

Mariners' Mile Workshop— Ideas for the Future

September 26, 2016



Agenda

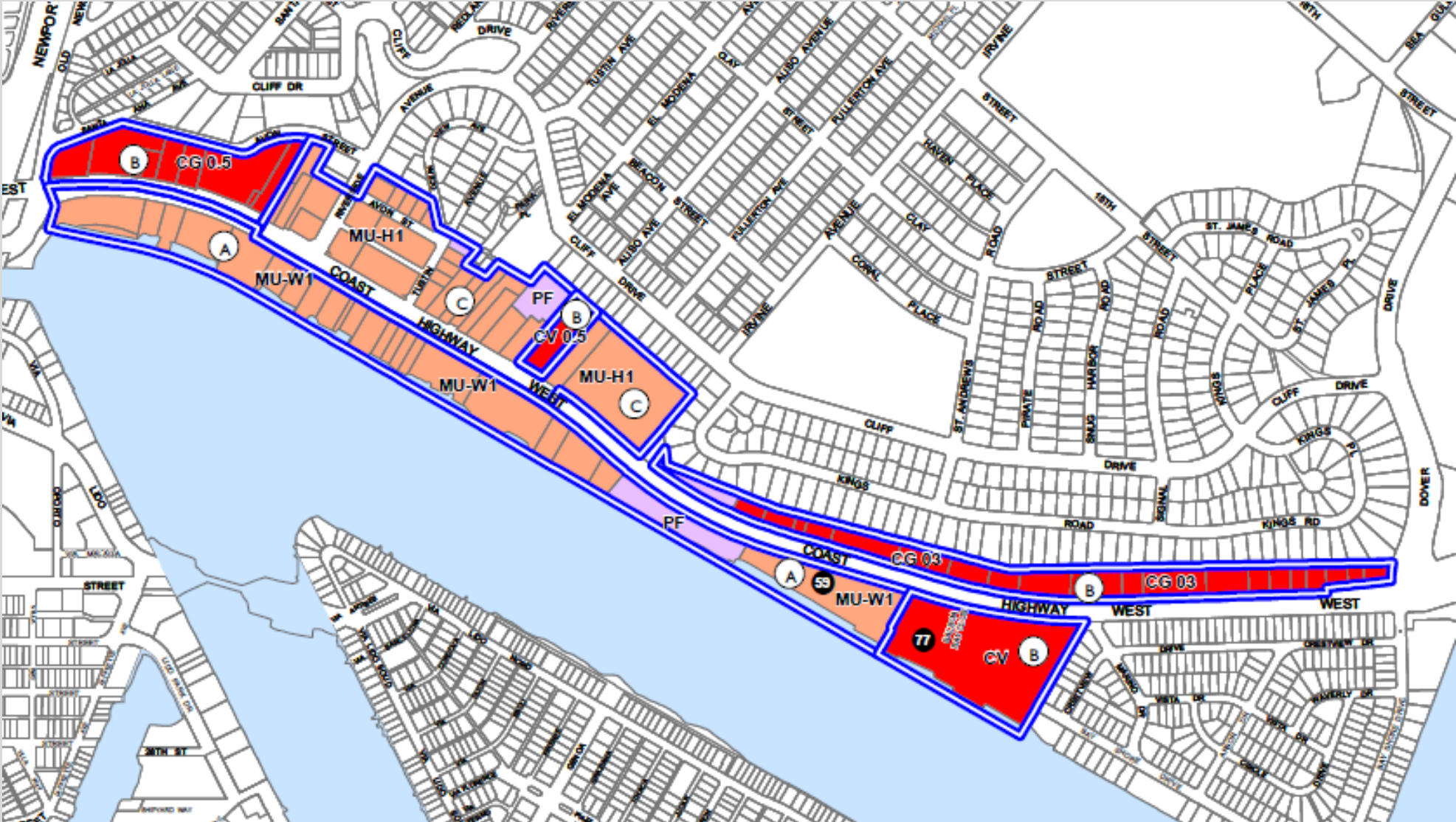
1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Public Comments
5. Mariners' Mile Revitalization Master Plan
 - a. Introduction
 - b. Presentation
 - c. Small Group Breakout Discussions
 - d. Report on Group Discussions
 - e. Planning Commission Comments
 - f. Next Steps
6. Adjournment

