



== CITY OF ==

NEWPORT BEACH

PB&R Commission Staff Report

Agenda Item No.5A
October 1, 2013

TO: Parks, Beaches & Recreation Commission

FROM: Recreation Department
Laura Detweiler, Rec & Sr Service Director
949-644-3157, LDetweiler@newportbeachca.gov

PREPARED BY: Sean Levin, Recreation Superintendent
949-644-3159, slevin@newportbeachca.gov
Rosalinh Ung, Associate Planner
949-644-3208, rung@newportbeachca.gov

TITLE: Uptown Newport Project – Review of Public Parks

RECOMMENDATION:

Review and approve park amenities on the two public park concepts for the Uptown Newport project totaling two (2) acres.

FUNDING REQUIREMENTS:

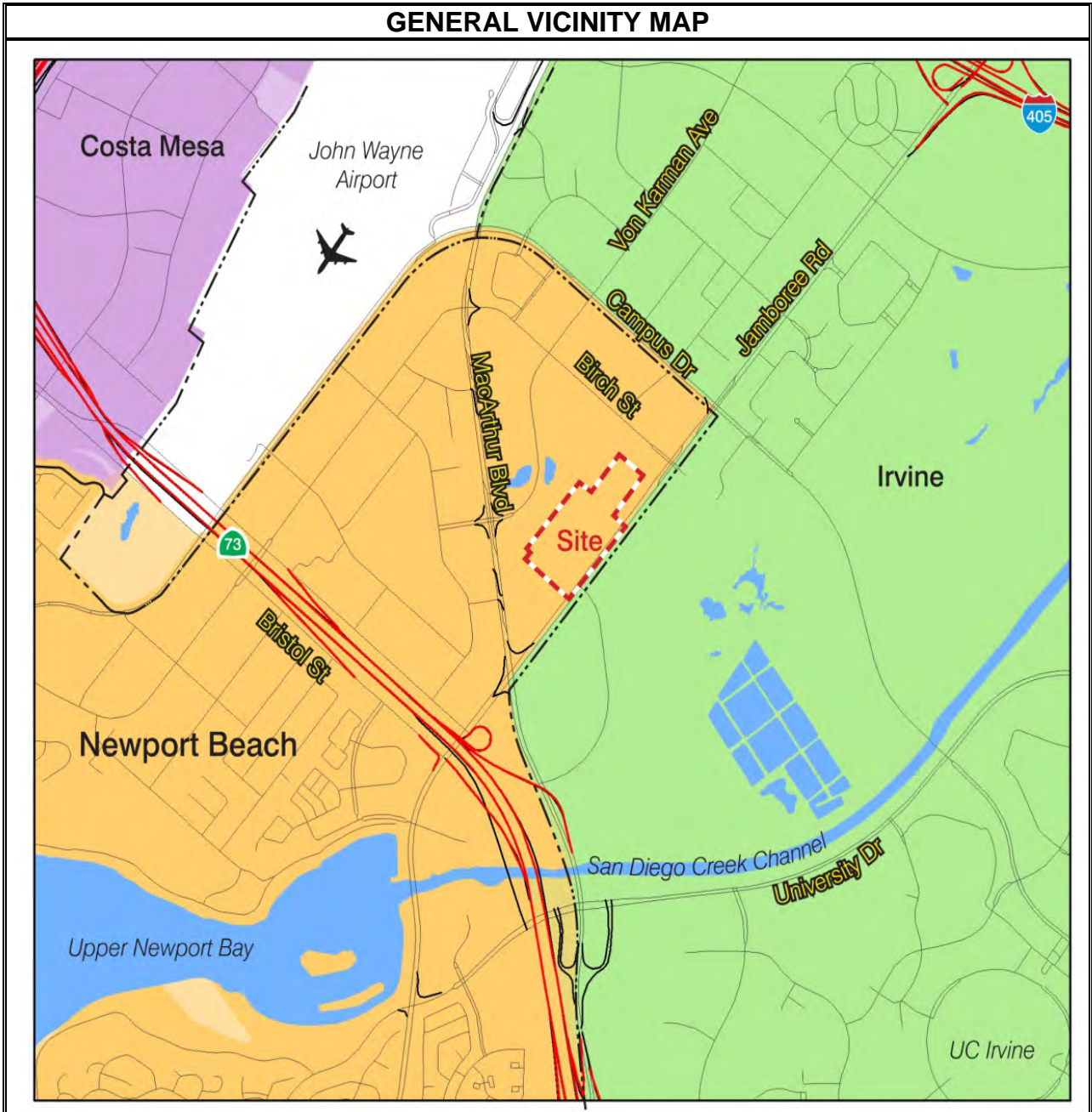
No fiscal impact to the City. Parks will be developed and maintained by the applicant.

