

LINCOLN ROAD 100 BLOCK

HPB PRESENTATION

2023.12.12



Kimley » Horn

Revisions Since October Hearing

“Lapidus Arch” Element Removed for Additional Study – Will Return Separately

Adjustments Made to Ritz Driveway Width

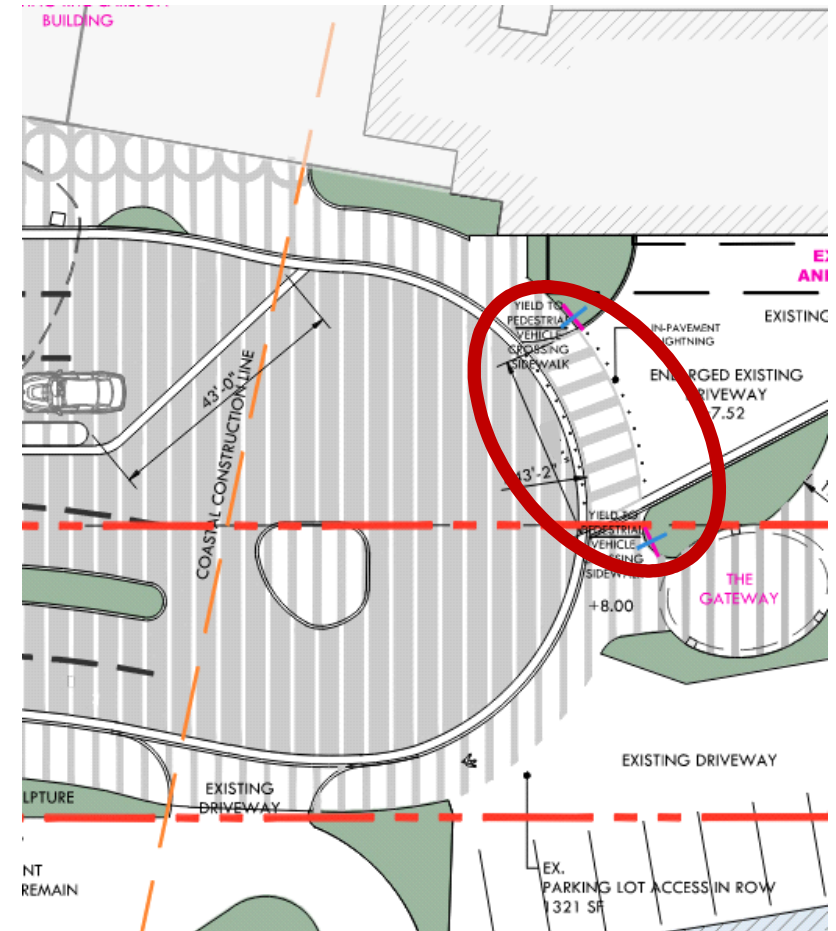
New “Pedestrian Crossing” Signage on Beachwalk at Intersection with Beach Access Walk

Revisions to Wall Design at West Edge of Beach Access Walk

Peak Hour Driveway Volume

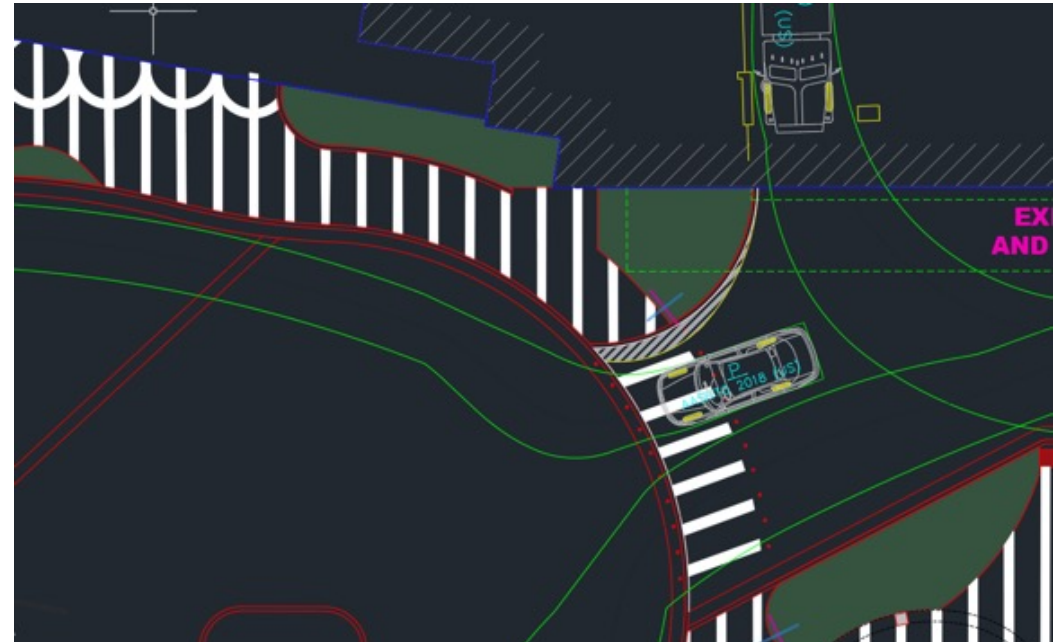
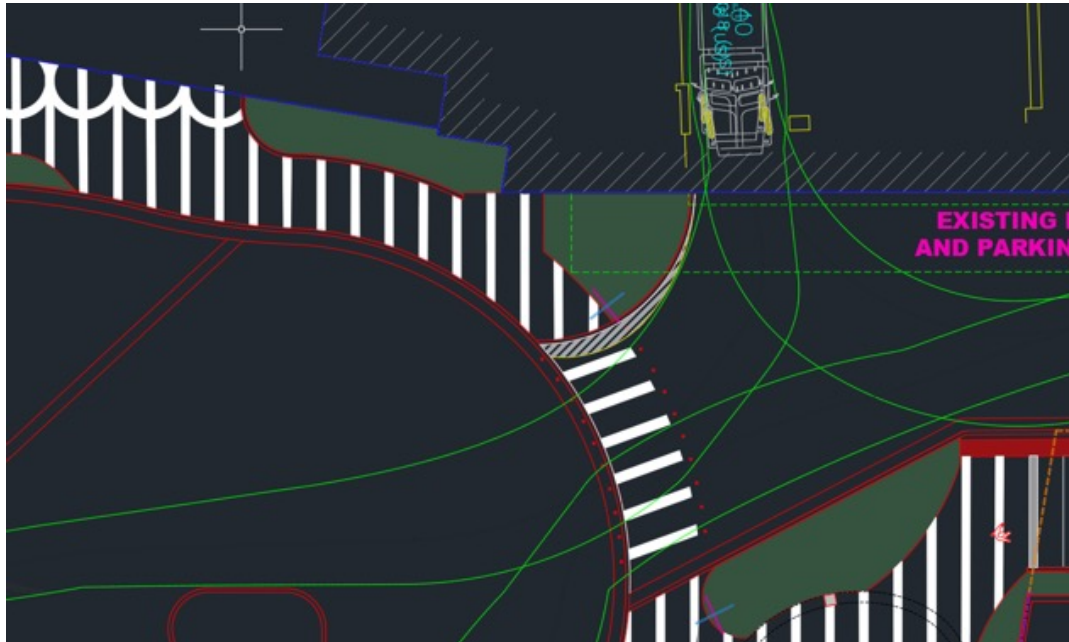
- Vehicles entering and exiting driveway every 2 minutes on average)
 - Includes:
 - Self-parkers (residents)
 - Valet
 - Loading vehicles

