



FLAHERTY & COLLINS
PROPERTIES

4th & Minnesota

Kansas City, Kansas



www.flcp.com



F&C OVERVIEW

DEVELOPMENT OVERVIEW

22,150,000M

Total SF Developed

\$1.1T

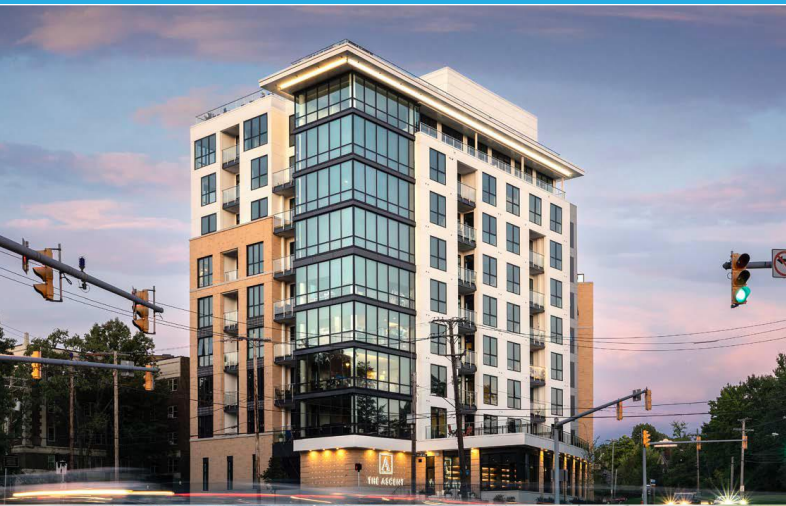
Development Value

17,036

Units Developed

102

Projects Developed



Overview

400+

EMPLOYEES

Top 50

Nationally Ranked Developer the
Past 10-Years

8

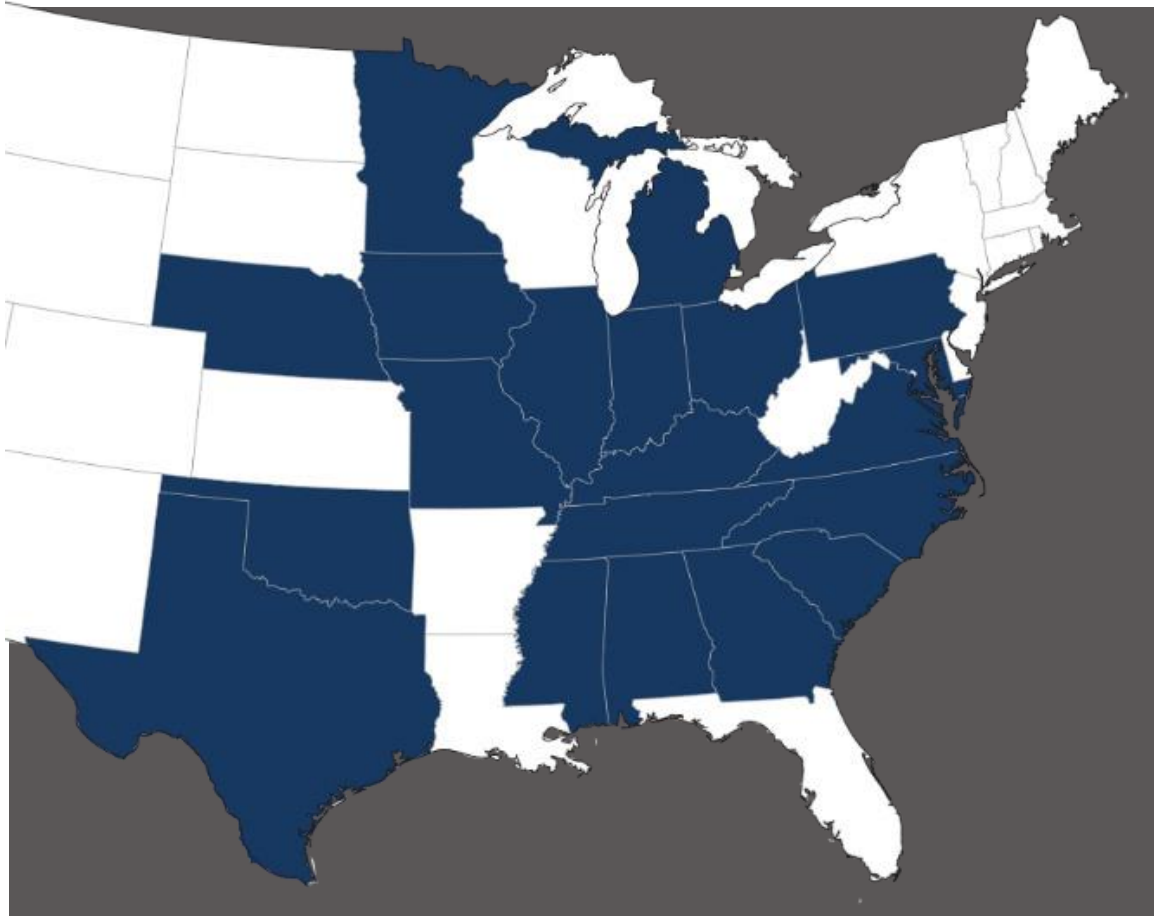
States we Currently
Manage In

AMO

Accredited Management
Organization Exclusive Designation

FIRM EXPERIENCE

SINCE 1993, F&C HAS DEVELOPED, CONSTRUCTED, AND/OR MANAGED IN THE FOLLOWING STATES:



- ALABAMA
- CONNECTICUT
- FLORIDA*
- GEORGIA
- ILLINOIS*
- INDIANA*
- IOWA
- KANSAS*
- KENTUCKY*
- MARYLAND
- MICHIGAN
- MINNESOTA*
- MISSISSIPPI
- MISSOURI*
- NEBRASKA
- NORTH CAROLINA
- OHIO*
- OKLAHOMA
- PENNSYLVANIA
- SOUTH CAROLINA
- TENNESSEE
- TEXAS
- VIRGINIA
- WASHINGTON D.C.*

CURRENT PORTFOLIO

94

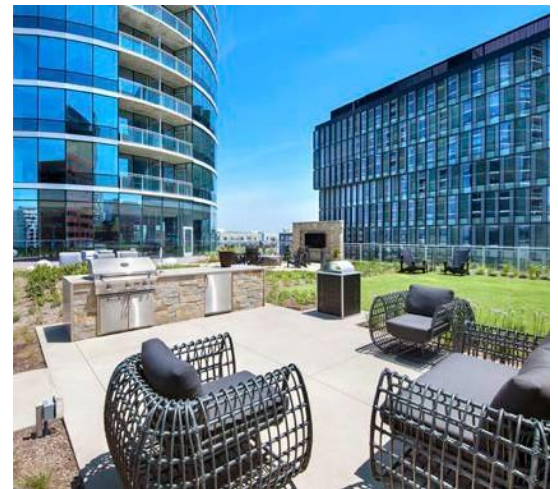
PROPERTIES

15,000+

MULTIFAMILY UNITS

*STATES WE CURRENTLY MANAGE IN

PROJECT PORTFOLIO



360 MARKET SQUARE

INDIANAPOLIS, IN

TOTAL UNITS	292 Units
TOTAL SQUARE FEET	Residential - 267,308 SF Retail - 41,914 SF
TOTAL DEVELOPMENT COST	\$116,754,498



THE FRANKLIN

AT 11TH STREET STATION



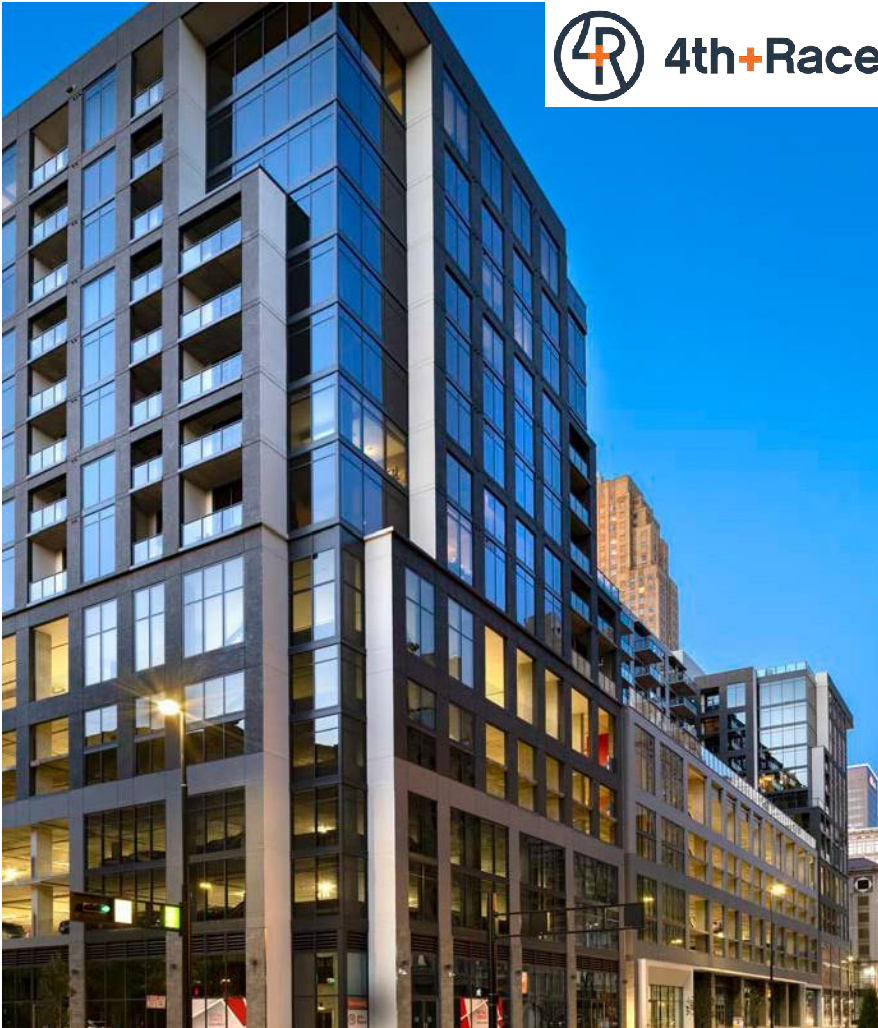
THE FRANKLIN

MICHIGAN CITY, IN

TOTAL UNITS	220 Units
TOTAL SQUARE FEET	Residential - 431,693 SF Retail - 5,600 SF
TOTAL DEVELOPMENT COST	\$101,000,000



