

reRoot

Team 2021-2550

reRoot



DESIGN NARRATIVE

reRoot envisions the East Village as a central node that brings the neighborhoods separated by Kansas City's downtown loop together once more. Through a combination of innovative urban design and inclusive engagement, this vibrant, mixed-use district seeks to heal physical and psychological divides, address inequities, and transform a passthrough to a place.

Environment & Equity

A series of green pathways will branch out over a newly capped I-70 and reestablish connectivity with Paseo West. Robust community partnership with existing residents and neighborhood organizations will play an essential role in shaping the look and feel of the district's public realm. Additionally, these linear green spaces provide efficient stormwater management and ecological protection. Rain gardens and other bioretention facilities will absorb water runoff and filter out harmful pollutants before it returns to the Missouri River.

Mobility

Before Kansas City's embrace of auto-centric development patterns, it was well-known for its expansive streetcar system. reRoot seeks to commit to this previous strength again. A proposed east-west streetcar loop reconnects east-side residents while catalyzing new transit-oriented development along the route. Enhanced streetscape treatments will prioritize pedestrian safety, encourage active transportation modes, and provide greater accessibility to our bustling transit hub serviced by the streetcar and MAX lines

Residential

As a response to Kansas City's strong desire for residential growth in the downtown, reRoot will add a diverse mix of housing units that reflect a range of incomes. Twenty percent of these units will be designated as affordable to encourage a more inclusive, mixed-income neighborhood. Additional development within the site will not only ensure that residents' needs can be met within a 15-minute walk, but also be responsive to the surrounding districts.

Economic Opportunity

The East Village Professional Center will support Kansas City Public School students interested in pursuing careers related to public policy and civic leadership through internship placements with the many government agencies just west of the urban campus.

reRoot's Social Enterprise and Education Campus will partner with the existing social service providers in the area to help individuals that may have barriers to employment. Workforce development training will be supplemented with arts and culture education, leveraging the proximity to institutions like the Arts Asylum. Other spaces will be dedicated to social enterprise incubation and community meeting places for local organizations.

BioTech Labs will create an ecosystem of biomedical research and manufacturing space. This unconventional industrial space will expand on Paseo West's existing health science assets like Kansas City University of Medicine and Biosciences and the Samuel U. Rodgers Health Center.

Finally, reRoot is excited to welcome the Kansas City Royals as they transplant to downtown. The new ballpark's design is meant to actively engage with its surrounding urban environment. Space will be dedicated towards a rotating exhibit from the nearby Negro League Baseball Museum. Additional programming that properly reflects neighborhood flare will be carefully curated to ensure that the ballpark remains a kinetic gateway throughout the year.

By utilizing an inclusive design process that acknowledges the past, reRoot charts out a bold, new future rooted in equity and opportunity.

FINANCIAL NARRATIVE

As the primary catalyst to a more connected Downtown Kansas City, reRoot provides 5.3 million square feet of new development that will increase the site's value from \$2.4 million to over \$1.9 billion by 2031. This will include over 425,000 square feet of affordable residential living. The value represents an unlevered IRR of 10.2% and an overall levered IRR of over 17%.

PROJECT PHASING

reRoot's vision for a unique district that will be developed over the course of three phases. The phasing is intended to provide an optimal blend of uses that are both compatible and balanced. During the predevelopment phase, an additional 38 acres of land immediately surrounding the site will be acquired. Key to this will be securing the adjacent parcels on the east portion of the highway that include Kemp Playground.

Spreading Soil

Phase I begins in 2023 with demolition, repositioning of roads, and adding the necessary infrastructure to support future development. This phase will introduce over 169,000 square feet of flexible retail and office space designed to adapt and respond to the shifting needs of prospective tenants. The Social Enterprise and Education Campus will be constructed during this phase.

reRoot will develop a highway cap park over I-71 that will reestablish connectivity between the East Village with Paseo West. The cap will include 100,000 square feet of retail as well as new public green space. Phase I will include 140 affordable residential units and 560 market-rate units along with structured parking for over 800 spaces.

