



# CITY PLAN COMMISSION STAFF REPORT

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

02/05/2025

## Project Name

Kansas City Star Building Major Amendment

## Docket #9

### Request

CD-CPC-2024-00191  
Rezoning to UR/Major Amendment

### Applicant

Joe Morgan  
Patmos Hosting

### Owner

Ambassador Hospitality LLC

Location	1601 McGee Street
Area	About 4.71 Acres
Zoning	UR
Council District	4 <sup>th</sup>
County	Jackson
School District	Kansas City

### Surrounding Land Uses

**North:** HWY 670, zoned DC-15  
**South:** Commercial/Residential, zoned B4-5/M1-5  
**East:** Commercial, zoned M1-5/DC-15  
**West:** Surface Parking/Institutional, zoned DC-15/B4-5/UR

### KC Spirit Playbook Alignment

CD-CPC-2024-00192 has a medium alignment.

### Land Use Plan

The Greater Downtown Area Plan recommends Downtown Mixed Use for this location. The proposed plan has a medium alignment with this designation. See Criteria A for more information.

### Major Street Plan

This section of Truman Avenue is identified as Thoroughfare and Oak Street is identified as an Established Arterial on the City's Major Street Plan.

## APPROVAL PROCESS

Staff Review

City Plan Commission

City Council

## SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a major amendment to a previously approved UR Plan to add Communication Service Establishment and additional uses on about 4.71 acres generally located on East Truman Road between McGee Street and Oak Street.

## PROJECT TIMELINE

The application for the subject request was filed on 12/09/2025. Scheduling deviations from 2024 Cycle 1.2 have occurred to give the applicant additional time to submit revised plans.

## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is located within the Crossroads Community Association.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on 01/08/2025. A summary of the meeting is attached to the staff report, see Attachment #3.

## EXISTING CONDITIONS

The subject property is currently developed with the vacated Kansas City Star Newspaper Production building. The building encompasses the entire site.

## CONTROLLING + RELATED CASES

**Ordinance No. 021115** – Rezoning 6.7 acres from districts C-4 (Central Business District), C-3a2 (Intermediate Business – High Buildings) and M-1 (Light Industry) to District URD and approving a development plan for the same.

## PROFESSIONAL STAFF RECOMMENDATION

Docket #9 Approval with Conditions

**RELATED CASES:**

**012849 URAA2** – Minor amendment to a UR Plan to define the use of the site to be Production, Limited Industrial, Warehouse and Office consistent with the use of a facility for production, printing, distribution, warehouse and office as originally intended; acknowledge an approved shared parking agreement at 1522 McGee and 1706-1708 Locust.

**012849-URAA3** – Administrative approval of a shared parking agreement between the property owner of 1601 McGee Street and Church of the Resurrection, located at 1522 McGee Street (approved 10/20/2017).

**012849-URAA4** – Administrative approval of a shared parking agreement for the use of the parking lot located at 1706-1708 Locust Street (approved 09/29/2017).

**VICINITY MAP:**

**PLAN REVIEW**

The proposed major amendment is to add uses to the UR Zoning District for the Kansas City Star production facility. The original approval included only the production, printing, distribution, warehouse and office use. The applicant is proposing the following uses: Communication Service Establishment, Office, Artist Work or Sales Space, Artisan Manufacturing, Entertainment Venue (Indoor Small/Medium), Warehousing, Wholesaling, Storage, and Freight Movement (with only indoor storage allowed).

Phase 1 was submitted with plans showing the proposed size and location of the Communication Service Establishment use. The use is proposed to take up approximately 8,000 square feet of space on the second floor of the existing building. The site plans submitted highlight the areas of the building that are not included in the change of use; the parking lot on the first floor will meet the parking requirements for the site.

The applicant submitted a summary of Green Initiatives for Phase 1 highlighting the energy efficiency, community benefits, and environmental impacts of Phase 1.

There is no proposed timeline for Phases 2 and 3.

**PLAN ANALYSIS**

\*indicates adjustment/deviation

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-260)	No	N/A	
Accessory or Use- Specific Standards (88-305 – 385)	No	N/A	
Boulevard and Parkway Standards (88-323)	No	N/A	
Parkland Dedication (88-408)	No	N/A	
Tree Preservation and Protection (88-424)	No	N/A	
Parking and Loading Standards (88-420)	Yes	Yes, subject to conditions	
Landscape and Screening Standards (88-425)	Yes	Yes, subject to conditions	
Outdoor Lighting Standards (88-430)	No	N/A	
Sign Standards (88-445)	Yes	Yes, subject to conditions	
Pedestrian Standards (88-450)	No	N/A	Building footprint and site conditions are not changing.

**SPECIFIC REVIEW CRITERIA****Zoning and Development Code Map Amendments, Rezonings (88-515-08)**

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

**A. Conformance with adopted plans and planning policies;**

The applicant is proposing an amendment to increase the number of allowed uses on the site and will not change the existing conditions of the site. The plan has a medium alignment with both the Greater Downtown Area Plan and the KC Spirit Playbook, see Attachment #4 for more information.