FRAMEWORK FOR PLANNING

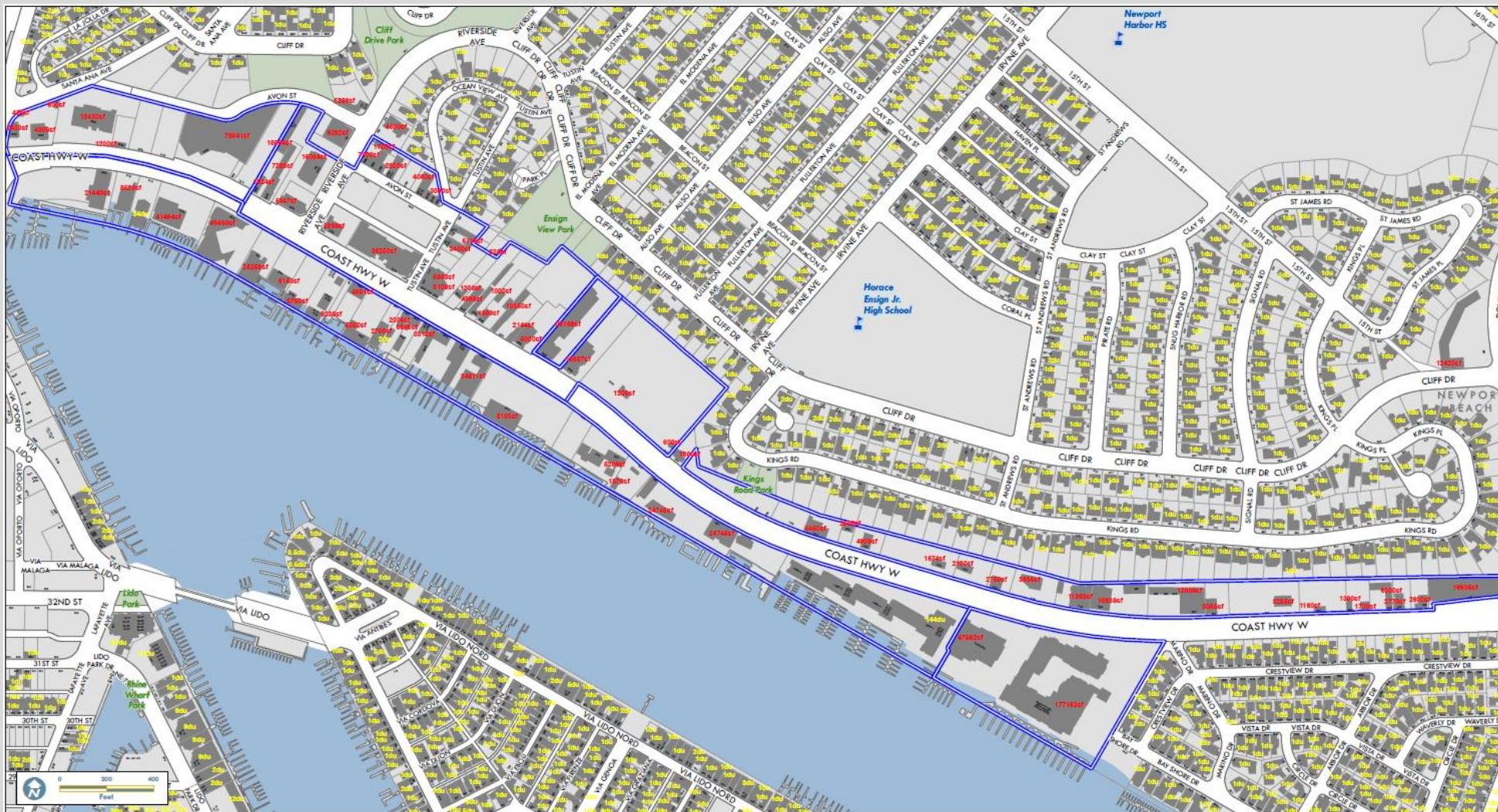
GENERAL PLAN VISION FOR MM

- 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
- Coast Highway: six-lane roadway