Peak Hour Driveway Volume		
Total Vehicles	Entering Vehicles	Exiting Vehicles
48	26 (including 2 trucks)	22 (including 3 trucks)



Driveway Width

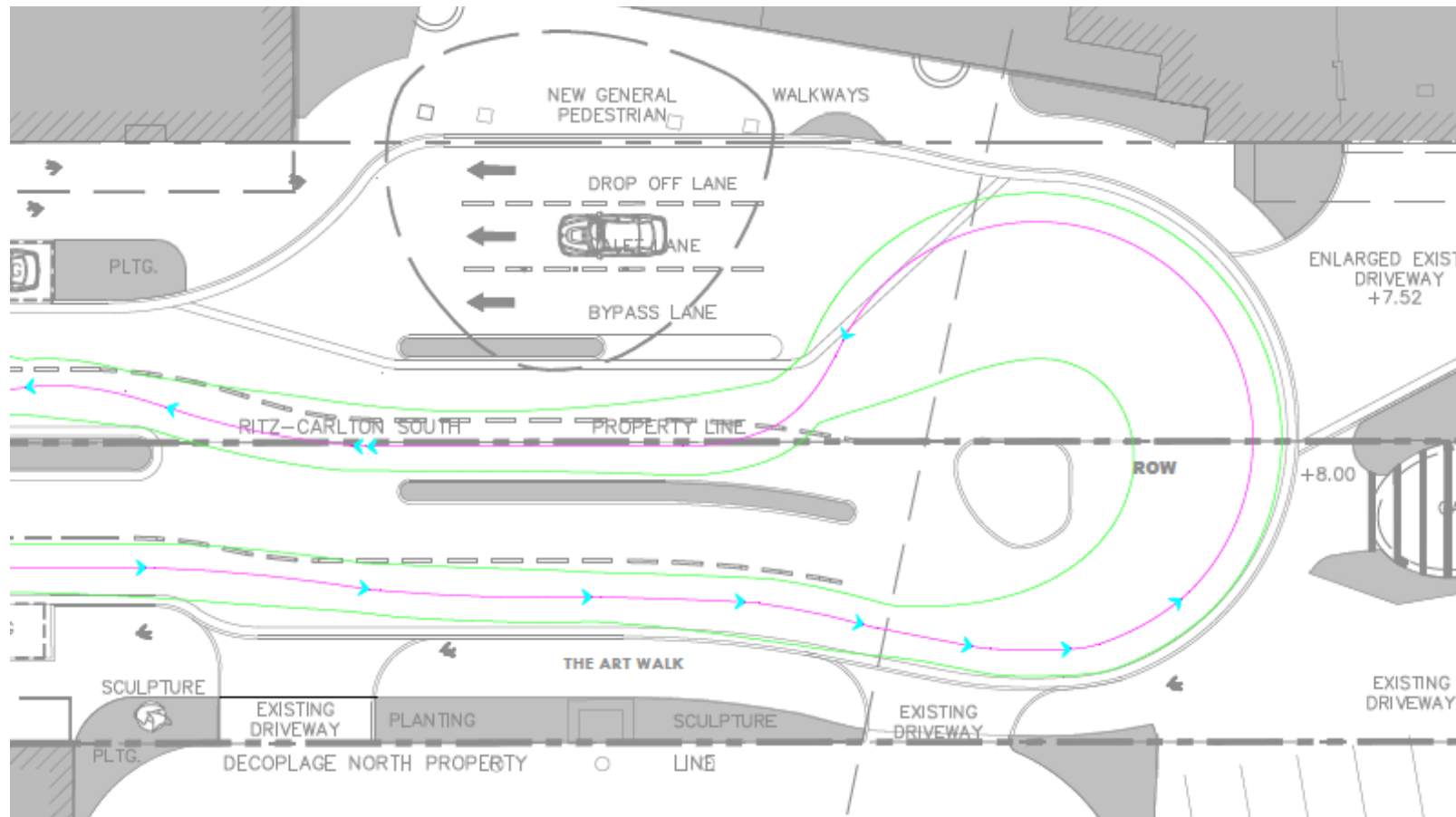
- Reduced to 30 feet from 32 feet
- Public Works allows up to a 40-foot driveway
- Vehicles entering and exiting driveway every 2 minutes on average)
- Entering vehicle not able to enter when truck is exiting
- Vehicle is able to exit the site while truck is entering



