

## Appendix C      Buildout Methodology Memorandum

## Appendices

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## GENERAL PLAN BUILDOUT METHODOLOGY

This document outlines the methodology used to establish the development projections for the City of Anaheim’s General Plan Focused Update, Traffic Model (ATAM), and technical studies in support of the Draft Program Environmental Impact Report (Draft PEIR). The Existing, No-Project (current plan) and Proposed Plan buildouts were also used for analyzing potential impacts in the Draft PEIR and will be used for evaluating future project consistency with the buildout to facilitate CEAQ streamlining and ensure infrastructure and services continue to be adequately sized, planned, and funded for the City. Part 1 establishes the methodology for estimating existing land use conditions; Part 2 documents the assumptions applied to estimate buildout of the No Project/Current General Plan (2004); Part 3 presents the projected estimates resulting from changes to the Land Use Plan which include the 2021-2029 “6<sup>th</sup> Cycle” Housing Element, alignment of mixed-use designations, and the Center City Corridors (C3) planning project, collectively “proposed project”. This document is also a general reference for City staff, elected officials, and the public.

### **PART 1: EXISTING CONDITIONS**

The City provided baseline existing land use data by traffic analysis zone (TAZ) informed by Orange County Projections (OCP) from the Center for Demographic Research at Cal State Fullerton (2022). PlaceWorks spot checked non-residential square feet and where needed and further refined special areas, such as the Anaheim Resort, using the Census’s Longitudinal Employer-Household Dynamics. For the final existing conditions buildout see Table 3-1, *Existing Conditions Land Use Summary*, of the Draft PEIR.

### **PART 2: 2004 GENERAL PLAN (NO PROJECT ALTERNATIVE)**

PlaceWorks was the lead consultant for the 2004 General Plan update. Using the information documented in the City’s 2004 adopted and amended General Plan (including the 2013 housing opportunity sites Supplemental EIR) the buildout was recreated and realigned with the new Anaheim Traffic Analysis Model (ATAM) Traffic Analysis Zone (TAZ) boundaries. This effort incorporated changes made since 2004, such as recently entitled Specific Plans and Special Density areas. These properties were built out at their approved densities and maximum floor area using the same information that was analyzed in the accompanying EIR for each Plan.

The majority of the City is not anticipated to redevelop or otherwise change during the planning horizon. Therefore, the residential and non-residential figures were carried forward from the OCP existing conditions dataset for these areas. For “proposed project sites” identified in Part 3 below, the buildout assumptions included in the 2004 General Plan were applied. For the final No Project buildout see Table 3-2, *Current Anaheim General Plan Buildout (No Project) Land Use Summary*, of the Draft PEIR.

To estimate the total number of residential units on the “proposed project sites,” each site’s acreage is multiplied by the probable development density (number of units per acre) for the site’s respective land use designation. To estimate total population, the number of housing units is multiplied by the average number of persons per household.

Estimating the non-residential building square footage and associated employment follows a similar process. Each site’s acreage is multiplied by 43,560 square feet (equal to 1 acre) to calculate the site size in square feet. The site square footage is then multiplied by the probable development floor area ratio (FAR) for the site’s respective land use designation to estimate the amount of building square footage. Total

employment is estimated by dividing the building square footage by an average amount of building square footage per employee.

### **PART 3: GENERAL PLAN UPDATE**

For the future buildout scenario PlaceWorks used a TAZ-based approach to align with the citywide traffic model, applying probable development densities and intensities, by land use designation, to properties identified as “proposed project sites.” Population and employment factors were then applied to estimate the city’s future buildout in 2045. For the final Proposed Project buildout see Table 3-6, *Proposed Project Buildout*, of the Draft EIR.

The buildout employed multiple methods to estimate population and employment depending on the following scenarios/conditions:

- 6<sup>th</sup> Cycle Housing Element Sites were evaluated with the assumptions identified in the HE Update. Additional sites identified for general plan amendments as part of the Center City Corridor “C3” plan and not identified in the Housing Element were incorporated as described in the Plan.
- The recent amendment to Platinum Triangle for the OCvibe project area was assumed to build out consistent with the associated environmental document.
- All other Specific Plan, Special Use, or Overlay areas other than the Platinum Triangle, were built out using the corresponding assumptions from the applicable Plan and/or EIR. These areas were then reduced by a factor of 25 percent, to adjust for likely development by 2045.
- For mixed-use “proposed project sites” in other areas of the city, residential units and non-residential square footage were estimated using the respective General Plan designation buildout assumptions, as identified in Table 2. These areas were then reduced by a factor of 25 percent, to adjust for likely development by 2045.
- Consistent with Part 2, the majority of the city is not anticipated to redevelop or otherwise change during the planning period. Therefore, the OCP data for residential and non-residential buildout was carried through for the remainder of the city.
- ADUs and SB9 sites were included consistent with the Housing Element assumptions; if no policy or geographical assumptions were provided by the city or identified in the HE, these units were proportionally distributed across single family parcels throughout the TAZs. While ADUs are allowed on multifamily properties, this methodology assumed that these units are more likely to be built in single family areas.

