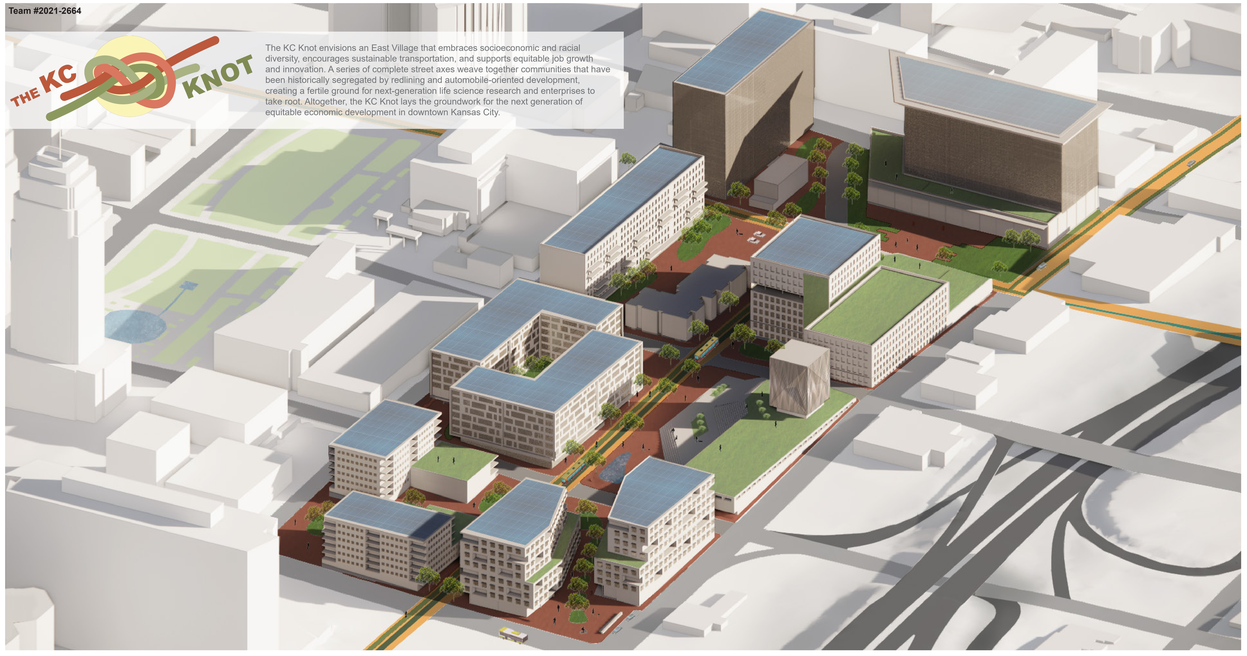
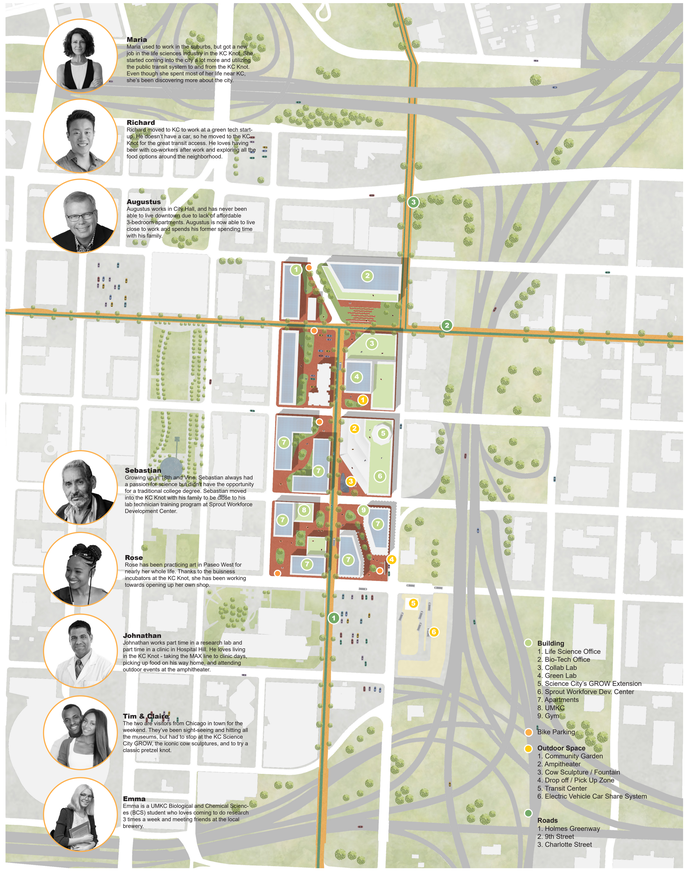
Team #2021-2664

THE KC KNOT

The KC Knot envisions an East Village that embraces socioeconomic and racial diversity, encourages sustainable transportation, and supports equitable job growth and innovation. A series of complete street axes weave together communities that have been historically segregated by redlining and automobile-oriented development, creating a fertile ground for next-generation life science research and enterprises to take root. Altogether, the KC Knot lays the groundwork for the next generation of equitable economic development in downtown Kansas City.





