



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

March 19, 2025

APPROVAL PROCESS



Project Name
Negro Leagues Baseball Museum & Hotel

Docket #5.1, 5.2

Request
CD-CPC-2025-00020
Rezoning
CD-CPC-2025-00014
Development Plan (non-residential)

Applicant
Matthew Ledbetter
Grayson Capital

Owner
City of Kansas City

Location	1801 Grove St
Area	About 1 Acre
Zoning	M1-5
Council District	3 rd
County	Jackson
School District	Kansas City

Surrounding Land Uses

North: Office, Commercial uses, zoned M1-5
South: Industrial, public/civic uses, zoned M1-5
East: Residential, commercial uses, zoned UR
West: Parking, industrial uses, zoned M1-5

KC Spirit Playbook Alignment

CD-CPC-2025-00014
High alignment

Land Use Plan

The Greater Downtown Area Plan recommends Downtown Mixed Use for this location.
The proposed rezoning/development plan aligns with this designation. See Criteria A for more information.

Major Street Plan

East 18th St is identified on the City's Major Street Plan as a Thoroughfare and Paseo is identified as a Boulevard.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a rezoning from district M1-5 to district DX-5 and a development plan, also serving as a preliminary plat, for museum and hotel use in proposed district DX-5 on about 1 acre generally located at the southwest corner of E 18th Street and the Paseo.

PROJECT TIMELINE

The application for the subject request was filed on 1/24/2025. No scheduling deviations from 2024 Cycle 3.2 have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is not located within a registered neighborhood or homes association.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 3/11/2025. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The subject site is made up of 5 lots and currently contains a surface parking lot and the historic Paseo YMCA building.

CONTROLLING + RELATED CASES

None

PROFESSIONAL STAFF RECOMMENDATION

Docket #5.1 Approval
Docket #5.2 Approval with Conditions

VICINITY MAP**PLAN REVIEW**

The proposed development is part of a two-phase City partnership project with the developer containing the subject site and additional property to the west, which is not included in this application. The proposed plan consists of one, 110,160 square foot building with hotel and museum (Negro Leagues Baseball Museum) uses on one replatted lot. The proposed development will connect to the existing Paseo YMCA building. The proposed hotel will be approximately seven floors (96 feet tall) and front onto 18th Street. The museum portion of the building will be approximately two floors with the potential for a third floor and will face The Paseo.

Phase one of the overall project includes a parking garage on the City-owned property to the west of the subject site (not included in this application). The parking garage is expected to have 460-480 parking spaces, in which the proposed development will utilize 205 spaces. There will be a shared parking agreement between the City (parking garage owner) and the developer at the expected time of completion in June 2026. Uses of the subject site will access the parking garage from a private drive (formerly Grove Street) to the west of the proposed hotel building.

Landscaping is proposed around the outer edges of the building and along the street. Some species on the plans include Red Maple, American Hornbeam, Japanese Lilac, Little Bluestem grass, Coneflower, and others.

Proposed building materials include brick, architectural precast concrete, and articulated metal panel. The first floor of the building along the street will have windows for transparency, as required by the Downtown Development Standards.

PLAN ANALYSIS

Downtown Lot and Building (88-130), Use- Specific (88-300), and Development Standards (88-400)

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-130)	Yes	Yes	
Use- Specific Standards (88-338)	Yes	Yes	Downtown Development Standards. See Criteria A of the Development Plan Section.
Boulevard and Parkway Standards (88-323)	Yes	Yes, subject to conditions	
Parkland Dedication (88-408)	No	N/A	
Tree Preservation and Protection (88-424)	No	N/A	
Parking and Loading Standards (88-420)	Yes	Yes, subject to conditions	See criteria C of the Development Plan section
Landscape and Screening Standards (88-425)	Yes	No	Plans will be revised prior to ordinance request. See Criteria G of the Development Plan section
Outdoor Lighting Standards (88-430)	Yes	Yes	
Sign Standards (88-445)	Yes	Yes, subject to conditions	
Pedestrian Standards (88-450)	Yes	Yes	

SPECIFIC REVIEW CRITERIA

Zoning and Development Code Map Amendments, Rezonings (88-515-08)

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

A. Conformance with adopted plans and planning policies;

The proposed rezoning to DX-5 is in conformance with the Greater Downtown Area Plan, which recommends Downtown Mixed Use for the subject site and surrounding area. Long Range Planning determined the rezoning has high alignment with the Area Plan.

B. Zoning and use of nearby property;

The majority of the surrounding properties to the north, west, and south are zoned and used industrially. Most of the area to the east is the 18th & Vine Historic District, zoned UR, and contains a mix of commercial and residential uses.

C. Physical character of the area in which the subject property is located;

The physical characteristic of the area is generally built out with buildings and impervious surface.

D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

There are existing public facilities to serve the site. Utilities were reviewed with the development plan and Water Services staff approved with conditions and one minor correction that will be resolved prior to ordinance request.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;

The current M1-5 zoning restricted the site primarily for industrial uses, which are not complementary to the Boulevard standards on The Paseo. Other non-industrial uses are also permitted, as the site contained a gas station up until approximately 2007.

F. Length of time the subject property has remained vacant as zoned;

The subject site has been a city-owned parking lot since approximately 2010 and before that was vacant between 2008 to 2010.

G. The extent to which approving the rezoning will detrimentally affect nearby properties; and

The approval of rezoning to DX-5 is not expected to detrimentally affect nearby properties as the 18th and Vine District is moving towards more pedestrian-oriented development with both residential and commercial uses, as seen by the recently constructed One Nine Vine apartment project and Zhou B Art Center.

H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

There is no expected gain to public health, safety, or welfare in the event of denial of the rezoning. The hardship imposed on the City will be limitations to developing pedestrian oriented uses and buildings under the M1-5 zoning. Should the application be denied, the subject property would most likely remain a parking lot.

Development Plans, Project Plan, or Site Plan (88-516-05)

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;

The proposed development complies with all applicable sections of the Zoning and Development Code with the exception of one minor correction addressing the required number of trees that must be resolved prior to request for ordinance. As the property will be zoned DX, the development is required to follow the Downtown Development Standards in section 88-338, which include enhanced requirements for building placement, transparency, doors and entrances, and vehicular use area. The proposed plan meets these standards.

The Long Range Planning Division reviewed and determined "The proposed museum extension and hotel will provide additional visitor traffic and activity to the 18th and Vine District. The high quality design of the building through the materials and the site orientation will contribute to revitalization of the 18th and Vine District. The applicant will need to work with the Parks Department to ensure that the property meet boulevard and parkway standards and future project plans for the East 18th Street Corridor. Additional buffering is needed between the existing industrial use and the proposed development for noise and aesthetic purposes in the form of plantings in the event that the use to the south changes over time." -Jonathan Feverston

B. The proposed use must be allowed in the district in which it is located;

Hotel and museum uses are permitted in the DX zoning district. The hotel use requires a special use permit, but the development plan is serving in place of that application.

C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways;

The building will have a circle drive off The Paseo for drop-off and pick-up. The drive and it's port-cochere screening comply with the Boulevard standards. All other vehicular circulation will use Grove Street, which is a private drive, to access the future parking garage on the parcel to the west of the subject site. There is a condition with this development plan for the developer to obtain approval of a shared parking agreement with the adjacent garage, when fully constructed, prior to certificate of occupancy of this project.

D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;

Bicycle parking is proposed in accordance with the Code. There will be sidewalks around the building providing adequate pedestrian movement. Additionally, there is an existing mobility (bike/pedestrian) lane adjacent to the site on 18th Street that will remain.

E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

There are adequate utilities to serve the proposed development.

F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

Proposed building materials include brick, architectural precast concrete, and articulated metal panel. These materials are consistent with the mix of brick buildings to the east and industrial buildings to the west.

G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

The applicant must revise the landscape plan prior to ordinance request to address the deficit of required trees. Eight trees are required based on the size of the building and only five are proposed. There is limited space onsite to plant, but the applicant can opt to pay a fee in-lieu to meet the requirement if they are not able to plant all the trees.

H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

Most of the site will be covered by the proposed building and the amount left will be paved or landscaped. The downtown zoning encourages minimal building setbacks and maximization of building

on the site. The amount of impervious surface is typical for this type of development in a DX zoning district.

- I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.**

There are a few trees in the existing parking lot that will be removed for the proposed development.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials
4. KC Spirit Alignment (*optional*)

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **approval** of the rezoning and **approval with conditions** of the development plan as stated in the conditions report.

Respectfully Submitted,



Genevieve Kohn, AICP
Lead Planner



Plan Corrections Report

To Applicant

By Development Review Committee

Report Date: March 13, 2025

Case Number: CD-CPC-2025-00014

Project: Negro Leagues Baseball Museum & Hotel

Plan Corrections

Correction(s) by Development Management of the City Planning and Development Department. Contact Genevieve Kohn at (816) 513-8808 / Genevieve.Kohn@kcmo.org with questions.

1. Provide Table 3 from the Director's Minimum Submittal Requirements indicating the amount of required and proposed landscaping. UPDATE 3/3/25: The landscape plan is short 3 trees required for general landscaping. In lieu of planting 3 trees, a fee in-lieu is required totaling \$1,110. Provide a note on the plan to pay the fee in-lieu (at the time of certificate of occupancy). (3/03/2025)

Correction(s) by Water Services - Water of the Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

2. Show and label on the utility plan the abandonment of the old 4" CIP water main in Grove Street between 18th and 19th Streets. (3/03/2025)



Plan Conditions

Report Date: March 13, 2025

Case Number: CD-CPC-2025-00014

Project: Negro Leagues Baseball Museum & Hotel

Condition(s) by City Planning and Development Department. Contact Brad Wolf at (816) 513-2901 / Bradley.Wolf@kcmo.org with questions.

1. The Paseo YMCA Building and parking lot to the north are located in the 18th & Vine Historic District. A Certificate of Appropriateness will be required from the Historic Preservation Commission before construction can proceed.

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn at (816) 513-8808 / Genevieve.Kohn@kcmo.org with questions.

2. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
3. That prior to issuance of the Certificate of Occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved Street Tree Planting Plan and are healthy.
4. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
5. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.
6. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.
7. The developer shall obtain approval of a shared parking agreement with the garage adjacent, when fully constructed, prior to certificate of occupancy.
8. Revise plans to satisfy all outstanding corrections prior to ordinance request.

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

9. That prior to issuance of the Certificate of Occupancy, the applicant must submit and gain approval of a Final Plat.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

10. • Buildings which have an occupiable floor greater than 75 feet above grade shall meet high-rise requirements (IFC 2018 Sec 914.3)..
11. • The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
12. • Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
 - Fire hydrant distribution shall follow IFC-2018 Table C102.1
13. • Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
14. • New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)

Condition(s) by Parks & Recreation. Contact Richard Sanchez at / richard.sanchez@kcmo.org with questions.

Condition(s) by Parks & Recreation. Contact Richard Sanchez at / richard.sanchez@kcmo.org with questions.

15. The Paseo is classified as a Boulevard; therefore, the development shall fully comply with the parkway and boulevard standards outlined in 88-323 or obtain a variance from the Board of Zoning Adjustment before receiving a building permit.
16. Prior to construction adjacent to a Parks and Recreation jurisdictional street and/or park the developer and/or their representative shall obtain a Parks and Recreation permit for storage and restoration within a park or a Parks and Recreation jurisdictional street right-of-way including but not limited to the installation of construction trailer, stockpiling of materials or equipment, construction roads and utility cabinets/meters.
17. The developer shall submit plans to Parks & Recreation Department and obtain permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and street lighting) on the Parks jurisdictional streets and construct improvements, ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. Such improvements shall be installed per Parks & Recreation Department Standards
18. The developer shall submit a letter to the Parks and Recreation Department from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, stating the condition of the sidewalks, curbs, and gutters along boulevard/parkway, which is a Parks and Recreation jurisdictional street. The letter shall identify state of repair as defined in Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters. It shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages, as required by the Parks and Recreation Department, prior to recording the plat/issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
19. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way.

Condition(s) by Public Works Department. Contact Sam Akula at (816) 513-9861 / sam.akula@kcmo.org with questions.

20. Based on the Traffic Impact Study a traffic signal is warranted at the intersection of 19th Street & the Paseo Blvd. The developer shall enter into a cooperative agreement with the City to contribute a total of \$300,000 to the City for a traffic signal installation at 19th Street and Paseo Blvd.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

21. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
22. The developer shall enter into a covenant agreement for the maintenance of any private decorative paving, streetscaping and landscaping located within the public ROW as required by the Land Development Division, prior to recording the plat.
23. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
24. Proposed on-street parking shall be approved by the Public Works Department prior to the issuance of a permit from the Land Development Division for construction. Requests for on-street parking require review by Public Works staff during the plan review process.
25. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
26. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

27. The developer must petition for the vacation of _____ as shown on the development plan and relocate sewers as required by the Departments of Water Services, the Land Development Division, and Development Services prior to recording of the final plat.

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

28. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
29. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to issuance of Certificate of Occupancy. <https://www.kcwater.us/projects/rulesandregulations/>
30. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact - Patrick Lewis (816) 513-0423
North of River contact - David Gilyard (816) 513-4772

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

31. Design and contract (permit) water main extension plans prepared by a Missouri PE meeting KC Water Rules and Regulations and submitted through CompassKC for the abandonment of the old 4" CIP water main in Grove Street between 18th and 19th Streets and proposed public fire hydrants at 300' spacings along Paseo Blvd and 18th Streets.

Condition(s) by Water Services Department. Contact Philip Taylor at / philip.taylor@kcmo.org with questions.

32. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations, by making application under said code for a Minor Subdivision and submitting and recording a Lot Consolidation Plat or replatting the property in accordance therewith.
33. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to KC Water evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by KC Water prior to recording the plat.
34. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
35. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
36. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.
37. The developer secure permits to relocate sanitary sewers out from under proposed buildings and structures, etc., while continuing to ensure individual service is provided to all proposed lots as required by KC Water prior to recording the plat or issuance of a building permit, whichever occurs first. Any existing public lines located under proposed structures must be abandoned in place or removed and easement vacated.
38. The developer must grant a [BMP and/or Surface Drainage Easement] to the City as required by KC Water, prior to recording the plat or issuance of any building permits.

NEGRO LEAGUES BASEBALL MUSEUM & HOTEL: DEVELOPMENT PLAN, PRELIMINARY PLAT, & REZONE

SHEET INDEX

DP000	COVER SHEET
DP101	EXISTING CONDITIONS
DP102	PRELIMINARY PLAT
DP103	PRELIMINARY CONDOMINIUM PLAT
DP201	PROPOSED SITE PLAN
DP202	PROPOSED 18TH STREET PLAN
DP203	PROPOSED LANDSCAPE PLAN
DP204	PROPOSED GRADING PLAN
DP205	PROPOSED UTILITY PLAN
DP206	DEMOLITION AND TREE REMOVAL PLAN
DP300	SIGNAGE PLAN
DP301	SITE PHOTOMETRIC PLAN
DP302	BUILDING ELEVATIONS
DP303	BUILDING ELEVATIONS
DP304	ENLARGED ELEVATIONS & MATERIAL BOARD

Plan Sheet Exemptions Requested: The applicant requests an exemption from the Sign Plan, pending final direction on the signage scope and intent. The applicant agrees to provide a detailed version of the sheet for subsequent project plan approval when required.

