



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





Our Starting Point

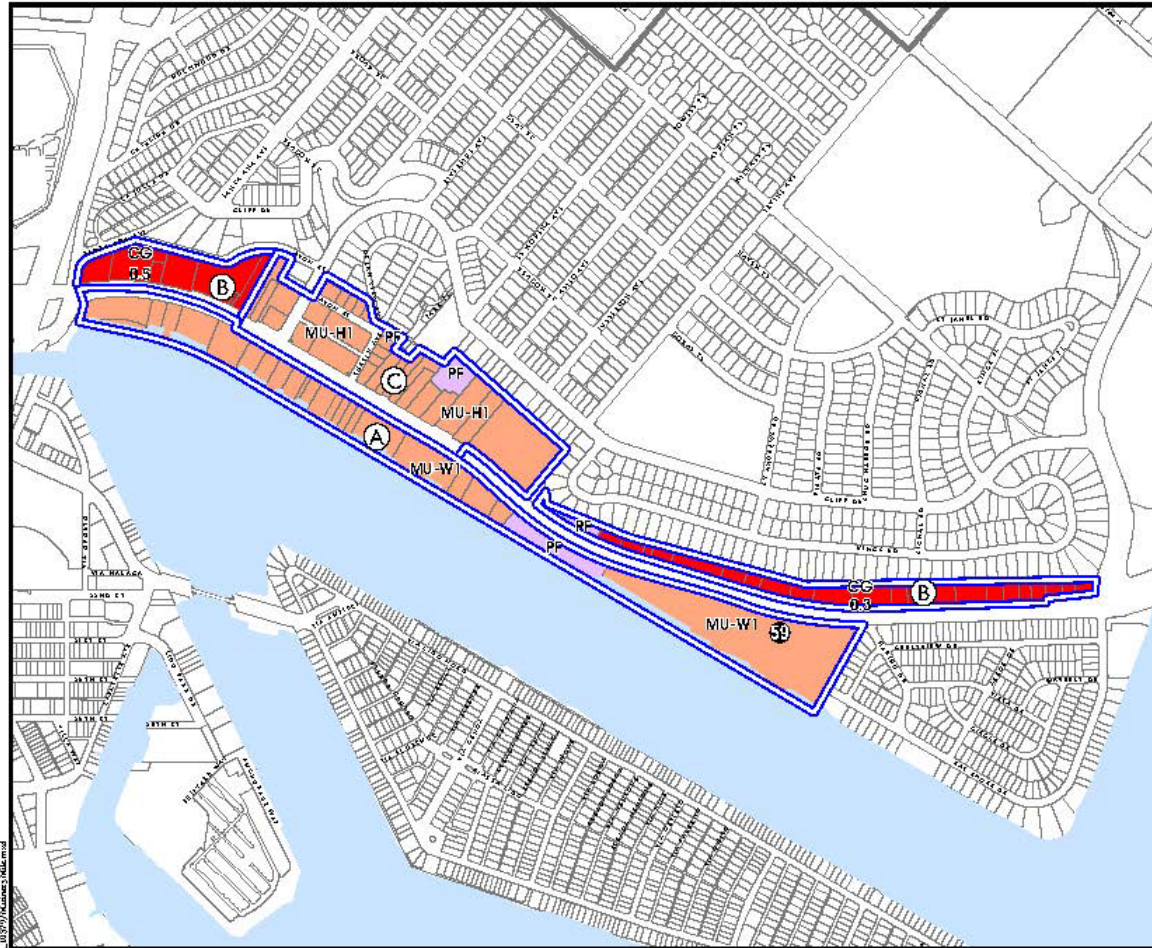
GENERAL PLAN VISION FOR MM

- 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



CITY OF NEWPORT BEACH
GENERAL PLAN
Figure LU26
MARINER'S MILE

- Sub-Area
- Tidelands and submerged lands
- City Boundary
- Highway
- Refer to anomaly table



0 500 1,000 Feet

Source: City of Newport Beach and EP Associates
PROJECT NUMBER: 10079-01
Date: 08/03/06

