



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

September 4, 2024

**Project Name**

Parade Park MPD

**Docket #2.1** CD-CPC-2024-00097

**Docket #2.2** CD-CPC-2024-00096

**Request**

**CD-CPC-2024-00097** – Area Plan Amendment

**CD-CPC-2024-00096** – Rezoning to Master Planned Development

**Applicant**

Rachelle Biondo  
Rouse Frets White Goss Gentile Rhodes

**Owner**

FC Parade Park LLC

Location 1536 Euclid Avenue  
Area About 30.68 Acres  
Zoning R-1.5 & M1-5  
Council District 3<sup>rd</sup>  
County Jackson County  
School District Kansas City

**Surrounding Land Uses**

**North:** Commercial & Residential, zoned B4-5

**South:** Commercial, zoned B4-5 & UR

**East:** Institutional, zoned M1-5

**West:** Open Space/Museum, zoned R-0.5 & UR

**KC Spirit Playbook Alignment**

Likely Aligned – see page 4, criteria A.

**Land Use Plan**

The Heart of the City Area Plan recommends Future Residential Medium Density & Industrial for this location.

**Major Street Plan**

East Truman Road is identified as a Thoroughfare and East 18<sup>th</sup> Street is identified as Commerce/Mixed Use on the City's Major Street Plan.

**APPROVAL PROCESS****PROJECT TIMELINE**

The application for the subject request was filed on 06/30/2024. Scheduling deviations from 2024 Cycle 8.2 have occurred to allow more time for the applicant to resubmit revised plans.

**NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED**

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

**REQUIRED PUBLIC ENGAGEMENT**

Public engagement as required by 88-50/5-12 does apply to this request. Applicant hosted a meeting on 08/13/2024. A summary of the meeting is attached to the staff report, see Attachment #3.

**EXISTING CONDITIONS**

The subject site is currently developed with 510 residential units. The site is a combination of multiple lots and zoning districts. There is a slight grade change on the site. There are no streams within the subject site.

**SUMMARY OF REQUEST + KEY POINTS**

The applicant is seeking approval of a rezoning and preliminary development plan also serving as a preliminary plat from districts R-1.5 and M1-5 to district MPD for approximately 1,084 units and an area plan amendment to amend the Heart of the City Area Plan from Residential Medium Density and Industrial to Mixed Use Neighborhood.

**CONTROLLING + RELATED CASES**

None

**PROFESSIONAL STAFF RECOMMENDATION**

Docket 2.1 Approval  
Docket 2.2 Approval with Conditions

**PLAN REVIEW**

The applicant is proposing to rezone the subject property to MPD to allow for the construction of approximately 1,000 residential units. The development is being proposed in three phases; the first phase (containing Buildings 1-7) is the southern portion of the project separated from later phases by the new East 17<sup>th</sup> Street. The proposed development includes a variety of housing types including multi-unit buildings, for sale townhomes, senior living, and affordable housing. Phase 2 includes buildings 8-12, 18-20, and various tracts; Phase 3 includes buildings 13-17, 21, and Tract D.

The proposed MPD will reconfigure the street network and extend East 17<sup>th</sup> and East 16<sup>th</sup> Streets from Woodland to Brooklyn Avenue and Euclid Avenue and will provide a north-south connection with Euclid Avenue. East 17<sup>th</sup> Street, East 16<sup>th</sup> Street, Woodland Avenue, Brooklyn Avenue, and Euclid Avenue are public streets. The new rights-of-way network includes sidewalks connecting buildings, phases, surrounding uses, and public transit in accordance with the Zoning and Development Code. The site can be accessed by various points on all four sides of the development.

Since the MPD is being proposed in phases, the applicant submitted design guidelines that will guide the design for future phases. The design guidelines focus on brick, balconies, varying massing, stone accents for landscaping, lighting features, and street design.

**PLAN ANALYSIS**

<b>Standards</b>	<b>Applicability</b>	<b>Meets</b>	<b>More Information</b>
MPD, Master Planned Development District (88-280)	Yes	Yes	
Accessory or Use- Specific Standards (88-305 – 385)	No	N/A	
Boulevard and Parkway Standards (88-323)	No	N/A	
Parkland Dedication (88-408)	Yes	Yes, subject to conditions	
Tree Preservation and Protection (88-424)	No	N/A	
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Yes, subject to conditions	See Criteria G on page 5 and Criteria I on page 6
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, subject to conditions	

**SPECIFIC REVIEW CRITERIA****Zoning and Development Code Map Amendments, Rezoning (88-515-08)**

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

**A. Conformance with adopted plans and planning policies;**

The applicant submitted an area plan amendment and is rezoning the property to Master Planned Development. The proposed MPD will be in conformance with adopted plans and policies. The district planner recommended approval of the area plan amendment from Residential to Mixed Use, to better align with the Heart of the City Area Plan.

**B. Zoning and use of nearby property;**

The surrounding properties are zoned a mixture of Residential, UR, Manufacturing, Commercial, with the surrounding uses matching the existing zoning districts. Some of the uses surrounding the subject location include: The Parade Park directly west of the property, Arthur Bryant's to the southeast, US Postal office directly east, various auto sales to the north, and the Zhou B Art Center to the south.

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

The area is fully developed; there are multiple vacant buildings surrounding the project site. The area consists of mostly one to two-story commercial structures and residences.

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

The applicant submitted a preliminary plat along with the rezoning and development plan. The preliminary plat shows various right-of-way vacations and new right-of-way connections. The applicant also submitted a phased utility sheet. Both the preliminary plat and phased utility sheet show that public facilities and services will be adequate to serve development allowed by the rezoning.

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

The property was developed with the Parade Park residential cooperative. While the property was well suited for the use under the existing zoning, the property has seen a drastic decline in residents since 2023. A rezoning to MPD will allow a variety of uses and residential building types on the site. The change in zoning and new development will encourage residents to return and provide opportunity for new retail to enter the area.

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

The subject property is developed with the historic Parade Park residential development. As of January 2023, the development has seen a decline in residents by more than 50%.

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

The approval of the rezoning will not detrimentally affect nearby properties. The proposed development will be within the existing Parade Park footprint, will provide additional residential units, new retail space, increased sidewalks, and open spaces.

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

The denial of the application would result in the property remaining as it currently is and potentially lead to the demolition of the structures with no future plan.

**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 complies with applicable standards of the Zoning and Development Code, the applicant is not requesting any deviations from the code.

*The Long Range Planning Division for the area states: the MPD Plan is likely to align with the KC Spirit Playbook due to the following:*

- *MPD Plan includes a reconnected street grid with sidewalks and bike parking for residents which likely aligns to increase mobility options and create a more connected city.*
- *Diversity and opportunity goal ensures the built environment strives to eliminate disparities, embrace diversity, and create economic opportunities. The proposed MPD Plan likely aligns with this goal and increases access to employment opportunities by providing an array of housing near transit and amenities.*
- *The proposed MPD Plan could be more aligned with the KC Spirit Playbook by further incorporating native and drought tolerant plants into the landscaping plans for each phase, and add additional architectural detail to buildings five, six, and seven to match the level of mindful articulation seen on building two in phase one. – Jonathan Feverston*

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

The applicant is rezoning the subject site to MPD to allow for the varying building types. The applicant has listed the prohibited uses on the plan to ensure quality development and uses are allowed on the subject site.

**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 the site provide safe, efficient, and convenient movement of traffic. A final circulation plan will be required with each MPD Final Plan. The proposed plan uses existing access points for the exterior streets; the internal streets will be redesigned and will provide for safe and efficient movement of traffic.

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

The plan provides safe, efficient, and convenient non-motorized travel opportunities. The applicant is providing bicycle parking in compliance with the code and multiple safe crossing points with crosswalks connecting the parking lots and the buildings. The applicant is also connecting the sidewalk grid, increasing the pedestrian activity and connecting the development with surrounding uses and public transportation.

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

The proposed plan will provide adequate utilities based on City standards. The applicant provided a phased utility plan to ensure each phase has adequate utilities and that future phases do not affect the completed utility work.

**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 MPD is proposing various types of residential structures. While the change in scale is a drastic change from the existing development, the applicant has ensured that the design guidelines and construction materials match the surrounding area.

The applicant worked with staff to redesign the location of the "for sale" townhomes in Phase 1 (Buildings 3 & 4). Staff asked the applicant to place the townhomes along Michigan Avenue and provide open space in the location of the townhomes. After discussion with staff the applicant is proposing the townhomes close to Michigan Avenue with the front doors facing each other. Staff is still concerned about the townhomes being surrounded on three sides with parking and tall buildings, however with the front doors facing each other the applicant has created a cottage home like setting.

The applicant is required to update the provided elevations for Phase 1 to provide better architectural articulation for the affordable housing building to ensure that the entire development has a cohesive design.

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

The applicant is proposing landscaping in conformance with the Zoning and Development Code. Trees and bushes will line the streets of the development and internal landscaping is being proposed for the internal landscaping of the parking lots. Each phase of the development will be required to submit an MPD Final Plan which will include detailed landscaping plans. This will ensure the proposed landscaping materials are native and drought resistant. The applicant is also proposing a boulevard like street on East 17<sup>th</sup> Street, with trees lining the sidewalks and a landscaped median.

**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 applicant is providing right-of-way connectivity throughout the property and is increasing the amount of surface parking closest to the larger buildings. Since the application is rezoning the property to MPD, they can determine their own parking ratio. Staff asked the applicant to reduce the amount of parking for Phase 1 due to the location of various transit stops and the proposed users of the buildings. However, the applicant has decided to move forward with the 1,029 number of spaces with a parking ratio of 1.0.

**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.**

The applicant submitted a tree removal plan identifying the trees to be removed during the development of the subject property. The plan shows that the applicant is going to remove all trees on the subject site (approximately 182 trees). The applicant has also submitted a plan showing a robust landscaping plan that will be finalized at the time of the MPD Final Plan for each phase.

**Master Planned Developments (88-520-03-G)**

In reviewing and making decisions on proposed MPD rezonings and preliminary development plans, review and decision-making bodies must consider at least the following factors:

**A. The preliminary development plan's consistency with any adopted land use plans for the area;**

The applicant submitted an area plan amendment to the Heart of the City area plan to change the future land use from Residential Medium to Mixed Use Neighborhood. The preliminary development plan will be consistent with the amended future land use. Mixed Use Neighborhood accommodates neighborhood serving retail sales and mixed-use developments consisting of businesses on the lower floor and residential on the upper floors.

**B. The preliminary development plan's consistency with the MPD district provisions of 88-280; and**

The Master Planned Development district has eleven (11) objectives that must be met to promote various planning goals. The proposed rezoning to MPD is proposing flexibility and creativity in response to a changing social, economic and social condition; sustainable long-term communities that provide economic opportunity and environmental and social equity for residents; compact/mixed-use development patters; high quality landscaping, lighting, and architecture reflecting the unique character of the development.

**C. The sufficiency of the terms and conditions proposes to protect the interest of the public and the residents of the MPD in the case of a plan that proposes development over a long period of time.**

The proposed conditions will protect the interest of the public and the surrounding properties of the MPD site. Staff has included conditions requiring appropriate screening, architectural design, lighting, and signage for each phase of the development and for the development as a whole.

**ATTACHMENTS**

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

**PROFESSIONAL STAFF RECOMMENDATION**

City staff recommends **APPROVAL** for the Area Plan Amendment and **APPROVAL WITH CONDITIONS** for the Rezoning to MPD as stated in the conditions report.

Respectfully Submitted,



Larisa Chambi, AICP  
Planning Supervisor



## Plan Conditions

Report Date: August 29, 2024

Case Number: CD-CPC-2024-00096

Project: Parade Park MPD

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

1. 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.
2. 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.
3. The developer shall secure approval of an MPD Final Plan for each phase from the City Plan Commission prior to building permit.
4. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
5. A detailed landscaping plan will be required with the MPD Final Plan of each phase. The final selection of landscaping species shall be of native variety and compliant with the landscaping requirements of the Zoning and Development Code.
6. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
7. That prior to issuance of the Certificate of Occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved Street Tree Planting Plan and are healthy.
8. The applicant shall revise plans with the following corrections prior to ordinance request:
  - The Developer's Statement of Intent will be revised per 88-280-03.
  - Shall add a note to MP001 that all buildings shall use the same- design guidelines and level of architectural detail for mixed use and residential buildings of all affordability levels.
  - Shall adjust the labels for the buildings on all plan sheets and architectural drawings.
  - Shall revise the elevations for the affordable building (building 5) to show accurate scale for the grade change, labelled building heights, and the same architectural articulation as shown on the other buildings added.
  - Shall provide elevations showing the entrances to the buildings.
  - Shall update the data tables for each phase to show the number of short term parking spaces.
  - Shall update the design guidelines to include proposed lighting fixtures, entrances, a distinction between what the façade materials are for, signage materials.
9. The applicant shall show the crosswalks for all the parking areas at the time of MPD Final Plan for each phase.
10. The applicant shall provide a rendering of the short-term bicycle parking racks at the time of the MPD Final Plan for each phase.

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

11. That prior to recording of the Final Plat for each phase, any street located within the phase that is to be vacated receive approval of said vacation by City Council.
12. That each phase must be land platted by a Final Plat application prior to submitting application for a Condominium Plat.
13. That prior to recording the Final Plat for each phase the developer shall upload and secure approval of a Street Tree Planting Plan from the City Forester.

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

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

14. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
15. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) Fire hydrant distribution shall follow IFC-2018 Table C102.1
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. A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5) Required fire department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3) Shall provide fire lane signage on fire access drives. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
18. Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105). Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1)
19. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)

*Condition(s) by KCPD. Contact Jeffrey Krebs at (816)234-5530 / Jeffrey.Krebs@kcmo.org with questions.*

20. Confirm addressing location on proposed structures prior to approval of MPD Final Plan.

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

21. 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 2024 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to certificate of occupancy.
22. 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
23. The developer shall submit a final plan detailing recreational amenities proposed within each private open space tract serving to satisfy the parkland dedication requirements prior to recording of the final plat for that phase.

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

24. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
25. 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.
26. Proposed on-street parking shall be approved by the Public Works Department prior to the issuance of a permit from the Land Development Division for construction. Requests for on-street parking require review by Public Works staff during the plan review process.
27. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
28. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.

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

29. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
30. The developer shall submit plans to the Land Development Division and obtain permits to construct sidewalks along the platted frontage and to a tie-in point with the existing sidewalks. In addition, developer shall construct associated ADA ramps at the proposed entrance drives and street connections as necessary.
31. The developer must request the Land Development Division to initiate an ordinance to establish or re-establish the grade on existing streets that are being improved where existing grades change by more than 6 inches and the grades have been previously established.
32. The developer must petition for the vacation of 15th Terr, 16th Street, 17th Street and Garfield Ave as shown on the development plan and relocate sewers as required by the Departments of Water Services, the Land Development Division, and Development Services prior to recording of the final plat.
33. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.

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

34. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.  
South of River contact - Patrick Lewis 816-513-0423  
North of River contact - Todd Hawes 816-513-0296
35. 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>
36. Water/Sewer Service lines shall serve only one lot or tract and shall not cross a separate lot or tract.
37. No water service tap permits will be issued until the public water main is released for taps.

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

38. The developer shall submit public water main extension plans following the KC Water Rules and Regulations for Water Main Extensions for review, approval and contracting for all new public water mains and fire hydrants and appurtenances. The water mains shall be replaced and upsized to supply sufficient flows and pressures to serve the domestic and fire requirements of the proposed development. This may require some offsite improvements and may require some mains to be larger than 8" in diameter. Each phase of the proposed developments water distribution infrastructure will need to meet the flow and pressure requirements to support the new structures within their respective and future phases.

*Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.*

39. The developer must enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by KC Water, prior to recording the plat.
40. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.
41. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
42. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

*Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.*

43. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to KC Water evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by KC Water prior to recording the plat.
44. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
45. The developer must grant a BMP Easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
46. The developer provide acceptable easement and secure permits to relocate sanitary sewers out from under proposed buildings and structures, etc. Any existing public lines located under proposed structures must be abandoned in place or removed and easement vacated, or relocated and new easements shall be provided; as required by KC Water prior to recording the plat or issuance of a building permit, whichever occurs first.

**SHEET LIST:**

C000	COVER SHEET
C001	EXISTING CONDITIONS
C002	PROPOSED OVERALL SITE PLAN
C003	PROPOSED SITE PLAN - PHASE 1
C004	PROPOSED SITE PLAN - PHASE 2
C005	PROPOSED SITE PLAN - PHASE 3
C006	PROPOSED OVERALL UTILITY PLAN
C007	PROPOSED UTILITY PLAN - PHASE 1
C008	PROPOSED UTILITY PLAN - PHASE 2
C009	PROPOSED UTILITY PLAN - PHASE 3
C010	PRELIMINARY PLAT SHEET
C011	SITE DEMOLITION PLAN
C012	PUBLIC WATER AND SEWER ABANDONMENT PLAN
C013	EXISTING SEWER ABANDONMENT PLAN
C014	EXISTING WATERLINE ABANDONMENT PLAN
L000	OVERALL LANDSCAPE PLAN
L001	ENLARGED LANDSCAPE PLAN 1
L002	ENLARGED LANDSCAPE PLAN 2
L003	ENLARGED LANDSCAPE PLAN 3
L004	TREE REMOVAL PLAN
L100	ENLARGED LANDSCAPE PLAN - SENIOR HOUSING
E001	SITE PHOTOMETRICS
E002	PUBLIC STREET PHOTOMETRICS
MP001	DESIGN AND CHARACTER
MP002	SITE MASSING
MP003	MARKET RATE ELEVATIONS
MP004	SENIOR ELEVATIONS
MP005	SENIOR ELEVATIONS
MP006	AFFORDABLE ELEVATIONS
MP007	AFFORDABLE ELEVATIONS
MP008	AFFORDABLE ELEVATIONS
MP009	AFFORDABLE RENDERS

# PARADE PARK DEVELOPMENT

## MPD DISTRICT REZONING PLAN, PRELIMINARY PLAT AND AREA PLAN AMENDMENT

### SECTION 04 & 09 TOWNSHIP 49 NORTH, RANGE 33 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN KANSAS CITY, JACKSON COUNTY, MISSOURI



**PROJECT LOCATION**  
SECTION 04 & 09 TOWNSHIP 49 RANGE 33  
NOT TO SCALE



**TABLE 1 - SITE DATA**

Site Data	Existing	Proposed	Deviation Requested	Approved
Zoning	RT-5M1-5	MPD	No	
Gross Land Area	1,336,247	1,336,247	No	
in square feet	-	-	-	-
in acres	30.68	30.68	No	
Right-of-way Dedication	-	364,438	No	
in square feet	-	-	-	-
in acres	-	8.37	No	
Right-of-way Vacation	173,674	-	No	
in square feet	-	-	-	-
in acres	3.99	-	No	
Net Land Area	1,162,573	971,809	No	
in square feet	-	-	-	-
in acres	26.69	22.31	No	
Building Area (sq. ft.)	-	1,388,831	No	
Floor Area Ratio	-	1.43	No	
Residential Use Info	-	-	-	-
Total Dwelling Units	-	1084	No	
Detached House	-	0	No	
Zero Lot Line House	-	0	No	
Cottage House	-	0	No	
Semi-attached House	-	0	No	
Townhouse	-	45	No	
Two-unit House	-	0	No	
Multi-unit House	-	0	No	
Colonade	-	0	No	
Multiplex	-	0	No	
Multi-unit Building	-	1039	No	
Total Lots	8	48	No	
Residential	8	48	No	
Public/Chvs	-	-	No	
Commercial	-	-	No	
Industrial	-	-	No	
Other	-	-	No	

**TABLE 2 - BUILDING DATA**

Building Data	Existing	Proposed	Deviation Requested	Approved
Rear Setback	25 ft	0 ft	No	
Front Setback	20 ft	0 ft	No	
Side Setback	8 ft	0 ft	No	
Side Setback (abutting street)	15 ft	0 ft	No	
Height	45 ft	VARIES 27 ft to 60 ft	No	

**TABLE 4 - PARKING**

Building Data	Vehicle Spaces	Bike Spaces	Alternatives Proposed (See 88-420-16-H)
Proposed Use(s)			
Residential	839	997	
Commercial/Retail	92	32	
Short Term Bicycle	-	77	NONE
Long Term Bicycle	-	206	
Total	871	1029	283

**DEVELOPMENT SUMMARY TABLE**

Table 1a Building Square Footages & Uses	Square Footage	Residential Units	Non-Residential Uses and Square Footage	Building Height (ft) Not To Exceed	Parking spaces Required	Parking spaces for MPD 0.8 spaces per unit	Parking Spaces Provided on Site
Building 1	240,000	199	Commercial: 12,500 SF	60	231*	192*	110
Building 2	75,116	70	Amenity: 3,450 SF	40	24**	24**	24
Building 3	1300 1300 1300 1300 1300	5		27	5	3	10
Building 4	1300 1300 1300 1300 1300	5		27	5	3	10
Building 5	111,052	95		40	95	76	83
Building 6	46,200	40		40	40	32	60
Building 7	76,464	65		40	65	52	70
Building 8	1950 1950 1950 1950 1950	6		27	6	5	12
Building 9	1950 1950 1950 1950 1950	4		27	4	4	8
Building 10	1950 1950 1950 1950 1950	4		27	4	4	8
Building 11	1950 1950 1950 1950 1950	6		27	6	5	12
Building 12	53,012	25		40	25	20	37
Building 13	125,752	85		50	85	68	83
Building 14	54,600	60		50	60	48	54
Building 15	1950 1950 1950 1950	4		27	4	4	8
Building 16	1950 1950 1950 1950 1950	7		27	7	6	14
Building 17	1950 1950 1950 1950	4		27	4	4	8
Building 18	188,500	150		50	150	120	150
Building 19	93,789	76		40	76	61	87
Building 20	121,548	74		40	74	60	90
Building 21	121,548	100		50	100	80	91
<b>All Buildings</b>	<b>1,388,831</b>	<b>1084</b>			<b>815</b>	<b>655</b>	<b>1029</b>

### LOCATION MAP

#### MPD STATEMENT OF INTENT - PARADE PARK MPD PLAN:

THIS MPD DEVELOPMENT PLAN PROVIDES FOR APPROVAL OF A DEVELOPMENT PLAN FOR APPROXIMATELY 30.68 ACRES GENERALLY LOCATED SOUTH OF TRUMAN ROAD, NORTH OF E. 18TH STREET, EAST OF WOODLAND AVENUE AND WEST OF BROOKLYN AVENUE. THE PROPOSED MPD PLAN PROVIDES FOR THE REDEVELOPMENT OF PARADE PARK WITH THE DEVELOPMENT OF APPROXIMATELY 1,084 RESIDENTIAL UNITS, BOTH MARKET RATE AND AFFORDABLE, INCLUDING BOTH APARTMENTS AND CONDOMINIUM UNITS, TRAILS, PRIVATE OPEN SPACE AND SOME COMMERCIAL SPACE.

