

PUBLIC PRESENTATION



Site

Newport Beach City Hall

Newport Beach, California

Bohlin Cywinski Jackson | PWP

April 14, 2009



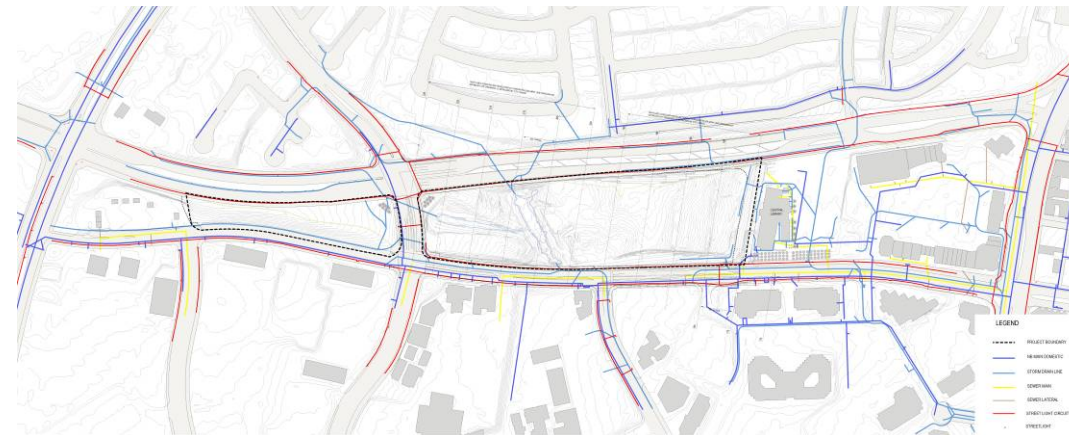
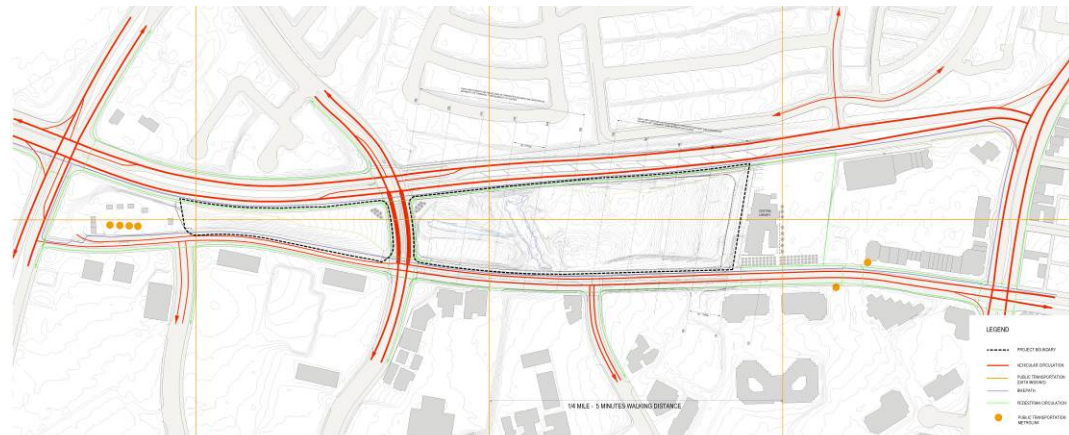
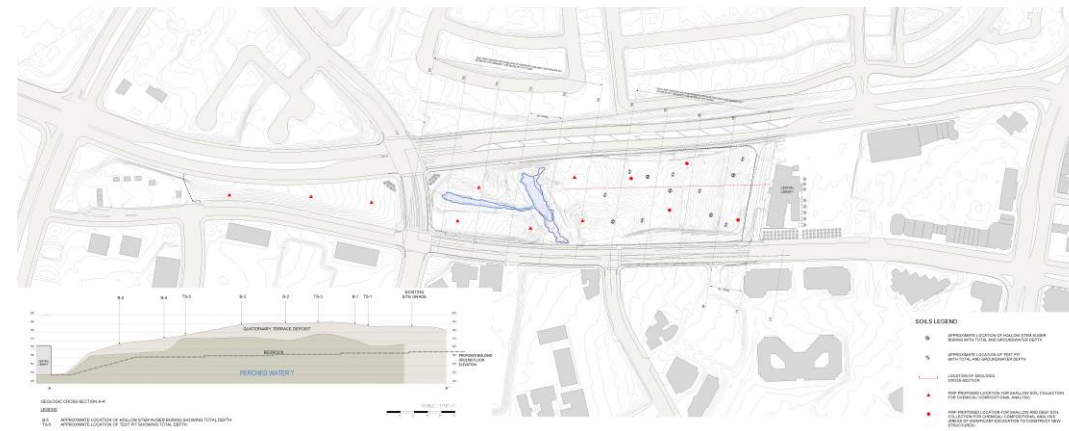
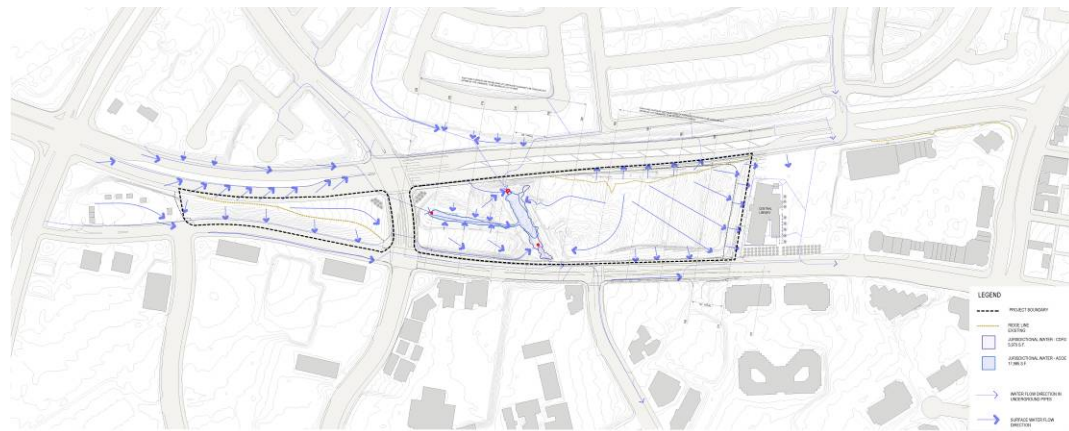
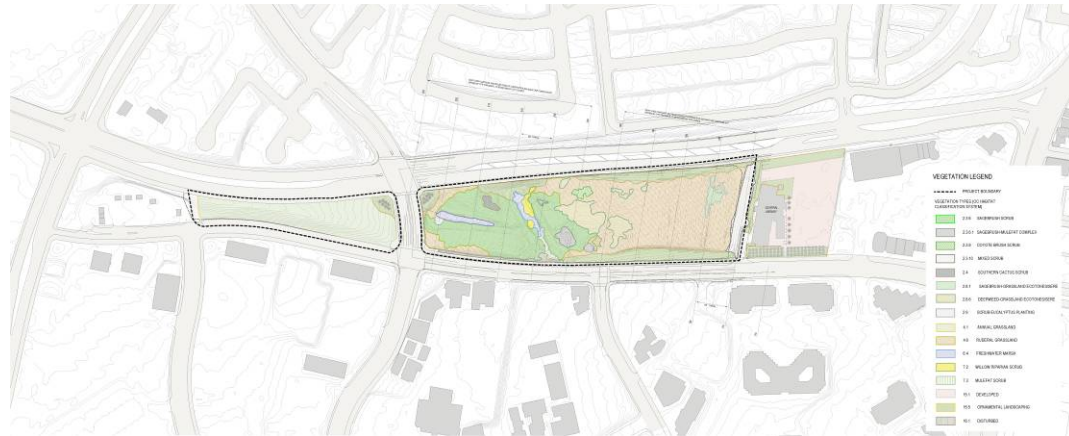
Place: Building and Landscape

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Newport Beach, California

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Analysis

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Yes dog park

No dog park

Level walking trail

Sculpture garden

“A there there”

Picnic areas

Barbecue areas

No amphitheater

Yes amphitheater

Stage

Pergola/Trellis

Yes native plants

More lawn

Protect the wetland

Passive park with trails

Outdoor gathering space 100-150 people

Concert area

Café outdoor seating

Nature programs for children

View

Amphitheater/informal amphitheater

Park restrooms

Passive recreation

Trails

Bike paths

Bird watching

Animal habitat

Climbing wall

Tot lot

Public art

Bathroom

Par Course

Picnic areas

Outdoor theatre

Dog Park

Civic-ness

California friendly, but structured

What we heard

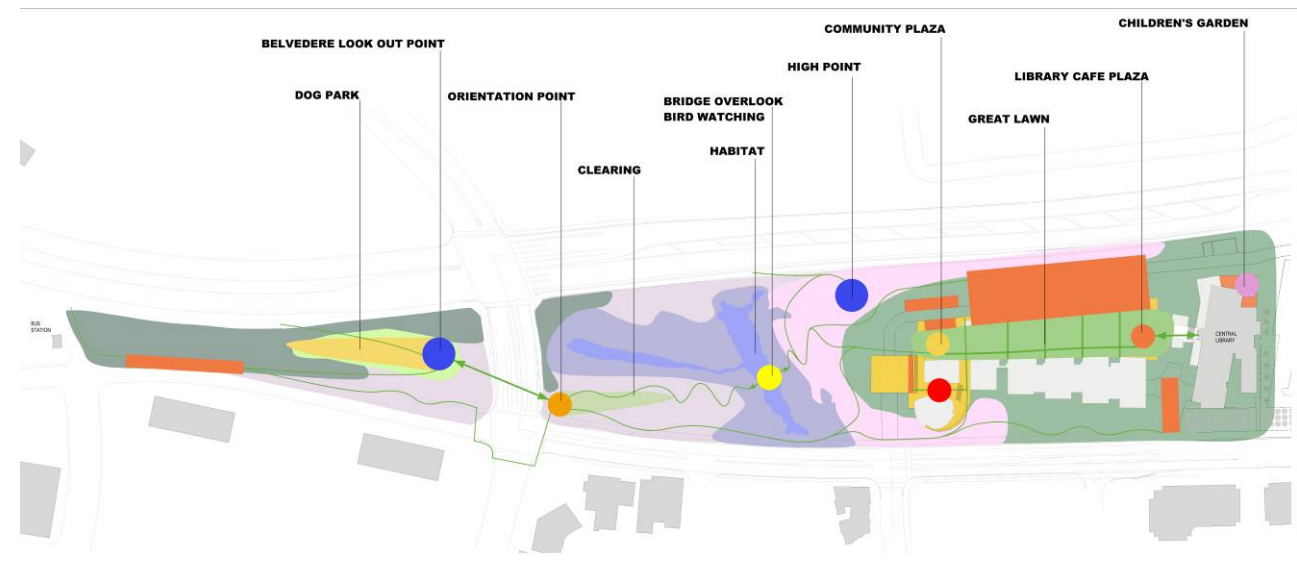
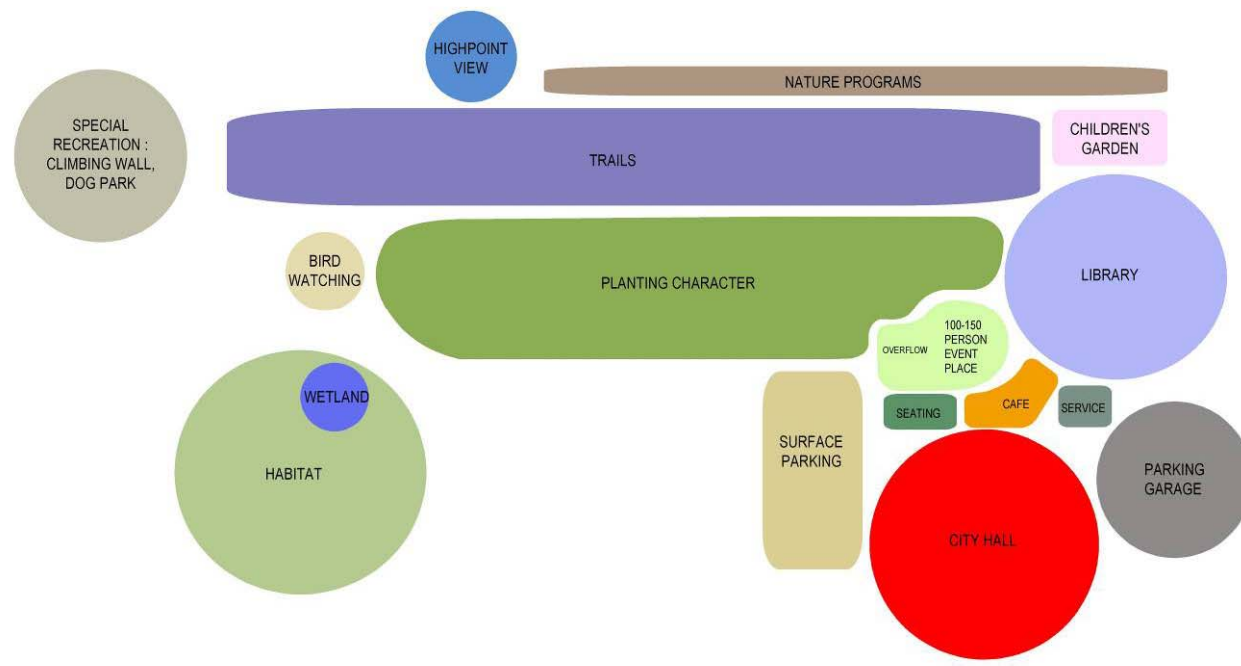
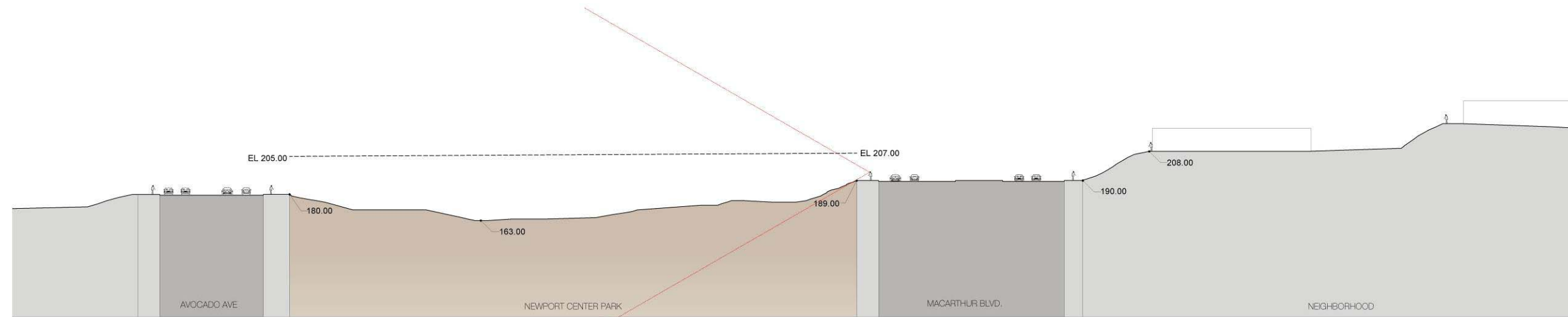
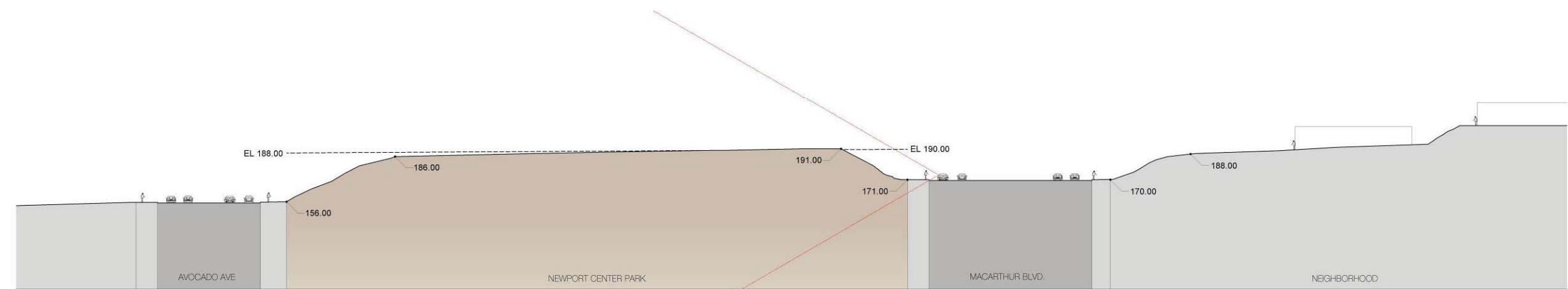


Diagram: Program



OCEAN VIEW FROM MACARTHUR BLVD
SECTION G



VIEW PROTECTION BY BERM
SECTION I

Views



MacArthur Views

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Newport Beach, California

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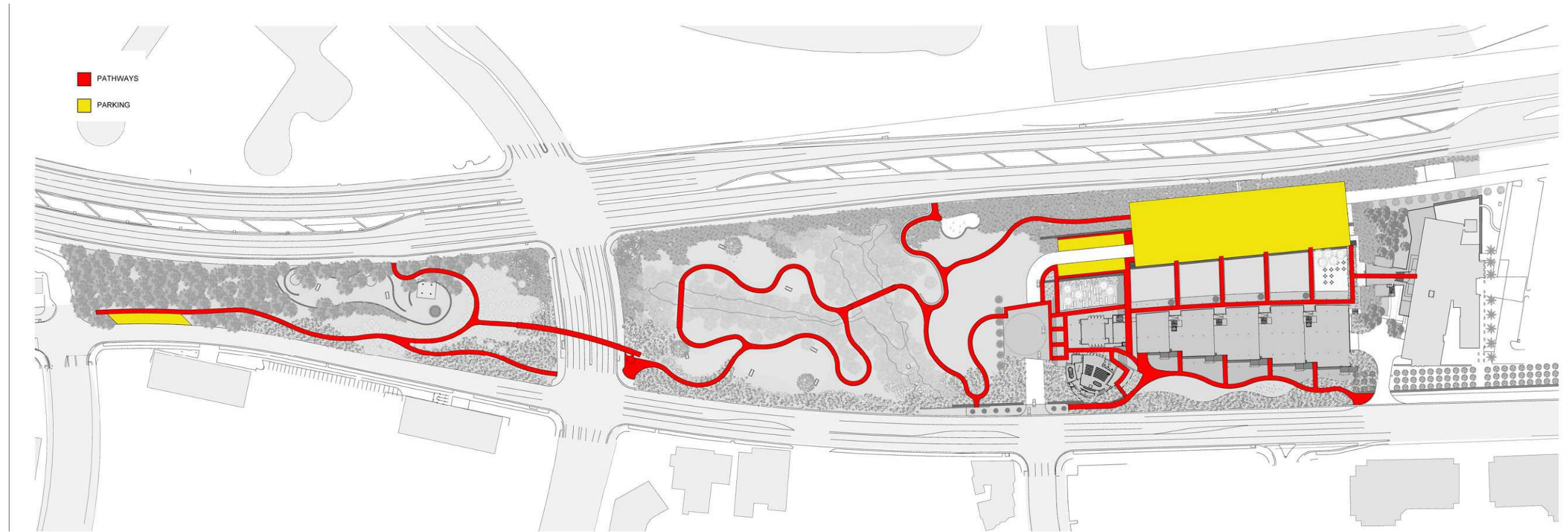
Site Plan

