

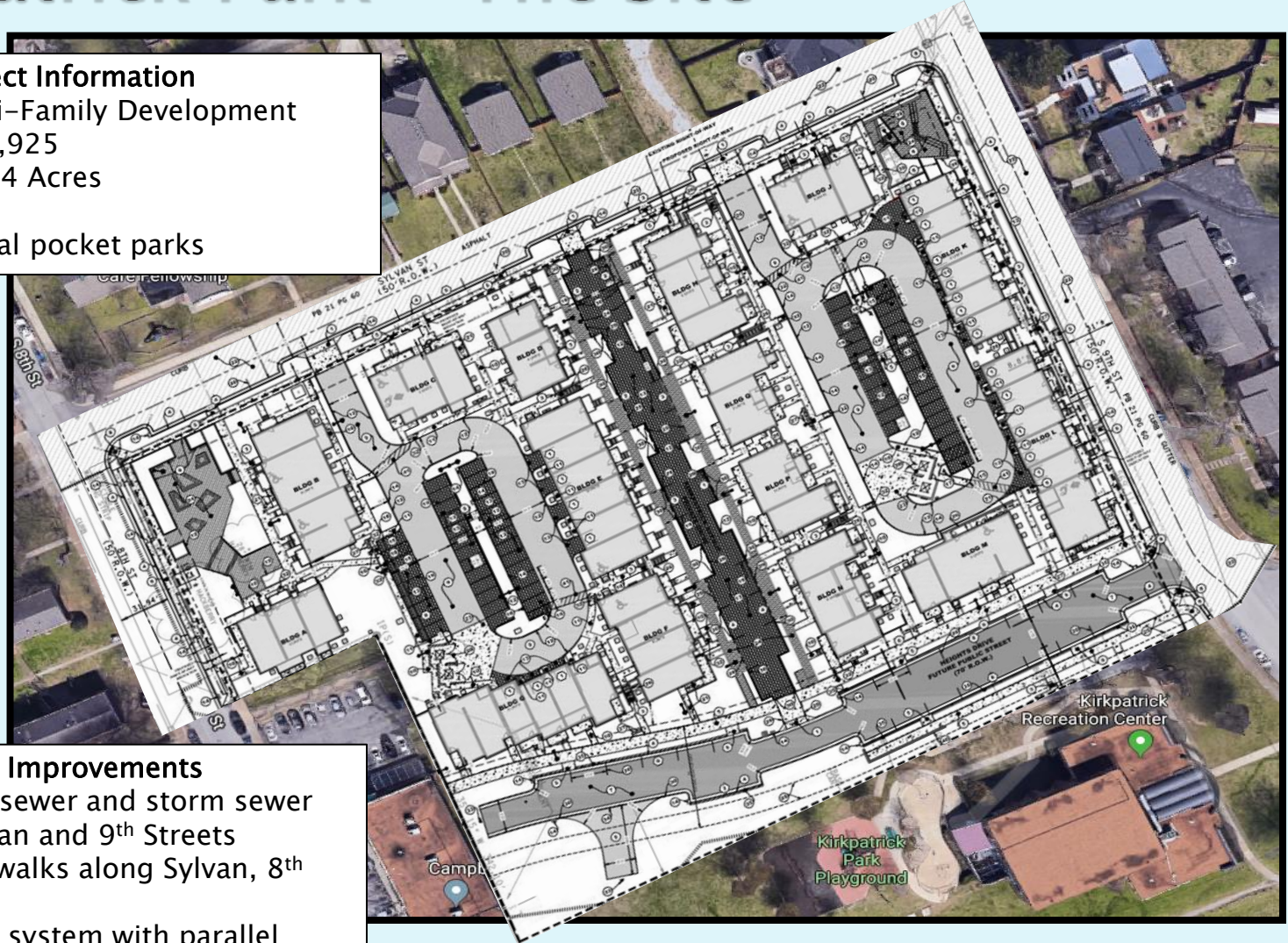
Kirkpatrick Park Apartments and Explore! Community School

