

DESIGN NARRATIVE

LANDSCAPE / PARK DESIGN

BAY TO BEACH PARK

Like the hotel site itself, Bay to Beach Park serves as a transition from Newport Bay to the Pacific Ocean. The goal of the park is to create an accessible active public space in the heart of Newport Beach and a strong pedestrian connection to the surrounding neighborhood. Bay to Beach Park is a place to meet friends on the way to the beach, hang out and surf the internet in the shade of a historic ficus tree, enjoy a cup of coffee on the wood deck, and soak up a touch of Newport Beach art and history. The park is organized around a pathway that leads from the beach and the intersection of 32nd Street and Newport Boulevard north to Finley Avenue where it will connect with Lido Village. Along the way will be series of creative outdoor spaces that will provide respite and tell the history of Newport Beach.

The park concept is based on a metaphorical transect from the Bay to the Beach. The park closer to 32nd Street contains beach elements such as palm trees, sea shell paving and dune grasses. Moving north, the beach transitions to the bay portion of the park closer to Finley Avenue, which is characterized by native California plantings, sycamore trees, sedimentary seat walls and a boardwalk. Interpretive pylons along the walkway provide lighting and tell the colorful history of Newport Beach. Beneath the two historic ficus trees, which are carefully preserved and integrated into the design, are two gathering spaces - the Lawn and the Deck - both of which are extensions of a residential backyard. The oval-shaped Lawn is defined by a stepped sedimentary seat wall and has moveable chairs for sunning and casual conversation. The Deck under one of the ficus trees is a built-up wood deck with creative seating and chairs and close proximity to the outdoor dining terrace at Lido House where food and beverage may be served. The Deck under one of the ficus trees is a built-up wood deck with creative seating and chairs and close proximity to the WK Grill outdoor dining terrace where food and beverage may be served. This is a superb setting where the Lido House will provide Wi-Fi to its guests and locals for work or simply surfing the net free of charge.

Materials at Bay to Beach Park are natural and honest in form with a functional purpose. Public art is an important part of this space, including poetic expressions etched into the concrete paving describing the natural beauty of the Ocean and Bay. Site furnishings are constructed of wood recovered from the demolition of City Hall and repurposed into benches and light standards. Clear definition of the space from Newport Boulevard is important. Pedestrian safety and sound attenuation are critical to the success of the park and addressed with terra forms and plantings adjacent to Newport Boulevard.

LIDO HOUSE LANDSCAPE DESIGN

Arriving at Lido House is like arriving at a Newport Beach home. The scale is residential and the details reflect attention to what is important. Brick paving, wood details, and catenary pendant lighting over the street establish the threshold and define the arrival. An elegant water feature at the porte cochere creates sound to mask car noise on Newport Boulevard and helps define the space.

The interior courtyard has all of the amenities one would expect in the background of a gracious Newport home. Guests walking out of the main hotel lobby will be enticed by a double-sided outdoor fire place which serves as a visual focal point and organizing element for the courtyard space. Once outside, guests will enjoy a great pool for the family with lap swimming, places for children to play, cabanas, palm trees and places to relax out of the sun. Guests at the pool can enjoy a glass of wine from the pool bar and enjoy hors d'oeuvres at the terrace which spills out from the main restaurant. The backside of the double-sided fire place becomes the backdrop for an event lawn which will host wedding receptions as well as corporate functions. Finally, the fountain courtyard near the meeting breakout rooms provides a more intimate space for smaller events.

ARCHITECTURAL DESIGN & CHARACTER

The site planning, character development and landscape design of Lido House address the primary goals of the City, Lido Village Master Plan and Lido Village Design Guidelines. Lido House is planned to be a unique, upscale project superbly designed to provide a sense of place and quality destination experience for the residents and visitors of Newport Beach. The Lido House project is in substantial conformance with the City's proposed General Plan Amendment No. GP2012-002, Coastal Land Use Plan Amendment No. LC2012-001, and Zoning Code Amendment No. CA2012-003 and is consistent with the planning and zoning guidelines cited in the City's RFP.

SITE PLANNING

The hotel has been designed with full consideration of the surrounding unique urban and residential context along Newport Boulevard and 32nd Street and utilizes the existing vehicular streets and intersections for guest arrival, service access, and pedestrian connectivity to the City amenities such as Lido Village, the Marina and Beach area, all while sitting comfortably into a lush but sustainable landscaped environment.