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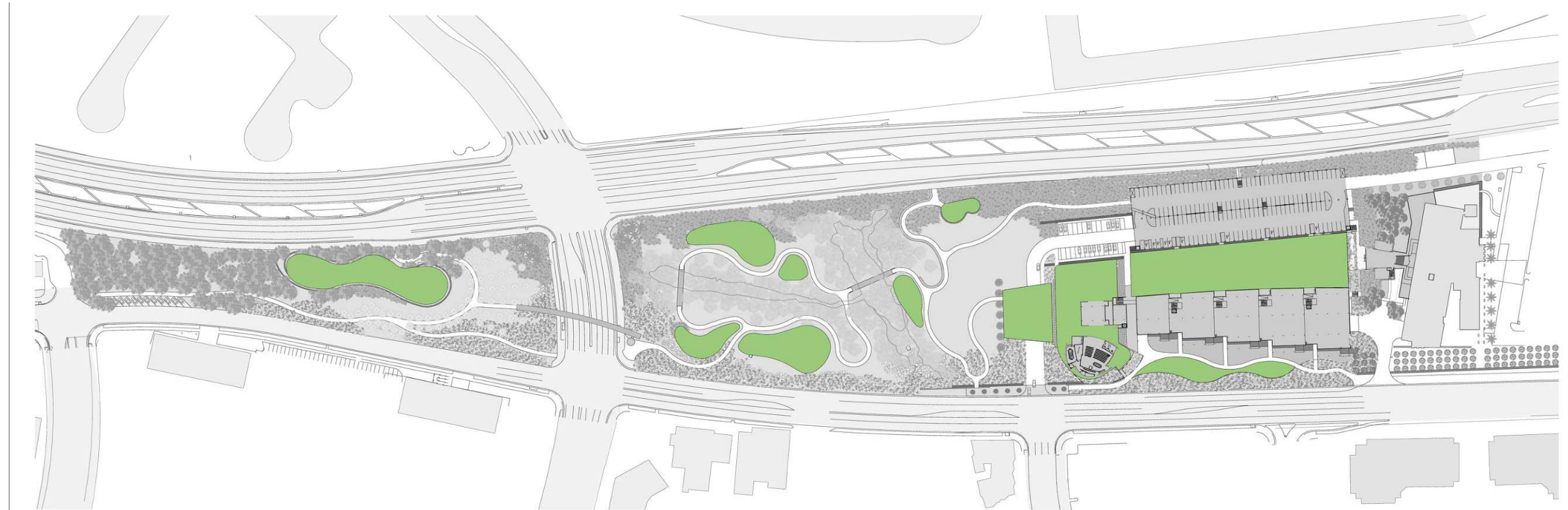
Circulation

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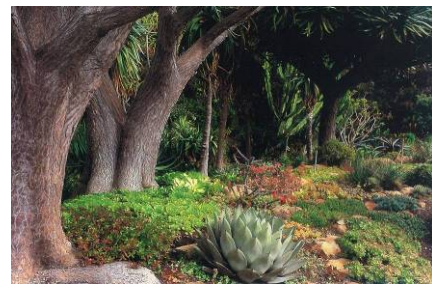
Level Areas

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Foreground Planting Character Avocado

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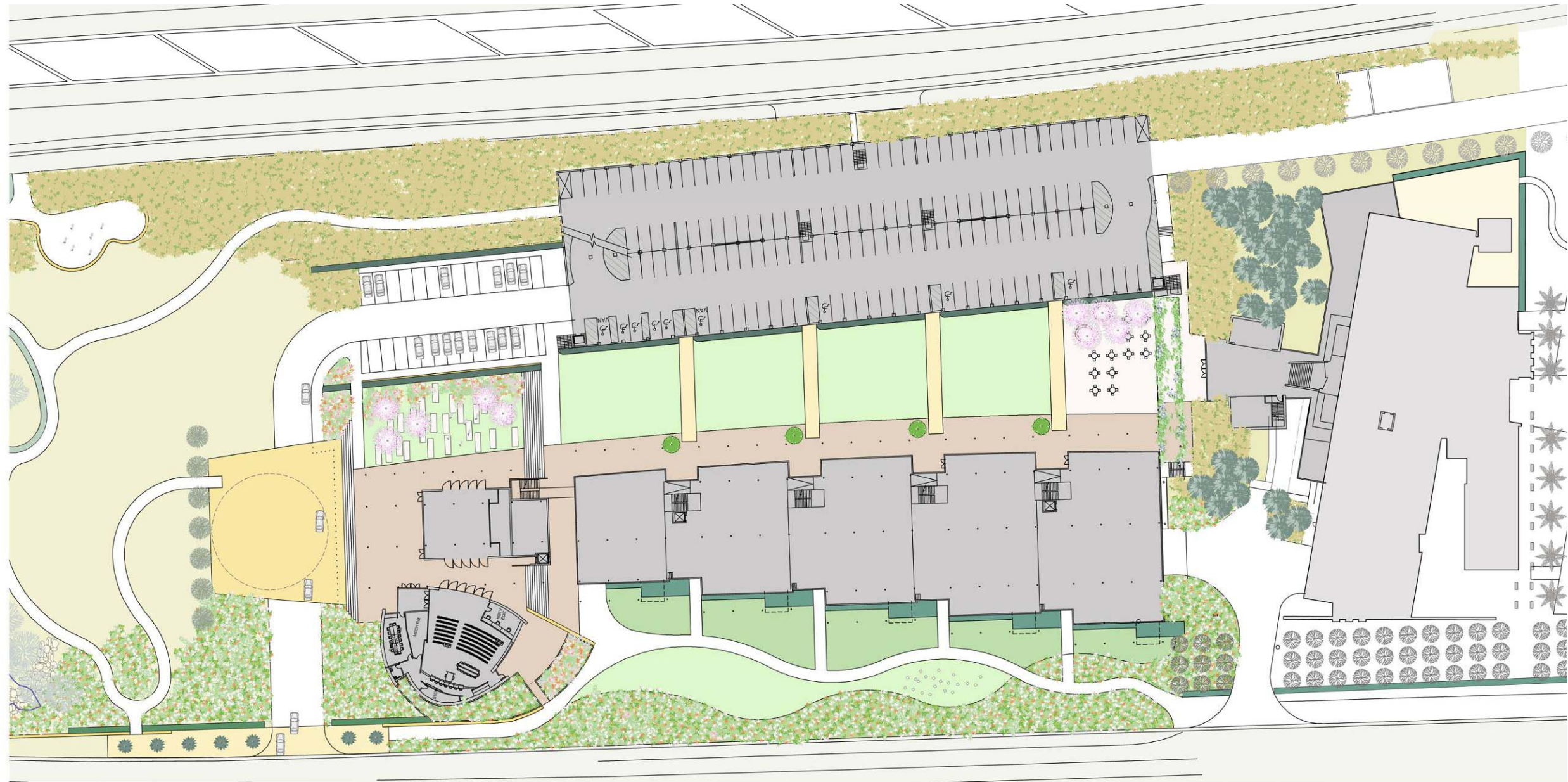
Foreground Planting Character MacArthur

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Detail Site Plan: South

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Children's Garden

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Section at Community Room Terrace looking to South



Garden Setting 1

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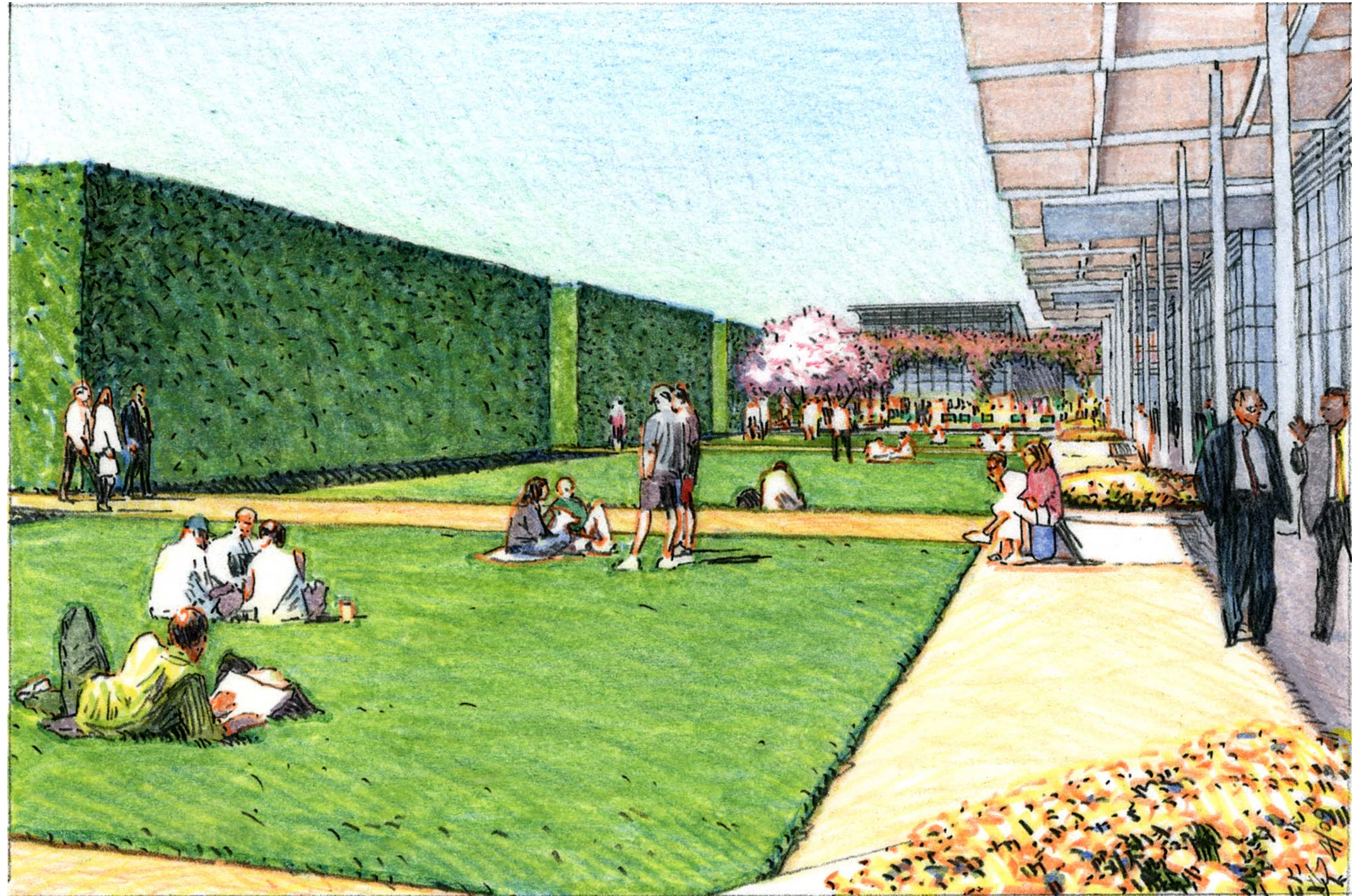
Garden Setting 2

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Perspective View: Civic Green

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Regular Event
 - 700 People Shown
 - Upper Terrace - 550 People
 - Lower Terrace - 150 People



Large Event
 - 1800 People Shown



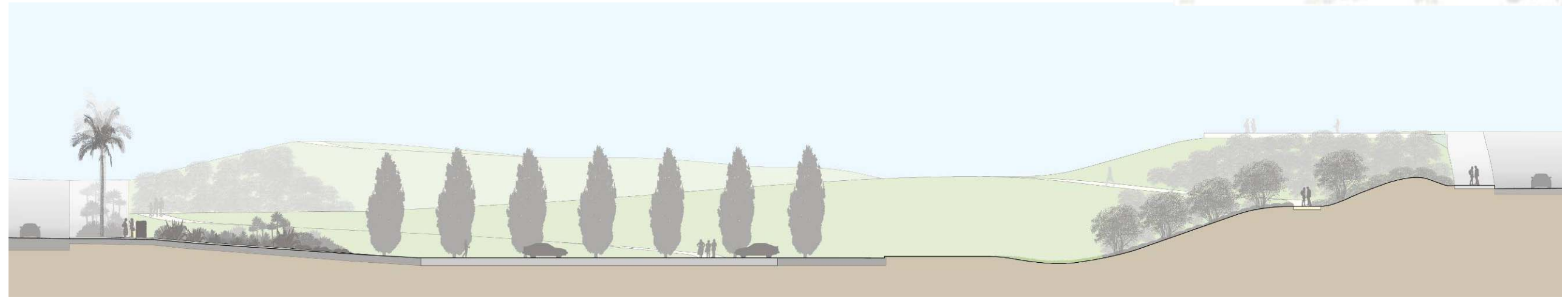
Civic Green: Event Capacity

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Civic Green: Event Capacity

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Perspective View: Entry



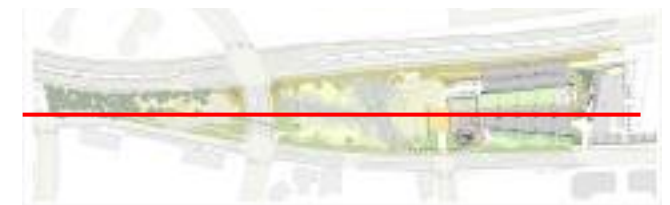
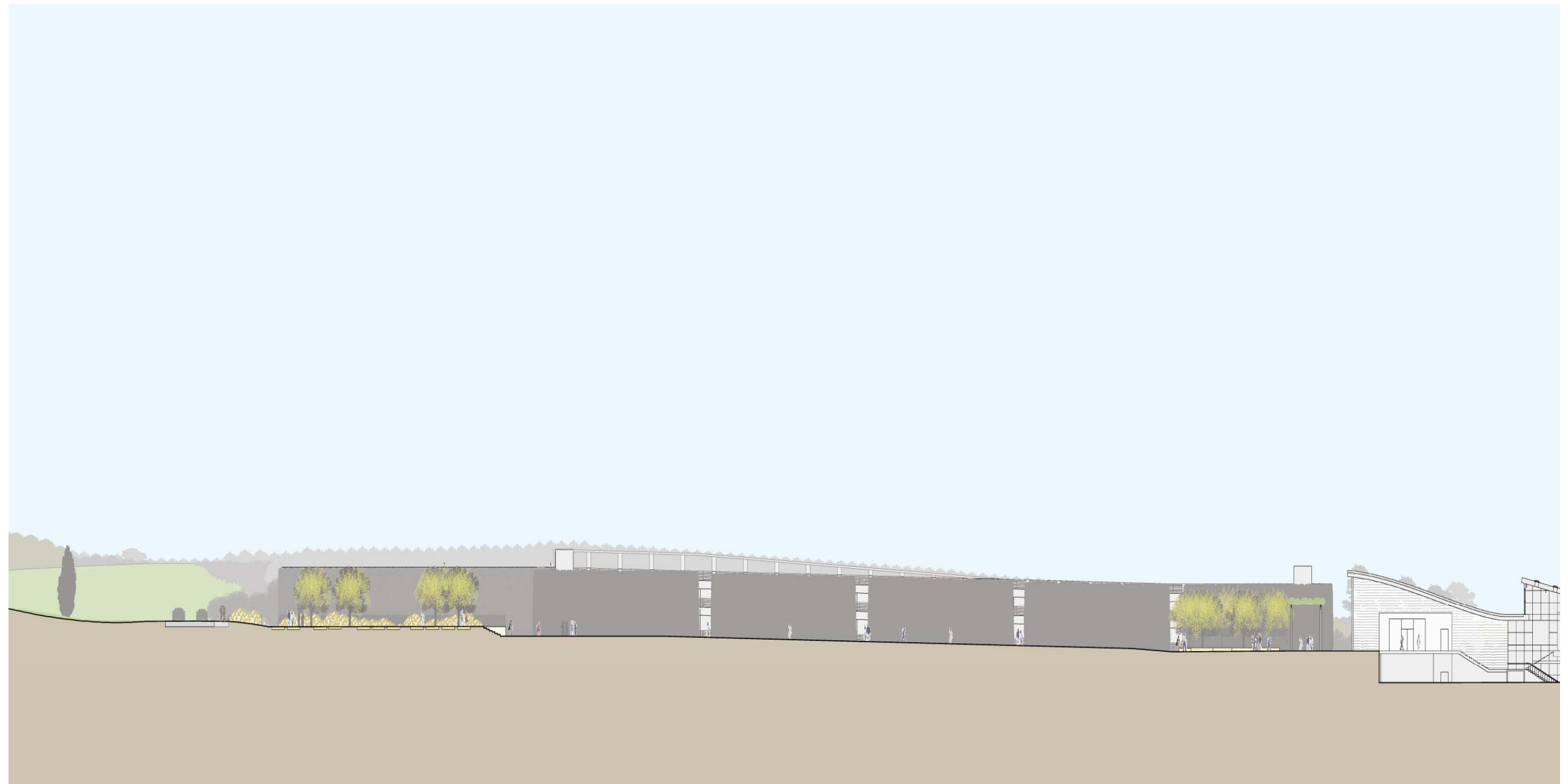
Highpoint

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Centerline Section

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Plan: Central Park

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Central Park: Planting Character

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Trails

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Bridge

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Existing Conditions

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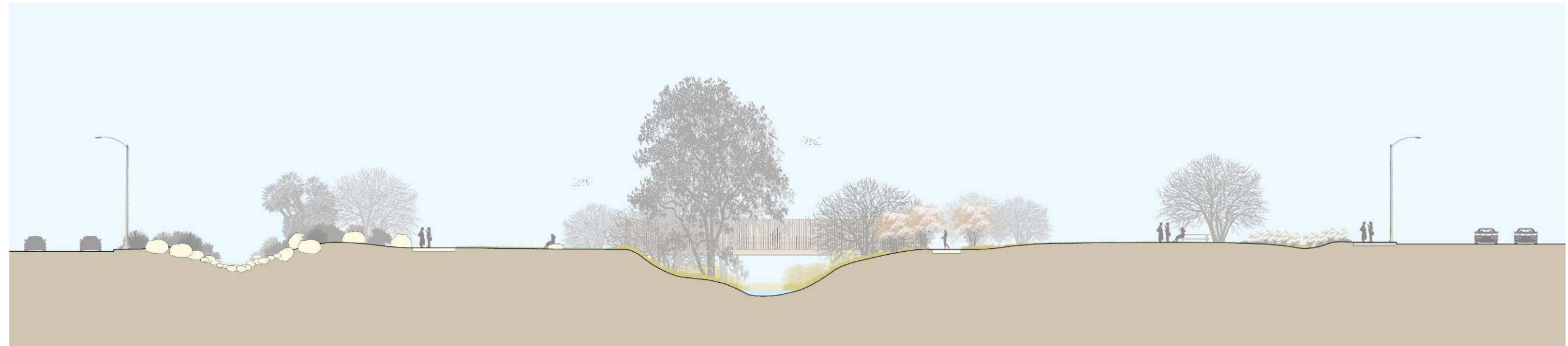
Removal of Invasive Exotics

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Perspective View: Wetland and Bird Blind Bridge



