

Design Guidelines for Skyview Crossing

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Design Guidelines



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Introduction

Project Synopsis

Skyview Crossing is an up and coming community encompassing approximately 41-acres. This multi-generational community includes 36 acres of commercial development consisting of office, retail, medical, multi-family spaces. Skyview Crossing commercial support current and future trade areas in Kansas City, Missouri.

Purpose and Intent

These Design Guidelines set forth a consistent standard of quality throughout the commercial parcels for the Skyview Crossing Development. In addition, these Design Guidelines are intended to guide physical development of each parcel and ensure the design remains true to the developed vision and character established. It is anticipated that during the design process for each site, a site specific detailed site plan will be provided by the future developer or end-user.

Organization of Design Guidelines

These Design Guidelines include sections related to:

- Goals: defining project development goals.
- Recommendations: providing recommendations to future developers/ parcel owners.
- Architecture: including standards and criteria for new construction executed by developer/builder or merchant builder.
- Improvements: describing how site design, walls, and commercial lots might be designed and constructed by the master developer or other developer/builder.

- Signage: describing retail signs and temporary signs located within the commercial development.
- Landscape: describing landscape design intent and approved plant materials within the commercial development.

Relationship to Other Documents

These Design Guidelines are one of several documents providing design guidance for Skyview Crossing and are the primary document for use by the master developer or developer/ builder in undertaking any improvement, alteration, or remodel. Other documents relating to the physical development of Skyview Crossing include but are not limited to:

City of Kansas City, MO Codes or Ordinances

The City of Kansas City, MO has established codes and ordinances (Municipal Code) that affect buildings and subdivisions. A builder may elect to utilize the Municipal Code and ordinances in effect at the time of adoption of the Development Agreement. These Development Standards and Design Guidelines shall govern development of the planned community. If an item is not specifically addressed in the Design Guidelines, then building improvements shall be subject to Municipal Code and Building Codes.

Building Energy Code

All projects covered by this development plan and associated design guidelines, are understood to comply with the 2012 International Energy Conservation Code, not the 2021 version.

Interpretation

Flexibility in interpretation and innovation is encouraged to create unique commercial environments within Skyview Crossing.

For purposes of interpretation of these Design Guidelines, the following provisions apply:

- The use of “may” or “should” means permissive, recommended, or advised, but not mandatory; the use of “shall,” “shall not,” “must,” “will,” “prohibited,” or “not allowed” means compliance is mandatory and not voluntary or permissive.
- Where two or more provisions within this document conflict, the more specific of stringent provisions shall supersede less specific of stringent provisions.
- It is the obligation of the applicant to request updated copies of the Design Guidelines.

Except as specifically defined herein or by City of Kansas City, MO Zoning or Building Codes, all words and terms used herein shall have customary dictionary definitions.

Note: National and regional branding and marketing standards for end-users, may override any “prohibited” item stated herein. The purpose is to allow end-user to maintain their recognizable branding standards.

Goals

- Provide opportunity for a vibrant mixed-use development that will support desirable residential living opportunities in walkable proximity to new and existing restaurants, retailers, and service providers, as well as to public transportation.
- Promote a suburban infill development opportunity that efficiently utilizes existing public infrastructure improvements to minimize increase of the City’s current maintenance obligations.
- Foster economic growth through the creation of new job opportunities and the expansion of tax base with increased real property and new personal property, sales, use and earnings taxes generated from the development.

Recommendations

- Influence developers to create cohesive developments.
- Promote development of commercial, retail, mixed-use, c-store, gasoline, car wash, medical businesses, dental, assisted living, daycare and multi-family development are recommended uses for Skyview Crossing.
- Locate commercial buildings near the street while multi-family uses face away from major roads.
- Create road networks that support future uses and reduce the amount of traffic accidents.

Disclaimer

All photos within this document are for representational use only and Kimley-Horn claims no ownership of photos compiled from public domains.

Design Review Process

All submittals for the design and implementation of site improvements, including but not limited to new construction, renovations of existing buildings, tenant improvements within a building, courtyards, plazas and outdoor dining areas, drive aisles and parking lots, landscaping, and signage are subject to review and approval by the Declarant and the Declarant’s representations. All design standards set forth in these guidelines, as amended shall govern the design.

Prior to submittal to the City of Kansas City building department, design documents must be submitted to the Declarant for review and approval. The Declarant shall provide written comments for the applicant’s records. Any deviation from the approved design documents must be immediately reported to and approved by the Declarant prior to implementation.

