



FactSheet

DisneylandForward

- **What:** proposal introduced in 2021 to update where types of development can go and how they mix together on land Disney owns around its Anaheim theme parks
- **Why:** to allow for theme park attractions alongside hotels west of Disneyland and Disney California Adventure and alongside entertainment, shopping and dining to the southeast on what's now the Toy Story Parking Area
- **Net change:** no added development acreage, square footage or hotel rooms proposed; would shift already approved development amounts across land Disney owns
- **When:** development would take place over decades
- **Where:**
 - **The Anaheim Resort:** 1,100 acres including theme parks, Anaheim Convention Center, hotels, restaurants, shops and other businesses
 - **Disneyland Resort:** 490 acres of Disney properties in The Anaheim Resort
- **Who:**
 - **Walt Disney Parks and Resorts U.S. Inc.:** Walt Disney Co. unit responsible for theme parks and other operations, DisneylandForward proposal applicant
 - **City of Anaheim:** oversight of planning, zoning, development, review of DisneylandForward application





FactSheet

DisneylandForward

- **Current planning:**

- **Anaheim Resort Specific Plan**
Covers development in most of The Anaheim Resort, adopted in 1994
- **Disneyland Resort Specific Plan**
Covers development on 490 acres owned by Disney within The Anaheim Resort, adopted in 1993

- **Current zoning:** theme parks, hotels and parking in separate districts

- **What could change:** theme park attractions, hotels, shopping, dining and entertainment could mix with zoning changes and zoning overlays for theme parks and parking



- **Proposed changes:**

- **Theme park district**
Allows for a mix of theme park attractions, hotels and shops and restaurants and would expand from 292 acres to 389 acres, expanding from Disneyland and Disney California Adventure to the west side of Disneyland Drive from Magic Way to Katella Avenue, replacing an existing hotel district
- **Theme park overlay zoning**
Paradise Pier Hotel and part of the existing Toy Story Parking Area would see a theme park zoning overlay to allow for consistent theme park zoning throughout the areas
- **Parking overlay zoning**
An area east of Harbor Boulevard along Manchester Avenue would see a parking zoning overlay for the development of parking and for consistency with adjacent parking zoning

- **What would be built:** updated zoning could allow for new lands and attractions like those seen at Disney parks around the world, but specific lands, attractions, entertainment or other uses are not known yet; specific developments would be submitted and undergo separate city administrative review



FactSheet

DisneylandForward



Potential Eastern Parking Structure east of Harbor Boulevard

- Permitted development:** what's been built and approved to be built on Disney property in The Anaheim Resort and Disneyland Resort areas

	Permitted	Developed
Disneyland Park	3.5 million square feet	1.9 million square feet
Disney California Adventure	3 million square feet	1 million square feet
Hotels	5,600 rooms	1,992 rooms, 344 in development
▶ Meeting space	200,000 square feet	161,220 square feet
▶ Retail	300,000 square feet	159,549 square feet
Disneyland Resort administrative	475,000 square feet	305,430 square feet
Downtown Disney District	350,000 square feet	246,702 square feet
West Parking (Mickey & Friends, Pixar Pals)	16,700 spaces	16,298 spaces
East Parking (Pumbaa)	17,600 spaces	1,337 spaces
Toy Story Parking Area	3,936 hotel rooms; parking by permit	4,589 spaces



FactSheet

DisneylandForward

- **City review:**

- **Administrative:** Anaheim Planning and Building Department review with input from Public Works, Public Utilities, public safety, other departments
- **Anaheim Planning Commission:** considers and makes recommendations to City Council on general plan amendments, specific plan amendments, environmental review, other changes
- **Anaheim City Council:** considers general plan amendments, specific plan amendments, updated development agreement, bridges over streets, environmental analysis, other changes

- **City cost:** no cost beyond city staff time; Disney pays for most staff review

- **Timeline:**

- **Sept. 14, 2023:** draft environmental analysis released for 45-day review and comment through Oct. 30, 2023
- **Oct. 9, 2023:** Planning Commission workshop on draft environmental analysis
- **Early 2024:** Planning Commission workshop, hearing on Disneyland Forward
- **First-half 2024:** City Council workshop, hearing on Disneyland Forward

- **Considerations:**

- Amendments to Anaheim's general plan
- Zoning updates and overlays to allow theme park uses west of Disneyland Drive and southeast of Harbor Boulevard and Katella Avenue
- Parking zoning overlay along Manchester Avenue, Harbor and Ball Road
- Updates to 1996 development agreement between Anaheim, Disney
- Certification of a subsequent environmental impact report
- Amendment to structural height limitations in Anaheim Municipal Code
- Privatization of Magic Way, closure to vehicle traffic at Walnut Street
- Removal of planned extensions of Clementine Street from Katella Avenue to Orangewood Avenue and Gene Autry Way from Haster Street to Harbor Boulevard
- Agreement for at least one and up to three foot bridges over Harbor Boulevard and up to two foot bridges over Disneyland Drive



