
**OPPORTUNITIES**

1. Pedestrian Overpass
2. City Resources to help manage traffic & polisengy
3. Reciprocal easement, blem property corners
4. Better vegetation (Palm Trees, etc.), Islands NS,
5. Sidewalks

**OPPORTUNITIES**

- Specialty Centers
- Landscaping - low profile
- Walking Spaces
- Synchronize traffic lights for better flow
- No additional lights
- Keep nautical architecture
- Parking parking parking

**OPPORTUNITIES**

- Open up waterfront views, wherever possible
- Make good use of the beauty that we have
- Overall beautification
- 9th Rio of fast food restaurants
- Condo instead of apartments

DREAMS

1. **Landscaping - Medians**
2. **Pedestrian Space**
3. **Bike Route - No Residential**
4. **Height Limits Maintained**
5. **Views to Bay Maximized**
6. **Shipyard Maintained**
7. **Pedestrian Bridge Not To Block Views**

DREAMS

1. Bridge over Coast Hwy & Shipyard
2. Traffic Lights for Pedestrian Crossing
3. Boardwalk on The Bay
4. Residents walking along The Bay
5. **Tops of Scrub and Parking**
6. **Integration of Architectural Structure**
7. **Public Marina Area**

DREAMS

- **Boardwalk Bayfront**
- **Pedestrian Bridge**
- **Traffic to Boardwalk**
- **Bicycles (off Hwy against bluffs)**
- **Ardell Properties Bayside - Mixed Use**
- **Free Flowing Traffic**
- **Disabled Persons Access - Moving System**
- **Keep Some Marine Usages**
- **Parking Structures - Land Side**
- **Keep Bay Views For Drivers**
- **Nautical Architecture Throughout**
- **Keep To Height Limits**
DREAMS

- Pedestrian Walkway Along Water
- Keep Construction of new Buildings at 35’ (on both sides)
- Repave Streets & leave it alone

DREAMS

1. Maintain current views
2. Additional Parking - expand for restaurant employees, who park on our streets
3. Sidewalks in Newport Ave
4. Evacuation plans
5. Small trees on PCH that will not disturb view
6. Village atmosphere including retail and local stores - not just of stores
7. Add a Mariner’s Mile park
8. Parking & bridge across from O.C. Museum

DREAMS

Plans the new council has for the new purpose of existing property
- Restore Balboa Bay Club to public park/openspace as originally donated to city

Challenges:

1. Bike safety
2. Traffic load & speed
3. View & bay access
4. Negative impacts of auto dealerships
5. Parking
6. Keep RCH traffic on P.C. 4
7. No parking on PCH – make it on Inland Side

5. Challenges:

1. No landscaping on the median
2. Signals too frequent
3. Pedestrian crossings too many
4. Not enough public docks on Bay
5. Front of submarine parking
6. Giant empty parking lot is an eyesore
7. Maintain Newport architectural character of city

Public access/views to waterfront
Density limits
Parking
Traffic flow & speeds
Bicycle/peDESTrian use
Demands for marine-related usage vs. auto-related usage
Uses for narrow lots
Access from water to land
Public docks – needed
Fragmented ownership
**CHALLENGES**

1. **Construction traffic impacts**
   - Loss of parking = loss of revenue and/or business
   - Loss of business during construction
   - Turn 15 miles into 6 lane "super highway"
   - Keep traffic out of the neighborhoods (e.g. Newport Highlands)
   - Provision for emergency response
   - How are you accommodating sea level rise?

2. **Negative impacts**
   - No six lane - in additional areas needed for business traffic
   - No additional residential
   - View preservation - limit to existing heights
   - Bay light pollution
   - No fast food
   - Do not remove street parking
   - Limit commercial
   - Traffic congestion - Tustin/Dover traffic
   - Social view -development beyond to be thankful

3. **Negative impacts**
   - Traffic - Tustin/Dover
   - Parking cliff drive becomes thoroughfare
   - Parking rooftop parking - not attractive
   - Noise lights & noise
   - Construction

4. **Views get compromised**
   - Too little time/ too many changes
**OPPORTUNITIES**

- Good Restaurants
- Post Office

**OPPORTUNITIES**

1. new traffic signal to improve pedestrian mobility
2. pedestrian bridge over Tideline
3. boardwalk - mixed-use parks
4. public docks for small boat access to restaurants
5. subterranean parking between docks & sea base

**OPPORTUNITIES**

- Bayfront Boardwalk
- Increased usage
- Increased tax revenue
- Ped bridges
- Inland parking structures
- Cooperative land use among owners