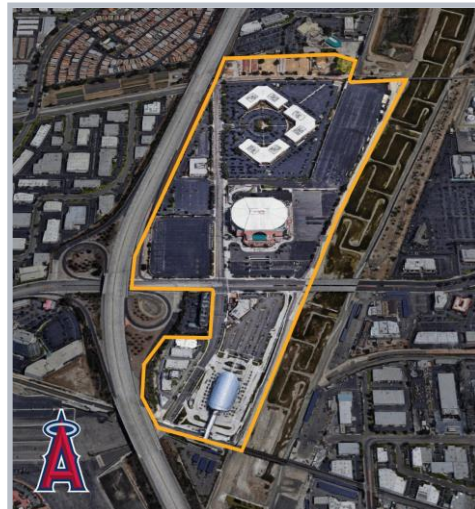


OCVibe

- **What:** master planned development being built around Honda Center and ARTIC transit center with entertainment, offices, shopping, dining, apartments, parks and open spaces
- **Name:** OCVibe, stylized as ocV!BE
- **Why:** falls under Anaheim’s planning for the Platinum Triangle as a modern, urban village built around sports and entertainment
 ➤ See *Platinum Triangle* below



- **Background:** follows 2018 agreement for sale of city parking lots, continued leasing and management of Honda Center, management of ARTIC
 ➤ See *2018 Honda Center Agreement* below
- **Who:** Anaheim Real Estate Partners LLC, a company of Anaheim Ducks owners and Honda Center operators Henry and Susan Samueli
- **Approved:** October 2022
- **Construction:** mid-2023 start, major completion by 2028

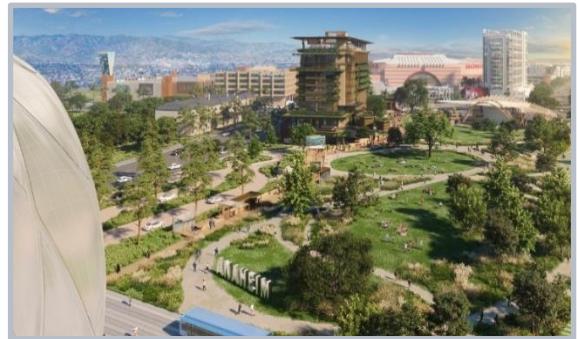


OCVibe: project

- **Site:** 95 acres, from ARTIC transit hub to the south to railroad tracks to the north
- **Office space:** 1.2 million square feet, including 746,000 square feet of new office and institutional office space, 463,250 square feet of existing office space at Arena Corporate Center north of Honda Center
- **Entertainment:** 872,110 square feet, including existing 650,000-square-foot Honda Center, a planned 5,700-seat concert hall, 6,000-seat amphitheater and smaller new venues
- **Parks and open space:**
 - 20 acres, or 822,155 square feet, of public parks, trails, plazas, other spaces
 - 316,035 square feet of open space in apartment communities
- **Dining:** 170,000 square feet across more than 35 restaurants
 - 135,000 square feet indoors
 - 35,000 square feet outdoors
- **Shopping:** 80,800 square feet with 55,800 indoors, 2,200 outdoors, 25,000 square feet at ARTIC transit center

