



**NOT FOR
CONSTRUCTION**

No.	Description	Date
001	UR SUBMITTAL	05.02.2022
002	UR RE-SUBMITTAL	06.06.2022

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PHASING OUTLINE

PHASE 1 CONSISTS OF THE FOLLOWING:

- FINAL PLATTING OF BLOCKS B/1 AND B/3
- DEMOLITION OF WELD WHEEL 9 STORY STRUCTURE, BLOCK B/1 AND 2 STORY BUILDING ON BLOCK D/2
- VACATION OF ST. LOUIS AVE BETWEEN MULBERRY AND SANTA FE
- VACATION OF UTILITY EASEMENT BETWEEN BLOCK B/3 AND B/1
- VACATION OF ALLEY BETWEEN BLOCK B/1 AND RAILROAD PROPERTY NORTH OF ST LOUIS
- VACATION OF ARIEL EASEMENT NORTH OF BLOCK C/1
- VACATION OF EASEMENT UNDER FORESTER OVERPASS
- VACATION OF FAULTLESS ACCESS EASEMENT
- DEVELOPMENT OF BLOCKS A/1, C/1, C/2, F/1, AND A PORTION OF BLOCK D/2 INTO SURFACE PARKING
- ADAPTIVE REUSE DEVELOPMENT OF BLOCKS B/2, B/3, E/1, E/2, E/3, E/4, H/2
- DEVELOPMENT OF BLOCK B/1
- PUBLIC IMPROVEMENTS ALONG UNION AVE FROM MULBERRY ST TO SANTA FE ST, ON SANTA FE ST FROM 12TH ST TO ST LOUIS AVE, 11TH FROM MULBERRY ST TO SANTA FE AND, MULBERRY BETWEEN 11TH ST NORTH TO THE ALLEY EASEMENT

PHASE 2 CONSISTS OF THE FOLLOWING:

- DEMOLITION OF SINGLE AND TWO STORY STRUCTURES, BLOCK D/1 AND D/2
- FINAL PLATTING OF BLOCKS D/1 AND D/2
- DEVELOPMENT OF BLOCKS D/1 AND D/2
- PUBLIC IMPROVEMENTS ALONG UNION AVE FROM MULBERRY ST TO HICKORY ST, 11TH ST TO HICKORY ST, AND MULBERRY BETWEEN UNION SOUTH TO ALLEY EASEMENT

PHASE 3 CONSISTS OF THE FOLLOWING:

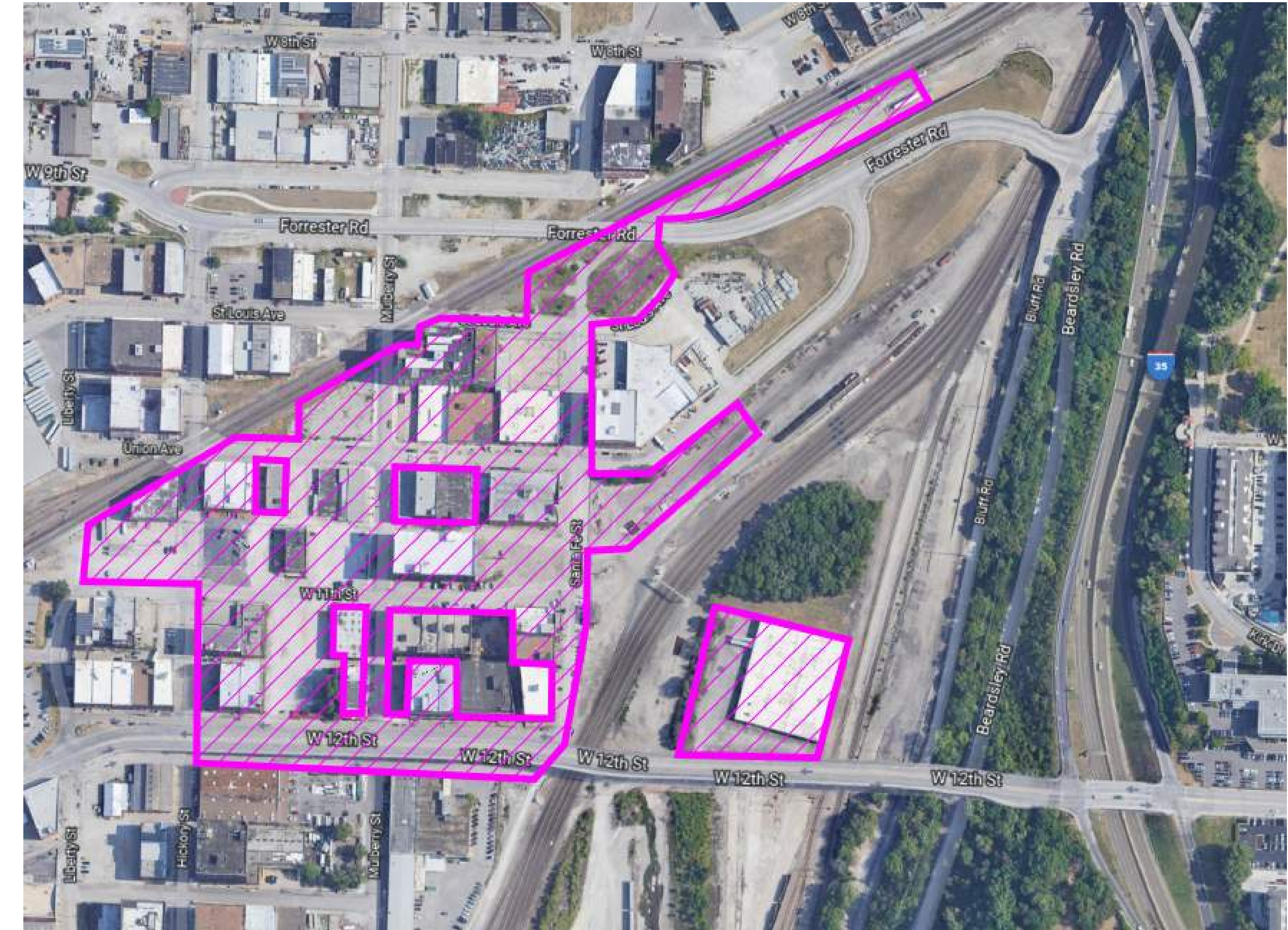
- VACATION OF ALLEY BETWEEN BLOCK G/1 AND G/2
- ADAPTIVE REUSE DEVELOPMENT OF BLOCK G/1
- DEVELOPMENT OF BLOCK G/3
- PUBLIC IMPROVEMENTS ALONG 12TH ST FROM HICKORY ST TO MULBERRY ST

PHASE 4 CONSISTS OF THE FOLLOWING:

- DEMOLITION OF 2 STORY STRUCTURE ON BLOCK J/1
- DEVELOPMENT OF BLOCKS AND A/1, C/1, AND J/1
- ADAPTIVE REUSE DEVELOPMENT OF BLOCK G/2, H/1, AND I/1
- PUBLIC IMPROVEMENTS ALONG 12TH ST BETWEEN HICKORY

PHASE 5 CONSISTS OF THE FOLLOWING:

- ADAPTIVE REUSE DEVELOPMENT OF BLOCK D/3, D/4, J/1, J/2
- PUBLIC IMPROVEMENTS ALONG HICKORY ST BETWEEN 11TH STAND UNION AVE



VICINITY MAP
NOT TO SCALE



THIS UR PLAN IDENTIFIES EXISTING UTILITY RIGHT-OF-WAY, ADDITIONAL UTILITY RIGHTS-OF-WAY MAY NEED TO BE ESTABLISHED IN THE COURSE OF IMPLEMENTING THIS UR, FOLLOWING FINAL DESIGN. IN SUCH EVENT, ALL SUCH PROPOSED UTILITY RIGHTS-OF-WAY SHALL BE IDENTIFIED ON THE FINAL PLAT SUBMITTAL.

ALL PROPOSED BUILDING ABOVE 5 STORIES IN HEIGHT MUST BE APPROVED BY AVIATION DEPARTMENT PRIOR TO FILING FOR ANY APPLICATION WITH THE CITY

CONCEPT PLANS ARE PROVIDED WITH THE ANTICIPATION OF SUBSEQUENT PROJECT PLAN APPROVAL FOR EACH PARCEL PRIOR TO CONSTRUCTION. EACH NEW BUILDING WILL FOLLOW THE DESIGN GUIDELINES SET FOR IN THE GREATER DOWNTOWN AREA PLAN DEVELOPMENT GUIDELINES

PARKLAND DEDICATION WILL BE SATISFIED THROUGH A COMBINATION OF CREDITS FOR ALLOCATED OPEN SPACE AND / OR RECREATIONAL SPACE AND MONEY -IN LIEU OF PARKLAND DEDICATION. THE TOTAL AREA THAT WILL BE DEDICATED TO THE PUBLIC RECREATION HAS NOT BEEN ESTABLISHED AND WILL BE DETERMINED IN A PHASE-BY-PHASE TIMELINE AS PROJECT DESIGNS ARE COMPLETED.

ALL IMPROVEMENTS TO STREETSCAPE, SIDEWALKS, PLAZAS AND OPEN SPACE AMENITY AREAS WILL BE DESIGNED IN ACCORDANCE WITH THE RECOMMENDATION OF THE WEST BOTTOMS STREETSCAPE AND WAYFINDING PLAN

UR REZONING INFORMATION (28)

Block / Lot #	Building name	A. EX/PRE. ZONING	B. LAND AREA (AC.)	B. LAND AREA (SF.)	D. NET LAND AREA	E. USE***	F. HEIGHT ABOVE GRADE/ FLOORS	G. GROSS AREA TOTAL	G. GROSS FLOOR AREA PER FLOOR (ADVERAGE)	H. COVERAGE/ FLOOR AREA RATIO	I. RESIDEINTALS UNITS	I. RESIDEINTAL NET DENSITY (DU/Ac)	J. REQUIRED PARKING^	J. PARKING PROVIDED	BIKE PARKING PROVIDED LONG TERM	BIKE PARKING PROVIDED SHORT TERM	PHASE	COMMENCE & COMPLETTE DATES		
A / 1*	D	UR / UR	0.43	18,734	17,250	PARKING		18,734						41			EXISTING	Q1.2023 - Q4.2025		
A / 1*	D	UR / UR	0.43	18,734	17,241	MIXED USE/RESIDENTAL	150/15	74,129	14,826	3.96	72	167	39	23			PHASE 4	Q4.2029-Q4.2030		
B / 1	E/F	UR / UR	2.05	89,170	76,650	MIXED USE/RESIDENTAL	150/15	132,592	26,518	1.49	266	130	152	138	14	3	PHASE 1	Q1.2023 - Q4.2025		
B / 2	WELD WHEEL	UR / UR	0.25	10,794	6,863	MIXED USE	75' / 2	13,726	13,726	1.27			21	23	11	3	EXISTING/PHASE 1	Q1.2023 - Q4.2025		
B / 3	PSB	UR / UR	0.45	19,487	16,418	MIXED USE	55' / 3	63,826	15,957	0.82			96		49	3	EXISTING/PHASE 1	Q1.2023 - Q4.2025		
C / 1*	G	DX-10 / UR	0.41	17,863	20,386	PARKING		74,129						46			PHASE 1	Q1.2023 - Q4.2025		
C / 1*	G	DX-10 / UR	0.58	25,180	20,386	MIXED USE/RESIDENTAL	150/15	74,129	12,355	2.94	72	125	36	23	14	3	PHASE 4	Q4.2029-Q4.2030		
C / 2	FAULTLESS	M3-5 / UR	0.66	28,591	28,551	PARKING		28,591						46			PHASE 1	Q1.2023 - Q4.2025		
D / 1	B	M3-5 / UR	0.26	11,473	28,713	MIXED USE/RESIDENTAL	150/15	82,433	16,487	7.18	148	562	88		30		PHASE 2	Q4.2024-Q4.2026		
D / 2*	A	M3-5 / UR	1.06	46,345	42,547	PARKING		42,547						200			EXISTING	Q1.2023 - Q4.2025		
D / 2*	A	M3-5 / UR	1.06	46,345	42,547	MIXED USE/RESIDENTAL	150/15	254,032	42,339	5.48	160	150	94		32	38	PHASE 2	Q4.2024-Q4.2026		
D / 3	NATHAN	M3-5 / UR	0.26	11,473	11,552	MIXED USE/RESIDENTAL	55/4	46,208	11,552	4.03	43	164	33		9	3	EXISTING/PHASE 5	Q1.2030 - Q4.2035		
D / 4	1323	M3-5 / UR	0.07	2,897	2,888	MIXED USE/RESIDENTAL	45/3	8,664	2,888	2.99	11	163	8		2	3	EXISTING/PHASE 5	Q1.2030 - Q4.2035		
D / 5	1317	M3-5 / UR	0.13	5,808	4,835	MIXED USE/RESIDENTAL	31/2	9,670	4,835	1.66	12	91	9		2	3	EXISTING/PHASE 2	Q4.2024-Q4.2026		
E / 1	FIREHOUSE	M3-5 / UR	0.08	3,615	1,943	MIXED USE	31' / 2	3,352	2,136	0.93			3		2	3	EXISTING/PHASE 1	Q1.2023 - Q4.2025		
E / 2	LARMIE	M3-5 / UR	0.45	19,583	19,430	MIXED USE	80' / 5	116,580	19,578	5.95			175		88	3	EXISTING/PHASE 1	Q1.2023 - Q4.2025		
E / 3	MOLINE	M3-5 / UR	0.52	22,810	19,242	MIXED USE/RESIDENTAL	120' / 7	159,670	19,959	7.00	127	243	73		25	3	EXISTING/PHASE 1	Q1.2023 - Q4.2025		
E / 4**	TOWN CENTER	M3-5 / UR	0.39	17,119		PARK		17,119									EXISTING/PHASE 1	Q1.2023 - Q4.2025		
F / 1	SANTA FE PARKING	/ UR	1.20	52,119	53,664	PARKING		53,664						187			EXISTING/PHASE 1	Q1.2023 - Q4.2025		
G / 1	CRANE	M3-5 / UR	0.41	17,976	5,863	MIXED USE/RESIDENTAL	92' / 6	35,178	5,871	1.96	31	75	21		6	3	EXISTING/PHASE 3	Q4.2026 - Q4.2028		
G / 2	BOLT-NUT	M3-5 / UR	0.41	18,004	10,230	MIXED USE/RESIDENTAL	90' / 5	51,150	10,230	2.84	45	108	33		9	3	EXISTING/PHASE 4	Q4.2029 - Q4.2030		
G / 3	C	M3-5 / UR	1.03	44,994	44,994	MIXED USE/RESIDENTAL	150/15	258,225	17,215	5.74	236	228	126		184	18	PHASE 3	Q4.2026 - Q4.2028		
H / 1	ADVANCE	M3-5 / UR	0.32	13,851	13,797	MIXED USE	110' / 6	82,782	13,678	5.98			124		63	3	EXISTING/PHASE 1	Q1.2023 - Q4.2025		
H / 2	AVERY	M3-5 / UR	0.13	5,770	5,663	HOTEL^^	120' / 7	39,641	5,663	6.87			15		3	3	EXISTING/PHASE 4	Q4.2029 - Q4.2030		
I / 1	1000 W 12TH	M3-5 / UR	3.09	134,600	83,710	MIXED USE	18' / 1	50,890	50,890	0.38			76		39	10	EXISTING/PHASE 4	Q4.2029 - Q4.2030		
J / 1	CONVIVAL	M3-5 / UR	0.18	7,847	7,715	MIXED USE/RESIDENTAL	55/4	30,860	7,715	3.93	27		21		24	3	EXISTING/PHASE 5	Q1.2030 - Q4.2035		
J / 2	LOT	M3-5 / UR	0.67	29,256	29,296	PARKING		29,256						70			EXISTING/PHASE 5	Q1.2030 - Q4.2035		
^^^GROSS AREA			21.85																	
											TOTAL UNITS	1250	TOTAL	1242	1242	524	125			
											GROSS DENSITY	57.20								

*Parcels are 2 phases, re: phasing plan

** Does not include the ROW on 11th

***Use and density may be interchanged among the parcels

^Residential Parking required for existing building is base on unit count + 50% Net Land Area mixed use

^Residential Parking required for new building is base on unit count + 25% Net Land Area mixed use

^^based on 50 keys

^^^includes area in RoW

Use and density may be interchanged among the parcels

SIGNAGE PLAN (KCMO Zoning & Development code 88-445 Signs)

Block / Lot #	EXPIRE ZONING	USE	HEIGHT ABOVE GRADE/FLOORS	Monument Sign 88-445-08.A	Overized Monument Sign 88-445-08.B	Wall Sign 88-445-08.C	Awning, Canopy, Large Marquee Under Marquee Sign 88-445-08.D	Projecting Signs (Blank) 88-445-08.E	Roof Signs 88-445-08.F	Site Signage
A/1	UR/LR	PARKING						1		
A/1	UR/LR	MIXED USERESIDENTIAL	84/15			4		1		
B/1	UR/LR	MIXED USERESIDENTIAL	79/15			6		2		
B/2	UR/LR	MIXED USE	75/12			4		4		
B/3	UR/LR	MIXED USE	55/13			3		2	1	
C/1	DX-10/LR	PARKING						2		
C/1	DX-10/LR	MIXED USERESIDENTIAL	79/16			2		2		
C/2	M3-5/LR	PARKING						2		
D/1	M3-5/LR	MIXED USERESIDENTIAL	90/15			2				
D/2	M3-5/LR	PARKING						2		
D/2	M3-5/LR	MIXED USERESIDENTIAL	90/16			3		1		
D3	M3-5/LR	MIXED USERESIDENTIAL	59/14			6		6		
D4	M3-5/LR	MIXED USERESIDENTIAL	45/13			2		2		
E/1	M3-5/LR	RESTAURANT	31/2			2		1		
E/2	M3-5/LR	MIXED USE	80/15			5	2	6		
E/2	M3-5/LR	MIXED USERESIDENTIAL	120/17			10		8		
E/4	M3-5/LR	PARK			1					
F/1	/LR	PARKING								2
G/1	M3-5/LR	MIXED USERESIDENTIAL	92/16			2				
G/2	M3-5/LR	MIXED USERESIDENTIAL	90/15			2				
G/3	M3-5/LR	MIXED USERESIDENTIAL	99/17			2				
H/1	M3-5/LR	MIXED USERESIDENTIAL	110/16			2				
H/2	M3-5/LR	HOTEL	120/17			3	1	1		
I/1	M3-5/LR	MIXED USE	18/11	1		3		1		
I/2	/LR	PARK								2
J/1	M3-5/LR	MIXED USERESIDENTIAL	55/13			4		3		
J/2	M3-5/LR	MIXED USERESIDENTIAL								2
		OFF-SITE DISTRICT								6
		IN-DISTRICT								3

OUT-OF-DISTRICT / IN-DISTRICT WAYFINDING
 Directional Messaging to be implemented on the Existing Out-of-District Signs and provided NEW Out-of-District wayfinding and district welcome signs per current city-wide wayfinding standards

J. PURPOSED PARKING

88-420-02-C. CHANGE OF USE OR OCCUPANCY:
 UNLESS OTHERWISE EXPRESSLY STATED, WHEN THE USE OR OCCUPANCY OF PROPERTY CHANGES, ADDITIONAL OFF-STREET PARKING AND LOADING FACILITIES MUST BE PROVIDED TO SERVE THE NEW USE OR OCCUPANCY ONLY WHEN THE NUMBER OF PARKING OR LOADING SPACES REQUIRED FOR THE USE OF OCCUPANCY EXCEEDS THE NUMBER OF SPACES REQUIRED FOR THE USE THAT MOST RECENT OCCUPIED THE BUILDING BASED ON THE STANDARDS OF THIS ZONING AND DEVELOPMENT CODE. IN OTHER WORDS, "CREDIT" IS GIVEN TO THE MOST RECENT LAWFUL USE OF THE PROPERTY FOR THE NUMBER OF PARKING SPACES THAT WOULD BE REQUIRED UNDER THE ZONING AND DEVELOPMENT CODE, REGARDLESS OF WHETHER SUCH SPACES ARE ACTUALLY PROVIDED. A NEW NONRESIDENTIAL USE IS NOT REQUIRED TO ADDRESS A LAWFUL, EXISTING PARKING DEFICIT

NOTE: THE DEVELOPMENT WILL BE RECOGNIZED AS A HISTORIC DISTRICT.

- 88-420-04-H. LANDMARKS AND HISTORIC DISTRICT:**
- NO OFF-STREET PARKING OR LOADING SPACED ARE REQUIRED FOR REHABILITATION OR REUSE OF AN OFFICIAL LOCAL OR NATIONALLY HISTORIC DISTRICT
 - NO OFF-STREET PARKING SPACES ARE REQUIRED FOR REHABILITATE OR REUSE OF AN EXISTING CONTRIBUTING BUILDING WITHIN AN OFFICIAL LOCAL OR NATIONAL HISTORIC DISTRICT

UR VEHICLE PARKING RATIOS
 RESIDENTIAL - .5 PER UNIT
 MIXED USE - 2 PER 1K
 RESTAURANT - 2 PER 1K SF
 HOTEL - .3 PER KEY

VEHICLE PARKING REQUIRED PROVIDED	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTAL
REQUIRED	643	191	147	199	62	1242
PROVIDED	681	379	206	193	70	1242*

*227 ON-STREET PARKING STALLS NOT INCLUDED IN TOTAL

UR BICYCLE PARKING RATIOS
 LONG TERM BICYCLE PARKING -
 • RESIDENTIAL - 1 PER 5 DWELLING UNITS
 • MIXED USE - 1 + 1PER 10K SF
 • RESTAURANT - 1 + 1 PER 5K SF
 • HOTEL - 1 + 1PER 30 ROOMS

SHORT TERM BICYCLE PARKING - RESIDENTIAL/ NONRESIDENTIAL - 3 OR EQUAL NUMBER TO AT LEAST 10% OF THE ACTUAL NUMBER - WHICH EVER ONE IS GREATER

BICYCLE PARKING REQUIRED NUMBER OF SPACES

	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTAL
SHORT TERM BICYCLE PARKING	292	64	53	80	35	524
LONG TERM BICYCLE PARKING	29	44	21	22	9	125

PROHIBITED USE GROUPS

EACH BUILDING PROJECT WILL CONFORM TO THE PERMITTED USE AS ALLOWED BY DX ZONING AND WILL BE SUBMITTED FOR FINAL PLANS APPROVAL PRIOR TO CONSTRUCTION.

PROPERTIES WITHIN THE UR DISTRICT ARE SUBJECT TO THE USE REGULATIONS AND LOT AND BUILDING STANDARDS ESTABLISHED AT THE TIME OF PRELIMINARY DEVELOPMENT PLAN APPROVAL BY THE CITY COUNCIL. THE USE AND DEVELOPMENT STANDARDS ESTABLISHED FOR THE SUBJECT UR DISTRICT MUST BE IN GENERAL CONFORMANCE WITH THE APPROVED AREA PLAN AND BE COMPATIBLE WITH DESIRABLE LAND USE AND DEVELOPMENT PATTERNS IN THE SURROUNDING AREA.

- RESIDENTIAL GROUP LIVING (AS LISTED)**
- DOMESTIC VIOLENCE RESIDENCE
 - DOMESTIC VIOLENCE SHELTER
 - GROUP HOMES
 - NURSING HOMES (UNASSOCIATED WITH ASSISTED LIVING FACILITIES)

- PUBLIC/CIVIC DAY CARE (AS LISTED)**
- HOME BASED FAMILY (6 AND UP)
- DETENTION AND CORRECTIONAL FACILITIES - ALL**
- HALFWAY HOUSE - ALL**
- SAFETY SERVICE (AS LISTED)**
- AMBULANCE
 - FIRE STATION
 - POLICE STATION (WITH MULTI-VEHICULAR RESPONSE SERVICES)

- COMMERCIAL ADULT BUSINESS - ALL**
- ANIMAL (AS LISTED)**
- STABLE
- BUILDING EQUIPMENT SALES AND SERVICE - ALL**
- CONVENIENCE STORE (NON NEIGHBORHOOD SERVING) (AS LISTED)**
- WITH FUELING STATION
 - OFFERING THE SALE OF MATERIALS AND EQUIPMENT TO BE USED IN CONSUMING OR PREPARING ILLEGAL SUBSTANCES
- DAY LABOR EMPLOYMENT AGENCY - ALL**
- FUNERAL AND INTERMENT SERVICES - ALL**
- GASOLINE AND FUEL SALES - ALL**
- HOOKAH BAR - ALL**
- HOSPITAL (FULL-SERVICE) - ALL**
- LODGING (AS LISTED)**
- MANUFACTURED HOME PARKS
 - RECREATIONAL VEHICLE PARK
- MOTION PICTURE ARCADE BOOTH - ALL**
- OFFICE, MEDICAL (AS LISTED)**
- BLOOD/PLASMA CENTER
- PAWN SHOP - ALL**
- RETAIL AND WHOLESALE SALES (AS LISTED)**
- AUTOMOTIVE PARTS
 - FIREARMS AND WEAPONS
- SHELTER - ALL**
- SHORT-TERM LOAN ESTABLISHMENT - ALL**
- TRANSPORTATION (AS LISTED)**
- MAINTENANCE FACILITIES

- VEHICLE SALES AND SERVICE (AS LISTED)**
- CAR WASH/CLEANING SERVICE (FREE-STANDING)
 - HEAVY EQUIPMENT SALES/RENTAL
 - MOTOR VEHICLE REPAIR, GENERAL
 - VEHICLE STORAGE/TOWING

- INDUSTRIAL AUTO WRECKING - ALL**
- JUNK/SALVAGE YARD - ALL**
- MINING AND QUARRYING - ALL**
- RECYCLING SERVICE - ALL**
- WASTE-RELATED USE - ALL**

- AGRICULTURE ANIMAL - ALL**
- WIRELESS COMMUNICATION FACILITY (AS LISTED)**
- FREESTANDING FACILITY

L. BOUNDARY DESCRIPTION

DESCRIPTION
 A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 49 NORTH, RANGE 33 WEST, TURNER AND CO'S ADDITION, PART OF BLOCKS 39, 40, 42, 43, 44, 45, 53, 54, 57 AND 58, WEST KANSAS ADDITION PART OF BLOCKS 28 AND 29, ALL IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI DESCRIBED AS:
 BEGINNING AT THE NORTHWEST CORNER OF LOT 16, OF BLOCK 3 OF WEST KANSAS 2ND ADDITION IN SAID SOUTHWEST QUARTER; THENCE NORTH 03°17'20" EAST 35.35 FEET TO THE SOUTHWEST CORNER OF BLOCK 58 OF SAID TURNER AND CO'S ADDITION; THENCE NORTH 02°01'25" EAST 414.37 FEET TO THE SOUTHWEST CORNER OF LOT 32 OF BLOCK 44 OF SAID TURNER AND CO'S ADDITION; THENCE NORTH 87°40'37" WEST ALONG THE SOUTH LINE OF SAID BLOCK 45 AND THE EXTENSION THEREOF, 293.28 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER; THENCE SOUTH 01°56'54" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER 2.30 FEET; THENCE NORTH 87°14'33" WEST 38.24 FEET TO A POINT 2.01 FEET SOUTH OF THE SOUTH LINE OF SAID BLOCK 45; THENCE NORTH 01°55'20" EAST 61.92 FEET; THENCE NORTH 64°55'20" EAST 43.05 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER, SAID POINT BEING 79.72 FEET NORTH OF THE SOUTH LINE OF SAID BLOCK 45; THENCE NORTH 65°18'55" EAST 19.42 FEET TO A POINT ON THE WEST LINE OF LOT 25 OF SAID BLOCK 45; THENCE NORTH 63°05'10" EAST 27.43 FEET TO A POINT ON THE EAST LINE OF LOT 25 OF SAID BLOCK 45, 18.69 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 25 OF SAID BLOCK 45; THENCE NORTH 74°37'13" EAST 25.15 FEET TO A POINT ON THE EAST LINE OF LOT 24 OF SAID BLOCK 45, 11.03 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 24 OF SAID BLOCK 45; THENCE NORTH 02°02'41" EAST 11.03 FEET TO THE NORTHEAST CORNER OF LOT 24 OF SAID BLOCK 45; THENCE SOUTH 87°39'09" EAST ALONG THE NORTH LINE OF LOT 23 OF SAID BLOCK 45, 9.84 FEET; THENCE NORTH 02°20'59" EAST 10.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 10 OF SAID BLOCK 45; THENCE NORTH 60°08'56" EAST ALONG THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD COMPANY, 186.23 FEET TO A POINT ON THE EAST LINE OF LOT 16 OF SAID BLOCK 45, SAID POINT BEING 21.59 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 16 OF SAID BLOCK 45; THENCE NORTH 86°40'53" EAST 60.17 FEET TO A POINT ON THE WEST LINE OF LOT 1 OF SAID BLOCK 44; THENCE NORTH 45°53'39" EAST 21.67 FEET TO A POINT ON THE NORTH LINE OF LOT 1 OF SAID BLOCK 44; THENCE NORTH 51°13'28" EAST 106.53 FEET TO A POINT ON THE SOUTH LINE OF BLOCK 39 OF SAID TURNER AND CO'S ADDITION; THENCE SOUTH 87°41'45" EAST 144.31 FEET TO THE SOUTHEAST CORNER OF LOT 23 OF SAID BLOCK 39; THENCE NORTH 02°11'01" EAST ALONG THE EAST LINE OF SAID LOT 23 86.70 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD; THENCE NORTH 61°16'47" EAST ALONG THE SOUTHERLY RIGHT OF WAY OF SAID UNION PACIFIC RAILROAD, 223.37 FEET; THENCE SOUTH 87°44'54" EAST 60.49 FEET TO A POINT ON THE WEST LINE OF LOT 3 OF BLOCK 40 OF SAID TURNER AND CO'S ADDITION; THENCE NORTH 02°07'16" EAST 50.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 87°44'54" EAST ALONG THE NORTH LINE OF SAID LOT 3, 20.36 FEET; THENCE NORTH 61°34'43" EAST 137.22 FEET TO A POINT ON THE SOUTH LINE OF BLOCK 29 OF SAID WEST KANSAS ADDITION; THENCE SOUTH 87°44'54" EAST 78.65 FEET TO THE SOUTHEAST CORNER OF LOT 23 OF SAID BLOCK 29; THENCE NORTH 02°14'35" EAST ALONG THE EAST LINE OF SAID LOT 23, 46.64 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID UNION PACIFIC RAILROAD; THENCE NORTH 61°36'35" EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID UNION PACIFIC RAILROAD 371.36 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6, THENCE NORTH 62°00'01" EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID UNION PACIFIC RAILROAD, 711.10 FEET; THENCE SOUTH 28°01'41" EAST 88.22 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF BRUCE FORESTER VIADUCT; THENCE SOUTH 61°56'44" WEST ALONG THE NORTH RIGHT OF WAY LINE OF SAID BRUCE FORESTER VIADUCT, 284.38 FEET; THENCE NORTH 27°48'46" WEST ALONG THE NORTH RIGHT OF WAY LINE OF SAID BRUCE FORESTER VIADUCT, 0.39 FEET; THENCE SOUTH 62°11'14" WEST ALONG THE NORTH LINE OF SAID BRUCE FORESTER VIADUCT, 231.79 FEET; THENCE WESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 340.00 FEET AND AN ARC LENGTH OF 175.51 FEET; THENCE NORTH 87°49'35" WEST 3.28 FEET; THENCE SOUTH 60°32'12" WEST 48.72 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 01°55'54" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 87.66 FEET; THENCE SOUTH 48°21'39" EAST 33.26 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF ST. LOUIS AVE. AS NOW ESTABLISHED; THENCE SOUTH 42°11'21" WEST ALONG THE NORTH RIGHT OF WAY LINE OF SAID ST. LOUIS AVE., 105.23 FEET; THENCE NORTH 87°44'54" WEST ALONG THE NORTH RIGHT OF WAY LINE OF SAID ST. LOUIS AVE., 78.00 FEET TO A POINT ON THE EAST LINE OF SANTA FE STREET AS NOW ESTABLISHED; THENCE SOUTH 02°14'17" WEST ALONG THE EAST LINE OF SAID SANTA FE STREET 387.93 FEET TO THE NORTHWEST CORNER OF BLOCK 42 OF SAID TURNER AND CO'S ADDITION; THENCE SOUTH 87°58'19" EAST 122.02 FEET TO THE NORTHEAST CORNER OF LOT 5 OF SAID BLOCK 42, SAID POINT BEING ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 50°11'21" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF UNION AVE., 258.03 FEET; THENCE SOUTH 39°53'30" EAST 102.55 FEET; THENCE SOUTH 50°11'21" WEST PARALLEL WITH THE SOUTH RIGHT OF WAY LINE OF SAID UNION AVE., 250.65 FEET; THENCE SOUTH 37°32'32" WEST 80.98 FEET; THENCE SOUTH 49°27'54" WEST 35.74 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6, POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 6 OF BLOCK 42 OF SAID TURNER AND CO'S ADDITION; THENCE NORTH 87°53'02" WEST 123.19 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF SAID SANTA FE STREET; THENCE SOUTH 02°12'54" WEST ALONG THE EAST RIGHT OF WAY LINE OF SAID SANTA FE STREET, 366.14 FEET; THENCE SOUTH 24°50'22" WEST 194.76 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 12TH STREET IN THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE NORTH 87°25'13" WEST ALONG THE SOUTH RIGHT OF WAY LINE OF SAID 12TH STREET, 448.86 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 3 WEST KANSAS 2ND ADDITION; THENCE NORTH 87°25'28" WEST 383.69 FEET TO THE POINT OF BEGINNING.
 A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 49 NORTH, TOWNSHIP 33 WEST, IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI DESCRIBED AS:
 COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 87°21'11" EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 91.21 FEET; THENCE NORTH 02°38'49" EAST 30.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WEST 12TH STREET AND THE POINT OF BEGINNING; THENCE NORTH 15°37'19" EAST 406.35 FEET; THENCE SOUTH 87°21'11" EAST 339.92 FEET; THENCE SOUTH 15°37'19" WEST 406.35 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID WEST 12TH STREET; THENCE NORTH 87°21'11" WEST 339.92 FEET TO THE POINT OF BEGINNING.
 EXCEPT
 LOTS 1 THROUGH 8 BLOCK 43; LOTS 6, 7, 8 IN BLOCK 44; LOTS 14, 15, 16 AND THE NORTH HALF OF ALLEY ADJACENT TO SAID LOTS ALSO LOTS 17, 18 AND THE SOUTH HALF OF ALLEY ADJACENT TO LOTS IN BLOCK 53; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, THE SOUTH HALF OF LOTS 13, 14, 15, 16, LOTS 17, 18, 19, 20, 21, 22, 23, 24, 25, THE EAST 4.95 OF LOT 26, LOTS 31, 32, AND THE 10.0' ALLEY IN BLOCK 54, IN TURNER AND CO'S ADDITION TO SAID CITY OF KANSAS CITY.
 CONTAINING IN ALL 21.85 ACRES OF LAND MORE OR LESS.

