

LIDO VILLAGE



DESIGN GUIDELINES

DECEMBER 2011



Dedication:

The following Design Guidelines for Lido Village were crafted in a collaborative working environment. Through the efforts of City of Newport Beach Staff, the Citizens Advisory Panel (CAP), local landowners, and business people, these Design Guidelines capture a future vision for the rebirth of Lido Village. It is through their concerted efforts that this document was created.

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LIDO VILLAGE

DESIGN GUIDELINES

Newport Beach, California County of Orange

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City of Newport Beach

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*Disclaimer: The renderings and section sketches contained within are artistic representations and are by no means the final designs for the Village. The City of Newport Beach maintains the right to review and comment architectural design improvements and landscape design matters within public and private lands in accordance with applicable regulations and policies. Final design and implementation directives will be addressed in the future with individual private project approvals or future capital improvement programs.

PREFACE



Newport Beach has been visited by millions of people for over a century. Those who have been here, cherish a vivid memory of the Newport Beach experience – its stunning setting amid the beach, the bluffs, and the bay; the charming coastal character; and the outdoor lifestyle. Over time, Newport Beach’s character has been shaped by dreams, memories, and experiences.

The planning effort for these guidelines focused on ways in which properties could be put to their highest and best use. This effort will continue beyond the adoption of this document as the City of Newport Beach administers the future design character of Lido Village and improvements that will take shape. By applying the collaborative recommendations of land owners, staff, CAP members, and the design team, the Village will redefine itself.

These Guidelines are to be used by owners who intend to renovate or rehabilitate existing structures, are planning for new construction, or have decided to make significant exterior or site improvements to property, or by the City while reviewing plans for approval. The City of Newport Beach intends to complement private land owners with public realm improvements that could include streetscape design, signage, lighting, hardscape and landscape elements. It is the hope that participants draw inspiration from this document to improve their properties, while enhancing the Newport Beach and Lido Village experience.

1.1 Location

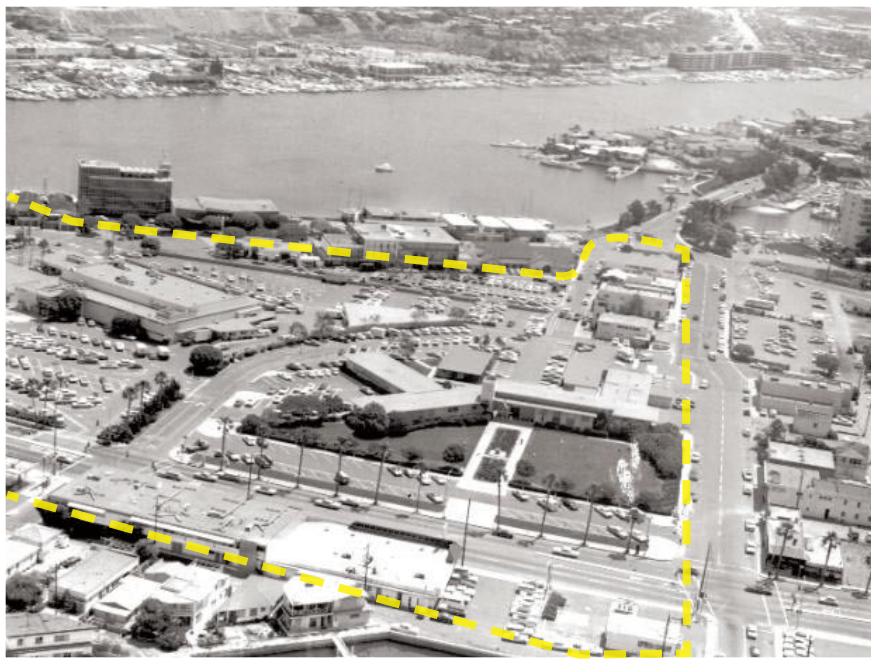
Lido Village is located on the Pacific Coast of Orange County, California, in the western portion of the City of Newport Beach. It is situated on just under 17 acres of property at the beginning of Balboa Peninsula, east of Newport Boulevard, south of the Arches Bridge, adjacent to the West Lido Channel, and north of 32nd Street. The setting is unique because of its waterfront exposure along Newport Harbor and proximity to the Pacific Ocean.

Regional access to Lido Village is provided by State Route 55, which terminates in Costa Mesa and becomes Newport Boulevard, and by Pacific Coast Highway, located on the north side of the Lido Channel. Primary access to the site is provided by Via Lido, Newport Blvd, and 32nd Street. This multi-modal Village is not only accessed by pedestrians and vehicles, but also by residents and visitors who use watercraft and bicycles as common modes of transportation.

Lido Village encompasses the site of the current Newport Beach City Hall (to be relocated in late 2012), the iconic Lido Theater and Via Lido Plaza, the Lido Marina Village, St. James Anglican Church, the First Church of Christian Scientist, as well as several retail and office properties.



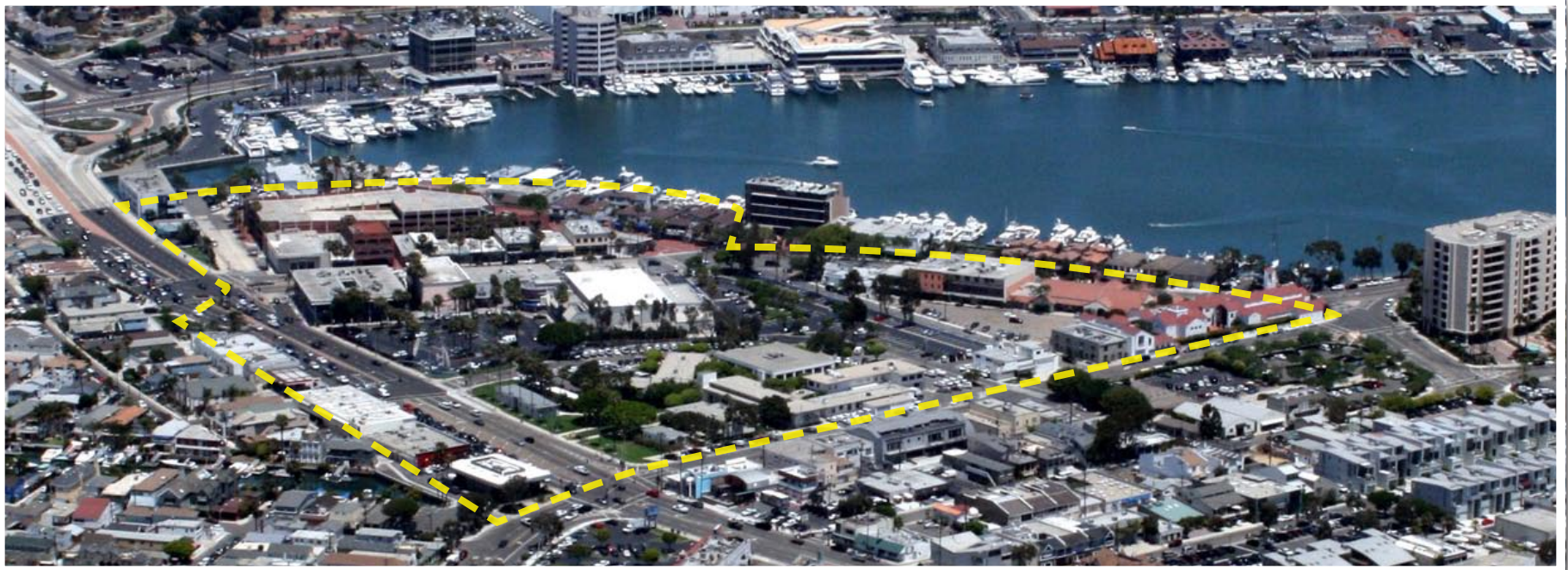
Vicinity Map



1.2 Summary and Objective

The vision for the area is to create a vibrant gateway Village in the heart of historic Newport Beach's Balboa Peninsula. A synergy of uses with boutique retail, office, entertainment, residential, and public use elements will be thoughtfully assembled into a unique Coastal California Destination. The efforts undertaken to create the Lido Village Design Guidelines seek to provide a memorializing document offering guidance and inspiration for area-wide improvements.

The objective of these Guidelines is to provide owners with strong positive images and a design vocabulary for the renewal of Lido Village. These Guidelines are intended to streamline the design and approval process by requiring property owners to adhere to the contents within. Special considerations or incentives may be provided for projects that provide enhanced amenities or public benefit, at the discretion of City officials. (Please refer to section 5.2 for considered incentives).



Lido Village Site - Then and Now



Existing Lido Village Conditions

The Guidelines are intended to be specific enough to describe elements that create a unifying “sense of place” while considering the economic realities of market conditions for owners and tenants various business needs. These Guidelines are not retroactive but rather provide guidance for future improvements. They are not meant to discourage unique or inventive design solutions. All entitlements of property within Lido Village will be able to refer to this document for design guidance with the assurance that others who follow will be held to the same or similar unifying set of standards.

While this document is intended to establish Guidelines for the visual character and aesthetic quality within Lido Village, it is important for property owners to be aware that all improvements are subject to applicable regulations and permitting processes imposed by, but not limited to, the following: the City of Newport Beach General Plan, Zoning Code, and Ordinances; California Environmental Quality Act (CEQA); California Building Code and Energy Efficiency Standards (Title 24); Local Coastal Plan; and California Coastal Commission.



Renovations Underway within Lido Village

2.1 The Lido Village Overview

Lido Village serves as the primary thematic gateway for Newport Beach's Balboa Peninsula. The Village provides local and regional destination retail, entertainment, and mixed-use services. Similar to other retail villages along the Peninsula, Balboa's Main Street and historic McFadden's Landing/Newport Pier, Lido Village has experienced numerous cycles of growth and protraction. The vision is to revive Lido Village as a vibrant destination, and mixed-use entertainment hub for surrounding neighborhoods such as Lido Island, West Newport, Balboa Peninsula, and Greater Newport Beach. A thoughtful approach, coupled with attractive and distinctive architecture and landscape elements, will ensure timeless execution as the Village evolves. Special considerations should be made for future tenant mixes that better serve visitors without neglecting residents' needs.

Lido Village is composed of 5 distinctive Design Areas: Lido Marina Village, Via Lido Plaza, City Hall, Lido Triangle, and Newport Boulevard Shops. (Refer to exhibit on page 2-3). Each one of these Design Areas is made up of multiple ownerships with varying degrees of intensity, use, and economic vitality. The primary focus for these Guidelines is to reinforce the built environment while respecting physical building forms and functional uses as they relate to the pedestrian experience within the Village. Style and character are secondary elements that will help contribute to the overall aesthetic placemaking of Lido Village. Landscape architecture recommendations serve as key unifying elements, linking the Village together by reinforcing the public realm (i.e. street right-of-ways, sidewalks, travel lanes, on-street parking, street trees, etc), pathways, view corridors, and outdoor spaces. It is within the public realm where the City of Newport Beach intends to provide guidance for landscape improvements that could enhance the overall vision for the Village as well as provide the greatest public benefit.



Aerial Photograph with Project Boundary

2.2 Village Cornerstones

The Design Guidelines for Lido Village feature four unique Cornerstones. References to these Cornerstones will be made throughout this document and identified by the symbols highlighted in the Cornerstone icons below. Land owners are encouraged to maximize the applications of these principles when considering property improvements.



Unification - *Creating a Sense of Place*

- Present a unifying theme for Lido Village.
- Define and enhance gathering spaces.
- Promote connectivity throughout the Village.
- Improve way-finding.



Flexibility - *Builder/Owner Friendly*

- Offer various options for achieving common goals.
- Allow for individual ownerships to make improvements independently and accommodate early entitlements.
- Grant regulatory weight to the guidelines as a design process tool for public and private property improvements.



Visual Appeal - *Create an Identity for the Village*

- Apply Coastal and Mediterranean architecture as the two base styles for the future of the Village.
- Illustrate vision for art, architecture, and landscaping.
- Create an attractive Gateway Village.
- Maximize view corridors and scenic opportunities.



Sustainability - *Economic and Environmental*

- Encourage environmentally sustainable practices.
- Conserve water resources and design for energy efficiency.
- Celebrate California friendly landscapes.
- Consider economic realities and viability.





Planning Area Boundaries

2.3 Design Areas & Goals

Lido Village is divided into five distinct Design Areas having unique physical attributes and design influences. Improvements should be inspired by improving physical interface of buildings, landscape, and circulation within each design area. It is also important to address the surrounding or adjacent land uses to ensure compatibility with form, function, and programming.

Lido Marina Village

At the northern point of Lido Village, the Lido Marina Village is the most visible gateway to the Balboa Peninsula. This Design Area is currently occupied by an eclectic mix of building types. Land uses include commercial office buildings, retail storefronts, a parking structure, and pedestrian-oriented businesses on the northern portion of Via Oporto and fronting onto the harbor. Development should strive to improve the edge conditions along major streets and improve the pedestrian experience along the waterfront, thereby attracting new tenant mixes to revitalize the Village.



Lido Marina Village Goals:

- Respect and complement existing taller buildings and massing.
- Implement quality building design and the use of authentic materials to influence design solutions.
- Improve edge conditions with Newport Harbor, Newport Boulevard, and Via Lido, reinforcing the gateway element.
- Use high quality materials for public space improvements that reinforce Village character.
- Maximize promenade and waterfront access to improve the public/visitor experience.
- Encourage the upgrade of dock and ramp systems with the reorganization of docks further away from pedestrian boardwalk to maximize views of the access to the harbor.

Via Lido Plaza

Via Lido Plaza is an existing mixed-use retail, entertainment, and commercial center with an anchor supermarket, supporting retail, theater, restaurants, and office uses. A series of small pedestrian friendly courtyards and walkways create a positive internal pedestrian experience. Improvements within this design area should seek to improve street front retail along Via Lido as well as improve pedestrian connectivity to adjacent properties. Careful attention should be paid to Newport Boulevard, ensuring retail visibility, pedestrian safety, and vehicular access.



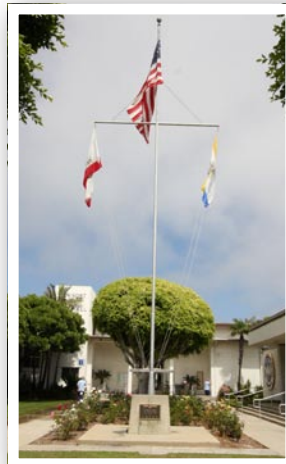
Via Lido Plaza Goals:

- Enhance retail, dining, and entertainment experiences within Via Lido Plaza.
- Complement secondary tenant retail mix by creating diverse façade treatments that encourage pedestrian & storefront interaction.
- Complement the unique design qualities of the Lido Theater and Griffith Building.
- Introduce quality materials in façade treatments, hardscape and softscape applications.
- Enhance pedestrian connectivity to other Design Areas.



City Hall

The relocation of the current City Hall site to a new state-of-the-art facility opens up a unique opportunity for redevelopment at a key intersection in Newport Beach. The site has a strong visual impact on the Village with connection to the beach along 32nd Street. Improvements should feature enhanced public spaces with a pedestrian focus. Major roadways should be improved, reinforcing pedestrian connectivity to the rest of the Village. New buildings should also relate to the mix of uses of the surrounding parcels.



City Hall Goals:



- Provide quality outdoor spaces that are publicly accessible.
- Improve the Newport Boulevard and 32nd Street interfaces to create a secondary gateway.
- Provide for increased building heights on the City Hall Site with emphasis on mixed use zoning.
- Incorporate a dynamic tenant mix that maximizes value without compromising existing owners and their tenant mixes.
- Balance residential needs with visitor services.
- Use appropriate architectural styles with historic references in the design elements of new buildings.
- Provide emphasis for pedestrian connections and public space.

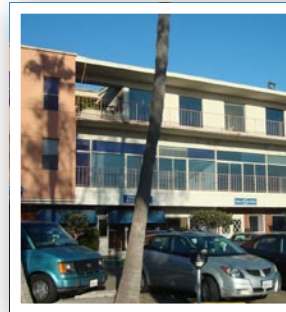
Lido Triangle

Lido Triangle contains the Lido Building, the St. James Anglican Church, and the First Church of Christian Scientist. These institutions, along with existing residential homes, have a distinct yet understated presence within the Village. Any improvements need to address the delicate interface with residents and church parishioners.



Lido Triangle Goals:

- Improvements should be sensitive to the less-intensive existing land uses of worship and residential sites.
- Traffic calming devices should be incorporated into Via Lido to promote safe street environments for residents and patrons.
- Building massing should be more horizontal in form, reinforcing the pedestrian interface.
- Pursue added joint parking opportunities.



Newport Boulevard Shops

This area within Lido Village includes a variety of storefronts facing Newport Boulevard on the west. A mix of retail shops and restaurants with offices on the second floor make up this study area. Included within this strip of commercial uses is the only gas station on the Balboa Peninsula. The southernmost property in this design area backs onto the Rivo Alto Canal. Because of the intensity of Newport Boulevard traffic, pedestrian safety and retail identity need to be considered. Storefront architecture and signage improvements combined with landscape design, enhanced pedestrian crossings, fixtures, and furnishings have the ability to transform this row of shops into a more vibrant corridor, framing the gateway to the Balboa Peninsula.



Goals:

- Complement Via Lido Plaza and City Hall Design Areas.
- Improve pedestrian experience and safety.
- Incorporate quality tenant mix that complements other Newport Boulevard parcels.
- Design building massing and storefront improvements to be more horizontal in form, reinforcing the pedestrian interface.
- Seek opportunities to incorporate view corridor access to the Rio Alto Canal into future design efforts when appropriate.

2.4 Village Edges and Boundaries

Lido Village is defined by distinctive edges that are made up of different elements with varying degrees of pedestrian and vehicular access and visual corridors. To the north and east, Newport Harbor defines Lido Marina Village down to Cannery Village. Newport Boulevard defines the western boundary of Lido Village, separating the shops from the rest of the Village. 32nd Street, to the south, separates Lido Village from Cannery Village. All of these edges represent opportunities to unify and link the surrounding areas to Lido Village. For example, proposing an iconic pedestrian bridge connection from the Village to PCH and Mariner's Mile.



Relationship of Lido Village Edges and Connections to Surroundings

Edge Condition Criteria

The Design Guidelines for Lido Village are intended to improve the urban experience. Key to this success is understanding and defining critical edges that make up the various study areas. The following section aims to provide guidance for improving the urban experience by addressing the pedestrian and building interface with additional internal pedestrian circulation, monumentation, and gathering places or nodes.

Because there are multiple ownerships and varying tenant mixes, addressing the public/private interfaces is critical for improving the Village. Architectural styling and detailing are important, however, that is not the primary focus of these Design Guidelines. Styles come and go, but good urban form stands the test of time.

The waterfront is a valued asset to the Village; however, there currently is limited accessibility to the waterfront for patrons and visitors. The design suggestions and applications presented in this section seek to provide property owners with the ideas and building blocks to enhance the visitor's experience and attract new tenants, patrons, and residents by paying careful attention to the treatment of visible edges and views.

The following series of diagrams are intended to depict the critical edges within each of the sub areas. It is important that critical edges are defined and support positive future development patterns within the Village. It should be noted that locations of certain landmarks/ monumentation and nodes are not fixed and should be considered with site specific improvements.

Street Focused Edge

- Image-defining façades with street orientation.
- Strong building/pedestrian interface.
- Unifying theme and character along street segment.
- Attractive entry and storefront features allowing indoor to outdoor transparency.

Buffer Edge

- Limited pedestrian and vehicular access.
- Achieve softening between uses of differing intensities.
- Promote landscape solutions with vertical emphasis.
- Encourage façade enhancements that are visually attractive.

Waterfront Edge

- Create strong pedestrian water interface, maximizing accessibility.
- Encourage visual corridors promoting water experience.
- Restrict back of house and service conditions.
- Image-defining façades with transparent pedestrian interface.

Service Edge

- Back of house or service conditions.
- Encourage special screening applications.
- Limited pedestrian access.

Primary Pedestrian Corridor

- Located along waterfront promenade and primary roadways.
- Encourage pedestrian-friendly safety measures.
- Enhance landscape elements.

