

# Emmanuel Science & Technology Center

Development Plan Application Resubmittal 001  
Kansas City, MO: City Plan Commission  
02.14.2025

**Owner**  
Emmanuel Family and Child Development Center and Emergency Shelter for Children  
4736 Prospect Ave  
Kansas City, MO 64130

**Construction Manager**  
McCownSordun Construction  
850 Main Street  
Kansas City, MO 64105  
Contact: Chris Hess  
Phone: 816.365.4774

**Architect**  
Focal Design Studio LLC  
1722 Main Street  
Kansas City, MO 64108  
Contact: Kevin Wineinger  
Phone: 913.903.7554

**Structural Engineer**  
PMA Engineering  
6717 Shawnee Mission Parkway  
Suite #100  
Kansas City, MO 66202  
Contact: Erin Rosenthal  
Phone: 913.831.1262

**Civil Engineer**  
BHC Engineering  
7101 College Blvd, Suite #400  
Overland Park, KS 66210  
Contact: Eric Byrd  
Phone: 913.653.1900

**Landscape Architect**  
SUR Landscape Architecture  
Contact: Maria Landoni  
Phone: 816.200.0590

**Mechanical / Plumbing Engineer**  
Hoss & Brown Engineers  
15902 Midland Drive  
Shawnee, KS 66217  
Contact: Casey Steiner  
Phone: 913.802.6212

**Electrical**  
Antella Consulting Engineers Inc.  
1600 Genessee, Suite #260  
Kansas City, MO 64102  
Contact: Monica Santos  
Phone: 816.421.0950

## Project Description

The Emmanuel Science and Technology Center is the second project in what will be a first of its kind campus in the region providing holistic support to the early education system for Kansas City children, parents and teachers. The first project, completed in 2020, is the Emmanuel Family and Child Development Center (EF CDC) located directly east of the proposed project. The EF CDC currently serves over 250 children and their families with early education and health services. The proposed second project is the Emmanuel Science and Technology Center (EMSTC) which will serve as a community center for 120 school age children in after school care as well as adult-age training for future early education teachers and administrators. The EMSTC will contain six flexible learning spaces, a large gathering room, commercial kitchen and staff offices. The EMSTC will be open daily from 7a – 6p. The proposed parking lot will service the EMSTC and the existing EF CDC, all connected by a sidewalk that will be fully accessible and ADA compliant.

In a collaboration between Emmanuel and The Missouri Department of Conservation, a park space is proposed directly east of the EMSTC to promote resiliency and support of local ecosystems. The park will contain a dense forest of trees with a native understory, providing a place of cooling and introducing native plants and pollinators into the local ecosystem. The park space and entire development will heal the harms created from the existing conditions which are largely impervious surfaces with few trees. The park will be accessible to the public from 8a – 5p daily and will be connected to public trails and sidewalks to the north and south of the site.

Future phases development on the proposed site includes a Gymnasium Building and 12-16 units of Multi-Family Housing. The Gymnasium Building will serve the EF CDC and EMSTC as well as be programmed to serve as a community resilience hub in the event of a natural disaster. The multi-family housing phase will have 12-16 units of housing intended to serve the teachers working at the Emmanuel Campus. The housing phase is also intended to align with the Area Plan and Comprehensive Plan for the project site area.

## Parkland Dedication

The Phase 3 multi-family housing project will plan to satisfy the Parkland Dedication requirement by paying a money-in-lieu of parkland space dedication. The payment and calculation of payment will be determined when the Phase 3 project is submitted for a minor amendment to the approved plan.

## Sheet Index - CPC

Sheet Number	Sheet Name
A1.00	Cover Sheet
A1.01	Site Plan
A1.02	Building Elevations
L1.03	Tree Removal Plan
L1.04	Landscape Plan
L1.05	Illustrative Site Plan
L7.02	Site Sections
C3.0	Grading Plan
C4.0	Utility Plan
ES101	Photometric Plan