THIS MPD PLAN PROVIDES GREATER COMMUNITY BENEFITS BY REDEVELOPING PARADE PARK, CONTINUING TO PROVIDE QUALITY AND AFFORDABLE HOUSING, ENHANCING THE EXISTING ENVIRONMENT AND PROVIDING A DIVERSITY OF HOUSING TYPES.

#### PROPERTY DESCRIPTION:

TRACT 1: TRACTS A AND B, PARADE PLAZA RESURVEY, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED OCTOBER 17, 1960 IN THE OFFICE OF THE RECORDER OF DEEDS OF JACKSON COUNTY, MISSOURI, IN BOOK 31, PAGE 76.  
TRACT 2: TRACTS F AND G, PARADE PLAZA RESURVEY, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED OCTOBER 17, 1960 IN THE OFFICE OF THE RECORDER OF DEEDS OF JACKSON COUNTY, MISSOURI, IN BOOK 31, PAGE 76.  
TRACT 3: TRACTS C, D, H AND ALL THAT PART OF TRACT E LYING EAST OF WOODLAND AVENUE AS NOW ESTABLISHED BY ORDINANCE NO. 29022, PARADE PLAZA RESURVEY, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED OCTOBER 17, 1960 IN THE OFFICE OF THE RECORDER OF DEEDS OF JACKSON COUNTY, MISSOURI, IN BOOK 31, PAGE 76.



#### TABLE 5 - OTHER DEVELOPMENT STANDARDS

Standard	Requirement
88-425 OTHER DEVELOPMENT STANDARDS	
88-408 Parkland Dedication	Developer to provide Private Open Space/Cash
88-415 Stream Buffers	Not Applicable
88-430 Outdoor Lighting	See Outdoor Lighting Plan
88-435 Outdoor Display, Storage, and Work Areas	Not Applicable
88-445 Signs	Signage comply with 88-445
88-450 Pedestrian Standards	On site meets 88-450 criteria

- Height above grade is measured from 1st floor elevation to top of roof.
- Total Area (sf) per zoning requirements.
- Building Coverage = 361,046 SF
- Per 88-420-04-M parking in the amount of 0.8 spaces per unit is required
- Per 88-420-06 Commercial Retail 2.5 spaces per 1,000 sf is required\*
- Per 88-420-06 Elderly Housing 1 per 3 dwelling units is required\*\*

#### DENSITY

- GROSS DENSITY: 35.33 UNITS / ACRE (BASED ON TOTAL LAND AREA)
- NET DENSITY: 48.59 UNITS / ACRE (BASED ON NET PROPOSED LAND AREA)

#### PROJECT TIMELINE:

THE PROJECT WILL BE CONSTRUCTED IN THREE PHASES  
PHASE 1 - CONSTRUCTION START: Q2 2025  
PHASE 1 - CONSTRUCTION END: SPRING 2027  
PHASE 2 - CONSTRUCTION START: Q2 2027  
PHASE 2 - CONSTRUCTION END: SPRING 2029  
PHASE 3 - CONSTRUCTION START: Q2 2029  
PHASE 3 - CONSTRUCTION END: SPRING 2031

ALL B2 USES ARE PERMITTED WITH THE EXCEPTION OF THE FOLLOWING USES:  
ADULT BUSINESSES;  
PAWN SHOPS;  
SHORT TERM LOAN ESTABLISHMENTS;  
CEMETERIES/COLUMBARIUMS/MAUSOLEUMS;  
GASOLINE AND FUEL SALES;  
LIGHT EQUIPMENT SALES/RENTAL (BOTH INDOOR AND OUTDOOR);  
CREMATION SERVICES;  
MOTOR VEHICLE REPAIR;  
VEHICLE STORAGE, AND  
AUTO PARTS SALES.

**PRIVATE OPEN SPACE:** THIS PLAT HAS 1.448 ACRES OF PRIVATE OPEN SPACE ACRES WHICH ARE HEREBY RESERVED AT THE ELECTION OF THE DEVELOPER IN LIEU OF THE REQUIRED PARKLAND DEDICATION FOR 1.448 ACRES PURSUANT TO SECTION 88-405-17, CODE OF GENERAL ORDINANCES AS AMENDED. A TOTAL OF 13,008 ACRES ARE REQUIRED TO SATISFY THE PARKLAND REQUEST FOR THIS FINAL PLAT FOR 290 MULTI-FAMILY UNITS.

OF THE REQUIRED 1.448 ACRES OF PRIVATE OPEN SPACE, 1.197 ACRES ARE RESERVED IN TRACT A AND 0.251 ACRES ARE RESERVED IN TRACT B.

PAYMENT IN LIEU OF LAND DEDICATION: THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$742,385.28 IN LIEU OF REMAINING REQUIRED PARKLAND DEDICATION FOR 11,960 ACRES PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE.

PROTECT DESIGN FOR PARADE PARK SHALL GENERALLY COMPLY WITH THE HEART OF THE CITY AREA PLAN. SIGNAGE SHALL COMPLY WITH 88-445.

LANDSCAPE SHALL COMPLY WITH 88-425.

EXTERIOR LIGHTING SHALL COMPLY WITH 88-430.

**Taliaferro & Browne, Inc.**  
Civil / Structural Engineering,  
Landscape Architecture & Surveying  
1020 E. 8th Street, KCMO 64106  
Ph (816) 283-3456  
Fax (816) 283-0810

**CIVIL ENGINEER**  
NAME: TALIAFERRO & BROWNE, INC.  
ADDRESS: 1020 E 8TH ST, KANSAS CITY, MO 64106  
CONTACT: LAMIN B. NYANG, P.E.  
PHONE: (816) 283-3456  
EMAIL: lnyang@tb-engr.com

**DEVELOPER**  
NAME: FLAHERTY & COLLINS PROPERTIES  
ADDRESS: 211 N PENNSYLVANIA ST, SUITE 3000  
INDIANAPOLIS, IN 46204  
CONTACT: BRANDON D. BOGAN, AIA LEED A.P.  
VICE PRESIDENT OF DESIGN  
PHONE: (317) 496-0435  
EMAIL: bbogan@floo.com

**DEVELOPER**  
NAME: 12TH STREET HERITAGE  
ADDRESS: 2124 E 12TH STREET  
KANSAS CITY, MO 64127  
CONTACT: DWAYNE WILLIAMS  
CEO  
PHONE: (816) 291-0251  
EMAIL: DwayneWilliams@twelfthstreetheritage.org

#	DATE	CHANGE DESCRIPTION

**PARADE PARK - MASTER PLAN**  
EAST 18TH STREET AND WOODLAND AVE.  
KANSAS CITY, MISSOURI 64108

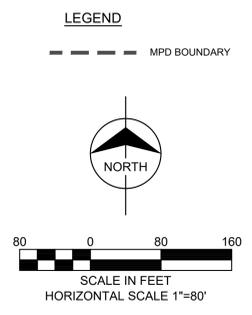
300 SPRUCE STREET  
SUITE 300  
COLUMBUS, OHIO 43215  
PHONE: 614-461-4664

DRAWING TITLE:  
**COVER SHEET**

07/01/2024  
T&B No. 73-0501  
**C000**  
MPD PLANS



OWNERSHIP INFORMATION		
PARCEL NO.	OWNER	ADDRESS
1	FC PARADE PARK LLC	211 PENNSYLVANIA AVE STE 3000 INDIANAPOLIS, IN 46204
2	631 HIGHLAND LLC DEVRIES & ASSOCIATES	3145 BROADWAY KANSAS CITY, MO 64111
3	1915 TRUMAN ROAD LLC	3145 BROADWAY KANSAS CITY, MO 64111
4	BE AMUSED VENDING & AMUSEMENT COMPANY	1923 TRUMAN RD KANSAS CITY, MO 64106
5	SIERRA CABINETS INC	2001 E TRUMAN ROAD KANSAS CITY, MO 64127
6	COLEMAN ERIC & MYRA	4520 EATON KANSAS CITY, KS 66103
7	PACE ANTHONY J-TR	3709 MARSHALL DR INDEPENDENCE, MO 64055
8	AVA DEVELOPMENT LLC	2510 GRAND BLVD STE 1001 KANSAS CITY, MO 64108
9	FC PARADE PARK LLC	211 PENNSYLVANIA AVE STE 3000 INDIANAPOLIS, IN 46204
10	ARMONE LAW FIRM LLC	1718 BROOKLYN AVE KANSAS CITY, MO 64127
11	LOFTY HOMES LLC	1716 BROOKLYN AVE KANSAS CITY, MO 64127
12	CITY OF KANSAS CITY	414 E 12TH ST 1ST FLOOR KANSAS CITY, MO 64106
13	19TH STREET LLC	1710 WALNUT ST KANSAS CITY, MO 64108
14	FC PARADE PARK LLC	211 PENNSYLVANIA AVE STE 3000 INDIANAPOLIS, IN 46204
15	CITY OF KANSAS CITY PROPERTY & INS DIVISION	414 E 12TH ST KANSAS CITY, MO 64106
16	NOOR MUHAMMAD	7801 W 83RD ST APT 3 OVERLAND PARK, KS 66204
17	SAITTA INVESTMENTS LLC	12521 E US 40 HWY STE A INDEPENDENCE, MO 64055
18	AUTOBANK PROPERTIES LLC	13900 NW TIMBER RIDGE ST KANSAS CITY, MO 64152
19	1908 TRU LLC	13900 NW TIMBER RIDGE ST KANSAS CITY, MO 64152
20	AUTOBANK PROPERTIES LLC	13900 NW TIMBER RIDGE ST KANSAS CITY, MO 64152
21	RUSSELL RONALD W & RUTH ADAMS	7200 N WOODLAND KANSAS CITY, MO 64118
22	TLC PROPERTIES INC LAMAR ADVERTISING	7108 E 48TH TER KANSAS CITY, MO 64129
23	THE UNITED STATES POSTAL SERV	6800 W 64TH ST 100 OVERLAND PARK, KS 66202
24	BELFONTE ICE CREAM CO C/O MARKSNELSON	6800 W 115TH ST STE 3511 OVERLAND PARK, KS 66211
25	BROOKLYN AVE LLC	6044 REINHARDT DR SHAWNEE MISSION, KS 66205
26	BRYAN DORETHA-TRUSTEE BROOKLYN BARBEQUE CORP.	1600 GENESSEE STE 225 KANSAS CITY, MO 64102-1090
27	MMD ACQUISITIONS LLC	3417 BALTIMORE AVE KANSAS CITY, MO 64111
28	HILL INVESTMENTS LLC	6750 W 93RD ST STE 100 OVERLAND PARK, KS 66212
29	ZHOU B ART CENTER LLC	1200 N ASHLAND AVE STE 400 CHICAGO, IL 60622
30	JAZZ DISTRICT ASSOCIATES LP HILLARY B ZIMMERMAN	720 OLIVE ST STE 2500 ST. LOUIS, MO 63101
31	MY STORE III INC	9134 WOODEND RD EDWARDSVILLE, KS 66111
32	MY STORE III INC	6212 W 138TH ST OVERLAND PARK, KS 66223
33	CITY OF KANSAS CITY	1516 E 18TH ST KANSAS CITY, MO 64108
34	KANSAS CITY CALL COMPANY	1715 E 18TH ST KANSAS CITY, MO 64108
35	VINE STREET COLLABORATIVE LLC	2433 TRACY AVE KANSAS CITY, MO 64106



#	DATE	CHANGE DESCRIPTION

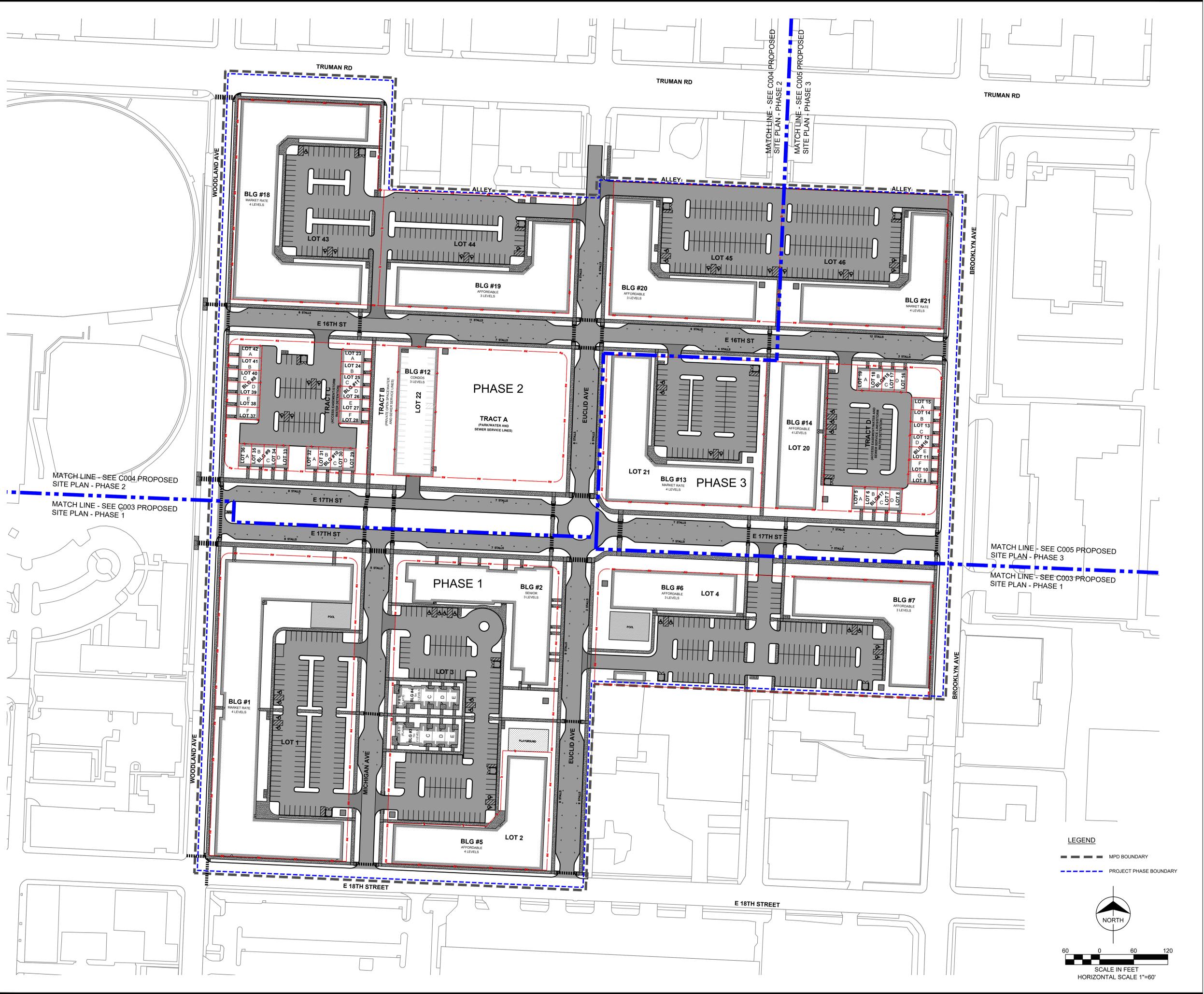
**FLAHERTY & COLLINS PROPERTIES** PARADE PARK - MASTER PLAN  
**HERITAGE** EAST 18TH STREET AND WOODLAND AVE, KANSAS CITY, MISSOURI 64108

**Moody Nolan**  
300 SPRUCE STREET SUITE 300 COLUMBUS, OHIO 43215  
PHONE: 614-461-4664

DRAWING TITLE: **EXISTING CONDITIONS**

07/01/2024  
T&B No. 73-0501  
**C001**  
MPD PLANS

PROGRESS DRAWING NOT FOR CONSTRUCTION



**LEGEND**

- MPD BOUNDARY
- - - PROJECT PHASE BOUNDARY

**SCALE IN FEET**  
 HORIZONTAL SCALE 1"=60'

**NORTH**

#	DATE	CHANGE DESCRIPTION

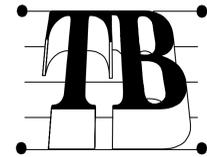
**FLAHERTY & COLLINS PROPERTIES** **PARADE PARK - MASTER PLAN**  
 Twelfth Street HERITAGE  
 EAST 18TH STREET AND WOODLAND AVE.  
 KANSAS CITY, MISSOURI 64108

**Moody Nolan**  
 300 SPRUCE STREET  
 SUITE 300  
 COLUMBUS, OHIO 43215  
 PHONE: 614-461-4664

DRAWING TITLE:  
**PROPOSED OVERALL SITE PLAN**

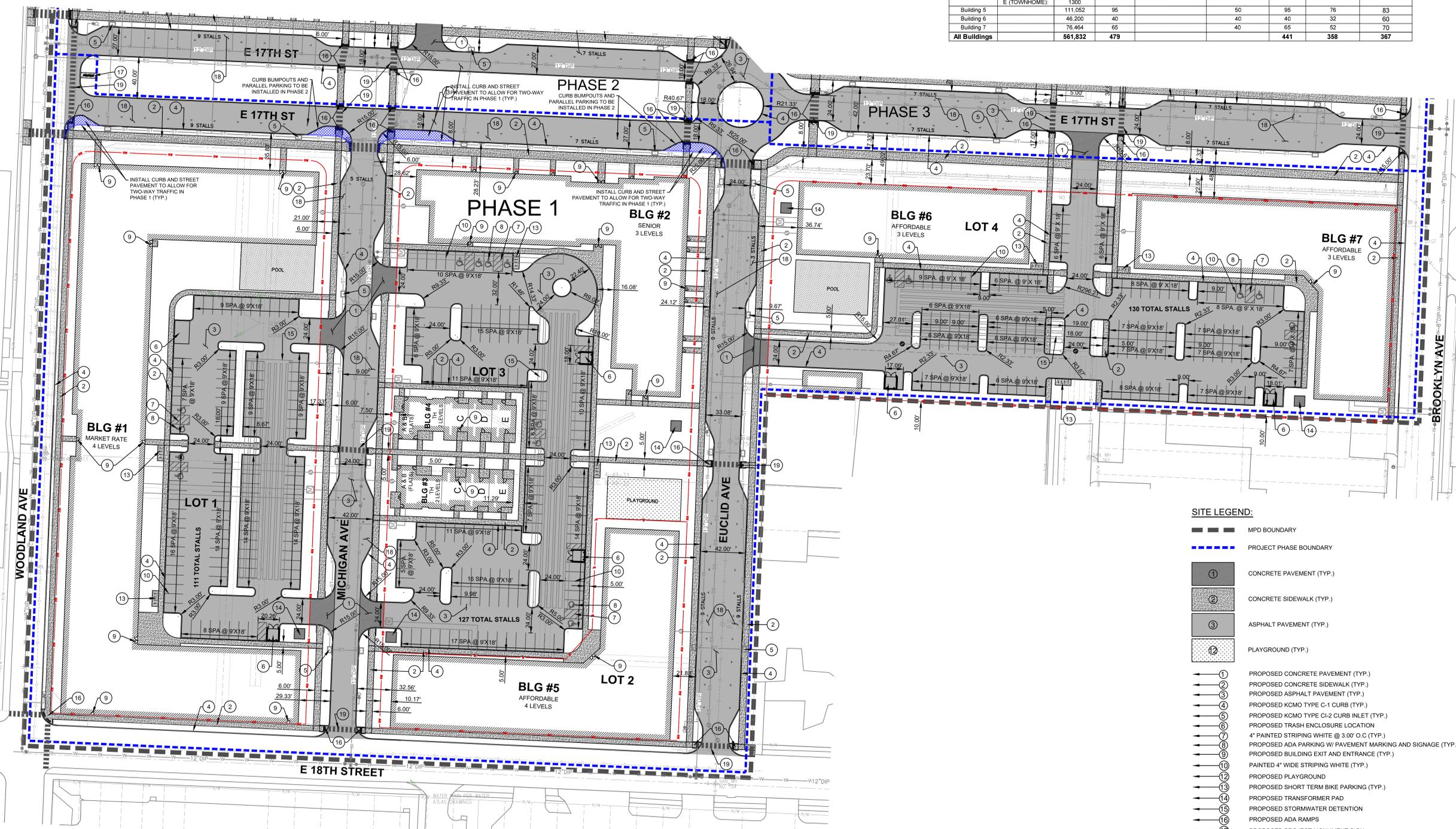
07/01/2024  
 T&B No. 73-0501  
**C002**  
 MPD PLANS

PROGRESS DRAWING NOT FOR CONSTRUCTION



**Taliaferro & Browne, Inc.**  
 Civil / Structural Engineering,  
 Landscape Architecture & Surveying  
 1020 E. 8th Street, KCMO 64106  
 Ph (816) 283-3456  
 Fax (816) 283-0810

Table 1a Building Square Footages & Uses	Square Footage	Residential Units	Non-Residential Uses and Square Footage	Building Height (ft) Not To Exceed	Parking spaces Required	Parking spaces for MPD 0.8 spaces per unit	Parking Spaces Provided on Site
Building 1	240,000	199	Commercial: 12,500 SF	60	231	192	110
Building 2	75,116	70	Amenity: 3,450 SF	40	24	24	24
Building 3	A (FLAT):	1300	5	27	5	3	10
	B (FLAT):	1300					
	C (TOWNHOME):	1300					
	D (TOWNHOME):	1300					
	E (TOWNHOME):	1300					
Building 4	A (FLAT):	1300	5	27	5	3	10
	B (FLAT):	1300					
	C (TOWNHOME):	1300					
	D (TOWNHOME):	1300					
	E (TOWNHOME):	1300					
Building 5	111,052	95		50	95	76	83
Building 6	46,200	40		40	40	32	60
Building 7	76,464	65		40	65	52	70
<b>All Buildings</b>	<b>561,832</b>	<b>479</b>			<b>441</b>	<b>358</b>	<b>367</b>



- SITE LEGEND:**
- MPD BOUNDARY
  - PROJECT PHASE BOUNDARY
  - ① CONCRETE PAVEMENT (TYP.)
  - ② CONCRETE SIDEWALK (TYP.)
  - ③ ASPHALT PAVEMENT (TYP.)
  - ④ PLAYGROUND (TYP.)
  - ① PROPOSED CONCRETE PAVEMENT (TYP.)
  - ② PROPOSED CONCRETE SIDEWALK (TYP.)
  - ③ PROPOSED ASPHALT PAVEMENT (TYP.)
  - ④ PROPOSED KCMO TYPE C-1 CURB (TYP.)
  - ⑤ PROPOSED KCMO TYPE C-2 CURB INLET (TYP.)
  - ⑥ PROPOSED TRASH ENCLOSURE LOCATION
  - ⑦ 4" PAINTED STRIPING WHITE @ 3.00' O.C. (TYP.)
  - ⑧ PROPOSED ADA PARKING W/ PAVEMENT MARKING AND SIGNAGE (TYP.)
  - ⑨ PROPOSED BUILDING EXIT AND ENTRANCE (TYP.)
  - ⑩ PAINTED 4" WIDE STRIPING WHITE (TYP.)
  - ⑪ PROPOSED PLAYGROUND
  - ⑫ PROPOSED SHORT TERM BIKE PARKING (TYP.)
  - ⑬ PROPOSED TRANSFORMER PAD
  - ⑭ PROPOSED STORMWATER DETENTION
  - ⑮ PROPOSED ADA RAMPS
  - ⑯ PROPOSED PROJECT MONUMENT SIGN
  - ⑰ PROPOSED 9' X 22' ON STREET PARKING (TYP.)
  - ⑱ 24" SOLID WHITE CROSSWALK MARKING @ 4.00' O.C. MATCH SIDEWALK WIDTH (TYP.)