Trucks

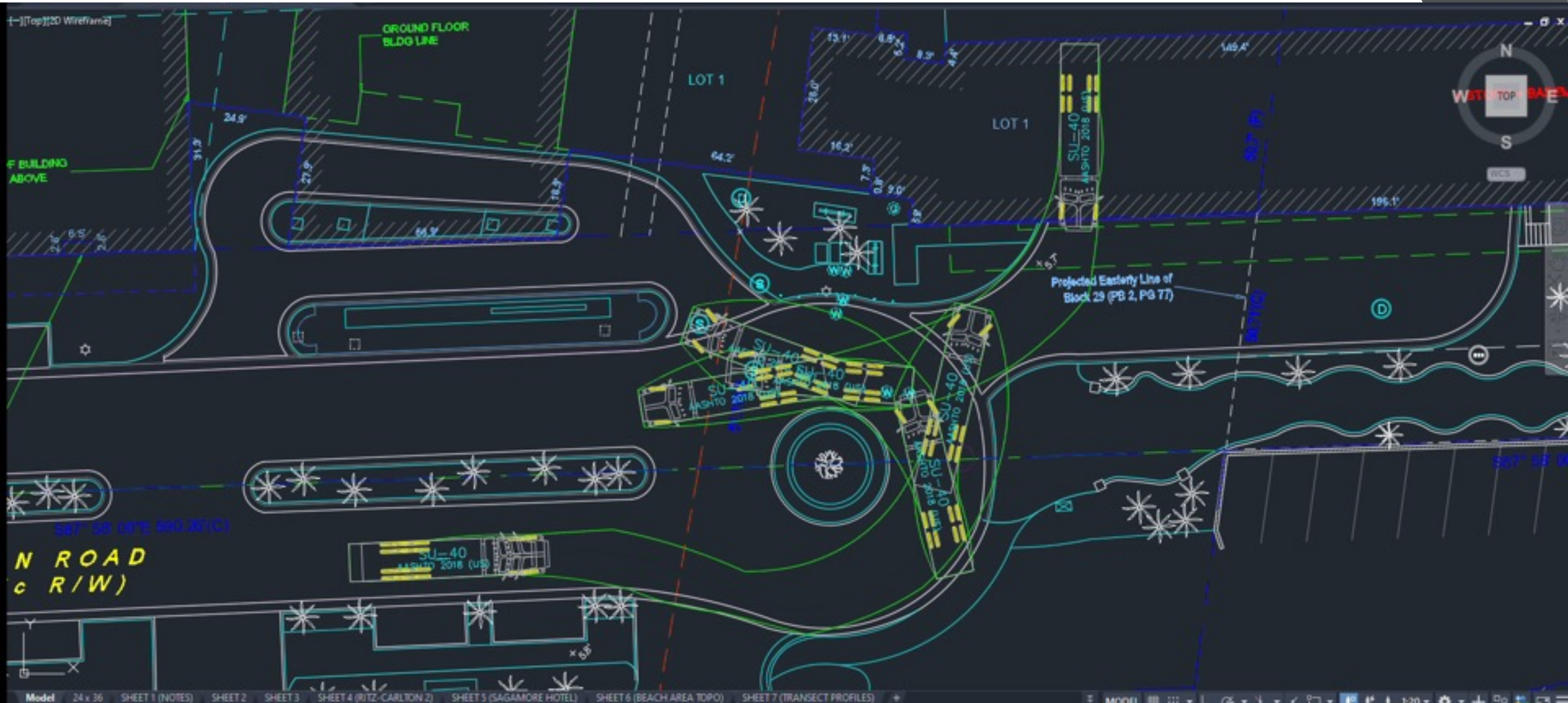
Proposed Improvement

- Ritz-Carlton uses 40' single-unit trucks
- Walgreens uses larger “interstate semitrailer” vehicles



Driveway Simulation:

Existing Back-in Maneuver on Survey



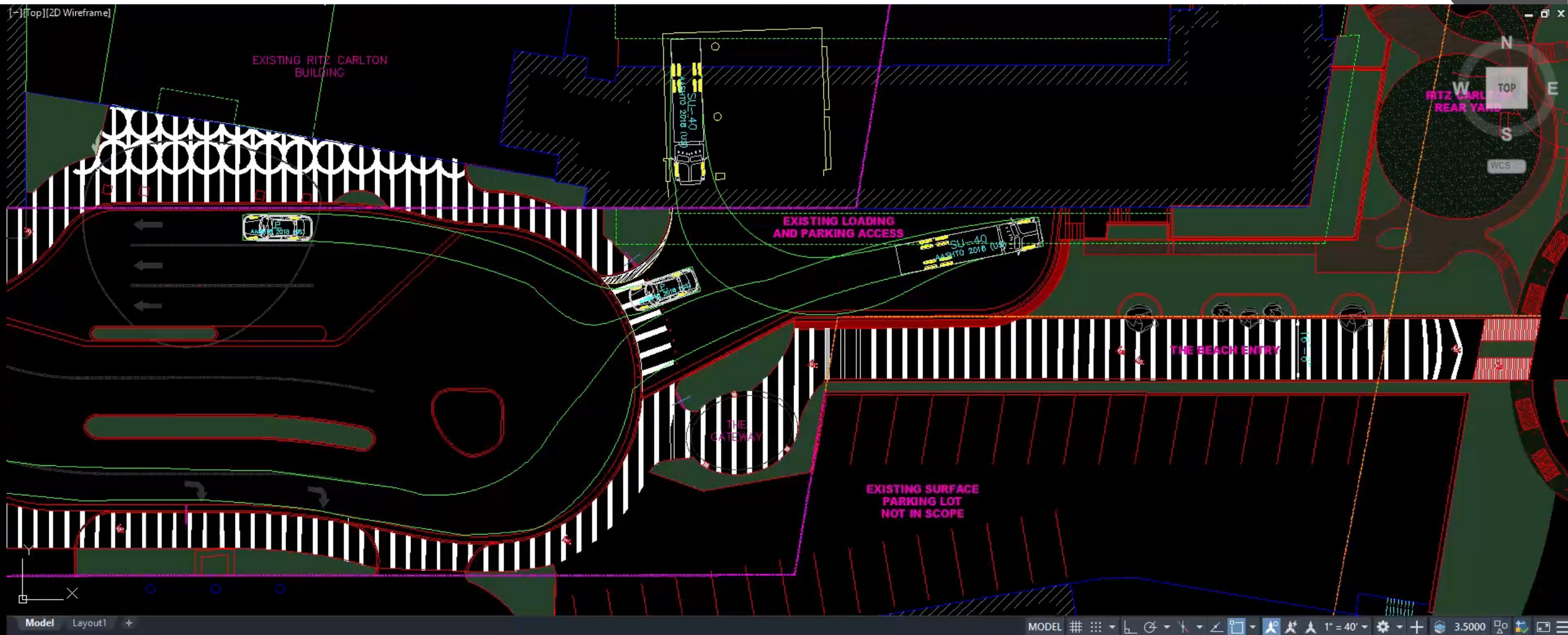
Driveway Simulation:

Existing Pull-in Maneuver on Survey



Driveway Simulation:

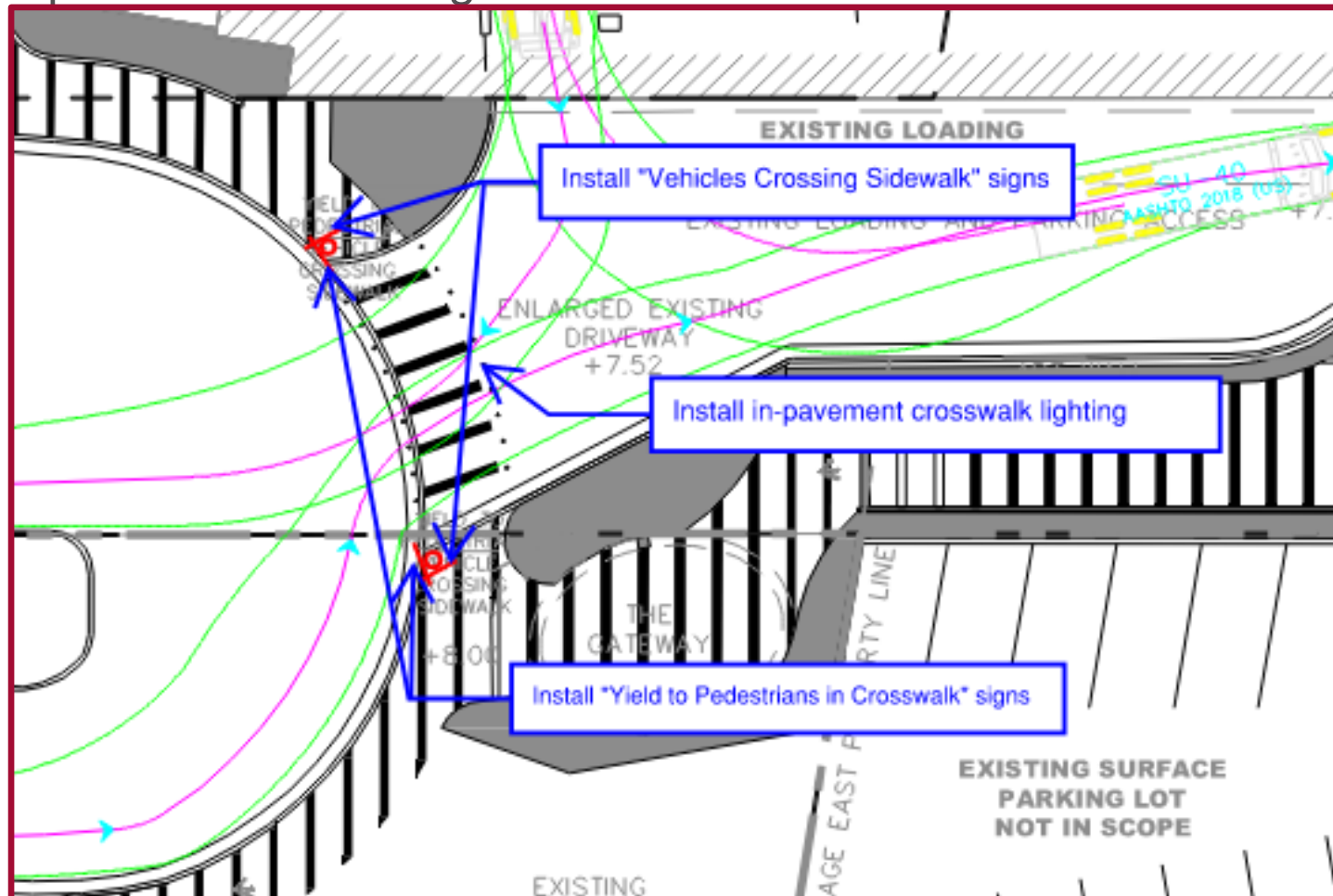
Proposed Pull-in Maneuver



Pedestrian Safety | Truck Conflicts

Proposed Improvement

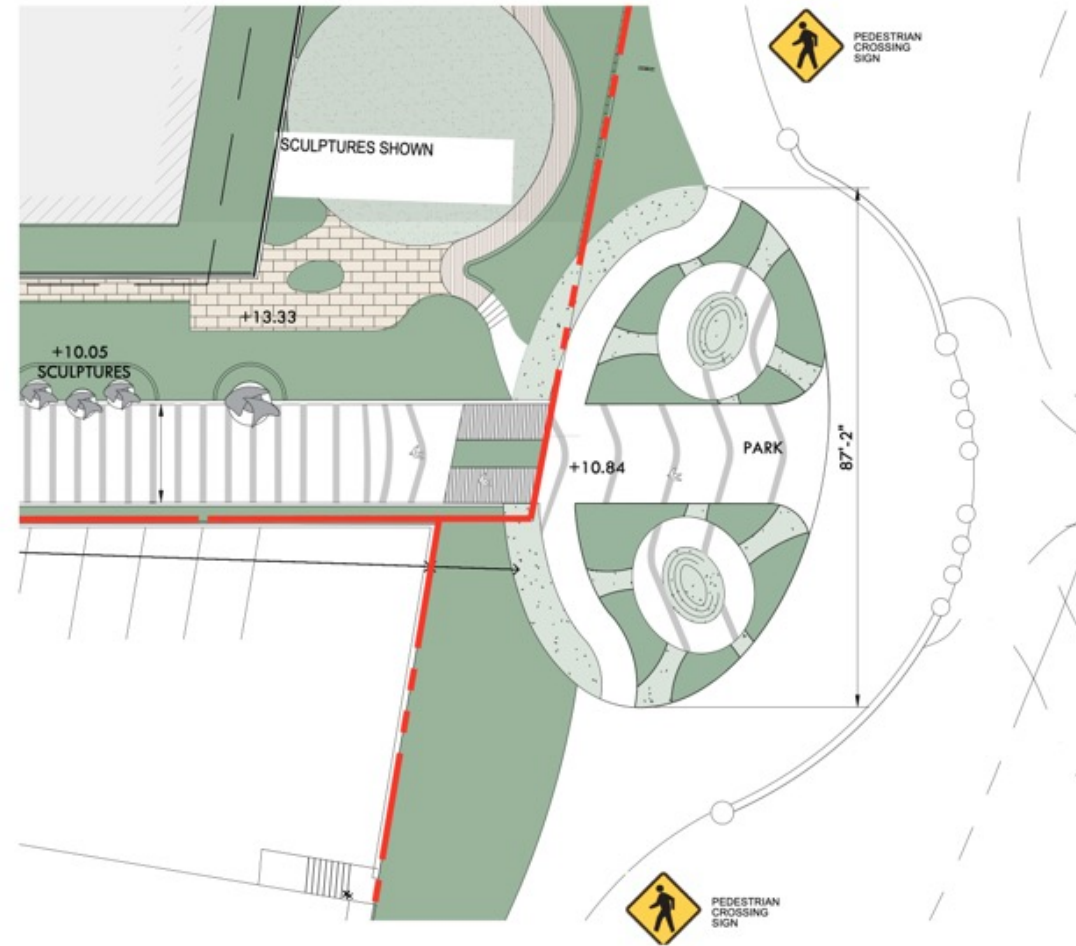
- Signage and in-pavement lighting to be installed at crossing to loading dock to emphasize possible vehicle/pedestrian crossing interaction



