

LIDO VILLAGE



DESIGN GUIDELINES

DRAFT OCTOBER 2011



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Newport Beach, California County of Orange

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City of Newport Beach

DRAFT

OCTOBER 2011

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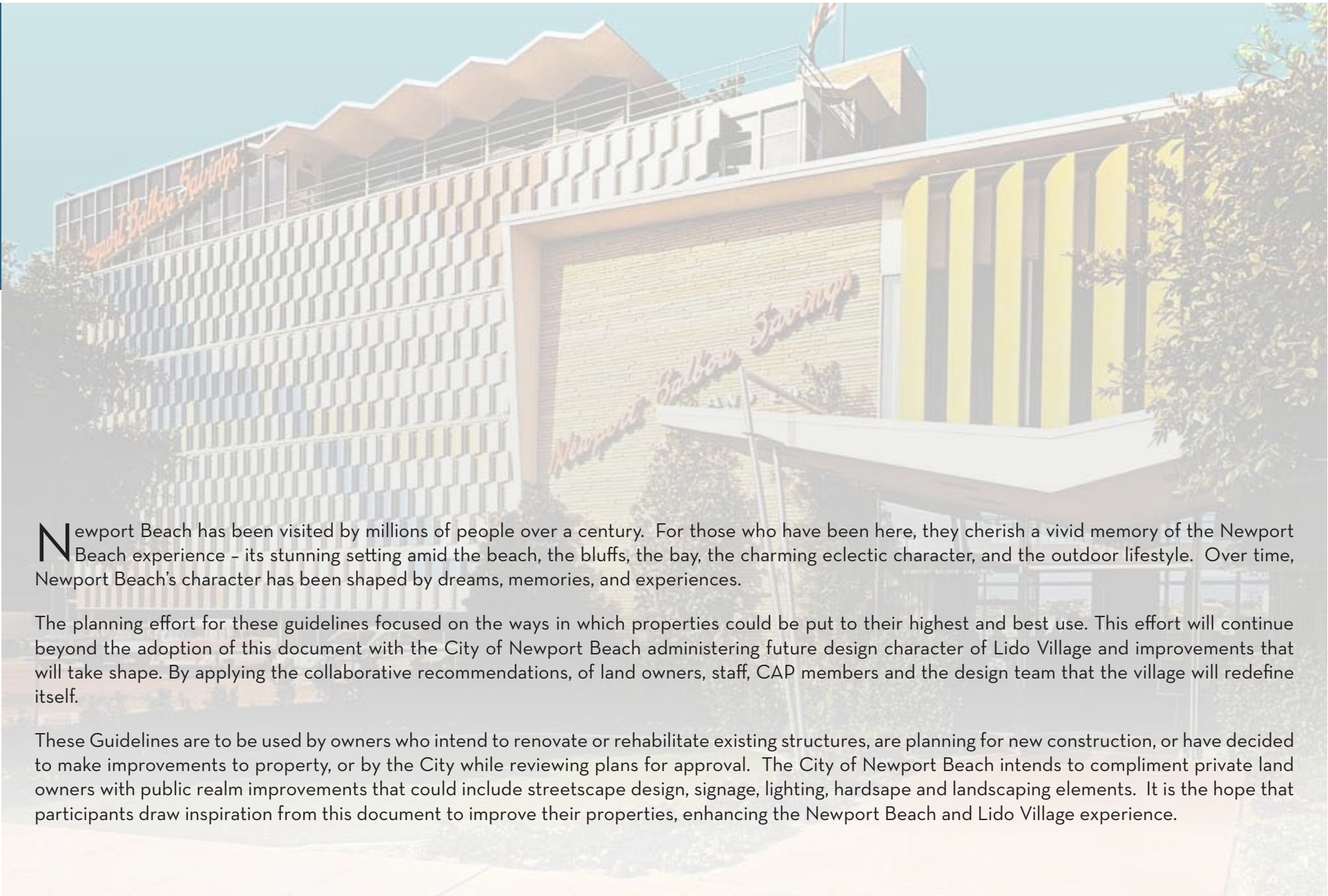
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PREFACE



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.

The planning effort for these guidelines focused on the ways in which properties could be put to their highest and best use. This effort will continue beyond the adoption of this document with the City of Newport Beach administering future design character of Lido Village and improvements that will take shape. By applying the collaborative recommendations, of land owners, staff, CAP members and the design team that the village will redefine itself.

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 intends to compliment private land owners with public realm improvements that could include streetscape design, signage, lighting, hardscape and landscaping elements. It is the hope that participants draw inspiration from this document to improve their properties, enhancing the Newport Beach and Lido Village 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 proximity to the Pacific Ocean.

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.

Lido Village encompasses the site of the current Newport Beach City Hall (to be relocated); the iconic Lido Theater and Lido Plaza, the Lido Marina Village, St. James Anglican Church; the Church of Christian Science; as well as several retail and office properties.



Vicinity Map



1.2 Summary and Objective

The vision for the area is to create a vibrant gateway Village in the heart of historic Newport Beach that will represent a synergy with boutique retail, office, entertainment, and residential elements thoughtfully assembled into a unique Coastal California Destination. The efforts undertaken to create the Lido Village Design Guidelines seek to provide a 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. (Please refer to section 5.2 for incentives)



Lido Village Site - Then and Now



Existing Lido Village Conditions

The guidelines are intended to be specific enough to describe elements that create a unifying “sense of place” while considering the economic realities of market conditions and tenants needs. These guidelines are not retroactive but rather provide guidance for future improvements. 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. The village provides local and regional destination retail, entertainment, and mixed-use services. 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 surrounding neighborhoods such as Lido Island, West Newport, 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 considerations 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. (refer to exhibit on following page) 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. The primary focus will be placed on reinforcing physical building forms and function as they relate to enhancing the pedestrian experience within the village. Styles and character are a secondary elements that will help contribute to the overall aesthetics of Lido Village. Landscape architecture recommendations serve as the main unifying element, defining the public realm, pathways, view corridors, and outdoor spaces linking design areas to each other. It is within the public realm that the City of Newport Beach intends to provide landscape improvements that enhance the overall vision for the Village.

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, (See Section 6 for historic reference) issues surfaced relating to deficiencies within the village including: parking, 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 specific issues not covered within this document.

While this document provides design standards or guidelines for improvement, underlying zoning and regulation will determine the ultimate 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.

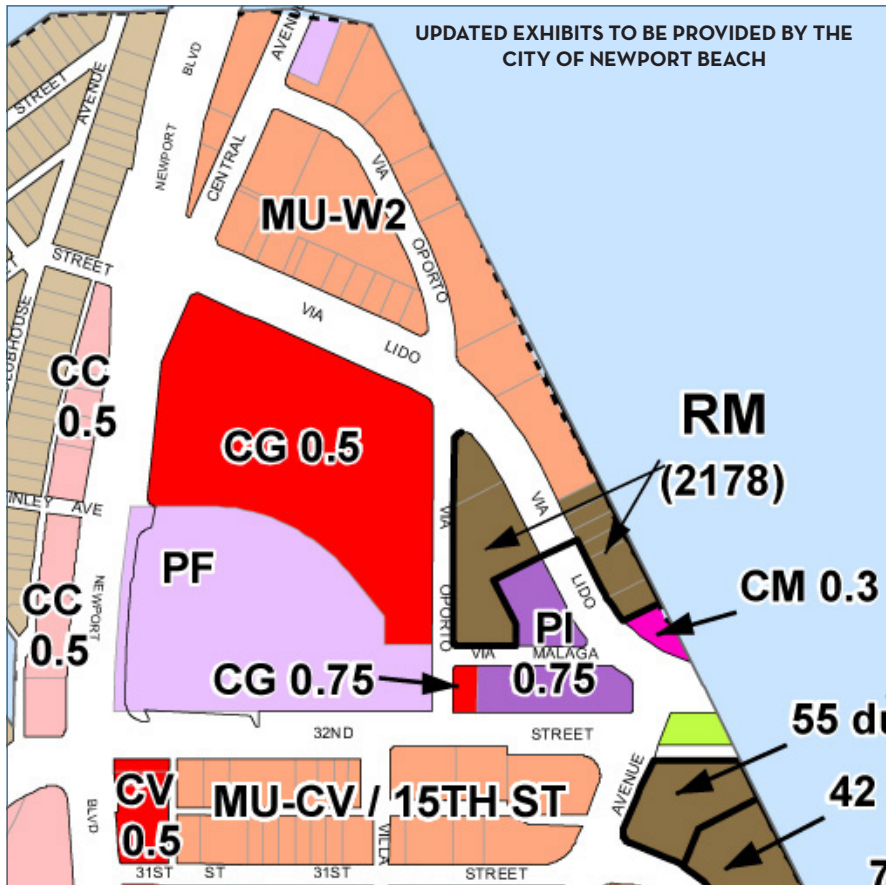
General Plan Land Use Policies.

- 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

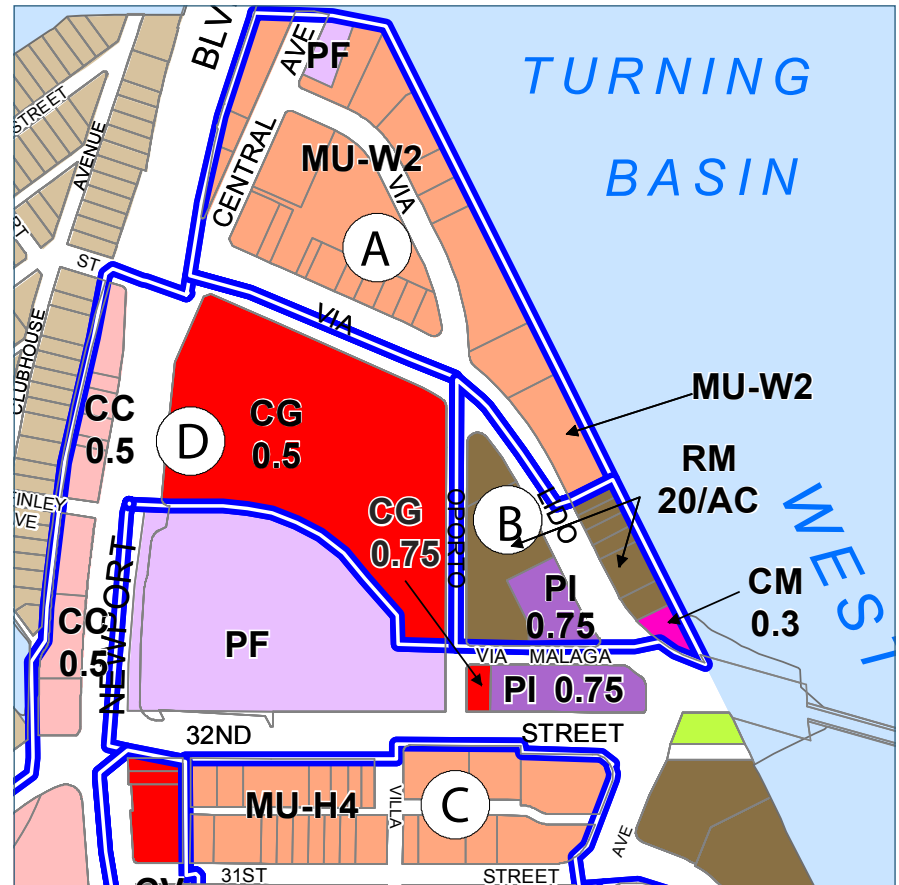
General Plan Land Use Policies

- 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 Town-homes 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 Village Cornerstones

The Design Guidelines for Lido Village 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. Land owners are encouraged to use these principles when considering property improvements.



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.



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.



Visual Appeal - *Create an Identity for the Village*

- Define Maritime and Santa Barbara as the two base styles for the future of the village.
- Illustrate vision for art, architecture, and landscaping.
- Create an attractive Gateway Village.
- Maximize view corridors and scenic opportunities.



Sustainability - *Economic and Environmental*

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





Planning Area Boundaries

2.4 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 physical features of buildings and landscape within each design area. It is also important to address the surrounding or adjacent land uses to ensure compatibility with form, function, and programming.

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 mix of building types and land uses; 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. 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 village.



Lido Marina Village Goals:

- Respect and compliment existing taller buildings and massing.
- Implement quality building design and the use of authentic materials to influence design solutions.
- Accentuate edge conditions with Newport Harbor, Newport Boulevard, and Via Lido, reinforcing the gateway element.
- Utilize high quality materials for public space 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 a diversified tenant mix with varying levels of service needs. Smaller office, support retail, and restaurant tenants are well oriented around an adjacent interior courtyards and Lido Walk creating a positive pedestrian experience. Improvements made within this design area should seek to reinforce pedestrian connectivity and outdoor spaces complementing the building forms. Careful attention should be paid to the Newport Boulevard conditions and entries to ensure retail visibility, aesthetic quality, and pedestrian safety.

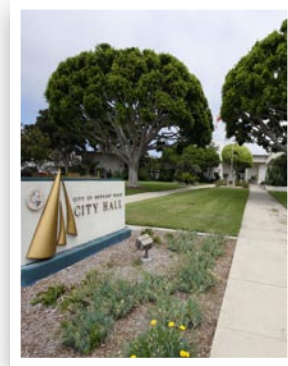
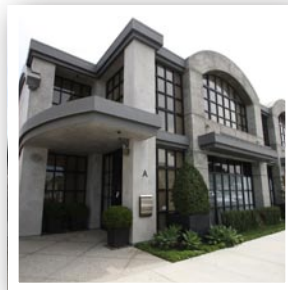


Via Lido Plaza Goals:

- Compliment the unique designs of the Lido Theater and Griffith Building as character elements. Encourage Compatibility with form, function, color and materials.
- Complement large-format tenant with support retail, creating a diversity of massing and retail tenants.
- 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 strong visual impact on the Village connection to the beach along the 32nd Street. 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 mix of uses of the surrounding parcels.



