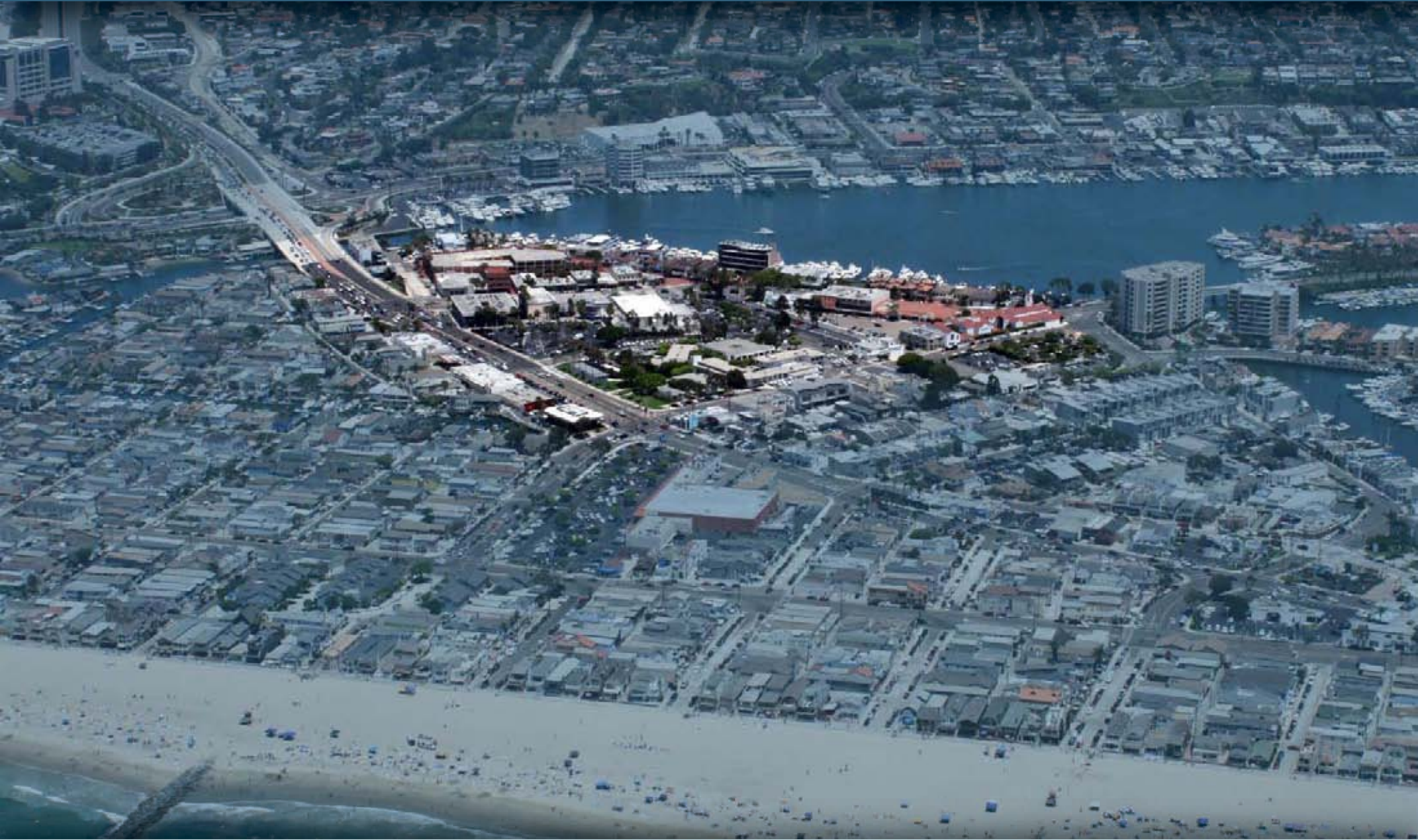


LIDO VILLAGE



DESIGN GUIDELINES

DRAFT AUGUST 18, 2011



LIDO VILLAGE

DESIGN GUIDELINES

Newport Beach, California County of Orange

Prepared By:

T.C. Collins & Associates, Inc.
William Hezmalhalch Architects, Inc.
Fuscoe Engineering, Inc.
IMA Design

Prepared For:

City of Newport Beach

DRAFT

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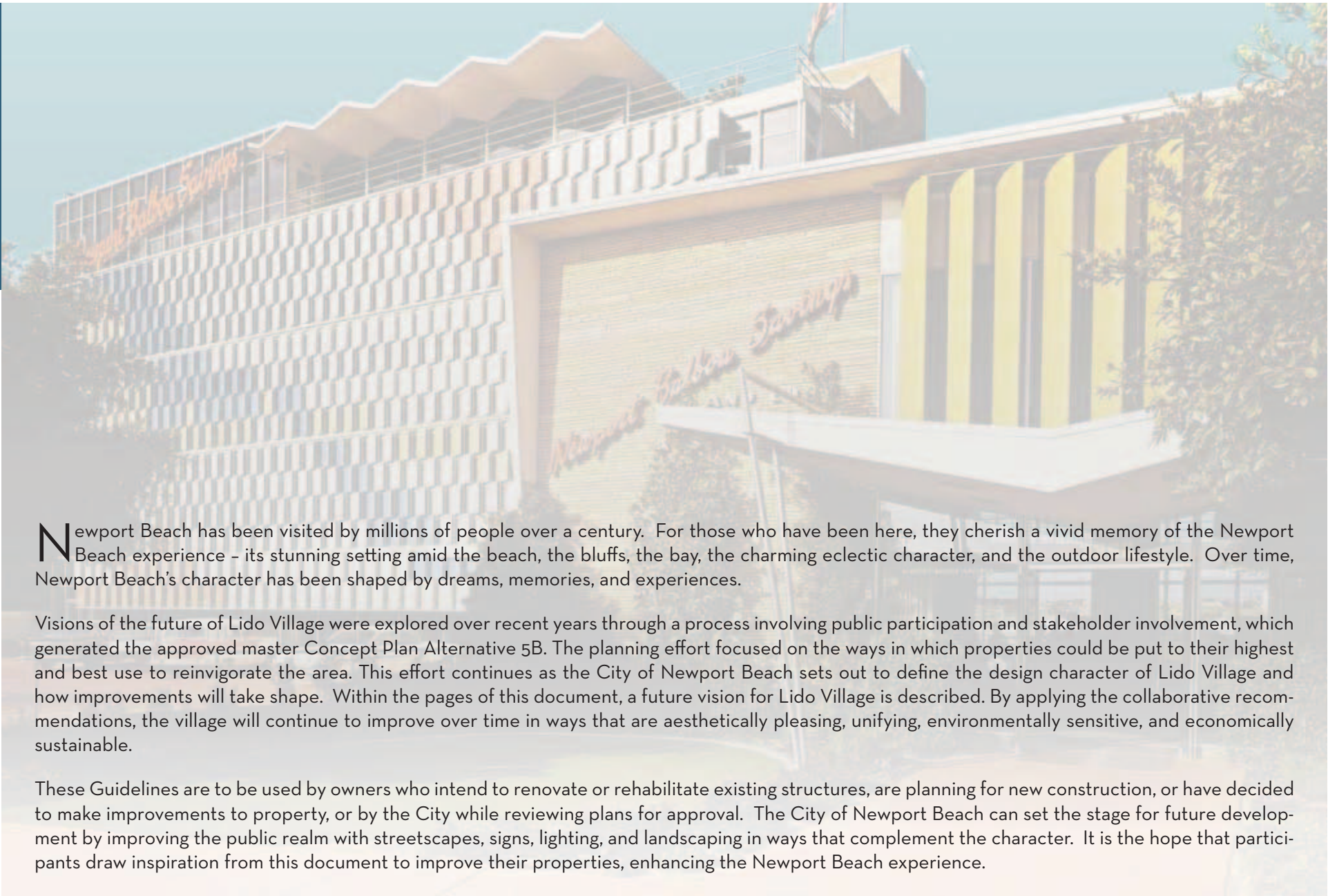
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PREFACE



Newport Beach has been visited by millions of people over a century. For those who have been here, they cherish a vivid memory of the Newport Beach experience – its stunning setting amid the beach, the bluffs, the bay, the charming eclectic character, and the outdoor lifestyle. Over time, Newport Beach’s character has been shaped by dreams, memories, and experiences.

Visions of the future of Lido Village were explored over recent years through a process involving public participation and stakeholder involvement, which generated the approved master Concept Plan Alternative 5B. The planning effort focused on the ways in which properties could be put to their highest and best use to reinvigorate the area. This effort continues as the City of Newport Beach sets out to define the design character of Lido Village and how improvements will take shape. Within the pages of this document, a future vision for Lido Village is described. By applying the collaborative recommendations, the village will continue to improve over time in ways that are aesthetically pleasing, unifying, environmentally sensitive, and economically sustainable.

These Guidelines are to be used by owners who intend to renovate or rehabilitate existing structures, are planning for new construction, or have decided to make improvements to property, or by the City while reviewing plans for approval. The City of Newport Beach can set the stage for future development by improving the public realm with streetscapes, signs, lighting, and landscaping in ways that complement the character. It is the hope that participants draw inspiration from this document to improve their properties, enhancing the Newport Beach experience.

1.1 Location

Lido Village is located on the Pacific coast of Orange County, California, in the western portion of the City of Newport Beach. It is situated on just under 17 acres of property at the beginning of Balboa Peninsula: east of Newport Boulevard, south of the Arches Bridge, adjacent to the West Lido Channel, and north of 32nd Street. The setting is unique because of its waterfront exposure along Newport Harbor and ocean glimpses of the Pacific from the southwest corner of the site.

Regional access to Lido Village is provided by State Route 55, which terminates and becomes Newport Boulevard, and also by Pacific Coast Highway, located on the north side of the Lido Channel. Primary access to the site is provided by Via Lido and 32nd Street. This multi-modal village is not only accessed by pedestrians and vehicles but residents and visitors also use watercraft and bicycles as common modes of transportation. Adjacent Lido Island and Cannery village residents frequent Lido Village with these modes of transportation.

Lido Village encompasses the site of the current Newport Beach City Hall (to be relocated); the historic Lido Theater, home to the Newport Beach Film Festival; the Lido Marina Village, which hosts a weekly farmers' market and provides access to Newport Harbor and recreational boating opportunities; Via Lido Plaza commercial center; St. James Anglican Church; the Church of Christian Science; as well as several retail and office properties.



Vicinity Map



1.2 Summary and Objective

Recreating a vibrant gateway in the heart of historic Newport Beach, Lido Village will represent a new energized area with boutique retail, office, entertainment, and residential elements thoughtfully assembled into a unique sense of place or a Coastal California Destination. Transforming an area that has declined over recent years poses unique opportunities and challenges with multiple land ownerships within the village. The efforts undertaken to create the Lido Village Design Guidelines seek to provide the memorializing document offering guidance and inspiration for area-wide improvements.

The objective of these guidelines is to provide owners with strong and positive images and vocabulary for the renewal of Lido Village. These guidelines are intended to streamline the design and approval process by adhering to the contents within. Special considerations or incentives may be implemented when improvements conform to the design guidelines, at the discretion of City officials.



Lido Village Site - Then and Now



Existing Lido Village Conditions

1.3 Planning Authority / Stakeholder Roles

On January 25th 2011, The City of Newport Beach adopted the Lido Village Concept Plan Alternative 5B. This preferred alternative was the culmination of a collaborate planning and visioning effort undertaken by a multi-disciplinary team of consultants with input from land owners and members of the community. The City of Newport Beach spearheaded these efforts with the support of other major stakeholders: Lido Village Partners, The Fritz Duda Co., Vornado Realty Trust, and Marshall Property & Development. Other minor stakeholders and land owners were also involved in the process, providing valuable insight and thoughtful contribution.

Recognizing the importance of Lido Village to the residents of Newport Beach, the design team believed in continuing an active engagement with the public. By engaging a citizens advisory panel (CAP) and through public outreach, the design guidelines for Lido Village is the result of a collaborative effort. Outreach efforts included multiple meetings and workshops with the CAP as well as a public Open House. At these opportunities, participants voiced opinions and recommendations for the village revitalization. It is through this collaborative approach that the Lido Village

Design Guidelines represent the concerted effort of a successful public-private work effort.

Responsibility of design review and project implementation will be with the City of Newport Beach Community Development Department. Adherence to General Plan and Zoning policies and regulations will outline requirements specific to individual parcels while the design guidelines will influence theme and character.



Previous Planning and Visioning Efforts



Participation Diagram



Concept Plan Alternative 5B

1.4 Purpose of Design Guidelines

The intent of these design guidelines is to capture the unique aesthetic qualities and assets of the village and memorialize them into a document that is utilized as land owners improve their properties. The guidelines are intended to be specific enough to describe elements that create a unifying sense of place while considering economic realities of market conditions and tenants needs. They are not meant to discourage unique and inventive design solutions. All entitlements of property within Lido Village will be able to refer to this document for design guidance with the assurance that others who follow will be held to a similar standard.

While this document is intended to establish guidelines for the visual character and aesthetic quality within Lido Village, it is important for property owners to be aware that all improvements are subject to applicable regulations and permitting processes imposed by, but not limited to: the City of Newport Beach General Plan, Zoning Code, and Ordinances; California Environmental Quality Act (CEQA); California Building Code and Energy Efficiency Standards (Title 24); Local Coastal Plan; and California Coastal Commission.



Renovations Under Way Within Lido Village

2.1 The Lido Village Overview

Lido Village serves as the physical as well as emotional gateway for Newport Beach. For years, residents and visitors have traveled down Newport Boulevard, crossed over the Arches Bridge, arriving at the doorstep of Lido Village. With the Lido Theater serving as the historic icon, the village has provided destination retail, entertainment, and mixed-use services for nearly a century. Similar to other villages along the peninsula, Balboa's Main Street and historic McFadden's Landing/Newport Pier, Lido Village has experienced multiple cycles of growth and protraction. The vision is to revive Lido Village as a vibrant destination and mixed-use entertainment hub for the Balboa Peninsula and greater Newport Beach. A thoughtful approach coupled with attractive architecture and landscape elements will ensure timeless execution as the village grows and evolves. Special consideration must be made with regard to creating a tenant mix that services visitors without neglecting residents' needs.

Lido Village is composed of 5 distinctive design areas: Lido Marina Village, Via Lido Plaza, City Hall, Lido Triangle, and Newport Boulevard Shops. Each one of these design areas is made up of multiple ownerships with varying degrees of intensity, use, and economic vitality. The Lido Village Design Guidelines seeks to respect these areas for their unique qualities and to unify them with prescriptive text and imagery. Iconic architecture and design elements are the underlying foundation for the unique character of these design areas. Landscape architecture recommendations serve as the main unifying element, defining the public realm, pathways and view corridors, and outdoor spaces linking design areas to each other.

