

POIC

HART DEVELOPMENT

BORA

 **HMS**
DEVELOPMENTS

October 9, 2024

POIC RA Prep - GRDC Advisory Committee



Community Program Integrations

POIC will be providing wrap-around community support programs *and* community gathering spaces within the B188 building to expand opportunities for the Rockwood neighborhood and surrounding communities.

Workforce Training

- Providing agile, cross-sector workforce training to help individuals secure living-wage jobs in rapidly growing fields

Community Gymnasium

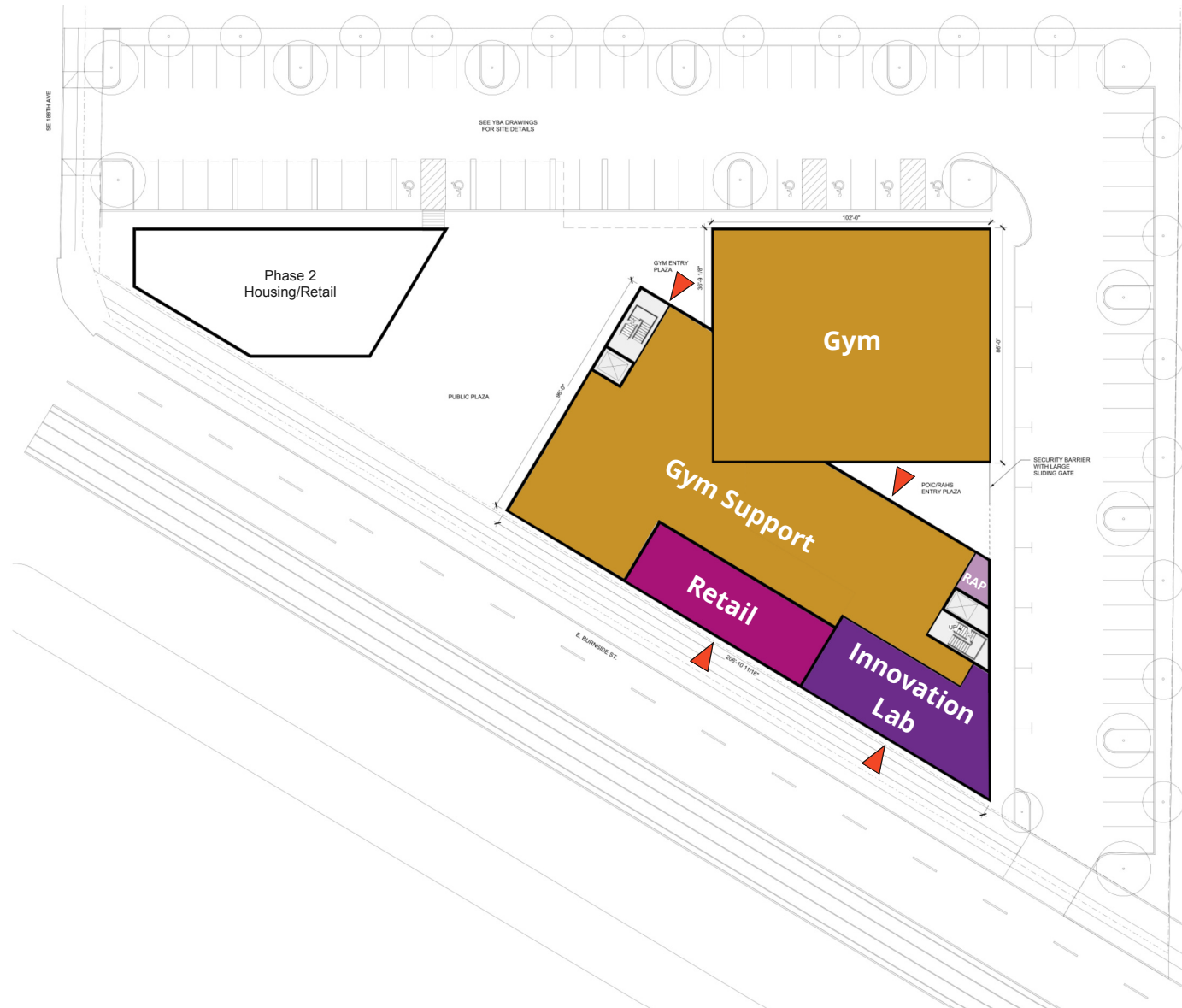
- Space and equipment for year-round community sports programs and tournaments
- Training space for Rosemary Anderson Prep's men's basketball and women's volleyball teams