LAND USE POLICY

(A) Harbor and Marine-Related Commercial, Institutional Use, Housing and Mixed-Use on Maximum of 50% of Parcels with 200' Lineal Frontage

(B) Commercial

(C) Neighborhood-Serving Retail, Mixed-Use Buildings (Housing Above Retail), Multi-Family Residential, with Retail on Highway Frontage





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



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

Newport Blvd. To Tustin Avenue

No. of Lanes	Current		Future	
	ADT	LOS	ADT	LOS
5	48,000	E	57,000	F
6	48,000	D	57,000	F

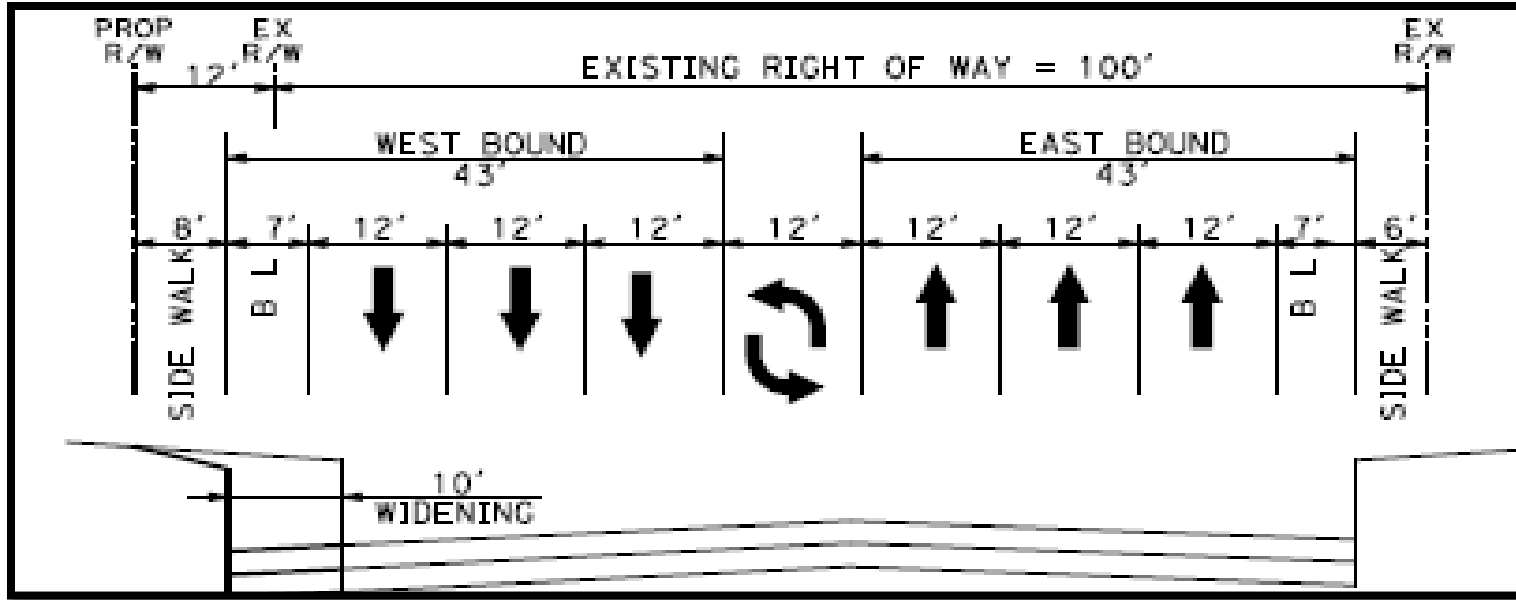
Tustin Avenue to Dover Drive

No. of Lanes	Current		Future	
	ADT	LOS	ADT	LOS
4	44,000	F	53,000	F
5	44,000	E	53,000	F
6	44,000	C	53,000	E

