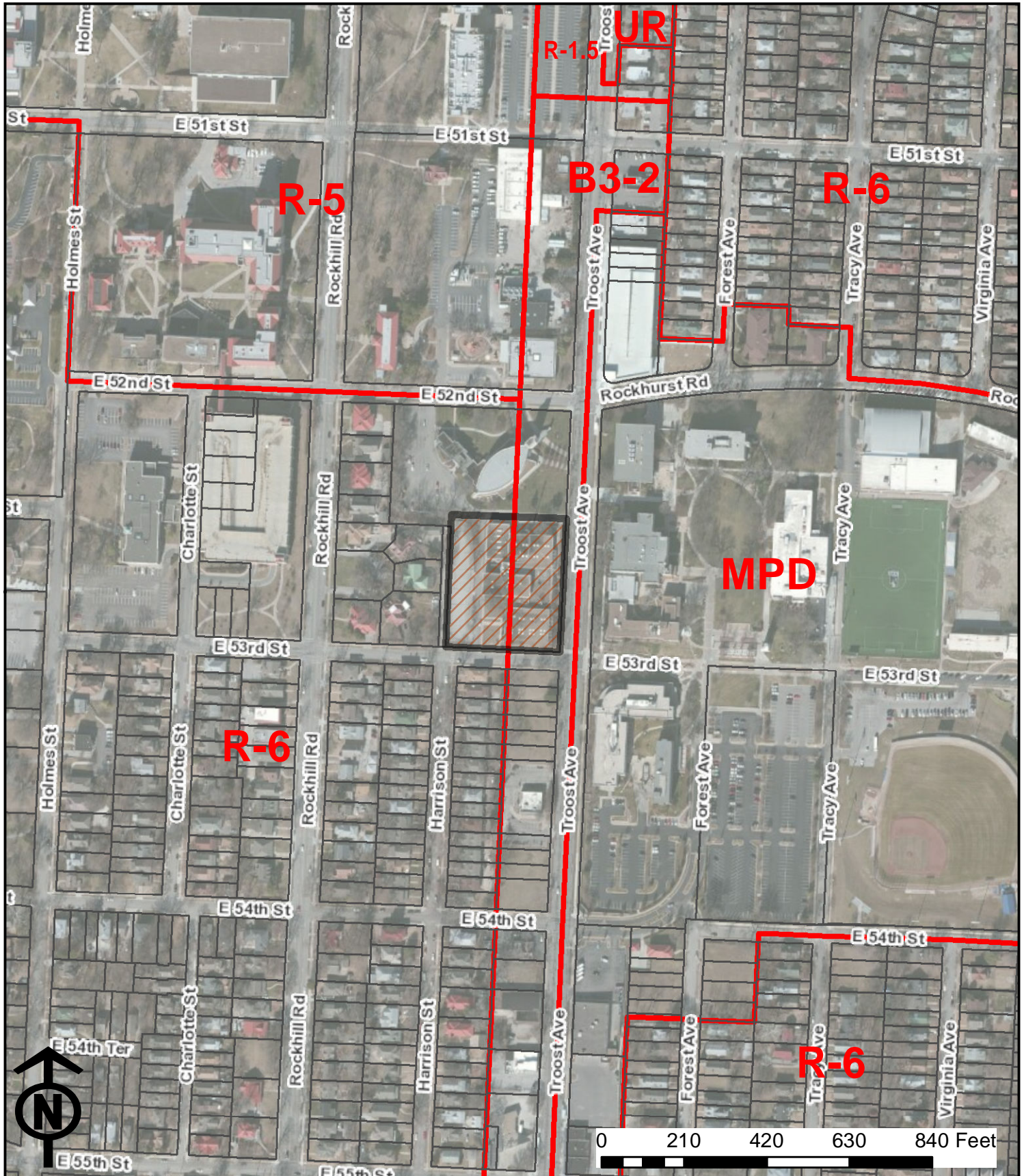
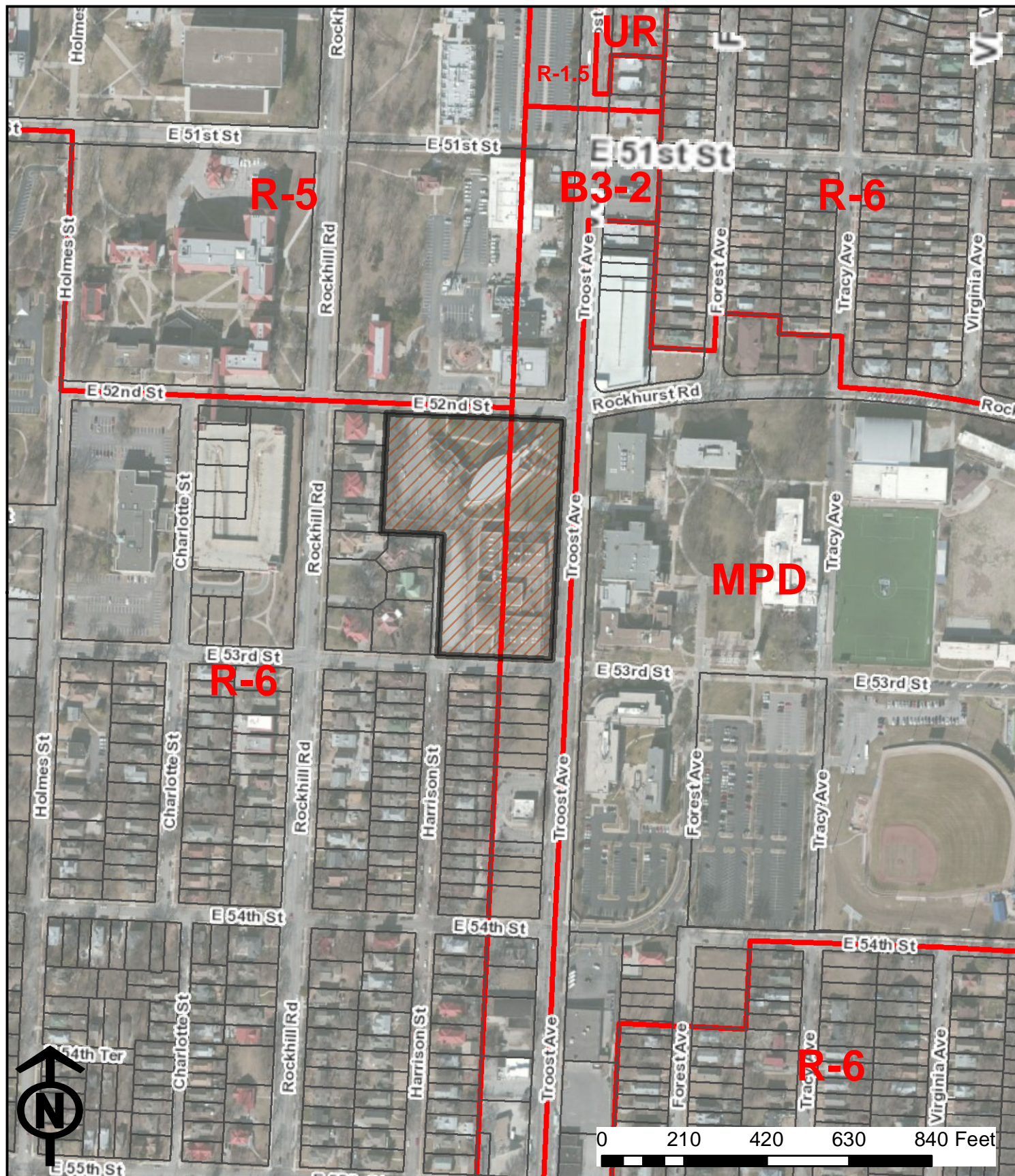


Case No. 249-S-13- A request to amend the South Central Area Plan by changing the recommended land use on about 2 acres generally located at the northwest corner of 53rd St and Troost Ave from Institutional to Mixed Use Neighborhood.



14296-MPD-1

Case No. 14296-MPD-1 -- About 5 acres generally located on the west side of Troost Ave from 52nd St to 53rd St, to consider rezoning from Districts R-6 (Residential 6) and B3-2 (Community Business Commercial (dash 2)) to District MPD (Master Planned Development), and approval of a preliminary development plan for an existing religious assembly use to remain and the development of a multi-unit residential building.





City Planning & Development Department

Development Management Division

15th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106-2795

816 513-2846
Fax 816 513-2838

STAFF REPORT **March 17, 2015** **(13 & 14)**

- RE:**
- a. **Case No. 249-S-13**
 - b. **Case No. 14296-MPD-2 (advertised as 14296-MPD-1)**
- APPLICANT/OWNER:** Diocese of Kansas City – St Joseph
20 W 9th St
Kansas City, MO 64105
- AGENT:** Patricia R. Jensen
White Goss
4510 Belleview Ave, Suite 300
Kansas City, MO 64111
- LOCATION:** Generally located on the west side of Troost Ave from 52nd St to 53rd St.
- REQUEST:**
- a. To consider an amendment to the South Central Area Plan to change the recommended land use on about 2 acres generally located at the northwest corner of 53rd St and Troost Ave from Institutional to Mixed Use Neighborhood.
 - b. To consider rezoning from Districts R-6 (Residential 6) and B3-2 (Community Business Commercial (dash 2)) to District MPD (Master Planned Development), and approval of a preliminary development plan for an existing religious assembly use to remain and the development of a multi-unit residential building.
- AREA:**
- a. About 2 acres.
 - b. About 5 acres.
- SURROUNDING LAND USE:**
- | | |
|--------------|--|
| North | 52 nd St, beyond which is the UMKC campus, zoned B3-2 (Community Business (dash 2)) and R-5 (Residential 5). |
| South | 53 rd St, beyond which are residential uses along Harrison St, zoned R-6 and undeveloped land along Troost Ave, zoned B3-2. |
| West | UMKC campus zoned R-6. |
| East | Troost Ave, beyond which is Rockhurst University campus, zoned MPD (Master Planned Development) |
- LAND USE PLAN:** The South Central Area Plan identifies the subject property for institutional uses.
- ARTERIAL STREET IMPACT FEE:** The subject property is exempt from impact fees.
(Informational only)
- MAJOR STREET PLAN:** Troost Ave is classified as a four-lane Established Arterial.

PREVIOUS CASES:

Case No. 14296-MPD – A request for approval of a rezoning from District B3-2 (Community Business (dash 2)) to MPD (Master Planned Development) and approval of a preliminary development plan for a 103-unit multi-family residential structure on about 5.2 acres, generally located on the west side of Troost Ave between 52nd and 53rd Sts. (Continued off-docket by the City Plan Commission on November 6, 2012 – No further action)

Case No. 249-S-11 – A request for approval of an amendment to the South Central Area Plan to create a Mixed-Use Community land use designation and to amend the recommended land use designation on the subject property from Institutional to Mixed-Use Community. (The City Plan Commission RECOMMENDED DENIAL on February 18, 2014 – No City Council action to date).

Case No. 14296-P-1 – A request for approval of a rezoning from District B3-2 (Community Business (dash 2)) to District R-0.5 (Residential 0.5). (The City Plan Commission RECOMMENDED DENIAL on February 18, 2014 – No City Council action to date).

EXISTING CONDITIONS:

The subject property is a five-acre site on the west side of Troost Ave between 52nd St and 53rd St, consisting of the St Francis Xavier church, a 37,000 sq. ft. vacant school building and surface parking, all owned by the Catholic Diocese of Kansas City – St Joseph. The church building is located in the northeast portion of the site with the school to the south and surface parking areas to the west of both buildings. The site is split by two zoning districts: B3-2 for the approximately 130 ft. strip of land adjacent to Troost Ave and R-6 for the remaining area. The property is located immediately opposite Troost from the campus of Rockhurst University which is zoned MPD (Master Planned Development).

HISTORY:

This is the third application received requesting rezoning of the property to allow demolition of the former school and development of a multi-unit residential building. The first request, Case No. 14296-MPD, was submitted on April 20, 2012 and proposed the rezoning of the entire 5-acre St Francis Xavier site from Districts B3-2 and R-6 to MPD (Master Planned Development). This case was continued several times and finally continued off docket by the City Plan Commission on November 6, 2012. MPD is a zoning classification which requires submittal and approval of a preliminary development plan concurrent with a request to rezone to MPD. The Zoning & Development Code contains many other zoning districts which do not require plan submittal or approval, also known as "open zoning" districts. Following a series of plan revisions and continuances to the previous case, the applicant submitted a request to rezone a 1.2-acre portion of the St Francis Xavier site (that portion of the site including the school) to District R-0.5 (Residential 0.5). District R-0.5 is an open zoning district, thus this request was not accompanied by a plan and review of the request was restricted to review of the merits of R-0.5 zoning on the subject property. The City Plan Commission recommended denial of this request at its February 18, 2014 meeting. The applicant opted not to proceed to City Council with this recommendation and has instead filed a new application similar to the first application – a request for approval of a rezoning of the 5-acre site to MPD and approval of a preliminary development plan.