Rosemary Anderson Prep

- Individualized continuing education for individuals seeking their GED or preparation for college education—serving middle, high school, and prospective college students.

PREVIOUS SITE PLAN | EXECUTED TERM SHEET

Site Plan



▲ = Entries

PLAZA:

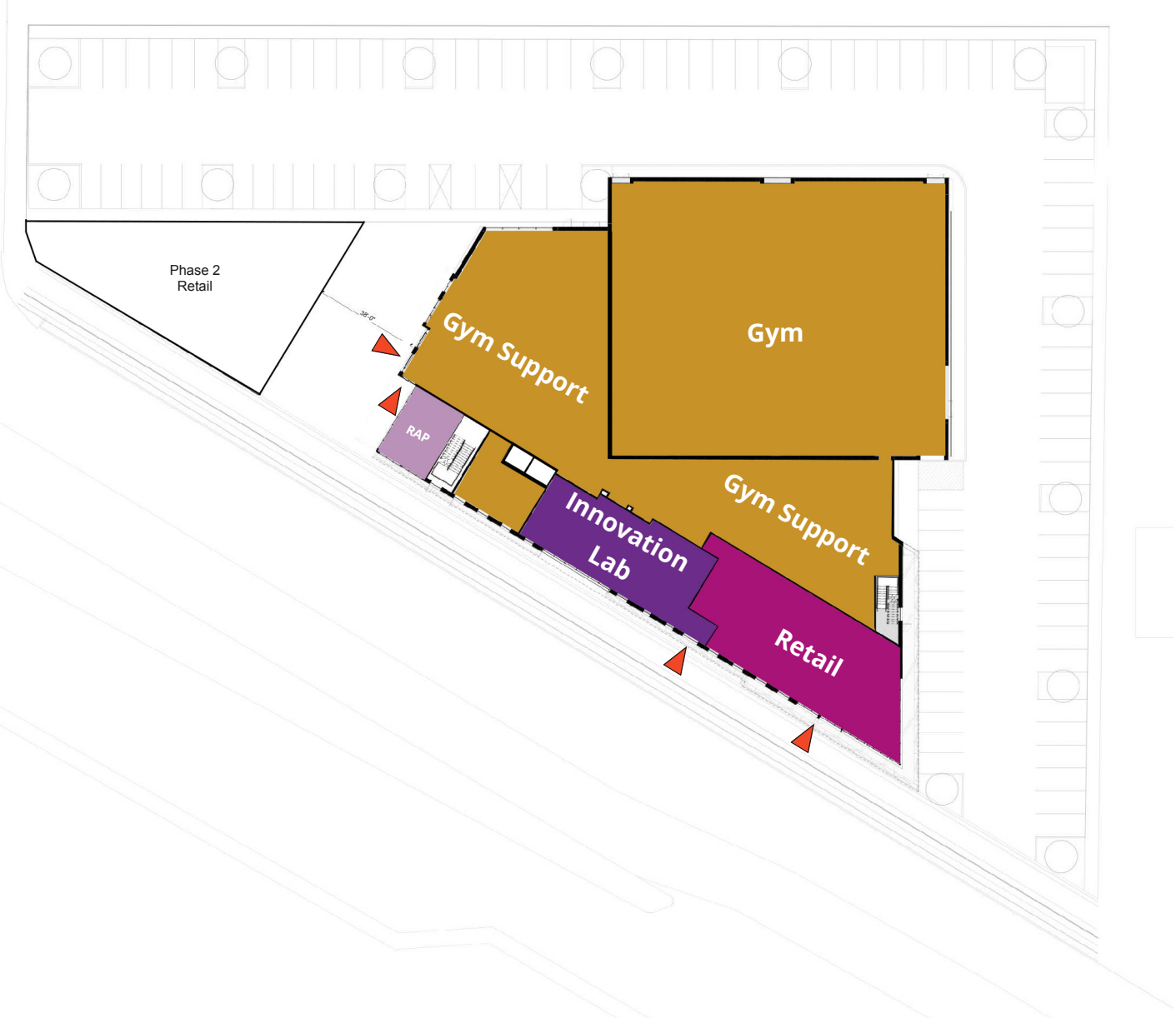
Width: 71'-0"

