

A map of the Santa Ana Riverwalk area in Orange, California. The map shows a network of streets including E Wagner Ave, E Ball Rd, E Cerritos Ave, E Katella Ave, and E Orangewood Ave. Major roads like S State College Blvd, S Lewis St, and the Orange Freeway (SR 57) are also visible. The Santa Ana River is highlighted in green, flowing through the area. The text "SANTA ANA RIVERWALK" is prominently displayed in green, with the event details in black text below it.

SANTA ANA RIVERWALK

TECHNICAL ASSISTANCE PANEL

URBAN LAND INSTITUTE

OCTOBER 24 & 25, 2019



Urban Land
Institute

Orange County/
Inland Empire

TECHNICAL ASSISTANCE PANEL

Oct. 24-25, 2019

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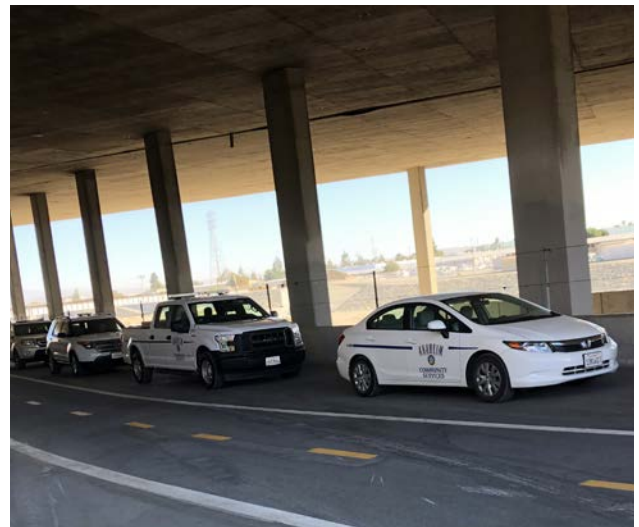
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"The TAP experience is humbling and inspiring. Working with a group of the industry's best in a compressed time-frame, all with the same expectation of producing an innovative launching point, you start out by shaking people's hands at the beginning of day one and leave on day two giving out high fives. A hard day's work, but couldn't be more worth it."

- Julia Malisos, TAP Co-Chair



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ABOUT ULI

ULI is the oldest and largest network of cross-disciplinary real estate and land use experts in the world. Founded in 1936, ULI now has more than 42,000 members in 81 countries. ULI's mission statement is:

"The Urban Land Institute provides leadership in the responsible use of land and in creating and sustaining thriving communities worldwide."

The Orange County Inland/Empire District Council is comprised of 95 cities and spans three counties in Southern California. With more than 1,000 members, ULI OC/IE is the 13th largest District Council worldwide. ULI OC/IE carries forth the ULI mission by serving the Orange County and Inland Empire region with pragmatic land use expertise and education.



ABOUT TAPS

TAPs, Technical Assistance Panels, are part of the ULI Advisory Services program. TAPs are run and implemented by the ULI District Councils. Panelists for these two-day work sessions are selected from the District Council's membership to address land use challenges that require local knowledge. Seasoned professionals volunteer their time, talent and expertise to objectively complete a scope of work that is defined by the sponsoring organization. The recommendations of the TAP often build upon the organization's or community's existing accomplishments.

"Panelists for these one- to two-day work sessions are selected from the District Council's membership to address land use challenges that require local knowledge."



INTRODUCTION

With an eye on revitalizing a portion of the Santa Ana River Corridor, the City of Anaheim contracted with the Urban Land Institute (ULI) of Orange County/Inland Empire to identify opportunities and constraints of a riverwalk project. A ULI Technical Assistance Panel (TAP) was assigned to engage stakeholders and examine the viability of creating a vibrant public realm that could:

Catalyze economic development,

Provide public recreation, and

Enhance the aesthetics and ecology of the region.

The 400-acre site is anchored by the Honda Center, home of the Anaheim Ducks; Angel Stadium, home of the Los Angeles Angels of Anaheim; and ARTIC, the Anaheim Regional Transportation Intermodal Center. The study area is the Santa Ana River Corridor bordered by approximately Ball Road on the north, Orangewood Avenue on the south, the 57 Freeway and Angel Stadium site on the west, and the City of Orange on the east. The site connects with Anaheim Coves, a 24 acre park which includes a 2.5 mile bike trail, running track, native landscaping and a children's nature garden.

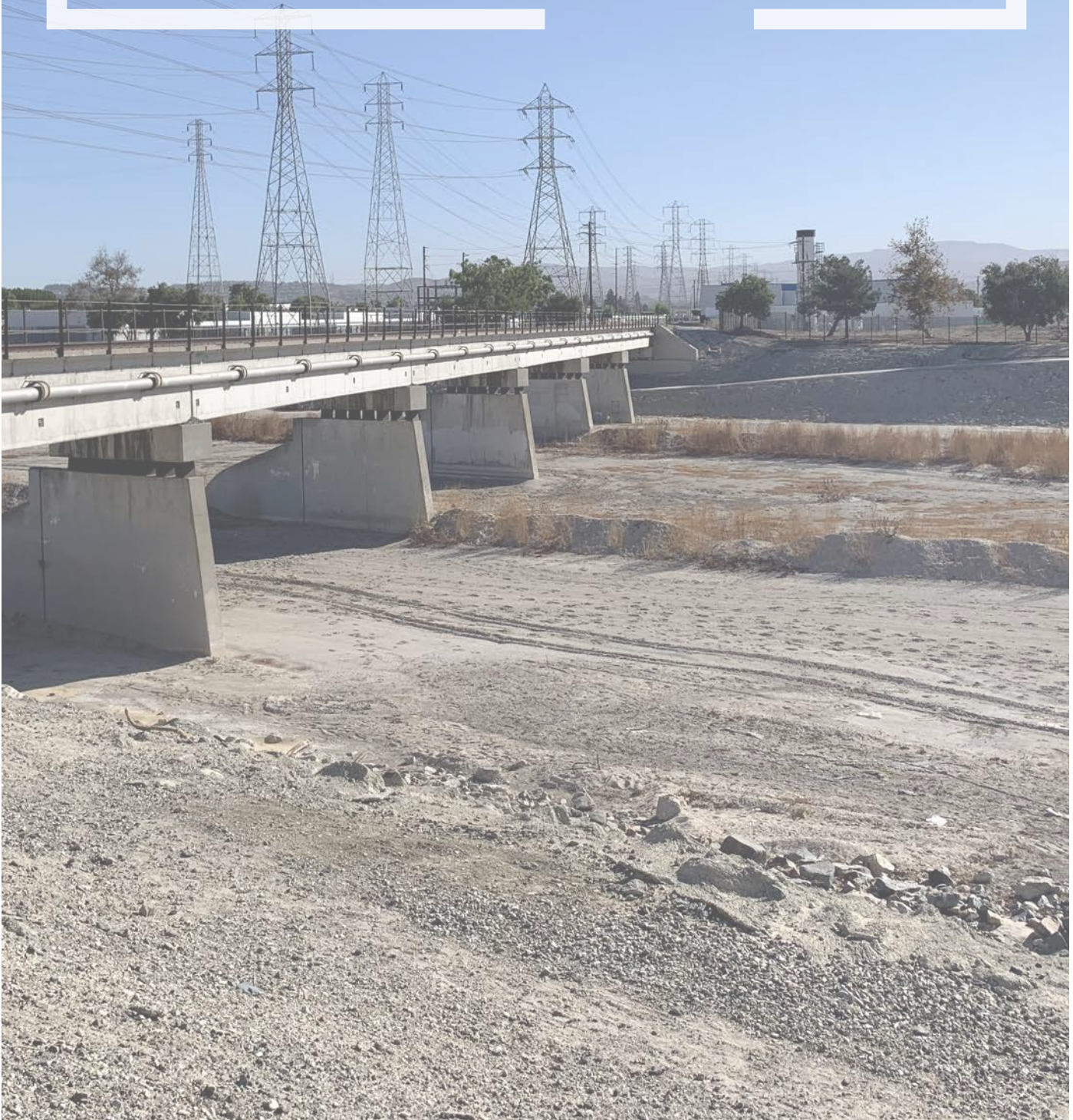
The City of Anaheim, the Santa Ana River Conservancy and other public agencies recognize that this corridor has potential to be a primary connective open space uniting the Southern California region and likely attracting a wider audience.