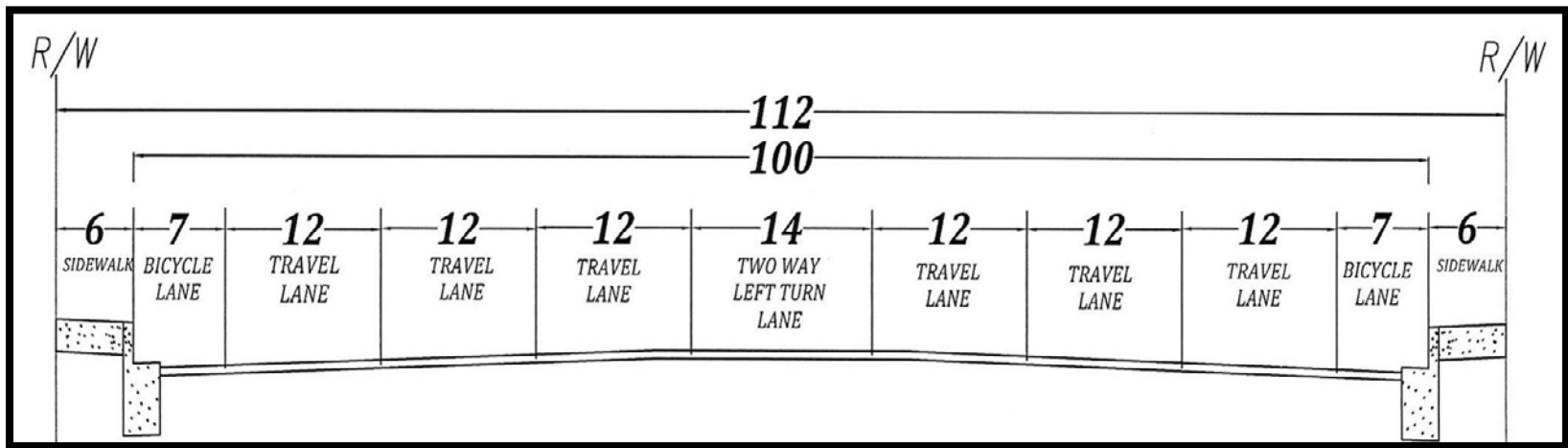
Direction for PCH through Mariners' Mile

- 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

★ Public Workshop

Phase 3: Master Plan Development

AUG-SEPT

- Vision and Permitted Land Uses, Urban Form and Development Standards, Opportunity Sites, Transportation (bike, pedestrian, parking)

★ Public Workshop

Phase 4: Master Plan Document

OCT

- Preparation of Plan document
- Planning Commission Review

★ Public Workshop

Phase 5: Hearings and Adoption

NOV

- Planning Commission and City Council



Question 1

What is the proper spelling of the project area's name?