Area: 7,167 sf

Parking: 102 spaces

CURRENT SITE PLAN

Site Plan



Notable Plan Changes:

- 1). Increased gym & support spaces
- 2). Added Health Clinic from retail space
- 3). RA Prep on single floor

Benefits of Single Floor RA Prep:

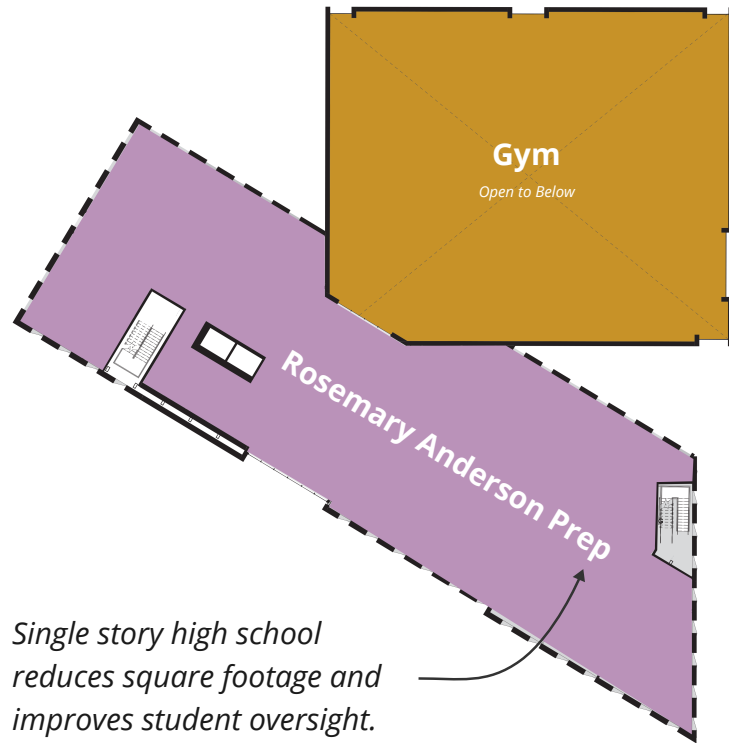
- 1). Enhanced sightlines / supervision
- 2). Optimizes floor space & reduces building size

