

PLANNING COMMISSION HEARING

NEWPORT CROSSINGS | NEWPORT BEACH
STARBOARD REALTY PARTNERS, LLC

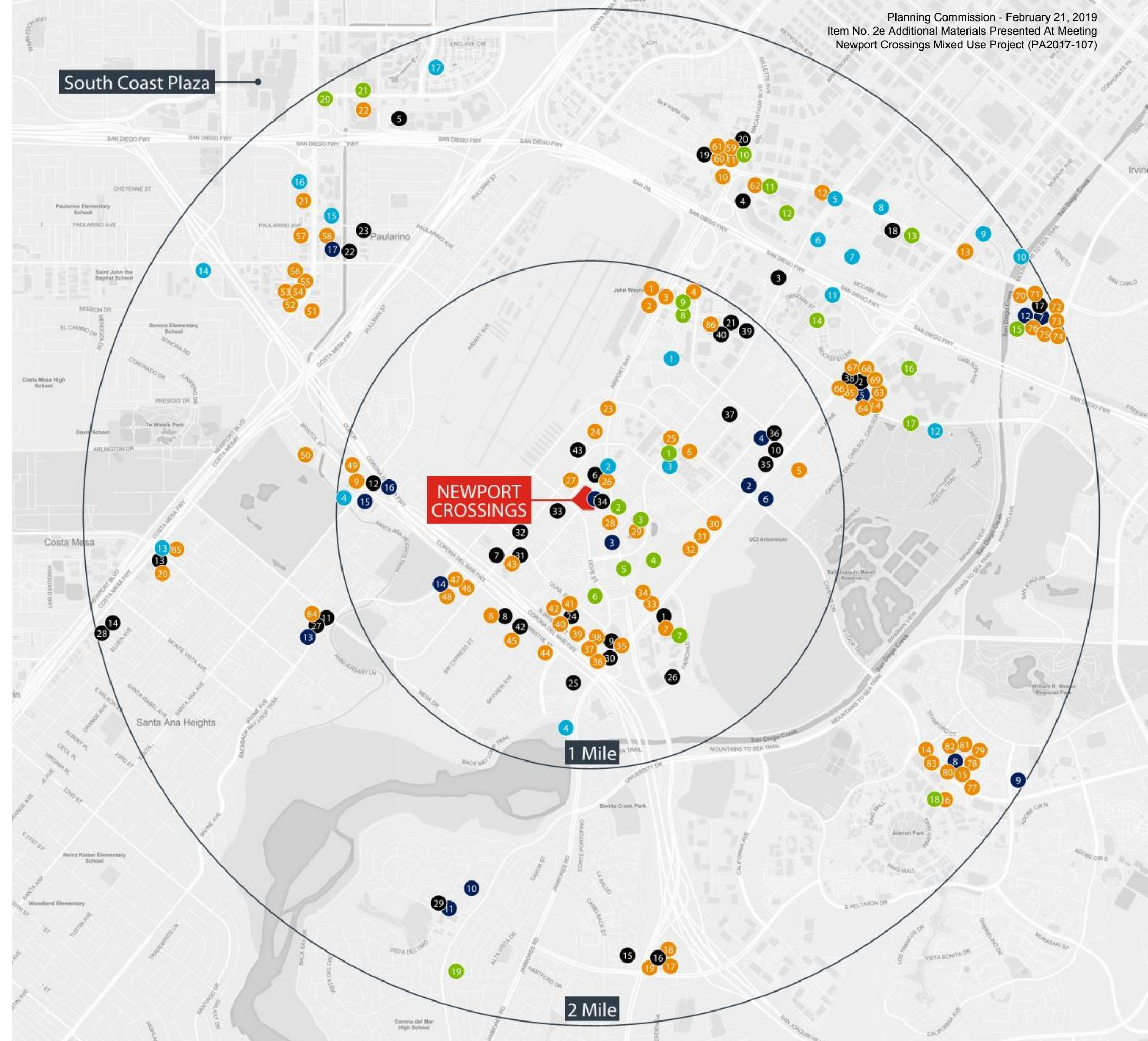


	Newport Place Residences	Newport Crossings
Setbacks	Variance (18'-24')	PC Compliant (30')
Height	Variance (3' Residences)	Livable areas within Height Limit
Retail	Not Enough	Increased by 50%(approximately)
Park Dedication	No Dedication Limited Access Hours	Dedicated to City No Access Limitations
Density	Too Dense – Variances & Lack of Park Dedication	Units Reduced by 10% No Variances. Park Dedicated
Architecture / Design	Not Compatible	Compatible with Surrounding Development