PROJECT PORTFOLIO



4TH+RACE

CINCINNATI, OH

TOTAL UNITS

264 Units

TOTAL SQUARE FEET

Residential - 239,471
SF Retail - 20,000 SF

TOTAL DEVELOPMENT COST

\$78,957,073

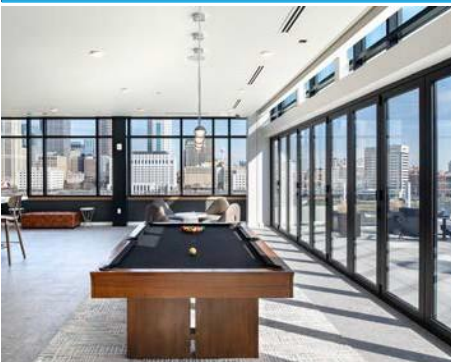


PROJECT PORTFOLIO



ONE AT THE PENINSULA COLUMBUS, OH

TOTAL UNITS	330 Units
TOTAL SQUARE FEET	Residential - 263,931 SF Retail - 11,928 SF
TOTAL DEVELOPMENT COST	\$63,451,634





THE HELM

KANSAS CITY, KS

TOTAL UNITS	224 Units
TOTAL SQUARE FEET	Residential – 170,000 sq. ft.
TOTAL DEVELOPMENT COST	\$54,000,000





THE HEIGHTS AT LINDEN SQUARE

GLADSTONE, MO

TOTAL UNITS	224 Units
TOTAL SQUARE FEET	Residential - 202,307 SF Retail - 10,269 SF
TOTAL DEVELOPMENT COST	\$31,139,538



PROJECT PORTFOLIO

union
BERKLEY
RIVERFRONT



UNION AT BERKLEY RIVERFRONT

KANSAS CITY, MO

TOTAL UNITS	407 Units
TOTAL SQUARE FEET	Residential - 350,754 SF Retail - 14,581 SF
TOTAL DEVELOPMENT COST	\$50,603,559



PROJECT PORTFOLIO



THE YARDS

KANSAS CITY, MO

TOTAL UNITS	230 Units
TOTAL SQUARE FEET	Residential - 199,977 SF Retail - 3,150 SF
TOTAL DEVELOPMENT COST	\$41,956,335



PROJECT PORTFOLIO



THE BELLWETHER

KANSAS CITY, MO

TOTAL UNITS	248 Units
TOTAL SQUARE FEET	Residential - 235,899 SF Retail - 16,000 SF
TOTAL DEVELOPMENT COST	\$112,000,000





