



CITY PLAN COMMISSION STAFF REPORT

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

April 5, 2022

Project Name
Midtown Plaza

Docket #4 Request

- .1 - CD-CPC-2022-00027 – Area Plan Amendment.
- .2 - CD-CPC-2021-00222 – Rezoning With Plan.

Applicant

Chip Corcoran
Renaissance Infrastructure Consulting

Owner

Joseph Kashani
MGE Capital, LLC

Location	3420 Broadway.
Area	About 5 acres
Zoning	UR
Council District	4 th
County	Jackson
School District	North Kansas City

Surrounding Land Uses

- North:** zoned B4-5, VFW.
South: zoned UR, Metropolitan Community College.
East: zoned B4-5, commercial.
West: zoned R-1.5, Mixed residential.

Major Street Plan

The City's Major Street Plan classifies Broadway Boulevard as a "4-lane through Street" with two through lanes in each direction under the jurisdiction of the Parks and Recreation Department. The rest of the streets are not identified on the City's Major Street Plan.

Land Use Plan

The Midtown Plaza Area Plan recommends Office/Residential on the eastern portion and Residential Medium Density land use on the west adjacent to Pennsylvania Avenue. The proposed increase in density is not consistent with the future land recommendation on the western portion of the development which necessitates an amendment.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of the public hearing was sent to the Valentine Neighborhood Association and surrounding properties within 300 feet.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant held a virtual public engagement meeting on January 31, 2022, a summary of which is attached.

EXISTING CONDITIONS

The subject site is generally bordered by W. 34th Street on the north, W. 34th Terrace on the south, Broadway Boulevard on the east and Pennsylvania Avenue on the west. There is an existing single 8-story office building at the northeast corner of the site that has been renovated into apartments. This was the former Missouri Gas Energy headquarters with frontage on Broadway Boulevard. The MGE building is an 8-story concrete structure built in 1984 and consists of about 117,000 square feet of office space.

The site is bisected east-west by vacated Washington Street, which only exist for one block (between E. 34th Street and E. 34th Terrace) at this location. Access to the site is via one existing driveway on Broadway Avenue. The remaining accesses are off the adjoining public streets. To the north of the site is the VFW building. To the south of the site is the Metropolitan Community College (Penn Valley). To the east of the site are Storage Mart and Our Lady of Perpetual Help Parish, and to the west are mixed residences.

SUMMARY OF REQUEST

The applicant is seeking approval of an area plan amendment, and a rezoning from District UR to District UR for the purpose of amending the current approved UR development plan which also serves as a preliminary plat to allow for changes to phases 3 and 4 of the approved plan.

KEY POINTS

These two companion cases are required because the current approved UR plan specified a transitional building type and density on the western portion of this parcel. The first case is a request to amend the Midtown Plaza Area Plan future land use recommendation from Residential Medium Density to Residential High Density land use designation on about 1.5 acres. The second case is a request to approve a UR development plan to allow for changes to phase 3 and 4.

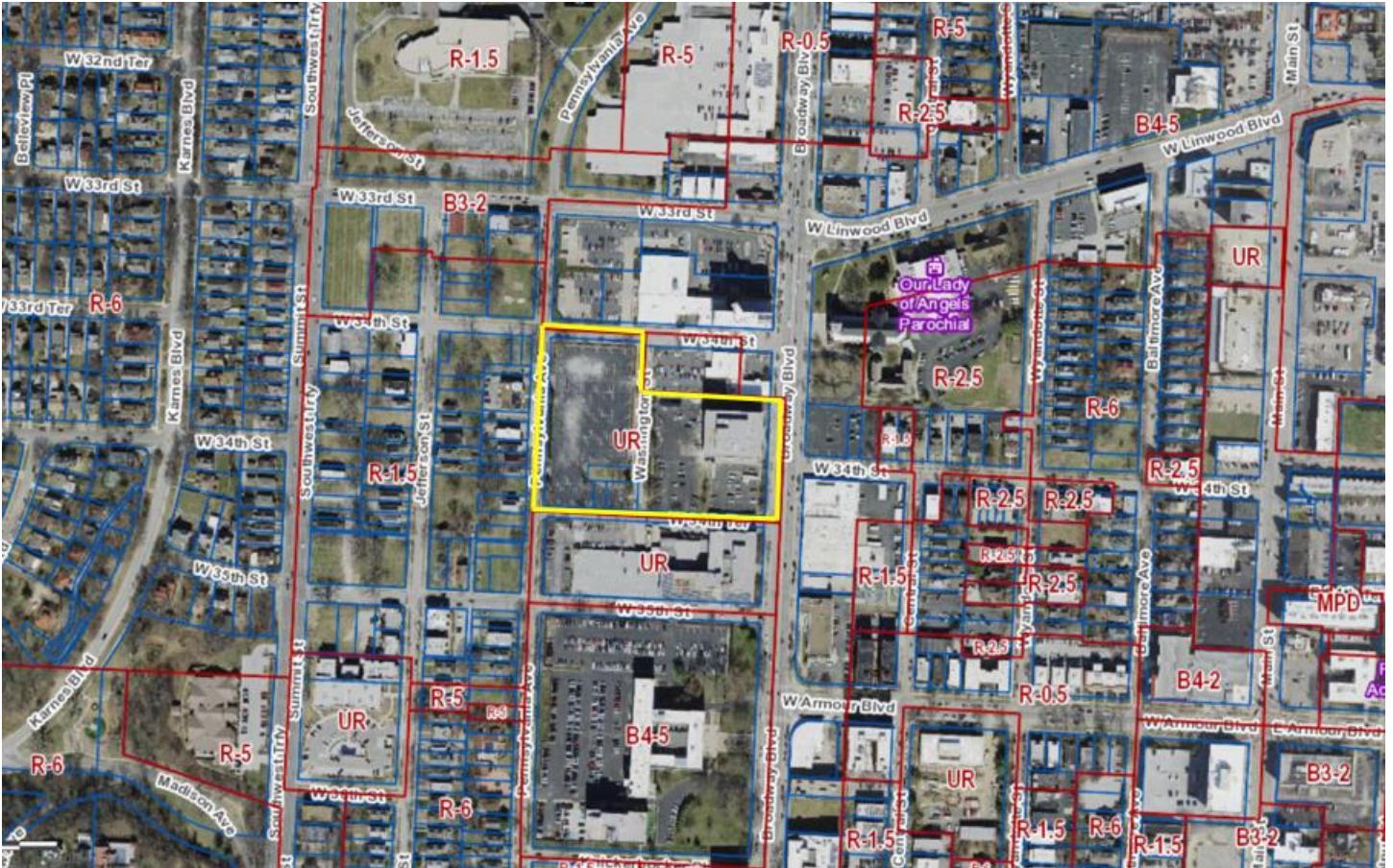
PROFESSIONAL STAFF RECOMMENDATION

- Docket #4.1 Approval without condition.
Docket #4.2 Approval with conditions.

CONTROLLING CASE:

Case No. 14598-UR - Ordinance No. 150984 passed by City Council on December 3, 2015, rezoned about 5.16 acres generally bordered by W. 34th Street on the north, W. 34th Terrace on the south, Broadway Boulevard on the east and Pennsylvania Avenue on the west, from Districts R-1.5 and B4-5 to District UR (Urban Redevelopment), and approved a development plan that allowed for redevelopment of the existing office building and construction of seven new residential and mixed use buildings (235 units and 18,000 square feet) with 369 parking spaces in four (4) phases.

PROJECT LOCATON



PREVIOUS AND RELATED CASES

Case No. 1714-V - Ordinance No. 160595 passed by City Council on September 4, 2016, vacated Washington Street from the south line of West 34th Street to the north line of West 34th Terrace; retaining an easement; and directing the City Clerk to record certain documents.

Case No. 594-S-2 – Ordinance No. 150465 passed by City Council on July 9, 2015, approved the Second Amended and Restated Ellison/Knickerbocker PIEA General Development Plan on about 12 acres to add the MGE building located at W. 34th and Broadway to the plan.

Case No. 132-S-42 – Resolution No. 150460 adopted by City Council on July 9, 2015, amended the Westport Planning Area Plan, on about 3.35, generally bounded by W. 34th Street on the north, W. 34th Terrace on the south, Broadway Boulevard on the east and Washington Street on the west by changing the recommended land use from Office to Mixed Use.

Case No. 594-S-1 – Ordinance No. 140119 passed by City Council on February 27, 2014, approved the Ellison/Knickerbocker Redevelopment Expansion Area General Development Plan and declared the area a blighted and insanitary area in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620, RSMo.

PLAN REVIEW

Case No. CD-CPC-2022-00027 is a request to consider amending the Midtown Plaza Area Plan by changing the recommended land use from Residential Medium Density to Residential High Density land use designation on about 1.5 acres in an area generally located on the east side of Pennsylvania Avenue between W. 34th Street on the north and W. 34th Terrace on the south. The Residential High land use designation includes small lot single-family development, town homes, duplexes and apartments up to 29 units per acre and corresponds to the R-1.5 zoning category within the Zoning and Development Code. Staff is supportive of this amendment.

CD-CPC-2021-00222 is a request to consider an amendment to the existing UR Plan in District UR (Urban Redevelopment), for the purpose of amending the current approved UR development plan which also serves as a preliminary plat to allow for changes to phases 3 and 4 of the approved plan. The current approved plan allowed for redevelopment of the existing office building and construction of seven new residential and mixed-use buildings (235 units and 18,000 square feet) with 369 parking spaces in four (4) phases.

This amendment will allow for the following:

1. Allow for increase in density for Phase 3 & 4 from 134 units to 202 units (+68 units).
2. Increase parking spaces from 162 to 217 parking spaces (+55 spaces)
3. Change building type from 3-story townhomes to 3-story apartment along Pennsylvania.
4. Adjust the phasing of the project from 4 phases to 3.

This amendment does not propose any changes to the phase 1 and 2 as this is under construction. The plan maintains the current road access points with no modifications to the internal network. The developer is required to submit a final UR plan to the Director of City Planning and Development for approval prior to issuance of building permit. The plan shall include building elevations showing material for construction, plans for landscaping, grading, screening, berming, fencing for each building or private open space tract containing a detention area, pedestrian pathways, pool/ clubhouse, fencing, playground equipment, etc.; and building elevation and materials for the pool/ clubhouse.

