

Webinar

Eaviro District Devel, Finalist Presentation: 2021 ULI Hines Competition Finals

Date: April 08, 2021

00:00:28 --> 00:00:32: Good morning everyone. Thank you for giving us this great
 00:00:32 --> 00:00:35: opportunity to introduce our project.
 00:00:35 --> 00:00:38: If you wrote district development plan,
 00:00:38 --> 00:00:41: we wish we could do this in person,
 00:00:41 --> 00:00:44: but it's a great honor for us to make it
 00:00:44 --> 00:00:47: to the 2021 ULI Heinz competition as a finalist.
 00:00:47 --> 00:00:50: And we are very happy to be here and young
 00:00:51 --> 00:00:55: Ms architecture students focusing on sustainable urban
 system.
 00:00:55 --> 00:00:58: From the University of Houston.
 00:00:58 --> 00:01:00: My name is Jose Medina.
 00:01:00 --> 00:01:03: I'm an MBA student at the CT Bauer College of
 00:01:03 --> 00:01:05: Business at the University of Houston.
 00:01:05 --> 00:01:07: My name is Hilary Telegraph,
 00:01:07 --> 00:01:12: a Bachelor of Architecture from the University of Houston.
 00:01:12 --> 00:01:16: Anjali, I'm the Master of Architecture and Urban Design
 student
 00:01:16 --> 00:01:17: at Columbia University.
 00:01:17 --> 00:01:21: You John must've landscape architecture from Penn State
 University.
 00:01:21 --> 00:01:25: Our awesome academic advisors are Doctor Bruce Race and
 History
 00:01:26 --> 00:01:28: chart from University of Houston.
 00:01:28 --> 00:01:30: Our professional advisor is Tiger line.
 00:01:30 --> 00:01:32: Thank you for getting us through.
 00:01:32 --> 00:01:36: Located in the East Village downtown Kansas City,
 00:01:36 --> 00:01:38: Evaro District Development is a mixed use.
 00:01:38 --> 00:01:43: Mixed income neighborhood that aims to redefine the built
 environment
 00:01:43 --> 00:01:47: and quality of life within the city through economic
 development.

00:01:47 --> 00:01:52: Sustainable and. Resilient design initiatives and creative inclusive communities.

00:01:52 --> 00:01:56: The project sets to connect East Village assets to adjacent

00:01:56 --> 00:02:00: communities and integrate affordable housing as well as ground for

00:02:00 --> 00:02:03: Commercial Services along the 10th St Corridor that will link

00:02:03 --> 00:02:08: and elevate economic and social relationships with contiguous neighborhoods.

00:02:08 --> 00:02:11: It also presents a state of the art Kansas City

00:02:11 --> 00:02:15: Baseball Stadium that is envisioned as a new economic driver

00:02:15 --> 00:02:18: that will have a catalytic invaluable impact to the feature

00:02:18 --> 00:02:21: of Kansas City. As well as creating a walk first

00:02:21 --> 00:02:25: bike first neighborhood that meets the assertive targets of climate

00:02:25 --> 00:02:28: action KC in viewer will be a 3.8 million square

00:02:28 --> 00:02:32: foot mixed use mixed income development which will be anchored

00:02:32 --> 00:02:34: by a new state of the art baseball stadium for

00:02:34 --> 00:02:38: the world which will bring a significant economic impact and

00:02:38 --> 00:02:42: Aiden revitalizing the area. Development will consist of three phases,

00:02:42 --> 00:02:45: with each phase having a two year construction.

00:02:45 --> 00:02:47: Along with the original 16 acres.

00:02:47 --> 00:02:51: An additional 9.7 acres will be strategically purchased throughout the

00:02:51 --> 00:02:52: holding.

00:02:52 --> 00:02:55: In order to take advantage of the tax abatements provided

00:02:55 --> 00:02:57: by the planned industrial expansion authority.

00:02:57 --> 00:03:01: The capital stack throughout the project will consist of developer

00:03:01 --> 00:03:02: equity,

00:03:02 --> 00:03:05: traditional construction loan at a 65%

00:03:05 --> 00:03:07: loan to cost main contribution,

00:03:07 --> 00:03:10: tax increment financing, loans, and Federal Housing tax,

00:03:10 --> 00:03:15: credit equity. Overall, the development will create increased the site

00:03:15 --> 00:03:18: value from 41.7 million do 954.9 million /

00:03:18 --> 00:03:22: 10 year holding period and analyzing the site context.

00:03:22 --> 00:03:25: We looked at how the districts are divided,

00:03:25 --> 00:03:29: the activities happening within those districts.

00:03:29 --> 00:03:33: Income race, existing St direction and public transportation,

00:03:33 --> 00:03:37: solar orientation and topography. From this study we found that

00:03:37 --> 00:03:41: Highway I-70 serves as a physical barrier between the East Village and,

00:03:41 --> 00:03:41: say, West community. This highway magnifies division and race income

00:03:41 --> 00:03:46: and access to necessities as it further isolates the community

00:03:46 --> 00:03:50: to the East of it,

00:03:50 --> 00:03:51: therefore hindering their access to food options and

00:03:51 --> 00:03:57: perpetrating its

00:03:57 --> 00:03:59: status as a food desert.

00:03:59 --> 00:04:03: Our designers strategies revolve around 4 main concepts,

00:04:03 --> 00:04:07: economy, community, sustainability and mobility.

00:04:07 --> 00:04:11: The proposed development will create a more inclusive community,

00:04:11 --> 00:04:15: create new local jobs, provide stability through affordable housing options,

00:04:15 --> 00:04:19: an access to day-to-day services such as grocery and retail

00:04:19 --> 00:04:22: stores that will contribute to the lives of the residents

00:04:22 --> 00:04:24: in the central business district,

00:04:24 --> 00:04:28: as well as the residents living across Highway I-70 towards

00:04:28 --> 00:04:29: the East End of downtown.

00:04:29 --> 00:04:33: These mixed used open and multi functional spaces will implement

00:04:33 --> 00:04:36: a living framework for locals can work during the day,

00:04:36 --> 00:04:42: socialize and enjoy the vitality of sports district after dark.

00:04:42 --> 00:04:46: By proposing a district development plan that anchors both the

00:04:46 --> 00:04:50: East and West side of I-70 and proposing GNU Public

00:04:50 --> 00:04:51: Transit Systems,

00:04:51 --> 00:04:55: our design aims to fill the gaps by bringing new

00:04:55 --> 00:04:59: opportunities that will elevate the lives of those living in

00:04:59 --> 00:05:04: downtown Kansas City as well as its surrounding communities.

00:05:04 --> 00:05:07: Because of the existing is Village apartment,

00:05:07 --> 00:05:11: we proposed the four Block Ballpark stadium at the South

00:05:11 --> 00:05:12: end of the site.