Secondary Pedestrian Corridor

- Located along secondary streets and off-street corridors.
- Limited vehicular access.
- Private and public conditions that encourage multi-modal use.
- Taxi and bus drop zones, charter boat transfers, bicycle racks etc.



Pedestrian Connectivity and Critical Edge Diagram

Lido Marina Village Edge Conditions

Key Edge Condition Criteria

Lido Marina Village is one of the signature study areas within the Village. The primary focus of this study area should be improving the pedestrian experience along its edges while improving internal connectivity and exposure to the harbor. Key improvement points should consider the following:

- Including complementary landmark or monumentation improvements consistent with Via Lido Plaza at the corner of Newport Blvd. and Via Lido.
- Creating better connectivity and interface with the harbor edge along bulkhead.
- Establishing creative node or outdoor living room conditions within the study area.
- Addressing Newport Blvd. edge conditions north of Via Lido, thereby improving arrival and way-finding within the Village.
- Enhancing the pedestrian experience along Via Lido
- Relocating / redesigning the dock to improve views of the harbor.

Street Focused Edge

- Image-defining façades with street orientation.
- Create strong building/pedestrian interface.
- Unifying theme and character encouraged along street segment.

Buffer Edge

- Limited pedestrian and vehicular access.
- Achieve softening between uses of differing intensities.
- Promote landscape solutions with vertical emphasis.
- Encourage façade enhancements that are visually attractive.

Waterfront Edge

- Create strong pedestrian water interface, maximizing accessibility.
- Encourage visual corridors promoting water experience.
- Restrict back of house and service conditions.
- Image-defining façades with transparent pedestrian interface.

Service Edge

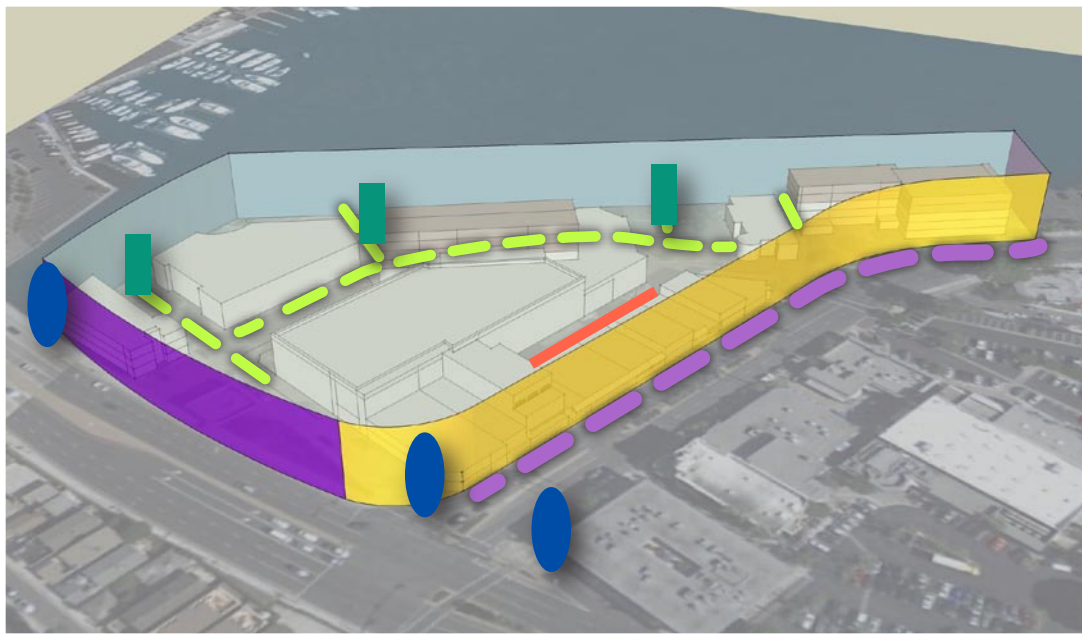
- Back of house or service conditions.
- Encourage special screening applications.
- Limited pedestrian access.



Key Map: Lido Marina Village



Lido Marina Village Design Area Edges and Corridors



Landmark Opportunity

- Vertical elements, way finding, and orientation.



Node Opportunity

- Formal and informal people places, outdoor living room, plazas, or building massing relief.

Lido Marina Village Design Area Edges and Corridors



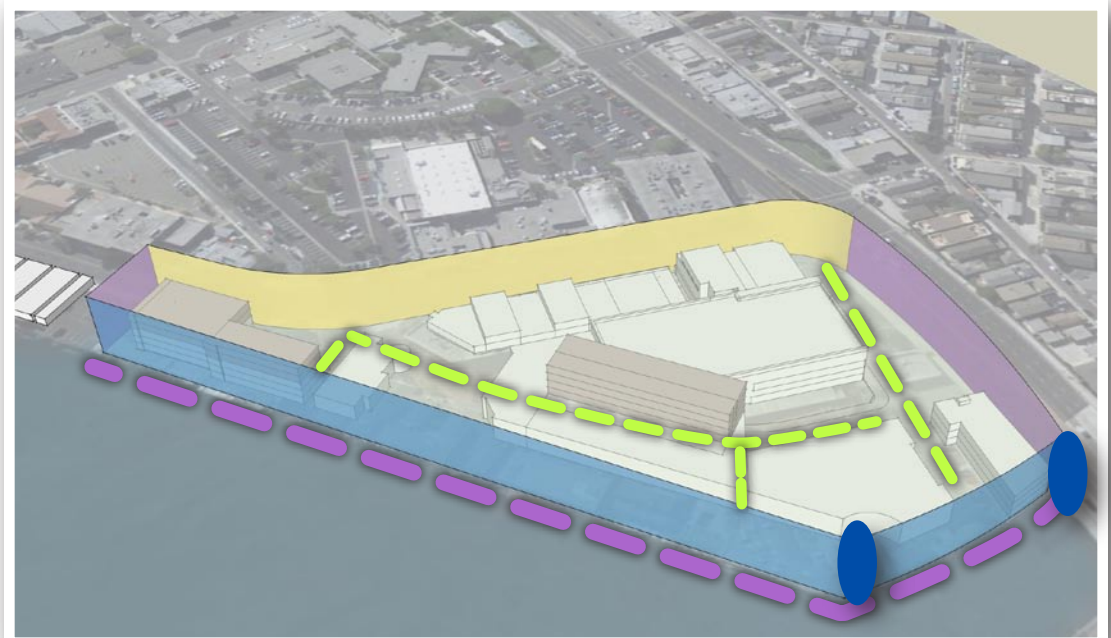
Primary Pedestrian Corridor

- Located along waterfront promenade and primary roadways.
- Pedestrian-friendly safety measures.
- Enhanced landscape elements.



Secondary Pedestrian Corridor

- Located along secondary streets and off-street corridors.
- Limited vehicular access.
- Private and public conditions that encourage multi-modal use.
- Taxi and bus drop zones, charter boat transfers, bicycle racks, etc.



Lido Marina Village Design Area Edges and Corridors

Via Lido Plaza Edge Conditions

Key Edge Condition Criteria

Via Lido Plaza is a dynamic mixed use retail entertainment parcel situated in the heart of the Village. The primary focus of this study area is improving pedestrian circulation and tenant exposure to major thoroughfares. Key improvement points should consider the following:

- Improving pedestrian connectivity within the parcel.
- Including Complementary landmark or monumentation improvements consistent with Lido Marina Village at the corner of Newport Blvd. and Via Lido.
- Providing adequate signage and exposure for tenants and way finding.
- Establishing creative node or outdoor living room conditions within the Design Area.
- Enhancing the pedestrian experience along Via Lido.

Street Focused Edge

- Image-defining façades with street orientation.
- Create strong building/pedestrian interface.
- Unifying theme and character encouraged along street segment.

Buffer Edge

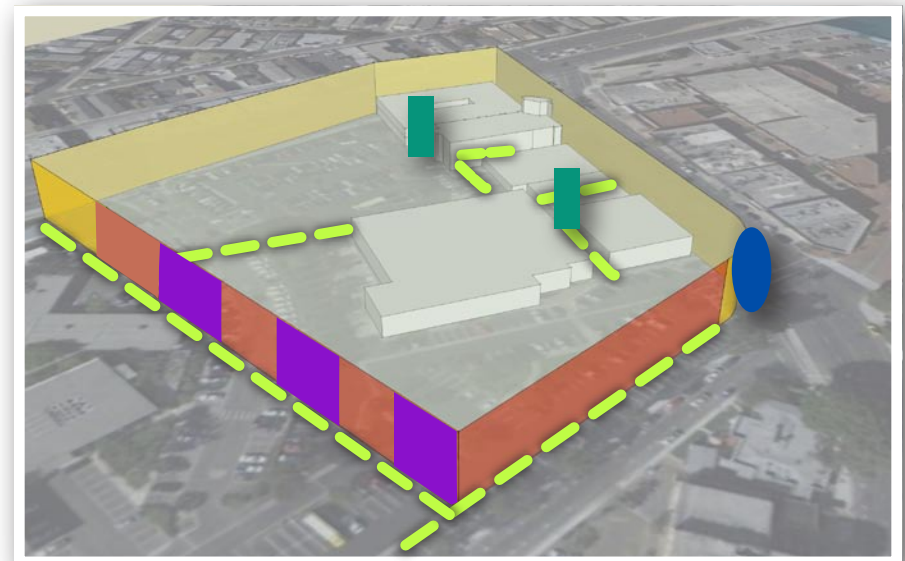
- Limited pedestrian and vehicular access.
- Achieve softening between uses of differing intensities.
- Promote landscape solutions with vertical emphasis.
- Encourage façade enhancements that are visually attractive.

Service Edge

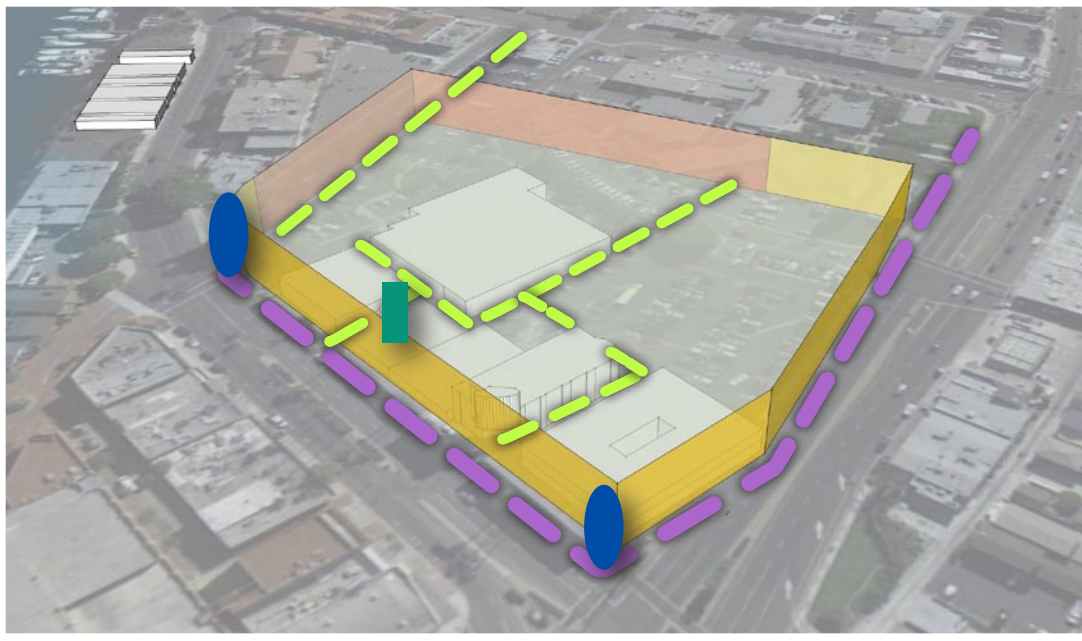
- Screened back of house or service conditions.
- Encourage special screening applications.
- Designated service vehicle corridors.



Key Map: Via Lido Plaza



Via Lido Plaza Design Area Edges and Corridors



 Landmark Opportunity

- Vertical elements, way finding, and orientation.

 Node Opportunity

- Formal and informal people places, outdoor living room, plazas, or building relief.

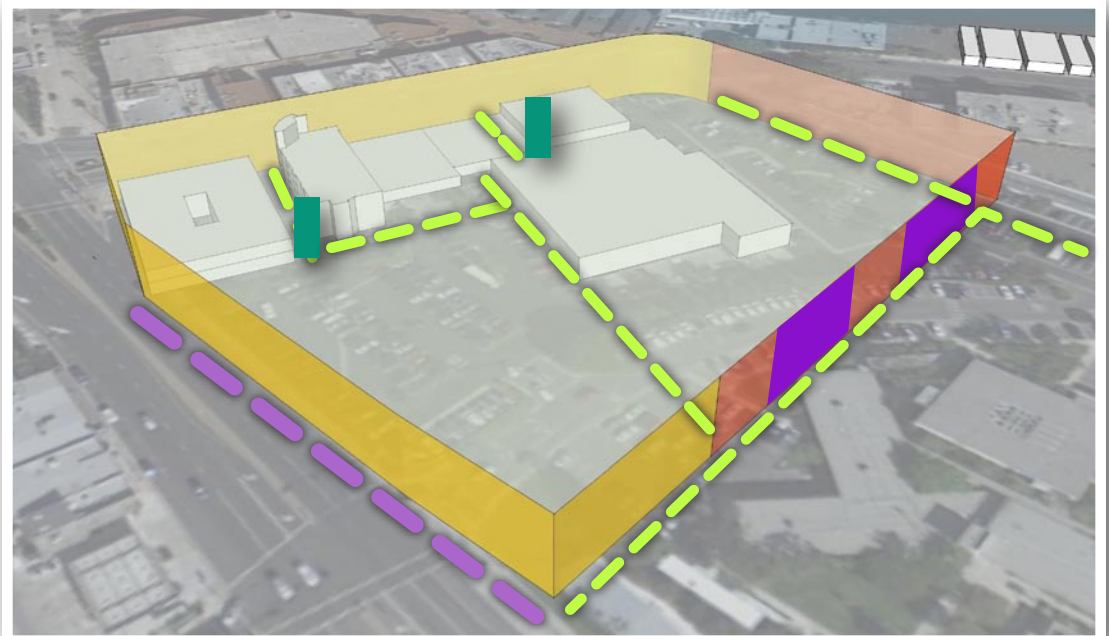
Via Lido Plaza Design Area Edges and Corridors

 Primary Pedestrian Corridor

- Located along primary roadways.
- Encourage pedestrian-friendly safety measures.
- Enhanced landscape elements.

 Secondary Pedestrian Corridor

- Located along secondary streets and off-street corridors.
- Limited vehicular access.
- Private and public conditions that encourage multi-modal use.



Via Lido Plaza Design Area Edges and Corridors

City Hall Edge Conditions

Key Edge Condition Criteria

The City Hall Site anchors the Village at the southwestern boundary, serving as the gateway and connection point to West Newport and the Pacific Ocean. The primary focus of this study area should promote Beach to Bay connectivity, public open space, and complementary tenant mixes within the area. Key improvement points should consider the following:

- Improving pedestrian connectivity within the parcel connecting the Beach to the Bay.
- Building and massing should address 32nd Street and complement the existing building forms.
- Incorporating public or civic spaces for people gathering and events.
- Include Village-wide landmark or monumentation improvements.
- Minimizing vehicular access along Newport Blvd. and 32nd Street to mitigate pedestrian & vehicular conflicts.
- Improving the pedestrian experience along Newport Blvd. and 32nd Street.

Street Focused Edge

- Image-defining façades with street orientation.
- Create strong building/pedestrian interface.
- Unifying theme and character encouraged along street segment.

Buffer Edge

- Limited pedestrian and vehicular access.
- Achieve softening between uses of differing intensities.
- Promote landscape solutions with vertical emphasis.
- Encourage façade enhancements that are visually attractive.

Service Edge

- Back of house or service conditions.
- Encourage special screening applications.
- Limited pedestrian access.



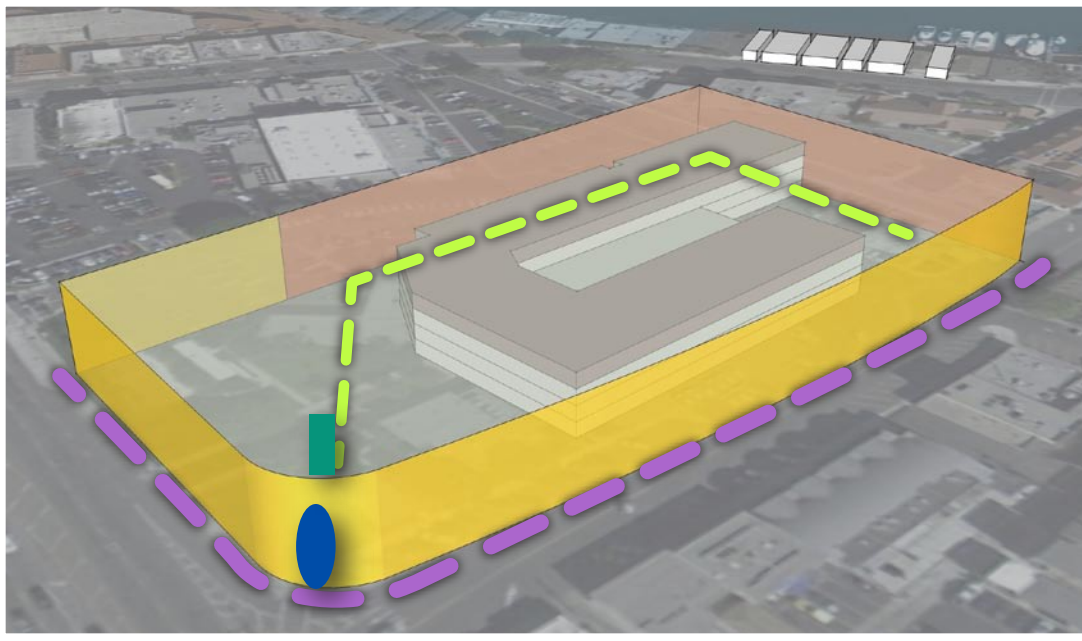
Key Map: City Hall

Primary Pedestrian Corridor

- Located along primary roadways.
- Encourage pedestrian-friendly safety measures.
- Enhanced landscape elements.

Secondary Pedestrian Corridor

- Located along secondary streets and off-street corridors.
- Limited vehicular access.
- Private and public conditions that encourage multi-modal use.



City Hall Design Area Edges and Corridors



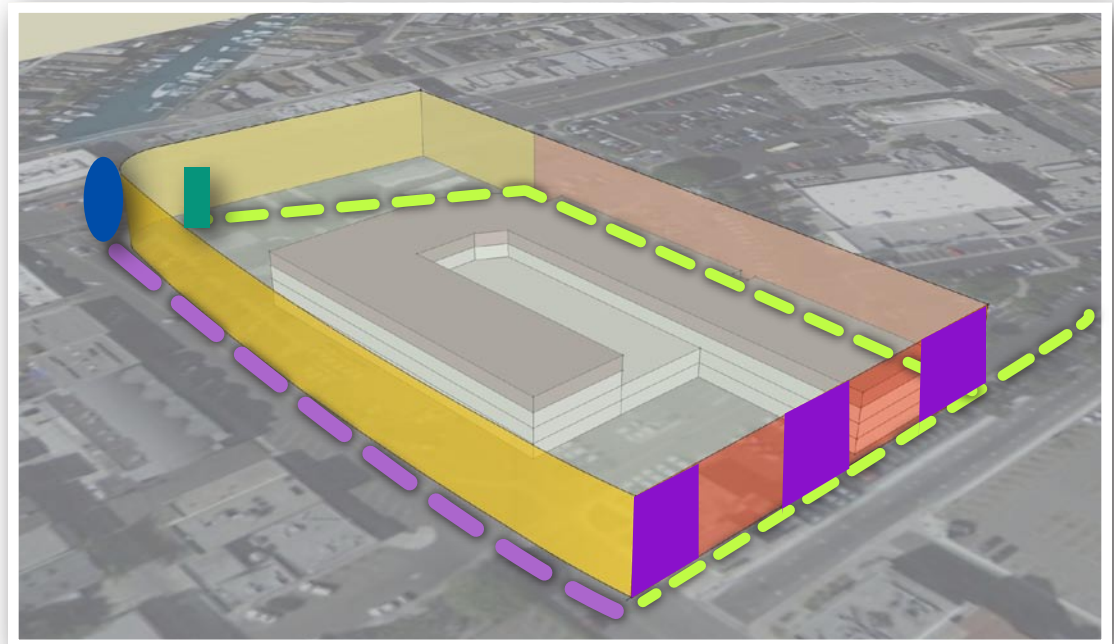
Landmark Opportunity

- Vertical elements, way-finding, and orientation,



Node Opportunity

- Formal and informal people places, outdoor living room, plazas, or building relief.



