

Lido Design Guidelines

Design Guidelines Comment Log: 80% Review Matrix

September 15th 2011 - October 3rd 2011

Section 1 - Introduction

Comments	Author	Action
Avoid referencing Alt 5B too much. Avoid Dating the Document. 5 - 10 Year relevance	DH	Noted: We will remove references to dated material in the document
ii. Para. 2, Line 2 - Incomplete sentence.	HH	
ii. Para. 2, Line 3 - Incomplete sentence.	HH	
ii. Para 3, Line 2/3 - Second sentence incomplete?	HH	
1-2, Para. 1, Line 1 - missing word "the" after "for".	HH	
1-2, Para 1, Line 2 - "Synergy" vs. "Cynergy".	HH	

Section 2 - Overview

Comments	Author	Action
Avoid referencing Alt 5B too much. Avoid Dating the Document. 5 - 10 Year relevance	DH	Noted: We will remove references to dated material in the document
Page 4-4 et seq.: Newport Blvd/Via Lido is being recommended as the Arrival Gateway intersection. The Project 2000 Planning Vision for Balboa Peninsula sought to downplay and restrict this intersection, viewing Newport Blvd/32nd St as the primary entry point.	JM	Noted: We will look at the reference document and make additional design recommendations to the team and the CAP.
Page 4-6: Roundabouts may have valid uses as traffic calming measures, but there is a considerable history of them not being well received in Newport Beach.	JM	Noted: We have discussed with city staff and pub works about round-a-bouts. We will look at analogues within the County of Orange and weigh their potential impact on traffic and circulation
What does "outdoor living rooms" mean?	JM	Noted; Further explanation will be incorporated or reference will be removed.
What is the "Lido Triangle"? Is it the entire study area?	JM	Noted: We will provide better explanation.
Page 2-6: What is the significance of the illustration provided under the "City Hall" heading? What is it illustrating?	JM	Noted: It is showing the existing site. We can look at incorporating a better image to represent the site.
2.5, Design Areas, Lido Marina Village - Goals (p. 2-5) "Respect and accentuate existing taller buildings and massing." Delete this. I disagree. The existing taller buildings obstruct views. They're hulking, monolithic, and inconsistent with more current styles. Building placement alone typical to the mid-century modern style defeats the goals of drawing in visitors.	RB	Noted: We will address the building form and function more than the design aesthetics.
2.5, Design Areas, City Hall - Goals (p. 2-6) "Improve the Newport Boulevard and 32nd Street interfaces to create a secondary gateway." I agree, but this should be a gateway to Cannery Village rather than Lido Village. If Finley is punched thru as the main route for Lido Isla and Lido Peninsula traffic, then the City Hall site would more appropriately turn its back in Lido Village and become a part of Cannery Village.	RB	Noted: Per direction of the CAP, City Staff, Land Owners and design team emphasis for the intersection of 32nd street and Newp. Blvd was a relevant gateway statement for the village and Balboa Peninsula, not just Cannery Village.

Section 2 - Overview Cont.

Comments	Author	Action
2.5, Design Areas, Lido Plaza - Goals (p. 2-6) "Draw inspiration from the unique designs of the Lido Theater and the Griffith Building. Encourage preservation." Delete reference to Griffith Building. This building is obsolete and is a major impediment to drawing in visitors. Discourage its preservation and encourage its removal. Lido Theater - yes.	RB	Noted: We will address the building form and function more than the design aesthetics.
2-1 Look at expanding the boundary of the study area to incorporate more of the major intersections.	Pub Works	Noted: We will update within the next draft.
2-7 Show access coming from Cannery Village and Lafayette Ave.	Pub Works	Noted: Per review we will not be including Lafayette as part of our beach to bay trail system.
2-11 Incorporate Median within Via Lido Street Section.	Pub Works	Noted; We will include two street sections with both conditions.
2-12 Lighting- Suggest removing excessive glare with lighting improvements	Pub Works	Noted: We will update within the next draft.
2-1, Expand boundary	DW	Noted: We will update within the next draft.
2-10, Show pedestrian access along Lafayette Ave.	DW	Noted: We will update within the next draft.
2-11, Show tree in median. Show dimensions.	DW	Noted: We will update within the next draft.
2-12, Reduce/eliminate excessive lighting and skyward glare.	DW	Noted: We will update within the next draft.
2-1, Para 1, Line 10 - See my earlier comments re Sec. 2.1, Para. 1, Line 10.	HH	Noted: We will update within the next draft.
2-1, Para. 2, Lines 1 and 2 - See my earlier comments re Sec. 2.1, Para 2, Lines 1 and 2.	HH	Noted: We will update within the next draft.
2-1, Para 3 - see my earlier comments re Sec. 2.1, Para 3.	HH	Noted: We will update within the next draft.
2-2, Para. 1, Line 5 - "specific" vs. "specific".	HH	Noted: We will update within the next draft.
2-2, See my earlier comments re Sec. 2.2 "Existing Zones and General Plan".	HH	Noted: We will update within the next draft.
2-6, "Via Lido Plaza" - Line 7 - "courtyard" vs. "courtyards".	HH	Noted: We will update within the next draft.
2-6, "Via Lido Plaza Goals" Bullet 1 - See my earlier comments at Sec. 2.5, Page 2-6, "Via Lido Plaza".	HH	Noted: We will update within the next draft.
2-6, "City Hall", Line 4 - "impact" vs. "impact".	HH	Noted: We will update within the next draft.
2-6, "City Hall Goals" Bullet 6 - Since City Hall will have moved, I don't understand this.	HH	Noted: We will update within the next draft.
2-7, Photomap to 2-9 - This is confusing to me. It is hard to tie together the text with the individual maps and drawings. I'm not sure what we intend here.	HH	Noted: We will update within the next draft.
2-10 to 2-19, It appears to me the textual material within these pages is identical or duplicative but I wonder if it really needs to be repeated a half dozen times. I like the photo maps for each design area. Perhaps at 2-8 where you describe the 4 edges, you could add the "Primary and Secondary Pedestrian Corridor" info and that of the "Landscape and Node Opportunity" and then show the photo maps for each of the individual design areas below that text.	HH	
2-11, I don't know what you mean by a "node opportunity".	HH	
2-20, Para. 1, Last Line - Why should we "reference the historic City Hall site" and, if there is good reason to do so, how is that done?	HH	
2-20, I like the bridge renderings so people begin to understand that concept. At 2-11 of the original Draft, you had some photos that I felt were a good visualization of what you are discussing here re "Pedestrian Connections and Open Space". Perhaps they or some of them should be reincorporated.	HH	
2-21, I like Bullet 4 at 2-12 of the original Draft re "Sustainability" and suggest reincorporating it here.	HH	

