

BEACON HILL NEIGHBORHOOD UR REDEVELOPMENT SUBMITTAL

BEACON HILL DEVELOPERS, LC
KANSAS CITY, MISSOURI

PROJECT TEAM

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DESIGN ARCHITECT:
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FAX: 816/283-0810

NOTE:
1. This document is a revision and amendment to an existing URD covering the same boundary. Supporting information including an infrastructure evaluation and the original previously approved storm drainage study can be found in the Application for Approval Amended and Restated Development Plan of the Beacon Hill Redevelopment Corporation.
2. This document and supporting documents are intended to satisfy requirements for both a UR and Preliminary Plat.

BEACON HILL
REDEVELOPMENT
Kansas City, Missouri

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

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

LOCATION MAP

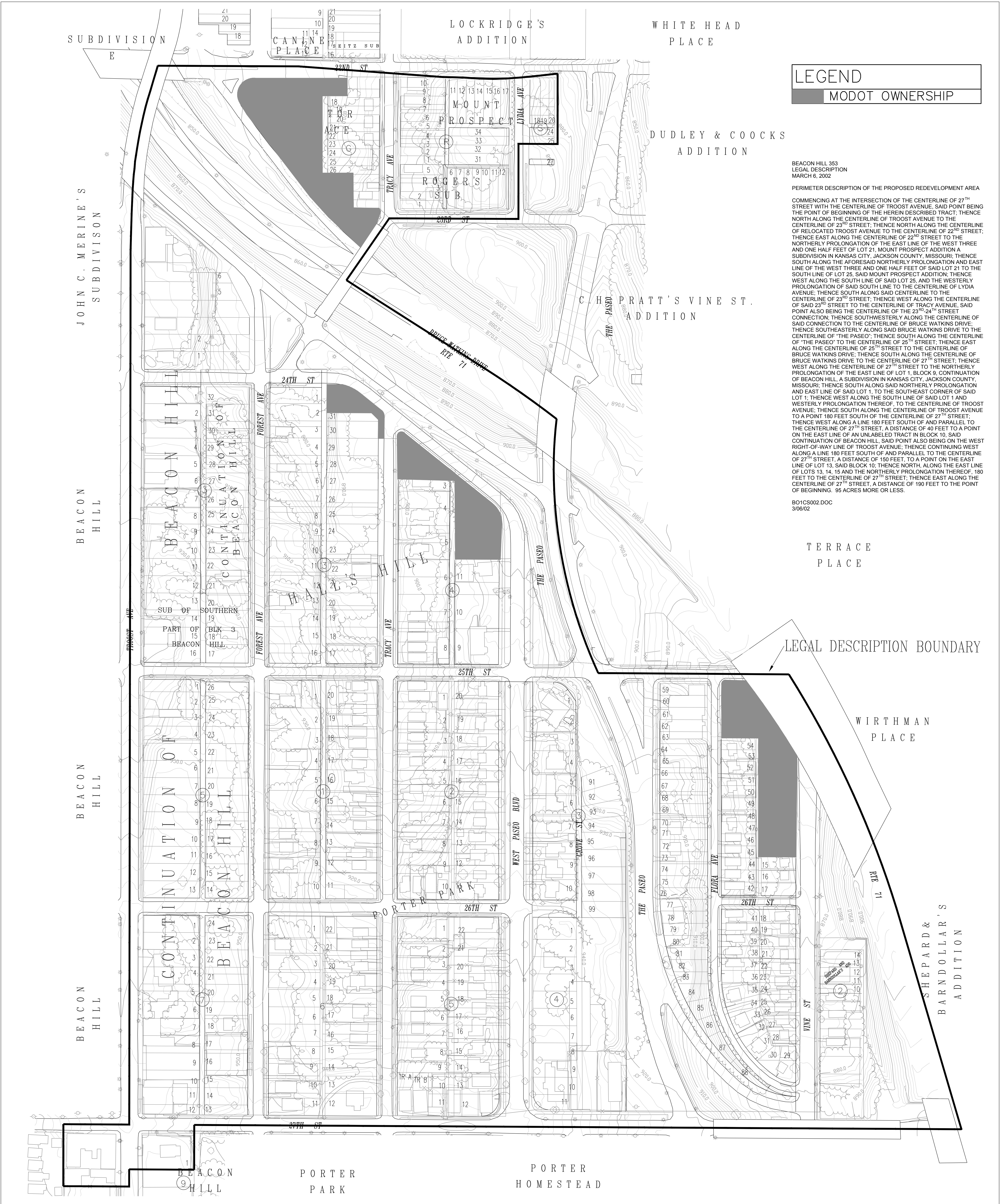


INDEX OF DRAWINGS

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

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

COVER SHEET
UR 1



LEGEND

MODOT OWNERSHIP

BEACON HILL 353
LEGAL DESCRIPTION
MARCH 6, 2002

PERIMETER DESCRIPTION OF THE PROPOSED REDEVELOPMENT AREA

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF 27TH STREET WITH THE CENTERLINE OF TROOST AVENUE, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE NORTH ALONG THE CENTERLINE OF TROOST AVENUE TO THE CENTERLINE OF 23RD STREET; THENCE NORTH ALONG THE CENTERLINE OF RELOCATED TROOST AVENUE TO THE CENTERLINE OF 22ND STREET; THENCE EAST ALONG THE CENTERLINE OF 22ND STREET TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF THE WEST THREE AND ONE HALF FEET OF LOT 21, SAID MOUNT PROSPECT ADDITION; THENCE SOUTH ALONG THE AFORESAID NORTHERLY PROLONGATION AND EAST LINE OF THE WEST THREE AND ONE HALF FEET OF SAID LOT 21 TO THE SOUTH LINE OF LOT 25, SAID MOUNT PROSPECT ADDITION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 25, AND THE WESTERLY PROLONGATION OF SAID SOUTH LINE TO THE CENTERLINE OF LYDIA AVENUE; THENCE SOUTH ALONG SAID CENTERLINE TO THE CENTERLINE OF 23RD STREET; THENCE WEST ALONG THE CENTERLINE OF SAID 23RD STREET TO THE CENTERLINE OF TRACY AVENUE, SAID POINT ALSO BEING THE CENTERLINE OF THE 23RD-24TH STREET CONNECTION; THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF SAID CONNECTION TO THE CENTERLINE OF BRUCE WATKINS DRIVE; THENCE SOUTHEASTERLY ALONG SAID BRUCE WATKINS DRIVE TO THE CENTERLINE OF 'THE PASEO'; THENCE SOUTH ALONG THE CENTERLINE OF 'THE PASEO' TO THE CENTERLINE OF 25TH STREET; THENCE EAST ALONG THE CENTERLINE OF 25TH STREET TO THE CENTERLINE OF BRUCE WATKINS DRIVE; THENCE SOUTH ALONG THE CENTERLINE OF BRUCE WATKINS DRIVE TO THE CENTERLINE OF 27TH STREET; THENCE WEST ALONG THE CENTERLINE OF 27TH STREET TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 1, BLOCK 9, CONTINUATION OF BEACON HILL, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI; THENCE SOUTH ALONG SAID NORTHERLY PROLONGATION AND EAST LINE OF SAID LOT 1, TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 AND WESTERLY PROLONGATION THEREOF, TO THE CENTERLINE OF TROOST AVENUE; THENCE SOUTH ALONG THE CENTERLINE OF TROOST AVENUE TO A POINT 180 FEET SOUTH OF THE CENTERLINE OF 27TH STREET; THENCE WEST ALONG A LINE 180 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE OF 27TH STREET, A DISTANCE OF 40 FEET TO A POINT ON THE EAST LINE OF AN UNLABELED TRACT IN BLOCK 10, SAID CONTINUATION OF BEACON HILL, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF TROOST AVENUE; THENCE CONTINUING WEST ALONG A LINE 180 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE OF 27TH STREET, A DISTANCE OF 180 FEET, TO A POINT ON THE EAST LINE OF LOT 13, SAID BLOCK 10; THENCE NORTH, ALONG THE EAST LINE OF LOTS 13, 14, 15 AND THE NORTHERLY PROLONGATION THEREOF, 180 FEET TO THE CENTERLINE OF 27TH STREET; THENCE EAST ALONG THE CENTERLINE OF 27TH STREET, A DISTANCE OF 190 FEET TO THE POINT OF BEGINNING. 95 ACRES MORE OR LESS.

B01CS002.DOC
3/06/02

TERRACE PLACE

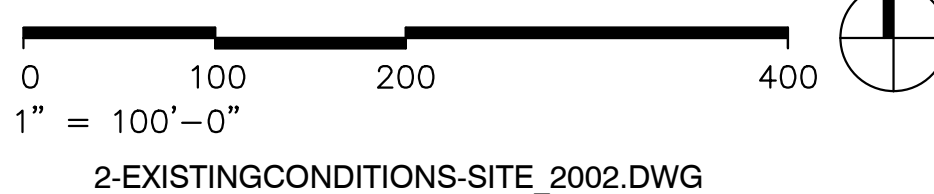
LEGAL DESCRIPTION BOUNDARY

WIRTHMAN PLACE

SHEPARD & BARN DOLLAR'S ADDITION

BEACON HILL
REDEVELOPMENT
Kansas City, Missouri

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LOCATION MAP

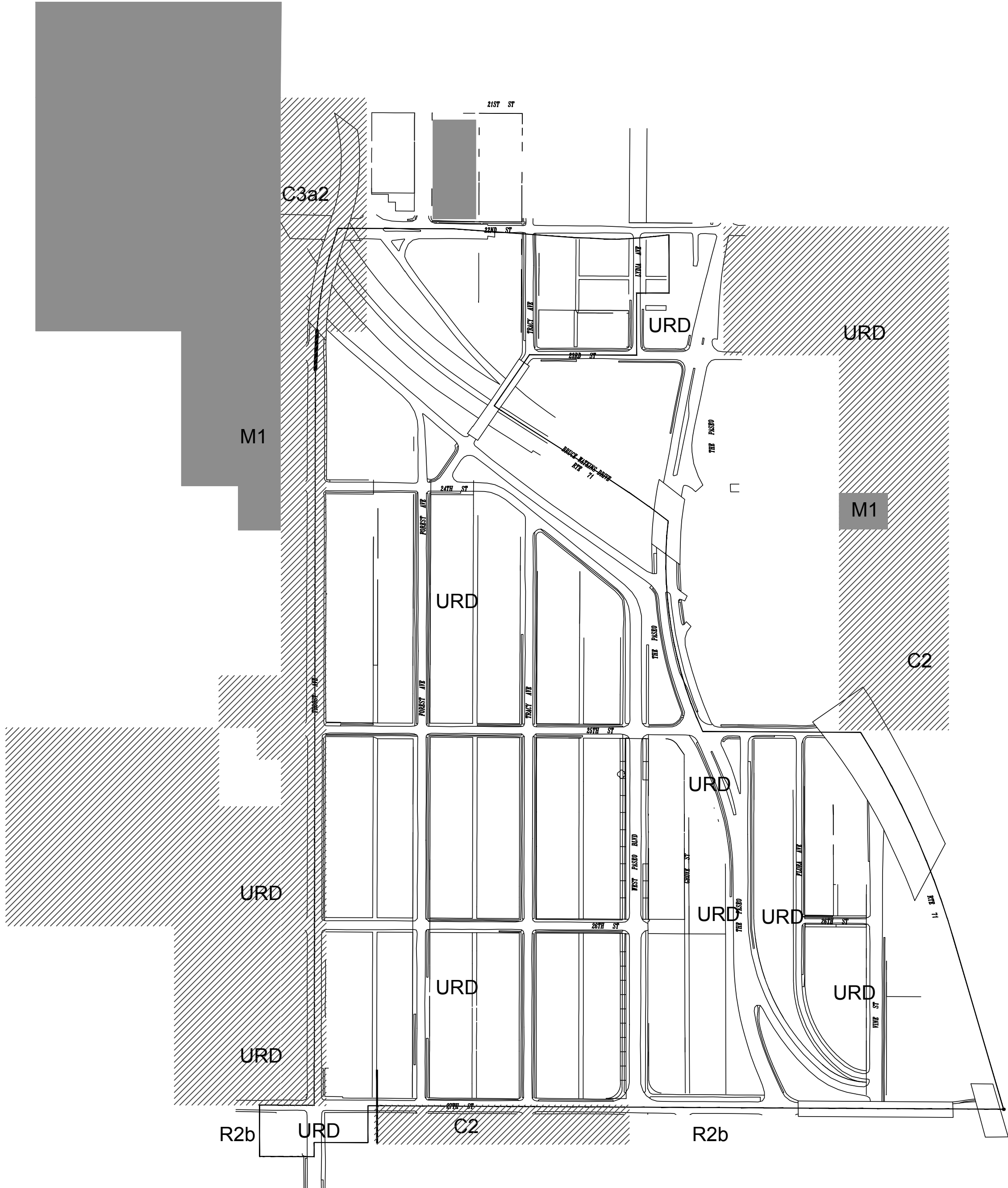


INDEX OF DRAWINGS

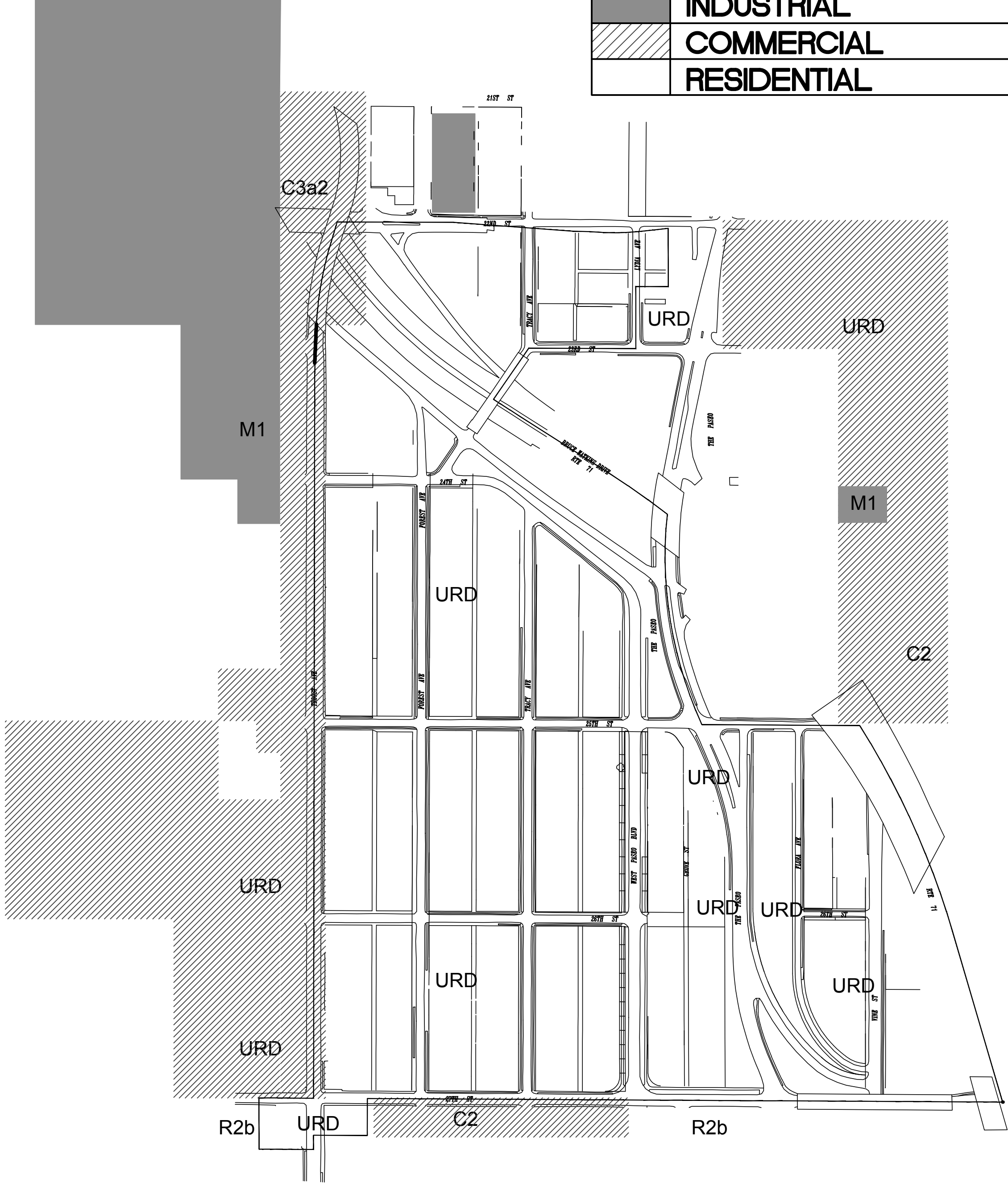
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UR SET
TB PROJECT 72-0840
REVISED
MAY 20, 2016
2002 EXISTING
CONDITIONS
LEGAL
DESCRIPTION
UR 2

EXISTING ZONING



PROPOSED ZONING



LEGEND	
	INDUSTRIAL
	COMMERCIAL
	RESIDENTIAL

Development Summary

Existing Zoning	URD
Proposed Zoning	URD
Total Land Area	94 acres
Existing Street Right of Way	29.11 acres
27th Street Dedication	TBD
Proposed Street Right of Way	11.16 acres
MoDOT Parcels	3.17 acres
Net Land Area	50.97 acres
Proposed Uses	Residential (including granny flats and live/work units), Senior housing (Robinson Hospital), Mixed use at SW & SE Corners of 27th & Troost, BRW/23rd & Troost. NE Corner 27th & Troost: 35,000 SF Grocery Store 10,000 SF Strip Commercial
Height Above Grade of Buildings	Residential up to 60 feet, Mixed use up to 55 feet
GFA per Floor and Total per Building	Residential 625 to 65,000 per floor, 1500 to 260,000 Mixed use 45,000 - 65,000 sq. ft. total in project area
Required Parking/ Proposed Parking	Per 88-420-06: Residential - 1 per unit required. Townhomes - 2 per unit provided Student Housing - 1.6 per unit provided Grocery Store Commercial - 2.5/1000 SF Grocery @ 35,000 SF = 88 spaces req'd* Strip Retail @ 10,000 SF = 25 spaces req'd* Total of 194 spaces provided.
Commencement and Completion Dates	Varies (see phasing schedule)
Amendment to Existing Development Plans	Yes

* Note: Special parking regulations apply per 88-420-04J. Rapid Transit Stops. Retail sales-related uses are not required to provide off-street parking for the first 4,000 square feet of gross floor area.