The TAP was conducted Oct. 24-25, 2019 and included a site visit, stakeholder interviews, SWOT Analysis, strategy discussions and creation of design concepts. The TAP consisted of a civil engineer, developer, landscape architect, market analyst, public agency expert, two planners and two urban designers.



"The river corridor is a resource that should provide equitable recreational, educational and health benefits to all residents and visitors along its length and inspire sustained stewardship of the resource."

– Santa Ana River Parkway & Open Space Plan



Several events leading up to the TAP posed significant uncertainties regarding the future of the site:

- The Angels were renegotiating their lease with the City of Anaheim.
- Ducks owners Henry and Susan Samueli purchased more than 100 acres of property surrounding the Honda Center, including the Ball Road Basin that runs parallel to the Santa Ana River. Plans had not yet been announced.
- Representatives of both teams stated they were in favor of improvements that would create green space and water features.
- The former homeless encampment along the river resulted in a legal settlement that prevents reoccurrence of such encampments.

Currently, the major functions of the river are flood control and water replenishment to the underground aquifer. The riverbed is dry most times of the year, creating a visually unappealing basin that is subject to dusty wind conditions and noise from nearby roadways.



VISIONING

The panelists agreed that the site's large size and location present an opportunity to develop a central park that connects Orange County residents and visitors through nature, recreation, entertainment, dining, shopping, mobility and sports. Formation of a river district could be a catalyst for development of housing, retail and other uses.

The TAP also agreed that the success of a central gathering place in the county depends on the participation of neighborhood residents; therefore, the panelists recommended high-density mixed-use development including thousands of housing units. New housing could also help meet state requirements to build more units for projected population growth.

Formulating a vision for a river district was prefaced with the question: "What is the highest and best use of the site?" And: "How do you make the river an asset?" Both the Angels and Ducks representatives said that the river in its current state detracts from their businesses, and if the riverfront is not improved, they could be forced to turn their backs on the river – meaning future development likely would have views facing away from the river.

Anaheim Parks Manager Pamela Galera, who coordinated the TAP, told the panel that the city's history is closely linked to the river. Anaheim is German for Ana's home, named by the immigrants who founded the city. She commented, "The dreamers say water." The TAP also heard from Anaheim City Manager Chris Zapata, who said, "Cities that don't have open space – green space – don't have souls." He asked the panelists for a grand vision that connects the city's neighborhoods with safe recreation.

The TAP produced these three guiding principles:



EXISTING CONDITIONS

The panelists conducted an analysis of existing conditions to determine where the opportunities and constraints are located. They presented these at the TAP Presentation to help explain how the proposed recommendations were generated.





BENEFITS

Greening, connecting and activating the river corridor present numerous opportunities to beautify and invigorate the space while improving public health through recreation and experiencing nature. The panelists cited examples of public parks that are popular and safe because they are occupied during the day – by workers, diners and shoppers – as well as evening -- by residents and visitors attending events or simply enjoying the outdoors. Green spaces improve air quality, cultivate habitat for wildlife, provide vegetative buffers to development, connect people and enhance community identity. The river corridor offers an opportunity to connect the cities of Anaheim and Orange through pedestrian bridges or other pathways.

Parks also create value by stimulating economic development on adjacent properties. Mixed-use development surrounding the Honda Center and Angels Stadium would generate revenues in property taxes, sales taxes and various fees. The attraction of new residents, shoppers and visitors would stimulate economic activity supporting local businesses and jobs. “The arts and entertainment industry already represents the core strength of the local economy,” said market analyst Dima Galkin. “Pursuing a vision for this portion of the river which capitalizes on that strength would be a smart approach.” The panelists said funding for improvements could be secured through the formation of a Tax Increment Financing (TIF) District or Community Improvement Designation (CID).

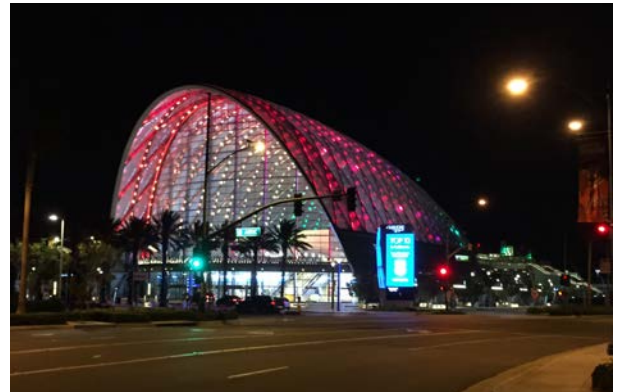
CONSIDERATIONS

Stakeholder feedback emphasized three priorities for transforming the Santa Ana River corridor:

- Development should not interfere with the two major roles of the river:
 1. Protecting the public from flooding, and
 2. Replenishing the aquifer in order to ensure supplies for drinking water.
- Greening of the site is needed to catalyze economic development around the two sports venues.
- Public health and safety must be top of mind when plans are being formulated.

Additionally, the TAP placed a high priority on improving mobility along the river corridor and finding ways to increase ridership at ARTIC, the Anaheim Regional Transportation Intermodal Center. Pathways could be added for autonomous electric shuttles, trolley cars, monorails or FRAN (Free Rides Around the Neighborhood), which is an Uber-like app currently available to people visiting downtown Anaheim and the Anaheim Packing District.

The panelists praised the public water agencies managing the river, citing that water is being used for multiple benefits. Because water is a precious resource in California, it should not be used only for aesthetic benefits. Urban designer Jason Ficht said, “The success of this space should not be dependent on water.” Greening the riverfront using native plants would create an inviting public park and demonstrate responsible use of water.



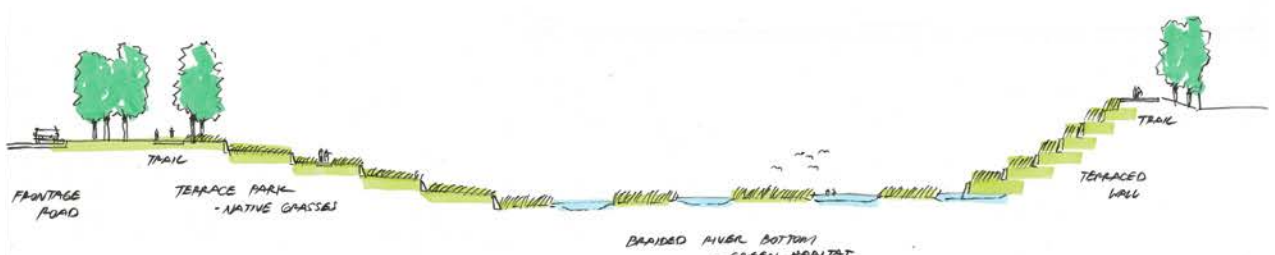
RECOMMENDATIONS

The panelists originally visualized six concepts for the Santa Ana Riverwalk. One of the designs, dubbed “Big Blue,” explored using inflatable dams to create an open body of water in a section of the river. This concept’s challenges are regulatory hurdles and sourcing of the water. One possibility is a joint use project coordinated by the flood control and water agencies. Civil engineer Jeff Minch explained, “A joint use project could provide a water source for water features that are also used to recharge the groundwater aquifer.”