This document was written with the recognition that property owners have the right to use their properties in accordance with governing laws and regulations. The pages that follow, therefore, offer guidance to Lido Village stakeholders for aesthetics, sustainability, and community character.



Aerial Photograph with Project Boundary

2.2 Existing Zoning and General Plan

During the development of Concept Plan Alternative 5B, the following issues surfaced relating to negative aspects of the village including: parking deficiencies, mix of tenants, antiquated buildings, and circulation. While the plan addresses these issues to a degree, additional studies and strategy plans are recommended to address deficiencies of these individual topics.

While this document provides design standards or guidelines for improvement, underlying zoning and regulation will determine the uses and mixes within the village. The following City of Newport Beach regulations apply to the land use and intensity of development for properties located within Lido Village.

Zoning Districts

RM	Multi-Unit Residential
MU-W2	Mixed-Use Water Related
MU-CV	Mixed-Use Cannery Village (South of 32nd Street)
CC	Commercial Corridor
CG	Commercial General
CM	Commercial Recreational/Marine
PI	Private Institution
PF	Public Facilities

Zoning Notes

Residential Districts: A number following a residential district symbol indicates the minimum site area per dwelling unit. Example: RM (2178)

Nonresidential Districts: A number following a non-residential district symbol indicates the maximum floor area ratio (FAR). Example: CG 0.5

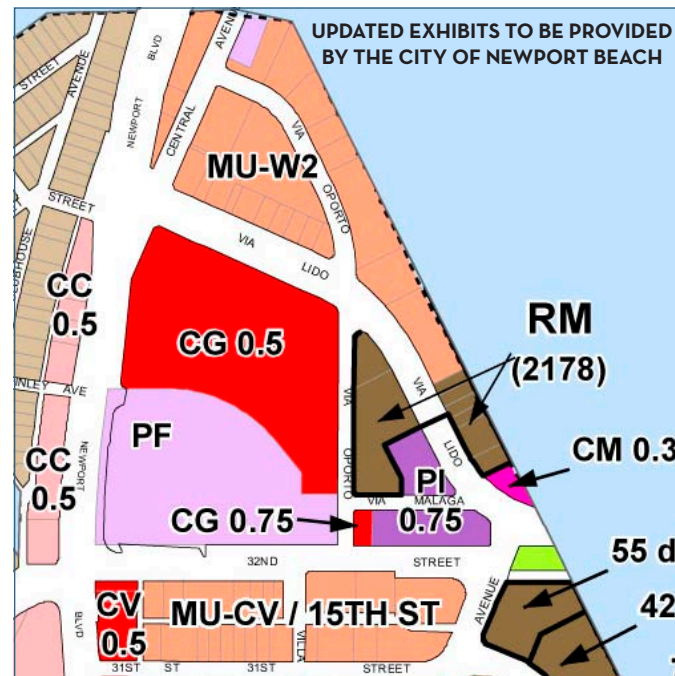
FAR refers to floor area ratio. This is a regulatory equation to determine the maximum amount of square footage permitted per parcel or designated area.

General Plan Designations

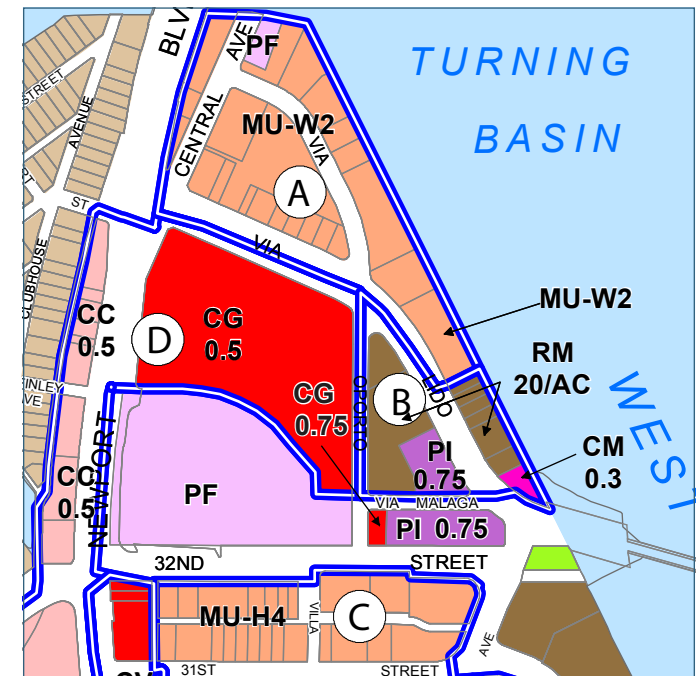
RM	Multiple Unit Residential, Maximum 20 Dwelling Units per Acre
MU-W2	Mixed-Use Water Related
MU-H4	Mixed-Use Horizontal (South of 32nd Street)
CC	Corridor Commercial, 0.5 Maximum FAR
CG	General Commercial, 0.5 to 0.75 Maximum FAR
CM	Recreational and Marine Commercial, 0.3 Maximum FAR
PI	Private Institution, 0.75 Maximum FAR
PF	Public Facilities

General Plan Land Use Policies

- A Mixed Uses, Visitor-Serving and Retail Commercial, Overnight Lodging Facilities
- B Multi-Family Residential
- C Mixed-Use permitted in any location and required at street intersections, Multi-Family Residential and Townhomes permitted at any location except intersections; Intersections require Mixed-Use or Commercial
- D General and Neighborhood Commercial



City of Newport Beach Zoning Map,
Adopted October 26, 2010



City of Newport Beach General Plan Map,
Adopted July 25, 2006

2.3 Adopted Concept Plan

Through collaboration among stakeholders and the community, a consensus plan was created. On January 25th, 2011, the City of Newport Beach City Council approved an initial concept plan for the Lido Village study area. During this process, key design elements and land uses were incorporated into the plan.

Today Lido Village suffers from a lack of sufficient and well-located parking. Various tenants and visitors to these tenants don't use the parking that is provided to them. Often times, parking poaching occurs during peak usage, leaving residents and owners frustrated. An additional study is therefore recommended to address the deficiencies and quality of parking facilities within the village. Associated with this future study, emphasis needs to be placed on pedestrian circulation and connectivity. Neither one can be addressed without the other.

Concept Plan Alternative 5B encompasses the following design objectives that were universally envisioned during the master planning process:

- Create people places, or outdoor living rooms, for pedestrians throughout the village.
- Encourage the use of iconic architectural buildings as way-finding elements.
- Re-tool Lido Marina Village to incorporate visitor-serving retail, entertainment, and boutique hospitality components.
- Incorporate mixed-use, residential, and civic land uses within the city hall site.
- Redevelop Lido Plaza with new anchor tenant building location and consolidation of smaller format shops.
- Provide green space or open space element within the city hall site featuring fountains and plaza for events and public gatherings.
- Increase residential units within the Lido Triangle area and other waterfront ownerships.
- Maintain existing circulation element and traffic flows of public streets.



Concept Plan Alt 5B, Adopted January 25, 2011

2.4 Village Cornerstones

The Design Guidelines for Lido Village will feature four Cornerstones, serving as the guiding principles that this document strives to achieve. References to these cornerstones will be made throughout this document and identified by the symbols highlighted in the below cornerstone icons.



Unification - *Creating a Sense of Place*

- Present a unifying theme for Lido Village.
- Define and enhance gathering spaces.
- Promote connectivity throughout village.
- Improve way-finding.



Visual Appeal - *Create an Identity for the Village*

- Define “Newport Eclectic” aesthetic.
- Illustrate vision for art, architecture, and landscaping.
- Create an attractive Gateway Village.
- Maximize view corridors and scenic opportunities.



Flexibility - *Builder/Owner Friendly*

- Offer various options for achieving common goals.
- Allow for individual ownerships to make improvements independently and accommodate early entitlements.
- Grant regulatory weight to the guidelines as a design process tool for property improvements.



Sustainability - *Economic and Environmental*

- Encourage environmentally sustainable practices.
- Conserve water resources and design for energy efficiency.
- Celebrate native landscapes.
- Consider economic realities and viability.





Planning Area Boundaries

2.5 Design Areas

Lido Village is divided into five distinct Design Areas having unique physical attributes and design influences. Improvements should be inspired by the existing iconic architecture or remarkable physical features within each design area while relating to the immediate surroundings and addressing visible edge conditions.

Within the design areas description, there will be mention of various architectural styles and influences. Please reference Section 3 regarding architectural styles and character.

Lido Marina Village

At the northern point of Lido Village, the Lido Marina Village is at the gateway to the Balboa Peninsula. This design area is currently occupied by mid-century commercial office buildings and retail storefronts, a parking structure, and pedestrian-oriented businesses fronting on the northern portion of Via Oporto and backing onto the harbor. An existing icon building is the Mid-Century Modern 3700 Newport office building, which is the nearest building to the Arches Bridge. Additionally, renovations to another mid-century highrise waterfront building is currently under way. Development should strive to improve the edge conditions along major streets and improve the pedestrian experience along the waterfront, attracting new tenant mixes to revitalize the mixed-use village.



Goals:

- Respect and accentuate existing taller buildings and massing.
- Use existing quality building vernacular and materials to influence future design.
- Accentuate edge conditions with Newport Harbor and Newport Boulevard, reinforcing the gateway element.
- Utilize high quality materials for improvements.

Via Lido Plaza

Lido Plaza is an existing mixed-use entertainment and commercial site in the center of the village. With a large-format retail anchor, grocer, and support storefronts, this design area has influences of many styles. Most notably is the iconic Lido Theater designed in the Art Deco style. Another prominent building is the Mid-Century Modern Griffith Building. These buildings frame a pedestrian promenade known as Lido Walk, which is punctuated by an archway and bollards. Smaller office, retail, and restaurant tenants are oriented around an adjacent interior courtyard. Improvements made within this design area should seek to complement the Art Deco and Modern styles. Pedestrian connectivity and outdoor spaces complement the building forms within the site. Careful attention should be paid to the edge conditions and entries to ensure retail visibility and aesthetic quality.



Goals:

- Draw inspiration from the unique designs of the Lido Theater and Griffith Building as icon elements. Encourage preservation.
- Complement large-format tenant with support retail, creating a diversity of massing and retail.
- Use quality materials in hardscape and softscape applications.
- Enhance the entertainment/theater and hospitality office.



City Hall

The relocation of the current City Hall site to a new state-of-the-art facility opens up a unique opportunity for redevelopment at a key intersection in Newport Beach. The site has a visual connection to the beach along the 32nd Street corridor. Its adjacency to Cannery Village, which has been experiencing a renaissance in recent years, allows the city hall site to become the transitional parcel between neighborhood mixed-use and regional-serving retail/entertainment. The southwest corner of the civic center is currently occupied by green space and mature canopy trees, which could be incorporated as a natural asset to future development. Improvements



should feature enhanced public open spaces oriented towards the intersection of Newport Boulevard and 32nd Street, as well as pedestrian connectivity to other areas within Lido Village. New buildings should also relate to the Modern styles and urban flavor of the adjacent Cannery Village.



Goals:

- Provide quality outdoor spaces that are publicly accessible.
- Improve the Newport Boulevard and 32nd Street interfaces to create a secondary gateway.
- Provide increased building heights for City Hall Site with emphasis on mixed use zoning.
- Incorporate retail and office tenant mix to the City Hall Site.
- Balance residential needs with visitor services.
- Use historic references as design elements.

Lido Triangle

Lido Triangle contains the Lido Building, a Mid-Century Modern office building fronting on Via Lido. The design area is also home to the St. James Anglican Church and the First Church of Christ Scientist. These institutions have a distinct yet understated Spanish style. In addition, the Cannery is a waterfront landmark located southeast of and adjacent to the Lido Triangle design area. These iconic buildings should inspire the design of new or renovated structures. Additionally, opportunities for enhancing parking areas with scale and surface treatment should be explored.



Goals:

- Improvements should be sensitive to the less-intensive existing land uses of worship sites and residential.
- Traffic calming devices should be incorporated to promote safe street environments for residents and patrons.
- Building massing should be more horizontal in form, reinforcing the pedestrian interface.



Newport Boulevard Shops

Lido Village includes a variety of storefronts facing Newport Boulevard. A row of retail shops and restaurants having an eclectic Mid-Century Modern aesthetic, some with offices on the second floor, are anchored at each end by larger office buildings. Included within this strip of commercial uses is the only gas station on the Balboa Peninsula. The southernmost property in this design area backs onto the Rivo Alto Canal, a condition that could be better acknowledged. There is a clear demand and opportunity for improvements in this design area that address the connectivity to Lido Village and to the water, while elevating the quality of design. Because of the intensity of Newport Boulevard traffic, pedestrian safety and retail identity need to be considered. Storefront architecture and signage improvements combined with landscape design, enhanced pedestrian crossings, fixtures, and furnishings have the ability to transform this row of shops into a vibrant corridor framing the gateway to the Balboa Peninsula.



