



CITY PLAN COMMISSION REPORT

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

April 6, 2021

Project Name The Tracks Apartments

Docket # Request

6.1 CD-CPC-2021-00011
Rezoning to UR
6.2 CD-FnPlat-2021-00001
Final Plat

Applicant

Kaitlyn Davis
Helix Architecture + Design
Lamin Nyang
Taliaferro & Browne, INC.

Owner

John McGurk, Halie McCarter
Milhaus Development

Location 311 W. 22nd St.
Area About 1.135 acres
Zoning B4-5
Council District 4th
County Jackson
School District KCMO

Surrounding Land Uses

North: Commercial and light industrial use (zoned M1-5/UR)
East: multi-family residential use (zoned DX-15)
West: non-accessory parking (zoned B4-5)
South: KCT RR (zoned B4-5)

Land Use Plan

The Greater Downtown Area Plan recommends Downtown Mixed Use land uses. The request conforms to this recommendation.

Major Street Plan

No streets are designated in the Major Street Plan at this location.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of this case was sent to Crossroads Community Association.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant hosted a public meeting on March 29, 2021 through Zoom meeting platform.

EXISTING CONDITIONS

The subject property is located at the southeast corner of E. 18th Street and Woodland Avenue. It was the old Attucks School. The property is currently vacant with an approved tax incentive plan allows this property to be zoned UR.

NEARBY DEVELOPMENTS

North: Commercial and light industrial use (zoned M1-5/UR)
East: multi-family residential use (zoned DX-15)
West: non-accessory parking (zoned B4-5)
South: KCT RR (zoned B4-5)

SUMMARY OF REQUEST

The applicant is proposing rezoning from B4-5 (heavy Commercial dash 5) to UR (Urban Redevelopment) along with a final plat to a seven-story multi-family residential building with parking garage on about 1.135 acres, generally located at 311 W. 22nd Street, the southeast corner of Central Street and W. 22nd Street.

KEY POINTS

- Rezoning from B4-5 to UR
- The Tracks Apartments

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation
6.1 Approval with conditions
6.2 Approval with conditions

CONTROLLING CASE

There is no formerly approved plan on the site.

RELATED RELEVANT CASES

CD-CPC-2019-00183 – Tax Incentive Plan: A request to approve the Freight House PIEA Planning Area on about 14 acres generally located south of E. 20th Street and north of the KCT Railroad between Grand Boulevard to the east and Central Street to the west. This plan was approved by city council on December 12, 2019.

HISTORY

The subject property is developed with existing surface parking spaces. The general area is developed with existing commercial uses and parking spaces. The subject site is located directly south of the approved Freight House PIEA, which is bounded by Central Street to the west, Grand Boulevard to the east, W. 20th Street to the north and KCT RR and E. 22nd Street to the south.

PLAN REVIEW

Use-Specific (88-300) and Development Standards (88-400)

Standards	Applicability	Meets	More Information
<i>Boulevard and Parkway Standards (88-323)</i>	No	N/A	
<i>Parkland Dedication (88-408)</i>	Yes	Yes	The developer will pay in lieu of fee required by Parks Department.
<i>Parking and Loading Standards (88-420)</i>	Yes	Yes	
<i>Landscape and Screening Standards (88-425)</i>	Yes	Yes	
<i>Outdoor Lighting Standards (88-430)</i>	Yes	Yes	
<i>Sign Standards (88-445)</i>	N/A	N/A	A sign package was not submitted, but the signs are expected to comply with 88-445 and be permitted separately.
<i>Pedestrian Standards (88-450)</i>	Yes	Yes	

ANALYSIS

The plan, as proposed, is in general conformance with the zoning code requirements. The proposed use including 203 residential units with amenities and a front lobby at the northeast corner of the site. Due to the separation of two parcels on the site, a final plat is filed to combine the parcels into one single lot.

The applicant proposes one vehicular access with both ingress and egress from W. 22nd Street to the garage behind the residential units. A total of 261 parking spaces are provided (111 for unit parking and 150 for shared public and unit parking) and 86 bike parking is provided on site.

The proposed 7-story residential apartments will have 0-foot setback from all property boundaries and fronting W. 22nd Street with diagonal units on the ground and 2nd floors to provide more pedestrian-oriented experience

as well as increasing some architectural features. The northeast corner will have a glass lobby at the ground floor and vertical metal panel siding. Staff has recommended to increasing using of brick or other types of accent materials for the north façade.

Additionally, the applicant proposes an amenity court on top of the garage located behind the residential units. Such use will be limited for residents uses only.

REZONING REVIEW

88-515-08-A. conformance with adopted plans and planning policies;

The plan, as proposed, generally comply with the Greater Downtown Area Plan. The plan recommends Downtown Mixed use and the applicant is proposing a multi-family residential use with amenities. Since the applicant is seeking for tax incentives, a rezoning to UR is proposed.

88-515-08-B. zoning and use of nearby property;

Adjacent properties including north properties zoned UR and the west and east and south properties zoned B4-5.

88-515-08-C. physical character of the area in which the subject property is located;

The subject site is located in the crossroads area with commercial and surface parking around. Most of the buildings are multi-stories and the proposed building envelope is in compatible with the surrounding features.

88-515-08-D. whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

Infrastructure and services are expected to be adequate for the development with conditions list in the condition and correction report.

88-515-08-E. suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

The subject property is most suitable for UR district due to the request for tax incentives.

88-515-08-F. length of time the subject property has remained vacant as zoned;

The site is currently used for surface parking.

88-515-08-G. the extent to which approving the rezoning will detrimentally affect nearby properties

The plan is not expected to have a detrimental effect on nearby properties. In fact, the proposed multi-family residential use will bring more housing options for this area which may enhance the economic foundation in the neighborhood.

88-515-08-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 proposed residential use will bring more gains to the site than the existing surface parking use. There is a parking garage located to the west of the site and beyond 111 parking spaces for the residents, the proposed apartments will provide 150 shared parking spaces.

PLAT REVIEW

The proposed final plat is essentially combining two tax parcels into one. It generally complies with the code requirement with conditions listed in the attachment.

PROFESSIONAL STAFF RECOMMENDATION

Staff recommends APPROVAL WITH CONDITIONS to both the Rezoning to UR/MPD application and the Final Plat application.

Respectfully submitted,



Xue Wood, AICP
Planner



Plan Conditions, Corrections, & Recommendations Report

Recommended to CPC

Recommended by Development Review Committee

Report Date: March 31, 2021

Case Number: CD-CPC-2021-00011

Project: The Tracks Apartments

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Kambiz Zoraghchi at (816) 513-1582 / Kambiz.Zoraghchi@kcmo.org with questions.

1. Buildings shall comply with all requirements of wall rating and opening protection per 602 and 705.8 of International Building Code 2018 edition with respect to property lines and lot lines. (3/09/2021)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

2. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat. (2/22/2021)
3. 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. (2/22/2021)
4. The developer must 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. (2/22/2021)
5. 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. (2/22/2021)
6. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities. (2/22/2021)
7. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site 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 the Land Development Division prior to recording the plat. (2/22/2021)
8. The developer must grant a BMP and/or Surface Drainage Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits. (2/22/2021)
9. 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 the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first. (2/22/2021)
10. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division. (2/22/2021)
11. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting (2/22/2021)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

12. That the south half of West 22nd Street shall be improved to City standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first. (2/22/2021)

Condition(s) by City Planning and Development Department. Contact Xue Wood at 816-513-8823 / Xue.Wood@kcmo.org with questions.

13. 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. (3/09/2021)
14. As part of the public entitlement process you are required to meet the public engagement Section 88-505-12 of the City's Zoning and Development Code. Submit all required public engagement documentation to your assigned planner by ___/___/___ via publicengagement@kcmo.org (3/09/2021)
15. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy. (3/09/2021)
16. All proposed signage shall comply with 88-445. (3/09/2021)
17. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat. (3/09/2021)
18. The developer shall continue working with staff to add more brick or masonry accent materials for the north façade. Such accents can be added to the roof parapet or trims between floors similar to the surrounding buildings. (3/17/2021)

Condition(s) by Fire Department. Contact Michael Schroeder at 816-513-4611 / michael.schroeder@kcmo.org with questions.

19. 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) (3/10/2021)
20. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed (3/10/2021)
21. • 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). (3/10/2021)
22. • The turning radius for fire department access roads is 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4) (3/10/2021)
23. • Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1) (3/10/2021)
24. • 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) (3/10/2021)
25. • The Fire Department Connection (FDC) shall not be located that obstructs access/egress to the building when in use (IFC-2018 § 912.2). (3/10/2021)
26. • The expectation is the project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1) (3/10/2021)
27. • Multi-family residential developments greater than 200 dwelling units shall have at least two separate and approved fire apparatus access roads (IFC-2018 § D106.2) (3/10/2021)

Condition(s) by Parks & Recreation. Contact Justin Peterson at 816-513-7599 / Justin.Peterson@kcmo.org with questions.

28. 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 (3/10/2021)

Condition(s) by Parks & Recreation. Contact Justin Peterson at 816-513-7599 / Justin.Peterson@kcmo.org with questions.

29. The developer is responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2021 acquisition rate of \$48,801.37 per acre. This requirement shall be satisfied prior to certificate of occupancy. (3/10/2021)

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

30. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations.
<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>
(3/10/2021)

Condition(s) by Water Services Department. Contact Jerald Windsor at 816-513-2904 / Jerald.Windsor@kcmo.org with questions.

31. Follow the KCMO Rules and Regulations for domestic water and fire service lines.
(<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>)
(3/10/2021)



Plan Conditions, Corrections, & Recommendations Report

Recommended to CPC

Recommended by Development Review Committee

Report Date: March 30, 2021

Case Number: CLD-FnPlat-2021-00001

Project: The Tracks Apartments

Plan Conditions

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

1. Please see the Pre-CPC Checklist in the Attachments. (3/01/2021)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

2. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division. (2/16/2021)
3. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting (2/16/2021)
4. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat. (2/16/2021)
5. 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. (2/16/2021)
6. 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 the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first. (2/16/2021)
7. The developer must 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. (2/16/2021)
8. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site 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 the Land Development Division prior to recording the plat. (2/16/2021)
9. The developer must grant a [BMP and/or Surface Drainage Easement] to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits. (2/16/2021)
10. 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. (2/16/2021)
11. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities. (2/16/2021)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

12. That the south half of West 22nd Street shall be improved to City standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first. (2/22/2021)

Condition(s) by Parks & Recreation. Contact Justin Peterson at 816-513-7599 / Justin.Peterson@kcmo.org with questions.

