

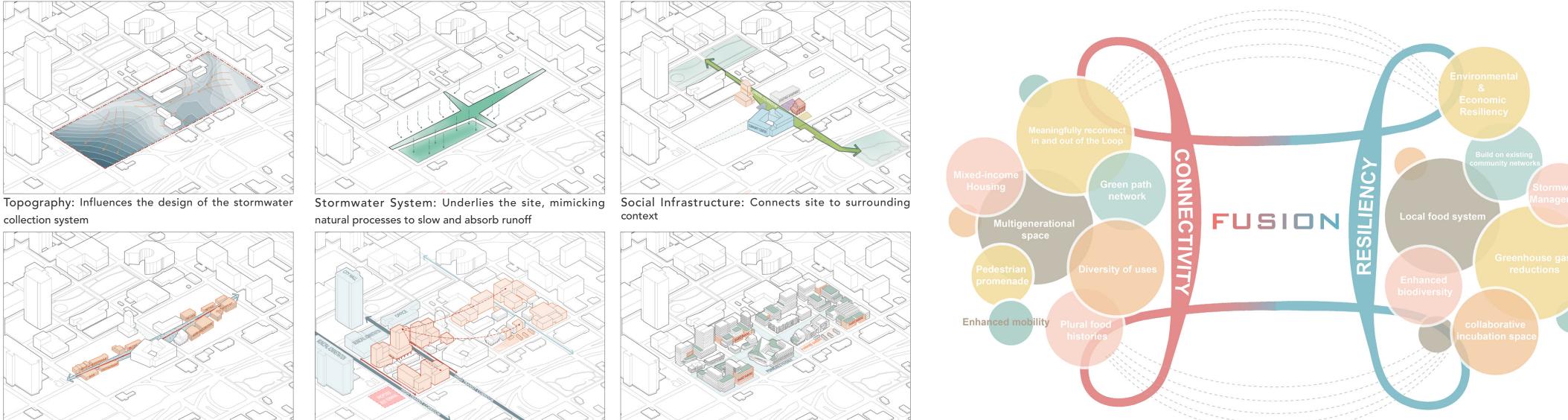
CONCEPT

COMMUNITY FOOD NETWORK 1:10000 KC Community Gardens partner Low-income census tracks where a significant number of residents is more than 0.5 miles from the nearest supermarket Low-income census tracks where a significant number of residents is more than 1 mile from the nearest



