



CITY PLAN COMMISSION STAFF REPORT

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

April 18, 2023

Project Name
303 Broadway

Docket #6

Request
CD-CPC-2023-00026
Development Plan

Applicant
Rich Kniss
NSPJ Architects

Owner
KC 303 Broadway LLC

Location 303 Broadway Blvd.
Area About 0.41 acres
Zoning M1-5
Council District 4th
County Jackson County
School District KCMO 110

Surrounding Land Uses

North: Light Industry, zoned M1-5
South: Light Industrial, zoned M1-5
East: Residential, zoned M1-5
West: Broadway Bridge

Major Street Plan

This section of Broadway Boulevard is not identified on the City's Major Street Plan.

Land Use Plan

The Greater Downtown Area Plan recommends Downtown Mixed Use for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 02/10/2023. Scheduling deviations from 2023 Cycle G have occurred to allow more time for the applicant to complete the public engagement requirement.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The Downtown Neighborhood Association is tied to the subject site.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on April 10, 2023. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

There is an existing dilapidated structure on the property. The lot slopes slightly to the north and Broadway Bridge is immediately west of the property.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a residential development plan to allow for a multi-unit building with parking and associated amenities.

CONTROLLING + RELATED CASES

None

PROFESSIONAL STAFF RECOMMENDATION

Docket #6 Recommendation
Approval with Conditions

PLAN REVIEW

The proposed development is a 9 story multi-unit residential structure with eighty-eight (88) units and associated amenities. The first two floors of the structure consist of parking, lobby space, and one small (416 square foot) residential unit and the remainder of the floors will consist of residential units and amenity spaces. The proposed development covers the entire lot, there is an existing building on the lot to the north has one building that will remain on the property.

The Broadway Bridge to the west is slated to be demolished which would allow for additional sunlight, more pedestrian connectivity, and a realignment of West 4th Street. The developer has provided additional street trees along the south and west sidewalks to allow for enhanced pedestrian experience. The strip of the land between the subject property and the property to the east will be filled with decorative gravel, due to the lack of sunlight and space for landscaping. The applicant is providing additional landscaping throughout the building decks and amenity areas including the outdoor fitness area, pool area, and rooftop deck.

The construction materials are made up of architectural panels, fiberglass windows and aluminum storefront, and parasoleil decorative panels. In order to decrease the amount of blank concrete walls along the two lower levels the developer is proposing decorative panels and varying architectural features.

The developer is providing 65 of the required 88 parking spaces within the parking garage. Due to site constraints and the location of the development in relation to multimodal transportation staff recommends that the developer receive approval of an alternative compliance parking plan prior to building permit. The alternative compliance parking plan will allow the developer to explore parking opportunities in the vicinity instead of increasing the height of the structure or creating a new surface parking lot. The developer is also requesting a deviation to the Floor Area Ratio.

PLAN ANALYSIS

**indicates adjustment/deviation*

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-140)*	Yes	No	Developer is seeking a deviation from the Lot and Building Standards.
Parkland Dedication (88-408)	Yes	Yes	
Parking and Loading Standards (88-420)*	Yes	No	Developer will require approval of an alternative compliance parking plan.
Landscape and Screening Standards (88-425)*	Yes	No	Developer is using landscaping alternatives.
Outdoor Lighting Standards (88-430)	Yes	Yes, subject to conditions	
Sign Standards (88-445)	Yes	Yes, subject to	

		conditions	
Pedestrian Standards (88-450)	Yes	Yes	

Deviation Requested:

Section 88-140-04 states that a development in the M1-5 zoning district have a maximum FAR (Floor Area Ratio) of 5.0, the applicant is seeking a waiver to this request to allow for a FAR of 5.31.

SPECIFIC REVIEW CRITERIA**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 plan will comply with all standards of the Zoning and Development Code and all other applicable City ordinances and policies when all conditions have been met.

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

The proposed use is allowed in an M1-5 zoning district.

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;

Vehicular ingress and egress to and from the site is generally safe and efficient. The internal circulation for vehicles within the parking garage is efficient and provides convenient access to different parts of the building.

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

The ingress and egress points to the parking garage are generally safe, the developer has included painted crosswalks on the plans. The developer has also increased the walkability of the site to facilitate the extension of the trail in the future. The short and long-term bicycle parking is compliant with the Zoning and Development Code.

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

The plan provides adequate utilities for the 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.

The location, orientation, and architectural features are compatible with adjacent properties. There is a variety of construction materials and colors used in existing developments within the vicinity of the project. The proposed materials are compatible with the surrounding buildings.

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 majority of the lot is taken up by the building, the applicant is proposing alternative landscaping options throughout the development to meet the requirements. There is one section on the Northeast corner of the building that is blank concrete, the developer added a 4-inch indent to add some architectural distinction, however staff has included a condition requiring the developer to continue to work with staff to determine a suitable alternative for the corner prior to building permit.

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 proposed development covers a majority of the lot, the parking garage design within the proposed development decreases the potential for a required surface parking lot. The developer is not providing the required number of parking stalls however, staff has included a condition requiring the approval of an alternative compliance parking plan prior to building permit which will allow for existing parking areas to be used in lieu of creating more surface parking.

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 trees on the property, the applicant was not required to submit a tree removal plan.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval with Conditions** as stated in the conditions report.

Respectfully Submitted,



Larisa Chambi, AICP
Lead Planner



Plan Conditions

Report Date: April 13, 2023

Case Number: CD-CPC-2023-00026

Project: 303 Broadway

Condition(s) by Aviation. Contact Mike Waller at (816) 243-3038 / Mike.Waller@kcmo.org with questions.

1. The proposed development is located in an area where the Charles B. Wheeler Downtown Airport (MKC) height zoning restrictions apply.

Given the potential height and proximity of this plan to MKC, the proposed development will exceed FAR Part 77, Objects Affecting Navigable Airspace, standards. The proponent/developer has filed an on-line Form 7460-1, Notice of Proposed Construction or Alteration, for permanent vertical improvements or new structures and shall receive a Determination of No Hazard to Air Navigation from the FAA. Temporary cranes used for construction activities extending higher than the proposed top elevation of the building will need to be evaluated for compliance with FAR Part 77 standards as well. The FAA's Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) website can be accessed at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

Aviation recommends the proponent/developer provide the FAA with a 1A survey accuracy statement assuming the highest horizontal and vertical tolerance was used for this design. This information certifies the ground elevations the developer has portrayed within the plans are to higher level of accuracy. Per OEAAA, if this accuracy statement isn't provided, an adjustment commensurate with a 50 foot vertical buffer is applied to the development. This information can be referenced at: <https://oeaaa.faa.gov/oeaaa/external/content/surveyAccuracy.jsp>

The proponent/developer is recommended to comply with Chapters 3, 4, and 5 of FAA Advisory Circular (AC) 70/7460-1, Obstruction Marking and Lighting, as amended.

KCAD is actively working with the FAA to address airspace restrictions in the River Market that will allow vertical development while at the same time ensuring airspace surfaces are maintained according to FAA criteria.

Condition(s) by City Planning and Development Department. Contact Larisa Chambi at (816) 513-8822 / Larisa.Chambi@kcmo.org with questions.

2. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
3. 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 prior to Certificate of Occupancy.
4. 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.
5. 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.
6. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
7. The developer shall submit and receive approval for an alternative compliance parking plan prior to the issuance of building permit.
8. The developer shall work with staff to find a suitable alternative to the section of blank concrete on the northeastern corner of the building prior to building permit.
9. The developer shall be granted a deviation to Section 88-140-04, requiring that a development in the M1-5 zoning district have a maximum FAR (Floor Area Ratio) of 5.0 to allow for a FAR (Floor Area Ratio) of 5.31.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

10. The developer shall 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
11. The developer shall 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.
12. 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 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 prior to issuance of any building permits, and the developer secure permits to construct any improvements required by the Land Development Division prior to issuance of any certificate of occupancy.
13. 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.
14. 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 as may be required.
15. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the improvements within 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.

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

16. 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)
17. Fire hydrant distribution shall follow IFC-2018 Table C102.1
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 -2013 § 8.7.2)
18. Buildings which have an occupiable floor greater than 75 feet above grade shall meet high-rise requirements (IFC 2018 Sec 914.3).
19. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
20. 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)
21. In buildings required to have standpipes by Section 905.3.1, not less than one standpipe shall be provided for use during construction. Such standpipes shall be installed prior to construction exceeding 40 feet (12 192mm) in height above the lowest level of fire department vehicle access. Such standpipes shall be provided with fire department hose connections at locations adjacent to stairways complying with Section 3311.1. As construction progresses, such standpipes shall be extended to within one floor of the highest point of construction having secured decking or flooring. (IFC-2018 3313.1)

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / Richard.Sanchez@kcmo.org with questions.

22. The developer shall be 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. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2023 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to certificate of occupancy.

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / Richard.Sanchez@kcmo.org with questions.

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 Public Works Department. Contact Bobby Evans at (816) 513-2794 / Bobby.Evans@kcmo.org with questions.

24. Requirements: The contractor shall provide, install, maintain and remove all signs, barricades, and channelization devices shown on the attached drawings. Access to adjacent properties shall be maintained. Traffic control shall comply with part VI of the MUTCD at all times. This permit must be on the job site at all times. Unless otherwise stipulated in this permit, an alternate accessible route must be maintained for temporary pedestrian route closures and access to all loading zones shall be maintained.

All open excavations shall be plated and the street reopened to traffic during non-working hours.

Pedestrian traffic control shall be maintained in accordance with APWA-KCMO Section 2305.4.

When a pedestrian route is temporarily closed for reconstruction, and alternate accessible route must be maintained. At no time shall the pedestrian route be closed on both sides of the street at the same time or for more than one continuous block.

No sidewalk shall be closed for more than fifteen (15) consecutive calendar days. Audible pedestrian warning devices or pedestrian audio recordings (PARs) shall be placed and maintained at each end of the closure alerting pedestrians of the closure and the detour route.

The contractor is responsible for posting any emergency regulation signs that are hereby authorized by this permit to be posted along a permitted lane closure. Permittee or their designee will need to contact the Police Department (non-emergency number) at the time the signs are posted which shall be 18 to 24 hours in advance of the tow away time.

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

25. No water service line will be less than 1-1/2" in diameter where three or more units or Commercial building will be served by one domestic service line and meter.
26. 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/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>
27. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact – Sean Allen - 816-513-0318
North of River contact - Pedro Colato – 816-513-4892



303 BROADWAY | KANSAS CITY, MO

INDEX OF DRAWINGS

01 - ARCHITECTURAL

- A0.00 COVER SHEET
- A2.00 LEVEL P1 & P2 PLANS
- A2.10 LEVEL 2 & 3 PLANS
- A2.20 LEVEL 10 PLAN
- A2.30 AMENITY PLANS
- A2.40 RENDERINGS
- A3.00 EXTERIOR ELEVATION
- A3.10 EXTERIOR ELEVATION
- A3.20 EXTERIOR ELEVATION

02 - LANDSCAPE

- L1.00 PLANTING PLAN
- L2.00 PLANTING DETAILS
- SP1.00 STREETScape PLAN

03 - CIVIL

- C1.00 OVERALL SITE PLAN
- C2.00 SITE PLAN
- C3.00 GRADING PLAN
- C4.00 UTILITY PLAN

UNIT MIX

UNIT TYPE	AREA	COUNT	PERCENTAGE
1 BED / 1 BATH			
UNIT A	783 SF	36	41%
UNIT B	650 SF	18	20%
		54	61%
1 BED / 1 BATH / DEN			
UNIT C	993 SF	18	20%
UNIT D	909 SF	15	17%
		33	38%
STUDIO			
UNIT S1	416 SF	1	1%
		1	1%
GRAND TOTAL		88	100%

PROJECT TEAM

OWNER:
KC 303 BROADWAY
303 BROADWAY
KANSAS CITY, MO 64015

CIVIL ENGINEER:
CF'S ENGINEERS
1421 E. 104TH STREET
KANSAS CITY, KS 64131
TEL: 916-333-4477
EMAIL: LSCOTT@CFSE.COM
CONTACT: LANCE W. SCOTT, P.E., VICE PRESIDENT

MEP ENGINEER:
PEC
609 MASSACHUSETTS STREET, SUITE 200
LAWRENCE, KS 66044
TEL: 785-842-6464
EMAIL: KMARTINOVIC@NSPJARCH.COM
CONTACT: DARIN CROWDER

POOL DESIGNER:
LORAX DESIGN GROUP
8021 SANTA FE DRIVE, SUITE 200
OVERLAND PARK, KS 66204
TEL: 913-872-7244
EMAIL: KRKRAISINGER@LORAXDESIGNGROUP.COM
CONTACT: KURT R. KRAISINGER, FOUNDER, PRESIDENT

CODE CONSULTANT:
FIRE PROTECTION & CODE CONSULTANTS KC, LLC
1330 BURLINGTON ST., SUITE 200
NORTH KANSAS CITY, MO 64116
TEL: 816-931-3377
EMAIL: JBURTON@FPC-CONSULTANTS.COM
CONTACT: JUSTIN BURTON

ARCHITECT:
NSPJ ARCHITECTS, P.A.
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208
TEL: (913)-831-1415
FAX: (913)-831-1563
EMAIL: THOMBURG@NSPJARCH.COM
CONTACT: TIM HOMBURG, AIA

STRUCTURAL ENGINEER:
FORTIS STRUCTURAL, LLC
7935 E. PRENTICE AVE., STE. 305
GREENWOOD VILLAGE, CO 80111
TEL: 720-693-3800
EMAIL: AWOOD@FORTISSTRUCTURAL.COM
CONTACT: ADAM J. WOOD, P.E.

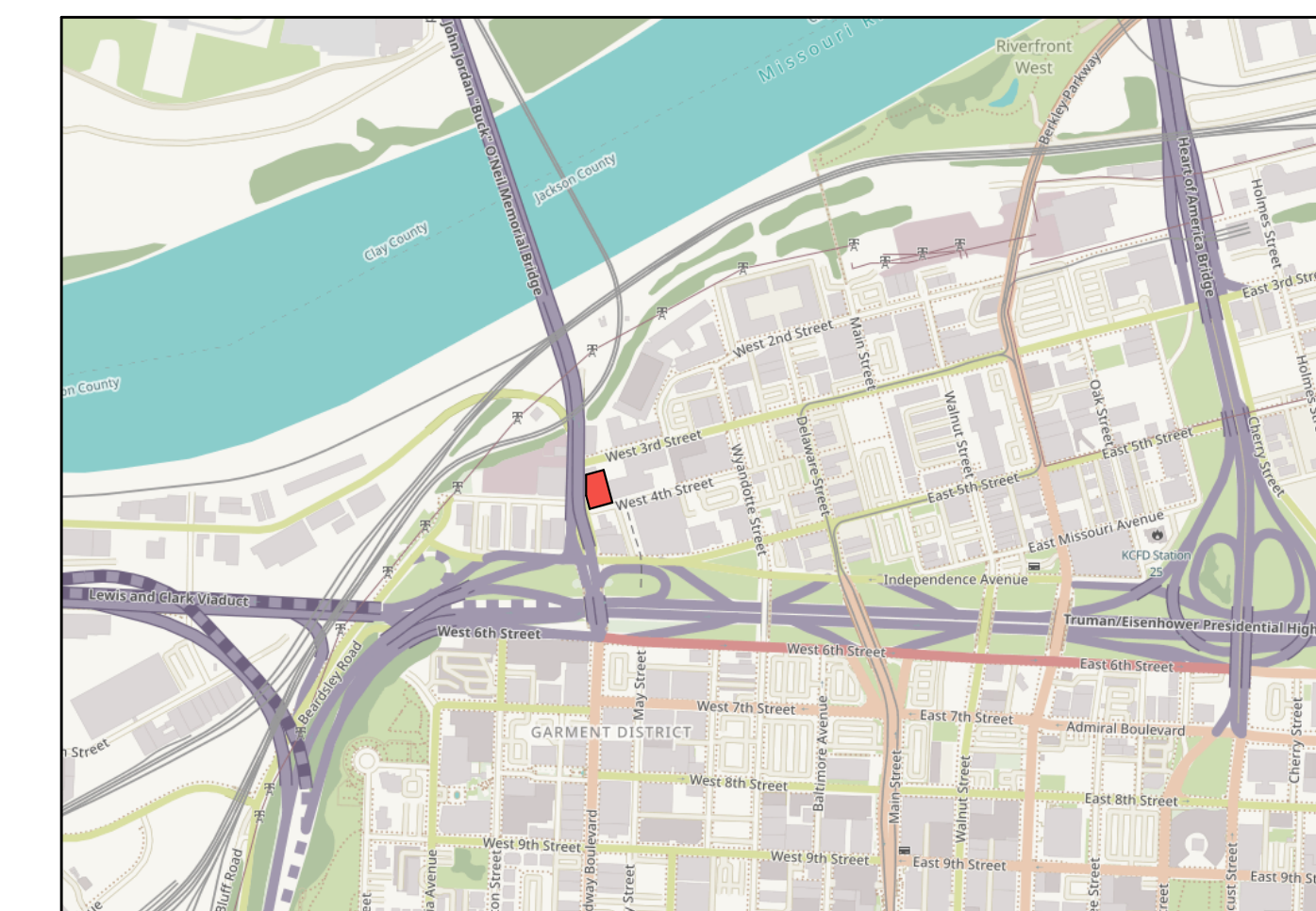
LANDSCAPE ARCHITECT:
NSPJ LANDSCAPE ARCHITECTS
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208
TEL: 913-831-1415
EMAIL: KMARTINOVIC@NSPJARCH.COM
CONTACT: KATIE MARTINOVIC, ASLA | PRINCIPAL LANDSCAPE ARCH.