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Phone: 913.362.1800

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PROJECT NUMBER: 24.044

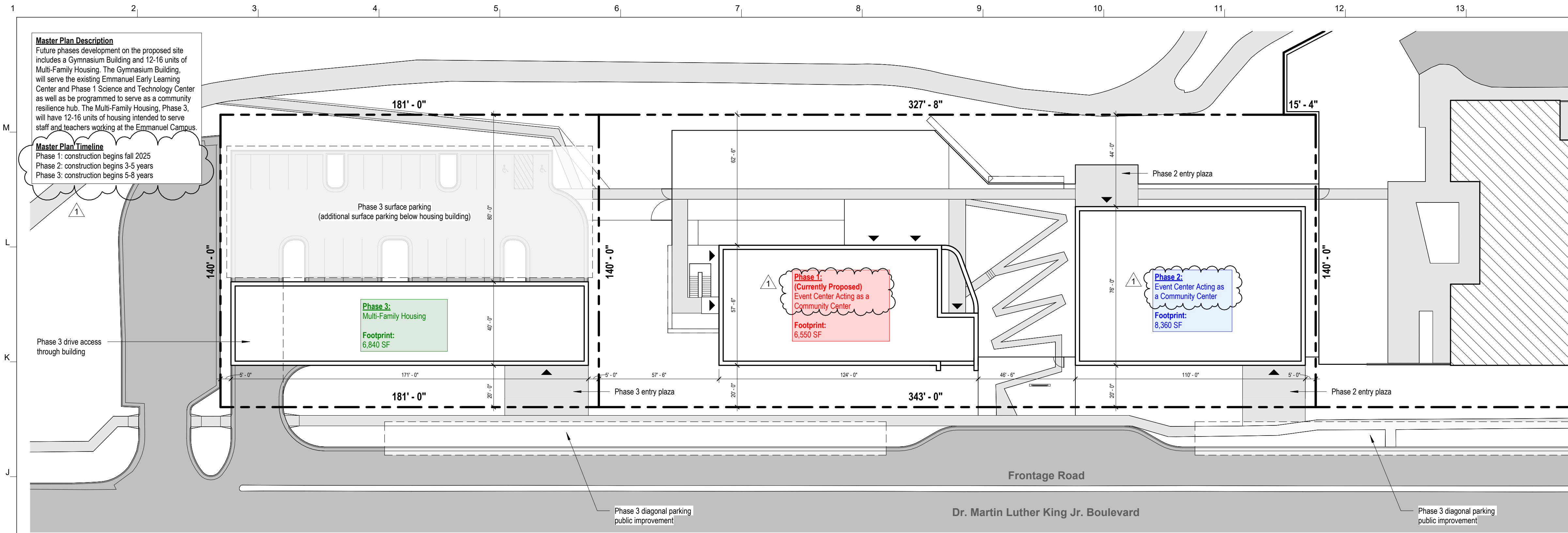
Emmanuel Science & Technology Center

2418 Dr. Martin Luther King Jr. Boulevard, Kansas City, MO 64130

Cover Sheet

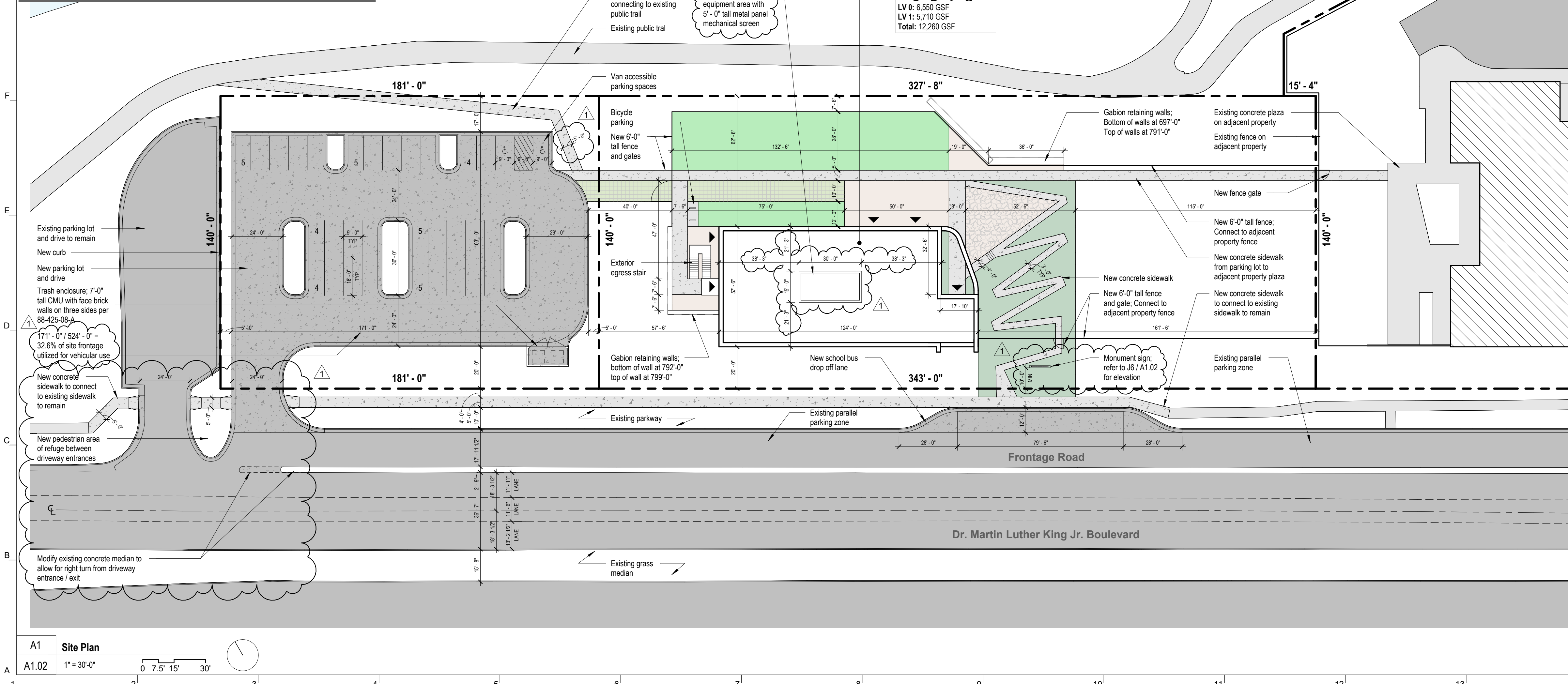
A1.00





H1  
A1.02  
Site Phasing Plan  
1" = 30'-0"

**City Plan Commission**  
Recommends Approval with Conditions  
of Case No. CD-CPC-2025-00004 on March 19, 2025  
*Sara Gabriel*  
Sara Gabriel, F.A.I.C.E.  
Secretary of the City Plan Commission



A1  
A1.02  
Site Plan  
1" = 30'-0"

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**REZONE APPLICATION**  
**EMMANUEL CENTER**

Lots 277, 278 and 279 of Prospect Hill, a subdivision in the city of Kansas City, and a portion of vacated Wabash Avenue, situated in the Southeast quarter of Section 28, Township 49 North, Range 33 West, in Jackson County, Missouri, described by Anne M. Smoke, Missouri PLS 2016019010, on January 12, 2025 as follows:

**BEGINNING** at the most Southerly corner of said Lot 277, said point lying on the Northerly right-of-way line of Dr. Martin Luther King Jr. Boulevard;

Thence, along the Southwesterly lines of said Lots 277, 278 and 279, and along the Northerly right-of-way line of Dr. Martin Luther King Jr. Boulevard, North 59°49'53" West, 156.98 feet to a point on a line parallel with and 7.00 feet Northwesterly of the Northwesterly line of said Lot 279;

Thence, along said parallel line, North 30°10'07" East, 140.00 feet to a point on the Northwesterly prolongation of the Northeasterly line of said Lot 279;

Thence, along the Northeasterly lines of said Lots 277, 278 and 279, and it's Northwesterly prolongation, South 59°49'53" East, 156.98 feet to the most Easterly corner of said Lot 277;

Thence, along the Southeastery line of said Lot 277, South 30°10'07" West, 140.00 feet to the **POINT OF BEGINNING.**

Contains approximately 21,977 square feet.



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**DEVELOPMENT PLAN**  
**EMMANUEL CENTER**

Lots 277 through 285 of Prospect Hill, a subdivision in the city of Kansas City, and a portion of vacated Wabash Avenue, situated in the Southeast quarter of Section 28, Township 49 North, Range 33 West, in Jackson County, Missouri, described by Anne M. Smoke, Missouri PLS 2016019010, on January 12, 2025 as follows:

**BEGINNING** at the most Southerly corner of said Lot 277, said point lying on the Northerly right-of-way line of Dr. Martin Luther King Jr. Boulevard;

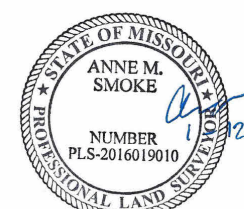
Thence, along the Southwesterly lines of said Lots 277 through 285, and along the Northerly right-of-way line of Dr. Martin Luther King Jr. Boulevard, North 59°49'53" West, 524.00 feet to the most Westerly corner of said lot 285;

Thence, along the Northwesterly line of said Lot 285, North 30°10'07" East, 140.00 feet to the most Northerly corner of said Lot 285;

Thence, along the Northeasterly lines of said Lots 277 through 285, South 59°49'53" East, 524.00 feet to the most Easterly corner of said Lot 277;

Thence, along the Southeastery line of said Lot 277, South 30°10'07" West, 140.00 feet to the **POINT OF BEGINNING.**

Contains approximately 73,360 square feet.



# FOCAL

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**Landscape:**  
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Phone: 816.200.0590

**Structural:**  
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6717 Shawnee Mission Parkway  
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**Emmanuel Science & Technology Center**  
2418 Dr. Martin Luther King Jr. Boulevard, Kansas City, MO 64130

