

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

## SHEET INDEX

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

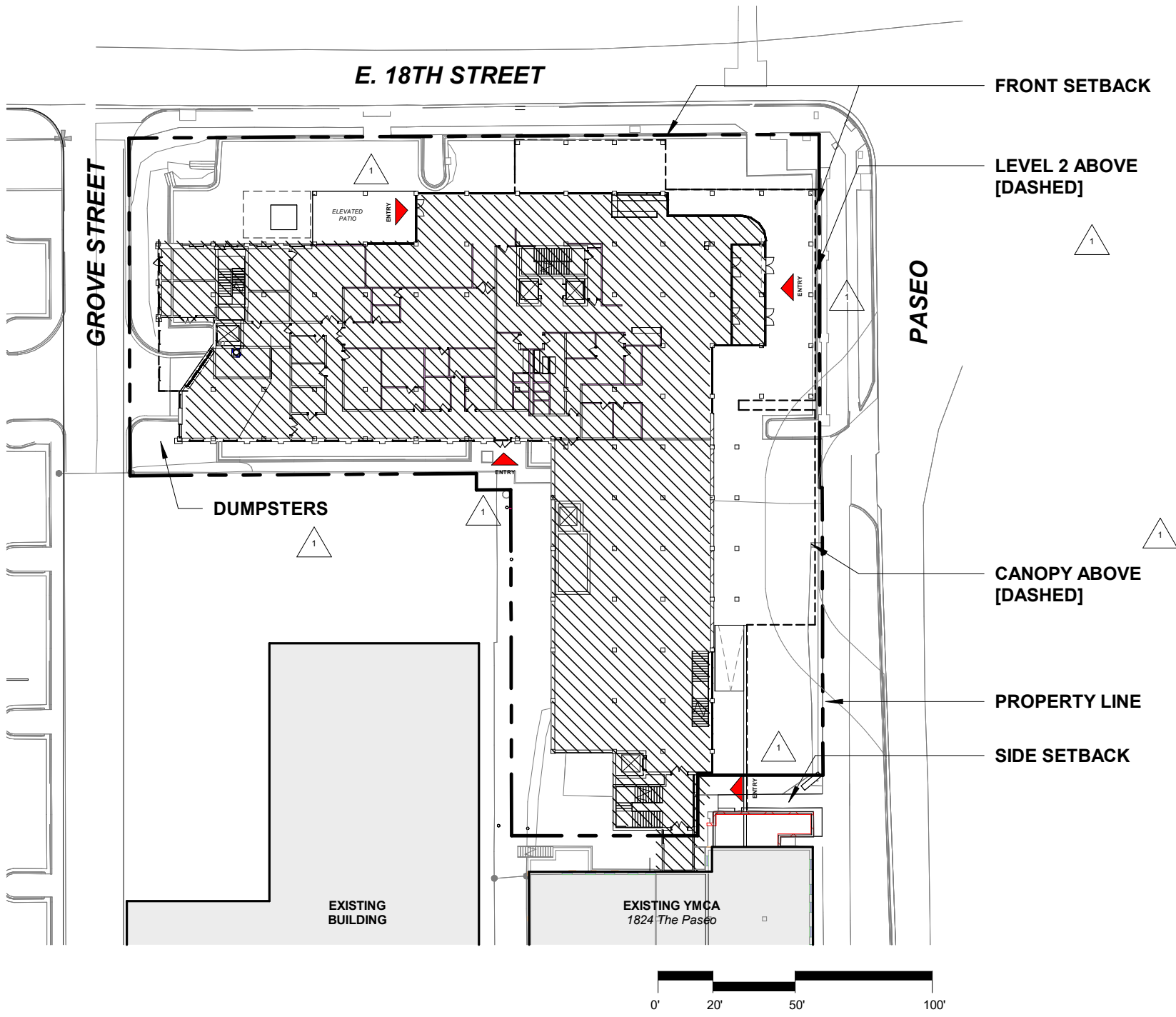
## TABLE 1 - ZONING DATA (LOT 1)

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

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

## TABLE 2 - BUILDING DATA

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



## TABLE 4 - VEHICULAR + BIKE PARKING

PROPOSED USES	VEHICLE SPACES		SHORT-TERM BIKE SPACES		LONG-TERM BIKE SPACES		ALTERNATIVES PROPOSED
	Required	Proposed	Required	Proposed	Required	Proposed	
Cultural (NLBM Museum) Library/ Cultural Exhibit	50 2,500,000 sf	105	11 10% of Stalls Provided	11	3 1+150,000 sf		n/a
Lodging (Hotel) Lodging 41+ Rooms	21 1 per 6 rooms	100	10 10% of Stalls Provided	10	5.2 1+150,000 sf		n/a
TOTAL	71	205*	21	21	8	8	

88-420 PARKING

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

## TABLE 4a - ALTERNATIVE COMPLIANCE PARKING

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

## TABLE 5 - OTHER DEVELOPMENT STANDARDS

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

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

ARCHITECT:  
MULTISTUDIO  
4200 PENNSYLVANIA  
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CIVIL ENGINEER:  
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6717 SHAWNEE MISSION PKWY, SUITE 100  
OVERLAND PARK, KS 66202  
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PMAENGINEERING.COM

LIGHTING ENGINEER:  
LIGHT WORKS  
3618 MAIN ST  
WESTON, MO 64098  
816.640.9948  
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PROJECT ADDRESS:

1800 THE PASEO  
KANSAS CITY, MO 64110

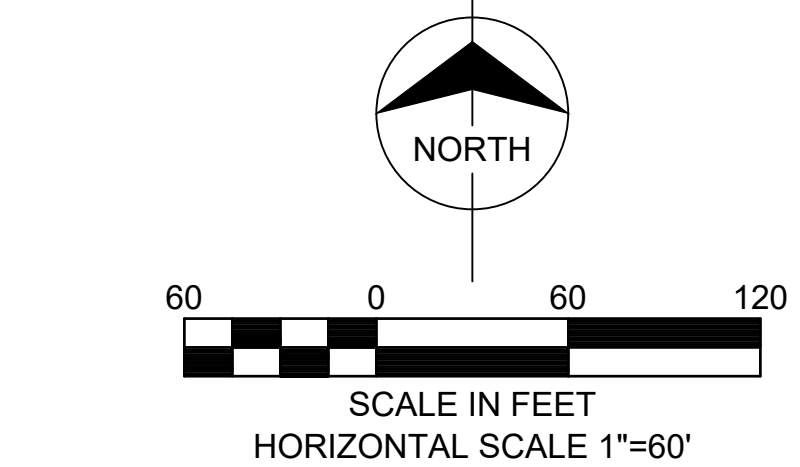
Project Number: 0223-9705  
Issue Date: 1/27/2025

DP000

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Parcel No.	Owner	Address
1	19th Street Properties, LLC	1414 E. 19th St. Kansas City, MO 64108
2	City of Kansas City	1819 Lydia Ave. Kansas City, MO 64108
3	City of Kansas City	1831 Lydia Ave. Kansas City, MO 64108
4	Marone Holdings, LLC	1320 E 19th St. Kansas City, MO 64108
5	Kansas City Area Transportation Authority	1300 E 19th St. Kansas City, MO 64108
6	Williams Communications Inc.	1212 E 19th St. Kansas City, MO 64108
7	Dean Real Estate Holdings . LLC	1225 E 18th St. Kansas City, MO 64108
8	Dean Real Estate Holdings . LLC	1632 Paseo, Kansas City, MO 64108
9	Kansas City Area Transportation Authority	1200 E 18th St. Kansas City, MO 64108
10	Full Employment Council, Inc.	1740 Paseo, Kansas City, MO 64108
11	Full Employment Council, Inc.	1720 Paseo, Kansas City, MO 64108
12	Kansas City Power & Light Company	1710 Paseo, Kansas City, MO 64108
13	Unit 1 Unit 2 Unit 1 Unit 2	1512 E 18th St. Kansas City, MO 64108 1512 E 18th St. Kansas City, MO 64108 1514 E 18th St. Kansas City, MO 64108 1514 E 18th St. Kansas City, MO 64108
14	City of Kansas City	1728 Vine St. Kansas City, MO 64108
15	City of Kansas City	1509 E 17th Terr. Kansas City, MO 64108
16	City of Kansas City Property & Ins Div	1600 E 17th St. Kansas City, MO 64108
17	City of Kansas City Property & Ins Div	1700 E 17th St. Kansas City, MO 64108
18	City of Kansas City Property & Ins Div	1619 E 17th Terr. Kansas City, MO 64108
19	City of Kansas City	1616 E 18th St. Kansas City, MO 64108
20	City of Kansas City	1619 E 18th St. Kansas City, MO 64108
21	City of Kansas City	1615 E 18th St. Kansas City, MO 64108
22	City of Kansas City	No Address Assigned by City, Kansas City, MO 64108
23	Grace Temple Non Denominational Church Inc	1812 Highland Ave. Kansas City, MO 64108
24	Apartments at Highland Place LLC	1816 Highland Ave. Kansas City, MO 64108 1818 Highland Ave. Kansas City, MO 64108
25	Apartments at Highland Place LLC	1820 Highland Ave. Kansas City, MO 64108
26	Apartments at Highland Place LLC	1822 Highland Ave. Kansas City, MO 64108
27	Apartments at Highland Place LLC	1824 Highland Ave. Kansas City, MO 64108
28	Apartments at Highland Place LLC	1826 Highland Ave. Kansas City, MO 64108
29	Site A Site B  Unit 1 Unit 2	1612 E 19th St. Kansas City, MO 64108 1612 E 19th St. Kansas City, MO 64108 1614 E 19th St. Kansas City, MO 64108 1616 E 19th St. Kansas City, MO 64108 1616 E 19th St. Kansas City, MO 64108 1618 E 19th St. Kansas City, MO 64108 1620 E 19th St. Kansas City, MO 64108 1622 E 19th St. Kansas City, MO 64108 1624 E 19th St. Kansas City, MO 64108 1832 Highland Ave. Kansas City, MO 64108 1834 Highland Ave. Kansas City, MO 64108
30	City of KC	1820 Vine St. Kansas City, MO 64108
31	Lisa Walker Yeager Trust	1600 B E 19th St. Kansas City, MO 64108
32	McClelland Verne Jahnel	1600 A E 19th St. Kansas City, MO 64108 1831 Vine St. Kansas City, MO 64108
33	Unit A Unit B	1827 Vine St. Kansas City, MO 64108 1827 Vine St. Kansas City, MO 64108
34	Zodiac Motorcycle Club	1825 Vine St. Kansas City, MO 64108
35	Zodiac Motorcycle Club	1823 Vine St. Kansas City, MO 64108
36	Jones Adam C & Noori D	1819 Vine St. Kansas City, MO 64108
37	18th & Vine Redevelopment Corp.	1817 Vine St. Kansas City, MO 64108
38	18th & Vine Redevelopment Corp.	1813 Vine St. Kansas City, MO 64108
39	City of Kansas City	1611 E 18th St. Kansas City, MO 64108 1805 Vine St. Kansas City, MO 64108 1807 Vine St. Kansas City, MO 64108 1809 Vine St. Kansas City, MO 64108 1601 E 18th St. Kansas City, MO 64108 1601 E 18th St. Kansas City, MO 64108 1601 E 18th St. Kansas City, MO 64108 1601 E 18th St. Kansas City, MO 64108 1601 E 18th St. Kansas City, MO 64108 1601 E 18th St. Kansas City, MO 64108 1601 E 18th St. Kansas City, MO 64108
40	Unit 140 Unit 140A Unit 170 Unit 206 Unit 207 Unit 315 Unit 360	The Service Law Office of Kansas City LLC 1523 E 18th St. Kansas City, MO 64108 1517 E 18th St. Kansas City, MO 64108 1511 E 18th St. Kansas City, MO 64108 1612 Vine St. Kansas City, MO 64108 1614 Vine St. Kansas City, MO 64108 1616 Vine St. Kansas City, MO 64108 1622 Vine St. Kansas City, MO 64108 1820 Vine St. Kansas City, MO 64108 1838 Vine St. Kansas City, MO 64108 1618 Vine St. Kansas City, MO 64108 1827 Paseo, Kansas City, MO 64108 1851 Paseo, Kansas City, MO 64108
41	City of Kansas City	1815 Paseo, Kansas City, MO 64108
42	City of Kansas City	1507 E 18th St. Kansas City, MO 64108
43	City of Kansas City	1505 E 18th St. Kansas City, MO 64108
44	City of Kansas City	1501 E 18th St. Kansas City, MO 64108
45	City of Kansas City	1901 Vine St. Kansas City, MO 64108
46	City of Kansas City	1905 Vine St. Kansas City, MO 64108
47	City of Kansas City	1927 Vine St. Kansas City, MO 64108
48	City of Kansas City	1900 Vine St. Kansas City, MO 64108
49	City of Kansas City	1903 Vine St. Kansas City, MO 64108
50	Holy Ghost New Testament Church	1931 Paseo, Kansas City, MO 64108
51	City of Kansas City	1433 E 19th St. Kansas City, MO 64108
52	City of Kansas City	1904 Paseo, Kansas City, MO 64108
53	City of Kansas City	1920 Paseo, Kansas City, MO 64108
54	1900 Vine Street, LLC	1419 E 19th St. Kansas City, MO 64108
55	Vine Parking LLC	1920 Grove St. Kansas City, MO 64108
56	Vine Parking LLC	1411 E 19th St. Kansas City, MO 64108
57	Vine Parking LLC	1317 E 19th St. Kansas City, MO 64108
58	Sanford Real Estate LLC	1301 E 19th St. Kansas City, MO 64108
59	Sanford Real Estate LLC	Negro League Baseball Museum Inc
60	Sanford Real Estate LLC	Negro League Baseball Museum Inc
61	Sanford Real Estate LLC	Negro League Baseball Museum Inc
62	Belger Realty Co Inc	1824 Paseo, Kansas City, MO 64108
63	Sanford Real Estate LLC	1810 Paseo, Kansas City, MO 64108
64	Sands Realty Co Inc	1800 Paseo, Kansas City, MO 64108
65	Belger Realty Co Inc	1802 Paseo, Kansas City, MO 64108
66	Negro League Baseball Museum Inc	1801 Grove St. Kansas City, MO 64108
67	Negro League Baseball Museum Inc	
68	Negro League Baseball Museum Inc	
69	City of Kansas City	
70	City of Kansas City	
71	City of Kansas City	



