

Lot Summary

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

New Building Summary

Type	W/L
Townhome	20' - 35' (w) x 25' - 50' (l)
Single Family New	40' - 50' (w) x 45' - 90' (l)
Single Family Infill	20' - 35' (w) x 55' - 85' (l)
Multi-Family New	40' - 50' (w) x 88' - 114' (l)
Multi-Family Student Housing including Garage	125' (w) x 600' (l)
Commercial Building	90' (w) x 116' (l)
Building 10	48' (w) x 210' (l)
Building 20, 30	48' (w) x 144' (l)
Building 40	48' (w) x 214' (l)
Building 50, 60, 70	48' (w) x 138' (l)

Total Number of Dwelling Units

Townhome	85-105
Single Family New	100-120
Single Family Infill	35-55
Single Family Existing	65-85
Multi-Family New	170-190
Multi-Family Existing	250-270
Granny Flat*	unknown

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

Other Uses

Churches (2)	Existing
Mixed Use Buildings	15,000 s.f. to 35,000 s.f. total
Commercial	15,000 s.f. to 65,000 s.f. total

Building Legend

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

Street Legend

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

Greenspace 1-6

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

PRIVATE OPEN SPACE (IN LIEU OF PARKLAND DEDICATION)

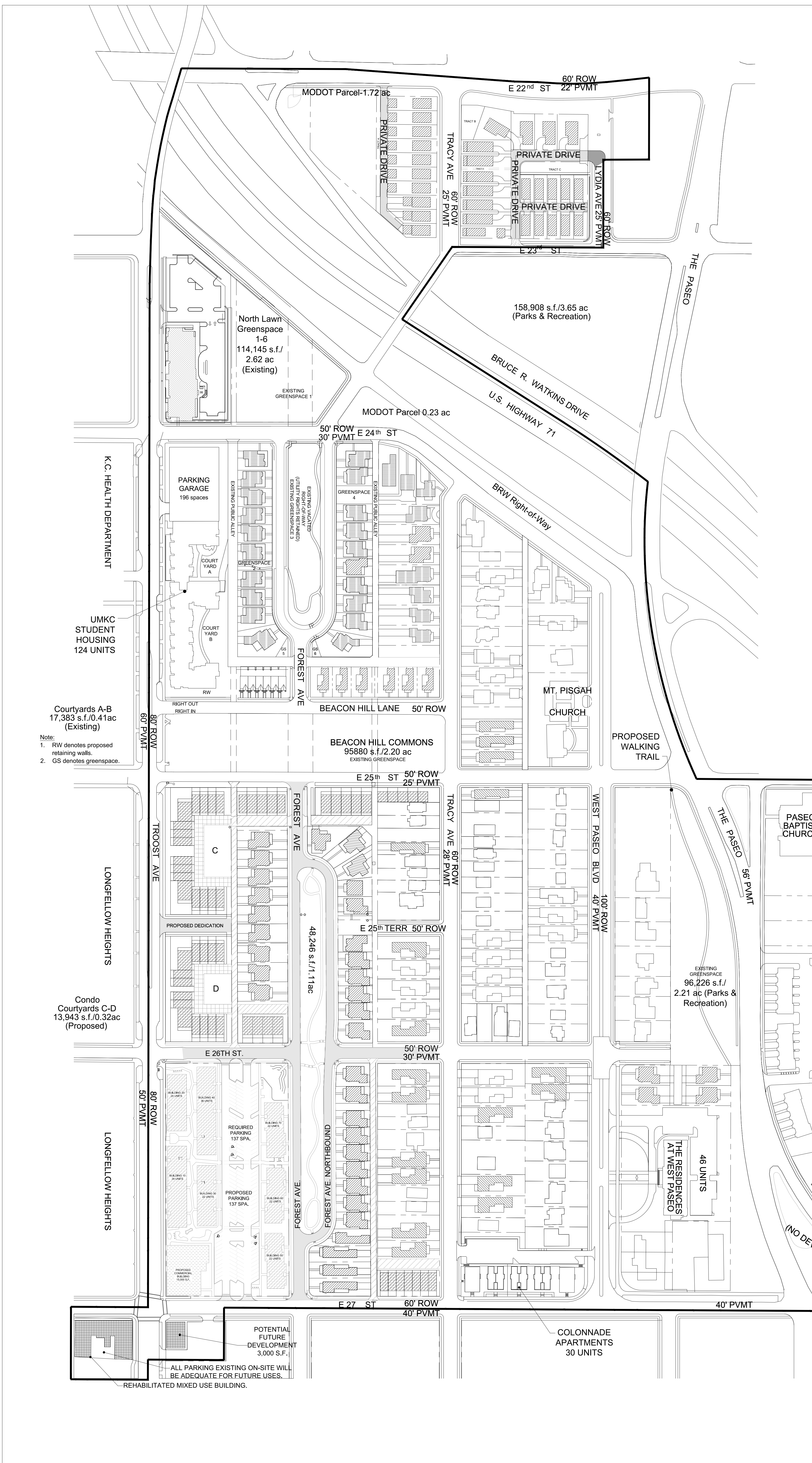
Lawn at Tracy Ave. between E. 22nd St. & E. 23rd St. - Future	11,311 s.f.
Greenspace 1-6 - Existing	114,145 s.f.
South Lawn - Future	48,246 s.f.
Courtyards A-B - Existing	17,883 s.f.
Courtyards C-D - Future	13,943 s.f.
Beacon Hill Commons - Existing	95,880 s.f.
Beacon Park Open Space - Existing	34,446 s.f.
Total	335,854 s.f. (7.71 ac)
Required	8.24 ac