FRAMEWORK FOR PLANNING



FRAMEWORK FOR PLANNING



Mariners' Mile Existing Development DRAFT
 +/- 933,108 commercial square footage
 180 dwelling units

Legend



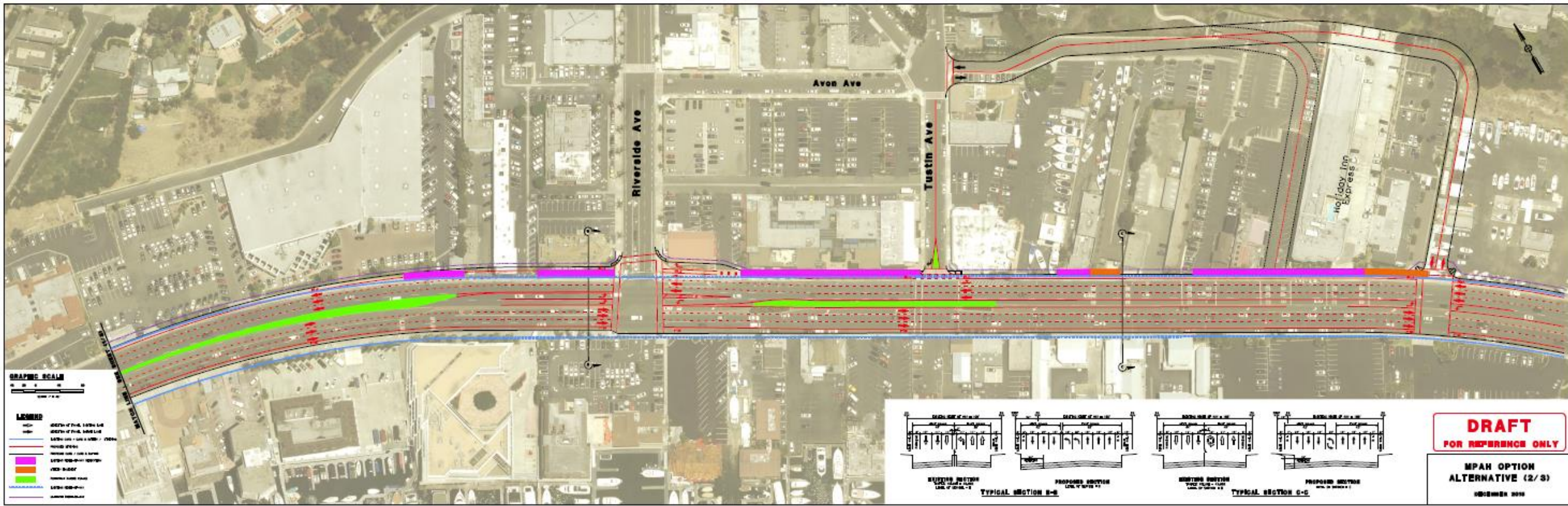
City of Newport Beach
 GIS Division
 August 28, 2016

FRAMEWORK FOR PLANNING

DISTRICT	DENSITY/INTENSITY	BASE HEIGHT *
CG	0.3–0.5 Max FAR	26 ft. / 31 ft.
CV 0.5	0.5 Max FAR	26 ft. / 31 ft.
CM 0.5	0.5 Max FAR	26 ft. / 31 ft.
MU-MM	Single Use: Com. 0.5 Max FAR Mixed Use: Com. 0.25–0.5 FAR / Res. 1.0 Max FAR	26 ft. / 31 ft; 32/37 ft.
MU-W1	Single Use: Com. 0.5 Max FAR Mixed Use: Com. 0.35–0.5 FAR / Res. 0.5 Max FAR	26 ft. / 31 ft.
PC-45	Cumulative Development: 0.88 FAR	26 / 31 ft.
PF	N/A	N/A

* The height of a structure may be increased up to a maximum of 35'/40' in the shoreline height zone and 50'/55' in the non shoreline height zone through the approval of a discretionary application.