Section 3 - Architecture

Comments	Author	Action
Avoid referencing Alt 5B too much. Avoid Dating the Document. 5 - 10 Year relevance	DH	Noted: We will remove references to dated material in the document
Page 3-8: Should the guidelines include suggestions for incorporating solar panels in a tasteful way? Solar panels were rejected at the new City Hall as being both expensive and ugly.	JM	Noted: We will look for alternative design elements that are integrated into the architecture.
Why should brick and stone never be painted? What does the recommendation to confine materials to those “naturally plentiful in the region” mean? Lido Village is built on a sand spit in the former estuary of the Santa Ana River. The only naturally plentiful materials are water and sand.	JM	Noted: Reference to painted brick will be considered. Naturally plentiful materials is a component of sustainability and refers to sourcing materials close to the site to reduce carbon footprints.
Page 3-9: What does the “urban setting” of Lido Village have to do with the degree to which sides of buildings are exposed? Aren’t sides generally less exposed in an urban setting than in a rural one?	JM	Noted: We will provide better explanation of why in the final draft.
The trash enclosure that is illustrated seems extremely unattractive. Is this intended as an example of good design or bad?	JM	Noted: We will try to acquire a better example of trash enclosures.
Page 4-2: The expression “modern and timeless” is used repeatedly. Aren’t these terms at least partially contradictory (what is viewed as modern rarely proves timeless)?	JM	Noted: No action at this time
Page 4-6: Is there really a need to “increase groundwater” in the Lido Village area? One would have guessed it already has a very high water table saturated with seawater as on Balboa Island.	JM	Noted: We will remove the text in the final draft.
Page 4-18: The “Green Screen Trellis with Vines” (also used as illustration on page 3-12) seems an example of poor design. It appears a building has been attractively designed with windows to the outside world. The proposed screening both hides the lower part of the building for no obvious reason	JM	Noted: We will refer to green screens to hide or conceal specific buildings and or parking structures.
Page 4-20: Has the landscape palette been checked with the City’s Urban Forester?	JM	Noted: The landscape palate will be reviewed by city maint. and staff for coastal compatibility.
3.3, Architectural Guidelines, Windows and Glazing (p. 3-10), Retractable Storefront Windows - YES: for restaurants, NO: for retail. That would look too much like slum area protection from robberies.	RB	Noted: Additional imagery will be selected to demonstrate aesthetically pleasing storefront conditions. Please refer to Cannery Village as reference.
3.3, Architectural Guidelines, Shading and Awnings (p. 3-10) "Consider using light shelves or fins to bounce and diffuse natural light, entering indoor spaces and increasing energy efficiency." "Consider" is the strongest language I could agree to because, these things sometimes cause more problems. we have the best weather in the world here and don't need unnecessary ugly devices attached to the building.	RB	Noted: Additional imagery will be selected to demonstrate aesthetically pleasing awning conditions. Please
3.3, Architectural Guidelines, Building Signage (p. 3-11) "Avoid flashing signs that incorporate flashing motion, neon, or spotlights." However, fixed neon should be OK (if it is allowed by the sign code). It can be used for building accents, and it is allowed for the Lido Theater. Modern signage is good.	RB	Noted: We will reference the city ordinance/ code regarding signage and possibly propose changes and recommendations.
3.3, Architectural Guidelines, Architectural Lighting (p. 3-11)Lighting hierarchy/function not discussed.	RB	Noted: This will be discussed and possibly incorporated into the landscape portion of the text.
3-3, "Building Orientation and Site Planning' Bullet 4 - Wouldn't it be clearer to say that parking should be located behind the structures to allow the building to be in closer proximity to the street as was said at Page 3-6, Bullet 4 for this section in the original Draft?	HH	
3-5, "Materials and Application" - Is there a reason we are excluding former Bullets 5 and 7 from "Materials and Applications" Page 3-8 of the original Draft?	HH	
3-6, "Door Treatments" Bullet 4 - See my earlier comments at Sec. 3.3, page 3-9 re this same bullet regarding retractable or roll-up doors.	HH	
3-10, Para. 3, Line 2 - 'encouraged "to" use'.	HH	