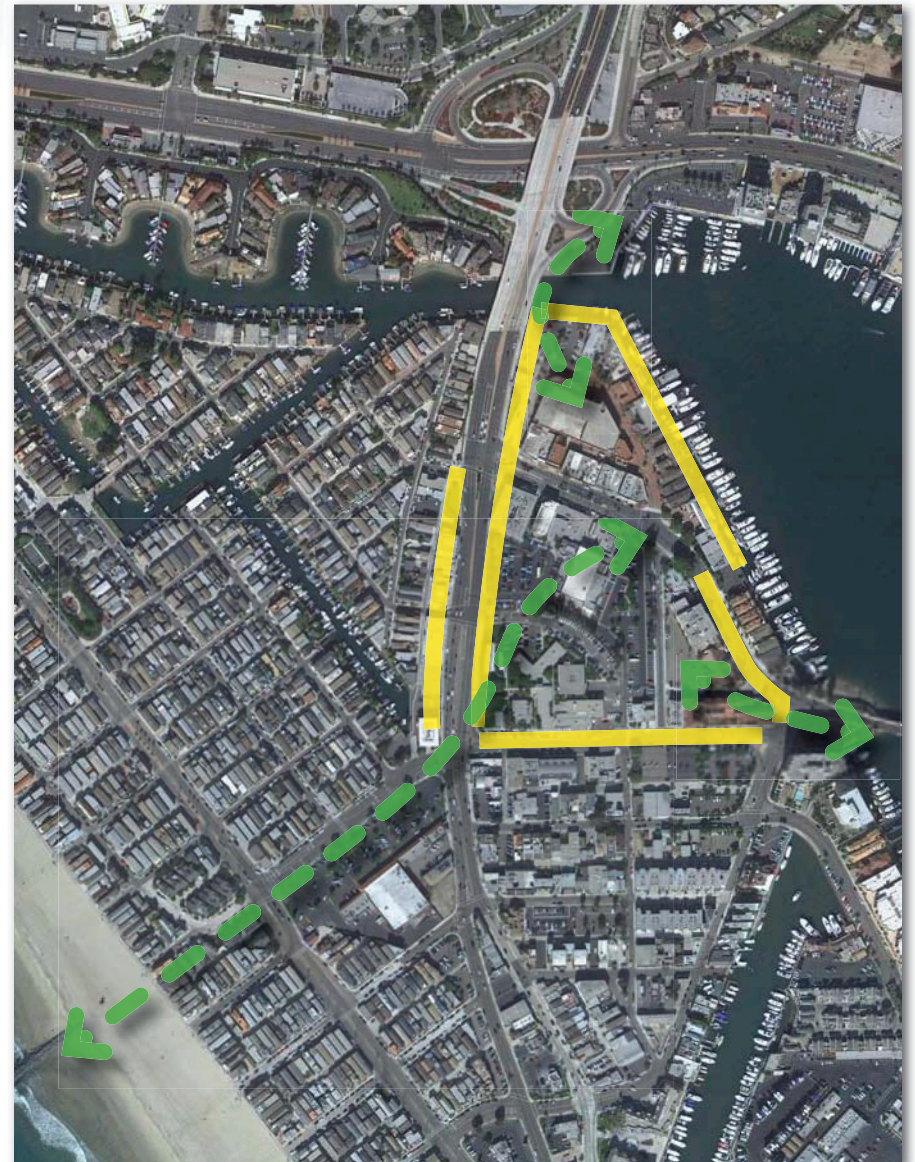
Goals:

- Site improvement should complement Lido Plaza and City Hall design areas.
 - Improve pedestrian experience and safety.
 - Provide better parking opportunities off-site.
 - Incorporate quality tenant mix that complements other Newport Boulevard parcels.
 - Building massing and storefront improvements should be more horizontal in form, reinforcing the pedestrian interface.
- Seek opportunities to incorporate the Rivo Alto Canal into future design efforts when appropriate.

2.6 Village Edges and Boundaries

Lido Village is defined by distinctive edges that are made up of numerous different elements with varying degrees of permeability. To the North and East, Newport Harbor defines Lido Marina Village down to Cannery Village. Newport Boulevard defines the western boundary of Lido Village, separating the shops from the rest of the village. 32nd street to the south separates Lido Village from Cannery Village. All of these edges represent opportunities to unify and link the design areas within Lido Village.

The waterfront is a valued asset to the village; however, there currently is limited accessibility to the waterfront for patrons and visitors. The design suggestions and applications presented in this document seek to provide property owners with the ideas and building blocks to enhance the visitor's experience and attract new patrons and residents by paying careful attention to the treatment of visible edges and views.



Relationship of Lido Village Edges and Connections to Surroundings

Key to Edge Condition Criteria



Primary Pedestrian Corridor

- Located along primary roadways.
- Encourage pedestrian-friendly safety measures.
- Enhance landscape elements.



Secondary Pedestrian Corridor



- Located along secondary streets and off-street corridors.
- Limited vehicular access.
- Private and public conditions that encourage multi-modal use.



Street Focused Edge



- Image-defining façades with street orientation.
- Create strong building/pedestrian interface.
- Unifying theme and character encouraged along street segment.



Service Edge



- Back of house or service conditions.
- Encourage special screening applications.
- Limited pedestrian access.



Waterfront Edge



- Create strong pedestrian water interface, maximizing accessibility.
- Encourage visual corridors promoting water experience.
- Restrict back of house and service conditions.
- Image-defining façades with transparent pedestrian interface.



Buffer Edge



- Limited pedestrian and vehicular access.
- Achieve softening between uses of differing intensities.
- Promote landscape solutions with vertical emphasis.
- Encourage façade enhancements that are visually attractive.



Lido Marina Village Design Area Edges and Corridors



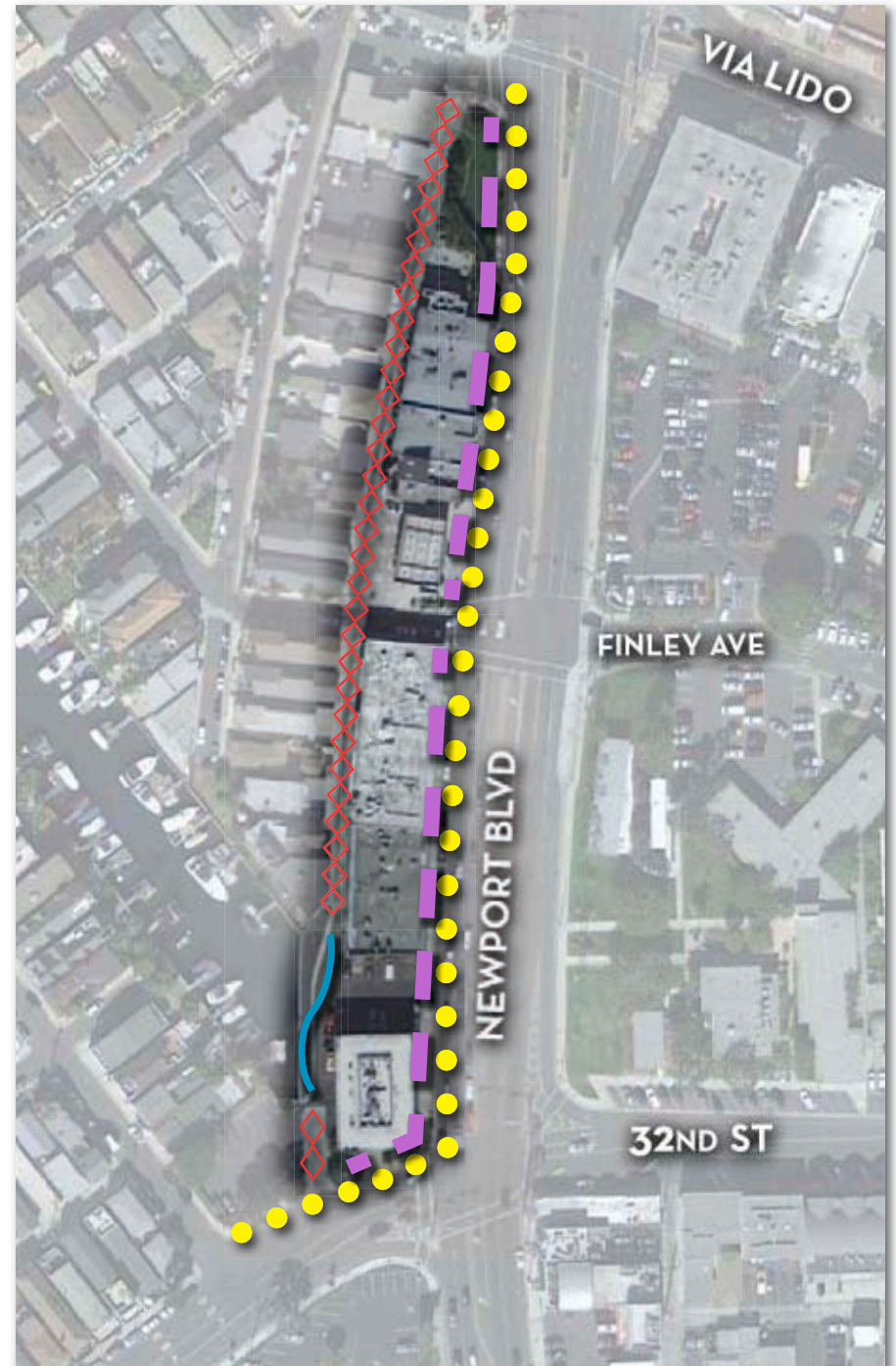
Via Lido Plaza Design Area Edges and Corridors



City Hall Design Area Edges and Corridors



Lido Triangle Design Area Edges and Corridors



Newport Boulevard Shopkeepers Design Area Edges and Corridors

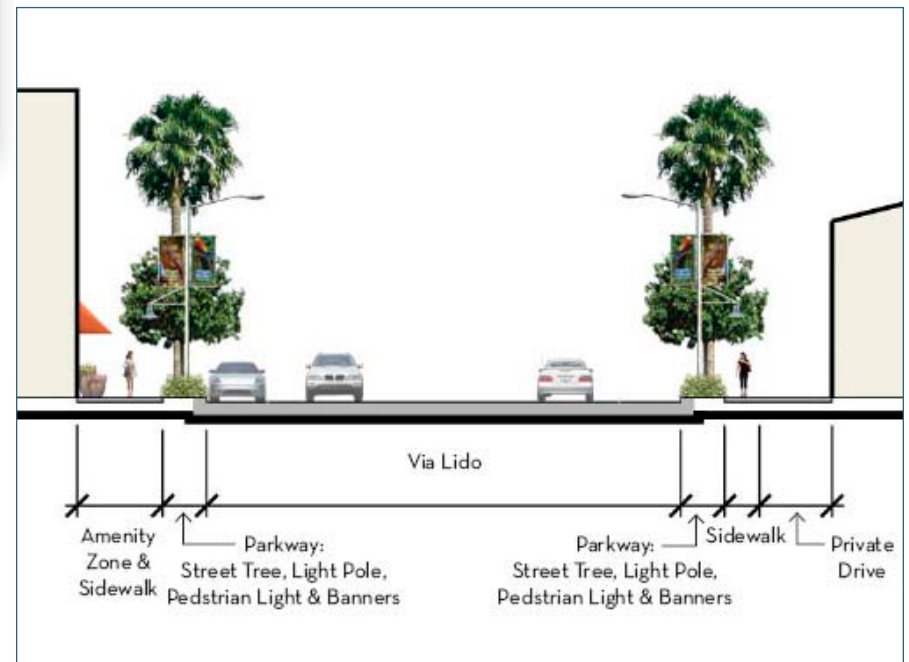


Vision for Lido Village Edges and Connectivity

2.7 Pedestrian Connections and Open Space

During the initial concept planning efforts, special emphasis was given to the connectivity of the Beach to the Bay. Because Lido Village is situated along Newport Harbor and within a short distance to the beach, it is important that these guidelines promote the enhancement of that connectivity. Land owners should support clearly defined pedestrian pathways and nodes that encourage walkability within the village. Landscaping paired with hardscape treatments are intended to hint to nautical influences and tie the beach to Lido Village.

Streets offer vehicular and pedestrian circulation that reinforce the visual recognition of the location of the village. Streets are a fundamental component of the public realm and are not just for vehicular conveyance. The streets within the village are also designed with the pedestrian in mind and vary from intense thoroughfares to intimate local streets. Because there are major roadways and high volume streets, pedestrian safety is of utmost concern. Safety measures that protect the pedestrian while ensuring quality design should be encouraged as land owners decide to improve their properties.



Typical Street Cross-Section

2.8 Sustainability

Consideration for the environment and sustainable building practices is a cornerstone of the Lido Village Design Guidelines. It is important to note that these sustainability components are to be realistic and implementable and not a burden to existing land owners. This document will outline varying degrees of applications and practices that could be incorporated into property improvements, offering the land owner different options for accomplishing energy efficient and resource-conscious design. These design elements will be highlighted throughout the document in the form of sustainable practices and will be easily identified with the following symbol: 🌱

Sustainable concepts

- Maintain environmental policies established by the City of Newport Beach and identify how they can improve the quality of Lido Village (Refer to CNB Code XXX).
- Improve indoor air quality and improve energy efficiencies within buildings.
- Promote use of public transportation and increase exposure to alternative transportation elements, thus reducing dependence on the automobile (ie. attractive bus stops, bike racks and storage).
- Encourage walking and biking by connecting pathways to recreation areas, neighborhood services, and gathering spaces, and by incorporating pedestrian-friendly features into site design.
- Decrease the urban heat index by incorporating design elements that reduce the heat island effect.
- Enhance the environmental quality of the site by reducing pollution of waterways, controlling and treating runoff, and maintaining mature trees and native vegetation.
- Promote sustainability by installing signage highlighting sustainable features.



Shaded Paseo



Community Gardens



Green Street

3.1 Introduction: Newport Eclectic

For over 100 years, Newport Beach has evolved a style of architecture that is fitting for a world class beach city. Elements of classic American architecture have been used and redefined into a vernacular that is appropriate to this setting. It is a style that is unifying and definable without being trendy, providing owners with flexibility. These design guidelines are intended as architectural recommendations to help unify the Village and convey a true sense of place.

Because Newport Beach's architecture is predominantly residential, many non-residential buildings were not emphasized or celebrated. Often times, commercial or civic buildings represented the era in which they were built. Because Newport Beach was a secondary home city or vacation destination, cost-conscious developers weren't looking far into the future. Many of the older or historic buildings were temporary structures, such as the Balboa Pavilion, or constructed for utilitarian purposes. Consequently, these buildings were constructed as simple structures reflecting their purpose and the style of the time. These buildings have now become the icon buildings that help craft the vernacular of "Newport Eclectic".



Iconic Buildings of Newport Beach



Stuft Shirt



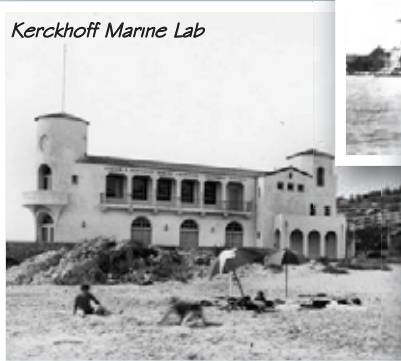
Lovell House



Balboa Pavilion



Kerckhoff Marine Lab



Balboa Savings



Historic Influences

3.2 Architectural Styles

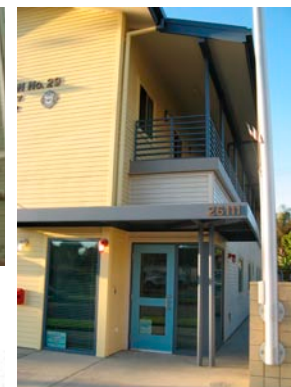
The architectural styles existing within Lido Village and the immediately surrounding areas should inspire the design of future improvements. Renovations should maintain, if not optimize, the integrity of the style in which the building was originally designed. While styles of the past shouldn't necessarily be recreated using past techniques, new structures featuring traditional detailing should implement current construction and design methodologies.

