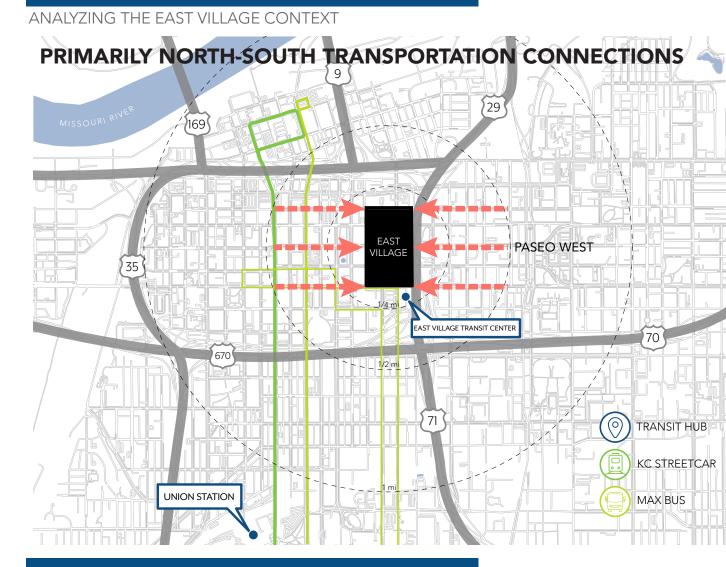
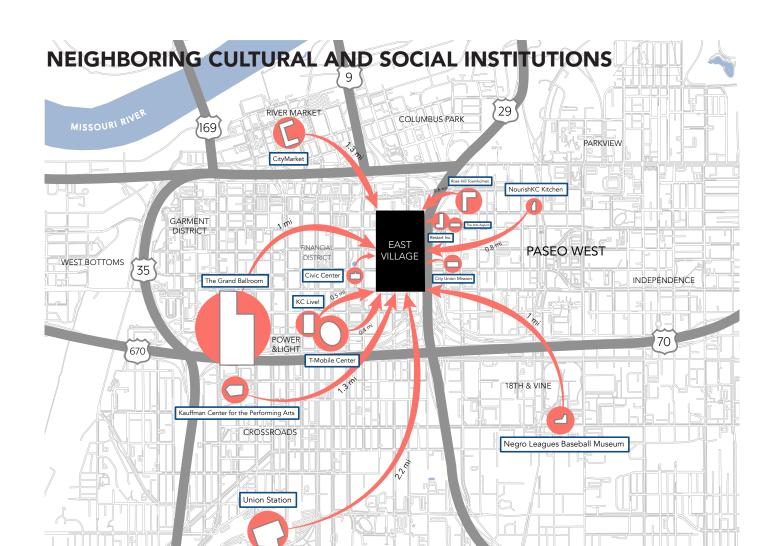
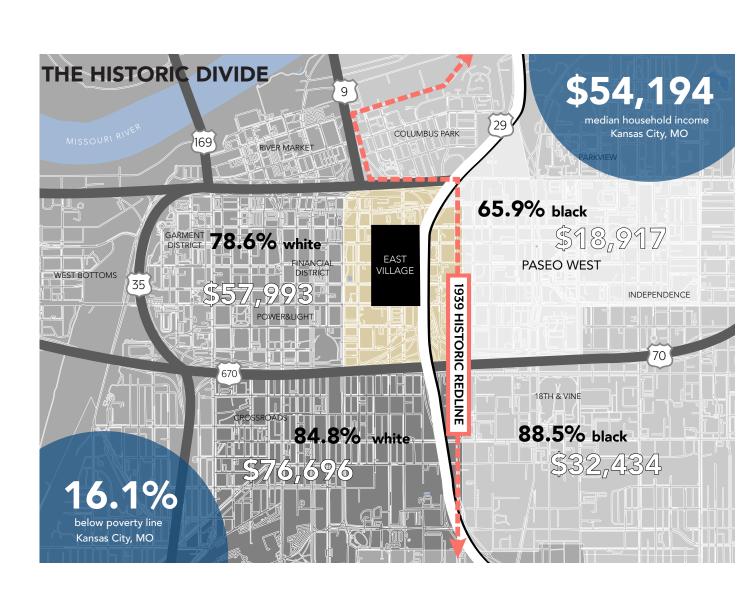
BUILDING COMMUNITIES. CONNECTING NEIGHBORHOODS. ENHANCING AFFORDABILITY.

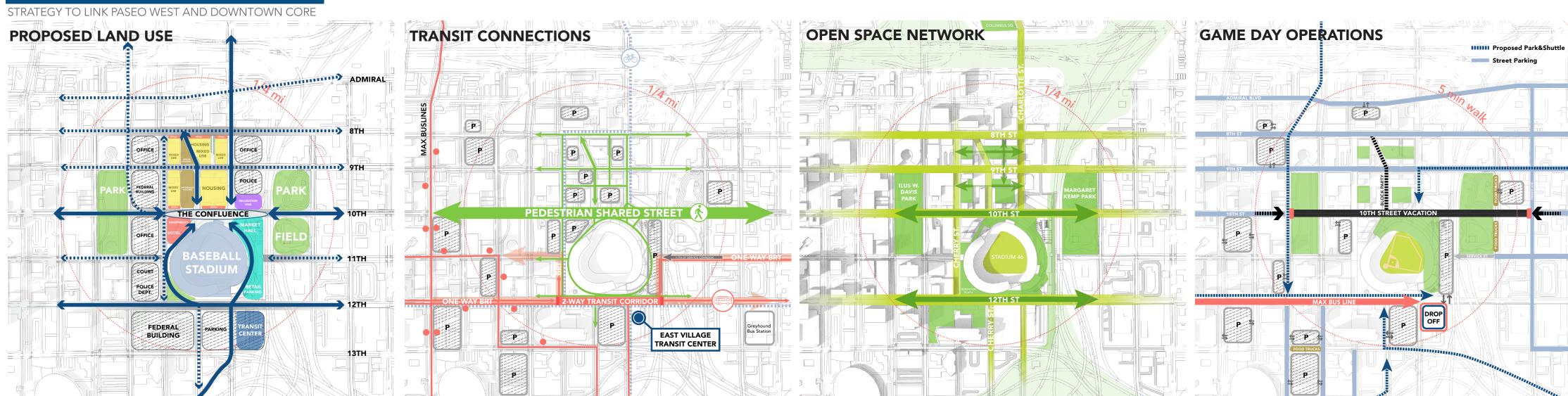
IDENTIFYING THE GAP







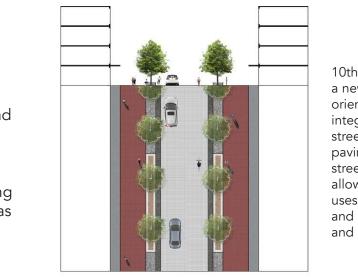
BRIDGING THE DIVIDE

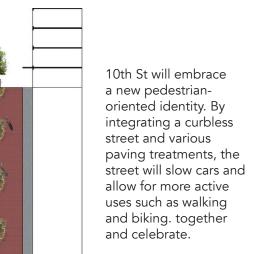


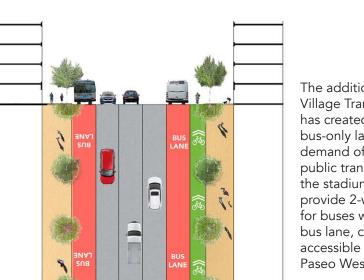
STRATEGY TO LINK PASEO WEST AND DOWNTOWN CORE

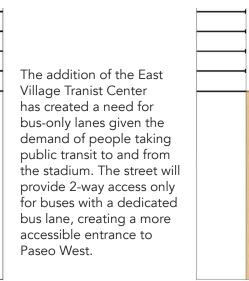
The relocation of the KC Royals baseball stadium to the urban core will catalyze a much-needed connection between Paseo West and the East Village neighborhood. These communities have been historically neglected and disenfranchised through past urban planning policies and poor design evidenced by the downtown freeway loop and the vestiges of redlining.

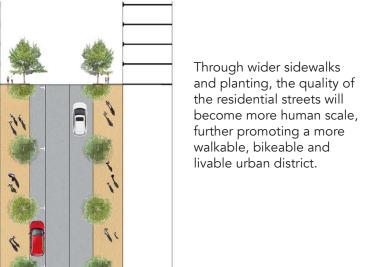
Homebase emphasizes the east-west corridors as the connective tissue to reconnect divided communities, utilizing the 32-000 seat baseball stadium as the economic catalyst and the incubator hub as "the Assembly" where Kansas Citians come together. A reimagined street grid redirects freeway traffic flow through the closure of on and off ramps to convert 10th street into a pedestrian corridor fostering circulation via pedestrian and bicyclists while the 12th transit corridor activates the underutilized transit hub and plugs in with a future KC Streetcar line.











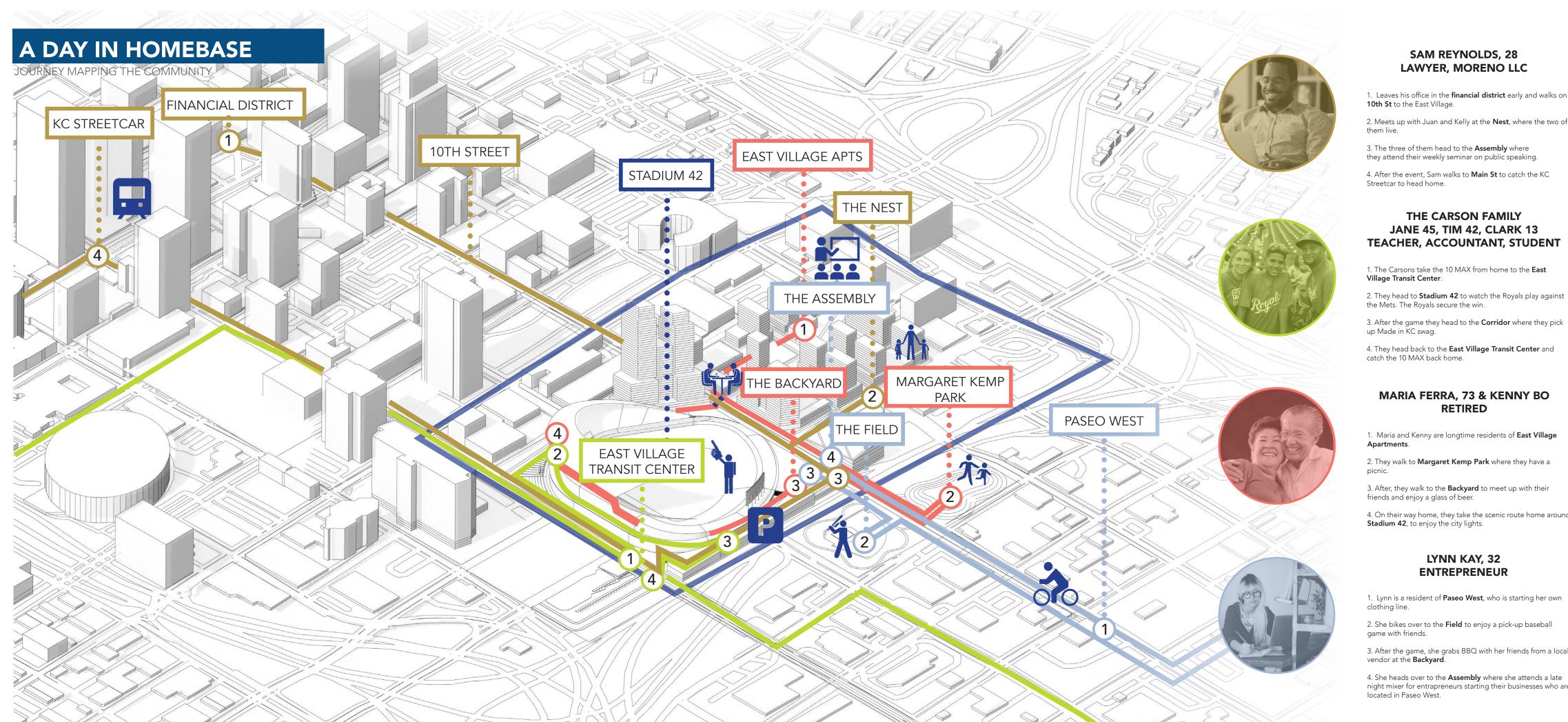
HOLMES ST - RESIDENTIAL





SITE PLAN 1 THE NEST RESIDENCES THE ASSEMBLY- INCUBATION HUB THE RISE- HOTEL + APARTMENTS 4 ROYALS HISTORIC WALK 5 STADIUM 46- KC ROYALS STADIUM THE CORRIDOR- RETAIL CENTER 10TH ST. PEDESTRIAN CORRIDOR JACKIE ROBINSON PLAZA BRADFORD SENIOR CITIZEN ILUS W. DAVIS PARK 16 JE DUNN CONSTRUCTION R. BOLLING FEDERAL BUILDING EAST VILLAGE APARTMENT EAST VILLAGE TRANSIT CENTER 000000 000000000 000000

A PLACE FOR EVERYONE **URBAN DESIGN STRATEGY BUILDING "THE ASSEMBLY"** 'THE ASSEMBLY' AS A SPACE OF IDEATION AND PRODUCTION FOR MINORITY & WOMEN BUSINESS ENTREPRENEURS SERVICE ENTRANCE TO LOADING DOCKS 'THE CORRIDOR' AS FOOD AND MARKET HALL WHERE PROD-UCTS FROM 'THE ASSEMBLY' CAN BE MARKET TESTED PARKING INGRESS/EGRESS 'THE ASSEMBLY' COMMUNITY PARTNERS Restart The Arts Asylum City Union Mission Kansas City Community Kitchen University of Missouri Kansas City Made in KC



SAM REYNOLDS, 28 LAWYER, MORENO LLC

Leaves his office in the **financial district** early and walks on **10th St** to the East Village. 2. Meets up with Juan and Kelly at the **Nest**, where the two of 3. The three of them head to the **Assembly** where they attend their weekly seminar on public speaking. 4. After the event, Sam walks to Main St to catch the KC Streetcar to head home.

THE CARSON FAMILY **JANE 45, TIM 42, CLARK 13** TEACHER, ACCOUNTANT, STUDENT

Village Transit Center. 2. They head to **Stadium 42** to watch the Royals play against the Mets. The Royals secure the win. 3. After the game they head to the **Corridor** where they pick up Made in KC swag. 4. They head back to the **East Village Transit Center** and catch the 10 MAX back home.

MARIA FERRA, 73 & KENNY BO

1. Maria and Kenny are longtime residents of **East Village** 2. They walk to Margaret Kemp Park where they have a 3. After, they walk to the ${\bf Backyard}$ to meet up with their friends and enjoy a glass of beer. 4. On their way home, they take the scenic route home around **Stadium 42**, to enjoy the city lights.

ENTREPRENEUR

2. She bikes over to the **Field** to enjoy a pick-up baseball game with friends. 3. After the game, she grabs BBQ with her friends from a local vendor at the **Backyard**. 4. She heads over to the **Assembly** where she attends a late night mixer for entrapreneurs starting their businesses who are located in Paseo West.

PHASING AND PROGRAMS

2TH STREET REMADE AS TRANSIT AXIS, WITH BRT LANES IN BOTH

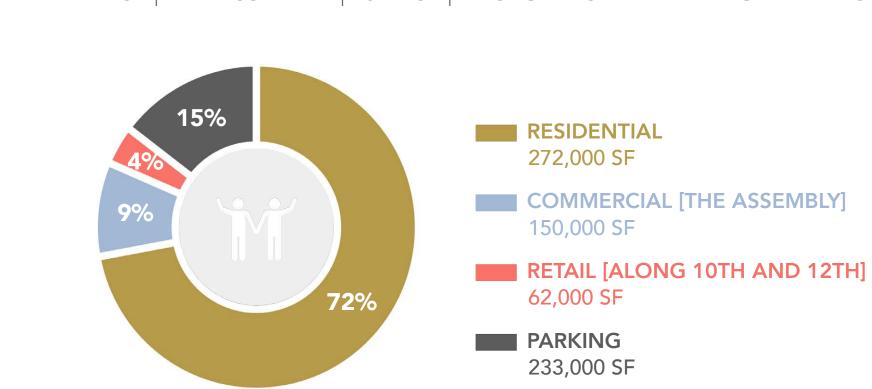


LANDMARK TOWER TAKING

NFLUENCE FROM DOWNTOWN KANSAS CITY'S ART DECO ARCHITECTURE

RETAIL BASE WITH PARKING ABOVE

NIGHT AT STADIUM 46

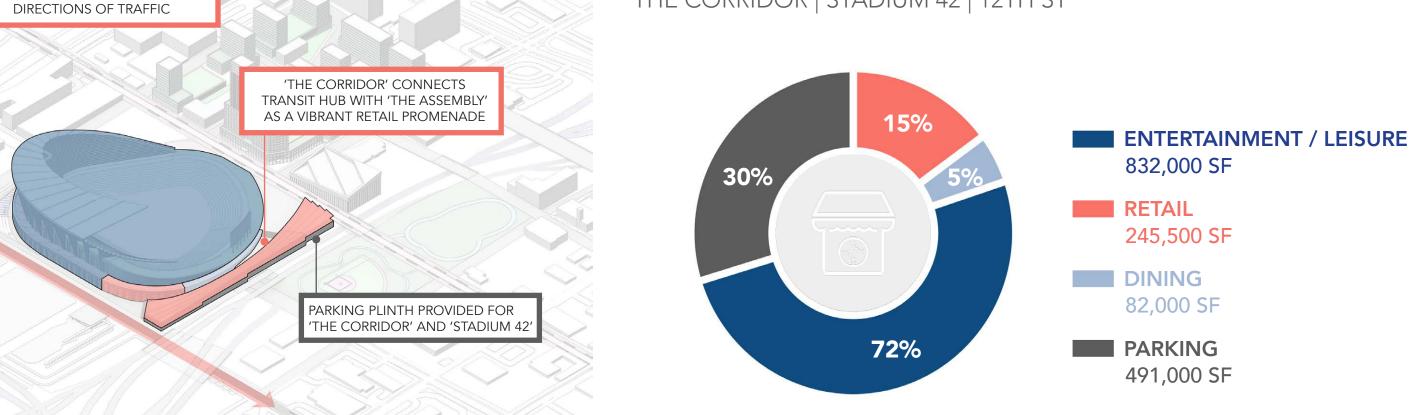


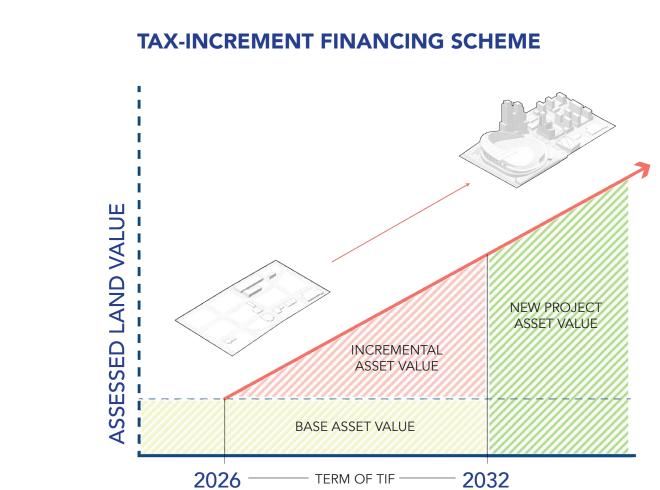


'THE NEST' - A NEW NEIGHBORHOOD OF 190 2BDR/2BA UNITS "It is a vital and overdue step in providing housing for families and individuals at all income levels in Kansas City" — KC Mayor Quitan Lucas, on Ordinance #201038, Jan 13 2021

PHASE II

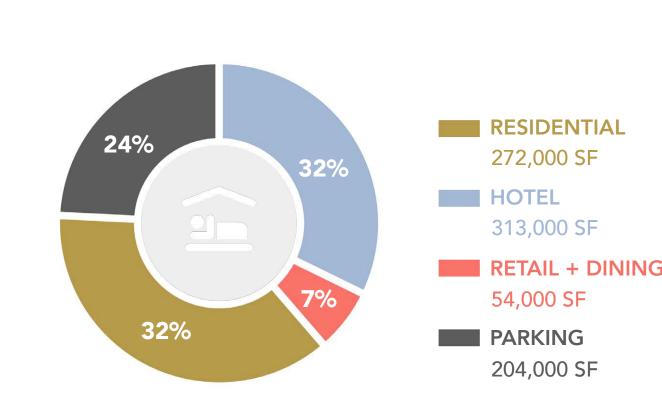






PHASE III

THE RISE — HOTEL + RESIDENTIAL + RETAIL MIXED-USE LANDMARK TOWER



\$250 - \$300M TIF Financing generated from PILOTs

TIF (phase 1): \$80 M - \$98 M

TIF (phase 2&3): \$170 M - \$300 M

*Application for TIF district in 2023 to be submitted alongside entitlement application