

# THE COMBINE

COMMUNITY | SUSTAINABILITY | ECONOMY





## DESIGN AND DEVELOPMENT NARRATIVE

The Combine is a **thriving mixed-use, mixed-income neighborhood** within Kansas City designed as an **agricultural suburban microcosm** around three facets of urban development: community, sustainability, and economy. Drawing from the city's agricultural/livestock roots, The Combine weaves through the robust CBD as a **catalytic vision** promoting local, urban agriculture to create **zero-waste, self-sufficient** LEED platinum certified development as a vision for the future. The iconic Gateway Towers add to the city skyline, enhancing the connection to all sides through Kemp Bridge and 9th Street Boulevard. These **urban corridors** stitch together diverse disciplines, both enhancing overall **walkability and recreational capacity**.

### Community

**Affordable single-family residences** increase inclusivity and allow for a **low-density suburban-style living**. Leaving no reason to leave the community, The Combine provides an exemplar of future strategic design serving intergenerational communities. The proposal connects Paseo West with the East Village/CBD to provide **economic growth capabilities** along with additional recreational spaces for food truck gatherings and various activities. The bridge is a **green corridor** reconnecting the diverse local art/musical roots with the east and west sides of the community, complete with cycling art installations (Art Asylum) and event fireworks. The Admiral Garden provides a gathering space for residents and visitors for common activities, **social equity**, or to enjoy the landscaping bands between the buildings.

### Sustainability

A suburban interaction with animals through **resilient design** becomes available through implemented urban farmland along I-70. Leading into a **sustainable and ethical future**, The Combine works by conversion of unused highway sides as urban farmland. It strategically uses natural topography and infrastructure to divert **stormwater and recycled grey water** back to the gardens and farmlands, creating symbiosis with the human ecosystem and green infrastructure of the neighborhood. Envisioning a **self-reliant community**, The Combine sets the example for future sustainable developments taking advantage of the landscape through conversion into **ecologically and economically diversity**.

### Economy

The Combine supports community businesses and, as a promotion for the urban agricultural design, all food/beverage venues must source 60% of ingredients from the local farms, with subsidy incentives. The local market provides an annual membership for **healthy food accessibility**, where funds are recycled back towards development maintenance. The Combine rests as a **self-sufficient microgrid** providing to its community and allowing feedback to the KCMO macrogrid. The East Village Food Hall provides a plethora of goods, and adjacent is Holmes Square, a small **entertainment hub** designed to encompass annual events/activities for all citizens to enjoy.

**Pedestrian-centered streetscape enhancements** create a healthier post-COVID environment for residents to engage in and ensures strengthened culture and safety through **increased biking availability** as sustainable transportation. Small-scale transit stations encourage use, instead of personal vehicle, and are accessible at the mouth and tail end of 8th and 12th, stitching together the east and west of I-70 to promote social unity and equity.

The Combine creates a **catalytic leap** towards an **ecologically friendly and sustainable** center for residents to live and work, engaging with venues to encourage safe and sufficient circulation of the new mixed-use community.

The Combine employs a community centric, sustainable, and economic future.



## FINANCIAL NARRATIVE

The Combine, a state-of-the-art mixed-use development, will be constructed in 3 phases and will require \$488 million dollars in funding to complete. The final development will be LEED Platinum certified, environmentally friendly and will be a fully sustainable community. The Combine will bring a fresh view to urban development and will serve as a natural connection between the Central Business District in the West and the expanding Paseo West community to the east.

The Combine development will provide a central food hall, an organic grocery, Class-A office space, entertainment plaza, distribution hub, a Boutique hotel and new green-space designed to promote urban farming and the introduction of new Agricultural Technology to the East Village and Kansas City.

### Phase I

Phase I will utilize capital gained from multiple sources such as: \$47.8 million from Opportunity Zone funding, \$42.2 million from Low-Income Housing Credits (LIHTC) and \$127.5 Million in construction loan debt at 60 percent loan-to-cost. Phase I is expected to achieve a significant 13.2% Levered IRR while laying the foundation for a vibrant and diverse community.

### Phase II

Phase II construction will be financed similarly to Phase I with \$34.2 million from the Jackson County Opportunity Fund, \$25 million from LIHTC credits attributing to affordable housing in the development and \$77.5 million in construction loan debt. The Levered IRR for Phase II is expected to be 8.8% and will serve as the new headquarters for the Agro-Technology company AppHarvest.

### Phase III

The third phase will be funded with \$35.8 million from the Opportunity Fund, \$16.6 million from Low-income housing credits and nearly \$81.3 million from construction debt financing with a rate of 6% per year. We expect a 55.7% levered IRR for Phase III benefitting from the revenue generated by Phase I and II developments.

### Development Strategy

The phasing and development strategy are intentionally designed to maximize the amount of funding we can receive from the Opportunity Zone Fund before funding is unavailable after the 10 year threshold. Acquisitions of surrounding lots are strategically spaced throughout the tenure of the project and will total \$12.6 million in acquisition costs.

