

LEGAL DESCRIPTION

LEGAL DESCRIPTION TRACT 4
 LOT 7 MARBURG, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

LEGAL DESCRIPTION TRACT 7
 ALL OF LOT 6 AND THE SOUTH 10 FEET OF LOT 5, MARBURG, AN ADDITION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

AND:
 ALL OF MARBURG EXCEPT LOTS 6, 7 AND THE SOUTH 10 FEET OF LOT 5, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.
 TRACTS 4 & 7 COMBINED CONTAIN 395,430 SQUARE FEET OR 9.078 ACRES MORE OR LESS.

THE LEGAL DESCRIPTIONS FOR TRACTS 4 AND 7 WERE TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY'S TITLE POLICY NO. OP 5575982, CASE NO. ML26355, DATED AUGUST 18, 2000.

NOTE:

FOR ANY FINAL MPD PLAN SUBMITTED TO CITY PLAN COMMISSION FOR REVIEW AND APPROVAL, THAT THE DEVELOPER NOTIFY ANY PROPERTY OWNER, ANY REGISTERED NEIGHBORHOOD ORGANIZATION, AND/OR REGISTERED CIVIC ORGANIZATION WHOSE BOUNDARIES INCLUDE THE SUBJECT PROPERTY, AND ALL OWNERS OF PROPERTY WITHIN 300 FEET OF THE SUBJECT PROPERTY.

NOTES

1. THE EXISTING DETENTION SHALL BE EXPANDED FOR FOR FUTURE STORM DETENTION REQUIREMENTS ALONG WITH ADDITIONAL STORAGE BEING PLACED AT THE SOUTH END OF THE PROPERTY.
2. ALL CAMPUS BUILDINGS REFERENCED WITHIN THIS PLAN ARE SHOWN FOR GENERAL REFERENCE. THE PROPERTIES CONTAINING THE BUILDINGS LISTED IN THE DEVELOPMENT TABLE SHALL BE A PART OF THE MPD REZONING.

Development Site Summary Table

| Item | Description |
|------|--|
| a | Zoning |
| | Existing = R-5 Proposed = MPD |
| b | Total Land Area |
| | Existing = 9.110 AC Proposed = 9.110 AC |
| c | Net Land Area |
| | Existing = 9.110 AC Proposed = 9.110 AC |

| Improvement/Building | Existing Location | Use | Rooms | Height above Grade | No. of Floors | Size/floor (Square Feet) | Total Floor Area |
|----------------------|-------------------|---------------------------|-------|--------------------|-------------------|--------------------------|------------------|
| Phase 1 - Project 1 | 10 | Residence Hall and Dining | 119 | 48'-0" | 4 (plus basement) | 28,000 | 90,000 |
| Phase 1 - Project 3 | 1 | General Academic | | 20'-0" | 1 | 1,500 | 1,500 |
| Phase 1 - Project 4 | 5 | General Academic | | 45'-0" | 4 | 3,000 | 10,000 |
| Phase 2 - Project 1 | 11 | General Academic | | Existing | 2 | N/A | 0 |
| Phase 2 - Project 2 | 7 | Surface Parking Lot | | | | | |
| Phase 2 - Project 3 | 4 | General Academic | | 20'-0" | 1 | 2,500 | 2,500 |
| Phase 2 - Project 4 | 2 | General Academic | | 36'-0" | 2 | 4,000 | 8,000 |
| Phase 2 - Project 5 | 6 | General Academic | | 16'-0" | 1 | 1,000 | 1,000 |
| Phase 2 - Project 6 | 3 | Office / Admin | | Existing | 2 | N/A | 0 |
| | | | | | | | 113,000 |

1. Height is measured from the average grade elevation to the top of roof elevation
2. Building areas listed do not include basements