Legend

	Townhome
	Single Family New
	Single Family Infill
	Single Family Existing
	Multi-Family New
	Private Open Space
	Parkland Open Space
	Commercial
	Student Housing
	Mixed Use

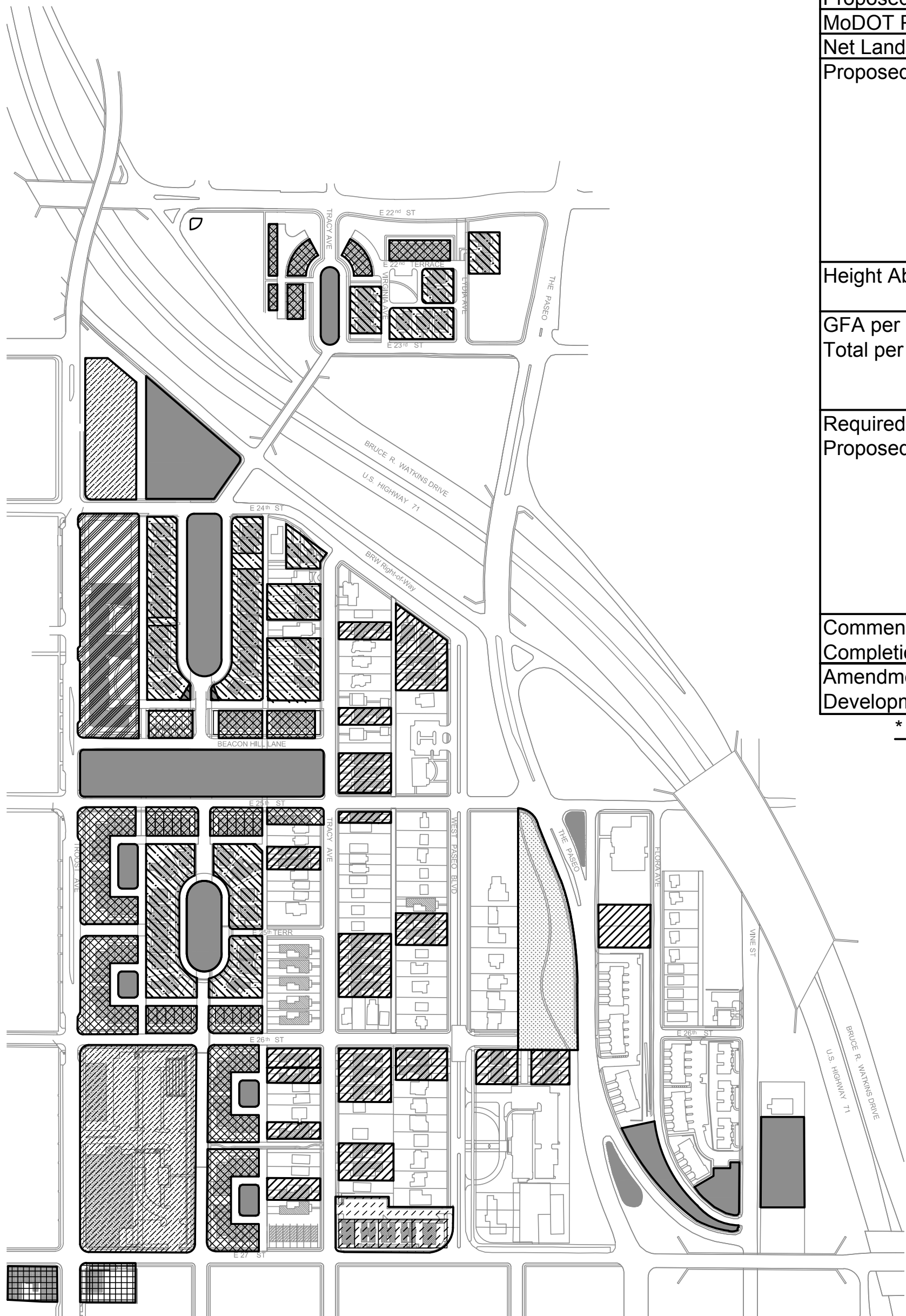
Phasing Notes

1. Infill development and rehabilitation of existing structures will take place throughout the development process, regardless of which phase is predominately under construction.

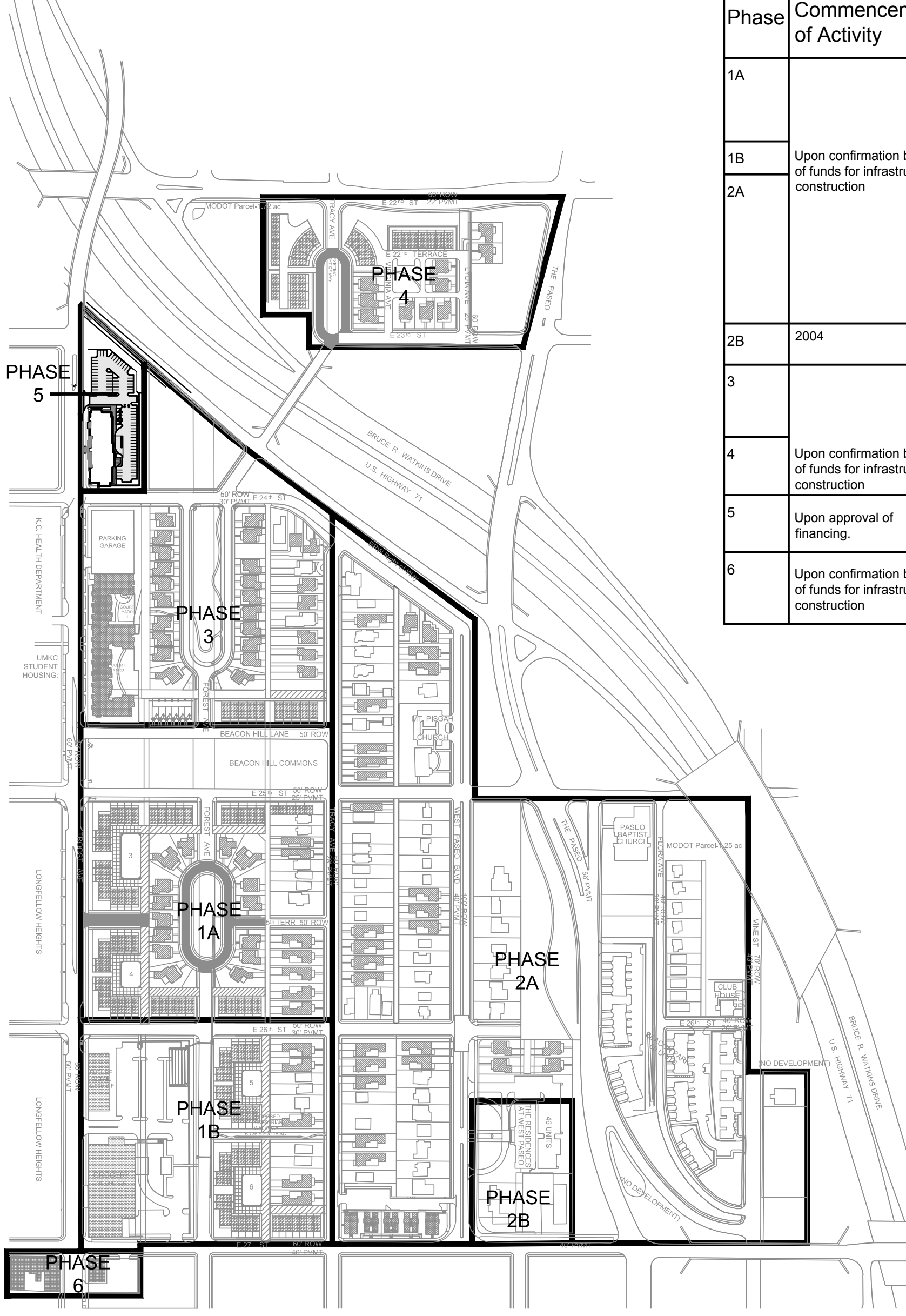
2. Phasing Schedule

Phase	Commencement of Activity	Performance Time Limit/ Completion of	Type of Activity within Phase
1A			Demolition and/or rehabilitation of single family dwellings; construction of new townhome and single-family dwellings; construction of infill single-family dwellings; 35,000 SF Grocery Store, 10,000 SF Strip Commercial
1B	Upon confirmation by City of funds for infrastructure construction	5-6 years following commencement	Demolition and/or rehabilitation of single family dwellings; construction of new townhome and single-family dwellings; construction of infill single-family dwellings; construction by third-party developer of new multi-family townhome and flats, and construction of grocery store and strip retail.
2A			Demolition and/or rehabilitation of single family dwellings; construction of new townhome and single-family dwellings; construction of infill single-family dwellings; construction by third-party developer of new multi-family townhome and flats, and construction of grocery store and strip retail.
2B	2004	2006	Rehabilitation of Robinson Hospital by approved Assignee
3			Demolition of single family dwellings; construction of new townhome, single-family dwellings, and student housing.
4	Upon confirmation by City of funds for infrastructure construction	5-6 years following commencement	Demolition; construction of new townhome and single-family dwellings
5	Upon approval of financing.	2-3 years following commencement	Construction of new Hotel structure by Redeveloper or City approved third party
6	Upon confirmation by City of funds for infrastructure construction	5-6 years following commencement	Rehabilitation of existing and construction of new commercial structures by Redeveloper or City approved third party

SITE PLAN

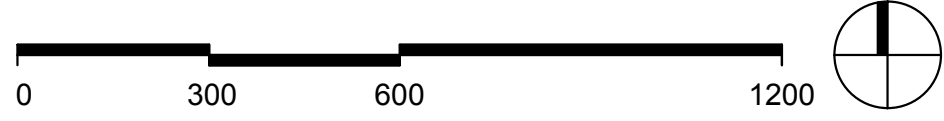


PHASING PLAN



BEACON HILL
REDEVELOPMENT
Kansas City, Missouri

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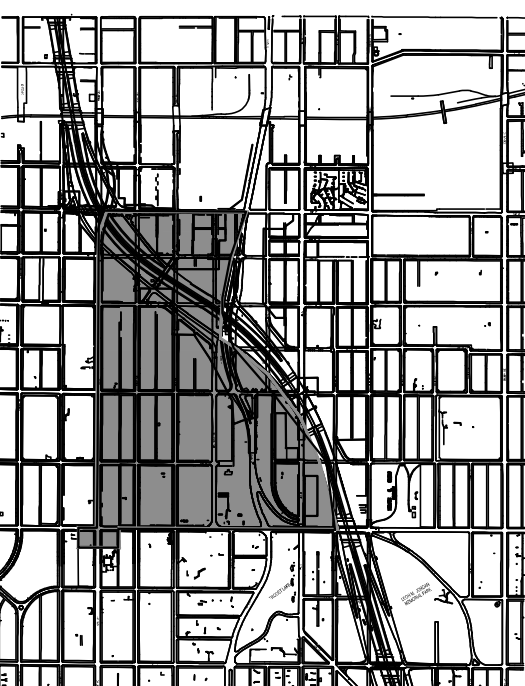


3-ZONINGSITEPHASINGPLANS-1.DWG

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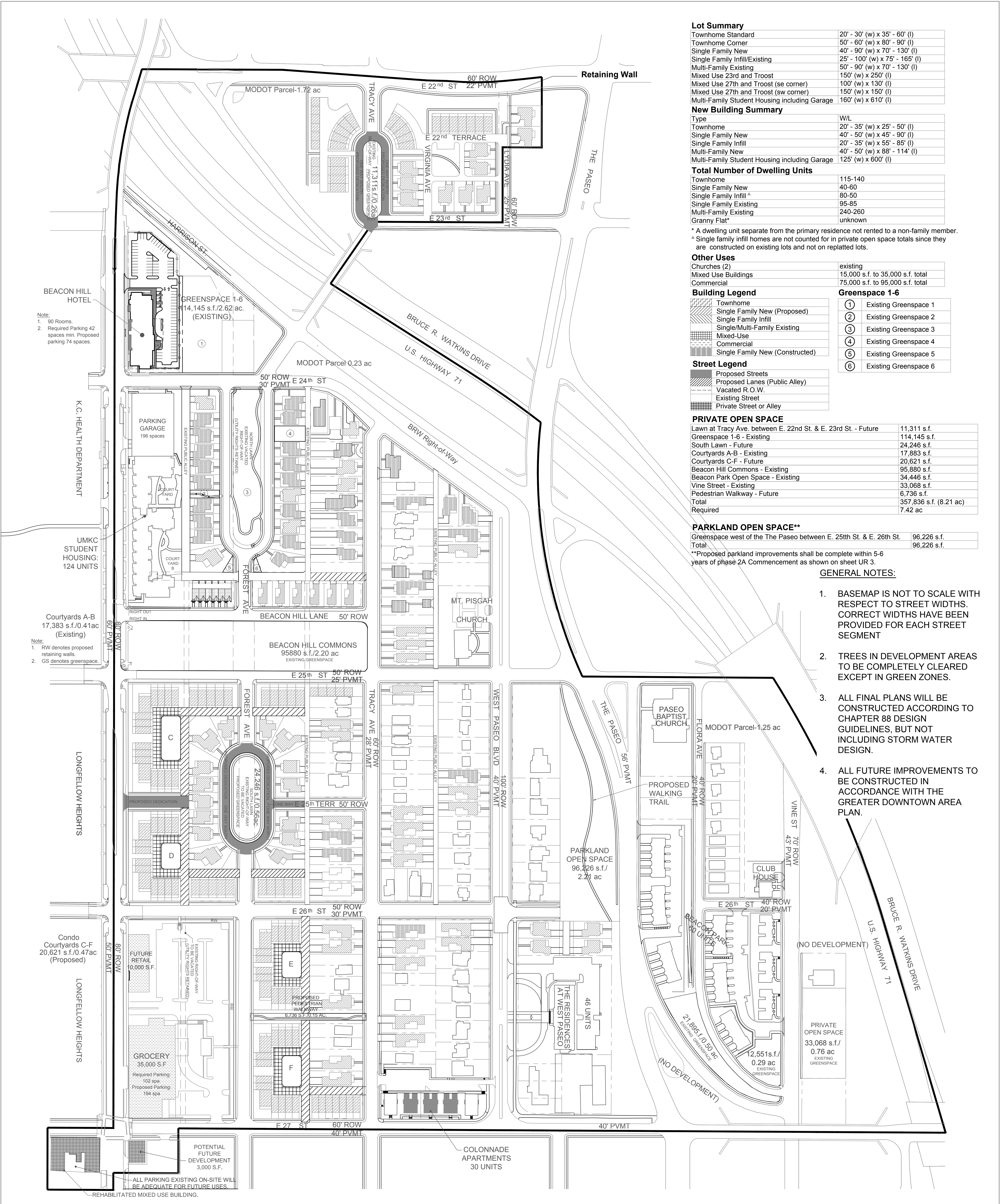
LOCATION MAP



INDEX OF DRAWINGS

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UR SET
TB PROJECT 72-0840
REVISED
MAY 20, 2016
EXISTING AND
PROPOSED
ZONING SITE PLAN,
PHASING PLAN
UR-3



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)

Total Number of Dwelling Units	
Townhome	115-140
Single Family New	40-60
Single Family Infill ^	80-50
Single Family Existing	95-85
Multi-Family Existing	240-260
Granny Flat*	unknown

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

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

Building Legend	
	Townhome
	Single Family New (Proposed)
	Single Family Infill
	Single/Multi-Family Existing
	Mixed-Use
	Commercial
	Single Family New (Constructed)

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

PARKLAND OPEN SPACE**	
Greenspace west of the The Paseo between E. 25th St. & E. 26th St.	96,226 s.f.
Total	96,226 s.f.

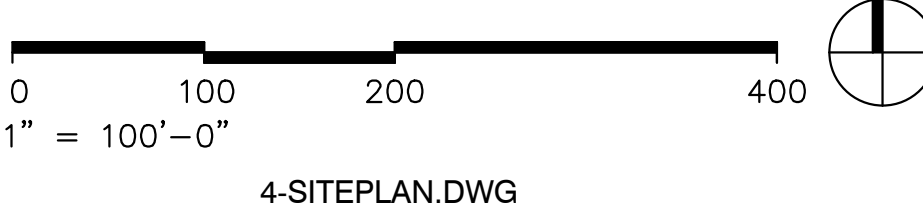
**Proposed parkland improvements shall be complete within 5-6 years of phase 2A Commencement as shown on sheet UR 3.

