

# Webinar

## Fusion the East Village, Finalist Presentation: 2021 ULI Hines Student Competition Finals

Date: April 08, 2021

00:00:26 --> 00:00:30: Fusion is a powerful idea. It's the process of joining  
 00:00:30 --> 00:00:33: multiple things to form a single entity.  
 00:00:33 --> 00:00:35: You confuse ideas, objects and spaces.  
 00:00:35 --> 00:00:40: You confuse foods to incorporate elements of diverse cuisines.  
 00:00:40 --> 00:00:43: But what's really extraordinary about the process of Fusion is  
 00:00:43 --> 00:00:46: that it creates a hole that is greater than the  
 00:00:46 --> 00:00:46: sum of its parts,  
 00:00:46 --> 00:00:50: and that is precisely what our development aims to achieve.  
 00:00:50 --> 00:00:53: Kansas City is a culturally rich and diverse city with  
 00:00:54 --> 00:00:57: a vibrant downtown core made up of various neighborhoods and  
 00:00:57 --> 00:00:58: districts.  
 00:00:58 --> 00:01:01: Our site aims to connect these areas both inside and  
 00:01:01 --> 00:01:02: outside of the loop.  
 00:01:02 --> 00:01:05: We're thrilled to have the opportunity to walk you through  
 00:01:05 --> 00:01:07: our affordable mixed use development.  
 00:01:07 --> 00:01:12: We're calling Fusion. We believe it creates a meaningful opportunity  
 00:01:12 --> 00:01:15: to contribute to Kansas City by promoting equity,  
 00:01:15 --> 00:01:20: catalyzing the local food industry and creating strong social infrastructure.  
 00:01:20 --> 00:01:25: Good afternoon esteemed jury. My name is Leora and myself.  
 00:01:25 --> 00:01:30: Francis Rotan Ceni and Yanlin make up the team behind  
 00:01:30 --> 00:01:31: Fusion.  
 00:01:31 --> 00:01:34: We're lucky to be supported by a team of exceptional  
 00:01:34 --> 00:01:36: advisers including Steven Weber,  
 00:01:36 --> 00:01:41: Victor Perez Amato, Raymond Lee and Christina Giannone.

**00:01:41 --> 00:01:45:** Our site Fusion is a welcoming and affordable mixed use  
**00:01:45 --> 00:01:49:** development where everyone who wishes to call it home can.  
**00:01:49 --> 00:01:51:** It's designed around two key pillars,  
**00:01:51 --> 00:01:56:** connectivity and resilience, and embodies inclusive and  
sustainable growth within  
**00:01:57 --> 00:01:57:** Kansas City.  
**00:01:57 --> 00:02:00:** Our site is developed in a public private partnership with  
**00:02:00 --> 00:02:04:** the Kansas City government and creates public benefit  
through social  
**00:02:04 --> 00:02:07:** infrastructure and public realm enhancements that expand  
far beyond the  
**00:02:07 --> 00:02:11:** bounds of our site. Fusion will be built in three  
**00:02:11 --> 00:02:12:** phases over six years,  
**00:02:12 --> 00:02:16:** utilizing a variety of funding sources.  
**00:02:16 --> 00:02:18:** Overall, our site is financially feasible,  
**00:02:18 --> 00:02:22:** benefiting both community and equity investors who will  
achieve a  
**00:02:22 --> 00:02:25:** strong return by investing in fusion.  
**00:02:25 --> 00:02:26:** As you can see on our site,  
**00:02:26 --> 00:02:31:** plan Fusion focuses on maintaining block structure and  
pedestrian interaction  
**00:02:31 --> 00:02:31:** at St level,  
**00:02:31 --> 00:02:35:** which is characteristic of Casey's downtown core.  
**00:02:35 --> 00:02:38:** The diverse uses across the site are connected through a  
**00:02:38 --> 00:02:41:** pedestrian and cycling promenade along Home Street,  
**00:02:41 --> 00:02:44:** which will be acquired and converted into a car free  
**00:02:44 --> 00:02:44:** zone.  
**00:02:44 --> 00:02:46:** The promenade creates an intimate,  
**00:02:46 --> 00:02:50:** walkable experience which is amplified by the network of  
green  
**00:02:50 --> 00:02:52:** pads that exist within each block.  
**00:02:52 --> 00:02:54:** The blocks on the South side of the site are  
**00:02:54 --> 00:02:57:** in close proximity to the East Village Transit Center and  
**00:02:57 --> 00:03:00:** include higher density transit oriented development.  
**00:03:00 --> 00:03:04:** These blocks feature mixed use mixed income buildings with  
retail  
**00:03:04 --> 00:03:07:** at grade and create an engaging entrance to the site.  
**00:03:07 --> 00:03:12:** The combination of affordable housing and strong transit  
Accessibility connects  
**00:03:12 --> 00:03:15:** residents to employment opportunities across the city.  
**00:03:15 --> 00:03:18:** As we move up towards 11th St Pedestrian Promenade  
connects  
**00:03:19 --> 00:03:22:** into larger public spaces to meet the express needs of  
**00:03:22 --> 00:03:25:** downtown residents for flexible recreational greenspace.

00:03:25 --> 00:03:28: It also emphasizes our central iconic building,  
00:03:28 --> 00:03:33: a visually stunning and thoughtfully designed community  
Community Center,  
00:03:33 --> 00:03:37: which is reminiscent of a stadium but is built to  
00:03:37 --> 00:03:38: serve the community.  
00:03:38 --> 00:03:40: As we continue North through the site,  
00:03:40 --> 00:03:42: we reached the urban agriculture hub,  
00:03:42 --> 00:03:45: which aims to catalyze Kansas City's local Food Network,  
00:03:45 --> 00:03:49: creating employment opportunities and local food supply.  
00:03:49 --> 00:03:52: The outdoor space that lines the area creates unique place,  
00:03:52 --> 00:03:54: making opportunities with an outdoor amphitheater.  
00:03:54 --> 00:03:58: An rain gardens that connect into the site's extensive  
stormwater  
00:03:58 --> 00:03:59: management system.  
00:03:59 --> 00:04:02: Overall Fusion aims to create an affordable,  
00:04:02 --> 00:04:08: livable and sustainable neighborhood downtown while  
simultaneously drawing in locals  
00:04:09 --> 00:04:11: from all over Kansas City.  
00:04:11 --> 00:04:13: Looking at the broader context of KC,  
00:04:13 --> 00:04:16: our site is well positioned due to its central location  
00:04:16 --> 00:04:18: in the downtown core.  
00:04:18 --> 00:04:20: As you can see in the images on the left,  
00:04:20 --> 00:04:23: it is well serviced by transit and well connected to  
00:04:23 --> 00:04:25: Casey's proposed active transportation network.  
00:04:25 --> 00:04:27: In the map on the right you can see that  
00:04:27 --> 00:04:30: Fusion is also situated in a strong network of community  
00:04:30 --> 00:04:33: gardens that exist to provide fresh food to many nearby  
00:04:33 --> 00:04:37: food deserts. Our site looks to plug into this existing  
00:04:37 --> 00:04:41: Community network and provide capacity to the urban  
agriculture system  
00:04:41 --> 00:04:44: that is already serving these surrounding neighborhoods.  
00:04:46 --> 00:04:49: So taking into account the surrounding context,  
00:04:49 --> 00:04:52: we looked to design A site that embodied are two  
00:04:52 --> 00:04:53: key pillars,  
00:04:53 --> 00:04:57: connectivity and resilience. As the foundation of the site,  
00:04:57 --> 00:05:01: we look to enable environmental resilience using an  
extensive stormwater  
00:05:01 --> 00:05:06: management system based on the site's natural topography  
and infused  
00:05:06 --> 00:05:09: sustainable practices and circular systems throughout.  
00:05:09 --> 00:05:13: This then framed how to connect this site internally through  
00:05:13 --> 00:05:17: our human scale pedestrian spine that runs North South  
through

00:05:17 --> 00:05:18: the site.

00:05:18 --> 00:05:23: To enhance social connectivity, we persistently positioned our sites key

00:05:23 --> 00:05:24: social infrastructure,

00:05:24 --> 00:05:29: specifically our Community Center in urban agriculture hub as a

00:05:29 --> 00:05:31: gateway from Paseo West.

00:05:31 --> 00:05:33: To ensure strong external connectivity,

00:05:33 --> 00:05:37: we situated the most dense residential development with retail at

00:05:37 --> 00:05:40: grade right next to the new transit station and placed

00:05:40 --> 00:05:44: a lot of emphasis on enhancing the mobility corridors along

00:05:44 --> 00:05:47: 11th and 12th St.