SCALE IN FEET  
 HORIZONTAL SCALE 1"=40'

#	DATE	CHANGE DESCRIPTION

FLAHERTY & COLLINS PROPERTIES  
**PARADE PARK - MASTER PLAN**  
 Twelfth Street HERITAGE  
 EAST 18TH STREET AND WOODLAND AVE.  
 KANSAS CITY, MISSOURI 64108

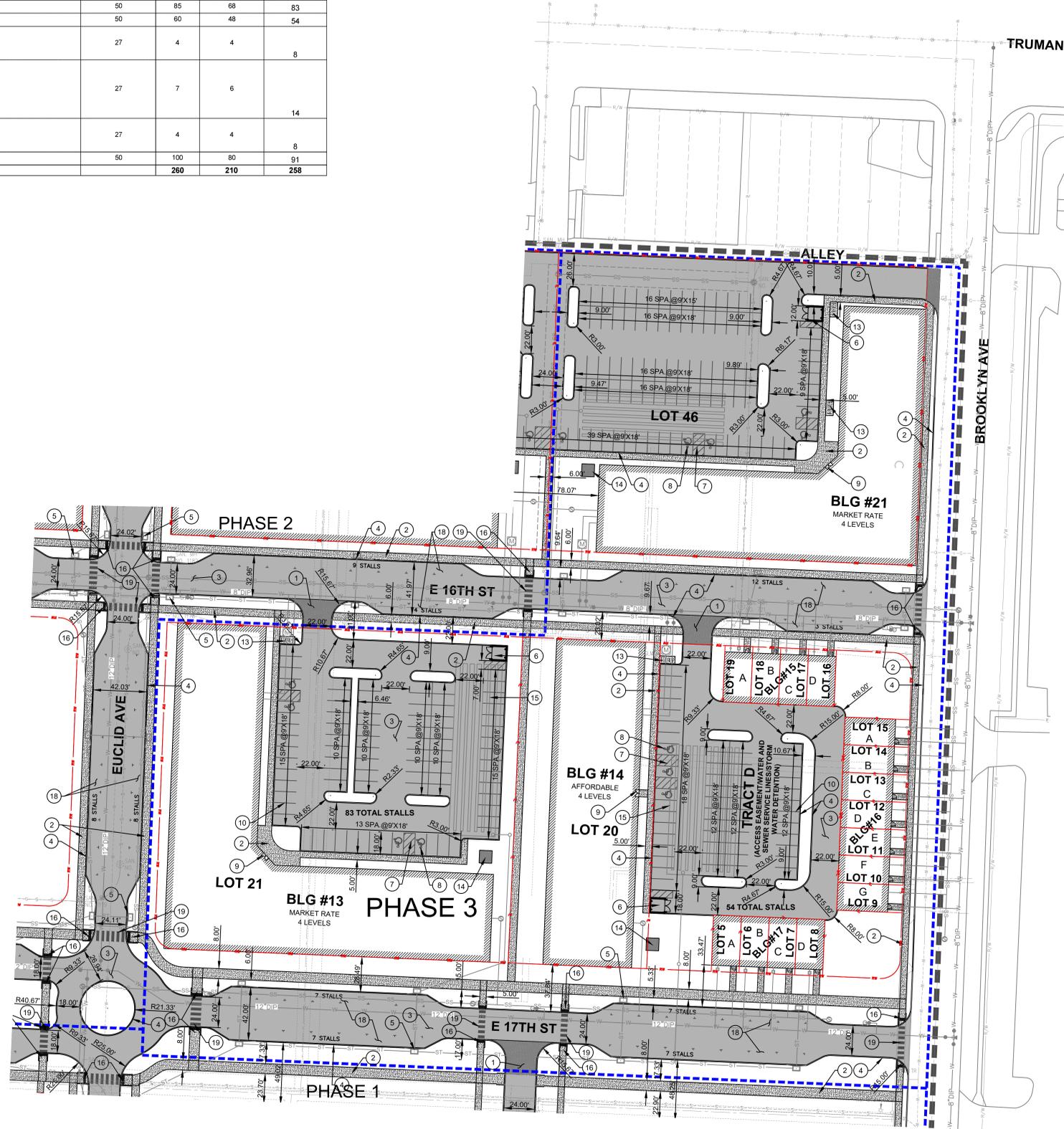
**Moody Nolan**  
 300 SPRUCE STREET  
 SUITE 300  
 COLUMBUS, OHIO 43215  
 PHONE: 614-461-4664

DRAWING TITLE:  
**PROPOSED SITE PLAN - PHASE 1**

	07/01/2024
	T&B No. 73-0501
	<b>C003</b>
MPD PLANS	



Table 1a Building Square Footages & Uses	Square Footage	Residential Units	Non-Residential Uses and Square Footage	Building Height (ft) Not To Exceed	Parking spaces Required	Parking spaces for MPD 0.8 spaces per unit	Parking Spaces Provided on Site
Building 13	125,752	85		50	85	68	83
Building 14	54,600	60		50	60	48	54
Building 15	A (TOWNHOME) 1950	4		27	4	4	8
	B (TOWNHOME) 1950						
	C (TOWNHOME) 1950						
	D (TOWNHOME) 1950						
Building 16	A (TOWNHOME) 1950	7		27	7	6	14
	B (TOWNHOME) 1950						
	C (TOWNHOME) 1950						
	D (TOWNHOME) 1950						
	E (TOWNHOME) 1950						
	F (TOWNHOME) 1950						
	G (TOWNHOME) 1950						
Building 17	A (TOWNHOME) 1950	4		27	4	4	8
	B (TOWNHOME) 1950						
	C (TOWNHOME) 1950						
	D (TOWNHOME) 1950						
Building 21	121,548	100		50	100	80	91
<b>All Buildings</b>	<b>331,150</b>	<b>260</b>			<b>260</b>	<b>210</b>	<b>258</b>



- SITE LEGEND:**
- MPD BOUNDARY
  - - - PROJECT PHASE BOUNDARY
  - ① CONCRETE PAVEMENT (TYP.)
  - ② CONCRETE SIDEWALK (TYP.)
  - ③ ASPHALT PAVEMENT (TYP.)
  - ④ PLAYGROUND (TYP.)
  - ➔ ① PROPOSED CONCRETE PAVEMENT (TYP.)
  - ➔ ② PROPOSED CONCRETE SIDEWALK (TYP.)
  - ➔ ③ PROPOSED ASPHALT PAVEMENT (TYP.)
  - ➔ ④ PROPOSED KCMO TYPE C-1 CURB (TYP.)
  - ➔ ⑤ PROPOSED KCMO TYPE C1-2 CURB INLET (TYP.)
  - ➔ ⑥ PROPOSED TRASH ENCLOSURE LOCATION
  - ➔ ⑦ 4" PAINTED STRIPING WHITE @ 3.00' O.C (TYP.)
  - ➔ ⑧ PROPOSED ADA PARKING W/ PAVEMENT MARKING AND SIGNAGE (TYP.)
  - ➔ ⑨ PROPOSED BUILDING EXIT AND ENTRANCE (TYP.)
  - ➔ ⑩ PAINTED 4" WIDE STRIPING WHITE (TYP.)
  - ➔ ⑪ PROPOSED PLAYGROUND
  - ➔ ⑫ PROPOSED SHORT TERM BIKE PARKING (TYP.)
  - ➔ ⑬ PROPOSED TRANSFORMER PAD
  - ➔ ⑭ PROPOSED STORMWATER DETENTION
  - ➔ ⑮ PROPOSED ADA RAMP
  - ➔ ⑯ PROPOSED PROJECT MONUMENT SIGN
  - ➔ ⑰ PROPOSED 9' X 22' ON STREET PARKING (TYP.)

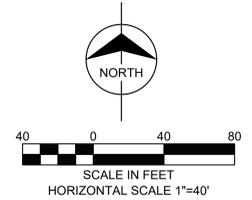
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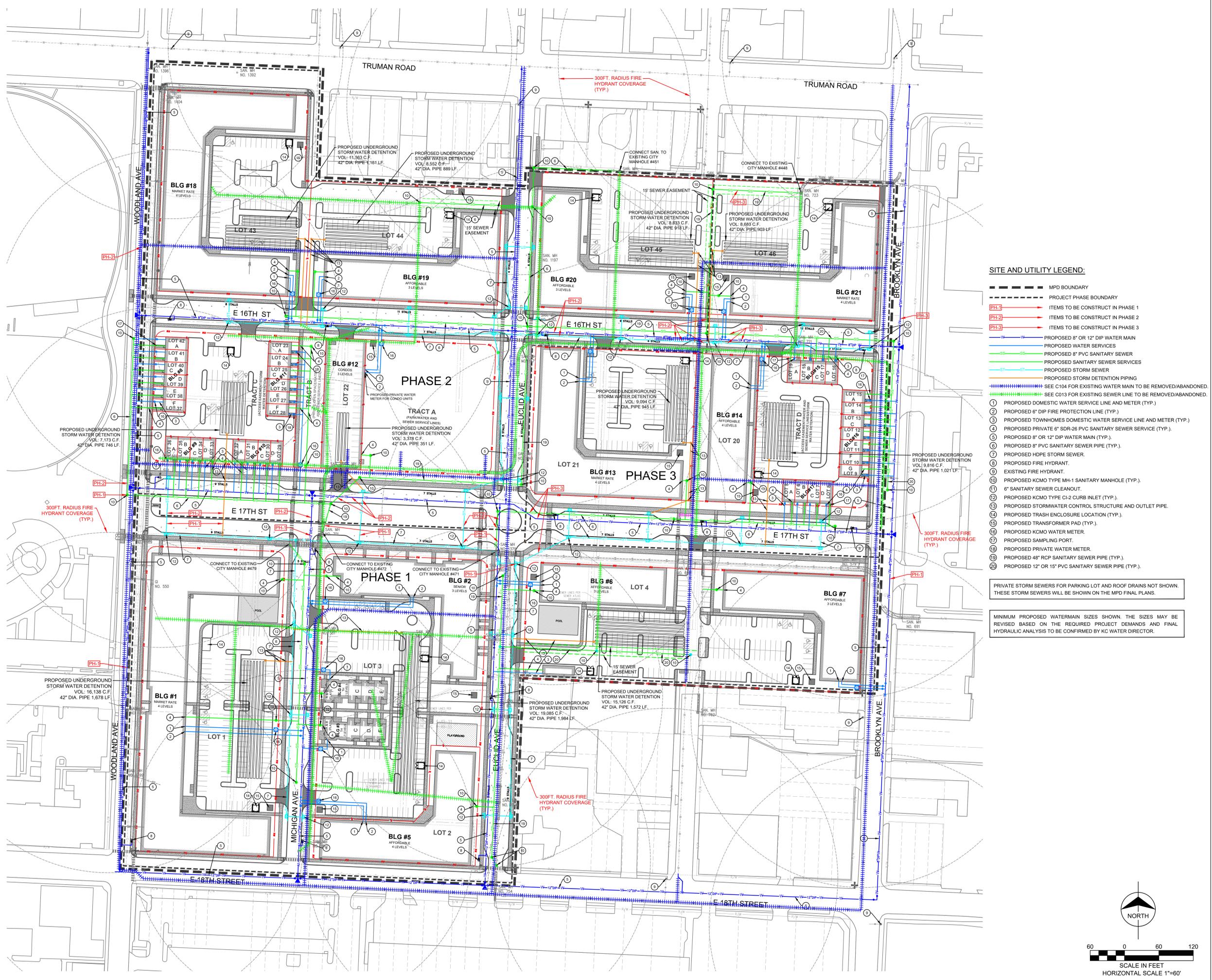
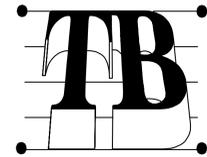
**FLAHERTY & COLLINS PROPERTIES** PARADE PARK - MASTER PLAN  
**Twelfth Street HERITAGE** EAST 18TH STREET AND WOODLAND AVE. KANSAS CITY, MISSOURI 64108

**Moody Nolan**  
 300 SPRUCE STREET SUITE 300 COLUMBUS, OHIO 43215  
 PHONE: 614-461-4664

**PROPOSED SITE PLAN - PHASE 3**

07/01/2024  
 T&B No. 73-0501  
**C005**  
 MPD PLANS





**SITE AND UTILITY LEGEND:**

- MPD BOUNDARY
- PROJECT PHASE BOUNDARY
- PH-1 → ITEMS TO BE CONSTRUCT IN PHASE 1
- PH-2 → ITEMS TO BE CONSTRUCT IN PHASE 2
- PH-3 → ITEMS TO BE CONSTRUCT IN PHASE 3
- W-W → PROPOSED 8" OR 12" DIP WATER MAIN
- SS-SS → PROPOSED WATER SERVICES
- SS-SS → PROPOSED 8" PVC SANITARY SEWER
- SS-SS → PROPOSED SANITARY SEWER SERVICES
- ST-ST → PROPOSED STORM SEWER
- PROPOSED STORM DETENTION PIPING
- SEE C104 FOR EXISTING WATER MAIN TO BE REMOVED/ABANDONED.
- SEE C013 FOR EXISTING SEWER LINE TO BE REMOVED/ABANDONED.
- ① PROPOSED DOMESTIC WATER SERVICE LINE AND METER (TYP.)
- ② PROPOSED 6" DIP FIRE PROTECTION LINE (TYP.)
- ③ PROPOSED TOWNHOMES DOMESTIC WATER SERVICE LINE AND METER (TYP.)
- ④ PROPOSED PRIVATE 6" SDR-26 PVC SANITARY SEWER SERVICE (TYP.)
- ⑤ PROPOSED 8" OR 12" DIP WATER MAIN (TYP.)
- ⑥ PROPOSED 8" PVC SANITARY SEWER PIPE (TYP.)
- ⑦ PROPOSED HDPE STORM SEWER
- ⑧ PROPOSED FIRE HYDRANT
- ⑨ EXISTING FIRE HYDRANT
- ⑩ PROPOSED KCMO TYPE MH-1 SANITARY MANHOLE (TYP.)
- ⑪ 6" SANITARY SEWER CLEANOUT
- ⑫ PROPOSED KCMO TYPE C1.2 CURB INLET (TYP.)
- ⑬ PROPOSED STORMWATER CONTROL STRUCTURE AND OUTLET PIPE
- ⑭ PROPOSED TRASH ENCLOSURE LOCATION (TYP.)
- ⑮ PROPOSED TRANSFORMER PAD (TYP.)
- ⑯ PROPOSED KCMO WATER METER
- ⑰ PROPOSED SAMPLING PORT
- ⑱ PROPOSED PRIVATE WATER METER
- ⑲ PROPOSED 48" RCP SANITARY SEWER PIPE (TYP.)
- ⑳ PROPOSED 12" OR 15" PVC SANITARY SEWER PIPE (TYP.)

PRIVATE STORM SEWERS FOR PARKING LOT AND ROOF DRAINS NOT SHOWN. THESE STORM SEWERS WILL BE SHOWN ON THE MPD FINAL PLANS.

MINIMUM PROPOSED WATERMAIN SIZES SHOWN. THE SIZES MAY BE REVISED BASED ON THE REQUIRED PROJECT DEMANDS AND FINAL HYDRAULIC ANALYSIS TO BE CONFIRMED BY KC WATER DIRECTOR.

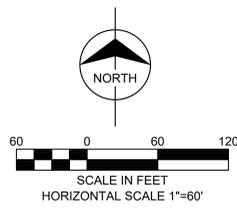
#	DATE	CHANGE DESCRIPTION

**FLAHERTY & COLLINS PROPERTIES**  
**PARADE PARK - MASTER PLAN**  
 EAST 18TH STREET AND WOODLAND AVE.  
 KANSAS CITY, MISSOURI 64108

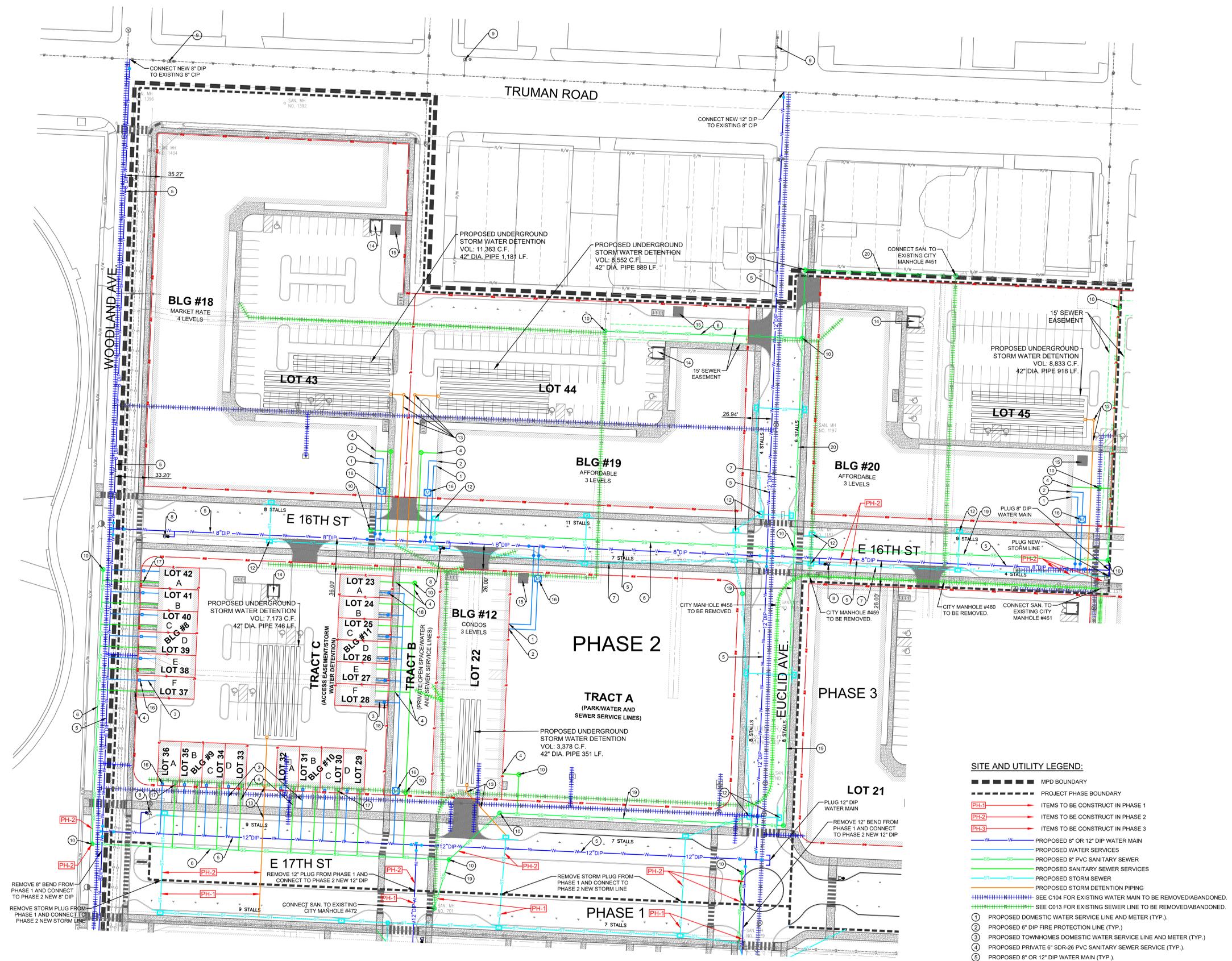
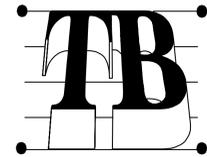
**Moody Nolan**  
 300 SPRUCE STREET  
 SUITE 300  
 COLUMBUS, OHIO 43215  
 PHONE: 614-461-4664