City Hall 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 an appropriate tenant mix to the City Hall Site that maximizes value without compromising other owners and their tenants.
- Balance residential needs with visitor services.
- Use historic references as design elements of new building design.

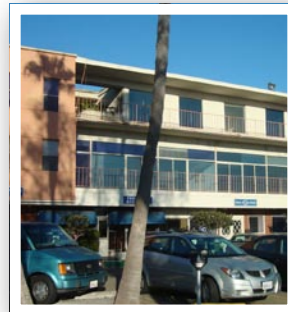
Lido Triangle

Lido Triangle contains the Lido Building, the St. James Anglican Church and the First Church of Christ Scientist. These institutions along with existing residential homes have a distinct yet understated presence with in the village. Any improvements need to address the delicate interface with residents and church parishioners.



Lido Triangle 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.
- Opportunities for enhancing parking areas with scale and surface treatment should be explored.



Newport Boulevard Shops

This area within Lido Village includes a variety of storefronts facing Newport Boulevard. A mix of retail shops, restaurants with offices on the second floor, make up this study area. Included within this strip of commercial uses is the only gas station on the Balboa Peninsula. The southern-most property in this design area backs onto the Rivo Alto Canal. 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.



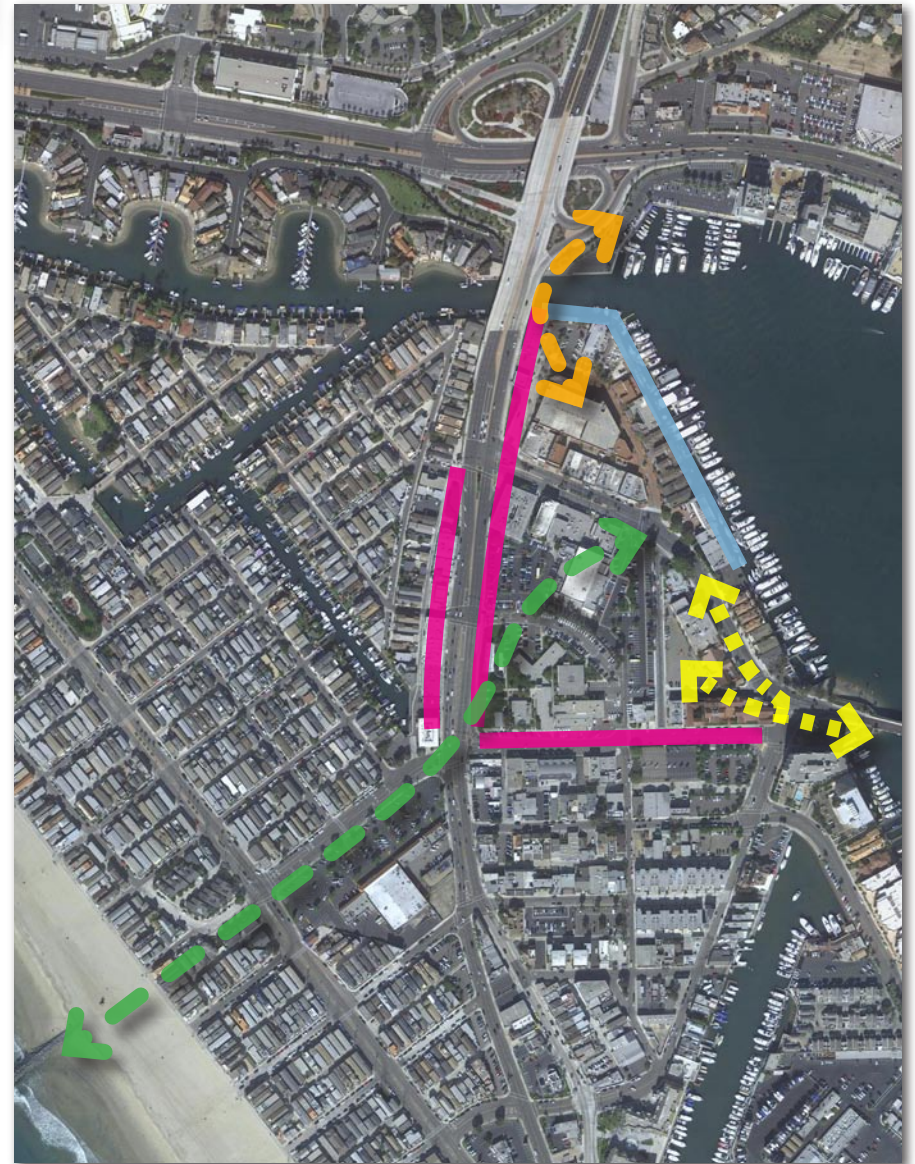
Goals:

- Site improvement should complement Via 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.

2.5 Village Edges and Boundaries

Lido Village is defined by distinctive edges that are made up of different elements with varying degrees of pedestrian and vehicular access and visual corridors. 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 section 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

Overall Edge Conditions

Key to Edge Condition Criteria

The following series of diagrams are intended to depict the critical edges within each of the sub areas. It is important that critical edges are defined and support positive future development patterns within the Village. It should be noted that locations of certain landmarks/ monumentation and nodes are not fixed and should be considered with site specific improvements.



Street Focused Edge

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



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.



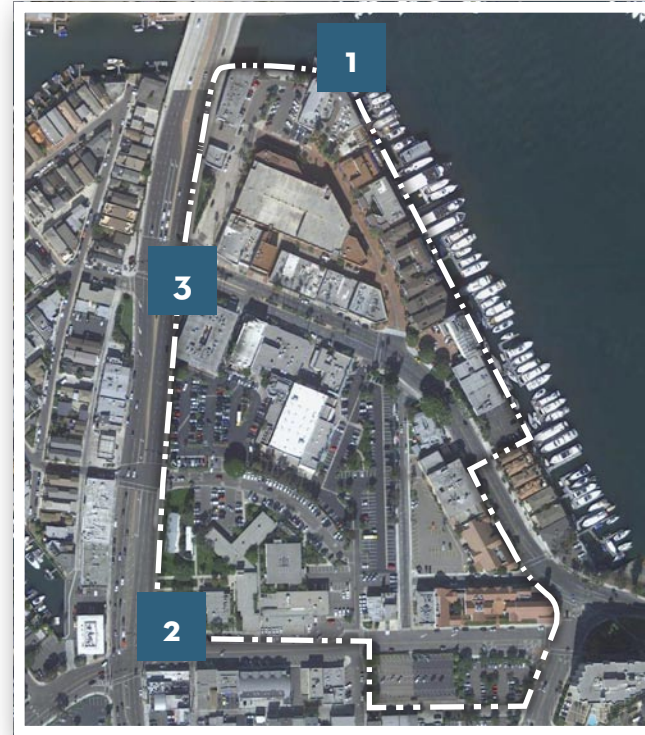
Waterfront Edge

- 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.

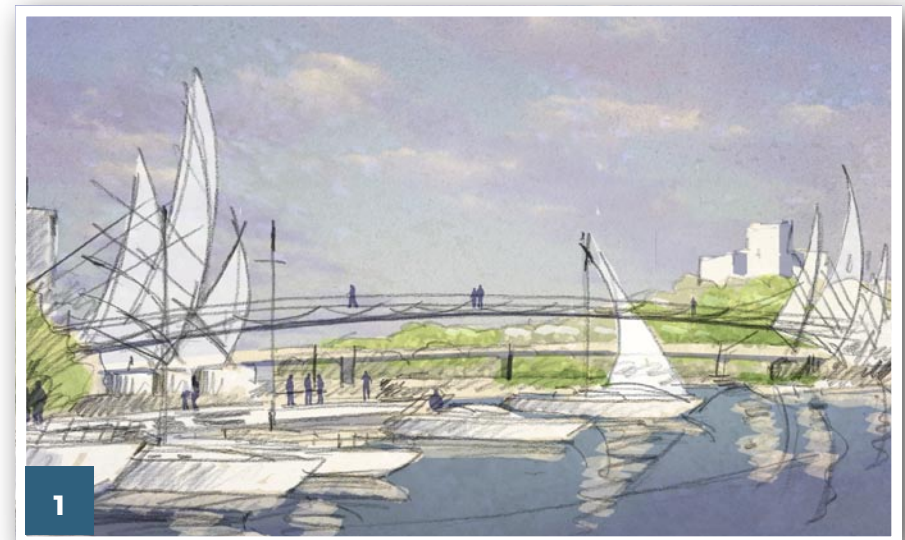


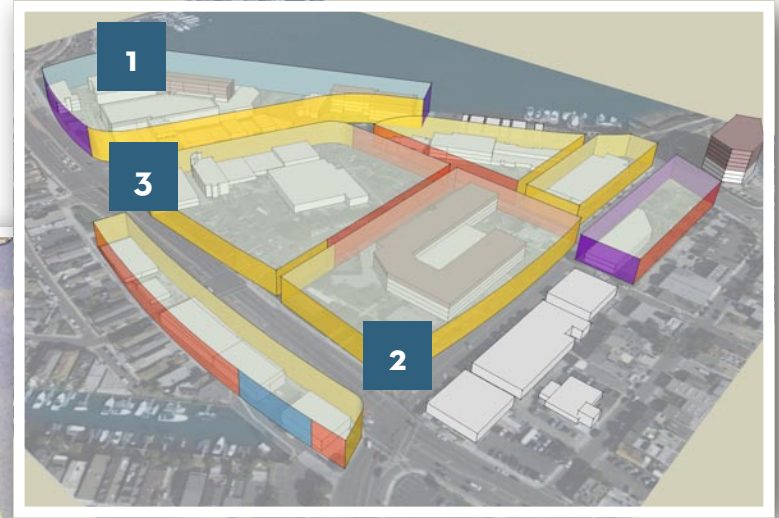
Service Edge

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



Key Map: Study Area





Lido Marina Village Edge Conditions

Key to Edge Condition Criteria

Street Focused Edge



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

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.

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.

Service Edge



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

Primary Pedestrian Corridor



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

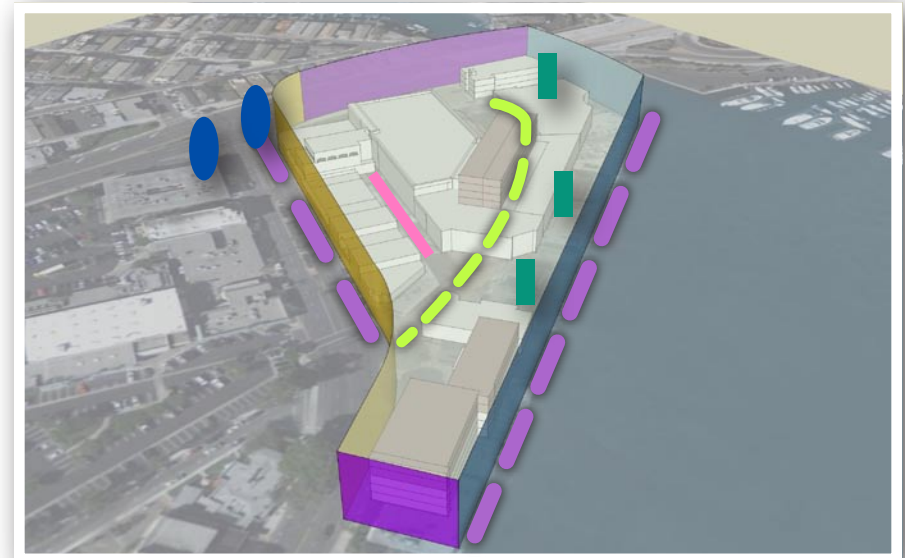
Secondary Pedestrian Corridor



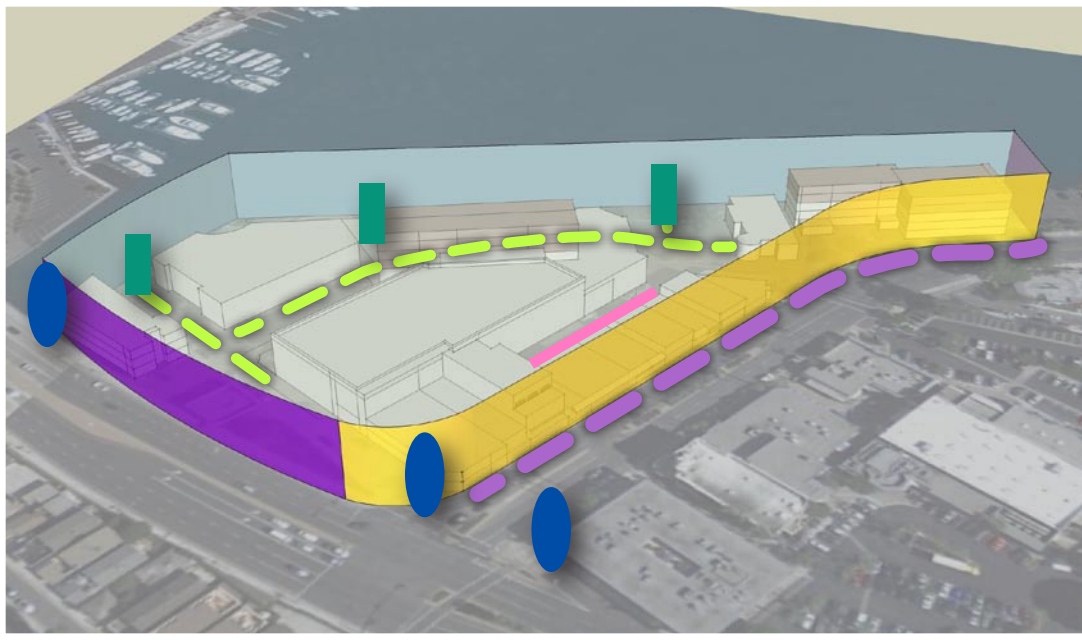
- Located along secondary streets and off-street corridors.
- Limited vehicular access.
- Private and public conditions that encourage multi-modal use.



