

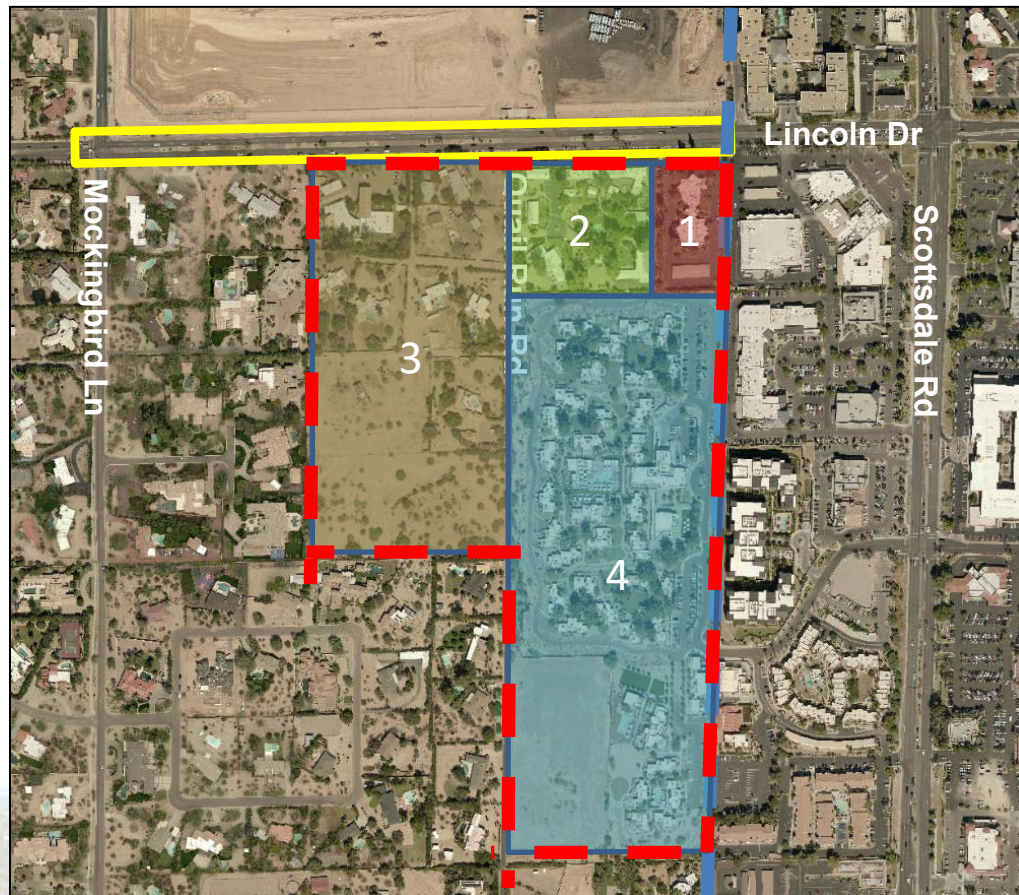
# TOWN OF PARADISE VALLEY

## **Lincoln Drive Median Improvements**

**May 23, 2019**



# PROJECT LIMITS



**Town Limits**



**Project Limits**



**South Lincoln  
Development Area**



1	Lincoln Medical Plaza
2	Smoke Tree Resort
3	South Lincoln Development
4	Andaz Resort





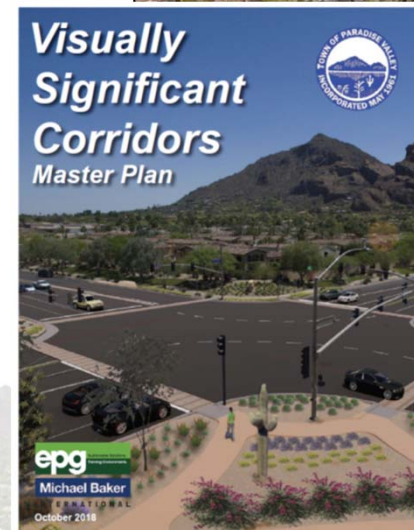
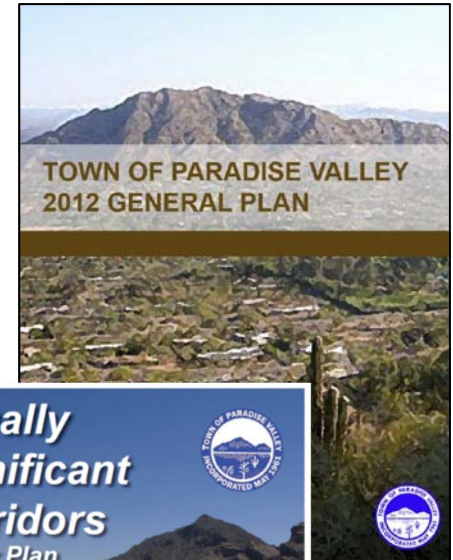
# PROJECT SCOPE

