

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

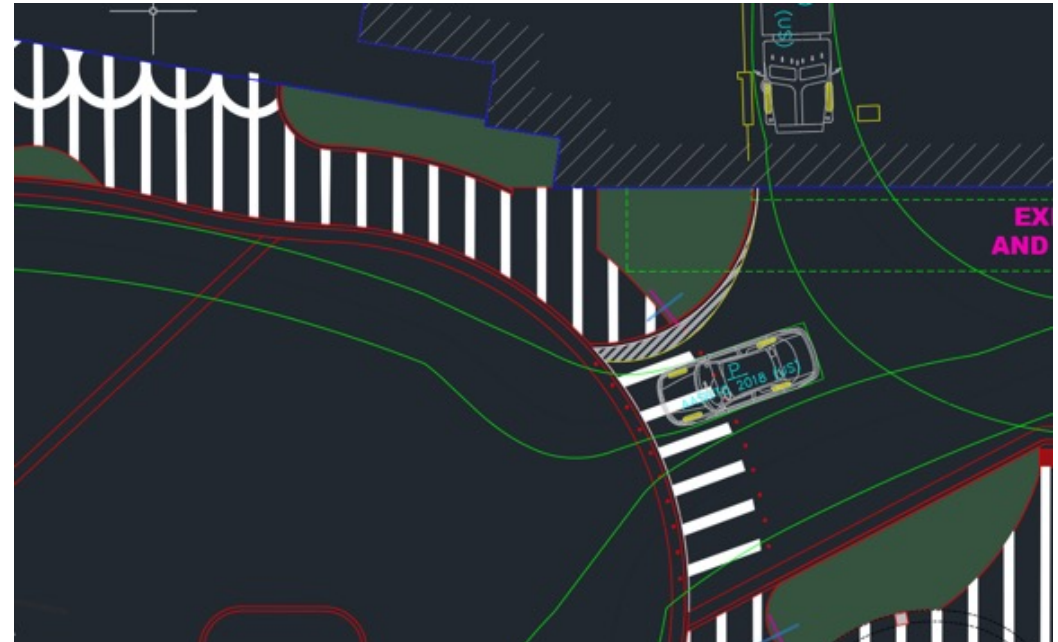
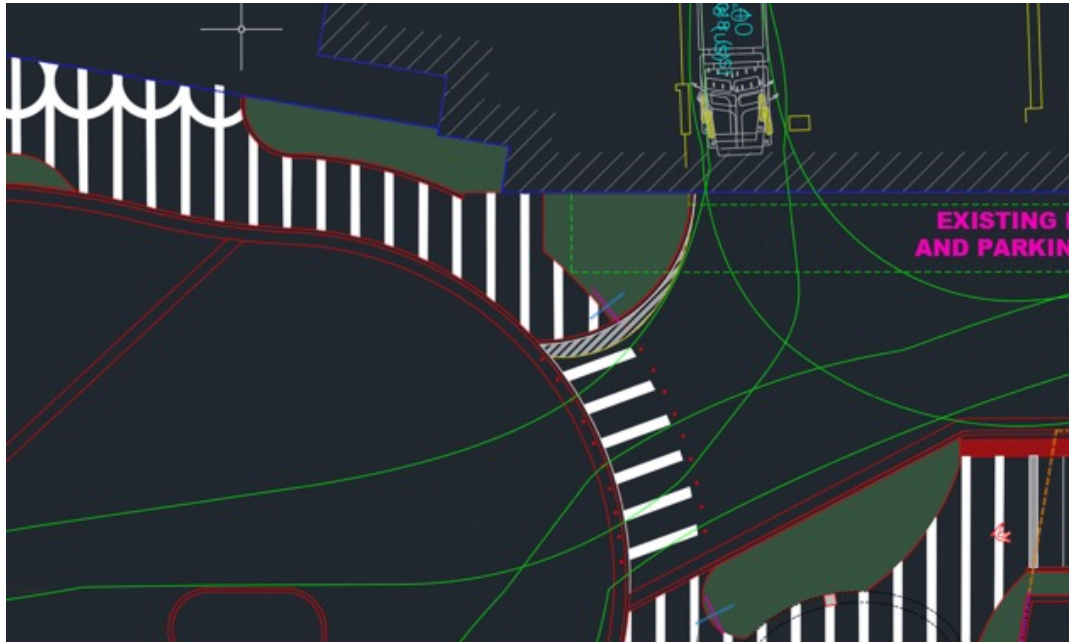
Adjustments Made to Ritz Driveway Width