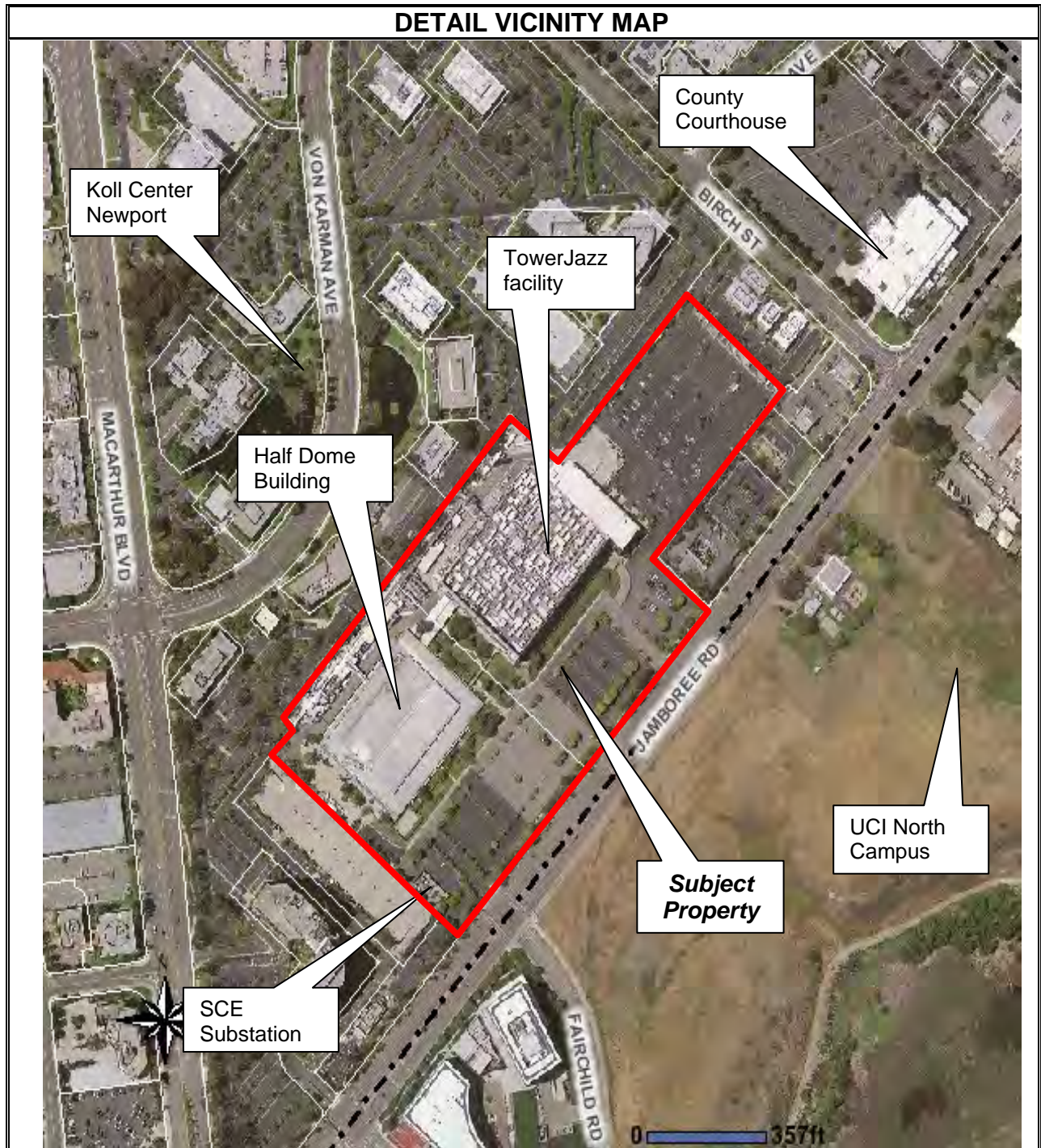
INTRODUCTION

Project Setting

The subject property is located within the airport area and is approximately 25.05 acres in size. The property is currently developed with two office/industrial buildings that are being leased to TowerJazz Semiconductor. Vehicular access to the project site is from Jamboree Road and Birch Street. The site is surrounded to the north, west, and south by commercial/office uses within the Koll Center Newport office park. Jamboree Road forms the eastern boundary of the project site, and beyond Jamboree Road to the east is undeveloped open space within the North Campus of the University of California, Irvine.

GENERAL VICINITY MAP





Background

On February 26, 2013, the City Council approved the land use entitlement applications and environmental review for the Uptown Newport project which consists of the removal of existing office and industrial uses in two primary phases and the construction of a mixed use community consisting of 1,244 residential units, 11,500 square feet of neighborhood-serving retail space, and approximately two (2) acres of park space (Attachment A). The parks are being designed for the planned community and will be accessible to the general public as well. Phase 1 (Attachment B) will include demolition of the existing single-story office building “Half Dome”, and development of the westerly portion of the property and the frontage along Jamboree Road. Phase 1 will include the development of up to 680 residential units and up to 11,500 square feet of retail space, and is projected to commence in 2014 and be completed in 2018. Phase 2 (Attachment C) will include demolition of the existing TowerJazz building, and development of the remaining 564 residential units on the easterly portion of the property. Timing for Phase 2 construction would be contingent upon the existing lease of the TowerJazz facility, which will expire in March 2017, but could be extended to March 2027 by TowerJazz.