Bradley Muckel
Update
July-2018

Kirkpatrick Park – The Site

Project Information

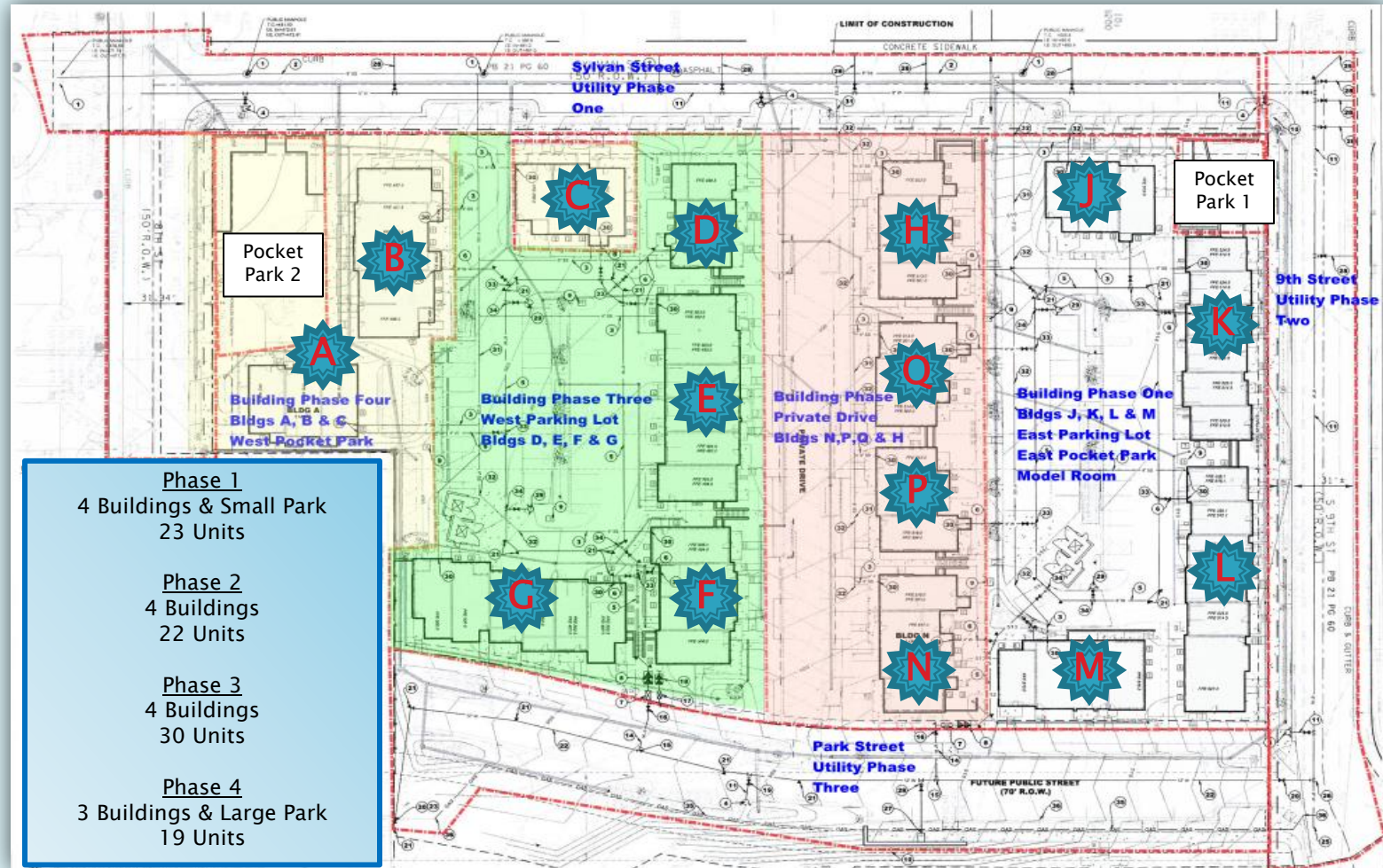
- 94-Unit Multi-Family Development
- Total SF: 100,925
- Site Area: 4.84 Acres
- 15 Buildings
- Two functional pocket parks



