SUMMARY

EXISTING RETAIL ± 89,302 (INCLUDES LIDO THEATER)

- NEWP. BLVD SURFACE LOT = 145 SPACES
- VIA LIDO 45° ANG. PKG. = 20 SPACES
- TOTAL PROPOSED SPACES 165 (298 TARGET)

PROPOSED NEW STRUCTURE = 279 SPACES

- LOSS OF SPACES WITH NEW PADS = 108
  (108 SPACES PROPOSED WITH NEW LOT CONFIGURATION)
- JAKOWSKI PARKING REQUIREMENT = 12
- PROPOSED NET PARKING GAIN = 159

PROPOSED RETAIL SCENARIOS BASED ON PARKING

- 159 @ 3.9/ 1000 = 40,700 S.F OF POTENTIAL RETAIL
- 159 @ 4.0/ 1000 = 39,750 S.F OF POTENTIAL RETAIL
- 159 @ 5.0/ 1000 = 31,800 S.F OF POTENTIAL RETAIL

TWO LANE ONE WAY ACCESS ON VIA LIDO TO LIDO ISLAND

EXISTING BUILDINGS ± 89.302 S.F.
SURFACE LOT 145 SPACES

RETAIL SPACE AT GRADE WITH RESIDENTIAL CLUBHOUSE ABOVE

PODIUM STRUCTURE
± 92 D.U. & PARKING
± 282 SURFACE SPACES

FREE RIGHT TURN

TWO WAY ACCESS ON 32ND STREET FROM LAFAYETTE RD. TO NEWPORT BLVD. (TWO LANES WESTBOUND AND ONE LANE EASTBOUND)

PROPOSED BUILDINGS PADS CONFIGURED ALONG RETAIL PROMENADE AND LIMITED SERVICE VEHICLE ACCESS. OUTDOOR DINING OPPORTUNITIES.

ONE WAY VEHICULAR ACCESS. PEDESTRIAN FRIENDLY STREET WITH LIMITED ACCESS HOURS.

PRIVATE ACCESS TO RESIDENTIAL DECK. 17' DECK (14' CLEAR)

COUNTY OF ORANGE ROUND-A-BOUT STANDARD FOR 35 MPH

NEW PEDESTRIAN PLAZA

DRAFT
SITE FEASIBILITY STUDY-OPT

50 0 50 100 200

CITY OF NEWPORT BEACH

LIDO VILLAGE

December 16, 2011
SCALE ; 1'=50'