REZONING AND PLAN REVIEW:

The applicant is proposing demolition of the former school and development of an 85-unit multi-unit residential building. A portion of the proposed building and parking to serve the building is

located on a part of the site zoned R-6, causing the need to rezone. The applicant has submitted an application to rezone the entire site from R-6 and B3-2 to MPD (Master Planned Development), a type of zoning district which requires concurrent approval of a preliminary development plan pursuant to 88-520-02.

While the plan shows the entire 5-acre site, the northern half which includes the church and a 69-space surface parking lot will remain as is. Redevelopment of the site is limited to the southern half. On this portion of the site, the developer proposes retaining the parish hall building, demolishing the former school, the construction of a new 4-story, 85-unit residential building, and construction of 172 parking spaces. The plan shows the parish hall as "existing commons to remain" in the middle of the site just south of the driveway from Troost. The proposed residential building is "u-shaped" and located adjacent to the right-of-way lines of Troost and 53rd St, with a north-south wing at the west end of the building. An 88-space parking lot is located within the area surrounded by the building and points northward, including some parking located below the portion of the building fronting along 53rd St. A 75-space lot is located to the west, accessed from 53rd St on the south, and connecting internally to the 88-space lot, the drive from Troost and the existing 69-space lot west of the church. An additional 13 parking spaces are proposed along the drive from Troost.

The parish hall proposed to remain will continue to be used for parish ministry according to the applicant but will also be shared with the residents. The ground level of the proposed building along Troost is proposed to contain ancillary uses including a chapel, study area, fitness center, management offices, and conference room all primarily intended for use by residents according to the applicant. The remainder of the ground level will consist of 8 residential units. The remaining 77 units are proposed for the upper three floors.

Due to the change in grade across the site, with Troost Ave sitting lower than the west side of the property, the building will appear as a four-level building from Troost and from the east end of the 53rd St frontage, but as a three-level building from the west end of the 53rd St frontage and the west property line. The building is proposed to be constructed of an earth-tone stone veneer at ground-level along Troost with grey and brown cement fiber siding above, and grey stone veneer at the northeast and southeast corners. The south elevation of the building is proposed to consist of grey stone veneer at the southeast corner, and brown and grey cement fiber siding along the remainder of this elevation. The north elevation is proposed to consist of the same materials as the other two, with grey stone veneer at the east end adjacent to Troost and grey and brown siding elsewhere. The west elevation is proposed to consist entirely of grey (and a small amount of brown) cement fiber siding. The elevations show the roof as a flat roof. Information regarding whether there will be roof-mounted mechanical equipment and whether the wall is a parapet that will screen such units is not provided.

A landscape plan has been provided showing screening along the west side of the parking lot as well as some internal parking lot landscaping and street trees along Troost.

Parkland Dedication

The developer will pay cash in lieu of parkland dedication in the amount of \$17,246.09 based upon the formula (# of units (85) X 2 persons per unit X 0.006 acres per person = 1.02 acres; 1.02 acres X \$16,907.93 (2015 acquisition rate) = \$17,246.09). The funds will be directed to Blue Hills Park.

ANALYSIS:

Area plan amendment.

The South Central Area Plan identifies the subject property as an institutional use. The area plan was adopted in 1980 and at that time the use classification was appropriate for the entire site

given it was used as a church and school, however since that time the school has closed. Neither the current (B3-2) nor proposed (MPD) zoning conform to the land use recommendation, consequently the applicant is requesting an amendment to the area plan to change the recommended land use to Mixed Use Neighborhood. The requested amendment applies only to the 2-acre portion of the site proposed to be redeveloped as a residential use since the remainder of the site includes the church, which remains consistent with the land use recommendation.

The proposed land use recommendation is consistent with the *FOCUS Urban Core Plan* which recommends the creation of *Mixed Use Centers* along commercial corridors in the urban core by "shifting away from the strip commercial development to nodal development, or mixed use centers, in which commercial development is allowed to occur at the full depth of the block at significant intersections." For much of its length through the City, land along Troost Ave is zoned commercially. Commercial zoning extends along the corridor between 27th St and 82nd St in a nearly uninterrupted pattern. The Prospect Ave and 31st St corridors have a similar linear zoning pattern. For that portion of Troost Ave between 49th and 62nd Sts, the *FOCUS Urban Core Plan* specifically recommends "revitalization along entire corridor" consisting of "reintegration of higher-density residential with commercial and other nonresidential activity concentrated at major intersections including 55th & 59th Streets". The plan recommends this be implemented by downzoning areas between the major intersections (nodes) to concentrate commercial uses at the nodes and increase residential densities between nodes along the corridor. Because the South Central Area Plan was adopted prior to FOCUS, it does not contemplate this pattern of development.

Staff finds the proposed land use recommendation is consistent with the stated goals of the *FOCUS Urban Core Plan*, as summarized above.

Proposed Rezoning and Preliminary Development Plan

The MPD District is a planned district, accompanied by a preliminary development plan which establishes the allowed uses and lot and building standards on the property. In the case of the proposed plan, the allowed uses are religious assembly (existing church and parish hall/commons building), and household living, multi-unit building. Should the application be approved, only these uses would be permitted. The lot and building standards (setbacks, building height, floor area ratio, density) are those provided on the plan. The plan proposes a zero building setback along 53rd and Troost and shows the building setback 74'-3" from the west property line. The developer should specify the minimum building setback from the west property line. The plan notes a building height of approximately 45 ft. along Troost and 30 ft along the west side and west end of the south side of the building.

A major amendment requiring Plan Commission and City Council approval, would be necessary to add any other principal uses or to alter the lot and building standards unless such alteration meet the criteria for a minor amendment as provided by 88-570-02-H.

One of the primary concerns raised is the availability of parking for the proposed use. The zoning and development code requires 1 parking space per unit for all residential uses (except senior housing). Regardless of the number of bedrooms within a unit, the parking requirement is 1 space, however with the original request staff recommended the number of spaces be tied to the number of bedrooms at a ratio of 1 space per 0.8 bedrooms. A total of 283 bedrooms were proposed in the original request. When applying this ratio to that number of bedrooms, the parking requirement increased from 103 (number of units) to 227 (0.8 spaces per bedroom X 283 bedrooms). The number of units has been reduced from 103 to 85 and the number of bedrooms from 283 to 237 with the current request. The number of spaces now provided adjacent to the proposed development (excluding those spaces existing off-site and adjacent to the church) is

172, for a ratio of 0.72 parking spaces per bedroom, or 2.02 spaces per unit – more than double the minimum required by code. If the parking spaces adjacent to the church are counted, the ratio per bedroom rises to 1.01 from 0.72 and the ratio per unit increases from 2.02 to 2.83, nearly triple the amount required by code. A MAX bus line is located on Troost Ave with a northbound station located at 52nd St and southbound at 51st St. The availability of transit in immediate proximity to the site, the site's location adjacent to university campuses, the fact that the use is targeted toward students of either campus and that parking can be shared with the church on the same property are all reasons staff does not support additional increases in parking beyond what is proposed.

Generally, the proposed plan represents a reduction in size, density and scale from the original proposal. A comparison of the two is provided below.

Development Info (proposed building only)	Case No. 14296-MPD (first request, final submittal)		Case No. 14296-MPD-2 (current request)	
Zoning	MPD		MPD	
Dwelling units	103		85	
Bedrooms	283		237	
Maximum height	5 stories / approx. 55 ft.		4 stories / approx. 45 ft.	
Building coverage	30,070 sq. ft.		20,685 sq. ft.	
Building floor area	109,563 sq. ft.		90,840 sq. ft.	
Floor Area Ratio	0.48		0.40	
Density	4.5 units per acre		3.75 units per acre	
Parking	Required	Provided	Required	Provided
Church	0 ²	69	0	69
“Focus Areas”	0 ³	0	0	0
Multi-unit residential	103 ⁴ , 227 ⁵	233	85	172
Off-site ¹	-	13	-	13
Total	103, 227	315	85	254

Staff is concerned with the proposed building elevations in that they are inferior in design to the original proposal. The original proposal included a rhythmic repetition in design and material across each facade and pitched roofs with overhangs. Staff recommends the elevations be revised to be more consistent with the original proposal. See following page for comparison.

¹ Off-site parking located north of 52nd St.

² Exempt from parking requirements due to building being constructed prior to parking requirements (1951).

³ Exempt from parking requirements due to location on MAX Route.

⁴ Number required by ordinance.

⁵ Number based upon 80% principle.



Figure 1 Elevations proposed with original request, plans dated 8/21/12

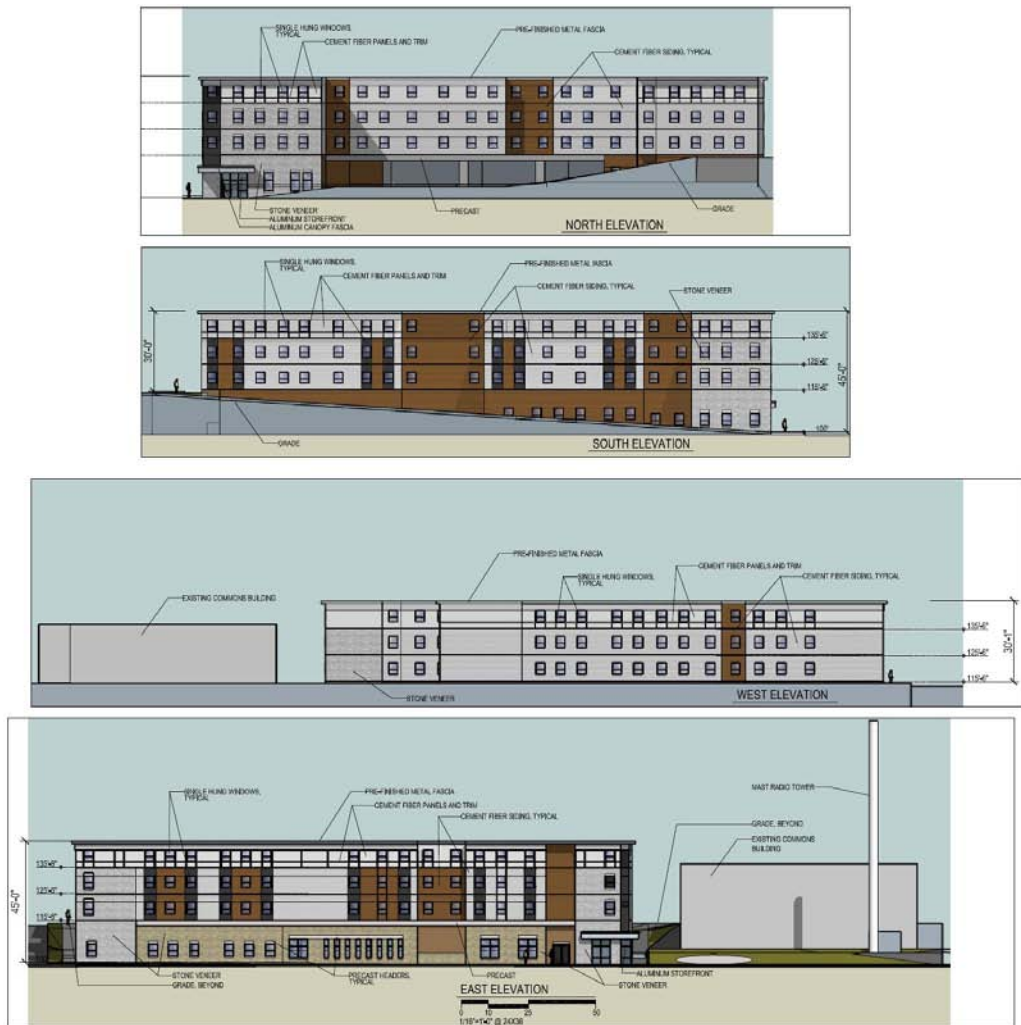


Figure 2 Elevations proposed with this request

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:

88-515-08-A Conformance with adopted plans and planning policies;

A portion of the plan area includes an existing church, a use that is consistent with the area plan's recommended land use, and which is proposed to remain. The portion of the site proposed to be redeveloped for residential uses was formerly used as a school. The controlling area plan (South Central Area Plan) was adopted in 1980 and identifies this portion of the site (like that portion including the church) for institutional uses – a use classification appropriate at that time given its former function as a school. The area plan was adopted prior to *FOCUS* and as a consequence, it does not anticipate *FOCUS*' policy of transitioning commercial corridors stated above. Consequently, amending the area plan to the proposed land use recommendation is appropriate.