13. 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. (3/01/2021)
14. The developer is responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the (2021) acquisition rate of (\$48,801.37) per acre. This requirement shall be satisfied prior to recording the certificate of occupancy. (3/01/2021)

Meeting Sign-In Sheet

Project Name and Address

The Tracks Apartments
311 West 22nd Street
Kansas City, MO 64108

Meeting ID	Topic	Start Time	End Time	Duration (Minutes)	Participants
95000342917	Milhaus Tracks - CCA Presentation	3/29/2021 17:46	3/29/2021 18:45	60	17

Name (Original Name)	User Email	Total Duration (Minutes)
Graham Hess		54
Vb		45
Liam Dai	liamdai@wustl.edu	44
Travis Snell		42
Halie McCarter		48
tfriestad		42
David Johnson		41
Doug Stockman	dstockman@helixkc.com	40
Greg Hellbusch	gh@dream-design-develop.com	41
Stuart Leighty		46
Chris Stritzel	cstrit02737@fontbonne.edu	40
marsha hoffman		39
J		40
stephanie schultz		38
STEVE LUTHER	smluther@dstsystems.com	21



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

CD-CPC-2021-00011

Meeting Date:

03/29/21

Meeting Location:

Zoom Call

Meeting Time (include start and end time):

Start: 17:46

End: 18:45

Additional Comments (optional):

- Stormwater runoff mitigation techniques?
 - The Tracks project will introduce more permeable surfaces through enlarged treewells and large planter beds in the amenity courtyard area. Further, stormwater detention tanks will be installed on-site, underground, to detain required amounts of stormwater.
- Road closure during construction?
 - Construction logistics plans will be made in the future to determine the extent of the right of way that will be temporarily closed due to construction, but the intent is to allow traffic to still traverse 22nd street during construction at least one-way.



TRACKS

TRACKS

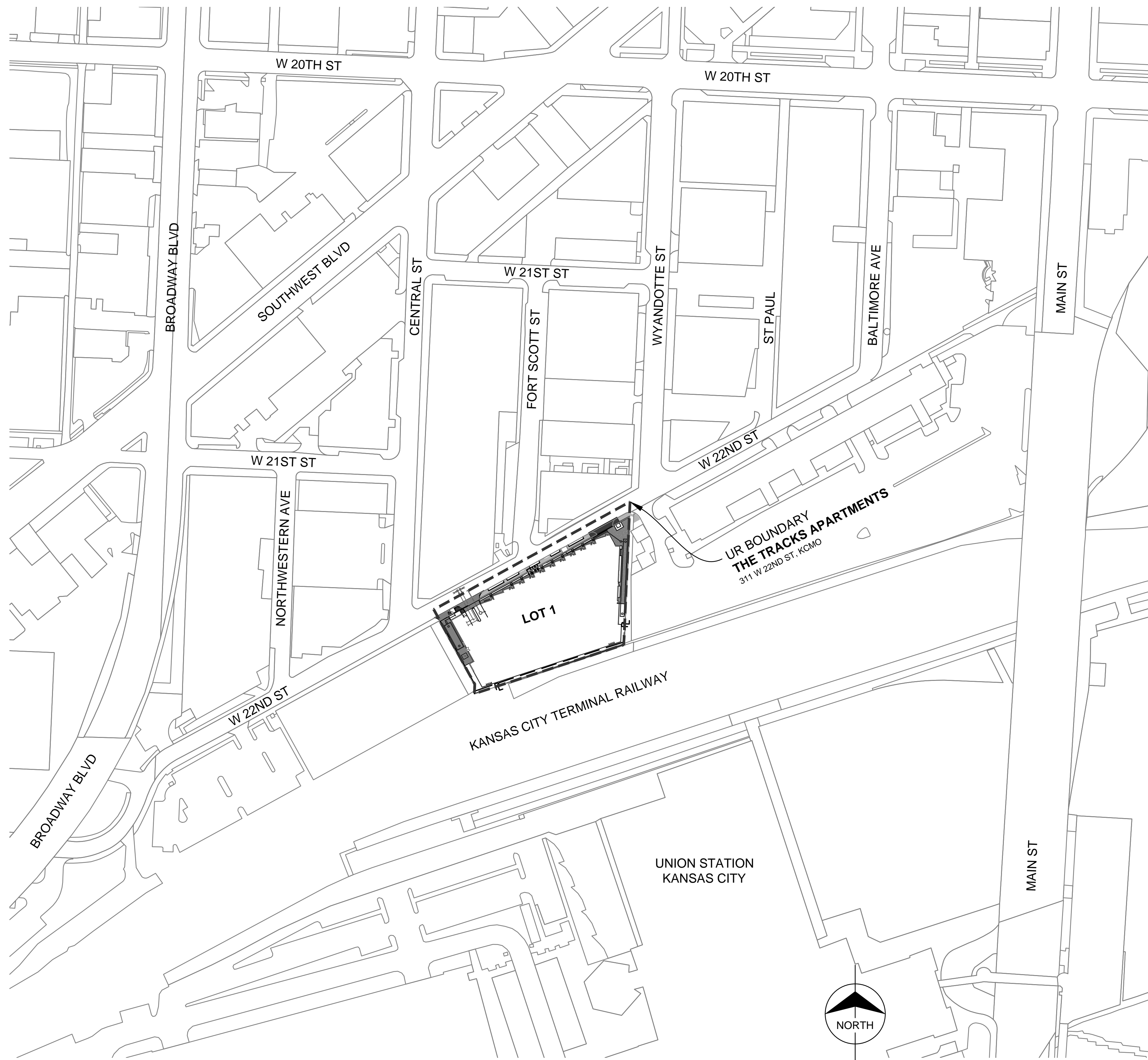
- SHEET LIST:**
- C001 COVER SHEET
 - C002 EXISTING CONDITION
 - C003 PROPOSED SITE PLAN AND PRELIMINARY PLAT
 - C004 PROPOSED GRADING PLAN
 - C005 PROPOSED UTILITY PLAN
 - L100 LANDSCAPE PLAN
 - L101 LANDSCAPE DETAILS & NOTE
 - E001 SITE PLAN-ELECTRICAL
 - E002 LIGHTING CUT SHEETS
 - A100 LOWER LEVEL PARKING PLAN
 - A101 FIRST LEVEL PARKING PLAN
 - A102 SECOND LEVEL PARKING PLAN
 - A201 EXTERIOR ELEVATIONS
 - A202 EXTERIOR ELEVATIONS

PAYMENT IN LIEU OF LAND DEDICATION: THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$113,023.97 IN LIEU OF REQUIRED PARKLAND DEDICATION FOR 193 RESIDENTIAL UNITS PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE.

THE TRACKS APARTMENTS

UR DISTRICT REZONING PLAN, PRELIMINARY PLAT AND FINAL DEVELOPMENT PLAN

A RESIDENTIAL SUBDIVISION SECTION 08, TOWNSHIP 49 NORTH, RANGE 33 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN KANSAS CITY, JACKSON COUNTY, MISSOURI



PROPERTY DESCRIPTION:

PARCEL 1: ALL OF LOTS 4 AND 5, THE OLD MILWAUKEE YARD SUBDIVISION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, THE RECORDED PLAT HAVING BEEN RECORDED AS DOCUMENT NO. 98-K-9429 IN PLAT BOOK K-39 AT PAGE 85, EXCEPT THAT PORTION OF SAID LOT 4, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EXCEPTION; THENCE NORTH 61 DEGREES 12 MINUTES 01 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 4, SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF 22ND STREET, A DISTANCE OF 15.12 FEET; THENCE SOUTH 28 DEGREES 47 MINUTES 59 SECONDS EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 02 DEGREES 45 MINUTES 12 SECONDS WEST, A DISTANCE OF 15.73 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT 4; THENCE SOUTH 71 DEGREES 50 MINUTES 57 SECONDS WEST, A DISTANCE OF 80.84 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 02 DEGREES 36 MINUTES 35 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 138.85 FEET (PLAT = 138.94 FEET), TO THE POINT OF BEGINNING.

ALSO BEING KNOWN AS:

TRACT C, ON THE CERTIFICATE OF SURVEY, LOT SPLIT RESURVEY OF LOTS 1 THROUGH 5, "THE OLD MILWAUKEE YARD SUBDIVISION" FILED MARCH 12, 2004, AS DOCUMENT NO. 2004K0016418 IN SURVEY BOOK S-9 AT PAGE 59.

PARCEL 2: THE OLD MILWAUKEE YARD SUBDIVISION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, THE PLAT HAVING BEEN RECORDED AS DOCUMENT NO. 98-K-9429 IN PLAT BOOK K-39 AT PAGE 85, AS SUPPLEMENTED BY THE SURVEYOR'S AFFIDAVIT OF DEREK J. KLUNKENBORG FILED DECEMBER 1, 1998, AS DOCUMENT NO. 1998K006542 THAT STATES THE PLAT'S LOCATION OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 49, RANGE 33 AND THE EAST RIGHT-OF-WAY LINE OF BROADWAY IS IN ERROR.