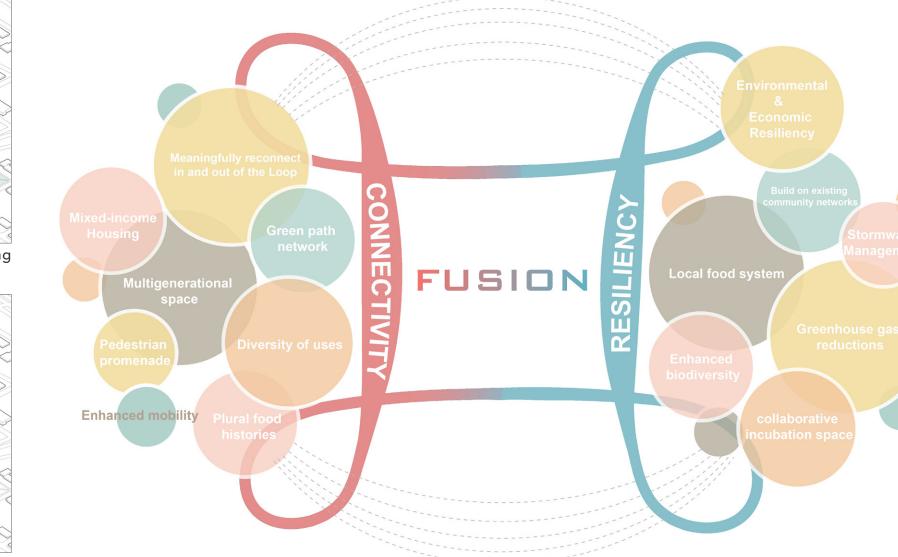


VISION FOR FUSION



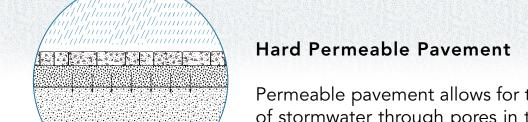


Transect section from south to north

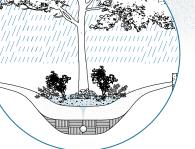






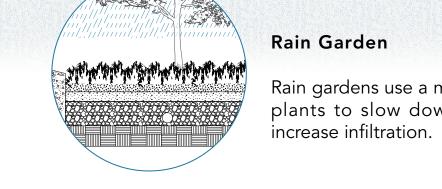


Permeable pavement allows for the infiltration of stormwater through pores in the pavement materials, decreasing impervious area and infiltrating stormwater at the source.



SITE PLAN

Street Bioswale Street bioswale allows for the collection of filtered stormwater to be reused throughout the site, minimizing combined sewer overflows.



2 Shared structured parking

6 Promenade Retail

Water feature plaza

Bus lane

3 Office-residential mixed use tower

8 Pedestrian promenade with bike lane

Community centre with senior housing

1 Mixed-income mixed use residential mid-rise 11 Local culinary incubation space with food hall

Vertical gardens, community exhibition food

history space, and office space

Community gardens with site composting

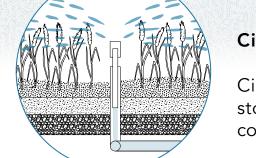
0 25 50 100 FT

Stormwater sunken garden

Research hub with green house

Protected bike lane

Rain gardens use a mixture of trees and native plants to slow down stormwater flow and



Circular irrigation enables the use of filtered stormwater for irrigation in greenhouses and community farming gardens.

Green roof garden Green roofs throughout the site reduce and slow stormwater runoff, retaining a high volume of precipitation.

EXPERIENCING FUSION

FUSION RESIDENT

"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

RESIDENT FROM PASEO WEST



LOCAL COMMUNITY GARDENING ORGANIZATION

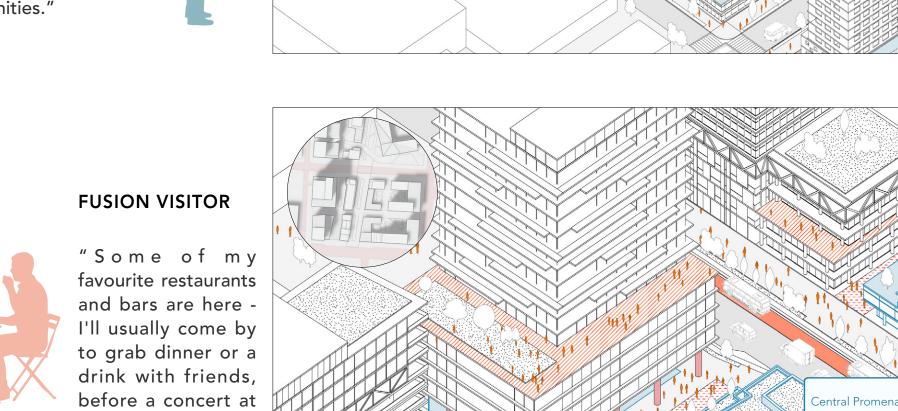
"This site has provided us with access to ample community garden space that contributes to our existing network of affordable food distribution in nearby communities."

FOOD ENTREPRENEUR

"I've been renting out a kitchen here to build my business and test my recipes on the lunch and dinner crowds. I am grateful to be able to do what I love in a way I can afford, and learn from the incredible community of local chefs and entrepreneurs."