GENERAL NOTES:

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

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LOCATION MAP

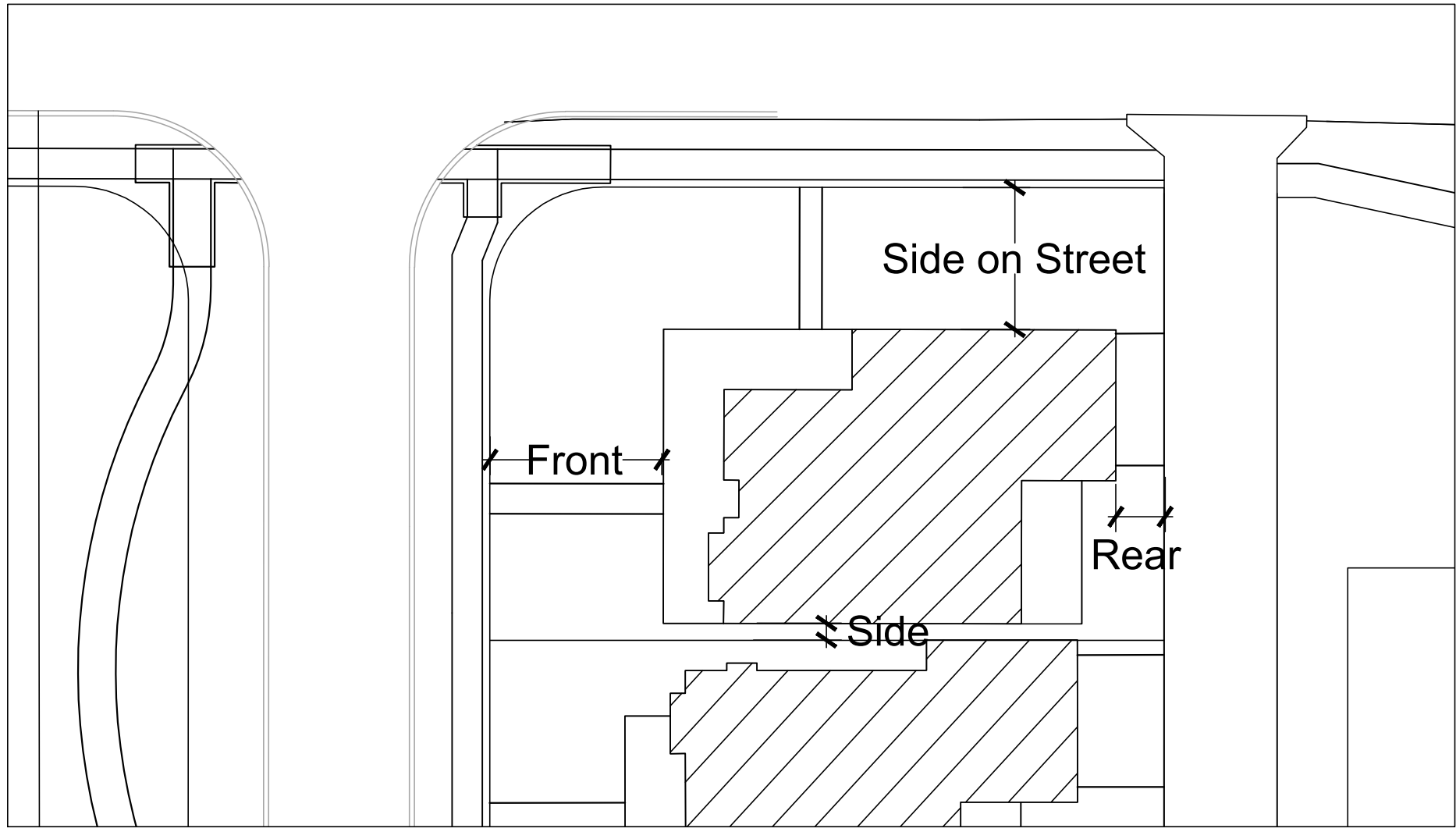


INDEX OF DRAWINGS

Sheet Number	Sheet Title
UR 1	COVER SHEET
UR 2	2002 EXISTING CONDITIONS LEGAL DESCRIPTION
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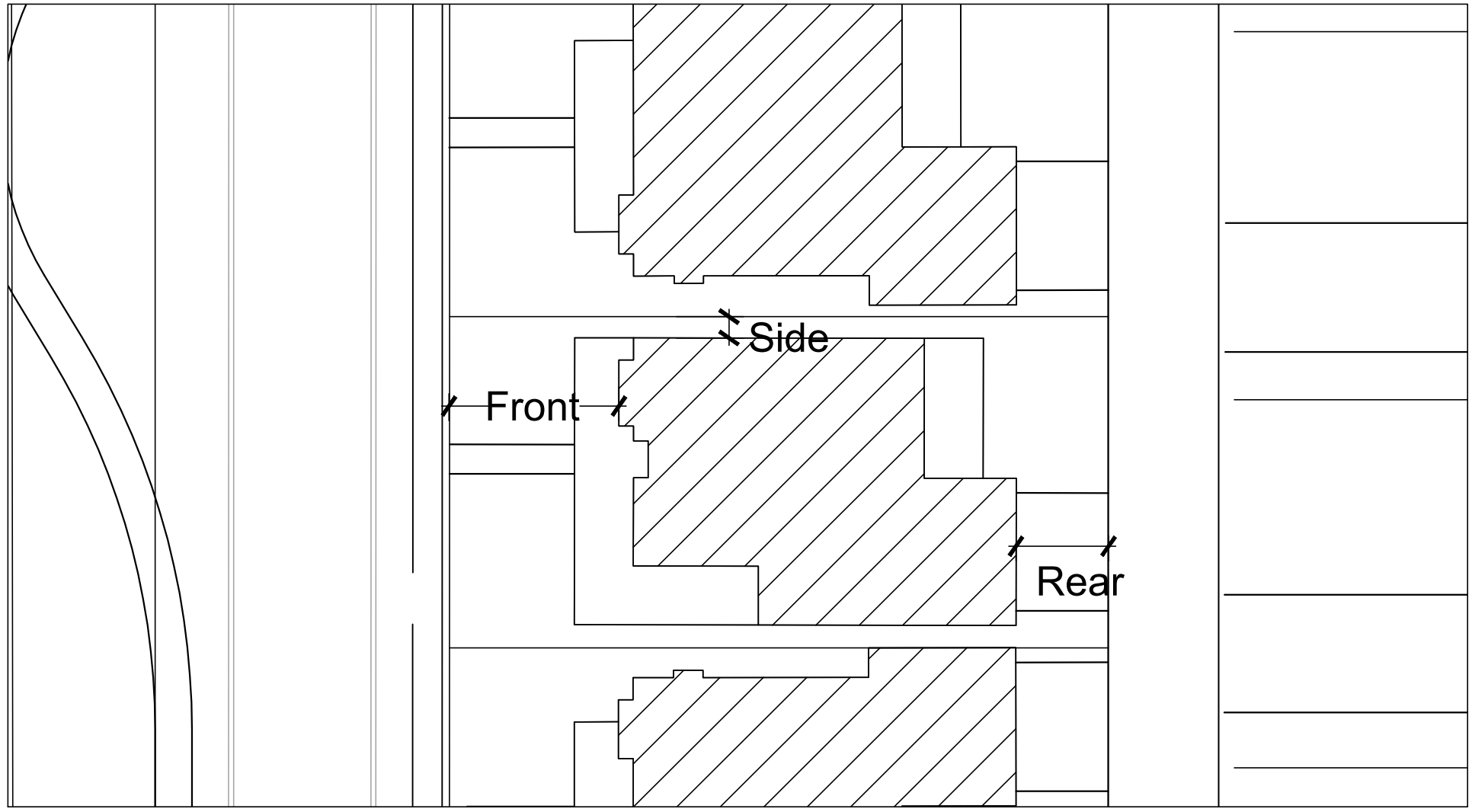
UR SET
TB PROJECT 72-0840
REVISED
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SITE PLAN
UR 4



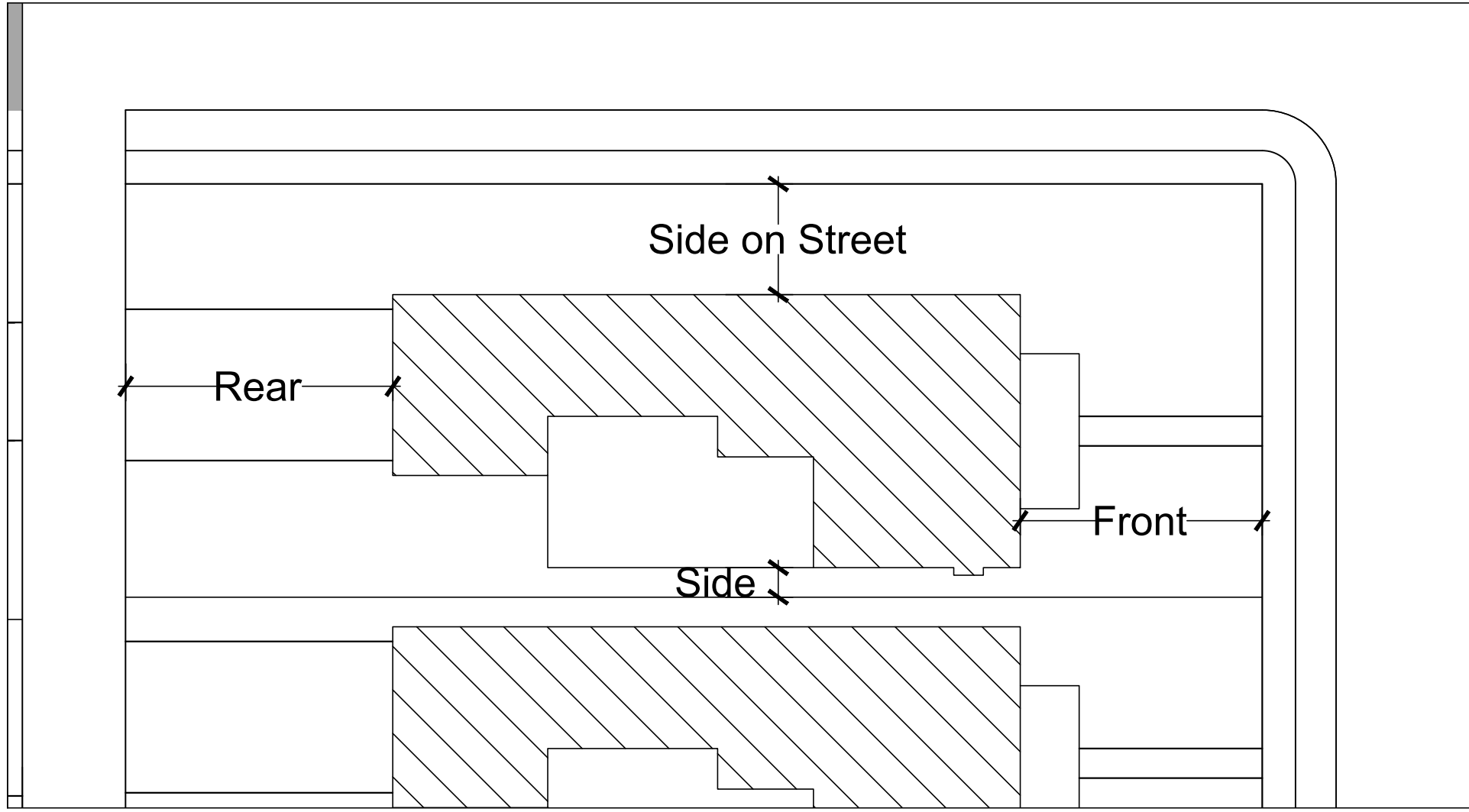
Single Family Corner Lot

- Front setback shall be 25 feet to the primary facade.
- Side setback shall be 4 feet except in the case of garages, which may have no setback.
- On corner lots, the sideyard shall be a minimum of 4 feet.
- Rear yards shall be defined so as to create a contiguous area equal to 15% of the lot.



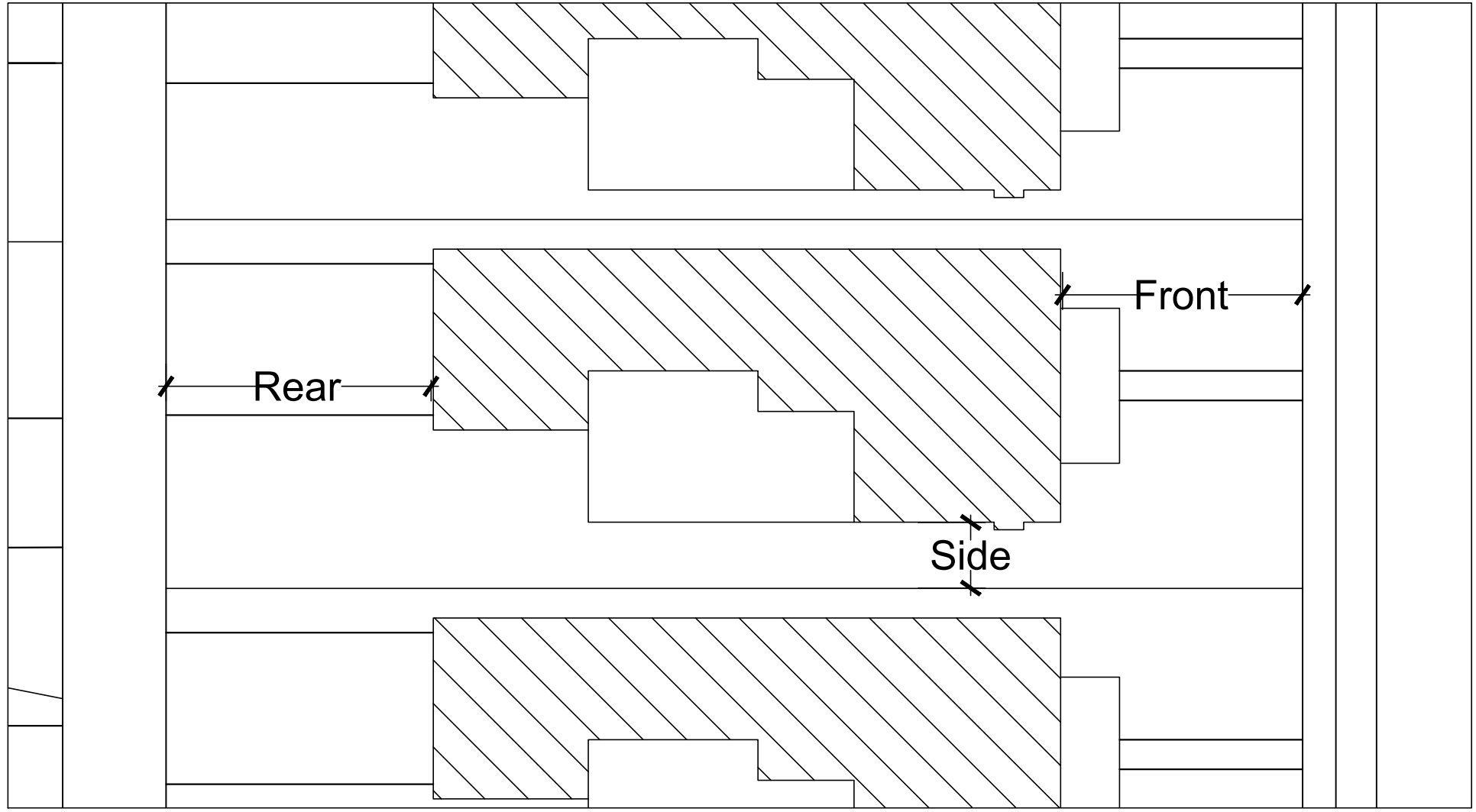
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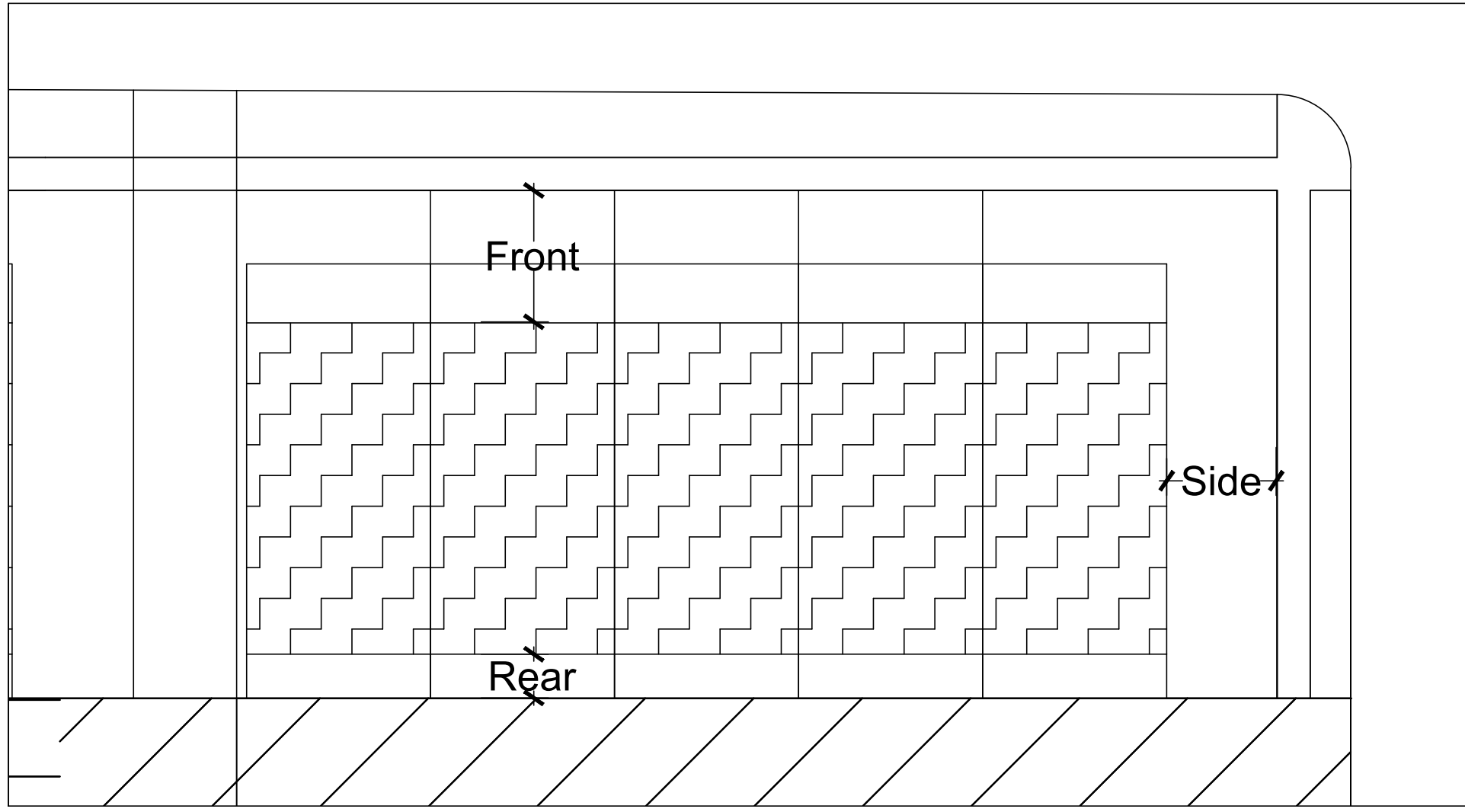
Infill Single Family Corner Lot

- Front setback shall align with the nearest existing single family unit.
- Side setbacks shall be a minimum of 4 feet.
- Rear yards shall exceed 20% of the lot area.
- Garage setbacks shall be 10 feet from the rear property line, where served by a lane.



