

# DESIGN NARRATIVE

## THE PLACE / THE QUINTESSENTIAL SOUTHERN CALIFORNIA BEACH HOUSE

The development of a hotel's physical place requires exceptional care and creativity. Public spaces must clearly convey and define the property's personality in the consumer's mind, and the hotel itself must contain an authenticity which speaks to the fabric of Newport Beach. Lido House has been conceived as a beach house on a grand scale, the latest in a long tradition of Newport/Balboa vacation homes. The hotel will have a strong residential feel; casual, comfortable yet very stylish, with public spaces designed to be more like intimate rooms within a well-designed home. The hotel's Newport Maritime design with its shingled exterior, steeply peaked roofs and white trim reinforces the residential scale. The property will reflect what is unique and special about Newport's architectural vernacular. In its true form, the hotel will feel as if it were built over time and will be appropriate for its setting and central location. The architectural plan purposely captures indoor and outdoor opportunities where guests flow throughout the property via its colonnades, courtyards and Bay to Beach Park. The domestic architecture provides an excellent transition from the commercial area in Lido Village to the residential neighborhood in Newport and the Balboa Peninsula. The interiors feel like those of a beach house, well-appointed, colorful, comfortable and organic spaces.



## A HOTEL RICH IN AMENITIES

Like any great house, Lido House features a variety of personalized spaces with several key amenities for guests:

### LOBBY

The lobby of Lido House will feel residential in scale and include a coffee bar to serve guests in the morning. The space is designed with large windows and operable French doors to allow the wonderfully landscaped areas and climate outside to accompany and be part of the indoor space. The chatter in the lobby lounge and courtyards from guests and locals will enliven the space.

### WK GRILL RESTAURANT

Lido House will be a great hotel with a great restaurant. With a commanding visual presence from Newport Boulevard, WK Grill, the hotel's upscale three-meal restaurant will be a focal point of activity. WK Grill is named for oil baron W.K. Parkinson who first created Lido Isle by dredging Newport Bay. The lobby bar will have an immediate connection to the hotel's reception area and will be a major gathering place for locals and guests, with a casual yet upscale vibe. The restaurant and bar will spill out to the courtyard and into covered landscaped terraces facing Newport Boulevard which will activate and embrace the new Bay to Beach Park. WK Grill will serve breakfast, lunch and dinner, featuring the freshest Southern California local ingredients and a commitment to healthy eating. In the evening the restaurant will transform to a casual upscale dining experience with cuisine prepared by one of Newport's finest culinary arts top chefs. We envision a food and beverage so special that it will be featured in local and national publications such as Food & Wine, Orange Coast and OC Weekly magazine. The WK Grill will have 150 indoor and 60 outdoor seats.

### SPA AND FITNESS CENTER

Hotel guests and local residents will enjoy progressive spa services including massage, facials, manicure and pedicure treatments. The Spa and Fitness Center overlooks and surrounds the pool courtyards, with the Fitness Center opening onto the lush grounds which can be used for indoor/outdoor exercise activities.

### COURTYARD AND POOL

The hotel will be organized around a central courtyard with outdoor pool and hot tub. It has spacious decks and turf areas with the pool as the central part of this oasis, providing an exercise amenity for the swimming enthusiasts as well as a refreshing reprieve for sunbathers.

### ROOFTOP PATIO

Lido House will feature a dramatic rooftop patio and with views of the bay and the ocean. There will be no better place for guests to relax and enjoy summer sunsets, fabulous views and a cool ocean breeze. The bar area, fire pit and cabanas will be a sought-after active hot spot for locals and guests. The rooftop patio will also feature The Ultimate Cabana located in the circular tower at the corner of the building, offering the best views from the entire property.

### BALLROOM AND MEETING ROOMS

Lido House will have a separate building housing its meeting facilities that is detached from the residential areas of the hotel. It will include a subdivisible ballroom and board room and individual break-out rooms. The pre-function space will open up to the courtyard for outstanding event space. The pre-function space is purposely designed to enable convenient coffee and beverage breaks for meeting attendees and larger areas for social events and cocktail receptions.

### RETAIL SPACE

Lido House is envisioned to feature attractive retail storefronts along 32nd Street which will help activate the commercial areas along the street.

### GUEST ROOMS

Well-appointed guestrooms and suites occupy levels two through four, with the Presidential Suite uniquely positioned to provide beach and ocean views through the 32nd Street view corridor. There are also 17 extended stay suites typically located at the corners of the buildings. These rooms have separate bedrooms, dining areas and living rooms.