Section 4 - Landscape

Comments	Author	Action
Avoid referencing Alt 5B too much. Avoid Dating the Document. 5 - 10 Year relevance	DH	Noted: We will remove references to dated material in the document
4.13, Re-draw dock configuration to show cantilever.	DH	
Pages 2-11, 3-11, 4-2, 4-18 et al.: There are numerous references to livening up the Lido Village area with banners and animated/interactive electronic signs. Existing Council Policy and ordinances generally discourage such uses in Newport Beach. Indeed, there is a flat-out prohibition against animated electrical signs in Municipal Code 15.16.140.C.1 and animated signs in general in 20.42.050.F.2. Banners are further regulated by Council Policy L-16.	JM	Noted: We will look into existing ordinances and look at potential resolutions that benefit Lido Village and the overall City.
4.2, General Landscape Character (p. 4-2)"The Village amenities and features will also unify the district by using the same site furnishings, lighting, and signage throughout the Village." Possible seating should be encouraged on private property (v. public) which has greater clout to enforce trespassing and minimize vagrancy.	RB	Noted: We will incorporate suggestions into the final draft text.
4.3, Arrival Gateway Intersection (p. 4-4) - (see comment in previous submittal) "Improvements for this gateway should be incorporated and constructed on City property, not burdening private land owners." However, this corner, as well as the other two locations, are important enough to modify that language and replace it with something that says the owners will help to eliminate visual impediments to the area over all, by planning for open pedestrian/commercial space at those locations. The language should not preclude the City from requesting participation in the construction of abutting public improvements when new construction is proposed, as long as the request does not represent a disproportionate share or burden. To encourage the removal of these structures, it may be possible to offer the owner's) more intense development somewhere else within their holdings.	RB	Noted: We will address concerns with city staff and develop text within the implementation section of the design guidelines (section 5)
4.4, Intersection Hierarchy (p. 4-5) typo - "Tertiary intersections will incorporate....."	RB	Noted: We will make the change in the text
4.6, Waterfront, Waterfront Conditions, second para (p. 4-13) "Future considerations of relocating some of the docks would ensure unimpeded views to the bay and a more pleasant pedestrian experience." Excellent! I agree!	RB	Noted: We will further refine the document to encourage these design elements.
4.8, Village Features and Amenities, Public Art (p. 4-19) "Examples of public art include statues, murals, interactive fountains, and iconic monuments." I believe that murals on public property should be kept to a minimum unless they are in some type of permanent media such as mosaic or stone. Painted murals are ephemeral, topical, and often difficult to remove from public property once they become worn or obsolete. Painted murals, if any may be encouraged on private property, but I would like to not see them encouraged on public property.	RB	Noted: We will look at revising the text per the agreement of the CAP members.
4.9, Landscape Plant Palette (p. 4-20) Phoenix Canariensis - Boldly featured at PCH entrances to Irvine Co. developments. They take up a lot space. Maybe leave them there and choose something else for Lido Village. Maybe tall fan palms (p. 4-10, photo) might be better. Strelitzia Reginae - This is the City flower for another OC city, not Newport Beach. It's hardy and pretty, but be sure not to emphasize it.	RB	Noted: We will review the city planting pallate with staff and check conformance with coastal zone ordinances.

Section 4 - Landscape Cont.

Comments	Author	Action
4-2 Incorporate permeable surfaces where ever possible	Pub Works	Noted: We will incorporate suggestions into the final draft text.
4-4 Incorporate enhanced landscaping at the corners of Via Lido and Newport Boulevard	Pub Works	Noted: We will incorporate design suggestions into the final draft
4-6 Reduce lighting over spillage and glare with improvements. Encourage LED lighting as improvements.	Pub Works	Noted: We will incorporate suggestions into the final draft text.
4-2, Add and remove bullet points.	DW	Noted: We will incorporate suggestions into the final draft text.
4-4, Enhanced landscaping and decorative crosswalk would be ok. Don't show palms.	DW	Noted: We will incorporate suggestions into the final draft text.
4-5, Add 30th.	DW	Noted: We will incorporate suggestions into the final draft text.
4-6, Bullet #2 - remove text. Add Bullet: Reduce lighting spillage, glare and energy demand by converting street lights to LED.	DW	Noted: We will incorporate suggestions into the final draft text.
4-7, Landscaped median where possible.	DW	Noted: We will incorporate suggestions into the final draft text.
4-8, Comment: Too many palms may not fly with Coastal Commission.	DW	Noted: We will incorporate suggestions into the final draft text.
4-9, Show canopy trees.	DW	Noted: We will coordinate with Team Landscape Architect to finalize suggestions.
4-10, Low level decorative lighting.	DW	Noted: We will incorporate suggestions into the final draft text.
4-12, If we relocate utilities, we could vacate street.	DW	Noted: We will incorporate suggestions into the final draft text.
4-16, Very high maintenance. How about some colored concrete in areas.	DW	Noted: We will incorporate suggestions into the final draft text.
4-17, "coated metals" - comment: beach salt air will corrode.	DW	Noted: We will incorporate suggestions into the final draft text.
4-18, Need to blend with existing entry to Balboa Island.	DW	Noted: We will incorporate suggestions into the final draft text.
4-20, Need MOD to review. All plants need to be proven to flourish in coastal/salt climate. Tree location shall be matched to space required for mature tree to grow.	DW	Noted: We will incorporate suggestions into the final draft text.
4-1, Bullet 10, Line 2 - What is "ashade"? Do you mean "shade"?	HH	Noted: We will incorporate suggestions into the final draft text.
4-16, "Site Furnishings", Para. 2, Line 1 - "durable" vs. "durable".	HH	Noted: We will incorporate suggestions into the final draft text.
4-16, "Site Furnishings", Para 2, Last 2 lines - What the reference to "Newport Eclectic architectural style"? I suggest removing or revising this.	HH	Noted: We will incorporate suggestions into the final draft text.

Section 4 - Landscape Cont.