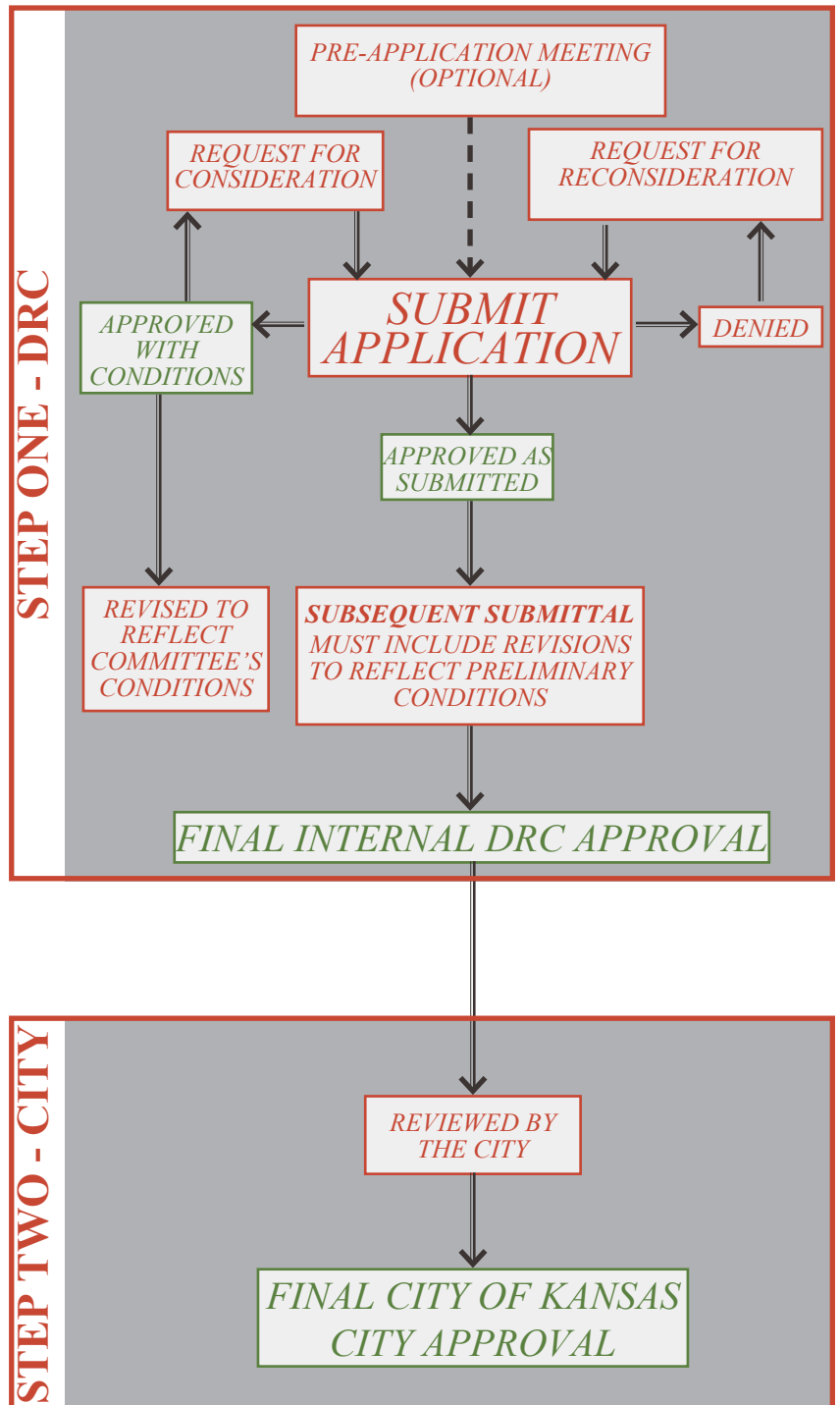
The applicant is responsible to conform to all applicable statutes, ordinances, regulations and codes and obtain all necessary licenses and permits to construct any improvement. Further, the Declarant shall not be responsible for errors due to the lack of field verification of existing conditions.

Master Developer (Declarant):

Dan O’Dell
 Skyview Crossing East LLC.
 1439 Woodbury
 Liberty, MO 64068

Owners Representative:

John Davis
 John.Davis@realforesight.com



Internal Review Requirements for Design Review Committee (DRC)

Design Review and Approval Process

The applicant and any consultants retained by the applicant may arrange for a pre-application interview with a member of the DRC, which consists of the Master Developer (Declarant) and Owners Representative, prior to submitting the application and prior to initiating any detailed design studies.

The applicant is encouraged to provide documents throughout the design process to minimize design revisions. It is strongly recommended that the initial submittal be provided prior to the completion of the conceptual design so that any necessary course of correction can occur early in the review process.

A. Preliminary Design Drawings

The preliminary package should reflect the intended design, layout, character and finishes. Applicant shall submit these documents electronically (PDF file format).

The Conceptual Site Plan shall clearly illustrate at a minimum all of the following:

- Conceptual site plan and building plans, elevations and sections necessary to describe the initial design direction.
- Images used as inspiration for the design concept
- Images of proposed materials and finishes
- Proposed sign locations and approximate sizes (if applicable)
- Three-dimensional views of the proposed improvements are encouraged, but are not required

The following information shall be provided on the conceptual site plan:

- Name of proposed parcel
- Names, addresses, and phone numbers of recorded owners, subdivider, and person who prepared the plan
- Legend clarifying all markings and lines delineated on the plan
- Date of preparation, scale and north arrow
- Sufficient legal description of the land which identifies the location, including exterior subdivision boundary dimensions and acreage to the one-hundredth
- Names of adjacent subdivisions, including lot and block numbers
- Proposed commercial plot in its entirety at a scale suitable to present all information clearly and legibly
- Locations of intended pedestrian walkways
- Widths, locations, and purposes of all other rights-of-way and/or easements within or adjacent to the proposed subdivision
- Locations of existing and proposed power and telephone facilities and gas mains
- Locations and sizes of existing and proposed water mains.

B. Subsequent Design Submittals

The parameters of subsequent submittals shall be determined on a case-by-case basis depending on the scope of the proposed improvements. Architectural improvements will require submittals at each stage of the design process including schematic design, design development and construction documents.

Skyview Crossing Land Use

The land use plan below represents general areas of impervious, commercial, and business use along with wooded landscape areas. However, uses are considered flexible to allow swapping of land uses to provide a land use mix and density that positively impacts the development. The below land use exhibit identifies layouts for fixed public and private drive alignments. Future developers are responsible for all sidewalk connections on their lot.