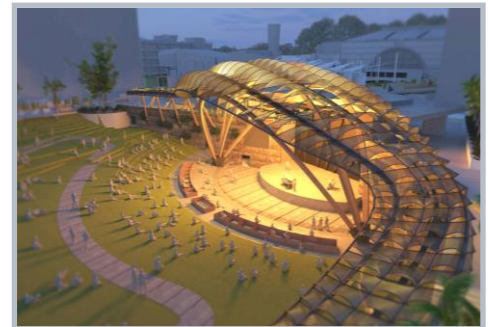
OCVibe: project

- **Housing:** 1,500 apartments, made up of 1,284 permitted plus 216 allowed under California density bonus law
- **Affordable housing:** 195 onsite affordable apartments, or 15 percent of 1,284
 - 66 for very low income households
 - 66 for low income households
 - 63 for moderate income
- **Affordable housing option:** alternatively, 225 affordable apartments, or 15 percent of 1,500, could be built within a quarter-mile of main project site
 - 80 for low income households
 - 80 for moderate income
 - 65 for very low income households
- **Hotels:**
 - **Arena Hotel:** 320 rooms
 - **Meadow Hotel:** 230 rooms
- **Parking:** 11,320 spaces
 - 7,143 spaces in four parking structures
 - 2,339 spaces at apartment communities
 - 1,342 spaces of public, employee surface parking
 - 496 spaces at hotels
- **Honda Center:** estimated \$390 million in updates to city-owned arena
 - Three parking structures estimated at \$185 million
 - Near-term and ongoing arena improvements estimated at \$150 million
 - Entry plazas, paseo and urban park with media wall estimated at \$55 million
- **ARTIC:** estimated \$60 million in updates to city-owned transit center
 - Foot bridge over Katella Avenue to Honda Center, estimated at \$20 million
 - Parking structure along Douglass Road with foot bridge, relocated surface parking, passenger dropoff and bus turnaround, estimated at \$20 million
 - Redevelopment of front parking lot A as a 5-acre Meadow Park, estimated at \$20 million including maintenance of park and ARTIC transit center
 - Potential development of lot B as 170,000 square feet of institutional office space



OCVibe: impact, funding

- **Estimated project value:** \$4 billion
- **Funding:**
 - Privately funded with no city subsidies, rebates or tax revenue
 - Use of city bonding authority for funding of parking structures, other improvements around Honda Center; no city repayment or liability
 - State and federal transportation, parks grants in application with the city
- **Bonds:** up to \$400 million
 - Issued by Anaheim Public Finance Authority, the city's authority for issuing bonds
 - Debt paid by Honda Center revenue
 - Honda Center operator Anaheim Arena Management LLC solely responsible for debt with no recourse to the city
 - Proceeds would go toward Honda Center parking structures, potentially other improvements including display signs, park and plaza upgrades
- **Public benefits:** estimated at \$255 million
 - \$80 million in road and other infrastructure improvements
 - \$80 million in development fees paid over several years
 - \$35 million in affordable housing
 - \$30 million in park, ARTIC maintenance
 - \$25 million in park improvements
 - \$5 million in park fees to be used elsewhere in city
- **Economic impact:** new revenue to city's general fund from hotel stays, sales tax and property tax, revenue sharing on digital advertising signs
- **Jobs:** 10,000 during construction, 3,000-plus ongoing jobs





FactSheet

OCVIBE

OCVibe: city revenue

- **What:** projected yearly city revenue from hotel, sales and property tax and digital display advertising revenue
- **When:** significant initial revenue expected within five years of development; major yearly revenue expected in year 11 as advertising revenue sharing starts

OCVibe | Projected city revenue from hotel, property and sales taxes upon significant leasing and operation

\$9.9M

Yearly city revenue from hotel, property and sales taxes plus city share of sign advertising revenue that starts in year 11

\$4.8M

Yearly city revenue from 15% hotel transient occupancy tax on two hotels with a combined 550 rooms

Arena Hotel	320 rooms
Meadow Hotel	230 rooms

\$3M

Yearly 20% city share of county property tax on apartments, retail and entertainment, offices and hotels

Apartments	\$1.2 million
Retail, entertainment	\$740,000
Offices	\$520,000
Hotels	\$480,000

\$1.4M

Yearly 1% city share of 7.75% state sales tax from shopping, dining, hotels and entertainment venues

Retail	\$630,000
Market Hall	\$410,000
Concert Hall	\$150,000
Restaurant row	\$110,000
Upscale restaurants	\$70,000
Hotels	\$50,000

Sign revenue

Anaheim would share in advertising revenue from "spectaculars" and other digital displays starting in year 11, with full sign revenue in prior years going to offset development and operational costs. Anaheim is estimated to see \$1.14 million in sign revenue in the first year of sharing.*

* Anaheim's first-year sign revenue is estimated at \$670,000 in 2022 dollars in the \$9.9 million yearly figure



