

Planning for City Hall and Lido Village

City Council Study Session
March 27, 2012



Planning for City Hall and Lido Village

- July 2010 – City Council Ad-Hoc Committee established to guide Lido Village Planning and City Hall Re-use
- January 2011 – Concept Alternative 5B Approved

Alternative 5B



Conceptual Illustrative Alternative 5B

Key Elements of Alternative 5B

- Complete redevelopment of the City Hall site with community services, market rate apartments, and/or live-work units
- Major redevelopment of the Via Lido Plaza with a new anchor tenant mix and support retail
- Major redevelopment of Lido Marina Village to include new retail, open public waterfront, hotel, and reconfigured docks
- High Density residential for “Cal-Beach” and Olen parcels
- Potential 32nd Street parking structure
- Re-alignment of Via Lido and 32nd Street intersection
- Pedestrian linkages to the Bay
- Pedestrian bridge to Mariner’s Mile

LIDO VILLAGE



08-15-11

Planning for City Hall and Lido Village Continues

- September 2011 - West Newport Facilities Planning Study Session
- January 2012 – Lido Village Design Guidelines Adopted

Interim Use of City Hall

- Staff relocating in approximately 9 months
- Demolition of buildings proposed to avoid attractive nuisance
- Fire Station #2 remains
- Retain existing parking lots & some landscaping (some is being moved to the new Civic Center) to the extent possible to reduce costs
- Construction of additional parking to create metered public parking (approximately 300-spaces)

