



Kincaid Elementary School

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- Outdated traffic design causes increased vehicle congestion during peak drop off and pick up times.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...Access

- Most parents drop off their child using a personal vehicle
- Parking lot is small for the number of vehicles using it
- Need better bike/ped access
- Caravelle exit is icy in winter
- Parking on Hunter (during pickup/drop off) is dangerous
- Reduce car congestion to avoid impacts to neighborhood
- Use bus line for pickup/drop off



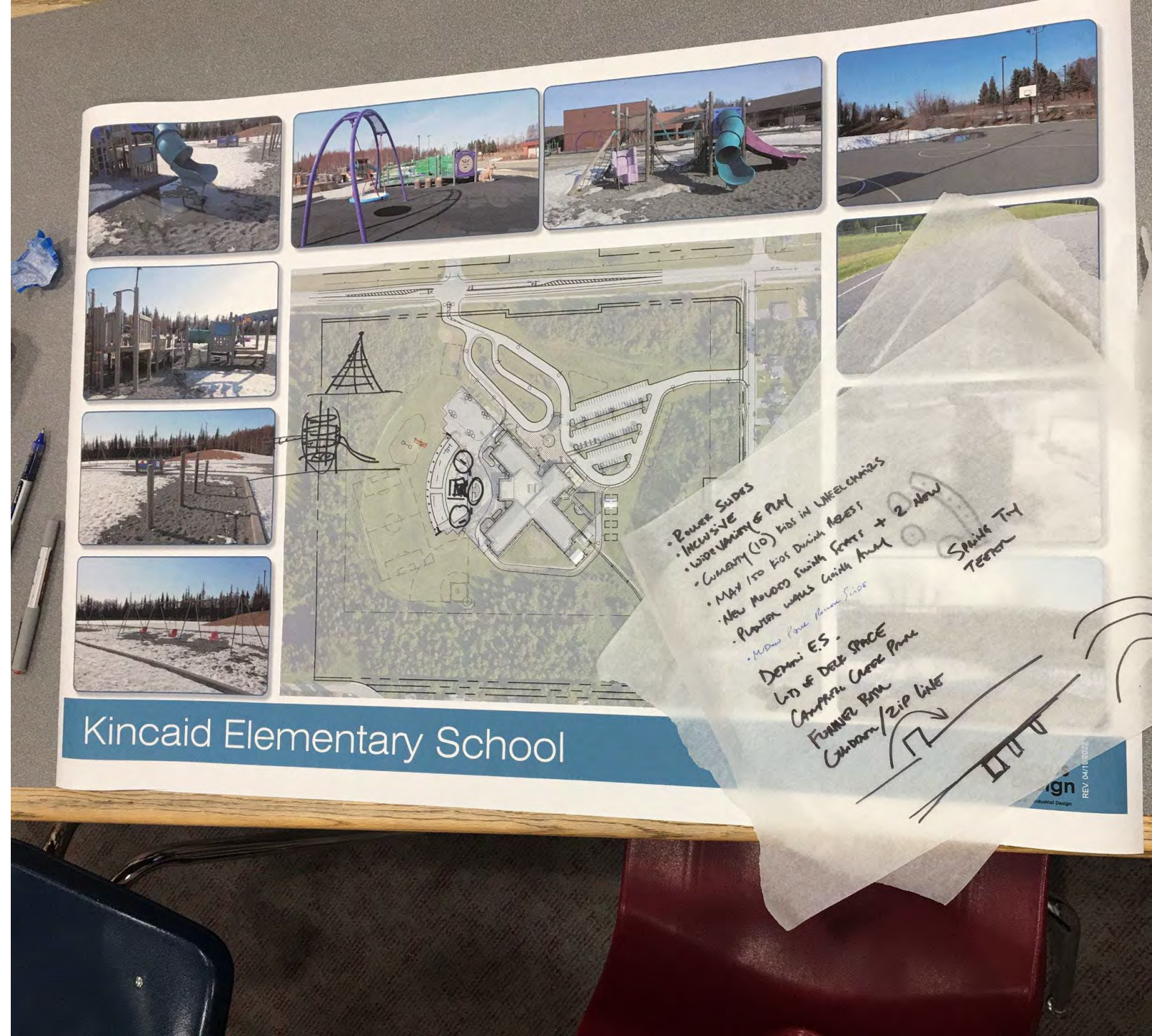
What we heard...Parking

- 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

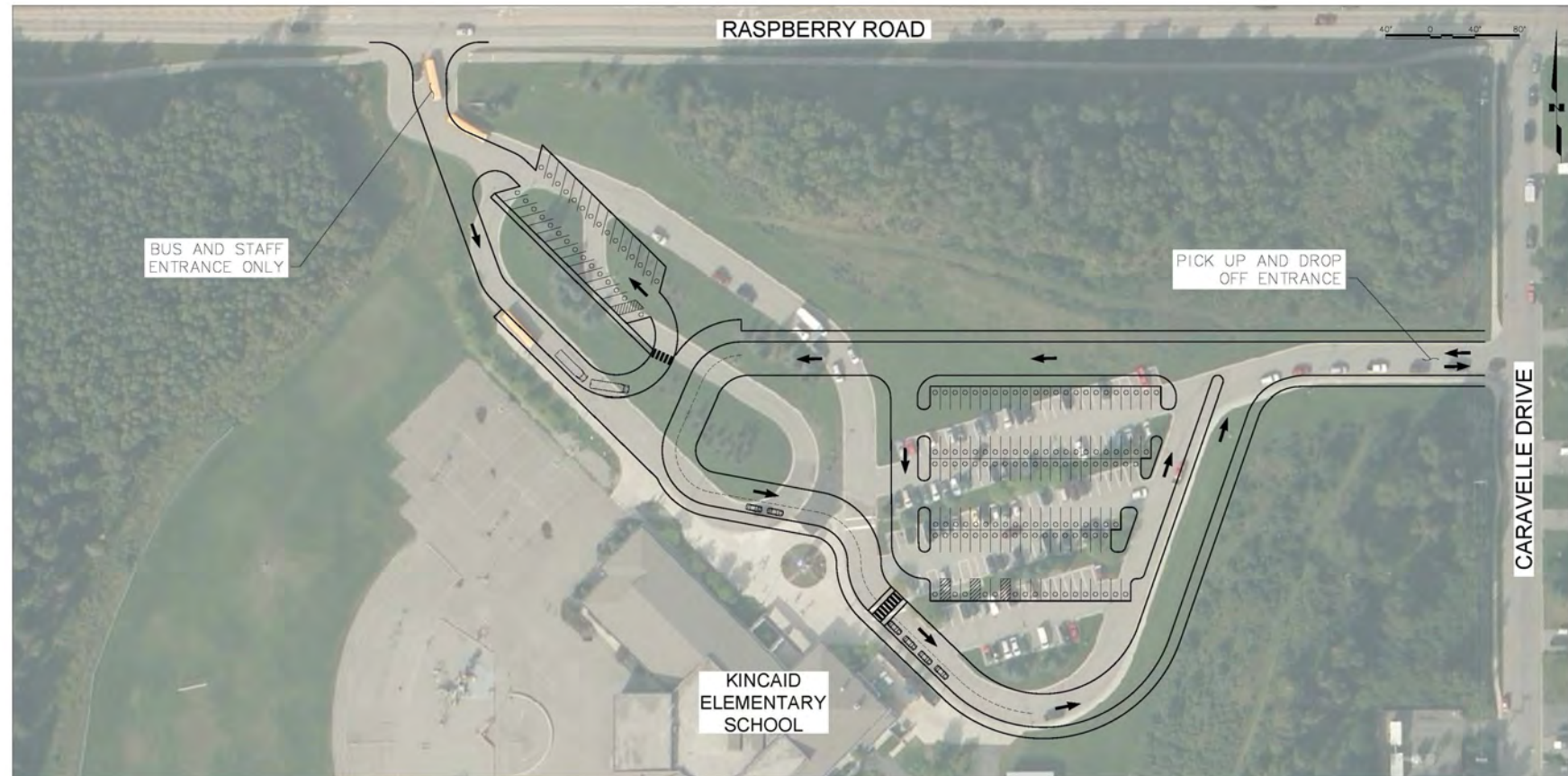


