



# LIDO VILLAGE

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CONCEPT PLAN  
CITY COUNCIL  
PRESENTATION



1-25-11

**Tim Collins**  
**TC Collins & Associates**

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## *Consensus Noted - City Hall Site Re-Use*

- *Beach to Bay Connection*
- *Residential Element for City Hall Site*
- *Compensate adjacent ownerships for any taking of land/ diminished use to allow for public benefits - preserve connections*
- *Height limit variance will be considered as a trade-off for other public benefits.*
- *Lido Village Center warranted - subject to programming.*
- *Proceed with lot line adjustment with Via Lido Partners, allow new retail/ grocery site plan expedition.*
- *Retain joint use/ access on Finley Avenue.*

## *Further Definition/ Community Outreach Needed*

- *Type of housing and sizing of Lido Village Center - quantify costs vs. Revenue generation potential.*
- *Return to 1/25/11 City Council meeting with analysis and recommendations.*
- *Build More Consensus.*

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**COUNCIL DIRECTION**





## Define Sizing of Community Village Center

- *Study of current facilities and operational requirements*
- *Review of proposed facilities and potential for merger. Starter vs. Nonstarter.*
- *Incorporate historic and or cultural components*
- *Special event facilities and potential revenue opportunities.*
- *Compatibility with entertainment venue.*



## Selecting a residential housing type

- *Age restricted vs. Retirement*
- *Luxury for rent vs. Young Professional.*
- *Recommended segmentation of housing types*
- *Further study needed.*
- *Residual site footprint available for residential.*

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TONIGHT'S DISCUSSION





## *Addressing fast track projects - Via Lido Partners, Marshall Dev. and Olen Prop.*

- *Vial Lido Partners - Lido Plaza*
- *Marshall Development - 3355 and 3388 Via Lido.*
- *Entitlements and next steps.*

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**A SENSE OF URGENCY**





## *Entitlement Next Steps: Design Guidelines & Specific Plan.*

- *Further study of feasibility with Concept Plan components: Canal, sky-bridge, circulation*
- *Parking inventory and management plan.*
- *Design Guidelines to be incorporated into Specific Plan*
- *Coastal Improvements for Marina improvements.*

**Todd Larner**  
**WHA**  
**Architecture and Planning**

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# Determine highest and best use for Lido Village

- *Use consensus building approach to flush out constraints and identify opportunities.*
- *Assess current components of the study area and adapt community input into a feasible plan.*
- *Establish a sense of place through historic reference and site clues to craft a future vision for the village that is contextual to Lido Village and Newport Beach*

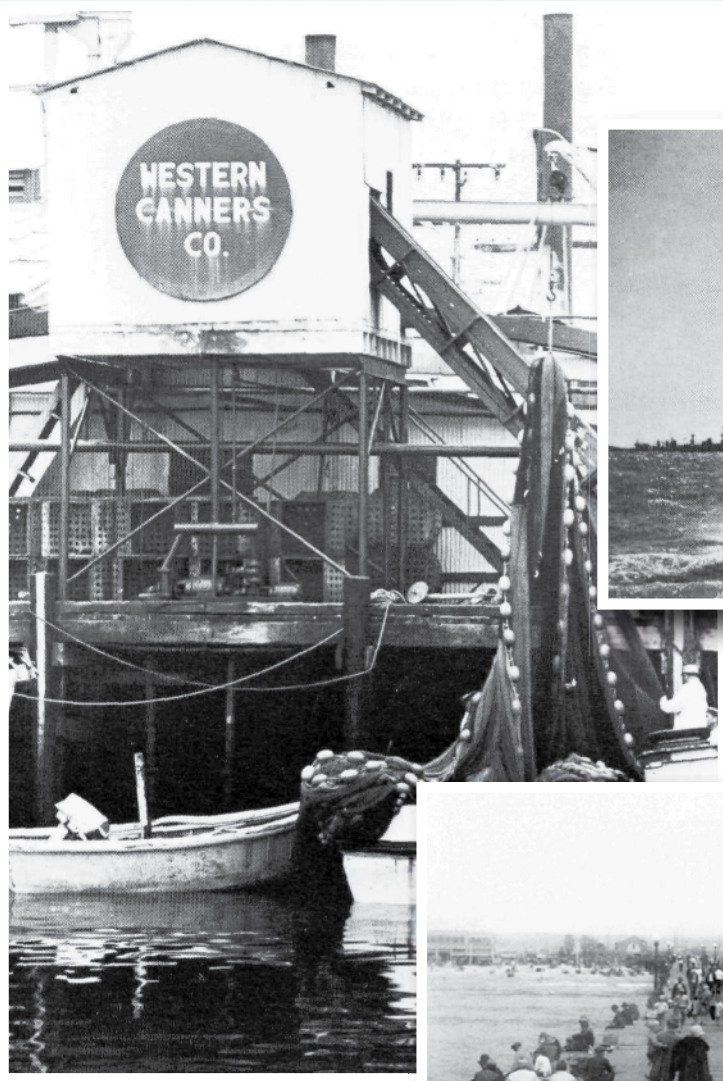
## Recommendations and Next steps

- *Use the process of a Concept Plan to identify the necessity for moving forward or maintaining status quo.*
- *Build upon findings, continue consensus building and develop implementation strategy through jurisdictional avenues.*
- *Memorialize work efforts and community input into documentation that implements the vision for the village.*



Newport Beach is about the Water.

Boating, fishing, sun bathing and surf sports.



Memories are preserved by our senses.  
Texture, smell, color, touch and sound.

