



PRIME REAL ESTATE: The National Football League has its eye on land around Angel Stadium, but Anaheim officials are tired of waiting for an offer.

FILE PHOTO: MARK RIGHTMIRE, THE ORANGE COUNTY REGISTER

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Destined for development

Anaheim officials are pondering possibilities for the region around Angel Stadium, if the NFL doesn't come.

By SARAH TULLY
The Orange County Register

ANAHEIM – A river walk winding around Angel Stadium. A monorail carrying passengers through a downtown-like area. Fans watching games from high-rise rooms. Those are among the concepts proposed by five developers for the land near Angel Stadium.

On Wednesday, the city disclosed plans that developers submitted for a 51.4-acre plot that is now home to The Grove theater, the Anaheim train station and stadium parking. The National Football League also has its eye on the land. While the city remains open to a football stadium there, talks have stalled since the league owners' October meeting.

Four developers are leaving open the option for an NFL stadium.

Developers who want to build homes would have to negotiate with the Angels, whose lease bans residences on the land. Lennar Corp. submitted options with or without homes, while SunCal won't build a project without housing.

The City Council, which first reviewed the plans Tuesday, will next discuss the ideas in January. "Now that we've seen the actual proposals, suggesting what we can do to the land, it's quite interesting," Councilwoman Lorri Galloway said.



Windstar Communities

As the first developer to complete a condo project in the Platinum Triangle, Windstar Communities wants to continue building next to Angel Stadium.

The developer is offering four options, two of which could incorporate an NFL stadium. One option is pictured above.

With the Santa Ana River nearby, Windstar hopes to stream in water to meander alongside an esplanade, including shops, bars and residences. High-rise condos would have a view into stadiums at the Waterside at the Platinum Triangle project.

A "people mover" or monorail would carry visitors to the stadiums from the planned ARTIC transportation hub, with the monorail continuing to the Anaheim Convention Center and Disneyland Resort.

SunCal



① Residential

② Areas of open space

SunCal

SunCal would plot out three districts: residential, financial/business and retail/entertainment. The developer would be interested in the project only if it could build residences, now banned under the Angels lease.

All concepts would be integrated with links to the ARTIC transportation hub, using a public esplanade and walkways to also connect with the A-Town project to the west.

Homes, including affordable units, would sit atop coffee shops and newsstands and around park space.

In the financial district, high-rise offices would create a skyline behind the home-run fence of Angel Stadium. A day-care center and health club would be included.

Lennar



- ① Pedestrian promenade and bridge
- ② Office park
- ③ Public park
- ④ Entertainment/retail street

Lennar Corp.

Lennar Corp. would connect its under-construction development – A-Town, the Platinum Triangle's largest project – using a bridge and a main pedestrian-friendly street to the stadium area under its proposal.

The company poses two options: one that would include residences and another without, given the Angels lease restrictions.

Under one plan, three towers, workforce housing and lofts would be built, as well as a mixed hotel and residential building.

Mid-rise offices would line Katella Avenue and cluster around a plaza, also giving easy access to train stations.

A street of lifestyle shops, entertainment and outdoor cafes would draw visitors when baseball is away.

Hicks Holdings



- ① Retail
- ② Ground-floor retail with offices above
- ③ Office space

Hicks, RTKL, Cousins

One plan teams two companies with sports-project experience with a major retail and office developer: Hicks Holdings, RTKL and Cousins Properties.

Hicks Holdings is run by Tom Hicks, the Texas Rangers owner who personally knows Angels owner Arte Moreno. Hicks has discussed plans with Moreno, who would have to agree to parts of projects. "No developer the city is considering can negotiate more effectively with the Angels than can Hicks Holdings," the proposal letter states.

The mixed-use destination project would connect Angel Stadium with the existing train station, preserving the view from the stadium and a fireworks landing area. Gene Autry Way would remain the main esplanade.

Archstone Smith

Katella Ave.



- ① Grand Plaza
- ② Promenade with art and sculptures
- ③ Sports training facility
- ④ Mass transit

Archstone-Smith, Hines

The Archstone-Smith and Hines project, called Five-Seven Centrum, would incorporate elements such as a botanical garden, affordable apartments and upscale stores.

Archstone-Smith already is building an 884-unit apartment complex nearby, straddling the Platinum Triangle in Anaheim and Orange.

Art and exhibition space would provide overflow space for conventions inside two hotels, including one boutique structure, like a W Hotel or Mandarin Oriental. A Times Square-like plaza is planned.

A "Grand Plaza" would host farmers markets and outdoor movies. All buildings would have eco-effective designs. The development could draw 8.4 million to 11.5 million visitors a year, creating up to 58,000 jobs, backers say.

Stadium land timeline

1995: Rams leave Anaheim the same year the Raiders leave the Coliseum.

Summer 2004: NFL approaches Anaheim about bringing a team to the city. Four cities were competing at the time.

March 2005: Anaheim officials threaten to pull their offer if the NFL waits too long.

May 23: NFL owners decide to spend up to \$10 million on further exploration of Anaheim and Los Angeles as potential sites.

May 31: Anaheim's deadline for the NFL to make a decision. City officials decide to consider other developments for the site, while still talking to the NFL.

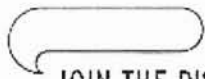
June: NFL officials meet with business leaders in Los Angeles and Orange County.

Aug. 31: Deadline for developers to turn in alternative ideas for the land.

October: NFL owners meet, but set no time frame for choosing a site as costs soar.

Tuesday: City Council reviewed developers' proposals.

March 2007: NFL owners' next meeting is scheduled.



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