Maria
Maria used to work in the suburbs, but got a new job in the life sciences industry in the KC Knot. She started coming into the city and now uses the public transit system to and from the KC Knot. Even though she spent most of her life near KC, she's been discovering more about the city.

Richard
Richard moved to KC to work at a green tech start-up. He doesn't have a car, so he moved to the KC Knot for the great transit access. He loves having his beer with co-workers after work and exploring all the food options around the neighborhood.

Augustus
Augustus works in City Hall, and has never been able to live downtown due to lack of affordable 3-bedroom apartments. Augustus is now able to live close to work and spends his former commuting time with his family.

Sebastian
Growing up in Paris and Vienna, Sebastian always had a passion for science but didn't have the opportunity for a traditional college degree. Sebastian moved into the KC Knot with his family to be close to his lab technician training program at Sprout Workforce Development Center.

Rose
Rose has been practicing art in Paseo West for nearly her whole life. Thanks to the business incubators at the KC Knot, she has been working towards opening up her own shop.

Johnathan
Johnathan works part time in a research lab and part time in a clinic in Hospital Hill. He lives living in the KC Knot - taking the MAX line to clinic days, picking up food on his way home, and attending outdoor events at the amphitheater.

Tim & David
The two are visiting from Chicago in town for the weekend. They've been sight-seeing and hitting all the museums, but had to stop at the KC Science City GROW, the iconic cow sculptures, and to try a classic pretzel knot.

Emma
Emma is a UMKC Biological and Chemical Sciences (BCS) student who loves coming to do research 3 times a week and meeting friends at the local brewery.

Building
1. Life Science Office
2. Bio-Tech Office
3. Collab Lab
4. Green Lab
5. Science City's GROW Extension
6. Sprout Workforce Dev. Center
7. Apartments
8. UMKC
9. Gyms

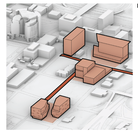
Bike Parking

Outdoor Space
1. Community Garden
2. Amphitheater
3. Cow Sculpture / Fountain
4. Drop off / Pick Up Zone
5. Transit Center
6. Electric Vehicle Car Share System

Roads
1. Holmes Greenway
2. 9th Street
3. Charlotte Street

PHASE 1 - *"Building Enterprise"*

Phase 1 focuses on office and lab space development, as well as development adjacent to the East Village Transit Center, to strategically increase the number of employees and activities in and around the site. This will increase the demand for residential apartments that will be constructed in Phase 2, reducing residential vacancy and increasing rental prices. Most of the Holmes Greenway will be constructed in Phase 1.

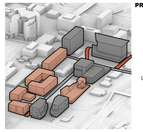


PROGRAM	sf
Pedestrian Streets	78,321
Office	1,524,901
Business Incubator	0
Trade School	0
Residential	336,540
Retail / Gym	50,429
Museum	0
Underground Parking	102,808

Total Sqft: 2,092,998

PHASE 2 - *"Building Community"*

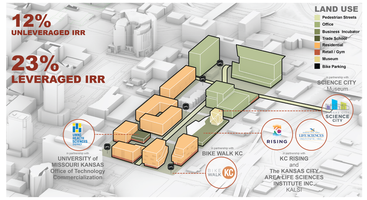
In Phase 2, the majority of the mixed-income rental housing will be constructed. The community-focused buildings, including the Science City's GROW extension and the Sprout Workforce Development Center, will also be constructed in Phase 2. The final portion of the Holmes Greenway and the protected bike lanes on 9th and Charlotte Streets will be constructed in Phase 2.



PROGRAM	sf
Pedestrian Streets	57,179
Office	0
Business Incubator	140,400
Trade School	30,000
Residential	943,681
Retail / Gym	55,106
Museum	23,312
Underground Parking	80,232

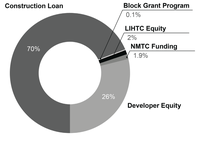
Total Sqft: 1,329,867

OVERALL SITE PROGRAM

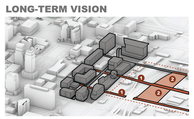


$68,461,623

Sources



LONG-TERM VISION



Over time the goal is to expand the project by transforming more surrounding parts into pedestrian and cyclist-friendly roads, such as 10th street and 11th street. By doing this, the project hopes to also expand the Business Hub, the Office District, and the Residential District to the surrounding neighborhoods of the Downtown Area and Paseo West. These two neighborhoods are currently strongly separated by the highway. Also the additional space could allow for more community-oriented buildings and activities that could further engage the nearby neighborhoods that are being brought together at The KC Knot.

1. 10th & 11th Street Expansion: Pedestrian Streets
2. Residential Expansion: Residential Apartments
3. Flexible Community Space
4. Expanded KC Community Garden

Low Income Community Development

Market Rate vs. Affordable Housing

$1,258 $968

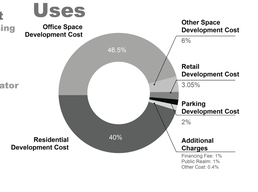
For a 2-bedroom unit...