Key Map: Lido Marina Village



Lido Marina Village Design Area Edges and Corridors



Lido Marina Village Design Area Edges and Corridors



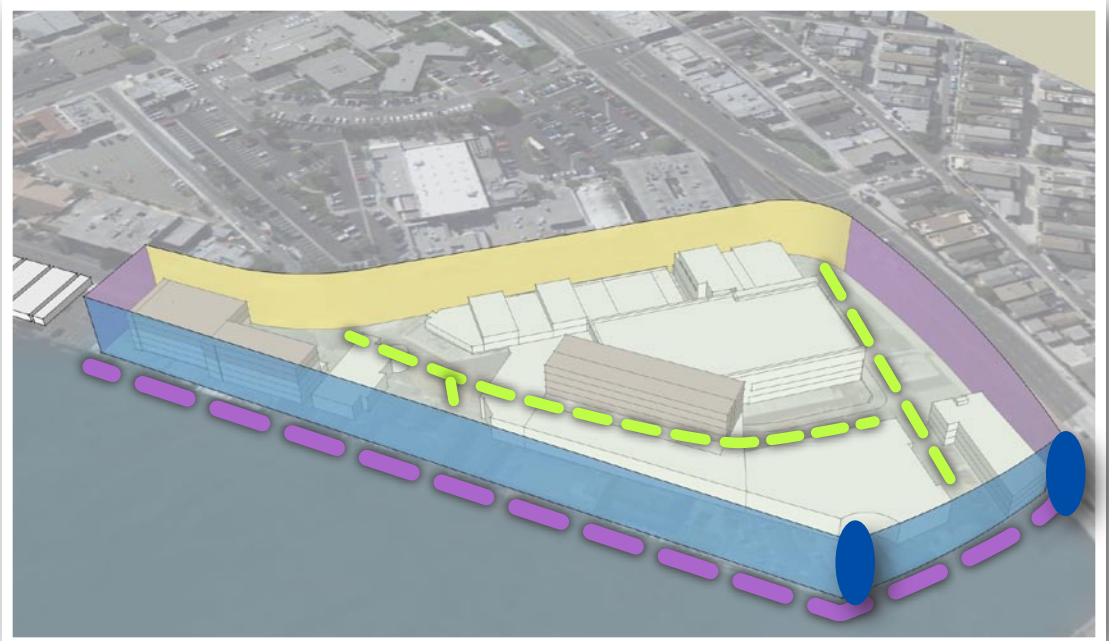
Landmark Opportunity

- Vertical elements, way finding and orientation,



Node Opportunity

- Formal and informal people places, outdoor living room, plazas or building relief.



Lido Marina Village Design Area Edges and Corridors

Via Lido Plaza Edge Conditions

Key to Edge Condition Criteria

Street Focused Edge



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

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.

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.

Service Edge



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

Primary Pedestrian Corridor



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

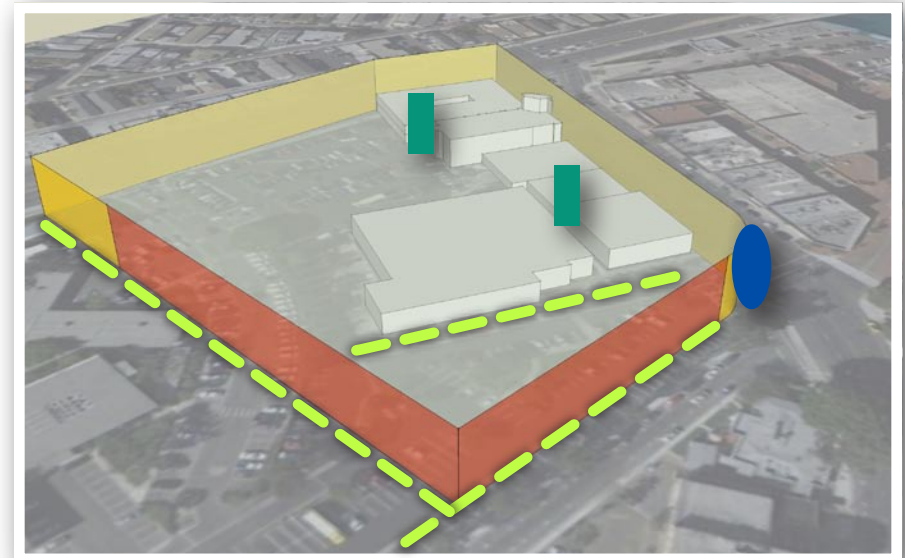
Secondary Pedestrian Corridor



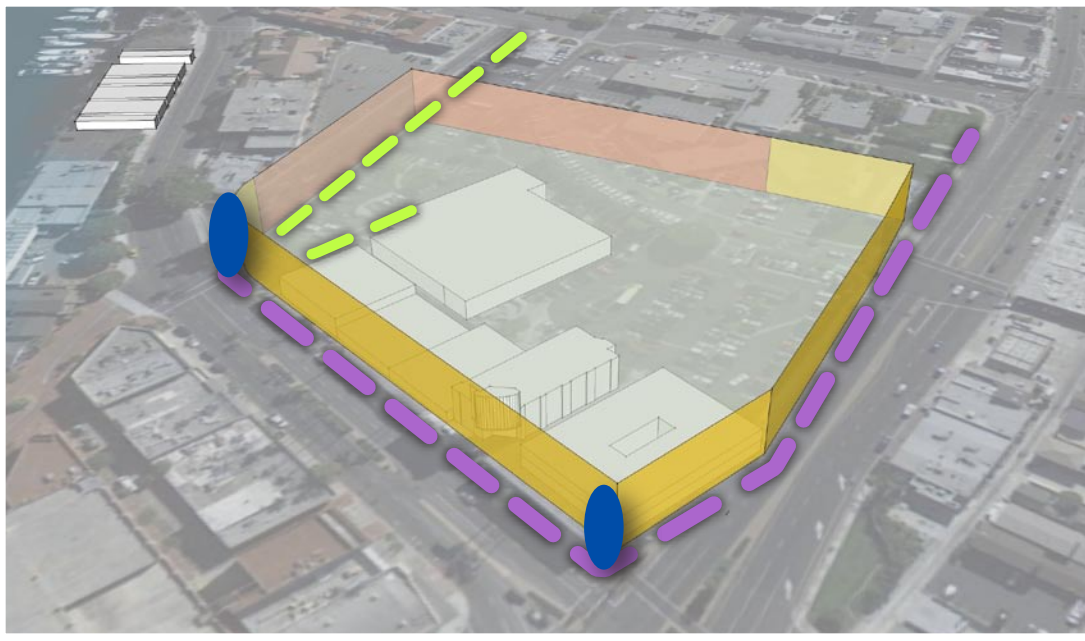
- Located along secondary streets and off-street corridors.
- Limited vehicular access.
- Private and public conditions that encourage multi-modal use.



Key Map: Via Lido Plaza



Via Lido Plaza Design Area Edges and Corridors



Via Lido Plaza Design Area Edges and Corridors



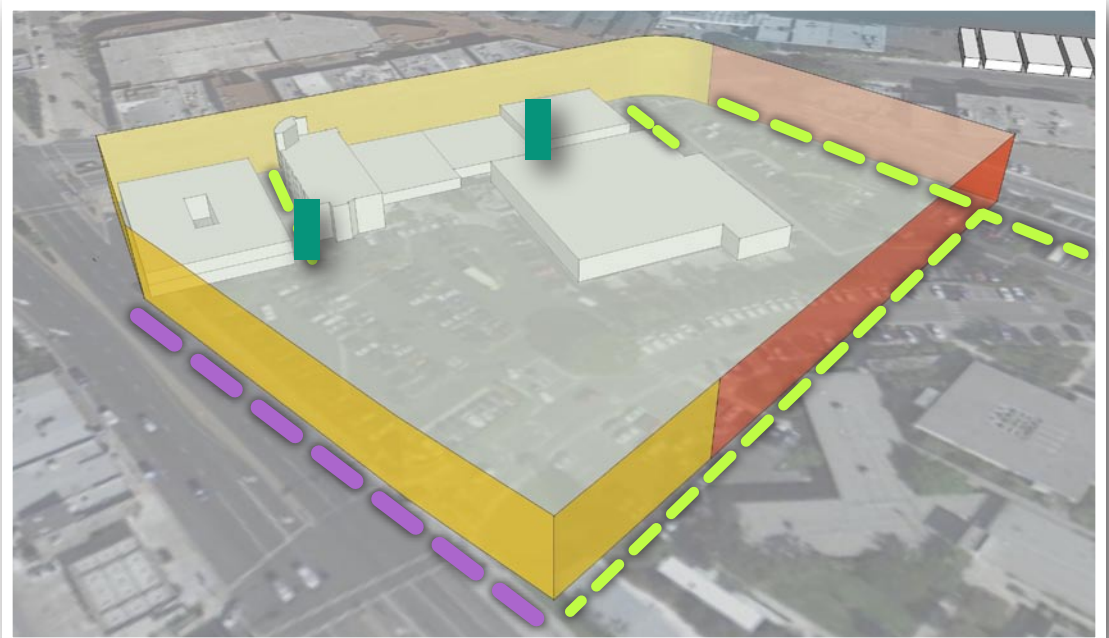
Landmark Opportunity

- Vertical elements, way finding and orientation,



Node Opportunity

- Formal and informal people places, outdoor living room, plazas or building relief.



Via Lido Plaza Design Area Edges and Corridors

City Hall Edge Conditions

Key to Edge Condition Criteria

Street Focused Edge



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

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.

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.

Service Edge



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

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.



Key Map: City Hall



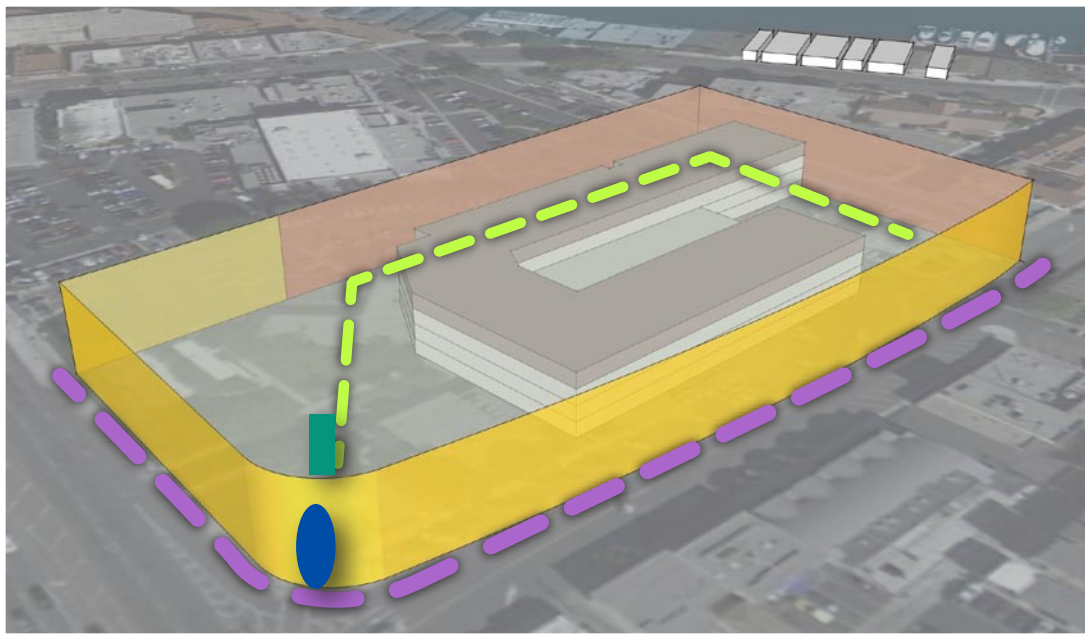
Landmark Opportunity

- Vertical elements, way finding and orientation,

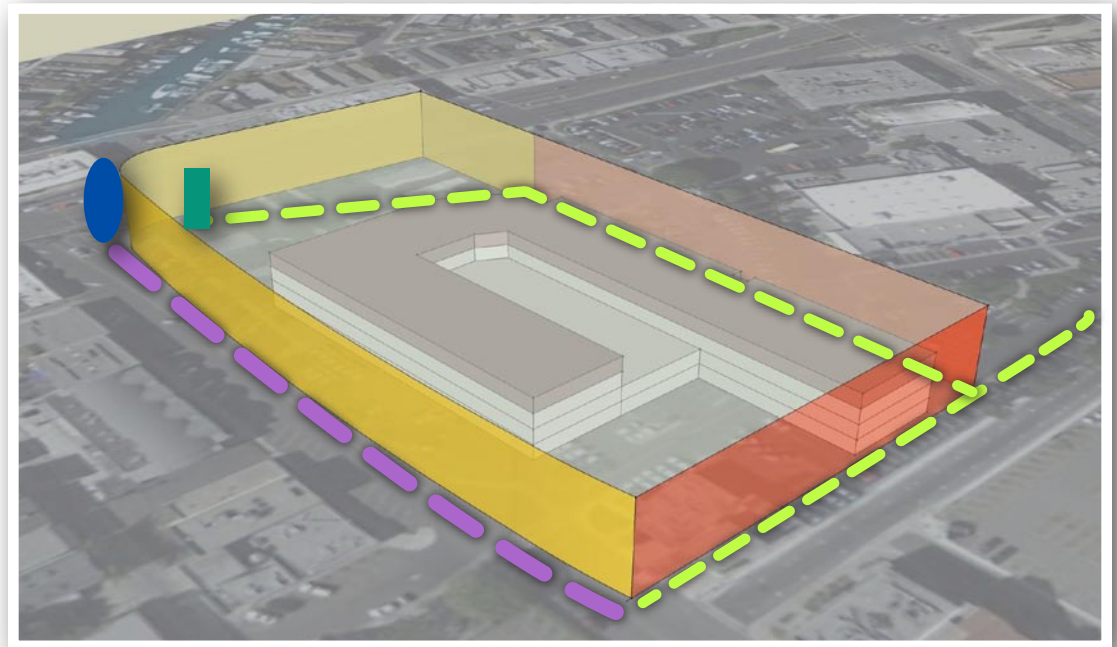


Node Opportunity

- Formal and informal people places, outdoor living room, plazas or building relief.



