



# CITY PLAN COMMISSION REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

February 16, 2021

## Project Name

**Zhou B Art Center**

## Docket # Request

- 4.1 CD-CPC-2021-00023  
Area Plan Amendment  
4.2 CD-CPC-2021-00024  
Rezoning to UR

## Applicant

Joe Keal  
BNIM Architects  
2460 Pershing St, Ste 100  
KCMO

## Owner

Gateway Investment Partners LLC.  
160 N. Franklin St. Ste 201  
Chicago, IL 60606

<b>Location</b>	1818 E. 19 <sup>th</sup> St.
<b>Area</b>	About 3.327 acres
<b>Zoning</b>	UR
<b>Council District</b>	3 <sup>rd</sup>
<b>County</b>	Jackson
<b>School District</b>	KCMO

## Surrounding Land Uses

North: Across E. 18<sup>th</sup> St is apartments (zoned R-1.5)  
East: light industrial use (zoned B4-5)  
West: apartments, commercial, religious gathering (zoned UR)  
South: light industrial use (zoned UR)

## Major Street Plan

E. 18<sup>th</sup> Street at this location is a designated Commerce/Mixed, requiring 80 feet ROW.

## APPROVAL PROCESS



## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of this case was sent to Wendell Phillips Neighborhood Association and Washington Wheatly Neighborhood Association.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request.

## EXISTING CONDITIONS

The subject property is located at the southeast corner of E. 18<sup>th</sup> 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: Across E. 18<sup>th</sup> St is apartments (zoned R-1.5)  
East: light industrial use (zoned B4-5)  
West: apartments, commercial, religious gathering (zoned UR)  
South: light industrial use (zoned UR)

## SUMMARY OF REQUEST

The applicant is proposing rezoning to UR (Urban Redevelopment) and an area plan amendment to change the use from institutional to mixed-use with remodeling work and expansion in District UR (Urban Redevelopment) on about 3.327 acres, generally located at the southeast corner of E. 18<sup>th</sup> Street and Woodland Avenue.

## KEY POINTS

- Rezoning from UR to UR in order to amend a previously approved plan
- Zhou B Art Center
- Mixed-use

## PROFESSIONAL STAFF RECOMMENDATION

Docket #	Recommendation
4.1	Approval
4.2	Approval with conditions

## CONTROLLING CASE

**Case 1134-URD-3** – Ordinance 990128 was passed by the City Council on March 25, 1999 approving an amendment to a previously approved development plan in District URD (Urban Redevelopment District) on approximately a 30 acre tract of land generally bounded by Paseo Boulevard on the west, a line about 300 feet north of 17<sup>th</sup> Terrace on the north, a line about 405 feet east of Woodland Avenue on the east and 19<sup>th</sup> Street on the south.

## RELATED RELEVANT CASES

**13505-P:** The Crossroads East/Jazz District study area is roughly bounded by Truman Road on the north, Brooklyn Avenue on the east, the Kansas City Terminal Railway tracks on the south, and Grand Boulevard on the west.

## HISTORY

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.

## 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>	No	N/A	
<i>Parking and Loading Standards (88-420)</i>	Yes	Yes	Due to its landmark status, no automobile and 19 bicycle parking spots are required, 189 automobile and 19 bicycle parking spaces are provided.
<i>Landscape and Screening Standards (88-425)</i>	Yes	Subject to Conditions	The applicant shall continue working with staff on fencing.
<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 applicable plans. The proposed use including cultural exhibit, artistic workspace, indoor/outdoor event space, retail, etc. Due to the past use and the future land use recommendation to institutional use, an area plan amendment is required.

The applicant proposes three gated vehicular accesses- one from E. 18<sup>th</sup> Street; one from Woodland Avenue; and one from E. 19<sup>th</sup> Street. All three accesses are existing at the site. The applicant also proposes pedestrian entrance from all façades of the building.

The current building is a 4-story historic school and the applicant proposes to convert it into a 5-story mixed-use building with approval from Historic Preservation Committee. The change will not increase the building height overall. The interior remodeling will accommodate retail, lounge, and studios in the west wing, and event spaces and studios in the east wing. Beyond interior remodeling, the applicant also proposes to add a 1,700-square-foot entrance to the north of the building. The new entrance will mainly be constructed with glass and metal. The design has been approved by Historic Preservation Committee.

Additionally, the applicant proposes a sculpture garden for outdoor event space located on the west side of the building. Such use will be screened for security and privacy purposes. The applicant shall continue work with staff on the fencing materials and required landscaping prior to request for ordinance.

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

The plan, as proposed, doesn't comply with the applicable plans and policies including the approved development plan and the Heart of the City Area Plan. The plan recommends institutional use and the applicant is proposing a mixed-use including retail, lounge, even space and artistic studios; therefore, an amendment to the area plan is required and the application was reviewed along this the rezoning request.

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

Adjacent properties including west properties zoned UR and is a part of the overall development; north properties zoned R-1.5 with apartments on site and east and south properties zoned B4-5 for light industrial use.

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

The subject site is located in the Jazz District, which is an artistic oriented district. The use surrounding land use is mixed with medium/high-density residential, light industrial and commercial. Therefore, the proposed use is appropriate at this location.

**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 mixed uses as proposed in the UR plan.

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

The Attucks School has been vacant for a long time, but staff doesn't have specific length of its vacancy.

