

July 19, 2016

Explanation of proposed Tax Increment Financing (TIF) as respects one apartment community at the former Mercy Academy site on E. Broadway and one mixed apartment and retail development along Baxter Ave. and E. Broadway



EDWARDS COMMUNITIES

c/o Peter Edwards, CEO and Jon Wood, Vice President

Aerial photo of former Mercy Academy site and repurposed medical office building and parking garage next door.



Baxter Avenue

E. Broadway

Mercy Academy

Medical Offices and parking garage

Mercy Way

Breckinridge Metropolitan HS

Google earth

1993

Imagery Date: 9/22/2014 38°14'37.28" N 85°43'53.99" W elev 482 ft eye alt 929 ft

Former Mercy Academy Development Plan with 194 Edwards apt units



Mercy Apartment building elevation



Aerial photo of the Broadway & Baxter site, 2/3 of which is vacant or parking lot.

Baxter Site - 2.4 Acres

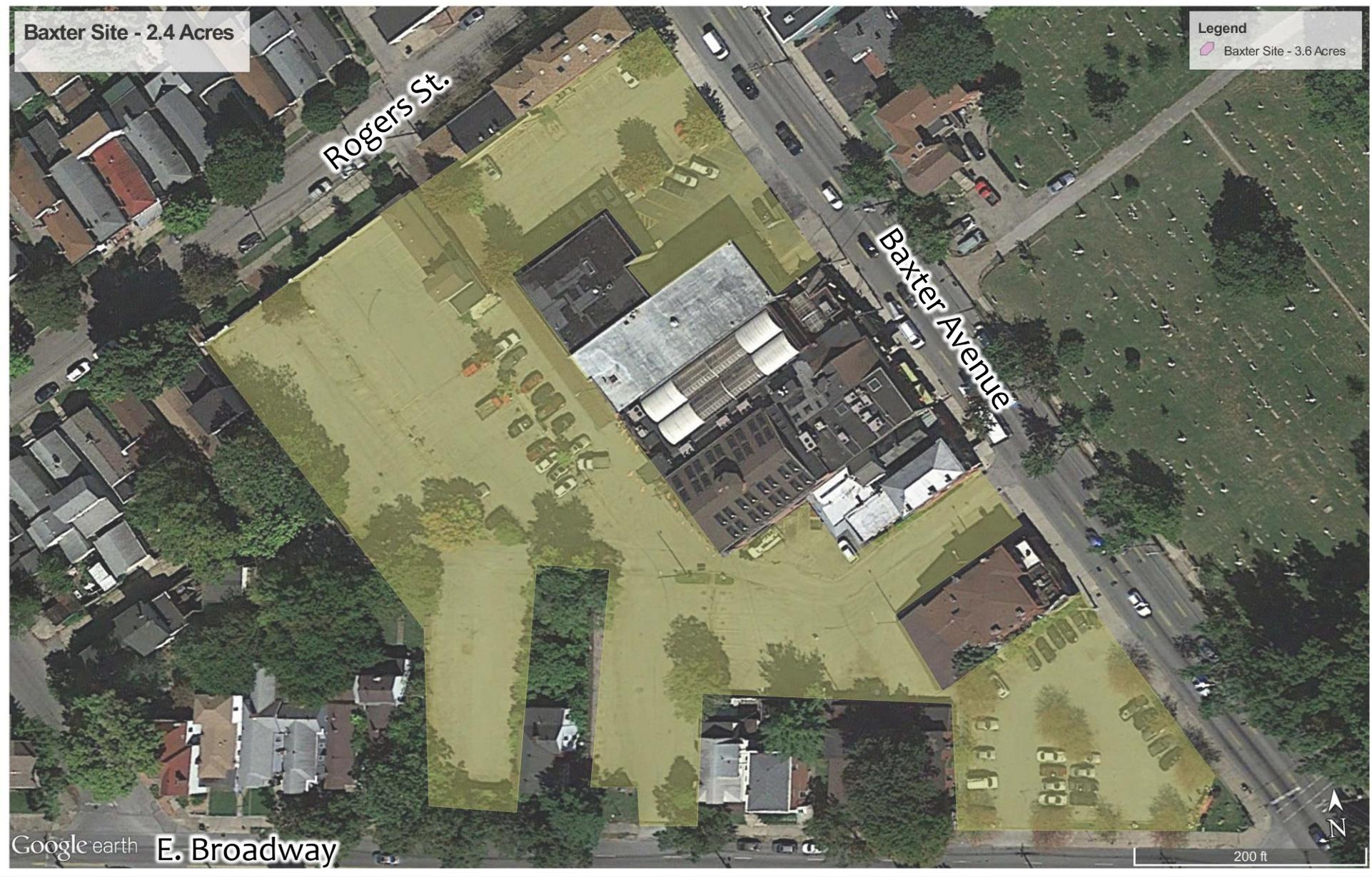
Legend
Baxter Site - 3.6 Acres

Rogers St.

