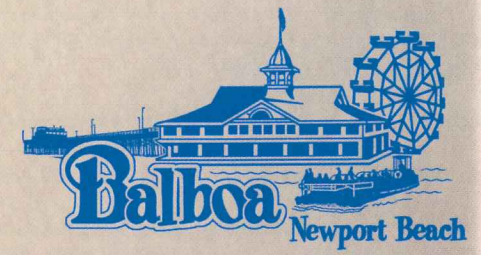
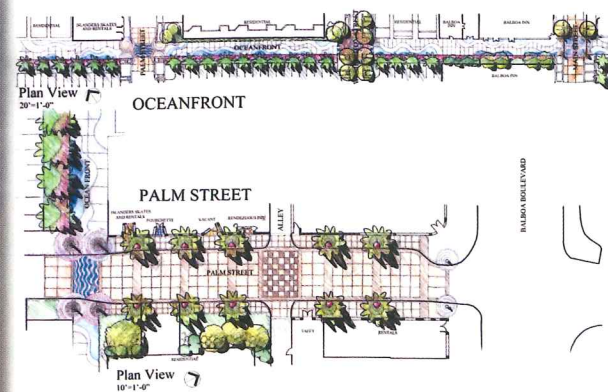
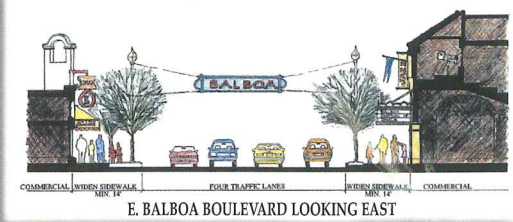
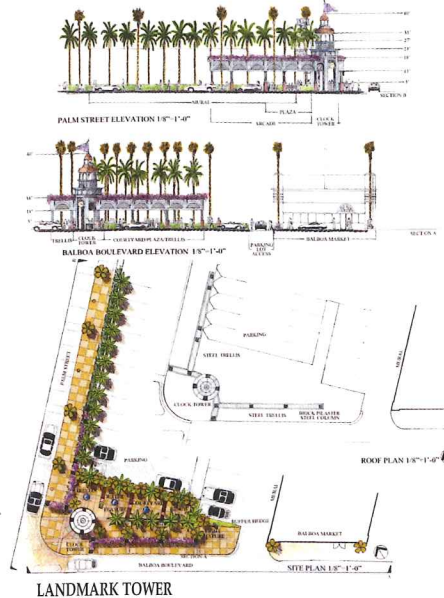
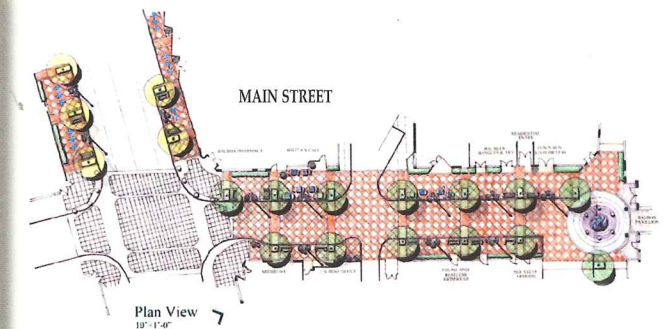
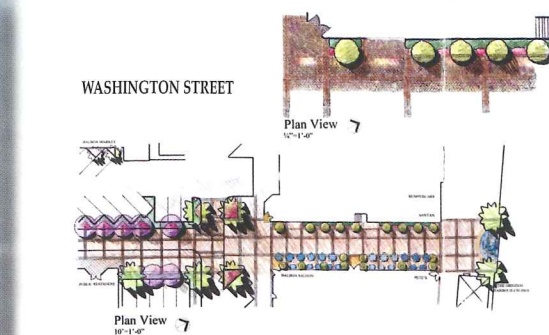
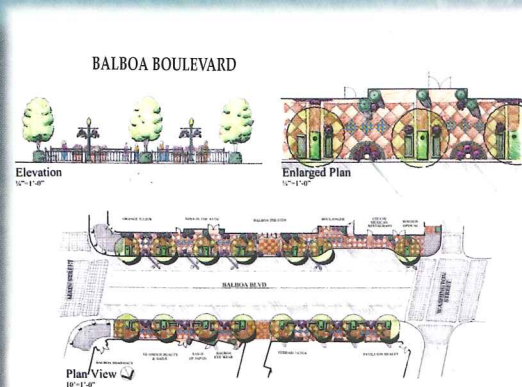


The Balboa Village Revitalization

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The Balboa Village Revitalization



A Conceptual Plan for Balboa's Future

Village Character

Balboa Village, between bay and beach, has a unique setting among Newport Beach's neighborhood commercial villages. In recognition of this setting, Balboa's architectural heritage evolved to reflect seaside themes. Most prominent are the Balboa Pavilion and Balboa Inn, which anchor the bay and beach ends of Main Street. The Pavilion has Victorian detailing in its ornate cupola and wood details, and has over time become an icon for Balboa. The Inn is Spanish Colonial Revival, with tile roof, towers, arched arcades and masonry details. In between, individual buildings reflect an eclectic mix of architectural styles (Art Deco, Balboa Beach Cottage, Main Street commercial), some more successfully than others.

