



# Kincaid Elementary School

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## Site Improvements Design Project



## Kincaid Elementary School is showing its age.

- Kincaid Elementary School was built in 1996.
- Improper drainage and annual freeze/thaw cycles have deteriorated the school's driveway, bus drive, sidewalks, and parking area.
- Storm drains are failing, standing water prevents use of the main playground area.
- Outdated traffic design causes increased vehicle congestion during peak drop off and pick up times.

# Existing Conditions

- Traffic flow and congestion problems
- Drainage issues
- Pavement cracking and deformation
- Parking lot congestion
- Aging playground
- Limited non-motorized transportation options





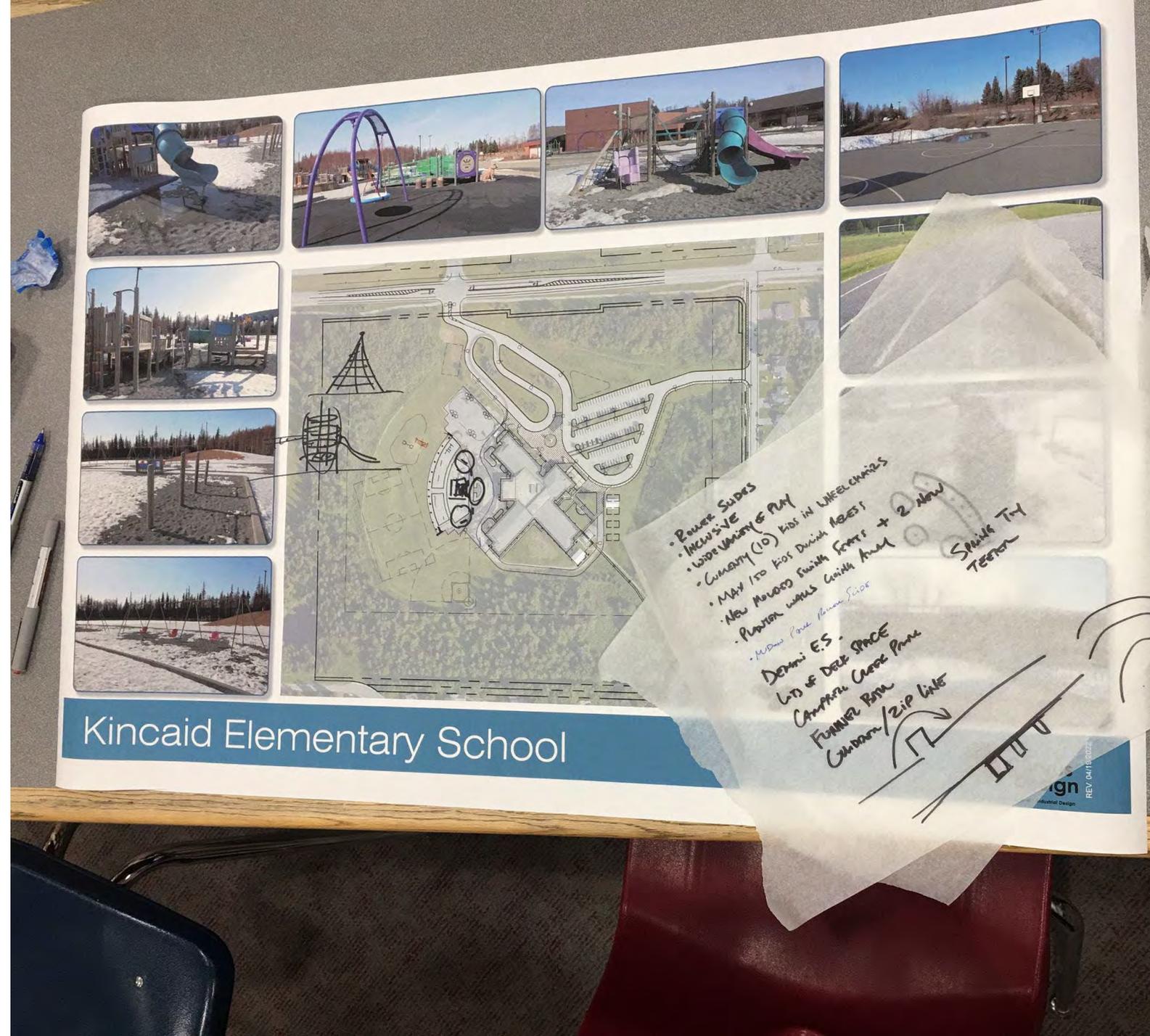
# What we heard...Parking

- Parking lot is small for the number of vehicles using it
- Expand handicapped parking
- Designate parking for staff
- Repave/level surface to eliminate bumps, lumps, and potholes
- Snow storage takes up parking area