00:05:12 --> 00:05:16: The diagonal part of the Home Street is extended towards

00:05:16 --> 00:05:20: the role you Plaza to emphasize the flow line from

00:05:20 --> 00:05:24: the North entrance to the ballpark to shape the Community

00:05:24 --> 00:05:28: Center point, Evaro Park. Even the park and the Royal

00:05:28 --> 00:05:33: Plaza provide experiential wheels and atmosphere for the Food Hall,

00:05:33 --> 00:05:37: an residence around it. The first floor of the building

00:05:37 --> 00:05:40: along the Diagonal St creates a retail St Wall to

00:05:40 --> 00:05:44: active the community and make a barrel district become the

00:05:44 --> 00:05:49: most attractive and walkable community in downtown Kansas.

00:05:49 --> 00:05:53: In viral define success through creating a successful commercial address

00:05:53 --> 00:05:54: within downtown,

00:05:54 --> 00:05:57: leveraging the ballpark is an anchor value year round,

00:05:57 --> 00:06:01: creating public spaces that are both beautiful and activated as

00:06:01 --> 00:06:03: extension of the ballpark experience.

00:06:03 --> 00:06:07: In addition, we recognize that we are creating a neighborhood

00:06:07 --> 00:06:11: in a high performance district economically and environment in which

00:06:11 --> 00:06:15: the value created will cascade into the surrounding areas.

00:06:15 --> 00:06:18: Our group is a dressmaker's plans to leverage the rules

00:06:18 --> 00:06:20: stated in order to meet the previously stated goals.

00:06:20 --> 00:06:23: The same will also create a sense of pride for

00:06:23 --> 00:06:24: nearby residences.

00:06:24 --> 00:06:28: Provide much needed neighborhood. Provide a whole station.

00:06:28 --> 00:06:30: With interest from Big name Kansas City,

00:06:30 --> 00:06:31: anything such as Patrick Mahomes,

00:06:31 --> 00:06:34: a new stadium is a move in the right direction.

00:06:34 --> 00:06:37: The first three case studies to get below indicate the

00:06:37 --> 00:06:40: effect on land values within half a mile of recently

00:06:40 --> 00:06:41: built stadiums,

00:06:41 --> 00:06:45: clearly showing that stadiums do Aiden increasing values as well

00:06:45 --> 00:06:46: as increase in sales.

00:06:46 --> 00:06:51: The 4th case study represents the currently proposed Oakland Athletics

00:06:51 --> 00:06:52: Stadium.

00:06:52 --> 00:06:56: You sent me economic impact study conducted by the Bay Area Council.

00:06:56 --> 00:06:57: There's clearly substantial economic impact with construction in the stadium.

00:06:57 --> 00:07:01:

00:07:01 --> 00:07:02: In the case is open,

00:07:02 --> 00:07:05: economic impact was extensively 3 billion /

00:07:05 --> 00:07:08: 10 years, which includes the creation of 2000 jobs during

00:07:08 --> 00:07:10: the two year construction.

00:07:10 --> 00:07:14: He said the numbers are most likely not an anomaly

00:07:14 --> 00:07:17: as with the current 32 stadiums now have failed even

00:07:17 --> 00:07:18: during my classes.

00:07:18 --> 00:07:22: Not only with the economic impact revised area and agent

00:07:22 --> 00:07:22: activated,

00:07:22 --> 00:07:26: the proposed commercial uses, the setting would also bring the

00:07:26 --> 00:07:28: team closer to the community.

00:07:28 --> 00:07:32: Organizations such as the Kansas City MLB Urban Youth Academy,

00:07:32 --> 00:07:34: local education programs in the Harvesters,

00:07:34 --> 00:07:37: Food Network, Food Bank.

00:07:37 --> 00:07:40: We will be proposing at 41,000 seat stadium that will

00:07:40 --> 00:07:42: aid in what revitalizing the nearby district.

00:07:42 --> 00:07:44: The ballpark will be more than just a place to

00:07:44 --> 00:07:46: watch the game during the season.

00:07:46 --> 00:07:49: Will be a year round event venue ranging from holiday

00:07:49 --> 00:07:53: markets in the offseason to bimonthly farmers markets in the

00:07:53 --> 00:07:55: North Plaza throughout the year.

00:07:55 --> 00:07:58: With retail located along the ground for residents will be

00:07:58 --> 00:08:01: able to purchase team member really even if they weren't

00:08:01 --> 00:08:02: planning to go to a game,

00:08:02 --> 00:08:05: the stadium will also include Skyline views of downtown as

00:08:05 --> 00:08:08: well as a rooftop Blvd Brewing Brew pub with views

00:08:08 --> 00:08:10: looking towards home plate.

00:08:10 --> 00:08:13: The stadium will become the new social hotspot or nearby

00:08:13 --> 00:08:16: residents can enjoy the game as well as the experience.

00:08:16 --> 00:08:19: The North and South pauses will be major activity hubs

00:08:19 --> 00:08:22: during game days with outdoor events before and after.

00:08:22 --> 00:08:25: I will now pass it over to when Jim will

00:08:25 --> 00:08:28: go into how specifically the stadium will come more than

00:08:28 --> 00:08:29: a ballpark,

00:08:29 --> 00:08:32: but a year round event menu proposed Catalyst Royal Ballpark.

00:08:32 --> 00:08:36: A very districts. Although space will establish the street as

00:08:36 --> 00:08:39: the most inviting and attractive area in downtown Kansas City,

00:08:39 --> 00:08:43: they multifunctional open spaces designed for all kinds of events

00:08:43 --> 00:08:45: during the game season,

00:08:45 --> 00:08:48: the farmers Market in the summer performance will happen.

00:08:48 --> 00:08:52: In the event straightened Royal Plaza after the game season,

00:08:52 --> 00:08:55: the ballpark will also become an event space for winter

00:08:55 --> 00:08:57: activities such as Christmas Market,

00:08:57 --> 00:09:00: winter skating and lighting. Show on New Year's Eve,

00:09:00 --> 00:09:05: this order space are always activated by virus occasions all

00:09:05 --> 00:09:06: year round.