Project
WEST BOTTOMS REDEVELOPMENT UR DISTRICT AND PRELIMINARY PLAT

West Bottoms, Kansas City, MO

Prepared For
Somera Road
 Kansas City, MO 64101



300 West 22nd Street
 Kansas City, MO 64108 USA
 t +1 816 472 3360 f +1 816 472 2100

20 Association with

Consultant Name
 CIVIL ENGINEER
 SK DESIGN GROUP, INC.
 800 COLLEGE BLVD SUITE 100
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 SA ARCHITECTURE
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ASSOCIATE ARCHITECT
 BIV GROUP
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 MINNEAPOLIS, MN 55401

MEP ENGINEER
 LANFORD FENDLER - ASSOCIATES
 1730 WALNUT
 KANSAS CITY, MO 64108

Key Plan

Professional Seal

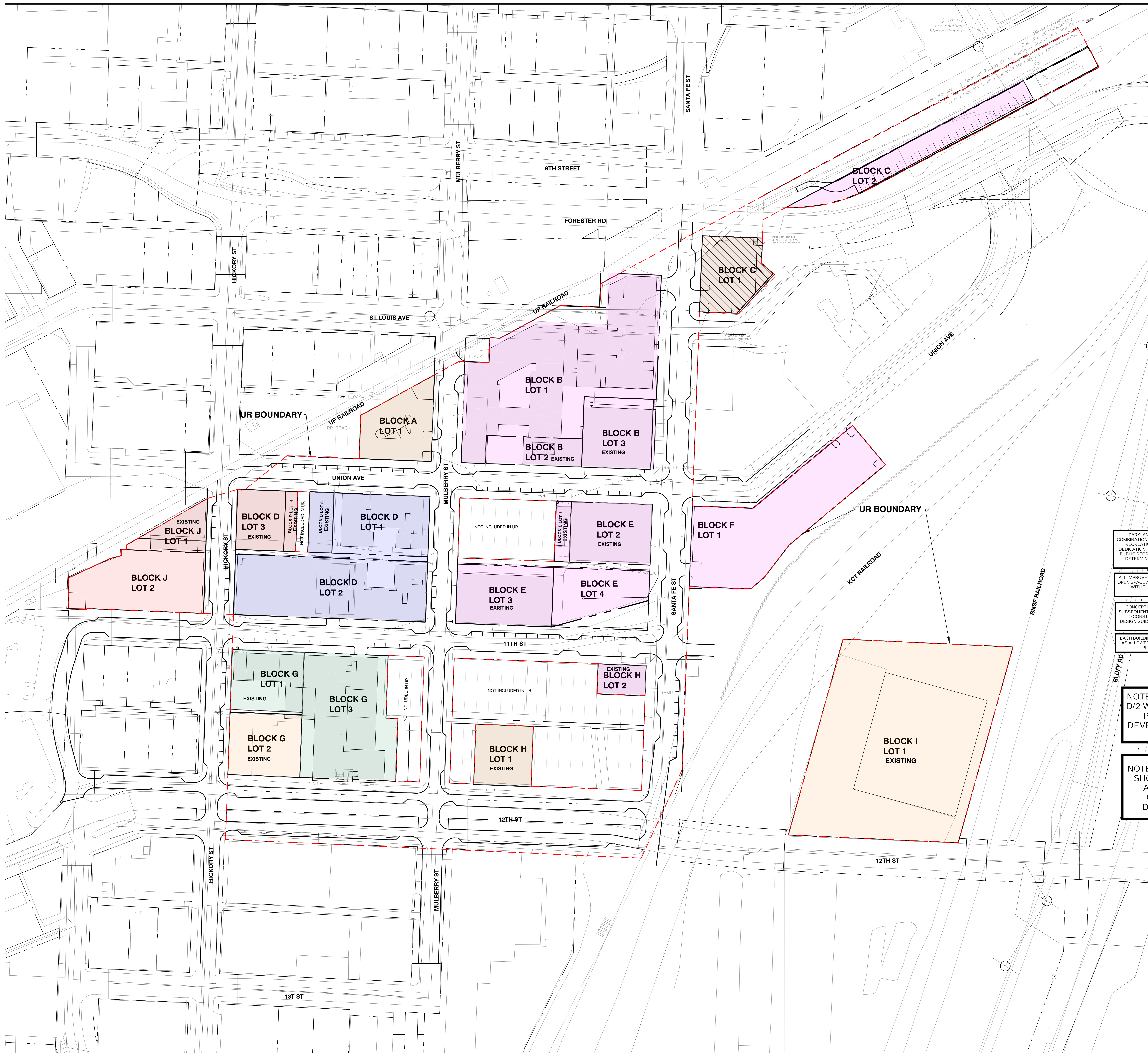
NOT FOR CONSTRUCTION

No.	Description	Date
001	UR SUBMITTAL	05.02.2022
002	UR REC SUBMITTAL	05.08.2022

Project No.: 21-70183-00
 Sheet Title:

SINAGE PLAN, PARKING, PROHIBITED USE, AND LEGAL BOUNDARY DESCRIPTION

Original is 18" x 36". Do not scale contents of this drawing.
 Sheet Number



PARKLAND DEDICATION WILL BE SATISFIED THROUGH A COMBINATION OF CREDITS FOR ALLOCATED OPEN SPACE AND / OR RECREATIONAL SPACE AND MONEY IN LIEU OF PARKLAND DEDICATION. THE TOTAL AREA THAT WILL BE DEDICATED TO THE PUBLIC RECREATION HAS NOT BEEN ESTABLISHED AND WILL BE DETERMINED IN A PHASE-BY-PHASE TIMELINE AS PROJECT DESIGNS ARE COMPLETED.

ALL IMPROVEMENTS TO STREETS, SIDEWALKS, PLAZAS AND OPEN SPACE AMENITY AREAS WILL BE DESIGNED IN ACCORDANCE WITH THE RECOMMENDATION OF THE WEST BOTTOMS STREETSCAPE AND WAYFINDING PLAN.

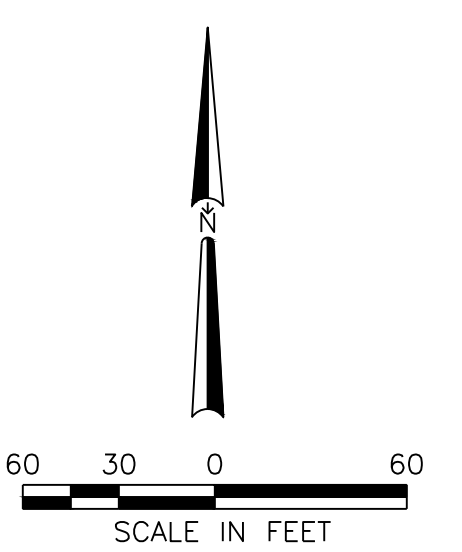
CONCEPT PLANS ARE PROVIDED WITH THE ANTICIPATION OF SUBSEQUENT PROJECT PLAN APPROVAL FOR EACH PARCEL PRIOR TO CONSTRUCTION. EACH NEW BUILDING WILL FOLLOW THE DESIGN GUIDELINES SET FOR IN THE GREATER DOWNTOWN AREA PLAN DEVELOPMENT GUIDELINES.

EACH BUILDING PROJECT WILL CONFORM TO THE PERMITTED USE AS ALLOWED BY DX ZONING AND WILL BE SUBMITTED FOR FINAL PLANS APPROVAL PRIOR TO CONSTRUCTION.

NOTE: PARCELS A/1, C/1, AND D/2 WILL PROVIDE PARKING IN PHASE 1 AND WILL BE DEVELOPED SUBSEQUENTLY IN LATER PHASES

NOTE: BUILDING FOOTPRINTS SHOWN ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITH FINAL DEVELOPMENT PLANS

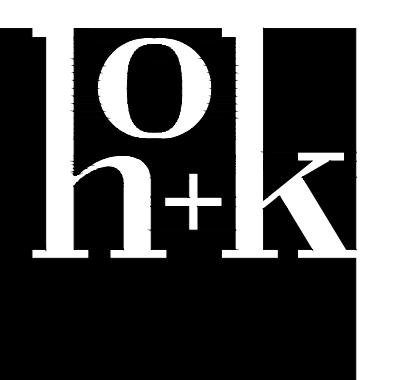
- LEGEND:**
- PHASE 1
 - PHASE 2
 - PHASE 3
 - PHASE 4
 - PHASE 5
 - PHASE 1 & 4



Project
West Bottoms Redevelopment

West Bottoms, Kansas City, MO

Prepared For
Somera Road
Kansas City, MO 64101



300 West 22nd Street
Kansas City, MO 64108 USA
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Consultant Name

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MEP ENGINEER
LINKINS FENCLER + ASSOCIATES
1730 WALNUT
KANSAS CITY, MO 64108

Rev. No.

Professional Seal

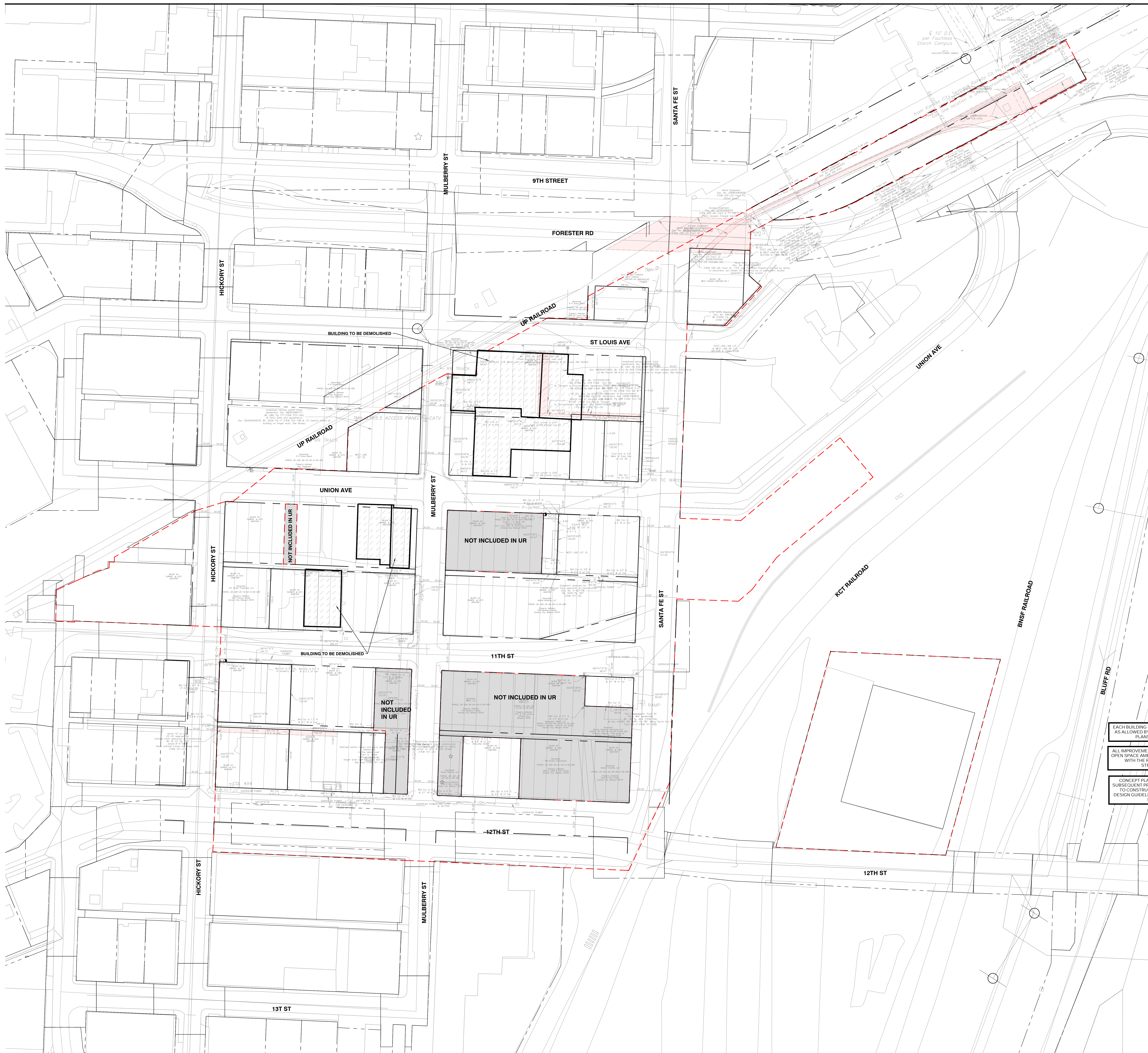
NOT FOR CONSTRUCTION

No.	Description	Date
001	PRELIMINARY	

Project No.: 21-20187-00

PHASING PLAN

Original at 1/2" = 1' Scale
P001



Project
**West Bottoms
 Redevelopment**

West Bottoms, Kansas City, MO

Prepared For
Somera Road
 Kansas City, MO 64101



300 West 22nd Street
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 MINNEAPOLIS, MN 55401

MEP ENGINEER
 LANKFORD FENDLER + ASSOCIATES
 1730 WALNUT
 KANSAS CITY, MO 64108

Key Plan

Professional Seal

**NOT FOR
 CONSTRUCTION**

EACH BUILDING PROJECT WILL CONFORM TO THE PERMITTED USE AS ALLOWED BY DA ZONING AND WILL BE SUBMITTED FOR FINAL PLANS APPROVAL PRIOR TO CONSTRUCTION.

ALL IMPROVEMENTS TO STREETScape, SIDEWALKS, PLAZAS AND OPEN SPACE AMENITY AREAS WILL BE DESIGNED IN ACCORDANCE WITH THE RECOMMENDATION OF THE WEST BOTTOMS STREETScape AND WAYFINDING PLAN

CONCEPT PLANS ARE PROVIDED WITH THE ANTICIPATION OF SUBSEQUENT PROJECT PLAN APPROVAL FOR EACH PARCEL PRIOR TO CONSTRUCTION. EACH NEW BUILDING WILL FOLLOW THE DESIGN GUIDELINES SET FOR IN THE GREATER DOWNTOWN AREA PLAN DEVELOPMENT GUIDELINES

- LEGEND:
- UR BOUNDARY
 - - - EXCEPTIONS TO UR BOUNDARY
 - ▨ EASEMENTS

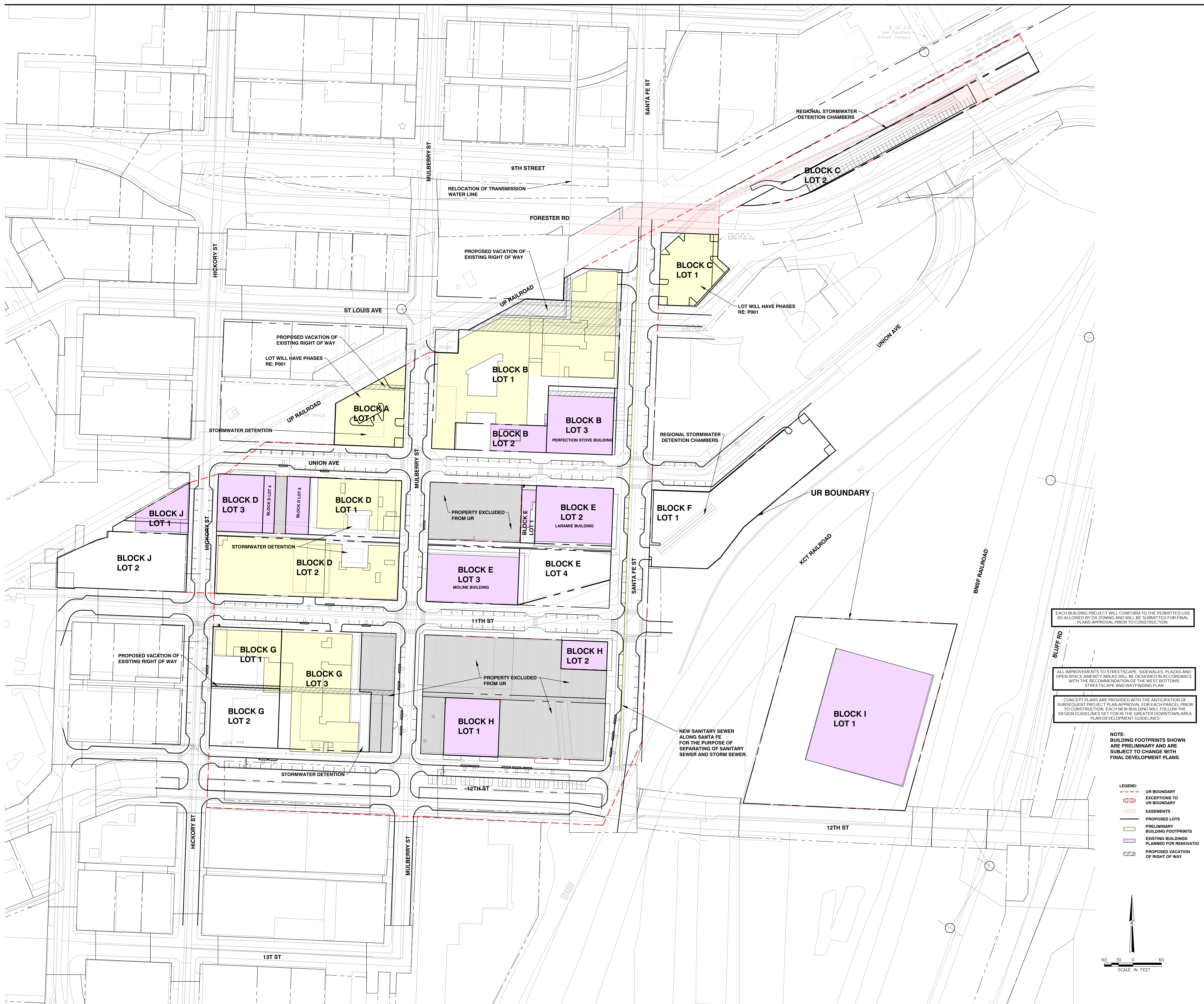
No.	Description	Date
1	UR SUBMITTAL	03/02/2022
2	UR RE-SUBMITTAL	06/06/2022

Project No.: 21-20187-00

**OVERALL EXISTING
 CONDITIONS**

Original at 1/8" = 1' Scale

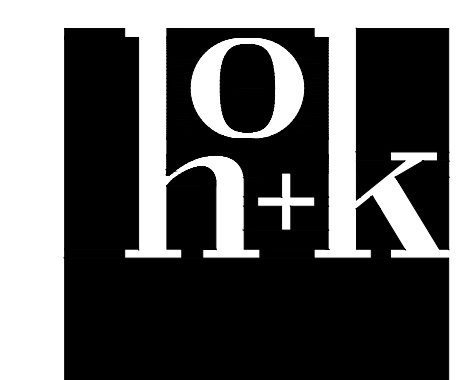
C002



Project
West Bottoms
Redevelopment

West Bottoms, Kansas City, MO

Prepared For
Somera Road
Kansas City, MO 64101



300 West 22nd Street
Kansas City, MO 64108 USA
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Consultant Name
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MEP ENGINEER
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1730 WALNUT
KANSAS CITY, MO 64108

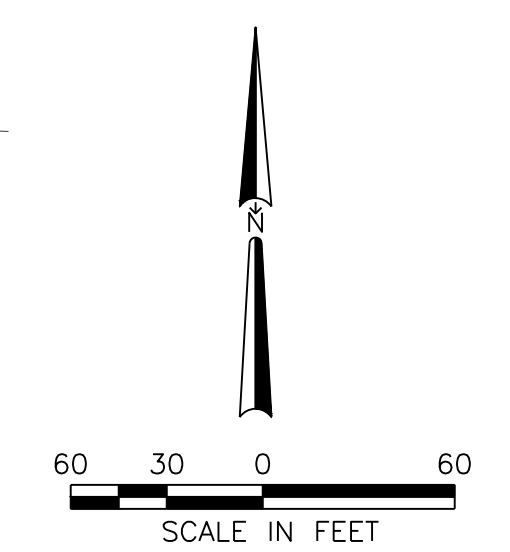
EACH BUILDING PROJECT WILL CONFORM TO THE PERMITTED USE AS ALLOWED BY DIX ZONING AND WILL BE SUBMITTED FOR FINAL PLANS APPROVAL PRIOR TO CONSTRUCTION.

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NOTE:
BUILDING FOOTPRINTS SHOWN ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITH FINAL DEVELOPMENT PLANS.

- LEGEND:**
- UR BOUNDARY
 - EXCEPTIONS TO UR BOUNDARY
 - EASEMENTS
 - PROPOSED LOTS
 - PRELIMINARY BUILDING FOOTPRINTS
 - EXISTING BUILDINGS PLANNED FOR RENOVATION
 - PROPOSED VACATION OF RIGHT OF WAY



Key Plan

Professional Seal

NOT FOR CONSTRUCTION

No.	Description	Date
1	UR SUBMITTAL	03.02.2022
2	UR RE-SUBMITTAL	06.06.2022

Project No.: 21_20187_00

OVERALL BOUNDARY

Original at 1/8" = 1' Scale. Do not scale contents of this drawing.

C003

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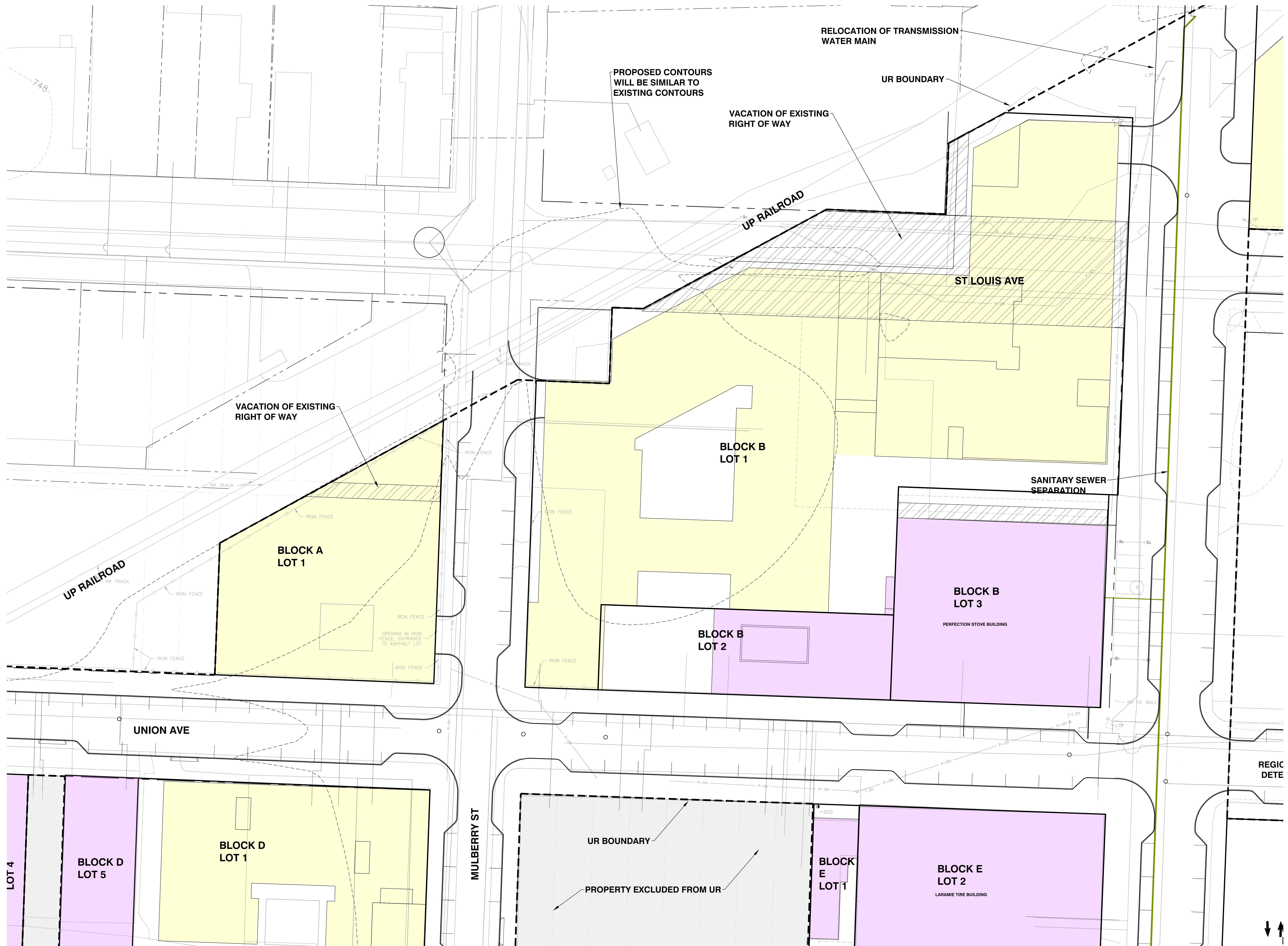
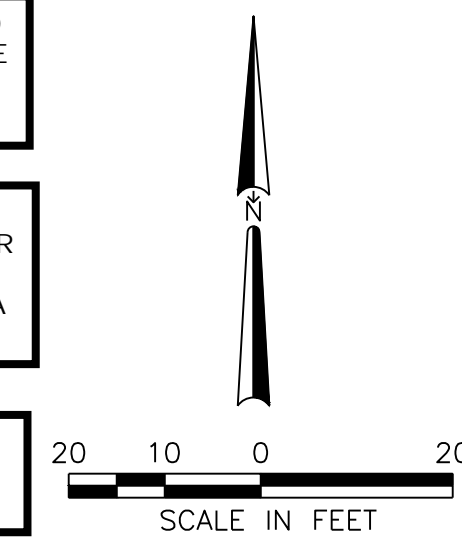
Block / Lot #	Building name	A. EX/PRE-ZONING	B. LAND AREA (AC.)	B. LAND AREA (SF.)	C. STREET RIGHT OF WAY EX./PR.	D. NET LAND AREA	E. USE***	F. HEIGHT ABOVE GRADE/ FLOORS	G. GROSS AREA TOTAL	G. GROSS FLOOR AREA PER FLOOR (AVERAGE)	H. COVERAGE/ FLOOR AREA RATIO	I. RESIDENTIALS UNITS	I. RESIDENTIAL NET DENSITY (DU/AC)	J. REQUIRED PARKING ^a	J. PARKING PROVIDED	BIKE PARKING PROVIDED LONG TERM	BIKE PARKING PROVIDED SHORT TERM	PHASE	COMMENCE & COMPLETE DATES
A / 1*	D	UR / UR	0.43	18,734		17,250	PARKING		18,734						41			EXISTING	Q1.2023 - Q4.2025
A / 1*	D	UR / UR	0.43	18,734		17,241	MIXED USE/RESIDENTIAL	150' / 15	74,129	14,826	3.96	72	167	39	23	14	3	PHASE 4	Q4.2029-Q4.2030
B / 1	E/F	UR / UR	2.05	89,170		76,650	MIXED USE/RESIDENTIAL	150' / 15	132,592	26,518	1.49	266	130	152	138	53	14	PHASE 1	Q1.2023 - Q4.2025
B / 2	WELD WHEEL	UR / UR	0.25	10,794		6,863	MIXED USE	75' / 2	13,726	13,726	1.27			21	23	11	3	EXISTING/PHASE 1	Q1.2023 - Q4.2025
B / 3	PSB	UR / UR	0.45	19,487		16,418	MIXED USE	55' / 3	63,826	15,957	0.82			96		49	3	EXISTING/PHASE 1	Q1.2023 - Q4.2025

NOTE:
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Project
West Bottoms
Redevelopment

West Bottoms, Kansas City, MO

Prepared For
Somera Road
Kansas City, MO 64101



300 West 22nd Street
Kansas City, MO 64108 USA
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Consultant Name

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SBV GROUP
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MINNEAPOLIS, MN 55401

MEP ENGINEER
LINKWORK FENDLER + ASSOCIATES
1738 WALNUT
KANSAS CITY, MO 64108

Key Plan

Professional Seal

**NOT FOR
CONSTRUCTION**

No.	Description	Date
1	UR SUBMITTAL	03.02.2022
2	UR RE-SUBMITTAL	06.06.2022

Project No.: 21_20187_00

PARCEL PLAN -
BLOCKS A & B

Original is 11 x 17. Do not scale contents of this drawing.