ENVELOPE CONSULTANT:
BRAUN INTERTEC CORP.
11529 W. 79TH ST.
LENEXA, KS 66224
TEL: 913-862-0909
EMAIL: RMCGUIRE@BRAUNINTERTEC.COM
CONTACT: RICHARD R. MCGUIRE, P.E., OPERATIONS MGR., PRINCIPAL ENG.

PROJECT INFORMATION

PROJECT ADDRESS:
303 BROADWAY, 64105
CITY: KANSAS CITY
COUNTY: JACKSON
STATE: MISSOURI

VICINITY MAP



A MULTI-FAMILY DEVELOPMENT FOR:

303 Broadway

303 Broadway, Kansas City, MO 64105

DRAWING RELEASE LOG
03/17/23 - DEVELOPMENT PLAN
03/22/23 - 100% SET
03/17/23 - DEV. PLAN RESUBMITTAL

REVISIONS

JOB NO. 654119 DATE 03/17/2023
DRAWN BY RK/LG

DEVELOPMENT PLAN

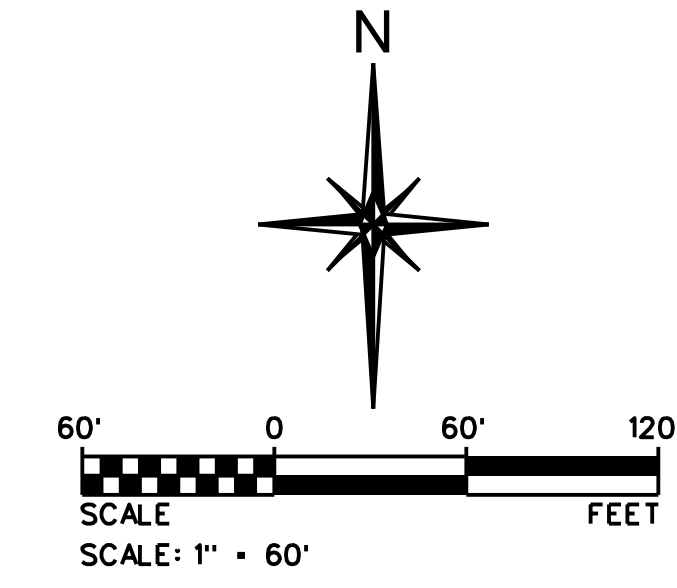
SHEET NAME COVER SHEET

SHEET NO.

A0.00

303 BROADWAY APARTMENTS DEVELOPMENT PLAN

303 BROADWAY BOULEVARD
SECTION 32, TOWNSHIP 50 NORTH, RANGE 33 WEST
JACKSON COUNTY, KANSAS CITY, MO



LEGEND:

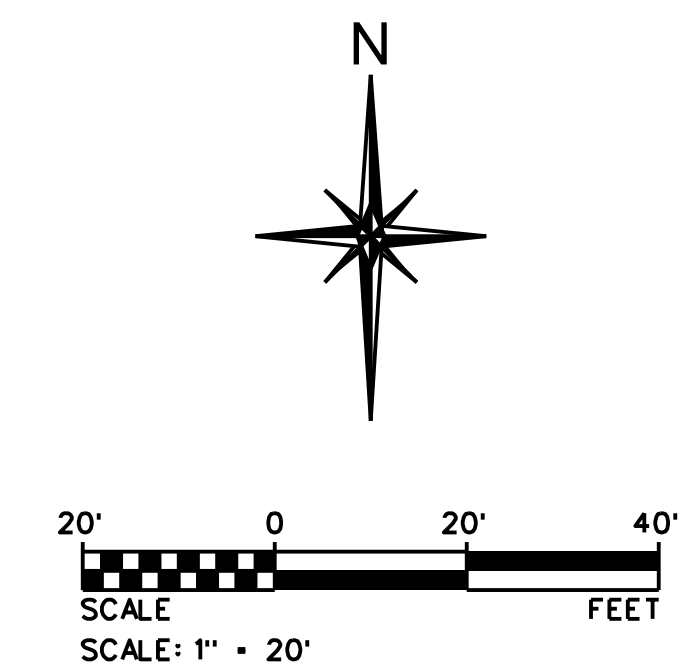
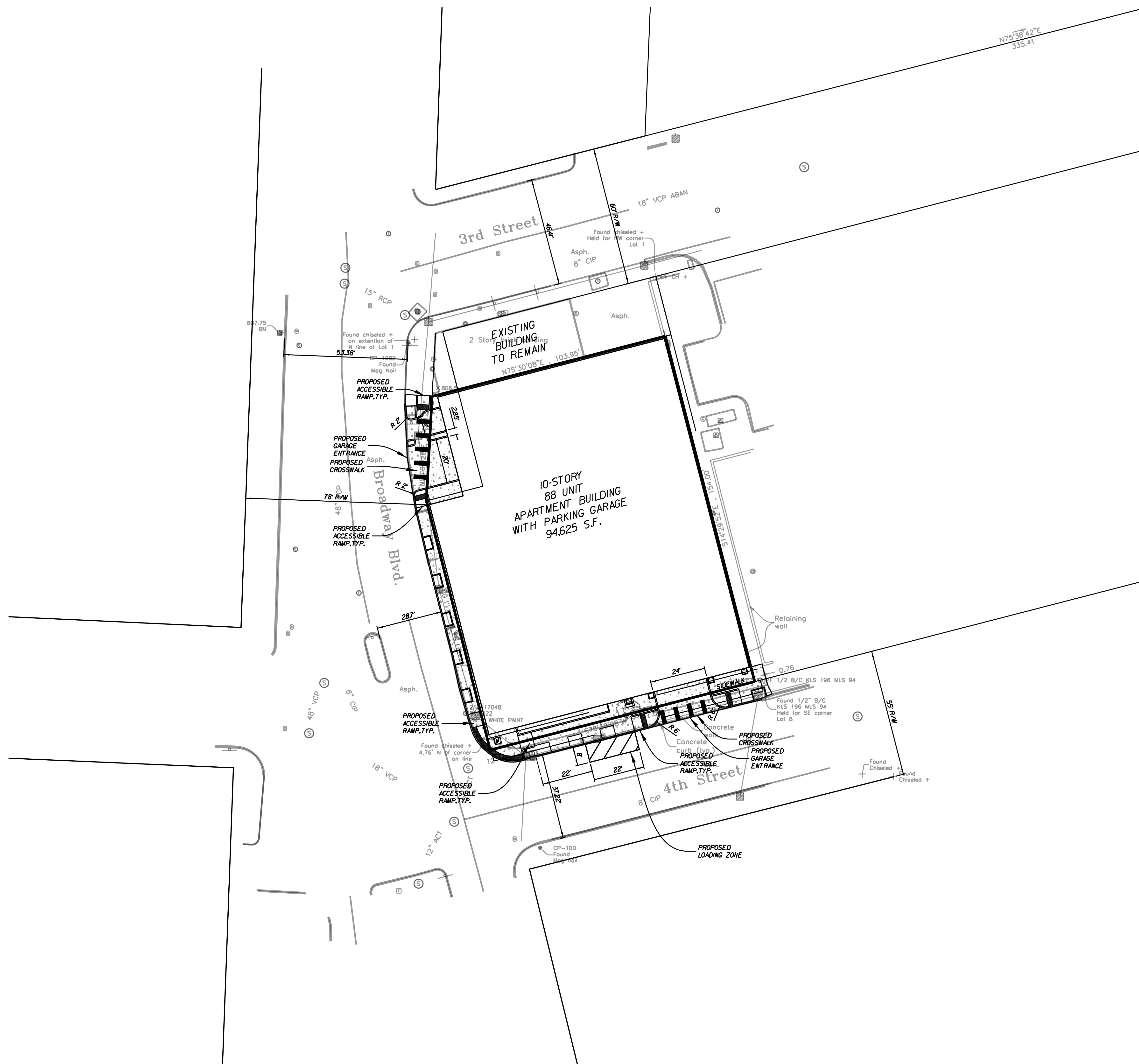
- 1 PROPERTY NUMBER
- PROPERTY LINE
- PROPOSED PROJECT BOUNDARY

KCMO LAND USE CODES:

- 1125 MULTIFAMILY - 5 UNITS OR GREATER
- 1126 CONDOMINIUM
- 2100 COMMERCIAL (NON-OFFICE)
- 2300 OFFICE
- 3120 LIGHT INDUSTRY / STORAGE / DISTRIBUTION / VEHICLE SALE / SERVICE
- 5212 PAVED PARKING / OTHER PAVED LOTS
- 5400 RAILROAD
- 9400 PERMANENT OPEN SPACE (E.G. FLOOD)
- 9500 VACANT RESIDENTIAL
- 9600 VACANT NON-RESIDENTIAL

PROPERTY SUMMARY TABLE:

1	OWNER: THOMPSON GUY TR-RO PAC RR ADDRESS: 201 WOODSWETHER RD ZONING: M-3.5 LANDUSE: 9600	16	OWNER: KCMO ADDRESS: NO ADDRESS ZONING: M-3.5 LANDUSE: 9600	31	OWNER: MISSOURI HIGHWAYS & TRANSPORTATION COMM ADDRESS: 400 BROADWAY BLVD. ZONING: M-3.5 LANDUSE: 9600
2	OWNER: KANSAS CITY TERMINAL RAILWAY COMPANY ADDRESS: 100 BROADWAY BLVD ZONING: M-3.5 LANDUSE: 9600	17	OWNER: KANSAS CITY TERMINAL RAILWAY COMPANY ADDRESS: NO ADDRESS ZONING: M-3.5 LANDUSE: 9600	32	OWNER: MISSOURI HIGHWAYS & TRANSPORTATION COMM ADDRESS: 258 W 3RD ST ZONING: M-3.5 LANDUSE: 2100
3	OWNER: BURLINGTON NORTHERN INC ADDRESS: NO ADDRESS ZONING: M-3.5 LANDUSE: 9600	18	OWNER: UNITED MISSOURI BANK ADDRESS: NO ADDRESS ZONING: M-3.5 LANDUSE: 9600	33	OWNER: EP-258 W 3RD LLC ADDRESS: 258 W 3RD ST ZONING: M-3.5 LANDUSE: 2100
4	OWNER: RIVERFRONT HOLDINGS LLC ADDRESS: NO ADDRESS ZONING: M-3.5 LANDUSE: 9600	19	OWNER: STATE BOARD K C SUB BELT RR ADDRESS: NO ADDRESS ZONING: M-3.5 LANDUSE: 9600	34	OWNER: KILKINNIK TUMBLEWEEDS LLC ADDRESS: 254 W 3RD ST ZONING: M-3.5 LANDUSE: 5200
5	OWNER: MID AMERICA APARTMENTS LP ADDRESS: 210 W 2ND STREET ZONING: M-3.5 LANDUSE: 9600	20	OWNER: RR STATE BOARD ADDRESS: NO ADDRESS ZONING: M-3.5 LANDUSE: 9600	35	OWNER: CFIRE BOURGOMONT LLC SERIES KC LOFTS ADDRESS: 206 WYANDOTTE ST. ZONING: M-3.5 LANDUSE: 5212
6	OWNER: CFIRE BOURGOMONT LLC SERIES KC LOFTS II ADDRESS: 200 WYANDOTTE STREET ZONING: M-3.5 LANDUSE: 5212	21	OWNER: MISSOURI HIGHWAYS & TRANSPORTATION COMM ADDRESS: 300 W 4TH ST ZONING: M-3.5 LANDUSE: 3120	36	OWNER: CFIRE BOURGOMONT LLC SERIES KC LOFTS ADDRESS: 218 W 3RD ST ZONING: M-3.5 LANDUSE: 5212
7	OWNER: STATE BOARD ADDRESS: NO ADDRESS ZONING: M-3.5 LANDUSE: 9600	22	OWNER: MISSOURI HIGHWAYS & TRANSPORTATION COMM ADDRESS: 318 BROADWAY BLVD. ZONING: M-3.5 LANDUSE: 3120	37	OWNER: OMR 204 W 3RD LLC ADDRESS: 204 W 3RD ST ZONING: M-3.5 LANDUSE: 3120
8	OWNER: MO PAC R R CO ADDRESS: NO ADDRESS ZONING: M-3.5 LANDUSE: 9600	23	OWNER: MISSOURI HIGHWAYS & TRANSPORTATION COMM ADDRESS: 304 BROADWAY BLVD. ZONING: M-3.5 LANDUSE: 5212	38	OWNER: BETTINGER RICHARDS & SALLEY E WELLS ADDRESS: 210 WYANDOTTE ST. ZONING: M-3.5 LANDUSE: 2100
9	OWNER: RR LOCAL ADDRESS: NO ADDRESS ZONING: M-3.5 LANDUSE: 9600	24	OWNER: MISSOURI HIGHWAYS & TRANSPORTATION COMM ADDRESS: 300 BROADWAY BLVD. ZONING: M-3.5 LANDUSE: 3120	39	OWNER: HRA RM WEST LLC ADDRESS: 228 W 4TH ST. ZONING: M-3.5 LANDUSE: 3120
10	OWNER: KANSAS CITY TERMINAL RAILWAY COMPANY ADDRESS: 210 WASHINGTON ST. ZONING: M-3.5 LANDUSE: 9600	25	OWNER: RR STATE BOARD ADDRESS: NO ADDRESS ZONING: M-3.5 LANDUSE: 9600	40	OWNER: SOMERA ROAD-300 WYANDOTTE GARAGE LLC ADDRESS: 300 WYANDOTTE ST. ZONING: M-3.5 LANDUSE: 2300
11	OWNER: RR LOCAL ADDRESS: NO ADDRESS ZONING: M-3.5 LANDUSE: 9600	26	OWNER: OMR 5TH LOT LLC ADDRESS: 500 W 5TH ST. ZONING: M-3.5 LANDUSE: 5212	41	OWNER: COLONIAL PATTERNS INC ADDRESS: 217 W 5TH ST. ZONING: M-3.5 LANDUSE: 3120
12	OWNER: RR LOCAL ADDRESS: NO ADDRESS ZONING: M-3.5 LANDUSE: 9600	27	OWNER: MISSOURI HIGHWAYS & TRANSPORTATION COMM ADDRESS: 500 W 5TH ST. ZONING: M-3.5 LANDUSE: 2300	42	OWNER: RIVER MARKET WEST II LLC ADDRESS: 217 W 4TH ST. ZONING: M-3.5 LANDUSE: 1125
13	OWNER: MISSOURI HIGHWAYS & TRANSPORTATION COMM ADDRESS: 214 WASHINGTON ST. ZONING: M-3.5 LANDUSE: 9600	28	OWNER: OMR LANDMARK LOFTS, LLC ADDRESS: 425 WASHINGTON ST. ZONING: M-3.5 LANDUSE: 1125	43	OWNER: CONOVER PLACE LLC ADDRESS: 210 W 5TH ST. ZONING: M-3.5 LANDUSE: 1126
14	OWNER: BOXES AND MORE LLC ADDRESS: 208 BROADWAY BLVD. ZONING: M-3.5 LANDUSE: 3120	29	OWNER: MISSOURI HIGHWAYS & TRANSPORTATION COMM ADDRESS: 425 W 4TH ST. ZONING: M-3.5 LANDUSE: 9600	44	OWNER: KC LOFTS RICH ON OWNER LLC ADDRESS: 200 W 5TH ST. ZONING: M-3.5 LANDUSE: 1125
15	OWNER: KANSAS CITY TERMINAL RAILWAY COMPANY ADDRESS: NO ADDRESS ZONING: M-3.5 LANDUSE: 9600	30	OWNER: KRALEY PROPERTIES LLC ADDRESS: 425 W 5TH ST. ZONING: M-3.5 LANDUSE: 2100	45	OWNER: EP-301 BROADWAY LLC ADDRESS: 301 BROADWAY BLVD ZONING: M-3.5 LANDUSE: 3120



LEGEND:

PROPOSED CONCRETE PAVEMENT

LEGAL DESCRIPTION:

LOTS 2 AND 3, EXCEPT THE EAST 27.5 FEET AND ALL OF LOTS 4, 5, 6, 7 AND 8, EXCEPT THE EAST 25 FEET THEREOF, ALSO EXCEPT FROM ALL OF THE ABOVE LOTS ANY PART THEREOF IN STREETS AND ROADS, IN O. CASE & BAL'S SUBDIVISION OF LAND 28 IN OLD TOWN, KANSAS CITY, JACKSON COUNTY, MISSOURI, TOGETHER WITH THAT PART OF VACATED BROADWAY THAT LIES WEST OF THE WEST LINE OF LOTS 2 AND 3 IN THE ABOVE ADDITION AND EAST OF A STRAIGHT LINE DRAWN BETWEEN THE NORTHWEST CORNER OF LOT 4 AND THE NORTHWEST CORNER OF LOT 1 IN THE ABOVE ADDITION.