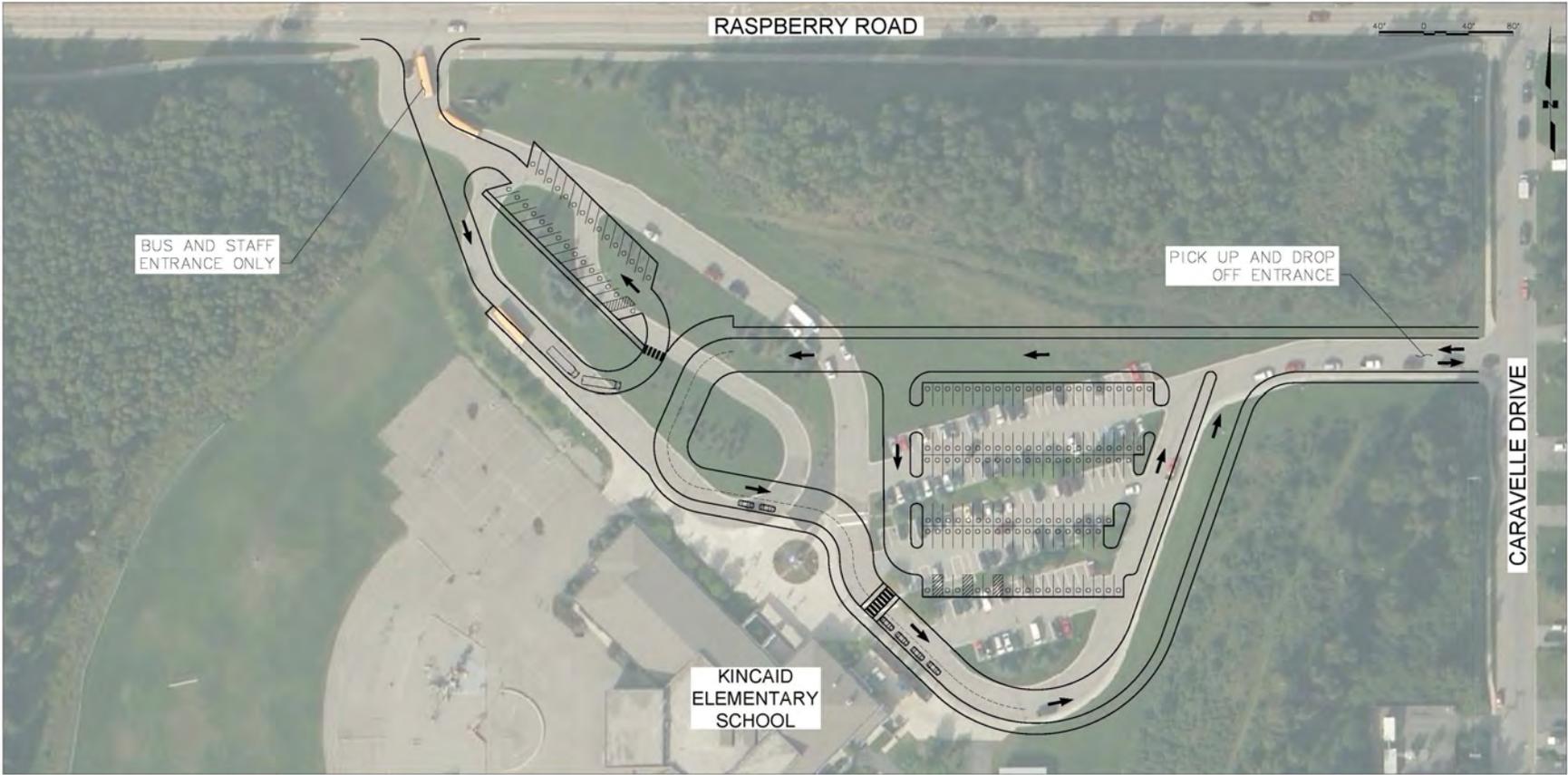


# What we heard...Playground

- Playground equipment should be updated
- Replace pea gravel with rubber surface
- Include accessible equipment
- Replace “prickly” landscaping
- Add a seesaw, balance beam, zipline
- Eliminate raised planters