▲ = Entries

PLAZA:
Width: 38'-0"
Area: 3,280 sf
Parking: 89 spaces

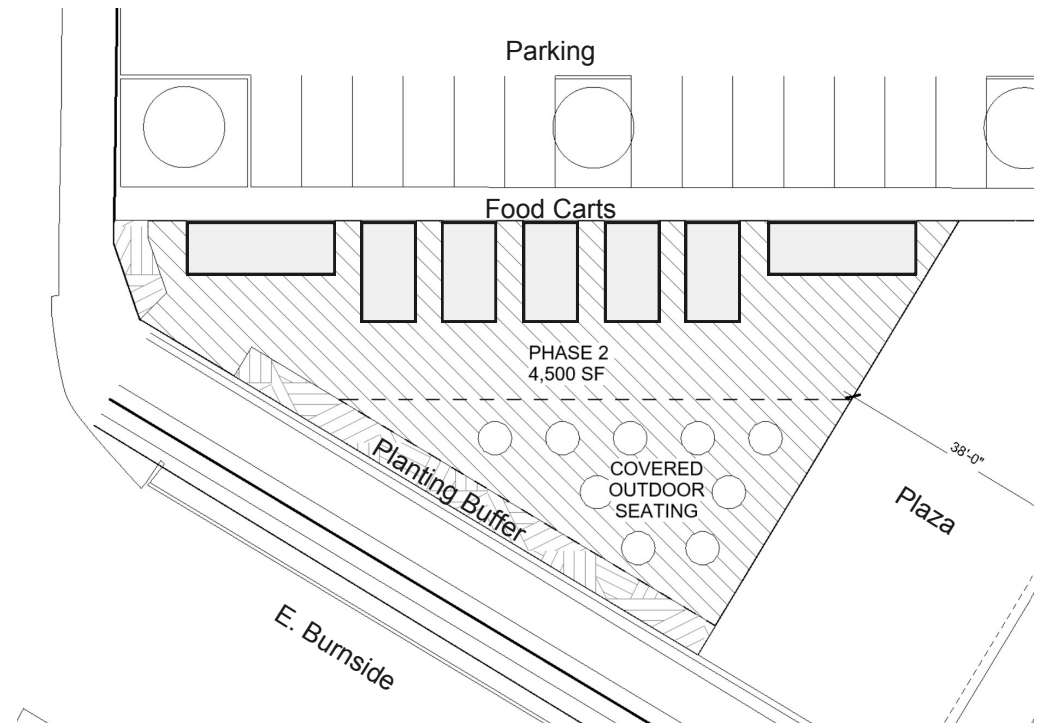
COMPARITIVE SITE PLAN

Level 02



Single story high school reduces square footage and improves student oversight.