**Site Plan**

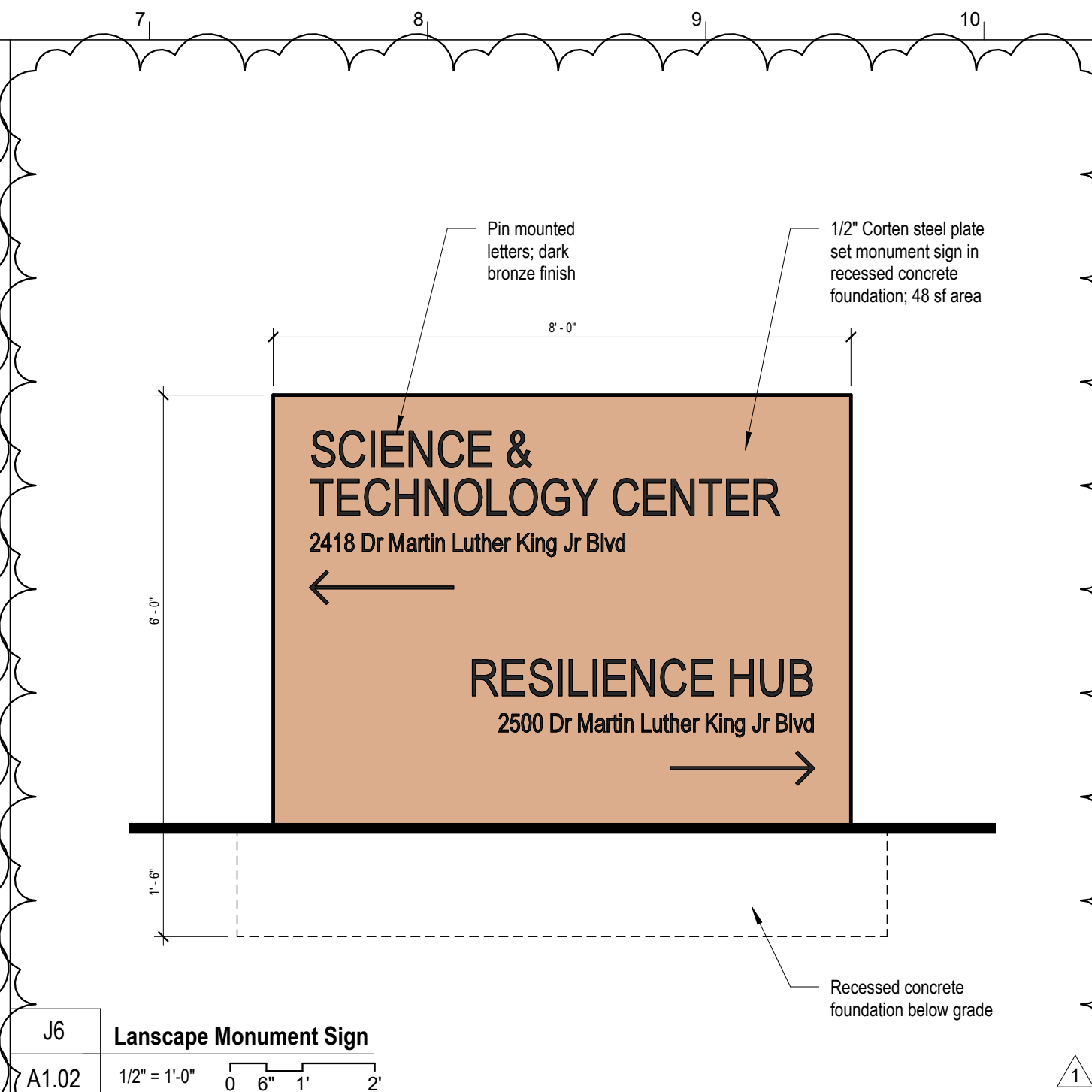
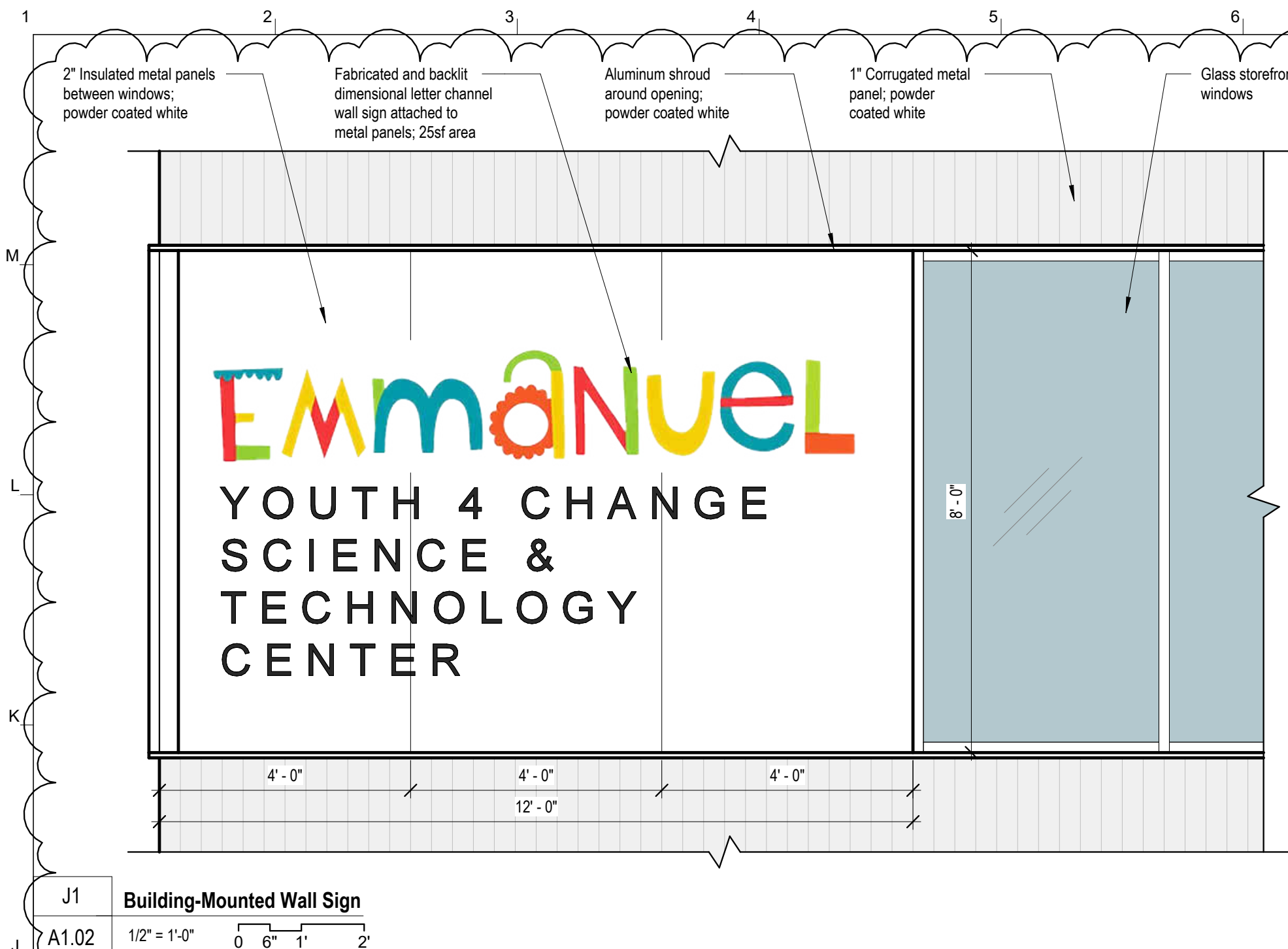
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**Proposed Fence Design**  
Steel welded wire fence; painted black; transparency to be at least 80%

Site Plan Legend	
Graphic	Note
	Property Line
	New Community Center Building Footprint
	Existing Emmanuel Early Learning Center Building Footprint
	New Concrete Sidewalk
	Existing Sidewalk
	New Parking Lot and Bus Drop Off
	Existing Streets and Parking Lots
	Lawn
	Riparian Vegetation Area
	Permeable Grass Pavers
	Stone / Gravel Hardscape
	Permeable Stone Paving