C004

2023/05/11 10:07 PM

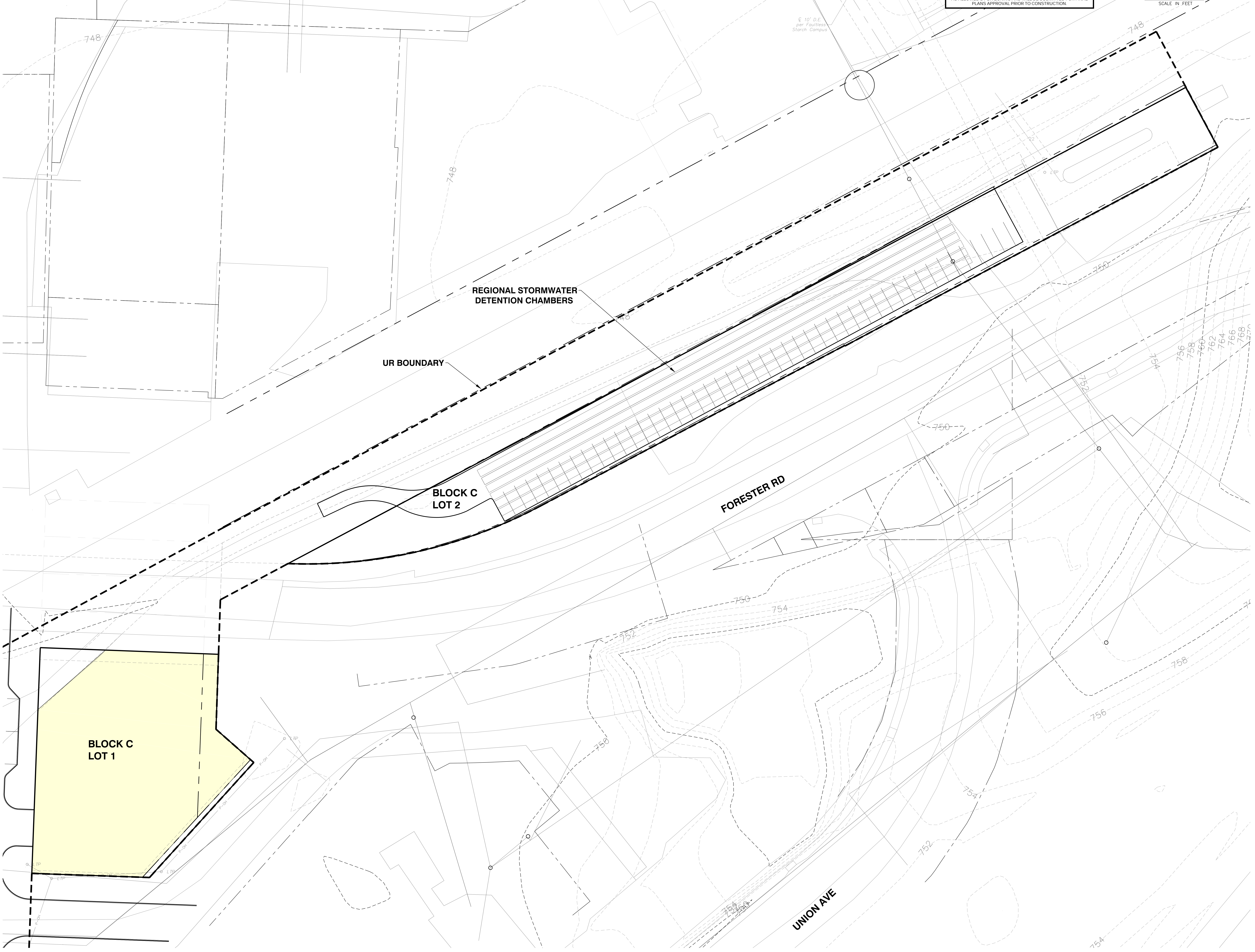
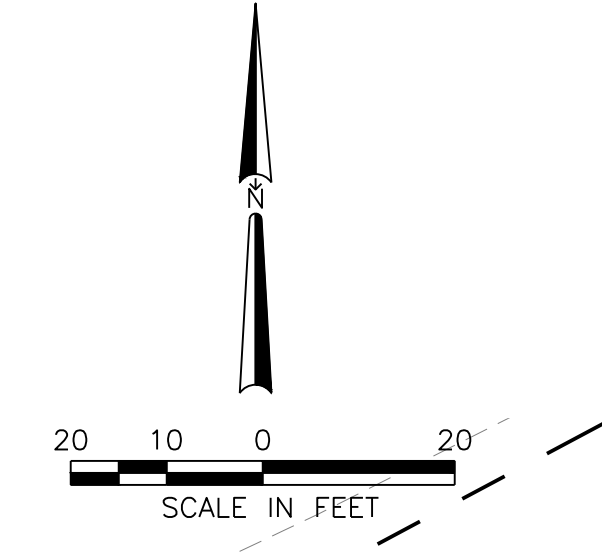
Block / Lot #	Building name	A. EX/PRE-ZONING	B. LAND AREA (AC.)	B. LAND AREA (SF.)	C. STREET RIGHT OF WAY EX./PR.	D. NET LAND AREA	E. USE***	F. HEIGHT ABOVE GRADE/ FLOORS	G. GROSS AREA TOTAL	G. GROSS FLOOR AREA PER FLOOR (ADVERAGE)	H. COVERAGE/ FLOOR AREA RATIO	I. RESIDENTIALS UNITS	I. RESIDENTIAL NET DENSITY (DU/AC)	J. REQUIRED PARKING^	J. PARKING PROVIDED	BIKE PARKING PROVIDED LONG TERM	BIKE PARKING PROVIDED SHORT TERM	PHASE	COMMENCE & COMPLETE DATES
C / 1*	G	DK-10 / UR	0.41	17,863		20,386	PARKING		74,129						46			PHASE 1	Q1.2023 - Q4.2025
C / 1*	G	DK-10 / UR	0.58	25,180		20,386	MIXED USE/RESIDENTIAL	150/15	74,129	12,355	2.94	72	125	36	23	14	3	PHASE 4	Q4.2029-Q4.2030
C / 2	FAULTLESS	M3-5 / UR	0.66	28,591		28,551	PARKING		28,591						46			PHASE 1	Q1.2023 - Q4.2025

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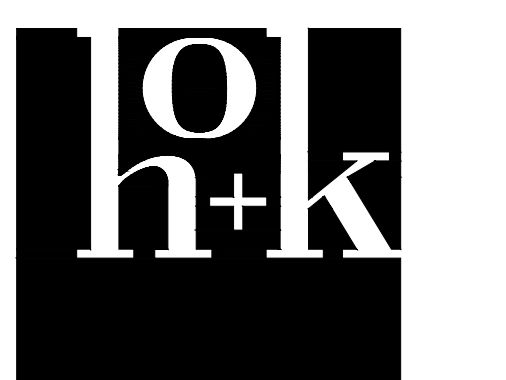
EACH BUILDING PROJECT WILL CONFORM TO THE PERMITTED USE AS ALLOWED BY DX ZONING AND WILL BE SUBMITTED FOR FINAL PLANS APPROVAL PRIOR TO CONSTRUCTION.



Project
**West Bottoms
 Redevelopment**

West Bottoms, Kansas City, MO

Prepared For
Somera Road
 Kansas City, MO 64101



300 West 22nd Street
 Kansas City, MO 64108 USA
 t+1 816 472 3360 f+1 816 472 2100

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 CIVIL ENGINEER
 SK DESIGN GROUP, INC.
 4800 COLLEGE BLVD SUITE 100
 OVERLAND PARK, KS 66211

MASTER PLAN ARCHITECT
 SB ARCHITECTURE
 322 8TH AVENUE
 NEW YORK, NY 10001

ASSOCIATE ARCHITECT
 SWY GROUP
 222 NORTH 2ND STREET, SUITE 101
 MINNEAPOLIS, MN 55401

MEP ENGINEER
 LINKINS FENDLER + ASSOCIATES
 1738 WALNUT
 KANSAS CITY, MO 64108

Key Plan

Professional Seal

**NOT FOR
 CONSTRUCTION**

No.	Description	Date
1	UR SUBMITTAL	03.02.2022
2	UR RE-SUBMITTAL	06.06.2022

Project No: 21_20187_00

**PARCEL PLAN -
 BLOCK C**

Original at 1/8" = 1' Scale, See separate contents of this drawing.

Block / Lot #	Building name	A. EX/PRE-ZONING	B. LAND AREA (AC.)	B. LAND AREA (SF.)	C. STREET RIGHT OF WAY EX./PR.	D. NET LAND AREA	E. USE***	F. HEIGHT ABOVE GRADE/ FLOORS	G. GROSS AREA TOTAL	G. GROSS FLOOR AREA PER FLOOR (AVERAGE)	H. COVERAGE/ FLOOR AREA RATIO	I. RESIDENTIAL UNITS	I. RESIDENTIAL NET DENSITY (DU/AC)	J. REQUIRED PARKING ^A	J. PARKING PROVIDED	BIKE PARKING PROVIDED LONG TERM	BIKE PARKING PROVIDED SHORT TERM	PHASE	COMMENCE & COMPLETE DATES
D / 1	B	M3-5 / UR	0.26	11,473		28,713	MIXED USE/RESIDENTIAL	150/15	82,433	16,487	7.18	148	562	88		30	3	PHASE 2	Q4.2024-Q4.2026
D / 2*	A	M3-5 / UR	1.06	46,345		42,547	PARKING		42,547						200			EXISTING	Q1.2023 - Q4.2025
D / 2*	A	M3-5 / UR	1.06	46,345		42,547	MIXED USE/RESIDENTIAL	150/15	254,032	42,339	5.48	160	150	94	379	32	38	PHASE 2	Q4.2024-Q4.2026
D / 3	NATHAN	M3-5 / UR	0.26	11,473		11,552	MIXED USE/RESIDENTIAL	55/4	46,208	11,552	4.03	43	164	33		9	3	EXISTING/PHASE 5	Q1.2030 - Q4.2035
D / 4	1323	M3-5 / UR	0.07	2,897		2,888	MIXED USE/RESIDENTIAL	45/3	8,664	2,888	2.99	11	163	8		2	3	EXISTING/PHASE 5	Q1.2030 - Q4.2035
D / 5	1317	M3-5 / UR	0.13	5,808		4,835	MIXED USE/RESIDENTIAL	31/2	9,670	4,835	1.66	12	91	9		2	3	EXISTING/PHASE 2	Q4.2024-Q4.2026

NOTE:
BUILDING FOOTPRINTS SHOWN ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITH FINAL DEVELOPMENT PLANS.

ALL IMPROVEMENTS TO STREETSCAPE, SIDEWALKS, PLAZAS AND OPEN SPACE AMENITY AREAS WILL BE DESIGNED IN ACCORDANCE WITH THE RECOMMENDATION OF THE WEST BOTTOMS STREETSCAPE AND WAYFINDING PLAN.

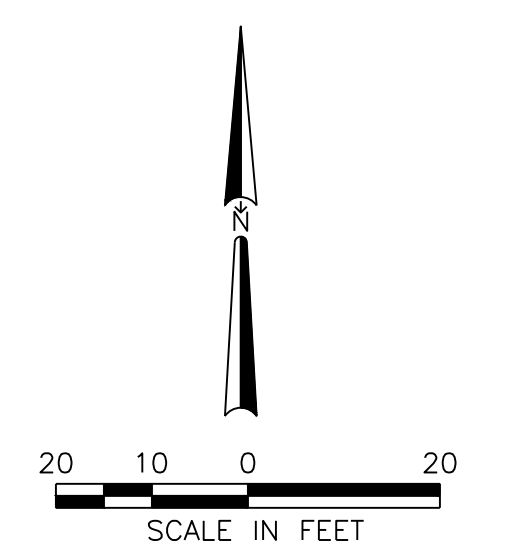
CONCEPT PLANS ARE PROVIDED WITH THE ANTICIPATION OF SUBSEQUENT PROJECT PLAN APPROVAL FOR EACH PARCEL PRIOR TO CONSTRUCTION. EACH NEW BUILDING WILL FOLLOW THE DESIGN GUIDELINES SET FOR IN THE GREATER DOWNTOWN AREA PLAN DEVELOPMENT GUIDELINES.

EACH BUILDING PROJECT WILL CONFORM TO THE PERMITTED USE AS ALLOWED BY DX ZONING AND WILL BE SUBMITTED FOR FINAL PLANS APPROVAL PRIOR TO CONSTRUCTION.

Project
West Bottoms
Redevelopment

West Bottoms, Kansas City, MO

Prepared For
Somera Road
Kansas City, MO 64101



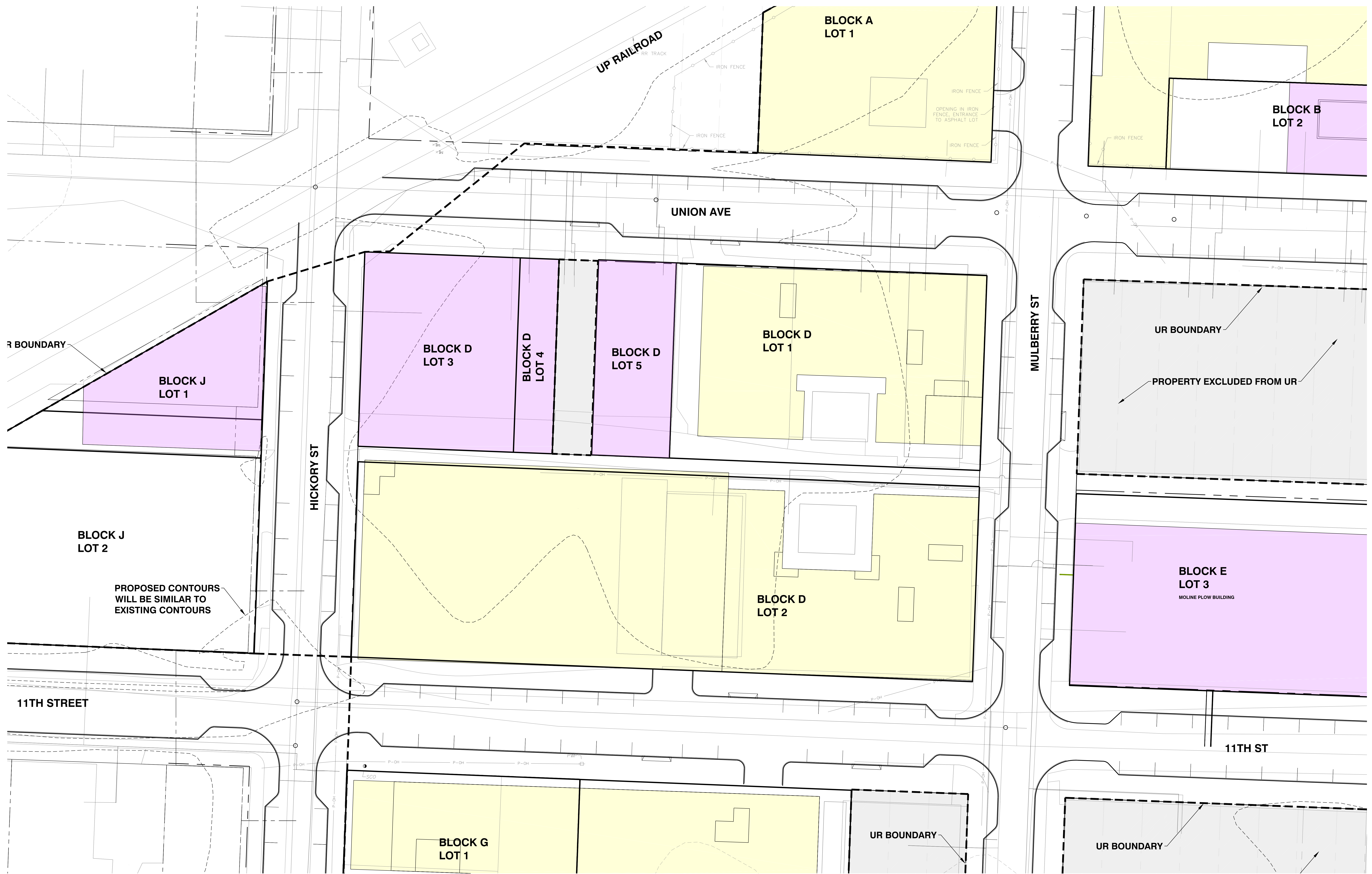
300 West 22nd Street
Kansas City, MO 64108 USA
t+1 816 472 3360 f+1 816 472 2100

Consultant Name
CIVIL ENGINEER
SK DESIGN GROUP, INC.
4800 COLLEGE BLVD SUITE 100
OVERLAND PARK, KS 66211

MASTER PLAN ARCHITECT
SB ARCHITECTURE
322 5TH AVENUE
NEW YORK, NY 10001

ASSOCIATE ARCHITECT
DMV GROUP
222 NORTH 2ND STREET, SUITE 101
MINNEAPOLIS, MN 55401

MEP ENGINEER
LINKKORF FENDLER + ASSOCIATES
1730 WALNUT
KANSAS CITY, MO 64108



Key Plan

Professional Seal

NOT FOR CONSTRUCTION

No.	Description	Date
1	UR SUBMITTAL	03.02.2022
2	UR RE-SUBMITTAL	06.06.2022

Project No.: 21_20187_00

PARCEL PLAN -
BLOCK D

Original is in 1/8" = 1' scale unless otherwise noted.

C006

2023.05.13.09:07PM

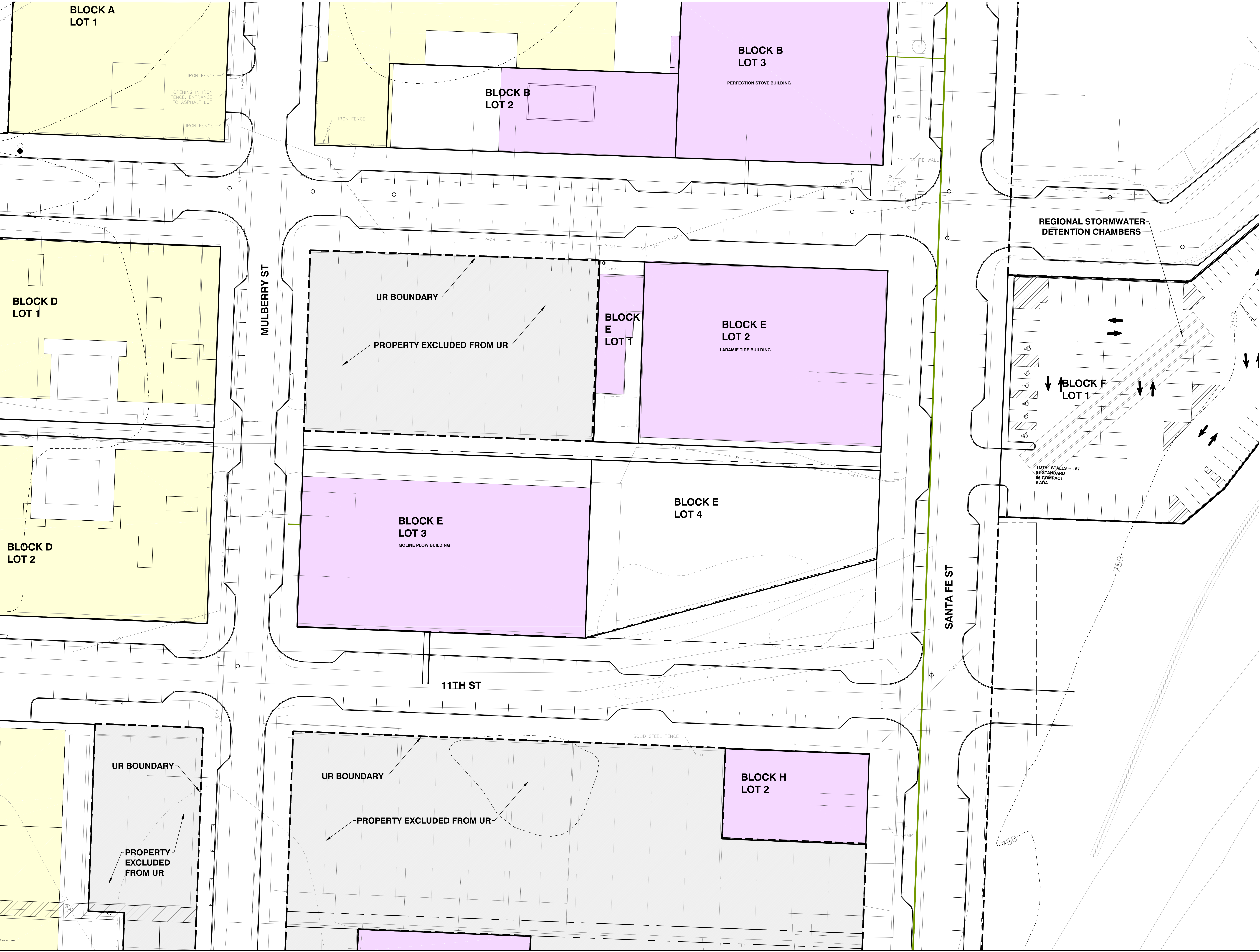
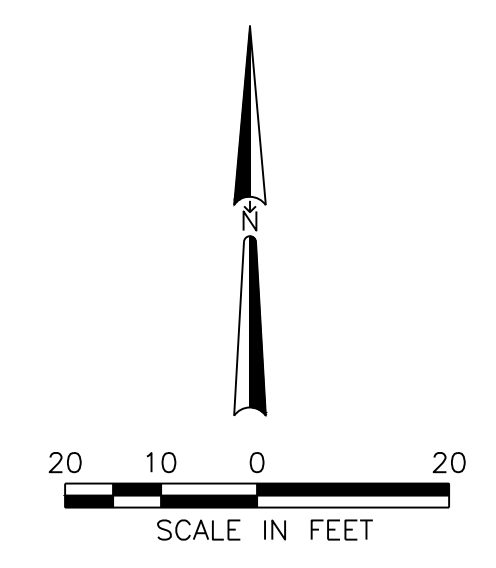
Block / Lot #	Building name	A. EX/PRE-ZONING	B. LAND AREA (AC.)	B. LAND AREA (SF.)	C. STREET RIGHT OF WAY EX./PR.	D. NET LAND AREA	E. USE***	F. HEIGHT ABOVE GRADE/ FLOORS	G. GROSS AREA TOTAL	G. GROSS FLOOR AREA PER FLOOR (ADVERAGE)	H. COVERAGE/ FLOOR AREA RATIO	I. RESIDENTIALS UNITS	I. RESIDENTIAL NET DENSITY (DU/AC)	J. REQUIRED PARKING ^A	J. PARKING PROVIDED	BIKE PARKING PROVIDED LONG TERM	BIKE PARKING PROVIDED SHORT TERM	PHASE	COMMENCE & COMPLETE DATES
E / 1	FIREHOUSE	M3-5 / UR	0.08	3,615		1,943	MIXED USE	31 / 2	3,352	2,136	0.93			3		2	3	EXISTING/PHASE 1	Q1.2023 - Q4.2025
E / 2	LARMIE	M3-5 / UR	0.45	19,583		19,430	MIXED USE	80' / 5	116,580	19,578	5.95			175		88	3	EXISTING/PHASE 1	Q1.2023 - Q4.2025
E / 3	MOLINE	M3-5 / UR	0.52	22,810		19,242	MIXED USE/RESIDENTIAL	120' / 7	159,670	19,959	7.00	127	243	73		25	3	EXISTING/PHASE 1	Q1.2023 - Q4.2025
E / 4**	TOWN CENTER	M3-5 / UR	0.39	17,119			OPEN PARK											EXISTING/PHASE 1	Q1.2023 - Q4.2025

NOTE:
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ALL IMPROVEMENTS TO STREETScape, SIDEWALKS, PLAZAS AND OPEN SPACE AMENITY AREAS WILL BE DESIGNED IN ACCORDANCE WITH THE RECOMMENDATION OF THE WEST BOTTOMS STREETScape AND WAYFINDING PLAN.

CONCEPT PLANS ARE PROVIDED WITH THE ANTICIPATION OF SUBSEQUENT PROJECT PLAN APPROVAL FOR EACH PARCEL PRIOR TO CONSTRUCTION. EACH NEW BUILDING WILL FOLLOW THE DESIGN GUIDELINES SET FOR IN THE GREATER DOWNTOWN AREA PLAN DEVELOPMENT GUIDELINES.

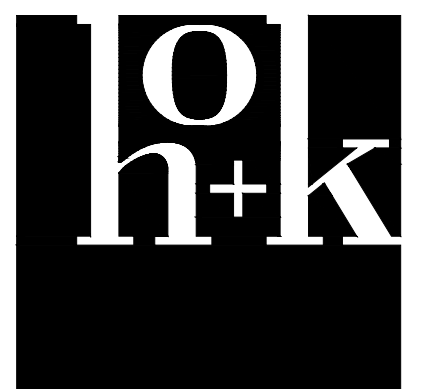
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Project
West Bottoms
Redevelopment

West Bottoms, Kansas City, MO

Prepared For
Somera Road
Kansas City, MO 64101



300 West 22nd Street
Kansas City, MO 64108 USA
t+1 816 472 3360 f+1 816 472 2100

Consultant Name
SK DESIGN GROUP, INC.
4800 COLLEGE BLVD SUITE 100
OVERLAND PARK, KS 66211

MASTER PLAN ARCHITECT
SB ARCHITECTURE
322 5TH AVENUE
NEW YORK, NY 10001

MEP ENGINEER
LINKKORV FENCLER + ASSOCIATES
1738 WALNUT
KANSAS CITY, MO 64108

Key Plan

Professional Seal

NOT FOR CONSTRUCTION

No.	Description	Date
1	UR SUBMITTAL	03.02.2022
2	UR RE-SUBMITTAL	06.06.2022

Project No.: 21_20187_00

PARCEL PLAN -
BLOCK E

Original at 1/8" = 1' Scale, See separate contents of this drawing.

C007

2023.05.11.10:07PM

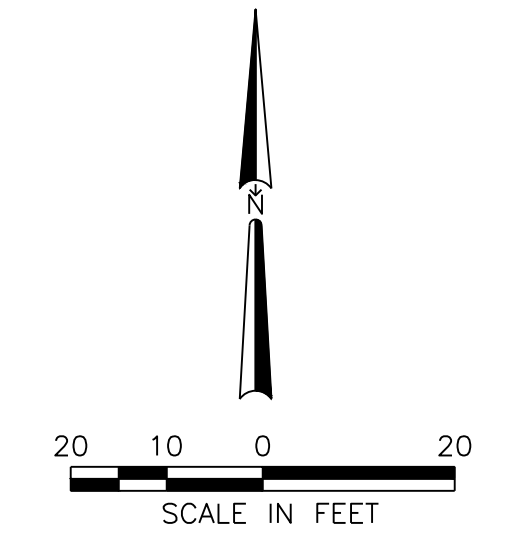
Block / Lot #	Building name	A. EX/PRE. ZONING	B. LAND AREA (AC.)	B. LAND AREA (SF.)	C. STREET RIGHT OF WAY EX./PR.	D. NET LAND AREA	E. USE***	F. HEIGHT ABOVE GRADE/ FLOORS	G. GROSS AREA TOTAL	G. GROSS FLOOR AREA PER FLOOR (ADVERAGE)	H. COVERAGE/ FLOOR AREA RATIO	I. RESIDENTIALS UNITS	I. RESIDENTIAL NET DENSITY (DU/AC)	J. REQUIRED PARKING^	J. PARKING PROVIDED	BIKE PARKING PROVIDED LONG TERM	BIKE PARKING PROVIDED SHORT TERM	PHASE	COMMENCE & COMPLETE DATES
F / 1	SANTA FE PARKING	/ UR	1.20	52,119		53,664	PARKING		53,664						187			EXISTING/PHASE 1	Q1.2023 - Q4.2025

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CONCEPT PLANS ARE PROVIDED WITH THE ANTICIPATION OF SUBSEQUENT PROJECT PLAN APPROVAL FOR EACH PARCEL PRIOR TO CONSTRUCTION. EACH NEW BUILDING WILL FOLLOW THE DESIGN GUIDELINES SET FOR IN THE GREATER DOWNTOWN AREA PLAN DEVELOPMENT GUIDELINES.

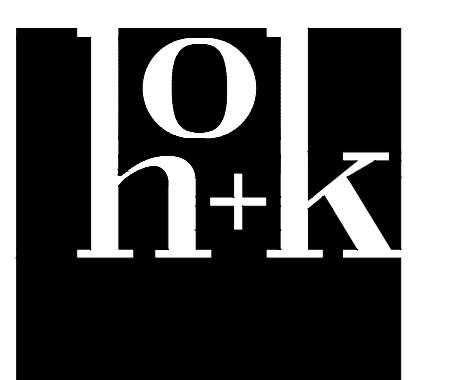
EACH BUILDING PROJECT WILL CONFORM TO THE PERMITTED USE AS ALLOWED BY EX ZONING AND WILL BE SUBMITTED FOR FINAL PLANS APPROVAL PRIOR TO CONSTRUCTION.



Project
**West Bottoms
 Redevelopment**

West Bottoms, Kansas City, MO

Prepared For
Somera Road
 Kansas City, MO 64101



300 West 22nd Street
 Kansas City, MO 64108 USA
 t +1 816 472 3360 f +1 816 472 2100

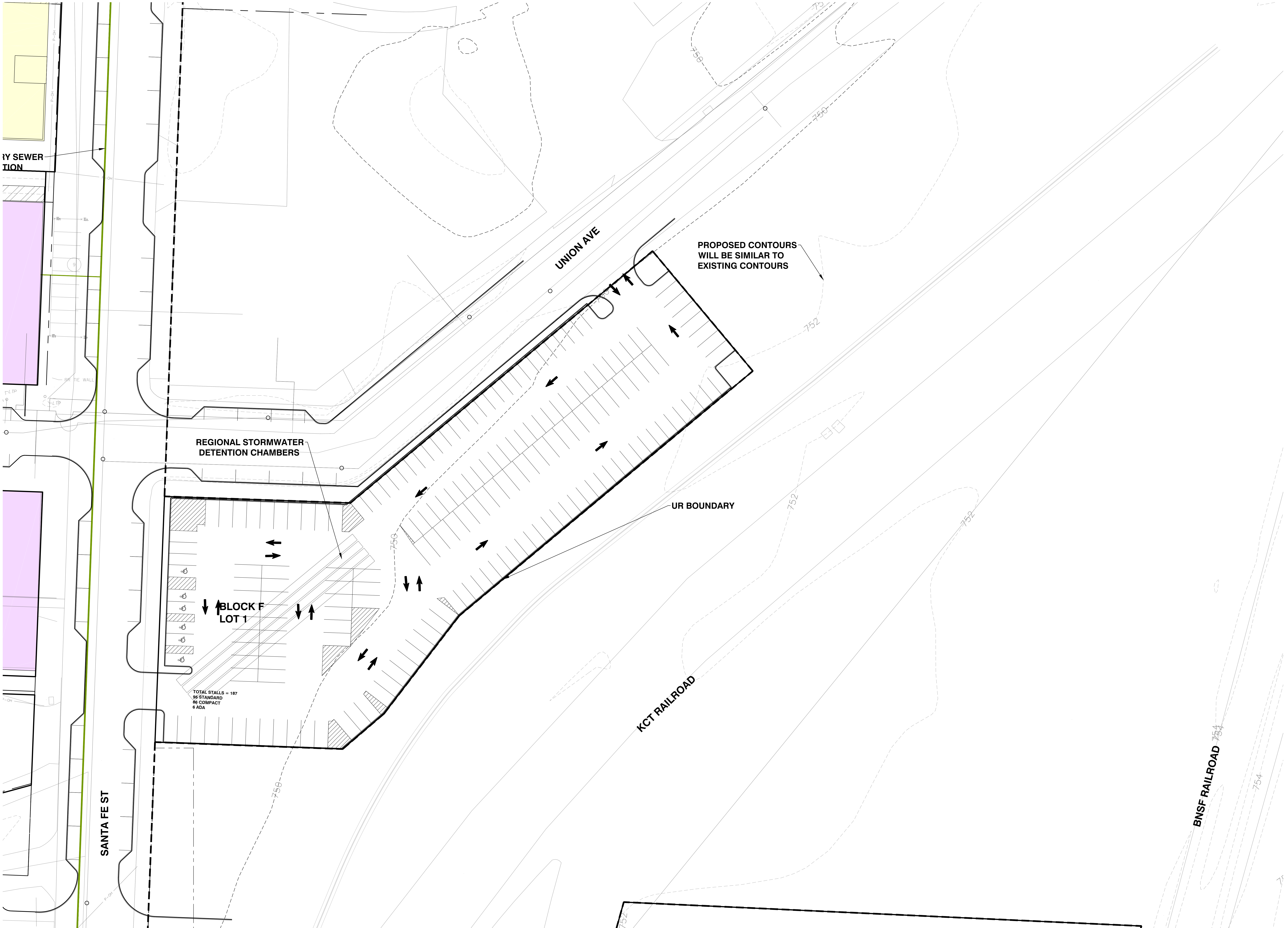
31 West Bottoms, Kansas City, MO 64101

Consultant Name
 CIVIL ENGINEER
 SK DESIGN GROUP, INC.
 4800 COLLEGE BLVD SUITE 100
 OVERLAND PARK, KS 66211

MASTER PLAN ARCHITECT
 SB ARCHITECTURE
 322 5TH AVENUE
 NEW YORK, NY 10001

ASSOCIATE ARCHITECT
 SWI GROUP
 222 NORTH 2ND STREET, SUITE 101
 MINNEAPOLIS, MN 55401

MEP ENGINEER
 LANKFORD FENDLER + ASSOCIATES
 1730 WALNUT
 KANSAS CITY, MO 64108



Key Plan

Professional Seal

**NOT FOR
 CONSTRUCTION**

No.	Description	Date
1	UR SUBMITTAL	03.02.2022
2	UR RE-SUBMITTAL	06.06.2022

Project No: 21-20187-00

PARCEL PLAN -
 BLOCK F

Original is 48" x 36" Do not scale contents of this drawing.

C008

2023.05.11.10:07PM

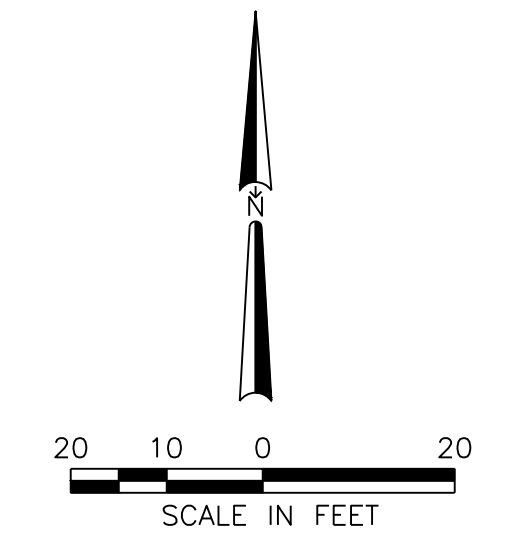
Block / Lot #	Building name	A. EX/PRE-ZONING	B. LAND AREA (AC.)	B. LAND AREA (SF.)	C. STREET RIGHT OF WAY EX./PR.	D. NET LAND AREA	E. USE***	F. HEIGHT ABOVE GRADE/ FLOORS	G. GROSS AREA TOTAL	G. GROSS FLOOR AREA PER FLOOR (ADVERAGE)	H. COVERAGE/ FLOOR AREA RATIO	I. RESIDENTIALS UNITS	I. RESIDENTIAL NET DENSITY (DU/AC)	J. REQUIRED PARKING ^A	J. PARKING PROVIDED	BIKE PARKING PROVIDED LONG TERM	BIKE PARKING PROVIDED SHORT TERM	PHASE	COMMENCE & COMPLETE DATES
G / 1	CRANE	M3-5 / UR	0.41	17,976		5,863	MIXED USE/RESIDENTIAL	92' / 6	35,178	5,871	1.96	31	75	21	22	6	3	EXISTING/PHASE 3	Q4.2026 - Q4.2028
G / 2	BOLT-NUT	M3-5 / UR	0.41	18,004		10,230	MIXED USE/RESIDENTIAL	90' / 5	51,150	10,230	2.84	45	108	33	14	9	3	EXISTING/PHASE 4	Q4.2029 - Q4.2030
G / 3	C	M3-5 / UR	1.03	44,994		44,994	MIXED USE/RESIDENTIAL	150' / 15	258,225	17,215	5.74	236	228	126	184	47	18	PHASE 3	Q4.2026 - Q4.2028

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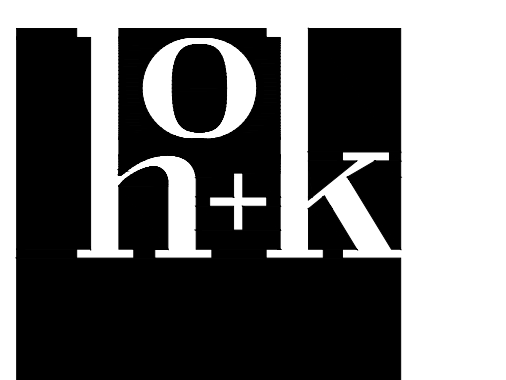
EACH BUILDING PROJECT WILL CONFORM TO THE PERMITTED USE AS ALLOWED BY DX ZONING AND WILL BE SUBMITTED FOR FINAL PLANS APPROVAL PRIOR TO CONSTRUCTION.