**PROPOSED OVERALL UTILITY PLAN**

07/01/2024  
 T&B No. 73-0501  
**C006**  
 MPD PLANS

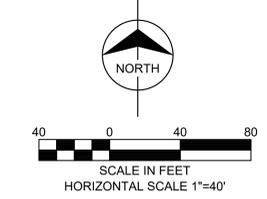






- SITE AND UTILITY LEGEND:**
- MPD BOUNDARY
  - PROJECT PHASE BOUNDARY
  - PH-1 (Red line) ITEMS TO BE CONSTRUCT IN PHASE 1
  - PH-2 (Blue line) ITEMS TO BE CONSTRUCT IN PHASE 2
  - PH-3 (Green line) ITEMS TO BE CONSTRUCT IN PHASE 3
  - W (Blue line) PROPOSED 8" OR 12" DIP WATER MAIN
  - WS (Blue line) PROPOSED WATER SERVICES
  - SS (Green line) PROPOSED 8" PVC SANITARY SEWER
  - SSS (Green line) PROPOSED SANITARY SEWER SERVICES
  - STS (Blue line) PROPOSED STORM SEWER
  - STSD (Blue line) PROPOSED STORM DETENTION PIPING
  - SEE C104 FOR EXISTING WATER MAIN TO BE REMOVED/ABANDONED.
  - SEE C013 FOR EXISTING SEWER LINE TO BE REMOVED/ABANDONED.
  - 1 PROPOSED DOMESTIC WATER SERVICE LINE AND METER (TYP.)
  - 2 PROPOSED 6" DIP FIRE PROTECTION LINE (TYP.)
  - 3 PROPOSED TOWNHOMES DOMESTIC WATER SERVICE LINE AND METER (TYP.)
  - 4 PROPOSED PRIVATE 6" SDR-26 PVC SANITARY SEWER SERVICE (TYP.)
  - 5 PROPOSED 8" OR 12" DIP WATER MAIN (TYP.)
  - 6 PROPOSED 8" PVC SANITARY SEWER PIPE (TYP.)
  - 7 PROPOSED HDPE STORM SEWER.
  - 8 PROPOSED FIRE HYDRANT.
  - 9 EXISTING FIRE HYDRANT.
  - 10 PROPOSED KCMO TYPE MH-1 SANITARY MANHOLE (TYP.)
  - 11 6" SANITARY SEWER CLEANOUT.
  - 12 PROPOSED KCMO TYPE CI-2 CURB INLET (TYP.)
  - 13 PROPOSED STORMWATER CONTROL STRUCTURE AND OUTLET PIPE.
  - 14 PROPOSED TRASH ENCLOSURE LOCATION (TYP.)
  - 15 PROPOSED TRANSFORMER PAD (TYP.)
  - 16 PROPOSED KCMO WATER METER.
  - 17 PROPOSED SAMPLING PORT.
  - 18 PROPOSED PRIVATE WATER METER.
  - 19 PROPOSED 48" RCP SANITARY SEWER PIPE (TYP.)
  - 20 PROPOSED 12" OR 15" PVC SANITARY SEWER PIPE (TYP.)

PRIVATE STORM SEWERS FOR PARKING LOT AND ROOF DRAINS NOT SHOWN. THESE STORM SEWERS WILL BE SHOWN ON THE MPD FINAL PLANS.



#	DATE	CHANGE DESCRIPTION

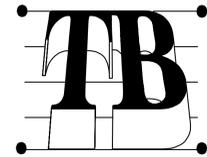
FLAHERTY & COLLINS PROPERTIES  
Twelfth Street HERITAGE  
**PARADE PARK - MASTER PLAN**  
EAST 18TH STREET AND WOODLAND AVE. KANSAS CITY, MISSOURI 64108

Moody Nolan  
300 SPRUCE STREET  
SUITE 300  
COLUMBUS, OHIO 43215  
PHONE: 614-461-4664

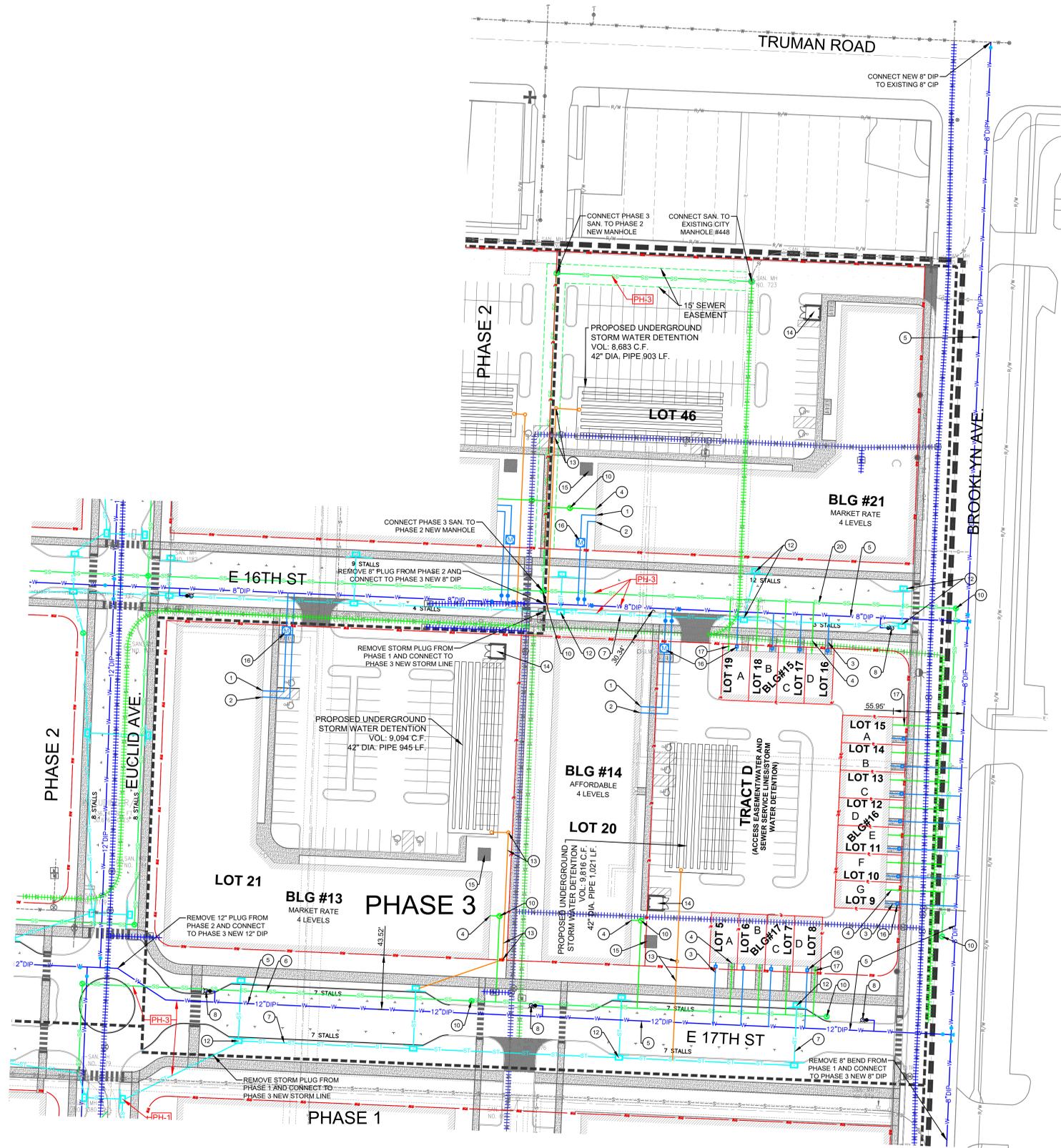
PROPOSED UTILITY PLAN - PHASE 2

07/01/2024  
T&B No. 73-0501  
**C008**  
MPD PLANS





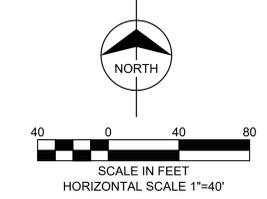
**Taliaferro & Browne, Inc.**  
 Civil / Structural Engineering,  
 Landscape Architecture & Surveying  
 1020 E. 8th Street, KCMO 64106  
 Ph (816) 283-3456  
 Fax (816) 283-0810



**SITE AND UTILITY LEGEND:**

- MPD BOUNDARY
- PROJECT PHASE BOUNDARY
- PH-1 ITEMS TO BE CONSTRUCT IN PHASE 1
- PH-2 ITEMS TO BE CONSTRUCT IN PHASE 2
- PH-3 ITEMS TO BE CONSTRUCT IN PHASE 3
- W-W PROPOSED 8\"/>

PRIVATE STORM SEWERS FOR PARKING LOT AND ROOF DRAINS NOT SHOWN.  
 THESE STORM SEWERS WILL BE SHOWN ON THE MPD FINAL PLANS.



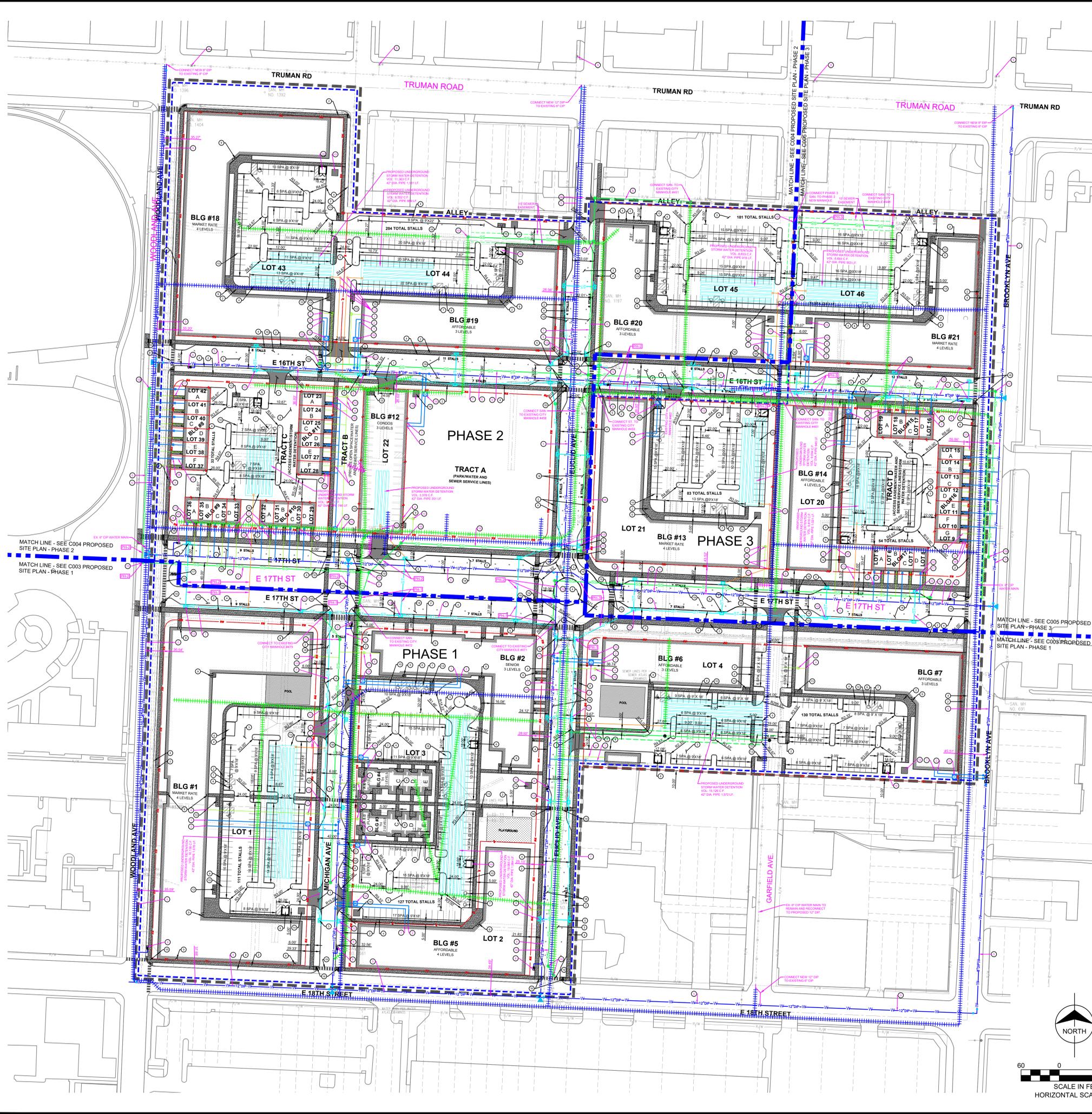
#	DATE	CHANGE DESCRIPTION

**FLAHERTY & COLLINS PROPERTIES** **PARADE PARK - MASTER PLAN**  
 Twelfth Street HERITAGE EAST 18TH STREET AND WOODLAND AVE. KANSAS CITY, MISSOURI 64108

300 SPRUCE STREET  
 SUITE 300  
 COLUMBUS, OHIO 43215  
 PHONE: 614-461-4664

DRAWING TITLE:  
**PROPOSED UTILITY PLAN - PHASE 3**

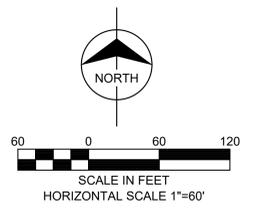
	07/01/2024
	T&B No. 73-0501
	<b>C009</b>
MPD PLANS	



- SITE LEGEND:**
- MPD BOUNDARY
  - - - PROJECT PHASE BOUNDARY
  - ① CONCRETE PAVEMENT (TYP.)
  - ② CONCRETE SIDEWALK (TYP.)
  - ③ ASPHALT PAVEMENT (TYP.)
  - ④ PLAYGROUND (TYP.)
  - ① PROPOSED CONCRETE PAVEMENT (TYP.)
  - ② PROPOSED CONCRETE SIDEWALK (TYP.)
  - ③ PROPOSED ASPHALT PAVEMENT (TYP.)
  - ④ PROPOSED KCMO TYPE C-1 CURB (TYP.)
  - ⑤ PROPOSED KCMO TYPE C-2 CURB INLET (TYP.)
  - ⑥ PROPOSED TRASH ENCLOSURE LOCATION
  - ⑦ 4" PAINTED STRIPING WHITE @ 3.00' O.C (TYP.)
  - ⑧ PROPOSED ADA PARKING W/ PAVEMENT MARKING AND SIGNAGE (TYP.)
  - ⑨ PROPOSED BUILDING EXIT AND ENTRANCE (TYP.)
  - ⑩ PAINTED 4" WIDE STRIPING WHITE (TYP.)
  - ⑪ PROPOSED PLAYGROUND
  - ⑫ PROPOSED SHORT TERM BIKE PARKING (TYP.)
  - ⑬ PROPOSED TRANSFORMER PAD
  - ⑭ PROPOSED STORMWATER DETENTION
  - ⑮ PROPOSED ADA RAMPS
  - ⑯ PROPOSED PROJECT MONUMENT SIGN
  - ⑰ PROPOSED 9' X 22' ON STREET PARKING (TYP.)
  - ⑱ 24" SOLID WHITE CROSSWALK MARKING @ 4.00' O.C. MATCH SIDEWALK WIDTH (TYP.)

- UTILITY LEGEND:**
- PH-1 → ITEMS TO BE CONSTRUCT IN PHASE 1
  - PH-2 → ITEMS TO BE CONSTRUCT IN PHASE 2
  - PH-3 → ITEMS TO BE CONSTRUCT IN PHASE 3
  - W-W → PROPOSED 8" OR 12" DIP WATER MAIN
  - SS-SS → PROPOSED WATER SERVICES
  - SS-SS → PROPOSED 8" PVC SANITARY SEWER
  - SS-SS → PROPOSED SANITARY SEWER SERVICES
  - ST-ST → PROPOSED STORM SEWER
  - ST-ST → PROPOSED STORM DETENTION PIPING
  - ||||| SEE C104 FOR EXISTING WATER MAIN TO BE REMOVED/
  - ||||| SEE C013 FOR EXISTING SEWER LINE TO BE REMOVED/
  - PROPOSED DOMESTIC WATER SERVICE LINE AND METER (TYP.)
  - PROPOSED 6" DIP FIRE PROTECTION LINE (TYP.)
  - PROPOSED TOWNHOMES DOMESTIC WATER SERVICE LINE AND KCMO METER (TYP.)
  - PROPOSED PRIVATE 6" SDR-26 PVC SANITARY SEWER SERVICE (TYP.)
  - PROPOSED 8" OR 12" DIP WATER MAIN (TYP.)
  - PROPOSED 8" PVC SANITARY SEWER PIPE (TYP.)
  - PROPOSED HDPE STORM SEWER
  - PROPOSED FIRE HYDRANT
  - EXISTING FIRE HYDRANT
  - PROPOSED KCMO TYPE MH-1 SANITARY MANHOLE (TYP.)
  - 8" SANITARY SEWER CLEANOUT
  - PROPOSED KCMO TYPE C-2 CURB INLET (TYP.)
  - PROPOSED STORMWATER CONTROL STRUCTURE AND OUTLET PIPE
  - PROPOSED TRASH ENCLOSURE LOCATION (TYP.)
  - PROPOSED TRANSFORMER PAD (TYP.)
  - PROPOSED KCMO WATER METER
  - PROPOSED SAMPLING PORT
  - PROPOSED PRIVATE WATER METER
  - PROPOSED 18" RCP SANITARY SEWER PIPE (TYP.)
  - PROPOSED 12" OR 15" PVC SANITARY SEWER PIPE (TYP.)
- PRIVATE STORM SEWERS FOR PARKING LOT AND ROOF DRAINS NOT SHOWN. THESE STORM SEWERS WILL BE SHOWN ON THE MPD FINAL PLANS.

Lot and Tract Acreage	Lot/Tract Number	Acre
Building 1	Lot 1	2.964
Building 2		
Building 3	A (FLAT); B (FLAT); C (TOWNHOME); D (TOWNHOME); E (TOWNHOME);	Lot 3 2.757
Building 4	A (FLAT); B (FLAT); C (TOWNHOME); D (TOWNHOME); E (TOWNHOME);	
Building 5		Lot 2 0.747
Building 6		
Building 7		Lot 4 2.778
Building 8	A (TOWNHOME) B (TOWNHOME) C (TOWNHOME) D (TOWNHOME) E (TOWNHOME) F (TOWNHOME) G (TOWNHOME)	Lot 42 Lot 41 Lot 40 Lot 39 Lot 38 Lot 37 Lot 36 0.029 0.029 0.029 0.029 0.029 0.029 0.029
Building 9	A (TOWNHOME) B (TOWNHOME) C (TOWNHOME) D (TOWNHOME) E (TOWNHOME)	Lot 35 Lot 34 Lot 33 Lot 32 Lot 31 0.023 0.023 0.023 0.023 0.023
Building 10	A (TOWNHOME) B (TOWNHOME) C (TOWNHOME) D (TOWNHOME) E (TOWNHOME)	Lot 30 Lot 29 Lot 28 Lot 27 Lot 26 0.027 0.027 0.027 0.027 0.027
Building 11	A (TOWNHOME) B (TOWNHOME) C (TOWNHOME) D (TOWNHOME) E (TOWNHOME) F (TOWNHOME)	Lot 23 Lot 24 Lot 25 Lot 26 Lot 27 Lot 28 0.027 0.027 0.027 0.027 0.027 0.027
Building 12		Lot 22 0.371
Building 13		Lot 21 1.672
Building 14		Lot 20 0.652
Building 15	A (TOWNHOME) B (TOWNHOME) C (TOWNHOME) D (TOWNHOME)	Lot 19 Lot 18 Lot 17 Lot 16 0.023 0.023 0.023 0.023
Building 16	A (TOWNHOME) B (TOWNHOME) C (TOWNHOME) D (TOWNHOME) E (TOWNHOME) F (TOWNHOME) G (TOWNHOME)	Lot 9 Lot 10 Lot 11 Lot 12 Lot 13 Lot 14 Lot 15 0.026 0.026 0.026 0.026 0.026 0.026 0.026
Building 17	A (TOWNHOME) B (TOWNHOME) C (TOWNHOME) D (TOWNHOME)	Lot 5 Lot 6 Lot 7 Lot 8 0.023 0.023 0.023 0.023
Building 18		Lot 43 2.087
Building 19		Lot 44 1.573
Building 20		Lot 45 1.623
Building 21		Lot 46 1.595
Tract A	Tract A	1.197
Tract B	Tract B	0.251
Tract C	Tract C	0.802
Tract D	Tract D	0.824
<b>Total</b>		<b>22.779</b>



#	DATE	CHANGE DESCRIPTION

FLAHERTY & COLLINS PROPERTIES  
PARADE PARK - MASTER PLAN  
Twelfth Street HERITAGE  
EAST 18TH STREET AND WOODLAND AVE.  
KANSAS CITY, MISSOURI 64108

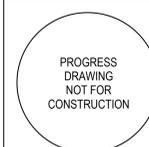
300 SPRUCE STREET  
SUITE 300  
COLUMBUS, OHIO 43215  
PHONE: 614-461-4664

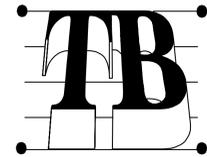
Moody Nolan

DRAWING TITLE:

PRELIMINARY PLAT SHEET

07/01/2024  
T&B No. 73-0501  
**C010**  
MPD PLANS

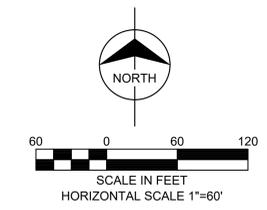




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 1020 E. 8th Street, KCMO 64106  
 Ph (816) 283-3456  
 Fax (816) 283-0810



- SITE AND DEMOLITION LEGEND**
- MPD BOUNDARY
  - - - PROJECT PHASE BOUNDARY
  - EXISTING BUILDING/STRUCTURE AND ITS APPURTENANCE TO BE REMOVED IN ITS ENTIRETY.
  - EXISTING STREET, DRIVEWAY, SIDEWALK, CURB, ETC. TO BE REMOVED IN THEIR ENTIRETY.
  - EXISTING UTILITIES TO BE REMOVED IN THEIR ENTIRETY.
  - EXISTING ITEMS TO REMAIN. DO NOT DISTURB.
  - EXISTING TREE TO BE REMOVED IN ITS ENTIRETY. COORDINATE TREE REMOVAL WITH L004 TREE REMOVAL PLAN.
  - RIGHT-OF-WAY/STREETS TO BE VACATED BY SEPARATE APPLICATION.



