

**Subject:**

FW: Additional Materials Received - 04-20-2017 PC Meeting

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**From:** Hillgren, Bradley  
**Sent:** Thursday, April 20, 2017 3:42 PM  
**To:** Biddle, Jennifer <[JBiddle@newportbeachca.gov](mailto:JBiddle@newportbeachca.gov)>  
**Cc:** Kramer, Kory (PC)  
**Subject:** RE: Additional Materials Received - 04-20-2017 PC Meeting

Jennifer:

since i can't be there this evening, would you please provide my thoughts below to the other commissioners?

thanks!

Brad

RE: Mariner's Mile Study Session

I am sorry I cannot be there this evening as it is a rare opportunity for the commission to deliberate and provide input on planning policies which will have a substantial long term impact on one of our city's defined village areas. Mariner's Mile represents one of the last significant areas within Newport Beach where vision and planning can still have a material impact on quality of life for residents and visitors as well as the long term trajectory of property values.

We have heard the property owner's and resident's desire to create a village or place where people live, work, shop, and recreate balanced by the city's obligation to efficiently move traffic through this relatively short section of PCH. A wide number of issues and objectives have been raised in the prior study sessions, however the single most important determination - and the one which will have a direct impact on all future planning decisions within Mariner's Mile - centers on the City's vision for the district and the conflict (or alignment) of the plan for PCH through the region.

Based upon my time on our commission and experience as a developer of mixed use projects, I believe the proposed expansion of PCH is in direct conflict with the goal of recreating Mariner's Mile into a village experience. A village - or place - is better understood as a destination where the pace slows to allow pedestrians, cyclists and automobiles to intermingle safely and (hopefully) enjoyably. Expanding lanes to increase traffic speeds might in fact save few minutes for motorists intent on passing through, however the impact of an expanded 6 lane roadway through Mariner's Mile will permanently limit (and functionally eliminate) the city's opportunity to establish a walkable village incorporating and connecting both sides of Coast Highway.

I am confident that our talented traffic engineer and consultants can provide and propose alternative solutions (e.g. synchronized signals, intersection modifications & reductions, etc.)

which can achieve desired traffic metrics [Draft Mariners' Mile Revitalization Master Plan \(PA2016-081\)](#)  
opportunity to plan and realize a genuine village within Mariner's Mile.  
Wishing you all good discussions this evening!  
Brad

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**From:** Biddle, Jennifer  
**Sent:** Thursday, April 20, 2017 3:09 PM  
**Subject:** Additional Materials Received - 04-20-2017 PC Meeting



Good afternoon,

Attached please find additional materials received for Item No. 2 – Mariners' Mile Revitalization Master Plan (PA2016-081).

Alternately, you may also access them at [this link](#).

Hard copies will be distributed at tonight's Planning Commission meeting.

Thank you,

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