Project
West Bottoms
Redevelopment

West Bottoms, Kansas City, MO

Prepared For
Somera Road
Kansas City, MO 64101



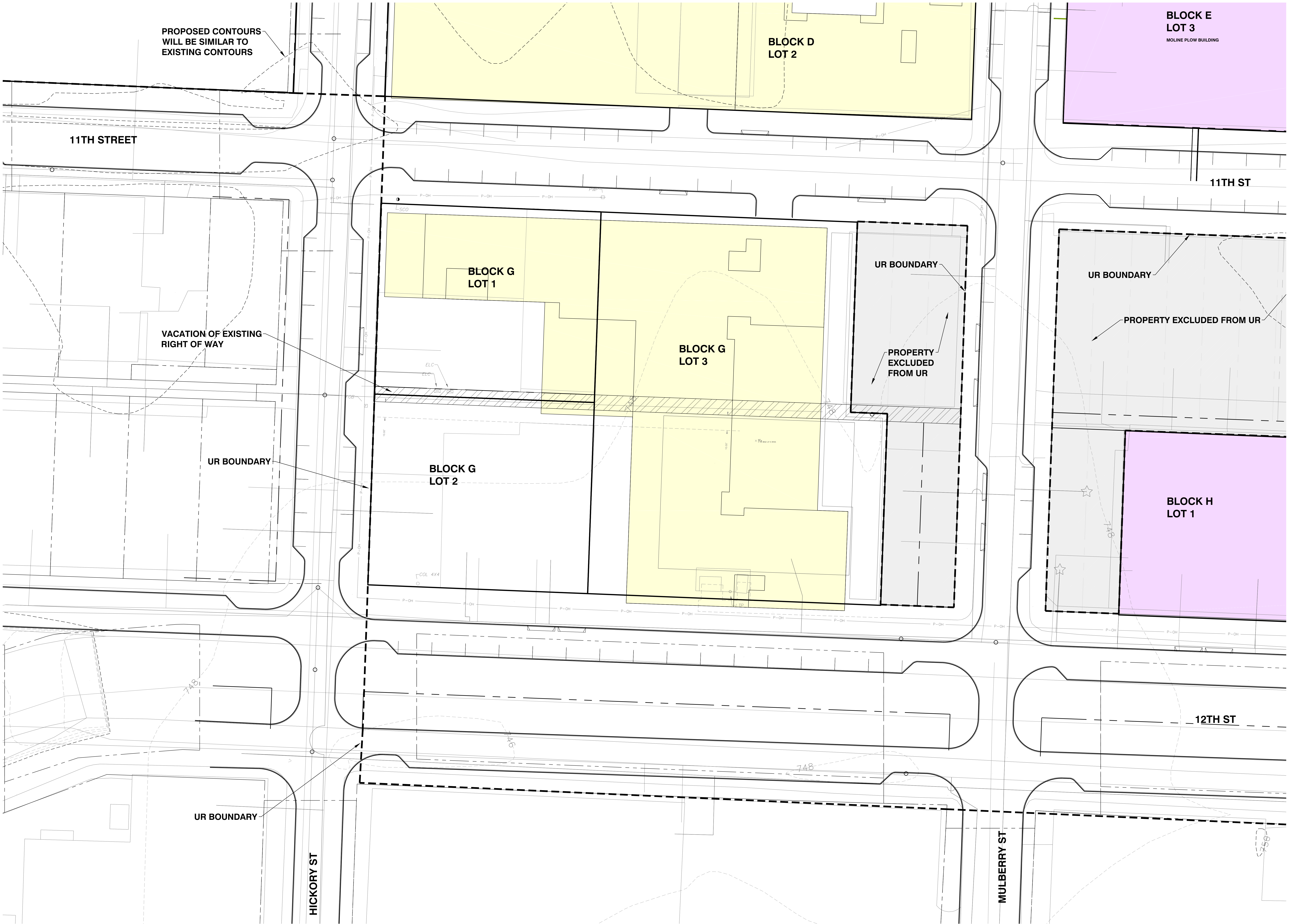
300 West 22nd Street
Kansas City, MO 64108 USA
t+1 816 472 3360 f+1 816 472 2100

Consultant Name
SK DESIGN GROUP, INC.
4800 COLLEGE BLVD SUITE 100
OVERLAND PARK, KS 66211

MASTER PLAN ARCHITECT
SB ARCHITECTURE
322 5TH AVENUE
NEW YORK, NY 10001

ASSOCIATE ARCHITECT
SBK GROUP
222 NORTH 2ND STREET, SUITE 101
MINNEAPOLIS, MN 55401

MEP ENGINEER
LAWKORF FENDLER + ASSOCIATES
1730 WALNUT
KANSAS CITY, MO 64108



Key Plan

Professional Seal

NOT FOR CONSTRUCTION

No.	Description	Date
1	UR SUBMITTAL	03.02.2022
2	UR RE-SUBMITTAL	06.06.2022

Project No: 21-20187-00

PARCEL PLAN -
BLOCK G

Original is in 1/8" = 1' Scale. Do not scale contents of this drawing.

C009

2022.05.11.10:07PM

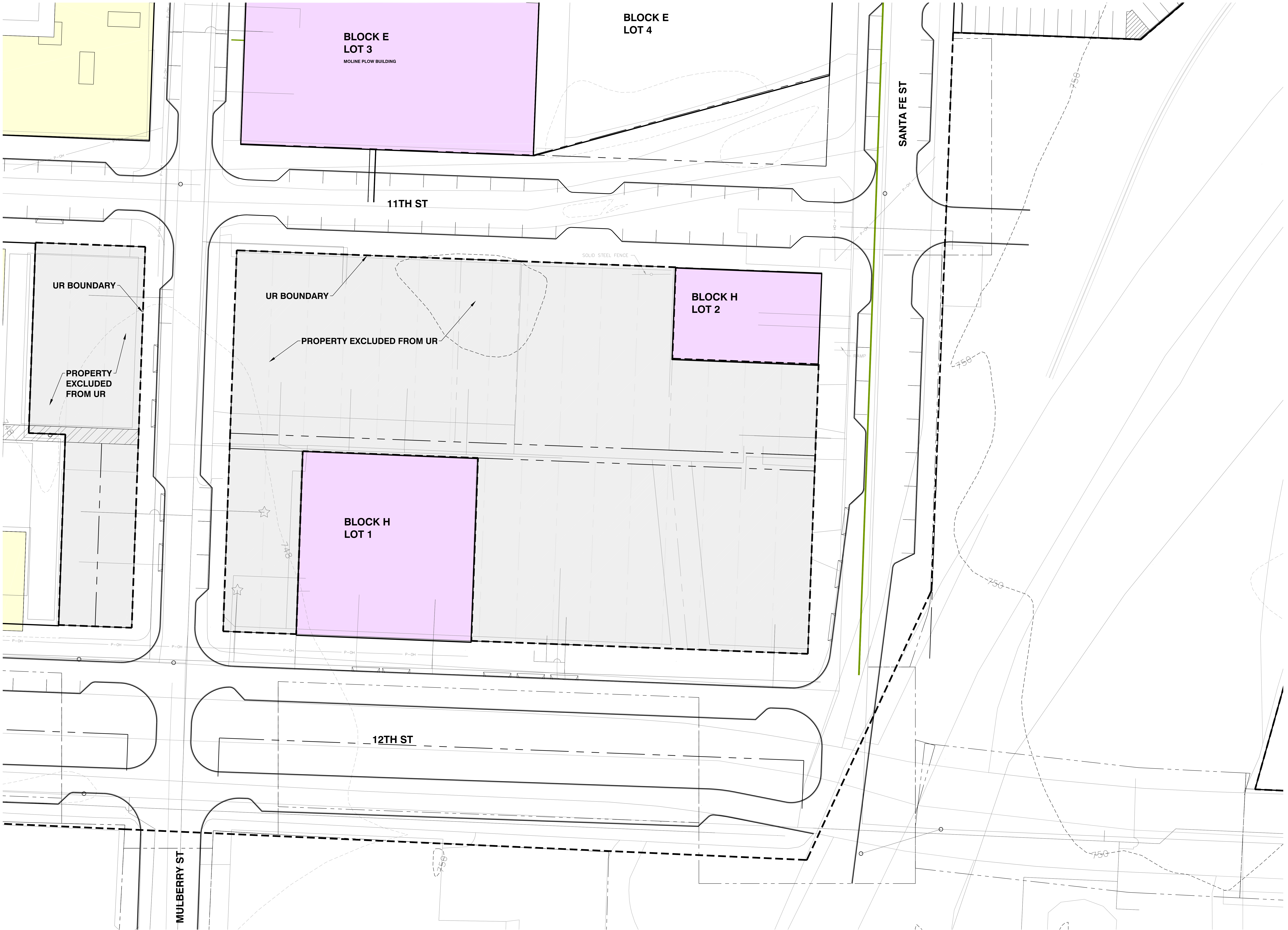
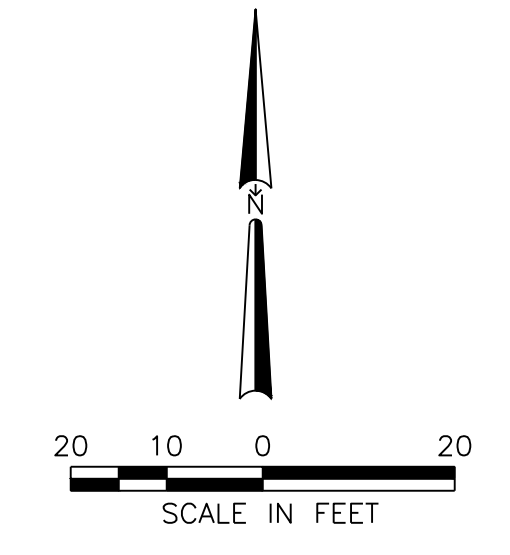
Block / Lot #	Building name	A. EX/PRE. ZONING	B. LAND AREA (AC.)	B. LAND AREA (SF.)	C. STREET RIGHT OF WAY EX./PR.	D. NET LAND AREA	E. USE***	F. HEIGHT ABOVE GRADE/ FLOORS	G. GROSS AREA TOTAL	G. GROSS FLOOR AREA PER FLOOR (ADVERAGE)	H. COVERAGE/ FLOOR AREA RATIO	I. RESIDENTIALS UNITS	I. RESIDENTIAL NET DENSITY (DU/AC)	J. REQUIRED PARKING ^A	J. PARKING PROVIDED	BIKE PARKING PROVIDED LONG TERM	BIKE PARKING PROVIDED SHORT TERM	PHASE	COMMENCE & COMPLETE DATES
H / 1	ADVANCE	M3-5 / UR	0.32	13,851		13,797	MIXED USE	110' / 6	82,782	13,678	5.98			124		63		EXISTING/PHASE 1	Q1.2023 - Q4.2025
H / 2	AVERY	M3-5 / UR	0.13	5,770		5,663	HOTEL**	120' / 7	39,641	5,663	6.87			15	30	3	3	EXISTING/PHASE 4	Q4.2023 - Q4.2030

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Project
**West Bottoms
Redevelopment**

West Bottoms, Kansas City, MO

Prepared For
Somera Road
Kansas City, MO 64101



300 West 22nd Street
Kansas City, MO 64108 USA
t+1 816 472 3360 f+1 816 472 2100

Consultant Name
CIVIL ENGINEER
SK DESIGN GROUP, INC.
4800 COLLEGE BLVD SUITE 100
OVERLAND PARK, KS 66211

MASTER PLAN ARCHITECT
SB ARCHITECTURE
222 NORTH 2ND STREET, SUITE 101
MINNEAPOLIS, MN 55401

ASSOCIATE ARCHITECT
D&V GROUP
222 NORTH 2ND STREET, SUITE 101
MINNEAPOLIS, MN 55401

MEP ENGINEER
LINKINS FENDLER + ASSOCIATES
1730 WALNUT
KANSAS CITY, MO 64108

Key Plan

Professional Seal

**NOT FOR
CONSTRUCTION**

No.	Description	Date
1	UR SUBMITTAL	03.02.2022
2	UR RE-SUBMITTAL	06.06.2022

Project No: 21.70187.00

PARCEL PLAN -
BLOCK H

Original at 1/8" = 1' Scale. Do not scale contents of this drawing.

C010

2023/05/11 10:07 PM

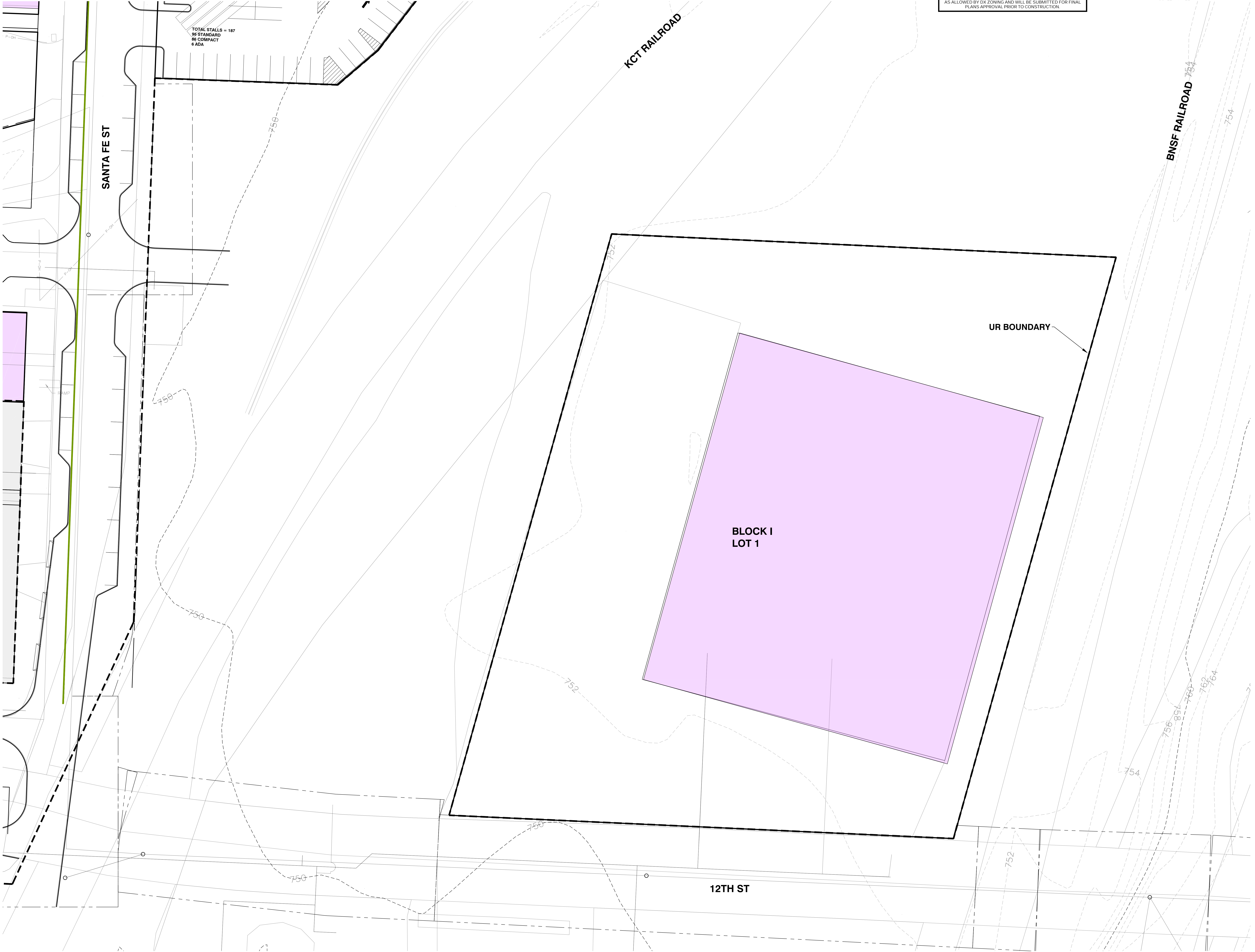
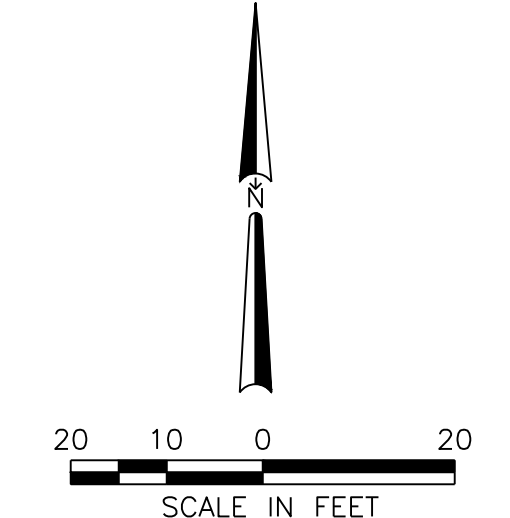
Block / Lot #	Building name	A. EX/PRE. ZONING	B. LAND AREA (AC.)	B. LAND AREA (SF.)	C. STREET RIGHT OF WAY EX./PR.	D. NET LAND AREA	E. USE***	F. HEIGHT ABOVE GRADE/ FLOORS	G. GROSS AREA TOTAL	G. GROSS FLOOR AREA PER FLOOR (ADVERAGE)	H. COVERAGE/ FLOOR AREA RATIO	I. RESIDEINTALS UNITS	I. RESIDEINTAL NET DENSITY (DU/AC)	J. REQUIRED PARKING^	J. PARKING PROVIDED	BIKE PARKING PROVIDED LONG TERM	BIKE PARKING PROVIDED SHORT TERM	PHASE	COMMENCE & COMPLETE DATES
I / 1	1000 W 12TH	M3-5 / UR	3.09	134,600		83,710	MIXED USE	18' / 1	50,890	50,890	0.38			76	103	39	10	EXISTING/PHASE 4	Q4.2029 - Q4.2030

NOTE:
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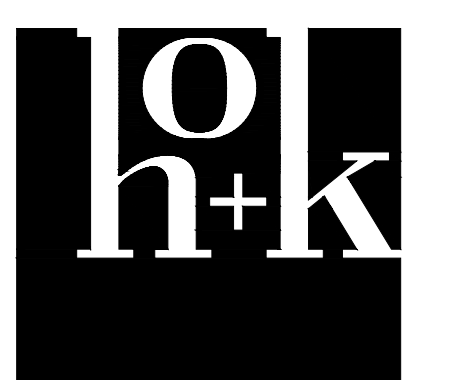


TOTAL STALLS = 187
 99 STANDARD
 86 COMPACT
 6 ADA

Project
**West Bottoms
 Redevelopment**

West Bottoms, Kansas City, MO

Prepared For
Somera Road
 Kansas City, MO 64101



300 West 22nd Street
 Kansas City, MO 64108 USA
 t+1 816 472 3360 f+1 816 472 2100

Consultant Name

CIVIL ENGINEER
 SK DESIGN GROUP, INC.
 4800 COLLEGE BLVD SUITE 100
 OVERLAND PARK, KS 66211

MASTER PLAN ARCHITECT
 SK ARCHITECTURE
 322 5TH AVENUE
 NEW YORK, NY 10001

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 SK GROUP
 222 NORTH 2ND STREET, SUITE 101
 MINNEAPOLIS, MN 55401

MEP ENGINEER
 LANKFORD FENDLER + ASSOCIATES
 1730 WALNUT
 KANSAS CITY, MO 64108

Map Plan

Professional Seal

**NOT FOR
 CONSTRUCTION**

No.	Description	Date
1	UR SUBMITTAL	03.02.2022
2	UR RE-SUBMITTAL	06.06.2022

Project No: 21-20187-00

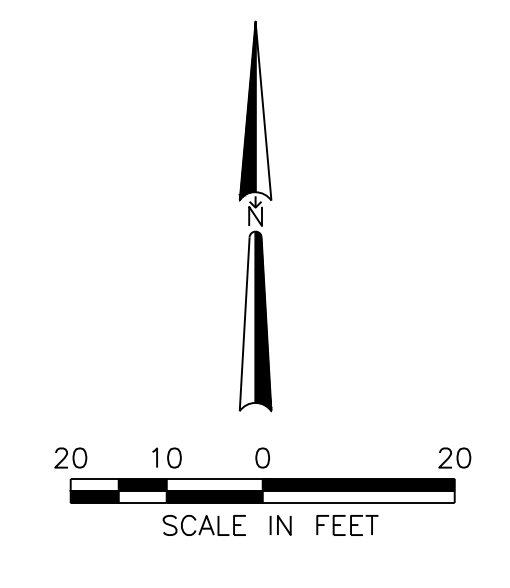
PARCEL PLAN -
 BLOCK I

Original at 1/8" = 1' Scale, See separate contents of this drawing.

C011

Block / Lot #	Building name	A. EX/PRE-ZONING	B. LAND AREA (AC.)	B. LAND AREA (SF.)	C. STREET RIGHT OF WAY EX./PR.	D. NET LAND AREA	E. USE***	F. HEIGHT ABOVE GRADE/ FLOORS	G. GROSS AREA TOTAL	G. GROSS FLOOR AREA PER FLOOR (ADVERAGE)	H. COVERAGE/ FLOOR AREA RATIO	I. RESIDENTIALS UNITS	I. RESIDENTIAL NET DENSITY (DU/AC)	J. REQUIRED PARKING*	J. PARKING PROVIDED	BIKE PARKING PROVIDED LONG TERM	BIKE PARKING PROVIDED SHORT TERM	PHASE	COMMENCE & COMPLETE DATES
J/1	CONVIVIAL	M3-5 / UR	0.18	7,847		7,715	MIXED USE/RESIDENTIAL	55/4	30,860	7,715	3.93	27		21				EXISTING/PHASE 5	Q1.2030 - Q4.2035
J/2	LOT	M3-5 / UR	0.67	29,256		29,296	PARKING								70			EXISTING/PHASE 5	Q1.2030 - Q4.2035

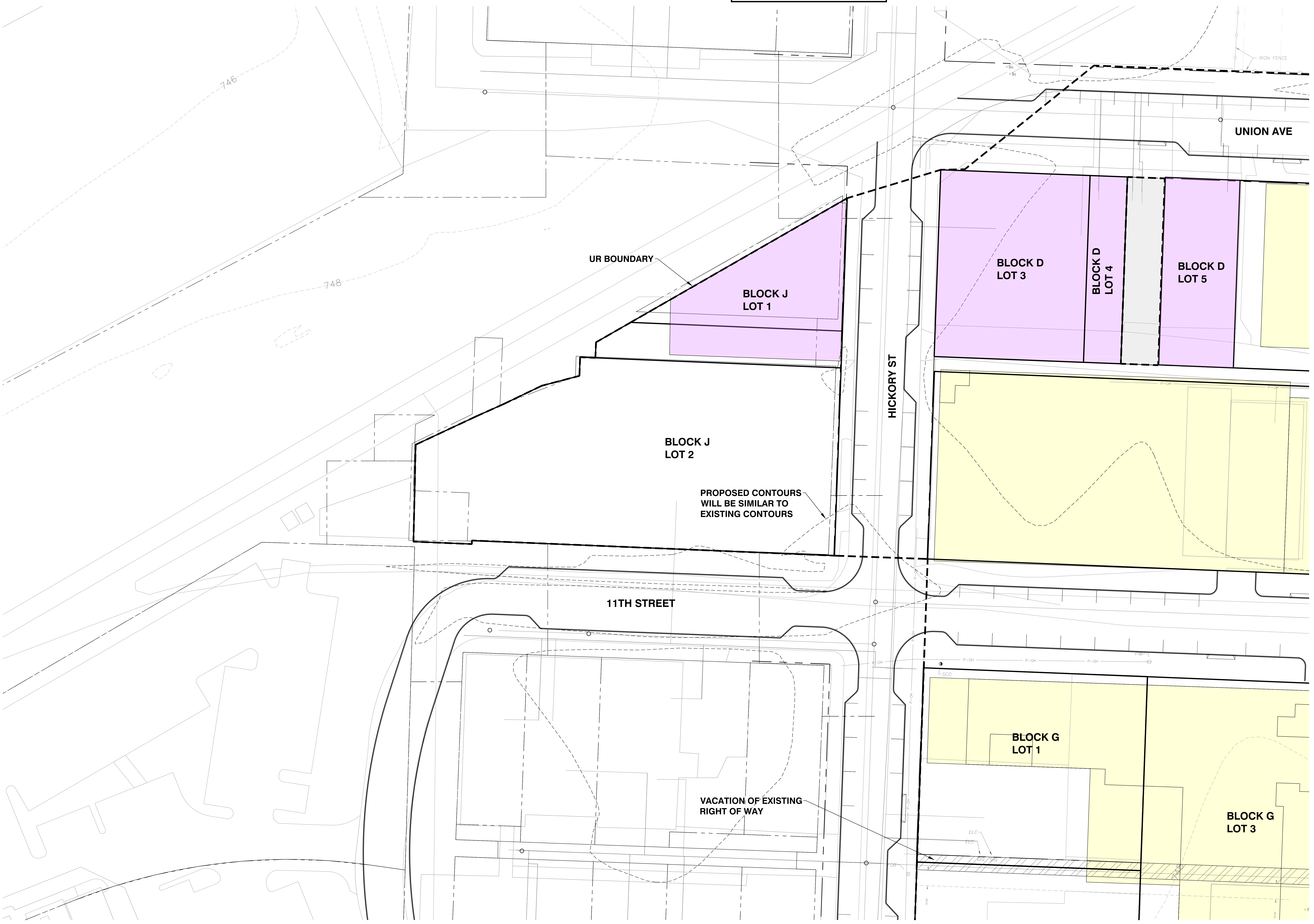
NOTE: BUILDING FOOTPRINTS SHOWN ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITH FINAL DEVELOPMENT PLANS.



ALL IMPROVEMENTS TO STREETSCAPE, SIDEWALKS, PLAZAS AND OPEN SPACE AMENITY AREAS WILL BE DESIGNED IN ACCORDANCE WITH THE RECOMMENDATION OF THE WEST BOTTOMS STREETSCAPE AND WAYFINDING PLAN.

CONCEPT PLANS ARE PROVIDED WITH THE ANTICIPATION OF SUBSEQUENT PROJECT PLAN APPROVAL FOR EACH PARCEL PRIOR TO CONSTRUCTION. EACH NEW BUILDING WILL FOLLOW THE DESIGN GUIDELINES SET FOR IN THE GREATER DOWNTOWN AREA PLAN DEVELOPMENT GUIDELINES.

EACH BUILDING PROJECT WILL CONFORM TO THE PERMITTED USE AS ALLOWED BY DX ZONING AND WILL BE SUBMITTED FOR FINAL PLANS APPROVAL PRIOR TO CONSTRUCTION.



Project
West Bottoms
Redevelopment

West Bottoms, Kansas City, MO

Prepared For
Somera Road
Kansas City, MO 64101



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Key Plan

Professional Seal

NOT FOR CONSTRUCTION

No.	Description	Date
1	UR SUBMITTAL	03.02.2022
2	UR RE-SUBMITTAL	06.06.2022

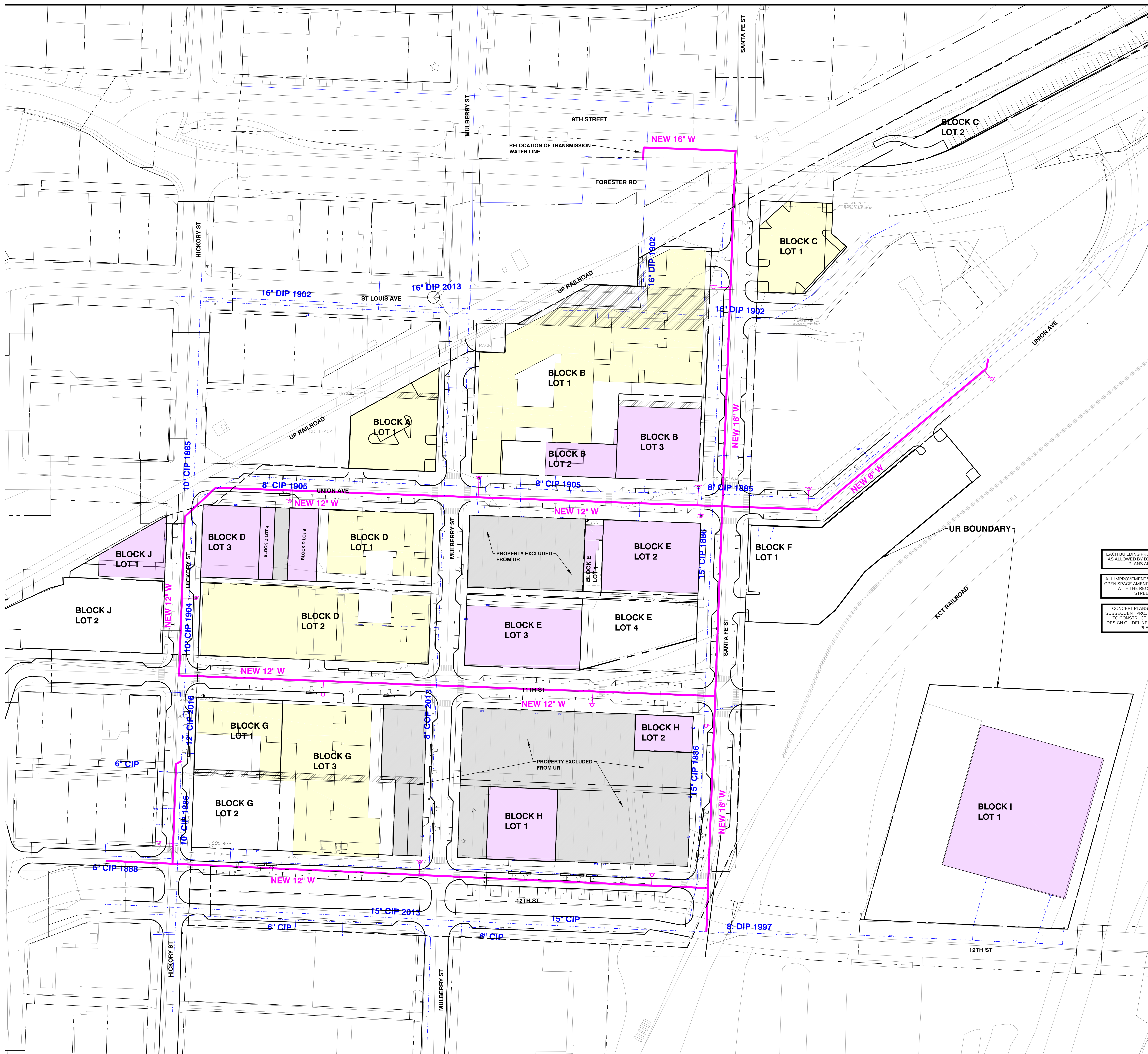
Project No: 21.70187.00

PARCEL PLAN -
BLOCK J

Original at 1/8" = 1' Scale unless otherwise noted.