City Hall Design Area Edges and Corridors

Lido Triangle Conditions

Key Edge Condition Criteria

The Lido Triangle parcel is a transitional piece between more active retail uses, worship sites, and residential areas on Lido Island. The primary focus of this Design Area should continue to reinforce these transitional zones while improving vehicular and pedestrian circulation. Key improvement points should include the following:

- Improving the pedestrian experience along Via Lido, Via Oporto, Via Malaga, and 32nd Street.
- Including internal pedestrian connectivity from Via Oporto to the Bay.
- Providing creative node or outdoor living room conditions within the Design Area.
- Addressing service needs within Via Lido Plaza without sacrificing improvement opportunities.



Street Focused Edge

- Image-defining façades with street orientation.
- Create strong building/pedestrian interface.
- Unifying theme and character along street segment.



Buffer Edge

- Limited pedestrian and vehicular access.
- Achieve softening between uses of differing intensities.
- Promote landscape solutions with vertical emphasis.
- Encourage façade enhancements that are visually attractive.



Service Edge

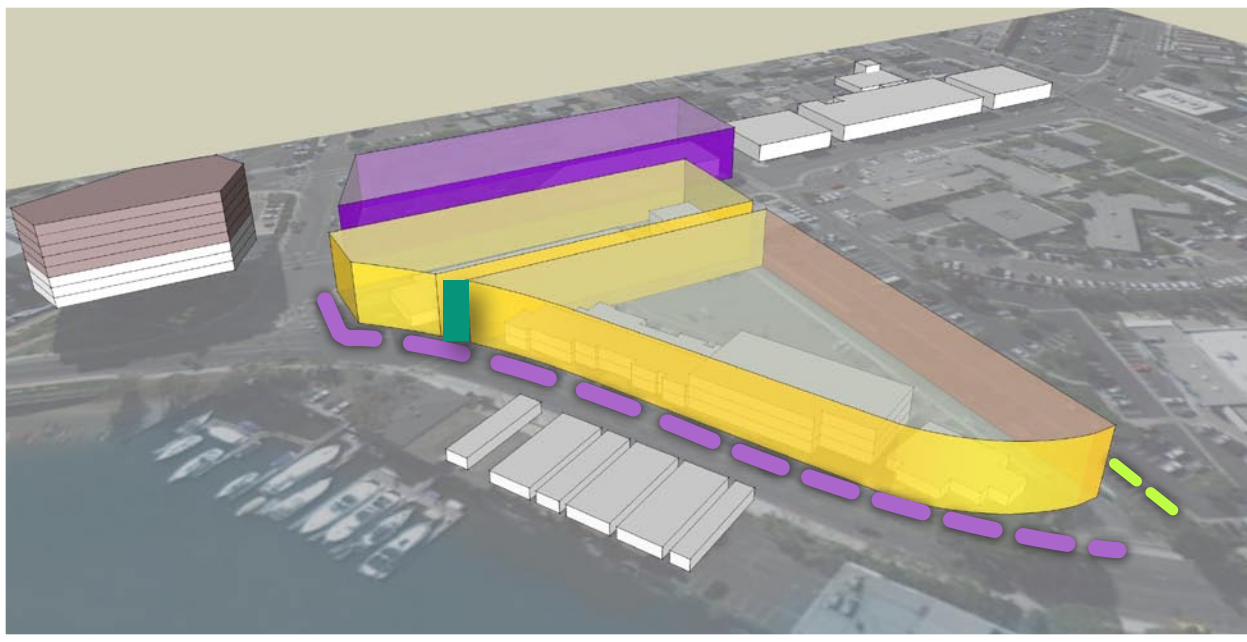
- Back of house or service conditions.
- Encourage special screening applications.
- Limited pedestrian access.



Key Map: Lido Triangle



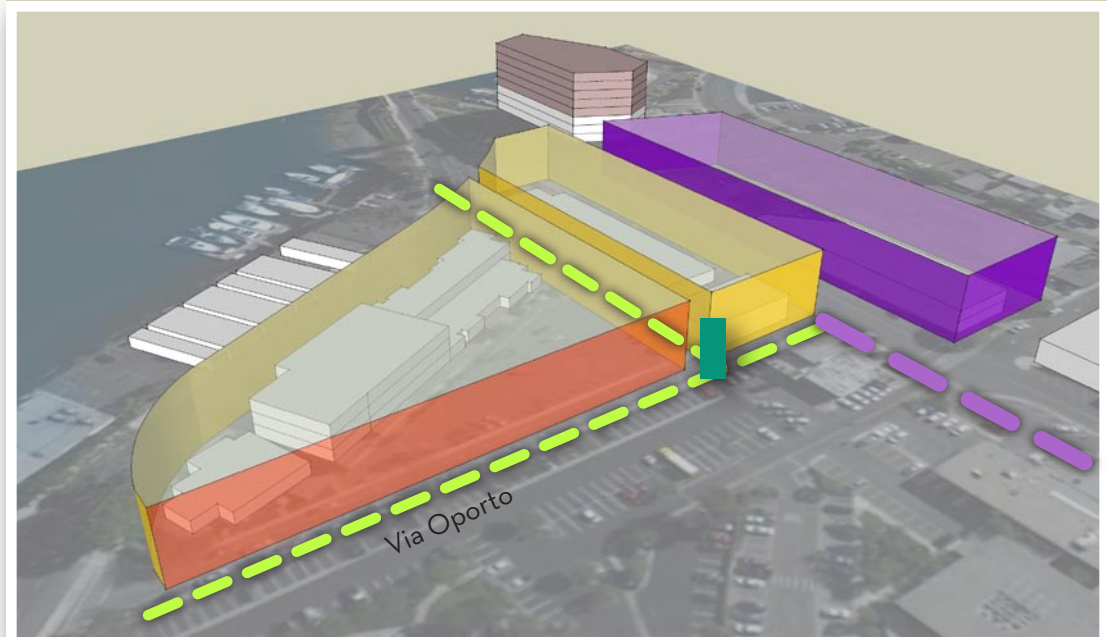
Lido Triangle Area Edges and Corridors



- Node Opportunity**
- Formal and informal people places, outdoor living room, plazas, or building relief.

Lido Triangle Design Area Edges and Corridors

- Primary Pedestrian Corridor**
- Located along primary roadways.
 - Pedestrian-friendly safety measures.
 - Enhanced landscape elements.
- Secondary Pedestrian Corridor**
- Located along secondary streets and off-street corridors.
 - Limited vehicular access.
 - Private and public conditions that encourage multi-modal use.



Lido Triangle Design Area Edges and Corridors

Newport Boulevard Shopkeeper Conditions

Key Edge Condition Criteria

The Newport Boulevard Shopkeeper parcels on the west side of the Boulevard play a crucial roll in defining the western edge of the property. Stretching the length of two other Design Areas, the buildings and uses for the area help reinforce the future theme and character of the Village. The primary focus for this Design Area should seek to improve pedestrian safety without sacrificing tenant exposure. Key improvements points should include the following:

- Providing an improved pedestrian experience along Newport Boulevard.
- Improving building interface with public streets.
- Improving service conditions along back alley and residential areas.
- Seeking to leverage Rivo Alto Canal as a visual amenity.

Street Focused Edge

- Image-defining façades with street orientation.
- Create strong building/pedestrian interface.
- Unifying theme and character encouraged along street segment.

Buffer Edge

- Limited pedestrian and vehicular access.
- Achieve softening between uses of differing intensities.
- Promote landscape solutions with vertical emphasis.
- Encourage façade enhancements that are visually attractive.

Waterfront Edge

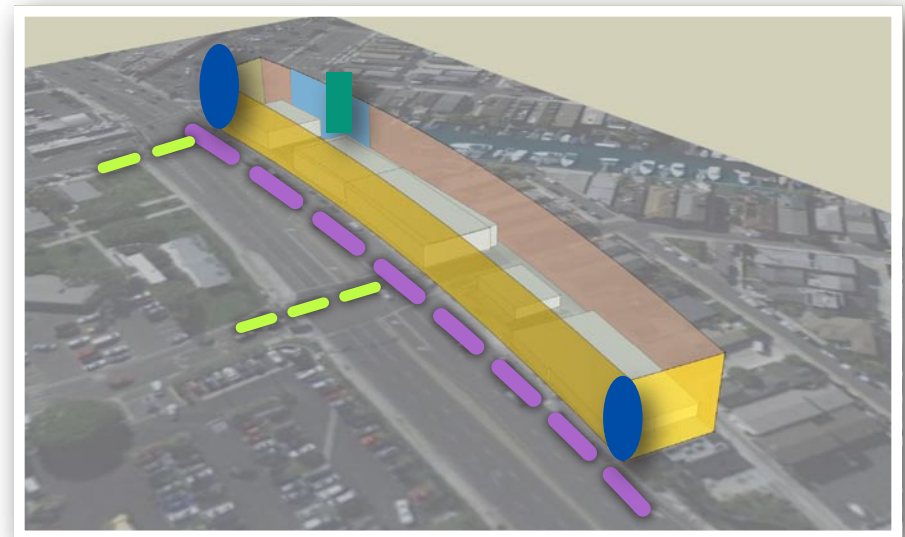
- Create strong pedestrian water interface, maximizing accessibility.
- Encourage visual corridors promoting water experience.
- Restrict back of house and service conditions.
- Image-defining façades with transparent pedestrian interface.

Service Edge

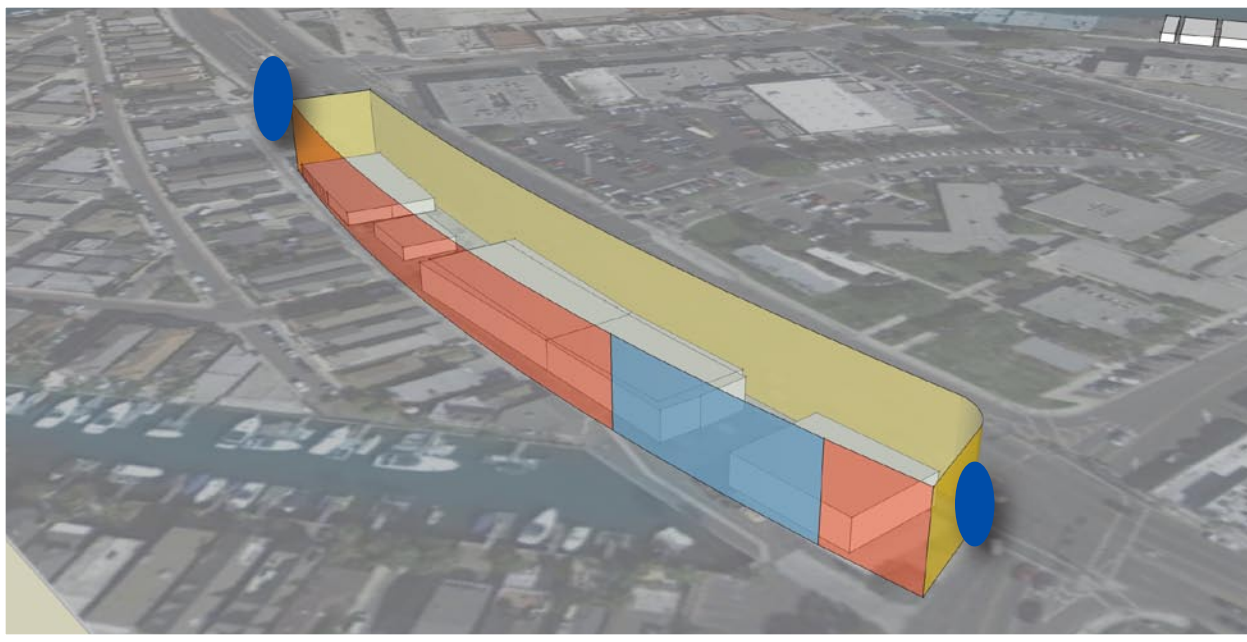
- Back of house or service conditions.
- Encourage special screening applications.
- Limited pedestrian access.



Key Map: Newport Boulevard Shops



Newport Boulevard Shopkeepers Design Area Edges and Corridors



Landmark Opportunity

- Vertical elements, way-finding, and orientation.

Node Opportunity

- Formal and informal people places, outdoor living room, plazas, or building relief.

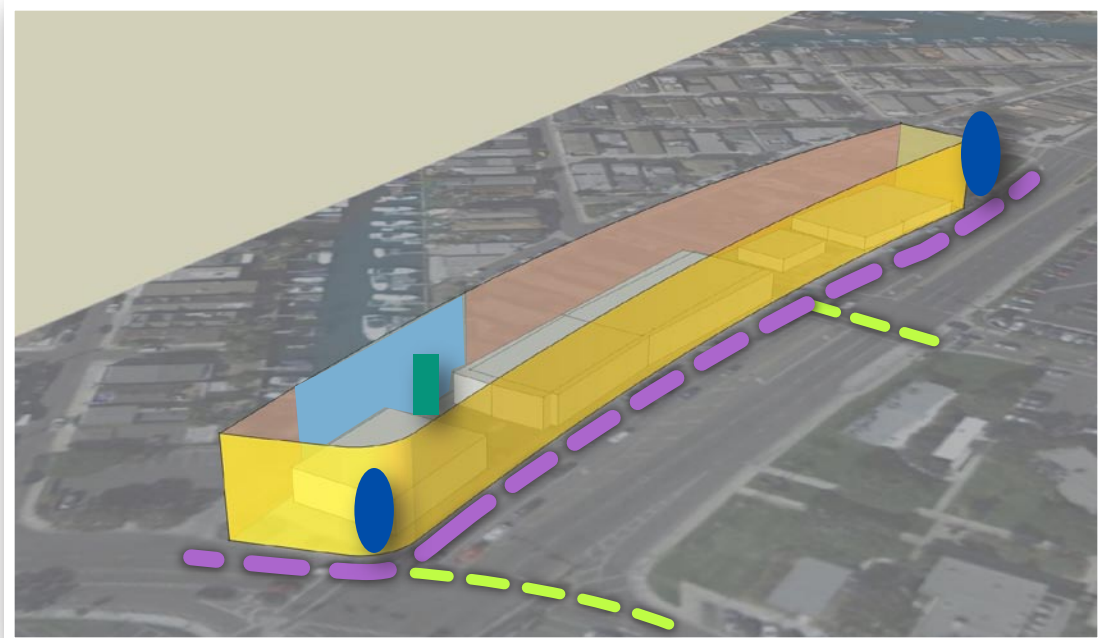
Newport Boulevard Shopkeepers Design Area Edges and Corridors

Primary Pedestrian Corridor

- Located along primary roadways.
- Pedestrian-friendly safety measures.
- Enhanced landscape elements.

Secondary Pedestrian Corridor

- Located along secondary streets and off-street corridors.
- Limited vehicular access.
- Private and public conditions that encourage multi-modal use.



Newport Boulevard Shopkeepers Design Area Edges and Corridors



Engaging the water's edge

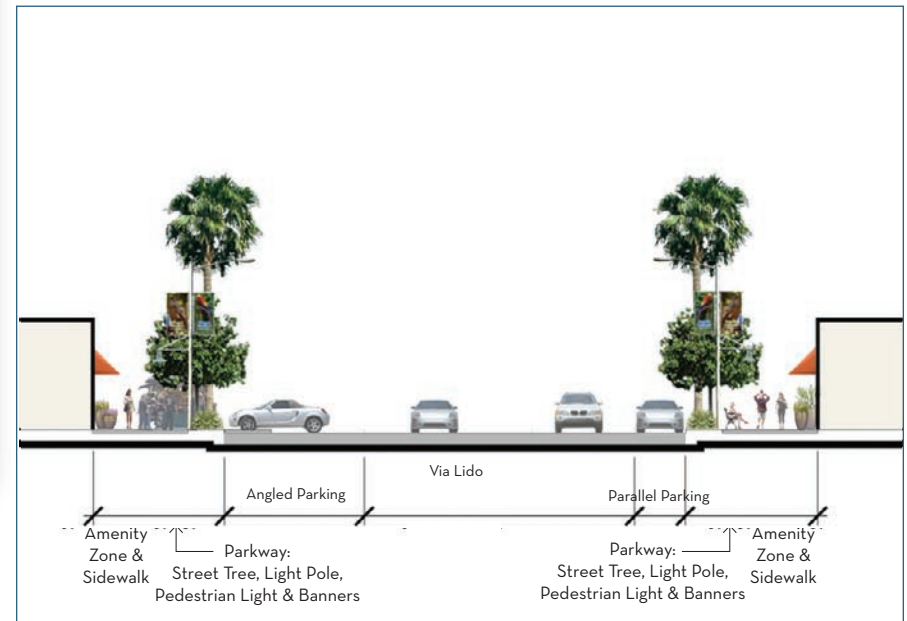


Activated Pedestrian Connection

2.5 Pedestrian Connections and Open Space

Because Lido Village is situated along Newport Harbor and within a short distance to the beach, it is important that these Guidelines promote the enhancement of that connectivity. Public improvements will be coordinated with land owners to ensure quality and continuity during the design process. Land owners will be encouraged, where needed, to incorporate clearly defined pedestrian pathways and nodes that encourage walkability and people places within the Village. Landscaping paired with hardscape treatments are intended to reinforce the area's maritime influences.

Streets offer vehicular and pedestrian circulation that reinforce the visual recognition of the location within the Village. Streets are a fundamental component of the public realm and are not just for vehicular conveyance. For example, Via Lido could be modified by increasing sidewalks, introducing angled parking and eliminating the existing landscape median (see below for proposed concept street section). Any street improvements within the Village should be designed with the pedestrian in mind. Because there are major roadways and high volume streets, pedestrian safety is of utmost concern.



Typical Street Cross-Section



Artist's Rendering Of Pedestrian Activated Via Lido

2.6 Sustainability

Consideration for the environment and sustainable building practices is a cornerstone of the Lido Village Design Guidelines. It is important to note that these sustainability components are to be realistic and implementable and not a burden to existing land owners. This document will outline varying degrees of applications and practices that could be incorporated into property improvements, offering the land owner different options for accomplishing energy efficient and resource-conscious designs. These design elements will be highlighted throughout the document in the form of sustainable practices and will be easily identified with the following symbol: 🌱

Sustainable Concepts

- Implement environmental policies established by the City of Newport Beach (CNB) and identify incorporation strategies to improve the quality of the Village. Please refer to CNB Municipal Code section 14.17 for landscape strategies and water consumption. Also refer to CNB Municipal Code section 14.36 for water quality standards. Additional information is also provided within the City of Newport Beach General Plan.
- Improve indoor/outdoor air quality and improve energy efficiencies within buildings.
- Promote use of alternative transportation, thus reducing dependence on the automobile (i.e. attractive bus stops, bike racks, and bike storage).
- Decrease the urban heat index by incorporating design elements that reduce the heat island effect.
- Enhance the environmental quality of the site by reducing pollution of waterways, controlling and treating runoff, and maintaining mature trees and native vegetation.



Shaded Paseo



Unique Finishes



Green Street

3.1 Introduction

The intent of the architectural objectives of the Design Guidelines is to create a framework for future development that assists in implementing the future vision of Lido Village. The Guidelines provide design and implementation goals and standards based upon existing conditions and local context. Because the Village is comprised of

5 individual design-areas that could be a stand-alone project unto themselves, the full potential of delivering a quality project can only be accomplished through an integrated design approach.

