

CD-CPC-2026-00017

Plaza Apartments Garage Replacement

April 15, 2026

## Docket # 7

### Request

Development Plan

### Applicant

Marian Soga  
Multistudio

### Owner

Emres III KC LLC

### Site Information

Location	4607 Jefferson St
Area	1.75 Acres
Zoning	R-0.5
Council District	6 <sup>th</sup>
County	Jackson
School District	Kansas City

### Surrounding Land Uses

North: Residential, R-1.5  
South: Office, UR  
East: Residential, R-0.5  
West: Undeveloped, UR

### KC Spirit Playbook Alignment

CD-CPC-2026-00017: Medium

### Land Use Plan

The Midtown Plaza Area Plan recommends Urban Residential for this location. The proposed plan has a medium alignment with this designation. See Criteria A for more information.

### Major Street Plan

West 46<sup>th</sup> Street, Pennsylvania Avenue, and Jefferson Street are not identified on the Major Street Plan.

## Approval Process



### Overview

The applicant seeks approval of a Development Plan in District R-0.5 (Residential) on about 1.5 acres generally located at the southwest corner of West 46<sup>th</sup> Street and Pennsylvania Avenue, allowing for the construction of a parking garage on a lot with three existing multi-unit residential buildings.

### Existing Conditions

The subject site is currently developed with three multi-unit residential buildings and a parking garage which serves all three buildings. The grade change along Pennsylvania changes 20 feet from the north side of the site to the south property. There is no associated regulated stream with the subject site.

### Neighborhoods

This site is located within the Plaza Westport Neighborhood Association and the Midtown KC Now Community Organization.

### Required Public Engagement

Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on April 6, 2026, meeting summary is attached; see Attachment #3.

### Project Timeline

The application was filed on February 20, 2026. No scheduling deviations have occurred.

### Professional Staff Recommendation

Docket #7 Approval with Conditions

## VICINITY MAP



## PLAN REVIEW

The applicant is seeking approval of a Development Plan in District R-0.5 on about 1.5 acres generally located at the southwest corner of West 46th Street and Pennsylvania Avenue, allowing for the removal and construction of a parking garage. No changes are proposed for the three multi-unit residential buildings on site.

The proposed parking garage will have an approximate footprint of 22,000 square feet. Access to the garage is provided by a single driveway from Pennsylvania Avenue along the east side of the site. Construction of the garage is planned in two phases and will be coordinated with the rehabilitation of the three residential buildings. Phase 1 will provide 175 parking spaces, while Phase 2 will increase the total parking supply to 226 spaces. If Phase 2 is not completed prior to the completion of all residential units, the applicant must provide an alternative compliance parking plan to ensure the site remains in conformance with current parking standards.

Proposed architectural materials and building articulation are consistent with the adjacent buildings within the Development Plan. Exterior materials include precast concrete with a brick overlay designed to match the color and brick pattern of the existing building, precast concrete with a form-liner finish, and galvanized steel wire mesh.

Landscaping for this project includes shrubs and trees intended to screen the parking garage from Pennsylvania Avenue. Additional landscaping is also provided along the north side of the site adjacent to the interior access drive. Proposed plant species include Autumn Splendor Sugar Maple, New Harmony American Elm, Upright Taylor Juniper, Spirea, Dense Yew, and Karl Foerster Grass.

**PLAN ANALYSIS**

Standards	Meets	Notes
Lot and Building Standards (88-110)	Yes	
Parking & Loading (88-420)	Yes, Subject to Conditions	The parking structure will be built in two phases, and the applicant must provide an alternative compliance parking plan if the site is not compliant.
Landscaping & Screening (88-425)	Yes	
Outdoor Lighting (88-430)	Yes	Lighting has been provided within the garage, as well as lighting for interior pedestrian connections.
Pedestrian Standards (88-450)	Yes	

**Development Plan, Project Plan, or Site Plan (88-516-05)**

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

**A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies.**

The proposed Development Plan complies with all applicable standards of the Zoning and Development Code, with the exception of bicycle parking. The applicant has submitted an alternative compliance bicycle parking plan for staff review.

“This property is within the Midtown Plaza Area Plan, in the Plaza sub area and Area C. The Future Land Use designation is Urban Residential. No area plan amendment is needed.

This proposal does prioritize infill development which is supported by the Midtown Plaza Area Plan and KC Spirit Playbook and supports existing development and urban residential by replacing an aging parking structure.

This proposal also has a lush landscaping plan facing Jefferson Street. Community Planning asks that some pet protection for the landscaping be provided so that it has a chance to mature.

Though this parking structure is located outside of the codified Plaza Bowl, it is directly adjacent to the Plaza and within the Plaza District and has the opportunity to reflect some of

the character of the surrounding residential and/or the Plaza district. It does have some brick material on the stairwell and has proposed metal mesh elements for Phase II; but vertical elements besides mesh that reflect the character of the area would be more attractive for this pedestrian oriented district. The pedestrian oriented pattern should be reinforced with any future development / redevelopment. Successful pedestrian environments are both interesting and safe. Landscaping is provided, but landscaping takes time to mature and is also vulnerable to pet destruction.

The Applicant has agreed to a striped crosswalk across the access onto Pennsylvania. Planning is proposing a few elements be added to this access drive for pedestrian safety.”- Susan Cronander, 6<sup>th</sup> District Community Planner

**B. The proposed use must be allowed in the district in which it is located.**

The proposed accessory parking garage is allowed within the R-0.5 Zoning District.

**C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways.**

Vehicular ingress and egress to and from the site is not inhibited by this Development Plan. The applicant is using the existing curb cut for the singular access point to the garage on Pennsylvania Avenue to access the garage.

**D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.**

The proposed Development Plan provides for pedestrian circulation and safety. Well lit pedestrian paths are provided from the residential buildings to the parking garage. These will follow the same pedestrian paths that exist today.

**E. The plan must provide for adequate utilities based on City standards for the particular development proposed.**

Adequate utilities exist on site or proposed for the Development Plan. No new utilities are proposed with this application.

**F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.**

The proposed parking structure is designed to be compatible with adjacent properties in both form and architectural character. The parking garage incorporates cast concrete with design elements intended to reflect the architectural features of the existing residential buildings on site, helping maintain visual consistency across the development. No exterior modifications are proposed to the three existing residential buildings.

**G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.**

Proposed landscaping is in conformance with the requirements set forth in Section 88-425 of the Zoning and Development Code.

**H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.**

The Development Plan does not propose additional excess impervious surface area. The footprint of the proposed garage is generally consistent with the existing garage footprint, and the project does not increase the overall impervious area on the site. The design minimizes asphalt and other impervious surfaces while remaining consistent with the operational needs of the project and applicable City Code requirements.

**I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.**

The Development Plan identifies trees to remain and new trees to be planted.

#### ATTACHMENTS

1. Conditions Report
2. Applicant's Submittal
3. Public Engagement Materials
4. KC Spirit Alignment

#### PROFESSIONAL STAFF RECOMMENDATION

**City staff recommends APPROVAL SUBJECT TO CONDITIONS as stated in the conditions report.**

Respectfully submitted,



Matthew Barnes, AICP

Lead Planner



## Plan Conditions

Report Date: April 09, 2026

Case Number: CD-CPC-2026-00017

Project: Plaza Apartments Garage Replacement

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*Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.*

1. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
2. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
3. That prior to certificate of occupancy the lots shall be combined through an approved City process so that structures do not cross property lines and all buildings are on one lot.
4. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
5. All signage shall conform to 88-445 and shall require a sign permit prior to installation. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
6. That prior to the issuance of a Certificate of Occupancy, the applicant must submit an alternative compliance parking plan so that the site is in conformance with Section 88-420 until phase 2 of the plan is constructed.

*Condition(s) by City Planning and Development Department. Contact Ray Rhodes at (816) 513-1487 / Raymund.rhodes@kcmo.org with questions.*

7. Building plans submittal shall meet the requirements of the Kansas City Building and Rehabilitation Code in effect at the time of submission.

*Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.*

8. Shall meet the minimum fire hydrant requirements of KCMO Water Services applicable to a water main extension which is every 300 feet commercial or 600 feet residentially zoned area.
9. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
10. Fire hydrant distribution shall follow IFC-2018 Table C102.1
11. Shall have the appropriate life safety systems.

*Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.*

12. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
13. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
14. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.

*Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.*

15. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
16. 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.

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

17. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to issuance of Certificate of Occupancy.  
<https://www.kcwater.us/wp-content/uploads/2025/02/2025-Final-Rules-and-Regulations-for-Water-Service-Lines.pdf>

*Condition(s) by Water Services Department. Contact Philip Taylor at (816) 513-0146 / philip.taylor@kcmo.org with questions.*

18. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to KC Water 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 disturbed area 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 KC Water prior to issuance of any certificate of occupancy.
19. The developer shall grant a BMP Easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
20. The developer will be required to install an oil water sand interceptor in the storm water runoff collection system upstream of the discharge point as required by the Kansas City Code of Ordinances, Chapter 60- Sewage and Sewage Disposal



# PLAZA PARKING GARAGE: FINAL DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

**OWNER:**  
**EMRES III KC, LLC**  
 589 FIFTH AVE FL 16  
 NEW YORK, NY 10017  
 212.725.7910  
 ihaynie@emetcap.com

**CONSULTANT:**  
**SK DESIGN GROUP, INC**  
 4600 COLLEGE BLVD #100  
 OVERLAND PARK, KS 66211  
 913.451.1818  
 https://www.skdg.com/

**STRUCTURAL:**  
**WGI, INC**  
 8910 PURDUE RD #210  
 INDIANAPOLIS, IN 46268  
 317.735.3349  
 https://wginc.com/

**ARCHITECT:**  
**MULTISTUDIO**  
 4200 PENNSYLVANIA  
 KANSAS CITY, MO 64111  
 816.931.6655  
 MULTI.STUDIO

**CONSULTANT:**  
**FP&C CONSULTANTS KC**  
 1330 BURLINGTON ST STE 200  
 NORTH KANSAS CITY, MO 64116  
 816.931.3377  
 http://www.fpc-consultants.com/

**MEP:**  
**LANKFORD | FENDLER**  
 1730 WALNUT ST.  
 KANSAS CITY, MO 64108  
 816.221.1411  
 https://lankfordfendler.com/

PROJECT ADDRESS:

**609 W 46TH ST**  
**KANSAS CITY, MO 64112**

Project Number: 0225-2004  
 Issue Date: 03/20/2026

# Multistudio

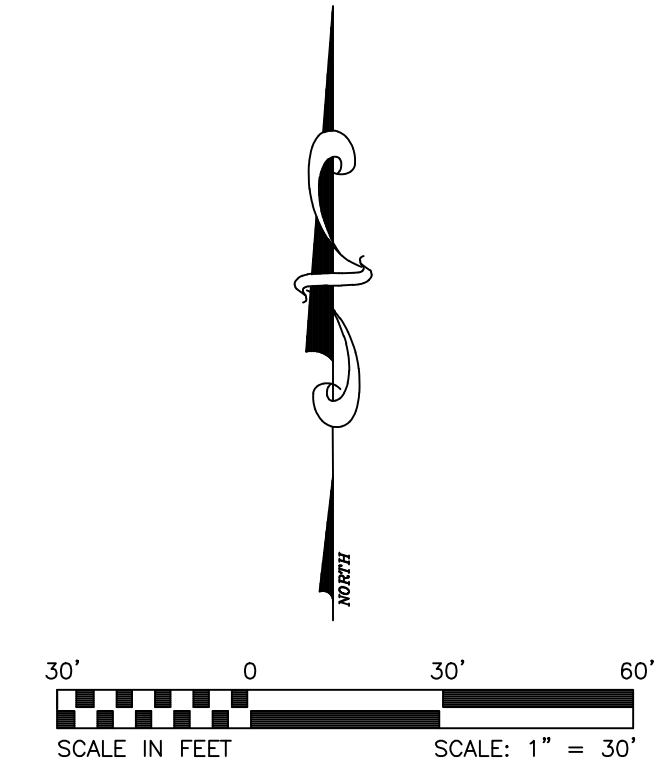
# PRELIMINARY PLAT OF PLAZA CLUB

A REPLAT OF LOTS 1 THRU 7 GUSHURST, THE NORTH 178.63 FEET OF LOT 18 AND ALL OF LOT 17 EXCEPT THE WEST 18.00 FEET HOME PLACE, SUBDIVISIONS IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI



**DESCRIPTION**

ALL OF LOTS 1, 2, 3, 4, 5, 6, AND 7 GUSHURST SUBDIVISION, THE NORTH 178.63 FEET OF LOT 18 AND LOT 17 EXCEPT THE WEST 18 FEET, HOME PLACE SUBDIVISION IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI DESCRIBED MORE PARTICULARLY AS:  
 BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 02°27'38" WEST A DISTANCE OF 210.13 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 87°22'33" WEST A DISTANCE OF 100.74 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7, SAID POINT ALSO BEING ON THE EAST LINE OF SAID LOT 18; THENCE NORTH 03°03'59" EAST ALONG THE EAST LINE OF SAID LOT 18, A DISTANCE OF 31.27 FEET; THENCE NORTH 87°31'07" WEST A DISTANCE OF 100.19 FEET TO A 1/2" REBAR WITH SKW61 STAMPED CAP ON THE EAST LINE OF SAID LOT 17; THENCE SOUTH 02°23'50" WEST A DISTANCE OF 271.78 FEET TO THE SOUTHEAST CORNER OF SAID LOT 17; THENCE NORTH 87°11'25" WEST ALONG THE SOUTH LINE OF SAID LOT 17, 81.96 FEET TO A POINT 18.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 17; THENCE NORTH 02°22'50" EAST PARALLEL WITH THE WEST LINE OF SAID LOT 17, 449.97 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 17; THENCE SOUTH 87°30'33" EAST 282.88 FEET TO THE POINT OF BEGINNING. CONTAINING 1.74 ACRES OF LAND MORE OR LESS



NOTE:

**TRACT 1:**  
 ALL OF LOT 17, EXCEPT THE WEST 18.00 FEET THEREOF WHICH LIES IN THE EXISTING RIGHT-OF-WAY FOR JEFFERSON STREET NOW ESTABLISHED, AND THE NORTH 178.63 FEET OF LOT 18, HOME PLACE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

**TRACT 2:**  
 ALL OF LOTS 1, 2, 3, 4, 5, 6 AND 7, GUSHURST SUBDIVISION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

