

Video

Homebase Presentation: 2021 ULI Hines Student Competition Finals

Date: April 08, 2021

00:00:21 --> 00:00:25: Good afternoon jurors. And thank you for your time today.

00:00:25 --> 00:00:28: I'm delighted to welcome you to home base where we

00:00:29 --> 00:00:30: are building communities,

00:00:30 --> 00:00:34: connecting neighborhoods and enhancing affordability.

00:00:34 --> 00:00:37: I'm robot. Yeah, I'm a master student in the real

00:00:37 --> 00:00:42: estate design and development program and I'm very

00:00:42 --> 00:00:44: passionate about

00:00:42 --> 00:00:44: affordable housing.

00:00:44 --> 00:00:45: Hi everyone, my name is Alice.

00:00:45 --> 00:00:48: I'm in the Masters of Landscape Architecture program and

00:00:48 --> 00:00:52: I'm

00:00:48 --> 00:00:52: not taking a interdisciplinary certificate in real estate and my

00:00:52 --> 00:00:54: interests are in the public realm and urban design and

00:00:54 --> 00:00:56: good afternoon everyone. I'm Elliott,

00:00:56 --> 00:00:59: a joint master student in architecture and city planning with

00:00:59 --> 00:01:00: the research,

00:01:00 --> 00:01:02: focus and mass Housing and Urban public space.

00:01:02 --> 00:01:06: Everyone I'm tired saying I'm a master student landscape

00:01:02 --> 00:01:06: architecture

00:01:06 --> 00:01:09: within interest linari certificate in real estate and have a

00:01:09 --> 00:01:11: focus in urban planning and design.

00:01:11 --> 00:01:13: Afternoon everyone. My name is Wayne Kim.

00:01:13 --> 00:01:14: I'm gonna be a candidate.

00:01:14 --> 00:01:17: Possible the business with a focus on real estate and

00:01:17 --> 00:01:17: analytics.

00:01:17 --> 00:01:21: We're very grateful to our exceptional team of advisors for

00:01:21 --> 00:01:23: their support and thank them for joining us today.

00:01:23 --> 00:01:26: And of course our family and friends and even free

00:01:26 --> 00:01:28: pets who had to put up with us for the

00:01:28 --> 00:01:29: last three months.

00:01:29 --> 00:01:31: So Kansas City.

00:01:31 --> 00:01:33: As with many American cities,

00:01:33 --> 00:01:36: for far too long, it has been divided through housing

00:01:36 --> 00:01:40: policies that perpetuated segregation and discriminatory

00:01:40 --> 00:01:41: practices in the real

00:01:40 --> 00:01:41: estate industry.

00:01:41 --> 00:01:46: That led to the disinvestment of black and Brown

00:01:46 --> 00:01:50: communities.

00:01:46 --> 00:01:50: Racial covenants once restricted Blacks from owning homes

00:01:50 --> 00:01:55: in the

00:01:50 --> 00:01:55: Casey suburbs and blockbusting was prevalent for decades

00:01:55 --> 00:01:55: until the

00:01:55 --> 00:01:55: 1970s.

00:01:55 --> 00:01:59: This segregation left an indelible mark for generations on the

00:01:59 --> 00:02:00: East side of Casey,

00:02:00 --> 00:02:04: with his predominantly black neighborhoods.

00:02:04 --> 00:02:08: And that manifest to this day with substandard public schools

00:02:08 --> 00:02:13: and dilapidated infrastructure and high rates of poverty.

00:02:13 --> 00:02:17: It was an intentional historic racial divide that has left

00:02:17 --> 00:02:19: the black community falling behind.

00:02:19 --> 00:02:24: Canadians are all too familiar with the truth divide.

00:02:24 --> 00:02:28: This project affords a unique opportunity to reverse these

00:02:28 --> 00:02:33: racial

00:02:28 --> 00:02:33: divisions and bridge the gap between neighborhoods by

00:02:33 --> 00:02:37: uplifting these

00:02:33 --> 00:02:37: communities that have suffered from discrimination and

00:02:37 --> 00:02:41: neglect.

00:02:37 --> 00:02:41: Our proposal, Homebase centers on the relocation of the

00:02:41 --> 00:02:44: Kansas

00:02:41 --> 00:02:44: City Royals baseball stadium to East Village as a way

00:02:44 --> 00:02:47: to catalyze a much needed connection between Paseo West

00:02:47 --> 00:02:52: and

00:02:47 --> 00:02:52: East Village. It would generate revenue from the overall

00:02:52 --> 00:02:54: development

00:02:52 --> 00:02:54: to provide mixed income housing,

00:02:54 --> 00:02:58: particularly for those communities of color workforce

00:02:58 --> 00:03:00: development,

00:02:58 --> 00:03:00: specially for minority owned businesses.

00:03:00 --> 00:03:05: And a robust open and vibrant St network for the

00:03:05 --> 00:03:06: bacillus community.

00:03:06 --> 00:03:10: Baseball will become the unifier of these two communities

00:03:10 --> 00:03:12: that

00:03:10 --> 00:03:12: have been historically divided.

00:03:12 --> 00:03:15: Yet even the sport needed some time and the right

00:03:15 --> 00:03:19: moment to transcend these divisions in the 1920s.

00:03:19 --> 00:03:23: Just as segregation forced Blacks and whites to live separate.

00:03:23 --> 00:03:27: Black baseball athletes were prohibited from playing in the major

00:03:27 --> 00:03:27: leagues.

00:03:27 --> 00:03:29: So what did they do?

00:03:29 --> 00:03:31: They formed their own League.

00:03:31 --> 00:03:35: And the Kansas City Monarchs became the longest running and

00:03:35 --> 00:03:39: the most accomplished teams in the leagues.

00:03:39 --> 00:03:42: The right moment for Major League Baseball came in April

00:03:42 --> 00:03:42: 1947,

00:03:42 --> 00:03:46: when Jackie Robinson, a decorated athlete and a shining star

00:03:46 --> 00:03:47: for the KC Monarchs,

00:03:47 --> 00:03:50: broke the color barrier and became the first black baseball

00:03:50 --> 00:03:52: player to play in the major leagues.

00:03:54 --> 00:03:57: Our stadium is named Stadium 42 in honor of the

00:03:57 --> 00:03:59: Jersey number worn by Jackie Robinson.

00:03:59 --> 00:04:02: It is the only number to ever be retired by

00:04:03 --> 00:04:04: Major League Baseball.

00:04:04 --> 00:04:09: Our project site celebrates and connects the achievements of the

00:04:09 --> 00:04:11: KC monarchs of the past.

00:04:11 --> 00:04:13: With the KC Royals of today.

00:04:13 --> 00:04:16: It will have a historic walk to highlight the richness

00:04:16 --> 00:04:18: of Kansas City baseball.

00:04:18 --> 00:04:21: Our commitment with home base is to elevate the many

00:04:21 --> 00:04:26: cultural institutions of for sale West with increased visibility and

00:04:26 --> 00:04:28: the space to grow in downtown.

00:04:28 --> 00:04:32: To_our commitment, Alice will now introduce the design elements.

00:04:32 --> 00:04:36: Thanks Romy so our vision for homes bases to generate

00:04:36 --> 00:04:40: new ideas in wealth while increasing connectivity between PCOS in

00:04:40 --> 00:04:41: downtown Kansas City,

00:04:41 --> 00:04:44: as discussed by Romi, our proposal focuses more on the

00:04:44 --> 00:04:47: impact of the stadium and its externalities by fostering a

00:04:48 --> 00:04:51: neighborhood of shared economic prosperity and social equity.

00:04:51 --> 00:04:54: John Sherman, the Kansas City Royals owner,

00:04:54 --> 00:04:57: has stated if you look around the country you see

00:04:57 --> 00:05:00: these urban ballparks and how they become a hub of

00:05:00 --> 00:05:03: activity and not just for baseball but for other things.
 00:05:03 --> 00:05:05: Even when there's not a game down there at the
 00:05:05 --> 00:05:06: end of the day,
 00:05:06 --> 00:05:08: it's about what's best for our fans.
 00:05:08 --> 00:05:11: What's best for the community and what's best for the
 00:05:11 --> 00:05:12: ballclub.
 00:05:12 --> 00:05:15: And in considering this quote around the baseball stadium,
 00:05:15 --> 00:05:19: our strategy for home base required intentional placement
 and distribution
 00:05:19 --> 00:05:20: of land use types.
 00:05:20 --> 00:05:22: If you look at the diagram on the left,
 00:05:22 --> 00:05:25: it shows how the various uses of retail,
 00:05:25 --> 00:05:28: housing, entertainment and office all converge at the
 entrance to
 00:05:28 --> 00:05:32: the stadium at the confluence of economic activity and public
 00:05:32 --> 00:05:32: space.
 00:05:32 --> 00:05:35: We also thought about an interconnected open space
 strategy,
 00:05:35 --> 00:05:38: and if you look at the diagram on the right,
 00:05:38 --> 00:05:41: you see how we encourage St activity with views into
 00:05:41 --> 00:05:43: the stadium offering a variety of programming.
 00:05:43 --> 00:05:47: And also creating an interconnected park gesture of linking
 Elise
 00:05:47 --> 00:05:50: Davis Park in the West and Margaret Kent Park in
 00:05:50 --> 00:05:50: the East.
 00:05:50 --> 00:05:54: Another important consideration for our team was to really
 think
 00:05:54 --> 00:05:56: about the future of Kansas City Transit with the New
 00:05:57 --> 00:05:59: East Village Transit Center opening its doors,
 00:05:59 --> 00:06:02: we mapped out various connections of BRT and Max lines,
 00:06:02 --> 00:06:05: bike lanes and shared St strategies to mobilize the future
 00:06:05 --> 00:06:06: of Kansas City.
 00:06:06 --> 00:06:09: Downtown currently has a lot of one way streets and
 00:06:09 --> 00:06:11: we wanted to reinforce the need for a two way
 00:06:11 --> 00:06:14: BRT corridor along 12th St to Foster the East and
 00:06:14 --> 00:06:16: West connectivity.
 00:06:16 --> 00:06:18: Furthermore, with the new Royal Stadium,
 00:06:18 --> 00:06:20: we asked what might East Village look like on Game
 00:06:20 --> 00:06:20: Day.
 00:06:20 --> 00:06:23: You map that where parking is located in the shared
 00:06:23 --> 00:06:24: parking district.
 00:06:24 --> 00:06:27: How we want to jumpstart free parking shuttle rides in
 00:06:27 --> 00:06:30: the greater neighborhood to intertwine with the new transit

center

00:06:30 --> 00:06:32: and make 10 St adjacent to the stadium on a

00:06:32 --> 00:06:35: North a truly public space for fans in Kansas City

00:06:35 --> 00:06:37: and to like to intermingle and be a part of

00:06:37 --> 00:06:38: the vibrancy on Game Day.