Taking Root

In 2025, Phase II will bring additional office and retail development including the East Village Professional Center and BioTech Labs. Phase II will provide for 240 affordable residential for-sale and rental units. Approximately 900 market-rate units will be added along with 1,500 structured parking spaces to support this phase.

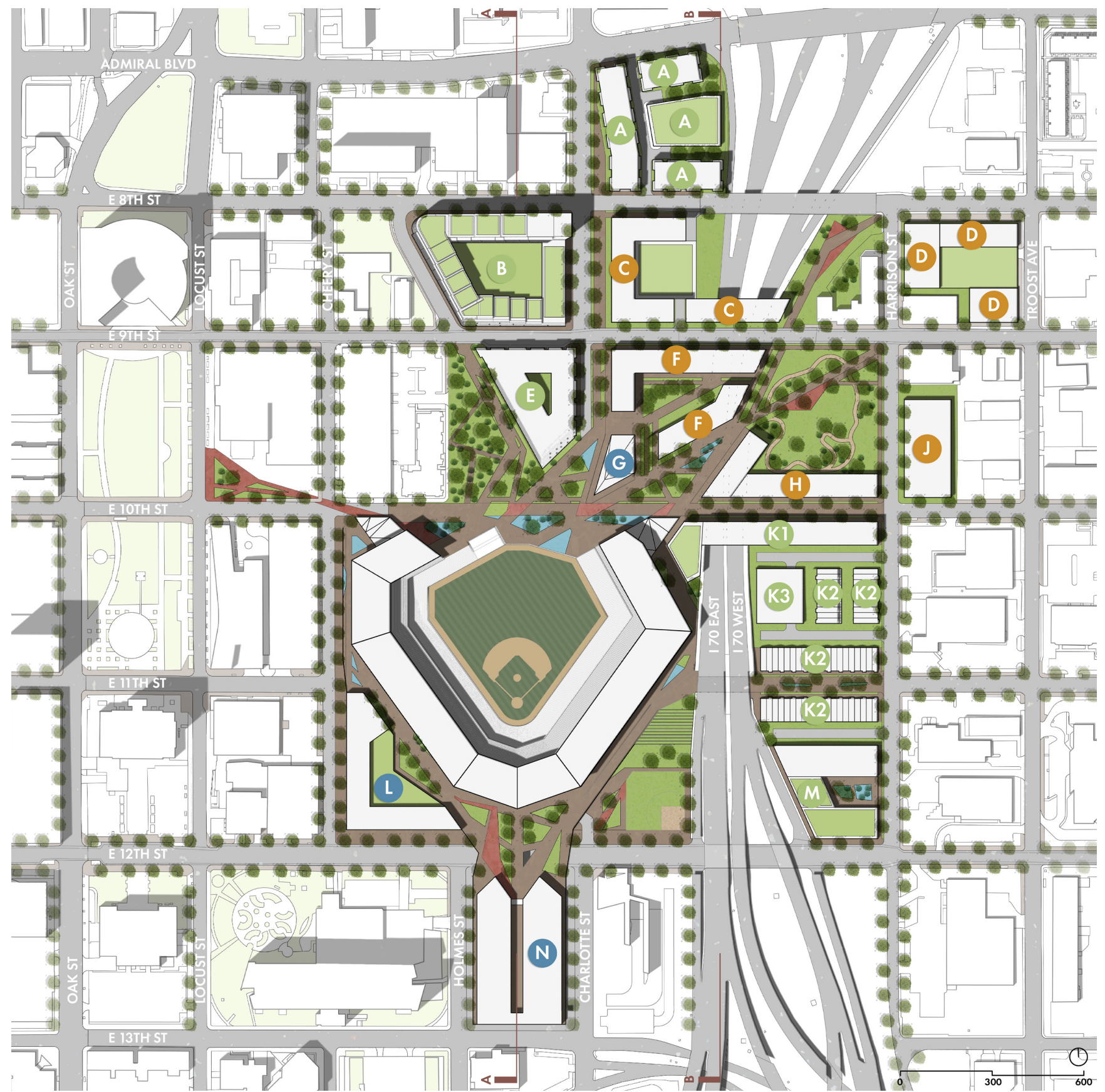
Sprouting Outward

Phase III will complete the vision for downtown baseball with the construction of the Kansas City Royals' new 39,000-seat ballpark. Over 89,000 square feet of office and retail will compliment the district's anchor. Key members of this public-private partnership include the Royals' ownership group, Jackson