FactSheet

DisneylandForward: environmental analysis

- **What:** study of impacts of DisneylandForward proposal
- **When:** released Sept. 14, 2023, review and comment through Oct. 30, 2023
- **Why:** looks at development changes or additional impacts beyond those studied in prior environmental reports
- **Approach:** looks at hypothetical full buildout of all permitted development to prepare for full impact; actual development may not necessarily be full buildout
- **Type:** draft subsequent environmental impact review, expanding on prior studies
- **Prior environmental studies:**
 - **1993:** environmental impact report No. 311
 - **2012:** supplemental environmental impact report No. 340
- **Areas analyzed:** 16, including transportation, noise, aesthetics, air quality, cultural significance, public services, utilities and other areas, during both construction and operation
- **Summary:** 12 areas have less than significant impacts after mitigation, four have significant and unavoidable impacts, nearly all during construction
- **Mitigation:** measures to limit significant impacts to a less than significant level

Aesthetics

- Full architectural design, finishes and screening on all sides of theme park and other uses seen from neighborhoods, streets and other areas
- Setbacks using landscaping, walls, screens and other measures along property lines
- Screening of rooftop equipment, pipes and fixtures, service areas
- Analysis of shade and shadow impacts on neighboring areas



FactSheet

DisneylandForward: environmental analysis

- **Mitigation:** measures to limit significant impacts to a less than significant level

Noise

- Install noise barriers along Disney property lines
- Position buildings to minimize impacts to neighbors
- No aerial fireworks shows west of Disneyland Drive or southeast of Katella Avenue and Harbor Boulevard; some low-level fireworks lower than 50 feet allowed in compliance with city noise ordinance
- 200-foot setback to the center of an indoor thrill or family ride with a 30-foot-high building or other noise barrier
- 400-foot setback to the center of a family outdoor ride or smaller show with a 30-foot-high building or other noise barrier
- 550-foot setback from the center of an outdoor thrill ride 50 feet or higher or a parade or large show with a 30-foot-high building or other noise barrier

Transportation

- Eastern Parking Structure and transportation center east of Harbor Boulevard
- Up to three foot bridges over Harbor, up to two over Disneyland Drive
- Widening of Katella Avenue west and east of Harbor Boulevard
- Intersection improvements on Harbor Boulevard from Disney Way to Orangewood Avenue and at Anaheim Boulevard and Katella Avenue
- Crosswalk signal at Walnut Street and Magic Way
- Bike paths along Walnut Street, Disney Way, Clementine Street
- Bike lanes along Ball Road and Haster Street
- Bike parking as part of parking on the east side of Harbor Boulevard
- Transportation management plan encouraging ridesharing, bicycling, shuttles and other transit options

Construction

- Limited construction hours
- Noise monitoring
- No pile driving during construction of parking structures
- Barriers during construction and grading
- Watering, other dust control
- Street sweeping
- No truck idling



FactSheet

DisneylandForward: background

Disneyland Resort

- **What:** 490-acre collection of Disney properties within The Anaheim Resort
 - **Disneyland Park:** 100 acres, opened in 1955 as Walt Disney's original theme park
 - **Disney California Adventure Park:** 57 acres, opened as second Anaheim theme park in 2001
 - **Downtown Disney District:** 20 acres, opened 2001; 8,300-square-foot retail, restaurant building, outdoor event space in early construction
 - **Disney's Grand Californian Hotel & Spa:** 1,019 rooms, including 71 vacation club villas, opened 2001
 - **Disneyland Hotel:** 973 rooms, opened 1955; 344-room Disney Vacation Club tower opens Sept. 28, 2023
 - **Disney's Paradise Pier Hotel:** 481 rooms, opened 1984, leased by Disney in 1995, converting to Pixar Place Hotel in late 2023
 - **Mickey & Friends Parking Structure:** 9,791 spaces, six levels, opened 2001
 - **Pixar Pals Parking Structure:** 6,507 spaces, six levels, opened 2019



1990s Expansion

- **What:** \$1.95 billion investment by Walt Disney Parks and Resorts (\$1.4 billion) and the city of Anaheim (\$550 million)
 - Disney California Adventure Park
 - Disney's Grand Californian Hotel & Spa
 - Downtown Disney District
 - Disneyland Drive pedestrian bridge
 - Mickey & Friends Parking Structure
 - Anaheim Convention Center expansion
 - Extensive freeway and road improvements
 - Storm drains, sewer, water system and electrical improvements
 - Landscaping, gateway monuments, signs



DisneylandForward: background

Driving Hotel Revenue

Anaheim’s hotel revenue, the largest funding source for police, fire, libraries, community centers and city obligations, is tied to our theme parks. In a typical year, hotel revenue makes up half of our city’s revenue. Hotel revenue has grown with theme park expansions, except during national recessions. The 2020-21 coronavirus pandemic decimated revenue as the parks closed for 13 months, driving home their importance to Anaheim.

