NEWPORT BANNING RANCH

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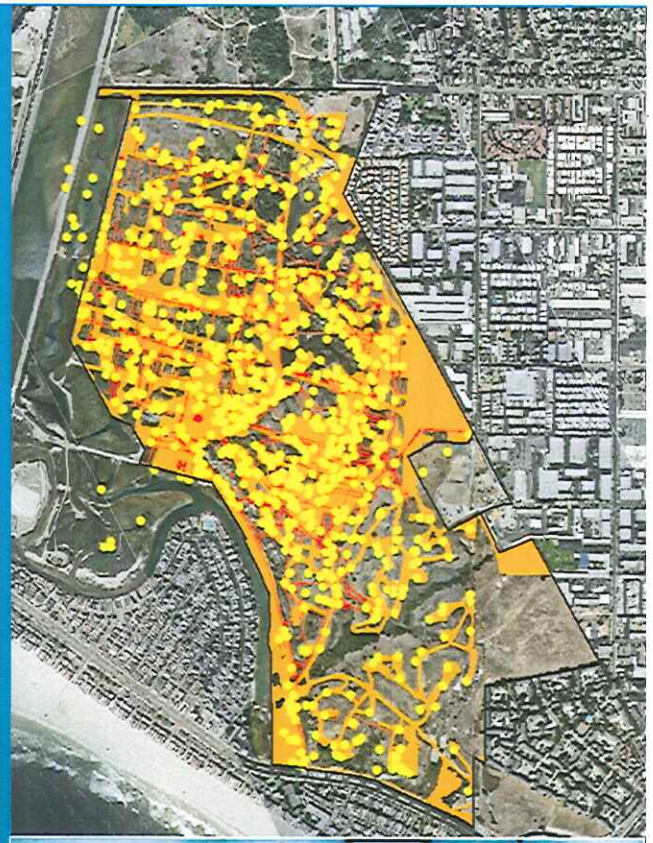
City of Newport Beach
Planning Commission Workshop
Subdivision Design & Circulation

presented by
NBR LLC

January 19, 2012

TIMELINE

1940's	Oil Production
1950's	Costa Mesa Proposes Marina/Coastal Connection
1990s	GP: 2,642 homes/400,000 sq. ft. Commercial
1998	Taylor Woodrow Plan (expanded footprint)
1999	BRC Forms*
2001	City Commences General Plan Community Visioning/Workshops
2001	GPAC Formed – Public Meetings Commence
2006	Newport Beach Voters APPROVE General Plan •Acquisition at Fair Market Value •Up to 1,375 homes/75,000 sq. ft. commercial/75-room inn & minimum of 50% open space
2007	NBR Planning Commences – Community Outreach & Site Planning
2008	Refined NBR Plan submitted to City of Newport Beach
2009	NBR Notice of Preparation released for public review/comment
2011	NBR DEIR released for public review/comment
2012	NBR Public Workshops/Hearings Commence...



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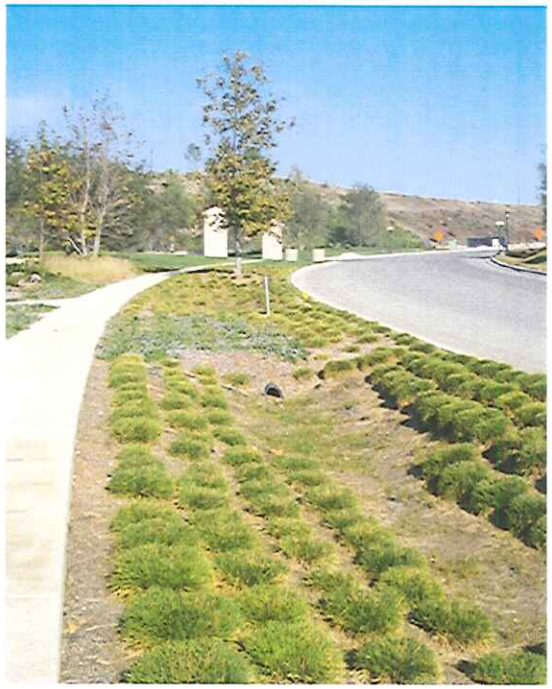