Subject to approval of the area plan amendment, and in consideration of the established policies recommended by *FOCUS*, the proposed rezoning conforms to adopted plans and planning policies.

88-515-08-B Zoning and use of nearby property;

The UMKC campus is located to the west, and zoned R-6. Property to the north is also a part of the UMKC campus and zoned R-5 and B3-2. Property to the east is part of the Rockhurst campus and zoned MPD. Property to the south is residential (along Harrison St) and zoned R-6 and undeveloped and zoned B3-2 (along Troost).

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

The character of the area is mixed with university campuses located directly to the east, north and west. Residential uses are located to the southwest and undeveloped, commercially-zoned land is located to the south. The property lies in a transitional area between university campuses, at the northern edge of a commercial corridor and residential neighborhood.

88-515-08-D Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

The subject property is in an urban area with existing infrastructure. Troost Ave is classified as an established major arterial street with a MAX rapid transit line. Adequate public facilities and services are available to serve the subject property.

88-515-08-E Suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

The current zoning (R-6 and B3-2) permits a wide variety of uses, including residential and commercial uses. *FOCUS* recommends transition of corridors such as Troost from a linear or strip commercial pattern to a nodal pattern, implemented by downzoning portions of the corridor between nodes so as to concentrate the commercial uses at nodes and to increase residential densities between nodes. The subject property is in such an area between nodes (*FOCUS* identifies a node at 55th St). Current zoning allows for detached and duplex residential development and a wide variety of commercial uses, neither of which support concentration of commercial uses around nodes and increased residential densities. Given the recommendations of *FOCUS* to create a nodal commercial pattern, increase residential densities, and the location of this property surrounded on three sides by university campuses, the property is no longer suitable for uses to which it is restricted by current zoning.

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

The subject property is developed as a school which has been vacant for eight years and a religious assembly use which continues to exist.

88-515-08-G The extent to which approving the rezoning will detrimentally effect nearby properties; and

The proposed zoning district is a planned district in which the uses, lot and building standards and development of the land is established by a plan through a public hearing process, allowing public input as to the uses, density, setbacks, height, parking and overall development of the site. The building is proposed to be three stories, or 30 ft. in height along the west and southwest sides (sides nearest residential areas) which is less than the maximum allowed by current zoning (R-6). The 74'-3" building setback is far greater than the minimum required by current zoning as well (R-6). The number of parking spaces required is 1 space per unit (85 spaces total) while the amount provided (excluding the off-site spaces and those existing west of the church) is more than double the minimum at 2.02 spaces per unit, or 0.72 spaces per bedroom. Subject to the recommended conditions, approval of the rezoning is not expected to have a detrimental effect on nearby properties.

88-515-08-H The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

The application proposes rezoning and plan approval allowing only residential and religious assembly uses. A portion of the site is zoned B3-2 which allows many different uses including commercial and higher-density residential uses. Denial of the application would retain commercial zoning on that portion of the property, thus allowing a number of potentially incompatible land uses or the land to remain vacant and underutilized, which is disadvantageous to both the property owner and the public. Denial of this application may not impose a hardship upon the landowner but will also not result in a gain to the public health, safety or welfare.

RECOMMENDATIONS:

- a. **Case No. 249-S-13** – To consider an amendment to the South Central Area Plan to change the recommended land use on about 2 acres generally located at the northwest corner of 53rd St and Troost Ave from Institutional to Mixed Use Neighborhood.

City Planning and Development Staff recommends approval of Case No. 249-S-13 without conditions.

- b. **Case No. 14296-MPD-2** – To consider rezoning from Districts R-6 (Residential 6) and B3-2 (Community Business Commercial (dash 2)) to District MPD (Master Planned Development), and approval of a preliminary development plan for an existing religious assembly use to remain and the development of a multi-unit residential building.

City Planning and Development Staff recommends approval of Case No. 14296-MPD-2 (formerly 14296-MPD-1) based on the application, plans, and documents provided for review prior to the hearing and **subject to the following conditions** as provided by the Development Review Committee at the March 4, 2015 meeting:

1. That two (2) collated, stapled and folded copies (and a CD containing a pdf file, a georeferenced monochromatic TIF file, and CAD/GIS compatible layer of the plan boundary referenced to the Missouri state plan coordinate system) of (a revised drawing /all listed

sheets), revised as noted, be approved by the Development Management staff (15th Floor, City Hall) prior to ordinance request:

- a. That the maximum building height be verified and provided where referenced on the plans.
- b. That the minimum building setbacks be clearly labeled where referenced on the plans.
- c. That the permitted uses, as defined and stated by the zoning and development code (i.e. "household living, multi-unit residential" and "religious assembly" be identified and placed on the plan.
- d. That the landscape requirements of 88-425 be placed on the landscape plans unless modifications from these requirements are requested in which case the modifications requested should be stated on the plans.
- e. That all utilities, overhead or underground, be shown on the proposed landscape plan.
- f. That the outdoor lighting plan and photometric study be revised to show a point by point array to the property lines and demonstrating that the footcandle measurements will not exceed 0.18 footcandles at residential property lines and right-of-way lines.
- g. Provide the width of all existing or proposed sidewalks.
- h. Properly reference the building's floor area ratio as building area/site area.
- i. Note the location of the 13 parking spaces located off-site and verify whether the spaces are located on land under common ownership or, if not, provide written approval from the owner allowing use of said spaces.
- j. That the bicycle parking requirements of 88-420-09 be placed on the plans, unless modifications from these requirements are requested in which case the modifications requested should be stated on the plans.
- k. That the minimum number of vehicle parking spaces required for each use (as defined and stated by the zoning and development code) and number of spaces provided for each use be clearly stated on the plans.
- l. That a note be added to the plan stating that any signage shall comply with 88-445.
- m. That the building elevations be revised to show a building design similar to the original proposal, plans dated August 21, 2012 and demonstrating that any rooftop mechanical equipment will be screened.
- n. That the minimum building setback from the west property line be identified and noted on the plans.

The following plan corrections (m, n) are recommended by the Land Development Division of City Planning & Development. Please contact Brett Cox at brett.cox@kcmo.org or 816-513-2509.

- o. Show how Storm Retention Area will discharge to the Right-of-Way or existing public storm system.
 - p. Show existing drive approaches on E 53rd St that are no longer to be used to be removed.
2. That the developer submit for approval by the Development Review Committee, a final development plan set in substantial conformance to the approved preliminary development plan and including a fully labeled and dimensioned site plan, landscape plan demonstrating compliance with 88-425, lighting plan and photometric study demonstrating compliance with 88-430, floor plans with principal and accessory uses labeled, and color building elevations with all materials labeled.

The following condition is recommended by the Parks & Recreation Department. Please contact Richard Allen at richard.allen@kcmo.org or 816-513-7713.

3. The developer is responsible for payment of cash in lieu of parkland dedication in the amount of \$17,246.09 based upon the established formula for multi-family uses (# of units X 2 persons per unit X 0.006 acres per person = 1.02 acres required, 1.02 acres X 2015 acquisition rate of \$16,907.93 = \$17,246.09).

The remaining conditions are recommended by the Land Development Division of City Planning & Development. Please contact Brett Cox at brett.cox@kcmo.org or 816-513-2509.

4. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer secure permits to construct any improvements required by the Land Development Division prior to issuance of any building permits.
5. The developer 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, to identifying sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 4/8/09" and base 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.
6. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
7. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.

Respectfully submitted,



Joseph C. Rexwinkle, AICP
Planner

Attachments: Developer's Statement of Intent
 Preliminary Development Plan
 Communications from the public received as of March 10, 2015

MPD STATEMENT OF INTENT

St. Francis Xavier Catholic Church and Catholic Student Housing Project located on the west side of Troost from 52nd Street to 53rd Street:

The existing property is owned by the Diocese of Kansas City-St. Joseph and contains the active and vital St. Francis Xavier Parish Church and rectory plus the vacant St. Frances Xavier School. The school is beyond its useful life and has not been used in approximately six years.

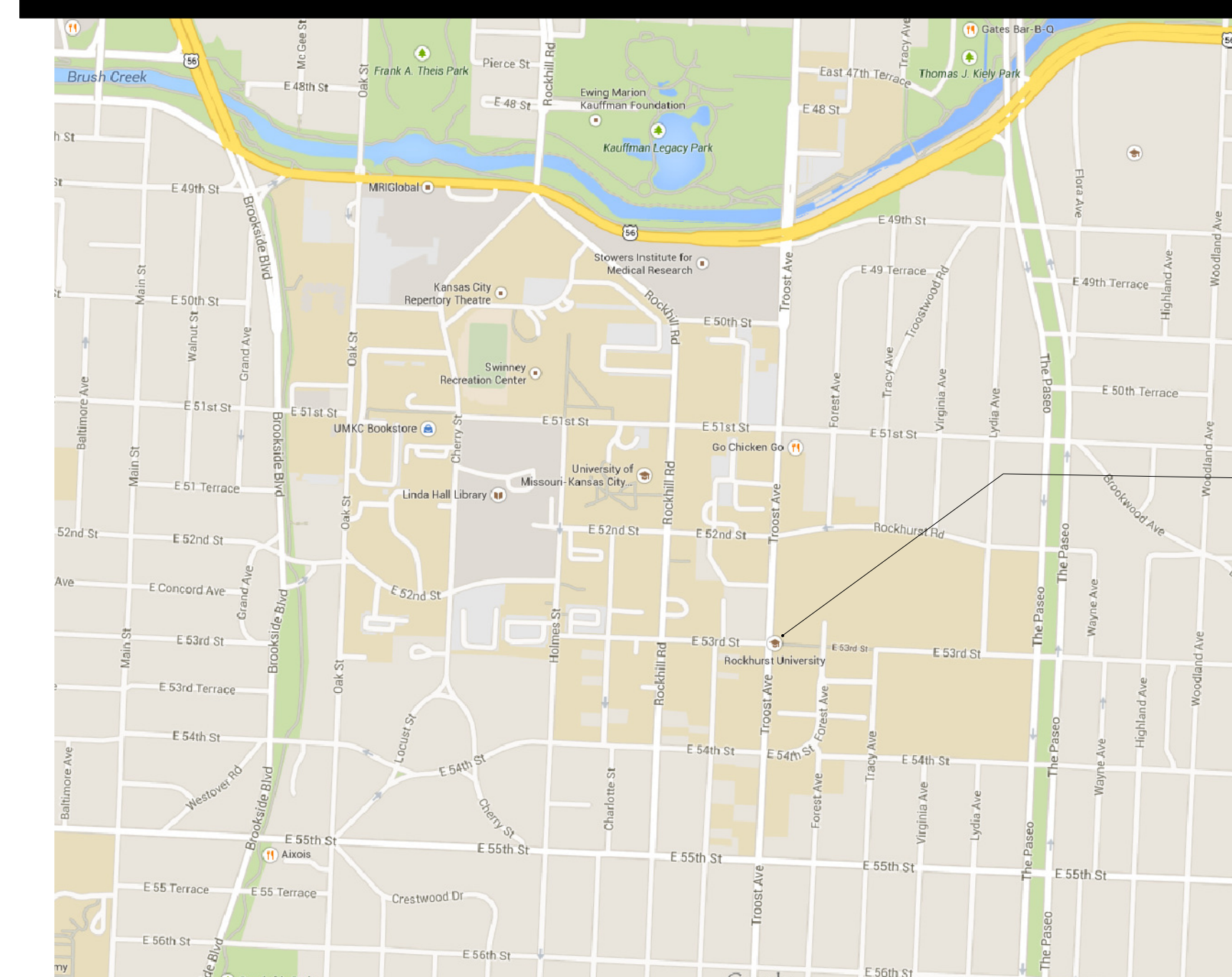
The existing zoning consists of B3-2 on the eastern portion of the site and R-6 on the remainder. The design team considered, with city staff discussions early on, using the B3-2 zoning for the entire site. However, with the dual uses of both the parish and the proposed faith based student housing facility, the staff recommended and the design team agreed that a Master Planned Development would offer greater flexibility in dealing with overall setbacks, parking, storm water and other minor issues.

The use of MPD for this site's redevelopment allows better urban density, reduction of daily traffic, increased use of pedestrian and bicycle transportation, and will provide a catalyst for further redevelopment of the Troost Corridor as outlined in the Troost Corridor Action Plan. The project follows the guidelines by bringing the building to the street (Troost and 53rd), providing a storefront along Troost which will include the housing administrative offices, Focus Ministries, and other active spaces. We propose retaining the existing school gym and converting the gym to project/church related ancillary uses.

Since the inception of the project, we have reduced both the density and height of the proposed apartment building. We are now proposing 85 units with 237 beds and the elevations are 4 stories on the east side and three stories on the west side. The height in elevation above the street level is approximately the same height of the church and the university buildings that surround it. (the university buildings are set up on a hill from the street). This massing is also in keeping with the UMKC master plan of redeveloping its properties immediately north and south of this site.