SITE DATA TABLE				
SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED	APPROVED
ZONING	M-5	M-5		
GROSS LAND AREA				
IN SQUARE FEET	17,833.77	17,833.77		
IN ACRES	0.41	0.41		
RIGHT OF WAY DEDICATION				
IN SQUARE FEET	0	0		
IN ACRES	0	0		
NET LAND AREA				
IN SQUARE FEET	17,833.77	17,833.77		
IN ACRES	0.41	0.41		
BUILDING AREA (S.D.F.T.)	11,651	94,625		
FLOOR AREA RATIO	0.65	5.31	5.0 TO 5.31	
RESIDENTIAL INFO				
TOTAL DWELLING UNITS	0	88		
MULTI-UNIT BUILDING	0	88		
TOTAL LOTS	1	1		
RESIDENTIAL	1	1		

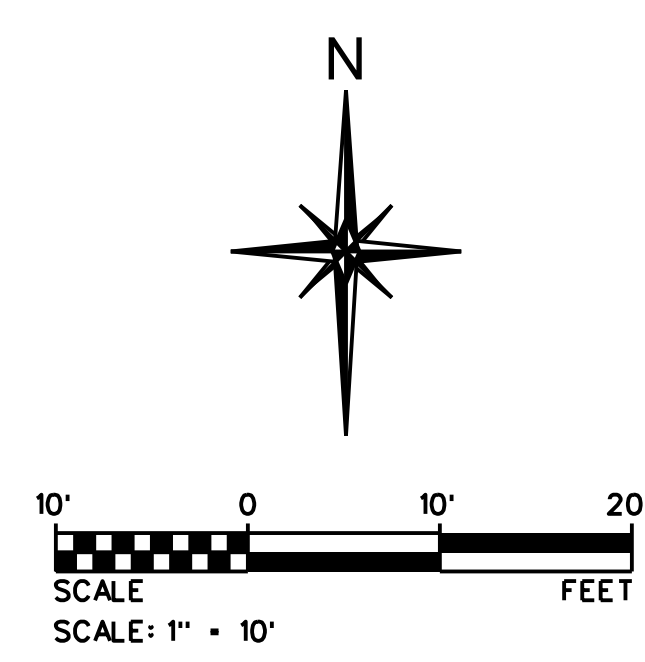
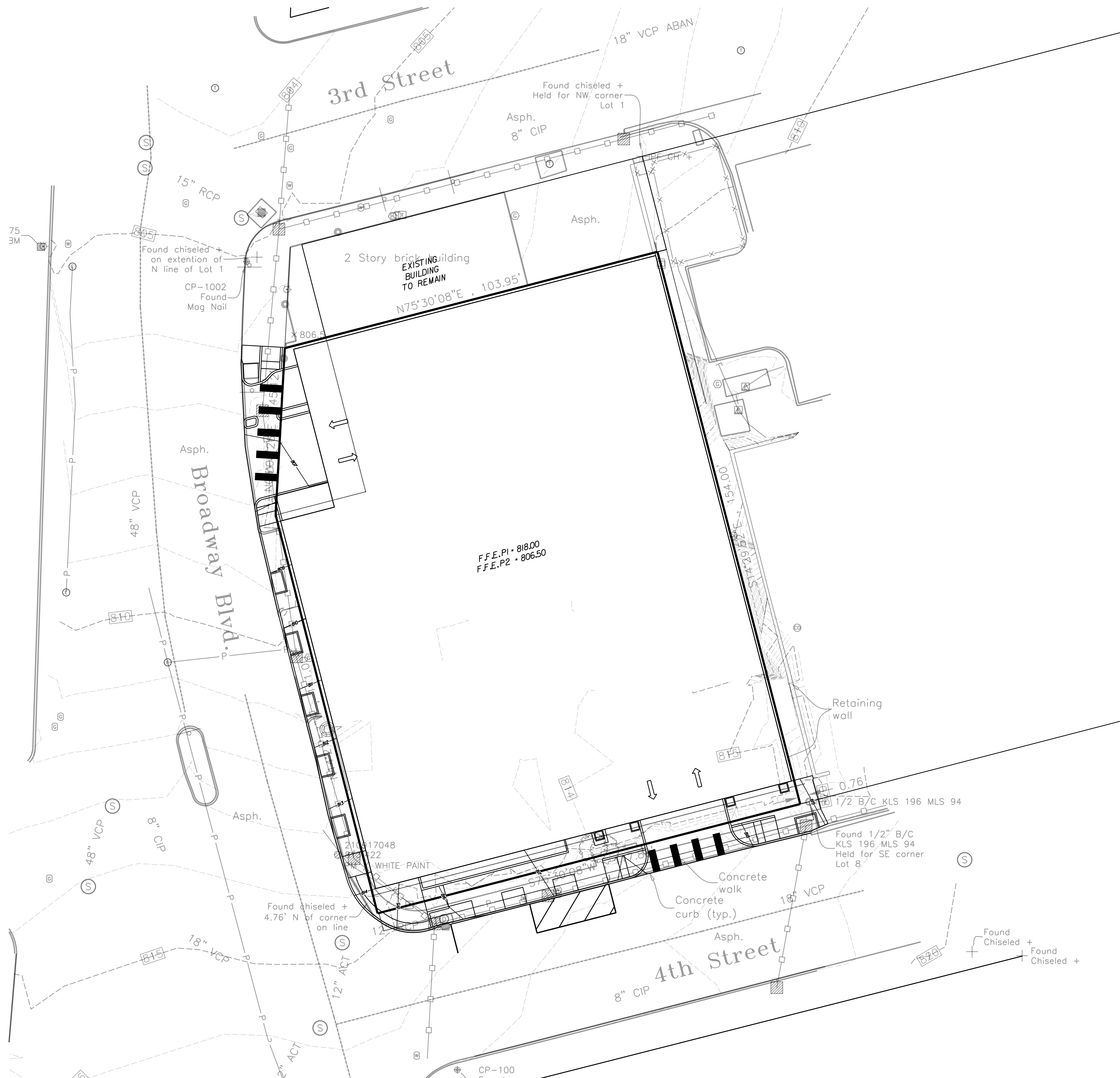
BUILDING DATA TABLE				
BUILDING DATA	REQUIRED	PROPOSED	DEVIATION REQUESTED	APPROVED
REAR SETBACK	0 FT	0 FT		
FRONT SETBACK	0 FT	0 FT		
SIDE SETBACK	0 FT	0 FT		
SIDE SETBACK (ABUTTING STREET)	0 FT	0 FT		
HEIGHT	NONE	139 FT		

PARKING SUMMARY TABLE					
88-420 - PARKING	VEHICLE SPACES		BIKE SPACES		ALTERNATIVES PROPOSED
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	
PROPOSED USES					
MULTI-UNIT BUILDING	88 SPACES	65 SPACES	7 SHORT 30 LONG	7 SHORT 30 LONG	
TOTAL	88 SPACES	65 SPACES	37 SPACES	37 SPACES	

PARKLAND DEDICATION REQUIREMENTS				
DWELLING UNIT TYPE	NUMBER OF UNITS	PEOPLE PER UNIT	ACRES OF PARKLAND PER PERSON	ACRES OF PARKLAND REQUIRED
DETACHED HOUSES	0	3.7	0.006	0
SEMI-ATTACHED HOUSES	0	3	0.006	0
MULTI-UNIT BUILDINGS	88	2	0.006	1.06
TOTAL PARKLAND DEDICATION REQUIRED (ACRES)				1.06

PARKLAND DEDICATION:

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. SHOULD THE DEVELOPER CHOOSE TO PAY CASH-IN-LIEU OF DEDICATING ALL OR A PORTION OF THE REQUIRED AREA, THE AMOUNT DUE SHALL BE BASED UPON THE 2023 ACQUISITION RATE OF \$642,208 PER ACRE.



- LEGEND:**
- PROPOSED MAJOR CONTOUR LINE
 - PROPOSED MINOR CONTOUR LINE
 - EXISTING MAJOR CONTOUR LINE
 - EXISTING MINOR CONTOUR LINE

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A MULTI-FAMILY DEVELOPMENT FOR:
303 BROADWAY
303 BROADWAY
KANSAS CITY, MISSOURI

DRAWING RELEASE LOG
02.13.23 DEVELOPMENT PLAN
SUBMITTAL

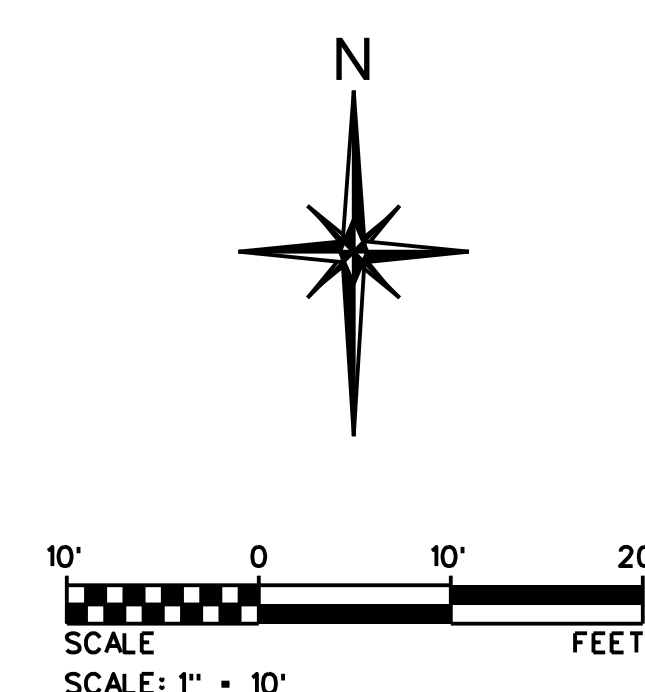
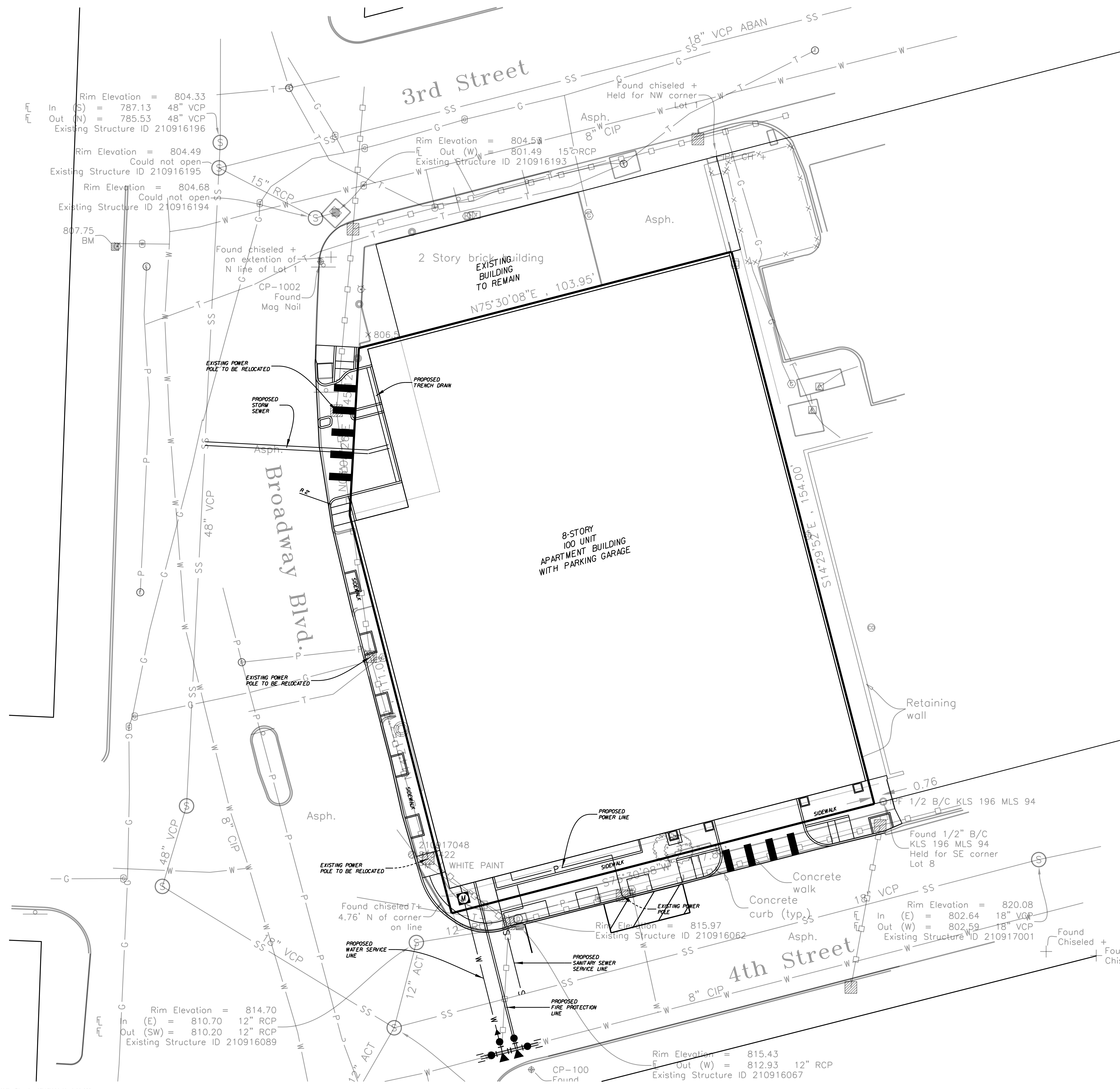
REVISIONS

NO.	DATE	REVISION TITLE
1	01.01.22	REVISION TITLE

JOB NO. 654119 DATE 02.13.23
DRAWN BY AUTHOR
DEVELOPMENT PLAN

SHEET NAME
GRADING PLAN

SHEET NO.
C3.00



LEGEND:

	PROPOSED SANITARY SEWER SERVICE LINE
	PROPOSED #4 PVC CONDUIT FOR POWER
	PROPOSED WATER SERVICE LINE
	PROPOSED FIRE PROTECTION LINE
	PROPOSED STORM SEWER LINE

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A MULTI-FAMILY DEVELOPMENT FOR:

303 BROADWAY

303 BROADWAY
KANSAS CITY, MISSOURI

DRAWING RELEASE LOG
02.13.23 DEVELOPMENT PLAN
SUBMITTAL

REVISIONS

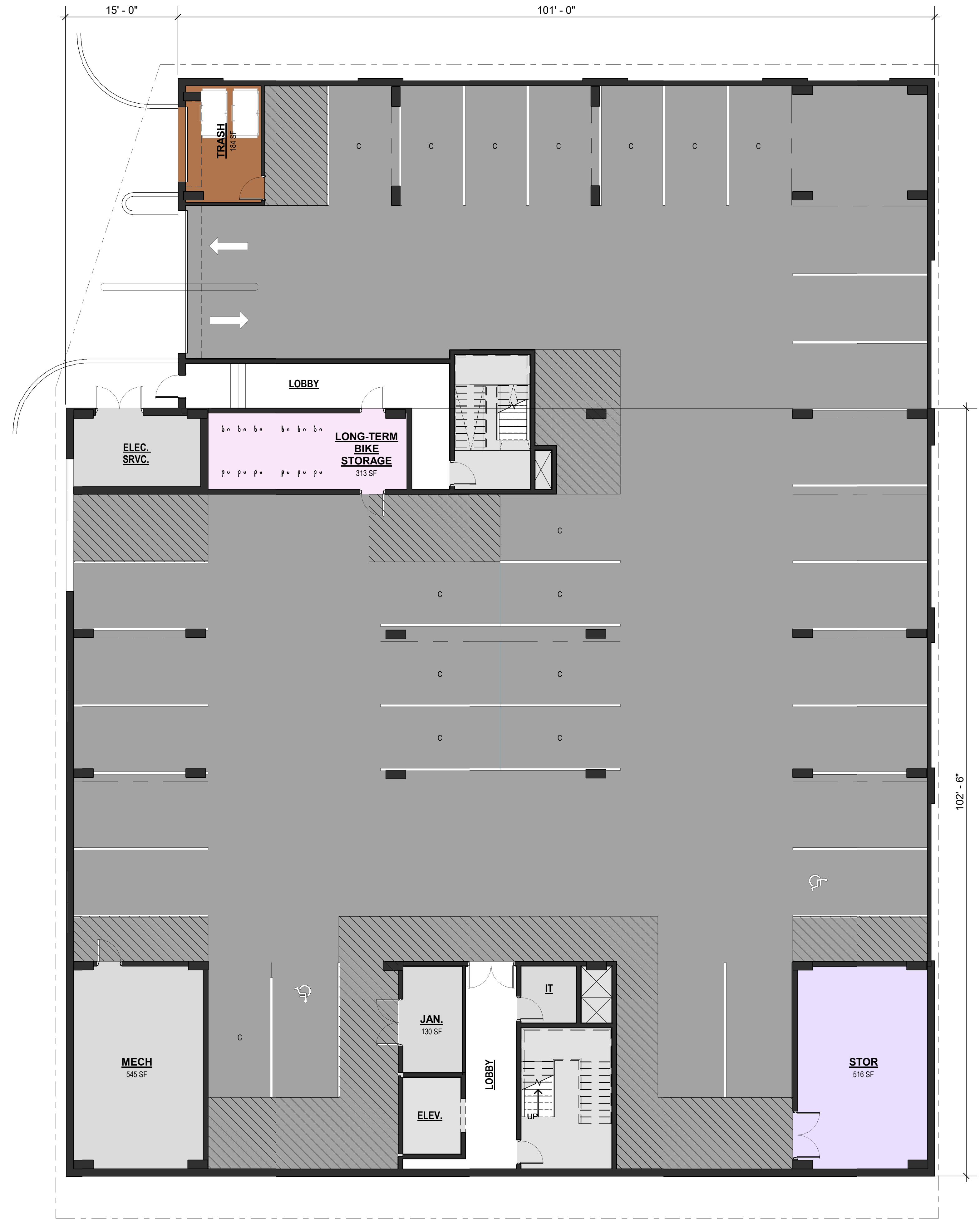
1	01.01.22	REVISION TITLE
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Job No. 654119 DATE 02.13.23
DRAWN BY AUTHOR
DEVELOPMENT PLAN
SHEET NAME
UTILITY PLAN
SHEET NO.