CIRCULATION

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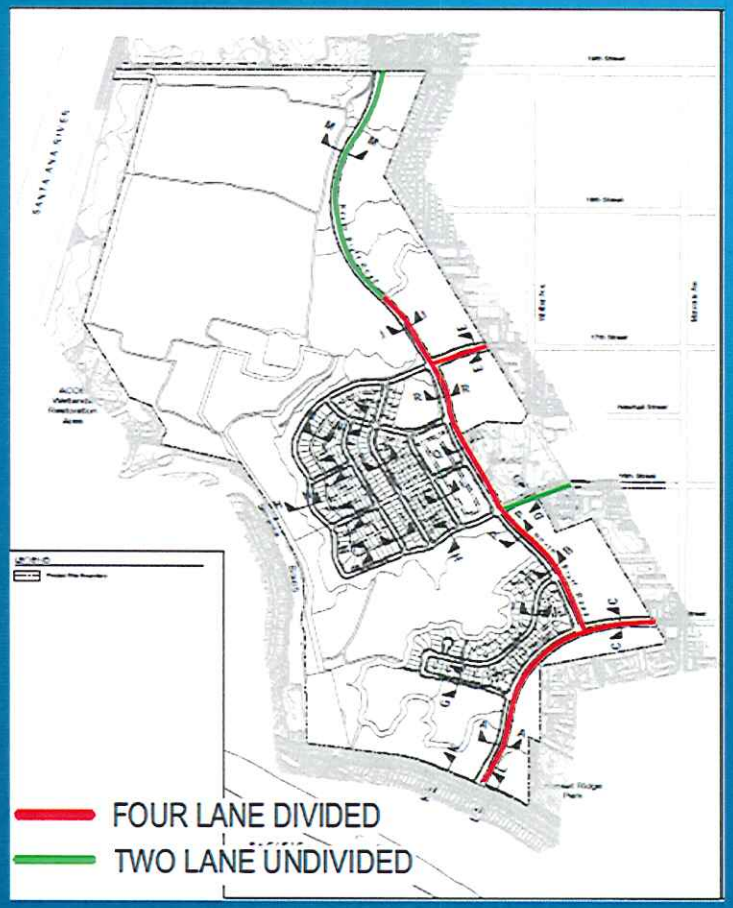
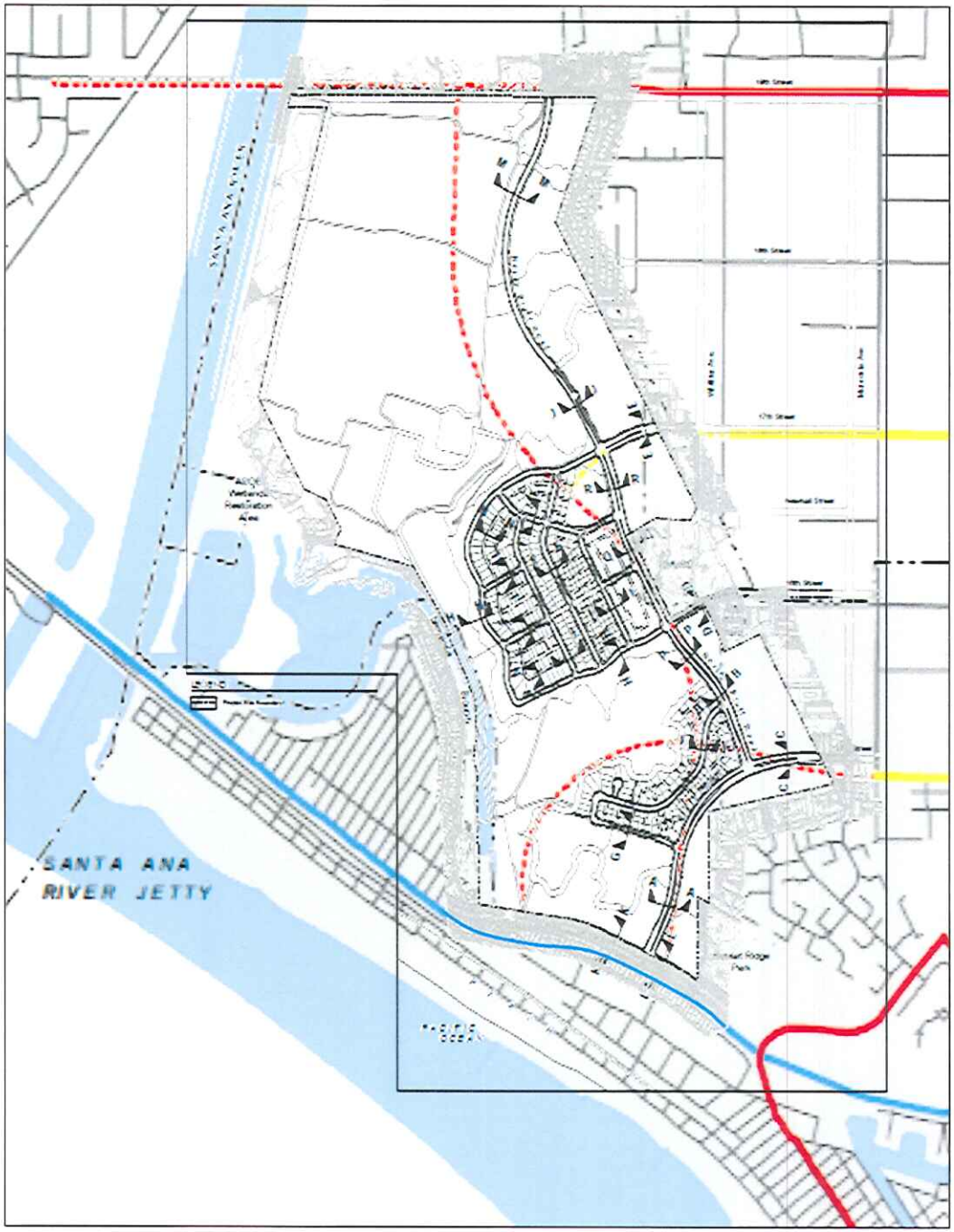
MASTER ROADWAY PLAN