The following section seeks to establish a “Go Forward” strategy that addresses reinforcing the urban experience within the Village.



Iconic Buildings of Newport Beach

3.2 Architectural Guidelines

Building forms and massing define and create dynamic urban spaces. Future building design and improvement components of Lido Village structures can be broken down into the simple design elements of base, body, and roof. By respecting these simple elements and utilizing the following architectural styles, new improvements will create a strong architectural theme and character for the Village. Application of good design principles that are sensitive to scale, proportion, identity, lighting, colors, texture, and landscape are expected. Below are a series of elements and applications that should be considered when designing for new construction or rehabilitation within the Village. An integrated approach using modern construction practices and authentic materials will ensure quality and continuity.



The following bullets represent building elements that landowners and or tenants should consider when improving properties within the Village.

- Building orientation and site planning.
- Form and massing.
- Facade.
- Storefronts.
- Roofs.
- Materials.
- Doors.

- Windows.
- Shading.
- Signage.
- Lighting.
- Parking.
- Back of house treatments.

The architectural Design Guidelines that follow address each of these elements, and draw references back to the four Village Cornerstones through use of these bullet-point symbols:

- ❖ Unification
- Flexibility
- * Visual Appeal
- 🌍 Sustainability



Building Orientation and Site Planning

The arrangement of buildings on a site influences the quality of the urban environment and should create opportunities for public gathering spaces, encourage outdoor living, and invite patronage. Buildings and sites should be oriented as follows:

- ❖ Create a unified and consistent alignment of building facades that define and address the street.



Oriented to Intersection



Oriented to Boardwalk



Oriented to Courtyard



Oriented to Waterfront Plaza

- ❖ Arrange buildings to create outdoor spaces including plazas, squares, eating areas, arcades and open spaces.
- ❖ Orient and design buildings, parking and walkways to foster and serve pedestrian connectivity.
- * Orient building entry or architectural statements toward major street frontages or intersections.
- * Where possible, configure parking to allow the building to be closer to the street to improve pedestrian accessibility.
- * Orient buildings to maximize view opportunities while minimizing the visual impact of the building on existing viewsheds.
- 🌍 Orient buildings to maximize sunlight exposure.
- 🌍 Position buildings to take advantage of prevailing winds.
- 🌍 Consider passive solar design when locating building openings, windows, and overhangs.

Building Form and Massing

Building form and massing play a critical role in framing urban environments. Buildings within the Village should support and enhance the public realm by addressing the following criteria:

- Taller or large single-tenant buildings should use articulation to create visual interest in the building and reduce the overall mass. Articulation should include one or more of these variations:
 - Vertical offsets-
 - Horizontal offsets-
 - Usage of more than one material-
 - Entry/corner elements.
- Massing at street intersections should include one or more of the following:
 - Feature a prominent design element to engage corridor views-
 - Step-down massing elements to interface with the streetscape-
 - Provide a built-out and simple unified design statement.



Prominent Intersection Massing



Tower Highlighting Entry



Variation in Wall Planes

- * Building forms should be aesthetically designed and well-proportioned, resulting in a balanced composition of elements.
- * Layering of wall planes and volumes are encouraged to provide rhythm, dynamic building forms, and shadows.
- * Building massing should consist of a mix of heights, within or between buildings, to add visual interest to the streetscape.
- * Buildings should articulate the line between the ground and upper levels with a cornice, canopy, balcony, arcade, or other architectural feature.
- * Towers and other vertical/prominent building features may be used to accentuate key elements such as building entries, pedestrian nodes, plazas, or courtyards.

Facade Treatments

Building façades should respect the public realm edge by controlling and/or limiting encroachments that could impede pedestrian connectivity and retail exposure. Building designs will be required to support and activate the public realm, and plazas and encourage accessibility.

- Projections, overhangs, and recesses should be used sparingly to enhance shadow articulation and scale to building facades. Such elements include, but are not limited to the following:
 - Small awnings (cloth, metal, wood).
 - Minimal overhanging balconies.
 - Eave or cantilevered overhangs.
 - Tower elements.
 - Window/door surrounds.



Articulation of Structural Rhythm



Projections and Recesses



Ground Floor Definition

- * Monolithic buildings of a single form and height should be articulated with layered wall planes, banding, architectural details, and/or materials. Variety in hue and texture further help to avoid an undesirable monotony.
- * Horizontal definition between uses, generally between the first- and second-story, is encouraged.
- * For residential uses balconies and/or sill treatments are encouraged on upper stories to articulate the facade.
- * Underlying structure of buildings should relate to the rhythm of column bays, storefronts, pilasters, fenestration, as well as material and color applications.

Storefronts and Street Interface

Well-designed storefronts should be incorporated to add vitality to the streetscape, encouraging pedestrian as well as vehicular traffic.

- The quality of the pedestrian environment should be activated by architecturally vibrant storefronts featuring one or more of the following:
 - Planter walls.
 - Outdoor seating and dining spaces.
 - Enhanced trellises.
 - Accent or festive lighting.
 - Awnings or canopies.
 - Large transparent windows.
 - Recessed openings and entry ways.
- ❖ Buildings should have a unified design theme along pedestrian or major corridor elevations.



Festive Lighting

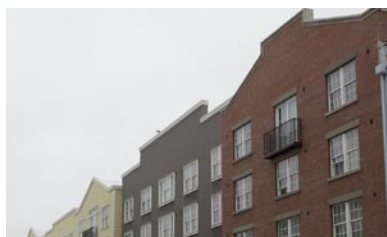


Natural Material Emphasis at Ground

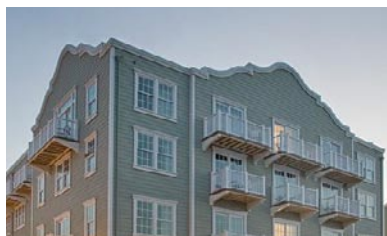
- ❖ Architectural elements that create sheltered pedestrian areas are encouraged.
- * Buildings should have articulation along auto and pedestrian corridors to generate pedestrian scaling and visual interest along the streetscene.
- * Ground floors should have storefront design with large windows and entries encouraging indoor and outdoor retailing.
- * Authentic building materials such as brick, stone, tile, wood, and concrete should be used at ground level while synthetic materials such as stucco, simulated stone, plastic, and foam can be used for upper levels.

Roof Considerations

- * Roofs should be designed for functionality while enhancing and complementing the overall architectural design of the building.
- * Vertical roof plane breaks, changes in building/ridge height, or other accent roof forms are encouraged.
- * Form and materials should be integrated into the overall design vocabulary of the building.



Variation in Roof Planes



Wrapped Parapet



Integrated Solar Panels



Roof Garden

- * Fascia elements should be consistent with the primary design style.
- * Parapets, when used, should be contiguous and incorporate side/rear elevation returns to eliminate false front and or unfinished appearance.
- * For small additions or remodels, the roof materials should be compatible with the existing roofing.
- 🌐 Consider installation of skylights or solar tubes on rooftops.
- 🌐 Utilize reflective cool roof systems; however, the reflectivity of the roof should be tempered if the roof can be viewed from above.
- 🌐 Landscaped green roofs, roof gardens, and rooftop terraces are encouraged.
- 🌐 Installation of solar panels is encouraged and should be integrated into the roofing system where feasible.

Materials and Applications

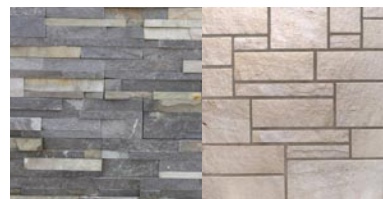
- * Select building materials and colors that will positively complement the proposed styles of the Village and other buildings on the same street as well as surrounding areas.
- * Appropriate exterior facades should include authentic materials such as wood, brick, stone, steel and glass, and smooth finish stucco. Do not use more than two primary materials for any one structure. Other materials can serve as accents.
- * If primary façade building materials are to be painted, shades of white and muted tones reminiscent of the sky, sea, and sand (browns, grays, greens, blues) are preferred. Additional colors can be used as an accent for trims, doors, shutters, etc.



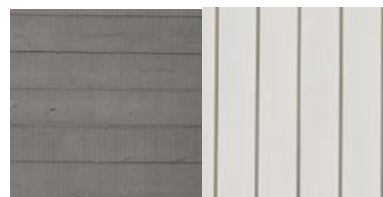
Brick



Smooth Stucco



Stone Veneer



Siding

- * Accent colors for trim and small areas of color should be complementary to the building color. Varying accent colors should be used to create variety.
- 🌐 Building materials that are accessible in the region or are manufactured using regionally-available materials are encouraged.
- 🌐 Use of materials having recycled content are encouraged.
- 🌐 The use of low-VOC paints, finishes, sealants, and adhesives are encouraged to help support air quality.
- 🌐 Oil-based products or those containing formaldehyde should be avoided.

Material Wrapping

Because Lido Village is an urban setting, nearly all sides of buildings are exposed. All building elevations should use materials consistent with those on the primary facade if visible from public streets or neighboring properties and should be carefully designed with similar detailing, comparable quality, and compatible materials.

- * Materials and horizontal elements such as trim, banding, and balconies should wrap around building corners along highly visible edges.
- * Parapets, when used, shall be contiguous and wrap building sides to reduce the “false front” appearance.



Detailing on All Visible Edges



Primary Materials Wrapping



Balconies Wrapping

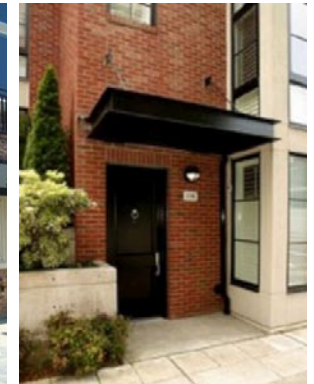
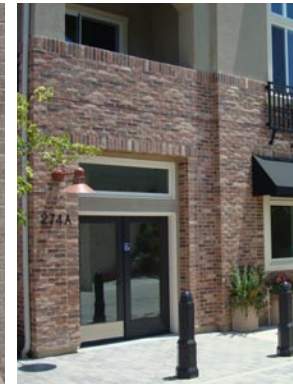
Door Treatments

As one of the most important parts of the facade, the main entrance should be easily identifiable. Architectural detail should be incorporated into the ground-floor façade to create a welcoming entrance.

- * Doors and entryways should be compatible with the architectural style of the structure.
- * Entrances should address the primary street or pedestrian pathway.
- * Glazing used in doors should be reflective for office entrances and transparent for retail or business entrances. Residential doors should reflect more of a sense of privacy with opaque glazing or solid door treatments.
- * Retractable or roll-up doors used on a storefront or business are encouraged.



Retractable Doors on Restaurant



From Left to Right: Office, Retail, and Residential Door Treatments

Windows and Glazing

- * Windows should be consistent in style across the façade.
- * Transparent glazing is preferred to smoked or reflective glazing in storefront window designs. Office and residential glazing can incorporate greater degrees of opacity and privacy.
- * To the extent possible, upper-story fenestration should be vertically aligned with the location of windows and doors on the ground level.
- 🌐 Install energy-efficient windows using low-emitting and double-paned glass.
- 🌐 Operable windows are encouraged, not only for visual appeal, but also to promote ventilation and invite natural sea breezes.
- 🌐 Day lighting should be promoted by taking advantage of indirect, northern light, particularly through use of skylights and clerestory windows below the roofline.



Retractable Storefront Window Upper Clerestory Window



From Left to Right: Retail, Residential , and Office Window Treatments

Shading and Awnings

- * Awnings that are functional for shade or shelter from the elements are encouraged.
- * Awnings should fit the shape and scale of the window or door they are sheltering and should be designed to be compatible with and complementary to building signage and design.



Opaque Glass Diffuses Light



Metal Awning Shelters Entrance



Light Shelves Diffuse Daylight



Canvas Awnings in Unified Theme

❖ The use of multiple awnings along a building facade should be of similar scale and material. Awnings along a continuous row of buildings should create a unifying theme along that particular street.

🌐 Deep overhangs, cantilevers, trellises, and/or shade trees on south- and west-facing elevations should be incorporated to control solar heat gain through windows.

🌐 Use of light shelves or fins to bounce and diffuse natural light entering indoor spaces, should be considered to increase energy efficiency.



Creative Use of Shade Devices

Building Signage

Signage should be appropriately scaled to the building or surface onto which it is placed, should not obscure important architectural features, and should be readable by both pedestrians and drivers approaching the site. All signage should be compliant with the minimum standards established by the City of Newport Beach.

- * Integrate signage with the design and scale of the architecture.
- * In buildings with multiple storefronts, a coordinated approach to signage throughout the building is particularly important. Use signs of similar size, proportion, and materials on each store.
- * Design building identification signs that are durable in the maritime climate, legible, and artful.



Artful Use of Lettering



Visible to Pedestrian and Driver



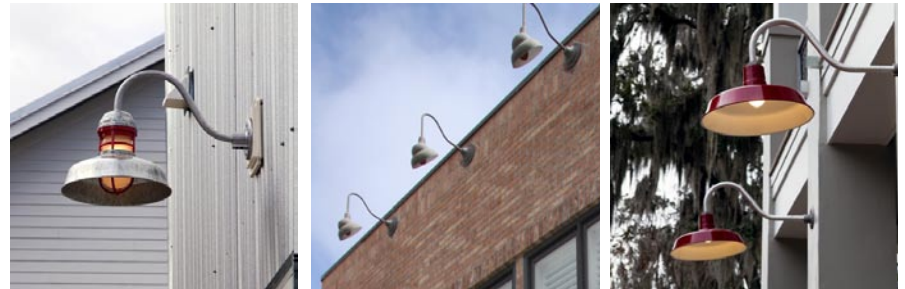
Examples of Modern Metal Signs



- * Use mounting methods that are permanent and sturdy.
- * Avoid signs with interchangeable copy unless a permanent mounting method is used for the surround.
- * Avoid signs that incorporate flashing, motion, exposed neon, or spotlights.
- * Enhance Village way-finding, with sign artwork and themed directories.

Architectural Lighting

- * Select pedestrian-scaled light fixtures appropriate to building type and location.
- * Use soft, even lighting fixtures for illuminating entries and signage to avoid harsh shadows and high contrast.
- * Choose durable materials such as powder-coated or galvanized steel.
- 🌐 Use energy efficient lighting fixtures such as LEDs and compact fluorescent (CFL) bulbs.
- 🌐 Reduce excessive use of outdoor flood lighting by shielding fixtures or directing light downward.
- 🌐 Install solar-powered fixtures where practical.
- 🌐 Consider use of photocell fixtures to detect dusk and dawn.



Examples of Gooseneck Fixtures



Examples of Shielded Lanterns

Parking Structures

Parking garages should be screened from the public right-of-way whenever possible. Structures that cannot be screened should then incorporate decorative screening, greenscape, artistic murals, or application of stylized façades.

- * Parking garage design shall complement the design vocabulary of the attached or adjacent buildings.
- * Incorporate form, materials, color, and details from the attached or adjacent building.
- * Garages should not exceed the height of the attached or adjacent building.
- * Roof/parapet/fascia treatment should match or complement the attached or adjacent building.



Creative Use of Wood Planks



Use of Architectural Screening



Use of Landscaped Screening

- * Parking structures should have the visible edges articulated with landscaped screening and/or change in materials.
- * Exterior materials should incorporate a degree of transparency to permit light and visibility into the structure.
- * Interior design elements should promote defensible space safety including warm lighting, ample heights, and clearly-defined pedestrian corridors.
- * Control vehicle headlight and rooftop lighting spill-over.
- * Incorporate bicycle parking and storage accommodation
- * Possible Electric Vehicle charging stations

Back of House Treatments

Back of house treatments should be considered with as much emphasis as storefronts and side elevations. Design solutions for hiding back of house services should be integrated into the architecture without sacrificing day-to-day operation and efficient function.

- * Utilities, waste collection areas, and equipment shall be discreetly located and visually minimized. Accessory buildings should be generally smaller than the principal buildings on site.
- * All accessory buildings and freestanding equipment/or service enclosures must be compatible in color, texture, materials, and style with the principal building.
- * Electrical and utility equipment should be installed below grade or within the interior of a building wherever possible. Otherwise, equipment should be incorporated into the architecture and/or screened with landscaping or decorative enclosures.
- * Roof-mounted equipment should be screened from ground level using parapets or other effective screening methods.
- * Waste disposal and container storage areas should not be located within the public right-of-way or near the building's primary entry.



Attractive Alley Condition



Trash Enclosure

- * Loading and service areas should be provided for each building/tenant. Loading and service areas should be located to the side or rear of the building. Screening of these areas shall be provided by the use of walls, decorative fencing, or landscaping, limiting views from public streets.
- * Incorporate shared loading docks driveways and common waste collection areas between adjoining commercial sites to the extent practical.
- * Provide attractive secondary building entrances for rear parking.

3.3 Architectural Styles

For over 100 years, Newport Beach has evolved a style of architecture that is fitting for a world class beach City. Elements of classic American architecture have been used over time in a vernacular that is appropriate to the beach setting. Through a collaborative public/private process, two architectural styles emerged to best represent a “go forward” pattern for the Village. While there are mixed styles existing within the surrounding area, the two styles of Coastal and Mediterranean were selected based upon the historic relevance and future vision. Application of these two styles should be authentic in form, function, and material composition.

Renovations of existing buildings should maintain, if not optimize, the integrity of the selected styles to ensure architectural continuity. While these styles are based upon historic precedents, they shouldn't necessarily be recreated using past techniques. Improvement or new structures, featuring traditional detailing, should implement current construction and design methodologies.

The styles and supporting images listed herein represent the future vision for Lido Village. Land owners and designers are encouraged to use the following imagery as inspiration to develop creative solutions. Exact recreation of enclosed style applications and buildings is not encouraged.



Proposed Conceptual Marina Promenade

Coastal

The City of Newport Beach has a rich and storied past, present, and future with strong ties to the ocean. Both private and industrial maritime uses have shared the harbor for over 100 years. The Coastal style reflects this heritage with its subtle nautical elements and modest utilitarian forms reminiscent of seafront structures in American coastal towns. Examples of this style can be seen along Mariner’s Mile in Newport Beach. The conversion of use from industrial to commercial and residential have influenced the form and function of the structures over time.

The characteristics of this eclectic style include simple gable roofs, tight overhangs/rakes, trellises, and simple block massing. Siding materials may consist of wood siding, board-and-batten, and shingles. Buildings appear to have been designed to withstand coastal conditions and often have a weathered appearance. Standing seam metal roofs or asphalt shingles are appropriate roofing materials. Colors are chosen to blend into the landscape, with subtle pastel hues. Decorative highlights include painted trim in white or another contrasting color.



Mediterranean

The Mediterranean Style is a family of architectural styles that originate from southern coasts of European countries. These are not strictly a European vernacular, but rather are an American stylization gathering influences from Spanish, Italian, French, and Andalusian. Broad overhangs, courtyards, and strong connections between indoor and outdoor spaces were easily adapted to the Southern California climate and lifestyle. High, open ceilings with heavy massed facades complement urban settings with retail and commercial users.

This style is typically simple and elegant. Rectilinear forms are predominantly symmetrical in composition. Wall panes with clearly defined openings and entry detailing are common with storefront applications. Roof pitches are typically shallower with gabled and shed design reducing the overall height appearance of the building forms. Exterior wall planes are integrated into the building design with simple stucco covering. Warm muted base colors with complementary accent colors are common within the style. Courtyards are integrated within the building forms and are encouraged within the Village. Stone or brick accents and veneers, reminiscent of the Tuscan vernacular, are discouraged within the Village.



Combining Styles and Progressive Applications.

Within Lido Village, there are multiple styles of existing architecture and interpretive vernaculars. As the future vision of the Village evolves, Coastal and Mediterranean styles are intended to become the predominant styles when landowners and their tenants choose to upgrade their properties. Because these styles are unique within their own definitions, combining styles should only be done with great consideration and caution. For example, the Monterey style of architecture, with the combination of stucco on the first floor and wood siding on the second, could be a case where the two styles are combined. Any improvements should avoid looking dated and forced.