PARKLAND OPEN SPACE**

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

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

- GENERAL NOTES:**
- BASEMAP IS NOT TO SCALE WITH RESPECT TO STREET WIDTHS. CORRECT WIDTHS HAVE BEEN PROVIDED FOR EACH STREET SEGMENT
 - TREES IN DEVELOPMENT AREAS TO BE COMPLETELY CLEARED EXCEPT IN GREEN ZONES.
 - ALL FINAL PLANS WILL BE CONSTRUCTED ACCORDING TO CHAPTER 88 DESIGN GUIDELINES, BUT NOT INCLUDING STORM WATER DESIGN.
 - ALL FUTURE IMPROVEMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH THE GREATER DOWNTOWN AREA PLAN.
 - UR FINAL PLANS FOR BUILDINGS WITHIN THE TROOST CORRIDOR OVERLAY (TCO) SHALL MEET THE OVERALL INTENT OF THE REGULATIONS. ALL BUILDINGS FRONTING TROOST LOCATED SOUTH OF 25TH STREET AND NORTH OF 27TH STREET SHALL COMPLY WITH THE FOLLOWING TCO REGULATIONS:
 - A. ARCHITECTURAL MATERIALS
 - B. FACADE ACTUATION AND COMPOSITION
 - C. TRANSPARENCY (COMMERCIAL AND MIXED-USE BUILDINGS ONLY)
 - D. SIGNAGE



Note:
1. RW denotes proposed retaining walls.
2. GS denotes greenspace.

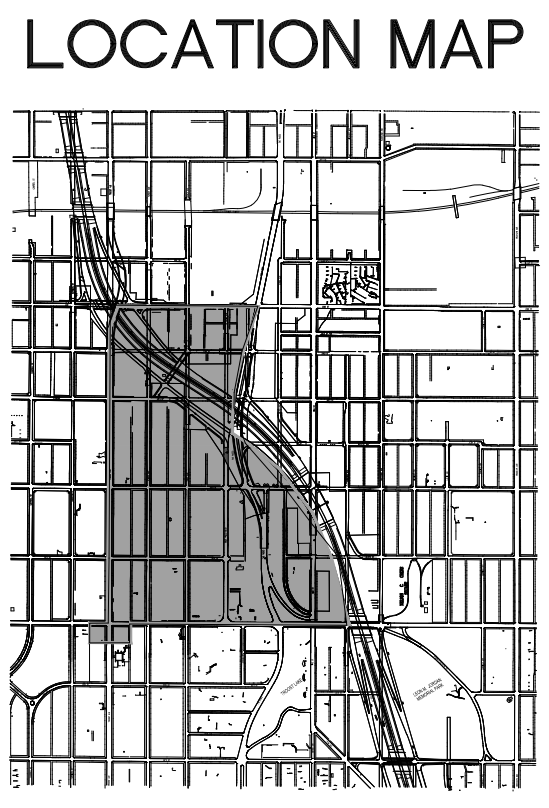
BEACON HILL REDEVELOPMENT
Kansas City, Missouri

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

1" = 100'-0"

BEACON HILL NEIGHBORHOOD UR REDEVELOPMENT SUBMITTAL

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



INDEX OF DRAWINGS

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UR 2	2002 EXISTING CONDITIONS LEGAL DESCRIPTION
UR 3	EXISTING AND PROPOSED ZONING SITE PLAN, PHASING PLAN
UR 4	SITE PLAN
UR 5	SETBACKS
UR 6	STREETS AND STREET SECTIONS
UR 7	STORMWATER CONCEPT PLAN
UR 8	LANDSCAPE CONCEPT PLAN
UR 9	LIGHTING AND SIGNAGE CONCEPT PLAN
UR 10	BEACON PARK DEVELOPMENT
UR 11	UMKC STUDENT HOUSING
UR 12	BEACON HILL HOTEL SITE PLAN
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UR 14	27TH & TROOST
UR 15	BEACON HILL SOUTHWEST QUADRANT
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UR SET
TB PROJECT 90-3590
REVISED
MARCH 2, 2018

SITE PLAN UR 4