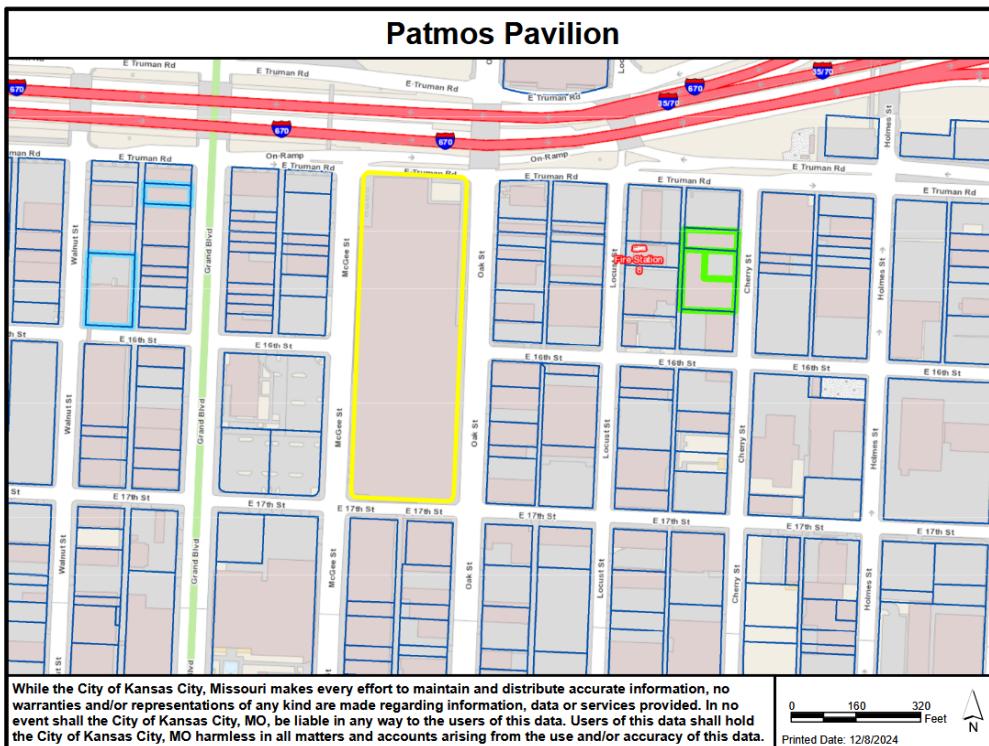


Project Name:  
The Patmos Pavilion

Prepared:  
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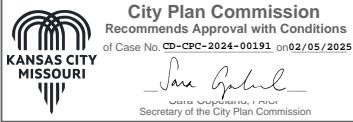
Prepared By:  
Joe Morgan | CIO  
1325 Tracy Ave, KCMO 64106  
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## Cover Sheet



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	



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## Site Plan (concept)

### Phase 1

Requested new zoning use case:  
“Communication Service Establishment”