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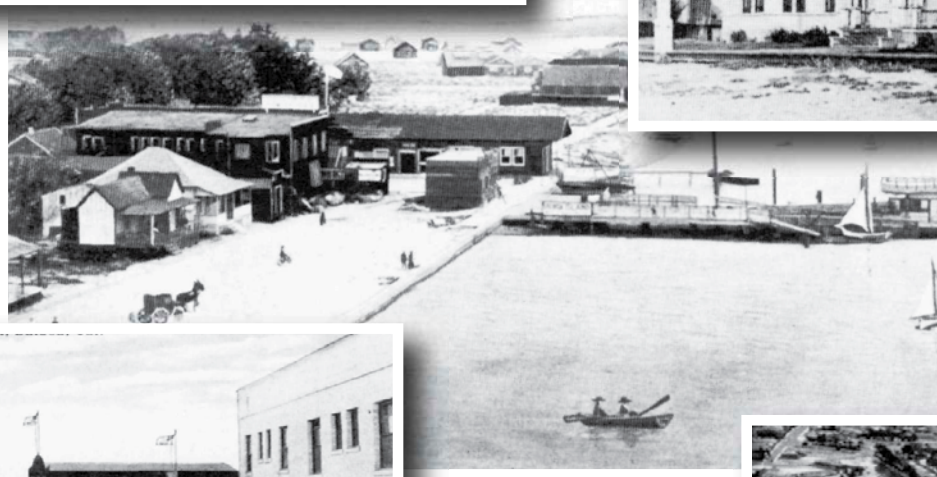
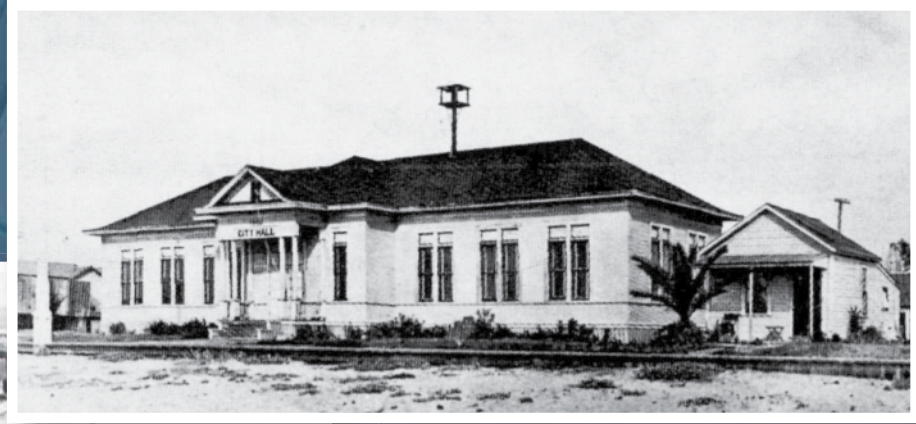


VISIONING - USING CUES FROM THE PAST





Nostalgia is remembering experiences of place.  
Where you were and who you were with.



Newport Beach is about Experiences  
Enjoying time with people while interacting  
with the water.



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VISIONING - USING CUES FROM THE PAST





# Key points

- Lido Marina, Vornado Initial marina improvements with later re-tooling entertainment and hospitality components
- City Hall Site with community services.
- City Hall Site residential for rent seniors, market rates and or live-work
- Via Lido Partners improvements with new anchor tenant mix and support retail
- High density residential for Marshal "Cal-beach" and Olen parcels.
- Proposed 32nd street parking structure
- Re-alignment of Via Lido and 32nd street intersection
- Pedestrian bridge connection to the bay
- Ped Bridge to Mariners Mile.

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## ALTERNATIVE 5B



EXIST. 600 LIDO  
BUILDING



VIEW: LOOKING SOUTHWEST

*Shaded area indicates building that may exceed the existing 35' height limit*

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# ALTERNATIVE 5B MASSING





EXIST. 600 LIDO  
BUILDING

VIEW: LOOKING NORTHEAST

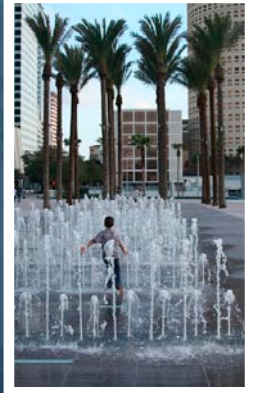
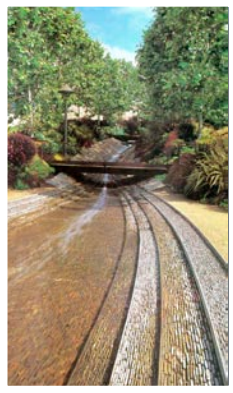
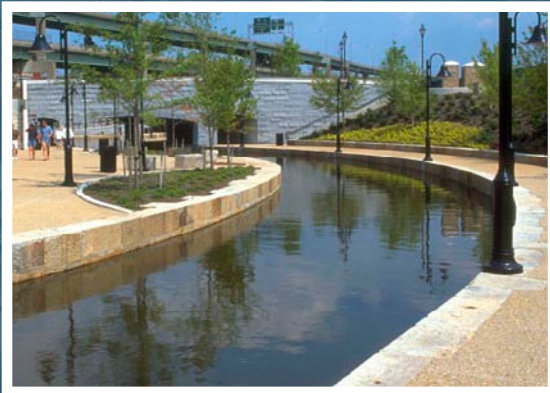
*Shaded area indicates building that may exceed the existing 35' height limit*

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ALTERNATIVE 5B MASSING



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## CANAL PROMENADE/ PLAZA



# Considered program options.

## Recreation and Entertainment Activities

- Training rooms for low intensity, floor exercise (mommy & me and seniors i.e. yoga- multi-generational classes)
- Exterior amphitheater for arts/ theater/ music venue.
- Catering kitchen/ food service facility to support Village special events, charity events utilizing the adjacent open place/ plaza
- Registration and orientation- youth sports
- Arts center for physical and performing arts
- Social gatherings
- Indoor basketball/ volleyball court for adult club/ team sports