Total population was estimated using 3.3 persons per household and a vacancy rate of 4.7 percent consistent with the city’s 2021-2029 Housing Element. For the residential component of mixed-use properties, 1.5 persons per household was used, consistent with the 2004 General Plan assumptions. Residential buildout assumptions are listed in Table 3 below. Employment generation per square foot was estimated using the factors in Table 4.

### **ALIGNMENT WITH ATAM**

PlaceWorks worked with Fehr and Peers to align residential and non-residential uses with the appropriate variables analyzed in ATAM, for each TAZ. This included aggregating data to employment groups such as Retail, Service and Other. Additional non-residential trip generating categories included primary and secondary schools and university enrollment. Residential variables include population, households, population density and median income. These categories are provided in Table 5.

**Table 1. No Project Residential Buildout Factors**

<b>Residential Land Use Designations</b>	<b>Probable Density</b>	<b>Persons Per Household</b>
<b><i>Residential Single Family and Multi Family</i></b>		
Estate (0-1.5 du/ac)	1.0	3.3
Low Density (0-6.5 du/ac)	4.0	3.3
Hillside Low-Medium Density (0-6.0 du/ac)	5.0	3.3
Low-Medium Density (0-18.0 du/ac)	13.0	3.3
Mid Density (0-27.0 du/ac)	23.0	3.3
Medium Density (0-36.0 du/ac)	24.0	3.3
Corridor Residential (0-13.0 du/ac)	13.0	3.3
Specific Plans/ Special Density Areas <sup>1</sup>	N/A	3.3
<b><i>Mixed-Use<sup>2</sup></i></b>		
Mixed-Use Mid (0-27 du/ac)	7.0	1.5
Mixed-Use Medium (0-36 du/ac)	13.0	1.5
Mixed-Use High (0-60 du/ac)	24.0	1.5
Mixed-Use Urban Core (0-100 du/ac)	40.0	1.5
NOTES:		
<sup>1</sup> Specific Plans and Special Planning Areas, including OC/Vibe per assumptions from the respective Plan or EIR.		
<sup>2</sup> Mixed-use designations were calculated as both 100% residential and 100% non-residential.		
<sup>3</sup> A tailored estimate of Persons Per Household will be calculated using Census data for Mixed-Use designations.		

**Table 2. No Project Non-Residential Buildout Factors**

<b>Non-Residential Land Uses and Floor Area Ratios</b>	<b>Probable FAR</b>	<b>SF/Emp. (Emp./AC)</b>
<b><i>Commercial</i></b>		
Neighborhood Center (0.3-0.5 FAR)	0.35	400
Regional Commercial 0.3-0.75 FAR)	0.40	400
General Commercial 0.3-0.75 FAR)	0.30	400
Tourist-Entertainment (0.25-1.5 FAR)	*	*
Office-Low (0.4-0.5 FAR)	0.40	285
Office-High (0.5-2.0 FAR)	1.0	285
<b><i>Industrial</i></b>		
Industrial (0.25-0.75 FAR)	0.35	700
<b><i>Mixed Use</i></b>		
Mixed-Use Mid (0-0.10 FAR)	0.05	200
Mixed-Use Medium (0.10-0.35 FAR)	0.35	285
Mixed-Use High (0.10-0.35 FAR)	0.35	300

Mixed-Use Urban Core (0.00-3.0 FAR)	Per PTMU See Table LU-6	
Non-Residential Mixed-Use (1.50-3.0 FAR)	Per Specific Plan	
<b>Institutional</b>		
Hospitals	Will obtain from state data ( <a href="http://www.hcai.ca.gov">www.hcai.ca.gov</a> )	
<b>Schools</b>		
Schools	Will obtain from School District and Community College District ( <a href="https://dq.cde.ca.gov/dataquest/">https://dq.cde.ca.gov/dataquest/</a> )	
<b>Open Space</b>		
Golf Courses	N/A	0.5
Parks (0-0.10 FAR)	N/A	0.1
Open Space (0-0.10 FAR)	N/A	0.0
Open Space-Water (0-0.10 FAR)	N/A	0.0
NOTES:		
1. Anaheim Resort per Disneyland projections and the Anaheim Resort and Hotel Circle Specific Plans. <a href="http://www.anaheim.net/DocumentCenter/View/40211/Notice-of-Preparation--Initial-Study">www.anaheim.net/DocumentCenter/View/40211/Notice-of-Preparation--Initial-Study</a>		