00:09:06 --> 00:09:10: By placing the grocery store on the East side of
00:09:10 --> 00:09:14: the development right off the highway or crossing the bus
00:09:14 --> 00:09:14: stop,
00:09:14 --> 00:09:17: we set access to healthier food options as priority.
00:09:17 --> 00:09:20: Thinking about food desert to the East,
00:09:20 --> 00:09:24: the value created to our district is going to cast
00:09:24 --> 00:09:27: cast it to the East side of the city.
00:09:27 --> 00:09:30: We also proposed a storefront strategy to Evil District in
00:09:30 --> 00:09:35: order to activate the regional corridors and expand
opportunity to
00:09:35 --> 00:09:36: the surrounding communities.
00:09:36 --> 00:09:40: Locals and visitors will not only have access to virus
00:09:40 --> 00:09:44: necessities through affordable means as they can also
indulge a
00:09:44 --> 00:09:48: place or of restaurants and retail space available on site.
00:09:48 --> 00:09:52: Next, evil will introduce the evil part that builds a
00:09:52 --> 00:09:54: sustainable community in our district.
00:09:54 --> 00:09:58: Yep thanks when Jennifer introducing all these great events
so
00:09:58 --> 00:10:01: located right across the ballpark.
00:10:01 --> 00:10:05: Evil Park brings the visitors in the local community together
00:10:05 --> 00:10:09: in this multi functional Plaza place right beside the trail.
00:10:09 --> 00:10:13: St A water feature with more cascading waterfalls attracts
visitors
00:10:13 --> 00:10:17: and residents to interact and play with water along the
00:10:17 --> 00:10:21: street lines of lush like shade trees give pedestrians cooler
00:10:21 --> 00:10:25: feelings is especially in summer in the center of the
00:10:25 --> 00:10:25: Plaza.
00:10:25 --> 00:10:30: An arc shaped stage provides opportunities for local
musicians in
00:10:30 --> 00:10:32: artists to perform on weekends,
00:10:32 --> 00:10:36: and this makes the neighborhood more vital and lively.
00:10:36 --> 00:10:39: Some raised planting beds are located on the side of
00:10:39 --> 00:10:44: the existing East Village Department as a community garden,
00:10:44 --> 00:10:46: as shown in the upper rendering.
00:10:46 --> 00:10:50: The northern side of the park is a playground with
00:10:50 --> 00:10:54: some mini Hills where children can play safely and freely
00:10:54 --> 00:10:55: beside the promenade.
00:10:55 --> 00:10:59: So we are. Creating a sustainable net Zero district in
00:10:59 --> 00:11:02: our proposal for the stormwater aspect,
00:11:02 --> 00:11:06: we are targeting two year events with various green
infrastructure
00:11:07 --> 00:11:07: on our site,

00:11:07 --> 00:11:12: such as permeable pavement that captures stormwater at its source

00:11:12 --> 00:11:16: systems that Harvest Roundup and store them for future use

00:11:16 --> 00:11:20: between storms and also green roofs on the top of

00:11:20 --> 00:11:24: the food Hall that can provide insulation and also help

00:11:24 --> 00:11:26: lower the Urban Air temperatures.

00:11:26 --> 00:11:29: It is also a great place to hang out and

00:11:29 --> 00:11:30: grab a drink.

00:11:30 --> 00:11:33: It is a perfect location to watch the game on

00:11:33 --> 00:11:36: the screen on the stadium facade right opposite the 10

00:11:36 --> 00:11:37: St.

00:11:37 --> 00:11:41: Aesthetically, these green roofs also provide a more pleasant Greenville

00:11:41 --> 00:11:44: shared for residents living on higher floors.

00:11:44 --> 00:11:48: Rain Garden provides overflow to the city's stormwater system and

00:11:48 --> 00:11:52: also reduces the need for underground Gray infrastructure.

00:11:52 --> 00:11:56: In short, our green infrastructure help reduce on site impervious

00:11:56 --> 00:11:57: services from.

00:11:57 --> 00:12:03: 85% to 78% coverage.

00:12:03 --> 00:12:05: In our.

00:12:05 --> 00:12:09: Ballpark building envelopes probably prioritizes natural day lighting,

00:12:09 --> 00:12:14: passive cooling, and minimizing heat gains through rain screen system

00:12:14 --> 00:12:14: over.

00:12:14 --> 00:12:17: Hence louvers, as well as Louis Gates,

00:12:17 --> 00:12:21: the windows and curtain wall systems promote high performing building

00:12:21 --> 00:12:22: systems.

00:12:22 --> 00:12:26: Solar panels convert light to power electrical loads that can

00:12:26 --> 00:12:29: be used for street lights in other electricity needs in

00:12:29 --> 00:12:31: the neighborhood.

00:12:31 --> 00:12:34: Looking at the overall Energy District program,

00:12:34 --> 00:12:36: we found that if we don't change our.

00:12:36 --> 00:12:40: Behavior will need 56.2 giga Watt per hour to support

00:12:41 --> 00:12:42: the energy use,

00:12:42 --> 00:12:45: and that's based on the national medium.

00:12:45 --> 00:12:49: By using the 80% reduction based on the AIA 2030

00:12:49 --> 00:12:53: target or annual energy will be reduced to 11.8 giga

00:12:54 --> 00:12:54: Watt,

00:12:54 --> 00:12:58: where will use a total of 600,000 square feet of

00:12:58 --> 00:13:01: PV for net zero building energy.

00:13:01 --> 00:13:06: Next J will talk about the transportation aspect of our proposal.

00:13:06 --> 00:13:07:

00:13:07 --> 00:13:12: Thanks eru. Bringing in a 40,000 seat capacity ballpark is a great opportunity to downtown development.

00:13:12 --> 00:13:15:

00:13:15 --> 00:13:18: At the same time, it's also a big challenge to downtown traffic system Yvaral District.

00:13:18 --> 00:13:21:

00:13:21 --> 00:13:25: It's a transit oriented development based on the East Village Transit Center,

00:13:26 --> 00:13:27: encouraging visitors to use public transportation here.

00:13:27 --> 00:13:31: But that does not mean spinal parking spot will be a challenging saying in a barrel district.

00:13:31 --> 00:13:35:

00:13:35 --> 00:13:38: We propose 7 parking garages on site which provide about 3500 parking spots on site for residents office and visitors.

00:13:38 --> 00:13:43:

00:13:43 --> 00:13:49: Aside from the parking.

00:13:49 --> 00:13:52:

00:13:52 --> 00:13:56: Also proposing a loop and you shadow bus system that connects existing parking facilities downtown about 40,000 in total with

00:13:56 --> 00:14:01:

00:14:01 --> 00:14:06: the barrel district to reduce the parking pressure during events

00:14:06 --> 00:14:10: season. He loop will cover the areas that lack of

00:14:10 --> 00:14:15: bus services before connect all the major district in downtown Kansas City and pursue West community.

00:14:15 --> 00:14:18:

00:14:18 --> 00:14:23: Because we are in a transit oriented district,

00:14:23 --> 00:14:28: we can reduce our vehicular miles traveled for each person by 20%

00:14:28 --> 00:14:28:

00:14:28 --> 00:14:34: through electric vehicles. Fleet transition we can reduce flu use

00:14:34 --> 00:14:35: by 70%

00:14:35 --> 00:14:40: and the rest of it can be zeroed by investing

00:14:40 --> 00:14:42: in green purchase plan.

00:14:42 --> 00:14:47: We envision a Bureau district as the most walkable district in downtown Kansas City.

00:14:47 --> 00:14:49:

00:14:49 --> 00:14:53: The open space systems to on site will provide active spaces for pedestrians and bikers to active The Walking and biking environment.

00:14:53 --> 00:14:57:

00:14:57 --> 00:14:59:

00:14:59 --> 00:15:01: We added back lanes, bus lanes,

00:15:01 --> 00:15:04: parking lanes, an expanded, the.

00:15:04 --> 00:15:10: Sidewalk on the street. The storefront strategies mentioned earlier are

00:15:10 --> 00:15:15: also aimed to elevate that walking experience within the district.