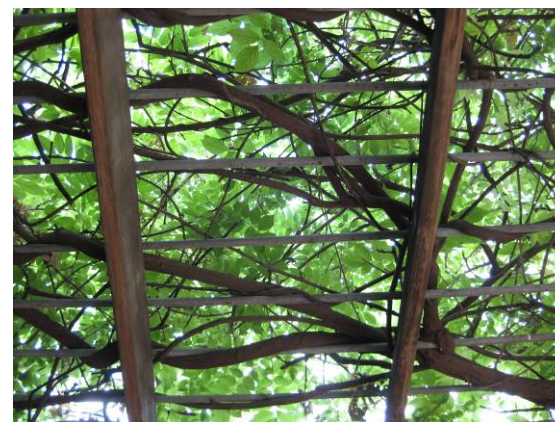
Plan: North Park

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North Parcel Planting Character

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Avocado Surface Parking

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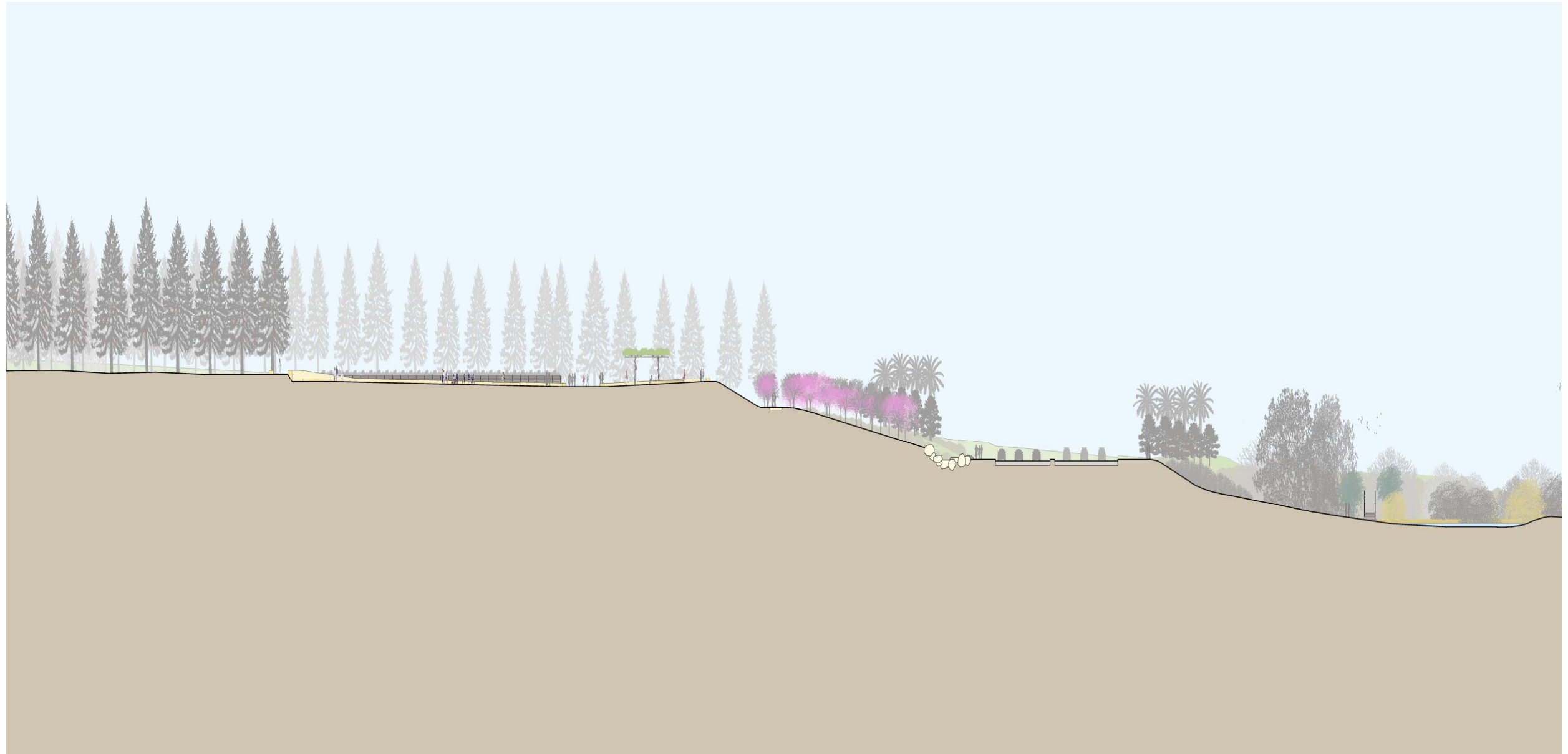
North Parcel: Narrow Cross Section

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Centerline Section

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Perspective View: Belvedere and Dog Park



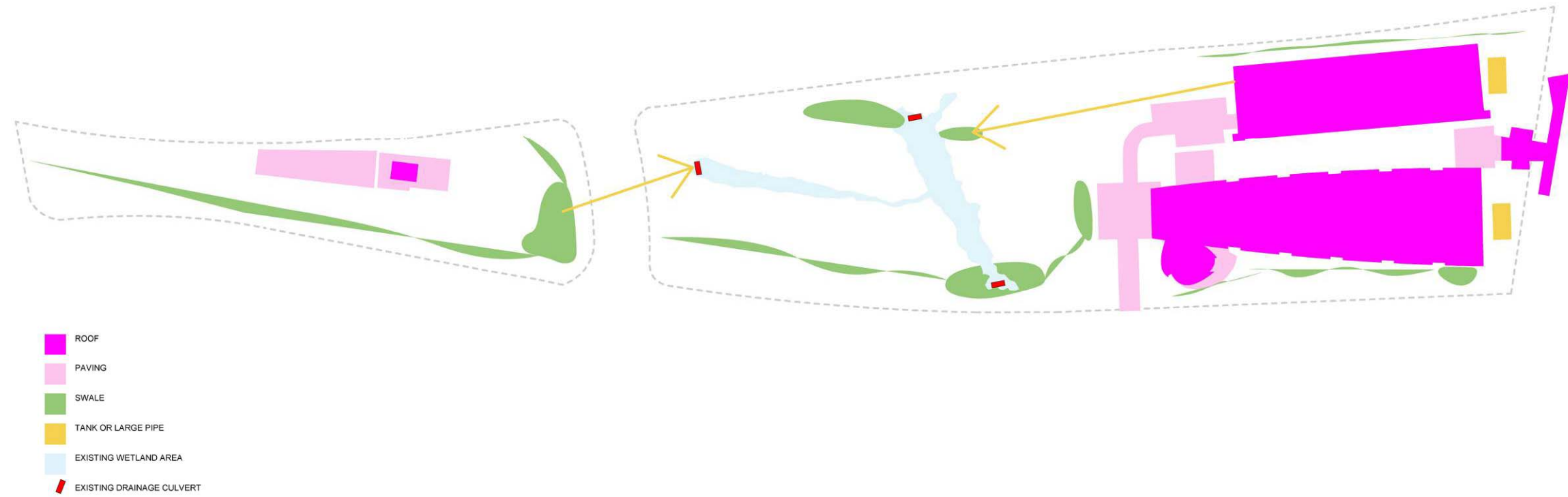
Avocado Elevation

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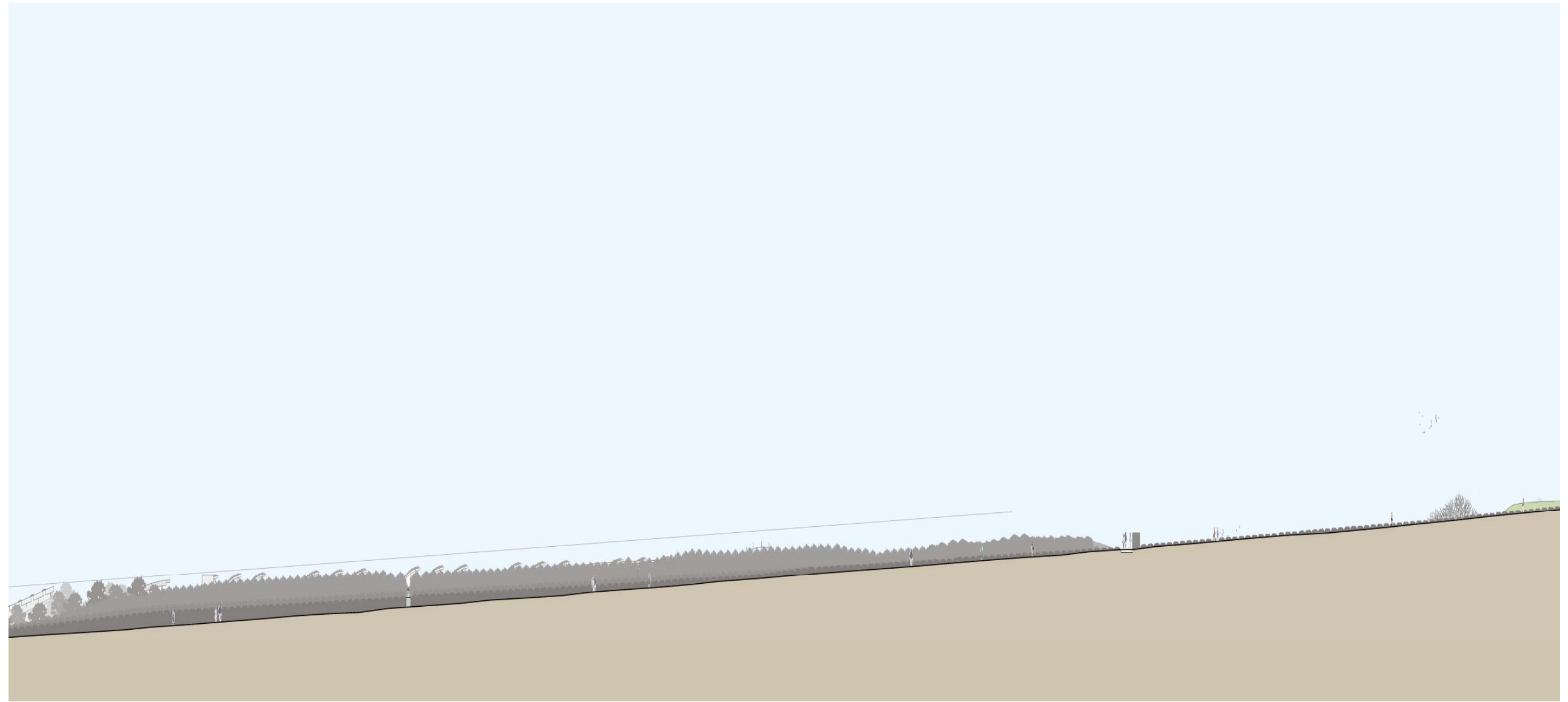
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Average Rainfall													
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
inches	2.1	2	1.8	0.9	0.2	0	0	0.1	0.4	0.2	1.5	1.6	10.8

Source: NEWPORT BEACH HARBOR, ORANGE COUNTY
 data derived from NCDC TD 9641 Clim 81 1961-1990 Normals. 30 years between 1961 and 1999

Drainage



MacArthur Elevation

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Newport Beach, California

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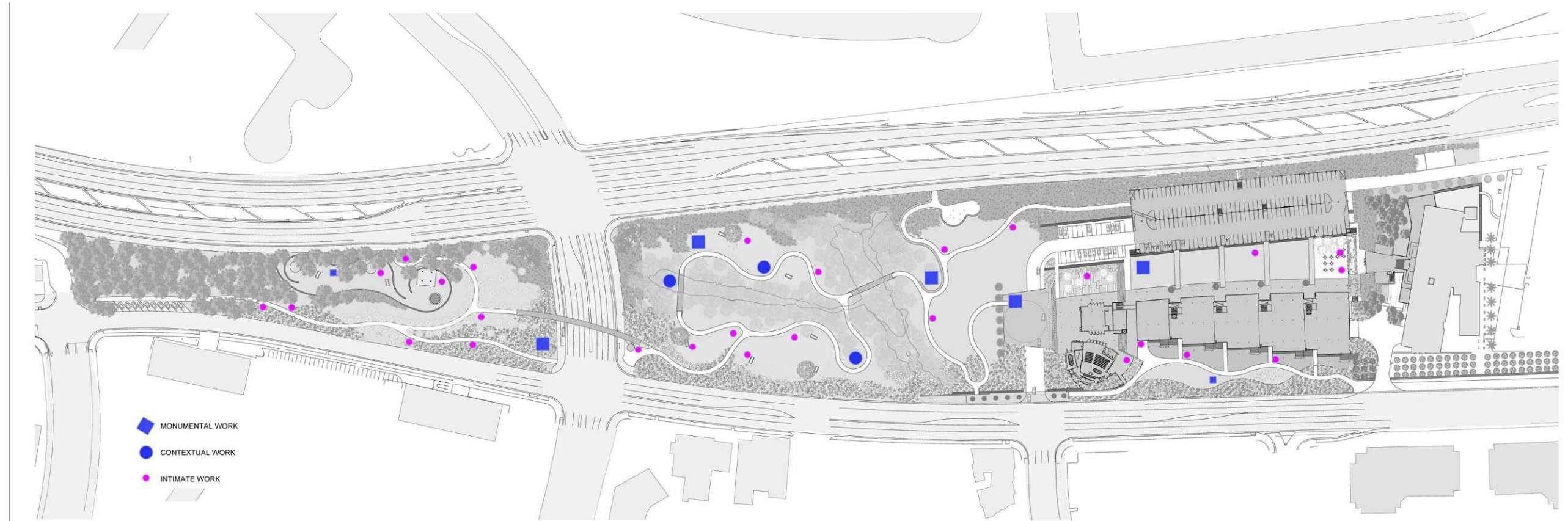
Incident: Art, Children, Exercise

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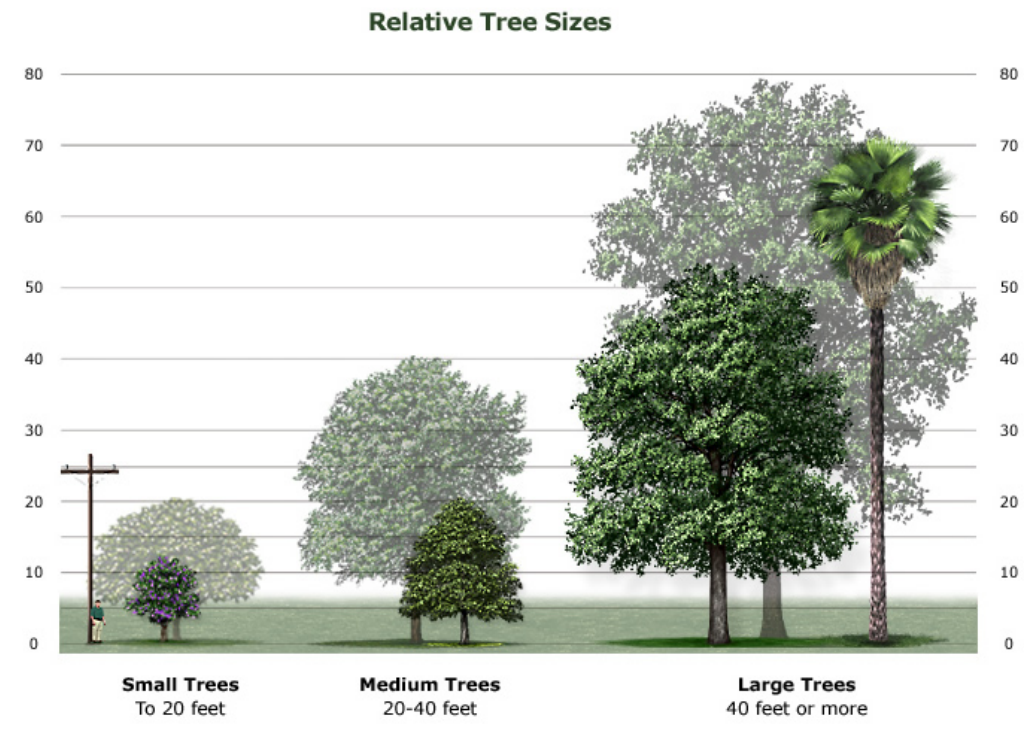
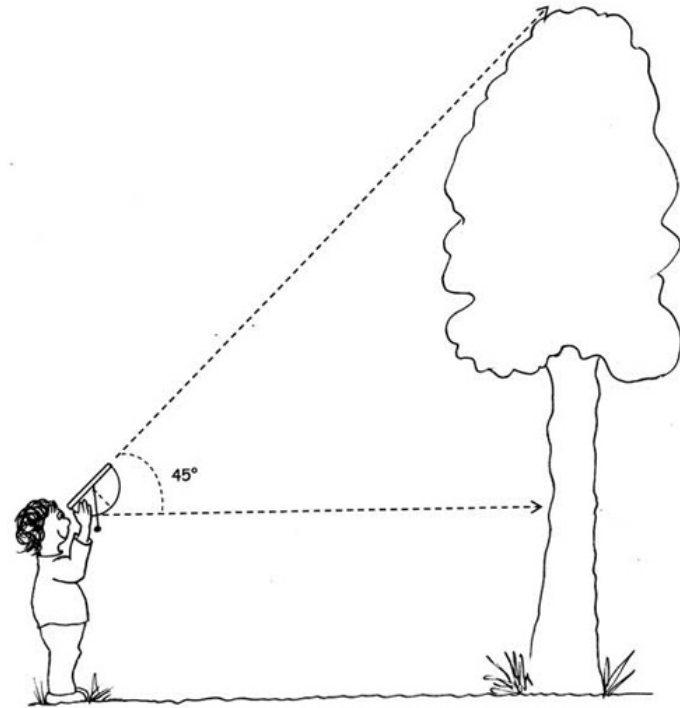
Art Masterplan

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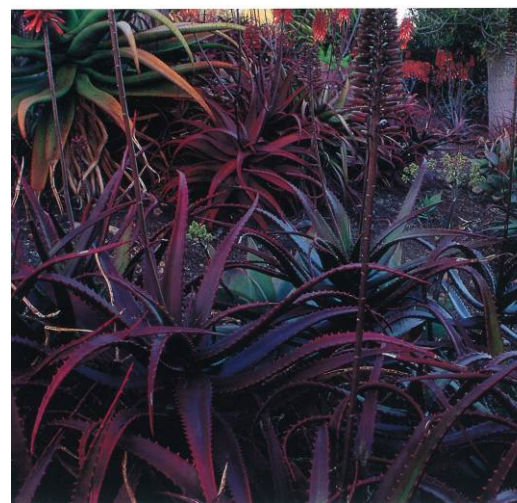
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Plant size



Process

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Newport Beach, California

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PUBLIC PRESENTATION - ARCHITECTURE