#	DATE	CHANGE DESCRIPTION

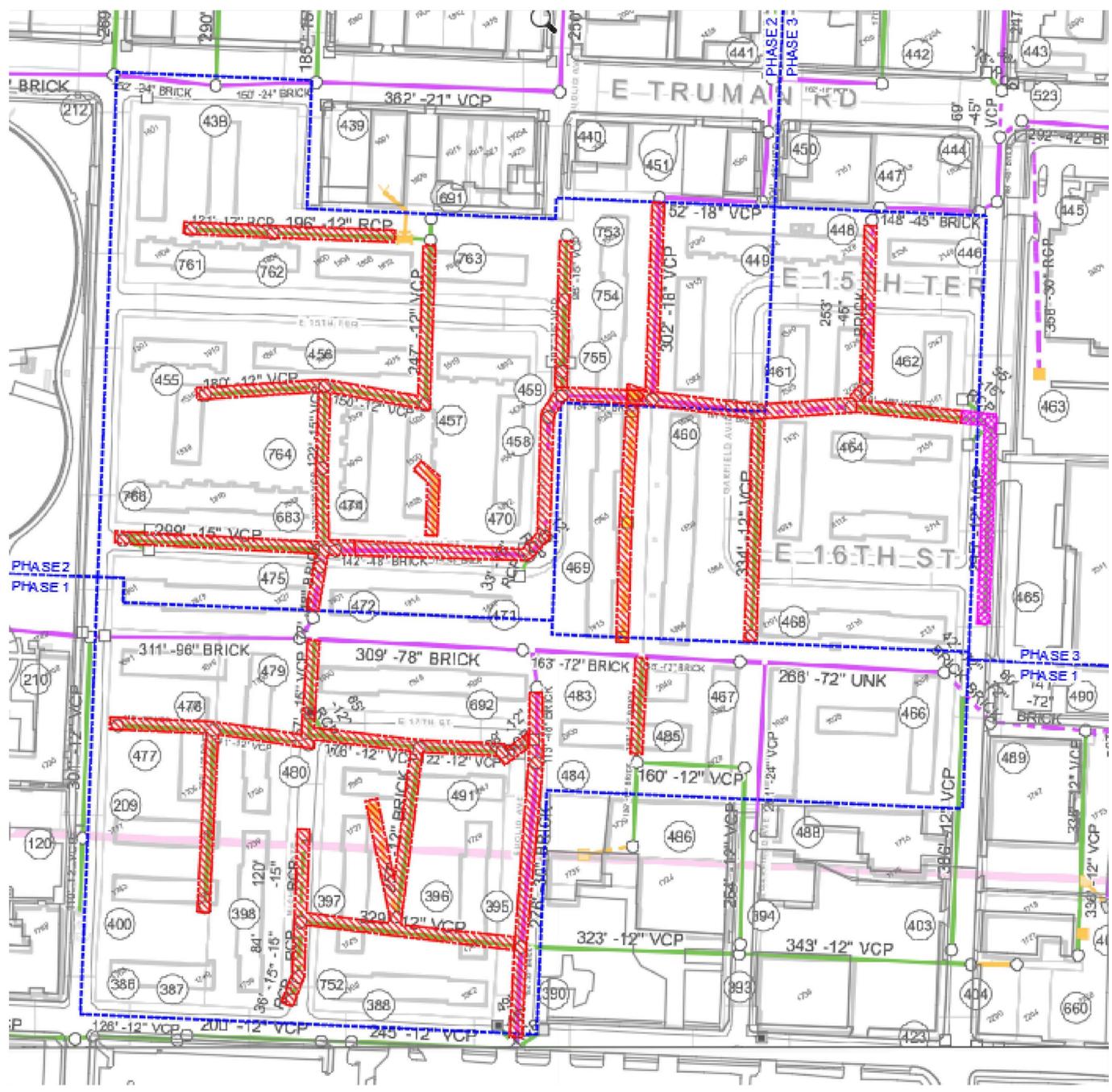
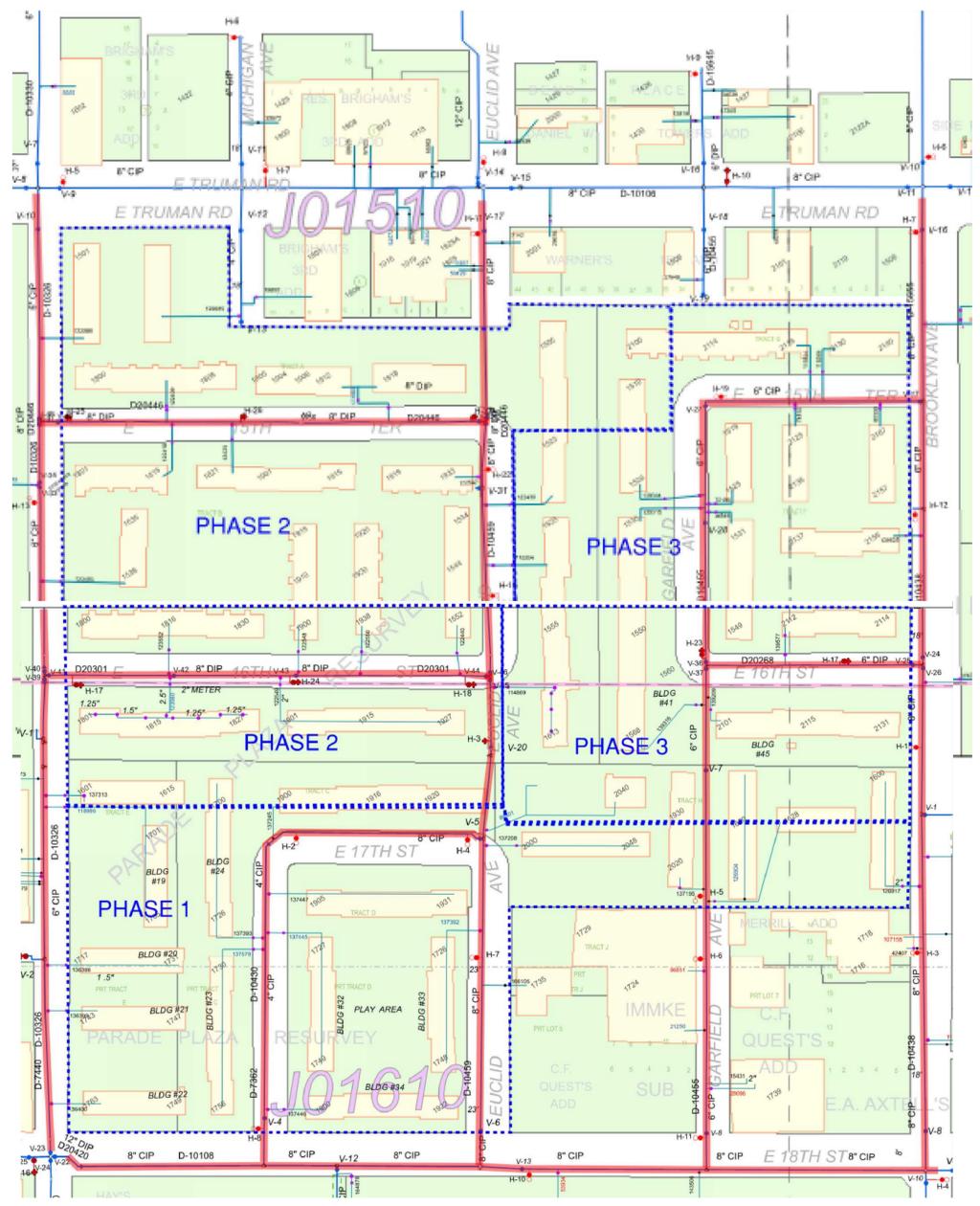
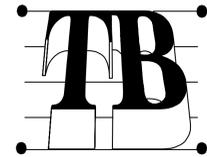
**FLAHERTY & COLLINS PROPERTIES** **PARADE PARK - MASTER PLAN**  
 EAST 18TH STREET AND WOODLAND AVE.  
 KANSAS CITY, MISSOURI 64108

**Moody Nolan**  
 300 SPRUCE STREET  
 SUITE 300  
 COLUMBUS, OHIO 43215  
 PHONE: 614-461-4664

**SITE DEMOLITION PLAN**

PROGRESS DRAWING NOT FOR CONSTRUCTION

07/01/2024  
 T&B No. 73-0501  
**C011**  
 MPD PLANS



PUBLIC WATERLINE ABANDONMENT

LEGEND

- PUBLIC WATER TO BE REMOVED/ABANDONED  
SEE C014
- - - - - PUBLIC SEWER TO BE REMOVED/ABANDONED  
SEE C013
- X X X X X PUBLIC SEWER TO BE ABANDONED  
SEE C013
- - - - - PROJECT PHASE BOUNDARY



PUBLIC SEWER ABANDONMENT

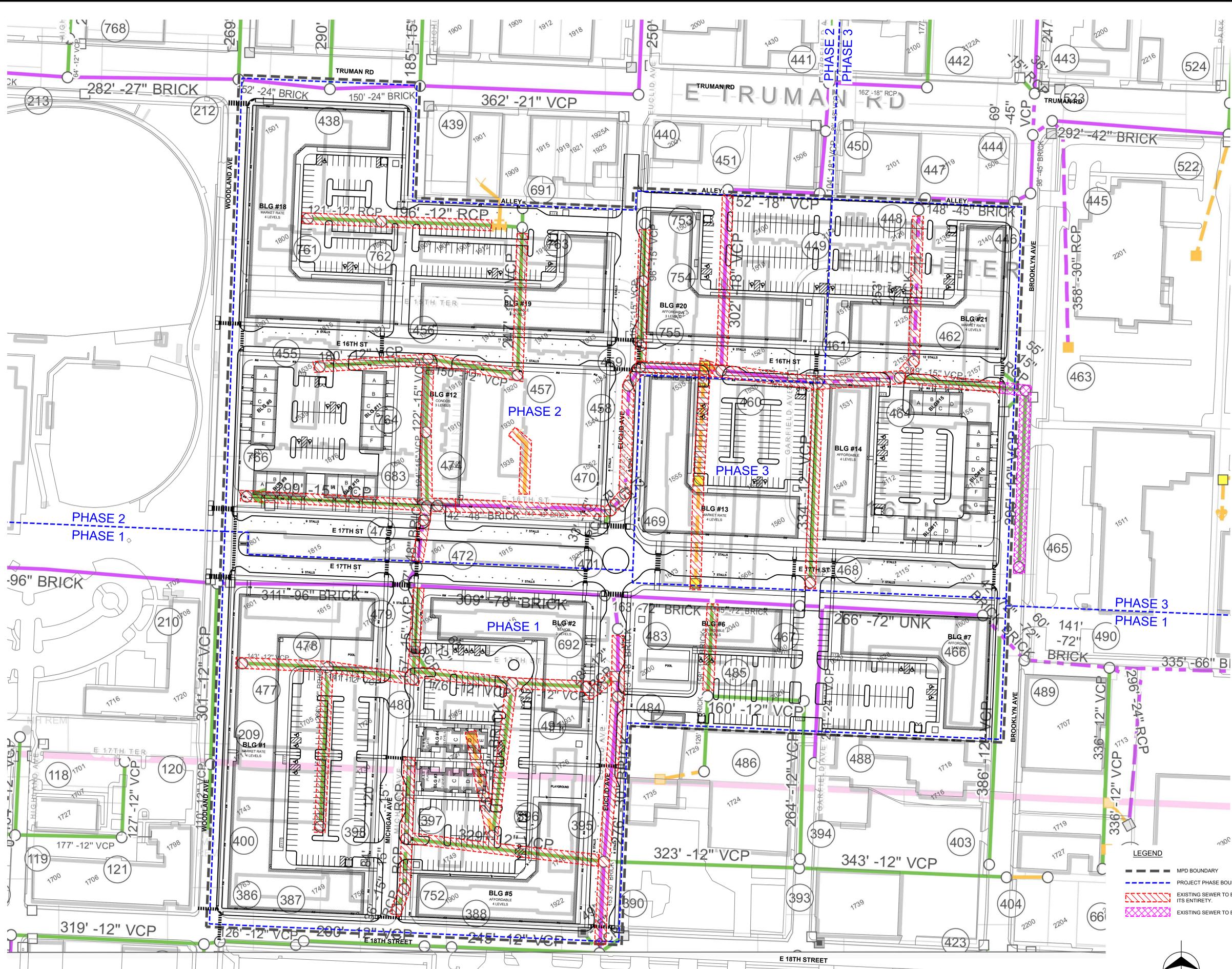
#	DATE	CHANGE DESCRIPTION

**FLAHERTY & COLLINS PROPERTIES** PARADE PARK - MASTER PLAN  
 Twelfth Street HERITAGE EAST 18TH STREET AND WOODLAND AVE. KANSAS CITY, MISSOURI 64108

300 SPRUCE STREET SUITE 300 COLUMBUS, OHIO 43215  
 PHONE: 614-461-4664

Moody Nolan  
 DRAWING TITLE:  
**PUBLIC WATER AND SEWER ABANDONMENT PLAN**

	07/01/2024
	T&B No. 73-0501
	C012
MPD PLANS	



**LEGEND**

- MPD BOUNDARY
- PROJECT PHASE BOUNDARY
- EXISTING SEWER TO BE REMOVED IN ITS ENTIRETY.
- EXISTING SEWER TO BE ABANDONED.

NORTH

60 0 60 120

SCALE IN FEET  
HORIZONTAL SCALE 1"=60'

#	DATE	CHANGE DESCRIPTION

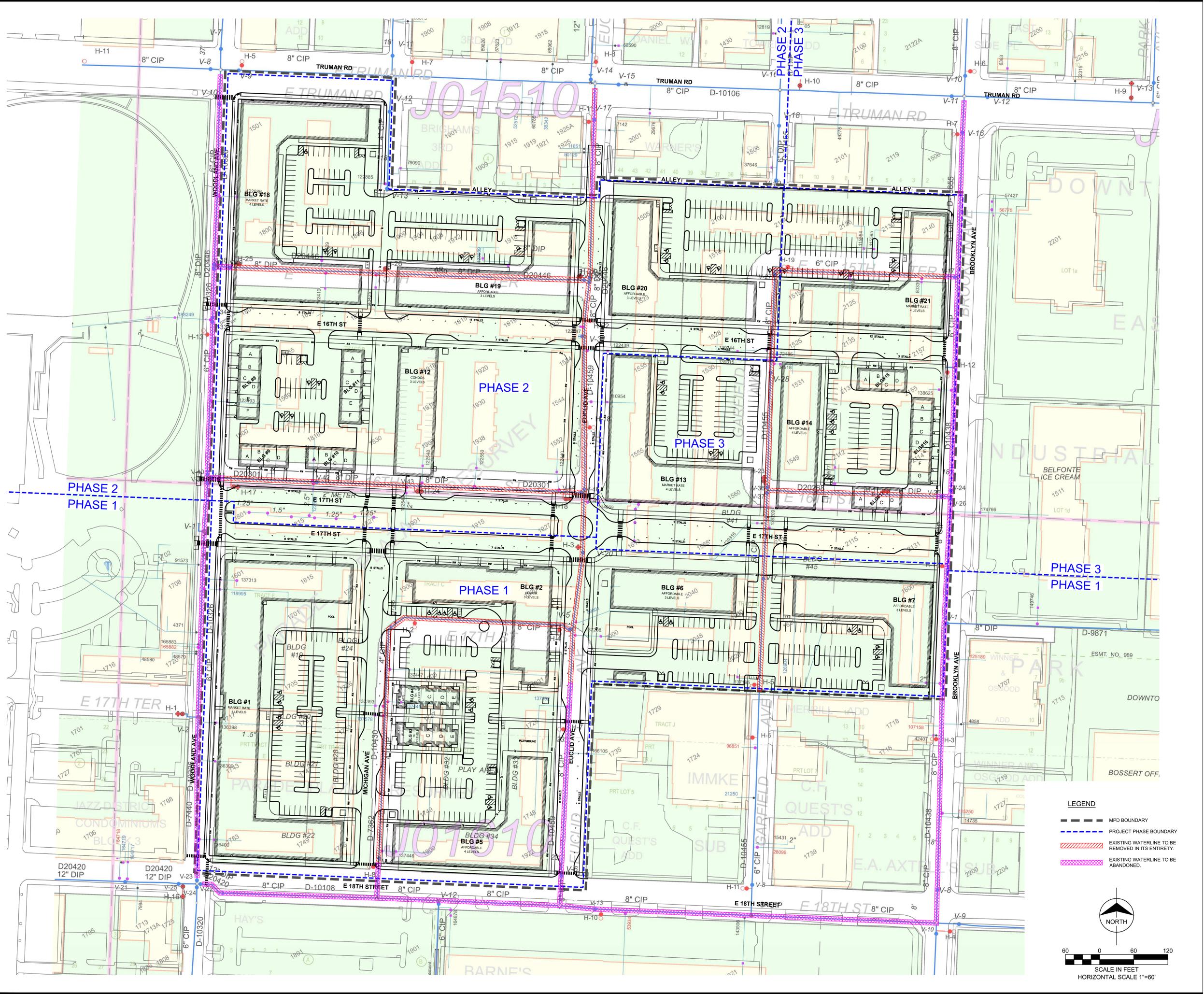
**FLAHERTY & COLLINS PROPERTIES** PARADE PARK - MASTER PLAN  
 EAST 18TH STREET AND WOODLAND AVE.  
 COLUMBUS, OHIO 43215

**Moody Nolan**  
 300 SPRUCE STREET  
 SUITE 300  
 COLUMBUS, OHIO 43215  
 PHONE: 614-461-4664

**EXISTING SEWER ABANDONMENT PLAN**

	07/01/2024
	T&B No. 73-0501
	<b>C013</b>
MPD PLANS	

AUTOCAD VERSION: 2023  
 FILE NAME: K:\INTELLIGENT\PLANNING\014 EXISTING WATERLINE ABANDONMENT.DWG  
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**LEGEND**

- MPD BOUNDARY
- PROJECT PHASE BOUNDARY
- EXISTING WATERLINE TO BE REMOVED IN ITS ENTIRETY.
- EXISTING WATERLINE TO BE ABANDONED.