County, and the Kansas City Area Transit Authority. A 690,000 square foot parking garage will be constructed directly adjacent to the transit hub, which will have the ability to transition to other uses as parking needs decrease over time.

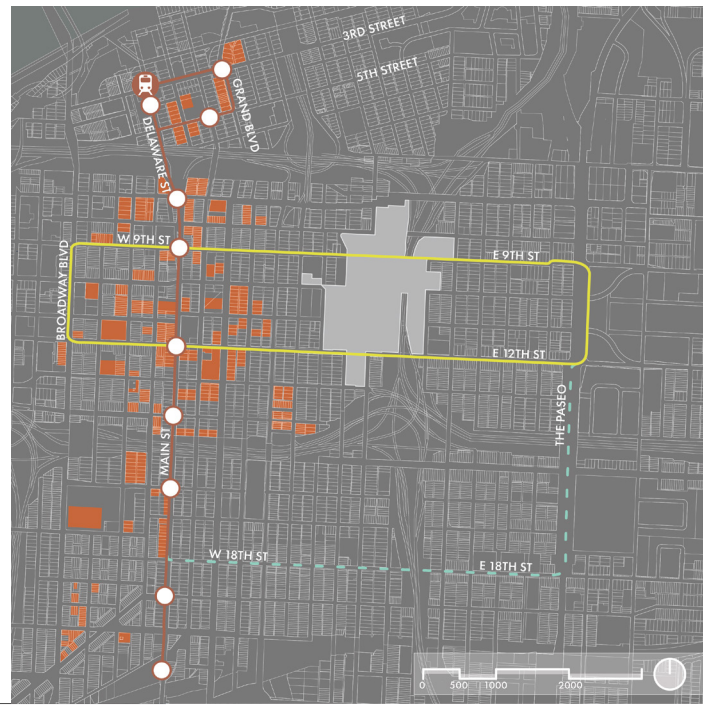
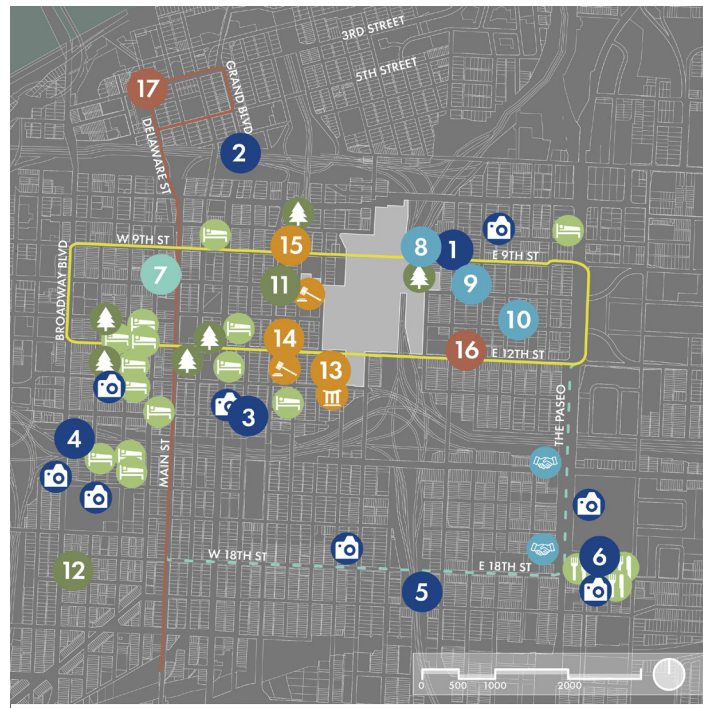
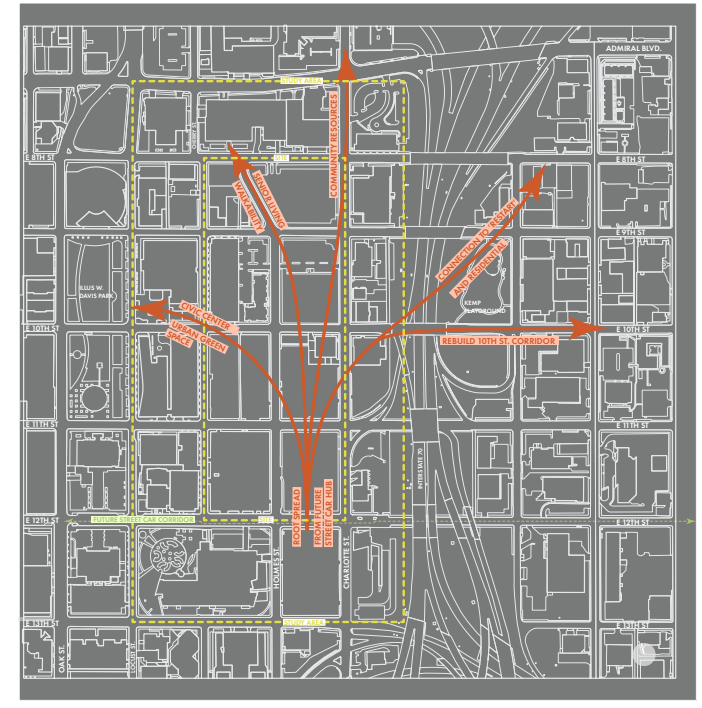
reRoot commits to building over 400 affordable apartment and condo units across all phases and will allocate \$41 million to public realm enhancements. Strategic partnerships will be forged with partners such as the Kansas City Royals, City and County officials, and local business leaders to provide grants and develop complementary programming.