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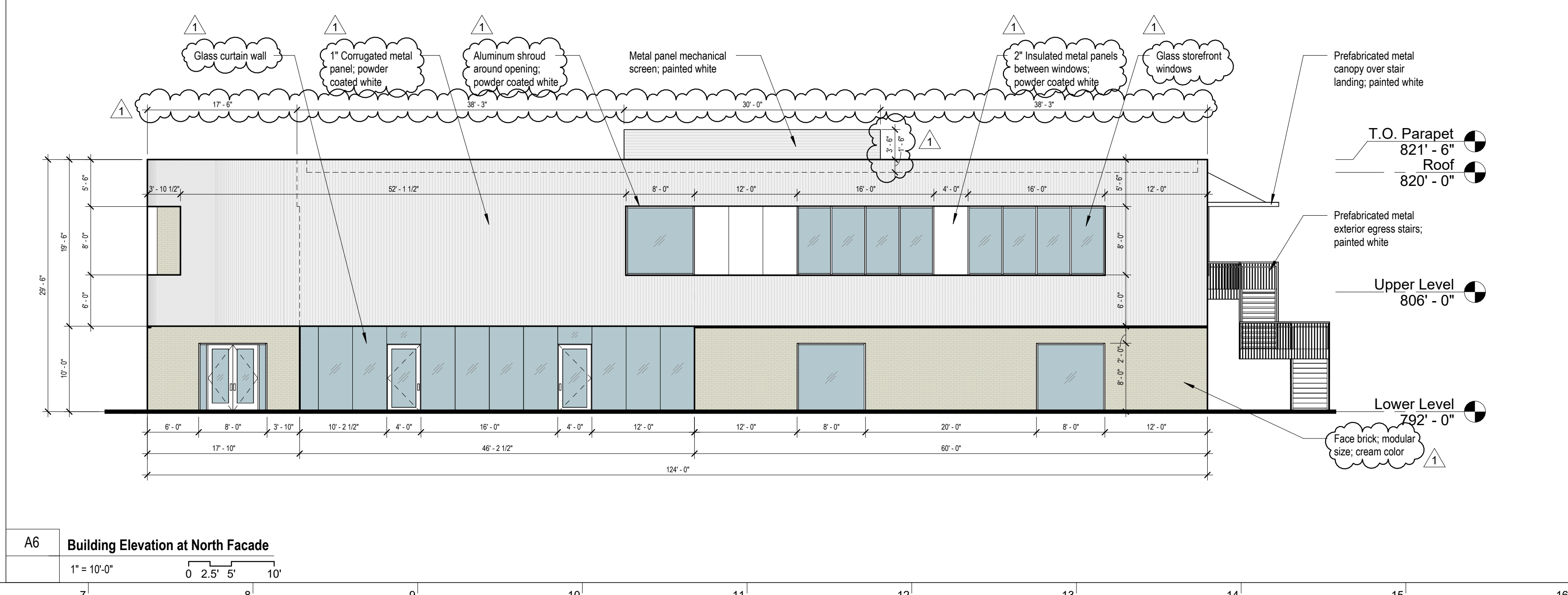
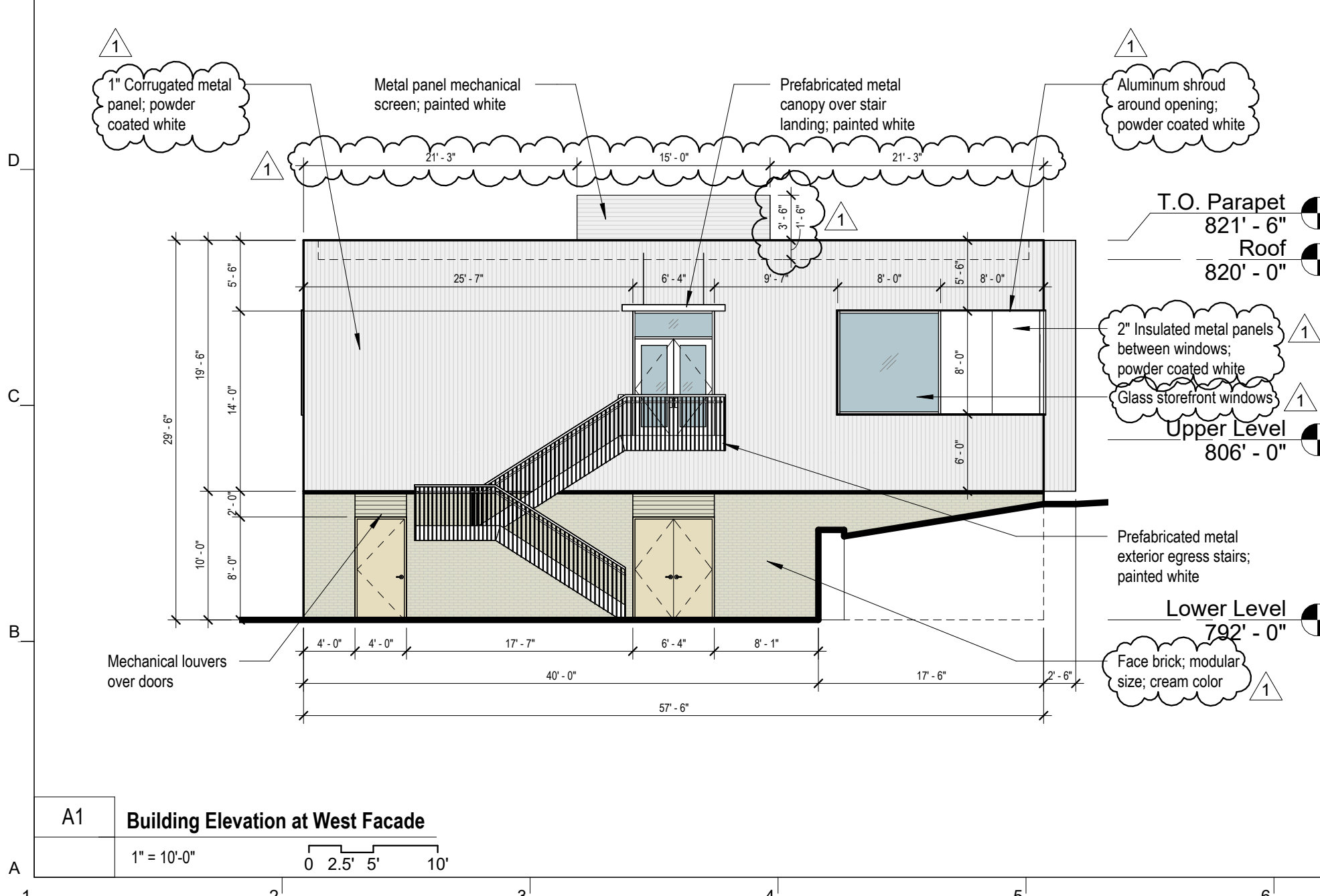
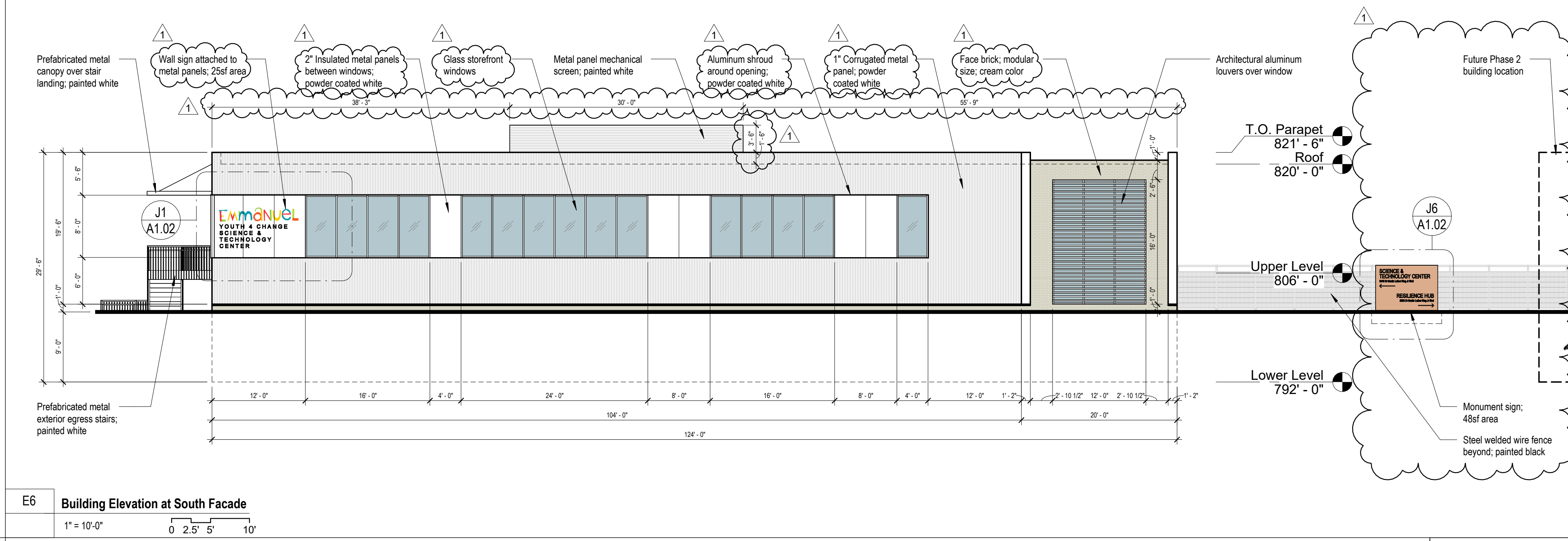
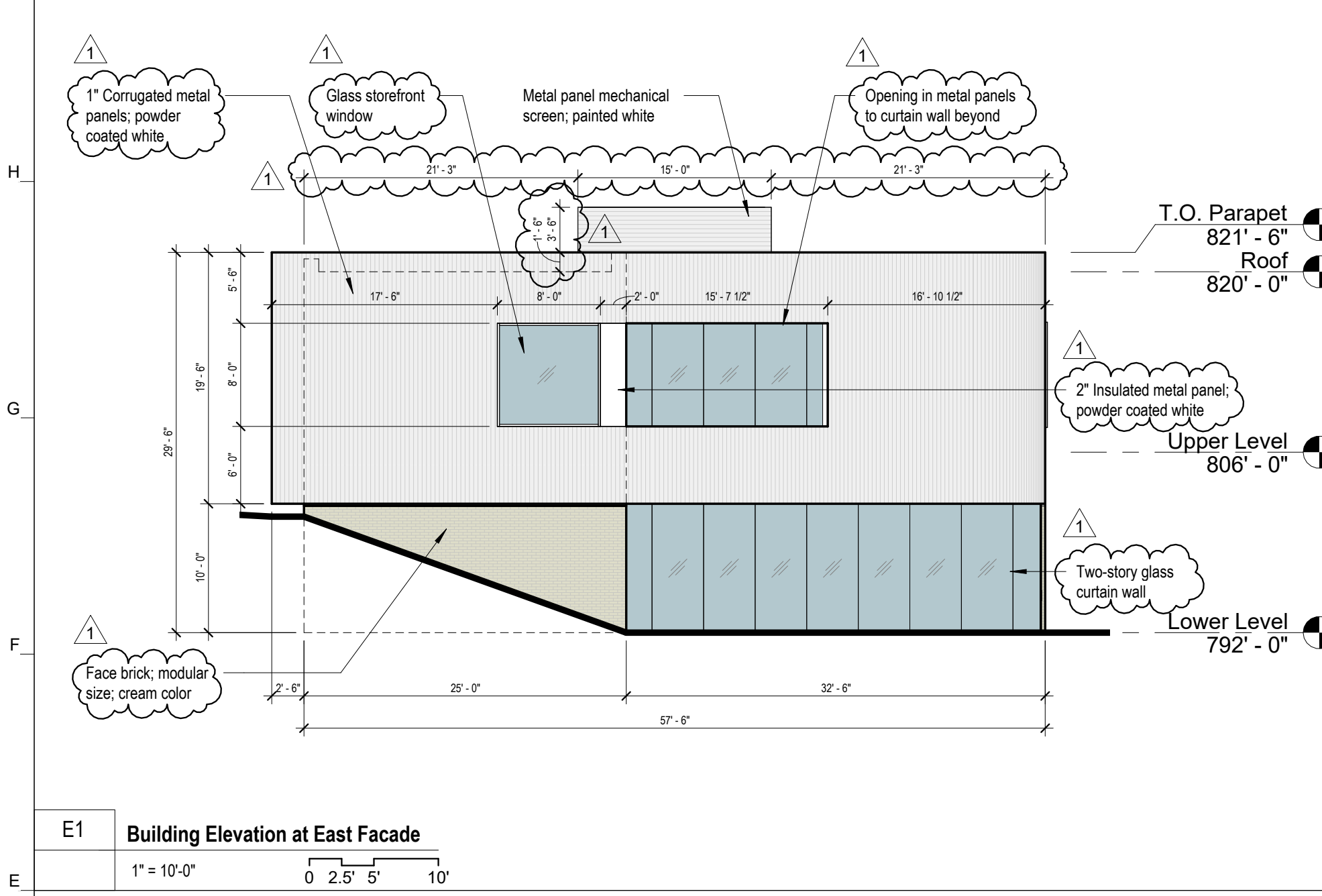
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Elevation Material Legend	
Graphic	Note
	Face Brick; Modular Size; Cream Color
	1" Corrugated Metal Panel; Powder Coated White
	2" Insulated Metal Panel; Powder Coated White
	Glass