g Building Coverage & Floor Ratio

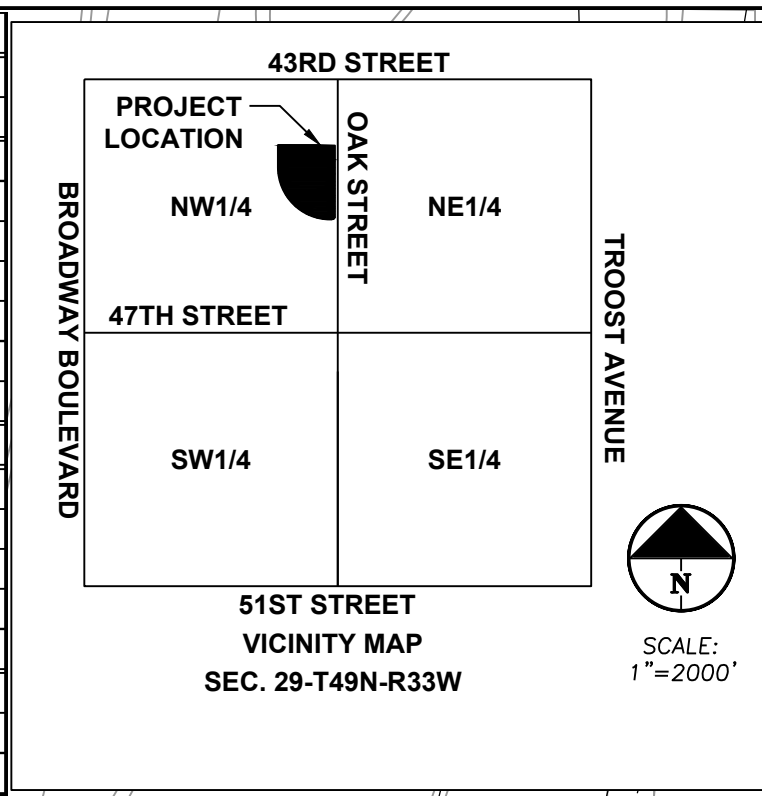
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h Vehicle Parking

| | |
|-------------------------|------|
| Student Ratio | 0.10 |
| Students= | 630 |
| Required Student Spaces | 63 |
| Staff Ratio | 0.25 |
| Staff= | 168 |
| Required Staff Spaces | 42 |
| Total Required Spaces | 105 |
| Planned Spaces | 301 |
| Core Campus | 174 |
| Peripheal Campus | 93 |
| Leased | 34 |

i Bike Parking

| | |
|--------------------|----------------------------|
| Short term Ratio = | 10% of Req'd. Veh. Parking |
| Required Spaces = | 11 |
| Provided Spaces = | 11 |



LEGEND

- EXISTING BUILDING TO REMAIN
- EXISTING BUILDING TO BE REMOVED
- NEW BUILDING/ADDITION
- PROPERTY LINE INCLUSIVE OF MPD (TYP.)
- LOT LINE (TYP.)

KCAI MPD Design Standards
 January 30, 2018

Site landscape plan per the Master Plan. Landscape will be designed to enhance buildings and screen academic uses from adjacent residences. Lighting will be controlled at the property lines so as not to impact the adjacent properties. Parking and trash will be screened with fencing, berms and / or landscaping.

New buildings will be contemporary yet compatible with surrounding buildings and the campus, and will be comprised of either pitched and / or flat roofs. New buildings to have a scale that will complement existing structures and their respective heights will not exceed 35' or two stories. One exception will be for the new student housing & dining building. The new student housing & dining will be generally equivalent to height of existing Student Living Center (SLC) and Vanderslice Hall. Exterior materials will be of high quality and durability, such as; brick, terra cotta, concrete, stone, glass, metal, fiber cement, wood, or ceramic tile.