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

Revisions to Wall Design at West Edge of Beach Access Walk

Driveway Width

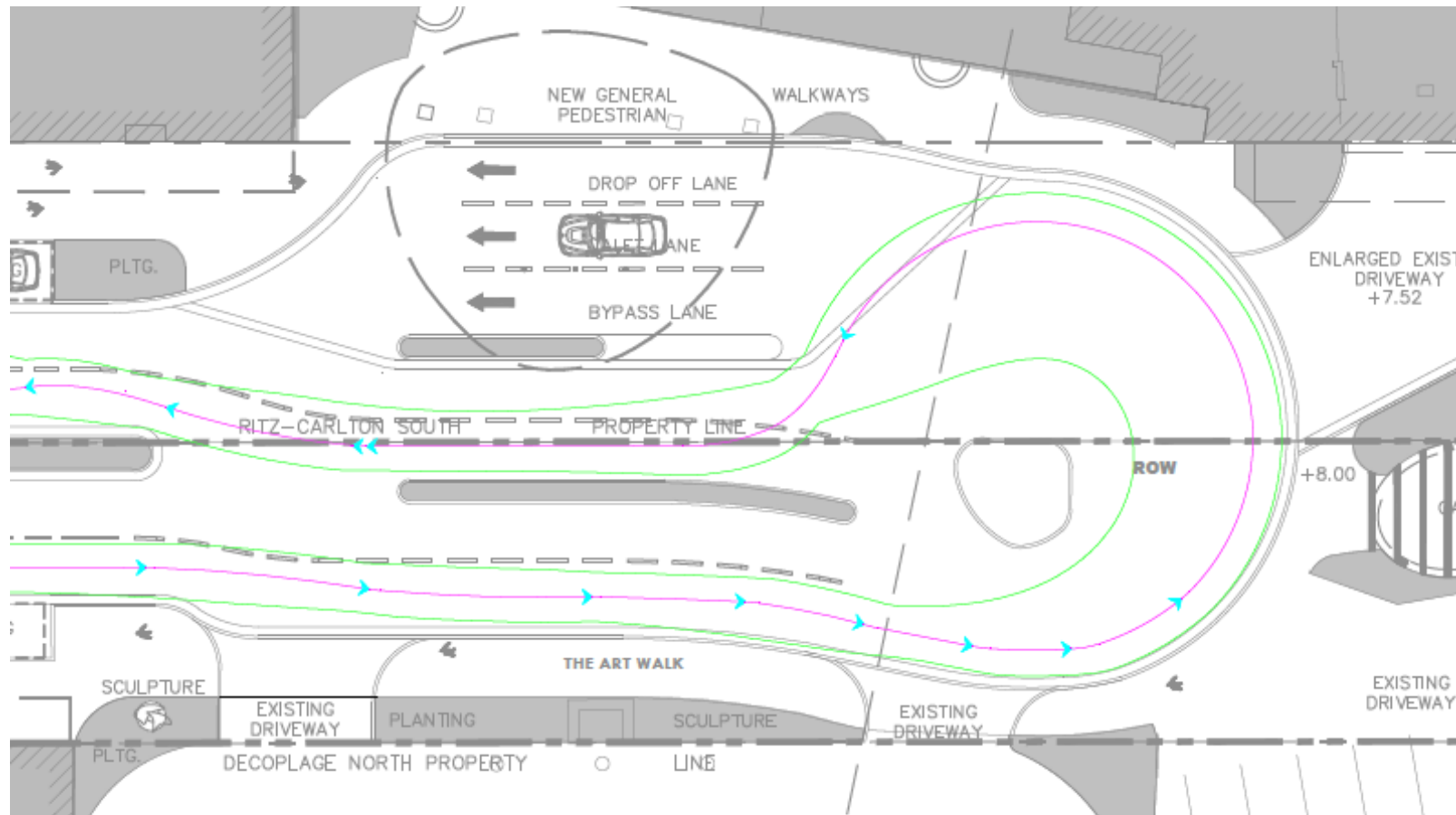
- Reduced to 30 feet from 32 feet
- Public Works allows up to a 40-foot driveway
- Vehicles entering and exiting driveway every 2 minutes on average)
- Entering vehicle not able to enter when truck is exiting
- Vehicle is able to exit the site while truck is entering



