

# 45 Park Place

## Development Plan

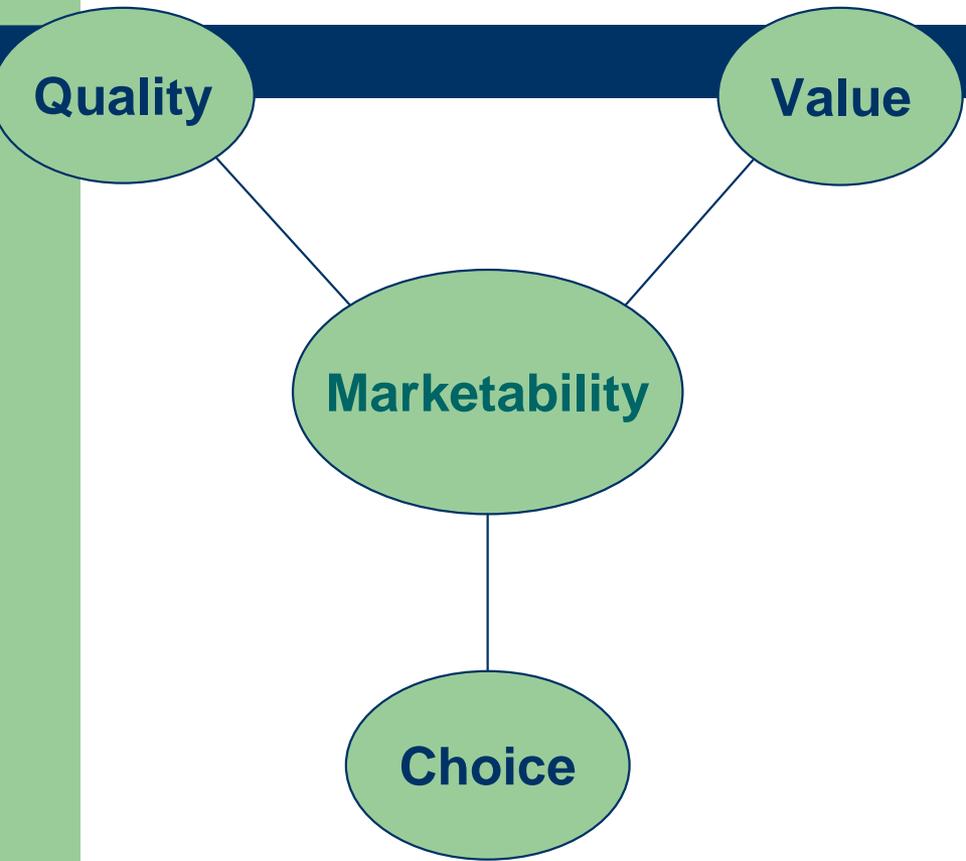
Parkville, MO



# Objective

- Provide a Plan that visualizes the City in the Future
- Provide a Plan that is marketable
- Provide a Plan the City can Approve
- Look at alternative Options for housing

# Development Objectives



- Provide a quality project full of buyer alternatives
- Build a Community with the City
- Consider the location and the Surrounding Projects
- Build a Community that the Market will Accept