By drawing inspiration from these two styles, progressive applications may be applied to new construction or remodels. Improving parties can and should look for creative design solutions while respecting the heritage of the style. Massing, forms, materials, and colors could be used

to convey a progressive or modern design interpretation. High quality materials should be used whenever possible to ensure authenticity within the design execution.



Coastal and Modern Elements



Prairie influences



Historic and Modern elements

- Avoid mixing different decorative motifs in building ornamentation.
- Avoid combining elements of more than two architectural styles.
- Use a consistent blend of stylistic treatments throughout all visible building facade.
- Chose materials that complement one another.
- Pair smoother surfaces with heavily textured materials to create an appealing contrast.
- Apply colors, materials, and architectural details strategically to create a visual hierarchy.

4.1 Introduction

Lido Village is a significant gateway to the Balboa Peninsula. The landscape and hardscape elements are fundamental components for revitalizing Lido Village. While architecture is important, the landscape (plants and hardscape materials) will become the unifying elements that tie the Village together to create a true sense of place. Components of the beach, harbor, and California Friendly plants are the predominant themes incorporated into the design aesthetic.

This section describes the design intent for the Village gateways, intersections, streetscapes, plazas, gardens, and common areas, both public and private. In addition, auxiliary and service spaces surrounding buildings will be addressed with design solutions.

The public realm (i.e. street right-of-ways, sidewalks, travel lanes, on-street parking, street trees, etc), will be a critical component of the landscape improvements within the Village. The intent of the Design Guidelines is to provide design guidance rather than specific applications. The ultimate design and detailing should draw inspiration from this document and eventually be implemented through proper City improvement directives. It is the intent of the City of Newport Beach to provide the greatest public benefit by improving and utilizing City property to spur revitalization for the Village as a whole.



Sunset in Newport Beach: Silhouettes of the Iconic Fan Palm.

4.2 General Landscape Character

The landscape tree rhythms, paving textures, shrub massing are intended to be the unifying element of the Village. A simple palette of palm, ever-green shade trees, and semi-tropical varieties with a simple ground-plane of rich paving materials will provide visitors and residents with an enhanced experience. High quality materials should be used to improve the “sense of place” that recalls the rich and colorful history of Lido Village. Progressive applications with these classic materials should be considered but used appropriately to convey modern and timeless execution. Decorative banners, colorful planters adjacent to storefronts, and lively public and private plazas should be encouraged to improve excitement and flair within the Village. Amenity features such as site furnishings, fountains, lighting, and signage will also complement and unify Lido Village.



Universal Landscape Guidelines

- ★ Village amenities and features shall have a distinctive character that is both progressive and timeless, serving to strengthen the identity of the district as a cohesive whole.
- 🌍 Landscape transitions between buildings, parking lots, and roadways should be created to encourage pedestrian connectivity, enhance the aesthetics of the development, and facilitate efficient storm water management, both in quality and quantity. These transitions can and should include bio-swales that maximize storm water management benefits.
- 🌍 Impervious surfaces should be limited, favoring planting areas. Where hardscape is necessary, permeable pavers should be considered whenever possible. Where permeable pavers are not an option, light colored concrete with shell aggregate should be considered (see page 4-20 for example).
- 🌍 Shading devices should also be implemented in order to help reduce the urban heat island effect. Strategies for shading may include the use of shade/canopy trees in parking lots and roadways and the use of architectural shading devices such as solar panel arrays, awnings, trellises, shade ‘sails’, and umbrellas in pedestrian areas.
- 🌍 California Friendly plant species with low watering requirements and characteristics that are compatible with the climate, soils, and setting should compose the majority of the plant palette.
- 🌍 The irrigation systems for the Village’s planting areas shall be designed, constructed, managed, and maintained to achieve as high efficiency as possible.
- 🌍 Buildings and landscape elements should be sighted to maximize energy savings through passive techniques such as day lighting, natural ventilation and appropriate use of shade and buffering from the elements.
- 🕒 Due to the geographic location of this district, any future development should strive to make this as walkable and pedestrian-friendly as possible through the use of bike lanes, wide sidewalks with buffers to roadways, and/or opportunities for alternative modes of transportation.
- 🌍 The preservation of mature trees should be encouraged wherever feasible.
- 🌍 New or renovated planter areas should be a minimum of 5’ x 5’ whenever possible, allowing for a significant shade or palm tree to be installed. Additionally, all median planters shall include non-planted maintenance strips.



Conceptual Monumentation

As an underlying theme throughout the Village, landscape, hardscape and open space improvements should draw influences from the Coastal and/or Nautical themes. For example, drawing inspiration from the proud sailing heritage of Newport Beach, a series of icon sail elements could be introduced as vertical features within the Village. Much like the different regattas, such as the Newport to Ensenada Race or the Flight of the Snowbirds, the sails should be of varying sizes and configurations. These sails would be light and thematic, made from high-tech weather resistant material that could be transparent during the day and light up at night. Clusters of these sails could be placed throughout the Village replicating the pageantry and excitement of these heralded regattas and the area's maritime heritage. These elements could also serve as the thematic monumentation, announcing ones arrival into Lido Village.

These concepts are offered in the following character renderings on the facing page to inspire a future vision for the Village. A combination of public art and landscaping elements should be applied on a Village wide basis to ensure continuity and quality. The City of Newport Beach retains the rights to review and comment on landscape design matters within both public and private lands in accordance with these Guidelines and applicable zoning and land use regulations and policies. Final design and implementation directives will be addressed in the future with individual private project approvals or future public capital improvement programs.



Key Map: Study Area



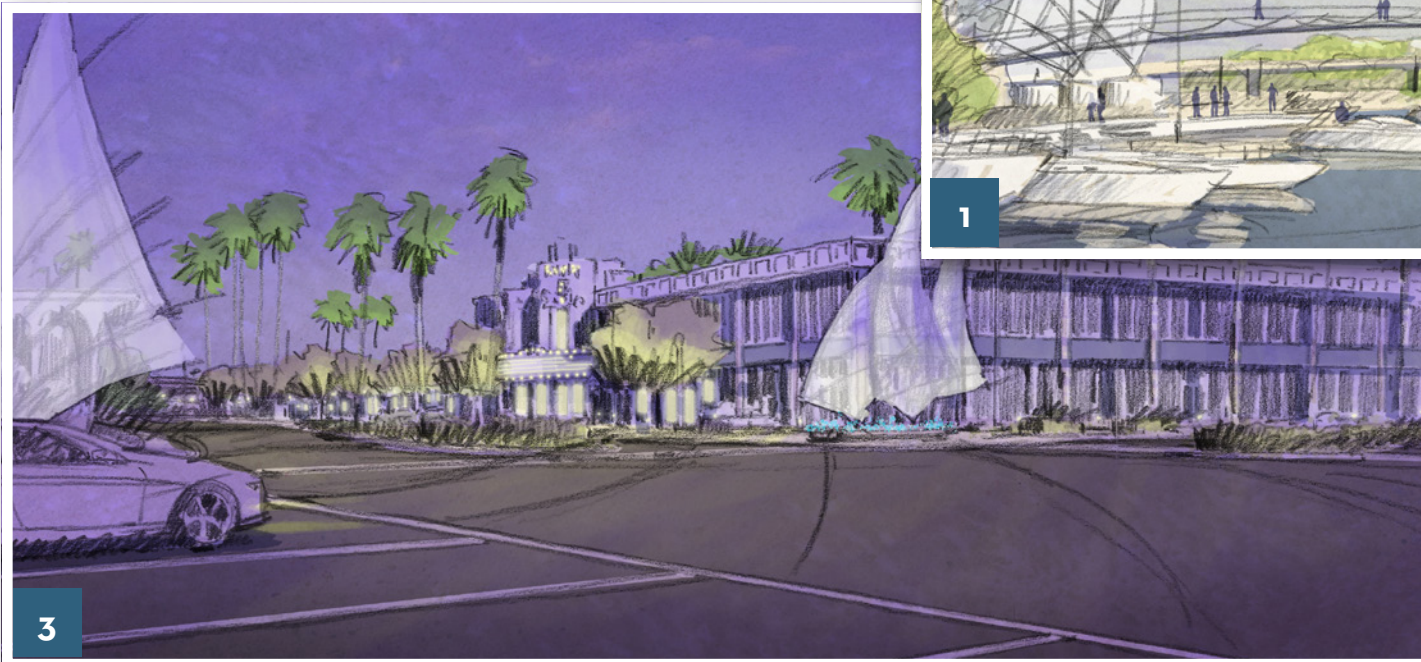
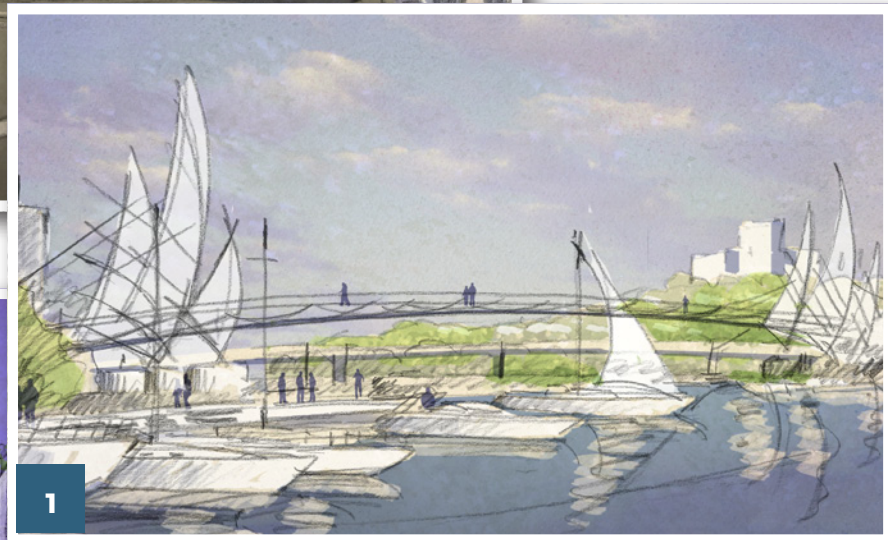
Historic Flight of the Snowbirds Regatta



Newport to Ensenada Race



Possible Icon Features



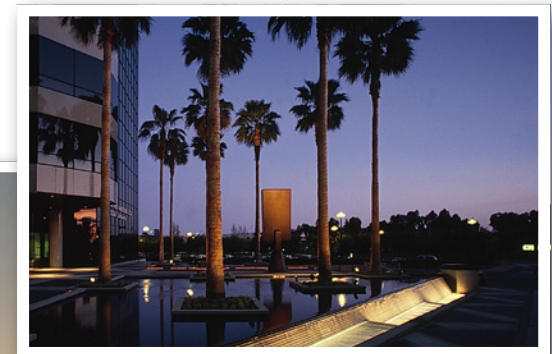
4.3 Arrival Gateway Intersection

A celebratory gateway is envisioned at the intersection of Newport Boulevard and Via Lido in order to provide an identifiable icon of Lido Village and to announce arrival onto Balboa Peninsula. The concept will honor the nautical tradition of Newport Beach and utilize the timeless beauty of rich paving materials and iconic palm trees. Improvements for this gateway should be incorporated and constructed on City property, not burdening private landowners.

A series of design elements that unify the Village will become the central theme. Streetlights with graphic banners that announce the seasonal celebration or current festival will be rhythmically sited among a grove of palm trees, punctuating the skyline and creating an iconic scene for Lido Village. Enhanced paving and uniform signage and site furnishings will also contribute to the unification of the Village.



Enhanced Paving, A Fan Palm Grove Creates Unity.



A series of Design Elements Unifies and Enhances the Village Theme.

4.4 Intersection Hierarchy

The Arrival Gateway Intersection is a primary focal point for creating a statement and setting the 'theme' for Lido Village. Secondary intersections will provide an opportunity to further enhance the pedestrian experience and strengthen the identity of the Village. The three secondary intersections (Via Lido and Via Oporto, Via Lido and 32nd Street and Newport Boulevard and 32nd Street) will feature elements of the Arrival Gateway Intersection, such as enhanced paving and a unified plant palette, only on a smaller scale. These areas also provide an opportunity for way-finding signage, celebration banners and graphics and civic art or water features. Tertiary intersections will also incorporate these themes, but again, on a smaller scale.



Colorful Graphic Banners



Enhanced Paving



Iconic Patterns



Thematic Way-finding Signage



Key Intersections of Lido Village

4.5 Streetscape Hierarchy and Identity

The streets within the Lido Village serve a dual purpose: vehicular and pedestrian movement and an aesthetically pleasing environment to the Village as a whole. Scale and the experience between buildings, pedestrian interfaces, and traffic volumes will be addressed for each level of streetscape design. Because the Village has evolved organically over time without a cohesive master plan, each of the streets has its own unique character and purpose. By addressing the individual elements that compose a streetscape, the streets within Lido Village will be different than other districts, thereby informing residents and visitors that this is a unique place.

'Green Streets'

The City of Newport Beach is committed to sustainable practices and should incorporate "Green Street" methodologies within the public rights-of-way. Green Streets have the ability to reduce runoff, improve water quality of nearby bodies of water, reduce flooding, increase groundwater, improve air quality, and enhance the pedestrian experience.

- 🌍 Capture, treat, and infiltrate urban runoff using vegetated filtration techniques such as planters, curb extensions, and curb inlets.
- 🌍 Incorporate pervious pavement surfaces in key locations such as on-street parking spaces, alleys, and/or pedestrian corridors.
- 🌍 Utilize shade trees along streets and in parking lots to reduce the urban heat island effect.
- ❖ Incorporate traffic calming measures such as roundabouts and pop-outs, and planter islands on local streets to encourage vehicular movement while reducing speeds, idling, and congestion. Consideration of bicyclists should be included in the master plan, including dedicated bicycle lanes, parking and storage areas.



'Green Street' Bio-swale



PV Arrays as Parking Lot Shading



Preferred Vehicle Parking



Planter Islands

- 🌍 Explore the option of installing electric vehicle charging stations in parking structures as an option to better promote alternative transportation.
- ★ Walkability and pedestrian connectivity should be paramount to vehicular mobility, offering pedestrians the best experience possible.
- 🌍 Reduce lighting spillage, glare, and energy demand by converting street lights to LED.

Newport Boulevard

Newport Boulevard serves as the major thoroughfare, providing access to and from Balboa Peninsula. This high volume arterial corridor has a significant impact on the Village in both design and conveyance. Because of its high volume, special attention to the pedestrian safety and vehicular interface needs to be addressed. It is the intent of these guidelines to improve the pedestrian safety along Newport Boulevard while not interrupting traffic flows, and trip volumes or restricting retail visibility.

One of the principal aspects of the concept plan is to create a wide, green buffer on the east (northbound) side of the road. Creating a protected pedestrian space adjacent to the street will provide a much greater sense of place and aesthetic for Lido Village. This buffer will be contained by open space 'bookends': the Arrival Gateway Intersection at Via Lido and the Secondary Intersection at 32nd Street.

The west (southbound) side of Newport Boulevard is currently devoid of vegetation and severely lacks pedestrian access. Trees in tree grates are proposed in front of the retail buildings to soften the environment, and enhanced crosswalks should be provided at each intersection to further promote pedestrian access.



Tree Grates in an Urban Setting



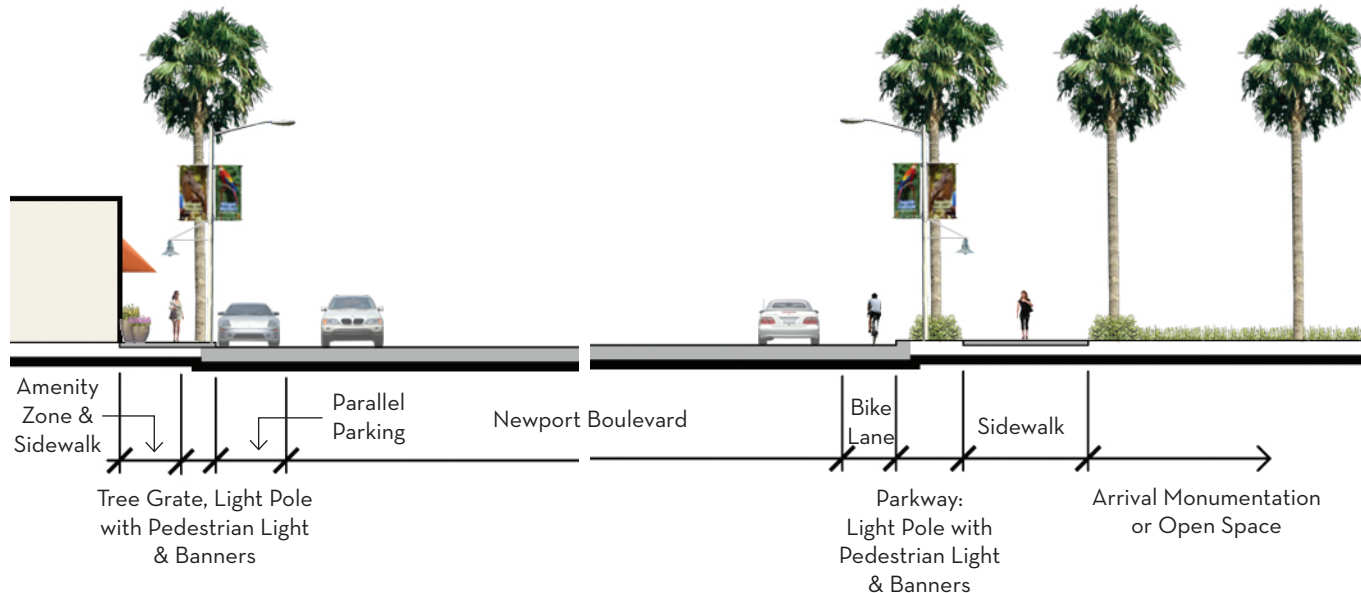
A Rhythm of Washingtonia Palms



Night Lighting Expressions



Parkways create a Safe Pedestrian Experience



Section of Proposed Improvements along Newport Boulevard (Looking North)



Key Map

Via Lido

Via Lido is the unifying street that runs through the heart of the Village. While complementing Newport Boulevard, Via Lido sets the theme and character for the Village, serving the mix of uses while delivering residents to Lido Isle. It is imperative that any improvements to the landscape along this street do not impede retail exposure nor restrict pedestrian or vehicular movement.

As the 'Heart' of Lido Village, Via Lido should be the epicenter of activity and excitement. Extending from the Arrival Gateway Intersection at Newport Boulevard, the enhanced paving and themed planting of Fan Palms should continue in a rhythmic pattern. Evergreen canopy trees will also occur in rhythm, alternating with the palms to provide shade for shoppers and storefronts. The groundplane should remain simple, green, and neatly maintained to provide continuity from building to building and space to space, while the hardscape maintains the patterns and texture of the arrival gateway, adding a soft richness to the setting.

Opportunities for lively expression should occur through the use of planters with colorful landscaping, graphic banners on pole lights, public art, water features, and interactive signage. The excitement is slightly reduced South of Via Oporto as the setting transitions to residential and lower density commercial. The tree rhythm and paving, however, will continue to maintain visual and aesthetic continuity.