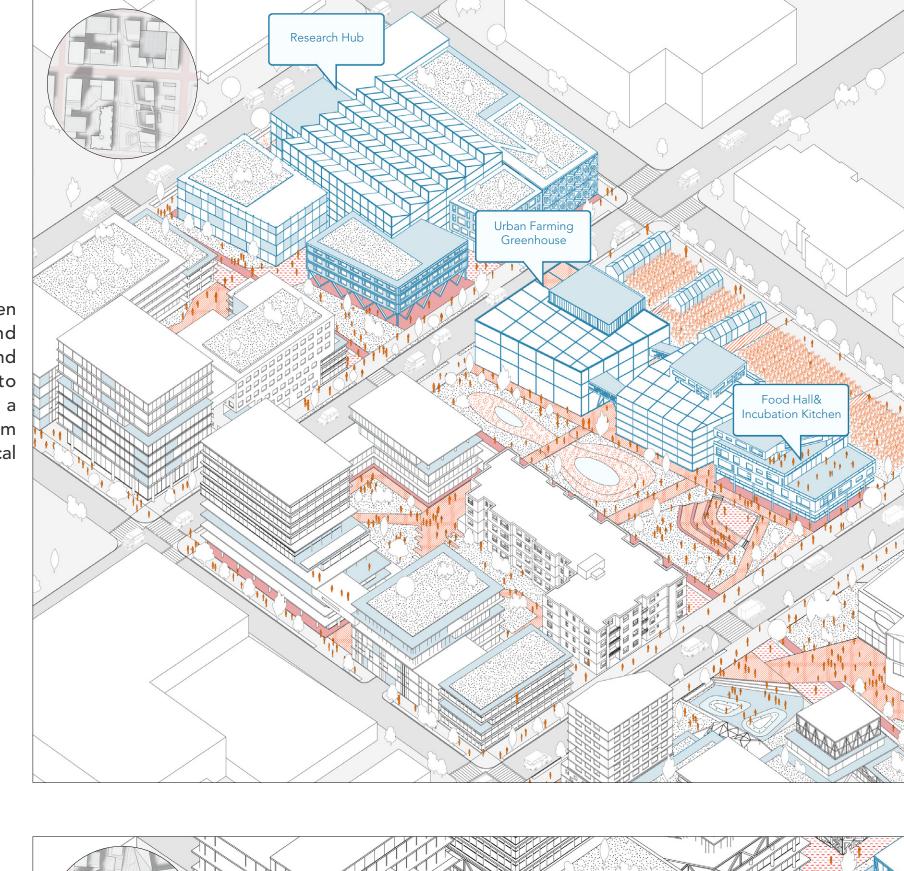
RESEARCHER

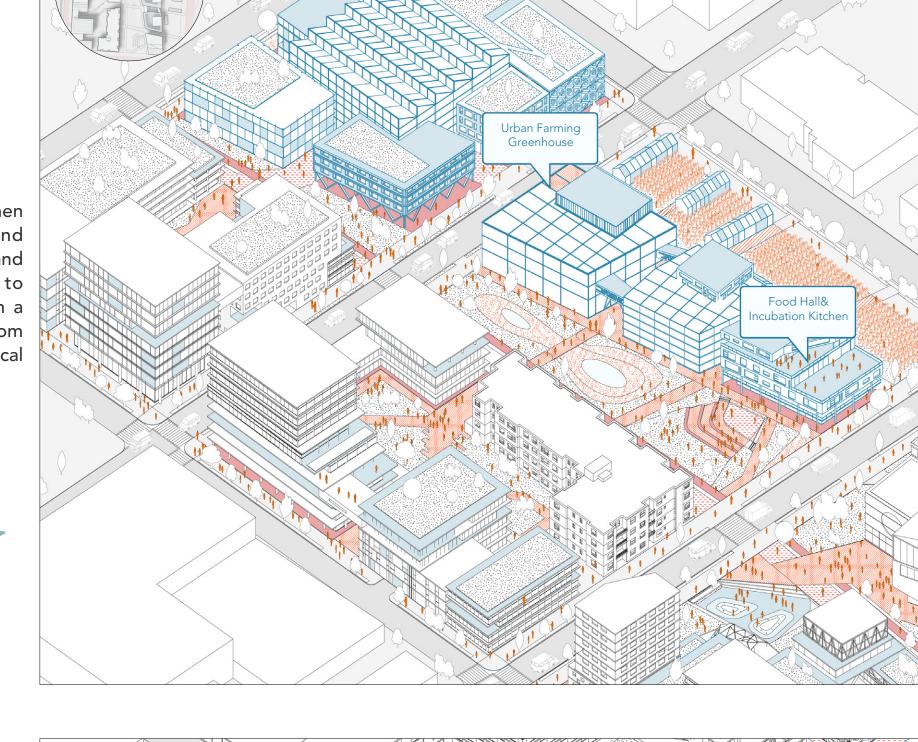