C4.00



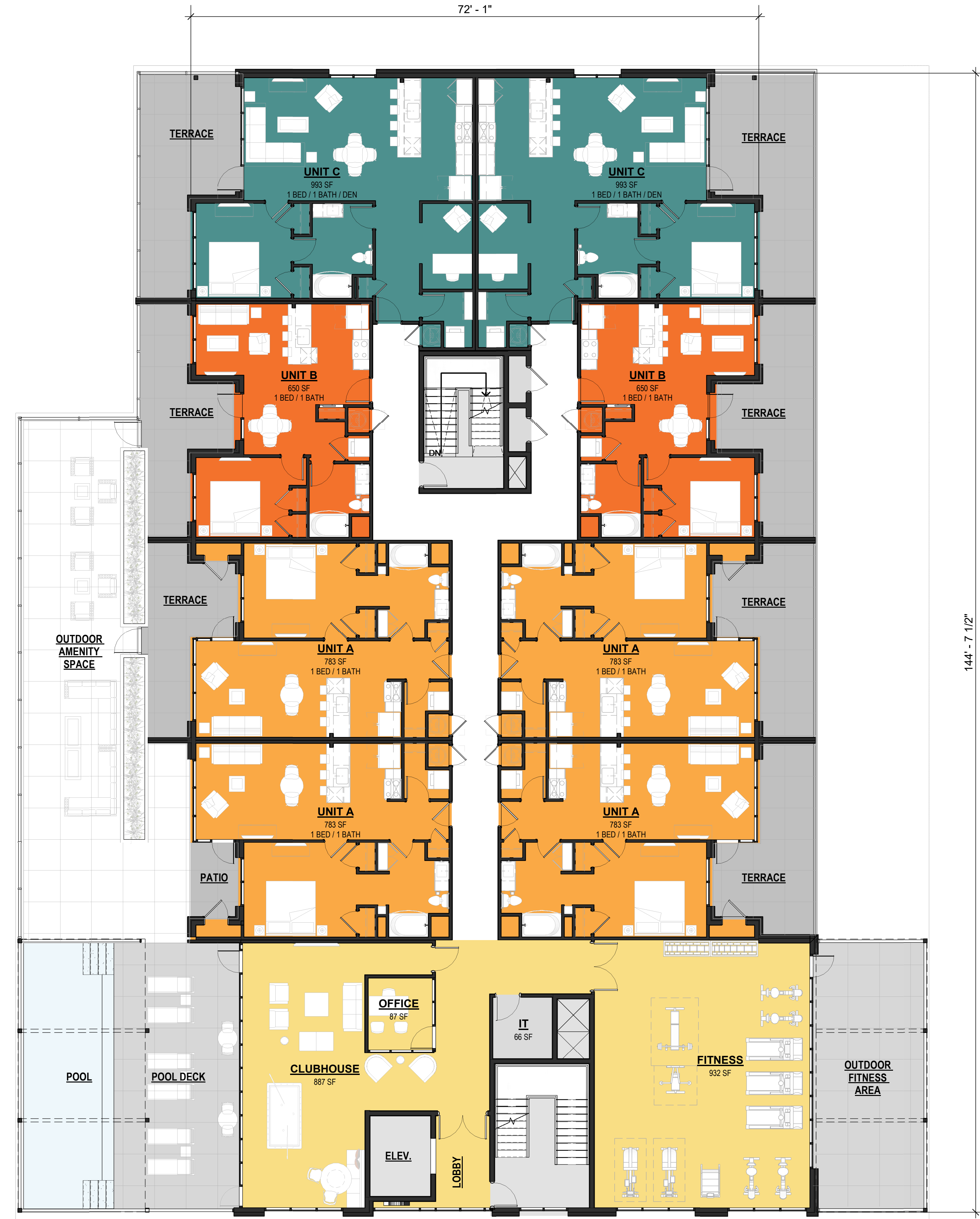
② 1ST FLOOR/LEVEL P1 PLAN
1/8" = 1'-0"



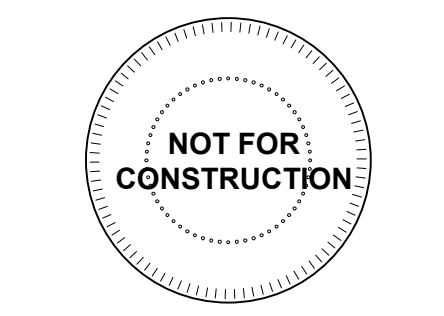
① LEVEL P2 FLOOR PLAN
1/8" = 1'-0"



2 3RD -9TH FLOOR PLAN (TYP.)
1/8" = 1'-0"



1 2ND FLOOR PLAN
1/8" = 1'-0"



DRAWING RELEASE LOG

10/22/23	DEV. PLAN
09/22/23	100% SUBMIT
07/22/23	DEV. PLAN RESUBMITTAL

REVISIONS

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JOB NO. 654119 DATE 03/17/2023
DRAWN BY RK/LG
DEVELOPMENT PLAN

SHEET NAME LEVEL 2 & 3 PLANS

SHEET NO. **A2.10**



① 10TH FLOOR PLAN
1/8" = 1'-0"

DRAWING RELEASE LOG

10-13-23	DEVELOPMENT PLAN
02-22-24	100% SD SET
03-17-25	DEV. PLAN RESUBMITTAL

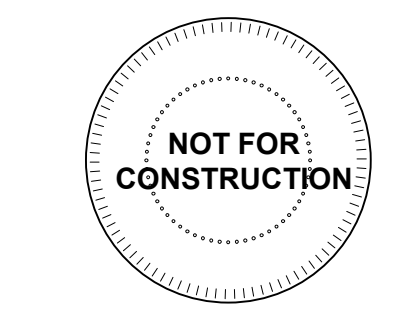
REVISIONS

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JOB NO. 654119 DATE 03/17/2023
DRAWN BY RK/LG
DEVELOPMENT PLAN

SHEET NAME
LEVEL 10 PLAN

SHEET NO.
A2.20



DRAWING RELEASE LOG
• 03-13-23 - DEVELOPMENT PLAN
• 03-22-23 - 100% SUBMITTAL
• 03-27-23 - DEV. PLAN RESUBMITTAL

REVISIONS

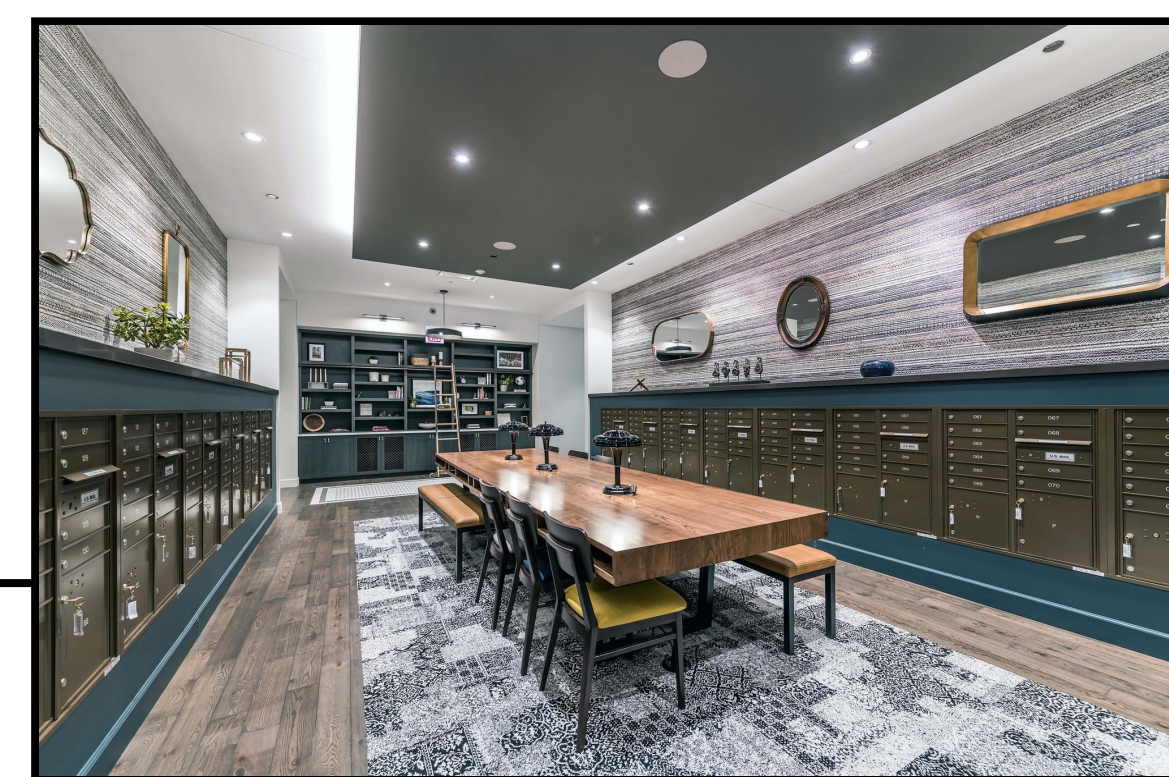
JOB NO. 654119 DATE 03/17/2023
DRAWN BY RK/LG
DEVELOPMENT PLAN

SHEET NAME AMENITY PLANS

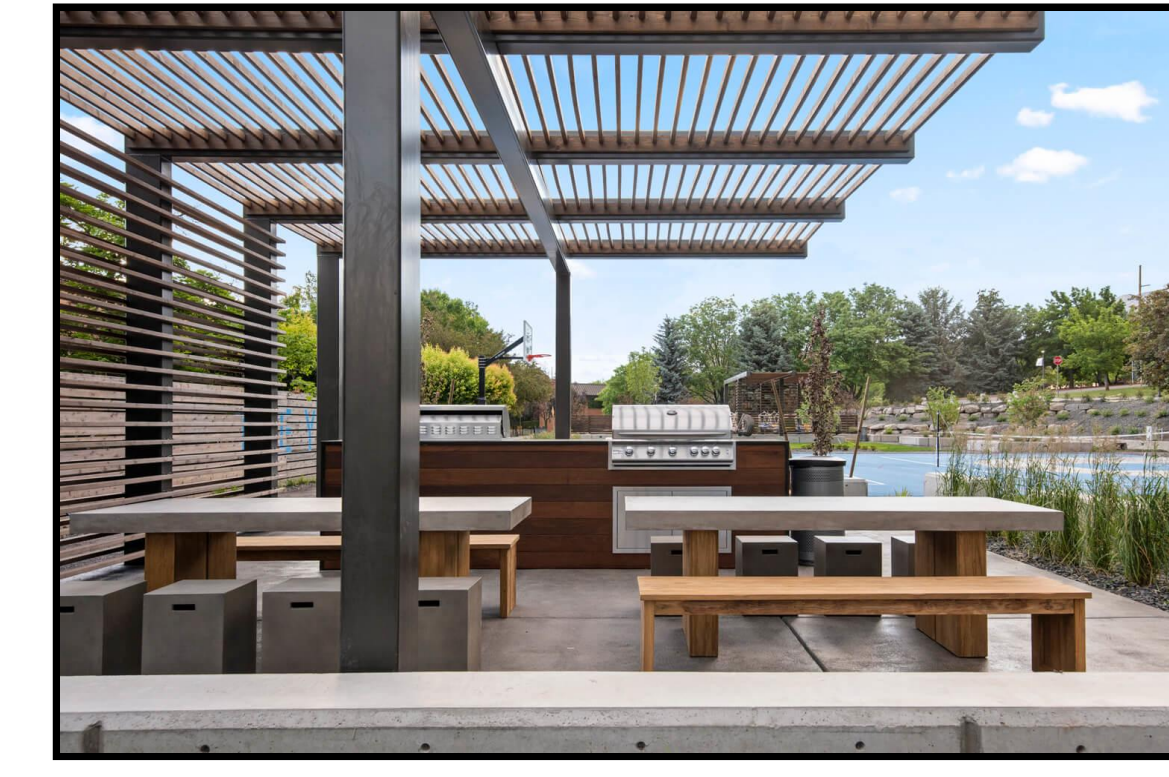
SHEET NO. **A2.30**



3 LOBBY/MAILROOM
1/4" = 1'-0"



2 ROOFTOP AMENITY SPACE
1/4" = 1'-0"



USE AMENITY SPACE



SOUTHWEST PERSPECTIVE

1/2" = 1'-0"

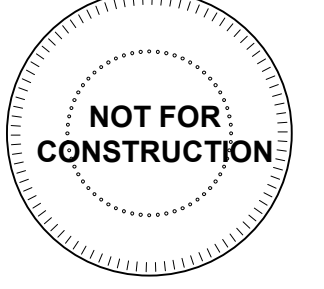


SOUTHEAST PERSPECTIVE

1/2" = 1'-0"

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A MULTI-FAMILY DEVELOPMENT FOR:

303 Broadway

303 Broadway, Kansas City, MO 64105

DRAWING RELEASE LOG
 03-13-23 - DEVELOPMENT PLAN
 03-22-23 - 100% SET
 03-17-23 - DEV. PLAN RESUBMITTAL

REVISIONS

JOB NO. 654119 DATE 03/17/2023
 DRAWN BY RK/LG
 DEVELOPMENT PLAN

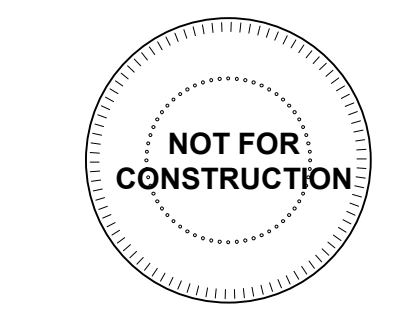
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SHEET NO.