00:05:47 --> 00:05:50: Early on it was critical for us to define clear

00:05:50 --> 00:05:53: objectives for a site rooted in the aspirations of Kansas

00:05:53 --> 00:05:55: City and the needs of locals.

00:05:55 --> 00:05:58: So in doing this, we conducted an initial needs analysis.

00:05:58 --> 00:06:03: However, each phase of our development includes a participatory consultation

00:06:03 --> 00:06:07: process to uncover additional needs and approve the cohesiveness of

00:06:07 --> 00:06:09: our site with the surrounding communities.

00:06:09 --> 00:06:12: The current vision for the site is grounded in a

00:06:12 --> 00:06:15: number of specific community connectivity.

00:06:15 --> 00:06:20: Economic, an environmental objectives which are achieved through sites thoughtful

00:06:20 --> 00:06:21: and intricate site design.

00:06:21 --> 00:06:25: This process enabled us to define the essence of Fusion

00:06:25 --> 00:06:27: to guide our master planning strategy.

00:06:27 --> 00:06:30: So what is the identity of Fusion?

00:06:30 --> 00:06:34: It's the connective tissue between the East Village and Kansas

00:06:34 --> 00:06:34: City.

00:06:34 --> 00:06:37: It's an affordable, inclusive community.

00:06:37 --> 00:06:41: It's a sustainable neighborhood. It's a catalyst for urban agriculture,

00:06:41 --> 00:06:45: rooted in community. And it's a year round destination for

00:06:45 --> 00:06:47: locals and visitors alike.

00:06:49 --> 00:06:53: Centrally located and well linked to transit Fusion seamlessly connects

00:06:53 --> 00:06:55: into surrounding districts.

00:06:55 --> 00:06:58: The site links to the financial and government District drawing

00:06:58 --> 00:07:01: employees for a midday coffee or lunch break.

00:07:01 --> 00:07:04: It ties into the power and Light entertainment district,

**00:07:04 --> 00:07:07:** attracting crowds for a pregame dinner or a postgame drink.  
**00:07:07 --> 00:07:11:** After nail biting NCAA game at the T-Mobile Center.  
**00:07:11 --> 00:07:14:** It brings in residents of Paseo West looking for daycare  
**00:07:14 --> 00:07:16:** and great youth programming.  
**00:07:16 --> 00:07:21:** And most importantly, Fusion enables connectivity for those  
 who live  
**00:07:21 --> 00:07:21:** on site,  
**00:07:21 --> 00:07:24:** providing direct access to transit necessity,  
**00:07:24 --> 00:07:28:** retail, and employment opportunities. As you can see in the  
**00:07:28 --> 00:07:30:** images on the right,  
**00:07:30 --> 00:07:34:** the design enhances connections to neighboring  
 communities along key transit  
**00:07:34 --> 00:07:38:** corridors of 11th and 12th St using dedicated bus lanes,  
**00:07:38 --> 00:07:40:** protected bike lanes, lit up locally,  
**00:07:40 --> 00:07:45:** decorated underpasses, urban streetscapes that expand far  
 beyond the bounds  
**00:07:45 --> 00:07:46:** of the site.  
**00:07:48 --> 00:07:52:** So Fusion at its core is an affordable and inclusive  
**00:07:52 --> 00:07:56:** community where everyone is welcome and this is achieved  
 through  
**00:07:56 --> 00:07:56:** our sites.  
**00:07:56 --> 00:07:59:** Large supply of affordable housing.  
**00:07:59 --> 00:08:02:** 30% of our rental units are targeted to the low  
**00:08:02 --> 00:08:06:** income population as defined by Kansas City housing policy  
 at  
**00:08:06 --> 00:08:06:** 50%  
**00:08:06 --> 00:08:08:** of area median income. Additionally,  
**00:08:08 --> 00:08:12:** we have 40 senior focused units to meet the needs  
**00:08:12 --> 00:08:14:** of the aging population.  
**00:08:14 --> 00:08:16:** 12% of 12% of units will also be available for  
**00:08:16 --> 00:08:21:** homeownership to meet the significant demand and help  
 achieve citywide  
**00:08:21 --> 00:08:22:** affordability,  
**00:08:22 --> 00:08:25:** especially for first time homebuyers.  
**00:08:25 --> 00:08:27:** To ensure equity across the site,  
**00:08:27 --> 00:08:30:** all rental buildings are made up of both market and  
**00:08:30 --> 00:08:34:** affordable units and provide equal access to amenities in  
 transit,  
**00:08:34 --> 00:08:36:** so this is shown on the diagram on the left.  
**00:08:36 --> 00:08:39:** Which features are sites, transit oriented,  
**00:08:39 --> 00:08:43:** building typology where affordable and market units are  
 spread across  
**00:08:43 --> 00:08:43:** each floor.  
**00:08:43 --> 00:08:47:** Residents can access groceries and pharmacy at the ground

level

**00:08:47 --> 00:08:49:** and all have access to the green roofs,

**00:08:49 --> 00:08:54:** providing a more private green space needed for living downtown.

**00:08:54 --> 00:08:56:** Another key element in making this site inclusive is the

**00:08:56 --> 00:08:57:** Community Center,

**00:08:57 --> 00:08:59:** which is pictured on the right.

**00:08:59 --> 00:09:04:** It will feature intergenerational programming for seniors and youth in

**00:09:04 --> 00:09:05:** the rooftop gardens,

**00:09:05 --> 00:09:07:** the daycare center and the library.

**00:09:07 --> 00:09:10:** It will also include a multi sport facility including a

**00:09:10 --> 00:09:13:** pool and a gymnasium that can easily adapt to accommodate

**00:09:13 --> 00:09:16:** a range of activities needed for diverse demographics.

**00:09:16 --> 00:09:19:** The building will also feature a large open atrium that

**00:09:19 --> 00:09:22:** can be used for local markets or rented to host

**00:09:22 --> 00:09:24:** community or corporate events.

**00:09:26 --> 00:09:30:** We alluded to earlier Fusion is a sustainable neighborhood that

**00:09:30 --> 00:09:34:** aims to reduce greenhouse gases and support cancer,

**00:09:34 --> 00:09:39:** cities, natural biodiversity, green landscape area throughout the site,

**00:09:39 --> 00:09:45:** creating functional habitats using native vegetation and significant tree canopy.

**00:09:45 --> 00:09:49:** The site also features an intricate stormwater management system which

**00:09:49 --> 00:09:50:** uses the size,

**00:09:50 --> 00:09:56:** topography and green infrastructure to naturally absorb runoff and mitigate

**00:09:56 --> 00:09:57:** water pollution.

**00:09:57 --> 00:10:01:** The site's network of paths are building using permeable pavement

**00:10:01 --> 00:10:06:** and attractive green roof gardens are scattered throughout these features.

**00:10:06 --> 00:10:10:** In addition to bioswales and rain gardens allow for the

**00:10:10 --> 00:10:13:** filtration of storm water at the source,

**00:10:13 --> 00:10:17:** which connects into Fusion. Circular strategy.

**00:10:17 --> 00:10:22:** This circular strategy includes circular irrigation using filtered stormwater in

**00:10:22 --> 00:10:27:** the vertical gardens to circular waste system use using organic

**00:10:27 --> 00:10:31:** waste from the field returning on site to fertilized communities

**00:10:31 --> 00:10:36:** gardens. The site also plugs into cancer cities district energy

**00:10:36 --> 00:10:36:** system,

00:10:36 --> 00:10:42: which uses renewables and thermal energy to more efficiently generate

00:10:42 --> 00:10:43: electricity.

00:10:43 --> 00:10:48: Beyond the functional benefits, our sustainable site design and stormwater

00:10:48 --> 00:10:51: management system play a big role in creating a warm

00:10:51 --> 00:10:54: and inviting space that draws people in.

00:10:54 --> 00:10:56: As the city of Fountains,

00:10:56 --> 00:11:00: Kansas City, has artistically used water fountains for hundreds of

00:11:00 --> 00:11:02: years to enhance its placemaking,

00:11:02 --> 00:11:04: and This site is no different.

00:11:04 --> 00:11:07: Using water play areas and drink gardens,

00:11:07 --> 00:11:13: Fusion creates beautiful interactive experiences with water throughout the site

00:11:13 --> 00:11:16: as shown in this rendering of water play area.

00:11:16 --> 00:11:20: Considering the rich agricultural history of Kansas City,

00:11:20 --> 00:11:24: the strong community food networks that already exist,

00:11:24 --> 00:11:28: and vertical farming being the fastest growing sector in US

00:11:28 --> 00:11:29: agriculture,

00:11:29 --> 00:11:32: AC is well positioned to become a leader in urban

00:11:32 --> 00:11:33: agriculture.