Competition Scheme: September 27, 2008 Site Plan



Concept Refinement Scheme: April 14, 2009 Site Plan



Architecture: Existing Conditions Topography

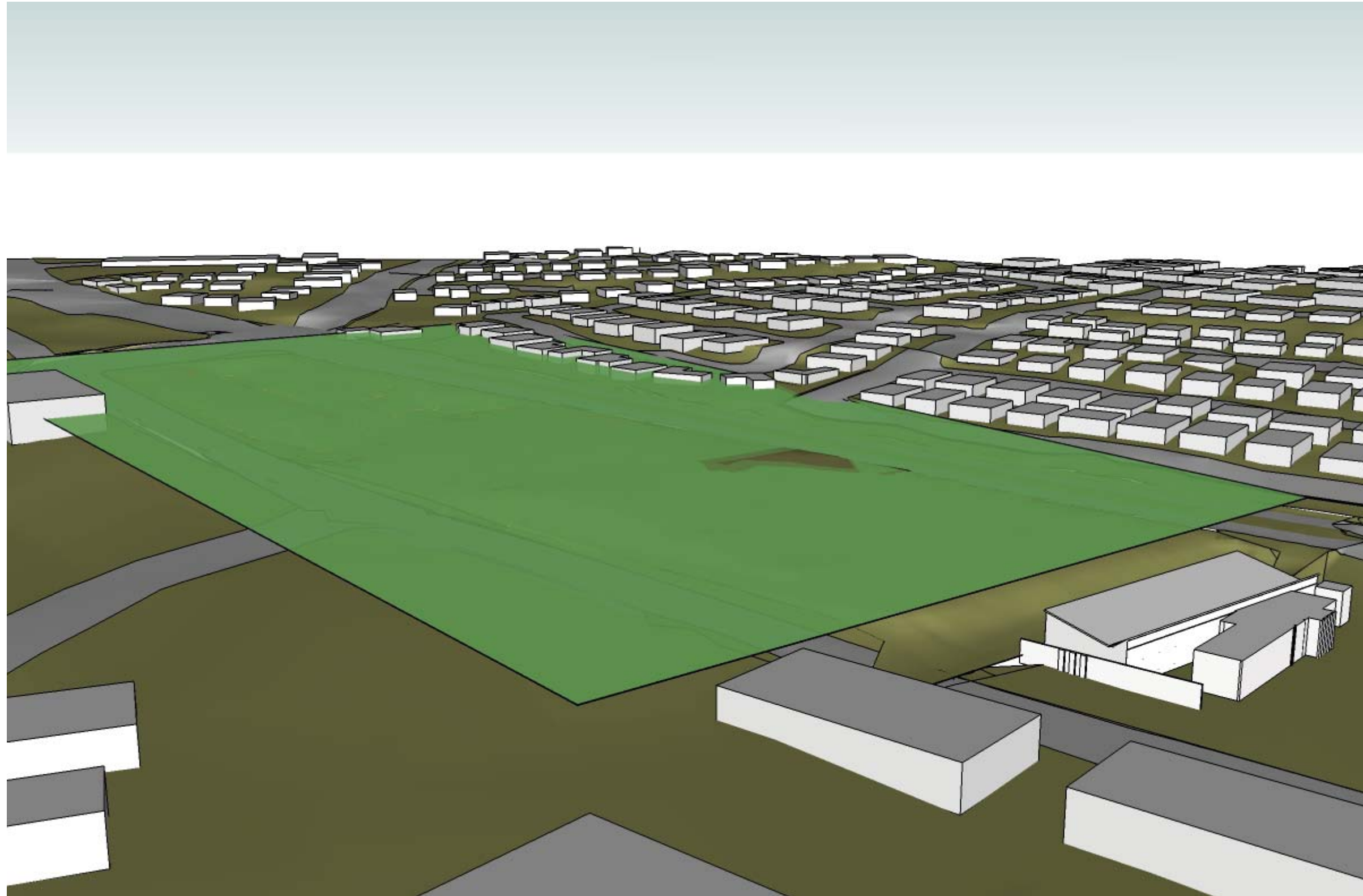


CONCEPTUAL REFINEMENT PACKAGE

NEWPORT BEACH CITY HALL AND PARK
NEWPORT BEACH, CALIFORNIA

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Architecture: Existing Topography With View Plane



Architecture: Project Mass Excavation for Site Preparation



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NEWPORT BEACH, CALIFORNIA

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Architecture: Concept Refinement Phase Scheme Buildings

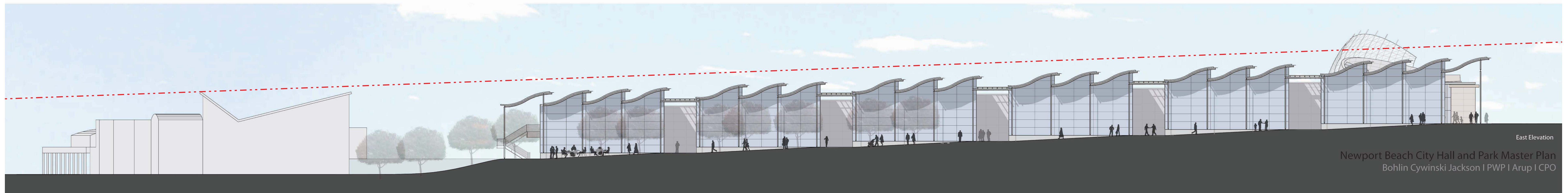


Architecture: Conceptual Refinement Scheme Buildings With View Plane



Architecture: Conceptual Refinement Scheme Buildings shown with Existing Topography



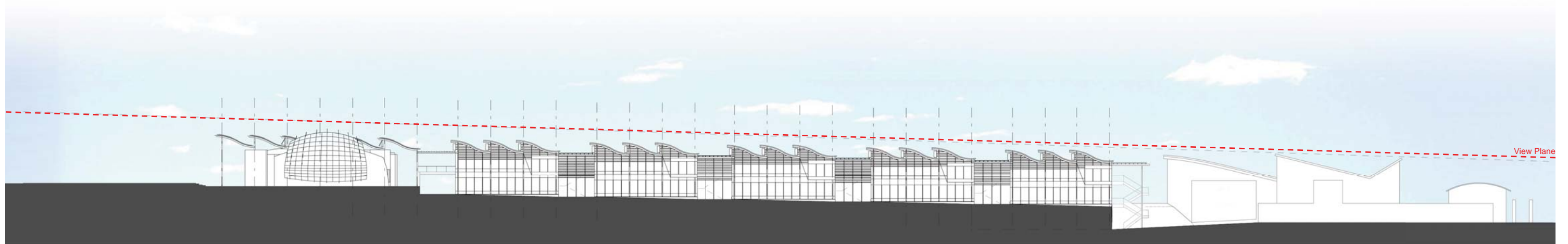


Competition Scheme Elevation
Conceptual Refinement Sketch

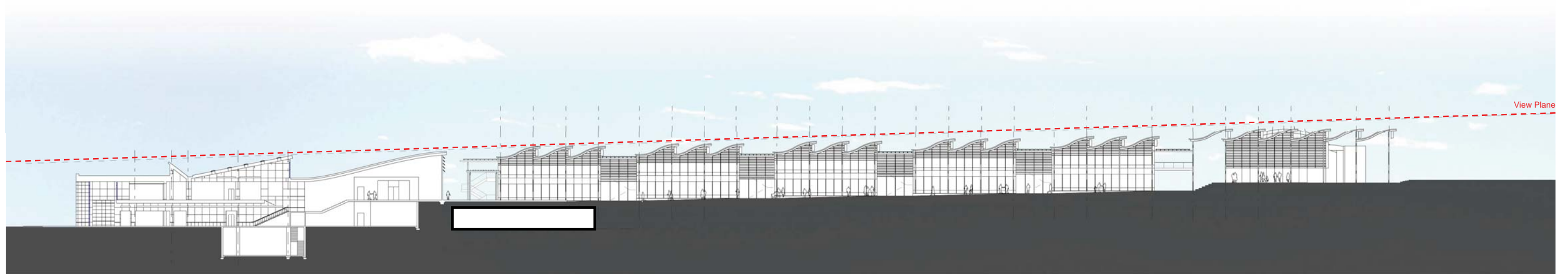
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Newport Beach, California

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Architecture: Concept Refinement Scheme - Building Elevations



Avocado Ave Elevation



Grand Lawn Elevation



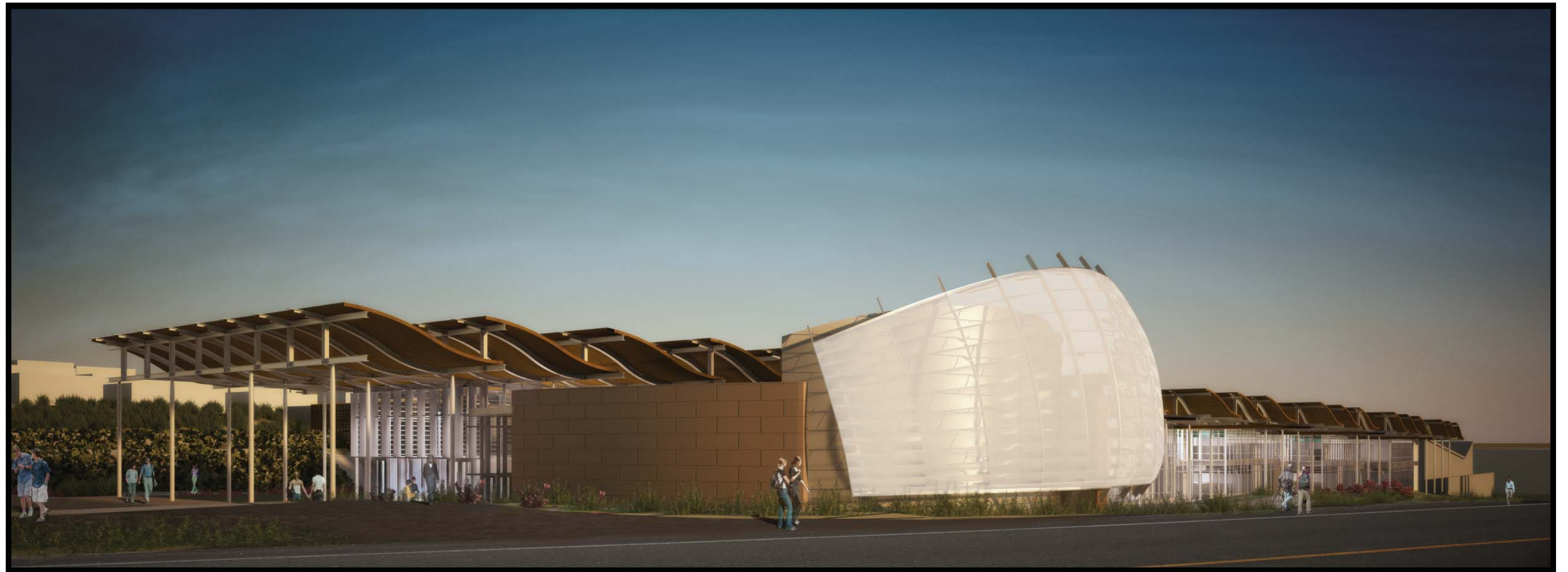


Concept Refinement Perspective
Concept Refinement Sketch

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Newport Beach, California

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Architecture: City Hall - Avocado Avenue at Farallon Entry Perspective

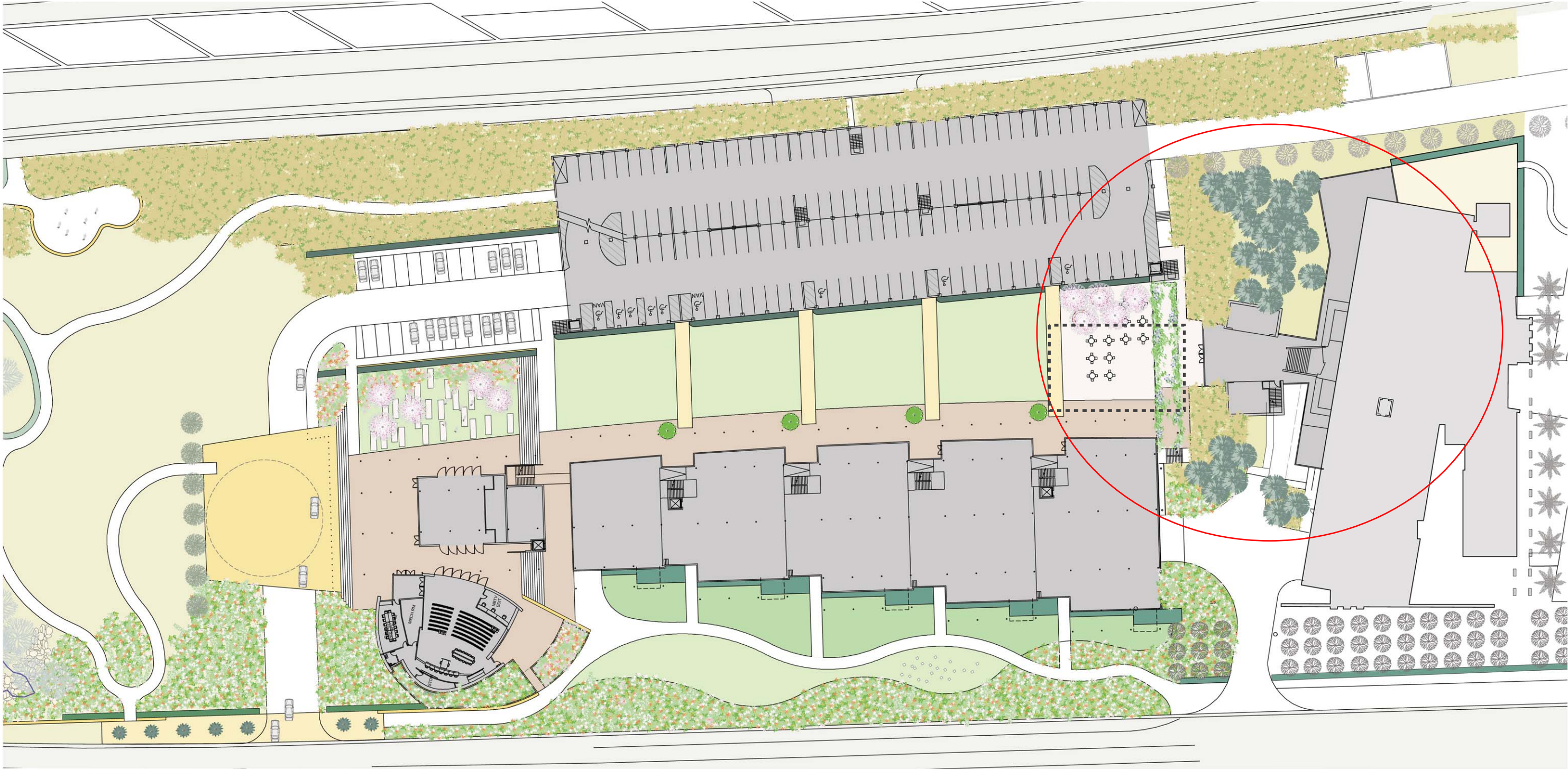


CONCEPTUAL REFINEMENT PACKAGE

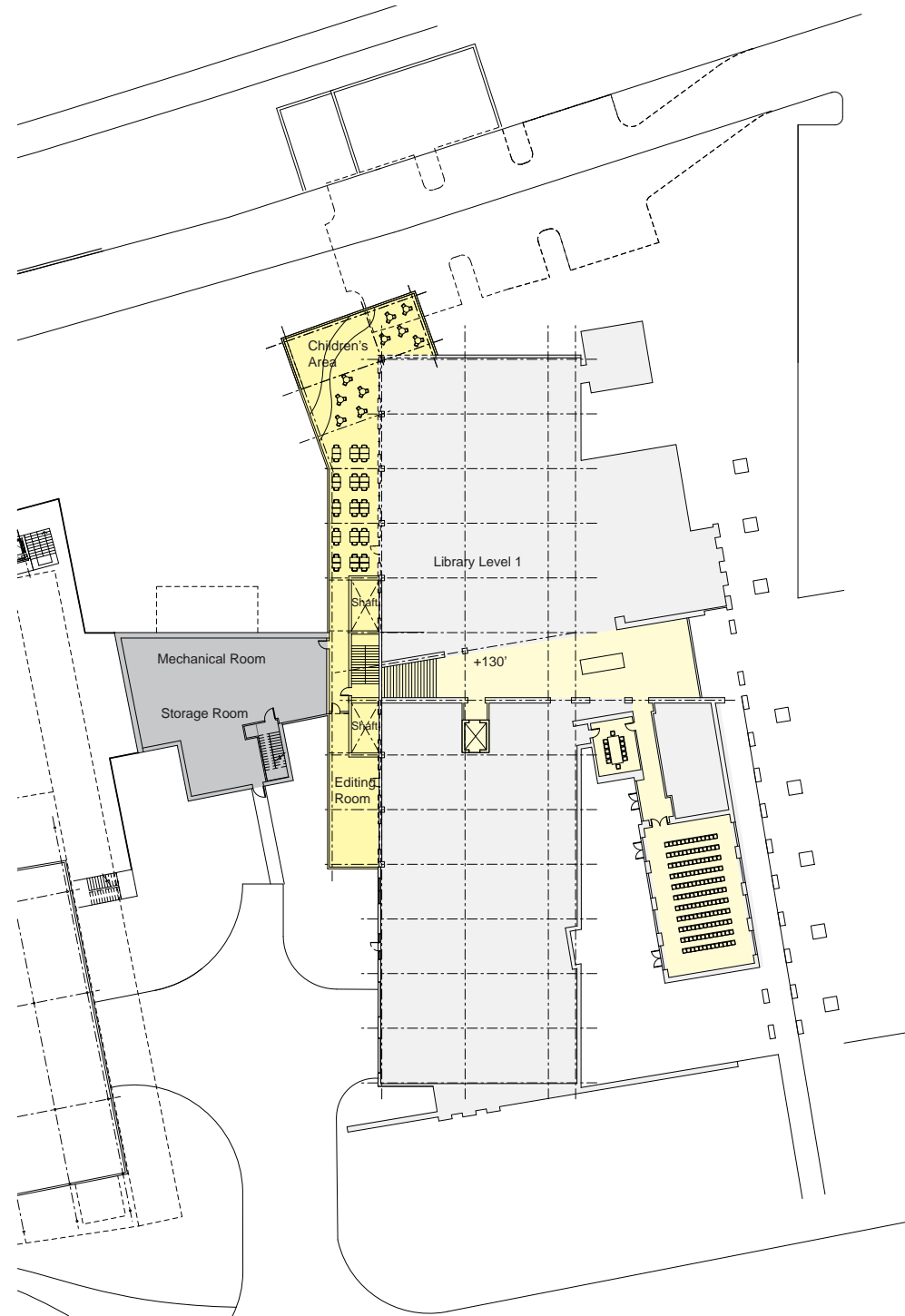
NEWPORT BEACH CITY HALL AND PARK
NEWPORT BEACH, CALIFORNIA

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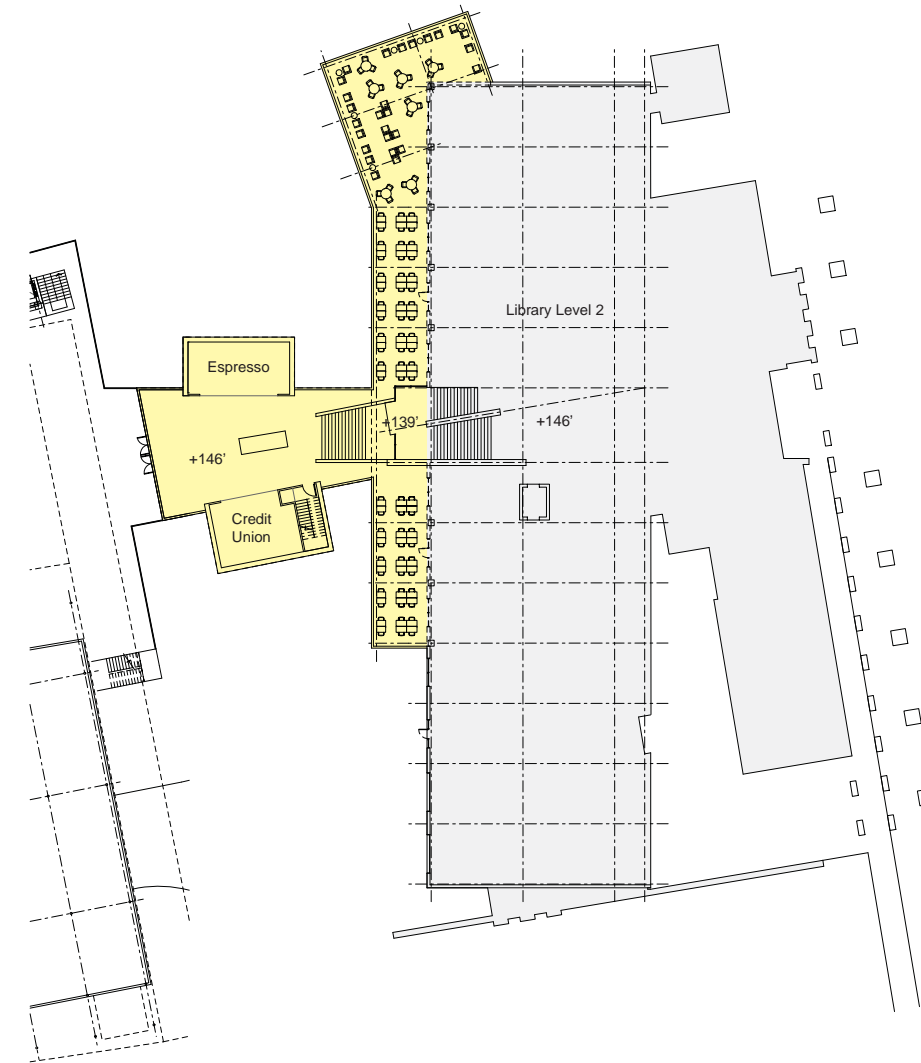
Concept Refinement Scheme: Proposed Library Expansion and E.O.C.