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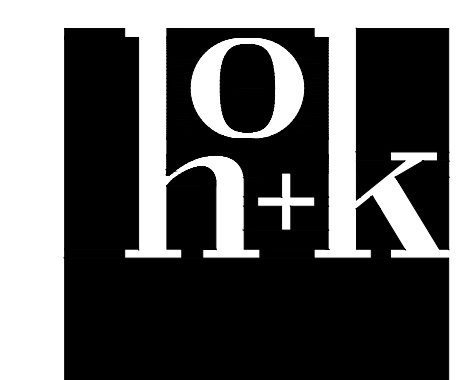
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Project
West Bottoms
Redevelopment

West Bottoms, Kansas City, MO

Prepared For
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Kansas City, MO 64101



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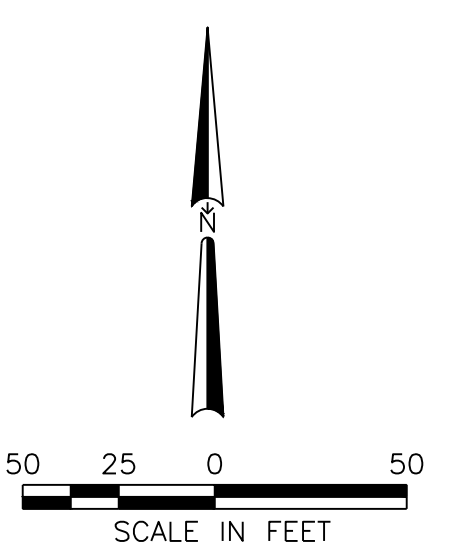
NOTE: NEW WATERLINE SIZES ARE PRELIMINARY AND ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN.

ALL ADAPTIVE REUSE AND NEW BUILDINGS WILL HAVE NEW DOMESTIC AND FIRE CONNECTIONS.

NOTE: EXISTING FIRE HYDRANTS WILL BE REPLACED WITH NEW HYDRANTS IN SIMILAR LOCATIONS. NEW HYDRANTS WILL BE PROVIDED TO COVER GAPS BETWEEN EXISTING HYDRANT LOCATIONS.

NOTE: BUILDING FOOTPRINTS SHOWN ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITH FINAL DEVELOPMENT PLANS.

EXISTING WATER LINES
PROPOSED PUBLIC WATER LINES
PROPOSED FIRE HYDRANT



Key Plan

Professional Seal

NOT FOR CONSTRUCTION

No.	Description	Date
1	UR SUBMITTAL	03.02.2022
2	UR RE-SUBMITTAL	06.06.2022

Project No.: 21_20187_00

PROPOSED WATER LINES

Original at 1/8" = 1' Scale, See separate contents of this drawing.

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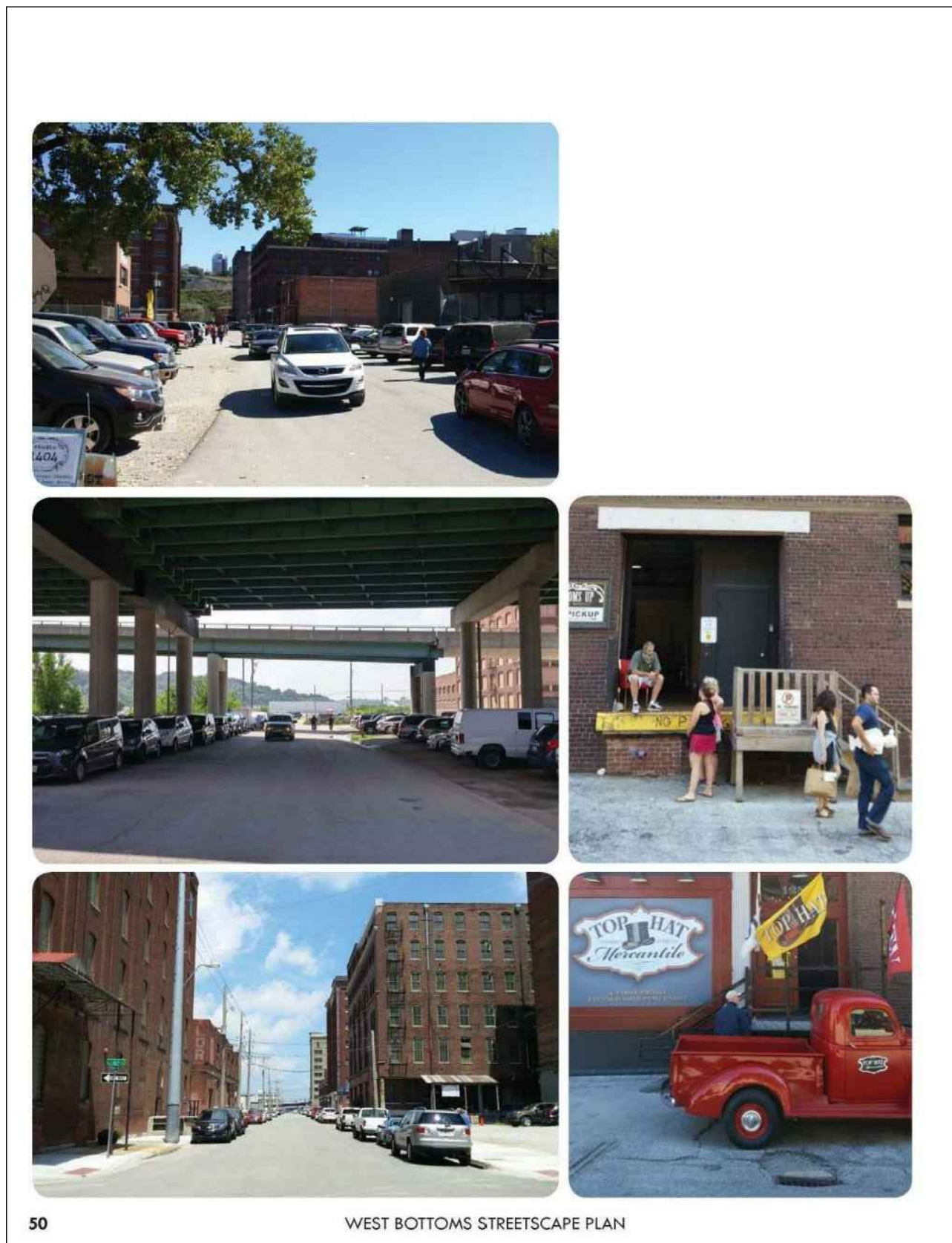
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Parking & Loading Design Intent

On-street parking allows easy access to businesses and convenient parking for residents and workers. Three different parking configurations exist in the West Bottoms and should be continued where appropriate: parallel, 45 degree (back-in), and 90 degree. The most common of these throughout all districts is parallel, 45 degree parking occurs along Cassman. 90 degree parking should be limited to the blocks or portion of blocks where street width permits and parking demand requires. Parking spaces should not encroach upon pedestrian walkways.

Drive aprons, access driveways, loading docks, and off-street parking should accommodate vehicle ingress and egress, however access points should be limited and located in back to prevent to avoid interrupting the pattern of curbside and flow of the street. Half-blocks that require 2 or more drive aprons should consider replacing standard curbs with roll-over curbs for the entire length of the half-block. Pedestrian crossings or drive aprons should be clearly marked visually by differentiated pavement type.

Easy loading for customers and business owners is necessary and contributes to the vibrancy and life of the street. As much as possible loading should avoid interrupting the pedestrian walk. Conflicts with pedestrians and existing truck docks should be mitigated by providing clear pedestrian access on the other side of the street.

Available undeveloped sites and public right-of-way can be utilized for parking during times of special events. These should be monitored by attendants that help maximize parking and safety direct traffic. The use of undeveloped sites to park semi trailers and material storage should be limited, and avoided or areas of high pedestrian traffic, or an minimal buffered around the perimeter.



PUBLIC REALM DESIGN STANDARDS



Intersections & Pedestrian Crossings

Because land use is shifting from industrial to mixed use within the West Bottoms (especially within the Historic Warehouse and Backyards Districts), there is a need to identify the safest, most visible way to provide pedestrian crossings at intersections while also providing sufficient access for industrial traffic where necessary. Refer to Plans, Standards, and Policy Recommendations section of Kansas City's Walkability Plan for specific pedestrian crossing design requirements.

PAVEMENT CONTRAST AT INTERSECTIONS
In general, this streetscape plan recommends implementing highly-visible changes in pavement or pedestrian crossings that communicate to vehicles that pedestrians have the right-of-way. Each sub-district will apply the recommendation slightly differently depending on the need. The streetscape plan recommends the use of contrasting brick and cobble pavers to denote pedestrian crossings (brick for pedestrian, cobble for vehicle) where budgets do not allow for the more expensive pavement application utilized elsewhere (stamped concrete). If there is an opportunity to invite the art community to help create lower-cost artistic cobble identification that reflects the spirit of the West Bottoms, consider it in places where surrounding stakeholders approve. Do not use material alternatives that try to make one material look like another material (stamped concrete four brick, for example) since the West Bottoms is filled with raw materials, raw materials may stand out or inappropriately.

PEDESTRIAN CROSSINGS AT RAILROAD TRACKS
Collaborate with railroad company to ensure safe, ADA accessible crossings of Hickory Street and Mulberry Street. Precast concrete pavers make for railroad crossings and clearly marked signs and safety instructions may be utilized.



PUBLIC REALM DESIGN STANDARDS



Integration of Green Infrastructure Kit of Parts

Water Services Department will be undertaking a substantial green infrastructure project in the West Bottoms with the goal of providing stormwater storage improvements that collectively form a highly visible example of urban renewal through green infrastructure investment. The projects will focus on three locations:

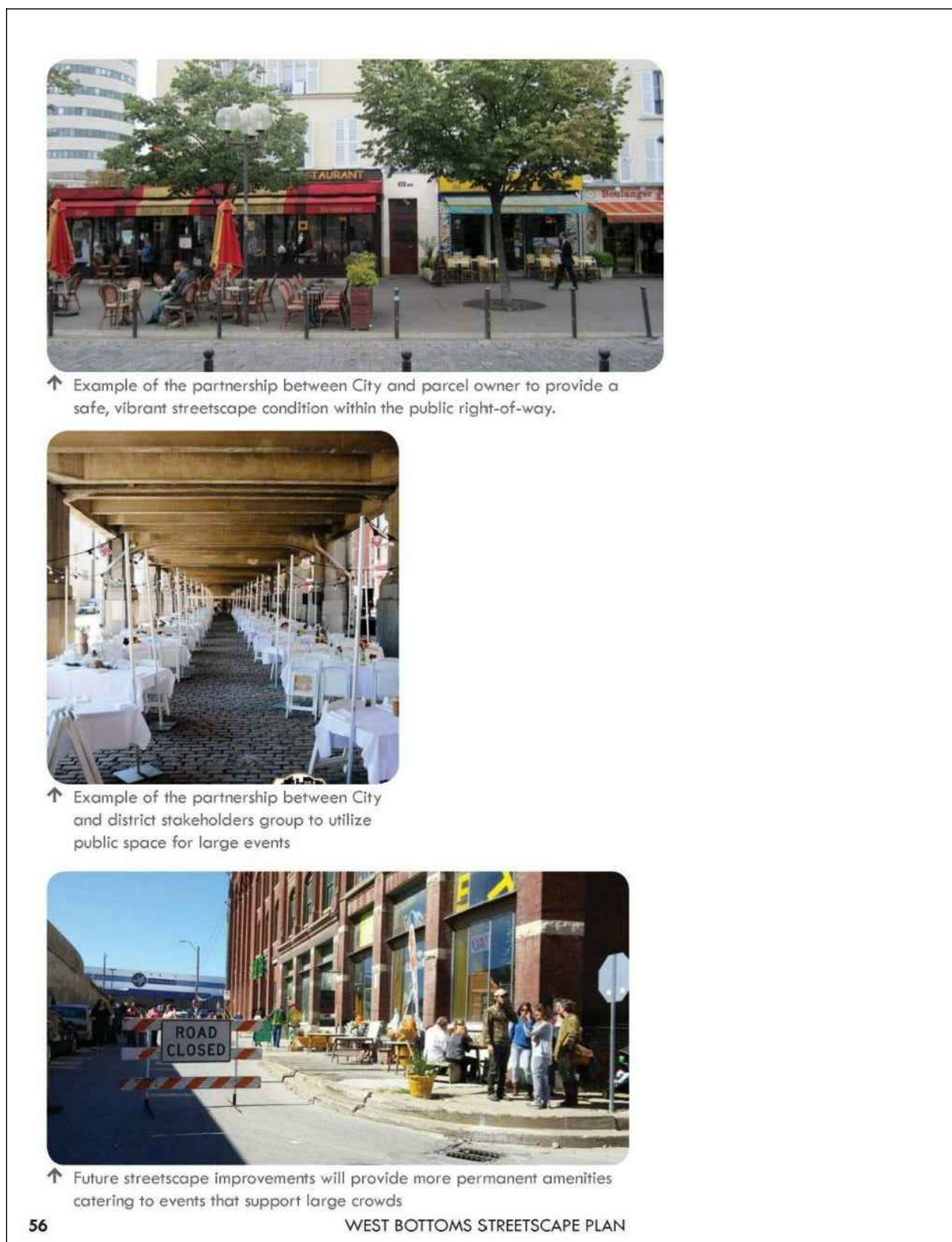
- 1) Intersect 70 Viaduct at Mulberry Street
- 2) Hickory Street between 13th Street and 14th Street
- 3) Large City-owned parking lot at 1447 Liberty Street

In addition to these three specific projects, Water Services Department will develop a public/private partnership program that will demonstrate green infrastructure improvements possible on private property.

This streetscape plan provides guidance and recommendations for appropriate zones for green infrastructure within the public right-of-way. Future green infrastructure design efforts will be able to pick and choose the best stormwater management practice for a given site from a green infrastructure "kit of parts." Specific examples of these "parts" are featured on the opposite page (pg 54). Any green infrastructure solutions will need to comply with the streetscape plan recommendations or go through a public engagement process to ensure stakeholders and citizens offer approval.



PUBLIC REALM DESIGN STANDARDS



Integration of Private Access & Private Use in Public Realm

This streetscape plan recommends major City investments in the public realm experience that will go to great lengths in supporting the growth of safe, vibrant, high-activated streets within the West Bottoms. Stakeholders seek the changes to ensure future investments in existing buildings are well supported within the public realm. City efforts need to be matched by parcel and business owners to foster healthy enterprise activity; both parties will have responsibilities to monitor and enforce streetscape recommendations in both the public realm and adjoining private parcels.

Development guidelines for building orientation, setbacks, access, architectural character, materials, etc. can be found in Appendix C of the Greater Downtown Area Plan.

In certain areas of the West Bottoms streetscape, flexible public right-of-way space will have opportunities for adjacent business owners to utilize as a temporary-use extension of their business. Interested parties will need to work with the Department of Public Works to establish use permits.

West Bottoms will continue to be well known for its special events, festivals, and recurring stakeholder-defined regional draws. As streetscape improvements are implemented the City and District stakeholders need to work together to develop the most appropriate and simplified way of allowing event access within the street right-of-way.



PUBLIC REALM DESIGN STANDARDS

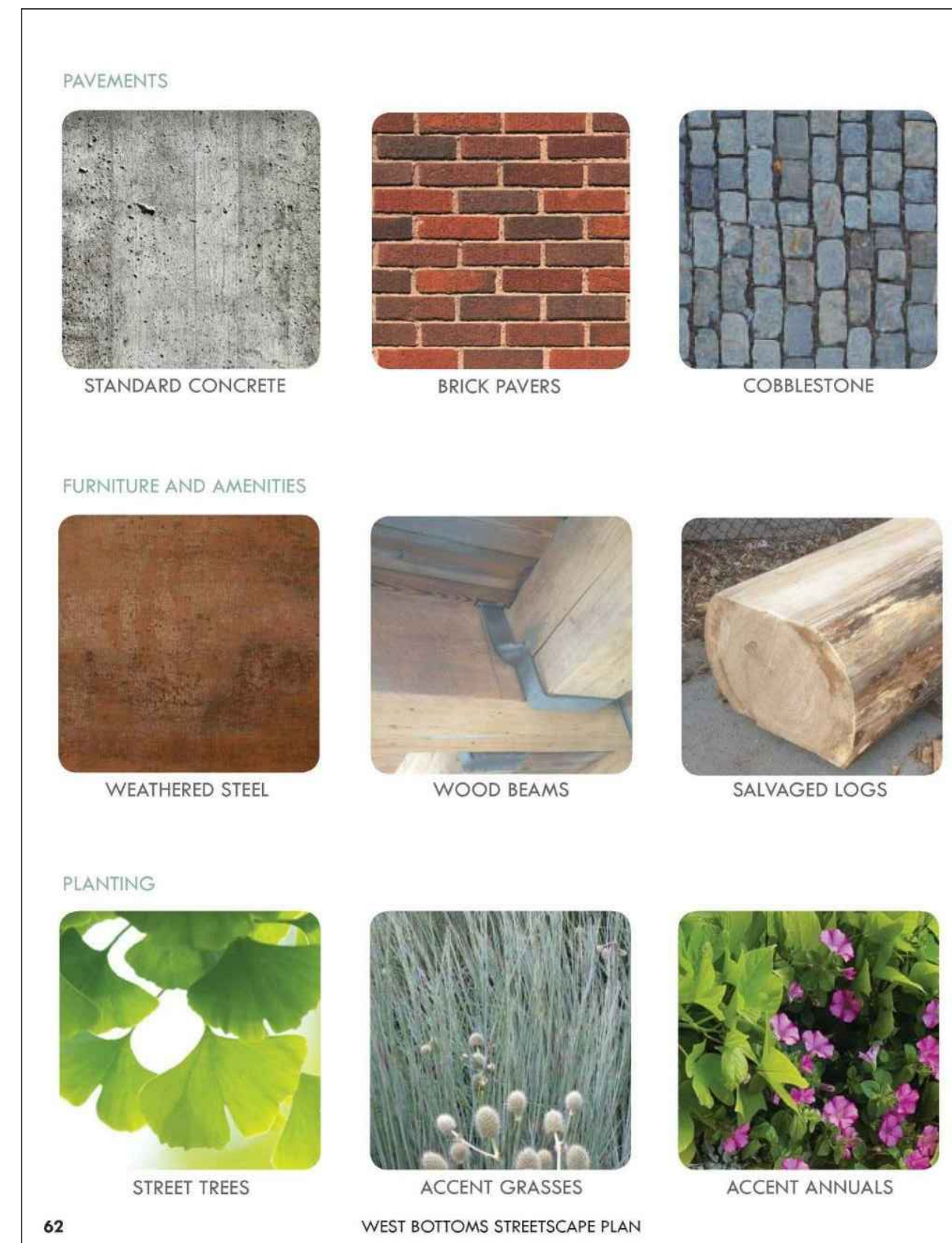


Public Realm Kit of Parts

- LIGHTING** (see p. 64-67)
 - 1 Roadway Light (City Standard)
 - 2 Pedestrian Light Mounted to Roadway Pole
 - 3 Pedestrian Poles and Light (not pictured)
- FURNITURE & AMENITIES** (see p. 64-65)
 - 4 Blue Bin
 - 5 Trash Bin
 - 6 Wood Bench
 - 7 Ballard (not pictured)
- PLANTING** (see p. 62-63)
 - 8 Street Tree (see KC Parks and Rec Forestry Operations Approved List)
 - 9 Street Tree Wall (specify KC Downtown Streetscape Master Plan, section 04.1.4)
 - 10 Accent Grasses (36" or less and adapted to urban conditions)
 - 11 Accent Annuals (City and Owner Maintenance Agreement Required)
- GREEN INFRASTRUCTURE INCORPORATION** (see p. 64-65, 68-69)
 - 12 Bio-retention in Amenity Zone (with Curb Cuts or subsurface connection to pervious pavement)
 - 13 Pervious Pavements in Parking & Drive Lanes
- PAVEMENT** (see p. 62-63)

HISTORIC WAREHOUSE DISTRICT	STOCKYARDS DISTRICT	RIVERVIEW INDUSTRIAL DISTRICT
14 Pedestrian Zone	15 cast-in-place concrete or unit pavers that match cobble color	16 cast-in-place concrete
17 Parking Lane	18 reclaimed cobble pavers to match historic equivalent	19 standard asphaltic concrete with brick accents
19 Dining Lane	20 reclaimed cobble pavers to match historic equivalent or standard asphaltic concrete	21 standard asphaltic concrete

PUBLIC REALM DESIGN STANDARDS



Materiality

PAVEMENT
High-traffic pedestrian areas shall be cast-in-place concrete or unit pavers that are ADA compliant. These materials should respond to surrounding context and complement colors and textures of existing materials.

Accent paving and vehicular areas can utilize historic brick and cobble. In many places these cobbles and brick exist below the asphalt. These durable and pervious pavers, however, do not work ideally for handapp access and high traffic areas, but provide a warmth and charm when used on streets, parking areas, and accent portions of walks.

FURNITURE AND AMENITIES
The current and historic industrial nature of the district lends itself to drawing on steel and wood as a material for public realm elements and other elements.

Weathered steel should *not* be used, when this is not practical, simple neutral colors like gray and black should be used.

Wood should be re-purposed building material like beams or harvested from fallen trees.

PLANTING
Where appropriate, providing street trees improves the experience for pedestrian and reduces the heat island effect and use of accent planting further enhances this experience offering a variety of textures and seasonal change.

Tree selection should follow KC Parks Forestry Operations Approved and Restricted Tree List. Because there are overhead utilities in many areas special care should be taken on selection (Small and Medium Size trees based on these criteria).

Accent grasses that are less than 36" in height and are adapted to the harsh conditions of an urban setting.

Accent annuals can be provided by building owners; however, maintenance agreements between Owner and City will need to be established.

Example of preserved rail and raw materials

PUBLIC REALM DESIGN STANDARDS



Furniture and Amenities

SEATING
Wood provides a comfortable seating surface year around. Harvested urban trees and re-purposed building beams are abundant in this district and can be transformed to simple forms for seating. Alternatively, manufacturers offer "off the shelf" benches of a similar form.

- Form - Simple square or rectangle approximately 18" in height
- Material - Re-purposed Building Beams or Salvaged Trees
- Finish - Natural Wood, Gray, or Black

TRASH BINS
Because they receive a high degree of wear and tear trash bins made of metal should be used. These can vary in form, from simple round bins, to more sculptural ones.

- Form - Square, round, or rectangular
- Material - Metal
- Finish - Weathered Steel, Gray, or Black

BOLLARDS
In areas where vehicular access wants to be limited, bollards shall be used. Removable ones where vehicular access wants to occur, and fixed ones where vehicular access wants to be removed permanently.

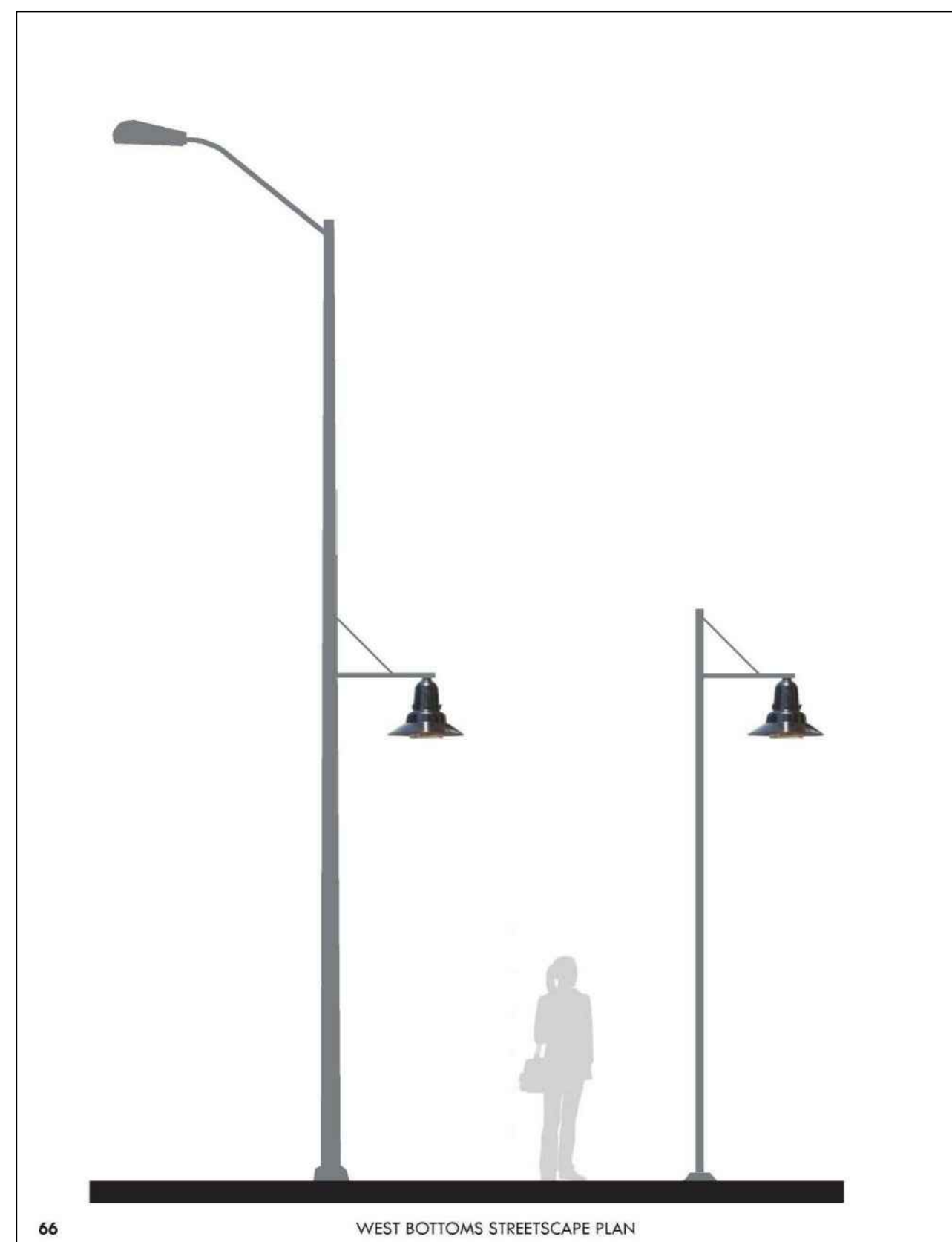
- Form - Round, of diameter of less, 36" in height
- Material - Weathered Steel, Stainless Steel
- Finish - Natural, Gray, or Black

BIKE RACKS
The terrain and proximity to surrounding bike trails make the district an excellent place to bike. Providing bike racks allows convenient, efficient, and secure parking for bicycles. It also allows placement of bikes in areas that are not desired. A variety of bike racks existing from simple L and Ribbon forms to more designed fixtures to incorporate wood, colors of all styles should be weathered steel, gray or black.

- Form - Variable
- Material - Metal, wood accents acceptable
- Finish - Weathered Steel, Gray, or Black



PUBLIC REALM DESIGN STANDARDS



Lighting

ROADWAY LIGHTING
A unified palette of lighting shall be provided in the public realm complementing the existing historic and surrounding architecture while also providing a safe and inviting environment for pedestrians and vehicles. Fixtures shall be downlight or cut-off to avoid contributing to light pollution.

- Fixtures City Standard "Cabinhead"
- Light Sources LED light sources shall be provided
- Poles Tapered, round, smooth
- Material Aluminum or painted steel
- Color Brushed Aluminum, Gray, or Black

These currently exist along 9th Street near Hickory. In several areas wood poles currently exist, as these are replaced, metal poles shall be used.

PEDESTRIAN LIGHTING
Focus corridors may want higher light levels and a more pedestrian scale. To achieve this, pedestrian lights at approximately 14' in height should be provided. Fixtures shall be downlight or cut-off to avoid contributing to light pollution.

- Fixtures 1/2 - 2" Diameter, Round, Pendant Forms, simple (not ornate)
- Light Sources LED light sources shall be provided
- Mounting (Preferred Option) Simple straight arms (not ornate) extending from roadway poles
- Poles (Secondary Option) Round aluminum or gray steel. Straight and smooth, free of fluting or ornate base
- Material Aluminum or painted steel
- Color Brushed Aluminum, Gray, or Black

* Poles shall be steel used if mounting to roadway poles is not adequate or practical.

PUBLIC REALM DESIGN STANDARDS



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GENERAL NOTES:

1. CONCEPT LANDSCAPING PLANS ARE PROVIDED IN UR SUBMITTAL WITH THE ANTICIPATION OF SUBSEQUENT PROJECT PLAN APPROVAL FOR EACH PARCEL PRIOR TO CONSTRUCTION. EACH NEW BUILDING WILL FOLLOW THE DESIGN GUIDELINES SET FORTH IN THE GREATER DOWNTOWN AREA PLAN DEVELOPMENT STANDARDS.

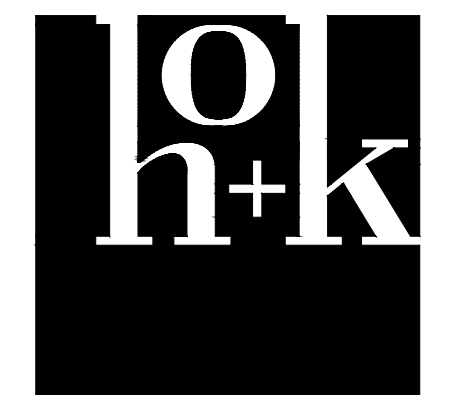
No.	Description	Date
001	PRELIMINARY	05/02/2022
002	FOR SUBMITTAL	08/08/2022

Project No. 21.70187.00

Sheet Title

STREETScape DEVELOPMENT GUIDELINES

Sheet Number



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May Plan

Professional Seal

NOT FOR
CONSTRUCTION

No.	Description	Date
001	PRELIMINARY	05/02/2024
002	FOR SUBMITTAL	05/02/2024

Project No. 24-20187-00

Sheet Title

PRELIMINARY
LANDSCAPE PLAN

Original No. 24-20187-00

Sheet Number

L001

LANDSCAPE DEVIATIONS FROM CITY ORDINANCE 88-425

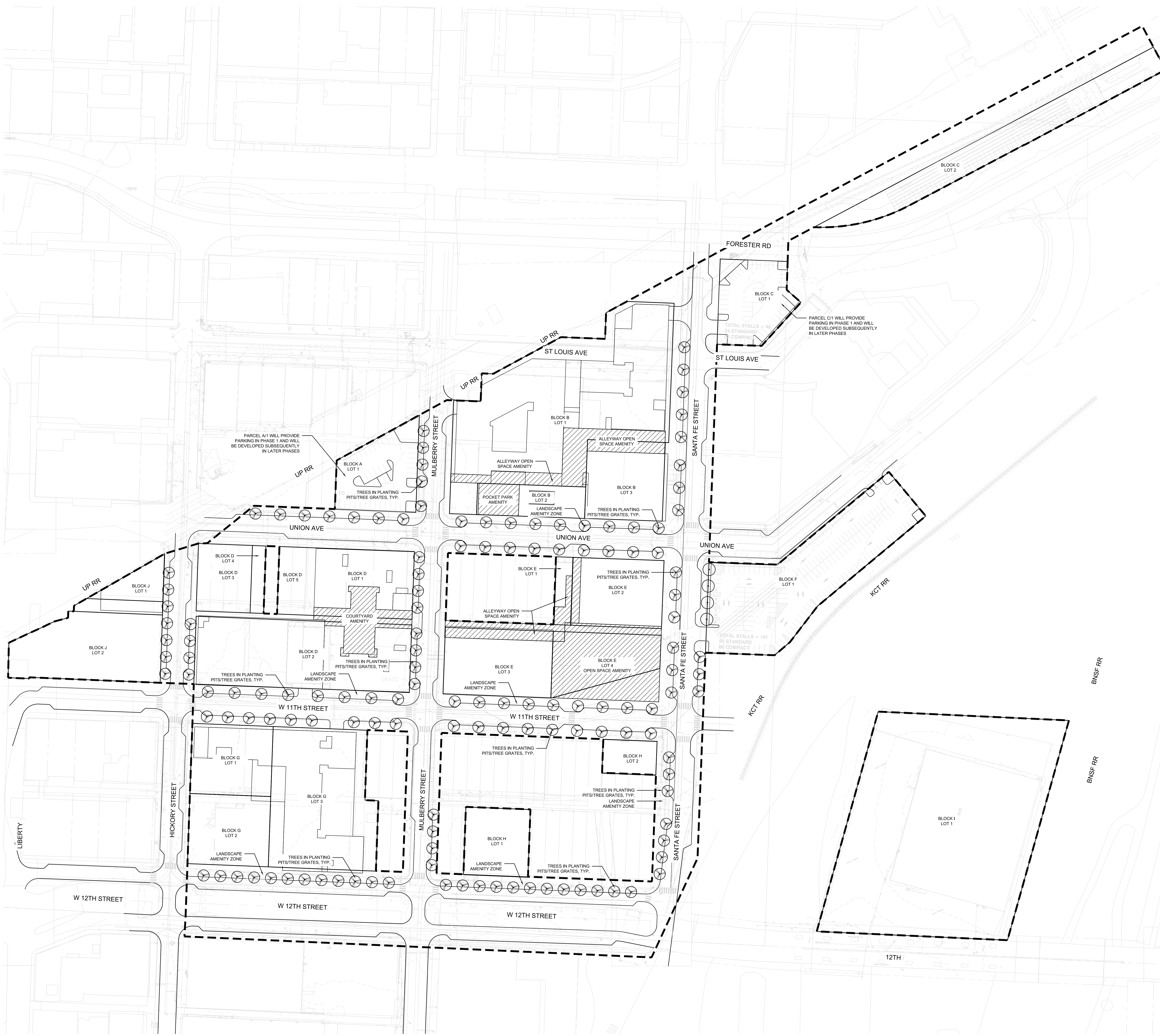
1. AT A MINIMUM, THE DEVELOPMENT LANDSCAPE SHALL MEET THE WEST BOTTOMS STREETSCAPE PLAN AND GREATER DOWNTOWN AREA PLAN GUIDELINES.
2. 88-425-03 STREET TREES: WHERE POSSIBLE, ALL STREETS SHALL RECEIVE STREET TREES PLANTED ONE (1) TREE PER 30 LF OF STREET FRONTAGE.
- 2.1. TREES WILL NOT BE LOCATED ADJACENT TO BUILDING DOCKS, DRIVES ENTERING BUILDING LOTS, AND ALLEYWAY ACCESS DRIVES.
3. 88-425-04 GENERAL: WHERE POSSIBLE, LOTS SHALL RECEIVE ONE (1) TREE PER 5,000 SF OF PRINCIPAL BUILDING COVERAGE (BUILDING FOOTPRINT). TREES WILL NOT BE LOCATED ON LOTS WITH ZERO SETBACK LINES.
4. 88-425-05 PERIMETER VEHICULAR USE AREA ADJACENT TO STREETS, WHERE POSSIBLE, PARKING LOTS SHALL RECEIVE ONE (1) TREE PER 30 LF OF STREET FRONTAGE AND PLANTED CONTIGUOUS SCREEN 7' IN HEIGHT WITH A MINIMUM 10' WIDE LANDSCAPE BUFFER.
- 4.1. LOTS A, C, & J SURFACE PARKING LOTS SHALL DEViate FROM THE LANDSCAPE ORDINANCE AND WILL NOT RECEIVE THE ABOVE LANDSCAPE BUFFER, TO MAXIMIZE PARKING STALL COUNTS.
- 4.2. LOT F SHALL RECEIVE PERIMETER LANDSCAPING ALONG SANTA FE ONLY.
5. 88-425-06 INTERIOR VEHICULAR USE AREA: WHERE POSSIBLE, PARKING LOTS SHALL RECEIVE 15 SF OF LANDSCAPE AREA PER EVERY PARKING SPACE, ONE (1) TREE PER FIVE (5) PARKING SPACES, AND ONE (1) SHRUB PER PARKING SPACE.
- 5.1. LOTS A, C, F, & J SURFACE PARKING LOTS SHALL DEViate FROM THE LANDSCAPE ORDINANCE AND WILL NOT RECEIVE THE ABOVE LANDSCAPE AREAS, TO MAXIMIZE PARKING STALL COUNTS.
6. 88-425-07 PARKING GARAGE SCREENING: WHERE POSSIBLE, PARKING GARAGES SHALL BE SCREENED WITH A 10' MINIMUM WIDTH DENSELY PLANTED BUFFER.
7. 88-425-08 MECHANICAL/UTILITY EQUIPMENT SCREENING: WHERE POSSIBLE, ALL EQUIPMENT SHALL BE SCREENED WITH DENSELY PLANTED BUFFER.
8. 88-425-09 OUTDOOR USE SCREENING: WHERE POSSIBLE, ALL OUTDOOR WORK AREAS SHALL BE SCREENED WITH DENSELY PLANTED BUFFER.