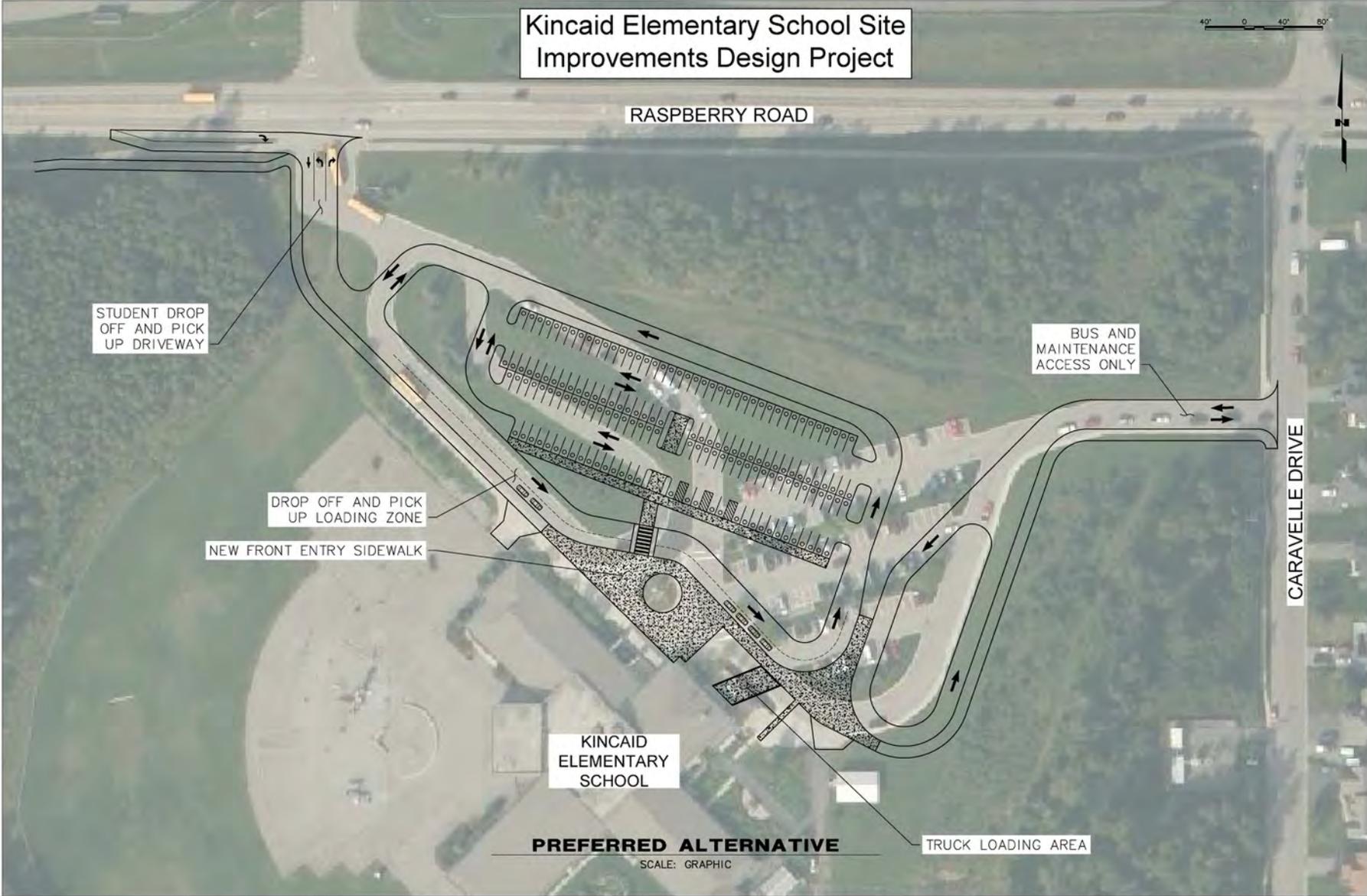
Alternative 1



# Alternative 2



Preferred Alternative



# Kincaid Elementary School Site Improvements Design Project



RASPBERRY ROAD

STUDENT DROP OFF AND PICK UP DRIVEWAY

NEW STORM DRAIN SYSTEM TO COLLECT SNOW MELT AND ADDITIONAL SITE DRAINAGE

BUS AND MAINTENANCE ACCESS ONLY

PARKING LOT  
139 SPACES

DROP OFF AND PICK UP LOADING ZONE

NEW FRONT ENTRY SIDEWALK

BUS LOOP

KINCAID  
ELEMENTARY  
SCHOOL

TRUCK LOADING AREA