Lively Expression and Rich Texture



Iconic Palm Outlines



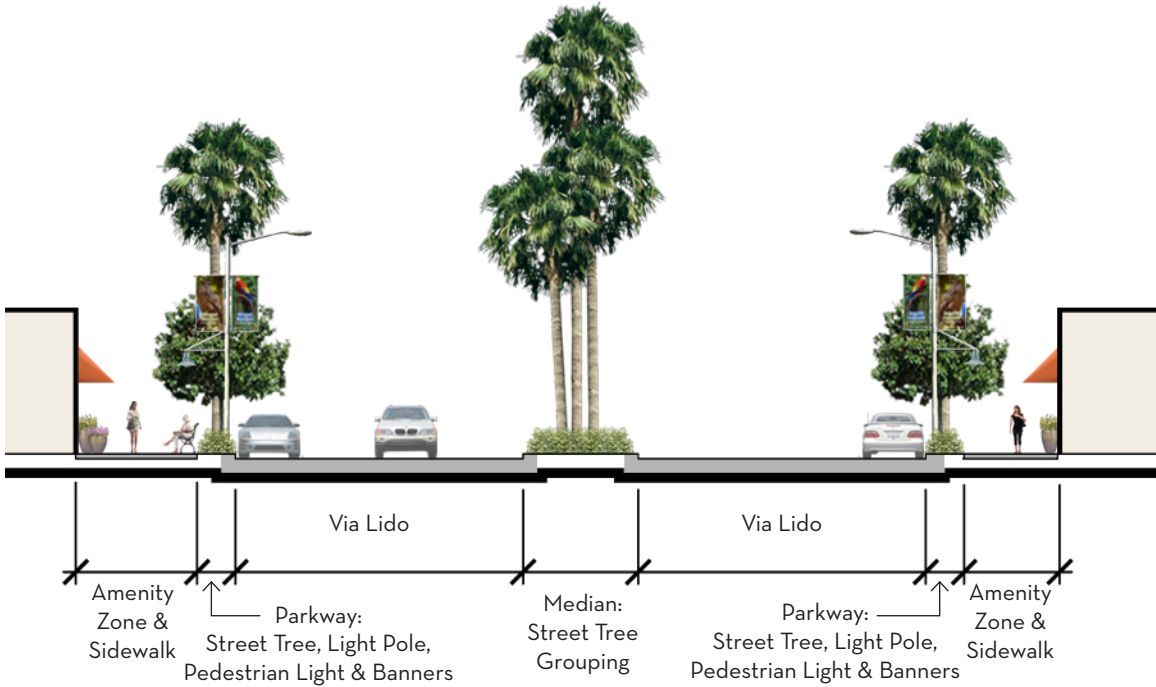
Comfortable and Classic Scene



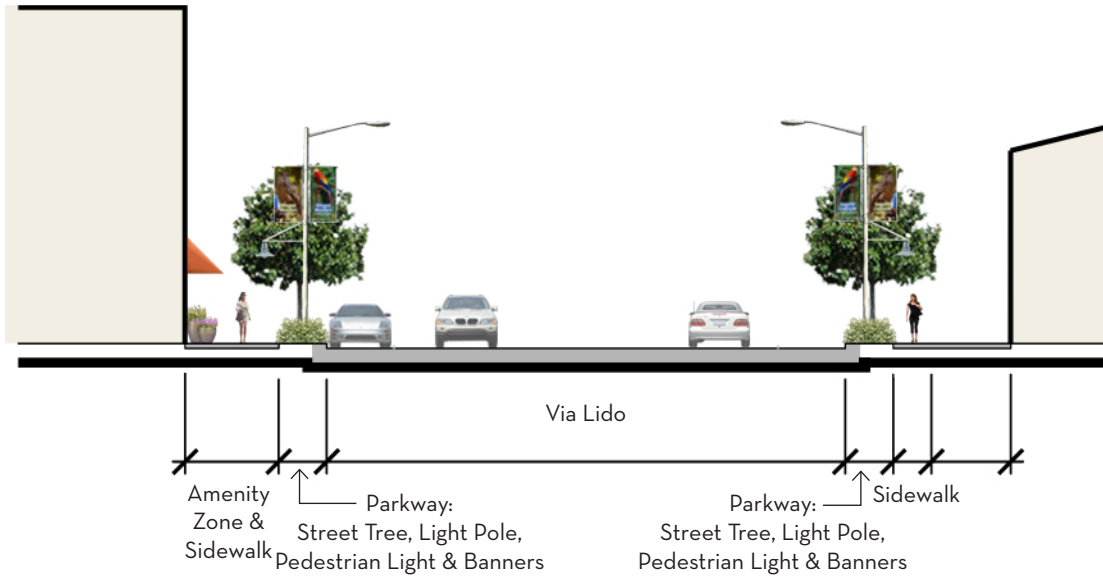
Vibrant Streetscape - Heart of Town



Via Lido Streetscape Concept - Shade Trees, Enhanced Paving, Lively Expression



Section of Proposed Improvements along Via Lido - West of Via Oporto



Section of Proposed Improvements along Via Lido - East of Via Oporto



Key Map

32nd Street

32nd Street serves as the southern boundary and transitional street between Lido Village and Cannery Village. This street also serves as the principal visual and physical link connecting Lido Village to the beach. This linkage shall be reinforced by widening sidewalks, enhancing crosswalks, and utilizing way-finding graphics and signage.

Presently, there is no vegetation on the south side of 32nd Street adjacent to the commercial buildings. Conceptual improvements may include 'finger islands' that would occur every four parking spaces to create a street-tree rhythm of canopy and palm trees. Head-in, diagonal parking would create an increased driver awareness that, in turn, will slow down vehicular traffic, making the street more pedestrian friendly.

The enhanced paving, street tree rhythm, and other thematic elements such as signage, streetscape lighting, graphic banners, and site furnishings will extend between intersections at Newport Boulevard and Via Lido. Future development for 32nd Street to the west of Newport Boulevard should incorporate the same patterns and materials to further emphasize the Bay to Beach linkage.



Angled Parking with Tree Rhythm



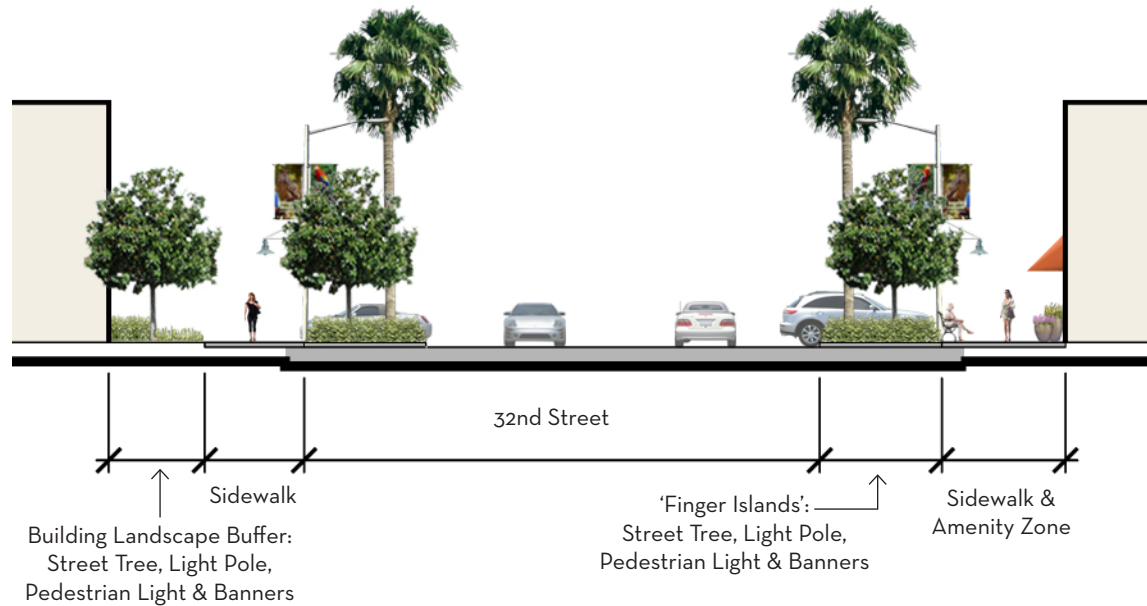
Enhanced Crosswalks



Street Tree Rhythm



Key Map



Section of Proposed Improvements along 32nd Street

Via Oporto and Via Malaga

Via Oporto and Via Malaga are local streets within Lido Village that provide access to City Hall, Via Lido Plaza, and multiple ownerships within the Lido Triangle Design Area. Via Malaga has similar complementary traits, with narrow lane configuration and on street parking. Because of both streets narrow rights-of-way and one-way lane configurations, future improvements should consider improving pedestrian connectivity. Furthermore, special consideration need to be made for service accessibility to the City Hall site and Via Lido Plaza. Careful attention should be paid to potential pedestrian and service vehicle conflicts and resolved through creative design solutions. The west side of Via Oporto and portions of Via Malaga should be considered for a 'pedestrian zone', with a wider sidewalk and planter areas to encourage pedestrian movement and provide better aesthetics to future uses.

In line with the Village themes, Via Oporto and Via Malaga will contain the pedestrian-friendly, street tree language of canopy/shade trees, a simple ground plane, enhanced intersections, and Village signage and site furnishings. Further analysis and ultimate improvement considerations should be made on these street segments and interactions with adjacent land uses at a later date.



Intimate Street with Rich Texture



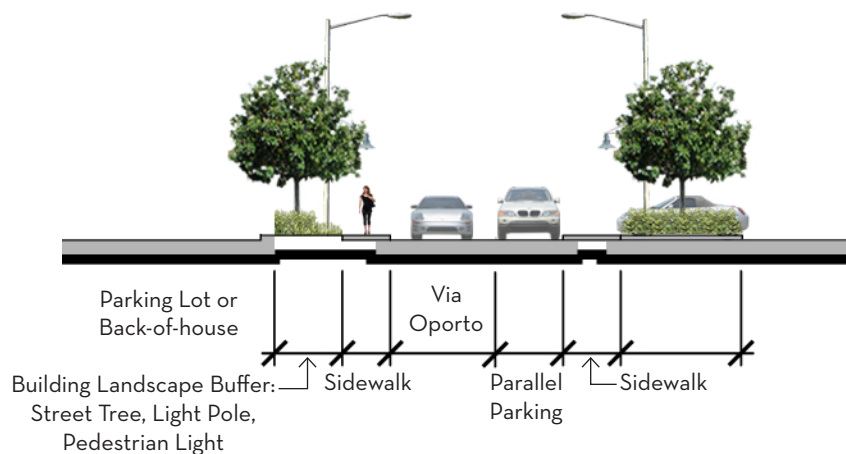
Screen Undesirable Areas



Pedestrian-oriented Street



Service-oriented, yet Walkable



Section of Proposed Improvements along Via Oporto



Key Map

Central Avenue

Central Avenue, adjacent to Newport Boulevard, is another key component of the Lido Village Arrival Gateway. While providing secondary access to Lido Marina Village, it provides an opportunity to incorporate gateway monumentation, direction to the parking structure, and thematic vertical elements without encumbering private property.

Screening or enhancing the large parking structure with green screens planted with vines or graphic signage would enhance the scale of the existing structure while providing an opportunity to further establish identity for Lido Village.



Central Avenue is Envisioned as the Main Pedestrian Connection Over the Canal. Section of Proposed Improvements along Central Avenue



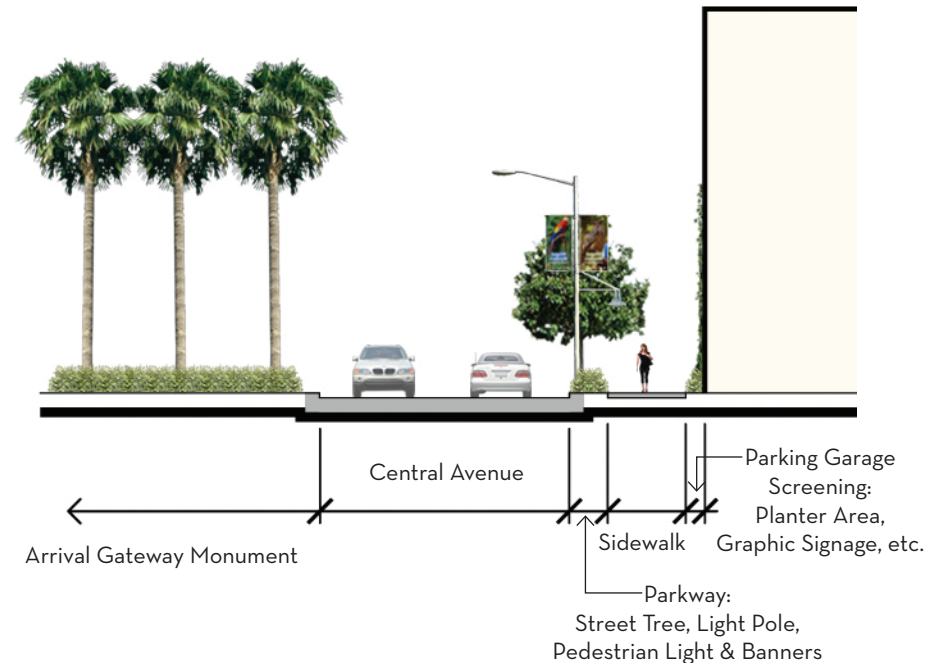
Parking Garage in Santa Monica, CA



Screening at Eye-level



Decorative Planter Boxes

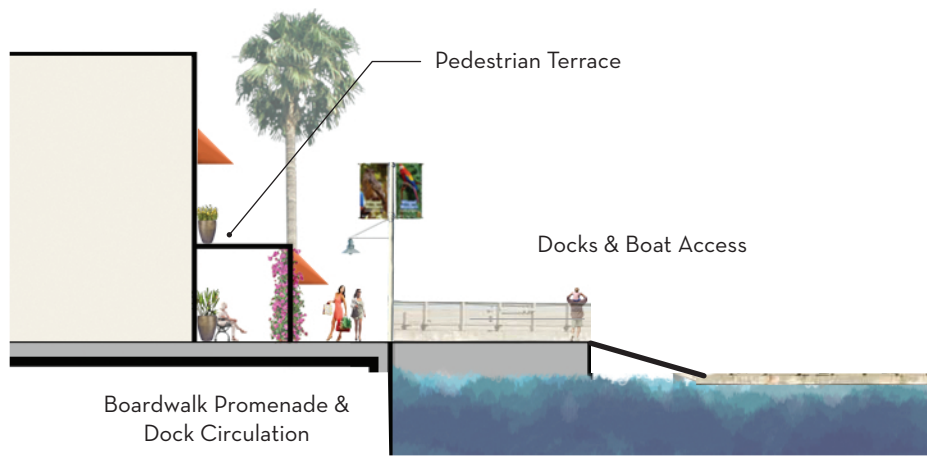


4.6 Waterfront

Waterfront Conditions

If Via Lido is the 'Heart' of Lido Village, then the waterfront is its 'Soul'. The reason this Village exists is due to its proximity to the water's edge and the peaceful, protected bay that is home to watercraft of all shapes and sizes. The improvements proposed should focus on creating a more dynamic and exciting waterfront experience for marina visitors. Considerations for improving the bulkhead and promenade should be encouraged and addressed as a whole and not on an individual improvement basis.

Future improvements should include a lively waterfront scene by improving the water edge promenade and introducing a multi-level pedestrian terrace. By introducing multiple levels of pedestrian access, a wide array of retail and entertainment tenants could improve the marina experience. The elevated pedestrian terrace is envisioned to play host to an array of shopping, dining, hospitality, and activity-related businesses. A proposed pedestrian footbridge, connecting Lido Village to Mariner's Mile and Pacific Coast Highway, merits future consideration as well. A reconfiguration of the docks and slips should be considered to improve unimpeded views to the bay and distant harbor. This proposed dock concept should consider various slip configurations to accommodate large and small yachts without sacrificing or detracting from the Newport Harbor experience.



Section of Proposed Improvements along the Waterfront



Sights and Sounds of the Harbor



Paving Invokes the Feel of the Water



Formal and Exciting Water Edge



Key Map

4.7 Open Space Network & Connectivity

Open Space - Plazas and Courtyards

Plazas and courtyards, both public and private, afford the opportunity for community gatherings and a setting for a multitude of events and activities. A Farmer's Market, festivals and cultural celebrations, children's play areas, relaxation spaces for shoppers, patios for dining, and spaces for public art are some of the general programming elements.

A large 'Civic Plaza' is envisioned near Newport Boulevard and 32nd Street that will serve as the focal point for pedestrian and Village activities. Multiple, small 'Waterfront Plazas' will serve as features for activities and events relating to the Harbor. The improved streetscape system will be a critical element, serving as passive open spaces and corridors, which will connect the various open space plazas and courtyards throughout Lido Village. Pedestrian connections will be the vital link that will make Lido Village a truly enjoyable destination.



Farmer's Market



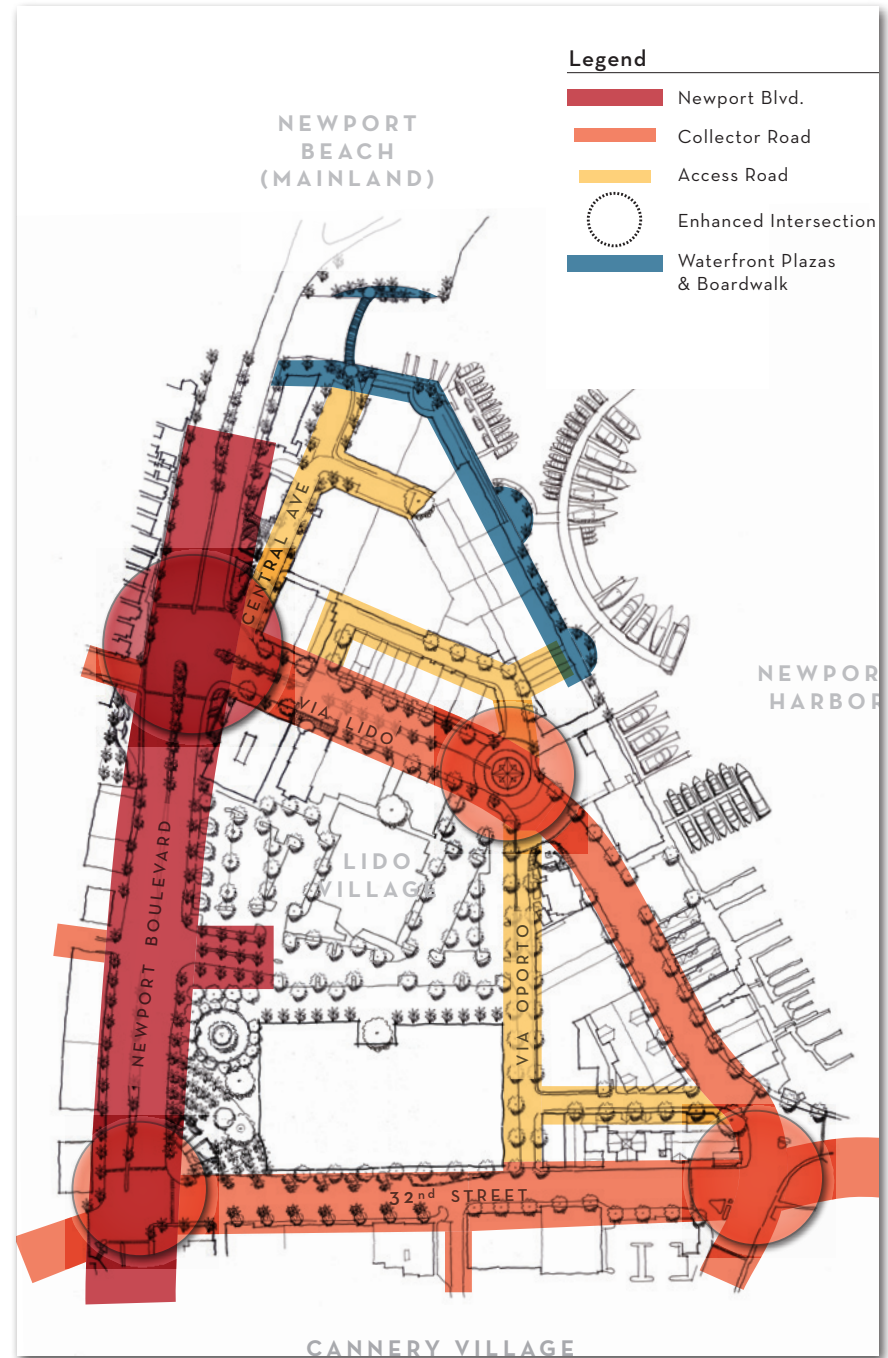
Outdoor Dining



Civic Functions and Gatherings



Passive Recreation



This Map of Streetscape Hierarchy and Enhanced Intersections Demonstrates the Significance of Individual Streets and Intersections While Providing a Contextual Planning Framework for the Community.