Comments	Author	Action
4-18, Pottery" Line 5 - "to be congruous" vs. "to congruous".	HH	Noted: We will incorporate suggestions into the final draft text.
<p>4.7 Landscape Plant Pallet- Shrubs and groundcovers</p> <ul style="list-style-type: none"> a. Cassia macrocarpa- Remove from pallet. Exists on site, but also gets a fungal disease we have to spray for annually. b. Ligustrum japonica – Okay c. Rhamphiolepis spp- Okay, but not native or drought tolerant. Exists on site. Need to move toward more drought tolerant native species, especially if we are going to renovate existing planters/medians. d. Pittosporum spp - Okay, but not native or drought tolerant. Exists on site. Need to move toward more drought tolerant native species, especially if we are going to renovate existing planters/medians. e. Agave spp- Great need certain species without such dangerous spikes. f. Phormium spp - Remove from pallet. g. Succulents- Great h. Carex spp – Great i. Pennisetum spp –Great j. Recommended alternatives: other sedge grass, deer grasses, Salvias, aloes, roses, lantanas, coffeeberry 	DS	Noted: We will coordinate with Team Landscape Architect to finalize suggestions.
<p>4.7 Landscape Plant Pallet- Trees</p> <ul style="list-style-type: none"> a. Washingtonia robusta – Great palm, will match what is there, but I think CCC might not agree as it is an invasive species according to them. I disagree, as we perform yearly maintenance which greatly reduces flower then seed production. Keep it if you can. Recommended alternatives: Howea forsterana, Brahea edulis, Queen(Exist on site),King Palms or Phoenix dactylifera to alternate with below recommended trees. b. Phoenix canariensis – Remove from pallet. Gets incurable Fusarium disease. See alternatives above. c. Ligustrum lucidum – Remove from pallet. Not a true tree, but can be made into one. Suckers out as it wants to be a shrub. d. Brachychiton spp. - Remove from pallet. On site now, but does not perform well here. Giant seed pods. Needs annual fertilizer and insecticide injections. Recommended alternatives: Cassia leptophylla, Magnolia grandiflora ‘cultivars’, Tristania laurina, or Metrosideros excelsus. All would work well with alternating palms above 	DS	Noted: We will coordinate with Team Landscape Architect to finalize suggestions.
<p>4.8 Irrigation Guidelines</p> <ul style="list-style-type: none"> a. Agree with as long as our Rainmaster Evolution DX 2 with radio, flow and kit – ET Computer Irrigation Controllers are used. That will meet all requirements listed. b. Bubblers for all trees. c. No drip as plants need to be washed off. 		Noted: We will coordinate with Team Landscape Architect to finalize suggestions. However spraying of the trees/ pklans to keep them "clean" is in conflict with California water conservation guidelines and sustainability components of these guidelines with water conservation.

Section 5 - Implementation

Comments	Author	Action
Avoid referencing Alt 5B too much. Avoid Dating the Document. 5 - 10 Year relevance	DH	Noted: We will remove references to dated material in the document
5-1, Para 2 - ' as a policy "adopted" by the City' vs. "as a policy (contemplated) by the City".	HH	
5-1, Para 3, Lines 1 and 2 - "if improvements" vs. "if improvement".	HH	
5-1/5-2, I would eliminate Para. 3 at 5-1 as it is said and said better at 5-2.	HH	

Appendix

Comments	Author	Action
6-1, Para 2 - 'design guidelines "are" the result' vs. "is" the result".	HH	

Guideline General Comments

Comments	Author	Action
I thought the zoning in the lido Triangle had been changed to allow for mixed use on the Christian Science parcel?	BD	Noted: We will update section 2 with the correct zoning per CNB staff direction
What is the parking count in the main body of parking to support the uses for the Via Lido Plaza and the City Hall site, and how was it determined? As you may know there is a parking agreement in place that allows the City to use the St. James Lot during the week and in turn St. James gets to use the City Hall lot on Sundays.	BD	Parking will be addresses at a later date with individual parcel improvements
the text is unnecessarily wordy, reading in many parts like a combination of a travelogue, real estate ads and filler copied from an architectural dictionary	JM	Noted: We will reduce the content to be more streamlined.
Newport Eclectic” seems too vague a concept to attempt to explain other than by illustrating examples of it.	JM	Noted: Newport Eclectic will be removed and refined to fewer styles
Councilman Hill mentioned Santana Row in San Jose as an example of a successful design for an inland urban mixed use area. It sounded like he was suggesting it might be possible to develop something similarly successful in the waterfront setting of Lido Village		
Whatever the guidelines are, the attempt to explain them would be greatly enhanced by including photos (or other graphics) illustrating designs that are outside the guidelines: both existing examples that are regarded as inappropriate or poorly implemented (as was done in the Project 2000 Planning Vision for Balboa Peninsula document), and illustrations of hypothetical structures at the edge of (and over the edge of) what is acceptable	JM	Noted: Per the direction of the CAP and City Staff we are focusing only on Lido Village. We are also eliminating negativity towards imagery so as not to offend land owners and potential participants.
The obtrusive view-blocking eyesore which is the existing underutilized multi-level brick parking garage seems a good example of what one does not want to do (it is indirectly acknowledged as such on page 4-12).	JM	Noted: More emphasis on Images with parking garage screening solutions.
The Design Guidelines: discourage bldgs that hug corners and obstruct views, except at n/e corner of NB and Via Lido in front of parking structure (tall and corner-hugging would be good there), prepare alternative plans for visual portals in the event the impediments (corner structures) are removed - Griffith Bldg, 3700 Newport, and 3201 Newport. Add a statement which says owners will help to eliminate impediments and open vistas at those 3 corners.	RB	Noted: We will address view sheds with the CAP and take recommendations.