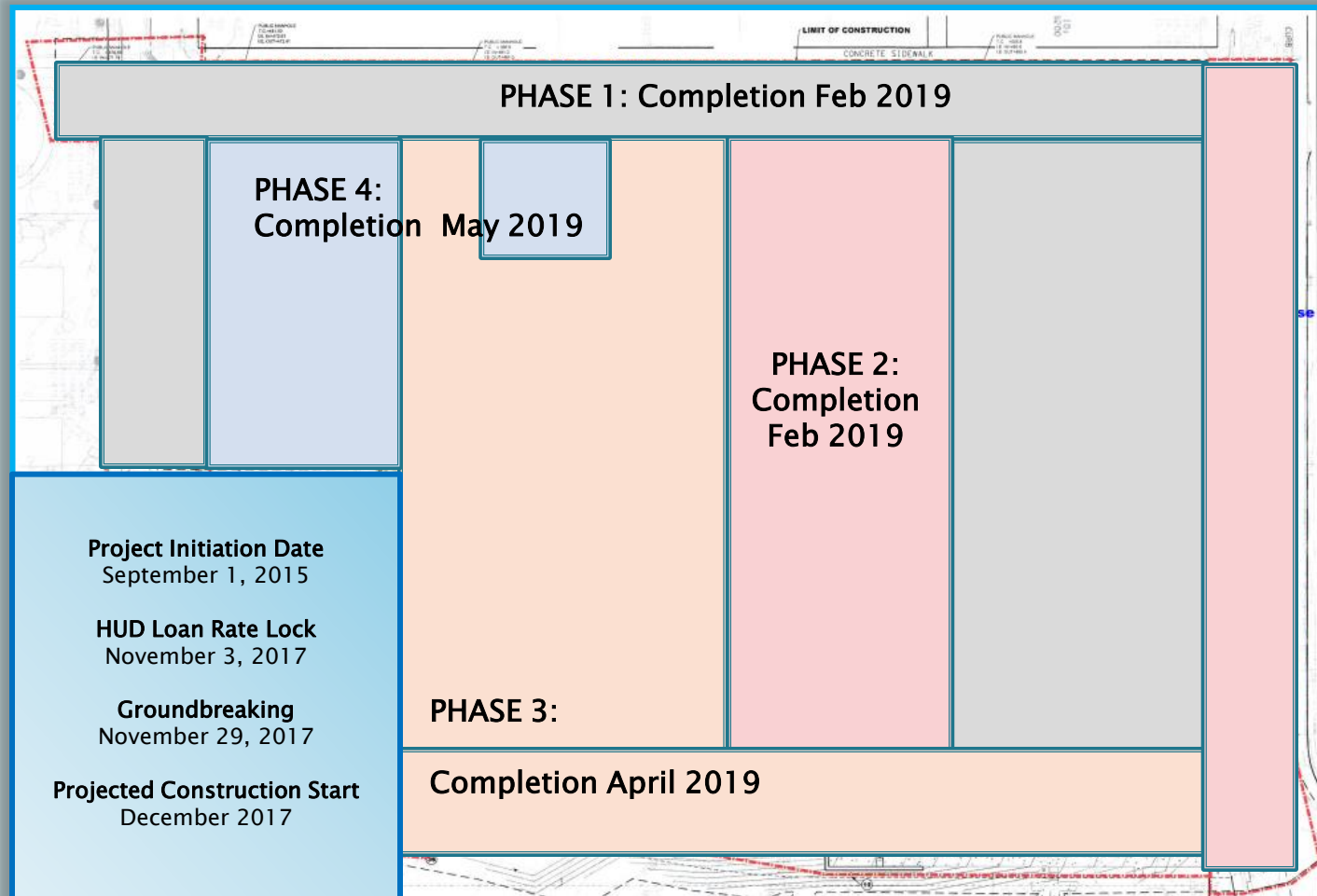
Off Site Improvements

- Upgrade water, sewer and storm sewer lines under Sylvan and 9th Streets
- Install new sidewalks along Sylvan, 8th and 9th Streets
- Install new curb system with parallel parking along Sylvan Street
- Install a series of Bio-Ponds around the perimeter of the site
- Overlay Sylvan and South 9th Streets

