

Theme	Table Number					
Opportunities	1	2	3	4	5	6
Pedestrian overpass/bridge	X				X	X
Better vegetation (low)	X	X				
City resources to help manage traffic (police)	X					
Reciprocal easement between property owners	X					
Sidewalks	X					
Specialty centers		X				
Walking spaces		X				
Synchronized traffic signals		X				
No additional lights		X				
Nautical architecture		X				
Parking		X				
Beautification			X			
No fast food restaurants			X			
Condos (not apartments)			X			
Harbor views			X			
Good restaurants				X		
Post Office				X		
Public dock					X	
Subterranean parking					X	
Move Tustin traffic signal to Ardell area					X	
Bayfront Boardwalk						X
Inland parking structures						X
Cooperative land use among owners						X

Theme	Table Number					
	1	2	3	4	5	6
Challenges						
Not enough parking (on and off street)	X	X	X	X		X
Traffic impacts (from construction, additional housing, commercial uses)	X	X	X	X		
Traffic diverting to neighborhoods (Cliff Drive)	X	X		X		
Viewshed preservation (height limits)		X	X	X		
Faster traffic speeds from widening Coast Highway		X		X		X
Light pollution		X	X			
Unattractive parking lots (rooftop or ground)			X		X	
Lack of public docks/public access to waterfront					X	X
Provision for emergency response	X					
Sea level rise	X					
Keeping out fast food		X				
Construction noise			X			
Bike safety				X		
Bay access				X		
Negative impact from auto dealerships				X		
Loss of business revenue from loss of parking and/or construction	X					
Dangerous parking on Coast Highway				X		
Landscaping on median					X	
Signals are too frequent: Too many curb-cuts					X	
Cost of subterranean parking					X	
Maintain architectural character of city					X	
Density limits						X
Dangerous crossing Coast Highway						X
Demand for marine-related uses vs. auto-related uses						X
Narrow lots						X
Fragmented ownership						X

Theme	Table Number					
	1	2	3	4	5	6
Dreams						
Maintain current building height limits (35 feet)	X	X		X		X
Pedestrian bridges over Coast Highway (from OC College, from Riverside/Avon lot)		X		X	X	X
Pedestrian walkway/boardwalk along water	X				X	X
Maximized Bay views (and for drivers)				X		X
Repave streets	X					
Additional parking (for employees)		X				
Sidewalk improvements in Newport Heights		X				
Evacuation plans		X				
Small trees on Coast Highway (that wont disturb view)		X				
Village atmosphere including retail and food stores		X				
Mariners' Mile Park		X				
Preserve Ardell buildings		X				
See plans for the new purchase of Ardell property			X			
Restore Balboa Bay Club to Punic Park/Open space			X			
Roofed parking				X		
Landscaping in medians (low)				X		
Pedestrian space (intimate places)				X		
Bike route				X		
No/limited residential				X		
Maintain shipyards/marine-related uses				X		
Relocated traffic lights					X	
Restaurants with seating areas on the Bay					X	
Subterranean parking					X	
Innovative or multiuse architectural structure					X	
Public marina					X	
Bicycles -- diverted off Coast Highway onto bluff						X
Ardell properties bayside to turn into mixed use						X
Free flowing traffic						X
Disabled persons access-moving system						X
Marine related uses maintained						X
Parking structures on land side						X
Nautical architecture throughout						X