The existing ground plan of Balboa Village combines many of the elements found in traditional villages- narrow streets, small blocks, small lots with narrow frontages, building walls lining the sidewalk which define street space, open shop fronts, mix of commercial and residential uses, a village green (Peninsula Park) and a tree-lined Main Street. Add to this elements that are unique to Balboa: bayfront promenade (Edgewater) lined with boats, docks and the FunZone, oceanfront boardwalk (Oceanfront Walk), and Balboa Pier, another of the villages historic landmarks. Views of beach, bay and distant mountains from Oceanfront and Edgewater are constant reminders of the natural beauty of this unique setting.

Balboa's character is not based on a particular architectural style or outstanding buildings. Some may say, like artist Rex Brandt who memorialized Main Street in his famous watercolor, that it is bigger than any physical place, and more a feeling shared in all its parts that is as difficult to define as love. It is the combination of physical setting, mix of beach, bay and village activities, residences, and eclectic collection of buildings.

Balboa Village Character can be defined by such features as:

- Immediate access to beach and bay
- An overall small scale compact village form composed of irregular blocks within a grid of local streets and alleys
- One, two and three story building scale
- A handful of landmark buildings that offer exceptional examples of Mediterranean, Spanish and Victorian styles
- Views to ocean, bay and distant mountains
- Pedestrian scale
- Mix of residential, retail, entertainment, and beach and bay activities
- Architectural details such as varied roof shapes and towers, tile wainscots on storefronts, display windows with awnings and canopies, and recessed entries

Activities

Village character is more than a collection of buildings. Equally important are the activities that bring life to the village. While the mix of activities has evolved since the heydays of gambling, dancing and rum-running in the 1920's, fun at the beach and bay for families is still a central theme. It is important to recognize Balboa Village as a commercial-recreation center within the residential neighborhoods of Balboa Peninsula. That means the village is surrounded by residences at each end and in much of the second floor space throughout the village.

The activity structure relates to bay and beach activities, entertainment and services for residents and visitors. Because of bay access, maritime-related activities line Edgewater along the bayfront. Sports fishing, boat rentals, tour boats and excursion boats offer residents and visitors a host of maritime recreation activities. A midway character complements the bayfront mix with a fun zone offering such traditional activities as Skee-Ball, bumper cars, Ferris wheel, and carousel to more contemporary computer-electronic games. Restaurants, food and beverage stands are interspersed all along the bayfront.

Oceanfront provides pedestrian access to the beach and is the focus for beach activities. This includes Peninsula Park for informal play, picnicking, bandstand concerts and special events, residences, hotel, restaurants, parking and historic Balboa Pier for strolling, fishing and dining.

In between are the shopping streets of the village, including Balboa Boulevard, Main Street, and Palm Street. The mix of activities serves both residents and visitors and includes restaurants,

retail shops and services. This mix of activities today has changed from what it was just a decade ago, when more locally-oriented services and shops were available. Residents and businesses look forward to an evolutionary change that will offer a more appealing mix. The new list of activities should provide a balance between resident-serving shops and services and visitor-oriented activities. The historic Balboa Theater is scheduled to re-open in 2002 as a performing arts center for stage and screen. It will act as a catalyst to village revitalization whereby bistros and restaurants will be attracted to serve theatergoers, as well as art galleries and boutiques. The scale, quality and diversity of shops and restaurants on Balboa Island provide a nearby model for a retail mix appropriate to Balboa's shopping streets. There is a balance of shops, restaurants and galleries that provide an interesting window-shopping experience, provide goods and services for local residents, and above all provide a social gathering place that is inviting, comfortable and attractive.

Emerging Character

The City of Newport Beach, in partnership with Balboa businesses and residents, has undertaken a major infrastructure improvement program. It encompasses the public properties in Balboa and has been designed to reinforce village scale and character. Most streets and sidewalks will be rebuilt early in the process, with the exception of Edgewater, which will be addressed in a later phase. New street trees and landscaping will be provided, as well as street furniture and streetlights. The Balboa Pier Parking Lot will be redesigned to provide a more efficient layout, provide short-term parking adjacent to village businesses, and a bus terminal for public transit and tour operator busses for loading and unloading of passengers.