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STATE OF MISSOURI  
KEVIN WINEINGER  
ARCHITECT  
A-2016030790  
02.14.2025

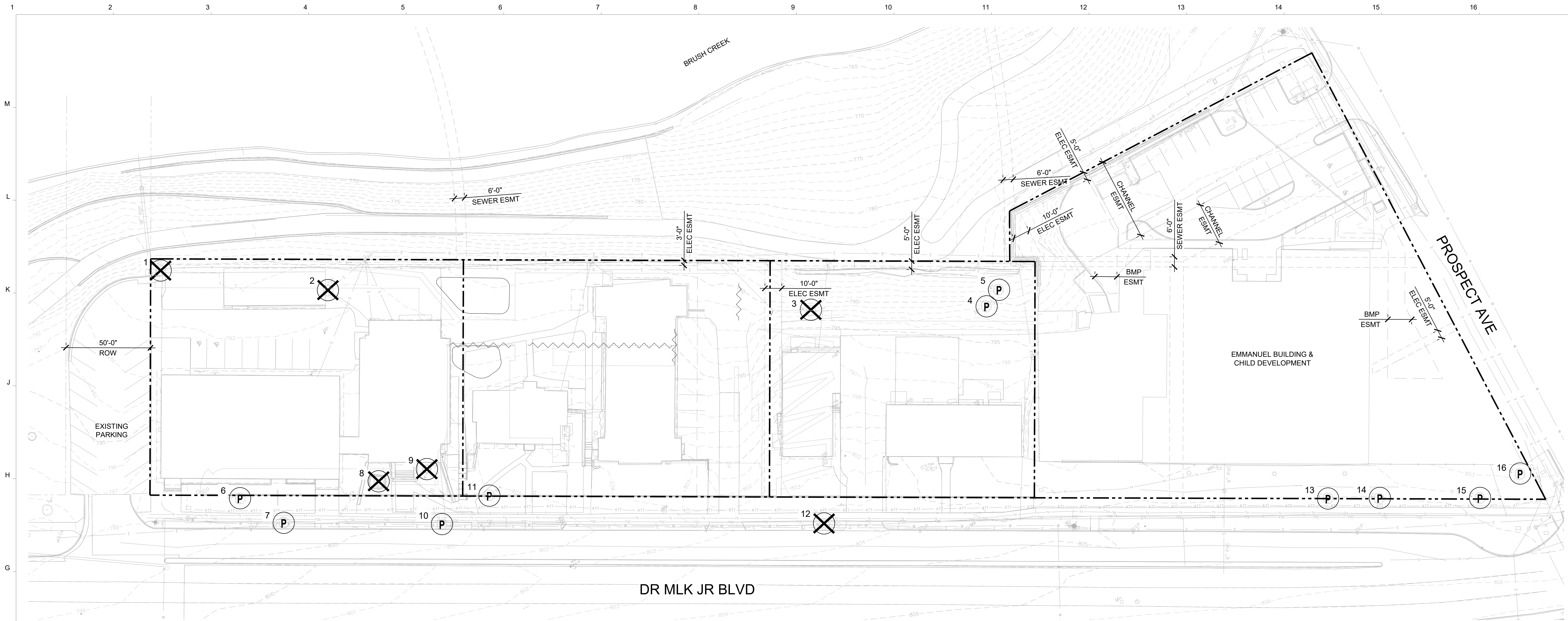
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**Building Elevations**

**A1.02**





LEGEND

P

EXISTING TREE TO PRESERVE

X

TREES TO BE REMOVED (INCLUDING ROOTS)

TREE DEMOLITION NOTES

1.

CONTRACTOR TO TAG TREES DESIGNATED FOR DEMO PER PLAN AND REVIEW WITH LANDSCAPE ARCHITECT PRIOR TO EXECUTION.

2.

TREE SIZE NOTED IS APPROXIMATE, VERIFY ACTUAL TREE IN FIELD.

EXISTING TREES	CALIPER	PRESERVE OR REMOVE
1	20"	REMOVE
2	12"	REMOVE
3	36"	REMOVE
4	30"	PRESERVE
5	24"	PRESERVE
6	10"	PRESERVE
7	30"	PRESERVE
8	24"	REMOVE
9	14"	REMOVE
10	18"	PRESERVE
11	36"	PRESERVE
12	20"	REMOVE
13	4"	PRESERVE
14	4"	PRESERVE
15	4"	PRESERVE
16	4"	PRESERVE



City Plan Commission

Recommends Approval with Conditions

of Case No. CD-CPC-2025-00004 ON March 19, 2025

Sara Supriano, FAIA  
Secretary of the City Plan Commission

FOCAL

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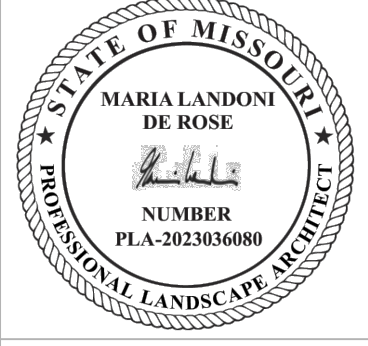
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PROJECT NUMBER: 2403


Emmanuel Science & Technology Center  
2418 Swope Parkway, Kansas City, MO 64130  
TREE REMOVAL PLAN

NOT FOR  
CONSTRUCTION

**SUR**  
LANDSCAPE  
ARCHITECTURE

**L1.03**






City Plan Commission

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Sara Copeland, FAICP

Secretary of the City Plan Commission

88-425 - LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	APPROVED
88-425-03 STREET TREES	18	14	
88-425-04 GENERAL	5	45	
88-425-05 PERIMETER VEHICULAR USE AREA ADJACENT TO PARKWAYS			
BUFFER WIDTH	30'-0"	40'-0"	
TREES	11	11	
SHRUBS/WALL/BERM	63 SHRUBS	70 SHRUBS	
88-425-06 INTERIOR VEHICULAR USE AREA			
INTERIOR AREA	1,365 SF	1,366 SF	
TREES	8	8	
SHRUBS	39	56 SHRUBS	
88-425-07 PARKING GARAGE SCREENING	N/A		
88-425-08 MECHANICAL/UTILITY EQUIPMENT SCREENING	N/A		
88-425-09 OUTDOOR USE SCREENING	N/A		

88-425 - LANDSCAPE SCHEDULE	SYMBOL	SIZE
EXISTING TREES		
88-425-03 STREET TREES		2 INCH
88-425-04 GENERAL		VARIES
88-425-05 PERIMETER VEHICULAR USE AREA ADJACENT TO STREETS		
BUFFER WIDTH		
TREES		2 INCH
SHRUBS/WALL/BERM		3 GALLON
88-425-06 INTERIOR VEHICULAR USE AREA		
INTERIOR AREA		
TREES		2 INCH
SHRUBS		3 GALLON

BOTANICAL / COMMON NAME

STREET TREE SPECIES

- Quercus bicolor / Swamp White Oak
- Quercus lyrata / Overcup Oak
- Quercus muehlenbergii / Chinkapin Oak
- Quercus shumardii / Shumard Oak