**TB** Taliaferro & Browne, Inc.  
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Landscape Architecture & Surveying  
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**NEGRO LEAGUES  
BASEBALL MUSEUM &  
HOTEL**  
1800 THE PASEO  
KANSAS CITY, MO 64110

PROJECT NUMBER: 0223-9705

OWNER: GRAYSON CAPITAL  
1881 MAIN STREET, #202  
KANSAS CITY, MO 64108  
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GRAYSONCRE.COM

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ISSUE DATE: 1/27/2025

**REVISIONS**

NUMBER	DESCRIPTION	DATE
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**EXISTING CONDITIONS**

**DP101**  
DEVELOPMENT PLAN,  
PRELIMINARY PLAT, &  
REZONE



# PRELIMINARY PLAT

## NEGRO LEAGUES BASEBALL MUSEUM & HOTEL CAMPUS

### PART OF LOTS 70-79 & 81-85, BLK. 4, H.W. ARMFIELD'S ADDITION

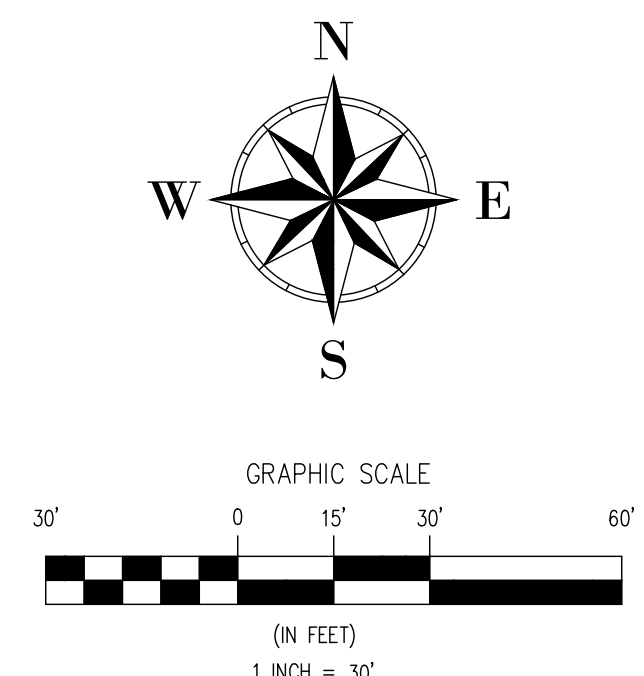
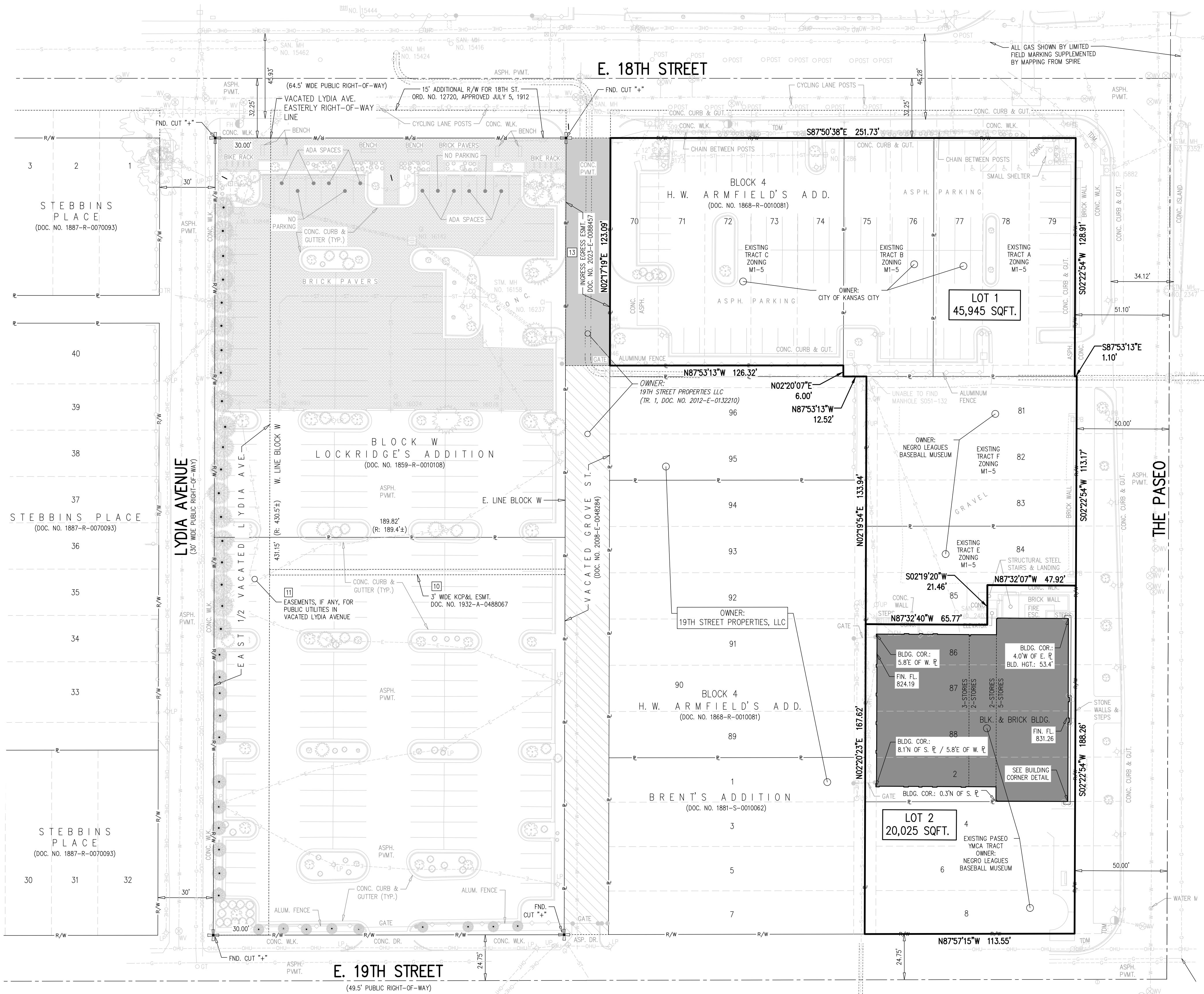
### AND TOGETHER WITH A PORTION OF VACATED LYDIA AVENUE

### KANSAS CITY, JACKSON COUNTY, MISSOURI

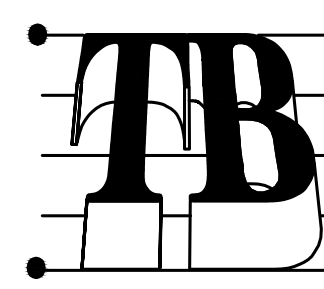
PARCEL	OWNER	PARCEL ID NO.
1	CITY OF KANSAS CITY, MISSOURI	29-620-09-19-01
2	CITY OF KANSAS CITY, MISSOURI	29-620-09-20-01

- LEGEND**
- Q CURB INLET
  - EM ELECTRIC METER
  - FM FIRE HYDRANT
  - G GRATE INLET
  - GT GAS TEST PORT
  - GW GUY WIRE ANCHOR
  - LP LIGHT POLE
  - MH MANHOLE
  - PVC POLYVINYL CHLORIDE
  - RCP REINFORCED CONC. PIPE
  - SAN SANITARY
  - STM STORM
  - UP UTILITY POLE
  - WV WATER VALVE
  - WATER VALVE
  - UNDERGROUND ELECTRIC
  - OVERHEAD ELECTRIC
  - OVERHEAD TELEPHONE
  - OVERHEAD UTILITIES
  - PROPERTY LINE
  - RIGHT-OF-WAY LINE
  - SANITARY SEWER
  - STORM SEWER
  - UNDERGROUND COMMUNICATION
  - WATER
  - WATER SERVICE
  - SIGN