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MASTER ROADWAY PLAN

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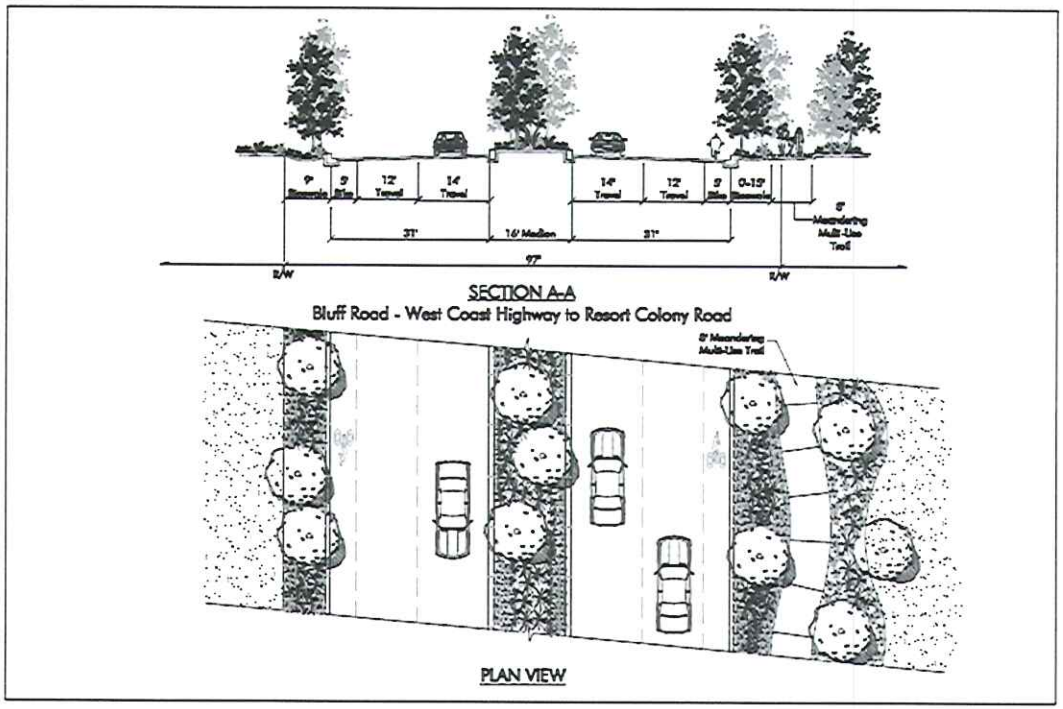

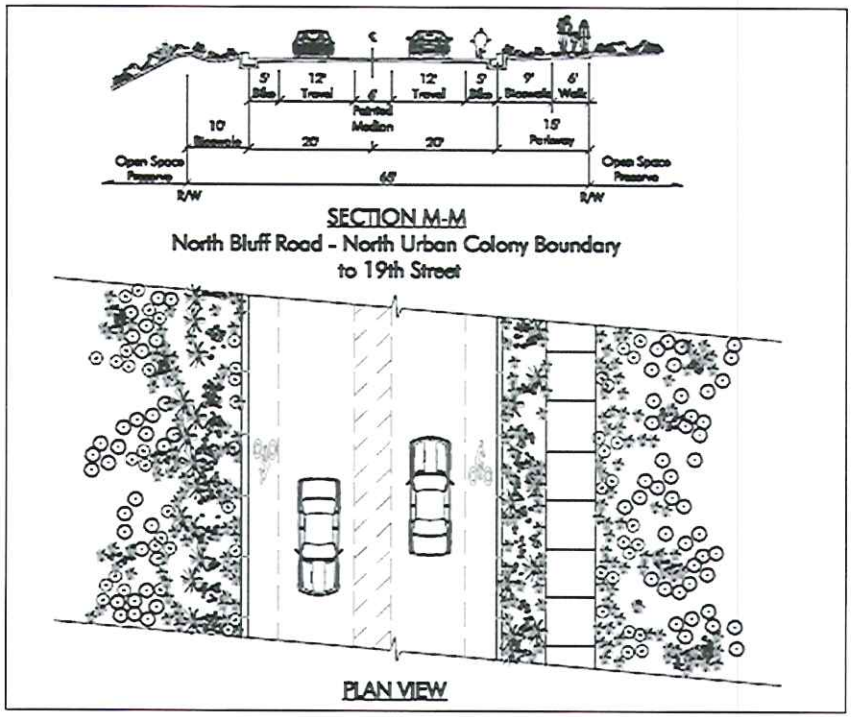

MASTER ROADWAY PLAN

- Respects intent of GP & MPAH
  - Eliminates 2nd W. Coast Highway intersection
- Complete streets
  - Sidewalks
  - Bike lanes
- No widening of existing off-site streets
- No Ticonderoga connection
- No 19th Street Bridge