- **Reconstruct Lincoln Drive between Mockingbird Lane and Town Limits**
- **Improvement include:**
  - Landscaped Medians
  - Traffic Signal at Quail Run
  - Sewer Line Extension
  - Meandering Sidewalks
  - Landscaping
  - Drainage Structures



# DESIGN CONSIDERATIONS

- What drives design?
  - General Plan, specifically Mobility Element
  - Five Star Development Agreement
  - Engineering Standards (AASHTO, CoS, MCDOT)
  - Visually Significant Corridors Master Plan
  - Ultimate Buildout of Corridor



# LINCOLN MEDIAN ACCESS: TIMELINE

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## September 13, 2018 Town Council Meeting

- Lincoln Roadway Improvements 30% Design Concept Outlined
- Median improvements necessary regardless of development on south side of Lincoln Dr.
- Full Median from Mockingbird to Town Limits
- Westbound Left In Only at Applewood Pet Resort's East Entrance
- Staff to research safe access options for Lincoln Medical Plaza and Smoke Tree Resort

## December 6, 2018 Town Council Work Study

- Left In/Left Out for Applewood Pet Resort at East Entrance
- Option #1: Left In/Left Out for both Lincoln Medical Plaza & Smoke Tree Resort
- Option #2: Shared Access (Left In/Left Out) for Lincoln Medical Plaza & Smoke Tree Resort
- Option #3: Raised Median (Right In/Right Out Only) for Lincoln Medical Plaza & Smoke Tree Resort



# LINCOLN MEDIAN ACCESS: TIMELINE

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## January 24, 2019 Town Council Work Study

- Left In/Left Out for Applewood Pet Resort at West Entrance
- Shared Access for Lincoln Medical Plaza & Smoke Tree Resort To Accommodate Vehicle Storage & Deceleration
- Evaluate 40mph Speed Limit
- Evaluate Pedestrian Safety
- Provide Median Options from Mockingbird Lane to Quail Run Road
- Provide Full Median Options
- Provide Two Way Left Turn Lane Option for Smoke Tree Resort & Lincoln Medical Plaza Access

## February 28, 2019 Town Council Meeting

- Eliminate Full Median Options
- Left In Left In/Left Out for Applewood Pet Resort at West Entrance Only
- Applewood Pet Resort Left In/Left Out Access and Left In Only Access for Gordon Residence
- Applewood Pet Resort Left In/Left Out Access and Shared Left In Only Access for Gordon/Verma Residences
- Shared Left In Only Access for Lincoln Medical & Smoke Tree Resort
- Shared Left In/Left Out Access for Lincoln Medical & Smoke Tree Resort
- Left In/Left Out Access for Smoke Tree Resort and Right In/Right Out Access for Lincoln Medical
- Two Way Left Turn Lane Option for Smoke Tree Resort & Lincoln Medical Access
- Potential Inbound and Outbound Traffic Distribution with Restricted Access
- No Further Discussion of Speed Limit Reduction from 40 mph to 35 mph at this time



# LINCOLN MEDIAN ACCESS: TIMELINE

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## April 25, 2019 Town Council Work Study

- Interim Condition at Smoke Tree Resort and Lincoln Medical Plaza
- Ultimate Condition at Smoke Tree Resort and Lincoln Medical Plaza
- Development Agreement Required with Lincoln Medical Plaza
- Reevaluate Access Options at Gordon Property Keeping Full Access at Applewood Pet Resort West Entrance

