

The Residences at River Club

Design Vision Presentation

April 20, 2023

LPCWEST
LINCOLN PROPERTY COMPANY

CRTKL

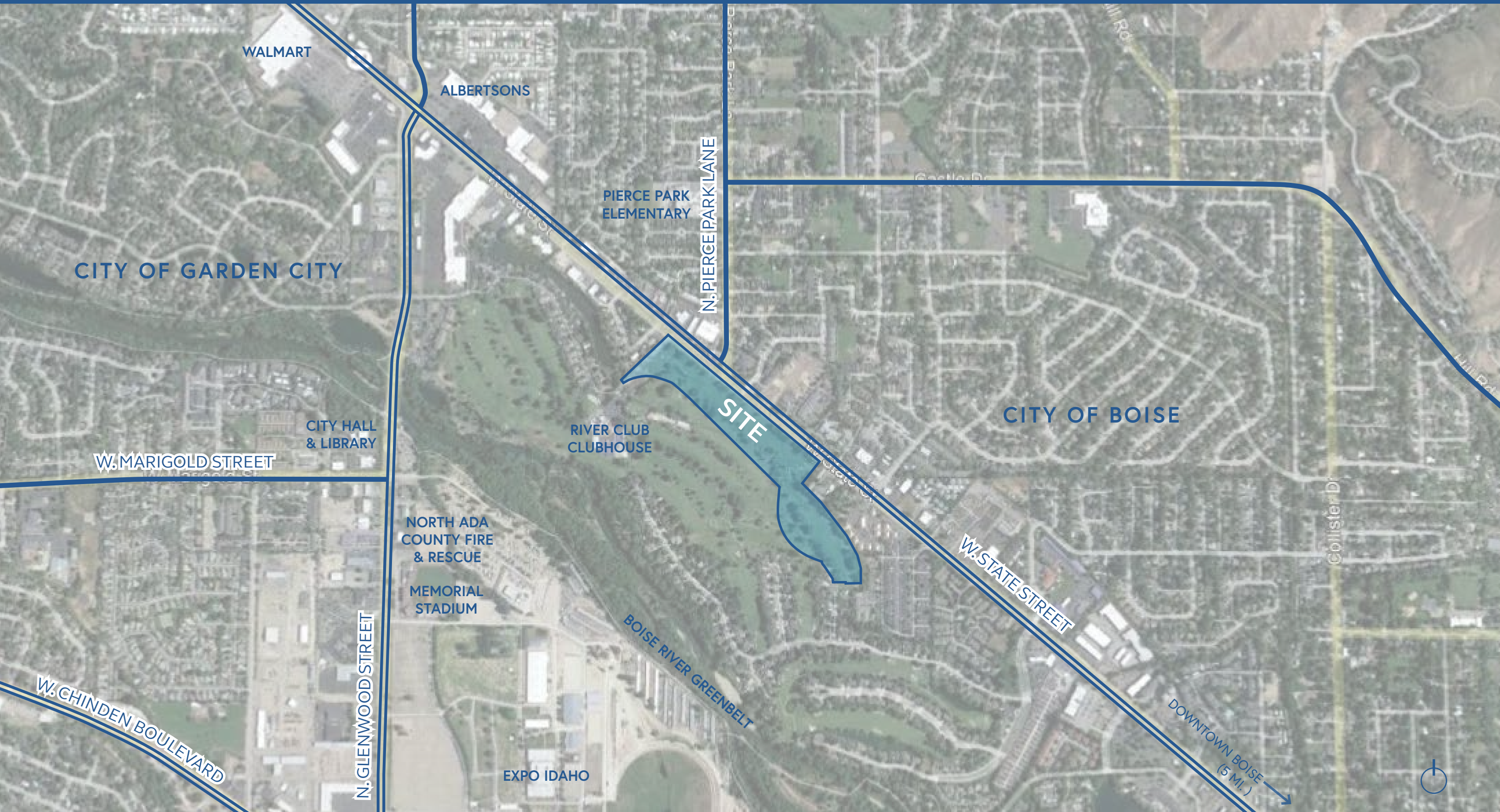
**THE
LAND
GROUP**

**KITTELSON
& ASSOCIATES**

Taunton Group
Community Development

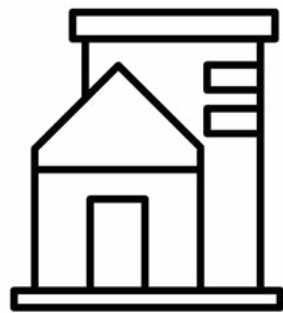
**BUTLER
SPINK**

PROJECT CONTEXT



THE RESIDENCES AT RIVER CLUB WILL CREATE A
**BEST-IN-CLASS, ACTIVE,
MIXED-USE** COMMUNITY THAT **ENHANCES**
THE LIVES OF THOSE WHO LIVE, WORK, AND PLAY IN
GARDEN CITY