The original plans were approved for 5 story apartments (phase 3) and 20 townhomes (phase 4). The owner wants to build the 2 phases at the same time and combine them to be one apartment complex. Below is a summary of changes:

Summary of Changes – PH 3 & 4		
Item	Approved Plan	Proposed Amendment
Total Residential Units	134	202
Building Area (GSF)	169,342	295,300
Building Coverage (SF)	41,613	92,675
Total Parking Provided	162	217

Requested Deviations

The plan does not stipulate or request any deviation.

Use-Specific (88-300) and Development Standards (88-400)

Standards	Applicability	Meets	More Information
<i>Boulevard and Parkway Standards (88-323)</i>	YES		WILL REVIEW WITH FINAL PLAN
<i>Parkland Dedication (88-408)</i>	YES		SEE PLAN ANALYSIS
<i>Parking and Loading Standards (88-420)</i>	YES	YES	
<i>Landscape and Screening Standards (88-425)</i>	YES		WILL REVIEW WITH FINAL PLAN
<i>Outdoor Lighting Standards (88-430)</i>	YES	YES	
<i>Sign Standards (88-445)</i>	YES		Must meet 884-445
<i>Pedestrian Standards (88-450)</i>	YES		Subject to staff recommendations.

PLAN ANALYSIS

The applicant has had several public engagement meetings with the Valentine Neighborhood Association regarding the proposed amendment. The applicant's letter and summary are attached. Staff recommends that the applicant update the MPD plan to provide site data for Phases 1 and 2 and show them as existing.

Parkland Dedication (88-408)

Residential uses are proposed therefore parkland dedication or payment in-lieu of dedication is required. A total of 202 residential dwelling units are proposed. Pursuant to this section a total of 2.42 acres must be dedicated for parkland purposes per calculation below.

The development is providing a need for the following:

$$202 \text{ multi-family lots} \times 2 \times 0.006 = 2.42 \text{ acres}$$

$$2.42 \text{ acres} \times \$48,801.37 = \$118,294.52$$

Plan Review Criteria

In order to be approved, the plan must comply with all of the following criteria:

88-516-05-A. The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies.

The plan will comply with the zoning and development code and the Midtown Plaza Area Plan recommendations with the proposed amendment.

88-516-05-B. The proposed use must be allowed in the district in which it is located.

The proposed use is permitted the existing zoning.

88-516-05-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 plan provides for adequate vehicular connection.

88-516-05-D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

The plan provided for private and public sidewalks.

88-516-05-E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

There are adequate utilities subject to Water Services Department review and approval.

88-516-05-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.

The 3-story apartments are proposed to be primarily brick and stucco accented with horizontal wood siding.

88-516-05-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 plan is compliant based on the preliminary landscaping submitted and recommendations by staff.

88-516-05-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.

The plan is compliant.

88-516-05-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 no matured trees on the site.

PROFESSIONAL STAFF RECOMMENDATION

Docket #4.1 - Approval without condition.

Docket #4.2 - Approval Subject to the Corrections and Conditions as reflected in the attached Plan Correction Report and Plan Conditions Report.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Olofu O. Agbaji". The signature is fluid and cursive, with the first name being the most prominent.

Olofu O. Agbaji
Planner

ATTACHMENTS:

1. Conditions and Correction Report
2. PE Summary/ Letter
3. Development Plan



Plan Conditions

Report Date: March 31, 2022

Case Number: CD-CPC-2021-00222

Project: Midtown Plaza

Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at (816) 513-8815 / Olofu.Agbaji@kcmo.org with questions.

1. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.
2. That the developer work with EDC/ the City Manager's office to ensure that the current incentives plans are updated prior to City Council approval. This approval can be communicated via e-mail.
3. 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.
4. The developer shall secure approval of a final development plan from Development Management Division staff prior to building permit.
5. That the plan be revised to provide information for the entire UR project boundary prior to ordinance request. Update the UR data table to include phases 1 and 2.

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at (816) 513-2552 / stacey.lowe@kcmo.org with questions.

6. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division 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.
7. 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 the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
8. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division 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 entire site 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 the Land Development Division prior to recording the plat.
9. 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
10. 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.
11. The developer must grant a [BMP and/or Surface Drainage Easement] to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
12. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
13. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at (816) 513-2552 / stacey.lowe@kcmo.org with questions.

14. 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.
15. That the south half of West 34th Street shall be improved to City standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first.
16. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
17. That the east half of Pennsylvania Avenue shall be improved to City standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first.
18. That the north half of West 34th Terrace shall be improved to City standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first.

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

19. Fire Water Flow
20. Hydrant
21. Fire Department Connection

Condition(s) by Parks & Recreation. Contact Justin Peterson at (816) 513-7599 / Justin.Peterson@kcmo.org with questions.

22. The developer is responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. The developer intends to pay money-in-lieu of dedication. The amount due shall be based upon the (2021) acquisition rate of (\$48,801.37) per acre. This requirement shall be satisfied prior to certificate of occupancy.
23. 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 Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

24. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>

Midtown Plaza Ph III & IV – Neighborhood Meeting Notes

Jan 31, 2022 – 5:30pm to 7:00pm

Virtual (Zoom)

City Case: CD-CPC-2021-00222

1. Where is the sidewalk along Pennsylvania? Is it against the curb or is there a buffer
 - a. Sidewalk will be to KCMO city standards which typically has a 5' buffer space
2. How much will parking be for tenants
 - a. Currently plan is to have cost of parking wrapped into the rent
3. How will traffic flow in and out of the site
 - a. Two entrances, one on 34th and one on 34th terrace
4. When will this project be heard at planning commission
 - a. Project will be on the Feb 15th CPC but will be continued to at least March 1st CPC
5. Question on where the additional density was added
6. Why did the project move away from townhomes on Pennsylvania?
7. Questions on project financials
8. Does this project have any public funding or incentives?
9. What was done with the original written feedback from the meeting back in aug/sep 2021?
10. How many units will be low income
 - a. Currently no designated low income units.
11. Concerns about traffic generated, has a traffic study been conducted
 - a. No traffic study was required with this submittal
12. Where will construction be parking?
 - a. A space has been designated for construction parking
 - b. Laydown space will also be on site for construction purposes
13. Why are more apartments needed if there are open units available within 2 miles?
 - a. Market research is showing KC needs more apartments
- 14.

March 30, 2022

City Planning & Development Department

Development Management Division

Mr. Olofu O. Agbaji

City Of Kansas City, City Hall

414 E. 12th street, 15th Floor

Kansas City, MO 64106

REF: MGE Capital LLC CD-CPC-2021-00222

Discussion & Meetings with Valentine Neighborhood Association

Developer: MGE Capital LLC

Architect: B & A Architecture

Respectfully, Developer and the Architect had the opportunity to meet Valentine Neighborhood in connection to CD-CPC-2021-00222 and following are the summary of our meetings with Neighborhood.

On August 16, 2021, our architect, Butch Dougherty with B&A Architecture, spoke on behalf of the Developer "MGE Capital LLC". During this meeting he had the opportunity to meet the representatives of Valentine Neighborhood Association which included Mary Jo Dapper and Chris Jordan, to introduce the revised concept. There were 4 to 5 attendees on the call.

On August 25, 2021, a second meeting was formally held by our Architect with the Valentine Neighborhood Association (General Meeting) via Zoom. The basis of this meeting was to further discuss the project and discuss revisions made to the plans as a result of the previous meeting on August 16, 2021. We revised our plans to incorporate comments and suggestions made on August 16, 2021. There were about 18 members on that Zoom meeting.

A third meeting was held by the Architect & Developer with the Valentine Neighborhood Association on **January 31, 2022** to explain the changes made to the design and to further discuss the project. During this meeting we addressed comments that the attendees had.

On all three occasions, the Architect discussed and explained the 2015-2016 design compared to the revised concept submitted to the City for approval in 2021. We informed the Valentine Neighborhood Association that the original plan which was approved six (6) years ago has been redesigned due to the changes and shifts in the real estate market such as design concepts, unit mix, and market demand, which otherwise would make the project not feasible.

Overall, the Valentine Neighborhood Association appreciated the opportunity to discuss the project with the Developer.

The following comments were made by the Valentine Neighborhood Association during our zoom meetings:

1. We don't want to see garage doors facing our houses on Pennsylvania Ave.
2. We like off street parking in lieu of parking on Pennsylvania.
3. We would like to see neighborhood friendly front porches along Pennsylvania.

4. We prefer the entrance to the units be accessible on both Pennsylvania and the main parking lot on the first level.
5. They did not want the structure on Pennsylvania Avenue to look like the backside of the Development.
6. Valentine Neighbors questioned the new design. They said it looked “cookie cutter” or trendy.
7. Valentine would like to see condominiums or homes which could be purchased rather than being for rent on Pennsylvania.
8. Valentine said that they are not generally concerned about the increased density, however a few attendees had reservation.
9. Overall, the Valentine Neighborhood Association did not have any major concerns but would appreciate if the Developer considered their comments.

Questions Asked by Neighborhood After Presentation of Revised Design

- (1) Will the units be leased or sale?
- (2) When would be the project start?
- (3) Will each unit have a deck or porch?
- (4) Will each unit have an off-street parking spot?
- (5) How much will tenants pay for parking?
- (6) How will traffic flow through the site?
- (7) Location of construction cars or trucks during construction?
- (8) Why do we need more apartments if there are 100’s of units for rent available within 2 miles?
- (9) Dr. Lee with MCC wanted to know how the residence parking at night would affect the current school parking area?
- (10) Are there any curb cuts along Pennsylvania Avenue?
- (11) What is the difference between 2015 approved unit count verses the new design?
- (12) What amenities will be provided?

As a result, on January 31, 2022, the Architect & Developer presented the Valentine Neighborhood Association with a revised site plan to address comments presented by the Association. The Association had been informed that revisions had been made such as floor plan modifications, all units facing Pennsylvania are 2 Bedrooms, front porches have been added to each ground level unit. Further, we revised the exterior of the building so that the ascetics incorporate a more traditional brick design to match the neighborhood.

The following comments and revisions had been presented to the Valentine Neighborhood Association:

- (A) The Developer has increased the density of the project to make the project economically feasible.
- (B) Market research, and detailed discussions with real estate professionals, including lenders, indicates that there should be a shift from larger units (3 Bedrooms and 2 Bedrooms) to smaller units (more studios, 1 Bedrooms and 2 Bedrooms).
- (C) All 38 units along Pennsylvania will be 2-bedroom units and will have porches on lower level and decks on upper floor.
- (D) The redesigned concept adds only total of 32 extra rooms compared to the original approved master plan.
- (E) The project shall have additional amenity spaces such as Swimming pool, BBQ, Landscaping /Trees, Patio, Sitting area, Fire pit, Club House, and Fitness Room.