## May 23, 2019 Town Council Work Study (Gordon Property Access)

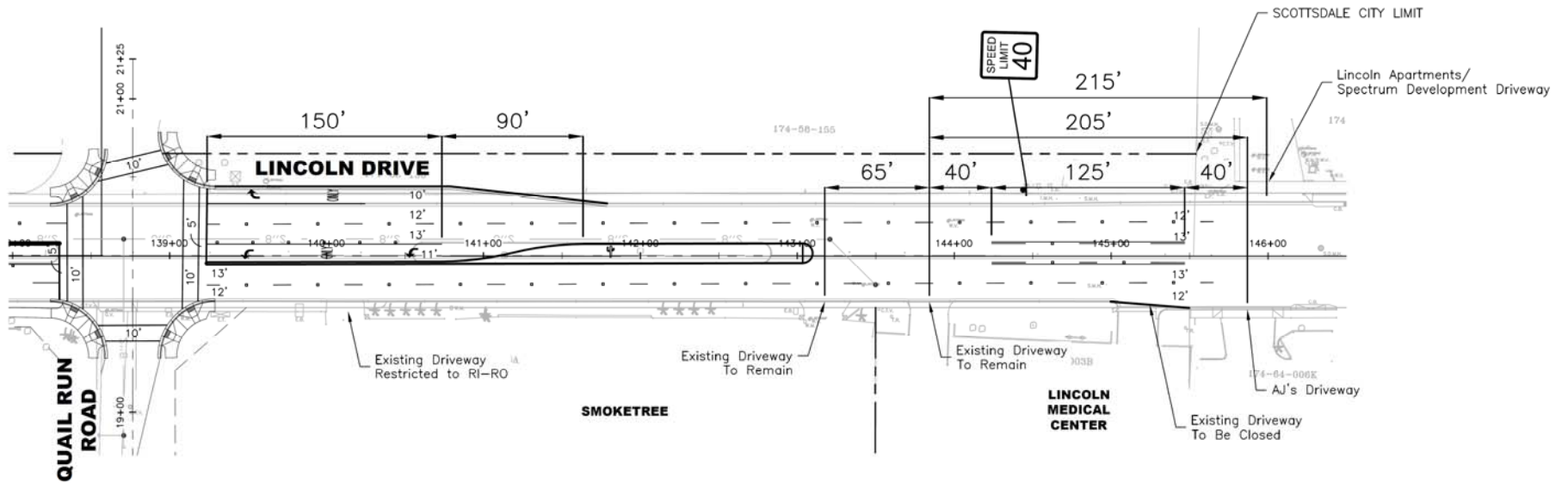
- Option 1A: New Left In/Right Out Median Break at and Close Existing Driveway
- Option 1B: New Left In/Right Out Median Break and Keep Existing Driveway
- Option 2: New Full Median Access at Gordon Property and Close Existing Driveway
- Option 3: Full Median Access at Existing Driveway with Median (reduced standards)
- Option 4: Full Median Access at Existing Driveway with Two Way Left Turn Lane (reduced standards)





# QUAIL RUN RD. TO TOWN LIMITS

8



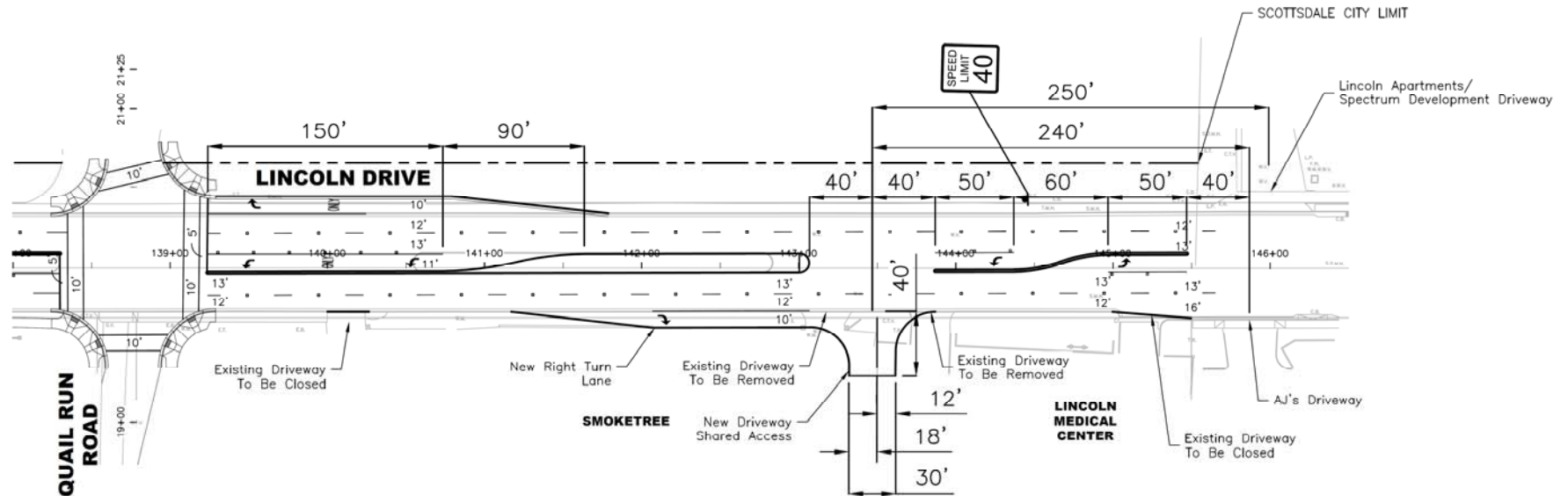
**Interim Condition: TWLTL (reduced standards)**