TABLE 1 - ZONING DATA (LOT 1)

NOTE: REFER TO PRELIMINARY PLAT SHEETS
DP102 & DP103 FOR SITE PLAN & INTENT

SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
Zoning	M1-5	DX-5	Yes	
Gross Land Area				
in square feet	45,080 sf	45,080 sf	No	
in acres	1.035 acres	1.035 acres	No	
Right-of-way Dedication				
in square feet	n/a	n/a	-	
in acres	n/a	n/a	-	
Net Land Area				
in square feet	45,080 sf	45,080 sf	No	
in acres	1.035 acres	1.035 acres	No	
Building Area	0 gsf	110,160 gsf	No	
Floor Area Ratio	0	2.44	No	
Total Dwelling Units				
Detached House	n/a	n/a	-	
Zero lot line House	n/a	n/a	-	
Cottage House	n/a	n/a	-	
Semi-attached House	n/a	n/a	-	
Townhouse	n/a	n/a	-	
Two-unit House	n/a	n/a	-	
Multi-unit House	n/a	n/a	-	
Colonnade	n/a	n/a	-	
Multiplex	n/a	n/a	-	
Multi-Unit Building	n/a	n/a	-	
Total Lots				
Residential	n/a	n/a	-	
Public/Civic	n/a	n/a	-	
Commercial	n/a	n/a	-	
Industrial	n/a	n/a	-	
Other	4	1 (Commercial & Civic)	No	

TABLE 2 - BUILDING DATA

BUILDING DATA	REQUIRED	PROPOSED	DEVIATION REQUESTED?	APPROVED
Rear Setback	None	10'-0" (Back Driveway)	No	
Front Setback	None	0'-0" (Paseo) & 0'-0" (18th Street)	No	
Side Setback	None	10'-0" (Grove Street) & 5'-0" (YMCA)	No	
Side Setback (Abutting Street)	n/a	n/a	No	
Height	None	96' - 0"	No	

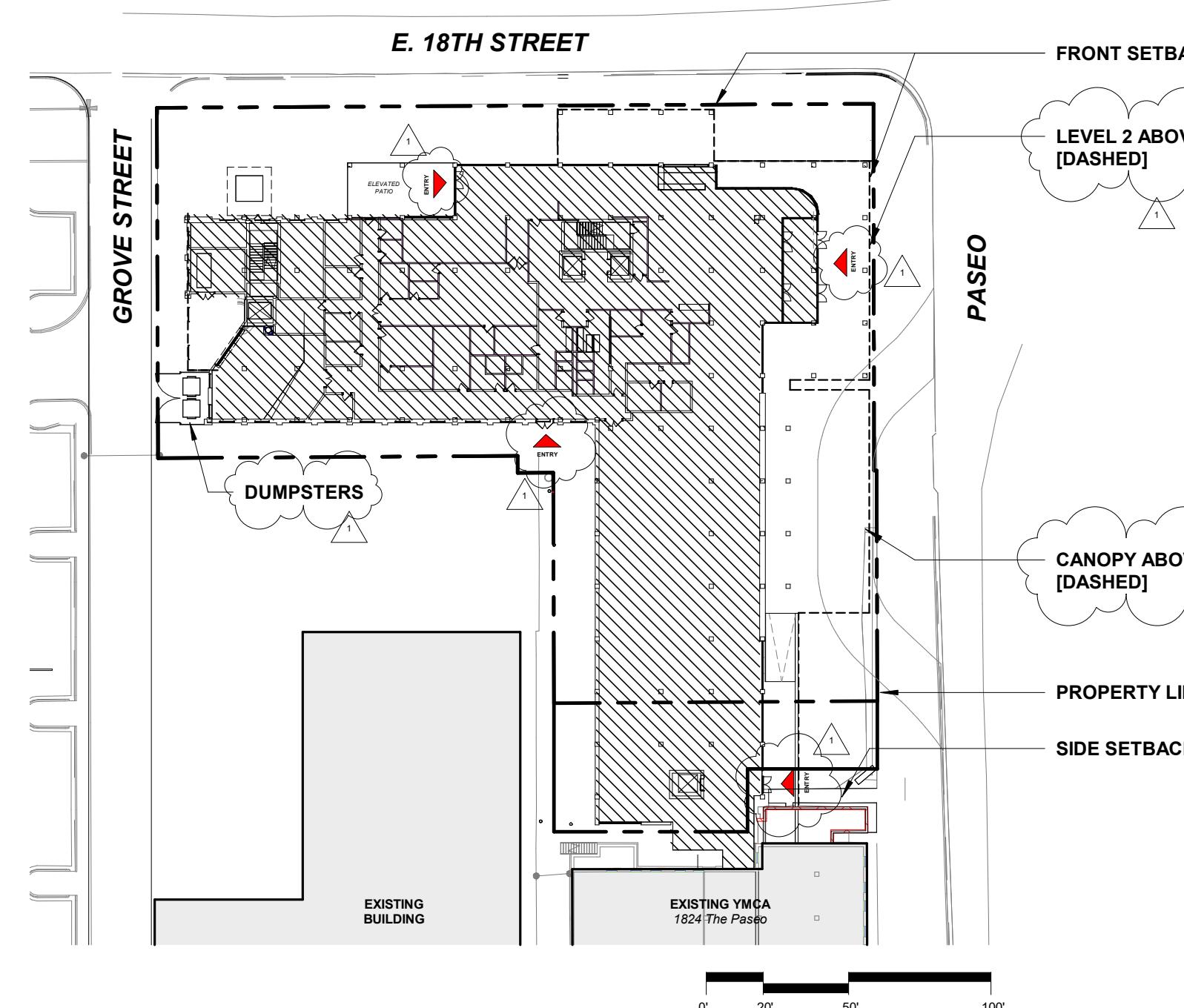


TABLE 4 - VEHICULAR + BIKE PARKING

PROPOSED USES	VEHICLE SPACES		SHORT-TERM BIKE SPACES		LONG-TERM BIKE SPACES		ALTERNATIVES PROPOSED
	Required	Proposed	Required	Proposed	Required	Proposed	
Cultural (NLBM Museum) Library / Cultural Exhibit	50 2,511,000 sf	105	11 10% of Stalls Provided	11	3 1+1/10,000 sf		n/a
Lodging (Hotel) Lodging 41+ Rooms	21 1 per 6 rooms	100	10 10% of Stalls Provided	10	5.2 1+1/10,000 sf		n/a
TOTAL	71	205*	21	21	8	8	

88-420 PARKING

*Note: Refer to Table 4a-Alternative Compliance Parking

TABLE 4a - ALTERNATIVE COMPLIANCE PARKING

ALTERNATIVE PROPOSED	DESCRIPTION	APPROVED
88-420-16-J. OFF-SITE PARKING	Parking for the proposed development will be provided in a garage located on the adjacent east lot (Parcel # 280464 & 280463), offering 460 to 480 parking stalls. A shared-use agreement for the garage will be provided by the owner at a later date. Expected parking garage completion date will be June of 2026	

OWNER:
GRAYSON CAPITAL
1881 MAIN STREET, #302
KANSAS CITY, MISSOURI 64108
816.702.5191
GRAYSONCREDIT.COM

CIVIL ENGINEER:
TALIAFERRO & BROWNE
1020 E. 8TH STREET
KANSAS CITY, MISSOURI 64108
816.283.3456
TB-ENGR.COM

ARCHITECT:
MULTISTUDIO
4200 PENNSYLVANIA
KANSAS CITY, MO 64108
816.931.6655
MULTI-STUDIO.COM

LANDSCAPE ARCHITECT:
TALIAFERRO & BROWNE
1020 E. 8TH STREET
KANSAS CITY, MISSOURI 64108
816.283.3456
TB-ENGR.COM

MEP ENGINEER:
BRANCH PATTERN
1508 GRAND BLVD
KANSAS CITY, MO 64108
913.951.8311
BRANCHPATTERN.COM

STRUCTURAL ENGINEER:
PMA ENGINEERING
6717 SHAWNEE MISSION PKWY, SUITE 100
OVERLAND PARK, KS 66202
913.831.1262
PMAENGINEERING.COM

LIGHTING ENGINEER:
LIGHT WORKS
361B MAIN ST
WESTON, MO 64098
816.640.9948
LIGHTWORKSKC.COM

PROJECT ADDRESS:

1800 THE PASEO
KANSAS CITY, MO 64110

Project Number: 0223-9705
Issue Date: 1/27/2025

DP000

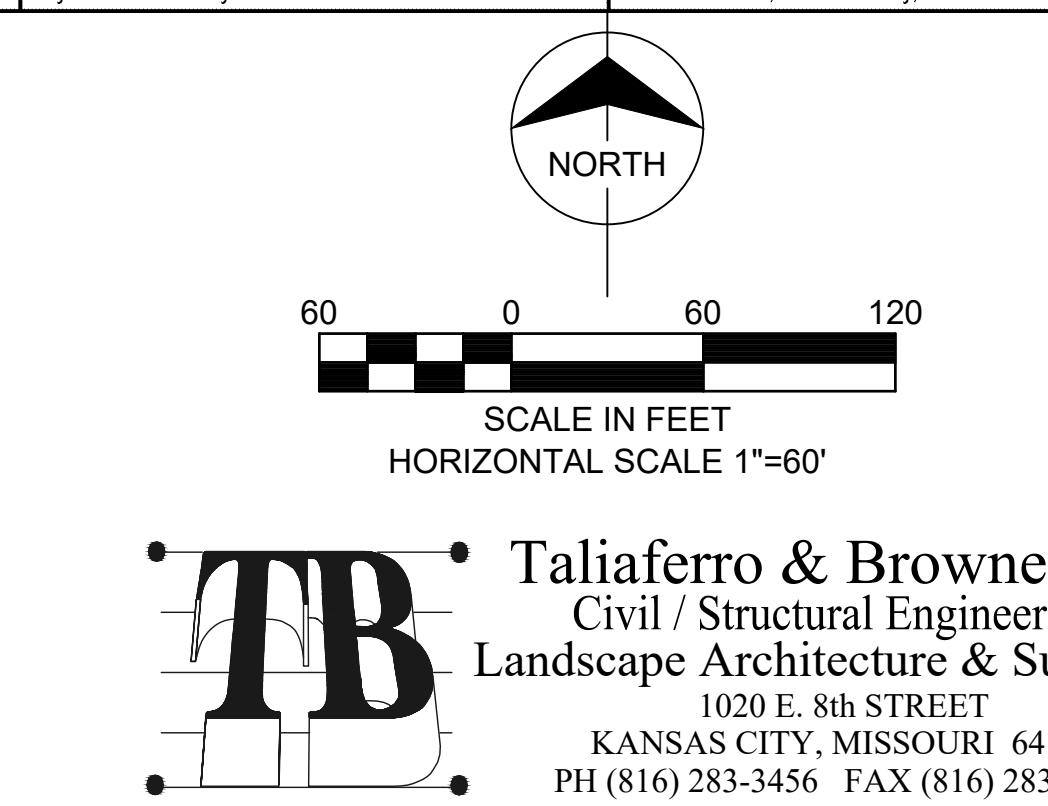
multistudio

NEGRO LEAGUES
BASEBALL MUSEUM &
HOTEL1800 THE PASEO
KANSAS CITY, MO 64110

PROJECT NUMBER: 0223-9705

OWNER: GRAYSON CAPITAL ARCHITECT: MULTISTUDIO
1881 MAIN STREET, #302 4200 PENNSYLVANIA
OVERLAND PARK, KS 66202 KANSAS CITY, MO 64110
816.702.5116 816.931.6655 GRAYSONCPC.COMCIVIL ENGINEER: TALIAFERRO & BROWNE LANDSCAPE ARCHITECT: TALIAFERRO & BROWNE
1020 E 8TH ST 1020 E 8TH ST
KANSAS CITY, MO 64106 KANSAS CITY, MO 64106
816.238.2000 816.931.6655 TB-ENGR.COMSTRUCTURAL ENGINEER: PMA ENGINEERING MEP ENGINEER: BRANCH PATTERN
6717 SHAWNEE MISSION, #100 1609 GRAND BLVD
OVERLAND PARK, KS 66202 KANSAS CITY, MO 64106
913.649.0000 816.940.5440 PMAENGINEERING.COMLIGHTING ENGINEER: LIGHT WORKS
3619 MAIN ST 3619 MAIN ST
WESTON, MO 64098 KANSAS CITY, MO 64106
816.640.5440 LIGHTWORKSKC.COMISSUE DATE: 1/27/2025
REVISIONS
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ZA EXISTING CONDITIONS
DP101
DEVELOPMENT PLAN,
PRELIMINARY PLAT,
& REZONE
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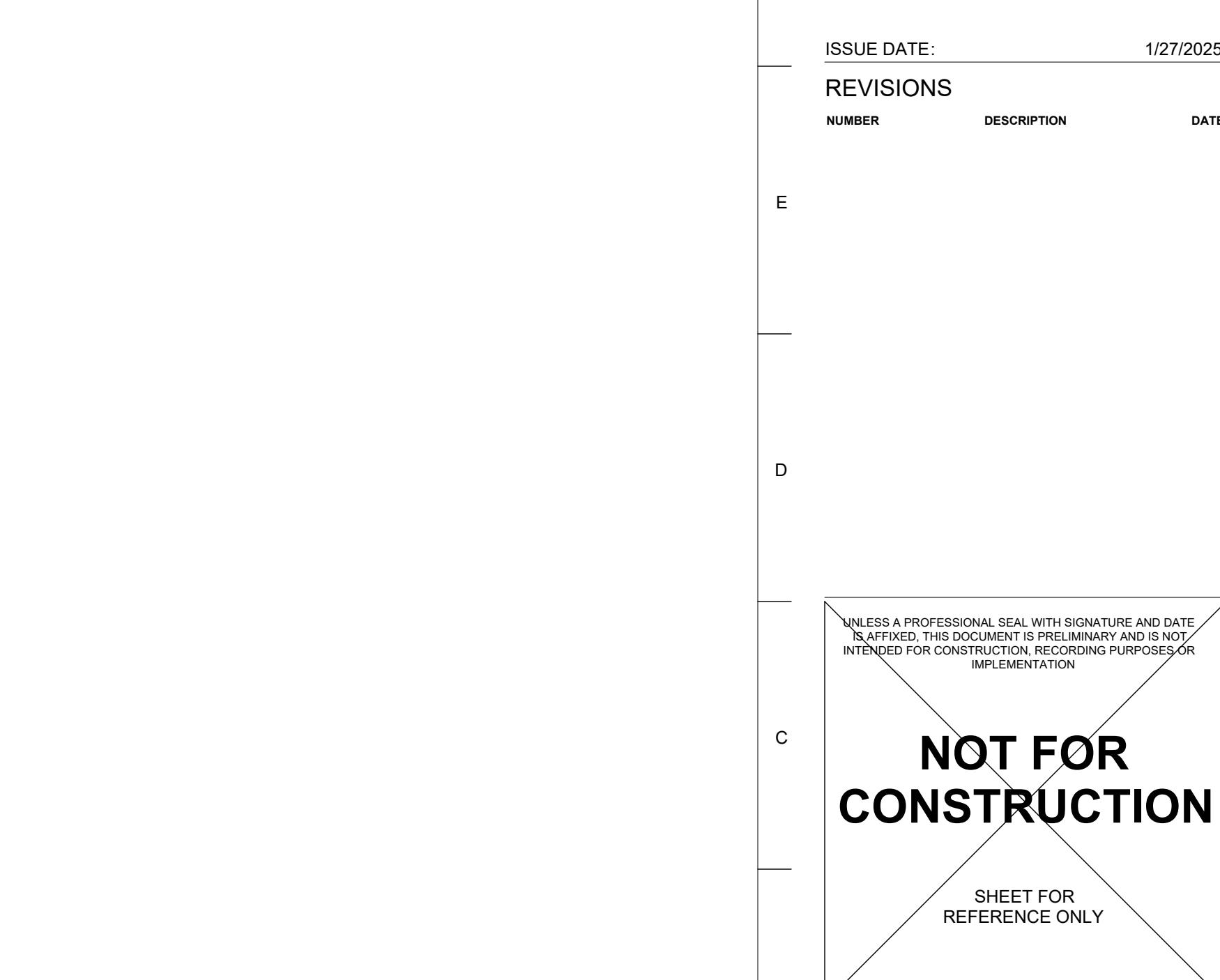
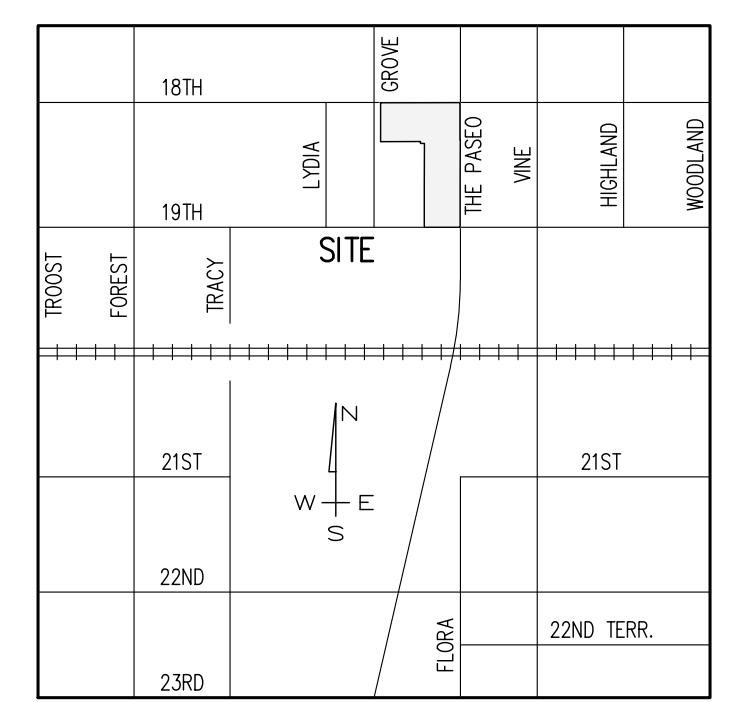
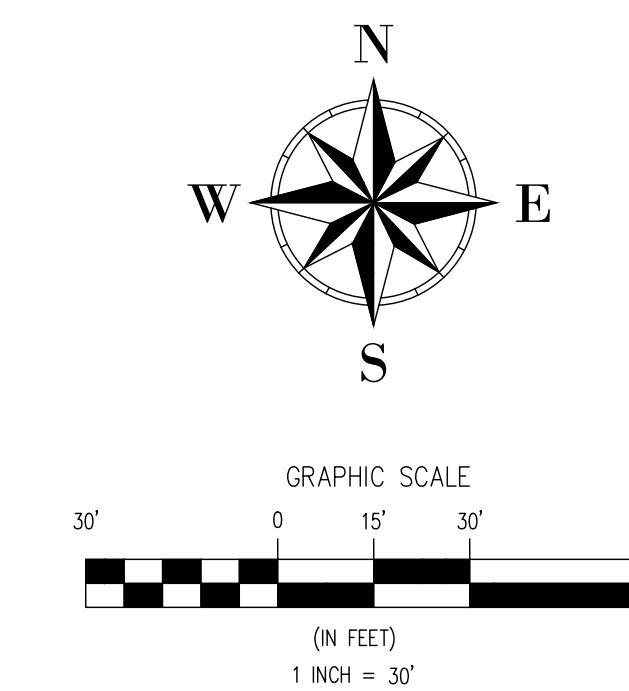
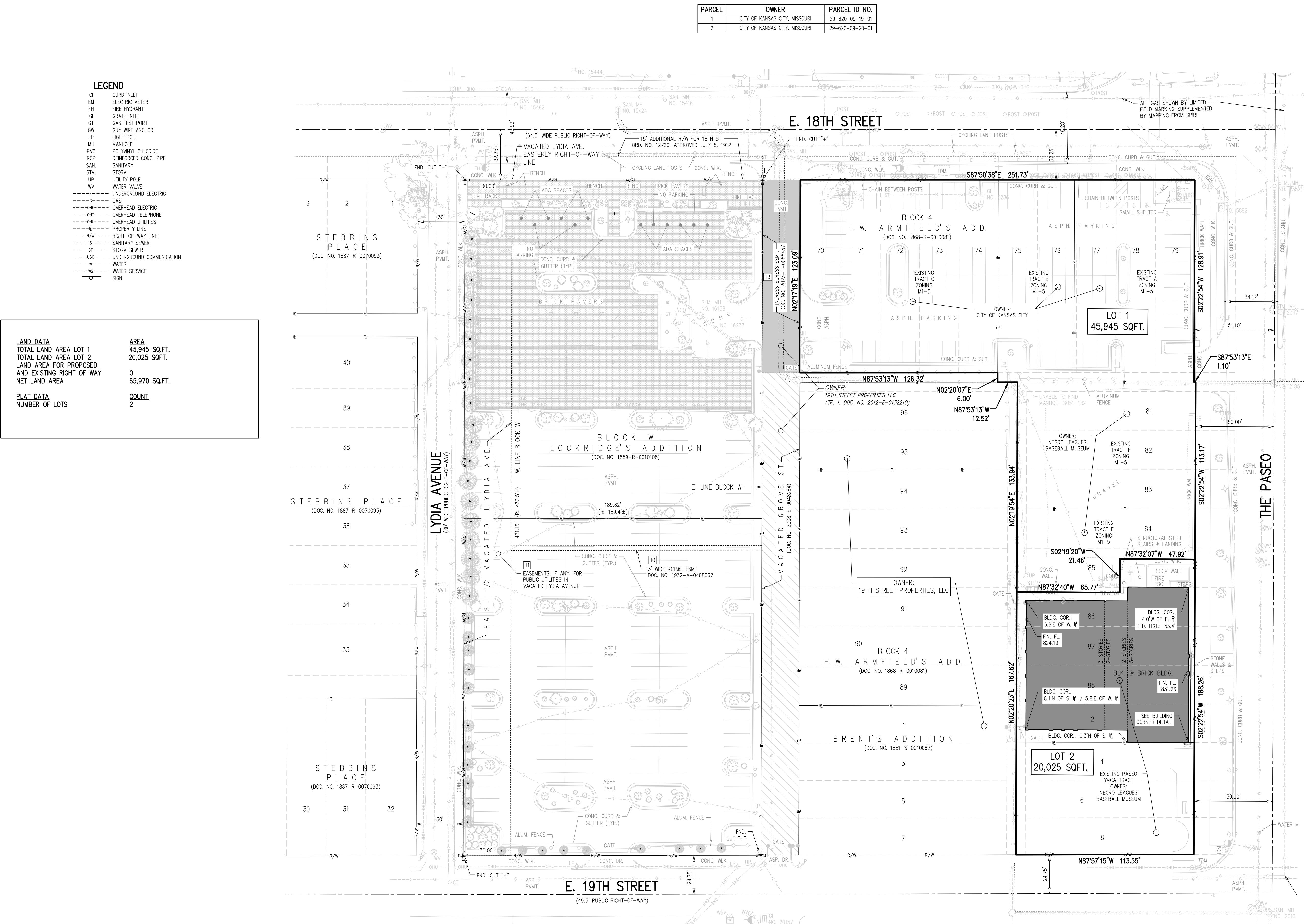
Parcel No.	Owner	Address
1	19th Street Properties, LLC	1414 E. 19th St, Kansas City, MO 64108
2	City of Kansas City	1819 Lydia Ave, Kansas City, MO 64108
3	City of Kansas City	1831 Lydia Ave, Kansas City, MO 64108
4	Malone Holdings, LLC	1320 E. 19th St, Kansas City, MO 64108
5	Kansas City Area Transportation Authority	1300 E. 19th St, Kansas City, MO 64108
6	Williams Communications Inc	1212 E. 19th St, Kansas City, MO 64108
7	Dean Real Estate Holdings, LLC	1225 E. 19th St, Kansas City, MO 64108
8	Kansas City Area Transportation Authority	1832 Paseo, Kansas City, MO 64108
9	Full Employment Council, Inc.	1200 E. 16th St, Kansas City, MO 64108
10	Full Employment Council, Inc.	1740 Paseo, Kansas City, MO 64108
11	Full Employment Council, Inc.	1720 Paseo, Kansas City, MO 64108
12	Kansas City Power & Light Company	1710 Paseo, Kansas City, MO 64108
13	Jazz District Associates, LP	1512 E. 18th St, Kansas City, MO 64108
14	City of Kansas City	1728 Vine St, Kansas City, MO 64108
15	City of Kansas City	1509 E. 17th Terr, Kansas City, MO 64108
16	City of Kansas City Property & Ins Div	1600 E. 17th St, Kansas City, MO 64108
17	City of Kansas City Property & Ins Div	1700 E. 17th St, Kansas City, MO 64108
18	City of Kansas City Property & Ins Div	1619 E. 17th Terr, Kansas City, MO 64108
19	City of Kansas City	1616 E. 17th St, Kansas City, MO 64108
20	City of Kansas City	1619 E. 16th St, Kansas City, MO 64108
21	City of Kansas City	1615 E. 16th St, Kansas City, MO 64108
22	City of Kansas City	No Address Assigned by City, Kansas City, MO 64108
23	Grace Temple Non Denominational Church Inc	1812 Highland Ave, Kansas City, MO 64108
24	Apartments at Highland Place LLC	1816 Highland Ave, Kansas City, MO 64108
25	Apartments at Highland Place LLC	1818 Highland Ave, Kansas City, MO 64108
26	Apartments at Highland Place LLC	1820 Highland Ave, Kansas City, MO 64108
27	Apartments at Highland Place LLC	1822 Highland Ave, Kansas City, MO 64108
28	Apartments at Highland Place LLC	1824 Highland Ave, Kansas City, MO 64108
29	City of Kansas City	1826 Highland Ave, Kansas City, MO 64108
30	City of KC	1612 E. 19th St, Kansas City, MO 64108
31	Lisa Walker Yeager Trust	1600 E. 19th St, Kansas City, MO 64108
32	McCleland Verne Jahnel	1600 AE 19th St, Kansas City, MO 64108
33	Dixon Dynasties LLC	1827 Vine St, Kansas City, MO 64108
34	Zodiac Motorcycle Club	1825 Vine St, Kansas City, MO 64108
35	Zodiac Motorcycle Club	1823 Vine St, Kansas City, MO 64108
36	Jones Adam C & Noor D	1819 Vine St, Kansas City, MO 64108
37	18th & Vine Redevelopment Corp.	1817 Vine St, Kansas City, MO 64108
38	18th & Vine Redevelopment Corp.	1813 Vine St, Kansas City, MO 64108
39	City of Kansas City	1611 E. 18th St, Kansas City, MO 64108
40	The Service Law Office of Kansas City LLC	1805 Vine St, Kansas City, MO 64108
41	City of Kansas City	1807 Vine St, Kansas City, MO 64108
42	City of Kansas City	1809 Vine St, Kansas City, MO 64108
43	City of Kansas City	1601 E. 18th St, Kansas City, MO 64108
44	City of Kansas City	1601 E. 18th St, Kansas City, MO 64108
45	City of Kansas City	1601 E. 18th St, Kansas City, MO 64108
46	City of Kansas City	1601 E. 18th St, Kansas City, MO 64108
47	City of Kansas City	1601 E. 18th St, Kansas City, MO 64108
48	City of Kansas City	1601 E. 18th St, Kansas City, MO 64108
49	City of Kansas City	1523 E. 18th St, Kansas City, MO 64108
50	Holy Ghost New Testament Church	1517 E. 18th St, Kansas City, MO 64108
51	City of Kansas City	1511 E. 18th St, Kansas City, MO 64108
52	City of Kansas City	1812 Vine St, Kansas City, MO 64108
53	City of Kansas City	1814 Vine St, Kansas City, MO 64108
54	1900 Vine Street, LLC	1816 Vine St, Kansas City, MO 64108
55	Vine Parking LLC	1822 Vine St, Kansas City, MO 64108
56	Vine Parking LLC	1838 Vine St, Kansas City, MO 64108
57	Vine Parking LLC	1818 Vine St, Kansas City, MO 64108
58	Sanford Real Estate LLC	1827 Vine St, Kansas City, MO 64108
59	Sanford Real Estate LLC	1904 Paseo, Kansas City, MO 64108
60	Sanford Real Estate LLC	1920 Paseo, Kansas City, MO 64108
61	Sanford Real Estate LLC	1419 E. 19th St, Kansas City, MO 64108
62	Belger Realty Co Inc	1920 Grove St, Kansas City, MO 64108
63	Sanford Real Estate LLC	1411 E. 19th St, Kansas City, MO 64108
64	Sands Realty Co Inc	1317 E. 19th St, Kansas City, MO 64108
65	Belger Realty Co Inc	1301 E. 19th St, Kansas City, MO 64108
66	Negro League Baseball Museum Inc	1832 Paseo, Kansas City, MO 64108
67	Negro League Baseball Museum Inc	1824 Paseo, Kansas City, MO 64108
68	Negro League Baseball Museum Inc	1810 Paseo, Kansas City, MO 64108
69	City of Kansas City	1800 Paseo, Kansas City, MO 64108
70	City of Kansas City	1802 Paseo, Kansas City, MO 64108
71	City of Kansas City	1801 Grove St, Kansas City, MO 64108



TB Taliaferro & Browne, Inc.
Civil / Structural Engineering,
Landscape Architecture & Surveying
1020 E. 8th STREET
KANSAS CITY, MISSOURI 64106
PH (816) 283-3456 FAX (816) 283-0810

PRELIMINARY PLAT

NEGRO LEAGUES BASEBALL MUSEUM & HOTEL CAMPUS
PART OF LOTS 70-79 & 81-85, BLK. 4, H.W. ARMFIELD'S ADDITION
AND TOGETHER WITH A PORTION OF VACATED LYDIA AVENUE
KANSAS CITY, JACKSON COUNTY, MISSOURI



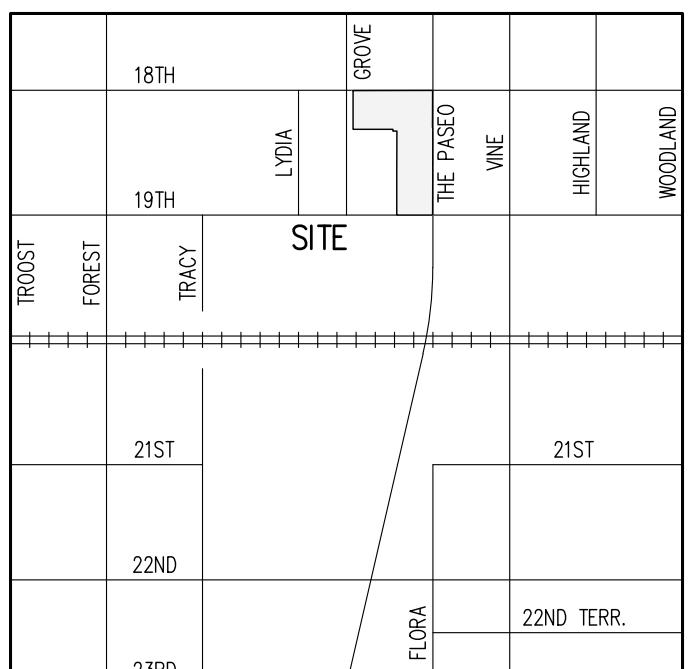
PREPARED FOR:
GRAYSON CAPITAL
1881 MAIN STREET, #302
KANSAS CITY, MO 64106
KANSAS CITY, MO 64110
816.702.5116
GRAYSONCPL.COM

DP102
Taliaferro & Browne, Inc.
Civil / Structural Engineering,
Landscape Architecture & Surveying
1020 E 8th STREET
KANSAS CITY, MISSOURI 64106
PH (816) 283-3456 FAX (816) 283-0810

**DEVELOPMENT PLAN,
PRELIMINARY PLAT, &
REZONE**

PRELIMINARY PLAT

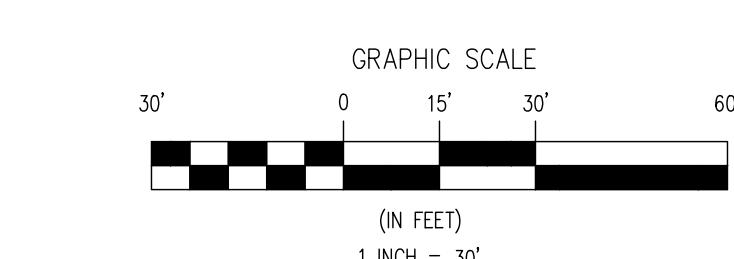
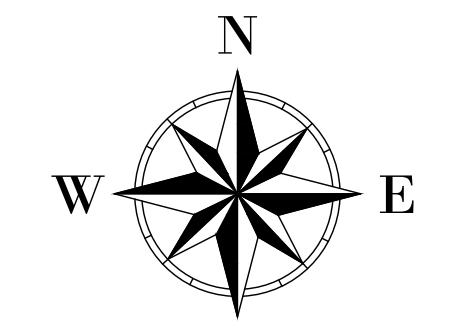
PROPOSED MUSEUM & HOTEL CONDOMINIUM PLAT EXHIBIT



VICINITY MAP

NW 1/4 SEC. 9, TWP. 49, RNG. 33
NOT TO SCALE

PARCEL	OWNER	PARCEL ID NO.
1	CITY OF KANSAS CITY, MISSOURI	29-620-09-19-01
2	CITY OF KANSAS CITY, MISSOURI	29-620-09-20-01



NEGRO LEAGUES
BASEBALL MUSEUM &
HOTEL

1800 THE PASEO
KANSAS CITY, MO 64110

PROJECT NUMBER: 0223-9705

OWNER: GRAYSON CAPITAL ARCHITECT: MULTISTUDIO
1881 MAIN STREET, #302 4200 PENNSYLVANIA
KANSAS CITY, MO 64108 KANSAS CITY, MO 64111
816.702.5116 816.931.6655
GRAYSONCPC.com

M CIVIL ENGINEER: TALIAFERRO & BROWNE LANDSCAPE ARCHITECT: TALIAFERRO & BROWNE
1020 E 8TH ST 1020 E 8TH ST
KANSAS CITY, MO 64106 KANSAS CITY, MO 64106
816.238.2500 816.238.2500
TB-ENGR.COM