Design Comments

Comments	Author	Action
Study harbor front mixed use developments in other cities to see what has worked and what hasn't for other cities.	JM	Noted: We will look into case studies and other analogues to draw inspiration. However the design guidelines does not specifically cover these elements of programming
One of the problems with the current Lido Village is that it does not make the best use of its harbor front setting. From the City Hall site and from much of Via Lido a pedestrian has little, if any, sense of being anywhere near beach or bay	JM	Noted: We will look improving access text in the guidelines.
What is this place? What objective is the plan is trying to achieve? General Plan, says (paraphrased): Lido Village is at a unique location for development as a waterfront commercial area that is visitor-serving and pedestrian oriented.	RB	Noted: Actual design revisions to the concept plan will be addressed at a later date.
Waterfront - Showcase the marina/waterfront area to attract visitors. The City has one of the largest small boat harbors on the west coast that's barely visible. Visitors can't see the marina, and therefore, can't be attracted.	RB	Noted: Actual design revisions to the concept plan will be addressed at a later date. We will try to incorporate more text to address this issue.
Pedestrians - Lido Village is located at a major interchange - Newport Blvd (SR55) and PCH (SR1). Almost all visitors to Lido Village arrive by car, and then become pedestrians. Parking: Needs to be visible, easily accessible, and shared. Traffic: Newport Blvd/Via Lido intersection serves as the main access road to residents of Lido Isle and to both residents and business on Lido Peninsula. The high traffic volume on Via Lido is a major impediment to pedestrian circulation within Lido Village.	RB	Noted: Actual design revisions to the concept plan will be addressed at a later date. We will try to incorporate more text to address this issue.
What I like (in the area): Preservation of Lido Theater - trying to make it a focal point, nautical/maritime theme, sculpture/monument sign/gateway Lido Plaza, churches - peaceful and welcoming courtyards, low profile entries close to sidewalk - Christian Science Reading Room, Regatta Café, commercial at corner of Via Lido/Via Oporto and at 32nd Street/Via Oporto, view across channel to mainland (if you can get to a place to see it)	RB	Noted: We will try to incorporate these comments into the body of text for the design guidelines as positive images.
What I don't like (in the area): Still can't see the Marina...from any angle! Still can't cross Via Lido as a pedestrian - r/w too wide, traffic too much/too fast, no welcoming views - bridge view and corners are obstructed, curbside parking - limited by amount/by time (metered), LMV garage parking - limited spaces/crowded conditions, obsolete, hulking, and dated commercial bldgs, irregular and inconsistent conditions of properties, especially along the waterfront and n/side of Via Lido, low property line wall along Via Oporto restricts pedestrian movement (you can't get to a sidewalk on Via Oporto), two faces of Lido Plaza - where's the front?	RB	Noted: We will try to address these issues within the body of the text.
What's Missing (in the area): connected and unimpeded pedestrian paths, convenient parking/way-finding signage for parking, way-finding signage for scenic views/walks, guidelines for addressing surface parking lots (if this is something provided by the plan), a resolution for the tremendous traffic on Via Lido as a pedestrian barrier.	RB	Noted: We will try to address these issues within the body of the text.
The Concept Plan - If there is the chance to develop another alternative to the concept plan, look at one that punches thru Finley Ave across Via Oporto. This action would: remedy a dangerous intersection, re-reroute traffic for Lido Isle and Lido Peninsula (increase pedestrian safety on Via Lido) - Via Lido and 32nd Street would become more pedestrian friendly, lots of public property (old City Hall site) for land swap with private property owners, problem properties can be acquired for public improvements (i.e., safe traffic circulation, discourage bldgs that hug corners and obstruct views.	RB	Noted: Comments and revisions to the concept plan will be generated at a later date.
Visioning - Lido Village has never had a clear focus or vision. I see the Lido Village as a unique opportunity to create a water oriented mixed use district that provides both a place to enjoy a movie, eat dinner and stroll along the bay front, neighborhood services for the residents and visitors of the Peninsula, plus hotel accommodations and residential uses on upper floors. There are very few places in Newport Beach where you can have dinner, shop, see a movie and stroll on the bay and spend the night along the water.	CC	Noted: We will look into incorporating more text for visioning. Please note any land use changes or zoning will be addressed at a later date.

Design Comments Cont.