reRoot is financed with a 70% LTC Construction Loan. Underwriting assumptions are conservative, with construction and absorption occurring over several years for each phase. Reserves are held for capex items, tenant improvement, leasing commissions, and contingencies. The development group has raised \$730 million from partners for land acquisition and development.

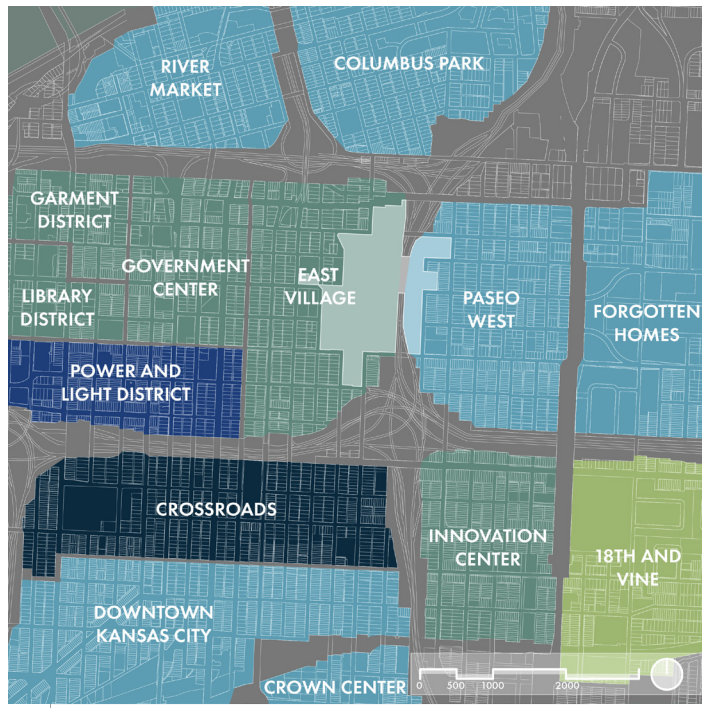
SITE PLAN



DIAGRAMS

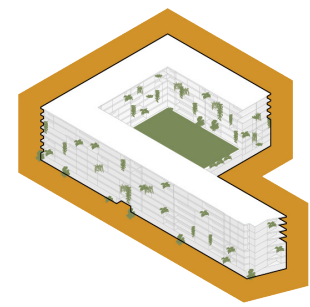


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|---------------------------------|--------------------------------------|-------------------------------------|
| EXISTING STREETCAR ROUTE | PROPOSED STREETCAR EXPANSION | POTENTIAL STREETCAR EXPANSION |
| 1 THE ARTS ASYLUM | 7 KC PUBLIC LIBRARY | 13 RICHARD BOLLING FEDERAL BUILDING |
| 2 KC DOUBLE DECKER TOURS | 8 RESTART | 14 US DISTRICT COURT |
| 3 T-MOBILE CENTER | 9 CITY UNION MISSION (MEN'S SHELTER) | 15 KCMO CITY HALL |
| 4 CONVENTION CENTER | 10 THE SALVATION ARMY | 16 GREYHOUND: BUS STATION |
| 5 KANSAS CITY BUS TOURS | 11 ILLUS W. DAVIS PARK | 17 KC STREET CAR |
| 6 NEGRO LEAGUES BASEBALL MUSEUM | 12 18 BROADWAY GARDEN | |



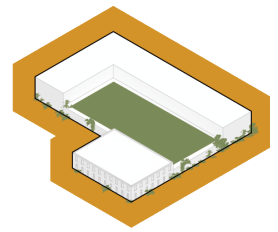
- WHITE COLLAR LIVING + WORKING
- BLUE COLLAR LIVING + WORKING
- COMMERCIAL
- NIGHTLIFE
- CULTURAL HERITAGE CENTER OF K.C.

PHASING



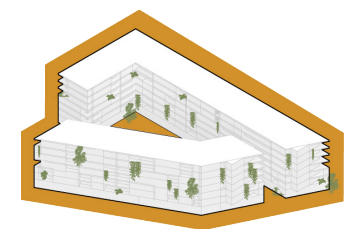
C.

Residential (SF)	281,843
Retail (SF)	33,367



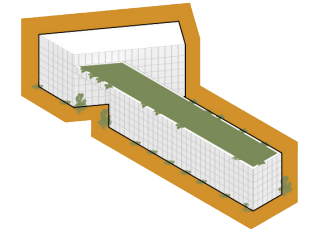
D.

Office (SF)	22,864
Retail (SF)	22,864
School (SF)	29,926



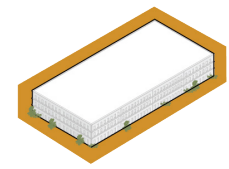
F.

Residential (SF)	273,408
Retail (SF)	38,568



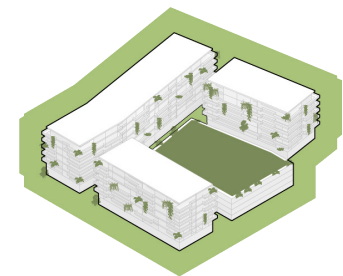
H.

Residential (SF)	166,538
Retail (SF)	29,590



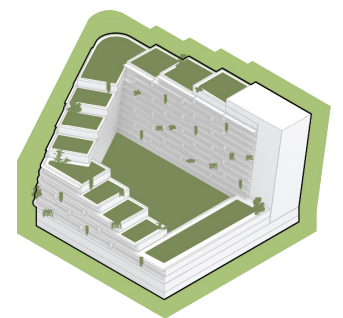
J.

Residential (SF)	7,500
Office (SF)	22,500



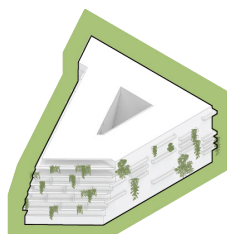
A.