DESIGN PRINCIPLES



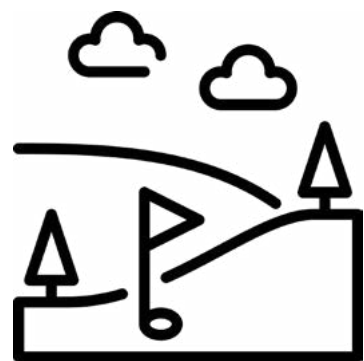
CREATE **COMPATIBILITY**
WITH EXISTING RESIDENTIAL
DEVELOPMENT



PROMOTE ORIGINAL AND
HIGH-QUALITY DESIGN AND
BUILDING MATERIALS



CULTIVATE A **"SENSE OF PLACE"**
FOR COMMUNITY GATHERING AND
SOCIAL ENGAGEMENT

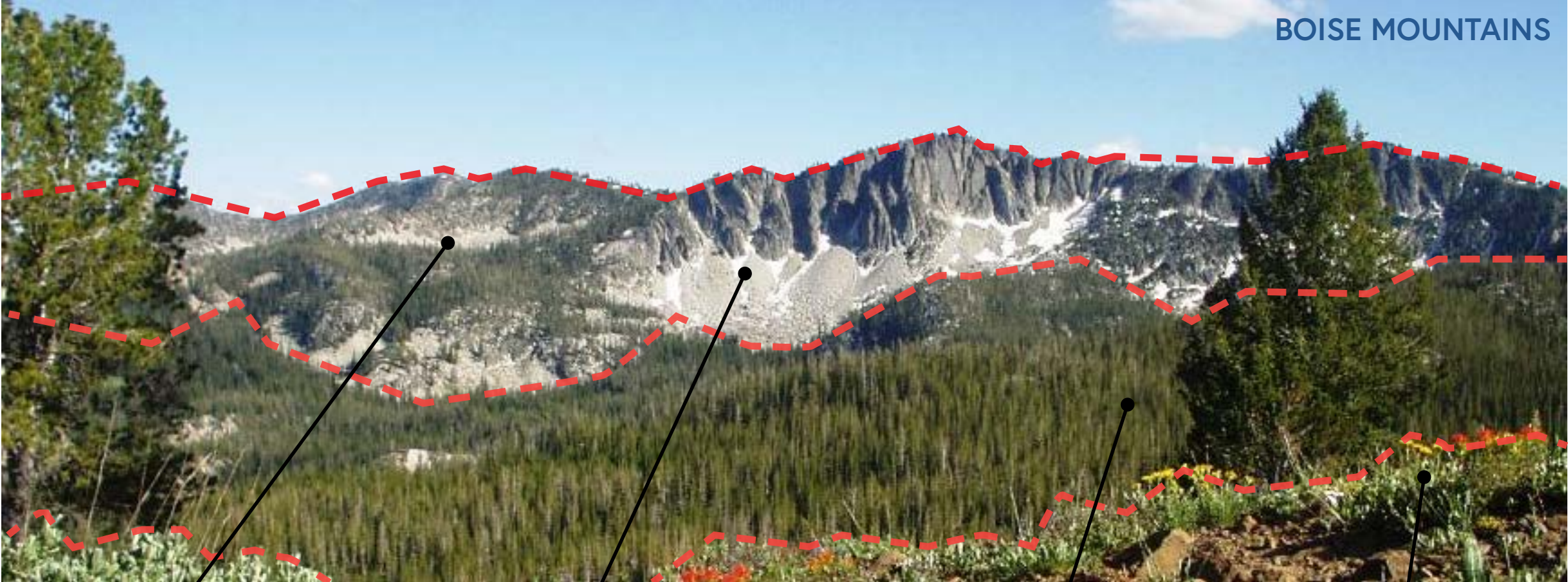


EMBRACE THE
LOCAL VIEWS



PRIORITIZE **OPEN SPACE** TO ALLOW
FOR CONNECTIVITY AND A WIDE
RANGE OF OUTDOOR ACTIVITIES

DESIGN INSPIRATION



BOISE MOUNTAINS

LAYERING

TEXTURE

DIVERSITY



ROCK
STRONG, SOLID
MATERIALS



SNOW
LIGHT, BRIGHT
FINISHES



EARTH/WOOD
NATURAL, RICH
ELEMENTS



GOLD
