

# ENVISION CAYCE TOWN HALL KIRKPATRICK PARK

January 26, 2017





What are we going to cover today?

- Envision Cayce Masterplan
- Kirkpatrick Park Site Plan
- Parking
- Neighborhood Amenities
- Perspective Renderings
- Streetscape Elevations
- Unit Access and Entries
- Unit Plans

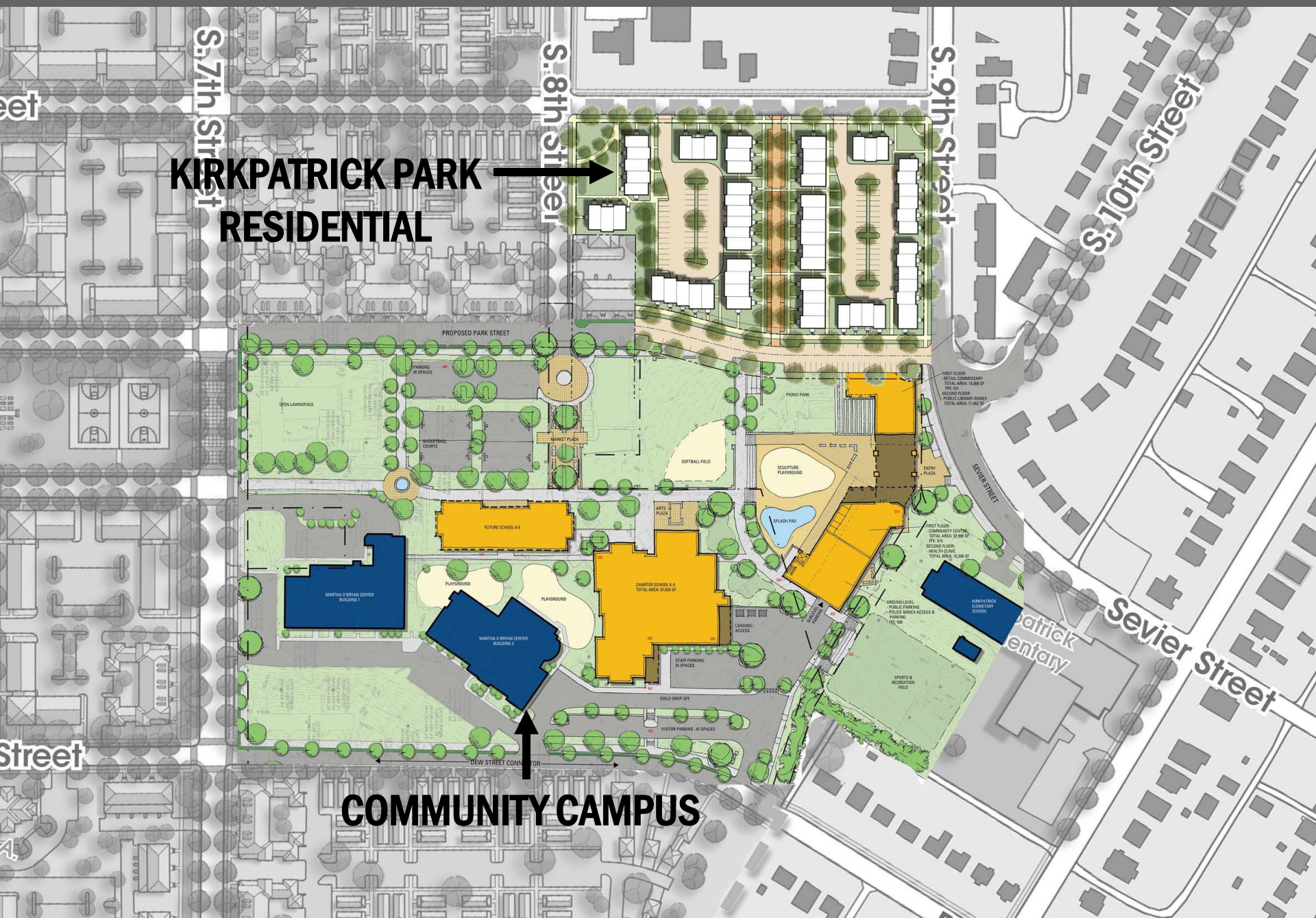


# OVERALL SITE PLAN



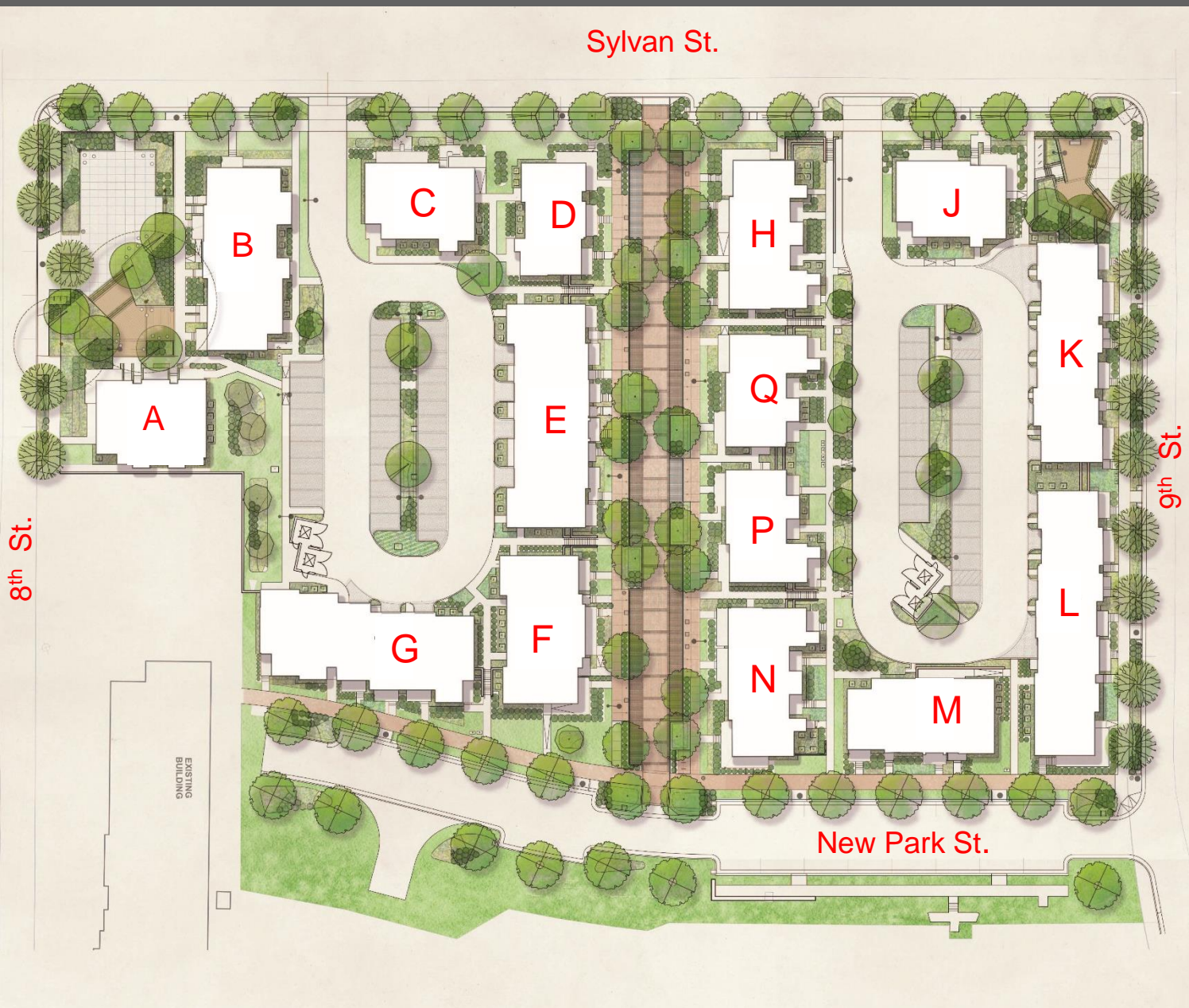


# OVERALL SITE PLAN





# SITE PLAN



## DEVELOPMENT SUMMARY

LOT SIZE: 3.82  
ACRES

BUILDINGS: 15

UNITS: 94  
1bds - 22  
2bds - 62  
3bds - 6  
4bds - 4

TOTAL  
BEDROOMS: 180

TOTAL UNIT/ACRE:  
24.6



# PARKING

Kirkpatrick Parking Table	Gross		Metro
	Provided		Provided
Parking Provided			
Public Streets	50	(can only count half)	25
Garage	18		18
Private Street	21		21
Surface parking	62		62
<b>TOTAL PROVIDED</b>	<b>151</b>		<b>126</b>

## Summary

**Total Required** = 98  
(per Zoning and UZO)

**Metro-Counted** = 126  
(counting only half of on-street)

**Total Provided** = 151  
(counting all of on-street)



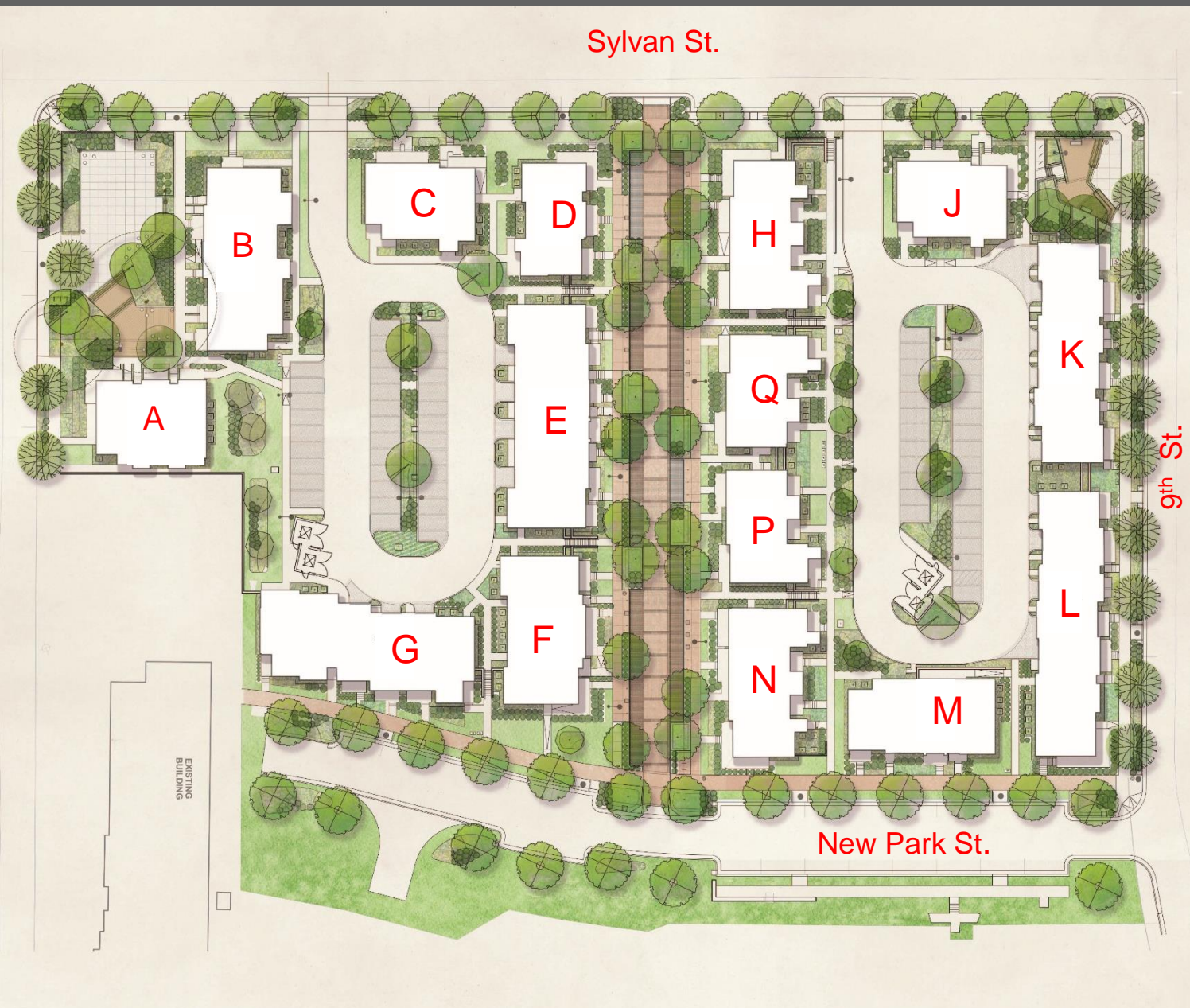
An aerial architectural rendering of a neighborhood. In the foreground, there's a large green lawn with a tennis court and a paved path. To the left, there's a large building with a curved roof. The middle ground is filled with various residential buildings, including row houses and larger multi-story structures. In the background, a city skyline with several tall skyscrapers is visible under a blue sky with light clouds.

# **NEIGHBORHOOD AMENITIES**

January 26, 2017



# POCKET PARKS



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ACRES

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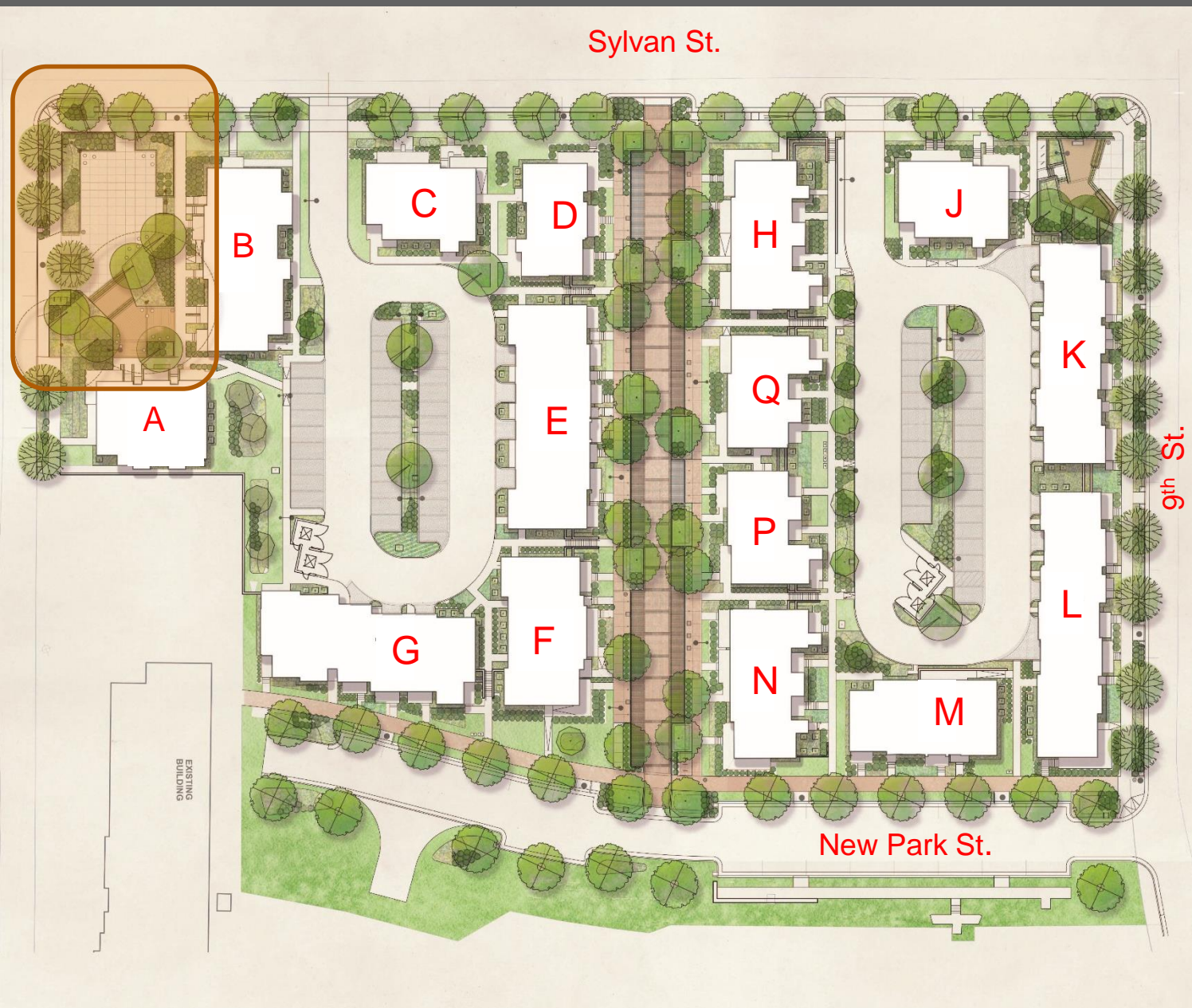
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# POCKET PARKS



