

Webinar

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

Date: April 08, 2021

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

level

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

to

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

00:15:50 --> 00:15:54: Shared parking structures were strategically placed to ensure a 5

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

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

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

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

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

secluded

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

00:17:44 --> 00:17:47: Paseo West Independence, Pendleton Heights,

00:17:47 --> 00:17:51: Ancheta, Quartz Fusion will be developed in a mutually beneficial

00:17:51 --> 00:17:54: public private partnership with the Kansas City government,

00:17:54 --> 00:17:58: as discussed earlier. In exchange for the public on land,

00:17:58 --> 00:18:01: Fusion will provide a numerous benefits in the public interest

00:18:02 --> 00:18:03: beyond the bounds of the site.

00:18:03 --> 00:18:07: Our acquisition cause include purchase of Home Street and the

00:18:07 --> 00:18:10: Senior Center at Homes and 9th St.

00:18:10 --> 00:18:13: The project will provide a 1080 housing units in total

00:18:13 --> 00:18:16: when calculating the housing units,

00:18:16 --> 00:18:20: we took into consideration the recent development pipeline in the

00:18:20 --> 00:18:23: downtown area of over 2400 units and 6%

00:18:23 --> 00:18:27: annual downtown population growth. Based on new supply and project

00:18:27 --> 00:18:27: demand,

00:18:27 --> 00:18:31: the project will be successful in securing renters and owners

00:18:32 --> 00:18:34: and will not lead to housing oversupply.

00:18:34 --> 00:18:40: Overall. Approximately 2000 employment opportunities will be created through office.

00:18:40 --> 00:18:46: Retail and community infrastructure. Our performer confirms the financial feasibility

00:18:46 --> 00:18:47: of this site,

00:18:47 --> 00:18:51: which will provide a strong return over its defined three

00:18:51 --> 00:18:52: faces,

00:18:52 --> 00:18:55: achieving an overall unlevered IR of 10.3%

00:18:55 --> 00:18:58: elivar R of 22.9% well underwriting costs,

00:18:58 --> 00:19:01: we added a construction cost premium of 20%

00:19:01 --> 00:19:03: to reflect the current state.

00:19:03 --> 00:19:09: Significant increase in material costs and labor shortage.

00:19:09 --> 00:19:13: We will intentionally include ensuring that each phase of our

00:19:13 --> 00:19:16: development creates a strong sense of place.

00:19:16 --> 00:19:17: Phase 1 / A two year.

00:19:17 --> 00:19:21: Utilizes a variety of funding sources and leverages light.

00:19:21 --> 00:19:26: ACTA first developed the transient development closest to East Village

00:19:26 --> 00:19:27: Transit Center.

00:19:27 --> 00:19:31: We will have a 7525 equity partnership with institutional investors

00:19:31 --> 00:19:32: like pension fund,

00:19:32 --> 00:19:35: Kansas City Public School Retirement System.

00:19:35 --> 00:19:39: As this project can fulfill their return and ESG targets.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