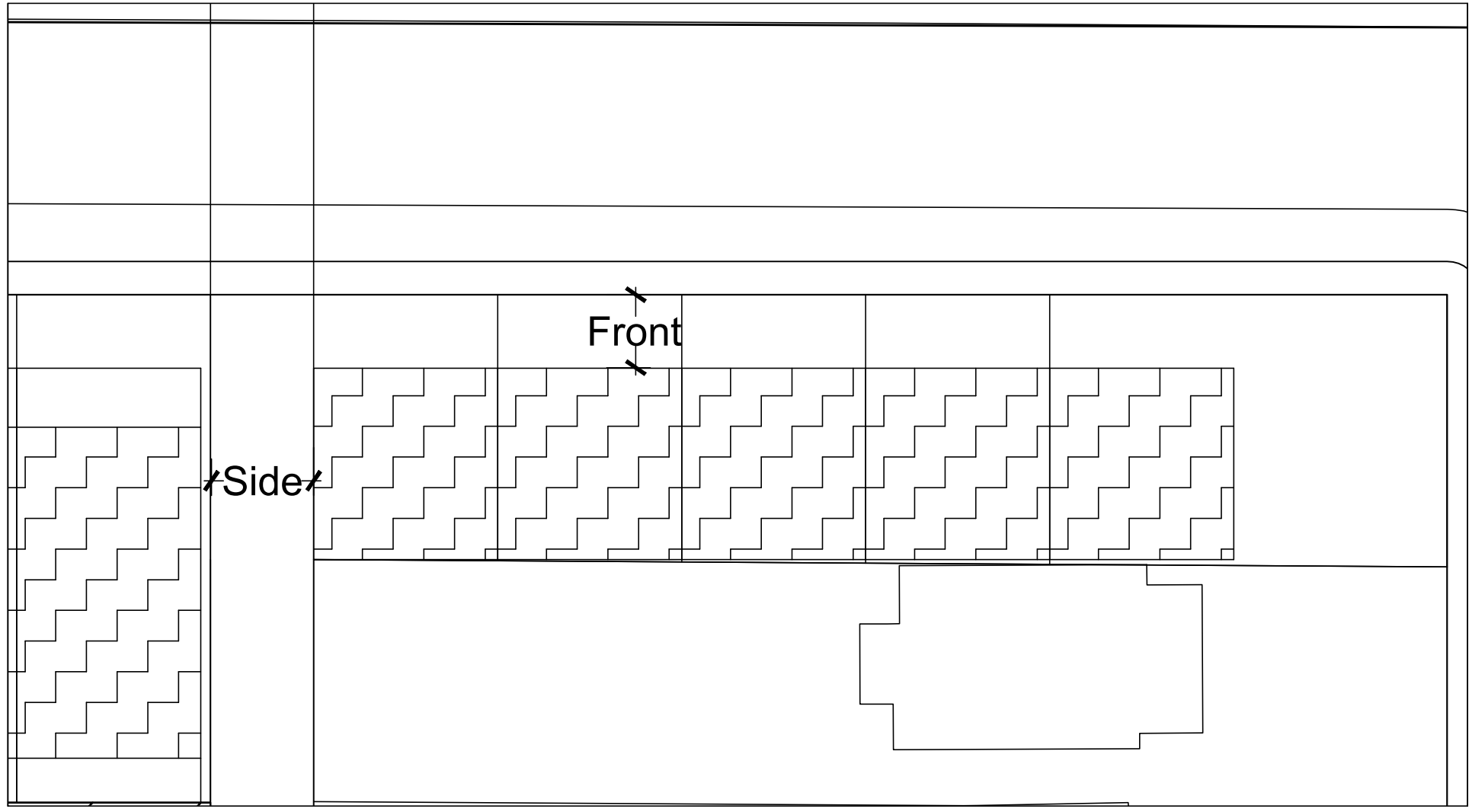
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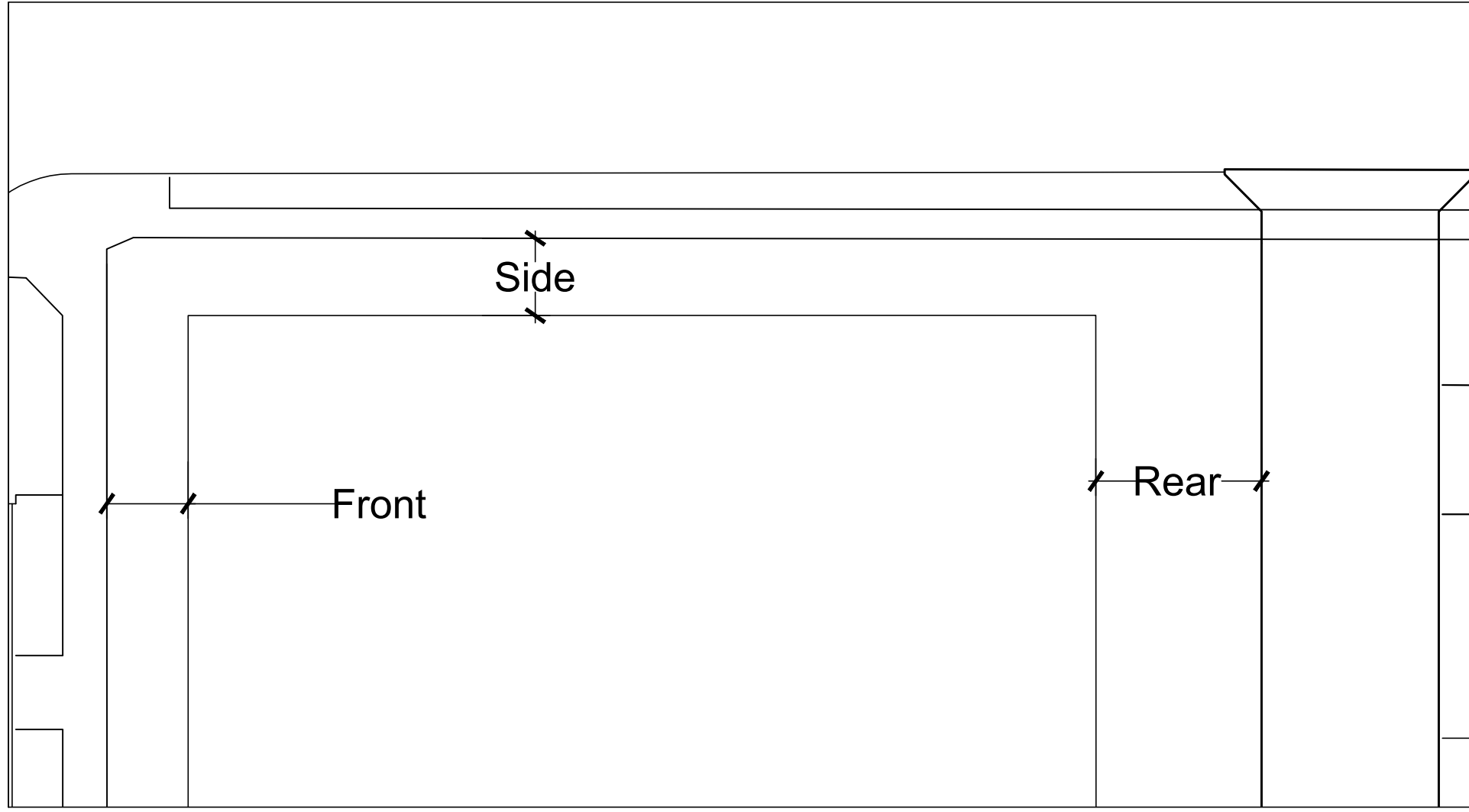
Townhouse

- Front setback shall be 18 feet minimum.
- Side setbacks on townhouse ends shall be 5 feet minimum.
- Rear setbacks shall be 6 feet minimum.



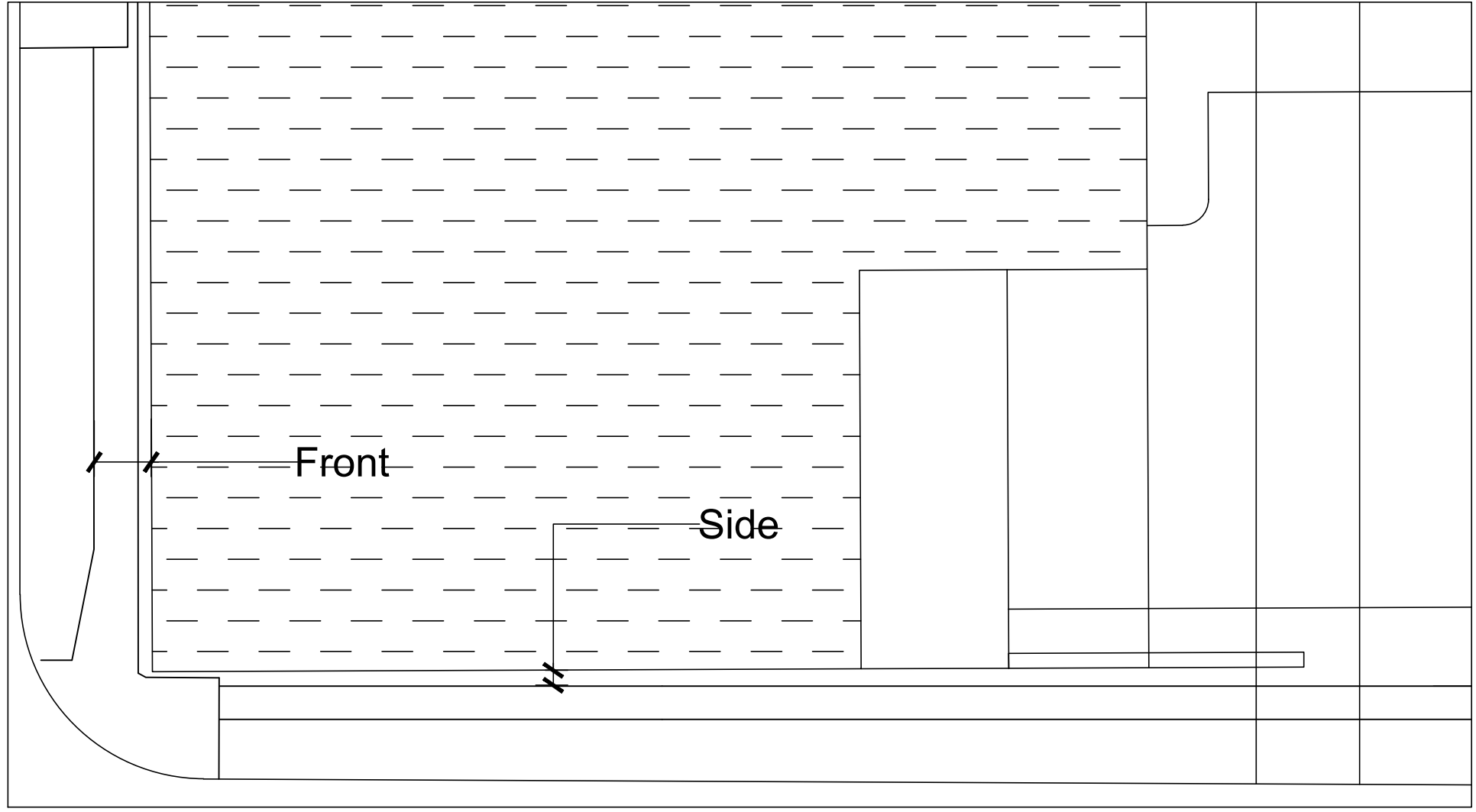
Lateral Townhouse

- Front setback shall be 0 to 10 feet.
- Side setbacks on townhouse ends shall be 5 feet minimum.
- No minimum for rear setback.



Student Housing

- Front setback shall be 10' min.
- Side setback shall be 10' min.
- Rear setback shall be 10' min.



Grocery Store at NW Corner of 27th St. & Troost Ave.

- Front and Side setbacks shall be 0 feet.

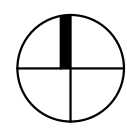
NOTES:
1. BEACON HILL HOTEL SETBACKS ARE SHOWN ON SHEET 12.
2. BASEMAP IS NOT TO SCALE WITH RESPECT TO SETBACK DISTANCES. CORRECT DISTANCES HAVE BEEN PROVIDED IN THE TEXT BELOW EACH LOT TYPE.

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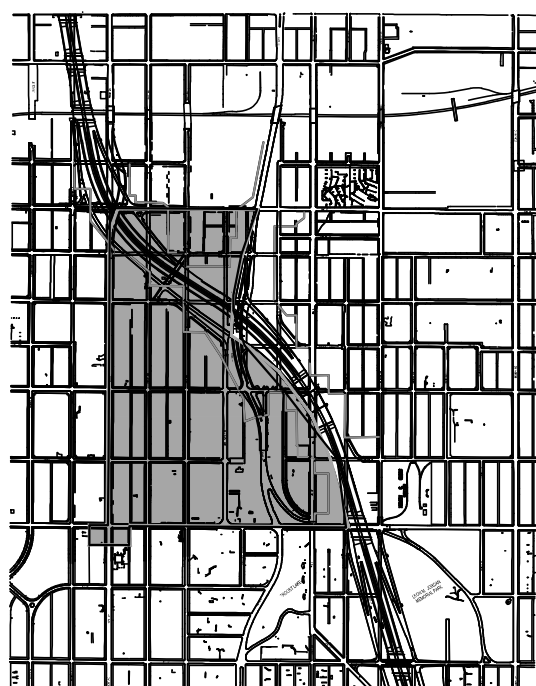
NOT TO SCALE



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LOCATION MAP

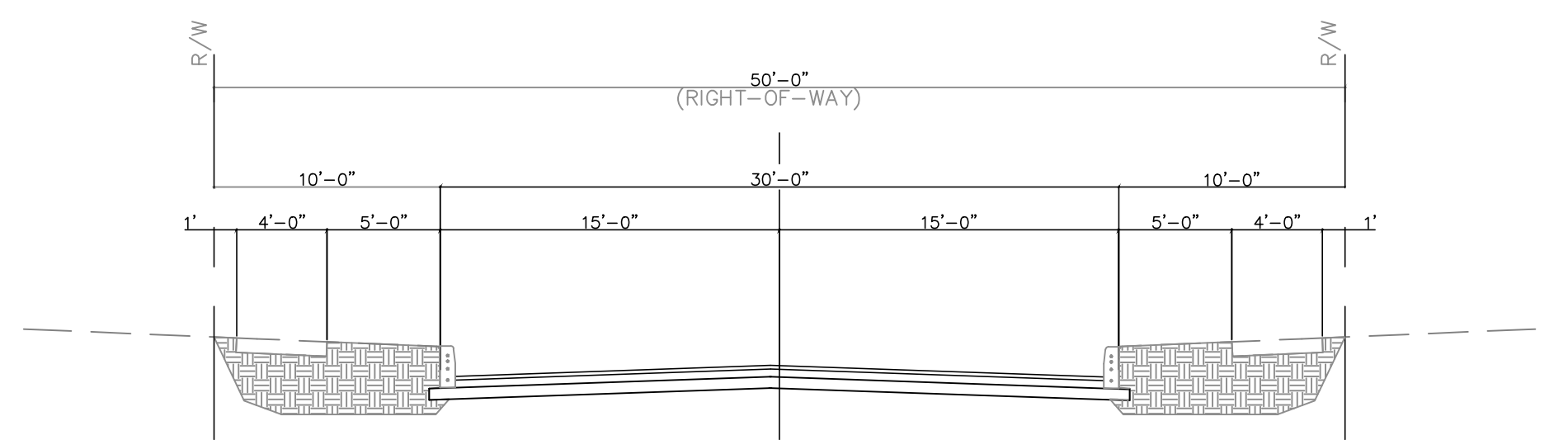
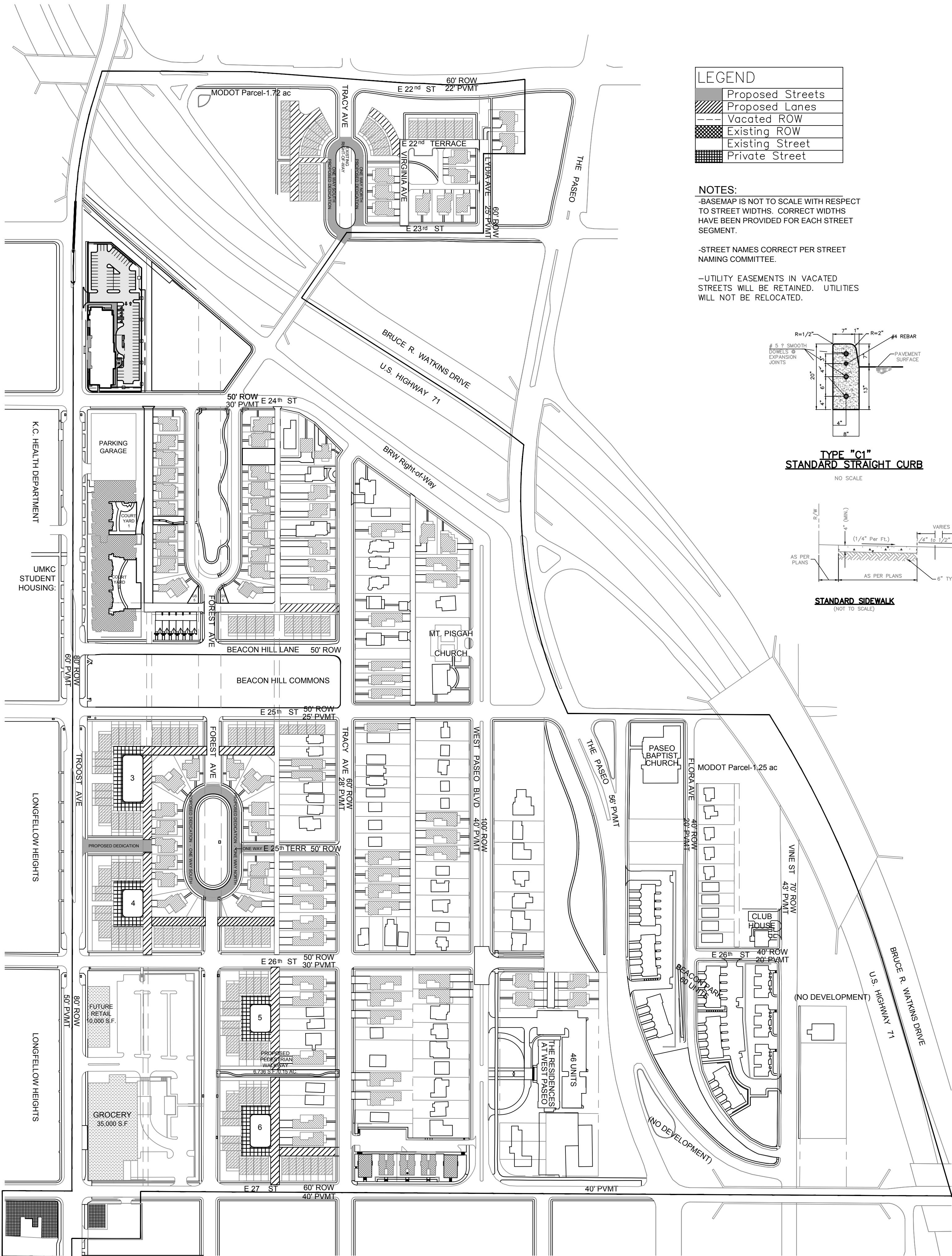