LANDSCAPE GENERAL NOTES

1. FINAL LANDSCAPE PLANS WILL BE PROVIDED IN THE FINAL DEVELOPMENT PHASE OF THE PROJECT.
2. ALL WORK SHALL CONFORM TO ALL APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF KANSAS CITY, MISSOURI IN CURRENT USAGE. ALL STANDARDS NOT COVERED BY THE CITY SHALL BE APWA STANDARDS IN CURRENT USAGE UNLESS OTHERWISE NOTED.
3. ALL NEW PLANTING AREAS TO RECEIVE 100% IRRIGATION COVERAGE PER SPECIFICATIONS AND SHALL BE INSTALLED AND OPERATIONAL PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL.
4. CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL EXISTING UTILITIES, DRAIN LINES AND IRRIGATION PIPING PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, DRAIN LINES AND IRRIGATION PIPING.
5. CONTRACTOR SHALL VERIFY AND COORDINATE ALL FINAL GRADES WITH LANDSCAPE ARCHITECT PRIOR TO COMPLETION.
6. DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE AND SHALL BE REMOVED AT FREQUENT INTERVALS. AT COMPLETION OF WORK IN EACH AREA, THE CONTRACTOR SHALL GATHER AND REMOVE ALL DEBRIS, EQUIPMENT, AND EXCESS MATERIAL FROM THAT AREA. AT FINAL COMPLETION OF ALL WORK THE CONTRACTOR SHALL REMOVE ALL SUCH ITEMS FROM THE PREMISES.
7. LOCATION AND PLACEMENT OF ALL PLANT MATERIAL SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. THE LANDSCAPE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES SHALL BE PLACED IN THE FIELD TO UTILIZE THE GREATEST COVERAGE OF THE GROUND PLANE. PLANT SPACING TO BE ADJUSTED IN FIELD TO AVOID UTILITIES, FOOTINGS, AND INLETS. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
- ALL EVERGREEN SHRUBS AND CREEPING GROUNDCOVERS SHALL BE MINIMUM OF 2' FROM ANY PAVING EDGE.
- ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED AND SITED FOR THE BEST AESTHETIC VIEWING.
- ALL TREES, EVERGREEN OR DECIDUOUS, SHALL BE A MINIMUM OF 4' FROM ANY PAVING EDGE.
9. ANY SUBSTITUTION OF SPECIFIED PLANT MATERIAL WILL NOT BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
10. MULCH ALL PLANTING AREAS TO A DEPTH OF 3" DEPTH ACCORDING TO PLANS AND SPECIFICATIONS. SAMPLES SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
11. ALL PLANT MATERIAL WILL BE HEALTHY, VIGOROUS AND FREE OF DISEASE AND INSECTS PER AIA STANDARDS. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY INFERIOR OR OTHERWISE UNSUITABLE PLANT MATERIAL PROPOSED FOR USE ON THE PROJECT.
12. ALL PLANTING BEDS NOT FULLY CONTAINED BY CONCRETE CURBS OR WALKS SHALL BE EDGED ACCORDING TO PLANS AND SPECIFICATIONS.
13. PLANTS AND LANDSCAPE MATERIALS SHALL BE INSTALLED AS DETAILED ON PLANS.
14. PLANT BACKFILL FOR TREES AND SHRUBS SHALL BE PER SPECIFICATIONS.
15. ALL PLANTING BEDS SHALL BE TREATED WITH DACTHAL PRE-EMERGENT HERBICIDE AT MANUFACTURER RECOMMENDED RATES AND SHALL BE COVERED WITH SPECIFIED MULCH APPLICATION. APPLY LIGHTER APPLICATION OF DACTHAL HERBICIDE TO TOP OF MULCH LAYER.
16. ALL AREAS DISTURBED DURING CONSTRUCTION THAT ARE NOT DESIGNATED AS PLANTING BEDS OR PAVEMENT AREAS SHALL BE SEED WITH A TURF TYPE BERMUDA GRASS PER SPECIFICATIONS.
17. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER OWNER'S FINAL ACCEPTANCE OF FINISHED JOB. ALL DEAD AND DAMAGED PLANT MATERIAL SHALL BE REPLACED BY LANDSCAPE CONTRACTOR AT THEIR EXPENSE. LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANT MATERIAL UNTIL FINAL ACCEPTANCE.
18. ALL LANDSCAPE BEDS SHALL BE MOUNDING AS SHOWN ON PLANS AND DETAILS.
19. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ACTUAL PLANT QUANTITIES REQUIRED TO COMPLETE THE PROJECT AS SHOWN ON THE PLANS, AND BASE THEIR BID ACCORDINGLY.
20. BUILDING FOOTPRINTS SHOWN ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITH FINAL DEVELOPMENT PLANS.

LANDSCAPE LEGEND

- UR BOUNDARY
- STREET TREE (DECIDUOUS)
- PARKING LOT TREE (DECIDUOUS)
- OPEN SPACE AMENITY AREA



1 PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 60'-0"



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PRELIMINARY OVERSTORY PLANT SCHEDULE				
DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
AMM	ACER MIYABEI 'MORTON' TM	STATE STREET MIYABEI MAPLE	3" CAL.	B&B
ATP	ACER TRUNCATUM X PLATANOIDES 'WARRENRED' TM	PACIFIC SUNSET MAPLE	3" CAL.	B&B
GBA	GINKGO BILOBA 'AUTUMN GOLD' TM	AUTUMN GOLD MAIDENHAIR TREE	3" CAL.	B&B
GDE	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	3" CAL.	B&B
NSW	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE BLACK GUM	3" CAL.	B&B
OV	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	3" CAL.	B&B
PAM	PLATANUS X ACERIFOLIA 'MORTON CIRCLE' TM	EXCLAMATION! LONDON PLANE TREE	3" CAL.	B&B
PTN	POPULUS TREMULOIDES 'NE ARB' TM	PRAIRIE GOLD QUAKING ASPEN	3" CAL.	B&B
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	3" CAL.	B&B
QS	QUERCUS SHUMARDII	SHUMARD OAK	3" CAL.	B&B
TDM	TAXODIUM DISTICHUM 'MICKELSON' TM	SHAWNEE BRAVE BALD CYPRESS	3" CAL.	B&B
ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
AGA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	2" CAL.	B&B
CCT	CERCIS CANADENSIS 'TEXENSIS' 'OKLAHOMA'	OKLAHOMA TEXAS REDBUD	2" CAL.	B&B
CV	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	2" CAL.	B&B
HID	HAMAMELIS X INTERMEDIA 'DIANE'	DIANE WITCH HAZEL	2" CAL.	B&B
MB	MAGNOLIA X 'BUTTERFLIES'	BUTTERFLIES MAGNOLIA	2" CAL.	B&B

PRELIMINARY UNDERSTORY PLANT SCHEDULE					
DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
HQS	HYDRANGEA QUERCIFOLIA 'SIKE'S DWARF' SPACING PER PLAN	SIKE'S DWARF OAKLEAF HYDRANGEA	5 GAL.	CONTAINER	
PMS	PHILADELPHUS X 'MINIATURE SNOWFLAKE' SPACING PER PLAN	MINIATURE SNOWFLAKE MOCKORANGE	5 GAL.	CONTAINER	
POS	PHYSOCARPUS OPULIFOLIUS 'SPOTW' TM SPACING PER PLAN	TINY WINE NINEBARK	5 GAL.	CONTAINER	
RTB	RHUS TYPHINA 'BAILTIGER' TM SPACING PER PLAN	TIGER EYES STAGHORN SUMAC	3" HT.	CONTAINER	
RB	ROSA BLANDA SPACING PER PLAN	SMOOTH ROSE	5 GAL.	CONTAINER	
VC	VIBURNUM CARLESII SPACING PER PLAN	KOREANSPICE VIBURNUM	5 GAL.	CONTAINER	
WFA	WEIGELA FLORIDA 'ALEXANDRA' TM SPACING PER PLAN	WINE & ROSES WEIGELA	5 GAL.	CONTAINER	
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
BGB	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL.	CONTAINER	18" O.C.
PN	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS	1 GAL.	CONTAINER	24" O.C.
SSC	SCHIZACHYRIUM SCOPARIUM 'CAROUSEL'	CAROUSEL LITTLE BLUESTEM	1 GAL.	CONTAINER	18" O.C.

PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
AM	ALLIUM X 'MILLENIUM'	MILLENIUM ORNAMENTAL ONION	1 GAL.	CONTAINER	12" O.C.
AI	ASCLEPIAS INCARNATA	SWAMP MILKWEED	1 GAL.	CONTAINER	12" O.C.
ADO	ASTER OBLONGIFOLIUS 'OCTOBER SKIES'	OCTOBER SKIES FALL ASTER	1 GAL.	CONTAINER	18" O.C.
BSF	BAPTISIA X 'SOLAR FLARE' TM	SOLAR FLARE PRAIRIEBLUES FALSE INDIGO	2 GAL.	CONTAINER	36" O.C.
CNN	CALAMINTHA NEPETA NEPETA	LESSER CALAMINT	1 GAL.	CONTAINER	18" O.C.
CVZ	COREOPSIS VERTICILLATA 'ZAGREB'	ZAGREB TICKSEED	1 GAL.	CONTAINER	18" O.C.
EM	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS PURPLE CONEFLOWER	1 GAL.	CONTAINER	18" O.C.
EYM	ECHINACEA X 'YELLOW MY DARLING' TM	COLOR CODED YELLOW MY DARLING CONEFLOWER	1 GAL.	CONTAINER	18" O.C.
EP	EUPHORBIA POLYCHROMA	CUSHION SPURGE	1 GAL.	CONTAINER	24" O.C.
HG	HOSTA X 'GUACAMOLE'	GUACAMOLE HOSTA	1 GAL.	CONTAINER	24" O.C.
HH	HOSTA X 'HALCYON'	HALCYON HOSTA	1 GAL.	CONTAINER	24" O.C.
MOC	MONARDA X 'OUDOLF'S CHARM'	OUDOLF'S CHARM BEE BALM	1 GAL.	CONTAINER	18" O.C.
NCP	NEPETA X 'CAT'S PAJAMAS'	CAT'S PAJAMAS CATMINT	1 GAL.	CONTAINER	18" O.C.
PAD	PEROVSKIA ATRIPLICIFOLIA 'DENIM 'N LACE'	DENIM 'N LACE RUSSIAN SAGE	1 GAL.	CONTAINER	24" O.C.
POV	POLYGONATUM ODORATUM 'VARIEGATUM'	VARIEGATED SOLOMON'S SEAL	1 GAL.	CONTAINER	12" O.C.
RPE	RODGERSIA PINNATA 'ELEGANS'	ELEGANT RODGERSIA	1 GAL.	CONTAINER	12" O.C.
RFS	RUDBECKIA FULGIDA SULLIVANTII 'LITTLE GOLDSTAR'	LITTLE GOLDSTAR CONEFLOWER	1 GAL.	CONTAINER	24" O.C.
SNM	SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT SAGE	1 GAL.	CONTAINER	18" O.C.
SAJ	SEDUM X 'AUTUMN JOY'	AUTUMN JOY SEDUM	1 GAL.	CONTAINER	18" O.C.
SMH	STACHYS MONIERI 'HUMMEL'	COMMON BETONY	1 GAL.	CONTAINER	18" O.C.

ORNAMENTAL GRASS AREAS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
CD	CAREX DIVULSA	GRASSLAND SEDGE	1 GAL.	CONTAINER	18" o.c.
CE	CAREX EBURNEA	BRISTLELEAF SEDGE	1 GAL.	CONTAINER	12" o.c.
HM	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	1 GAL.	CONTAINER	18" o.c.
JE	JUNCUS EFFUSUS	COMMON RUSH	1 GAL.	CONTAINER	24" o.c.
JIB	JUNCUS INFLEXUS 'BLUE ARROWS'	BLUE ARROWS JUNCUS	1 GAL.	CONTAINER	24" o.c.
SA	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL.	CONTAINER	12" o.c.

PERENNIAL AREAS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
AH	AMSONIA HUBRICHTII	ARKANSAS BLUESTAR	1 GAL.	CONTAINER	30" o.c.
ATS	AMSONIA TABERNAEMONTANA 'STORM CLOUD'	STROM CLOUD EASTERN BLUESTAR	1 GAL.	CONTAINER	36" o.c.
AC	ASARUM CANADENSE	WILD GINGER	1 GAL.	CONTAINER	12" o.c.
BMJ	BRUNNERA MACROPHYLLA 'JACK FROST' TM	JACK FROST SIBERIAN BUGLOSS	1 GAL.	CONTAINER	12" o.c.
GSM	GERANIUM SANGUINEUM 'MAX FRET'	MAX FRET BLOODRED GERANIUM	1 GAL.	CONTAINER	24" o.c.
HR	HEUCHERA RICHARDSONII	PRAIRIE ALUM ROOT	1 GAL.	CONTAINER	18" o.c.
LMB	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 GAL.	CONTAINER	18" o.c.

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NOT FOR CONSTRUCTION

No.	Description	Date
001	PRELIMINARY	05.02.2022
002	PRELIMINARY	05.02.2022

STREETSCAPE DESIGN INTENTIONS

Historic Core Alley Improvements through Stormwater Management

Many alleys, primarily in the Historic Warehouse District core, are in need of infrastructure improvements. Existing alleys suffer from a lack of proper drainage, lighting, consistent pavement, and accessibility. Adjacent private property spatially contiguous to alley R.O.W. need to be included in alley infrastructure upgrades, requiring a public/private partnership. Water Services Department has earmarked funding to explore public/private partnerships in the West Bottoms that provide added value to property owners and capture stormwater.

- Alley Infrastructure Recommendations
1. Provide basic infrastructure including proper stormwater drainage, pavement, lighting, utility consolidation, and improved functional accessibility to buildings.
 2. Follow recommendations spelled out in Greater Downtown Area Plan development guidelines regarding access, screening, setbacks, etc.
 3. Where appropriate or feasible, utilize alleys as public space.



ALLEY IMPROVEMENTS COST ESTIMATION BY LINEAR FT.

Description	\$ 5
Electrical	\$ 29
Unit Paving	\$ 24
Earth Moving	\$ 7
Storm Drainage Infrastructure	\$ 11
20% Construction Contingency	\$ 67
PROBABLE CONSTRUCTION COST	\$ 111
12% Survey, Engineering, and Design Fees	\$ 62
TOTAL PROBABLE COST per Linear Ft.	\$ 573

WEST BOTTOMS STREETSCAPE PLAN

STREETSCAPE DESIGN INTENTIONS

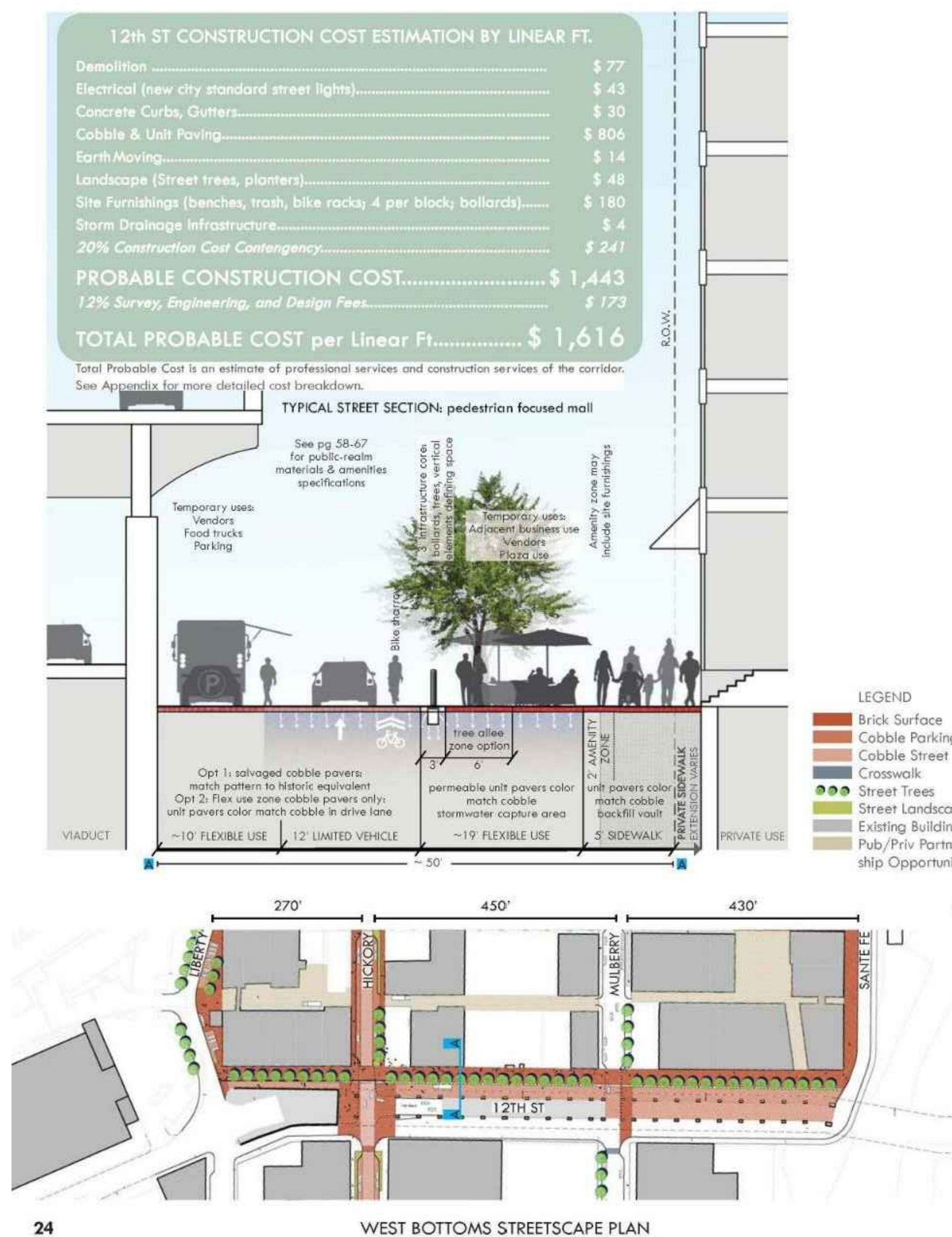
11th Street Streetscape Design Intent

11th Street is the only street in the West Bottoms that does not have any street lights, and also lacks curbs and sidewalks, yet is one of the more trafficked routes within the historic core. It is a important east-west connection north of 12th Street that sees a significant amount of vehicular and pedestrian traffic, especially on Warehouse Weekends. Compared to other streets, 11th contains a number of undeveloped parcels that are easily accessible for parking because of a lack of curbs that prevent easy access. The streetscape design for 11th Street will accommodate a number of on-street parking spaces, provide access to existing temporary parking lots, define space for pedestrian movement, and allow for future street level retail infill. The street upgrades will improve access and safety within the district.

- 11th Street corridor priorities are:
1. Provide streetscape infrastructure including pavements, street lights, curbs, sidewalks (1480 lin. ft.)
 2. Provide 90 degree on-street parking on south end of R.O.W.
 3. 11th Street corridor extends south along Liberty to 12th Street; the corridor's carrying capacity will depend on traffic study solutions identified at 12th Street and Liberty intersection
 4. Allow access to existing properties, including undeveloped parcels currently used for event parking while also providing a defined edge that accommodates vehicular and pedestrian movement
 5. Streetscape design elements must match or complement other improvements occurring along Hickory Street corridor (p. 32-33)



WEST BOTTOMS STREETSCAPE PLAN



WEST BOTTOMS STREETSCAPE PLAN

STREETSCAPE DESIGN INTENTIONS

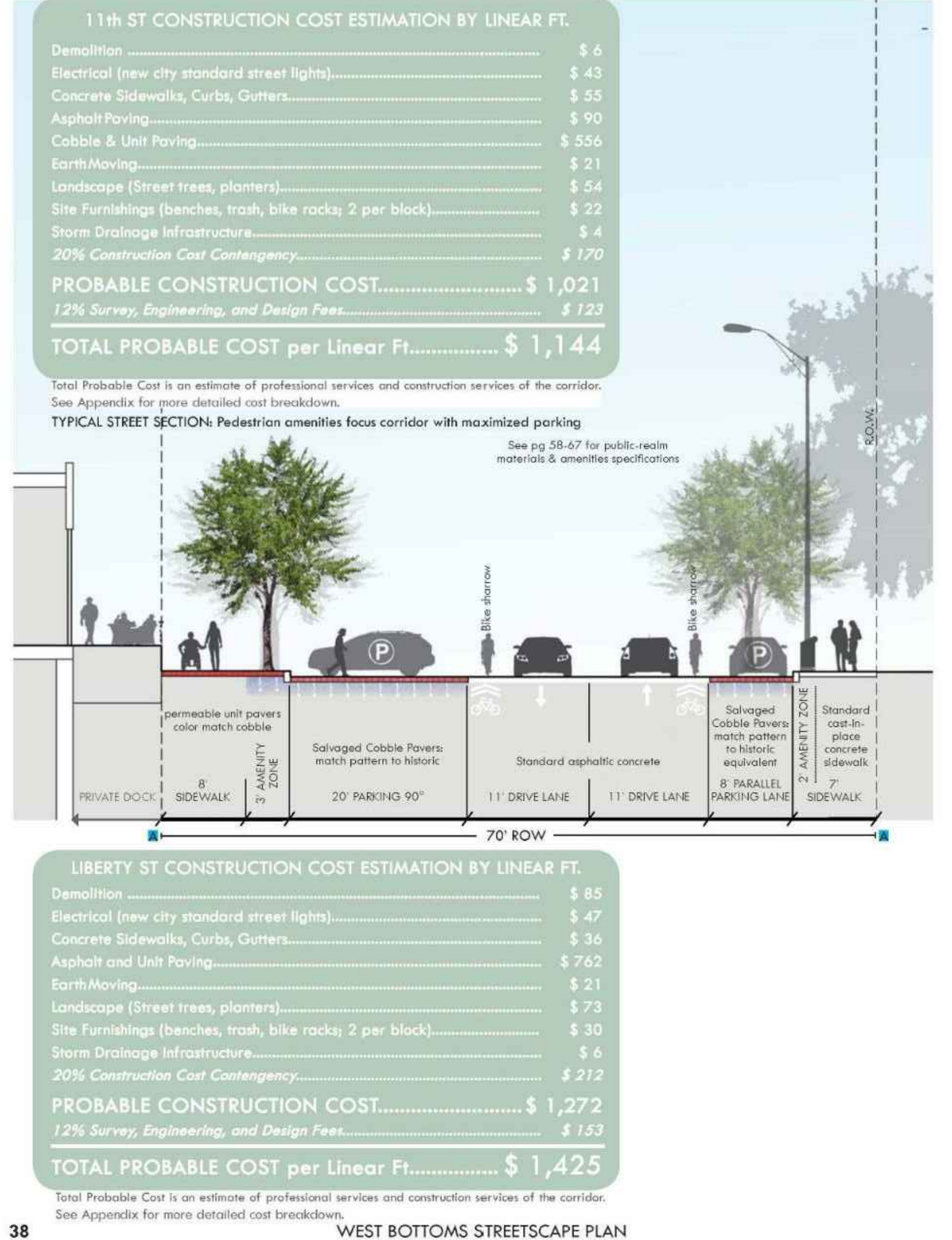
12th Street Streetscape Design Intent

12th Street pedestrian mall streetscape is designed to give significant priority to the pedestrian rather than the vehicle. This is accomplished by allowing for free movement for pedestrians while limiting movement for vehicles through design of vertical elements (such as bollards, street trees, planters, amenities) and traffic slowing features (such as speed tables, serpentine drive paths, chicanes). Stakeholders have already reclaimed the roadway during warehouse weekends and festivals; this streetscape design intends to formalize their actions.

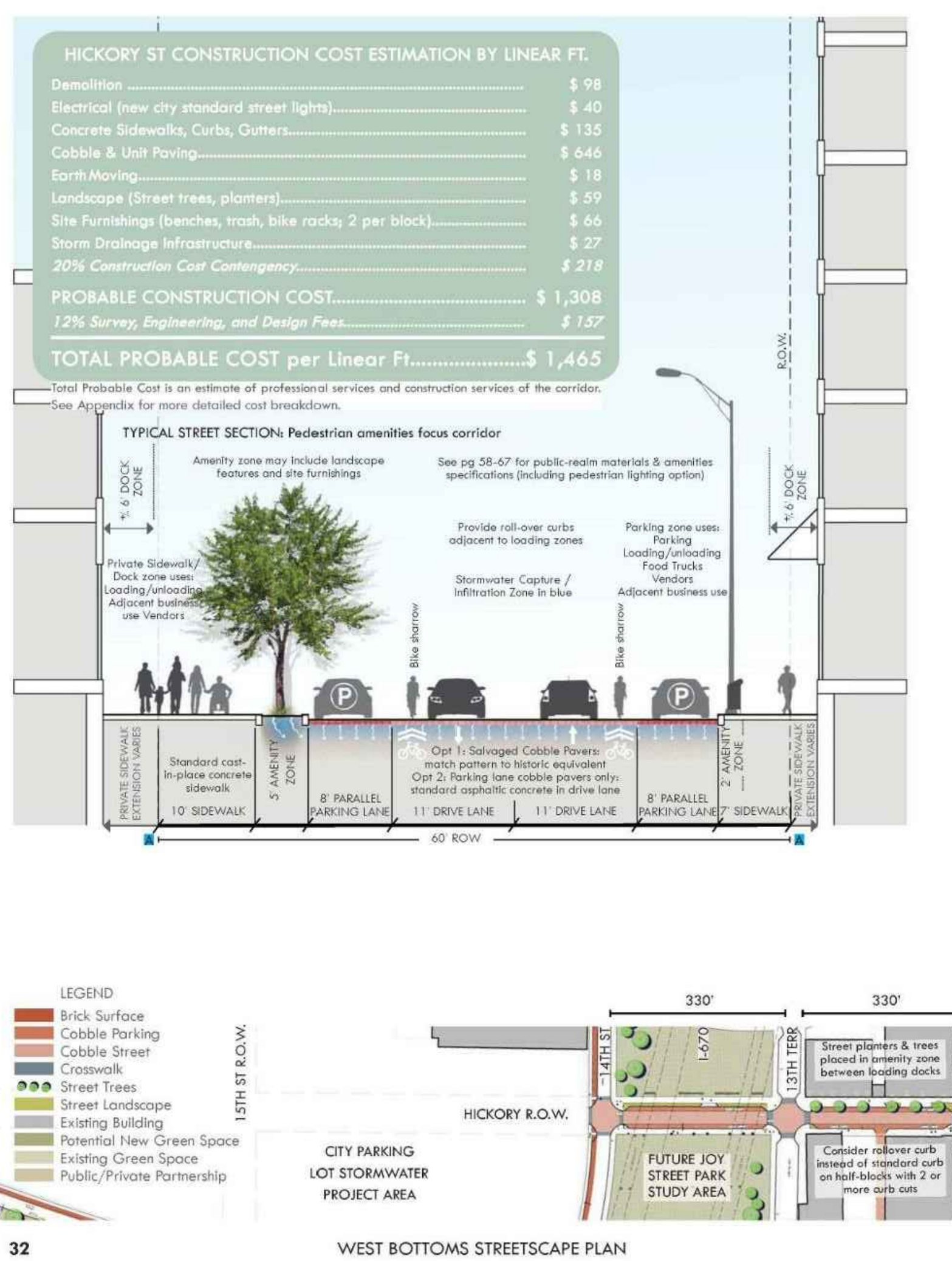
- 12th Street Pedestrian Mall primary focus corridor priorities are as follows:
1. Complete a traffic study at the intersection of 12th Street & Liberty Street and 12th Street & Hickory Street to determine if safety concerns warrant signalization, traffic redirection, or other design solutions.
 2. Design and implement a pedestrian-focused right-of-way north of 12 Street Viaduct on 12th Street that limits vehicular traffic and accentuates the adjacent outdoor spaces next to the Viaduct (1150 lin. ft.)
 3. Streetscape design elements must match or complement other improvements occurring along Hickory Street corridor (p. 32-33)
 4. Provide amenities and signage beneath the Viaduct deck at the intersection of Hickory to direct people arriving to the Viaduct and accommodate the existing events and gatherings occurring there
 5. Develop a street design for Liberty between 12th and 11th continuing to the east along 11th Street that solves existing safety and circulation issues