Progress Schedule – Phasing Plan

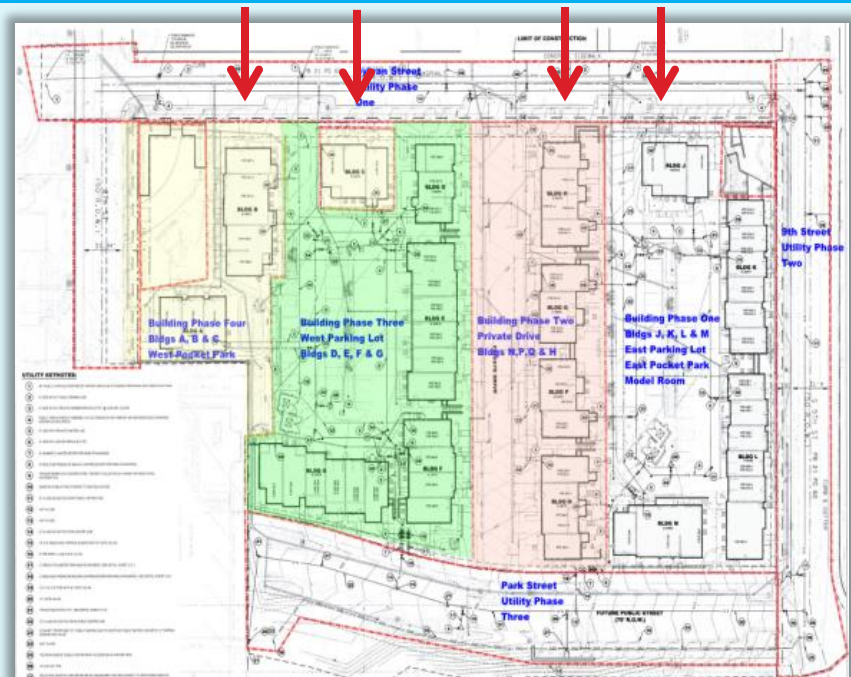


Project Timeline



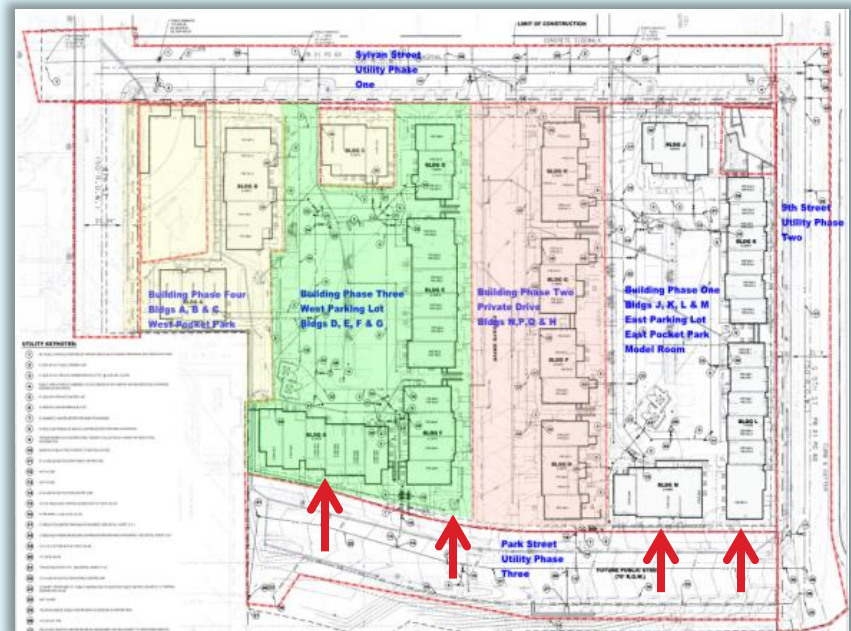
Elevation Rendering

Buildings B/C/D/H/J – From Sylvan Street

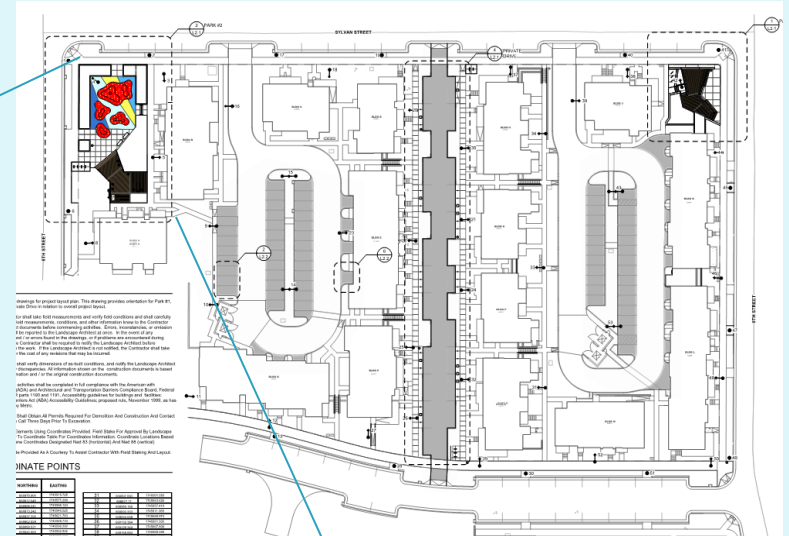


Elevation Rendering

Buildings L/M/N/F/G – from Future Heights Drive



The Pocket Parks



The Explore! Community School



EXTERIOR RENDERING - FRONT ENTRANCE FROM DRIVE



EXTERIOR RENDERING - VIEW FROM FUTURE PARK



EXTERIOR RENDERING - FRONT ENTRANCE FROM PARKING LOT



EXTERIOR RENDERING - COURTYARD AERIAL VIEW



EXTERIOR RENDERING - ENTRANCE AT FUTURE PARK

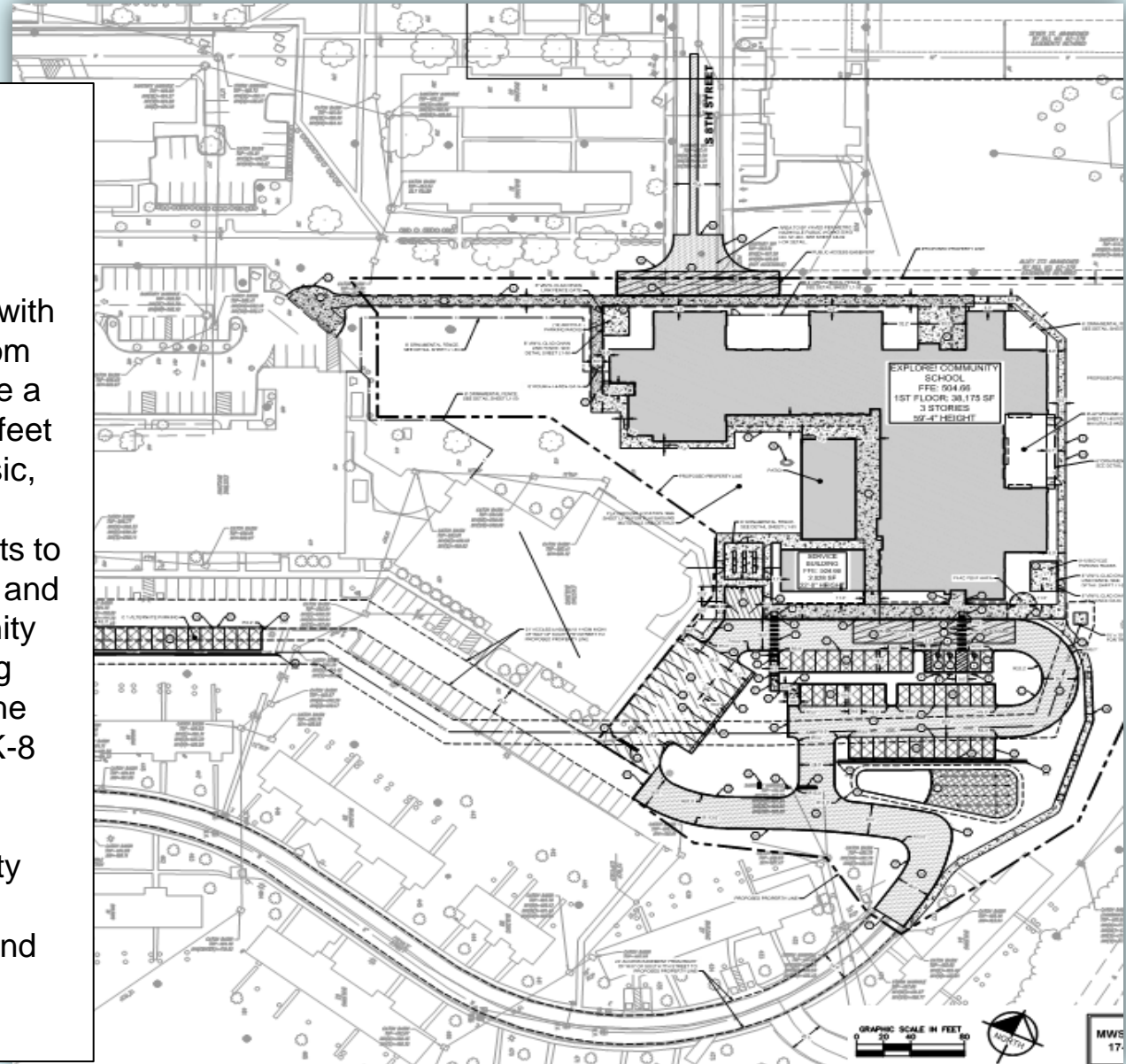
The Site



Detailed Site Plan

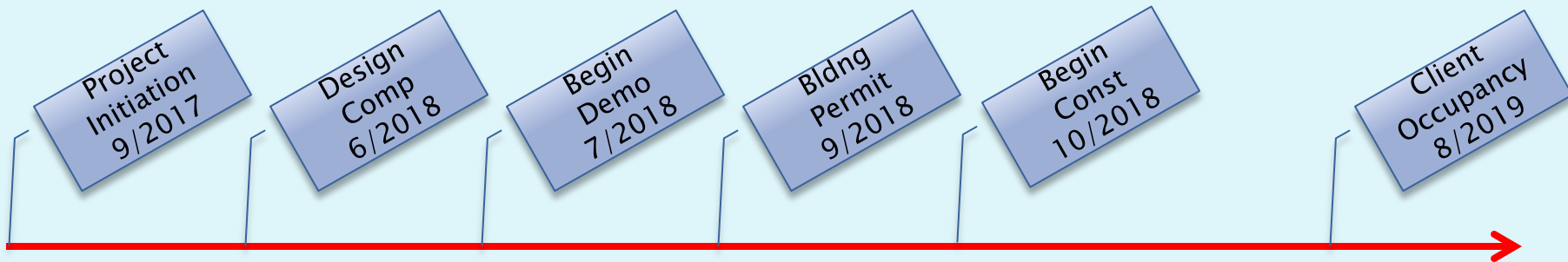
Project Information

- K-8th Grade Community School
- Total SF: **85,858**
- Site Area: 4.69 Acres
- 4 classrooms per grade with 25 students per classroom