**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,

**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.**

**PROFESSIONAL STAFF RECOMMENDATION**

Staff recommends APPROVAL to the area plan amendment application and APPROVAL WITH CONDITIONS to the rezoning to UR plan application.

Respectfully submitted,

A handwritten signature in black ink that reads "Xue Wood". The signature is written in a cursive, flowing style.

Xue Wood, AICP  
Planner



## Plan Conditions, Corrections, & Recommendations Report

Recommended to CPC

Recommended by Development Review Committee

Report Date: March 08, 2021

Case Number: CD-CPC-2021-00024

Project: Zhou B Art Center

### Plan Conditions

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*Condition(s) by City Planning and Development Department. Contact Brad Wolf at 816-513-2901 / Bradley.Wolf@kcmo.org with questions.*

1. The developer received approval for the project in Case No. CH-DR-2020-0129. (3/01/2021)
2. The plan approved by the Historic Preservation Commission called for a black picket fence. The modified design will need to be approved by the Historic Preservation Commission. (3/01/2021)

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

3. Applicant shall address requirements for a fire alarm system per section 907 of International Building code. (2/17/2021)
4. Applicant shall address requirements for a fire sprinkler system per section 903 of International Building code. (2/17/2021)

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

5. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required. (2/09/2021)
6. 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. (2/09/2021)
7. The developer provide acceptable easement and secure permits to relocated sanitary sewers out from under proposed buildings and structures, etc., while continuing to ensure individual service is provided to all proposed lots as required by Land Development Division prior to recording the plat or issuance of a building permit, whichever occurs first. (2/09/2021)
8. 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. (2/09/2021)
9. 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 prior to issuance of any building permits, and the developer secure permits to construct any improvements required by the Land Development Division prior to issuance of any certificate of occupancy. (2/09/2021)
10. 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, by making application under said code for a Minor Subdivision and submitting and recording a Lot Consolidation Plat or replatting the property in accordance therewith. (2/09/2021)
11. 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. (2/09/2021)
12. The developer must grant a city approved pedestrian right-of-way easement, for the portions of the public sidewalks approved to be outside of the street right-of-way, to the City as required by the Land Development Division, prior to recording the plat. (2/09/2021)

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

13. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits. (2/09/2021)
14. 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 (2/09/2021)
15. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat. (2/09/2021)
16. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat. (2/17/2021)

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

17. 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. (2/10/2021)
18. The applicant shall provide details for the roof-top event space including operational characteristics and an engineering report to indicating the allowable capacity prior to issuance of certificate of occupancy. (2/10/2021)
19. All proposed signage shall comply with 88-445. (2/10/2021)
20. The applicant shall provide screening to the roof-top mechanical use complying with 88-425. (2/16/2021)
21. The applicant shall provide capacity and open hours for all outdoor event spaces. (3/01/2021)
22. The applicant shall continue to work with staff on fencing height, locations and materials. (3/01/2021)

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

23. • 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) (2/17/2021)
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) (2/17/2021)
25. • Fire hydrant distribution shall follow IFC-2018 Table C102.1 (2/17/2021)
26. • If an approved security gate spans across a fire access road, an approved means for emergency operation shall be provided (IFC-2018 § 503.6) (2/17/2021)

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

27. If new residential units are proposed, 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. (2/17/2021)

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

28. The developer shall provide street trees along Woodland and E. 19th Street and 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. (2/17/2021)

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

29. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations.

The proposed fence shall not disallow access to maintain the water main along the east property line. by crossing the easement at the north or south end without making alternative access or valving arrangements with KC Water.

<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>

(2/17/2021)

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

30. Follow the KCMO Rules and Regulations for domestic water and fire service lines. (2/17/2021)
31. The developer shall submit an analysis by a registered Professional Engineer in Missouri to verify adequate capacity of the existing water mains and verify fire flow capacity prior to the issuance of new water service permits. Depending on adequacy of the existing water mains systems, making other improvements may be required. (Please put size of water line & fire line, if 6" or larger line is required then Water & fire lines must be connected to 19th Street main). (2/17/2021)
32. The developer must submit water main extension drawings for an additional Fire Hydrant required for current codes [within 100' for Fire protection system(s)] prepared by a registered professional Engineer in Missouri to the main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations. (<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Main-Extensions.pdf>) (2/17/2021)
33. Please show the location of Water meter & Backflow preventer (2/17/2021)

# Zhou B Art Center

## Adaptive Reuse Of The Former Crispus Attucks School

City Planning & Development  
January 29, 2021



**BNIM Architects**  
2100 East Pershing Road, Suite 100 Kansas City, MO 64108  
p.816.783.1500 f.816.783.1501 **Architect**