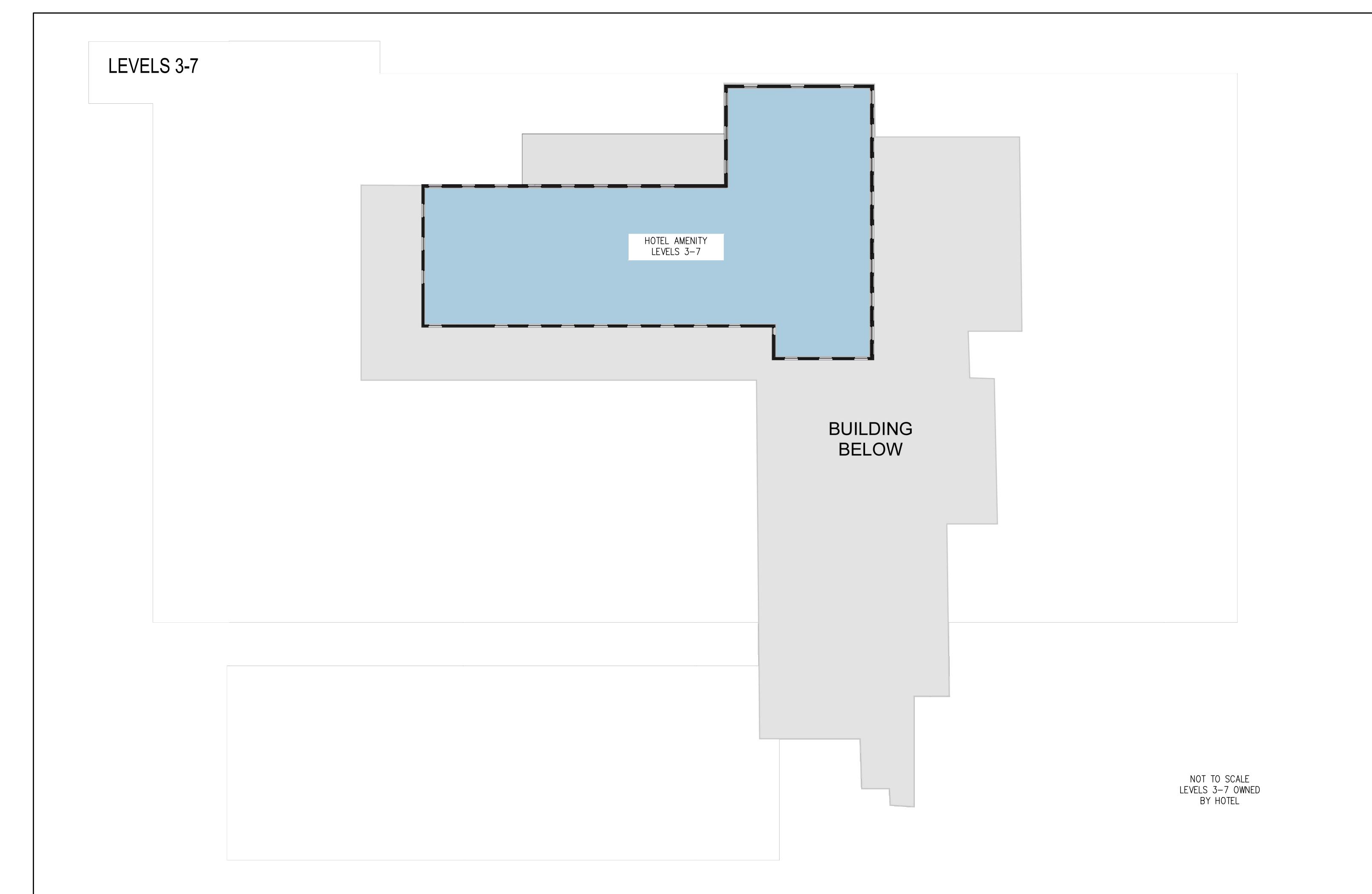
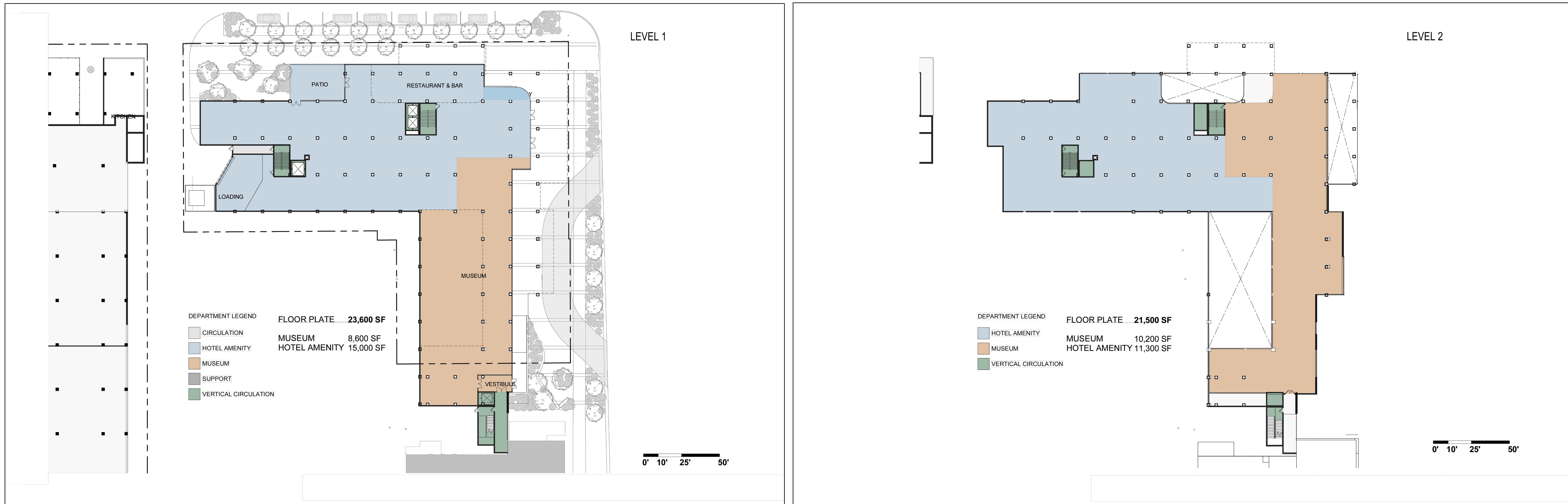
STRUCTURAL ENGINEER: PMA ENGINEERING MEP ENGINEER: BRANCH PATTERN
6717 SHAWNEE MISSION, #100 1600 GRAND BLVD
OVERLAND PARK, KS 66202 816.640.5646
PMAENGINEERING.COM BRANCHPATTERNCOM

L LIGHTING ENGINEER: LIGHT WORKS 3619 MAIN ST
WESTON, MO 64098 816.640.5646
LIGHTWORKSKC.COM

ISSUE DATE: 1/27/2025
REVISIONS

NUMBER DESCRIPTION DATE

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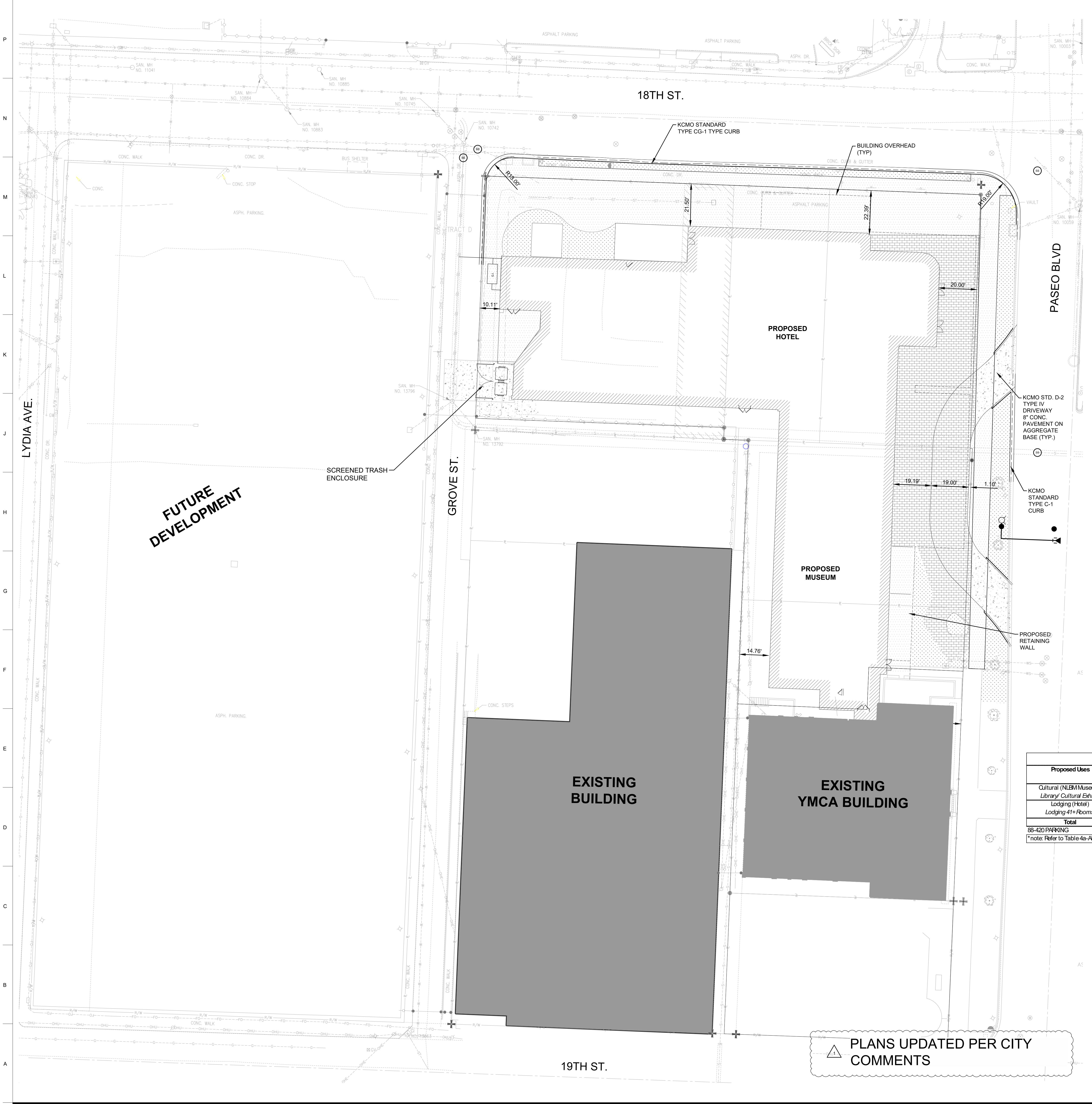


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1020 E 8th STREET
KANSAS CITY, MISSOURI 64106
PH (816) 283-3456 FAX (816) 283-0810

PRELIMINARY
CONDOMINIUM PLAT

DP103

DEVELOPMENT PLAN,
PRELIMINARY PLAT, &
REZONE

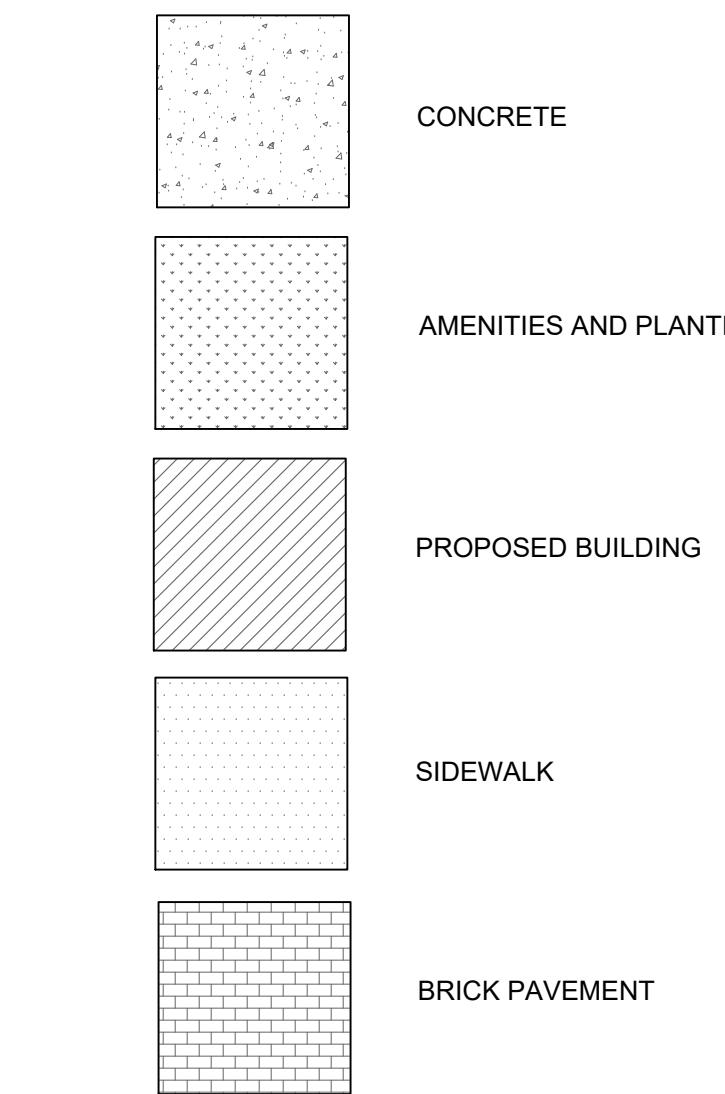


PROPERTY DESCRIPTION:

H W ARMFIELDS ADD S 123 FT OF LOT 75 & W 23.51 FT OF TH S123 LOT 76 BLK 4 ALSO TH N 1/2 VAC ALLEY LY S ADJ SD LOTS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

THIS SURVEY AND LEGAL DESCRIPTION ARE THE SAME AS THAT SHOWN ON A TRUSTEE'S DEED RECORDED UNDER INSTRUMENT NO. 2019E026892, OFFICIAL PUBLIC RECORDS, JACKSON COUNTY, MISSOURI.

SITE LEGEND



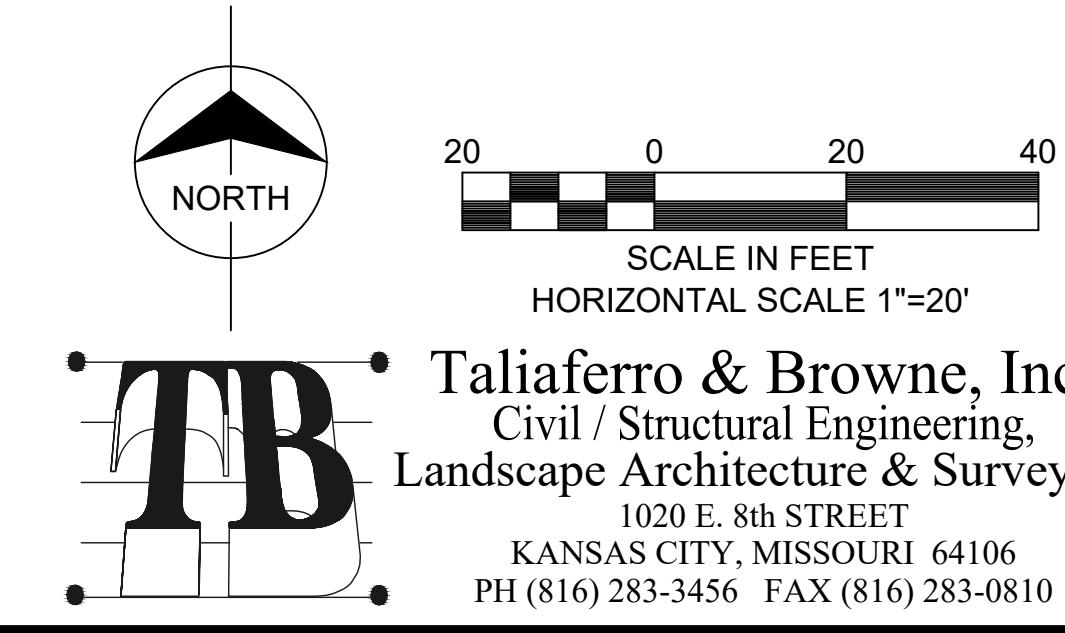
SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
Zoning	M1-5	DX-5	Yes	
Gross Land Area				
in square feet	45,080 sf	45,080 sf	No	
in acres	1.035 acres	1.035 acres	No	
Right-of-way Dedication				
in square feet	n/a	n/a	-	
in acres	n/a	n/a	-	
Net Land Area				
in square feet	45,080 sf	45,080 sf	No	
in acres	1.035 acres	1.035 acres	No	
Building Area				
in square feet	0 sf	10,602 sf	No	
Floor Area Ratio	0	2.44	No	
Total Dwelling Units				
Detached House	n/a	n/a	-	
Zero lot line House	n/a	n/a	-	
Cottage House	n/a	n/a	-	
Semi-attached House	n/a	n/a	-	
Townhouse	n/a	n/a	-	
Two-unit House	n/a	n/a	-	
Multi-unit House	n/a	n/a	-	
Colonade	n/a	n/a	-	
Multiplex	n/a	n/a	-	
Multi-Unit Building	n/a	n/a	-	
Total Lots				
Residential	n/a	n/a	-	
Public/Civic	n/a	n/a	-	
Commercial	n/a	n/a	-	
Industrial	n/a	n/a	-	
Other	4	1 (Commercial & Civic)	No	