A2.40

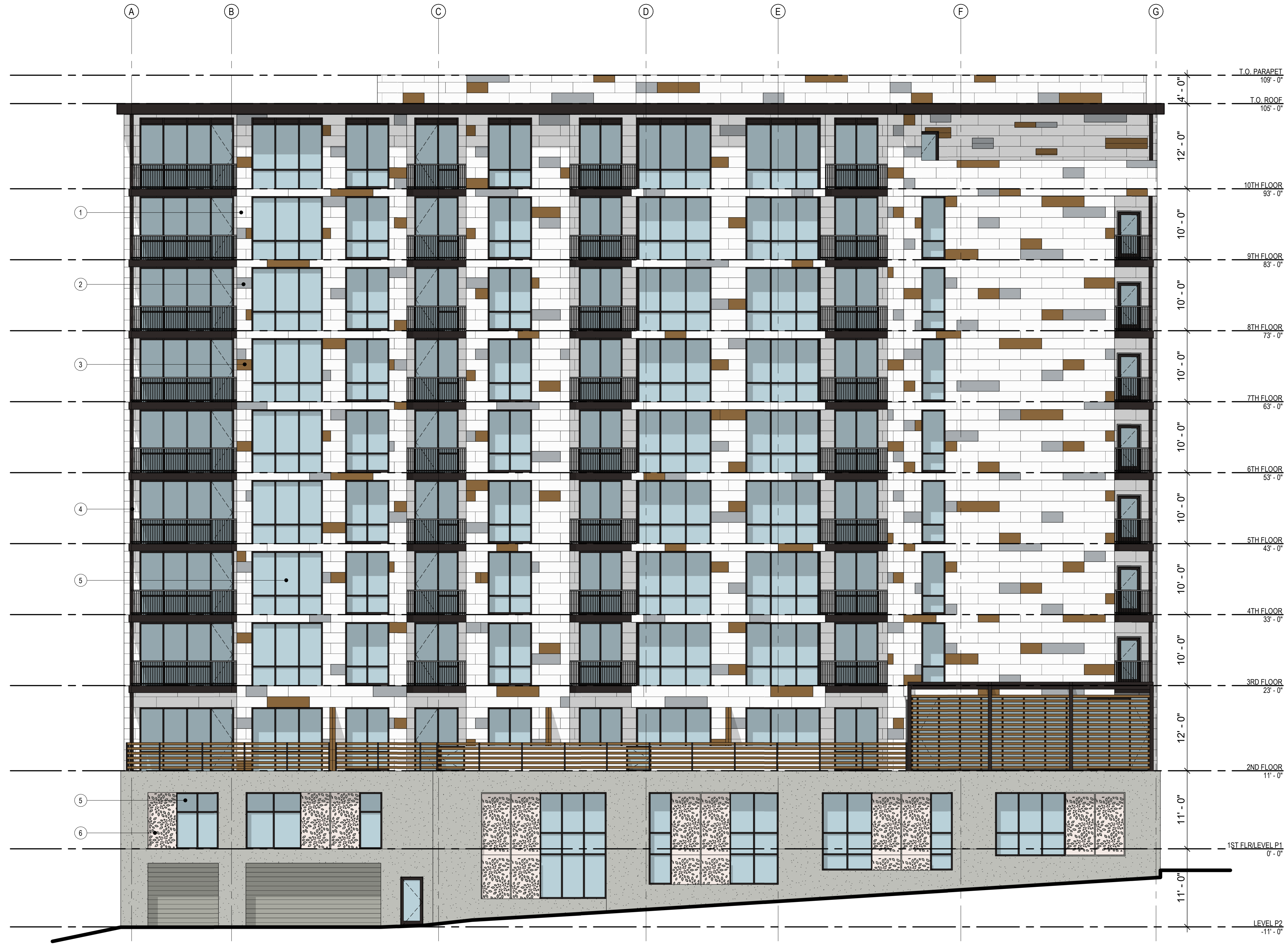
ARCH E1 30' x 42'

3/17/2023 1:49 PM



EXTERIOR MATERIALS LEGEND

- 1 NICHHA ARCHITECTURAL PANEL - ILLUMINATION 1818 | EXTRA WHITE
- 2 NICHHA ARCHITECTURAL PANEL - ILLUMINATION 1818 | MORNING FOG
- 3 NICHHA ARCHITECTURAL PANEL - RIFTSAWN 1818 | PECAN
- 4 FIBERGLASS WINDOWS & ALUMINUM STOREFRONT | DARK BRONZE
- 5 GLASS | LOW-E COATING (TRANSPARENT)
- 6 PARASOLEIL DECORATIVE PANELS | BUFF STONE



1 WEST ELEVATION
1/8" = 1'-0"

A MULTI-FAMILY DEVELOPMENT FOR:

303 Broadway

303 Broadway, Kansas City, MO 64105

DRAWING RELEASE LOG
12-22-22 DEV PLAN
12-22-22 100% SET
12-22-22 DEV PLAN RESUBMITTAL

REVISIONS

JOB NO. 654119 DATE 03/17/2023
DRAWN BY RK/LG
DEVELOPMENT PLAN

SHEET NAME EXTERIOR ELEVATION

SHEET NO. **A3.00**

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A MULTI-FAMILY DEVELOPMENT FOR:
303 Broadway
303 Broadway, Kansas City, MO 64105

DRAWING RELEASE LOG

12-13-22	DEVELOPMENT PLAN
02-22-23	100% SUB SET
03-17-23	DEV. PLAN RESUBMITTAL

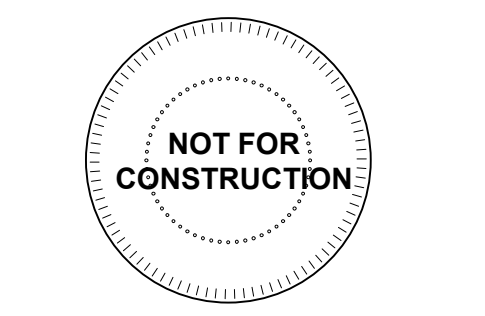
REVISIONS

JOB NO. 654119 DATE 03/17/2023
DRAWN BY RK/LG
DEVELOPMENT PLAN
SHEET NAME EXTERIOR ELEVATION
SHEET NO. **A3.10**

- EXTERIOR MATERIALS LEGEND**
- 1 NICHHA ARCHITECTURAL PANEL - ILLUMINATION 1818 | EXTRA WHITE
 - 2 NICHHA ARCHITECTURAL PANEL - ILLUMINATION 1818 | MORNING FOG
 - 3 NICHHA ARCHITECTURAL PANEL - RIFTSAWN 1818 | PECAN
 - 4 FIBERGLASS WINDOWS & ALUMINUM STOREFRONT | DARK BRONZE
 - 5 GLASS | LOW-E COATING (TRANSPARENT)
 - 6 PARASOLEIL DECORATIVE PANELS | BUFF STONE

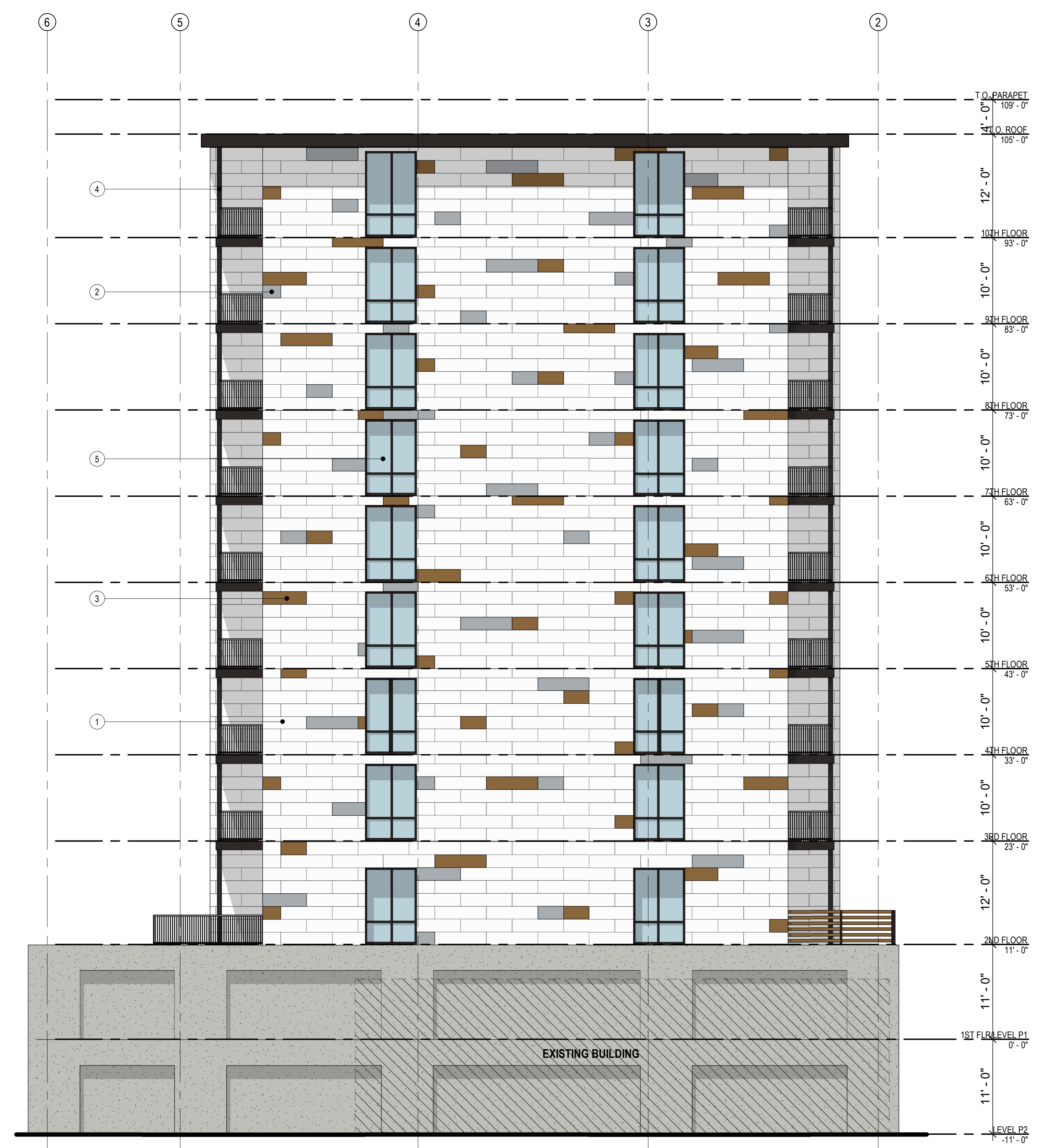


1 EAST ELEVATION
1/8" = 1'-0"



EXTERIOR MATERIALS LEGEND

- 1 NICHHA ARCHITECTURAL PANEL - ILLUMINATION 1818 | EXTRA WHITE
- 2 NICHHA ARCHITECTURAL PANEL - ILLUMINATION 1818 | MORNING FOG
- 3 NICHHA ARCHITECTURAL PANEL - RIFTSAWN 1818 | PECAN
- 4 FIBERGLASS WINDOWS & ALUMINUM STOREFRONT | DARK BRONZE
- 5 GLASS | LOW-E COATING (TRANSPARENT)
- 6 PARASOLEIL DECORATIVE PANELS | BUFF STONE



1 NORTH ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"

A MULTI-FAMILY DEVELOPMENT FOR:

303 Broadway

303 Broadway, Kansas City, MO 64105

DRAWING RELEASE LOG

- 18-12-23 - DEVELOPMENT PLAN
- 22-23 - 100% SET
- 17-23 - DEV. PLAN RESUBMITTAL

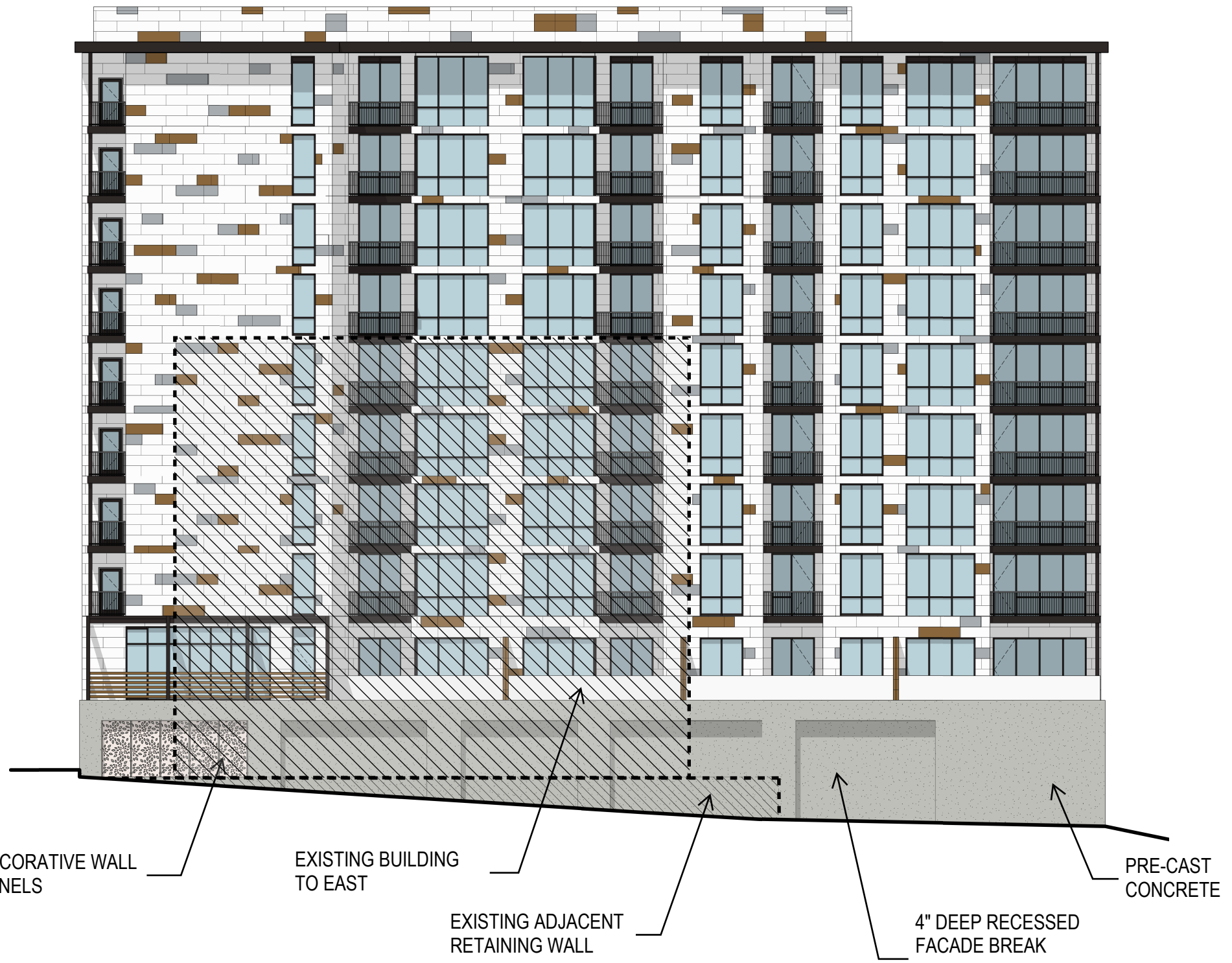
REVISIONS

JOB NO. 654119 DATE 03/17/2023
DRAWN BY RK/LG
DEVELOPMENT PLAN

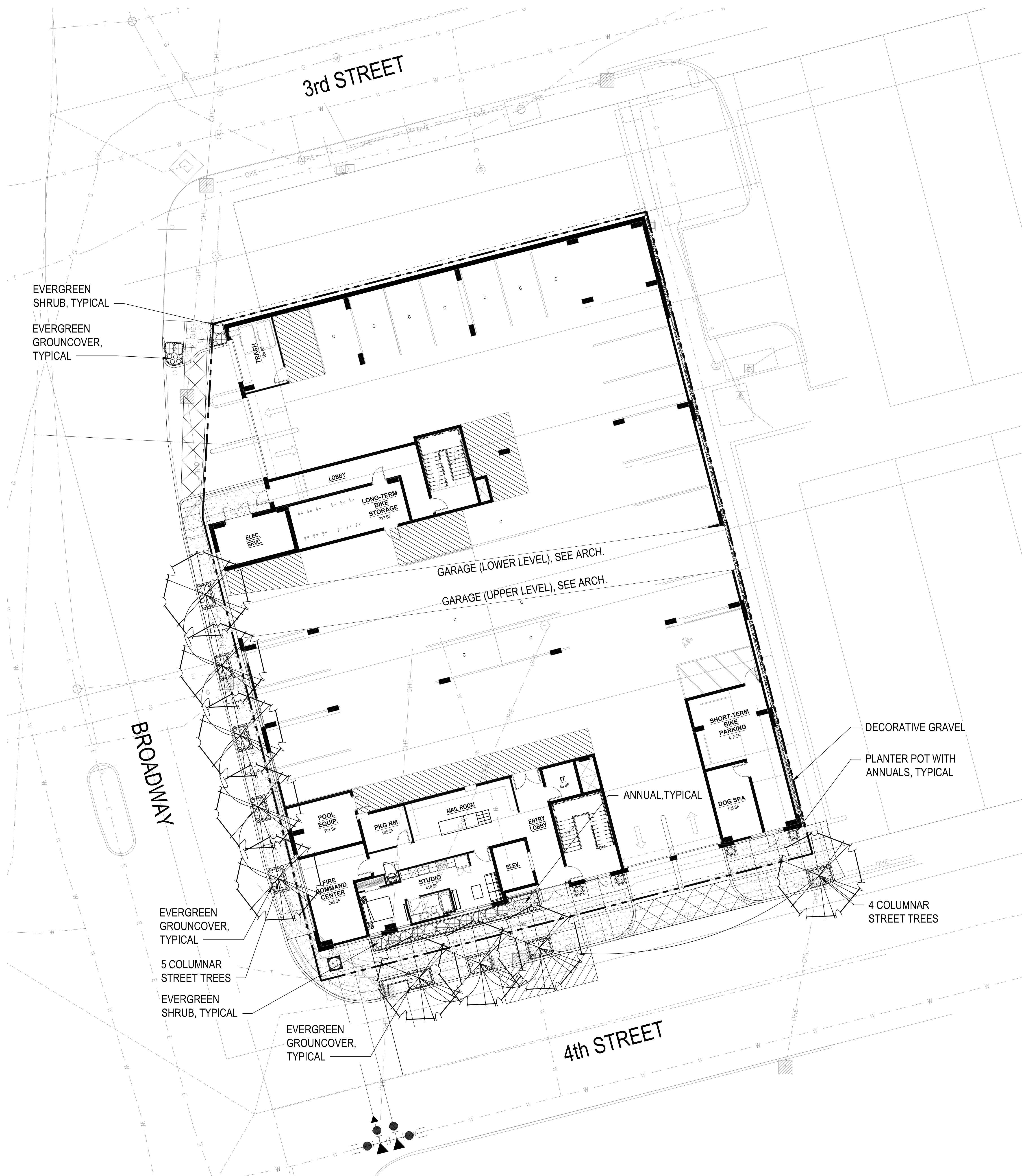
SHEET NAME
EXTERIOR ELEVATION

SHEET NO.