00:06:38 --> 00:06:40: This would be a pedestrian safe zone,

00:06:40 --> 00:06:43: making it accessible to everyone with emphasis on that public

00:06:43 --> 00:06:44: experience.

00:06:44 --> 00:06:46: Because our stadium now is located at the.

00:06:46 --> 00:06:48: Urban core and the new transit center.

00:06:48 --> 00:06:51: We are confident that in the next decade more people

00:06:51 --> 00:06:54: will take alternate modes of transportation rather than rely on

00:06:54 --> 00:06:56: private vehicles out of convenience.

00:06:56 --> 00:06:58: We want to give people the choice,

00:06:58 --> 00:07:00: the choice to choose how they want to go to

00:07:00 --> 00:07:00: the game,

00:07:00 --> 00:07:01: or even go to downtown.

00:07:01 --> 00:07:04: If you look at the diagram on the bottom right,

00:07:04 --> 00:07:06: you can see how at the Kauffman Stadium,

00:07:06 --> 00:07:09: the car is a prominent mode of transportation indicated by

00:07:09 --> 00:07:12: the inner grey ring with a more downtown centered ballpark.

00:07:12 --> 00:07:15: Kansas Citians will have increased options to get to

00:07:15 --> 00:07:18: downtown,

00:07:18 --> 00:07:21: focusing on the multi modal.

00:07:21 --> 00:07:24: So more specifically, when we look at the master plan,

00:07:24 --> 00:07:25: we can observe how the proposal prioritizes economic vitality

00:07:25 --> 00:07:28: and

00:07:28 --> 00:07:28: shared prosperity.

00:07:28 --> 00:07:31: First, if you take a look at the coral number

00:07:31 --> 00:07:34: one,

00:07:34 --> 00:07:38: we colocate mixed income housing opportunities at the nest,

00:07:38 --> 00:07:41: a collection of housing primarily on the North side to

00:07:41 --> 00:07:44: re cohesively with East Village Apartments that currently

00:07:44 --> 00:07:47: exist there.

00:07:47 --> 00:07:48: Adjacent to this in front of 10th Street is the

00:07:48 --> 00:07:51: gateway to the development of 150,000 square foot incubator

00:07:51 --> 00:07:53: hub

00:07:53 --> 00:07:56: and community makerspace called the Assembly,

00:07:56 --> 00:07:59: which is shown it by #2.

00:07:59 --> 00:08:02: The Backyard Food Hall, which is indicated by #6 fronts.

00:08:02 --> 00:08:05: The Assembly and host our corridor,

00:08:05 --> 00:08:08: the made in Kansas City Marketplace and serves as a

00:07:56 --> 00:08:00: primary retail destination that connects with the stadium and faces

00:08:00 --> 00:08:02: the East Village Transit hub on the opposite end.

00:08:02 --> 00:08:06: We see our new Five Star hotel and luxury development

00:08:06 --> 00:08:07: called the Rise.

00:08:07 --> 00:08:10: We adapted our initial parking strategy to introduce a larger

00:08:10 --> 00:08:13: structure which flanks the I-70 shown in call number for.

00:08:13 --> 00:08:16: This will ensure enough parking during game days and non

00:08:16 --> 00:08:19: game days with the folks of downtown and people out

00:08:19 --> 00:08:21: of town visiting the neighborhood on the roof of the

00:08:21 --> 00:08:25: parking structure. We have designed an area to

00:08:25 --> 00:08:28: accommodate tailgating

00:08:28 --> 00:08:30: which is currently a huge ritual of the game and

00:08:30 --> 00:08:33: will provide views into the stadium also during non game

00:08:33 --> 00:08:35: days. The roof will be served as a rooftop park

00:08:35 --> 00:08:37: that is open to all.

00:08:37 --> 00:08:38: We plan to purchase the lot adjacent to the Richard

00:08:38 --> 00:08:41: Bowling Federal building,

00:08:41 --> 00:08:45: shown in call number 9 and introduce a mechanical parking

00:08:45 --> 00:08:48: structure to accommodate downtown office workers and

00:08:48 --> 00:08:50: gained ignores without

00:08:50 --> 00:08:51: affronting the costs and committing to an entire structure.

00:08:51 --> 00:08:54: We plan to sell the lot for development in the

00:08:54 --> 00:08:57: future as transit improves and then value appreciates or if

00:08:57 --> 00:08:59: the East Village Transit Center has a need to expand.

00:08:59 --> 00:09:03: So home base is not intended to only provide an

00:09:03 --> 00:09:05: unparalleled urban ballpark experience with the Kansas City

00:09:05 --> 00:09:07: Royals and

00:09:07 --> 00:09:08: focus only on folks enjoy baseball.

00:09:08 --> 00:09:12: Our goals at the core are to provide an income

00:09:12 --> 00:09:15: directly for the for sale,

00:09:15 --> 00:09:17: West Community and support their group opening doors to

00:09:17 --> 00:09:20: more

00:09:20 --> 00:09:23: jobs,

00:09:23 --> 00:09:24: higher income for their local community and more tax

00:09:24 --> 00:09:27: revenue

00:09:27 --> 00:09:29: for the government and overtime,

00:09:29 --> 00:09:31: we hope to fortify this connection by making a proposal

00:09:31 --> 00:09:34: to open a training ground across Highway I-70 in the

00:09:34 --> 00:09:37: Paseo West community,

00:09:37 --> 00:09:40: a field to be used and embraced by both the

00:09:40 --> 00:09:43: Royals and the locals.

00:09:43 --> 00:09:46: So why a baseball stadium as a catalyst?

00:09:31 --> 00:09:35: The Kansas City Royals is currently housed in the Kauffman
 00:09:35 --> 00:09:37: Stadium in the cutting Ham Ridge neighborhood,
 00:09:37 --> 00:09:39: 10 miles out of downtown.
 00:09:39 --> 00:09:42: Their lease is coming to an end in 2031.
 00:09:42 --> 00:09:44: There is an indication that they are looking to relocate
 00:09:44 --> 00:09:46: to a more urban environment.
 00:09:46 --> 00:09:48: It is evident that the Royals are looking for a
 00:09:48 --> 00:09:51: Kansas City centric and civic minded strategy to bring their
 00:09:52 --> 00:09:52: stadiums downtown.
 00:09:52 --> 00:09:56: Our proposal aims to bring this vision to life through
 00:09:56 --> 00:10:01: purposeful urban design strategies which Eliot will talk more
 about.
 00:10:01 --> 00:10:04: Thanks Alice to expound on these points further.
 00:10:04 --> 00:10:07: We understand the baseball stadium as part of a larger
 00:10:07 --> 00:10:08: system.
 00:10:08 --> 00:10:11: Urban gestures, which through the built forms in the creation
 00:10:11 --> 00:10:12: of public spaces,
 00:10:12 --> 00:10:16: open the neighborhood and the game for all Kansas cities
 00:10:16 --> 00:10:19: to participate together as a unifying civic event.
 00:10:19 --> 00:10:23: Prioritizing multimodal transit Accessibility and spontaneous
 gathering.
 00:10:23 --> 00:10:27: The corridor defines the eastern edge of the stadium.
 00:10:27 --> 00:10:30: As a vibrant pedestrian promenade of local shops and sports
 00:10:30 --> 00:10:30: themed retail,
 00:10:30 --> 00:10:34: producing an arrival sequence into the neighborhood from
 the East
 00:10:34 --> 00:10:37: Village Transit Center to the public during pauses facing into
 00:10:37 --> 00:10:38: the stadium.
 00:10:38 --> 00:10:41: The open air marketplace and the Assembly lukenda
 prominent to
 00:10:41 --> 00:10:42: the North,
 00:10:42 --> 00:10:45: with the quarter serving as already market for the minority
 00:10:45 --> 00:10:48: and women business entrepreneurs from the Assembly or
 MWB,
 00:10:48 --> 00:10:51: for short to test and grow their ideas into successful
 00:10:51 --> 00:10:52: businesses.
 00:10:52 --> 00:10:56: The swinging geometry of the promenade takes off upwards
 through
 00:10:56 --> 00:10:59: the residential towers and the rise coming to full circle
 00:10:59 --> 00:11:01: with the stadium canopy,
 00:11:01 --> 00:11:03: which stretches out to Paseo West.
 00:11:03 --> 00:11:07: As a gesture of inclusion across the Interstate.
 00:11:07 --> 00:11:11: The housing developments in the nest up North begin with