**Resin Preservation**  
1712 Holmes Street, Kansas City, MO 64108  
p.816.472.4950 **Historic Preservation**

**Taliaferro & Browne**  
1020 E 8th St, Kansas City, MO 64108  
p.816.283.3456 **Structural + Civil**

**Integral Group**  
11520 Nuckolls Rd, Suite 110, Glen Allen, VA 23059  
p.594.474.7000 **MEP**

**FP&C Consultants Inc**  
3710 Broadway Street, Kansas City, MO 64111  
p.816.931.3377 **Code Consultant**

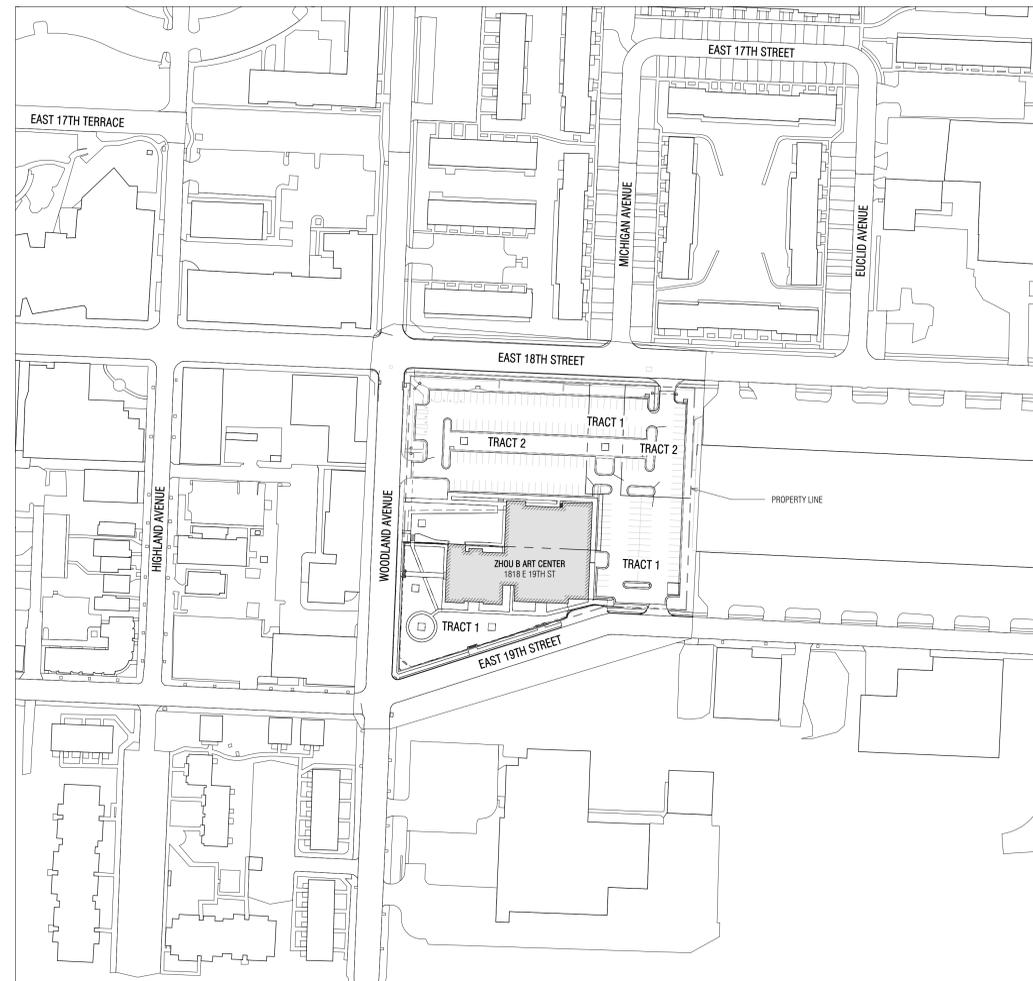


TABLE 1. SITE DATA

Site Data	Existing	Proposed	Deviation Requested	Approved
Zoning	UR	UR	No	
Gross Land Area			No	
in square feet	143,046	143,046		
in acres	2.3839	2.3839		
Right-of-way Dedication			No	
in square feet	0	0		
in acres	0	0		
Net Land Area (88-410-04-A)			No	
in square feet	143,046	143,046		
in acres	2.3839	2.3839		
Building Coverage (sq. ft.)	19,639.6	22,357.3	No	
Floor Area Ratio (88-820-07-A)	0.41	0.47	No	

TABLE 2. BUILDING DATA

Building Data	Existing	Proposed	Deviation Requested	Approved
Proposed Use (88-805-01)	School (Vacant)	Cultural Exhibit / Artist Work or Sales Space	No	
Setbacks				
North (Front)	Actual: 170'-9"	No Change	No	
South (Front)	Actual: 16'-7"	No Change	No	
East (Side)	Actual: 138'-4"	No Change	No	
West (Front)	Actual: 61'-11"	No Change	No	
Height (88-820-13-A)	54'-0"	54'-0"	No	
Number of Stories	4	5	No	
Gross Floor Area (88-810-618)				
Basement	10,865.5	7,930.2	No	
Level 1	16,704.3	22,357.3	No	
Level 2	19,118.3	21,873.2	No	
Level 3	15,213.2	16,069.9	No	
Level 4	5,795.9	6,817.1	No	
Total	67,697.2	75,047.7	No	

TABLE 4. PARKING

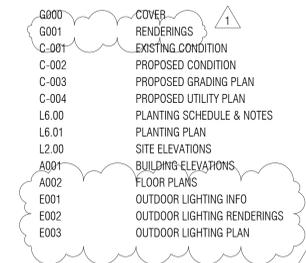
88-420 Parking	Use Group	Ratio	Required	Proposed
Vehicle Spaces (88-420-04-H)	National Historic Landmark	0	0	189
Bike Spaces (88-420-09-B)				
Short Term Spaces	-	10% provided offstreet parking spaces	19	19
Long Term Spaces	Cultural Exhibit	1 + 1 per 10,000 sq. ft.	8	8 (Interior Storage)