LAND DATA	AREA
TOTAL LAND AREA LOT 1	45,945 SQ.FT.
TOTAL LAND AREA LOT 2	20,025 SQ.FT.
LAND AREA FOR PROPOSED AND EXISTING RIGHT OF WAY	0
NET LAND AREA	65,970 SQ.FT.
PLAT DATA	COUNT
NUMBER OF LOTS	2

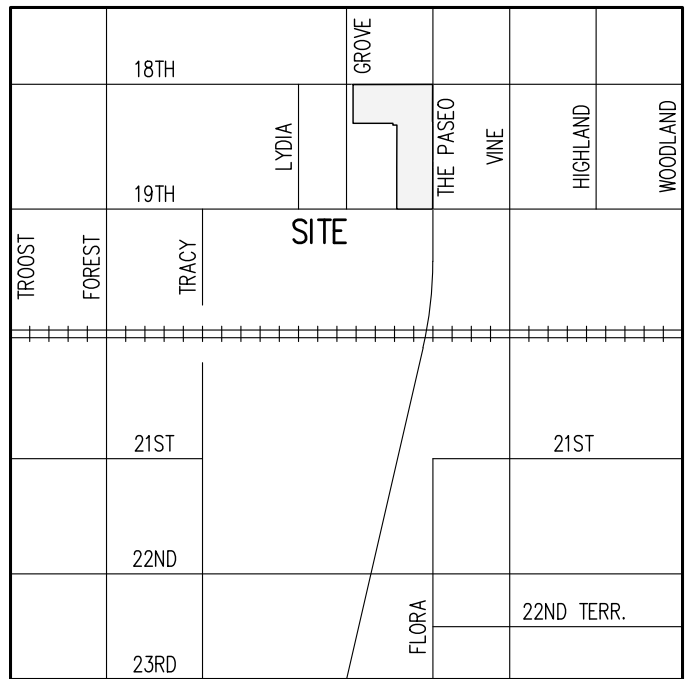


PREPARED FOR:  
GRAYSON CAPITAL  
1881 MAIN STREET, #302  
KANSAS CITY, MO 64108



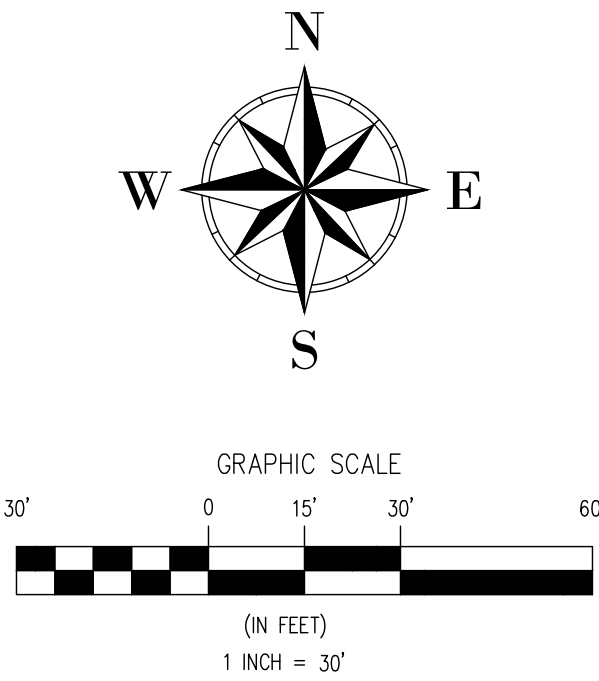
Taliaferro & Browne, Inc.  
Civil / Structural Engineering,  
Landscape Architecture & Surveying  
1020 E. 8th STREET  
KANSAS CITY, MISSOURI 64106  
PH (816) 283-3456 FAX (816) 283-0810

PRELIMINARY PLAT  
PROPOSED MUSEUM & HOTEL CONDOMINIUM PLAT EXHIBIT



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

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



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

PROJECT NUMBER: 0223-0705

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1881 MAIN STREET, #302  
KANSAS CITY, MO 64108  
816.702.5192  
GRAYSONCRE.COM

ARCHITECT:  
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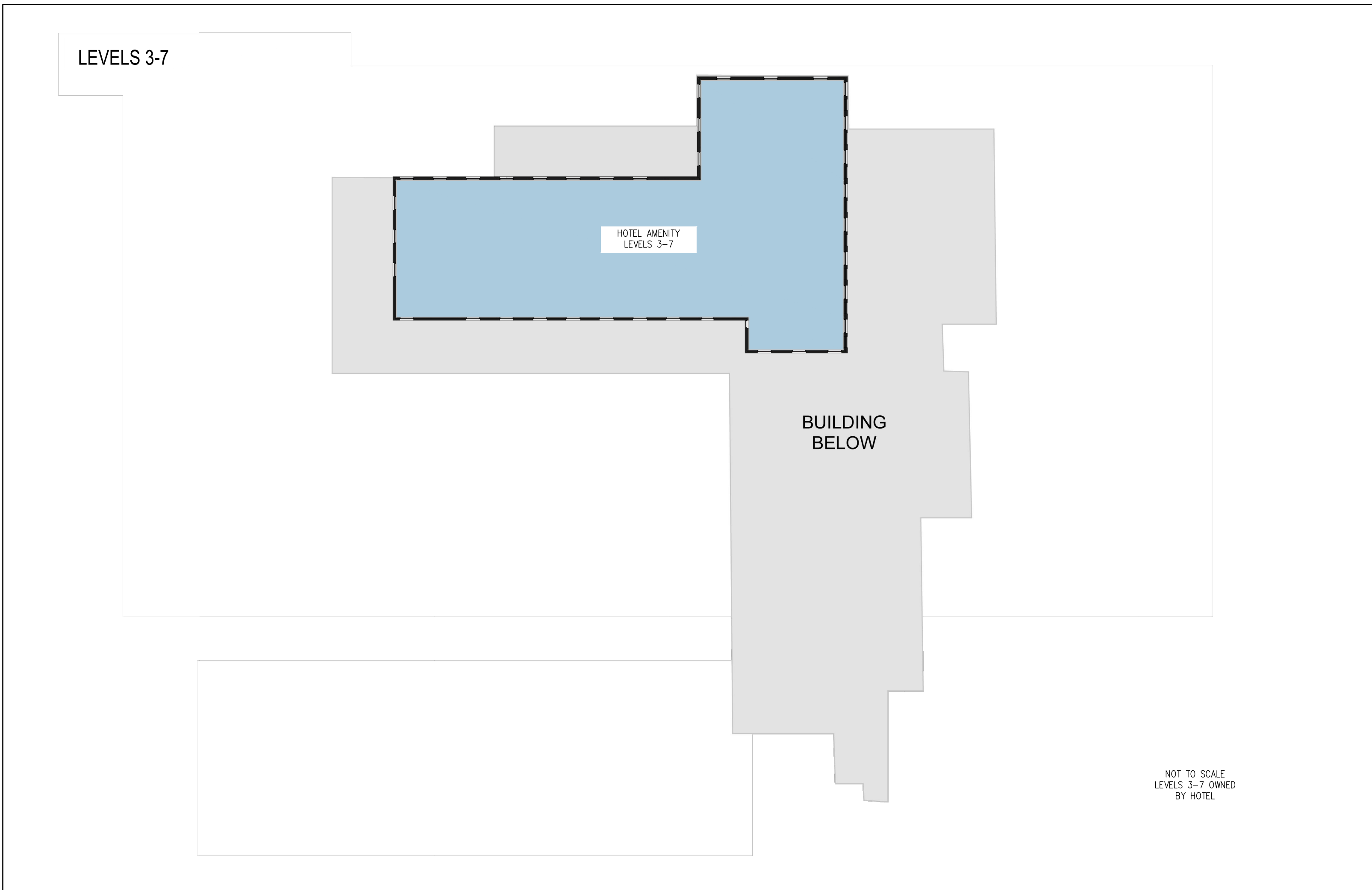
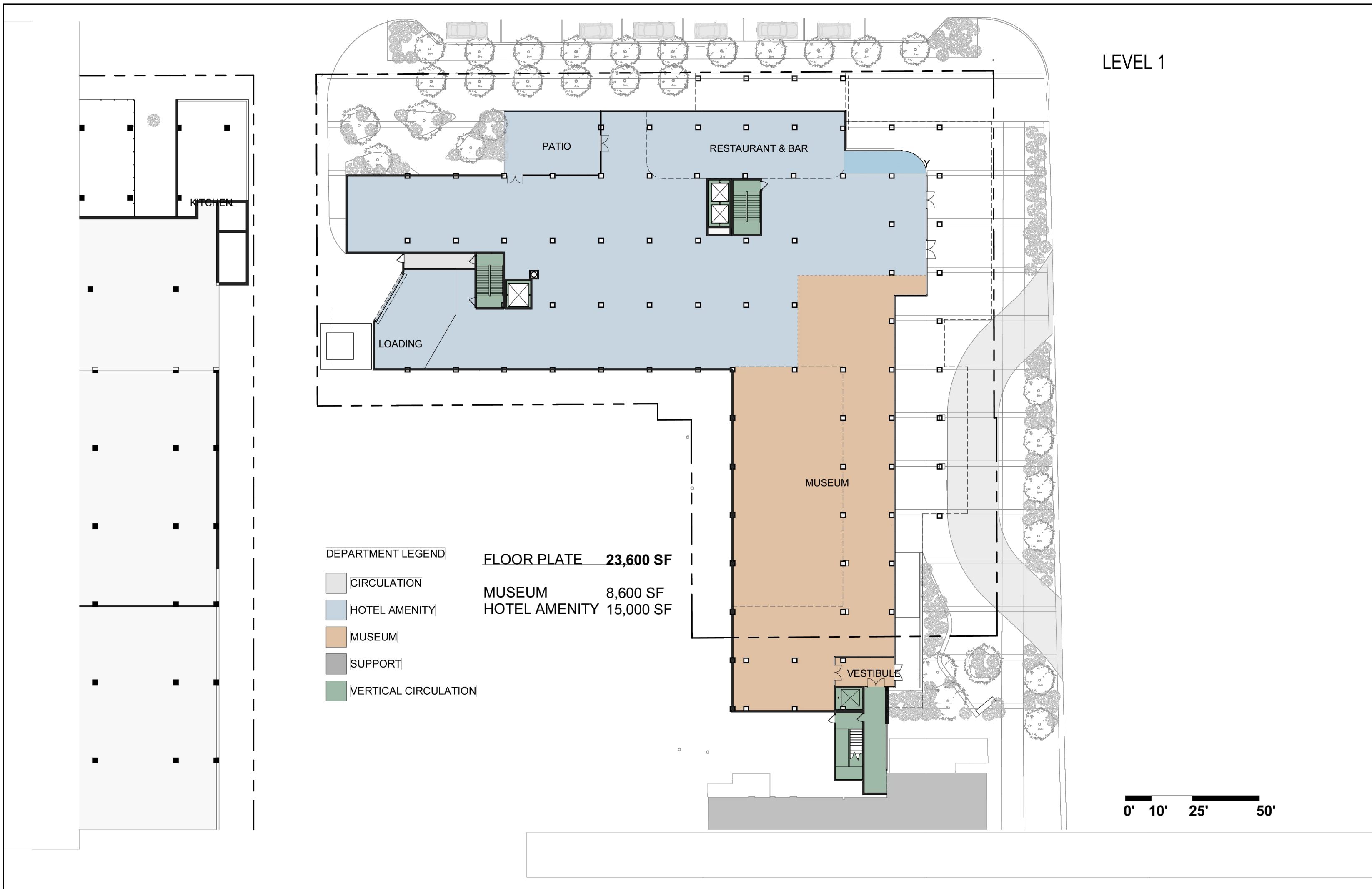
CIVIL ENGINEER:  
TALIAFERRO & BROWNE  
1020 E 8TH ST  
KANSAS CITY, MO 64106  
816.283.3456  
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LANDSCAPE ARCHITECT:  
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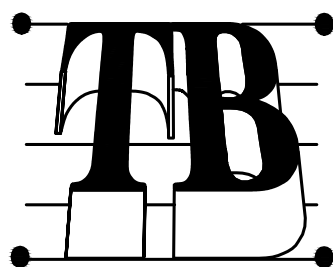
STRUCTURAL ENGINEER:  
PMA ENGINEERING  
6717 SHAWNEE MISSION, #100  
OVERLAND PARK, KS 66202  
913.831.1282  
PMAENGINEERING.COM