City Hall Design Area Edges and Corridors



City Hall Design Area Edges and Corridors

Lido Triangle Conditions

Key to Edge Condition Criteria

Street Focused Edge



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

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.

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.

Service Edge



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

Primary Pedestrian Corridor



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

Secondary Pedestrian Corridor



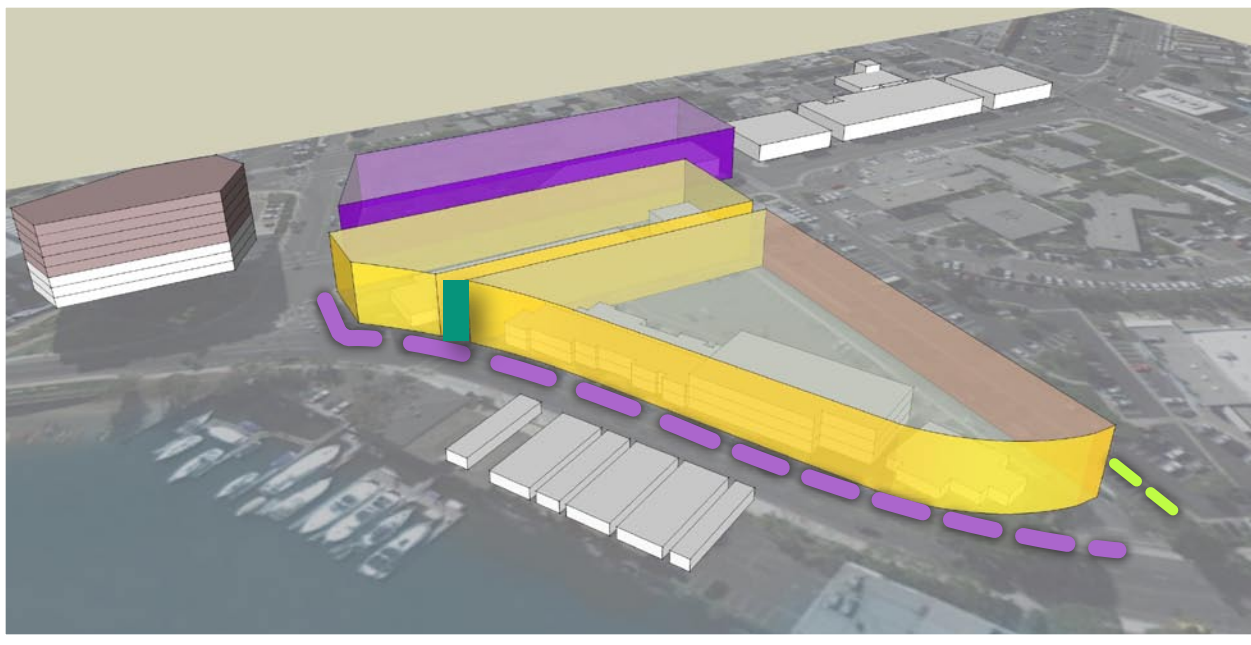
- Located along secondary streets and off-street corridors.
- Limited vehicular access.
- Private and public conditions that encourage multi-modal use.



Key Map: Lido Triangle



Lido Triangle Area Edges and Corridors



Lido Triangle Design Area Edges and Corridors



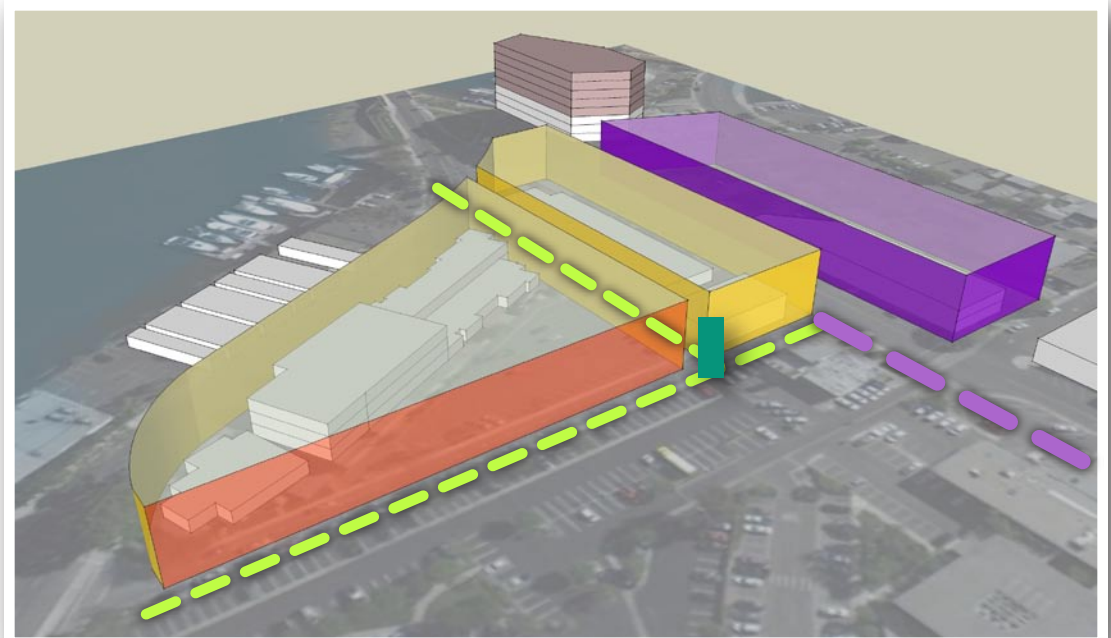
Landmark Opportunity

- Vertical elements, way finding and orientation,



Node Opportunity

- Formal and informal people places, outdoor living room, plazas or building relief.



Lido Triangle Design Area Edges and Corridors

Newport Boulevard Shopkeeper Conditions

Key to Edge Condition Criteria

Street Focused Edge



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

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.

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.

Service Edge



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

Primary Pedestrian Corridor



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

Secondary Pedestrian Corridor



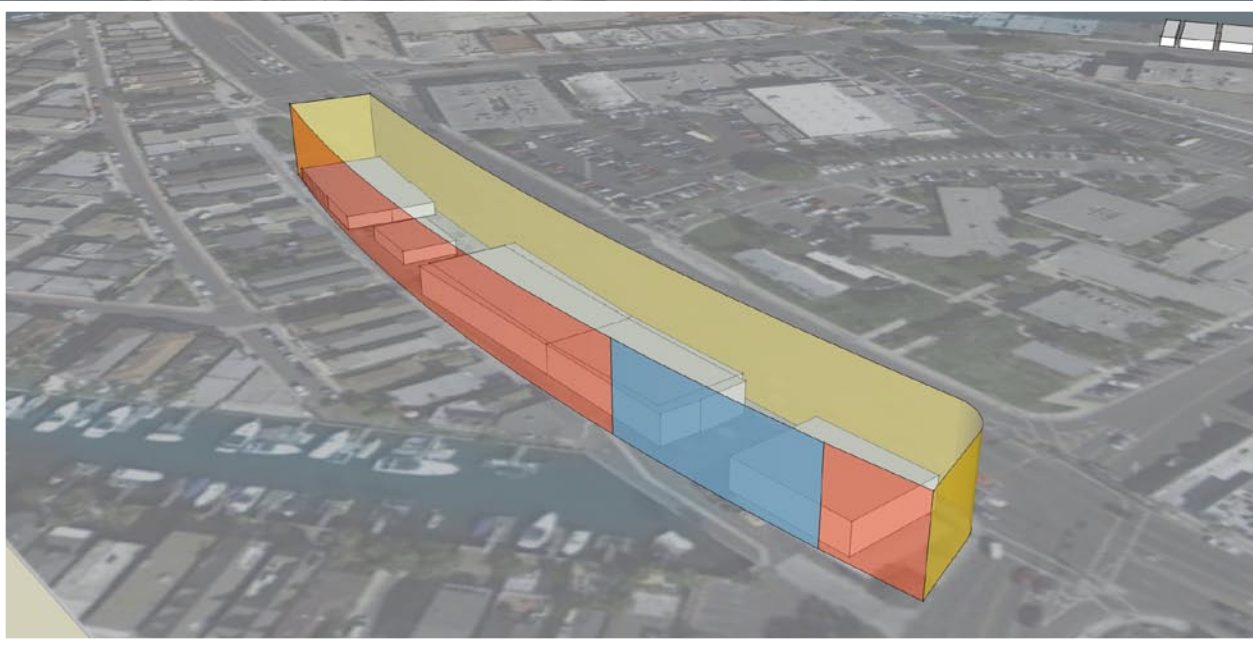
- Located along secondary streets and off-street corridors.
- Limited vehicular access.
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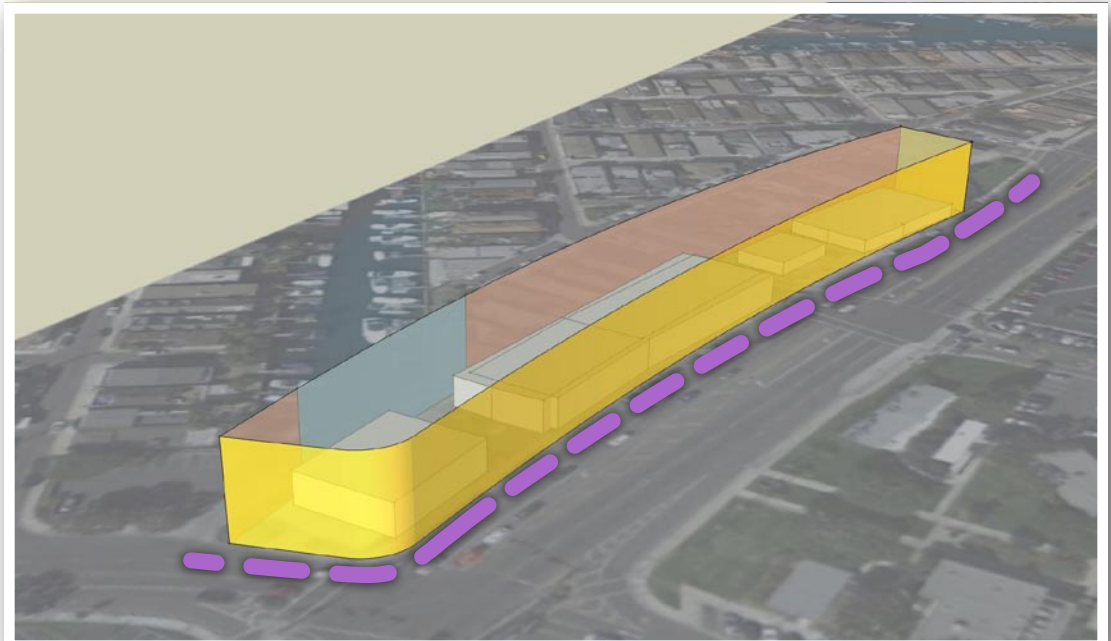
Key Map: Newport Boulevard Shops



Newport Boulevard Shopkeepers Design Area Edges and Corridors



Newport Boulevard Shopkeepers Design Area Edges and Corridors



Newport Boulevard Shopkeepers Design Area Edges and Corridors

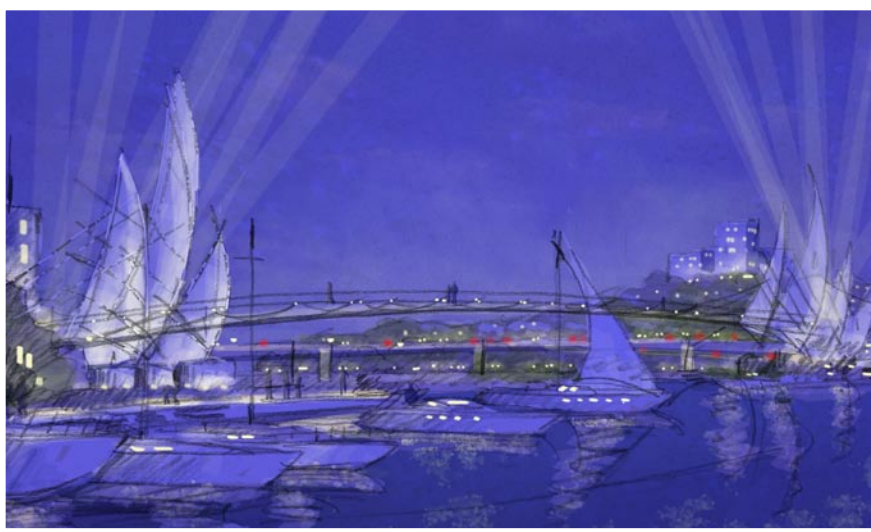
2.5 Pedestrian Connections and Open Space

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. Public improvements will be coordinated with land owners to ensure quality and continuity during the design process. Land owners will be encouraged, where needed, to incorporate clearly defined pedestrian pathways and nodes that encourage walkability within the Village. Landscaping paired with hardscape treatments are intended to reinforce the area’s maritime influences.

