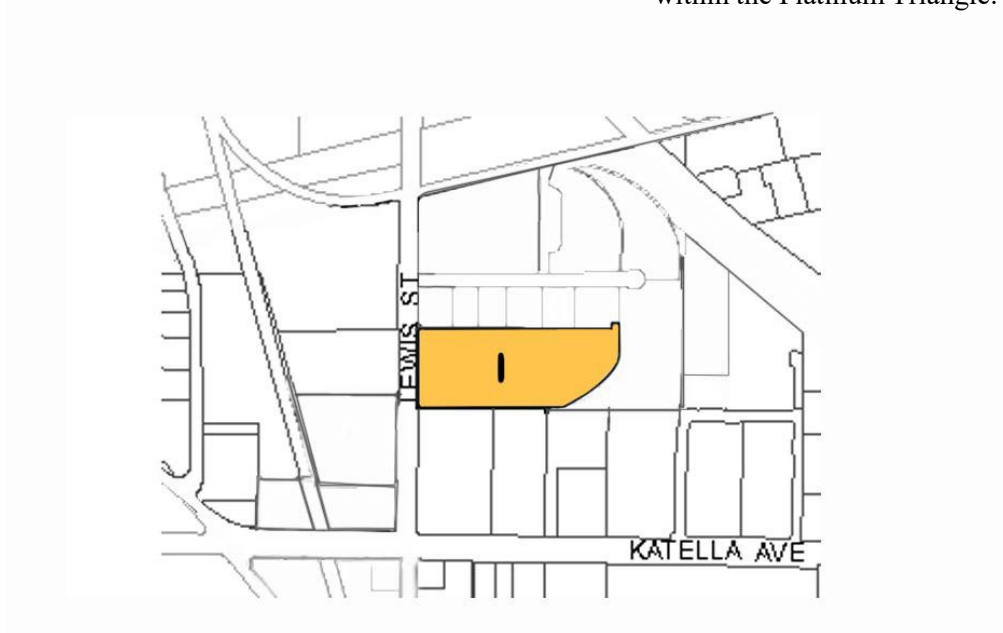


Figure 12.5: Lewis District Underlying Zoning and Location Map

3.9 Office District

The underlying zones for the Office District are the O-H (Office High), O-L (Office Low), I (Industrial and C-G (General Commercial) Zones. The O-H Zone provides for higher intensity office uses in buildings that are four stories or more in height and the O-L Zone provides for a variety of low-intensity office uses that are typically in buildings three stories or less in height. The I Zone allows for industrial employment opportunities, research and development, repair services, wholesale activities, distribution centers and manufacturing/fabrication. The C-G Zone allows a variety of commercial, retail service and office uses.

This District will permit office uses per the O-H and O-L zoning standards. A maximum of 3,867,536 square feet of office will be allowed in this District with the permitted amount of development within the Office District sub-areas further described in Appendix G.

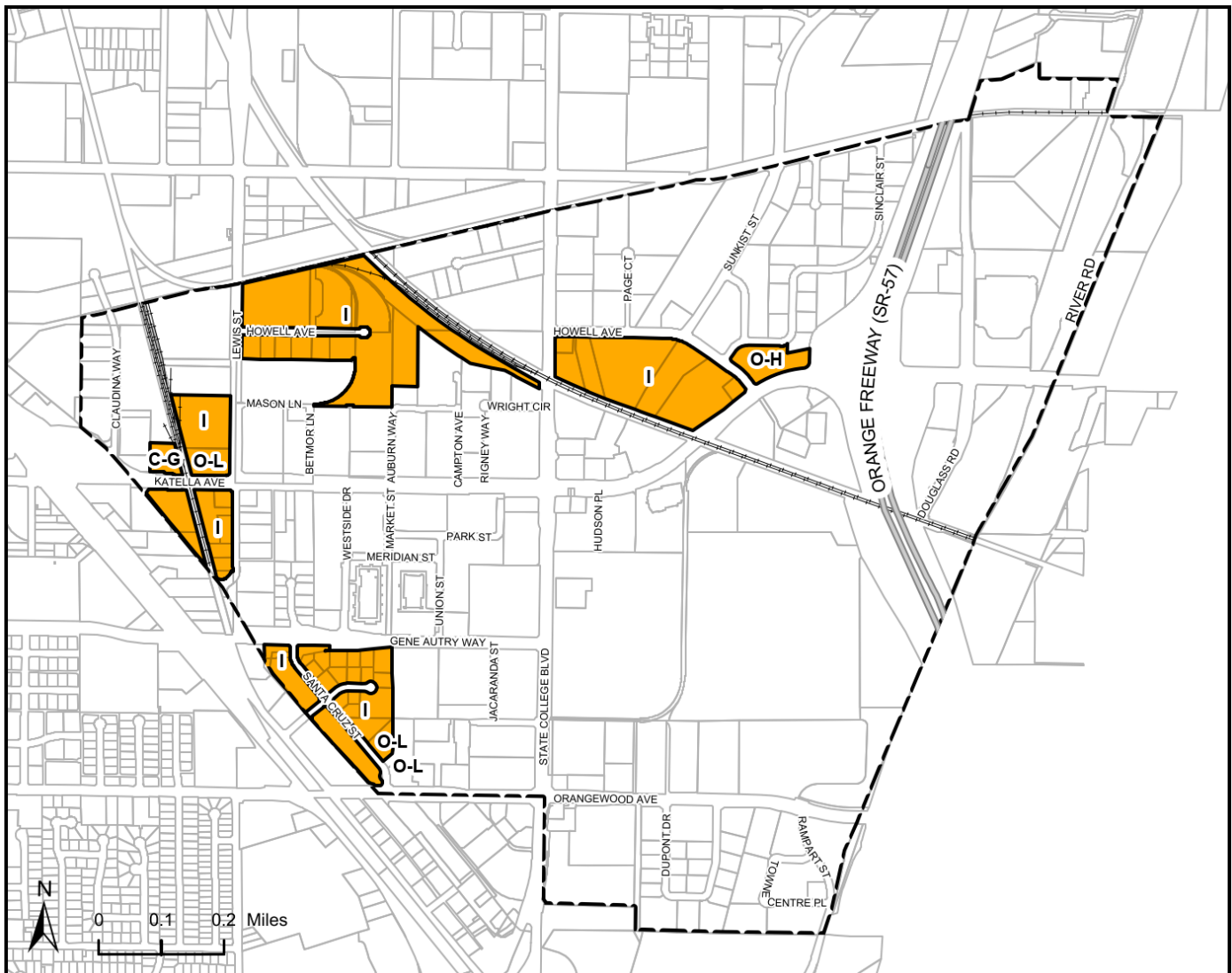


Figure 13: Office District Underlying Zoning and Location Map