Table 3. Proposed Project Residential Buildout Factors

Residential Land Use Designations	Probable Density	Persons Per Household
<b>Residential Single Family and Multi Family</b>		
Estate (0-1.5 du/ac)	1.0	3.3
Low Density (0-6.5 du/ac)	4.0	3.3
Hillside Low-Medium Density (0-6.0 du/ac)	5.0	3.3
Low-Medium Density (0-18.0 du/ac)	13.0	3.3
Mid Density (0-27.0 du/ac)	23.0	3.3
Medium Density (0-36.0 du/ac)	24.0	3.3
Corridor Residential (0-13.0 du/ac)	13.0	3.3
Specific Plans/ Special Density Areas <sup>1</sup>	N/A	3.3
<b>Mixed-Use<sup>2</sup></b>		
Mixed-Use Corridor (0-6.5 du/ac)	4.0	1.5
Mixed-Use Mid (0-27 du/ac)	7.0	1.5
Mixed-Use Industrial (0-30 du/ac)	10.0	1.5
Mixed-Use Low Medium (0-18 du/ac)	13.0	1.5
Mixed-Use Medium (0-36 du/ac)	13.0	1.5
Mixed-Use High (0-60 du/ac)	24.0	1.5
Mixed-Use Urban Core (0-100 du/ac)	40.0	1.5
NOTES:		
<sup>1</sup> Specific Plans and Special Planning Areas, including OCVibe) per assumptions from the respective Plan or EIR.		

<sup>2</sup> Mixed-use designations were calculated as both 100% residential and 100% non-residential.

<sup>3</sup> A tailored estimate of Persons Per Household will be calculated using Census data for Mixed-Use designations.

**Table 4. Proposed Project Non-Residential Buildout Factors**

<b>Non-Residential Land Uses and Floor Area Ratios</b>	<b>Probable FAR</b>	<b>SF/Emp. (Emp./AC)</b>
<b>Commercial</b>		
Neighborhood Center (0.3-0.5 FAR)	0.35	400
Regional Commercial 0.3-0.75 FAR)	0.40	400
General Commercial 0.3-0.75 FAR)	0.30	400
Tourist-Entertainment (0.25-1.5 FAR)	*	*
Office-Low (0.4-0.5 FAR)	0.40	285
Office-High (0.5-2.0 FAR)	1.0	285
<b>Industrial</b>		
Industrial (0.25-0.75 FAR)	0.35	700
<b>Mixed Use<sup>2</sup></b>		
Mixed-Use Corridor (0-0.5 FAR)	0.35	300
Mixed-Use Mid (0-0.10 FAR)	0.10	200
Mixed-Use Industrial (0-1.0 FAR)	1.0	600
Mixed-Use Low Medium (0-0.35 FAR)	0.35	285
Mixed-Use Medium (0.10-0.35 FAR)	0.35	285
Mixed-Use High (0.10-0.35 FAR)	0.35	300
Mixed-Use Urban Core (0.00-3.0 FAR)	Per PTMU See Table LU-6	
Non-Residential Mixed-Use (1.50-3.0 FAR)	Per Specific Plan	
<b>Institutional</b>		
Hospitals	Will obtain from state data ( <a href="http://www.hcai.ca.gov">www.hcai.ca.gov</a> )	
<b>Schools</b>		
Schools	Will obtain from School District and Community College District ( <a href="https://dq.cde.ca.gov/dataquest/">https://dq.cde.ca.gov/dataquest/</a> )	
<b>Open Space</b>		
Golf Courses	N/A	0.5
Parks (0-0.10 FAR)	N/A	0.1
Open Space (0-0.10 FAR)	N/A	0.0
Open Space-Water (0-0.10 FAR)	N/A	0.0
NOTES:		
1. Anaheim Resort per Disneyland projections and the Anaheim Resort and Hotel Circle Specific Plans. <a href="http://www.anaheim.net/DocumentCenter/View/40211/Notice-of-Preparation--Initial-Study">www.anaheim.net/DocumentCenter/View/40211/Notice-of-Preparation--Initial-Study</a>		

**Table 5 ATAM Categories**

ATAM Data Category	Full Name
TOT_POP	Total population
HH_POP	Population in households
EMP_POP	Employed resident population
TOT_HH	Total number of households
MDN_INC	Average median income
RET_EMP	Number of jobs within the retail sector
SVC_EMP	Number of jobs within the service sector
BAS_EMP	Total of all other jobs not considered Retail or Service
SCH_ENR	K-12 School Enrollment
UNIV_ENR	University Enrollment
ACREAGE	Total Acreage
POPDEN	Population Density