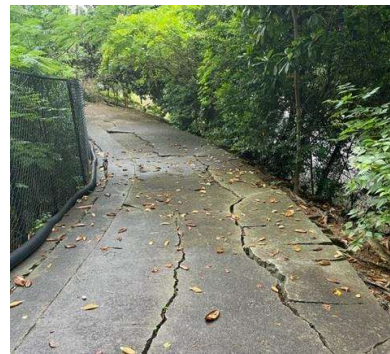


Site Challenges

- Detention Pond conditions
- Active well is leaking
- Sidewalk conditions impact accessibility around the site
- Existing buildings impact tree root structures
- Unsafe building conditions (1930 stone building and garage)

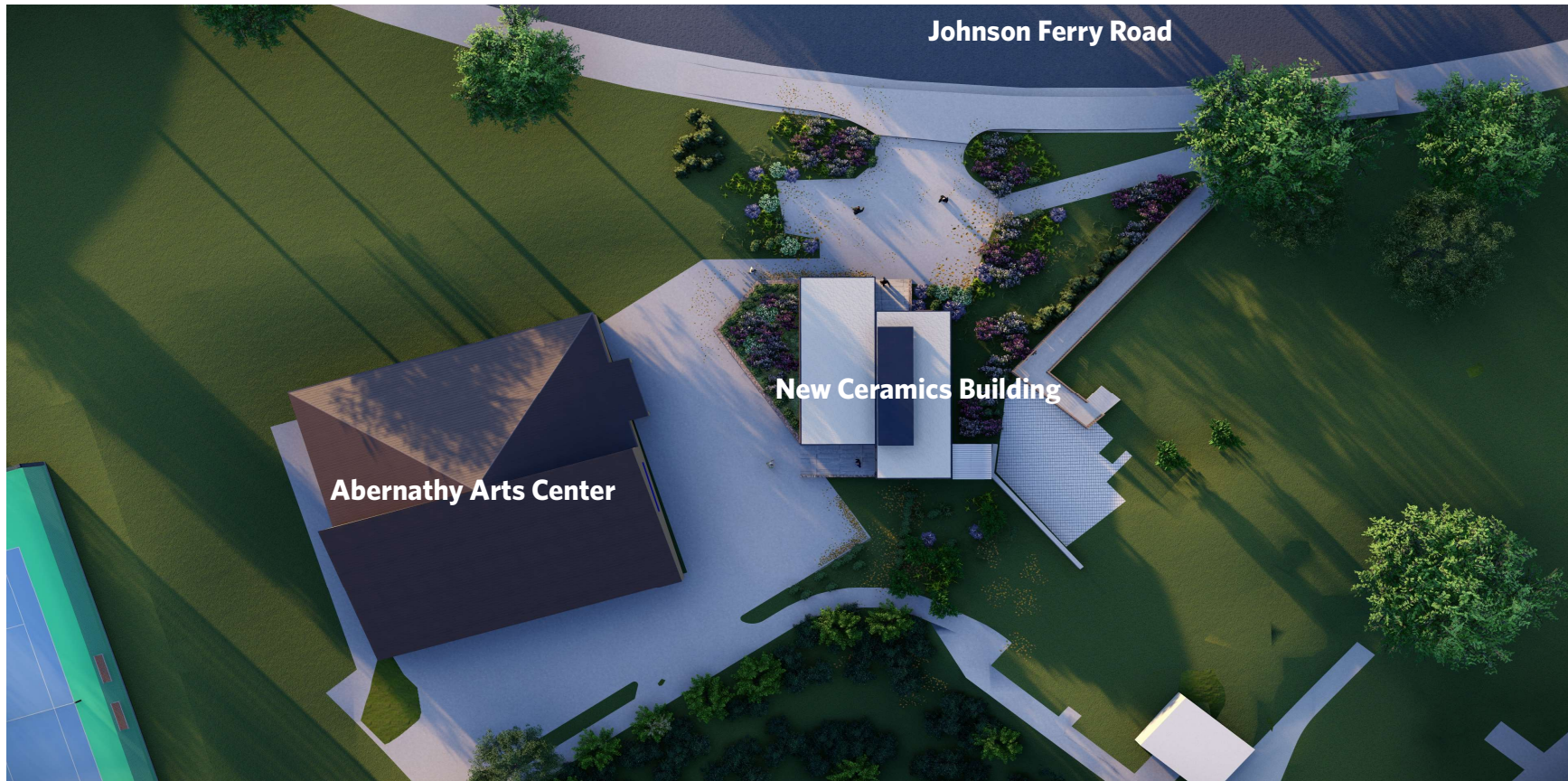


Existing Stone Building and Garage

- Built in 1930's as a residence and repurposed in 1970's as a Visual Arts Center
- Structural failure of foundation walls, severe settlement cracks, joist and beam separations
- Neither building meets ADA Accessibility requirements
- Outdated electrical and plumbing systems
- Traces of Asbestos found
- Compromised Arts Instruction spaces



Project Site



Ceramics Building



Floor Plan