# QUAIL RUN RD. TO TOWN LIMITS

9



**Ultimate Condition: Shared Access at property line (reduced standards)**



# MOCKINGBIRD LN. TO QUAIL RUN RD.

10





# MOCKINGBIRD LN. TO QUAIL RUN RD.

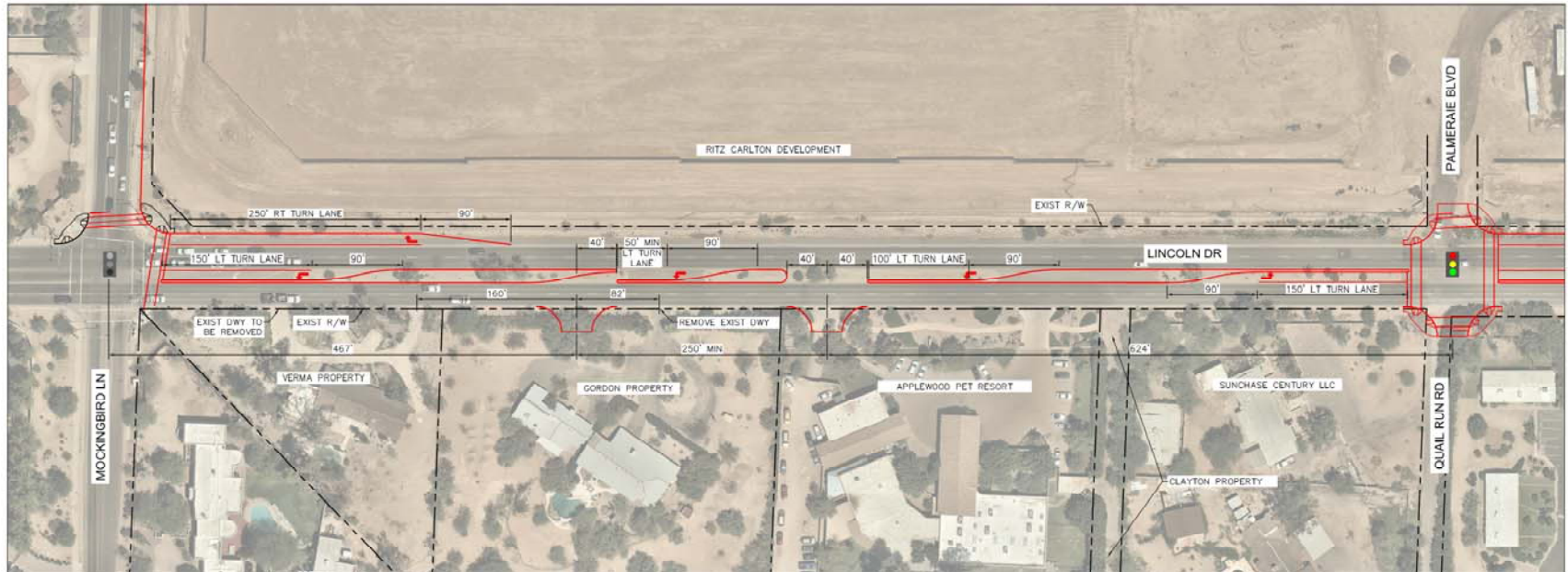
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11