Trucks

Proposed Improvement

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



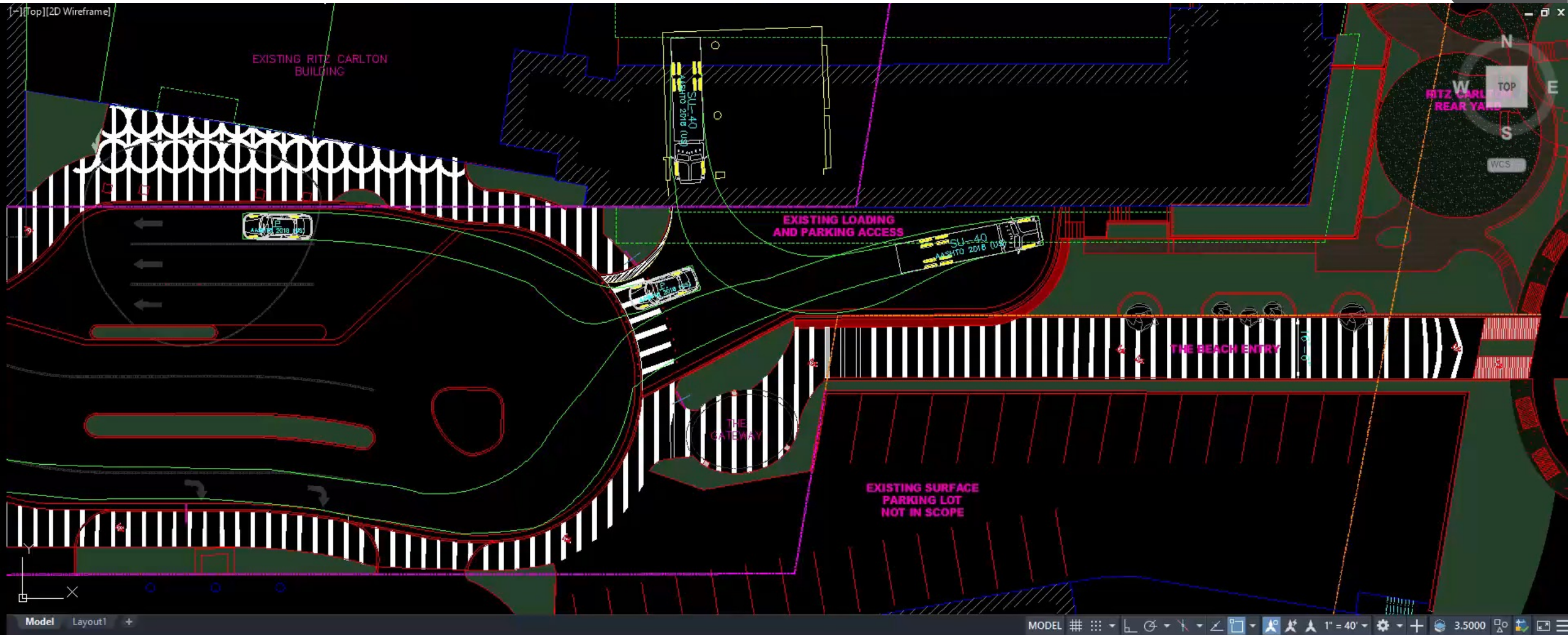
Driveway Simulation:

Existing Back-in Maneuver on Survey



Driveway Simulation:

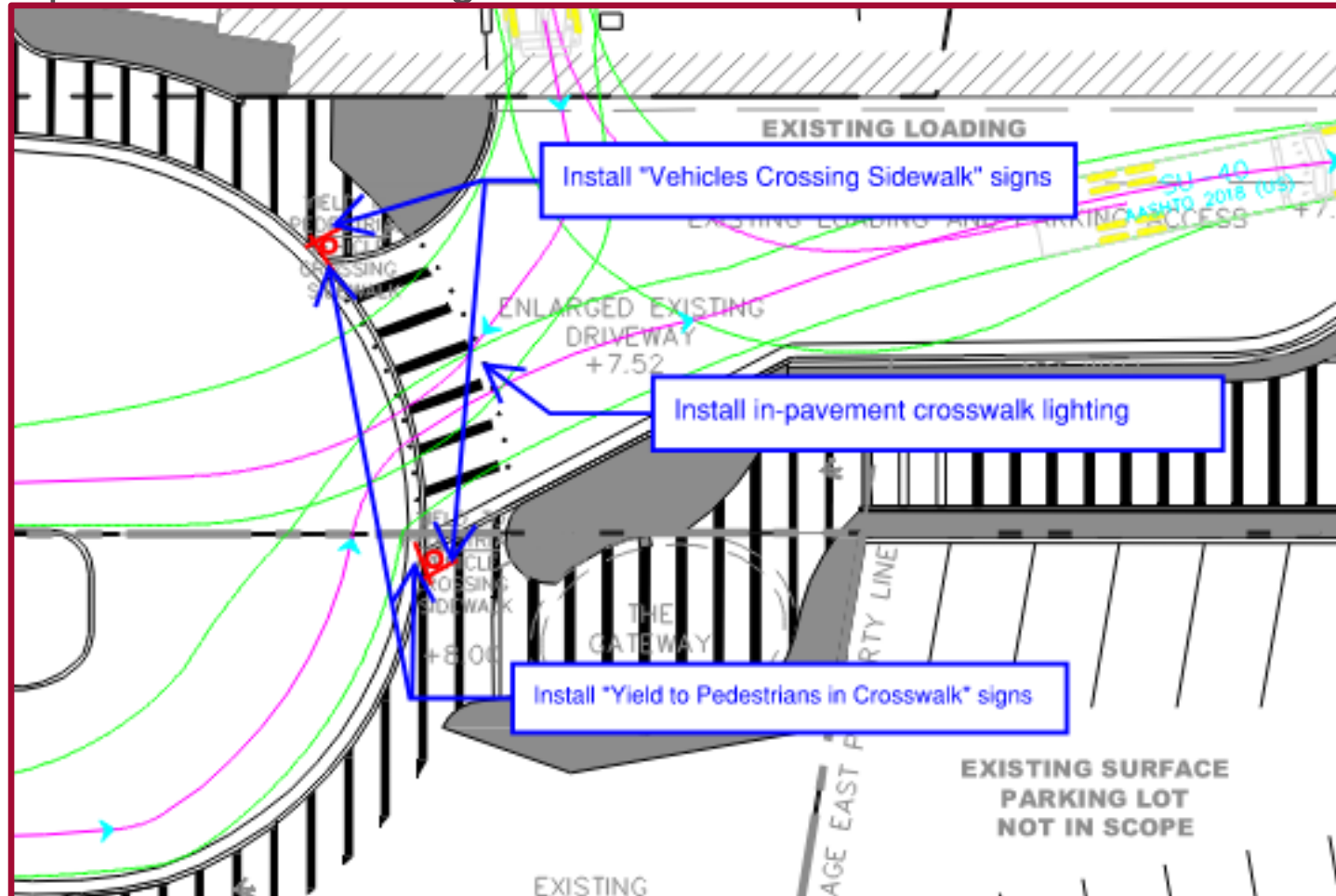
Proposed Pull-in Maneuver



Pedestrian Safety | Truck Conflicts

Proposed Improvement

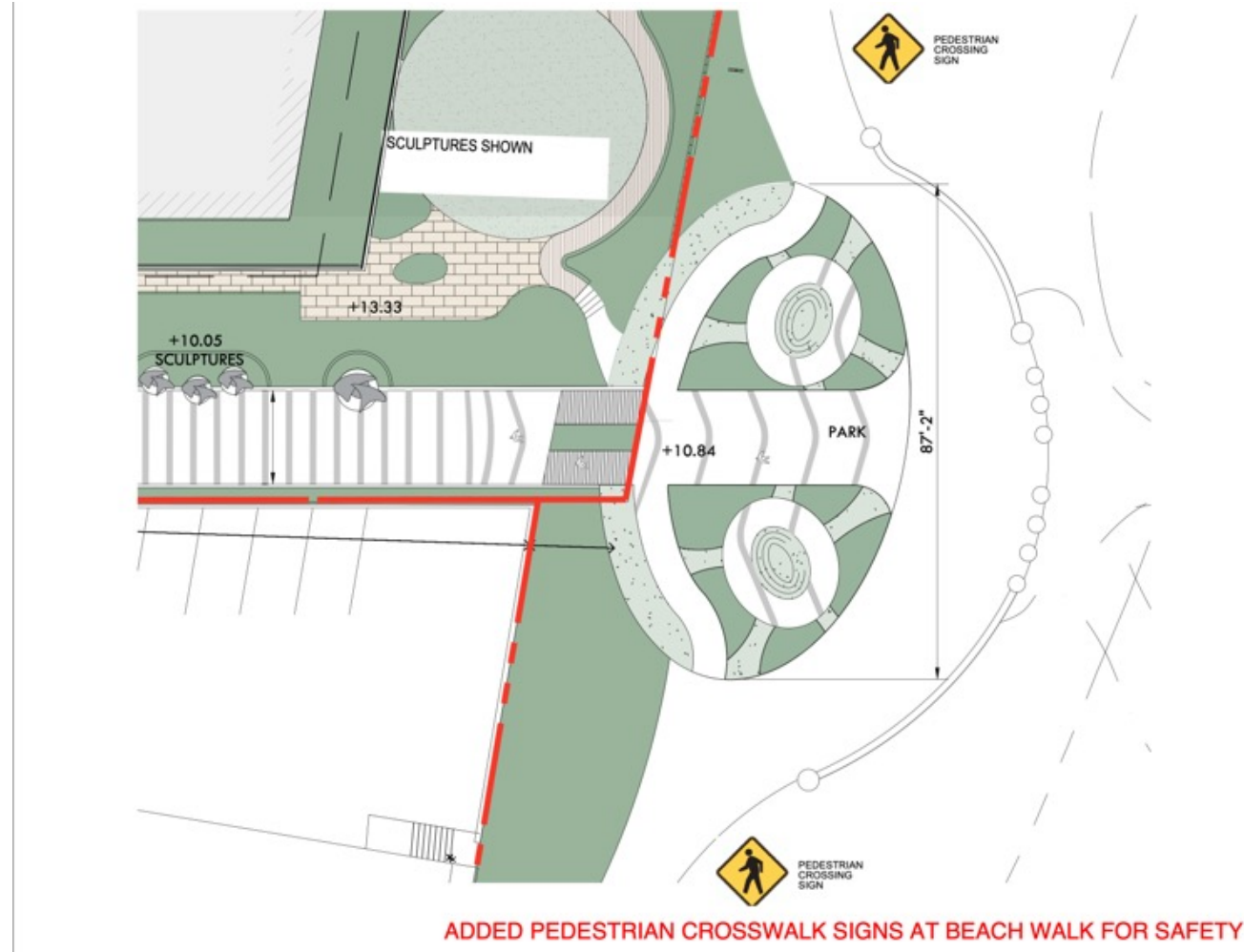
- Signage and in-pavement lighting to be installed at crossing to loading dock to emphasize possible vehicle/pedestrian crossing interaction