00:11:11 --> 00:11:15: five story brick clad podiums defining the human scale St
 00:11:15 --> 00:11:16: walls along 8th,
 00:11:16 --> 00:11:20: 9th and home streets together with already existing East Village
 00:11:20 --> 00:11:21: apartments.
 00:11:21 --> 00:11:24: Linear towers or housing mass along the East.
 00:11:24 --> 00:11:26: LA saxes sit on top of these podiums,
 00:11:26 --> 00:11:29: further reinforcing the bridge between the downtown and the communities
 00:11:29 --> 00:11:31: East of the Interstate,
 00:11:31 --> 00:11:35: breaking the North South axis of divisions currently defining Kansas
 00:11:35 --> 00:11:37: City's urban mythology.
 00:11:37 --> 00:11:41: What ultimately glues all these gestures together on the streets?
 00:11:41 --> 00:11:44: The series of spaces which stage the social life of
 00:11:44 --> 00:11:45: all who come to live,
 00:11:45 --> 00:11:49: work and past time in this neighborhood.
 00:11:49 --> 00:11:51: Kansas Citians love their streets.
 00:11:51 --> 00:11:54: There's a huge sense of civic pride here for the
 00:11:54 --> 00:11:57: city's built environment and forge public spaces.
 00:11:57 --> 00:12:00: With that, we bring three particular characters as the weaving
 00:12:00 --> 00:12:03: elements that tie all these communities together.
 00:12:03 --> 00:12:06: Hosting the diverse livelihoods that will come to pass through
 00:12:06 --> 00:12:07: them.
 00:12:07 --> 00:12:10: And giving the people choices in the preferred mode of
 00:12:10 --> 00:12:11: transit.
 00:12:11 --> 00:12:14: 10 St will become re engineered as a pedestrian priority
 00:12:14 --> 00:12:17: shared St which effectively becomes essential social axis,
 00:12:17 --> 00:12:21: pulling all the elements of the neighborhood together as the
 00:12:21 --> 00:12:24: connecting spine between the downtown Tampa Sale West during game
 00:12:24 --> 00:12:25: days,
 00:12:25 --> 00:12:27: the street becomes a pedestrian only promenade.
 00:12:27 --> 00:12:30: Spatially extending the bounds of the stadium,
 00:12:30 --> 00:12:34: allowing for the public's larger participation and engagement.
 00:12:34 --> 00:12:38: Cross Street becomes a transit oriented access with bus only
 00:12:38 --> 00:12:42: lanes map for both directions of traffic from Troost Ave
 00:12:42 --> 00:12:43: to Cherry St.
 00:12:43 --> 00:12:46: This will allow it to service the East Village Transit
 00:12:46 --> 00:12:49: Center and encourage the use of mass transit especially during
 00:12:49 --> 00:12:50: game days,

00:12:50 --> 00:12:53: during which buses will be given priority on all links
00:12:54 --> 00:12:55: to facilitate traffic flow.
00:12:55 --> 00:12:57: Home Street serves as a visual axis,
00:12:57 --> 00:13:00: connecting the northern reaches of the nest with the activities
00:13:00 --> 00:13:02: happening in the corridor at Stadium 42.
00:13:02 --> 00:13:05: The street is flanked on either sides of the neighborhood
00:13:06 --> 00:13:06: oriented retail,
00:13:06 --> 00:13:10: such as a grocery store and features white sidewalks with
00:13:10 --> 00:13:13: general vegetation to become a locally focused sweet Telstra
for
00:13:13 --> 00:13:15: the residents in the next.
00:13:15 --> 00:13:19: Together, these streets become strings of public spaces
which service
00:13:19 --> 00:13:20: to stitch back together.
00:13:20 --> 00:13:24: The past era severs and cuts through the city.
00:13:24 --> 00:13:27: The Share St strategy for the 10th St Axis will
00:13:27 --> 00:13:30: feature in mixed up paved areas and greenscapes to suggest
00:13:30 --> 00:13:31: zones of occupation,
00:13:31 --> 00:13:35: encouraging diverse, spontaneous use of the street from
busking performances.
00:13:35 --> 00:13:38: Two children playing hide and seek from quick power
lunches
00:13:38 --> 00:13:41: with coworkers to evening strolls with family after dinner.
00:13:41 --> 00:13:44: 10 St becomes a center of everyday activities.
00:13:44 --> 00:13:47: Car lanes are elevated to the levels of the sidewalk
00:13:47 --> 00:13:51: and given special treatment to suggest pedestrian occupation
and to
00:13:51 --> 00:13:52: slow down car traffic,
00:13:52 --> 00:13:55: thereby giving what was once the exclusive realm of the
00:13:55 --> 00:13:58: automobile back to the people of Kansas City.
00:13:58 --> 00:14:01: Mr Urban proposal at hand is of a neighborhood that
00:14:01 --> 00:14:05: contributes vitality to the downtown at all hours of day
00:14:05 --> 00:14:06: at night.
00:14:06 --> 00:14:09: The baseball stadium and the ensemble of buildings
contribute towards
00:14:09 --> 00:14:13: crafting a sort of urban theater with the vibrant downtown
00:14:13 --> 00:14:15: core as its backdrop an its forms of spaces,
00:14:15 --> 00:14:18: inviting the communities of Paseo West and beyond to this
00:14:18 --> 00:14:19: region.
00:14:19 --> 00:14:22: Wide celebration of everything that Kansas City has to offer
00:14:22 --> 00:14:24: open for all to enjoy.
00:14:24 --> 00:14:28: And next door will speak to specific moments and
experiences

00:14:28 --> 00:14:29: in a development.

00:14:29 --> 00:14:32: Thanks Elliott, our vision for the East Village aims to

00:14:32 --> 00:14:37: transform this area by providing diverse asset classes including the

00:14:37 --> 00:14:38: rise of five Star,

00:14:38 --> 00:14:40: 500 room luxury hotel condominiums,

00:14:40 --> 00:14:43: the Nest Mixed income housing with 1045 units,

00:14:43 --> 00:14:45: and of those 20% are affordable.

00:14:45 --> 00:14:50: The Assembly, a maker space for local M WBE entrepreneurs

00:14:50 --> 00:14:54: looking to start their own businesses and the backyard a

00:14:54 --> 00:14:57: market Hall for their goods to be distributed.

00:14:57 --> 00:15:00: There's a great opportunity to provide a five star luxury

00:15:00 --> 00:15:02: hotel to attract tourists to the downtown.

00:15:02 --> 00:15:05: With views of the newly constructed stadium and of the

00:15:05 --> 00:15:06: River,

00:15:06 --> 00:15:10: our hotel will provide an unparalleled experiences for visitors in

00:15:10 --> 00:15:10: the area.

00:15:10 --> 00:15:14: We plan to reimagine downtown Kansas City by creating a

00:15:14 --> 00:15:16: model for regenerative design.

00:15:16 --> 00:15:19: Our approach is a systems based proposal that includes a

00:15:19 --> 00:15:23: robust green roof network and planting scheme to sequester carbon

00:15:23 --> 00:15:26: solar panels on both the canopy of the stadium and

00:15:26 --> 00:15:29: on the roofs of buildings to generate energy.

00:15:29 --> 00:15:35: And various green infrastructure and water recycling interventions including permeable

00:15:35 --> 00:15:35: pavers,

00:15:35 --> 00:15:39: bioswales and greater greywater systems.

00:15:39 --> 00:15:41: With the addition of the stadium and the integration of

00:15:41 --> 00:15:44: the rise will both increase tourism by creating their there,

00:15:44 --> 00:15:46: but not at the expense of the community.

00:15:46 --> 00:15:50: In fact, our proposed design works with the existing sloping

00:15:50 --> 00:15:53: topography to allow the city to be brought into the

00:15:53 --> 00:15:54: game.

00:15:54 --> 00:15:56: Imagine walking down 10th St during a night game and

00:15:56 --> 00:15:59: looking over your shoulder into view of the outfield.

00:15:59 --> 00:16:02: You're so close you could almost catch a home run.

00:16:02 --> 00:16:05: With our proposal, the city streets now become an extension

00:16:05 --> 00:16:06: of the seating area,

00:16:06 --> 00:16:09: which provides a view for everyone.

00:16:09 --> 00:16:12: At the core of our vision for the development is

00:16:12 --> 00:16:15: our need to provide the necessary services and amenities to support the sale West and East Village communities.

00:16:16 --> 00:16:19: With our proposal, we will not just activate the development on game days,

00:16:22 --> 00:16:23: but rather during all 365 days of the year.

00:16:23 --> 00:16:26: Through various programming engaging different aspects of our development,

00:16:26 --> 00:16:30: we plan to include events such as community meetings at the Assembly,

00:16:30 --> 00:16:33: a Jazz Festival at the Backyard,

00:16:33 --> 00:16:35: and youth group tours at the stadium.

00:16:35 --> 00:16:38: Various activities will permeate beyond the edges of the stadium

00:16:38 --> 00:16:42: to create a new urban ballpark experience for everyone.

00:16:42 --> 00:16:46: One of our goals of our development is to use

00:16:46 --> 00:16:49: the revenue generated from the stadium as a way to

00:16:49 --> 00:16:52: reinvest and empower the surrounding communities.

00:16:52 --> 00:16:54: By proposing the assembly and the backyard uniquely positioned at

00:16:54 --> 00:16:58: the entrance to the development on 10th St to formalize

00:16:58 --> 00:17:01: a connection between Paseo West in the East Village,

00:17:01 --> 00:17:04: we will address issues, workforce development and economic empowerment of

00:17:04 --> 00:17:09: WM WBE entrepreneurs.

00:17:09 --> 00:17:11: The Assembly backyard is a dynamic ecosystem that provides space

00:17:11 --> 00:17:14: for ideations production and distribution.

00:17:14 --> 00:17:16: Through combining light industrial. Office space is an retail for

00:17:16 --> 00:17:19: local business owners to manufacture and sell their product.

00:17:19 --> 00:17:22: Much like the Angel Greek Stoa,

00:17:22 --> 00:17:24: this incubator hub will be modular in the sense that

00:17:24 --> 00:17:26: we'll be able to spatially adapt and accommodate different lease

00:17:26 --> 00:17:29: types,

00:17:29 --> 00:17:30: some short term and some long term depending on community

00:17:30 --> 00:17:33: needs and market forces.