WARM METAL
ACCENTS

MODERN
VERNACULAR

MATERIALS INSPIRED
BY NATURE

ACTIVE FACADE
WITH VARIED FORMS



BIRD'S EYE VIEW LOOKING SOUTH

PROJECT SUMMARY



SITE

- Total site area: 22.6 acres



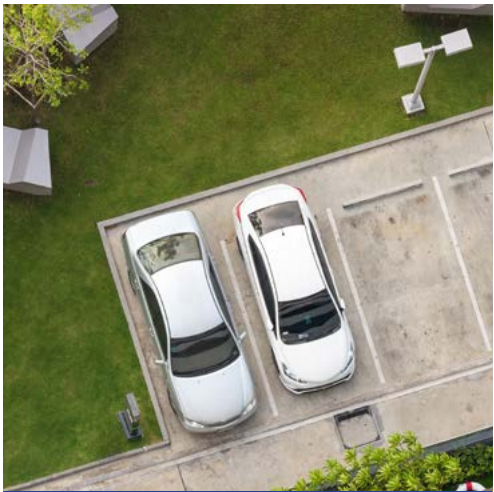
SHOPPING & DINING

- Approximately 24,000 SF of specialty retail and restaurants with outdoor dining



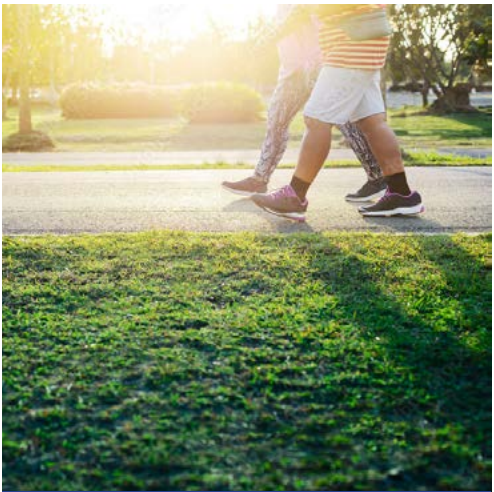
RESIDENTIAL

- Maximum 750 residential units
- Including studio, 1-bedroom, 2-bedroom, and 3-bedroom apartment homes and townhomes
- Residential amenities such as fitness center, clubhouse, swimming pool, bocce ball, and pickleball courts