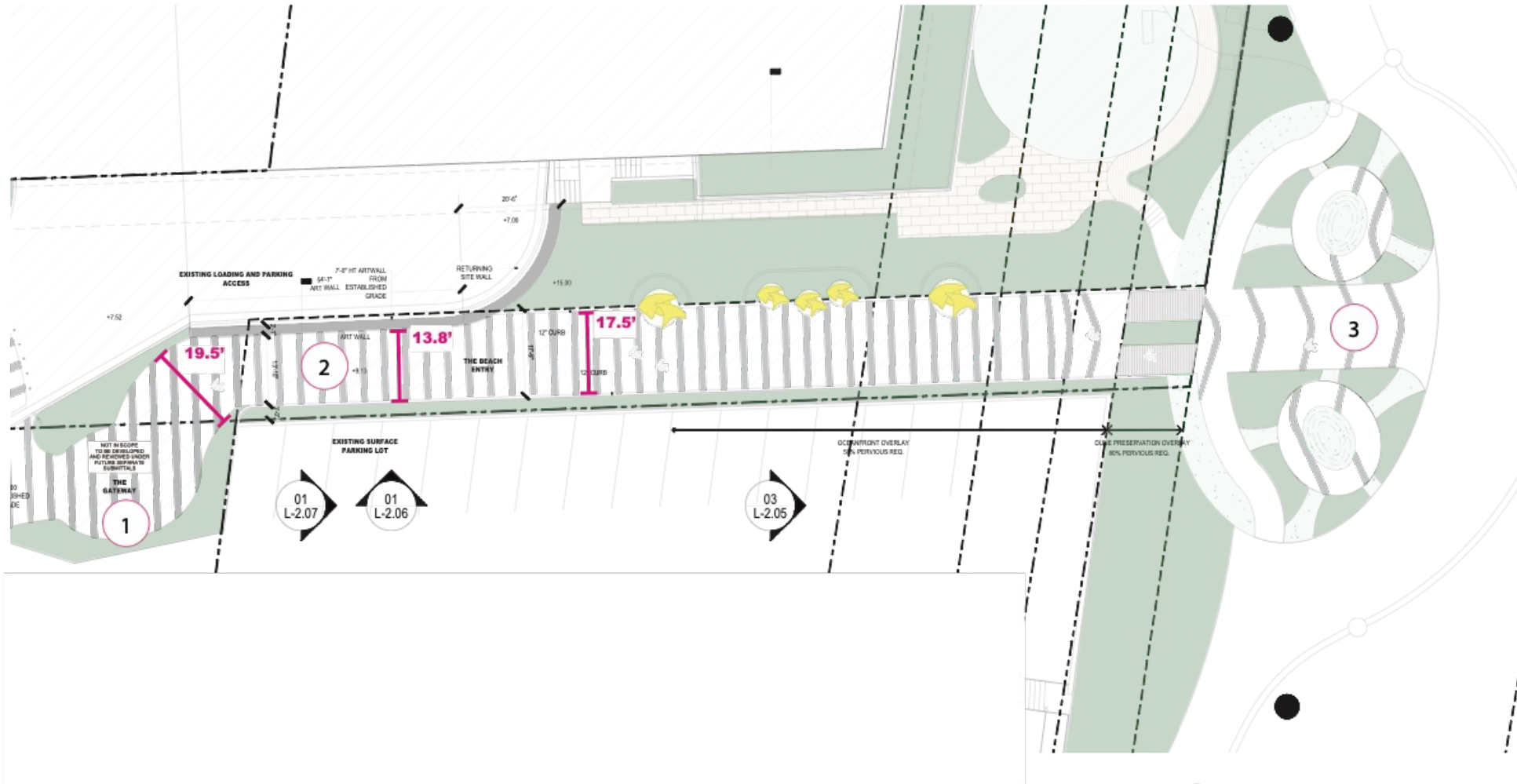


Pedestrian Safety | Bicycle Conflicts

Proposed Improvement

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

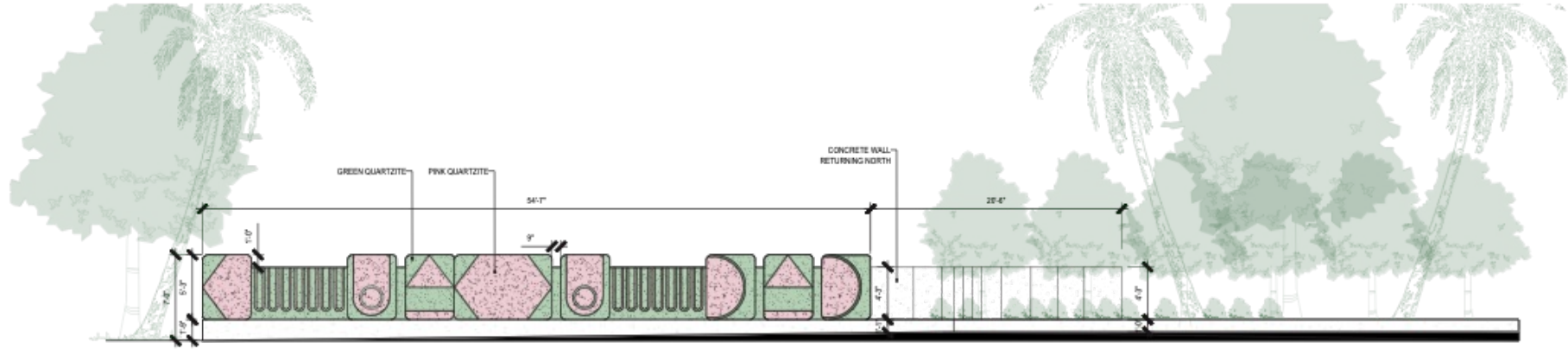




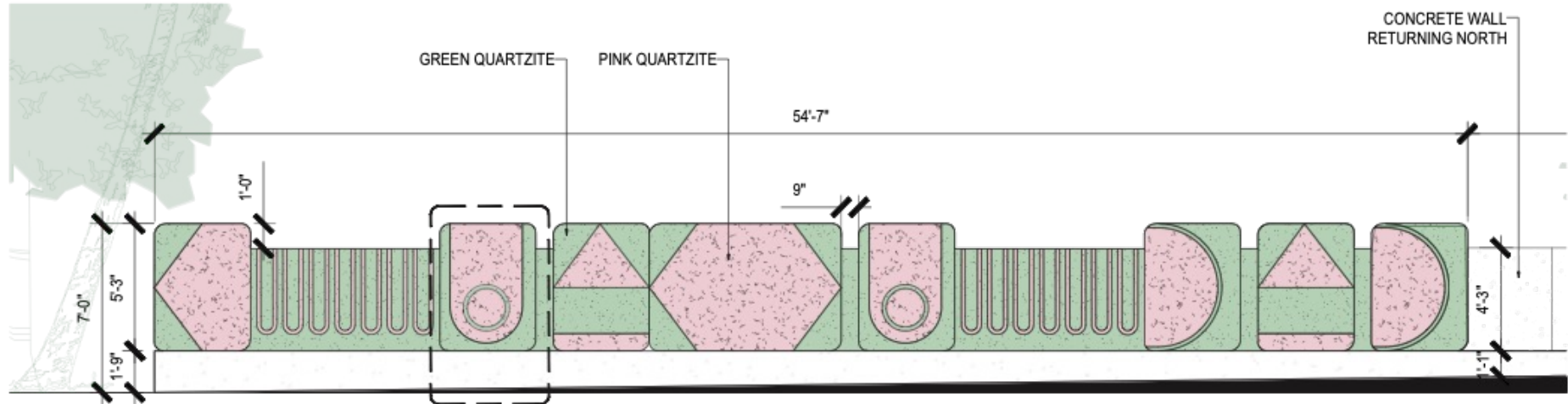