# Location Analysis

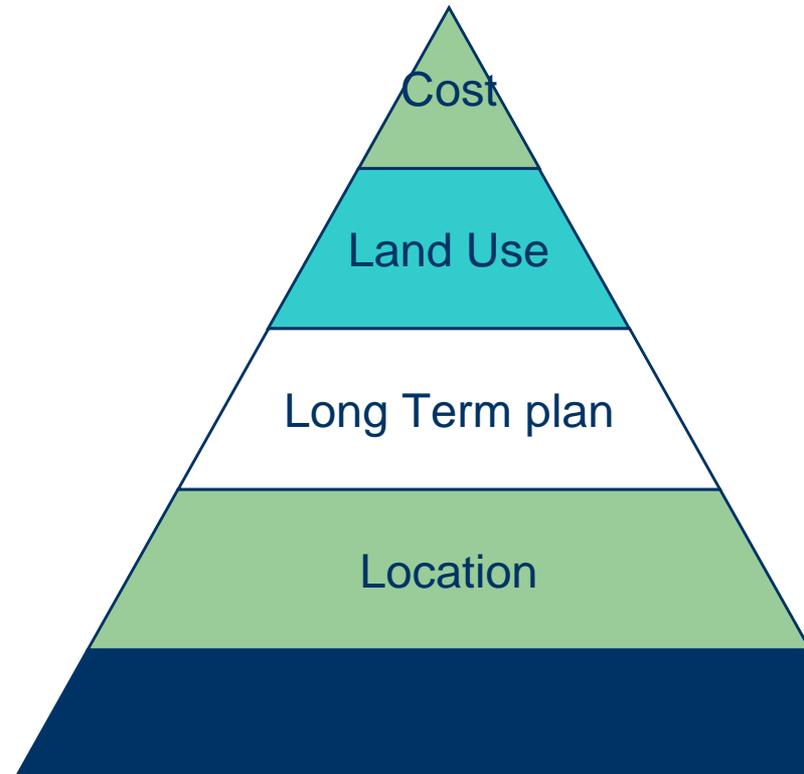
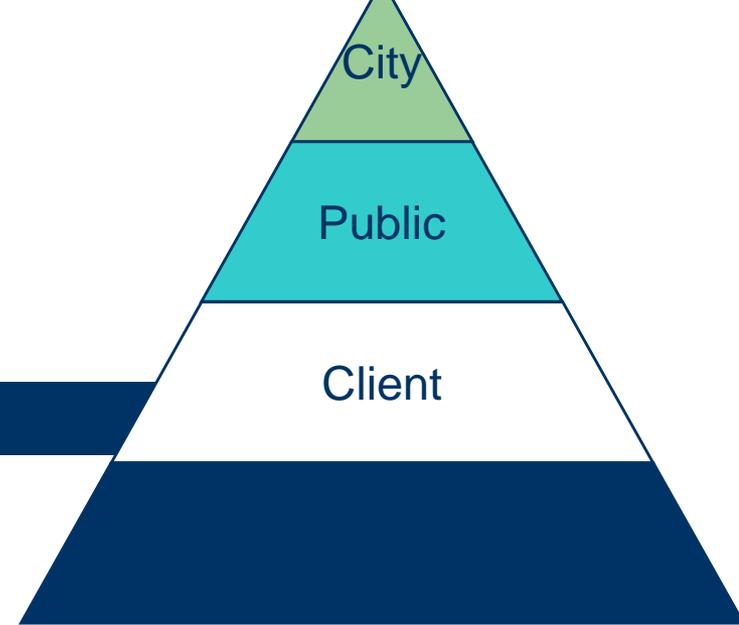


- Consider Current City master plan
- Consider County Parks master plan
- Consider Street Network
- Review Existing Facilities (Utilities)
- Work with adjacent property owners
- Market Research identified a need in the Area



# Meeting the Needs

- Work force Housing must be under \$250K
- Multi-Family, and Single Family together
- Use of New Ideas
- Ability to create a new product, but provide a familiar style

