

Master Planner  
Design Architect

Urban Designer  
Landscape Architect



**Taliaferro & Browne, Inc.**  
Engineering - Landscape Architecture - Surveying

Sheet Number	Sheet Title
UR 1	COVER SHEET
UR 2	2002 EXISTING CONDITIONS LEGAL DESCRIPTION
UR 3	EXISTING AND PROPOSED ZONING SITE PLAN, PHASING PLAN
UR 4	SITE PLAN
UR 5	SETBACKS
UR 6	STREETS AND STREET SECTIONS
UR 7	STORMWATER CONCEPT PLAN
UR 8	LANDSCAPE CONCEPT PLAN
UR 9	LIGHTING AND SIGNAGE CONCEPT PLAN
UR 10	BEACON PARK DEVELOPMENT
UR 11	UMKC STUDENT HOUSING AND GROCERY STORE COMMERCIAL
UR 12	BEACON HILL HOTEL SITE PLAN
UR 13	BEACON HILL HOTEL LANDSCAPE PLAN

# SITE PLAN UR 4

**BEACON HILL REDEVELOPMENT**  
Kansas City, Missouri

**BEACON HILL NEIGHBORHOOD**  
**UR REDEVELOPMENT**  
**SUBMITTAL**

**SEIDEL/HOLZMAN** HNTB  
Master Planner Design Architect Urban Designer Landscape Architect

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**LOCATION MAP**

**INDEX OF DRAWINGS**

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**UR SET**  
TB PROJECT 72-0840  
REVISED  
MAY 20, 2016

**SITE PLAN**  
UR 4

**Lot Summary**

Lot	Size
Townhome Standard	20' - 30' (w) x 35' - 60' (l)
Townhome Corner	50' - 60' (w) x 80' - 90' (l)
Single Family New	40' - 90' (w) x 70' - 130' (l)
Single Family Infill/Existing	25' - 100' (w) x 75' - 165' (l)
Multi-Family Existing	50' - 90' (w) x 70' - 130' (l)
Mixed Use 23rd and Troost	150' (w) x 250' (l)
Mixed Use 27th and Troost (se corner)	100' (w) x 130' (l)
Mixed Use 27th and Troost (sw corner)	150' (w) x 150' (l)
Multi-Family Student Housing including Garage	160' (w) x 610' (l)

**New Building Summary**

Type	W/L
Townhome	20' - 35' (w) x 25' - 50' (l)
Single Family New	40' - 50' (w) x 45' - 90' (l)
Single Family Infill	20' - 35' (w) x 55' - 85' (l)
Multi-Family New	40' - 50' (w) x 88' - 114' (l)
Multi-Family Student Housing including Garage	125' (w) x 600' (l)

**Total Number of Dwelling Units**

Unit Type	Count
Townhome	115-140
Single Family New	40-60
Single Family Infill	80-50
Single Family Existing	95-85
Multi-Family Existing	240-260
Granny Flat*	unknown

\* A dwelling unit separate from the primary residence not rented to a non-family member.  
\* Single family infill homes are not counted for in private open space totals since they are constructed on existing lots and not on replatted lots.

**Other Uses**

Use	Count
Churches (2)	existing
Mixed Use Buildings	15,000 s.f. to 35,000 s.f. total
Commercial	75,000 s.f. to 95,000 s.f. total

**Building Legend**

Symbol	Description
[Pattern]	Townhome
[Pattern]	Single Family New (Proposed)
[Pattern]	Single Family Infill
[Pattern]	Single/Multi-Family Existing
[Pattern]	Mixed-Use
[Pattern]	Commercial
[Pattern]	Single Family New (Constructed)

**Street Legend**

Symbol	Description
[Pattern]	Proposed Streets
[Pattern]	Proposed Lanes (Public Alley)
[Pattern]	Vacated R.O.W.
[Pattern]	Existing Street
[Pattern]	Private Street or Alley

**Greenspace 1-6**

Greenspace	Description
1	Existing Greenspace 1
2	Existing Greenspace 2
3	Existing Greenspace 3
4	Existing Greenspace 4
5	Existing Greenspace 5
6	Existing Greenspace 6

**PRIVATE OPEN SPACE**

Area	Size
Lawn at Tracy Ave. between E. 22nd St. & E. 23rd St. - Future	11,311 s.f.
Greenspace 1-6 - Existing	114,145 s.f.
South Lawn - Future	24,246 s.f.
Courtyards A-B - Existing	17,883 s.f.
Courtyards C-F - Future	20,621 s.f.
Beacon Hill Commons - Existing	95,880 s.f.
Beacon Park Open Space - Existing	34,446 s.f.
Vine Street - Existing	33,068 s.f.
Pedestrian Walkway - Future	6,736 s.f.
Total	357,836 s.f. (8.21 ac)
Required	7.42 ac

**PARKLAND OPEN SPACE\*\***

Area	Size
Greenspace west of the The Paseo between E. 25th St. & E. 26th St.	96,226 s.f.
Total	96,226 s.f.

\*\*Proposed parkland improvements shall be complete within 5-6 years of phase 2A Commencement as shown on sheet UR 3.

**GENERAL NOTES:**

- BASEMAP IS NOT TO SCALE WITH RESPECT TO STREET WIDTHS. CORRECT WIDTHS HAVE BEEN PROVIDED FOR EACH STREET SEGMENT
- TREES IN DEVELOPMENT AREAS TO BE COMPLETELY CLEARED EXCEPT IN GREEN ZONES.
- ALL FINAL PLANS WILL BE CONSTRUCTED ACCORDING TO CHAPTER 88 DESIGN GUIDELINES, BUT NOT INCLUDING STORM WATER DESIGN.
- ALL FUTURE IMPROVEMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH THE GREATER DOWNTOWN AREA PLAN.