A3.20



EAST ELEVATION



PLANT LIST:

Common Name	Botanical Name	Size	Notes
Shade Trees			
ARM	Armstrong Maple	Acer freemani 'Armstrong'	2' Cal. B&B
CHB	Columnar Hornbeam	Carpinus betulus 'Fastigiata'	2' Cal. B&B
COM	Columnar Sugar Maple	Acer saccharum 'Endowment'	2' Cal. B&B
HOK	Heritage Oak	Quercus maedanielli 'Clemons'	2' Cal. B&B
RPO	Columnar Regal Prince Oak	Quercus robur x bicolor 'Long'	2' Cal. B&B

GENERAL NOTES:

- EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
- THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - CREEPING GROUNDCOVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
 - ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
 - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
- NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
- REFER TO L1.00 SERIES SHEETS FOR TREE, SHRUB AND GROUNDCOVER PLANTINGS.
- REFER TO L2.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.
- IN THE EVENT OF WORK IN OR ON THE SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
- STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 18" FOR ALL PLANTING BEDS AND REPLACE WITH PLANTING SOIL MIX. REFER TO L3.00 FOR PLANTING SOIL MIX.
- STEPPING STONES SHALL BE HICKORY GREY FLAGSTONE AS PROVIDED BY SEMCO MATERIALS OR APPROVED EQUAL. 24" SQ. MIN. SIZE, 2-3" THICK.
- ROCK BEDS SHALL BE BUFFALO RIVER ROCK, 1"-2.5" SIZE, BY HOUSE OF ROCKS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.
- ALL LANDSCAPE BEDS WITHIN POOL ENCLOSURE TO INCLUDE RIVER ROCK PER SPECS.

LANDSCAPE REQUIREMENTS (KC, MO)

STREET TREES (88-425-03):

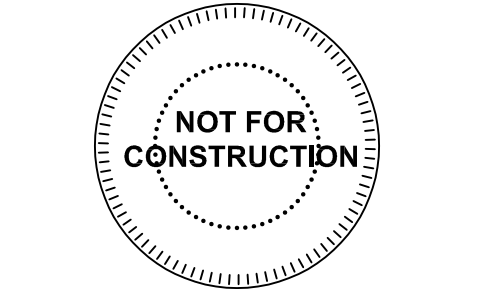
	REQUIRED:	PROVIDED:
1. 1 TREE PER 30 LF OF STREET FRONTAGE.		
4TH STREET = +/-117 LF / 30 LF =	4 TREES	4 TREES
BROADWAY BOULEVARD = +/-156 LF / 30 LF =	5 TREES	5 TREES
TOTAL:		9 TREES

SEE ARCHITECTURAL DRAWINGS FOR PARKING GARAGE AND BUILDING INFORMATION.

SEE CIVIL FOR SITE CALCULATION TABLES, TOPOGRAPHY, SETBACKS, DIMENSIONS AND RIGHT OF WAY INFORMATION.

88-425 LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED	APPROVED
88-425-03 Street Trees	9	9	NA	
88-425-04 General- 1 Tree per 5,000		0- due to site constraints		
15,815 SF Building Footprint/5000 Square Feet	3			
88-425-05 Perimeter Vehicle Use Areas				
Adjacent to Streets	NA			
Buffer Width				
Tress				
Shrub/Wall/Berm				
Adjacent to Residential Zones	NA			
Buffer Width				
Shrubs/Berm/Fence/Wall				
88-425-06- Interior Vehicular use Area	NA			
Interior Area				
Trees				
Shrubs				
88-425-07 Parking Garage Screening	Solid Walls			
88-425-08 Mechanical/Utility Equipment Screening	Roof Mounted or In Garage			
88-425-09 Outdoor Use Screening	Outdoor uses areas are on upper floors. The pool is on the 2nd floor. The lounge area is on the 10th floor.			

PLANTING PLAN
1" = 10'-0"



DRAWING RELEASE LOG
12.13.22 DEVELOPMENT PLAN SUBMITTAL
03.17.23 DEVELOPMENT PLAN REVISIONS

REVISIONS

JOB NO. 654119
DRAWN BY SLWKRM
DEVELOPMENT PLAN

SHEET NAME
PLANTING PLAN

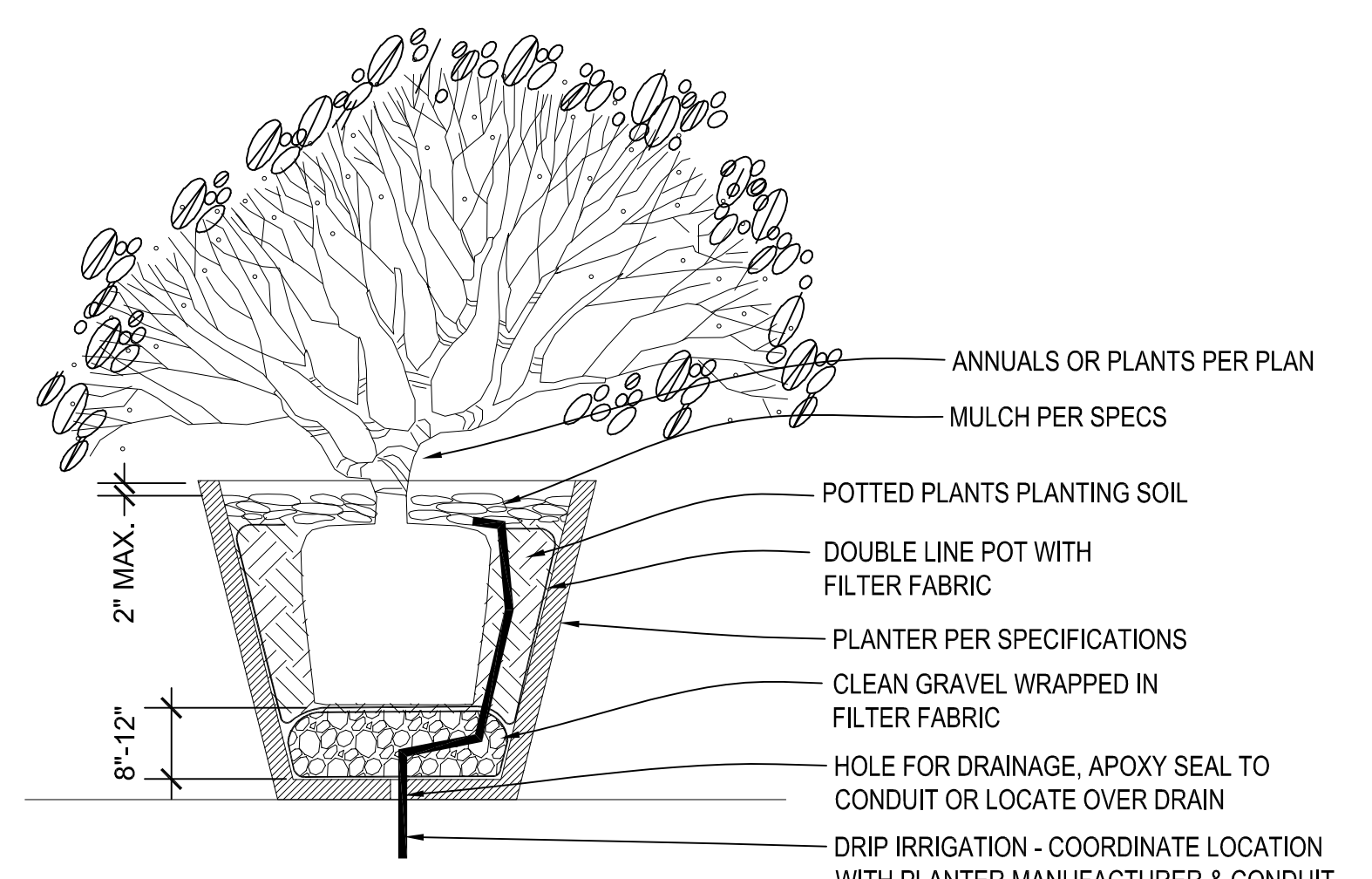
SHEET NO.
L1.00

- GENERAL NOTES:**
- EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
 - THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSING. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - CREeping GROUND COVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
 - ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
 - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
 - NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES. SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIALS PROPOSED FOR USE ON THE PROJECT.
 - CONTRACTOR WILL BE RESPONSIBLE FOR PLANTING ALL PLANT MATERIAL INDICATED ON THE PLANS. PLANT SCHEDULE IS FOR SUMMARY ONLY. VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING.
 - CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL OF EXISTING TREES & PLANT MATERIAL AS INDICATED ON PLAN AND AS DIRECTED BY LANDSCAPE ARCHITECT. RELOCATE PERENNIALS & SHRUBS TO LOCATION INDICATED ON PLAN AND AS DIRECTED BY LANDSCAPE ARCHITECT.
 - REPORT ANY DISCREPANCIES FOUND WITH REGARD TO EXISTING CONDITIONS OR PROPOSED DESIGN IMMEDIATELY TO THE LANDSCAPE ARCHITECT. DO NOT HULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHERE IT IS FOUND THAT KNOWN DISCREPANCIES EXIST. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER RELATED SITE WORK BEING PERFORMED TO ACCOMPLISH SITE CONSTRUCTION OPERATIONS.
 - THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
 - PLANT MATERIAL SHALL BE MAINTAINED AND GUARANTEED FOR A PERIOD OF ONE YEAR AFTER OWNER'S ACCEPTANCE OF FINISHED JOB. ALL DEAD OR DAMAGED PLANT MATERIAL SHALL BE REPLACED AT LANDSCAPE CONTRACTOR'S EXPENSE PRIOR TO ACCEPTANCE. RECOMMENDED DATES FOR PLANT MATERIAL INSTALLATION SHALL BE FEBRUARY 15 - MAY 15 AND SEPTEMBER 15 - DECEMBER 15.
 - THE PROJECT MAY BE AWARDED COMPLETION IN PHASES BUT IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNER & LANDSCAPE ARCHITECT WHEN A PHASE IS COMPLETE & A FINAL WALK THROUGH CAN TAKE PLACE. CONTRACTOR SHALL IDENTIFY ON THE PLANS THE LIMITS OF COMPLETED WORK AND/OR PHASES PRIOR TO THE WALK THROUGH.
 - LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL UNTIL FINAL ACCEPTANCE, AT WHICH POINT THE ONE YEAR GUARANTEE BEGINS.

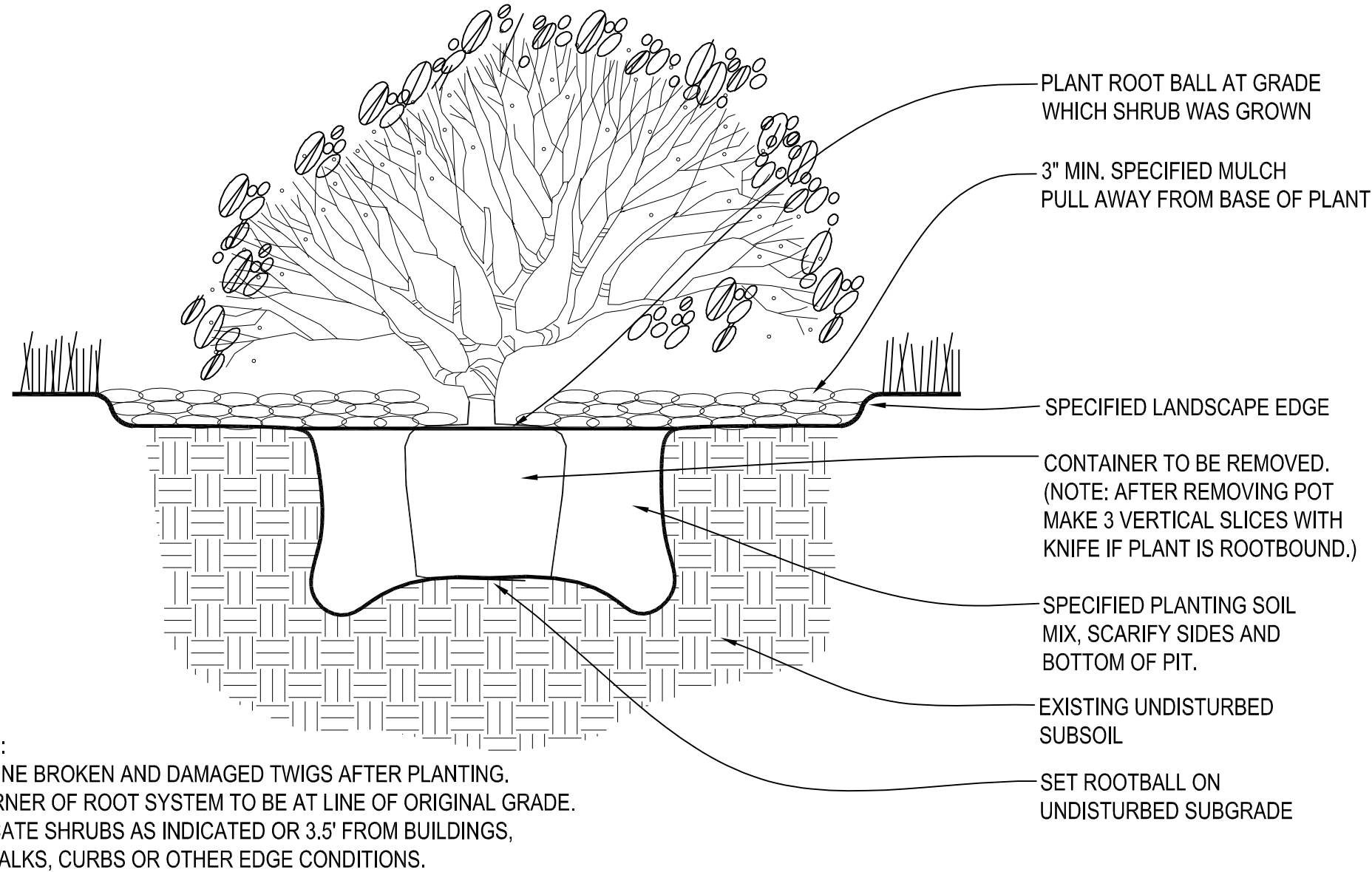
- MATERIALS:**
- PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF DISEASE AND INSECTS AS PER AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
 - PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION. AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED TO UNIFORMITY.
 - SHREDDED BARK MULCH SHALL BE FINELY CHIPPED AND SHREDDED DARK BROWN HARDWOOD CHIPS CONSISTING OF PURE WOOD PRODUCTS AND FREE OF ALL FOREIGN SUBSTANCES.
 - CONTRACTOR SHALL USE AN APPROVED TREE TIE SYSTEM THAT IS EASILY ADJUSTABLE, STRONG IN ALL WEATHER, AND EASILY ATTACHED AND REMOVED. HOSE AND WIRE ARE NOT ACCEPTABLE FOR STAKED TREES. PROVIDE THE FOLLOWING OR APPROVED EQUAL: "DOG EAR TIES" BY 1 LICKERTHAYER, "M&A" TYPE "B" HEAVYWEIGHT ONLY, A PLASTIC CHAIN TWIST TIE, OR "PLASTIC BINDER TIE" A TIE WITH TAPERED BEADS THAT SNAP LOCK BY A.M. LEONARD AND SONS.
 - SOD SHALL BE CERTIFIED TURFGRASS SOD COMPLYING WITH ASPA SPECIFICATIONS FOR MACHINE-CUT THICKNESS, SIZE, STRENGTH, MOISTURE CONTENT, AND MOWED HEIGHT, AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. SOD SHALL BE A BLEND OF NOT LESS THAN 3 IMPROVED KENTUCKY BLUEGRASS (POSPARATENSIS) VARIETIES, A NATIVE MIXTURE OF HOUBECK, REBEL, OR FALCON, FINE LEAVED TALL FESCUE (FESTUCA ARUNDINACEA), AND RYE (ELOCUM MULTIFLORUM AND PERENE DOMESTICA). IT SHALL BE A MIX OF 20% KENTUCKY BLUEGRASS, 70% FINELEAVED TALL FESCUE, AND 10% RYE. SOD SHALL BE WELL ROOTED, 2 YEAR OLD STOCK, HARVESTED IN ROLLS, FERTILIZED 2-3 WEEKS PRIOR TO CUTTING. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT). MAXIMUM TIME FROM STRIPPING TO REVISIONS SHALL BE 24 HOURS.
 - ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS.
 - STEPPING STONES SHALL BE JAMES CREEK (RECTILINEAR OR ASHLAR AS IDENTIFIED IN THE PLANS), BY HOUSE OF ROCKS OR APPROVED EQUAL. 1"-3" THICK.
 - ROCK BEDS SHALL BE BUFFALO RIVER ROCK, 1"-2.5", BY HOUSE OF ROCKS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.