Office Space vs. Business Incubator

$20 $10

Per Year Per Sqft

Uses



Life Sciences
Public Transit Access

Innovation
Bio-Science Research
Bio Tech Research
Life Science Lab
Collab Lab
Co-Working Innovators
Life Science Entrepreneurs
Sprout Workforce Development Center
Facilitate Education Training
Facilitate Job Creation Training
Supporting Future Entrepreneurs

Sustainability
Transit Access

Complete Streets
Protect Bicycles
Electric Vehicle Car Share System
Pedestrian-Bicycle Protect Greenway Connection
Promote Wealth Properties
Life Science Entrepreneurs Education
Rain Gardens
Stormwater Catchment
Solar Power
Solar Energy
Native Planting
Adaptable Offices
Adaptable Storefront

Connectivity
Improve Access to KC

Inclusivity & Community
Education in surrounding neighborhoods
Pedestrian & Bicycle Friendly Area
Safe Public Spaces
Diversity of People, Opportunities & Transportation
Low Income Housing
Diversity of Cultural Innovation Exhibits
Trade School
Access to Green Space & Garden

DEMOGRAPHICS & DISTANCE

Race & Income in surrounding neighborhoods and distance time it takes to travel to the site.

TRANSIT

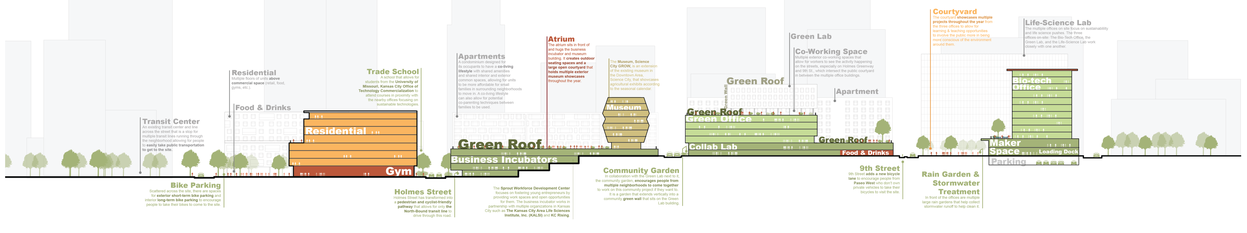
Existing Connection Lines: Transit & Bicycle.

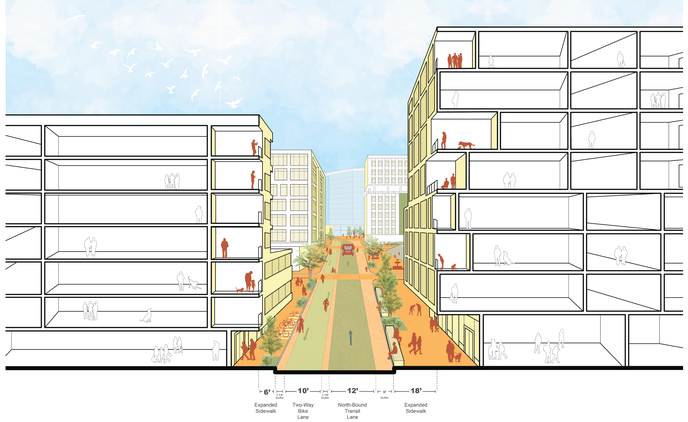
CIRCULATION

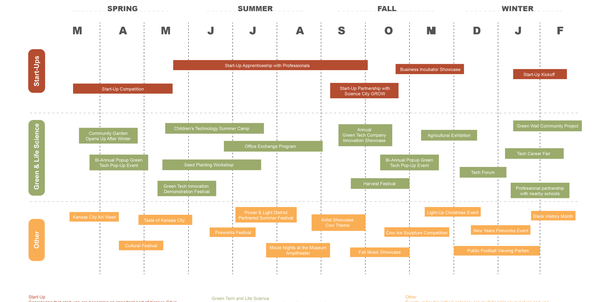
Density of visitors from surrounding neighborhoods.

THE GREEN SPINE

Multiple pedestrian streets that run through the site & are lined with cow sculptures to capture the history of Kansas City.







Start-Up
Considering that start-ups are becoming an important part of Kansas City's economy, these events engage and catalyze creativity between start-ups in the KC Knot, the Crossroads neighborhood, and the Keystone Innovation District. Events at the Knot will connect and encourage partnership between start-ups and professionals from the surrounding neighborhoods of Columbus Heights, River Market, and Paseo West.

Green Tech and Life Science
These events focus on the growing Green Tech and Life Science industries. Events in this category will connect companies to foster collaboration and ideation. Further, events such as the Harvest Festival, Community Garden Workshop, and Agriculture Exhibition can have interactive components that act as an educational resource to the surrounding area.

Other
Events under the "other" category are multidisciplinary in nature and use the public spaces and built environment to fund community building events. The amphitheater, business incubators, retail, and food infrastructure allow for flexible cultural events to be hosted at the KC Knot.