PLAZA CLUB  
 609 W. 49TH ST.  
 KANSAS CITY, MO 64112

REVISIONS

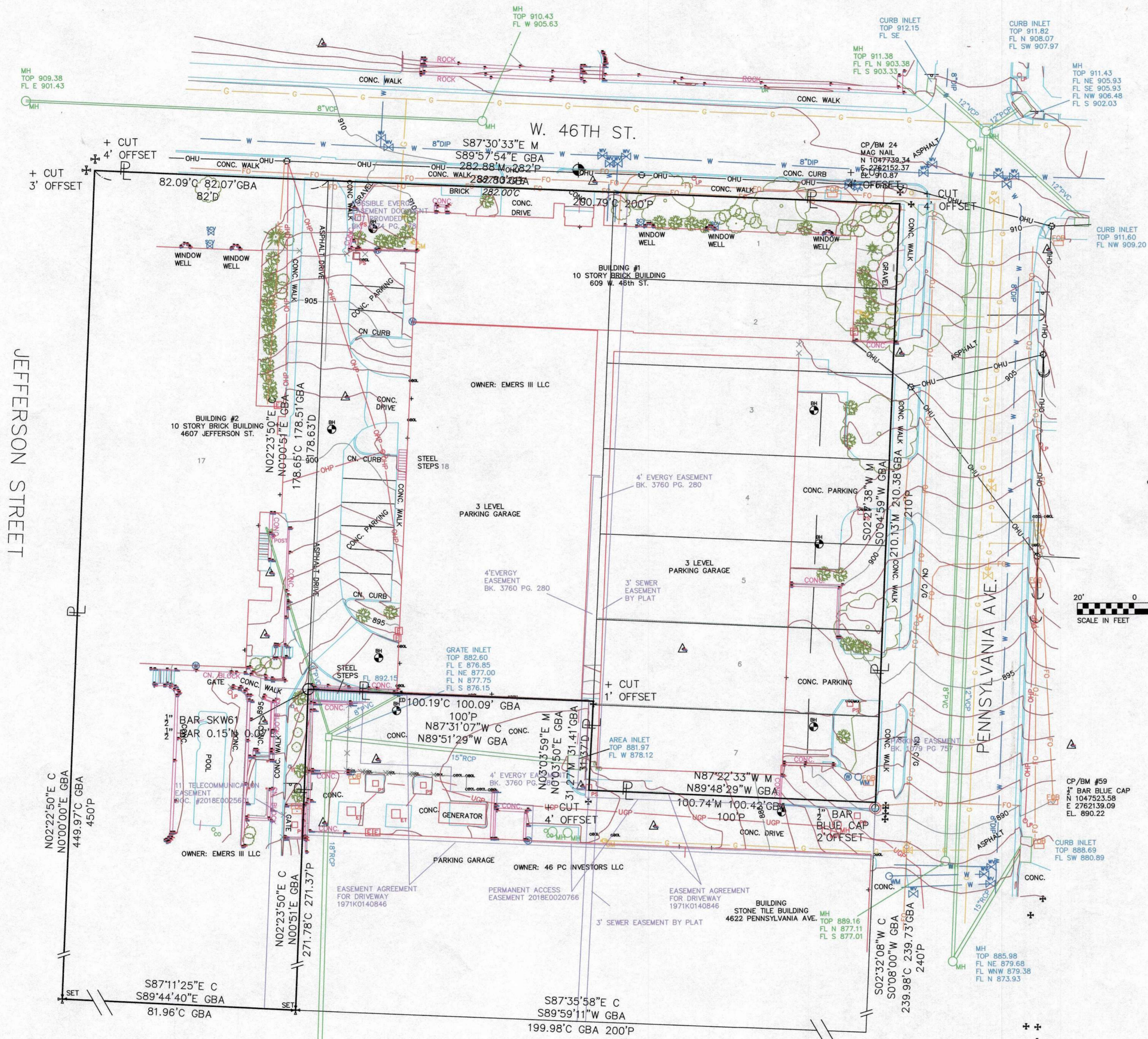
DATE:	12-4-2025
DRAWING NAME:	
JOB NUMBER:	

GREG GRANT  
 14343 E. 2450 ROAD  
 FONTANA, KANSAS

COVER

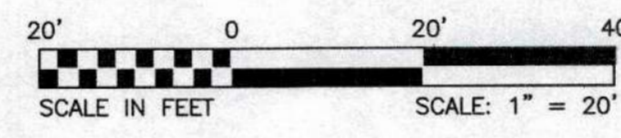
# TOPOGRAPHY SURVEY

PLAZA CLUB  
609 W. 49TH ST.  
KANSAS CITY, MO 64112



## LEGEND

- |  |                              |  |                                     |
|--|------------------------------|--|-------------------------------------|
|  | DECIDUOUS TREE               |  | WATER VALVE                         |
|  | CONIFEROUS TREE              |  | FIRE HYDRANT                        |
|  | BUSH                         |  | GAS VALVE                           |
|  | SHRUB                        |  | CENTERLINE                          |
|  | BOLLARD                      |  | PROPERTY LINE                       |
|  | GRATE INLET ROUND            |  | SECTION LINE                        |
|  | GRATE INLET SQUARE           |  | BENCH MARK                          |
|  | ELECTRICAL TRANSFORMER BOX   |  | FOUND MONUMENT AS NOTED             |
|  | GAS METER                    |  | SET 1/2" BAR & CAP                  |
|  | LIGHT POLE                   |  | CHISELED "+"                        |
|  | MANHOLE                      |  | YARD LIGHT                          |
|  | TELEPHONE POLE               |  | SINGLE POST SIGN                    |
|  | WATER METER                  |  | DOUBLE POST SIGN                    |
|  | POWER POLE                   |  | DEED                                |
|  | GUY WIRE                     |  | MEASURED                            |
|  | TELEPHONE SPLICE BOX         |  | RADIALLY MEASURED                   |
|  | CURB INLET                   |  | CALCULATED                          |
|  | RAILROAD                     |  | POWER/PLAT                          |
|  | FENCE                        |  | FOUND                               |
|  | CONTINUING LINE              |  | RIGHT-OF-WAY                        |
|  | TRAFFIC SIGNAL POLE          |  | GAS                                 |
|  | TV SPLICE BOX                |  | SANITARY SEWER                      |
|  | ELECTRIC METER               |  | STORM SEWER                         |
|  | POWER SPLICE BOX             |  | WATER                               |
|  | POST                         |  | TELEPHONE                           |
|  | MAIL BOX                     |  | UNDERGROUND (UGP) UNDERGROUND POWER |
|  | STUMP                        |  | OVERHEAD (OHT) OVERHEAD TELEPHONE   |
|  | MATCH POINT                  |  | CAST IRON PIPE                      |
|  | CP (CONTROL POINT)           |  | CORRUGATED METAL PIPE               |
|  | GAS TEST                     |  | REINFORCED CONCRETE PIPE            |
|  | GAS REGULATOR                |  | VITRIFIED CLAY PIPE                 |
|  | SIAMESE CONNECTOR            |  | PLASTIC CORRUGATED PIPE             |
|  | STEAM VALVE                  |  | CABLE TELEVISION                    |
|  | WATER FAUCET                 |  | ELECTRIC                            |
|  | DRAIN                        |  | EAVES DRAIN                         |
|  | FLAG POLE                    |  | ROOF DRAIN                          |
|  | TEST HOLE                    |  | PLASTIC                             |
|  | FIBER OPTIC TELEPHONE MARKER |  | MARSH AREA                          |
|  | AIR CONDITIONER              |  | POST INDICATOR VALVE                |
|  | CLEAN OUT                    |  | PARKING METER                       |
|  | UTILITY POLE                 |  | STEAM                               |
|  |                              |  | AREA INLET                          |
|  |                              |  | GRATE INLET                         |
|  |                              |  | CORRUGATED METAL ARCH PIPE          |
|  |                              |  | FIBER OPTIC                         |
|  |                              |  | SPRINKLER CONTROL VALVE             |
|  |                              |  | MAG NAIL                            |



NOTE:

CP/BM #12  
1" BAR  
N 1047678.83  
E 2761569.33  
EL. 932.16  
CP #13  
1" BAR  
N 1047740.38  
E 2761801.14  
CP/BM #24  
MAG NAIL  
N 1047739.34  
E 2762152.37  
EL. 910.87  
CP/BM #59  
1" BAR BLUE CAP  
N 1047523.58  
E 2762139.09  
EL. 890.22

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NOTE: THE INFORMATION CONCERNING THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON, WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN TAKEN FROM THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND FROM FIELD LOCATIONS AS MARKED BY LOCATORS REPRESENTING SAID UTILITY COMPANIES. THESE LOCATIONS ARE NOT TO BE CONSTRUED AS ACCURATE OR COMPLETE. WHERE MEASUREMENTS WERE NOT AVAILABLE, THE LOCATION OF THESE UNDERGROUND LINES HAVE BEEN SCALED FROM RECORD DRAWINGS. UTILITY LOCATIONS SHOULD BE VERIFIED IN THE FIELD PRIOR TO ANY CONSTRUCTION.



REVISIONS

DATE:	12-4-2025
DRAWING NAME:	
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GREG GRANT  
14343 E. 2450 ROAD  
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PLAZA PARKING GARAGE

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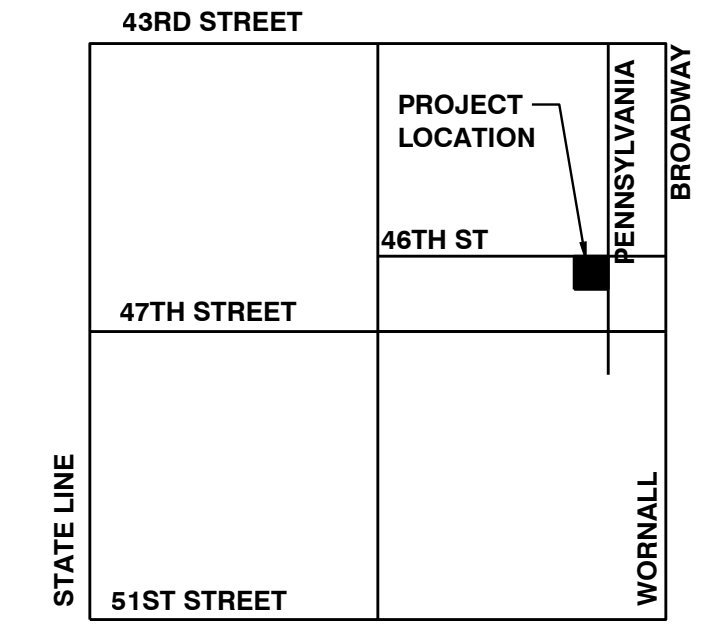
OWNER: EMRES III KC, LLC  
589 FIFTH AVE FL 16  
NEW YORK, NY 10017  
212.725.7910  
EMETCAP.COM

ARCHITECT: MULTISTUDIO  
4200 PENNSYLVANIA  
KANSAS CITY, MO 64111  
816.931.8655  
MULTI.STUDIO

CIVIL ENGINEER: SK DESIGN GROUP, INC  
4600 COLLEGE BLVD #100  
OVERLAND PARK, KS 66211  
913.451.1818  
SKDGROUP.COM

MEP ENGINEER: LANFORD FENDLER  
1730 WALNUT ST.  
INDIANAPOLIS, IN 46208  
317.735.3349  
WFI.COM

SECTION 30  
TOWNSHIP 48N  
RANGE 33W



DESCRIPTION  
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E 2762139.09  
EL. 890.22

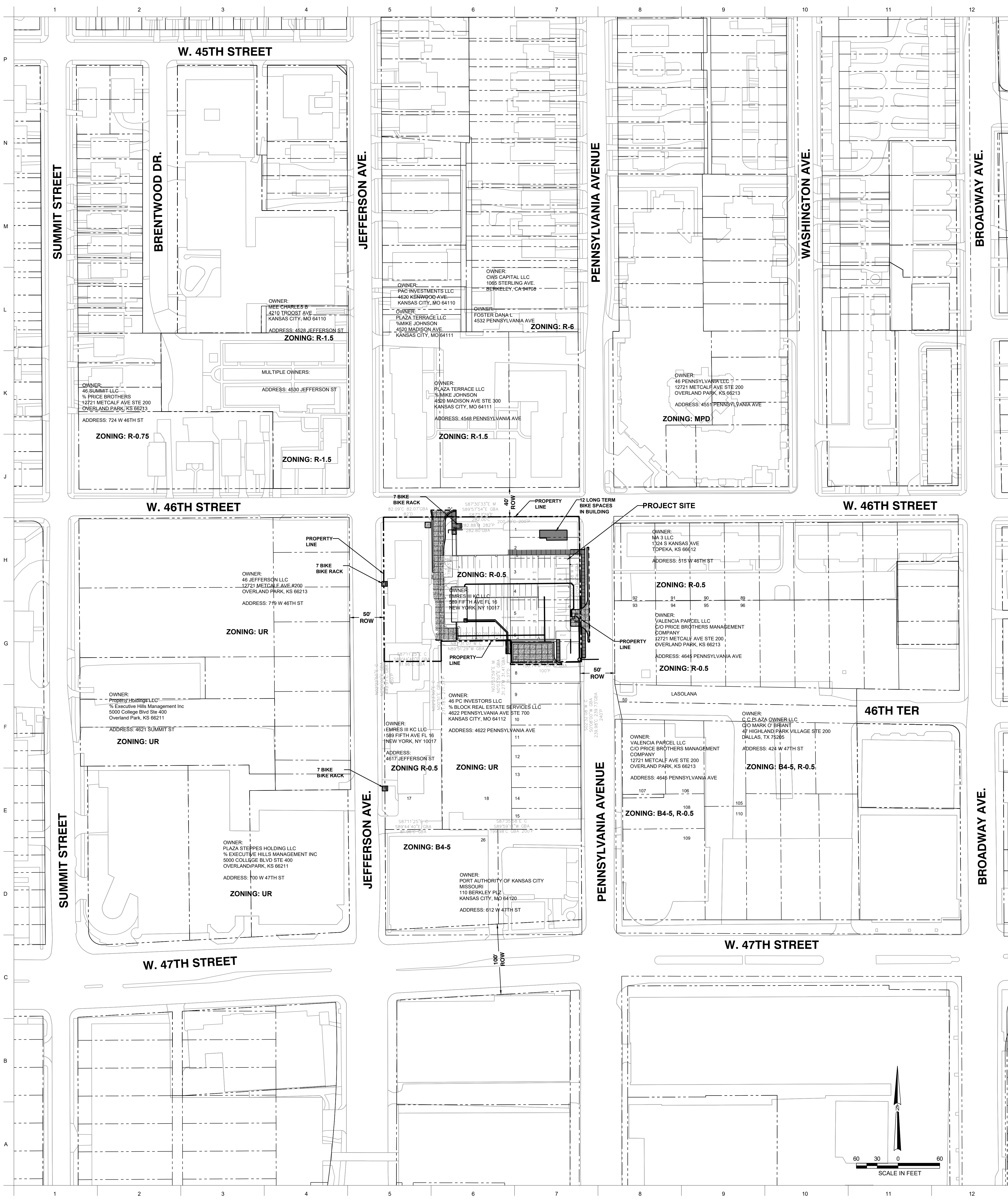
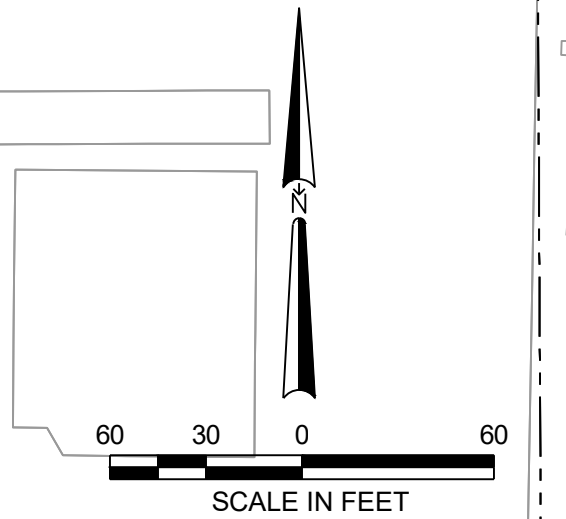
SITE DATA	Existing	Proposed	Deviation Requested?	Approved
Lotting	R-0.5	R-0.5		
Gross Land Area	75,471	75,471		
in square feet	1.73	1.73		
in acres	0	0		
Right-of-Way Dedication	0	0		
in square feet	0	0		
in acres	0	0		
Net Land Area	75,471	75,471		
in square feet	1.73	1.73		
in acres	17,648	22,360		
Garage Area (sq. ft.)	1,03			
Floor Area Ratio				
Residential Use Info				
Total Dwelling Units	214	214		
Building Area (SF)	16,600			
Floor Area Ratio	650			
Total Lots				
Residential	2	1*		

BUILDING DATA	Required	Proposed	Deviation Requested?	Approved
Rear Setback	52' 0"	0'	YES*	
Front Setback	31' 0"	1' 0"	YES*	
Side Setback	28' 3"	1' 0"	YES*	
Side Setback (abutting street)	42' 0"	1' 0"	YES*	
Height				

\*Replat consists of one large lot with existing buildings. Existing building locations cannot meet the required setbacks for the large lot.