## DEVELOPMENT SUMMARY

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ACRES

BUILDINGS: 15

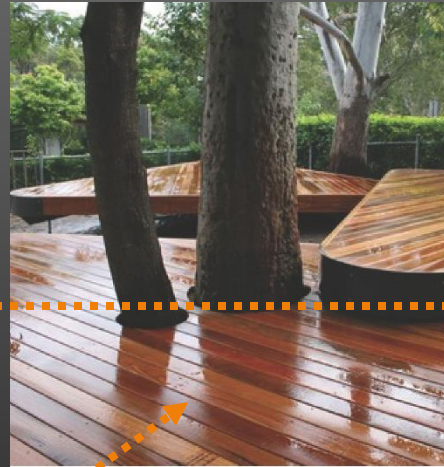
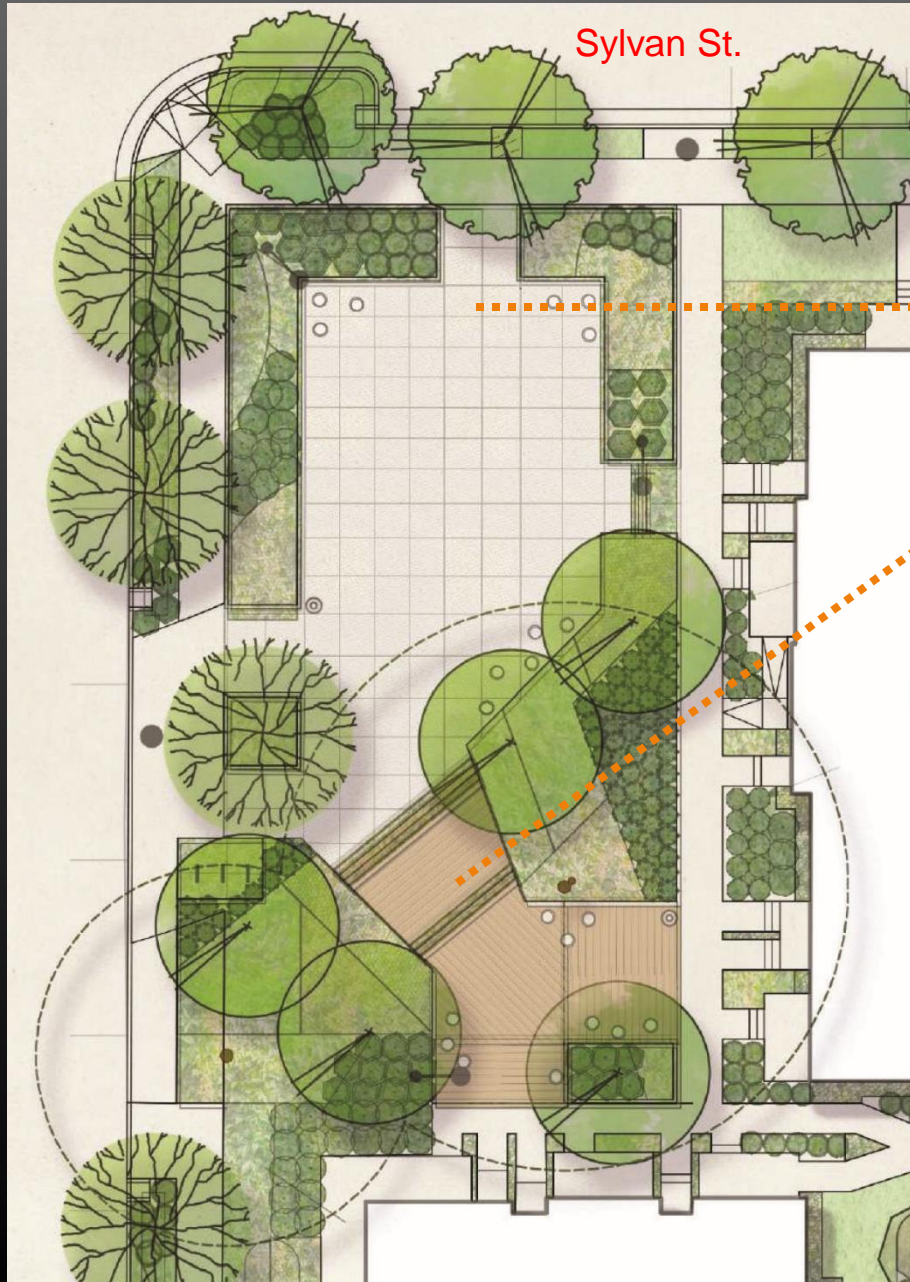
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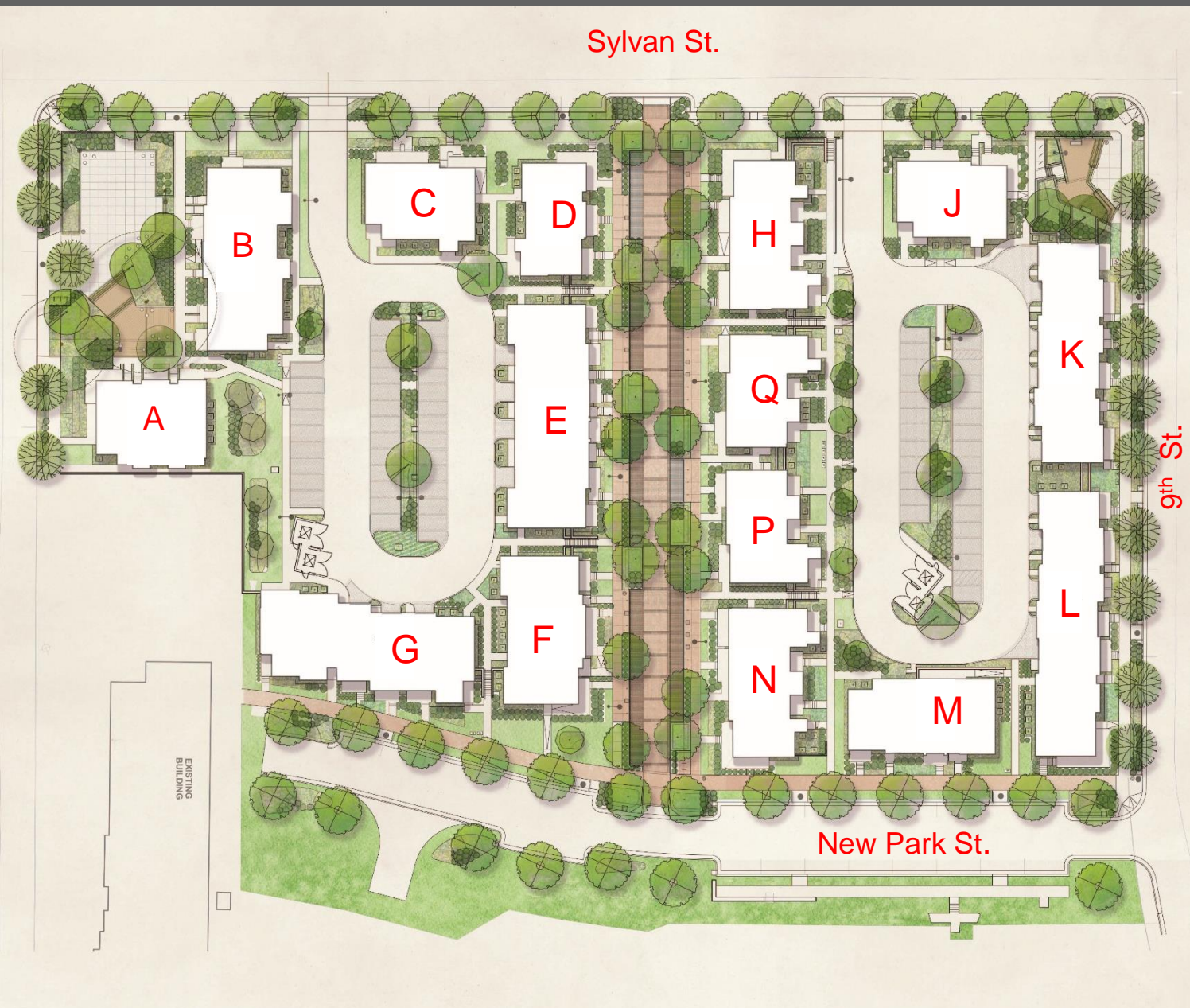


# Pocket Park @ 8<sup>th</sup> and Sylvan Street





# GREEN STREET



## DEVELOPMENT SUMMARY

LOT SIZE: 3.82  
ACRES

BUILDINGS: 15

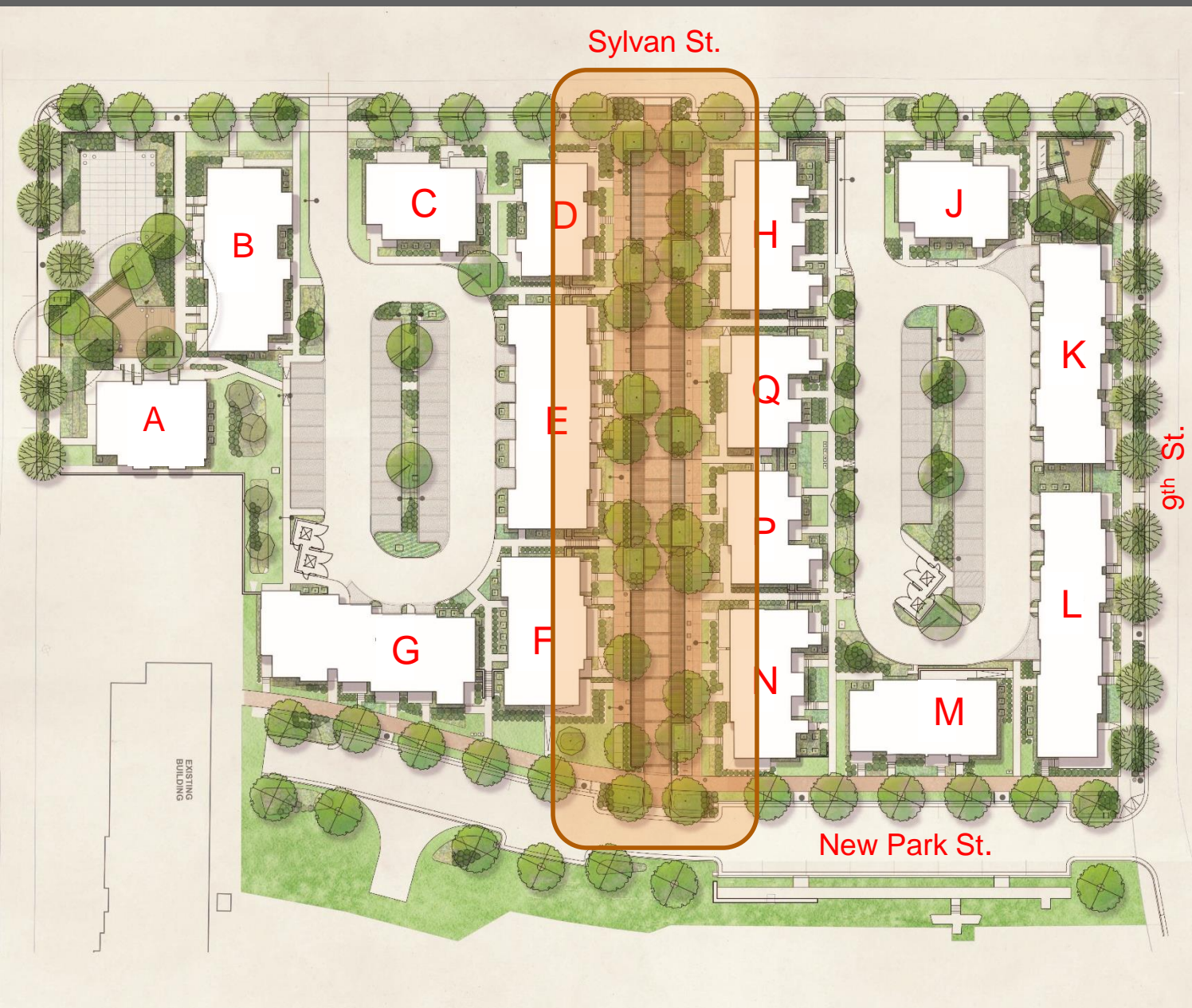
UNITS: 94  
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## DEVELOPMENT SUMMARY

LOT SIZE: 3.82  
ACRES

BUILDINGS: 15

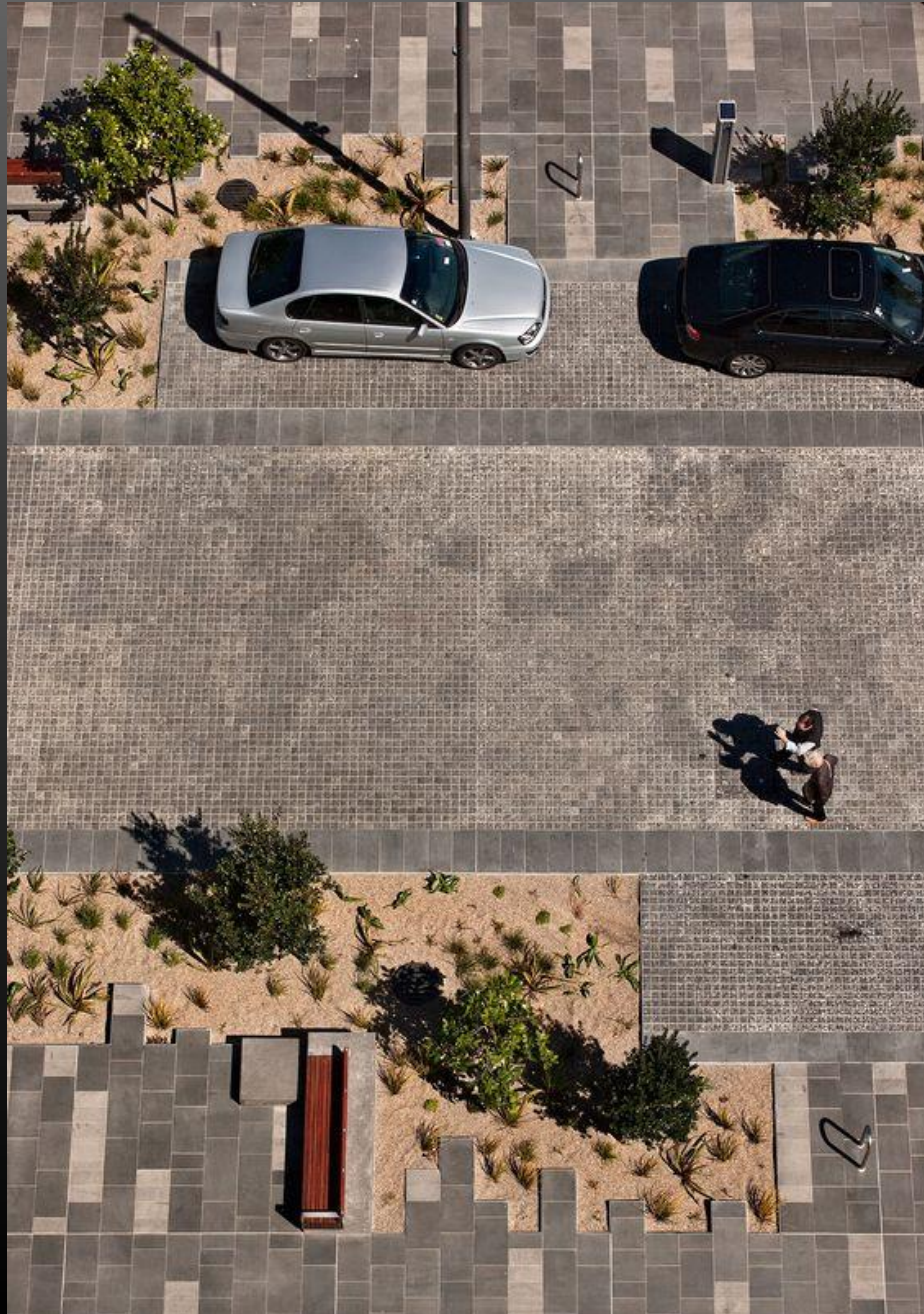
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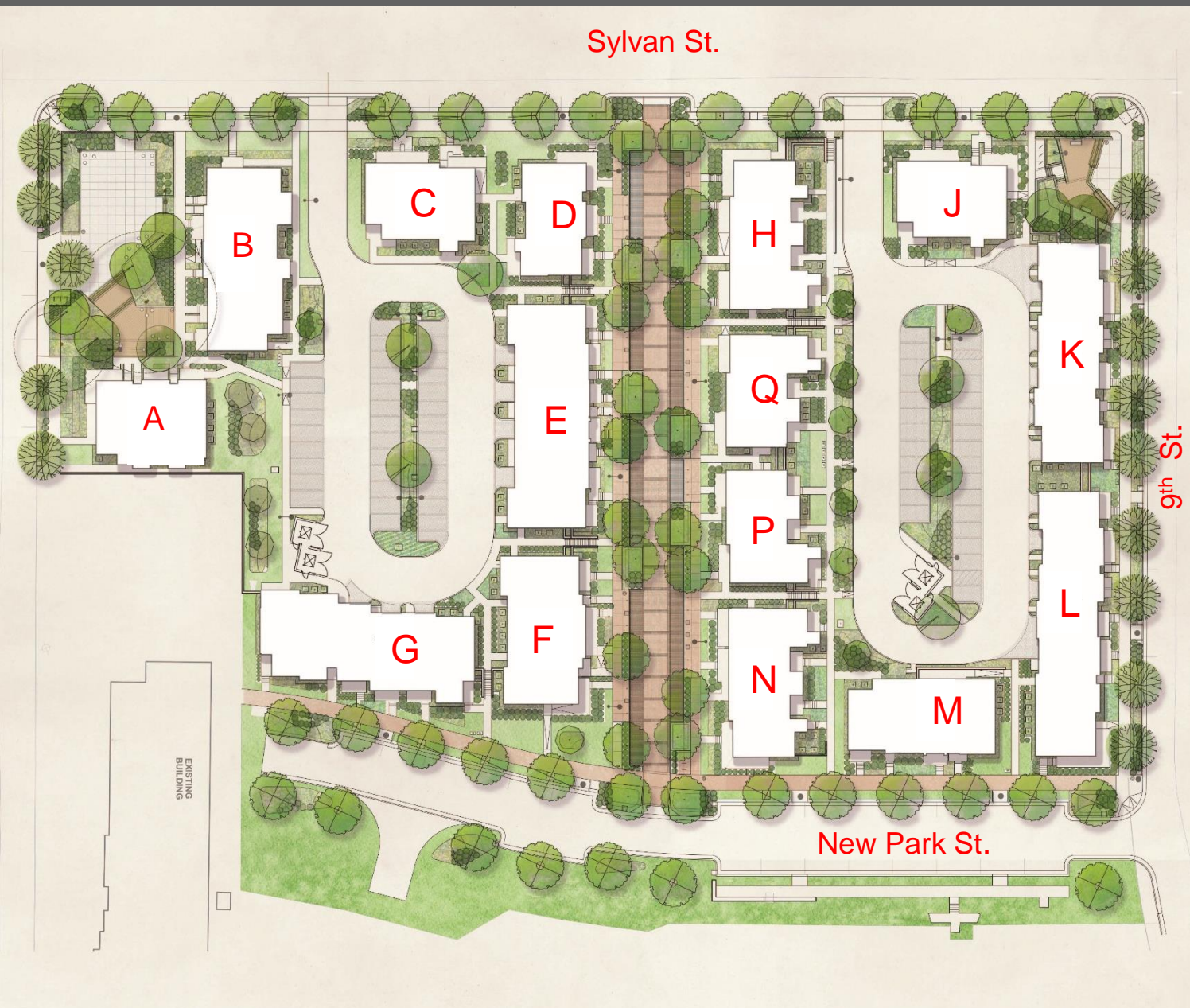