00:15:15 --> 00:15:18: Home Street is the most important street on site with

00:15:18 --> 00:15:21: all local shops and restaurants along it.

00:15:21 --> 00:15:26: It's a pedestrian and bike domain St and also serves
00:15:26 --> 00:15:27: as an emergency Lane.
00:15:27 --> 00:15:31: Home Street create a visual tunnel to connect and direct
00:15:31 --> 00:15:34: people moving from a street to the heart of the
00:15:34 --> 00:15:34: disk.
00:15:34 --> 00:15:39: Straight Plaza Payne St is a temporary event St which
00:15:40 --> 00:15:43: will be closed to vehicle show events.
00:15:43 --> 00:15:46: 8-9 and 12 St will keep as one way St
00:15:46 --> 00:15:48: focusing on pedestrian,
00:15:48 --> 00:15:54: bike and public transportation. The two way St Systems
include
00:15:54 --> 00:15:57: Charlotte St Cherry Street and 10th St.
00:15:57 --> 00:16:01: Between those two street.
00:16:01 --> 00:16:07: Their aims to sleep an redirect the traffic coming from
00:16:07 --> 00:16:09: the exit from I70.
00:16:09 --> 00:16:11: Now I will pass the discussion to Jose as he
00:16:12 --> 00:16:14: will talk about how financial words,
00:16:14 --> 00:16:17: evil district development. Thank you Jane.
00:16:17 --> 00:16:20: As previously mentioned, he will consist of three phases,
00:16:20 --> 00:16:22: each with a 2 year construction.
00:16:22 --> 00:16:26: The property is being mixed income community with 32%
00:16:26 --> 00:16:29: affordable or 4000 throughout each days.
00:16:29 --> 00:16:33: Overall durable deliver a lover Dayanara 15.5 but the future
00:16:33 --> 00:16:38: economic impacts in the stadium as well as the revitalization
00:16:38 --> 00:16:42: of the district will continue on positive holding.
00:16:42 --> 00:16:45: In phase one will be creating a strong residential
neighborhood
00:16:46 --> 00:16:50: consisting of our largest proportion of residential components
consisting above
00:16:50 --> 00:16:52: market rate and affordable.
00:16:52 --> 00:16:54: As we create this neighborhood,
00:16:54 --> 00:16:57: we will take into consideration the essential needs of the
00:16:57 --> 00:17:00: nearby residents will be including at high V grocery store
00:17:00 --> 00:17:03: or to not only provide for the residents of variable,
00:17:03 --> 00:17:06: but as long as bringing in the residents of the
00:17:06 --> 00:17:07: sale list.
00:17:07 --> 00:17:10: In phase two, we will build on the strengths of
00:17:10 --> 00:17:13: a strong residential market in order to create a strong
00:17:13 --> 00:17:15: commercial address in the East Village.
00:17:15 --> 00:17:18: A considerable portion of this phase will be allocated for
00:17:18 --> 00:17:21: ground floor retail as well as the 50,000 square foot
00:17:21 --> 00:17:24: marketplace Food Hall which will be targeted to local retro
00:17:24 --> 00:17:28: restaurant tours. The purchasing program will create

00:17:28 --> 00:17:29: attractive storefronts consisting
 00:17:29 --> 00:17:32: of local designers,
 00:17:32 --> 00:17:35: coffee shops. Brew pubs and restaurants.
 00:17:35 --> 00:17:38: The strength of the retail component will aid in creating
 00:17:38 --> 00:17:38: a commercial address where the area can stand on its
 00:17:38 --> 00:17:42: own,
 00:17:42 --> 00:17:43: but can also be leveraged by the ballpark as a
 00:17:43 --> 00:17:46: year round event menu.
 00:17:46 --> 00:17:49: Phase Two will also consist of the new Royal Stadium.
 00:17:49 --> 00:17:53: The stadium will be built through a private public partnership
 00:17:53 --> 00:17:55: with the Jackson County Sports Complex Authority in which a
 00:17:55 --> 00:17:57: long term riders will be negotiated.
 00:17:57 --> 00:18:00: With the Royals moving into the East Village,
 00:18:00 --> 00:18:03: a portion of the Class A office space will be
 00:18:03 --> 00:18:05: pre leased by the organizations as its headquarters,
 00:18:05 --> 00:18:08: as well as Media Studio.
 00:18:08 --> 00:18:11: Phase three will continue to build on the commercial address
 00:18:11 --> 00:18:13: created in phase two as well as leveraging the ballpark
 00:18:13 --> 00:18:17: as a year round of that menu of 450.
 00:18:17 --> 00:18:19: Key hotel Room is proposed which will attract attendees.
 00:18:19 --> 00:18:21: The many different events of the stadium,
 00:18:21 --> 00:18:24: ranging from weddings to comfort or to any of the
 00:18:24 --> 00:18:27: previously mentioned year round festivals,
 00:18:27 --> 00:18:30: though we are. You will be having a successful districts
 00:18:30 --> 00:18:33: within Kansas City and as stated we plan to make
 00:18:33 --> 00:18:37: this happen by creating a successful commercial address,
 00:18:37 --> 00:18:37: leveraging the ballpark as an anchor bend year round anchor
 00:18:37 --> 00:18:40: venue,
 00:18:40 --> 00:18:44: creating public spaces that are both beautiful and activated.
 00:18:44 --> 00:18:45: In addition, we recognize that we will be creating a
 00:18:45 --> 00:18:49: neighborhood.
 00:18:49 --> 00:18:53: In a high performance district in which the value created
 00:18:53 --> 00:18:55: in destruction will cascade into Paseo West and surrounding
 00:18:55 --> 00:18:55: areas.
 00:18:55 --> 00:18:59: In the end it will not just be about the
 00:18:59 --> 00:18:59: ballpark,
 00:18:59 --> 00:19:02: it will be about the experience the residents have throughout
 00:19:02 --> 00:19:05: the development.
 00:19:05 --> 00:19:08: It will be a place where people want to go
 00:19:08 --> 00:19:12: after work or they they will spend in the family
 00:19:12 --> 00:19:12: if we will be a place that people will talk
 00:19:12 --> 00:19:12: about again, want to thank you again you long time.