NORTH

SCALE IN FEET  
 HORIZONTAL SCALE 1"=60'

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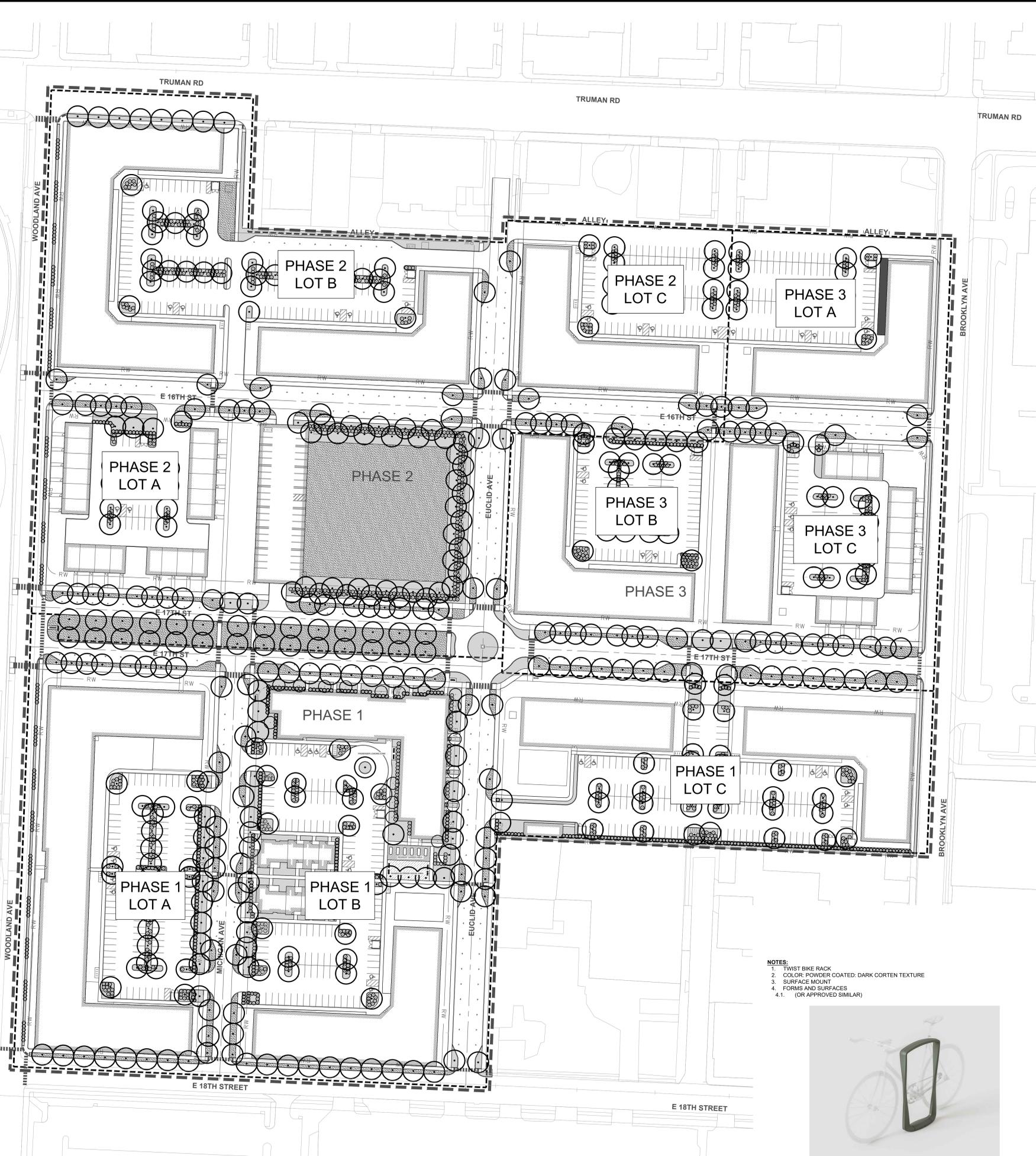
#	DATE	CHANGE DESCRIPTION

**FLAHERTY & COLLINS PROPERTIES**  
**TWELFTH STREET HERITAGE**  
**PARADE PARK - MASTER PLAN**  
 EAST 18TH STREET AND WOOLAND AVE.  
 KANSAS CITY, MISSOURI 64108

**Moody Nolan**  
 300 SPRUCE STREET  
 SUITE 300  
 COLUMBUS, OHIO 43215  
 PHONE: 614-461-4664

DRAWING TITLE:  
**EXISTING WATERLINE ABANDONMENT PLAN**

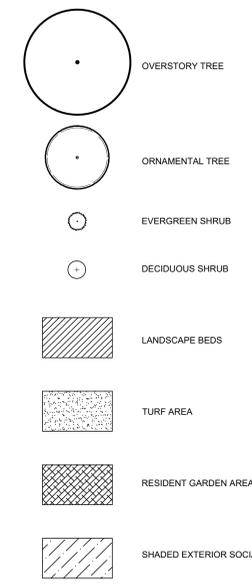
	07/01/2024
	T&B No. 73-0501
	C014
MPD PLANS	



**PLANTING GENERAL NOTES**

- A. PLANT QUANTITIES IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES ON PLAN WILL PREVAIL IF DISCREPANCIES OCCUR.
- B. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND ACCEPTANCE OF THE PROJECT.
- C. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
- D. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), MOST RECENT EDITION.
- E. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
- F. PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.
- G. PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.
- H. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- I. SEED AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
- J. CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".
- K. SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

**CONCEPT PLANT SCHEDULE**



**CONCEPT PLANT SCHEDULE**

THIS IS A POTENTIAL LIST OF PLANT MATERIAL AND IS SUBJECT TO CHANGE

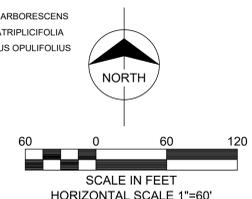
- OVERSTORY TREE**
- ACER RUBRUM 'SUN VALLEY' (50 FT. HT.)
  - GELDITZIA 'TRICANTHOS 'SKYLINE' (50 FT. HT.)
  - QUERCUS MACDANIEL 'CLEMONS' (70 FT. HT.)
  - QUERCUS RUBRA (60 FT. HT.)
  - TILIA CORDATA (40 FT. HT.)
  - ULMUS CARPINIFOLIA X PARVIFOLIA 'FRONTIER' (40 FT. HT.)
  - ULMUS PARVIFOLIA (50 FT. HT.)
- ORNAMENTAL TREE**
- AMELANCHIER CANADENSIS (25 FT. HT.)
  - CORNUS FLORIDA (25 FT. HT.)
  - MALUS 'CORALBURST', 'PRAIRIEFIRE', 'SPRING SNOW' (25 FT. HT.)
  - MAGNOLIA VIRGINIANA V. AUSTRALIS (30 FT. HT.)

- EVERGREEN SHRUB**
- BUXUS 'GREEN MOUNTAIN'
  - CHAMAECYPARIS PISIFERA 'LEMON THREAD'
  - TAXUS X MEDIA 'DENISIFORMIS'
  - THUJA OCCIDENTALIS 'EMERALD GREEN'
- DECIDUOUS SHRUB**
- FORYSITHIA
  - HYDRANGEA ARBORESCENS
  - PEROVSKIA ATRIPLICIFOLIA
  - PHYSOCARPUS OPULEFOLIUS

- NOTES:**
1. TWIST BIKE RACK
  2. COLOR: POWDER COATED: DARK CORTEN TEXTURE
  3. SURFACE MOUNT
  4. FORMS AND SURFACES
  - 4.1. (OR APPROVED SIMILAR)



01 L000 BIKE RACK: TWIST



#	DATE	CHANGE DESCRIPTION

**FLAHERTY & COLLINS PROPERTIES** **PARADE PARK - MASTER PLAN**  
 Twelfth Street HERITAGE EAST 18TH STREET AND WOODLAND AVE. KANSAS CITY, MISSOURI 64108

**Moody Nolan**  
 300 SPRUCE STREET  
 SUITE 300  
 COLUMBUS, OHIO 43215  
 PHONE: 614-461-4664

**OVERALL LANDSCAPE PLAN**

08/19/2024  
 23466  
**L000**  
 Project Status







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 FILE NO: S:\PROJECTS\2023\2023 PARADE PARK\2023 PARADE PARK\2023 PLANTING PLANS.DWG

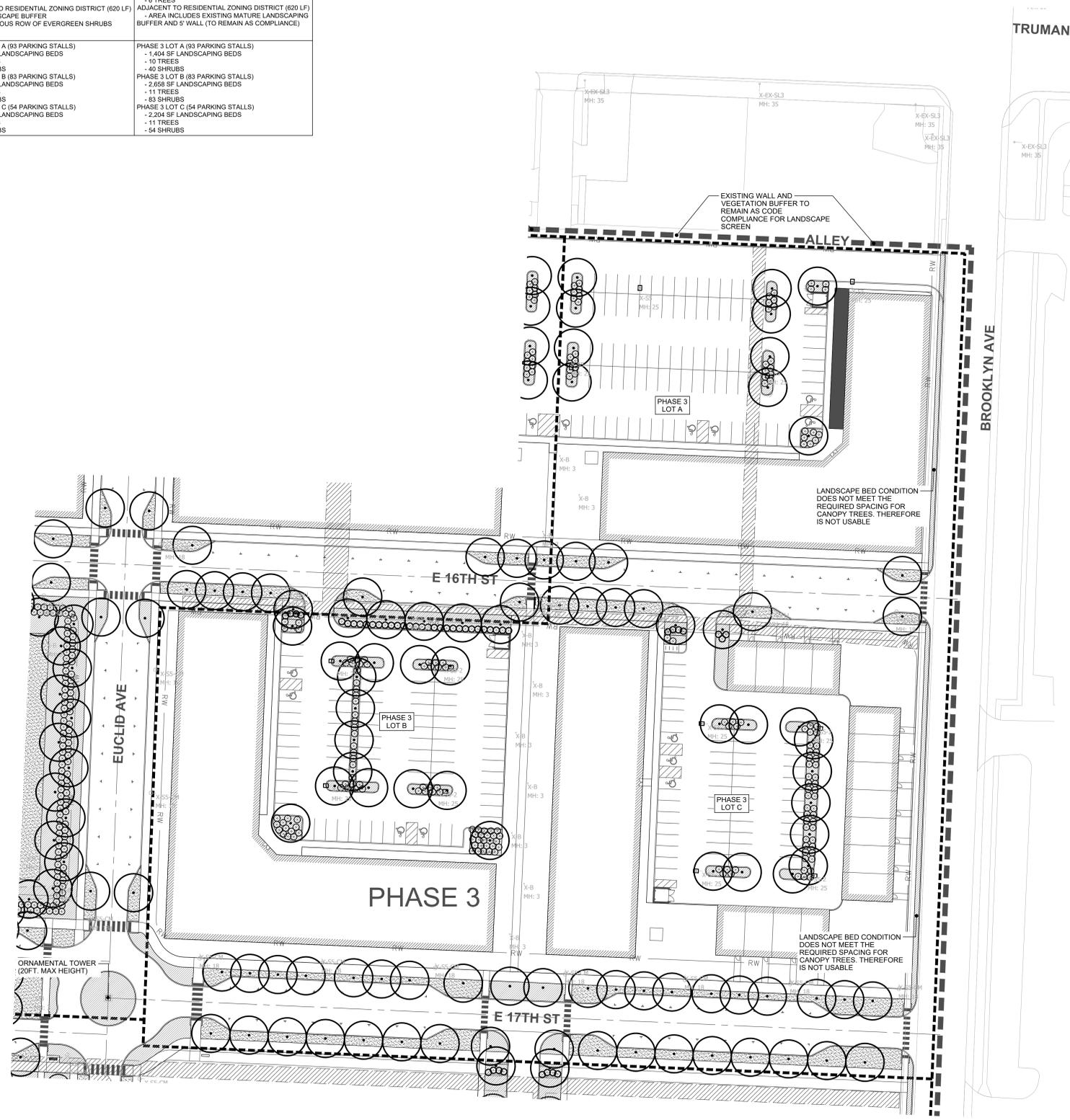
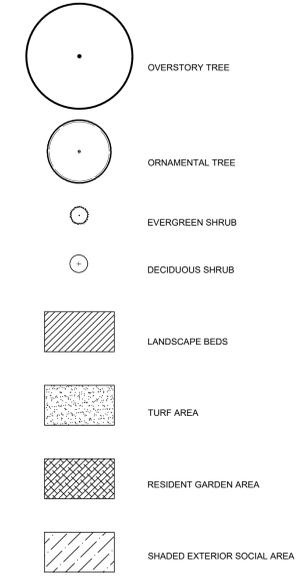
### LANDSCAPE REQUIREMENTS (KCMO) PHASE 3

ITEM	REQUIREMENTS	REQUIRED	PROVIDED
STREET TREES (88-425-03)	1 STREET TREE PER 30 LF OF STREET FRONTAGE - PROPOSED NEW ROAD	1 STREET TREE PER 30 LF OF STREET FRONTAGE - PROPOSED NEW ROAD +/- 3,766 LF = 126 TREES	65 TREES
PERIMETER LANDSCAPE OF VEHICULAR USE AREAS (88-425-05)	ADJACENT TO STREET - 10' LANDSCAPE BUFFER - CONTINUOUS ROW OF EVERGREEN SHRUBS - 1 TREE PER 30LF ADJACENT TO RESIDENTIAL ZONING DISTRICT - 10' LANDSCAPE BUFFER - CONTINUOUS ROW OF EVERGREEN SHRUBS	ADJACENT TO STREET (156 LF) - 10' LANDSCAPE BUFFER - CONTINUOUS ROW OF EVERGREEN SHRUBS - 5 TREES ADJACENT TO RESIDENTIAL ZONING DISTRICT (620 LF) - 10' LANDSCAPE BUFFER - CONTINUOUS ROW OF EVERGREEN SHRUBS	ADJACENT TO STREET (156 LF) - 10' LANDSCAPE BUFFER - CONTINUOUS ROW OF EVERGREEN SHRUBS - 6 TREES ADJACENT TO RESIDENTIAL ZONING DISTRICT (620 LF) - AREA INCLUDES EXISTING MATURE LANDSCAPING BUFFER AND 5' WALL (TO REMAIN AS COMPLIANCE)
INTERIOR LANDSCAPE OF PARKING LOTS (88-425-06)	1 TREE PER 5 STALLS 1 SHRUB PER PARKING STALL 35 SF LANDSCAPE BED PER PARKING STALL	PHASE 3 LOT A (83 PARKING STALLS) - 3,255 SF LANDSCAPING BEDS - 19 TREES - 83 SHRUBS PHASE 3 LOT B (83 PARKING STALLS) - 2,905 SF LANDSCAPING BEDS - 17 TREES - 83 SHRUBS PHASE 3 LOT C (54 PARKING STALLS) - 1,890 SF LANDSCAPING BEDS - 11 TREES - 54 SHRUBS	PHASE 3 LOT A (83 PARKING STALLS) - 1,404 SF LANDSCAPING BEDS - 10 TREES - 40 SHRUBS PHASE 3 LOT B (83 PARKING STALLS) - 2,658 SF LANDSCAPING BEDS - 11 TREES - 83 SHRUBS PHASE 3 LOT C (54 PARKING STALLS) - 2,204 SF LANDSCAPING BEDS - 11 TREES - 54 SHRUBS

### GENERAL NOTES

- FINAL LOCATION OF LANDSCAPE AND UTILITIES WILL BE COORDINATED FOR FINAL SUBMITTAL.
- LOCATION OF EXISTING SEWER MAY INTERFERE WITH LOCATION OF CANOPY TREES. KCMO CODE ORDINANCE 88-425-03-B. (EXEMPTIONS) MAY APPLY.
- LANDSCAPE BEDS TO INCLUDE PLANTS AS SHOWN FOR CODE COMPLIANCE WITH GROUND COVER SURROUNDING ALL OTHER PORTIONS OF LANDSCAPE BED

### CONCEPT PLANT SCHEDULE



LANDSCAPE ARCHITECT  
**CONFLUENCE**  
 417 Delaware Street  
 Kansas City, MO 64105  
 816.531.7227  
 www.thinkconfluence.com

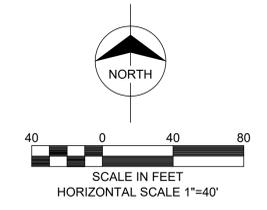
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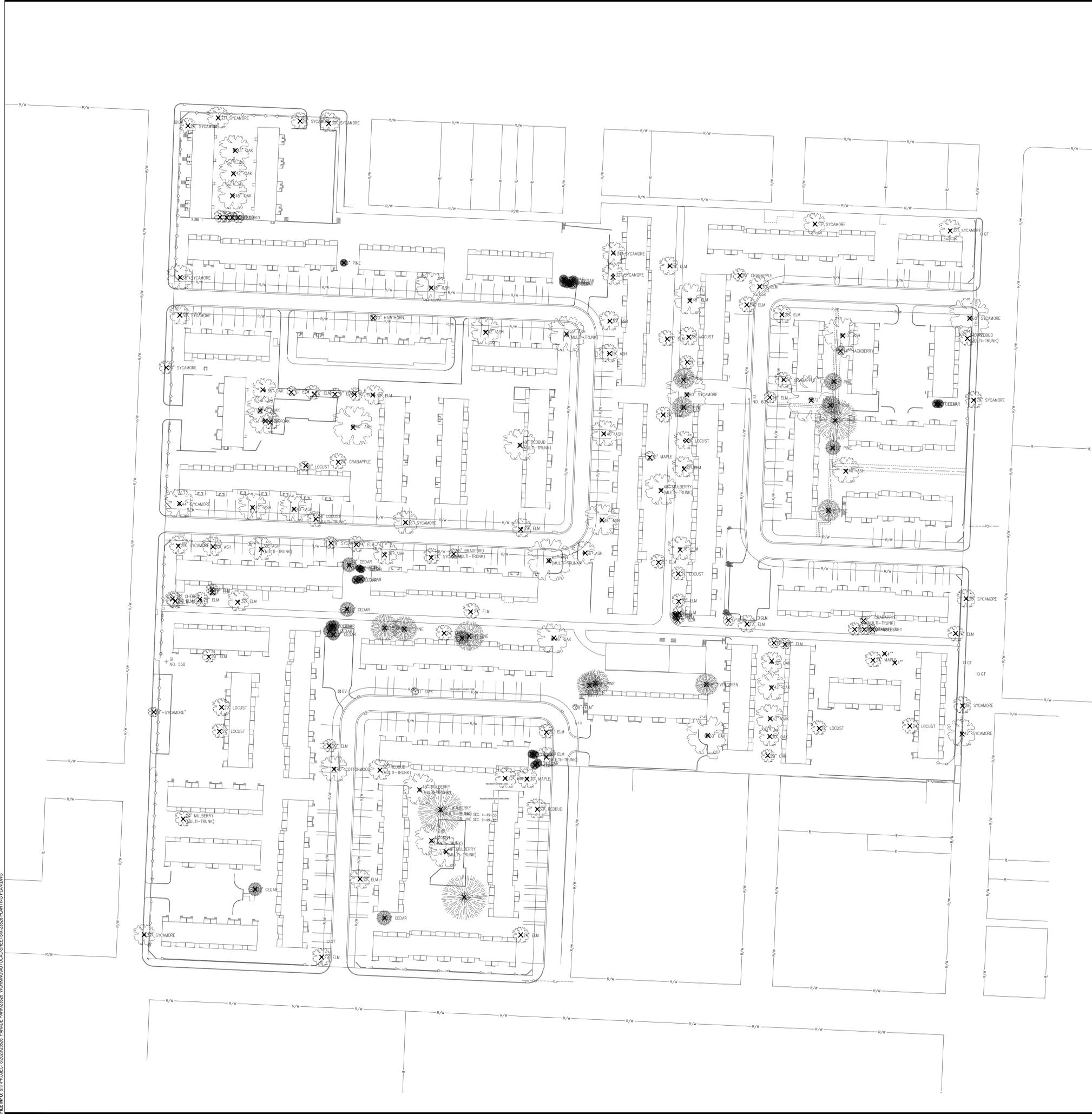
FLAHERTY & COLLINS PROPERTIES  
 TWELFTH STREET HERITAGE  
**PARADE PARK - MASTER PLAN**  
 EAST 18TH STREET AND WOODLAND AVE.  
 KANSAS CITY, MISSOURI 64108

**Moody Nolan**  
 300 SPRUCE STREET  
 SUITE 300  
 COLUMBUS, OHIO 43215  
 PHONE: 614-461-4664

DRAWING TITLE:  
**ENLARGED LANDSCAPE PLAN 3**

PROGRESS DRAWING NOT FOR CONSTRUCTION  
L003





**GENERAL NOTES**

- A. ALL TREES ON SITE WILL BE REMOVED UNLESS RECONSIDERED IN FINAL DEVELOPMENT PLANS. (- 182 TREES)
- B. TREE PRESERVATION AND PROTECTION CODE (88-424) DOES NOT APPLY AS THERE ARE NO AREAS ON SITE WITH 1 ACRE OR MORE OF CONTIGUOUS CANOPY.