Architecture: Proposed Library Expansion Plans



First Floor Library Expansion Plan



Second Floor Library Expansion Plan

Architecture: Proposed Library Expansion Perspective



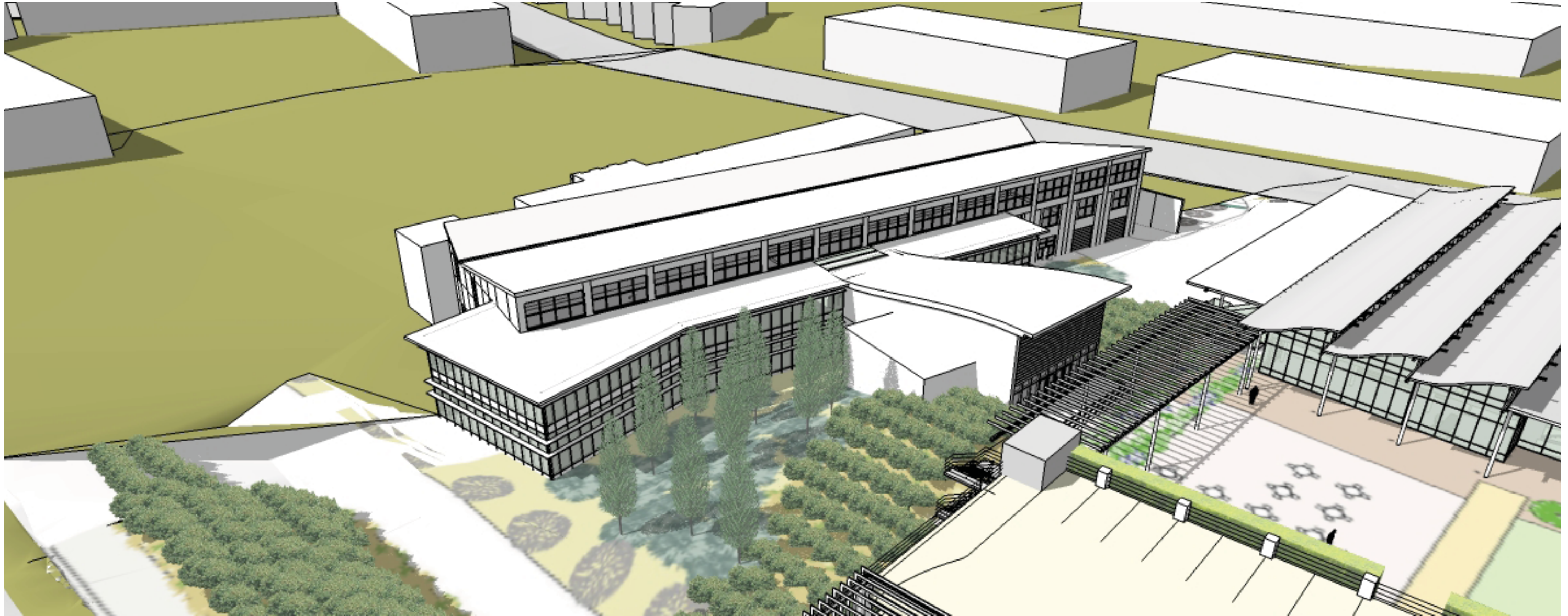
Aerial view looking South East

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Architecture: Proposed Library Expansion Perspective



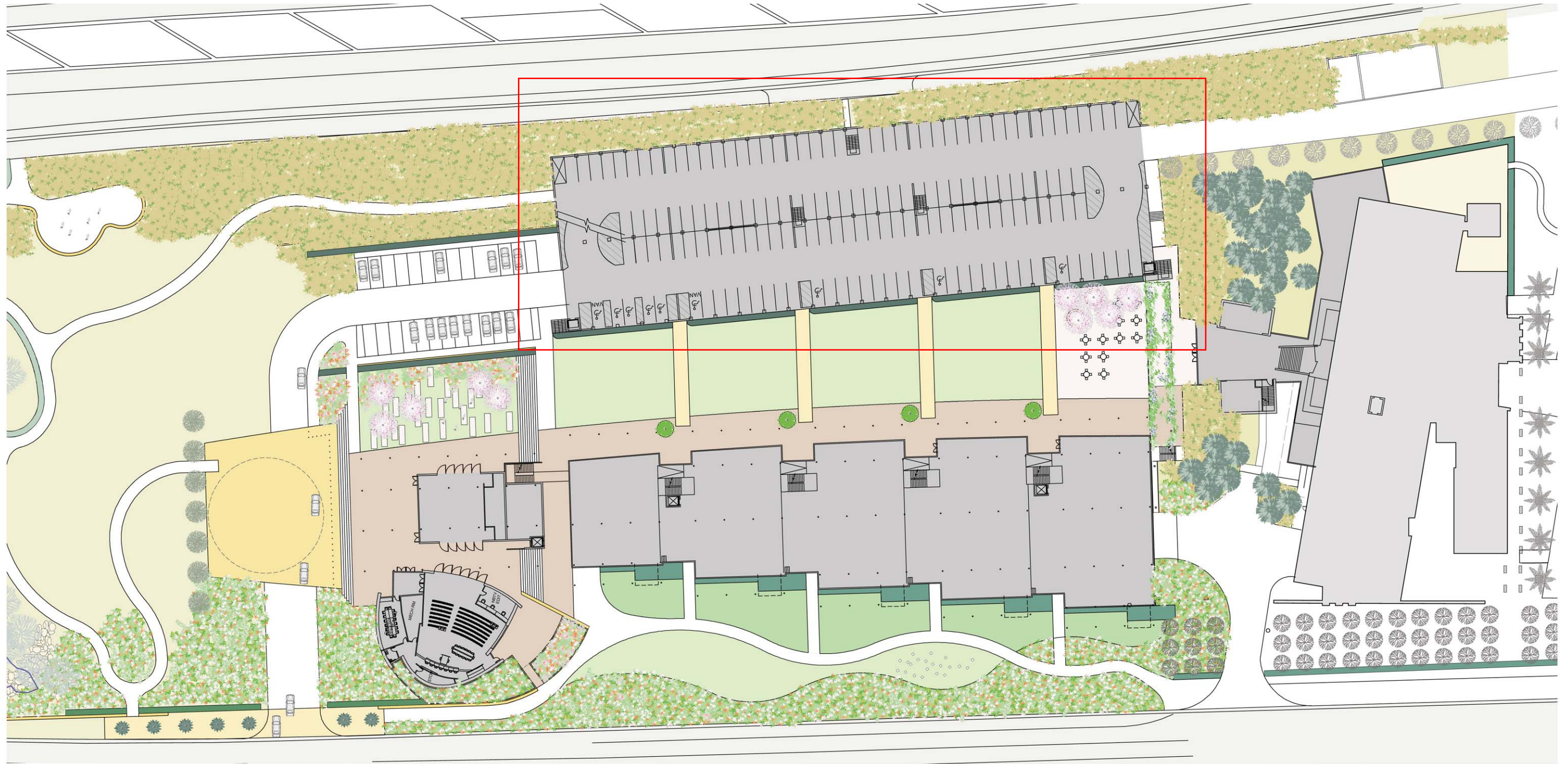
Aerial view looking South West

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Concept Refinement Scheme: Parking Structure

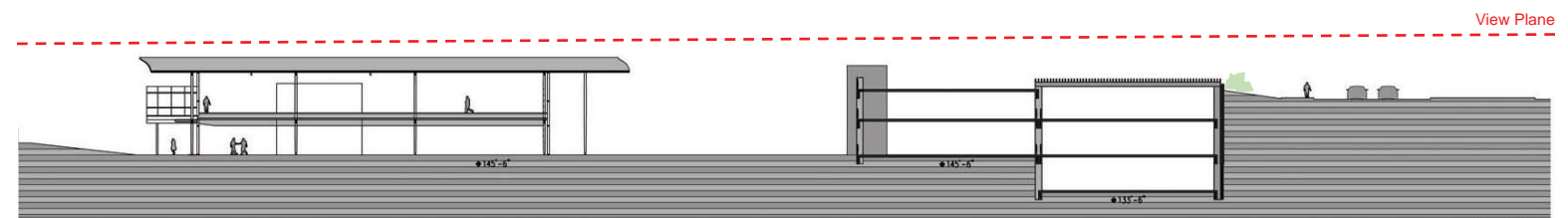
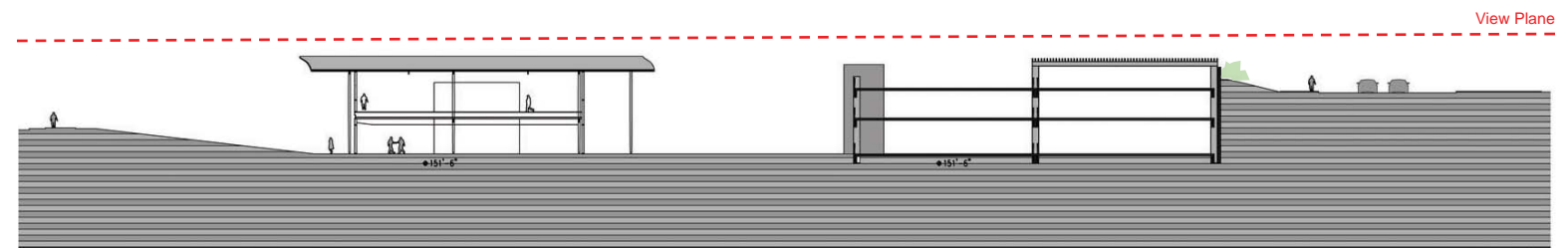
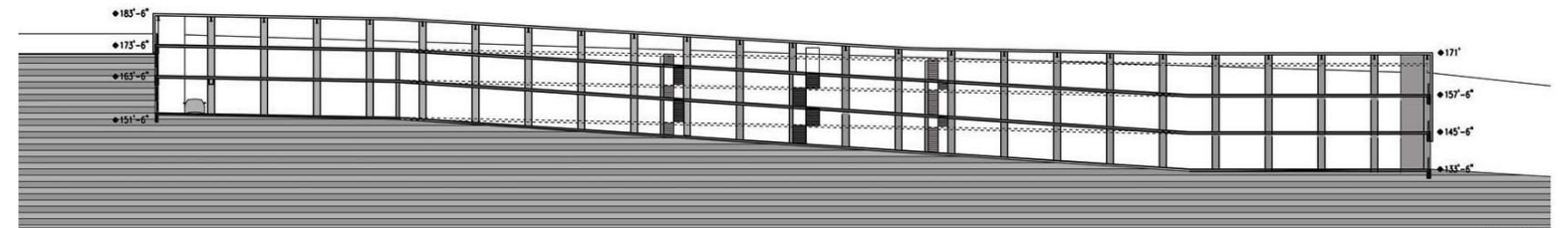
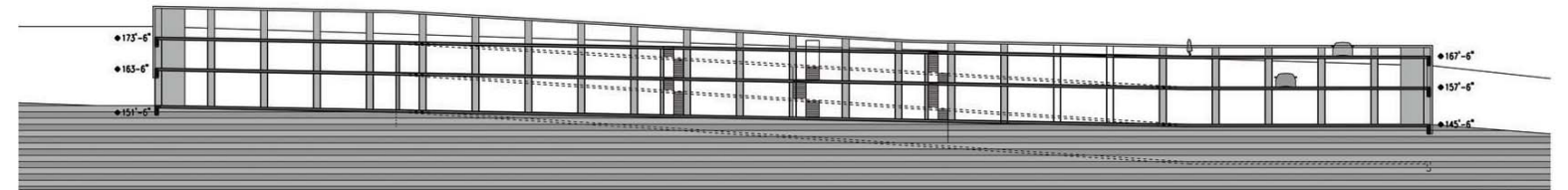
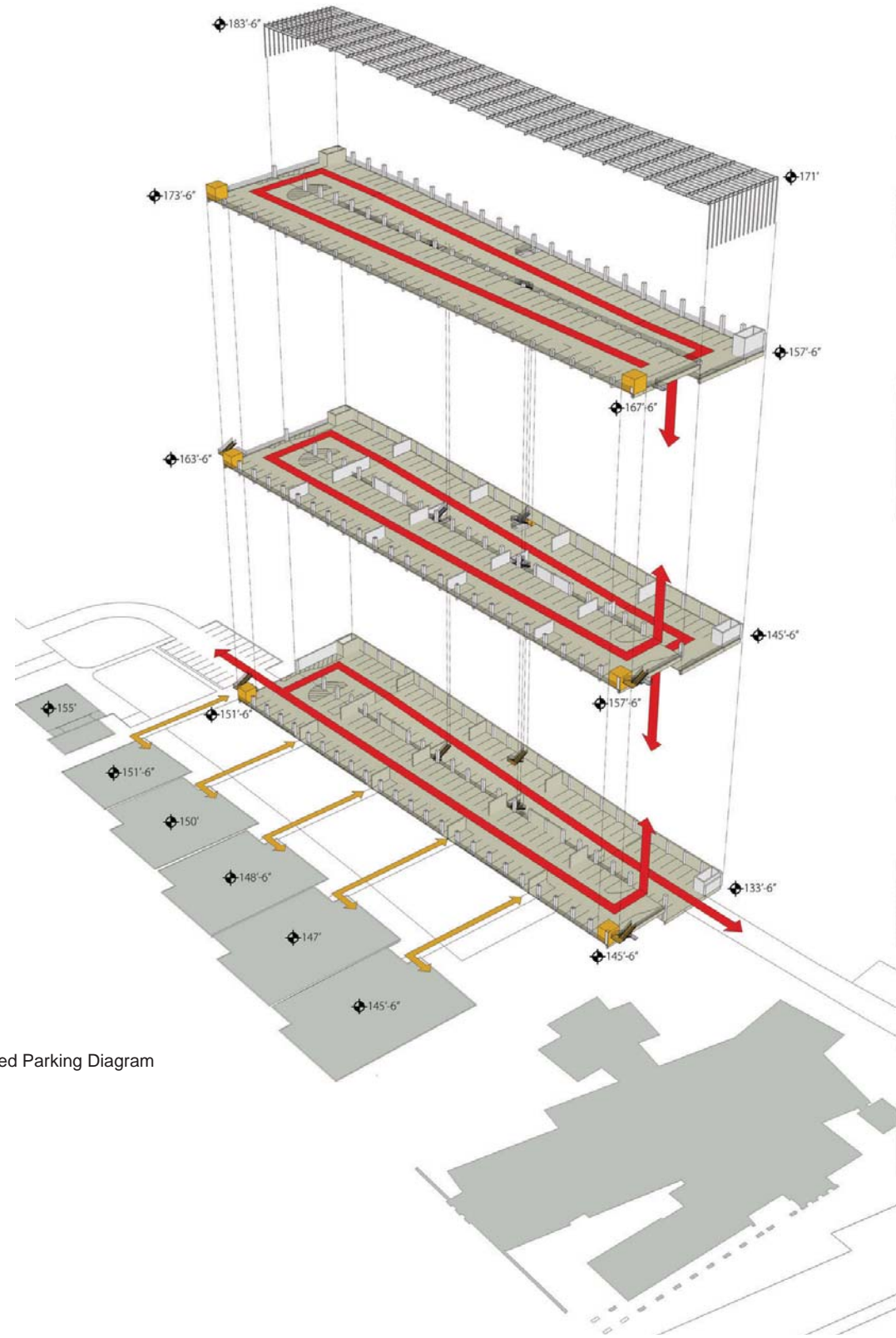


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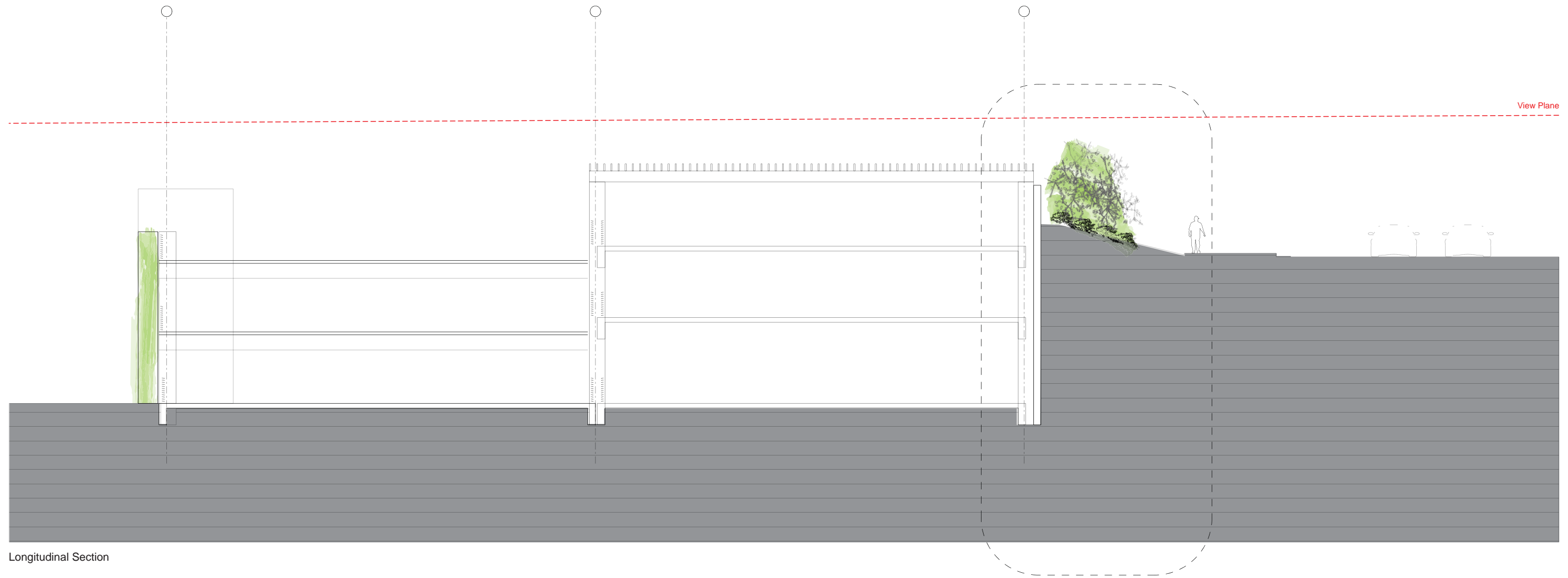
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Architecture: Parking Structure