On September 5, 2013, the Planning Commission approved the Master Site Development Review application which includes detailed plans and specifications for the master site improvements to ensure that the project will be developed in a cohesive manner in phases consistent with the approved Uptown Newport Planned Community Development Plan. As a condition of approval, the final design of two (2), one-acre neighborhood public parks shall be reviewed and approved by the City of Newport Beach PB&R Commission.

DISCUSSION

Uptown Newport has two (2), one-acre neighborhood public parks and each will be built with each development phase. The Phase 1 Park is located adjacent to the mixed-use retail node and provides for a prominent visual entry and focal point. The Phase 1 neighborhood park amenities include: a water fountain, activity lawn, tot lot, pedestrian pathways, a hardscape plaza and promenade, a public art feature; barbeque grills; and shaded seating areas. The Phase 1 Park is also designed to accommodate vendors with small kiosks along the promenade, special events (i.e., farmers market and art shows), movies-in-the-park, and special performances if desired.

The Phase 2 Park is located along the Spine Street and the secondary entry off of Jamboree Road, and provides for a prominent visual entry and focal point. The Phase 2 Park amenities include: a water fountain, open lawn areas, pedestrian pathways, a hardscape plaza, a public art feature, barbeque grills; and shaded seating areas. The Phase 2 Park also includes recreational courts such as bocce courts and a sand volleyball court.

NOTICING:

The agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which the City Council considers the item). Residents within 300 feet of the Uptown Park project were noticed.

- Attachments:
- A. Uptown Newport Site Plan
 - B. Phase 1 Park
 - C. Phase 2 Park