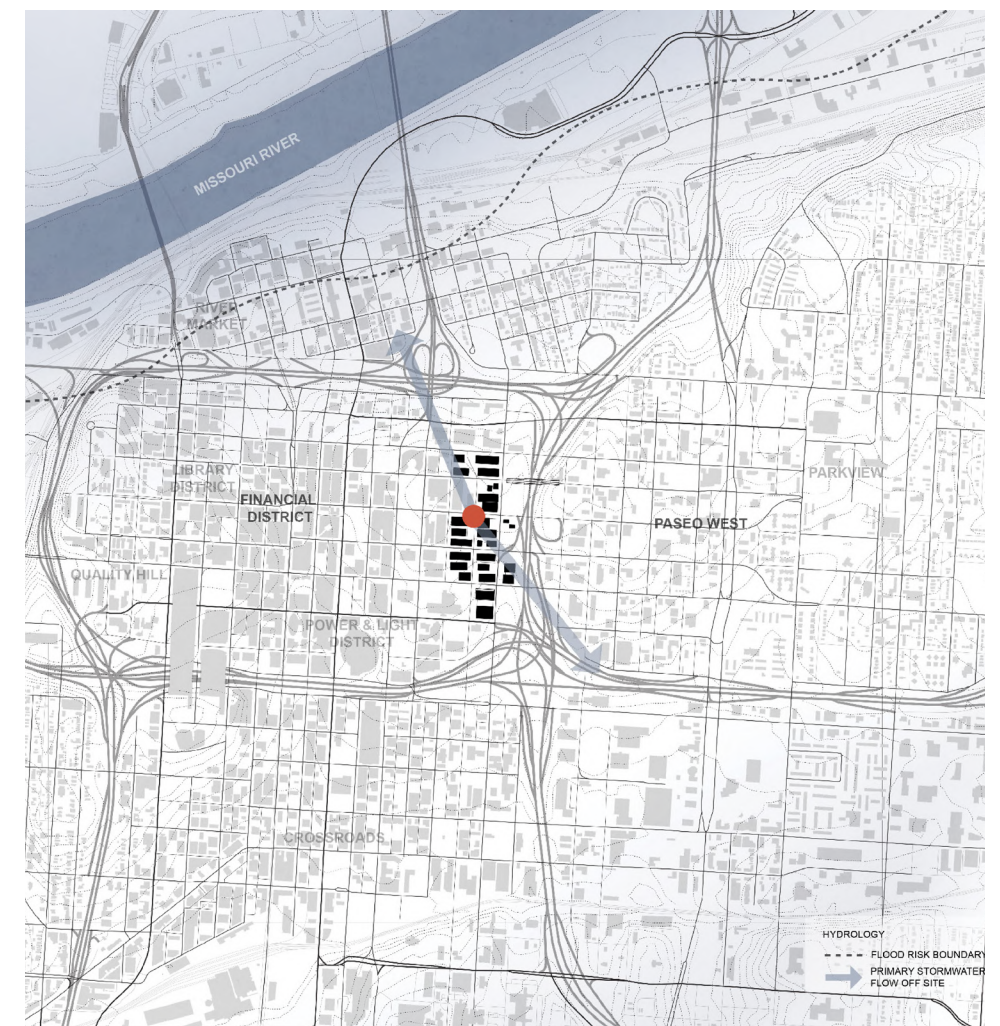
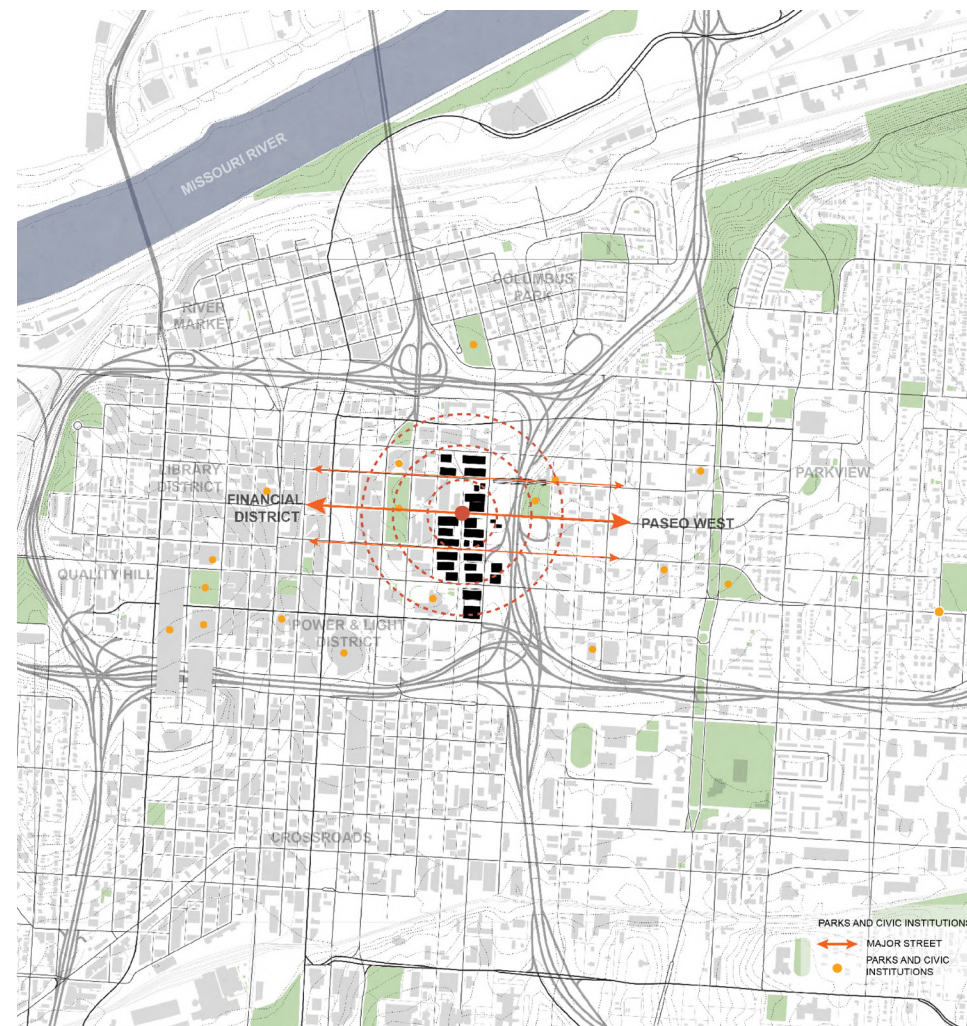
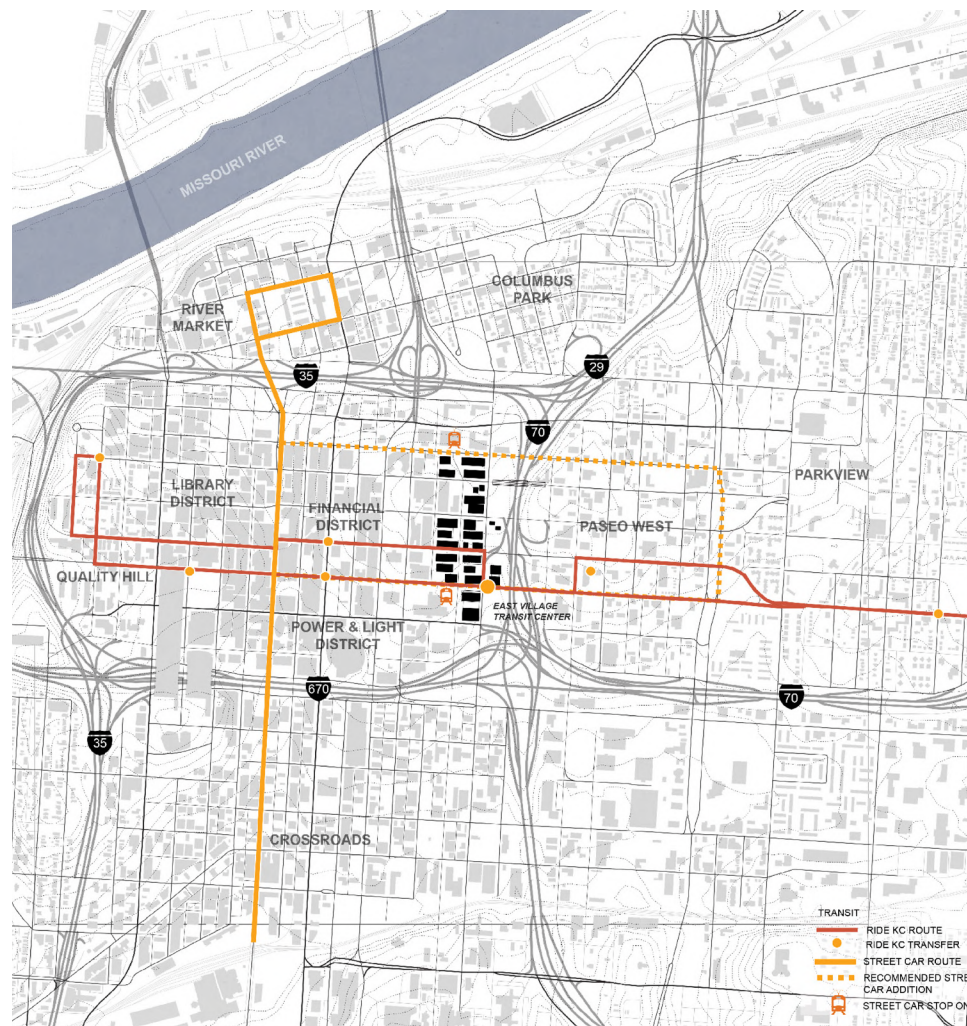
The Combine will have a final price tag of \$404 million dollars after subsidies to completely develop. While this cost is significant, the expected stabilized value of the project will be \$447 million dollars and will achieve a blended Levered IRR of 22.8%.