00:23:06 --> 00:23:10: especially
 00:23:10 --> 00:23:13: more recently has struggled open air places have been more
 00:23:13 --> 00:23:15: successful and upon the addition of that,
 00:23:15 --> 00:23:20: but the length of that retail,
 00:23:20 --> 00:23:21: the length of the promenade and the need for visibility
 00:23:21 --> 00:23:24: for those.
 00:23:24 --> 00:23:27: Retailers, can you address that please?
 00:23:27 --> 00:23:28: Sure, I'll help facilitate the answers for my team and
 00:23:28 --> 00:23:30: guide the questions,
 00:23:30 --> 00:23:33: but I can start with this one,
 00:23:33 --> 00:23:35: so I think one of the reasons why we wanted
 00:23:35 --> 00:23:36: to have it the entire length of 12th St to
 00:23:36 --> 00:23:38: 8th St because we also have the research lab in
 00:23:38 --> 00:23:41: the bottom in the top right parcel.
 00:23:41 --> 00:23:44: We also wanted to have demand directly there and so
 00:23:44 --> 00:23:47: we have retailing directly across the street that increases the
 00:23:47 --> 00:23:49: demand in that space,
 00:23:49 --> 00:23:52: which is a bit further from the transit oriented area
 00:23:52 --> 00:23:54: to the South and with independence.
 00:23:54 --> 00:23:57: Avenue I think being a transit corridor and with future
 00:23:57 --> 00:24:00: plans for the riverfront and the streetcar extension,
 00:24:00 --> 00:24:03: we thought extending it all the way to the end
 00:24:03 --> 00:24:06: of 8th St also provides for that kind of future
 00:24:06 --> 00:24:09: connection with the development that will be happening in
 00:24:09 --> 00:24:13: the
 00:24:13 --> 00:24:15: North as well. And if anyone from the team would
 00:24:15 --> 00:24:18: like to address that,
 00:24:18 --> 00:24:22: maybe Lynn on the on their retailing side.
 00:24:22 --> 00:24:22: But yeah, feel free to jump in anyone else from
 00:24:22 --> 00:24:25: the team.
 00:24:25 --> 00:24:29: I would like to echo it's really impressive.
 00:24:29 --> 00:24:32: Impressive graphics and presentation. Thank you.
 00:24:32 --> 00:24:35: I would like you to to expand on the catalytic
 00:24:35 --> 00:24:38: effect that you envision for the research lab.
 00:24:38 --> 00:24:41: The urban agriculture can you.
 00:24:41 --> 00:24:42: Can you give us a little more expanded view of
 00:24:42 --> 00:24:44: the space?
 00:24:44 --> 00:24:48: Is the kind of square footage?
 00:24:48 --> 00:24:52: Did you look at? Job creation how do you?
 00:24:52 --> 00:24:57: It's it's very strongly neighborhood,
 00:24:57 --> 00:24:58: but. Help us understand how you how you envision what
 00:24:58 --> 00:24:58: kind of people.

00:24:58 --> 00:25:03: Why people are attracted from outside and where they where

00:25:03 --> 00:25:05: they where they participate?

00:25:05 --> 00:25:07: Yep, I can thank you for the question.

00:25:07 --> 00:25:09: I can answer this one as well.

00:25:09 --> 00:25:12: With regards to the catalytic effect,

00:25:12 --> 00:25:14: one from the Community perspective,

00:25:14 --> 00:25:17: we just notice the scale of urban farming that's already

00:25:17 --> 00:25:19: happening happening in adjacent neighborhoods,

00:25:19 --> 00:25:22: so that was definitely something that we wanted to tap

00:25:22 --> 00:25:23: into,

00:25:23 --> 00:25:26: and there's already some successful examples in Kansas

00:25:26 --> 00:25:30: City,

00:25:30 --> 00:25:33: for example, I think it's Nile Valley aquaponics there directly.

00:25:33 --> 00:25:36: I think at the periphery of the greater downtown area,

00:25:36 --> 00:25:39: and they've had a lot of success with building kind

00:25:39 --> 00:25:42: of greater community programs outside of urban farming.

00:25:42 --> 00:25:46: So we wanted to tap into this very kind of

00:25:46 --> 00:25:48: creative and entrepreneurial spirit that exists in urban farming

00:25:48 --> 00:25:50: and

00:25:50 --> 00:25:52: then with vertical farming,

00:25:52 --> 00:25:55: we saw that across the US.

00:25:55 --> 00:26:00: It's a very fast growing,

00:26:00 --> 00:26:02: fast growing industry, so we wanted to pair both the

00:26:02 --> 00:26:04: aspect of Community gardening with vertical gardening and

00:26:04 --> 00:26:08: increasing investments

00:26:08 --> 00:26:10: happening into vertical gardening,

00:26:10 --> 00:26:13: all in kind of this one space.