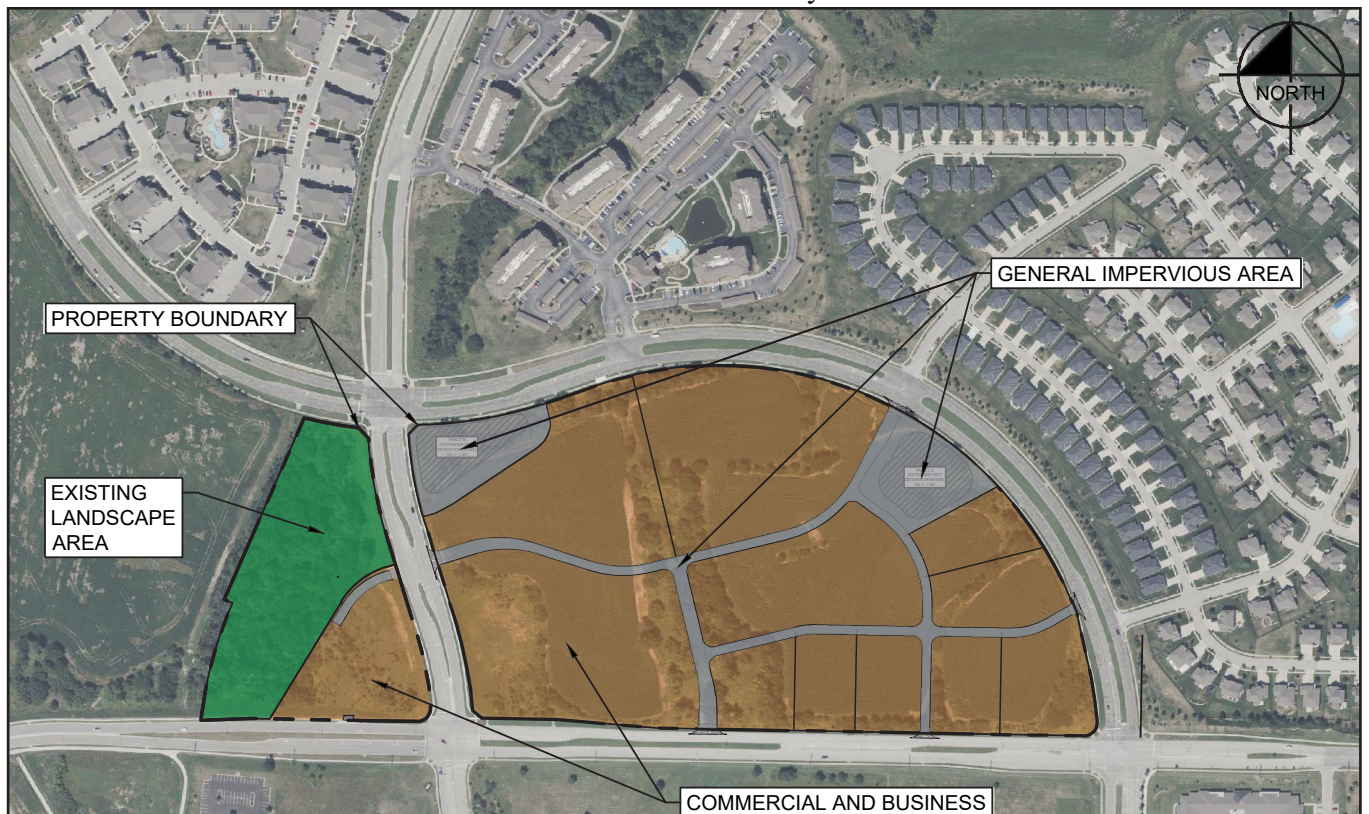
Permitted uses

Below is a list of general permitted principle uses for development. (Refer to City Codes for specific requirements).

- **Multi-Family Residential** (apartments, townhomes, villas, attached, detached, etc.)
- **Retail Businesses and Services** (e.g. c-stores, drug stores, gas station, grocery stores, sports store, etc.)
- **Personal Services** (e.g. beauty salons, shoe and watch repair, dry-cleaners)
- **Restaurants, Sports Bars and Coffee Shops** may be drive-thru, dine-in, carry-out, and may include outdoor seating areas shall be allowed.
- **Offices** (medical clinics/centers, dentist, dermatologist, assisted living, daycare or similar professions)
- **Business and Professional Offices** (e.g. engineering, law, insurance, banks w/ drive-thrus, and similar uses)

Prohibited uses

- Adult Businesses
- Heavy Industrial



Land Use Exhibit

Architecture Style

Architecture guidelines establish building form and development standards for all structures within the site limits. Diagrams and images herein are for illustration only. Exact materials shall be designed by the Architect of Record. Buildings shall be located and designed to provide visual interest and create enjoyable, human-scaled spaces.

Facade Composition

New spaces should consider utilizing building element guidelines listed below, however this is not a formal requirement. The pallet of recommended architectural features should be limited to no more than four (4) different exterior surface materials (e.g. glass, stucco, stone, metal panels, wood, etc.). Vinyl is prohibited as a building finish material. Buildings shall maintain a facade rhythm of 20'-30' feet. Rhythm may be achieved by changing materials, finishes, colors, or using design elements such as columns, canopies, etc.

When facing street-frontage and a main entry, retail storefront buildings shall be transparent. No solid doors are allowed as main entrance store fronts. Retail storefronts shall utilize display window store fronts as appropriate based on the end user. Retail building facade articulation shall not exceed an overall building height of 60'. All architectural requirements listed herein can be voided in the event a national retailer has a well established prototype and is approved by the DRC.

Multi-Family facade articulation shall not exceed an overall building size and height of

75 feet as measured from the average elevation of finish grade adjacent to the building footprint. The 75' maximum requirement can be voided with permission by the DRC.

Windows and doors shall be proportionate and appropriate to the architecture style of the building. All non-glass surfaces shall be stone, stucco, or other permitted finishes listed below.

Permitted

- Stone
- Stucco
- Masonry
- Brick
- Inert Siding
- Wood
- Metal trim

Not Permitted

- Solid doors at front entrances
- Plywood Sheeting
- Corrugated Metal Siding

Multi-Family Composition

Buildings should be situated to avoid or lessen the impact of development on sensitive areas such as slopes and drainage washes. Buildings on corner lots shall be oriented to the corner and to street fronts and building should make a strong tie to the building lines of each street unless the applicant demonstrates that to do so would be impracticable. Parking and curb cuts shall be located away from corners.

Multi-family building orientation should interconnect with walkways and parking between adjacent development; and should encourage and provide safe and efficient

movements for pedestrians, bicycles, and vehicles within the site.

The multi-family complex should be situated as to have the amenity center in the front and surrounding the residential units.

Architecture treatments should consist of approximately 25% stone or masonry, except at clubhouse or accent buildings. Accent or clubhouse buildings are encouraged to use a higher percentage of stone. Building material should be natural muted colors that match the character of the rest of the development. The individual multi-family developer may implement other materials of similar intent.