Baxter Avenue

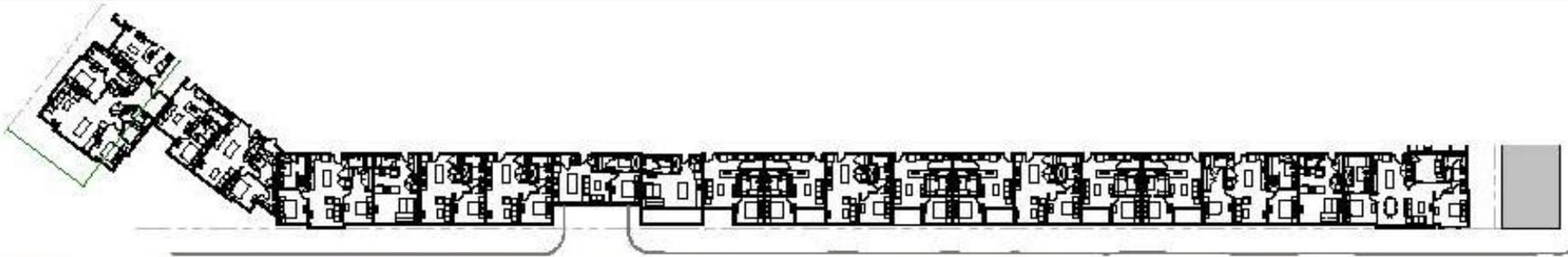
Google earth E. Broadway

200 ft



Broadway and Baxter Development Plan with 281 Edwards apt units / 33K sq ft retail





ELEVATION - BAXTER AVE.

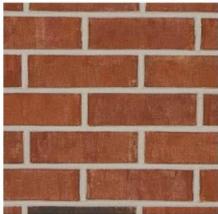
EAST BROADWAY ELEVATION



B1 **B3** **B2** **V2** **B1** **W2** **B4** **B2** **W2** **MT1** **B5** **B1** **RS1** **B1** **MT1** **B2** **AW1** **SF1** **B1**



B1 : BRICK VENEER
GENERAL SHALE
HAWTHORNE TUDOR OR
APPROVED EQUAL BY OWNER



B2 : BRICK VENEER
GENERAL SHALE
KINGS MILL OR
APPROVED EQUAL BY OWNER



B3 : BRICK VENEER
GENERAL SHALE
WINDSOR WHITE OR
APPROVED EQUAL BY OWNER



B4 : BRICK VENEER
GENERAL SHALE
SHADOW GRAY OR
APPROVED EQUAL BY OWNER



SF1 : STOREFRONT
KAWNEER
DRK BRONZE FINISH



W2 : BRONZE VINYL
WINDOW COLOR



APT BALCONY LIGHTING
STARBOARD PENDANT
OR APPROVED EQUAL
BY OWNER



RETAIL WALL LIGHTING
CAMDEN COLLECTION
OR APPROVED EQUAL
BY OWNER

V2 : VINYL SIDING
(HORIZONTAL)



RS1 : ROOF SHINGLE
WEATHERED WOOD



MT1 : METAL TO MATCH SW7069
(RAILING, AWNING, PARAPET CAPS)