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1508 GRAND BLVD  
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LIGHTING ENGINEER:  
LIGHT WORKS  
3618 MAIN ST  
WESTON, MO 64098  
816.645.9848  
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PREPARED FOR:  
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1881 MAIN STREET, #302  
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PRELIMINARY  
CONDOMINIUM PLAT

**DP103**

DEVELOPMENT PLAN,  
PRELIMINARY PLAT, &  
REZONE



NEGRO LEAGUES  
BASEBALL MUSEUM &  
HOTEL

PROJECT NUMBER: 0223-9705

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816.702.5195  
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ARCHITECT:  
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KANSAS CITY, MO 64111  
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ISSUE DATE: 1/27/2025

REVISIONS		
NUMBER	DESCRIPTION	DATE
Δ	DP COMMENTS	03/03/2025

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PROPOSED SITE PLAN  
DP201  
DEVELOPMENT PLAN,  
PRELIMINARY PLAT, &  
REZONE

PROPERTY DESCRIPTION:

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

THIS SURVEY AND LEGAL DESCRIPTION ARE THE SAME AS THAT SHOWN ON A TRUSTEE'S DEED RECORDED UNDER INSTRUMENT NO. 2019E0026892, OFFICIAL PUBLIC RECORDS, JACKSON COUNTY, MISSOURI.

SITE LEGEND

	CONCRETE
	AMENITIES AND PLANTING ZONE
	PROPOSED BUILDING
	SIDEWALK
	BRICK PAVEMENT

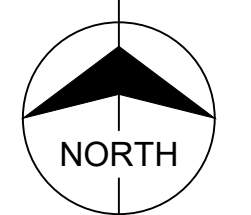
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Total Dwelling Units				
Detached House	n/a	n/a	-	
Zero lot line House	n/a	n/a	-	
Cottage House	n/a	n/a	-	
Semi-attached House	n/a	n/a	-	
Townhouse	n/a	n/a	-	
Two-unit House	n/a	n/a	-	
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Commercial	n/a	n/a	-	
Industrial	n/a	n/a	-	
Other	4	1 (Commercial & Civic)	No	

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

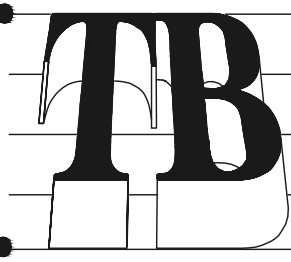
88-420 PARKING					
Proposed Uses	Vehicle Spaces		Short-Term Bike Spaces		Alternatives Proposed
	Required	Proposed	Required	Proposed	
Cultural (NLBM Museum)	50	105	11	11	3
Library Cultural Exhibit	2,511,000 sf		10% of Stats Provided		1+110,000 sf
Lodging (Hotel)	21	100	10	10	5.2
Lodging 41+ Rooms	1 per 6 rooms		10% of Stats Provided		1+130 Rooms
Total	71	205	21	21	8

88-420 PARKING		
[Note: Refer to Table 4a-Alternative Compliance Parking]		
ALTERNATIVE PROPOSED	DESCRIPTION	APPROVED
88-420-16-J, OFF-SITE PARKING	Parking for the proposed development will be provided in a garage located on the adjacent east lot (Parcel # 280464 & 280463), offering 400 to 450 parking stalls. A shared-use agreement for the garage will be provided by the owner at a later date. Expected parking garage completion date will be June of 2026.	

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



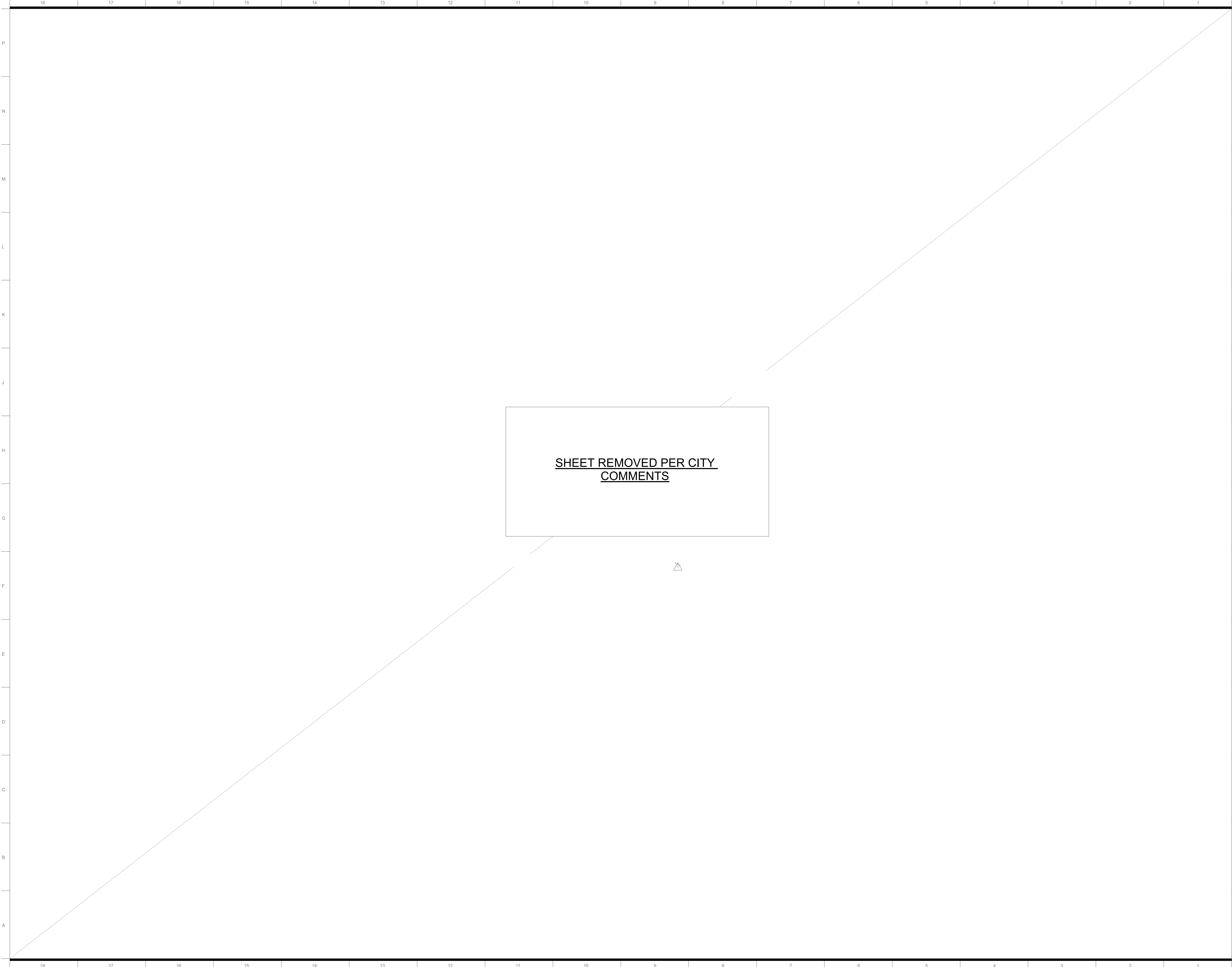
20 0 20 40  
SCALE IN FEET  
HORIZONTAL SCALE 1"=20'



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

PLANS UPDATED PER CITY  
COMMENTS





**multistudio**

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

PROJECT NUMBER: 0223-0705

OWNER: <b>GRAYSON CAPITAL</b> 1881 MAIN STREET, #302 KANSAS CITY, MO 64108 816.702.5151 GRAYSONCRE.COM	ARCHITECT: <b>MULTISTUDIO</b> 4200 PENNSYLVANIA KANSAS CITY, MO 64111 816.511.6655 MULTISTUDIO
---	---

CIVIL ENGINEER: <b>TALIAFERRO &amp; BROWNE</b> 1020 E 8TH ST KANSAS CITY, MO 64106 816.283.3450 TB-ENGR.COM	LANDSCAPE ARCHITECT: <b>TALIAFERRO &amp; BROWNE</b> 1020 E 8TH ST KANSAS CITY, MO 64108 816.283.3450 TB-ENGR.COM
--	---

STRUCTURAL ENGINEER: <b>PMA ENGINEERING</b> 6717 SHAWNEE MISSION, #100 OVERLAND PARK, KS 66202 PMAENGINEERING.COM	MEP ENGINEER: <b>BRANCH PATTERN</b> 1508 GRAND BLVD KANSAS CITY, MO 64108 913.851.1282 BRANCHPATTERN.COM
---	---

