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
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
<table>
<thead>
<tr>
<th>Kirkpatrick Parking Table</th>
<th>Gross Provided</th>
<th>Metro Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking Provided</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Streets</td>
<td>50</td>
<td>(can only count half) 25</td>
</tr>
<tr>
<td>Garage</td>
<td>18</td>
<td>18</td>
</tr>
<tr>
<td>Private Street</td>
<td>21</td>
<td>21</td>
</tr>
<tr>
<td>Surface parking</td>
<td>62</td>
<td>62</td>
</tr>
<tr>
<td><strong>TOTAL PROVIDED</strong></td>
<td><strong>151</strong></td>
<td><strong>126</strong></td>
</tr>
</tbody>
</table>

**Summary**

- **Total Required** (per Zoning and UZO) = 98
- **Metro-Counted** (counting only half of on-street) = 126
- **Total Provided** (counting all of on-street) = 151
NEIGHBORHOOD AMENITIES

January 26, 2017
POCKET PARKS

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
POCKET PARKS

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
Pocket Park @ 8th and Sylvan Street

Sylvan St.
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
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

GREEN STREET

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
POCKET PARK

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
POCKET PARK

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
KIRKPATRICK PARK RENDERINGS

January 26, 2017
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

SITE PLAN

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
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
POCKET PARK at 8th and Sylvan St. – Buildings A & B
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
DEVELOPMENT SUMMARY

LOT SIZE: 3.82 ACRES

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  1bds - 22
  2bds - 62
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TOTAL BEDROOMS: 180

TOTAL UNIT/ACRE: 24.6
SITE PLAN

DEVELOPMENT SUMMARY

LOT SIZE: 3.82 ACRES

BUILDINGS: 15

UNITS: 94
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DEVELOPMENT SUMMARY

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DEVELOPMENT SUMMARY

LOT SIZE: 3.82 ACRES

BUILDINGS: 15

UNITS: 94
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TOTAL UNIT/ACRE: 24.6
ELEVATIONS

8th Street & Sylvan Street

8th Street
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
DEVELOPMENT SUMMARY

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BUILDINGS: 15

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- 3bds: 6
- 4bds: 4

TOTAL BEDROOMS: 180

TOTAL UNIT/ACRE: 24.6
ELEVATIONS

Green Street
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
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
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

Sylvan St.
9th St.
New Park St.
Building D

- 2 unit types

1 x (T2) : 2 Br. Basement Flat
881 net sq. ft. each

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

Floors 2, 3, 4
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
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
UNIT PLANS

UNIT DATA:

<table>
<thead>
<tr>
<th>Unit Description</th>
<th>A1 1b/1b</th>
<th>A2 1b/1b</th>
<th>A3 GARAGE 1b/1b</th>
<th>A4 1b/1b</th>
<th>B1 2b/2b</th>
<th>B2 2b/2b</th>
<th>T2 GARAGE 2b/1b</th>
<th>T3 GARAGE 3b/2b</th>
<th>C1 3b/2b</th>
<th>C2 3b/2b</th>
<th>Average / Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Number</td>
<td>10</td>
<td>6</td>
<td>4</td>
<td>2</td>
<td>3</td>
<td>3</td>
<td>45</td>
<td>11</td>
<td>1</td>
<td>2</td>
<td>3</td>
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<tr>
<td>Net Square Footage</td>
<td>700</td>
<td>610</td>
<td>610</td>
<td>799</td>
<td>917</td>
<td>1,079</td>
<td>1,090</td>
<td>1,247</td>
<td>1,215</td>
<td>1,236</td>
<td>1,530</td>
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<tr>
<td>Gross Square Footage</td>
<td>782</td>
<td>689</td>
<td>1,329</td>
<td>878</td>
<td>1,283</td>
<td>1,148</td>
<td>1,282</td>
<td>1,774</td>
<td>1,399</td>
<td>1,404</td>
<td>1,813</td>
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<tr>
<td>Percent of Total (individual)</td>
<td>10.64%</td>
<td>6.38%</td>
<td>4.26%</td>
<td>2.13%</td>
<td>3.19%</td>
<td>3.19%</td>
<td>47.87%</td>
<td>11.70%</td>
<td>1.06%</td>
<td>2.13%</td>
<td>3.19%</td>
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<tr>
<td>Percent of Total (group)</td>
<td></td>
<td>23.40%</td>
<td></td>
<td>85.96%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>6.38%</td>
<td></td>
<td></td>
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<tr>
<td>Unit Net S.F. Totals</td>
<td>7,900</td>
<td>3,660</td>
<td>2,440</td>
<td>3,351</td>
<td>2,943</td>
<td>48,555</td>
<td>11,990</td>
<td>1,247</td>
<td>2,430</td>
<td>3,708</td>
<td>4,590</td>
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<tr>
<td>Unit Gross S.F. Totals</td>
<td>7,820</td>
<td>4,134</td>
<td>5,316</td>
<td>1,756</td>
<td>3,444</td>
<td>3,849</td>
<td>57,690</td>
<td>19,514</td>
<td>1,399</td>
<td>2,808</td>
<td>5,439</td>
</tr>
</tbody>
</table>

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 A4
(2) Total Units
799  Net S.F.
878  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 – 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.