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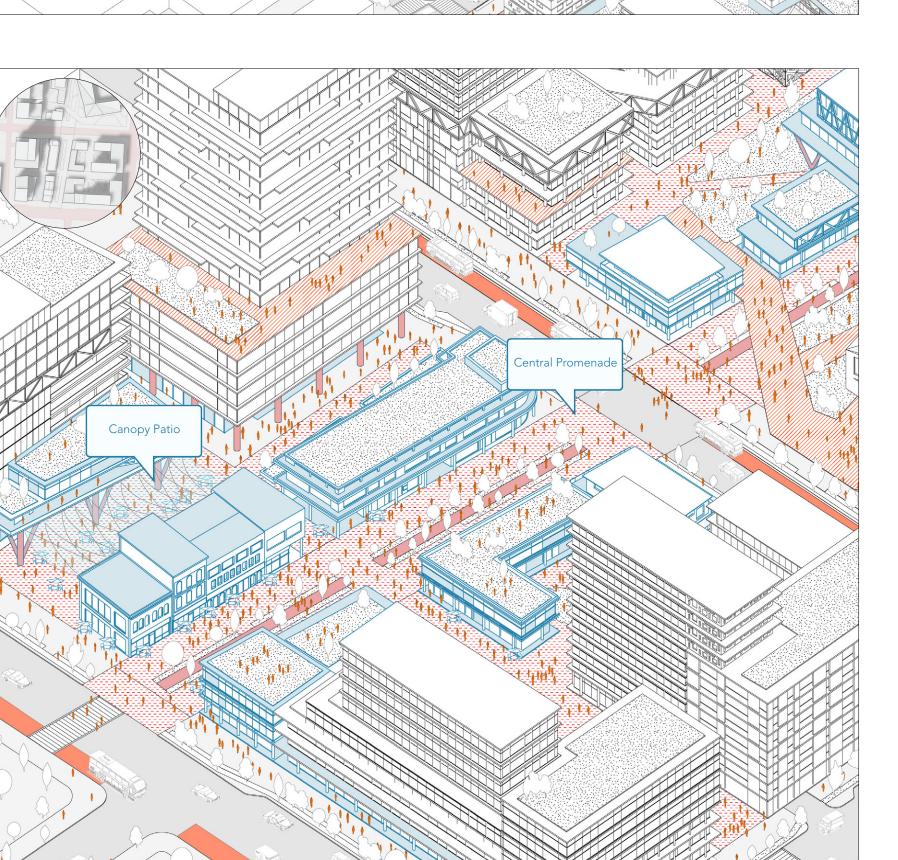