00:19:12 --> 00:19:16: For letting us have the opportunity to present our proposal
00:19:16 --> 00:19:18: for your Bureau for Kansas City,
00:19:18 --> 00:19:20: thank you. You guys have been busy.
00:19:20 --> 00:19:22: This looks this looks great.
00:19:22 --> 00:19:25: Thank you and I recognize that there's been a lot
00:19:25 --> 00:19:28: of advancement since the last time we saw the work
00:19:28 --> 00:19:28: too.
00:19:28 --> 00:19:30: I do have a question I want to compliment you
00:19:31 --> 00:19:32: on the choice of the ballpark.
00:19:32 --> 00:19:35: I think that's great ballpark San for that matter.
00:19:35 --> 00:19:39: Grocery stores are really heavily weighted on infrastructure,
00:19:39 --> 00:19:40: and I'm wondering, you know,
00:19:40 --> 00:19:43: since you don't have a rear side for some of
00:19:43 --> 00:19:43: this,
00:19:43 --> 00:19:45: how? How do you plan on handling,
00:19:45 --> 00:19:48: servicing and loading? And some of those things so it
00:19:48 --> 00:19:50: doesn't compromise?
00:19:50 --> 00:19:52: Variance that you're setting up here.
00:19:52 --> 00:19:55: So for the grocery store we plan,
00:19:55 --> 00:19:59: let me find it. Probably this will tell the story
00:19:59 --> 00:19:59: better,
00:19:59 --> 00:20:02: like a connected with this garage.
00:20:02 --> 00:20:06: So the there will be a special loading part inside
00:20:06 --> 00:20:10: the garage on the 1st floor just for loading and
00:20:10 --> 00:20:13: unloading this stuff for the grocery store.
00:20:13 --> 00:20:15: And for this.
00:20:18 --> 00:20:23: Ballpark, we have a two way St along the.
00:20:23 --> 00:20:26: Ballpark and we have a special was.
00:20:26 --> 00:20:29: Let me find the correct.
00:20:29 --> 00:20:33: We have a service entrance door at the site to
00:20:33 --> 00:20:39: allow the maintains track or something come into the field
00:20:40 --> 00:20:41: to do the.
00:20:41 --> 00:20:45: NASA like was that called essential work?
00:20:47 --> 00:20:49: Is that answer your question?
00:20:49 --> 00:20:50: It gets added. I mean there's,
00:20:50 --> 00:20:52: there's just an awful lot of deliveries.
00:20:52 --> 00:20:54: There's food service, there's trash.
00:20:54 --> 00:20:58: There's all those things, so surface streets can be a
00:20:58 --> 00:20:59: challenge.
00:20:59 --> 00:21:02: Before loading docks and most of these buildings,
00:21:02 --> 00:21:05: you know as a ballpark or for instance,
00:21:05 --> 00:21:08: the grocery store. They take extensive loading docks,

00:21:08 --> 00:21:10: so just out of curiosity,

00:21:10 --> 00:21:13: thank you. Yeah, and I just want add more for

00:21:13 --> 00:21:14: the restaurant.

00:21:14 --> 00:21:17: In other retails we have the service side and the

00:21:18 --> 00:21:19: like pedestrian site,

00:21:19 --> 00:21:22: so for the so if you see facing the Home

00:21:22 --> 00:21:25: Street will be the pedestrian side like front sight and

00:21:25 --> 00:21:28: the service side will be on the back of the

00:21:28 --> 00:21:30: street.

00:21:30 --> 00:21:36: A related question, how many parking spaces do you

00:21:36 --> 00:21:42: propose

00:21:42 --> 00:21:48: to provide in support of the 41,000 seat stadium we

00:21:48 --> 00:21:52: proposed overall about 3500 parking spot on site through the

00:21:52 --> 00:21:56: seven Seven parking garage.

00:21:56 --> 00:22:00: And we also propose this bus line to connect the

00:22:01 --> 00:22:02: existing 40,000 parking spot in downtown Kansas City to the

00:22:02 --> 00:22:06: Imperial District.

00:22:06 --> 00:22:11: So the idea is to rely heavily on existing parking

00:22:11 --> 00:22:12: supply elsewhere in downtown rather than concentrating it

00:22:12 --> 00:22:14: close to

00:22:14 --> 00:22:17: the stadium.

00:22:17 --> 00:22:20: First of all, well done.

00:22:20 --> 00:22:23: You really hit on many of the things that you

00:22:23 --> 00:22:26: were asked to on the reviews area.

00:22:26 --> 00:22:30: Time here in the last few weeks.

00:22:30 --> 00:22:34: But one of the things that I wanted to hear

00:22:34 --> 00:22:38: more about was your composition of low income units in

00:22:38 --> 00:22:42: your total development and how that relates to the equity

00:22:42 --> 00:22:44: issues of that you addressed fully on the sale West.

00:22:44 --> 00:22:49: So we will be having throughout all three phases,

00:22:49 --> 00:22:52: it's going to be about 32%

00:22:52 --> 00:22:57: affordable workforce housing. And so it's going to be mixed

00:22:57 --> 00:23:01: into each apartment community,

00:23:01 --> 00:23:03: and so it will allow the residents of Paseo West

00:23:03 --> 00:23:06: if they work in downtown or.

00:23:06 --> 00:23:10: In the new developed in Evaro,

00:23:10 --> 00:23:14: Hill allowed to be closer to the workers,

00:23:14 --> 00:23:15: will create that affordable. Uhm?

00:23:15 --> 00:23:20: Affordability that's very much needed in the area within the

00:23:20 --> 00:23:23: district.

00:23:23 --> 00:23:25: Hi, this is Lauren. I live in Atlanta so I

00:23:25 --> 00:23:27: was pleased to see the on your.

00:23:23 --> 00:23:27: You know case studies you you had Mercedes-Benz down and

00:23:27 --> 00:23:28: I'm kind of curious.

00:23:28 --> 00:23:31: Was there a reason why you didn't choose?

00:23:31 --> 00:23:38: Uhm? The Atlanta Braves development that had very similar.

00:23:38 --> 00:23:41: Uses.

00:23:41 --> 00:23:45: There was a handful, and so it was just not

00:23:45 --> 00:23:47: to overload with so many.

00:23:47 --> 00:23:50: Information in it was mainly the focus.

00:23:50 --> 00:23:52: Also on the proposed Oakland one,

00:23:52 --> 00:23:56: those more data available that I was able to find

00:23:56 --> 00:24:00: and it was just to kind of illustrate the impact.

00:24:00 --> 00:24:03: But the Atlanta Braves Stadium did come up.

00:24:03 --> 00:24:07: It was just more of not wanting to.

00:24:07 --> 00:24:11: Much information out there. Definitely a great presentation.

00:24:11 --> 00:24:15: Again, I'd like to sort of build upon my colleagues

00:24:15 --> 00:24:18: in regards to the the ballpark use.

00:24:18 --> 00:24:22: We have a ballpark here in Miami that was highly

00:24:22 --> 00:24:23: contentious.

00:24:23 --> 00:24:27: Use a lot of state and local funds for construction

00:24:27 --> 00:24:31: and displaced quite a few people in the process.

00:24:31 --> 00:24:36: Although it was its intent was to revitalize the neighborhood.

00:24:36 --> 00:24:40: It's had mixed results. So my question to you is

00:24:41 --> 00:24:44: if we look at projects such as this.

00:24:44 --> 00:24:49: Some of the better examples incorporate other uses besides retail

00:24:49 --> 00:24:54: to actually strengthen that the 365 you know sort of

00:24:54 --> 00:24:55: opportunity there.

00:24:55 --> 00:25:01: So did you consider opportunities to integrate or incorporate office

00:25:01 --> 00:25:05: or residential in the ballpark building itself instead of it

00:25:05 --> 00:25:07: being standalone?

