



FactSheet

DisneylandForward: development agreement

What

Agreement between city of Anaheim and Disney on development terms and community benefits for DisneylandForward

Background

Updates and extends through 2064 a 1996 development agreement for Disney California Adventure, Downtown Disney District and Disney's Grand Californian Hotel & Spa (with prior agreement running through 2036)

Why

- Provides consistency in approvals, regulations and standards of development for a project that would play out over decades
- Outlines roles and responsibilities of Disney and Anaheim
- Secures community benefits that could be included with DisneylandForward

City priorities

Agreement addresses Anaheim City Council priorities for funding affordable housing and parks, worker development, and investment in visitor attractions with no city subsidies, incentives or bond financing

Summary

- **\$1.9 billion:** minimum investment by Disney in theme park, lodging, entertainment, shopping and dining within 10 years
- **\$85 million:** \$45 million Disney funding for street and transportation improvements; \$39.6 million paid by Disney for one city road and two entry drives into Disney parking and for removal of future street extensions
- **\$30 million:** from Disney for affordable housing within five years of approval
- **\$10 million:** from Disney for sewer improvements along Katella Avenue
- **\$8 million:** from Disney for Anaheim parks within first year of approval
- **Worker education, development, hiring:** Disney continues workforce programs serving up to 10,000 Anaheim residents annually

Timeline

Jan. 23, 2024: City Council workshop with proposed development agreement overview

Feb. 26, 2024: Planning Commission workshop, including development agreement overview

March 11, 2024: Planning Commission approves zoning, planning items for DisneylandForward

April 17, 2024: Initial City Council approval

May 7, 2024: final City Council approval



FactSheet

Investment



What

Investment commitment by Disney as part of DisneylandForward

- Minimum of \$1.9 billion invested, with potential for up to \$2.5 billion invested, within first 10 years of approval
- If investment doesn't reach \$2.5 billion in 10 years, Disney pays \$5 million to Anaheim
- Investment goes toward theme park attractions, entertainment, lodging, shopping and dining
- Minimum investment only covers visitor attractions — spending on parking, road improvements and bridges is separate
- Specific themed lands, attractions and other development to be determined; Disney has indicated an Avatar land could be part of investment
- Excludes projects recently completed, underway or planned, including Mickey's Toontown refurbishment, The Villas at Disneyland Hotel, Pixar Place Hotel, Tiana's Bayou Adventure and an Avengers Campus attraction
- Prior major Disney investments in Anaheim:
 - **2023:** 344-room Disney Vacation Club tower at Disneyland Hotel
 - **2021:** Avengers Campus
 - **2019:** Star Wars: Galaxy's Edge
 - **2012:** Cars Land



FactSheet

Affordable housing



Finamore Place: opened in 2023 with \$4 million in city funding, \$1.5 million in Disney funding

What

Disney funding for Anaheim affordable housing as part of DisneylandForward community benefits

- Disney to pay \$30 million for affordable housing across Anaheim
- \$15 million in first year, \$15 million at five years
- First and largest corporate contribution to Anaheim affordable housing
- Will be used in combination with federal, state and regional funding to help develop about 500 affordable housing apartments citywide
- Will play critical role as city funding on hand as Anaheim applies for federal, state and regional grants
- City funding on hand gives Anaheim an advantage as it competes with other agencies for federal, state and other grants
- Anaheim currently contributes \$6 million to \$8 million in city development funding for affordable communities that can cost \$50 million to \$75 million
- Example: Finamore Place, a \$61 million, 102-apartment community opened in 2023, included \$4 million in city development funding and \$1.5 million in Disney funding as part of \$5 million given to the Orange County Housing Trust



FactSheet

Parks



What

Disney funding for Anaheim parks as part of DisneylandForward community benefits

- Disney pays \$8 million for Anaheim parks at approval
- City determines how funding is be used
- \$8 million alone could fund a 3-acre park with a playground, sports court, walking trails, sitting areas
- Or \$8 million could fund upgrades across the city, including a mix of:
 - 64 pickleball courts
 - 40 basketball courts
 - 30 fitness stations with exercise equipment
 - 20 playgrounds
 - 10 skate parks
 - Eight splashpad waterplay areas
 - Six dog parks
 - Five smaller pocket parks of 1 acre or less within neighborhoods



FactSheet

Streets and transportation

What

Disney payment for city streets, funding of street, transportation improvements

- Disney pays \$39.6 million appraised market value for existing streets and removal of street expansions:
 - **Magic Way:** 1,150 feet in length from Disneyland Drive to Walnut Street
 - **Clementine Street:** 575 feet into Toy Story Parking Area
 - **Hotel Way:** 125-foot entry drive to Disney's Pumbaa Parking Lot
 - **Extension removals:** Clementine Street from Katella Avenue to Orangewood Avenue and Gene Autry Way from Haster Street to Harbor Boulevard
- Part of \$39.6 million for Magic, Hotel and Clementine goes to Anaheim general fund, with Clementine, Gene Autry payment going to road upgrades
- Part of \$85 million in Disney street and transportation funding, including Katella widening east and west of Harbor, improved intersections, signal upgrades, bike lanes and more





FactSheet

Sewer upgrade

What

Disney funding for sewer expansion as part of DisneylandForward

- Disney pays up to \$10 million to expand sewer main line long Katella Avenue just to the south of theme parks
- Project estimated at \$15 million to \$20 million, with city paying balance
- Expansion could be installation of larger pipes or a second set of pipes, pending design work for any potential project

Bridges

What

Anaheim and Disney to work together on walking bridges over major streets

Where

Potential bridges over Harbor Boulevard, Katella Avenue and Disneyland Drive

How

Anaheim and Disney to work together on planning and placement of bridges

Funding

Funding for bridges is city's responsibility with potential use of Anaheim Tourism Improvement District funding, grants or other funding sources

Bike lanes

What

Disney design and building of bike lanes along:

- Walnut Street from Ball Road to Katella Avenue
- Clementine Street between Alro Way and Disney Way
- Disney Way from Anaheim Boulevard to Clementine Street



FactSheet

Police • fire • planning



What

Agreements for Disney to reimburse the city for police, fire and planning services as part of DisneylandForward

Police

Anaheim and Disney will enter a police operations agreement covering reimbursement to the city for police services and for the building of a police substation and a satellite office in The Anaheim Resort

Fire

Anaheim and Disney will enter a fire operations agreement covering reimbursement to the city for fire and other emergency services and for the building of a fire substation in The Anaheim Resort

Planning services

Anaheim and Disney will enter a five-year staffing reimbursement and enhanced services agreement covering reimbursement to the city for timely processing of building permits, plan checks, inspections and other planning services with reimbursement at two times the city's adopted fees



FactSheet

Workforce development • jobs programs



What

Disney 40-year commitment to continue workforce development and jobs programs as part of DisneylandForward community benefits

- Support of career training, job skills development, homeless recovery employment, high school mentorships and more
- Programs include Disney Aspire for employee education, Anaheim's Innovative Mentoring Experience for Anaheim high school students, Chrysalis for homeless recovery employment and job training
- Estimated to serve up to 10,000 Anaheim residents a year