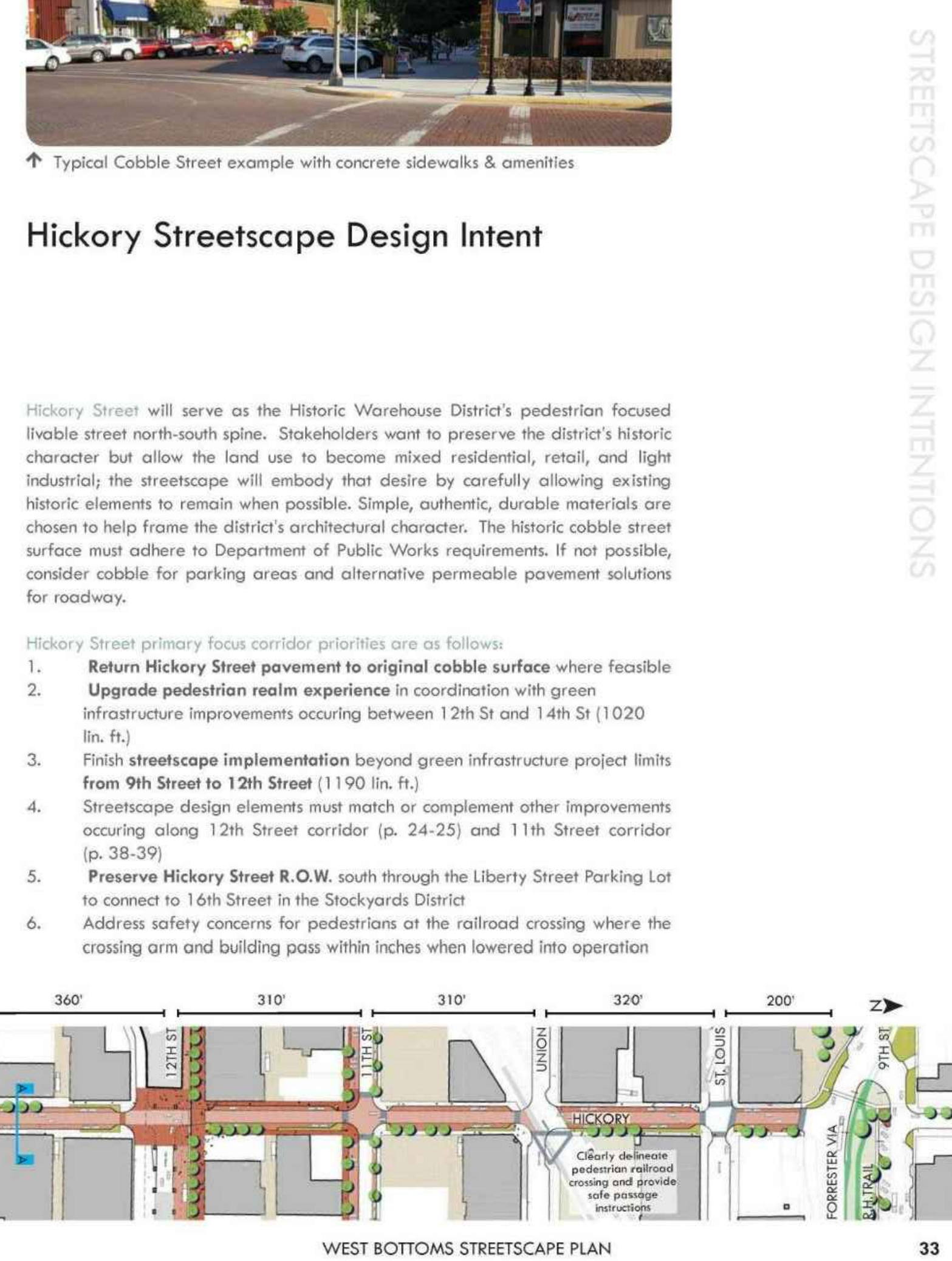
WEST BOTTOMS STREETSCAPE PLAN



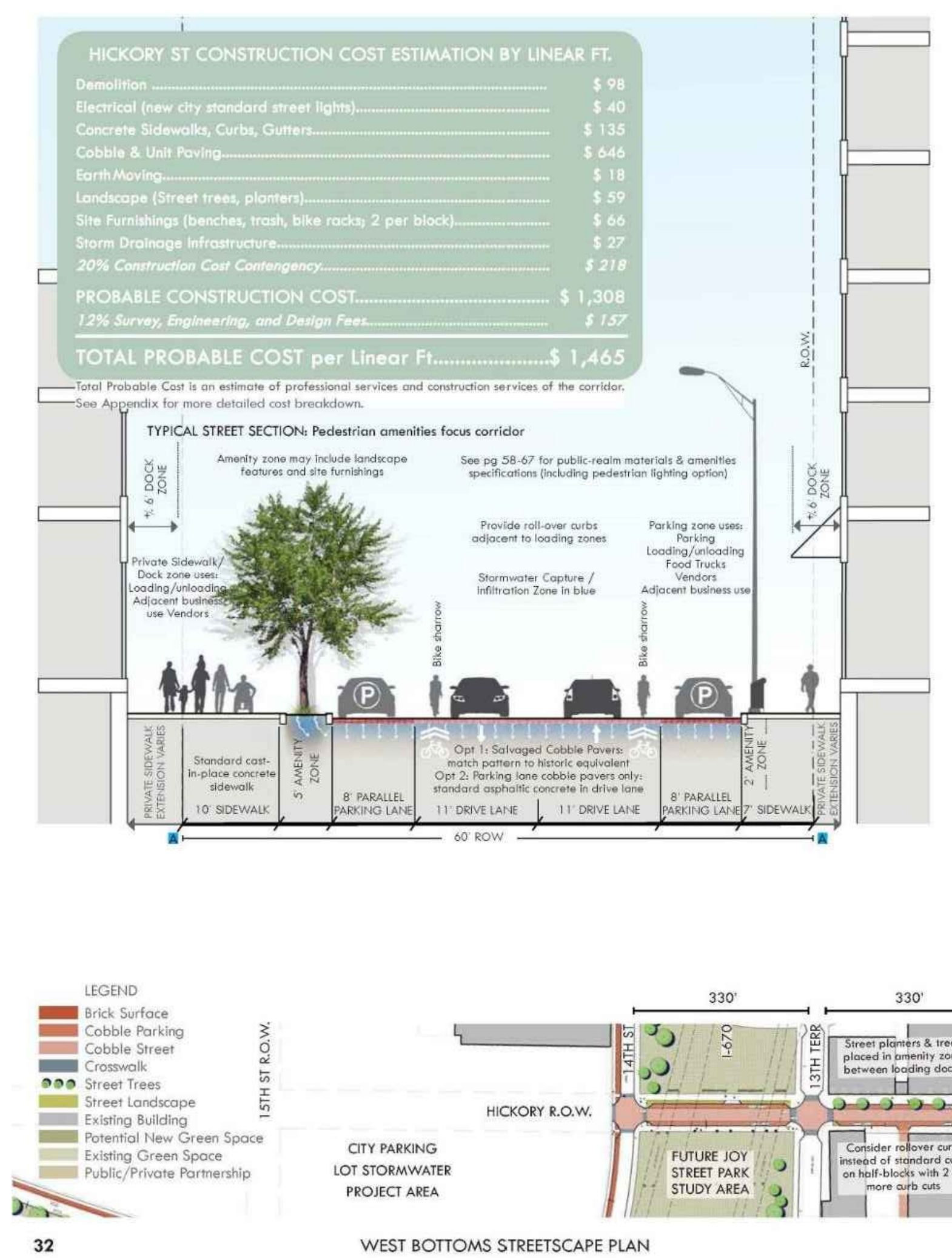
WEST BOTTOMS STREETSCAPE PLAN



WEST BOTTOMS STREETSCAPE PLAN



WEST BOTTOMS STREETSCAPE PLAN



WEST BOTTOMS STREETSCAPE PLAN



WEST BOTTOMS STREETSCAPE PLAN

NOT FOR CONSTRUCTION

No.	Description	Date
001	REVISIONAL	05/02/2022
002	FOR SUBMITTAL	06/02/2022

Hickory Street will serve as the Historic Warehouse District's pedestrian focused livable street north-south spine. Stakeholders want to preserve the district's historic character but allow the land use to become mixed residential, retail, and light industrial; the streetscape will embody that desire by carefully allowing existing historic elements to remain when possible. Simple, authentic, durable materials are chosen to help frame the district's architectural character. The historic cobble street surface must adhere to Department of Public Works requirements. If not possible, consider cobble for parking areas and alternative permeable pavement solutions for roadway.

Hickory Street primary focus corridor priorities are as follows:

1. Return Hickory Street pavement to original cobble surface where feasible
2. Upgrade pedestrian realm experience in coordination with green infrastructure improvements occurring between 12th St and 14th St (1020 lin. ft.)
3. Finish streetscape implementation beyond green infrastructure project limits from 9th Street to 12th Street (1190 lin. ft.)
4. Streetscape design elements must match or complement other improvements occurring along 12th Street corridor (p. 24-25) and 11th Street corridor (p. 38-39)
5. Preserve Hickory Street R.O.W. south through the Liberty Street Parking Lot to connect to 16th Street in the Stockyards District
6. Address safety concerns for pedestrians at the railroad crossing where the crossing arm and building pass within inches when lowered into operation

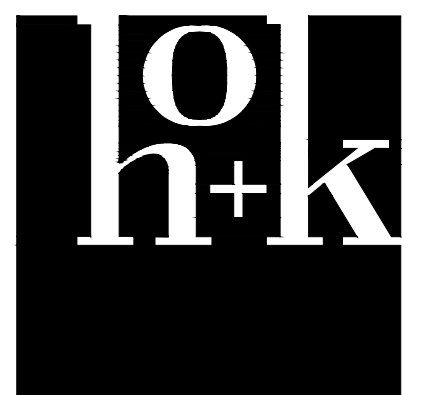
Project No. 21.20187.00
Sheet No.

STREETSCAPE TYPICAL SECTIONS

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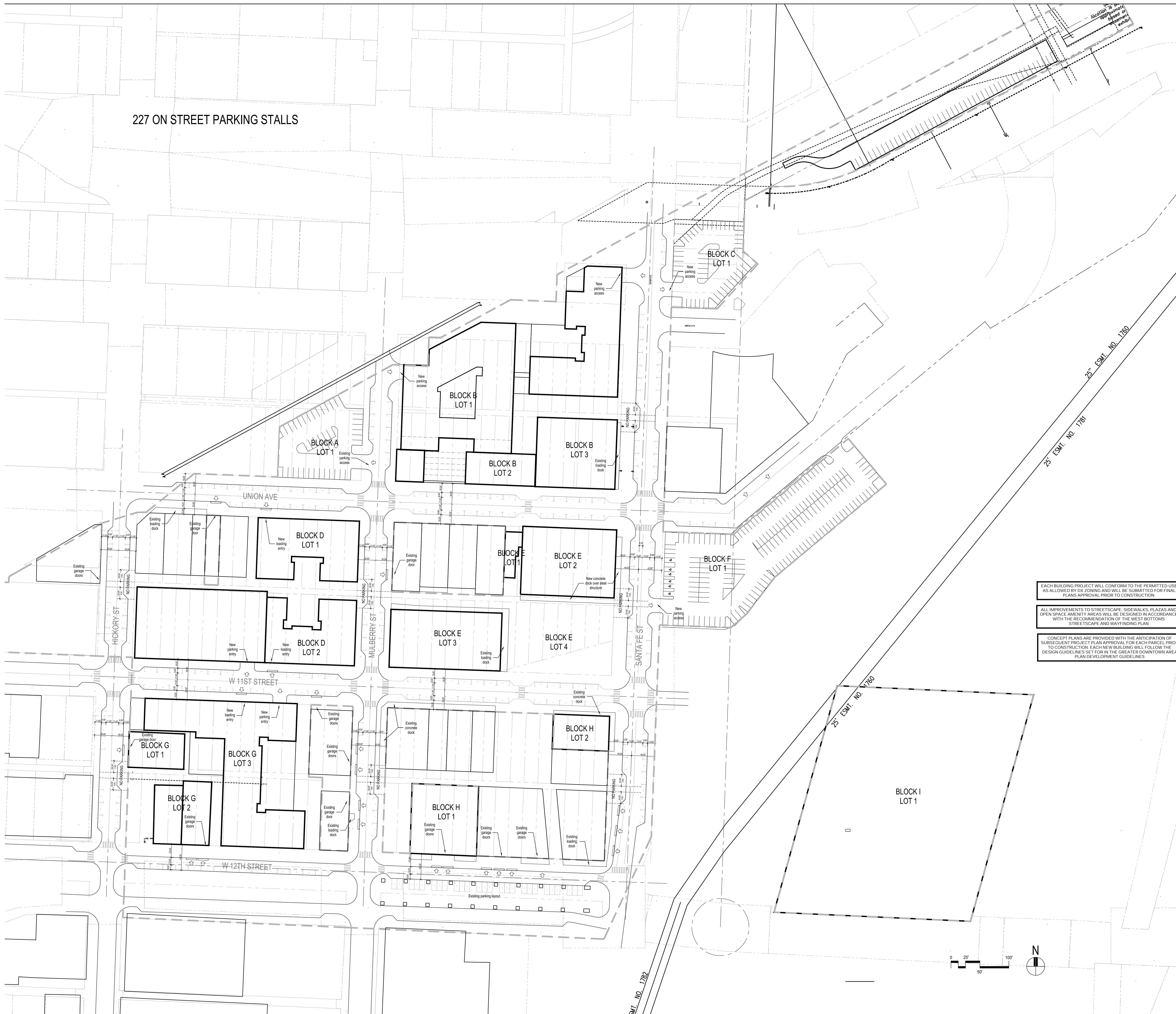
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227 ON STREET PARKING STALLS



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Key Plan

Professional Seal

NOT FOR CONSTRUCTION

No.	Description	Date
01	LR SUBMITTAL	05.02.2022
02	LR RE-SUBMITTAL	06.09.2022

Project No. 21.70187.00

Sheet Title
STREETScape PLAN

Original at 1/8" = 1' Scale, See contents of this Sheet.

Sheet Number

S001

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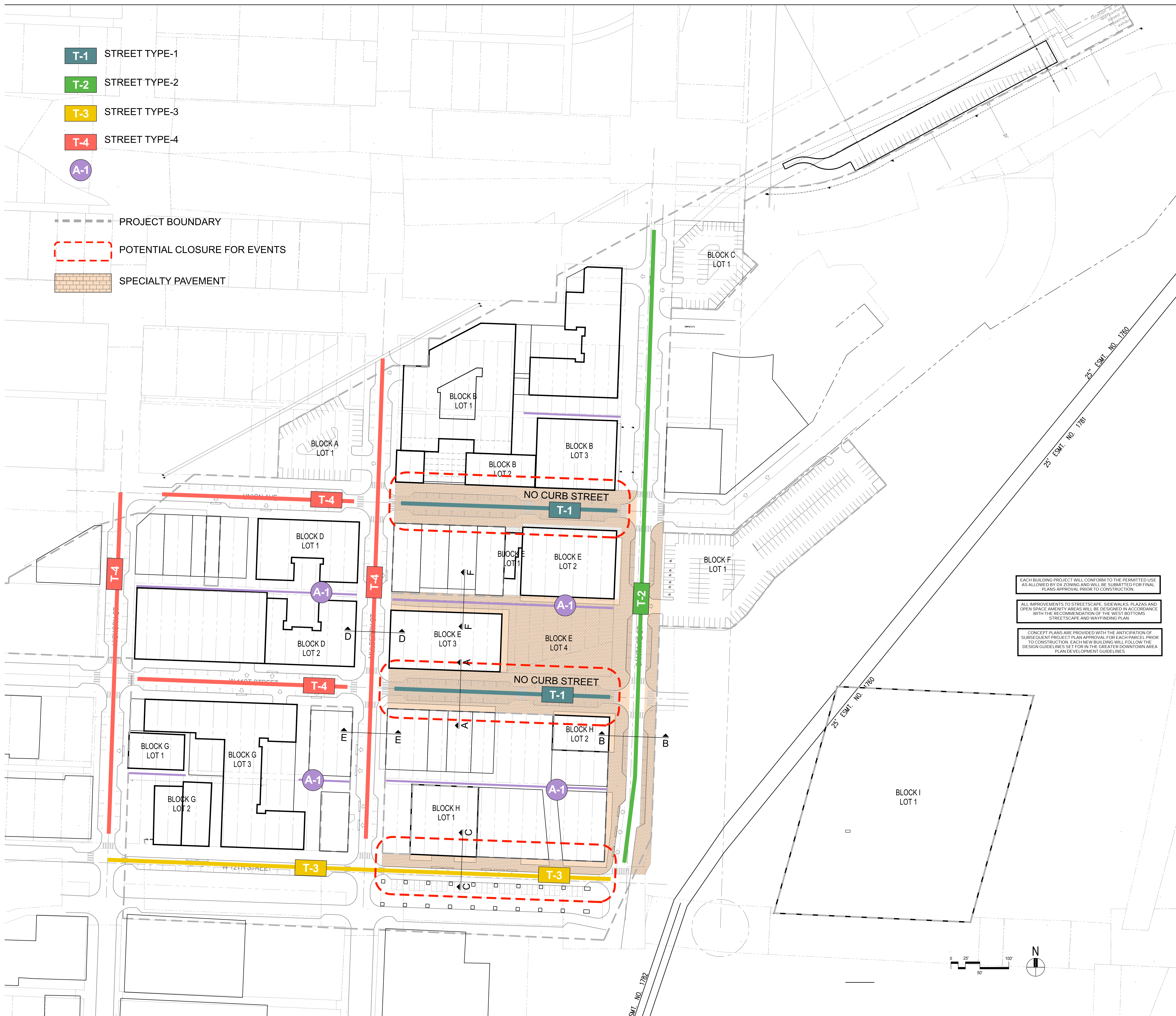