NEW K-6  
PLAYGROUND

EXISTING  
GARDEN TO  
REMAIN

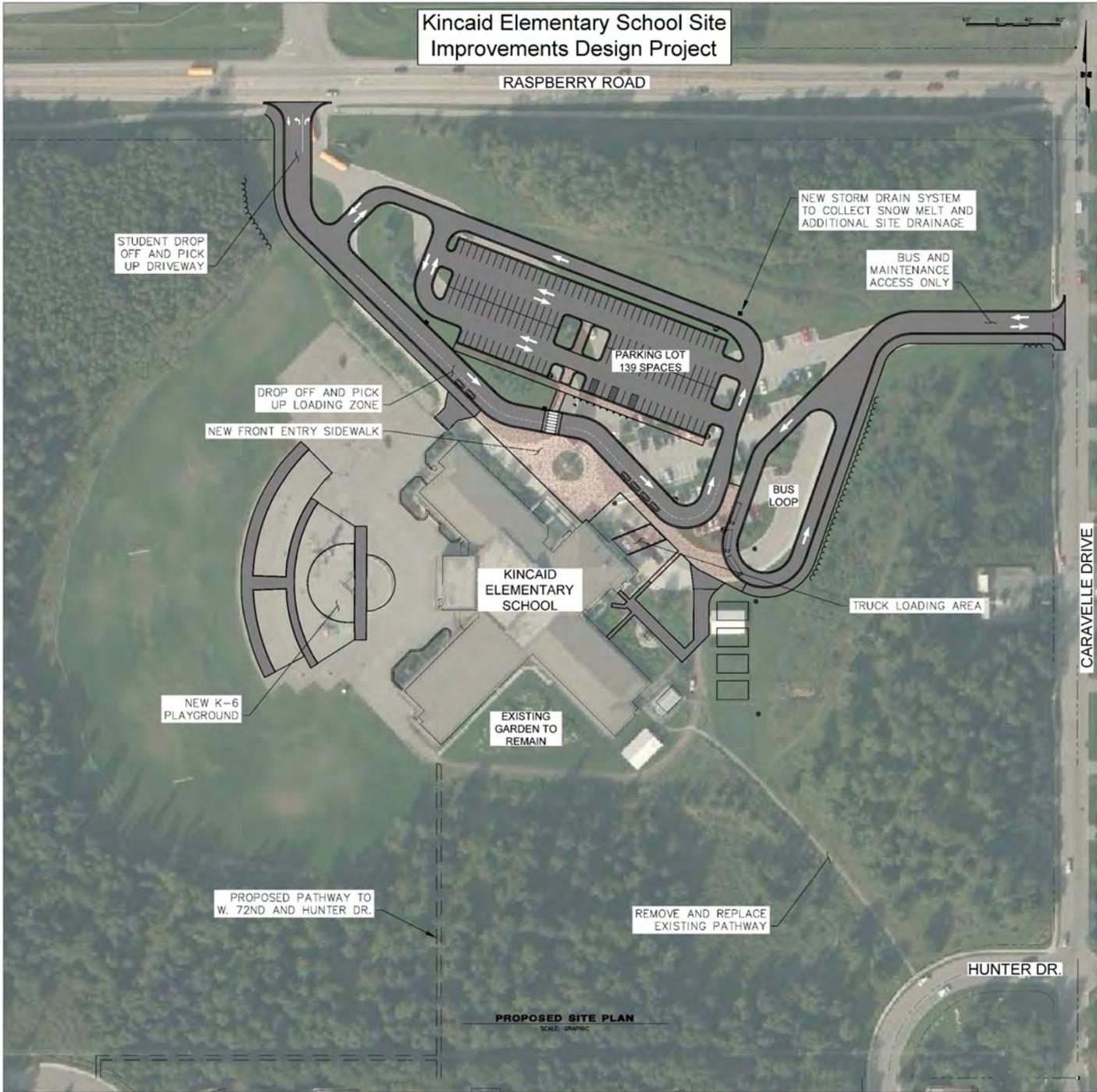
CARAVELLE DRIVE

PROPOSED PATHWAY TO  
W. 72ND AND HUNTER DR.

REMOVE AND REPLACE  
EXISTING PATHWAY

HUNTER DR.

PROPOSED SITE PLAN  
SCALE: GRAPHIC





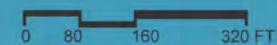
# KINCAID ELEMENTARY SCHOOL

Site Plan

REV: 2022-06-02



Note: Aerial photo and property lines are aligned approximately and shown for conceptual planning purposes only.