00:25:07 --> 00:25:12: Do you mean actually like integrating the office within the

00:25:12 --> 00:25:13: stadium design itself?

00:25:13 --> 00:25:19: Yes. There are going to be like organization offices and

00:25:19 --> 00:25:21: there's retail,

00:25:21 --> 00:25:23: but we didn't.

00:25:23 --> 00:25:25: Get to the point of actually incorporating,

00:25:25 --> 00:25:29: like. Some type of office structure or office that's not

00:25:29 --> 00:25:33: related to the baseball organization within the stadium,

00:25:33 --> 00:25:37: right? Just just curious. I've seen that model work before.

00:25:37 --> 00:25:40: Actually, the. In Dallas

00:25:42 --> 00:25:45: the Cowboys were able to Institute some of the other

00:25:45 --> 00:25:46: businesses.

00:25:46 --> 00:25:49: Local businesses within their actual facility,

00:25:49 --> 00:25:52: and it's it's benefited them.

00:25:52 --> 00:25:53: They have more room though,

00:25:53 --> 00:25:54: so yeah, yeah.

00:25:59 --> 00:26:04: I'd also like to congratulate you on taking upon the

00:26:04 --> 00:26:08: suggestions from the original presentation.

00:26:08 --> 00:26:10: We may have heard this in that presentation,

00:26:10 --> 00:26:12: but I'm afraid I've forgotten.

00:26:12 --> 00:26:17: Can you tell us? How you came about selecting the

00:26:17 --> 00:26:17: name?

00:26:17 --> 00:26:19: Of your project.

00:26:19 --> 00:26:22: Yeah, so we were.

00:26:22 --> 00:26:26: Thinking some names for like Connect is village with like

00:26:27 --> 00:26:31: existing name so we were thinking it's a Royal stadium

00:26:31 --> 00:26:33: like Yo Yo Ballpark,

00:26:33 --> 00:26:37: an East Village and then my teammate just have this

00:26:37 --> 00:26:38: great idea.

00:26:38 --> 00:26:42: Say we're gonna have a special name and make this

00:26:42 --> 00:26:43: place unique.

00:26:43 --> 00:26:49: So it's East Village Royal Ballpark so it's like yvaral

00:26:49 --> 00:26:53: like a shortage of our concept.

00:26:53 --> 00:26:56: Oh, thanks. Now I remember so quick question regarding that

00:26:56 --> 00:27:00: the the capital stack and as everyone also pointed out,

00:27:00 --> 00:27:04: you guys did an excellent job of transitioning from your

00:27:04 --> 00:27:07: first submission to this when there is.

00:27:07 --> 00:27:11: With the addition of the low income housing tax credits

00:27:11 --> 00:27:14: that they increase their antifa,

00:27:14 --> 00:27:17: nancing is boosted your return significantly.

00:27:17 --> 00:27:21: But did you consider anything any other public subsidies or

00:27:21 --> 00:27:25: uses other than just the tax credits and that if,

00:27:25 --> 00:27:29: and if so, why did you choose not to use?

00:27:29 --> 00:27:31: One or two of them out of curiosity.

00:27:33 --> 00:27:38: Asides from some, the tip and the Federal Housing tax

00:27:38 --> 00:27:39: credits,

00:27:39 --> 00:27:44: we also try to take advantage of the tax abatements

00:27:44 --> 00:27:46: provided by the PIEA.

00:27:46 --> 00:27:49: Zone.

00:27:49 --> 00:27:55: There was some opportunity zone funding as well.

00:27:55 --> 00:27:57: I think at the point that we were at,

00:27:57 --> 00:28:00: I felt like the capital stack was fine,

00:28:00 --> 00:28:03: but maybe it could have used a little bit more
00:28:03 --> 00:28:07: public funding in it in order to decrease the weight
00:28:07 --> 00:28:09: on the developer equity.
00:28:09 --> 00:28:11: Just for the for the team,
00:28:11 --> 00:28:14: I'd like to talk about a little bit about the
00:28:14 --> 00:28:15: the outdoor space,
00:28:15 --> 00:28:19: the significant amount of outdoor space that you have,
00:28:19 --> 00:28:24: an how you thought of that as far as.
00:28:24 --> 00:28:32: All season usage. Anyone who's visited visited Kansas City?
00:28:32 --> 00:28:36: In the winter time now know that there can be
00:28:36 --> 00:28:38: some pretty cold days.
00:28:38 --> 00:28:41: And and the weather plays a factor.
00:28:41 --> 00:28:44: Can you just go into a little bit more how
00:28:44 --> 00:28:47: you analyzed using the space,
00:28:47 --> 00:28:49: the outdoor space all year,
00:28:49 --> 00:28:51: all year long?
00:28:51 --> 00:28:54: Yeah, So what I did want to like.
00:28:54 --> 00:28:58: I I I feel really lucky that I used.
00:28:58 --> 00:29:02: I had an internship in Kansas City like in Winter
00:29:02 --> 00:29:03: in 2018,
00:29:03 --> 00:29:07: so I've been there like leaving their two month and
00:29:07 --> 00:29:10: I feel it's like Kansas City.
00:29:10 --> 00:29:12: It's cold compared to Houston,
00:29:12 --> 00:29:15: but it's actually not that bad.
00:29:15 --> 00:29:17: And also I want to several.
00:29:17 --> 00:29:20: When I was there I was.
00:29:20 --> 00:29:23: It sound like commercial district.
00:29:23 --> 00:29:26: Is the the district called?
00:29:26 --> 00:29:29: But it's like very popular and was a lot of
00:29:30 --> 00:29:34: shops and restaurants and I feel is still very like
00:29:34 --> 00:29:39: a lot of people walking on the street and especially
00:29:39 --> 00:29:45: where proposing some like winter special activities like
market and
00:29:45 --> 00:29:49: the lighting event and some like the skating events.
00:29:49 --> 00:29:54: So that's something can only happen during winter.
00:29:54 --> 00:29:59: And I think like if we have great retail opportunities,
00:29:59 --> 00:30:03: restaurant and bring people on site and they will love
00:30:03 --> 00:30:06: to like involved in all these activities.
00:30:06 --> 00:30:09: Outdoor space is great. Thank you.
00:30:09 --> 00:30:13: Also I can add onto that the farmers market which
00:30:13 --> 00:30:17: is very vital for the local food producers with the
00:30:17 --> 00:30:19: design of the Food Hall.

