



NEWPORT HOUSE

CULMINATION OF YEARS OF:

Planning Commission – April 18, 2019
Item No. 4b Additional Materials Presented At Meeting
Ford Road Residential (PA2017-228)

- Port Street Resident
- +
- Newport Beach Planning Commissioner 2013 – 2017
- +
- Listening to Neighbors and Community

THE IDEA

- Walking by an Unattractive Utility Building and Underutilized Site
- +
- Observing Neighborhood Dynamics



NEWPORT HOUSE



Site Location



Opportunity to Conceal a Utility
Building and Improve a Neglected Site

CONSIDERATIONS

1. Complementary Architecture
- +
2. Low Density & Boutique
- +
3. Ample Parking
- +
4. Low Height & Generous Setbacks
- +
5. Protected Views
- +
6. Low Traffic
- +
7. Sustainability



Thoughtful & Right-Sized

Port Street,
Nantucket-
Style, & “Lido
House”
Precedents



Complementary Architecture



Site Plan



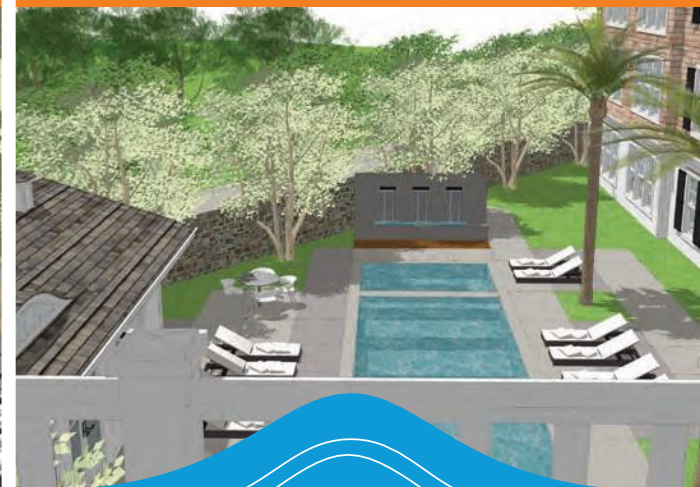
Underground Parking



Fully-Amenitized



1,825 SF Average Unit Size



Thoughtful Design

Height Consistent with Adjacent AT&T Building with Generous Setbacks



Modest Height + Generous Setbacks

View from Ford Road Entrance

Before



After



View from Bonita Canyon Drive and MacArthur Boulevard

Before



After



Protected Views

Alternate Uses

Public Recreation Facility
would be

5X TRAFFIC

3 Story Office
would be

10X TRAFFIC

Starbucks
would be

17X TRAFFIC

Newport House

Total ADT's
~150

AM and PM peaktrips
~10

Minimal Traffic



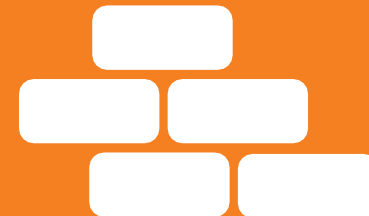
SITE
DESIGN



WATER
CONSERVATION



ENERGY
CONSERVATION



BUILDING
MATERIALS

Sustainability Initiatives

- Conceived by:
 - Port Street Resident
 - Planning Commissioner
 - Years of Listening
-

- Complementary Architecture
- Low Density & Boutique Product
- Ample Parking
- Meets Demand For Single-Level Housing
- Modest Height & Generous Setbacks
- Minimal Traffic & View Impacts
- Sustainability Initiatives



Thoughtful & Right-
Sized