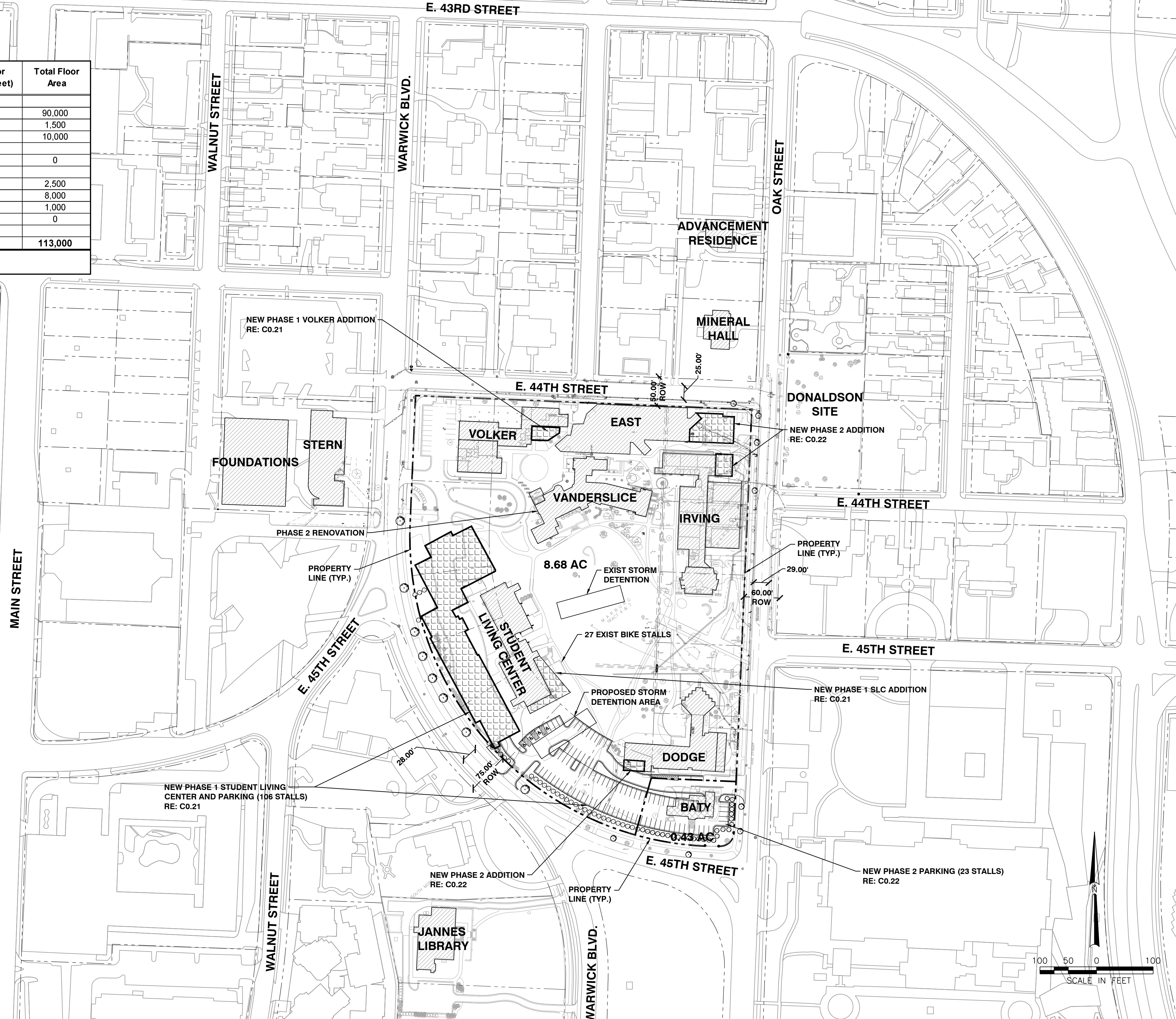
Once a building is programmed and funded, the architect is hired. Approvals for each individual building project within the MPD will require submittal of each site and building design separately to the City after meetings with neighborhood, for site layout, landscape and building design. Each goes through a public hearing and CPC meeting, as well as in the case of the Donaldson site, an additional historic district approval by the Landmarks Commission.

No zoning changes are proposed for Mineral Hall and Advancement residences that are currently R-5 and would require a Special Use Permit and BZA approval to be anything other than a residence. KCAI intends to sell them after moving these functions housed to the campus.

J&G, Fiber, Block Artspace, Jannes, Ceramics and Foundation will stay as currently zoned and are not part of the MPD. The existing Student Living Center would be converted to academic use including a new addition. KCAI will work with the neighborhoods on the repositioning of J&G.