GENERAL TREE SPECIES

- Cornus florida / Flowering Dogwood
- Nyssa sylvatica / Tupelo
- Platanus occidentalis / American Sycamore
- Salix amygdaloides / Peach Leaf Willow
- Salix humilis / Prairie Willow
- Salix interior / Sandbar Willow
- Salix nigra / Black Willow

PERIMETER VEHICULAR TREE SPECIES

- Gymnocladus dioicus / Kentucky Coffeetree

INTERIOR VEHICULAR TREE SPECIES

- Gymnocladus dioicus / Kentucky Coffeetree
- Quercus shumardii / Shumard Oak

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Emmanuel Science & Technology Center

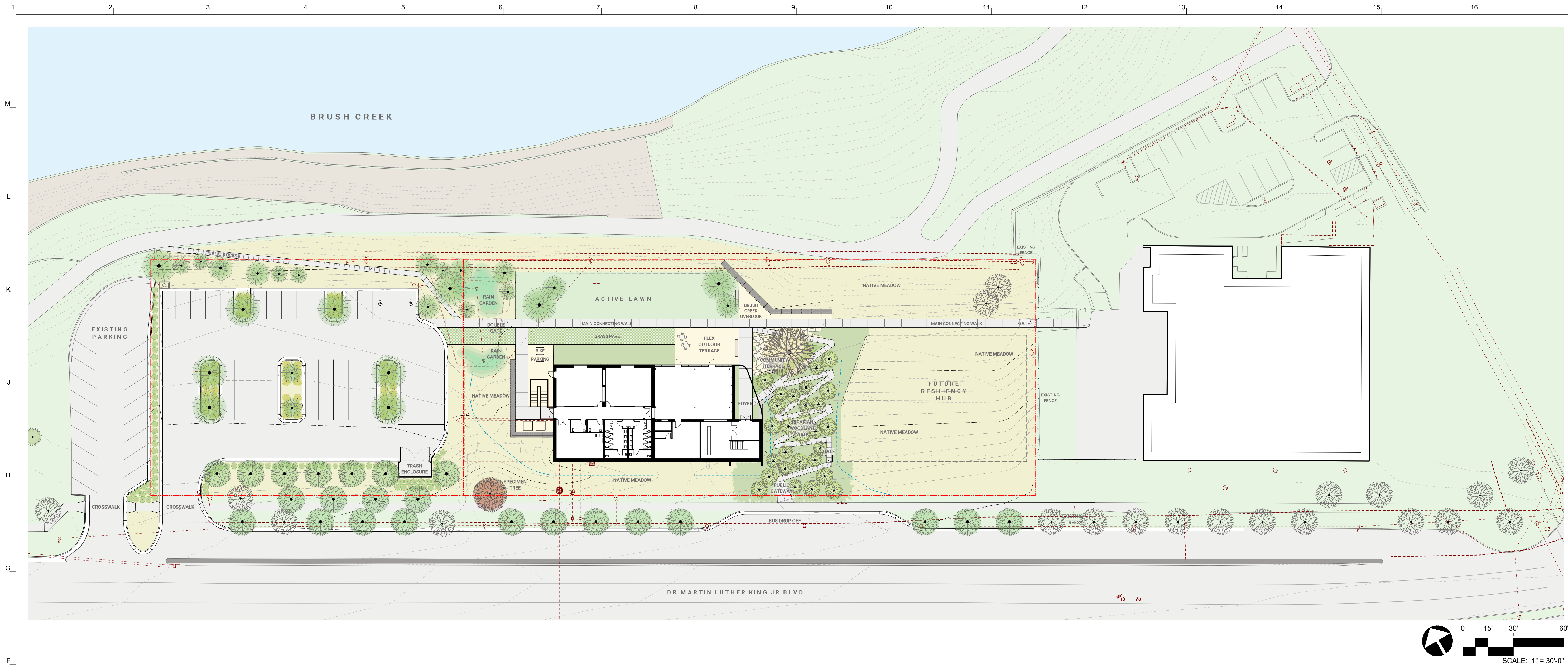
2418 Swope Parkway, Kansas City, MO 64130

LANDSCAPE PLAN

NOT FOR  
CONSTRUCTION

L1.04





**KANSAS CITY MISSOURI**

**City Plan Commission**  
Recommends Approval with Conditions

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*Sara Cooper*  
Sara Cooper, FAICP  
Secretary of the City Plan Commission

NOT FOR  
CONSTRUCTION

**SUR**  
LANDSCAPE  
ARCHITECTURE

Emmanuel Science & Technology Center

2418 Swope Parkway, Kansas City, MO 64130

ILLUSTRATIVE SITE PLAN

**L0.05**

**FOCAL**

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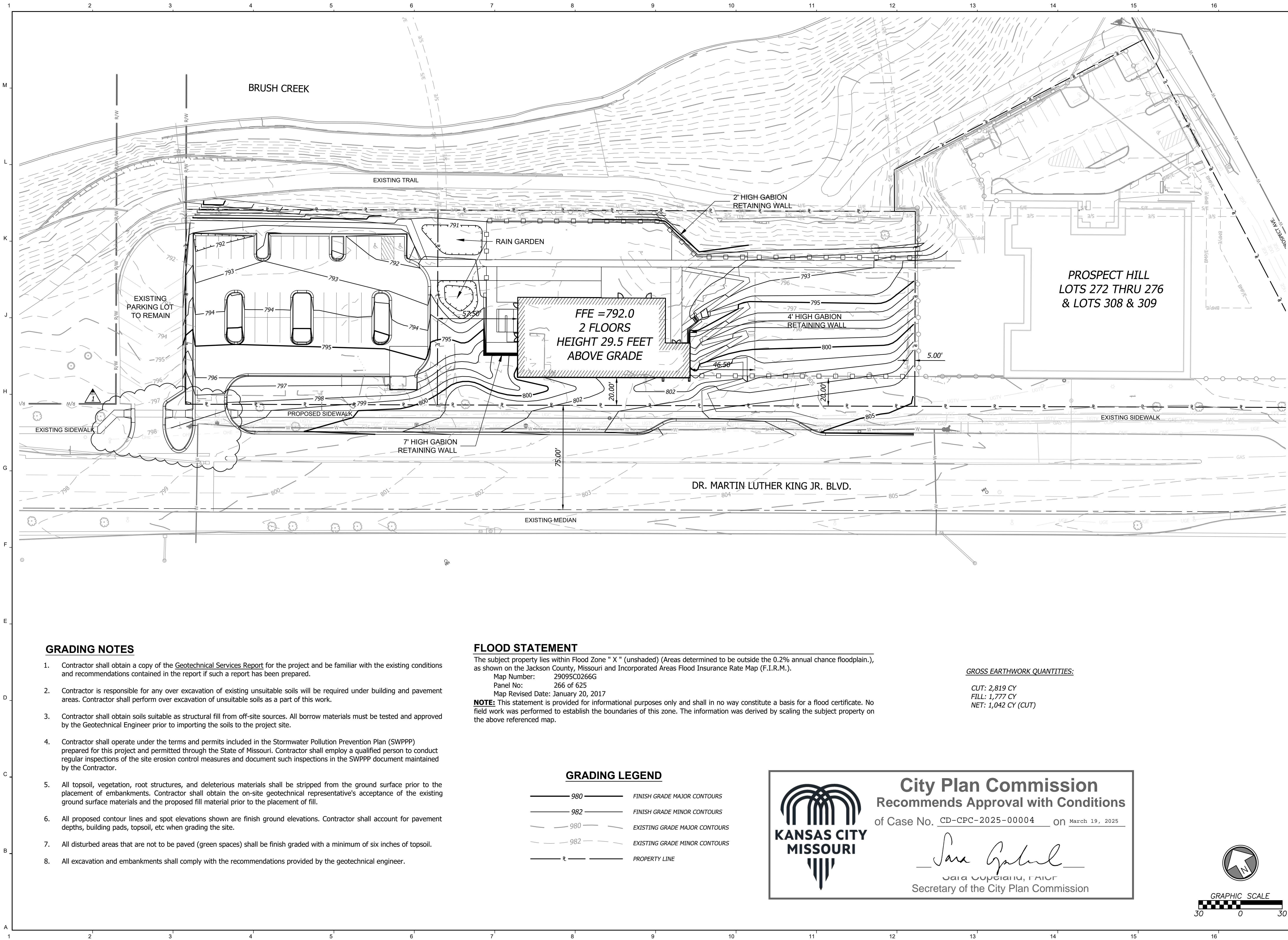