00:11:33 --> 00:11:38: This site propose an agriculture hub that will do just

00:11:38 --> 00:11:38: that.

00:11:38 --> 00:11:42: This help includes numerous aspects of food lifecycle,

00:11:42 --> 00:11:49: including research, farming, small scale distribution and local business incubation

00:11:49 --> 00:11:52: as outlined in the image on the right.

00:11:52 --> 00:11:56: The community garden space will spoil the existing food distribution

00:11:56 --> 00:12:01: in adjacent communities like pursue West reaching areas with low

00:12:01 --> 00:12:03: access to fresh and affordable food options.

00:12:03 --> 00:12:07: The food incubator will include shared kitchen space for low

00:12:07 --> 00:12:08: cost rental,

00:12:08 --> 00:12:12: allowing local food in Trump needs to build up their

00:12:12 --> 00:12:16: own businesses and so their products at the nearby Food

00:12:16 --> 00:12:17: Hall.

00:12:17 --> 00:12:21: The vertical gardens will support both affordable and market

00:12:21 --> 00:12:22: rate

00:12:21 --> 00:12:22: food distribution,

00:12:22 --> 00:12:26: allowing for sustainable employment and job training opportunities.

00:12:26 --> 00:12:30: These buildings are Ultra features a public exhibition space

to

**00:12:30 --> 00:12:34:** partner with Latin American and African American groups in KC.

**00:12:34 --> 00:12:40:** You share narratives related to their contributions to food culture

**00:12:40 --> 00:12:40:** here.

**00:12:40 --> 00:12:45:** The research labs will feature food focused exploration in vertical

**00:12:45 --> 00:12:45:** farming,

**00:12:45 --> 00:12:50:** hydroponics, food preservation, food security and distribution.

**00:12:50 --> 00:12:54:** Having these two components together will bridge the gap between

**00:12:54 --> 00:12:58:** community food systems and food innovation to ensure that it

**00:12:58 --> 00:13:01:** is not interrupting the network that already exists.

**00:13:04 --> 00:13:08:** Overall, the design of the Space futures higher density buildings

**00:13:08 --> 00:13:12:** lining the edges that design inward to a low density

**00:13:12 --> 00:13:12:** promenade.

**00:13:12 --> 00:13:17:** This enhances the pedestrian experience and connects the development with

**00:13:18 --> 00:13:20:** Jay Level character of Casey.

**00:13:20 --> 00:13:24:** The outside there are specific design interventions to enhance the

**00:13:24 --> 00:13:26:** programming of the space,

**00:13:26 --> 00:13:30:** particularly along this time as you enter the South of

**00:13:30 --> 00:13:32:** the sites where there on foot,

**00:13:32 --> 00:13:34:** bicycle or by public transit,

**00:13:34 --> 00:13:38:** there are opportunities to enjoy local food retailers in an

**00:13:38 --> 00:13:42:** open or complete terminate the spend an expense into larger,

**00:13:42 --> 00:13:45:** more open, inflexible recreational spaces,

**00:13:45 --> 00:13:50:** including a barbecue area with play area and outdoor performance.

**00:13:50 --> 00:13:54:** Search towards the northern end of Spain and theater design.

**00:13:54 --> 00:13:58:** Sitting close people to sit and eat from the food

**00:13:58 --> 00:14:03:** Hall while enjoying the unique vertical garden structures as displaced

**00:14:03 --> 00:14:06:** in our seasonal programming timeline.

**00:14:06 --> 00:14:09:** The site will host outdoor events year round in the

**00:14:09 --> 00:14:10:** summer.

**00:14:10 --> 00:14:15:** The seating that faces the parking structure becomes an outdoor

**00:14:15 --> 00:14:19:** cinema and a canvas for art installations to brighten up



00:14:19 --> 00:14:20: the space at night.

00:14:20 --> 00:14:24: In the colder weather, the rain gardens are converted into

00:14:24 --> 00:14:26: an outdoor skating rink,

00:14:26 --> 00:14:28: creating a winter attraction.

00:14:31 --> 00:14:35: This rendering depicts a winter evening with infusion to show

00:14:35 --> 00:14:39: how the space is experienced on colder internet's residents,

00:14:39 --> 00:14:44: and Reuters has the ability to experience winter patio

00:14:44 --> 00:14:48: season,

00:14:44 --> 00:14:48: extending the use and enjoyment of this well programmed

00:14:48 --> 00:14:49: outdoor

00:14:48 --> 00:14:49: space.

00:14:49 --> 00:14:53: The well lit canopy design allows for the enjoyment of

00:14:53 --> 00:14:53: cases,

00:14:53 --> 00:14:57: downtown culture and energy, artistry level or error.

00:15:01 --> 00:15:03: So looking at the site holistically,

00:15:03 --> 00:15:07: Fusion truly embodies the definition of a mixed use mixed

00:15:07 --> 00:15:07: income site.

00:15:07 --> 00:15:11: Almost half of our gross floor area is dedicated to

00:15:11 --> 00:15:12: residential housing,

00:15:12 --> 00:15:14: which is capturing yellow, of which 30%

00:15:14 --> 00:15:19: is affordable, shared office research and incubation space is

00:15:14 --> 00:15:19: captured

00:15:19 --> 00:15:23: in blue scattered throughout the site with a higher

00:15:19 --> 00:15:23: concentration

00:15:23 --> 00:15:25: across our urban agriculture hub.

00:15:25 --> 00:15:27: As you can see in the bottom left image,

00:15:27 --> 00:15:30: the ground floor are activated by retail use,

00:15:30 --> 00:15:34: especially down the promenade. And across major transit

00:15:30 --> 00:15:34: corridors.

00:15:34 --> 00:15:38: The retail is intentionally varied with local eateries and shops

00:15:38 --> 00:15:39: along the spine,

00:15:39 --> 00:15:43: while the courtyards and corridors include more necessity

00:15:39 --> 00:15:43: retail.

00:15:43 --> 00:15:45: For example, a Trader Joe's,

00:15:45 --> 00:15:48: a CVS and a city gym to decrease parking while

00:15:48 --> 00:15:50: still ensuring Accessibility to the site.

00:15:50 --> 00:15:54: Shared parking structures were strategically placed to ensure

00:15:50 --> 00:15:54: a 5

00:15:54 --> 00:15:56: minute walk to your destination.

00:15:56 --> 00:16:00: Most parking structures are shared between residential and

00:15:56 --> 00:16:00: retail.

00:16:00 --> 00:16:04: Leveraging the mixed use aspects of the buildings.

00:16:04 --> 00:16:08: And in terms of the building typology's mixed use buildings