FRAMEWORK FOR PLANNING



WHAT WE HEARD

- **Parking**

- Employee/visitor parking in adjacent residential neighborhoods is a problem
- Lack of available parking is a deterrent to business expansion
- It is difficult and expensive to secure off-site parking
- A consolidated employee parking location would benefit businesses and residents
- A consolidated drop-off/pick-up & loading area would be great for restaurants
- Improved signage is needed to direct visitors to public parking lots

- **Access/Circulation**

- Most residents and visitors travel to Mariners' Mile by car
- The area is unsafe for pedestrians (particularly families and children)
- A pedestrian boardwalk/promenade is the best tool to revitalize the area
- A pedestrian overpass/bridge would integrate inland and harbor-side properties
- Sidewalk and streetscape improvements are needed
- Wayfinding signage would help guide visitors to destinations

WHAT WE HEARD

- **Uses**

- The village concept is a good idea for the inland side of Coast Highway between Riverside and Tustin
- The area lacks breakfast and lunch dining options
- Better neighborhood-serving retail would attract more residents to the area
- We should develop incentive strategies to attract and retain coastal-dependent uses
- The City should pursue development of a public dock.
- Mariners' Mile needs more of the "little things" that bring a place together

- **Development**

- Existing building heights and densities should be maintained
- Other Voices: the inland area between Riverside and Tustin is an ideal location for three and four story mixed-use buildings
- We should preserve views to the water from inland properties