INDEX OF DRAWINGS

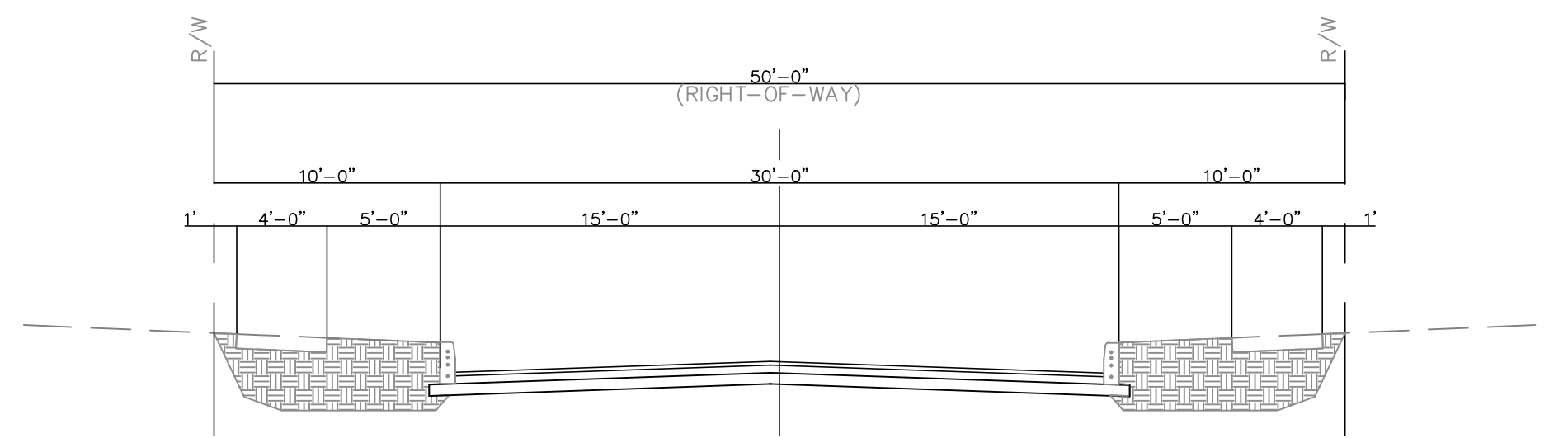
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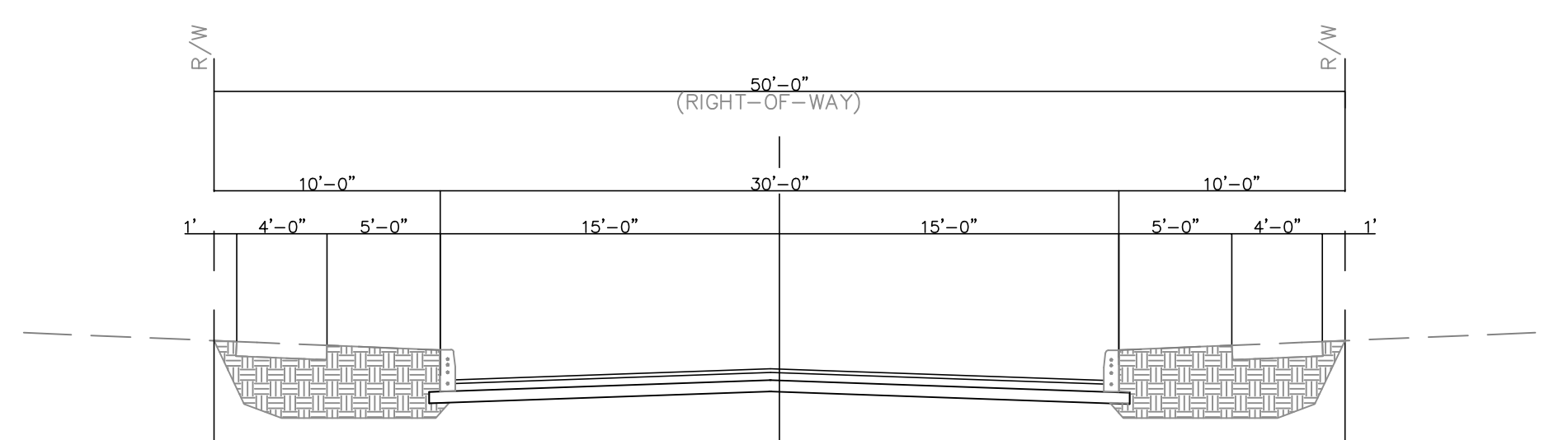
SETBACKS
UR 5



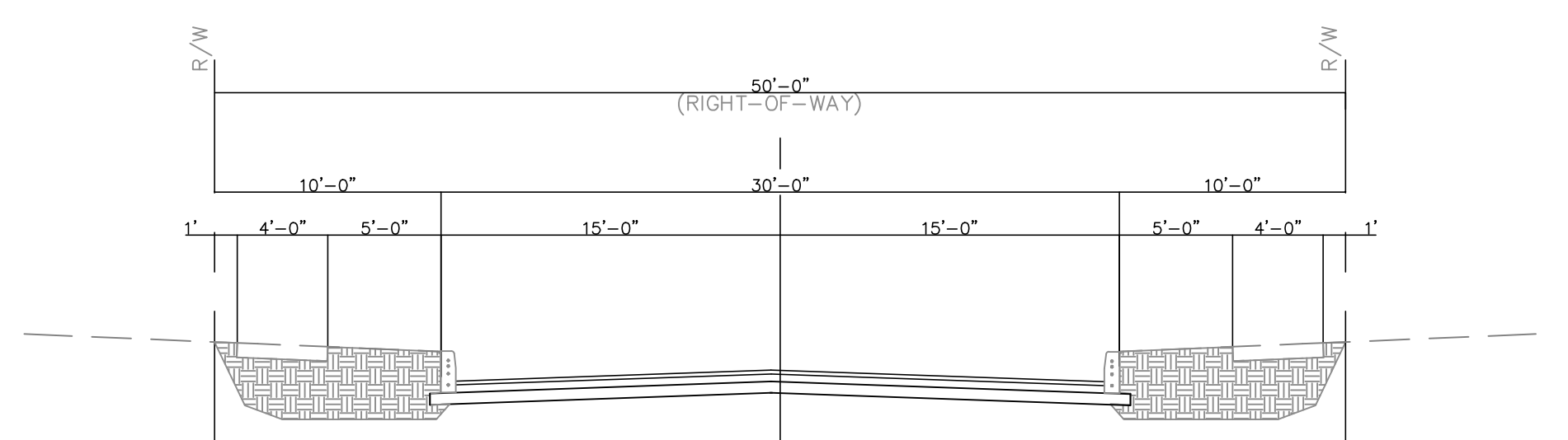
TYPICAL SECTION-E 25TH TERR. (PROP.)
(BETWEEN TROOST & FOREST)



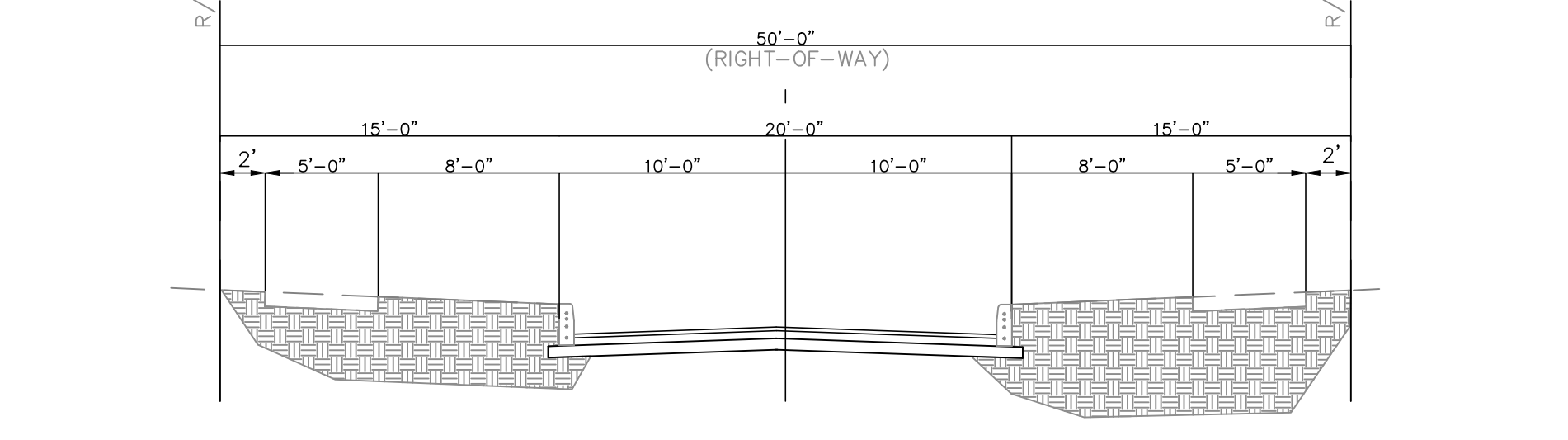
TYPICAL SECTION-E 26TH TERR. (PROP.)
(BETWEEN TROOST & FOREST)



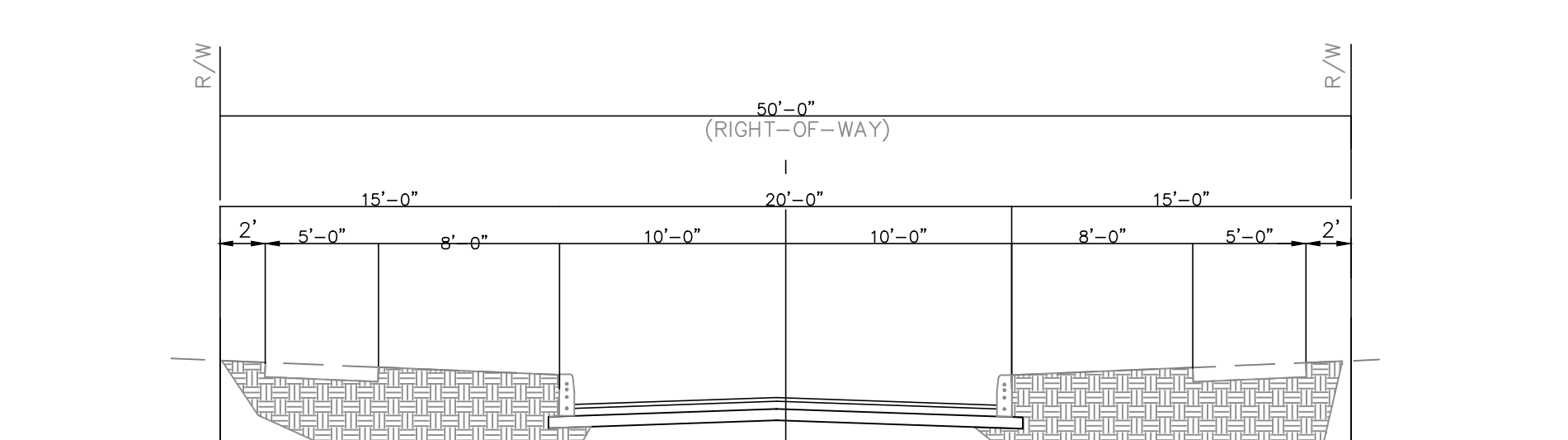
TYPICAL SECTION-E 24TH STREET TERR. (PROP.)



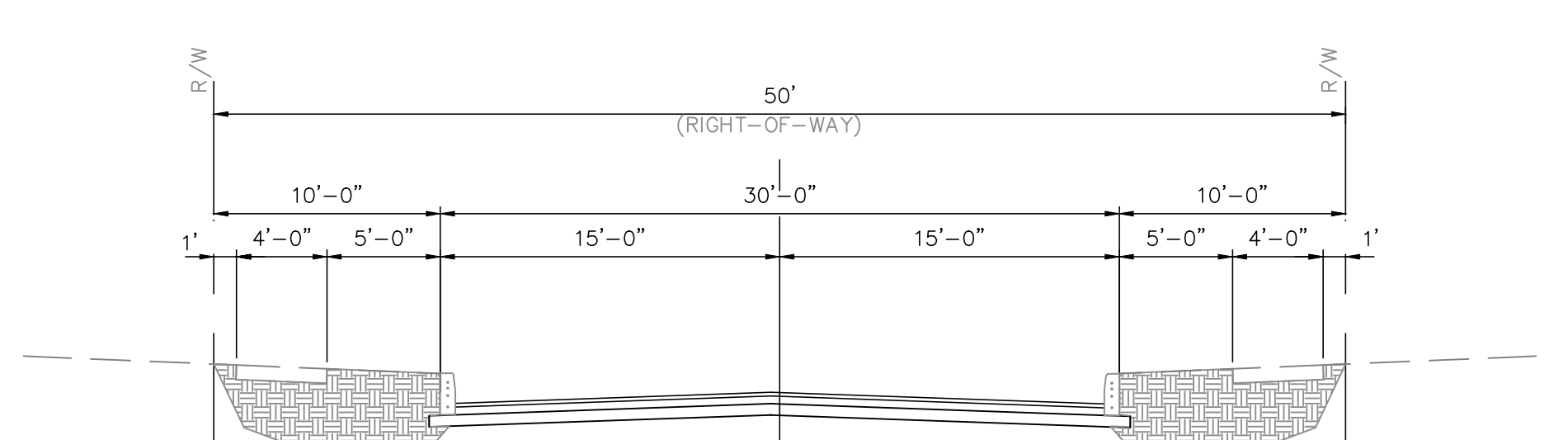
TYPICAL SECTION-BEACON HILL LANE



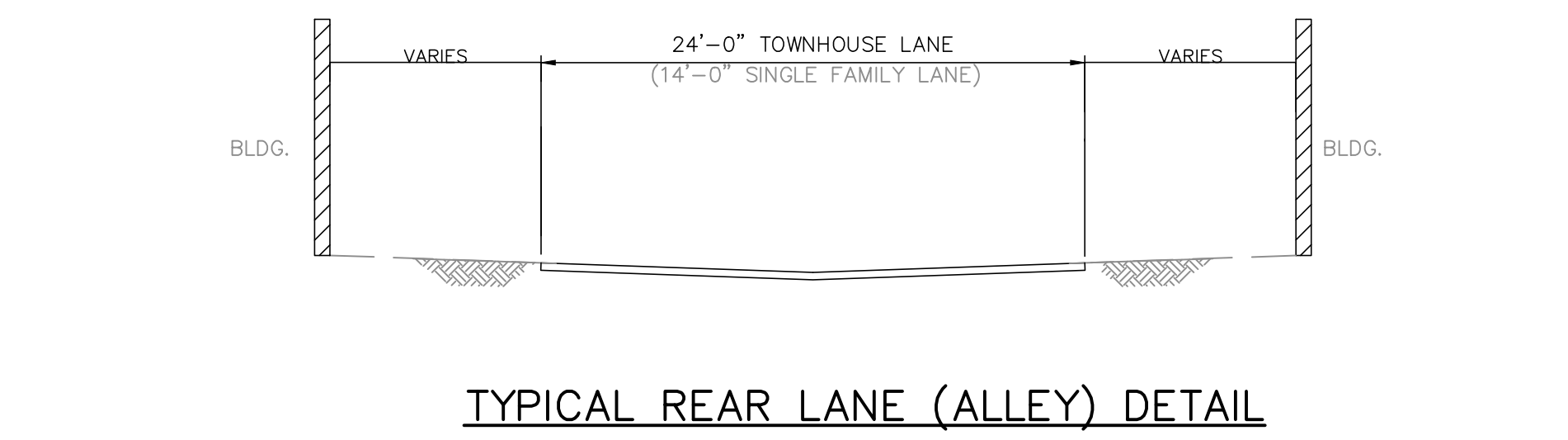
TYPICAL SECTION-E 25TH TERR. (PROP.)
(BETWEEN FOREST & TRACY)



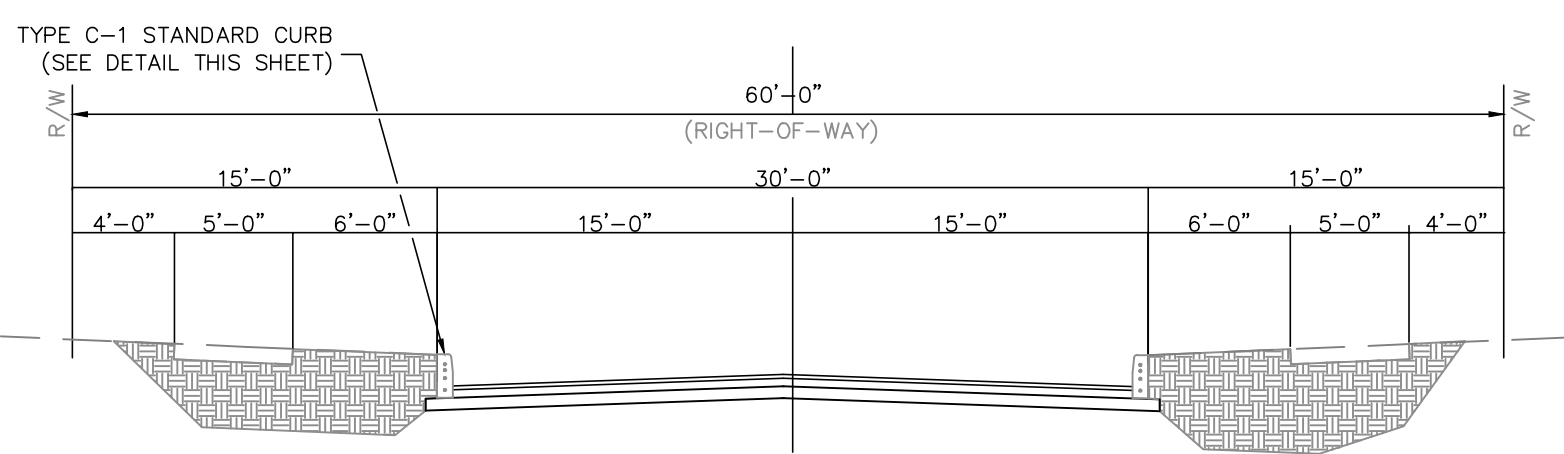
TYPICAL SECTION-E 26TH ST. TERR. (PROP.)
(BETWEEN FOREST & TRACY)