TABLE 1 - SITE DATA

Site Data	Existing	Proposed	Deviation Requested	Approved
Zoning	B4-5	UR	No	
Gross Land Area	49,440	49,440	No	
in square feet	49,440	49,440	No	
in acres	1.135	1.135	No	
Right-of-way Dedication	0	0	No	
in square feet	0.00	0.00	No	
in acres	0.00	0.00	No	
Right-of-way Vacation	0	0	No	
in square feet	0.00	0.00	No	
in acres	0.00	0.00	No	
Net Land Area	49,440	49,440	No	
in square feet	49,440	49,440	No	
in acres	1.135	1.135	No	
Building Area (sq. ft.)	0	174,300	No	
Floor Area Ratio	0.00	3.53	No	
Residential Use Info				
Total Dwelling Units	0	193	No	
Detached House	0	0	No	
Zero Lot Line House	0	0	No	
Cottage House	0	0	No	
Semi-attached House	0	0	No	
Townhouse	0	0	No	
Two-unit House	0	0	No	
Multi-unit House	0	0	No	
Colonnade	0	0	No	
Multiplex	0	0	No	
Multi-unit Building	0	193	No	
Total Lots	3	1	No	
Residential	0	1	No	
Public/Civic	3	0	No	
Commercial	0	0	No	
Industrial	0	0	No	
Other	0	0	No	

TABLE 2 - BUILDING DATA

Building Data	Existing	Proposed	Deviation Requested	Approved
Rear Setback	0 ft	0 ft	No	
Front Setback	0 ft	0 ft	No	
Side Setback	0 ft	0 ft	No	
Side Setback (abutting street)	0 ft	0 ft	No	
Height	-	81 ft	No	

Building Height: 81 ft

TABLE 4 - PARKING

Building Data	Vehicle Spaces		Bike Spaces		Alternatives Proposed (See 88-420-16-H)
	Required	Proposed	Required	Proposed	
Proposed Use(s)					
Residential	193	261			
Short Term Bicycle			20	20	NONE
Long Term Bicycle			68	68	
Total	193	261	78	78	

NOTE:
 - 150 SPACES ALLOCATED FOR SHARED PUBLIC / UNIT PARKING
 - 111 UNIT PARKING

TABLE 5 - OTHER DEVELOPMENT STANDARDS

88-425 OTHER DEVELOPMENT STANDARDS	
88-408 Parkland Dedication	Developer to provide payment in-lieu.
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.

DEVELOPMENT SUMMARY TABLE

Name	Use	Above Grade	No. Units	No. Floors	Usage	Area (sf)	Units / Flr	Total Units	Spaces	Area (sf)	
The Tracks Apartments	Apartments	857'-0"	7		0 (LOWER LEVEL)	Amenity	-	-	87	-	
					1	Amenity	3,230	-	-	-	-
					1	Residential	5,300	9	9	85	8,530
					2	Amenity	3,230	-	-	-	-
					2	Residential	6,560	10	10	88	9,790
					3	Amenity	-	-	-	-	-
					3	Residential	26,750	34	34	-	26,750
					4	Residential	26,850	35	35	-	26,850
					5	Amenity	-	-	-	-	-
					5	Residential	26,850	35	35	-	26,850
					6	Amenity	-	-	-	-	-
					6	Residential	26,850	35	35	-	26,850
					7	Residential	26,850	35	35	-	26,850
					Totals:						

- Height above grade is measured from 1st floor elevation to top of roof.
- Total Area (sf) per zoning requirements.
- Building Coverage = 41,100 SF

DENSITY

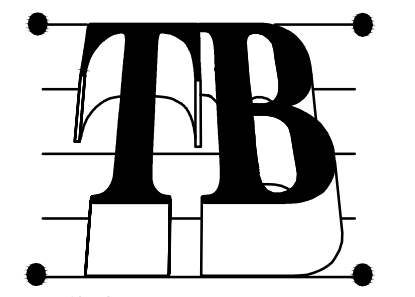
- GROSS DENSITY: 178.85 UNITS / ACRE (BASED ON TOTAL LAND AREA)
- NET DENSITY: 178.85 UNITS / ACRE (NET LAND AREA)

PROJECT TIMELINE:

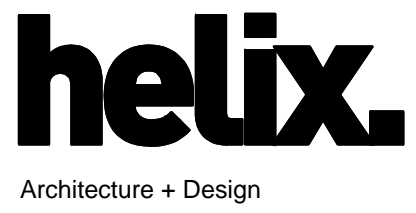
CONSTRUCTION START: SUMMER 2021
 CONSTRUCTION END: FALL 2023
 THE PROJECT WILL BE CONSTRUCTED IN ONE PHASE

DEVELOPER

NAME: MILHAUS DEVELOPMENT LLC
 ADDRESS: 210 W 19TH TERRACE
 KANSAS CITY, MISSOURI 64108
 PHONE: (816) 729-6362
 CONTACT: JOHN P. MCGURK
 EMAIL: john.mcgurk@milhaus.com



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



1629 Walnut
 Kansas City, Missouri 64108
 p. 816 300 0300
 helixkc.com

Lamin B. Nyang
 Civil Engineer
 MO License No. 2013034490

Civil Engineer
 Taliaferro & Browne, Inc.
 MO License No. PE-2013034490
 MP, 1020 East 8th Street
 Kansas City, MO 64106
 Lamin Nyang
 p. 816.283.3456
 e. lnyang@tb-enr.com

MEP Engineer
 Lankford | Fendler + Associates
 MO License No. 2006037230
 1730 Walnut Street
 Kansas City, MO 64108
 Greg Fendler
 p. 816.221.1411
 e. greg@lankfordfendler.com

THE TRACKS APARTMENTS

311 W 22nd Street
 Kansas City, MO 64108

PROJECT NO. 20024.00

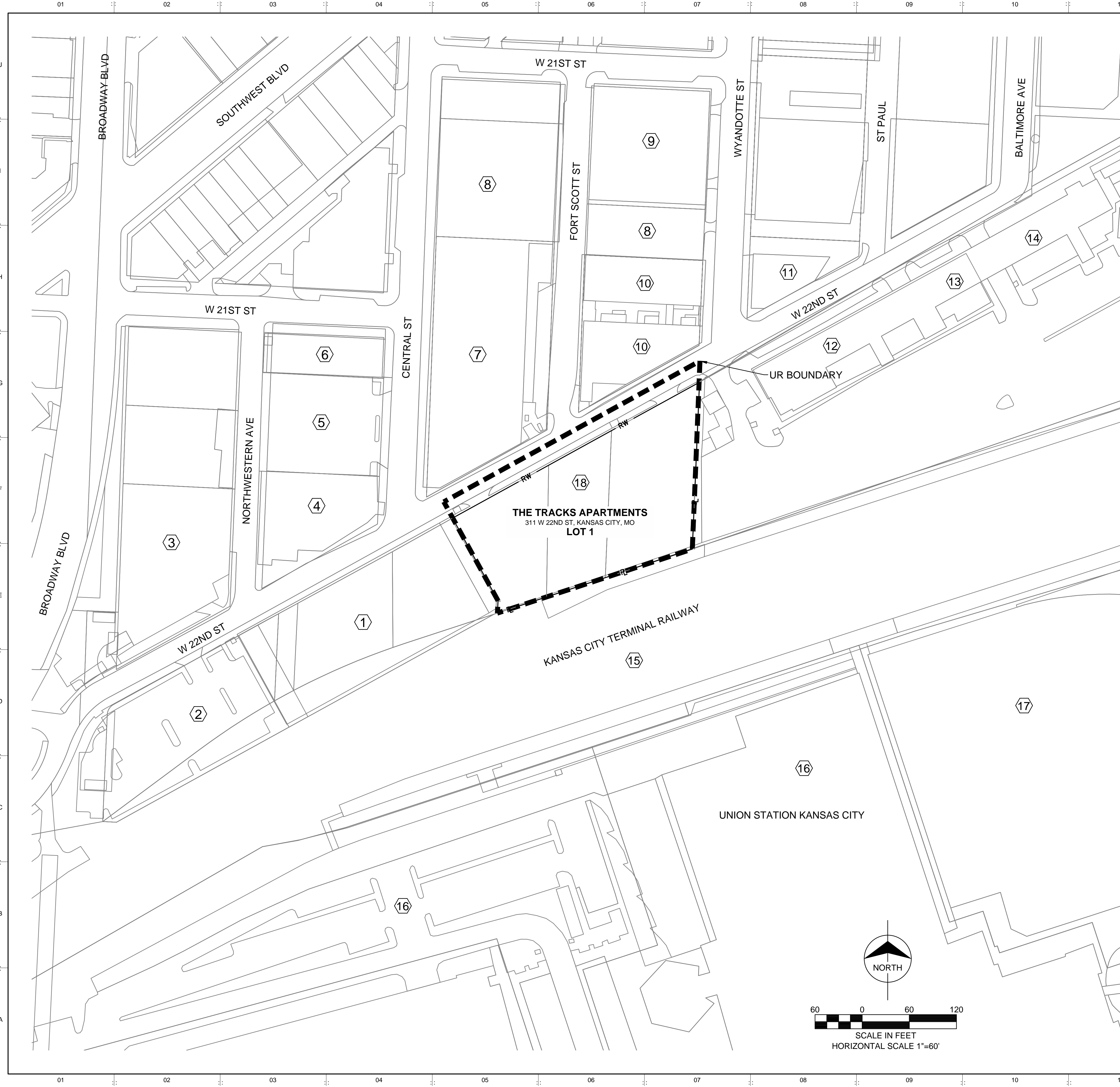
UR AND FINAL DEVELOPMENT PLAN 01.28.21

NO. REVISION DATE:

COVER SHEET

C001

K:\NETJOB2\75-0740\UR REZONING PLAN\UR-C002-EXISTING CONDITION.DWG
 TB-2014-CIVIL3D-NEW-COLOR.STB
 VENGHENG LEY
 17 March 2021