## Public Safety

- Base for bicycle officers, command center for 4th of July enforcement.
- Information Center on Emergency Response / Tsunami Warning

## Education

- Public Meeting/ Classroom Space (free to non-profit organizations; all others pay rental) University extension classes (for free)
- Wellness/ Dietary care- including culinary and nutrition classes/ demonstrations

## Healthcare and Fitness

- Physician speakers- Program Series (for free-rental)
- Hoag Community Outreach/ Education: Physical fitness, mental health, preventative medicine education and presentation of preventative care options and practices

## City Hall Annex

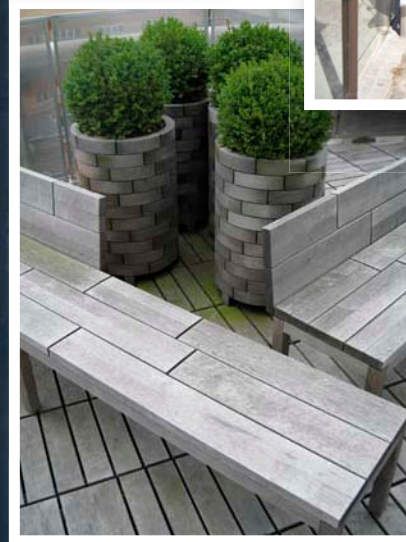
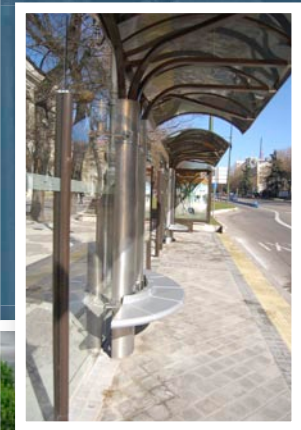
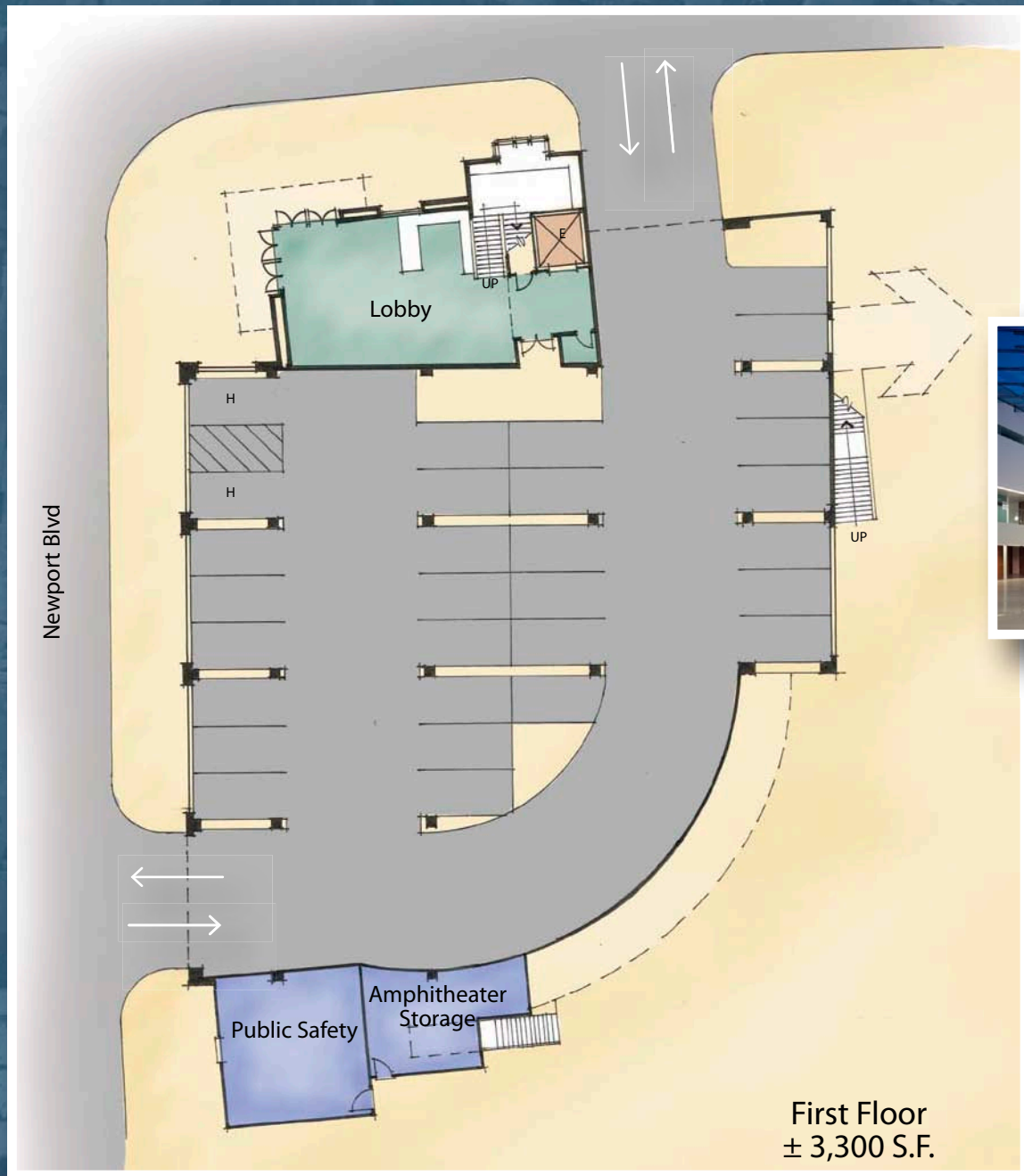
- Visitor information/ services resource center (maps, calendars, rental info, etc.)
- Payment center (for residents accustomed to paying tickets, utility bills, permit renewals)
- Mayors Office Hours