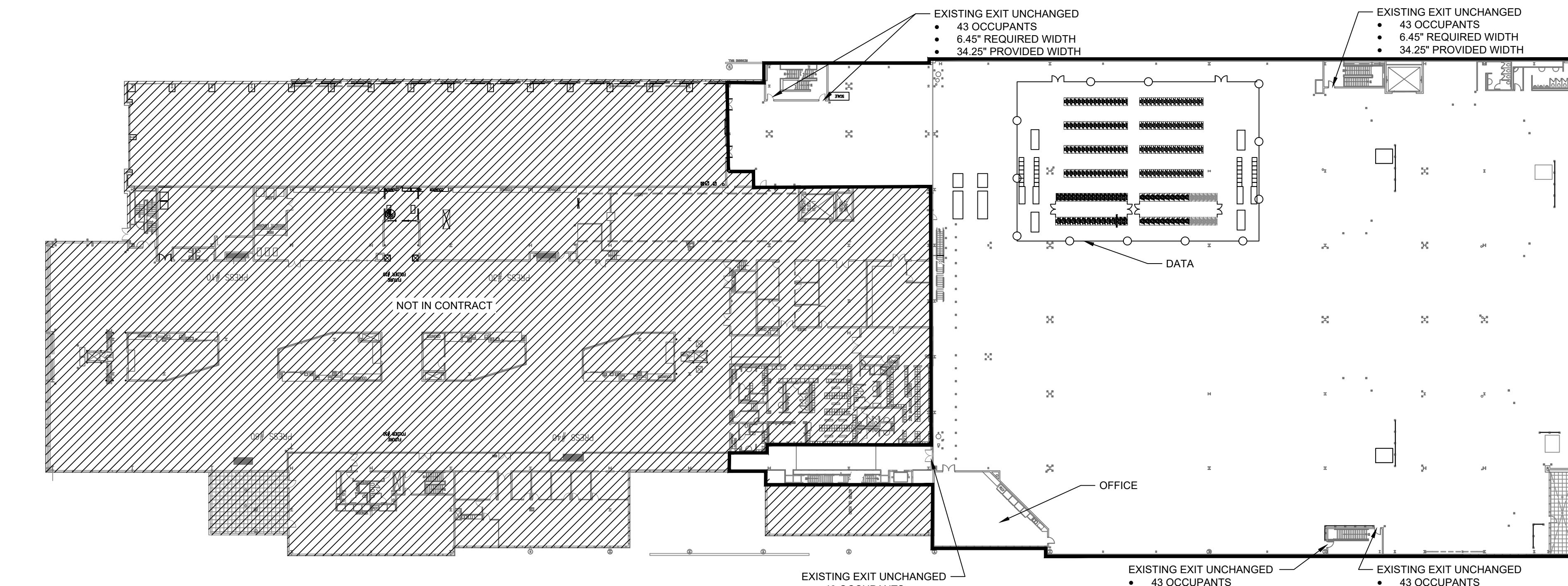
- We will start a building lease and deploy a small data center inside the existing building. We will also utilize the existing breakroom/office area for data center technical support to work out of.
- During the first phase of this project, we are not purchasing or leasing the entire building; we will 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)

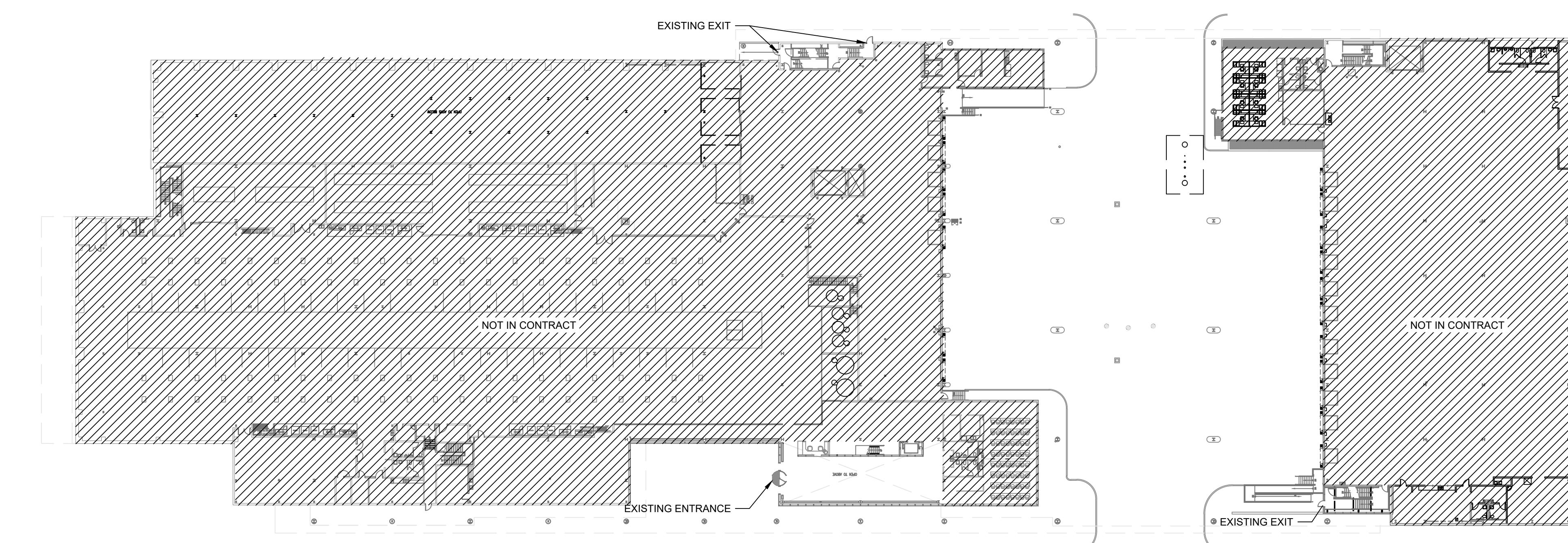
### Phase 3 (High-Level Future Plans)