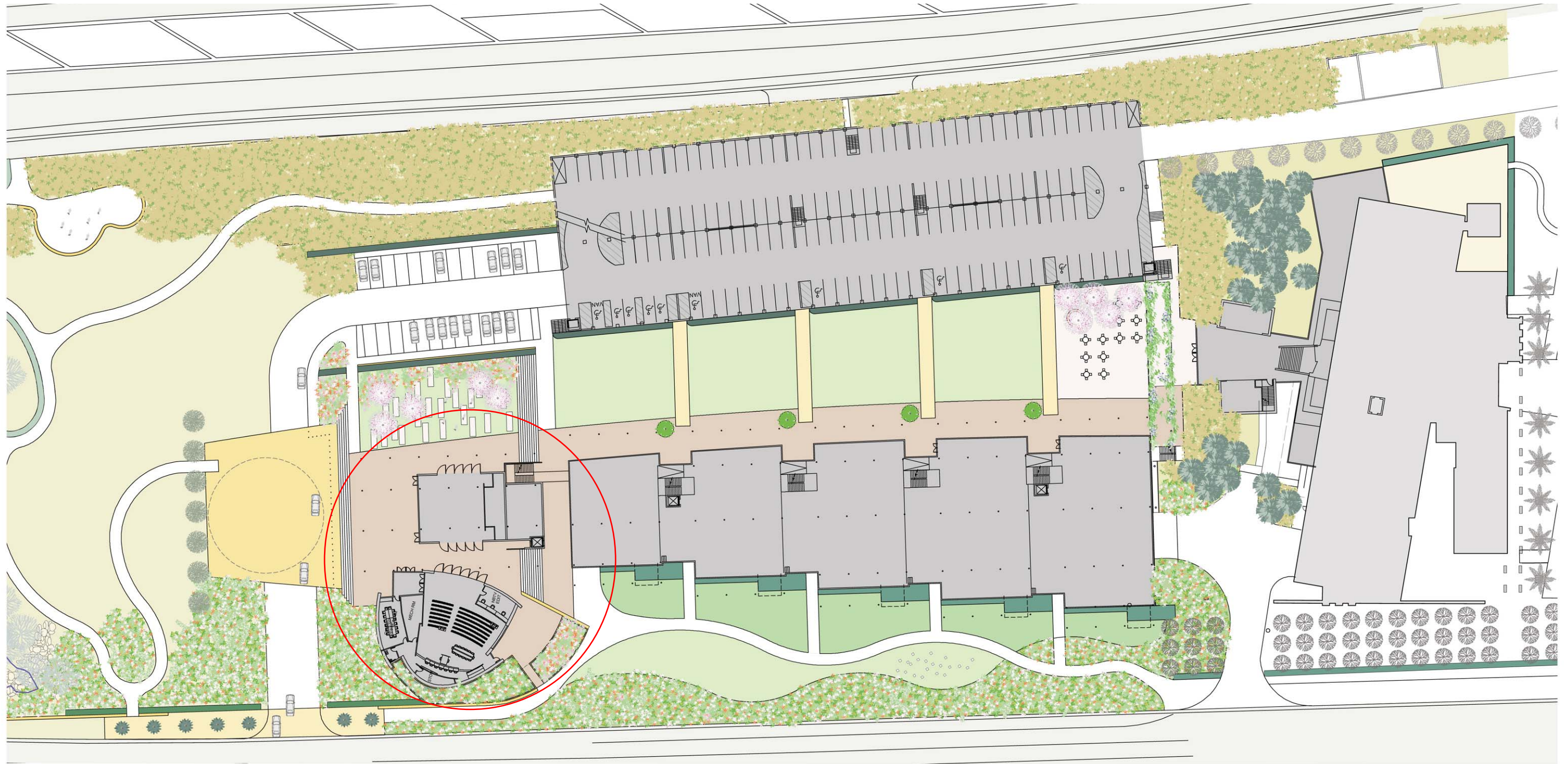


Architecture: Parking Structure Section - View Protection from Macarthur



Longitudinal Section

Concept Refinement Scheme: Council Chamber / Community Room



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Architecture: Perspective View - Civic Green from Entry Plaza

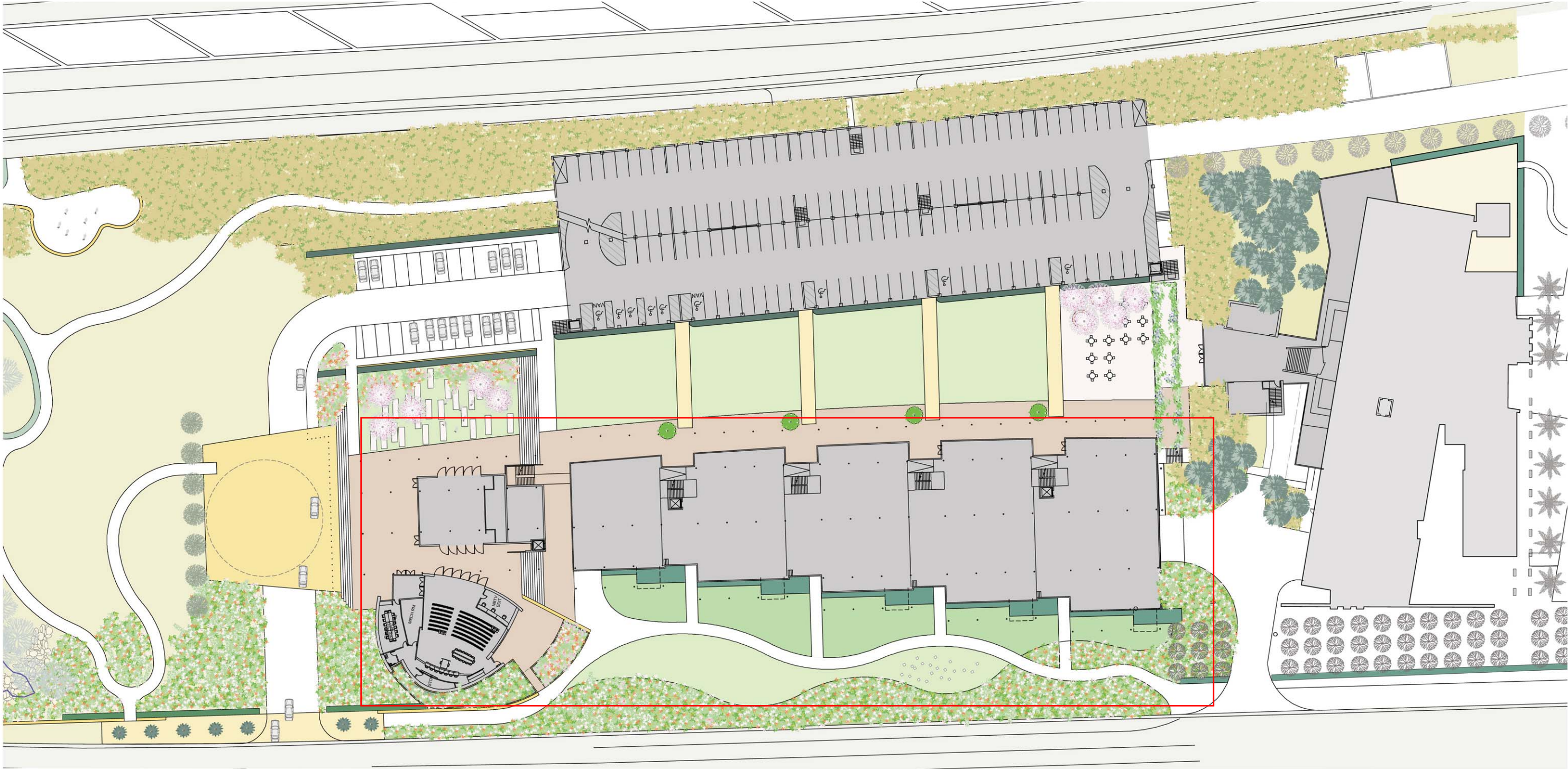


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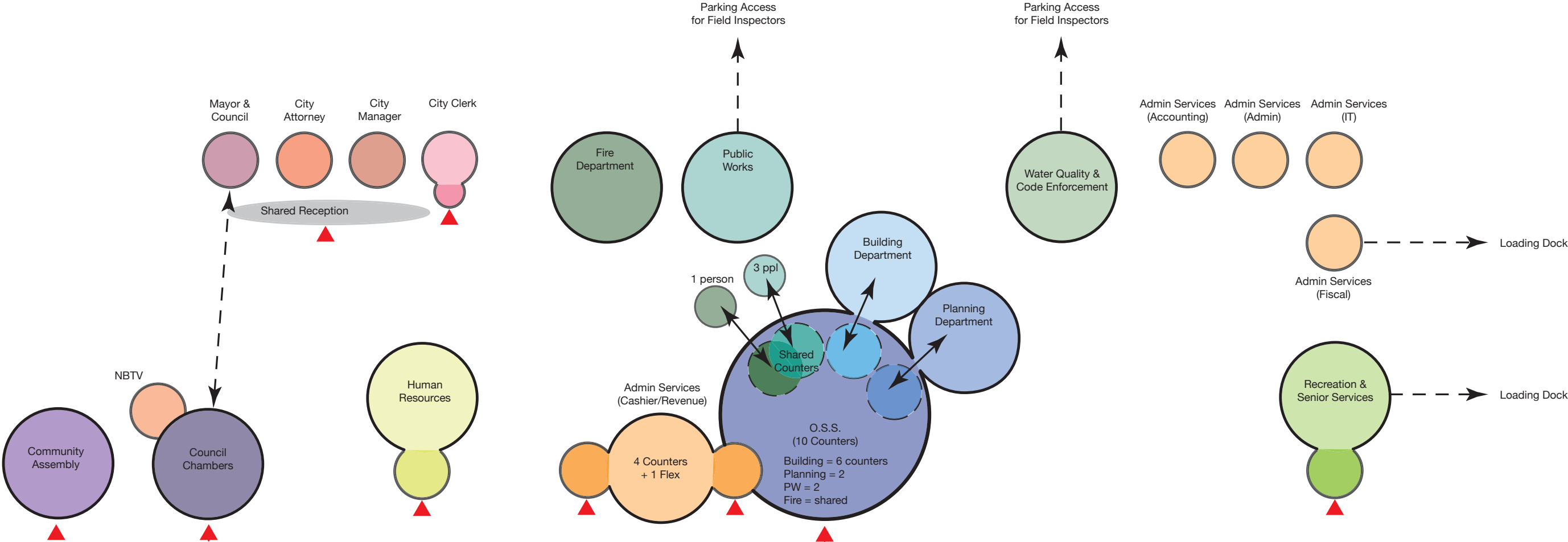
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Concept Refinement Scheme: City Hall Building



Architecture: Departmental Adjacencies & Public Access Diagram

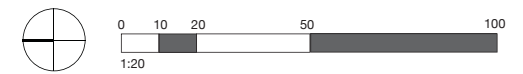


Architecture: Basement & 1st Floor Program Fit Plan

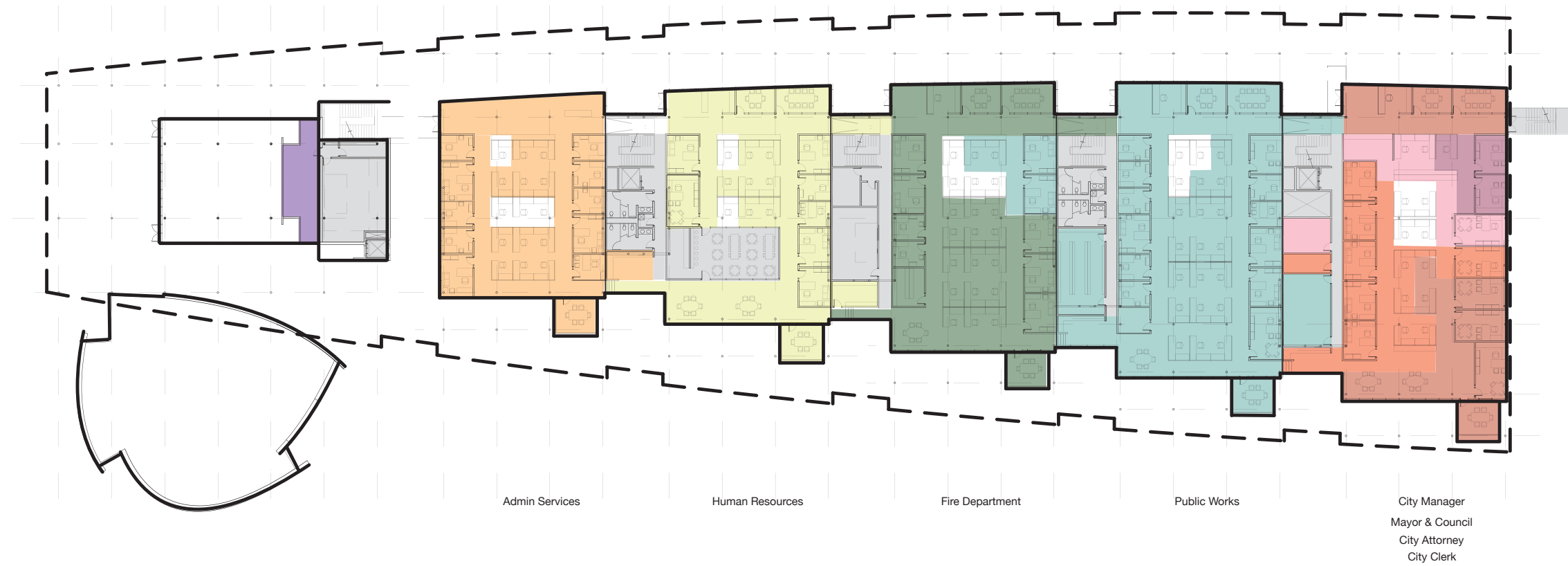


Community Room Council Chamber
 Admin (Cashier/Revenue) NBTV + PIO/PIM
 OSS
 Building Department Planning Department
 Building Department Water Quality & Code Enforcement Planning Department
 Recreation & Senior Services Admin Services - IT Dept
 Mechanical Recreations & Senior Services Admin Services

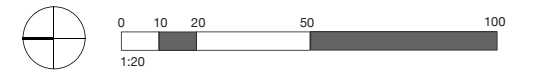
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|----------------------------------|-------------------------------|------------------------------------|
| One Stop Shop | Council Chambers | NBTV |
| Planning Department | Community Assembly Area | Administrative Services Department |
| Building Department | Office of the Mayor & Council | Admin Services |
| Public Works | City Clerk | Fiscal Services |
| Fire Department | Office of the City Manager | IT Division |
| Water Quality & Code Enforcement | City Attorney | Revenue Division |
| | | Human Resources |
| | | Recreation & Senior Services |



Architecture: 2nd Floor Program Fit Plan



- | | | |
|----------------------------------|-------------------------------|------------------------------------|
| One Stop Shop | Council Chambers | NBTV |
| Planning Department | Community Assembly Area | Administrative Services Department |
| Building Department | Office of the Mayor & Council | Admin Services |
| Public Works | City Clerk | Fiscal Services |
| Fire Department | Office of the City Manager | IT Division |
| Water Quality & Code Enforcement | City Attorney | Revenue Division |
| | | Human Resources |
| | | Recreation & Senior Services |

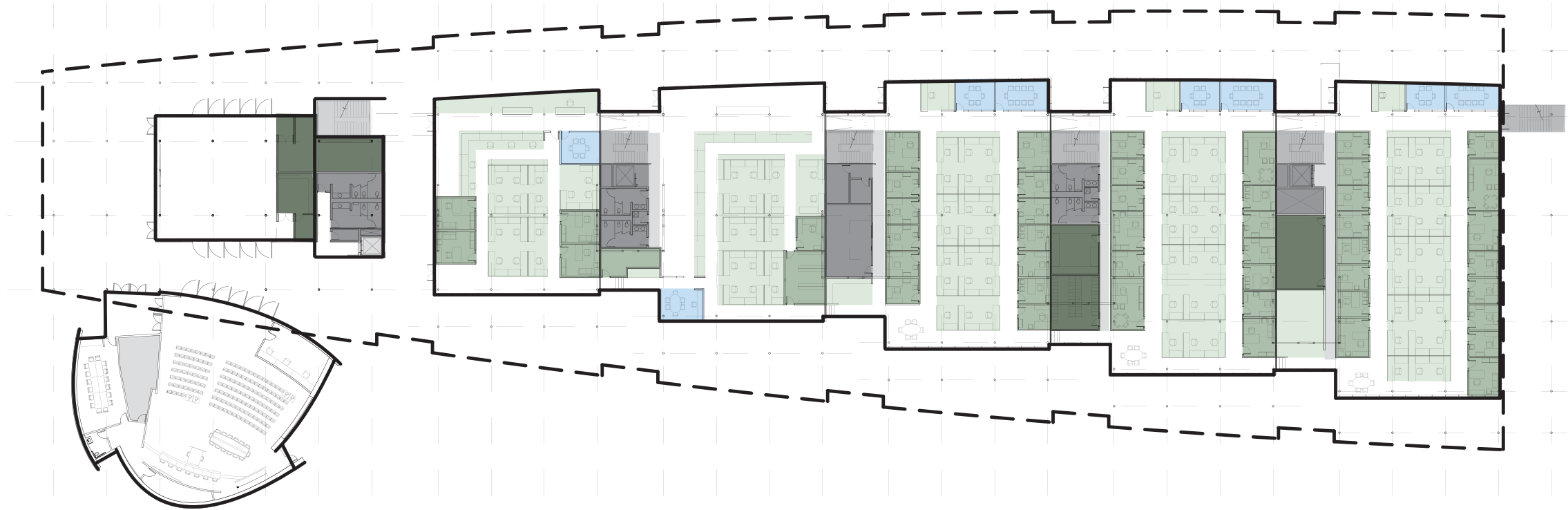


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Architecture: 1st Floor Space Type Study Plan