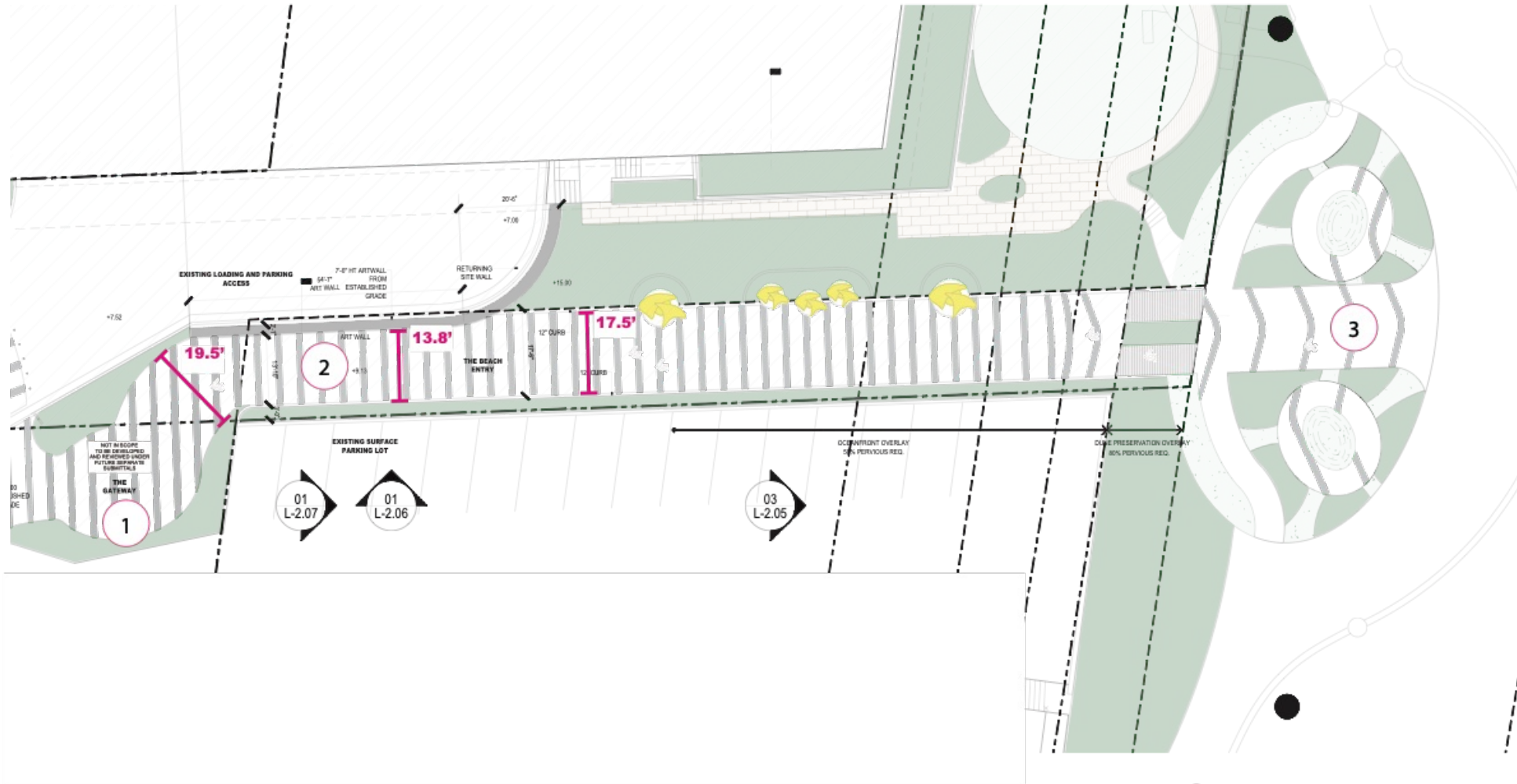
Pedestrian Safety | Bicycle Conflicts

Proposed Improvement

- New Signage on Beachwalk at North and South Approaches to Beach Access Walk



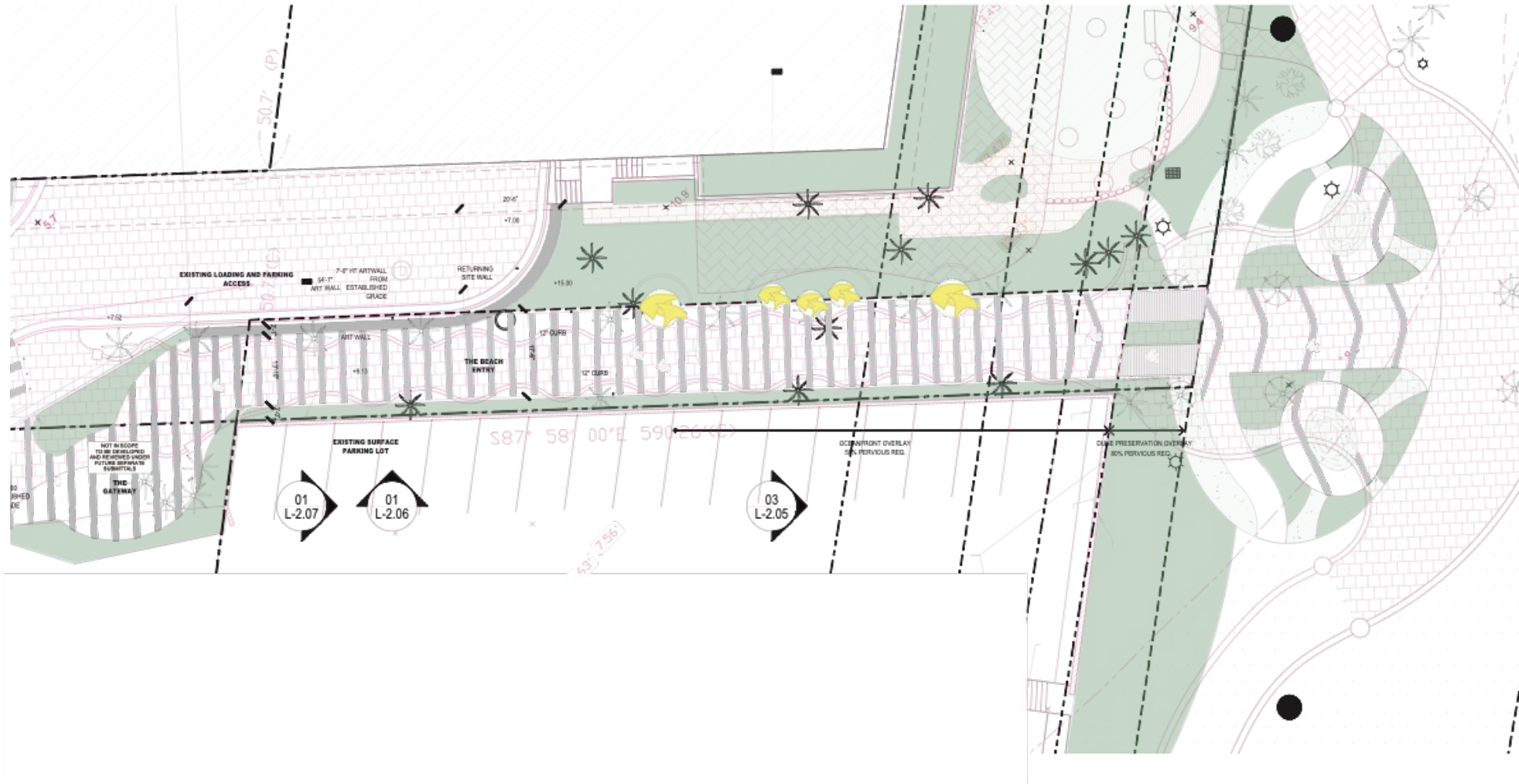