Example of multi-family design



Example of multi-family design



Example of multi-family design



Example of multi-family design

Drive-Thru Facilities

The following guidelines and requirements apply to all vehicle drive-thru facilities in accordance with Kansas City, MO Development code, section 88-340 as the basis of design. Where feasible, all drive-thrus shall be located along the side or rear of buildings and shall not be accessed by major public streets. It is understood that site circulation patterns may dictate pickup windows to be located along the perimeter public streets, which is allowed, to ensure safe and efficient traffic operations.

Drive-thru's should aim to reduce visual impacts of abutting uses, promote safe and efficient on-site vehicular and pedestrian circulation, and reduce conflicts between queued vehicles, pedestrians, and traffic on adjacent streets. In the event a drive-thru is located facing a major street, additional landscape plantings or other screening measures are required.

When feasible, drive-thrus should be incorporated into building architecture to mitigate adverse impacts.

Gas Pumps and Convenience Stores with Gas Pumps

- Convenience store building roofs and pump canopies shall follow architecture styles identified herein.
- Canopy columns shall be enhanced with masonry that complements the main building.
- The canopy band face shall be a color consistent with the main structure or an accent color and may not be backlit or used as signage.



Example of C-Store Canopy



Example of Drive-Thru On Side or Rear



Example of Drive-Thru Incorporated Into Architecture

Roofing

Within Skyview Crossing, roofing material and design shall be compatible with building materials and provide consistent roof slope. Metal panel colors must be muted, in grey or tan pastel colors as specified below. Deviation from this color palette will be considered by application and approval by the DRC.

Corrugated metal roofing panels are not permitted. All fastener, washers, screws, nails, etc. shall not be visible. No solar panels are permitted to be mounted onto roofs.

In the event a national retailer has an established prototype, those architecture and roofing characters can be approved by the DRC.



Example of Flat Roof with Muted Tones



Example of Sloped Roof with Muted Tones



Example of Prohibited Colors

Signage

The Master Sign Plan below is the intended location for the overall development signage. All signs must be approved by the developer in writing prior to submittal to the City. Such approval will be limited to those signs which:

- Identify the name and business of the occupant, give directions, or offer the premises for sale or lease
- Are not of unusual size or shape when compared to pedestrian scale or buildings on the premises
- Do not block or detract from adjacent property
- Preserve the quality and atmosphere of Skyview Crossing
- Signs of a flashing or moving character and inappropriately colored will not be permitted
- Temporary sidewalk signs such as freestanding sandwich boards are allowed

General Regulations

- All signs not listed above are prohibited unless approved by the DRC and the City
- Sign size and location shall be respectful of and incorporated into the architectural facade design of the building
- Signs shall be located within a shop bay and shall not extend over two pilasters but shall be mounted between the pilasters
- Stand alone signs for each shop are encouraged and shall be evaluated on a case by case basis
- Signs shall be designed to reflect the overall vision of Skyview Crossing and utilize similar materials, fonts, and colors as the primary, and secondary monuments

- Additional materials may be utilized to reflect the style of architecture for the shops, but must be compatible with the overall project signage

Lighting of Signs

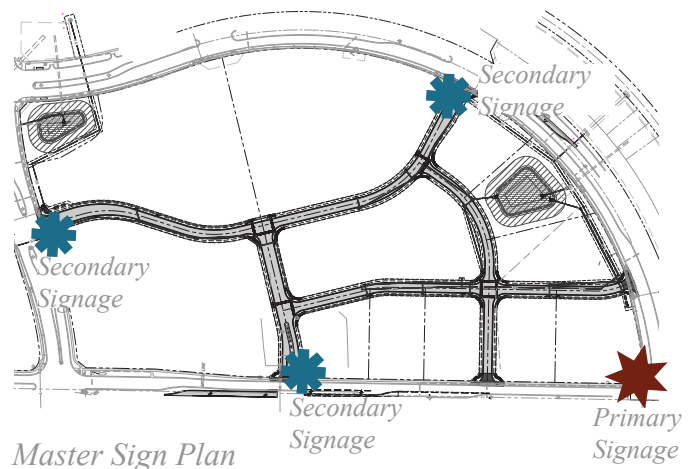
Recommended lighting of signs shall be from the front of the sign, backlit, internally lit, or in the form of a spotlight.

Signage Families

The two families of signage provide unity throughout Skyview Crossing. The signage shall be constructed with stone and stucco as the primary materials. Utilization of the signage families should be prioritized throughout commercial areas.

Additional Signage Regulations

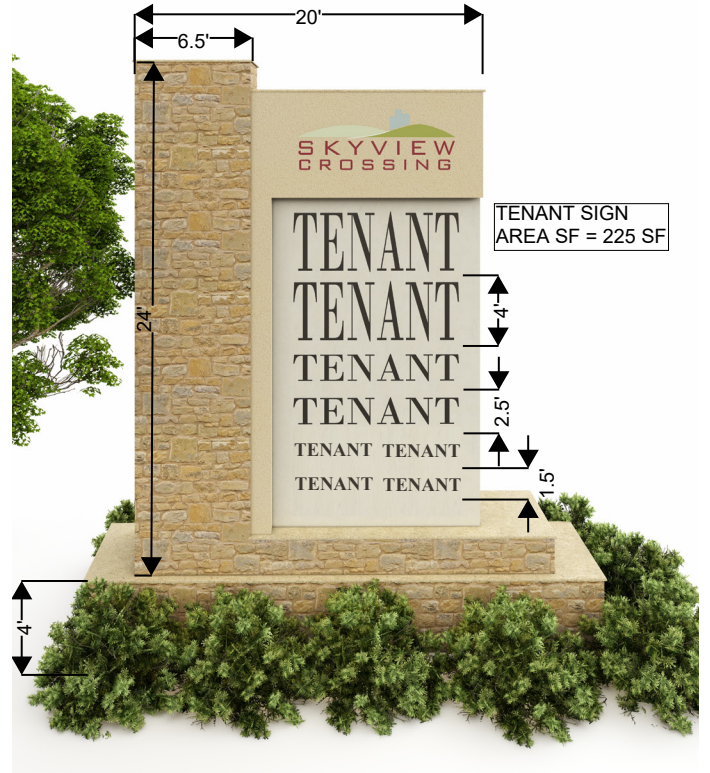
It is anticipated individual lot owners and retailers will be responsible for their own storefront signage