or before a night out

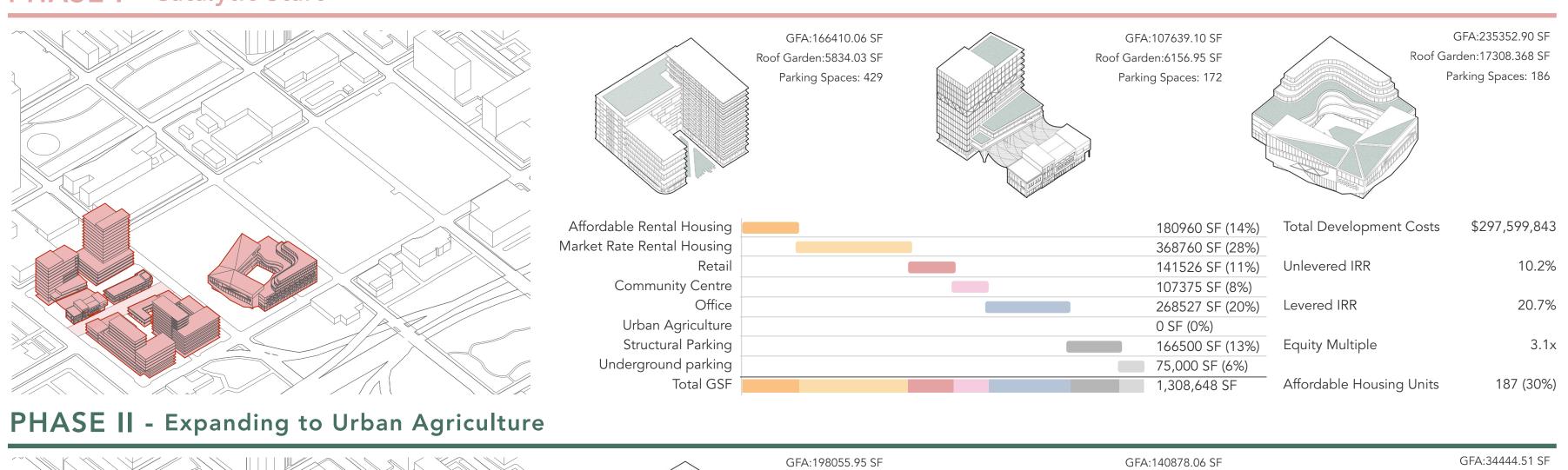
"My colleagues and I go for lunch here at least once a week. I really enjoy trying new foods from upand-coming chefs. My favourite local coffee shop is here too - sometimes you can find me here for an afternoon coffee and stroll down the promenade."