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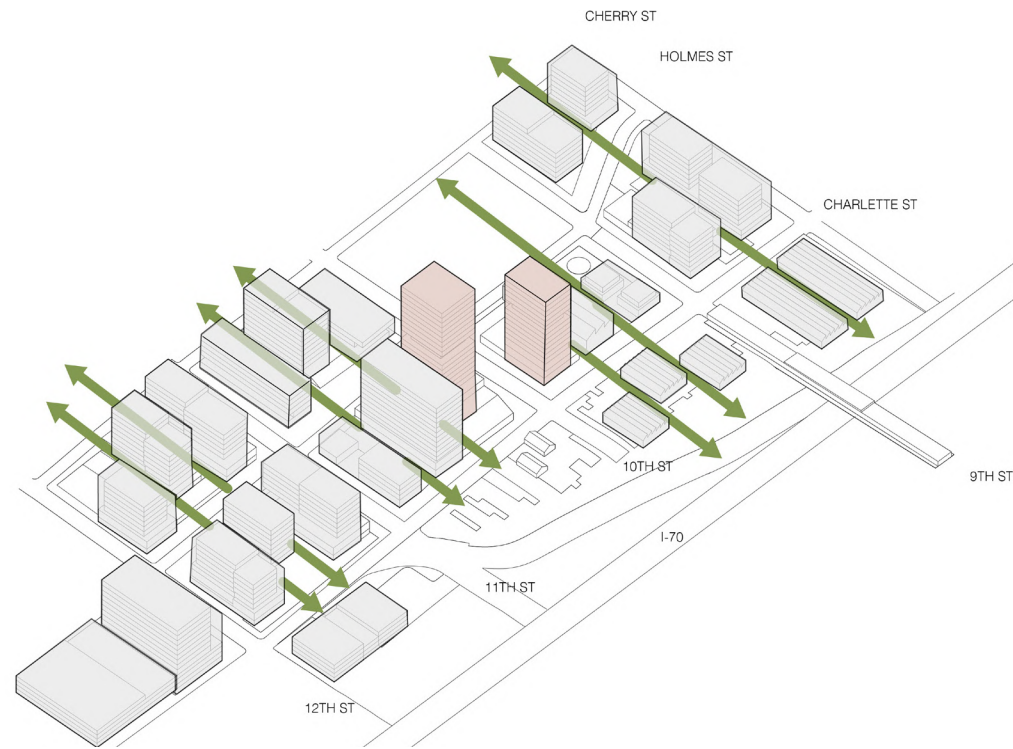
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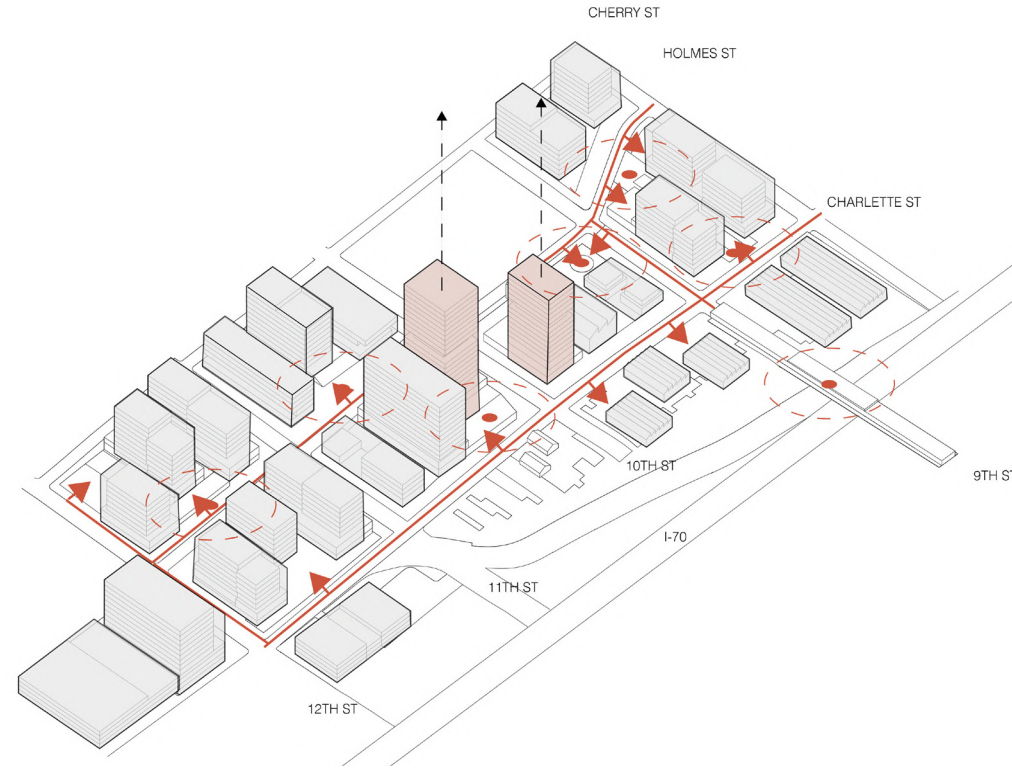
TRANSIT: RECONNECTING THE SITE TO KANSAS CITY NETWORK OF STREET CAR AND BUS ROUTES