- A. Mariners Mile
- B. Mariners' Mile
- C. Mariner's Mile





Question 1

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





Question 2

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





Question 3

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





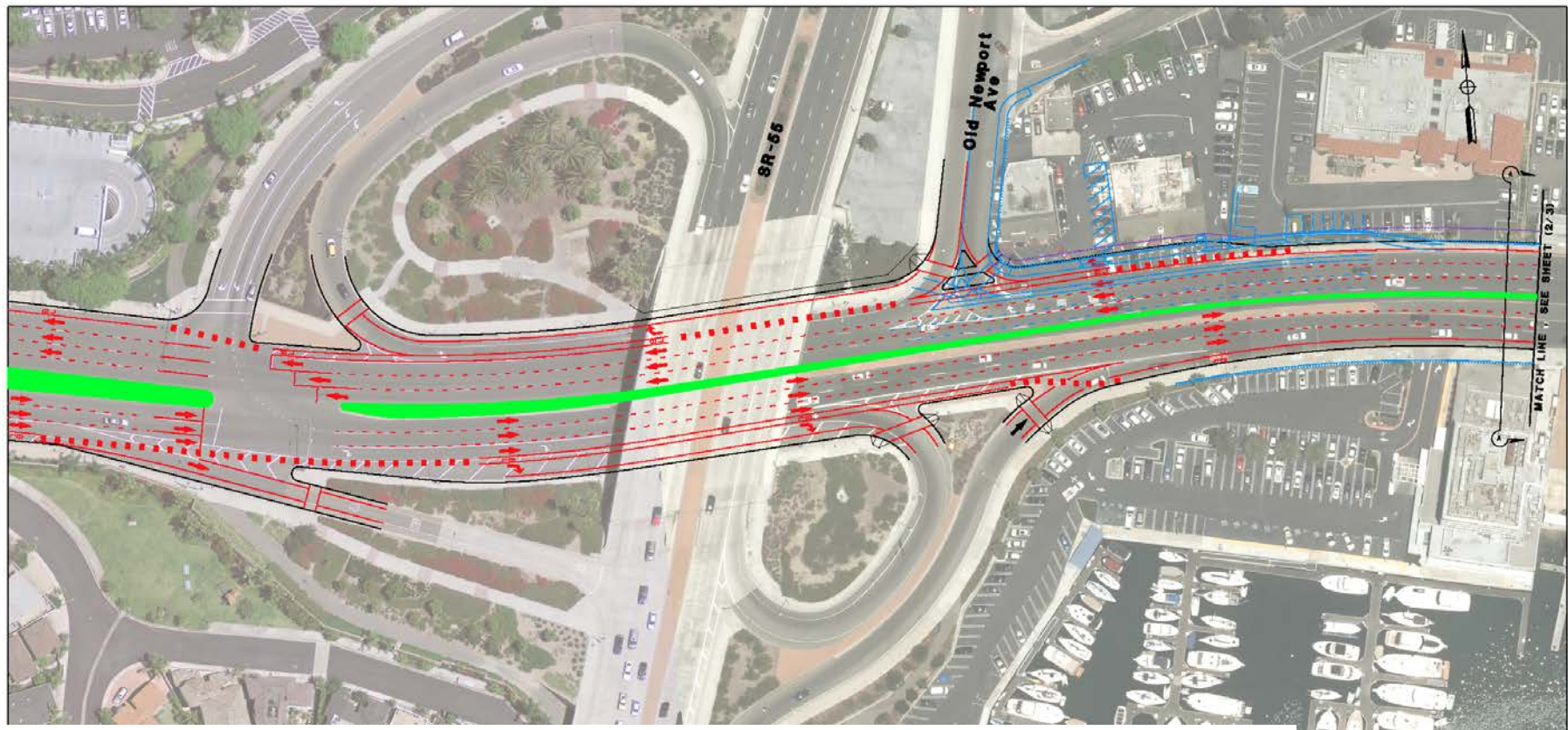
Conclusion & Next Steps

- Stakeholder Interviews
- Public Workshop #2



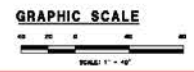
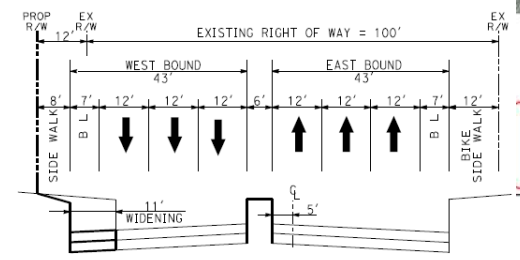
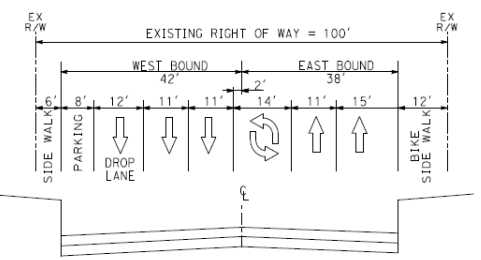
Makana Nova, Associate Planner, AICP
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Mariners' Mile – “Minimum MPAH” Configuration



LEGEND

- DIRECTION OF TRAVEL EXISTING LANE
- DIRECTION OF TRAVEL FUTURE LANE
- EXISTING CURB / CURB & GUTTER / STRIPING
- PROPOSED STRIPING
- PROPOSED CURB / CURB & GUTTER
- EXISTING RIGHT-OF-WAY DEDICATION
- UTILITY EASEMENT
- POTENTIAL RAISED ISLAND
- EXISTING RIGHT-OF-WAY
- ULTIMATE RIGHT-OF-WAY