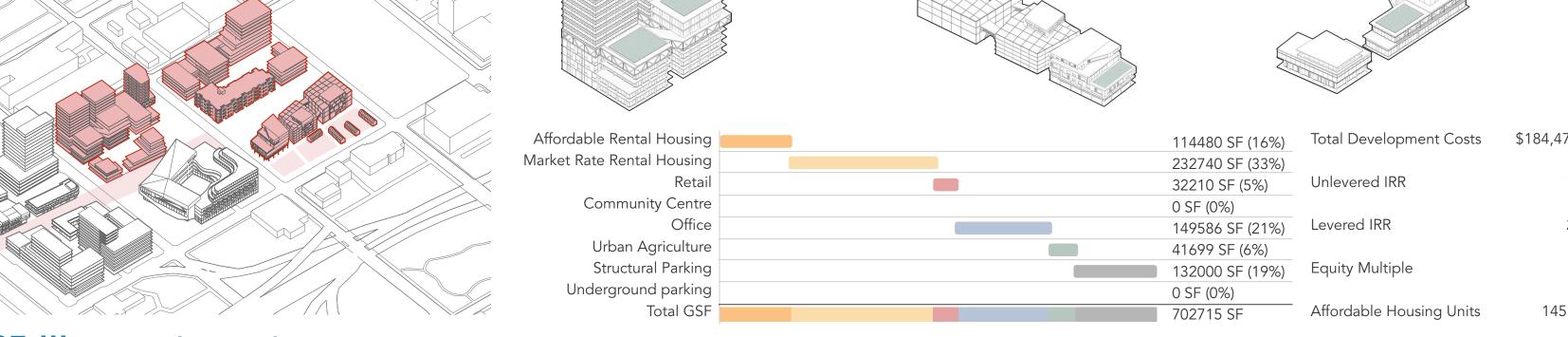








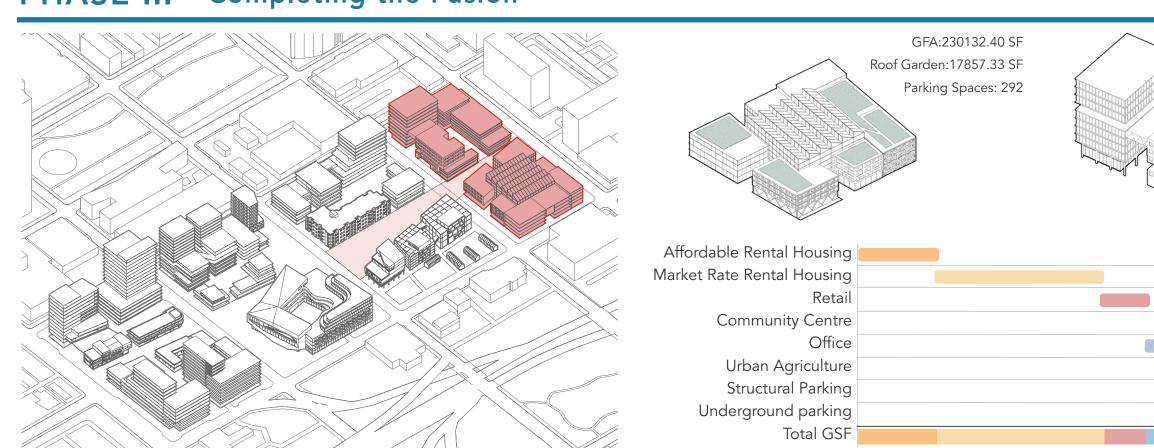


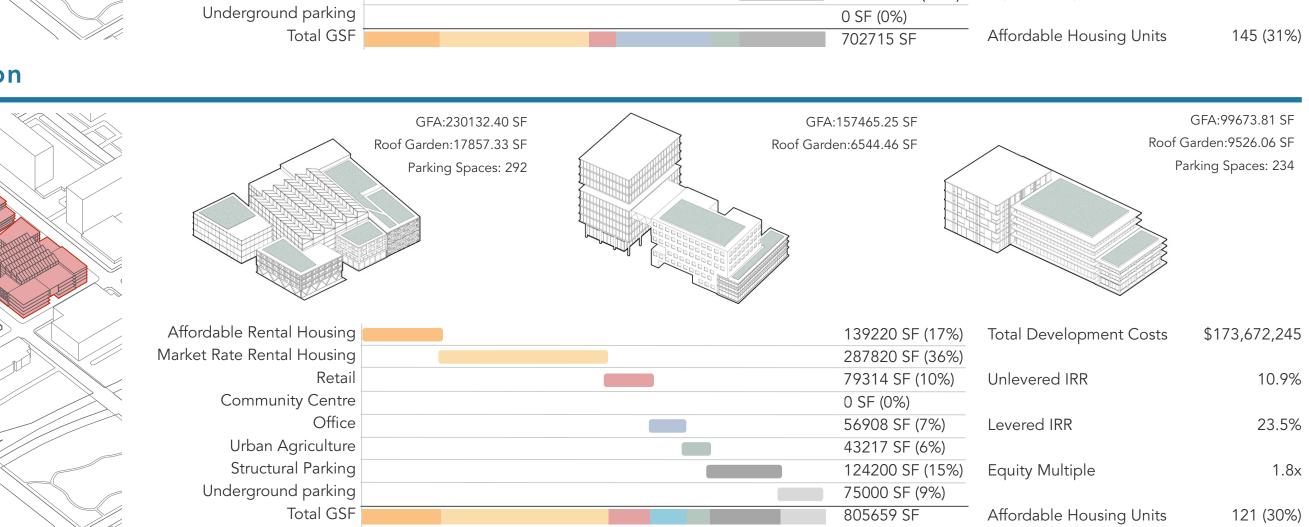


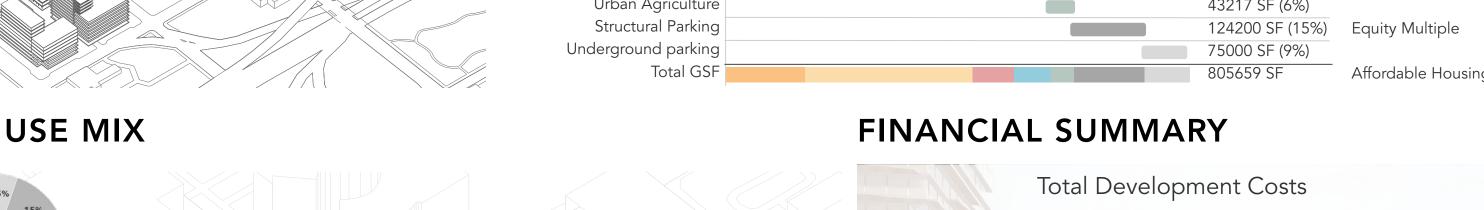