(F) The exterior material will be brick, stucco, and horizontal wood siding to blend in with the neighborhood.

(G) Elimination of all curb cuts along Pennsylvania Avenue and access to parking only from 34th Street and 34th Terrace.

(H) Every unit will have a reserved parking space and access to all amenities.

(I) Overall, there will be 218 parking spaces for 202 units, which exceed parking required by the City.

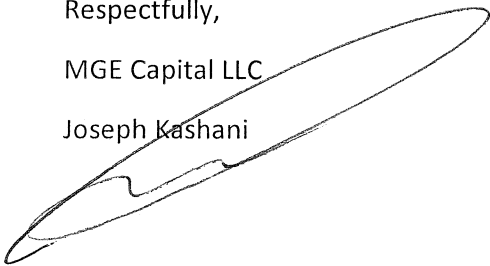
(J) Finally, the new roof design on Pennsylvania will be flat with parapets walls which will provide better shielding of rooftop and mechanical units.

Thank you for taking the time to review the comments and discussions we have had with the Valentine Neighborhood Association. Please feel free to reach out to me if there is anything further you may need.

Respectfully,

MGE Capital LLC

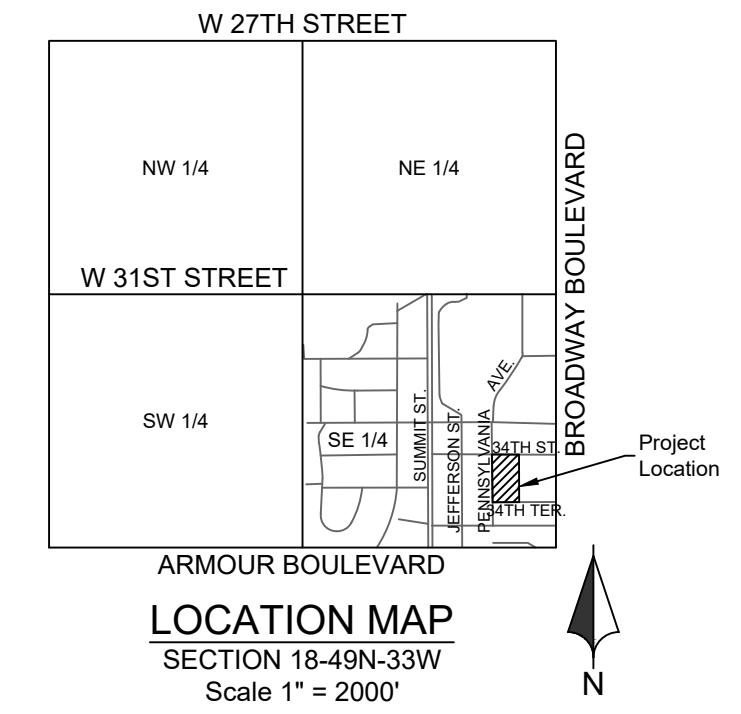
Joseph Kashani

A handwritten signature in black ink, appearing to read 'Joseph Kashani', is written over the typed name. The signature is stylized and somewhat cursive.

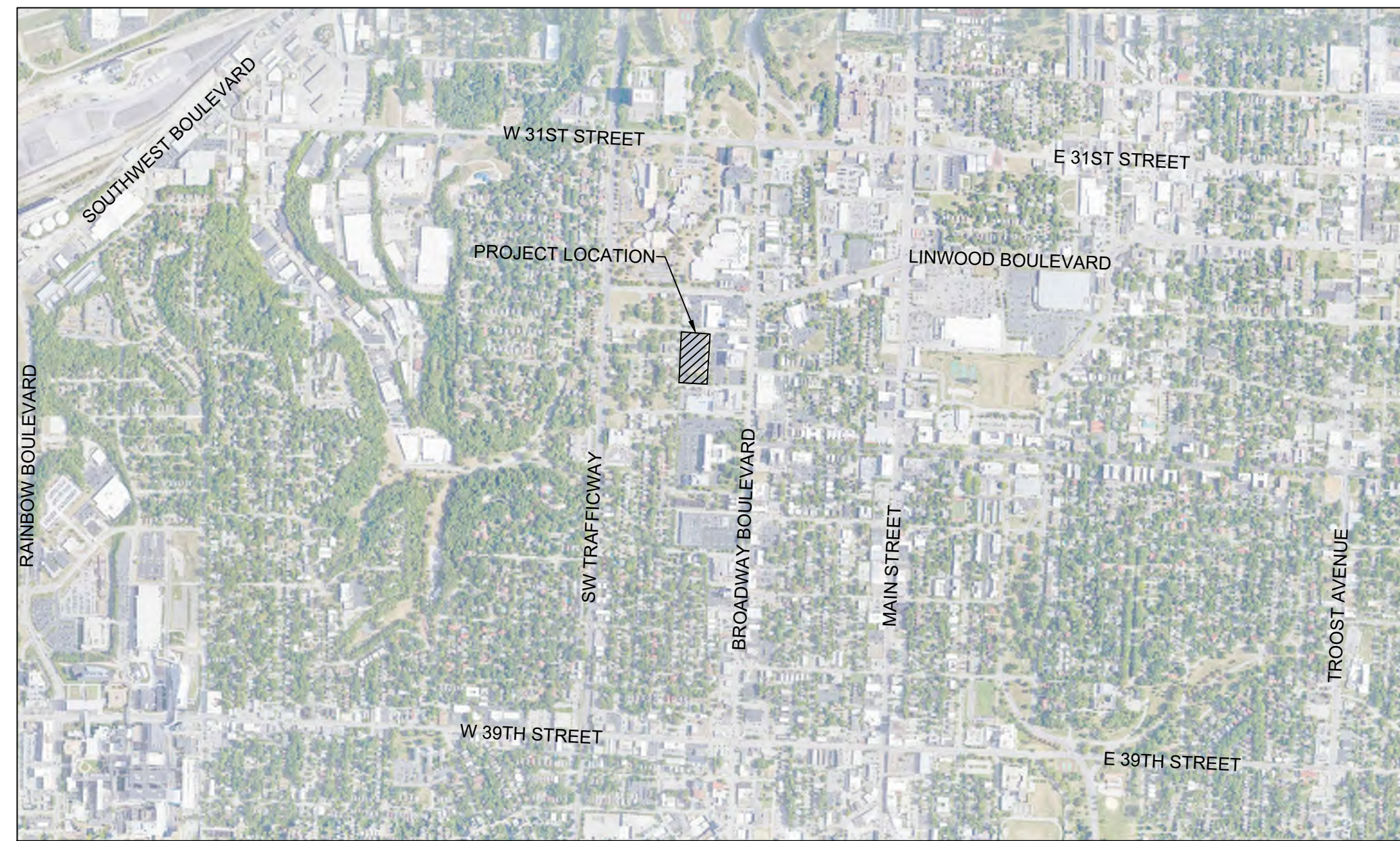
Midtown Plaza

Kansas City, Jackson County, Missouri
Section 18, Township 49N, Range 33W

Amended Preliminary UR Development Plan Midtown Plaza



BLUE RIVER IS THE WATERSHED FOR THE PROJECT.
TOTAL DISTURBED AREA 2.72 AC



LOCATION MAP
(Not to Scale)

DESCRIPTION

TRACT 1:
LOT PE-2, K.C. LIFE ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT 2:
ALL OF LOTS 7 AND 8, IN BLOCKS 10, AMENDED PLAT OF MCGEE'S SUMMIT, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT 3:
ALL OF LOTS 7 AND 8, AND ALL OF LOTS 10,11 AND 12 AND THE NORTH 1-3/4 FEET OF LOT 9, MARY A. MORLEY PLACE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT 4:
ALL OF LOTS 8, 11 AND 12, AND THE EAST 33 FEET OF LOT 9 AND THE WEST 34 FEET OF LOT 10, IN ROWELL'S ANNEX, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT 5:
LOT 9, EXCEPT THE NORTH 1 3/4 FEET THEREOF, MARY A. MORLEY PLACE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT 6:
THE WEST 17 FEET OF LOT 9 AND THE EAST 16 FEET OF LOT 10, ROWELL'S ANNEX, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

FLOOD PLAIN NOTE

According to the FEMA Flood Insurance Rate Map Panel Number 254 of 625, Community Panel Number 29095C0254G, revised January 20, 2017, the subject property is located in: OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

BENCHMARKS

BM1 A Chisled "□" on Top of Southeast Corner of Light Pole Base at North Entrance of Parking Lot on West Side of Washington Street and South Side of W 34th Street.
Elevation: 969.80

BM2 A Chisled "□" on top of and at the South End of Planter Wall in the Northwest Corner of the Intersection of W 34th Street Terrace and Broadway Boulevard.
Elevation: 962.14

BM3 A Chisled "+" on Top of Northeast Flange Bolt of Fire Hydrant in the Northwest Corner of the Intersection of W 34th Street Terrace and Washington Street.
Elevation: 967.10

Control Based on NAD 83 Datum.

OWNER/DEVELOPER

MGE Capital, LLC
Mr. Joseph Kashani
8501 Whilshire Boulevard
Suite 240
Beverly Hills, California 90211
Phone: 818.989.3133
Fax: 818.989.1700
josephkashani@kartelcapital.com

ENGINEER:

Renaissance Infrastructure Consulting
Dustin Burton, PE
8653 Penrose Lane
Lenexa, Kansas 66219
Phone: 913.317.9500
dburton@ric-consult.com

ARCHITECT:

B+A Architecture
600 Broadway Boulevard
Suite 290
Kansas City, Missouri 64105
Phone: 816-753-6100

UTILITY CONTACTS

AT&T TELEPHONE COMPANY 816-275-2721
CENTURYLINK 1-800-283-4237
COMCAST 1-866-641-1625
CONSOLIDATED 1-800-283-4237
EVERGY 816-471-5275
GOOGLE FIBER 1-866-954-1572
KANSAS CITY, MO. PUBLIC WORKS DEPT. 816-513-9871
KANSAS CITY, MO. WATER SERVICES DEPT. 816-513-0209
KC FIBER/LINK CITY 816-564-9994
LEVEL 3 913-645-5032
MAGELLAN MIDSTREAM PARTNERS 1-800-720-2417
MODOT 1-888-275-6636
NORTH KANSAS CITY SCHOOL DISTRICT 816-413-5075
SOUTHERN STAR CENTRAL 913-422-6321
SPECTRUM 1-866-967-7611
SPIRE ENERGY 1-314-776-9517
SPRINT 913-488-8489
UNITE PRIVATE NETWORK 1-866-963-4237
UTILITY LOCATION MARKING 1-800-DIG-RITE
VEOLIA ENERGY (TRIGEN) 816-889-4977
VERIZON COMMUNICATIONS, INC. 1-800-624-9675
ZAYO 816-591-0282

UTILITIES:

The information concerning locations of underground utilities shown hereon which are not visible from the surface, has been taken from the records and field locations of the various utility companies and has not been field verified by this company. These locations are not to be construed as accurate or exact.