What we heard...Playground

- 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



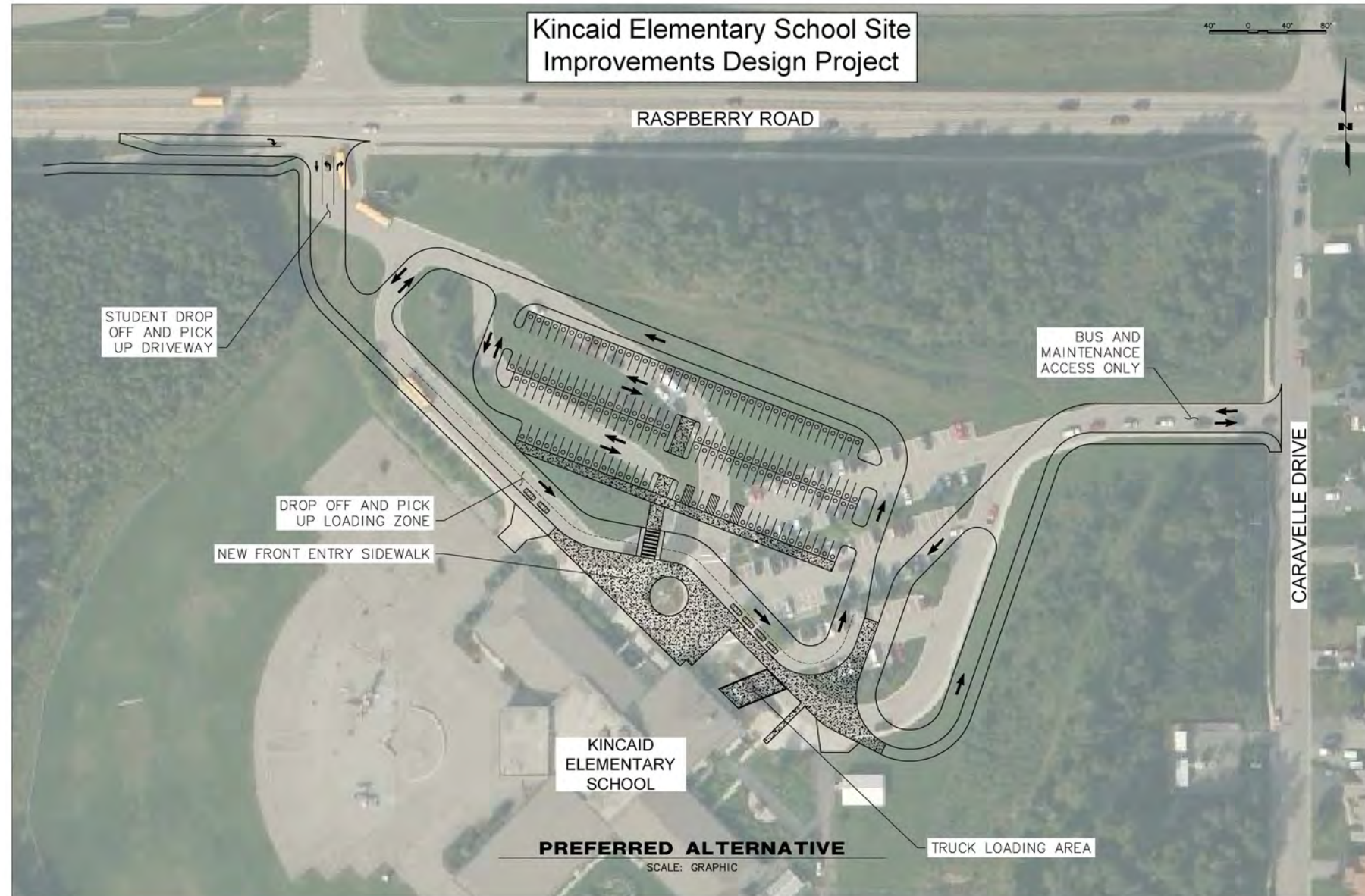
Alternative 1



Alternative 2



Preferred Alternative







KINCAID ELEMENTARY SCHOOL

Site Plan

REV: 2022-06-02



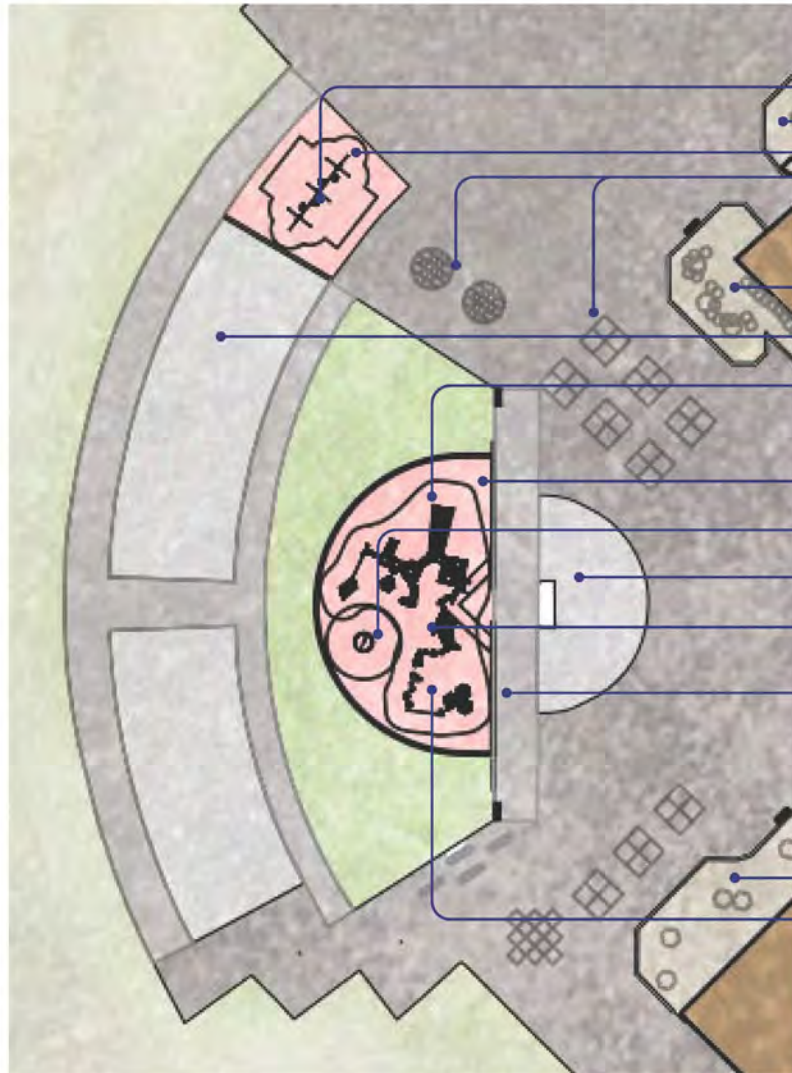
Note: Aerial photo and property lines are aligned approximately and shown for conceptual planning purposes only.



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





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Play Equipment Images (color palette not yet developed)

REV: 2022-06-02



Site Design Timeline

- 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!

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