- Each classroom will have a minimum of 800 square feet
- Spaces for science, music, art, and life skills
- A large space for students to eat lunch during the day and a place to have community gatherings in the evening
- A library located within the school to serve grades K-8
- Separate entrances for grades K-5 and 6-8 to promote their own identity
- Outdoor play spaces for students to play, learn, and gather



Project Timeline

- ▶ **Project Initiation Date:** September 22nd, 2017
- ▶ **Projected Early Demolition:** July 2018
- ▶ **Groundbreaking Date:** August 2018
- ▶ **Projected Vertical Construction:** October 2018
- ▶ **Projected Completion Date:** August 2019



BOSCOBEL I & II

Nancy Wilson
Update
July 2018

BOSCOBEL I – The Site



Boscobel I

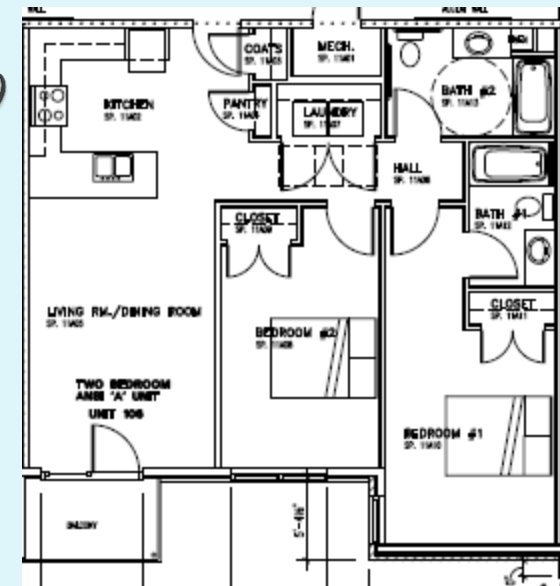
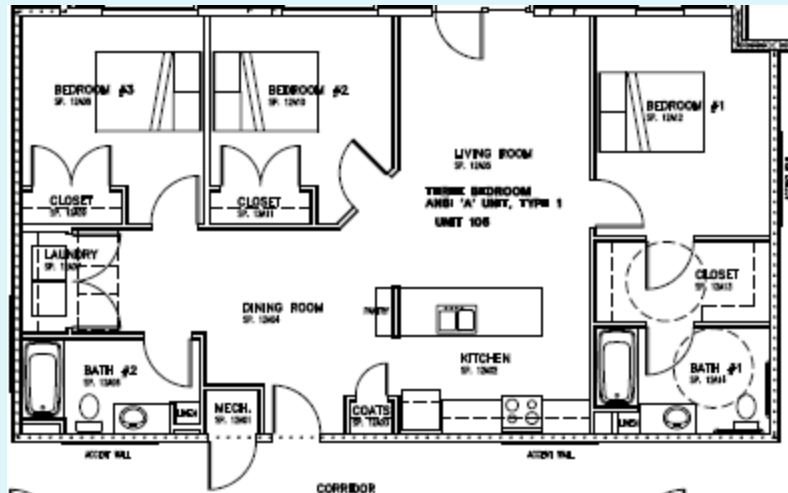
View from S. 6th & Lenore Streets



