



# FactSheet



## BIG A: 2050

- **What:** proposed final-round agreements for city's sale of Angel Stadium of Anaheim and land, land development, continued Angels Baseball in Anaheim
  - **Purchase and sale agreement, *pending*:** for sale of 150-acre stadium site, updated from December 2019
  - **Disposition and development agreement:** terms, commitments and community benefits for stadium site sale and development
  - **Master site plan:** conceptual plan for stadium site with overview of proposed development, uses
  - **Angels commitment agreement, *pending*:** commits team to playing home games in Anaheim
  - **Lease assignment, *pending*:** transfers stadium lease obligations
  
- **Who:** commitment agreement between city and Angels Baseball LP; all others between city of Anaheim and SRB Management Co. LLC, made up of Angels owner Arte Moreno and family

### TIMELINE

**Virtual Town Halls**  
Sept. 8, Sept. 12, Sept. 24

**Planning Commission**  
Sept. 9

**City Council**  
Sept. 29, potential first review

Oct. 6, potential second review

**Plans**  
March 31, 2021: vesting tentative tract maps

Sept. 30, 2021: city tract map review

**Close of Sale**  
Projected 2021

### OVERVIEW

- **2050:** Angels will play in Anaheim for next 30 years with five five-year extensions
- **Stadium:** SRB Management takes over ownership of Angel Stadium of Anaheim, including maintenance, renovation or building of a new stadium
- **Does not include:** stadium funding or subsidies from city of Anaheim
- **Development:** homes, offices, hotels, dining, shops, entertainment through 2050
- **City revenue:** projected net yearly property, sales and hotel tax revenue; by 2050 would be five times the \$8 million seen each year from all of the Platinum Triangle
  - **2025:** \$6.6 million
  - **2030:** \$12.5 million
  - **2035:** \$25 million
  - **2040:** \$29.4 million
  - **2045:** \$33.5 million
  - **2050:** \$38.3 million
- **Community benefits:** calls for affordable housing and flagship city park, with a purchase price credit on community benefits provided

## BIG A: 2050

### TERMS

- **What:** updated purchase price, community benefits and other credit, final payment price, payment schedule
- **\$320 million:** updated purchase price for 150 acres of city land and stadium
- **What's changed:** reduced from \$325 million, reflecting city's retention of 2.5 acres of land for existing water well building, future fire station
- **Payment:** part in cash, part in community benefits beyond what's required
- **\$170 million:** community benefit credit
  - **\$123.7 million:** 466 affordable apartments to be included within market-rate apartment complexes
    - ▶ See *Affordable Housing* below
  - **\$46.2 million:** 7-acre flagship city park with \$25 million in building costs, \$14.7 million for land, \$6.3 million in ongoing maintenance costs
    - ▶ See *Flagship City Park* below
- **\$150 million:** final cash payment to city of Anaheim
- **Payment timeline:**
  - **\$5 million:** paid Dec. 21, 2019, with initial purchase and sale agreement approval by Anaheim City Council
  - **\$45 million:** due upon City Council approval of agreements, master site plan, potentially in October 2020
  - **\$20 million:** due upon city approval of vesting tentative tract maps, late 2021 at the earliest
  - **\$80 million:** in four, equal yearly payments after close

#### NEW CITY REVENUE



#### FOR THE COMMUNITY



## BIG A: 2050

### AFFORDABLE HOUSING

- **What:** city requirement that 15 percent of housing be affordable apartments built within market-rate apartment complexes
  - **How:** 777 integrated affordable apartments out of 5,175 apartments and condominiums built will be reserved for three income categories
  - **Why:** including affordable alongside market-rate apartments creates an economically diverse community with working people and families living in area with high-quality shopping, dining, sports, parks and open spaces
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- **Minimum affordable apartments:** 466, based on a minimum requirement to build at least 3,105 apartments and condominiums
    - **259 apartments:** for very low income households at 50 percent of county median income
    - **207 apartments:** for low income households at 80 percent of county median income
  - **Timeline:** *based on projected 2021 close*
    - **Within 15 years:** 128 apartments for low and very low income households
    - **Within 20 years:** 360 apartments for low and very low income households
    - **Within 25 years:** 466 apartments for low and very low income households
  - **Additional affordable apartments:** 311 apartments at developer expense with no community benefit credit provided
    - **259 apartments:** for moderate income households at 120 percent of county median income
    - **52 apartments:** for low income households at 80 percent of county median income

## BIG A: 2050

### FLAGSHIP CITY PARK

- **What:** a premier park with extensive landscaping, mature trees, fountains, experience spaces, art, play areas, open spaces, public parking
- **How:** owned by city, built, managed and maintained by SRB
- **Where:** west of current Angel Stadium of Anaheim



Santa Monica's Tongva Park

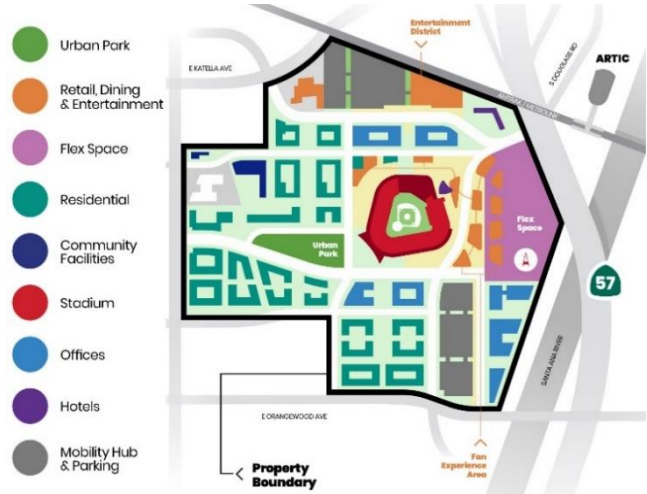
- **Size:** 7 acres
- **Inspirations:**
  - **Santa Monica's Tongva Park:** 6.2-acre, \$42 million park that opened in 2013 with extensive landscaping, paths, art, observation points, water features and playgrounds
  - **New York's Bryant Park:** 9.6-acre, Midtown Manhattan park dating back to 1847 and renovated in the late 1980s and early 1990s with a great lawn, sculptures and winter village ice rink
- **Timeline:** *based on projected 2021 close*
  - **Within five years:** park conceptual plan, budget
  - **Within seven years:** detailed park plan
  - **Within 15 years:** completion of park, dedication to city
- **Uses:** freely accessible public city park with private event use up to 10 days a year



## BIG A: 2050

### MASTER SITE PLAN

- **What:** conceptual plan for stadium site with overview of proposed development and land uses
- **Stadium:** renovation of existing stadium or building of a new stadium of up to 45,000 seats
- **Housing:** 5,175 homes made up of 4,466 apartments and 709 condominiums; 777 affordable apartments throughout
- **Office:** 2.7 million square feet
- **Commercial:** 1.75 million square feet of retail, restaurants, hotels
- **Hotels:** 943 rooms
- **Parks:** 7-acre flagship city park, plus 5.2 acres of city-required community park space, 11 acres of flexible open space



### VESTING TENTATIVE TRACT MAP

- **What:** divides the land into developable parcels consistent with master site plan; approval grants a right to proceed with development
- **Due:** March 31, 2021
- **City approval:** by Sept. 30, 2021
- **Traffic study:** required with submission of vesting tentative tract map