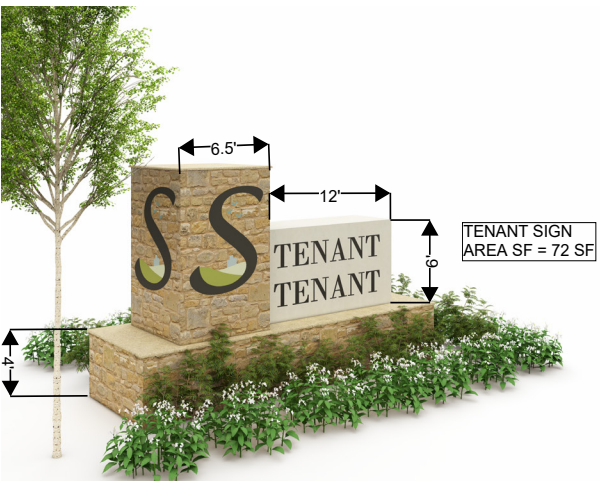
Design Guidelines



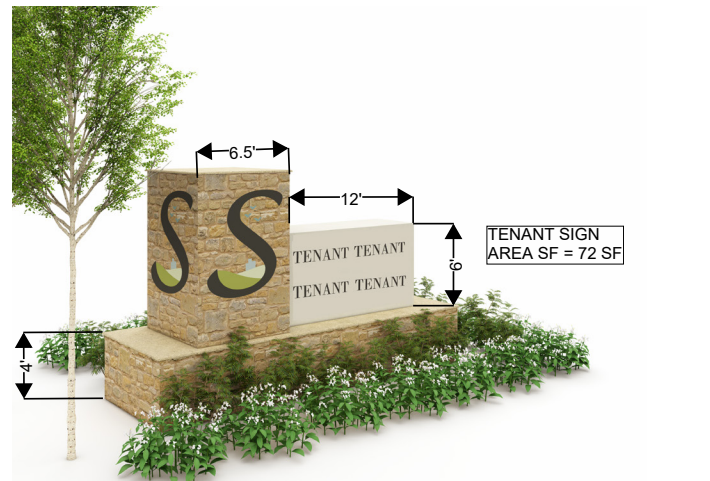
Primary Signage



Primary Signage



Secondary Signage



Secondary Signage - Alt

Screening and Fencing

Screening

Utilities/service areas in Skyview Crossing, while necessary, are not intended to be viewable from streets, neighboring properties, or any public space, as much as possible. Materials and elements used in screening shall be complementary to the architecture and landscape design of the building they serve. The following guidelines function to conceal objectionable areas or activities from public view.

Site Utilities and Exterior Equipment

Above-ground utility cabinets that are 30” or greater in height or width, and visible from the right-of-way, should be screened from public view, when allowed by the utility company, with landscaping or with an architecture treatment, compatible with the adjacent building architecture.

Dumpsters

Trash containers, dumpsters, trash compactors, and recycling bins associated with multiplex, multi-unit residential, and nonresidential uses must be screened from public view on all sides with a solid fence, wall, or gate constructed of cedar, redwood, masonry or other similar building material reflecting the overall design of the site,



Trash Enclosure Screening

and be appropriately landscaped. Wood fencing shall not be exclusively used as screening methods. Composite materials (faux wood) may be used to compliment the masonry walls.

Roof Mechanical Equipment:

Roof mounted mechanical equipment over 30” in height and visible from public right-of-way shall be screened in one of the following ways:

- A parapet along facades facing the public row that is as tall as the tallest part of equipment
- A solid screen around the equipment that is as tall as the equipment and compliments building architecture.
- Equipment setback from roof edges visible from the public right-of-way that is at least 3 feet in depth for each one foot of equipment height.



Site Utility and Exterior Screening



Site Utility and Exterior Screening

Landscaping

Landscape design in Skyview Crossing will enhance the character of the architectural vision, and create a cozy, suburban atmosphere that promotes a comfortable pedestrian experience. Spaces and planting shall be designed at a human-scale, and be harmonious to climate and the rest of the development in form and expression. Parking lots shall be screened by buildings and/or landscaping.

All surface parking areas adjacent to public rights-of-way shall have a landscape buffer that meets the City of Kansas City, MO minimum standards for the adjacent roadway type. When no minimum landscape buffer is defined, a 6' minimum landscape buffer shall be provided. All landscape buffers adjacent to right-of-ways shall have vertical screening that is 3' tall at maturity. This requirement may be satisfied with any of the following or a combination of the following:

- A double row of evergreen shrubs reaching 3' at maturity; shrubs shall be installed in a triangular spacing pattern, 36" o.c., and as 5-gallon, 18" height minimum size at installation
- Decorative walls or landscaped berms with a minimum height of 3' above the finished grade at the rear of the setback area; decorative walls and berms for screening purposes shall not occur inside pathways

In addition, trees shall be incorporated into the required landscape buffer. There are two options for trees within the landscape buffer:

- Matching street trees: Trees shall be of the same species, size, and quality as the trees along the adjacent street
- Natural tree planting: trees may be planted in a natural pattern and in groupings of

3, 5, or 7; trees may be a mix of species; total number of large (canopy/street) trees shall meet the City of Kansas City, MO requirements.

Landscaping and irrigation shall follow the plant material palette established by the City of Kansas City and include water-efficient plant materials consistent with the requirements of the City. All landscaping areas shall be landscaped with approved plant materials to provide a full ground coverage. It is recommended that dense shrubs be planted immediately adjacent to any solid wall to soften the effect of the wall and to deter graffiti.

Irrigation

Each lot developer shall provide a fully automatic irrigation system and irrigate the right-of-way adjacent to the lot.



Community Product Standards

Parking Lot Lighting

Manufacturer	Lithonia
Type	Street/Site Lighting
Product	DSX1-LED
Color	Dark Bronze Finish
Post	30' Height, Square Straight pole
Base Height	30" Height
Light Source	30K LED
Color Hue	4000K
Notes	Or approved equal



The enclosed private street light is the basis of design. End-users may adjust the specific pole, provided it matches and compliments this fixture.