00:26:13 --> 00:26:14: And we think that combining these two aspects together will

00:26:14 --> 00:26:19: really have a catalytic effect.

00:26:19 --> 00:26:19: And especially in the downtown core and the size of

00:26:19 --> 00:26:22: this this development,

00:26:22 --> 00:26:25: there's a lot of agriculture and mixed use developments

00:26:25 --> 00:26:28: happening

00:26:28 --> 00:26:31: as well,

00:26:31 --> 00:26:32: so I think being able to get in early on

00:26:32 --> 00:26:34: this in terms of Kansas City will be catalytic.

00:26:34 --> 00:26:35: Does that answer your question or would you like to

00:26:35 --> 00:26:38: hear a bit more detail?

00:26:38 --> 00:26:41: Thank you. Thanks.

00:26:41 --> 00:26:45: Hi this is Susan. Great presentation,

00:26:45 --> 00:26:48: very impressive. Could you comment on the sort of the

00:26:48 --> 00:26:52: phasing of the different components of the project?

00:26:52 --> 00:26:55: Most specifically the for sale housing Ann and how you

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

00:28:31 --> 00:28:34: right? You you've hit all segments of the population.

00:28:34 --> 00:28:38: I appreciate how there's an element of ownership in there

00:28:38 --> 00:28:41: as well as as rental and the affordability.

00:28:41 --> 00:28:44: Your affordability numbers are really high right?

00:28:44 --> 00:28:45: To get down to a 50%

00:28:45 --> 00:28:46: am I? That's a challenge.

00:28:46 --> 00:28:50: Can you explain maybe some of the financing tools that

00:28:50 --> 00:28:53: you're using to do that relative to the proportion that?

00:28:53 --> 00:28:56: We see anyway in our in our area.

00:28:56 --> 00:29:00: Yeah, so impact. So sorry go ahead lens.

00:29:00 --> 00:29:03: So for the for the.

00:29:03 --> 00:29:08: Portable housing we utilized several public subsidies.

00:29:08 --> 00:29:11: The most significant one is a light tug.

00:29:11 --> 00:29:13: We're going to use 9%

00:29:13 --> 00:29:17: of the light talk to support the rental units for

00:29:17 --> 00:29:21: our site and also we we use a TIF and

00:29:21 --> 00:29:25: the opportunity zone fund and also the new market tax

00:29:25 --> 00:29:30: credit. So we think that using those financing tools can

00:29:30 --> 00:29:34: really help to support the the construction of the.

00:29:34 --> 00:29:37: Affordable units.

00:29:37 --> 00:29:39: And just to add to that,

00:29:39 --> 00:29:42: very quickly the reason why we also kind of went

00:29:42 --> 00:29:43: above the 20%

00:29:43 --> 00:29:47: minimum is because of the transit oriented nature of

00:29:47 --> 00:29:51: development.

00:29:47 --> 00:29:51: We really wanted to connect both affordable housing with

00:29:51 --> 00:29:52: transit

00:29:51 --> 00:29:52: access,

00:29:52 --> 00:29:55: so that's why we decided to kind of use all

00:29:55 --> 00:29:59: these different types of financing to achieve that 30%.

00:29:59 --> 00:30:01: The 30% is one thing,

00:30:01 --> 00:30:02: it's the 50% am I.

00:30:02 --> 00:30:05: That was a little bit more of a surprise to

00:30:06 --> 00:30:06: me.

00:30:06 --> 00:30:09: Which is again commendable if you can prove the returns.

00:30:09 --> 00:30:13: Thank you while you're on the transit connection on that

00:30:13 --> 00:30:14: last question,

00:30:14 --> 00:30:18: I'd like to hear a deeper dive on how transportation

00:30:18 --> 00:30:22: and parking strategies are related to your broader themes.

00:30:22 --> 00:30:27: Overarching, broader themes of connectivity and resilience.

00:30:27 --> 00:30:30: So I can speak first to the parking strategy and

00:30:30 --> 00:30:31: maybe Leora.