# GREEN STREET CHARACTER – PRIVATE DRIVE





# POCKET PARK



## DEVELOPMENT SUMMARY

LOT SIZE: 3.82  
ACRES

BUILDINGS: 15

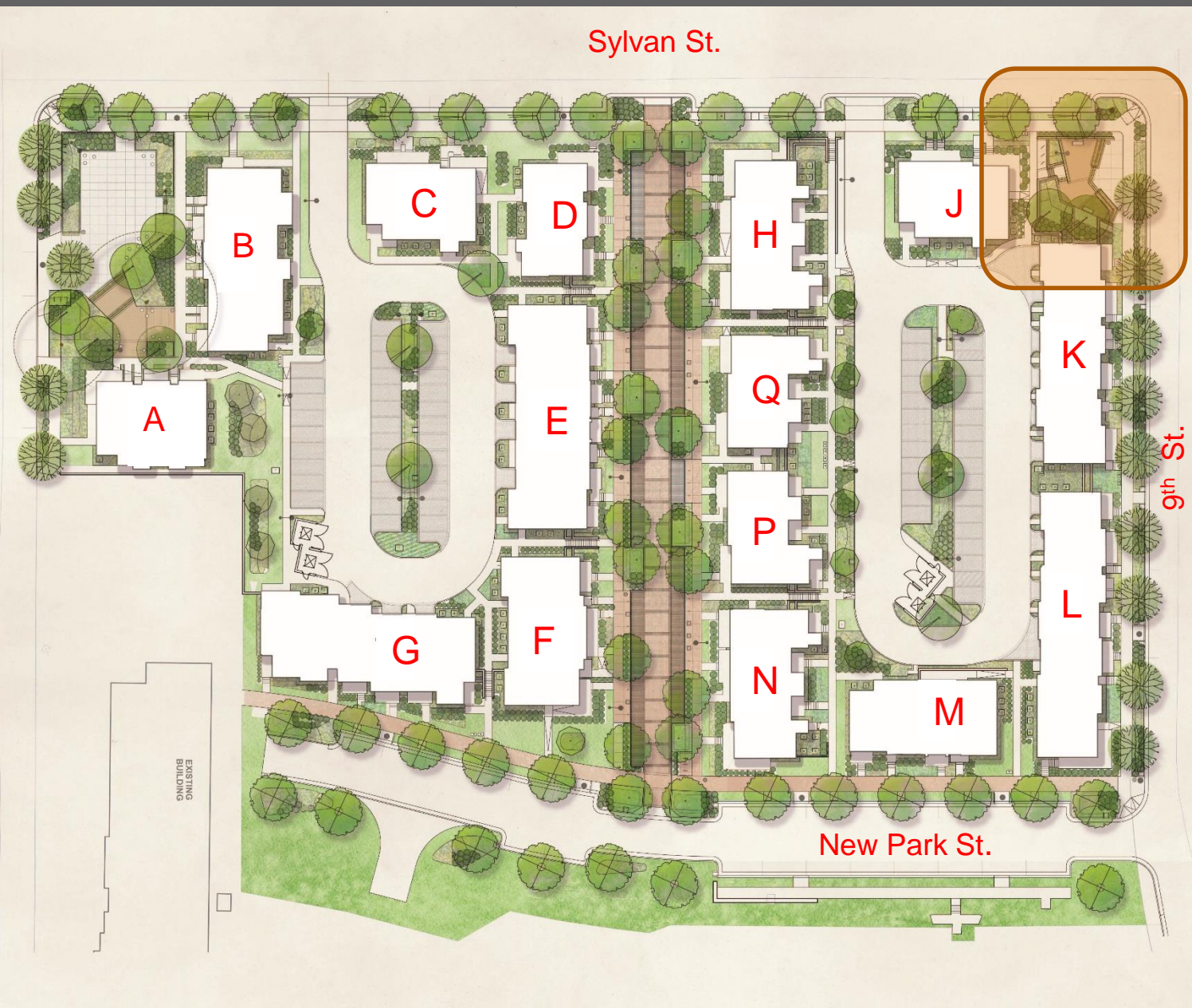
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# POCKET PARK



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ACRES

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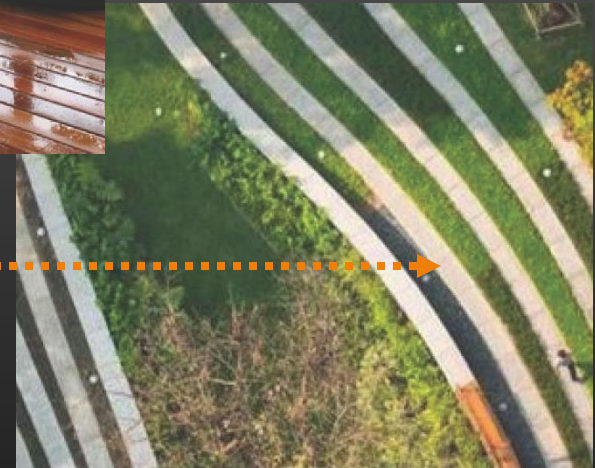
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# Pocket Park @ 9<sup>th</sup> and Sylvan Street





An aerial architectural rendering of Kirkpatrick Park and its surrounding urban environment. The park features a large green lawn, a tennis court with several figures playing, and a paved walking path lined with trees. In the background, a dense residential neighborhood with colorful houses is visible, followed by a city skyline with various skyscrapers under a blue sky with light clouds.

# **KIRKPATRICK PARK RENDERINGS**

January 26, 2017

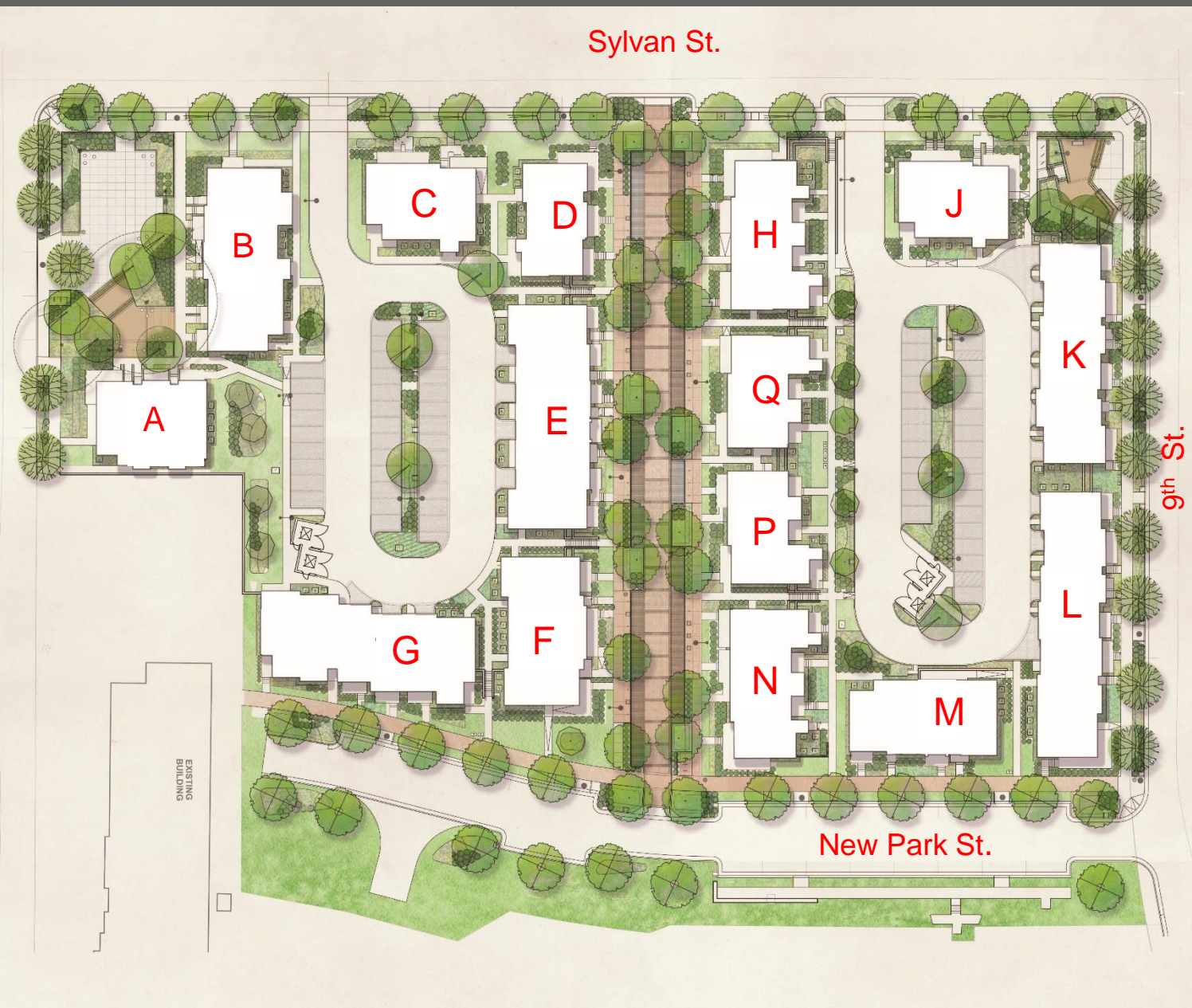


# CHARACTER IMAGERY





# SITE PLAN



## DEVELOPMENT SUMMARY

LOT SIZE: 3.82  
ACRES

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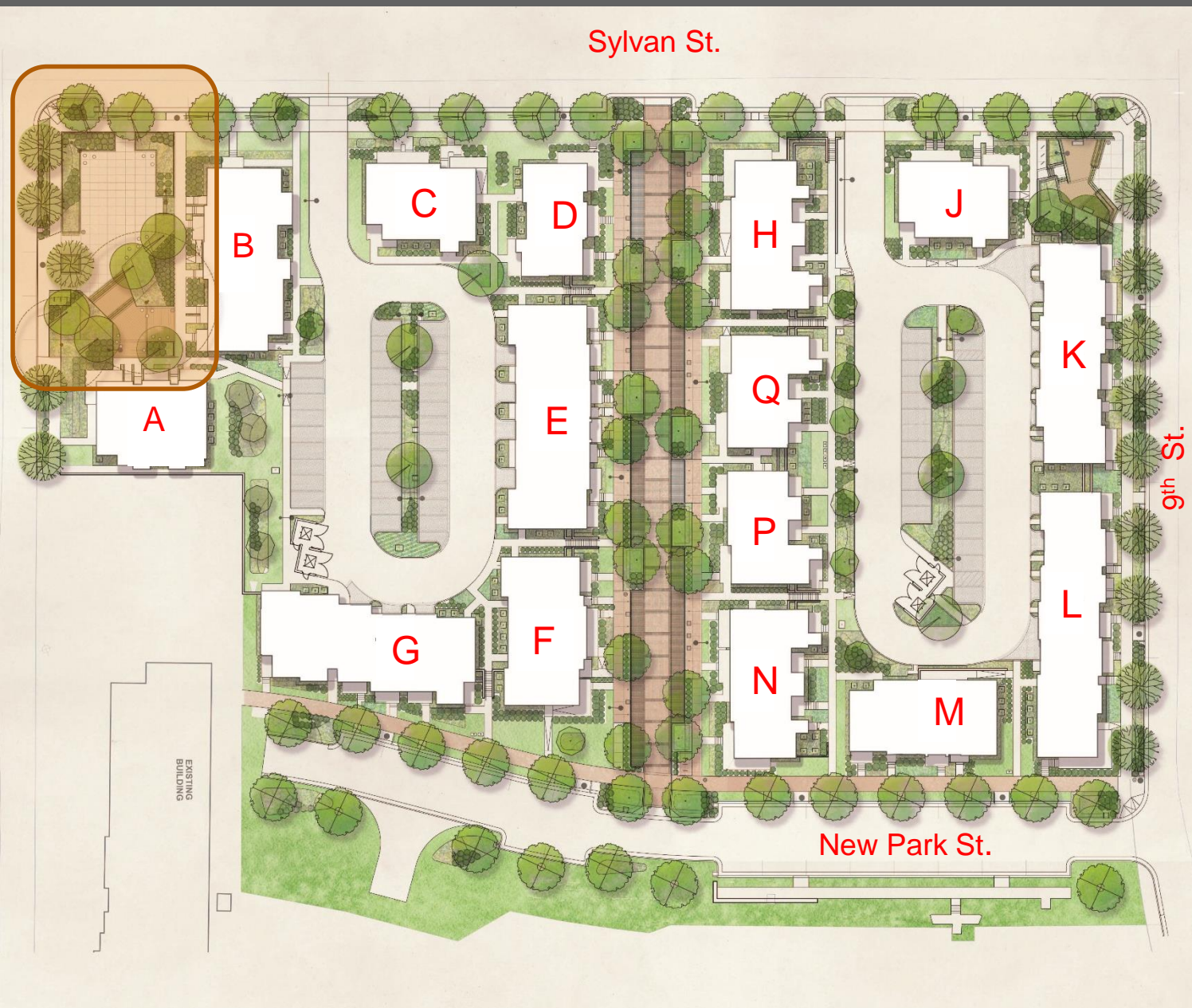
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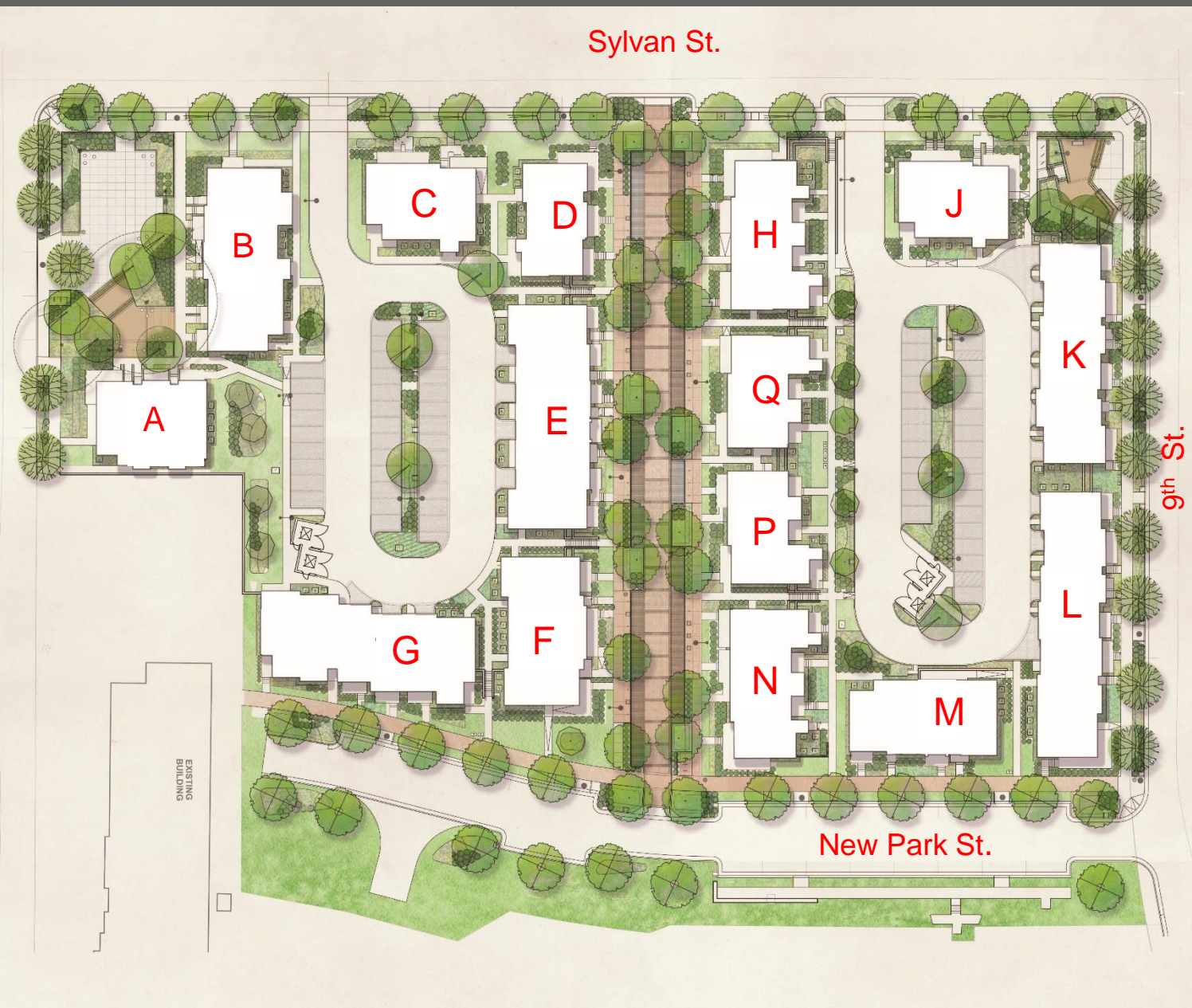