Approved Plant List

THE TREE LIST

GREAT TREES FOR THE KANSAS CITY REGION

AS RATED BY METROPOLITAN AREA EXPERTS

December 2013 revision

Study by Robert Whitman, ASLA, AICP, LEED AP

robert.whitman@gouldevans.com

ABOUT THIS STUDY:

Kansas City area tree experts were asked to provide numerical opinions (0-5 ratings) for 378 trees in four categories (Landscape Value, Street Tree Value, Cultural Adaptability, and Useful Lifespan). These ratings were averaged to determine the highest rated trees for each category.

PARTICIPANTS:

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GREAT TREES FOR THE KANSAS CITY REGION

AS RATED BY METROPOLITAN AREA EXPERTS

Study by Robert Whitman, ASLA, AICP, LEED AP

December 2013 revision

LARGE TREES FOR THE LANDSCAPE (IN ORDER OF PREFERENCE OUT OF 218 TREES)

1. *Quercus alba* **White Oak**
2. *Quercus bicolor* **Swamp White Oak**
3. *Acer saccharum* 'Autumn Splendor' **Caddo Sugar Maple**
4. *Gymnocladus dioica* 'Expresso' **Kentucky Coffeetree**
5. *Acer x truncatum* 'Warrenred' **Pacific Sunset Maple**
6. *Acer saccharum* 'John Pair' **John Pair Caddo Maple**
7. *Ginkgo biloba* 'Autumn Gold' **Autumn Gold Ginkgo**
8. *Acer saccharum* 'Fall Fiesta' **Fall Fiesta Sugar Maple**
9. *Quercus macrocarpa* **Bur Oak**
10. *Quercus muehlenbergii* **Chinkapin Oak**
11. *Acer miyabei* 'Morton' **State Street Miyabe Maple**
12. *Taxodium distichum* 'Shawnee Brave' **Bald Cypress**
13. *Metasequoia glyptostroboides* **Dawn Redwood**
14. *Taxodium distichum* **Bald Cypress**
15. *Acer saccharum* 'Legacy' **Legacy Sugar Maple**
16. *Nyssa sylvatica* **Blackgum**
17. *Taxodium ascendens* **Pond Cypress**
18. *Ulmus propinqua* 'JFS Bieberich' **Emerald Sunshine Elm**
19. *Quercus shumardii* **Shumard Oak**
20. *Quercus rubra* **Red Oak**
21. *Ginkgo b.* 'Princeton Sentry' **Princeton Sentry Ginkgo**
22. *Acer x 'Keithsform'* **Norwegian Sunset Maple**
23. *Tilia tomentosa* 'Sterling' **Sterling Silver Linden**
24. *Quercus x wareii* 'Long' **Regal Prince Columnar Oak**
25. *Tilia americana* 'DTR 123' **Legend American Linden**
26. *Ulmus x 'Frontier'* **Frontier Elm**
27. *Quercus pagoda* **Cherrybark Oak**
28. *Quercus x 'Crimschmidt'* **Crimson Spire Col. Oak**
29. *Tilia tomentosa* **Silver Linden**
30. *Quercus stellata* **Post Oak**
31. *Zelkova serrata* 'Musashino' **Columnar Zelkova**
32. *Acer saccharum* 'Green Mountain' **Green Mt. Sugar Maple**
33. *Carpinus betulus* **European Hornbeam**
34. *Cladrastis kentukea* **Yellowwood**
35. *Ulmus parvifolia* 'Emerald Prairie' **Em. Prairie Lbk. Elm**
36. *Quercus lyrata* **Overcup Oak**
37. *Acer miyabei* **Miyabe Maple**
38. *Quercus prinus* **Chestnut Oak**
39. *Ulmus parvifolia* 'Allee' **Allee Lacebark Elm**
40. *Carpinus caroliniana* **American Hornbeam**
41. *Magnolia x acuminata* 'Butterflies' **Butterflies Magnolia**
42. *Quercus coccinea* **Scarlet Oak**
43. *Ulmus amer.* 'New Harmony' **New Harmony Amer. Elm**
44. *Eucommia ulmoides* **Hardy Rubber Tree**
45. *Ulmus americana* 'Princeton' **Princeton American Elm**
46. *Ulmus americana* 'Valley Forge' **Valley Forge Amer. Elm**
47. *Carpinus betulus* 'Frans Fontaine' **Columnar Hornbeam**
48. *Zelkova serrata* 'Village Green' **Village Green Zelkova**
49. *Maclura pomifera* 'White Shield' **Seedless Osage Orange**
50. *Aesculus x carnea* 'O'Neill's Red' **Red Horsechestnut**
51. *Ulmus parvifolia* 'Athena' **Athena Lacebark Elm**
52. *Zelkova serrata* 'Green Vase' **Green Vase Zelkova**
53. *Acer saccharum* **Sugar Maple**
54. *Tilia americana* 'McKSentry' **American Sentry Linde**
55. *Ulmus x 'Morton Glossy'* **Triumph Elm**
56. *Fagus sylvatica* 'Atropunicea' **Purpleleaf Beech**

GREAT TREES FOR THE KANSAS CITY REGION

AS RATED BY METROPOLITAN AREA EXPERTS

LARGE STREET TREES (IN ORDER OF PREFERENCE OUT OF 218 TREES)