Boscobel I *(96 units)*

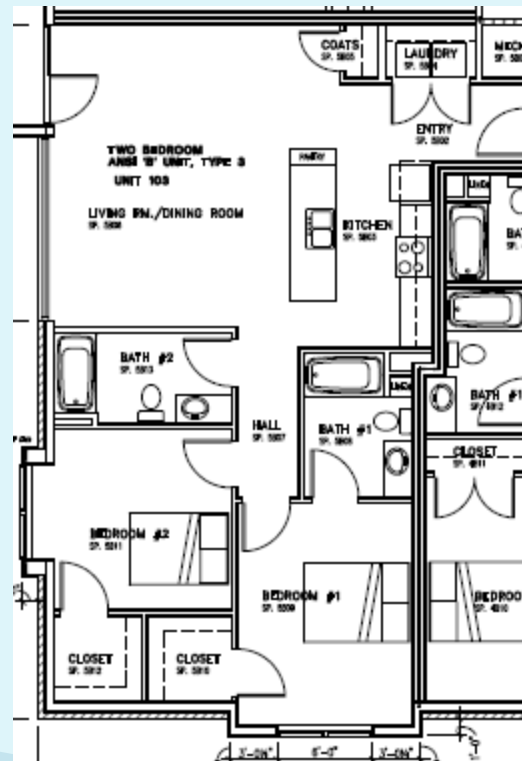
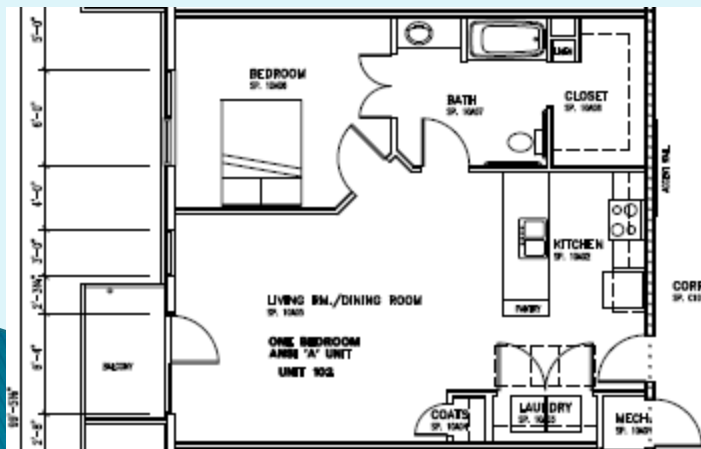
1, 2 & 3 BRs units

Three BR unit



Two BR unit

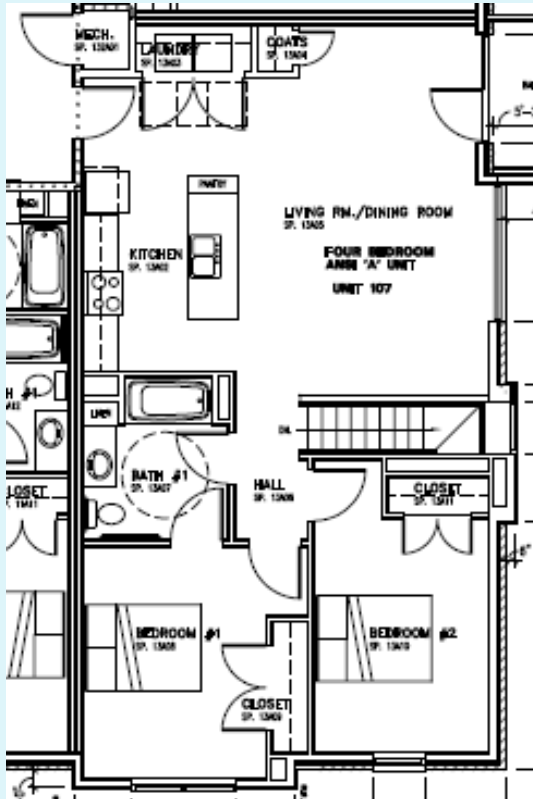
One BR unit



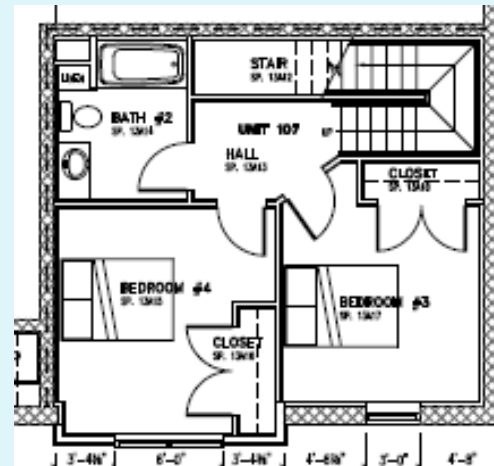
Two BR unit

Boscobel I *(96 units)*

4-BR Unit



Upper Level – 4 BR unit



Lower Level – 4 BR unit



Boscobel I

What's BEEN going ON?

- ▶ Groundbreaking – May 10, 2018
- ▶ Demolition – Started April, 2018
- ▶ Grading – Started July, 2018