FIBER STUDIOS
 H7R BLOCK ARTSPACE

J&G BUILDING



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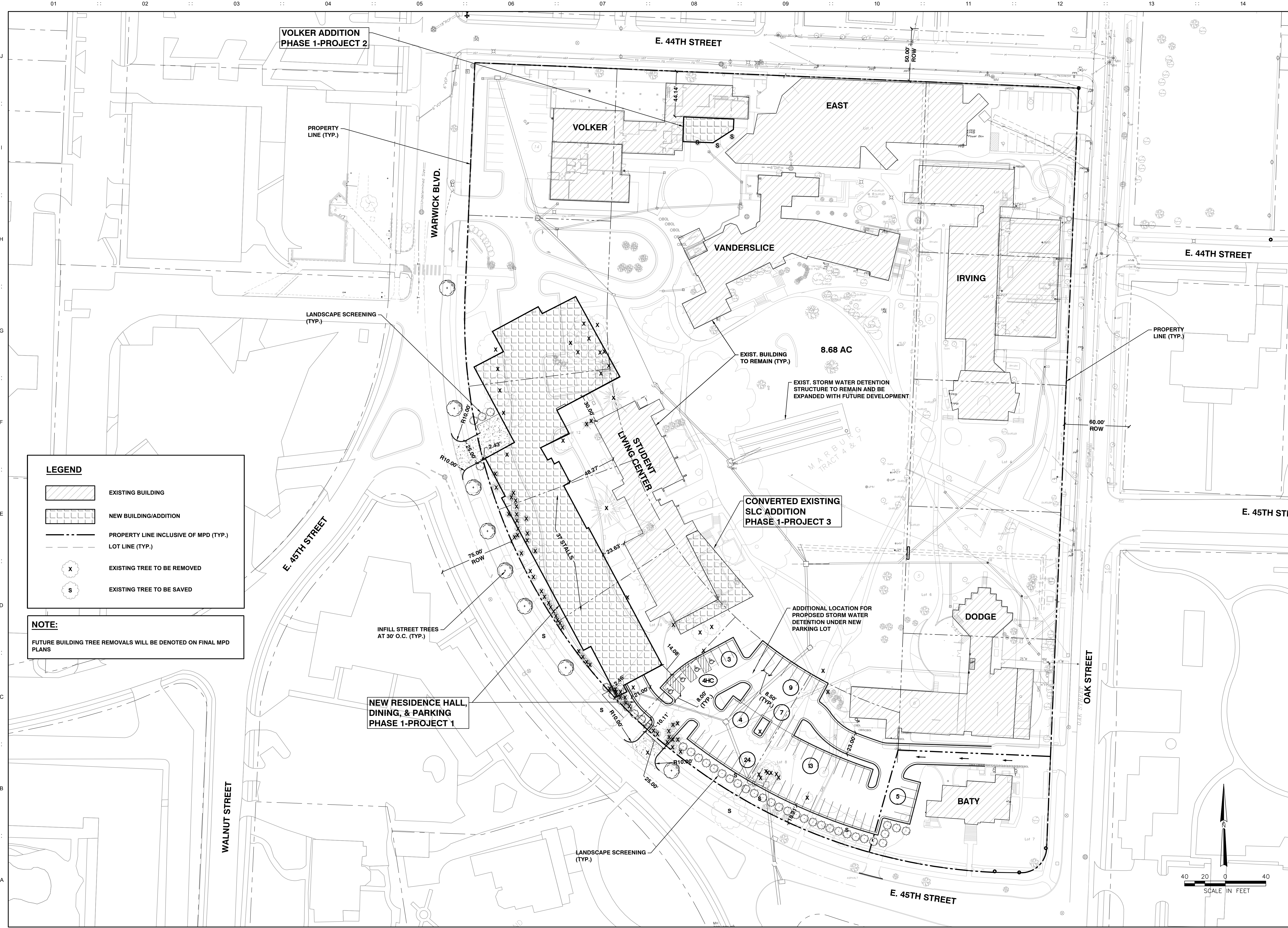
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KCAI Master Plan Development
 Kansas City Art Institute
 4415 Warwick Blvd
 Kansas City, MO 64111

Master Plan Documents
 Revised 05.08.18
PRELIMINARY NOT FOR CONSTRUCTION

Project No. 17-164
 Date: 02.14.18

ULTIMATE PROPOSED DEVELOPMENT
C.010
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LEGEND

- EXISTING BUILDING
- NEW BUILDING/ADDITION
- PROPERTY LINE INCLUSIVE OF MPD (TYP.)
- LOT LINE (TYP.)
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE SAVED