URBAN DIAGRAM

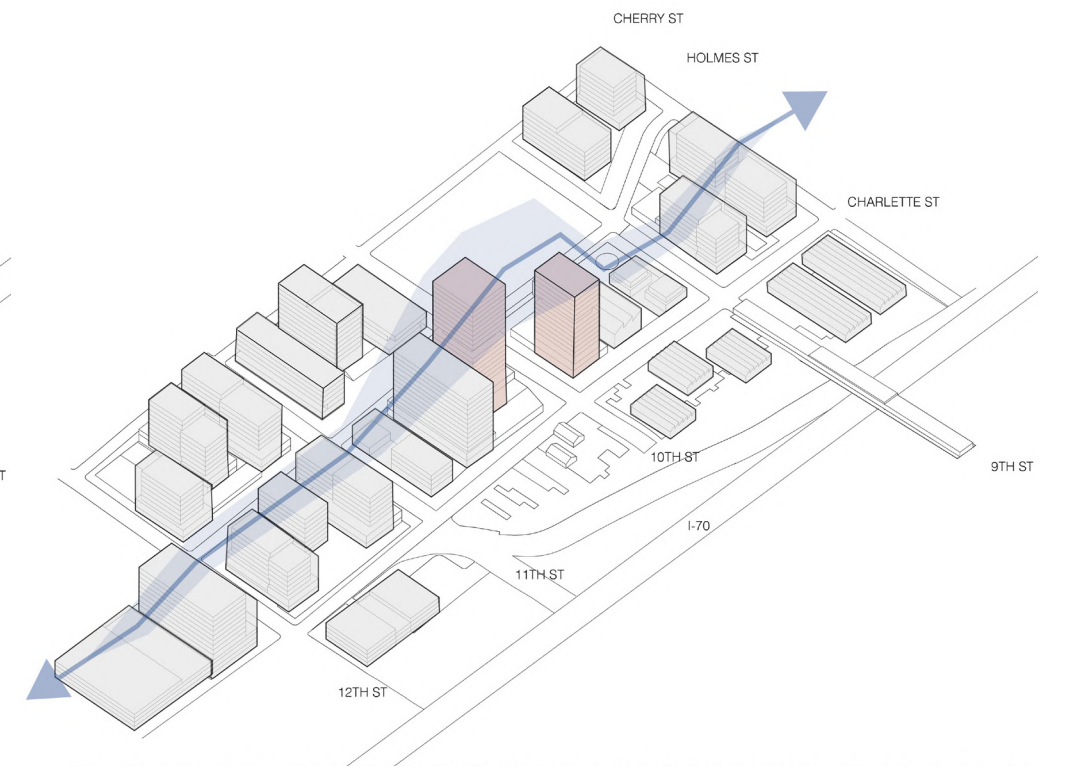
HYDROLOGY



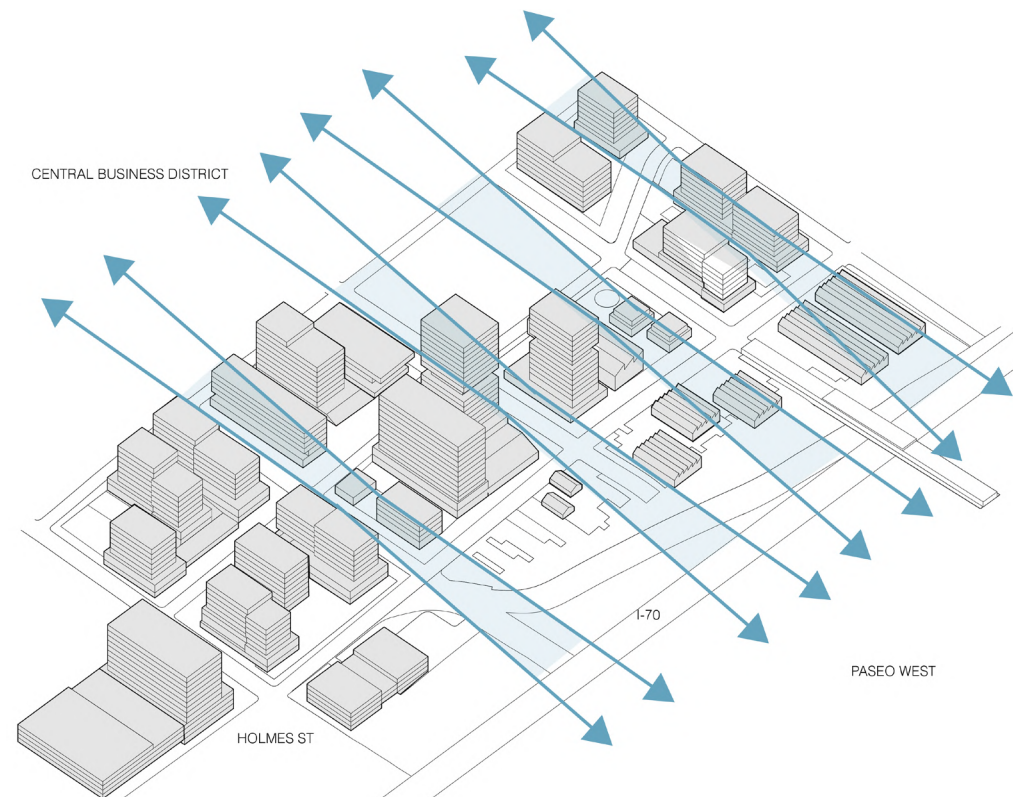
GREEN FINGER-LIKE LANDSCAPES ALTERNATE WITH STRIPS OF BUILDINGS



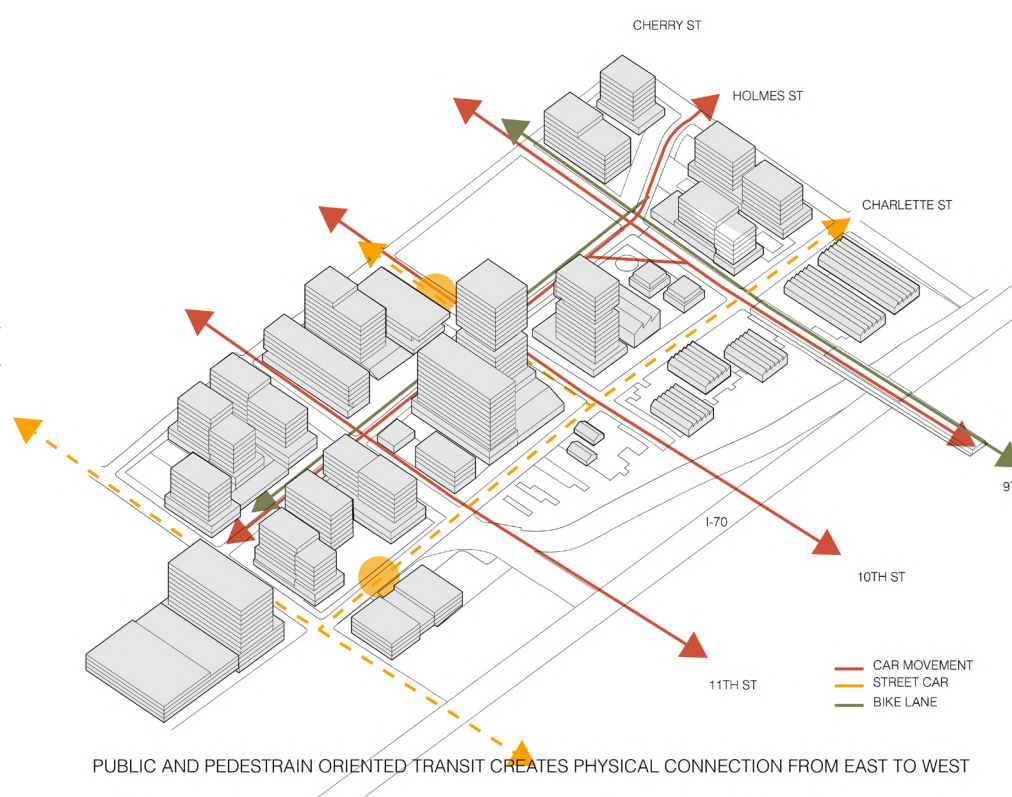
DOUBLE LOADED BUILDING VOLUMES ARE PUSHED AND PULLED BY PEDESTRIAN PATHS TO CREATE PLAZAS



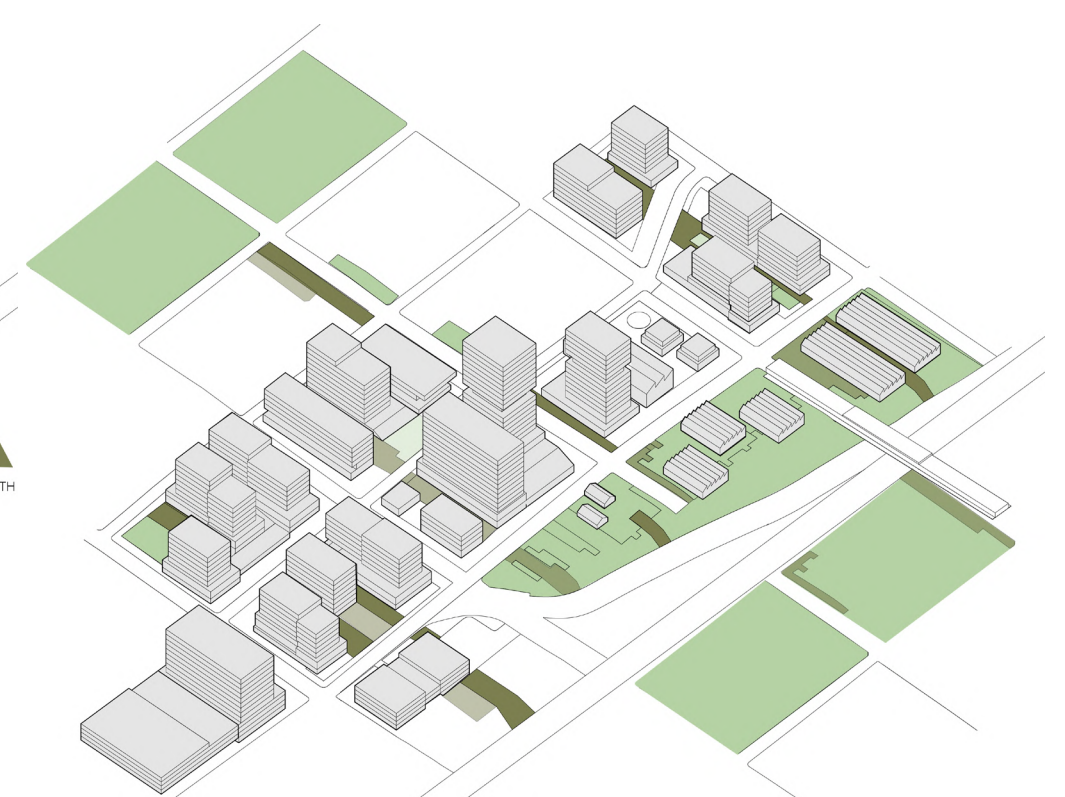
DERMARCTING THE DEVELOPMENT AS A GATEWAY BETWEEN EAST AND WEST OF I-70 WITH HIGHRISE BLOCK