PARKING

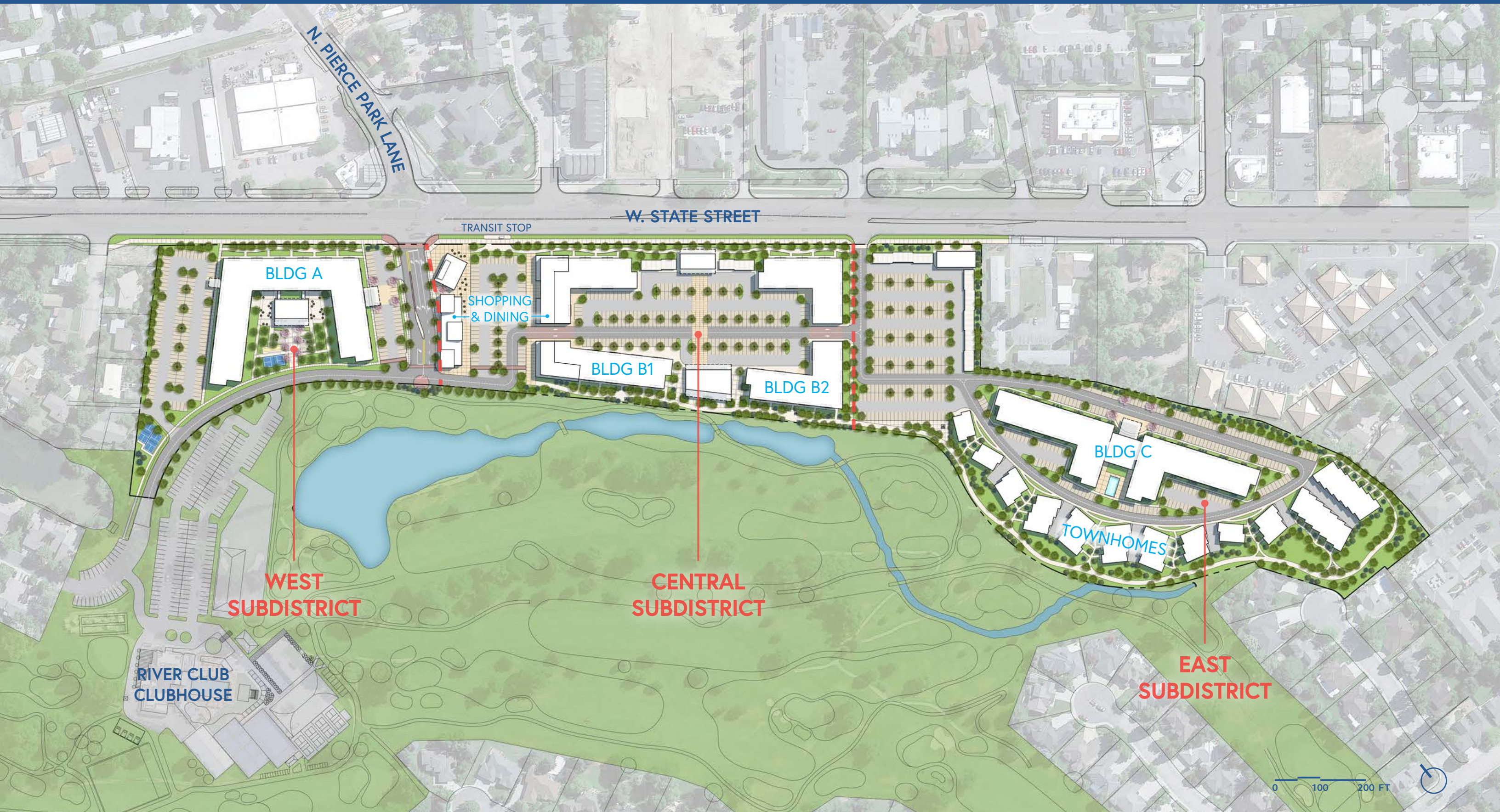
- ±1,110 parking spaces
- Surface, covered, and private garage parking
- Bicycle parking and maintenance