00:17:33 --> 00:17:35: This hub will partner with nonprofit businesses and social service

00:17:35 --> 00:17:38: organizations including the Kauffman Foundation,

00:17:38 --> 00:17:41: Nourish, Casey, the Arts Asylum,

00:17:41 --> 00:17:43: and the University of Kansas City,

00:17:43 --> 00:17:45: Mo, to name a few.

00:17:45 --> 00:17:46:

00:17:49 --> 00:17:54: Public is an. With colocation of different services and spaces
 00:17:54 --> 00:17:56: to jumpstart businesses,
 00:17:56 --> 00:17:58: we believe this place will help empower residents in the
 00:17:58 --> 00:18:01: Paseo West neighborhood through thoughtful investment and
 design,
 00:18:01 --> 00:18:04: these spaces will not only bridge the gap between downtown
 00:18:04 --> 00:18:05: Kansas City and Paseo West,
 00:18:05 --> 00:18:09: but it will also embrace the community and provide them
 00:18:09 --> 00:18:11: with services to drive.
 00:18:11 --> 00:18:14: Home base will create an environment that will support the
 00:18:14 --> 00:18:17: multi generational community surrounding the area.
 00:18:17 --> 00:18:20: It will provide a place for people like Sam Reynolds
 00:18:20 --> 00:18:22: who was a current lawyer working in downtown to walk
 00:18:22 --> 00:18:25: over to the Assembly after work and engage in professional
 00:18:25 --> 00:18:28: development workshops and community meetings with his
 friends wanted Kelly,
 00:18:28 --> 00:18:30: who live at the nest.
 00:18:30 --> 00:18:33: It will allow Jane Tim and Clark Carson.
 00:18:33 --> 00:18:36: Diehard Royals fans to spend more time together by wasting
 00:18:36 --> 00:18:39: less time in traffic and taking streamline public transit via
 00:18:39 --> 00:18:41: 12 St to the East Village Transit Center to enjoy
 00:18:41 --> 00:18:45: the wonderful amenities and to support local business
 owners at
 00:18:46 --> 00:18:47: the corridor before the game.
 00:18:47 --> 00:18:50: It will enable entrepreneurs like Lynn Kaya,
 00:18:50 --> 00:18:53: resident in the Paseo West to jumpstart her clothing line
 00:18:53 --> 00:18:56: by renting out subsidized space at the Assembly,
 00:18:56 --> 00:19:00: where she can fabricate or clothing and then sell items
 00:19:00 --> 00:19:01: I'm selling the backyard.
 00:19:01 --> 00:19:04: It will give Marion County Fair a longtime residents of
 00:19:04 --> 00:19:08: the East Village apartment access to beautiful public open
 spaces
 00:19:08 --> 00:19:10: where they can enjoy with their friends and feel a
 00:19:10 --> 00:19:14: part of the community that they can call home.
 00:19:14 --> 00:19:15: And now I will pass on to Wayne,
 00:19:15 --> 00:19:18: who will talk about our financing strategy.
 00:19:18 --> 00:19:21: Thanks Sarah, so now that you've heard about our vision
 00:19:21 --> 00:19:22: and design,
 00:19:22 --> 00:19:24: you might be wondering how much this along cost.
 00:19:24 --> 00:19:27: So at a high level of proposal brings to life
 00:19:27 --> 00:19:28: more than four point,
 00:19:28 --> 00:19:31: 1,000,000 square foot of mixed use space and 3.8 acres
 00:19:31 --> 00:19:34: of public space at a total cost of roughly \$1.5

00:19:34 --> 00:19:35: billion.

00:19:35 --> 00:19:38: Construction is expected to take 10 years over three phases,

00:19:38 --> 00:19:41: with all properties reaching stabilization by 2031,

00:19:41 --> 00:19:44: when the KC Royals expected to kick off their inaugural

00:19:45 --> 00:19:46: season in Stadium 42.

00:19:46 --> 00:19:49: So as a whole, the project is expected to generate

00:19:49 --> 00:19:50: a 19.8%

00:19:50 --> 00:19:54: levered IR which further points to the financial viability and

00:19:54 --> 00:19:57: perhaps the need for a project of this scale within

00:19:57 --> 00:19:58: the heart of case kcmo.

00:20:01 --> 00:20:04: Here we further detail the three construction phases to the

00:20:04 --> 00:20:04: left,

00:20:04 --> 00:20:08: provide a visual representation of the transformation that we

00:20:08 --> 00:20:09: hope

00:20:08 --> 00:20:09: to bring.

00:20:09 --> 00:20:12: In the first phase phase one our focuses on establishing

00:20:12 --> 00:20:15: the connection between East Village and for Sale West.

00:20:15 --> 00:20:17: To do so, we focus on infrastructure work along homes

00:20:17 --> 00:20:19: and Penn streets and front load.

00:20:19 --> 00:20:23: The construction of parking structures that we will need to

00:20:23 --> 00:20:27: support increased connectivity that the project is expected to

00:20:27 --> 00:20:29: bring.

00:20:27 --> 00:20:29: By 2027 we will have added close to 2000 parking

00:20:30 --> 00:20:34: spaces and overtime as utilization of public transportation

00:20:34 --> 00:20:38: increases and

00:20:34 --> 00:20:38: with the advent of technological advancements such as

00:20:38 --> 00:20:41: Thomas vehicles,

00:20:38 --> 00:20:41: we expect the volume of these colors to decrease and

00:20:41 --> 00:20:45: our plan offers the flexibility to convert nearly 1100 of

00:20:45 --> 00:20:48: these parking spaces into offices and retail spaces in the

00:20:48 --> 00:20:50: future.

00:20:50 --> 00:20:52: Additionally, at a cost of \$280 million,

00:20:52 --> 00:20:56: the nest will provide over 1000 mixed income apartments and

00:20:56 --> 00:20:59: the assembly and incubator office space will further

00:20:59 --> 00:21:00: contribute to

00:20:59 --> 00:21:00: Vitalizing,

00:21:00 --> 00:21:04: a local economy in the vicinity that has long been

00:21:04 --> 00:21:04: stagnant.

00:21:04 --> 00:21:06: In the next phase based two,

00:21:06 --> 00:21:08: our focus is on established,

00:21:08 --> 00:21:11: the neighborhood arise. A mixed use building that houses of

00:21:11 --> 00:21:14: five Star hotel with 500 rooms and 400 units.

00:21:14 --> 00:21:18: Ultra luxury apartments takes center stage as a premium

luxury

00:21:18 --> 00:21:20: hotel and residential space.

00:21:20 --> 00:21:23: In phase three, the last phase we focus on clean

00:21:23 --> 00:21:27: the vision for newly imagined downtown with the construction of

00:21:27 --> 00:21:28: Stadium 42,

00:21:28 --> 00:21:30: a \$665 million state of the art stadium,

00:21:30 --> 00:21:34: financed in part by the KC Royals to the tune

00:21:34 --> 00:21:35: of \$250 million.

00:21:35 --> 00:21:39: So overall, our four point 1,000,000 square foot project buildout

00:21:39 --> 00:21:42: strikes an important balance with 47%

00:21:42 --> 00:21:44: dedicated to residential units, 20%

00:21:44 --> 00:21:46: to the stadium, 21% to parking,

00:21:46 --> 00:21:48: the rest going to retail,

00:21:48 --> 00:21:51: commercial and hotel creating a vibrant,

00:21:51 --> 00:21:53: livable community in downtown Kansas City.

00:21:56 --> 00:21:58: So billion and a half is a lot of money

00:21:58 --> 00:22:00: and you might be wondering how we intend to finance

00:22:00 --> 00:22:01: this tool.

00:22:01 --> 00:22:03: As you can see, to the left you see that

00:22:03 --> 00:22:06: equity investments actually broken down into two components,

00:22:06 --> 00:22:10: Caseiros development Group and the home based partnership Group combined

00:22:10 --> 00:22:11: contributing \$330 in equity,

00:22:11 --> 00:22:13: \$1,000,000 in equity and so.

00:22:13 --> 00:22:16: It's worth noting here that the Royals are not simply

00:22:16 --> 00:22:19: just tenants in our development plan rather than our development

00:22:19 --> 00:22:20: partners.

00:22:20 --> 00:22:23: To that end, the case he rolls Development Group equipped

00:22:23 --> 00:22:25: with \$250 million of the roles on equity,

00:22:25 --> 00:22:28: will spearhead the development of not only the stadium but

00:22:28 --> 00:22:30: also its surrounding properties,

00:22:30 --> 00:22:31: including the rise, the assembly,

00:22:31 --> 00:22:34: and the corridor. This allows the Royals not only to

00:22:34 --> 00:22:36: reap the financial benefits development,

00:22:36 --> 00:22:39: but also to partake in shaping the fan interaction and

00:22:39 --> 00:22:42: the community building that they desire.

00:22:42 --> 00:22:45: Furthermore, having the world on board as a partner brings

00:22:45 --> 00:22:46: total equity contributions to 21%

00:22:46 --> 00:22:49: of total costs, which also helps us secure more favorable

00:22:49 --> 00:22:52: Thrones when it comes to construction loans.

00:22:52 --> 00:22:56: Lastly, compared to many historical stadium projects are primarily sought

00:22:56 --> 00:23:00: to leverage public funds or development seeks to actively bringing

00:23:00 --> 00:23:03: private capital with public funding limited just under 10%

00:23:03 --> 00:23:05: of the total costs in the form of tax increment

00:23:05 --> 00:23:08: financing and low income housing credits.

00:23:08 --> 00:23:11: With increased property value boosting the property tax basis to

00:23:11 --> 00:23:13: \$22 million over this time,

00:23:13 --> 00:23:17: this equates to a theoretical payback of just seven years.