# POCKET PARK at 8<sup>th</sup> and Sylvan St. – Buildings A & B





# SITE PLAN



## DEVELOPMENT SUMMARY

LOT SIZE: 3.82  
ACRES

BUILDINGS: 15

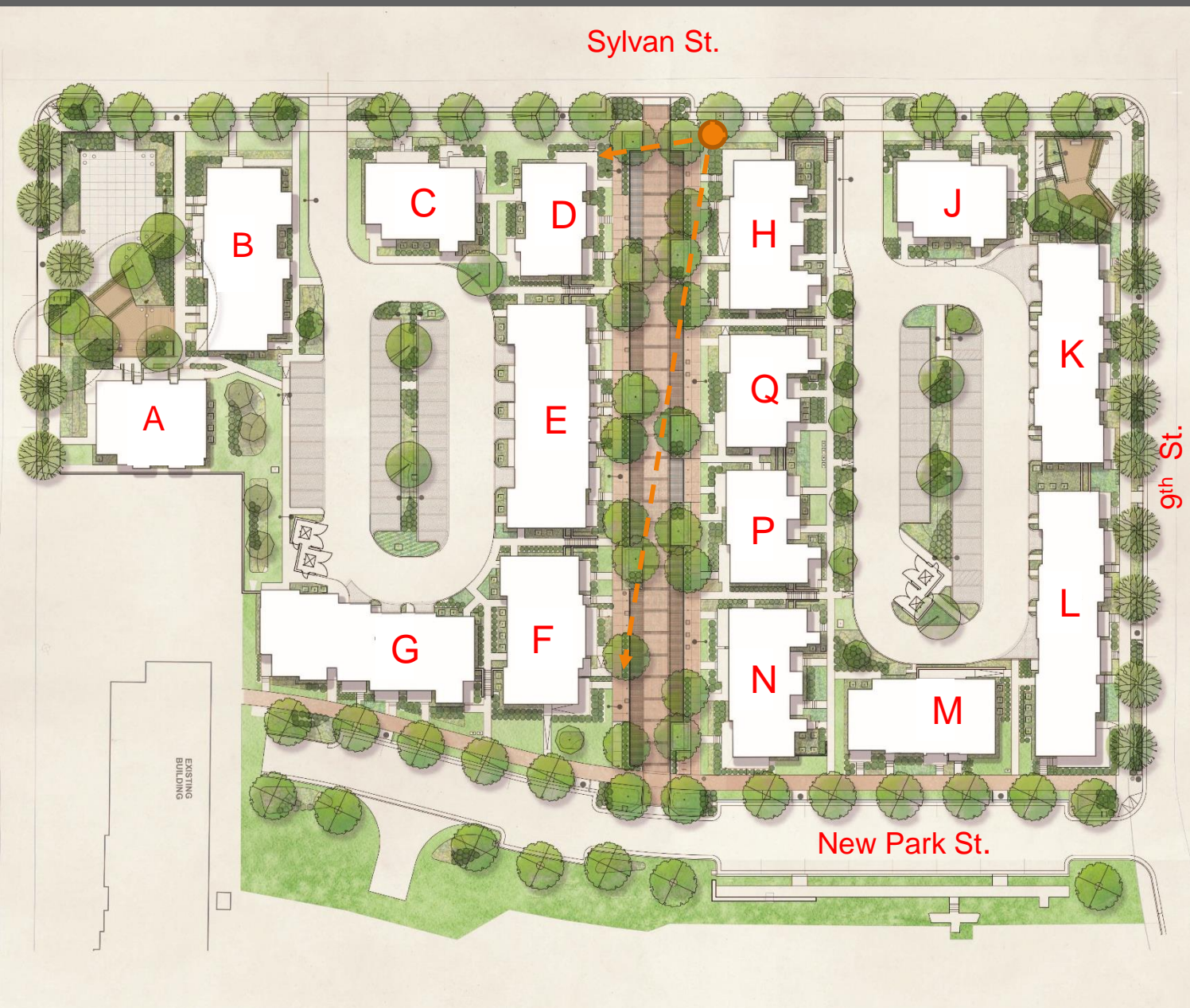
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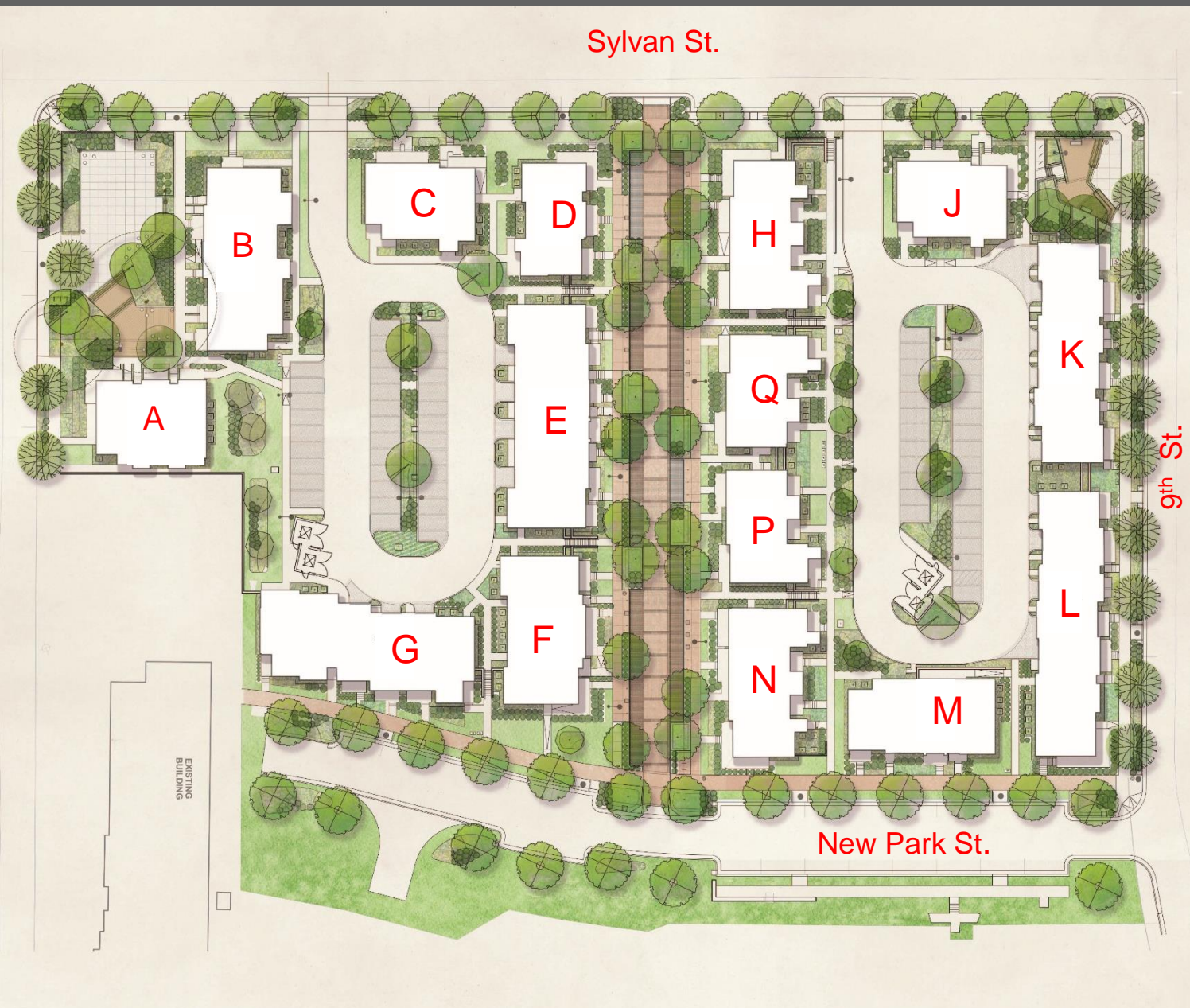


# Green Street – Buildings D & E





# SITE PLAN



## DEVELOPMENT SUMMARY

LOT SIZE: 3.82  
ACRES

BUILDINGS: 15

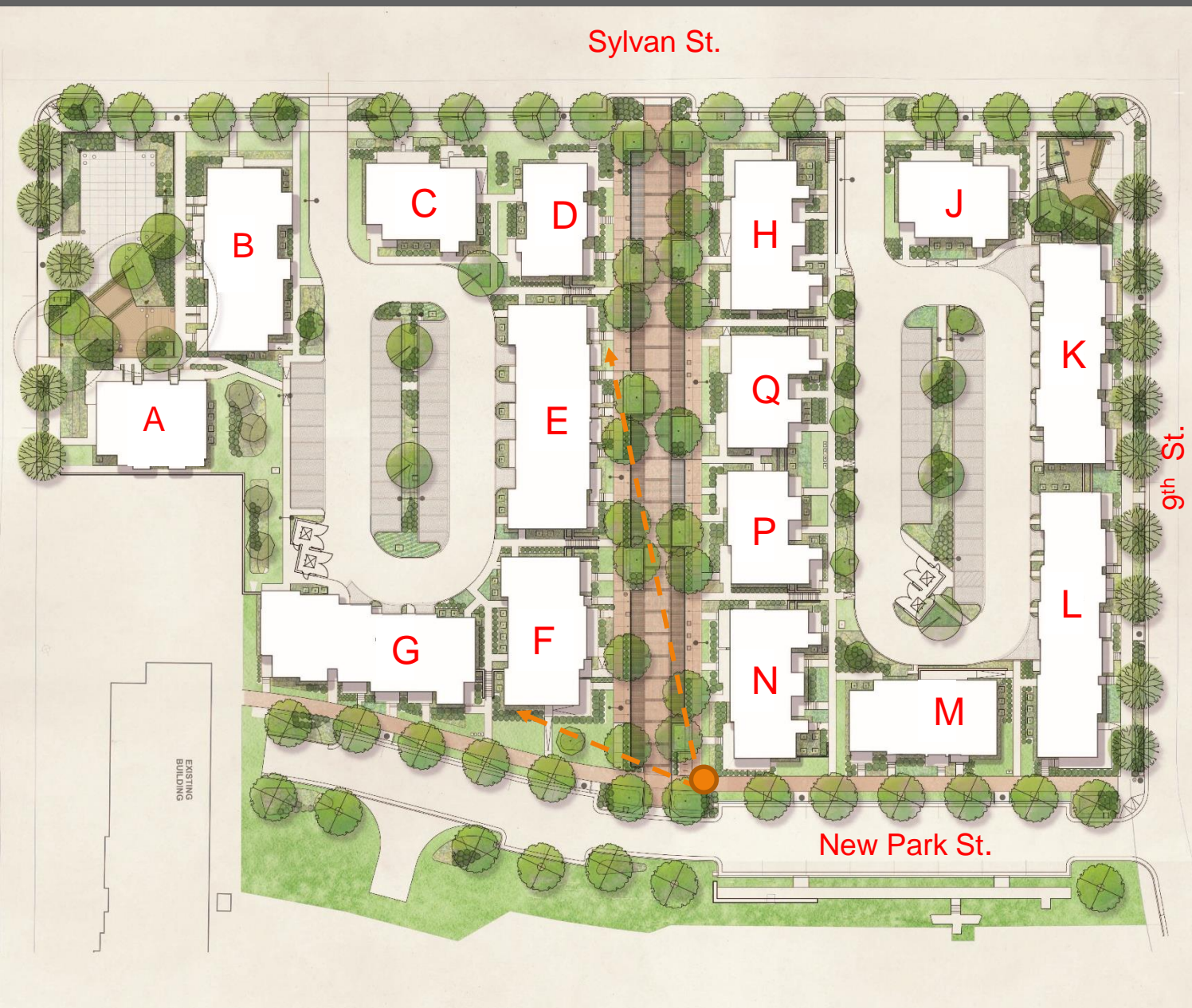
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# SITE PLAN



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TOTAL  
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# Green Street – Buildings F & E





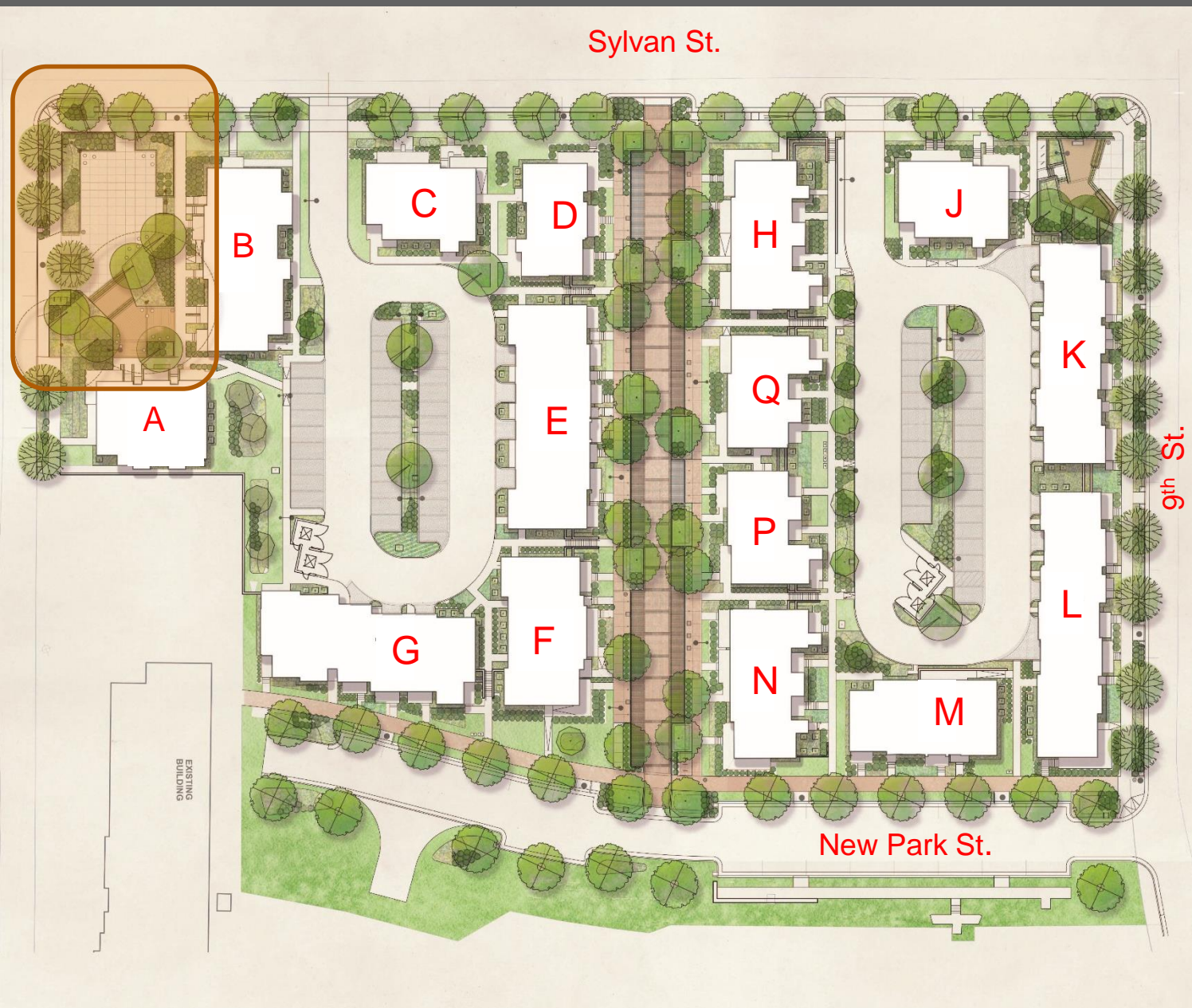
An aerial architectural rendering of Kirkpatrick Park. The image shows a mix of residential and commercial buildings, green spaces, and a city skyline in the background. A large, multi-story building with a curved roof is prominent in the lower left. A wide, paved path runs through the center, flanked by trees and greenery. In the foreground, there's a large, open green area with a tennis court and some people playing. The overall style is a detailed, colorful illustration.

# **KIRKPATRICK PARK STREETSCAPE ELEVATIONS**

January 26, 2017



# SITE PLAN



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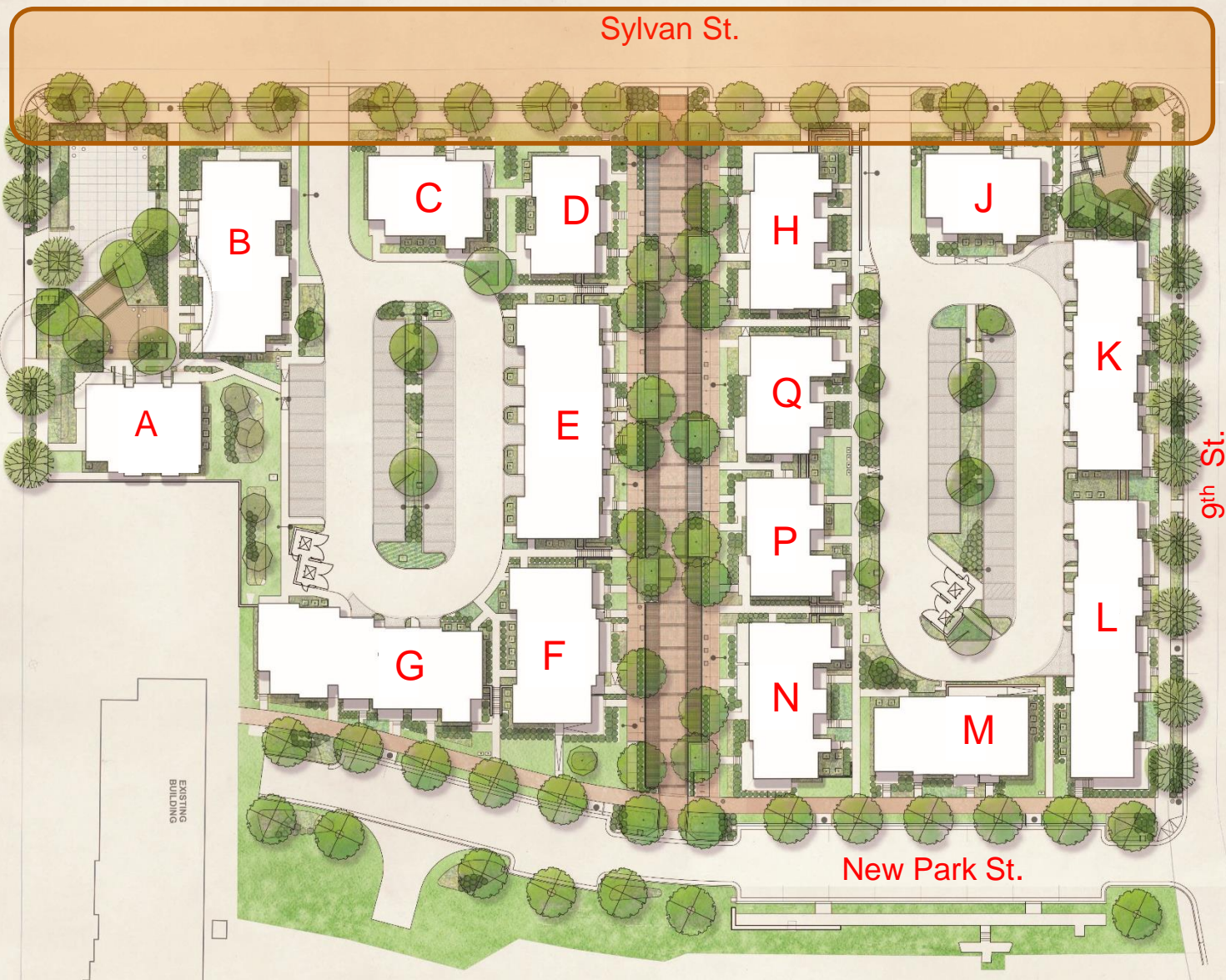