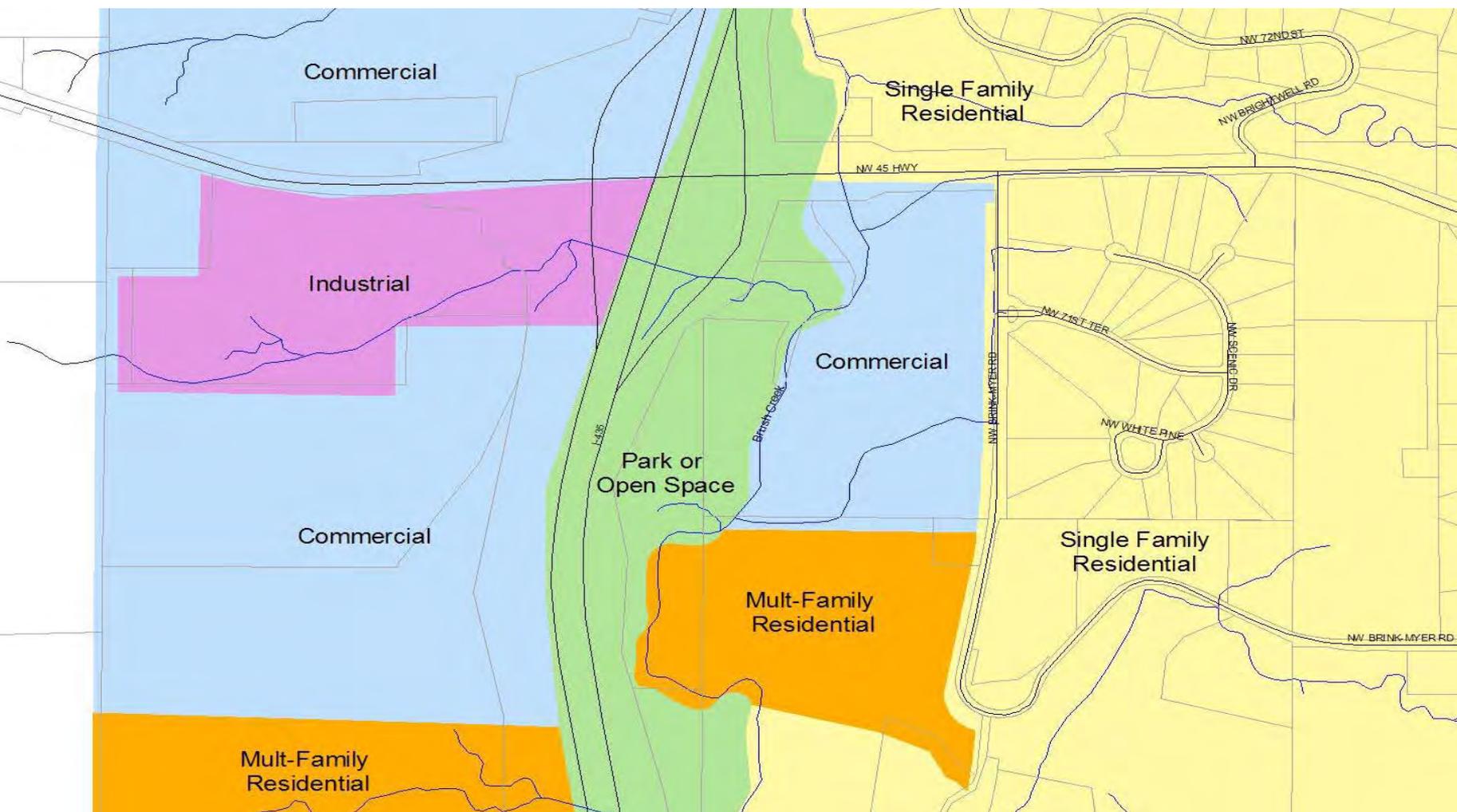


# Master Plan

- Identifies this area for Multi-family & Single Family
- Identifies need for a trail system
- Identifies Commercial to North of Subject Property



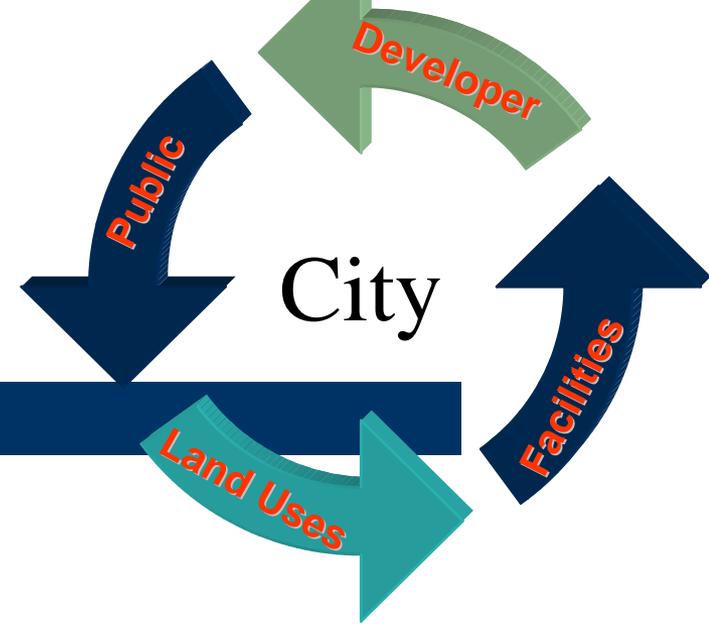
# Future Land Use Map



# Park Master Plan

- Trail Along Brush Creek
- Desire to Connect to trail system
- Location for a Trail Head
- Open space provided as part of Plan
- 100' Easement provided for Sewer and Trail

# Development Plan



- Mixed Use Residential
- Density for Single Family LESS than previous plan
- Agree to Build Brink Myer
- Walking Trails Throughout Development
- Maximizes Open Space

# Includes Water Quality Benefits

- Working with Platte County Land Trust
- Small steps forward to impact the whole
- Located Areas from Bio-swales
- Rain Garden locations Identified
- Need Education and pilot projects
- Opportunity to Educate and construct along Brush Creek