CREATING VISUAL CONNECTION FROM EAST TO WEST

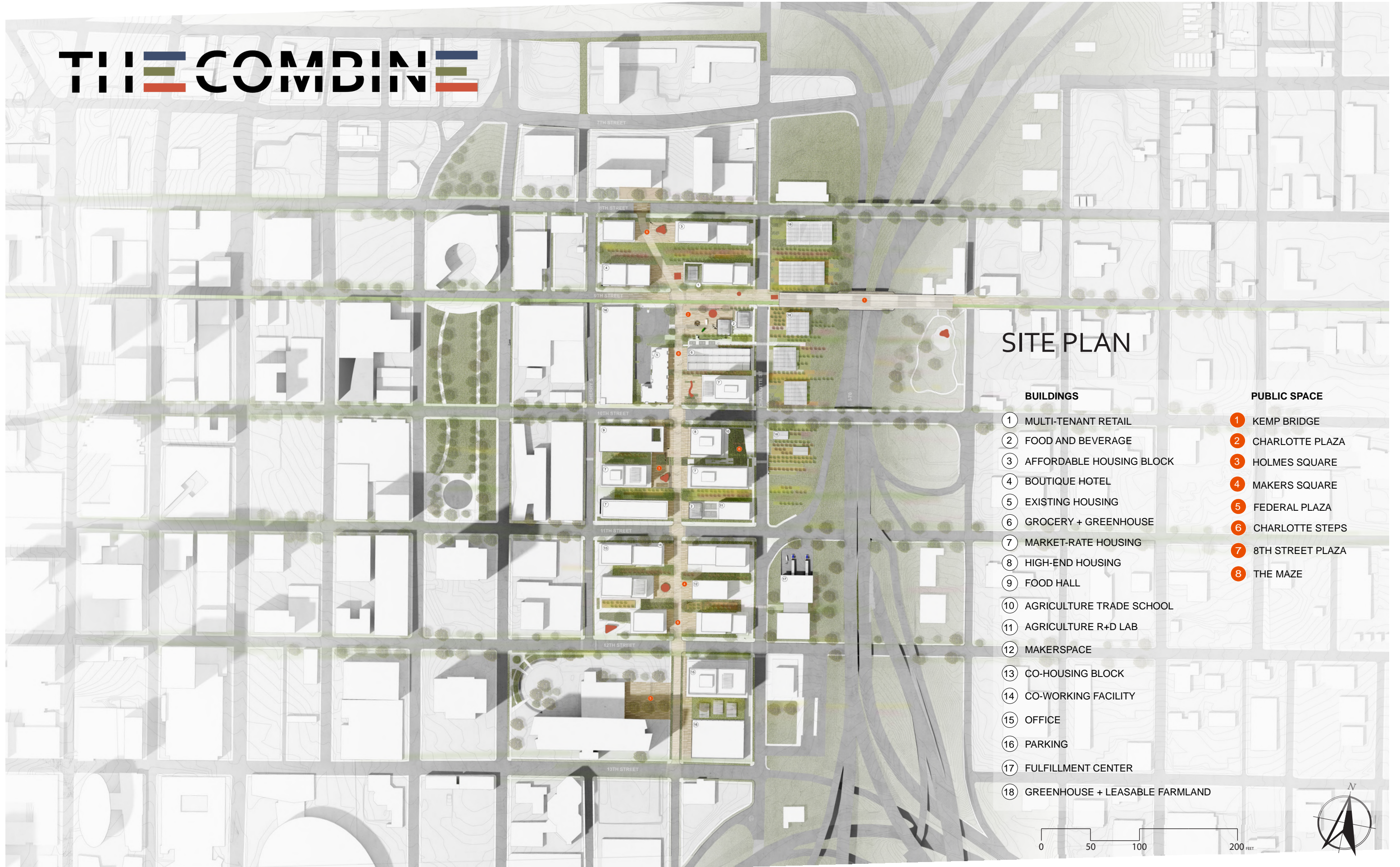


PUBLIC AND PEDESTRIAN ORIENTED TRANSIT CREATES PHYSICAL CONNECTION FROM EAST TO WEST



LANDSCAPE OF AGRICULTURE AND STORMWATER FILTER PLANTATIONS AND THERAPY GARDENS STITCH EAST AND WEST OF I-70  
VISUAL CONNECTION FROM EAST TO WEST

# THE COMBINE



## SITE PLAN

### BUILDINGS

- ① MULTI-TENANT RETAIL
- ② FOOD AND BEVERAGE
- ③ AFFORDABLE HOUSING BLOCK
- ④ BOUTIQUE HOTEL
- ⑤ EXISTING HOUSING
- ⑥ GROCERY + GREENHOUSE
- ⑦ MARKET-RATE HOUSING
- ⑧ HIGH-END HOUSING
- ⑨ FOOD HALL
- ⑩ AGRICULTURE TRADE SCHOOL
- ⑪ AGRICULTURE R+D LAB
- ⑫ MAKERSPACE
- ⑬ CO-HOUSING BLOCK
- ⑭ CO-WORKING FACILITY
- ⑮ OFFICE
- ⑯ PARKING
- ⑰ FULFILLMENT CENTER
- ⑱ GREENHOUSE + LEASABLE FARMLAND

### PUBLIC SPACE

- ① KEMP BRIDGE
- ② CHARLOTTE PLAZA
- ③ HOLMES SQUARE
- ④ MAKERS SQUARE
- ⑤ FEDERAL PLAZA
- ⑥ CHARLOTTE STEPS
- ⑦ 8TH STREET PLAZA
- ⑧ THE MAZE



# THE COMBINE

The East Village is located at the threshold of two dissimilar localities; while Paseo West remains stagnant, the Central Business District on the West of I-70. The proposal ties back to the agricultural and cultural roots of Kansas city. The vision for the future is to re-establish the missing link between the Central Business District with Paseo West using Kansas city's historic roots.

The future phasing will include further development of the Kemp Bridge (after its pedestrainization in phase II) into a cultural point for the city. With unique views to the KAW Riverside communities, and further south from the site, the Kemp will be the nucleus of a strong music, food and art culture.



SITE SECTION

THE COMBINE SECTION VIEW

# THE COMBINE

## THE MAZE

The Gateway blends in with the scale of Central Business District's skyline on the west







**THE COMBINE**

Nighttime southeast view of Holmes Square, open for any cultural events and activities. complete with food truck accessibility



**THE COMBINE**

Daytime southeast view of Holmes Square, open for any cultural events and activities. complete with food truck accessibility

# THE COMBINE

Perspective of the East Village Food Hall overlooking Holmes Square and the main boulevard of The Combine



# THE COMBINE

Perspective view of a recreation lawn, connecting the east and west sides of The Combine over Holmes Street



# THE COMBINE

## KEMP BRIDGE

Looking South West, at The Gateway residential towers from the bike lane on Kemp pedestrian bridge. The Gateway blends in with the scale of Central Business District's skyline on the west. On the east, the Combine steps to match the scale of buildings on Paseo West through Greenhouses