OWNERSHIP INFORMATION		
PARCEL NO.	OWNER	ADDRESS
1	2114 CENTRAL LLC	333 W ELEVENTH ST KANSAS CITY, MO 64105-1639
2	MITKC LLC	5200 W 94TH TER PRAIRIE VILLAGE, KS 66207
3	MITKC LLC	5200 W 94TH TER STE # 206 PRAIRIE VILLAGE, KS 66207
4	BROADWAY SQUARE PARTNERS LLP DST REALTY	2114 CENTRAL ST KANSAS CITY, MO 64105
5	2121 CENTRAL STREET LLC ARTISAN CAPITAL GROUP LLC	ONE NORTH STATE ST STE 1517 CHICAGO, IL 60602
6	2100 CENTRAL LLC	2101 BROADWAY ST KANSAS CITY, MO 64108
7	STUART HALL CONDOMINIUMS ASSN	410 W 8TH ST KANSAS CITY, MO 64105
	PWA-2121 CENTRAL LLC	2121 CENTRAL ST APT 143 KANSAS CITY, MO 64108-2095
8	2121 CENTRAL STREET LLC ARTISAN CAPITAL GROUP LLC	ONE NORTH STATE ST STE 1517 CHICAGO, IL 60602
	CROSSROADS HOTEL LLC	833 WASHINGTON BLVD FL 2 CHICAGO, IL 60607
9	ARTERRA LLC	231 S BEMISTON AVE STE 650 ST LOUIS, MO 63105
UNIT 1	LEIGHTY STUART D-TRUSTEE	2120 WYANDOTTE ST UNIT 1 KANSAS CITY, MO 64108
UNIT 2	PARADIS JO BETH	2120 WYANDOTTE ST UNIT 20 KANSAS CITY, MO 64108
UNIT 3	RUCKMAN SHARILYN	2120 WYANDOTTE ST UNIT 3 KANSAS CITY, MO 64108
UNIT 4	HINRICH NICHOLAS A	2120 WYANDOTTE ST UNIT 4 KANSAS CITY, MO 64108
UNIT 5	WINEMILLER KELLIE L	2120 WYANDOTTE ST UNIT 5 KANSAS CITY, MO 64108
UNIT 6	LUTHER CANDACE M & STEVEN M	2120 WYANDOTTE ST UNIT 6 KANSAS CITY, MO 64108
UNIT 7	PHASE II INVESTMENTS LLC	13833 HORTON DR OVERLAND PARK, KS 66223
UNIT 8	KELLEY SEAN R & HUBBELL JAMES L	2120 WYANDOTTE ST UNIT 8 KANSAS CITY, MO 64108
UNIT 9	EBINGER BRADLEY & MOLLY	2120 WYANDOTTE ST # 9 KANSAS CITY, MO 64108
UNIT 10	DRUMMOND SCOTT	2120 WYANDOTTE ST UNIT 10 KANSAS CITY, MO 64108
UNIT 11	MORITA TAKAMASA	2120 WYANDOTTE ST UNIT 11 KANSAS CITY, MO 64108
UNIT 12	QUINN DANIEL PATRICK	2120 WYANDOTTE ST APT 12 KANSAS CITY, MO 64108
UNIT 13	BREWINGTON JACOB	2120 WYANDOTTE ST #13 KANSAS CITY, MO 64108
UNIT 14	STERLING PETER N & TINA M	2120 WYANDOTTE ST #14 KANSAS CITY, MO 64108
UNIT 15	WILLIAMS MICHAEL C	2120 WYANDOTTE ST UNIT 15 KANSAS CITY, MO 64108
UNIT 16	HARMON MARY MICHELLE	2120 WYANDOTTE ST UNIT 16 KANSAS CITY, MO 64108
UNIT 17	SWARTZ MARTIN G & LYNN F	26329 W 110TH ST OLATHE, KS 66061
UNIT 18	ASKEW DANIEL D JR	2120 WYANDOTTE #18 KANSAS CITY, MO 64108
UNIT 19	WEINER KENNETH B & FLEISCHER PAMELA	2120 WYANDOTTE ST KANSAS CITY, MO 64108
UNIT 20	PARADIS JO BETH	2120 WYANDOTTE ST UNIT 20 KANSAS CITY, MO 64108
UNIT 21	FREIGHTHOUSE 21 LLC	2120 WYANDOTTE ST UNIT 21 KANSAS CITY, MO 64108
UNIT 22	CLARK SIMON	2120 WYANDOTTE ST UNIT 22 KANSAS CITY, MO 64108
UNIT CE	2120 WYANDOTTE INVESTORS LLC	11125 NW AMBASSADOR DR STE 200 KANSAS CITY, MO 64153
11	SWEENEY PROPERTIES 2049 WYANDOTTE LLC	2049 WYANDOTTE ST KANSAS CITY, MO 64108
12	J-DOR REAL ESTATE LLC	9000 W 137TH ST OVERLAND PARK, KS 66221
13	VIENNA GROUP LLC	101 W 22ND ST STE 200 KANSAS CITY, MO 64108
14	LIDIAS FREIGHT HOUSE LLC	15209 LINDEN ST LEAWOOD, KS 66224
15	KANSAS CITY TERMINAL RAILWAY CO	PO BOX 19737 KANSAS CITY, MO 64141-2737
16	UNION STATION ASSISTANCE CORP	30 W PERSHING RD KANSAS CITY, MO 64108
17	KCO 2300 MAIN 520 LLC	4900 MAIN ST STE 400 KANSAS CITY, MO 64112
18	2101 BROADWAY LLC	2100 CENTRAL STE 41 KANSAS CITY, MO 64108

LEGEND
 - - - - - UR BOUNDARY

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

helix.
 Architecture + Design
 1629 Walnut
 Kansas City, Missouri 64108
 p. 816 300 0300
 helixkc.com

Lamin B. Nyang
 Civil Engineer
 MO License No. 2013034490

Civil Engineer
 Taliaferro & Browne, Inc.
 MO License No. PE-2013034490
 MP, 1020 East 8th Street
 Kansas City, MO 64106
 Lamin Nyang
 p. 816.283.3456
 e. lnyang@tb-enr.com

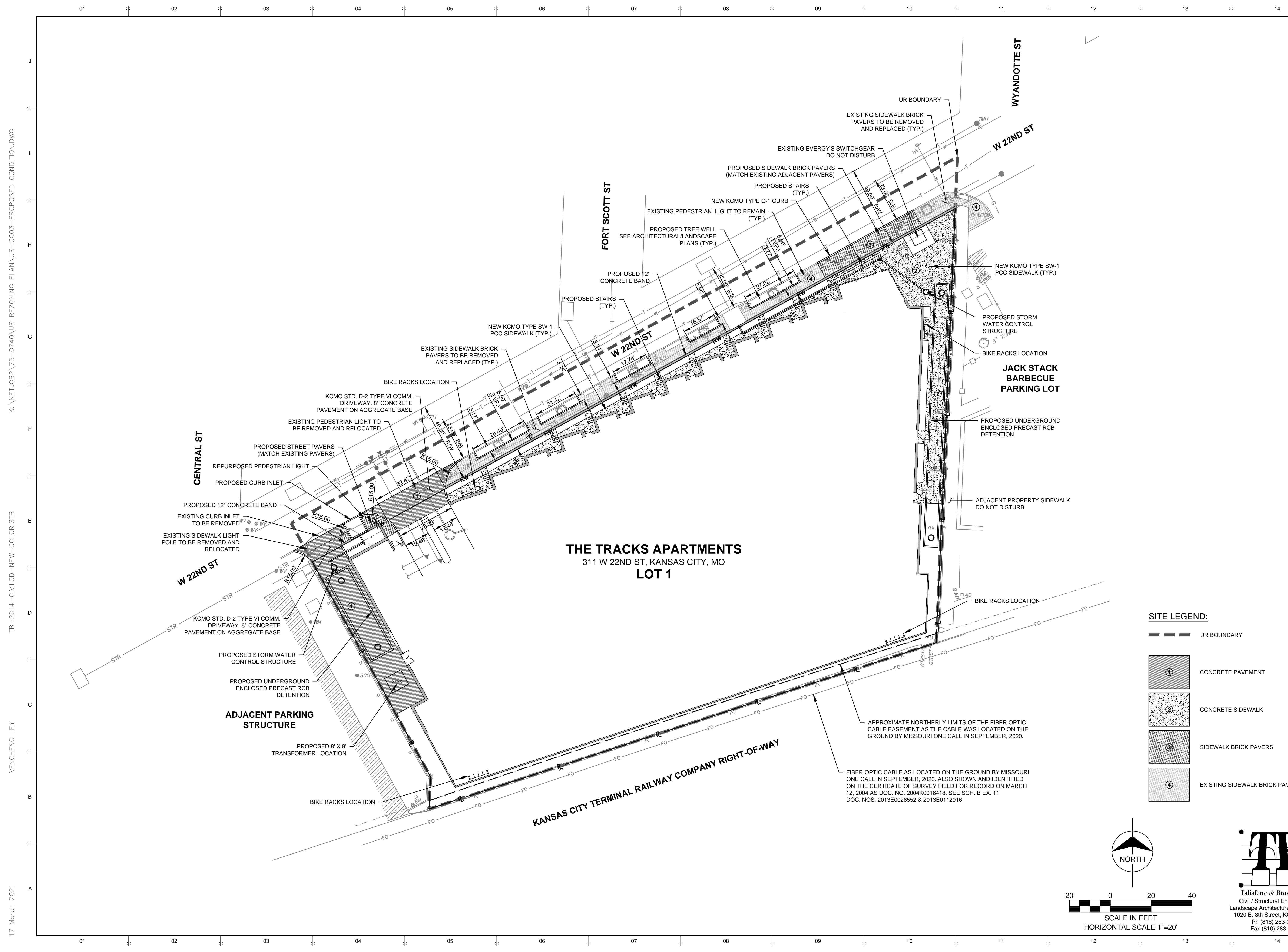
MEP Engineer
 Lankford | Fendler + Associates
 MO License No. 2006037230
 1730 Walnut Street
 Kansas City, MO 64108
 Greg Fendler
 p. 816.221.1411
 e. greg@lankfordfendler.com

THE TRACKS APARTMENTS
 311 W 22nd Street
 Kansas City, MO 64108

PROJECT NO. 20024.00
 UR AND FINAL DEVELOPMENT PLAN 01.28.21
 NO. REVISION DATE:

EXISTING CONDITION
C002

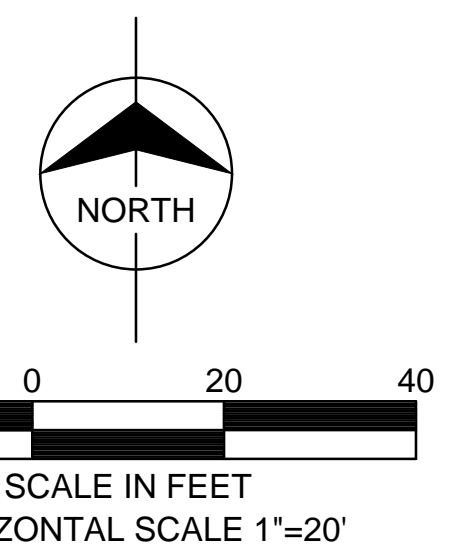
© helix architecture + design



K:\NETJOB2\75-0740\UR_REZONING_PLAN\UR-C003-PROPOSED_CONDITION.DWG
 TB-2014-CIVIL3D-NEW-COLOR.STB
 VENGHENG LEY
 17 March 2021