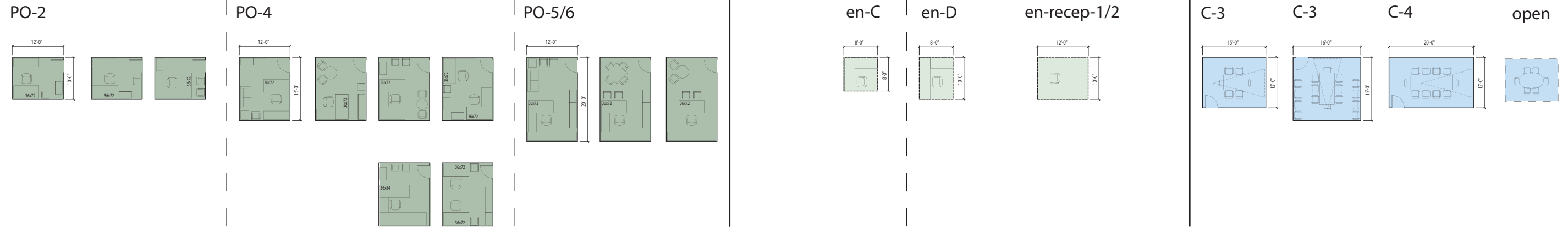


- Conference Room
- Open Office Workstation
- Enclosed Office
- Enclosed Support Space
- Building Core Spaces
- Building Circulation Spaces

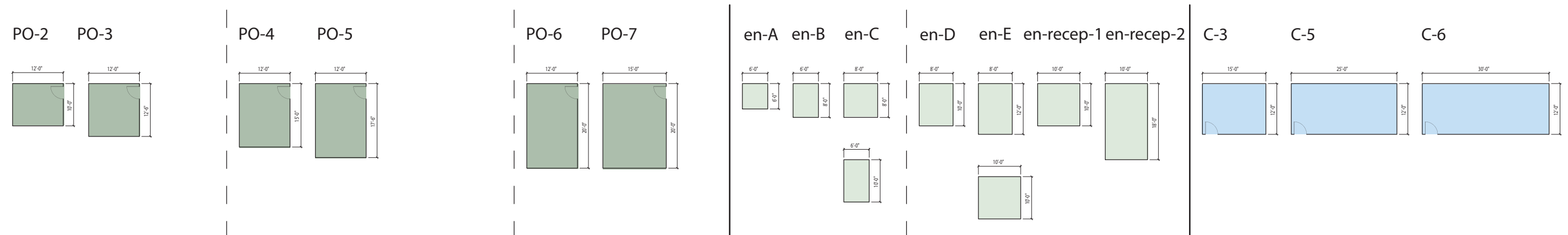


Architecture: Offices & Workstation Sizes

2009 Concept Refinement Scheme - Office Size Allocation



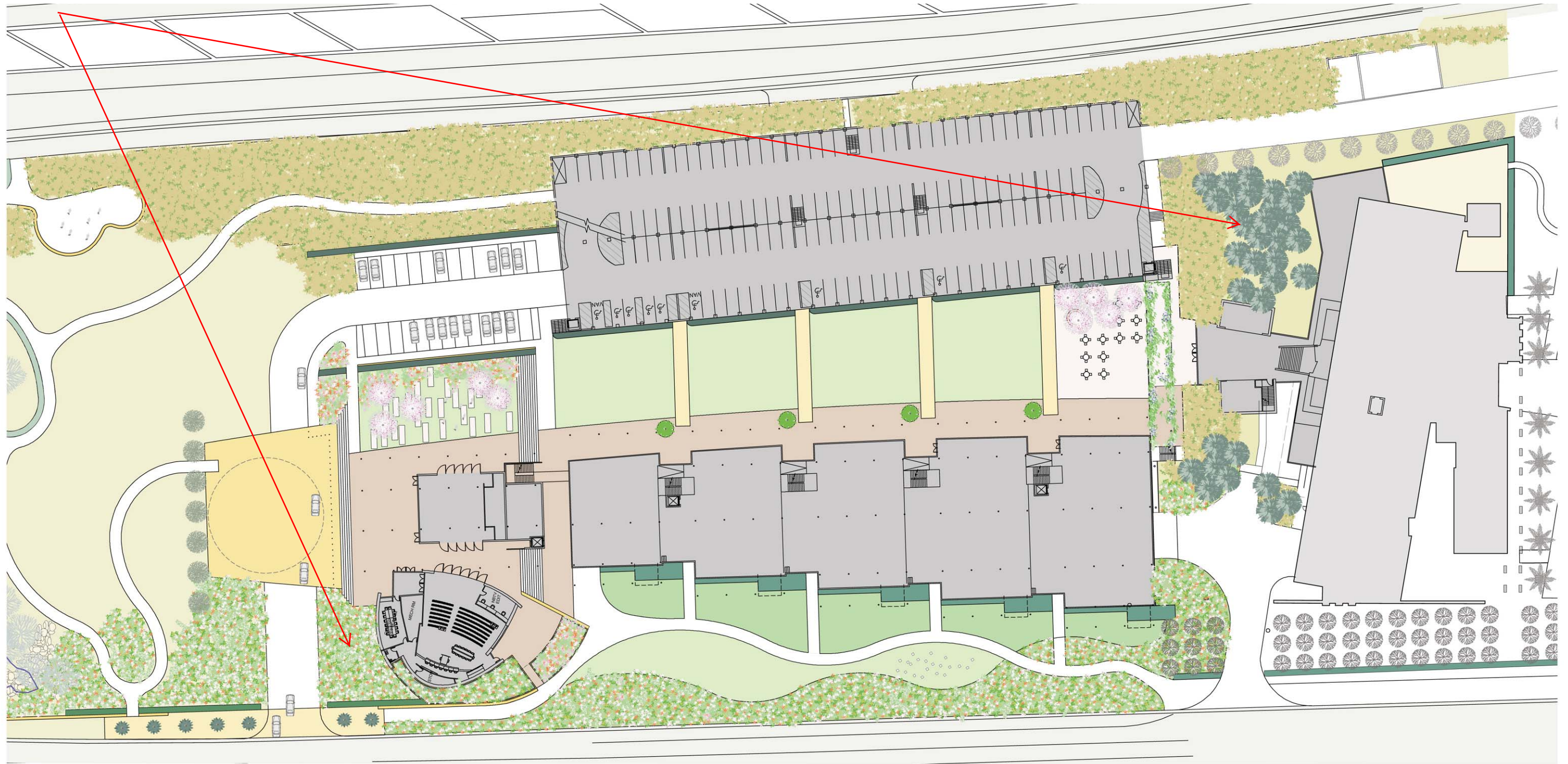
2009 Needs Assessment - Office Size Allocation



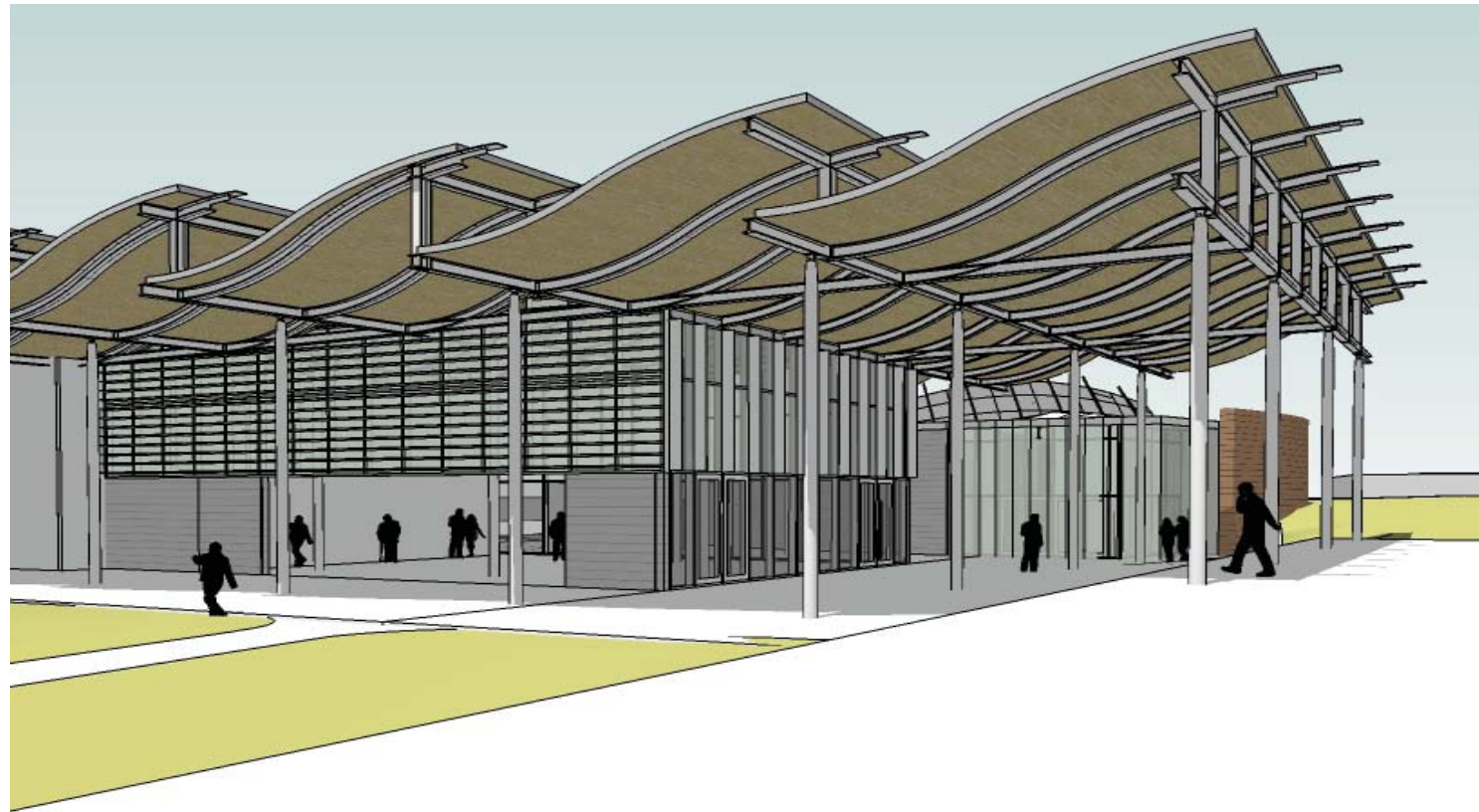


Second Floor Office Perspective - Mixed Partitions
Conceptual Refinement Sketch

Concept Refinement Scheme: Views from MacArthur



Architecture: Passive Light Control Strategies



Community Room



Example of horizontal fixed louvers



Example of vertical fixed fins

Site Lighting



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Site Lighting



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Proposed Path to Energy Use Minimization



Sustainability: Strategies

PRELIMINARY BRAINSTORM RESULTS
February 12, 2009 Workshop

ENERGY & CLIMATE

- 1 High performance glazing (insulative, heat blocking)
- 2 High performance envelope
- 3 Consider heat gain/cost impacts of glass area
- 4 100% passive ventilation
- 5 Non-mechanical ventilation in garage
- 6 Only air condition if/where necessary
- 7 Indirect natural daylighting
- 8 Reduce lighting automatically when daylight available
- 9 Low voltage/wattage lighting
- 10 Task/ambient lighting scheme with user control
- 11 LED task lights
- 12 Sensor automated lighting
- 13 Direct/Indirect ambient lighting scheme
- 14 Demand response controls
- 15 Premium efficiency motors & VFDs
- 16 Water-based HVAC systems
- 17 Bldg automation system (BAS)/Energy mgmt system (EMS)
- 18 Place open offices at perimeter - better daylighting
- 19 Raised access floors/underfloor air
- 20 Thin film PV on city hall
- 21 PV on parking structure and city hall
- 22 Facilitate alternative commute (esp biking)

WATER & ECOLOGY

- 23 Carbon neutral operations
- 44 Recycled building materials
- 24 Low flow fixtures
- 55 Some user control (lighting, ventilation, etc)
- 25 Waterless urinals
- 56 Natural cleaning products
- 26 Greywater Treatment & Reuse
- 27 Rainwater collection (particularly for toilets)
- 28 Bring reclaimed water to site
- 29 Treat 100% of stormwater onsite
- 30 Zero runoff in light rain events
- 31 Permeable pavement
- 62 Outdoor shade
- 32 Good hardscape landscape balance
- 33 Disconnected downspouts, swales
- 64 Outdoor theater in park
- 34 Native/CA friendly landscaping
- 35 Artificial turf where appropriate
- 36 Enhance habitat value of landscape/wetland
- 37 Utilize/treat runoff from adjacent stormdrain
- 38 Educate with water management on site
- 39 Living walls on parking structure

MATERIALS & WASTE

- 40 Recyclables collection throughout - educational
- 41 Markerboards at all desks to reduce paper use
- 42 Local building materials
- 43 Local/seasonal food
- 45 Low-maintenance natural/biodegradable materials
- 46 Rapid harvest materials (bamboo, etc)
- 47 Use common elements in uncommon ways*
- 48 Provide options for building materials*

OCCUPANT EXPERIENCE & COMMUNITY

- 49 Evaluate materials for short & long-term benefits
- 50 Soil cement from site for retaining walls
- 51 Concrete pavement (not asphalt)
- 52 Eliminate interior finishes where possible
- 53 No VOCs throughout
- 54 Find uses for earth removed
- 57 Windows that open
- 58 Natural light and air throughout
- 59 High ceilings for air and light
- 60 Ocean view in conference/common areas
- 61 Radiant heat/cooling
- 63 Tie in theme of trees in median*
- 65 Unique gathering space btw city hall & library*
- 66 Building/park as educational opportunity
- 67 Public gardens (like Huntington Library - Pasadena)*
- 68 Green building tour (programmed via library)
- 69 Invite community review
- 70 Have occupants participate in design
- 71 Train occupants on use of energy saving components
- 72 Noise reduction (internal/external)

MISC & FUTURE-PROOFING

- 73 Design for 40-50+ year life
- 74 Building sets example for NB citizens and other cities*
- 75 Memorable, beloved building - enduring source of pride*
- 76 City to create a sustainability master plan - bldg is part
- 77 Team + city to identify areas to pursue innovation*
- 78 Share process and outcomes as test case example
- 79 Pursue arts integration through expressing sust. Elements
- 80 Commissioning with ongoing M+V

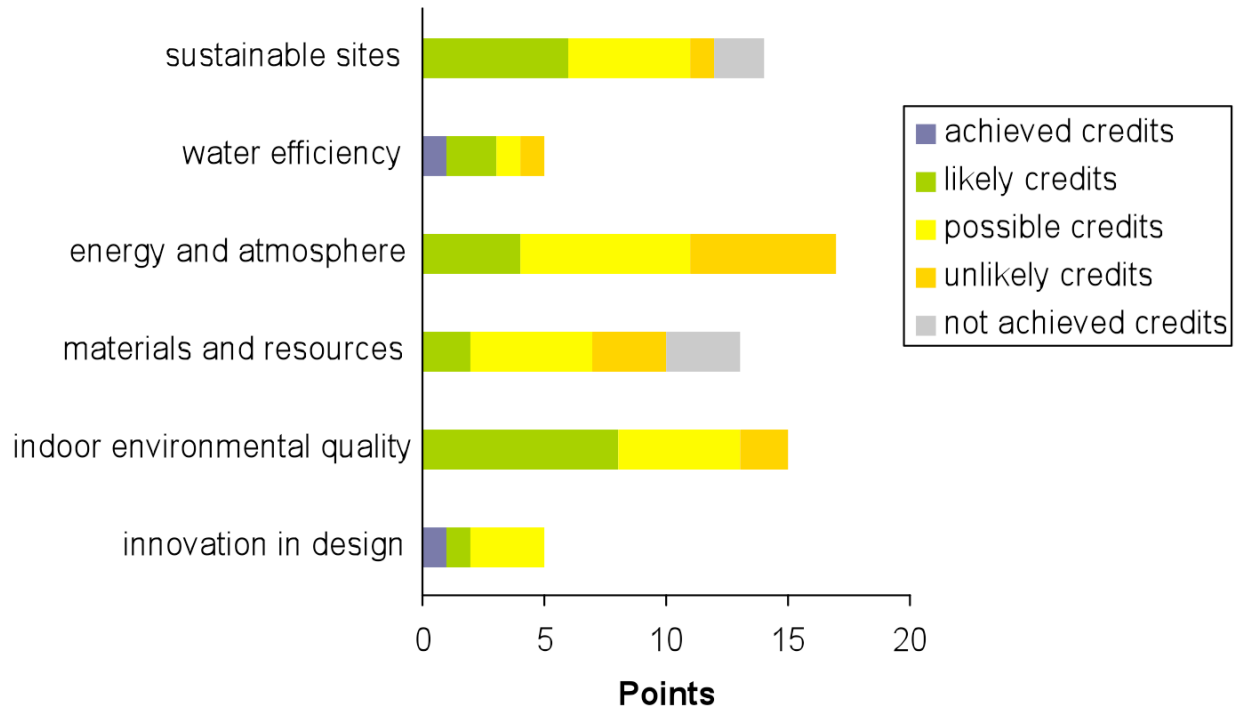
* indicates ideas that did not lend themselves to rating using the BLIP criteria, and so are not plotted on the charts



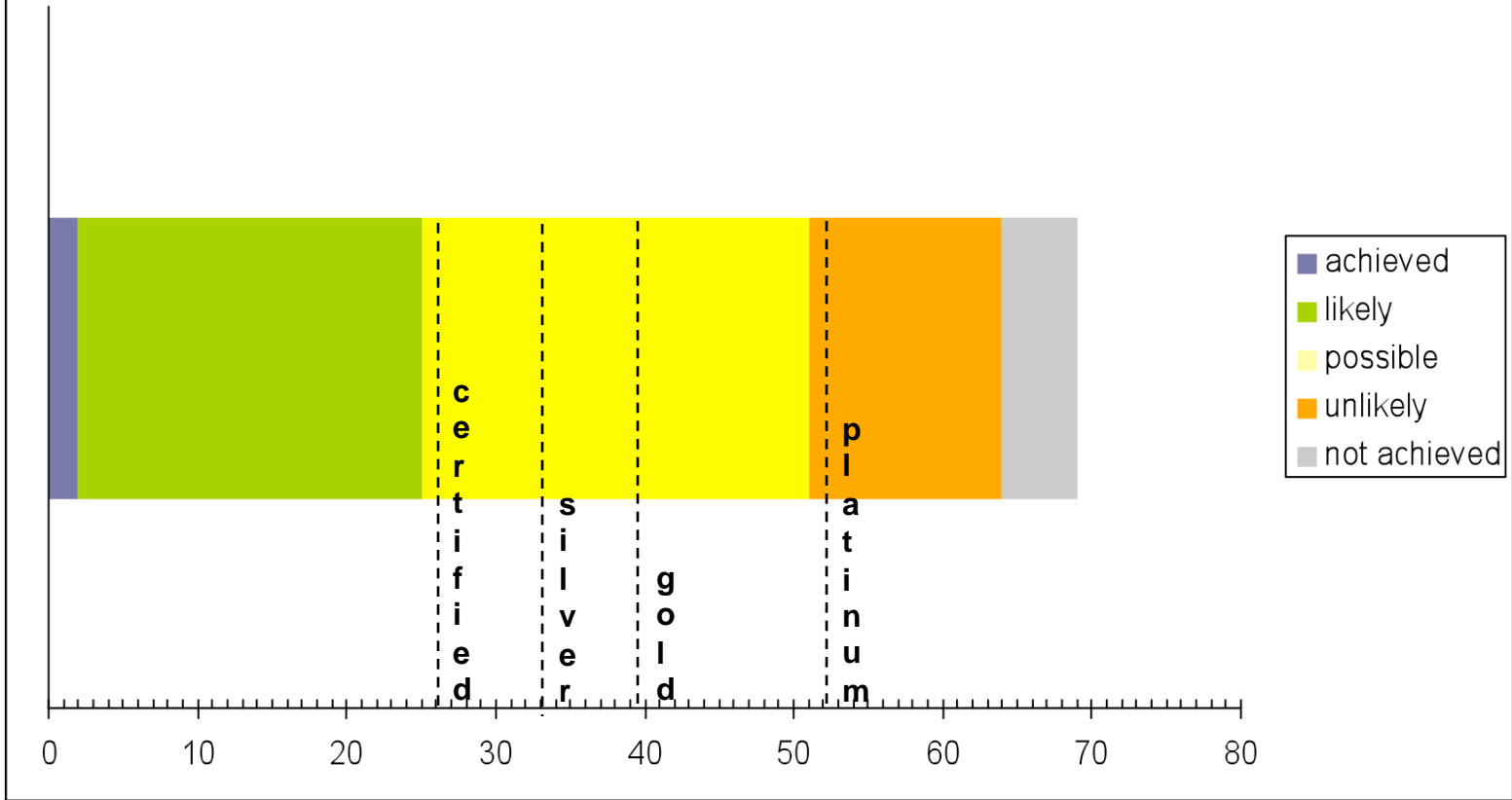
Sustainability: LEED V2.2 Summary Analysis