TABLE 5. OTHER DEVELOPMENT STANDARDS

88-425 Other Development Standards	Method of Compliance
88-408 Parkland Dedication	Not Applicable
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 to comply with 88-445
88-450 Pedestrian Standards	On site meets 88-450 criteria

Phases of Construction	
Anticipated Construction Timeline	2021 - 2022 (One phase)

SHEET INDEX



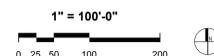
PROPERTY DESCRIPTION

**TRACT 1:**  
LOTS 13 AND 14, BLOCK 8, TOGETHER WITH THE NORTH 1/2 OF THE VACATED ALLEY LYING SOUTH OF SAID LOTS, AND THE WEST 8 FEET OF LOT 9 AND ALL OF LOTS 9 TO 12, BOTH INCLUSIVE, BLOCK C, TOGETHER WITH THE SOUTH 1/2 OF VACATED ALLEY LYING NORTH OF SAID LOTS, AND THE EAST 1/2 OF VACATED ALLEY LYING WEST OF LOT 12, BARNES ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 48, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 288 FEET SOUTH OF THE SOUTHEAST CORNER OF 18TH STREET AND WOODLAND AVENUE; THENCE SOUTH 184.3 FEET TO A POINT ON THE NORTH LINE OF 18TH STREET; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF 19TH STREET 389.25 FEET; THENCE NORTH 78 FEET TO THE SOUTH LINE OF BARNES ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI; THENCE WEST ALONG THE SOUTH LINE OF SAID BARNES ADDITION 270 FEET TO THE POINT OF BEGINNING, TOGETHER WITH THE WEST 1/2 OF VACATED ALLEY LYING EAST OF SAID PREMISES.

**TRACT 2:**  
LOTS 1 TO 10, BOTH INCLUSIVE, TOGETHER WITH ALL OF THE VACATED ALLEY LYING SOUTH OF LOTS 1 TO 6, BOTH INCLUSIVE, ALL OF THE VACATED ALLEY LYING EAST OF LOTS 7 TO 10 BOTH INCLUSIVE, AND ALL OF THE VACATED ALLEY LYING SOUTH OF LOT 10 AND VACATED ALLEY EAST OF AND ADJOINING SAID LOT 10, HAY'S SUBDIVISION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, AND ALL OF LOTS 6 TO 10, BOTH INCLUSIVE, BLOCK A, EXCEPT THE WEST 140 FEET OF LOTS 6, 7, 8 AND 10, TOGETHER WITH THE SOUTH 1/2 OF THE VACATED ALLEY LYING NORTH OF THE SOUTHERLY PORTION OF LOT 9, THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF THE SOUTHERLY PORTION OF LOT 9, AND ALL OF THE VACATED ALLEY LYING SOUTH OF THAT PART OF LOTS 8 AND 10, ALL OF LOT 9 AND VACATED ALLEY EAST OF SAID LOT 9, ALL OF LOTS 15 AND 16, BLOCK B, AND ALL OF LOTS 9 TO 12, BOTH INCLUSIVE, BLOCK B, TOGETHER WITH THE NORTH 1/2 OF THE VACATED ALLEY LYING SOUTH OF LOTS 9 TO 12, BOTH INCLUSIVE, BARNES ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