- ① FUTURE GATEWAY (N.I.S)
- ② ART WALL/SCULPTURES
- ③ PARK



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01 ELEVATION
SCALE: 1/8" = 1'-0"



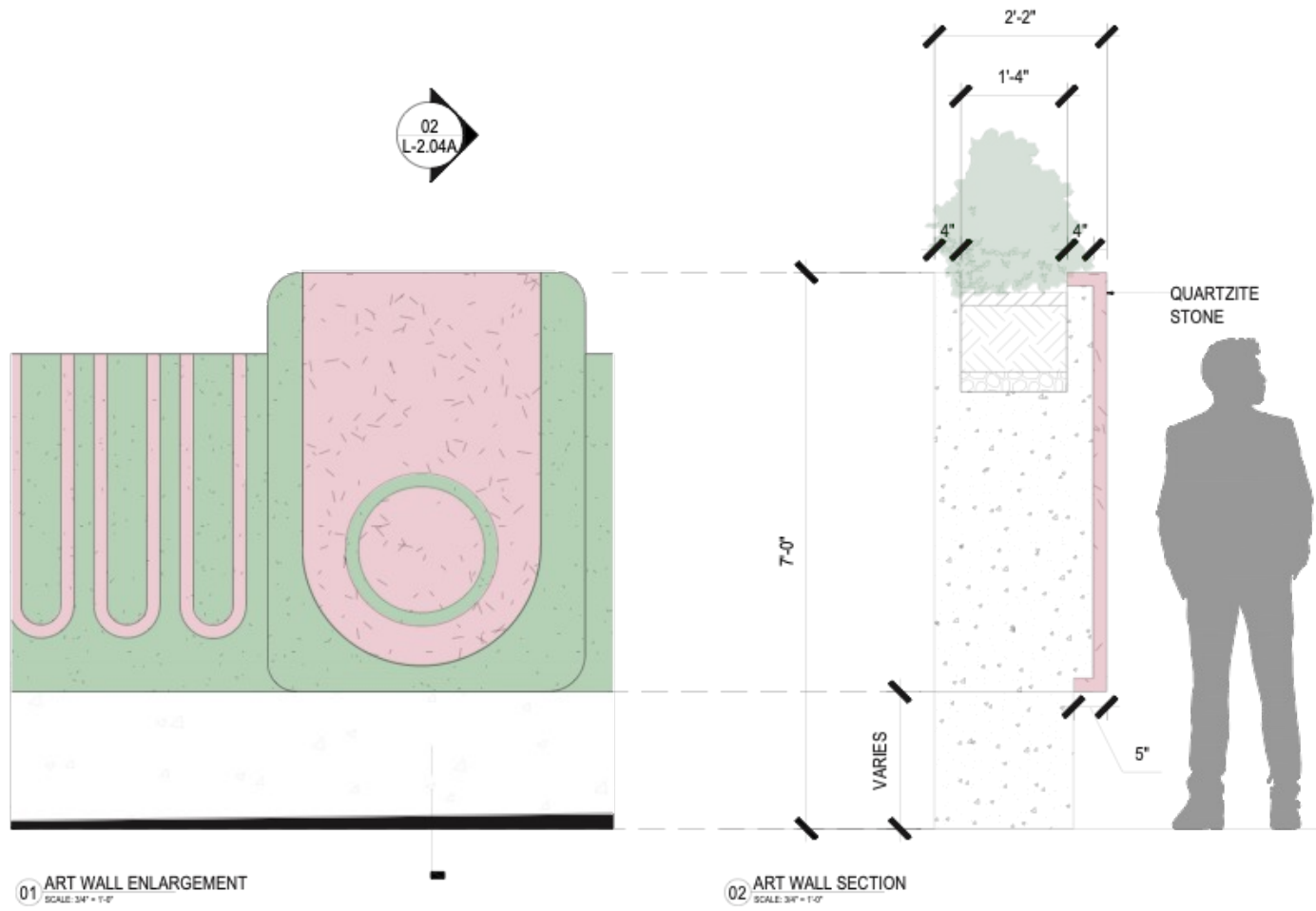
02 ELEVATION
SCALE: 1/8" = 1'-0"