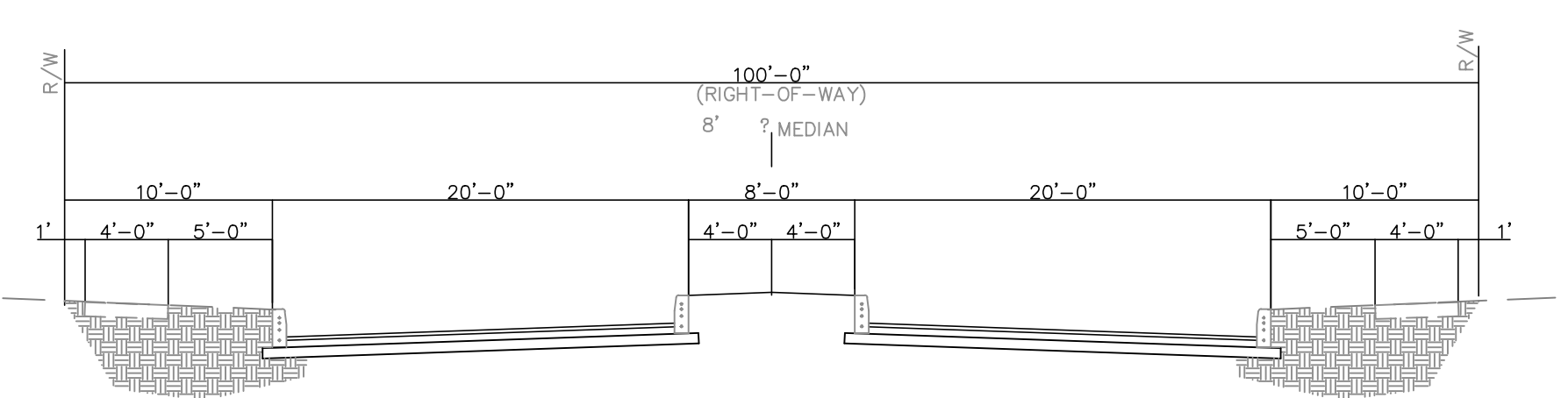
TYPICAL SECTION-LYDIA AVE(PASEO VIEW DRIVE)



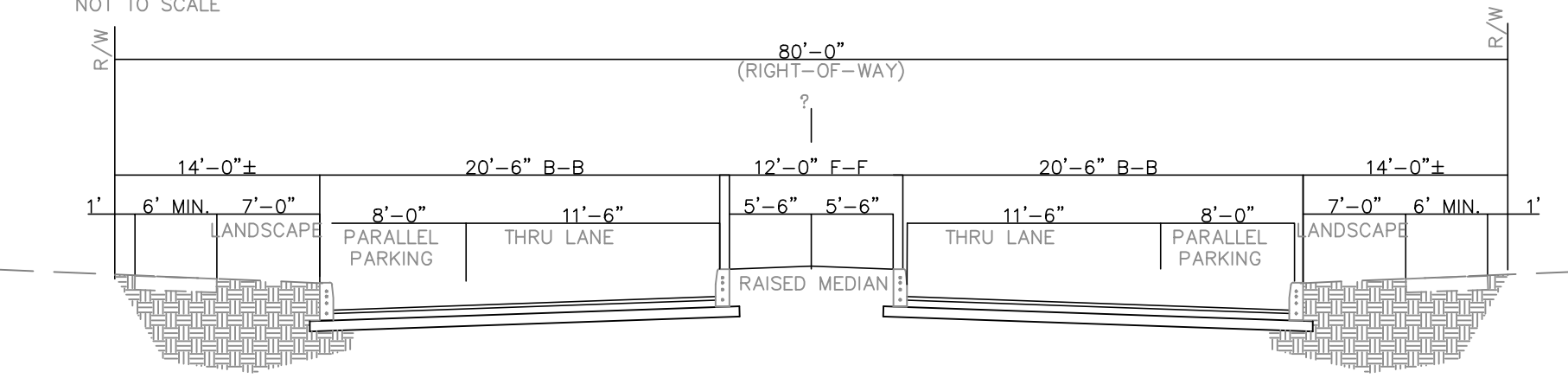
TYPICAL REAR LANE (ALLEY) DETAIL



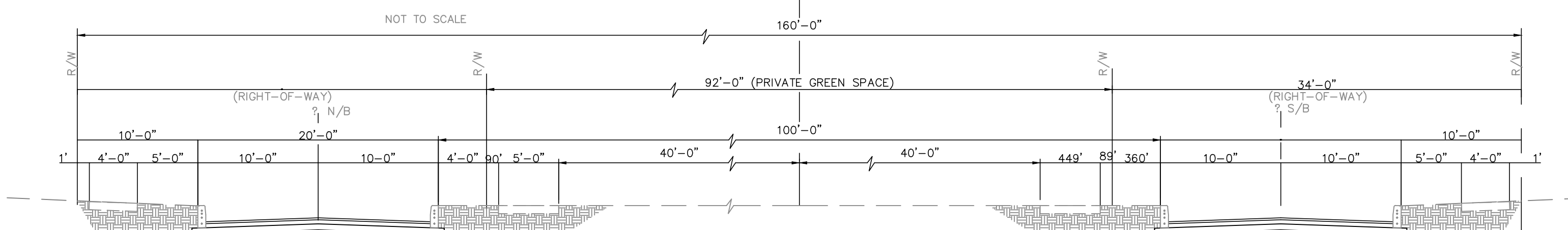
TYPICAL SECTION-FOREST AVE. (EXIST.)



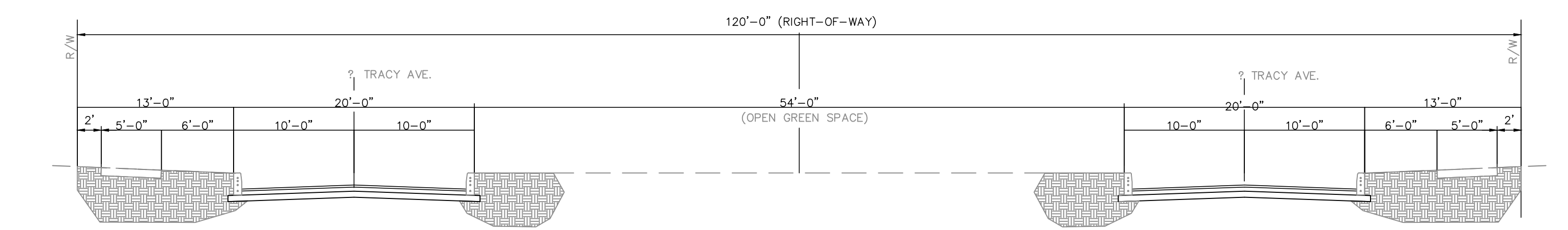
TYPICAL SECTION-WEST PASEO BLVD. (PROP.)



TYPICAL SECTION-TROOST AVENUE. (PROP.)



PROPOSED FOREST AVE. (TYPICAL SECTION)



PROPOSED TRACY AVE. @ MOUNT PROSPECT CIRCLE

BEACON HILL REDEVELOPMENT

Kansas City, Missouri

SEIDEL/HOLZMAN

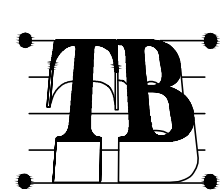
Master Planner
Design Architect

HNTB

Urban Designer
Landscape Architect

NOT TO SCALE

BEACON HILL NEIGHBORHOOD UR REDEVELOPMENT SUBMITTAL



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

LOCATION MAP

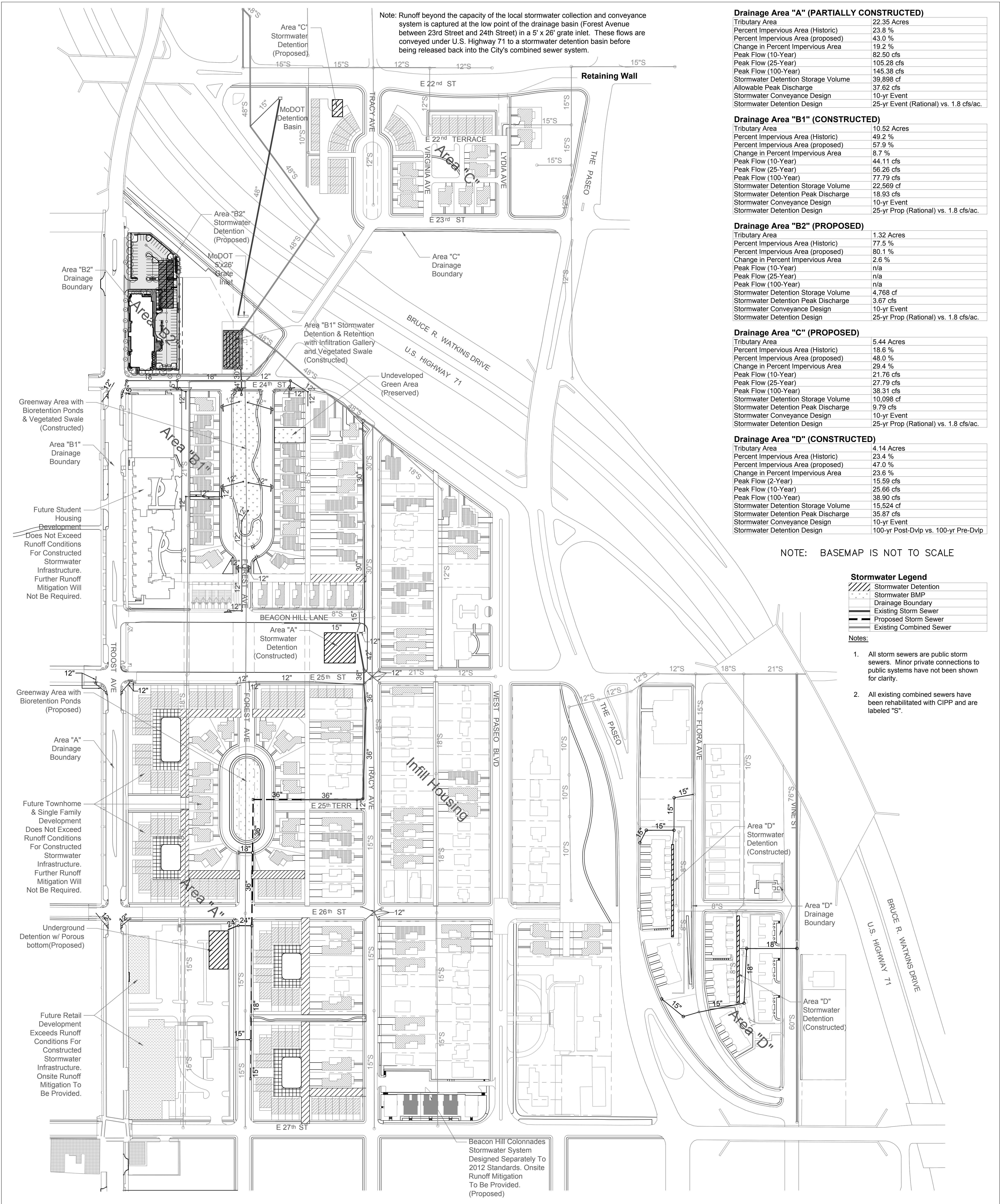


INDEX OF DRAWINGS

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

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

STREETS AND
STREET SECTIONS
UR 6



BEACON HILL
REDEVELOPMENT
Kansas City, Missouri

SEIDEL/HOLZMAN

Master Planner
Design Architect

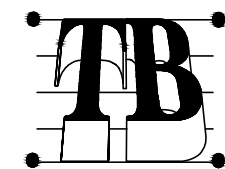
HNTB

Urban Designer
Landscape Architect



7-STORMWATER PLAN.DWG

BEACON HILL NEIGHBORHOOD
UR REDEVELOPMENT
SUBMITTAL



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Engineering - Landscape Architecture - Surveying

LOCATION MAP

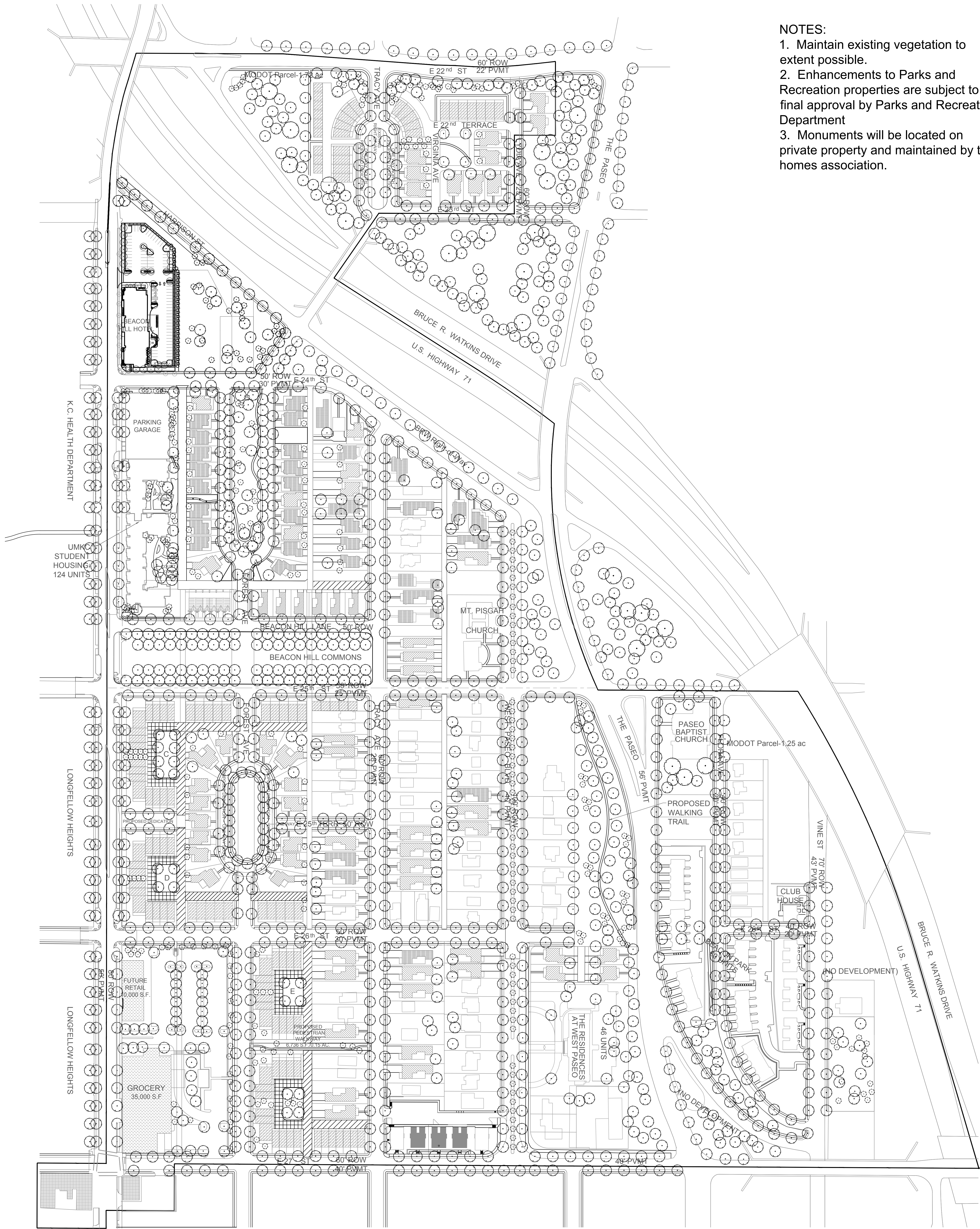


INDEX OF DRAWINGS

Sheet Number	Sheet Title
UR 1	COVER SHEET
UR 2	2002 EXISTING CONDITIONS LEGAL DESCRIPTION
UR 3	EXISTING AND PROPOSED ZONING SITE PLAN, PHASING PLAN
UR 4	SITE PLAN
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UR SET
TB PROJECT 72-0840
REVISED
MAY 20, 2016

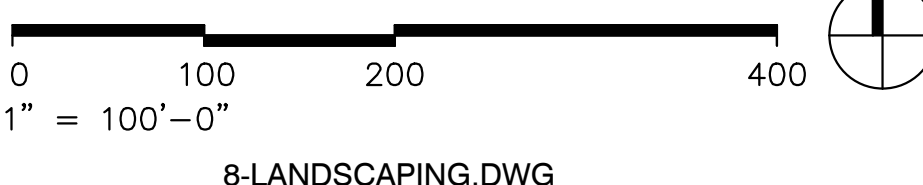
STORMWATER
CONCEPT PLAN
UR 7



- NOTES:
1. Maintain existing vegetation to extent possible.
 2. Enhancements to Parks and Recreation properties are subject to final approval by Parks and Recreation Department
 3. Monuments will be located on private property and maintained by the homes association.