LIGHTING ENGINEER:  
**LIGHT WORKS**  
3618 MAIN ST  
WESTON, MO 64098  
816.645.9548  
LIGHTWORKSKC.COM

ISSUE DATE: 1/27/2025

REVISIONS		
NUMBER	DESCRIPTION	DATE
1	City No-Zone Comments	03.03.2025

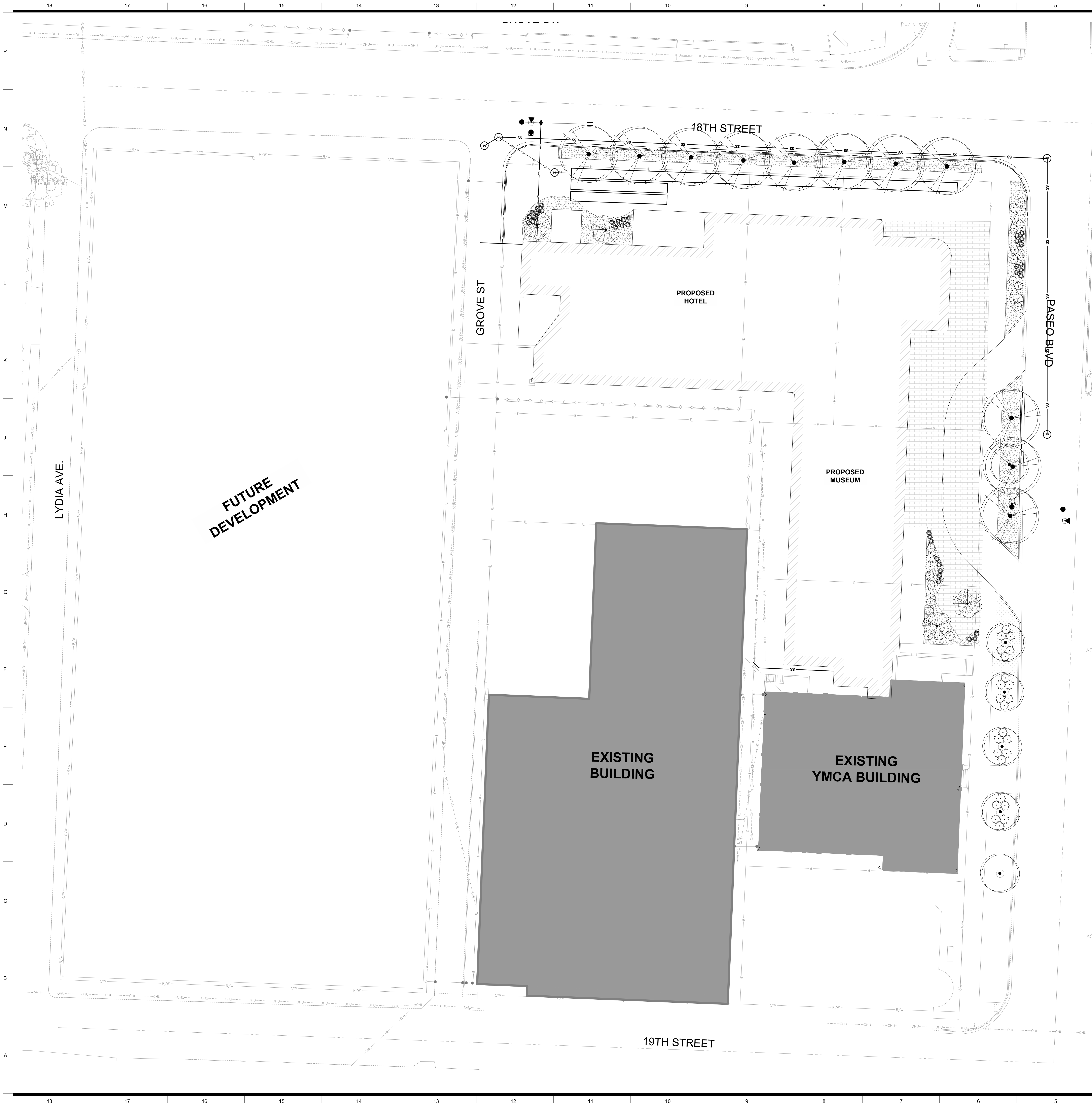
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REFERENCE ONLY

**PROPOSED 18TH  
STREET PLAN**  
**DP202**  
**DEVELOPMENT PLAN,  
PRELIMINARY PLAT, &  
REZONE**





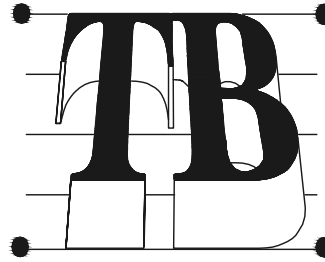
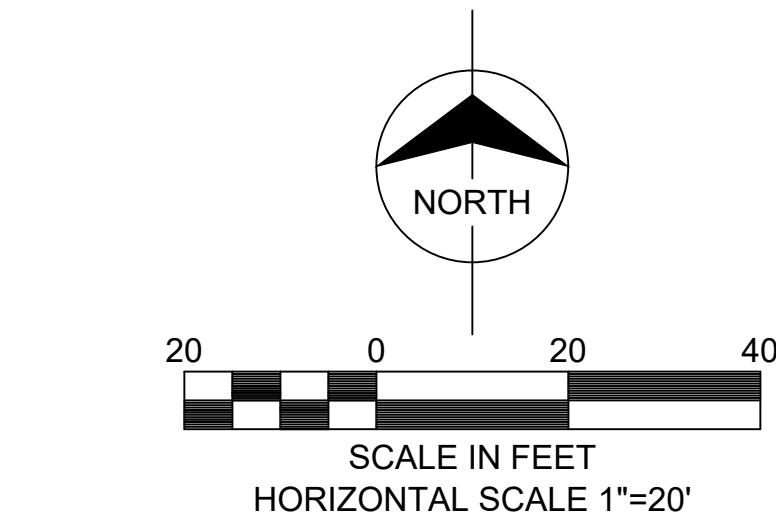
LANDSCAPE CODE REQUIREMENTS					
Negro League Baseball Museum - 18th and Paseo					
Site Data	Quantity	Required	Existing	Provided	Total
Site Area (SF)	45,945.00				
Building Footprint (SF)	25,475.60				
Site Zoning	M1-5/DX-5				
General Landscape 88-425-04					
1 tree / 5,000 SF of building coverage	5.10	6.00	n/a	6.00	6.00
Street Tree 88-425-03					
w/in street R/W (req. 15' esmt) OR w/in 10' of R/W					
1 tree / 30 LF of street					
18th Street (N)	251.73	8.39	-	12.00	12.00
Paseo Boulevard (E)	203.30	6.78	2.00	4.00	6.00
Special Standards on Boulevard 88-323					
150' within BLVD R/W		YES			
Building setback 20' from R/W		YES			

CONCEPT PLANT SCHEDULE

	DECIDUOUS TREE Acer rubrum 'Armstrong' / Armstrong Red Maple Carpinus caroliniana 'JFS-KWS' / Native Flame® American Hornbeam Zelkova serrata 'JFS-KW1' / City Sprite® Japanese Zelkova	14
	ORNAMENTAL TREE Prunus americana / American Plum Syringa reticulata / Japanese Tree Lilac	4
	EXISTING TREE	6
	PERENNIAL Baptisia australis / Blue Wild Indigo Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama Echinacea purpurea / Coneflower Iris brevicaulis / Zigzag Iris Schizachyrium scoparium / Little Bluestem	32
	DECIDUOUS SHRUB Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	13
	EVERGREEN SHRUB Itea virginica / Virginia Sweetspire	38
	MULCH	2,873 sf

NOTE: The client will pay the required fee of \$1,110, at the time of the certificate of occupancy, in lieu of planting three additional trees to meet the required landscaping standards.

PLANS UPDATED PER CITY COMMENTS



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

multistudio

NEGRO LEAGUES  
BASEBALL MUSEUM &  
HOTEL

1800 THE PASEO  
KANSAS CITY, MO 64110

PROJECT NUMBER: 0223-9705

OWNER:  
GRAYSON CAPITAL  
1881 MAIN STREET, #202  
KANSAS CITY, MO 64108  
816.283.3456  
GRAYSONCRE.COM

ARCHITECT:  
MULTISTUDIO  
4200 PENNSYLVANIA  
KANSAS CITY, MO 64111  
816.531.6655  
MULTISTUDIO

CIVIL ENGINEER:  
TALIAFERRO & BROWNE  
1020 E 8TH ST  
KANSAS CITY, MO 64106  
816.283.3456  
TB-ENGR.COM

LANDSCAPE ARCHITECT:  
TALIAFERRO & BROWNE  
1020 E 8TH ST  
KANSAS CITY, MO 64106  
816.283.3456  
TB-ENGR.COM

STRUCTURAL ENGINEER:  
PMA ENGINEERING  
6717 SHAWNEE MISSION, #100  
OVERLAND PARK, KS 66202  
913.831.1282  
PMAENGINEERING.COM

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

LIGHTING ENGINEER:  
LIGHT WORKS  
3618 MAIN ST  
WESTON, MO 64098  
816.645.9848  
LIGHTWORKSKC.COM

ISSUE DATE: 1/27/2025

REVISIONS		
NUMBER	DESCRIPTION	DATE
△	DP COMMENTS	03/03/2025
△	DP COMMENTS	03/29/2025

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PROPOSED LANDSCAPE  
PLAN

**DP203**  
DEVELOPMENT PLAN,  
PRELIMINARY PLAT, &  
REZONE

NEGRO LEAGUES  
BASEBALL MUSEUM &  
HOTEL

1800 THE PASEO  
KANSAS CITY, MO 64110

PROJECT NUMBER: 0223-0705

OWNER:  
GRAYSON CAPITAL

ARCHITECT:  
MULTISTUDIO

1801 MAIN STREET, #202  
KANSAS CITY, MO 64108  
816.702.5150  
GRAYSONCRE.COM

4200 PENNSYLVANIA  
KANSAS CITY, MO 64111  
816.531.6605  
MULTISTUDIO

CIVIL ENGINEER:  
TALIAFERRO & BROWNE

LANDSCAPE ARCHITECT:  
TALIAFERRO & BROWNE

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816.283.3456  
TB-ENGR.COM

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STRUCTURAL ENGINEER:  
PMA ENGINEERING