CREDIT	CRITERIA	INTENT AND REQUIREMENT	Achieved					Not Possible		NOTES
			Achieved	Likely	Possible	Unlikely	Possible	Unlikely	Possible	
Credit 7.2	Heat Island Effect, Roof	Use ENERGY STAR Roof compliant, high-reflectance AND low emissivity roofing (initial reflectance of at least .65 and three-year-aged reflectance of at least .5 when tested in accordance with ASTM E408) for a minimum of 75% of the roof surface OR install a			1				Owner/design team decision	White cool roof may or may not be desirable since it's visible.
Credit 8.0	Light Pollution Reduction	For Interior Lighting, the angle of maximum candela from each interior luminaire as located in the building shall intersect opaque building interior surfaces and not exit out through the windows. OR All non-emergency interior lighting shall be automatical		1					Owner/design team decision	
Water Efficiency										
Credit 1.1	Water Efficient Landscaping, Reduce by 50%	Limit or eliminate the use of potable water, or other natural surface or subsurface water resources available on or near the project site, for landscape irrigation. Reduce potable water consumption for irrigation by 50% from a calculated mid-summer		1					Owner/design team decision	Native & adapted plants, drip irrigation, etc
Credit 1.2	Water Efficient Landscaping, No Potable Use or No Irrigation	Eliminate the use of potable water, or other natural surface or subsurface water resources available on or near the project site, for landscape irrigation. Achieve WE Credit 1.1, and use only captured rainwater, recycled wastewater, recycled greywater, or					1		Owner/design team decision	Sufficient recycled water unlikely to be available unless greywater or cooling tower blowdown is treated onsite for reuse, or an enormous rainwater tank is installed.
Credit 2.0	Innovative Wastewater Technologies	Reduce generation of wastewater and potable water demand, while increasing the local aquifer recharge. Reduce potable water use for building sewage conveyance by 50% through the use of waterconserving fixtures (water closets, urinals) or non-potable water			1				Owner/design team decision	May be possible with low flow/dual flush toilets, rainwater harvesting and/or pint/waterless urinals. Low flow toilets alone won't do it.
	Water Use Reduction, 20%	Employ strategies that in aggregate use 20% less water than the water use calculated for the building (not including irrigation) after meeting the Energy Policy Act of 1992 fixture performance requirements	1						Owner/design team decision	Doable with widely available fixtures.
Credit 3.2	Water Use Reduction, 30%	Exceed the potable water use reduction by an additional 10% (30% total efficiency increase). Calculations have indicated that this is possible if		1					Owner/design team decision	Slightly more difficult but doable.
Energy & Atmosphere										

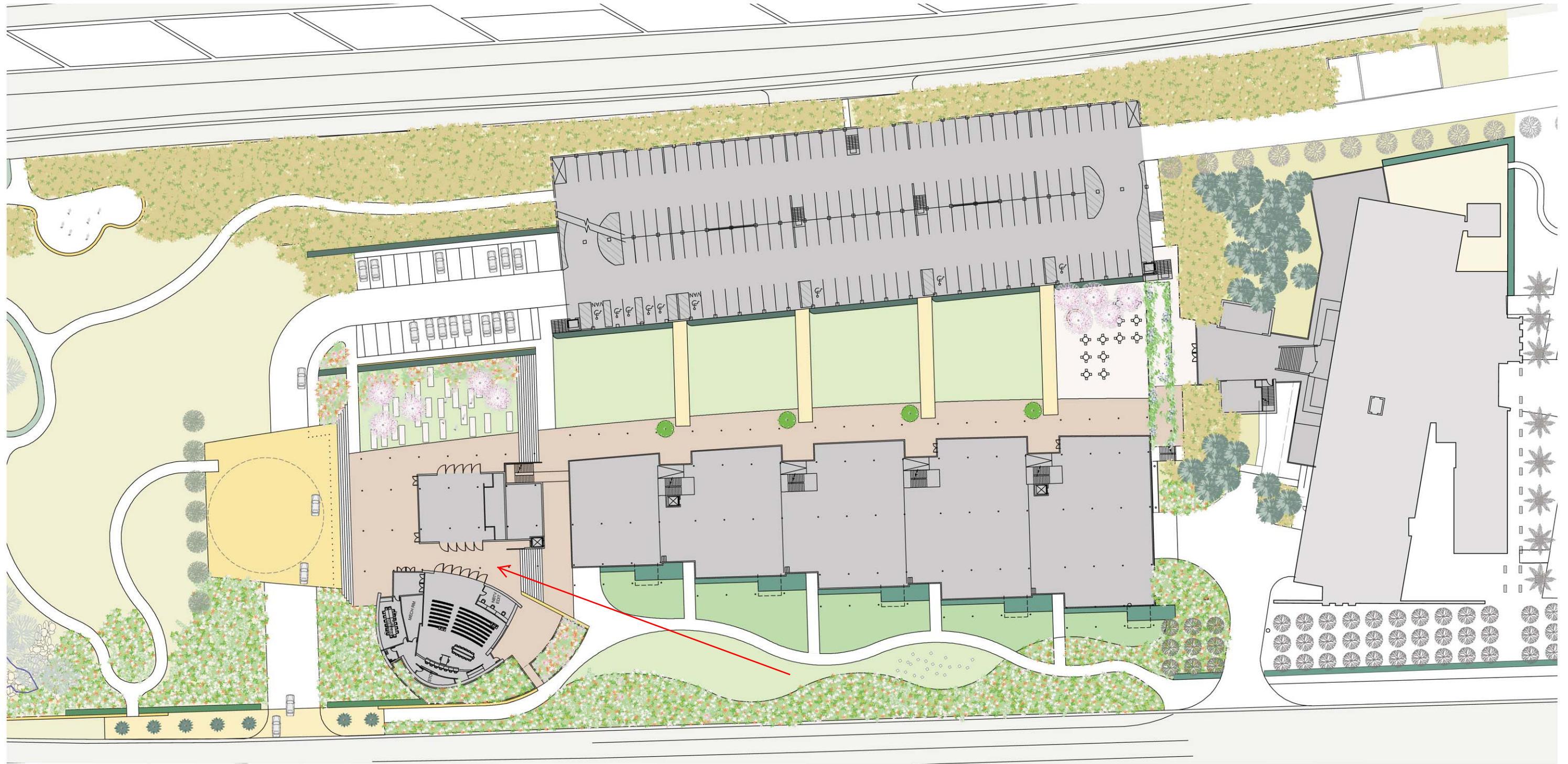
Preliminary LEED v2.2 Summary by Category



Preliminary LEED v2.2 Rating Prospect

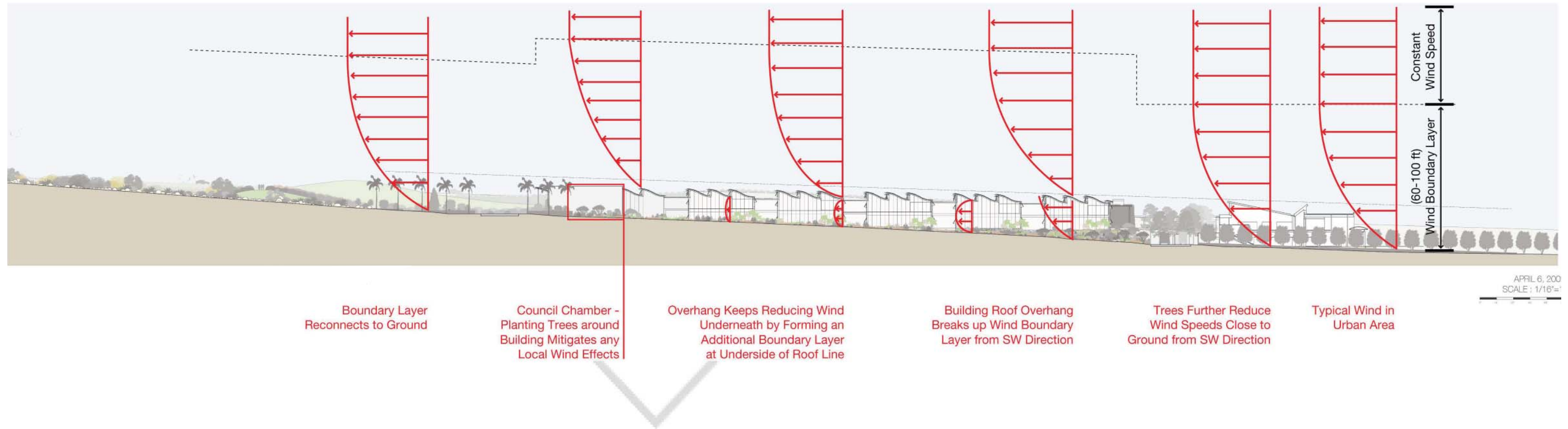


Concept Refinement Scheme: Wind / Venturi Effect Analysis



MEP: Wind Analysis

The image below shows the wind boundary layer on the proposed building. As shown in the image, the wind energy is broken up through the trees, plants, and the overhang on the building.



Mechanical: Wind Analysis

Wind Analysis

An analysis was performed to address the wind effect at the outside area adjacent to the council chamber. The wind direction of concern is the southwesterly wind. The figures below show the frequency of the wind in each direction throughout the year. The southwesterly wind occurs approximately 11.1% of the year.

Figure 7: Wind Rose

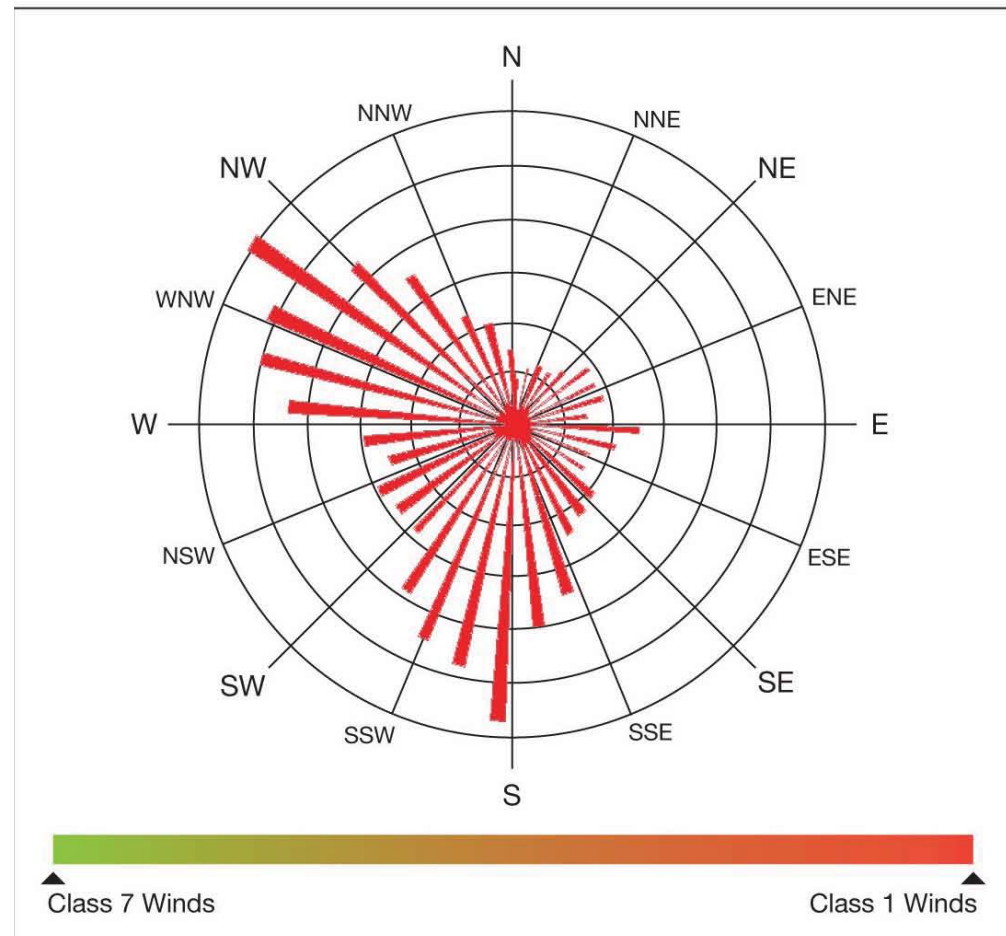
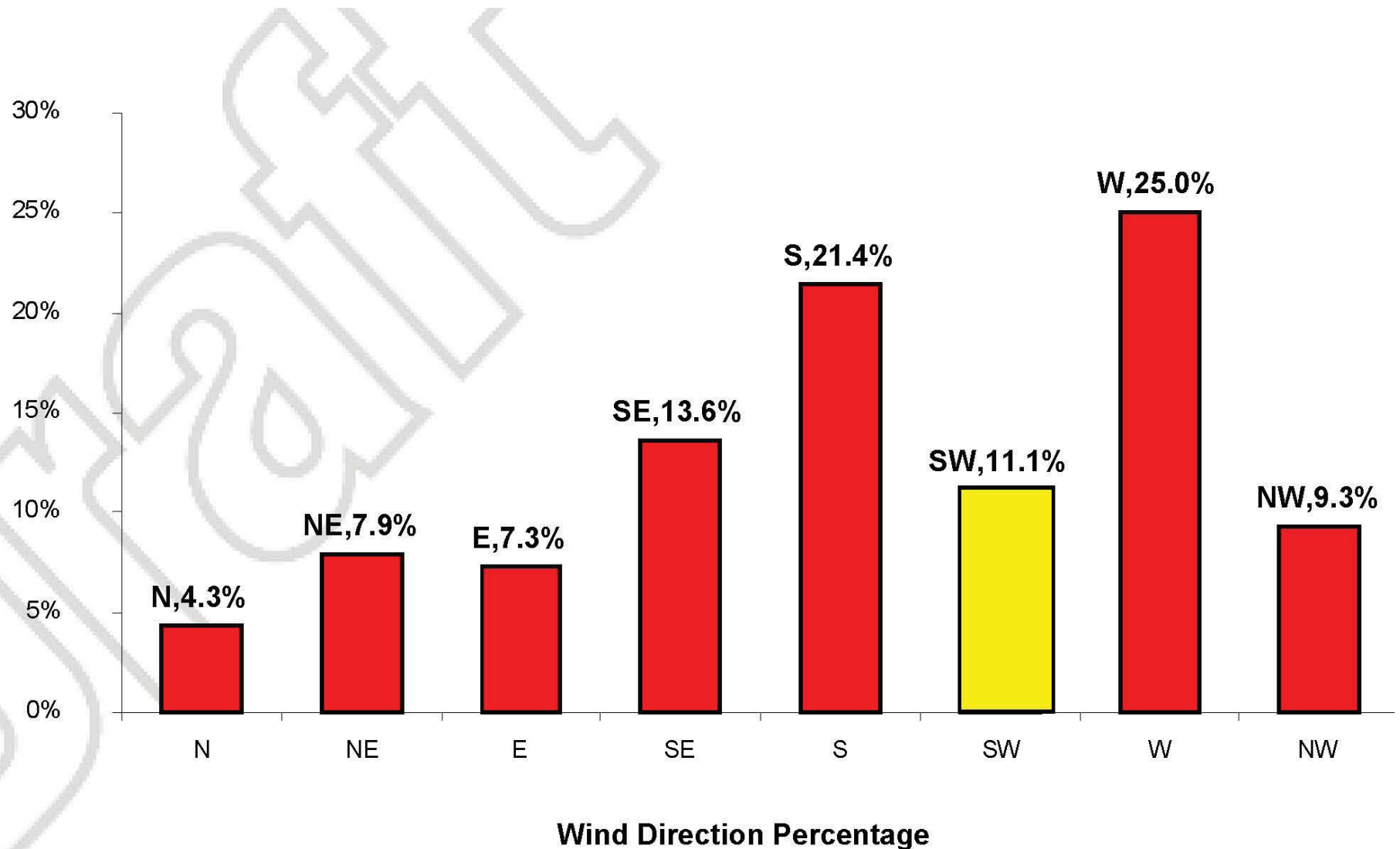


Figure 8: Wind Direction Frequency Annually



Mechanical: Wind Analysis

Beaufort Scale

Beaufort Number	Wind Speed (mph)	Land Condition Description	Percentage of Frequency in SW Direction
#0	<1	Calm. Smoke rises vertically.	0%
#1	1-3	Wind motion visible in smoke.	4%
#2	4-7	Wind felt on exposed skin. Leaves rustle.	35%
#3	8-12	Leaves and smaller twigs in constant motion.	53%
#4	13-17	Dust and loose paper raised. Small branches begin to move.	8%
#5	18-24	Branches of moderate size move. Small trees begin to sway.	0%
#6	25-30	Large branches in motion. Whistling heard in overhead wires. Umbrella use becomes difficult. Empty plastic garbage cans tip over.	0%
#7	31-38	Whole trees in motion. Effort needed to walk against the wind. Swaying of skyscrapers felt, especially by people on upper floors.	0%
#8	39-46	Twigs broken from trees. Cars veer on road.	0%
#9	47-54	Larger branches break off trees, and some small trees blow over. Construction/temporary signs and barricades blow over.	0%
#10	55-63	Trees are broken off or uprooted, saplings bent and deformed, poorly attached asphalt shingles and shingles in poor condition peel off roofs.	0%
#11	64-72	Widespread vegetation damage. More damage to most roofing surfaces, asphalt tiles that have curled up and/or fractured due to age may break away completely.	0%
#12	>73	Considerable and widespread damage to vegetation, a few windows broken, structural damage to mobile homes or poorly constructed sheds and barns. Debris may be hurled about.	0%

Frequency of Speed in SW Direction