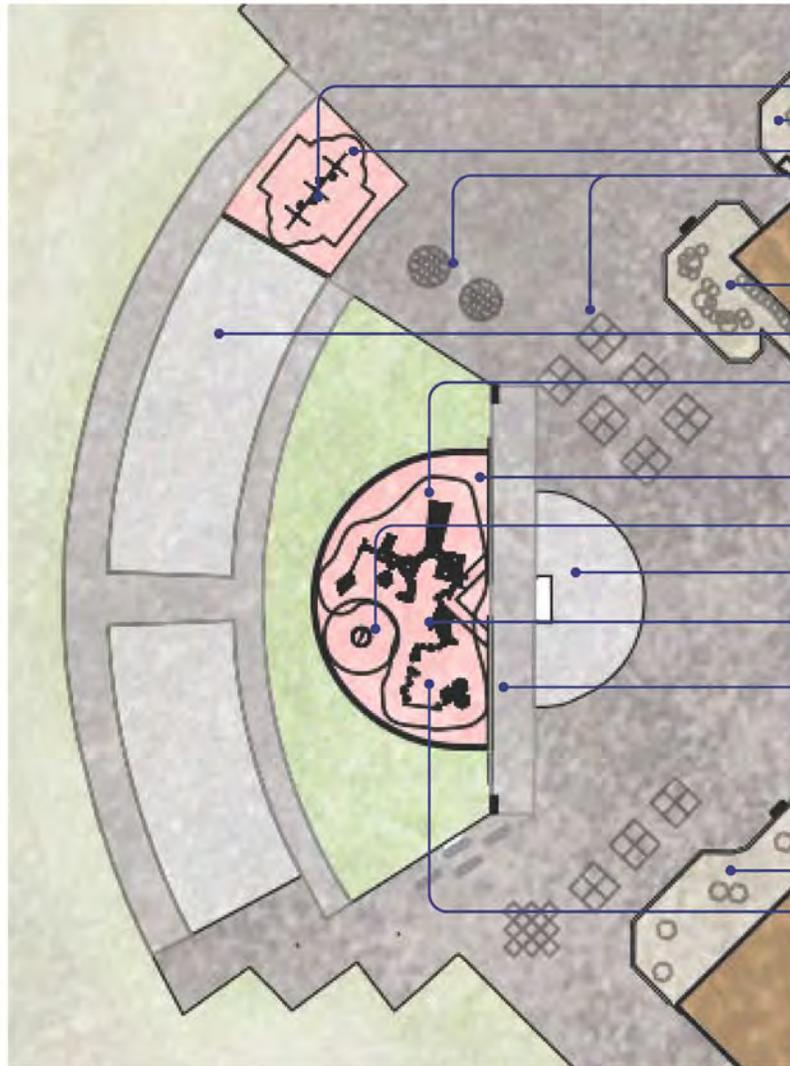




# KINCAID ELEMENTARY SCHOOL

Playground Upgrades Conceptual Plan Enlargement

REV: 2022-06-02



Existing landscape bed  
Unitary play surfacing - rubber tiles  
Pavement games painted on asphalt

Existing landscape bed  
Existing swing sets to remain

Play structure (ages 5-12)

Unitary play surfacing - rubber tiles

Existing play area (ages 2-5) to remain

Play cubes

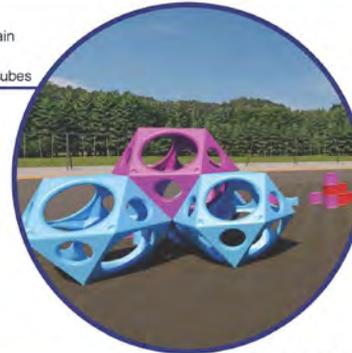
New asphalt

Existing landscape bed

2-Bay accessible swing set



Accessible whirl



Balance beam and steppers





# KINCAID ELEMENTARY SCHOOL

Play Equipment Images (color palette not yet developed)

REV: 2022-06-02



# Site Design Timeline

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- June 2022 – Preferred Design Submitted to Urban Design Commission (UDC)
- September 2022 – UDC Review and Public Comment
- October 2022 – Final Design Complete
- December 2022 – Construction Bidding
- Spring/Summer 2022 – Construction
- Fall 2023 – Construction Complete

*\* Final design elements identified and construction schedule pending funding availability.*





# Contact us!

- Project website: <https://www.asdk12.org/kincaidimprovements>
- Project mailing list: [jjessen@crweng.com](mailto:jjessen@crweng.com)
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