SHEET LIST TABLE

Sheet Number	Sheet Title
C01	Title Sheet
C02	Existing Conditions
C03	General Layout
C04	Grading Plan
C05	Utility Plan
C06	Preliminary Plat
1-14	Architect Plans
L01	Landscape Plan
E01	1st Floor Parking Garage Photometrics
E02	2nd Floor Photometrics

DEVELOPMENT DATA

a.	Existing Zoning	UR
	Proposed Zoning	UR
b.	Total Land Area	2.36 Acres
c.	Street ROW Area	0 Acres
d.	Net Land Area	2.36 Acres
e.	Proposed Use	Multi-Unit Residential Building
f.	Height Above Grade	64.5'

RESIDENTIAL DATA

g.	Total Gross Floor Area	295,300 SF
	1st Floor	92,674 SF
	2nd Floor	74,362 SF
	3rd Floor	50,892 SF
	4th Floor	38,686 SF
	5th Floor	38,686 SF
	Total Project	202 Units
	1st Floor	10 Units
	2nd Floor	44 Units
	3rd Floor	60 Units
	4th Floor	46 Units
	5th Floor	42 Units
h.	Building Coverage	92,675 Sq Ft
i.	Floor Area Ratio	2.87
j.	Gross Density	85.59 Units Per Acre
	Net Density	85.59 Units Per Acre
k.	Parking Stalls	Required Provided
	Total Residential	202 Stalls* 217 Stalls
	Standard Parking	209 Stalls
	ADA Parking	7 Stalls 8 Stalls
l.	Bicycle Parking	Required Provided
	Short-Term	21** 22
	Long-Term	68*** 68 (To Be Provided In Units)
m.	Commencement - XXX	Completion - XXX

* Parking requirement used is (1 stall per dwelling unit)
** Short term bicycle parking requirement used is (10% off-street parking or 3 spaces, whichever is greater)
*** Long term bicycle parking requirement used is (1 stall per 3 dwelling units)

NOTE: ALL SIGNAGE IS SUBJECT TO APPROVAL AS A SIGN PERMIT AND SHALL MEET THE REQUIREMENTS OF 88-445 IN ITS ENTIRETY



Know what's below.
Call before you dig.
1 - 800 - 344 - 7483
1 - 800 - (DIG-RITE)
(811)

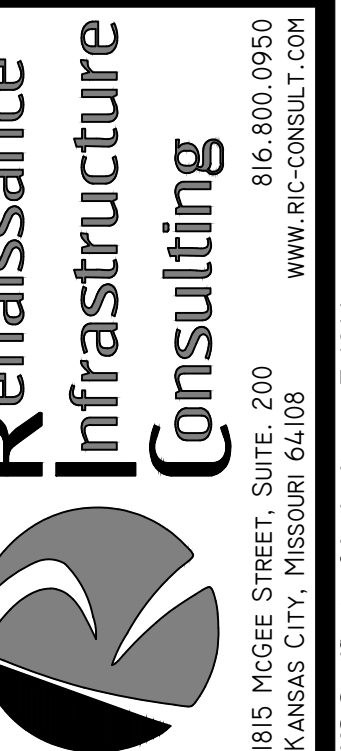
NOT FOR CONSTRUCTION
FOR CONSTRUCTION

Amended Preliminary UR Development Plan
Midtown Plaza
21-0226
Midtown Plaza
Kansas City, Jackson County, Missouri

Title Sheet

NO.	DATE	REVISION
1.	11/29/2021	Original Submittal

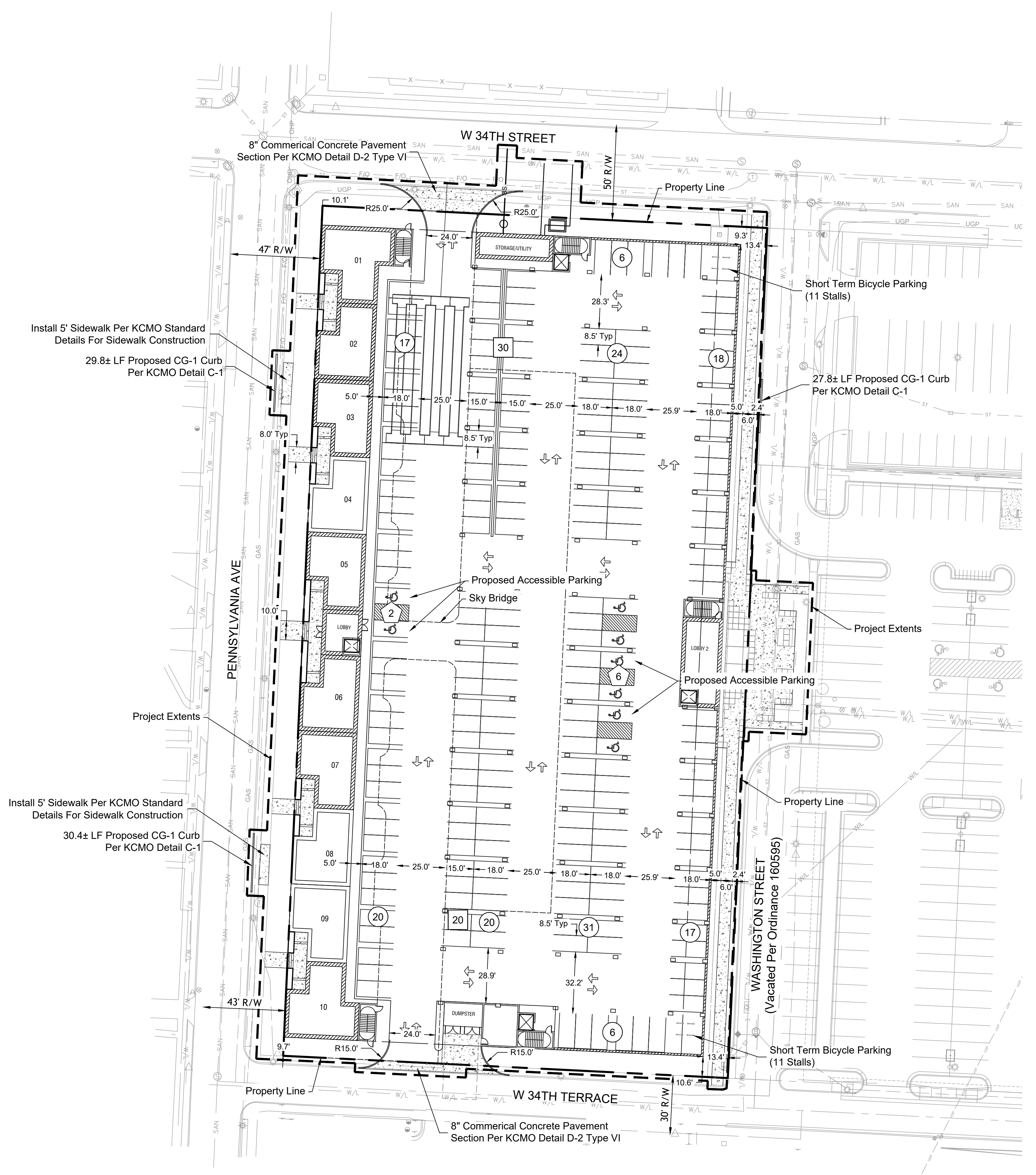
DRAWN BY	CHECKED BY
BDG	DJB



1815 MCGEE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
WWW.RIC-CONSULT.COM
E-1814
KS Certificate of Authority

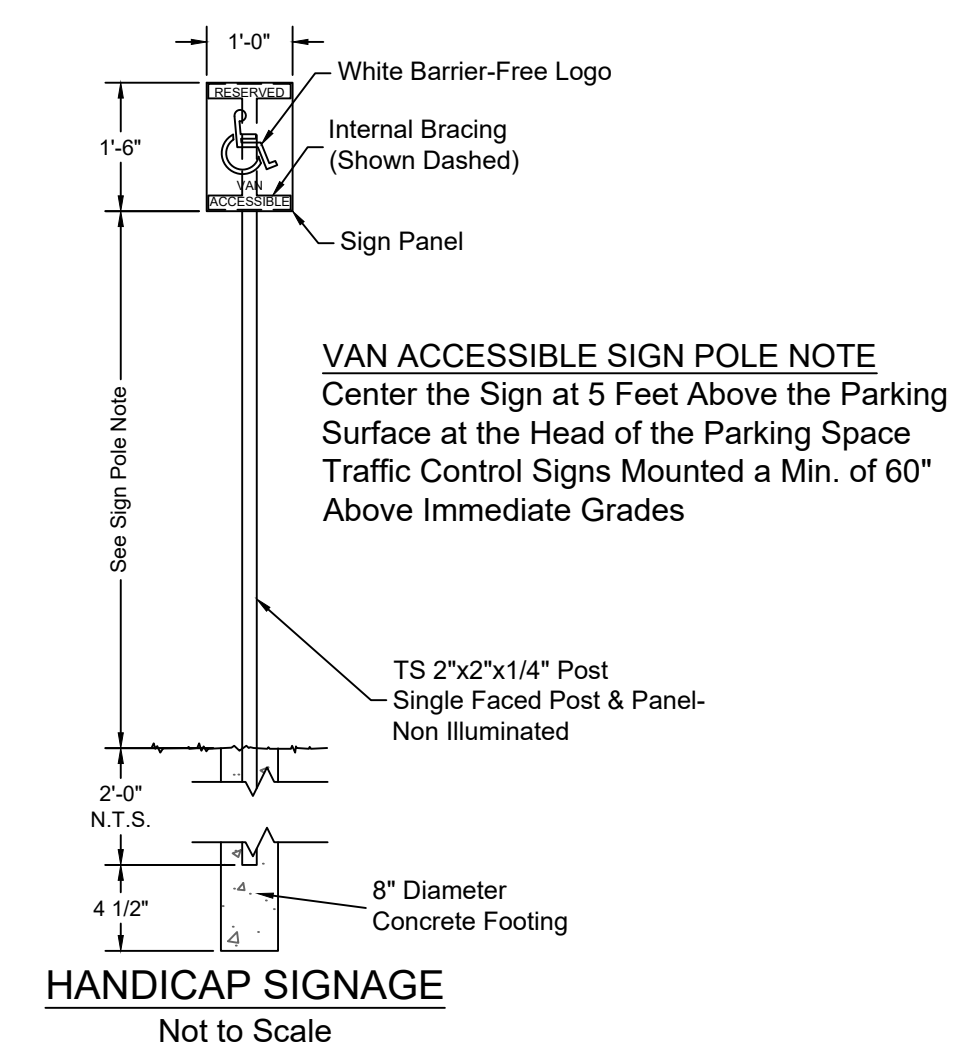
Sheet
C01

bproleworld
Feb 23, 2022 2:05pm
Z:\R\C\Design\2021\21-0226\DWG\Sheets\PDF\21-0226-PDF-GEN-LAY-01.dwg