The benefits of better pedestrian urban scale (reduced traffic vs. other potential development that could occur in the present zoning) will mean a more vital Troost Avenue and should encourage others to develop / re-develop other sites compatible with the Troost Corridor Action Plan.

Catholic Diocese of Kansas City - St Joseph (Owner)
Catholic Student Housing Center
 Troost Ave. & E. 53 St., Kansas City, MO 64110



Project

Site Map

Architecture :

Dimension IV - Madison Design Group

6515 Grand Teton Plaza, Suite 120, Madison, WI 53719

p: 608.829.4444

www.dimensionivmadison.com

Construction Manager:

Tri-North Builders

2625 Research Park Drive, Fitchburg, WI 53711

(608)271-8717

www.tri-north.com

Structural Engineer:

Pierce Engineers, Inc.

10 West Mifflin Street, Suite 205, Madison, WI 53703

(608)256-7307

www.pierceengineers.com

Civil Engineer:

Bartlett & West

250 NE Tudor, Lee's Summit, MO 64086

(816)364-3551

www.bartwest.com.com

Landscape Design:

Paul Skidmore

13 Red Maple Trail, Madison, WI

(608)826-0032

LIST OF DRAWINGS

G0.0 COVER SHEET

SURVEY

C1.0 EXISTING SITE PLAN

C1.1 NEW SITE PLAN

C1.2 LIGHTING PLAN

A1.0 TYPICAL RESIDENTIAL FLOOR PLAN

A2.0 ELEVATIONS

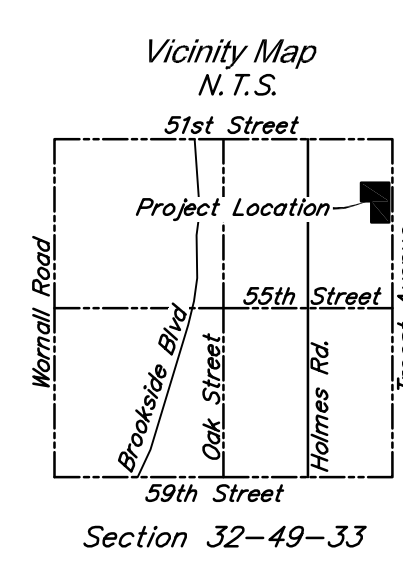
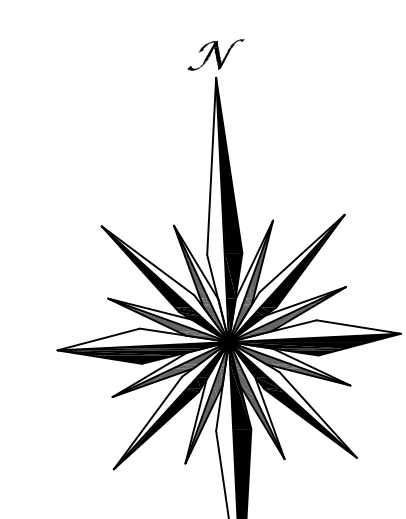
A2.1 EXTERIOR PERSPECTIVE VIEWS

L1.0 LANDSCAPE PLAN

L1.1 OVERALL LANDSCAPE PLAN

Symbol Legend

- Found Monument (As Noted)
- ⊕ Found "x" Cut
- ⊙ Set 1/2"x24" Rebar w/ PLS 2001015274 Cap (Unless Noted Otherwise)
- (M) Measured Dimension
- (R) Record Dimension
- (C) Calculated Dimension
- (P) Platted Dimension
- (D) Deed Dimension
- Power Pole
- Guy Anchor
- ⊕ Electric Meter Transformer
- ⊕ Electric Manhole
- ⊕ Air Conditioner Unit
- ⊕ Gas Meter
- ⊕ Gas Valve
- ⊕ Sanitary Sewer Manhole
- ⊕ Telephone Pedestal
- Telephone Manhole
- ⊕ Cable Pedestal
- ⊕ Water Valve
- ⊕ Water Meter
- ⊕ Fire Hydrant
- ⊕ Sign
- ⊕ Light Pole
- ⊕ Flag Pole
- ⊕ Tree
- DHW Overhead Power Line
- SAN Sanitary Sewer Line
- WAT Water Line
- GAS Gas Line
- UGE Electric Line
- UGT Telephone Line
- FO Fiber Optic Line
- Wrought Iron Fence Line
- Chain Link Fence Line
- Tree Line
- Concrete Surface



Vertical Datum:
 NAVD88
 JA-112: Elev. 841.93

Basis of Bearings:
 Missouri DNR Geographic Reference System Based on Monuments JA-112

Description per Ownership and Encumbrance Report:
 The East Half of the South Half and the East 449.5 feet of the North Half of Lot B (also known as Block B), Resurvey of Mulkey Park, a subdivision in Kansas City, Jackson County, Missouri.
 Measured Area: 226,183 square feet, more or less.

- Surveyor's Notes:**
- Title information contained herein is limited to that information contained in an Ownership and Encumbrance Report issued by Continental Title Company, Commitment Number C135633, and dated March 22, 2012 at 8:00 A.M.
 - By graphic plotting only, the herein described tract lies entirely within Zone C, areas of minimal flooding, as shown by FEMA Community Panel 200173 100 C, revised September 14, 1990.
 - The field work for this survey was completed on April 18th, 2012.
 - Topography collected on the North half of the property was added to denote any impervious areas only and is not a comprehensive depiction of features, man-made or otherwise in said area. Table A items do not apply to said area.
 - The high mast radio/cellular tower that exists at the North end of the school building appears to exist outside of the intended easement described by Document No. 2011E0114428, dated 12/8/2011.
 - Fiber optic lines as located by a utility locating service, appear to exist outside of easement described by Document No. 2011E0114428, dated 12/8/2011 as shown hereon.
 - Per Exception number 4 listed below, there exists a garage in this vicinity which encroaches by an unknown distance. Said garage was not located per this survey.

- Exceptions and Restrictions:**
 The herein described tract is, according to the referenced Report, subject to the following encumbrances:
- Sewer and right of way granted to Kansas City as set forth in the instrument recorded as document No. A-362585 in Book B-2805 at Page 363. Plotted hereon.
 - Easement granted to Kansas City Power & Light Company as set forth in the instrument recorded July 25, 1949 as Document No. A-959358.
 - Easement granted to Kansas City Power & Light Company as set forth in the instrument recorded as Document No. K-358326 in Book K-303 at Page 1525. Plotted hereon.
 - Terms and provisions of Agreement recorded July 17, 1958 as Document No. B-273547 in Book B-5108 at Page 709, relating to encroachment of garage onto the premises in question.

Utilities:
 The utilities as shown hereon are depicted from observable evidence and markings placed by a utility locating contractor. This surveyor does not guarantee or warrant the accuracy or completeness of said marking and cannot be held responsible for damage to said utilities. If the purpose of this survey is for design practices, then the contractor shall have the responsibility to have an independent utility locate performed to verify the size, type and location of any existing utility facilities.

Missouri One Call Ticket Numbers 120792570 and 120800077

Zoning:
 The herein described tracts are zoned B3-2, Community Business District, and shall be governed by the City of Kansas City, Missouri Zoning & Development Code located in Section 88-120-04. No specific zoning details provided by insurer.

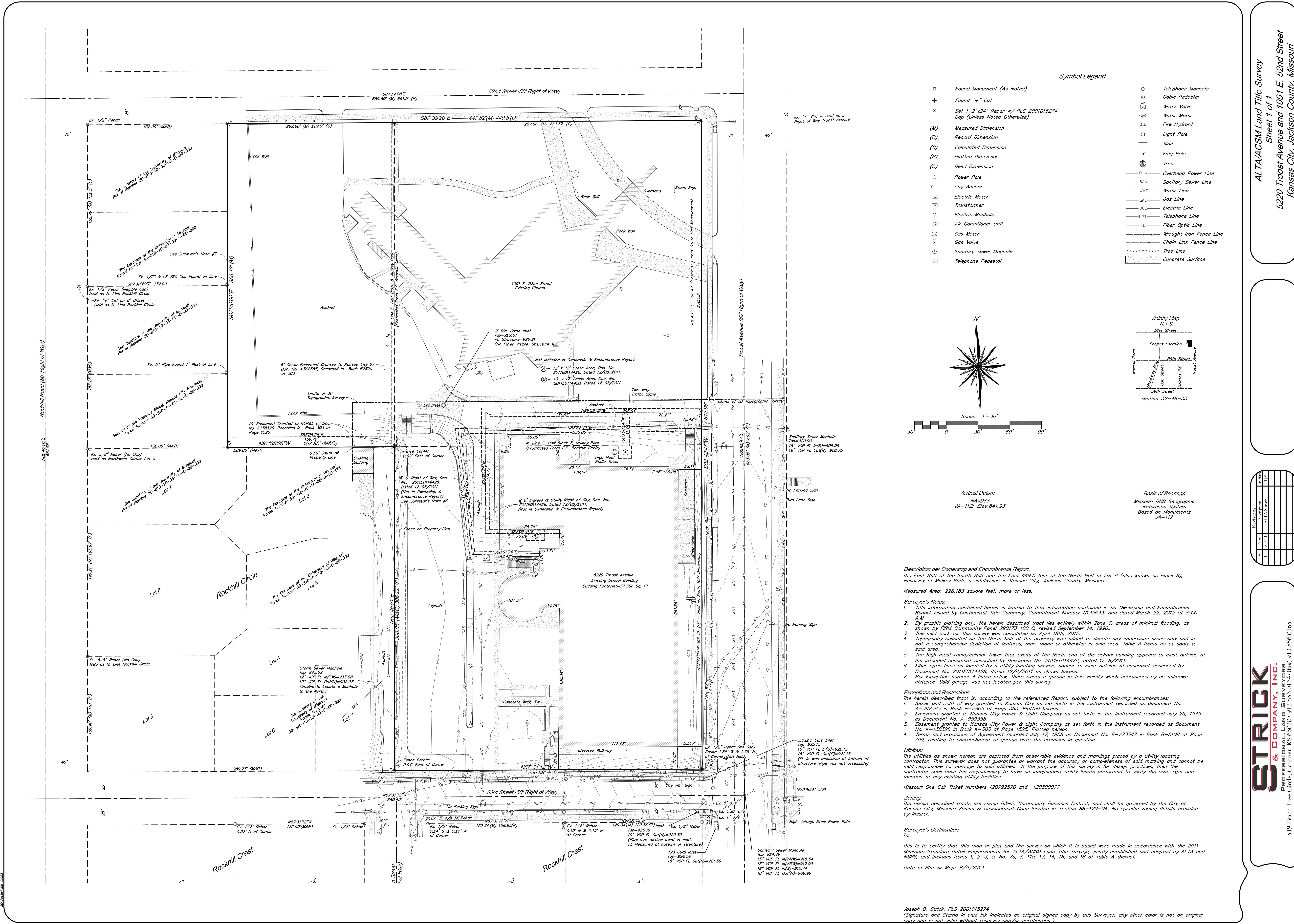
Surveyor's Certification:
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 5, 6a, 7a, 8, 11a, 13, 14, 16, and 18 of Table A thereof.

Date of Plat or Map: 8/9/2013

Joseph B. Strick, PLS 2001015274
 (Signature and Stamp in blue ink indicates an original signed copy by this Surveyor, any other color is not an original copy and is not valid without resurvey and/or certification.)