The Long Range Planning Division stated, “*The reuse of this iconic building without structural changes advances the KC Spirit Playbook and Greater Downtown Area Plan goals related to infill development and preservation. Future plans for district energy would advance sustainability goals in both plans. However, that concept is not a part of this phase, and more information is needed. For instance, it is unclear how district energy would impact neighboring infrastructure.*” – Luke Ranker

**B. Zoning and use of nearby property;**

The subject property is surrounded by a mixture of downtown and commercial zoning districts. The T-Mobile Center is located to the north of the property, surface parking and the Resurrection Downtown Church is located to the west, a mixture of commercial uses including restaurants are located on the east, commercial and residential uses are to the south.

**C. Physical character of the area in which the subject property is located;**

The physical character of the area is defined by the use of brick and murals for the existing buildings. There are a few vacant buildings, however the majority of the buildings are developed with uses that benefit the pedestrian connectivity, use of the new bicycle lanes, and the streetcar to the west.

**D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;**

The applicant is proposing to change the allowed uses on the property. The proposed uses for phases 2 and 3 will not affect the public facilities. However, staff from the Long Range Planning Division and Development Management Division believe the use proposed for Phase 1 has the potential to impact the public facilities, particularly water and surrounding roads. A condition requesting more information prior to ordinance request is included in the conditions report.

**E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;**

The original plan approved for the property to be used for a production facility for the Kansas City Star; the applicant is proposing a phased re-use of the existing building. The applicant worked with staff to include uses that would be beneficial to the area. Phase 1 of the project will be specifically for the communication service establishment. While staff does not believe the phase 1 use to be the highest and best use for the entirety of the building, the proposed size of the communication service establishment and the planning for future uses will ultimately be beneficial for the City.

**F. Length of time the subject property has remained vacant as zoned;**

The building has been vacant since approximately 2019.

**G. The extent to which approving the rezoning will detrimentally affect nearby properties; and**

The applicant is proposing additional uses in the UR zoning district. Uses proposed for phases 2 and 3 are expected to be compatible with nearby properties.

**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.**

Should the application be denied, the building will remain empty. Any future tenants will be required to amend the plan to allow for new uses and follow the Major Amendment to a UR Plan process.

**Development Plans, 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 applicant is proposing an amendment to increase the number of allowed uses on the site and will not change the existing conditions of the site. The plan has a medium alignment with both the Greater Downtown Area Plan and the KC Spirit Playbook.

The Long Range Planning Division stated, “The reuse of this iconic building without structural changes advances the KC Spirit Playbook and Greater Downtown Area Plan goals related to infill development and preservation. Future plans for district energy would advance sustainability goals in both plans. However, that concept is not a part of this phase, and more information is needed. For instance, it is unclear how district energy would impact neighboring infrastructure.

*The following condition remains: That plan should note how the district energy infrastructure will tie into the building and any impacts on existing infrastructure.” – Luke Ranker*

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

The applicant is requesting a major amendment to a previously approved UR plan to increase the number of allowed uses. The uses proposed in future phases are typically found in a downtown setting.

**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 access to the site will not change with the proposed changes to the use. Accesses are found on Oak Street, East 17<sup>th</sup> Street, and McGee Street.

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

The application is proposing an amendment to the allowed uses on the subject site and will not change the existing conditions on the site.

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

The applicant is proposing an amendment to the allowed uses on the subject site and is not changing the existing conditions.

**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 applicant is proposing an amendment to allowed uses on the site; the location, orientation, and architectural features of the building will not be changed.

**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.**

The applicant is proposing an amendment to the allowed uses on the subject site and is not changing the existing conditions. Staff is including a condition that requires the applicant to submit an affidavit ensuring the landscaping on the site is healthy prior to Certificate of Occupancy.

**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 applicant is proposing an amendment to allowed uses on the site; the design of streets, drives, and parking areas will not be changed.

**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.**

A plan identifying trees to be removed and preserved was not required for this submittal.

## ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials
4. KC Spirit Playbook and Area Plan Alignment

## PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **approval with conditions** as stated in the conditions report.

Respectfully Submitted,

  
Larisa Chambi, AICP  
Planning Supervisor



## Plan Conditions

Report Date: January 30, 2025

Case Number: CD-CPC-2024-00191

Project: Kansas City Star Building Major Amendment

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*Condition(s) by City Planning and Development Department. Contact Larisa Chambi at (816) 513-8822 / Larisa.Chambi@kcmo.org with questions.*

1. The developer shall secure approval of a UR final plan from Development Management Division staff prior to obtaining a Change of Use Permit for Phase 1.
2. Signage has not been reviewed with this application. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
3. 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.
4. That plan should note how the district energy infrastructure will tie into the building and any impacts on existing infrastructure prior to ordinance request.
5. A change in occupancy permit will be required for each new use, each future use will require a approval of a UR Final Plan.