## Other Considerations

- Don't duplicate or compete with Marina Park or Oasis Senior Center
- Minimize intensity of use
- Find efficiencies from combined use; shift from less central/ obsolete facilities
- Podium building with parking underneath ± 40 spaces

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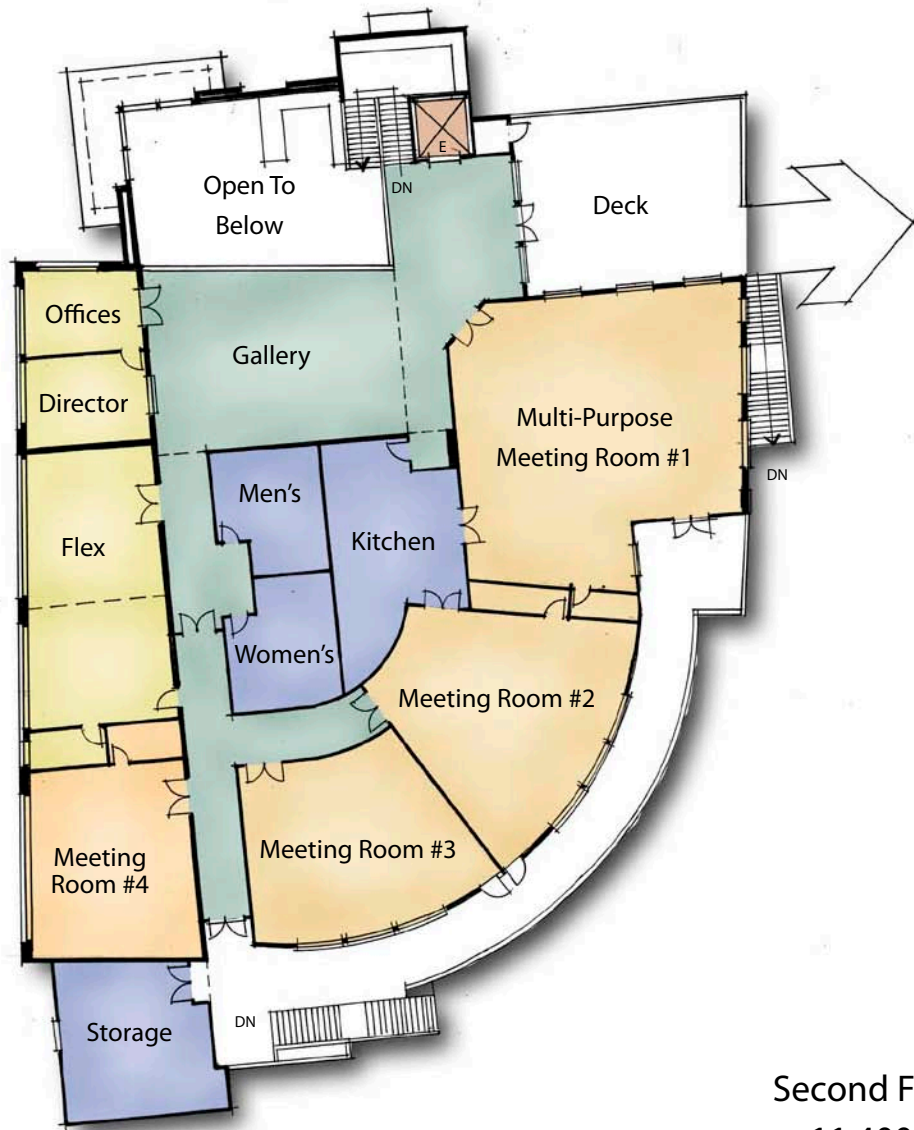


# LIDO VILLAGE

## LIDO VILLAGE CENTER



Total Building  
± 14,700 S.F.



Second Floor  
± 11,400 S.F.



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LIDO VILLAGE CENTER





Use of Color for Accent

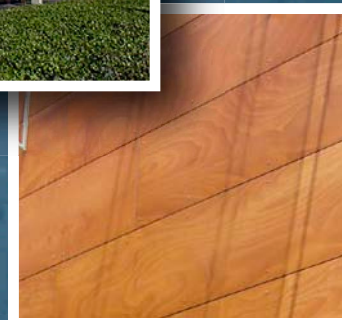
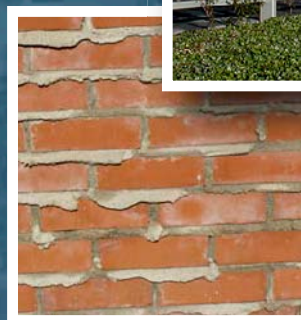


Nostalgic Heritage

### Evolution of Architectural Styles Within Newport Beach



Use Glass to open up Public Spaces



Authentic Materials



Vertical Forms and Massing

## LIDO VILLAGE CENTER NEWPORT ECLECTIC



Conceptual Rendering Looking South from Finley / Newport Boulevard

# LIDO VILLAGE CENTER



**Dave Kiff**  
**City of Newport Beach**  
**About West Newport Community Facilities**



## Needed Tonight:

- Early discussion about key West Newport/Peninsula community facilities
- General guidance – a conceptual look at city facility elements.

## Needed in February - March:

- A solid community and Council discussion about programs/facilities:
  - *Programs at WNCC -> Lido Village CC?*
  - *Some programming at MPCC -> Lido Village CC?*
  - *Could WNCC be leased for housing?*
- Staff to come back with refinements and recommendations at Study Session.
- More specific guidance – more detail as to programs, re-use of key WN/ Peninsula facilities.