00:23:17 --> 00:23:19: So as a whole or project seeks to balance this

00:23:19 --> 00:23:23: vision of affordability and connectivity with the financial feasibility that's

00:23:23 --> 00:23:27: required to create a Brazilian project that can sustainably juxtapose

00:23:27 --> 00:23:29: the state of the art stadium with 20%

00:23:29 --> 00:23:33: affordable housing ratio that brings for sale West ever closer

00:23:33 --> 00:23:35: to his village with baseball at the heart.

00:23:35 --> 00:23:39: Now I will turn it over to Romita Close.

00:23:39 --> 00:23:43: Thank you Wayne. So from the glory days of the

00:23:43 --> 00:23:48: KC monarchs to the beloved KC Royals 100 years later.

00:23:48 --> 00:23:51: We believe now is the moment.

00:23:51 --> 00:23:55: The moment to unify communities divided for too long.

00:23:55 --> 00:23:59: The moment to bring excitement to downtown Kansas City.

00:23:59 --> 00:24:03: And the moment to have baseball for all.

00:24:03 --> 00:24:06: Thank you jurors. We are very appreciative of your time

00:24:06 --> 00:24:08: and your support of this competition.

00:24:08 --> 00:24:10: We welcome your questions.

00:24:12 --> 00:24:14: Thanks team. I think I got a couple of good

00:24:14 --> 00:24:16: shots of you so I'm going to send them to

00:24:16 --> 00:24:16: you.

00:24:16 --> 00:24:18: And if you want to send me a better one,

00:24:18 --> 00:24:19: will use that for social media.

00:24:19 --> 00:24:22: So I'm going to let the jury go ahead and

00:24:22 --> 00:24:22: thank you.

00:24:22 --> 00:24:23: Thank you.

00:24:26 --> 00:24:28: I do have a question you you guys did a

00:24:28 --> 00:24:29: fantastic job,

00:24:29 --> 00:24:32: point us together and.

00:24:32 --> 00:24:36: Wanted to know that the the inspiration in regards to

00:24:36 --> 00:24:41: connecting the monitors to the Royals is is actually really

00:24:41 --> 00:24:42: well thought out.

00:24:42 --> 00:24:46: Well done. I had a question about the hotel.

00:24:46 --> 00:24:50: We do a lot of hospitality work at my firm,

00:24:50 --> 00:24:54: and that industry took a big hit due to kovit.

00:24:54 --> 00:24:59: And trying to think forward in regards to your longevity

00:25:00 --> 00:25:04: and and and sort of resilience for your project.

00:25:04 --> 00:25:07: Did you consider luxury rentals in that mix?

00:25:07 --> 00:25:10: Where that hotel may be a portion of it is

00:25:10 --> 00:25:13: luxury rentals or luxury for sale product.

00:25:16 --> 00:25:21: Is it corner? Yes, Kona thank you for the question.

00:25:21 --> 00:25:26: We did. The rise itself has both luxury apartments and

00:25:26 --> 00:25:27: the hotels,

00:25:27 --> 00:25:29: OK?

00:25:29 --> 00:25:30: And 500 hotel rooms. OK,

00:25:30 --> 00:25:32: thank you so much for answering.

00:25:32 --> 00:25:35: I missed that room. We just add to that so

00:25:35 --> 00:25:36: the the mix.

00:25:36 --> 00:25:39: We actually took inspiration from one light into light.

00:25:39 --> 00:25:41: Kind of in the in the in the area so

00:25:42 --> 00:25:44: we wanted to benchmark off of what was the you

00:25:44 --> 00:25:46: know what what a high quality.

00:25:46 --> 00:25:49: You know larger apartment looks like today.

00:25:49 --> 00:25:52: We've also factored in the fact that it is a

00:25:52 --> 00:25:52: catalytic.

00:25:52 --> 00:25:56: You know of development like the stadium would inevitably

00:25:56 --> 00:25:59: bring

00:25:59 --> 00:26:00: in a little bit of price of land of evaluation

00:26:00 --> 00:26:02: as well.

00:26:02 --> 00:26:05: And so you know things considered.

00:26:05 --> 00:26:06: We thought that the mix of hotel a five Star

00:26:06 --> 00:26:08: hotel,

00:26:08 --> 00:26:12: an ultra luxury apartment in the rise,

00:26:12 --> 00:26:13: was appropriate for this scale of development.

00:26:16 --> 00:26:20: Well done.

00:26:20 --> 00:26:21: Hi, this is Lauren. How many seats do you have

00:26:24 --> 00:26:28: in the stadium?

00:26:28 --> 00:26:32: Lauren, thank you. The stadium has 32,000 seats OK.

00:26:32 --> 00:26:34: And then I think I saw a figure of public

00:26:34 --> 00:26:37: of parking spaces of 2624,

00:26:37 --> 00:26:41: two thousand 2600.

00:26:41 --> 00:26:44: Or maybe you could. Do you think that's enough to

00:26:41 --> 00:26:44: handle your seats and what are your strategies and I

00:26:45 --> 00:26:46: may have missed this.

00:26:46 --> 00:26:49: If you're really relying on exterior parking,

00:26:49 --> 00:26:52: there you go. Maybe that's what we needed to see

00:26:52 --> 00:26:53: and then number spaces.

00:26:53 --> 00:26:55: Thank you Lauren for asking.

00:26:55 --> 00:26:59: It's a very important, challenging issue that we were dealing

00:26:59 --> 00:27:00: with was parking.

00:27:00 --> 00:27:04: I'll ask Elliot to elaborate on that a little bit

00:27:04 --> 00:27:06: as well as Alice.

00:27:06 --> 00:27:08: Sure, I can begin by saying that the long term

00:27:08 --> 00:27:12: vision and concept development is that it becomes a transit

00:27:12 --> 00:27:13: oriented development.

00:27:13 --> 00:27:16: An brings density and people to live in the actual

00:27:16 --> 00:27:17: neighborhood itself,

00:27:17 --> 00:27:20: and so while we recognize the pragmatics about present day

00:27:20 --> 00:27:24: that Kansas City is very automobile oriented and therefore

00:27:24 --> 00:27:27: we're

00:27:27 --> 00:27:30: incorporating parking and the external parking in our

00:27:30 --> 00:27:33: diagrams,

00:27:33 --> 00:27:37: the eventual goal is that by providing a better transit

00:27:37 --> 00:27:38: modes and people to live actually in this neighborhood,

00:27:38 --> 00:27:40: that those needs will no longer be needed in the

00:27:40 --> 00:27:43: future.

00:27:43 --> 00:27:47: I would also like to add on to that,

00:27:47 --> 00:27:48: so we decided to propose a parking shuttle strategy to

00:27:48 --> 00:27:51: increase people that are living in the external suburbs to

00:27:51 --> 00:27:55: come into the game.

00:27:55 --> 00:27:58: Taking these free parking shuttles and in the diagram we

00:27:58 --> 00:28:00: also indicated like the amount of parking spaces that would

00:28:00 --> 00:28:04: accommodate for these parking shuttle rides.

00:28:04 --> 00:28:07: We were thinking about as Kansas City grows,

00:28:07 --> 00:28:09: these park controls can be interspersed and working with the

00:28:09 --> 00:28:12: Union Station that currently exists there.

00:28:12 --> 00:28:15: Another malls and such. So forth,

00:28:15 --> 00:28:21: so I think that that's another strategy that we were

00:28:21 --> 00:28:25: thinking could accommodate the parking quantity that is

00:28:25 --> 00:28:28: required.

00:28:28 --> 00:28:32: I have a question for you as a someone who

00:28:32 --> 00:28:33: grew up as a Brooklyn Dodger fan,

00:28:33 --> 00:28:37: I really loved the connection to the Monarchs and to

00:28:37 --> 00:28:39: Jackie Robinson.

00:28:39 --> 00:28:45: I want to talk about the financing for a minute

00:28:45 --> 00:28:49: though and ask you,

00:28:39 --> 00:28:44: it's a very. It's a very interesting model that you
00:28:44 --> 00:28:48: propose to have the monarchs actually.
00:28:48 --> 00:28:53: Fund much of the higher risk elements of the project.
00:28:53 --> 00:28:56: The hotel and luxury residential,
00:28:56 --> 00:29:01: the Assembly, and the rise and in your phasing you
00:29:01 --> 00:29:05: bring them on stream before prior to the.
00:29:05 --> 00:29:08: Stadium itself being finished. So I had I had two
00:29:08 --> 00:29:12: questions relating to that is how did you think about?
00:29:12 --> 00:29:16: The impact of a major construction project on all of
00:29:16 --> 00:29:18: the things that you wanted to do,
00:29:18 --> 00:29:22: but did you by any chance run an analysis that
00:29:22 --> 00:29:22: said,
00:29:22 --> 00:29:28: what if you reversed? Thus the phasing and you did
00:29:28 --> 00:29:30: the stadium first.
00:29:30 --> 00:29:33: And basically flipped the phasing.
00:29:33 --> 00:29:37: Since you're you're asking the the owners of the of
00:29:37 --> 00:29:40: the team to take that risk,
00:29:40 --> 00:29:44: would it be in their best interest to do it?
00:29:44 --> 00:29:49: All at once or in two phases.
00:29:49 --> 00:29:51: Great thank you for that question.
00:29:51 --> 00:29:55: I'm going to ask Wayne first to speak on the
00:29:55 --> 00:29:57: financial aspects of it.
00:29:57 --> 00:29:59: Sure, so I can speak a little bit about 2
00:29:59 --> 00:30:02: about how we thought about phasing and why we decided
00:30:02 --> 00:30:04: to have the stadium come last and a part of
00:30:04 --> 00:30:07: that reason was that you know the way we were
00:30:07 --> 00:30:10: thinking about ways to minimize public sources of funding.
00:30:10 --> 00:30:12: And that's where we really began because a lot of
00:30:13 --> 00:30:16: the background background research we had done was that
a
00:30:16 --> 00:30:19: lot of the publicly funded stadiums either don't pay back
00:30:19 --> 00:30:21: or or they take too long to pay back,
00:30:21 --> 00:30:23: and so we wanted to reduce the burden on the
00:30:23 --> 00:30:26: on the actual local community in order to do that,
00:30:26 --> 00:30:28: we need to create viable viable.
00:30:28 --> 00:30:30: Some mini projects in each of the phases and one
00:30:30 --> 00:30:33: of the ways that we thought about doing this was
00:30:33 --> 00:30:35: how can we get the Royals to give us this
00:30:35 --> 00:30:36: confidence so I can give us this?
00:30:36 --> 00:30:39: Give us a vote of confidence before anything before the
00:30:39 --> 00:30:41: stadium is even built when they can be playing the
00:30:41 --> 00:30:44: old stadium and the way we thought to do that

00:30:44 --> 00:30:46: was let's get Royals, the kind of say that they've

00:30:46 --> 00:30:47: always wanted.