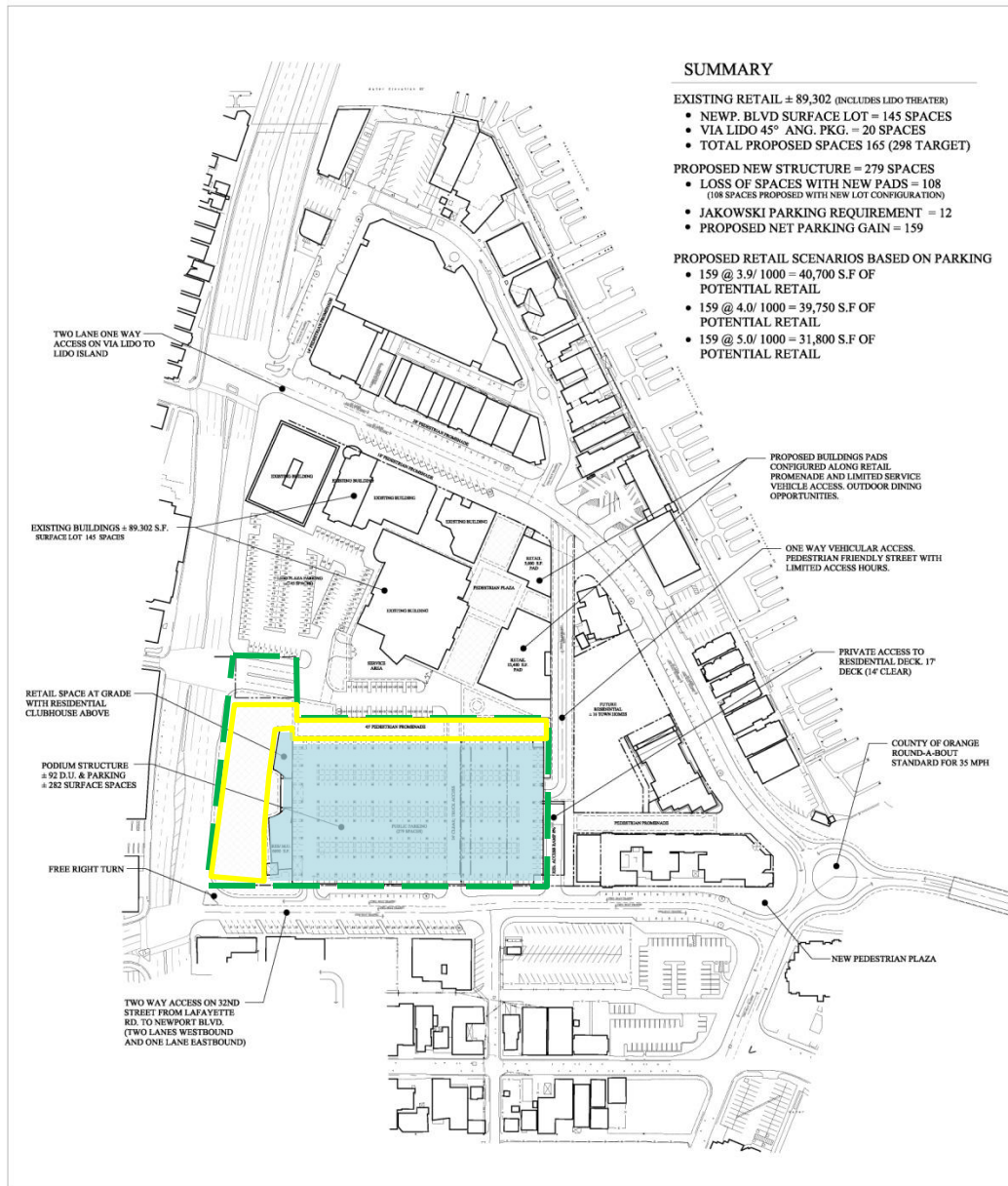
Interim Use of City Hall

- Significantly reduces security and maintenance costs
- \$500,000 estimated cost
- Timeline
 - Concept layout – approximately 1 month
 - Project review and Council approval - approximately 3 months
 - Coastal Commission review - approximately 3-6 months
 - Finalize plans and bid/award project – approximately 3 months
 - Demolition and construction – approximately 13 months
- Discussion

Lido Village Planning

Permanent use of City Hall Site

- New Alternative Concept Plan for Lido Village prepared
- Discussions with commercial property representatives
- Alternative Concept Plan focus:
 - City Hall
 - Via Lido Plaza
 - Public rights-of-way



SUMMARY

EXISTING RETAIL ± 89,302 (INCLUDES LIDO THEATER)

- NEWP. BLVD SURFACE LOT = 145 SPACES
- VIA LIDO 45° ANG. PKG. = 20 SPACES
- TOTAL PROPOSED SPACES 165 (298 TARGET)

PROPOSED NEW STRUCTURE = 279 SPACES

- LOSS OF SPACES WITH NEW PADS = 108 (108 SPACES PROPOSED WITH NEW LOT CONFIGURATION)
- JAKOWSKI PARKING REQUIREMENT = 12
- PROPOSED NET PARKING GAIN = 159

PROPOSED RETAIL SCENARIOS BASED ON PARKING

- 159 @ 3.9/ 1000 = 40,700 S.F OF POTENTIAL RETAIL
- 159 @ 4.0/ 1000 = 39,750 S.F OF POTENTIAL RETAIL
- 159 @ 5.0/ 1000 = 31,800 S.F OF POTENTIAL RETAIL

Alternative Concept Plan City Hall Property

- 92 market-rate rental units
- 6,000 square feet of retail space
- 512-space public parking structure
- Public pedestrian promenade
- Lot Line Adjustment
- Annual lease payments range between \$470,000 to \$589,000