Uptown Newport, L.P.
Uptown Newport
Newport Beach, CA.
Overall Site Illustrative

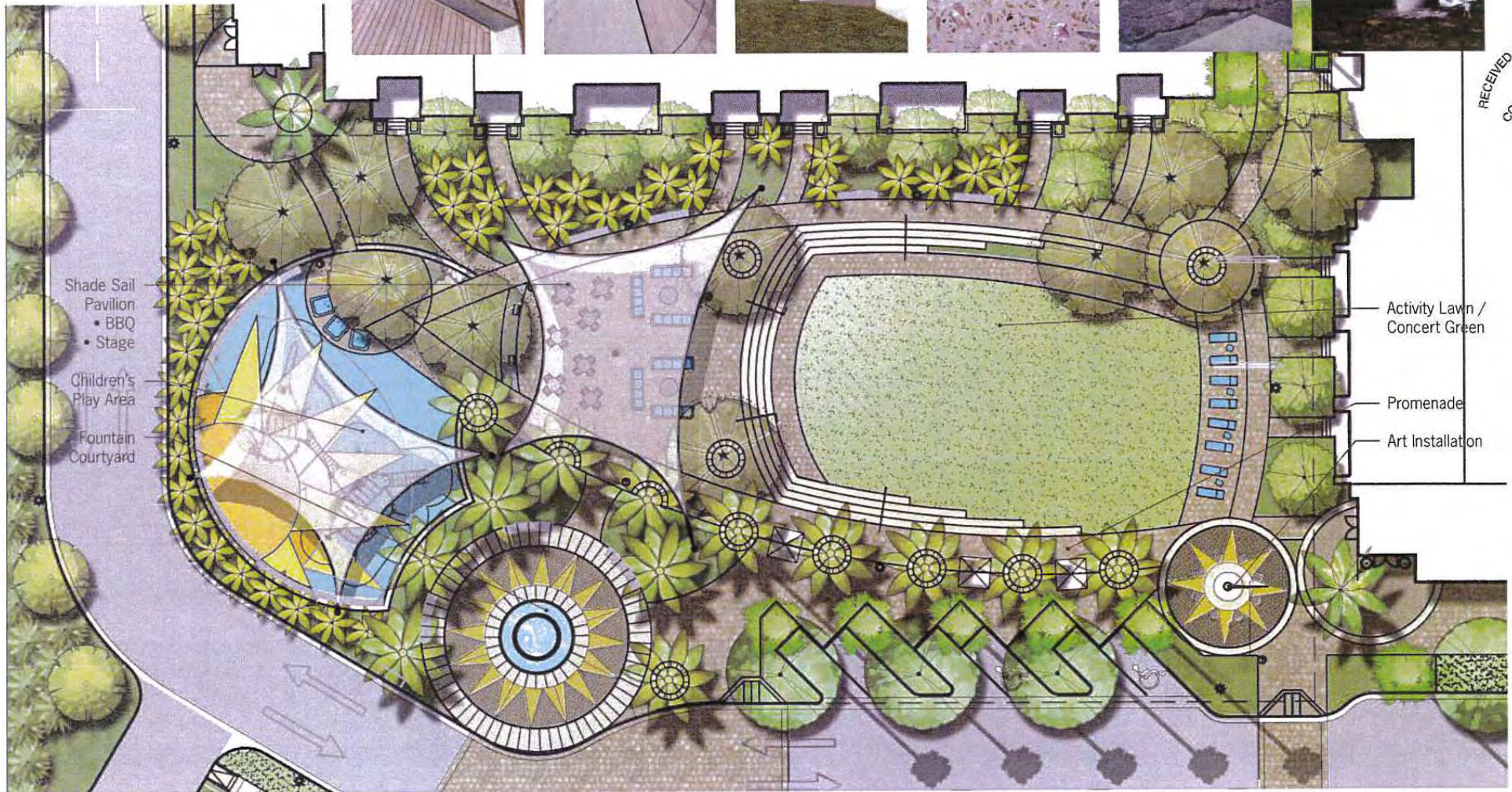


RECEIVED BY
COMMUNITY
COUNCIL



Exhibit B

The Shopoff Group
Uptown Newport
Newport Beach, California



RECEIVED BY
COMMUNITY
SEP 18 2013
DE
CRY

Shade Sail
Pavilion
• BBQ
• Stage
Children's
Play Area
Fountain
Courtyard

Activity Lawn /
Concert Green
Promenade
Art Installation

Park 'A'