MEP ENGINEER:  
BRANCH PATTERN

6717 SHAWNEE MISSION, #100  
OVERLAND PARK, KS 66202  
913.831.1282  
PMAENGINEERING.COM

1508 GRAND BLVD  
KANSAS CITY, MO 64108  
913.951.8311  
BRANCHPATTERN.COM

LIGHTING ENGINEER:  
LIGHT WORKS

3618 MAIN ST  
WESTON, MO 64098  
816.640.9848  
LIGHTWORKSKC.COM

ISSUE DATE: 1/27/2025

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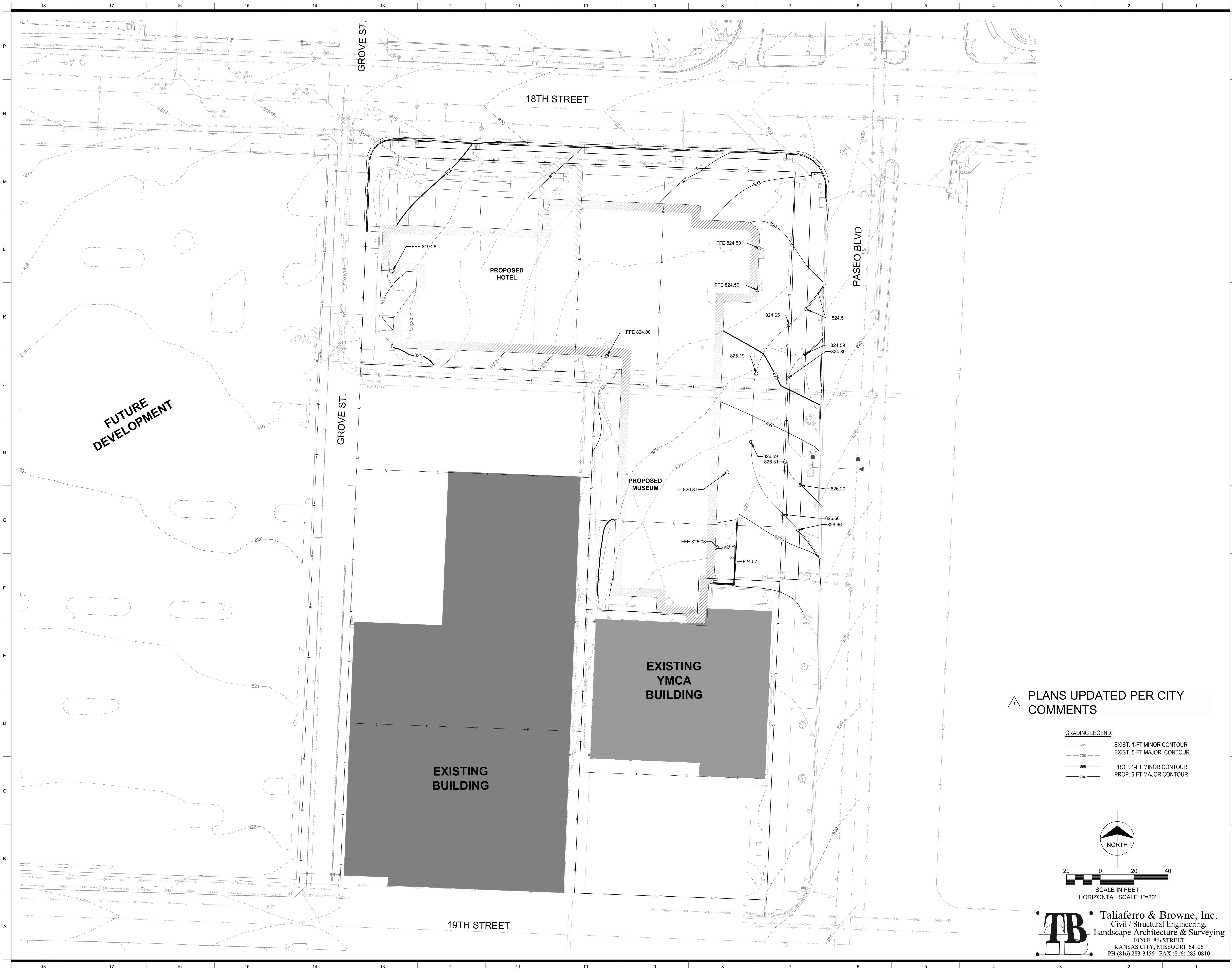
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PROPOSED GRADING  
PLAN

DP204  
DEVELOPMENT PLAN,  
PRELIMINARY PLAT, &  
REZONE

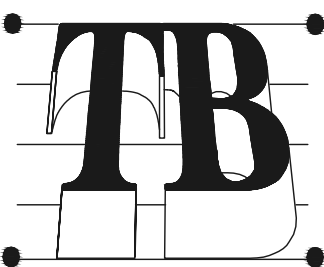


△ PLANS UPDATED PER CITY  
COMMENTS

GRADING LEGEND:

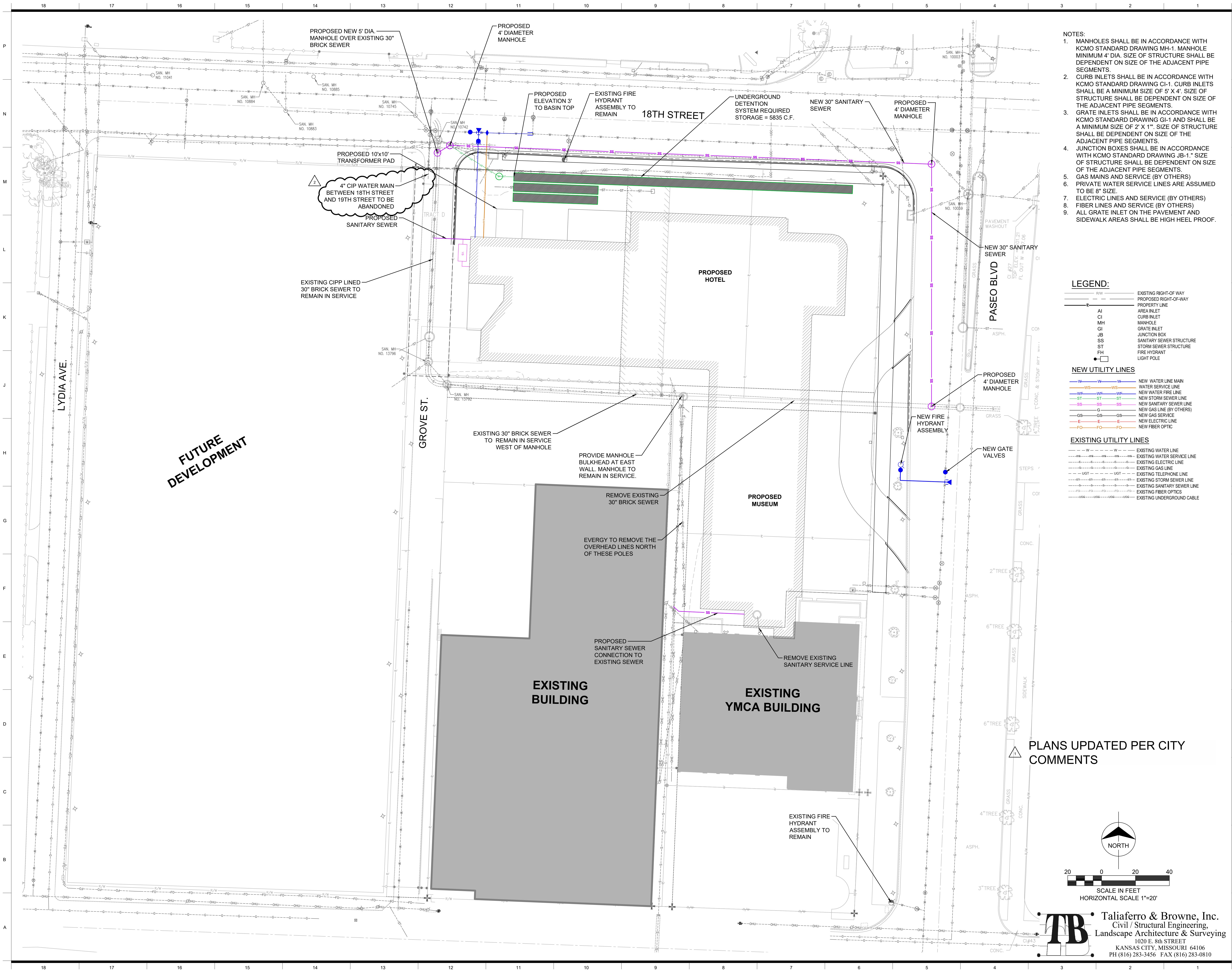
- 699 --- EXIST. 1-FT MINOR CONTOUR
- 700 --- EXIST. 5-FT MAJOR CONTOUR
- 699 --- PROP. 1-FT MINOR CONTOUR
- 700 --- PROP. 5-FT MAJOR CONTOUR

20 0 20 40  
SCALE IN FEET  
HORIZONTAL SCALE 1"=20'



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Landscape Architecture & Surveying  
1020 E. 8th STREET  
KANSAS CITY, MISSOURI 64106  
PH (816) 283-3456 FAX (816) 283-0810

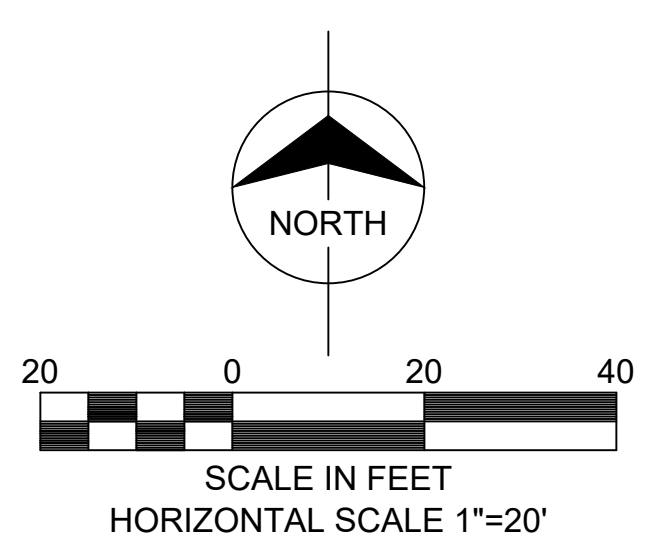




- NOTES:
1. MANHOLES SHALL BE IN ACCORDANCE WITH KCMO STANDARD DRAWING MH-1. MANHOLE MINIMUM 4' DIA. SIZE OF STRUCTURE SHALL BE DEPENDENT ON SIZE OF THE ADJACENT PIPE SEGMENTS.
  2. CURB INLETS SHALL BE IN ACCORDANCE WITH KCMO STANDARD DRAWING CI-1. CURB INLETS SHALL BE A MINIMUM SIZE OF 5' X 4'. SIZE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

- LEGEND:**
- EXISTING RIGHT-OF-WAY
  - PROPOSED RIGHT-OF-WAY
  - PROPERTY LINE
  - AREA INLET
  - CI
  - MH
  - GI
  - JB
  - SS
  - ST
  - FH
  - LIGHT POLE
- NEW UTILITY LINES**
- W-W-W NEW WATER LINE MAIN
  - WS-WS-WS WATER SERVICE LINE
  - WF-WF-WF NEW WATER FIRE LINE
  - ST-ST-ST NEW STORM SEWER LINE
  - SS-SS-SS NEW SANITARY SEWER LINE
  - O NEW GAS LINE (BY OTHERS)
  - GS-GS-GS NEW GAS SERVICE
  - E-E-E NEW ELECTRIC LINE
  - FO-FO-FO NEW FIBER OPTIC
- EXISTING UTILITY LINES**
- EXISTING WATER LINE
  - EXISTING WATER SERVICE LINE
  - EXISTING ELECTRIC LINE
  - EXISTING GAS LINE
  - EXISTING TELEPHONE LINE
  - EXISTING STORM SEWER LINE
  - EXISTING SANITARY SEWER LINE
  - EXISTING FIBER OPTICS
  - EXISTING UNDERGROUND CABLE

PLANS UPDATED PER CITY COMMENTS



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

**multistudio**

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

PROJECT NUMBER: 0223-0705

OWNER: GRAYSON CAPITAL  
1801 MAIN STREET, #202  
KANSAS CITY, MO 64108  
816.702.5150  
GRAYSONCRE.COM

ARCHITECT: MULTISTUDIO  
4200 PENNSYLVANIA  
KANSAS CITY, MO 64111  
816.511.6655  
MULTISTUDIO

CIVIL ENGINEER: LANDSCAPE ARCHITECT:  
TALIAFERRO & BROWNE TALIAFERRO & BROWNE  
1020 E 8TH ST KANSAS CITY, MO 64108  
816.283.3456 816.283.3456  
TB-ENGR.COM TB-ENGR.COM

