



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
 00:03:41 --> 00:03:41: Village and,
 00:03:41 --> 00:03:46: say, West community. This highway magnifies division and
 race income
 00:03:46 --> 00:03:50: and access to necessities as it further isolates the community
 00:03:50 --> 00:03:51: to the East of it,
 00:03:51 --> 00:03:57: therefore hindering their access to food options and
 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: Area Council.

00:06:57 --> 00:07:01: There's clearly substantial economic impact with construction in the stadium.

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:

00:13:27 --> 00:13:31: encouraging visitors to use public transportation here.

00:13:31 --> 00:13:35: But that does not mean spinal parking spot will be a challenging saying in a barrel district.

00:13:35 --> 00:13:38:

00:13:38 --> 00:13:43: We propose 7 parking garages on site which provide about 3500 parking spots on site for residents office and visitors.

00:13:43 --> 00:13:49:

00:13:49 --> 00:13:52: Aside from the parking.

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

attractive storefronts consisting
of local designers,
coffee shops. Brew pubs and restaurants.
The strength of the retail component will aid in creating
a commercial address where the area can stand on its
own,
but can also be leveraged by the ballpark as a
year round event menu.
Phase Two will also consist of the new Royal Stadium.
The stadium will be built through a private public partnership
with the Jackson County Sports Complex Authority in which a
long term riders will be negotiated.
With the Royals moving into the East Village,
a portion of the Class A office space will be
pre leased by the organizations as its headquarters,
as well as Media Studio.
Phase three will continue to build on the commercial address
created in phase two as well as leveraging the ballpark
as a year round of that menu of 450.
Key hotel Room is proposed which will attract attendees.
The many different events of the stadium,
ranging from weddings to comfort or to any of the
previously mentioned year round festivals,
though we are. You will be having a successful districts
within Kansas City and as stated we plan to make
this happen by creating a successful commercial address,
leveraging the ballpark as an anchor bend year round anchor
venue,
creating public spaces that are both beautiful and activated.
In addition, we recognize that we will be creating a
neighborhood.
In a high performance district in which the value created
in destruction will cascade into Paseo West and surrounding
areas.
In the end it will not just be about the
ballpark,
it will be about the experience the residents have throughout
the development.
It will be a place where people want to go
after work or they they will spend in the family
if we will be a place that people will talk
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
propose
00:21:36 --> 00:21:42: to provide in support of the 41,000 seat stadium we
00:21:42 --> 00:21:48: proposed overall about 3500 parking spot on site through the
00:21:48 --> 00:21:52: seven Seven parking garage.
00:21:52 --> 00:21:56: And we also propose this bus line to connect the
00:21:56 --> 00:22:00: existing 40,000 parking spot in downtown Kansas City to the
00:22:01 --> 00:22:02: Imperial District.
00:22:02 --> 00:22:06: So the idea is to rely heavily on existing parking
00:22:06 --> 00:22:11: supply elsewhere in downtown rather than concentrating it
close to
00:22:11 --> 00:22:12: the stadium.
00:22:12 --> 00:22:14: First of all, well done.
00:22:14 --> 00:22:17: You really hit on many of the things that you
00:22:17 --> 00:22:20: were asked to on the reviews area.
00:22:20 --> 00:22:23: Time here in the last few weeks.
00:22:23 --> 00:22:26: But one of the things that I wanted to hear
00:22:26 --> 00:22:30: more about was your composition of low income units in
00:22:30 --> 00:22:34: your total development and how that relates to the equity
00:22:34 --> 00:22:38: issues of that you addressed fully on the sale West.
00:22:38 --> 00:22:42: So we will be having throughout all three phases,
00:22:42 --> 00:22:44: it's going to be about 32%
00:22:44 --> 00:22:49: affordable workforce housing. And so it's going to be mixed
00:22:49 --> 00:22:52: into each apartment community,
00:22:52 --> 00:22:57: and so it will allow the residents of Paseo West
00:22:58 --> 00:23:01: if they work in downtown or.
00:23:01 --> 00:23:03: In the new developed in Evaro,
00:23:03 --> 00:23:06: Hill allowed to be closer to the workers,
00:23:06 --> 00:23:10: will create that affordable. Uhm?
00:23:10 --> 00:23:14: Affordability that's very much needed in the area within the
00:23:15 --> 00:23:15: district.
00:23:15 --> 00:23:20: Hi, this is Lauren. I live in Atlanta so I
00:23:20 --> 00:23:23: 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

00:26:56 --> 00:27:00: 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
00:29:45 --> 00:29:49: market and
00:29:49 --> 00:29:54: the lighting event and some like the skating events.
00:29:54 --> 00:29:59: So that's something can only happen during winter.
00:29:59 --> 00:30:03: And I think like if we have great retail opportunities,
00:30:03 --> 00:30:06: restaurant and bring people on site and they will love
00:30:06 --> 00:30:09: to like involved in all these activities.
00:30:09 --> 00:30:13: Outdoor space is great. Thank you.
00:30:13 --> 00:30:17: Also I can add onto that the farmers market which
00:30:17 --> 00:30:19: is very vital for the local food producers with the
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 diagnois,
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
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
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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