00:16:08 --> 00:16:11: were framed to create smaller courtyards to provide more

secluded

**00:16:11 --> 00:16:13:** outdoor spaces for residents.

**00:16:13 --> 00:16:16:** The red brick human scale retail was also designed to

**00:16:16 --> 00:16:20:** create an environment characteristic of downtown Kansas City.

**00:16:20 --> 00:16:23:** We made an explicit choice to create more unique building

**00:16:23 --> 00:16:27:** typology's for the urban agriculture and Community Center to mirror

**00:16:27 --> 00:16:29:** their catalytic intentions.

**00:16:31 --> 00:16:35:** We also recognize that strong relationships with partners are central

**00:16:35 --> 00:16:36:** to the success of Fusion,

**00:16:36 --> 00:16:40:** taking into account the existing rental building at 10th Ann

**00:16:40 --> 00:16:40:** Home Street,

**00:16:40 --> 00:16:44:** we proposed to enter into an agreement with Missouri Housing

**00:16:44 --> 00:16:48:** Development Commission to build a shared parking structure where the

**00:16:48 --> 00:16:50:** surface parking lot is currently located.

**00:16:50 --> 00:16:53:** This is to serve the existing rental building and also

**00:16:53 --> 00:16:55:** future Fusion buildings.

**00:16:55 --> 00:16:58:** This does not conflict with or break the land use

**00:16:58 --> 00:16:59:** restriction agreement.

**00:16:59 --> 00:17:03:** We are also proposing partnerships with community development corporations.

**00:17:03 --> 00:17:08:** To manage the operation and maintenance of our affordable units.

**00:17:08 --> 00:17:11:** It's also really important that we plug into existing networks

**00:17:11 --> 00:17:13:** and build on the local knowledge base,

**00:17:13 --> 00:17:17:** so we plan to partner with Community agriculture organisations using

**00:17:17 --> 00:17:20:** the first phase to create focus groups and work directly

**00:17:20 --> 00:17:21:** with them.

**00:17:21 --> 00:17:25:** Some including harvesters in Kansas City Community Gardens.

**00:17:25 --> 00:17:28:** Public art is also key to creating a sense of

**00:17:28 --> 00:17:28:** place,

**00:17:28 --> 00:17:31:** so we'll look to partner with local artists,

**00:17:31 --> 00:17:35:** for example through Arts KC to support underpass enhancements and

**00:17:35 --> 00:17:37:** varied art on site and throughout all phases.

**00:17:37 --> 00:17:41:** We intend to proactively engage with neighborhood associations,

**00:17:41 --> 00:17:44:** particularly Kansas City Downtown Neighborhood Association,

00:17:44 --> 00:17:47: Paseo West Independence, Pendleton Heights,  
00:17:47 --> 00:17:51: Ancheta, Quartz Fusion will be developed in a mutually beneficial  
00:17:51 --> 00:17:54: public private partnership with the Kansas City government,  
00:17:54 --> 00:17:58: as discussed earlier. In exchange for the public on land,  
00:17:58 --> 00:18:01: Fusion will provide a numerous benefits in the public interest  
00:18:02 --> 00:18:03: beyond the bounds of the site.  
00:18:03 --> 00:18:07: Our acquisition cause include purchase of Home Street and the  
00:18:07 --> 00:18:10: Senior Center at Homes and 9th St.  
00:18:10 --> 00:18:13: The project will provide a 1080 housing units in total  
00:18:13 --> 00:18:16: when calculating the housing units,  
00:18:16 --> 00:18:20: we took into consideration the recent development pipeline in the  
00:18:20 --> 00:18:23: downtown area of over 2400 units and 6%  
00:18:23 --> 00:18:27: annual downtown population growth. Based on new supply and project  
00:18:27 --> 00:18:27: demand,  
00:18:27 --> 00:18:31: the project will be successful in securing renters and owners  
00:18:32 --> 00:18:34: and will not lead to housing oversupply.  
00:18:34 --> 00:18:40: Overall. Approximately 2000 employment opportunities will be created through office.  
00:18:40 --> 00:18:46: Retail and community infrastructure. Our performer confirms the financial feasibility  
00:18:46 --> 00:18:47: of this site,  
00:18:47 --> 00:18:51: which will provide a strong return over its defined three  
00:18:51 --> 00:18:52: faces,  
00:18:52 --> 00:18:55: achieving an overall unlevered IR of 10.3%  
00:18:55 --> 00:18:58: elivar R of 22.9% well underwriting costs,  
00:18:58 --> 00:19:01: we added a construction cost premium of 20%  
00:19:01 --> 00:19:03: to reflect the current state.  
00:19:03 --> 00:19:09: Significant increase in material costs and labor shortage.  
00:19:09 --> 00:19:13: We will intentionally include ensuring that each phase of our  
00:19:13 --> 00:19:16: development creates a strong sense of place.  
00:19:16 --> 00:19:17: Phase 1 / A two year.  
00:19:17 --> 00:19:21: Utilizes a variety of funding sources and leverages light.  
00:19:21 --> 00:19:26: ACTA first developed the transient development closest to East Village  
00:19:26 --> 00:19:27: Transit Center.  
00:19:27 --> 00:19:31: We will have a 7525 equity partnership with institutional investors  
00:19:31 --> 00:19:32: like pension fund,  
00:19:32 --> 00:19:35: Kansas City Public School Retirement System.  
00:19:35 --> 00:19:39: As this project can fulfill their return and ESG targets.

00:19:39 --> 00:19:43: As opportunities on deadline of 2026 is approaching,

00:19:43 --> 00:19:47: we will only utilize opportunity zone fund in Phase one.

00:19:47 --> 00:19:51: Significant upfront investments are made in phase one in a

00:19:51 --> 00:19:55: Community Center pedestrian promenade and streetscape improvements to have a

00:19:55 --> 00:19:57: catalytic effect for the site.

00:19:57 --> 00:20:00: Enhance connectivity with the rest of the city,

00:20:00 --> 00:20:04: and attracting renters and Kansas City residents immediately to the

00:20:04 --> 00:20:04: space,

00:20:04 --> 00:20:07: ultimately increasing return for future faces.

00:20:07 --> 00:20:09: Compare with the original proposal.

00:20:09 --> 00:20:13: We lowered the residential density in phase one based on

00:20:13 --> 00:20:15: the current multifamily unit,

00:20:15 --> 00:20:19: absorption rate and robust downtown apartment construction activities.

00:20:19 --> 00:20:22: We also adjusted the phases to ensure they are more

00:20:22 --> 00:20:24: evenly spread out.

00:20:24 --> 00:20:27: Phase two and three will utilize additional light tax lending

00:20:27 --> 00:20:29: and new markets tax credit.

00:20:29 --> 00:20:34: Equity to support additional affordable units along with TIFF financing.

00:20:34 --> 00:20:38: Anna Senior construction loan. The Community agricultural space will be

00:20:38 --> 00:20:39: financed through an ARB,

00:20:39 --> 00:20:44: which offers low interest long term financing options allowing the

00:20:44 --> 00:20:48: project to forge meanings for community partnerships and provide a

00:20:48 --> 00:20:51: lower rental rates for the kitchen incubation space.

00:20:51 --> 00:20:56: Additionally, EPA stormwater grants will contribute to funding the site's

00:20:56 --> 00:20:58: extensive stormwater system.

00:21:00 --> 00:21:02: Right now, in a global pandemic,

00:21:02 --> 00:21:06: we've really been pushed to recognize the importance of space.

00:21:06 --> 00:21:09: Our private space at comb and the value of our

00:21:09 --> 00:21:11: shared open public spaces.

00:21:11 --> 00:21:14: It's brought to light the importance of livability and access

00:21:15 --> 00:21:17: to critical amenities in the outdoors.

00:21:17 --> 00:21:19: Our site aims to take these learnings and create a

00:21:19 --> 00:21:23: truly holistic and connected community where the residential units are

00:21:23 --> 00:21:24: comfortable.

00:21:24 --> 00:21:28: Green space is plentiful and transit and key amenities are  
00:21:28 --> 00:21:29: just around the corner.  
00:21:29 --> 00:21:32: But what's most important about Fusion is its focus on  
00:21:33 --> 00:21:33: community.  
00:21:33 --> 00:21:35: It's a development built for locals,  
00:21:35 --> 00:21:38: alongside locals. It looks to take the best parts of  
00:21:38 --> 00:21:39: Kansas City,  
00:21:39 --> 00:21:43: that character, the culture, the existing skill sets and  
networks,  
00:21:43 --> 00:21:45: and build upon them.  
00:21:45 --> 00:21:48: A cook from Paseo West now finally has that protected  
00:21:49 --> 00:21:49: bike Lane.  
00:21:49 --> 00:21:52: She needs to feel safe to get to the kitchen  
00:21:52 --> 00:21:54: incubator where she can now access.  
00:21:54 --> 00:21:57: Resource is to test out a new barbecue Taco concept.  
00:21:57 --> 00:22:00: She sells these tacos at the local food Hall to  
00:22:00 --> 00:22:03: municipal government employee who stops in at the end of  
00:22:03 --> 00:22:05: a work day for dinner before picking up his daughter  
00:22:05 --> 00:22:08: who plays basketball at the Community Center.  
00:22:08 --> 00:22:11: On his way over, he bumps into an old friend  
00:22:11 --> 00:22:13: who lives in the complex who was just on her  
00:22:13 --> 00:22:16: way to a free outdoor concert at the amphitheater.  
00:22:16 --> 00:22:19: She just secured an affordable unit with infusion,  
00:22:19 --> 00:22:23: which significantly cuts down her commute to her retail job  
00:22:23 --> 00:22:23: downtown.  
00:22:23 --> 00:22:28: Being able to access transit groceries pharmacy restaurant  
Santa Jim  
00:22:28 --> 00:22:32: within a 10 minute radius has significantly enhanced her  
quality  
00:22:32 --> 00:22:34: of life within KC.  
00:22:34 --> 00:22:36: There is a place for everyone in Fusion,  
00:22:36 --> 00:22:38: and that's what makes it special.  
00:22:38 --> 00:22:41: It seamlessly fuses together the East Village and the rest  
00:22:42 --> 00:22:42: of Kansas City,  
00:22:42 --> 00:22:47: creating an economic catalyst, an attractive destination and a  
warm,  
00:22:47 --> 00:22:49: welcoming place to call home.  
00:22:49 --> 00:22:52: Thank you so much for your time.  
00:22:52 --> 00:22:55: We now like to open the floor to any questions  
00:22:55 --> 00:22:56: you may have.  
00:22:56 --> 00:23:01: Great presentation, great graphics. My question is around the  
length  
00:23:01 --> 00:23:06: of your promenade and the visibility knowing that retail

especially

00:23:06 --> 00:23:10: more recently has struggled open air places have been more

00:23:10 --> 00:23:13: successful and upon the addition of that,

00:23:13 --> 00:23:15: but the length of that retail,

00:23:15 --> 00:23:20: the length of the promenade and the need for visibility

00:23:20 --> 00:23:21: for those.