The styles listed herein represent the notable architecture within Lido Village and appropriate influences to draw from for future improvements. Collectively, these styles comprise the Newport Eclectic aesthetic that these Design Guidelines seek to illustrate.

Mariner's

The City of Newport Beach has a rich and storied past with the ocean. Both private and industrial maritime uses have shared the harbor for over 100 years. The Mariner's style reflects this heritage with its subtle nautical elements and modest utilitarian forms reminiscent of seafront structures in American coastal towns. Examples of this style can be seen along Mariner's Mile in Newport Beach. The conversion of use from industrial to commercial and residential have influenced the form and function of the structures over time.

The characteristics of this eclectic style include simple gable roofs, tight overhangs/rakes, and simple block massing. Siding materials may consist of wood siding, board-and-batten, and shingles. Buildings appear to have been designed to withstand coastal conditions and often have a weathered appearance. Standing seam metal roofs or asphalt shingles are appropriate roofing materials. Colors are chosen to blend into the landscape, with subtle pastel hues. Decorative highlights include painted trim in white or another contrasting color.





Modern

Modernism is a minimalist style originating in the early 20th century, characterized by clean lines, lack of ornament, honest expression of structure and material, and open expansive spaces. The wide-spread popularity of the style influenced commercial architecture as well as home design. In the mid-century, Modern buildings tended to stray from the purely functional forms to create more experimental and organic shapes while still retaining modernist characteristics. Beginning in 1940, buildings of open floor plans and glass walls were built throughout California.

Modern buildings blur the distinction from indoor to outdoor experience. Wide, cantilevered roof overhangs create attractive sheltered outdoor spaces. Materials typically consist of glass, steel, and smooth exterior finishes. Open beam plan forms with varied ceiling heights are key components of this design. Roof forms are generally flat or low pitched. In residential application, exterior concrete walls are incorporated into the architecture to create private outdoor spaces surrounding large glass windows and doors. In non-residential applications, entries are open and use ample amounts of glass, and columns are used to create soaring spaces.

Cannery

With the revitalization of Cannery Village emerged a style that is both eclectic and distinct to the area. The style blends the charm of Newport Beach's maritime history with its present status as a destination for artists and designers. Cannery Village is the site of Newport's first commercial fish cannery built in the 1920s on the Rhine Channel. The Cannery restaurant that exists today pays homage to a by-gone commercial fishing industry and is a landmark that continues to draw visitors. Its influence on the revitalization of Cannery Village is still present today.

The Cannery style is comprised of a mix of contemporary loft, urban revival, and industrial elements. Materials consist of smooth-finish stucco, concrete, corrugated metal, steel, and modern wood and stone veneers. Additionally, applications of brick, painted wood trim, and siding also exist on more historic structures. Massing is a blend of rectangular forms and flat roofs. Enhancements with curved and gabled roofs also may be applied. The eclectic style is unified by the presence of large windows and transparent roll-up doors to create indoor/outdoor living.



Art Deco

Art Deco is an eclectic artistic design style that flourished throughout the 1930s, into the World War II era. Art Deco represented elegance, glamour, functionality, and modernity. Art Deco's decorative elements drew inspiration from ancient Egyptian and Aztec forms. The style also used Machine Age and streamline technologies for inspiration as well as the artistic movements of Cubism and Futurism. These design influences were expressed in the linear, symmetrical, crystalline, faceted, and geometric forms.

Art Deco architecture is comprised of a strong, solid massing adorned with geometric ornamentation and given relief through the use of stepped forms. The Art Deco style is characterized by the use of accent materials such as aluminium, stainless steel, chrome, and inlaid wood. The use of geometric curves, chevron patterns, ziggurat shapes, fountains, and the sunburst motif are typical of Art Deco. Strong vertical elements occur at primary entries and corners as well as rhythmically throughout the facade.



Santa Barbara

Santa Barbara, also known as Spanish Colonial or Spanish Eclectic, is an adaptation of Mission Revival. The style attained widespread popularity throughout the country in the early 1900s. Simple wall planes and massing forms complimented with courtyards help define this style. Architectural distinction is traditionally established through the use of tile roofs, smooth stucco walls, arches, and heavily textured wooden rafters and doors. Highly-detailed ornamental ironwork is used at times to enhance the theme.

The simplicity of the massing and form relies heavily on good use of proportion, limited well-placed use of ornament, and asymmetrical placement of doors and windows. The Santa Barbara building form can be a two or three-story rectangular mass with projecting or telescoping wings. The main roof is typically a gable with a considerable rake and eave. Towers and hip roofs may be occasionally used.

Combining Styles

Many different architectural styles come together to define Newport Eclectic. It is important to note that styles have been combined over the years with varying results. Multiple styles shouldn't necessarily be combined, but some elements from different styles can be blended harmoniously. A careful melding of materials and architectural elements can ensure that the project does not appear forced or dated.



Maritime and Modern elements



Spanish and Cannery elements



Art Deco and Modern elements



Cannery and Modern elements

- Avoid mixing different decorative motifs in building ornamentation.
- Avoid combining elements of more than two architectural styles.
- The blend of stylistic treatments should be consistent throughout all visible building facade.
- Chose materials that complement one another.
- Pairing smoother surfaces with heavily textured materials can lend to an appealing contrast.
- Colors, materials, and architectural details should be applied strategically to create a visual hierarchy.

3.3 Architectural Guidelines

The building design and improvement components of Lido Village can be broken down into the simple design elements of base, body, and roof. By utilizing the outlined architectural styles, new improvements and applications will create a strong architectural theme and character to the Village. Application of good design principles that are sensitive to scale, proportion, identity, lighting, colors, texture, and landscape are expected. Below are a series of elements and applications that should be considered when designing for new construction or rehabilitation within the Village. An integrated approach using modern construction practices and authentic materials will ensure quality and continuity.

- building orientation and site planning
- form and massing
- facade
- storefronts
- roofs
- materials
- doors
- windows
- shading
- signage
- lighting
- parking
- back of house treatments

The architectural design guidelines that follow address each of these elements, and draw references back to the four Village Cornerstones through use of these bullet-point symbols:

- ❖ Unification
- Flexibility
- ✱ Visual Appeal
- 🌍 Sustainability

Building Orientation and Site Planning

The arrangement of buildings on a site influences the quality of the built environment and can create opportunities for public gathering spaces, encouraging outdoor living and inviting patronage. Buildings and sites shall be oriented as follows:

- ❖ Create a unified and consistent alignment of building facades that define and address the street.



Oriented to intersection



Oriented to boardwalk



Oriented to courtyard



Oriented to waterfront plaza

- ❖ Buildings should be arranged to create a variety of outdoor spaces including plazas, squares, eating areas, arcades and open spaces.

- ❖ Building orientation, parking and walkways should be designed to foster and serve pedestrian activity.

- * Orient building entry or architectural statement toward major street frontage or intersection.

- * Where possible locate parking behind the structure to allow the building to be in closer proximity to the street.

- * Orient buildings to maximize view for occupants while minimizing the visual impact of the building on existing viewsheds.

- 🌐 Orient buildings to maximize sunlight within common open spaces.

- 🌐 Position buildings to take advantage of prevailing winds.

- 🌐 Consider passive solar design when locating building openings, windows, and overhangs.

Building Form and Massing

- Taller or large single-tenant buildings should have greater articulation to create visual interest in the building and reduce the overall mass. Articulation should include one or more of these variations:

- vertical offsets, or
- horizontal offsets, or
- usage of more than one material, or
- entry/corner elements.

- Massing at street intersections should:

- feature a prominent design element or tower to engage corridor views, or
- step-down massing elements to interface with the streetscape, or
- provide a built-out and simple unified design statement.



Prominent intersection massing



Tower highlighting entry



Variation in wall planes

- * Building forms should be aesthetically designed and well-proportioned, resulting in a balanced composition of elements.

- * Layering of wall planes and volumes should provide a rhythm of dynamic building forms and shadows.

- * Building massing should consist of a mix of heights, within or between buildings, to add visual interest to streetscape.

- * Buildings should articulate the line between the ground and upper levels with a cornice, canopy, balcony, arcade or other architectural feature.

- * Tower elements and other vertical/prominent building features may be used to accentuate key elements such as building entries, pedestrian nodes, plazas or courtyards.

Facade Treatments

- Projections, overhangs, and recesses should be used to provide shadow articulation and scale to building facades. Such elements include, but are not limited to:
 - awnings (cloth, metal, wood)
 - balconies
 - eave or cantilevered overhangs
 - projecting second- or third-story masses
 - tower elements
 - window/door surrounds
- * Monolithic buildings of a single form and height should be articulated with layered wall planes, banding, architectural details, and/or materials. Variety in hue and texture further help to avoid an undesirable monotony.



Articulation of structural rhythm



Projections and recesses



Ground floor definition

- * Horizontal definition between uses, generally between the first- and second-story, is encouraged.
- * Balconies and/or pronounced sill treatments are encouraged on upper stories for residential uses to articulate facade.
- * Underlying structure of buildings should relate to the rhythm of column bays, storefronts, pilasters, fenestration, as well as material and color applications.

Storefronts and Street Interface

Well-designed storefronts add vitality to the streetscape, encouraging pedestrian as well as vehicular traffic.

- The quality of the pedestrian environment should be activated by architecturally vibrant storefronts featuring:
 - Planter walls
 - Outdoor seating and dining spaces
 - Enhanced trellises
 - Accent or festive lighting
 - Awnings or canopies
 - Large transparent windows
 - Recessed openings and entryways
- ❖ Buildings should have a unified design from all pedestrian or major corridor elevations.



Festive lighting



Inviting storefronts



Natural material emphasis at ground

- ❖ Architectural elements that create sheltered pedestrian areas are encouraged.
- * Buildings should have articulation along auto and pedestrian corridors to generate pedestrian scaling and visual interest along the streetscene.
- * Ground floors should have storefront design with large windows and individual emphasis on building/tenant entries.
- * Authentic building materials - such as brick, stone, tile, wood, and concrete - should be used at ground level while synthetic materials - such as stucco, simulated stone, plastic, and foam - may be used for upper levels.

Roof Considerations

- * Roofs should be designed for functionality and enhance/complement the overall architectural design of the building.
- * Vertical roof plane breaks, changes in building/ridge height or other accent roof forms are encouraged.
- * Form and materials should be integrated with the overall design vocabulary of the building.



Variation in roof planes



Wrapped parapet



Integrated solar panels



Roof garden

- * Fascia elements should be consistent with the primary design.
- * Parapet, when used, should be contiguous and incorporate side/rear elevation returns to eliminate false front/unfinished appearance.
- * For small additions/remodels, the roof materials should be compatible with the existing roofing.
- 🌍 Consider installation of skylights or solar tubes on rooftops.
- 🌍 Utilize reflective cool roof systems.
- 🌍 Landscaped green roofs, roof gardens, and rooftop terraces are encouraged.
- 🌍 Installation of solar panels is encouraged and should be integrated into the roofing system.

Materials and Applications

- * Select building materials and colors that will positively complement the styles of adjacent structures and other buildings on the same street, as well as the surrounding areas.
- * Appropriate exterior façade should include authentic materials such as wood, brick, stone, steel and glass, and smooth finish stucco. Do not use more than two (2) primary materials for any one structure. Other materials can serve as accents.
- * If primary façade building materials will be painted, preferred colors are shades of white and muted tones reminiscent of the sky, sea, and sand (browns, grays, greens, blues). Any color can be used as an accent for trims, doors, shutters, etc.



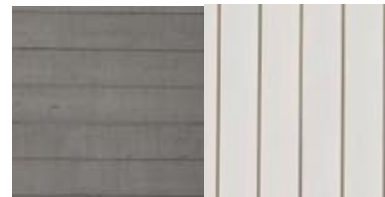
Brick



Smooth stucco



Stone veneer



Siding

- * Accent colors for trim and small areas of color, such as awnings and tile, should be complementary to the building color. Varying accent colors should be used to create variety between buildings.
- * Brick and stone should never be painted.
- 🌍 Use building materials that are naturally plentiful in the region or are manufactured using regionally-available materials.
- 🌍 Use renewable or reclaimed wood products when possible.
- 🌍 Use materials having recycled content.
- 🌍 Use low-VOC paints, finishes, sealants, and adhesives.
- 🌍 Avoid oil-based products or those containing formaldehyde.

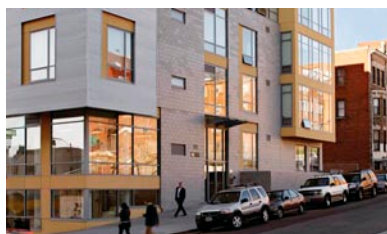
Material Wrapping

Because Lido Village is an urban setting, all sides of buildings are exposed. All building elevations should use materials consistent with those on the primary facade if visible from public streets or neighboring properties, and should be carefully designed with similar detailing, comparable quality, and compatible materials.

- * Materials and horizontal elements such as trim, banding, and balconies should wrap around building corners along highly visible edges.
- * Parapets, when used, shall be contiguous and wrap building sides to reduce the “false front” appearance.



Detailing on all visible edges



Primary materials wrapping



Balconies wrapping

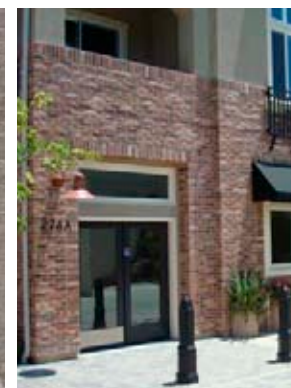
Door Treatments

As one of the most important parts of the facade, the main entrance should be easily identifiable. Architectural detail should be incorporated into the ground-floor façade to create a welcoming entrance.

- * Doors and entryways should be compatible with the architectural style of the structure.
- * Entrances should address the primary street or pedestrian pathway.
- * Glazing used in doors can be reflective for office entrances and transparent for retail or business entrances. Residential doors should reflect more of a sense of privacy with opaque glazing or solid door treatments.
- * Retractable or roll-up doors used on a storefront or business are encouraged.



Retractable doors on restaurant



From left to right: office, retail, and residential door treatments

Windows and Glazing

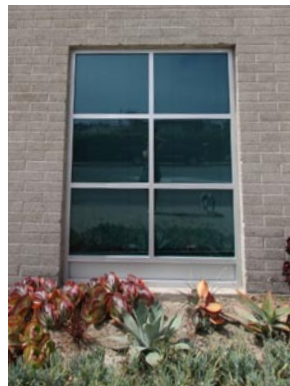
- ✱ Windows should be consistent in style across the façade.
- ✱ Transparent glazing is preferred to smoked or reflective glazing in storefront window designs. Office and residential glazing can incorporate greater degrees of opacity and privacy.
- ✱ To the extent possible, upper-story fenestration should be vertically aligned with the location of windows and doors on the ground level.
- 🌐 Install energy-efficient windows using low-emitting and double-paned glass.
- 🌐 Operable windows are encouraged, not only for visual appeal, but also to promote ventilation and invite natural sea breezes.
- 🌐 Promote day lighting by taking advantage of indirect, northern light, particularly through use of skylights and clerestory windows below the roofline.