88-420 PARKING	Vehicle Spaces		Bike Spaces		Alternatives Proposed? (See 88-420-14)
	Required	Proposed	Required	Proposed	
Proposed Use Residential	214	227			
Standard	207	220			
Accessible Car	5	5			
Accessible Van	2	2			
Short Term			23	21	YES
Long Term			61	12	YES
TOTALS	214	227	84	33	

- LEGEND:**
- NEW PORTLAND CEMENT CONCRETE PAVEMENT
  - CONCRETE SIDEWALK
  - NEW TYPE CG-1 CURB & GUTTER
  - NEW TYPE CG-1 CURB & GUTTER (DRY)
  - NEW FLUSH CURB
  - CURB HEIGHT TRANSITION 6" HIGH TO 0" HIGH
  - NEW RETAINING WALL



ISSUE DATE: 03/17/2026  
REVISIONS

NUMBER	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

OVERALL SITE PLAN  
**C100**  
FINAL DEVELOPMENT PLAN

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PLAZA PARKING GARAGE

609 W 46TH ST  
KANSAS CITY, MO 64112

PROJECT NUMBER: 0225-2004

OWNER: EMERS III KC, LLC  
589 FIFTH AVE FL 16  
NEW YORK, NY 10017  
212.725.7910  
EMETCAP.COM

ARCHITECT: MULTISTUDIO  
4300 PENNSYLVANIA  
KANSAS CITY, MO 64111  
816.931.6655  
MULTI.STUDIO

CIVIL ENGINEER: SK DESIGN GROUP, INC  
4600 COLLEGE BLVD #100  
OVERLAND PARK, KS 66211  
913.451.1818  
SKDG.COM

STRUCTURAL ENGINEER: WGI, INC  
8910 PURDUE RD #210  
INDIANAPOLIS, IN 46268  
317.735.3349  
WGI.COM

MEP ENGINEER: LANFORD FENDLER  
1730 WALNUT ST.  
KANSAS CITY, MO 64108  
816.221.1411  
LANFORDFENDLER.COM

CODE CONSULTANT: FRAC CONSULTANTS KC  
1330 BURLINGTON ST #200  
NORTH KC, MO 64116  
816.931.3377  
FRACCONSULTANTS.COM

ISSUE DATE: 03/17/2026

REVISIONS

NUMBER	DESCRIPTION	DATE

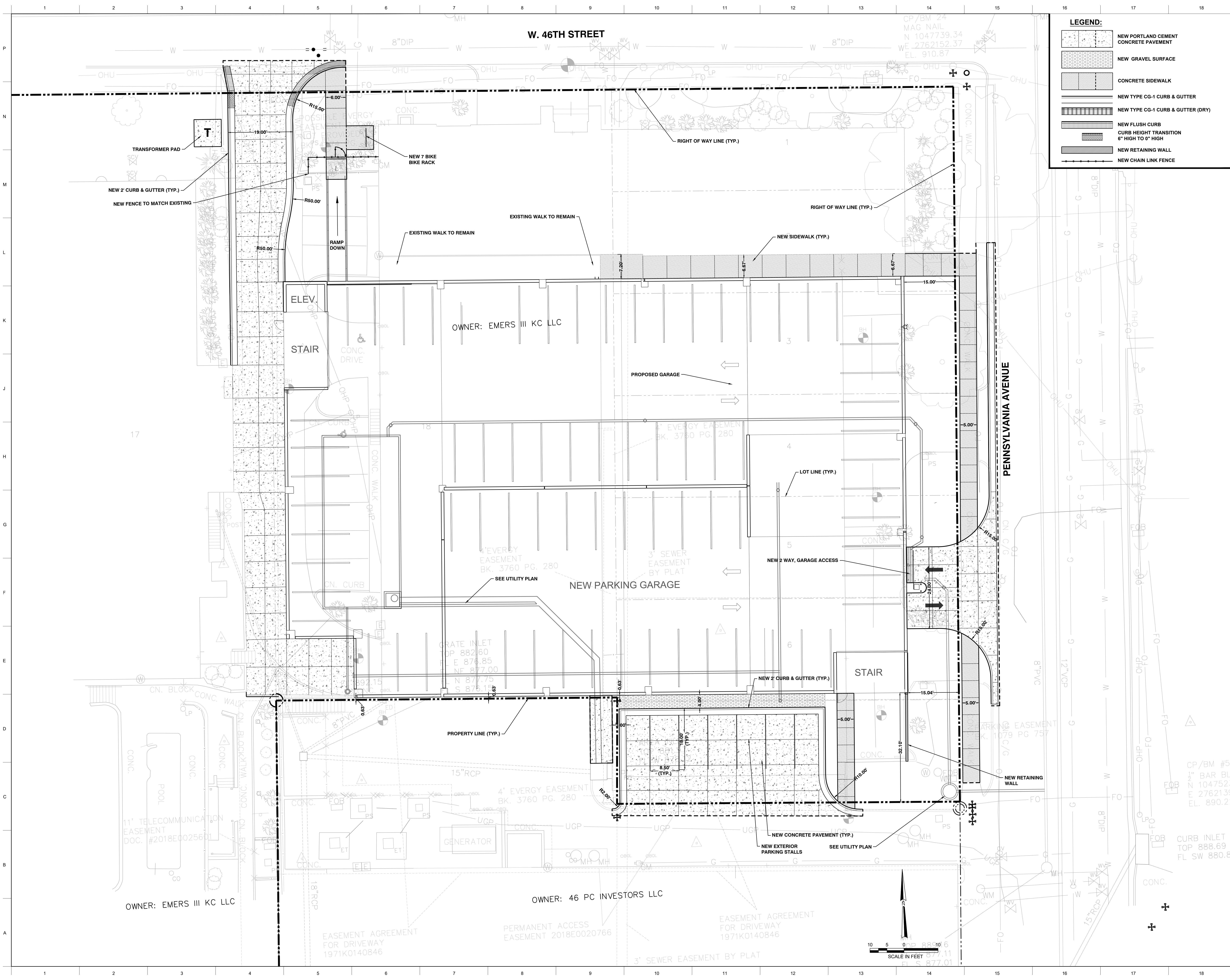
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NOT FOR CONSTRUCTION

PAVING PLAN

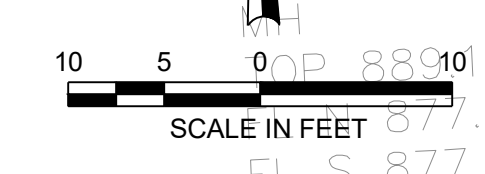
C200

FINAL DEVELOPMENT PLAN



**LEGEND:**

- [Pattern] NEW PORTLAND CEMENT CONCRETE PAVEMENT
- [Pattern] NEW GRAVEL SURFACE
- [Pattern] CONCRETE SIDEWALK
- [Pattern] NEW TYPE CG-1 CURB & GUTTER
- [Pattern] NEW TYPE CG-1 CURB & GUTTER (DRY)
- [Pattern] NEW FLUSH CURB
- [Pattern] CURB HEIGHT TRANSITION 6" HIGH TO 0" HIGH
- [Pattern] NEW RETAINING WALL
- [Pattern] NEW CHAIN LINK FENCE



PLAZA PARKING GARAGE

609 W 46TH ST  
KANSAS CITY, MO 64112

PROJECT NUMBER: 0225-2004

OWNER: EMERS III KC, LLC  
589 FIFTH AVE FL 16  
NEW YORK, NY 10017  
212.725.7910  
EMETCAP.COM

ARCHITECT: MULTISTUDIO  
430 PENNSYLVANIA  
KANSAS CITY, MO 64111  
816.931.8655  
MULTI.STUDIO

CIVIL ENGINEER: SK DESIGN GROUP, INC  
4600 COLLEGE BLVD #100  
OVERLAND PARK, KS 66211  
913.451.1819  
SKDG.COM

MEP ENGINEER: WGI, INC  
8910 PURDUE RD #210  
INDIANAPOLIS, IN 46269  
317.735.3349  
WGI.COM

STRUCTURAL ENGINEER: LANFORD FENDLER  
1730 WALNUT ST.  
KANSAS CITY, MO 64108  
816.221.1411  
LANFORDFENDLER.COM

ISSUE DATE: 03/17/2026

REVISIONS

NUMBER DESCRIPTION DATE

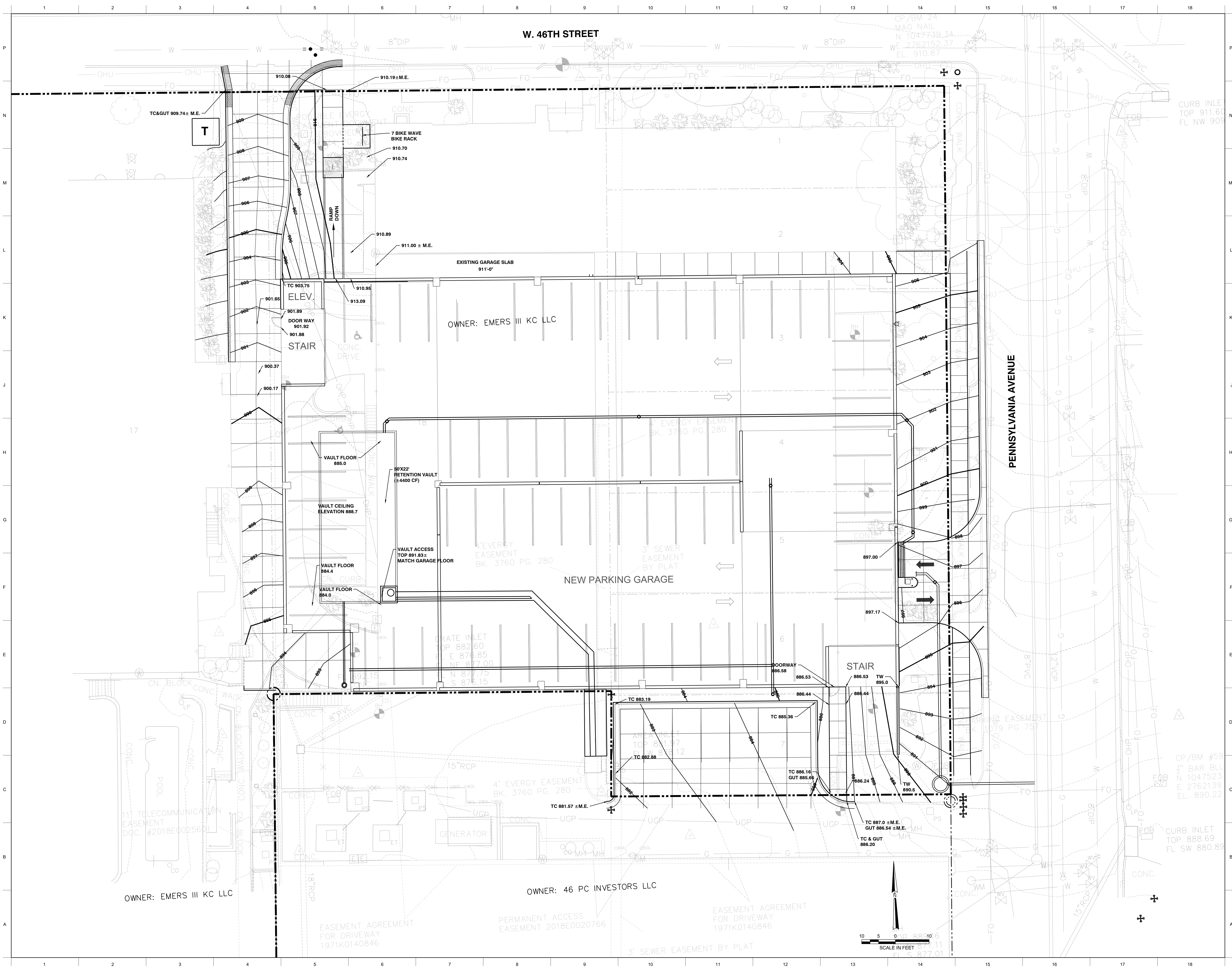
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GRADING PLAN

C300

FINAL DEVELOPMENT PLAN



W. 46TH STREET

PENNSYLVANIA AVENUE

OWNER: EMERS III KC LLC

NEW PARKING GARAGE

STAIR

OWNER: 46 PC INVESTORS LLC

SCALE IN FEET

PLAZA PARKING GARAGE

609 W 46TH ST  
KANSAS CITY, MO 64112

PROJECT NUMBER: 0225-2004

OWNER: EMERS III KC, LLC  
589 FIFTH AVE FL 16  
NEW YORK, NY 10017  
212.725.7910  
EMETCAP.COM

ARCHITECT: MULTISTUDIO  
4300 PENNSYLVANIA  
KANSAS CITY, MO 64111  
816.931.6655  
MULTI.STUDIO

CIVIL ENGINEER: SK DESIGN GROUP, INC  
4600 COLLEGE BLVD #100  
OVERLAND PARK, KS 66211  
913.451.1818  
SKDG.COM

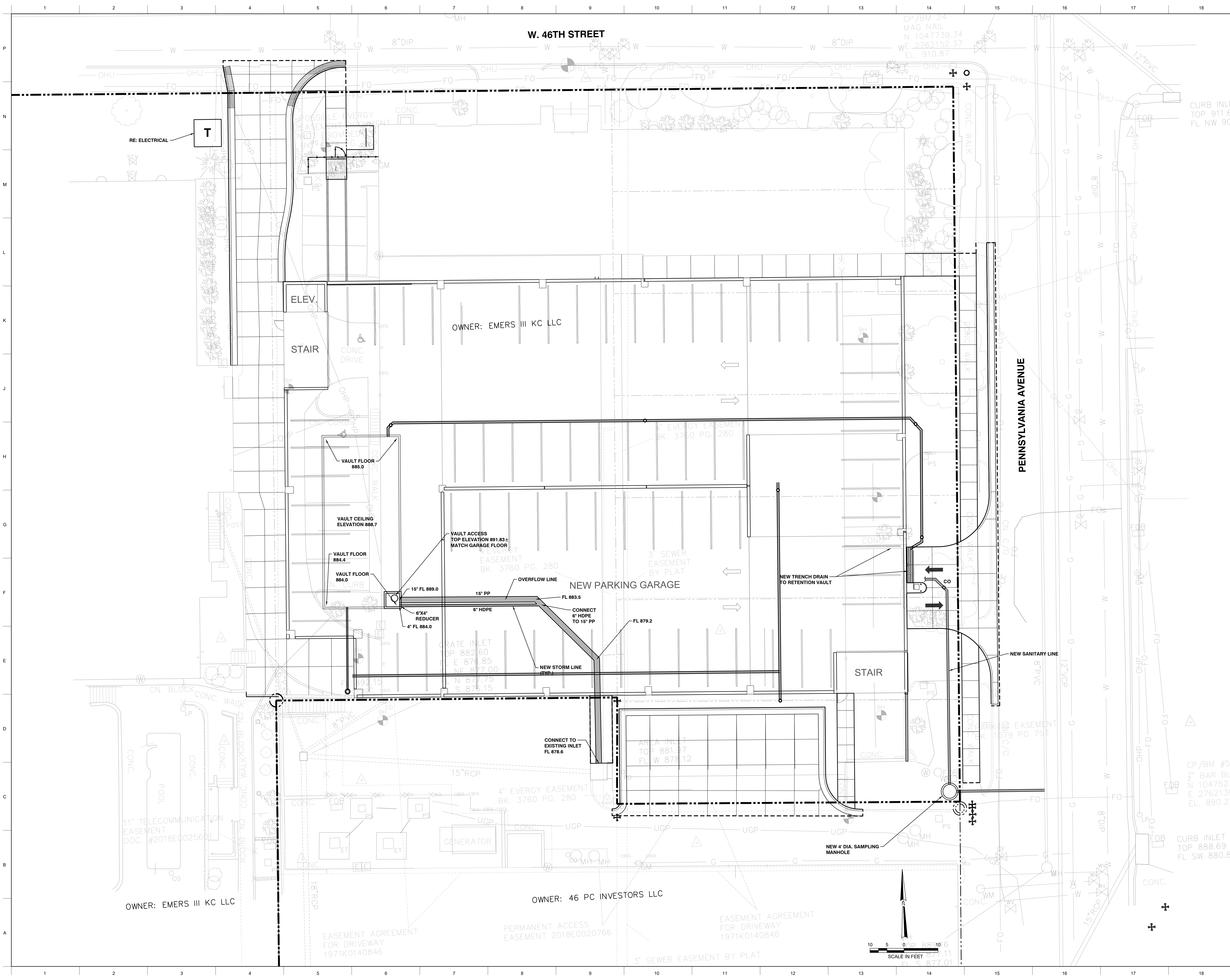
STRUCTURAL ENGINEER: WGI, INC  
8910 PURDUE RD #210  
INDIANAPOLIS, IN 46268  
317.735.3349  
WGI.COM