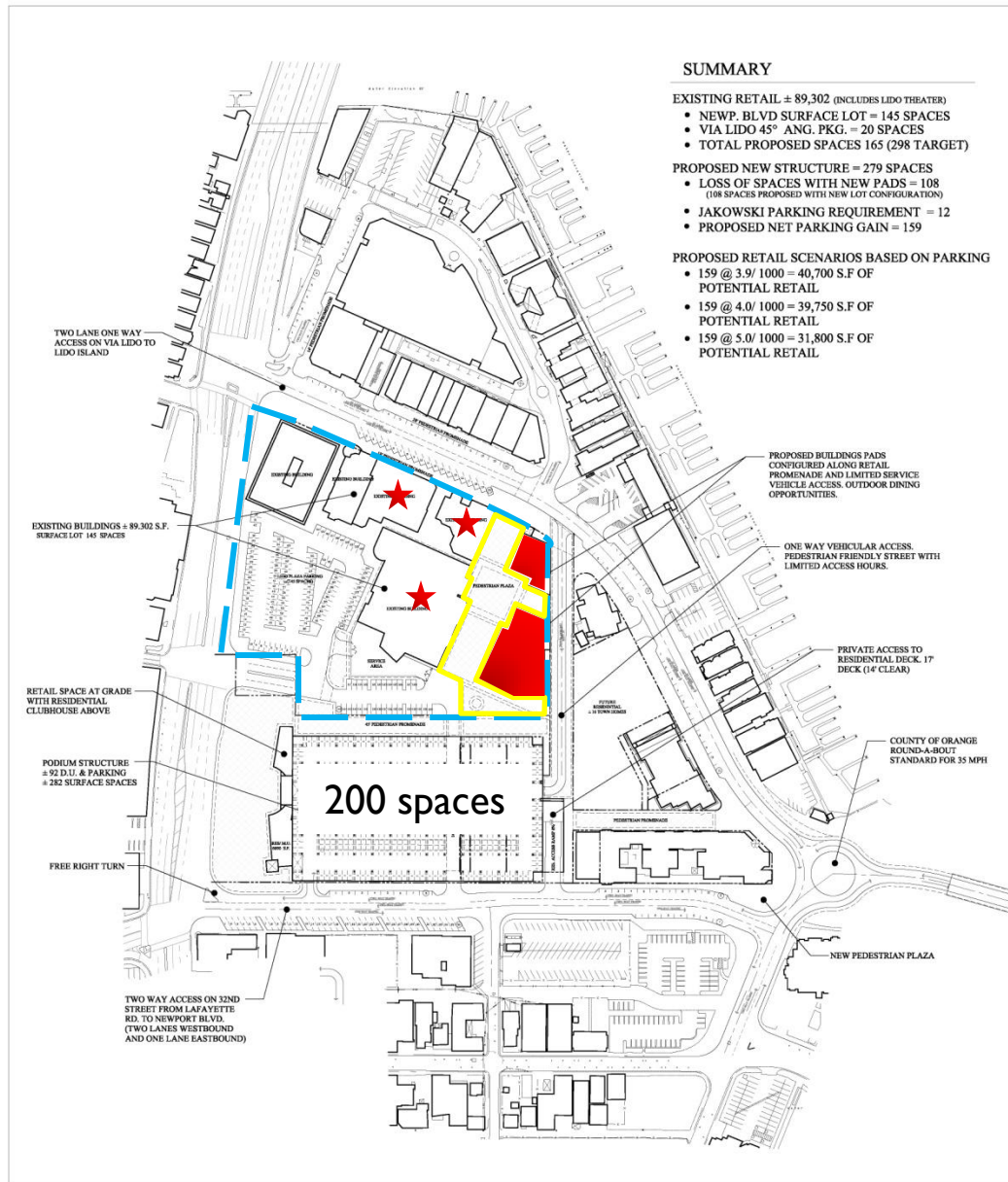
DRAFT
SITE FEASIBILITY STUDY-OPT

CITY OF NEWPORT BEACH
LIDO VILLAGE



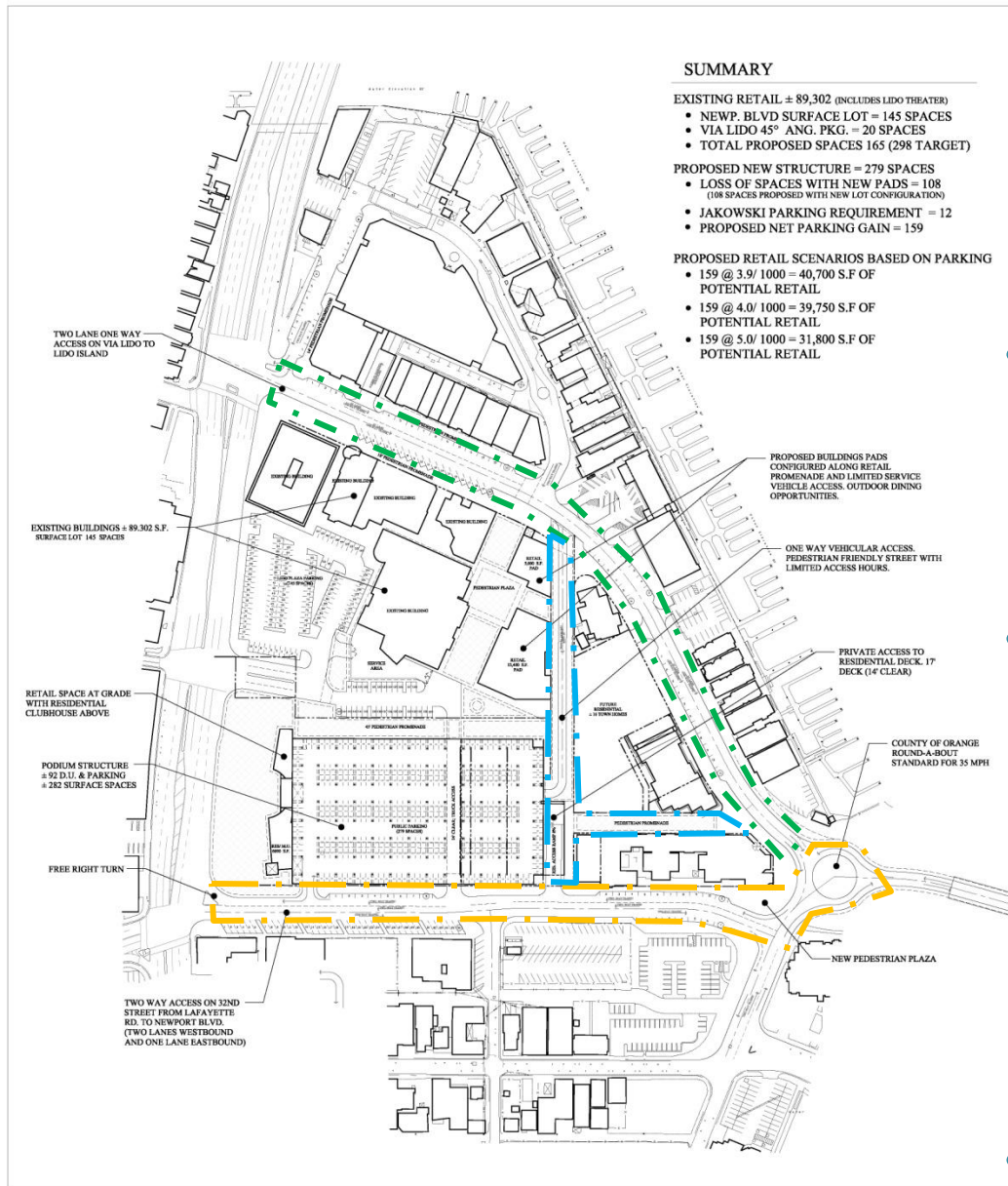
December 16, 2011
SCALE: 1"=50'

Alternative Concept Plan Via Lido Plaza



- Renovate some or all existing commercial buildings
- Two new retail buildings (18,400 square feet)
- Public pedestrian plaza & promenade
- Parking in adjacent public parking structure