STRUCTURAL ENGINEER: MEP ENGINEER:  
PMA ENGINEERING BRANCH PATTERN  
6717 SHAWNEE MISSION, #100 OVERLAND PARK, KS 66202  
913.851.1282 PMAENGINEERING.COM 913.851.8311  
BRANCHPATTERN.COM

LIGHTING ENGINEER: LIGHT WORKS  
3618 MAIN ST WESTON, MO 64098  
816.645.9848 LIGHTWORKSKC.COM

ISSUE DATE: 1/27/2025

NUMBER	DESCRIPTION	DATE
1	DP COMMENTS	03/03/2025
2	DP COMMENTS	03/29/2025

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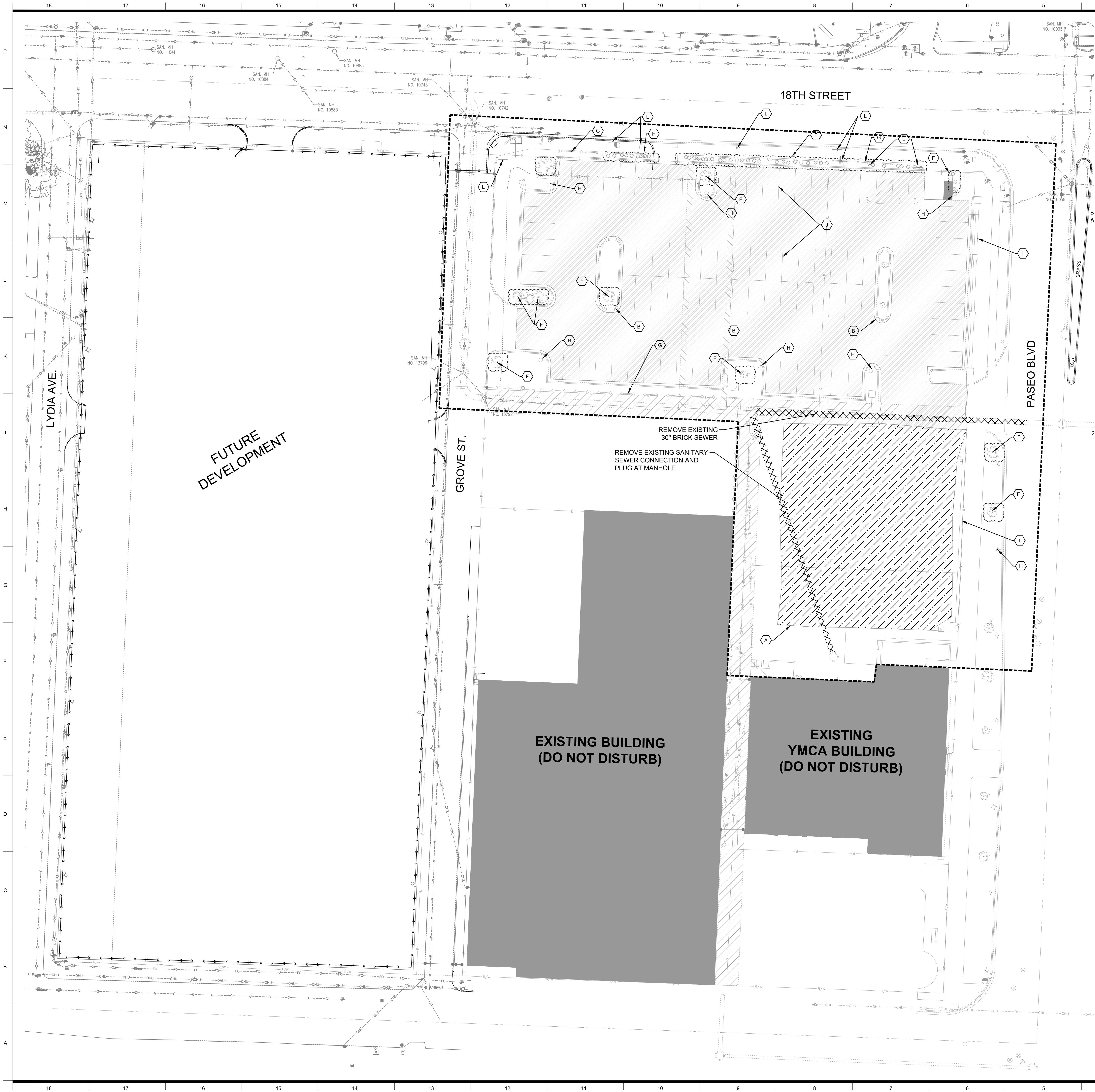
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**PROPOSED UTILITY  
PLAN**

**DP205**  
DEVELOPMENT PLAN,  
PRELIMINARY PLAT, &  
REZONE





**SITE DEMOLITION NOTES**

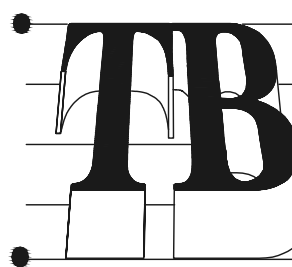
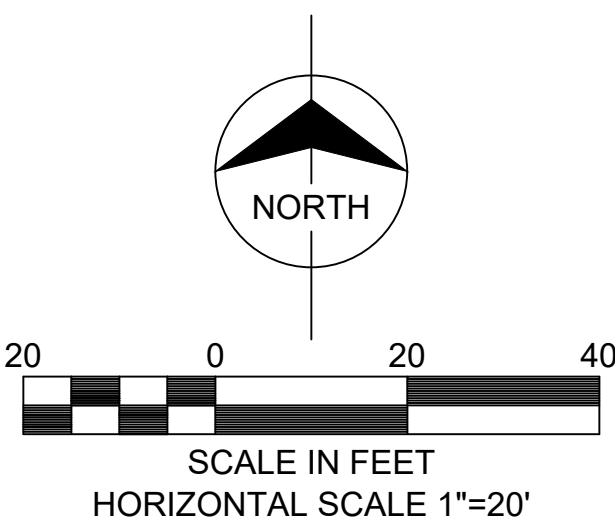
- REMOVE, AND DISPOSE OF EXISTING GRAVEL
- SAWCUT, REMOVE, AND DISPOSE OF EXISTING CURB AND GUTTER
- SAWCUT, REMOVE, AND DISPOSE OF EXISTING CONCRETE PAVEMENT
- SAWCUT, REMOVE, AND DISPOSE OF EXISTING ASPHALT PAVEMENT
- SAWCUT, REMOVE, AND DISPOSE OF EXISTING CONCRETE SIDEWALK
- REMOVE AND DISPOSE OF LANDSCAPING IN ITS ENTIRETY
- REMOVE AND DISPOSE OF EXISTING FENCE AND GATES
- REMOVE AND DISPOSE OF EXISTING YARD LIGHT AND SPOT LIGHTSH
- REMOVE AND DISPOSE OF EXISTING WALLS AND FOUNDATIONS
- REMOVE EXISTING PAVEMENT MARKINGS
- REMOVE AND DISPOSE OF EXISTING CONCRETE FLUME
- REMOVE AND DISPOSE OF EXISTING SIGNS
- EXISTING FENCE TO REMAIN

- EXISTING ELECTRIC BOX TO BE REMOVED AND RELOCATED
- EXISTING WATER VALES TO BE ADJUSTED
- EXISTING STORM INLET TO BE ADJUSTED
- EXISTING STORM STRUCTURE TO BE REMOVED
- EXISTING SANITARY SEWER STRUCTURE TO REMAIN
- EXISTING ELECTRIC TRANSMISSION LINE AND POLES TO REMAIN
- EXISTING OVERHEAD POWER (OHP) TO BE REMOVED
- EXISTING WATER METER PIT TO BE REMOVED
- EXISTING LIGHT POLE TO BE RELOCATED
- EXISTING FIRE HYDRANT (FH) TO REMAIN
- EXISTING TRAFFIC SIGNAL TO REMAIN
- EXISTING ELECTRIC BOX TO BE REMOVED

**LEGEND:**

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

**PLANS UPDATED PER CITY COMMENTS**



**Taliaferro & Browne, Inc.**  
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Landscape Architecture & Surveying  
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**multistudio**

**NEGRO LEAGUES  
BASEBALL MUSEUM &  
HOTEL**

1800 THE PASEO  
KANSAS CITY, MO 64110

PROJECT NUMBER: 0223-9705

OWNER: **GRAYSON CAPITAL**  
1881 MAIN STREET, #202  
KANSAS CITY, MO 64108  
GRAYSONCRE.COM

ARCHITECT: **MULTISTUDIO**  
4200 PENNSYLVANIA  
KANSAS CITY, MO 64111  
816.531.6655  
MULTISTUDIO0

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816.283.3456  
TB-ENGR.COM

LANDSCAPE ARCHITECT: **TALIAFERRO & BROWNE**  
1020 E 8TH ST  
KANSAS CITY, MO 64106  
816.283.3456  
TB-ENGR.COM

STRUCTURAL ENGINEER: **PMA ENGINEERING**  
6717 SHAWNEE MISSION, #100  
OVERLAND PARK, KS 66202  
913.851.1282  
PMAENGINEERING.COM

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

LIGHTING ENGINEER: **LIGHT WORKS**  
3618 MAIN ST  
WESTON, MO 64098  
816.660.7868  
LIGHTWORKSKC.COM

ISSUE DATE: 1/27/2025

NUMBER	DESCRIPTION	DATE
1	REVISIONS	
2	DP COMMENTS	03/03/2025

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**DEMOLITION AND TREE  
REMOVAL PLAN**