00:30:47 --> 00:30:50: Let's give them an opportunity to design this space and

00:30:50 --> 00:30:52: to be a part of the conversation as to how

00:30:52 --> 00:30:54: do you want your family rushes to work?

00:30:54 --> 00:30:55: Do you like the Braves model?

00:30:55 --> 00:30:58: Do you like these other models that are happening across

00:30:58 --> 00:30:58: the country?

00:30:58 --> 00:31:00: And do you have a?

00:31:00 --> 00:31:02: Do you have an appetite to invest a little bit

00:31:02 --> 00:31:05: to make sure that there is longevity for the Royals

00:31:05 --> 00:31:08: in downtown for a longer than just 2031 for longer

00:31:08 --> 00:31:10: than just this project duration.

00:31:10 --> 00:31:13: And so a part of a project really does hinge,

00:31:13 --> 00:31:15: and the fact that we need the rules by in

00:31:15 --> 00:31:18: and we chose to go down this path mainly because

00:31:18 --> 00:31:20: there was a lot of a lot of we heard

00:31:20 --> 00:31:22: a lot of kind of need for this from one

00:31:22 --> 00:31:25: perspective or even the owner is is saying that we

00:31:25 --> 00:31:28: want to have more than just baseball and we want

00:31:28 --> 00:31:30: to be able to control some of that.

00:31:30 --> 00:31:33: And so in exchange, we're asking for them for their

00:31:33 --> 00:31:35: firm commitments and at an earlier day,

00:31:35 --> 00:31:37: so that we can, we can phase these projects out

00:31:37 --> 00:31:40: so that when the stadium comes alive online in 20-30

00:31:40 --> 00:31:41: when they're playing there,

00:31:41 --> 00:31:44: we don't have these issues of is there enough parking?

00:31:44 --> 00:31:46: Is there enough amenities? Can we actually,

00:31:46 --> 00:31:49: you know, these are additional appetite to build more things

00:31:49 --> 00:31:50: instead of?

00:31:50 --> 00:31:52: You know, we didn't want that laugh to be there

00:31:52 --> 00:31:54: when the Royals moved in.

00:31:58 --> 00:31:59: Thanks, thanks.

00:32:04 --> 00:32:08: I want to jump in and definitely congratulate the team.

00:32:08 --> 00:32:10: It is really well thought out,

00:32:10 --> 00:32:16: very well presented, and very comprehensive in its approach.

00:32:16 --> 00:32:19: The one question I do have is you got you

00:32:19 --> 00:32:22: all have done a good job of kind of really

00:32:22 --> 00:32:26: leveraging all of this investment to capitalize on the land

00:32:26 --> 00:32:30: value in Absecon density and bring address all of the

00:32:30 --> 00:32:31: income groups?

00:32:31 --> 00:32:35: When you think about your housing typologie's do you?

00:32:35 --> 00:32:39: Did you contemplate kind of thinking about some affordable by

00:32:39 --> 00:32:39: design?

00:32:39 --> 00:32:43: Housing typology? Just kind of think about the different income

00:32:43 --> 00:32:46: groups that you could in white here and so that

00:32:46 --> 00:32:47: you're not competing.

00:32:47 --> 00:32:51: You're one block against your next block since all of

00:32:51 --> 00:32:52: that is coming together.

00:32:52 --> 00:32:55: I was there any part and how you might want

00:32:55 --> 00:32:58: to think about the different housing technologies.

00:33:01 --> 00:33:05: Thank you Katie for that question.

00:33:05 --> 00:33:09: First, speak to the different income groups so when we

00:33:09 --> 00:33:13: looked at Kansas City Metro area and you see that

00:33:13 --> 00:33:16: the area medium income is about 8086 thousand,

00:33:16 --> 00:33:20: we wanted to ensure that there was affordability for the

00:33:20 --> 00:33:22: lowest income brackets.

00:33:22 --> 00:33:24: So 50% of am I for a family of four

00:33:25 --> 00:33:27: and that gets your own 46,000.

00:33:27 --> 00:33:30: So we we've allocated at least 205 units just for

00:33:30 --> 00:33:34: the most affordable to be the most affordable for the

00:33:34 --> 00:33:35: community there.

00:33:35 --> 00:33:39: And we've also brought them up to our first phase

00:33:39 --> 00:33:41: and to be able to come online very early on.

00:33:41 --> 00:33:44: 'cause what you don't want is you don't want the

00:33:44 --> 00:33:48: need for affordability to become an afterthought or be brought

00:33:48 --> 00:33:50: in at a later point.

00:33:50 --> 00:33:52: So we move that up into our phasing to focus

00:33:52 --> 00:33:55: on the affordable units first and foremost,

00:33:55 --> 00:33:57: to be fully online by 2024,

00:33:57 --> 00:34:01: and the current demand for affordable housing requires that in

00:34:01 --> 00:34:04: case he requires that there's there's a lot of need,

00:34:04 --> 00:34:05: there's a lot of demand,

00:34:05 --> 00:34:08: so there is a need to to supply that.

00:34:08 --> 00:34:10: As for the rest, the market rate,

00:34:10 --> 00:34:14: if you see what we've done with projected the market

00:34:14 --> 00:34:16: rate for the nest to still be at a lower

00:34:16 --> 00:34:20: price point than the towers of 1/2 and three light

00:34:20 --> 00:34:22: meaning will still be able to be competitive,

00:34:22 --> 00:34:26: but at an income bracket for the individuals with larger

00:34:26 --> 00:34:27: spaces,

00:34:27 --> 00:34:30: unit mixes of bedrooms and ends in post covid pandemic
00:34:30 --> 00:34:34: times that could be affordable because of what's being offered,
00:34:34 --> 00:34:37: so that's a little bit of how we approach the
00:34:37 --> 00:34:38: affordability.
00:34:38 --> 00:34:41: Peace to be able to reach different income brackets.
00:34:41 --> 00:34:42: Definitely the the most needed,
00:34:42 --> 00:34:45: but then also ensuring there are market rate was slightly
00:34:45 --> 00:34:48: different than what's currently available in the market.
00:34:48 --> 00:34:51: And then on the typology aspect of it in terms
00:34:51 --> 00:34:51: of design,
00:34:51 --> 00:34:53: if Elliot would you like to add anything,
00:34:53 --> 00:34:56: please do.
00:34:56 --> 00:34:58: Right, so just on the high level and I am
00:34:58 --> 00:35:01: happy to just parse this out in more detail,
00:35:01 --> 00:35:03: but not to get too caught up on that.
00:35:03 --> 00:35:07: So these high end housing typologie's were decided as just
00:35:07 --> 00:35:10: a 60 feet standard double loaded corridor types,
00:35:10 --> 00:35:13: and so it's supposed to be efficient with some with
00:35:13 --> 00:35:16: some variety given to the architecture as to the amount
00:35:16 --> 00:35:19: of glazing or opacity for cost reasons.
00:35:19 --> 00:35:22: And so we are consciously thinking about how to introduce
00:35:22 --> 00:35:23: design,
00:35:23 --> 00:35:26: but also incorporate efficiencies in terms of cost.
00:35:26 --> 00:35:26: Struction.
00:35:30 --> 00:35:30: Thank you.
00:35:34 --> 00:35:38: I have a question about the baseball stadium and again,
00:35:38 --> 00:35:42: kudos to all of your references to the monarchs and
00:35:42 --> 00:35:45: tying that history into the stadium.
00:35:45 --> 00:35:48: One of the challenges with This site is that in
00:35:48 --> 00:35:52: getting that northeast orientation for the batter side,
00:35:52 --> 00:35:55: you lose the Skyline View.
00:35:55 --> 00:35:58: And so can you talk a little bit about how
00:35:58 --> 00:36:02: you have situated the uses to take advantage of the
00:36:02 --> 00:36:06: skyline and the location of the tall building that.
00:36:06 --> 00:36:08: Either put it in the skyline or block some of
00:36:08 --> 00:36:09: the views to the sideline.
00:36:12 --> 00:36:15: Great Elliot. Would you like to take that?
00:36:15 --> 00:36:19: Sure, an power if you can navigate to the night
00:36:19 --> 00:36:22: slide that we all have in our backgrounds here.
00:36:22 --> 00:36:25: So we we were thinking about this a lot,
00:36:25 --> 00:36:28: but I we believe ultimately that it made a lot