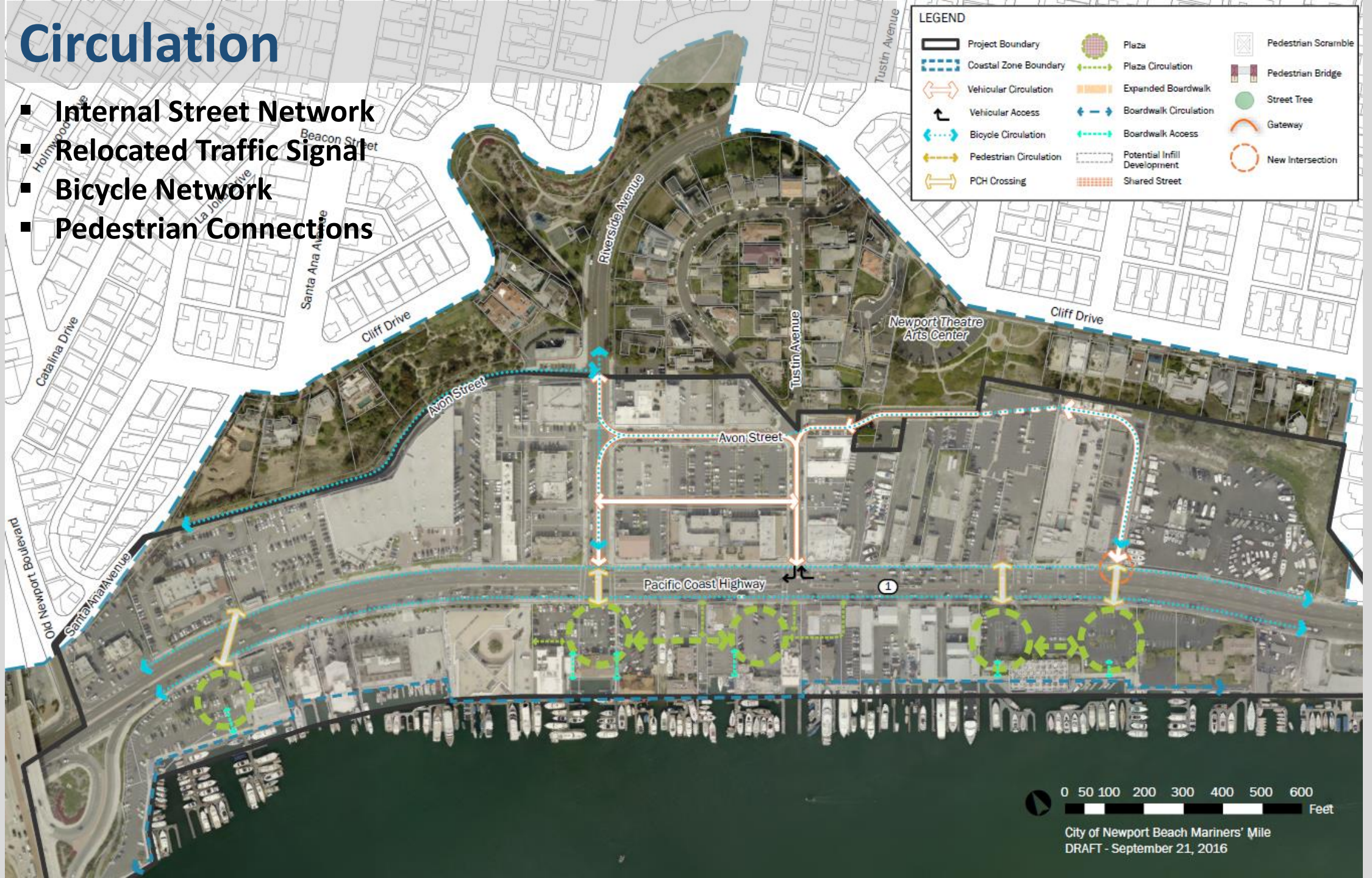
SOME IDEAS FOR YOUR CONSIDERATION



Circulation

- Internal Street Network
- Relocated Traffic Signal
- Bicycle Network
- Pedestrian Connections

LEGEND					
	Project Boundary		Plaza		Pedestrian Scramble
	Coastal Zone Boundary		Plaza Circulation		Pedestrian Bridge
	Vehicular Circulation		Expanded Boardwalk		Street Tree
	Vehicular Access		Boardwalk Circulation		Gateway
	Bicycle Circulation		Boardwalk Access		New Intersection
	Pedestrian Circulation		Potential Infill Development		
	PCH Crossing		Shared Street		



Circulation

- Pedestrian Plazas



Circulation

- Pedestrian Plazas
- Boardwalk
- Pedestrian Scrambles



Circulation

- Pedestrian Plazas
- Boardwalk
- Pedestrian Scrambles
- Shared Streets
- Village Streetscape Improvements