00:30:31 --> 00:30:33: I'll pass it on to you for more.

00:30:33 --> 00:30:37: The active transit portion. So for the parking strategy we

00:30:37 --> 00:30:40: really wanted to decrease the amount of parking because the

00:30:41 --> 00:30:42: transit oriented nature.

00:30:42 --> 00:30:45: But we recognize that there still needs to be car

00:30:45 --> 00:30:46: access,

00:30:46 --> 00:30:49: and so we wanted to place it throughout all the

00:30:49 --> 00:30:52: sites or not just concentrated in one parcel or one

00:30:52 --> 00:30:55: area so that there is a 5 minute radius to

00:30:55 --> 00:30:57: access the spine and to.

00:30:57 --> 00:31:00: To combine the different demands at the different times of

00:31:01 --> 00:31:01: day,

00:31:01 --> 00:31:04: we decided to build structured parking lot so it's a

00:31:04 --> 00:31:07: bit higher density rather than surface parking,

00:31:07 --> 00:31:08: and it will be yes,

00:31:08 --> 00:31:11: as I mentioned before, the combined demand,

00:31:11 --> 00:31:15: which reduces the amount of space required for the

00:31:15 --> 00:31:16: construction

00:31:15 --> 00:31:16: of these lots,

00:31:16 --> 00:31:19: and we also thought that we can do a lot

00:31:19 --> 00:31:22: more draining to the parking structure face to create more

00:31:23 --> 00:31:27: pedestrianised activity rate at St level and also incorporated

00:31:27 --> 00:31:30: into

00:31:27 --> 00:31:30: our stormwater management system. And I'll pass it until you

00:31:30 --> 00:31:32: are for the active transit portion.

00:31:32 --> 00:31:35: Thanks, Frances. So see. I think there was three kind

00:31:35 --> 00:31:38: of aspects that connectivity that we looked pretty deeply into

00:31:38 --> 00:31:39: and it was around transit,

00:31:39 --> 00:31:43: cycling and pedestrian. As Francisco spoke to the auto side

00:31:43 --> 00:31:43: of things.

00:31:43 --> 00:31:46: So for transit, you know the sites directly adjacent from

00:31:46 --> 00:31:48: the East Village Transit Center,

00:31:48 --> 00:31:50: and so we were really intentional and kind of creating

00:31:51 --> 00:31:53: an unofficial entrance to the site right there where it's

00:31:54 --> 00:31:57: connected into the pedestrian promenade and it's very well

00:31:57 --> 00:31:59: serviced

00:31:57 --> 00:31:59: by transit. We did an analysis of this.

00:31:59 --> 00:32:02: You have buses from. All over the city coming in

00:32:02 --> 00:32:05: and landing at that East Village Transit Center and our

00:32:05 --> 00:32:07: sites also a 10 minute walk from the streetcar line

00:32:07 --> 00:32:10: along Main Street. So that's been approved for expansion,

00:32:10 --> 00:32:13: so we feel like there's a lot of you know

00:32:13 --> 00:32:16: movement in towards our site from a cycling perspective.

00:32:16 --> 00:32:19: The current bike lanes that are not really that protected.

00:32:19 --> 00:32:22: Their mostly signed, but the greater downtown Area plan for

00:32:22 --> 00:32:26: Kansas City has proposed a really strong cycling network which

00:32:26 --> 00:32:27: directly plugs into our site.

00:32:27 --> 00:32:29: As we have kind of Home Street,

00:32:29 --> 00:32:31: which is a major cycling corridor.

00:32:31 --> 00:32:33: That's kind of our pedestrian spine,

00:32:33 --> 00:32:36: so it runs through the entire site and then from

00:32:36 --> 00:32:38: a pedestrian connectivity perspective,

00:32:38 --> 00:32:40: you know the sites we tried to make it very

00:32:40 --> 00:32:41: walkable.