KEY CONSULTANTS

QUALIFIED CONSULTANTS

KEM STUDIO
Architect

- *Prequalified subconsultant through KCK RFI process*

LAND3
Landscape Architect

- *Prequalified subconsultant through KCK RFI process*
- *MBE / DBE*

FSC
MEP Engineer

- *Prequalified subconsultant through KCK RFI process*
- *MBE / DBE / WBE*

BHC RHODES
Civil Engineer

- *Prequalified subconsultant through KCK RFI process*
- *LBE (Local)*

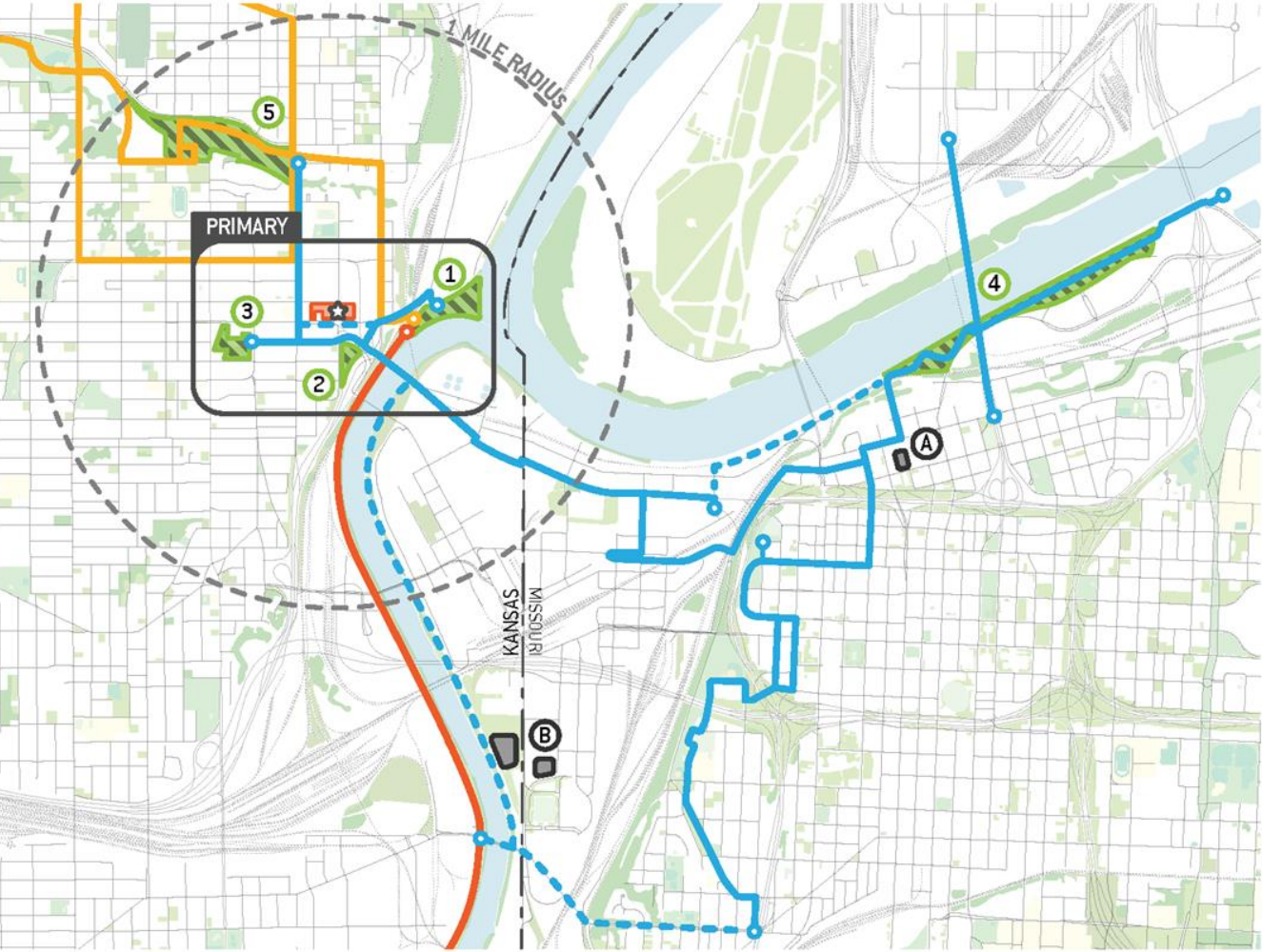
A modern interior space featuring a large, colorful mural on the ceiling and walls. The mural depicts a complex, abstract design with floral and geometric patterns in shades of blue, white, and red. In the foreground, there are two bright green sofas facing each other, with a round white coffee table in the center. The coffee table has a small orange candle and some decorative items on it. In the background, there is a bar area with five brown bar stools and three white pendant lights hanging from the ceiling. An "EXIT" sign is visible above a door on the right side of the image. The overall atmosphere is bright and contemporary.

SITE PLAN & PHASING

CONNECTIVITY

RESEARCH : ESTABLISHING RELATIONSHIPS, TRAILS, LANDMARKS, AND GREEN AMENITIES

Situated at the confluence of Kansas City's two largest rivers and the confluence of the city's sprawling trail system, the project aims to leverage this unique positioning toward the goals of **REVITALIZATION**, **PUBLIC INVITATION**, and **CONNECTIVITY**. The project team is proposing the creation not only of a building that serves as a **GATEWAY** into the City of Kansas City, Kansas, but also as an **ICONIC** beacon of the greater metro's history and connectedness. *Strengthening relationships with the already present neighbors will lay the foundation for a uniquely urban and pedestrian development that promotes the abundant amenities found in the area.*



SITE

- 1 KAW POINT PARK
- 2 STRAWBERRY HILL OVERLOOK
- 3 HURON PARK
- 4 BERKELY RIVERFRONT
- 5 JERSEY CREEK PARK
- RIVERFRONT HERITAGE TRAIL
- FUTURE TRAIL EXPANSION
- NE KCK HERITAGE TRAIL
- ARMOURDALE LEVEE TRAIL