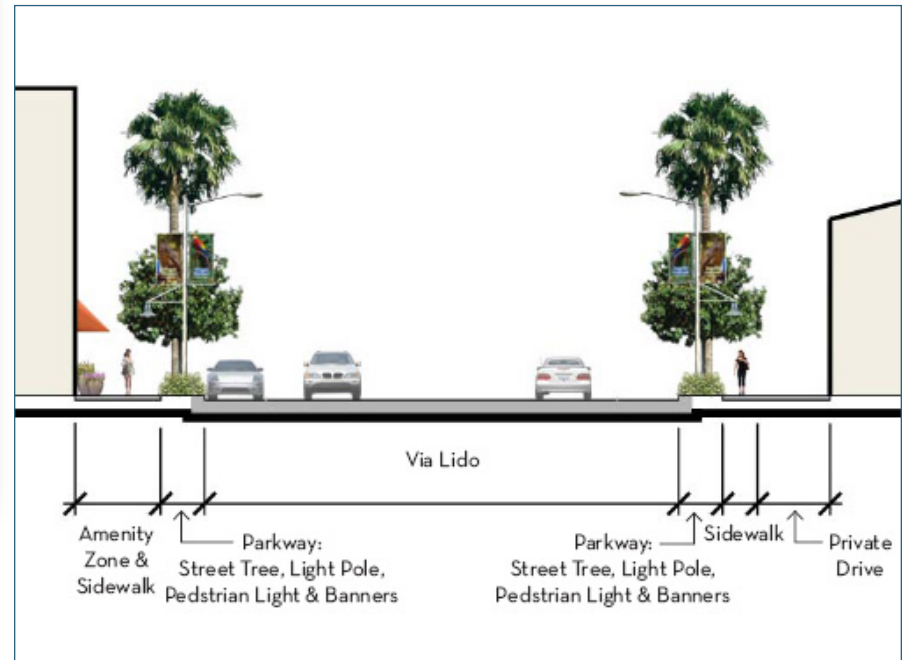
Streets offer vehicular and pedestrian circulation that reinforce the visual recognition of the location of the village. Streets are a fundamental component of the public realm and are not just for vehicular conveyance. Any street improvements within the village should be designed with the pedestrian in mind. Because there are major roadways and high volume streets, pedestrian safety is of utmost concern.



Conceptual Rendering for Bridge: Day



Conceptual Rendering for Bridge: Night



Typical Street Cross-Section

2.6 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/ outdoor air quality and improve energy efficiencies within buildings.
- Promote use of alternative transportation, thus reducing dependence on the automobile (i.e. attractive bus stops, bike racks and storage).
- 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.



Shaded Paseo



Unique Finishes



Green Street

3.1 Introduction

The intent of the architectural objectives of the Design Guidelines is to create a pattern for future development that delivers the future vision of Lido Village. The guidelines provide design and implementation goals and standards based upon existing conditions and local context. Because the Village is comprised of 5 individual sub areas

that could be a stand-alone project unto themselves, the full potential of delivering a quality project can only be accomplished through an integrated design approach.



Iconic Buildings of Newport Beach

3.2 Architectural Guidelines

Building forms and massing define and create dynamic urban spaces. Future building design and improvement components of Lido Village structures can be broken down into the simple design elements of base, body, and roof. By respecting these simple elements utilizing the following 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 should 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

- ❖ Buildings should be arranged to create a outdoor spaces including plazas, squares, eating areas, arcades and open spaces.
- ❖ Building orientation, parking and walkways should be designed to foster and serve pedestrian connectivity.



Oriented to boardwalk

- * Orient building entry or architectural statement toward major street frontage or intersection.
- * Where possible configure parking to allow the building to be closer to the street.



Oriented to courtyard

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



Oriented to waterfront plaza

- 🌍 Orient buildings to maximize sunlight exposure.
- 🌍 Position buildings to take advantage of prevailing winds.
- 🌍 Consider passive solar design when locating building openings, windows, and overhangs.

Building Form and Massing

Building form and massing plays a critical role in framing urban environments. Buildings within the Village should support and enhance the public realm by addressing the following criteria:

- Taller or large single-tenant buildings should have 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 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

- * Building forms should be aesthetically designed and well-proportioned, resulting in a balanced composition of elements.
- * Layering of wall planes and volumes are encouraged to provide rhythm, dynamic building forms and shadows.



Tower highlighting entry

- * 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.



Variation in wall planes

- * 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

Building façades should respect the public realm edge by controlling and or limiting encroachments that could impede pedestrian connectivity and retail exposure. Building designs will be required to support and activate the public realm, plazas and encourage accessibility.

- Projections, overhangs, and recesses should be used sparingly to enhance shadow articulation and scale to building facades. Such elements include, but are not limited to:
 - small awnings (cloth, metal, wood)
 - minimal overhanging balconies
 - eave or cantilevered overhangs
 - tower elements
 - window/door surrounds



Articulation of structural rhythm



Projections and recesses



Ground floor definition

- * 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.
- * Horizontal definition between uses, generally between the first- and second-story, is encouraged.
- * Balconies and/or 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 should be incorporated to 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

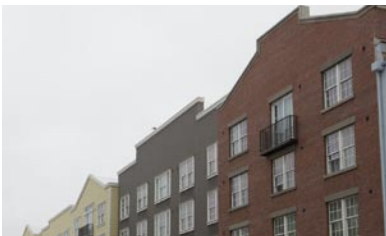


Natural material emphasis at ground

- ❖ 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

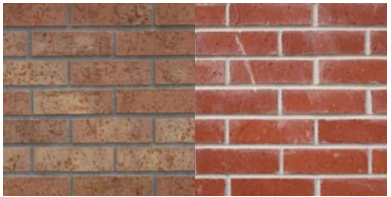


Roof garden

- * Fascia elements should be consistent with the primary design styles.
- * 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

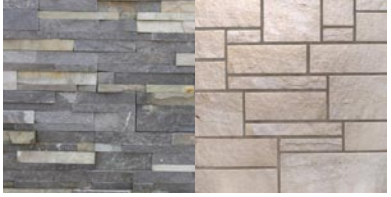
- * Select building materials and colors that will positively complement the proposed styles of the Village and other buildings on the same street, as well as the surrounding areas.
- * Appropriate exterior façade should include authentic materials such as wood, brick, stone, steel and glass, and smooth 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 are to be painted, preferred colors are shades of white and muted tones reminiscent of the sky, sea, and sand (browns, grays, greens, blues). Additional colors can be used as an accent for trims, doors, shutters, etc.



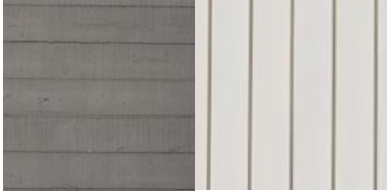
Brick



Smooth stucco



Stone veneer



Siding

- * Accent colors for trim and small areas of color, should be complementary to the building color. Varying accent colors should be used to create variety.
- 🌐 Use building materials that are naturally plentiful in the region or are manufactured using regionally-available materials.
- 🌐 Use of materials having recycled content are encouraged.
- 🌐 The use low-VOC paints, finishes, sealants, and adhesives are encouraged to help support water quality.
- 🌐 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

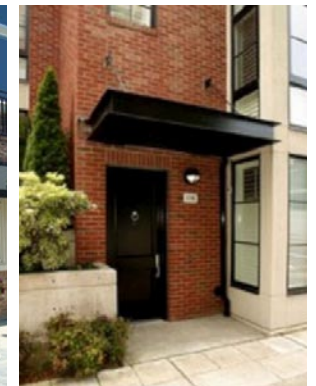
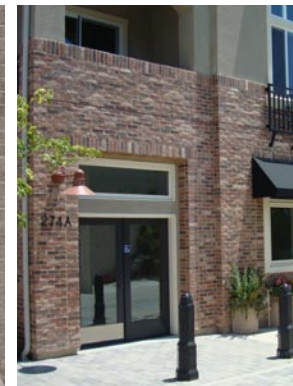
Door Treatments

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

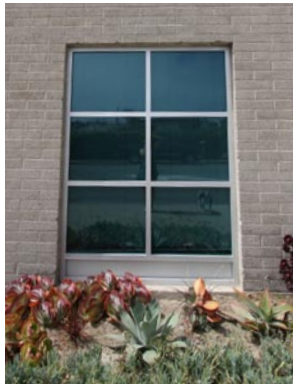
- * Windows should be consistent in style across the façade.
- * Transparent glazing is preferred to smoked or reflective glazing in storefront window designs. Office and residential glazing can incorporate greater degrees of opacity and privacy.
- * To the extent possible, upper-story fenestration should 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



Light shelves diffuse daylight



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.



Creative use of shade devices

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



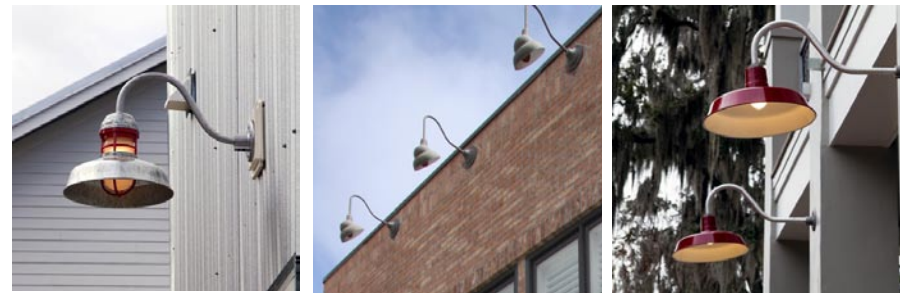
Examples of modern metal signs

- * 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.



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.

3.3 Architectural Styles

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 over time to a vernacular that is appropriate to the beach setting. Through a collaborative public private process, two architectural styles emerged to best represent a “go forward” pattern for the Village. While there are mix of styles existing within the surrounding area, the two styles of Maritime and Santa Barbara Spanish were selected based upon the historic relevance and future vision. Special homage or considerations to the Lido Theater style of Art Deco could be considered but should not be a primary architectural style. Application of these two styles should be authentic in application.

Renovations of existing buildings should maintain, if not optimize, the integrity of the selected styles to ensure architectural continuity. While these styles are based upon historic precedents they shouldn't necessarily be recreated using past techniques. Improvement or new structures featuring traditional detailing should implement current construction and design methodologies.

The styles and supporting images listed herein represent the future vision for Lido Village. Land owners and designers are encouraged use the following imagery as inspiration to develop creative solutions. Exact recreation of enclosed style applications and buildings is not encouraged.



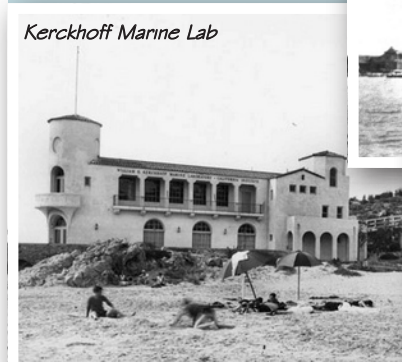
Stuff Shirt



Lovell House



Balboa Pavilion



Kerckhoff Marine Lab



Balboa Savings

Historic Influences

Maritime

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 Maritime 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 Mariners 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.



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



Art Deco influences



Historic 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.

4.1 Introduction

Lido Village is a significant gateway for the Balboa Peninsula and the City of Newport Beach. The landscape and hardscape elements are fundamental components of the design intent for the Village. While architecture is important, the landscape (plants and hardscape materials) will become the unifying element that tie the Village together to create a true sense of place. Components of the beach, harbor and Native California are the predominant themes incorporated into the design aesthetic.

This section prescribes 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. This section also addresses a significant amount of improvements and guidance within the public realm. It is the intent of the City of Newport Beach to provide design vision for the village that will be contained within the public rights-of-way and to provide a greater public benefit.



Sunset in Newport Beach: Silhouettes of the Iconic Fan Palm.

4.2 General Landscape Character

The landscape; tree rhythms, paving textures, shrub massing; is intended to be the unifying element of the Village. A simple palette of palm and ever-green shade trees with a simple groundplane and rich paving materials will provide visitors and residents with a sense of place that recalls the history of Lido Village and yet has a modern and timeless appeal. 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 shall have a distinctive character that is both modern and timeless and serving to strengthen the identity of the district as a cohesive whole.
- ❖ Create landscape buffers between buildings, parking lots and roadways in order to encourage pedestrian connectivity, enhance the aesthetics of the development and to 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 concrete with shell aggregate should be considered.
- 💧 Shading devices shall 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 solar panel 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 should compose the majority of the plant palette.
- 💧 The irrigation systems for the Village's planting areas shall be designed, constructed, managed and maintained to achieve as high efficiency as possible.
- 💧 Site buildings and landscape elements to 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 this district, any future development should strive to make this as walkable and pedestrian-friendly as possible through the use of bike lanes, wide sidewalks with buffers to roadways and by encouraging opportunities for alternative transportation.
- ✳ The preservation of mature trees should be encouraged wherever feasible.
- ✳ New or renovated planter areas shall be a minimum of 5' x 5' whenever possible to allow for a significant shade or palm tree. Additionally, all median planters shall include non-planted maintenance strips per City standards.





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.

The two major elements of the design will be a reflective water feature with artistic sailboats and a grove of palm trees punctuating the skyline. The water feature will be simple, with water gently cascading over an 'infinity' edge with an artistic expression of traditional sailboat hovering over the water. The sails are envisioned to be semi-translucent as to not obstruct views during the day, while at night, lights will be cast upon them to create a beacon of sorts, giving identity and vibrance to Lido Village.



Enhanced Paving and Iconic Art/Water Features amidst a Grove of Fan Palms



A Bold Entry Statement creates an Iconic Vision

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



Key Intersections of Lido Village

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.