Circulation

■ Parking Structures



Circulation

- Parking Structures
- Pedestrian Bridges



Parking Strategies

Short Term

- Employee parking program
- Consolidated drop-off/pick-up and loading

Medium Term

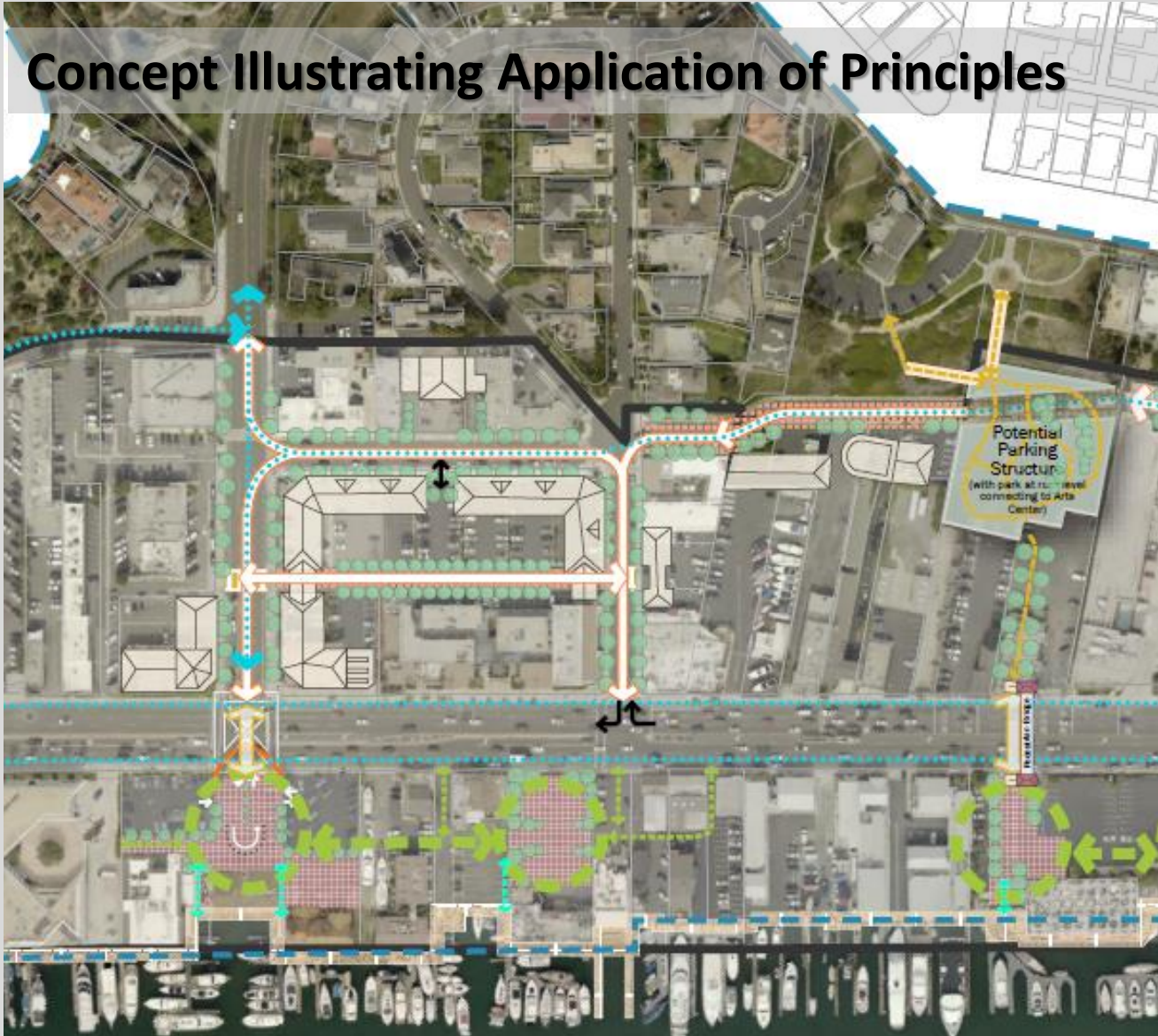
- Design and install wayfinding signage
- Standardize on-street regulations and pricing
- Public-use of private lots

Long Term

- Construction of City-owned parking structure
- Develop a shuttle and/or water taxi service

