**PHASE II - Expanding to Urban Agriculture**

**SITE CONTEXT ANALYSIS**

Promenade, increasing connectivity and mobility

**REGIONAL CONTEXT 1:10000**

Points of Interest
- Parks
- Crossroads
- River Market
- Financial District
- I-670

**SITE PLAN**

**EXPERIENCING FUSION**

**VISION FOR FUSION**

- Seamless fusing the East Village, Paseo West, and downtown Kansas City. Fusion is creating an anchor below and above ground, fully integrating residents, visitors, and employees, promoting an urban lifestyle where everyone who wishes to call it home, can.

**STORMWATER RESILIENCY STRATEGY**

- Rain Garden
- Street Bioswale
- Urban Farming
- Green roof garden
- Canopy Patio
- Water Feature Plaza
- Plaza
- Mixed-income Housing
- Market Rate Rental Housing
- Affordable Rental Housing
- Multi-family Housing
- Community gardens with site composting
- Community Center
- Office
- Retail
- Urban Agriculture
- Structural Parking
- Underground parking

**TOTAL USE MX**

<table>
<thead>
<tr>
<th><strong>FINANCIAL SUMMARY</strong></th>
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<tbody>
<tr>
<td><strong>Total Development Costs</strong> $297,599,843</td>
</tr>
<tr>
<td><strong>Affordable Housing Units</strong> 207</td>
</tr>
<tr>
<td><strong>Unlevered IRR</strong> 23.5%</td>
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<tr>
<td><strong>Levered IRR</strong> 20.7%</td>
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<td><strong>Equity Multiple</strong> 2.7x</td>
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<table>
<thead>
<tr>
<th><strong>Total GSF</strong></th>
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<tbody>
<tr>
<td><strong>Affordable Housing</strong> 107,375 SF (8%)</td>
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<tr>
<td><strong>Community Centre</strong> 141,526 SF (11%)</td>
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<tr>
<td><strong>Office</strong> 368,760 SF (28%)</td>
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<td><strong>Retail</strong> 79,314 SF (10%)</td>
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<td><strong>Market Rate Rental Housing</strong> 166,410 SF (13%)</td>
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<td><strong>Mixed-income Housing</strong> 198,055 SF (16%)</td>
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<td><strong>Underground Parking</strong> 75,000 SF (6%)</td>
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<td><strong>Structured Parking</strong> 0 SF (0%)</td>
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<td><strong>Total GSF</strong> 1,309,613 SF</td>
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**Pedestrian Spine:** Creates a pedestrian only, human-scale promenade, increasing connectivity and mobility.

"Some of my favourite restaurants and bars are here - I’ll usually come by to grab dinner or a drink with friends, before a concert at the T-Mobile Center, or before a night out in the Power and Light District."

"I love being able to live within the downtown core, with so much shared outdoor space. I no longer need to own a car - I use transit to get to work and car share to reach the far corners of the City."

"I spend a lot of time at the community center, as my senior parents live here and my son goes to daycare here - combined programming allows them to spend quality time together."

"I love being able to live within the downtown core, with so much shared outdoor space. I no longer need to own a car - I use transit to get to work and car share to reach the far corners of the City."

"I spend a lot of time at the community center, as my senior parents live here and my son goes to daycare here - combined programming allows them to spend quality time together."

"This site has provided us with access to ample community garden space that contributes to our existing network of affordable food distribution in this area."

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