# MOCKINGBIRD LN. TO QUAIL RUN RD.

12



## Option 1A



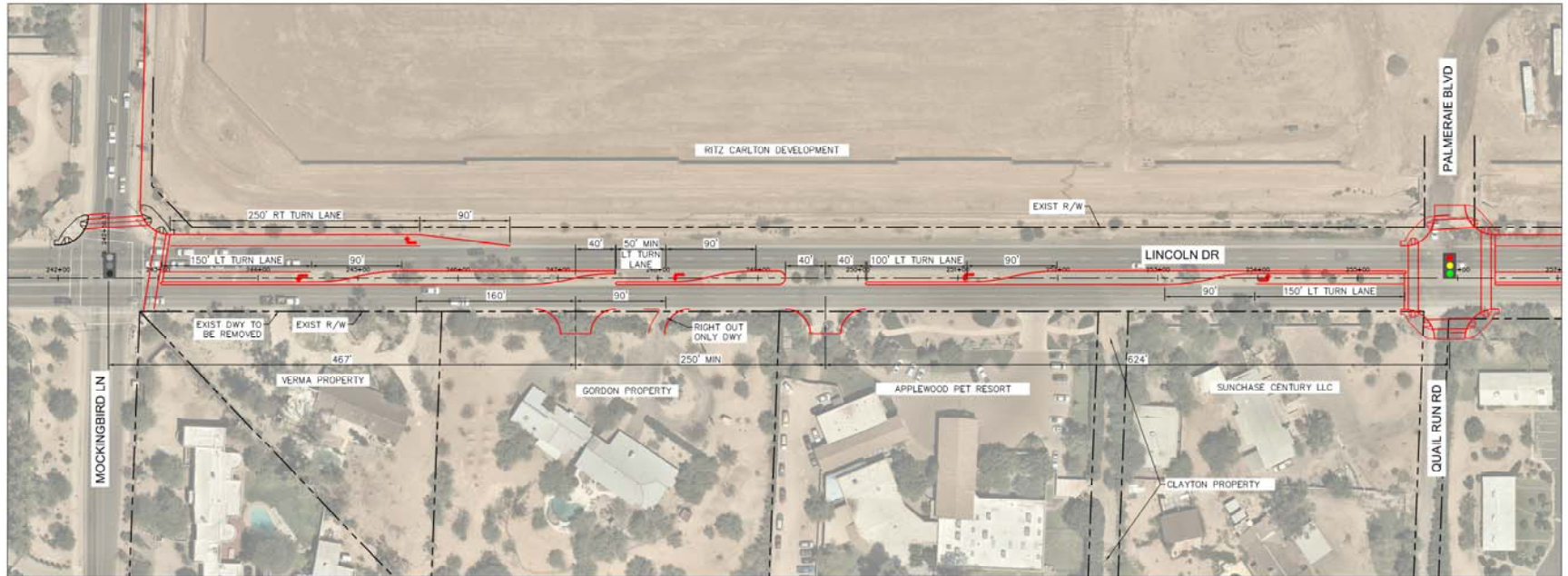
Kimley»Horn

LINCOLN DRIVE - MOCKINGBIRD LN TO QUAIL RUN RD  
(NEW LEFT IN / RIGHT IN / RIGHT OUT MEDIAN BREAK AT GORDON DRIVEWAY)