Comments	Author	Action
<p>LANDSCAPE PARKWAY – This stretch of Newport Blvd. will not carry many pedestrians with the new pedestrian bridge so I would suggest reducing the sidewalk to 5’ and placing a 3’ + wide landscaped parkway to provide a buffer between the sidewalk and the 6 lane street. This should be landscaped in high impact flowering plants such as carpet roses and birds of paradise to provide a strong landscape edge. PALM TREES - The Lido Village area has always had Washingtonian palms throughout the area. To create a strong image, I would place Washingtonian palms 20’ OC on the parkway in the public realm and an another layer of palms on interior side of the sidewalk on the entire east side as well as the west side between the bridge and Via Lido (the west side between Via Lido and 32nd has buildings on the property line so only the parkway palms could be planted). MEDIANS – There are three opportunities to provide landscaped medians – one at the base of the bridge (which is currently concrete), one just south of Via Lido and an area between 32nd St and Finely (which is asphalt).</p>	CC	Noted: We will look into accommodating design suggestions within the landscape portion of the design guidelines.
<p>Medians Cont. These should be landscaped with groupings of Washingtonian Palms and flowering shrubs. LIGHT FIXTURES - I would replace the streetlights with acorn style streetlights on decorative poles that would also hold banners. These banners could change by season to announce activities such as the Newport Beach Film Festival, 4th of July, or Holiday Boat Parade. landscaped with groupings of Washingtonian Palms and flowering shrubs. LIGHT FIXTURES - I would replace the streetlights with acorn style streetlights on decorative poles that would also hold banners. These banners could change by season to announce activities such as the Newport Beach Film Festival, 4th of July, or Holiday Boat Parade. season to announce activities such as the Newport Beach Film Festival, 4th of July, or Holiday Boat Parade.</p>	CC	Noted: We will look into accommodating design suggestions within the landscape portion of the design guidelines.
<p>VIA LIDO STREET PLAZA – I like the idea of the southeast corner of Newport Blvd. and Via Lido being converted into a triangular plaza that would be the first focal point when people drive onto the peninsula that was shown on a master plan. I would suggest a multi-level fountain (maybe 8’ tall and 20’ diameter) that would act as an entry monument to the Lido Village and provide something attractive for drivers as well as pedestrians to see (it should be vertical so you can see from a car stopped at the signal – similar to the fountain at Nordstrom’s in Fashion Island). This plaza should have a lot of landscaping, palms, etc. to give it a garden feel. This plaza would complement the Lido Theater and provide a gathering space for the theater.</p>	CC	Noted: We will look into accommodating design suggestions within the landscape portion of the design guidelines.
<p>32nd STREET PLAZA – the northwest corner of Newport Blvd. and 32nd Street (the corner of the City Hall site) should also have a water feature and landscaping that provides a southern entry statement for Lido Village.</p>	CC	Noted: We will look into accommodating design suggestions within the landscape portion of the design guidelines.
<p>EXISTING ENTRY WALLS – the existing entry landscaping on the SWC and NEC of Newport Blvd. and Via Lido could be reworked with stronger landscaping including additional palm trees.</p>	CC	Noted: We will look into accommodating design suggestions within the landscape portion of the design guidelines.
<p>PUBLIC PARKING: The Lido Village needs more parking. I like the idea of converting 32nd Street into a two-lane road with diagonal head in parking on both sides between Newport Blvd. and Villa Way. I would add diagonal parking on at least the north side of 32nd St. from Villa Way to Lafayette and on the south side if it gets developed. This would provide much needed parking for Lido Village as well as the</p>	CC	Noted: Parking management issues and overlays will be addressed at a later date and not included within the design guidelines.
<p>Lido Village Streets have two zones – a retail zone and a residential zone. Retail Streets - All the retail oriented streets in the Lido Village including Via Lido, 32nd Street and Central Ave. should have consistent street landscaping consisting of larger parkway planters that have groupings of Washingtonian Palms with flowering shrubs on the base. Lido Village has always had planters with soft landscaping at the street level so adding additional planters between the curb and sidewalk with plants at grade is much more in keeping with the beach style. We do not want a more urban form of large expanses of hardscaping with tree grates. The planters should be bigger than the ones on PCH in Corona Del Mar. On 32nd Street, instead of losing lots of parking with planters every 4 parking spaces I would suggest narrowing the street slightly and having a linear planters between the sidewalk and the parking with palms 20’ OC. Residential Streets – Via Lido has carrotwood and ficus trees from Via Oporto to Lafayette. The residential streets such as Via Oporto should have an evergreen tree palate with trees in larger planters (no tree grates) to match this street.</p>	CC	Noted: We will look into accommodating design suggestions within the landscape portion of the design guidelines.

Design Comments Cont.