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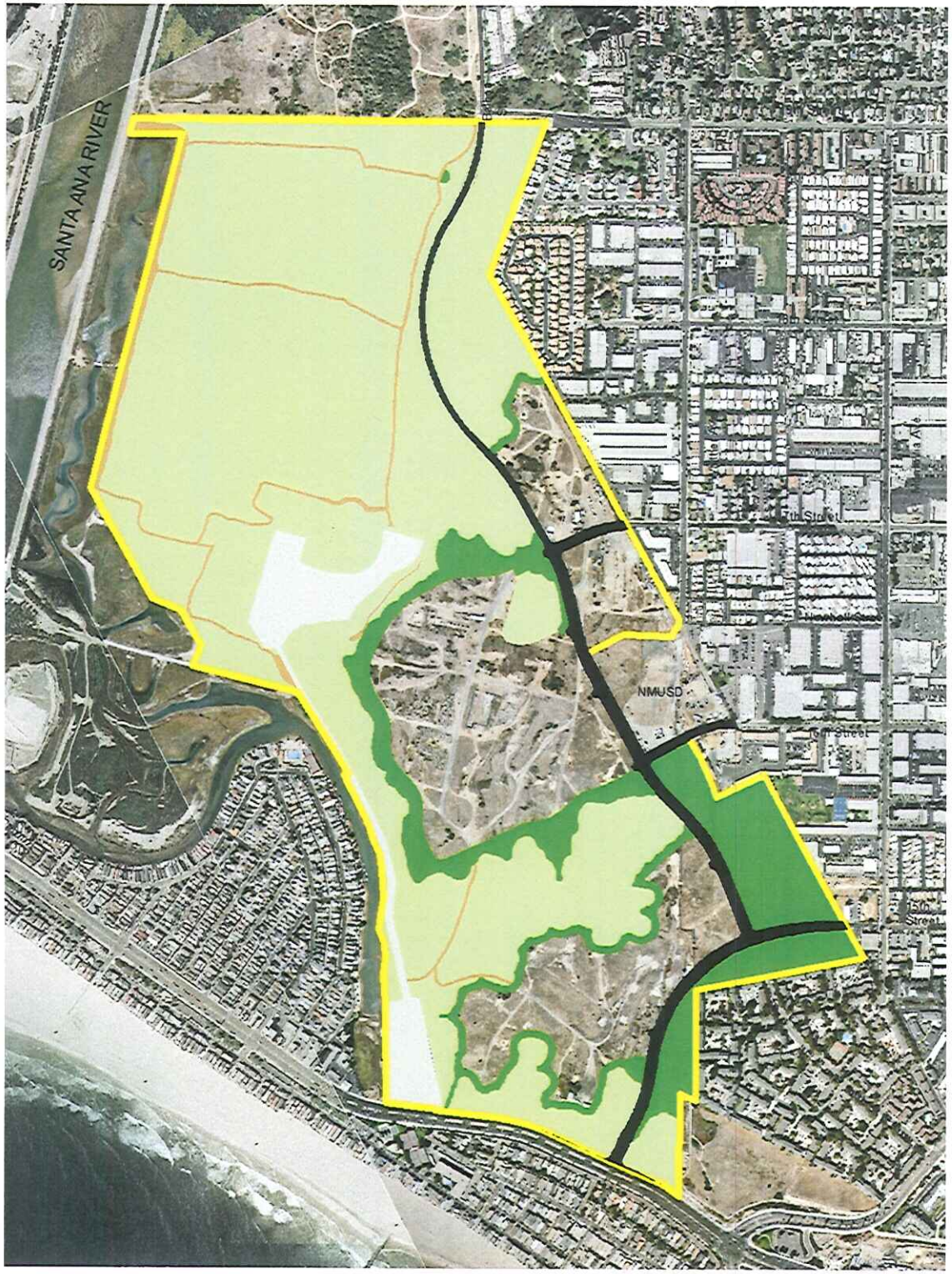

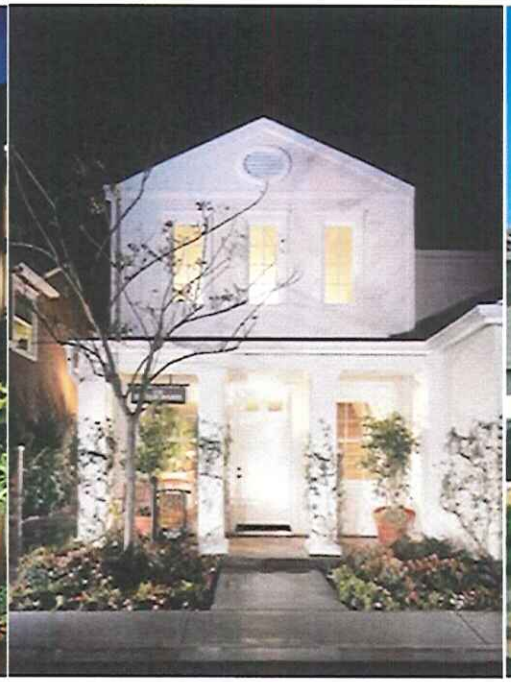

SUBDIVISION DESIGN

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VILLAGES & COLONIES

- Traditional Neighborhood Design
- Coastal Model Inspiration
- Key Design Elements
  - Compatibility – external & internal
  - Setbacks
  - Bluff Park/Ecotones
  - Walkable
  - Landmarks/focal points/informal public spaces
  - Dark sky
  - 3rd Party Green Building Program