The TAP narrowed down the concepts to three alternatives:

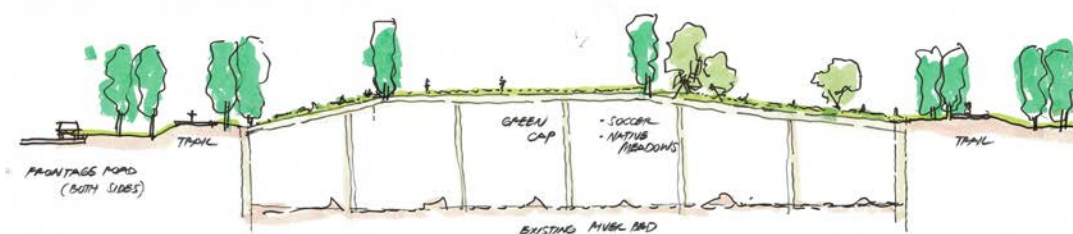


1. **"BIG NATURE"** – Also called "Little Water," this plan would use small dams to channel a limited flow of water in the river – enough to create a home for wildlife, fish, birds, and native grasses and plants. "This will allow the river to come back to life again along the river bottom," said landscape architect Sean O'Malley. The life cycle of the plants would ebb and flow with the seasons. A series of green terraces step down from the river promenade, creating a visually stunning and meandering sculptural river edge while river cattails create a green mosaic below. A relocated Angel Stadium would feature a large green berm embracing the ballpark, with home runs landing in the Santa Ana River.

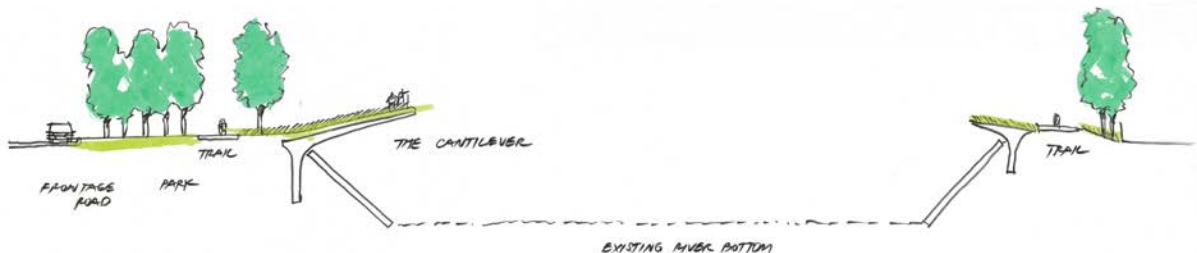




2. **“GREEN MILE”** – Like a grand boulevard over the river, this plan would create a mile-long capped park that allows the river to flow undisturbed underneath. “This alternative respects the river and enables it to function as it is today,” said urban designer Rich Flierl. Built in phases, each section of the park could offer different community amenities, for example: a soccer field, Little League diamond, playground, concert venue, outdoor theater, urban farm, reflecting pond and more. This plan also creates a direct physical connection between Anaheim and Orange.



3. **“CANTILEVER”** – This concept creates green terraces that tilt upward and extend over the river to soften the current concrete edges and improve the views on both sides of the river. The terraces could connect to each other, forming meandering pathways for people to cross between Anaheim and Orange. Using a hybrid approach and phased construction, some sections of the river could have cantilevers, some could be capped completely and some could be left open to reveal a natural view of the river. As urban planner Wendy Yang put it, “When water comes in winter, it’s like Christmas.”



The TAP suggested that an ultimate plan could be a hybrid of these three concepts, using any or all of the features to create a Santa Ana Riverwalk.

Other recommendations are:

- Incorporate art in the riverwalk, such as sand art, murals or a sculpture garden.
- Embrace the river's seasonal fluctuations, recognizing dry features in the summer and drawing attention to water flows in the winter.
- Be cognizant of views from both sides of the river when planning landscapes, hardscapes and structures.
- Improve walkability by planting shade trees and native plants along paths.
- Add educational signage that describes the river's role in flood control and supplying clean water. Add markers that identify drought-tolerant plants.
- Increase mobility along the riverfront with pathways that accommodate clean energy vehicles and connect to ARTIC.
- Include public spaces for programmed events, such as concerts and festivals, and passive activities like strolling and relaxing.
- Install programmable energy-efficient street lighting to enhance public safety.
- Work with the City of Orange and other stakeholders to create a cohesive place.
- Design a plan for the river to connect Anaheim and Orange rather than divide the two cities.
- Encourage public-private partnerships to facilitate economic development.
- Think outside the box -- O.C.'s culture of suburban sprawl -- to create a landmark park with high-density housing and mixed-use development.
- Build amenities that attract residents as well as visitors. Integrate restaurants, stores and other attractions that encourage concert goers and sports fans to come early or stay after events.
- Consider relocating Angel Stadium adjacent to the Santa Ana River.
- Promote river adjacent development that has multiple points of access to the river trail and encourage development oriented towards and not away from the river.

NEXT STEPS

The TAP made these recommendations to the City of Anaheim:

1. Identify a champion for river corridor revitalization.
2. Issue an RFP (request for proposal) for a feasibility study. The study should include topics that were not assigned to the TAP, namely branding, funding and engineering permitting.
3. Form a Santa Ana River Coalition of key stakeholders to determine the direction for a riverwalk.
4. Formulate a bold vision that drives buy-in and participation from property owners, developers and other key stakeholders.
5. Further develop the TAP's recommended concepts and consider a hybrid of desired amenities.
6. Use a form-based code that would allow cohesive development.
7. Execute a development strategy to build in phases.

HISTORICAL CONTEXT

The Santa Ana River corridor has been shaped over the past 90 years by flood control efforts, adjacent urban development and transportation infrastructure. The largest watershed in Southern California, the river begins in the San Bernardino Mountains and continues about 100 miles through 23 cities to the Pacific Ocean. The corridor boasts the Santa Ana River Trail (SART), a nationally recognized bike trail that has sparked momentum for additional improvements along the river.

A brief history is outlined in the Santa Ana River Parkway & Open Space Plan, published March 14, 2018 by the California Coastal Conservancy:

- Through the 1930s, the entire Santa Ana River corridor retained its natural state, but severe flooding in 1938 led to a push for control of the river in the lower watershed in Orange County. The result was Prado Dam and the Prado Flood Control Basin, which would control river flow to the channelized 30-mile stretch downstream. In the 1960s this stretch was lined with concrete to further protect adjacent communities. The river north of Prado Dam, where urban development was sparse, retained a mostly natural state.
- In the 1950s, as urban development intensified, river-adjacent communities were beginning to consider the Santa Ana River corridor a potential recreational resource, and it was recommended to the California State Parks Commission as a multi-purpose recreation area. In 1977, portions of the trail system were designated National Recreation Trail status by the U.S. Department of the Interior.
- Development of the paved southern section of the Santa Ana River Trail south of Prado Dam was made possible by concrete channelization in the 1960s, which created an adjacent service road with sufficient space for a dedicated multi-use path. The 30-mile trail section south of Prado Dam was completely paved by the mid-1970s, providing a highly significant dedicated multi-use path in Orange County.
- Several gaps in the SART remain, and completing these gaps in the trail is one of the priorities of Santa Ana River Conservancy. (Source: Santa Ana River Parkway & Open Space Plan)

TAP BACKGROUND

In 2018, the City of Anaheim requested recommendations from ULI Orange County/Inland Empire for potential development of a Santa Ana Riverwalk. The task was undertaken by the ULI Public Realm Initiative Council. The resulting white paper, *Next Steps for the Santa Ana River*, was delivered Jan. 28, 2019. It listed several recommendations including: identify and get input from key stakeholders, identify a riverwalk champion, and work with the City of Orange and adjacent property owners and leaseholders to determine a coordinated vision for development.