NOTE:
 FUTURE BUILDING TREE REMOVALS WILL BE DENOTED ON FINAL MPD PLANS

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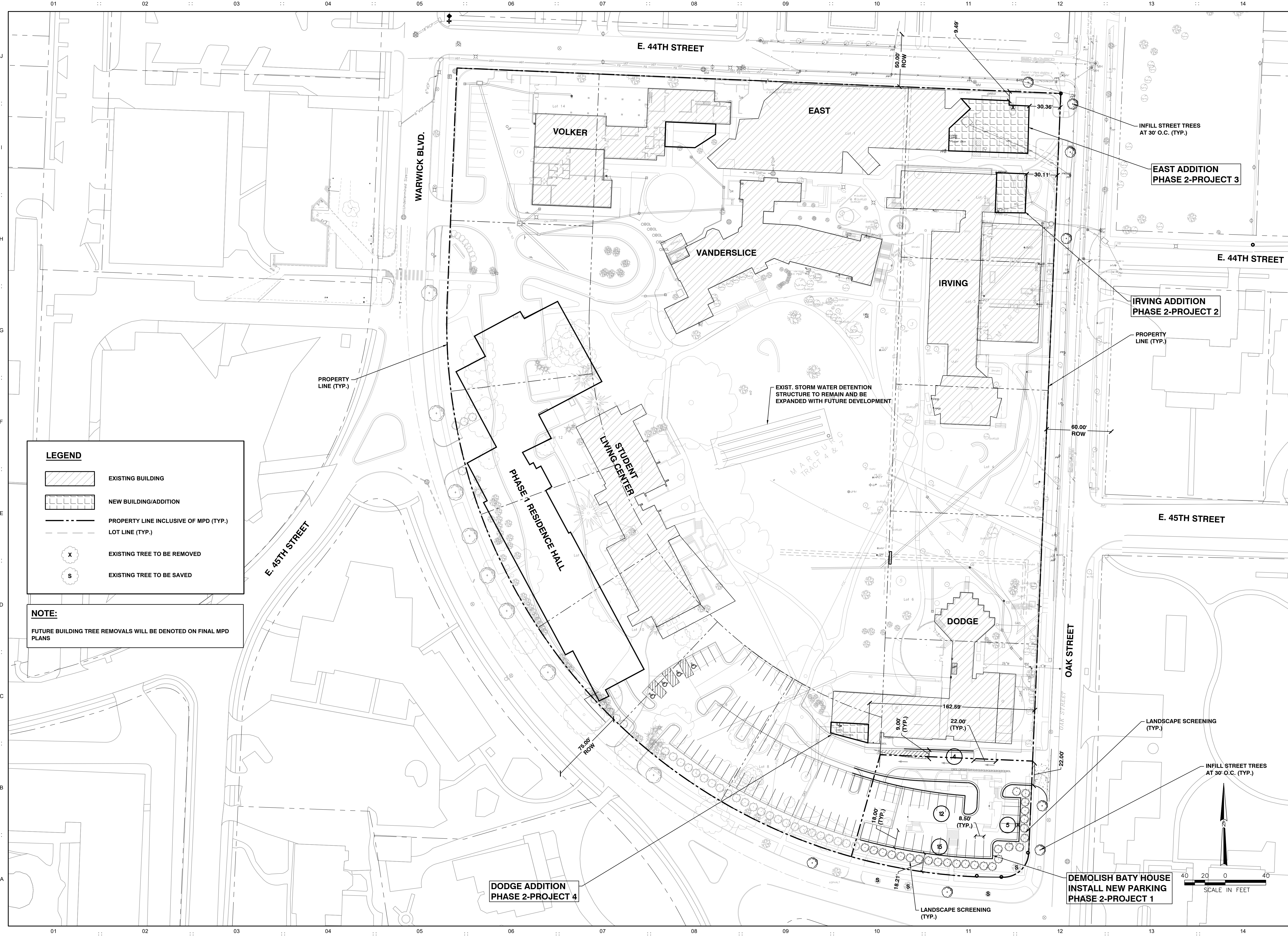
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Project No. 17-164
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PHASE 1 SITE LAYOUT

C.021



LEGEND

-  EXISTING BUILDING
-  NEW BUILDING/ADDITION
-  PROPERTY LINE INCLUSIVE OF MPD (TYP.)
-  LOT LINE (TYP.)
-  EXISTING TREE TO BE REMOVED
-  EXISTING TREE TO BE SAVED

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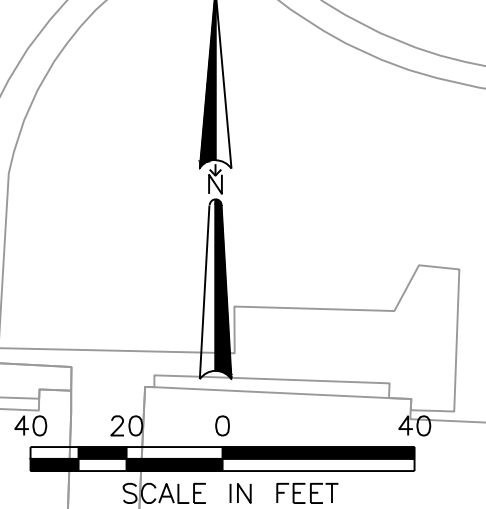
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PHASE 2 SITE LAYOUT