00:36:28 --> 00:36:32: of sense for our development to speak to Paseo West
00:36:32 --> 00:36:33: and the community there,
00:36:33 --> 00:36:37: and to engage the stadium audiences to that community as
00:36:37 --> 00:36:38: well.
00:36:38 --> 00:36:41: And so the decision was made early on to make
00:36:41 --> 00:36:45: the architectures and the opening of the stadium
00:36:45 --> 00:36:46: communicate with
00:36:46 --> 00:36:49: those.
00:36:49 --> 00:36:50: Communities with each other as our concept was always
00:36:50 --> 00:36:50: about
00:36:50 --> 00:36:54: East West.
00:36:54 --> 00:36:54: Purging and thinking about the servers that were already in
00:36:54 --> 00:36:56: place.
00:36:56 --> 00:37:00: Now with the rise As for instance,
00:37:00 --> 00:37:04: we are also thinking about how we're creating new
00:37:04 --> 00:37:06: landmarks
00:37:06 --> 00:37:09: that designate this neighborhood that speak to the
00:37:09 --> 00:37:10: architectural heritage
00:37:10 --> 00:37:13: of downtown Kansas City,
00:37:13 --> 00:37:17: which as we're noting in this rendering or mostly art,
00:37:17 --> 00:37:19: Art Deco kinds of mass,
00:37:19 --> 00:37:21: sings with the type of material materially,
00:37:21 --> 00:37:24: like limestone and glazing, we're just giving a contemporary.
00:37:24 --> 00:37:29: Been on it but we did want to make sure
00:37:29 --> 00:37:33: that those were all incorporated as one so that it
00:37:33 --> 00:37:37: speaks to the downtown Kansas City built heritage.
00:37:37 --> 00:37:38: I have a follow up question on the stadium itself
00:37:38 --> 00:37:42: that will I think goes with some elements that Lynn
00:37:42 --> 00:37:43: brought up.
00:37:43 --> 00:37:46: Applaud you for all the things that have been mentioned
00:37:46 --> 00:37:49: before.
00:37:49 --> 00:37:51: The footprint of your stadium was by and large,
00:37:51 --> 00:37:55: the largest of the six that we saw.
00:37:55 --> 00:37:58: I mean, it's just by by a big amount,
00:37:58 --> 00:38:01: and I think it was mentioned to you in the.
00:38:01 --> 00:38:04: In the comments that you have a very low bowl,
00:38:04 --> 00:38:07: it's it's not what an urban stadium that's been built
00:38:07 --> 00:38:10: in the last generation really looks like,
00:38:10 --> 00:38:13: and it doesn't look like the other ones we saw.
00:38:13 --> 00:38:15: So why didn't you go with the older style low
00:38:15 --> 00:38:19: Slope bowl instead of the the newer style bowl that
00:38:19 --> 00:38:23: puts the viewer closer to the action?
00:38:23 --> 00:38:23: Play Elliot, would you like to start with the response

00:38:23 --> 00:38:23: to that?

00:38:23 --> 00:38:27: Yeah an I'll invite Alex to join in on anything

00:38:27 --> 00:38:29: that I've missed in my answer here.

00:38:29 --> 00:38:32: And so this is in part informed by wanting the

00:38:33 --> 00:38:36: stadium to respond to the urban fabric and so early

00:38:36 --> 00:38:40: on in our conceptual diagrams we were wondering about the

00:38:40 --> 00:38:45: relationship the spatial relationship between the needs of the stadium

00:38:45 --> 00:38:47: and then the pre existing.

00:38:47 --> 00:38:51: Urban fabric and so we diagram the spectrum of the

00:38:51 --> 00:38:51: urban fabric,

00:38:51 --> 00:38:55: the urban grid, severing parts of the stadium so that

00:38:55 --> 00:38:58: we give president to the urban topic itself all the

00:38:59 --> 00:39:02: way to just erasing the urban fabric altogether and making

00:39:02 --> 00:39:06: this stadium look more suburban and very sprawling and open.

00:39:06 --> 00:39:11: Ultimately, what we're seeing in this proposal is a negotiation

00:39:11 --> 00:39:14: of the two because we felt important that the stadium

00:39:14 --> 00:39:18: read as a park as something that's publicly open.

00:39:18 --> 00:39:22: As something that participates and gestures across the Interstate.

00:39:22 --> 00:39:24: And so that's the reason for the low rise.

00:39:24 --> 00:39:28: The larger footprint is that we wanted that conversation to

00:39:28 --> 00:39:28: occur,

00:39:28 --> 00:39:32: not have a 1 sided conversation between the urban and

00:39:32 --> 00:39:33: the stadium.

00:39:33 --> 00:39:36: And I like to just add quickly to Elliott said.

00:39:36 --> 00:39:40: I think his points were really valid and just Additionally

00:39:40 --> 00:39:42: where we located the stadium.

00:39:42 --> 00:39:45: There's the natural natural natural incline that happens there and

00:39:46 --> 00:39:49: so that we thought that by placing this depression of

00:39:49 --> 00:39:52: a stadium where the public access views can look inwards,

00:39:52 --> 00:39:55: we thought that it was the best placement and fit

00:39:55 --> 00:39:56: on our site,

00:39:56 --> 00:39:57: personal.

00:40:05 --> 00:40:08: This is Amy in Kansas City of a a couple

00:40:08 --> 00:40:08: comments.

00:40:08 --> 00:40:12: I do love your diagram where you're talking about the

00:40:12 --> 00:40:17: assembly and its connection to other Community institutions in the

00:40:17 --> 00:40:19: in the neighborhood,

00:40:19 --> 00:40:22: and I think that's a really great diagram.

00:40:22 --> 00:40:25: I'll just say that and I do think the thought
00:40:25 --> 00:40:29: that you put in to the corridor and the public
00:40:29 --> 00:40:33: space writer immediately around the stadium is really well
done.

00:40:33 --> 00:40:36: My question would be. For the public,
00:40:36 --> 00:40:40: an open space to the North along the You know
00:40:40 --> 00:40:42: adjacent to the nest residences.
00:40:42 --> 00:40:45: I see those as. I guess there are a little
00:40:45 --> 00:40:47: bit more underdeveloped.
00:40:47 --> 00:40:51: Do you have ideas or concepts for what those spaces
00:40:51 --> 00:40:53: are in between the residences?
00:41:00 --> 00:41:03: Would Alice, would you like to take that question?
00:41:03 --> 00:41:07: The guards sure I could take this question and also
00:41:07 --> 00:41:09: allow Elliott Antara to chime in.
00:41:09 --> 00:41:13: So we were thinking that the two streets charlatan homes
00:41:13 --> 00:41:17: would be these more pedestrian friendly streets that allow for
00:41:17 --> 00:41:20: vehicle access and also just slower activity.
00:41:20 --> 00:41:23: And so if you look at the street sections they
00:41:24 --> 00:41:28: are designed in mind in those ratios that they've currently
00:41:28 --> 00:41:31: exists and we wanted to anchor them so that they.
00:41:31 --> 00:41:34: Direct views into the stadium and that was a big
00:41:34 --> 00:41:35: proposal.
00:41:35 --> 00:41:38: An important's on our decision and we didn't want to
00:41:39 --> 00:41:41: give it the character that 10 St on 12 St
00:41:41 --> 00:41:44: has we wanted it to be be a bit more
00:41:44 --> 00:41:46: friendly for the residential community.
00:41:49 --> 00:41:51: Just to add on to that.
00:41:51 --> 00:41:54: I also say that we were very conscientious of perhaps
00:41:54 --> 00:41:57: people living in the northern reaches of the nest,
00:41:57 --> 00:42:00: not wanting to engage with the stadium at all.
00:42:00 --> 00:42:03: Maybe they hate baseball. We don't know.
00:42:03 --> 00:42:06: So we figured that we wanted a more intimate scale
00:42:06 --> 00:42:08: that still red as its own integral unit.
00:42:08 --> 00:42:11: And So what we're seeing here are green spaces and
00:42:11 --> 00:42:14: rooftop gardens on top of podiums that are meant to
00:42:14 --> 00:42:18: speak more to the intimate scale of the residential
development.

00:42:18 --> 00:42:22: And not to the larger public open stadium on the
00:42:22 --> 00:42:22: South.
00:42:27 --> 00:42:30: This is Susan High. Excellent job and thank you for
00:42:30 --> 00:42:30: this.
00:42:30 --> 00:42:33: I had a question back to the hotel kind of
00:42:33 --> 00:42:36: thinking about that use of a luxury hotel,

00:42:36 --> 00:42:38: especially given that it's in phase two.

00:42:38 --> 00:42:41: And how did you think of the viability of that

00:42:42 --> 00:42:42: of it?

00:42:42 --> 00:42:45: Actually, you know? Gaining traction,

00:42:45 --> 00:42:50: getting financing. You know just just thinking about the risk

00:42:50 --> 00:42:52: of that type of development,

00:42:52 --> 00:42:56: especially at that level of your project in that phase

00:42:56 --> 00:42:57: of your project.

00:43:02 --> 00:43:05: OK, would you like to start by speaking about the

00:43:05 --> 00:43:08: viability and then I can follow up?

00:43:08 --> 00:43:10: Yeah, so as you mentioned earlier,

00:43:10 --> 00:43:12: we were thinking of this kind of whole.

00:43:12 --> 00:43:14: The development around the stadium,

00:43:14 --> 00:43:17: including the corridor, the rise and the marketplace,

00:43:17 --> 00:43:20: and all of these kind of interactions that we've been

00:43:20 --> 00:43:21: talking about.

00:43:21 --> 00:43:25: We were thinking of as one Anan the nest that

00:43:25 --> 00:43:25: the.

00:43:25 --> 00:43:29: The residential affordable market makes it residential that we

00:43:29 --> 00:43:32: were

00:43:29 --> 00:43:32: just talking about as a separate kind of development,

00:43:32 --> 00:43:34: mainly because we wanted to keep them.

00:43:34 --> 00:43:36: They put act now. The reason why we have the

00:43:36 --> 00:43:39: hotel being built in phase two is mainly to again

00:43:39 --> 00:43:42: take advantage of the fact that the KC Royals are

00:43:42 --> 00:43:44: going to have a big kick off season in 2031

00:43:44 --> 00:43:46: where this is going to be their new home.