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VILLAGES & COLONIES

South Family Village

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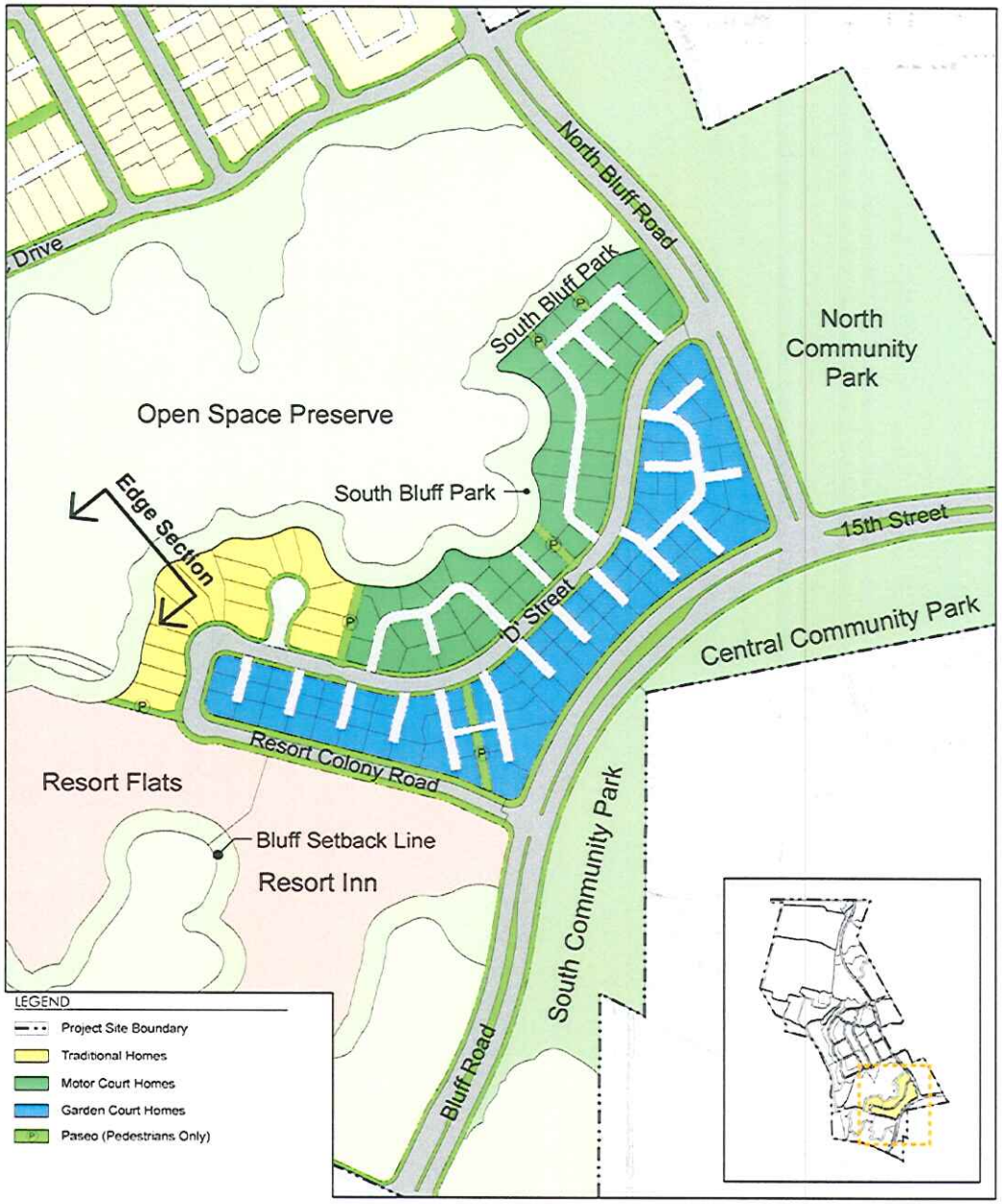