# Traffic Concerns

- MO-DOT is designing 45 highway
- Our density was used in Trip Generation Counts for MO-DOT
- Building Brink Myer from property to property line
- This project is phased
- County needs Brink Myer improvements before April 2007

# Goal of Residential Housing

- Provide Housing type Choices
- Look at alternative design options
- Marketability of Homes is a major concern
- Make wise land use considerations
- Look and feel is Key
- Create a Community within a Community



S07°15'06"E 1962.77'

S07°15'02"W 657.40'

S07°05'11"E 325.01.00'

S07°05'11"E 325.01.00'

S07°05'11"E 325.01.00'

S07°42'00"W 187.15'

S07°33'37"W 201.63'

S45°15'00"W 144.15'

S07°10'42"W 162.83'

N02°48'17"E 226.94'

S07°05'11"E 325.01.00'

S07°05'11"E 325.01.00'

N07°53'37"E 260.17'

S07°05'11"E 325.01.00'



**Single Family**

**Location:**

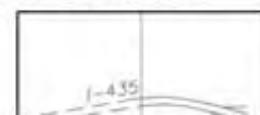
...IT QUARTER AND IN THE NORTHEAST  
...RANGE 34 WEST OF THE 5TH P.M.  
...AS FOLLOWS:

...OF SAID SOUTHWEST QUARTER; THENCE  
...LINE OF SAID SOUTHWEST QUARTER, A  
...OF BEGINNING, THENCE NORTH 00°15'26"  
...EAST QUARTER, 1362.77 FEET TO THE  
...RITH 00°18'32" EAST, ALONG THE WEST

**Plant Schedule:**

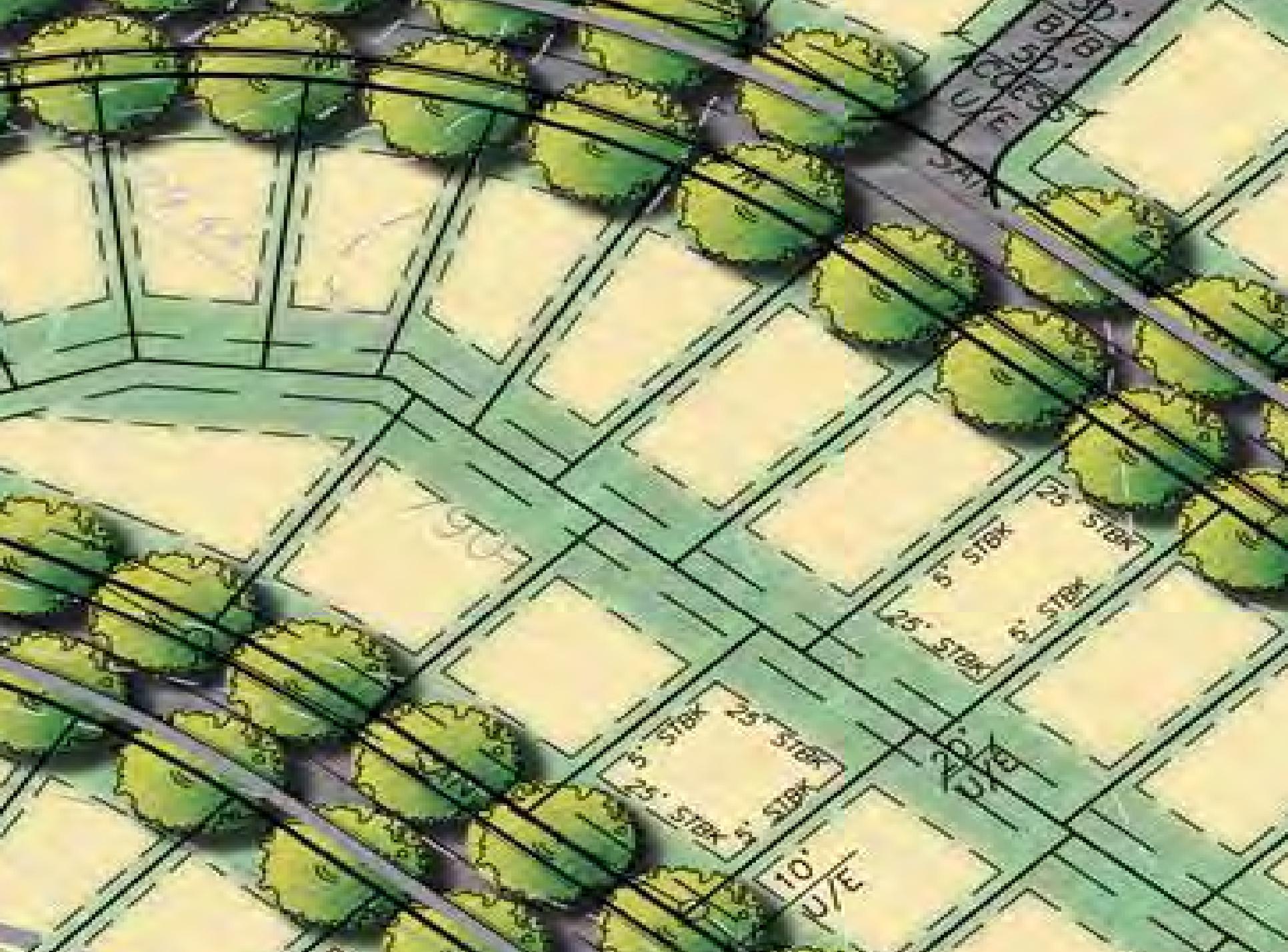
SYMBOL	NAME	SIZE	COND
	LEUCY SCOP BAYLE - ACER SACCHARIN LEUCY SUMMERSHADE NORWAY BAYLE - ACER PLATANOIDES SUMMERSHADE	2-1/2"	6 x 8
	SHAWNEE OAK - QUERCUS SHAWNEE		
	LACINIAE (L.M) - ULMUS PARVIFLORA		
	GREENING LARIX - TSAI CORONATA 'GREENING'		
	LONDON PLANTANE - PLATANUS OCCIDENTALIS		