00:43:46 --> 00:43:48: We wanted it to be ready for that.

00:43:48 --> 00:43:51: Having said that, in our performance we have adjusted

00:43:51 --> 00:43:54: adjusted

00:43:51 --> 00:43:54: the occupancy of the hotel so that it actually doesn't

00:43:54 --> 00:43:56: hit its Max occupancy.

00:43:56 --> 00:43:58: Until the Royals have actually fully moved in,

00:43:58 --> 00:44:01: and so some of our numbers reflect conservative approach

00:44:01 --> 00:44:02: that

00:44:01 --> 00:44:02: we took in thinking that hey,

00:44:02 --> 00:44:04: if we were to have a stadium here,

00:44:04 --> 00:44:06: we would certainly want to have a hotel here if

00:44:06 --> 00:44:07: you wanted to have a hotel here,

00:44:07 --> 00:44:11: we would certainly want some catalytic development that

00:44:11 --> 00:44:11: would happen

00:44:11 --> 00:44:11: here as those.

00:44:11 --> 00:44:13: So in our vision, those two things go hand in

00:44:14 --> 00:44:14: hand.

00:44:14 --> 00:44:16: The question was, do we want the kind of development

00:44:16 --> 00:44:18: where state be we build the stadium?

00:44:18 --> 00:44:20: We put all of this money into building the stadium

00:44:20 --> 00:44:21: and then figure out?

00:44:21 --> 00:44:23: OK, how much demand is there for or do the

00:44:23 --> 00:44:26: world is actually want the kind of development where they

00:44:26 --> 00:44:27: can control that?

00:44:27 --> 00:44:30: Where they can control the kind of interaction that certain

00:44:30 --> 00:44:30: fans want.

00:44:30 --> 00:44:33: Not all fans want the Five Star hotel experience and

00:44:33 --> 00:44:34: some fans want to sit in the sit on top

00:44:35 --> 00:44:36: of the corridor and watch it from there,

00:44:36 --> 00:44:39: right? And so we wanted to actually have these options

00:44:39 --> 00:44:40: available to the fans,

00:44:40 --> 00:44:42: especially since this is a local team.

00:44:42 --> 00:44:44: This is not a team that's moving in here,

00:44:44 --> 00:44:46: and so there are already fans that exist that are

00:44:46 --> 00:44:48: that are willing to come and enjoy this.

00:44:48 --> 00:44:49: Enjoy all of these amenities.

00:44:49 --> 00:44:52: They're going to be providing all the programming,

00:44:52 --> 00:44:54: and so we just wanted this to be successful.

00:44:54 --> 00:44:57: Successful venture for the Royals were going to be our

00:44:57 --> 00:44:58: biggest development partners.

00:44:58 --> 00:45:01: Everyone at that you know we wanted to be able

00:45:01 --> 00:45:03: to use that as an incentive for the Royals to

00:45:03 --> 00:45:04: get on board earlier.

00:45:04 --> 00:45:07: So do you recall what the return?

00:45:07 --> 00:45:10: I just don't have with the return on the hotel

00:45:10 --> 00:45:11: piece of it is.

00:45:11 --> 00:45:14: Yes, I do. I can get that to you quick

00:45:14 --> 00:45:17: 'cause it seems like my only comment is.

00:45:17 --> 00:45:21: It seems like it would take quite a while for

00:45:21 --> 00:45:21: that to be,

00:45:21 --> 00:45:26: you know, economically viable. So the return on the return

00:45:26 --> 00:45:30: cost after we've adjusted for the stabilized in 2031,

00:45:30 --> 00:45:31: be around 23%.

00:45:37 --> 00:45:40: I'd like to congratulate you on the work.

00:45:40 --> 00:45:42: I do have a question for you on where the

00:45:42 --> 00:45:44: stadium design itself.

00:45:44 --> 00:45:46: Where is the front door?

00:45:46 --> 00:45:48: He talked a lot about how people will be coming

00:45:48 --> 00:45:51: from various bus and shuttles and we can talk about
00:45:51 --> 00:45:53: parking capacity and things like that.
00:45:53 --> 00:45:55: We talked about Jackie Robinson Plaza and we talked about
00:45:55 --> 00:45:57: the development of of the hotel and a lot of
00:45:58 --> 00:46:00: development immediately on the North side.
00:46:00 --> 00:46:02: So where do you anticipate people will be really arriving?
00:46:02 --> 00:46:05: Where is the sense of place for the ballpark?
00:46:07 --> 00:46:10: Or in if tomorrow if you could switch to slide,
00:46:10 --> 00:46:11: maybe one of the first ones.
00:46:11 --> 00:46:14: Elliot did you want to speak to the stadium?
00:46:14 --> 00:46:17: 42 In the fountain and the entry?
00:46:17 --> 00:46:19: Yeah, of course. And then I'll invite.
00:46:19 --> 00:46:21: Of course, everyone else to chime in,
00:46:21 --> 00:46:25: so this is really the grand entry the urban face
00:46:25 --> 00:46:29: of the stadium is this Broad Brook cloud more traditionalist
00:46:30 --> 00:46:34: base with the stadium upper tier level ceilings above.
00:46:34 --> 00:46:37: Articulated by the historic walk that's happening in the
midsection,
00:46:37 --> 00:46:40: and so we're projecting that onto Wall Street.
00:46:40 --> 00:46:42: This is the main way people are getting into the
00:46:43 --> 00:46:43: neighborhood.
00:46:43 --> 00:46:46: If they're not part of the downtown community,
00:46:46 --> 00:46:49: they would drive through the freeway or ride the Casey
00:46:49 --> 00:46:51: Transit modes like the buses and the rail to come
00:46:52 --> 00:46:54: onto this transit oriented St to come through into the
00:46:54 --> 00:46:58: stadium. And so this is the traditional urban main gate
00:46:58 --> 00:46:58: of the stadium.
00:46:58 --> 00:47:01: Of course, what we're proposing as well is that it's
00:47:01 --> 00:47:03: dynamic all around the stadium,
00:47:03 --> 00:47:06: which allows. All sorts of different people to engage with
00:47:06 --> 00:47:08: the game at different times of day.
00:47:13 --> 00:47:17: Speak to follow up on on how to get there.
00:47:17 --> 00:47:22: I think earlier one of our.
00:47:22 --> 00:47:26: Comments was that you were redirecting the traffic off of
00:47:26 --> 00:47:27: the freeway.
00:47:27 --> 00:47:32: Is that still in here and how does that work
00:47:32 --> 00:47:32: and.
00:47:32 --> 00:47:34: Where do you take it?
00:47:37 --> 00:47:39: Alex, would you like to speak to that?
00:47:39 --> 00:47:41: Yeah, sure. So we did some analysis,
00:47:41 --> 00:47:44: so right now the on ramp on 11th.
00:47:44 --> 00:47:47: Currently we decided before we didn't realize that we had

00:47:47 --> 00:47:48: omitted it.

00:47:48 --> 00:47:50: We put it back in so that the park actually

00:47:51 --> 00:47:53: works with it and so you can get back onto

00:47:53 --> 00:47:56: the stadium or on the freeway on 11th St.

00:47:56 --> 00:47:59: You would have to loop around 10th and then go

00:47:59 --> 00:48:01: down and go around on 11th St to go back

00:48:01 --> 00:48:02: onto the on ramps.

00:48:02 --> 00:48:05: We also did some studies and we were looking at

00:48:05 --> 00:48:08: different ways you can get on and off the freeway.

00:48:08 --> 00:48:12: So we know that the Locust St has a pretty

00:48:12 --> 00:48:13: big entry gateway,

00:48:13 --> 00:48:16: and so does the 169 highway and the 35.

00:48:16 --> 00:48:20: That's it's more on the Western side and we were

00:48:20 --> 00:48:24: thinking that if the traffic and entry to the stadium

00:48:24 --> 00:48:28: can can be redirected to these other on and off

00:48:28 --> 00:48:31: ramps on, that would help our project.

00:48:31 --> 00:48:35: And there's also more on and off ramps that happened

00:48:35 --> 00:48:38: more South on 13th and 14th St as well.

00:48:38 --> 00:48:41: And so we were. Considering all these factors,

00:48:41 --> 00:48:45: when we were putting in the stadium and we were

00:48:45 --> 00:48:48: also considering the fact that in you know in a

00:48:48 --> 00:48:53: decade that transportation and the use of transportation

00:48:53 --> 00:48:55: because there's

00:48:53 --> 00:48:55: this Newey slows transit hub,

00:48:55 --> 00:48:58: that the bus ridership and and so forth will increase.

00:48:58 --> 00:49:01: So we were thinking on the optimistic end,

00:49:01 --> 00:49:05: and that's why we decided to preserve one of the

00:49:05 --> 00:49:08: on off ramps and then omit the other other ones

00:49:08 --> 00:49:10: on the stadium site.

00:49:10 --> 00:49:12: OK, team, we're past time,

00:49:12 --> 00:49:15: so I want to go ahead and include thank you.

00:49:15 --> 00:49:17: Thank you. I just want to say on behalf of

00:49:18 --> 00:49:18: our team.

00:49:18 --> 00:49:22: Want to thank you. Have deep appreciation for the Uli

00:49:22 --> 00:49:23: Hines program.

00:49:23 --> 00:49:26: It's been a tremendous learning experience for all of us.

00:49:26 --> 00:49:29: Granted, we wish we could be in Kansas City.

00:49:29 --> 00:49:33: I think we still have gained a really deep appreciation

00:49:33 --> 00:49:36: for this city and all who call it home and

00:49:36 --> 00:49:39: just want to just want to thank you for your

00:49:39 --> 00:49:42: time and support and. With this great learning experience.

00:49:42 --> 00:49:45: Thank you, thank you to the whole team for well

00:49:45 --> 00:49:45: done.

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