Mariners’ Mile Revitalization Master Plan
City of Newport Beach

Community Workshop
July 25, 2016
Tonight’s Agenda

- Introductory Comments, Purpose and Overview of the Planning Process
- Pop Quiz
- Small Group Sessions
- Small Group Reports
- Conclusion and Next Steps
Planning Objectives

- Engage the Community
- Confirm Vision
- Confirm Land Uses & Development Standards
- Explore Appropriateness of Transfer of Development Rights
- Identify Opportunity Properties
- Guide Pedestrian and Streetscape Improvements
- Parking Standards and Management
GENERAL PLAN VISION FOR MM

- Enhanced vitality for residents and visitors
- Distinct centers
- Harbor frontage: mix of visitor-serving retail and marine-related businesses, with limited housing and mixed-use
- Inland parcels: pedestrian-oriented mixed-use village
- Streetscape amenities
- Enhanced view corridors
Our Starting Point
Our Starting Point

- Residents and Traveling Public wants Traffic Congestion Relief.
- Bicycling Community wants clear On-Street Bike Lanes.
- Mariner’s Mile Business Association wants Area Revitalization.
Pacific Coast Highway Countywide Corridor Study

Conducted by:

Orange County Transportation Authority
Caltrans
Coastal Cities

HDR, Inc.
Transportation Engineering
City/Consultant Conducted a Drill Down Capacity Review of Mariners’ Mile Segment of PCH

- City contracted with HDR Inc. to review options in more detail to address capacity needs through Mariners’ Mile.

- Reviewed 5 Configurations for Mariners’ Mile to address current and future Traffic and Mobility.
  1) Current Configuration (reference only – will not discuss. LOS E&F)
  2) Full MPAH Configuration per City Standard (Min R/W - 128’)
  3) Five/Six Lane “Hybrid” Configuration
  4) Minimum MPAH Configuration (R/W - 112’)
  5) Minimum MPAH Configuration Alternative
Conclusion of HDR Capacity Review

- HDR’s review of the current and future capacity volumes identifies excessive levels of congestion during peak periods.

- General Plan calls for all roads to have a minimum LOS “D” throughout the City, unless otherwise noted.

  Note: LOS “E” allowed at the following intersection:
  » Dover Drive at Coast Highway

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<th>Newport Blvd. To Tustin Avenue</th>
<th>Tustin Avenue to Dover Drive</th>
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<td><strong>No. of Lanes</strong></td>
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Direction for PCH through Mariners’ Mile

1) Work to Remove the Remaining On-Street Parking and Construct a Class II On-Street Bike Lanes. Look into possibly relocating Public Street Parking to On-Site Lots.

2) Undertake a Land Use Study to Review and Recommend Possible Land Use and Zoning Modification for the Mariners’ Mile Business Areas to assist with Property Redevelopment and Revitalization in conjunction with Ultimate Roadway Widening and Improvements.

3) Work with Caltrans to use a Modified (reduced) Major Arterial Typical Cross-Section for Right-of-Way and Roadway Design as Shown Below. *(112’ rather than 128’)*
Direction for PCH through Mariners’ Mile

Preferred Cross-Section

Alternative Cross-Section
Overview of the Planning Process

Phase 1: Project Initiation
JUNE
- Kick-off meeting
- Field tour
- Data gathering and review

Phase 2: Existing Conditions Analysis
JULY
- Review of General Plan, Zoning, Existing Land Use, Urban Form, Transportation, Streetscape, Parking

Phase 3: Master Plan Development
AUG-SEPT
- Vision and Permitted Land Uses, Urban Form and Development Standards, Opportunity Sites, Transportation (bike, pedestrian, parking)

Phase 4: Master Plan Document
OCT
- Preparation of Plan document
- Planning Commission Review

Phase 5: Hearings and Adoption
NOV
- Planning Commission and City Council
What is the proper spelling of the project area’s name?

A. Mariners Mile
B. Mariners’ Mile
C. Mariner’s Mile
What is the proper spelling of the project area’s name?

B. Mariners’ Mile
Question 2

What is the length of Coast Highway through Mariners’ Mile?

A. 1.5 Miles
B. 2.25 Miles
C. 2.7 Miles
What is the length of Coast Highway through Mariners’ Mile?

A. 1.5 Miles
Question 3

What year was the Duffy boat invented?

A. 1966
B. 1968
C. 1970
What year was the Duffy boat invented?

B. 1968
Small Group Exercise

• **Step 1:** What do you see as the opportunities and challenges to revitalizing Mariners’ Mile?

• **Step 2:** What are your dreams for Mariners’ Mile?

• **Step 3:** Share
Conclusion & Next Steps

• Stakeholder Interviews
• Public Workshop #2

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Mariners’ Mile – “Minimum MPAH” Configuration
Mariners’ Mile – “Minimum MPAH” Configuration
Mariners’ Mile – “Minimum MPAH with Alternative” Configuration