BUILDING DATA	REQUIRED	PROPOSED	DEVIATION REQUESTED?	APPROVED
Rear Setback	None	10'-0" (Back Driveway)	No	
Front Setback	None	0'-0" (Paseo) & 0'-0" (18th Street)	No	
Side Setback	None	10'-0" (Grove Street) & 5'-0" (MCA)	No	
Side Setback (Abutting street)	n/a	n/a	No	
Height	None	96'-0"	No	

88-420 PARKING					
Proposed Uses	Vehicle Spaces	Short-Term Bike Spaces	Long-Term Bike Spaces	Alternatives Proposed	See 88-420-16
Cultural (NLBM Museum)	50	105	11	11	n/a
Library / Cultural Exhibit	2,510,000 sf	10% of Stats Provided	1,110,000 sf		
Lodging (Hotel)	21	100	10	5.2	n/a
Lodging 4+ Rooms	1 per rooms	10% of Stats Provided	1,110,000 sf		
Total	71	205*	21	8	8

ALTERNATIVE PROPOSED	DESCRIPTION	APPROVED
88-420-16-J. OFF-SITE PARKING	Parking for the proposed development will be provided in a garage located on the adjacent east to 2804½ & 2804½ S. 18th Street. Offering to provide a garage is a show of诚意 for the garage will be provided by the owner at a later date. Expected parking garage completion date will be June of 2026	

88-425 - OTHER DEVELOPMENT STANDARDS		METHOD OF COMPLIANCE
88-408 Parkland Dedication	Not Applicable	
88-415 Stream Buffers	Not Applicable	
88-430 Outdoor Lighting	See Outdoor Lighting Plan/Photometric Plan	
88-435 Outdoor Display, Storage and Work Areas	Not Applicable	
88-445 Signs	Exemption Requested. Re: Sheet index	
88-450 Pedestrian Standards	On Site meets 88-450 criteria	




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PROPOSED SITE PLAN
DP201
Development Plan, Preliminary Plat, & Rezone



NEGRO LEAGUES
BASEBALL MUSEUM &
HOTEL
1800 THE PASEO
KANSAS CITY, MO 64110

PROJECT NUMBER: 0223-9705

OWNER: GRAYSON CAPITAL ARCHITECT: MULTISTUDIO
1881 MAIN STREET, #302 4200 PENNSYLVANIA
KANSAS CITY, MO 64108 KANSAS CITY, MO 64111
816.702.5116 816.931.6655
GRAYSONCRE.COM MULTISTUDIO

CIVIL ENGINEER: TALIAFERRO & BROWNE LANDSCAPE ARCHITECT: TALIAFERRO & BROWNE
1020 E 8TH ST 1020 E 8TH ST
KANSAS CITY, MO 64106 KANSAS CITY, MO 64106
816.283.2500 TB-ENGR.COM

STRUCTURAL ENGINEER: PMA ENGINEERING MEP ENGINEER: BRANCH PATTERN
6717 SHAWNEE MISSION, #100 1609 GRAND BLVD
OVERLAND PARK, KS 66202 KANSAS CITY, MO 64108
913.649.5000 PMAENGINEERING.COM BRANCHPATTERN.COM

LIGHTING ENGINEER: LIGHT WORKS
3619 MAIN ST WESTON, MO 64098
816.645.5646 LIGHTWORKSKC.COM

CONCEPT PLANT SCHEDULE

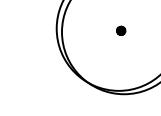
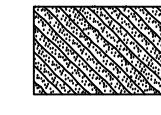
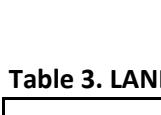
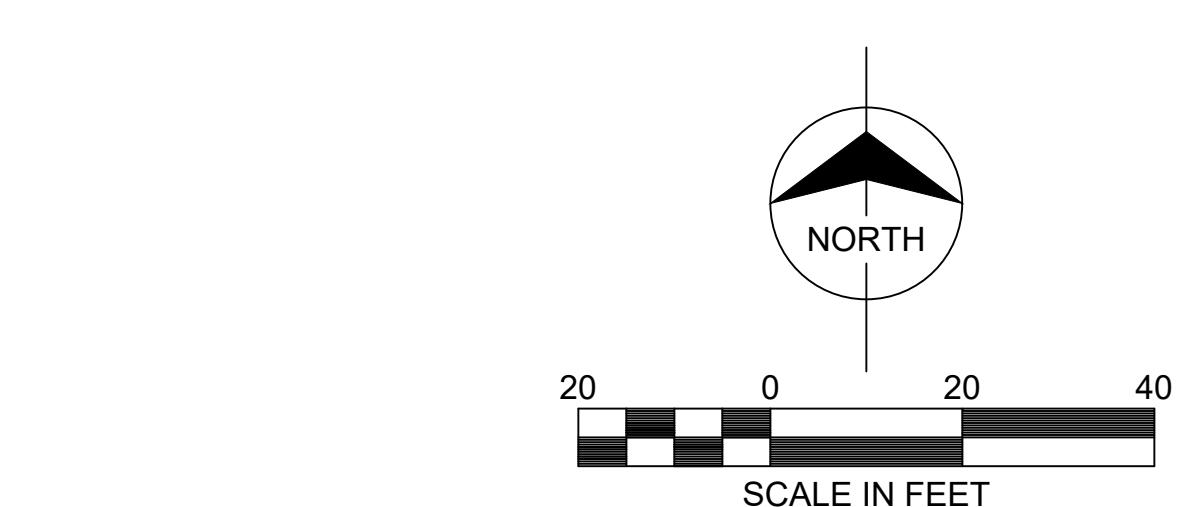
	DECIDUOUS TREE	14
	ORNAMENTAL TREE	4
	EXISTING TREE	6
	PERENNIAL	32
	DECIDUOUS SHRUB	13
	EVERGREEN SHRUB	38
	MULCH	2,873 sf

Table 3. LANDSCAPE REQUIREMENTS

	Required	Proposed	Alternative Requested?	Approved
88-425-03 Street Trees w/in street R/W (req. 15' ext) OR w/in 10' of R/W				
1 tree / 30 LF of street				
18th Street (N)	8.39	9.00		
Paseo Boulevard (E)	11.96	12.00		
88-425-04 General 1 tree / 5,000 SF of building coverage	8.00	5.00		
88-425-05 Perimeter Vehicle Use area				
Adjacent to Streets	N/A		Parking will be proved in garage on adjoining lot	
Adjacent to Residential Zones	N/A		Parking will be proved in garage on adjoining lot	
88-425-07 Interior Vehicle Use Area				
Interior Area	N/A		Parking will be proved in garage on adjoining lot	
88-425-08 Parking Garage Screening	N/A			
88-425-09 Outdoor Use Screening			Screening provided with elevated planters	
88-323 Special Standards on Boulevard				
150' within blvd R/W	YES			
Building setback 20' from R/W	YES			

PLANS UPDATED PER CITY
COMMENTS

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•TB•

PROPOSED LANDSCAPE
PLAN
DP203
DEVELOPMENT PLAN,
PRELIMINARY PLAT, &
REZONE

**NEGRO LEAGUES
BASEBALL MUSEUM &
HOTEL**
1800 THE PASEO
KANSAS CITY, MO 64110

PROJECT NUMBER: 0223-9705

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 LANDSCAPE ARCHITECT:
BRANCH PATTERNS
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KANSAS CITY, MO 64106
816.235.2000
BRANCHPATTERN.COM

 STRUCTURAL ENGINEER: PMA ENGINEERING
6717 SHAWNEE MISSION, #100
OVERLAND PARK, KS 66202
913.649.5000
PMAENGINEERING.COM

MEP ENGINEER: BRANCH PATTERNS

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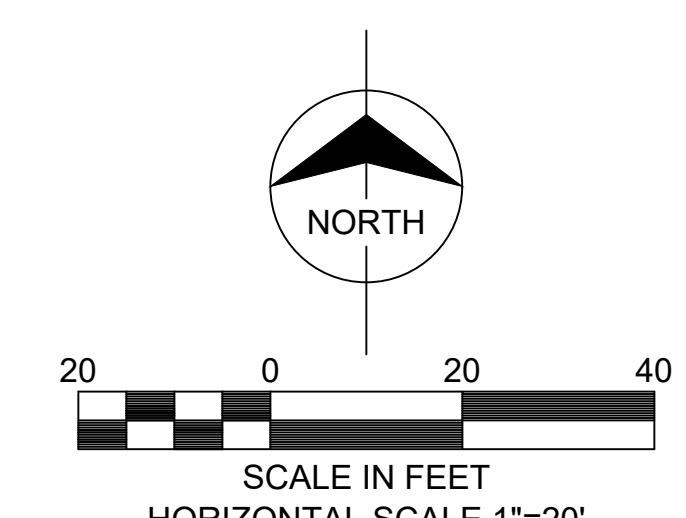
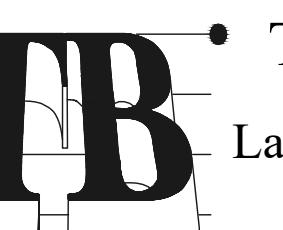
LIGHTING ENGINEER: LIGHT WORKS

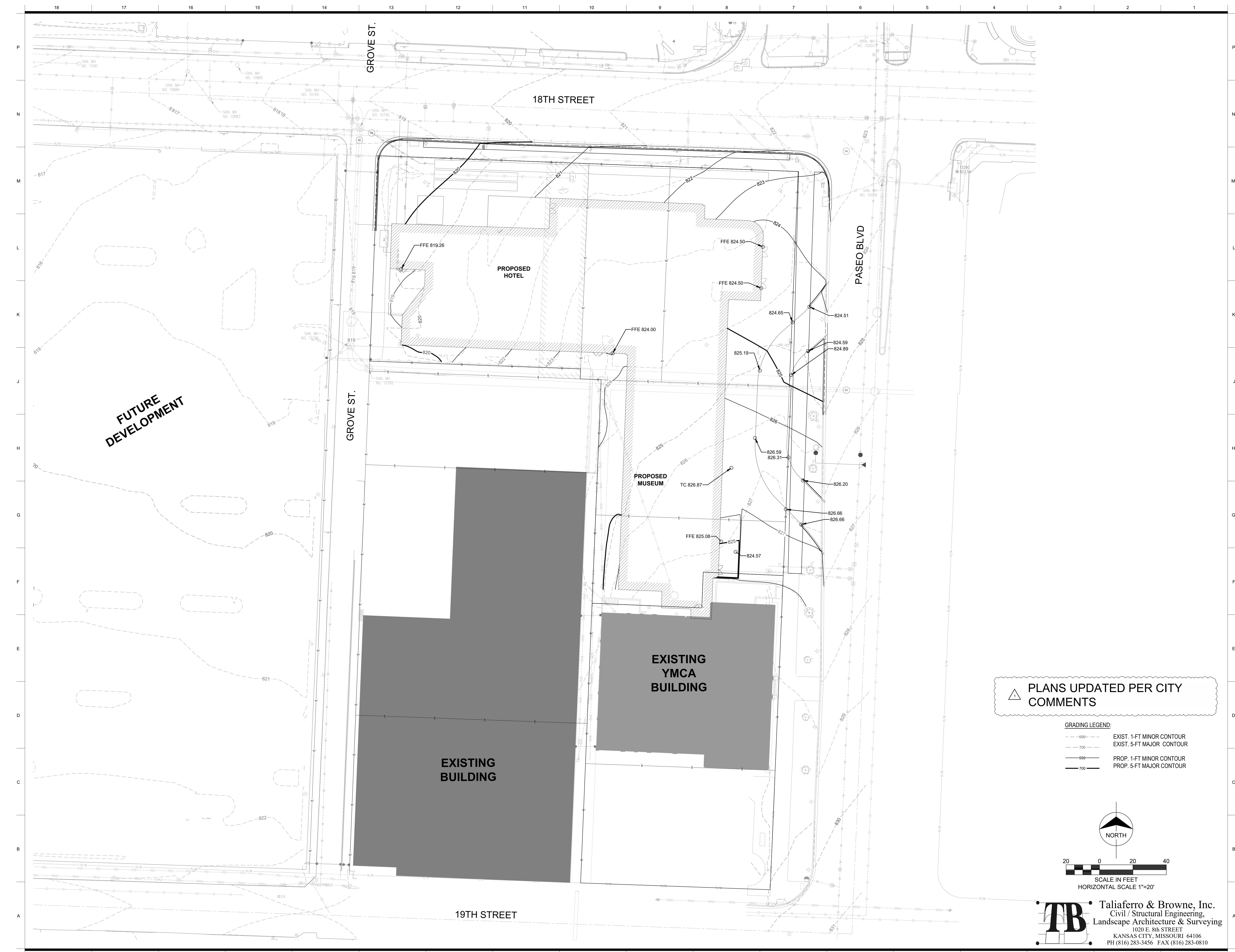
3619 MAIN ST
WESTON, MO 64098
816.645.5646
LIGHTWORKSKC.COM

ISSUE DATE: 1/27/2025

REVISIONS
NUMBER: △
DESCRIPTION: DP COMMENTS
DATE: 03/03/2025
**PLANS UPDATED PER CITY
COMMENTS**
GRADING LEGEND:

— 699 —	EXIST. 1-FT MINOR CONTOUR
— 700 —	EXIST. 5-FT MAJOR CONTOUR
— 699 —	PROP. 1-FT MINOR CONTOUR
— 700 —	PROP. 5-FT MAJOR CONTOUR

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HORIZONTAL SCALE 1"=20'

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Civil / Structural Engineering,
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1020 E 8th STREET
KANSAS CITY, MISSOURI 64106
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**PROPOSED GRADING
PLAN**
DP204
**DEVELOPMENT PLAN,
PRELIMINARY PLAT, &
REZONE**