Residential (SF)	442,390
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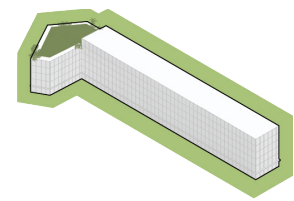
B.

Residential (SF)	461,850
Retail (SF)	39,691



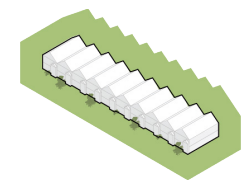
E.

Residential (SF)	180,018
Retail (SF)	35,962
Office (SF)	59,656



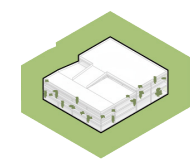
K1.

Residential (SF)	297,182
Retail (SF)	34,681



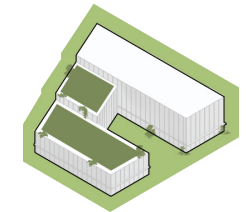
K2.

Residential (SF)	7,500
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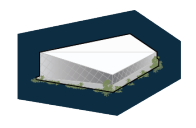
K3.

Residential (SF)	34,832
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M.

Residential (SF)	18,000
Office (SF)	67,754



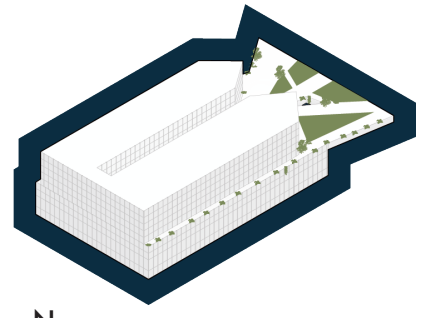
G.

Retail (SF)	1,000
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L.

Residential (SF)	112,998
Retail (SF)	40,524
Office (SF)	39,836



N.