A 5TH AND MAIN DEVELOPMENT



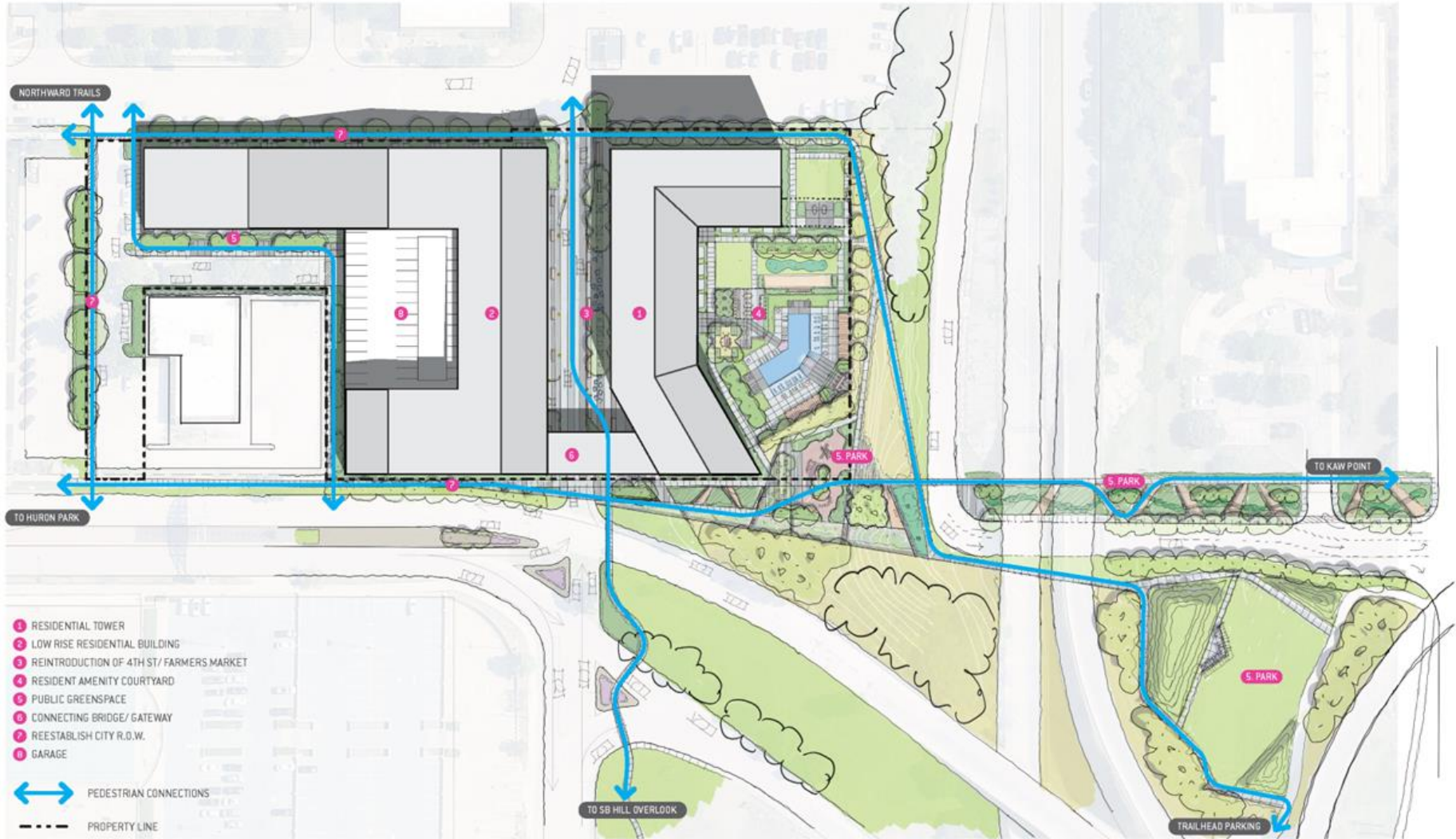
FLAHERTY & COLLINS + KEM STUDIO
ANTICIPATED COMPLETION 2025
KCMO PUBLIC / PRIVATE PARTNERSHIP

B THE YARDS PHASE 1 AND 2



FLAHERTY & COLLINS + KEM STUDIO
PHASE 1 COMPLETE 2020
PHASE 2 ANTICIPATED COMPLETION 2025
PHASE 3 IN DEVELOPMENT
KCK PUBLIC / PRIVATE PARTNERSHIP