Retractable storefront window



Upper clerestory window



From left to right: retail, residential, and office window treatments

Shading and Awnings

- ✱ Awnings that are functional for shade or shelter from the elements are encouraged.
- ✱ Awnings should fit the shape and scale of the window or door they are sheltering, and should be designed to be compatible with and complimentary to building signage and design.



Opaque glass diffuses light



Metal awning shelters entrance



Trellises create shade patterns



Canvas awnings in unified theme

- ❖ The use of multiple awnings along a building facade should be of similar scale and material. Awnings along a continuous row of buildings should create a unifying theme along that particular street.

- 🌐 Incorporate deep overhangs, cantilevers, trellises, and/or shade trees on south- and west-facing elevations to control solar heat gain through windows.

- 🌐 Consider use of light shelves or fins to bounce and diffuse natural light entering indoor spaces, increasing energy efficiency.



Light shelves diffuse daylight



Creative use of vertical shade fins

Building Signage

Signage should be appropriately scaled to the building or surface onto which it is placed, should not obscure important architectural features, and should be readable by both pedestrians and drivers approaching the site. All signage should be compliant with the minimum standards established by the City of Newport Beach (CNB Code XXX).

- * Integrate signage with the design and scale of the architecture.
- * In buildings with multiple storefronts, a coordinated approach to signage throughout the building is particularly important. Use signs of similar size, proportion, and materials on each store.
- * Design building identification signs that are durable, legible, and artful.



Artful use of lettering



Visible to pedestrian and driver



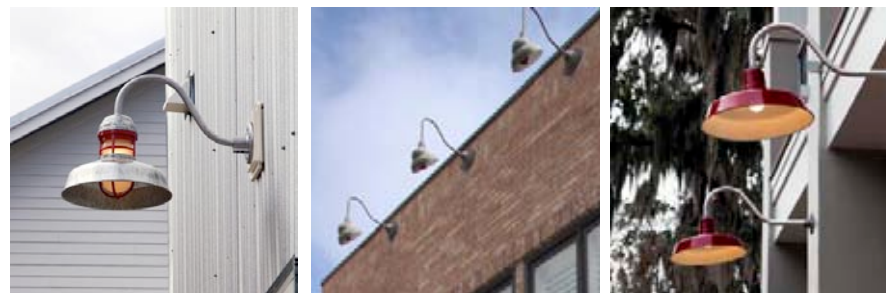
Examples of modern metal signs

- * Use mounting methods that are permanent and sturdy.
- * Avoid signs with interchangeable copy unless a permanent mounting method is used for surround.
- * Avoid signs that incorporate flashing, motion, neon, or spotlights.
- 🌐 Illuminated signs should be downward facing fixtures rather than backlit or uplight.
- 🌐 Signage lighting should be low-level and minimize glare.

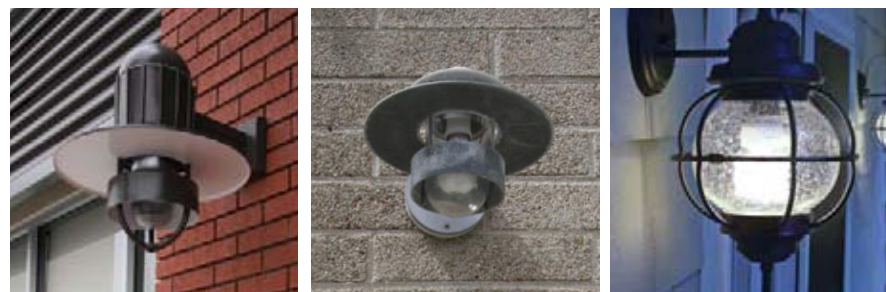


Architectural Lighting

- * Select pedestrian-scaled light fixtures appropriate to building type and location.
- * Use soft, even lighting fixtures for illuminating entries and signage to avoid harsh shadows and high contrast.
- * Materials should be durable, such as powder-coat or galvanized steel.
- 🌐 Use energy efficient lighting fixtures such as LEDs and compact fluorescent (CFL) bulbs.
- 🌐 Reduce excessive use of outdoor flood lighting by shielding fixtures or directing light downward.
- 🌐 Solar-powered fixtures are encouraged where practical.
- 🌐 Consider use of photocell fixtures to detect dusk and dawn.



Examples of gooseneck fixtures



Examples of shielded lanterns

Parking Structures

Parking garages should be screened from the public right-of-way whenever possible. Structures that cannot be screened should then incorporate decorative screening, greenscape, artistic murals, or application of stylized façades.

- * Parking garage design shall complement the design vocabulary of the attached or adjacent buildings.
- * Incorporate form, materials, color, and details from the attached or adjacent building.
- * Garages should not exceed the height of the attached or adjacent building.
- * Roof/parapet/fascia treatment should match or complement the attached or adjacent building.



Creative use of wood planks



Use of architectural screening



Use of landscaped screening

- * Parking structures should have the visible edges articulated with landscaped screening and/or change in materials.
- * Exterior materials should incorporate a degree of transparency to permit light and visibility into structure.
- * Interior design elements should promote safety including warm lighting, ample heights, and clearly-defined pedestrian corridors.

Back of House Treatments

Back of house treatments should be considered with as much emphasis as storefronts and side elevations. Design solutions for hiding back of house services should be integrated into the architecture without sacrificing day-to-day operation and efficient function.

- * Utilities, waste collection areas, and equipment shall be discreetly located and visually minimized. Accessory buildings should be generally smaller than the principal buildings on site.
- * All accessory buildings and free-standing equipment/service enclosures must be compatible in color, texture, materials, and style with the principal building.
- * Electrical and utility equipment should be installed below grade or within the interior of a building wherever possible. Otherwise, equipment should be incorporated into the architecture and/or screened with landscaping or decorative enclosures.
- * Roof-mounted equipment should be screened from ground level using parapets or other effective screening methods.
- * Waste disposal and container storage areas should not be located within the public right-of-way or near the building's primary entry.



Attractive alley condition



Trash enclosure

- * Loading and service areas shall be provided for each building/tenant. Loading and service areas shall be located to the side or rear of the building. Screening of these areas shall be provided by the use of walls, decorative fencing, or landscaping, limiting views from public streets.
- * Incorporate shared driveways and common waste collection areas between adjoining commercial sites to the extent practical.
- * Provide attractive secondary building entrances for rear parking.

4.1 Introduction

Lido Village is the most significant gateway for the Balboa Peninsula in the City of Newport Beach. The landscape and hardscape elements are fundamental components of the design intent for the Adopted Concept Plan Alternative 5B. While architecture is important, the landscape will be the unifying discipline that ties the Village together to create a true sense of place. Elements of the beach, harbor, and Native California are the predominant themes to be incorporated into the design aesthetic of Newport Eclectic architecture.

The information within this section is intended to prescribe the design intent for the Village gateway, intersections, streetscapes, plazas, gardens, and common areas, both public and private, in addition to auxiliary spaces surrounding buildings.



Sunset in Newport Beach: The Iconic Fan Palm.

4.2 General Landscape Character

The landscape of Lido Village is intended to be the unifying element of the Village district. A palette of palm and evergreen shade trees, a simple groundplane, and rich paving will provide visitors and residents with a sense of place that recalls the history of Lido while having a modern and timeless appeal that will last the ages. Excitement and flair will be evoked through the use of decorative banners, colorful planters adjacent to storefronts, and lively public and private plazas. The Village amenities and features will also unify the district by using the same site furnishings, lighting and signage throughout the Village.

Universal Landscape Guidelines

- ❖ Village amenities and features should have a distinctive character that is both modern and timeless and serving to strengthen the identity of the district as a cohesive whole.
- ❖ Create generous landscape buffers between buildings, parking lots, and roadways in order to provide passive open space, encourage pedestrian connectivity, enhance the aesthetics of the development, and facilitate efficient storm water management, both in quality and quantity. These buffers can and should include bio-swales that use riparian plant species to maximize storm water management benefits.
- 🌍 Impervious surfaces should be limited, favoring planting area. Where hardscape is necessary, permeable pavers should be considered whenever possible. Where permeable pavers are not an option, light colored paving with a high Solar Reflective Index (SRI min. 29) should be encouraged.
- 🌍 Shading devices should also be implemented in order to help reduce the Urban Heat Island Effect. Strategies for shading may include the use of shade/canopy trees in parking lots and roadways and the use of architectural shading devices such as photovoltaic arrays, awnings, trellises, shade 'sails', and umbrellas in pedestrian areas.
- 🌍 Native plant species with low watering requirements and characteristics that are compatible with the climate, soils, and setting shall compose the plant palette.
- 🌍 The irrigation systems for the Village's planting areas shall designed, constructed, managed, and maintained to achieve as high efficiency as possible.
- 🌍 Site buildings and landscape elements should maximize energy savings through passive technologies such as day-lighting, natural ventilation, and appropriate use of shade and buffering from the elements.
- * Due to the geographic location of Lido Village, any future development should strive to make this as walkable and pedestrian-friendly as possible through the use of bike lanes and wide sidewalks with buffers to roadways, and by encouraging opportunities for alternative transportation.
- * The preservation of mature trees shall be encouraged wherever feasible.



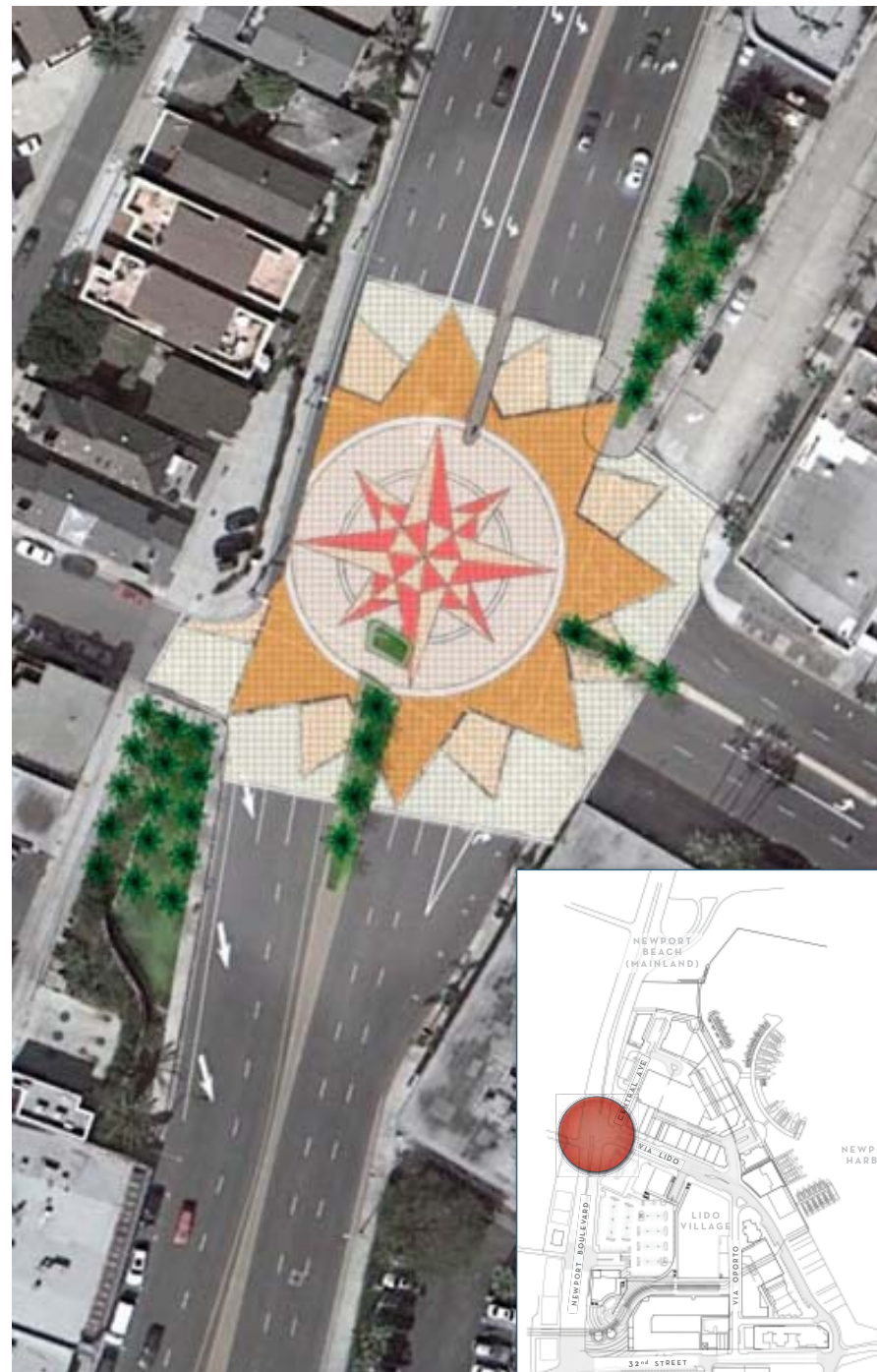


4.3 Arrival Gateway Intersection

A celebrated gateway is envisioned at the intersection of Newport Boulevard and Via Lido in order to provide an identifiable icon of Lido Village and to announce the arrival onto Balboa Peninsula. The concept will honor the nautical tradition of Newport Beach and utilize the timeless beauty of rich paving materials and iconic palm trees. Improvements for this gateway should be incorporated and constructed on City property, not burdening private landowners.



A bold entry statement creates an iconic vision



Concept Plan of the Arrival Gateway



4.4 Intersection Hierarchy

The Arrival Gateway Intersection is the primary point for creating a statement and setting the theme for Lido Village. Secondary intersections will provide an opportunity to further enhance the pedestrian experience and strengthen the identity of the Village. The three secondary intersections - Via Lido and Via Oporto, Via Lido and 32nd Street, and Newport Boulevard and 32nd Street - will feature elements of the Gateway Intersection, such as enhanced paving and a unified plant palette, only on a smaller scale. These areas also provide an opportunity for way-finding signage, celebration banners and graphics, and civic art or water features. Tertiary intersections will also incorporate these themes, but again, on a smaller scale.