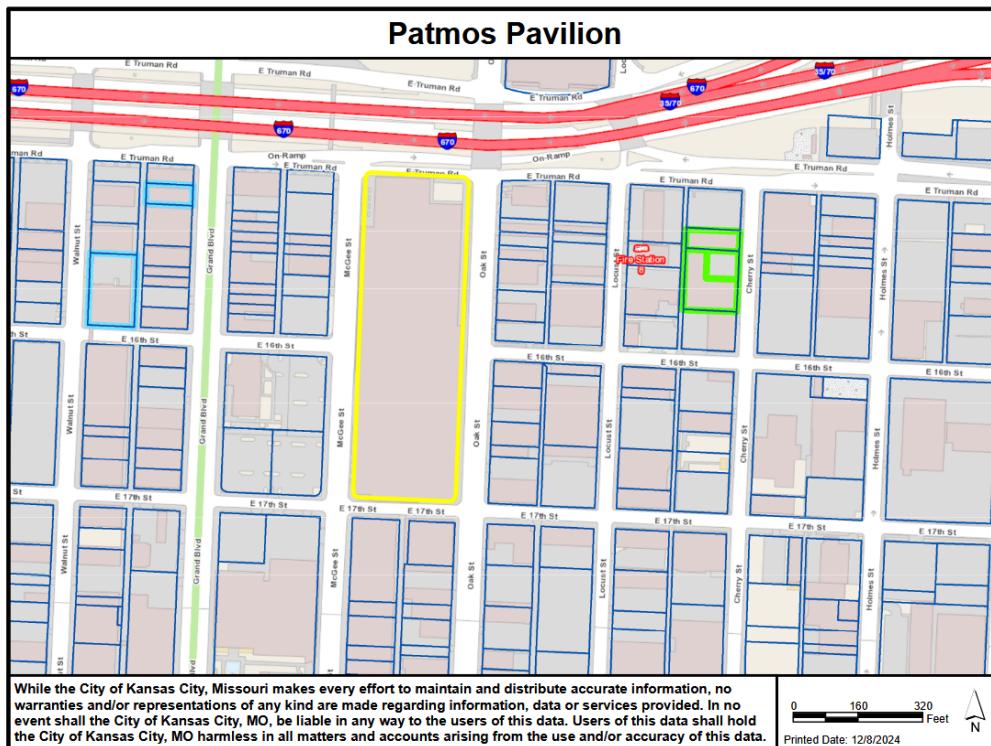
*Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.*

6. You shall ensure that current Fire and Life Safety systems that are in place are adequate for the new use.

*Condition(s) by KCPD. Contact Jeffrey Krebs at (816)234-5530 / Jeffrey.Krebs@kcmo.org with questions.*

7. Adding address labeling on the entry/exit door will be important for wayfinding for emergency response - Determine placement of this prior to obtaining full approval.

## Cover Sheet



SHEET LIST TABLE	
SHEET No.	SHEET TITLE
1	Cover Sheet
2	Site Plan (Concept)
3 - 4	Site Plan (Detailed)
5	Landscape Plan (Concept)
6	Building Elevations (Concept)
7	Utility Plan
8	Tree Removal Plan
9 - 10	Summary Of Green Initiatives

SITE INFORMATION		Approved
Legal Description	SEC 05-49-33 SW1/4 SE1/4 STAR OAK STREET ADDITION LOT 1	
Site Owner	Ambassador Hospitality LLC	
Owner Address	1414 Genessee St Kansas City, MO 64102 Address: 1601 McGee St	
Proposed Zone Use Case (Additional)	Communication Service Establishment, Production, Limited Industrial, Warehouse and Office	
Existing Zone Use Cases	Production, Limited Industrial, Warehouse and Office	

## Site Plan (concept)

### Phase 1

Request for new zoning use case:  
"Communication Service Establishment"

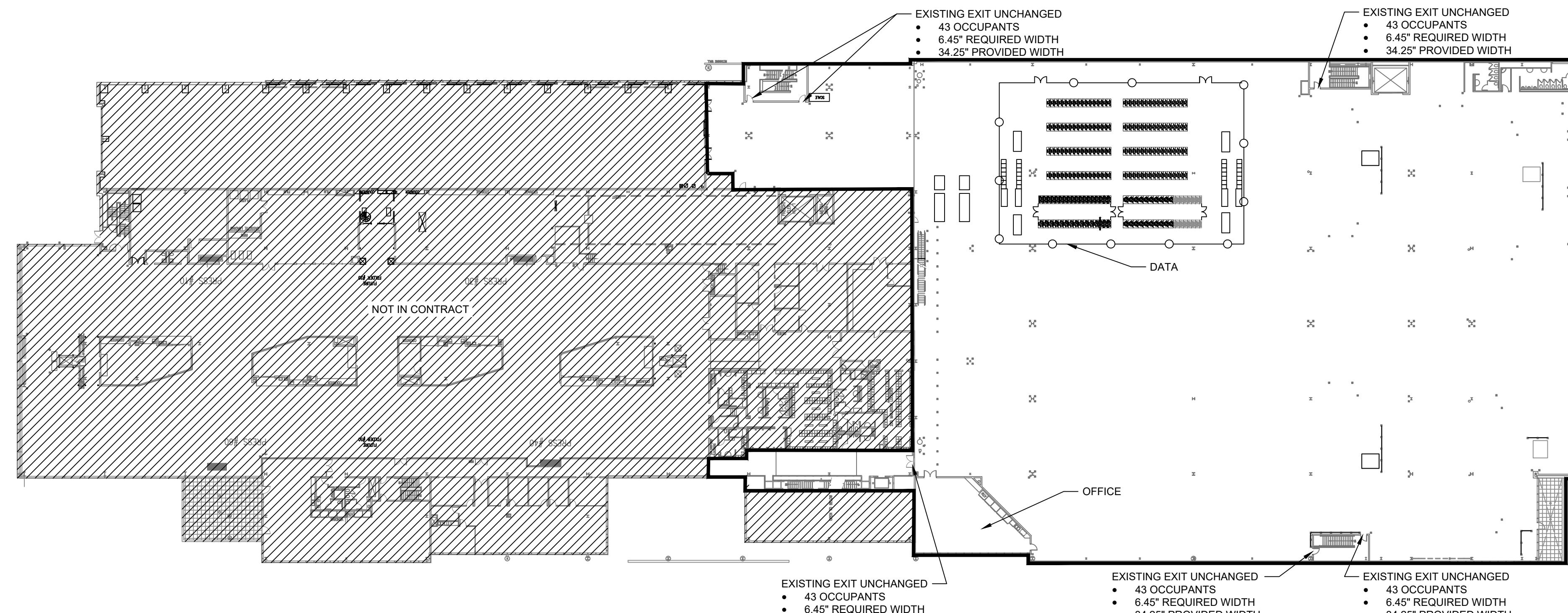
- We will start a building lease and deploy a small data center inside the existing building. We will also utilize the existing breakroom/office area for data center technical support to work out of.
- During the first phase of this project, we are not purchasing or leasing the entire building; we will only occupy a few internal spaces and will not make changes to the building layout or outside of the property.
- The Data Center's energy usage for this first phase will not exceed the building's current available capacity.