Comments	Author	Action
Newport has a tradition of micro flower gardens – from the homes of Lido Island to the cottages of the Balboa Island. The Lido Village area should have the same micro flower gardens in the pedestrian streets. More landscaping and less hardscaping should be part of the sustainability goals for the streetscape. I suggest carport roses, bougainvillea, and birds of paradise.	CC	Noted: We will look into accommodating design suggestions within the landscape portion of the design guidelines.
PUBLIC BAY ACCESS; Currently there are three public access points to the water and the plan shows two additional proposed access points. The design guidelines should address these plazas. It's important that these plazas not be big expanses of concrete and should have more of a park or backyard patio feel with landscaping and hardscaping working together to create a functional and memorable space.	CC	Noted: Actual design revisions to the concept plan will be addressed at a later date. We will try to incorporate more text to address this issue.
CENTRAL AVE. – This bay access point needs to be remodeled to provide a more attractive pedestrian feel. This would be a good place for a public short-term use dock for people who want to bring their boat to have dinner at Lido Village. This plaza is visible from the corner of Via Lido and Newport Blvd. so it should create a statement and attract people to the bay	CC	Noted: We will look into accommodating design suggestions within the landscape portion of the design guidelines. Actual design revisions to the concept plan will be addressed at a later date. We will try to incorporate more text to address this issue.
LIDO BRIDGE – NORTH ENTRY – the north side of the Via Lido has a good view of the bay but could be redesigned to include a path to the beach and more seating to sit and enjoy the view of the Bay.	CC	Noted: We will look into accommodating design suggestions within the landscape portion of the design guidelines. Actual design revisions to the concept plan will be addressed at a later date. We will try to incorporate more text to address this issue.
LIDO BRIDGE – SOUTH ENTRY – the south side of Via Lido next to the large condo building has a very nice park that would be a good model for the north side.	CC	Noted: We will look into accommodating design suggestions within the landscape portion of the design guidelines. Actual design revisions to the concept plan will be addressed at a later date. We will try to incorporate more text to address this issue.
BEACH TO BAY TRAIL TERMINUS – the proposed end of the beach to bay trail should have a public plaza area, which could connect to the bay front walkway. This would provide a nice view corridor from Via Lido and provide sitting area to enjoy the bay.	CC	Noted: We will look into accommodating design suggestions within the landscape portion of the design guidelines. Actual design revisions to the concept plan will be addressed at a later date. We will try to incorporate more text to address this issue.
VIA OPORTO PLAZA – the design guidelines show a plaza area on the water at Via Oporto north of Via Lido. It would be good if this could be as close as possible to Via Lido so provide a view of the water from Via Lido. It should be a larger plaza that is a focal point for Lido Marina Village. Bringing a view of the water from Via Lido will help connect this retail street to the waterfront walk.	CC	Noted: We will look into accommodating design suggestions within the landscape portion of the design guidelines. Actual design revisions to the concept plan will be addressed at a later date. We will try to incorporate more text to address this issue.
LIDO VILLAGE ICON BRIDGE: I think the idea of a pedestrian/bicycle bridge from Lido Village to Mariners Miles is a great idea and should be an architectural gem that would provide a memorable icon for the Peninsula. I would suggest that you move it to the west slightly so it lands at the public plaza at Central Ave. This way it could be built independent of the redevelopment of Lido Marina Village and could bring bicycles down to a public street (Central Ave) instead of a pedestrian walkway on the waterfront. This would make the bridge visible from the corner of Via Lido and Newport Blvd. and be located at the end of the harbor walk along Lido Marina Village instead of a midpoint of the harbor walk. This makes the bridge more public oriented and could tie into the plaza and the end of Central Ave.	CC	Noted: We will incorporate bridge location and design within the next set of revisions.
Beach to Bay Trail: I envision this trail as a linear park with a meandering 12' multi-use sidewalk within a linear landscape park with pocket patios with seating areas, picnic areas, reading spaces. This could be a very special feature in a 25' – 40' wide linear park. The trail could contain a timeline outlining the history of Newport Beach-which could be an educational attraction for residents and visitors. Irvine has a timeline in their Jeffery Open Space Trail that would be a good model. STREET CROSSINGS – The trail crossings on Via Lido and Via Oporto needs to be outlined including how to make these safe crossings since they are mid- street crossings. Will there be a signal, stop sign?	CC	Noted: We will look into accommodating design suggestions within the landscape portion of the design guidelines. Actual design revisions to the concept plan will be addressed at a later date. We will try to incorporate more text to address this issue.
STREET CROSSINGS – The trail crossings on Via Lido and Via Oporto needs to be outlined including how to make these safe crossings since they are mid- street crossings. Will there be a signal, stop sign?	CC	Noted: We will try to address these issues within the body of the text.

Design Comments Cont.

Comments	Author	Action
<p>32ND STREET PLAZA – I envision this more as a green space than a hard plaza. The Peninsula has lots of pavement and concrete and is lacking green space. A big lawn meadow would be a great location for events and activities and be a nice place for kids to play while walking on the beach to bay trail. The lawn could host festivals and special activates but when it's not programmed, it would be a much-needed green space. Irvine Spectrum has a beautiful new 1 acre central park with a gazebo/stage, walking path which is both a good passive recreation space during most days and a greet venue for special events as well as a beautiful open space to drive by which would be a good model for this space.</p>	CC	<p>Noted: Per the recommendation of the e CAP, Staff and design team, he suggestion of green passive open space (ie grass) was removed due to safety and programming issues.</p>
<p>VIA LIDO – VIA OPORTO INTERSECTION One of the major issues with making Via Lido have successful retail is crossing Via Lido as a pedestrian is very difficult. The only crosswalk is at the Via Oporto intersection, which is a very dangerous intersection since there is no traffic control and the intersection does not align. The design guidelines should address how to provide safe pedestrian crossings including possibly redesigning the Via Oporto intersection and providing a traffic signal at this intersection. Good pedestrian access will help make Via Lido a strong retail street.</p>	CC	<p>Noted: We will look into accommodating design suggestions within the landscape portion of the design guidelines. Actual design revisions to the concept plan will be addressed at a later date. We will try to incorporate more text to address this issue.</p>
<p>HEIGHT LIMITS: I noticed that it is suggested to increase the height limit for the area. I am OK with increasing the height limit but I suggest that in exchange for more height that the developer provides more open space. Thus, someone could develop with a 50' height limit but would have to provide 10% of their site area with open space (combination of landscape or hardscape). I would be fine with a hotel going to 65' (6 stories) if they provide 15% of their site as open space – this would encourage a hotel in the Lido Village which I think would be very helpful to energize the area and would provide hotel bed taxes to the City. I also think that large developments (over 3 acres of land) be allowed to have one signature tower element of up to 75' subject to Planning Commission approval if it is part of a well designed building (such as the iconic round tower of the Hotel Del Coronado).</p>	CC	<p>Noted: Height limits and changes will need to be addressed at a zoning level and conditions of approval. These design guidelines will not address specifics with building heights.</p>
<p>Are we going to renovate existing planters/medians with new plant material and possibly irrigation? They are old and need upgrades.</p>	DS	<p>Noted: We will look into accommodating design suggestions within the landscape portion of the design guidelines. Actual design revisions to the concept plan will be addressed at a later date. We will try to incorporate more text to address this issue.</p>
<p>Existing Focus and Carrotwood trees should be considered for removal as they will continually cause infrastructure problems. If the Focus are to remain, consider increasing(doubling) the tree well size.</p>	DS	<p>Noted: We will address this issue with future design for the City Hall site.</p>
<p>New landscape planters need to be large enough to accommodate future growth, especially if trees will be included. Minimum 5-6' cutout for trees, with tree wells, as well as minimum 4' planters for shrubs and groundcovers. Maintenance strips in medians are a must, even if they are just mulch and not hardscape.</p>	DS	<p>Noted: We will look into accommodating design suggestions within the landscape portion of the design guidelines. Actual design revisions to the concept plan will be addressed at a later date. We will try to incorporate more text to address this issue.</p>