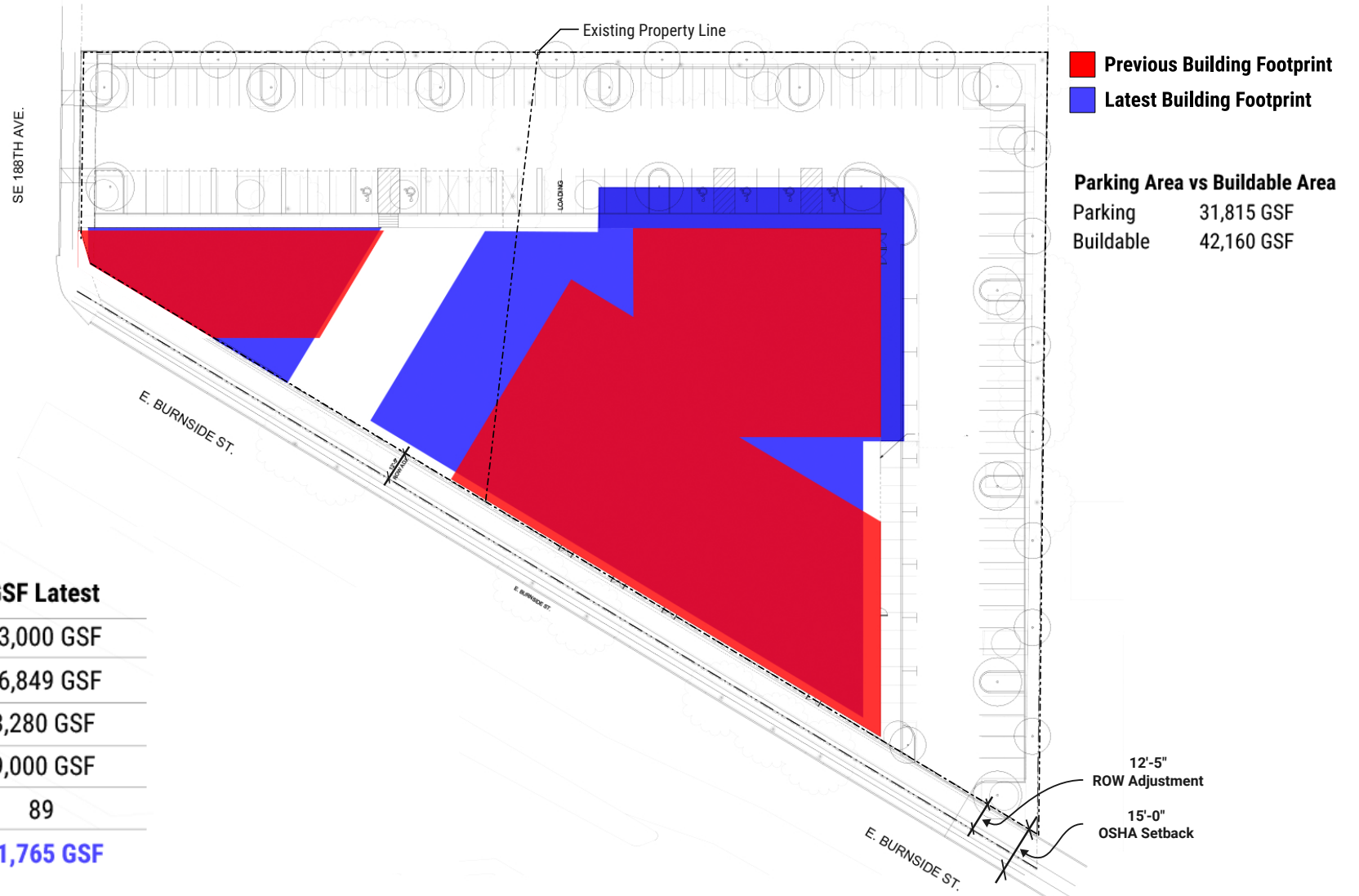
Phase 2 | Possible Food Cart Layout



POIC + RA Prep | Previous vs Latest Footprint Comparison

Notable Changes:

- 1). Reduction to Plaza
- 2). Increased ground floor program and gym
- 3). Increased footprint of corner lot



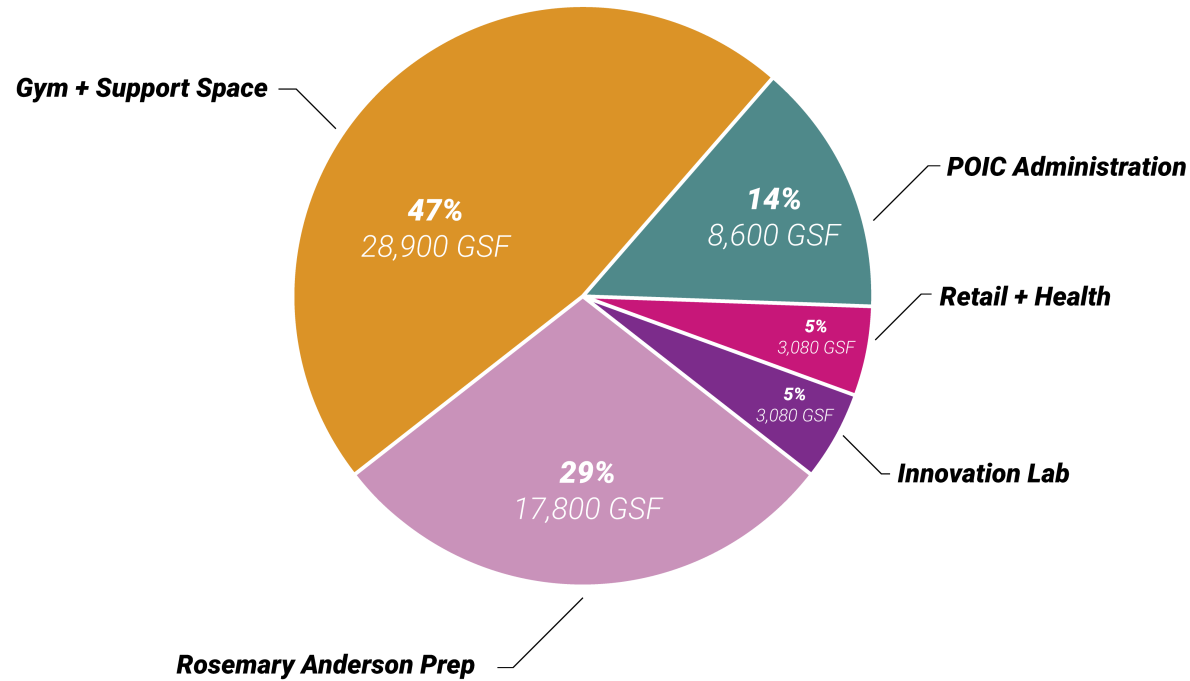
Previous vs Latest Metrics:

Area	GSF Previous	GSF Latest
Gymnasium	8,400 GSF	13,000 GSF
*Ground Floor Footprint	14,527 GSF	16,849 GSF
Plaza	7,160 GSF	3,280 GSF
2-Story Phase 2	8,500 GSF	9,000 GSF
Parking Count	102	89
Total GSF	61,600 GSF	61,765 GSF

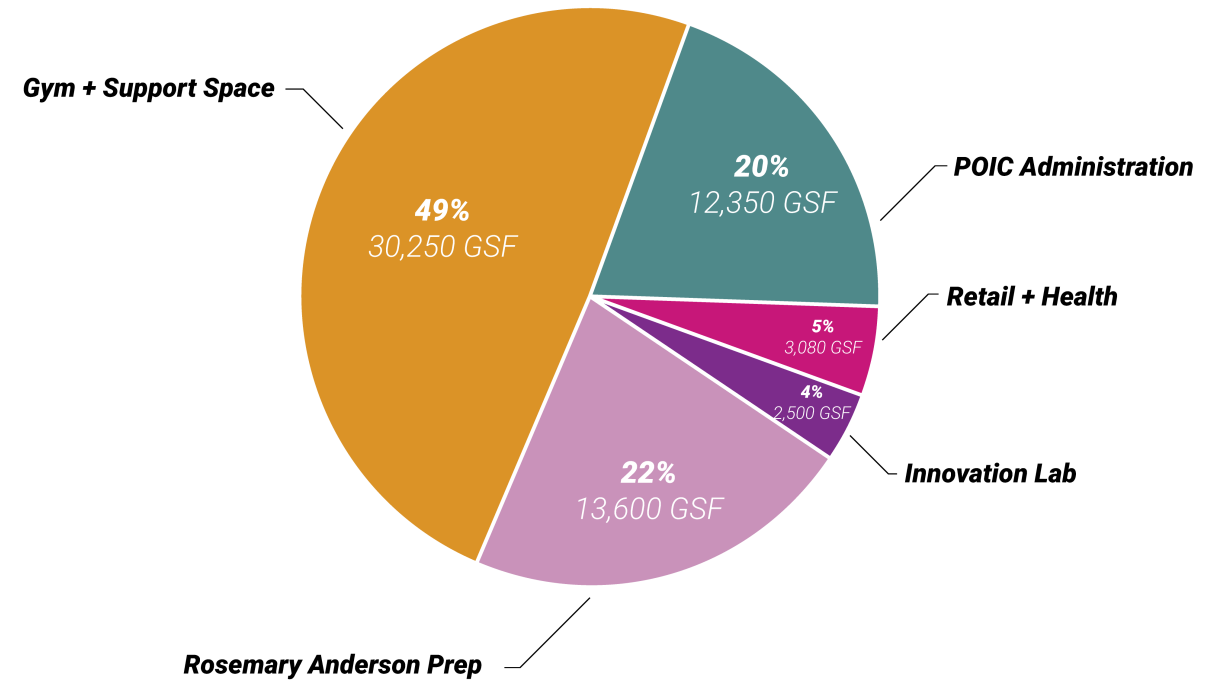
*Does not include gym gsf.