LANDSCAPE ARCHITECT  
**CONFLUENCE**  
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 Kansas City, MO 64105  
 816.531.7227  
 www.thinkconfluence.com

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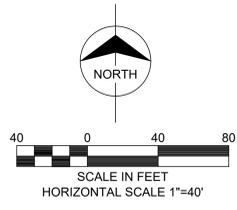
**FLAHERTY & COLLINS PROPERTIES** **PARADE PARK - MASTER PLAN**  
 12th Street HERITAGE  
 EAST 18TH STREET AND WOODLAND AVE.  
 KANSAS CITY, MISSOURI 64108

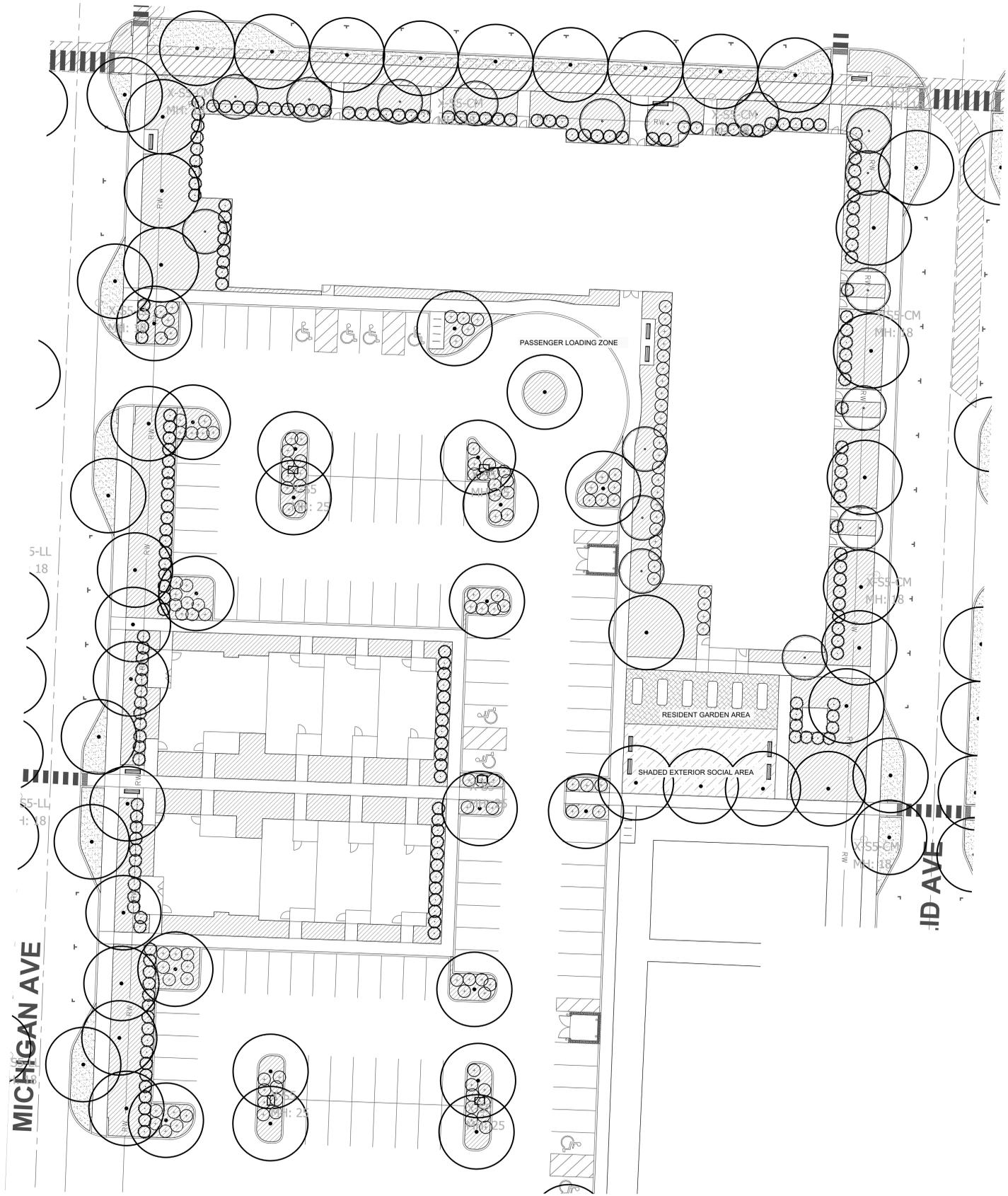
**Moody Nolan**  
 300 SPRUCE STREET  
 SUITE 300  
 COLUMBUS, OHIO 43215  
 PHONE: 614-461-4664

**TREE REMOVAL PLAN**

PROGRESS DRAWING NOT FOR CONSTRUCTION

**L004**

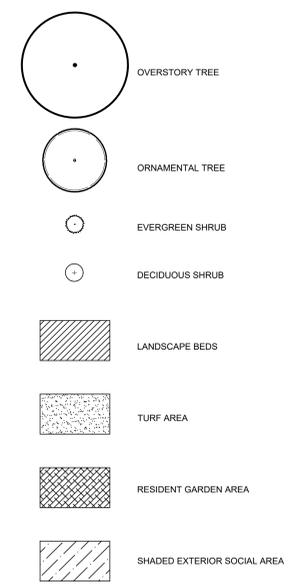




**GENERAL NOTES**

- A. FINAL LOCATION OF LANDSCAPE AND LIGHTING UTILITIES WILL BE COORDINATED FOR FINAL SUBMITTAL
- B. LOCATION OF EXISTING SEWER MAY INTERFERE WITH LOCATION OF CANOPY TREES. KCMO CODE ORDINANCE 88-425-03-B. (EXEMPTIONS) MAY APPLY.
- C. PHASE 1 TO INCLUDE MONUMENT SIGNAGE
- C.A. (88-445-08-B OVERSIZED MONUMENT SIGNAGE)
- D. LANDSCAPE BEDS TO INCLUDE PLANTS AS SHOWN FOR CODE COMPLIANCE WITH GROUND COVER SURROUNDING ALL OTHER PORTIONS OF LANDSCAPE BED

**CONCEPT PLANT SCHEDULE**



LANDSCAPE ARCHITECT  
**CONFLUENCE**  
 417 Delaware Street  
 Kansas City, MO 64105  
 816.531.7227  
 www.thinkconfluence.com

#	DATE	CHANGE DESCRIPTION

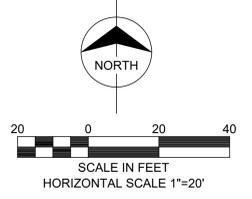
**FLAHERTY & COLLINS PROPERTIES**  
**PARADE PARK - MASTER PLAN**  
 Twelfth Street HERITAGE  
 EAST 18TH STREET AND WOODLAND AVE.  
 KANSAS CITY, MISSOURI 64108

**Moody Nolan**  
 300 SPRUCE STREET  
 SUITE 300  
 COLUMBUS, OHIO 43215  
 PHONE: 614-461-4664

DRAWING TITLE:  
**ENLARGED LANDSCAPE PLAN - SENIOR HOUSING**

PROGRESS DRAWING NOT FOR CONSTRUCTION

**L100**



# Mirada Medium (MRM)

## Outdoor LED Area Light



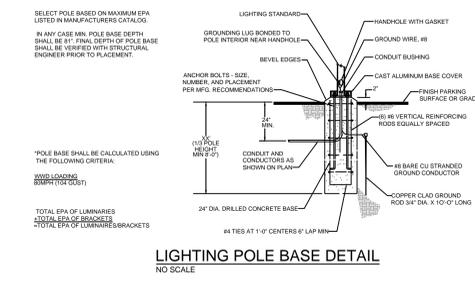
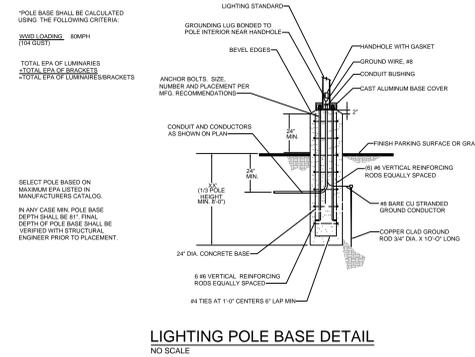
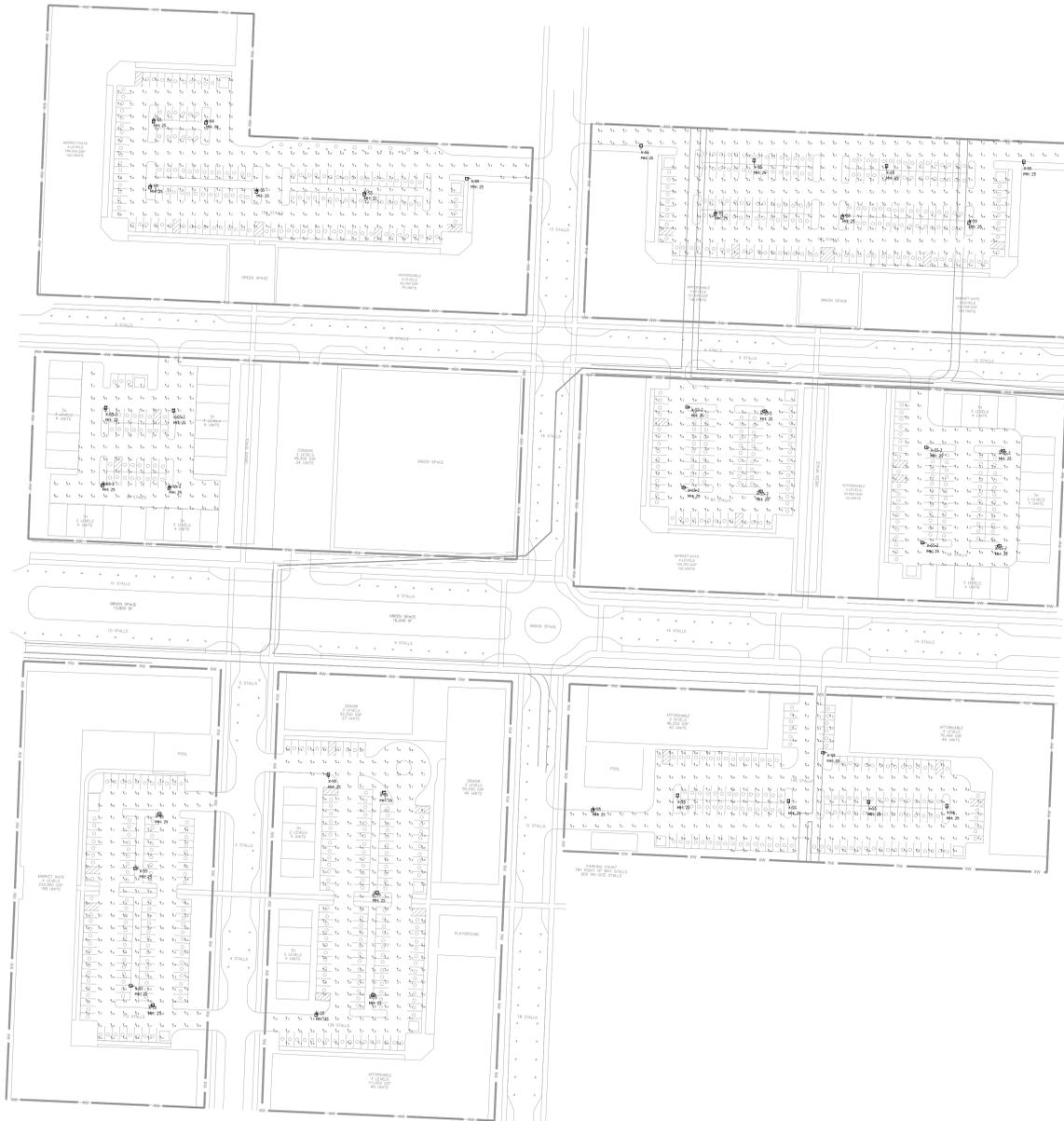
OVERVIEW	
Lumen Package	7000 - 55,000
Wattage Range	48 - 438
Efficiency Range (LPW)	115 - 162
Weight (Shipping)	30 (3.6)
Control Options	MSBT, ALB, ALS, 7-Pin, PCI

### QUICK LINKS

- [Ordering Guide](#)
- [Performance](#)
- [Photometrics](#)
- [Dimensions](#)

### FEATURES & SPECIFICATIONS

- Construction**
- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
  - Designed to mount to square or round poles.
  - Fixtures are finished with LS's DuraGrip polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LS finishes available. Consult factory.
  - Shipping weight: 37 lbs in carton.
- Optical System**
- State-of-the-art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
  - Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 4, SW, FT, FTA, AK, and LC/RC.
  - Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
  - Zero uplight.
  - Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak Intensity at 610nm.
  - Minimum CRI of 70.
  - Integral lower (L) and integral half bower (H) options available for enhanced backlight control.
- Electrical**
- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
  - 0-10V dimming (10% - 100%) standard.
  - Standard Universal Voltage (120-277 Vac) input 50/60 Hz or optional High Voltage (241-480 Vac).
  - L80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
  - Total harmonic distortion: <20%
  - Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40°C. 55L lumen package rate to +35°C.
  - Power factor: >.90
  - Input power stays constant over life.
  - Field replaceable 10KV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C82.41.2).
  - High-efficiency LEDs mounted to metal-core circuit board to maximize heat dissipation.
  - Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.
- Controls**
- Optional integral passive infrared Bluetooth™ motion. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
  - LS's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7 (See controls section for more details).
- Installation**
- Designed to mount to square or round poles.
  - A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
  - Included terminal block accepts up to 12 ga. wire.
  - Utilizes LS's traditional 5" drill pattern B3 for easy fastening of LSI products.
- Warranty**
- LSI LED Fixtures carry a 5-year warranty.
- Listings**
- Listed to UL 1598 and UL 8750.
  - Meets Buy American Act requirements.
  - IDA compliant; with 3000K color temperature selection.
  - Title 24 Compliant; see local ordinance for qualification information.
  - RoHS compliant.
  - Suitable for wet Locations.
  - IP66 rated Luminaire per IEC 60598.
  - 3G rated for ANSI C136.31 high vibration applications are qualified.
  - DesignLights Consortium™ (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/DLC](http://www.designlights.org/DLC) to confirm which versions are qualified.
  - Patented Silicone Optics (US Patent NO. 10,816,815 G2)
  - IP66 rated luminaire per IEC 60598 mechanical impact code



Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Lum. Watts	Description
	12	X-S5-2	Single	25256	0.900	160	MRM-LED-24L-SIL-5W-40-70CRI
	28	X-S5	Single	31562	0.900	213	MRM-LED-30L-SIL-5W-40-70CRI

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot - Bottom Left	Illuminance	Fc	2.28	7.6	0.4	5.70	19.00
Parking Lot - Bottom Middle	Illuminance	Fc	2.11	5.3	0.5	4.22	10.60
Parking Lot - Bottom Right	Illuminance	Fc	2.28	5.9	0.5	4.56	11.80
Parking Lot - Middle Left	Illuminance	Fc	2.35	4.3	0.6	3.92	7.17
Parking Lot - Middle Middle	Illuminance	Fc	2.19	4.1	1.0	2.19	4.10
Parking Lot - Middle Right	Illuminance	Fc	2.04	4.1	0.4	5.10	10.25
Parking Lot - Top Left	Illuminance	Fc	2.17	5.5	0.3	7.23	18.33
Parking Lot - Top Right	Illuminance	Fc	2.05	5.3	0.3	6.83	17.67

- LIGHTING NOTES:**
- Mounting Height = 25'
  - Light Loss Factor = 0.90
  - Footcandle Values Calculated @ Grade
  - Reflectance Values - 80/50/20 (office spaces)  
50/30/20 (warehouse areas)

**National Lighting Vendor:**  
 For pricing and technical assistance contact:  
 Matt Earles of CBMC INC, tel# 317-695-7840.  
[mearles@cbmcinc.com](mailto:mearles@cbmcinc.com)

**PARKING LOT LAYOUT**

Scale: 1" = 80' Drawing No: LP1  
 Date: 6/27/24 Project No:  
 Drawn By: S.M. **CB25866-SITE-PL**

**Taliaferro & Browne, Inc.**  
 Civil / Structural Engineering,  
 Landscape Architecture & Surveying  
 1020 E. 8th Street, KCMO 64106  
 Ph (816) 283-3456  
 Fax (816) 283-0810

#	DATE	CHANGE DESCRIPTION

**FLAHERTY & COLLINS**  
 PROPERTIES  
**Twelfth Street HERITAGE**  
**PARADE PARK - MASTER PLAN**  
 EAST 18TH STREET AND WOODLAND AVE.  
 KANSAS CITY, MISSOURI 64108

300 SPRUCE STREET  
 SUITE 300  
 COLUMBUS, OHIO 43215  
 PHONE: 614-461-4664

Moody Nolan  
 DRAWING TITLE:  
**OVERALL - SITE PHOTOMETRICS**

07/01/2024  
 23466  
**E001**  
 Project Status

All electrical work shall comply with National, State, and Local codes including and not limited to the National Electric Code, NFPA 101 Life Safety Code, ASHREA and /or IECC Energy Codes.

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 317-780-8350 | [WWW.CBMCINC.COM](http://WWW.CBMCINC.COM)

SEE MORE

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with IESNA approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and LED lumen package, location adjustments, and other variable field conditions.

Contractor to check and verify all dimensions on site before commencing any work shown.

Parade Park - Kansas City MO

Catalog #: \_\_\_\_\_ Project: \_\_\_\_\_  
 Prepared By: \_\_\_\_\_ Date: \_\_\_\_\_ Type: \_\_\_\_\_

## LifeStyle Medium (XDLM)

### Outdoor Decorative Area Light



OVERVIEW	
Lumen Output Range	5,000 - 25,000
Wattage	39 - 196
Efficacy Range (LPW)	120 - 168
Fixture Weight lbs (kg)	36 (16.3)

#### QUICK LINKS

- Ordering Guide
- Performance
- Photometrics
- Dimensions

#### FEATURES & SPECIFICATIONS

- Construction**
- Rugged die-cast aluminum crown.
  - Wiring emerges from crown through compression seal fitting to prevent water entry. One-piece silicone gaskets seals crown to shade for water- and dust-tight construction.
  - Spun aluminum shade with two shade styles available: A - Angle and B - Bell.
  - Brackets are extruded and cast aluminum assemblies or fabrications. All decorative elements are die cast or extruded aluminum.
  - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip Finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
  - Shipping weight (in carton) - 36 lbs (16.3 kg).
- Optical System**
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
  - Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types Z, S, SW and FT.
  - Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Controls**
- Zero uplight.
  - Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377.
  - Minimum CRI of 70
  - Integral tauter (TL) option available for improved backlight control with minimal sacrifice to street side performance.
- Electrical**
- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
  - Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
  - 0-10V dimming (10% - 100%) standard.
  - Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
  - L80 Calculated Life: >100K Hours.
  - Total harmonic distortion: <20%
  - Operating temperature: -40°C to +40°C (-40°F to +104°F)
  - Power factor: >.90
  - Input power stays constant over life.
  - Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
  - High-efficiency LEDs mounted to metal-core circuit board to maximize heat dissipation
  - Driver is fully encased in potting material for moisture resistance and complies with FCC standards.
- Installation**
- Classic Hook (CH) and Side Arm available. See Steel Round Pole and Aluminum Round Pole data sheets for pole selection information.
  - Classic hook mount requires a 4" O.D. pole or term.
  - Side Arm pole mount utilizes LSI's traditional B3 drill pattern.
- Warranty**
- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsi.com/resources/terms-conditions-warranty/> for more information.
- Listings**
- Listed to UL 1598 and UL 8750.
  - Meets Buy American Act requirements.
  - Title 24 Compliant; see local ordinance for qualification information.
  - Suitable for wet locations.
  - IP65 rated Luminaire per IEC 60598-1.
  - Patented Silicone Optics US Patent NO. 10,816,953 (S2)
- Specifications and dimensions subject to change without notice.*

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Catalog #: \_\_\_\_\_ Project: \_\_\_\_\_  
 Prepared By: \_\_\_\_\_ Date: \_\_\_\_\_ Type: \_\_\_\_\_

## Commercial Bollard (CBR8)

### Low Level Bollard



OVERVIEW	
Lumen Package (lm)	2,000 - 4,000
Wattage Range (W)	18 - 38
Efficacy Range (LPW)	110 - 132
Weight lbs (kg)	26 (12)

#### QUICK LINKS

- Ordering Guide
- Performance
- Dimensions

#### FEATURES & SPECIFICATIONS

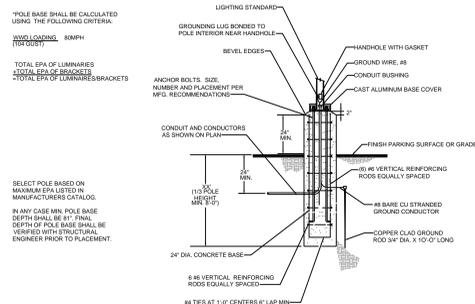
- Construction**
- LED compartment is airtight to prevent fogging and condensation build up and keep water out.
  - Torx security screws secure the LED compartment to the base to deter vandalism.
  - High-impact polycarbonate diffuser.
  - Consisting of an 8" OD extruded aluminum alloy body.
  - Extruded aluminum tube provides strength and durability as well as protects and conceals the component wiring.
  - Versatile mounting plate allows for easy installation and replacement for any project or development.
  - Shipping weight: 27 lbs in carton.
- Optical System**
- Aluminum reflector designed to reduce glare and produce an even distribution.
  - Clear UV resistant polycarbonate lens allows for optimal light transmission and protects the light engine compartment from harsh environments.
  - Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377.
  - Minimum CRI of 70.
- Electrical**
- Driver is mounted under the LED compartment for easy replacement and to protect from water that may accumulate in the base of the bollard.
  - Terminal block, provided on base bracket for easy installation of incoming supply wires.
  - Quick disconnect located near the terminal block for simple connection to the LED driver.
  - Operating temperature: -40°C to +50°C (-40°F to +122°F)
  - Standard 4kV surge with optional 10kV or 20kV surge protection device.
  - Standard Universal Voltage (120-277 VAC) Input 50/60 Hz
- Warranty**
- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsi.com/resources/terms-conditions-warranty/> for more information.
- Listings**
- UL and CUL listed for wet locations.
  - DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at [www.designlights.org/DQL](http://www.designlights.org/DQL) to confirm which versions are qualified.

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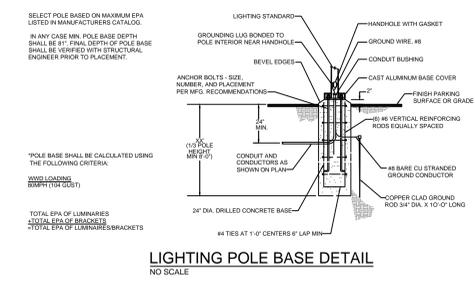


Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Lum. Watts	Description
	43	X-B	Single	4413	0.900	38	CBR8-4L-40
	59	X-EX-SL3	Single	--	--	--	EXISTING STREET LIGHT
	18	X-S5-LL	Single	8594	0.680	56	XDLM-5W-LED-LW-NW
	34	X-S5-CM	Single	27413	0.560	198	XDLM-5W-LED-VHO-NW

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
17th and Euclid - (Collector - Medium)	Illuminance	Fc	1.42	6.0	0.3	4.73	20.00
All Others (Local - Low)	Illuminance	Fc	0.76	4.0	0.2	3.80	20.00
Brooklyn Ave	Illuminance	Fc	0.36	5.1	0.0	N.A.	N.A.
East 18th Street	Illuminance	Fc	2.71	6.0	0.2	13.55	30.00
Truman Rd	Illuminance	Fc	4.45	8.2	1.5	2.97	5.47
Woodland Ave	Illuminance	Fc	2.79	6.1	0.7	3.99	8.71



LIGHTING POLE BASE DETAIL  
NO SCALE



LIGHTING POLE BASE DETAIL  
NO SCALE

- LIGHTING NOTES:**
- Mounting Height = 18' (New Street Lights)
  - 3' (Bollards)
  - 35' (Existing Street Lights)
  - Light Loss Factor = 0.90
  - Footcandle Values Calculated @ Grade
  - Reflectance Values - 80/50/20 (office spaces)
  - 50/30/20 (warehouse areas)

**National Lighting Vendor:**  
 For pricing and technical assistance contact:  
 Matt Earles of CBMC INC, tel# 317-695-7840,  
 mearles@cbmcinc.com

ROADWAYS LAYOUT	
Scale:	1" = 80'
Date:	6/27/24
Drawn By:	SJM
Drawing No:	LP1
Project No:	CB25866-SITE-RW

All electrical work shall comply with National, State, and Local codes including and not limited to the National Electrical Code, NFPA 101 Life Safety Code, ASHRAE and/or IEC Energy Codes.  
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 317-780-8350 | WWW.CBMCINC.COM

SEE MORE

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with IESNA approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and LED lumen package, location adjustments, and other variable field conditions.