PROJECT NUMBER: 2403









### GRADING NOTES

- Contractor shall obtain a copy of the Geotechnical Services Report for the project and be familiar with the existing conditions and recommendations contained in the report if such a report has been prepared.
- Contractor is responsible for any over excavation of existing unsuitable soils will be required under building and pavement areas. Contractor shall perform over excavation of unsuitable soils as a part of this work.
- Contractor shall obtain soils suitable as structural fill from off-site sources. All borrow materials must be tested and approved by the Geotechnical Engineer prior to importing the soils to the project site.
- Contractor shall operate under the terms and permits included in the Stormwater Pollution Prevention Plan (SWPPP) prepared for this project and permitted through the State of Missouri. Contractor shall employ a qualified person to conduct regular inspections of the site erosion control measures and document such inspections in the SWPPP document maintained by the Contractor.
- All topsoil, vegetation, root structures, and deleterious materials shall be stripped from the ground surface prior to the placement of embankments. Contractor shall obtain the on-site geotechnical representative's acceptance of the existing ground surface materials and the proposed fill material prior to the placement of fill.
- All proposed contour lines and spot elevations shown are finish ground elevations. Contractor shall account for pavement depths, building pads, topsoil, etc when grading the site.
- All disturbed areas that are not to be paved (green spaces) shall be finish graded with a minimum of six inches of topsoil.
- All excavation and embankments shall comply with the recommendations provided by the geotechnical engineer.

### FLOOD STATEMENT

The subject property lies within Flood Zone "X" (unshaded) (Areas determined to be outside the 0.2% annual chance floodplain.), as shown on the Jackson County, Missouri and Incorporated Areas Flood Insurance Rate Map (F.I.R.M.).

Map Number: 29095C0266G  
Panel No: 266 of 625  
Map Revised Date: January 20, 2017

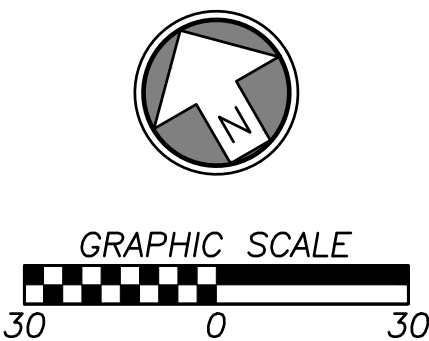
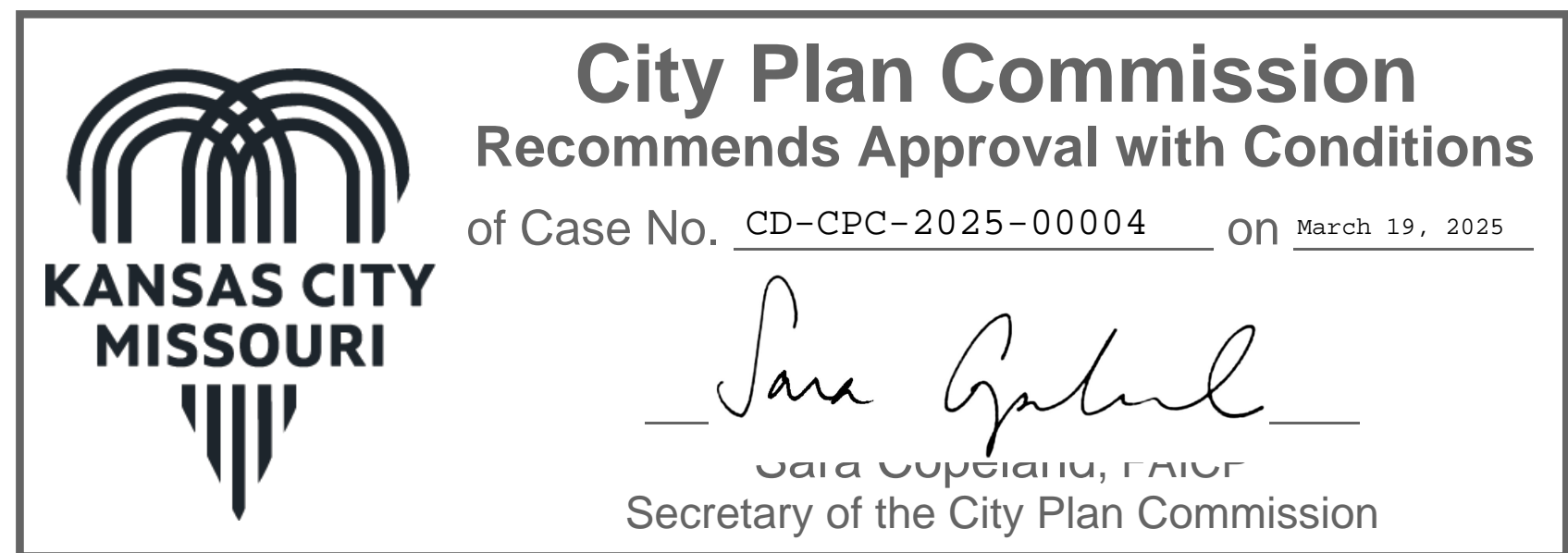
**NOTE:** This statement is provided for informational purposes only and shall in no way constitute a basis for a flood certificate. No field work was performed to establish the boundaries of this zone. The information was derived by scaling the subject property on the above referenced map.

### GRADING LEGEND

— 980 —	FINISH GRADE MAJOR CONTOURS
— 982 —	FINISH GRADE MINOR CONTOURS
- - 980 - -	EXISTING GRADE MAJOR CONTOURS
- - 982 - -	EXISTING GRADE MINOR CONTOURS
— R —	PROPERTY LINE

### GROSS EARTHWORK QUANTITIES:

CUT: 2,819 CY  
FILL: 1,777 CY  
NET: 1,042 CY (CUT)



FOCAL

**Architectural:**  
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Contact: Maria Landon  
Phone: 816.200.0550

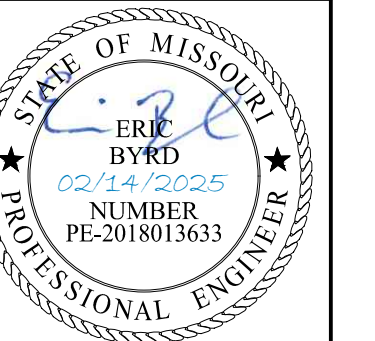
**Structural:**  
PMA Engineering  
6717 Shawnee Mission Parkway  
Suite #100  
Overland Park, KS 66202  
Contact: Erin Rosenthal  
Phone: 913.831.1262

**Mechanical / Plumbing / AV / Data / IT**  
Hoss & Brown Engineers  
15902 Midland Drive  
Shawnee, KS 66217  
Contact: Casey Steiner  
Phone: 913.802.6212

**Electrical**  
Antella Consulting Engineers Inc.  
1600 Genesee, Suite #260  
Kansas City, MO 64102  
Contact: Monica Santos  
Phone: 816.421.0950

**Food Service**  
Santelbeck Associates LLC  
6700 Squabb Road, Suite #101  
Mission, Kansas 66202  
Contact: John Kennedy  
Phone: 913.362.1800

ISSUED FOR: DATE  
Development Plan Application 01.13.2025  
Resubmittal 001 02.14.2025