MEP ENGINEER: LANFORD FENDLER  
1330 BURLINGTON ST #200  
NORTH KC, MO 64116  
816.221.1411  
LANFORDFENDLER.COM

ISSUE DATE: 03/17/2026

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UTILITIES PLAN

C400

FINAL DEVELOPMENT PLAN



PLAZA PARKING GARAGE

609 W 46TH ST  
KANSAS CITY, MO 64112

PROJECT NUMBER: 0225-2004

OWNER: EMRES III KC, LLC  
589 FIFTH AVE FL 18  
NEW YORK, NY 10017  
212.725.7910  
EMETCAP.COM

ARCHITECT: MULTISTUDIO  
4200 PENNSYLVANIA  
KANSAS CITY, MO 64111  
816.931.6655  
MULTI.STUDIO

CIVIL ENGINEER: SK DESIGN GROUP, INC  
4600 COLLEGE BLVD #100  
OVERLAND PARK, KS 66211  
913.451.1818  
SKDGG.COM

CODE CONSULTANT: FPC CONSULTANTS KC  
1330 BURLINGTON ST #200  
NORTH KC, MO 64116  
816.931.3377  
FPC-CONSULTANTS.COM

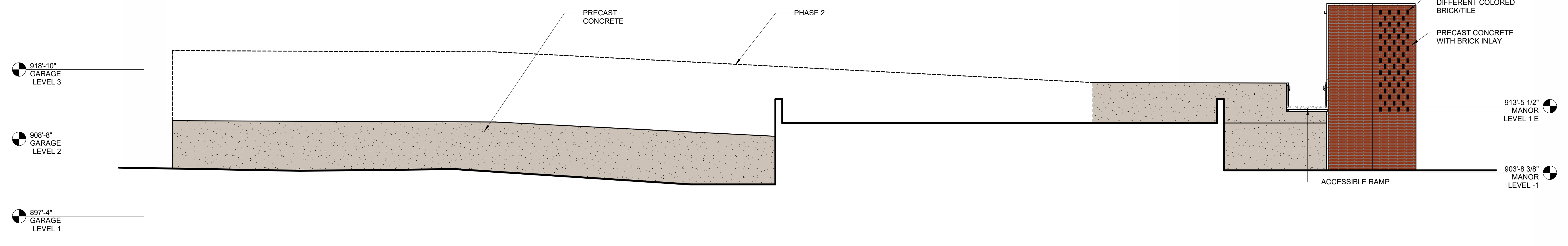
STRUCTURAL ENGINEER: WGL INC  
8910 PURDUE RD #210  
INDIANAPOLIS, IN 46268  
317.735.3349  
WGL.COM

MEP ENGINEER: LANKFORD FENDLER  
1730 WALNUT ST.  
KANSAS CITY, MO 64108  
816.221.1411  
LANKFORDFENDLER.COM

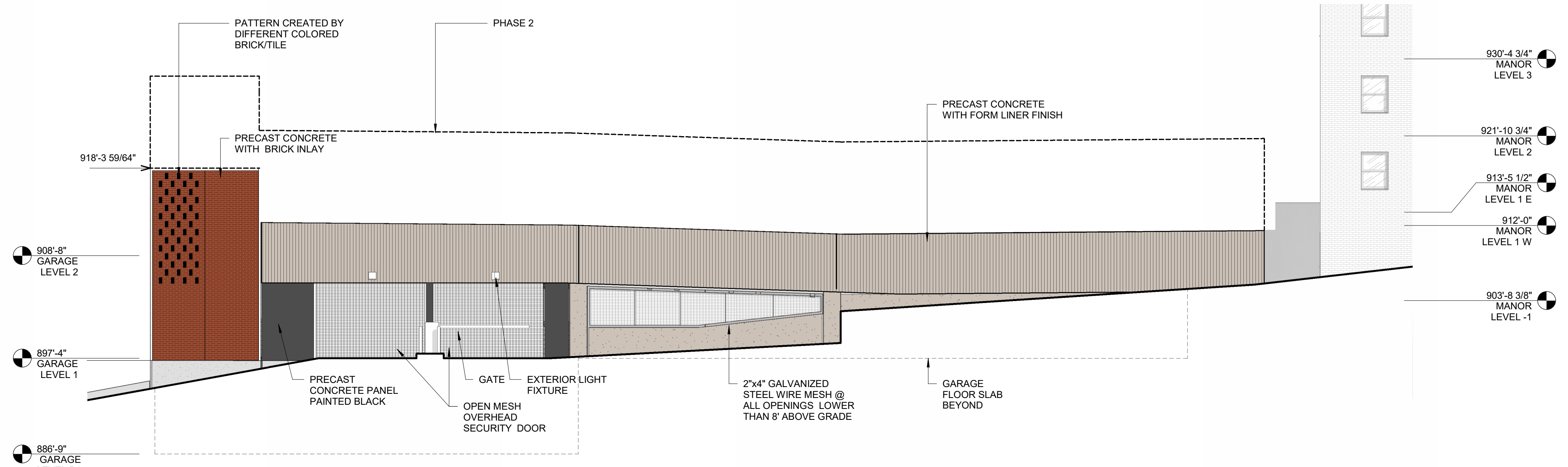
GENERAL NOTES (EXTERIOR ELEVATIONS):

1. MATERIALS AND FINISHES INDICATED APPLY TO ALL SIMILAR ELEMENTS.
2. COORDINATE EXTERIOR LIGHTING FIXTURE TYPES AND LOCATIONS WITH ELECTRICAL DRAWINGS.
3. CONFIRM LOCATION OF EXTERIOR WALL LOUVERS WITH ARCHITECT PRIOR TO INSTALLATION.

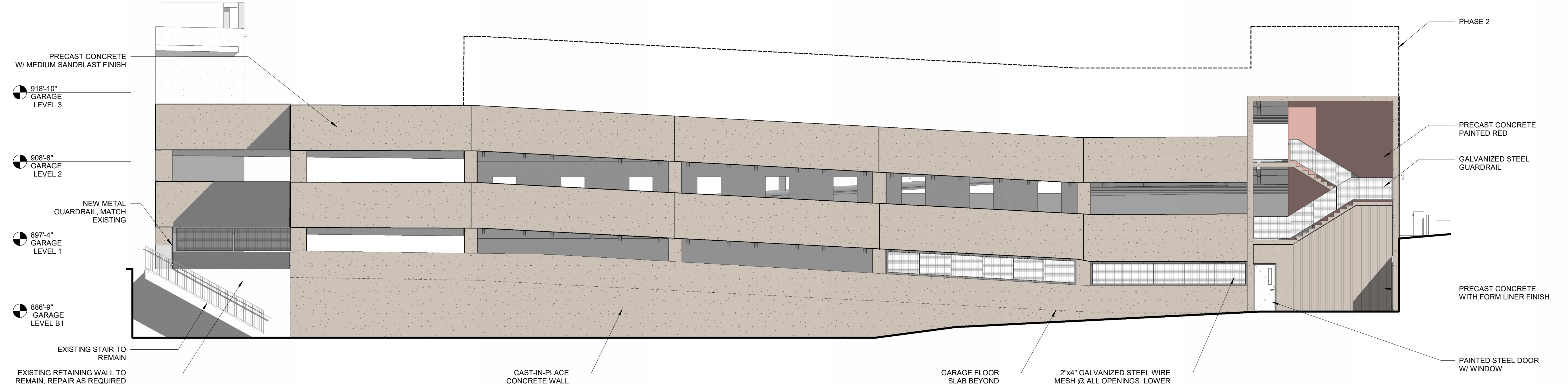
**M1** NORTH ELEVATION - ENLARGED PHASE 1  
1/8" = 1'-0"



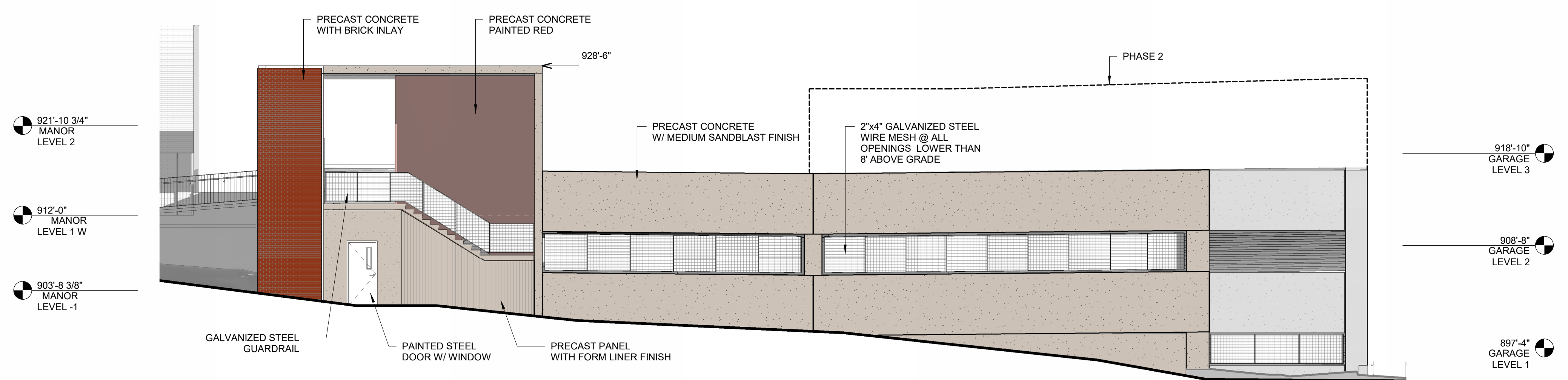
**H1** EAST ELEVATION - ENLARGED PHASE 1  
1/8" = 1'-0"



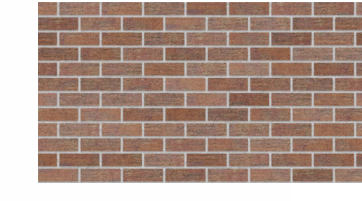
**D1** SOUTH ELEVATION - ENLARGED PHASE 1  
1/8" = 1'-0"



**A1** WEST ELEVATION - ENLARGED PHASE 1  
1/8" = 1'-0"



PRECAST FORMLINER PANEL



THIN BRICK MASONRY



GALVANIZED STEEL GUARDRAIL WITH MESH INFILL



RED PAINT



BLACK PAINT

ISSUE DATE: 03/20/2026

REVISIONS

NUMBER	DESCRIPTION	DATE

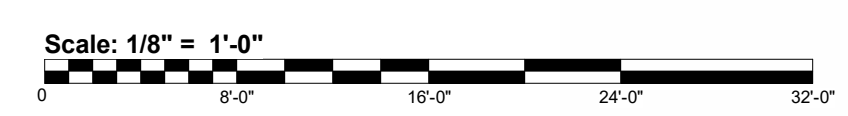
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EXTERIOR ELEVATIONS - PHASE 1

**A202**

FINAL DEVELOPMENT PLAN



PLAZA PARKING GARAGE

608 W 46TH ST  
KANSAS CITY, MO 64112

PROJECT NUMBER: 0225-2004

OWNER: EMRES III KC, LLC  
589 FIFTH AVE FL 18  
NEW YORK, NY 10017  
212.725.7910  
EMETCAP.COM

ARCHITECT: MULTISTUDIO  
4200 PENNSYLVANIA  
KANSAS CITY, MO 64111  
816.931.6655  
MULTI.STUDIO

CIVIL ENGINEER: SK DESIGN GROUP, INC  
4600 COLLEGE BLVD #100  
OVERLAND PARK, KS 66211  
913.451.1818  
SKDGG.COM

CODE CONSULTANT: FPC CONSULTANTS KC  
1330 BURLINGTON ST #200  
NORTH KC, MO 64116  
816.931.3377  
FPC-CONSULTANTS.COM

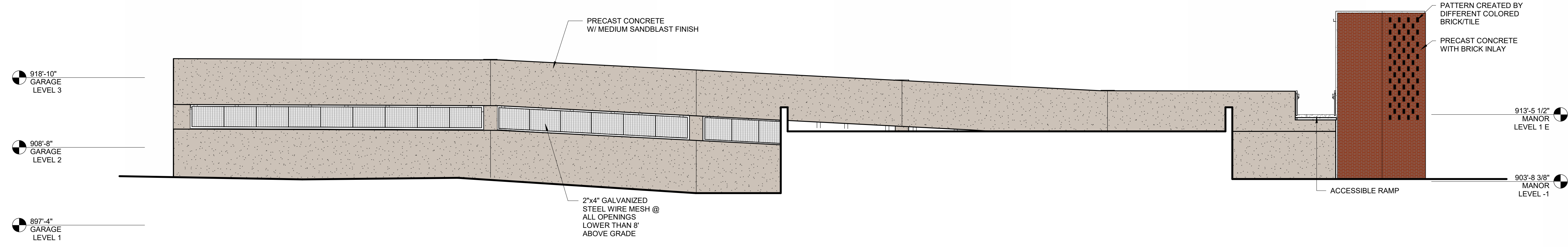
STRUCTURAL ENGINEER: WGL INC  
8910 PURDUE RD #210  
INDIANAPOLIS, IN 46268  
317.735.3349  
WGI.COM

MEP ENGINEER: LANKFORD | FENDLER  
1730 WALNUT ST.  
KANSAS CITY, MO 64108  
816.221.1411  
LANKFORDFENDLER.COM

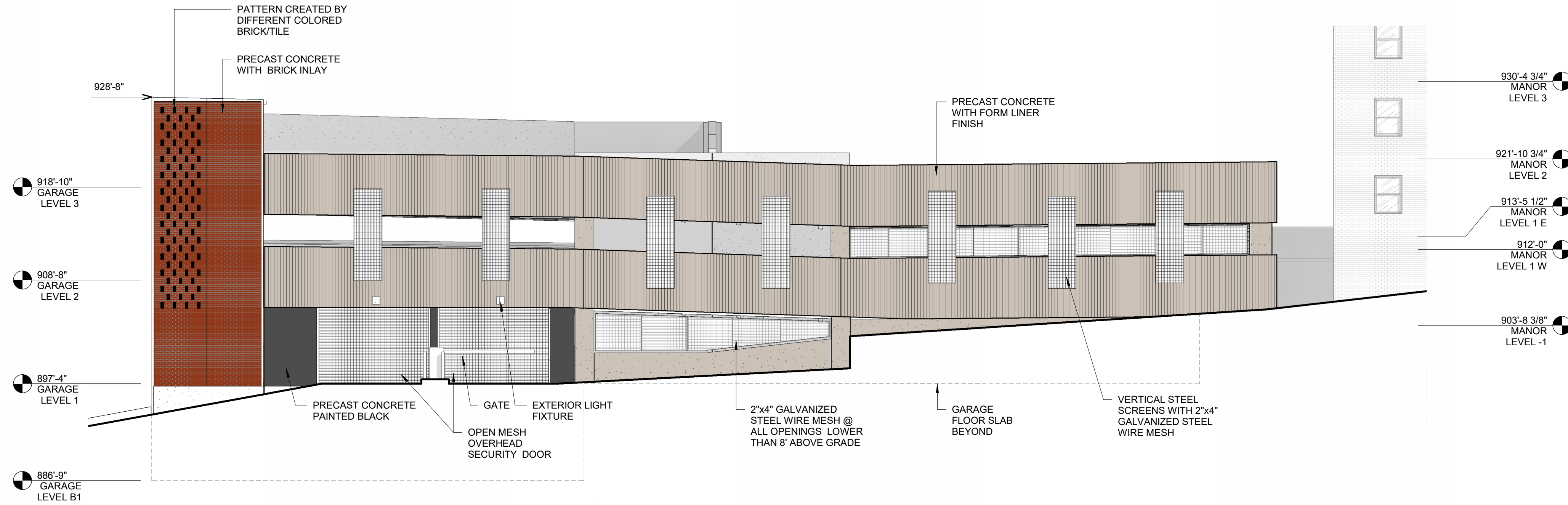
GENERAL NOTES (EXTERIOR ELEVATIONS):

1. MATERIALS AND FINISHES INDICATED APPLY TO ALL SIMILAR ELEMENTS.
2. COORDINATE EXTERIOR LIGHTING FIXTURE TYPES AND LOCATIONS WITH ELECTRICAL DRAWINGS.
3. CONFIRM LOCATION OF EXTERIOR WALL LOUVERS WITH ARCHITECT PRIOR TO INSTALLATION.