00:32:41 --> 00:32:44: You know, through our human scale pedestrian spine and we

00:32:44 --> 00:32:47: maintain the block structure to ensure you know it's walkable

00:32:47 --> 00:32:49: and keep the activity at St level and then we

00:32:49 --> 00:32:52: created that path. The network of green pathways that stem

00:32:52 --> 00:32:54: from the pedestrian spine as well.

00:32:54 --> 00:32:58: You touched quite a bit on your your sustainable approaches,

00:32:58 --> 00:33:00: which I want to commend you you all on you.

00:33:00 --> 00:33:02: You've done a fantastic job and I also want to

00:33:02 --> 00:33:03: note that you.

00:33:03 --> 00:33:07: It's definitely apparent that you work very well as a

00:33:07 --> 00:33:07: team.

00:33:07 --> 00:33:09: You work very good together.

00:33:09 --> 00:33:13: It shows in your delivery as well as the Q&A

00:33:13 --> 00:33:13: here,

00:33:13 --> 00:33:17: But my question is how will you measure your high

00:33:17 --> 00:33:21: performing landscape in regards to long term success?

00:33:21 --> 00:33:24: Thank you for your questions and also the comments and

00:33:24 --> 00:33:25: tan.

00:33:25 --> 00:33:28: I think I'll pass this one to you if you

00:33:28 --> 00:33:33: can comment on the long-term aspect of the environmental

00:33:33 --> 00:33:34: strategy

00:33:34 --> 00:33:37: that we have.

00:33:34 --> 00:33:37: Yes, so if we go back to the very beginning

00:33:37 --> 00:33:41: of how we considering the scale in terms of our

00:33:41 --> 00:33:43: stormwater management system,

00:33:43 --> 00:33:48: so we considering to build up our holistic landscapes system

00:33:48 --> 00:33:49: based on the function.

00:33:49 --> 00:33:54: The function perspective that we want to solve the

00:33:54 --> 00:33:55: stormwater

00:33:54 --> 00:33:55: management.

00:33:55 --> 00:33:59: Through our landscape. So the landscape not only served for

00:33:59 --> 00:34:01: for the program itself,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

00:41:06 --> 00:41:09: you can have sustainable employment opportunities.

00:41:09 --> 00:41:14: And sustainable job training opportunities within that area of the

00:41:14 --> 00:41:14: site.

00:41:14 --> 00:41:19: We also have job opportunities within the Community Center and

00:41:19 --> 00:41:20: the programming.

00:41:20 --> 00:41:23: So we really tried to kind of diversify the employment

00:41:23 --> 00:41:25: that would be available.

00:41:25 --> 00:41:28: Sorry, very close to a fire station.

00:41:31 --> 00:41:34: But yeah, so we tried to diversify the types of

00:41:34 --> 00:41:38: employment so that it's not just catered towards the scientific

00:41:38 --> 00:41:39: research lab,

00:41:39 --> 00:41:43: but it really covers a very diverse set of employment.

00:41:43 --> 00:41:46: But Ephlin or Leora feel free to add to that

00:41:46 --> 00:41:47: as well.

00:41:47 --> 00:41:49: The only small thing I'd add to that is just

00:41:49 --> 00:41:51: the transit connectivity.

00:41:51 --> 00:41:53: I think Frances did really good job at speaking to

00:41:53 --> 00:41:56: the employment opportunities within the site,

00:41:56 --> 00:41:58: but we were very explicit in making sure that all

00:41:58 --> 00:42:01: the affordable housing is mixed with in all our rental

00:42:01 --> 00:42:04: units are mixed market and affordable and so all the

00:42:04 --> 00:42:07: dense transit oriented sites all have strong access to transit,

00:42:07 --> 00:42:12: which connects to many job opportunities outside of our site.

00:42:12 --> 00:42:15: A question on, you know the overall development and and

00:42:15 --> 00:42:19: looking at long term and make sure as you mentioned,

00:42:19 --> 00:42:22: what's the longevity. How do you care for it?

