

## #1 OPPORTUNITIES

- 1) Pedestrian Overpass
- 2) City Resources to help manage traffic ie: policemen workshop
- 3) Reciprocal Easement btwn property owners
- 4) Better Vegetation (Palm Trees, etc, islands btwn N-S bound)
- 5) Sidewalks

## #2 OPPORTUNITIES

- SPECIALTY CENTERS
- LANDSCAPING - low profile
- WALKING SPACES
- SYNCHRONIZE TRAFFIC LIGHTS FOR BETTER FLOW  
Light pollution
- NO ADDITIONAL LIGHTS
- KEEP NAUTICAL ARCHITECTURE
- PARKING PARKING PARKING

## #3 OPPORTUNITIES

OPEN UP HARBOUR VIEWS WHEREVER POSSIBLE  
MAKE GOOD USE OF THE BEAUTY THAT WE HAVE.

OVERALL BEAUTIFICATION

Get rid of FAST FOOD RESTAURANTS  
Taco Bell + McDonalds

CONDOs instead of APARTMENTS

## DREAMS

- Landscaping - <sup>low</sup> MEDIAN ROOFED PARKING
- PEDESTRIAN SPACE - INTIMATE PLACES
- BIKE ROUTE - NO RESIDENTIAL
- HEIGHT LIMITS MAINTAINED
- VIEWS TO BAY MAXIMIZED
- SHIP-YARD MAINTAINED
- PEDESTRIAN BRIDGE   
 - NOT TO BLOCK VIEWS

#5

## DREAMS

1. <sup>WALK WAY</sup> BRIDGE'S OVER Coast Hwy   
 WALKWAY
2. <sup>RELOCATE</sup> TRAFFIC lights for pedestrian crossing   
 SEVERAL
3. BOARDWALK ON THE BAY
4. RESTAURANTS w/ COFFEE MENS ON THE BAY
5. TAs OF SUBTERRANEAN PARKING!!
6. INNOVATIVE OR MIXTURE ARCHITECTURAL STRUCTURE
7. PUBLIC MARINA AREA
- 8.

#6

## DREAMS

- BOARDWALK BAYFRONT
- PEDESTRIAN BRIDGE (from Riverside/Avon pkg. lot)   
 structure
- BICYCLES: (off Hwy against bluff)   
 ↳ traffic to Boardwalk
- Ardell properties bayside - mixed use
- FREE FLOWING TRAFFIC
- Disabled persons access-moving system
- KEEP SOME MARINE USAGE
- PARKING STRUCTURES - Land Side
- KEEP BAY VIEWS FOR DRIVERS
- NAUTICAL ARCHITECTURE   
 THROUGHOUT
- KEEP TO HEIGHT LIMITS

#1

## DREAMS

- Pedestrian Walkway Along Water
- Keep Construction of new Buildings at 35' (on both sides)
- Repave Streets & leave <sup>it</sup> alone

#10

## DREAMS

- ① MAINTAINING CURRENT VIEWS
- ② ADDITIONAL PARKING - ESPECIALLY FOR RESTAURANT EMPLOYEES WHO PARK ON OUR STREETS.
- ③ SIDEWALKS IN NEWPORT HTGS
- ④ EVACUATION PLANS
- ⑤ SMALL TREES ON PCH THAT WILL NOT DISTURB VIEW
- ⑥ VILLAGE ATMOSPHERE INCLUDING RETAIL AND FOOD STORES - <sup>(VARIETY OF ETHNIC)</sup> NONE OVER 2 STORIES.
- ⑦ ADD A MARINERS' MILE PARK
- ⑧ PARKING + BRIDGE ACROSS FROM OC COLLEGE.
- ⑨ Preserve ~~the~~ #CANDS + ARDEL BUILDINGS

## DREAMS

- PLANS the New Owner Has for the New Purchase of ARDEL Property
- RESTORE BALBOA BAY CLUB to PUBLIC PARK / OPENSPACE. AS ORIGINALLY DONATED TO CITY

## CHALLENGES

- BIKE SAFETY <sup>SCHOOLKIDS</sup> ~~THRU~~ - BIKERS
- TRAFFIC LOAD & STREET
- VIEW & BAY ACCESS
- NEGATIVE IMPACTS OF AUTO DEALERSHIPS
- PARKING PARKING PARKING
- KEEP PCH TRAFFIC ON P.C.H.
- NO PARKING ON PCH - MAKE IT ON INLAND SIDE

#5

## CHALLENGES

- 1) No landscaping on the median <sup>→ cut of traffic hazard</sup>
- 2) signals too frequent
- 3) Pedestrian crossings too many
- 4) Not enough public docks on Day
- 5) ~~cost~~ <sup>Day</sup> cost of subterranean parking
- 6) Giant empty parking lot is an eyesore
- 7) maintain Newport architectural character of city

#6

## CHALLENGES

- PARKING
- TRAFFIC FLOW + SPEEDS
- BICYCLE / PEDESTRIAN USE
- DENSITY LIMITS
- PUBLIC ACCESS / VIEWS TO WATERFRONT
- CROSSING HIGHWAY
- DEMAND FOR MARINE-RELATED USAGE VS. AUTO-RELATED USAGE
- USES FOR NARROW LOTS
- ~~ACCESS~~ FROM WATER TO LANDS
- PUBLIC DOCKS - needed
- FRAGMENTED OWNERSHIP

#1 CHALLENGES

- CONSTRUCTION traffic impacts
- ②④ • Loss of parking = loss of revenue and/or business
- ① • Loss of business during construction
- ③ • Turn 1.5 miles into 6 lane "super highway"
- Keep traffic out of the neighborhoods (eg Newport Heights)
- Provision for emergency response
- How are you accommodating sea level rise?
- If we add housing how will this traffic be accounted for? Are traffic studies be considered as part of master plan.

#2 NEGATIVE IMPACTS ★ CHALLENGES

- NO SIX LANE + in additional areas  
\*bad for business, faster traffic
- NO ADDITIONAL RESIDENTIAL
- VIEW PRESERVATION - LIMIT TO EXISTING HEIGHTS
- BAY LIGHT POLLUTION
- NO FAST FOOD
- DO NOT REMOVE STREET PARKING
- LIMIT COMMERCIAL TRAFFIC!
- TRAFFIC cliff drive
- Decline view - we don't want to be H.B.

#3 CHALLENGES

- ① TRAFFIC - TUSTIN / DOVER  
~~PARKING~~ CLIFF DRIVE BECOMES THOROUGHFARE
- PARKING  
ROOFTOP PARKING - NOT ATTRACTIVE  
Need Roof!
- ③ NOISE lights @ night
- CONSTRUCTION
- ② VIEWS GET COMPROMISED  
TOO LITTLE TIME / TOO MANY CHALLENGES

## OPPORTUNITIES

- GOOD RESTAURANTS
- POST OFFICE

#5

## OPPORTUNITIES

- ① move Tustin traffic signal to Ardell area for pedestrian traffic
- ② Pedestrian bridge at Tustin
- ③ boardwalk - raised-above boats
- ④ public docks for small boat access to restaurants
- ⑤ subterranean parking between tustin & sea base

## OPPORTUNITIES

BAYFRONT BOARDWALK  
INCREASED USEAGE  
INCR. TAX REV. for NB  
PED BRIDGES  
INLAND PARKING STRUCTURES  
COOPERATIVE LAND USE AMONG OWNERS