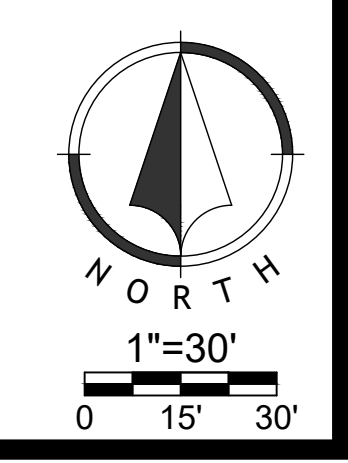


PARKING COUNT & LEGEND

- ⊗ Employee Parking - 159
- ⊗ Compact Parking - 50
- ⊗ ADA Parking - 8



- NOTES:**
1. Long-term bicycle parking spaces shall be provided within the building.
 2. All signage is subject to a sign permit and required to comply with 88-445 of the zoning and development code.
 3. Concrete Drive Entrance Shall Be Colored Concrete. Contractor Shall Submit Concrete Color Shop Drawing for Color Selection.



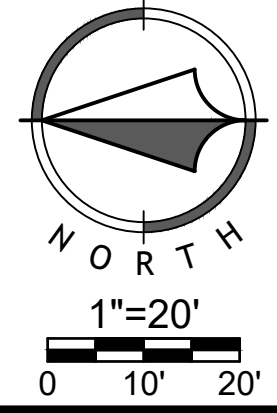
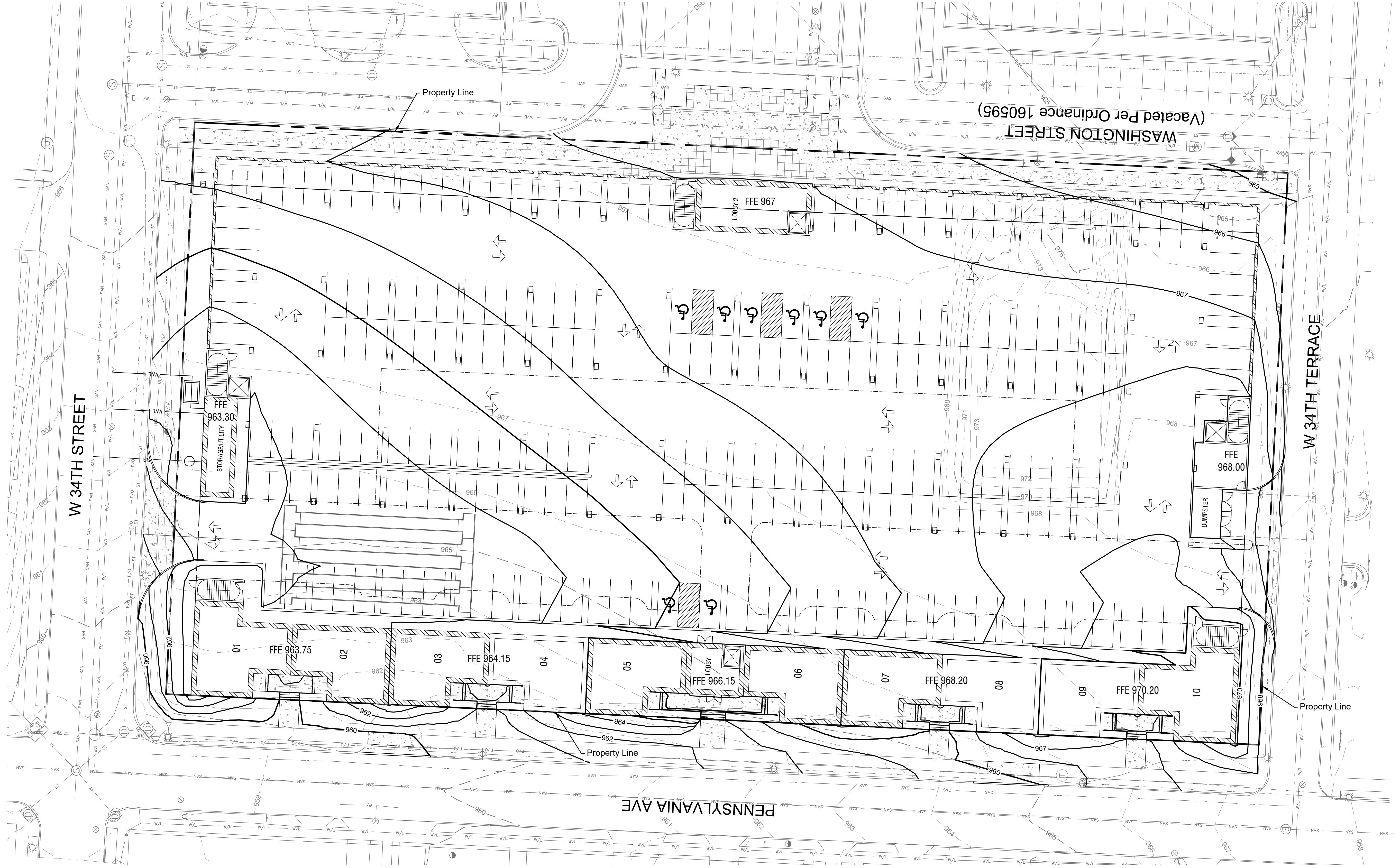
NO.	DATE	REVISION
1.	11/29/2021	Original Submittal

DRAWN BY: BDG
CHECKED BY: DJB

Renaissance Infrastructure Consulting

1815 MCGEE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
816-800-0950
WWW.RIC-CONSULT.COM

KS Certificate of Authority: E-1814



NO.	DATE	REVISION
1.	11/29/2021	Original Submittal

DRAWN BY: BDG
CHECKED BY: DJB

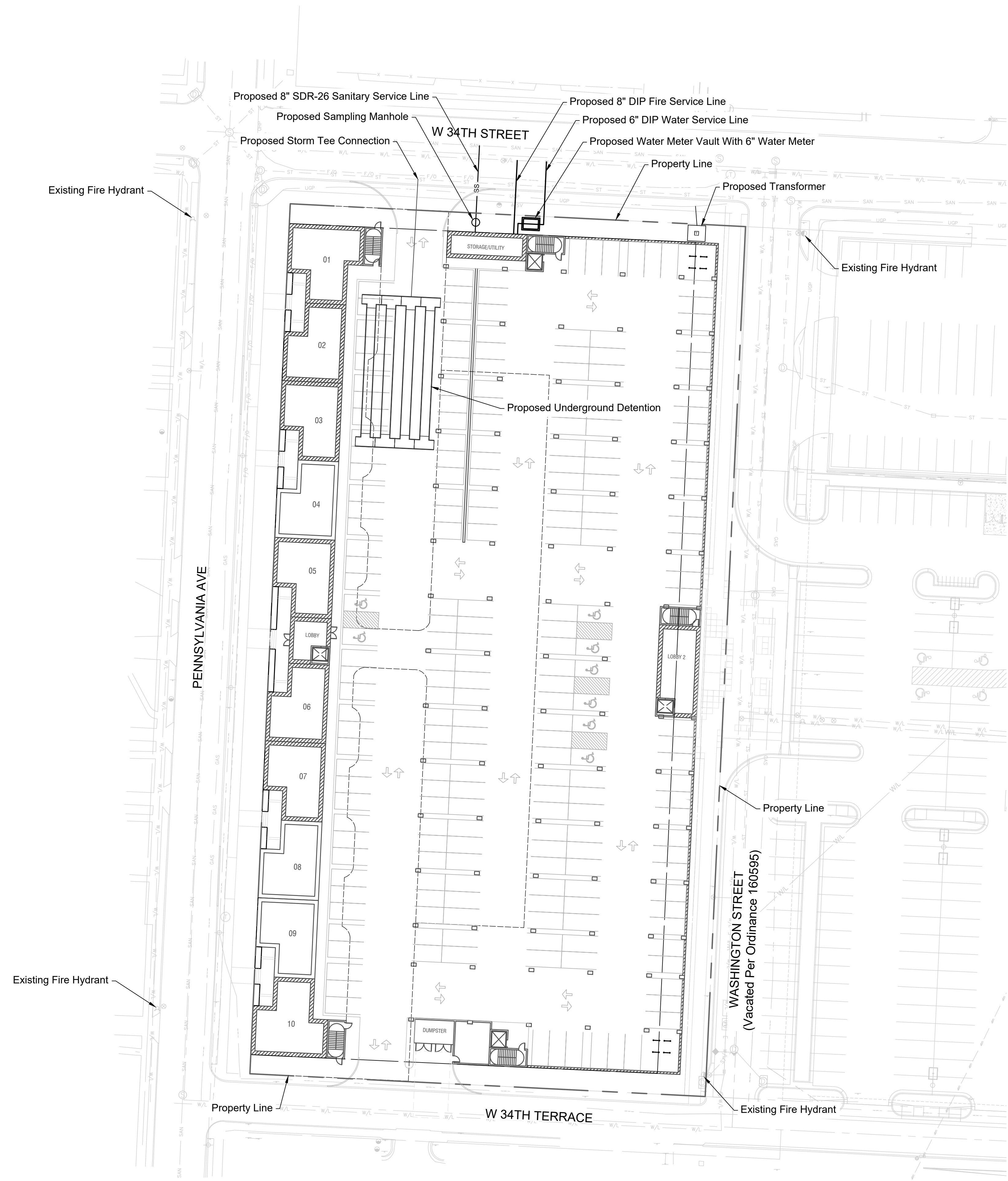
Renaissance Infrastructure Consulting
 1815 MCGEE STREET, SUITE 200
 KANSAS CITY, MISSOURI 64108
 WWW.RIC-CONSULT.COM
 KS Certificate of Authority: E-1814