# MOCKINGBIRD LN. TO QUAIL RUN RD.

13



## Option 1B



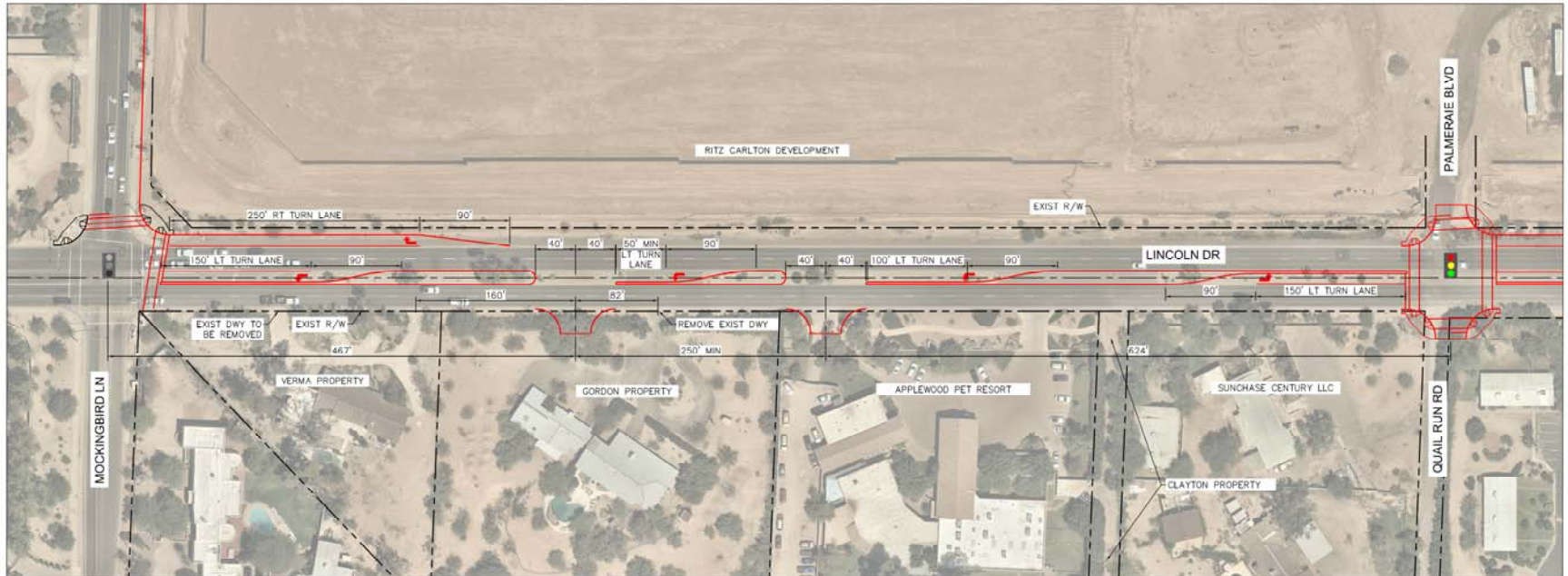
**Kimley»Horn**

LINCOLN DRIVE - MOCKINGBIRD LN TO QUAIL RUN RD  
(NEW LEFT IN / RIGHT IN / RIGHT OUT MEDIAN BREAK AND  
RIGHT OUT ONLY AT EXISTING GORDON DRIVEWAY)

GRAPHIC SCALE IN FEET  
0 25 50 100  
05/2019

# MOCKINGBIRD LN. TO QUAIL RUN RD.

14



## LEGEND

- EXISTING SIGNAL WITH PEDESTRIAN CROSSING
- NEW SIGNAL WITH PEDESTRIAN CROSSING

## Option 2

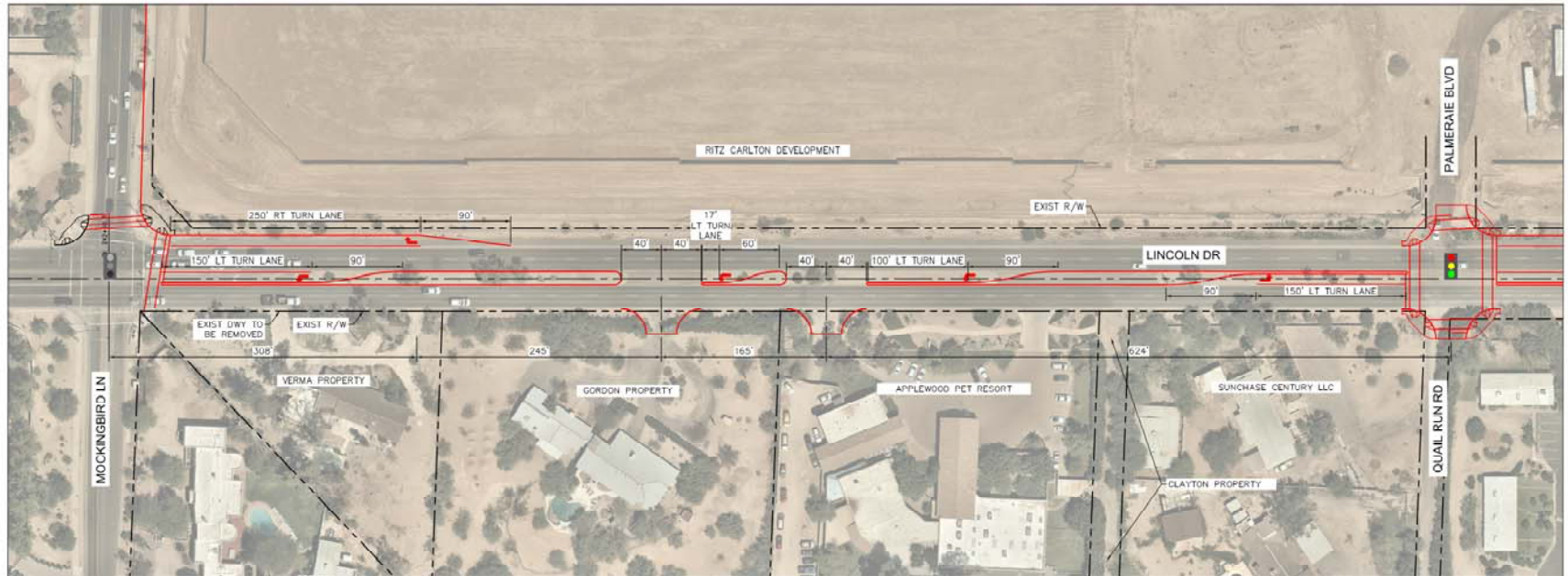


Kimley & Horn



LINCOLN DRIVE - MOCKINGBIRD LN TO QUAIL RUN RD  
(NEW FULL MEDIAN BREAK AT GORDON DRIVEWAY)