Colorful Graphic Banners



Enhanced Paving



Iconic Patterns



Way-finding Signage



Intersection Hierarchy Map

4.5 Streetscape Hierarchy and Identity

The streets within the Lido Village serve a dual purpose: for vehicular and pedestrian movement and to provide an aesthetically pleasing environment to the Village as a whole. Scale and the experience between buildings, pedestrian interfaces, and traffic volumes will be addressed for each level of streetscape design. Because the Village has evolved organically over time without a cohesive master plan, each of the streets has its own unique character and purpose. By addressing the individual elements that compose a streetscape, the streets within Lido Village will be different than other districts, thereby informing residents and visitors that this is a unique place.

'Green Streets'

The City of Newport Beach should consider demonstrating their commitment to sustainability by adopting a 'Green Streets' methodology for improvements to public rights-of-way within Lido Village. Green Streets have the ability to reduce runoff, improve water quality of nearby bodies of water, reduce flooding, increase groundwater, improve air quality, and enhance the pedestrian experience. Additionally, as gasoline prices continue to increase, more commuters are opting for alternative modes of transportation. Lido Village should anticipate those desires and provide the necessary infrastructure to meet those future demands.

- ④ Capture, treat, and infiltrate urban runoff using vegetated filtration techniques such as swales, planters, curb extensions, and curb inlets.
- ④ Incorporate pervious pavement surfaces in key locations such as on-street parking spaces, alleys, and/or intersections.
- ④ Utilize shade trees along streets and in parking lots to reduce the urban heat island effect.
- ④ Incorporate traffic calming measures, such as roundabouts and pop-outs, that encourage vehicular movement while reducing speeds, idling, and congestion.



'Green Street' Bio-swale



Preferred Vehicle Parking



PV Arrays as Parking Lot Shading



Riparian Bioswale

- ④ Consideration of bicyclists should be included in the projects, including dedicated bicycle lanes, parking, and storage areas.
- ④ Preferred parking for alternative-fuel vehicles and van/ride share groups should be encouraged.
- ④ The installation of electric-vehicle charging stations near building entrances should be explored as an option to better promote alternative transportation.
- ④ Walkability and pedestrian connectivity should be paramount to vehicular mobility, offering pedestrians the best experience possible.

Newport Boulevard

Newport Boulevard serves as the only major thoroughfare providing access to and from the Balboa Peninsula. This high volume arterial corridor has a significant impact on the village in both design and conveyance. Because of its high volume, special attention to the pedestrian safety and vehicular interface needs to be addressed. It is the intent of these guidelines to improve the pedestrian safety along Newport Boulevard while not interrupting traffic flows and trip volumes or restricting retail visibility.

One of the principal aspects of the concept plan is to create a wide, green buffer on the east (north-bound) side of the road. Creating a swath of green adjacent to the street will give pedestrians a much greater sense of safety and aesthetic while passing through the Village. This buffer will be contained by open space 'bookends', the Arrival Gateway Intersection at Via Lido, and the Secondary Intersection at 32nd Street.

The west (south-bound) side of Newport Boulevard is currently devoid of vegetation and severely lacks pedestrian access. Trees in tree grates will be proposed in front of the retail buildings to soften the environment, and enhanced crosswalks should be provided at each intersection to further promote pedestrian access.



Tree Grates in Rhythm



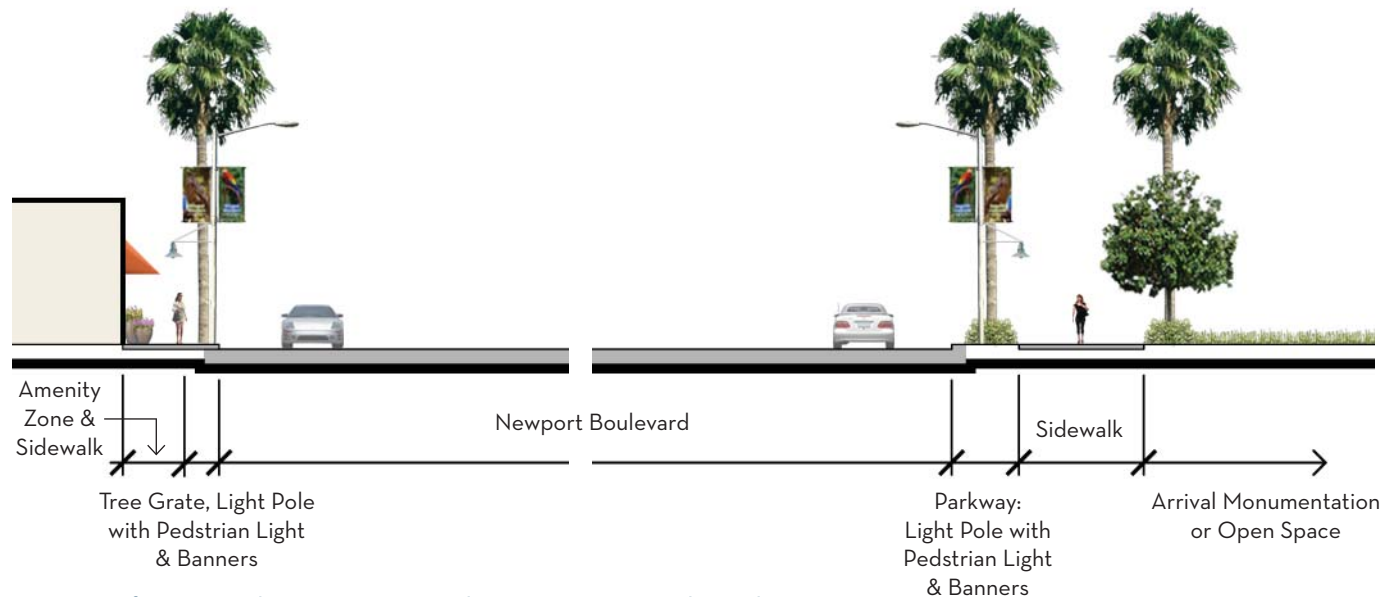
'Marching' Washingtonia Palms



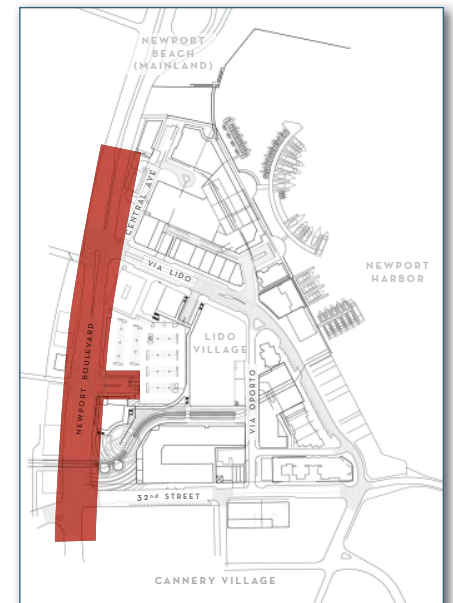
Existing Ficus Specimens



Parkways create a Safe Pedestrian Experience



Section of Proposed Improvements along Newport Boulevard



Keymap

Via Lido

Via Lido is the unifying street that runs through the heart of the Village. While complementing Newport Boulevard, Via Lido sets the theme and character for the Village, serving the mix of uses and delivering residents to Lido Island. It is imperative that any improvements to the landscape along this street do not impede retail exposure nor restrict pedestrian or vehicular movement.

As the 'Heart' of Lido Village, Via Lido should be the epicenter of activity and excitement. Extending from the Arrival Gateway Intersection at Newport Boulevard, the enhanced paving and themed planting of California Fan Palms should continue in a rhythmic pattern. Evergreen canopy trees will also occur in rhythm, alternating with the palms to provide shade for shoppers and storefronts. The groundplane should remain simple, green, and neatly maintained to provide continuity from building to building and space to space, while the hardscape maintains the patterns and texture of the arrival gateway, adding a soft richness to the setting.

Opportunities for lively expression should occur through the use of planters with colorful landscaping, graphic banners on pole lights, public art, water features, and interactive signage. The excitement is slightly reduced south of Via Oporto as the setting transitions to residential and lower intensity commercial. The tree rhythm and paving, however, will continue to maintain visual and aesthetic continuity.



Iconic Palm Outlines



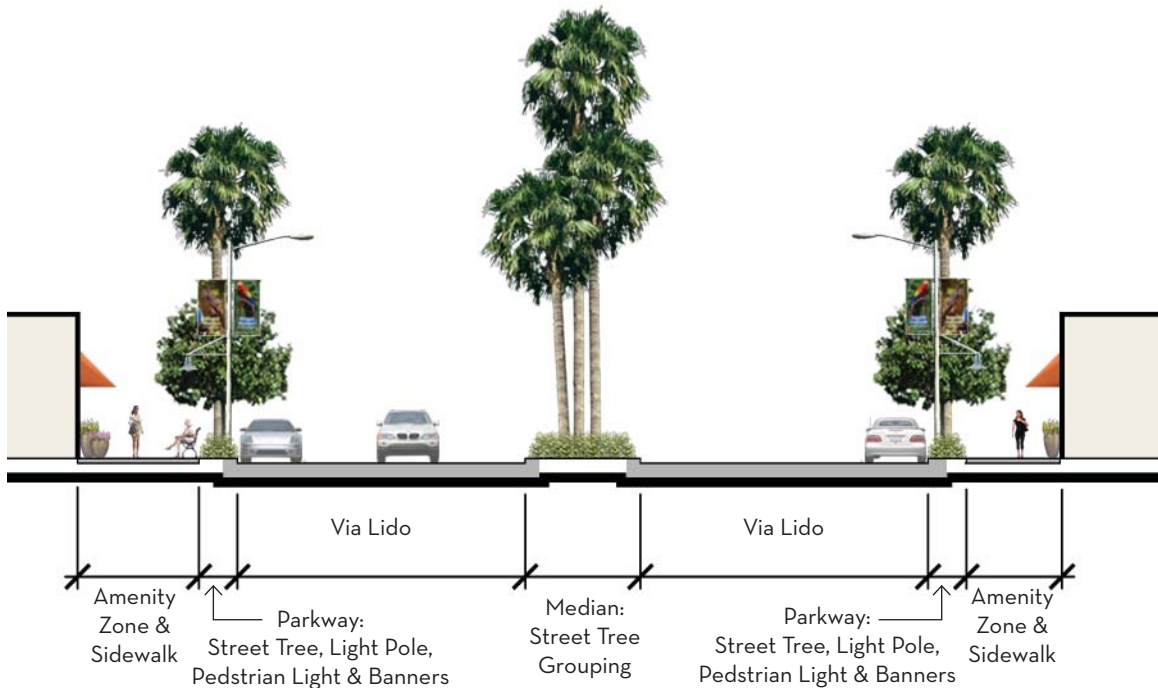
Comfortable and Classic Scene



Vibrant Streetscape - Heart of Town



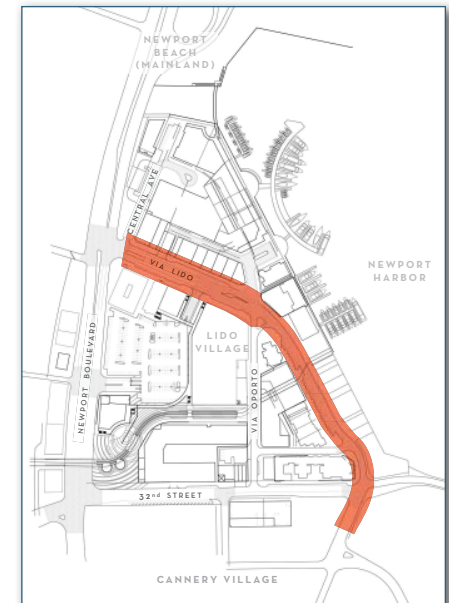
Lively Expression and Rich Texture



Section of Proposed Improvements along Via Lido - West of Via Oporto



Section of Proposed Improvements along Via Lido - East of Via Oporto



Keymap

32nd Street

32nd Street serves as the southern boundary and transitional street between Lido Village and Cannery Village. This street also serves as the principal visual and physical link connecting Lido Village to the beach. This linkage should be reinforced by widening sidewalks, implementing enhanced crosswalks, and utilizing way-finding graphics and signage.

Presently, there is no vegetation on the south side of 32nd Street adjacent to the existing buildings. The concept plan proposes 'finger islands' to occur every 4 parking spaces to create a street-tree rhythm of canopy and palm trees. Head-in diagonal parking will create an increased driver awareness that, in turn, will slow down vehicular traffic, making the street more pedestrian-friendly.

The enhanced paving, street tree rhythm, and other thematic elements such as signage, streetscape lighting, graphic banners, and site furnishings will extend between the Secondary Intersections at Newport Boulevard and Via Lido. Future development for 32nd Street to the west of Newport Boulevard should incorporate the same patterns and materials to further emphasize the Bay to Beach linkage.



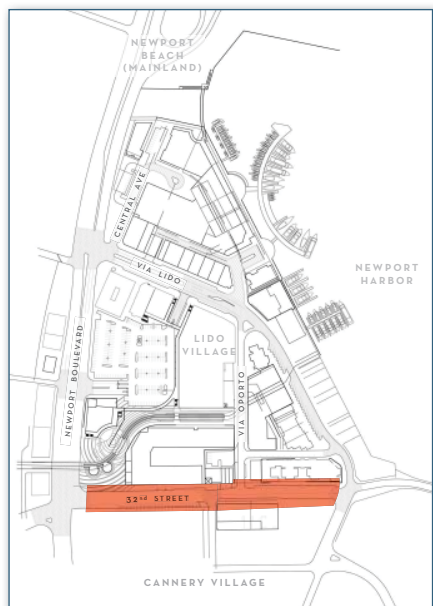
Finger Islands for Planting & Amenities



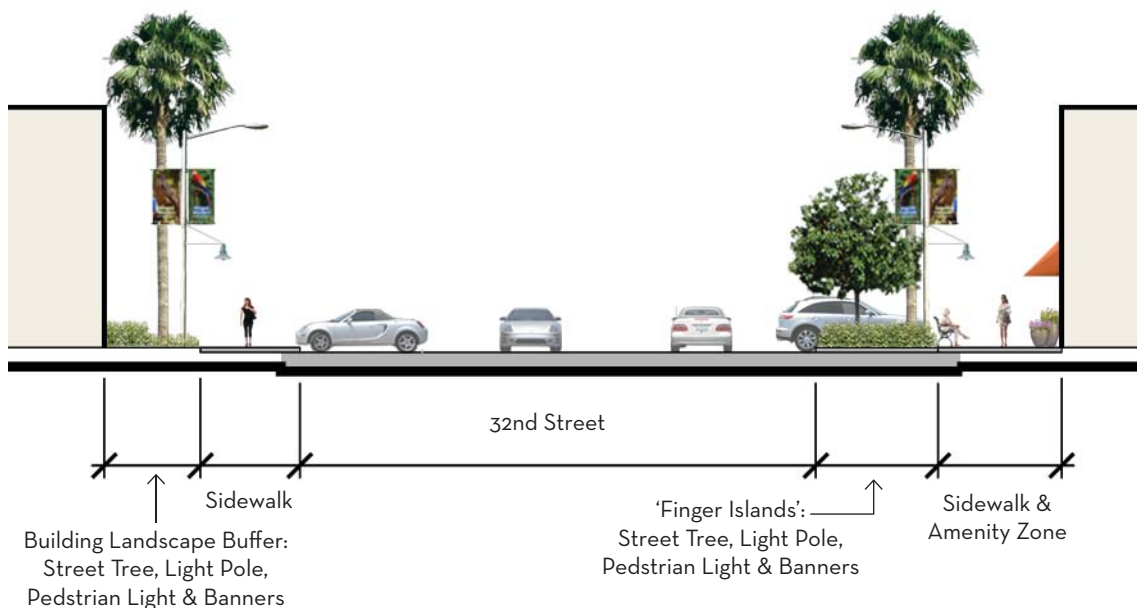
Enhanced Crosswalks



Street Tree Rhythm



Keymap



Section of Proposed Improvements along 32nd Street

Via Oporto and Via Malaga

Via Oporto is a secondary street of Lido Village that serves as the ‘back door’ for City Hall and Lido Plaza. Via Oporto lends itself to become a pedestrian-dominant street. Via Malaga should also be considered as a pedestrian gathering space between the two existing worship sites. Due to the narrow widths and limited access, vehicular circulation south of Via Lido should be down-played to encourage greater pedestrian use.