- 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:  
**GDS** 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"

ISSUE DATE: 2/14/2025  
REASON FOR ISSUE: PERMIT

PROJECT NUMBER: 24-069

PROJECT PHASE: SD

SHEET TITLE:  
**OCCUPIED AREA**

SHEET NUMBER:  
**A001**

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: \_\_\_\_\_  
\_\_\_\_\_

ISSUE DATE: 2/14/2025

REASON FOR ISSUE: PERMIT

PROJECT NUMBER: 24-069

PROJECT PHASE: SD

SHEET TITLE:  
**OCCUPIED AREA**

**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

(82) POTENTIAL PARKING SPACES ARE POSSIBLE TO WITHIN EXITING DOCK AREA OCCUPYING AN AREA OF APPROXIMATELY 28,600SF(NOT INCLUDED IN OVERALL GROSS AREA)

4

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)	DATA CENTER = (COMMUNICATION SERVICE ESTABLISHMENT) 80,000 SF 20% RACK AREA(84,223 SF) 10% DATA CENTER OFFICE SUPPORT(42,111 SF)
	FLEXIBLE WORK SPACE = OFFICE, ARTIST WORK OR SALES SPACE 20% (84,223 SF)
	WORKING SPACE = MANUFACTURING, PRODUCTION AND INDUSTRIAL SERVICE: ARTISAN 4.75% (20,000 SF)
	MEETING AND CONFERENCE SPACE = MEETING AND CONFERENCE SPACE: 20% (84,223 SF) ENTERTAINMENT VENUES: INDOOR SMALL VENUE MEETING AND CONFERENCE SPACE = MEETING AND CONFERENCE SPACE: ENTERTAINMENT VENUES: INDOOR MEDIUM VENUE
	BUILDING COMMON AREA ( CIRCULATION, CORE RESTROOMS, VERTICAL CIRCULATION & MECHANICAL/ELECTRICAL SUPPORT) 25.25% (106332 SF)
EXISTING ZONE USE CASES	PRODUCTION, LIMITED INDUSTRIAL, WAREHOUSE & OFFICE

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

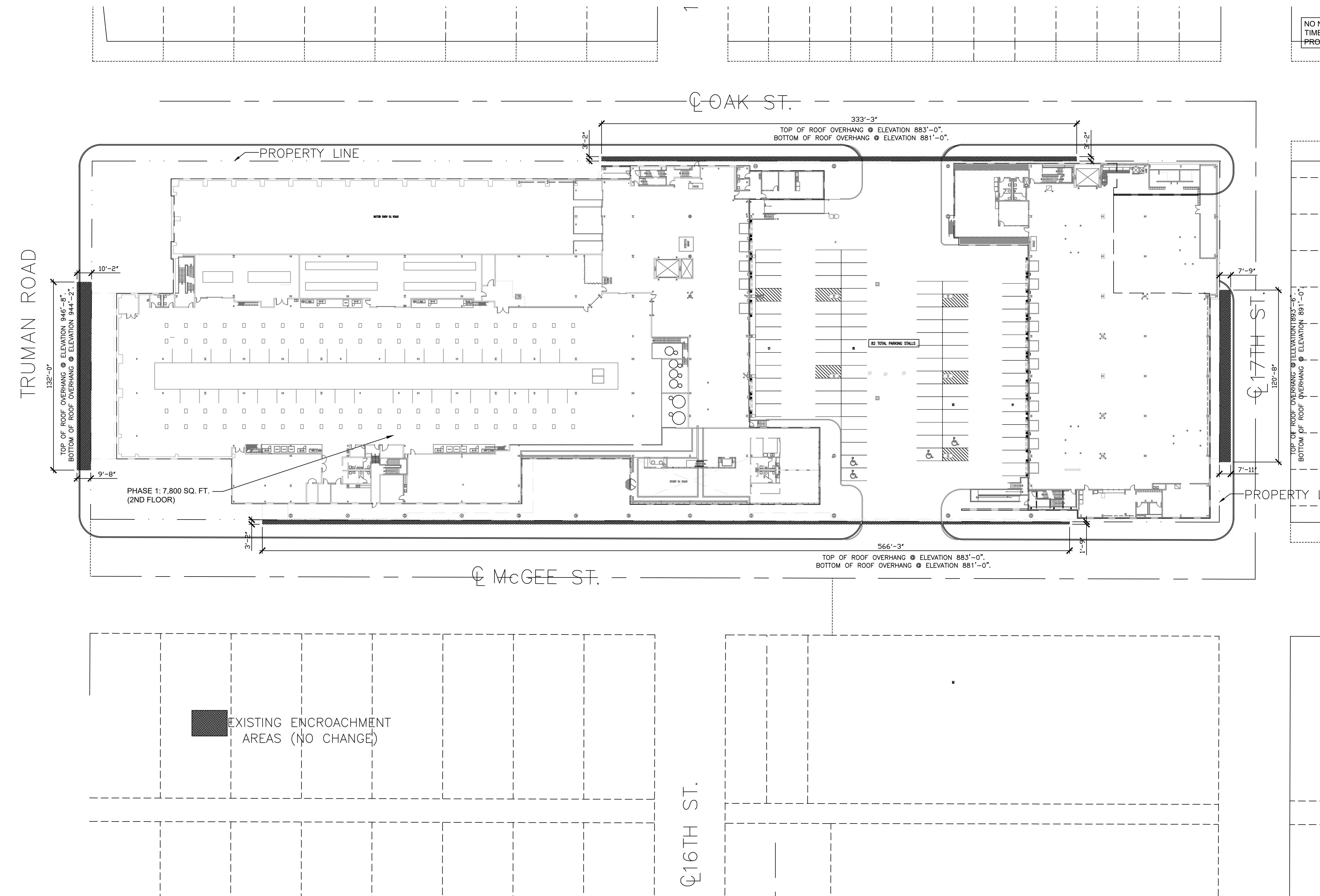
ARCHITECT:  
**Bell/Knott & Associates**  
CORPORATE ARCHITECTS, P.C.  
12730 State Line Road Voice: 913.378.1600  
Suite 100 Fax: 913.378.1601  
Leawood, KS 66209 www.bellknott.com