OCVibe: management agreements

- **What:** agreements for management of city-owned Honda Center and Anaheim Regional Transportation Intermodal Center, or ARTIC
- **Honda Center:**
 - Expands Anaheim Arena’s management of Honda Center from 2048 to 2053 with four five-year extensions
 - Anaheim Arena responsible for operation, maintenance and investment
 - Anaheim Ducks commit to play home games at Honda Center through 2053 with four five-year extensions, continue to be known as “Anaheim Ducks”
 - Anaheim Arena responsible for paying debt issued through Anaheim Public Finance Authority
 - Once bonds are paid off, Anaheim shares 50 percent of any yearly arena revenue of more than \$6 million after expenses and investment
 - Anaheim continues to have a Honda Center suite available to charity and community groups
- **ARTIC:**
 - Expands management of ARTIC by ATMC LLC, an affiliate of Anaheim Arena, from 2048 to 2053 with four five-year extensions
 - ATMC responsible for operation, maintenance and investment
 - Continued operation as transit facility with retail and special events

2018 Honda Center Agreement

What: 2018 land sale and management agreement between the city of Anaheim and Anaheim Arena Management LLC, operator of Honda Center

Honda Center: 25-year agreement from 2023 through 2048, with five five-year extensions, for Anaheim Arena Management to continue managing, investing in arena

Original Honda Center agreement: Dec. 16, 1993, through June 14, 2023

Anaheim Ducks: committed to additional 25 years playing in Anaheim starting in 2023 with option for five five-year extensions

Parking lots: acquisition of 16 acres of city lots by Anaheim Arena for \$10.1 million

ARTIC: affiliate of Anaheim Arena took over running ARTIC in February 2019 through 2048 with five five-year extensions

Development: redevelopment of area around Honda Center and ARTIC required as part of sale of city-owned parking lots; resulted in OCVibe project



OCVibe: Process

- **Approved:** Oct. 4, 2022, by Anaheim City Council
- **Initial submittal to city:** June 23, 2020
- **Project application:** Nov. 23, 2020
- **Master site plan, development application:** April 5, 2022
- **City approvals:**
 - 20-year development agreement
 - Master site plan
 - Tentative tract map
 - General plan amendments
 - Platinum Triangle Master Land Use Plan amendments
 - Zoning map amendments
 - City relinquishing of part of Douglass Road
 - Addendum to Platinum Triangle environmental impact report
- **Community meetings:**
 - **July 12, 2022:** Phoenix Club
 - **Aug. 3, 2022:** Sunkist Gardens Mobile Home Park
- **Public hearings, briefings:**
 - **July 6, 2022:** Planning Commission workshop with overview presentation
 - **Sept. 13, 2022:** overview presentation for City Council
 - **Sept. 27, 2022:** City Council public hearing, initial approval
 - **Oct. 4, 2022:** final City Council approval
 - **Nov. 1, 2022:** City Council approves sale of 6.4 acres at north end of project site that will serve as employee parking
- **Construction:** groundbreaking in mid-2023, major completion by 2028 Olympic Games, when Honda Center hosts indoor Olympic volleyball



Platinum Triangle

- **What:** 820-acre district including Angel Stadium of Anaheim, Honda Center, City National Grove of Anaheim, the Anaheim Regional Transportation Intermodal Center as well as restaurants, shops, offices and a hotel
- **Significance:** OCVibe and related development fall under Anaheim's planning for the Platinum Triangle
- **Rezoning:** In 2004, the industrial area around Angel Stadium of Anaheim was rezoned for redevelopment with homes, dining, shops and other uses
- **Platinum Triangle plan:** a downtown built around sports with urban-style homes, restaurants, shopping, entertainment, offices and transit
- **Examples:**
 - Petco Park in San Diego
 - Golden 1 Center in Sacramento
 - L.A. Live in downtown Los Angeles
 - Globe Life Field in Arlington, Texas
- **Investment planned:** more than \$4 billion in condominiums, apartments, hotels, offices, shopping

By the Numbers

Platinum Triangle at buildout

- 26,000 residents
- 17,501 apartments and condominiums
- 13.5 million square feet of office space
- 4.8 million square feet of commercial, retail and hotel space

What's there today

- 9,000 residents
- 5,942 apartments, condos
- 1.9 million square feet of office space
- 669,902 square feet of retail, restaurants, other commercial space

Approved, planned or under construction

- 6,295 apartments, condos
- 2.7 million square feet of office
- 1.8 million square feet of retail, restaurants

Future development

- 5,264 apartments, condos
- 8.9 million square feet of office
- 2.3 million square feet of retail, restaurants, other commercial

Stadium District

- 5,175 apartments, condos
- 3.1 million square feet of office space
- 2.8 million square feet of retail, restaurants, other commercial