Facility	Acres	Building SF	Site Amenities			Parking Spaces (est)	Annual Op cost (est)
			Full Size Gym?	Classrooms	Other		
Newport Coast CC	3.07	16,835	1	2/4	Stage	90	\$ 442,000
WN (15th Street) CC	0.86	12,000	1	5	small gym, tot lot, showers	42	\$ 85,000
Marina Park Sailing Center	-	11,100	No	1 (918 SF)	Boat bay, café, seating for café, kitchen.	~50	Possible small profit center
Marina Park CC (2 stories)	-	10,200	No	1/3 1/2	2 offices, conference room, catering kitchen	~50	\$200K to \$250K
Lido Village Center	Current CH site is ~4 acres	15,000	TBD	TBD	TBD	TBD	\$150K to \$450K



## Adult Basketball

- Four nights a week

## Drop-in Volleyball

- Friday nights

## After-school kids program

## Minimal classroom rentals

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WEST NEWPORT CC





Volleyball  
Basketball  
Art  
Culinary Kids Camp  
Preschool 101  
Language

**Teen Programs:**

- Leadership
- Manners
- Karate
- Skateboarding

**Pet Training**

- Puppy Kindergarten

**Yoga**

**Pilates**

**Core/Ab**

**Jazzercise**

**Dance**

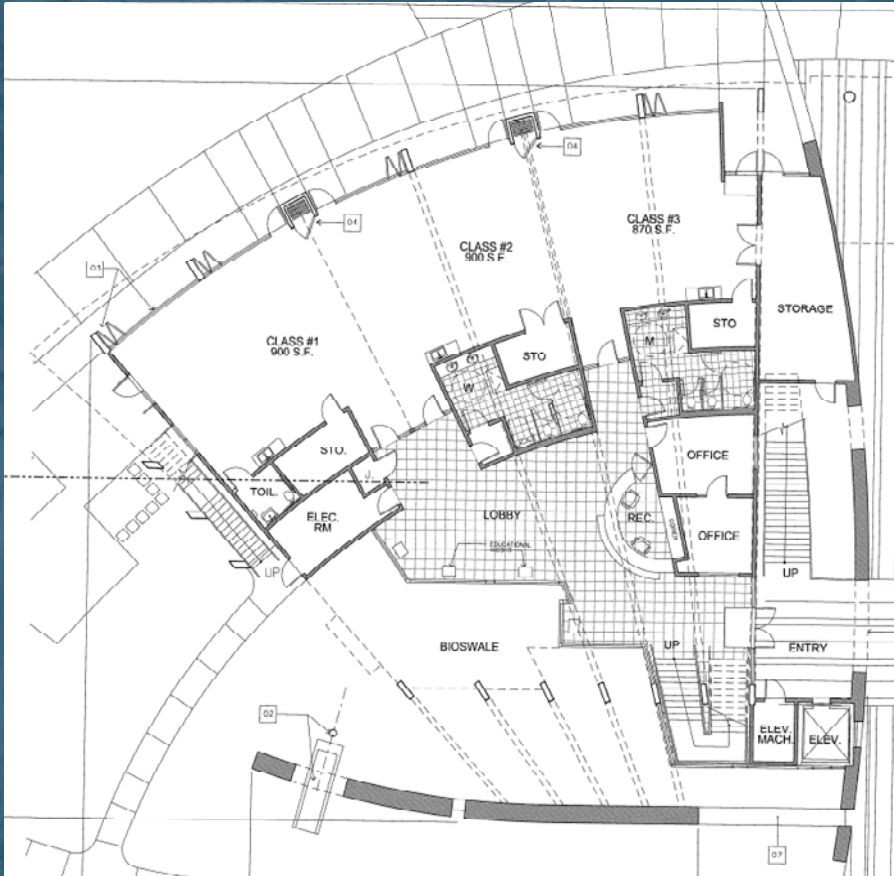
- Salsa
- Bollywood
- CPR



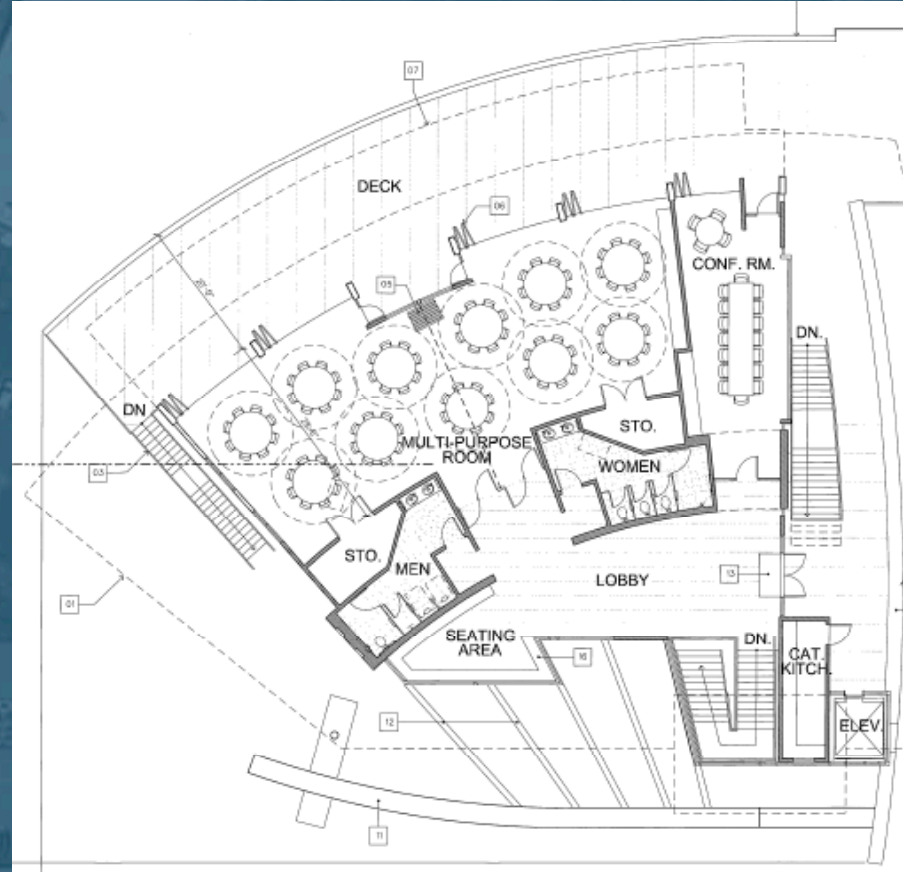
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**NEWPORT COAST COMMUNITY CENTER**