Avon Village

Concept Illustrating Application of Principles

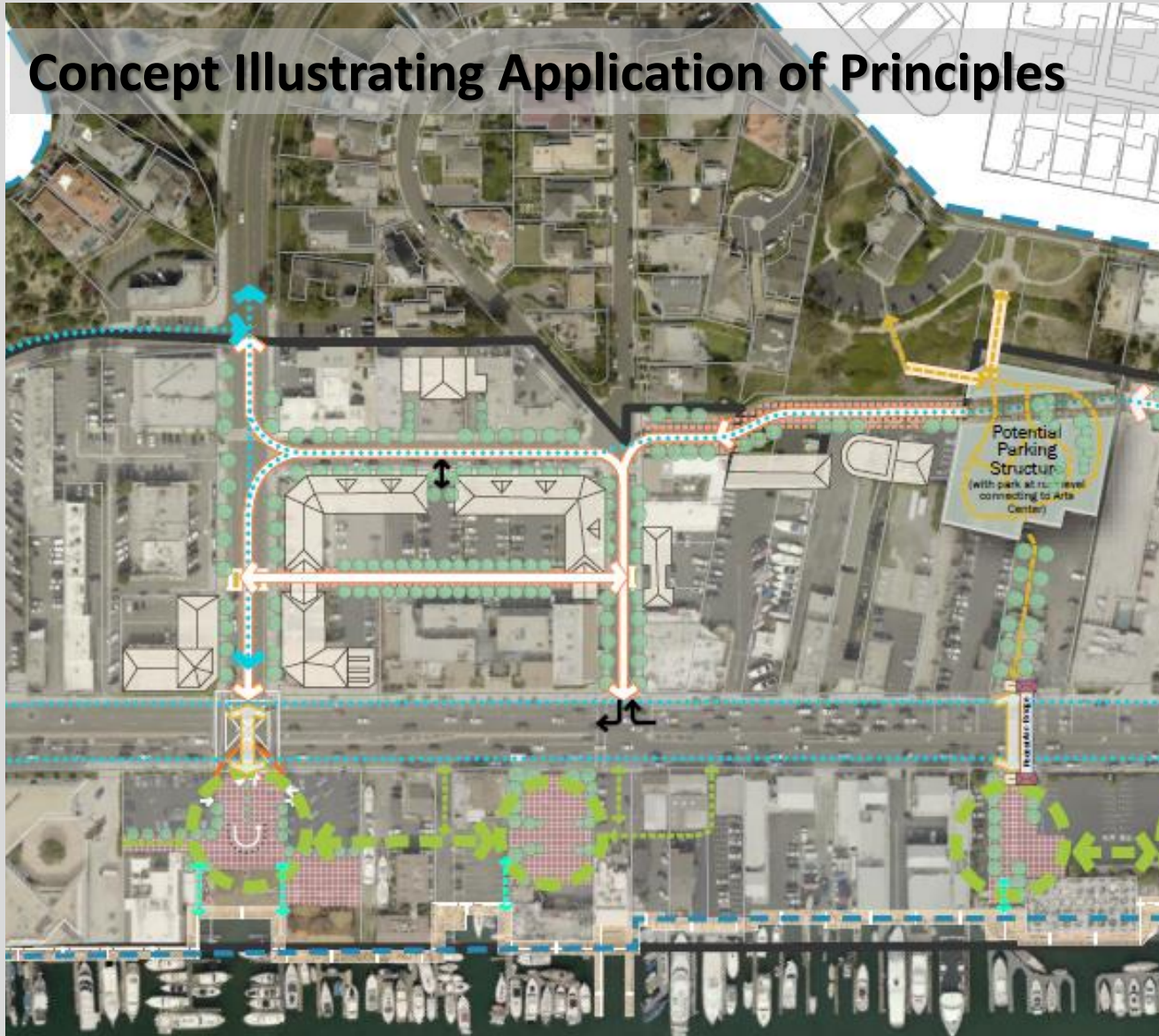


SOME PRINCIPLES

- Mixed-use—housing and commercial horizontally distributed
- Pedestrian oriented
- Buildings front onto streets
- Park-once and parking located to the rear of buildings and in shared structures
- Streetscape improvements

Avon Village

Concept Illustrating Application of Principles



NOW WE WOULD LIKE TO HEAR FROM YOU

Do you like the ideas?

Are there other ideas?

- Plazas, boardwalk, pedestrian scrambles at intersections, shared streets, village street trees?
- Circulation
- Parking structures and pedestrian bridge connections
- Avon village
- Eastern and harbor fronting properties
- Transfer of Development Rights (TDR)