THE TRACKS APARTMENTS
 311 W 22ND ST, KANSAS CITY, MO
 LOT 1

- SITE LEGEND:**
- UR BOUNDARY
 - ① CONCRETE PAVEMENT
 - ② CONCRETE SIDEWALK
 - ③ SIDEWALK BRICK PAVERS
 - ④ EXISTING SIDEWALK BRICK PAVERS



Lamin B. Nyang
 Civil Engineer
 MO License No. 2013034490

Civil Engineer
 Taliaferro & Browne, Inc.
 MO License No. PE-2013034490
 MP, 1020 East 8th Street
 Kansas City, MO 64106
 Lamin Nyang
 p. 816.283.3456
 e. lnyang@tb-engr.com

MEP Engineer
 Lankford | Fendler + Associates
 MO License No. 2006037230
 1730 Walnut Street
 Kansas City, MO 64108
 Greg Fendler
 p. 816.221.1411
 e. greg@lankfordfendler.com

THE TRACKS APARTMENTS
 311 W 22nd Street
 Kansas City, MO 64108

PROJECT NO.	20024.00
UR AND FINAL DEVELOPMENT PLAN	01.28.21
NO. REVISION	DATE:

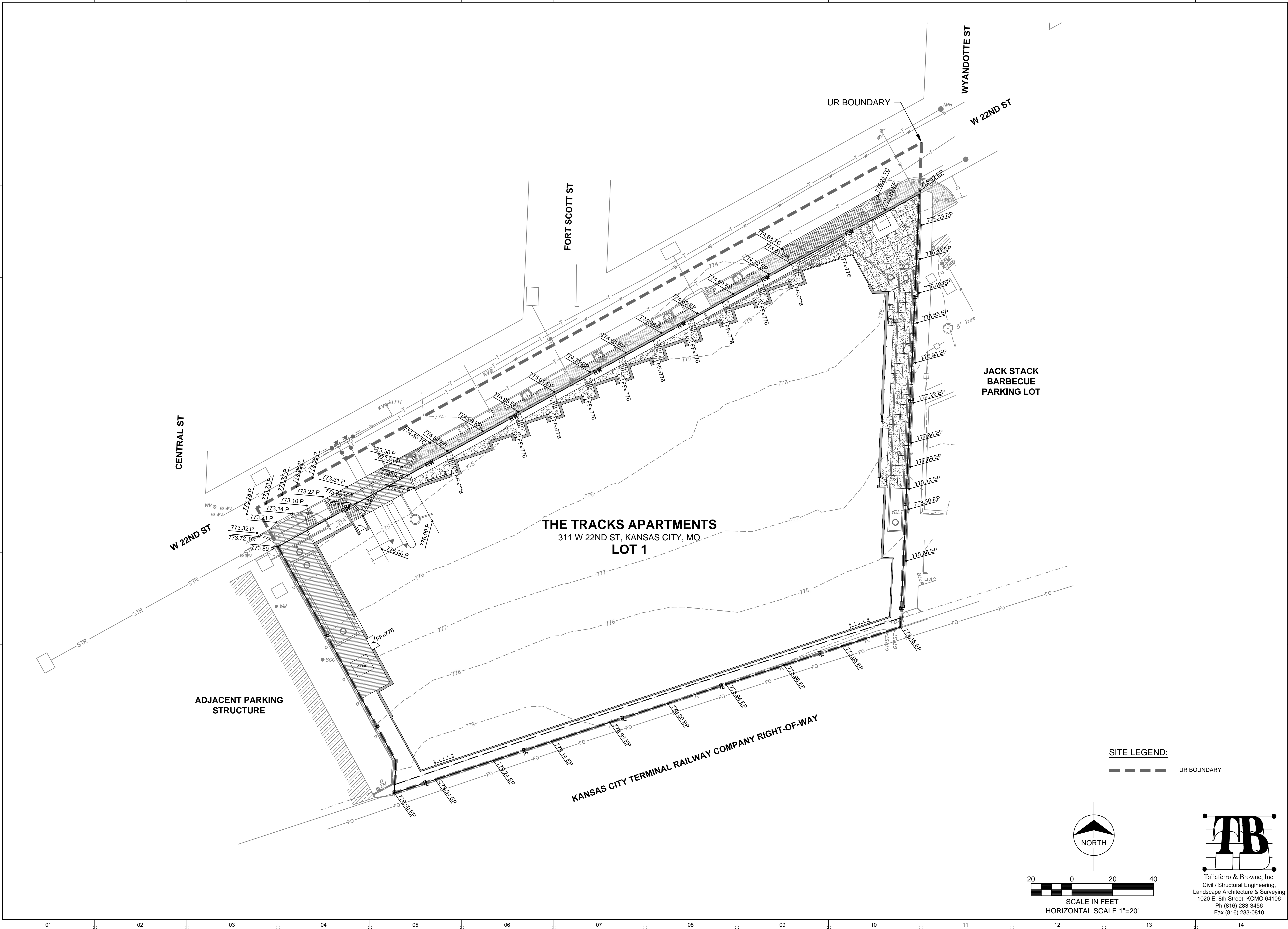
PROPOSED SITE PLAN AND PRELIMINARY PLAT
C003
 © helix architecture + design

K:\NETJOB2\75-0740\UR REZONING PLAN\UR-C004-PROPOSED GRADING PLAN.DWG

TB-2014-CIVIL3D-NEW-COLOR.STB

VENGHENG LEY

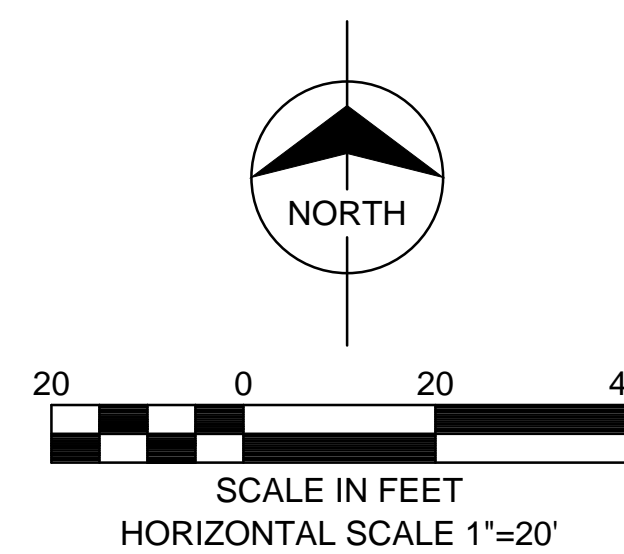
23 March 2021



THE TRACKS APARTMENTS
311 W 22ND ST, KANSAS CITY, MO
LOT 1

SITE LEGEND:

--- UR BOUNDARY



Architecture + Design

1629 Walnut
Kansas City, Missouri 64108
p. 816 300 0300
helixkc.com

Lamin B. Nyang
Civil Engineer
MO License No. 2013034490

Civil Engineer
Taliaferro & Browne, Inc.
MO License No. PE-2013034490
MP, 1020 East 8th Street
Kansas City, MO 64106
Lamin Nyang
p. 816.283.3456
e. lnyang@tb-engr.com

MEP Engineer
Lankford | Fendler + Associates
MO License No. 2006037230
1730 Walnut Street
Kansas City, MO 64108
Greg Fendler
p. 816.221.1411
e. greg@lankfordfendler.com

THE TRACKS APARTMENTS
311 W 22nd Street
Kansas City, MO 64108

PROJECT NO.	20024.00
UR AND FINAL DEVELOPMENT PLAN	01.28.21
NO. REVISION	DATE:

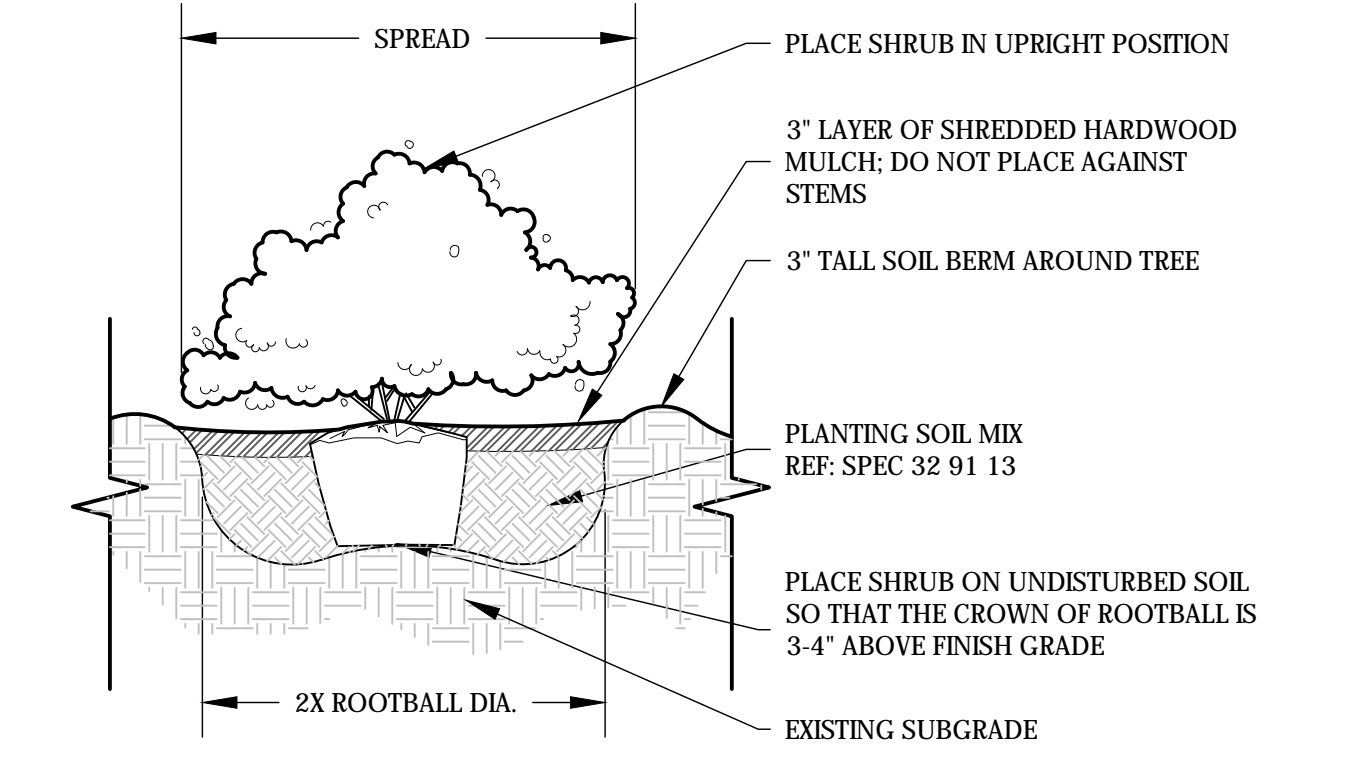
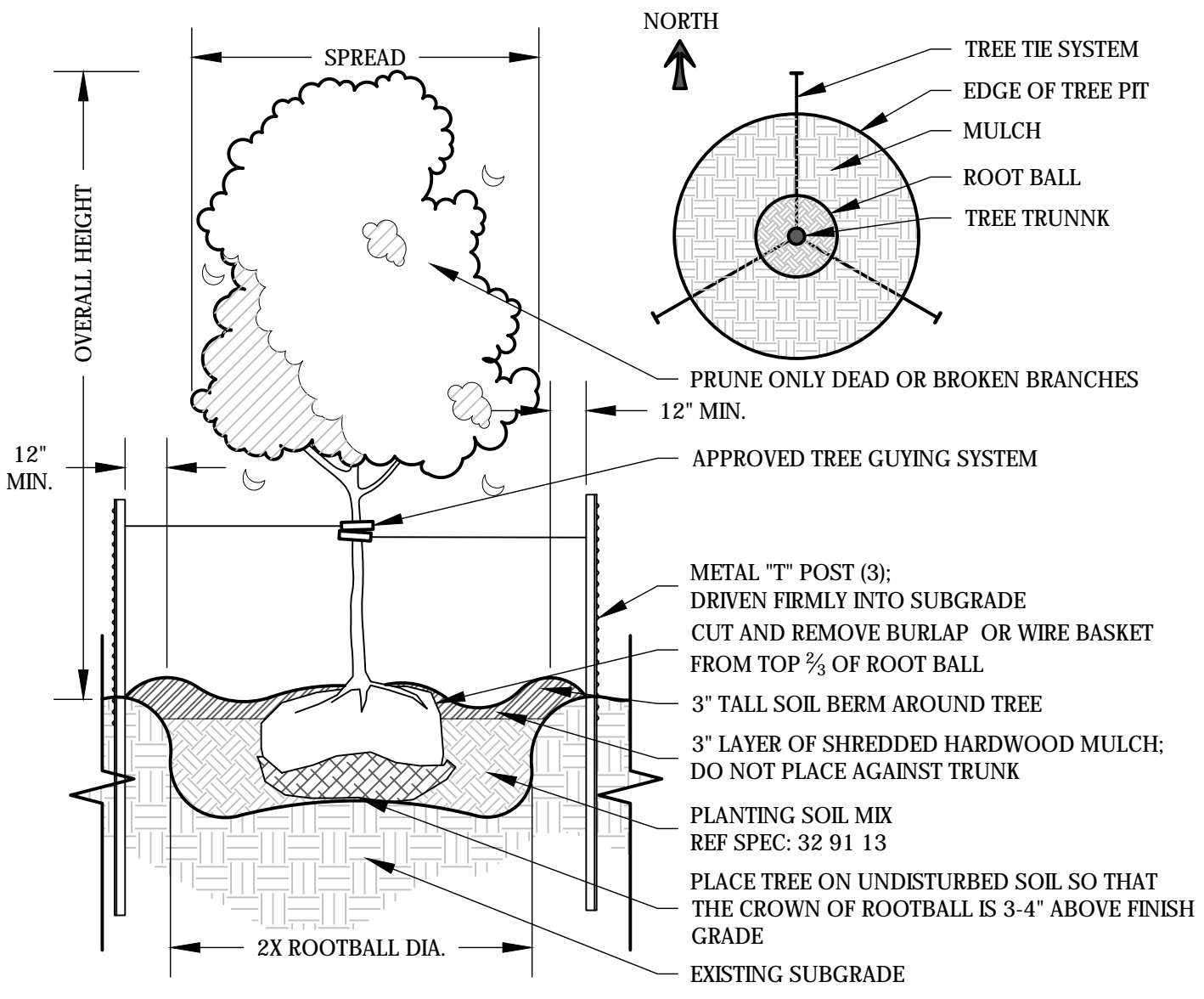
PROPOSED GRADING PLAN

C004

PROJECT NO.	20024.00
UR AND FINAL DEVELOPMENT PLAN	01.28.21
NO. REVISION	DATE:

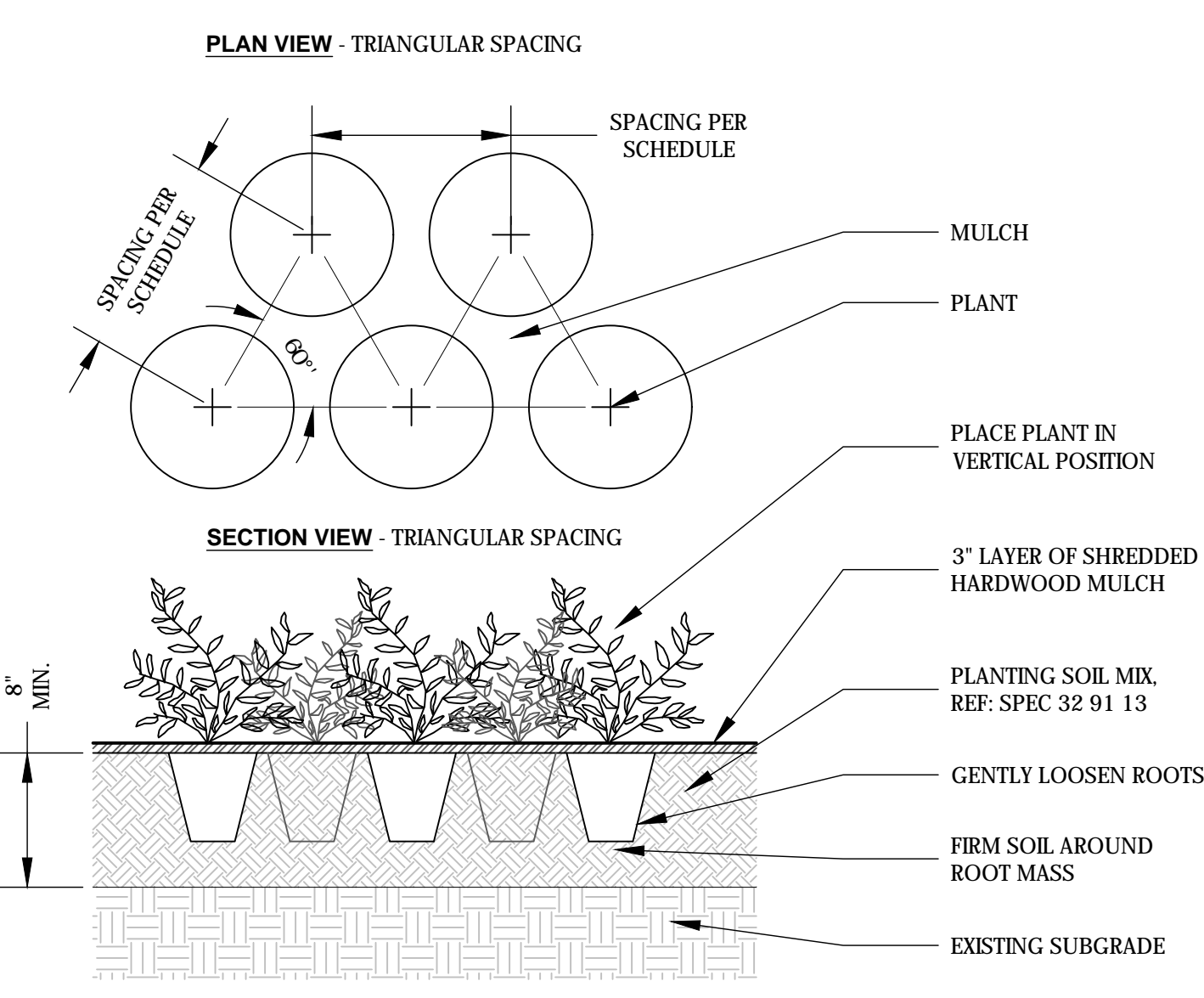
PLANTING NOTES

- GENERAL**
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCING WORK. NOTIFY THE MISSOURI ONE CALL SYSTEM AT 800-344-7483, OR 811. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES RESULTING FROM LANDSCAPE OPERATIONS. ANY UTILITIES SHOWN ON PLAN ARE FOR REFERENCE ONLY AND MAY OR MAY NOT DEPICT THE ACTUAL LOCATION OF SERVICES.
 - NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
 - QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN PRIOR TO BIDDING.
 - REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO PURCHASING MATERIALS OR STARTING CONSTRUCTION.
 - ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVEMENT, OR PLANTING BED SHALL BE BROUGHT TO FINISH GRADE AND PLANTED IN TURF-TYPE TALL FESCUE OR OTHER.
- PLANTING PREPARATION**
- CONTRACTOR SHALL PROVIDE OWNER'S REPRESENTATIVE WITH SOIL TEST ANALYSIS REPORTS FOR EACH SAMPLE OF EXISTING SOIL, TOPSOIL, COMPOST, AND PLANTING SOIL MIX PRIOR TO PLANTING PREPARATION. ANALYSES SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING PARAMETERS: PARTICLE SIZE ANALYSIS (% DRY WEIGHT), USDA SOIL TEXTURE, pH AND BUFFER pH, ORGANIC CONTENT (% DRY WEIGHT), MOISTURE CONTENT (% WET WEIGHT), PHYSICAL CONTAMINANTS (% DRY WEIGHT), AND NUTRIENT LEVELS (NITROGEN, PHOSPHORUS, POTASSIUM).
 - ALL PLANTING BEDS SHALL BE AMENDED WITH A PLANTING SOIL MIX CONSISTING OF EXISTING SOIL, TOPSOIL, AND COMPOST TO MAKE A NEW SOIL THAT MEETS THE PROJECT GOALS FOR THE INDICATED PLANTING AREAS. REFER TO SPECIFICATION SECTION 32 91 13 - SOIL PREPARATION.
 - PLANT PIT BACKFILL FOR TREES AND SHRUBS SHALL BE PLANTING SOIL MIX, AS DESCRIBED IN ABOVE NOTE.
 - MOUND ALL PLANTING BEDS NOT ADJACENT TO BUILDINGS. PROVIDE POSITIVE DRAINAGE AROUND ALL PLANTING BEDS.
- PLANTING MATERIALS**
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE AMERICAN HORT "AMERICAN STANDARD OF NURSERY STOCK."
 - ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
 - PLANTS DESIGNATED AS CONTAINER GROWN SHALL HAVE BEEN GROWN IN POTS, CANS OR BOXES FOR A MINIMUM OF SIX MONTHS AND A MAXIMUM OF TWO YEARS. THESE PLANTS SHALL BE REMOVED FROM CONTAINERS BEFORE PLANTING. PLANTS THAT APPEAR ROOT-BOUND SHALL BE REJECTED.
 - ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS. THE FOLLOWING APPLIES FOR GENERAL PLANT LOCATIONS:
 - a. CREEPING GROUND COVER SHALL BE LOCATED A MINIMUM OF 6 INCHES FROM EDGE OF PAVEMENT.
 - b. ALL SHRUBS SHALL BE LOCATED A MINIMUM OF 2 FEET FROM EDGE OF PAVEMENT AND 4 FEET FROM BUILDINGS.
 - c. ALL TREES SHALL BE LOCATED A MINIMUM OF 2.5 FEET FROM EDGE OF PAVEMENT.
 - d. EQUALLY SPACE ALL PLANTS OF THE SAME SPECIES FOR BEST VIEWING.
- RELATED ITEMS**
- MULCH:** APPLY A 3" LAYER OF SHREDDED HARDWOOD BARK MULCH IN PLANTING BEDS AND AROUND TREES. MULCH SHALL CONSIST OF PURE WOOD, NON-COLOR ADDED PRODUCTS AND BE FREE OF ALL FOREIGN SUBSTANCES. PROVIDE AND INSTALL PRE-EMERGENT HERBICIDE PRIOR TO MULCH INSTALLATION PER MANUFACTURERS INSTRUCTIONS.
 - EDGING:** ALL PLANT BEDS AND TURF AREAS MUST BE SEPARATED WITH A STEEL EDGE, AS SHOWN IN THE DETAIL ON THIS SHEET.
 - TREE TIES:** CONTRACTOR SHALL USE AN APPROVED TREE TIE SYSTEM. TREE GUYING TO BE FLAT WOVEN POLYPROPYLENE MATERIAL, 3/4-INCH-WIDE, WITH A TENSILE STRENGTH OF 900 LBS. HOSE AND WIRE WILL NOT BE ACCEPTED. SUBJECT TO COMPLIANCE WITH THESE REQUIREMENTS, PROVIDE ONE OF THE FOLLOWING PRODUCTS, OR APPROVED EQUAL:
 - *"ARBORITE GREEN" MANUFACTURED BY DEEP ROOT PARTNERS, LP
 - *"LEONARD TREE TIE WEBBING GREEN" MANUFACTURED BY A.M. LEONARD, INC.
- MAINTENANCE AND CLEAN-UP**
- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL PROVISIONAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANTS' HEALTHY CONDITION.
 - OWNER SHALL PROVIDE AND INSTALL A FULLY-AUTOMATED PERMANENT UNDERGROUND IRRIGATION SYSTEM DESIGNED BY A CERTIFIED IRRIGATION DESIGNER AND CAPABLE OF PROVIDING ADEQUATE WATER TO ALL TREES, SHRUBS, AND TURF SHOWN ON THESE PLANS.
 - REMOVE ALL RUBBISH, EQUIPMENT, AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATES DUE TO PLANTING OPERATIONS EACH DAY.
- INSPECTION, WARRANTIES AND GUARANTEE**
- AT THE COMPLETION OF PLANTING OPERATIONS, ALL PLANTS SHALL BE INSPECTED BY A LICENSED LANDSCAPE ARCHITECT TO VERIFY THAT ALL LANDSCAPING HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANTING PLAN AND IS IN A HEALTHY CONDITION. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ONCE IT CAN BE VERIFIED THAT ALL PLANTINGS CONFORM TO THE APPROVED PLAN AND ARE FOUND TO BE HEALTHY, THE LANDSCAPE ARCHITECT SHALL PREPARE AN AFFIDAVIT TESTIFYING TO THESE FACTS AND THE OWNER SHALL SUBMIT IT TO CITY STAFF.
 - OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THESE SPECIFICATION REQUIREMENTS.
 - CONTRACTOR SHALL GUARANTEE TREES, SHRUBS, PERENNIALS AND TURF FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR. PLANTS USED FOR THE REPLACEMENT SHALL BE OF THE SAME VARIETY AND SIZE AS ORIGINALLY SPECIFIED IN THE PLANT SCHEDULE. REPLACEMENTS SHALL BE MADE WITHIN ONE WEEK OF REQUEST PENDING FAVORABLE SEASONAL PLANTING CONDITIONS. GUARANTEE WILL NOT BE ENFORCED SHOULD THE PLANT MATERIAL DIE DUE TO VANDALISM, OVER OR UNDER WATERING BY THE OWNER, IMPROPER MAINTENANCE PROCEDURES CARRIED OUT BY THE OWNER INVOLVING LAWN MOWER DAMAGE, OVER FERTILIZATION, ACTS NOT RELATED TO CONTRACTUAL RESPONSIBILITIES OF CONTRACTOR OR SIMILAR CIRCUMSTANCES BEYOND THE CONTROL OF THE CONTRACTOR.
- IRRIGATION**
- ALL LANDSCAPING SHALL BE IRRIGATED.



1 | DECIDUOUS TREE PLANTING
SCALE = NTS

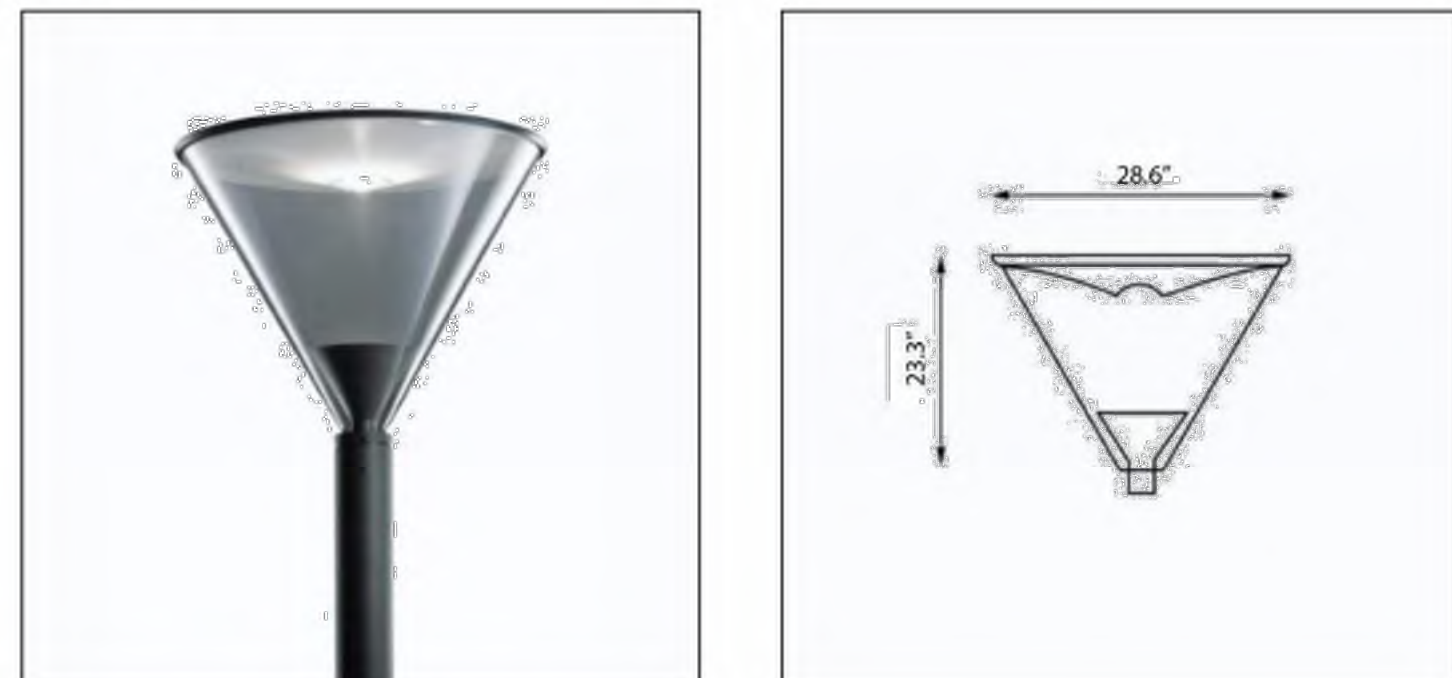
2 | SHRUB PLANTING
SCALE = NTS



3 | PERENNIAL PLANTING
SCALE = NTS

TYPE ES1

Terminal



Design: Jens Amundson, Wilhelm Lauritzen A/S & Jens Godum, Jens Godum A/S

Concept: The fixture provides an indirect and soft illumination. The choice and placement of a point light source ensures that the narrow beam illumination is been redirected by the small reflector optic in the center of the top shade. This has been carefully designed in three variants to provide either symmetric, oval or forward throw distribution.