# ELEVATIONS





# SITE PLAN



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TOTAL  
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# ELEVATION

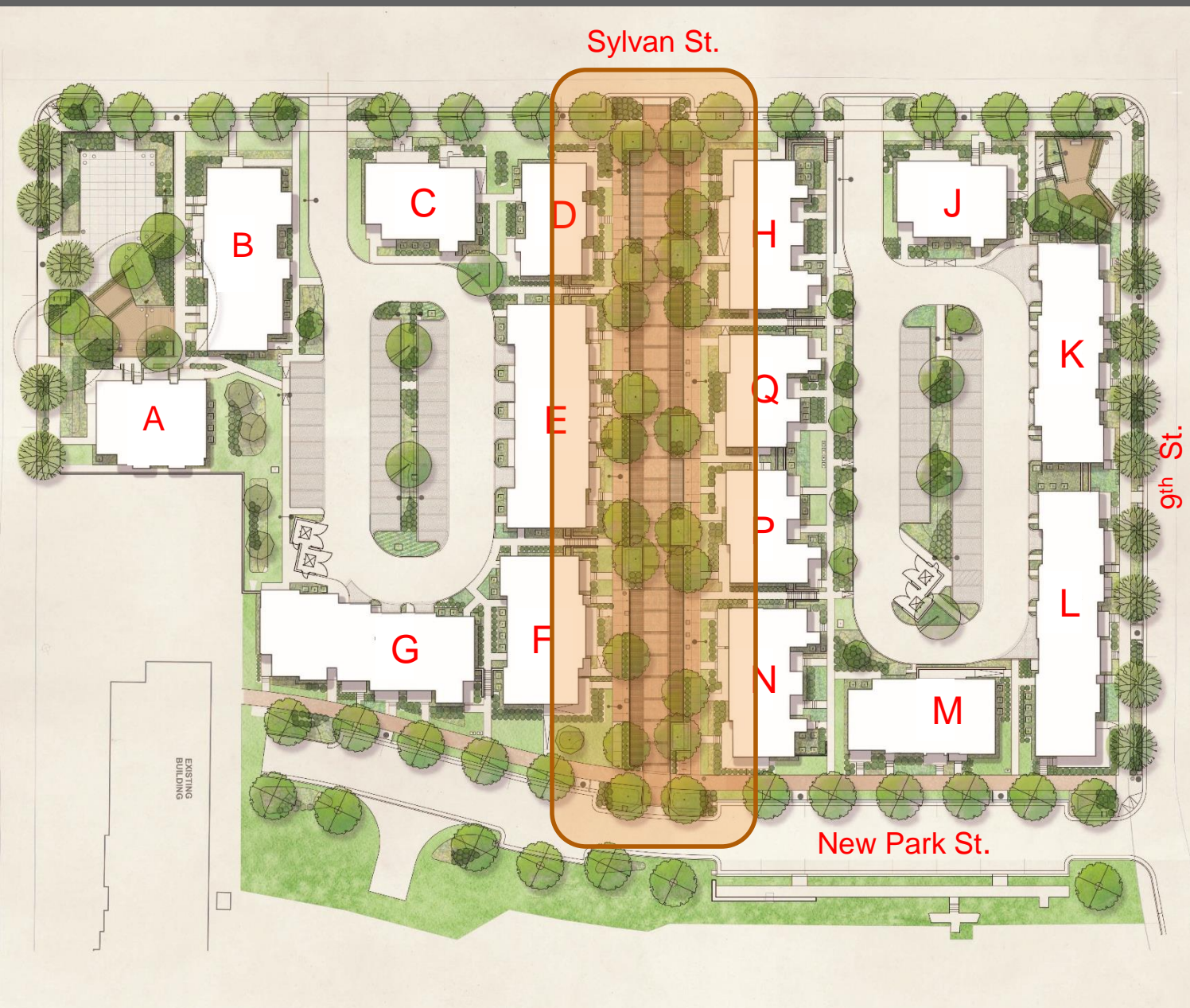


Sylvan Street





# SITE PLAN



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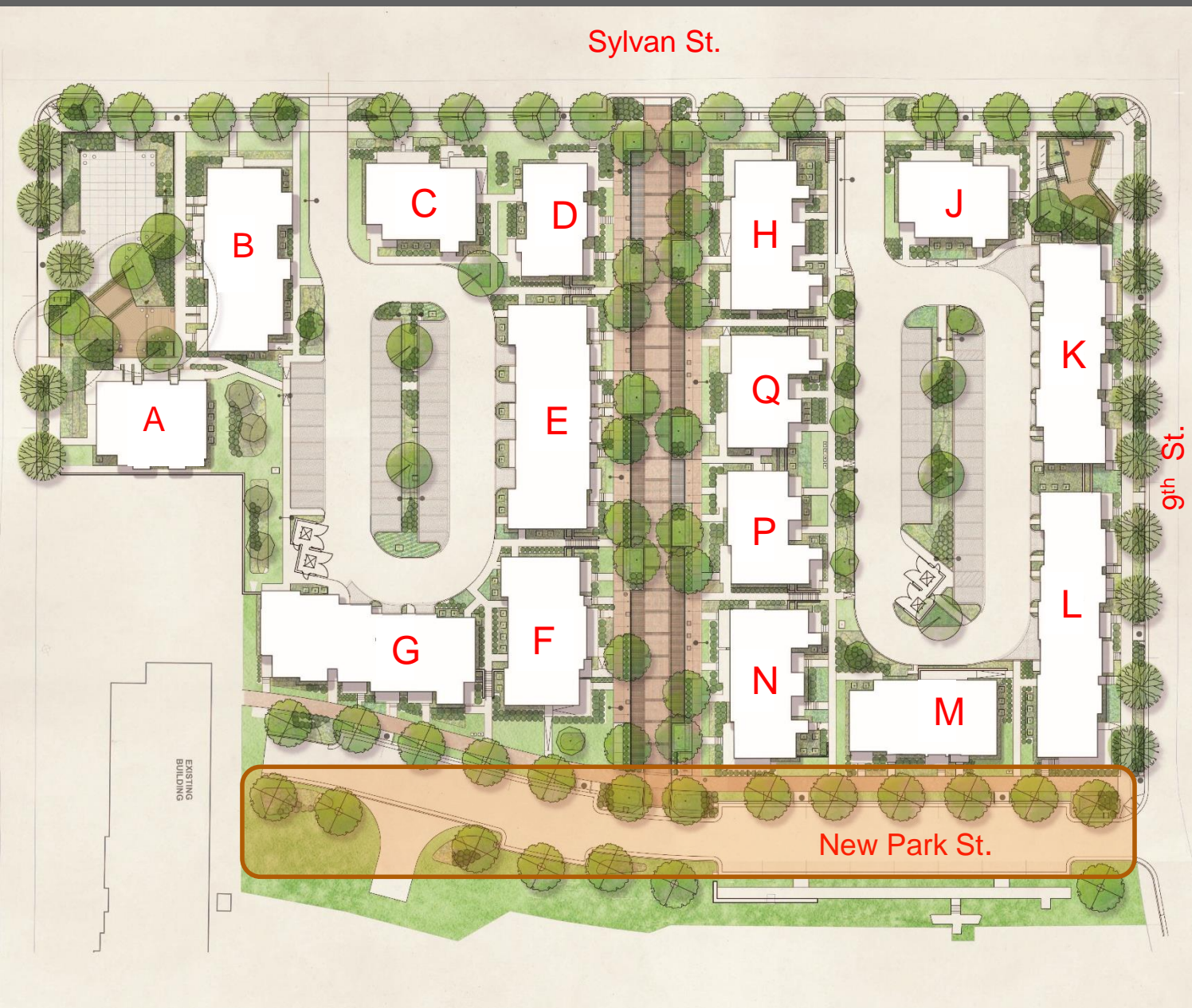


# ELEVATIONS





# SITE PLAN



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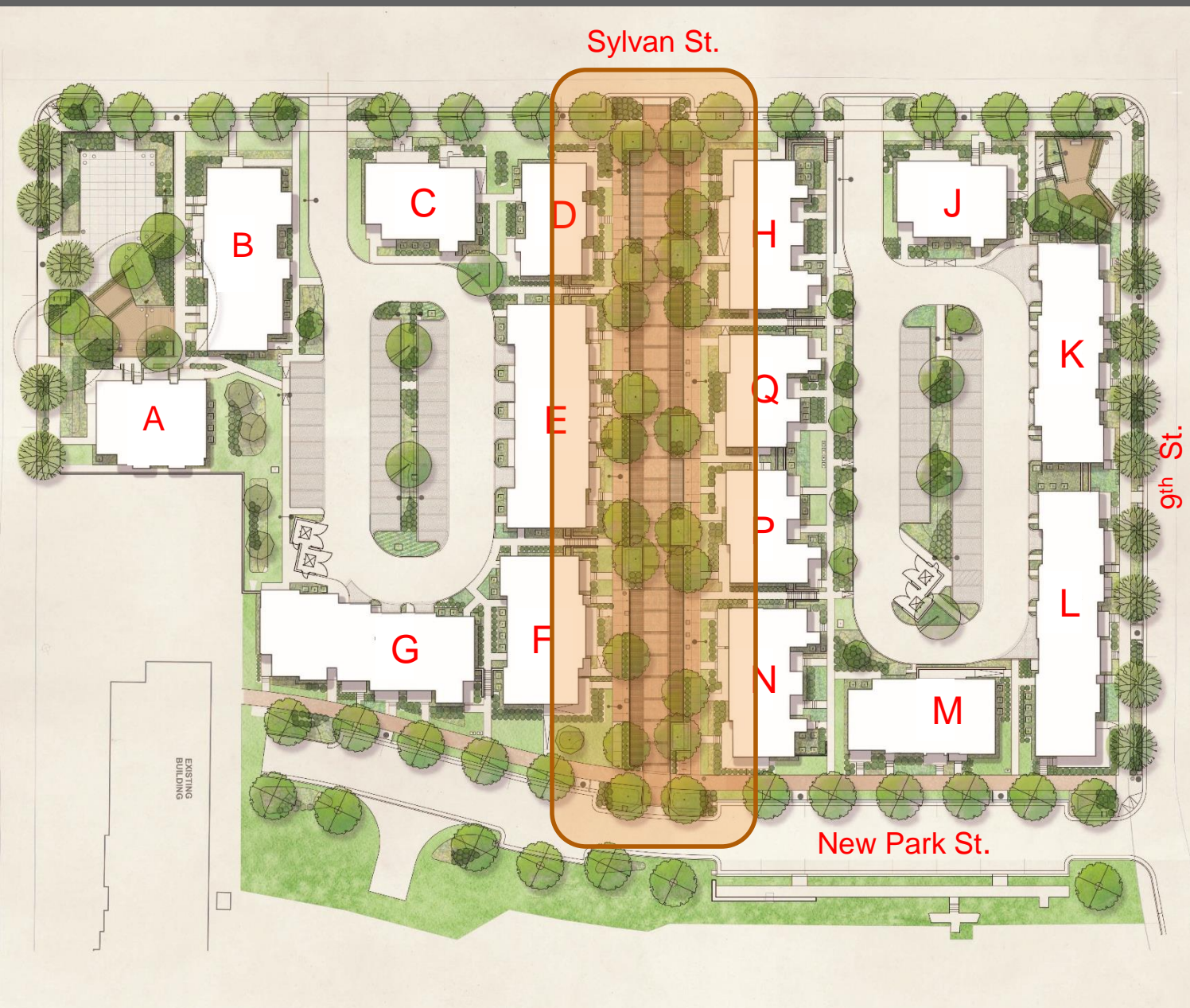


# ELEVATIONS





# SITE PLAN



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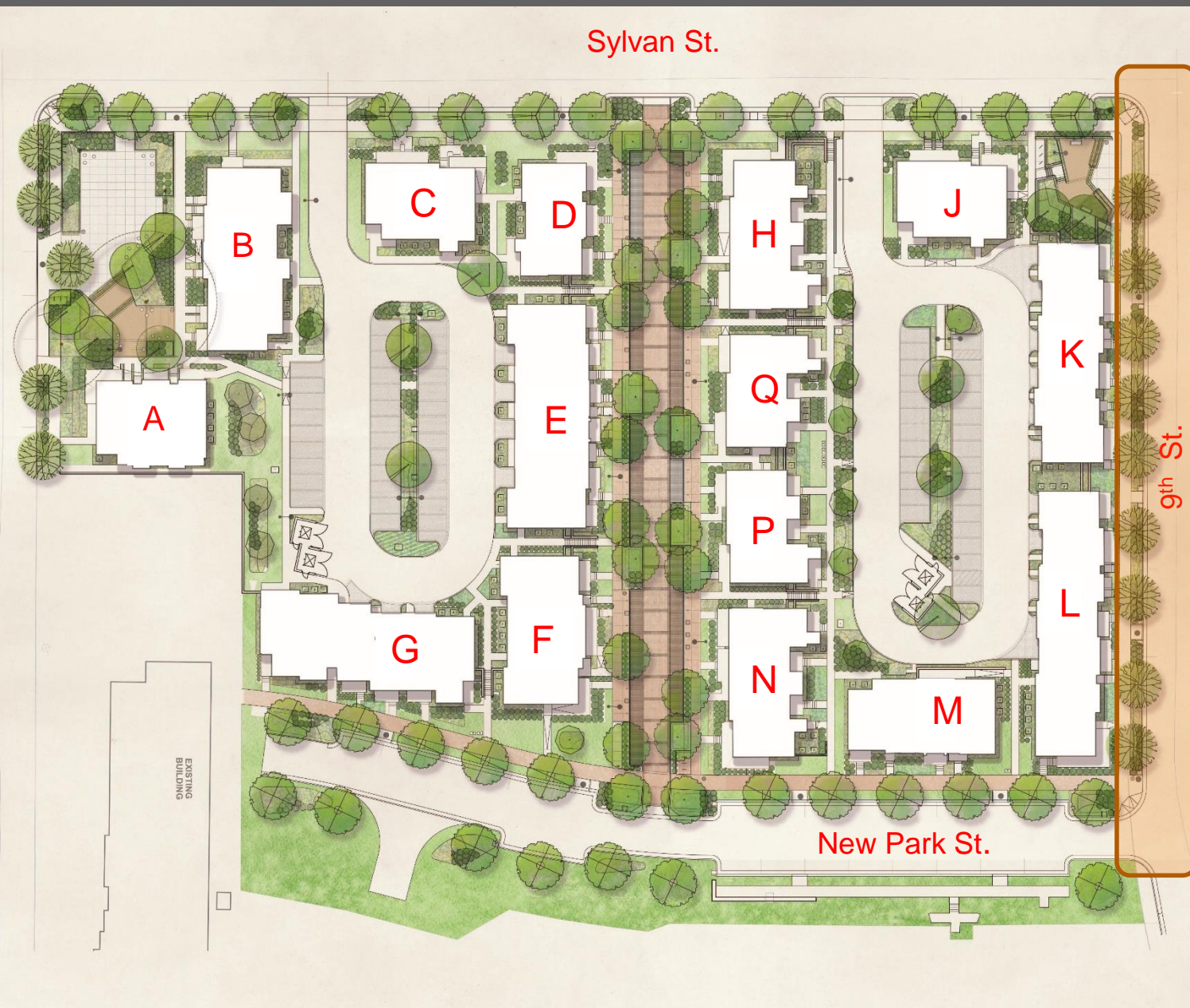


# ELEVATIONS





# SITE PLAN



## DEVELOPMENT SUMMARY

LOT SIZE: 3.82  
ACRES

BUILDINGS: 15

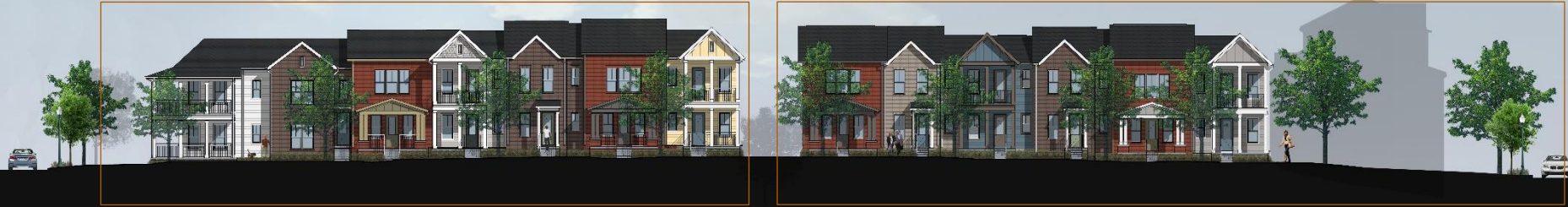
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3bds - 6  
4bds - 4

TOTAL  
BEDROOMS: 180

TOTAL UNIT/ACRE:  
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# ELEVATIONS