BEACON HILL
REDEVELOPMENT
Kansas City, Missouri

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



BEACON HILL NEIGHBORHOOD
UR REDEVELOPMENT
SUBMITTAL

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Engineering - Landscape Architecture - Surveying

LOCATION MAP

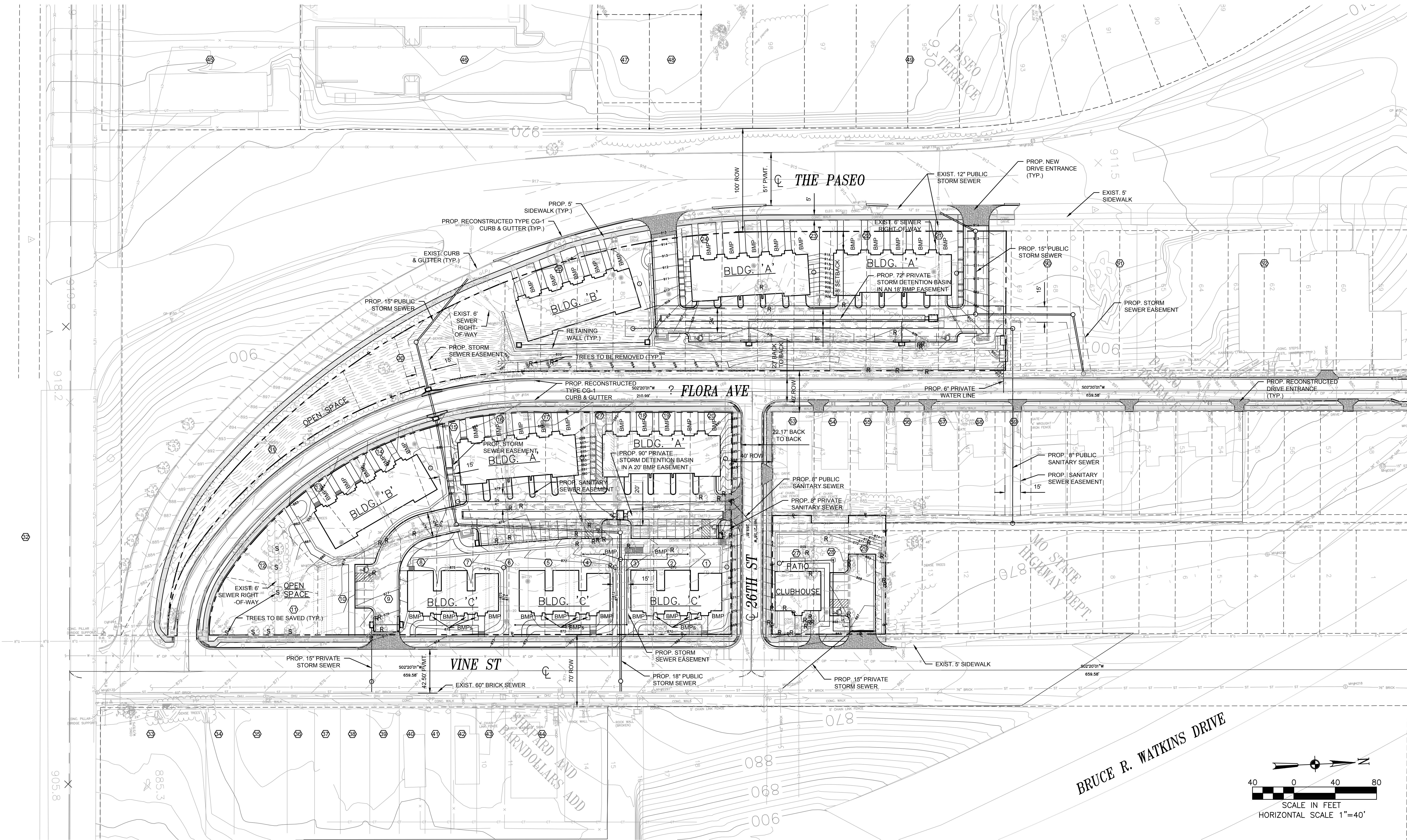


INDEX OF DRAWINGS

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

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

LANDSCAPE
CONCEPT PLAN
UR 8



OWNERSHIP INFORMATION					
TRACT NO.	OWNER	ADDRESS	TRACT NO.	OWNER	ADDRESS
1-26, 34-38, 40, 42-43, 49	HOUSING AND ECONOMIC DEVELOPMENT	4001 BLUE PARKWAY, STE 250 KANSAS CITY, MO 64130	45	WELCOME HOUSE INC.	1414 E 27TH ST KANSAS CITY, MO 64108
27	BACKLIFE-KC	3700 TRACY AVE KANSAS CITY, MO 64109	46	RESIDENCE AT WEST PASEO LP COHEN-ESREY	6800 W 64TH ST, STE 101 MISSION, KS 66202-4179
28	LUTHER GOLD	7001 ASKEW KANSAS CITY, MO 64132	47, 48	BEACON HILL HOMEOWNERS ASSOC SHAWN HUGHES	414 E 12TH ST, 1400 CITY HALL KANSAS CITY, MO 64106
29	BOWERS MEMORIAL CHRISTIAN METHODIST EPISCOPAL CHURCH	2464 PARK AVE KANSAS CITY, MO 64127	50, 51, 52	PASEO BAPTIST CHURCH	2501 PASEO KANSAS CITY, MO 64108
30	LAND OF TRUST OF JACKSON COUNTY, MISSOURI	414 E 12TH ST, FLOOR 16 KANSAS CITY, MO 64106	53	WAYNE A. FAIR	2539 FLORA AVE KANSAS CITY, MO 64108
31	LAND OF TRUSTEES OF THE LAND TRUST OF JACKSON COUNTY, MO	414 E 12TH ST, FLOOR 16 KANSAS CITY, MO 64106	54, 55, 56	RON ROWLES REMODELING LLC	9901 E 76TH TER RAYTOWN, MO 64138
32, 33	THE CITY OF KANSAS CITY	414 E 12TH, FLOOR 16 KANSAS CITY, MO 64106	57	FRED R. HAMILTON & ELLA BROWN HAMILTON	2531 FLORA AVE KANSAS CITY, MO 64108
39	FREDDIE RAMSEY	1561 GLEN AVE PASADENA, CA 91103	58	SANDRA E. THROWER	2517 FLORA AVE KANSAS CITY, MO 64108
41	CANDACE VANICE	PO BOX 30451 KANSAS CITY, MO 64108	59	HELEN COLEMAN & EDWINN P. WATER	2515 FLORA AVE KANSAS CITY, MO 64108
44	CHURCH OF THE LIVING GOD	2611-17 VINE ST KANSAS CITY, MO 64108			

Note: Areas labeled "BMP" denote proposed rain gardens.

INDEX OF DRAWINGS	Sheet Title
UR 1	COVER SHEET
UR 2	2002 EXISTING CONDITIONS LEGAL DESCRIPTION
UR 3	EXISTING AND PROPOSED ZONING SITE PLAN, PHASING PLAN
UR 4	SITE PLAN
UR 5	SETBACKS
UR 6	STREETS AND STREET SECTIONS
UR 7	STORMWATER CONCEPT PLAN
UR 8	LANDSCAPE CONCEPT PLAN
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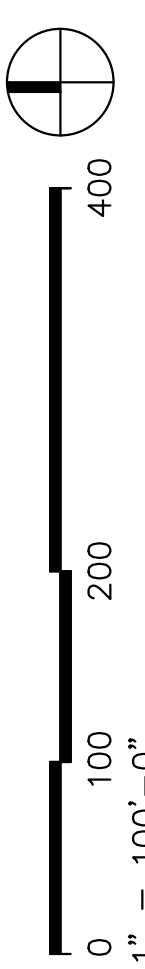


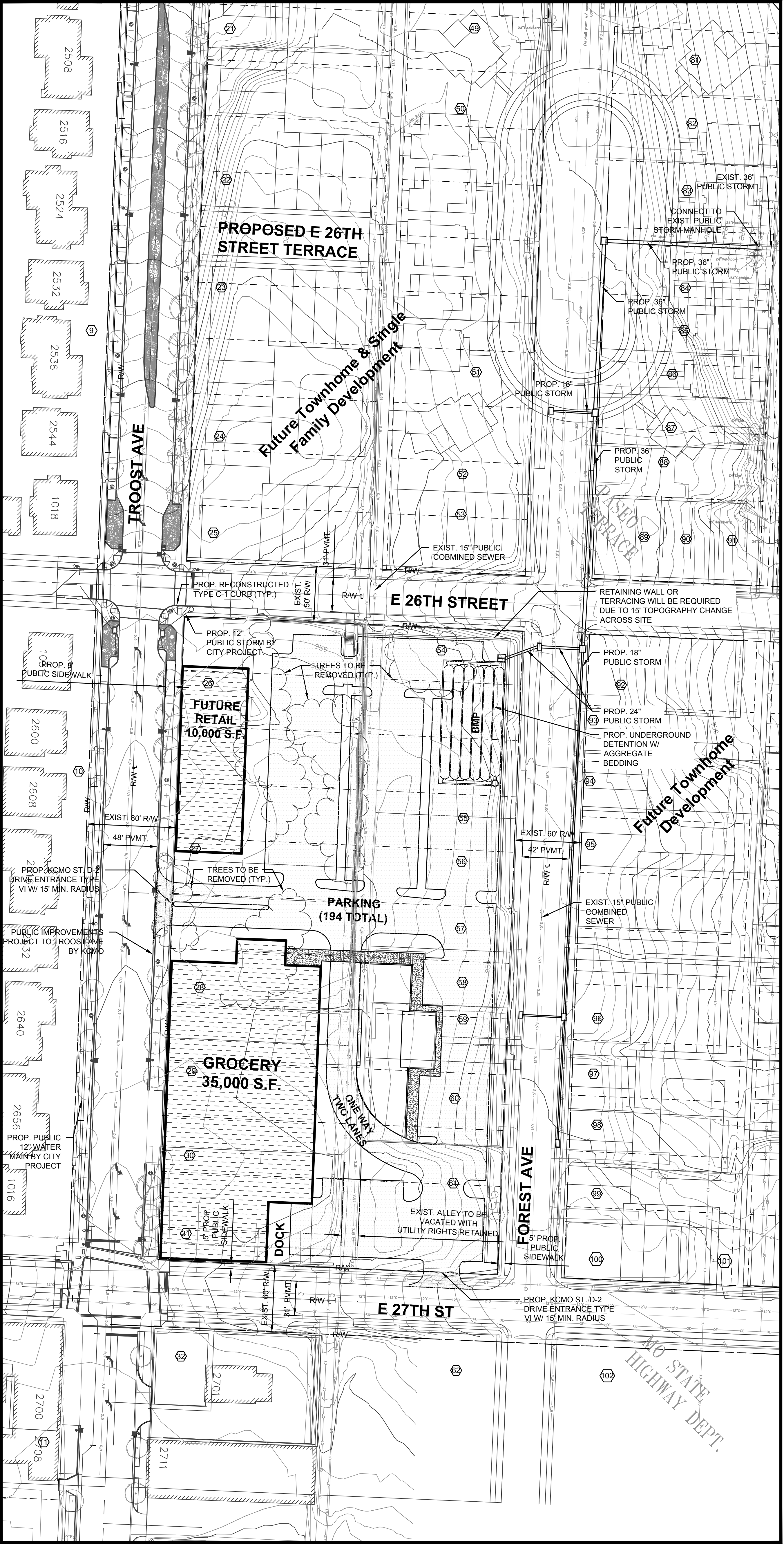
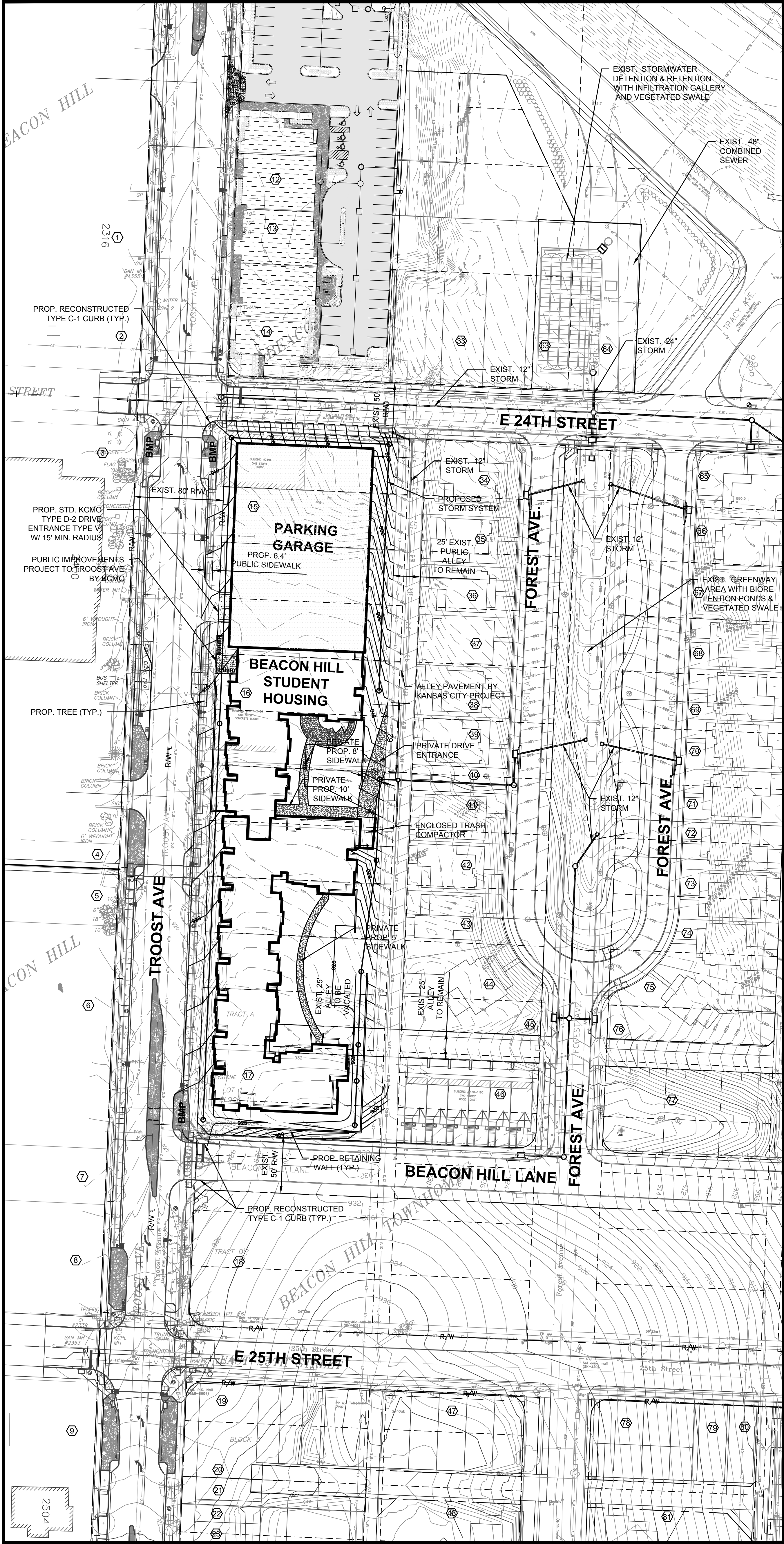
BEACON HILL NEIGHBORHOOD
UR REDEVELOPMENT
SUBMITTAL

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

BEACON HILL
REDEVELOPMENT
Kansas City, Missouri

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





- Notes:**
1. UMKC Student Housing Project site does not have any existing trees to be removed or reserved.
 2. All final plans must be designed to include all of the site plan requirements of the Zoning and Development Code.
 3. No new easements are anticipated for this project.
 4. Sidewalks, curb, and gutter on Troost Ave. to be replace by City project.

- Notes:**
1. Sidewalks, curb, and gutter on E. 26th Street, Forest Avenue, & E. 27th Street to be replaced adjacent to grocery store along with grocery store construction.
 2. All final plans must be designed to include all of the site plan requirements of the Zoning and Development Code.
 3. Sidewalks, curb, and gutter on Troost Ave. to be replaced by City project.

General Legend

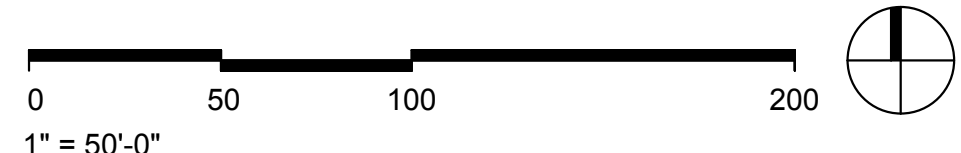
	Proposed Parking/Parking Garage
	Proposed Drive Entrance
	BMP Easement
	Existing Street
	Proposed Public Sidewalk
	Proposed Private Sidewalk

OWNERSHIP INFORMATION					
TRACT NO.	OWNER	ADDRESS	TRACT NO.	OWNER	ADDRESS
1-3, 12, 14, 20, 33, 47-48, 58, 63-64, 78-80, 87, 90-91, 101	UNKNOWN	UNKNOWN	25-28, 49-50, 61, 81-84, 88-89, 94-95, 97-100	HOUSING AND ECONOMIC DEVELOPMENT	4031 BLUE PARKWAY, STE 250 KANSAS CITY, MO 64130
4-8, 13, 29-32, 59-60, 85, 93	CITY OF KANSAS CITY MISSOURI	2432 TROOST AVE KANSAS CITY, MO 64108	53	CITY OF KANSAS CITY IMP. AND INV. CO	2542 FOREST AVE KANSAS CITY, MO 64108
9, 10	HOSPITAL HILL PHASE II LP	2500 TROOST AVE KANSAS CITY, MO 64108	54	LEON AND DOROTHY MOSS	2600 FOREST AVE KANSAS CITY, MO 64108
11	HOUSES, HEARTS & HANDS INC	2702 TROOST AVE KANSAS CITY, MO 64108	62, 102	CLAUDIA MAE QUARLES	2600 FOREST AVE KANSAS CITY, MO 64108
15-17, 34-45, 65-76	LAND CLEARANCE REDEVELOPMENT AUTHORITY	1100 WALNUT, STE 1700 KANSAS CITY, MO 64106	60	DEVERE SR. AND LEONIA YEARGANS	2531 FOREST AVE KANSAS CITY, MO 64108
18-19, 46, 77	BEACON HILL DEVELOPERS LC	1100 BEACON HILL LN	62	AUTHOR AND DOROTHY R. CARRINGTON	1211 E. 26TH ST KANSAS CITY, MO 64108
21, 23-24, 51-52, 55-57	THOMAS M. AND REULAN P. LEVIN TRUSTEE	2505 TROOST AVE KANSAS CITY, MO 64108	22, 65	HARSHAVARDHAN J. AND NILA H. TRIPATHI	2515 TROOST AVE KANSAS CITY, MO 64108
25	RUDY LANGER	2547 TROOST AVE KANSAS CITY, MO 64108			