### Phase 2 (Rental of existing building office spaces)

- Expand the data center area, bring in district chilled water, and add co-working spaces.
- Create Flexible Workspace Solutions:
  - Disaster Recovery Seats (Office Rental)
  - Coworking and Rental Offices (Office Rental)
  - Creative Studios for Content Creation (Office Rental)
  - Recording and podcast studios will be available for social media influencers, podcasters, and creatives, supporting high-quality content creation. These facilities will empower individuals to produce professional-grade audio and video content. (Office Rental)

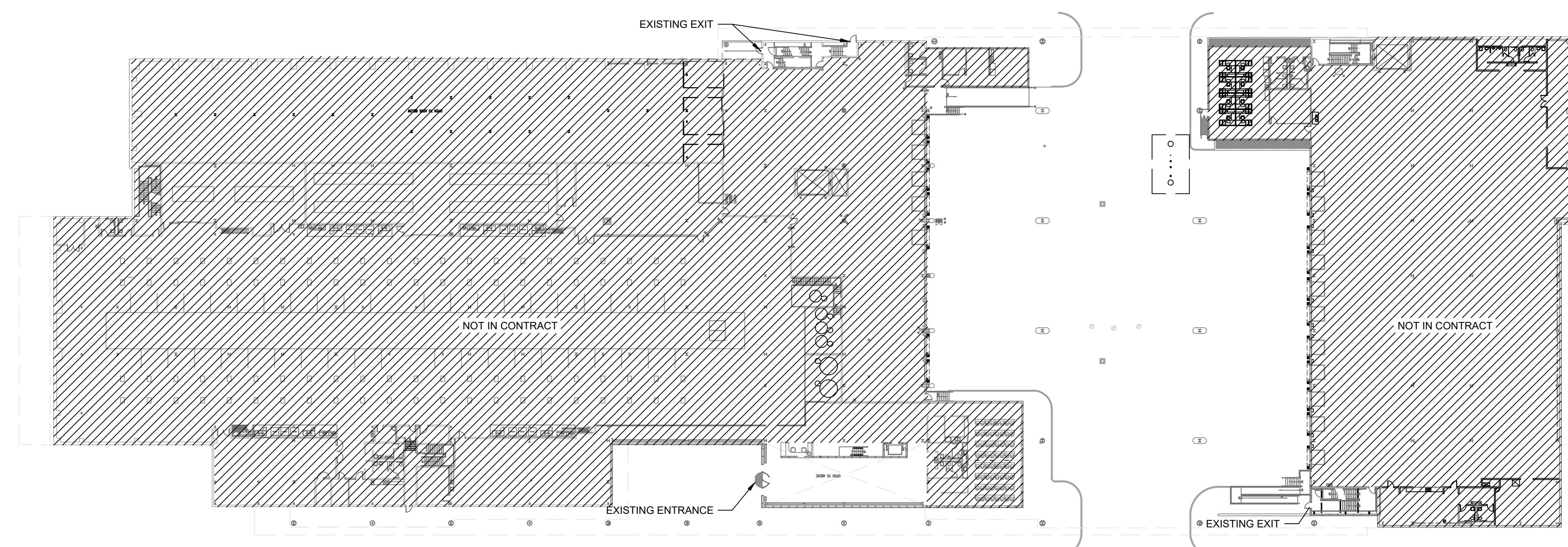
### Phase 3 (High-Level Future Plans)

- Create a tech art space. This initiative will showcase technology and art, provide a tech platform for art, and engage with the community.
- Create conference and meeting spaces that could be equipped to host conferences, seminars, and workshops focused on tech innovation.
- Create a space for tech vendors to showcase solutions and products.
- Expand co-working spaces and add additional tech hub amenities.