Legend

Primary Pedestrian Connection

'Civic Plaza' and Secondary Pedestrian Connection



Proposed Conceptual Via Lido Streetscene

A Map of the Open Space Network, & Pedestrian Connections Highlights the Vital Linkages Between Open Spaces and to Areas Beyond.

Pedestrian and Bicycle Connectivity

Pedestrian and bicycle connectivity is key to a healthy, livable urban community. Visible and safe circulation routes will encourage pedestrian and bicycle activity within the Village. To reinforce pedestrian and non-vehicular movement, an appropriate system is planned consisting of five primary components: sidewalks, off street pathways, a pedestrian bridge, and designated on-street bike lanes where feasible. All streets will be designed to create a safe and pleasant pedestrian experience.

- ★ Landscape elements, canopies, and other structures that provide shade to pedestrian spaces are encouraged.
- ❖ Pedestrian passageways, where feasible, should be provided on each block between commercial buildings, from parking areas to the street/commercial frontage.
- 🌐 Bicycle racks should be sited at key locations around the Village to encourage non-vehicular transportation and to provide for secure bicycle storage.
- 🌐 Provide ample bike parking and storage facilities.



A Pedestrian Bridge Could be an Iconic Component That Greatly Enhances Connectivity to and From Mariner's Mile.



Comfortable Pedestrian Sidewalks



Ample and Artistic Bicycle Storage



Interesting and Dynamic Passageways



Engaging the Waterfront



Pedestrian-oriented Streets



Dedicated Bike Lanes



A Retail Paseo

4.8 Village Features and Amenities

The Village Features and Amenities section includes all of the proposed site furnishings and amenities around Lido Village. In keeping with the concept that the landscape elements will be the unifying theme of this district, all of the features will follow the guidelines of being modern, timeless, and simple. Forms will be clean and refined, with materials being consistent throughout.

Materials and resources used throughout Lido Village should seek to lessen the development footprint of any future development by adhering to the following:

- ① Encourage the use of materials and products that are either salvaged, refurbished, reused, or recycled. Examples may include using demolished concrete as road base aggregate or buying furnishings made of post-consumer content.
- ② Use local materials and products whenever possible, taking into consideration the location for the raw materials, the manufacturing location and the use of a local company for installation/sourcing.
- ③ Use wood products from the Forest Stewardship Council's (FSC's) approved list of products and manufacturers, which regulates environmentally responsible forest management.
- ④ Use only high-quality products; designed to endure heavy public use and marine climatic conditions.



Certified Sustainable, Recycled or Recyclable and Local Products and Materials greatly reduce the 'footprint' of a development.

Site Furnishings

Benches, waste receptacles, drinking fountains, tables, chairs and umbrellas should compose the majority of site furnishings around Lido Village. These elements will be of a consistent 'family' that incorporates the same forms and materials in its design. These features shall be strategically placed to offer pedestrians with the amenity that would best suit the location, i.e. benches under shade trees; and tables, chairs and umbrellas in plazas and waste receptacles in plazas and at intersections.

All site furnishings shall be constructed of durable materials and designed for minimum maintenance with coastal climate conditions in mind. All furnishings must be tough enough to stand the test of time in an urban, public setting while the forms must be simple, and classic and easily adaptable to the changes of fashions and styles. Coated metals or other suitable materials are preferred over wood and plastics as they are more durable and resistant to vandalism and heavy use. Simple designs, instead of ornate decorations, will be preferred for their timeless appeal and ability to be incorporated within the Village architectural style.



Classic, Modern Bench



Durable Tables, Chairs & Umbrella



Timeless Site Furnishings

Hardscape and Paving

The hardscape elements of Lido Village will be limited in variety to better maintain a constant aesthetic throughout the Village. The clay brick pavers that are used throughout the Village today are a great example of a timeless and rich material. These guidelines honor this tradition by incorporating a rich clay paver that complements the existing pavers. Some pavers may need to be replaced or removed to create a cohesive design. Patterns of the pavers will dictate the use of the space; Herringbone pattern may signify vehicular use, while a Running Bond pattern may indicate the space is for pedestrians.

In areas that do not warrant the detail of a clay paver, permeable interlocking concrete pavers would be the next best alternative as they still create an aesthetically-pleasing pattern while serving to function with the stormwater management program. Asphalt and standard concrete should be used only in areas of high traffic volume and service areas unseen by the average resident or visitor.

Order of Preferred Paving Options

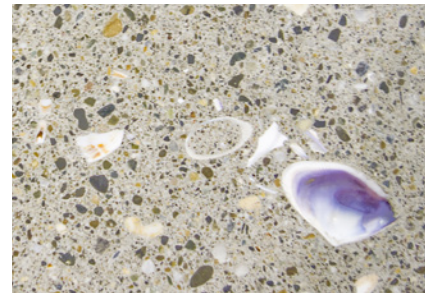
Vehicular - Enhanced Intersections and Crosswalks

1. Clay or Concrete Pavers
(Permeable is preferred where applicable.)
2. Integral Colored Concrete
(Using Scofield or Davis Color)
3. Asphalt

Pedestrian - Sidewalks and Public Open Spaces

1. Clay or Concrete Pavers
(Permeable is preferred where applicable.)
2. Concrete with Shell Aggregate
3. Integral Colored Concrete
(Using Scofield or Davis Color)
4. Standard Concrete

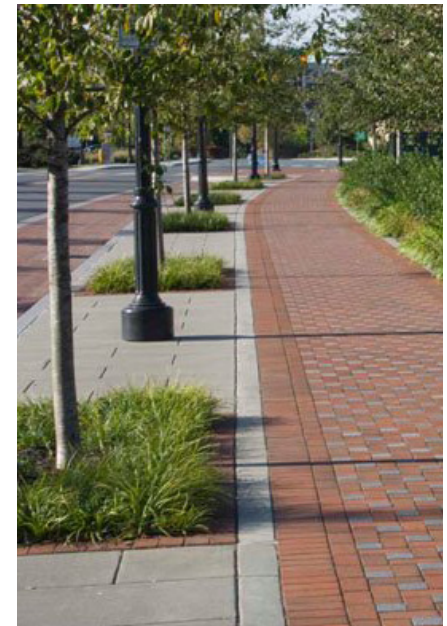
Note: No stained or stamped concrete shall be used in any area as non-integral colored concrete quickly fades and stamped patterns become unsightly and unrecognizable over time.



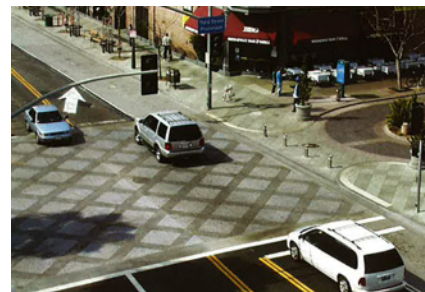
Shell Aggregate Concrete



Mother-of-Pearl Aggregate Concrete



Paving Patterns and Textures



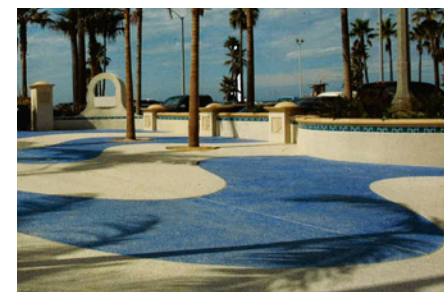
Enhanced Crosswalk



Crosswalk in Herringbone Pattern



Vehicular Pavers and Striping



Enhanced Paving in 'Wave' Pattern

Pottery

Pottery should be used throughout the project to provide additional thematic atmosphere and to provide 'green' where integrated planting areas would not be practical. All of the pottery's form, material, color, and finish shall complement the aesthetic of the project but does not have to be congruous throughout the site. Timeless, classic, and modern forms and colors should be the dominant theme of all pots. All pottery shall be integrated into the irrigation system whenever possible (hard-piped). Additionally, pottery should be sourced from vendors and locations within the United States, preferably within California, in order to mitigate excess cost and environmental impacts due to shipping overseas.



Bold, Architectural pots



Simple, Clean and Elegant



Modern pot with interesting plants

Outdoor Lighting

Lighting within Lido Village is intended to enhance and complement the architecture and landscape design elements. It also provides an additional level of safety and security during evening activities. Fixtures and applications should be incorporated for specific uses while incorporating uniformity with design theme and character. Light poles should include fixtures for banners or seasonal decoration and options for pedestrian-scale lighting as well. Interactive displays or thematic lighting could be incorporated in the core of the Village to add liveliness and energy.

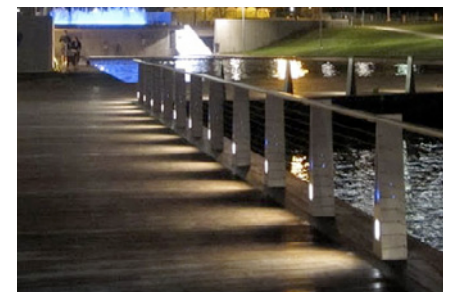
Lighting should be provided within plazas, courtyards, street scenes, gateways, entries, pedestrian paths, water elements, and building accents.



Street Light Poles with Banners



Enhanced Pedestrian/Retail Lighting



Waterfront Safety Lighting

Monumentation and Signage

Signage and monumentation will exist throughout the Village to serve several purposes: Announcing arrival, way-finding, interaction, celebration, historical significance, and seasonal decorations. The most important, or most visible, monument would be a feature that announces one's arrival onto Balboa Peninsula and into Lido Village. This is envisioned to be a statement at the Arrival Gateway Intersection at Newport Boulevard and Via Lido. Vertical monumentation should be integrated using nautical and coastal themes as its inspiration. While monumentation announces arrival, it should not block visibility of existing retail or commercial buildings. Monumentation elements should be translucent to transparent during daylight hours and enhanced at night with decorative thematic lighting. The use of palms to add height and a visual cue is a principal component of the arrival statement.

Graphic banners could be affixed to light poles to celebrate the arrival into the community. Way-finding signs would occur at key intersections in order to direct and inform travellers of potential destinations and traffic orientation. Placards and signage could also help tell the 'story' of Lido Village and its role, presently and historically, in Newport Beach. For the City Zoning Code information regarding signage please see section A.5 in the Appendix.



Graphic Banners create Visual Cues



Timeless Way-finding Signage

Screening and Wall Treatments

In some locations, screening and wall treatments shall be required to hide service-area views or back-of-house operations. Preferably, planter areas with masses of trees and shrubs would be able to achieve the desired screening, but in cases where insufficient space exists for planting, the following are examples of preferred treatments:

- A modular trellis panel with vines can act as a living fence
- In situations where walls are required for safety or decoration, the use of low (less than 48" high) or open fencing should be implemented to preserve desired views
- Use decorative solid walls or fencing where privacy or screening is desired, such as storage areas, mechanical equipment and waste bins
- Wood, metal, concrete, brick and stone are appropriate materials for screen walls and privacy fences
- Trash enclosures should consider an optional cover to manage marine bird attraction.



Dense Screen Trees - Podocarpus



Vines on Stucco or CMU Block



Green Screen Trellis with Vines

Water Features

Fountains are the centerpieces of many plazas, courtyards, and visual corridors throughout the world. Water is a life-giving element and should be treated as such by creating dynamic, functional, and classic features at key locations throughout Lido Village. As water features are one of the most costly landscape elements to install and maintain, care should be given to any feature's placement and intended use.

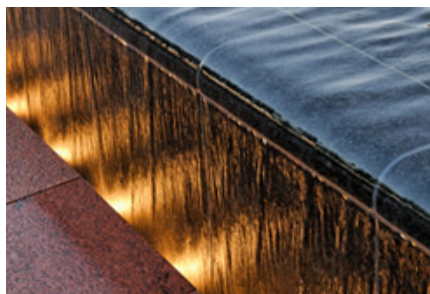
Potential functions of water features may include the following: pop-jet fountains for display and interaction, a riparian zone or bio-swales that informs visitors of the importance of abundant, clean water; civic fountains that serve as a focal or gathering point; and features that create background noise to provide the users of the space with a more serene and relaxing setting.



Intimate, Lively Outdoor Seating Area



Water Providing White Noise



Water Feature Edge Detail



Interactive Pop-Jet Fountains

Public Art

Public art will play an important role within Lido Village. Art pieces should provide a positive contribution to the enhancement of the Village. Individual pieces should reflect the Beach to Bay nature of the Village, complementing the rich history of the City of Newport Beach. Varying levels of public interaction should be incorporated into the design, maximizing public exposure to the individual pieces. Examples of public art could include statues, murals, interactive fountains and iconic monuments emblematic of coastal influences and nautical themes.

Land owners and tenants within Lido Village are not required, as a condition of approval, to incorporate public art as an element when improving their properties; however, owners wishing to do so should consider appropriate designs that are consistent with the future vision of the Village. All artwork will be reviewed by the City of Newport Beach to ensure quality and continuity with existing Public Art Council policies. For the City Council Policy Manual regarding Public Art and Donations please see section A.5 in the Appendix.



Central Plaza Fountain 'Show'



Functional and Aesthetic Mural

4.9 Irrigation Guidelines

With new regulations being enacted at all levels, the costs and implications of using excess water for irrigation will become greater and more expensive. With that in mind, irrigation systems for Lido Village shall be designed, constructed, managed, and maintained to achieve as high an overall efficiency as possible. The following is a list of strategies property owners and the City should undertake to ensure optimum irrigation efficiency:

- 🌍 All of the plant species selected for this project have a low to medium water usage rating and shall be planted with like species according to their respective Water Use Classifications of Landscape Species (WUCOLS) plant factor in order to prevent excess water use.
- 🌍 The amount of water used for irrigation shall be calculated in accordance with California Assembly Bill 1881 that mandates a 70% reduction from the baseline evapotranspiration rate for Newport Beach.
- 🌍 Turf grass should be used sparingly throughout the Village. Even in these cases, artificial-turf or other alternatives should be explored.
- 🌍 All irrigation systems on the site shall be designed to prevent runoff, over-spray, low-head drainage, and other similar conditions where water flows off the intended planting area.
- 🌍 Irrigation systems shall include a 'smart' (ET) irrigation controller, which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions.
- 🌍 On-site irrigation should be either a drip-line or point-to-point drip irrigation system with low precipitation rate heads/nozzles in turf areas and low-flow bubbler emitters at all tree locations.
- 🌍 The City of Newport Beach should consider studying the costs and associated benefits of implementing a municipal reclaimed water system for use in landscape irrigation.
- 🌍 Use of future reclaimed water system should be mandatory if such a system is implemented and available to the site.



Bubblers to be used at tree locations



Drip-line emitter



A 'clear edge' to aid in maintenance and minimize over-spray



Sprayers to be used only in turf areas

4.10 Landscape Plant Palette

The general Plant Palette for public spaces and private property in Lido Village will further reinforce the design concepts of modern, timeless, and simple. California-friendly plant species have been selected for their durability, resistance to disease, low water use requirements, for their historical and current use around Newport Beach.

The landscape, as mentioned, will be the unifying element that ties together the Village and creates a sense of place for residents and visitors. The groundplane will be simple and bold, consisting of multiple 'tiered' layers of plants to provide depth and continuity throughout the Village. By limiting the overall palette and creating a noticeable rhythm with the plants, the character and image of Lido Village will be emphasized and remembered as a specific destination, and a special place in Newport Beach.

Trees

| | |
|------------------------------|----------------------------|
| <i>Brachychiton spp.</i> | Bottle Tree |
| <i>Callistemon citrinus</i> | Lemon Bottlebrush |
| <i>Cassia leptophylla</i> | Gold Medallion Tree |
| <i>Ligustrum lucidum</i> | Glossy Privet |
| <i>Lophostemon confertus</i> | Brisbane Box |
| <i>Metrosideros excelsa</i> | New Zealand Christmas Tree |
| <i>Quercus virginiana</i> | Southern Live Oak |

Palms

| | |
|------------------------------|---------------------|
| <i>Brahea edulis</i> | Guadalupe Palm |
| <i>Howea forsterana</i> | Kentia Palm |
| <i>Phoenix dactylifera</i> | Date Palm |
| <i>Phoenix reclinata</i> | Senegal Date Palm |
| <i>Washingtonia filifera</i> | California Fan Palm |
| <i>Washingtonia robusta</i> | Mexican Fan Palm |

Trees



Quercus virginiana



Lophostemon confertus



Phoenix reclinata



Washingtonia robusta



Brahea edulis



Cassia leptophylla

Shrubs & Groundcover

| | |
|---------------------------------|----------------------------------|
| <i>Agave spp.</i> | Agave species (Spine-less vars.) |
| <i>Aloe spp.</i> | Aloe species |
| <i>Arctostaphylos spp.</i> | Manzanita species |
| <i>Baccharis spp.</i> | Coyote Bush species |
| <i>Carex spp.</i> | Sedge species |
| <i>Carissa 'Boxwood Beauty'</i> | Natal Plum |
| <i>Carissa 'Tuttle'</i> | Natal Plum |
| <i>Lantana spp.</i> | Lantana species |
| <i>Ligustrum japonicum</i> | Wax-leaf Privet |
| <i>Muhlenbergia spp.</i> | Deer Grass species |
| <i>Myrtus communis</i> | Myrtle |
| <i>Nerium oleander</i> | Oleander |
| <i>Pennisetum spp.</i> | Ornamental Grasses |
| <i>Phormium spp.</i> | Flax species |
| <i>Pittosporum tobira</i> | Mockorange |
| <i>Raphiolepis indica</i> | Indian Hawthorne |
| <i>Rosa spp.</i> | Rose species |
| <i>Salvia spp.</i> | Sage species |
| <i>Succulents</i> | Succulents |
| <i>Yucca spp.</i> | Yucca species |

Notes:

The Shrub and Groundcover species listed above are acceptable for all public and private areas of Lido Village; however, preference should be given to species that are native, drought tolerant, and require little maintenance, such as grasses and succulents.

All species selected are: (1.) Approved by the Orange County Fire Authority as being a non-combustible material; (2.) Proven by The Water Reuse Foundation's Salinity Management Guide as being tolerant to salt spray and soil salinity, (3.) and are approved by the California Coastal Commission by being listed, at most, as a 'limited' threat on the California Invasive Plant Council's Southwest Plant Inventory.

Shrubs & Groundcover



Salvia



Baccharis



Carex



Phormium



Agave with Succulents



Succulents



Pittosporum



Ornamental grasses

5.1 Implementation

These Design Guidelines have been prepared to assist those proposing new development or redevelopment in the Lido Village study area. These Design Guidelines will provide a basis for the evaluation and review of the applications by property owners or tenants to the City of Newport Beach. These Guidelines are intended to be a component of the existing development review process that the City already has in place.

The Design Guidelines apply to the modification of existing structures or new structures within the Lido Village boundaries. These could include façade modifications and building footprint changes for commercial and residential buildings. The Design Guidelines will serve as a design manual to which improving parties can refer.

Within the City of Newport Beach's Zoning Code, there are requirements for development and new land uses to adhere to Design Guidelines. Section 20.16.020, paragraphs C - E require land owners to follow Design Guidelines or criteria as a condition of approval.

The City of Newport Beach City Council may update and revise the Design Guidelines from time to time as Lido Village evolves and building technologies/best practices change. The Community Development Department also has the authority to make staff level decisions regarding interpretation of the Design Guidelines.