Landscape Architectural Review/ Comments

Comments	Author	Action
Comments by Dan Sereno, Director of Operations for City of Newport Beach	DS	Agree - will note in document.
1. 5'-6' min. space needed for tree planters		Agree - will note in document. (Should be following City Standard anyways?)
2. Install maintenance strips in medians (mulch is ok)		TBD pending in-house review.
3. Washingtonia robusta - Good, but maybe issue with CCC		TBD pending in-house review.
4. P. canariensis - remove due to disease		TBD pending in-house review.
5. Lig. Lucidum - remove due to suckers		TBD pending in-house review.
6. Brachychiton spp. - remove due to poor performance		TBD pending in-house review.
7. Recommended Tree species:		TBD pending in-house review.
<i>Howea forsterana</i>		TBD pending in-house review.
<i>Brahea edulis</i>		TBD pending in-house review.
Queen Palm		TBD pending in-house review.
King Palm		TBD pending in-house review.
<i>P. dactylifera</i>		TBD pending in-house review.
<i>Cassia leptophylla</i>		TBD pending in-house review.
<i>Magnolia grand.</i>		TBD pending in-house review.
<i>Tristania laurina</i>		TBD pending in-house review.
<i>Metrosideros excelsus</i>		TBD pending in-house review.
8. C. macrocarpa - remove due to fungus		TBD pending in-house review.
9. Ligustrum, Raph., Pitt. - Ok, but better if drought tolerant/natives		TBD pending in-house review.
10. Agave - Great but specify species without spikes		TBD pending in-house review.
11. Phormium spp. - Remove (no reason given)		TBD pending in-house review.
12. Succulents, Carex, Pennisetum - Great		TBD pending in-house review.
13. Recommended Shrub species:		TBD pending in-house review.
<i>Carex</i>		TBD pending in-house review.
<i>Muhlenbergia</i>		TBD pending in-house review.
<i>Salvia</i>		TBD pending in-house review.
<i>Aloe</i>		TBD pending in-house review.
<i>Rosa</i>		TBD pending in-house review.
<i>Lantana</i>		TBD pending in-house review.
<i>Rhamnus</i>		Agree - will note in document.
14. Bubblers for all trees.		Disagree - Cities are presently retrofitting systems for drip.
15. No drip as plants need to be washed.		Agree - will note in document.
16. ET irrigation controller.		
General Comments:		Noted - will provide options and examples in document
17. Concern about pavers in right-of-way		Agree - will note in document.
18. Ensure durable, maintenance free site furnishings and fixtures		Agree - will note in document. (Will cite references.)
19. Plants need to be proven to flourish in coastal/salt water environments		Noted - suggest for future?
20. No reclaimed water available.		

Landscape Architectural Review/ Comments Cont

Comments	Author	Action
Comments by Jamie Murillo, City of Newport Beach		
1. Ensure plant palette does not include CCC invasive species list		Agree - will note in document. (Will cite references.)
2. How do you stripe an intersection with a paving design?		Noted - will provide options and examples in document
3. ROW dedication for Newport Blvd at Civic Open Space to achieve entry monument/parkway?		Noted - will provide options and examples in document
4. Narrow 32nd Street - would that solve any issue?		Noted - will provide options and examples in document
5. Alternative recommendations for Waterfront? (Relocating docks is only one proposed.)		Noted - will provide options and examples in document
6. Add Legend to Diagram (What do colors represent?)		Agree - will note in document.
7. Provide an example showing paving patterns delineating pedestrian vs vehicular space.		Agree - will note in document.
8. Are the City & Private developers limited ONLY to the plants listed in the plant palette?		Noted - will note in document Plant palette is intended for Public domain (City)
9. City is not ready for reclaimed water.		Noted - suggest for future?
General Comments by City of Newport Beach (via Todd Larner at WHA)		
1. Plant Palette - Ensure no conflicts with CA Coastal Commission and City of NB		Agree - will note in document. (Will cite references.)
- Ensure all species are proven to do well in oceanfront/salty conditions		Agree - will note in document. (Will cite references.)
2. Include R.O.W. (Public vs. Private) in Diagrams and Sections		Agree - will note in document. (Sections only)
3. No Community Gardens		Noted - will note in document.
4. Pavers - Maintenance issues		Noted - will provide options and examples in document
- Need Detail/Spec on how installed and maintained		Noted - will provide options and examples in document
- Colored Concrete in option?		Noted - will provide options and examples in document
- Can we show some case studies/proven successes?		Noted - will provide options and examples in document
- Need text defending/explaining rationale for using..		Noted - will provide options and examples in document
5. Ground plane to be simple, massing - need description/imagery		Agree - will elaborate in document.
6. Theming - Beach, Nautical, Ocean, Tropical		
- Lighting Suggestions - colored lights, bollards, LEDs		TBD pending in-house review.
- Water Features - noise, civic, grand		TBD pending in-house review.
- Lifestyle posters/billboards		TBD pending in-house review.
7. Need Design for:		
a) Main Entry Gateway		TBD pending in-house review.
b) Via Lido & Via Oporto		TBD pending in-house review.
c) Newport Blvd & 32nd St.		TBD pending in-house review.
From Sheet Mark-ups:		
4-4) No Image of Washingtonia Grand Entry		Noted - will remove.
4-9) Show angled parking on Via Lido		Disagree - Parallel is good. WHA can elaborate.
4-19) Change sculpture images		Noted - will make changes.
4-21) No Agaves		Disagree - Operations likes them, so do we. (Not sure who made the comment.)
		(We will add a note indicating cultivars to not have spines.)