Kirkpatrick Park Apartments and Explore! Community School

Bradley Muckel
Update
July–2018
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
Phase 1
4 Buildings & Small Park
23 Units

Phase 2
4 Buildings
22 Units

Phase 3
4 Buildings
30 Units

Phase 4
3 Buildings & Large Park
19 Units
## Project Timeline

<table>
<thead>
<tr>
<th>Phase</th>
<th>Completion Date</th>
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<tbody>
<tr>
<td>PHASE 1</td>
<td>February 2019</td>
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<tr>
<td>PHASE 2</td>
<td>February 2019</td>
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<tr>
<td>PHASE 3</td>
<td>April 2019</td>
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<td>PHASE 4</td>
<td>May 2019</td>
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</tbody>
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### Key Dates:

- **Project Initiation Date**: September 1, 2015
- **HUD Loan Rate Lock**: November 3, 2017
- **Groundbreaking**: November 29, 2017
- **Projected Construction Start**: December 2017
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 3D VIEW

EXTERIOR RENDERING - ENTRANCE AT FUTURE PARK
The Site
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 Initiation Date: September 22\textsuperscript{nd}, 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

Parking Calculations:
Off Site Parking Spaces: 29 Spaces Required
Total Spaces Provides
On Street = 10 (Count only ½) = 5
Site Front = 22
On Street = 22

On Site Parking:
Total No. of UNH = 96
One Bedroom = 25 x (1.0 Parking Space) = 25
Two Bedroom = 47 x (1.5 Parking Space) = 70.5
Three Bedroom = 21 x (1.5 Parking Space) = 31.5

SITE PLAN
SCALE: 1” = 20’
Boscobel I
View from S. 6\textsuperscript{th} & Lenore Streets
Boscobel I (96 units)
1, 2 & 3 BRs units

Three BR unit

One BR unit

Two 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
Typical Floor Plan – Bldg C (40 units)
Boscobel II
Townhouse Units – 2, 3, 4 & 5 BRs (13 units)
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*