PROJECT NUMBER: 24.044


Emmanuel Science & Technology Center

2418 Swape Parkway, Kansas City, MO 64130

GRADING PLAN

C3.0






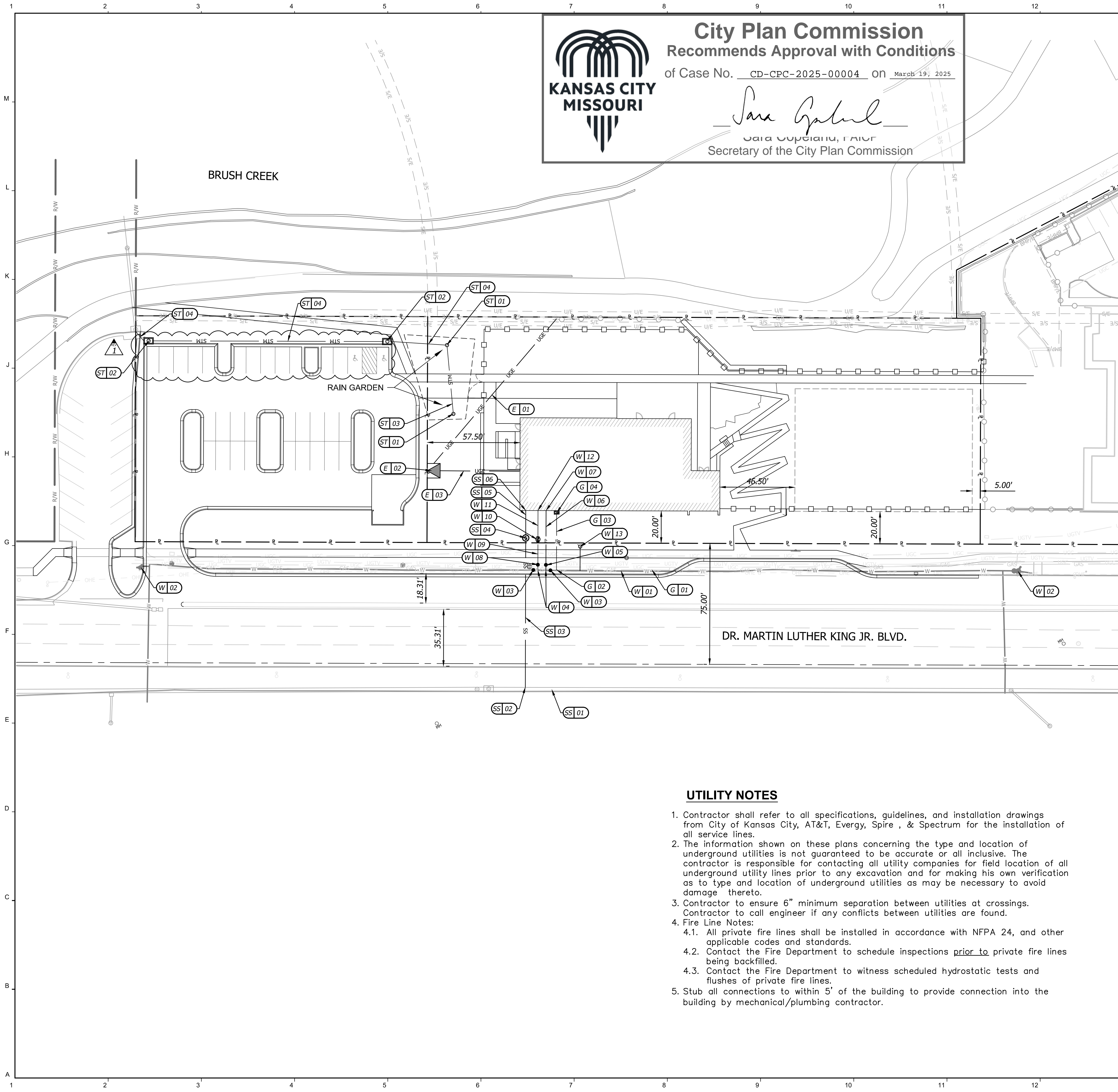
City Plan Commission

Recommends Approval with Conditions

of Case No. CD-CPC-2025-00004 ON March 19, 2025



Sara Cooperland, FAICP  
Secretary of the City Plan Commission



**UTILITY CONSTRUCTION NOTES**

**W - WATER SERVICE INFORMATION - KC WATER**

- 01 EXISTING 6" WATER MAIN .
- 02 EXISTING FIRE HYDRANT.
- 03 INSTALL 6" SOLID SLEEVE AND 6" VALVE ON EXISTING MAIN, REFER TO KCMO WATER SERVICES DETAIL 6215.
- 04 INSTALL 6"x6"x6" TEE.
- 05 INSTALL 6" GATE VALVE WITH 6" X4" REDUCER.
- 06 INSTALL 35 LF OF 6" DUCTILE IRON PIPE-CLASS 50 WITH POLYWRAP FIRE PROTECTION LINE WITH MINIMUM DEPTH OF COVER OF 48", MAXIMUM COVER OF 60".
- 07 CONNECT FIRE PROTECTION LINE TO BUILDING PLUMBING; SEE MEP PLANS.
- 08 INSTALL 6" GATE VALVE WITH 6"x2" REDUCER AND CURB STOP PER KC WATER STANDARDS.
- 09 INSTALL 15 LF OF 2" DOMESTIC SERVICE LINE WITH MINIMUM DEPTH OF COVER OF 48", MAXIMUM COVER OF 60".
- 10 INSTALL 2" DOMESTIC WATER METER WITH BYPASS CONNECTION WITH A SEALED LOCKABLE OS&Y VALVE IN PIT PER KC WATER DRAWING 6207.
- 11 INSTALL 18 LF OF 3" DOMESTIC SERVICE LINE WITH MINIMUM DEPTH OF COVER OF 48", MAXIMUM COVER OF 60".
- 12 CONNECT DOMESTIC SERVICE LINE TO BUILDING PLUMBING; RE: PLUMBING PLANS.

**E - ELECTRIC SERVICE INFORMATION - EVERGY**

- 01 CONTRACTOR TO INSTALL PRIMARY UNDERGROUND ELECTRIC SERVICE FROM EXISTING ELECTRIC POLE TO TRANSFORMER PAD.
- 02 PROPOSED TRANSFORMER PAD.
- 03 CONTRACTOR TO INSTALL SECONDARY UNDERGROUND ELECTRIC SERVICE LINE FROM PROPOSED TRANSFORMER TO BUILDING; RE: ELECTRICAL PLAN.

**G - GAS SERVICE INFORMATION - SPIRE**

- 01 EXISTING GAS MAIN.
- 02 TAP EXISTING GAS MAIN FOR SERVICE LINE; COORDINATE W/ SPIRE.
- 03 INSTALL 93 LF GAS SERVICE LINE.
- 04 GAS CONNECTION TO METER; RE: PLUMBING PLAN.

**ST - STORM SEWER INFORMATION - KC WATER**

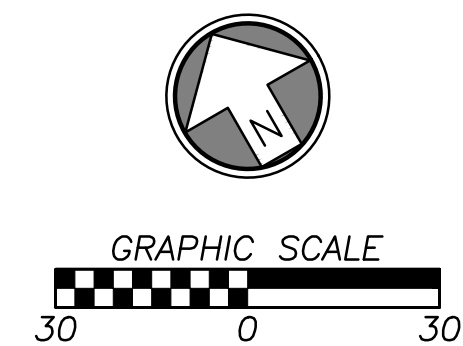
- 01 INSTALL 18" NYLOPLAST DRAIN BASIN.
- 02 INSTALL CURB INLET.
- 03 INSTALL 10" HDPE STORM PIPE.
- 04 INSTALL 15" HDPE STORM PIPE.

**SS - SANITARY SEWER INFORMATION - KC WATER**

- 01 EXISTING 30" COMBINED SEWER.
- 02 PROPOSED TEE CONNECTION; FL = 789.75
- 03 INSTALL 92 LF 6" PVC SANITARY SEWER SERVICE LINE AT 1% MINIMUM SLOPE.
- 04 INSTALL 4' DIA. CONCRETE SAMPLING MH; FL OUT = 790.67, FL IN = 790.67, RIM = 801.00
- 05 INSTALL 17 LF 6" PVC SANITARY SEWER SERVICE LINE AT 1% MINIMUM SLOPE.
- 06 CONNECT TO BUILDING PLUMBING; RE: PLUMBING PLAN.

**UTILITY NOTES**

- Contractor shall refer to all specifications, guidelines, and installation drawings from City of Kansas City, AT&T, Evergy, Spire , & Spectrum for the installation of all service lines.
- The information shown on these plans concerning the type and location of underground utilities is not guaranteed to be accurate or all inclusive. The contractor is responsible for contacting all utility companies for field location of all underground utility lines prior to any excavation and for making his own verification as to type and location of underground utilities as may be necessary to avoid damage thereto.
- Contractor to ensure 6" minimum separation between utilities at crossings. Contractor to call engineer if any conflicts between utilities are found.
- Fire Line Notes:
  - All private fire lines shall be installed in accordance with NFPA 24, and other applicable codes and standards.
  - Contact the Fire Department to schedule inspections prior to private fire lines being backfilled.
  - Contact the Fire Department to witness scheduled hydrostatic tests and flushes of private fire lines.
- Stub all connections to within 5' of the building to provide connection into the building by mechanical/plumbing contractor.



FOCAL

Architectural:

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1722 Main Street  
Kansas City, MO 64108  
Contact: Kevin Wingerter  
Phone: 788.903.7554

Civil:

BHC Engineering  
7101 College Blvd., Suite #400  
Overland Park, KS 66210  
Contact: Eric Byrd  
Phone: 913.663.1900

Landscape:

SUR Landscape Architecture  
Contact: Maria Landoni  
Phone: 816.200.0590

Structural:

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Overland Park, KS 66202  
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UTILITY PLAN

C4.0