9th Street





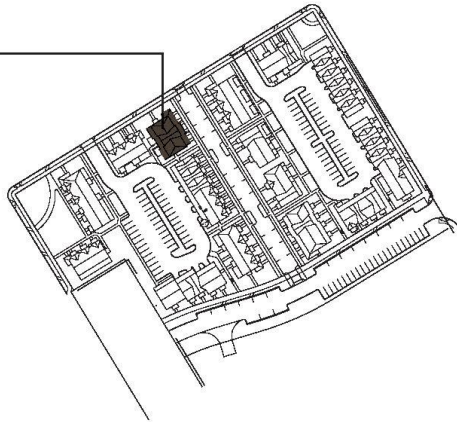
# BUILDING D – ELEVATION AND PLANS

## Building D

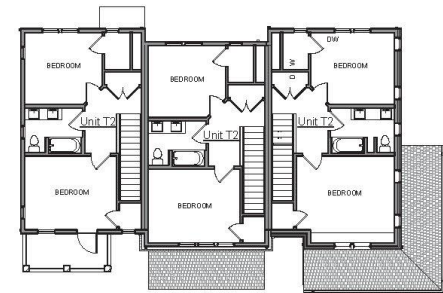
- 2 unit types

1 x (B2) : 2 Br. Basement Flat  
981 net sq. ft. each

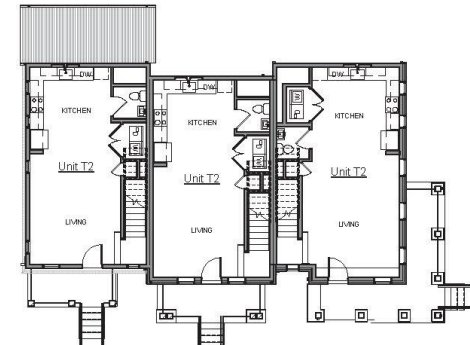
3 x (T2) : 2 Br. Townhouse  
1,079 net sq. ft. each



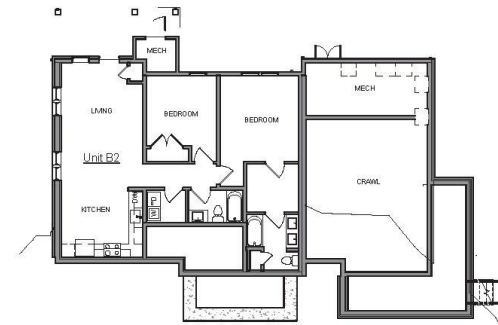
Front Elevation



Floor 3



Floor 2



Floor 1

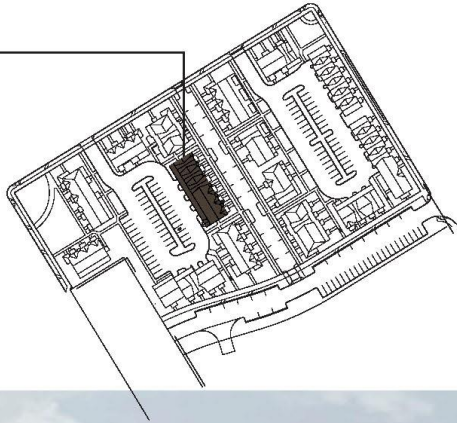


# BUILDING E – ELEVATION AND PLANS

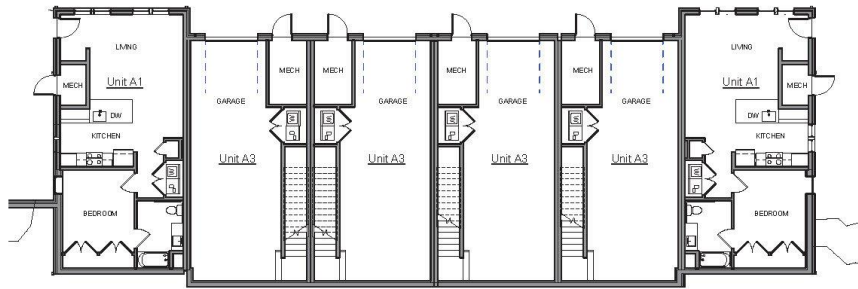
## Building E

- 3 unit types

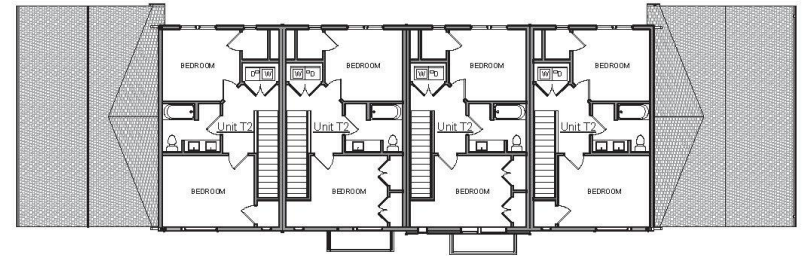
- 2 x (A1) : 1 Br. Basement Flat  
700 sq. ft. each
- 4 x (A3) : 1 Br. Flat w/ Garage  
610 net sq. ft. each
- 6 x (T2) : 2 Br. Townhouse  
1,079 net sq. ft. each



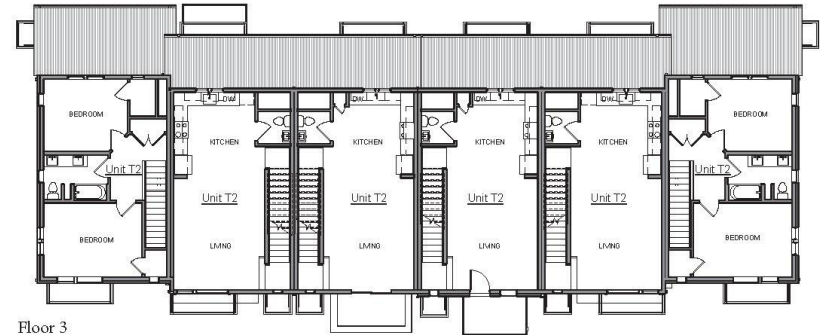
Front Elevation



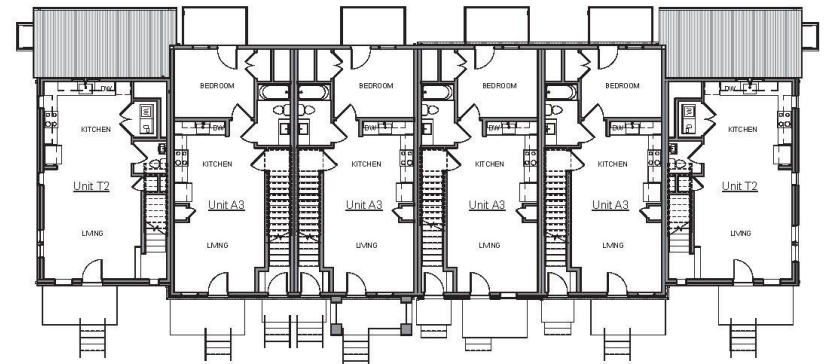
Basement Floor



Floor 4



Floor 3



Floor 2



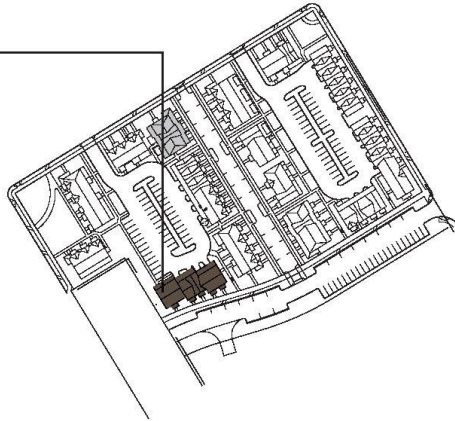
# BUILDING G – ELEVATION AND PLANS

## Building G

- 2 unit types

3 x (T3) : 3 Br. Townhouse with Garage  
1,236 net sq. ft. each

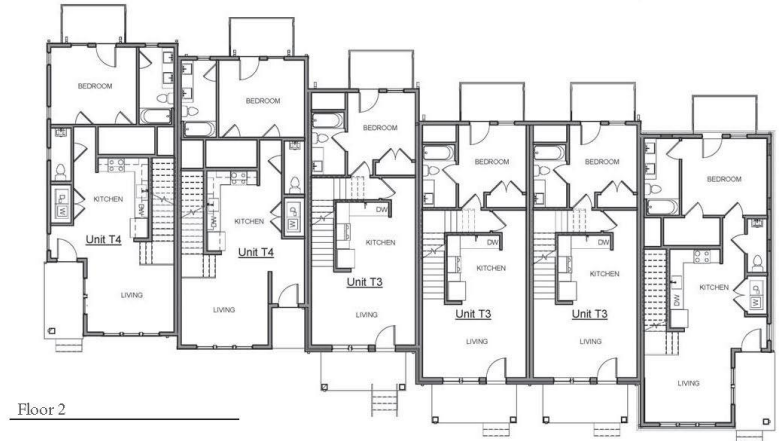
3 x (T4) : 4 Br. Townhouse  
1,530 net sq. ft. each



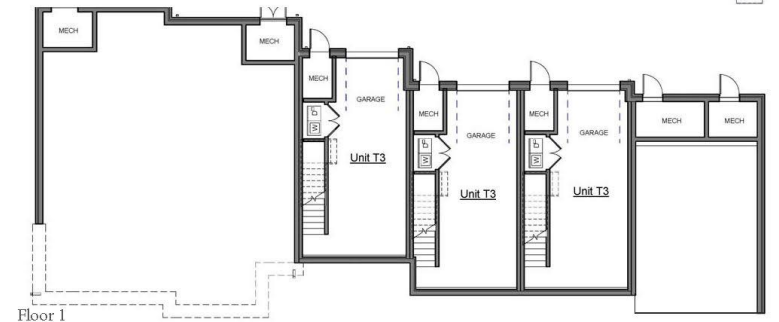
Front Elevation



Floor 3



Floor 2



Floor 1



# BUILDING H – ELEVATION AND PLANS

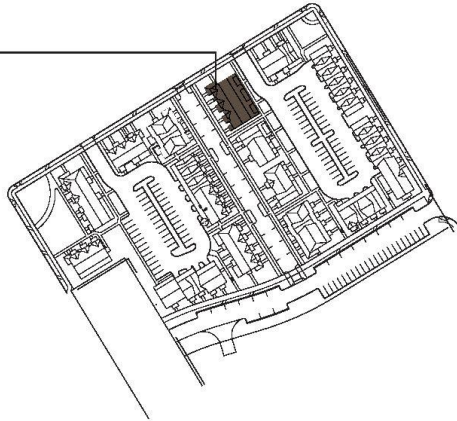
## Building H

- 3 unit types

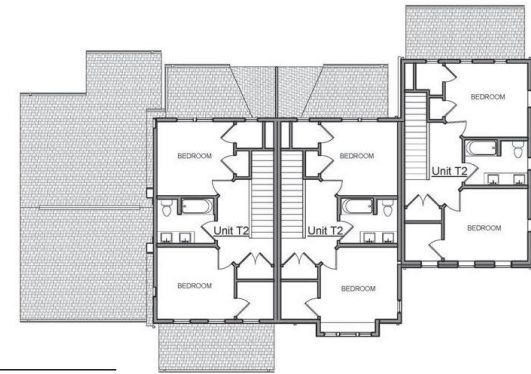
1 x (A1) : 1 Bedroom  
700 net sq. ft. each

1 x (A4) : 1 Bedroom  
799 net sq. ft. each

4 x (T2) : 2 Br. Townhouse  
1,079 net sq. ft. each



Front Elevation



Floor 3



Floor 2



Floor 1



# UNIT PLANS

UNIT DATA:														
Unit Description	A1 1b/1b	A2 1b/1b	A3 GARAGE 1b/1b	A4 1b/1b	B1 2b/2b	B2 2b/2b	T2 2b/1b	T2 GARAGE 2b/1b	C1 3b/2b	C2 3b/2b	T3 GARAGE 3b/2b	T4 3b/2b	D1 4b/3b	Average / Total
Total Number	10	6	4	2	3	3	45	11	1	2	3	3	1	94
	22				62				6			4		
Net Square Footage	700	610	610	799	1,117	981	1,079	1,090	1,247	1,215	1,236	1,530	1,843	937
Gross Square Footage	782	689	1,329	878	1,283	1,148	1,282	1,774	1,399	1,404	1,813	1,687	2,022	1,166
Percent of Total (individual)	10.64%	6.38%	4.26%	2.13%	3.19%	3.19%	47.87%	11.70%	1.06%	2.13%	3.19%	3.19%	1.06%	100.00%
Percent of Total (group)	23.40%				65.96%				6.38%			4.26%		100.00%
Unit Net S.F. Totals	7,000	3,660	2,440	1,598	3,351	2,943	48,555	11,990	1,247	2,430	3,708	4,590	1,843	95,355
Unit Gross S.F. Totals	7,820	4,134	5,316	1,756	3,849	3,444	57,690	19,514	1,399	2,808	5,439	5,061	2,022	102,982

## NOTES:

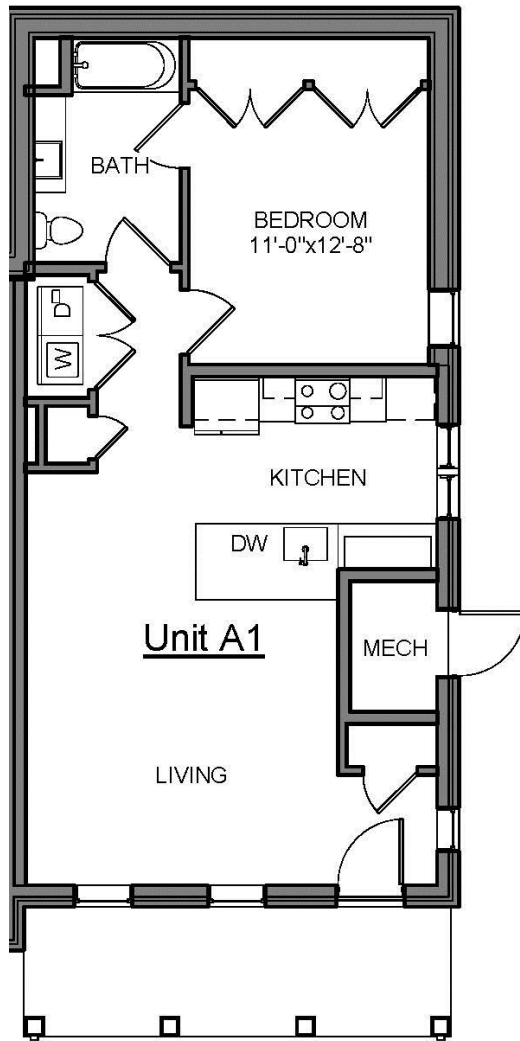
Net S.F.	Unit Net S.F. includes all enclosed conditioned space.  Measurements are taken to the inside face of stud.
Gross S.F.	When applied to the Unit Data. Gross S.F. includes all enclosed conditioned spaces (measured to outside face of stud) plus any private balconies, porches and garages.
Common S.F.	When applied to the Unit Data. Common S.F. includes all mechanical, electrical and public utility closets.

## Unit Features:

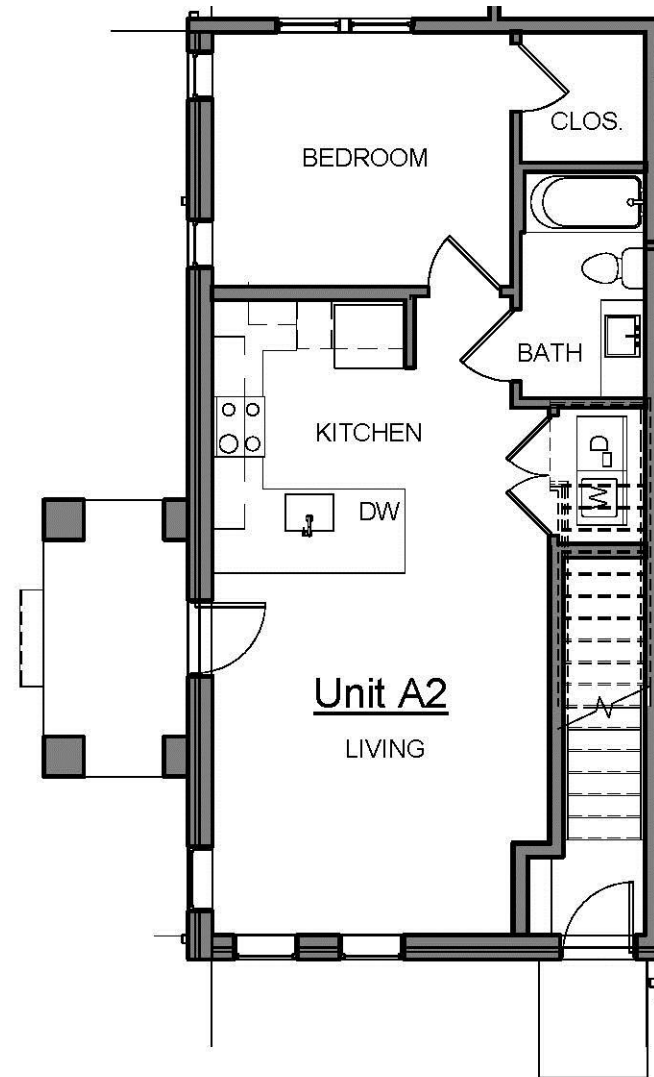
Energy Star Appliances  
 Balcony/Porches at every unit  
 Laminated Wood Plank flooring throughout  
 Electronic Fob Deadbolts – Non Duplicable  
 Doorbells with integrated Camera  
 Quartz Countertops  
 Tiled Backsplash and Showers  
 Central Heating and AC  
 Washer Dryer Hook-Ups  
 LED Lighting  
 LEED Certified Building



# UNIT PLANS – 1 BEDROOM



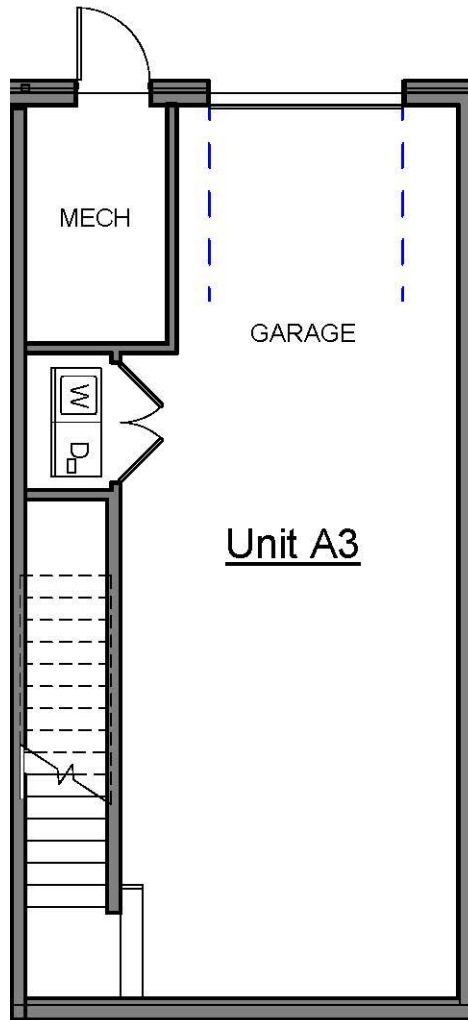
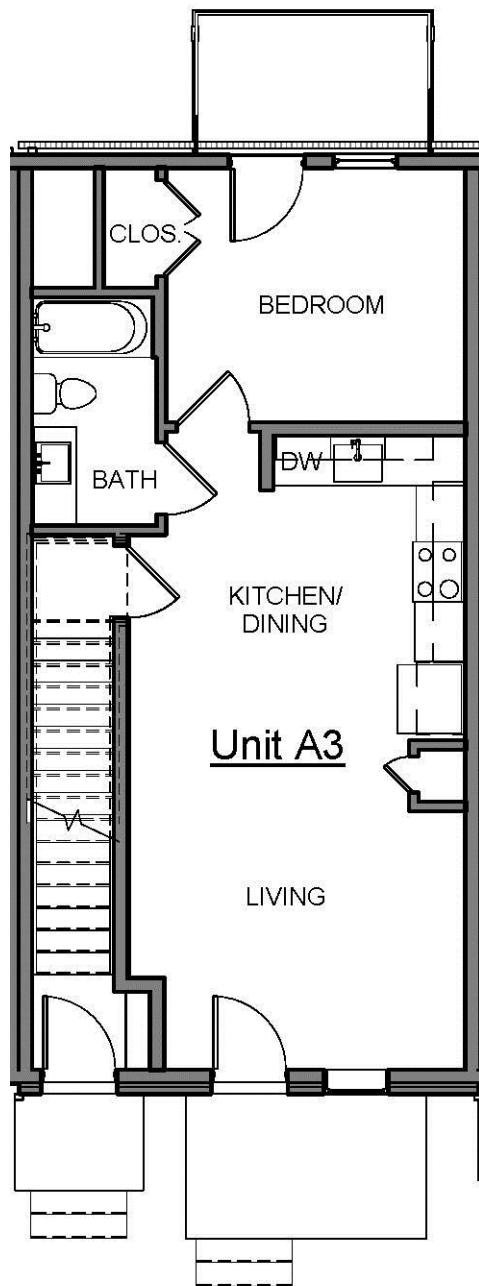
**Unit A1**  
(10) Total Units  
700 Net S.F.  
782 Gross S.F.