Location Map



Zhou B Art Center

1818 E 19th St  
Kansas City, MO 64127 Project No: 19028.00

City Planning & Development

Issued: 01/29/21

Rev. #	Description	Date Issued
1	Development Review	2/26/2021











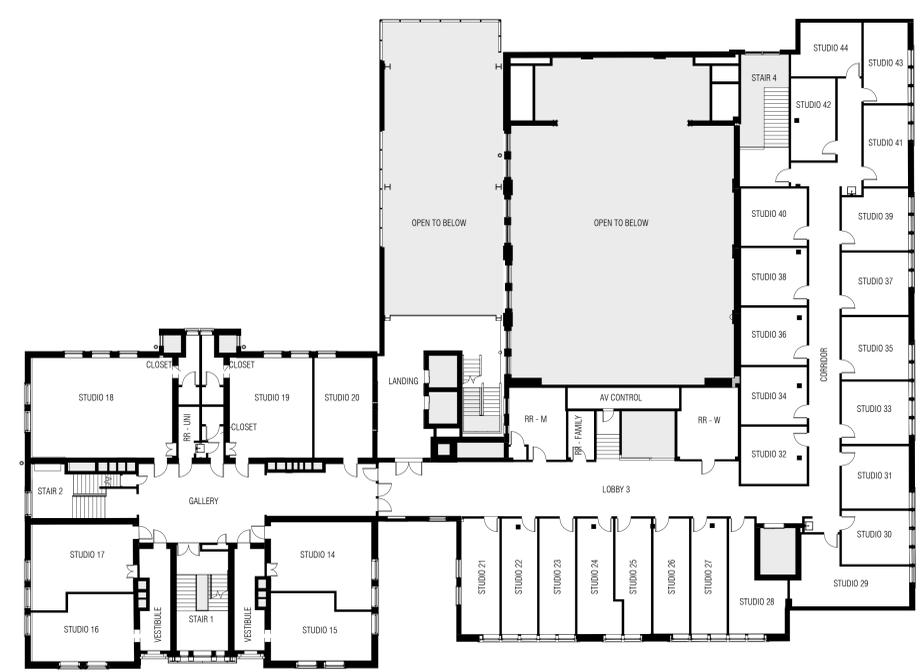




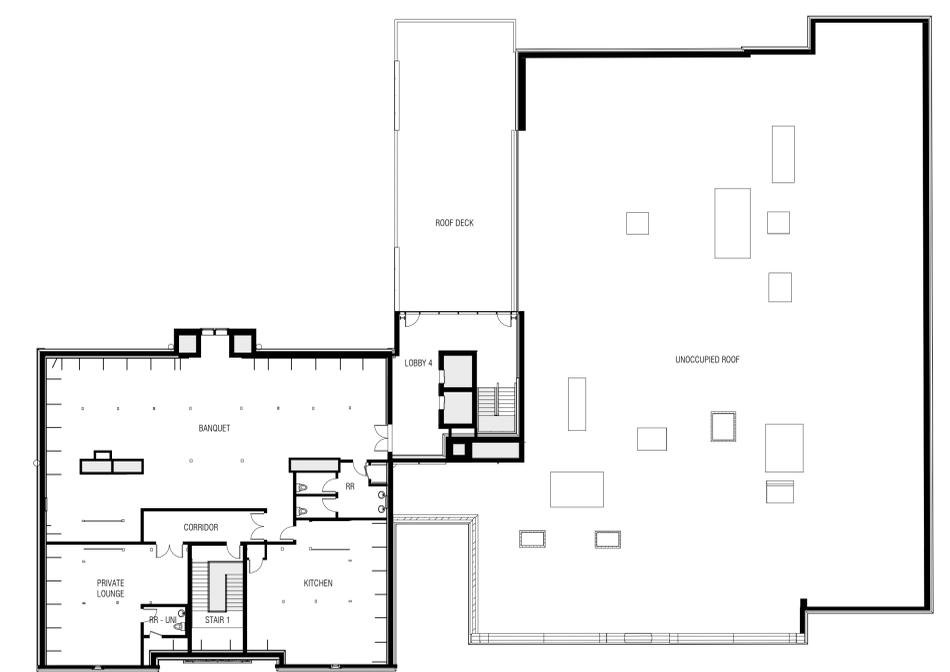








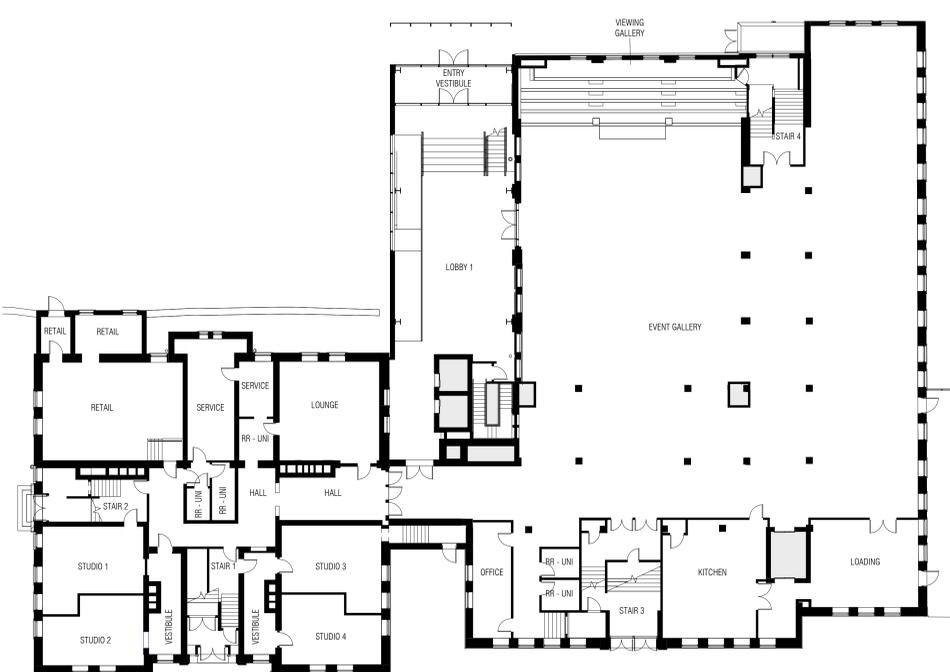
**3 Level 3**  
 1/16" = 1'-0"



