

Project Highlight



Anaheim Canyon Specific Plan

Anaheim is one of California's most populous cities. Covering 50 square miles, it is home to more than 348,000 residents, 124,000 private sector workers, and more than 2,950 City employees. Anaheim Canyon is located in the northern portion of the City, 25 miles southeast of downtown Los Angeles. Anaheim Canyon is crossed by a BNSF/Metrolink rail line and sits at the intersection of several major State Routes.

Anaheim Canyon has long been a commercial and industrial hub, first supporting Orange County's early 20th century agricultural industry. During the mid-late 20th century, Anaheim Canyon was home to the nation's defense and aerospace industries which, led by Boeing, once employed nearly 30,000 people there. The legacy of their work is innovation that still drives technology today, including data-processing systems, radar systems, general-purpose digital computing, and navigation systems for ships, submarines, missiles, aircraft and space vehicles.

While most of the aerospace and defense companies left Anaheim Canyon in the late 1990s and early 2000s as a result of economic competition and military reorganization, the area's freeway-convenient location and industrial footprint have attracted many new manufacturers. In addition, in 2012, Kaiser Permanente completed a \$245 million hospital in the heart of the area, joined in 2015 by the 1.35 million square foot Anaheim Concourse business park. The area now boasts almost 3,000 companies and 72,000 jobs, making it the second largest jobs center in the city. Despite this economic revival, the area empties out at night due to lack of housing, restaurants, and other amenities.

The Project

The *Anaheim Canyon Specific Plan* envisions a new sense of community in the area, centered around an urban village of apartments and condominiums, shops and restaurants, and the Metrolink commuter station. By providing workers with a convenient, vibrant place

to live, the City aims to foster a business environment attractive to a wide variety of industries while also encouraging sustainable development.

The overarching goals of the *Anaheim Canyon Specific Plan* are to:

1. Create a successful business climate with flexible regulations.
2. Help local businesses meet State and regional sustainability mandates.
3. Engage private stakeholders in creating new economic development strategies.
4. Create a comprehensive vision that is supported by business owners, property owners, and the greater community.
5. Improve the physical image of the public realm to help promote economic growth.



The Anaheim Canyon Metrolink Station provides a regional transit connection. Source: City of Anaheim, Planning and Building Department

The *Anaheim Canyon Specific Plan* will encourage new infill development by providing a package of incentives that attracts the local business community, thereby focusing well-planned and sustainable development in Anaheim's existing urban footprint. The Specific Plan will remove obstacles to the reuse of existing structures and underutilized properties through flexible, easy-to-use zoning standards. The plan also establishes a safe and accessible multimodal transportation network that accommodates vehicles, rail transit, pedestrians, and bicyclists. By encouraging the development of housing adjacent to where people work as well as alternative transit options, the Plan will reduce emissions from transportation and encourage a healthier community.

In order to expedite projects, the City also provided a Developer's Toolkit, a quick guide to the plan. It outlines the various development areas designated within Anaheim Canyon and the kind of businesses and operations permitted there. In addition, it prioritizes public projects, improvements, and investments to give investors a better understanding of the City's commitment and changes they can expect to see in the future. This attention to facilitating implementation is already bearing fruit, as the City has already received several development proposals consistent with the Specific Plan, including a proposal to develop a substantial mixed-use project adjacent to the Metrolink station.

Local/Regional Connection

A number of strategies applicable to the *Anaheim Canyon Specific Plan* were included in the *Orange County Sustainable Communities Strategy*. Specific Measures in the Specific Plan operationalize the *Sustainable Communities Strategy's* aims for housing, transportation, jobs, and open space conservation.

Agency Collaboration for Action

The City of Anaheim collaborated extensively with other agencies for the development and implementation of the Specific Plan, particularly the The Orange County Water District, the largest landowner in Anaheim Canyon. The City also worked closely with the Orange County Transportation Authority, the California Department of Transportation, and the Orange County Flood Control District. As a result, collaborative innovations occurred, such as the decision to use existing Orange County Water District detention basins as recreational facilities.



Locally-Driven Solutions

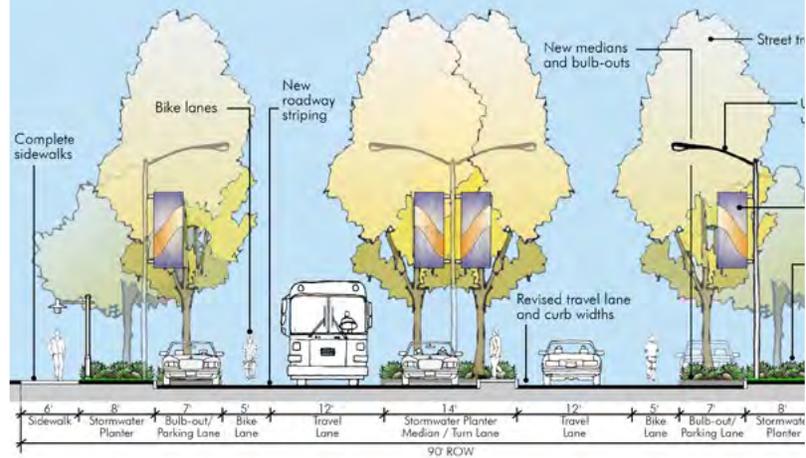
- Repurposing industrial and manufacturing uses to housing uses to reflect new sustainability goals and worker preferences for reduced commutes.
- Developing new housing opportunities near the Metrolink station in order to better balance housing/transit access with jobs in the area.

New housing developments will ease worker commutes. Source: City of Anaheim, Planning and Building Department

Effective Community Engagement

Development of the plan included a broad community-based process that engaged local business and property-owners, partner agency staff, elected and appointed officials, and the local workforce. Early community engagement in the planning process began with the existing Anaheim Canyon Advisory Group, which previously provided input on economic development initiatives. The City was able to leverage this existing stakeholder group—comprised of local business owners and operators, developers, real estate professionals and community members—to gather input on the issues and opportunities facing Anaheim Canyon. By utilizing an existing network of community members, the City was able to benefit from the investment of time that committee members had already made in understanding the issues facing Anaheim Canyon and work with them to make a difference for the future.

In addition to the work of the Advisory Group, the City conducted a detailed survey, held a large community workshop, created a website, and held meetings with elected and appointed officials. The “amenities survey” asked what specific types of amenities stakeholders in Anaheim Canyon thought should be added or expanded in the area. It was distributed at the Community Workshop, at the Anaheim Canyon Metrolink Station, and local restaurants in order to broaden the scope of outreach.



Sustainable Benefits for California

Implementation of the *Anaheim Canyon Specific Plan* will help to advance many of California’s sustainability objectives, particularly in the areas of:

- Economic Prosperity
- Housing affordability
- Improved infrastructure systems
- Infill and compact development
- Reduced automobile usage and fuel consumption
- Reduced greenhouse gas emissions
- Revitalized urban and community centers

For More Information

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Above: Incorporating Complete Streets and Green Streets features will offer a more sustainable environment that expands mobility and access at the human scale. Below, left to right: Major employers such as Kaiser Permanente provide high quality jobs in Anaheim Canyon. Community members and area stakeholders provided feedback during a Community Workshop. Installing off-road bicycle amenities will broaden bicycle and pedestrian connectivity. Source: City of Anaheim, Planning and Building Department