**Unit A2**  
(6) Total Units  
610 Net S.F.  
689 Gross S.F.



# UNIT PLANS – 1 BEDROOM



## Unit A3 – with Garage

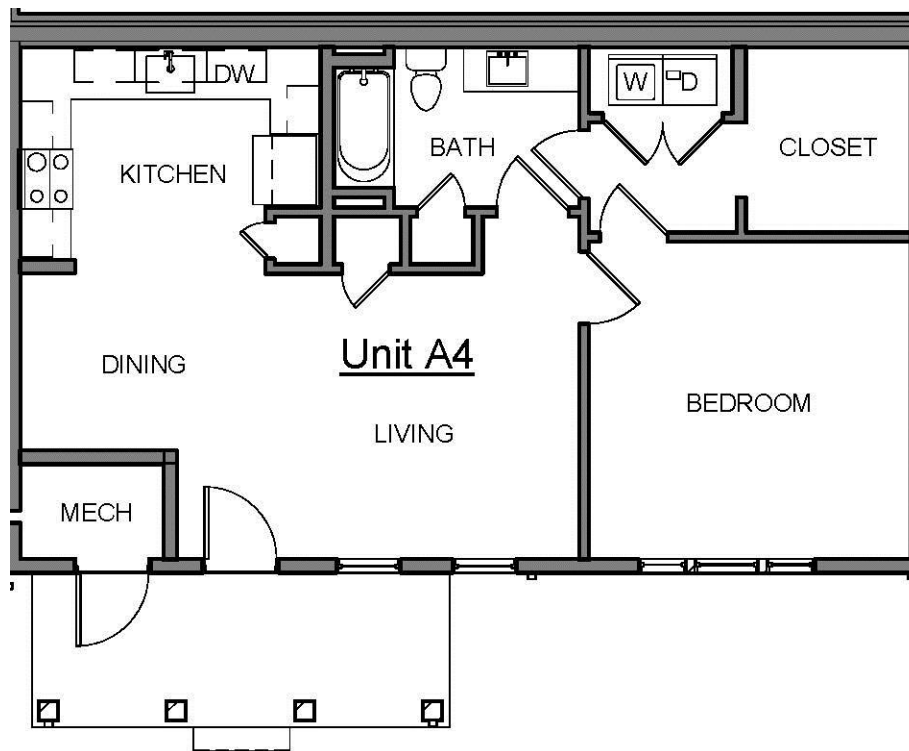
(4) Total Units

610 Net S.F.

1329 Gross S.F.



# UNIT PLANS – 1 BEDROOM



## Unit A4

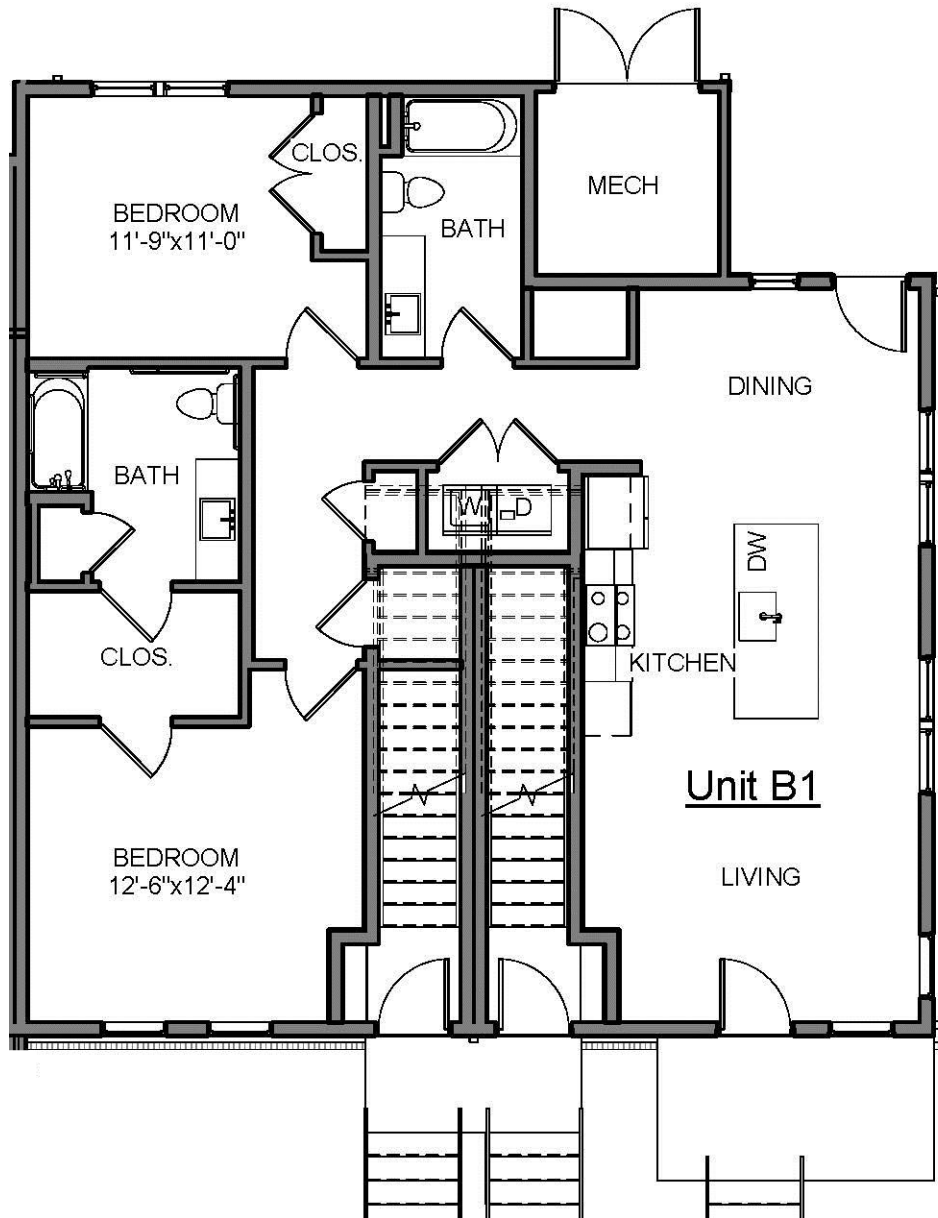
(2) Total Units

799 Net S.F.

878 Gross S.F.



# UNIT PLANS – 2 BEDROOMS

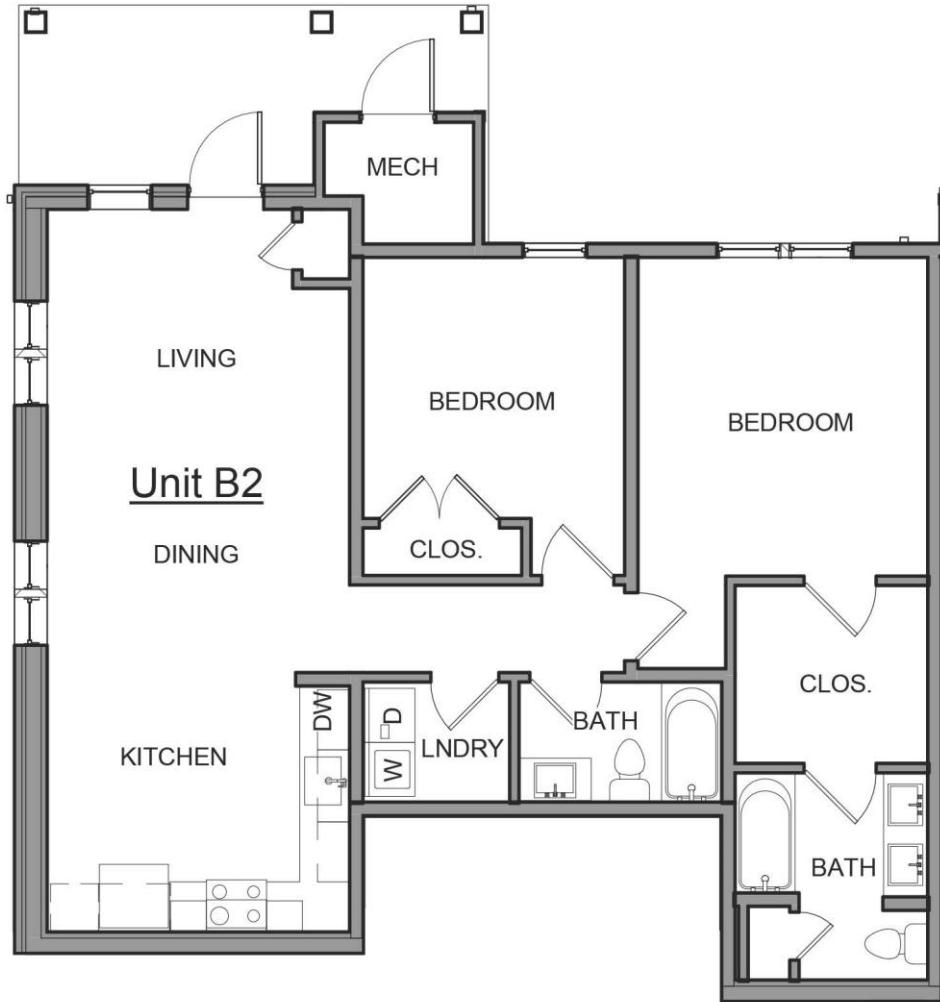


## Unit B1

(3) Total Units  
1,117 Net S.F.  
1,283 Gross S.F.



# UNIT PLANS – 2 BEDROOMS

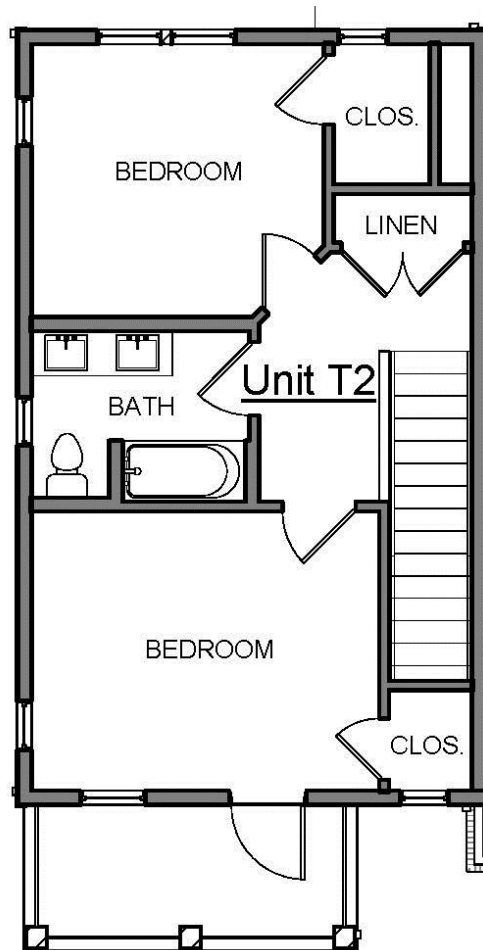
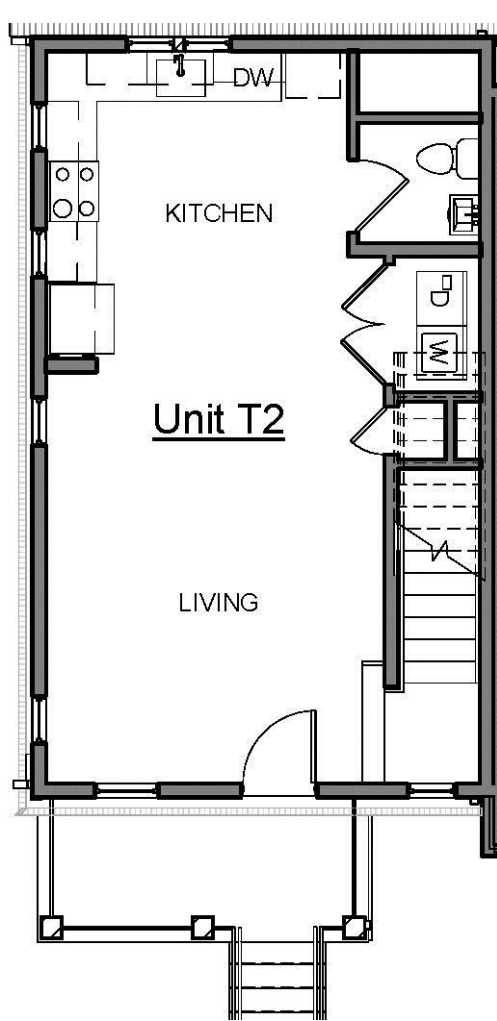


## Unit B2

(3) Total Units  
981 Net S.F.  
1148 Gross S.F.



# UNIT PLANS – 2 BEDROOMS



## Unit T2

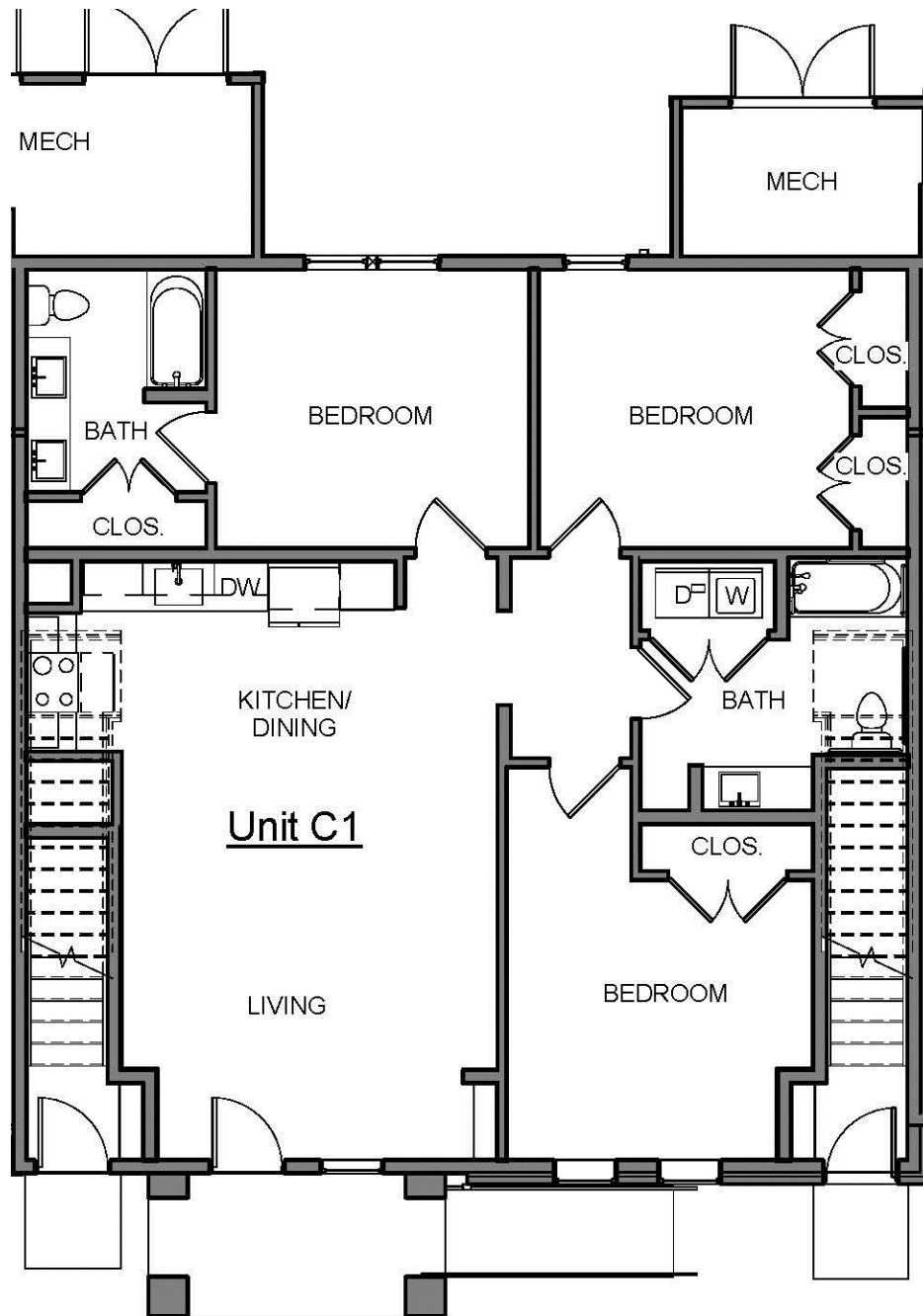
(45) Total Units  
1079 Net S.F.  
1282 Gross S.F.