01 02 03 04 05 06 07 08 09 10 11 12 13 14



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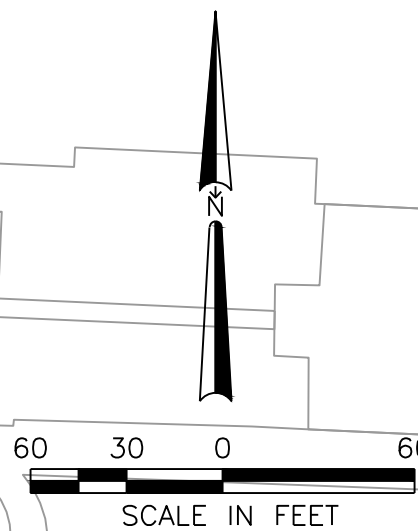
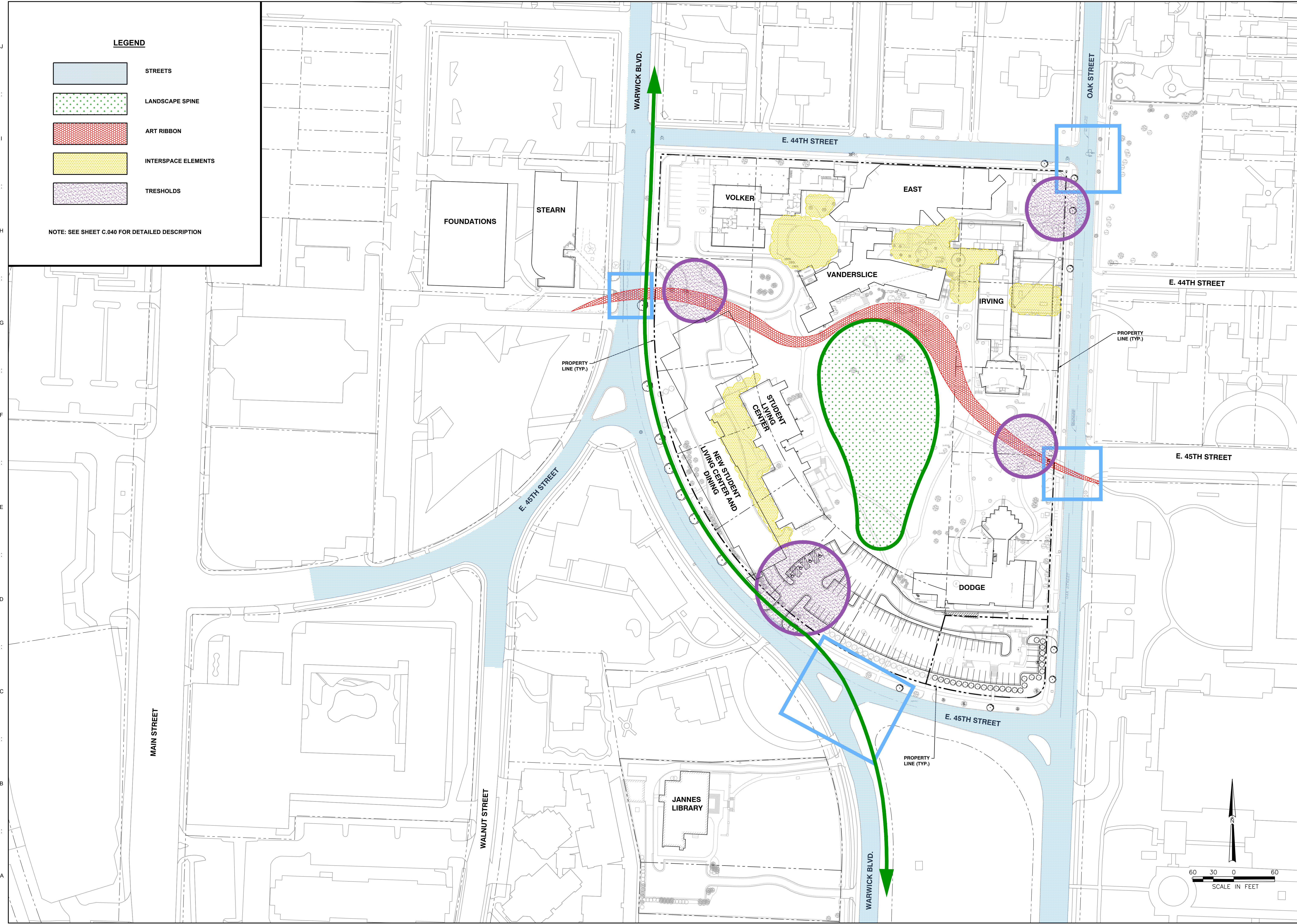
**CONCEPTUAL
LANDSCAPE
MASTER PLAN
C.030**

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LEGEND

- STREETS
- LANDSCAPE SPINE
- ART RIBBON
- INTERSPACE ELEMENTS
- TRESHOLDS

NOTE: SEE SHEET C.040 FOR DETAILED DESCRIPTION



Development Guidelines

- Design buildings to provide human scale, interest, and variety using the following techniques:
 - Use the highest level of architectural detail and incorporate human scale elements near streets and entries, and around the ground floor. Incorporate building entry details like porches and recesses, occupied spaces like bay windows and balconies
 - Vary building form with recessed or projecting bays and changes in materials, details, surface relief, color, and texture.
 - Windows and other openings should relieve blank walls where possible, adding visual interest, improving pedestrians' sense of security, and introducing a human scale to street-level building frontages.
- Building orientation and massing should respond to the existing character and built environment.
 - Architectural materials should complement the character of the existing built environment.
 - Applied 'faux' facades or other inappropriate materials should not be used and should be removed as building renovation and reuse occurs.
 - New buildings should be designed in such a way that they don't appear to have been built significantly earlier than they were.
 - Care should be taken to avoid nostalgic reproductions and confusion of the historical record.
 - This guideline does not preclude consideration of the use of materials, scale or massing found on older buildings. Preservation or restoration of original facade materials is desired.