GRAPHIC SCALE IN FEET  
0 25 50 100  
05/2019

# MOCKINGBIRD LN. TO QUAIL RUN RD.



## LEGEND

-  EXISTING SIGNAL WITH PEDESTRIAN CROSSING
-  NEW SIGNAL WITH PEDESTRIAN CROSSING

## Option 3 (reduced standards)



**Kimley»Horn**

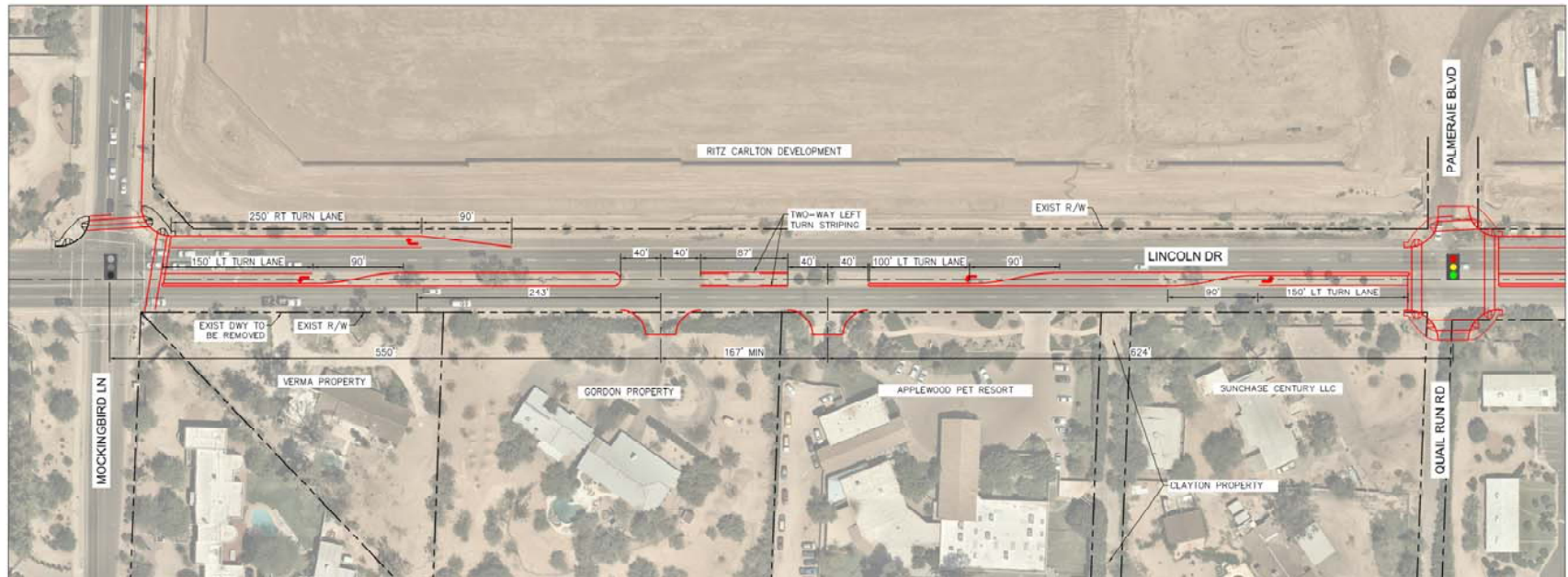
LINCOLN DRIVE - MOCKINGBIRD LN TO QUAIL RUN RD  
(FULL ACCESS AT EXISTING GORDON DRIVEWAY)

GRAPHIC SCALE IN FEET  
0 25 50 100  
05/2019





# MOCKINGBIRD LN. TO QUAIL RUN RD.

16



## LEGEND

-  EXISTING SIGNAL WITH PEDESTRIAN CROSSING
-  NEW SIGNAL WITH PEDESTRIAN CROSSING

## Option 4 (reduced standards)



LINCOLN DRIVE - MOCKINGBIRD LN TO QUAIL RUN RD  
(FULL ACCESS AT EXISTING GORDON DRIVEWAY)