After a series of meetings in 2019 between ULI OC/IE and the City of Anaheim, a TAP agreement was finalized and work was scheduled for Oct. 24-25, 2019. It should be noted that on Aug. 8, 2019 a group of city staffers from the Anaheim Economic Development team toured Arizona's popular Tempe Town Lake, which was transformed into a two-mile-long lake by damming a portion of the dry Salt River.

The TAP met at the new Anaheim Hive, a shared workspace for nonprofit organizations. The building is adjacent to ARTIC and the result of a partnership between the Anaheim Community Foundation and the Samueli Foundation. The panelists later toured the Santa Ana River site and experienced firsthand the inhospitable temperament of the area. It was a 90-degree morning and the Santa Ana winds were gusting at about 30 miles an hour. The swirling dust was punctuated by the noise of the 57 Freeway. There were a few bicyclists on the trail, some of them wearing face masks.



The TAP was assigned to answer the following questions:

- Community – What are potential and sustainable projects that will benefit and promote the community's health, recreation, economics, safety, entertainment and natural resources?
- Stakeholders – How can the City accomplish a collaborative partnership with the multiple stakeholders who represent property owners, regulatory oversight or community interest?
- Connectivity – How can the City integrate future uses to ensure that projects connect and complement existing or planned recreational, entertainment and transportation facilities?
- Cohesion – What steps are necessary to ensure projects are cohesive and complementary of existing and future amenities to create outdoor venues that benefit the local community while establishing a regional draw? What are some opportunities offered by the project to be a catalyst to additional development, connectivity and revitalization of the adjacent and future commercial, residential and entertainment projects?
- Strategy – What is the best strategy to transform the river to create an asset that is appealing visually and provides outdoor venues for recreation and entertainment?

STAKEHOLDER INPUT

To answer these questions, the panelists interviewed the following stakeholders:

1. Orange County Flood Control District

- James Tyler, Manager, Flood Programs, OC Public Works
- Ariel Corpuz, Senior Civil Engineer, Flood Programs, OC Public Works

2. OC Parks

- Stacy Blackwood, Director
- Eric E. Hull, Entitlement Manager
- Scott D. Thomas, Planning & Design Manager
- James Wootten, Senior Maintenance Inspector

3. Orange County Water District

- Chris Olsen, Director of Engineering

4. City of Orange

- William R. Crouch, Community Development Director
- Anna Pehoushek, Asst. Community Development Director
- Susan Galvan, Economic Development Manager

5. Los Angeles Angels of Anaheim

- Alex Winsberg, General Counsel
- Jennifer Tedmori, Associate Legal Counsel
- Brian Sanders, Senior Director, Ballpark Operations

6. Honda Center

- Matthew Hicks, Director, H&S Ventures (Anaheim Ducks)
- Victoria Torres, Director of Community Impact, Samueli Foundation





Public Agencies

A clear message from representatives of the flood control and water districts was: “The Santa Ana River is doing its job” of flood control and groundwater storage and replenishment. The water agencies, along with the U.S. Army Corps of Engineers, are responsible for the management and maintenance of the river in Orange County, while the parks department is responsible for maintaining the Santa Ana River Trail (SART). The question surfaced: “Who will be responsible for maintaining additional amenities along the river?” Currently the Anaheim and Orange portions of SART are fenced and gated for security purposes. The trail is open 6 a.m. to 9 p.m. and patrolled by the Orange County Sheriff’s Department.

Representatives from OC Parks and the City of Orange voiced concerns about public safety and potential impacts from development. The panelists suggested that when more people use a public space throughout the day and evening, this brings more “eyes” to the area, thereby increasing public safety and possibly discouraging homeless settlements. Developer Jason Check added, “The city should address supportive housing in this area.”

Stakeholders from the public agencies also stressed the importance of making the area more enjoyable for visitors with landscaping, programmed events, restaurants and other amenities. Public-private partnerships were suggested to provide momentum for development and activation along the river. One idea was to incentivize private property owners to make the areas around their businesses safer.



Private Property Owners and Leaseholders

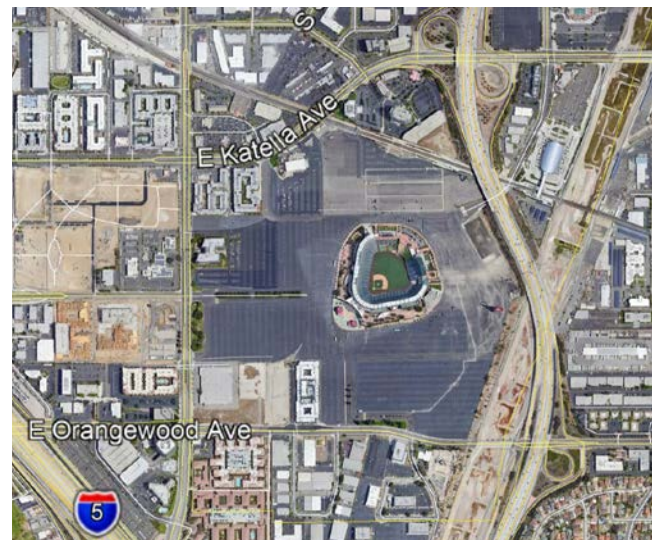
On the private side, discussions with representatives of the Angels focused on transforming the riverfront from a “dust bowl” to a green space with water features. “There’s something romantic about a riverfront ballpark,” said the team’s general counsel Alex Winsberg. A lake or pond near the stadium would allow fans to appreciate the fireworks reflecting off water and the thrill of an out-of-the-park homerun landing in water.

Angels representatives said they would like to see picnic areas, a bike path that connects the stadium to the Honda Center, and development around the ballpark similar to L.A. Live with restaurants and entertainment venues. At the time of the TAP, the team was renegotiating its lease with the City, however Winsberg said the Angels are open to building a new stadium closer to the river and changing some surface parking to a parking structure to make room for multi-use development.

Representatives from the Ducks said the team expects to roll out plans in 2020 to develop Samueli-owned land around the Honda Center. The focus is on live entertainment with some mixed-use housing and restaurants. “We’re within two miles of Disney, which attracts 25 million visitors a year,” said Matthew Hicks of H&S Ventures (owners Henry & Susan Samueli). “The Ducks have 5 million fans,” he added. “There are 1.5 million people who use the convention center and are done at 4 p.m. asking, ‘What do we do now?’”

Currently the Honda Center hosts 180 events including Ducks games and concerts. The organization wants to offer more live events and build amenities that

encourage people to stay afterwards, such as restaurants, craft breweries and other attractions that will activate the riverfront. Another goal is to increase ridership at ARTIC, which is managed by H&S Ventures. Like the Angels, the Ducks see an advantage in connecting the two stadiums via bike and pedestrian paths and exploring programming synergies between the teams and their fans.