**2** Second Floor  
Occupied Area  
1'-40"-0" 1'-0"

MEP ENGINEER:  
**GIBBENS DRAKE SCOTT, INC.**  
Consulting Engineers  
9201 E. 63rd Street, Suite 100  
Raytown, Missouri 64133  
(816) 358-1790



**1** First Floor  
Occupied Area  
1'-40"-0" 1'-0"

ARCHITECT:  
**Bell / Knott & Associates**  
CORPORATE ARCHITECTS, P.C.  
12730 State Line Road Voice: 913.378.1600  
Suite 100 Fax: 913.378.1601  
Leawood, KS 66209 [www.bellknott.com](http://www.bellknott.com)

REVISIONS:  
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ISSUE DATE: 12/09/2024  
REASON FOR ISSUE: PERMIT

PROJECT NUMBER: 24-069

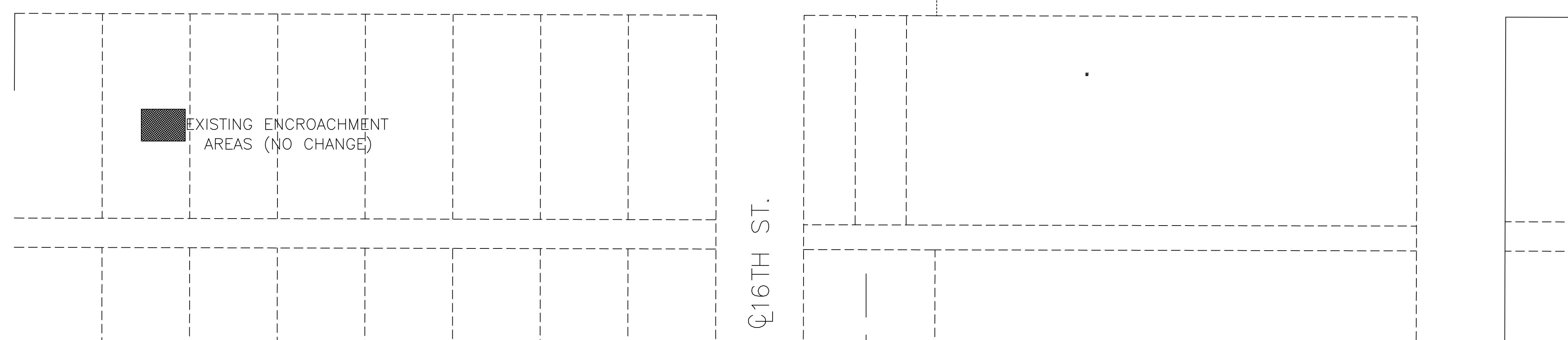
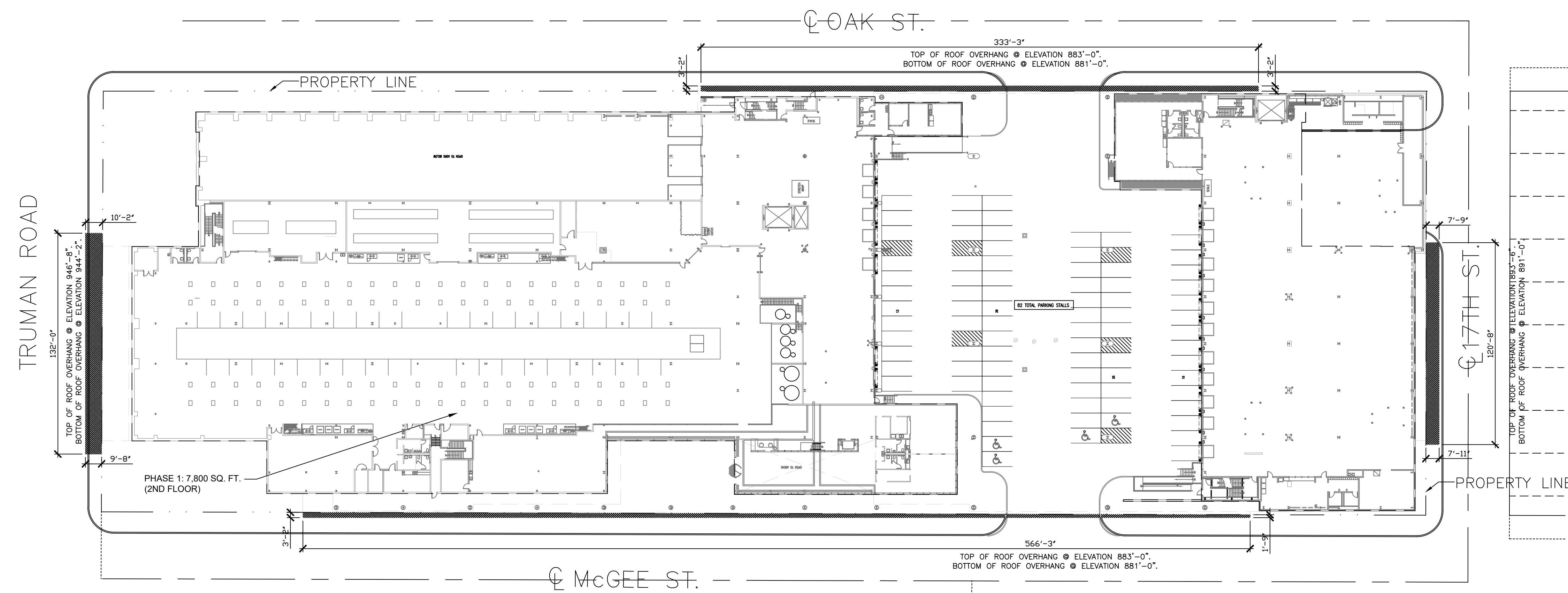
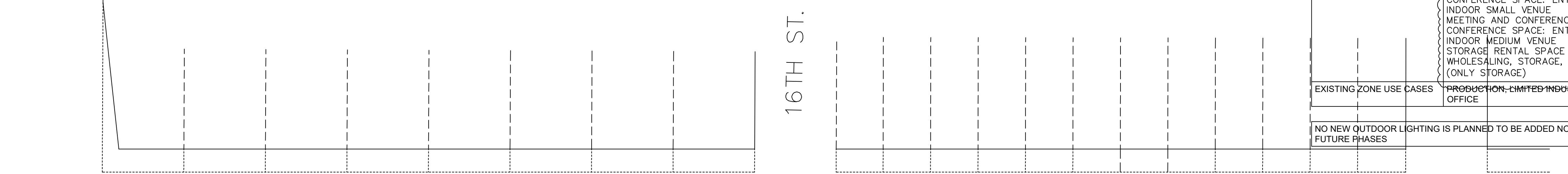
PROJECT PHASE: SD