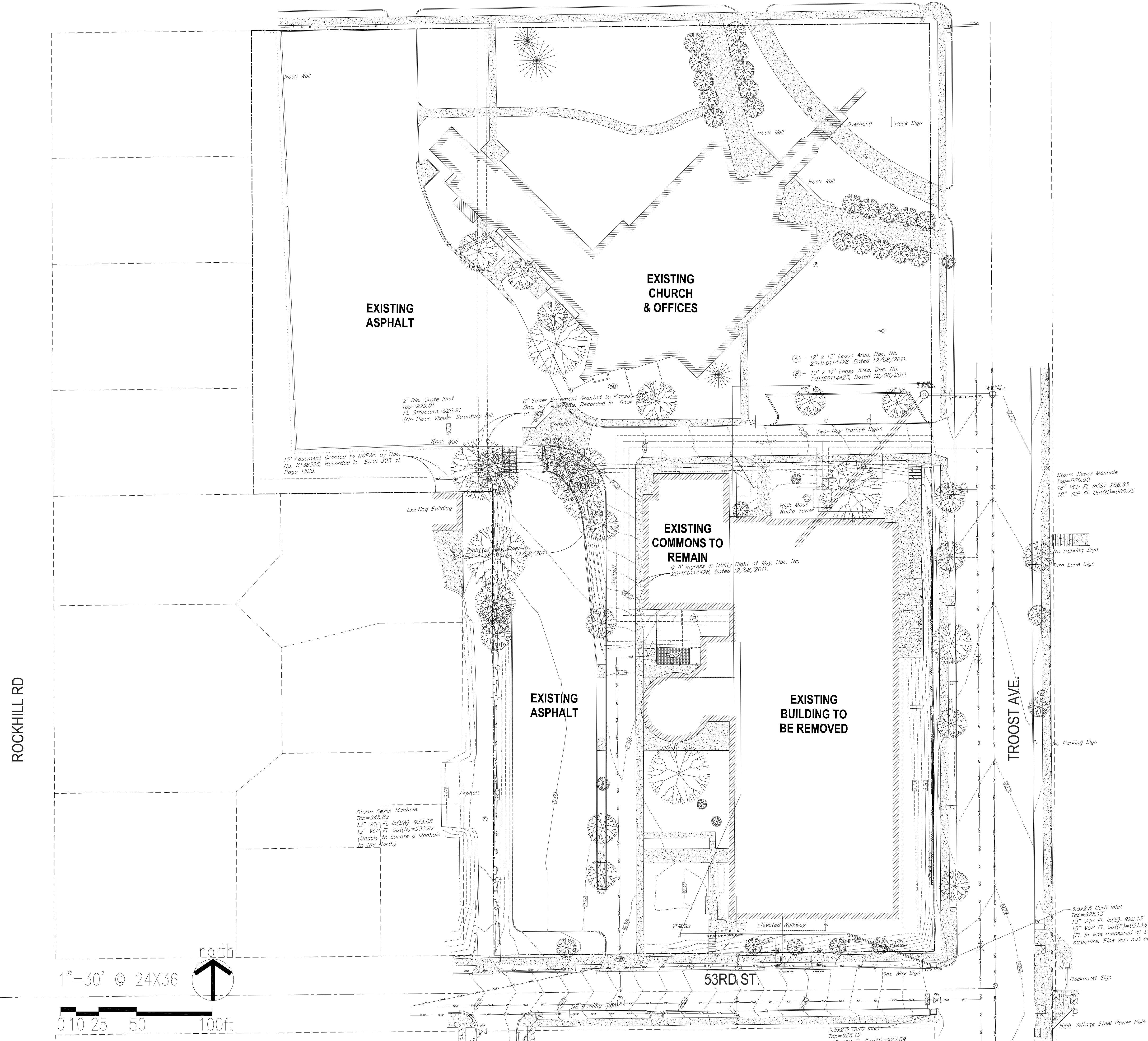
No.	Date	Description	Initials	Title
1	8/9/13	ALTA Survey		

STRICK & COMPANY, INC.
 PROFESSIONAL LAND SURVEYORS
 519 Pench Tree Circle, Gardner, KS 66030-9133 (856) 0164 (fax) 913.856.0165



CATHOLIC STUDENT HOUSING CENTER

TROOST AVE. & E 53 ST.
 KANSAS CITY, MO 64110



DATE OF ISSUE: 01/29/15

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

PROJECT #: 12035

EXISTING
 SITE PLAN

C1.0

SITE & BUILDING DATA

EXISTING ZONING: B3-2, R-6
PROPOSED ZONING: MPD-Master Planned Development
TOTAL SITE AREA: 5.19 Acres (226,138.5 SF)
PROPOSED USES:
 RESIDENTIAL MULTI-FAMILY
 BUSINESS OFFICES IN ANCILLARY SPACES
 RELIGIOUS: CHURCH & OFFICES

HEIGHT ABOVE GRADE:
 4 STORIES OF RESIDENTIAL AND COMMON SPACES
 45' +/- GROUND FLOOR TO TOP OF ROOF

GROSS FLOOR AREAS:
 GROUND FLOOR 20,685SF
 FIRST FLOOR 23,385SF
 SECOND FLOOR 23,385SF
 THIRD FLOOR 23,385SF
 TOTAL 90,840SF

RESIDENTIAL UNIT COUNT

GROUND FLOOR 8 UNITS
 FIRST FLOOR 25 UNITS
 SECOND FLOOR 26 UNITS
 THIRD FLOOR 26 UNITS
 TOTAL RESIDENTIAL UNITS 85 UNITS
 TOTAL BEDROOMS 237

BUILDING COVERAGE

EXISTING CHURCH & COMMONS TO REMAIN: 24,209SF
PROPOSED BUILDING: 20,685SF
TOTAL BUILDING AREA: 44,894SF
COVERAGE: 44,894/226,138.5= 19.8%

FLOOR AREA RATIO:

EXISTING CHURCH & GYM TO REMAIN: 27,963SF
PROPOSED BUILDING: 90,840SF
TOTAL: 118,803SF
 118,803/226,138.5= 52.55%

DENSITY

5.19/85 = 0.061 ACRES/UNIT

PARKING STALLS:

EXISTING CHURCH APPROXIMATELY 900SEATS (PREDATES ORDINANCE): 0 STALLS
EDUCATIONAL GYM (PREDATES ORDINANCE): 0 STALLS
TOTAL: 0 STALLS

FOCUS AREAS* 572SF ON MAX LINE BUS ROUTE: 0 STALLS

APARTMENTS 85 UNITS 1/UNIT:** 85 STALLS

REQUIRED STALLS: 85 STALLS

172 STALLS PROVIDED for RESIDENTIAL = 72.5% OF 237 BEDS

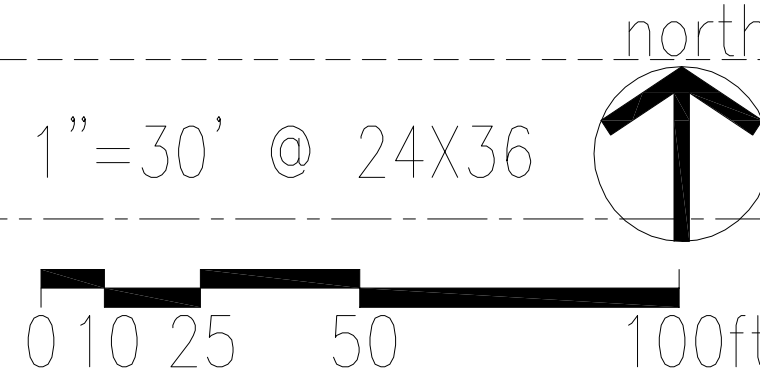
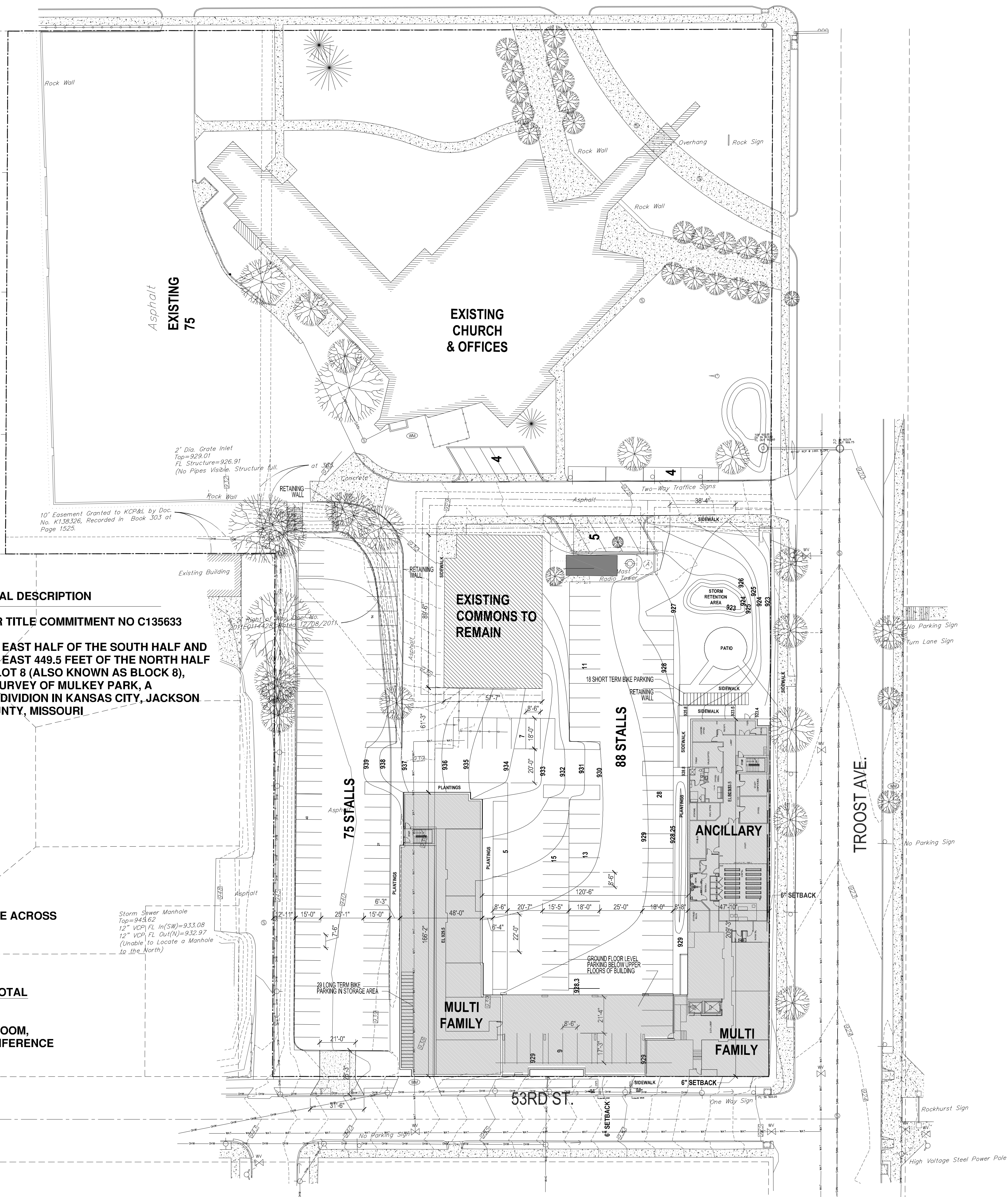
EXISTING CHURCH = 69 STALLS, EXISTING 13 STALLS AVAILABLE ACROSS 52ND ST ON SATURDAY/SUNDAY.
 PROPOSED ADDITIONAL STALLS = 172

TOTAL STALLS = 254

BICYCLE PARKING = 18 SHORT TERM AND 29 LONG TERM = 57 TOTAL

*FOCUS AREA INCLUDES THE OFFICES AND CONFSSIONAL
 **ANCILLARY SPACE INCLUDES: CHAPEL, SACRISTY, FITNESS ROOM, STUDY LOUNGE, TV LOUNGE, STUDENT HOUSING OFFICES, CONFERENCE ROOM AND RECEPTION

LEGAL DESCRIPTION
 (PER TITLE COMMITMENT NO C135633)
 THE EAST HALF OF THE SOUTH HALF AND THE EAST 449.5 FEET OF THE NORTH HALF OF LOT 8 (ALSO KNOWN AS BLOCK 8), RESURVEY OF MULKEY PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI



CATHOLIC STUDENT HOUSING CENTER

TROOST AVE. & E 53 ST.
 KANSAS CITY, MO 64110

DATE OF ISSUE: 01/29/15

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 12035

SITE PLAN

C1.1



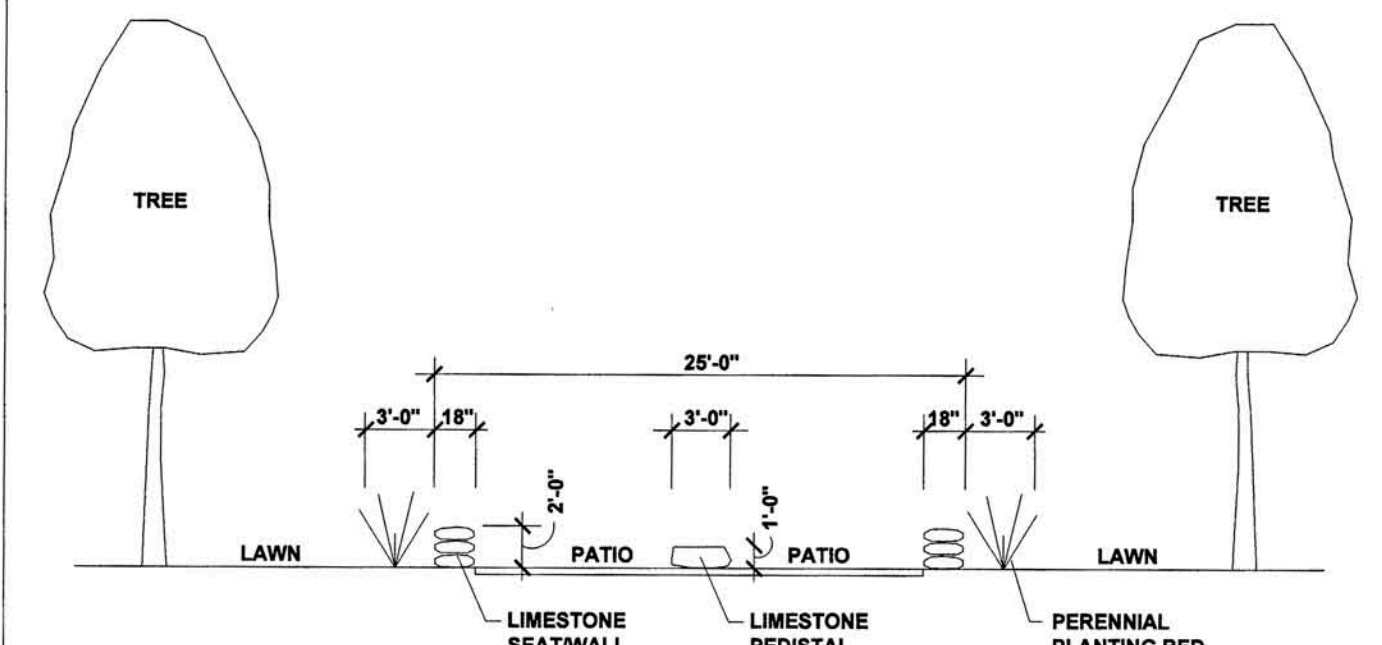
PLANT LIST

KEY	SIZE	COMMON NAME	ROOT	QUAN:
ABM	2 1/2"	Autumn Blaze Maple	BB	7
RBC	12"	River Birch Clump	BB	3
SHL	2"	Skyline Honeylocust	BB	7
SWO	2 1/2"	Swamp White Oak	BB	3
CP	2"	Callery Pear	BB	5
PFC	2"	Prairie Fire Crab	BB	9
STC	2"	Sergeant Tina Crab	BB	10
BRJ	2 G	Blue Rug Juniper	Con	21
ABS	4'	Autumn Brilliance Serviceberry	BB	6
AC	18"	Alpine Currant	Pot	20
CC	18"	Cranberry Cotoneaster	Pot	6
DBB	24"	Dwarf Burning Bush	Pot	20
DCV	24"	Dwarf Cranberry Bush Viburnum	Pot	40
GFS	18"	Gold Flame Spirea	Pot	36
LPS	18"	Little Princess Spirea	Pot	36
RTD	24"	Red Twig Dogwood	Pot	8
YTD	24"	Yellow Twig Dogwood	Pot	3
P	1 Gal	Perennials	Con	57

Autumn Joy Sedum
 Black Eyed Susan
 Hosta
 Little Bluestem Grass
 Stella de Oro Daylily

NOTES:

- 1) Lawn areas to be fine graded, fertilized, and sodded with locally grown bluegrass sod.
- 2) Planting beds and area designated as 'stone mulch' to receive 3" of #2 washed stone over weed barrier fabric.
- 3) Individual trees and shrubs in lawn areas to receive shredded hardwood bark mulch plant rings spread to a depth of 3".
- 4) Planting beds to be separated from lawn areas and perennial planting beds with 5" black vinyl bed edging.



SECTION THRU PATIO (NTS)

DIMENSION
 Madison Design Group
 architecture · engineering · interior design
 6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719
 p608.829.4444 608.829.4445 dimensionivmadison.com

Paul Skidmore, ASLA
 Landscape Architect, LLC.
 13 Red Maple Trail
 Madison, WI 53717

Tri-North
 builders

CATHOLIC STUDENT HOUSING CENTER

TROOST AVE. & E 53 ST.
 KANSAS CITY, MO 64110

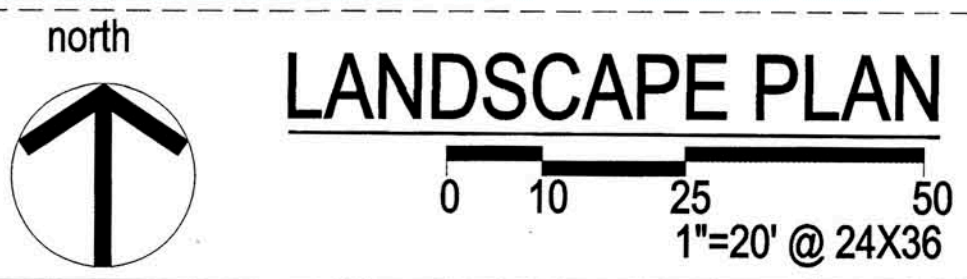
DATE OF ISSUE: 01/29/15

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 12035

LANDSCAPE PLAN

L1.0

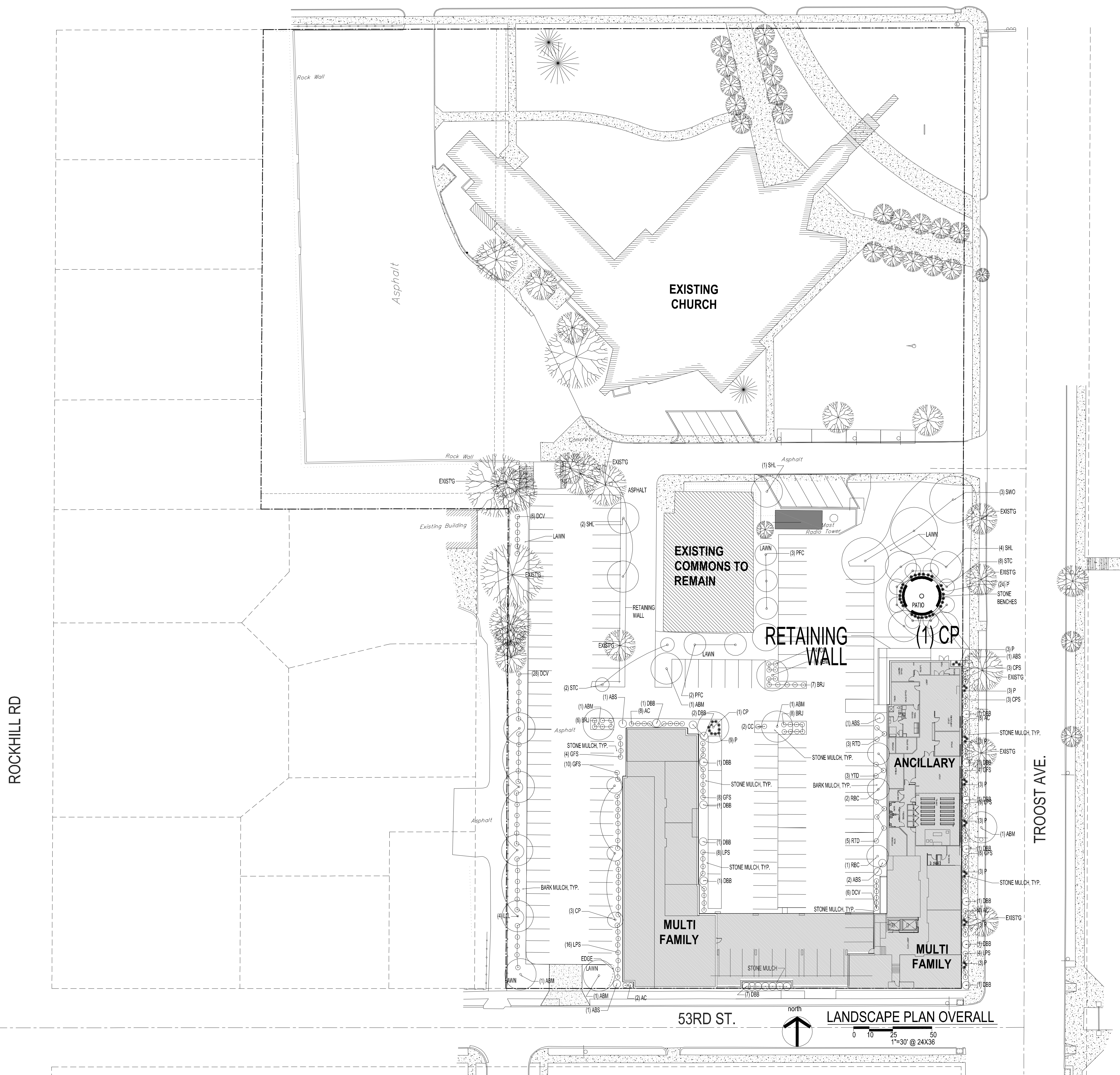


Paul Skidmore, ASLA
 Landscape Architect, LLC.
 13 Red Maple Trail
 Madison, WI 53717



**CATHOLIC STUDENT
 HOUSING CENTER**

TROOST AVE. & E 53 ST.
 KANSAS CITY, MO 64110



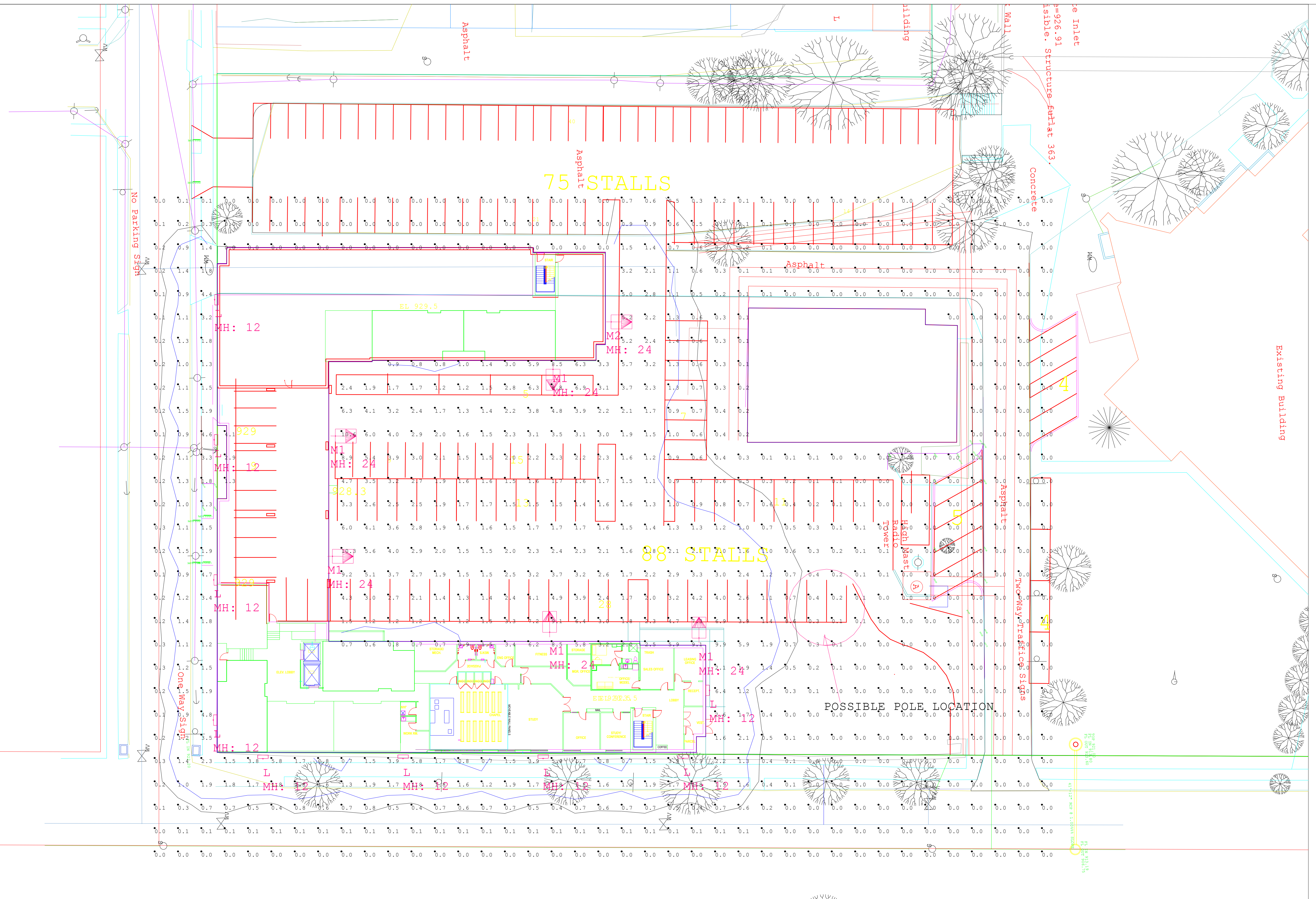
DATE OF ISSUE: 01/29/15

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

PROJECT #: 12035

LARGE SCALE
 LANDSCAPE PLAN

L1.1



Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	Description
	9	L	SINGLE	9000	ABWS-3-100-MH-F
	5	MI	SINGLE	40000	CT2H-FT-400-PSMHR-F
	1	M2	SINGLE	40000	CT2H-3-400-PSMHR-F

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/ Min	Max/ Min
SITE	Illuminance	Fc	1.07	10.6	0.0	N.A.	N.A.