## Unit T2 with Garage

(11) Total Units  
1090 Net S.F.  
1774 Gross S.F.



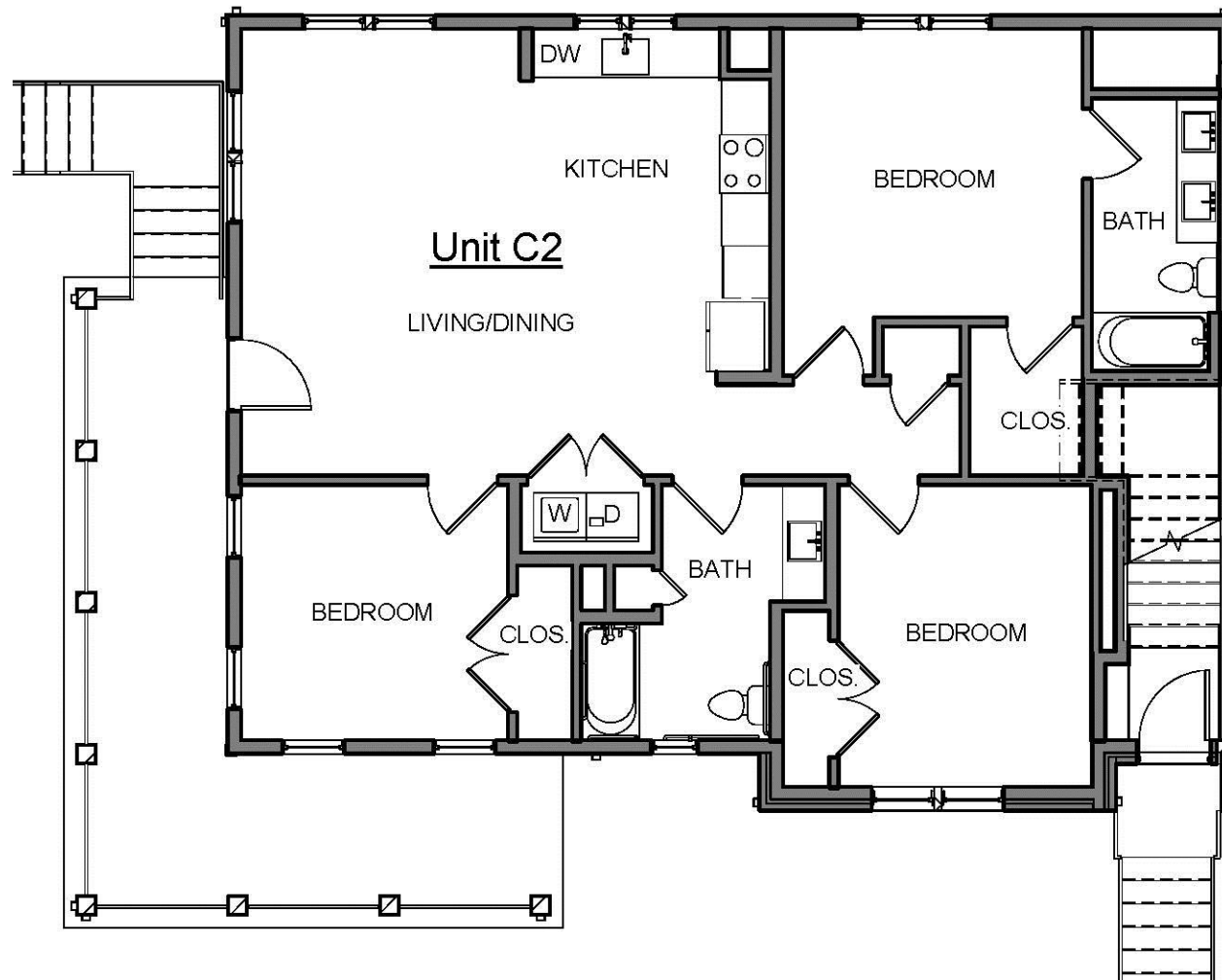
# UNIT PLANS – 2 BEDROOMS



## Unit C1

(1) Total Units  
1247 Net S.F.  
1399 Gross S.F.

# UNIT PLANS – 3 BEDROOMS

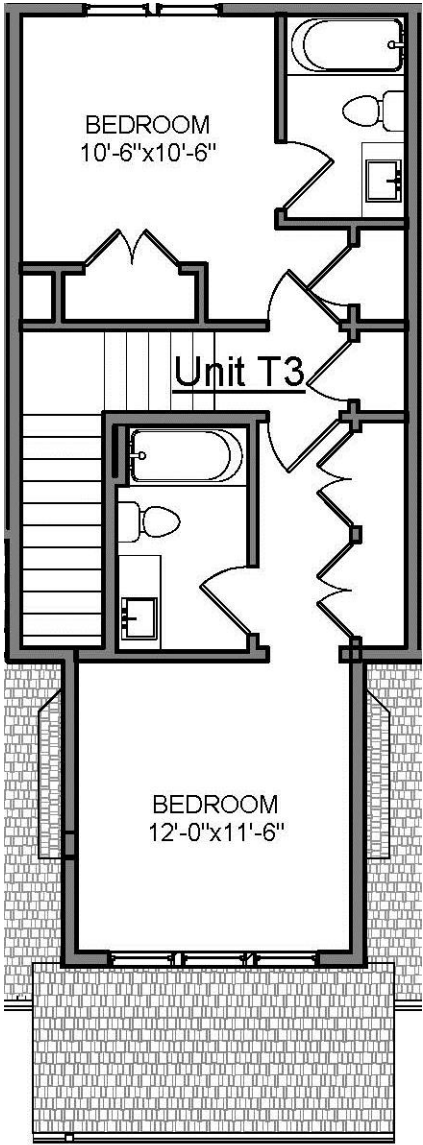
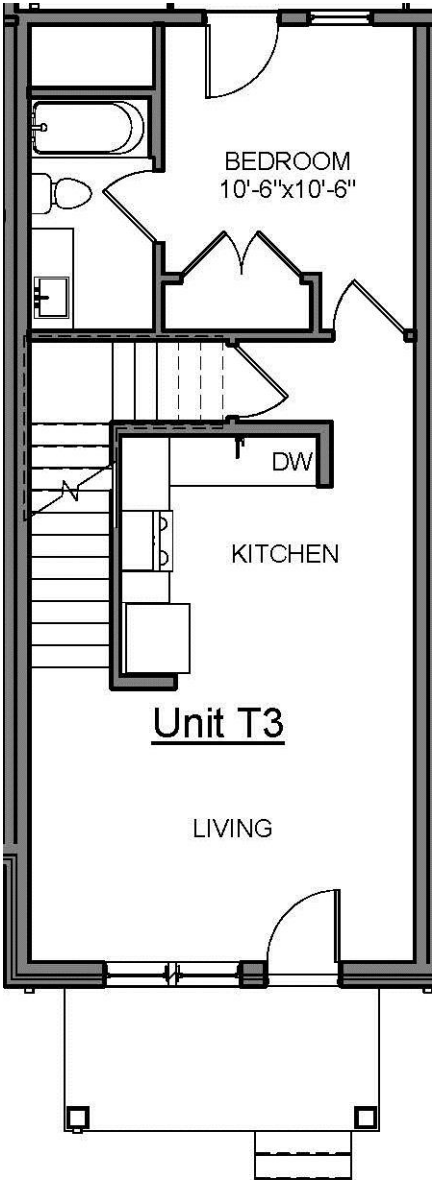
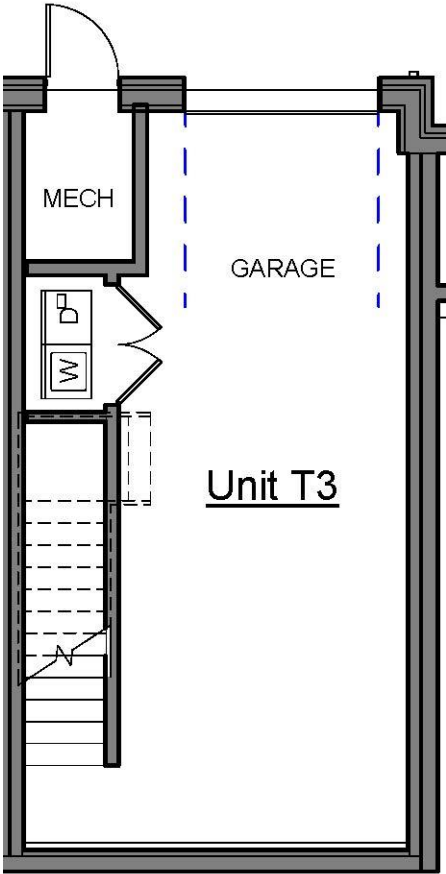


## Unit C2

(2) Total Units  
1215 Net S.F.  
1404 Gross S.F.



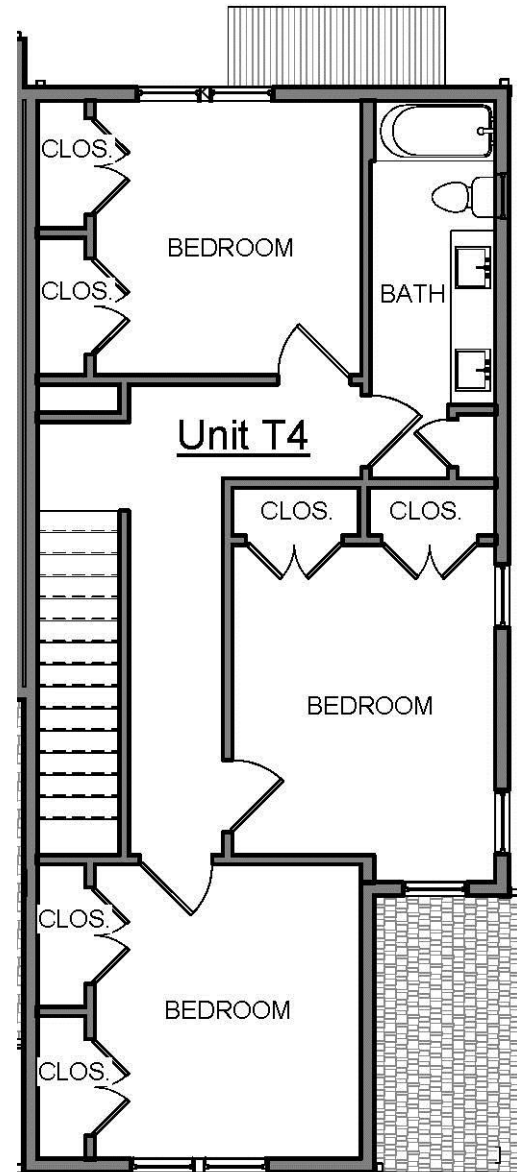
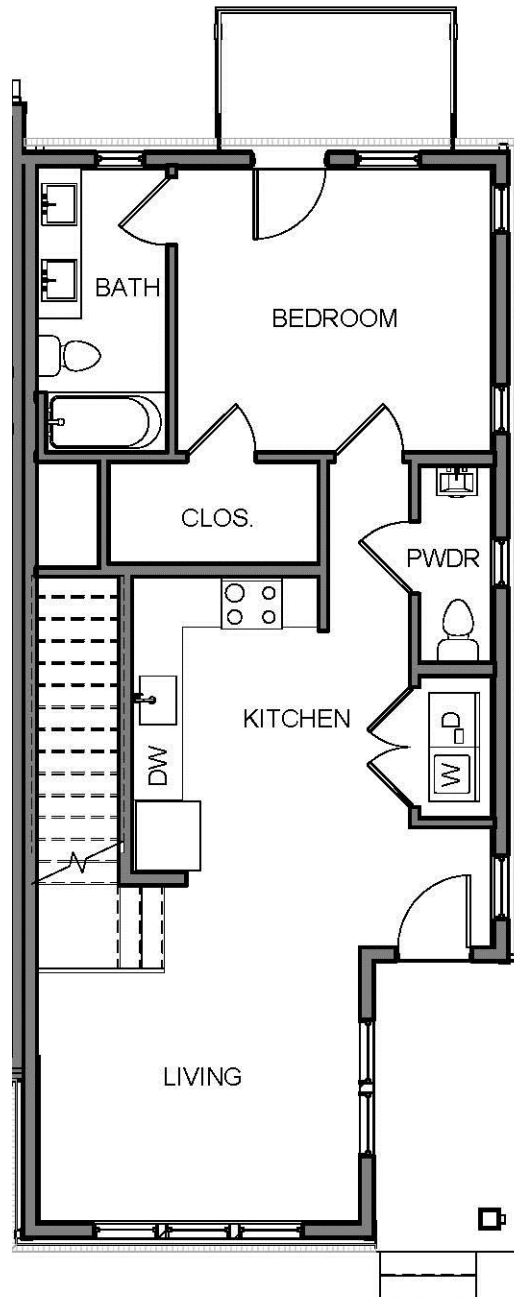
# UNIT PLANS – 3 BEDROOMS



**Unit T3**

(3) Total Units	
1236	Net S.F.
1813	Gross S.F.

# UNIT PLANS – 4 BEDROOMS

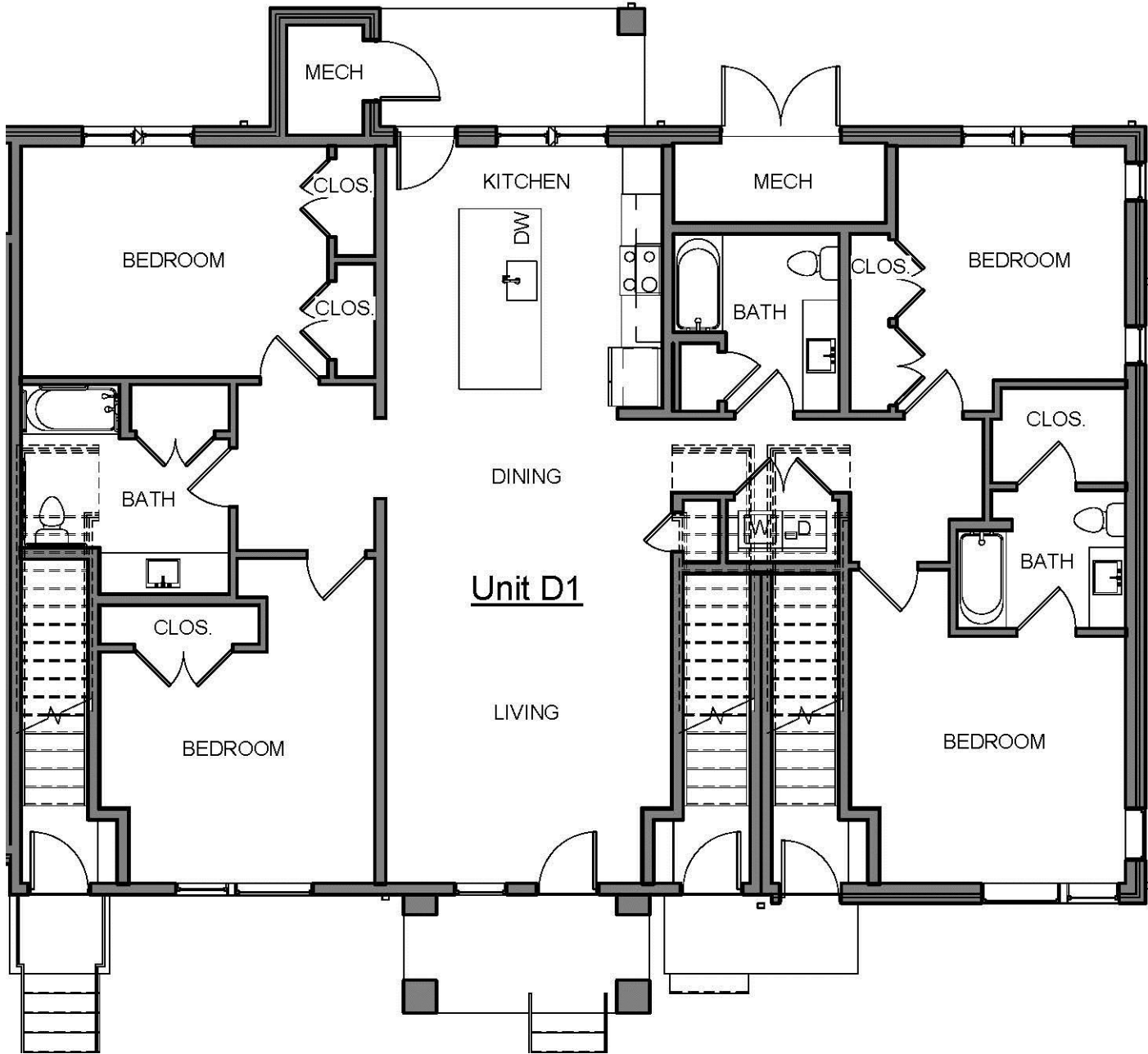


## **Unit T4**

(3) Total Units  
1530 Net S.F.  
1843 Gross S.F.



# UNIT PLAN – 4 BEDROOMS



**Unit D1**

(1) Total Units	
1843	Net S.F.
2022	Gross S.F.



# Green Street – Buildings D & E