SHEET TITLE:  
**OCCUPIED AREA**

SHEET NUMBER:  
**A001**

PARKING REQUIREMENTS					
PHASE	OCCUPANCY	SQUARE FOOTAGE	STALL TYPE	REQ'D	PROVIDED
1	COM'S SERVICE ESTABLISHMENT	7800 SQ. FT.	STANDARD	8	11
			ADA	1	1
			TOTAL	9	12

SITE INFORMATION	
LEGAL DESCRIPTION	SEC 05-49-33 SW 1/4 SE 1/4 STAR OAK STREET ADDITION LOT 1
SITE OWNER	AMBASSADOR HOSPITALITY LLC
OWNER ADDRESS	1414 GENESSEE ST, KANSAS CITY, MO 64102 ADDRESS: 1601 McGEE ST
PROPOSED ZONE USE CASE (ADDITIONAL)	<p>DATA CENTER = COMMUNICATION SERVICE ESTABLISHMENT</p> <p>FLEXIBLE WORK SPACE = OFFICE, ARTIST WORK OR SALES SPACE</p> <p>WORKING SPACE = MANUFACTURING, PRODUCTION AND INDUSTRIAL SERVICE: ARTISAN</p> <p>MEETING AND CONFERENCE SPACE = MEETING AND CONFERENCE SPACE: ENTERTAINMENT VENUES: INDOOR SMALL VENUE</p> <p>MEETING AND CONFERENCE SPACE = MEETING AND CONFERENCE SPACE: ENTERTAINMENT VENUES: INDOOR MEDIUM VENUE</p> <p>STORAGE RENTAL SPACE = WAREHOUSING, WHOLESALING, STORAGE, AND FREIGHT MOVEMENT (ONLY STORAGE)</p> <p>EXISTING ZONE USE CASES</p> <p>PRODUCTION, EMBITTED INDUSTRIAL, WAREHOUSE &amp; OFFICE</p> <p>NO NEW OUTDOOR LIGHTING IS PLANNED TO BE ADDED NOW OR IN FUTURE PHASES</p>



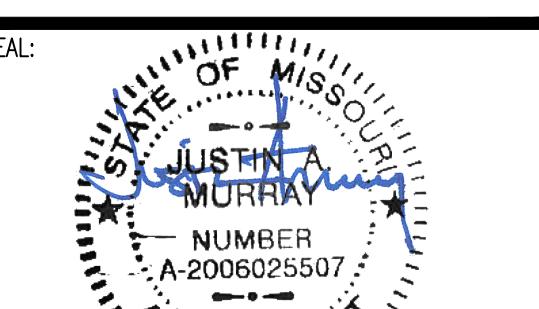
1 Site Plan  
1" = 40'-0"

CLIENT:  
**PATMOS**  
1601 McGEE St  
KANSAS CITY MO

PROJECT:

MEP ENGINEER:  
**GDS** GIBBENS DRAKE SCOTT, INC.  
Consulting Engineers  
9201 E. 63rd Street, Suite 100  
Raytown, Missouri 64133  
(816) 358-1790

ARCHITECT:  
**Bell/Knott & Associates**  
CORPORATE ARCHITECTS, P.C.  
12730 State Line Road Voice: 913.378.1600  
Suite 100 Fax: 913.378.1601  
Leawood, KS 66209 www.bellknott.com



REVISIONS:  
△ CITY COMMENTS, 01/03/2025  
△ CITY COMMENTS, 01/24/2025

ISSUE DATE: 12/09/2024  
REASON FOR ISSUE: PERMIT  
PROJECT NUMBER: 24-069  
PROJECT PHASE: SD  
SHEET TITLE: SITE PLAN

SHEET NUMBER:  
**A002**



Project Name:  
The Patmos Pavilion

Prepared:  
12-07-2024 Rev. 1

Prepared By:  
Joe Morgan | CIO  
1325 Tracy Ave, KCMO 64106  
(816) 726-7615  
[joe@patmos.tech](mailto:joe@patmos.tech) | <https://patmos.tech>

## Landscape Plan (concept)

During the first phase of this project, we are not purchasing or leasing the entire building; we will only occupy a few internal spaces and will not be making changes to the outside of the property.