Finish: Graphite grey or natural painted aluminum, powder coated.

Material: Lower reflector: spun aluminum. Top shade: spun aluminum. Enclosure: Vacuum formed clear polycarbonate. Reflector: Aluminum. Base: Die cast aluminum.

Mounting: Post top. Mounted on round straight aluminum (RSA) pole.

Weight: Max. 22.1 lbs.

Label: cULus, Wet location, BEW.

Product Code	Light source	Package	Finish	Electric shock protect.	Distribution/trim	Transition to pole	Features
BE	1/120W/DMV P 4 U12	120-277V	GRAPH	NOT APPLICABLE	T2	FRDA-4.5"	60W @ 18W
			NAT PAINT ALU	SURGE PROTECTOR	T3		NOT APPLICABLE
					TS		

**louis
poulsen**

TYPE S1

Wall luminaires with directed light

Housing: One piece die-cast aluminum supplied with universal mounting bracket for direct attachment to 3 1/2" or 4" octagonal wiring box. Die castings are marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy.

Enclosure: One piece die-cast aluminum cover frame secured by captive socket head, stainless steel screws threaded into stainless steel inserts. Semi-specular, anodized aluminum internal reflector. Slipped tempered clear glass. Fully gasketed for weather light operation using a molded silicone rubber O-ring gasket.

Electrical: 29.8W LED luminaire, 35 total system watts, -20°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Options: Optional integral emergency battery pack available. Battery will operate the fixture at 62% of full light output for a minimum of 90 minutes. Ambient temperature must not go below -20°C and must not exceed 50°C. Specify EMPK operates at 120-277V AC.

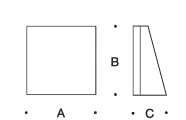
Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA options: Black (BLK), White (WHT), Bronze (BRZ), Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

Weight: 8.4 lbs.

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

Luminaire Lumens: 4018



Lamp	A	B	C
33243 29.8W LED	11	11	5 1/2"

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
© copyright BEGA 2019 Updated 10/2019

TYPE S2

LED bollard - Indirect light

BEGA

Application: LED bollard luminaire with indirect light distribution ideal where glare-free illumination is required. Provided with mounting system that allows the luminaire to be adjusted independent of anchor bolt orientation.

Type:
BEGA Product:
Project:
Modified:

Materials:
Luminaire housing, tube and base plate constructed of die-cast eand extruded marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy
Crystal glass, clear
Reflector made of pure anodized aluminum
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Anchorage constructed of galvanized steel
NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 25.2 lbs

Electrical:
Operating voltage 120-277V AC
Minimum start temperature -30°C
LED module wattage 36.3W
System wattage 40.5W
Controllability 0-10V dimmable
Color rendering index Ra > 80
Luminaire lumens 1,450 lumens (3000K)
Lifetime at Ta = 15°C 350,000 h (L70)
Lifetime at Ta = 35°C 230,000 h (L70)

LED color temperature

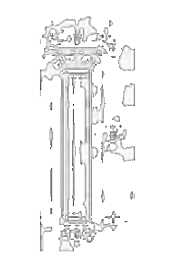
- 4000K - Product number + **K4**
- 3500K - Product number + **K25**
- 3000K - Product number + **K3**
- 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors Black (BLK) White (WHT) RAL: Bronze (BRZ) Silver (SLV) CUS:



Lamp	A	B	C	Anchorage
84610 LED 36.3W	13 1/2"	4 3/4"	6 1/2"	79617

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to www.bega-us.com
© copyright BEGA 2019 Updated 07/2018

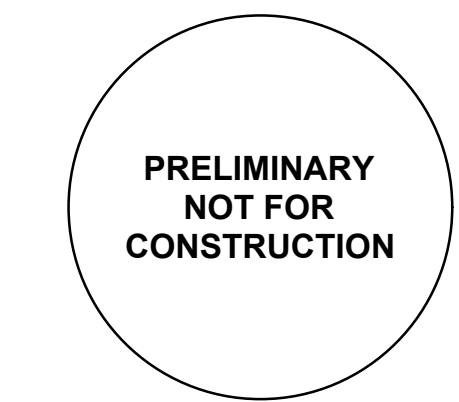


**Lankford + Fendler
+ associates**

1780 Walnut Street Kansas City, Missouri 64108
1915 Frederick Avenue, St. Joseph, Missouri 64501
Phone: 816.221.1411 | Fax: 816.221.1429
LANKFORD | FENDLER + ASSOCIATES, CONSULTING ENGINEERS, INC.
COPYRIGHT © 2021 Project No. 2016556.00
CGA No. 2006607169

helix

architecture + design
1629 Walnut Street
Kansas City, Missouri 64108
p. 816.300.0300
helixkc.com



Licensee's Name
Licensee's Discipline
Licensee's Number

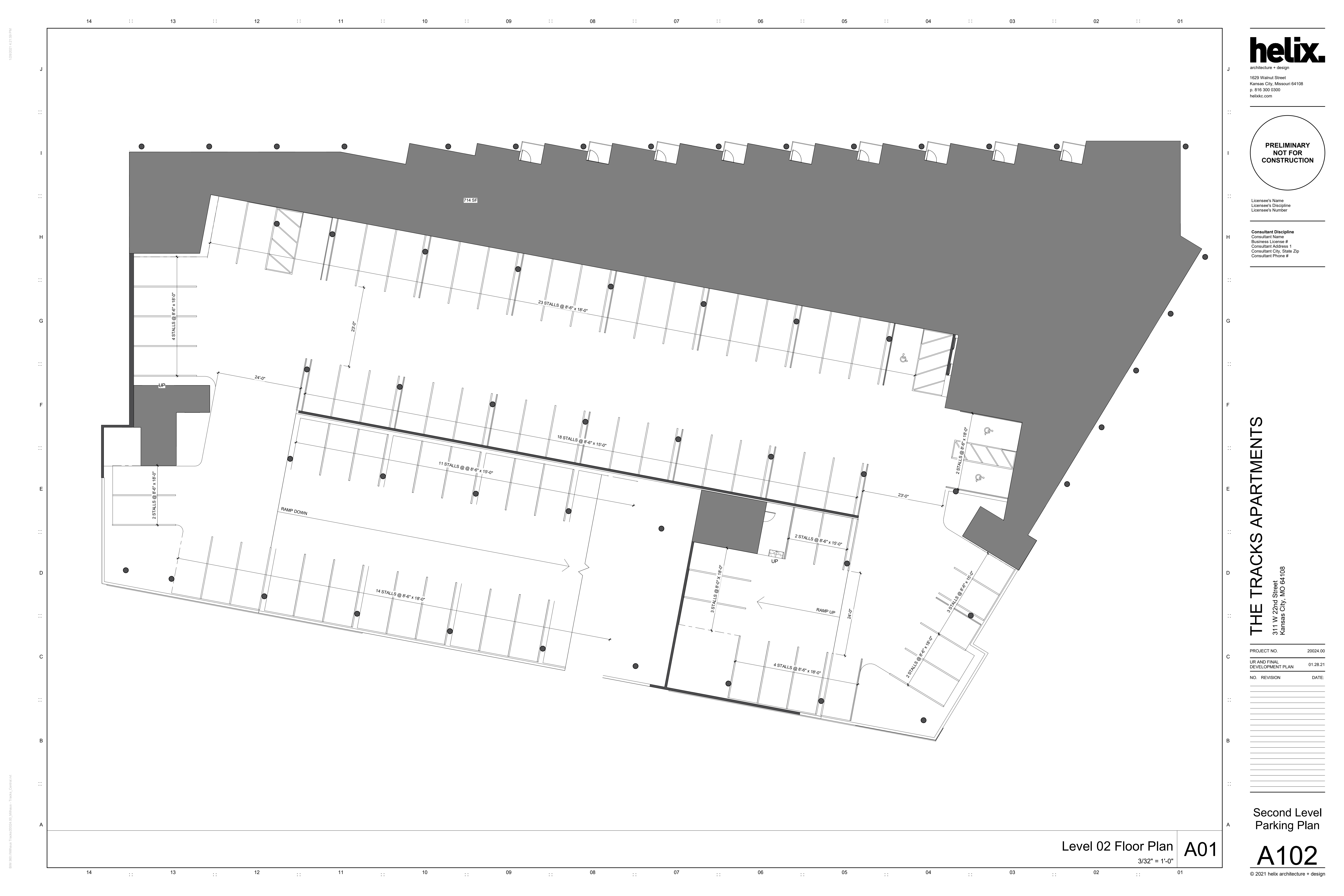
Consultant Discipline
Consultant Name
Business License #
Consultant Address 1
Consultant City, State Zip
Consultant Phone #

THE TRACKS APARTMENTS
311 W 22nd Street
Kansas City, MO 64108

PROJECT NO.	20024.00
UR AND FINAL DEVELOPMENT PLAN	01.28.21
NO. REVISION	DATE

Lighting Cut
Sheets

E002



**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

Licensee's Name
 Licensee's Discipline
 Licensee's Number

Consultant Discipline
 Consultant Name
 Business License #
 Consultant Address 1
 Consultant City, State Zip
 Consultant Phone #

THE TRACKS APARTMENTS
 311 W 22nd Street
 Kansas City, MO 64108

PROJECT NO.	20024.00
UR AND FINAL DEVELOPMENT PLAN	01.28.21
NO. REVISION	DATE:

Second Level
 Parking Plan

Level 02 Floor Plan **A01**
 3/32" = 1'-0"

A102
 © 2021 helix architecture + design



North Elevation F01
1/16" = 1'-0"



West Elevation A08
1/16" = 1'-0"



East Elevation A01
1/16" = 1'-0"

THE TRACKS APARTMENTS
311 W 22nd Street
Kansas City, MO 64108

PROJECT NO.	20024.00
UR AND FINAL DEVELOPMENT PLAN	01.28.21
NO. REVISION	DATE:

