The Bowline

CONNECT SECURE ADVANCE

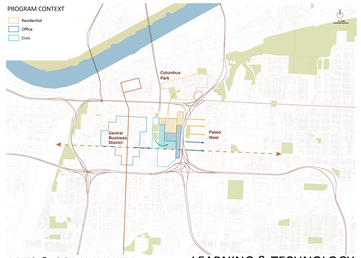
#2021-2414

TRANSPORTATION & MOBILITY

Promote healthier alternatives through existing infrastructure

FILLING DISTRICT GAPS

CONNECTING CBD AND PASEO WEST



RETHINKING PARKING & ENVIRONMENT

Reducing surface lots to mitigate heat island effect

ARTS & COMMUNITY

Continue to advance arts and community engagement

LEARNING & TECHNOLOGY

Learning and Innovation at the heart of Kansas City

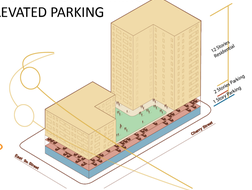
THE BOWLINE TIES DISTRICTS TOGETHER

The Bowline strategically connects the East village to the Power and Light District as well as the Central Business District to encourage growth and development into Paseo West. Then, within The Bowline itself, five community nodes are created.

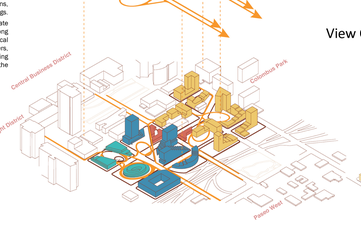
The southern three nodes are geared toward art installations, performances, and large gatherings.

The northern nodes facilitate fitness and sports activities. Along The Bowline, sculptures from local artists are exhibited for bikers, walkers, and runners to enjoy giving some relief to the stark grid of the downtown core .

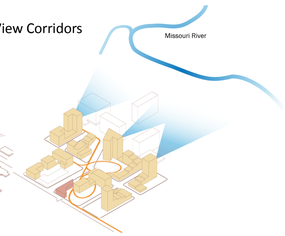
STACKED PROGRAMMING ELEVATED PARKING



The stacked programing in the residential buildings allows for retail to activate the street-scape and takes the second and third floors - which are typically less desirable retail and residential spaces - for shared parking. The shared parking then creates a platform for community space for the residents of the buildings. where they can barbecue, hang out with friends, or workout. The residential towers take advantage of the view corridors towards the Missouri River and are consciously massed to not disrupt sun distribution to northern developments.



View Corridors



CIVIC DISTRICT PARTNERSHIP

The mobility hub and civic center to the south of the site act as an anchor point at the confluence of civic life, culture, learning, and innovation. The KC Job Incubator hosts job training, career events, and educational research spaces from Kansas City's experts in health and life sciences.

FASTEST GROWING INDUSTRY SECTORS IN KANSAS CITY MSA BY JOBS ADDED

Sources: EMSI

Professional, Scientific, and Technical Services	27,100
Food Services and Drinking Places	14,400
Management of Companies and Enterprises	10,300
Hospitals	9,500
Social Assistance	8,100
Adminstrative and Support Services	7,300

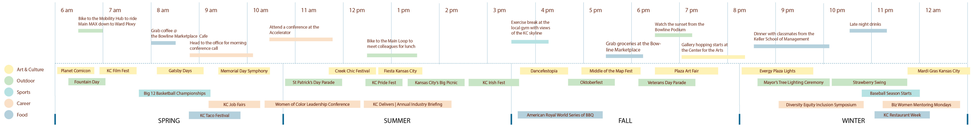
LIFE SCIENCE PARTNERS IN KANSAS CITY

Children's Mercy Kansas City
Kansas City University
Kansas State University
~~Mid-Continent~~
Saint Luke's Health System
The University of Kansas
Truman Medical Centers
KU Medical Center
University of Missouri

The region's fastest growing sector is professional, scientific, and technical services, which added over 27,000 jobs to the MSA's economy over the past eight years

Kansas City had 199 life sciences companies employing about 18,500 people in 2006. By 2018, the region had 292 companies employing around 35,000. Human health-focused companies account for two-thirds of that number, matching a similar percentage reported in 2012 and 2015

"THE BOWLINE IS AN 18-HOUR NEIGHBORHOOD CONNECTING COMMUNITIES YEAR-ROUND"

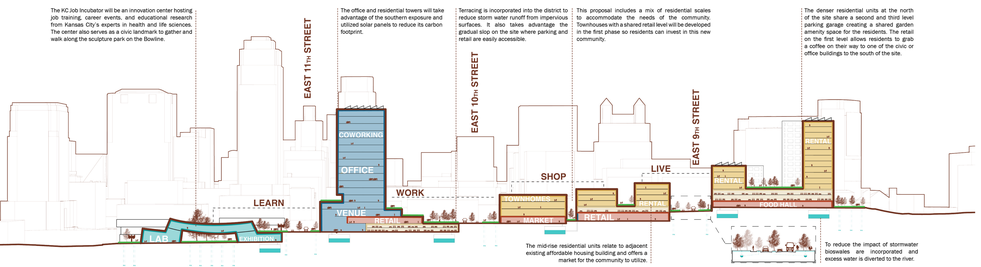


A: PERFORMANCE IN THE INNOVATION CENTER

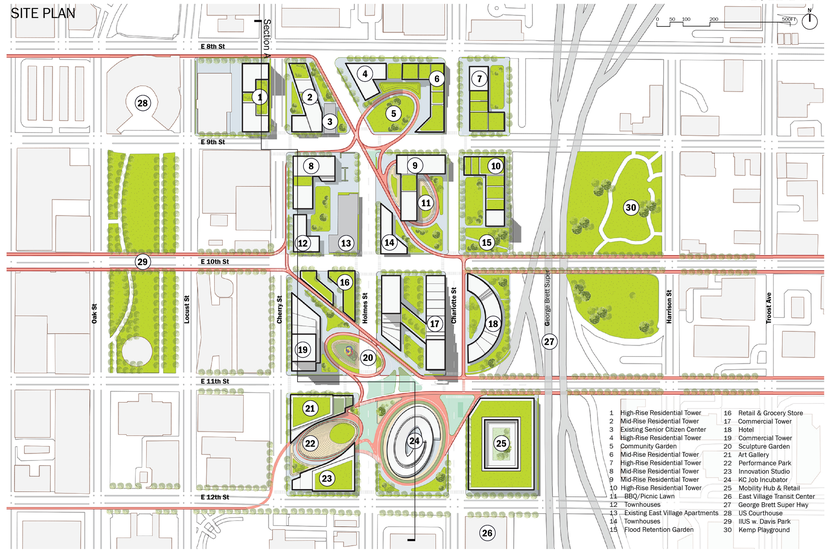
B: SCULPTURE PARK +STREET ART EVENTS

C: AN BBQ EVENING WITH NEIGHBORS

Section A



SITE PLAN



PHASING AND PROGRAMS

PHASE I

Creating the foundation of a community with Retail, Commercial, Arts, and Entertainment

BUILDING TYPOLOGIES

SOURCES & USES

PHASE I

DEVELOPMENT COSTS	$122,133,395
UNLEVERED IRR	10.2%
LEVERED IRR	18.3%

PHASE I - SOURCES

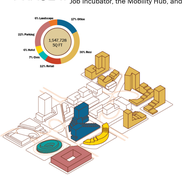
Source	Amount	% Total
Equity	$42,187,582	35%
LIHTC Equity	$790,082	1%
Construction Loan	$79,155,731	65%
Total Sources	**$122,133,395**	**100%**

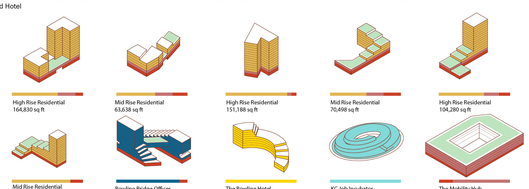
PHASE I - USES

Use	Amount	% Total
Construction Costs	$116,637,107	95%
Infrastructure	$3,037,047	2%
Land	$1,250,000	1%
Indirect Costs	$1,209,242	1%
Total Uses	**$122,133,395**	**100%**

PHASE II

Establishing a resilient neighborhood with KC Job Incubator, the Mobility Hub, and Hotel





PHASE II

DEVELOPMENT COSTS	$325,188,640
UNLEVERED IRR	9.9%
LEVERED IRR	17.7%

PHASE II - SOURCES

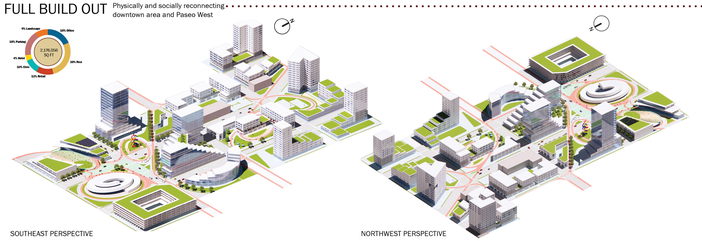
Source	Amount	% Total
Equity	$108,778,492	33%
LIHTC Equity	$5,908,341	2%
Construction Loan	$210,501,806	65%
Total Sources	**$325,188,640**	**100%**

PHASE II - USES

Use	Amount	% Total
Construction Costs	$303,097,309	93%
Infrastructure	$6,962,953	2%
Land	$11,908,688	4%
Indirect Costs	$3,219,690	1%
Total Uses	**$325,188,640**	**100%**

FULL BUILD OUT

Physically and socially reconnecting downtown area and Paseo West



SOUTHEAST PERSPECTIVE

NORTHWEST PERSPECTIVE

TOTAL DEVELOPMENT

DEVELOPMENT COSTS	**$447,322,035**
UNLEVERED IRR	**10.0%**
LEVERED IRR	**18.0%**

TOTAL DEVELOPMENT - SOURCES

Source	Amount	% Total
Equity	$150,966,074	34%
LIHTC Equity	$6,698,424	1%
Construction Loan	$289,657,537	65%
Total Sources	**$447,322,035**	**100%**

TOTAL DEVELOPMENT - USES

Use	Amount	% Total
Construction Costs	$419,734,416	94%
Infrastructure	$10,000,000	2%
Land	$13,158,688	3%
Indirect Costs	$4,428,931	1%
Total Uses	**$447,322,035**	**100%**