SWOT ANALYSIS

STRENGTHS

- Visibility
- Strong anchors – Honda Center, Angel Stadium and ARTIC
- Limited number of property owners involved
- Strong infrastructure – roads, water and transit
- Accessibility
- Natural sand bottom of the river
- Good performance of the river for flood control and recharge system
- Connectivity, including ARTIC and SART
- Widely recognized site

WEAKNESSES

- Appearance
- Lack of safety (perception)
- Flood and drought events
- Poor air quality
- Freeway noise
- Physical barrier between Anaheim and Orange
- Lack of density
- Anchor uses go dark
- Lack of community
- Lack of green space
- Lack of love and ownership

OPPORTUNITIES

- Demand for a central OC park
- Transformative potential
- Inspiration for regional development
- Driver of Platinum Triangle vision
- A blank slate
- Economic development
- Strong stakeholders
- Bridge public-private divide
- Unify cities that touch the river
- Policy and/or culture change
- Supportive housing
- Improve public health and safety

THREATS

- Regulatory overlays
- Climate change – drought and flooding
- Status quo
- Public health and safety
- Potential for economic downturn
- Lack of funding
- Lack of vision and leadership/champion
- Negotiation process
- Competing stakeholder priorities

ECONOMIC AND MARKET CONSIDERATIONS

Demographics, household expenditures and types of jobs in the region are important factors in planning future uses of the riverfront site. Currently employment is strong in the arts and entertainment industry, recreation and sports, transportation and warehousing, and hotels and restaurants. There is a prevalence of industrial land uses on the Orange side of the Santa Ana River and north of Katella Avenue on the Anaheim side. Industries that typically occupy offices are few, suggesting that demand for new office spaces would likely be restrained.

Households in the area are larger and younger than the average in Orange County. The site presents a compelling opportunity to increase public park space, especially with family-friendly features.

Based on existing households' expenditure patterns, new households would support about 60 square feet of commercial space for each unit, according to market analyst Galkin, who compiled data using ESRI (Environmental Systems Research Institute) software. Development of 5,500 new residential units near Angel Stadium, per the current entitlement, would support approximately 330,000 square feet of commercial space, although this may vary based on the types of retail tenants attracted to the new development, he added.

TECHNICAL CONSIDERATIONS

The U.S. Army Corps of Engineering (USACE) has restrictions about the location and size of plantings allowed in the Santa Ana River. No vegetation is permitted within 15 feet of the riverbank. Trees or shrubs with trunks larger than 2 inches in diameter are not allowed because they could cause obstruction in the flood control right-of-way.

There are also regulations regarding pedestrian bridges and other structures, which would require permits if structures are located within the river or along any section of the riverbank that is under the jurisdiction of USACE and the O.C. Flood Control District.

Water restrictions also present challenges to restoring the river. While Arizona's Tempe Town Lake uses water supplies from the Colorado River and the Salt River, Santa Ana River water is tightly regulated because it drains into the Pacific Ocean. The question, "Where would the water come from?" is not easily answered. The groundwater basin in the river is replenished by a variety of water sources including rainfall, snowmelt, treated wastewater from upstream, and water imported from the Colorado River and Northern California. Filtered wastewater from the Fountain Valley water treatment plant is pumped upstream to Anaheim and injected into the groundwater aquifer. Current government regulation prevents this water supply from ending up in the ocean. "From my perspective, treated wastewater appears to be a viable water source for features associated with the Santa Ana Riverwalk," said civil engineer Minch, "but that may require changes in existing government regulations."

Another characteristic of the Santa Ana River is its geographical borders. In the TAP study area, most of the river lies within the City of Orange, while the Anaheim-Orange borderline runs through the center of the river near Ball Road.

The panelists agreed that a champion is needed to overcome regulatory and financial obstacles to restoring the river. "This project needs political will and support," said Minch, who worked on the Tempe Town Lake project. A public agency champion is vital due to the large number of agencies that oversee the Santa Ana River.



KEY STAKEHOLDERS

- Angels
- ARTIC partners
- California Coastal Commission
- California Environmental Protection Agency
- California Natural Resources Agency
- Caltrans
- City of Orange
- City of Santa Ana
- Ducks – Henry and Susan Samuelli
- Fish and Wildlife Service
- Friends of Harbors, Beaches and Parks
- OC Coastkeeper
- Orange County Flood Control District
- Orange County Parks
- Orange County Public Works
- Orange County Sanitation District
- Orange County Transportation Authority
- Orange County Water District
- Santa Ana Regional Water Quality Control Board
- Santa Ana River Conservancy
- Santa Ana River Flood Protection Agency
- Southern California Association of Governments
- State Coastal Conservancy
- Trust for Public Lands
- U.S. Army Corps of Engineers, Los Angeles District
- Wildlands Conservancy