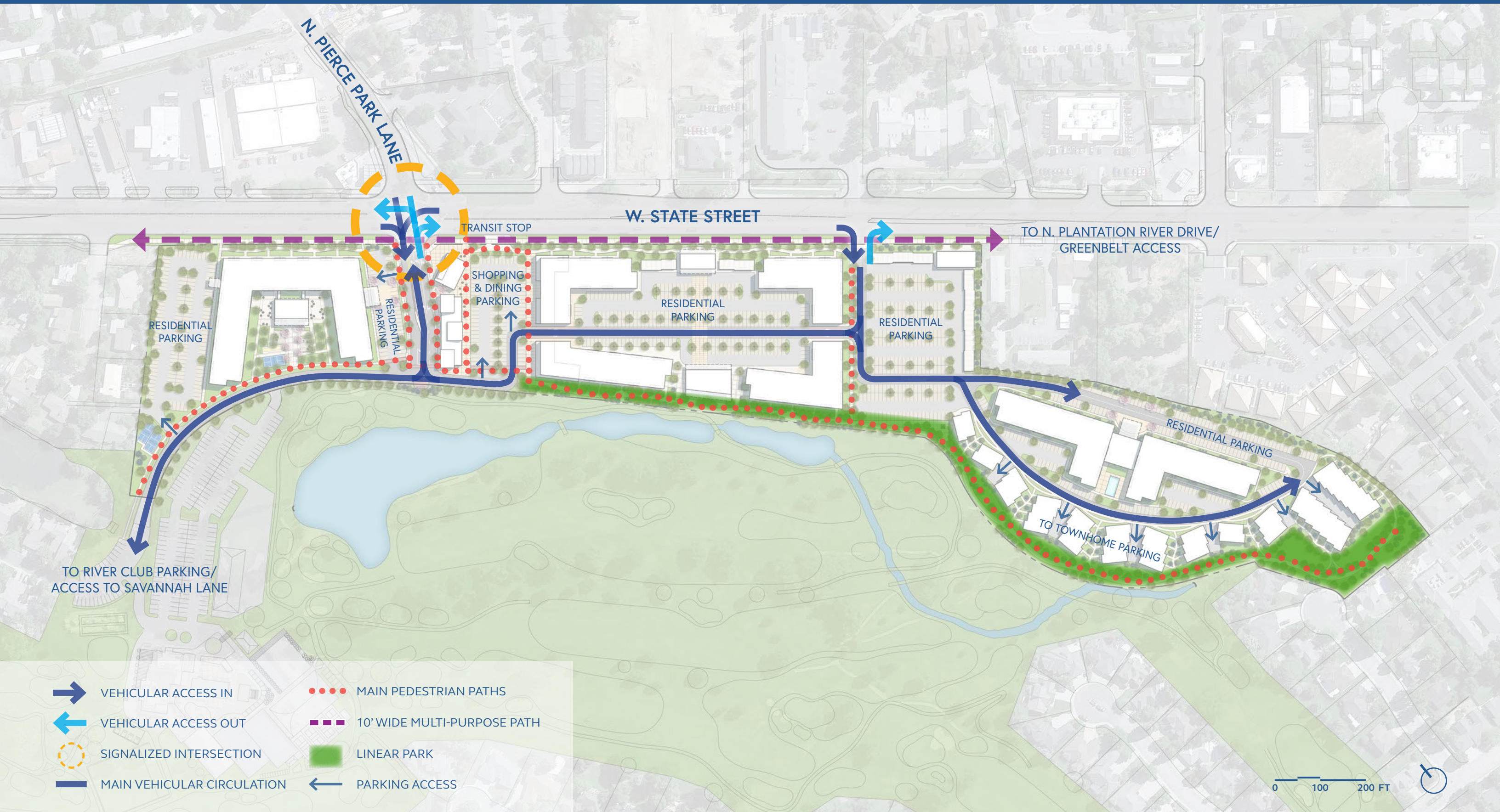
OPEN SPACE

- Total open space: 4.0 acres
- Total landscape area: 1.2 acres
- 2.0 acre linear park accessible to the public