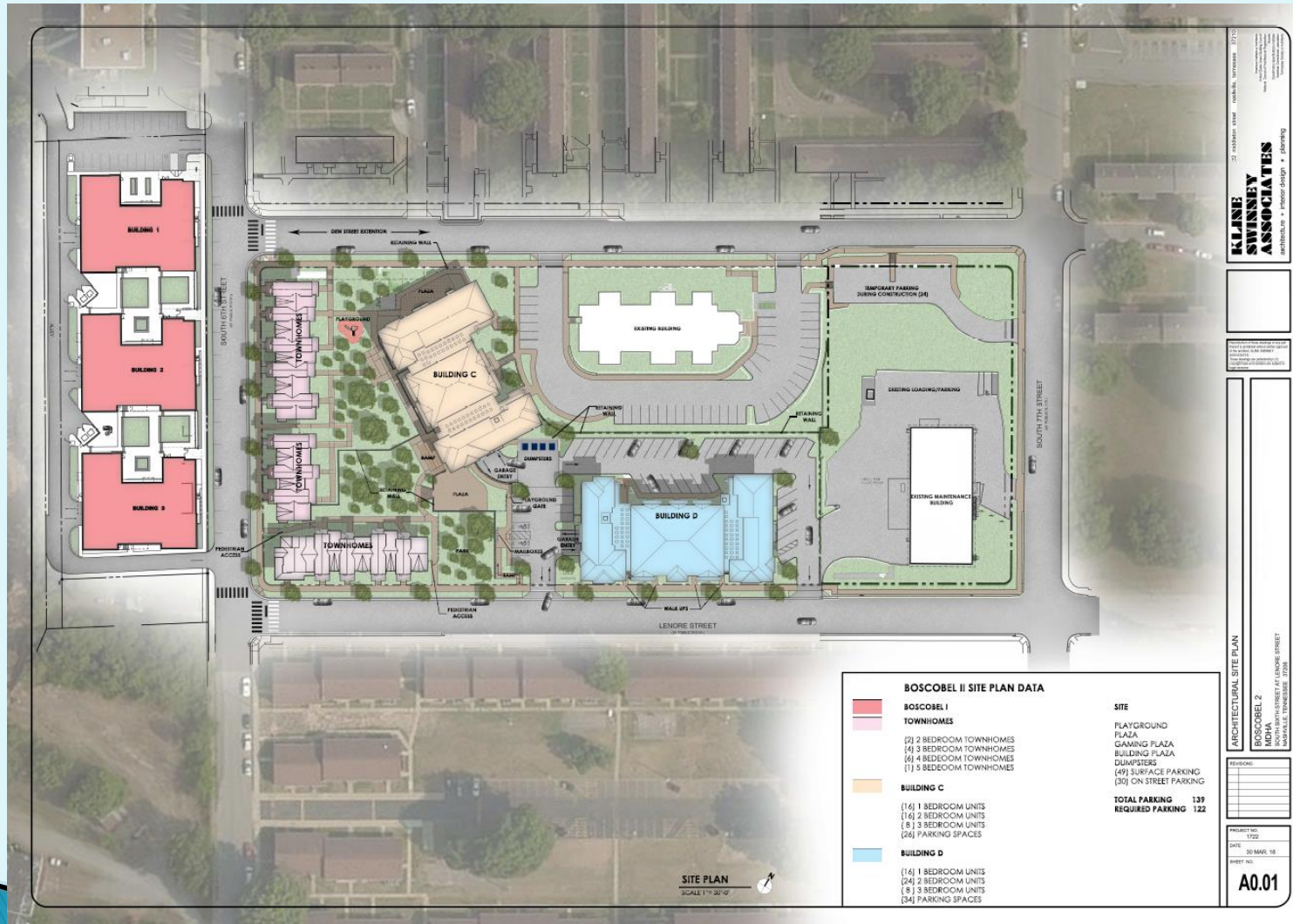
Boscobel I

What's Next?

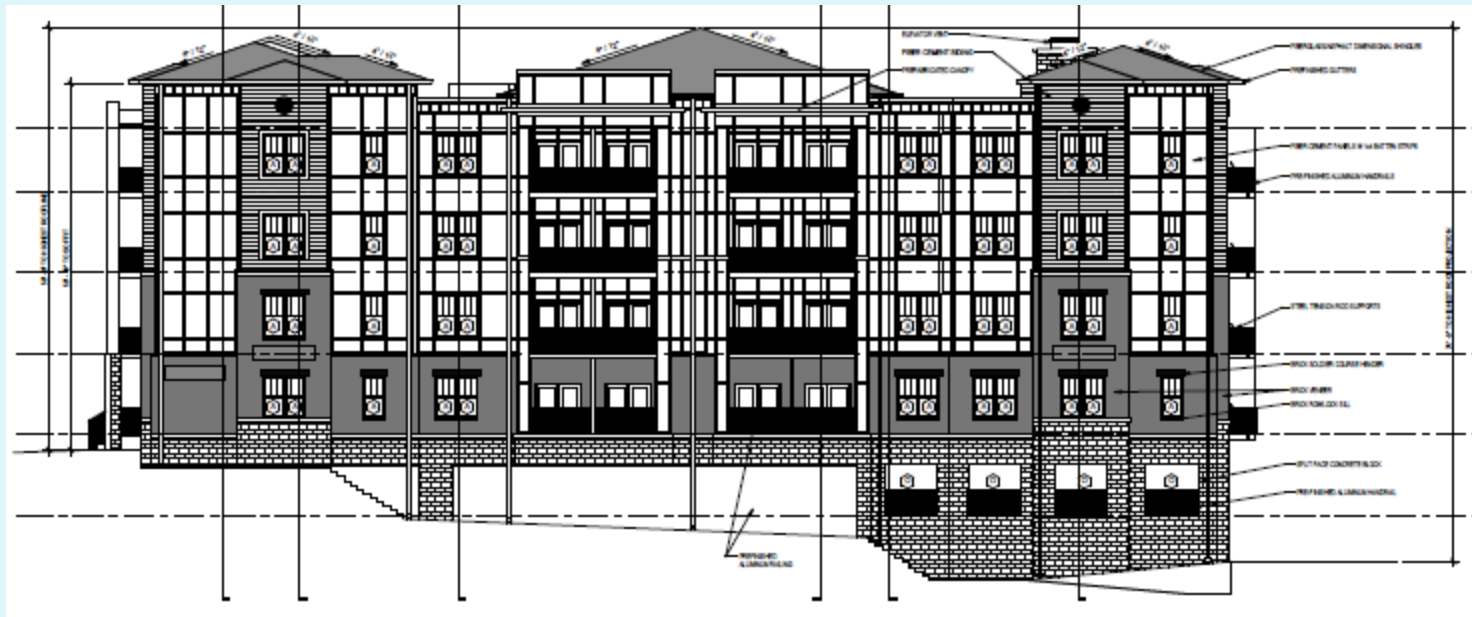
- ▶ Foundation Work – *Scheduled for August, 2018*
- ▶ Vertical Construction – *Scheduled for Sept, 2018*
- ▶ Completion – *Scheduled for Nov – Dec, 2019*