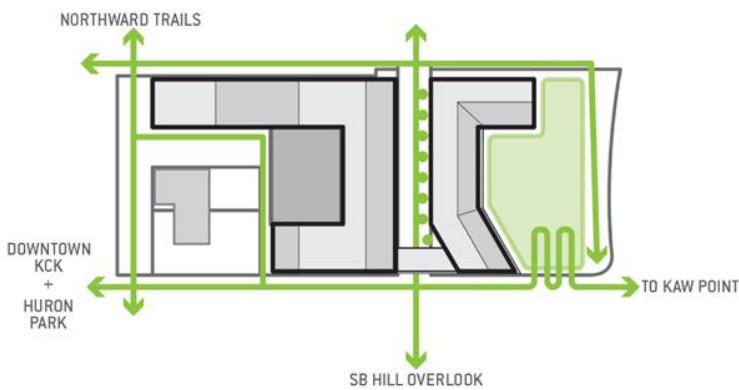
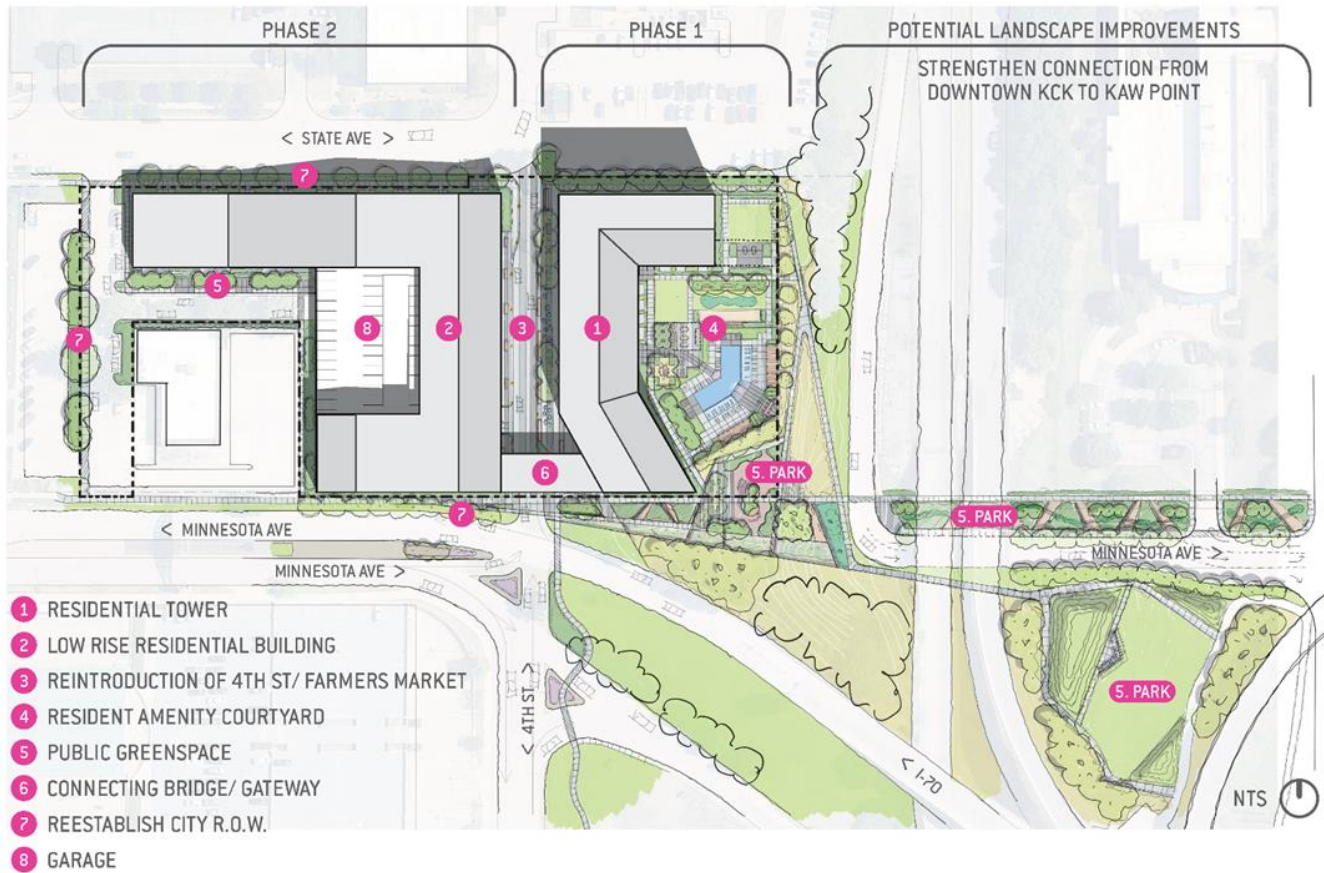
SITE PLAN



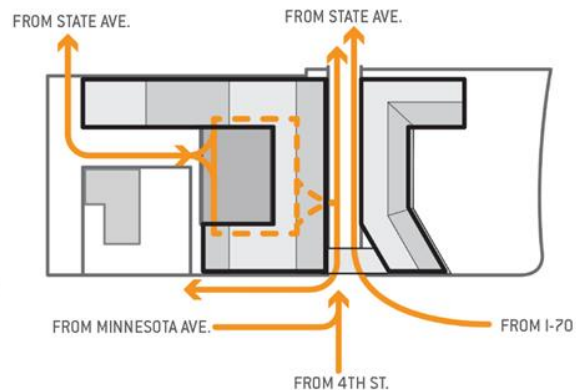
SITE PLAN PROGRAMMING

SITE PLAN : PROGRAM DISTRIBUTION, OUTDOOR IMPROVEMENTS, CIRCULATION, AND PHASING

This project carries significant weight in **REVITALIZING** the immediate area. Divided into two phases, Phase 1 focuses on constructing an **ICONIC** 12-story residential tower with prime ground level commercial space and surrounding green space for public and private use. It lays the foundation for the success of the project by establishing strong public connections between the site and Kaw Point through pedestrian and bike pathways, parks, and communal spaces as well as the re-connection of 4th Street between Minnesota & State Avenues. Phase 2 will complete the envisioned structure by connecting a mid-rise residential building to the tower, incorporating a concealed parking garage. This phased approach allows heightened focus during implementation resulting in both a city-scale icon and a pedestrian-friendly design that directly links Downtown KCK and the Kansas River via the project site.