00:30:19 --> 00:30:22: It's going to be very open and it's not going
00:30:22 --> 00:30:24: to be very fixed.
00:30:24 --> 00:30:27: In Union Square, I believe in New York when it
00:30:27 --> 00:30:28: gets winter time,
00:30:28 --> 00:30:32: they move their farmers market into an indoors area and
00:30:32 --> 00:30:35: so when winter comes and Kansas City are idea due
00:30:35 --> 00:30:39: to the flexibility of the indoor space within the farmer
00:30:39 --> 00:30:40: and within the Food Hall,
00:30:40 --> 00:30:44: we will be able to move the farmers market inside
00:30:44 --> 00:30:45: so the local producers,
00:30:45 --> 00:30:51: an residents that are still looking for healthy food alternatives
00:30:51 --> 00:30:53: as well as supporting the local.
00:30:53 --> 00:30:58: Economy can still benefit from that even during the winter
00:30:58 --> 00:30:58: months.
00:30:58 --> 00:31:01: Thank you.
00:31:01 --> 00:31:04: With your loop going into Paseo West on the bus
00:31:04 --> 00:31:05: loop,
00:31:05 --> 00:31:08: what were your thoughts or concerns about?
00:31:10 --> 00:31:12: That the size of the loop,
00:31:12 --> 00:31:15: the time it takes a bus to make the circuit.
00:31:15 --> 00:31:19: It obviously gives access to an area that doesn't have
00:31:19 --> 00:31:21: access to downtown very well now.
00:31:21 --> 00:31:24: But how? How do you trade that off between the
00:31:24 --> 00:31:27: time it will take for that larger loop and the
00:31:27 --> 00:31:32: amount of equity and other considerations that that brings to
00:31:32 --> 00:31:36: the to the whole greater downtown area?
00:31:36 --> 00:31:41: We consider like the bus system is more courses like
00:31:41 --> 00:31:46: more than one bus running all the time and currently
00:31:46 --> 00:31:51: the Kansas City buses like the most frequency services.
00:31:51 --> 00:31:55: The Max bus between 10 to 15 per bus like
00:31:55 --> 00:31:57: every sock and the like.
00:31:57 --> 00:32:01: You can see the the Seeker blue line.
00:32:01 --> 00:32:06: It's like 20 minutes and the center one it's longer.
00:32:06 --> 00:32:10: So we are sinking like during the event season or
00:32:10 --> 00:32:11: event night.
00:32:11 --> 00:32:15: This bus can go probably up to like 10 minutes
00:32:15 --> 00:32:19: per bus frequency and an for the like normal event
00:32:19 --> 00:32:21: like Game Day.
00:32:21 --> 00:32:24: It can just go like 15 minutes or 20 minutes
00:32:25 --> 00:32:28: per bus and the reason we extend it to the
00:32:28 --> 00:32:33: street is the Greyhound Bus station is located at this
00:32:33 --> 00:32:36: corner and we imagine probably people.

00:32:36 --> 00:32:40: Taking the bus come here and we won't give them
00:32:40 --> 00:32:43: direct access to the downtown antiviral district.
00:32:43 --> 00:32:47: That's the reason why we extend this bus loop to
00:32:47 --> 00:32:49: the pasil was the street.
00:32:49 --> 00:32:50: I just have to comment.
00:32:50 --> 00:32:53: You nailed all three points I was looking for,
00:32:53 --> 00:32:55: so thank you.
00:32:55 --> 00:32:57: Thank you, this isn't so much a question,
00:32:57 --> 00:33:00: but since it seems like we have a little bit
00:33:00 --> 00:33:01: of time,
00:33:01 --> 00:33:02: I'd like to commend you.
00:33:02 --> 00:33:05: Also for the bold move to go net zero.
00:33:05 --> 00:33:08: With this, the research that you've given to the 2030
00:33:08 --> 00:33:11: challenge that AI is put forward.
00:33:11 --> 00:33:13: I think you've covered that extremely well,
00:33:13 --> 00:33:15: so I'm grateful for that.
00:33:15 --> 00:33:17: Thank you.
00:33:17 --> 00:33:22: I had a question. Was there any consideration of perhaps
00:33:22 --> 00:33:28: making the affordable and market rate multifamily combined
into a
00:33:28 --> 00:33:29: single building?
00:33:29 --> 00:33:32: You have two separate buildings,
00:33:32 --> 00:33:35: so I believe throughout the entire drive.
00:33:35 --> 00:33:37: Can you go to the master plan?
00:33:39 --> 00:33:43: So we have several different apartment communities,
00:33:43 --> 00:33:46: but each one is an equal.
00:33:46 --> 00:33:47: Each one has a 32%
00:33:47 --> 00:33:52: of affordable in it. There's no segregation of the market
00:33:52 --> 00:33:57: rate and affordable throughout any of the project.
00:33:57 --> 00:34:01: Each one has its component of each proportionally.
00:34:01 --> 00:34:05: Not sure if that answers the question.
00:34:05 --> 00:34:08: But are they in two separate buildings?
00:34:08 --> 00:34:12: No, no, it's no. It's a true mixed income apartment
00:34:12 --> 00:34:12: community.
00:34:12 --> 00:34:17: There's no. Yeah, there's no segregation of want market rate
00:34:17 --> 00:34:19: in one building or affordable,
00:34:19 --> 00:34:24: and the other is a true mixed income community.
00:34:24 --> 00:34:27: Great, thank you.
00:34:27 --> 00:34:29: This is Amy in Kansas City.
00:34:29 --> 00:34:32: I am looking for a good question here.
00:34:32 --> 00:34:36: 'cause I agree this is a really great presentation.
00:34:36 --> 00:34:40: Did you look any further on back to parking and

00:34:40 --> 00:34:42: traffic flow for events?

00:34:42 --> 00:34:45: Did you look at how cars would enter and exit

00:34:45 --> 00:34:48: the site for those those events?

00:34:48 --> 00:34:50: So for the traffic?

00:34:50 --> 00:34:53: And see if we can something.

00:34:53 --> 00:34:58: So this is the vehicular circulation during time.

00:34:58 --> 00:35:01: And here is the exit of I-70.

00:35:01 --> 00:35:06: So during the normal time they will become 'cause we

00:35:06 --> 00:35:11: did like because of the size of boxpark we have

00:35:11 --> 00:35:15: to block the 11th St we make the.

00:35:15 --> 00:35:18: They were shallow St like a two way St so

00:35:18 --> 00:35:22: this car can go to like either direction and taking

00:35:22 --> 00:35:26: the one way to either here to the West or

00:35:26 --> 00:35:29: down more and to the East where they get to

00:35:29 --> 00:35:34: turn right and so ten straight like during the normal

00:35:34 --> 00:35:34: time.

00:35:34 --> 00:35:38: It's also like two way St so you can allow

00:35:38 --> 00:35:42: you like make up that we block the 11th St

00:35:42 --> 00:35:44: that it's the like.

00:35:44 --> 00:35:47: Go to West direction and the game day.

00:35:47 --> 00:35:52: This 10th St the special Event Game day like this

00:35:52 --> 00:35:56: street will be closed so are will come off from

00:35:56 --> 00:36:01: the highway and go further to like to passing through

00:36:01 --> 00:36:05: this busy area but it won't be like it's just

00:36:05 --> 00:36:08: like 2 block robot so it won't be like too

00:36:09 --> 00:36:12: much time adding to the traffic time.

00:36:12 --> 00:36:14: Not raise that answered. Yeah,

00:36:14 --> 00:36:17: I think I think the next step is to look

00:36:17 --> 00:36:20: broader at the loop and all of the ways that

00:36:20 --> 00:36:21: cars approach the loop.