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



'Green Street' Bioswale



PV Arrays as Parking Lot Shading



Preferred Vehicle Parking



Planter Islands

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

Newport Boulevard

Newport Boulevard serves as the 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, trip volumes or restrict 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 protected pedestrian space adjacent to the street will provide a much greater sense of place and aesthetic for Lido 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 are 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 an Urban Setting



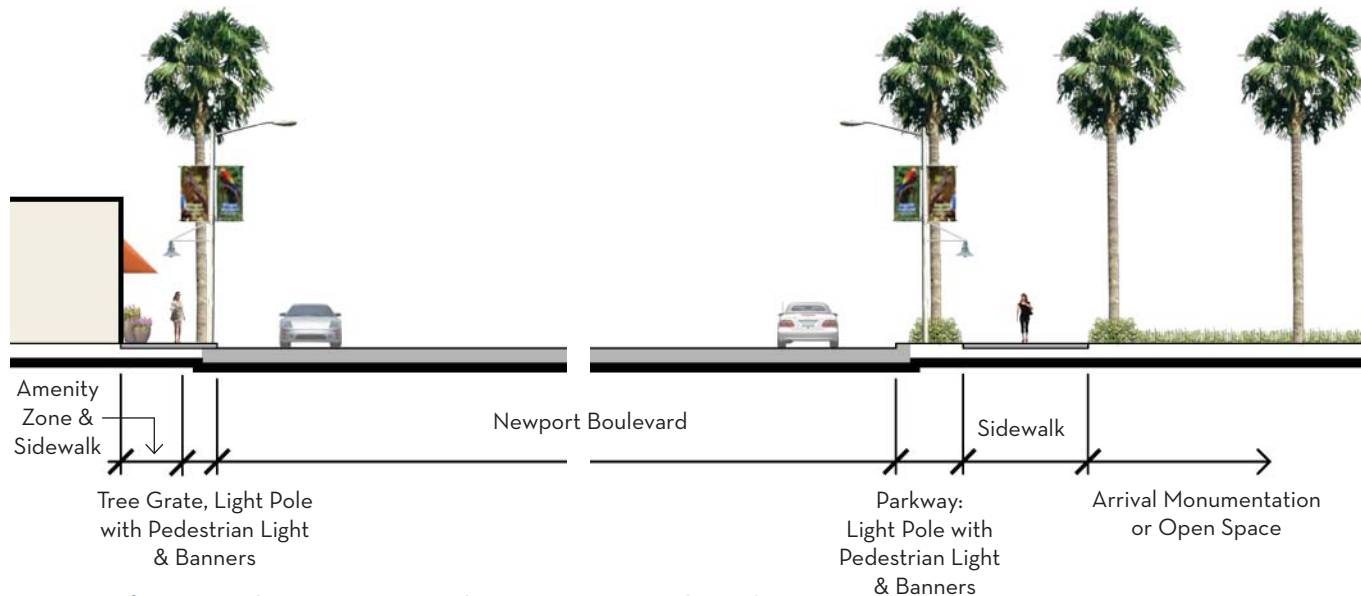
A Rhythm of Washingtonia Palms



Night Lighting Expressions



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 while delivering residents to Lido Isle. 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 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 density commercial. The tree rhythm and paving, however, will continue to maintain visual and aesthetic continuity.



Lively Expression and Rich Texture



Iconic Palm Outlines



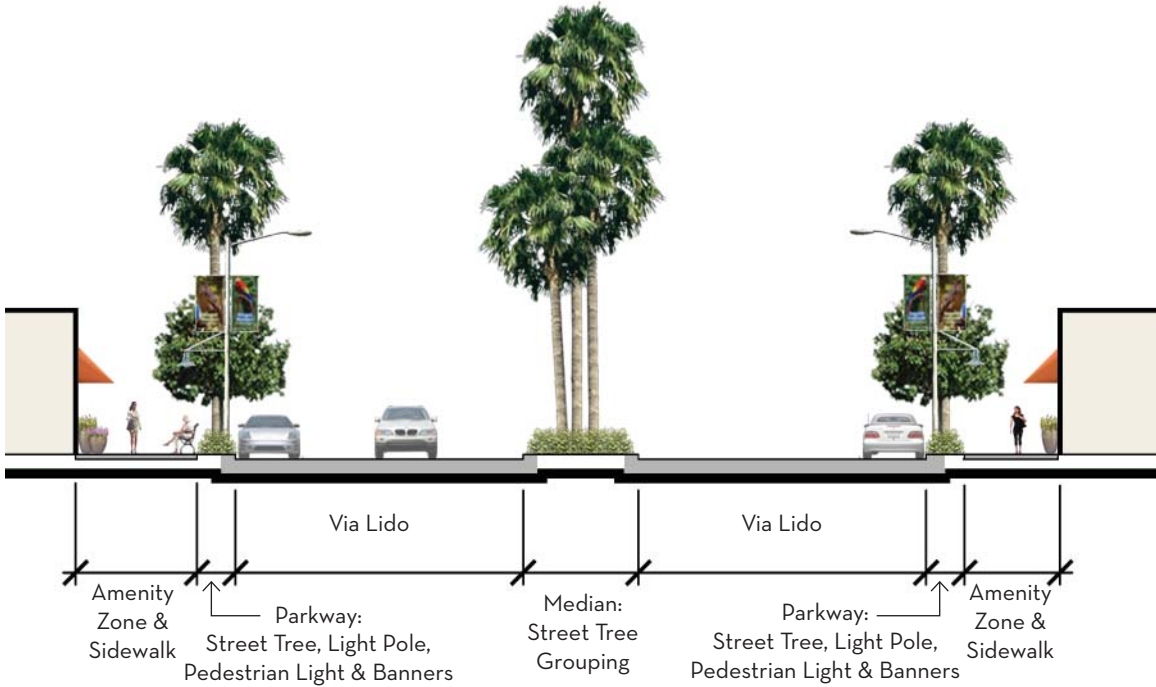
Comfortable and Classic Scene



Vibrant Streetscape - Heart of Town



Via Lido Streetscape Concept - Shade Trees, Enhanced Paving, Lively Expression



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 the Lido Village to the beach. This linkage shall 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 commercial buildings. Conceptual improvements may include 'finger islands' that would occur every (4) parking spaces to create a street-tree rhythm of canopy and palm trees. Head-in diagonal parking would 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.



Angled Parking with Tree Rhythm



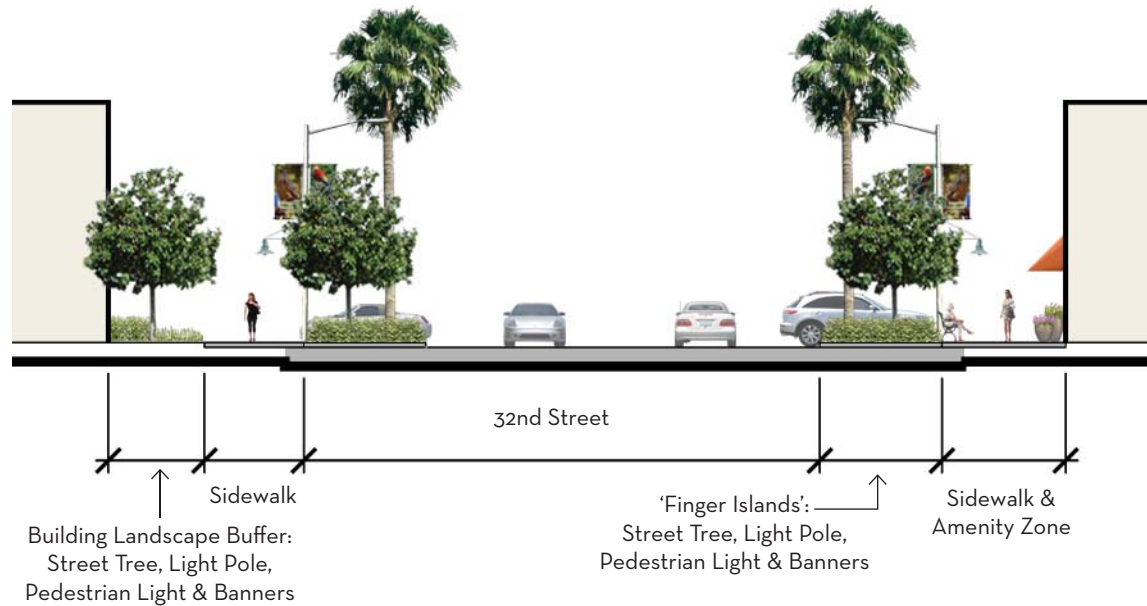
Enhanced Crosswalks



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 an alternative access for City Hall and Lido Plaza. Via Oporto lends itself to become a pedestrian-enhanced 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 while still facilitating service access for Via Lido Plaza.

The west side of Via Oporto and portions of Via Malaga should be a 'pedestrian zone' with a wider sidewalk and planter areas to encourage pedestrian movement and provide better aesthetics to future uses. Careful attention should be paid to potential pedestrian and service vehicle conflicts by encouraging creative design solutions.

In line with the Village themes, Via Oporto and Via Malaga will contain the pedestrian-friendly, street tree language of canopy/shade trees, a simple groundplane, enhanced intersections, and Village site furnishings.



Intimate Street with Rich Texture



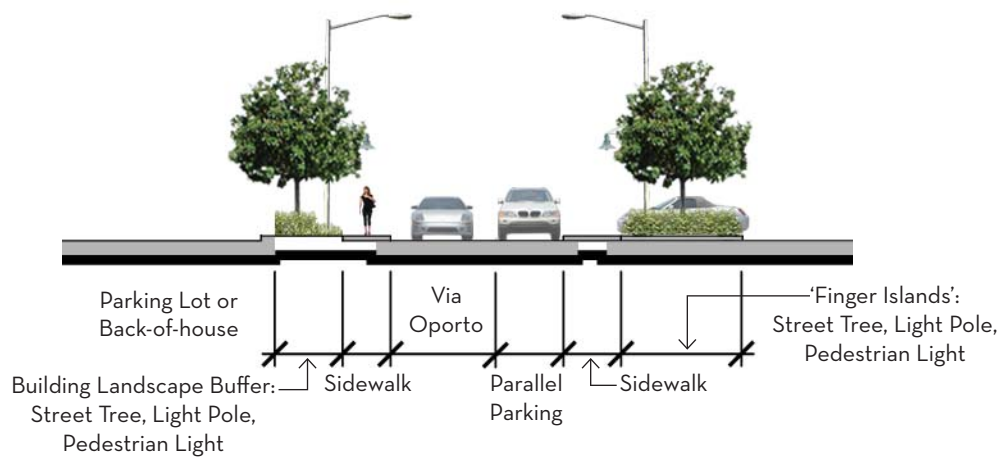
Screen Undesirable Areas



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 enhance the scale of the existing structure while providing an opportunity to further establish identity for Lido Village.



Central Avenue is envisioned as the Main Pedestrian Connection over the Canal.



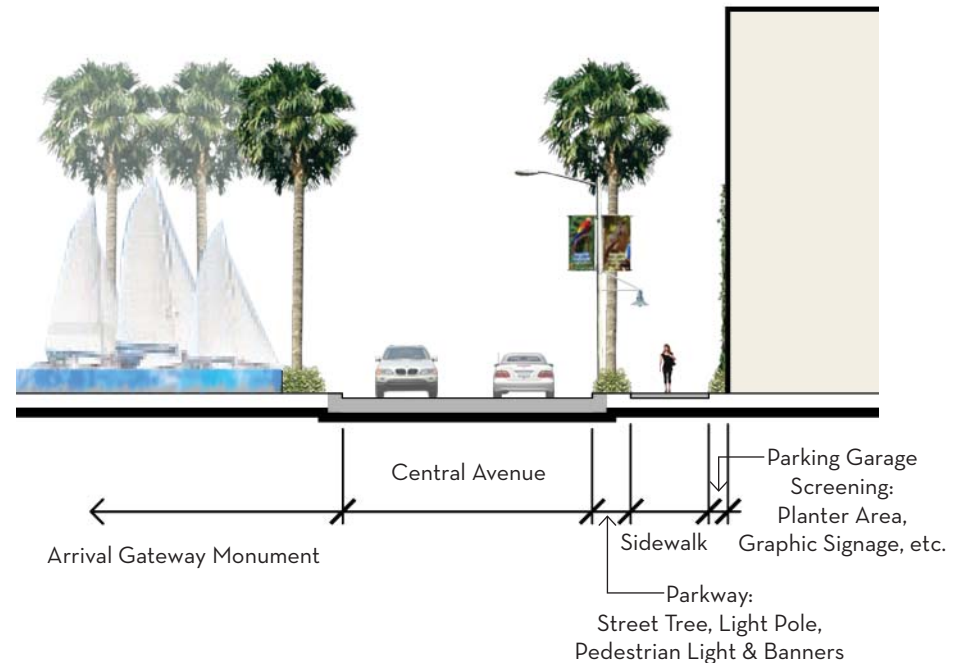
Parking Garage in Santa Monica, CA



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. The bulkhead and promenade should be enhanced to encourage pedestrian interaction with the water's edge.

Future improvements should include 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, connecting Lido Village to Mariner's Mile and Pacific Coast Highway merits future consideration as well as relocating some of the docks to ensure unimpeded views to the bay and a more pleasant bay-front experience.



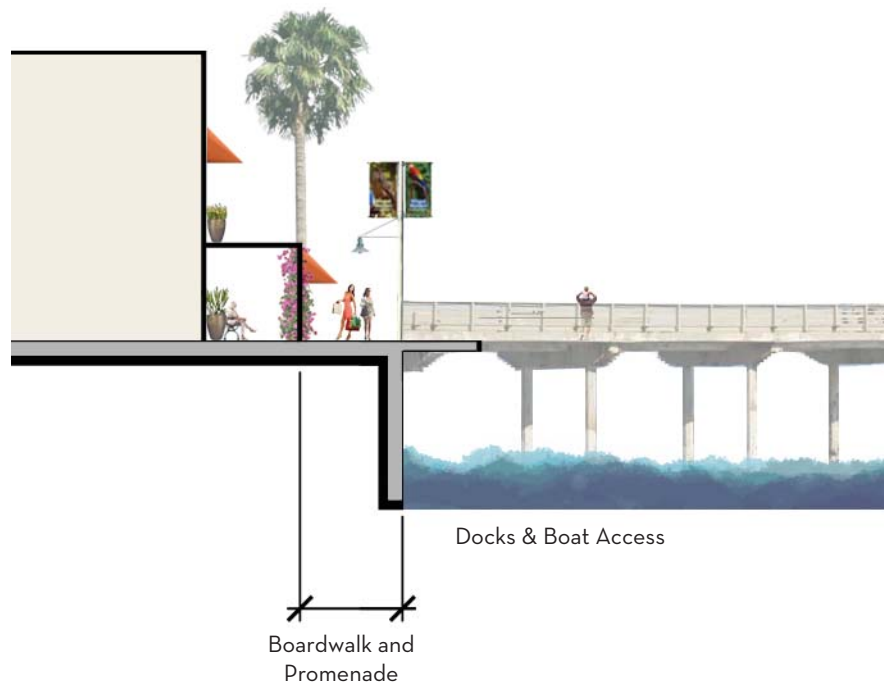
Sights and Sounds of the Harbor



Paving Invokes the Feel of the Water



Formal and Exciting Water Edge



Section of Proposed Improvements along the Waterfront



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 some of the general programming elements.