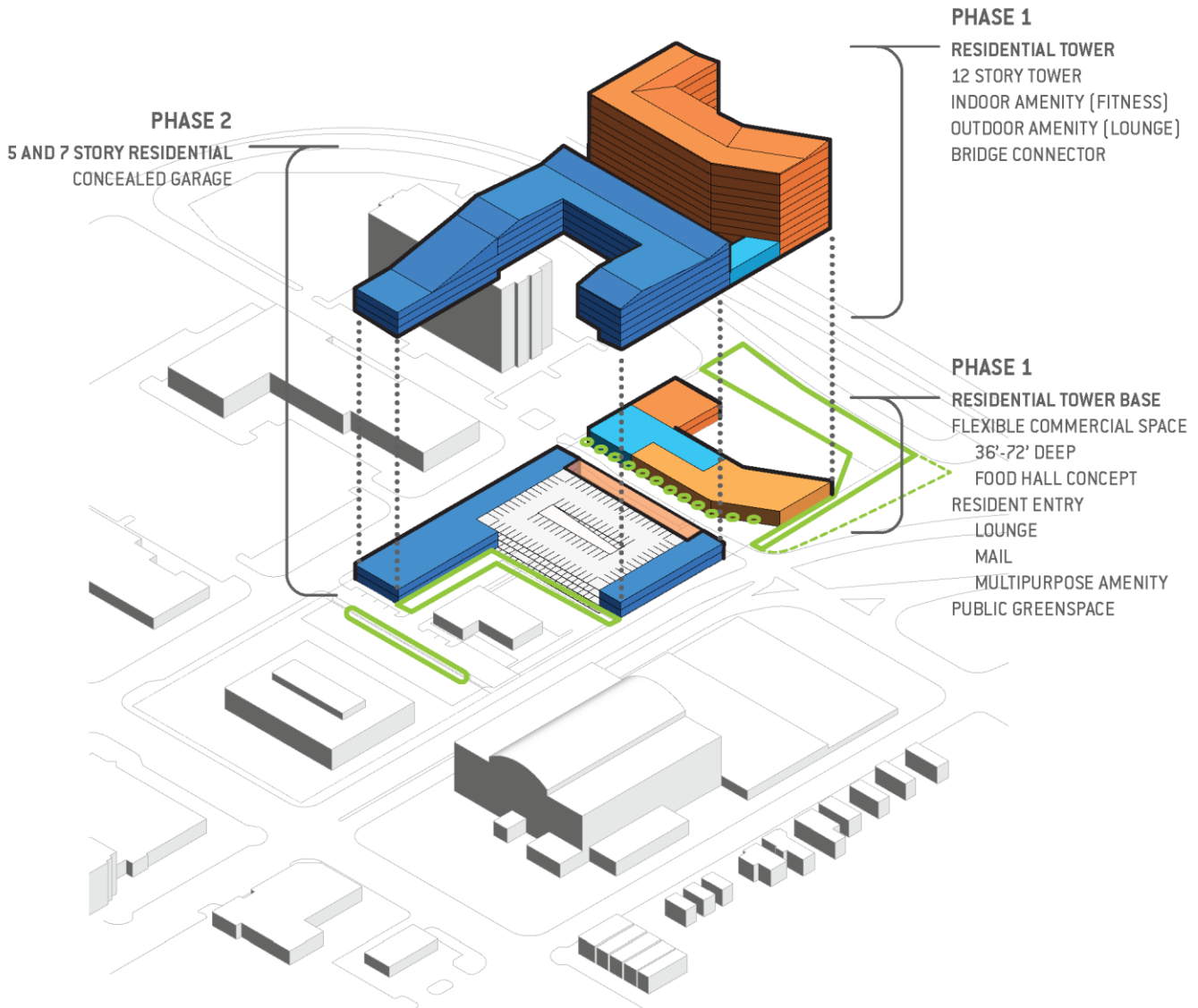
7. WEAVING GREEN INFRASTRUCTURE INTO THE SITE.
INCREASING PUBLIC **PEDESTRIAN** CONNECTIONS.