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KANSAS CITY, MO 64108

- T-1 STREET TYPE-1
- T-2 STREET TYPE-2
- T-3 STREET TYPE-3
- T-4 STREET TYPE-4
- A-1

- PROJECT BOUNDARY
- POTENTIAL CLOSURE FOR EVENTS
- SPECIALTY PAVEMENT



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Key Plan

Professional Seal

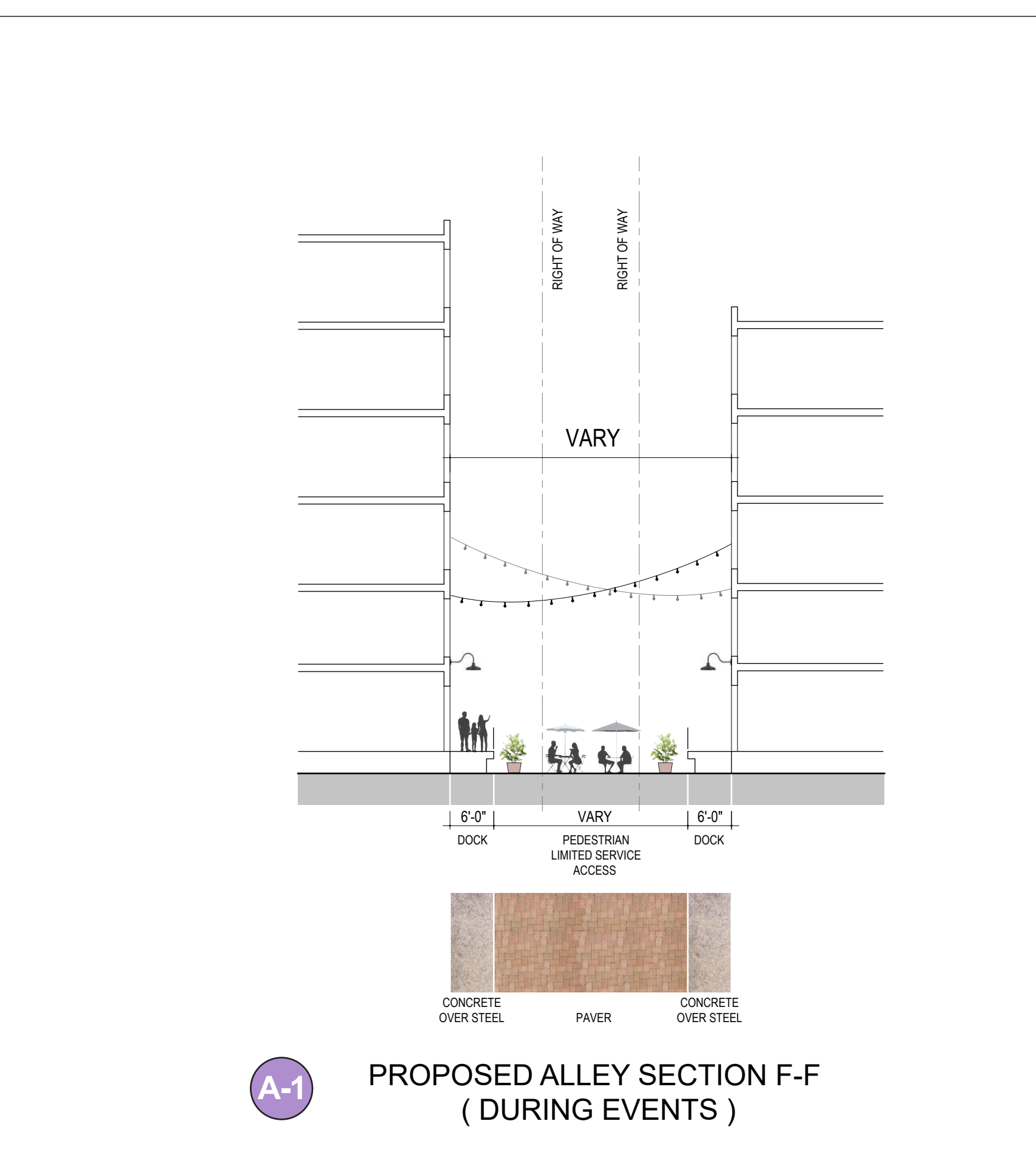
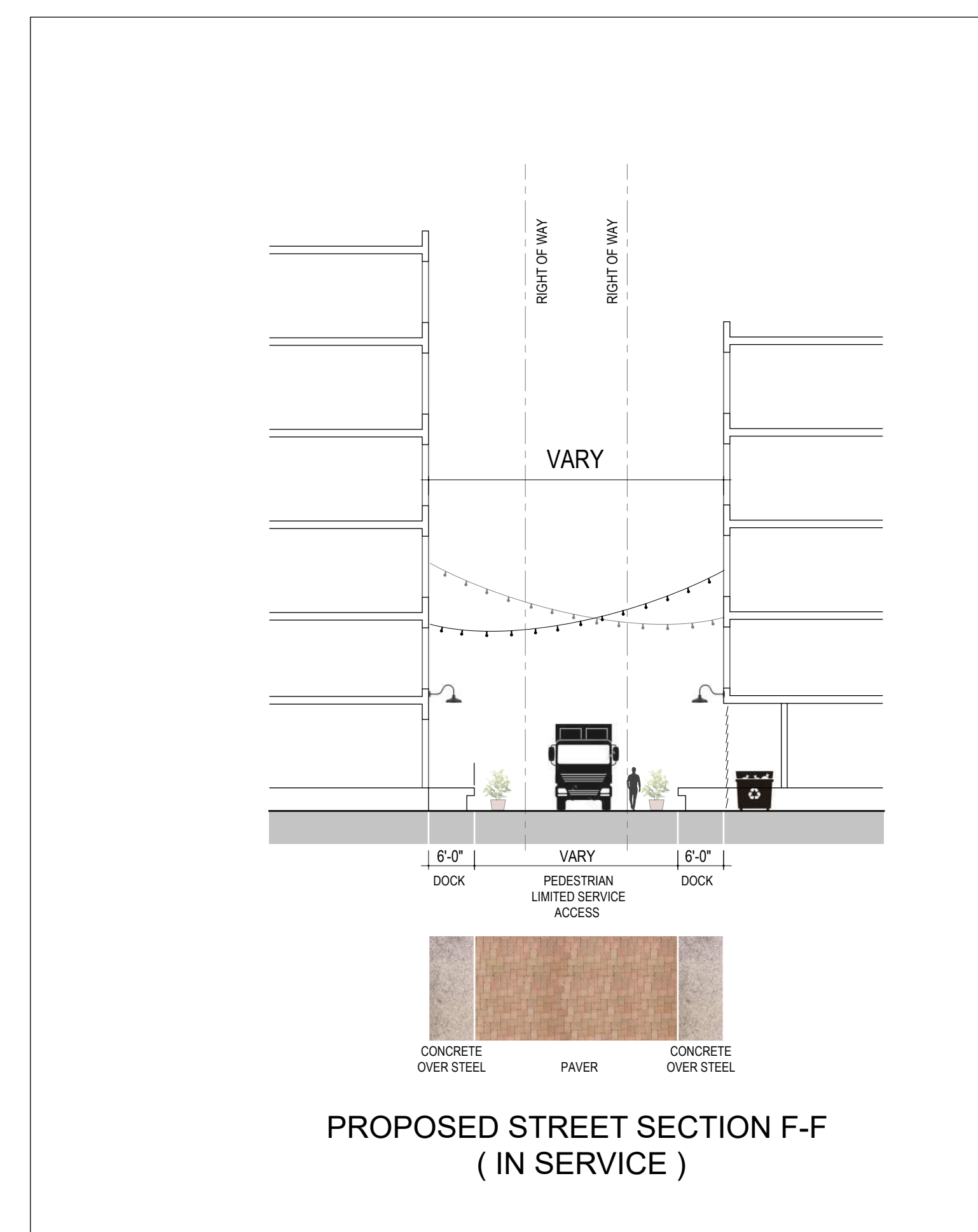
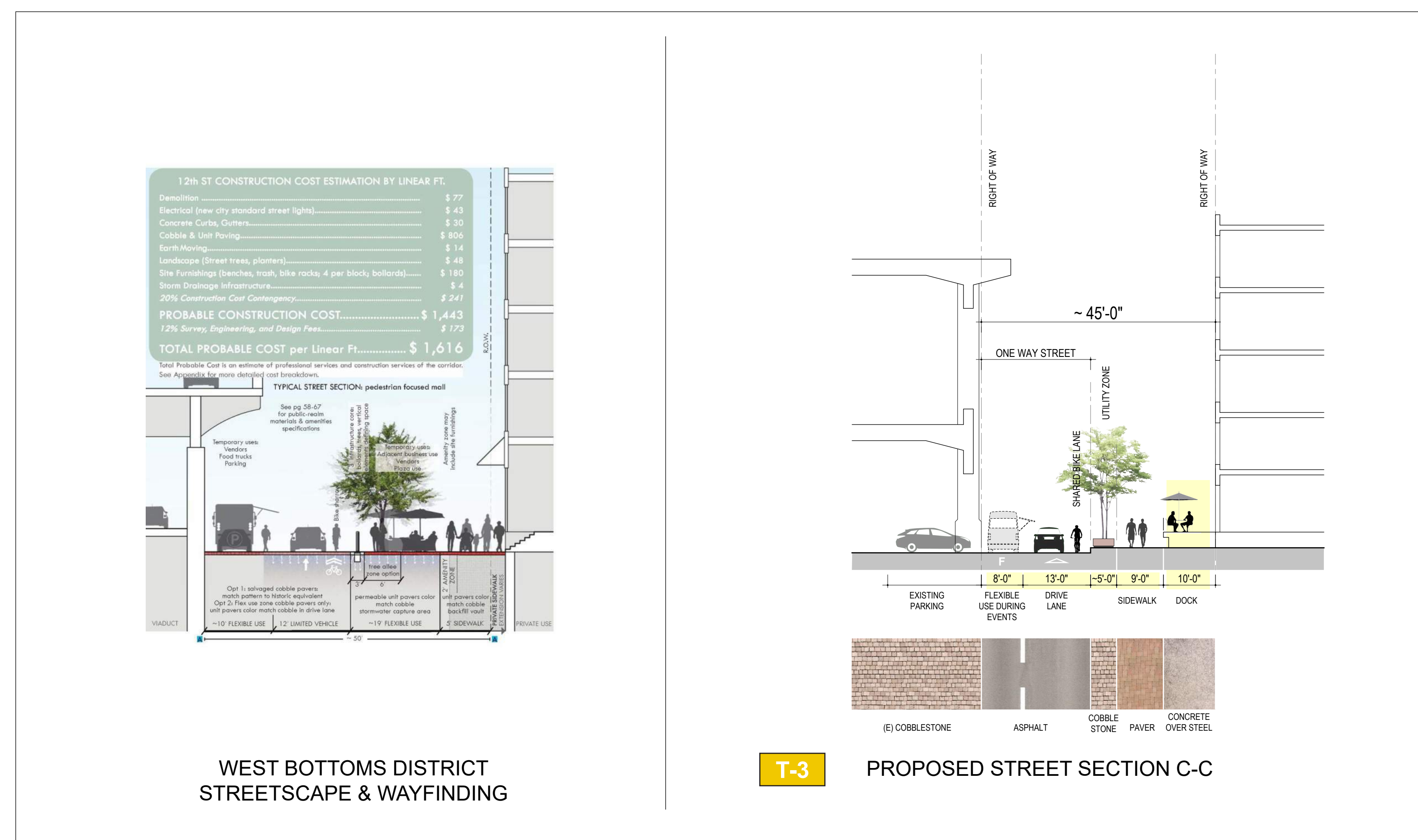
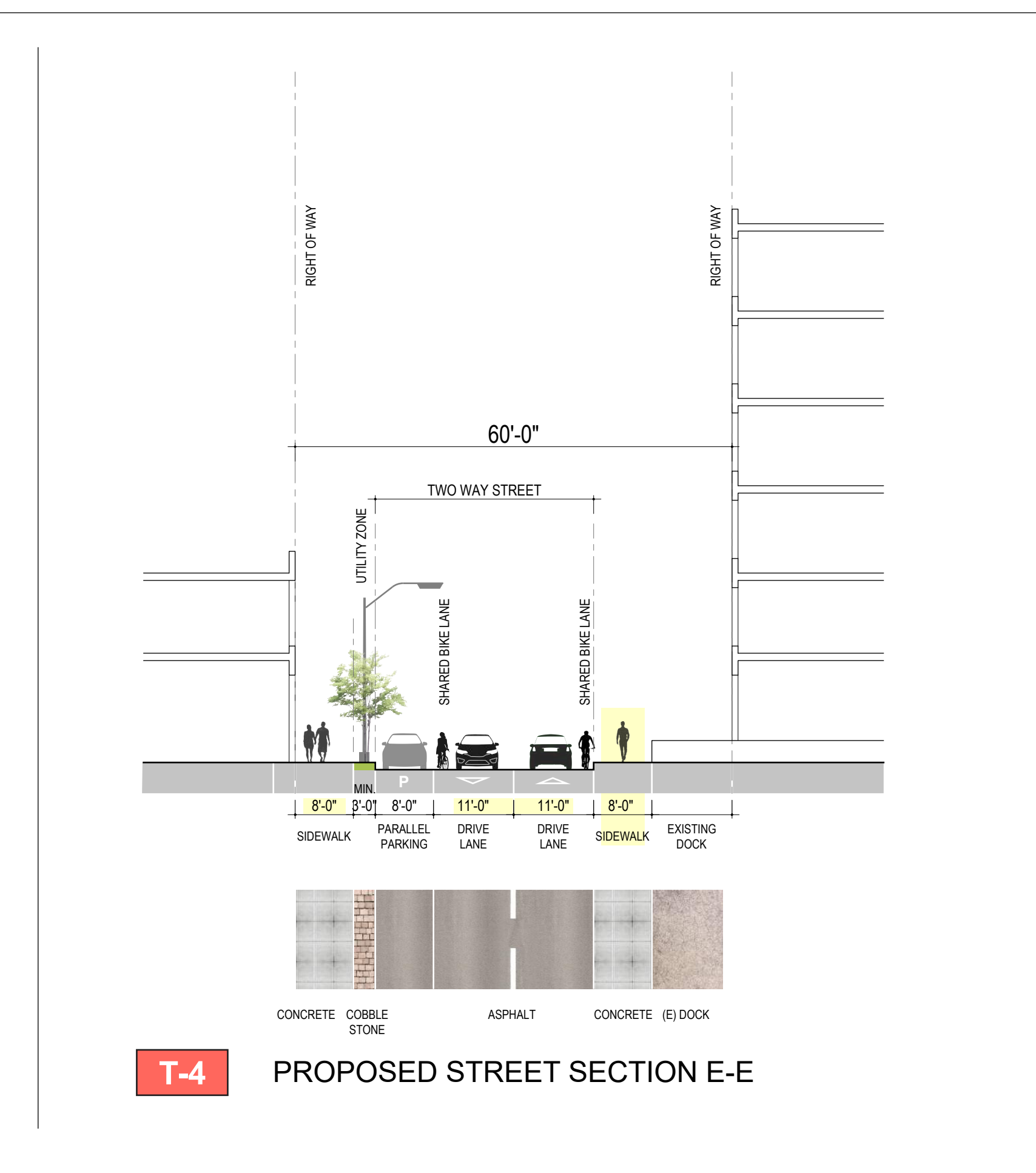
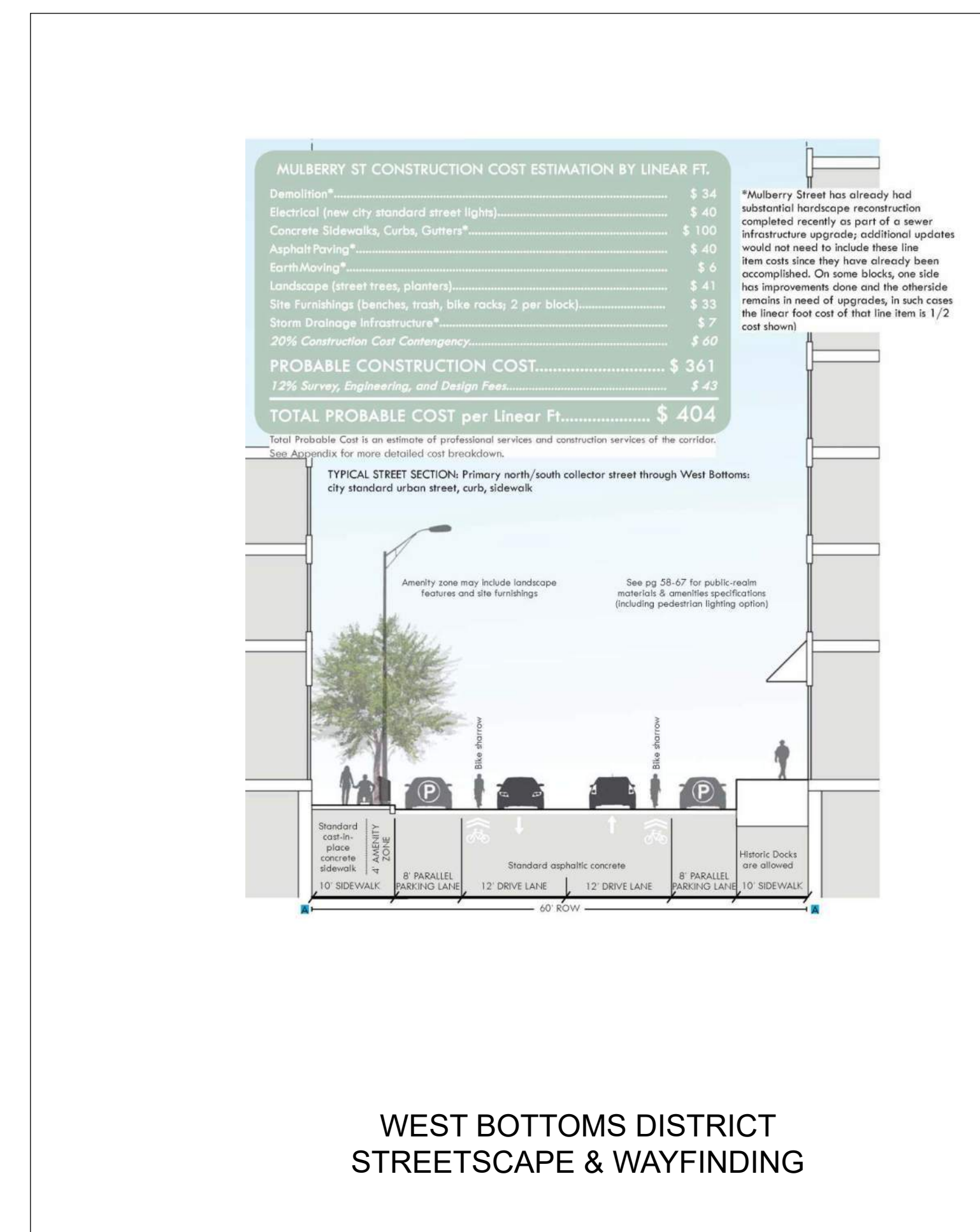
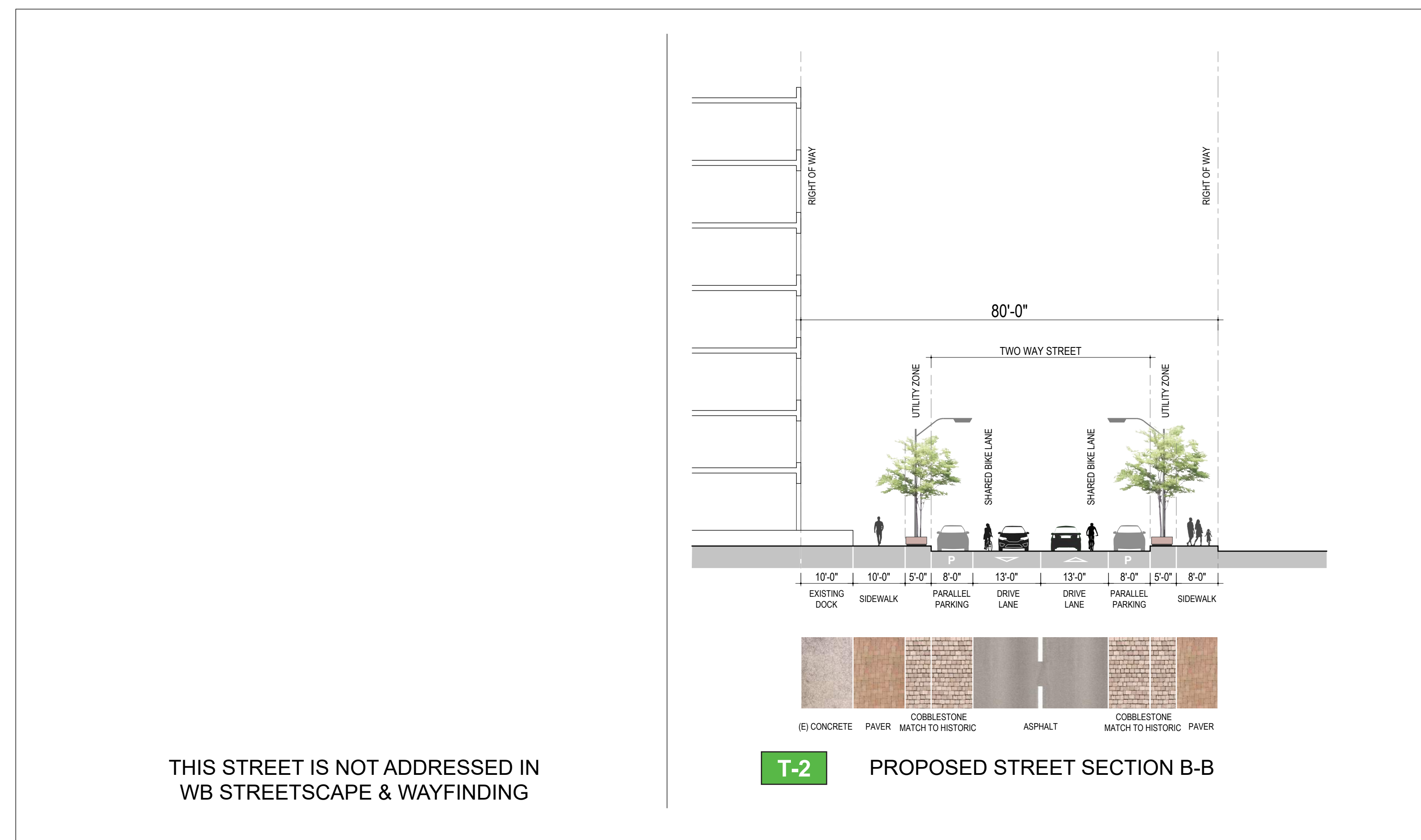
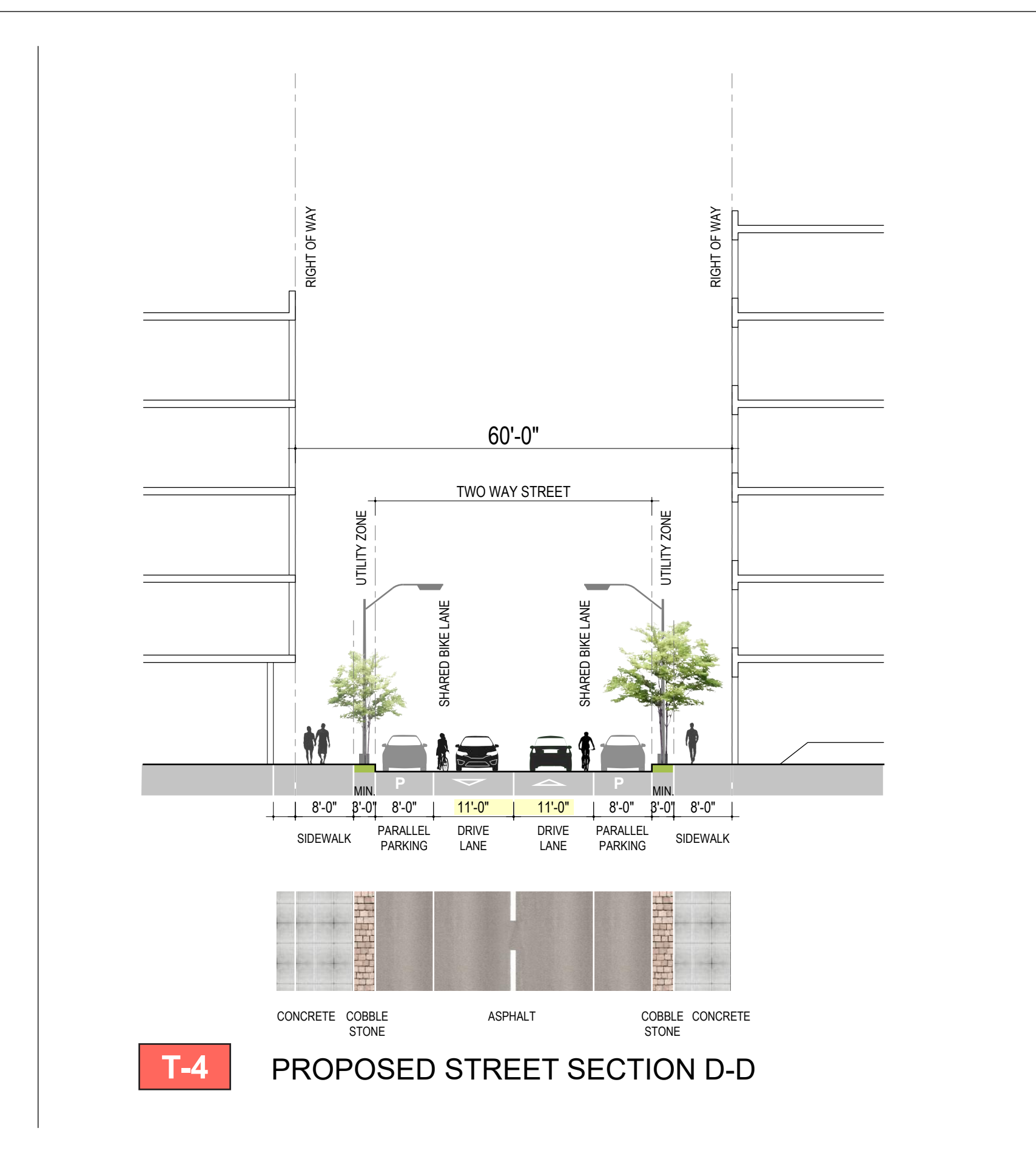
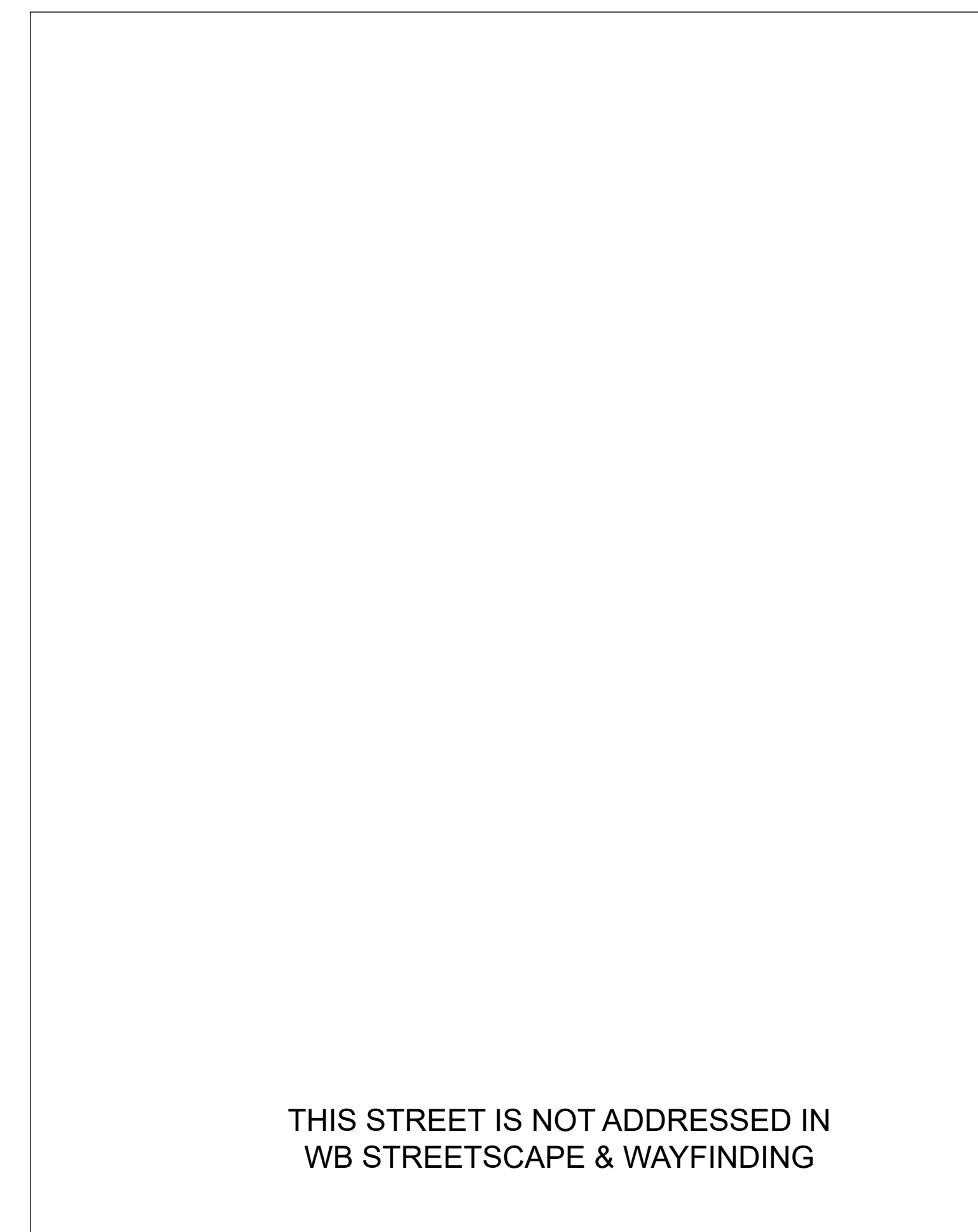
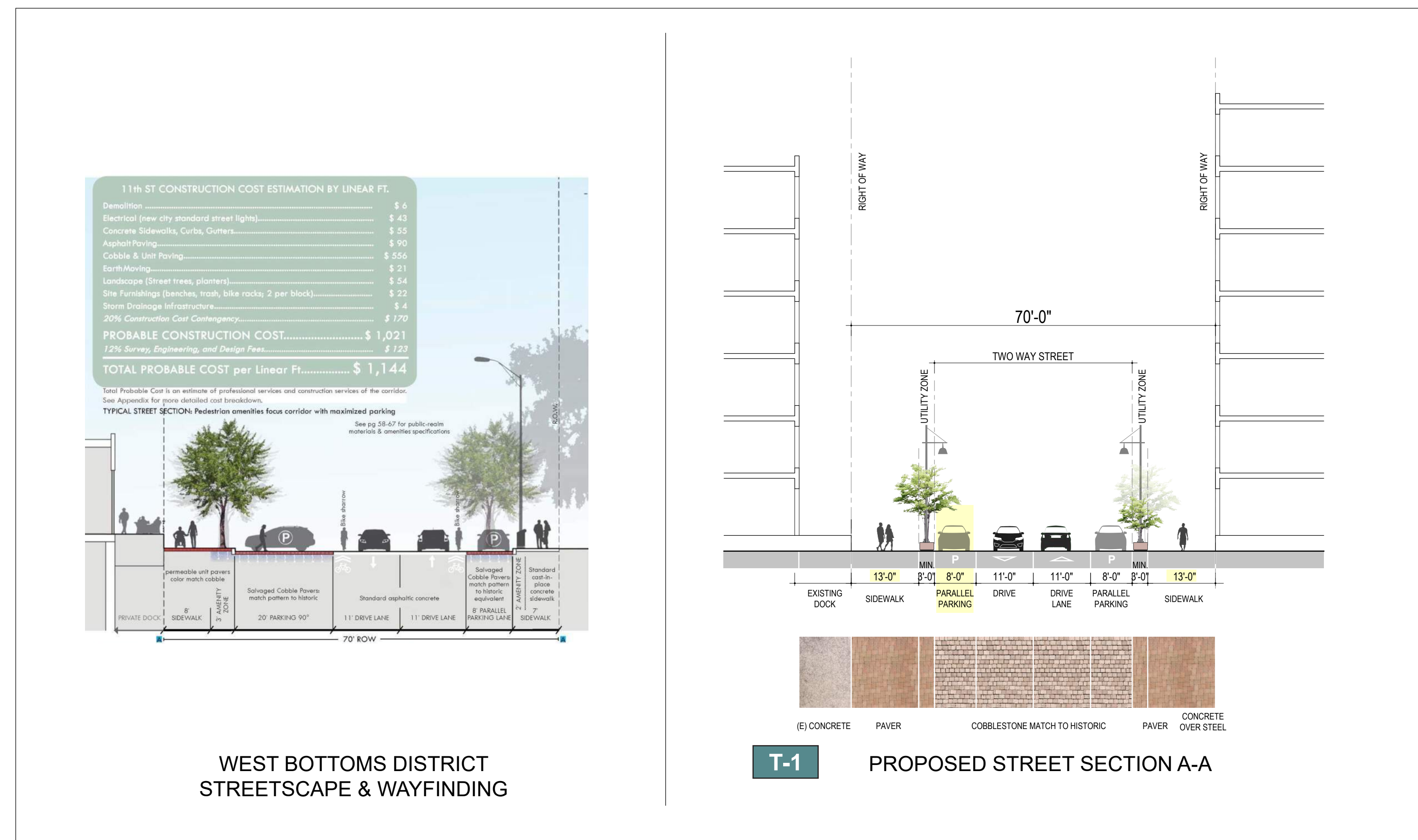
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No.	Description	Date
01	LR SUBMITTAL	05.02.2022
02	LR RE-SUBMITTAL	06.09.2022

Project No: 21.70187.00
Sheet Title: STREET TYPOLOGY

Original at 1/8" = 1' Scale. Do not scale contents of this drawing.
Sheet Number: S002

HIGHLIGHTED AREA DEVIATES FROM WEST BOTTOMS DISTRICT STREETScape & WAYFINDING



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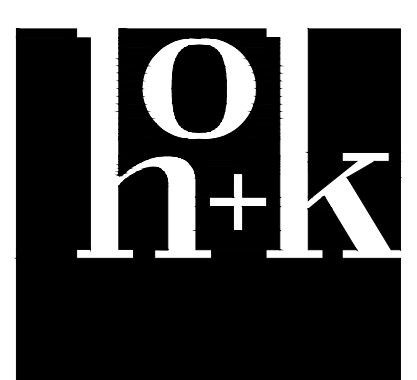
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Project
West Bottoms
Redevelopment

West Bottoms, Kansas City, MO

Prepared For
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Kansas City, MO 64101



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Key Plan

Professional Seal

NOT FOR
CONSTRUCTION

No.	Description	Date
01	LR SUBMITTAL	05.02.2022
02	LR RE-SUBMITTAL	06.09.2022

Project No. 21.70187.00

Sheet Title

STREET
SECTIONS

Original at 1/8" = 1'-0" Do not scale contents of this drawing.
Sheet Number



300 West 22nd Street
Kansas City, MO 64108 USA
t +1 816 472 3360 f +1 816 472 2100

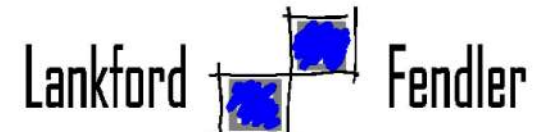
31 Associates with

Consultant Name
CIVIL ENGINEER
SK DESIGN GROUP, INC.
4800 COLLEGE BLVD SUITE 100
OVERLAND PARK, KS 66211

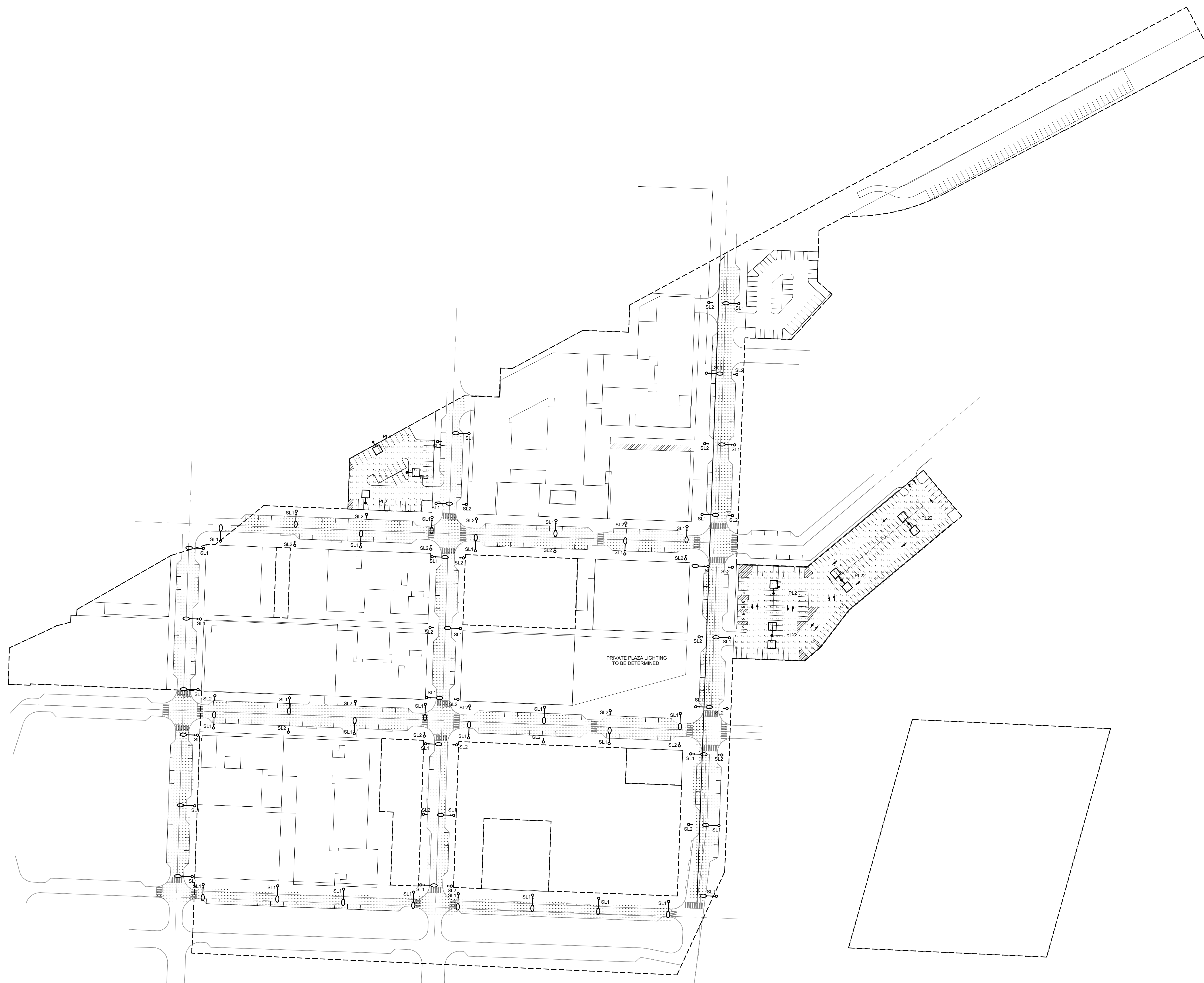
MASTER PLAN ARCHITECT
SB ARCHITECTURE
322 5TH AVENUE
NEW YORK, NY 10001

ASSOCIATE ARCHITECT
BVI GROUP
222 NORTH 2ND STREET, SUITE 101
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LANKFORD FENDLER + ASSOCIATES, A CORP. OF MISSOURI, INC.
CORPORATE OFFICE: 1730 Walnut Street, Kansas City, MO 64108
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4/14/11, 2008/01/04



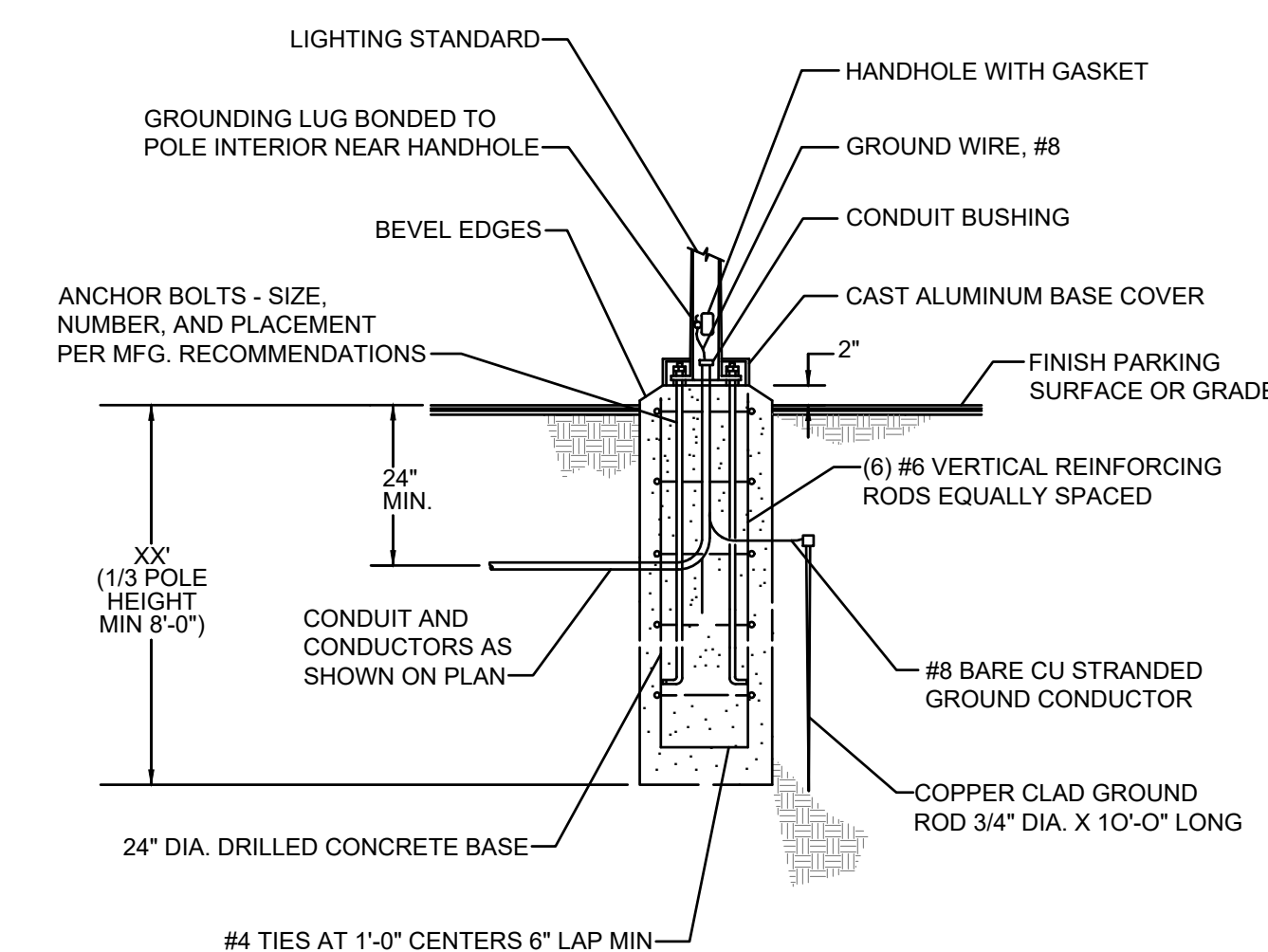
Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
1000 Hickory	Illuminance	FC	2.89 fc	7.2 fc	1.3 fc	2.22 fc	5.54 fc
1000 Mulberry	Illuminance	FC	3.04 fc	7.6 fc	1.4 fc	2.17 fc	5.43 fc
1000 Santa Fe	Illuminance	FC	3.12 fc	7.6 fc	1.3 fc	2.40 fc	5.85 fc
1100 Hickory	Illuminance	FC	2.78 fc	7.1 fc	1.4 fc	1.99 fc	5.07 fc
1100 Mulberry	Illuminance	FC	3.10 fc	7.7 fc	1.4 fc	2.21 fc	5.50 fc
1100 Santa Fe	Illuminance	FC	3.11 fc	7.5 fc	1.0 fc	3.11 fc	7.50 fc
11th and Hickory Int	Illuminance	FC	4.41 fc	7.3 fc	1.0 fc	4.41 fc	7.30 fc
11th and Mulberry Int	Illuminance	FC	7.00 fc	10.6 fc	4.5 fc	1.56 fc	2.36 fc
11th and Santa Fe Int	Illuminance	FC	4.57 fc	7.2 fc	1.7 fc	2.69 fc	4.24 fc
12th and Hickory Int	Illuminance	FC	3.89 fc	7.1 fc	0.7 fc	5.56 fc	10.14 fc
12th and Mulberry Int	Illuminance	FC	6.24 fc	8.6 fc	3.7 fc	1.69 fc	2.32 fc
12th and Santa Fe Int	Illuminance	FC	3.05 fc	7.4 fc	0.6 fc	5.08 fc	12.33 fc
E. 11th Street	Illuminance	FC	2.99 fc	7.2 fc	1.3 fc	2.30 fc	5.54 fc
E. 12th Street	Illuminance	FC	3.36 fc	8.2 fc	1.4 fc	2.40 fc	5.86 fc
E. Union	Illuminance	FC	2.68 fc	7.1 fc	1.3 fc	2.29 fc	5.46 fc
East Parking Lot	Illuminance	FC	2.76 fc	18.4 fc	0.5 fc	5.52 fc	36.80 fc
N.W. Parking	Illuminance	FC	2.79 fc	8.9 fc	0.7 fc	3.99 fc	12.14 fc
Union and Mulberry Int	Illuminance	FC	6.96 fc	9.4 fc	4.3 fc	1.53 fc	2.19 fc
Union and Santa Fe Int	Illuminance	FC	4.03 fc	7.5 fc	1.0 fc	4.03 fc	7.50 fc
W. 11th Street	Illuminance	FC	3.00 fc	7.6 fc	1.3 fc	2.31 fc	5.85 fc
W. 12th Street	Illuminance	FC	3.47 fc	8.4 fc	1.5 fc	2.31 fc	5.60 fc
W. Union	Illuminance	FC	2.94 fc	7.1 fc	1.2 fc	2.45 fc	5.92 fc

SITE PLAN - ELECTRICAL
SCALE: 1" = 70'-0"

SELECT POLE BASED ON MAXIMUM EPA LISTED IN MANUFACTURERS CATALOG.
IN ANY CASE MIN. POLE BASE DEPTH SHALL BE 81" FINAL DEPTH OF POLE BASE SHALL BE VERIFIED WITH STRUCTURAL ENGINEER PRIOR TO PLACEMENT.

*POLE BASE SHALL BE CALCULATED USING THE FOLLOWING CRITERIA:
WIND LOADING: 80MPH (104 GUST)

TOTAL EPA OF LUMINAIRES
*TOTAL EPA OF BRACKETS
=TOTAL EPA OF LUMINAIRES/BRACKETS



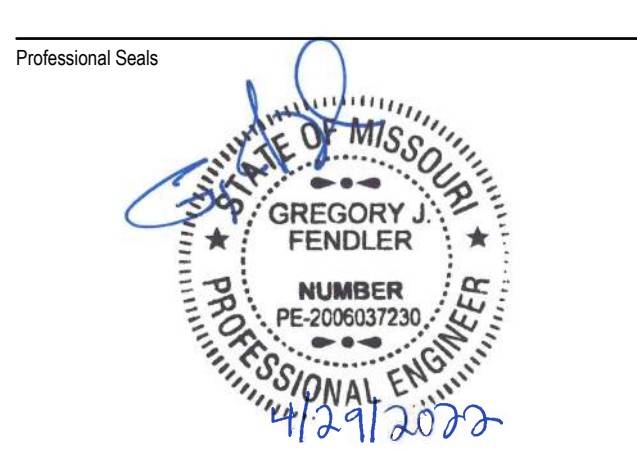
LIGHTING POLE BASE DETAIL
NO SCALE

EACH BUILDING PROJECT WILL CONFORM TO THE PERMITTED USE AS ALLOWED BY DX ZONING AND WILL BE SUBMITTED FOR FINAL PLANS APPROVAL PRIOR TO CONSTRUCTION.

ALL IMPROVEMENTS TO STREETSCAPE, SIDEWALKS, PLAZAS AND OPEN SPACE AMENITY AREAS WILL BE DESIGNED IN ACCORDANCE WITH THE RECOMMENDATION OF THE WEST BOTTOMS STREETSCAPE AND WAYFINDING PLAN.

CONCEPT PLANS ARE PROVIDED WITH THE ANTICIPATION OF SUBSEQUENT PROJECT PLAN APPROVAL FOR EACH PARCEL PRIOR TO CONSTRUCTION. EACH NEW BUILDING WILL FOLLOW THE DESIGN GUIDELINES SET FOR IN THE GREATER DOWNTOWN AREA PLAN DEVELOPMENT GUIDELINES.

No.	Description	Date
01	LR-RE-SUBMITTAL	05.02.2022
02	LR-RE-SUBMITTAL	06.09.2022



No. 21-70187-00
Date 05.02.2022