REVISIONS:  
1 CITY COMMENTS, 01/03/2025  
2 CITY COMMENTS, 01/24/2025  
3 CITY COMMENTS, 02/14/2025  
4 CITY COMMENTS, 02/20/2025  
5 CITY COMMENTS, 03/04/2025  
6 CITY COMMENTS, 03/06/2025

ISSUE DATE: 12/09/2024  
REASON FOR ISSUE: PERMIT  
PROJECT NUMBER: 24-069  
PROJECT PHASE: SD  
SHEET TITLE: SITE PLAN  
SHEET NUMBER: A002

1 Site Plan  
1= 40'-0"  
NORTH  
**A002**



16TH ST.

McGEE ST.

1

OAK ST.

2

3

4

5

6

7

8

9

10

11

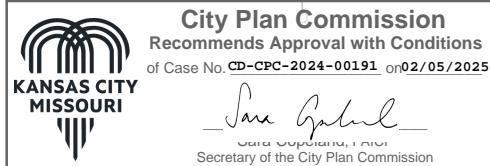
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13



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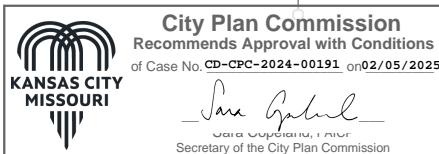
## Landscape Plan (concept)

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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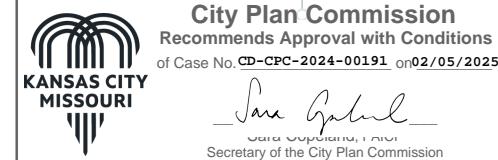
## Building Elevations (concept)

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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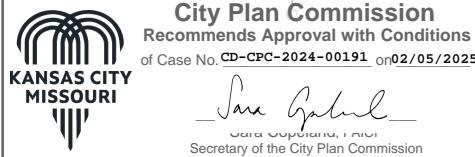
## Utility Plan

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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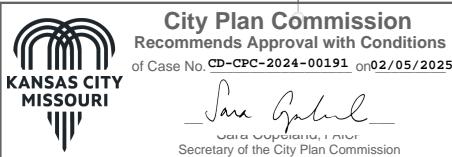
## Tree Removal Plan

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”.*

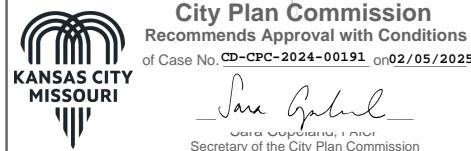
### 2. **Energy-Efficient Battery Backup Systems**

*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.