Hotel guests enter the site off the newly embellished intersection of Finley Street from Newport Boulevard. This creates an enhanced 'gateway' entry experience for Lido Village as well as for the hotel entry experience. A generous landscaped pedestrian access in a park-like setting fronts Newport Boulevard connecting the intersection at 32nd Street along the hotel edge and Newport Boulevard and up to the Lido Village area with opportunities for seating and gathering for events. The substantial existing ficus trees have been maintained and incorporated into the site design with the opportunity for locating City artwork or a monument at the corner of 32nd Street and Newport Boulevard. Hotel service will enter off 32nd Street sharing the Fire Department access way. Off-street parking along 32nd Street has been maintained and enhanced to provide continued access to neighboring commercial and hotel functions.

All pedestrian edges will be enhanced to provide 'connectivity' to the surrounding commercial and City functions and seeks to provide a solution to the Lido Village Design Guideline Cornerstones of Unification, Flexibility, Visual Appeal, and economic/environmental Sustainability while being sensitive to the residential and commercial neighborhoods surrounding the site. The configuration mitigates traffic, noise, and view concerns while enhancing the pedestrian connectivity and resident/visitor experience to Newport Beach. The massing of the building also preserves maximum sun exposure for the courtyard pool.

HOTEL DESIGN

The Newport Maritime Hotel design addresses the City's goals and objectives in a contextual, meaningful, elegant and upscale manner. The architectural character honors Newport's unique marine heritage as well as the Newport Eclectic aesthetic and combines classic quality tactile materials such as used brick, wood siding, trim work, iron work, and historic architectural roof elements such as dormers and copulas. The architecture also recalls the residential vernacular of local coastal homes, and the hotel's residential scale humanizes the project within its commercial context.

The four-story massing of the building creates a sense of arrival at the entry, while stepping down in scale and providing architectural articulation along Newport Boulevard and 32nd Street to be in tune with the surrounding urban context. The guestroom levels overlook the interior pool courtyard and lush landscaping, allowing marina and ocean views from the upper levels. These upper levels are set back away from the street edges to allow for a pedestrian scaled edge, especially along 32nd Street, and an excellent backdrop for views into the site, and for upper level view out from the site; as well as protecting existing views from neighboring sites.

The Hotel arrival sequence is intended to decompress the guest by moving away from busy edge of Newport Boulevard and bring the guest into the site, to a generous porte cochere drop-off, and ultimately into the lobby which opens up to an internal courtyard, lobby lounge/bar, restaurant, spa, meeting rooms, and hotel. The hotel's signature restaurant, WK Grill, is strategically located at the corner of Finley and Newport to maximize visibility and capitalize on its proximity to the valet drop-off. The WK Grill outdoor terrace also spills out into the landscaped park area. The ballroom and meeting space can be accessed through the lobby but also have a separate entrance on 32nd Street which facilitates large group events.

INTERIOR DESIGN

Taking cues from the history and culture of Lido Village and Lido Isle, the interiors for the Lido House Hotel are sophisticated yet casual, reminiscent of a beach cottage with a cool, slightly contemporary vibe. The lobby will feature lots of comfortable, soft seating groups which will create a central gathering place where guests feel that they can hang out, mingle and relax. Furnishings are a mix of clean tailored pieces, juxtaposed with loose and natural textures and silhouettes. The color palette has beachy undertones of ocean blues and aquas with a touch of rich browns and grayish purples for a hint of masculinity.

Additional beach-inspired accents pop up via a striped nautical carpet runner, a rope chandelier and a reception desk with inlaid capiz shell. Art and accessories pay direct homage to the local area, with a Lido Isle "library" - bookshelves of eclectic local finds, local art collections in weathered frame displays and a focal wall, depicting a map of the area hand-drawn in chalk. The restaurant and other recreation areas will continue to enhance the residential feel with a dining room style table setup and perhaps even some cozy hammocks scattered throughout the property. The guestrooms take on a lighter, airy vibe in tones of coral, navy and seafoam offset by sandy neutrals and pops of bright white for a mildly modern hint. Texture will play a larger role, with a woven desk and chair, seagrass headboard, and beams and doors with a reclaimed wood feel. The rooms will have a very indoor/outdoor vibe highlighted by a coastal-inspired accent chairs and light fixtures.

