

# EXHIBIT 11 ARCHITECTURAL THEME

## DESIGN GUIDELINES

The development shall be designed with a coastal architectural theme. The intent is not to select a historically specific or rigid architectural style for the project, but to use it as the design guidelines to help shape the character of the area and reflect its setting within the City.

Back Bay Landing will be designed and constructed to evoke the experience of a seaside village, with compatible architecture and community character to existing waterfront portions of Newport's Mariner's Mile, Lido and Newport Peninsulas.



East Coast Highway and Bayside Drive



Coastal Access with Ground Floor Commercial and Residences Above



Public Bayfront Promenade



Visitor Serving Commercial



View Plaza Seating