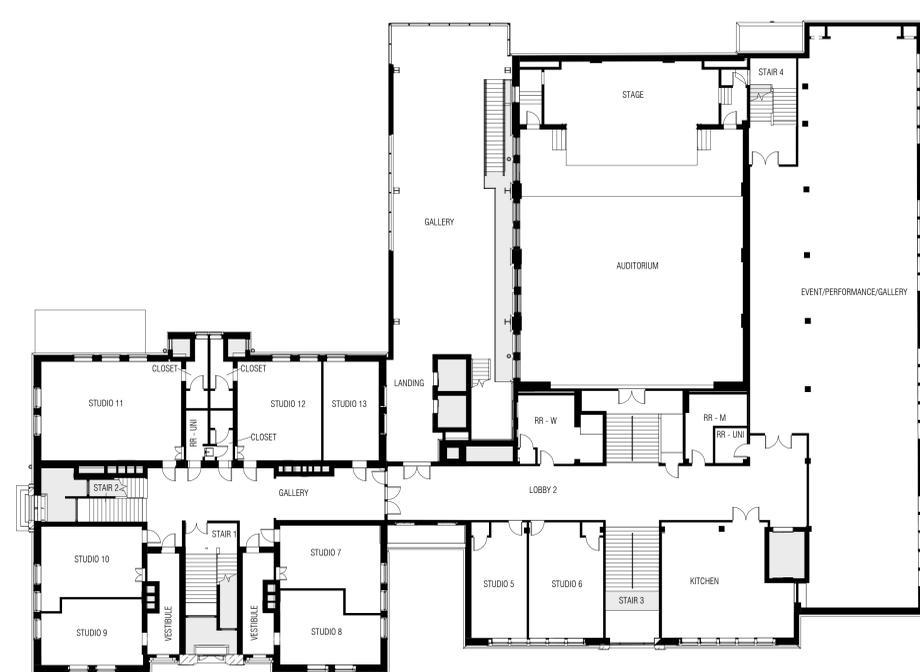
**4 Level 4**  
 1/16" = 1'-0"