VILLAGES & COLONIES

- Resort Colony

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VILLAGES & COLONIES

North Family Village

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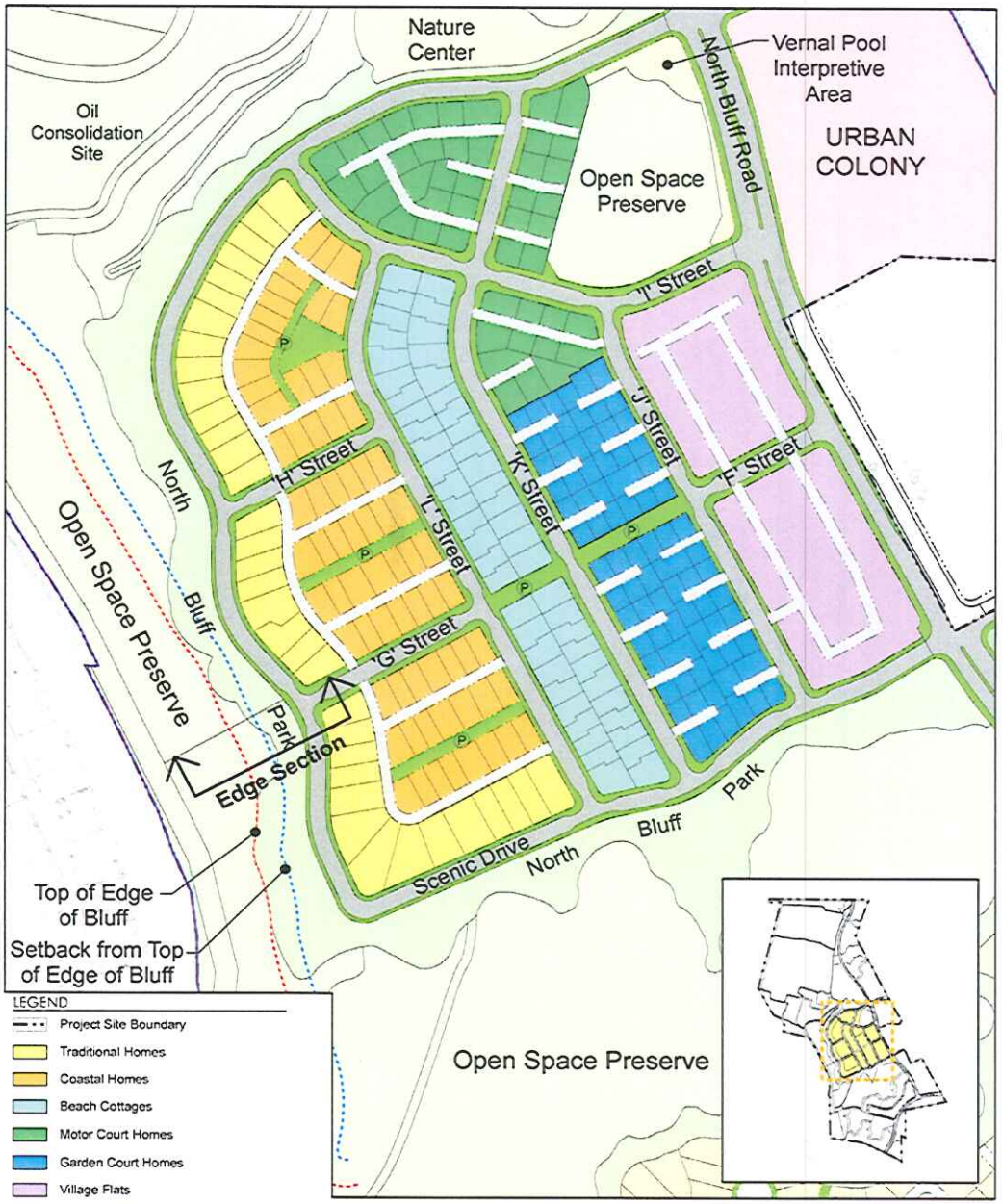
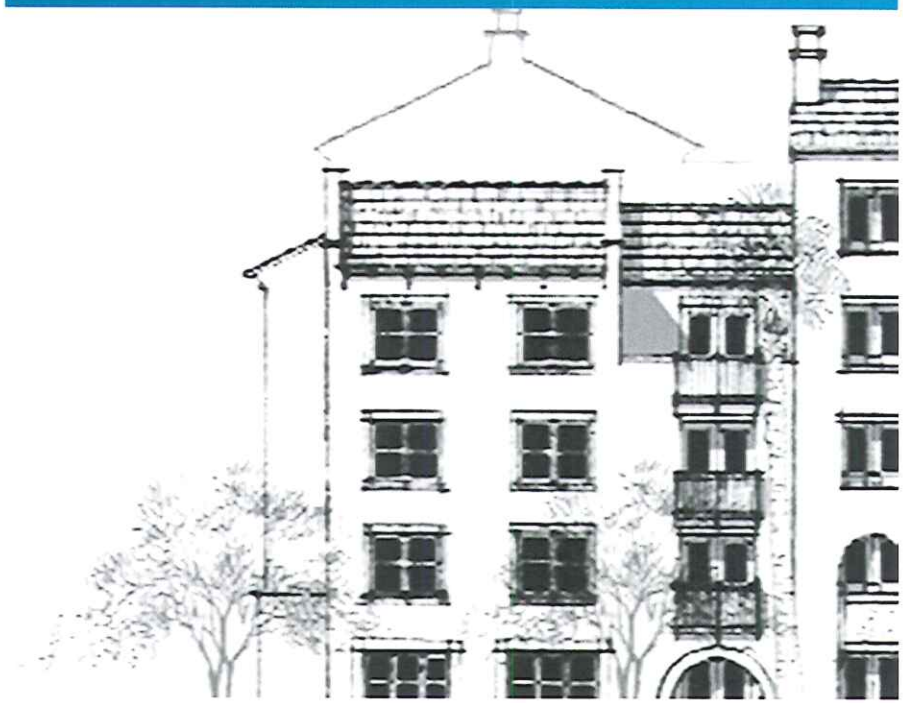