BEACON HILL REDEVELOPMENT
Kansas City, Missouri

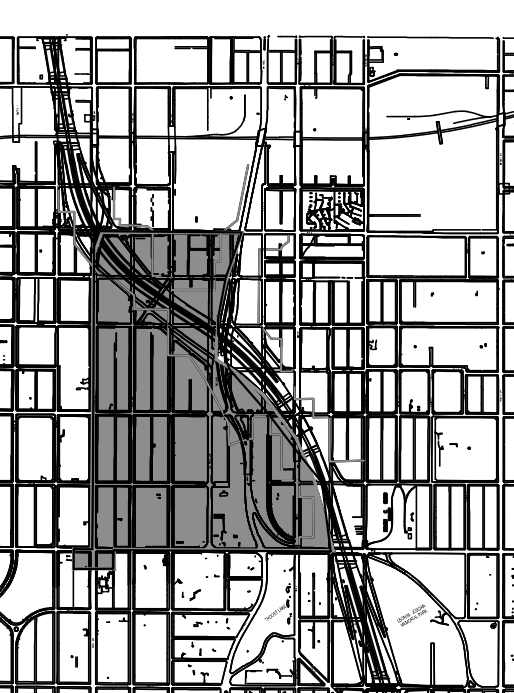
BEACON HILL NEIGHBORHOOD UR REDEVELOPMENT SUBMITTAL

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



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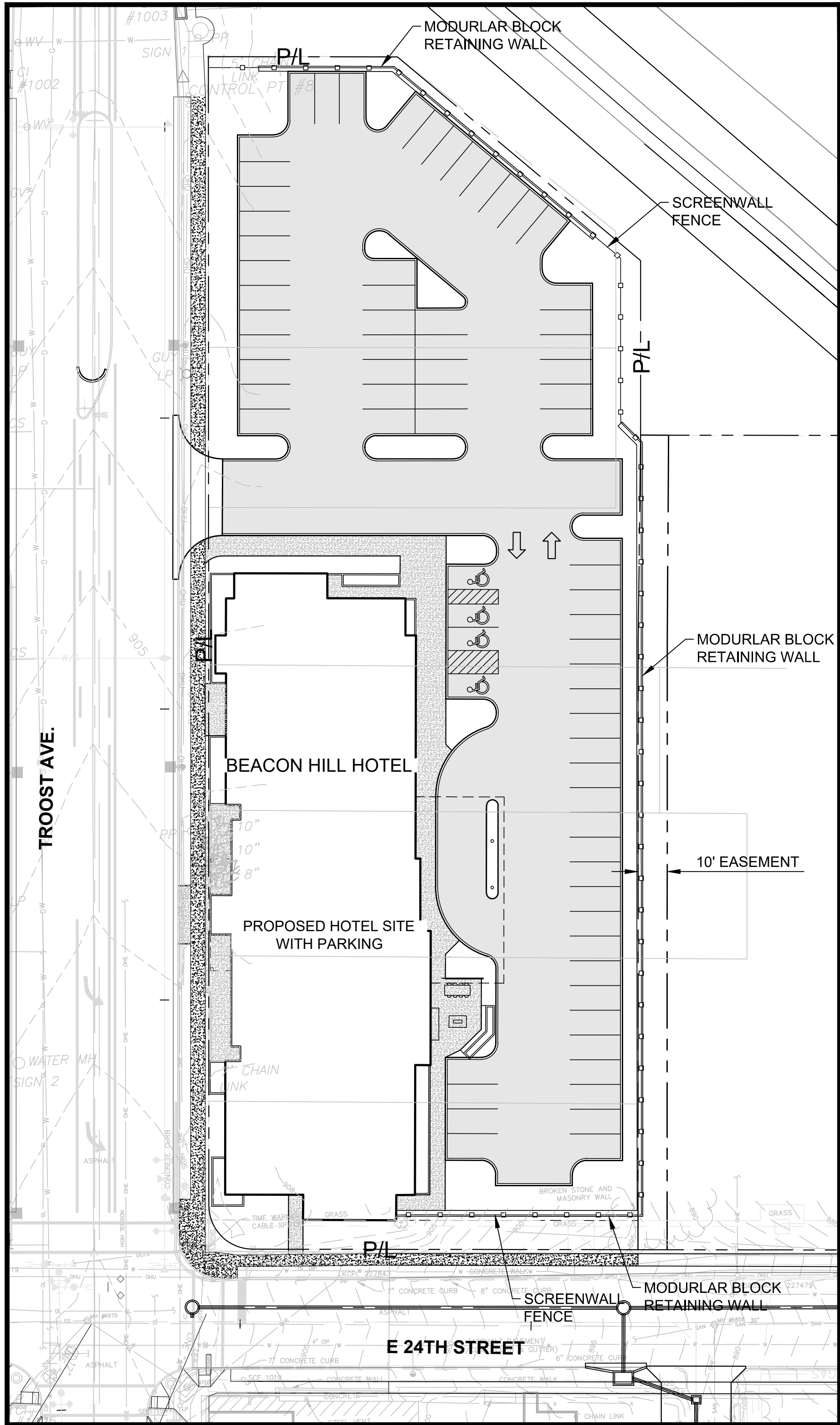
LOCATION MAP



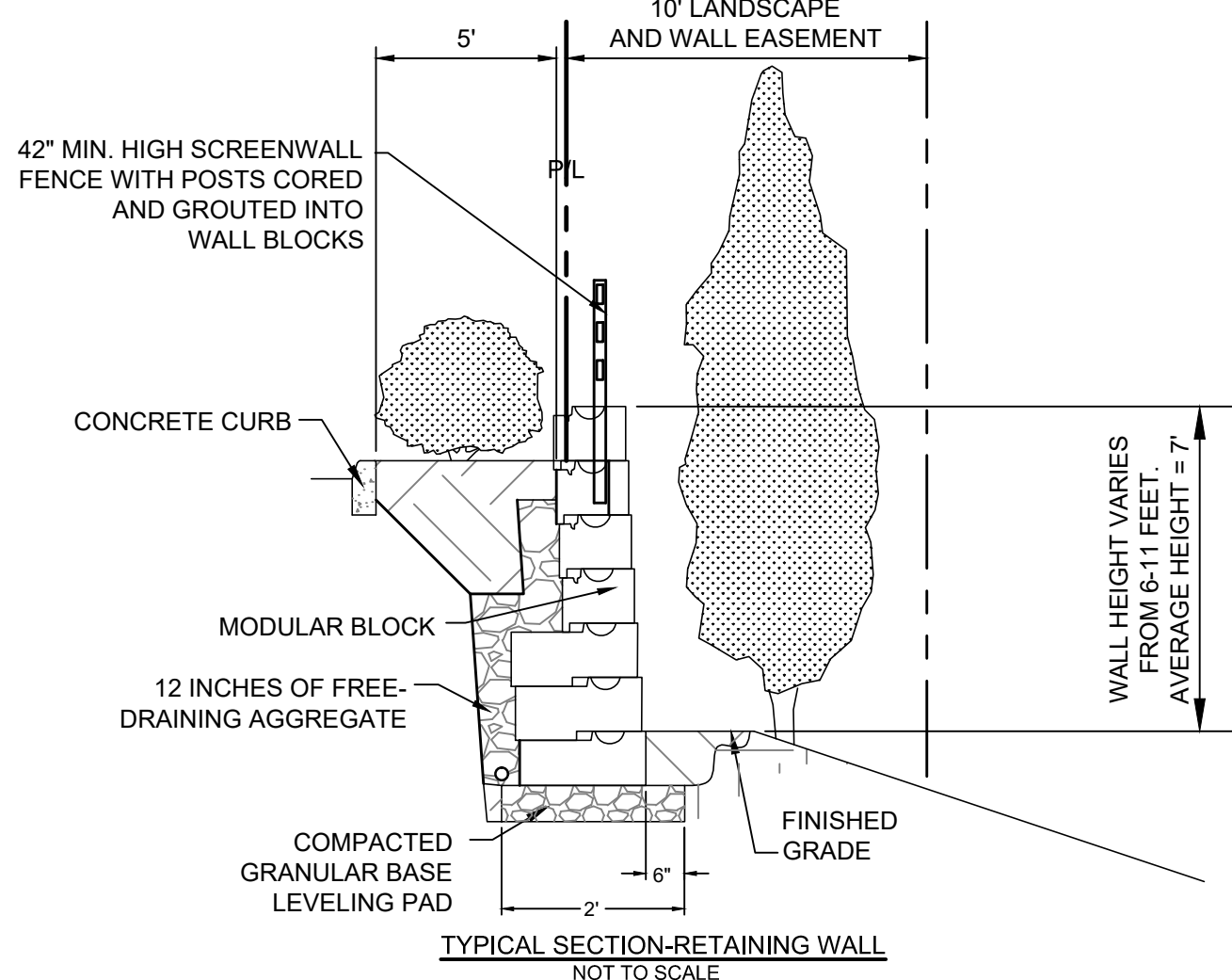
INDEX OF DRAWINGS

Sheet Number	Sheet Title
UR 1	COVER SHEET
UR 2	2002 EXISTING CONDITIONS LEGAL DESCRIPTION
UR 3	EXISTING AND PROPOSED ZONING SITE PLAN, PHASING PLAN
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UR SET
TB PROJECT 72-0840
REVISED
MAY 20, 2016
UMKC STUDENT
HOUSING AND
GROCERY STORE
COMMERCIAL
UR 11



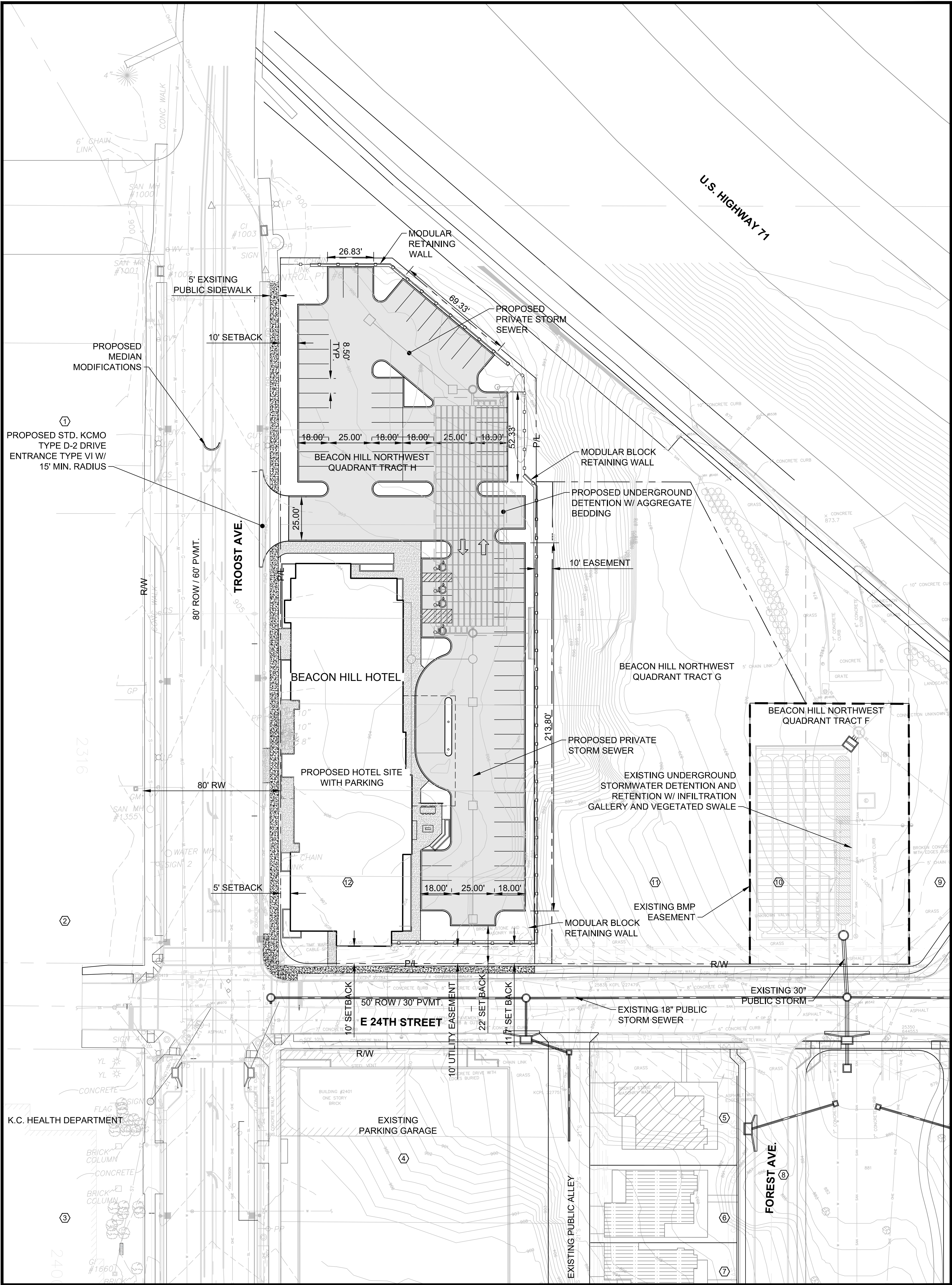
BEACON HILL HOTEL MODULAR WALL PLAN



BEACON HILL HOTEL

Notes:

1. All final plans must be designed to include all of the site plan requirements of the Zoning and Development Code.
2. No new easements are anticipated for this project.
3. Stormwater utilities and detention proposed for this Beacon Hill Hotel project site will not necessitate changes to any other stormwater facilities in Beacon Hill Neighborhood UR.



BEACON HILL HOTEL SITE PLAN

General Legend

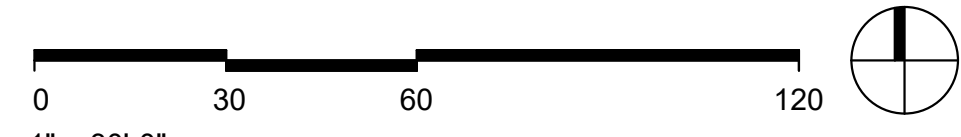
	Proposed Parking
	Proposed Drive Entrance
	Existing Street
	Existing Public Sidewalk
	Proposed Private Sidewalk
	BMP Easement

OWNERSHIP INFORMATION

TRACT NO.	OWNER	ADDRESS	TRACT NO.	OWNER	ADDRESS
①	2316 TROOST LLC	PO BOX 681183 KANSAS CITY, MO 64168	⑨	MISSOURI HWY & TRANSPORTATION	600 NE COLBERN RD LEE'S SUMMIT, MO 64086
②	NEW HORIZONS ENTERPRISES LLC	PO BOX 681183 KANSAS CITY, MO 64168	⑩	CITY OF KANSAS CITY, MISSOURI - TRACT F	1200 E 24TH ST KANSAS CITY, MO 64108
③	CITY OF KANSAS CITY	414 E. 12TH ST KANSAS CITY, MO 64106	⑪	LAND CLEARANCE REDEVELOPMENT AUTHORITY - TRACT G	1200 E 24TH ST KANSAS CITY, MO 64108
④	THE CURATORS OF THE UNIVERSITY OF MISSOURI	5100 ROCKHILL RD KANSAS CITY, MO 64110	⑫	LAND CLEARANCE REDEVELOPMENT AUTHORITY	1100 WALNUT, STE 1700 KANSAS CITY, MO 64106
⑤	KEITZMAN RANDALL J & JANE TOWNSEND	1211 E 24TH ST KANSAS CITY, MO 64108			
⑥	SISNEY DAVID B & KELLEY M-TRUSTEES	2400 FOREST AVE KANSAS CITY, MO 64108			
⑦	SEALEY ANTHONY ALEXANDER & NELSON ANDREA	2408 FOREST AVE KANSAS CITY, MO 64108			
⑧	BEACON HILL HOMEOWNERS ASSN	1211 E 24TH ST KANSAS CITY, MO 64108			

BEACON HILL REDEVELOPMENT
Kansas City, Missouri

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



12-BEACON HILL HOTEL.DWG

BEACON HILL NEIGHBORHOOD
UR REDEVELOPMENT
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TB Taliaferro & Browne, Inc.
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LOCATION MAP

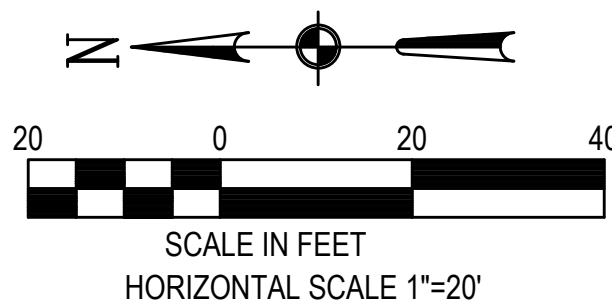


INDEX OF DRAWINGS

Sheet Number	Sheet Title
UR 1	COVER SHEET
UR 2	2002 EXISTING CONDITIONS LEGAL DESCRIPTION
UR 3	EXISTING AND PROPOSED ZONING SITE PLAN, PHASING PLAN
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UR SET
TB PROJECT 72-0840
REVISED
MAY 20, 2016

BEACON HILL
HOTEL SITE PLAN
UR 12



SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE & COND.	REMARKS
		TREES			
MV	--	SWEETBAY MAGNOLIA	Magnolia virginiana	8' HT. / B & B	MULTI-STEM
QR	--	SHUMARD OAK	Quercus shumardii	2" CAL / B&B	MATCHED
GT	--	HONEY LOCUST	Gleditsia triacanthos in. 'Shademaster'	2" CAL. /B&B	MATCHED
AS	--	MAPLE	Acer saccharum 'John Pair'	2" CAL. /B&B	MATCHED
JP	--	PERFECTA JUNIPER	Juniperus chinensis 'Perfecta'	5' HT /B&B	MATCHED
ARB	--	COLUMNAR MAPLE	Acer rubrum 'Bowhall'	5' HT /B&B	MATCHED
		SHRUBS			
BM	--	WINTERGEM BOXWOOD	Buxus microphylla 'Winter Gem'	3 GALLON / CONT.	3'-0" ON CENTER
TD	--	DENSI YEW	Taxus densiformis	5 GALLON / CONT.	4'-0" ON CENTER
		PERENNIALS/GRASSES			
SH	--	PRAIRIE DROPSEED	Sporobolus heterolepis	1 GALLON / CONT.	1'-6" ON CENTER
LM	--	BIG BLUE LILYTURF	Lilope muscan' 'Big Blue'	1 GALLON / CONT.	1'-0" ON CENTER
-	--	NATIVE GRASS SEED	To be determined	SEED	--
-	-	LAWN	Festuca arundinacea	SOD	MATCH EXISTING

1. LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS. CALL DIG-RITE FOR UTILITY LOCATES.
2. CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
3. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. A ONE (1) FOOT CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT - A TWO FOOT (2) CLEARANCE FOR CAR OVERHANGING IS REQUIRED AT ALL PARKING ISLANDS AND PERIMETERS.
4. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI A6.01, THE AMERICAN STANDARD FOR NURSERY STOCK.
5. PREPARE PLANTING BEDS AND INCORPORATED AMENDMENT ACCORDING TO SPECIFICATIONS. ALL AMENDMENTS SHALL BE BIOLOGICALLY BASED PRODUCTS. SYNTHETIC/RETRO-ELIM BASED FERTILIZERS SHALL NOT BE INSTALLED. RE-SPECIFICATIONS. REFER TO DETAILS RELATED TO ALL PLANTING MATERIALS.
6. ALL PLANTING BEDS SHALL BE EDGED WITH BLACK STEEL EDGING AND OR SHOVEL CUT EDGING PER THE PLANS.
7. DOUBLE GROUND HARDWOOD MULCH PER SPECIFICATION S SHALL BE USED AS A THREE (3") TOPRESSING IN ALL PLANTING BEDS (PLANT MASSINGS) AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
8. ALL TREES SHALL BE STAKED AND GUYED PER DETAIL AND SPECIFICATIONS
9. THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATION. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
10. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVED FINE GRADING AND CONDITION OF SITE PRIOR TO PLANT INSTALLATION, SODDING AND/OR SEEDING OPERATIONS.
11. A PERCOLATION TEST SHALL BE COMPLETED IN ALL PARKING ISLANDS PRIOR TO BACKFILL OF IMPORTED SOIL.