COMPARATIVE PROGRAM PROPORTIONS

Previous Program Breakdown | Based on 4-Story 61,600 GSF



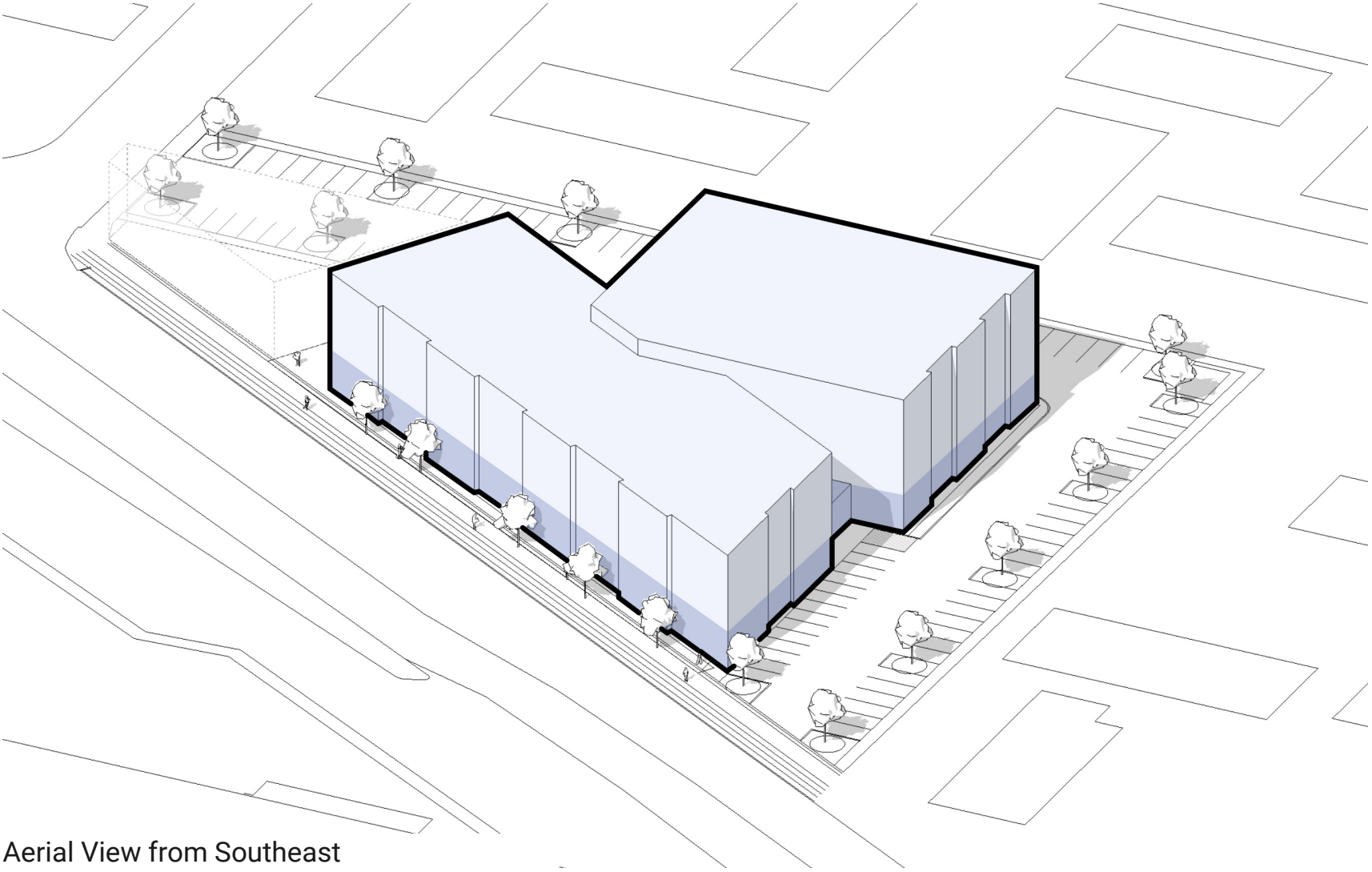
Current Program Breakdown | Based on 3-Story 61,765 GSF