The west side of Via Oporto and portions of Via Malaga will be the ‘pedestrian zone’ with a wider sidewalk and planter areas to encourage pedestrian movement and provide better aesthetics to the back-of-house functions of adjacent buildings. Careful attention should be paid to the pedestrian and service vehicle conflict by encouraging creative design solutions.

Keeping in line with the Village themes, Via Oporto and Via Malaga will contain the same street-tree language of alternating California Fan Palms and canopy trees, a simple groundplane, enhanced intersections, and the same site furnishings.



Intimate Street with Rich Texture



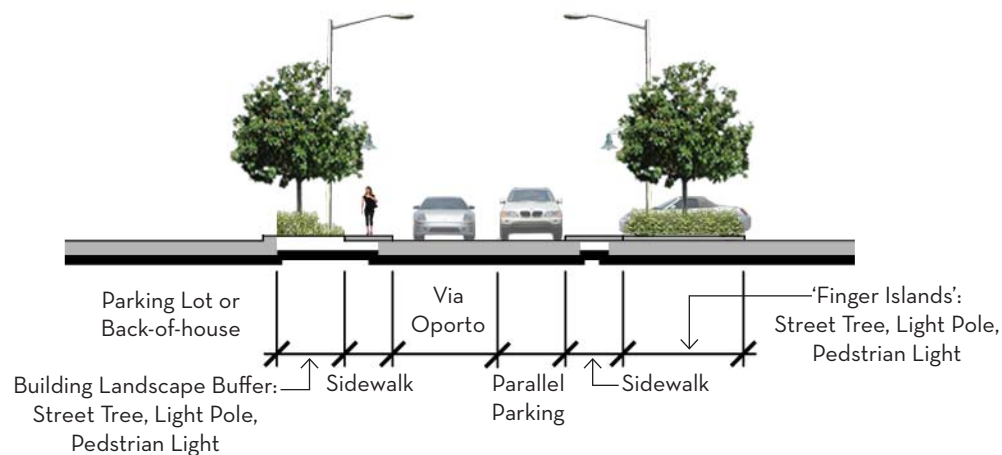
Screen Undesireable Areas



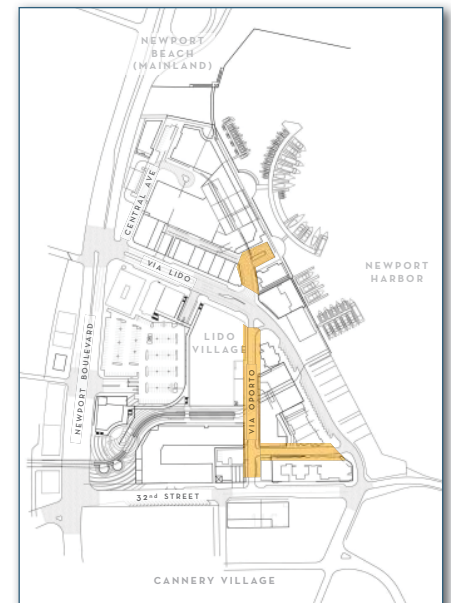
Pedestrian-oriented Street



Service-oriented, yet Walkable



Section of Proposed Improvements along Via Oporto

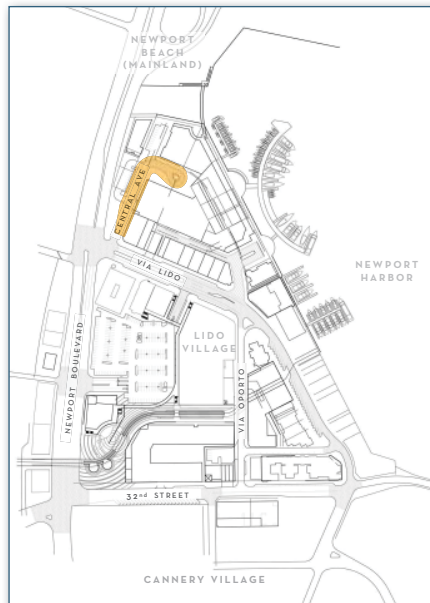


Keymap

Central Avenue

Central Avenue, adjacent to Newport Boulevard, is a key component of the Lido Village Arrival Gateway. While providing secondary access to Lido Marina Village, it provides an opportunity to incorporate gateway monumentation, parking, and thematic vertical elements without encumbering private property.

Screening or enhancing the large parking structure with green screens planted with vines or graphic signage would further diminish the scale of the large, obtrusive structure while providing an opportunity to further establish identity and the character of Lido Village.



Keymap



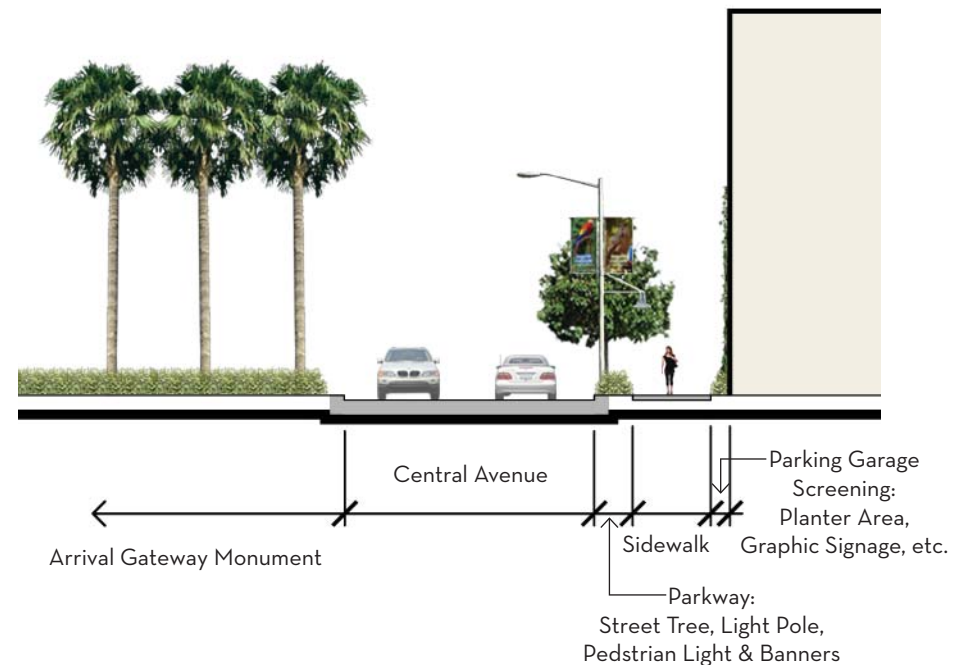
Parking Garage in Santa Monica, CA



Screening at Eye-level



Decorative Planter Boxes



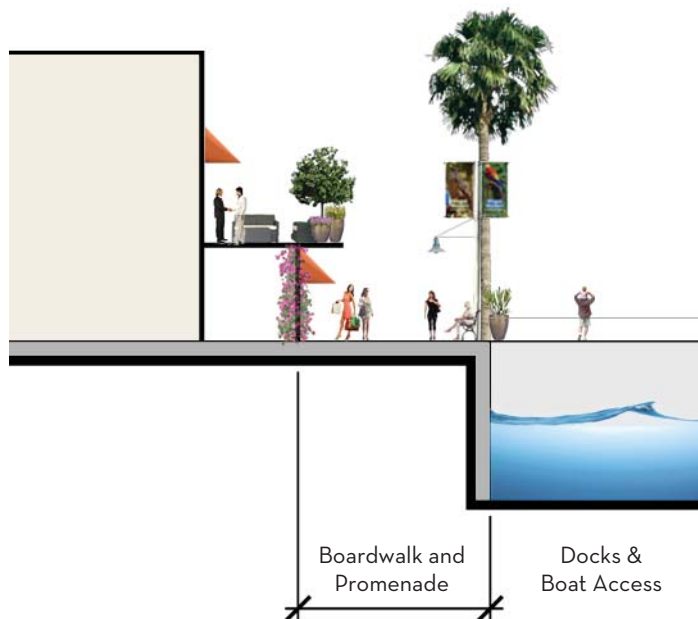
Section of Proposed Improvements along Central Avenue

4.6 Waterfront

Waterfront Conditions

If Via Lido is the 'Heart' of Lido Village, then the waterfront is its 'Soul'. The reason this village exists is due to its proximity to the water's edge and the peaceful bay that is home to watercraft of all shapes and sizes. Too often, however, the edge of the water becomes transformed from a lively place where people congregate to dine, shop, and stroll by the water into an industrial work area that neglects aesthetics and the guest experience.

The concept plan proposes the re-creation of a lively waterfront scene by introducing a multi-level promenade that will play host to an array of shopping, dining, hospitality, and activity-related businesses. A pedestrian foot bridge is proposed within the concept plan, connecting Lido Village to Mariner's Mile and Pacific Coast Highway. Future considerations of relocating some of the docks would ensure unimpeded views to the bay and a more pleasant pedestrian experience.



Section of Proposed Improvements along the Waterfront



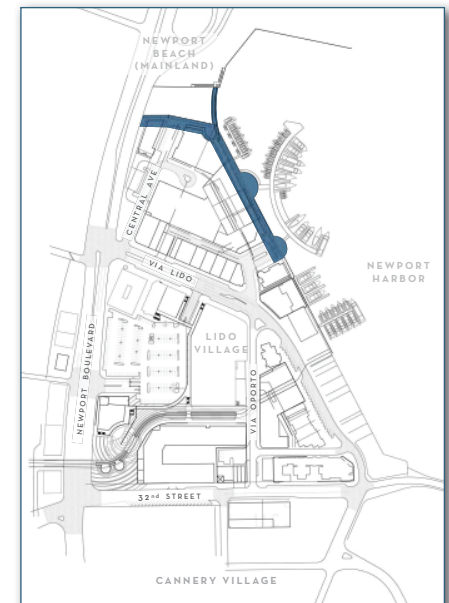
Sights and Sounds of the Harbor



Paving Evokes the Feel of the Water



Formal and Exciting Water Edge



Keymap

4.7 Open Space Network & Connectivity

Open Space - Plazas and Courtyards

Plazas and courtyards, both public and private, afford the opportunity for community gatherings and a setting for a multitude of events and activities. A Farmer's Market, festivals and cultural celebrations, children's play areas, relaxation spaces for shoppers, patios for dining, and spaces for public art are all a part of the general program of open spaces.

A large 'Civic Green' is envisioned near Newport Boulevard and 32nd Street that will serve as the focal point for pedestrian and Village activities. A 'Waterfront Plaza' will serve as the central feature for activities and events relating to the Harbor. The improved streetscape system will be the final piece, serving as passive open spaces and corridors which will serve to connect the various open space plazas and courtyards throughout Lido Village.



Farmer's Market



Outdoor Dining



Civic Functions and Gatherings



Passive Recreation



Map of Open Space Network, Streetscapes & Pedestrian Connectivity

Pedestrian and Bicycle Connectivity

Pedestrian and bicycle connectivity is key to a healthy, livable urban community. Visible and safe circulation routes will encourage pedestrian and bicycle activity within the Village. To reinforce pedestrian and non-vehicular movement, a comprehensive system is planned consisting of four primary components; sidewalks, off street pathways, a pedestrian bridge, and designated on-street bike lanes. All streets will be designed to create a safe and pleasant pedestrian experience.

- ❖ Landscape elements, canopies, and other structures that provide shade to pedestrian spaces are encouraged.
- ❖ Pedestrian passageways, where feasible, should be provided on each block between commercial buildings, from parking areas to the street/commercial frontage.
- ❖ Bicycle racks should be sited at key locations around the Village to encourage non-vehicular transportation and to provide for secure bicycle storage.