MASTERPLAN



PEDESTRIAN & VEHICULAR CIRCULATION



CIRCULATION THROUGH CENTRAL SUBDISTRICT

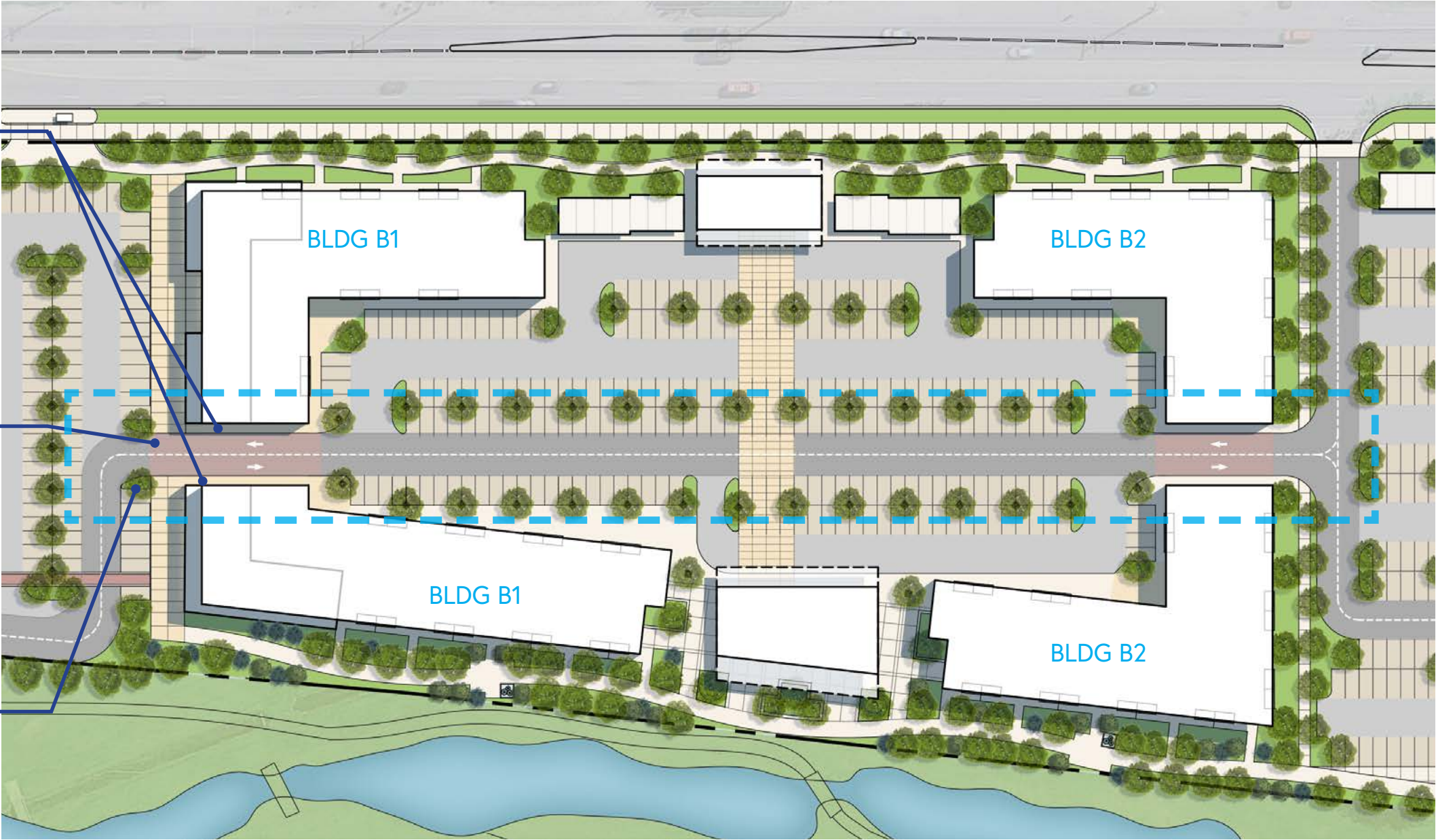
LINEAR PEDESTRIAN PAVERS
TO IDENTIFY PEDESTRIAN
WALKWAY



LINEAR VEHICULAR PAVERS
TO CALM DOWN TRAFFIC AT
MAIN CROSSINGS



STATEMENT TREES
TO HIGHLIGHT PASSAGE
THROUGH BUILDINGS



PAVING & TREES TYPICAL AT BUILDINGS B1 & B2

CIRCULATION THROUGH CENTRAL SUBDISTRICT



DESIGN CHARACTER - SHOPPING & DINING





SHOPPING & DINING LOOKING EAST

DESIGN CHARACTER - RESIDENCES





STATE STREET EDGE

PROGRAMMING IDEAS



ART WALK



YOGA IN THE PARK



LAWN GAMES



LIVE MUSIC

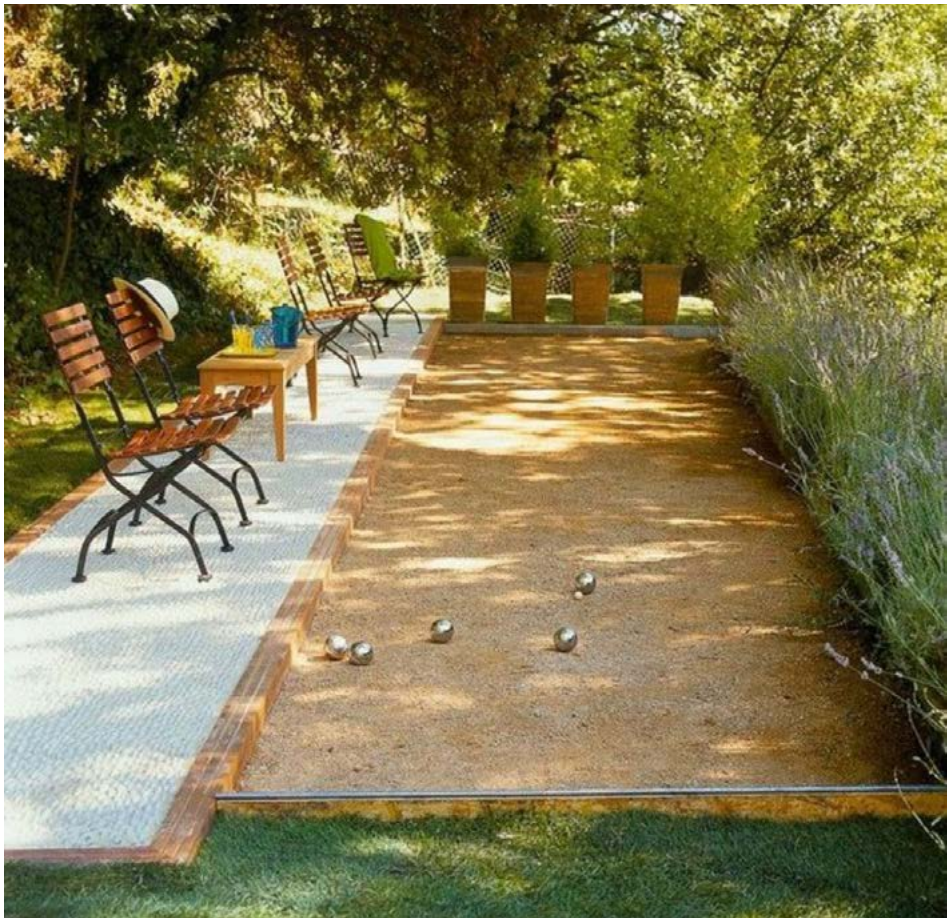


FOOD TRUCKS



FARMERS MARKET

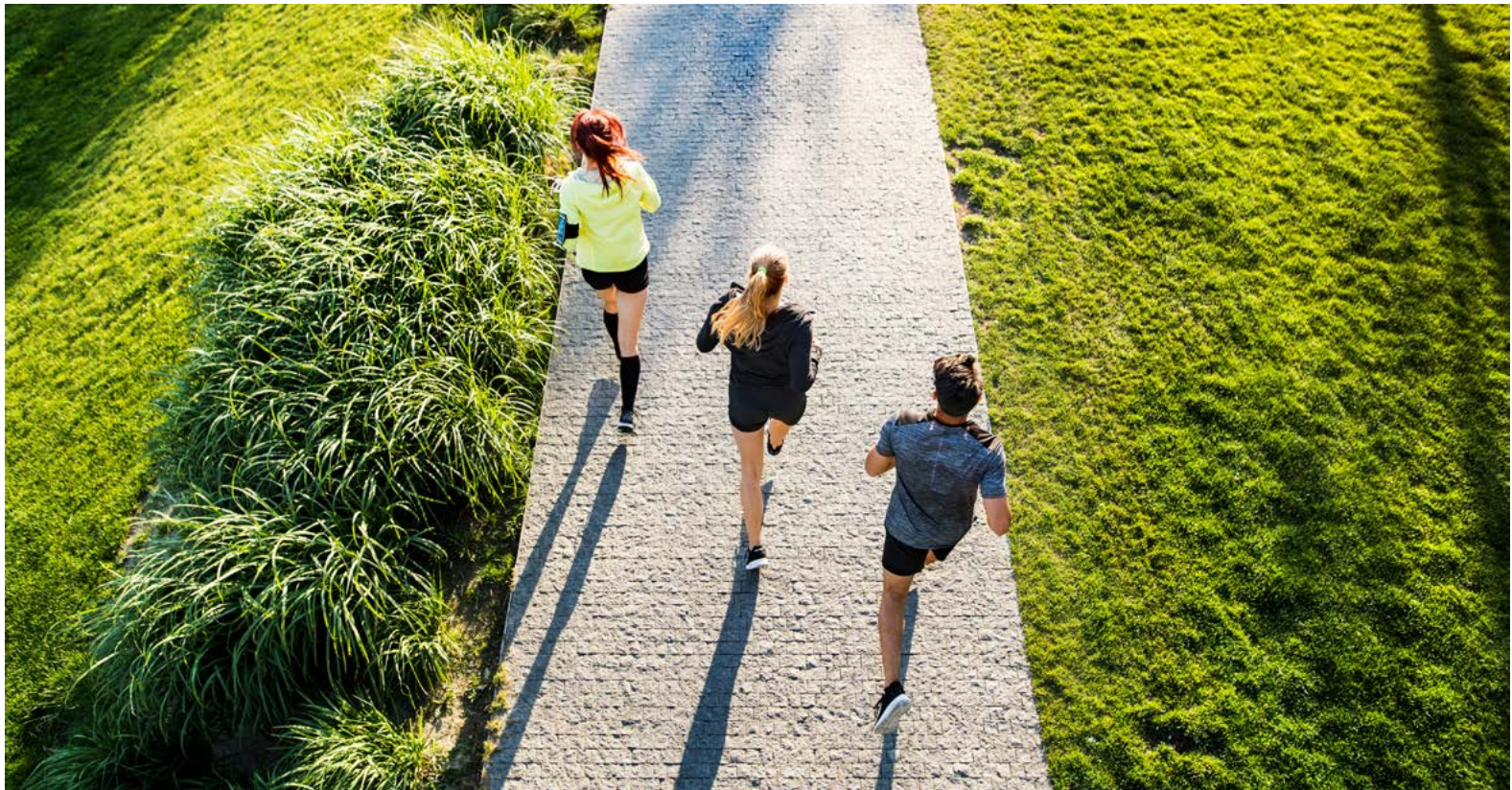
LANDSCAPE AMENITY LOOK & FEEL





COURTYARD AT ACTIVE ADULT LOOKING EAST

LINEAR PARK INSPIRATION





LINEAR PARK

Thank You

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