ADDED PEDESTRIAN CROSSWALK SIGNS AT BEACH WALK FOR SAFETY



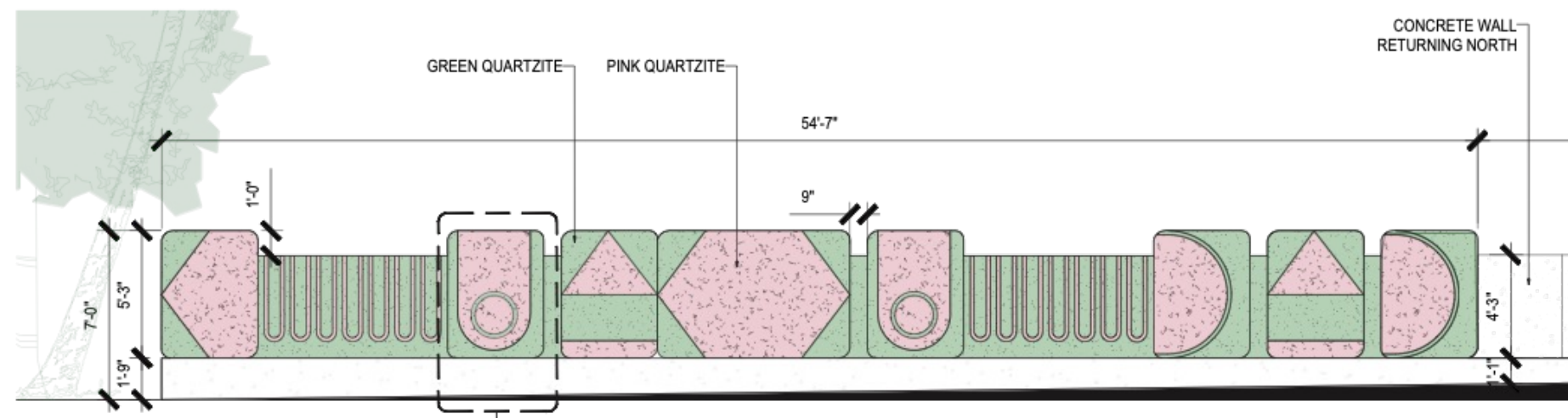
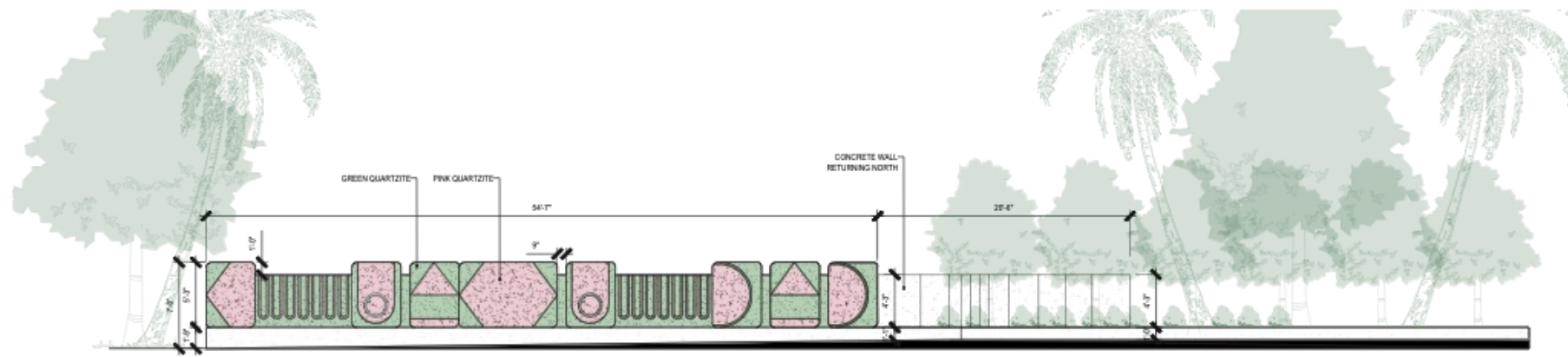
- ① FUTURE GATEWAY (N.I.S)
- ② ART WALL/SCULPTURES
- ③ PARK