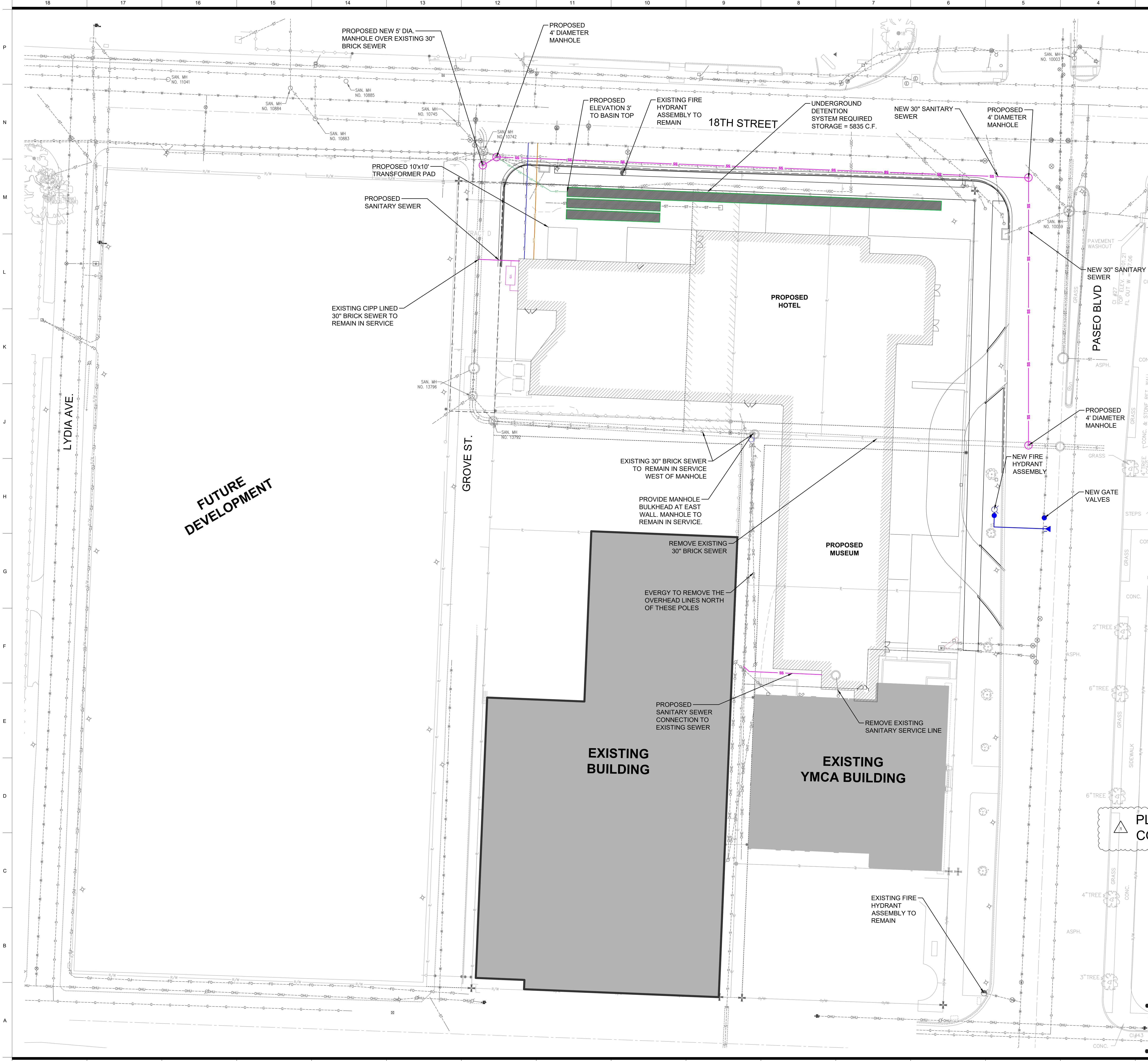
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KANSAS CITY, MO 64108 KANSAS CITY, MO 64111
816.702.5116 816.931.6652
GRAYSONC.R.C. MULTISTUDIOCIVIL ENGINEER: TALIAFERRO & BROWNE LANDSCAPE ARCHITECT: TALIAFERRO & BROWNE
1020 E 8TH ST 1020 E 8TH ST
KANSAS CITY, MO 64106 KANSAS CITY, MO 64106
816.235.2000 TB-ENGR.COMSTRUCTURAL ENGINEER: PMA ENGINEERING MEP ENGINEER: BRANCH PATTERN
6717 SHAWNEE MISSION, #100 1609 GRAND BLVD
OVERLAND PARK, KS 66202 KANSAS CITY, MO 64108
913.281.1000 PMAENGINEERING.COM BRANCHPATTERN.COMLIGHTING ENGINEER: LIGHT WORKS
3619 MAIN ST 1020 E 8TH ST
WESTON, MO 64098 KANSAS CITY, MO 64106
816.645.5645 LIGHTWORKSKC.COM

NOTES:

1. MANHOLES SHALL BE IN ACCORDANCE WITH KCMO STANDARD DRAWING MH-1. MANHOLE MINIMUM 4' DIA. SIZE OF STRUCTURE SHALL BE DEPENDENT ON SIZE OF THE ADJACENT PIPE SEGMENTS.
2. CURB INLETS SHALL BE IN ACCORDANCE WITH KCMO STANDARD DRAWING CI-1. CURB INLETS SHALL BE A MINIMUM SIZE OF 5' X 4'. SIZE OF STRUCTURE SHALL BE DEPENDENT ON SIZE OF THE ADJACENT PIPE SEGMENTS.
3. GRATE INLETS SHALL BE IN ACCORDANCE WITH KCMO STANDARD DRAWING JB-1. SIZE OF STRUCTURE SHALL BE DEPENDENT ON SIZE OF THE ADJACENT PIPE SEGMENTS.
4. JUNCTION BOXES SHALL BE IN ACCORDANCE WITH KCMO STANDARD DRAWING JB-1. SIZE OF STRUCTURE SHALL BE DEPENDENT ON SIZE OF THE ADJACENT PIPE SEGMENTS.
5. GAS MAINS AND SERVICE (BY OTHERS)
6. PRIVATE WATER SERVICE LINES ARE ASSUMED TO BE 8" SIZE.
7. ELECTRIC LINES AND SERVICE (BY OTHERS)
8. FIBER LINES AND SERVICE (BY OTHERS)
9. ALL GRATE INLET ON THE PAVEMENT AND SIDEWALK AREAS SHALL BE HIGH HEEL PROOF.

FUTURE
DEVELOPMENTISSUE DATE: 1/27/2025
REVISIONS
NUMBER
DESCRIPTION
DP COMMENTS
DATE
03/03/2025UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE
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INTENDED FOR CONSTRUCTION PURPOSES OR
IMPLEMENTATION

**NOT FOR
CONSTRUCTION**

NORTH

SCALE IN FEET
HORIZONTAL SCALE 1"=20'

PROPOSED UTILITY PLAN

DP205
DEVELOPMENT PLAN,
PRELIMINARY PLAT,
& REZONE

**NEGRO LEAGUES
BASEBALL MUSEUM &
HOTEL**
1800 THE PASEO
KANSAS CITY, MO 64110

PROJECT NUMBER: 0223-9705

OWNER: GRAYSON CAPITAL ARCHITECT: MULTISTUDIO
1881 MAIN STREET, #302 4200 PENNSYLVANIA
OVERLAND PARK, KS 66202 KANSAS CITY, MO 64110
816.702.5116 816.931.6655
GRAYSONCIRE.COM MULTISTUDIOCIVIL ENGINEER: TALIAFERRO & BROWNE LANDSCAPE ARCHITECT: TALIAFERRO & BROWNE
1020 E 8TH ST 1020 E 8TH ST
KANSAS CITY, MO 64106 KANSAS CITY, MO 64106
816.235.2000 816.235.2000
TB-ENGR.COMSTRUCTURAL ENGINEER: PMA ENGINEERING MEP ENGINEER: BRANCH PATTERN
6717 SHAWNEE MISSION, #100 1600 GRAND BLVD
OVERLAND PARK, KS 66202 KANSAS CITY, MO 64106
913.649.0000 816.440.5400
PMAENGINEERING.COM BRANCHPATTERN.COM

LIGHTING ENGINEER: LIGHT WORKS

3619 MAIN ST 3619 MAIN ST
WESTON, MO 64098 KANSAS CITY, MO 64098
816.640.5400 816.640.5400
LIGHTWORKSKC.COM

SITE DEMOLITION NOTES

- A** REMOVE, AND DISPOSE OF EXISTING GRAVEL
- B** SAWCUT, REMOVE, AND DISPOSE OF EXISTING CURB AND GUTTER
- C** SAWCUT, REMOVE, AND DISPOSE OF EXISTING CONCRETE PAVEMENT
- D** SAWCUT, REMOVE, AND DISPOSE OF EXISTING ASPHALT PAVEMENT
- E** SAWCUT, REMOVE, AND DISPOSE OF EXISTING CONCRETE SIDEWALK
- F** REMOVE AND DISPOSE OF LANDSCAPING IN ITS ENTIRETY
- G** REMOVE AND DISPOSE OF EXISTING FENCE AND GATES
- H** REMOVE AND DISPOSE OF EXISTING YARD LIGHT AND SPOT LIGHTSH
- I** REMOVE AND DISPOSE OF EXISTING WALLS AND FOUNDATIONS
- J** REMOVE EXISTING PAVEMENT MARKINGS
- K** REMOVE AND DISPOSE OF EXISTING CONCRETE FLUME
- L** REMOVE AND DISPOSE OF EXISTING SIGNS
- M** EXISTING FENCE TO REMAIN

- ①** EXISTING ELECTRIC BOX TO BE REMOVED AND RELOCATED
- ②** EXISTING WATER VALES TO BE ADJUSTED
- ③** EXISTING STORM INLET TO BE ADJUSTED
- ④** EXISTING STORM STRUCTURE TO BE REMOVED
- ⑤** EXISTING SANITARY SEWER STRUCTURE TO REMAIN
- ⑥** EXISTING ELECTRIC TRANSMISSION LINE AND POLES TO REMAIN
- ⑦** EXISTING OVERHEAD POWER (OHP) TO BE REMOVED
- ⑧** EXISTING WATER METER PIT TO BE REMOVED
- ⑨** EXISTING LIGHT POLE TO BE RELOCATED
- ⑩** EXISTING FIRE HYDRANT (FH) TO REMAIN
- ⑪** EXISTING TRAFFIC SIGNAL TO REMAIN
- ⑫** EXISTING ELECTRIC BOX TO BE REMOVED

LEGEND:

- XXXXXX: UTILITY LINE TO BE REMOVED IN ITS ENTIRETY WITHIN CONSTRUCTION LIMITS.
- : CONSTRUCTION LIMIT
- - - : SAWCUT (NEAT AND CLEAN, FULL DEPTH)
- ████████: BRUSH AND TREES TO BE REMOVED IN THEIRS ENTIRETY WITHIN CONSTRUCTION LIMITS.
- : CONCRETE PAVEMENT TO BE REMOVED IN ITS ENTIRETY WITHIN CONSTRUCTION LIMITS.
- ▨▨▨▨: ASPHALT PAVEMENT TO BE REMOVED IN ITS ENTIRETY WITHIN CONSTRUCTION LIMITS.
- Ⓐ: GRAVEL TO BE REMOVED IN ITS ENTIRETY WITHIN CONSTRUCTION LIMITS.

FUTURE
DEVELOPMENT

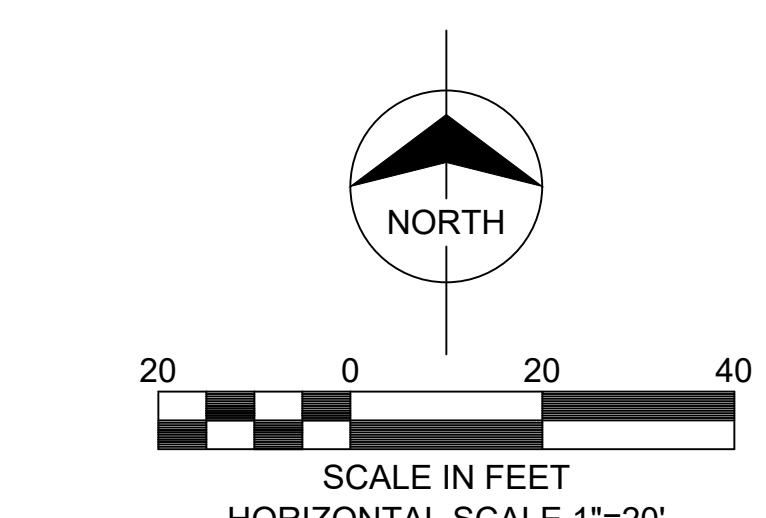
GROVE ST.

**EXISTING
BUILDING
(DO NOT DISTURB)**REMOVE EXISTING
30' BRICK SEWERREMOVE EXISTING SANITARY
SEWER CONNECTION AND
PLUG AT MANHOLE**EXISTING
YMCA BUILDING
(DO NOT DISTURB)****PLANS UPDATED PER CITY
COMMENTS**

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SHEET FOR
REFERENCE ONLY



**DEMOLITION AND TREE
REMOVAL PLAN**
DP206
**DEVELOPMENT PLAN,
PRELIMINARY PLAT, &
REZONE**

TB Taliaferro & Browne, Inc.
Civil / Structural Engineering,
Landscape Architecture & Surveying
1020 E 8th STREET
KANSAS CITY, MISSOURI 64106
PH (816) 283-3456 FAX (816) 283-0810

**NEGRO LEAGUES
BASEBALL MUSEUM &
HOTEL**
1800 THE PASEO
KANSAS CITY, MO 64110

PROJECT NUMBER: 0223-9705

OWNER: GRAYSON CAPITAL ARCHITECT: MULTISTUDIO
1881 MAIN STREET, #302 4200 PENNSYLVANIA
KANSAS CITY, MO 64108 KANSAS CITY, MO 64111
816.702.5116 816.931.6655
GRAYSONCRE.COM MULTISTUDIO

CIVIL ENGINEER: TALIAFERRO & BROWNE LANDSCAPE ARCHITECT:
1020 E 8TH ST 1020 E 8TH ST
KANSAS CITY, MO 64106 KANSAS CITY, MO 64106
816.235.2500 TB-ENGR.COM MULTISTUDIO

STRUCTURAL ENGINEER: MEP ENGINEER:
PMA ENGINEERING BRANCH PATTERN
6717 SHAWNEE MISSION, #100 1500 GRAND BLVD
OVERLAND PARK, KS 66202 KANSAS CITY, MO 64108
913.649.5000 PMAENGINEERING.COM BRANCHPATTERN.COM

LIGHTING ENGINEER: LIGHT WORKS
3619 MAIN ST 3619 MAIN ST
WESTON, MO 64098 KANSAS CITY, MO 64108
816.645.5465 LIGHTWORKSKC.COM

ISSUE DATE: 1/27/2025
REVISIONS
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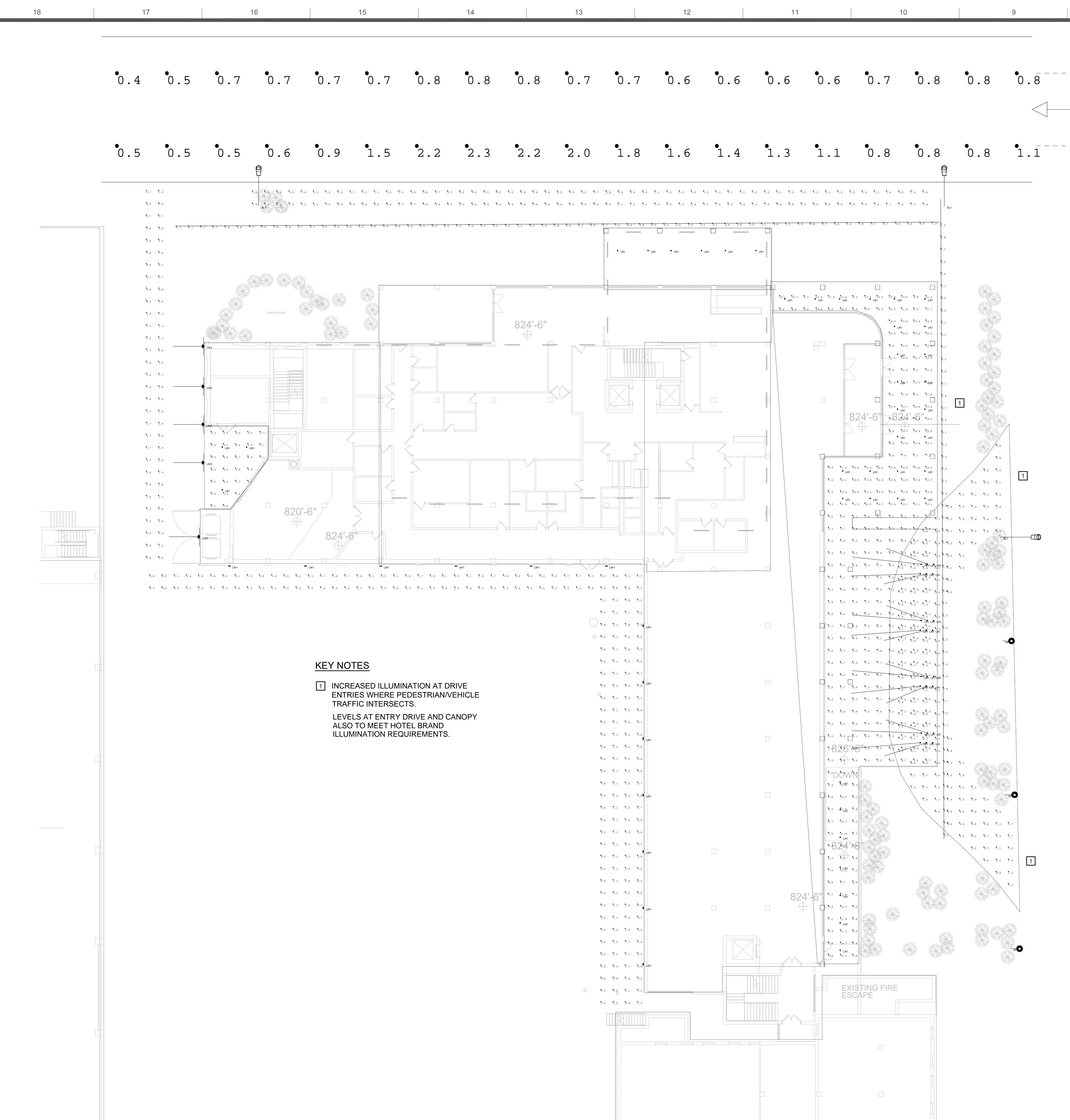
**SIGNAGE PLAN
DP300**
DEVELOPMENT PLAN,
PRELIMINARY PLAT, &
REZONE

Plan Sheet Exemptions Requested:

The applicant requests an exemption from the Sign Plan, pending final direction on the signage scope and intent. The applicant agrees to provide a detailed version of the sheet for subsequent project plan approval when required.