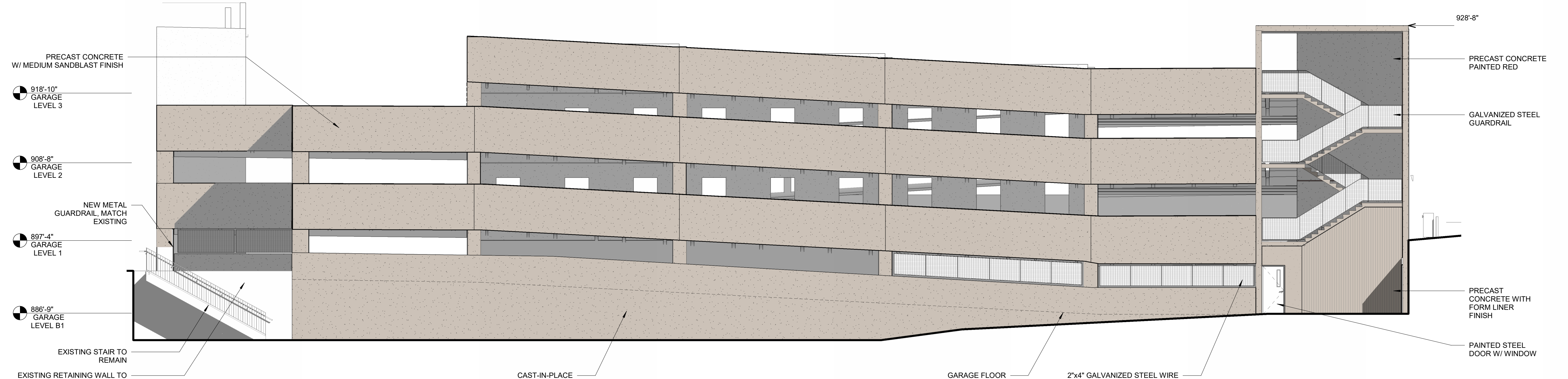
M1 NORTH ELEVATION - ENLARGED PHASE 2  
1/8" = 1'-0"



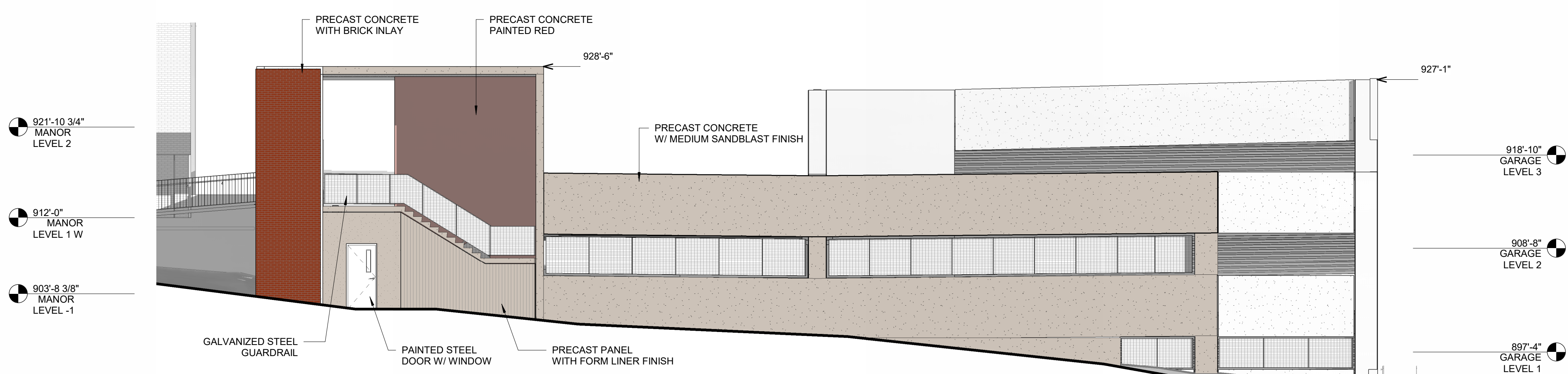
H1 EAST ELEVATION - ENLARGED PHASE 2  
1/8" = 1'-0"



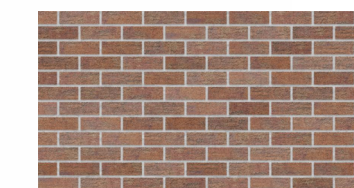
D1 SOUTH ELEVATION - ENLARGED PHASE 2  
1/8" = 1'-0"



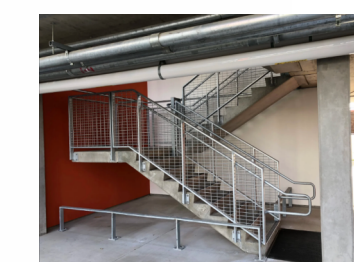
A1 WEST ELEVATION - ENLARGED PHASE 2  
1/8" = 1'-0"



PRECAST FORMLINER PANEL



THIN BRICK MASONRY



GALVANIZED STEEL GUARDRAIL WITH MESH INFILL



RED PAINT



BLACK PAINT

ISSUE DATE: 03/20/2026

REVISIONS

NUMBER	DESCRIPTION	DATE

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EXTERIOR ELEVATIONS - PHASE 2

A203

FINAL DEVELOPMENT PLAN

1. RENDERINGS ON THIS SHEET ARE PROVIDED FOR REFERENCE AND ORIENTATION ONLY.

**PLAZA PARKING GARAGE**

608 W 46TH ST  
KANSAS CITY, MO 64112

PROJECT NUMBER: 0225-2004

OWNER: EMRES III KC, LLC  
585 FIFTH AVE FL 18  
NEW YORK, NY 10017  
212.725.7910  
EMETCAP.COM

ARCHITECT: MULTISTUDIO  
4200 PENNSYLVANIA  
KANSAS CITY, MO 64111  
816.931.8655  
MULTI.STUDIO

CIVIL ENGINEER: SK DESIGN GROUP, INC  
4600 COLLEGE BLVD #100  
OVERLAND PARK, KS 66211  
913.651.1818  
SKDGG.COM

CODE CONSULTANT: FPC CONSULTANTS KC  
1330 BURLINGTON ST #200  
NORTH KC, MO 64116  
816.931.3377  
FPC-CONSULTANTS.COM

STRUCTURAL ENGINEER: WGL INC  
8910 PURDUE RD #210  
INDIANAPOLIS, IN 46268  
317.735.3349  
WGL.COM

MEP ENGINEER: LANKFORD | FENDLER  
1730 WALNUT ST.  
KANSAS CITY, MO 64108  
816.221.1411  
LANKFORDFENDLER.COM

ISSUE DATE: 03/20/2026

**REVISIONS**

NUMBER	DESCRIPTION	DATE
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3D RENDERINGS

**G002**

FINAL DEVELOPMENT PLAN



SOUTH-EAST VIEW - PHASE 1



SOUTH-EAST VIEW - PHASE 2



NORTH-EAST VIEW - PHASE 1



NORTH-EAST VIEW - PHASE 2



NORTH-WEST VIEW



NORTH-EAST VIEW - PHASE 2 - ADDITIONAL

PLAZA PARKING GARAGE

609 W 48TH ST  
KANSAS CITY, MO 64112

PROJECT NUMBER: 0225-2004

OWNER: EMRES III KC, LLC  
450 FIFTH AVE FL 16  
NEW YORK, NY 10017  
212.220.7810  
EMETCAP.COM

ARCHITECT: MULTISTUDIO  
4200 PENNSYLVANIA  
KANSAS CITY, MO 64111  
816.931.6652  
MULTI.STUDIO

CODE CONSULTANT: FPAC CONSULTANTS KC  
1330 BURLINGTON ST #200  
NORTH KC, MO 64116  
816.931.3377  
FPAC-CONSULTANTS.COM

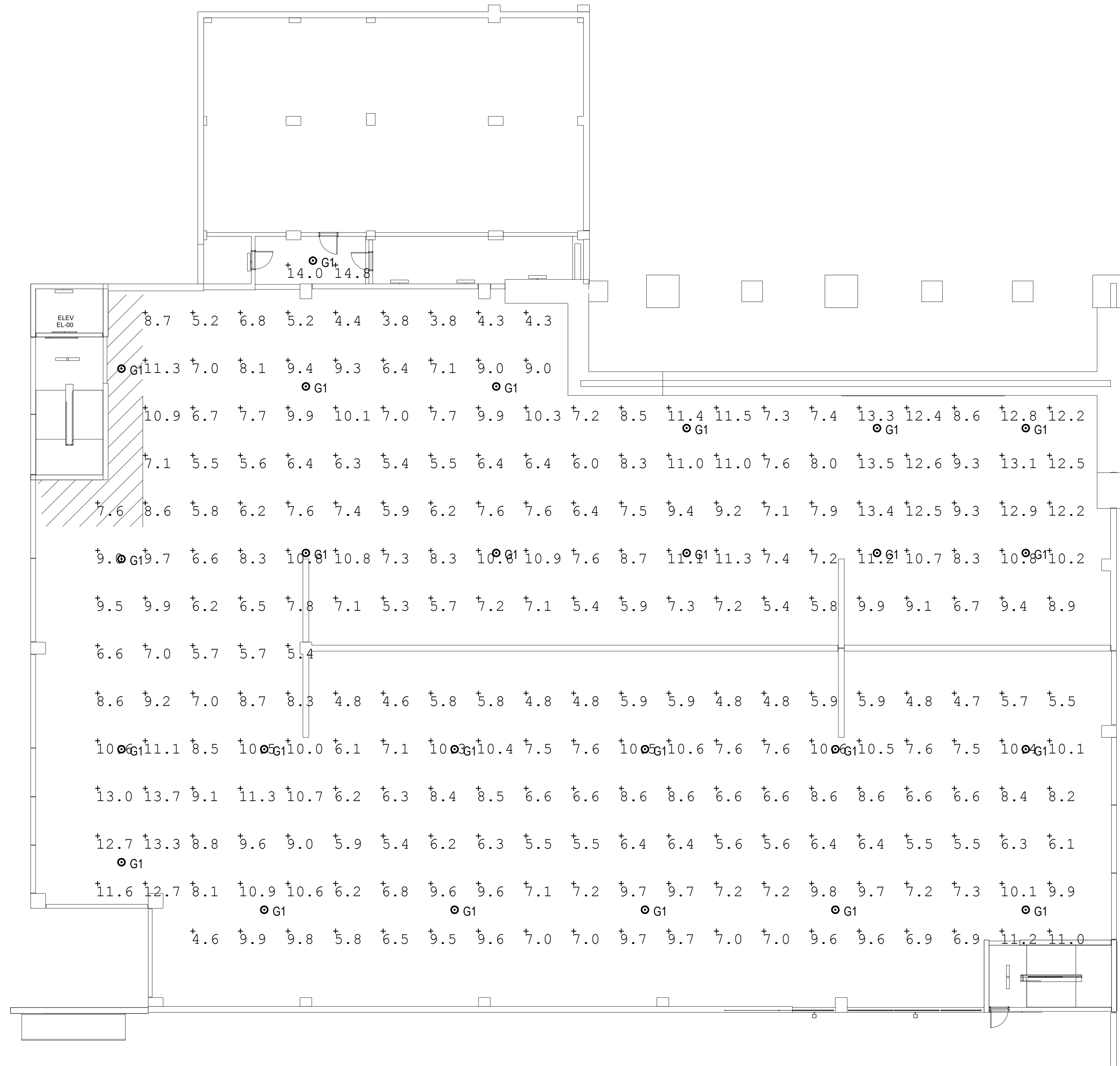
STRUCTURAL ENGINEER: WGI, INC  
8510 PURDUE RD #210  
INDIANAPOLIS, IN 46268  
317.335.3349  
WGI.COM

MEP ENGINEER: LANKFORD | FENDLER  
1730 WALNUT ST  
KANSAS CITY, MO 64108  
816.221.1411  
LANKFORDFENDLER.COM

Symbol	Tag	Label	Description	ULP	Lumens	Lumens/Watt
□	S1	10X1 LED P7 AIR RECR TSW	LED Area Light Mount on Pole	5,900	2300	164.41
○	G1	VCPD LED P3 4W 15R MVOLS	LED Parking Garage Light	5,900	2884	43.37

Label	CalcType	Units	Avg	Max	Min	AvgMin	MaxMin
Garage #1 to Level 1	Illuminance	Fc	8.19	14.8	3.8	2.16	3.89
Garage Level 1 to	Illuminance	Fc	7.95	13.4	3.3	2.35	4.05
Garage Level 2 to	Illuminance	Fc	6.96	13.5	3.3	2.11	4.09
Garage Level 3 to	Illuminance	Fc	7.45	13.7	3.2	2.25	3.90
Roof Top Parking	Illuminance	Fc	1.45	3.7	0.2	0.25	1.50

DISCLAIMER:  
THESE CALCULATIONS HAVE BEEN PERFORMED ACCORDING TO THE IES, CITY OF KANSAS CITY STANDARDS AND GOOD PRACTICE. THERE MAY BE DIFFERENCES BETWEEN MEASURED VALUES AND RESULTS PRESENTED HEREIN, BASED ON THE EXTENT IN WHICH FIELD CONDITIONS DEVIATE FROM THE INPUT DATA. ALL ATTACHED DRAWINGS/IMAGES ARE FOR PHOTOMETRIC REFERENCE ONLY.



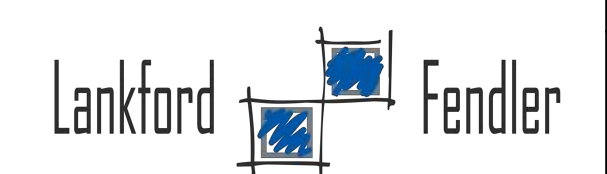
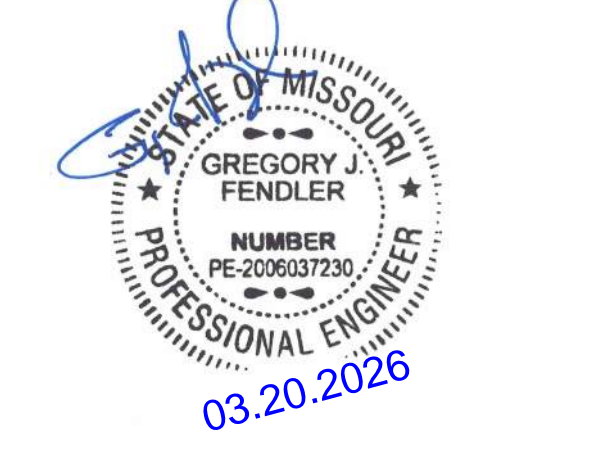
PHOTOMETRIC PLAN - GARAGE  
SCALE: 3/32" = 1'-0"

ISSUE DATE: 03/20/2026

REVISIONS

NUMBER	DESCRIPTION	DATE
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1730 Walnut Street  
Kansas City, Missouri 64108  
816.221.1411  
Fax: 816.221.1420  
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L|F+A Project No. 257607-00  
Greg J. Fendler License No. MO-PE000007230  
DCA #2026037230