Structured Parking

- Design new parking structures so that they are not significantly visible from the public right-of-way. Underground parking is encouraged.
- Structured parking garages should be located on the interior or rear of the block surrounded by buildings whenever possible.
- The exterior finish and architectural articulation of any visible parking structures should reflect the level of detail of surrounding buildings and screen the parking area. Blank walls on parking structures are discouraged.
- Openings should be screened to obscure parked vehicles. Ramps and sloping floors should not be expressed on the outside of the building, particularly on a facade with frontage on a street.
- Screening should not reduce visibility for "natural surveillance."

Building Placement

- Buildings should define a majority of the street edge. Surface parking lots, large courtyards, plazas and open space areas are encouraged behind or alongside buildings.
- Use landscaping to define and enhance the sense of arrival at appropriate site entries, and to visually frame buildings.

Parking

- Parking lot lighting and light from vehicles should not glare into adjacent properties. Exterior lighting should be shielded downward and located so as to minimize light into adjacent properties. Vehicle entrances and pedestrian entrances should be clearly marked and visible from the street.
- Parking Lot Location - Design new development so that parking is not located between the street and the building frontage, in order to maintain an active street wall, sense of enclosure, and quality pedestrian environment.
- If walls are utilized to screen surface parking lots, materials should complement the architectural character of the associated building.
- Multiple small parking lots are more desirable than single large lots. Larger surface lots should be subdivided with landscaped islands including shade trees.
- Parking lots should include bicycle and scooter parking facilities and include designated pedestrian pathways.

Natural Resource Preservation

- Preserve the environmental qualities of the site to protect sensitive natural areas, landscape character and drainage patterns.
- Manage storm water runoff as part of the overall open space system.
- Plant materials should be suited to an urban environment and local climate. Native plant materials are encouraged. A mix of evergreen and/or deciduous plant material should be used.

Transitions

- When dissimilar or incompatible uses are located adjacent to one another, the following Architectural Transitions and Green/Open Space Transitions techniques should be the primary transition technique used:
 - Architectural Transitions include:
 - Use similar building setbacks, height, roof forms, and massing.
 - Mitigate any larger mass of buildings with façade articulation.
 - Reduce building heights, intensity of use and densities as development moves closer to low intensity areas.
 - Use complementary materials, architectural character, and orientation of buildings.
 - Building elevations facing a less intensive use shall provide "finished" edges using materials consistent with primary elevations and adjacent neighborhood.
 - Reduce building height, scale, and intensity of use as development moves closer to low intensity areas
 - Green/Open Space Transitions include:
 - Small green spaces, courtyards, squares, parks and plazas.
 - Existing natural features, including changes in topography (not retaining walls), streams, existing stand of trees, etc...
- A combination of landscaping, walls, and / or fences should be used where other transitions tools are not possible or not adequate.
- Transitions and screening should not mask areas from view and decrease "natural surveillance."
- Developments should be designed to minimize ingress or egress from non-residential uses into adjacent residential neighborhoods

Screening

- Screen all trash dumpsters, storage areas, service areas, loading areas and mechanical and technology equipment with a combination of landscaping, decorative walls, fences and/or berms.
- Where chain link or security fencing is required, landscaping should be used to screen such fencing from view from adjoining streets and development. Plastic slats should not be used as an alternative.
- Equipment or other items placed on roofs should be screened from view from adjacent taller buildings using the techniques described above.
- Any lights or outdoor speakers should be arranged to reflect the light and transmit the noise away from adjacent buildings.
- All screening should be designed to maintain visibility for "natural surveillance" and incorporate Crime Prevention Through Environmental Design (CPTED) principles in design.

Pedestrian Access

- Each development should provide and contribute to an on-site system of pedestrian walkways. To the maximum extent feasible, on-site walkways should provide the most direct access route to and between the following points:
 - The primary building entry to the street sidewalk. Buildings should have pedestrian entrances accessible directly from the adjacent street.
 - All buildings, plazas, open space and parking areas within a development
 - All internal streets/drives to sidewalks along perimeter streets;
 - Major pedestrian destinations located within the adjacent areas, including but not limited to parks, schools, commercial districts, multi-family residential, adjacent major streets, transit stops and park n rides;
- Pedestrian walkways and plazas should be clearly delineated or spatially separated from parking and driveways through use of elements including bollards, lighting, landscaping, and special pavement treatments. Where a walkway crosses a street, drive-aisle or driveway, it should be clearly delineated by a change in paving materials, color, texture, or height.

Vehicular Access

- Locate major entry driveways away from building entrances where pedestrians cross.
- Provide convenient access for service and delivery vehicles without disrupting pedestrian flow.
- Curb cuts should be kept to a minimum. Continuous curb cuts are not appropriate. Where curb cuts and entry drives are allowed, they should be kept as narrow as possible.

