

## **Sonnenblick Development LLC is pleased to introduce AUBERGE RESORTS Newport Beach**

Blending an iconic Newport Beach coastal backdrop with hints of its' rich history, The Auberge Resorts Newport Beach will be a luxury destination - grand in its' location on the Newport coastline and understated in its' simple elegance. The architecture will blend seamlessly with the interior spaces, with direct ties to the landscapes that envelope it, creating a resort experience that exudes the lifestyle of Newport Beach as a backdrop of memories for generations to come.

**THE DEVELOPMENT PLAN & NEIGHBORHOOD CONTEXT** | This resort hotel development will create a marquee destination for locals and guests with a signature hotel brand, intimate event venue, supporting boutique retail and a blend of garden landscapes with prime public open space that will act as a canvas for community events. Enhanced circulation paths weaving across the site provide linkages to the adjacent context and encourage a rich pedestrian experience. This 4 to 4.5-star hotel will be such a unique venue, as to unquestionably act as a major "gateway" to the Balboa Peninsula, as well as a catalyst for future redevelopment of the Lido Village area of Newport Beach. Sonnenblick Development LLC has made concentrated efforts to comply with the Lido Village Design Guidelines, and as a result, the proposed project complies with the Lido Village Design Guidelines in over thirty (30) different key ways.

**THE ARCHITECTURE** | Defined by a unique fusion of "coastal residential" & "resort luxury", the architecture of The Auberge Resorts Newport Beach will be at home in its' context, and unique in its' place in The Auberge portfolio. The building massing, materials, and detailing will be reminiscent of the Balboa Pavilion, the Hotel del Coronado, the Shutters Hotel – while having the uniquely Auberge blend of resort+luxury residential as found at the Solage Calistoga in California's wine country. This development will feature an Auberge Spa, bar/lounge and signature restaurant - with indoor/outdoor features reminiscent of tropical, Hawaiian, and California destinations heralded for exceptional climates such as the Auberge du Soleil in Napa Valley.

**THE INTERIORS** | This unforgettable destination will embody a signature blend of coastal luxury with both historic & modern elements of a Newport Beach context. The first arrival points of this hotel will be modern, fresh and classic - carried through to dining elements signature in their blend of global cuisine with local, sustainable ingredients - ending in spacious and comfortable guestroom spaces that celebrate an intimacy of a boutique resort destination rich with a coastal residential theme of utmost quality.

**THE LANDSCAPE** | Lush gardenscapes line both Newport Boulevard and 32nd Street to complement this low-rise architectural aesthetic and create streetscapes that are green and inviting – and this planned landscape will forever change key the intersection of Newport Boulevard and 32nd Street. The majority of the site is a collection of inter-connected gardens and water features that include public art, public plazas, an event lawn, and varied landscape palettes to provide visual diversity and a layered aesthetic.

**COMMUNITY OUTREACH** | Sonnenblick Development LLC believes that this project is so important to the future of the Lido Village, Balboa Peninsula and the City that a local and experienced Balboa resident has been engaged as our public affairs representative; and together they have held several meetings with over half a dozen major stakeholder groups on the Peninsula and in the City. We look forward to working with the City and others should we be chosen by the City as the developer.

**ECONOMIC BENEFITS** | With the unique development of this 4 to 4.5-star resort destination, Auberge Resorts Newport Beach will far surpass any economic benefit(s) previously identified and/or studied by the City for this parcel, including but not limited to apartment/residential and/or other hotel uses.