Sheet
C04

Grading Plan

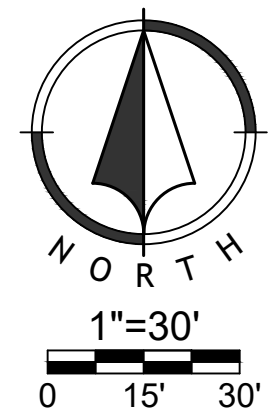
Amended Preliminary UR Development Plan
 Midtown Plaza
 21-0226
 Midtown Plaza
 Kansas City, Jackson County, Missouri

bgrolewold
Feb 23, 2022 2:09pm
Z:\R\C\Design\21-0226\Drawings\Sheet\21-0226-RPS-UTILITY.dwg



Stormwater Management:
Site will maintain or reduce impervious area when compared to existing conditions.

Additional retention will be provided by underground storage to satisfy the 1.5" CSO criteria.



Amended Preliminary UR Development Plan
Midtown Plaza
21-0226
Midtown Plaza
Kansas City, Jackson County, Missouri

Utility Plan

1.	11/29/2021	Original Submittal
NO.	DATE	REVISION

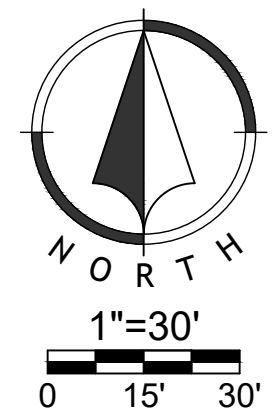
DRAWN BY: BDG
CHECKED BY: DJB

Renaissance Infrastructure Consulting
1815 MCGEE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
816-800-0950
WWW.RIC-CONSULT.COM

KS Certificate of Authority: E-1814

Sheet
C05

Preliminary Plat - Midtown Plaza Phase 3 & 4



Amended Preliminary UR Development Plan
 Midtown Plaza
 21-0226
 Midtown Plaza
 Kansas City, Jackson County, Missouri

Preliminary Plat

NO.	DATE	REVISION
1.	11/29/2021	Original Submittal

DRAWN BY: BDG
 CHECKED BY: DJB

Renaissance Infrastructure Consulting
 1815 MCGEE STREET, SUITE 200
 KANSAS CITY, MISSOURI 64108
 816-800-0950
 WWW.RIC-CONSULT.COM
 KS Certificate of Authority: E-1814

Sheet
 C06

bproleworld
 Feb 23, 2022 2:09pm
 Z:\RIC Design\2021\21-0226\DWG\Sheets\PDF\21-0226 PDF-PRE-PLAT-01.dwg

MIDTOWN PLAZA PHASE 3&4

3400 WASHINGTON STREET
KANSAS CITY, MISSOURI 64111

ARCHITECT
B+A ARCHITECTURE
600 BROADWAY BLVD, SUITE 290
KANSAS CITY, MISSOURI 64105
PH: 816-753-6100



APARTMENT UNITS BREAK-DOWN

UNIT TYPE	APARTMENT SQ. FT.	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	NO. OF BEDROOM	NO. OF UNITS	TOTAL	%
NEW BUILDING (1 PARKING LEVEL & 4 APARTMENT LEVELS)										
STUDIO - TYPE A1	556.0	0	0	8	8	8	24	24	42	20.8%
STUDIO - TYPE A2	590.0	0	0	1	1	1	3	3		
STUDIO - TYPE A3	600.0	0	0	1	1	1	3	3		
STUDIO - TYPE A4	612.0	0	0	1	1	1	3	3		
STUDIO - TYPE A5	625.0	0	0	1	1	1	3	3		
STUDIO - TYPE A6	637.0	0	0	1	1	1	3	3		
STUDIO - TYPE A7	655.0	0	0	1	1	1	3	3		
1 BED-1 BATH - TYPE B1	660.0	0	14	12	12	12	50	50	92	45.5%
1 BED-1 BATH - TYPE B2	663.0	0	2	2	2	0	6	6		
1 BED-1 BATH - TYPE B2	668.0	0	0	2	2	2	6	6		
1 BED-1 BATH - TYPE B3	688.0	0	1	2	2	2	7	7		
1 BED-1 BATH - TYPE B3	711.0	0	0	1	1	1	3	3		
1 BED-1 BATH - TYPE B3	714.0	0	0	1	1	1	3	3		
1 BED-1 BATH - TYPE B4	750.0	0	2	0	0	0	2	2		
1 BED-1 BATH - TYPE B4	758.0	0	0	1	1	1	3	3		
1 BED-1 BATH - TYPE B5	786.0	0	0	2	2	2	6	6		
1 BED-1 BATH - TYPE B5	808.0	0	0	1	1	1	3	3		
1 BED-1 BATH - TYPE B5	811.0	0	0	1	1	1	3	3		
2 BED-1 BATH - TYPE C1	850.0	0	1	0	0	0	2	1		
2 BED-1 BATH - TYPE C2	852.0	0	4	4	0	0	16	8		
2 BED-2 BATH - TYPE D1	865.0	0	0	1	1	1	6	3	59	29.2%
2 BED-2 BATH - TYPE D1	896.0	0	2	0	0	0	4	2		
2 BED-2 BATH - TYPE D2	900.0	0	1	2	2	2	14	7		
2 BED-2 BATH - TYPE D3	902.0	0	2	2	2	0	12	6		
2 BED-2 BATH - TYPE D4	904.0	0	1	0	0	0	2	1		
2 BED-2 BATH - TYPE D3	960.0	0	8	8	0	0	32	16		
2 BED-2 BATH - TYPE D5	1,010.0	0	1	0	0	0	2	1		
2 BED-2 BATH - TYPE D6	1,020.0	0	1	0	0	0	2	1		
2 BED-2 BATH - TYPE D7	1,080.0	8	0	0	0	0	16	8		
2 BED-2 BATH - TYPE D8	1,230.0	2	0	0	0	0	4	2		
2 BED-2 BATH - TYPE D9	1,238.0	0	2	2	2	2	16	8		
2 BED-2 BATH - TYPE D9	1,386.0	0	2	2	0	0	8	4		
TOTAL		10	44	60	46	42	270	202	202	100%

BUILDING AREA PERCENTAGE

NEW CONSTRUCTION BUILDING			
NO	SPACES	SQUARE FOOTAGE	PERCENTAGE
1	APARTMENTS /LEASABLE AREA	152,746	51.73%
2	CIRCULATION (STAIRS & CORRIDORS)	20,562	6.96%
3	AMENITIES (INCL. GROUP WORK SPACE)	14,190	4.81%
4	OUTDOOR (DECK + POOL + KITCHEN)	24,430	8.27%
5	UTILITY ROOMS & CLOSETS	4,505	1.53%
6	LEASING OFFICE	1,594	0.54%
8	PARKING GARAGE	77,273	26.17%
	TOTAL	295,300	100%

PARKING CALCULATION

REQUIRED CAR PARKING (1 SPACE/ UNIT)	202	SPACES
PROVIDED CAR PARKING: LEVEL 1	218	SPACES
PARKING SPACES PER APARTMENT UNIT	1.08	SPACES

AREA BREAK-DOWN PER FLOOR

NEW CONSTRUCTION BUILDING			
FLOOR	ROOM NUMBER	NAME	SQ. FT.
LEVEL 1 (GROUND LEVEL)		STORAGE ROOMS	1,090
		CORE (ELEVATORS & STAIRS)	1,260
		LOBBY	1,594
		APARTMENT UNITS	11,457
		PARKING SPACES	77,273
Total Sq.ft. LEVEL 1			92,674
TOTAL SQ.FT. PARKING LEVELS			92,674
LEVEL 2 (SECOND LEVEL)		APARTMENT UNITS	33,896
		AMENITY	11,060
		DECK	24,430
		CORRIDOR	3,012
		UTILITIES	510
		CORE (ELEVATORS & STAIRS)	1,454
Total Sq.ft. LEVEL 2			74,362
LEVEL 3 (THIRD LEVEL)		APARTMENT UNITS	44,479
		CORRIDOR	3,708
		LOBBY	660
		UTILITIES	785
		CORE (ELEVATORS & STAIRS)	1,260
Total Sq.ft. LEVEL 3			50,892
LEVEL 4 (FOURTH LEVEL)		APARTMENT UNITS	33,022
		CORRIDOR	3,708
		UTILITIES	1,060
		CORE (ELEVATORS & STAIRS)	896
Total Sq.ft. LEVEL 4			38,686
LEVEL 5 (FIFTH LEVEL)		APARTMENT UNITS	33,022
		CORRIDOR	3,708
		UTILITIES	1,060
		CORE (ELEVATORS & STAIRS)	896
Total Sq.ft. LEVEL 5			38,686
TOTAL SQ.FT.			295,300
OUTDOOR AREA		LANDSCAPE, OUTDOOR AMENITIES, TRAIL	24,430



ARCHITECT
B+A ARCHITECTURE
600 BROADWAY BLVD, SUITE 290
KANSAS CITY, MO 64105
PH: 816-753-6100

MIDTOWN PLAZA PHASE 3&4
3400 WASHINGTON STREET
KANSAS CITY, MISSOURI 64111

SEAL

DATE ISSUED: SEP. 29, 2021		
NO.	REVISION	DATE

DESIGNED BY DMB, TT
DRAWN BY TT
CHECKED BY DMB

THIS DRAWING IS THE PROPERTY OF B+A ARCHITECTURE AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT.
SCALES AS STATED HEREON ARE VALID ON THE ORIGINAL DRAWING. ONLY CONTRACTOR SHALL CAREFULLY REVIEW ALL DIMENSIONS AND CONDITIONS SHOWN HEREON AND AT ONCE REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION DISCOVERED.