8. IMPROVED **VEHICLE** ACCESS AND CIRCULATION.

PHASING PLAN

PROGRAM AND DEVELOPMENT OVERVIEW



LOW RISE RESIDENTIAL 245,600 sf

228 TOTAL UNITS
 46 STUDIO (20%)
 114 1 BEDROOM (50%)
 68 2 BEDROOM (30%)

RESIDENTIAL TOWER 251,834 SF

244 TOTAL UNITS
 20 - STUDIO (8%)
 146 - 1 BEDROOM (60%)
 78 - 2 BEDROOM (32%)

COMMERCIAL 26,650 SF

ENCLOSED 12,650 SF
 FLEXIBLE (MARKET SPACE) 14,000 SF

AMENITY 10,880 SF

GREEN SPACE 28,300 SF

STRUCTURED PARKING 89,550 SF

1 LEVEL BELOW GRADE
 3 ABOVE GRADE 348 STALLS
 SURFACE PARKING 36 STALLS (15 RESERVED FOR NEIGHBOR)
 384 TOTAL STALLS

3D Rendering - View from South

RENDERING



KEM STUDIO

KEM STUDIO

KCK TOWER | PD | COPYRIGHT - KEM STUDIO - 2024 | 02.20.2024

RENDERINGS

3D Rendering - View from the Kaw Point Greenway Approach

RENDERING



KEM STUDIO

KEM STUDIO

KCK TOWER | PD | COPYRIGHT - KEM STUDIO - 2024 | 02.20.2024

RENDERINGS

3D Rendering - View from Inside 4th St. Market

RENDERING



KEM STUDIO

KEM STUDIO

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RENDERINGS



FLAHERTY & COLLINS
PROPERTIES

FINANCIAL SUMMARY & TIMELINE



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FINANCIAL SUMMARY

PHASE I -TOWER

Total Development Cost	\$73,780,526
Hard Costs	\$57,475,000
Soft Costs	\$14,305,526
Land	\$2,000,000
City/County/State Contribution	\$21,000,000
Developer Contribution	\$52,780,526
Number of Units	244

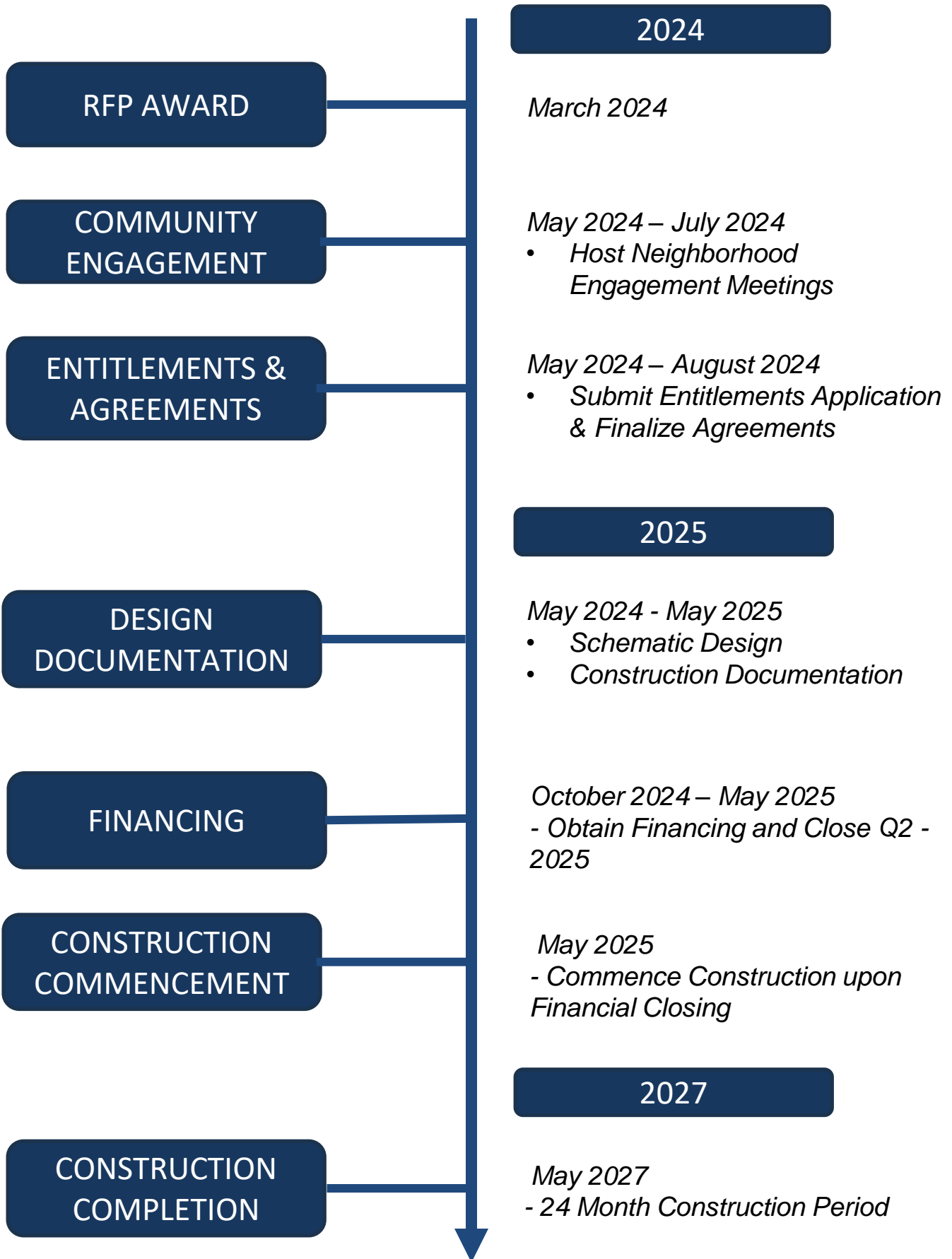
PROJECTED PHASE II – LOW / MID RISE

Total Development Cost	\$72,000,000
Hard Costs	\$48,000,000
Parking Garage	\$10,000,000
Soft Costs	\$14,000,000
Number of Units	228

PROJECTED TOTAL INVESTMENT

Total Investment	\$145,000,000+
Total Units	472
Total Commercial	12,600+ square feet

PHASE I DEVELOPMENT TIMELINE





FLAHERTY & COLLINS

PROPERTIES



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