Roof Garden:6286.12 SF

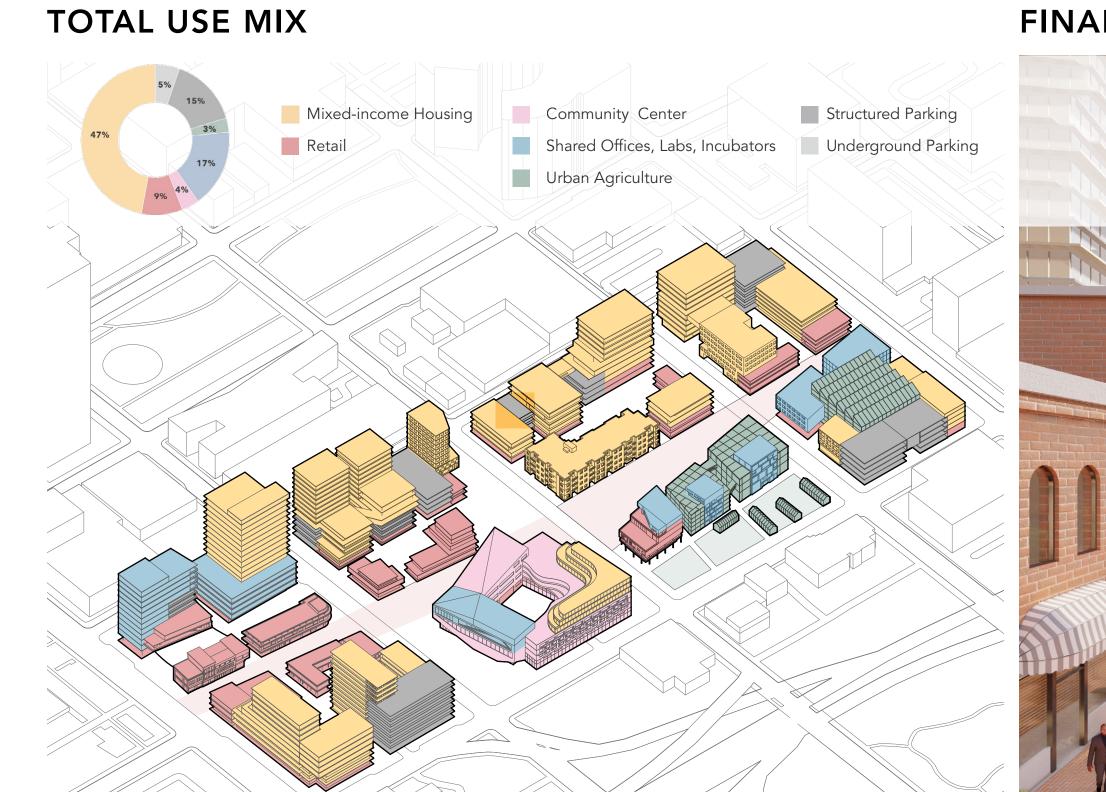
Parking Spaces: 248











Unlevered IRR Levered IRR

\$655,747,367

11.1%

Roof Garden:1571.53 SF