01
L-2.04A

LDD SIDDHITTAI



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EXISTING CONDITIONS



PROPOSED CONDITIONS



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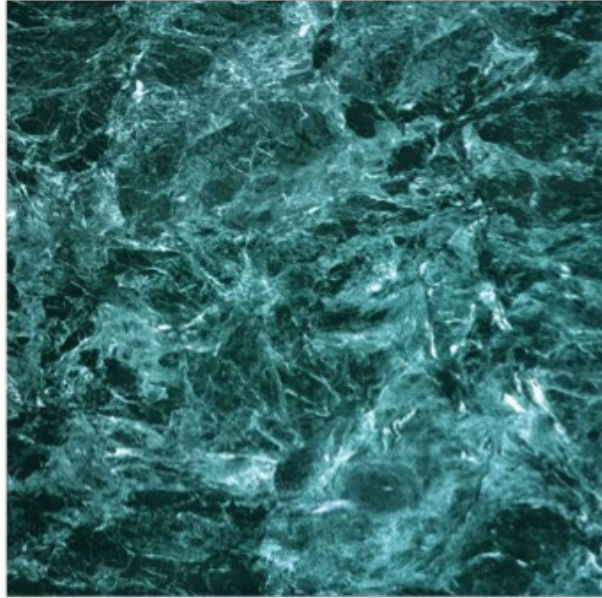
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QUARTZITE - PINK



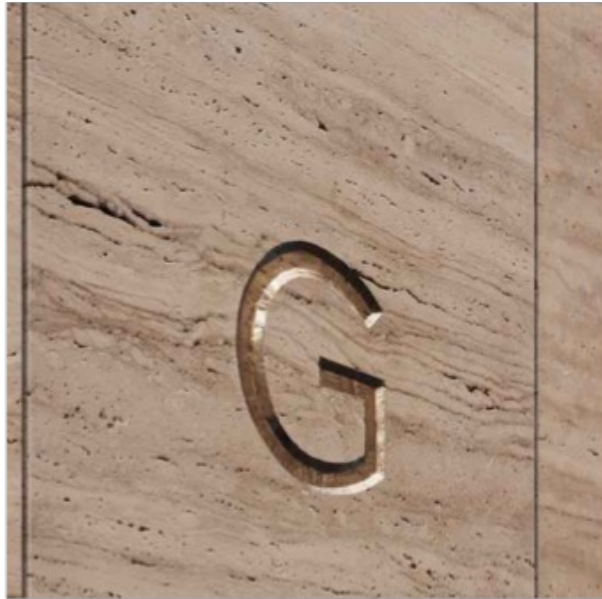
QUARTZITE - GREEN



SMOOTH CONCRETE



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NATURALFICIAL
LANDSCAPE ARCHITECTURE + DESIGN

KOBI KARP



ARCHITECTURE
INTERIOR DESIGN
PLANNING

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