VILLAGES & COLONIES

○ Urban Colony



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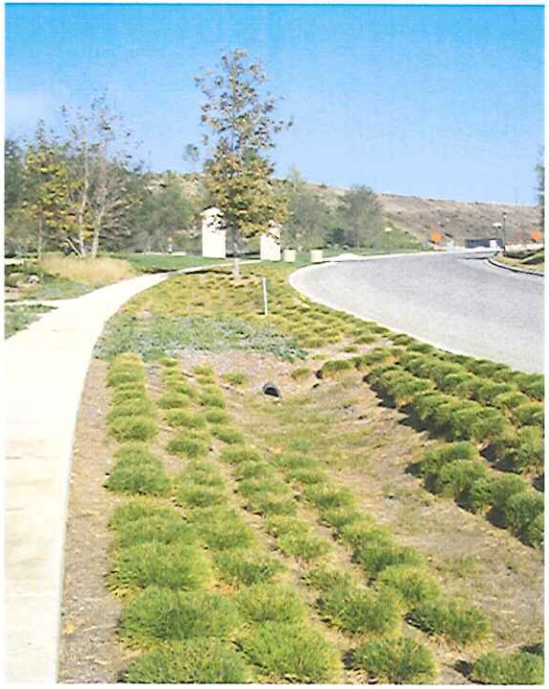

WATER QUALITY & GREEN STREETS

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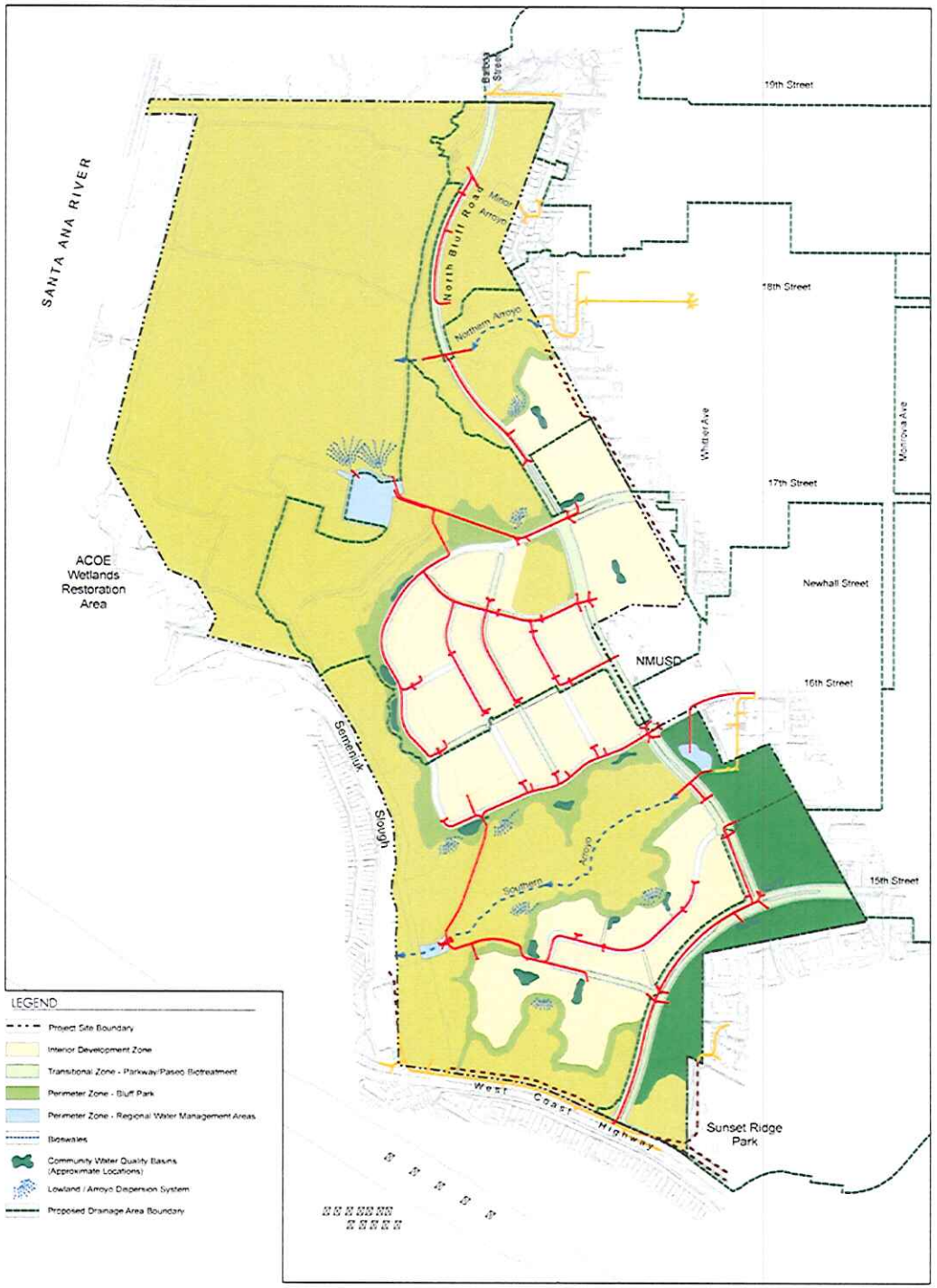
WATER QUALITY