00:23:21 --> 00:23:24: Retailers, can you address that please?

00:23:24 --> 00:23:27: Sure, I'll help facilitate the answers for my team and

00:23:27 --> 00:23:28: guide the questions,

00:23:28 --> 00:23:30: but I can start with this one,

00:23:30 --> 00:23:33: so I think one of the reasons why we wanted

00:23:33 --> 00:23:35: to have it the entire length of 12th St to

00:23:36 --> 00:23:38: 8th St because we also have the research lab in

00:23:38 --> 00:23:41: the bottom in the top right parcel.

00:23:41 --> 00:23:44: We also wanted to have demand directly there and so

00:23:44 --> 00:23:47: we have retailing directly across the street that increases the

00:23:48 --> 00:23:49: demand in that space,

00:23:49 --> 00:23:52: which is a bit further from the transit oriented area

00:23:52 --> 00:23:54: to the South and with independence.

00:23:54 --> 00:23:57: Avenue I think being a transit corridor and with future

00:23:57 --> 00:24:00: plans for the riverfront and the streetcar extension,

00:24:00 --> 00:24:03: we thought extending it all the way to the end

00:24:03 --> 00:24:06: of 8th St also provides for that kind of future

00:24:06 --> 00:24:09: connection with the development that will be happening in

the

00:24:09 --> 00:24:13: North as well. And if anyone from the team would

00:24:13 --> 00:24:15: like to address that,

00:24:15 --> 00:24:18: maybe Lynn on the on their retailing side.

00:24:18 --> 00:24:22: But yeah, feel free to jump in anyone else from

00:24:22 --> 00:24:22: the team.

00:24:22 --> 00:24:25: I would like to echo it's really impressive.

00:24:25 --> 00:24:29: Impressive graphics and presentation. Thank you.

00:24:29 --> 00:24:32: I would like you to to expand on the catalytic

00:24:32 --> 00:24:35: effect that you envision for the research lab.

00:24:35 --> 00:24:38: The urban agriculture can you.

00:24:38 --> 00:24:41: Can you give us a little more expanded view of

00:24:41 --> 00:24:42: the space?

00:24:42 --> 00:24:44: Is the kind of square footage?

00:24:44 --> 00:24:48: Did you look at? Job creation how do you?

00:24:48 --> 00:24:52: It's it's very strongly neighborhood,

00:24:52 --> 00:24:57: but. Help us understand how you how you envision what

00:24:57 --> 00:24:58: kind of people.

00:24:58 --> 00:25:03: Why people are attracted from outside and where they where  
00:25:03 --> 00:25:05: they where they participate?  
00:25:05 --> 00:25:07: Yep, I can thank you for the question.  
00:25:07 --> 00:25:09: I can answer this one as well.  
00:25:09 --> 00:25:12: With regards to the catalytic effect,  
00:25:12 --> 00:25:14: one from the Community perspective,  
00:25:14 --> 00:25:17: we just notice the scale of urban farming that's already  
00:25:17 --> 00:25:19: happening happening in adjacent neighborhoods,  
00:25:19 --> 00:25:22: so that was definitely something that we wanted to tap  
00:25:22 --> 00:25:23: into,  
00:25:23 --> 00:25:26: and there's already some successful examples in Kansas  
City,  
00:25:26 --> 00:25:30: for example, I think it's Nile Valley aquaponics there directly.  
00:25:30 --> 00:25:33: I think at the periphery of the greater downtown area,  
00:25:33 --> 00:25:36: and they've had a lot of success with building kind  
00:25:36 --> 00:25:39: of greater community programs outside of urban farming.  
00:25:39 --> 00:25:42: So we wanted to tap into this very kind of  
00:25:42 --> 00:25:46: creative and entrepreneurial spirit that exists in urban farming  
and  
00:25:47 --> 00:25:48: then with vertical farming,  
00:25:48 --> 00:25:50: we saw that across the US.  
00:25:50 --> 00:25:52: It's a very fast growing,  
00:25:52 --> 00:25:55: fast growing industry, so we wanted to pair both the  
00:25:55 --> 00:26:00: aspect of Community gardening with vertical gardening and  
increasing investments  
00:26:00 --> 00:26:02: happening into vertical gardening,  
00:26:02 --> 00:26:04: all in kind of this one space.  
00:26:04 --> 00:26:08: And we think that combining these two aspects together will  
00:26:08 --> 00:26:10: really have a catalytic effect.  
00:26:10 --> 00:26:13: And especially in the downtown core and the size of  
00:26:13 --> 00:26:14: this this development,  
00:26:14 --> 00:26:19: there's a lot of agriculture and mixed use developments  
happening  
00:26:19 --> 00:26:19: as well,  
00:26:19 --> 00:26:22: so I think being able to get in early on  
00:26:22 --> 00:26:25: this in terms of Kansas City will be catalytic.  
00:26:28 --> 00:26:31: Does that answer your question or would you like to  
00:26:31 --> 00:26:32: hear a bit more detail?  
00:26:34 --> 00:26:35: Thank you. Thanks.  
00:26:38 --> 00:26:41: Hi this is Susan. Great presentation,  
00:26:41 --> 00:26:45: very impressive. Could you comment on the sort of the  
00:26:45 --> 00:26:48: phasing of the different components of the project?  
00:26:48 --> 00:26:52: Most specifically the for sale housing Ann and how you

00:26:52 --> 00:26:53: thought about that.

00:26:53 --> 00:26:59: Since it's a relatively small part of the project.

00:26:59 --> 00:27:03: Sure, I can direct this question to both Leora and

00:27:03 --> 00:27:03: Lenzo.

00:27:05 --> 00:27:09: So we we think to incorporate some of the four

00:27:09 --> 00:27:13: cell units because we know that Kansas City is in

00:27:13 --> 00:27:15: shortage of the for sale units.

00:27:15 --> 00:27:20: That's why we incorporate some more portion of that in

00:27:20 --> 00:27:22: the phase two and three.

00:27:22 --> 00:27:24: Sure, and I can just speak a little bit to

00:27:24 --> 00:27:25: our,

00:27:25 --> 00:27:27: you know, our broader phasing strategy here.

00:27:27 --> 00:27:30: 'cause there was a very intentional kind of,

00:27:30 --> 00:27:32: you know, creation of place at each phase,

00:27:32 --> 00:27:34: so so phase one was really about,

00:27:34 --> 00:27:37: you know, creating resident residential density near that new

00:27:37 --> 00:27:38: transit

00:27:38 --> 00:27:41: station,

00:27:38 --> 00:27:41: while making sure that we provided recreational and social

00:27:42 --> 00:27:44: services

00:27:42 --> 00:27:44: through the Community Center and it was really about,

00:27:44 --> 00:27:48: you know, creating that first phase of the pedestrian

00:27:48 --> 00:27:51: promenade

00:27:48 --> 00:27:51: and creating just like a very warm and welcoming space.

00:27:51 --> 00:27:54: And then the second phase was really about laying that

00:27:54 --> 00:27:56: foundation for urban agriculture.

00:27:56 --> 00:27:58: Starting with the earliest point of the supply chain,

00:27:58 --> 00:28:02: which was the community and vertical gardens and allowing

00:28:02 --> 00:28:04: for

00:28:02 --> 00:28:04: connections with community organizations,

00:28:04 --> 00:28:06: and then by the time we kind of get to

00:28:06 --> 00:28:06: phase three,

00:28:06 --> 00:28:09: we felt that we developed a very strong identity and

00:28:09 --> 00:28:10: said the place for the site,

00:28:10 --> 00:28:13: so it was really just about expanding that urban agriculture

00:28:14 --> 00:28:16: presence to include research and lab space,

00:28:16 --> 00:28:19: and then adding some residential buildings as we feel that

00:28:19 --> 00:28:20: there will be dips,

00:28:20 --> 00:28:23: significant demand for the site at this point in time.

00:28:23 --> 00:28:26: Well done, I would like to understand a little bit

00:28:26 --> 00:28:27: more about.