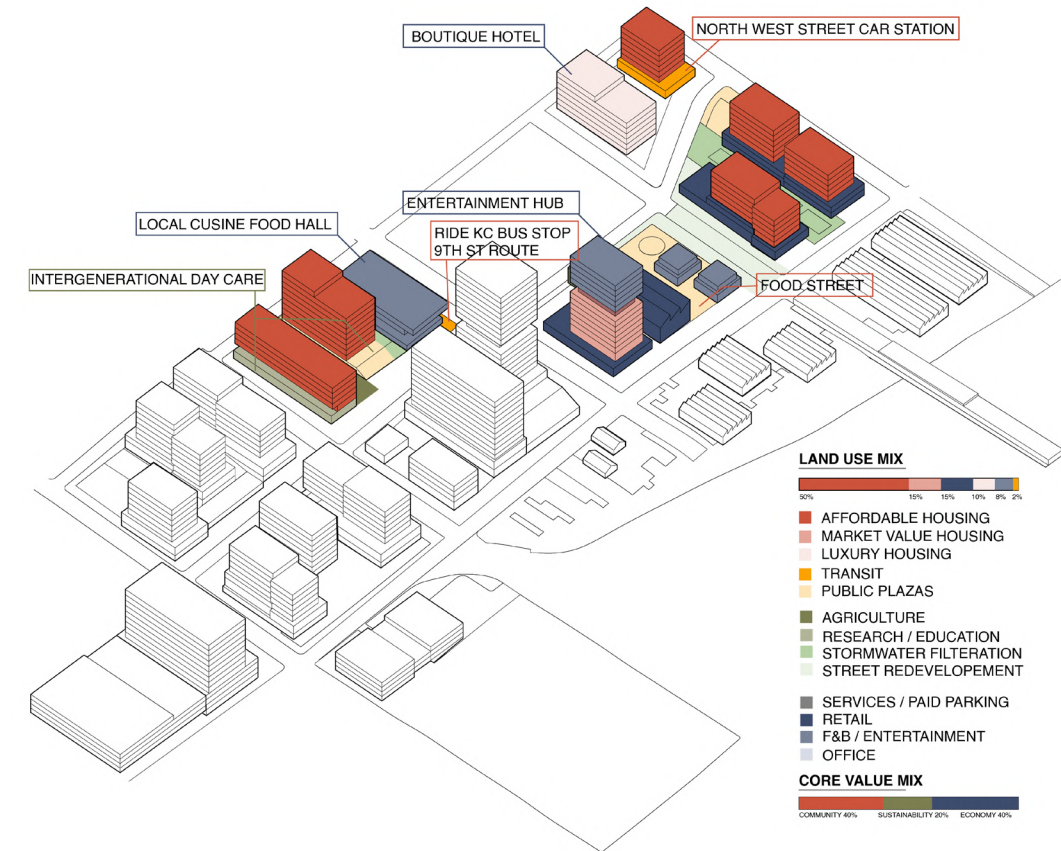
# THE COMBIN PHASE I

## PHASE I - USES

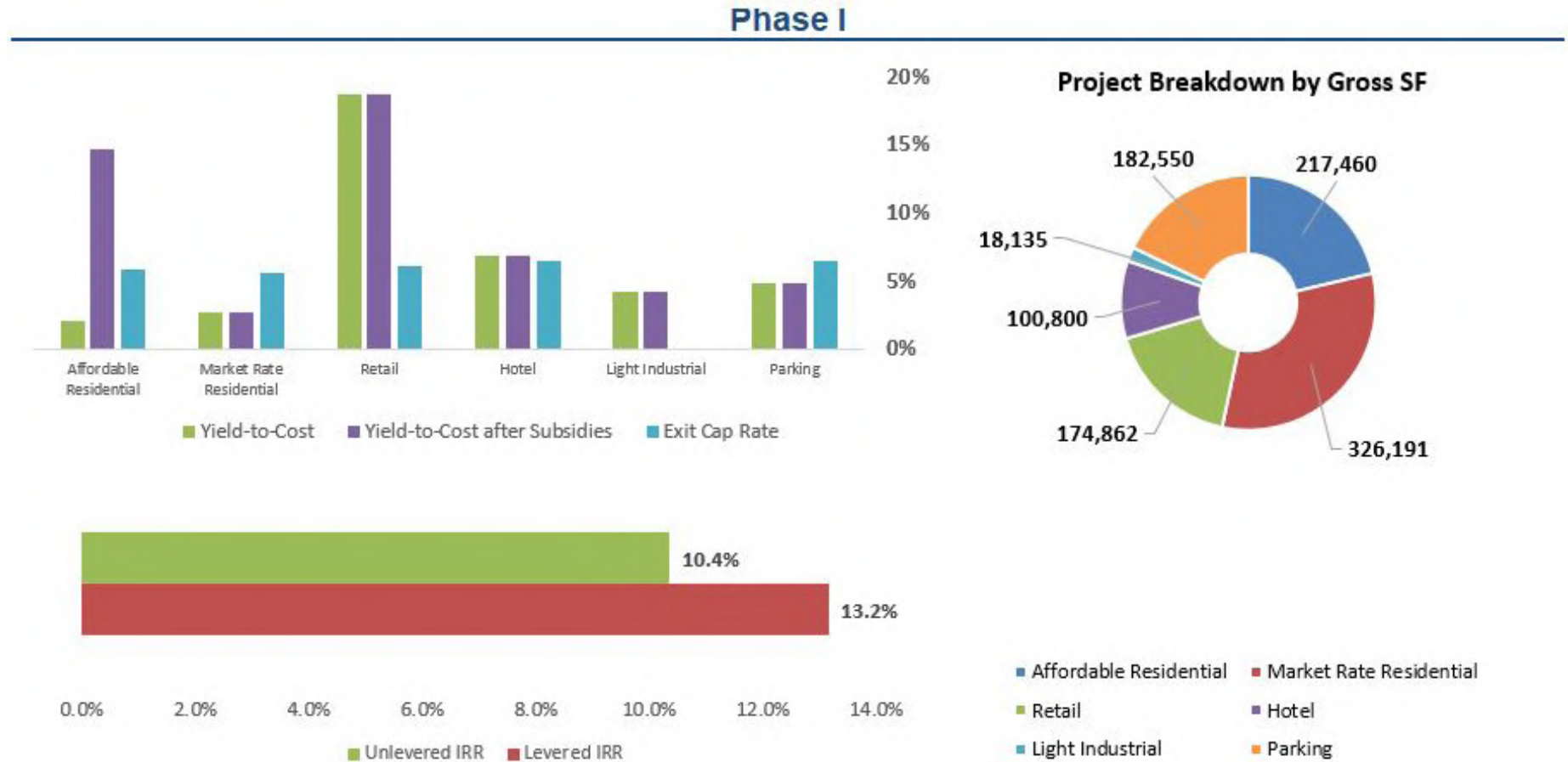
Use	Amount	%	\$/PSF
Land Costs	\$5,036,908	2%	\$4.94
Hard Costs	\$170,775,925	78%	\$167.43
Soft Costs	\$3,548,843	6%	\$13.28
Infrastructure costs	\$8,844,048	4%	\$8.67
Origination Fee	\$12,471,783	6%	\$12.23
Interest reserve	\$813,410	0%	\$0.80
Developer	\$3,855,582	3%	\$5.62
			<b>TOTAL \$136,772,517</b>

## PHASE I - SOURCES

Use	Amount	%
Low income housing tax credit	\$42,207,068.00	19%
Opportunity Zone Credit	\$47,888,891.00	22%
Construction Loan	\$127,588,577.00	59%
		<b>TOTAL \$217,684,536</b>



CREATING THE  
NUCLEUS IN  
A STRATEGIC  
LOCATION



### PHASE II - USES

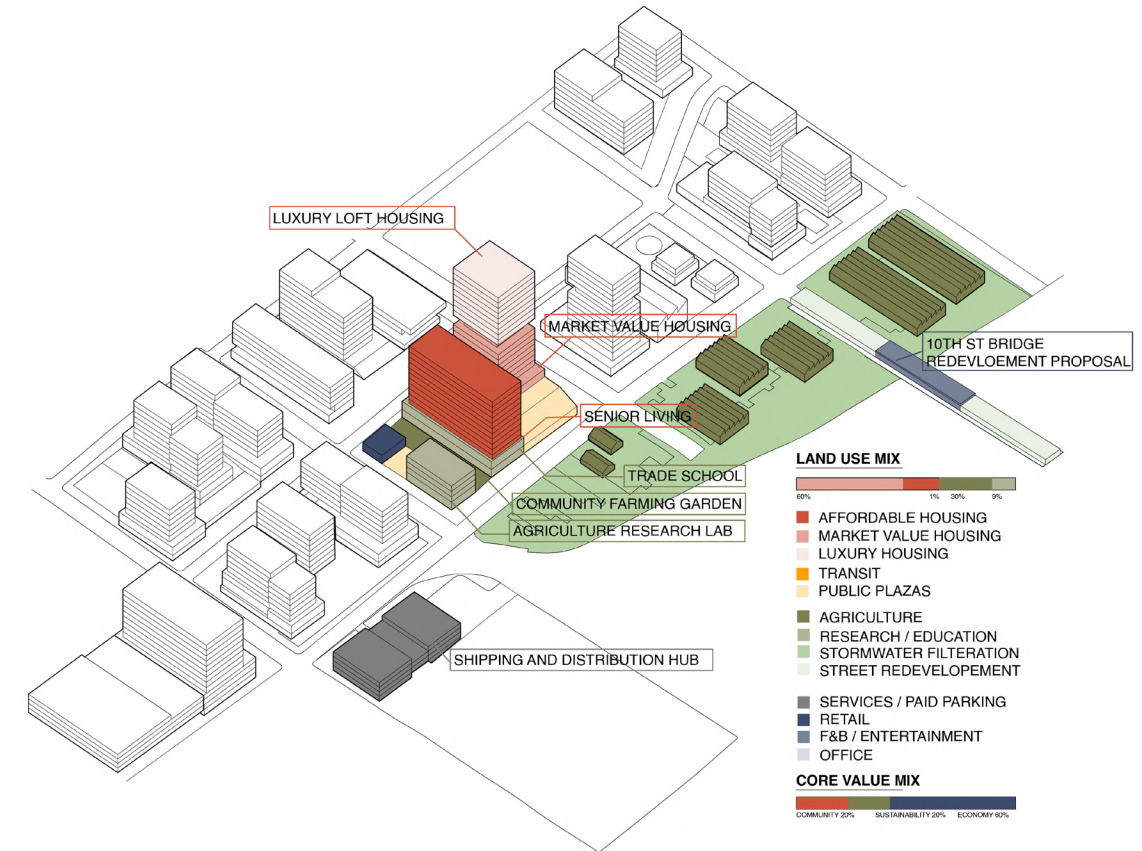
Use	Amount	%	\$/PSF
Land Costs	\$4,397,537	2%	\$6.41
Hard Costs	\$108,094,855	79%	\$157.62
Soft Costs	\$9,101,550	7%	\$13.27
Infrastructure costs	\$3,200,000	2%	\$4.67
Origination Fee	\$7,576,113	6%	\$11.05
Interest reserve	\$546,880	1%	\$0.80
Developer	\$3,806,382	3%	\$4.15