00:42:22 --> 00:42:25: How do you? How do you keep all that green

00:42:25 --> 00:42:29: infrastructure and the performance landscapes up to par

00:42:29 --> 00:42:32: cleaned?

00:42:29 --> 00:42:32: Whatever you know, a storm goes through.

00:42:32 --> 00:42:33: How do we filter it?

00:42:33 --> 00:42:36: All that good stuff? Could you explain?

00:42:36 --> 00:42:38: Maybe and I may have Mrs.

00:42:38 --> 00:42:40: Do you have like a a zoning or or see

00:42:41 --> 00:42:42: ID or some type of?

00:42:42 --> 00:42:47: Overlay district that allows you to generate that fund.

00:42:47 --> 00:42:51: A percentage of that will help support this.

00:42:51 --> 00:42:54: Yeah, thank you for the question.

00:42:54 --> 00:42:58: So right now we we didn't use this vid but

00:42:58 --> 00:43:03: we do use a TIFF to funding to support using

00:43:03 --> 00:43:07: the tax revenues to help support our site.

00:43:07 --> 00:43:08: And.

00:43:10 --> 00:43:14: Yeah so and and then we do have the have

00:43:14 --> 00:43:19: the grants from the EPA and also choice neighborhood grants

00:43:19 --> 00:43:25: to help supporting the Community gardens and place making public

00:43:25 --> 00:43:30: landscape. Let me offer a follow up question to that

00:43:30 --> 00:43:31: to Lawrence.

00:43:31 --> 00:43:36: If I'm a developer and an equity owner of one

00:43:36 --> 00:43:39: of these structures after the TIFF.

00:43:39 --> 00:43:43: Is gone its course and in Missouri that would be

00:43:43 --> 00:43:46: at about in 25 years maximum.

00:43:46 --> 00:43:51: Then who will generate funds to maintain the stormwater an

00:43:51 --> 00:43:54: these significant non St public spaces?

00:43:57 --> 00:44:01: I think I do believe that in this area we

00:44:01 --> 00:44:07: can continuously generate the revenue from the retail office,

00:44:07 --> 00:44:12: right? So those kind of revenues will help support them.

00:44:12 --> 00:44:15: Containers of this area. And one thing I'll add here

00:44:15 --> 00:44:17: is that the this development of the site is is

00:44:17 --> 00:44:21: positioned as a public private partnership and there are many

00:44:21 --> 00:44:23: investments that were undertaken that were,

00:44:23 --> 00:44:25: you know, beyond just for the benefit of the site.

00:44:25 --> 00:44:28: It was, you know, beyond the bounds from the streetscape,

00:44:28 --> 00:44:32: enhancements to the Community Center and urban agriculture hub.

00:44:32 --> 00:44:34: There was a lot of thought that went into that,

00:44:34 --> 00:44:36: and so if we see this as kind of a

00:44:36 --> 00:44:40: continuous partnership where you're looking to obviously create revenue general,

00:44:40 --> 00:44:43: generating opportunities on site but also looking for you know

00:44:43 --> 00:44:44: additional like equity,

00:44:44 --> 00:44:46: for example from. You know,

00:44:46 --> 00:44:49: equity investors and partners. I know that Lynn mentioned there's,

00:44:49 --> 00:44:52: you know, we're hoping to attract pension funds into this,

00:44:52 --> 00:44:54: and so I see I see it not being a

00:44:54 --> 00:44:57: site that's only dependent on the revenue generated on site.

00:44:57 --> 00:44:59: I don't know if there's anything to add to that,

00:44:59 --> 00:45:01: but I just wanted to broaden.

00:45:01 --> 00:45:02: Broaden that answer a bit.

00:45:02 --> 00:45:05: We're actually at times, so thank you very much.

00:45:05 --> 00:45:08: Thanks very much for your questions and comments.

00:45:08 --> 00:45:10: Thank you. You did a great job.

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

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