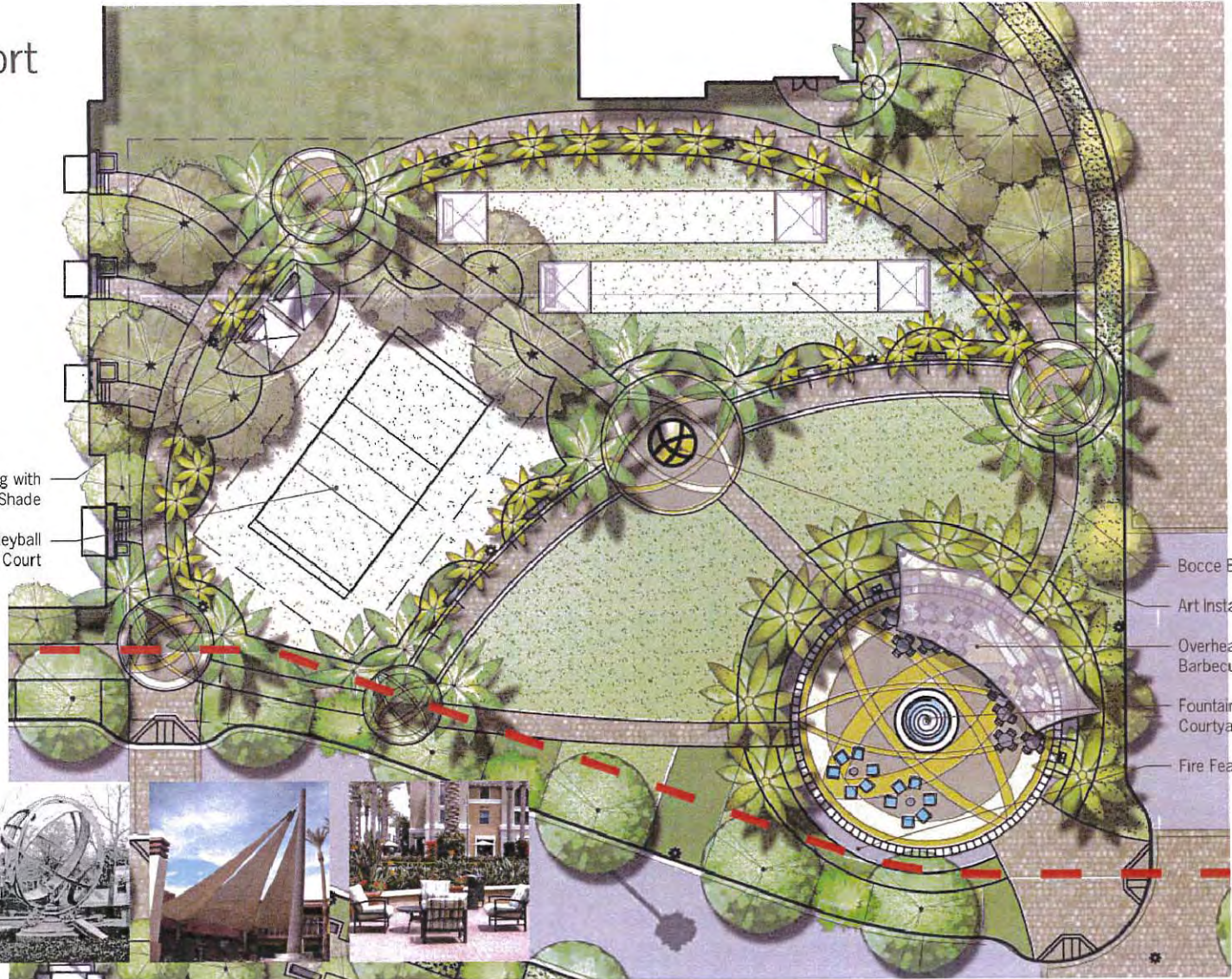


ValleyCrest
Design Group
Project No: 173863
Date: May 8, 2013
Revised: July 24, 2013

The Shopoff Group
 Uptown Newport
 Newport Beach, California



Seating with
 Shade
 Sand Volleyball
 or Hard Court



Bocce Ball Courts
 Art Installation
 Overhead Shade /
 Barbecue Area
 Fountain
 Courtyard
 Fire Feature

RECEIVED BY
 COMMUNITY
 SEP

Park 'R'