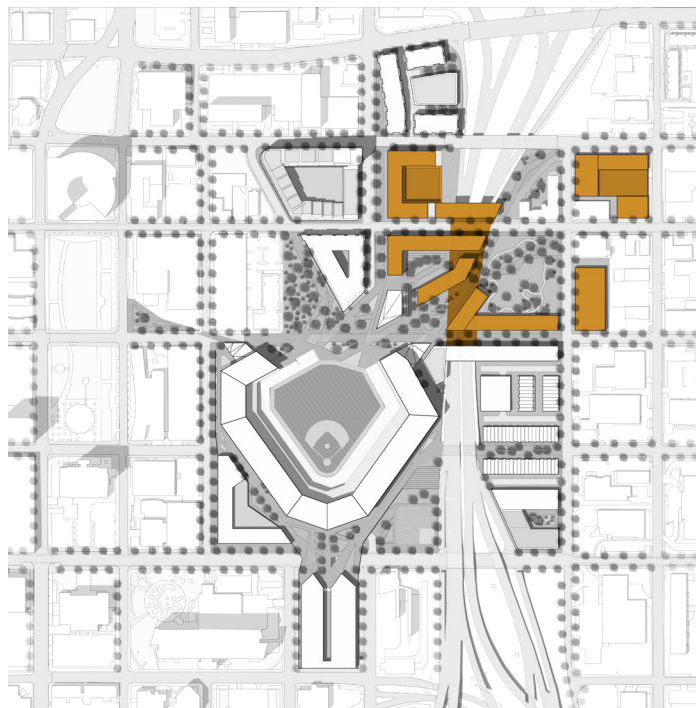
Parking (SF)	696,905
Retail (SF)	9,481



STADIUM

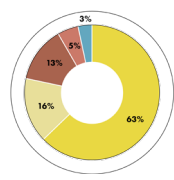
1,000,000

FINANCING OVERVIEW

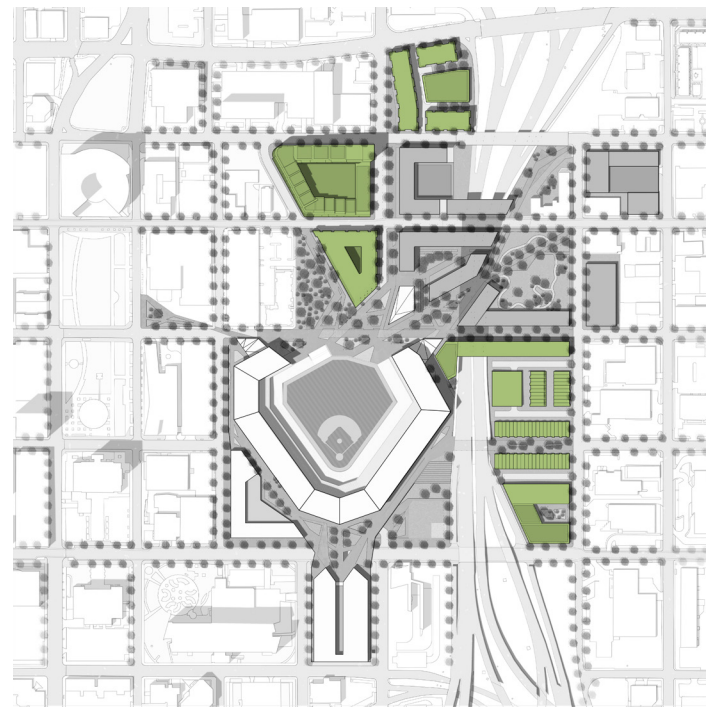


Phase 1 | SPREADING THE SOIL

Residential (SF)	729,289
Units	
Total Unit Count	701
Total Affordable Units	140 (20%)
Total Market Rate	561 (80%)
Retail (SF)	124,389
Office (SF)	45,364
