

#1 OPPORTUNITIES

- 1) Pedestrian Overpass
- 2) City Resources to help manage traffic ie: policemen/
workman
- 3) Reciprocal Easement btwn property owners
- 4) Better Vegetation (Palm Trees, etc, islands ^{Blum} NS
bound
- 5) Sidewalks

#2 OPPORTUNITIES

- SPECIALTY CENTERS
- LANDSCAPING - low profile
- WALKING SPACES
- SYNCHRONIZE TRAFFIC LIGHTS FOR BETTER FLOW
light pollution
- NO ADDITIONAL LIGHTS
- KEEP NAUTICAL ARCHITECTURE
- PARKING PARKING PARKING

#3 OPPORTUNITIES

Open up harbor views whenever possible.
make good use of the beauty that we have.

OVERALL BEAUTIFICATION

Get rid of fast food restaurants
Taco Bell + McDonalds

Condos instead of apartments

DREAMS

- Landscaping - ^{low} MEDIAN ^{ROOFED PARKING}
- PEDESTRIAN SPACE - INTIMATE PLACES
- BIKE ROUTE - NO RESIDENTIAL
- HEIGHT LIMITS MAINTAINED
- VIEWS TO BAY MAXIMIZED
- SHIP-YARD MAINTAINED
- PEDESTRIAN BRIDGE - NOT TO BLOCK VIEWS

#5

DREAMS

1. ^{WALK WAY} BRIDGE OVER ^{WALKWAY} ^{SEVERAL} COAST HWY
2. ^{RELOCATE} TRAFFIC lights for pedestrian crossing
3. BOARDWALK ON THE BAY
4. Restaurants w/ eating areas ON THE BAY
5. TAs OF SUBTERRANEAN parking!!
6. ~~INNOVATIVE OR MIXTURE~~ ARCHITECTURAL structure
7. PUBLIC MARINA AREA
- 8.

#6

DREAMS

- BOARDWALK BAYFRONT
- PEDESTRIAN BRIDGE (from Riverside/Avon ^{structure} pkg. lot)
- BICYCLES: (off Hwy against bluff)
- Ardell properties bayside - mixed use
- FREE FLOWING TRAFFIC
- Disabled persons access-moving system
- KEEP SOME MARINE USAGE
- PARKING STRUCTURES-Land Side
- KEEP BAY VIEWS FOR DRIVERS
- NAUTICAL ARCHITECTURE THROUGHOUT
- KEEP TO HEIGHT LIMITS

#1

DREAMS

- Pedestrian Walkway Along Water
- Keep Construction of new Buildings at 35' (on both sides)
- Repave Streets & leave it alone
us

#10

DREAMS

- ① MAINTAINING CURRENT VIEWS
- ② ADDITIONAL PARKING - ESPECIALLY FOR RESTAURANT EMPLOYEES WHO PARK ON OUR STREETS.
- ③ SIDEWALKS IN NEWPORT HTGS
- ④ EVACUATION PLANS
- ⑤ SMALL TREES ON PCH THAT WILL NOT DISTURB VIEW
- ⑥ VILLAGE ATMOSPHERE INCLUDING RETAIL AND FOOD STORES - ^(QUALITY OF STIMULUS) NONE OVER 2 STORIES.
- ⑦ ADD A MARINERS' MILE PARK
- ⑧ PARKING + BRIDGE ACROSS FROM OC COLLEGE.
- ⑨ Preserve ~~the~~ #CAMPS + ARDEL BUILDINGS

DREAMS

PLANS the New Owner Has for the New Purchase of ARDEL Property

- RESTORE BALBOA BAY CLUB to PUBLIC PARK / OPENSPACE. AS ORIGINALLY DONATED TO CITY

CHALLENGES

- BIKE SAFETY ^{SCHOOL KIDS} ~~THRU - BIKERS~~
- TRAFFIC LOAD & STREET
- VIEW & BAY ACCESS
- NEGATIVE IMPACTS OF AUTO DEALERSHIPS
- PARKING PARKING PARKING
- KEEP RCH TRAFFIC ON P.C.H.
- NO PARKING ON PCH - MAKE IT ON INLAND SIDE

#5

CHALLENGES

- 1) No landscaping on the median ^{→ cut of traffic hazard}
- 2) signals too frequent
- 3) Pedestrian crossings too many
- 4) Not enough public docks on Day
- 5) ~~cost~~ of subterranean parking
- 6) Giant empty parking lot is an eyesore
- 7) maintain Newport architectural character of city

#4

CHALLENGES

PARKING
TRAFFIC FLOW + SPEEDS
BICYCLE/PEDESTRIAN USE
DENSITY LIMITS
PUBLIC ACCESS/VIEWS TO WATERFRONT
CROSSING HIGHWAY
DEMAND FOR MARINE-RELATED USAGE
VS. AUTO-RELATED USAGE
USES FOR NARROW LOTS
~~ACCESS~~ FROM WATER TO LAND
PUBLIC DOCKS - needed
FRAGMENTED OWNERSHIP

#1 CHALLENGES

- CONSTRUCTION traffic impacts
- ② • LOSS of parking = loss of revenue and/or business
- ① • Loss of business during construction
- ③ • TURN I.S miles into 6 lane "super highway"
- Keep traffic out of the Neighborhoods (eg Deepport Heights)
- Provision for Emergency Response
- How are you Accommodating sea level rise?
- If we add housing how will this traffic be accommodated for? Are traffic studies be considered as part of master plan.

#2 NEGATIVE IMPACTS ★ CHALLENGES

- NO SIX LANE + in additional areas
* bad for business, faster traffic
- NO ADDITIONAL RESIDENTIAL
- VIEW PRESERVATION - LIMIT TO EXISTING HEIGHTS
- BAY LIGHT POLLUTION
- NO FAST FOOD
- DO NOT REMOVE STREET PARKING
- LIMIT COMMERCIAL TRAFFIC!
- TRAFFIC ^{cliff drive}
- Define and view - we don't want to be H.B.

#3 CHALLENGES

- ① TRAFFIC - TUSTIN / DOVER
~~PARKING~~ CLIFF DRIVE
BECOMES THOROUGHFARE
- PARKING
ROOFTOP PARKING - NOT ATTRACTIVE
Need Rooftop!
- ③ NOISE ^{lights @ night}
- CONSTRUCTION
- ② VIEWS GET COMPROMISED
TOO LITTLE TIME / TOO MANY CHALLENGES

OPPORTUNITIES

- GOOD RESTAURANTS
- POST OFFICE

OPPORTUNITIES

- ① move Tustin traffic signal to Ardell area for pedestrian traffic
- ② Pedestrian bridge at Tustin
- ③ boardwalk - raised - above boats
- ④ public docks for small boat access to restaurants
- ⑤ subterranean parking between tustin & sea base

OPPORTUNITIES

BAYFRONT BOARDWALK

INCREASED USEAGE
INCR. TAX REV. for NB

PED BRIDGES

INLAND PARKING STRUCTURES
COOPERATIVE LAND USE AMONG OWNERS