- INSTALLATION:**
- STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 12" FOR ALL PLANTING BEDS AND REPLACE WITH PLANTING SOIL MIX. A 10-15% FERTILIZER SHALL BE SPREAD OVER ALL PLANTING AREAS PRIOR TO PLANTING, AT A RATE OF 50 POUNDS PER 2,000 SQUARE FEET.
 - AFTER PLANTS HAVE BEEN INSTALLED, ALL PLANTING BEDS SHALL BE TREATED WITH DACTHAL PRE-EMERGENT HERBICIDE PRIOR TO MULCH APPLICATION.
 - PLANT PIT BACKFILL FOR TREES AND SHRUBS SHALL BE 25% COTTON BOLL COMPOST, AND 25% TOPSOIL, AND 50% EXISTING SOIL. TOPSOIL SHALL BE NATURAL FERTILE, FRIABLE SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE PRODUCTIVE SOILS IN THE AREA. SOIL SHALL NOT BE EXCESSIVELY ACID, ALKALINE OR TOXIC THAT MAY BE HARMFUL TO PLANT GROWTH. ALSO, FREE OF CLAY LUMPS, STUMPS, ROOTS OR SUBSTANCE 2" OR MORE IN DIAMETER.
 - PLANTED BED EDGES SHALL BE IN STRAIGHT LINES OR GENTLE FLOWING CURVES. SUDDEN CURVES OR SHARP ANGLES SHOULD BE AVOIDED.
 - V-CUT EDGE SHALL BE DUG TO 6" DEPTH WITH ANGLED EDGE ON LANDSCAPE BED SIDE, AND VERTICAL EDGE ON TURF SIDE. BACKFILL V-CUT EDGE WITH SHREDDED HARDWOOD MULCH TO GRADE.
 - MULCH ALL PLANTING BED AREAS TO A MINIMUM DEPTH OF 3". MULCH INDIVIDUAL TREES TO A MINIMUM DEPTH OF 4".
- IRRIGATION PERFORMANCE SPECIFICATIONS:**
- PROVIDE 100% COVERAGE COMPLETE WORKING IRRIGATION SYSTEM FOR ALL NEW TURF AREAS (SEED AND/OR SOD), ALL NEW PLANTING BEDS, AND ALL NEW TREES AND EXISTING TREES TO REMAIN. INCLUDE ELECTRICAL CONNECTION AND IRRIGATION SLEEVES AS NECESSARY. DRIP IRRIGATE ALL PLANTING BEDS. PRIOR TO INSTALLATION, PROVIDE PLAN SHOWING ALL IRRIGATION MATERIALS INCLUDING ALL EQUIPMENT SIZES AND DETAILS TO LANDSCAPE ARCHITECT FOR APPROVAL. COMPLY WITH REQUIREMENTS OF AUTHORITY WITH JURISDICTION FOR IRRIGATION SYSTEMS & BACKFLOW PREVENTOR. CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS TO LANDSCAPE ARCHITECT & OWNER AFTER FINAL INSTALLATION AND PRIOR TO FINAL ACCEPTANCE. INCLUDING ALL HEAD & EQUIPMENT LOCATIONS & MAINTENANCE DATA FOR ALL EQUIPMENT PROVIDED. CONTRACTOR SHALL PROVIDE AN ON-SITE WALK THROUGH OF THE SYSTEM AND FULLY DESCRIBE ITS OPERATION WITH OWNER. CONTRACTOR SHALL ACHIEVE FINAL ACCEPTANCE WHEN SYSTEM IS FULLY OPERATIONAL, AND APPROVED BY OWNER, AND AS-BUILT DRAWINGS AND PROJECT MANUALS HAVE BEEN ACCEPTED AND APPROVED.

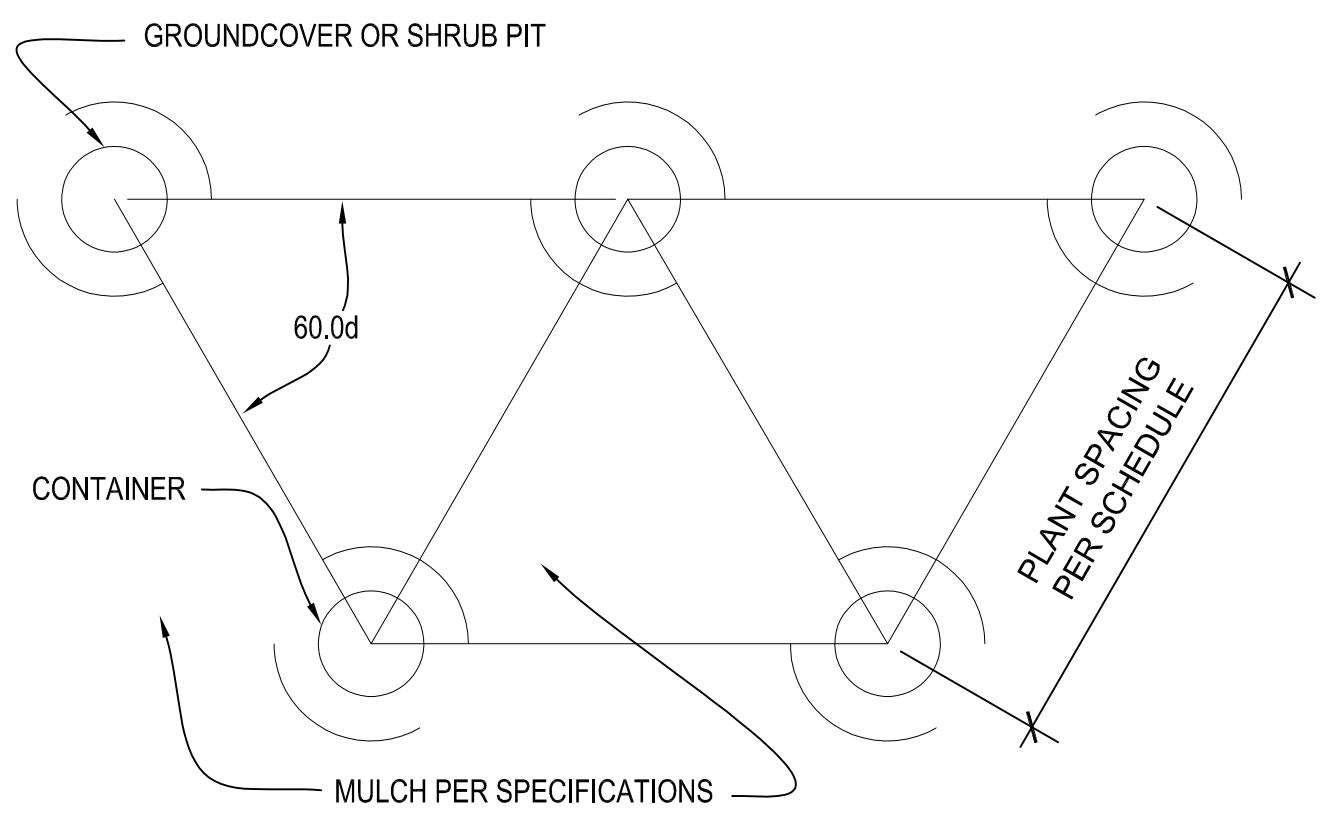
- PIPING SPECIFICATIONS:**
- MINIMUM WORKING PRESSURE RATINGS:
 - PRESSURE PIPING: 150 PSIG (1035 KPA).
 - CIRCUIT AND DRAIN PIPING: 100 PSIG (690 KPA).
 - MAIN LINE TO BE CL-200 POLYVINYL CHLORIDE PIPE OR ASTM D 1785, PVC 1120, SCHEDULE 40, SOCKET-TYPE FITTINGS; AND SOLVENT-CEMENTED JOINTS OR APPROVED EQUAL.
 - PIPE UP TO AND INCLUDING 2-1/2 INCHES IN DIAMETER SHALL HAVE BELL AND SOCKET JOINTS.
 - PIPE GREATER THAN 2-1/2 INCHES IN DIAMETER SHALL HAVE SNAP CONNECTIONS WITH RUBBER GASKET JOINTS.
 - THRUST BLOCKS SHALL BE REQUIRED IN CONJUNCTION WITH RUBBER GASKET JOINT PIPE.
 - LATERAL LINES TO BE CL-200 PVC PIPE OR APPROVED EQUAL.
 - DRIP TUBING: POLY TUBING OR APPROVED EQUAL.
 - SLEEVES: MINIMUM DIAMETER OF 2 TIMES LARGER THAN THE PIPE OR PIPE(S) SCHEDULED TO PASS THROUGH THEM. SLEEVES SHALL BE A MINIMUM OF 2 INCH DIAMETER AND SHALL BE SCHEDULE 40 PVC PIPE.
- PLASTIC FITTINGS:**
- UTILIZED THROUGHOUT THE SYSTEM (MAINS AND LATERALS) IN WARM CLIMATES AND MAIN LINES IN COLDER CLIMATES: SCHEDULE 40 PVC PIPE.
 - UTILIZED FOR LATERALS OF FLEXIBLE POLYETHYLENE PIPE, TYPE 1 PVC INSERT FITTINGS DESIGNED FOR USE WITH THIS TYPE OF PIPE CONFORMING TO ASTM D 2609.
 - PIPE AND FITTINGS SHALL BE JOINED WITH STAINLESS STEEL LOCKING PINCH CLAMPS OR STAINLESS STEEL SCREW CLAMPS.
- G. MINIMUM COVER:**
- IN LAWN AND PLANTING AREAS:
 - MAINS - MINIMUM 18 INCHES BELOW FINISH GRADE.
 - LATERALS AND CONTROL VALVES - MINIMUM 12 INCHES BELOW FINISH GRADE.
 - ROADWAYS OR PARKING AREAS: MINIMUM 24 INCHES BELOW FINISH GRADE.
- H. CLEARANCES:** MINIMUM OF 3-INCHES BETWEEN PARALLEL LINES IN THE SAME TRENCH OR VERTICAL CLEARANCE BETWEEN LINES CROSSING AT ANGLES.



3 TYPICAL FREESTANDING PLANTER
NOT TO SCALE

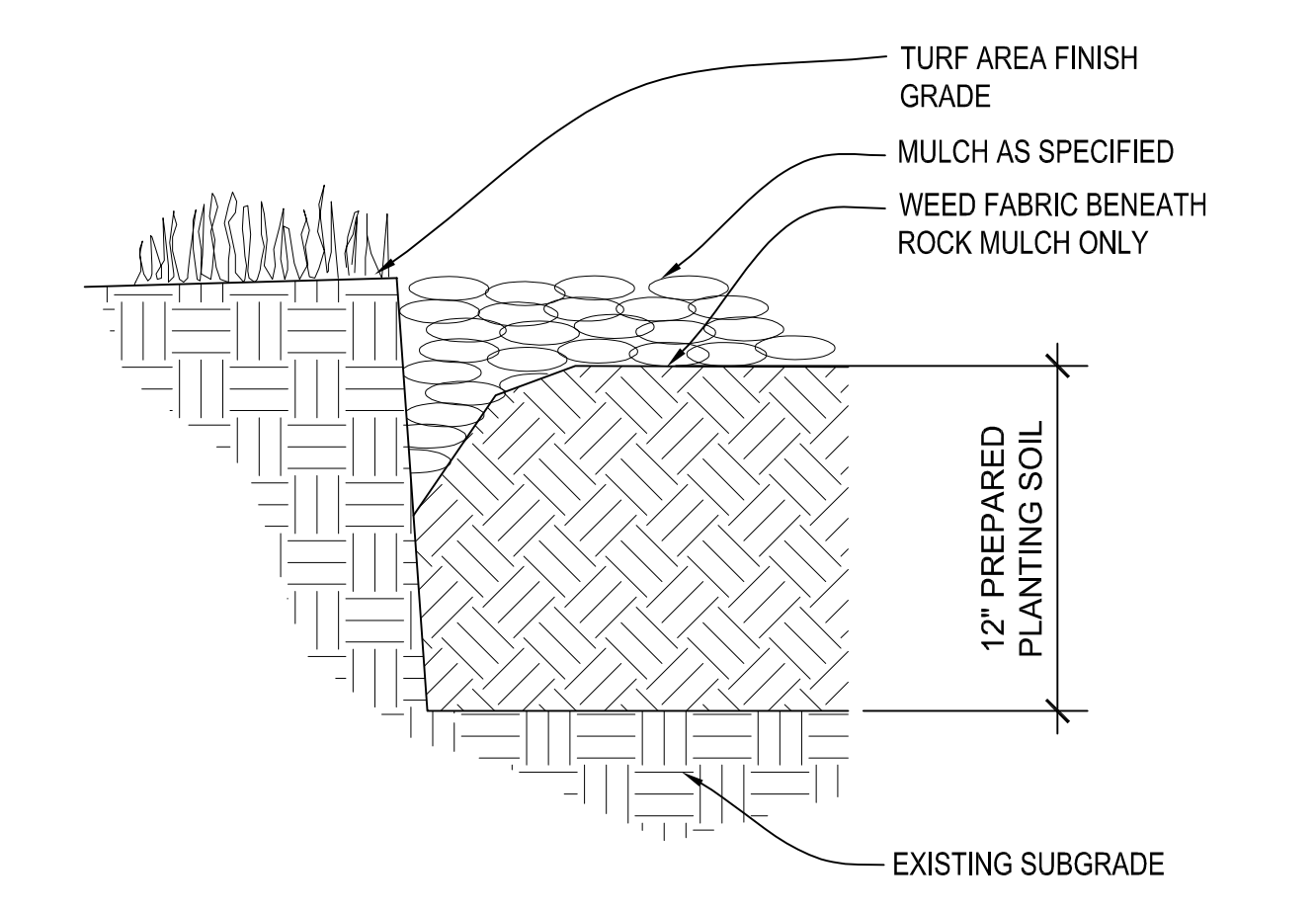


2 SHRUB PLANTING DETAIL
NOT TO SCALE

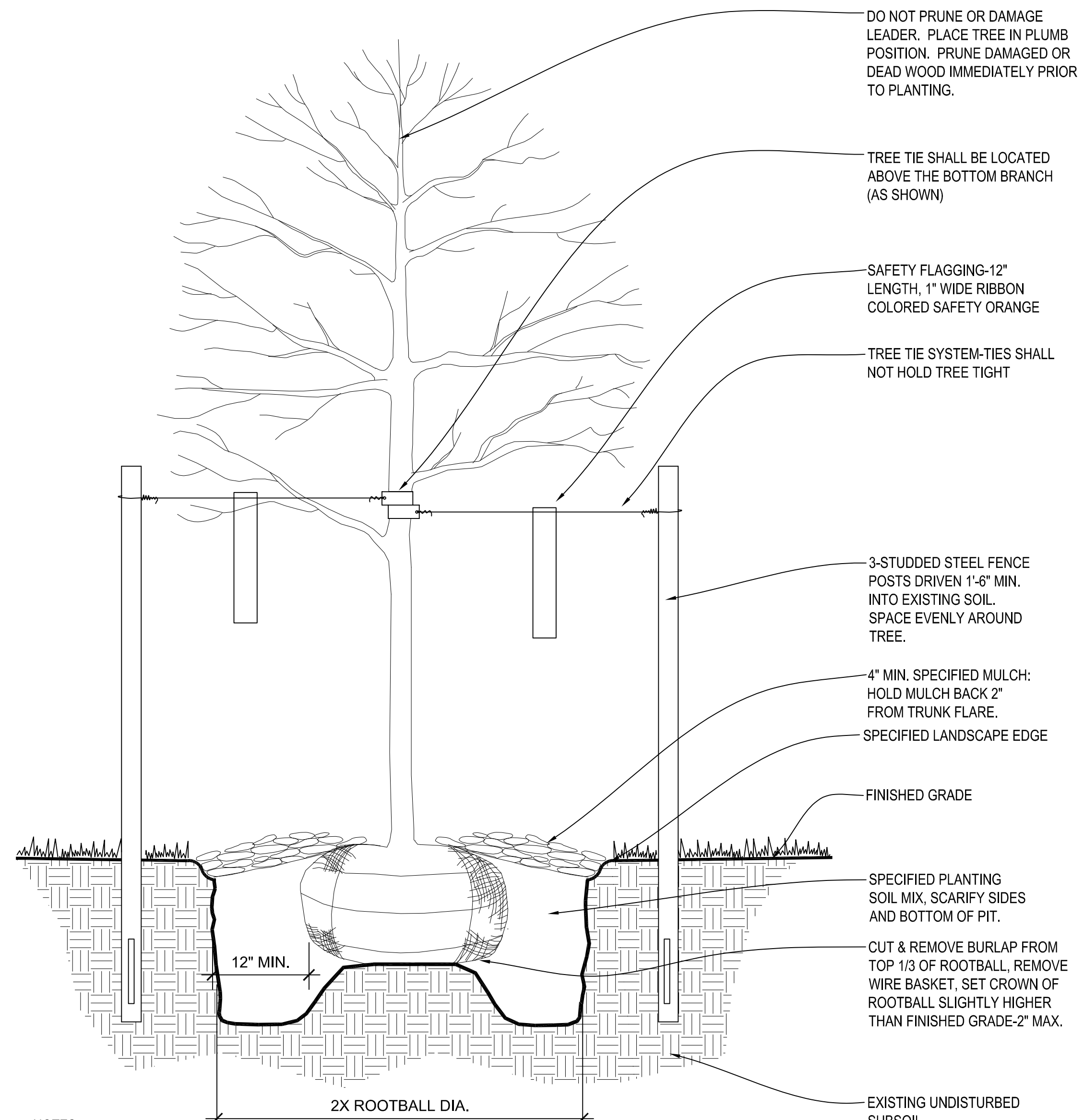


- NOTES:**
- SPACING FOR GROUNDCOVERS, SHRUBS, AND PERENNIALS NOTED ON PLANS.
 - TILL SOIL IN BED TO A 12" MINIMUM DEPTH AND THOROUGHLY MIX IN SOIL AMENDMENTS AS SPECIFIED.