**DP206**  
DEVELOPMENT PLAN,  
PRELIMINARY PLAT, &  
REZONE



**OWNER:**  
**GRAYSON CAPITAL**

1881 MAIN STREET, #302  
KANSAS CITY, MO 64108  
816.702.5191  
GRAYSONCRE.COM

**ARCHITECT:**  
**MULTISTUDIO**

4200 PENNSYLVANIA  
KANSAS CITY, MO 64111  
816.931.6655  
MULTI.STUDIO

**CIVIL ENGINEER:**  
**TALIAFERRO & BROWNE**  
 1020 E 8TH ST  
 KANSAS CITY, MO 64106  
 816.283.3456  
 TB-ENGR.COM

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

**LIGHTING ENGINEER:  
LIGHT WORKS**

361B MAIN ST  
WESTON, MO 64098  
816.640.9948  
LIGHTWORKS.KC.COM



LIGHTING FIXTURE SCHEDULE							
SYMBOL	IMAGE	LAMP	COLOR TEMP	WATTS	DESCRIPTION	LOCATION	NOTES
PP1		LED, 6447 LUMENS	3000K, 80CRI	58 W	EXISTING HISTORIC DISTRICTON PEDESTRIAN POLE TO BE REUSED.	EXISTING PEDESTRIAN POLES	
LR1		LED, 1238 LUMENS	3000K, 80CRI	14 W	NOMINAL 4.5\" APERTURE RECESSED DOWNLIGHT WITH SYMMETRIC WIDE BEAM DISTRIBUTION AND A FROSTED LENS. PROVIDE WITH IP65 RATING.	CANOPY DOWNLIGHTS	
LW1		LED, 989 LUMENS	3000K, 80CRI	11 W	NOMINAL 4.5\" APERTURE RECESSED DOWNLIGHT WITH SYMMETRIC WIDE BEAM DISTRIBUTION AND A FROSTED LENS. PROVIDE WITH IP65 RATING.	WALL MOUNTED BUILDING LIGHTING	
LW2		LED, 1461 LUMENS	3000K, 80CRI	12 W	NOMINAL 4.5\" APERTURE RECESSED DOWNLIGHT WITH SYMMETRIC WIDE BEAM DISTRIBUTION AND A FROSTED LENS. PROVIDE WITH IP65 RATING.	WALL MOUNTED ALLEY LIGHTING	
SL1		LED	4000K	243 W	LED ROADWAY FIXTURE WITH DIE CAST ALUMINUM HOUSING AND TYPE 2 MEDIUM REFLECTOR. PROVIDE INTEGRAL LED, 0-10V DIMMABLE DRIVER WITH UNIVERSAL VOLTAGE. PROVIDE 20kv/200kA SPD, 7 PIN PHOTOCONTROL RECEPTACLE AND RECEPTACLE FOR SHORTING CAP. PROVIDE FACTORY INSTALLED, ANSI C125-15 COMPLIANT, NEMA LABEL.	STREETLIGHT	

REVISIONS		
NUMBER	DESCRIPTION	DATE
1	City Re-Zone Comments	03.03.2017

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CONSTRUCTION**

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REFERENCE ONLY

## SITE PHOTOMETRIC PL

# DP301

DEVELOPMENT PLAN,  
PRELIMINARY PLAT, &  
REZONE





MATERIAL LEGEND

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

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

FMP-1: Formed Metal Panel

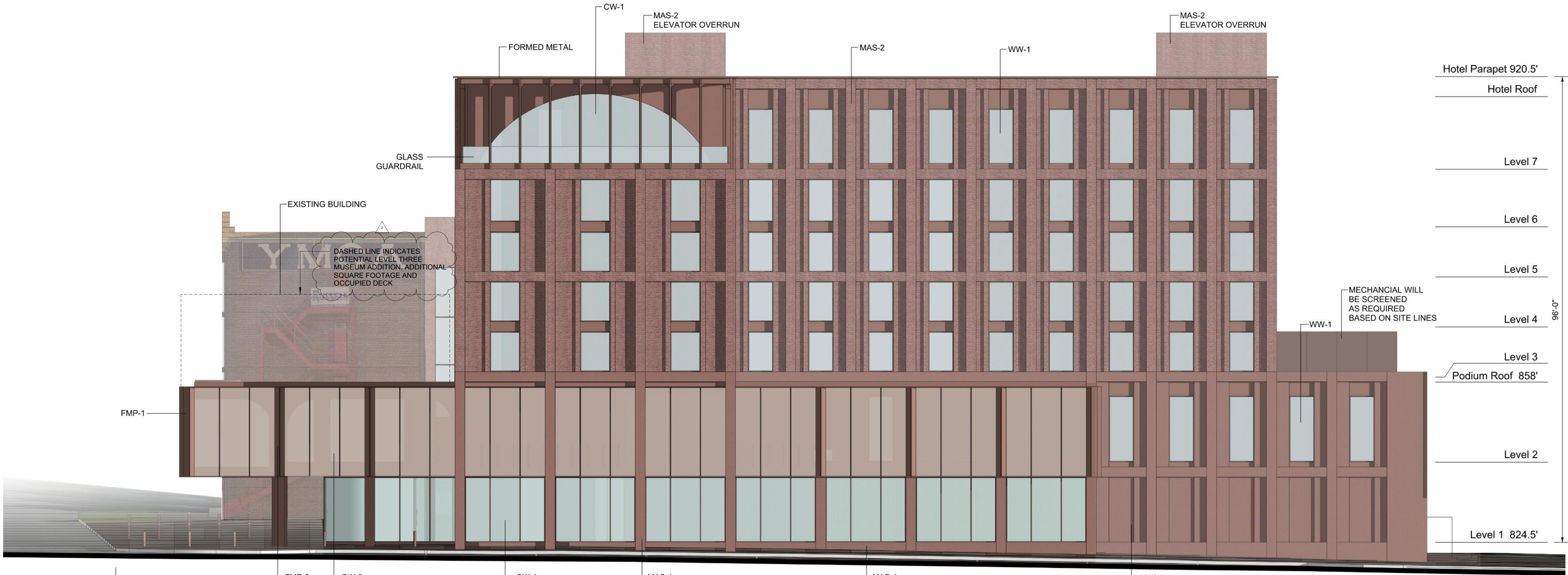
FMP-2: Formed Metal

CW-1: Glass / Curtain Wall

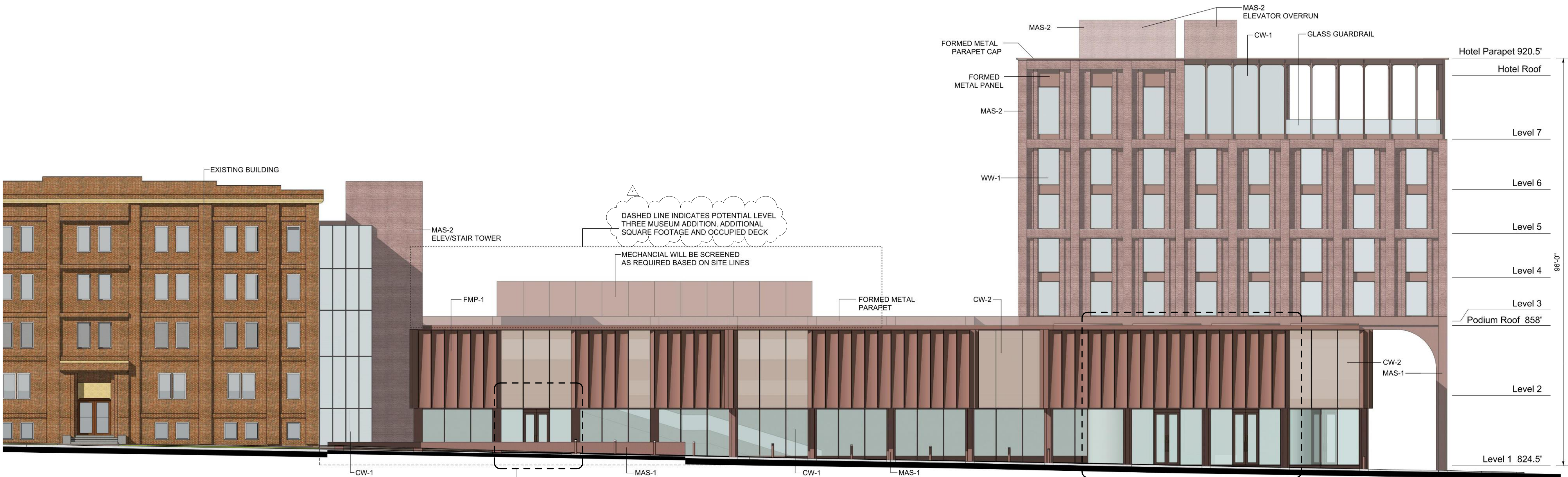
CW-2: Glass / Curtain Wall (Level 2)

WW-1: Glass / Window Wall

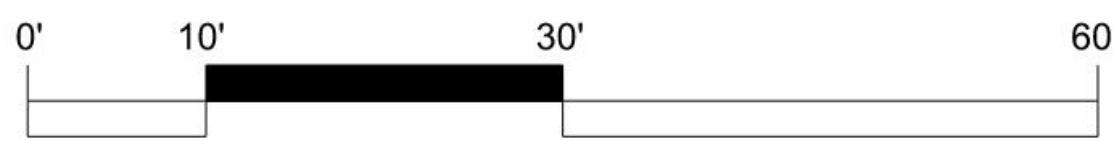
NOTE: LANDSCAPE & UTILITIES OMITTED FOR CLARITY,  
REFER TO PLANS FOR ADDITIONAL INFORMATION



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



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



ISSUE DATE: 1/27/2025

REVISIONS		
NUMBER	DESCRIPTION	DATE
1	City Re-Zone Comments	03.05.2025
2	City Re-Zone Comments	03.25.2025

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CONSTRUCTION**

SHEET FOR  
REFERENCE ONLY



**OWNER:**  
**GRAYSON CAPITAL**

1881 MAIN STREET, #302  
KANSAS CITY, MO 64108  
816.702.5191  
GRAYSONCRE.COM

**ARCHITECT:**  
**MULTISTUDIO**

4200 PENNSYLVANIA  
KANSAS CITY, MO 64111  
816.931.6655  
MULTI.STUDIO

**CIVIL ENGINEER:**  
**TALIAFERRO & BROWNE**  
 1020 E 8TH ST  
 KANSAS CITY, MO 64106  
 816.283.3456  
 TB-ENGR.COM

<b>STRUCTURAL ENGINEER:</b>	<b>MEP ENGINEER:</b>
<b>PMA ENGINEERING</b>	<b>BRANCH PATTERN</b>
5717 SHAWNEE MISSION, #100	1508 GRAND BLVD
OVERLAND PARK, KS 66202	KANSAS CITY, MO 64108
913.831.1262	913.951.8311
PMAENGINEERING.COM	BRANCHPATTERN.COM

LIGHTING ENGINEER:  
LIGHT WORKS  
1861B MAIN ST  
WESTON, MO 64098  
816.640.9948  
LIGHTWORKSKC.COM

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

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

FMP-1: Formed Metal Panel

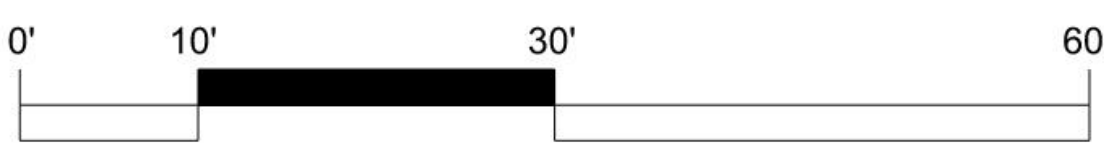
FMP-2: Formed Metal

CW-1: Glass / Curtain Wall

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

WW-1: Glass / Window Wall

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



REVISIONS		
NUMBER	DESCRIPTION	DATE
1	City Re-Zone Comments	03.03.2025
2	City Re-Zone Comments	03.25.2025

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**BUILDING  
ELEVATIONS**  
**DP303**  
**DEVELOPMENT PLAN,  
PRELIMINARY PLAT, &  
REZONE**