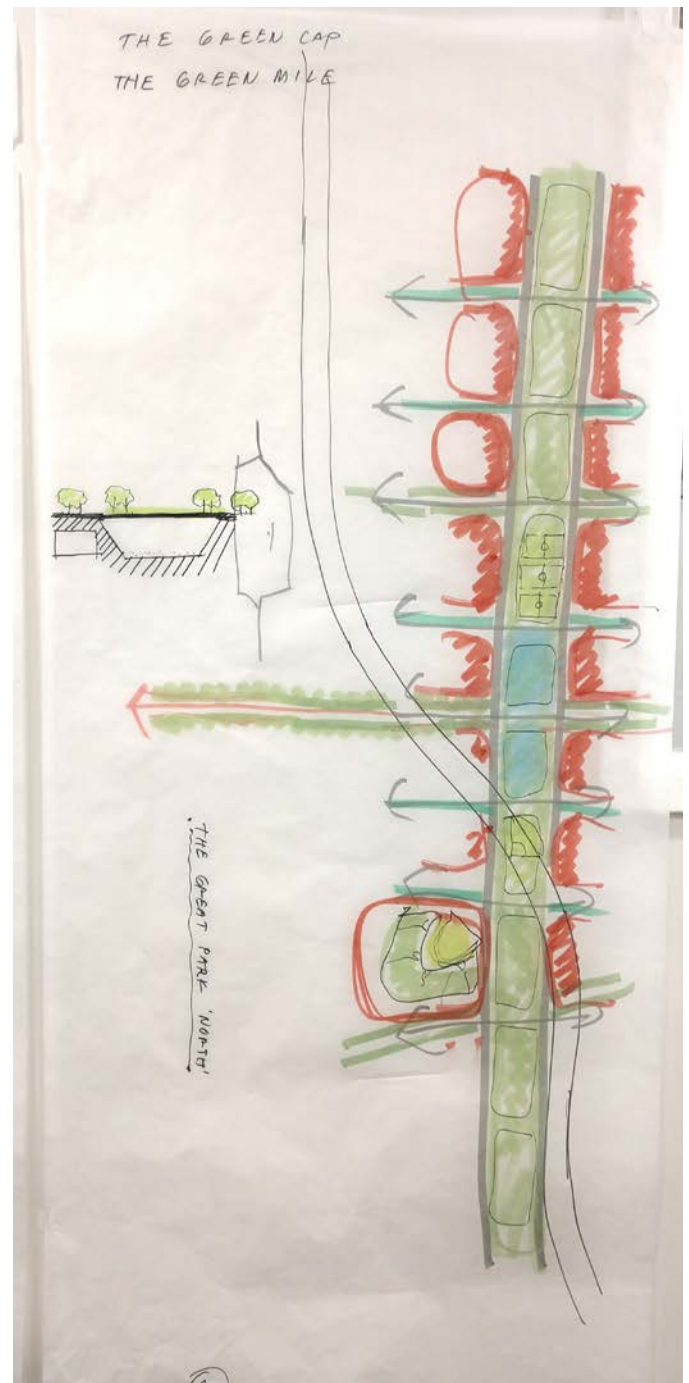


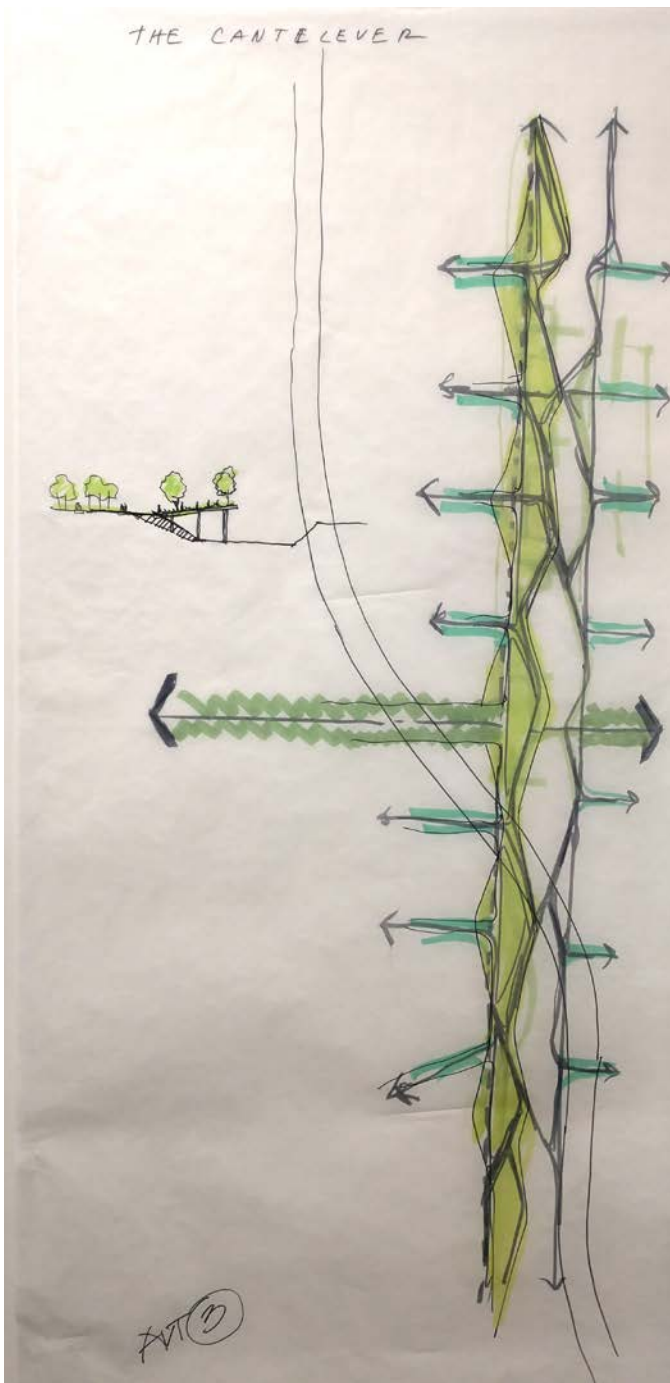
ORIGINAL CONCEPTS

During the first day of the TAP, the panelists designed six scenarios for a riverwalk.

1. **Big Blue** – Using the largest amount of water of all the concepts, this plan uses dams to hold water in the river within the TAP study area. It also envisions branches of the river ponding toward the Honda Center, ARTIC and Angel Stadium. The panelists discussed the possibility of a new Angel Stadium built along the riverfront.

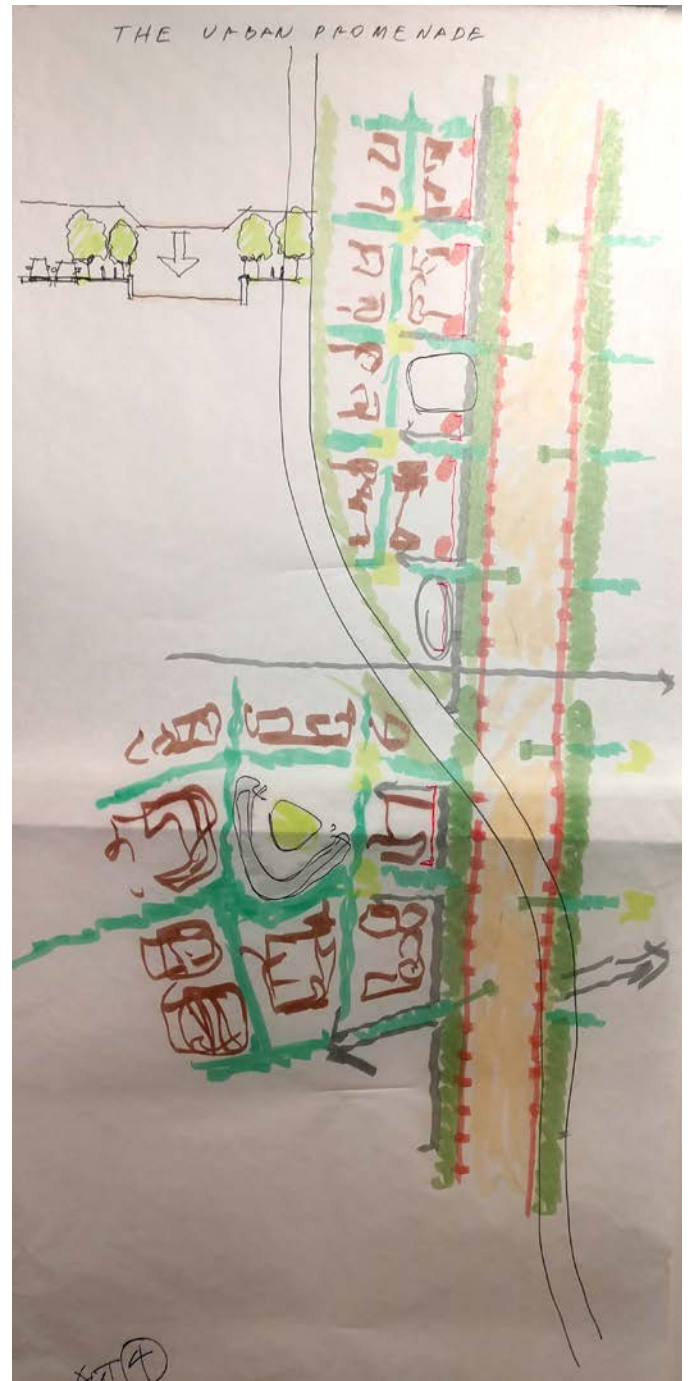
2. **Green Mile** – This alternative constructs caps over the river, connecting the cities of Anaheim and Orange yet allowing each city to maintain its own water features. This is an expensive option but regulatory hurdles might be minimized because this concept limits changes to the river. Every block could have its own character and uses. Ideas for water features include reflecting ponds, fountains or splash pads for children.