GRAPHIC SCALE IN FEET  
0 25 50 100  
05/2019



# LINCOLN DR. MEDIAN OPTIONS

LINCOLN DRIVE AT GORDEN PROPERTY <sup>1</sup>			
MEDIAN OPTION DESCRIPTION	PROS	CONS	GENERAL COMMENTS
<b>OPTION 1A:<sup>2 &amp; 3</sup></b> New left in/right in/right out only at Gordon Property driveway with closure of existing Gordon driveway.	<ul style="list-style-type: none"> <li>Restricts lefts out and potential conflicts points where westbound queuing at Mockingbird stacks beyond the existing Gordon parcel driveway.</li> <li>Achieves minimum 250 foot spacing between Applewood Pet Resort western full access driveway.</li> <li>Achieves the minimum median storage and taper standards for the median improvements.</li> <li>Provide Gordon with left turn in option.</li> <li>Provides a channelized median for exiting vehicles at Applewood western driveway.</li> </ul>	<ul style="list-style-type: none"> <li>Reduces the spacing between the Verma driveway and new Gordon driveway.</li> </ul>	<ul style="list-style-type: none"> <li>Volumes in/out of Gordon property are expected to be very low in comparison to other adjacent parcels.</li> </ul>
<b>OPTION 1B:<sup>3</sup></b> New left in/right in/right out only at Gordon Property driveway with existing driveway converted to right out only movements.	<ul style="list-style-type: none"> <li>Achieves minimum 250 foot spacing between Applewood Pet Resort western full access driveway.</li> <li>Achieves the minimum median storage and taper standards for the median improvements.</li> <li>Restricts existing driveway to right out only so conflict points are significantly reduced at this location.</li> <li>Provides a channelized median for exiting vehicles at Applewood western driveway.</li> </ul>	<ul style="list-style-type: none"> <li>Reduces the spacing between the Verma driveway and new Gordon driveway.</li> <li>Driveway spacing between proposed Gordon driveway and existing driveway is less than standard.</li> </ul>	<ul style="list-style-type: none"> <li>Since the new driveway provide right in and right out options, the existing driveway was configured as right out only. The existing could be modified to keep driveway as existing. Concern is over closely spaced driveway.</li> <li>Volumes in/out of Gordon property are expected to be very low in comparison to other adjacent commercial/office parcels.</li> </ul>
<b>OPTION 2:<sup>2 &amp; 3</sup></b> Full access median break at the new Gordon Property driveway with existing driveway closed.	<ul style="list-style-type: none"> <li>Achieves minimum 250 foot spacing between Applewood Pet Resort western full access driveway.</li> <li>Achieves the minimum median storage and taper standards for the median improvements.</li> <li>Provides a channelized median for exiting vehicles at Applewood western driveway.</li> </ul>	<ul style="list-style-type: none"> <li>Reduces the spacing between the Verma driveway and new Gordon driveway.</li> <li>Westbound queues at Mockingbird stack beyond the existing Gordon driveway presenting higher risk for two stage maneuvers in a median that is narrow.</li> </ul>	<ul style="list-style-type: none"> <li>Volumes in/out of Gordon property are expected to be very low in comparison to other adjacent commercial/office parcels.</li> </ul>



# LINCOLN DR. MEDIAN OPTIONS

LINCOLN DRIVE AT GORDEN PROPERTY <sup>1</sup>			
MEDIAN OPTION DESCRIPTION	PROS	CONS	GENERAL COMMENTS
<b>OPTION 3:</b> Full access median break at the existing Gordon driveway with median.	<ul style="list-style-type: none"> <li>Increases the spacing between the Verma driveway and existing Gordon driveway</li> <li>Provides a channelized median for exiting vehicles at Applewood western driveway.</li> </ul>	<ul style="list-style-type: none"> <li>Median storage length and taper is less than standard.</li> </ul>	<ul style="list-style-type: none"> <li>Volumes in/out of Gordon property are expected to be very low in comparison to other adjacent commercial/office parcels.</li> </ul>
<b>OPTION 4:</b> Full access at existing Gordon driveway with two way left turn lane between Applewood western driveway and Gordon existing driveway.	<ul style="list-style-type: none"> <li>Increases the spacing between the Verma driveway and existing Gordon driveway.</li> </ul>	<ul style="list-style-type: none"> <li>Reduces spacing between Applewood western driveway.</li> <li>TWLT risk with Applewood left out maneuvers utilizing the TWLTL to make a two-stage maneuver. Results in potential conflict in TWLTL between Gordon</li> </ul>	<ul style="list-style-type: none"> <li>Volumes in/out of Gordon property are expected to be very low in comparison to other adjacent commercial/office parcels.</li> </ul>

- Options listed in order of most desirable to least desirable.
- Options 1A and 2 provide the adequate storage and taper lengths to meet standards.
- Options 1A, 1B, and 2 provide the 250-foot minimum driveway spacing from the Applewood Pet Resort full access western driveway.



# LINCOLN MEDIAN ACCESS OPTIONS

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## Gordon Property Access Options

- Option 1A: New Left In/Right Out Median Break at and Close Existing Driveway
- Option 1B: New Left In/Right Out Median Break and Keep Existing Driveway
- Option 2: New Full Median Access at Gordon Property and Close Existing Driveway
- Option 3: Full Median Access at Existing Driveway with Median (reduced standards)
- Option 4: Full Median Access at Existing Driveway with Two Way Left Turn Lane (reduced standards)



# LINCOLN DRIVE MEDIAN IMPROVEMENTS

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## QUESTIONS?