Newport Place Residences vs. Newport Crossings



Site Analysis



South Coast Plaza

NEWPORT CROSSINGS

1 Mile

2 Mile

Amenities:

- 23 restaurants within 0.5 miles (15min. walking distance)
- 63 restaurants within 2 mile drive
- 9 grocery stores within 2 mile drive
- 43 personal service stores within 2 mile drive

Proximity Map

Newport Crossings | Newport Beach



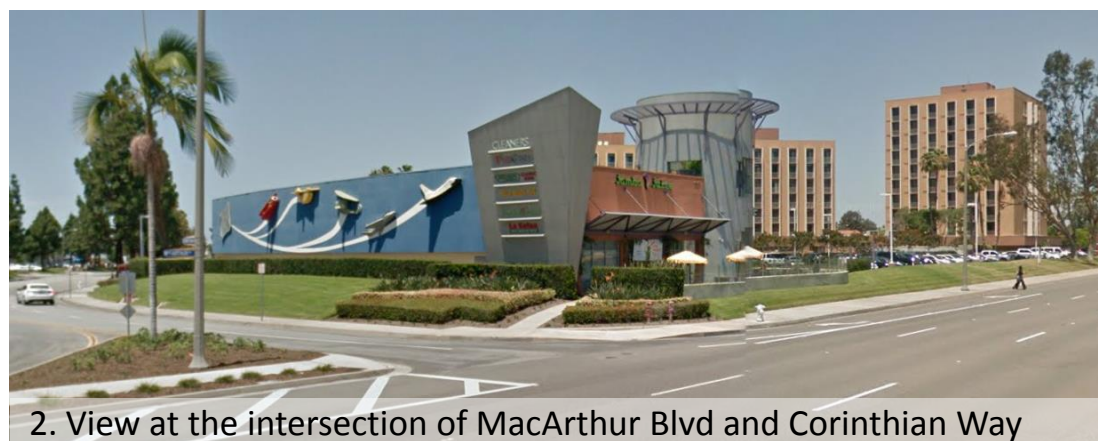
Conceptual Site Plan



1. View at the intersection of Scott Dr. and Corinthian Way



5. View along MacArthur Blvd



2. View at the intersection of MacArthur Blvd and Corinthian Way



6. View along Martingate Way



3. View along Dove St.



7. View at the intersection of Birch St. and Corinthian Way



4. View at the intersection of Scott Dr. and Dove St.



8. View at the intersection of Westerly Pl. and Scott Dr.

Site Analysis



Visioning Session



Corinthian Way and Martingale Way

Newport Crossings | Newport Beach



Aerial at Corinthian Way looking at the Main Plaza

Newport Crossings | Newport Beach



Close up of Retail on Corinthian Way

Newport Crossings | Newport Beach



Scott Drive and Corinthian Way Intersection

Newport Crossings | Newport Beach



Dove Street (Park on the right)



Martingale Way (Vehicle Entry and Leasing Center)

Newport Crossings | Newport Beach



Amenities



Public Park

Newport Crossings | Newport Beach

Team Members

- Starboard Realty Partners, LLC | Applicant
- Cox, Castle and Nicholson | Land Use Attorney
- Springbrook Realty Advisors | Affordable Housing Advisor
- Architects Orange | Project Architect
- Mike Erickson | Traffic Engineer
- Fuscoe Engineering, Inc. | Civil Engineer
- MJS Landscape Architecture | Landscape Architect

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