PROJECT INFORMATION
A0-01



MIDTOWN PLAZA PHASE 3&4
 3400 WASHINGTON STREET
 KANSAS CITY, MISSOURI 64111

SEAL

DATE ISSUED: SEP. 29, 2021

NO.	REVISION	DATE

Designer
 Author
 Checker

THIS DRAWING IS THE PROPERTY OF B+A ARCHITECTURE AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON AND IS NOT TO BE USED ON ANY OTHER PROJECT.
 SCALES AS STATED HEREON ARE VALID ON THE ORIGINAL DRAWING ONLY. CONTRACTOR SHALL CAREFULLY REVIEW ALL DIMENSIONS AND CONDITIONS SHOWN HEREON AND AT ONCE REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION DISCOVERED.

RENDERING - AXONOMETRIC VIEW - PENNSYLVANIA AVE AND W 34TH STREET



RENDERING - AXONOMETRIC VIEW - WASHINGTON STREET AND W 34TH TERRACE

MIDTOWN PLAZA PHASE 3&4
 3400 WASHINGTON STREET
 KANSAS CITY, MISSOURI 64111

SEAL

DATE ISSUED: SEP. 29, 2021		
NO.	REVISION	DATE

Designer
 Author
 Checker

THIS DRAWING IS THE PROPERTY OF B+A ARCHITECTURE AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT.
 SCALES AS STATED HEREON ARE VALID ON THE ORIGINAL DRAWING ONLY. CONTRACTOR SHALL CAREFULLY REVIEW ALL DIMENSIONS AND CONDITIONS SHOWN HEREON AND AT ONCE REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION DISCOVERED.

AXONOMETRIC VIEW
A2R2



3 EAST ELEVATION - WASHINGTON STREET
 1" = 1'-0"



2 ELEVATION - ROOF DECK PODIUM
 1" = 1'-0"



1 WEST ELEVATION - PENNSYLVANIA AVE
 1" = 1'-0"

MIDTOWN PLAZA PHASE 3&4
 3400 WASHINGTON STREET
 KANSAS CITY, MISSOURI 64111

SEAL

DATE ISSUED: SEP. 29, 2021		
NO.	REVISION	DATE

DESIGNED BY TT, LH
 DRAWN BY LH
 CHECKED BY HD, TT

THIS DRAWING IS THE PROPERTY OF B+A ARCHITECTURE AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT.

SCALES AS STATED HEREON ARE VALID ON THE ORIGINAL DRAWING. ONLY CONTRACTOR SHALL CAREFULLY REVIEW ALL DIMENSIONS AND CONDITIONS SHOWN HEREON AND AT ONCE REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION DISCOVERED.



RENDERING - STREET VIEW - PENNSYLVANIA AVE AND W 34TH TERRACE



RENDERING - STREET VIEW - PENNSYLVANIA AVE AND W 34TH STREET

MIDTOWN PLAZA PHASE 3&4
 3400 WASHINGTON STREET
 KANSAS CITY, MISSOURI 64111

SEAL

DATE ISSUED: SEP. 29, 2021

NO.	REVISION	DATE

Designer
 Author
 Checker

THIS DRAWING IS THE PROPERTY OF B+A ARCHITECTURE AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT.
 SCALES AS STATED HEREON ARE VALID ON THE ORIGINAL DRAWING ONLY. CONTRACTOR SHALL CAREFULLY REVIEW ALL DIMENSIONS AND CONDITIONS SHOWN HEREON AND AT ONCE REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION DISCOVERED.



RENDERING - OUTDOOR AMENITIES



RENDERING - ENTRANCE FROM BRIDGE TO APARTMENT

SEAL

DATE ISSUED: SEP. 29, 2021

NO.	REVISION	DATE

Designer
 Author
 Checker

THIS DRAWING IS THE PROPERTY OF B+A ARCHITECTURE AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT.
 ONLY CONTRACTOR SHALL CAREFULLY REVIEW ALL DIMENSIONS AND CONDITIONS SHOWN HEREIN AND AT ONCE REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION DISCOVERED.



RENDERING - ENTRANCE FROM PENNSYLVANIA AVE



RENDERING - STREET CORNER - PENNSYLVANIA AVE AND W 34TH STREET



RENDERING - STREET CORNER - PENNSYLVANIA AVE AND W 34TH TERRACE

SEAL

DATE ISSUED: SEP. 29, 2021		
NO.	REVISION	DATE

Designer
 Author
 Checker

THIS DRAWING IS THE PROPERTY OF B+A ARCHITECTURE AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT.
 SCALES AS STATED HEREON ARE VALID ON THE ORIGINAL DRAWING ONLY. CONTRACTOR SHALL CAREFULLY REVIEW ALL DIMENSIONS AND CONDITIONS SHOWN HEREON AND AT ONCE REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION DISCOVERED.

LANDSCAPE NOTES

- LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
- QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING AND SHALL BE RESPONSIBLE FOR ALL QUANTITIES FOR THEIR BID. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
- ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
- PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
- SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
- ALL TREES SHALL BE STAKED PER DETAIL.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A THREE FOOT (3') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
- THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
- NO PLANT MATERIAL SUBSTITUTIONS AREA ALLOWED WITHOUT LANDSCAPE ARCHITECT OR KCMO FORESTER APPROVAL.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
- ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.

LANDSCAPE CALCULATIONS

Street Trees
 Required: 1 Tree / 30' Street Frontage
 Provided:
 34th Street: 232' = 8 Trees
 34th Terrace: 232' = 8 Trees
 Pennsylvania Ave: 443' = 15 Trees

General Landscaping
 Required: 1 Tree / 5,000 sf Building Coverage
 Provided: 92,675 sf Building Coverage = 19 Trees

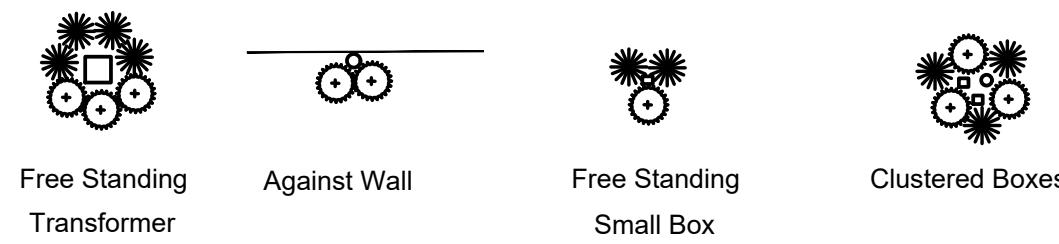
Perimeter Landscaping of Parking Areas
 Required: Evergreen Shrub Hedge and 1 Tree / 30' *
 Provided:
 North Perimeter: Evg. Hedge and 78' = 3 Trees
 South Perimeter: Evg. Hedge and 78' = 3 Trees

*Trees planted to satisfy street tree planting requirements may be counted toward perimeter parking trees

Screening of Mechanical / Utility Equipment
 Required: Screened from Public View
 Provided: As required

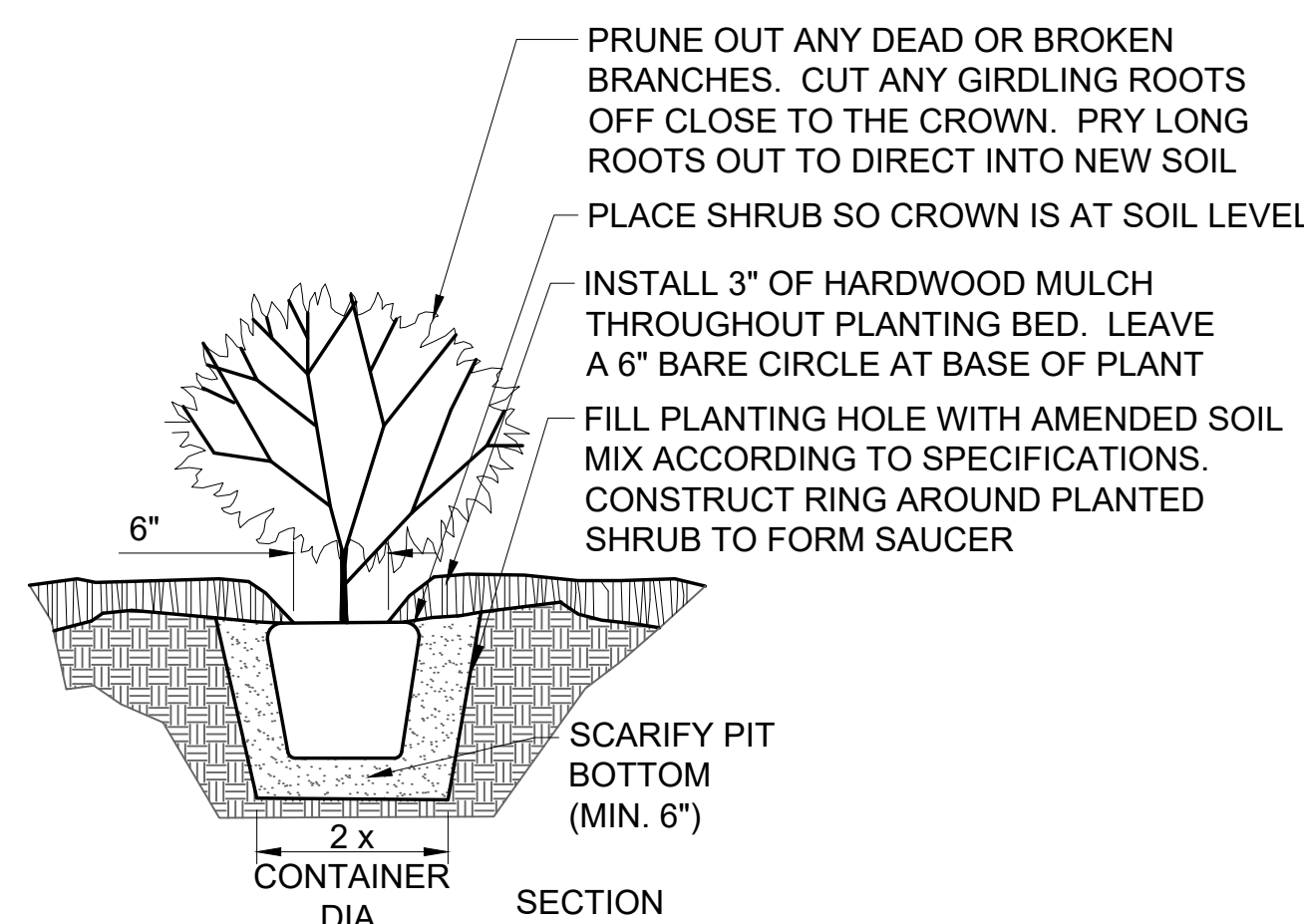
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Cercis canadensis 'Appalachian Red' / Appalachian Red Eastern Redbud	B&B	2" Cal.		2
	Juniperus chinensis 'Spartan' / Spartan Juniper	B&B		5' Ht Min.	8
	Picea orientalis 'Skylands' / Skylands Oriental Spruce	B&B		5' Ht Min.	6
	Picea pungens 'Fat Albert' / Fat Albert Colorado Spruce	B&B		5' Ht Min.	3
STREET TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Liriodendron tulipifera 'Fastigiata' / Columnar Tulip Poplar	B&B	2" Cal.		7
	Quercus robur x alba 'Crimschmidt' TM / Crimson Spire Oak	B&B	2" Cal.		6
	Ulmus propinqua 'JFS-Bieberich' TM / Emerald Sunshine Elm	B&B	2" Cal.		8
	Zelkova serrata 'JFS-KW1' TM / City Sprite Zelkova	B&B	2" Cal.		10
EVERGREEN SHRUB	BOTANICAL / COMMON NAME	CONT			QTY
	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	5 Gal.			14
	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	B&B		6' Ht. Min.	11
	Picea pungens 'Globosa' / Dwarf Globe Blue Spruce	5 Gal.			6