00:28:27 --> 00:28:30: First of all, start with the nice job of rebuilding

00:28:30 --> 00:28:31: the housing ladder,



00:28:31 --> 00:28:34: right? You you've hit all segments of the population.  
00:28:34 --> 00:28:38: I appreciate how there's an element of ownership in there  
00:28:38 --> 00:28:41: as well as as rental and the affordability.  
00:28:41 --> 00:28:44: Your affordability numbers are really high right?  
00:28:44 --> 00:28:45: To get down to a 50%  
00:28:45 --> 00:28:46: am I? That's a challenge.  
00:28:46 --> 00:28:50: Can you explain maybe some of the financing tools that  
00:28:50 --> 00:28:53: you're using to do that relative to the proportion that?  
00:28:53 --> 00:28:56: We see anyway in our in our area.  
00:28:56 --> 00:29:00: Yeah, so impact. So sorry go ahead lens.  
00:29:00 --> 00:29:03: So for the for the.  
00:29:03 --> 00:29:08: Portable housing we utilized several public subsidies.  
00:29:08 --> 00:29:11: The most significant one is a light tug.  
00:29:11 --> 00:29:13: We're going to use 9%  
00:29:13 --> 00:29:17: of the light talk to support the rental units for  
00:29:17 --> 00:29:21: our site and also we we use a TIF and  
00:29:21 --> 00:29:25: the opportunity zone fund and also the new market tax  
00:29:25 --> 00:29:30: credit. So we think that using those financing tools can  
00:29:30 --> 00:29:34: really help to support the the construction of the.  
00:29:34 --> 00:29:37: Affordable units.  
00:29:37 --> 00:29:39: And just to add to that,  
00:29:39 --> 00:29:42: very quickly the reason why we also kind of went  
00:29:42 --> 00:29:43: above the 20%  
00:29:43 --> 00:29:47: minimum is because of the transit oriented nature of  
development.  
00:29:47 --> 00:29:51: We really wanted to connect both affordable housing with  
transit  
00:29:51 --> 00:29:52: access,  
00:29:52 --> 00:29:55: so that's why we decided to kind of use all  
00:29:55 --> 00:29:59: these different types of financing to achieve that 30%.  
00:29:59 --> 00:30:01: The 30% is one thing,  
00:30:01 --> 00:30:02: it's the 50% am I.  
00:30:02 --> 00:30:05: That was a little bit more of a surprise to  
00:30:06 --> 00:30:06: me.  
00:30:06 --> 00:30:09: Which is again commendable if you can prove the returns.  
00:30:09 --> 00:30:13: Thank you while you're on the transit connection on that  
00:30:13 --> 00:30:14: last question,  
00:30:14 --> 00:30:18: I'd like to hear a deeper dive on how transportation  
00:30:18 --> 00:30:22: and parking strategies are related to your broader themes.  
00:30:22 --> 00:30:27: Overarching, broader themes of connectivity and resilience.  
00:30:27 --> 00:30:30: So I can speak first to the parking strategy and  
00:30:30 --> 00:30:31: maybe Leora.  
00:30:31 --> 00:30:33: I'll pass it on to you for more.

00:30:33 --> 00:30:37: The active transit portion. So for the parking strategy we  
00:30:37 --> 00:30:40: really wanted to decrease the amount of parking because the  
00:30:41 --> 00:30:42: transit oriented nature.  
00:30:42 --> 00:30:45: But we recognize that there still needs to be car  
00:30:45 --> 00:30:46: access,  
00:30:46 --> 00:30:49: and so we wanted to place it throughout all the  
00:30:49 --> 00:30:52: sites or not just concentrated in one parcel or one  
00:30:52 --> 00:30:55: area so that there is a 5 minute radius to  
00:30:55 --> 00:30:57: access the spine and to.  
00:30:57 --> 00:31:00: To combine the different demands at the different times of  
00:31:01 --> 00:31:01: day,  
00:31:01 --> 00:31:04: we decided to build structured parking lot so it's a  
00:31:04 --> 00:31:07: bit higher density rather than surface parking,  
00:31:07 --> 00:31:08: and it will be yes,  
00:31:08 --> 00:31:11: as I mentioned before, the combined demand,  
00:31:11 --> 00:31:15: which reduces the amount of space required for the  
construction  
00:31:15 --> 00:31:16: of these lots,  
00:31:16 --> 00:31:19: and we also thought that we can do a lot  
00:31:19 --> 00:31:22: more draining to the parking structure face to create more  
00:31:23 --> 00:31:27: pedestrianised activity rate at St level and also incorporated  
into  
00:31:27 --> 00:31:30: our stormwater management system. And I'll pass it until you  
00:31:30 --> 00:31:32: are for the active transit portion.  
00:31:32 --> 00:31:35: Thanks, Frances. So see. I think there was three kind  
00:31:35 --> 00:31:38: of aspects that connectivity that we looked pretty deeply into  
00:31:38 --> 00:31:39: and it was around transit,  
00:31:39 --> 00:31:43: cycling and pedestrian. As Francisco spoke to the auto side  
00:31:43 --> 00:31:43: of things.  
00:31:43 --> 00:31:46: So for transit, you know the sites directly adjacent from  
00:31:46 --> 00:31:48: the East Village Transit Center,  
00:31:48 --> 00:31:50: and so we were really intentional and kind of creating  
00:31:51 --> 00:31:53: an unofficial entrance to the site right there where it's  
00:31:54 --> 00:31:57: connected into the pedestrian promenade and it's very well  
serviced  
00:31:57 --> 00:31:59: by transit. We did an analysis of this.  
00:31:59 --> 00:32:02: You have buses from. All over the city coming in  
00:32:02 --> 00:32:05: and landing at that East Village Transit Center and our  
00:32:05 --> 00:32:07: sites also a 10 minute walk from the streetcar line  
00:32:07 --> 00:32:10: along Main Street. So that's been approved for expansion,  
00:32:10 --> 00:32:13: so we feel like there's a lot of you know  
00:32:13 --> 00:32:16: movement in towards our site from a cycling perspective.  
00:32:16 --> 00:32:19: The current bike lanes that are not really that protected.

00:32:19 --> 00:32:22: Their mostly signed, but the greater downtown Area plan for  
00:32:22 --> 00:32:26: Kansas City has proposed a really strong cycling network  
which  
00:32:26 --> 00:32:27: directly plugs into our site.  
00:32:27 --> 00:32:29: As we have kind of Home Street,  
00:32:29 --> 00:32:31: which is a major cycling corridor.  
00:32:31 --> 00:32:33: That's kind of our pedestrian spine,  
00:32:33 --> 00:32:36: so it runs through the entire site and then from  
00:32:36 --> 00:32:38: a pedestrian connectivity perspective,  
00:32:38 --> 00:32:40: you know the sites we tried to make it very  
00:32:40 --> 00:32:41: walkable.  
00:32:41 --> 00:32:44: You know, through our human scale pedestrian spine and we  
00:32:44 --> 00:32:47: maintain the block structure to ensure you know it's walkable  
00:32:47 --> 00:32:49: and keep the activity at St level and then we  
00:32:49 --> 00:32:52: created that path. The network of green pathways that stem  
00:32:52 --> 00:32:54: from the pedestrian spine as well.  
00:32:54 --> 00:32:58: You touched quite a bit on your your sustainable approaches,  
00:32:58 --> 00:33:00: which I want to commend you you all on you.  
00:33:00 --> 00:33:02: You've done a fantastic job and I also want to  
00:33:02 --> 00:33:03: note that you.  
00:33:03 --> 00:33:07: It's definitely apparent that you work very well as a  
00:33:07 --> 00:33:07: team.  
00:33:07 --> 00:33:09: You work very good together.  
00:33:09 --> 00:33:13: It shows in your delivery as well as the Q&A  
00:33:13 --> 00:33:13: here,  
00:33:13 --> 00:33:17: But my question is how will you measure your high  
00:33:17 --> 00:33:21: performing landscape in regards to long term success?  
00:33:21 --> 00:33:24: Thank you for your questions and also the comments and  
00:33:24 --> 00:33:25: tan.  
00:33:25 --> 00:33:28: I think I'll pass this one to you if you  
00:33:28 --> 00:33:33: can comment on the long-term aspect of the environmental  
strategy  
00:33:33 --> 00:33:34: that we have.  
00:33:34 --> 00:33:37: Yes, so if we go back to the very beginning  
00:33:37 --> 00:33:41: of how we considering the scale in terms of our  
00:33:41 --> 00:33:43: stormwater management system,  
00:33:43 --> 00:33:48: so we considering to build up our holistic landscapes system  
00:33:48 --> 00:33:49: based on the function.  
00:33:49 --> 00:33:54: The function perspective that we want to solve the  
stormwater  
00:33:54 --> 00:33:55: management.  
00:33:55 --> 00:33:59: Through our landscape. So the landscape not only served for  
00:33:59 --> 00:34:01: for the program itself,

00:34:01 --> 00:34:06: but also for the environmental sustainability in the function perspective.