City of Newport Beach Zoning Code 20.16.020

C. Development Standards. *Use and/or structures shall comply with all applicable development standards of this Part, the provisions of Part 3 (Site Planning and General Development Standards), Part 4 (Standards for Specific Land Uses), and other adopted criteria, guidelines, and policies adopted by the City related to the use and development of land.*

D. Conditions of Approval. *Uses and/or structure shall comply with all conditions imposed by a previous permit and other regulatory approvals (Design Guidelines). Failure to comply with imposed conditions shall be grounds for revocation of the permit in compliance with Chapter 20.68 (Enforcement).*

E. Other Development Criteria, Guidelines and Policies. *The City may adopt criteria, guidelines, and policies separate from the Zoning Code that may affect the use and development of land. All applicable standards, criteria, guidelines, policies, and procedures related to development there on file with the Department shall apply when appropriate as determined by the applicable review authority.*

5.2 Incentive Considerations

Incentives may be granted to owners/tenants for physical improvements that provide enhanced amenities (e.g., pedestrian connections, enhanced architectural detail, enhanced landscaping, open space, plazas, and courtyards) and/or incorporate additional elements of public benefit (e.g., view sheds, enhanced coastal access, and enhanced landscaping and paving improvements within the public right-of-way). Depending on the types of enhanced amenities and/or public benefit improvements provided beyond what would normally be required, the City may grant the following incentives:

- Expedited entitlement and permit processing.
- Increases in building height from the base height limit of 26 feet for flat roofs and 31 feet from sloped roofs to the maximum height limit of 35 feet for flat roofs and 40 feet for sloped roofs, as specified in Section 20.30.060 (Height Limits and Exceptions) of the Zoning Code.
- Adjustments or deviations, where necessary and justifiable, to all applicable development standards (e.g. setbacks, parking, landscaping, signage, etc.) identified in the Zoning Code, with the approval of a Planned Development Permit pursuant to Section 20.52.060 of the Zoning Code.

In addition to the incentives discussed above for enhanced amenities and/or public benefit improvements, financial incentives may be considered for all development that significantly implement the Design Guidelines and to encourage rehabilitation of existing buildings. Development and implementation of future programs for financial incentives will require further consideration and approval from the City Council and may include incentives such as the following:

- Reduced permit processing fees.
- Design assistance for improvements in the public right-of-way
- Public partnership in improvements within the adjacent right-of-way (s).
- Commercial rebate program or City funded concept design for façade improvements.
- Low-interest rate loan program for commercial rehabilitation.
- City funded replacement of aged infrastructure and a sign removal and replacement program.

A.1 Planning Authority / Stakeholder Roles

On January 25th 2011, The City of Newport Beach adopted the Lido Village Concept Plan Alternative 5B. This preferred alternative was the culmination of a collaborative planning and visioning effort, undertaken by a multi-disciplinary team of consultants, with input from land owners and members of the community. The City of Newport Beach spearheaded these efforts with the support of other major stakeholders: Via Lido Partners, (The Fritz Duda Co.), Vornado Realty Trust, and Marshall Property & Development. Other minor stakeholders and land owners were also involved in the process, providing valuable insight and thoughtful contribution.

Recognizing the importance of Lido Village to the residents of Newport Beach, the design team continued an active engagement with the public. By engaging a Citizens Advisory Panel (CAP) and through public outreach, the Design Guidelines for Lido Village are the result of a collaborative

effort. Outreach efforts included multiple meetings and workshops with the CAP as well as a public Open House. At these outreach opportunities, participants voiced opinions and recommendations for the Village revitalization. It is through this collaborative approach that the Lido Village Design Guidelines represent the concerted effort of a successful public-private partnership work effort.

Responsibility of Design review and project implementation will be the City of Newport Beach Community Development Department. Adherence to General Plan and Zoning policies and regulations will outline requirements specific to individual parcels while the Design Guidelines will influence theme and character.

The following is a graphic history of the development of the concept plan:



Previous Planning and Visioning Efforts



Participation Diagram



Concept Plan Alternative 5B

A.2 Concept Plan Development



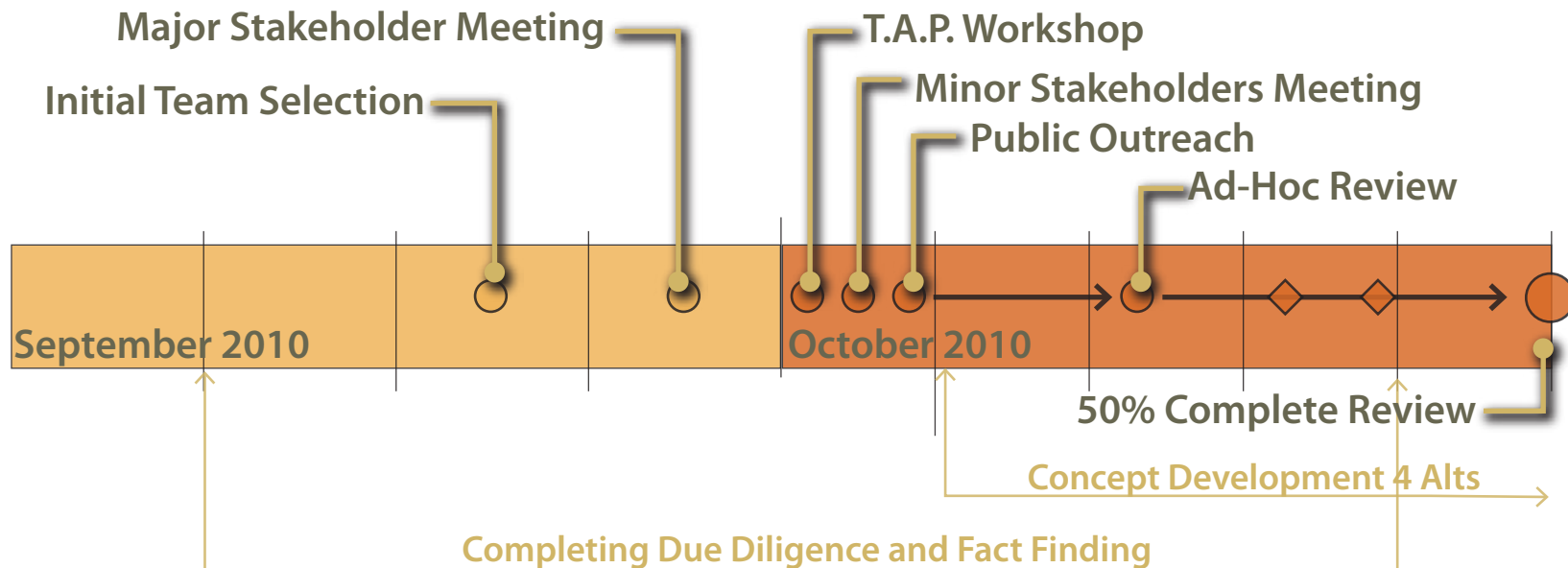
Opportunity and Constraints Mapping



Concept Alternative



Concept Alternative

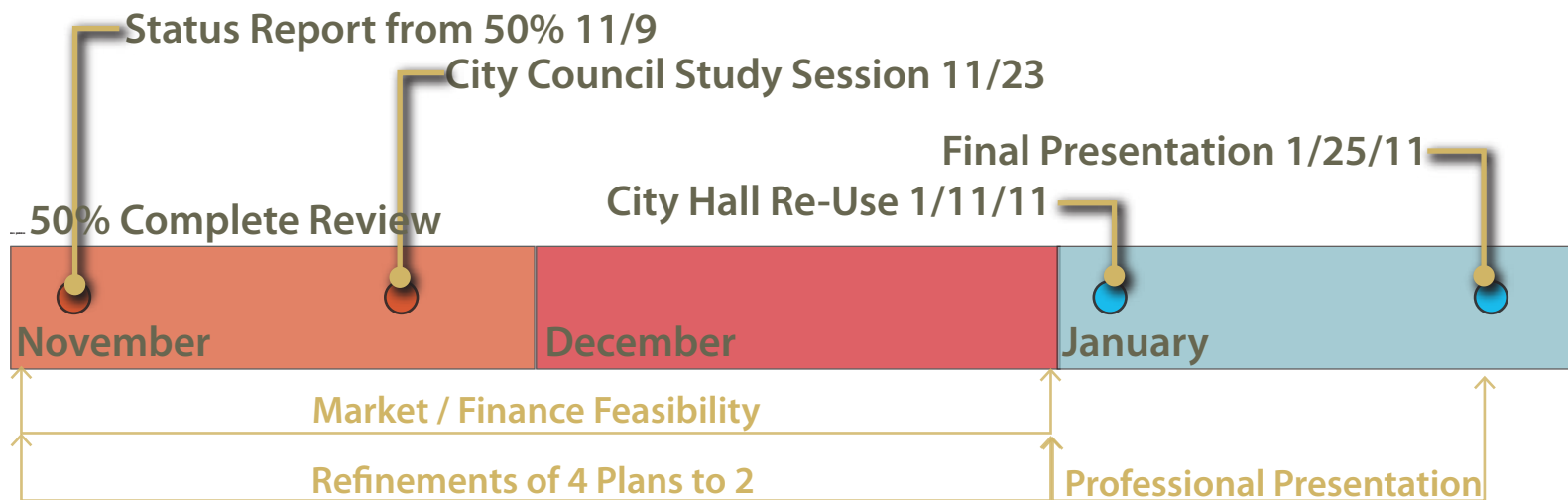




Approved Alternative 5B



Approved Alternative 5B Massing Models



A.3 Existing Zoning and General Plan

During the development of Concept Plan Alternative 5B, issues surfaced relating to deficiencies within the Village including parking, mix of tenants, antiquated buildings, and circulation. While the plan addresses these issues to a degree, additional studies and strategy plans are recommended to address specific issues not covered within this document.

While this document provides design standards or guidelines for improvement, underlying zoning and regulation will determine the ultimate uses and mixes within the Village. The following City of Newport Beach regulations apply to the land use and intensity of development for properties located within Lido Village.

Zoning Districts

| | |
|--------------|--|
| RM | Multi-Unit Residential |
| MU-W2 | Mixed-Use Water Related |
| MU-CV | Mixed-Use Cannery Village (South of 32nd Street) |
| CC | Commercial Corridor |
| CG | Commercial General |
| CM | Commercial Recreational/Marine |
| CV | Visitor Serving Commercial |
| PI | Private Institution |
| PF | Public Facilities |

Zoning Notes

Residential Districts: A number following a residential district symbol indicates the minimum site area per dwelling unit. Example: RM (2178)

Nonresidential Districts: A number following a non-residential district symbol indicates the maximum floor area ratio (FAR). Example: CG 0.5

FAR refers to floor area ratio. This is a regulatory equation to determine the maximum amount of square footage permitted per parcel or designated area.

General Plan Land Use Policies

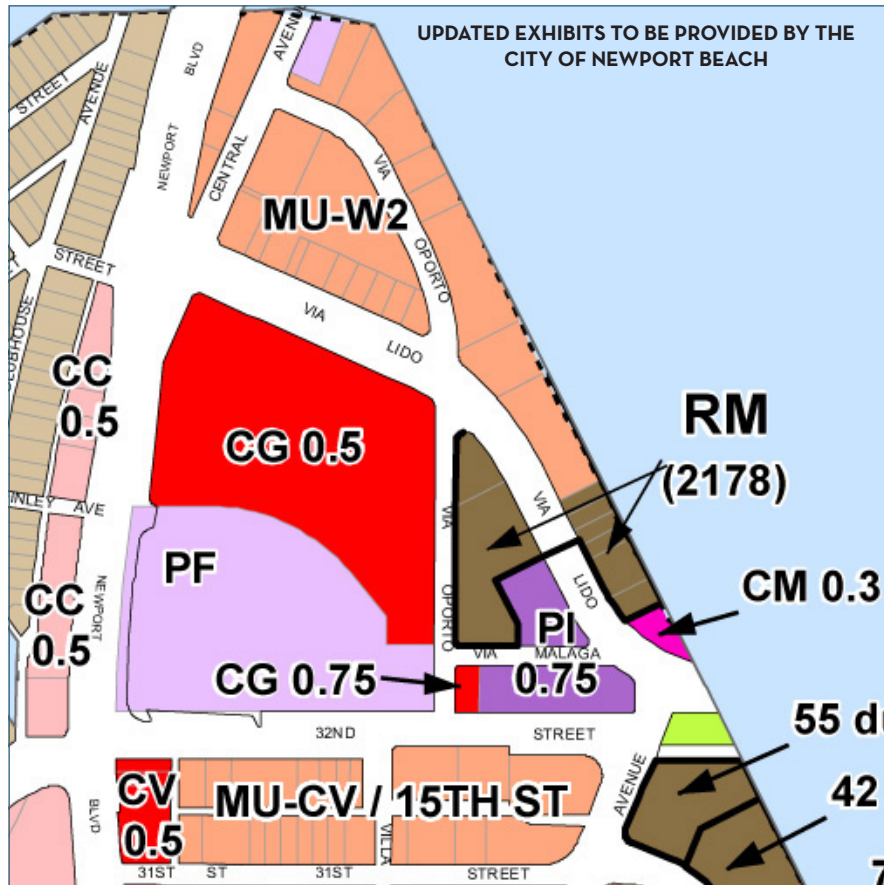
| | |
|--------------|--|
| RM | Multi-Unit Residential |
| MU-W2 | Mixed-Use Water Related |
| MU-CV | Mixed-Use Cannery Village (South of 32nd Street) |
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General Plan Land Use Policies

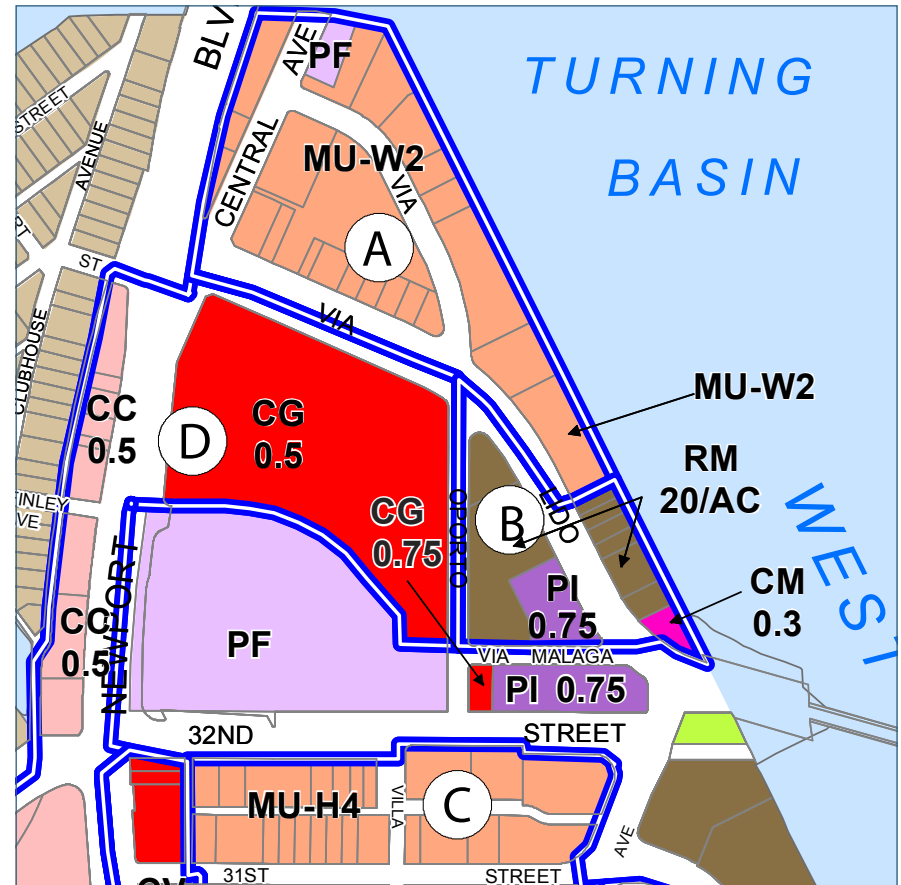
- A Mixed Uses, Visitor-Serving and Retail Commercial, Overnight Lodging Facilities
- B Multi-Family Residential
- C Mixed-Use permitted in any location and required at street intersections, Multi-Family Residential and Town-homes permitted at any location except intersections; Intersections require Mixed-Use or Commercial
- D General and Neighborhood Commercial



1927



City of Newport Beach Zoning Map,
Adopted October 26, 2010



City of Newport Beach General Plan Map,
Adopted July 25, 2006

A.4 Adopted Concept Plan

Through collaboration among stakeholders and the community, a consensus plan was created. On January 25th, 2011, the City of Newport Beach City Council approved an initial concept plan for the Lido Village study area. During this process, key design elements and land uses were incorporated into the plan.

Today Lido Village is challenged with providing sufficient and well-located parking for the various tenants. An additional study is recommended to address the deficiencies and quality of parking facilities within the Village. Associated with this future study, emphasis needs to be placed on pedestrian circulation and connectivity. Neither one can be addressed without the other.

Concept Plan Alternative 5B encompasses the following design objectives that were universally envisioned during the master planning process:

- Create people places or outdoor living rooms for pedestrians throughout the Village.
- Encourage the use of iconic architectural buildings as way-finding elements.
- Re-tool Lido Marina Village to incorporate visitor-serving retail, entertainment, and boutique hospitality components.
- Incorporate mixed-use, residential, and civic land uses within the City Hall site.
- Redevelop Via Lido Plaza with a new anchor tenant building location and consolidation of smaller format shops.
- Provide green space or open space elements within the City Hall site, featuring fountains and plaza for events and public gatherings.
- Increase residential units within the Lido Triangle area and other waterfront ownerships.
- Maintain existing circulation element and traffic flows of public streets.



Concept Plan Alt 5B, Adopted January 25, 2011

A.5 References

City of Newport Beach General Plan

<http://www.newportbeachca.gov/index.aspx?page=173>

City of Newport Beach Zoning Code

<http://www.newportbeachca.gov/index.aspx?page=1689>

City of Newport Beach Water Efficient Landscape Ordinance

<http://www.newportbeachca.gov/Modules/ShowDocument.aspx?documentid=7710>

Chapter 20.42 of the City's Zoning Code: Signage

<http://www.codepublishing.com/CA/NewportBeach/html/NewportBeach20/NewportBeach2042.html#20.42>

California Building Standards Commission

<http://www.bsc.ca.gov/default.htm>

California Coastal Commission

<http://www.coastal.ca.gov/>

California Environmental Quality Act (CEQA)

<http://ceres.ca.gov/ceqa/summary.html>

City of Irvine Sustainable Travelways Guidelines

http://www.cityofirvine.org/cityhall/cd/housing_and_redevelopment/redevelopment/sustainable_travelways.asp

City Council Policy Manual: Art in Public Places

<http://www.newportbeachca.gov/Modules/ShowDocument.aspx?documentid=2445>

City Council Policy Manual: Donation of Art to the City

<http://www.newportbeachca.gov/Modules/ShowDocument.aspx?documentid=2443>

City of Los Angeles Green Infrastructure

<http://www.lastormwater.org/Siteorg/program/green.htm>

U.S. Green Building Council - Orange County Chapter

<http://www.usgbc-oc.org/>

A.6 Glossary

Awning: A roof-like cover extending over a door or window as a shelter.

Arcade: A range of arches supported on columns.

Articulation: Changes in building surfaces and detailing.

Cantilever: A horizontal plane or beam that is anchored at one end.

Clerestory: A band of windows located just below the roofline.

Column: A supporting post found on storefronts, porches, and balconies.

Cornice: A horizontal treatment at the uppermost portion of a wall.

Eave: The part of the roof which extends beyond the side wall.

Façade: The face of a building, especially the principal face.

Fascia: A horizontal surface at the outer edge of a roof.

Fenestration: The arrangement of windows and other openings in a wall.

Gable Roof: A roof that consists of two sloping planes that meet at the ridge or peak. The planes are supported at their ends by triangular walls.

Glazing: Glass or transparent material used for windows.

Massing: The combined effect of the arrangement, volume and shape of a building or group of buildings. Also called bulk.

Molding: An ornamental strip used to decorate a surface, especially an upper wall.

Parapet: The portion of an exterior wall that rises entirely above the roof.

Public Right-of-Way: Includes the street, curb and sidewalk area in front of private property at the front lot line.

Storefront: The front side of a store or store building.

Trellis. An overhead open framework used for vines and climbing plants.

Vernacular: Architectural language common to a specific place and time.

Viewshed: An area that is visible to the human eye from a specific vantage point.

VOC: Volatile organic compound; chemicals that easily evaporate from materials that are dangerous to human health and/or the environment.