1. *Quercus bicolor* **Swamp White Oak**
2. *Tilia tomentosa* 'Sterling' **Sterling Silver Linden**
3. *Tilia americana* 'DTR 123' **Legend American Linden**
4. *Acer miyabei* 'Morton' **State Street Miyabe Maple**
5. *Taxodium d.* 'Shawnee Brave' **Col. Bald Cypress**
6. *Ulmus prop.* 'JFS Bieberich' **Emerald Sunshine Elm**
7. *Ulmus x* 'Frontier' **Frontier Elm**
8. *Ginkgo biloba* 'Autumn Gold' **Autumn Gold Ginkgo**
9. *Acer x trunc.* 'Keithsform' **Norwegian Sunset Maple**
10. *Acer x truncatum* 'Warrenred' **Pacific Sunset Maple**
11. *Gymnocladus dioicus* 'Expresso' **Kentucky Coffeetree**
12. *Quercus shumardii* **Shumard Oak**
13. *Ginkgo b.* 'Princeton Sentry' **Princeton Sentry Ginkgo**
14. *Quercus buckleyi* **Texas Red Oak**
15. *Quercus x wareii* 'Long' **Regal Prince Col. Oak**
16. *Quercus lyrata* **Overcup Oak**
17. *Ulmus americana* 'Princeton' **Princeton Amer. Elm**
18. *Quercus alba* **White Oak**
19. *Ulmus americana* 'New Harmony' **New Harmony Elm**
20. *Acer saccharum* 'Autumn Splendor' **Caddo Sugar Maple**
21. *Quercus rubra* **Red Oak**
22. *Maclura pomifera* 'White Shield' **Seedls. Osage Orange**
23. *Quercus muehlenbergii* **Chinkapin Oak**
24. *Eucommia ulmoides* **Hardy Rubber Tree**
25. *Platanus x acerifolia* 'Bloodgood' **Bloodgood Planetree**
26. *Ulmus a.* 'Valley Forge' **Valley Forge American Elm**
27. *Zelkova serrata* 'Musashino' **Columnar Zelkova**
28. *Zelkova serrata* 'Green Vase' **Green Vase Zelkova**
29. *Quercus x Crimschmidt* 'Crimson Spire' **Crimson Spire Columnar Oak**
30. *Ulmus parvifolia* 'Emerald Prairie' **Lacebark Elm**
31. *Quercus texana* **Nuttall Oak**
32. *Tilia americana* 'McKSentry' **American Sentry Linden**
33. *Ulmus parvifolia* 'Allee' **Allee Lacebark Elm**
34. *Ulmus x* 'Morton Glossy' **Triumph Elm**
35. *Ulmus x* 'Patriot' **Patriot Elm**
36. *Taxodium ascendens* **Pond Cypress**
37. *Quercus macrocarpa* **Bur Oak**
38. *Quercus coccinea* **Scarlet Oak**
39. *Gleditsia triacanthos* 'Imperial' **Imperial Honeylocust**
40. *Ulmus parvifolia* 'Athena' **Athena Lacebark Elm**
41. *Acer saccharum* 'John Pair' **John Pair Caddo Maple**
42. *Gleditsia triacanthus* 'Skyline' **Skyline Honeylocust**
43. *Zelkova serrata* 'Village Green' **Village Green Zelkova**
44. *Acer saccharum* 'Fall Fiesta' **Fall Fiesta Sugar Maple**
45. *Acer saccharum* 'Legacy' **Legacy Sugar Maple**
46. *Metasequoia glyptostroboides* **Dawn Redwood**
47. *Quercus prinus* **Chestnut Oak**
48. *Taxodium distichum* **Bald Cypress**
49. *Ulmus x* 'Morton' **Accolade Elm**
50. *Acer miyabei* **Miyabe Maple**

LOWEST RATED COMMONLY USED TREES (IN ORDER OF LEAST PREFERENCE OUT OF 371 TREES)

1. *Pyrus calleryana* 'Bradford' **Bradford Pear**
2. *Acer saccharinum* **Silver Maple**
3. *Prunus cerasifera* 'Newport' **Newport Plum**
4. *Populus deltoides* **Cottonwood**
5. *Fraxinus* **Green & White Ash**
6. *Acer ginnala* **Amur Maple**
7. *Crataegus viridis* 'Winter King' **Green Hawthorn**
8. *Robinia pseudoacacia* 'Purple Robe' **Black Locust**
9. *Liquidambar styraciflua* 'Rotundiloba' **Sweetgum**
10. *Acer rubrum* **Red Maple**

GREAT TREES FOR THE KANSAS CITY REGION

AS RATED BY METROPOLITAN AREA EXPERTS

MOST CULTURALLY ADAPTABLE TREES FOR KC (OUT OF 371 TREES)

1. *Ulmus americana* 'New Harmony' **New Harmony Elm**
2. *Quercus macrocarpa* **Bur Oak**
3. *Ulmus x 'Morton Glossy'* **Triumph Elm**
4. *Quercus bicolor* **Swamp White Oak**
5. *Ulmus propinqua* 'JFS Bieberich' **Emerald Sunshine Elm**
6. *Ulmus x 'Patriot'* **Patriot Elm**
7. *Maclura pomifera* 'White Shield' **Fruitless Osage Orange**
8. *Quercus x wareii* 'Long' **Regal Prince Columnar Oak**
9. *Taxodium d.* 'Shawnee Brave' **Columnar Bald Cypress**
10. *Platanus occidentalis* **Sycamore**
11. *Gymnocladus dioicus* 'Espresso' **Kentucky Coffeetree**
12. *Taxodium distichum* **Bald Cypress**
13. *Ulmus x 'Morton'* **Accolade Elm**
14. *Acer truncatum* **Shantung Maple**
15. *Quercus imbricaria* **Shingle Oak**
16. *Ginkgo biloba* 'Autumn Gold' **Autumn Gold Ginkgo**
17. *Tilia tomentosa* 'Sterling' **Sterling Silver Linden**
18. *Ulmus x 'Frontier'* **Frontier Elm**
19. *Acer x trunc.* 'Keithsform' **Norwegian Sunset Maple**
20. *Acer x truncatum* 'Warrenred' **Pacific Sunset Maple**
21. *Tilia americana* 'DTR 123' **Princeton Amer. Linden**
22. *Acer x freemanii* 'Autumn Blaze' **Autumn Blaze Maple**
23. *Quercus shumardii* **Shumard Oak**
24. *Quercus muehlenbergii* **Chinkapin Oak**
25. *Celtis occidentalis* **Hackberry**
26. *Ginkgo b.* 'Princeton Sentry' **Princeton Sentry Ginkgo**
27. *Platanus x acerifolia* 'Bloodgood' **Bloodgood Planetree**
28. *Acer x freemanii* 'Armstrong' **Armstrong Col. Maple**
29. *Quercus lyrata* **Overcup Oak**
30. *Acer miyabei* 'Morton' **State Street Miyabe Maple**
31. *Malus* **Coral Burst & Adirondack Crabapple**
32. *Quercus buckleyi* **Texas Red Oak**
33. *Euonymus bungeanus* **Winterberry Euonymus**
34. *Taxodium ascendens* **Pond Cypress**
35. *Malus* **Japanese & Professor Springer Crabapple**
36. *Quercus rubra* **Red Oak**
37. *Ulmus a.* 'Valley Forge' **Valley Forge American Elm**
38. *Gleditsia triacanthos* **Honeylocust**
39. *Acer campestre* **Hedge Maple**
40. *Corylus colurna* **Turkish Hazel**
41. *Malus* **Donald Wyman & Mary Potter Crabapple**
42. *Acer saccharum* 'A.S.' **Autumn Splendor Caddo Maple**