LIGHTING FIXTURE SCHEDULE							
SYMBOL	IMAGE	LAMP	COLOR TEMP	WATTS	DESCRIPTION	LOCATION	NOTES
PP1		LED, 6447 LUMENS	3000K, 80CRI	58 W	EXISTING HISTORIC DISTRICT PEDESTRIAN POLE TO BE REUSED.	EXISTING PEDESTRIAN POLES	
LR1		LED, 1238 LUMENS	3000K, 80CRI	14 W	NOMINAL 4.5" APERTURE RECESSED DOWNLIGHT WITH SYMMETRIC WIDE BEAM DISTRIBUTION AND A FROSTED LENS. PROVIDE WITH IP65 RATING.	CANOPY DOWNLIGHTS	
LW1		LED, 989 LUMENS	3000K, 80CRI	11 W	NOMINAL 4.5" APERTURE RECESSED DOWNLIGHT WITH SYMMETRIC WIDE BEAM DISTRIBUTION AND A FROSTED LENS. PROVIDE WITH IP65 RATING.	WALL MOUNTED BUILDING LIGHTING	
LW2		LED, 1461 LUMENS	3000K, 80CRI	12 W	NOMINAL 4.5" APERTURE RECESSED DOWNLIGHT WITH SYMMETRIC WIDE BEAM DISTRIBUTION AND A FROSTED LENS. PROVIDE WITH IP65 RATING.	WALL MOUNTED ALLEY LIGHTING	
SL1		LED	4000K	243 W	LED ROADWAY FIXTURE WITH DIE CAST ALUMINUM HOUSING AND TYPE 2 MEDIUM REFLECTOR. PROVIDE INTEGRAL LED, 0- 10V DIMMABLE DRIVER WITH UNIVERSAL VOLTAGE. PROVIDE 20K/20KA SPD, 7 PIN PHOTOCONTROL RECEPTACLE AND RECEPTACLE FOR SHORTING CAP. PROVIDE FACTORY INSTALLED, ANSI C126.15 COMPLIANT, NEMA LABEL.	STREETLIGHT	



MATERIAL LEGEND

- MAS-1: Masonry - Architectural Precast Concrete (Level 1 & 2)
- MAS-2: Masonry - Brick (Level 3 & Up)
- FMP-1: Formed Metal Panel
- FMP-2: Formed Metal
- CW-1: Glass / Curtain Wall
- CW-2: Glass / Curtain Wall (Level 2)
- WW-1: Glass / Window Wall

NOTE: LANDSCAPE & UTILITIES OMITTED FOR CLARITY,
REFER TO PLANS FOR ADDITIONAL INFORMATION

NEGRO LEAGUES
BASEBALL MUSEUM &
HOTEL

1800 THE PASEO
KANSAS CITY, MO 64110

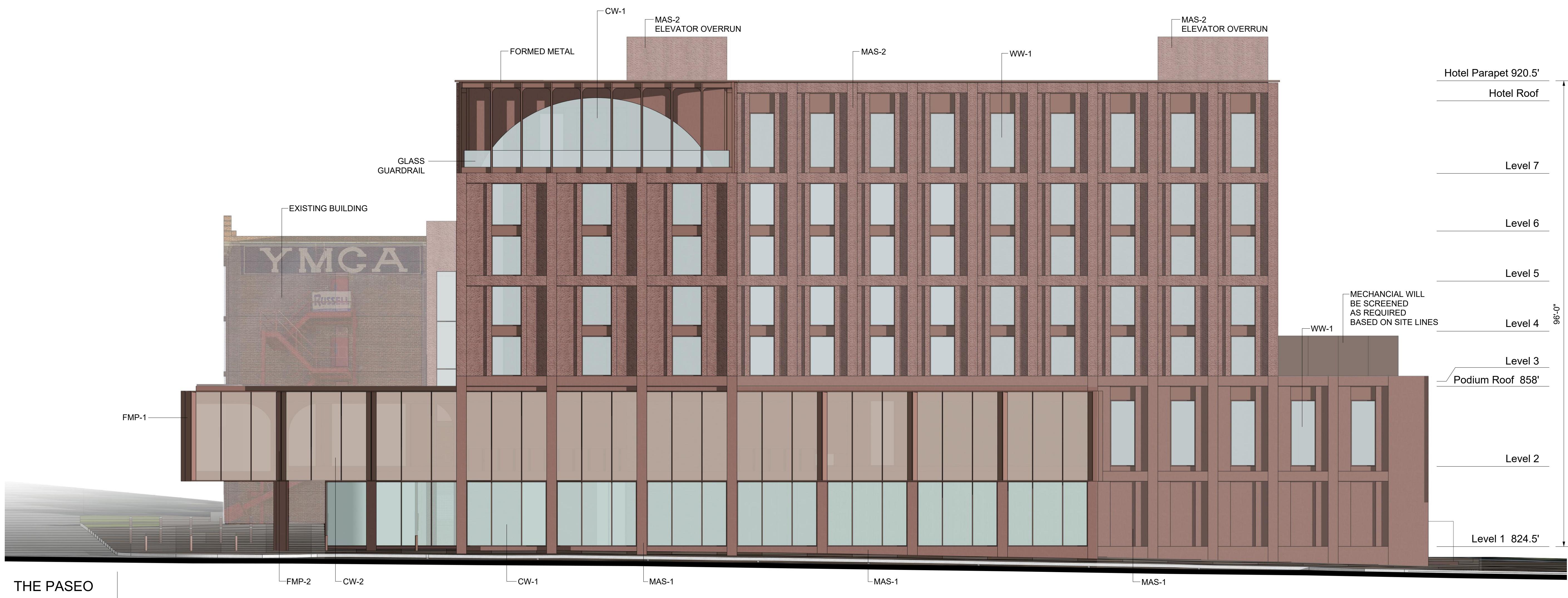
PROJECT NUMBER: 0223-9705

OWNER: GRAYSON CAPITAL ARCHITECT: MULTISTUDIO
1881 MAIN STREET, #302 4200 PENNSYLVANIA
KANSAS CITY, MO 64108 KANSAS CITY, MO 64111
816.931.6555 816.931.6555
GRAYSONCIRE.COM MULTISTUDIO

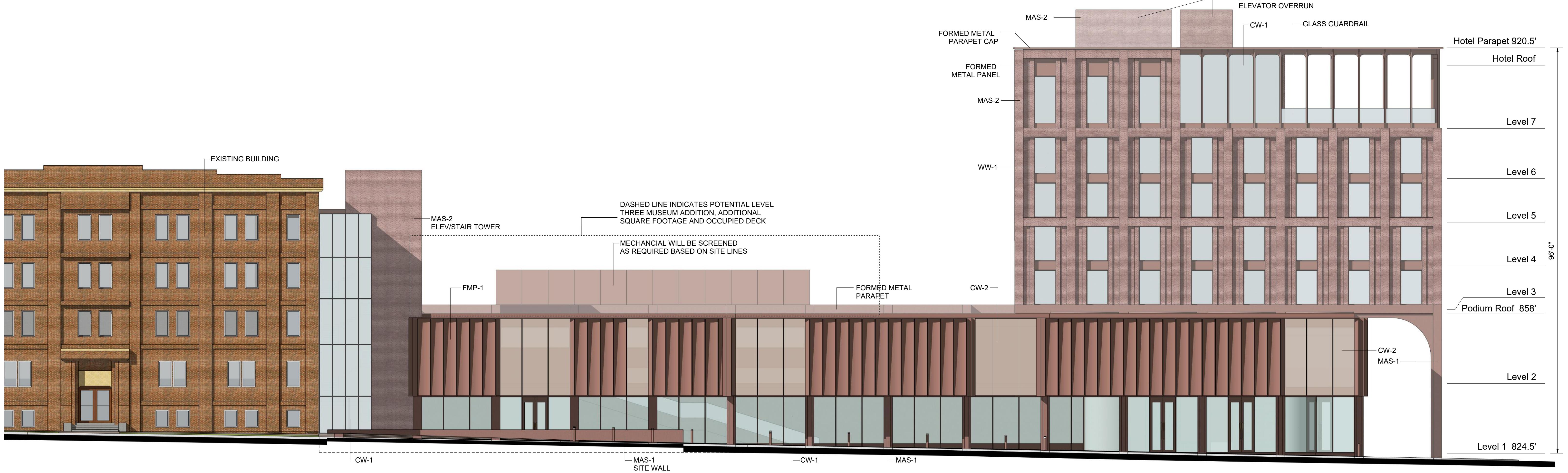
CIVIL ENGINEER: LANDSCAPE ARCHITECT:
TALIAFERRO & BROWNE TALIAFERRO & BROWNE
1020 E 8TH ST 1020 E 8TH ST
KANSAS CITY, MO 64106 KANSAS CITY, MO 64106
816.235.2500 TB-ENGR.COM TB-ENGR.COM

STRUCTURAL ENGINEER: MEP ENGINEER:
PMA ENGINEERING BRANCH PATTERN
6717 SHAWNEE MISSION, #100 1500 GRAND BLVD
OVERLAND PARK, KS 66202 913.230.0000
PMAENGINEERING.COM BRANCHPATTERNCOM

LIGHTING ENGINEER: LIGHT WORKS
3619 MAIN ST WESTON, MO 64098
816.645.5465 LIGHTWORKSKC.COM



NORTH ELEVATION (18th Street) 3/32" = 1'-0"



EAST ELEVATION (The Paseo) 3/32" = 1'-0"

0' 10' 30' 60'

ISSUE DATE: 1/27/2025
REVISIONS NUMBER DESCRIPTION DATE

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SHEET FOR
REFERENCE ONLY

BUILDING
ELEVATIONS
DP302

DEVELOPMENT PLAN,
PRELIMINARY PLAT, &
REZONE

MATERIAL LEGEND

MAS-1: Masonry - Architectural Precast Concrete (Level 1 & 2)
 MAS-2: Masonry - Brick (Level 3 & Up)
 FMP-1: Formed Metal Panel
 FMP-2: Formed Metal
 CW-1: Glass / Curtain Wall
 CW-2: Glass / Curtain Wall (Level 2)
 WW-1: Glass / Window Wall

NOTE: LANDSCAPE & UTILITIES OMITTED FOR CLARITY,
 REFER TO PLANS FOR ADDITIONAL INFORMATION

NEGRO LEAGUES
 BASEBALL MUSEUM &
 HOTEL

1800 THE PASEO
 KANSAS CITY, MO 64110

PROJECT NUMBER: 0223-9705

OWNER: GRAYSON CAPITAL ARCHITECT: MULTISTUDIO
 1881 MAIN STREET, #302 4200 PENNSYLVANIA
 KANSAS CITY, MO 64102 KANSAS CITY, MO 64111
 816.702.5116 816.931.6655
 GRAYSONCIRE.COM MULTISTUDIO.COM

CIVIL ENGINEER: TALIAFERRO & BROWNE LANDSCAPE ARCHITECT: TALIAFERRO & BROWNE
 1020 E 8TH ST 1020 E 8TH ST
 KANSAS CITY, MO 64106 KANSAS CITY, MO 64106
 816.235.2500 TB-ENGR.COM TB-ENGR.COM

STRUCTURAL ENGINEER: PMA ENGINEERING MEP ENGINEER: BRANCH PATTERN
 6717 SHAWNEE MISSION, #100 1500 GRAND BLVD
 OVERLAND PARK, KS 66202 913.649.5000
 PMAENGINEERING.COM BRANCHPATTERN.COM

LIGHTING ENGINEER: LIGHT WORKS
 3619 MAIN ST 3619 MAIN ST
 WESTON, MO 64098 KANSAS CITY, MO 64108
 816.645.5468 LIGHTWORKSKC.COM

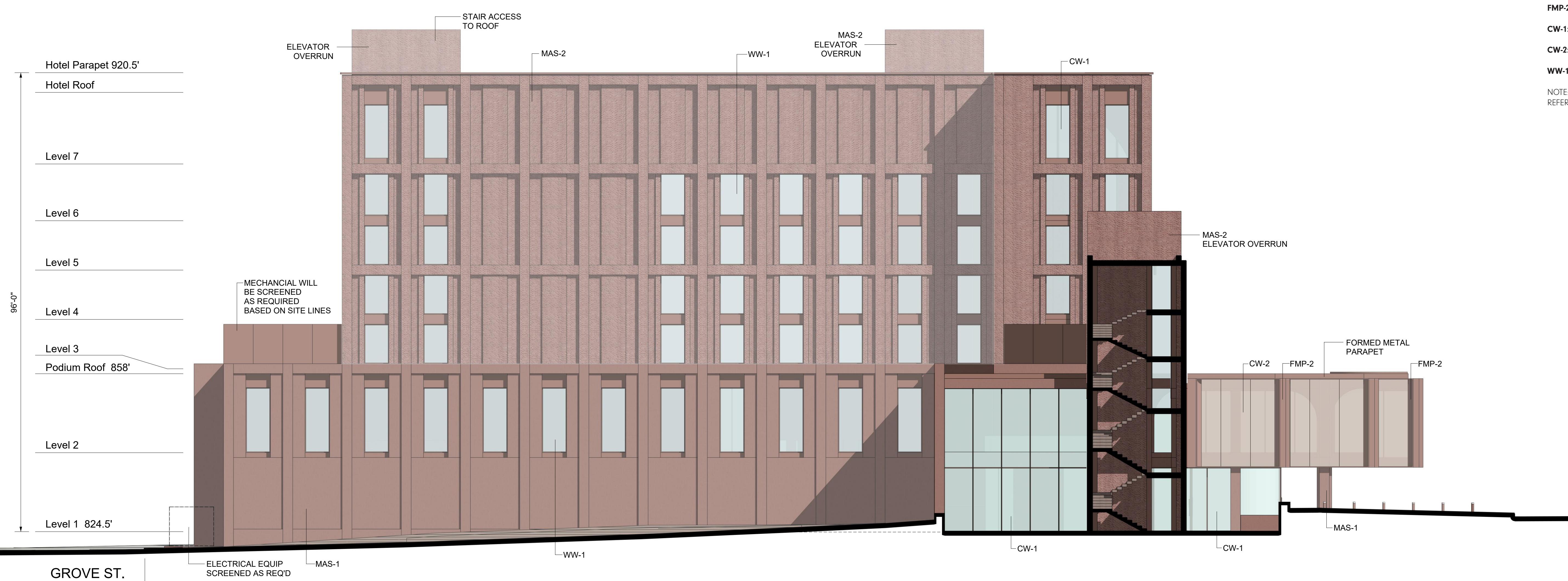
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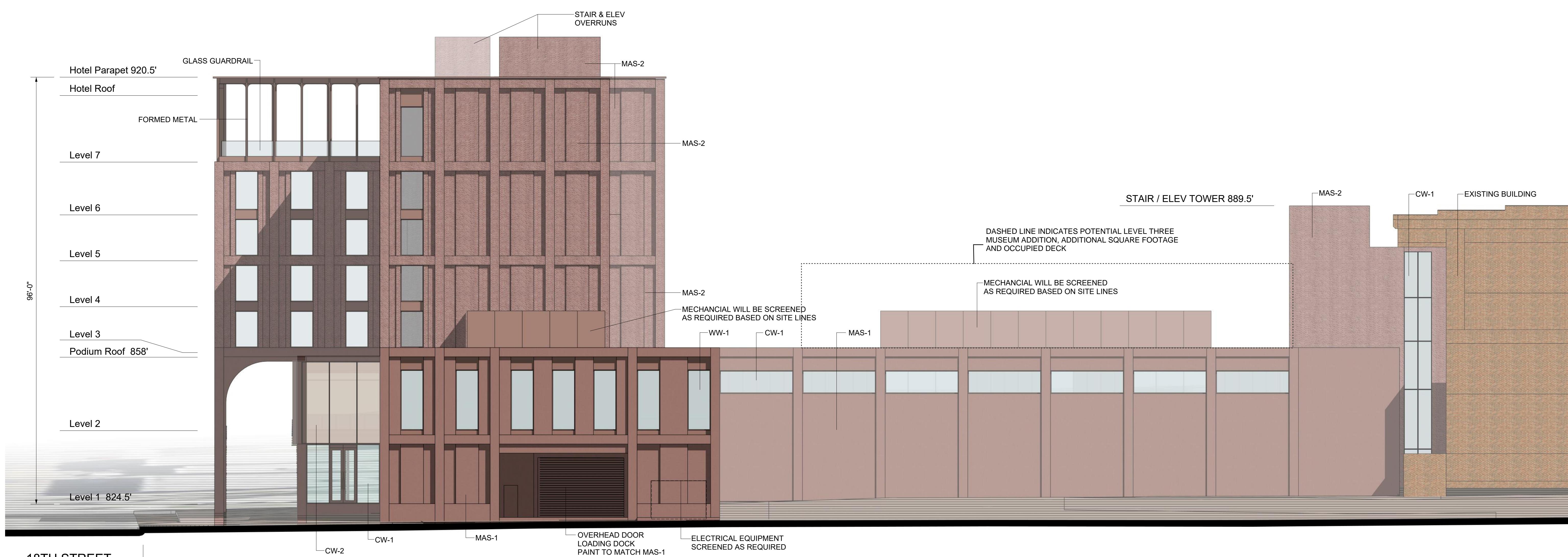
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SHEET FOR
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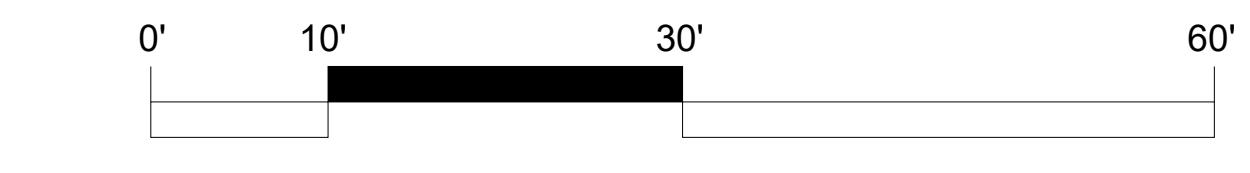
BUILDING
 ELEVATIONS
DP303
 DEVELOPMENT PLAN,
 PRELIMINARY PLAT,
 & REZONE