#	Date	Comments

Revisions

Drawn By: JKB
Checked By:
Date: 1/8/2015
Scale: N/A

**CATHOLIC STUDENT
HOUSING CENTER**

TROOST AVE. & E 53 ST.
KANSAS CITY, MO 64110



DATE OF ISSUE: 01/29/15

**PRELIMINARY
NOT FOR
CONSTRUCTION**

PROJECT #: 12035

TYPICAL FLOOR PLAN

A1.0



VIEW ALONG TROOST AVENEUE TO SOUTH



VIEW FROM 53RD STREET & TROOST AVENUE TO NORTH

DIMENSION 
 Madison Design Group
 architecture - engineering - interior design
 6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719
 p608.829.4444 608.829.4445 dimensionmadison.com

Tri-North
 builders

**CATHOLIC STUDENT
 HOUSING CENTER**

TROOST AVE. & E 53 ST.
 KANSAS CITY, MO 64110

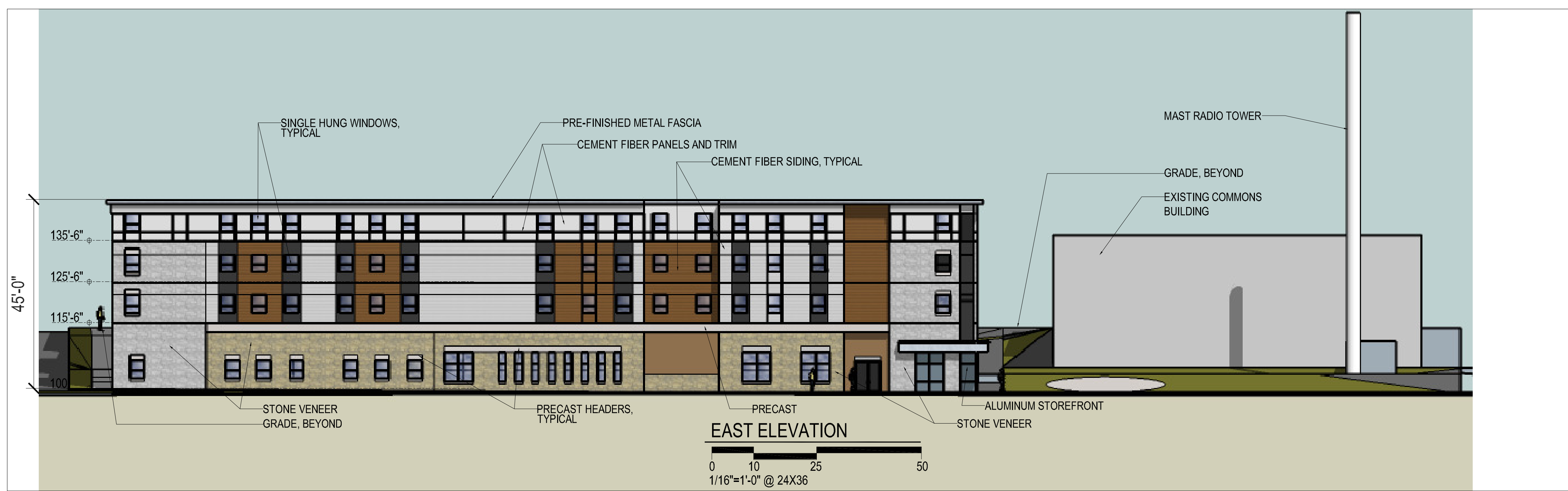
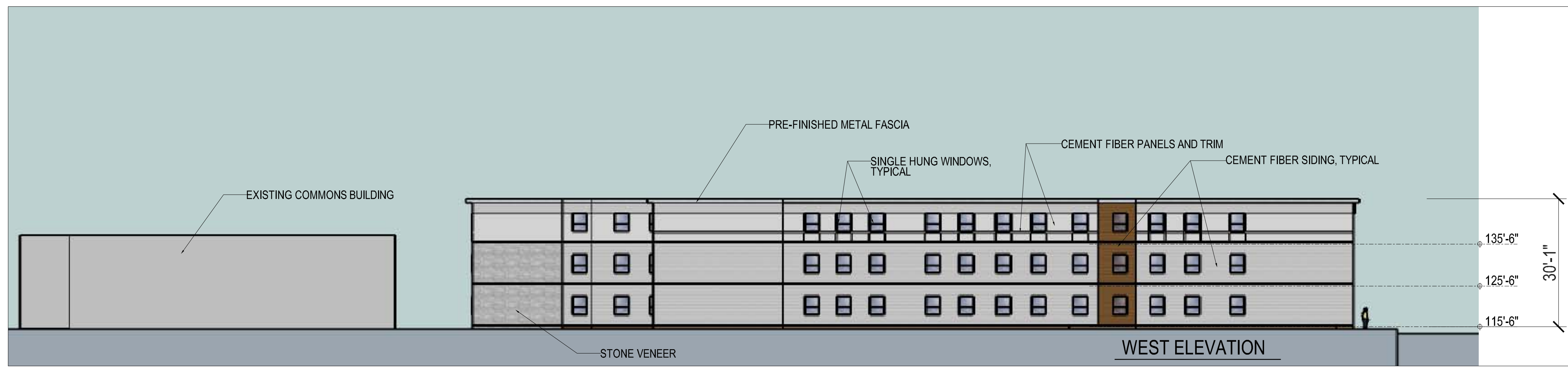
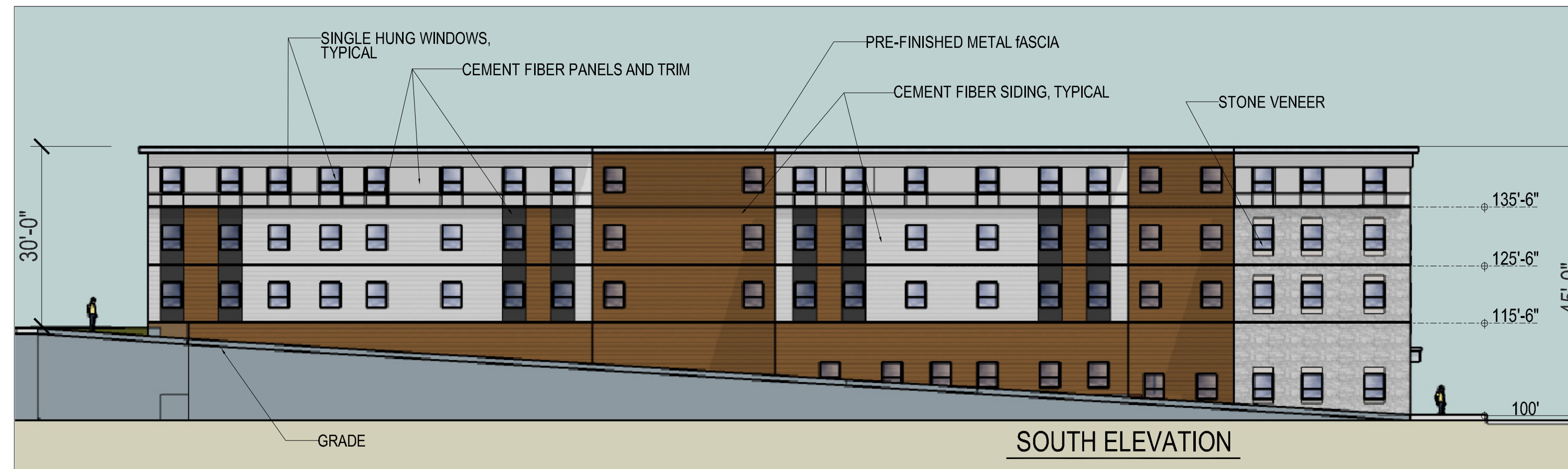
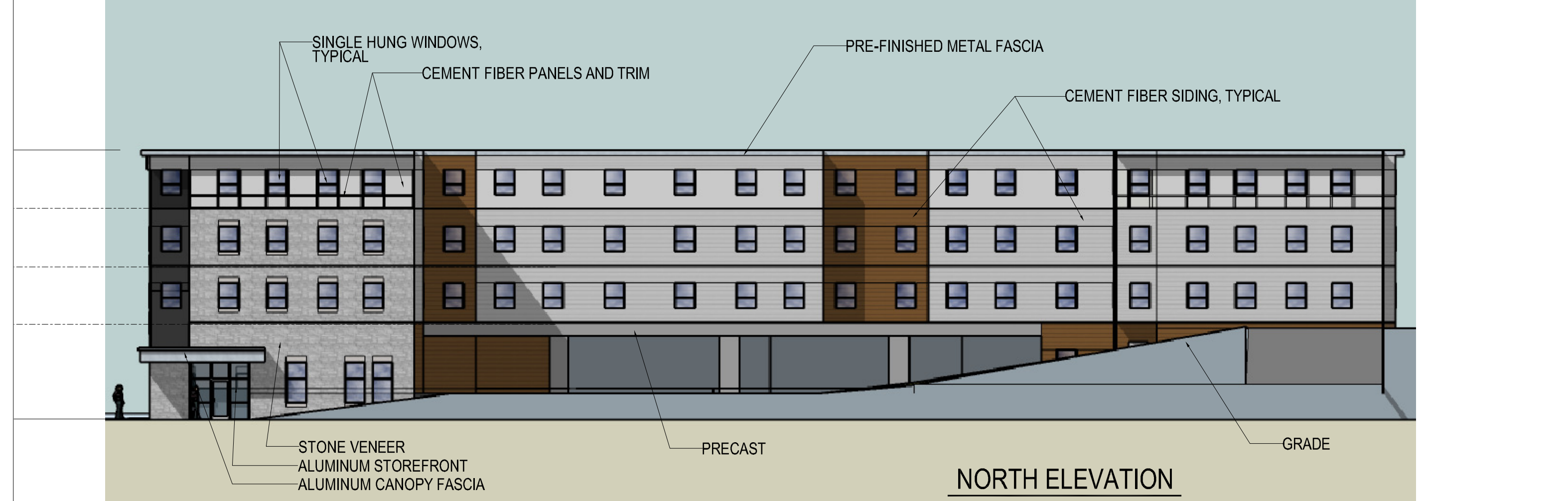
DATE OF ISSUE: 01/29/15

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

PROJECT #: 12035

PERSPECTIVE VIEWS

A2.1



**CATHOLIC STUDENT
 HOUSING CENTER**

TROOST AVE. & E 53 ST.
 KANSAS CITY, MO 64110

DATE OF ISSUE: 01/29/15

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

PROJECT #: 12035

ELEVATIONS

A2.0

Joseph Rexwinkle

From: Les Cline <teacherslandscape@sbcglobal.net>
Sent: Sunday, March 01, 2015 5:05 PM
To: Les Cline
Subject: 49/63 Neighborhood Coalition Opposition Letter, Re: CPC Case No. 14296-MPD-1
Attachments: SFX School Community Vision (BNIM) FINAL_lo res.pdf

Categories: Red Category

49/63 Neighborhood Coalition urges the CPC to refuse this development project.

Les Cline
5431 Charlotte St.
Kansas City, MO 64110
February 27, 2015

Babette Macy, Chair
City Planning Commission (CPC)
City Hall, 15th Floor
414 E. 12th Street
Kansas City, MO 64106

Re: Case no. 14296-MPD-1

A Master Planned Development (MPD) district is a set of criteria to allow for a project particularly beneficial to a community. We support these standards because they mirror community values of flexibility, social equity, and compatibility. Community support, in our view, is the outcome of meeting these criteria. A lack of community support is a clear indication to us that a project is missing the mark. The proposed project no. 14296-MPD-1 falls short of these goals and does not have our community's support.

Lack of Community Support:

Since the first time this project was proposed in 2012, community opposition to it has only grown larger. We continue to support the findings of our Community Needs Assessment conducted by BNIM Architects in June of 2013, attached in this letter. The results of this effort continue to reveal strong consensus and support for repurposing the existing building for education, health care, and/or connecting neighbors. The community continues to see little or no relationship between the proposed project and these values.

Lack of Fit:

Not only does the proposed project not fit community needs and values, it is not a compatible fit for the site. The existing school building is a model of compatibility with its low profile, setback from the street, and open design. Project no. 14296-MPD-1 would expand to the sidewalk, stand nearly as tall as neighboring Saint Francis Church, and reduce their available parking. Simply put, this project is just too big for the space and does not fit the character and scale of the setting.