Contractor to check and verify all dimensions on site before commencing any work shown.

## Parade Park - Kansas City MO

**TB**

Taliaferro & Browne, Inc.  
 Civil / Structural Engineering,  
 Landscape Architecture & Surveying  
 1020 E. 8th Street, KCMO 64106  
 Ph (816) 283-3456  
 Fax (816) 283-0810

FLAHERTY & COLLINS PROPERTIES

**TRADE PARK - MASTER PLAN**

Twelfth Street HERITAGE EAST 18TH STREET AND WOODLAND AVE. KANSAS CITY, MISSOURI 64108

300 SPRUCE STREET  
 SUITE 300  
 COLUMBUS, OHIO 43215  
 PHONE: 614-461-4664

Moody Nolan  
 DRAWING TITLE:  
**PUBLIC STREET PHOTOMETRICS**

07/01/2024

23466

**E002**

Project Status

**BUILDING MASSING, MATERIAL & TONE**



window frame setback    massing broken up, color palette, overhang canopy    massing broken up, recess top floor, color palette    traditional gable with modern application, street setback    use of red brick in effective moments    brick detailing with balconies & walk-up entries    'hat' overhang, separation of retail/resi

**FACADE MATERIAL - Brick tone and brick pattern**



**FACADE MATERIAL - Fiber Cement Siding & Board & EIFS**



VINTAGEWOOD    TUFFBLOCK    ARCHITECTURALBLOCK    EIFS    Board and Batten

**LANDSCAPE DESIGN: Planting Character**



trees with seating areas    passive lawns    native landscape for grade changes

**LANDSCAPE DESIGN: Program**



integrated green space, grill/lounge area at pool    kids areas double as attractive landscape

**LANDSCAPE DESIGN: Streetscape**



green boulevard    street and residential porch setback relationship    street entry landscape and stairs    street entry raised front deck

**LANDSCAPE DESIGN: Lighting + Wayfinding**



strip lighting at built-in seating    neighborhood identity signage    traffic circle ideas - monument    traffic circle ideas - designed landscaping

**LANDSCAPE DESIGN: Material**



fabricated stone    Corten steel    natural stone    traditional pavers

**Parade Park Design Guidelines**

1. The highest level of architectural detail human scale elements shall be incorporated near streets and entries. Buildings should be designed to provide a human scale at the street level and provide opportunities for community interaction.
2. Architectural Materials should complement the character of the existing built environment through the use of high quality, durable materials such as Brick, Stone, Wood, Metal Panel, and Fiber Cement.
3. Buildings should define a majority of the street edge.
4. Parking lots should be designed behind or alongside buildings whenever possible in order to maintain an active streetwall.
5. Surface parking lots should provide a combination of perimeter and interior landscaping and provide direct, safe, and well-delineated pedestrian connections through the lot.
6. Development should avoid creating or perpetuating barriers, including barriers to physical connectivity, to social connectivity, and to economic connectivity to support a quality pedestrian environment by connecting walking paths and green spaces throughout the site.
7. Design should make walking, biking, transit riding, and scooter riding safe, convenient, and inviting and accommodate safe and convenient access for all modes of travel.
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10. Master Planning should preserve or create open space, respect existing topography, and minimize the impact of development on the natural environment.
11. Layout should create new neighborhoods and districts with distinct and identifiable character.
12. Development should fit within or add value to the character of the surrounding area.
13. Parade Park should be supported by infrastructure designed to be useful for 100 years or more.
14. Planning should provide well-designed and activated public spaces.
15. Design should embrace and integrate with the surrounding areas and not be inwardly focused.
16. Planning should provide features expressly intended to enhance safety and inclusiveness for persons of all ages and abilities.

#	DATE	CHANGE DESCRIPTION

**FLAHERTY & COLLINS PROPERTIES**  
**TWELFTH STREET HERITAGE**  
**PARADE PARK - MASTER PLAN**  
 EAST 18TH STREET AND WOODLAND AVE.  
 KANSAS CITY, MISSOURI 64108

**Moody Nolan**  
 300 SPRUCE STREET  
 SUITE 300  
 COLUMBUS, OHIO 43215  
 PHONE: 614-461-4664

**DESIGN AND CHARACTER**

DRAWING TITLE:  
**MP001**  
 PROJECT STATUS:  
 08/16/2024  
 23466  
 PROGRESS DRAWING NOT FOR CONSTRUCTION



**Parade Park Master Plan**

- Market Rate Units
- Affordable Units
- Senior Housing
- For Sale Townhomes

#	DATE	CHANGE DESCRIPTION

**FLAHERTY & COLLINS PROPERTIES**  
**PARADE PARK - MASTER PLAN**  
 EAST 18TH STREET AND WOODLAND AVE.  
 KANSAS CITY, MISSOURI 64108

**Moody Nolan**  
 300 SPRUCE STREET  
 SUITE 300  
 COLUMBUS, OHIO 43215  
 PHONE: 614-461-4664

**SITE MASSING**

PROGRESS DRAWING NOT FOR CONSTRUCTION	08/16/2024
	24196
	<b>MP002</b>
Project Status	





**4 ELEVATION** WEST ELEVATION - ELEVATOR BUILDING  
1/8" = 1'-0" REF: 2 / 1



**3 ELEVATION** SOUTH ELEVATION - ELEVATOR BUILDING  
1/8" = 1'-0" REF: 2 / 1



**2 ELEVATION** EAST ELEVATION - ELEVATOR BUILDING  
1/8" = 1'-0" REF: 2 / 1



**1 ELEVATION** NORTH ELEVATION - ELEVATOR BUILDING  
1/8" = 1'-0" REF: 2 / 1

#	DATE	CHANGE DESCRIPTION

**FLAHERTY & COLLINS PROPERTIES**  
**Twelfth Street HERITAGE**  
**PARADE PARK - MASTER PLAN**  
 EAST 18TH STREET AND WOODLAND AVE.  
 KANSAS CITY, MISSOURI 64108

**Moody Nolan**  
 300 SPRUCE STREET  
 SUITE 300  
 COLUMBUS, OHIO 43215  
 PHONE: 614-461-4664

DRAWING TITLE:  
**SENIOR ELEVATIONS - ELEVATOR BUILDING**

08/16/2024  
 24196  
**MP004**  
 Project Status

PROGRESS DRAWING NOT FOR CONSTRUCTION



**6 PERSPECTIVE** ELEVATOR BUILDING



**5 PERSPECTIVE** TOWNHOMES



**4 ELEVATION** NORTH ELEVATION - NORTHERN TOWNHOME  
1/8" = 1'-0" REF: 1 / A101



**3 ELEVATION** SOUTH ELEVATION - SOUTHERN TOWNHOME  
1/8" = 1'-0" REF: 2 / 1



**2 ELEVATION** SOUTH ELEVATION - NORTHERN TOWNHOME  
1/8" = 1'-0" REF: 2 / 1



**1 ELEVATION** NORTH ELEVATION - SOUTHERN TOWNHOME  
1/8" = 1'-0" REF: 1 / AD100

#	DATE	CHANGE DESCRIPTION

**FLAHERTY & COLLINS PROPERTIES**  
Twelfth Street HERITAGE  
**PARADE PARK - MASTER PLAN**  
EAST 18TH STREET AND WOODLAND AVE.  
KANSAS CITY, MISSOURI 64108

  
**Moody Nolan**  
300 SPRUCE STREET  
SUITE 300  
COLUMBUS, OHIO 43215  
PHONE: 614-461-4664

DRAWING TITLE:  
**SENIOR ELEVATIONS - TOWNHOMES**

	08/16/2024
	24196
	<b>MP005</b>
Project Status	



4 NORTH ELEVATION  
1/16" = 1'-0"



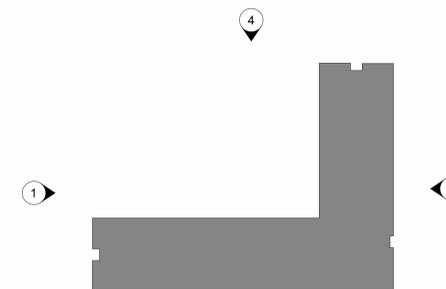
3 EAST ELEVATION  
1/16" = 1'-0"



2 SOUTH ELEVATION  
1/16" = 1'-0"

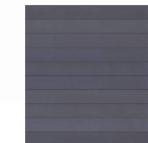


1 WEST ELEVATION  
1/16" = 1'-0"



VIEW LEGEND

MATERIALS



#	DATE	CHANGE DESCRIPTION

**FLAHERTY & COLLINS**  
PROPERTIES

**PARADE PARK - MASTER PLAN**  
EAST 18TH STREET AND WOODLAND AVE.  
KANSAS CITY, MISSOURI 64108

**Twelfth Street HERITAGE**

1512 HOLMES STREET  
KANSAS CITY, MISSOURI 64108  
PHONE: 816-335-3030

**Moody Nolan**

300 SPRUCE STREET  
SUITE 300  
COLUMBUS, OHIO 43215  
PHONE: 614-461-4664

DRAWING TITLE:  
**AFFORDABLE ELEVATIONS**

	08/16/2024
	23466
	<b>MP006</b>
Project Status	



4 NORTH ELEVATION  
1/16" = 1'-0"



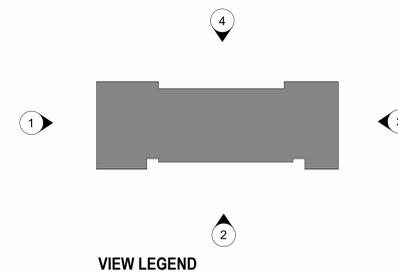
3 EAST ELEVATION  
1/16" = 1'-0"



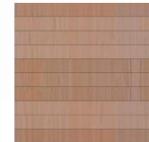
2 SOUTH ELEVATION  
1/16" = 1'-0"



1 WEST ELEVATION  
1/16" = 1'-0"



MATERIALS



#	DATE	CHANGE DESCRIPTION


**FLAHERTY & COLLINS PROPERTIES**  

**TWELFTH STREET HERITAGE**  
**PARADE PARK - MASTER PLAN**  
EAST 18TH STREET AND WOODLAND AVE. KANSAS CITY, MISSOURI 64108

  
**PENDULUM**  
 1512 HOLMES STREET  
 KANSAS CITY, MISSOURI 64108  
 PHONE: 816-335-3030

  
**Moody Nolan**  
 300 SPRUCE STREET  
 SUITE 300  
 COLUMBUS, OHIO 43215  
 PHONE: 614-461-4664

DRAWING TITLE:  
**AFFORDABLE ELEVATIONS**

	08/16/2024
	23466
	<b>MP007</b>
Project Status	



4 NORTH ELEVATION  
1/16" = 1'-0"



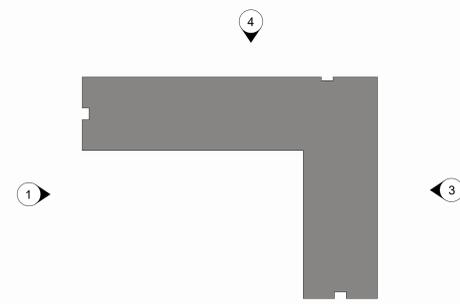
3 EAST ELEVATION  
1/16" = 1'-0"



2 SOUTH ELEVATION  
1/16" = 1'-0"

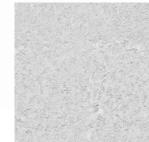


1 WEST ELEVATION  
1/16" = 1'-0"



VIEW LEGEND

MATERIALS



#	DATE	CHANGE DESCRIPTION


**FLAHERTY & COLLINS PROPERTIES**  

**TWELFTH STREET HERITAGE**  
**PARADE PARK - MASTER PLAN**  
EAST 18TH STREET AND WOODLAND AVE. KANSAS CITY, MISSOURI 64108

  
**PENDULUM**  
 1512 HOLMES STREET  
 KANSAS CITY, MISSOURI 64108  
 PHONE: 816-335-3030

  
**Moody Nolan**  
 300 SPRUCE STREET  
 SUITE 300  
 COLUMBUS, OHIO 43215  
 PHONE: 614-461-4664

DRAWING TITLE:  
**AFFORDABLE ELEVATIONS**

	08/16/2024
	23466
	<b>MP008</b>
Project Status	



BUILDING 5 - CORNER OF 18TH & EUCLID



BUILDING 6 - CORNER OF 17TH & EUCLID



BUILDING 7 - CORNER OF 17TH & BROOKLYN

#	DATE	CHANGE DESCRIPTION


**FLAHERTY & COLLINS PROPERTIES**  

**TWELFTH STREET HERITAGE**  
**PARADE PARK - MASTER PLAN**  
EAST 18TH STREET AND WOODLAND AVE. KANSAS CITY, MISSOURI 64108


**PENDULUM**  
 1512 HOLMES STREET  
 KANSAS CITY, MISSOURI 64108  
 PHONE: 816-335-3030


**Moody Nolan**  
 300 SPRUCE STREET  
 SUITE 300  
 COLUMBUS, OHIO 43215  
 PHONE: 614-461-4664

DRAWING TITLE:  
**AFFORDABLE RENDERS**

	08/16/2024
	23466
	<b>MP009</b>
Project Status	

**BUILDING MASSING, MATERIAL & TONE**



window frame setback    massing broken up, color palette, overhang canopy    massing broken up, recess top floor, color palette    traditional gable with modern application, street setback    use of red brick in effective moments    brick detailing with balconies & walk-up entries    'hat' overhang, separation of retail/resi

**FACADE MATERIAL - Brick tone and brick pattern**



**FACADE MATERIAL - Fiber Cement Siding & Board & EIFS**



VINTAGEWOOD    TUFFBLOCK    ARCHITECTURALBLOCK    EIFS    Board and Batten

**LANDSCAPE DESIGN: Planting Character**



trees with seating areas    passive lawns    native landscape for grade changes

**LANDSCAPE DESIGN: Program**



integrated green space, grill/lounge area at pool    kids areas double as attractive landscape

**LANDSCAPE DESIGN: Streetscape**



green boulevard    street and residential porch setback relationship    street entry landscape and stairs    street entry raised front deck

**LANDSCAPE DESIGN: Lighting + Wayfinding**



strip lighting at built-in seating    neighborhood identity signage    traffic circle ideas - monument    traffic circle ideas - designed landscaping

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**TWELFTH STREET HERITAGE**  
**PARADE PARK - MASTER PLAN**  
 EAST 18TH STREET AND WOODLAND AVE.  
 KANSAS CITY, MISSOURI 64108

**Moody Nolan**  
 300 SPRUCE STREET  
 SUITE 300  
 COLUMBUS, OHIO 43215  
 PHONE: 614-461-4664

**DESIGN AND CHARACTER**

DRAWING TITLE:  
**MP001**  
 PROJECT STATUS:  
 08/16/2024  
 23466  
 PROGRESS DRAWING NOT FOR CONSTRUCTION



**Parade Park Master Plan**

- Market Rate Units
- Affordable Units
- Senior Housing
- For Sale Townhomes

REVISION: 2023  
 PRINT DATE: 08/16/2024 1:27:57 PM  
 FILE INFO: Audited Cost/Market Rate Housing - 02/21/24 - Parade Park Senior Housing Apartments\_Architectural

#	DATE	CHANGE DESCRIPTION


**FLAHERTY & COLLINS PROPERTIES**  

**TWELFTH STREET HERITAGE**  
**PARADE PARK - MASTER PLAN**  
 EAST 18TH STREET AND WOODLAND AVE.  
 KANSAS CITY, MISSOURI 64108

  
**Moody Nolan**  
 300 SPRUCE STREET  
 SUITE 300  
 COLUMBUS, OHIO 43215  
 PHONE: 614-461-4664

**SITE MASSING**

	08/16/2024
	24196
	<b>MP002</b>
Project Status	



**5 PERSPECTIVE** MARKET RATE BUILDING



**4 ELEVATION** SOUTH - OVERALL  
1/16" = 1'-0" REF: 1 / A101



**3 ELEVATION** NORTH - OVERALL  
1/16" = 1'-0" REF: 1 / A100



**2 ELEVATION** EAST - OVERALL  
1/16" = 1'-0" REF: 1 / A100



**1 ELEVATION** WEST - OVERALL  
1/16" = 1'-0" REF: 1 / A100

REVISION: 2023  
 PRINT DATE: 01/20/24 5:30:41 PM  
 FILE: P:\CADD\2023\1521\1521\_Park Housing - Phase 1 - Master Plans - ARCH - 0231.rvt

#	DATE	CHANGE DESCRIPTION


**FLAHERTY & COLLINS PROPERTIES**  

**TWELFTH STREET HERITAGE**  
 PARADE PARK - MASTER PLAN  
 EAST 18TH STREET AND WOODLAND AVE.  
 KANSAS CITY, MISSOURI 64108

  
**Moody Nolan**  
 300 SPRUCE STREET  
 SUITE 300  
 COLUMBUS, OHIO 43215  
 PHONE: 614-461-4664

DRAWING TITLE:  
**EXTERIOR ELEVATIONS - OVERALL**

PROGRESS DRAWING NOT FOR CONSTRUCTION	08/16/2024
	24195
	<b>MP003</b>
Project Status	



**4 ELEVATION** WEST ELEVATION - ELEVATOR BUILDING  
1/8" = 1'-0" REF: 2 / 1



**3 ELEVATION** SOUTH ELEVATION - ELEVATOR BUILDING  
1/8" = 1'-0" REF: 2 / 1



**2 ELEVATION** EAST ELEVATION - ELEVATOR BUILDING  
1/8" = 1'-0" REF: 2 / 1



**1 ELEVATION** NORTH ELEVATION - ELEVATOR BUILDING  
1/8" = 1'-0" REF: 2 / 1

#	DATE	CHANGE DESCRIPTION

**FLAHERTY & COLLINS PROPERTIES**  
**Twelfth Street HERITAGE**  
**PARADE PARK - MASTER PLAN**  
 EAST 18TH STREET AND WOODLAND AVE.  
 KANSAS CITY, MISSOURI 64108

**Moody Nolan**  
 300 SPRUCE STREET  
 SUITE 300  
 COLUMBUS, OHIO 43215  
 PHONE: 614-461-4664

DRAWING TITLE:  
**SENIOR ELEVATIONS - ELEVATOR BUILDING**

08/16/2024  
 24196  
**MP004**  
 Project Status

PROGRESS DRAWING NOT FOR CONSTRUCTION



**6 PERSPECTIVE** ELEVATOR BUILDING



**5 PERSPECTIVE** TOWNHOMES



**4 ELEVATION** NORTH ELEVATION - NORTHERN TOWNHOME  
1/8" = 1'-0" REF: 1 / A101



**3 ELEVATION** SOUTH ELEVATION - SOUTHERN TOWNHOME  
1/8" = 1'-0" REF: 2 / 1



**2 ELEVATION** SOUTH ELEVATION - NORTHERN TOWNHOME  
1/8" = 1'-0" REF: 2 / 1



**1 ELEVATION** NORTH ELEVATION - SOUTHERN TOWNHOME  
1/8" = 1'-0" REF: 1 / AD100

#	DATE	CHANGE DESCRIPTION

**FLAHERTY & COLLINS PROPERTIES**  
**Twelfth Street HERITAGE**  
 PARADE PARK - MASTER PLAN  
 EAST 18TH STREET AND WOODLAND AVE.  
 KANSAS CITY, MISSOURI 64108

**Moody Nolan**  
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 COLUMBUS, OHIO 43215  
 PHONE: 614-461-4664

DRAWING TITLE:  
**SENIOR ELEVATIONS - TOWNHOMES**

PROGRESS DRAWING NOT FOR CONSTRUCTION	08/16/2024
	24196
	<b>MP005</b>
Project Status	

# Meeting Sign-In Sheet

Project Name and Address

---

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Name	Address	Phone	Email
See Attached			

PARADE PARK  
NEIGHBORHOOD MEETING  
August 13, 2024

SIGN-IN SHEET	
NAME	CONTACT INFORMATION
John D. DiCapo	816 590 9950
Emma Ponder	816-799-1539
John Kimball	816-289-9269

PARADE PARK  
NEIGHBORHOOD MEETING  
August 13, 2024

SIGN-IN SHEET

NAME	CONTACT INFORMATION
Jan V. Dates	jan.valerie.08@gmail.com
Janet Miles Bartze	jmiles@kclinc.org
Norma Carpenter	NORMA.CARPENTER47 at gmail.com
Ashli Harris	AHARRIS@TB-ENGIR.COM

PARADE PARK  
NEIGHBORHOOD MEETING  
August 13, 2024

SIGN-IN SHEET

NAME	CONTACT INFORMATION
Sharon Y Hittles	slittles75@gmail.com
Andy Miller	miller@millardistribution.com
Kelvin L. Simmons	Kelvincol@aol.com