7 PLANT SPACING DETAIL
NOT TO SCALE

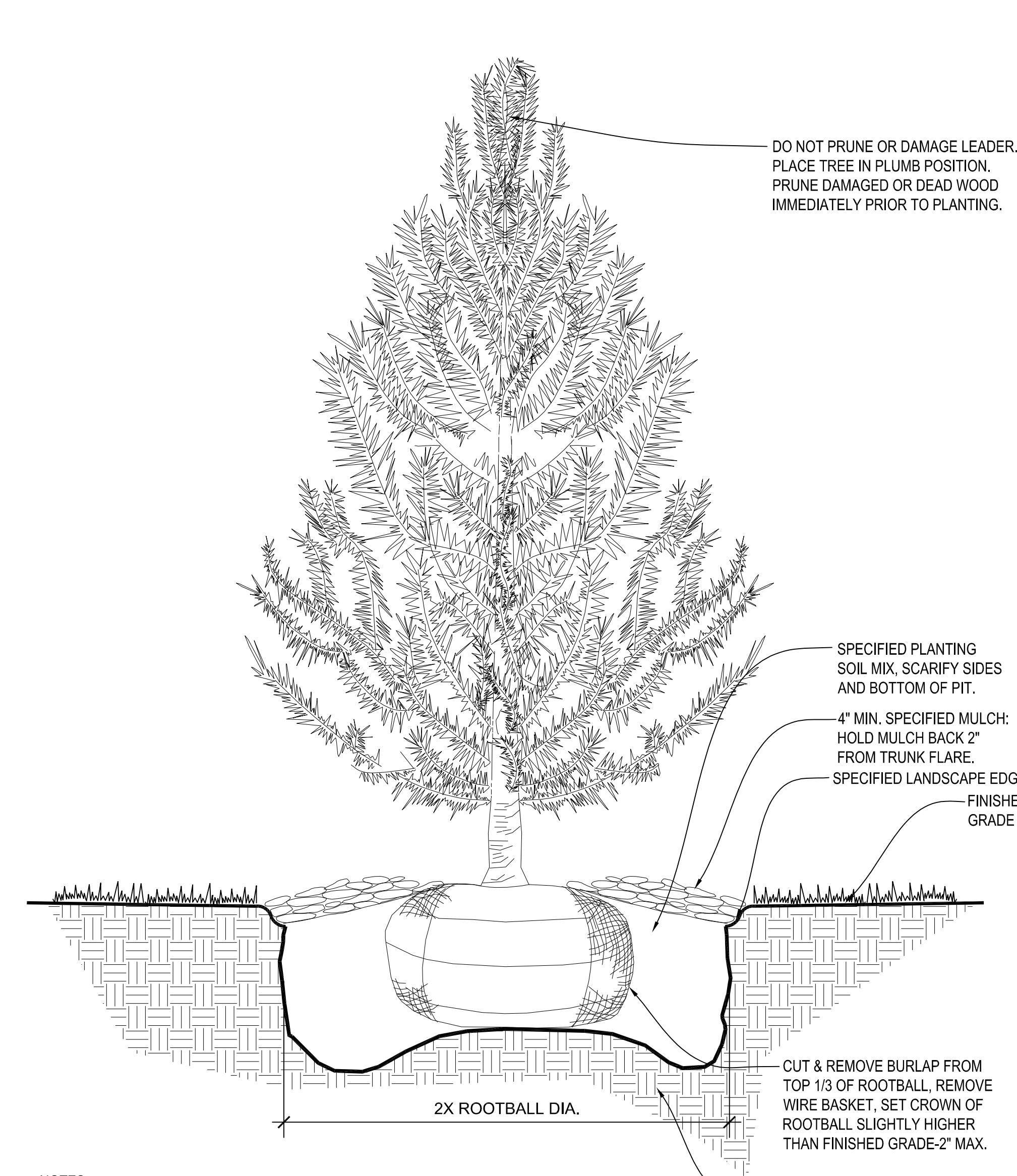


6 V-CUT EDGING DETAIL
NOT TO SCALE



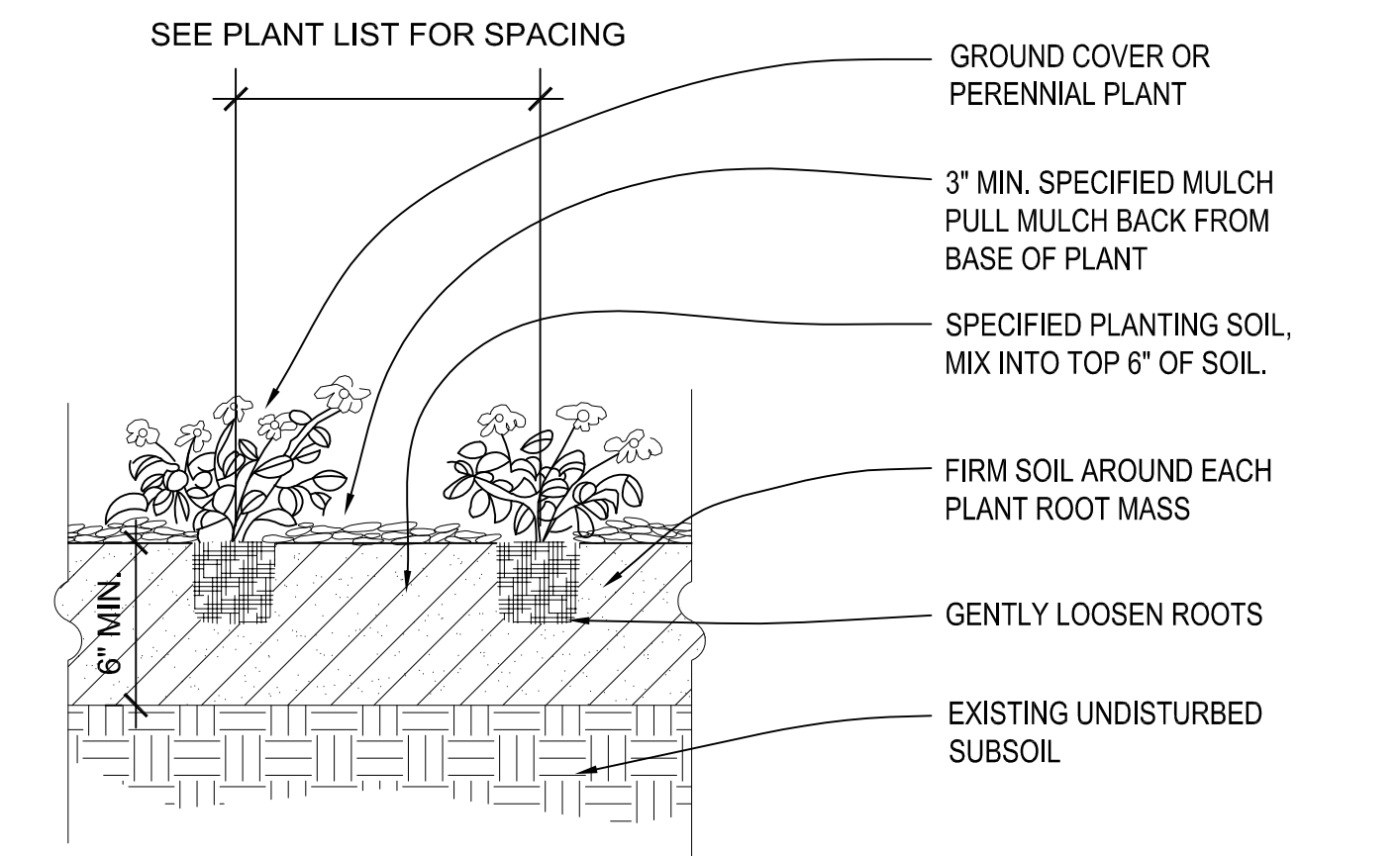
- NOTES:**
- ALL DECIDUOUS TREES TO HAVE STRONG CENTRAL LEADER.
 - TREE STAKING AS REQUIRED PER SPECIFICATIONS.

4 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

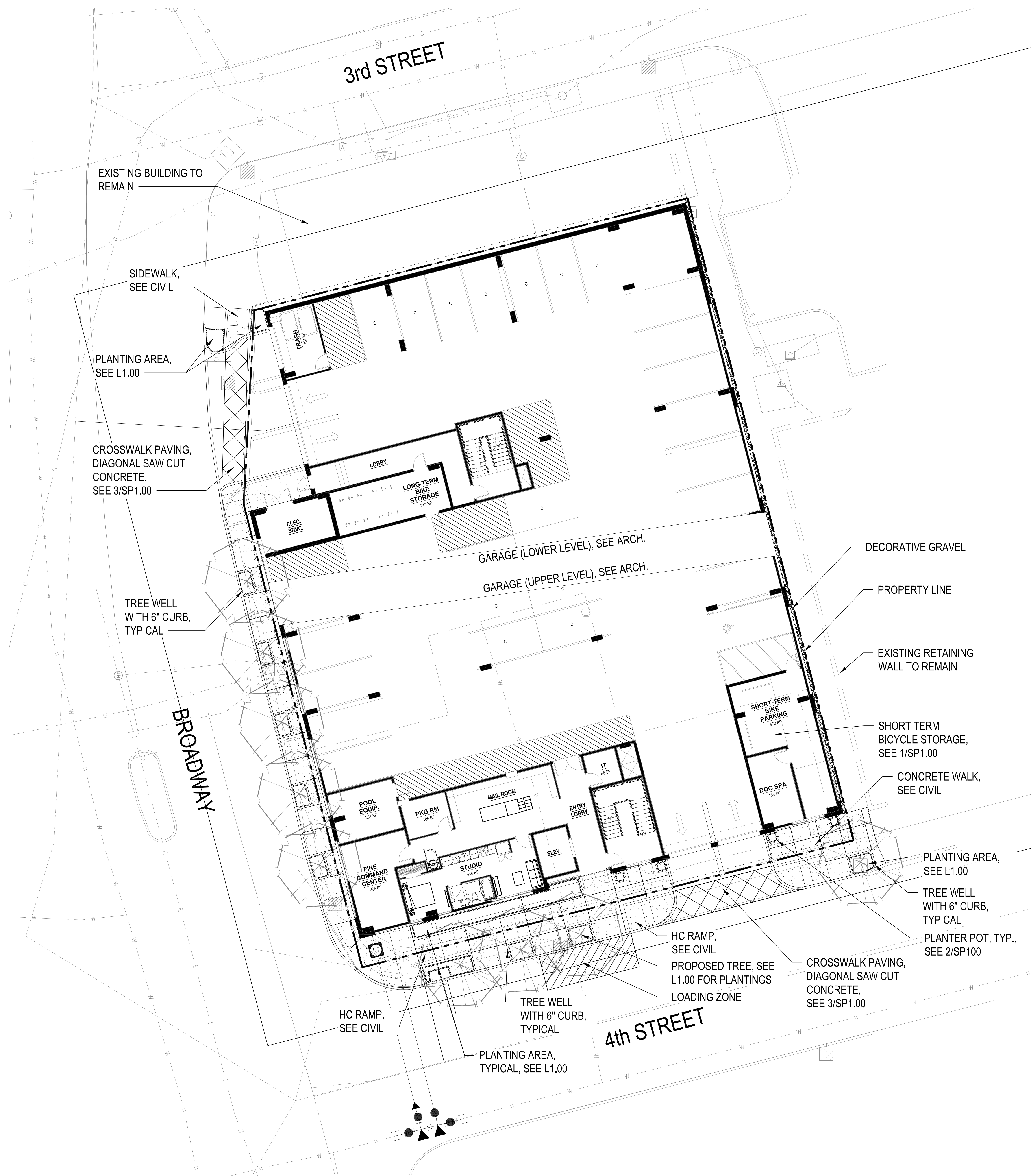


- NOTES:**
- ALL EVERGREEN TREES TO HAVE STRONG CENTRAL LEADER.
 - TREE STAKING AS REQUIRED PER SPECIFICATIONS.

1 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



5 PERENNIAL & GC PLANTING
NOT TO SCALE



3 CROSSWALK PAVING
DECORATIVE, DIAGONAL, SAWCUT PATTERN CONCRETE



2 PLANTER POT
BISON INNOVATIVE PRODUCTS, CUBE, BLACK

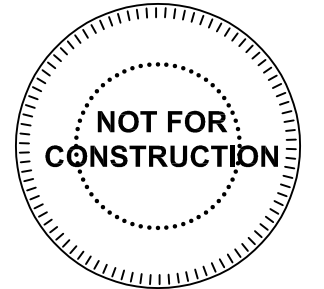


1 BIKE RACK
ANOVA-METRO- SEVEN BIKE RACK- BLACK

NOTES:

SEE ARCHITECTURAL DRAWINGS FOR PARKING GARAGE AND BUILDING INFORMATION.

SEE CIVIL FOR SITE CALCULATION TABLES, TOPOGRAPHY, SETBACKS, DIMENSIONS AND RIGHT OF WAY INFORMATION.



Public Meeting Notice

Please join KC 303 Broadway, LLC

for a meeting about Residential development plan

case number CD-CPC-2023-00026

proposed for the following address: 303 Broadway Blvd

Kansas City, MO, 64105

Meeting Date: April 6, 2023

Meeting Time: 6:30 pm

Meeting Location: RM West Apartments
237 W 4th St, Kansas City, MO 64105

Project Description:

New apartment building with 9 levels of residential units over 2 levels of parking

If you have any questions, please contact:

Name: **Joey Beim**

Phone: **816-492-1041**

Email: **info@dnakcmo.org; joeybeim@gmail.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.

Sincerely,

Taylor McKee

Public Meeting: KC 303 Broadway, LLC
Project Case #: CD-CPC-2023-00029
April 10, 2023 at 6:00 p.m.
RM West Apartments 237 W 4th Street
Kansas City, Missouri, 64105

MINUTES

1. ROLL CALL.

Attendees:	Rich Kniss	Speakers:	George Birt, CDP
	George Birt		Rich Kniss, NSPJ Architects
	Rob Reiman		
	Ryan Connelly		
	Tina Wilson		
	Joey Beim		
	Deborah Reiman		
	Colby Sodon		
	Neil Winghor		
	Annie Ringhofer		
	Lizzy McEntire		
	Taylor McKee		

[All attendees and speakers participated in person.]

2. INTRODUCTION – GEORGE BIRT.

The public meeting hosted by KC 303 Broadway, LLC, in collaboration with the Downtown Neighborhood Association, began at approximately 6:05 p.m.. George Birt, Principal of Consolidated Development Partners, introduced his partner, Taylor McKee, and the speaker, Rich Kniss.

3. KC 303 BROADWAY, LLC DESIGN AND ARCHITECTURE – RICH KNISS.

Rich Kniss is the Senior Architect and Senior Project Manager at NSPJ Architects. Mr. Kniss began his presentation by noting that he has worked closely with Taylor McKee and George Birt for the last couple of years to bring the development of 303 Broadway to fruition. The design process began by finding ways to incorporate pre-existing elements of the neighborhood, such as the streetcar, and using a previously developed site. Due to the site being located on the corner of 4th Street and Broadway, the design team saw this development as a chance to define the edge of the neighborhood along the urban grid. Mr. Kniss discussed the site plans for the building at 303 Broadway, using a visual presentation of site renderings. The site plan calls for an eighty-eight (88) unit residential building with amenities including a pool, gym, long-term and short-term bike storage, clubhouse, and outdoor lounge. The two lowest levels are two separate parking garages that in total have sixty-five (65) parking stalls. The residential units begin on the second floor and continue until the tenth floor (the top floor). Mr. Kniss explained that the design elements of the

site are particularly concerned with sustainability. For example, the parking garages will have car charging stations, the building materials consist of environmentally preferred products, and there will be low flow plumbing fixtures and water metering to promote water conservation and efficiency.

4. COMMUNITY MEMBERS' QUESTIONS/ CONCERNS.

Approximately twenty minutes of the meeting time was dedicated to answering the attendees' questions. Two attendees' asked questions addressing concerns about the lack of sidewalk space on the Broadway side of the site. Other attendees praised the exterior design of the apartments, the available amenities for residents, and the potential for commercial space on the ground floor. Additional discussion focused on the color of the building, bike accessibility, pedestrian access on the site, delivery services for tenants, access to recycling, access to car charging stations, space dedicated for animal waste, and the location of the bridge near the site.

5. ADJOURN.

George Birt, Taylor McKee, and Richard Kniss thanked the attendees for their thoughtful contributions. There being no further business, the meeting adjourned at approximately 6:45 p.m.