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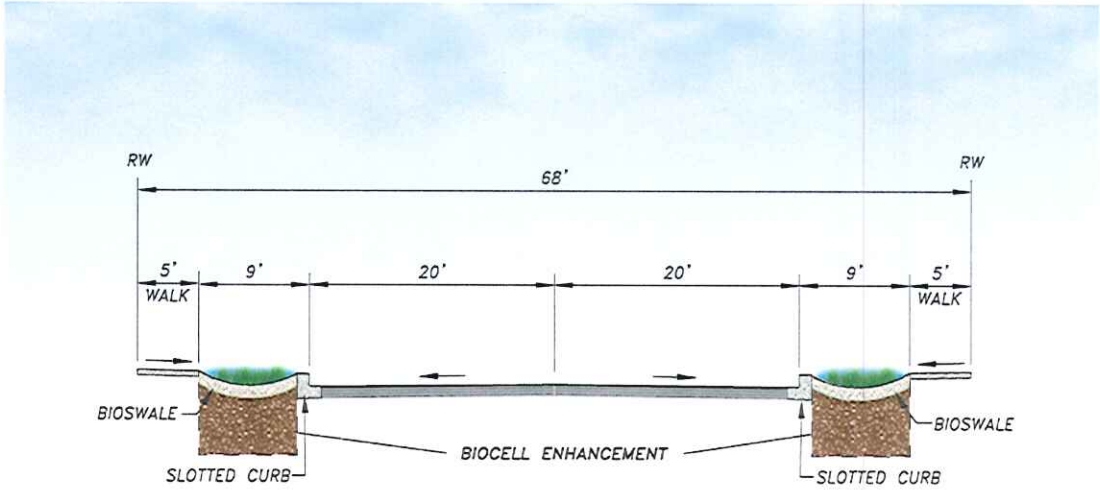
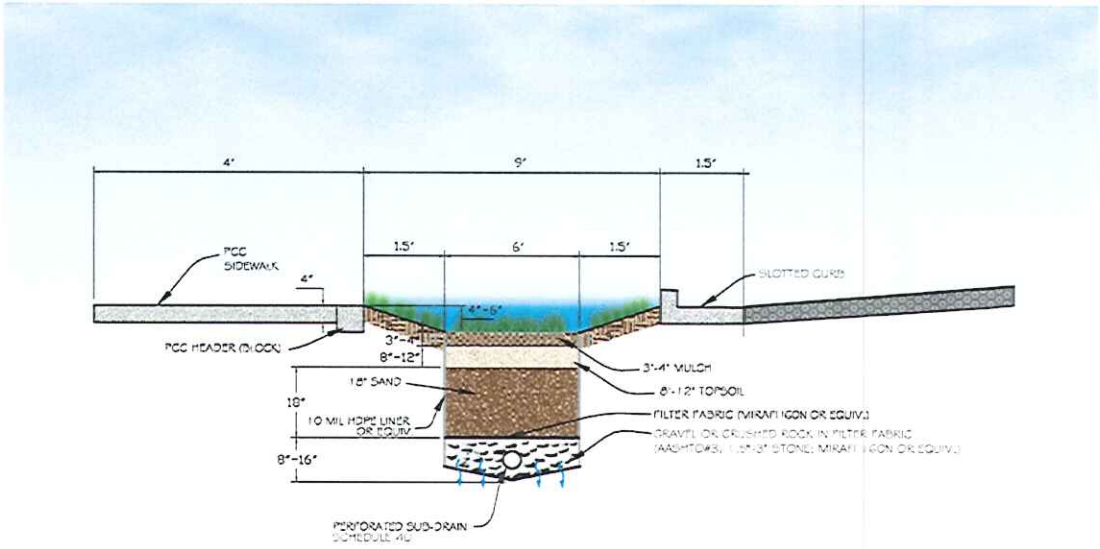
GREEN STREETS





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