Each of the major improvements is discussed in the following sections:

Streets and Sidewalks

All village streets will be rebuilt to facilitate drainage and utility improvements, and sidewalks will be widened on Balboa Boulevard and Washington Street. Main Street and Washington Street, from Oceanfront to Edgewater, will be paved using colored concrete with various textures. Intersections will employ decorative designs in colored and textured concrete. This will provide a unique design feature and emphasize pedestrian crossings. At 'A' Street, a turn-around pattern and center median will be used to demark the east end of the commercial village. At 'A' Street parking lot, an exit lane will be provided to Main Street. Portions of Washington and Main will be reconstructed to provide one pavement plane from building wall to building wall, thereby making the street and sidewalk more pedestrian-friendly by eliminating the curb face.

Sidewalk enhancements include colored concrete paving with various patterns and textures. Each street will take on a unique design, complementing the buildings and landscaping. On Main Street and Balboa Boulevard, it will be a diagonal multicolor grid with decorative tile insets. On Palm Street, it will be a grid with contrasting color bands, and on Washington, brick color and texture will be used to tie into historic brick buildings. Oceanfront and Main leading up to Balboa Pier will use a colored wave pattern with ocean colors.

Sidewalk widening will be employed on Balboa Boulevard and Washington Street to enhance pedestrian scale and provide space for landscaping and street furniture. For Balboa Boulevard, sidewalks will be widened from their existing six to seven feet to 12-14 feet. Each block will retain a parking bay for short-term metered marking. The sidewalk on the eastern side of Washington Street will be widened from approximately four feet to 10 feet.

Street and sidewalk improvements will also include intersection ADA ramps, alley drive approaches, and driveway approaches.

Landscaping

Landscape plans call for a coordinated palette of plant materials with scale, color and texture appropriate to each street space. Balboa Boulevard's width requires tall columnar shaped trees planted in a uniform rhythm to reduce the apparent scale of the street. Palm and Washington will feature palms which can reinforce existing trees by establishing a standard spacing and because they fit in the narrow parkway space. For Main Street—which is narrow and lined with predominantly two story buildings—requires regularly spaced street trees which will provide a canopy for shade and spatial enclosure to retain pedestrian scale.

Other landscape improvements include planters along the Main and Oceanfront edges of Peninsula Park, planters framing Balboa Pier Plaza at the foot of the pier, and shade trees, shrubs and colorful groundcover, like Bougainvillea along the south edge of Oceanfront. Street tree planting will also be extended into the pier parking lot to emphasize the village street grid and their connection to the village. This will occur on Palm, Washington, Main and the pier parking lot access road. Other landscape treatments for the parking lot include clusters of palms on the west and south perimeters.

Special landscape treatments will also be implemented at two places along Balboa Boulevard: one at the corner of Palm and the other along the frontage of Balboa Boulevard at 'A' Street. At Palm Street, a landmark clock tower, shade trellis and landscaped court will provide a social gathering and meeting place at this primary intersection. Plantings will include a shrub buffer at the edge of parking, accent trees and colorful vines. At 'A' Street, the trellis theme along the sidewalk will be repeated, along with colorful vines and a row of shade trees behind the trellis that will define the street space and visually buffer residential garages that line the alley parallel to Balboa Boulevard.

To complement streetscape enhancements, various landscape improvements are envisioned for storefronts. These include traditional window-front flower boxes, vines on wall lattices, decorative pots with colorful plants, and second floor window boxes and balcony planters.

Balboa Pier Parking Lot

The parking lot will be redesigned to meet three objectives:

1. Increase capacity for cars and buses
2. Increase the number of short-term metered stalls adjacent to Oceanfront
3. Extend the village street grid into the parking lot to create direct and pleasant pedestrian connections between parking and the village.

To increase capacity, parking lot design will utilize the space within the existing lot more efficiently. Wasted space will be reduced and aisle orientations modified to provide more spaces. The bus parking area will be enlarged and relocated to be more distant from residences along Oceanfront and to provide a total of 10 bus stalls.

To make the lot better serve the village, the number of short-term stalls adjacent to Oceanfront will be more than doubled. Visitors to village businesses can directly access the short-term parking zone via Palm Street and exit onto Washington or Main Streets. The short-term spaces are a short one-block walk to Balboa Boulevard, which is the center of the village. If demand for more short-term spaces grows, it may be possible to convert other sections of the lot to metered parking with direct access from Palm Street.