A large 'Civic Plaza' is envisioned near Newport Boulevard and 32nd Street that will serve as the focal point for pedestrian and Village activities. Multiple, small 'Waterfront Plazas' will serve as features for activities and events relating to the Harbor. The improved streetscape systems will be a critical element, serving as passive open spaces and corridors which will connect the various open space plazas and courtyards throughout Lido Village.



Farmer's Market



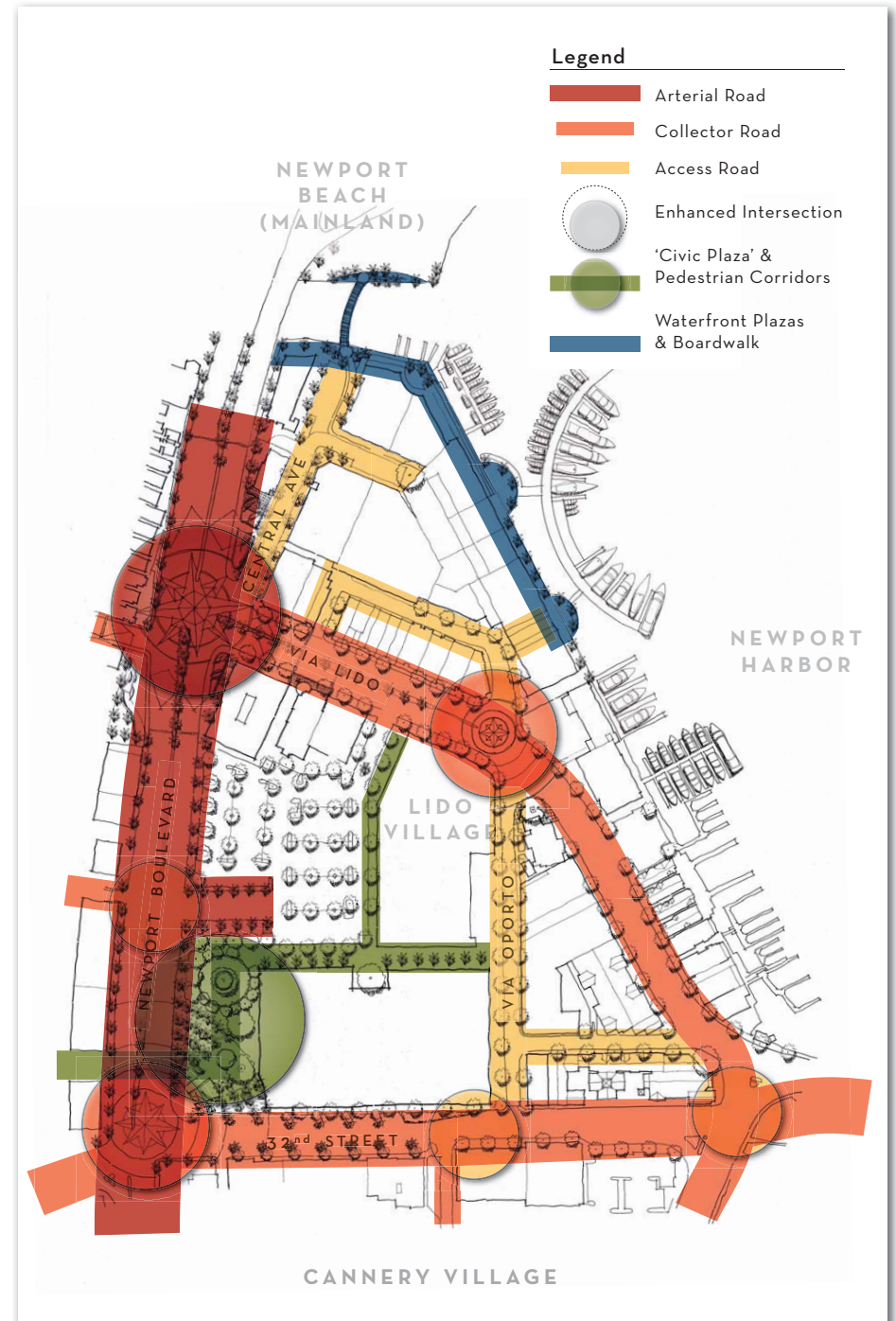
Outdoor Dining



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, an appropriate 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.

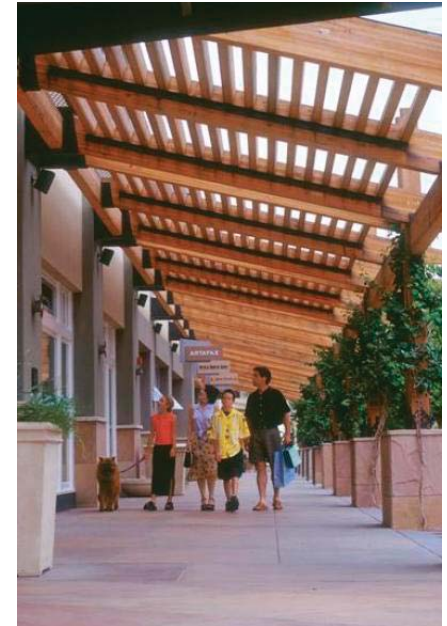
- ❖ Landscape elements, canopies, and other structures that provide shade to pedestrian spaces are encouraged.
- ❖ Pedestrian passageways, where feasible, should be provided on each block between commercial buildings, from parking areas to the street/commercial frontage.
- ❖ Bicycle racks should be sited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



Comfortable Pedestrian Sidewalks



Ample and Artistic Bicycle Storage



Interesting and Dynamic Passageways



A Pedestrian Bridge would be an Iconic, Functional Component to greatly Enhance Connectivity to and from Balboa Peninsula.

4.8 Village Features and Amenities

The Village Features and Amenities section includes all of the proposed Site Furnishings and Amenities around 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.

Materials and resources used throughout Lido Village should seek to lessen the development footprint of any future development by adhering to the following:

- ❖ Encourage the use of materials and products that are either salvaged, refurbished, reused or recycled. Examples may include using demolished concrete as road base aggregate or buying furnishings made of post-consumer content.
- ❖ Use local materials and products whenever possible, taking into consideration the location for the raw materials, the manufacturing location and the use of a local company for installation/sourcing.
- ❖ All wood products used throughout the Village should be from the Forest Stewardship Council's (FSC's) approved list of products and manufacturers, which regulates environmentally responsible forest management.
- ❖ All products specified should be of high-quality; designed to endure heavy public use and extreme climatic conditions.



Certified Sustainable, Recycled or Recyclable and Local Products and Materials greatly reduce the 'footprint' of a development.

Site Furnishings

Benches, Waste Receptacles, Drinking Fountains, Tables, Chairs and Umbrellas should 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; benches under shade trees, drinking fountains and tables, chairs and umbrellas in plazas and waste receptacles at intersections.

All site furnishings shall be constructed of durable materials and designed for minimum maintenance with coastal climate conditions in mind. All furnishings must be tough enough to stand the test of time in an urban, public setting while the forms must be simple and classic; easily adaptable to the changes of fashions and styles. Coated metals are preferred over wood and plastics as they are 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 Village architectural style.



Classic, Modern Bench



Durable Tables, Chairs & Umbrella



Timeless Site Furnishings

Hardscape and Paving

The hardscape elements of Lido Village will be limited in variety to better maintain a constant aesthetic throughout the village. The clay brick pavers that are used throughout the Village today is a great example of a timeless and rich material. These guidelines 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 and standard concrete should be used only in areas of high traffic volume and service areas unseen by the average resident or visitor.

Order of Preferred Paving Options

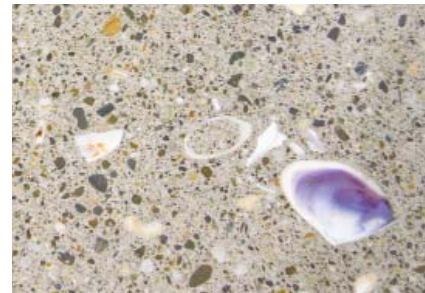
Vehicular - Enhanced Intersections and Crosswalks

1. Clay or Concrete Pavers
(Permeable is preferred where applicable.)
2. Concrete with Shell Aggregate
3. Integral Colored Concrete
(Using Scofield or Davis Color)
4. Asphalt

Pedestrian - Sidewalks and Public Open Spaces

1. Clay or Concrete Pavers
(Permeable is preferred where applicable.)
2. Concrete with Shell Aggregate
3. Integral Colored Concrete
(Using Scofield or Davis Color)
4. Standard Concrete

Note: No Stained or Stamped Concrete shall be used in any area as non-integral colored concrete quickly fades and stamped patterns become unsightly and unrecognizable over time.



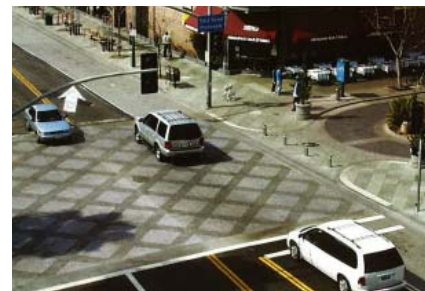
Shell Aggregate Concrete



Mother-of-Pearl Aggregate Concrete



Paving Patterns and Textures



Enhanced Crosswalk



Crosswalk in Herringbone Pattern



Vehicular Pavers and Striping



Enhanced Paving in 'Wave' Pattern

Pottery

Pottery should be used throughout the project to provide additional thematic atmosphere and to provide 'green' where integrated planting areas would not be practical. All of the pottery's form, material, color and finish shall compliment the aesthetic of the project, but does not have to be congruous throughout the site. Timeless, classic and modern forms and colors should be the dominant theme of all pots. All pottery shall be integrated into the irrigation system whenever possible (hard-piped). Additionally, pottery should be sourced from vendors and locations within the United States, preferably within California in order to mitigate excess cost and environmental damage due to shipping overseas.



Bold, Architectural pots



Simple, Clean and Elegant



Modern pot with interesting plants

Outdoor Lighting

Lighting within Lido Village is intended to enhance and compliment the architectural and landscape design elements. It also provides an additional level of safety and security during evening activities. Fixtures and applications should be incorporated 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. Interactive displays or thematic lighting could be incorporated in the core of the Village to add liveliness and energy.

Lighting should be provided within 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.



Artistic and Thematic Lighting



Enhanced Pedestrian/Retail Lighting



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 Balboa Peninsula and Lido Village. This is envisioned to be a statement at the Arrival Gateway Intersection at Newport Boulevard and Via Lido. Vertical monumentation should be integrated using nautical and coastal themes as its inspiration. While monumentation announces arrival, it should not block visibility of existing retail or commercial buildings. Monumentation elements should be translucent to transparent during daylight hours and enhanced at night with decorative thematic lighting. The use of palms to add height and a visual cue is a principal component of the arrival statement.

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 travellers of potential destinations and traffic orientation. Placards and Signage could also help tell the 'story' of Lido Village and its role, presently and historically, in Newport Beach.



Themed Monumentation at Night



Graphic Banners create Visual Cues



Timeless Way-finding Signage

Screening and Wall Treatments

In some locations, screening and wall treatments shall be required to hide service-area 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 planting, the following are examples of preferred treatments:

- A modular trellis panel with vines 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 of decorative 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 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 riparian zone or bioswales that informs visitors of the importance of abundant, clean water, civic fountains that serve as a focal or gathering point and features that create background noise to provide the users of the space with a more serene and relaxing setting.



Water Feature Edge Detail



Interactive Pop-Jet Fountains



Interactive Public Art



Functional and Aesthetic Mural



Artistic, Thematic Water Features and Monumentation serve as Focal Points that Establish the Identity of Lido Village and Balboa Peninsula.

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 complimenting 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 with existing public art zoning ordinances.

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 could include; statues, murals, interactive fountains and iconic monuments.

4.9 Irrigation Guidelines

With new regulations being enacted at all levels, the costs and implications of using excess water for irrigation will become greater and more expensive. With that in mind, irrigation systems for Lido Village shall be designed, constructed, managed and maintained to achieve as high overall efficiency as possible. The following is a list of strategies the City should undertake to ensure optimum irrigation efficiency:

- ◆ 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 Classifications of Landscape Species (WUCOLS) plant factor in order to prevent excess water use.
- ◆ The amount of water used for irrigation shall be calculated in accordance with California Assembly Bill 1881 that mandates a 70% reduction from the baseline evapotranspiration rate for Newport Beach.
- ◆ Turf grass, in the form of event lawns, should be used sparingly throughout the Village. Even in these cases, artificial-turf options should be explored as an alternative.
- ◆ All irrigation systems on the site shall be designed to prevent runoff, over-spray, low-head drainage and other similar conditions where water flows off the intended planting area.
- ◆ Irrigation systems shall include a 'smart' (ET) irrigation controller, which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions.
- ◆ 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 and low-flow bubbler emitters at all tree locations.
- ◆ The City of Newport Beach should consider studying the costs and associated benefits of implementing a municipal reclaimed water system for use in landscape irrigation.