PHOTOMETRIC PLAN

PH100

FINAL DEVELOPMENT PLAN

PLAZA PARKING GARAGE

609 W 48TH ST  
KANSAS CITY, MO 64112

PROJECT NUMBER: 0225-2004

OWNER: EMRES III KC, LLC  
450 FIFTH AVE FL 16  
NEW YORK, NY 10017  
212.220.7810  
EMETCAP.COM

ARCHITECT: MULTISTUDIO  
4200 PENNSYLVANIA  
KANSAS CITY, MO 64111  
816.931.6652  
MULTI.STUDIO

CODE CONSULTANT: FPM CONSULTANTS KC  
1330 BURLINGTON ST #200  
NORTH KC, MO 64116  
816.931.3337  
FPC-CONSULTANTS.COM

STRUCTURAL ENGINEER: WGI, INC.  
8510 PURDUE RD #210  
INDIANAPOLIS, IN 46268  
317.335.3349  
WGI.COM

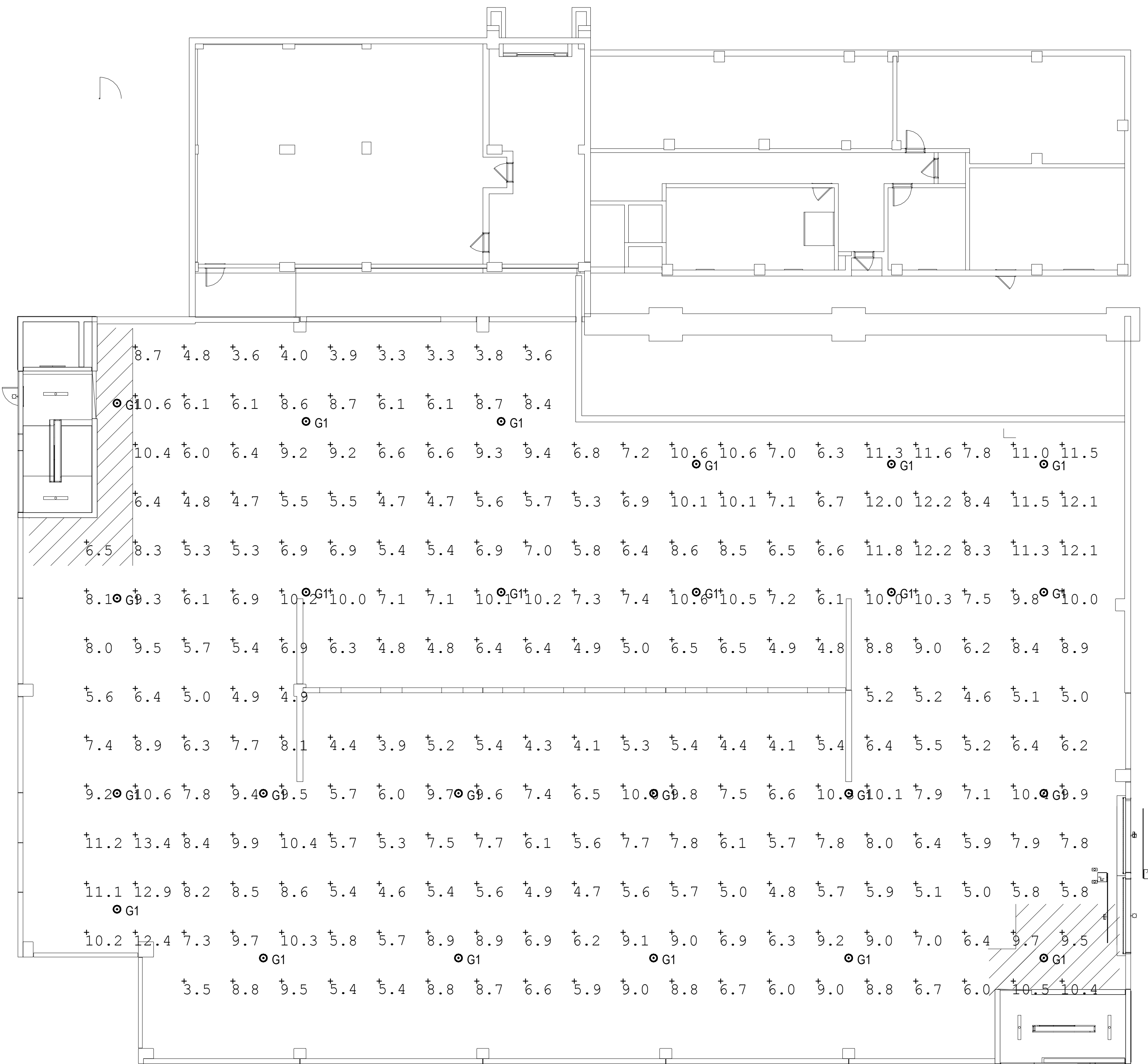
MEP ENGINEER: LANKFORD | FENDLER  
1730 WALNUT ST  
KANSAS CITY, MO 64108  
816.221.1411  
LANKFORDFENDLER.COM

Symbol	Tag	Label	Description	LLF	Lumens	Lumens/Watt
□	S1	100X1 LED P7 4K RCR TRW	LED Area Light Mount on Pole, Type 2 Distribution	0.900	2300	255.6
○	G1	VCPD LED P3 4K 150 W/0L3	LED Parking Garage Light	0.900	2884	321.6

Label	CalcType	Units	Avg	Max	Min	AvgMin	MaxMin
Garage #1 to Level 1	Illuminance	Fc	8.19	14.8	3.8	2.16	3.89
Garage Level 1 to Level 2	Illuminance	Fc	7.95	13.4	3.3	2.45	4.05
Garage Level 2 to Level 3	Illuminance	Fc	6.96	13.5	3.3	2.11	4.09
Garage Level 3 to Roof Top Parking	Illuminance	Fc	1.45	3.7	0.2	7.25	18.50

DISCLAIMER:  
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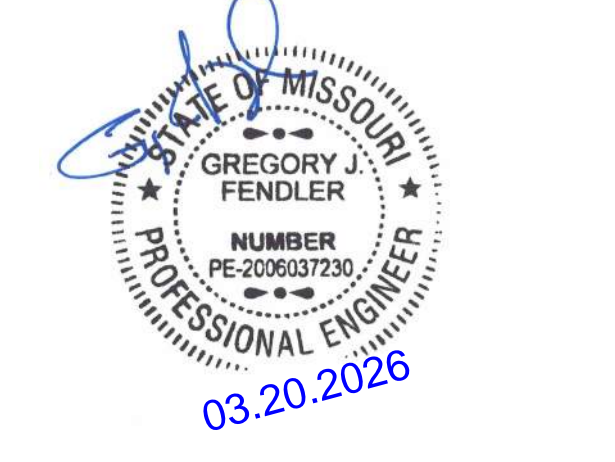


PHOTOMETRIC PLAN - GARAGE  
SCALE: 3/32" = 1'-0"

ISSUE DATE: 03/20/2026

NUMBER	DESCRIPTION	DATE

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PLAZA PARKING GARAGE

609 W 48TH ST  
KANSAS CITY, MO 64112

PROJECT NUMBER: 0225-2004

OWNER: EMRES III KC, LLC  
450 FIFTH AVE FL 16  
NEW YORK, NY 10017  
212.220.7810  
EMETCAP.COM

ARCHITECT: MULTISTUDIO  
4200 PENNSYLVANIA  
KANSAS CITY, MO 64111  
816.931.6652  
MULTI.STUDIO

CODE CONSULTANT: FPAC CONSULTANTS KC  
1330 BURLINGTON ST #200  
NORTH KC, MO 64116  
816.931.3377  
FPAC-CONSULTANTS.COM

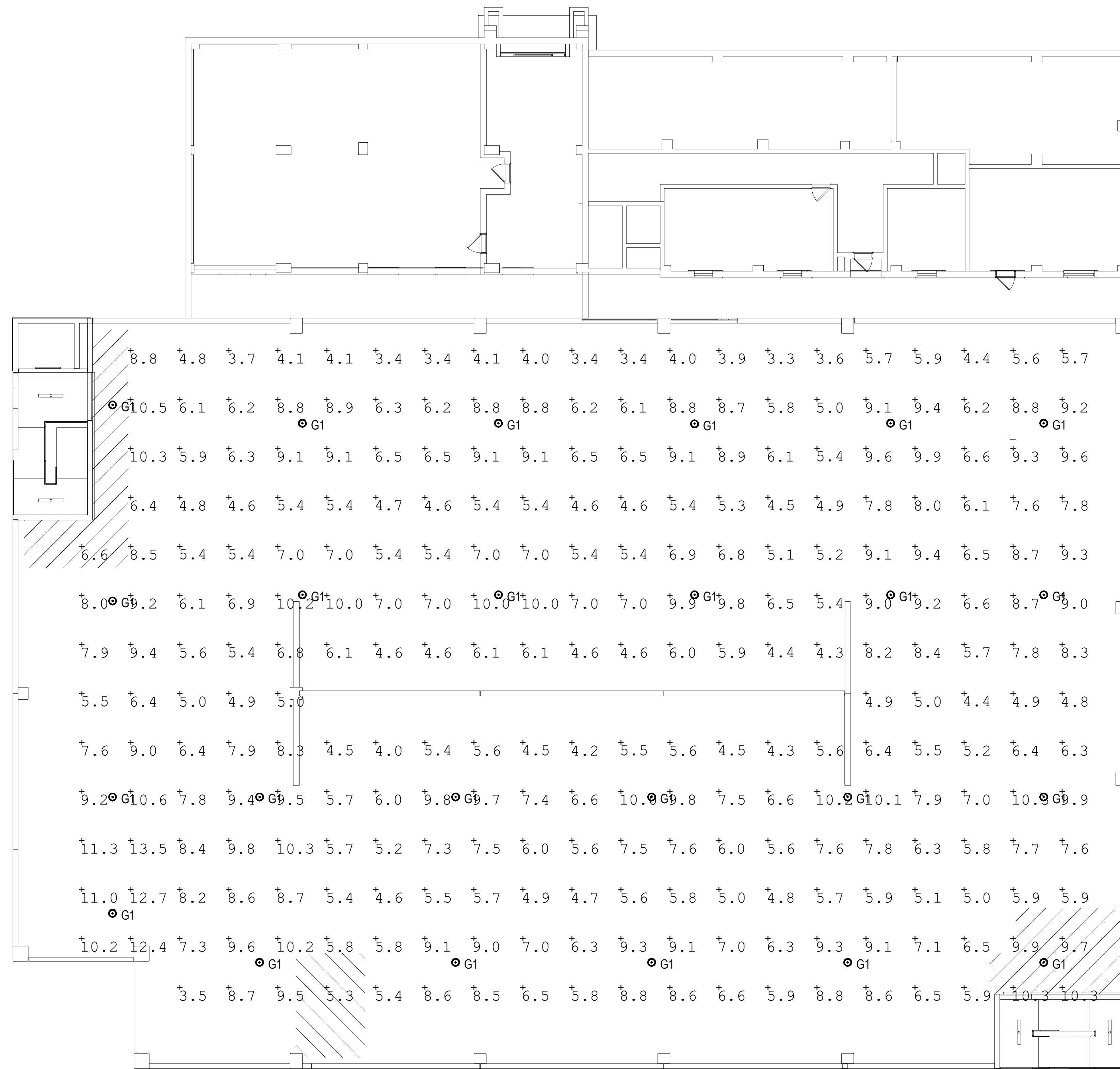
STRUCTURAL ENGINEER: WGI, INC.  
8510 PURDUE RD #210  
INDIANAPOLIS, IN 46268  
317.335.3349  
WGI.COM

MEP ENGINEER: LANKFORD | FENDLER  
1730 WALNUT ST  
KANSAS CITY, MO 64108  
816.221.1411  
LANKFORDFENDLER.COM

Symbol	Tag	Label	Description	LLF	Lumens	Lumens/Watt
□	S1	DOX1 LED P7 4K RCR TSW	LED Area Light Mount on Pole	0.900	2300	164.4
○	G1	VCPD LED P3 4K 15R WCOL	LED Parking Garage Light	0.900	2884	43.37

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Garage #1 to Level 1	Illuminance	Fc	8.19	14.8	3.8	2.16	3.89
Garage Level 1 to	Illuminance	Fc	7.95	13.4	3.3	2.45	4.06
Garage Level 2 to	Illuminance	Fc	6.96	13.5	3.3	2.11	4.09
Garage Level 3 to	Illuminance	Fc	7.45	13.7	3.2	2.55	4.26
Roof Top Parking	Illuminance	Fc	1.45	3.7	0.2	7.25	18.50

DISCLAIMER:  
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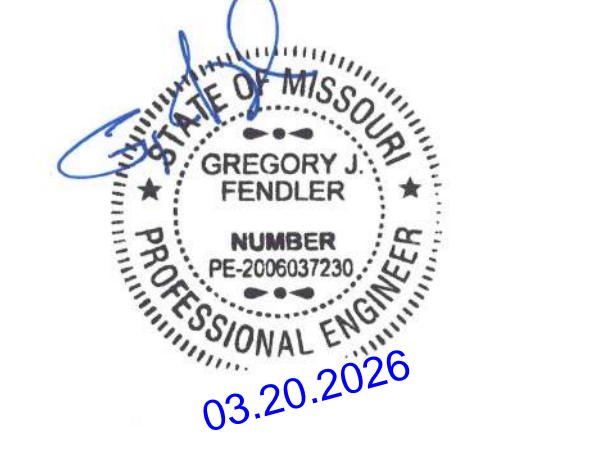
PHOTOMETRIC PLAN - GARAGE  
SCALE: 3/32" = 1'-0"

ISSUE DATE: 03/20/2026

REVISIONS

NUMBER	DESCRIPTION	DATE
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816.221.1411  
Fax: 816.221.1420  
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DCA #2026037230

PHOTOMETRIC PLAN  
PH102  
FINAL DEVELOPMENT PLAN

PLAZA PARKING GARAGE

609 W 48TH ST  
KANSAS CITY, MO 64112

PROJECT NUMBER: 0225-2004

OWNER: EMRES III KC, LLC  
450 FIFTH AVE FL 16  
NEW YORK, NY 10017  
212.220.7610  
EMETCAP.COM

ARCHITECT: MULTISTUDIO  
4200 PENNSYLVANIA  
KANSAS CITY, MO 64111  
816.931.6652  
MULTI.STUDIO

CODE CONSULTANT: FPAC CONSULTANTS KC  
4600 COLLEGE BLVD #100  
OVERLAND PARK, KS 66211  
816.931.3377  
FPAC-CONSULTANTS.COM

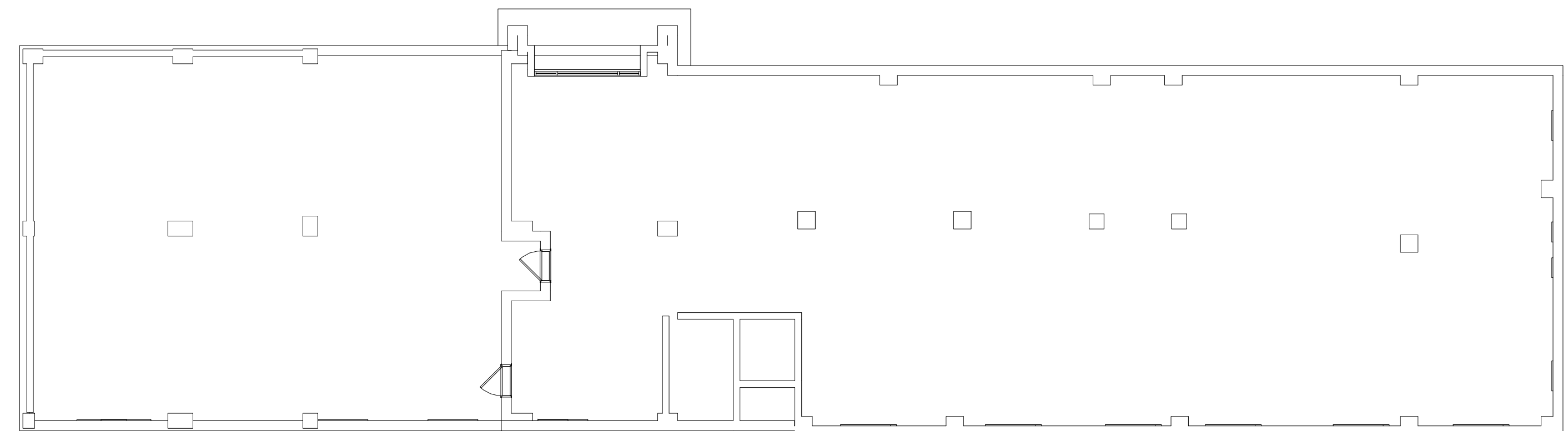
STRUCTURAL ENGINEER: WGI, INC.  
8510 PURDUE RD #210  
INDIANAPOLIS, IN 46268  
317.335.3349  
WGI.COM

MEP ENGINEER: LANKFORD | FENDLER  
1730 WALNUT ST  
KANSAS CITY, MO 64108  
816.221.1411  
LANKFORDFENDLER.COM

Symbol	Tag	Label	Description	ULP	Lumens	Lumens Wats
□	S1	DOX1 LED P7 4K RCR TSW	LED Area Light Mount on Pole	0.900	2300	164.4
○	G1	VCPD LED P3 4K 15R WCOL	LED Parking Garage Light	0.900	2881	43.37

Label	CalcType	Units	Avg	Max	Min	AvgMin	MaxMin
Garage #1 to Level 1	Illuminance	Fc	0.19	14.8	3.8	2.16	3.89
Garage Level 1 to Level 2	Illuminance	Fc	0.79	13.4	3.3	2.25	4.09
Garage Level 2 to Level 3	Illuminance	Fc	0.96	13.5	3.3	2.11	4.09
Garage Level 3 to Roof Top Parking	Illuminance	Fc	1.45	3.7	0.2	7.25	18.50