LONGEST LIVED TREES (IN ORDER OF USEFUL LIFESPAN, OUT OF 371 TREES)

1. *Quercus macrocarpa* **Bur Oak**
2. *Quercus muehlenbergii* **Chinkapin Oak**
3. *Quercus alba* **White Oak**
4. *Quercus bicolor* **Swamp White Oak**
5. *Quercus rubra* **Red Oak**
6. *Quercus stellata* **Post Oak**
7. *Juglans nigra* **Black Walnut**
8. *Quercus lyrata* **Overcup Oak**
9. *Taxodium dist.* **Bald Cypress**
10. *Ginkgo biloba* **Ginkgo**
11. *Ulmus americana* **Amer. Elm cultiv.**
12. *Platanus x acer.* **London Planetree**
13. *Platanus occidentalis* **Sycamore**
14. *Maclura pomifera* **Osage Orange**
15. *Quercus prinus* **Chestnut Oak**
16. *Quercus imbricaria* **Shingle Oak**
17. *Quercus shumardii* **Shumard Oak**
18. *Gymnocladus dioicus* **K. Coffeetree**
19. *Metasequoia glyp.* **Dawn Redwood**
20. *Quercus palustris* **Pin Oak**
21. *Quercus coccinea* **Scarlet Oak**
22. *Carya* **Hickory & Pecan**
23. *Quercus pagoda* **Cherrybark Oak**
24. *Quercus robur* **English Oak**
25. *Ulmus X* **Elm Hybrids**
26. *Acer* **Pac. & Nor. Sunset Maples**
27. *Catalpa speciosa* **Northern Catalpa**

GREAT TREES FOR THE KANSAS CITY REGION

AS RATED BY METROPOLITAN AREA EXPERTS

SMALL TREES FOR THE LANDSCAPE (IN ORDER OF PREFERENCE OUT OF 153 TREES)

- | | |
|---|--|
| 1. <i>Acer griseum</i> Paperbark Maple | 14. <i>Malus 'Royal Raindrops'</i> Royal Raindrops Crab |
| 2. <i>Acer truncatum</i> Shantung Maple | 15. <i>Cercis canadensis</i> Redbud |
| 3. <i>Cornus kousa</i> Kousa Dogwood | 16. <i>Cornus florida</i> White Flowering Dogwood |
| 4. <i>Chionanthus virginicus</i> White Fringetree | 17. <i>Magnolia virginiana</i> Sweetbay Magnolia |
| 5. <i>Aesculus pavia</i> Red Buckeye | 18. <i>Amelanchier 'Autumn Brilliance'</i> Apple Serviceberry |
| 6. <i>Hamamelis virginiana</i> Witch Hazel | 19. <i>Heptacodium miconioides</i> Seven-son Flower |
| 7. <i>Acer palmatum 'Bloodgood'</i> Red-leaf Jap. Maple | 20. <i>Cornus controversa 'June Snow'</i> June Snow Dogwood |
| 8. <i>Chionanthus retusus</i> Chinese Fringetree | 21. <i>Parrotia persica</i> Persian Parrotia |
| 9. <i>Cercis reniformis 'Oklahoma'</i> Oklahoma Redbud | 22. <i>Magnolia x 'Jane'</i> Jane Magnolia |
| 10. <i>Syringa reticulata 'Ivory Silk'</i> Japanese Tree Lilac | 23. <i>Malus 'Adirondack'</i> Adirondack Crabapple |
| 11. <i>Acer buergerianum</i> Trident Maple | 24. <i>Malus 'Velvet Pillar'</i> Columnar Crabapple |
| 12. <i>Acer triflorum</i> Three-Flowered Maple | 25. <i>Cornus mas</i> Corneliancherry Dogwood |
| 13. <i>Malus sargentii</i> Sargent Crabapple | 26. <i>Ostrya virginiana</i> Ironwood/Hophornbeam |

SMALL STREET TREES (IN ORDER OF PREFERENCE OUT OF 153 TREES)

- | | |
|--|---|
| 1. <i>Acer truncatum</i> Shantung Maple | 9. <i>Syringa pekinensis 'China Snow'</i> Chinese Tree Lilac |
| 2. <i>Zelkova serrata 'Schmidtlow'</i> Wireless Zelkova | 10. <i>Acer griseum</i> Paperbark Maple |
| 3. <i>Acer buergerianum</i> Trident Maple | 11. <i>Malus 'Adirondack'</i> Adirondack Crabapple |
| 4. <i>Syringa reticulata 'Ivory Silk'</i> Japanese Tree Lilac | 12. <i>Acer tartaricum</i> Tartarian Maple |
| 5. <i>Malus 'Velvet Pillar'</i> Columnar Crabapple | 13. <i>Parrotia persica</i> Persian Parrotia |
| 6. <i>Maackia amurensis</i> Amur Maackia | 14. <i>Prunus padus 'Drietre'</i> Merlot Bird Cherry |
| 7. <i>Ostrya virginiana</i> Ironwood/Hophornbeam | 15. <i>Malus 'Royal Raindrops'</i> Royal Raindrops Crab |
| 8. <i>Koelreuteria paniculata</i> Golden Raintree | 16. <i>Crataegus ambigua</i> Russian Hawthorn |

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