**0 Basement**  
 1/16" = 1'-0"



**1 Level 1**  
 1/16" = 1'-0"



**2 Level 2**  
 1/16" = 1'-0"

**Zhou B Art Center**

1818 E 19th St  
 Kansas City, MO 64127 Project No: 19028.00

City Planning & Development

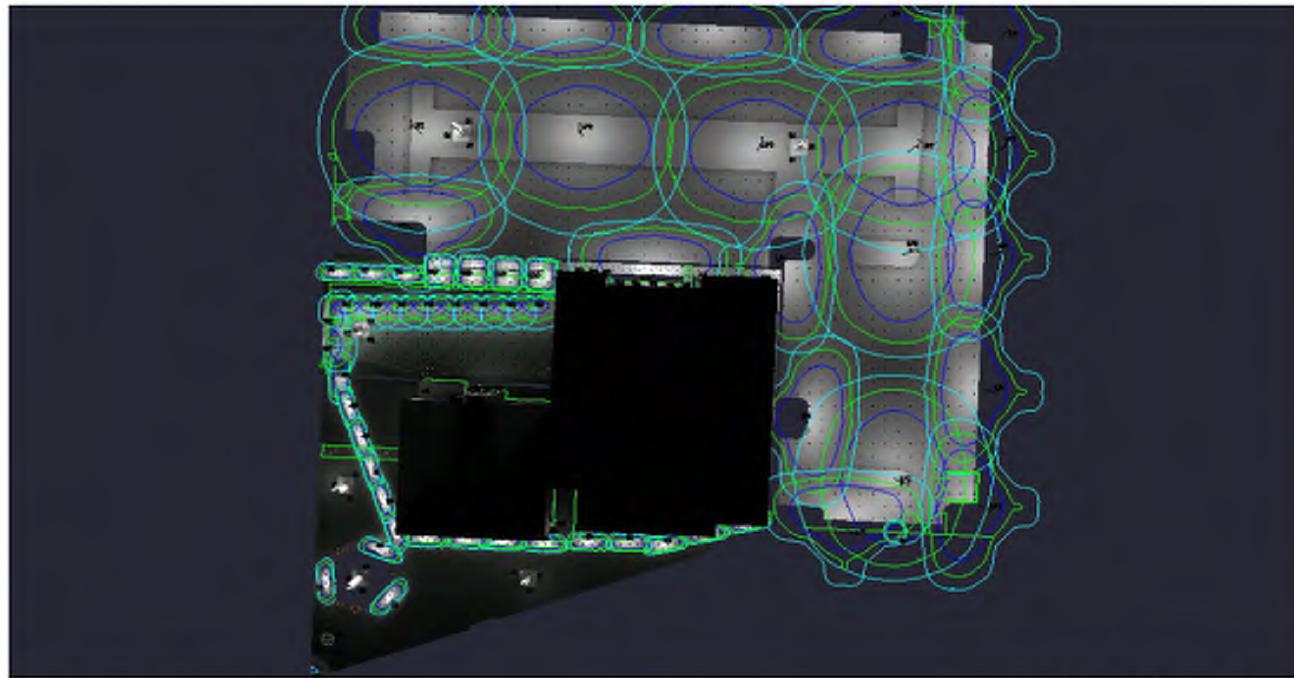
Issued: January 29, 2021

Rev. #	Description	Date Issued
1	Development Review	2/25/2021

Key Plan

Seal  
**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

FLOOR PLANS  
**A002**



Render Image - View Name : Render

**AREA INFORMATION:**  
 Area label : SITE LIGHTING

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
BUILDING BASE_W_Side_11	Fc	0.96	4.6	0.1	9.60	46.00
BUILDING BASE_W_Side_15	Fc	0.82	3.2	0.1	8.20	32.00
BUILDING UPPER EAST_Side_11	Fc	1.37	6.2	0.3	4.57	20.67
BUILDING UPPER WEST_CHIM_Side_3	Fc	1.38	3.5	0.4	3.45	8.75
BUILDING UPPER WEST_Side_1	Fc	0.66	3.0	0.2	3.30	15.00
BUILDING UPPER WEST_Side_5	Fc	0.60	3.3	0.1	6.00	33.00
EVENT GARDEN_Planar	Fc	0.72	3.9	0.0	N.A.	N.A.
NEW ADDITION FRONT_Side_4	Fc	3.59	55.3	0.6	5.98	92.17
PARKING LOTS_Planar	Fc	1.83	7.5	0.3	6.10	25.00
SIDEWALK (NEW) NORTH_Planar	Fc	2.07	8.6	0.0	N.A.	N.A.
SIDEWALK NORTH_CENTER_Planar	Fc	1.77	3.5	0.6	2.95	5.83
SIDEWALK NORTH_Planar	Fc	3.56	20.2	0.1	35.60	202.00
SIDEWALK SOUTH_CIRCLE_Planar	Fc	2.25	18.4	0.1	22.50	184.00
SIDEWALK SOUTH_Planar	Fc	2.72	23.2	0.0	N.A.	N.A.
SIDEWALK WEST_Planar	Fc	3.45	20.0	0.1	34.50	200.00

Luminaire Schedule						
Symbol	Qty	Label	Description	Lum. Watts	Lum. Lumens	Tag
⊙	14	LP1	LE350-53-HO-CLR	73	7814	LF-LEO-type III POLE 15'
⊙	6	LP2	LE350-14-HO-CLR	73	7726	LF-LEO-type IV (Double) Pole 20'
⊙	15	S1	LD-50001-M-W30	38.5	2975	GROUND-YOKE MOUNT FLOOD
⊙	3	S2	611-4026	27	2188	ADJUSTABLE IN-GRADE WW
⊙	21	S3	LBL-5-36-L3060-2-C(X)-P2(X)-UNV-STD	11	721	BOLLARD - SINGLE - TYPE II
⊙	4	S3D	LBL-5-36-L3060-4-C(X)-P2(X)-UNV-STD	11	725	BOLLARD - DOUBLE - TYPE IV
⊙	3	S4	SSP-15-30K-100-SMS-UNV-DIM-(TRK)-SN	20.6	592	GROUND MOUNT TREE UP/LIGHT
⊙	2	S5	LD-50011-W-W30	11.4	773	SIGN LIGHT
⊙	3	W1	NIL-MK3-30K-2060-48-O-1D	30.6	2902	LINEAR WALL WASH
⊙	11	W2	LSC-5-L3060-4-C(X)-P1_3(X)-UNV-STD	8.4	547	WALL SCOSCE
⊙	21	W3	SSP-15-30K-30-SMS-UNV-DIM-(TRK)-SN	18.3	897	COLUMN UP/LIGHT
⊙	6	W4	FC00-15-HO-30-8-E3-X-XX	11.5	612	ARM MOUNT WALL WASH

**DISCLAIMER:** These calculations have been performed according to IES standards and good practice. There may be differences between measured values and the results presented herein, based on the extent in which field conditions deviate from the input data. These conditions include room dimensions, luminaire position, surface reflectances, architectural elements and furniture, temperature, voltage, measurement techniques and equipment tolerances. All attached drawings and images are for photometric reference only they are not made for construction.



LINEAL BOLLARD



LINEAL WALL



LF - LEO



LF - LEO (DOUBLE)



SP5 - UP-LIGHT



MEDLEY EXTERIOR



ECOSENSE - F080



LADOR - FLOOD



#	Date	Comments

**Revisions**

Calculated By: Scott M
Requested By:
Date: 1/28/2021
Scale: N/A

**ZHOU B ART CENTER AND EVENT SPACE**  
 Site Lighting v.1

**Zhou B Art Center**

1818 E 19th St  
 Kansas City, MO 64127 Project No: 19028.00

**City Planning & Development**

Issued: January 29, 2021

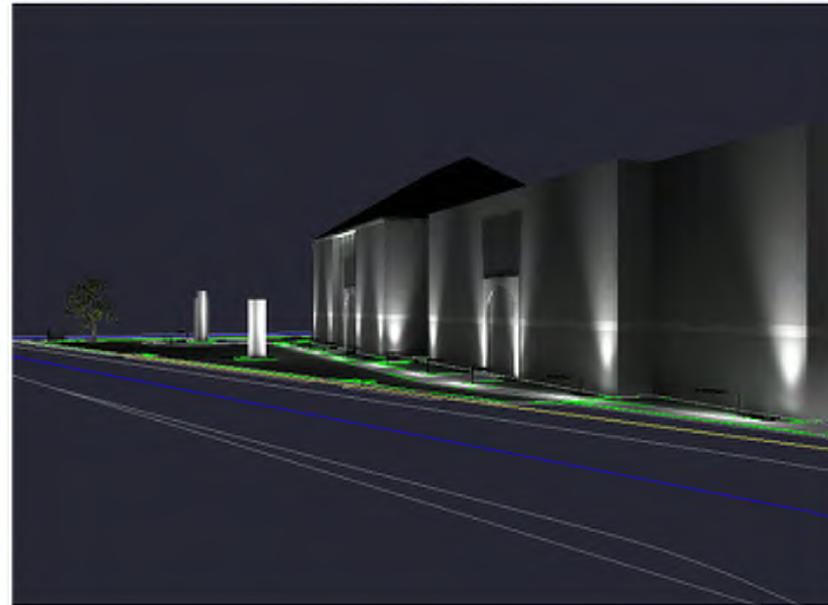
Rev. #	Description	Date Issued
1	Development Review	2/26/2021