First Floor



Second Floor

# What size and scope for the community facility?

- Recommendation: “Lido Village Center” of ~15,000 SF.
  - *If gym included, allows closure of WNCC, move WNCC programs to Lido Village Center.*
  - *Programs TBD but complimentary to Marina Park Community Building.*
  - *Short term deferral of specific programming discussion.*
  - *Rough Net Cost = about \$160K-\$200K/annually*
    - *\$750K costs offset by \$555K revenue*
    - *Includes small operational savings associated with closing WNCC (\$85K)*
    - *Numbers better if:*
      - *MP CC not fully-staffed (\$100-150K)*
      - *WNCC property leased for housing (\$ TBD)*

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## Other options:

- Option B: Smaller (9-10K SF), centered around meeting space (no gym – would mean keeping WNCC because gym programming needed).
- Option C: Larger (20K SF), including banquet room:
  - *Would delete banquet facility from MP CC.*
  - *Increases parking challenge at site*



- Number of units that the site can accommodate is impacted by:
  - *Size of community facility*
  - *Parking*
  - *Fire station location*
- Decision points:
  - *Age-restricted v. not.*
  - *Market rate v. workforce v. mix.*
  - *Rough goal for # of units*

## DECISION POINT #2: HOUSING

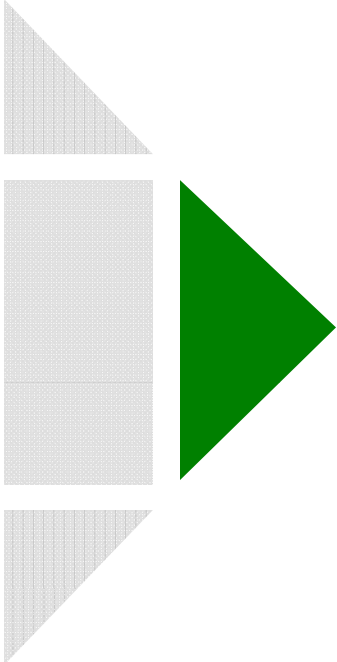
## Recommendation:

- **Tonight:**
  - *Set general parameters – Square Footage, for example.*
  - *Direct staff to, with Public and Council input:*
    - *Have a more robust public programming discussion regarding West Newport/Peninsula facilities*
    - *Examine Fire Station alternatives*
    - *Propose a plan for public consideration Feb-Mar*

## Recommendation:

- Tonight:
  - *Approve Concept Plan (5b)*
  - *Prepare design guidelines for overall site.*
    - *Mandatory until incorporated into Specific Plan.*
  - *Analyze Costal Commission impacts with new marina configuration. Determine charter boat parking impacts.*
  - *Prepare specific plan.*
  - *Prepare and act on VLP-City Land Swap.*
  - *Restriction on retail in CH site?*





# Lido Village Redevelopment Area Summary of Values

Alternatives #5A, #5B-1, #5B-2





# Redevelopment Area Programs

Land Owner/Land-Use	Alternative #5A	Alternative #5B-1	Alternative #5B-2
	SF/LF/Units	SF/LF/Units/Rooms	SF/LF/Units/Rooms
<b>City Hall Site</b>			
Senior Rentals	100 units	-	-
Workforce Housing	-	60 units	60 units
Live-Work/Residential	-	(LW) 20 units	(Resi) 20 units
Commercial	-	-	4,000 sf
<b>Vornado</b>			
Retail - Main	89,472 sf	105,550 sf	105,550 sf
Boutique Hotel	-	80 rooms	80 rooms
Marina Slips - Lineal Footage			
40' Slip	640 lf	1,120 lf	1,120 lf
60' Slip	900 lf	-	-
80' Slip	400 lf	880 lf	880 lf
Miscellaneous	60 lf	450 lf	450 lf
	<u>2,000 lf</u>	<u>2,450 lf</u>	<u>2,450 lf</u>
<b>Duda</b>			
Commercial - Lido Plaza	105,724 sf	105,724 sf	105,724 sf
<b>Marshall</b>			
Commercial - Office	9,500 sf	9,500 sf	9,500 sf
Residential - Apartments	60 units	60 units	60 units
Residential - Mixed Use	2 units	2 units	2 units
<b>Olen</b>			
Residential - Mid-rise	20 units	20 units	20 units