00:34:06 --> 00:34:08: So I think for the long term it will serve

00:34:08 --> 00:34:11: the site for very long time rather than just for

00:34:11 --> 00:34:12: the people,

00:34:12 --> 00:34:15: but also for the for the space for the environment

00:34:15 --> 00:34:16: itself.

00:34:16 --> 00:34:18: And if I can just add 1 minor point to

00:34:18 --> 00:34:22: that one thing that we that we explored was LEED

00:34:22 --> 00:34:22: certification,

00:34:22 --> 00:34:27: specifically lead neighborhood, and one thing that was made clear

00:34:27 --> 00:34:29: as we research this process is that.

00:34:29 --> 00:34:32: There is not only kind of a design and implementation

00:34:32 --> 00:34:33: perspective to lead,

00:34:33 --> 00:34:36: but there's also the ongoing operation and maintenance to make

00:34:36 --> 00:34:39: sure that you all the investments that you're making are

00:34:39 --> 00:34:41: actually seen through in the long run.

00:34:41 --> 00:34:43: And so I think that that will actually be a

00:34:43 --> 00:34:44: helpful tool.

00:34:44 --> 00:34:46: Obviously, you know we want to make sure that the

00:34:46 --> 00:34:50: sustainable practices that we're implementing are not just for now.

00:34:50 --> 00:34:51: This is for the foreseeable,

00:34:51 --> 00:34:54: you know, foreseeable future, but I think the lead will

00:34:54 --> 00:34:57: kind of force that ongoing maintenance and operation to ensure

00:34:57 --> 00:34:59: that everything is is working and.

00:34:59 --> 00:35:03: We really are achieving those sustainability targets that we set

00:35:03 --> 00:35:04: out initially.

00:35:04 --> 00:35:07: Great, thank you so much that definitely answers my question.

00:35:07 --> 00:35:10: I always would consider too.

00:35:10 --> 00:35:15: Yeah, also includes sustainable sites in your conversation because lean

00:35:15 --> 00:35:18: as a larger focus on the building systems and the

00:35:18 --> 00:35:23: sustainable sites really touches on the elements related to the

00:35:23 --> 00:35:26: environment. But well done, I wanna echo my fellow jury

00:35:26 --> 00:35:27: members.

00:35:27 --> 00:35:31: Todd's really well presented an really well put together a

00:35:31 --> 00:35:32: slide deck here.

00:35:32 --> 00:35:36: I do think your ideas are shining through couple one  
00:35:36 --> 00:35:36: question.  
00:35:36 --> 00:35:40: Well, let's focus on the vertical spinda homes.  
00:35:40 --> 00:35:42: You've kind of made the investment to.  
00:35:42 --> 00:35:46: Kind of. Choir and really in Western garden create,  
00:35:46 --> 00:35:50: attract and pull people to it and have energy longer.  
00:35:50 --> 00:35:52: But then you have a competing,  
00:35:52 --> 00:35:55: not South spine which is a mid block through the  
00:35:55 --> 00:35:56: West blogs.  
00:35:56 --> 00:35:58: Can you share your thoughts on?  
00:35:58 --> 00:36:02: Do you feel you're kind of dissipating a little bit  
00:36:02 --> 00:36:05: of the energy with two knots out spines?  
00:36:05 --> 00:36:07: Thank you for your question.  
00:36:07 --> 00:36:10: I can I can start answering that and potentially a  
00:36:10 --> 00:36:13: tan if you could answer the end of it as  
00:36:13 --> 00:36:13: well.  
00:36:13 --> 00:36:16: Are you? So you're referring to the two Southern blocks  
00:36:16 --> 00:36:19: where we have the both spines within the same area,  
00:36:19 --> 00:36:21: yeah?  
00:36:21 --> 00:36:23: Yes, so we wanted to offer one that had a  
00:36:23 --> 00:36:27: canopy space for different weather conditions so that people  
00:36:27 --> 00:36:28: can  
00:36:27 --> 00:36:28: sit under it,  
00:36:28 --> 00:36:32: whether it's raining if they want more shade because the  
00:36:32 --> 00:36:34: spine does get a lot of sun coverage,  
00:36:34 --> 00:36:37: so we kind of wanted to offer two different types  
00:36:37 --> 00:36:41: of pedestrianised experiences and tan if you if you would  
00:36:41 --> 00:36:44: like further to add to how these two spines kind  
00:36:44 --> 00:36:47: of interact with each other.  
00:36:47 --> 00:36:49: Yes, so as you can see this,  
00:36:49 --> 00:36:54: this portion is more close to the municipal government space  
00:36:54 --> 00:36:55: and the idea is this.  
00:36:55 --> 00:37:00: This space is more like a gathering space that people  
00:37:00 --> 00:37:04: can actually come more space for sitting down to enjoy  
00:37:04 --> 00:37:05: their talk.  
00:37:05 --> 00:37:10: You have to have some communication or some  
00:37:10 --> 00:37:12: conversation after  
00:37:10 --> 00:37:12: their daily life and this one.  
00:37:12 --> 00:37:17: Just domains spying is actually more works like scaling term  
00:37:17 --> 00:37:19: for the whole system.  
00:37:19 --> 00:37:23: So you can see the different kind of courtyard with  
00:37:23 --> 00:37:28: different programming connected by this spine and ideally all  
00:37:23 --> 00:37:28: the

00:37:28 --> 00:37:30: people will introduce in the spy.

00:37:30 --> 00:37:34: You have a larger scale outdoors.

00:37:34 --> 00:37:39: Programming events like the outdoor cinema and the amphitheater hold

00:37:39 --> 00:37:40: some big events,

00:37:40 --> 00:37:44: and if they want to look into more specific programming

00:37:44 --> 00:37:47: like we want to have a talk sitting down having

00:37:47 --> 00:37:48: coffee,

00:37:48 --> 00:37:52: you can find the space that more private and more

00:37:52 --> 00:37:54: about gathering events.

00:37:54 --> 00:37:56: This was a beautiful presentation,

00:37:56 --> 00:38:00: so and you continued to enhance it in this final

00:38:00 --> 00:38:00: presentation.

00:38:00 --> 00:38:04: I also thought your statement at the end was very

00:38:04 --> 00:38:06: compelling about a place for all.

00:38:08 --> 00:38:12: Have you considered in in this place and a design

00:38:12 --> 00:38:15: for the unhoused in Kansas City?

00:38:15 --> 00:38:19: It's a growing issue. It's a very forefront issue.

00:38:19 --> 00:38:21: I would say in this in this area,

00:38:21 --> 00:38:26: so have you have you considered that in the design

00:38:26 --> 00:38:30: of your public space and in the concept in in

00:38:30 --> 00:38:31: general?

00:38:31 --> 00:38:34: I thank you for your question.

00:38:34 --> 00:38:36: We are considering the affordable housing.

00:38:36 --> 00:38:38: I guess we went to target the 50%

00:38:38 --> 00:38:42: area median income so we don't directly have a space

00:38:42 --> 00:38:44: necessarily for housing specifically.

00:38:44 --> 00:38:47: For the unhoused, I think we try to concentrate potentially

00:38:47 --> 00:38:49: on the food access point,

00:38:49 --> 00:38:52: then the community garden, but in terms of the open

00:38:52 --> 00:38:55: space we wanted it to be a space that's welcoming

00:38:55 --> 00:38:56: and inviting,

00:38:56 --> 00:38:59: and so something where anyone feels comfortable being in.

00:38:59 --> 00:39:02: So I think that's kind of what we tried to

00:39:02 --> 00:39:05: concentrate on in the different types of programming.

00:39:05 --> 00:39:09: It's public aspect and just the way it does.