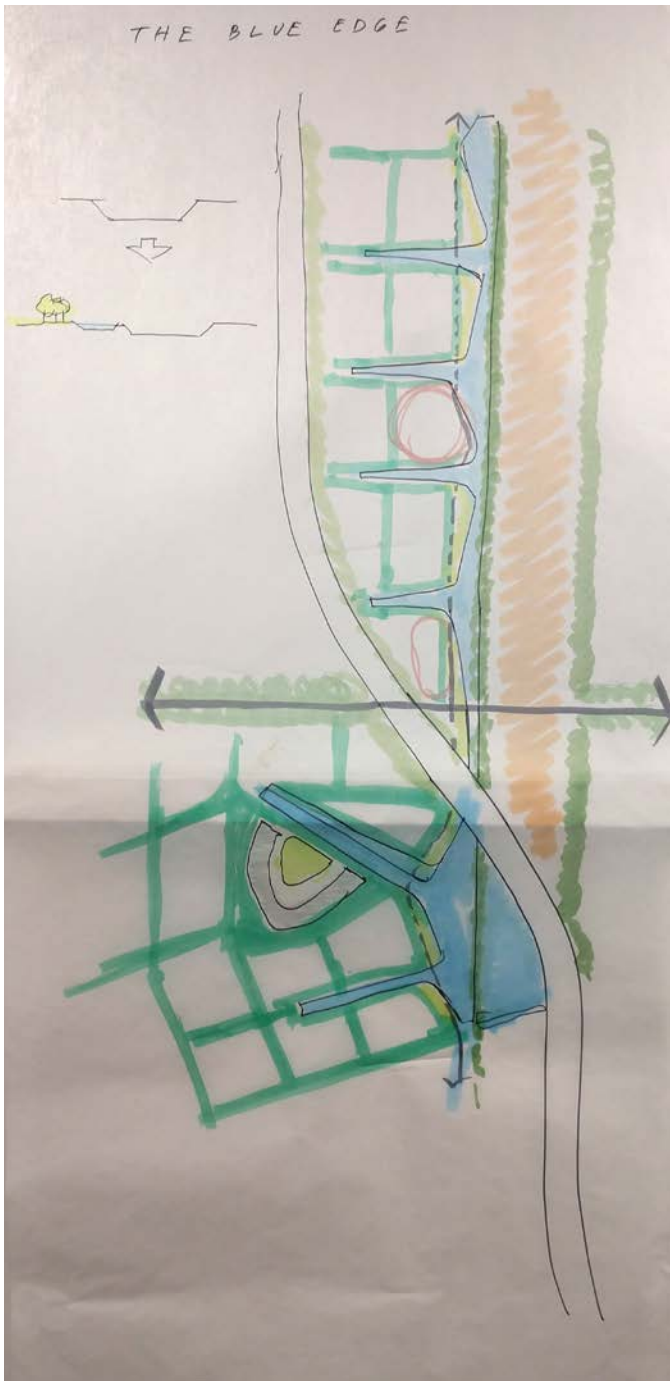




3. **Cantilever** – This design features green rather than blue elements. The concept tilts up portions of the riverbank to create parks and paths over the river. Pedestrian bridges could be added to connect Anaheim and Orange. Note that this alternative and concepts 2 and 6 do not recommend adding water to the river channel to create a public water feature.

4. **Urban Promenade** – This concept would increase the volume of flood control and expand the river bottom by replacing the sloping grouted rock with perpendicular concrete walls. A tree-lined promenade along the river could offer both active and passive activities for pedestrians and visitors. This alternative embraces the industrial nature of the river. One idea was temporarily filling the river with water for events such as water sports.





5. **Blue Edge** – This plan uses land parallel to the Santa Ana River to create a series of waterways that flow inland through green spaces around the Honda Center and ARTIC all the way to Angel Stadium. The main attraction would be a large water feature in the river near the ballpark.

6. **Grand Canal** – This alternative locates water even further inland from the river, creating a canal to the west of the Honda Center that stretches to Angel Stadium. A grid system of mini canals could be added to this plan or the other concepts to evoke the feeling of being surrounded by water. “The mini canals are called *bächle* in Germany and are very shallow – just a few inches of water – flowing throughout the town [of Freiberg],” said Community Development Director Joel Rosen.



Bächle is German for little stream, a popular feature in the city of Freiberg. Water flows in small gutters along walkways.



ANALOGS

Klyde Warren (Dallas, Texas)



Photo Credit: www.archipedium.com



Photo Credit: The Office of James Burnett



Photo Credit: D Magazine



Photo Credit: Thomas McConnell

Klyde Warren Park in Dallas, Texas is an urban green space constructed over a section of freeway. Spanning three blocks and five acres, the park features a children's park, performance stage, fountain plaza, restaurant, reading room, great lawn, dog park and botanical garden

The BeltLine (Atlanta, Georgia)



Photo Credit: www.images2.newscred.com



Photo Credit: The Signal



Photo Credit: Discover Atlanta



Photo Credit: www.hdrinc.com

A former railway corridor, the Atlanta BeltLine in Georgia connects 45 neighborhoods via a 22-mile loop of multi-use trails, streetcars and parks. A skate park, walk-up restaurants and public art installations border the BeltLine, which offers both active and passive recreation.

Las Ramblas (Barcelona, Spain)



Photo Credit: www.planetware.com



Photo Credit: Phila Planning Journal



Photo Credit: www.tripsavvy.com



Photo Credit: www.thumbs.dreamstime.com

Las Ramblas in Barcelona, Spain is a tree-lined grand boulevard that stretches three-quarters of a mile. Tourists and residents frequent its outdoor markets, shops and cafes.

Buffalo Bayou (Houston, Texas)



Photo Credit: Tom Fox of SWA



Photo Credit: Bill Tatham of SWA



Photo Credit: Tom Fox of SWA



Photo Credit: Tom Fox of SWA

Buffalo Bayou Park is a 160-acre greenspace along the river west of downtown Houston, Texas. A public-private partnership raised over \$2 million for visitor centers, gardens, picnic areas, trails and playgrounds. Buffalo Bayou Partnership maintains the park with funds from the Downtown Tax Increment Reinvestment Zone.

Tempe Town Lake (Tempe, Arizona)



Photo Provided by City of Anaheim



Photo Provided by City of Anaheim

Tempe Town Lake in Arizona is an oasis in the heart of Metropolitan Phoenix. More than 2 million visitors each year attend events, participate in water sports and use the pathways along the lake, which was created by damming a two-mile stretch of the dry Salt River.



Photo Provided by City of Anaheim

Ricardo Lara Linear Park (Lynwood, California)



Photo Credit: David Lloyd of SWA



Photo Credit: Jonnu Singleton of SWA



Photo Credit: Jonnu Singleton of SWA

Ricardo Lara Linear Park in Lynwood, California is an example of underused land repurposed to benefit a community. The one-mile long park filters stormwater runoff and features five activity zones: adult fitness area, children's playground, community garden, shade pavilion and dog park.

RESOURCES

- A Vision Statement for the River, UCLA Extension, Landscape Architecture, 2006
- Anaheim Outdoors Connectivity Plan "It's your backyard," 2013
- Metropolitan Plan, ULI OC/IE Placemaking Council, 2012-2014
- Next Steps for the Santa Ana River, ULI Public Realm Initiative Council, 2019
- Santa Ana River Parkway & Open Space Plan, State Coastal Conservancy and Santa Ana River Conservancy, 2018
- ULI TAP projects (ARTIC I in 2008 and ARTIC II in 2009)

TAP CO-CHAIRS

JASON FICHT, URBAN DESIGNER, DESIGN WORKSHOP

With a passion for making places more inclusive, sustainable and beautiful, Jason has spent his 20-year career focused on designing cities and new towns throughout the world. Jason is based in Design Workshop's Los Angeles office and leads master planning projects for both public- and private-sector clients. Project types include walkable new towns, transit-oriented development, multi-modal corridor revitalization, international master plans, high-density mixed-use site plans, urban greening strategies, design guidelines and form-based codes. Currently Jason is actively involved in ULI OC/IE District Council and the national ULI Suburban Redevelopment Product Council. He is a member of ASLA and APA and is an AICP-CUD Certified City Planner. He received his bachelor's in Landscape Architecture from Cal Poly San Luis Obispo, and his master's in Urban and Regional Planning from University of California Irvine.



JULIA MALISOS, PRINCIPAL, PLANNING/COMMUNITY DESIGN, WHA

A LEED AP, Julia is a planner with 15 years of experience across a range of professional functions in the development industry. Key areas of expertise include preparation of design guidelines, specific plans and other policy documents, entitlement processing, project management, site design, code research and compliance, public hearings, community outreach and leadership. Julia is experienced in physical and policy planning for infill development as well as greenfield master planning. From 2012-2019, Julia was a Planning and Transportation Commissioner for the City of Mission Viejo and served as the chair and vice chair as well as a member of the Traffic Subcommittee and Design Review Subcommittee. Currently, Julia is vice president of the UCI Urban Planning Alumni Board and chair of the TAP Committee for ULI OC/IE. Julia's unique experience in both the private and public sector has contributed to her success in the planning industry, providing her a greater understanding of the process and projects from both sides of the table.