# Redevelopment Area Values

<u>Land Owner/Land-Use</u>	<u>Built Value</u>	<u>Alternative #5A</u>		<u>Alternative #5B-1</u>		<u>Alternative #5B-2</u>	
		<u>Value (\$MMs)</u>		<u>Value (\$MMs)</u>		<u>Value (\$MMs)</u>	
<b>City Hall Site</b>							
Seniors	\$400,000 /du	38.0	42.0	-	-	-	-
Workforce housing	\$325,000 /du	-	-	18.5	20.5	18.5	20.5
Live-Work	\$800,000 /du	-	-	15.2	16.8	-	-
Residential	\$600,000 /du	-	-	-	-	11.4	12.6
Commercial	\$400 /sf	-	-	-	-	1.5	1.7
		38.0	42.0	33.7	37.3	31.4	34.8
<b>Vornado</b>							
Retail - Main	\$400 /sf	34.0	37.6	40.1	44.3	40.1	44.3
Boutique Hotel	\$600,000 /room	-	-	45.6	50.4	45.6	50.4
		34.0	37.6	85.7	94.7	85.7	94.7
Marina Slips - Lineal Footage							
40' Slip	\$25 /lf	1.1	1.3	2.0	2.2	2.0	2.2
60' Slip	\$30 /lf	1.9	2.1	-	-	-	-
80' Slip	\$38 /lf	1.0	1.2	2.4	2.6	2.4	2.6
Miscellaneous	\$38 /lf	0.2	0.2	1.2	1.4	1.2	1.4
		4.2	4.8	5.6	6.2	5.6	6.2
Vornado Total		38.2	42.4	91.3	100.9	91.3	100.9
<b>Duda</b>							
Commercial - Lido Plaza	\$400 /sf	40.2	44.4	40.2	44.4	40.2	44.4
<b>Marshall</b>							
Commercial - Office	\$400 /sf	3.6	4.0	3.6	4.0	3.6	4.0
Residential - Apartments	\$400,000 /du	22.8	25.2	22.8	25.2	22.8	25.2
Residential - Mixed Use	\$1,500,000 /du	2.9	3.2	2.9	3.2	2.9	3.2
		29.3	32.4	29.3	32.4	29.3	32.4
<b>Olen</b>							
Residential - Mid-rise	\$1,500,000 /du	28.5	31.5	28.5	31.5	28.5	31.5
<b>Redevelopment Area Total</b>		<b>\$174.2</b>	<b>\$192.7</b>	<b>\$223.0</b>	<b>\$246.5</b>	<b>\$220.7</b>	<b>\$244.0</b>



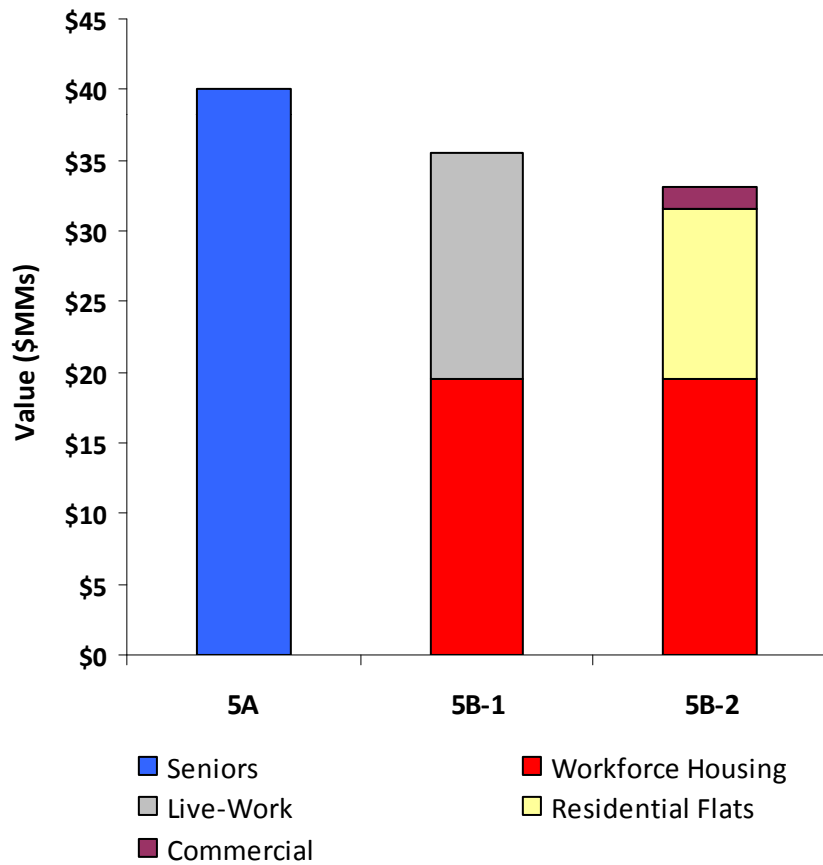
# City Hall Site Values

<u>City Hall Land-Use</u>	<u>Built Value</u>	<u>Alternative #5A</u>		<u>Alternative #5B-1</u>		<u>Alternative #5B-2</u>	
		<u>SF/Units</u>	<u>Value (\$MMs)</u>	<u>SF/Units</u>	<u>Value (\$MMs)</u>	<u>SF/Units</u>	<u>Value (\$MMs)</u>
Seniors	\$400,000 /du	100	38.0 - 42.0	-	-	-	-
Workforce housing	\$325,000 /du		-	60	18.5 - 20.5	60	18.5 - 20.5
Live-Work	\$800,000 /du		-	20	15.2 - 16.8		-
Residential Flats	\$600,000 /du		-	-	-	20	11.4 - 12.6
<u>Commercial</u>	\$400 /sf		-	-	-	4,000	1.5 - 1.7
<b>Total</b>		<b>100</b>	<b>\$38.0 - \$42.0</b>	<b>80</b>	<b>\$33.7 - \$37.3</b>		<b>\$31.4 - \$34.8</b>
Property Tax (1.01% x 18%)	0.18%		0.07 - 0.08		0.06 - 0.07		0.06 - 0.06
<u>Retail Sales Tax</u>	1.00%		-		-		0.01 - 0.01
<b>Total Recurring Revenue</b>			<b>\$0.07 - \$0.08</b>		<b>\$0.06 - \$0.07</b>		<b>\$0.07 - \$0.08</b>
<b>Estimated Land Value</b>	20% of total value		<b>\$7.6 - \$8.4</b>		<b>\$6.7 - \$7.5</b>		<b>\$6.3 - \$7.0</b>
<b>City Hall Ground Lease</b>	10% of land value		<b>\$0.8 - \$0.8</b>		<b>\$0.7 - \$0.7</b>		<b>\$0.6 - \$0.7</b>