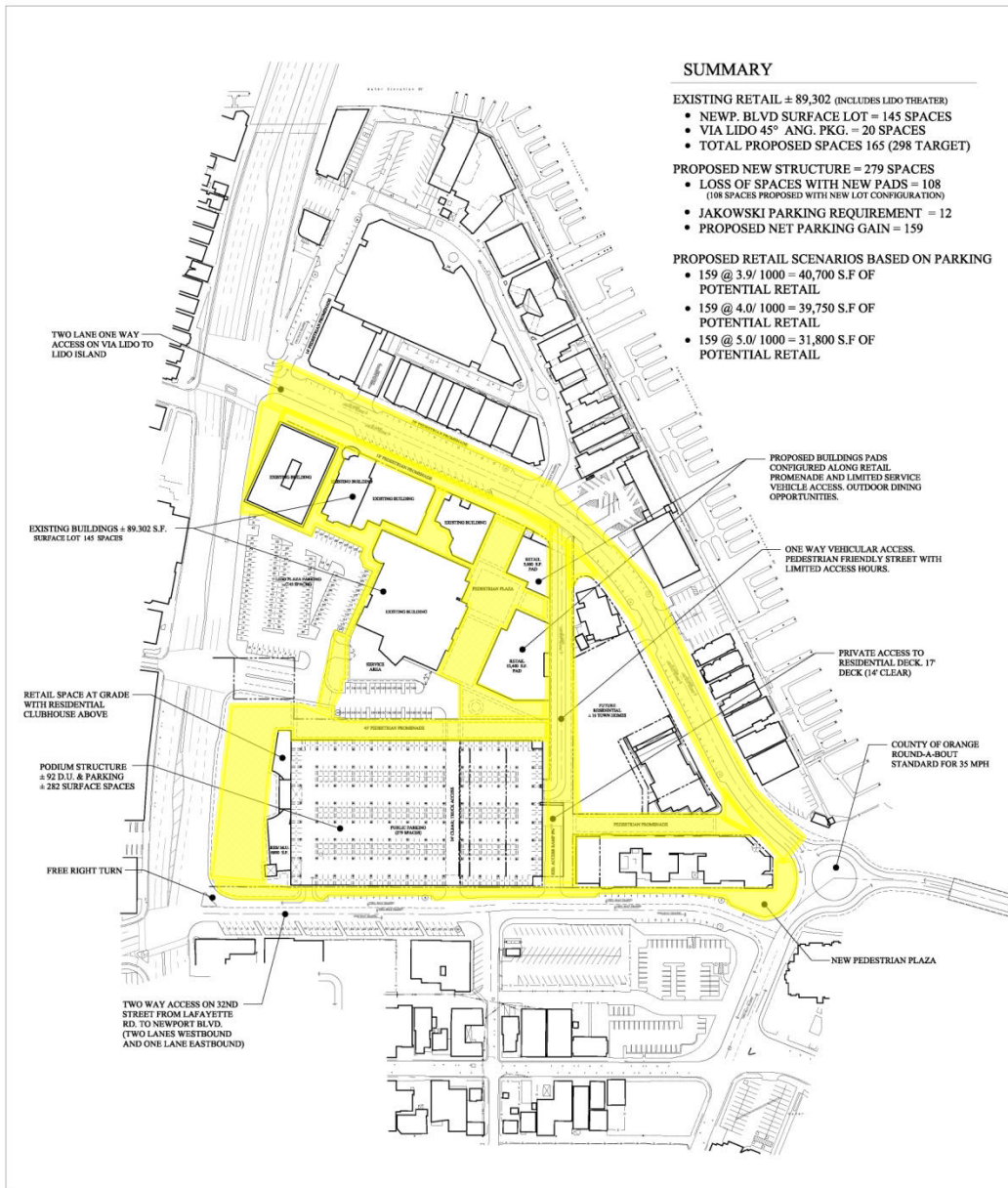




Circulation & Pedestrian Improvements (public right-of-way)

- Via Lido- Reconfiguration one-way, two-lane access to Lido Isle with angled on-street parking
- 32nd St.- Reconfiguration two-way access from Lafayette Road to Newport Boulevard (two lanes westbound and one lane eastbound) with a Round-a-bout west of the Lido Isle Bridge.
- Via Oporto and Via Malaga- Reconfigured as Pedestrian Promenades.





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Enhanced Pedestrian Experience Public and Private

- Via Lido, Via Oporto and Via Malaga, and 32nd Street
- Via Lido Plaza (existing and proposed)
- City Hall property



Lido Village Planning

Permanent use of City Hall Site

Next Steps

- Community Outreach
 - Residents - Lido Isle & Peninsula
 - Property owners
 - Businesses
- Further refinement & study

Questions?