TOTAL \$ \$133,890,764

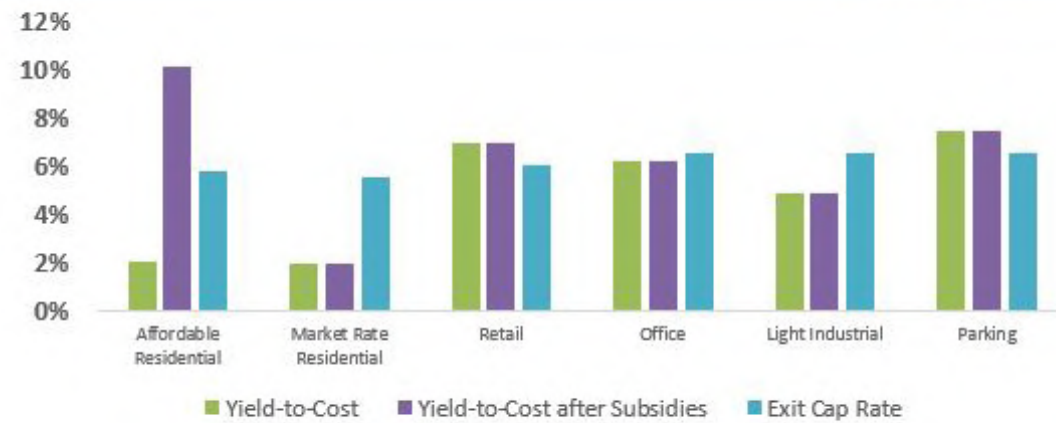
### PHASE II - SOURCES

Use	Amount	%
LIHTC	\$25,045,526.00	18%
Opportunity Zone Credit	\$34,222,003.00	25%
Construction Loan	\$77,504,988.00	57%

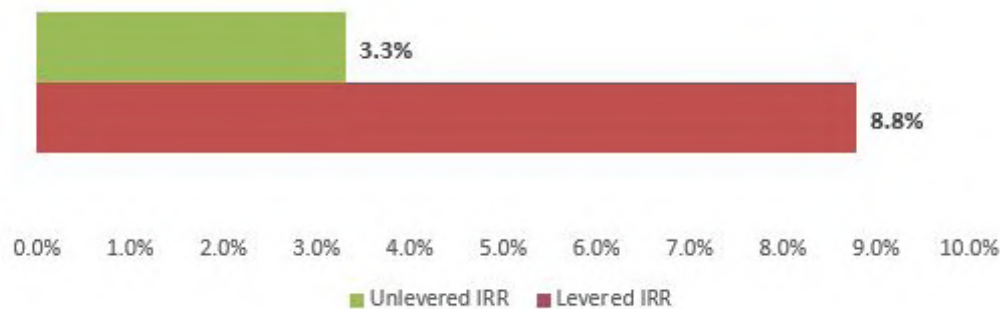
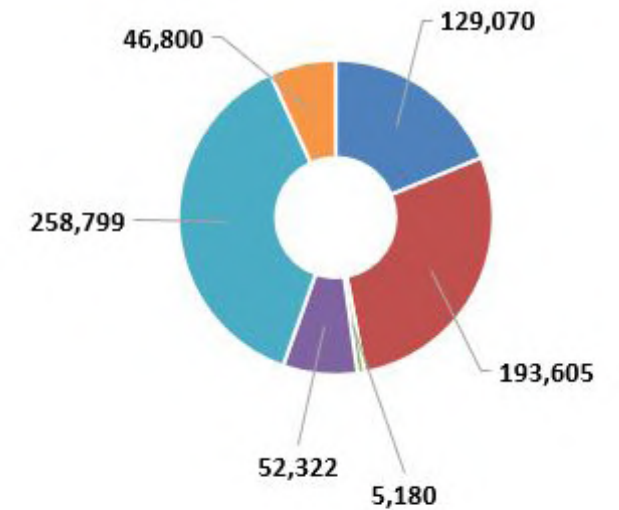
TOTAL \$136,772,517



### Phase II



### Project Breakdown by Gross SF



- Affordable Residential
- Market Rate Residential
- Retail
- Office
- Light Industrial
- Parking

EXPANDING  
SOUTHWARD  
AND EASTWARD  
TO SUSTAINABLY  
SUPPORT  
NUCLEUS

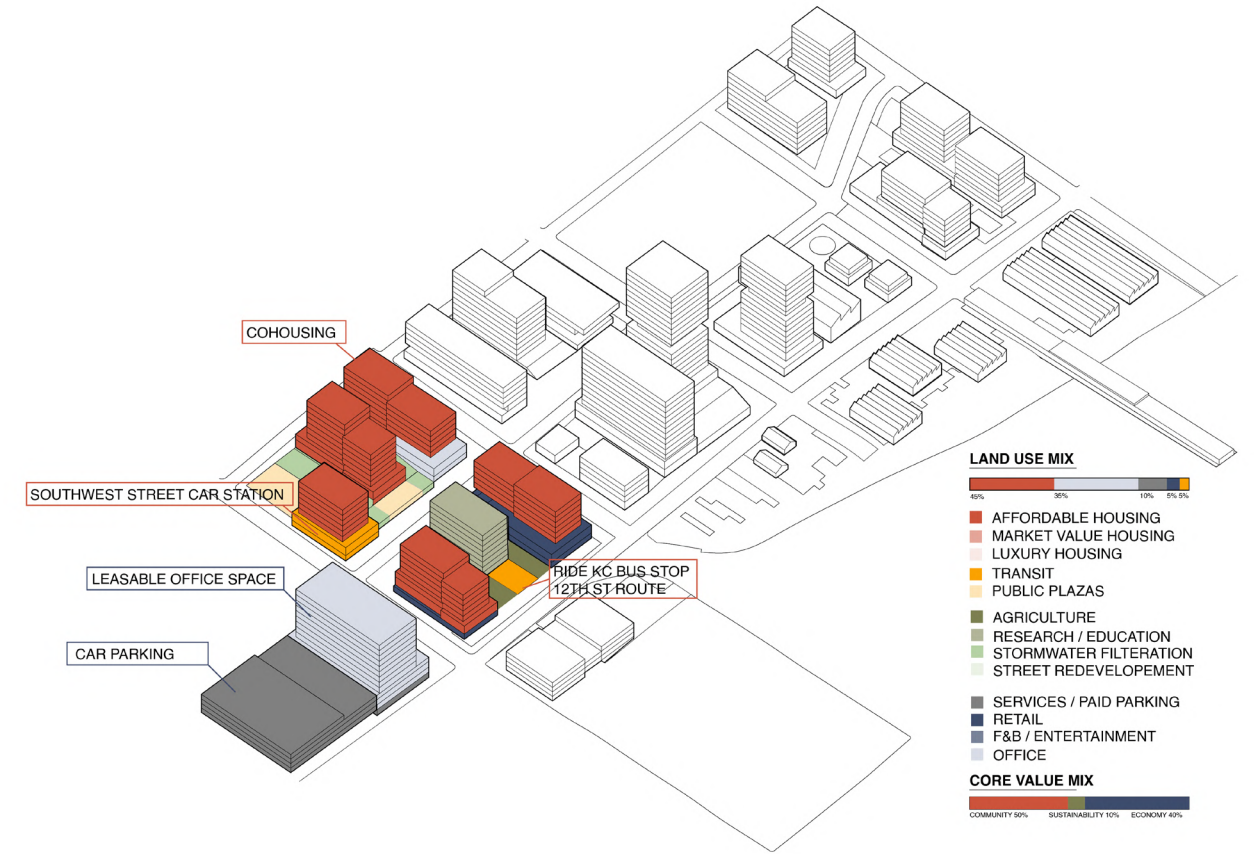
# THE COMBIN

## PHASE III

### PHASE III - USES

TOTAL \$ \$133,890,764

Use	Amount	%	\$/PSF
Land Costs	\$3,204,981	2%	\$3.50
Hard Costs	\$104,119,479	78%	\$113.64
Soft Costs	\$10,645,977	8%	\$11.62
Infrastructure costs	\$3,521,200	3%	\$3.84
Origination Fee	\$7,953,035	6%	\$8.68
Interest reserve	\$639,710	1%	\$0.70
Developer	\$3,806,382	3%	\$4.15