To create pleasant pedestrian connections between the village and parking areas, tree-lined sidewalks on Palm, Washington and Main Streets will be extended from Oceanfront into the parking lot. A new east-west parking lot access road will roughly bisect the lot and also provide tree-lined sidewalks.

Peninsula Park Renovation

This small 200 by 200 foot open space provides the town green for Balboa Village. It is perfectly located since it is situated on Oceanfront, which is the primary pedestrian entry to the village from the east peninsula residential neighborhoods. The park is very outdated and does not easily accommodate special functions because walkways arbitrarily divide the space.

To support Balboa's efforts to become a community-based performing arts center, an outdoor performance space is planned. Informal seating will be provided on a gentle grass slope, arranged in a quarter-circle pattern oriented to the existing bandstand. To create a sense of enclosure for the seating area, it will be lined with a circular walk and landscaped planters and benches along the Main Street and Oceanfront edges.

Pier Plaza is planned as a ceremonial entry space to the historic Balboa Pier. It will feature colored concrete paving incorporating wave patterns in blue and sand, and be lined with seating and planters in a curvilinear arrangement. The entry walls to the pier will be restored. These improvements will create an inviting pedestrian space to meet friends and socialize where none exists today.

Other park improvements include planters and seating along Oceanfront; restoration of existing monuments (Catalina Flight, Bill of Rights, Stan Kenton Band); enhanced plantings with colorful shrubs and ground cover in the central palm cluster; and planters along the parking lot edges, creating an understory below the existing palms and to provide a visual buffer between park and parking.

Landmark Tower & 'A' Street Entry Park

To create a focal point and social gathering place, special features are planned along Balboa Boulevard fronting the existing parking lot at Palm Street. The tower will provide an icon and recognizable landmark at one of Balboa's primary intersections. At 35 feet tall, it will be visible from most public spaces in the village. The tower will be octagonal in plan and taper to a cupola that will emphasize openness. The tower base will also be open and allow pedestrians to walk through it. Tile details will be incorporated in the tower base and at the base of the cupola. A clock may also be incorporated in the design.

To establish a "street edge" architecture, shade trellises will be located at the back edge of sidewalks on Balboa and Palm. These structures will provide an armature for colorful vines and frame views of the Balboa Mural. A seating courtyard will complete the design. It will be situated in the back of the Balboa Boulevard trellis and provide seats, shade and buffer plantings at the parking lot edge. It will be a comfortable place for people to meet and socialize.

The 'A' Street Entry Park is planned to front Balboa Boulevard west of 'A' Street. The design intent is to create a transitional space between residential and commercial uses that will provide a welcoming and aesthetic entry to the village. The site will house a sewer pump station and public parking. A trellis is planned at the back of sidewalk to provide a "street edge" architecture. Seating will be located under the trellis, which will be covered in colorful vines. A row of street trees will be located behind the trellis, which will help define the street edge, provide shade and visually screen residential garages which line the alley north of the site.

The pump station structure will have a residential scale achieved by the use of varied building heights, one and two story, hip and gable roofs, and residentially scaled windows. Exterior materials will incorporate stucco or wood siding, and neutral earth tone wall colors compatible with adjacent residences.

Street Furniture

A coordinated palette of street furniture has been selected for village streets. It includes benches, waste receptacles, planters, bicycle racks and streetlights. Seating will be clustered with planters and waste receptacles at strategic places along Balboa Boulevard, Main Street, Palm Street, at the landmark tower, 'A' Street entry park, Pier Plaza, Peninsula Park and Washington Street restrooms at Bay Avenue.

Bike racks will be located at Pier Plaza, along Oceanfront and other appropriate sites. Streetlights will feature a traditional base and pole design with a heritage style glass light and be outfitted for hanging baskets and banners.

Phasing

Implementation of the improvements will occur in three basic phases. The first phase is two years and will be completed in 2002. Phase Two is projected for completion in 2003, and Phase Three in 2004.

Improvements scheduled for Phase One include the following:

- Balboa Boulevard improvements* from Main Street to Adams Street
- Balboa Pier Parking lot improvements
- Balboa Pier Plaza
- 'A' Street parking lot driveway connection to Main Street

Improvements scheduled for Phase Two include the following:

- Main Street Improvements
- Washington Street Improvements (south of Balboa Blvd.)
- Palm Street Improvements (south of Oceanfront)

Improvements scheduled for Phase Three include the following:

- Peninsula Park Renovation
- Landmark Tower and Plaza
- Washington Street Improvements (north)
- Palm Street Improvements (north)
- Bay Street Improvements

Includes sidewalk widening, decorative sidewalk paving, street paving, decorative paving at intersections, street trees, planters, and street furniture.

For more information, please visit our website:

www.BalboaNewportBeach.com

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