

LIDO VILLAGE

DESIGN GUIDELINES CAP#5

Most frequent Comments

- Please expand the explanation of the study areas within the village and how they are relevant to the design guidelines process.
- Reduce architectural styles to two predominate styles; Maritime and Santa Barbara. Change to Coastal and Mediterranean. No Tuscan! Ability to update styles to progressive design solutions.
- Use the public rights-of-way (ROW) incur the burden of improving the theme and character of the village to provide the greatest public benefit.
- Provide verbiage that outlines enforceability and incentives.
- Concerns with plant materials/ palate and compatibility with coastal zones and long-term maintenance costs.
- Increase pedestrian accessibility within the planning areas.

Overall Design Points for Final Draft

- Removal of Village Slogan
- Change architectural styles to Coastal and Mediterranean. Re write of descriptive text and images
- Refinement of Landscape palette to “California Friendly”
- Finalize enforceability and Incentives
- Update circulation elements and pedestrian connections.



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Content and Discussion Items for Final Draft

Chapter 1 Introduction

- Clarification that Lido Village is the Gateway to the Peninsula not Newport.

Chapter 2 Overview

- Expand waterfront planning to incorporate: Provision for improvements pedestrian traffic along the promenade; Reduce negative effects of charter boats view impairment, fumes, and, insufficient parking mitigation, etc. (Sect 2-4)
- Improvement of dock replacement/ seawall restoration and or replacement of promenade with widening of the adjacent uplands as another example of “edge” improvement. (Sect 2-4)
- Better explanation of the importance of coordinated attention to “Edge” conditions.

Chapter 4 Landscape

- Better explain the dependence upon the public rights of way and City owned open space in accomplishing the delivery of Village unification and sense of place. Better explanation of improvements to street scenes and for pedestrians in the urban shopping experience. Place less emphasis on vehicular movement. (Sect 4-5)
- Introduce thematic street elements that improve the aesthetics of the street experience. Improved street lamps with pole mounted flower baskets and seasonal décor. (Sect 4-8)

Chapter 5 Implementation

- City can be a stimulus by expedited permits and public upgrades in the adjacent rights of way to leverage overall public benefits and broader revitalization.
- Allow the future programming of the City Hall site to benefit the broader Village. Don't allow the Site to benefit only a few or one land owner.



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Coastal Style

- Area more focused on Coastal Architectural Style.



Transitional Zones

- Design areas that are influences equally by Coastal and Mediterranean architectural influences.

Mediterranean Style

- Area more focused on Mediterranean styles. Influences from Churches and Lido Island



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LIFESTYLE PROGRAMING

(REPRESENTATIVE IMAGES; PLACEHOLDERS)