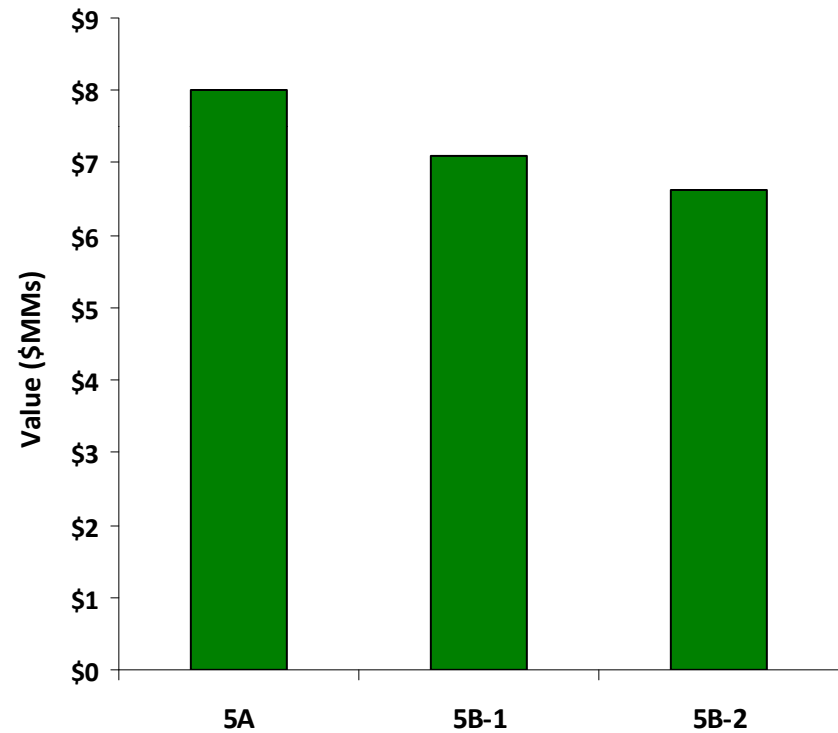


# City Hall Site Values

### Total Value



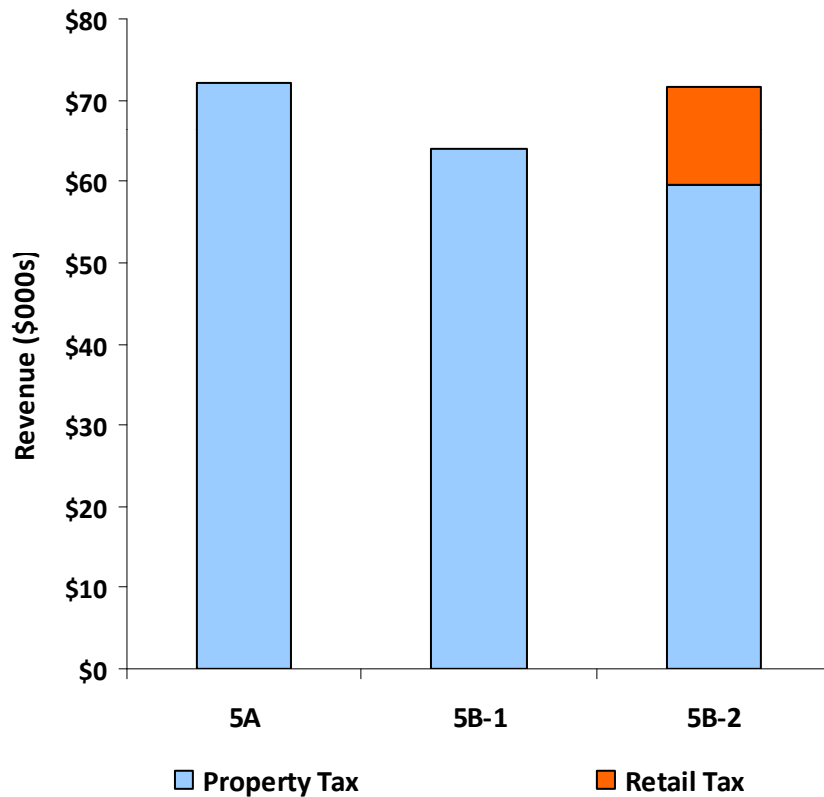
### Land Value





# City Hall Site Revenues

### Annual Tax Revenue



### Annual Ground Lease Revenue



## Village Sense of Place

- ✓ Introduces gateway/icon elements
- ✓ Adds both active and passive open space
- ✓ Broadens mixed use (entertainment and hospitality)
- ✓ Enhances resident and visitor experience
- ✓ Adds outdoor social, recreational and living spaces
- ✓ Provides for conversion of obsolete retail and office space
- ✓ Improves Pedestrian circulation
- ✓ Provides needed/balanced housing products
- ✓ Enhances public waterfront access and experience
- ✓ Upgrades streetscenes and shopping experiences
- ✓ Opens waterfront view corridors

## Other Benefits

- ✓ Allows for Integrated Planning and Phased Implementation
- ✓ Preserves City ownership while unlocking value
- ✓ Addresses village parking deficit
- ✓ Addresses General Plan Goals – Pedestrian circulation – connection to Mariners Mile
- ✓ Shows potential of public-private partnerships