00:39:09 --> 00:39:13: Find North South, but we we didn't specifically have housing

00:39:13 --> 00:39:14: for the unhoused,

00:39:14 --> 00:39:18: but that's definitely, I think a consideration as the site

00:39:18 --> 00:39:23: gets built that we could potentially include in the northern

00:39:23 --> 00:39:26: ends of the site once we build up the first

00:39:26 --> 00:39:29: phase and have a more more research into that area

00:39:29 --> 00:39:34: to provide the necessary services for that types of housing,  
00:39:34 --> 00:39:37: I think it's definitely a possibility.  
00:39:37 --> 00:39:38: And just to echo Francis there,  
00:39:38 --> 00:39:41: I just don't want this to come across as this  
00:39:41 --> 00:39:44: is something that we didn't think about because it absolutely  
00:39:44 --> 00:39:44: was.  
00:39:44 --> 00:39:46: It was just we didn't want to kind of create  
00:39:46 --> 00:39:47: all of a sudden,  
00:39:47 --> 00:39:48: you know, put this out this.  
00:39:48 --> 00:39:51: You know housing there's having all different types of the  
00:39:51 --> 00:39:54: spectrum and we didn't want to just put you know  
00:39:54 --> 00:39:56: housing on the lowest end of the spectrum without the  
00:39:56 --> 00:39:59: necessary like associated services to make it feel like it  
00:39:59 --> 00:40:02: was really going to be successful and meaningful housing.  
00:40:02 --> 00:40:03: And so we we tried,  
00:40:03 --> 00:40:05: I guess, aside from, you know,  
00:40:05 --> 00:40:07: trying to hit every single type of housing we were  
00:40:07 --> 00:40:08: specific in,  
00:40:08 --> 00:40:10: zeroing in on. We want to target,  
00:40:10 --> 00:40:11: you know, the 50% mark,  
00:40:11 --> 00:40:14: an really just focused our time and attention.  
00:40:14 --> 00:40:17: There, obviously recognizing that it's a significant concern.  
00:40:17 --> 00:40:20: But we didn't just want to say that we do  
00:40:20 --> 00:40:22: it without believing that it would work.  
00:40:22 --> 00:40:25: Thank you. I do think that's your next opportunity and  
00:40:26 --> 00:40:29: specifically looking even at public space in the design for  
00:40:29 --> 00:40:31: coexistence in public space.  
00:40:31 --> 00:40:34: Thank you. How do you see the low income housing  
00:40:34 --> 00:40:37: aligning with job opportunities that you're going to be creating  
00:40:38 --> 00:40:38: on the site?  
00:40:38 --> 00:40:42: And we wanted to. Provide a range of employment  
opportunities  
00:40:42 --> 00:40:45: so not only in kind of their research hub that  
00:40:45 --> 00:40:46: you have.  
00:40:46 --> 00:40:49: The more science biotech at the North End of the  
00:40:49 --> 00:40:49: site,  
00:40:49 --> 00:40:52: but we wanted to provide across all of range so  
00:40:52 --> 00:40:54: retail community gardening,  
00:40:54 --> 00:40:57: job training opportunities for the vertical gardens.  
00:40:57 --> 00:41:00: So that's why we wanted to create a hybrid model.  
00:41:00 --> 00:41:02: So it's not just food being grown.  
00:41:02 --> 00:41:06: Jasper affordable distribution but also for market sale so that

00:41:06 --> 00:41:09: you can have sustainable employment opportunities.  
00:41:09 --> 00:41:14: And sustainable job training opportunities within that area of the  
00:41:14 --> 00:41:14: site.  
00:41:14 --> 00:41:19: We also have job opportunities within the Community Center and  
00:41:19 --> 00:41:20: the programming.  
00:41:20 --> 00:41:23: So we really tried to kind of diversify the employment  
00:41:23 --> 00:41:25: that would be available.  
00:41:25 --> 00:41:28: Sorry, very close to a fire station.  
00:41:31 --> 00:41:34: But yeah, so we tried to diversify the types of  
00:41:34 --> 00:41:38: employment so that it's not just catered towards the scientific  
00:41:38 --> 00:41:39: research lab,  
00:41:39 --> 00:41:43: but it really covers a very diverse set of employment.  
00:41:43 --> 00:41:46: But Ephlin or Leora feel free to add to that  
00:41:46 --> 00:41:47: as well.  
00:41:47 --> 00:41:49: The only small thing I'd add to that is just  
00:41:49 --> 00:41:51: the transit connectivity.  
00:41:51 --> 00:41:53: I think Frances did really good job at speaking to  
00:41:53 --> 00:41:56: the employment opportunities within the site,  
00:41:56 --> 00:41:58: but we were very explicit in making sure that all  
00:41:58 --> 00:42:01: the affordable housing is mixed with in all our rental  
00:42:01 --> 00:42:04: units are mixed market and affordable and so all the  
00:42:04 --> 00:42:07: dense transit oriented sites all have strong access to transit,  
00:42:07 --> 00:42:12: which connects to many job opportunities outside of our site.  
00:42:12 --> 00:42:15: A question on, you know the overall development and and  
00:42:15 --> 00:42:19: looking at long term and make sure as you mentioned,  
00:42:19 --> 00:42:22: what's the longevity. How do you care for it?  
00:42:22 --> 00:42:25: How do you? How do you keep all that green  
00:42:25 --> 00:42:29: infrastructure and the performance landscapes up to par  
cleaned?  
00:42:29 --> 00:42:32: Whatever you know, a storm goes through.  
00:42:32 --> 00:42:33: How do we filter it?  
00:42:33 --> 00:42:36: All that good stuff? Could you explain?  
00:42:36 --> 00:42:38: Maybe and I may have Mrs.  
00:42:38 --> 00:42:40: Do you have like a a zoning or or see  
00:42:41 --> 00:42:42: ID or some type of?  
00:42:42 --> 00:42:47: Overlay district that allows you to generate that fund.  
00:42:47 --> 00:42:51: A percentage of that will help support this.  
00:42:51 --> 00:42:54: Yeah, thank you for the question.  
00:42:54 --> 00:42:58: So right now we we didn't use this vid but  
00:42:58 --> 00:43:03: we do use a TIFF to funding to support using  
00:43:03 --> 00:43:07: the tax revenues to help support our site.



00:43:07 --> 00:43:08: And.  
00:43:10 --> 00:43:14: Yeah so and and then we do have the have  
00:43:14 --> 00:43:19: the grants from the EPA and also choice neighborhood grants  
00:43:19 --> 00:43:25: to help supporting the Community gardens and place making public  
00:43:25 --> 00:43:30: landscape. Let me offer a follow up question to that  
00:43:30 --> 00:43:31: to Lawrence.  
00:43:31 --> 00:43:36: If I'm a developer and an equity owner of one  
00:43:36 --> 00:43:39: of these structures after the TIFF.  
00:43:39 --> 00:43:43: Is gone its course and in Missouri that would be  
00:43:43 --> 00:43:46: at about in 25 years maximum.  
00:43:46 --> 00:43:51: Then who will generate funds to maintain the stormwater an  
00:43:51 --> 00:43:54: these significant non St public spaces?  
00:43:57 --> 00:44:01: I think I do believe that in this area we  
00:44:01 --> 00:44:07: can continuously generate the revenue from the retail office,  
00:44:07 --> 00:44:12: right? So those kind of revenues will help support them.  
00:44:12 --> 00:44:15: Containers of this area. And one thing I'll add here  
00:44:15 --> 00:44:17: is that the this development of the site is is  
00:44:17 --> 00:44:21: positioned as a public private partnership and there are many  
00:44:21 --> 00:44:23: investments that were undertaken that were,  
00:44:23 --> 00:44:25: you know, beyond just for the benefit of the site.  
00:44:25 --> 00:44:28: It was, you know, beyond the bounds from the streetscape,  
00:44:28 --> 00:44:32: enhancements to the Community Center and urban agriculture hub.  
00:44:32 --> 00:44:34: There was a lot of thought that went into that,  
00:44:34 --> 00:44:36: and so if we see this as kind of a  
00:44:36 --> 00:44:40: continuous partnership where you're looking to obviously create revenue general,  
00:44:40 --> 00:44:43: generating opportunities on site but also looking for you know  
00:44:43 --> 00:44:44: additional like equity,  
00:44:44 --> 00:44:46: for example from. You know,  
00:44:46 --> 00:44:49: equity investors and partners. I know that Lynn mentioned there's,  
00:44:49 --> 00:44:52: you know, we're hoping to attract pension funds into this,  
00:44:52 --> 00:44:54: and so I see I see it not being a  
00:44:54 --> 00:44:57: site that's only dependent on the revenue generated on site.  
00:44:57 --> 00:44:59: I don't know if there's anything to add to that,  
00:44:59 --> 00:45:01: but I just wanted to broaden.  
00:45:01 --> 00:45:02: Broaden that answer a bit.  
00:45:02 --> 00:45:05: We're actually at times, so thank you very much.  
00:45:05 --> 00:45:08: Thanks very much for your questions and comments.  
00:45:08 --> 00:45:10: Thank you. You did a great job.

00:45:10 --> 00:45:12: The Community Center is awesome.

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