CANOPY/SIGNAGE EXAMPLE

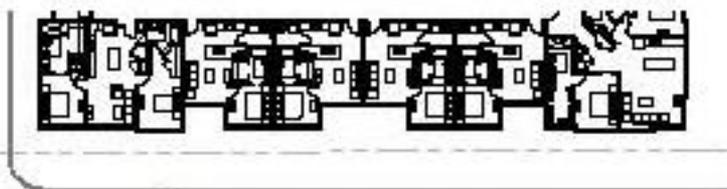


B6 : EXISTING MASONRY
PAINTED SW7069

AW1 : FABRIC AWNING
SUNBRELLA: SLATE 4684



Outdoor Seating Area



ELEVATION - E. BROADWAY

ROGERS STREET ELEVATION



CS1

B4

V2

B2

V2

B1

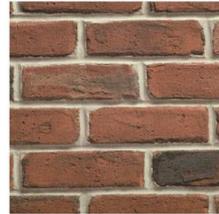
V1

MT1

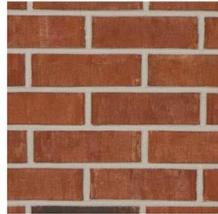
B2

B1

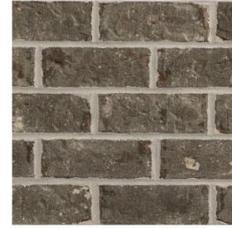
RS1



B1 : BRICK VENEER
GENERAL SHALE
HAWTHORNE TUDOR OR
APPROVED EQUAL BY OWNER



B2 : BRICK VENEER
GENERAL SHALE
KINGS MILL OR
APPROVED EQUAL BY OWNER



B4 : BRICK VENEER
GENERAL SHALE
SHADOW GRAY OR
APPROVED EQUAL BY OWNER



CS1 : FIBER CEMENT BOARD
PAINTED SW7069

V1 : VINYL SIDING
(VERTICAL)



V2 : VINYL SIDING
(HORIZONTAL)

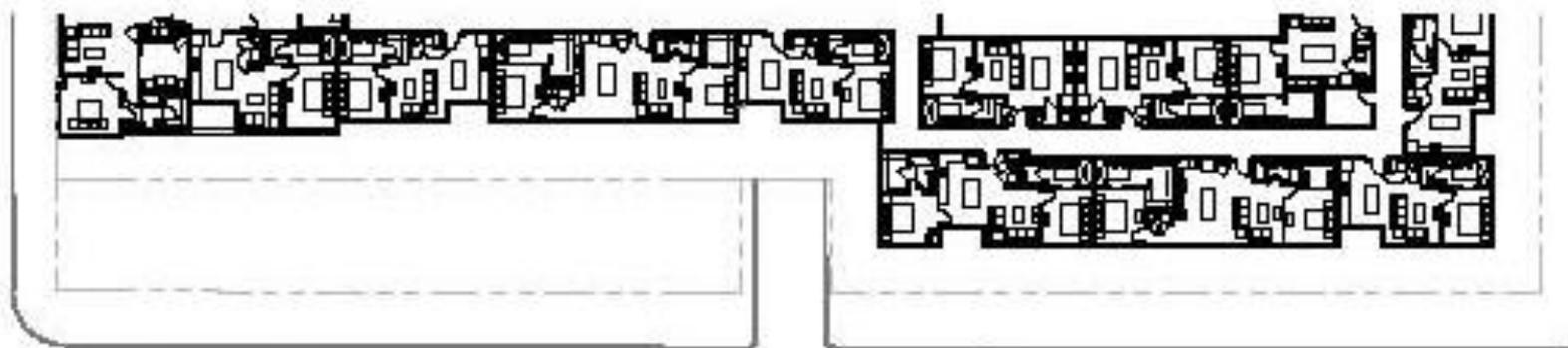


RS1 : ROOF SHINGLE
WEATHERED WOOD



MT1 : METAL TO MATCH SW7069
(RAILING, AWNING, PARAPET CAPS)





ELEVATION - ROGERS ST.

EDWARDS CO MMUNITIES - BAXTER / BROADWAY

REAR ELEVATION



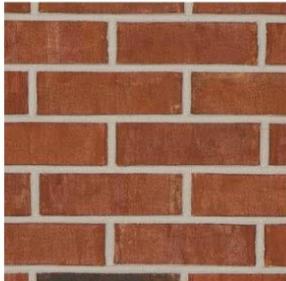
B1 **B2** **W2** **V2** **B2** **B1** **B2** **W2** **B1** **RS1**



W2 : BRONZE VINYL WINDOW COLOR



B1 : BRICK VENEER
GENERAL SHALE
HAWTHORNE TUDOR OR
APPROVED EQUAL BY OWNER



B2 : BRICK VENEER
GENERAL SHALE
KINGS MILL OR
APPROVED EQUAL BY OWNER

V2 : VINYL SIDING (HORIZONTAL)



RS1 : ROOF SHINGLE WEATHERED WOOD