Comfortable Pedestrian Sidewalks



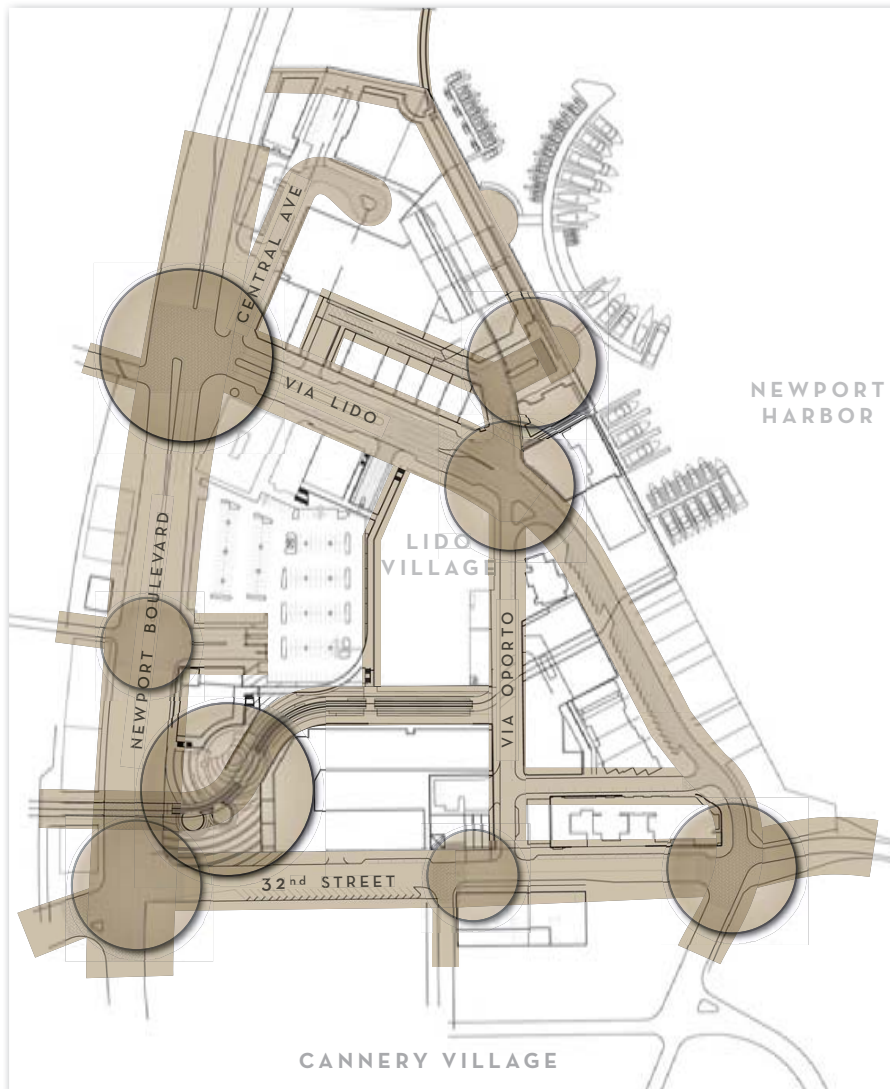
Ample and Artistic Bicycle Storage



Interesting and Dynamic Passageways

4.8 Village Features and Amenities

The Village Features and Amenities section includes all of the site furnishings and amenities within Lido Village. In keeping with the concept that the landscape elements will be the unifying theme of this district, all of the features will follow the guidelines of being modern, timeless, and simple. Forms will be clean and refined, with materials being consistent throughout. Inclusive of the Features and Amenities are:



Location Map of Key Areas for Village Features and Amenities

Hardscape and Paving

The hardscape elements of Lido Village will be limited in variety in order to maintain a consistent aesthetic throughout the Village. The clay brick pavers that are used throughout the Village today are a great example of a timeless and rich material. The concept plan should strive to honor this tradition by incorporating a rich clay paver that complements the existing pavers. Some pavers may need to be replaced or removed to create a cohesive design. Patterns of the pavers will dictate the use of the space; Herringbone pattern may signify vehicular use, while a Running Bond pattern may indicate the space is for pedestrians.

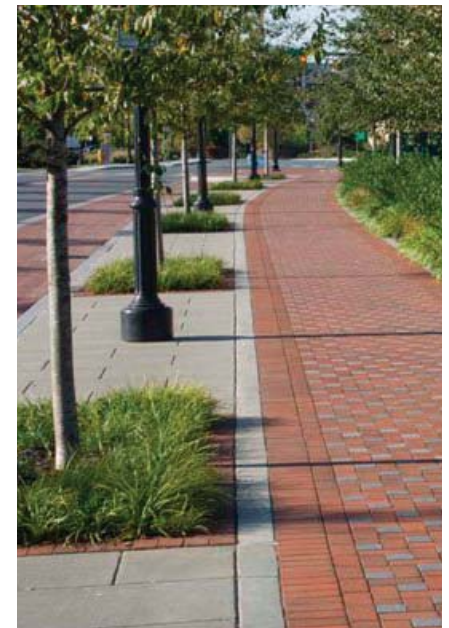
In areas that do not warrant the detail of a clay paver, permeable interlocking concrete pavers would be the next best alternative as they still create an aesthetically-pleasing pattern while serving to function with the stormwater management program. Asphalt should be used only in areas of high traffic volume and service areas unseen by the average resident or guest.



Herringbone Paving Pattern



Permeable Concrete Pavers



Running Bond Paving Pattern

Site Furnishings

Benches, Waste Receptacles, Drinking Fountains, Tables, Chairs and Umbrellas compose the majority of site furnishings around Lido Village. These elements will be of a consistent 'family' that incorporates the same forms and materials in its design. These features shall be strategically placed to offer pedestrians with the amenity that would best suit the location, such as: benches under shade trees; drinking fountains, tables, chairs, and umbrellas in plazas; and waste receptacles at intersections.

The materials will be durable enough to stand the test of time in an urban, public setting, and the forms will be classic enough to stand the test of time through the changing of fashions and styles. Coated metals are preferred over wood and plastics as they tend to be more durable and resistant to vandalism and heavy use. Simple designs, instead of ornate decorations, will be preferred for their timeless appeal and ability to be incorporated with the Newport Eclectic aesthetic.



Classic, Modern Bench



Durable Tables, Chairs & Umbrellas



Timeless Site Furnishings

Outdoor Lighting

Lighting within Lido Village is intended to enhance and complement the architectural and landscape design elements. It also provides an additional level of safety and security during evening activities. Fixtures and applications should be selected for specific uses while incorporating uniformity to design theme and character. Light poles should include fixtures for banners or seasonal decoration and options for pedestrian-scale lighting, as well.

Lighting fixtures should be provided to illuminate plazas, courtyards, street scenes, gateways, entries, pedestrian paths, water elements, and building accents. Lighting should conform to City of Newport Beach standards for safety and aesthetics.

- ① Lighting fixtures proposed shall be Dark Sky friendly, as noted by the International Dark Sky Association, or low wattage fixtures. These fixtures are considered 'full cut-off fixtures' that effectively reduce or eliminate excessive glare, light trespass, and night sky-glow.
- ② Energy efficient fixtures shall be incorporated whenever possible, favoring compact fluorescents, LEDs, or solar powered light systems.



Themed Lighting - Standard Fixture



Enhanced Retail Lighting - LEDs

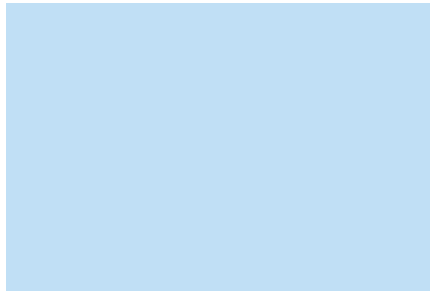


Waterfront Safety Lighting

Monumentation and Signage

Signage and monumentation will exist throughout the Village to serve several purposes: announcing arrival, way-finding, interaction, celebration, historical significance, and seasonal decorations. The most important or most visible monument would be a feature that announces one's arrival onto the Balboa Peninsula and to Lido Village. This is envisioned to be a statement at the Arrival Gateway Intersection at Newport Boulevard and Via Lido. The use of palms to add height and a visual cue is a principal component of the arrival statement.

Further down Newport Boulevard, graphic banners could be affixed to the existing light poles to celebrate the arrival into the community. Way-finding signs would occur at key intersections in order to direct and inform travelers of potential destinations and traffic orientation. Interactive displays such as LED signs could be incorporated in the core of the Village to add liveliness and energy. Placards and signage could also help tell the 'story' of Lido Village and its role, presently and historically, in Newport Beach.



Welcome Sign



Palm Rhythm as Monumentation



Community Information Display

Screening and Wall Treatments

In some locations, screening and wall treatments shall be required to hide unsightly views or back of house operations. Preferably, planter areas with masses of trees and shrubs would be able to achieve the desired screening; but in cases where insufficient space exists for plantings, the following are examples of preferred treatments:

- A modular trellis panel with vine plantings can act as a living fence.
- In situations where walls are required for safety or decoration, the use of low (less than 48" high) or open fencing should be implemented to preserve desired views.
- Use solid walls or fencing where privacy or screening is desired, such as storage areas, mechanical equipment, and waste bins.
- Wood, metal, concrete, brick, and stone are appropriate materials for screen walls and privacy fences.



Green Screen Trellis with Vines



Vines on Stucco or CMU Block



Dense Screen Trees - Cypress



Non-traditional, modern fence

Water Features

Fountains were, and are, the centerpieces of many plazas, courtyards, and visual corridors throughout the world. Water is a life-giving element and should be treated as such by creating dynamic, functional, and classic features at key locations throughout Lido Village. As water features are one of the most costly landscape elements to install and maintain, care should be given to any feature's placement and intended use.

Potential functions of water features may include: pop-jet fountains for display and interaction; a canal or riparian zone that informs visitors of the importance of abundant, clean water; civic fountains that serve as a focal or gathering point for groups of people; and features that create background noise to help provide the users of the space with a more serene and relaxing setting.



Grand Civic Fountain



Natural Water Feature



Interactive Pop-Jet Fountain as Art

Public Art

Public art will play an important roll within Lido Village. Art pieces should provide positive contribution to the enhancement of the Village. Individual pieces should reflect the Beach to Bay nature of the Village, complementing the rich history of the City of Newport Beach. All artwork will be reviewed by the City of Newport Beach to ensure quality and continuity.

Public art can vary in composition, materials and application. Varying levels of public interaction should be incorporated into the design, maximizing public exposure to the individual pieces. Examples of public art include statues, murals, interactive fountains, and iconic monuments.



Interactive Public Art



Timeless Civic Sculpture



Modern, Inspirational Sculpture



Functional and Aesthetic Mural

4.9 Landscape Plant Palette

The general plant palette for Lido Village will further reinforce the design theme of modern, timeless, and simple. Native and well-adapted plant species have been selected for their durability, resistance to disease and soil conditions, drought tolerance, and their historical and current use around Newport Beach.

The landscape, as mentioned, will be the unifying element that ties together the Village and creates sense of place for the residents and visitors. By limiting the species and creating a rhythm with the plantings, the character and image of Lido Village will be emphasized and stand out as a specific destination and a special place in Newport Beach.

Trees

<i>Washingtonia filifera</i>	California Fan Palm
<i>Phoenix canariensis</i>	Canary Island Date Palm
<i>Ligustrum lucidum</i>	Glossy Privet
<i>Brachychiton spp.</i>	Bottle Tree

Shrubs & Groundcover

<i>Carissa macrocarpa</i>	Natal Plum
<i>Ligustrum japonicum</i>	Wax-leaf Privet
<i>Raphiolepis indica</i>	Indian Hawthorne
<i>Pittosporum tobira</i>	Mockorange
<i>Agave spp.</i>	Agave species
<i>Phormium spp.</i>	Flax species
<i>Succulents</i>	Succulents
<i>Carex spp.</i>	Sedge species
<i>Pennisetum spp.</i>	Ornamental Grasses
<i>Strelitzia reginae</i>	Bird of paradise

Trees



Phoenix canariensis



Brachychiton



Ligustrum lucidum



Washingtonia filifera

Shrubs & Groundcover



Bird of paradise



Agave



Agave with Succulents



Pittosporum



Natal Plum



Flax



Succulents



Ornamental grasses

4.10 Irrigation Guidelines

The irrigation system for the project's planting areas should be designed, constructed, managed, and maintained to achieve as high efficiency as possible. The following is a list of strategies that developers and designers should undertake to ensure optimum irrigation efficiency:

Optimum efficiency for landscape irrigation is ensured throughout this project by the incorporation of several design principles:

- ① All of the plant species selected for this project have a low to medium water usage rating and shall be planted with like species according to their respective Water Use Classification of Landscape Species (WUCOLS) factor in order to give the plants only what they require.
- ① The amount of water used for irrigation shall be calculated in accordance with the Newport Beach Municipal Code Chapter 14.17.
- ① Turf grass is not being utilized anywhere on the site except as isolated event lawns. [Even in these cases, artificial-turf options should be explored as an alternative.]
- ① All irrigation systems on-site shall be designed to prevent runoff, overspray, low-head drainage, and other similar conditions where water flows off the intended planting area.
- ① Irrigation systems should include a 'smart' (ET) irrigation controller, which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions.
- ① All on-site irrigation should be either a drip-line or point-to-point drip irrigation system with low precipitation rate heads/nozzles in turf areas.

This section to be provided at a later date.

References

- City of Newport Beach General Plan
<http://www.newportbeachca.gov/index.aspx?page=173>
- City of Newport Beach Zoning Code
<http://www.newportbeachca.gov/index.aspx?page=1689>
- City of Newport Beach Water Efficient Landscape Ordinance
<http://www.newportbeachca.gov/Modules/ShowDocument.aspx?documentid=7710>
- California Building Standards Commission
<http://www.bsc.ca.gov/default.htm>
- California Coastal Commission
<http://www.coastal.ca.gov/>
- California Environmental Quality Act (CEQA)
<http://ceres.ca.gov/ceqa/summary.html>
- City of Irvine Sustainable Travelways Guidelines
http://www.cityofirvine.org/cityhall/cd/housing_and_redevelopment/redevelopment/sustainable_travelways.asp
- City of Los Angeles Green Infrastructure
<http://www.lastormwater.org/Siteorg/program/green.htm>
- U.S. Green Building Council - Orange County Chapter
<http://www.usgbc-oc.org/>

Glossary

- Awning:** A roof-like cover extending over a door or window as a shelter.
- Arcade:** A range of arches supported on columns.
- Articulation.** Changes in building surfaces and detailing.
- Cantilever:** A horizontal plane or beam that is anchored at one end.

- Clerestory:** A band of windows located just below the roofline.
- Column:** A supporting post found on storefronts, porches, and balconies.
- Cornice:** A horizontal treatment at the uppermost portion of a wall.
- Eave:** The part of the roof which extends beyond the side wall.
- Façade:** The face of a building, especially the principal face.
- Fascia:** A horizontal surface at the outer edge of a roof.
- Fenestration:** The arrangement of windows and other openings in a wall.
- Gable Roof:** A roof that consists of two sloping planes that meet at the ridge or peak. The planes are supported at their ends by triangular walls.
- Glazing:** Glass or transparent material used for windows.
- Massing:** The combined effect of the arrangement, volume and shape of a building or group of buildings. Also called bulk.
- Molding.** An ornamental strip used to decorate a surface, especially an upper wall.
- Parapet:** The portion of an exterior wall that rises entirely above the roof.
- Public Right-of-Way:** Includes the street, curb and sidewalk area in front of private property at the front lot line.
- Storefront:** The front side of a store or store building.
- Trellis.** An overhead open framework used for vines and climbing plants.
- Vernacular:** Architectural language common to a specific place and time.
- Viewshed:** An area that is visible to the human eye from a specific vantage point.
- VOC:** Volatile organic compound; chemicals that easily evaporate from materials that are dangerous to human health and/or the environment.