PANELIST BIOS



JASON CHECK, MANAGING DIRECTOR, RAINTREE PARTNERS

Jason has played a key role in Raintree Partner's overall growth since its inception and currently oversees the company's land acquisition, entitlement and construction activity. He serves as a member of the company's Investment Committee responsible for overall investment & development strategy. Before joining Raintree in 2008, Jason worked with The Picerme Group (TPG), a southern California based multifamily investment and development company. Prior to TPG, he served as a project engineer for Langan Engineering based in Manhattan, NY, specializing in residential high-rise and mixed-use projects in Manhattan and Queens. Jason holds a Bachelor of Science in civil engineering and a Master of Science in civil and environmental engineering from Georgia Institute of Technology. He is an active member of ULI, where he serves on the leadership committee for the Small-Scale Development Product Council. He is also a member of the National Multifamily Housing Council and is LEED accredited.



RICHARD FLIERL, PRINCIPAL URBAN DESIGN LEAD, AECOM, DENVER

After serving as president of urban design firm Katalyst, which Richard co-founded in 2013, he joined the Denver office of AECOM in 2019. Richard has more than 20 years of experience leading teams, designing and executing urban design, planning and landscape architecture assignments both domestically and internationally. He began his career as a lead designer and senior associate for EDAW working on projects in London, Tokyo, Osaka and other urban environments. In 1999, Richard moved to Atlanta, Georgia and became a principal with a large architectural firm where he started a think tank studio that participated in mixed-use urban design assignments that focused on downtown and neighborhood revitalization, transit-oriented development, corridor visioning and urban infill. Richard's studio won a design competition to be the lead urban designer on the Transit-Oriented Development District and the Lifelong Learning District at Heritage Fields, a redevelopment of the former El Toro Marine Base in Irvine, California. Richard is the former vice chair of the ULI OC/IE Placemaking Initiative Council and participates as a design juror, panelist and symposium leader.

DIMA GALKIN, SENIOR DEVELOPMENT ANALYST, CITY OF SANTA MONICA

Dima is a Senior Development Analyst at the City of Santa Monica, where he started in October 2019. He evaluates developer loan applications for affordable housing rehabilitation and construction. Prior to this, Dima spent more than six years at RSG Inc., a creatively charged counterpart to California public agencies. At RSG, he analyzed demographic, socioeconomic, business and financial data along with trends to form recommendations for real estate development investment, affordable housing and economic growth for cities across the urban transect. Dima received a bachelor of arts degree in Urban Studies and Political Science from Washington University in Saint Louis and a Master of Planning degree from the University of Southern California. He is one of two Young Leaders Group representatives on the ULI OC/IE Multi-Housing Local Product Council. He previously served as a YLG representative on the Public Realm Initiative Council, as a YLG TAP co-chair and member, and on the Workshop Committee.

**JEFF MINCH, PRINCIPAL AND VICE PRESIDENT,
WOODPATEL, PHOENIX, AZ**

With more than 30 years of experience in water resources engineering, Jeff is responsible for the management, design, quality control and technical analyses on planning studies, dam rehabilitation, levee and channel design, flood insurance studies and transportation drainage systems. He is a licensed Professional Civil Engineer and Certified Floodplain Manager. Jeff's relevant project experience includes the Salt River Channelization for Tempe Town Lake and Phoenix Sky Harbor Airport, the flood control project to channelize the Santa Cruz River and Santa Rosa Wash, the Metro Phoenix Area drainage study of 90 square miles of urbanized watershed using 2D computer modeling, the award-winning flood control project for Bethany Home Outfall Channel, and the master drainage plan for the Arizona Cardinals Stadium.





SEAN O'MALLEY, MANAGING PRINCIPAL, SWA GROUP

Sean has more than 30 years of professional experience encompassing all aspects of landscape architecture, urban design and planning. His multidisciplinary skill set allows him to develop sophisticated design solutions at a variety of scales across the development transect. He is a Southern California native who has worked on numerous projects throughout Orange County over the years, including many endeavors that provide key insights into the ULI TAP's engagement with the City of Anaheim to enhance the Santa Ana Riverwalk. His experience with the Platinum Triangle Vision Plan, the Anaheim Resort District surrounding Disneyland, the Anaheim Regional Transportation Intermodal Center (ARTIC) and other projects provide a robust knowledge base that will help inform the panel's design solutions.



**JOEL ROSEN, COMMUNITY DEVELOPMENT DIRECTOR,
CITY OF BUENA PARK**

Joel has been a city planner specializing in community development for 30 years. He began his career in the City of Fullerton as assistant planner in 1986 and served 11 years as chief planner. In 2007 Joel joined the City of Buena Park where he oversees the city Planning, Building and Code Enforcement activities. His work entails guiding new housing and commercial and mixed-use developments, resolving building health and safety issues and promoting economic development. Joel earned a bachelor of arts degree in political science from UCLA, a Master of Public Administration from California State University, Long Beach and is a member of the American Institute of Certified Planners (AICP). Joel's involvement with ULI includes the OC/IE Placemaking Initiative Council, ULI Young Leadership mentor program, the Public Realm Initiative Council and he is currently a member of the national ULI Entertainment Development Council.

WENDY YANG, VICE PRESIDENT, URBAN DESIGNER, AECOM

With more than 28 years of experience, Wendy is a lead planner and urban designer with an extensive international and domestic background in large-scale master planning, urban design and architectural projects. Wendy has managed some of the firm's most complex and demanding design and planning projects, meeting her clients' budget and schedule expectations. Professionally trained as an architect, Wendy is known for her strategic and simplistic design approach, and she has demonstrated her ability to coordinate and lead multi-disciplinary teams on complex projects to deliver quality landmark projects around the world. Working both locally and globally, Wendy has partnered with clients to create implementable master plans for corporate headquarters, dynamic themed entertainment venues and urban sports venues such as the Los Angeles 2028 Olympic Games, Microsoft Headquarters in Redmond, and the Universal Studio Master Plan in Hollywood.

**JANE DELORENZO, PRINCIPAL, SUSTAINABLE OPTIONS**

The writer of this TAP report, Jane has worked on three previous projects with ULI OC/IE. She wrote the Balboa Village TAP report on revitalizing the Fun Zone in Newport Beach. She also wrote the report for Pretend City Children's Museum TAP, which explored opportunities for branding, financing and expanding the facility. Jane was the author and project manager of Reality Check 2.0, which engaged stakeholders on the trend of young professionals moving out of O.C. and potential impacts on future land use planning. Jane was a member of ULI OC/IE's Placemaking, Sustainable Communities and Public Realm initiative councils. She currently specializes in sustainability report writing, editing and strategy.



THANK YOU

Thanks to the attendees of the TAP presentation Oct. 25, 2019.

STAFF FROM THE CITY OF ANAHEIM:

- Pamela Galera, Parks Manager and TAP Coordinator
- David Belmer
- Kevin Clausen
- Rudy H. Emami
- JJ Jimenez
- Susan Kim
- G. Scott Koehm
- Jason Motsick
- Ted White
- John E. Woodhead IV



ALSO:

- Denise Ashton from WHA and Chair of ULI OC/IE
- Matthew Hicks from H&S Ventures
- Shannon Levin from OC Parks

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Santa Ana Riverwalk TAP Panel, October 2019 (not pictured: Jason Check)



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**Orange County/
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