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## Building Elevations (concept)

During the first phase of this project, we are not purchasing or leasing the entire building; we will only occupy a few internal spaces and will not be making changes to the elevations of the property.



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[joe@patmos.tech](mailto:joe@patmos.tech) | <https://patmos.tech>

## Utility Plan

During the first phase of this project, we are not purchasing or leasing the entire building; we will only occupy a few internal spaces and will not be making changes to the building utility. The existing electrical, water, and gas connections will be the same.



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## Tree Removal Plan

During the first phase of this project, we are not purchasing or leasing the entire building; we will only occupy a few internal spaces and will not be making changes to the outside of the property. We do not have any plans to remove any trees.

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## Summary of Green Initiatives

*Our data center project is committed to sustainability and environmental stewardship, embracing green initiatives that not only improve efficiency but also contribute to a healthier planet.*

*The Greater Downtown Area plan indicated that “91% of residents and 81% of businesses agree that it is Very Important or Somewhat Important to establish building guidelines for ENERGY EFFICIENCY AND ENVIRONMENTAL PERFORMANCE.” downtown.*

*Here are the highlights of our approach to make sure this project is energy efficient and environmentally friendly that goes beyond existing guidelines and why they matter:*

### 1. **District Energy Integration with Vicinity Energy**

*We are working with Vicinity Energy to replace the inefficient original chiller and boiler plant with district-chilled water and steam. This solution is inherently more efficient than maintaining an in-house plant, leveraging Vicinity's advanced infrastructure. Our facility is uniquely positioned to enhance this system further:*

- **Recycling Thermal Energy:** *We will utilize return water from other buildings, typically unsuitable for cooling, adding efficiencies to the chilled water loop.*
- **Heat Recovery and Steam Offsetting:** *Our operations will convert waste heat into higher-temperature water, offsetting the energy requirements for steam production.*
- **Community Impact:** *By extending Vicinity's reach, we facilitate energy solutions for other businesses in the area, promoting a sustainable local economy. Discussions are ongoing on how we could re-use the old boiler and chiller room for Vicinities industrial space needs for extending the district water further into the Greater Downtown Area.*

*Note the importance of this as found in the KC Spirit Playbook: “The GDA has some of the oldest neighborhoods and oldest infrastructure in the City. This infrastructure supports the economic center of the region. As new development occurs it is important to upgrade infrastructure and or mitigate impacts to infrastructure“.*

### 2. **Energy-Efficient Battery Backup Systems**

*Recognizing that power infrastructure can be a significant source of energy loss, we are deploying state-of-the-art battery backup*

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*systems with industry-leading efficiency. This minimizes waste and ensures our critical infrastructure operates with minimal environmental impact.*

### 3. Cutting-Edge Cooling Design

*We are revolutionizing cooling inside the data center by incorporating direct water cooling to cabinets and chips, aligning with the latest data center trends:*

- **Superior Energy Efficiency:** Water cooling is far more efficient than traditional air-based systems, reducing overall energy consumption.
- **Eliminating Harmful Refrigerants:** Our approach eliminates the need for air conditioning units with environmentally harmful refrigerants, ensuring compliance with green building standards.
- **Preserving the Building's Aesthetic:** By avoiding external air conditioning units, we maintain the building's historic façade while reducing our environmental footprint.

*Note the importance of this from the KC Spirit Playbook: “Redevelopment that will result in demolition or a significant exterior change to an historic structure is not recommended. This plan encourages the preservation and adaptive re-use of historic buildings. Even if the original intent of the structure is obsolete, reusing the building in new ways may be the best solution to retain the structure.” Even if this building is not historic, it is an architecturally significant structure downtown.*

## Why Green Initiatives Matter

- **Energy Efficiency:** By reducing energy waste and optimizing resource use, we lower operational costs and environmental impact.
- **Community and Economic Benefits:** Collaboration with Vicinity Energy and sustainable infrastructure development uplift the local area, providing scalable benefits for neighboring businesses.
- **Environmental Responsibility:** Reducing harmful emissions and using sustainable practices aligns with global efforts to combat climate change.
- **Industry Leadership:** These initiatives position us at the forefront of environmentally conscious data center operations, demonstrating how advanced technology can harmonize with sustainability goals.