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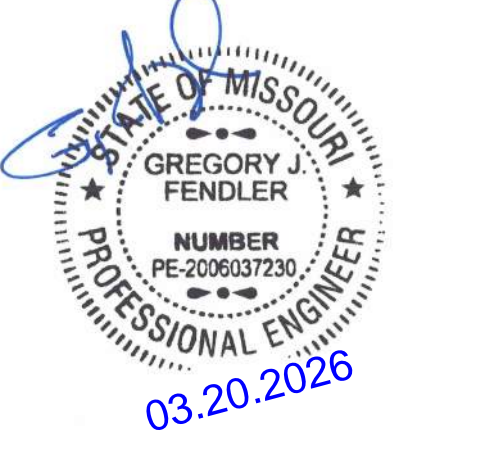
PHOTOMETRIC PLAN - GARAGE  
SCALE: 3/32" = 1'-0"

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+ associates  
1730 Walnut Street  
Kansas City, Missouri 64108  
816.221.1411  
Fax: 816.221.1420  
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DCA #200807100

ISSUE DATE: 03/20/2026

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PHOTOMETRIC PLAN

PH103  
FINAL DEVELOPMENT PLAN

PLAZA PARKING GARAGE

609 W 48TH ST  
KANSAS CITY, MO 64112

PROJECT NUMBER: 0225-2004

OWNER: EMRES III KC, LLC  
589 FIFTH AVE FL 16  
NEW YORK, NY 10017  
212.220.7610  
EMETCAP.COM

ARCHITECT: MULTISTUDIO  
4200 PENNSYLVANIA  
KANSAS CITY, MO 64111  
816.931.6652  
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CODE CONSULTANT: FPAC CONSULTANTS KC  
4600 COLLEGE BLVD #100  
OVERLAND PARK, KS 66211  
913.451.1818  
FPACCONSULTANTS.COM

STRUCTURAL ENGINEER: WGI, INC  
8510 PURDUE RD #210  
INDIANAPOLIS, IN 46268  
317.335.3549  
WGI.COM

MEP ENGINEER: LANKFORD | FENDLER  
1730 WALNUT ST  
KANSAS CITY, MO 64108  
816.221.1411  
LANKFORDFENDLER.COM

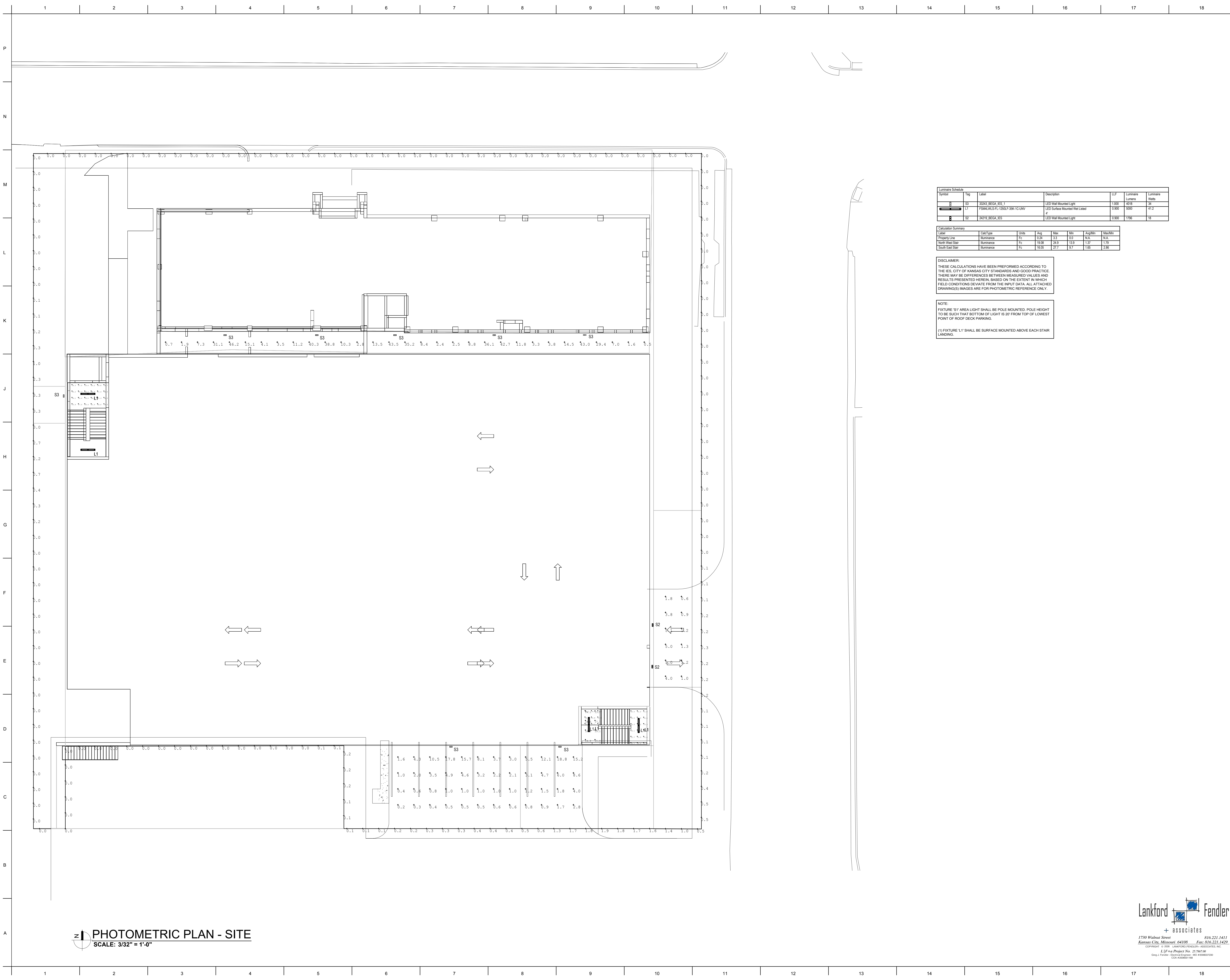
Luminaire Schedule	Tag	Label	Description	LLF	Luminaire Lumens	Luminaire Watts
S3	S3	33342 BEGA IES L	LED Wall Mounted Light	1.000	4076	34
L1	L1	F30ALVLS-FL-155LF-36C-TCUNV	LED Surface Mounted Wet Landed	0.900	5000	412
S2	S2	24170 BEGA IES	LED Wall Mounted Light	0.900	1796	18

Calculation Summary	Category	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.26	3.3	0.2	N/A	N/A
North-West Stop	Illuminance	Fc	19.38	26.0	13.0	1.27	1.75
South-East Stop	Illuminance	Fc	16.58	27.7	9.7	1.60	2.86

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NOTE:  
FIXTURE 'S1' AREA LIGHT SHALL BE POLE MOUNTED. POLE HEIGHT TO BE SUCH THAT BOTTOM OF LIGHT IS 20' FROM TOP OF LOWEST POINT OF ROOF DECK PARKING.

(1) FIXTURE 'L1' SHALL BE SURFACE MOUNTED ABOVE EACH STAIR LANDING.



PHOTOMETRIC PLAN - SITE  
SCALE: 3/32" = 1'-0"

ISSUE DATE: 03/20/2026

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PHOTOMETRIC PLAN

PH104  
FINAL DEVELOPMENT PLAN

PLAZA PARKING GARAGE

609 W 48TH ST  
KANSAS CITY, MO 64112

PROJECT NUMBER: 0225-2004

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212.226.7810  
EMETCAP.COM

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OWNER: EMRES III KC, LLC  
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NEW YORK, NY 10017  
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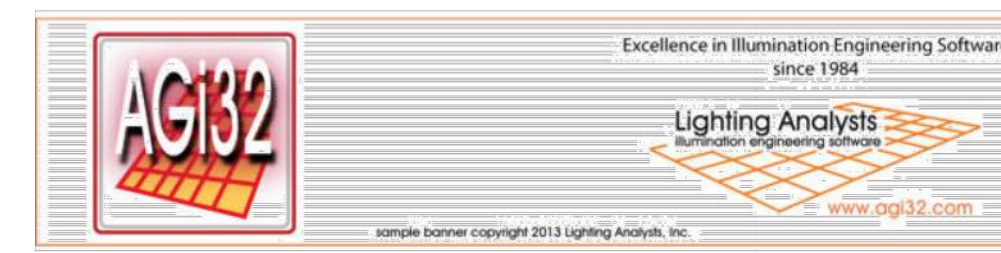
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OWNER: EMRES III KC, LLC  
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212.226.7810  
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ARCHITECT: MULTISTUDIO  
4200 PENNSYLVANIA  
KANSAS CITY, MO 64111  
816.931.6652  
MULTI.STUDIO



S1

Photometric Report (Type C)

Filename: DSX1 LED P7 40K 80CRI T5W (1).ies  
[TEST] SCALED PHOTOMETRY  
[ISSUE DATE] 2/4/2026  
[MANUFAC] Lithonia Lighting  
[LUMCAT] DSX1 LED P7 40K 80CRI T5W  
[LUMINAIRE] D-Series Size 1 Area Luminaire P7 Performance Package 4000K CCT 80 CRI Type 5 Wide  
Maximum Candela = 14268.2776350975 at 45 H 75 V

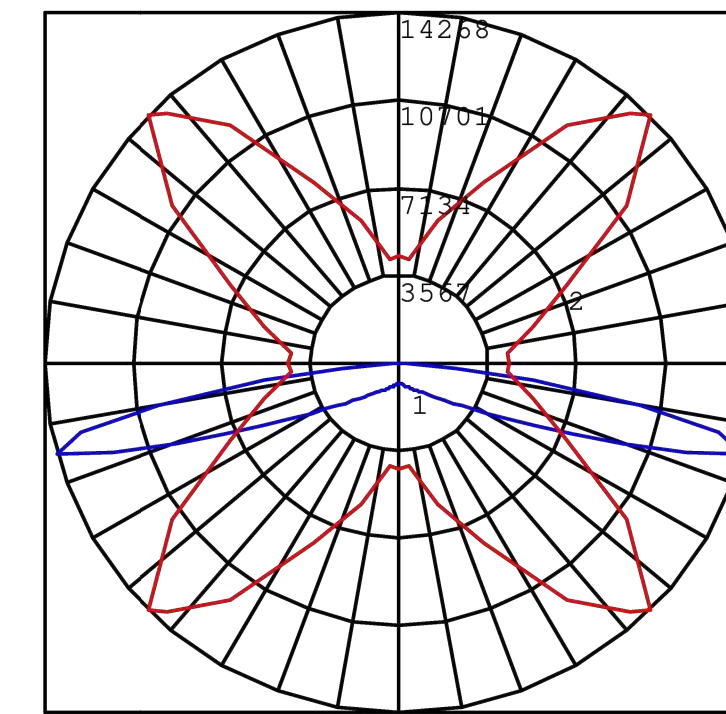


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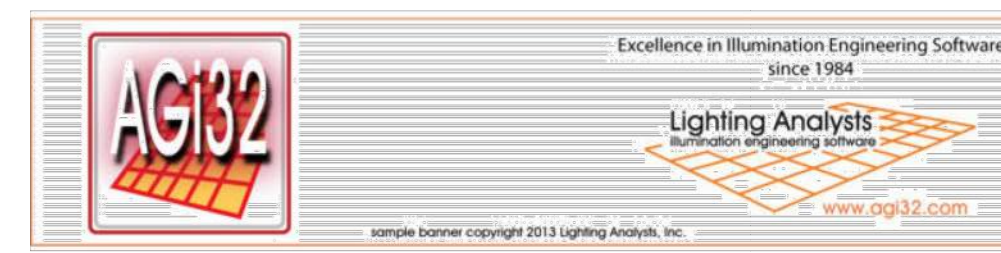
Road Classification: Type VS, Medium, N.A. (deprecated)  
Upward West Light Ratio: 0.00  
Luminaire Efficacy Rating (LER): 117  
Maximum UGR: 42.3  
Indoor Classification: Direct  
BUG Rating: B5-U0-G3

Polar Candela Curves:

Vertical Plane Through:  
1) 45 - 225 Horizontal  
Horizontal Cone Through:  
2) 75 Vertical



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L1

Photometric Report (Type C)

Filename: FSM4MLWS-FL-1250LF-35K-1C-UNV-WH-4FT.ies  
[TEST] SCALED PHOTOMETRY  
[ISSUE DATE] 2/23/2024  
[MANUFAC] Focal Point, LLC  
[LUMCAT] FSM4MLWS-FL-1250LF-35K-1C-UNV-WH-4FT  
[LUMINAIRE] Seven 4 LED Surface Mount - Wet Location [LAMP] 3500K 80 CRI LED  
Maximum Candela = 1946.84 at 0 H 2.5 V

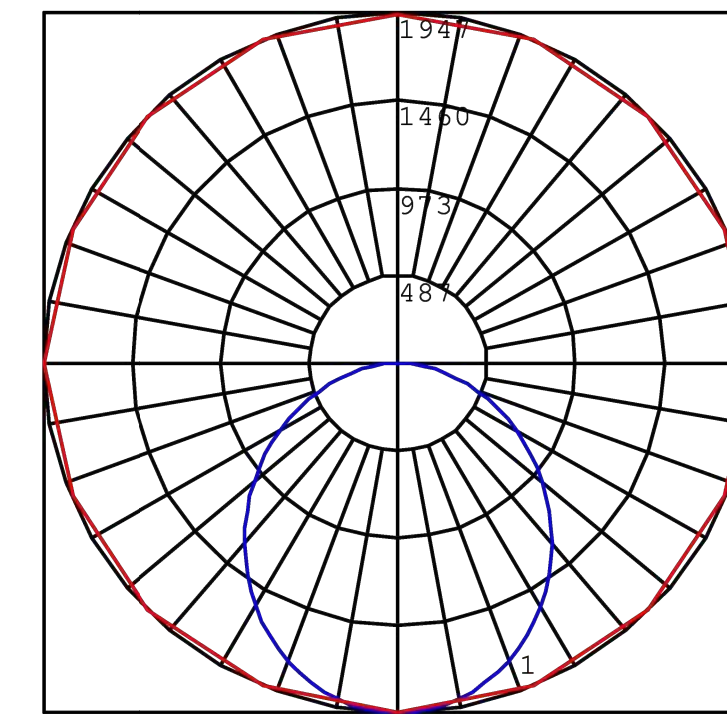


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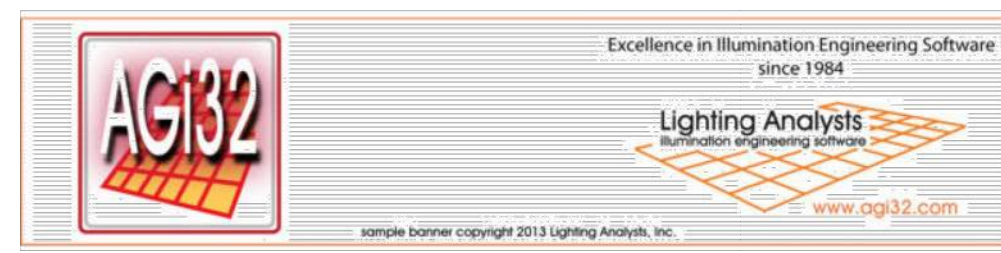
Road Classification: Type VS, Very Short, N.A. (deprecated)  
Upward West Light Ratio: 0.00  
Luminaire Efficacy Rating (LER): 121  
Maximum UGR: 27.5  
Indoor Classification: Direct  
BUG Rating: B2-U1-G1

Polar Candela Curves:

Vertical Plane Through:  
1) 0 - 180 Horizontal  
Horizontal Cone Through:  
2) 2.5 Vertical



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G1

Photometric Report (Type C)

Filename: VCPG LED P3 40K T5R MVOLT.ies  
[TEST] SCALED PHOTOMETRY  
[ISSUE DATE] 3/4/2026  
[MANUFAC] Lithonia Lighting  
[LUMCAT] VCPG LED P3 40K T5R MVOLT  
[LUMINAIRE] VCPG LED WITH P3 - PERFORMANCE PACKAGE, 4000K, T5R OPTIC TYPE  
Maximum Candela = 1845.08621692657 at 90 H 57.5 V