Neighborhood Guidelines

- Guidelines for Neighborhoods:**
 - Transitions should be provided between varying uses and developments of differing intensity and scale. Transitions should fit within the context of the area, utilizing the techniques listed in the Citywide "Transitions and Screening" section.
 - Preserve the environmental qualities (topography, mature vegetation, etc.) of the site to protect sensitive natural areas and drainage patterns.
 - Natural areas should be accessible to the neighborhood and connected to greenways where possible.

District Development Guidelines

- Districts should have clearly defined edges which provide harmonious transitions to adjacent areas.
 - It is important to ensure a harmonious interface with adjacent neighborhoods, nodes and corridors. Appropriate transitions should be employed where a higher scale or intensity of development is adjacent to lower scale or intensity.
 - Locate buildings, parking lots and access to avoid conflicts with adjacent areas.
 - Service facilities, loading docks, parking lots and open storage areas should be located away from public view and adequately screened from surrounding uses with landscaping, fencing or walls.
- New development should reflect and complement that character by incorporating key materials and building styles; utilizing consistent building heights and setbacks, massing, scale and pattern; and including similar or complementary uses.
- Development within districts should generally avoid being overly insular. Where possible development should be oriented to and well connected (visually and physically) to adjacent areas.
- High quality architectural finishes should be used on all buildings facing adjacent areas.
- Districts are regional attractions and therefore should be designed to ensure a high level of access and way finding for all modes of transportation.
- Districts should generally be walkable, bikeable and transit accessible, exhibiting high pedestrian connectivity at the edges and overall highest pedestrian level of service (see Walkability Plan) throughout.
- Districts should include a clear way finding system for both pedestrians and vehicles, which directs visitors to key destinations and parking.
- Districts should include individual gateway features which establish an overall gateway theme for the district (see Citywide Guidelines for Gateways). Where topography permits, key view sheds and view corridors should be established and utilized to create a gateway effect as visitors approach the district.
- Buildings should have a primary entrance facing and directly accessible from the public street, rather than oriented towards side or rear parking areas. For corner lots, building entrances are encouraged on both streets. Buildings are encouraged to have multiple entrances that open out to the public realm of the street. Buildings should be sited in ways to make their entries or intended uses clear to pedestrians.

CONCEPTUAL LANDSCAPE MASTER PLAN DESCRIPTION

Landscape Spine
Park as Infrastructure (NS)

The campus retains a special relationship to the history of parks in Kansas City and it is manifested in the direct connection of the Green to Southmoreland Park and the park system. The Green is a key element of the Landscape Spine, inextricable from Vandalia Hall. It is worthy of recognition, renovation, and stewardship for many reasons, including its relationship to the Meyer residence; as an important work of George Kessler; for its connection to Southmoreland Park; and for its role in the life of KCAI. Opportunities to improve pedestrian connection to the south will greatly strengthen the legibility of this north-south spine and improve safety and connection to the Library.

Art Ribbon
Two Showrooms and a Factory (EW)

KCAI is an essential component in a constellation of important Arts Institutions. The east-west path that connects these institutions to each other and to Main Street should be distinguished to further enhance institutional relationships and engage the public. The LFP suggests where this pathway might best be located and offers several ways that it can be realized.

Streets
Cultivating Campus in an Urban Neighborhood

KCAI is a campus within the context of an established residential neighborhood. Streets shape the campus and serve as vital infrastructure for circulation. As such, well designed streets and intersections are critical to the safety of the campus and to the overall landscape aesthetic. Recommendations include street tree varieties for each street, improved circulation and crossings, and other issues to be coordinated with the relevant city departments.

Thresholds
Composition and Meaning

As a small, compact campus, primary entry into the campus is focused around four important thresholds. These threshold moments set the aesthetic tone for the campus and are composed experiences that emphasize the core values of the Institution noted previously (Park, Partners, Balance, Scale). These thresholds are important enough to warrant careful consideration and design to reinforce their legibility and impact.

InterSPACE
Space of Community, Experimentation, and Expression

The development of the campus has evolved to form a double layer of buildings that form the core campus perimeter. The resulting interspace has thus become the active and charged spaces within Campus. It should be a place of meeting, making, experimentation, and change. The LFP identifies these spaces on campus and suggests how they might be further created through the construction of proposed new buildings. A series of "Material Gardens" are suggested that can further bring color, experimentation, experimentation, and variety to the campus landscape.

Combined, the five landscape typologies provided clarity for the design team and the Institute, becoming the guiding principles that informed the planning effort and the standard by which each campus development proposal was evaluated.



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**DEVELOPMENT
GUIDELINES**

C.040