BOSCOBEL II – The Site



Boscobel II Elevations



West Elevation

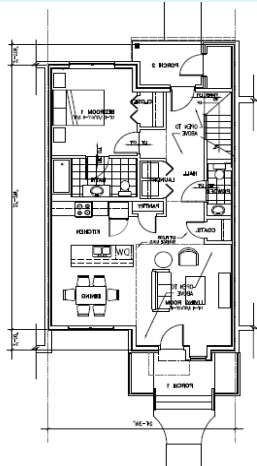
North Elevation



[illegible]

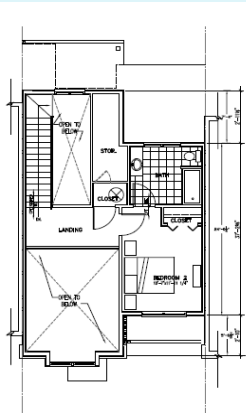
Boscobel II

Townhouse Units – 2, 3, 4 & 5 BRs *(13 units)*



FIRST FLOOR
1 TOWNHOUSE 3BR/2.5BA

SCALE: 1/4"=1'-0"

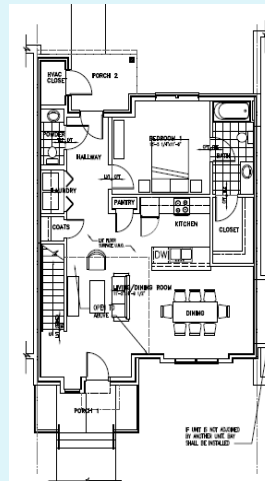


SECOND FLOOR
2 TOWNHOUSE 2BR/2.5BA

SCALE: 1/4"=1'-0"

404 SF

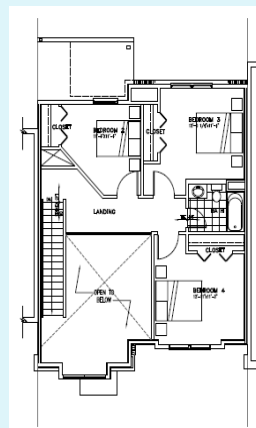
2BR unit



FIRST FLOOR
1 TOWNHOUSE 4BR/2.5BA

SCALE: 1/4"=1'-0"

1048 SF



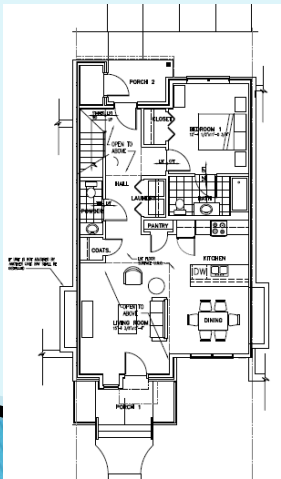
SECOND FLOOR
2 TOWNHOUSE 4BR/2.5BA

SCALE: 1/4"=1'-0"

747 SF

4 BR unit

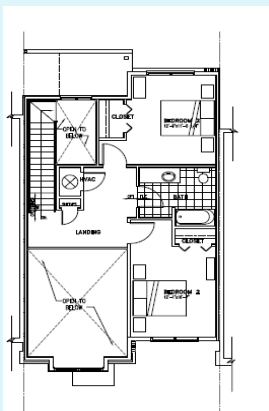
3BR unit



FIRST FLOOR
1 TOWNHOUSE 3BR/2.5BA

SCALE: 1/4"=1'-0"

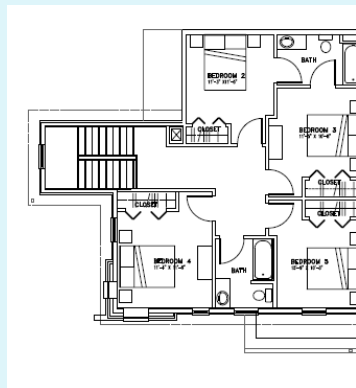
982 SF



SECOND FLOOR
2 TOWNHOUSE 3BR/2.5BA

SCALE: 1/4"=1'-0"

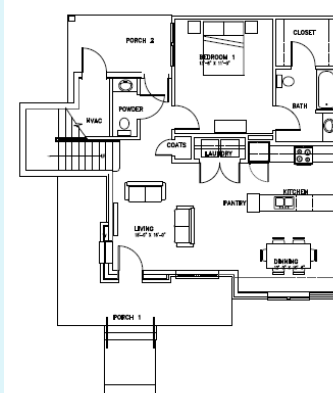
645 SF



SECOND FLOOR
2 TOWNHOUSE 5BR/3.5BA

SCALE: 1/4"=1'-0"

942 SF



FIRST FLOOR
1 TOWNHOUSE 5BR/3.5BA

SCALE: 1/4"=1'-0"

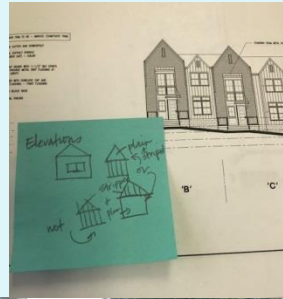
997 SF

5BR unit

Boscobel II

What's HAPPENING?

- ▶ Site Prep & Clearing, Asbestos Removal – June, 2018
- ▶ Demolition – Starting July, 2018
- ▶ Erosion Control – Starting July/August, 2018
- ▶ Final Design, Permits, Utilities, *Work ...*



Boscobel II

What's NEXT?

- ▶ Foundation Work – *Scheduled for Oct, 2018*
- ▶ Vertical Construction – *Scheduled for Oct, 2018*
- ▶ Completion – *Scheduled for Fall, 2019*