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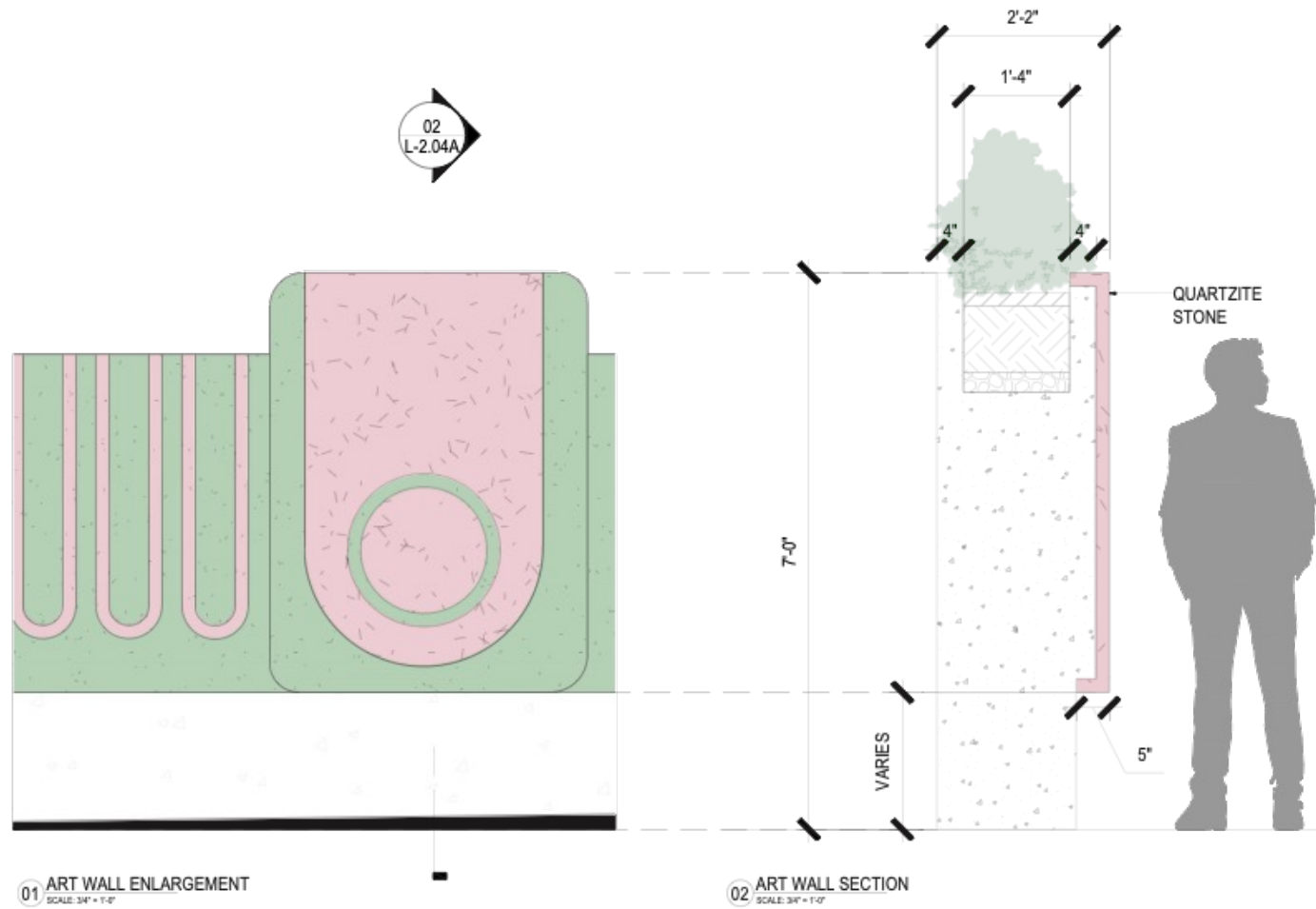


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EXISTING CONDITIONS



PROPOSED CONDITIONS





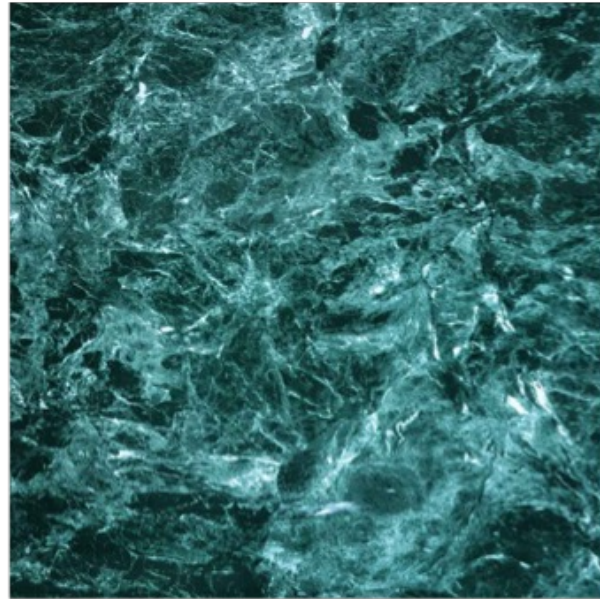








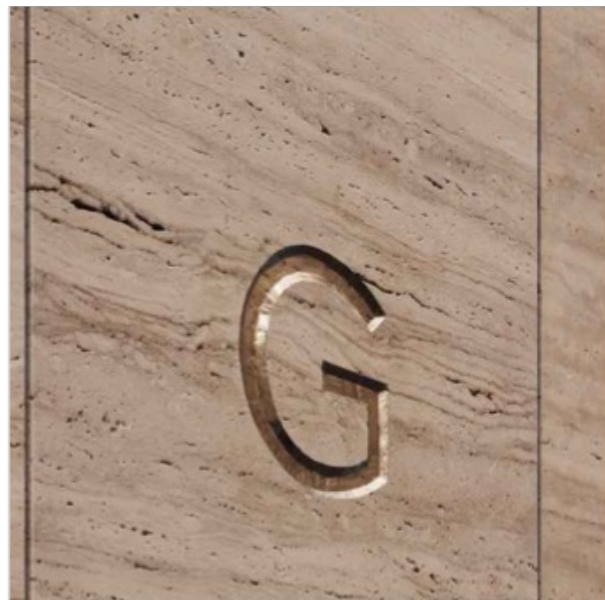
QUARTZITE - PINK



QUARTZITE - GREEN



SMOOTH CONCRETE



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