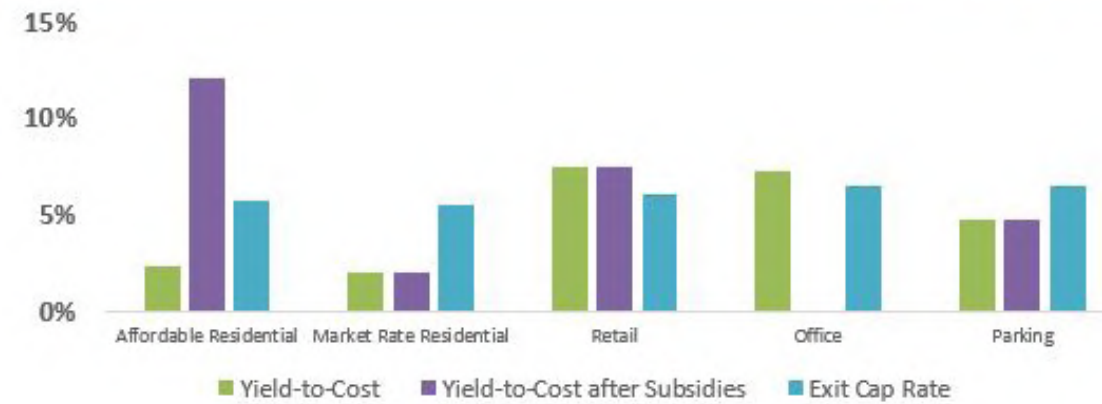


### PHASE III - SOURCES

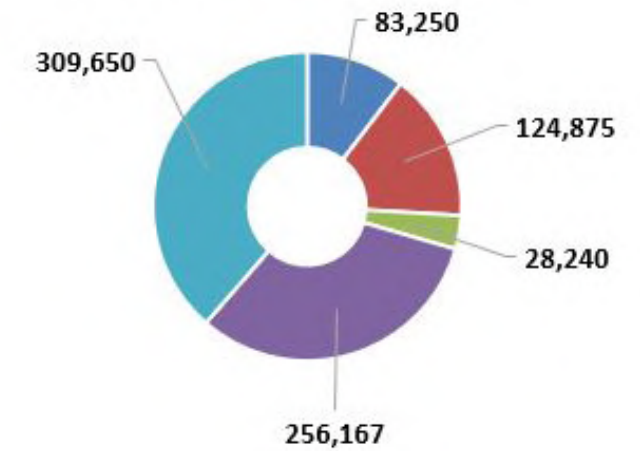
TOTAL \$ \$133,890,764

Use	Amount	%
Low income housing tax credit	\$16,675,262.00	12%
Opportunity Zone Credit	\$35,854,526.00	27%
Construction	\$81,360,976.00	61%

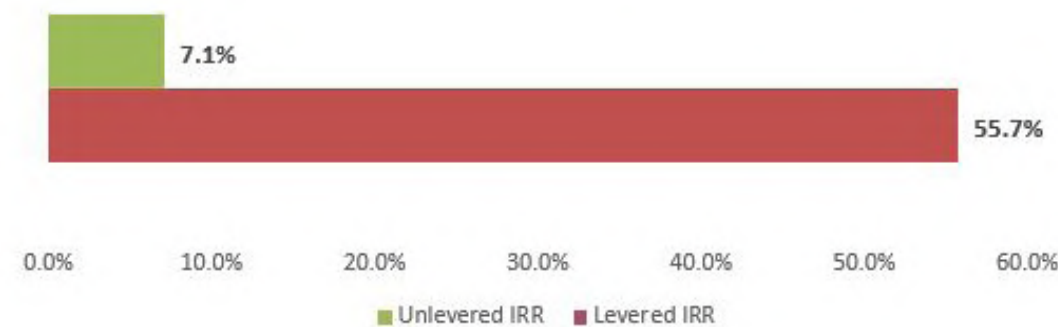
### Phase III



### Project Breakdown by Gross SF



- Affordable Residential
- Market Rate Residential
- Retail
- Office
- Parking



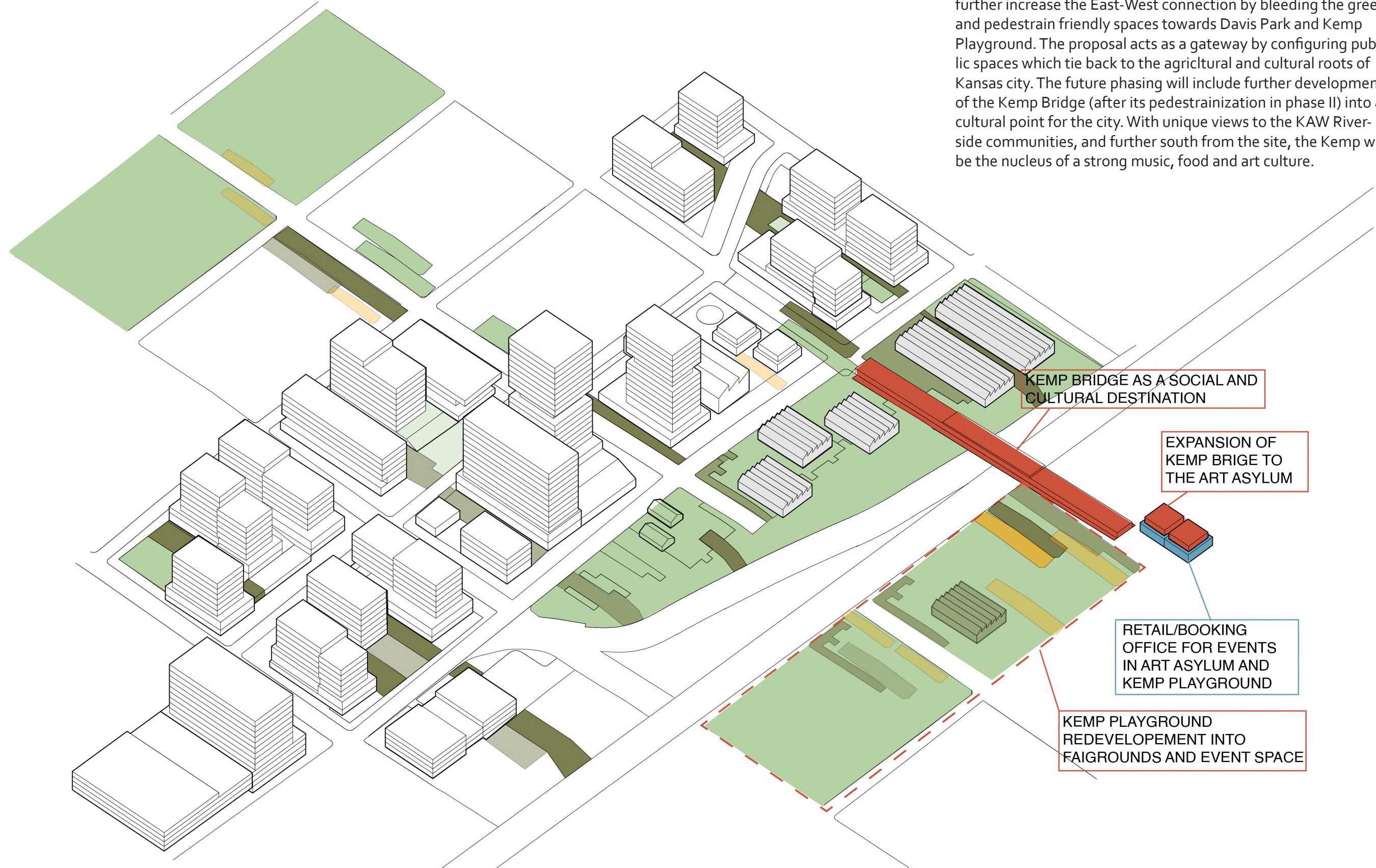
ESTABLISHING  
INFRASTRUCTURE  
TO ECONOMICALLY  
SUPPORT THE  
DEVELOPMENT



## FUTURE PHASING

### CULTURAL HUB TO CONNECCT CENTRAL BUSINESS DISTRICT AND PASEO WEST

The East Village is located at the threshold of two dissimilar localities; while Paseo West remains stagnant, the Central Business District on the West of I-70. The future phasing aims to further increase the East-West connection by bleeding the green and pedestrian friendly spaces towards Davis Park and Kemp Playground. The proposal acts as a gateway by configuring public spaces which tie back to the agricultural and cultural roots of Kansas city. The future phasing will include further development of the Kemp Bridge (after its pedestrianization in phase II) into a cultural point for the city. With unique views to the KAW Riverside communities, and further south from the site, the Kemp will be the nucleus of a strong music, food and art culture.



# THE COMBINE THE CIVILIAN

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TEAM 2021-2599