## Chambi, Larisa

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**From:** Joe Morgan <joe@patmos.tech>  
**Sent:** Tuesday, January 7, 2025 10:08 AM  
**To:** Julie Johnson  
**Cc:** contact@kccrossroads.org; Public Engagement; Chambi, Larisa; John Johnson; Camilla Patterson; Amy Grant; Pauline Blain; Nicole Craven  
**Subject:** Re: Public Meeting Notice Patmos Project 1601 McGee

**EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.**

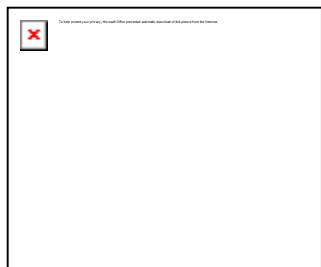
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Hello Julie,

The meeting is today. Here are the details:

The meeting is scheduled for **Jan 7, 2025**, and will be held virtually via Zoom at 6:00 p.m.. The meeting can be accessed using the following link: <https://link.patmos.tech/PatmosProject>.

Thanks,



**Joe Morgan**  
Chief Infrastructure Officer

 (816) 726-7615 | [Book a Meeting](#)

 [joe@patmos.tech](mailto:joe@patmos.tech)

 <https://patmos.tech>

On Mon, Jan 6, 2025 at 2:54 PM Julie Johnson <[julie\\_c@kccrossroads.org](mailto:julie_c@kccrossroads.org)> wrote:

Hi Joe,

Hope you had a lovely holiday season!

I just received a notice from the city that showed the meeting was on January 15th @ 9:00am. Is that correct or is it tomorrow, January 7th? And if so, what time would it be.

Do you have a video call-in link that I may provide to others?

All the best,

Julie

On Thu, Dec 19, 2024 at 9:15 PM Joe Morgan <joe@patmos.tech> wrote:

Hello,

I'm sorry. I just realized I had a typo in my email. The meeting will be on January 7th, 2025. To clarify, 01/07/2025. Sorry for any confusion.

Thanks,



**Joe Morgan**

Chief Infrastructure Officer

 (816) 726-7615 | [Book a Meeting](#)

 joe@patmos.tech

 <https://patmos.tech>

On Thu, Dec 19, 2024 at 9:07 PM Joe Morgan <joe@patmos.tech> wrote:

Hello,

I am writing on behalf of Patmos Hosting to let you know that we will be mailing out the attached notice of public meeting and flier to all neighbors tomorrow. The meeting is scheduled for **July 7, 2025**, and will be held virtually via Zoom at 6:00 p.m.. The meeting can be accessed using the following link: <https://link.patmos.tech/PatmosProject>. I also attached the mailing list we pulled from the city parcel website.

We are committed to keeping our neighbors and stakeholders informed about the progress of our project and providing opportunities for open dialogue and feedback.

Additionally, I would like to thank the KC Crossroads neighborhood for allowing me to attend and present this project at the infrastructure meeting last Monday. The positive feedback and enthusiasm expressed by attendees were incredibly encouraging, and we are excited to collaborate with everyone as this project progresses. Also, thanks for working with me on getting this meeting set up. As discussed, please feel free to share these documents with the members.

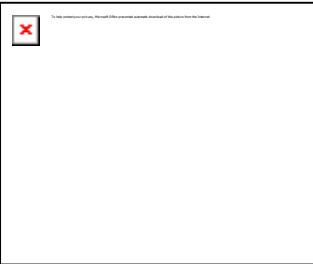
Thank you for your continued support and partnership. If you have any questions or require further information, please feel free to contact me directly.

Thanks,

**Joe Morgan**

Chief Infrastructure Officer

 (816) 726-7615 | [Book a Meeting](#)



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 <https://patmos.tech>

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Julie Johnson  
Board Liaison

Crossroads Community Association ™

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[www.kccrossroads.org](http://www.kccrossroads.org)  
<http://www.facebook.com/kccrossroads>  
<http://twitter.com/KCCrossroads>

## Public Engagement Sign In Sheet

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Leigh				leigh@colosser.com
Julia	Cole & Rosser			Julia@colosser.com
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Nick Godfrey	Environmental Works, Inc.	1731 Locust Street, KCMO	816-285-8432	ngodfrey@environmentalworks.com

Area Plan Alignment: **Medium**

KC Spirit Playbook Alignment: **Medium**

CC- Connected City

DO - Diversity & Opportunity

HAC- History, Arts & Culture

HE - Healthy Environment

PAA - People of All Ages

POS - Parks & Open Spaces

SAN - Strong & Accessible Neighborhoods

SC - Smart City

SEG - Sustainable & Equitable Growth

WDC - Well Designed City

Evaluation	Goal	Notes
High		
Medium	HAC SC	The preservation of this iconic building helps meet HAC goals, though the building is not officially designated as historical. Data centers in general will be needed to advance Smart City goals.
Low	HE SEG	The district energy concept noted could advance HE and SEG goals, however that is not a part of this phase and not enough information is available to review it now.

Alignment Comments:

2-4 sentences providing justification for the alignment.

The reuse of this iconic building without structural changes advances the KC Spirit Playbook and Greater Downtown Area Plan goals related to infill development and preservation. Future plans for district energy would advance sustainability goals in both plans. However, that concept is not a part of this phase, and more information is needed. For instance, it is unclear how district energy would impact neighboring infrastructure.

The following condition remains:

- That plan should note how the district energy infrastructure will tie into the building and any impacts on existing infrastructure.