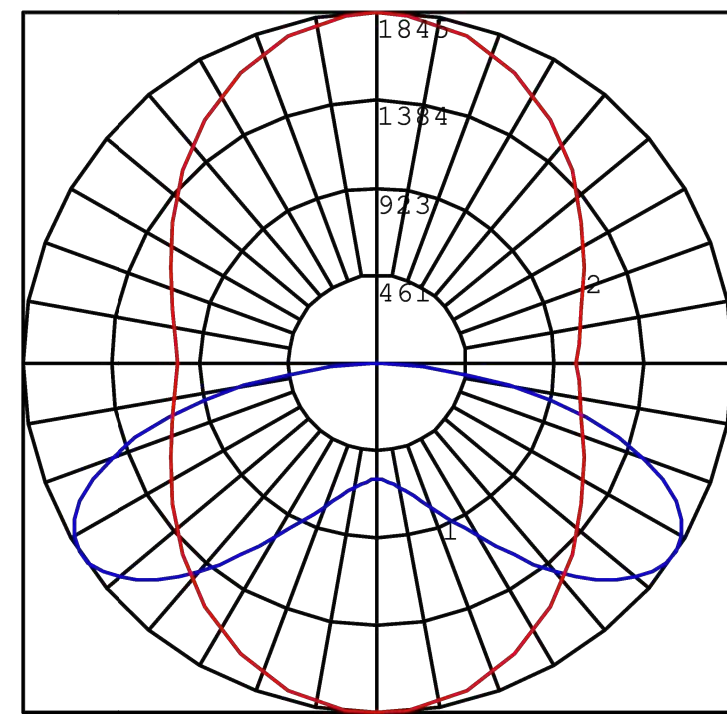


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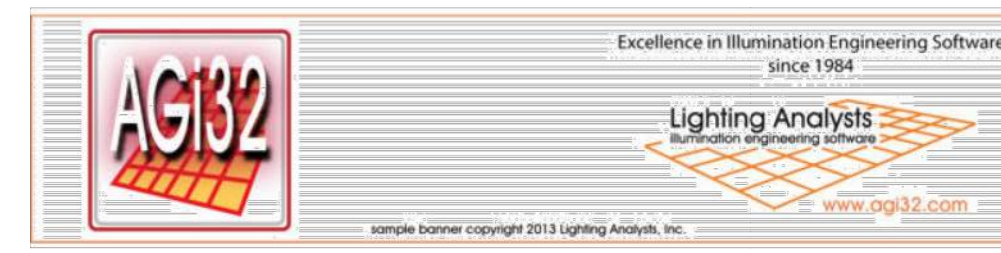
Road Classification: Type III, Short, N.A. (deprecated)  
Upward West Light Ratio: 0.00  
Luminaire Efficacy Rating (LER): 138  
Maximum UGR: 34.3  
Indoor Classification: Direct  
BUG Rating: B5-U0-G3

Polar Candela Curves:

Vertical Plane Through:  
1) 90 - 270 Horizontal  
Horizontal Cone Through:  
2) 57.5 Vertical



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S3

Photometric Report (Type C)

Filename: 33243\_BEGA\_IES.ies  
[MANUFAC] BEGA Converted by LUMCat V 17.05.2017 / H.R.  
[LUMINAIRE] 33 243 K3  
[LUMPCAT] LED 29,8W 4012 lm, 34 W  
[LAMP] LED 29,8W  
Maximum Candela = 3526.9 at 5 H 7.5 V

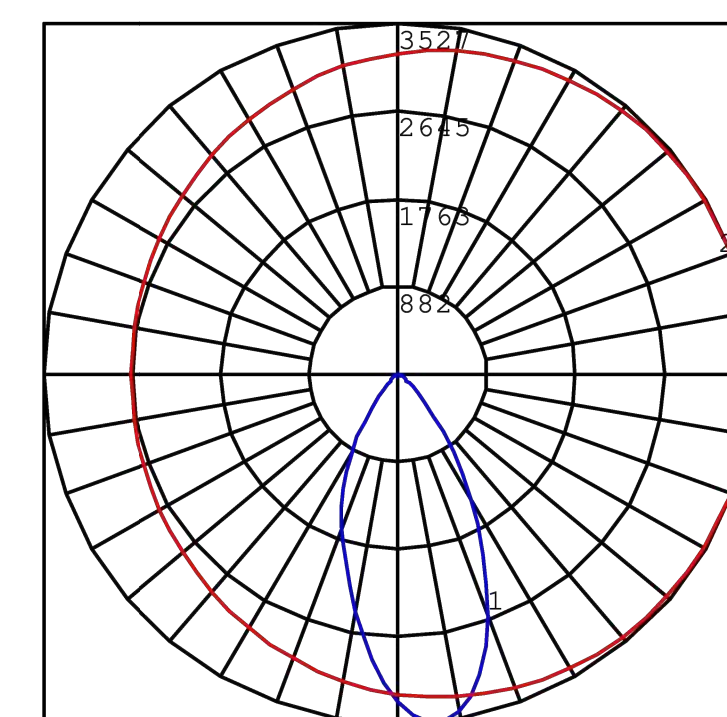


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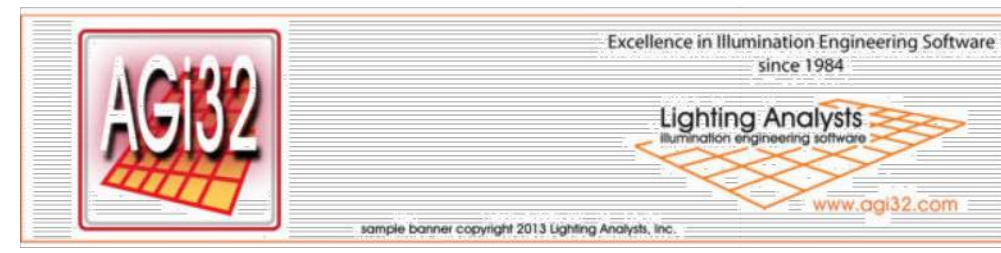
Road Classification: Type I, Very Short, N.A. (deprecated)  
Luminaire Efficacy Rating (LER): 118  
Maximum UGR: 28.6  
Indoor Classification: Direct  
BUG Rating: B0-U0-G0

Polar Candela Curves:

Vertical Plane Through:  
1) 5 - 185 Horizontal  
Horizontal Cone Through:  
2) 7.5 Vertical



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S2

Photometric Report (Type C)

Filename: 24219\_BEGA\_IES.ies  
[MANUFAC] BEGA Converted by LUMCat V 16.09.2016 / H.R.  
[LUMINAIRE] 24 219 K4  
[LUMPCAT] LED 14,9W 1793 lm, 18 W  
[LAMP] LED 14,9W  
Maximum Candela = 1620.7 at 0 H 2.5 V

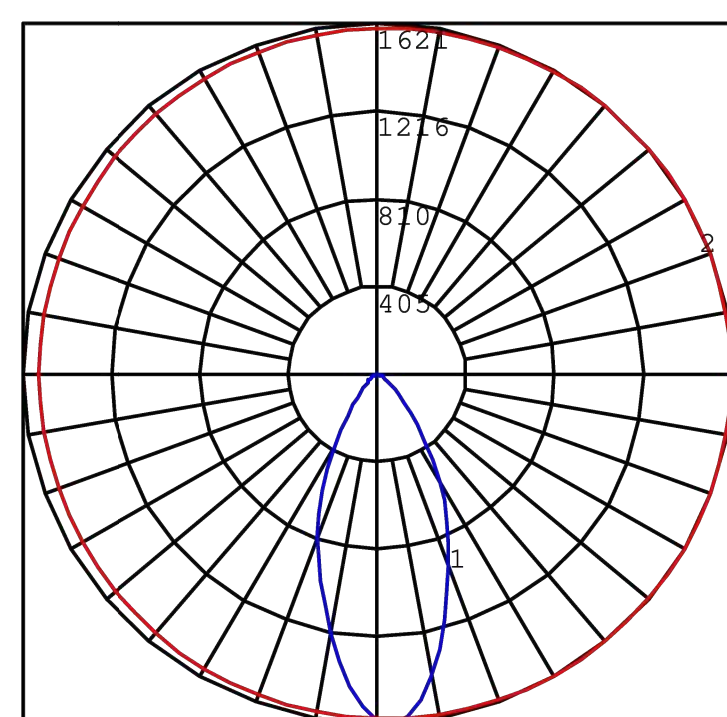


Classification:

Road Classification: Type I, Very Short, N.A. (deprecated)  
Luminaire Efficacy Rating (LER): 100  
Maximum UGR: 24.6  
Indoor Classification: Direct  
BUG Rating: B0-U0-G0

Polar Candela Curves:

Vertical Plane Through:  
1) 0 - 180 Horizontal  
Horizontal Cone Through:  
2) 2.5 Vertical



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ISSUE DATE: 03/20/2026

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STATE OF MISSOURI  
GREGORY J. FENDLER  
NUMBER PE-009607230  
PROFESSIONAL ENGINEER  
03.20.2026

PHOTOMETRIC PLAN

PH105

FINAL DEVELOPMENT PLAN

# Public Meeting Notice

Please join Neighborhood Meeting  
for a meeting about Plaza Apartments Garage Replacement  
case number CD-CPC-2026-00017

proposed for the following address: 609 West 46th Street  
Kansas City, MO 64112

**Meeting Date:** April 6, 2026

**Meeting Time:** 6 pm (CST)

**Meeting Location:** Microsoft Teams meeting

Meeting ID: 230 606 790 065 78, Passcode: Lf23KH33

Project Description:

Replacement of existing parking garages with a new standalone parking garage with an internal ramping system.

If you have any questions, please contact:

Name: **Marian Soga**

Phone: 816-701-5336

Email: [marian.soga@multi.studio](mailto:marian.soga@multi.studio)

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,

Marian Soga

03/18/2026

# Meeting Sign-In Sheet

## Project Name and Address

Plaza Apartments Garage Replacement

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609 W 46th Street, Kansas City, MO 64112

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Name	Address	Phone	Email
Andrew Brown	Faros Construction Consulting	215-651-6532	andrewbrown@faroscc.com
Jhosymar Pizon	Faros Construction Consulting	913-207-7683	jhosympinzon@faroscc.com
Michael Briscoe	Monarch.Build 8100 Newton Overland Park, KS 66204	913-942-2413	michael.briscoe.monarch.build
Dan Zeller	Multistudio 4200 Pennsylvania Ave Kansas City, MO 64111	816-701-5307	dan.zeller@multi.studio
Justin Pelayo	Multistudio 4200 Pennsylvania Ave Kansas City, MO 64111	816-701-5369	justin.pelayo@multi.studio
Marian Soga	Multistudio 4200 Pennsylvania Ave Kansas City, MO 64111	816-982-1355	marian.soga@multi.studio
Robert Martin	PWNA PO Box 10243 Kansas City, MO 64171	816-982-1355	rkmartinkc@gmail.com
Amelia McIntyre	4545 Wornall Road, Kansas City, MO		mcintyre.amelia@gmail.com



# CITY PLANNING & DEVELOPMENT

## Public Meeting Summary Form

Project Case # CD-CPC-2026-00017

Meeting Date: 04/06/2026

Meeting Location: Microsoft Teams Meeting, ID: 230 606 790 065 78

Meeting Time (include start and end time): 6:00 - 7:00 pm CST

### Additional Comments (optional):

After the presentation following items were discussed:

- Parking spaces in existing and new parking garage
- Parking included in rent and guest parking
- Construction schedule
- Construction logistics and communication
- Property access
- Lighting

**SUMMARY**

Area Plan Alignment:

*Medium*

KC Spirit Playbook Alignment:

*Medium*

Evaluation	Goal	Notes
Medium-High	<p><i>DO - Diversity &amp; Opportunity</i></p> <p>Ensure the built environment strives to eliminate disparities, embrace diversity, and create economic opportunity</p>	<p>Does:</p> <ul style="list-style-type: none"> <li>• Incorporate multiple modes of access, such as bike parking and pedestrian connections</li> </ul> <p>Does not:</p> <ul style="list-style-type: none"> <li>• Include amenities such as a gathering space that would promote opportunity for social interaction, though there is abundant landscaping, which if and when matured could help provide a pleasant pedestrian environment.</li> </ul>
Medium	<p><i>HE - Healthy Environment</i></p> <p>A healthy environment is critical to a healthy city. Natural systems clean the city’s water and air, preserve important ecological functions, manage stormwater, and help mitigate the impacts of climate change</p>	<p>There is no information on:</p> <p>Using permeable surfaces, rain gardens, bioswales, and green infrastructure techniques</p> <p>sustainable building design, methods and materials</p> <p>There is abundant landscaping.</p>

<p>Medium</p>	<p><b>HAC - History, Arts and Culture</b></p> <p><b>Preserve and celebrate our community character, history, arts, and culture</b></p>	<p>The Parking structure does:</p> <p>Propose to provide some vertical relief in Phase II with mesh screens and have brick on the staircase section of the garage</p> <p>The Parking structure could:</p> <p>Propose something besides a mesh screen that better reflects the character of the surround area and buildings for a more interesting pedestrian environment</p>
<p>High</p>	<p><i>SEG - Sustainable &amp; Equitable Growth</i></p> <p>Target physical investments strategically and ensure that growth and revitalization are sustainable and equitable</p>	<p>The parking structure does:</p> <ul style="list-style-type: none"> <li>· Contribute to development patterns that are fiscally sustainable</li> <li>· Prioritize infill or contiguous development that utilizes existing infrastructure and services over “leapfrog” developments</li> <li>· Focus capital improvements and incentives toward areas in need of revitalization</li> </ul>
<p>Medium</p>	<p><i>WDC - Well Designed City</i></p> <p>Promote high-quality design in public investments and development</p>	<p>The parking structure could reflect the District character a bit more and promote a bit more high quality design and materials</p>

Alignment Comments:

This property is within the Midtown Plaza Area Plan, in the Plaza sub area and Area C.

The Future Land Use designation is Urban Residential. No area plan amendment is needed.

This proposal does prioritize infill development which is supported by the Midtown Plaza Area Plan and KC Spirit Playbook and supports existing development and urban residential by replacing an aging parking structure.

This proposal also has a lush landscaping plan facing Jefferson Street. Community Planning asks that some pet protection for the landscaping be provided so that it has a chance to mature.

Though this parking structure is located outside of the codified Plaza Bowl, it is directly adjacent to the Plaza and within the Plaza District and has the opportunity to reflect some of the character of the surrounding residential and/or the Plaza district. It does have some brick material on the stairwell and has proposed metal mesh elements for Phase II; but vertical elements besides mesh that reflect the character of the area would be more attractive for this pedestrian oriented district. The pedestrian oriented pattern should be reinforced with any future development / redevelopment. Successful pedestrian environments are both interesting and safe. Landscaping is provided, but landscaping takes time to mature and is also vulnerable to pet destruction.

The Applicant has agreed to a striped crosswalk across the access onto Pennsylvania. Planning is proposing a few elements be added to this access drive for pedestrian safety.

Resources/cites within the Midtown Plaza Area Plan

**Structured Parking is specifically addressed on p. 164:**

- Parking structure façades should relate to the scale, proportion, and character of the district.

- The exterior finish and architectural articulation 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.”

**Walkability Design is specifically addressed on p.169:**

At a minimum provide crosswalks that

- Are well-marked and visible to vehicles;
- Include pedestrian and intersection amenities to notify drivers that there is a pedestrian crossing present and enhance the local urban design context and character
- Provide for safety for all age/ability groups.
- Ensure adequate line-of-sight from pedestrian to automobile and automobile to pedestrian.

Corrections:

1. Applicant has proposed adding vertical mesh elements to phase II. This, along with the brick facade on the stairwell does help to break up the horizontal effect of the cement parking deck, however materials or elements that are more related to the Plaza or surrounding buildings and provide a more safe and interesting pedestrian environment would align better with the Area Plan and Playbook.
2. The lighting on the Pennsylvania side could be a bit brighter for pedestrian safety (Thank you for considering the lighting along the walkway between the parking structure and the residential building.)
3. Please consider additional pedestrian safety promoting elements at the access drive where it intersects with the sidewalk such as providing speed cushions or landscaping/trees/planters/decorative elements of some sort at the entrance indicating to drivers that they may encounter pedestrians (thank you for providing striping).
4. Provide some pet protection for the proposed beautiful landscaping.

