

DisneylandForward
Project Description
March 25, 2021

To allow continued, long-term growth of The Disneyland Resort, Disneyland**Forward** (Project) will provide more flexibility as to location for permitted uses within The Disneyland Resort Specific Plan (DRSP) area and at Disney's properties within The Anaheim Resort Specific Plan (ARSP) area. The Project also will provide for streamlined future review of projects within The Disneyland Resort and at Disney's properties within the ARSP.

The Project will cover The Disneyland Resort, including the existing Theme Park, Hotel, Parking and Future Expansion Districts, as well as Disney's properties located at 1515 S. Manchester Avenue (currently used as the Manchester Cast Member Lot), 1585 S. Manchester Avenue (currently used as an office building), 1530 S. Harbor Boulevard (currently used as the Manchester Cast Member Lot), 1900 S. Harbor Boulevard (currently used as the Toy Story Parking Lot) and 333 W. Ball Road (currently used as the Harbor Cast Member Lot) and the Paradise Pier Hotel, all of which are located in the portion of The Anaheim Resort covered by the Commercial Recreation District (Development Area 1) of the Anaheim Resort Specific Plan area.

Currently, the DRSP, which was analyzed in The Disneyland Resort Environmental Impact Report (EIR No. 311), certified by the City of Anaheim in 1993, allows the following development within The Disneyland Resort:

- the development of up to 6,850,000 square feet of theme park uses, up to 1,000 hotel rooms, up to 350,000 square feet of retail entertainment uses, up to 475,000 square feet of administration buildings with up to 2,300 associated parking spaces, and up to 5,000 parking spaces for guests and cast members within the existing Theme Park District;
- the development of up to 5,600 hotel rooms, up to 300,000 square feet of retail/restaurant uses, up to 350,000 square feet of retail entertainment uses, up to 9,930 parking spaces, and up to 200,000 square feet of meeting rooms within the existing Hotel District;
- the development of up to 17,600 parking spaces in the East Parking Area and up to 16,700 parking spaces in the West Parking Area of the Parking District; and
- the development of up to 5,100 parking spaces in the existing Future Expansion District.

To date, Disney has used approximately 41 percent of the approved square footage for theme park uses in part due to the open-air nature of Disney's theme parks. The Project will allow Disney to move the unused portion of this approved square footage to the existing Hotel District, which will become part of the new Theme Park District of the DRSP, or the existing Future Expansion District, which will become the Southeast District of the DRSP. Under the Project, the new Theme Park District could be developed with up to 5,540,000 square feet of theme park uses and the new Southeast District could be developed with up to 390,000 square feet of theme park uses. Similarly, the Project will allow Disney to move the unused portion of the hotel room approvals from the existing Hotel District to the existing Theme Park District or the existing Future Expansion District. Under the Project, the new Theme Park District could be developed with up to 5,600 hotel rooms and the new Southeast District could be developed with up to 1,852

hotel rooms for a cumulative total of 5,600 hotel rooms in the DRSP. As part of the Project, Disney is not seeking additional square footage for theme park uses or retail entertainment uses or additional hotel rooms within The Disneyland Resort. Instead, the Project will allow Disney to move the existing approvals to other areas within the DRSP and ARSP.

Currently, the ARSP, which was most recently analyzed in Supplemental Environmental Impact Report No. 340 (SEIR No. 340), certified by the City of Anaheim in 2012 to support an amendment to the ARSP, allows Disney's properties mentioned above to be developed with up to 75 or 50 hotel rooms per gross acre with approval of a Final Site Plan. The Project will create a Theme Park East Overlay within the ARSP for the existing Toy Story Parking Lot and a Theme Park West Overlay within the ARSP for the existing Paradise Pier Hotel to allow the development of new theme park uses on these properties concurrently with the development of theme park uses on the existing Future Expansion District and the existing Hotel District of the DRSP. With the Project, up to 840,000 square feet of theme park uses could be developed within the Theme Park East Overlay and up to 80,000 square feet of theme park uses could be developed within the Theme Park West Overlay. Section 18.116.070 of the City of Anaheim Municipal Code currently allows the development of theme parks, entertainment venues, and transportation facilities on these properties with approval of a conditional use permit. The Project will create a Parking Overlay within the ARSP for Disney's properties located at 1515 S. Manchester Avenue, 1585 S. Manchester Avenue, 1530 S. Harbor Boulevard, and 333 W. Ball Road to allow development of parking and transportation facilities allowed under Section 18.114.080 for the East Parking Area of the Parking District of the DRSP and back-of-house uses allowed under Section 18.114.060 for the Theme Park District of the DRSP within these areas of the ARSP.

The Project will allow streamlined future review of projects analyzed as part of this Project. Building plans for projects that are developed in The Disneyland Resort or at Disney's properties in the ARSP consistent with the updated DRSP and the updated ARSP and associated zoning development standards will be submitted to the Planning and Building Department and will be reviewed for conformance with the specific plans and associated zoning standards.

The Project will require revisions to the Circulation Element of the City's General Plan and approval of an amendment to the Orange County Master Plan of Arterial Highways as the Project would remove from the Circulation Element of the City's General Plan the proposed future extensions of Clementine Street and Gene Autry Way through the Southeast District of the DRSP and the adjacent existing Toy Story Parking Lot in the ARSP. Under the Project, a pedestrian bridge also will be permitted over Harbor Boulevard.

The potential environmental impacts of the Project will be reviewed in a Subsequent Environmental Impact Report to EIR No. 311 (The Disneyland Resort) and SEIR No. 340 (The Anaheim Resort Specific Plan). The review will be limited to the impacts of the Project's proposed changes (moving previously approved and vested uses to other areas of the DRSP and ARSP) to The Disneyland Project, previously analyzed in certified EIR No. 311, and The Anaheim Resort Specific Plan Project, previously analyzed in certified SEIR No. 340.

The Project will require the following project actions, among others, from the City of Anaheim:

- certification of a Subsequent Environmental Impact Report to EIR No. 311 and SEIR No. 340 and adoption of a Mitigation Monitoring Program;
- approval of an amendment to the City of Anaheim General Plan;
- approval of an amendment to the DRSP and the DRSP Zoning and Development Standards;
- approval of an amendment to the ARSP and the ARSP Zoning and Development Standards, including approval of The Anaheim Resort Theme Park East Overlay, The Anaheim Resort Theme Park West Overlay, and The Anaheim Resort Parking District Overlay; and
- approval of an amendment to the Development Agreement between Walt Disney World Co. and the City.

The Project also will require the following action from the County of Orange:

- approval of an amendment to the Orange County Master Plan of Arterial Highways.