**Location Map:**



# Detached Single Family

- Smaller Lots
- Common Usable Open Space
- Public Streets
- Linked to other



900

25' STOK  
25' STOK  
25' STOK  
25' STOK

10'  
U/E

25' STOK  
25' STOK  
6' STOK  
6' STOK

10' STOK

U/E  
10' STOK





1837

SUBARU  
MADE IN JAPAN  
1C-112



1821

1821



# New Concept of Single Family

- Work Force Housing
- Individual Owner Occupied
- Maintenance provided open space
- Common Drives
- Masonry Construction



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 NORTH RANGE 34 WEST OF THE 5TH P.M.  
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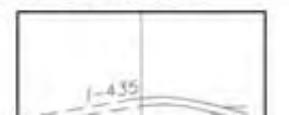
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**Plant Schedule:**

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	GREENING LARIX - TILIA CORNATA GREENING		
	LONDON PLANTANE - PLATANUS OCCIDENTALIS		

# Row Houses

**Location Map:**



# Typical Town home Layout

- Owner Occupied
- Very Architecture
- Options for alternative Approach
- Rear Loading minimized curb cuts
- Verifying Elevations is an option



(PRIVATE STREET)

SAN

28'  
B/B'

50'  
ACCESS  
U/E

50'  
ACCESS  
U/E

SAN

50'  
ACCESS  
U/E

# Row Houses

Alternatives A & B







# Manor Houses



# Condominium

- Owner Occupied
- 1100 to 1400 Square Feet
- Internal and External Garages
- Monthly Maintenance Fee for building & open space



# Manor House

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	LACTARIA (L.M) - ULMUS PARVIFLORA		
	ORIENTAL LINDEN - TILIA CORNATA 'GREENING'		
	LONDON PLANTANE - PLATANUS OCCIDENTALIS		

### Location Map:







# Garden Apartments



# Garden Apartments

- Part of a planned district
- Adjacent to Commercial property
- Walking Trails
- Water Quality Amenities
- Club House & Pool



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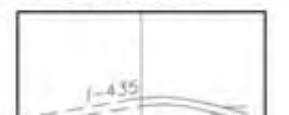
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**Plant Schedule:**

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	SUNSHINE OAK - QUERCUS SUNSHINE		
	LACTARIA (L.M) - ULMUS PARVIFLORA		
	GREENING LINDEN - TILIA CORNATA 'GREENING'		
	LONDON PLANTANE - PLATANUS OCCIDENTALIS		

# Garden Apartment

**Location Map:**





S00°15'02"W 657.40'