SOUTH ELEVATION 3/32" = 1'-0"



WEST ELEVATION 3/32" = 1'-0"



18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

NEGRO LEAGUES
BASEBALL MUSEUM &
HOTEL
1800 THE PASEO
KANSAS CITY, MO 64110

PROJECT NUMBER: 0223-9705

OWNER: GRAYSON CAPITAL ARCHITECT: MULTISTUDIO
1881 MAIN STREET, #302 4200 PENNSYLVANIA
KANSAS CITY, MO 64108 KANSAS CITY, MO 64111
816.702.5116 816.931.6655
GRAYSONCIRE.COM MULTISTUDIO

CIVIL ENGINEER: TALIAFERRO & BROWNE LANDSCAPE ARCHITECT: TALIAFERRO & BROWNE
1020 E 8TH ST 1020 E 8TH ST
KANSAS CITY, MO 64106 KANSAS CITY, MO 64106
816.235.2555 TB-ENGR.COM

STRUCTURAL ENGINEER: PMA ENGINEERING MEP ENGINEER: BRANCH PATTERN
6717 SHAWNEE MISSION, #100 1500 GRAND BLVD
OVERLAND PARK, KS 66202 KANSAS CITY, MO 64108
913.649.5000 PMAENGINEERING.COM
PMAENGINEERING.COM BRANCHPATTERN.COM

LIGHTING ENGINEER: LIGHT WORKS
3619 MAIN ST TALIAFERRO & BROWNE
WESTON, MO 64098 1020 E 8TH ST
816.645.5665 KANSAS CITY, MO 64106
LIGHTWORKSKC.COM TB-ENGR.COM



MATERIAL LEGEND

MAS-1: Masonry - Architectural Precast Concrete (Level 1 & 2)

MAS-2: Masonry - Brick (Level 3 & Up)

FMP-1: Formed Metal Panel

FMP-2: Formed Metal

CW-1: Glass / Curtain Wall

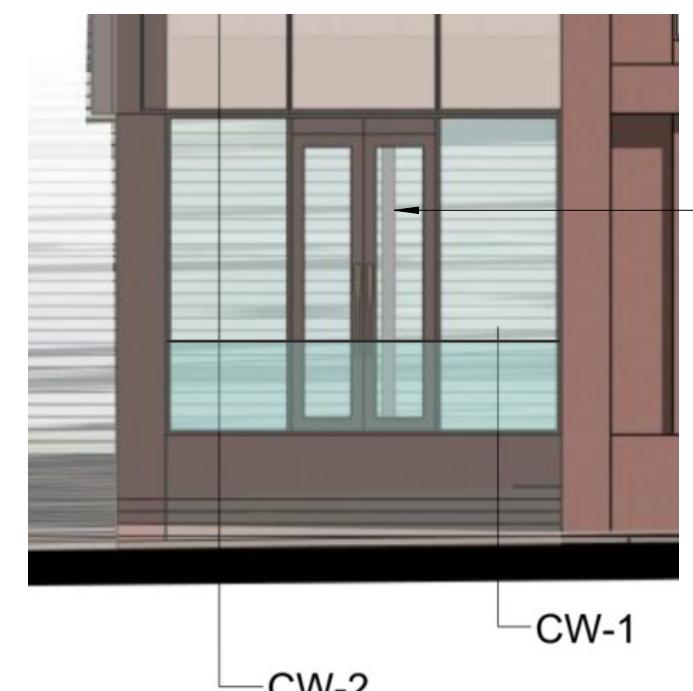
CW-2: Glass / Curtain Wall (Level 2)

WW-1: Glass / Window Wall

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ENLARGED ELEVATIONS &
MATERIAL BOARD

DP304
DEVELOPMENT PLAN,
PRELIMINARY PLAT,
&
REZONE

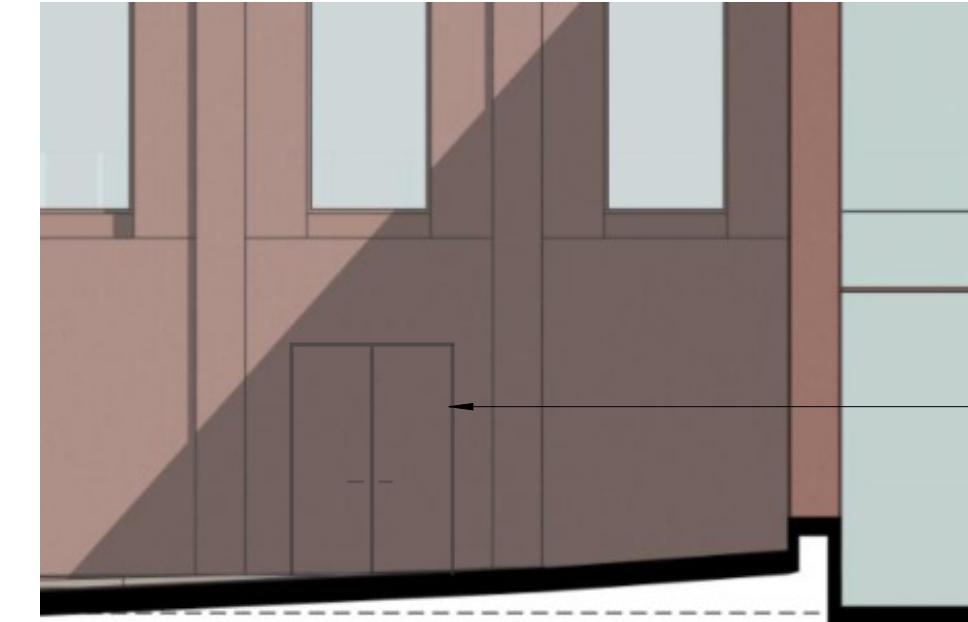


STOREFRONT, DOUBLE
GLASS DOOR

*NOTE: DOORS USED TO
ACCESS ELEVATED PATIO
ONLY, NOT AN ACCESSIBLE
ENTRY FROM STREET LEVEL

ENLARGED ELEVATIONS - PATIO DOORS E13

1/8" = 1'-0"



DOUBLE DOOR,
HOLLOW METAL

ENLARGED ELEVATIONS - EMPLOYEE ENTRY E7

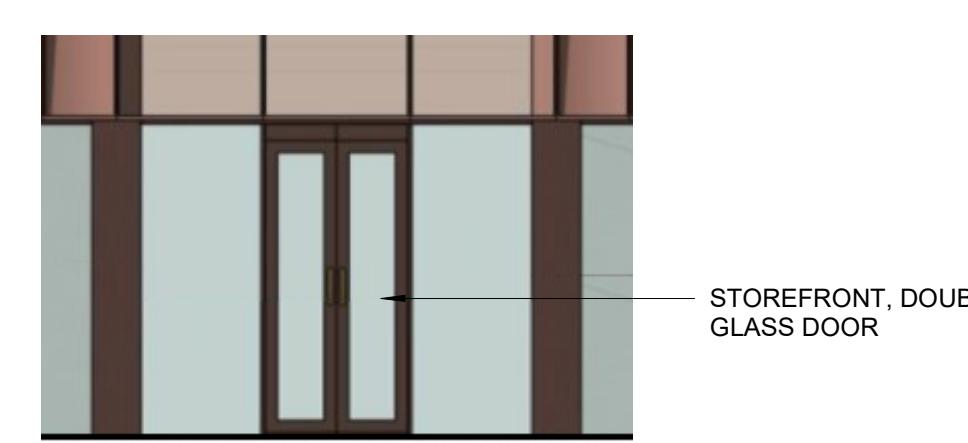
1/8" = 1'-0"



STOREFRONT, DOUBLE
GLASS DOORS

ENLARGED ELEVATIONS_LOBBY ENTRY B13

1/8" = 1'-0"



STOREFRONT, DOUBLE
GLASS DOOR

ENLARGED ELEVATIONS_MUSEUM ENTRY B7

1/8" = 1'-0"

ENLARGED EXTERIOR ENTRY ELEVATIONS

EXTERIOR MATERIAL BOARD

Public Meeting Notice

Please join _____
Grayson Capital and the Negro Leagues Baseball Museum

for a meeting about _____
the development at 18th and Paseo

case number _____
CD-CPC-2025-00014

proposed for the following address: 1801 Grove, 1824, 1810, 1832, 1800 and 1802 Paseo

Kansas City, MO 64108

Meeting Date: March 11, 2025

Meeting Time: 5:00 PM

Meeting Location: Community Engagement Center
1512 E 18th Street, Kansas City, MO 64108

Project Description:

The development of the new Negro Leagues Baseball Museum.

The development of an adjoining 123 key hotel.

If you have any questions, please contact:

Name: Matt Ledbetter

Phone: 816.399.9935

Email: matt@graysoncre.com

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at kcmo.gov/publicengagement



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.



Development, Grayson Capital



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2025-00014 and CD-CPC-2025-00020

Meeting Date: March 11, 2025

Meeting Location: 1512 E 18th St, Kansas City, MO 64108

Meeting Time (include start and end time): Start 5:00 PM - End 6:00 PM

Additional Comments (optional):

Additional meeting notes to be issued with attendance sheet.

Community Engagement Meeting Notes

NLBM and Hotel – CPC Approval and Rezoning

CD-CPC-2025-00014 and CD-CPC-2025-00020

Meeting Date – March 11, 2025

Meeting Time – 5:00 PM – 5:45 PM

Meeting Location – 1512 E 18th St., Kansas City, MO 64108

Meeting Notes:

- Refreshments were served as community members entered the space and signed the attendance sheet.
- The meeting started at approximately 5:05 PM.
- Michael Collins with Grayson Capital introduced the project.
- Bob Kendrick with the Negro Leagues Baseball Museum then spoke on the project vision.
- Matt Ledbetter with Grayson Capital spoke on the project specifics as well as the CPC review and approval process.
- After Matt Ledbetter was done speaking the program was open for questions from the public.
- There were questions around the specifics of the project such as impact to the public right of ways, schedule, parking impacts, design, etc.
- The project team was not presented with any questions from the community that require follow up.
- Michael Collins with Grayson Capital gave closing remarks.
- The meeting ended at approximately 5:45 PM.

Meeting Sign-In Sheet

Project Name and Address

Negro Leagues Baseball Museum and Hotel - Rezoning and Development Plan Approval

1801 Grove St, 1824, 1810, 1832, 1800 and 1802 Paseo - Kansas City, MO 64108

Name	Address	Phone	Email
MATT LEDBETTER Graysou Caron	1881 Main St Suite 302 KC MO 64108	816.399.9935	MATT@GRAYSOURCE.COM
Jaylen Bagby	4241 E 67th St 64102	816-825-3041	Jaylenbagby10@gmail.com
Rodney Jones	8649 E 57th St KMO 64129	816-868-0219	Rjones511@gmail.com
Joshua Lopez Sandy Levine	1411 E. 19th St. KC MO 64108	816-471-7854	josh.kciron@gmail.com KCironSL@gmail.com
Michael Coddington	414 E 12th St KCMO 64106	816 526-8299	michael.coddington@kcmo.org
Andrea Shelby	1700 E. 18th St KCMO 64108	816-668-4647	KCJukeHouse@yahoo.com
Shelia Johnson	1455 E. 19th KCMO 64108	816.585.7411	Sheliaj49@gmail.com
Lakisha Jerde	1520 E 18th St KCMO 64108	9139400024	lakisha@pathwayeducation.org
Bob Kendrick	1616 E. 18th St. KCMO 64108	816-566-3954	bkendrick@acm.com
Kekele Dawes	1722 W 34th St KCMO 64111	803.206.9427	Kdawes@multiserv.com
Donna Miller-Brown	AJM	816-377-6755	dmiller-brown@ kcjazz.org

Chiara Cooper	American Jazz Museum	7858458563	ccooper@kcjazz.org
Billy Walker	1825 VINE	816-223-5115	Billy.Walker.1951@yahoo.com
Kelvin L. Simmons	18 th Street Develop	816-213-4460	Kelvincol@nol.com
Preston Ellsworth	Kansas City Urban Youth Academy	816 651-2280	preston.ellsworth@royals.com
Henry C. Service	Westinghouse Building	816-286-4140	henry@ServiceLaw.net
Tabitha Darko	Multistudio	865-310-7287	tabitha.darko@multi.studio
Carla Williams-Evans	KCFAA	913-269-0203	Carla@kcfaa.org
Malinda Peterson	Juneteenth LLC	(816) 1673-0001	JuneteenthLLC@gmail.com
Sean O'Byrne	Downtown Council	816-589-8913	Sean@downtownKC.org
Bill Dietrich	Downtown Council	816 421-5243	bill@downtownKC.org
Tamie Echols	11th & Biggs Place	816-372-1331	Tamieehols@gmail.com
Latoya Johnson	Gregg Kline Commuter	816 513-0155	Latoya.Johnson@kcmo.org
Leonard Graham	Talisman & Breezene	816-283-3126	L.Graham@tb-engr.com
Cynthia Jackson	KCMO PW		Cynthia.jackson@kcmo.org
Geoff Jolley	LISC KC		gjolley@lisc.org
Jay Barry	Block	720 2984371	jbarry@crenutes.com
Lisa Ross	3rd Dist	816 210 0075	ross.lisa.816@gmail.com

Deitra Johnson Cc Office 816.513.6521 deitra.johnson@kcmo.org

CHECKLIST SUMMARY TEMPLATE

Area Plan Alignment: **High**

KC Spirit Playbook Alignment: **High**

Complete table below using the following abbreviated Goal Supporting Criteria. Do not include N/A responses from the Checklist. Notes section to include concise bullet points of what criteria is met or is not met by the project.

CC- Connected City
DO - Diversity & Opportunity
HAC- History, Arts & Culture
HE - Healthy Environment
PAA - People of All Ages
POS - Parks & Open Spaces
SAN - Strong & Accessible Neighborhoods
SC - Smart City
SEG - Sustainable & Equitable Growth
WDC - Well Designed City

Evaluation	Goal	Notes
High	SAN, SEG, WDC CC DO	SEG: Provides reuse of an underutilized corner and uses durable and long lasting building materials. SAN: Provides a new service not currently within the neighborhood to increase activity and interest from visitors. WDC: High quality materials and cognizant of character and history of the area. CC: Plans to maintain existing bicycle infrastructure on 18th Street. DO: Provides access to new use missing from neighborhood.
Medium	HE	HE: Provides durable construction, addition of landscaping to the south as a buffer would increase alignment along with green energy systems.
Low	POS	POS: Project does not provide a lot of landscaping facing the boulevard and includes a main entrance and curb cut that may disrupt the Parkway and Boulevard standards.

Alignment Comments:

2-4 sentences providing justification for the alignment.

The proposed museum extension and hotel will provide additional visitor traffic and activity to the 18th and Vine District. The high quality design of the building through the materials and the site orientation will contribute to revitalization of the 18th and Vine District. The applicant will need to work with the Parks Department to ensure that the property meet boulevard and parkway standards and future project plans for the East 18th Street Corridor. Additional buffer is needed between the existing industrial use and the proposed development for noise and aesthetic purposes in the form of plantings in the event that the use to the south changes over time.