Key Plan

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

**OUTDOOR LIGHTING INFO**

**E001**



#	Date	Comments

Calculated By: Scott M  
 Requested By:  
 Date: 1/28/2021  
 Scale: N/A

**ZHOU B ART CENTER  
 AND EVENT SPACE**  
 Site Lighting v.1

## Zhou B Art Center

1818 E 19th St  
 Kansas City, MO 64127 Project No: 19028.00

City Planning & Development

Issued: January 29, 2021

Rev. #	Description	Date Issued
1	Development Review	2/26/2021

Key Plan

Seal  
**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

OUTDOOR LIGHTING RENDERINGS  
**E002**



# Public Meeting Notice

Please join \_\_\_\_\_

for a meeting about \_\_\_\_\_

case number \_\_\_\_\_

proposed for the following address:

**Meeting Date:**

**Meeting Time:**

**Meeting Location:**

Project Description:

If you have any questions, please contact:

Name:

Phone:

Email:

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at [kcmo.gov/publicengagement](http://kcmo.gov/publicengagement)



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at [Compasskc.kcmo.org](http://Compasskc.kcmo.org). You may search by project type and address/case number to find project details.

Sincerely,



March 4, 2021

Xue Wood, AICP  
Planner  
Development Management Division  
City Planning and Development  
414 E. 12<sup>th</sup> Street  
Kansas City, Missouri 64106

Dear Xue:

On February 23, 2021, 6:00 p.m. to 7:00 p.m., representatives of the Zhou Brothers Art Center Kansas City Project Development Team conducted a Public Engagement Meeting. In keeping with Covid 19 protocols and to ensure the public safety, the meeting was held via Zoom. A video link copy of the meeting is available upon request.

The Public Engagement Meeting was conducted in accordance with the requirements set forth in Amended Chapter 88, Zoning and Development Code, Section 88-505-12, codifying expectations relating to public engagement for certain types of development projects.

The purpose of the meeting was to inform affected neighborhood associations, businesses and property owners located within 300 feet of the Zhou Brothers Art Center of its Rezoning Application and the Area Plan Amendment Application. Each received formal notice in writing 10 days prior to the scheduled meeting time.

In addition, a Zhou Brothers Art of Center Kansas City Project Team member contacted the leadership of the two impacted neighborhood associations: Marlon Hammons, President of the Washington Wheatly, Neighborhood Association and, John James, President of the Wendell Phillips and Downtown East Neighborhood Associations. Details of the meeting were shared, and agreement of the date/time/location/format of the meeting was set with their full input, support and approval.

The meeting included a brief overview of the project, although several attendees had participated in one or more of three previous public engagement sessions that have taken place as part of our overall community engagement efforts for the development of the project.

During the one-hour meeting, a PowerPoint was used to present the purpose of the meeting and to explain the process. Specifically, that the Rezoning Application will amend the approved plan from UR to UR/MPD (Master Planned Development). The UR designation is applied to blighted areas, conservation areas or economic development areas. The use and development standards are controlled by the approved area plan. Lastly, the rezoning will correspond with the B3 Zoning category which allows for neighborhood and community-serving retail sales and services, as well as mixed-use development with residential units on upper floors.

The Area Plan Amendment Application is required to accommodate the proposed mixed-use plan. The current Area Plan of record is the Heart of the City Area Plan, which was adopted in 2011. This Plan recommends Institutional Land Use. By amending the Plan to Mixed Use Community, it will allow for a mix of business and residential usages on the property.

Participants were afforded an opportunity to ask questions of the Project Team relating to the stated purpose, as well as those relating to other aspects of the project. There were also questions on how the neighborhood might collaborate and coordinate with the Project Development Team moving forward. There were no stated objections to the zoning amendment application during the meeting.

Although meeting participants were asked to place their names in the Chat area to provide a record of their attendance, several of the 23 attendees did not place their names in the Chat as requested. Attached is the Chat file containing the individuals.

We are pleased submit this report and documentation and remain available to provide additional documentation, as needed.

Respectfully,

*Pamela L. Opyd*

Pamela L. Opyd

18:25:01 From Mike Gardner to Everyone : Michael Gardner Taliaferro & Browne, Inc. Business Development Director mgardner@tb-engr.com 816-283-3456

18:25:13 From Amanda Wilson to Everyone : Amanda Wilson - awilson@lisc.org

18:25:31 From Daniel Serda - LISC KC to Everyone : Daniel Serda - dserda@lisc.org

18:25:58 From steve mcdowell to Everyone : Steve McDowell smcdowell@bnim.com

18:26:04 From kim to Everyone : Donald Jones donaldhjones@gmail.com 816-438-7696 Parade Park

18:26:18 From Monica Medeiros to Everyone : I apologize Elvia, that message was for the group.

18:26:33 From Monica Medeiros to Everyone : Monica Propst-Medeiros medeirospropst13@gmail.com

18:26:48 From Laura Lesniewski to Everyone : Laura Lesniewski ... llesniewski@bnim.com

18:36:34 From Gayle Hill-Suber to Everyone : What are the anticipated hours of the Art Museum?

18:37:35 From Don Roberson to Everyone : Is there a district calendar?

18:59:15 From Makeda Peterson to Everyone : thank you Great information