00:36:21 --> 00:36:24: And from the North South East,

00:36:24 --> 00:36:27: West, how and where those converge.

00:36:27 --> 00:36:31: So I just wanted any further analysis of those other

00:36:31 --> 00:36:35: parking locations and and auto traffic into the loop.

00:36:37 --> 00:36:39: And it's obviously outside your site,

00:36:39 --> 00:36:42: but just that that's going to be a very impactful

00:36:42 --> 00:36:42: process.

00:36:42 --> 00:36:44: Obviously, for the through game day.

00:36:44 --> 00:36:48: Yeah, I totally agree. That's a good point,

00:36:48 --> 00:36:53: thank you. I have another question regards to the exterior

00:36:53 --> 00:36:53: spaces.

00:36:53 --> 00:36:58: You know the landscape architect where we're seeing a lot

00:36:58 --> 00:37:02: more activity in regards to the outdoor spaces due to
00:37:03 --> 00:37:07: covid and uses for those types of environments did you?
00:37:07 --> 00:37:12: Did you consider the opportunity for also temporarily closing
10th
00:37:13 --> 00:37:16: or 9th to allow more people to sort of occupy
00:37:16 --> 00:37:19: those St spaces as well as your?
00:37:19 --> 00:37:23: Diagonal St along the park seems like that could be
00:37:23 --> 00:37:27: a great opportunity seasonally or for various events,
00:37:27 --> 00:37:31: so actually allow the people to take the street back.
00:37:31 --> 00:37:34: Did you consider any of those moves?
00:37:34 --> 00:37:38: Yeah, actually, I think you should propose a better idea.
00:37:38 --> 00:37:42: How like when should we shut down the street.
00:37:42 --> 00:37:44: So like in our original proposal,
00:37:44 --> 00:37:49: those this like Home St this diagonal St entry so
00:37:49 --> 00:37:52: there will be bolder at both side of the.
00:37:52 --> 00:37:56: Side of the street, so it's like control access for
00:37:56 --> 00:38:00: vehicular only by biker and pedestrian can be on the
00:38:01 --> 00:38:01: street,
00:38:01 --> 00:38:05: but I think what you mentioned like closed after like
00:38:05 --> 00:38:10: 6 or something when people starting gathering here it would
00:38:10 --> 00:38:14: be a better idea to just shut down all day.
00:38:14 --> 00:38:16: Thank you.
00:38:16 --> 00:38:19: It's a good job because they're great.
00:38:19 --> 00:38:21: Follow up on that, however,
00:38:21 --> 00:38:25: dragline. I applaud the presentation and the use of open
00:38:25 --> 00:38:26: space.
00:38:26 --> 00:38:29: I just question and want to get a little more
00:38:29 --> 00:38:34: explanation on the choice of the location from the diagonal
00:38:34 --> 00:38:37: where it ends closer to the street is kind of
00:38:37 --> 00:38:42: a high point, so the topography is very challenging around
00:38:42 --> 00:38:45: that area and then move West.
00:38:45 --> 00:38:50: Is a significant amount of topography and currently not a
00:38:50 --> 00:38:53: lot of pedestrian activity.
00:38:53 --> 00:38:57: So how or uses on that diagonal and the direction
00:38:58 --> 00:39:01: it's going to increase that vitality.
00:39:01 --> 00:39:06: So what we like the reason we put those diagnosis,
00:39:06 --> 00:39:11: we extended the existing Home Street and our main activity
00:39:11 --> 00:39:13: area will be here.
00:39:13 --> 00:39:17: So like the lowest point based on our study.
00:39:17 --> 00:39:20: Site analysis will be at this area,
00:39:20 --> 00:39:23: but because we have this ballpark,
00:39:23 --> 00:39:26: so a stop at the Barrow Park,

00:39:26 --> 00:39:29: so we design.

00:39:29 --> 00:39:32: Something I don't have. Yeah,

00:39:32 --> 00:39:36: like we we have a sloped down that go with

00:39:36 --> 00:39:41: the topography and it also like topography provide a great

00:39:41 --> 00:39:46: opportunity that we put this storm water facility.

00:39:46 --> 00:39:49: Planters at this point too.

00:39:51 --> 00:39:54: Rainwater

00:39:54 --> 00:39:57: I feel like I'm I'm hogging this but Randy isn't

00:39:57 --> 00:40:01: on today and he brought up in the last time.

00:40:01 --> 00:40:04: The peak in for the stadiums and yours happens to

00:40:04 --> 00:40:07: be on the East of where you can as a

00:40:07 --> 00:40:11: pedestrian or someone from the outside look into the stadium

00:40:11 --> 00:40:14: complex. Why did you pick that side to be more

00:40:14 --> 00:40:16: open and transparent?

00:40:16 --> 00:40:18: Was their thought process to that?

00:40:18 --> 00:40:22: Let me double check like do you mean this open?

00:40:22 --> 00:40:23: Yes that is the yes.

00:40:23 --> 00:40:28: So based on our research and our professors suggestion

00:40:28 --> 00:40:34: like.

00:40:28 --> 00:40:34: The ballpark's opening has to be on the specific direction

00:40:34 --> 00:40:35: to the West,

00:40:35 --> 00:40:39: like northwest like the here,

00:40:39 --> 00:40:44: so like and it has to facing this direction.

00:40:44 --> 00:40:48: And we also proposed the.

00:40:48 --> 00:40:52: Like hi, Allie would apartment at this site that can

00:40:52 --> 00:40:56: look into this ballpark like it's currently don't have too

00:40:56 --> 00:40:59: much reveal on the site is just highway but we

00:40:59 --> 00:41:02: are proposing a new like Skyline.

00:41:02 --> 00:41:06: Cannot like to provide a view for the people inside

00:41:06 --> 00:41:08: of this ballpark in it.

00:41:08 --> 00:41:12: In addition, by having it oriented this way it allows

00:41:12 --> 00:41:16: for some of the club level and higher seating to

00:41:16 --> 00:41:20: have those really great views of the downtown skyline.

00:41:20 --> 00:41:24: Facing towards that direction, those club seatings that are

00:41:24 --> 00:41:26: faced

00:41:24 --> 00:41:26: towards downtown.

00:41:26 --> 00:41:29: We also proposed to open them up so people can

00:41:29 --> 00:41:32: have if you into like what Jose said into the

00:41:32 --> 00:41:34: field and towards the Skyline view.

00:41:34 --> 00:41:36: So we tried to capture.

00:41:36 --> 00:41:39: Given the orientation that we have to go with we

00:41:39 --> 00:41:42: still try to capture as much views as we could

00:41:43 --> 00:41:45: with her through with their club seating.

00:41:45 --> 00:41:47: Now we are at time.

00:41:47 --> 00:41:50: Thank you everybody. Thank you thank you thank you.

00:41:50 --> 00:41:53: Thank you very much. Thank you to the environment team.

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