Notable Changes:

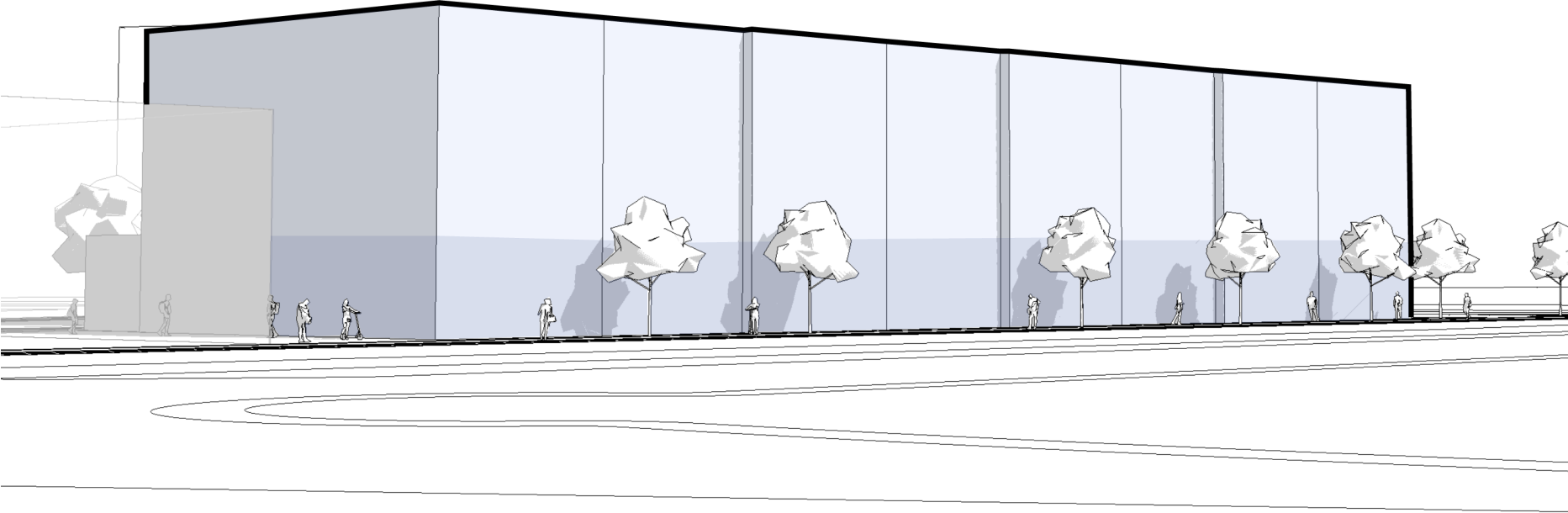
- 1). Increased gym and support spaces to better serve community
- 2). Improved efficiency of high school by reducing stories
- 3). Increased administrative spaces, some shared with RA Prep
- 4). Minor reduction to Innovation Lab

CURRENT MASSING



Aerial View from Southeast

CURRENT MASSING



View from Southwest

PLAZA PRECEDENTS



Proposed B188 Schedule

Pre - Application Submission	Winter 2024
100% Schematic Design Review & Approval	Late Winter / Early Spring 2025
50% Design Development Review & Approval	Late Spring 2025
Construction Drawings Review & Approval	Late Summer 2025
Closing of Financing / Start of Construction	Early 2026
Certification of Occupancy	Late 2027