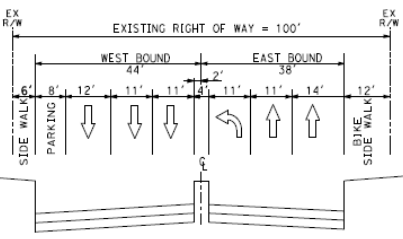
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FOR REFERENCE ONLY

MPAH OPTION (1/3)

OCTOBER 2015

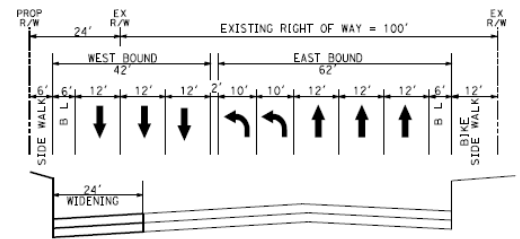
TYPICAL SECTION A-A

Mariners' Mile – "Minimum MPAH" Configuration

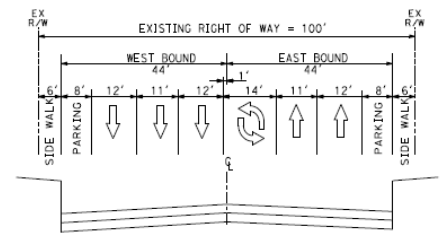


EXISTING SECTION
TRAFFIC VOLUME = 48,000
LEVEL OF SERVICE = E

TYPICAL SECTION B-B

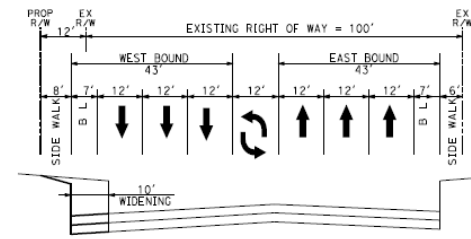


PROPOSED SECTION
LEVEL OF SERVICE = D



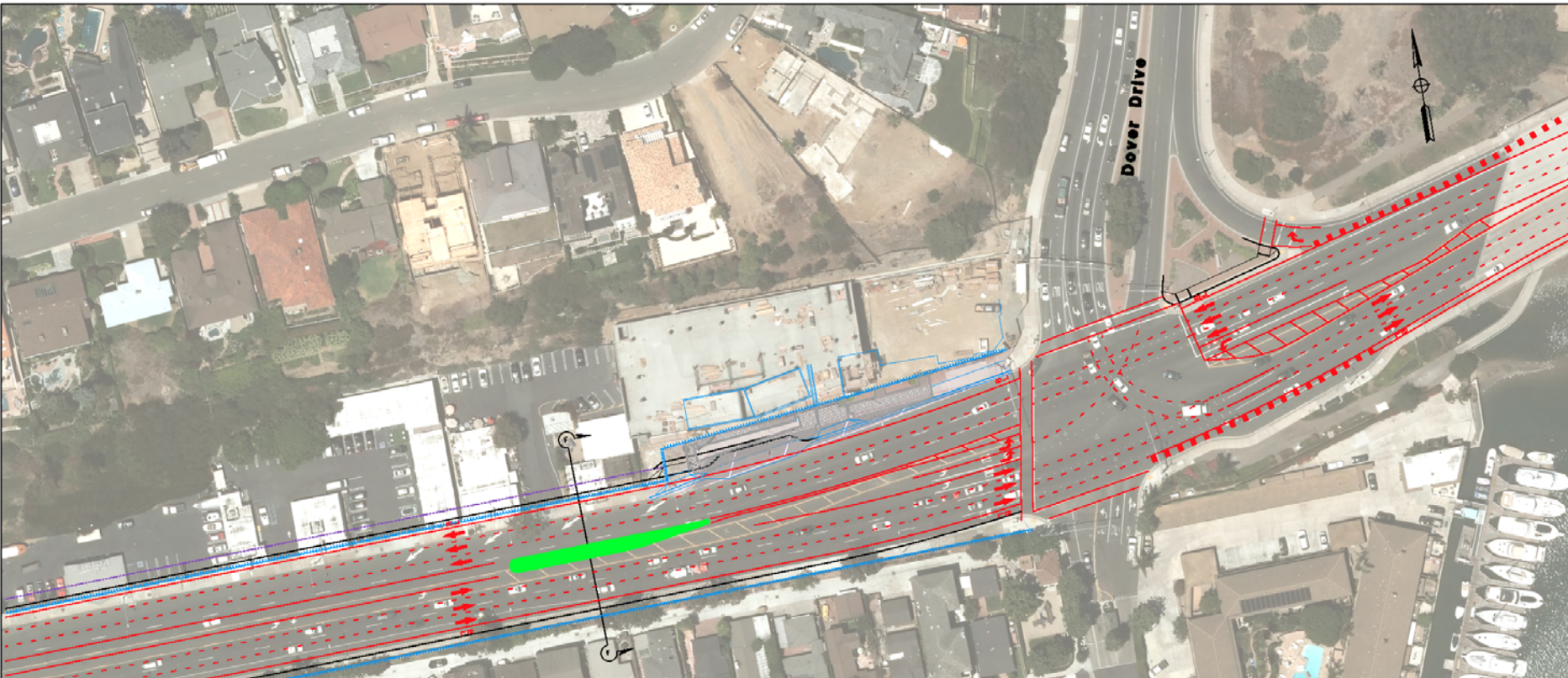
EXISTING SECTION
TRAFFIC VOLUME = 43,000
LEVEL OF SERVICE = D

TYPICAL SECTION C-C













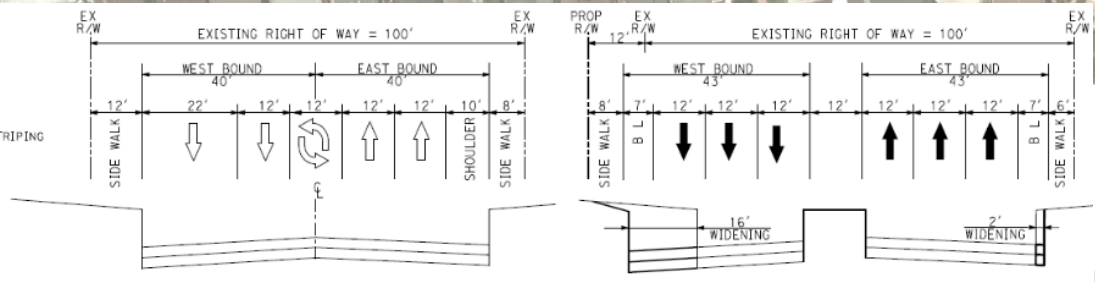
PROPOSED SECTION
LEVEL OF SERVICE = C

Mariners' Mile – "Minimum MPAH" Configuration



LEGEND

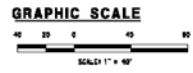
-  DIRECTION OF TRAVEL EXISTING LANE
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-  EXISTING CURB / CURB & GUTTER / STRIPING
-  PROPOSED STRIPING
-  PROPOSED CURB / CURB & GUTTER
-  EXISTING RIGHT-OF-WAY DEDICATION
-  UTILITY EASEMENT
-  POTENTIAL RAISED ISLAND
-  EXISTING RIGHT-OF-WAY
-  ULTIMATE RIGHT-OF-WAY



EXISTING SECTION
 TRAFFIC VOLUME = 43,000
 LEVEL OF SERVICE = F

PROPOSED SECTION
 LEVEL OF SERVICE = C

TYPICAL SECTION F-F



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 FOR REFERENCE ONLY

MPAH OPTION (3/3)
 OCTOBER 2015

Mariners' Mile – “Minimum MPAH with Alternative” Configuration