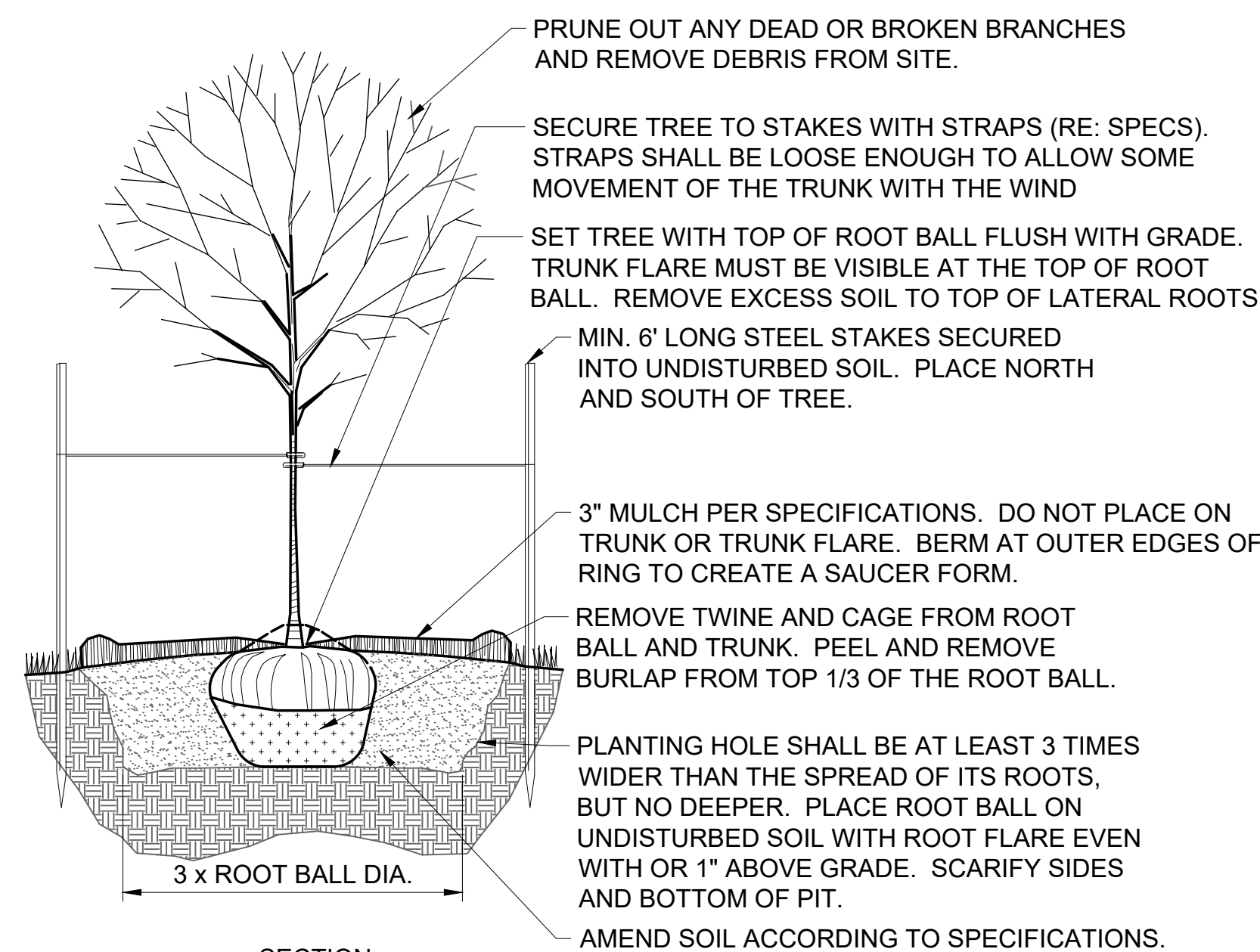
UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

TYPICAL UTILITY BOX SCREENING DETAILS - NTS

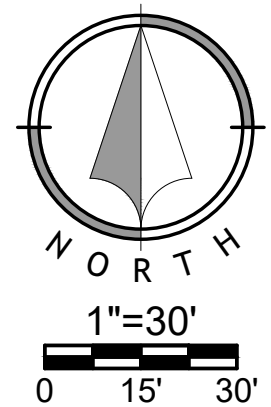
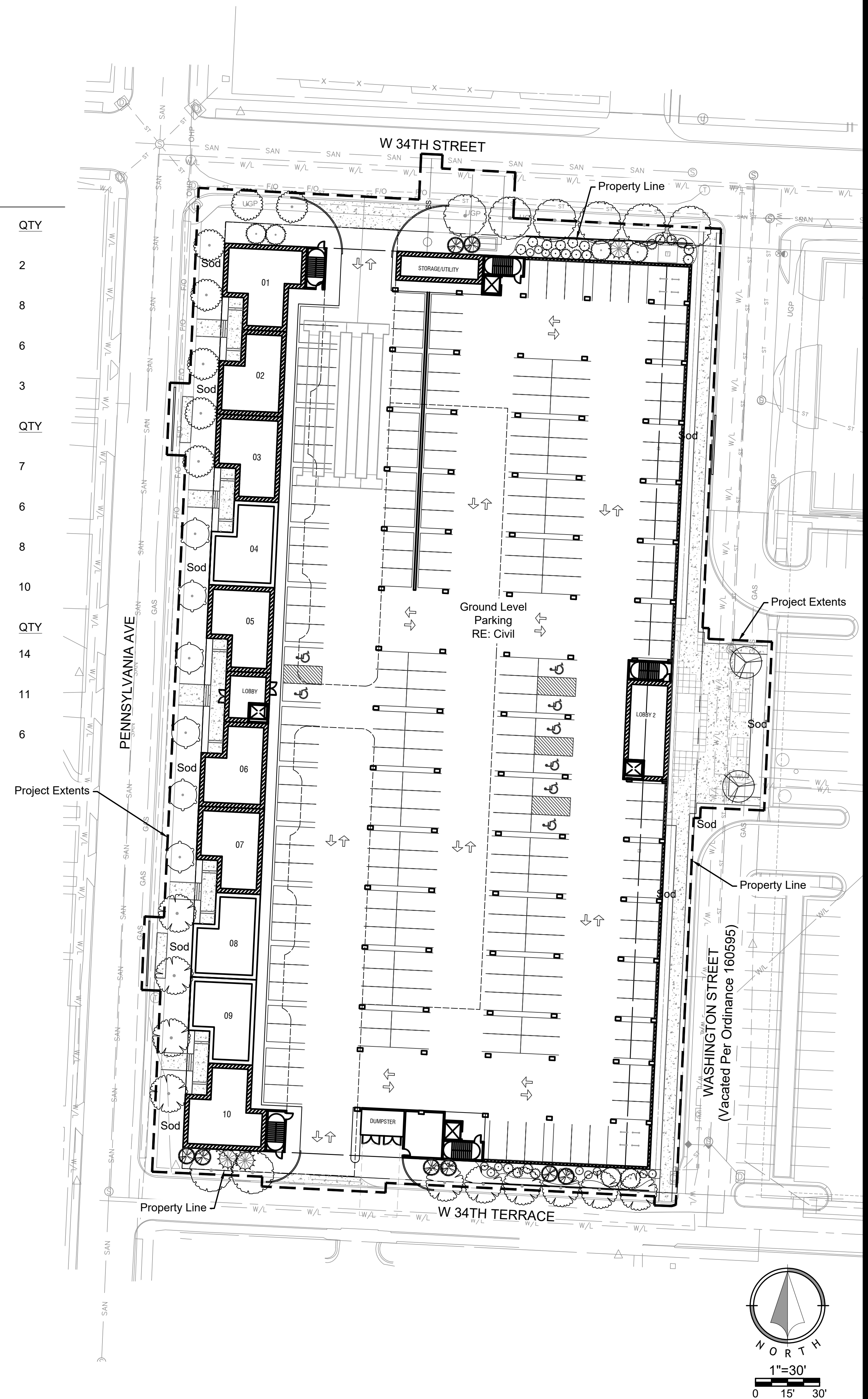


- NOTES:**
- REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
 - CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING
 - INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS

SHRUB PLANTING DETAIL - NTS



DECIDUOUS TREE PLANTING DETAIL - NTS



1.	11/29/2021	Original Submittal
NO.	DATE	REVISION
DRAWN BY	CHECKED BY	
AL	AG	

Renaissance Infrastructure Consulting

1815 MCCREE STREET, SUITE 200
 KANSAS CITY, MISSOURI 64108
 WWW.RIC-CONSULT.COM
 E-2010033630