Bubblers to be used at tree locations



Drip-line emitter



A 'clear edge' to aid in maintenance and minimize over-spray



Sprayers to be used only in turf areas

4.10 Landscape Plant Palette

The general Plant Palette for the public spaces, and private property, of Lido Village will further reinforce the design concepts of modern, timeless and simple. Native and well-adapted plant species have been selected for their durability, resistance to disease and drought and for 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. The groundplane will be simple and bold; consisting of multiple 'tiered' layers of plants to provide depth and continuity throughout the Village. By limiting the overall palette and creating a noticeable rhythm with the plants, the character and image of Lido Village will be emphasized and remembered as a specific destination, and a special place in Newport Beach.

Trees

| | |
|------------------------------|----------------------------|
| <i>Brachychiton spp.</i> | Bottle Tree |
| <i>Callistemon citrinus</i> | Lemon Bottlebrush |
| <i>Cassia leptophylla</i> | Gold Medallion Tree |
| <i>Ligustrum lucidum</i> | Glossy Privet |
| <i>Lophostemon confertus</i> | Brisbane Box |
| <i>Metrosideros excelsa</i> | New Zealand Christmas Tree |
| <i>Quercus virginiana</i> | Southern Live Oak |

Palms

| | |
|------------------------------|---------------------|
| <i>Brahea edulis</i> | Guadalupe Palm |
| <i>Howea forsterana</i> | Kentia Palm |
| <i>Phoenix dactylifera</i> | Date Palm |
| <i>Phoenix reclinata</i> | Senegal Date Palm |
| <i>Washingtonia filifera</i> | California Fan Palm |
| <i>Washingtonia robusta</i> | Mexican Fan Palm |

Trees



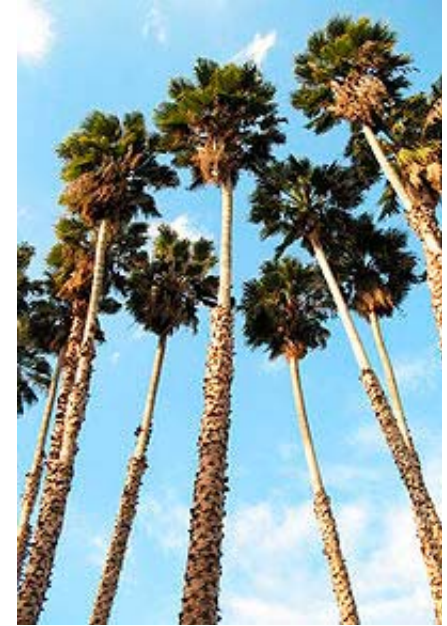
Quercus virginiana



Lophostemon confertus



Phoenix reclinata



Washingtonia robusta



Brahea edulis



Cassia leptophylla

Shrubs & Groundcover

| | |
|---------------------------------|----------------------------------|
| <i>Agave spp.</i> | Agave species (Spine-less vars.) |
| <i>Aloe spp.</i> | Aloe species |
| <i>Arctostaphylos spp.</i> | Manzanita species |
| <i>Carex spp.</i> | Sedge species |
| <i>Carissa 'Boxwood Beauty'</i> | Natal Plum |
| <i>Carissa 'Tuttle'</i> | Natal Plum |
| <i>Lantana spp.</i> | Lantana species |
| <i>Ligustrum japonicum</i> | Wax-leaf Privet |
| <i>Muhlenbergia spp.</i> | Deer Grass species |
| <i>Myrtus communis</i> | Myrtle |
| <i>Nerium oleander</i> | Oleander |
| <i>Pennisetum spp.</i> | Ornamental Grasses |
| <i>Phormium spp.</i> | Flax species |
| <i>Pittosporum tobira</i> | Mockorange |
| <i>Raphiolepis indica</i> | Indian Hawthorne |
| <i>Rosa spp.</i> | Rose species |
| <i>Strelitzia reginae</i> | Bird-of-Paradise |
| <i>Succulents</i> | Succulents |
| <i>Yucca spp.</i> | Yucca species |

Notes:

The Shrub and Groundcover species listed are acceptable for all of public areas of Lido Village. However, preference should be given to species that are native, drought tolerant and require little maintenance, such as grasses and succulents.

All species selected are: 1. Approved by the Orange County Fire Authority as being a non-combustible material; 2. Proven by The Water Reuse Foundation's Salinity Management Guide as being tolerant to salt spray and soil salinity and are approved by the California Coastal Commission by being listed, at most, as a 'limited' threat on the California Invasive Plant Council's Southwest Plant Inventory.

Shrubs & Groundcover



Strelitzia reginae



Carissa macrocarpa



Carex



Phormium



Agave with Succulents



Succulents



Pittosporum



Ornamental grasses

5.1 Implementation

These Design Guidelines have been prepared to assist those proposing new development or redevelopment in the Lido Village study area. These Design Guidelines will provide a basis for the evaluation and review of the applications by property owners or tenants to the City of Newport Beach. These guidelines are intended to be a component of the existing design review process that the city already has in place.

As a policy contemplated by the City of Newport Beach, the Design Guidelines apply to the modification of existing structures or new structures within the Lido Village boundaries. These could include façade modifications, building footprint changes for commercial and residential buildings. The Design Guidelines will serve as a design manual to which improving parties can refer.

Incentive based flexibility could be granted to owners/ tenants if improvements incorporate additional elements of public benefit. Potential incentives could assist improving parties with expedited processing, design assistance or public partnership in improvements. Additional open space, plazas, courtyards, pedestrian connections, view sheds, and coastal access could be acceptable public benefits.

Within the City of Newport Beach's Zoning Code there are requirements for development and new land uses to adhere to design guidelines. In section 20.16.020 paragraphs C - F require land owners to follow design guidelines or criteria as a condition of approval.

The City of Newport Beach City Council may update and revise the Design Guidelines from time to time as the village evolves and building technologies/best practices change. The Community Development Department also has the authority to make staff level decisions regarding interpretation of the design guidelines. See enclosed zoning code.

City of Newport Beach Zoning Code 20.16.020

C. Development Standards. *Use and/or structures shall comply with all applicable development standards of this Part, the provisions of Part 3 (Site Planning and General Development Standards), Part 4 (Standards for Specific Land Uses), and other adopted criteria, guidelines, and policies adopted by the City related to the use and development of land.*

D. Conditions of Approval. *Uses and/or structure shall comply with all conditions imposed by a previous permit and other regulatory approvals. (Design Guidelines). Failure to comply with imposed conditions shall be grounds for revocation of the permit in compliance with Chapter 20.68 (Enforcement).*

E. Other Development Criteria, Guidelines and Policies. *The city may adopt criteria, guidelines, and policies separate from [the] this Zoning Code that may affect the use and development of land. All applicable standards, criteria, guidelines, policies, and procedures related to development on file with the Department shall apply when appropriate as determined by the applicable review authority.*

5.2 Incentive Considerations

Incentives may be granted to owners/tenants for physical improvements that provide enhanced amenities (e.g., pedestrian connections, enhanced architectural detail, enhanced landscaping, open space, plazas, and courtyards) and/or incorporate additional elements of public benefit (e.g., view sheds, enhanced coastal access, enhanced landscaping and paving improvements within the public right-of-way). Depending on the types of enhanced amenities and/or public benefit improvements provided beyond what would normally be required, the City may grant incentives such as:

- Expedited entitlement and permit processing;
- Reduced permit processing fees;
- Design assistance for improvements in the public right-of-way;
- Public partnership in improvements in the public right-of-way;
- Increases in building height from the base height limit of 26 feet for flat roofs and 31 feet from sloped roofs to the maximum height limit of 35 feet for flat roofs and 40 feet for sloped roofs, as specified in Section 20.30.060 (Height Limits and Exceptions) of the Zoning Code; and
- Adjustments or deviations, where necessary and justifiable, to all applicable development standards identified in the Zoning Code, with the approval of a Planned Development Permit pursuant to Section 20.52.060 of the Zoning Code.

In addition to the incentives discussed above for enhanced amenities and/or public benefit improvements, financial incentives may be considered for all development that significantly implement the design guidelines and to encourage rehabilitation of existing buildings. Development and implementation of financial incentives will require further consideration and approval from the City Council and may include incentives such as the following:

- Commercial rebate program or City funded concept design for façade improvements;
- Low-interest rate loan program for commercial rehabilitation; and
- City funded sign removal and replacement program.

A.1 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 collabora-

tive 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.

The following is a graphic history of the development of the concept plan.



Previous Planning and Visioning Efforts



Participation Diagram



Concept Plan Alternative 5B

A.2 Concept Plan Development



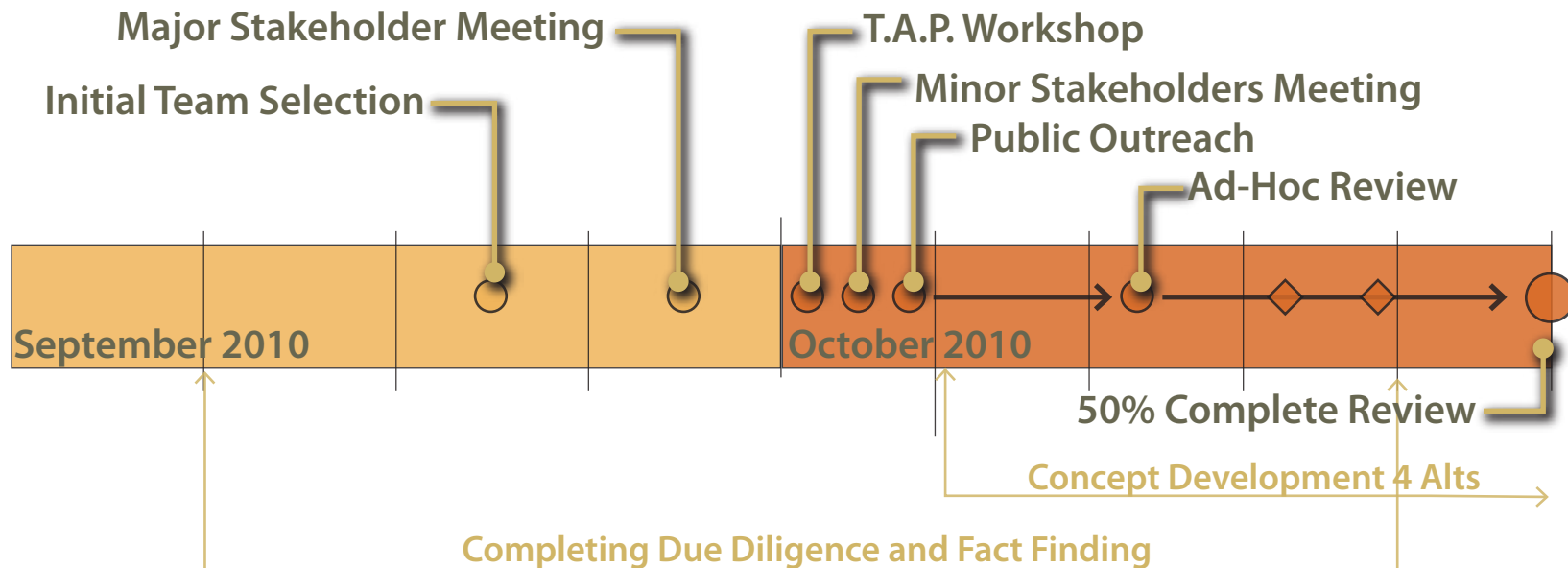
Opportunity and Constraints Mapping



Concept Alternative



Concept Alternative

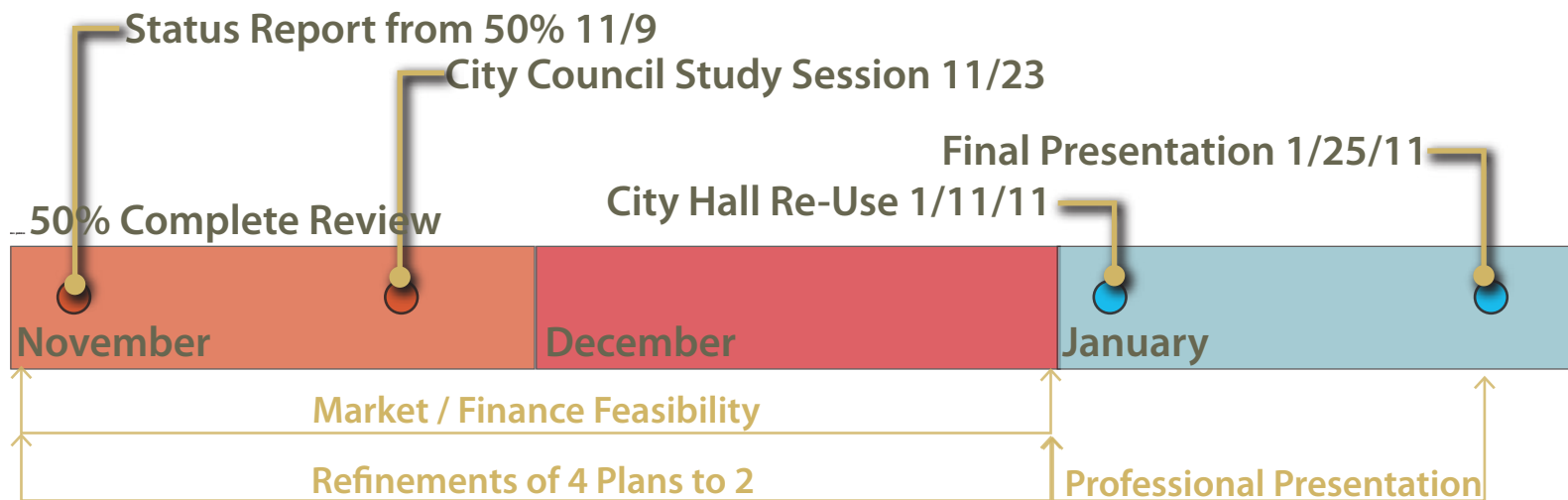




Approved Alternative 5B



Approved Alternative 5B Massing Models



A.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 is challenged with providing sufficient and well-located parking with the various tenants. An additional study is 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.

For Placement Only



Concept Plan Alt 5B, Adopted January 25, 2011

A.4 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/>

A.5 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.