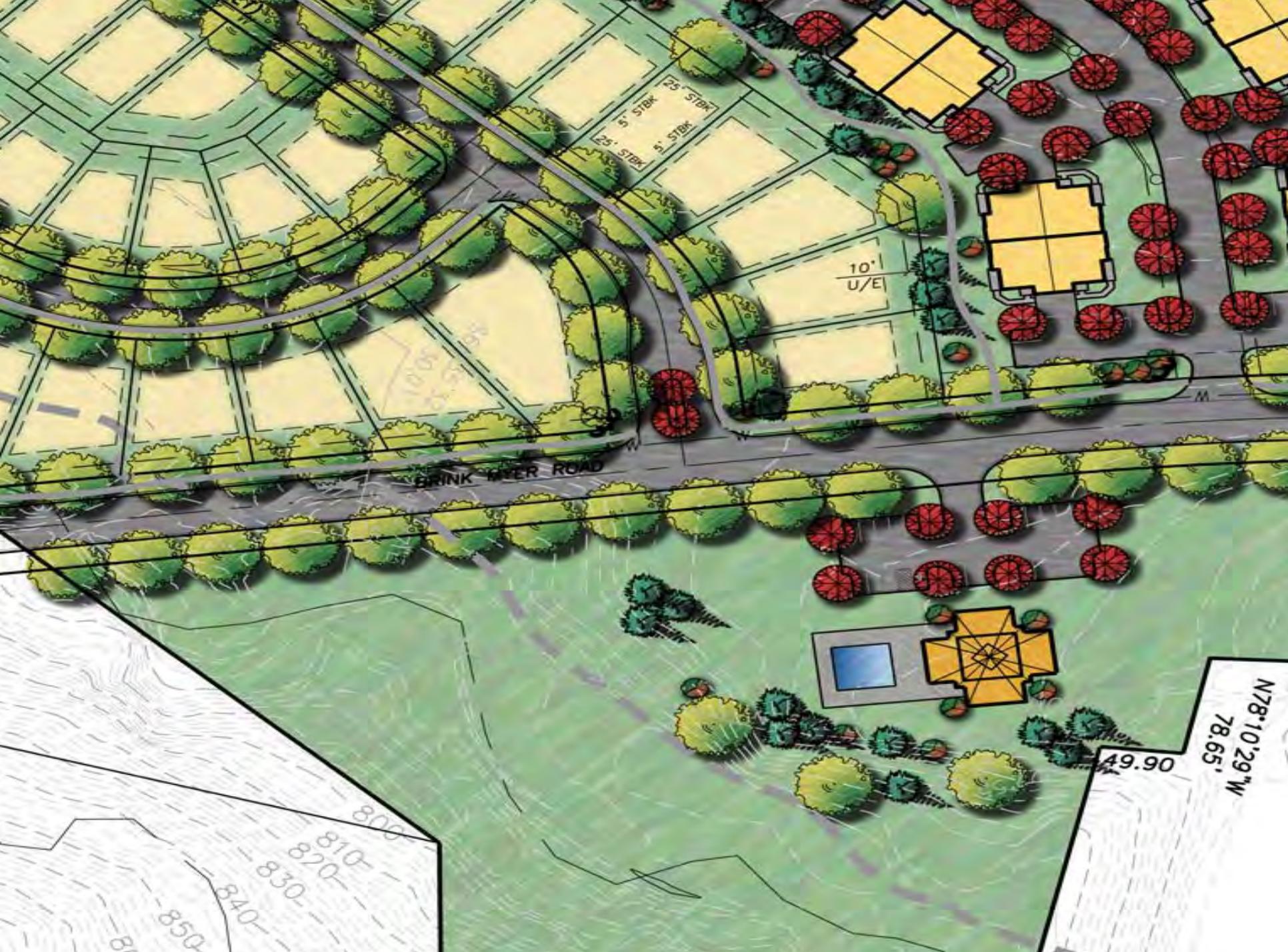


# Landscape Approaches

Concept Plan







BRINK MEER ROAD

25' STBK  
5' STBK  
25' STBK  
5' STBK

10'  
U/E

49.90

N78°10'29"W  
78.65'

800  
810  
820  
830  
840  
850



BRUSH CREEK

SAN

SAN

SAN

SAN

SAN

NWC

300'  
EX. SAN/E

50' SPACES W

30' B/E

(PRIVATE STREET)

(PRIVATE STREET)

50' SPACES W

25' B/E

25' 5' STBK  
5' STBK

SAN



# Discussion

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- Any Questions?