School (SF)	29,926
Parking Spaces	839

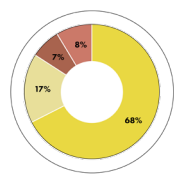


Development Cost	\$427,880,874
10-Year Profit	\$235,024,444

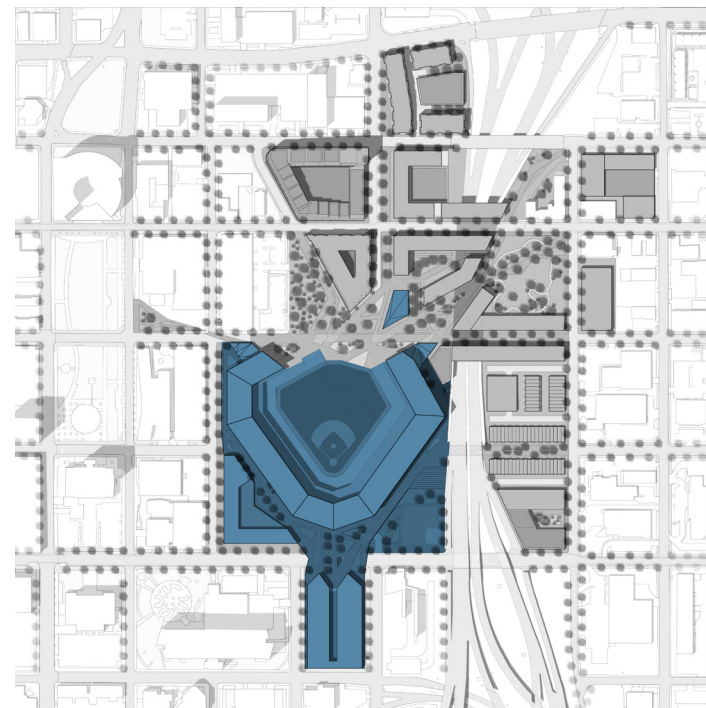


Phase 2 | TAKE ROOT

Residential (SF)	1,701,680
Units	
Total Unit Count	1240
Total Affordable Units	246 (20%)
Total Market Rate	984 (80%)
Retail (SF)	110,334
Office (SF)	127,410
Parking Spaces	1,533

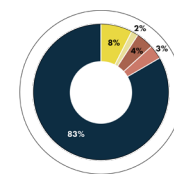


Development Cost	\$740,338,584
10-Year Profit	\$194,630,850

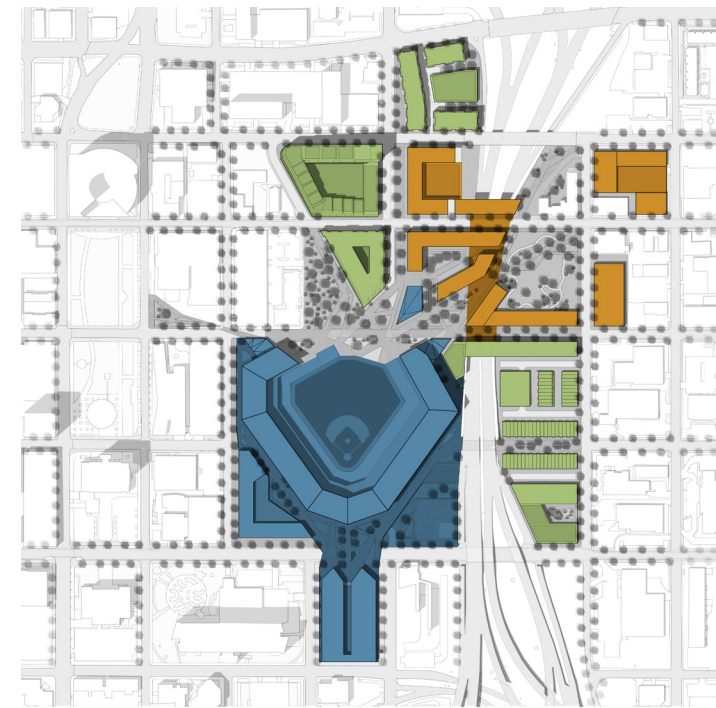


Phase 3 | SPROUT UP

Residential (SF)	112,998
Units	
Total Unit Count	108
Total Affordable Units	22 (20%)
Total Market Rate	86 (80%)
Retail (SF)	50,005
Office (SF)	39,836
Stadium (SF)	1,000,000
Parking Spaces	2,837

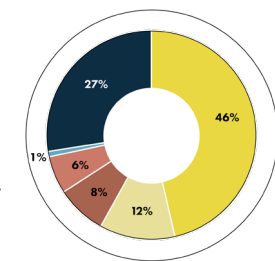


Development Cost	\$985,539,377
10-Year Profit	\$468,772,624



FINAL DEVELOPMENT BREAKDOWN

Residential (SF)	2,127,101
Units	
Total Unit Count	2,039
Total Affordable Units	408 (20%)
Total Market Rate	1,631 (80%)
Retail (SF)	284,728
Office (SF)	212,610
School (SF)	29,926
Stadium (SF)	1,000,000
Parking Spaces	5,209



Development Cost	\$2,153,758,835
10-Year Profit	\$898,427,918

EXPERIENCE

	SPRING	SUMMER	FALL	WINTER
SPORTS	Big 12 Run Kansas City Royals Baseball Season	KC Marathon	Royals 5K Turkey Trot	Ice Skating College Football Bowl Game College Hockey Game
ARTS & CULTURE	Spring Concert Series Fountain Day Paseo Fest	Summer Concert Series Flower & Garden Festival The Arts Asylum Summer Exhibition	KC Beer Festival World Series of BBQ KC Oktoberfest Jazz Festival KC Donut Fest KC Flea	Winter Concert Series Holiday Lights KC Restaurant Week Ice Sculpture Contest
COMMUNITY	Mardi Gras Career Fair Voter Registration St. Patrick's Day Social Enterprise Pitch Night	Farmer's Market Community Conservations 4th of July	Voter Registration KC Pride Day Wicked Problem Hackathon	Holiday Celebration MLK Day of Service