Lack of Options:

At our last community meeting on January 28, many expressed concerns about the validity of the project's market study for our area, and minimal flexibility inherent in the design. Since few are convinced the project is

sustainable to begin with, the question was asked: What happens if it fails? The fear is that the community would be stuck with a large structure of limited use in the heart of our neighborhoods. We cannot afford the risk of a failed project of this scope any more than the Diocese can.

Community support is the foundation of any successful project because it draws upon the collective experience, knowledge, and insight of its members. It has been our experience with this project that it reflects the vision of a distant few rather than of the many living in our neighborhoods. We hope the Diocese will re-consider its position and support a sustainable re-use of the school building, the property, and the needs of the community it serves. We urge the City Planning Commission to support our neighborhoods and reject approval of this project.

Sincerely yours,

Les Cline
President, 49/63 Neighborhood Coalition
President, Rockhill Crest Neighborhood Association
President, UMKC Volker Neighborhood Council



Finance and Administration

March 9, 2015

VIA EMAIL ONLY

Babette Macy, Chair (c/o Joseph Rexwinkle: joseph.rexwinkle@kcmo.org)
City Plan Commission (CPC)
City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor
Kansas City, MO 64106-2795

RE: Case No. 14296-MPD-1 Catholic Student Housing Project, 5200 Block of Troost Avenue/ West Side

The University of Missouri – Kansas City (UMKC) first responded to a proposed development on this project site by the same developer in August 2012 and responded a second time in February 2014. Much of our original position statements are unchanged. With respect to student housing, UMKC provides over 1,800 beds of student housing, including our new Hospital Hill Apartments on the Hospital Hill Campus on the east side of Troost Avenue, which reflected a strong partnership with both the City and the surrounding neighborhood. UMKC supports a diversity of housing options for our students based upon their financial needs and personal preferences. For these reasons, in terms of the proposed use, this faith-based Student Housing project is consistent with a diversity of housing options which UMKC does not oppose. **Conversely, with respect to the project specific parking provisions and public engagement process, UMKC cannot support the current project for reasons which I will more fully explain.**

It is most important to UMKC that any proposed off-campus student housing project provides the amenities that our students desire, competes equally in the market place and respects the strong neighborhood and community relations that UMKC has nurtured and enjoyed over the past decade. In these areas, UMKC has strong concerns about this project.

Parking Ratio:

As shared with City staff in 2012 and 2014, a higher education industry standard for the type of student housing being proposed is to provide 0.8 parking spaces for each bed of housing. This is the level of amenity that UMKC provided when we created the Oak Place Apartments and the Hospital Hill Apartments. Rockhurst University has also confirmed that this ratio was used for their student townhomes project. These ratios respect the fact that while all college students do not have a car, those who reside in these apartment developments are very likely to have one.

UNIVERSITY OF MISSOURI – KANSAS CITY

103 General Services Building | 1011 E. 51st Street \ Kansas City, MO 64110-2499 \ p 816-235-2650 \ f 816-235-5582

RE: Case No. 14296-MPD-1 Catholic Student Housing Project, 5200 Block of Troost Avenue/ West Side

Page 2

In failing to provide adequate onsite parking, this new development will not be providing the amenities that students will demand. Furthermore, to permit a lower parking ratio than the industry standard will give the project an unfair economic advantage from a development cost perspective. It will also likely result in more students having to park in adjacent neighborhoods create additional conflict and frustration for all. With neighborhood parking restrictions in place for the immediately adjacent Rockhill Crest Neighborhood, students would likely be forced into the Troostwood Neighborhood. This parking will worsen already strained neighborhood relations with respect to both Rockhurst and UMKC student parking.

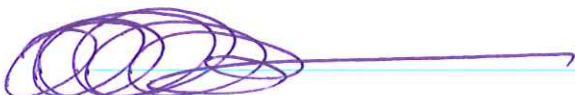
Although the developer has improved the parking ratio from previous submittals, moving from 0.35 spaces per bed to 0.66 spaces per bed, this still represents a shortfall of over 33 spaces based upon a 237 bed plan. In addition, the potential use of the projects spaces by visitors to the complex and by Saint Francis Xavier church does not appear to have been addressed in the current plan.

Community Engagement:

Throughout its history this project has been characterized by very limited and adversarial community engagement. Although I was not able to attend the meeting due to the late notice on rescheduling by the developer, it is my understanding that the one and only community meeting that the developer convened on January 28th, 2015 with the 49/63 Board of Directors and interested community members continued this engagement culture. The only truly substantive and cooperative community engagement in the life of this project occurred in the summer of 2013 when a community needs assessment was completed by a diverse and engaged group of institution and neighborhood leaders. This assessment was dismissed by the Diocese and the current plan stands programmatically unchanged from what was propose prior to the community assessment.

In closing, UMKC requests that the City Plan Commission not approve this project until such time as plans are submitted that reflect no less than a 0.8 parking spaces to 1.0 bed ratio and that clearly account and provide for existing St. Francis Xavier Church parking and student housing visitor parking. UMKC also requests that this project not be approved until such time as the developer has engaged with the neighborhood in a process which reflects our shared standards of meaningful and transparent community engagement.

Respectfully submitted,



Robert A. Simmons AIA MPA
Associate Vice Chancellor Administration

RE: Case No. 14296-MPD-1 Catholic Student Housing Project, 5200 Block of Troost Avenue/ West Side

Page 3

Cc: Sharon Lindenbaum, UMKC
Stancia Jenkins, UMKC
Matt Heinrich, Rockhurst University
John Flynn, Domus Development Group
Steve Harms, Tri-North Builders
Les Cline, Volker Neighborhood Council and 49/63 Neighborhood

Riva Capellari
6134 Locust Street
Kansas City, MO 64110

March 9, 2015

Babette Macy, Chair
CPC, City Hall, 15th Floor
414 E. 12th Street
Kansas City, MO 64106

Re: Case #14296-MPD-1 Master Plan Development

Dear Chair Macy,

I am writing with concerns regarding the proposed development of Catholic Student Housing on Troost. The current design is out of scale with other area buildings and creates a parking availability issue for the housing and for Saint Francis Xavier next door.

There is also the question of the Parish Hall that was to be part of this development, but no plans for this so far have been forth coming to the neighborhood or to the parish.

If this is to be Catholic student housing, what is the criteria for acceptance into the housing and will this raise any legal issues, for example, will non-Catholics or single parent (or family) students be able to reside in this housing. What is the prospect for filling this residence hall? And what will be the rental? Will it be affordable to students?

These are concerns and questions I believe need to be thoroughly addressed before any plans are given the go ahead. As a 26 year member of this community I feel very strongly that the residents of this area should have a voice in this decision.

Thank you for your consideration of my concerns.

Riva Capellari
Board, Astor Place Homes Association
Branch of 49/63 Homes Association

635 E. 70th Street
Kansas City, MO 64131

22 February 2015

Babette Macy, Chair
City Plan Commission
City Hall, 15th Floor
414 E. 12th Street
Kansas City, MO 64106

RE: Case No. 14296-MPD-1 Master Plan Development

Dear Ms. Macy:

As a parishioner of St. Francis Xavier parish and as a Kansas Citian concerned about the successful redevelopment of Troost Avenue, I write in opposition to the Catholic Student Housing Project proposed for the current school site at 53rd and Troost. I have been involved with this project since its first iteration in 2012 and have many reasons for opposing it but will limit my comments here to three.

First, the history of this project has been one of bad-faith dealing with the neighborhood groups and parishioners who care about the future of this property. They have avoided meeting with us, presented incomplete information, belittled suggestions that might make the development acceptable, and misrepresented key aspects of the project. One example: The first proposal called for (approximately) a 380-bed facility. We objected that this was far too large for the site but were told by the developers a smaller facility was not financially feasible. However, they are now proposing a 237-bed facility, with no believable explanation of why this downsized version is now financially viable. As a Catholic, I believe trust is built upon transparency, goodwill, and a sincere desire to work with the people of the community affected by this project. I have seen none of these traits in this long, drawn-out process.

Second, this third iteration of Catholic student housing is still too large for the site. They propose a parking ratio of approximately .7 spaces per bed. Though better than earlier proposals, this is still inadequate for a residence hall (UMKC uses a .8:1 ratio). But this project is to be more than a residence hall. It is also to include office space for the Fellowship of Catholic University Students (FOCUS) and to provide something of a Newman Center function for non-resident UMKC students. (Newman Centers typically offer religious services, spiritual counseling, and social events to interested students). The new proposal's parking ratio is woefully inadequate for such purposes. St. Francis Xavier parish will lose parking spaces to this project, necessitating spill-over into the neighborhood on Sundays and for events such as weddings and funerals. Adding to that burden on the neighborhood is the project itself, whenever it hosts non-residents. This, to me, is a deal-killer by itself.

Finally, I do not trust a market study secured by the developers who will profit from the project whether it succeeds or fails. It is highly suspect. Our group's discussion with FOCUS students revealed they thought about seven of their membership would be interested in living in this residence hall. The rates are high and the amenities few. If it fails, Troost will be left with another empty structure—but one that is so inflexible in design that it cannot be adapted to other purposes. Ironically, the current closed school building could easily be retrofitted to provide Catholic student housing to a smaller number of students at a much lower cost and risk, with far more flexibility to meet current and future community needs.

I urge the City Plan Commission to join the community in strenuously opposing this project. It is simply not a good fit for the community's needs and values. Thank you for your time and consideration.

Sincerely,

John Veal

Joseph Rexwinkle

From: Maureen Hardy <meanie.hardy@gmail.com>
Sent: Sunday, March 01, 2015 11:10 PM
Subject: Fwd: Case No. 14296-MPD-1 Master Plan Development

Categories: Red Category

----- Forwarded message -----

From: **Maureen Hardy** <meanie.hardy@gmail.com>
Date: Sun, Mar 1, 2015 at 4:13 PM
Subject: Case No. 14296-MPD-1 Master Plan Development
To: Les Cline <teacherslandscape@att.net>

Maureen & Gene Hardy
7411 Pennsylvania
Kansas City, Mo. 64114

March 3, 2015

Babette Macy, Chair
City Plan Commission
City Hall, 15th Floor
414 E. 12th Street
Kansas City, Mo. 64106

Dear Ms. Macy,

My family and I lived 5 blocks away from St. Francis for 25 years. We love this area for many reasons and mainly because of the diversity especially when St. Francis had a school full of small children.

We have been members of St. Francis for 45 years and love our church. This project will negatively impact our church by reducing the parking and dwarfing our beautiful church with this big building right on top of it.

We were also promised a parish hall on this plan in the school and now that doesn't seem like it is going to happen. We had a parishioner pass away 2 weeks ago who had been a member for 50 years and we had to find a place to have her luncheon. So many people at the church oppose this plan and are so sorry about the thought of a big developer coming in and taking over our sacred space.

Sincerely,

Maureen & Gene Hardy

Diane M. Marrin
6532 Edgevale Rd
Kansas City, MO 64113
March 1, 2015

Babette Macy, Chairperson
City Plan Commission (CPC)
All City Plan Commission Members
City Hall, 15th Floor
414 E. 12th Street
Kansas City, MO 64106

Re: Case no. 14296-MPD-1

The Catholic Student Housing Project for 5220 Troost proposal is out of touch with the many initiatives that already seek to improve this neighborhood for the people who live, work and worship there. I have been a resident and educator in Kansas City's urban communities for many years.

In this Kansas City neighborhood desperate for housing, education, jobs, grocery stores, 24/7 child care, and senior services, residents are trying to build a viable neighborhood. Building a "Catholic" dorm for UMKC students seems totally out of sync with both neighborhood and parish hopes for investment in the people of east Kansas City. This property is next to a vibrant Catholic Church and across the street from a Jesuit university with long standing ministry to students and the neighborhood. There are already resources in place that invite Catholic students to respond to the many calls of Pope Francis to "be engaged in the life of the greater society".

Several years ago an extensive needs assessment of the parish and community was done with the donated help of BNIM Architecture. Neighbors saw a number of potential reuses for the building that would benefit their community: a primary school, an early childhood development and family counseling center, a culinary center, a business/non-profit incubator, workforce training classes/adult education/university outreach space, event space, and/or a garden and summer market.

The proposed student housing plan no longer provides the parish gathering place which for years has brought people together to pray, to celebrate, to learn, and to build a more fair and just community. While the current plan proposes to repurpose the gymnasium into a "commons" this does not meet the needs for the diverse activities of St. Francis Xavier Parish. The "commons" would have to be scheduled through the diocese or the management company responsible for operating the student housing.

The project does not include sustainable features regarding energy and resources. There is no apparent effort to apply LEED principles for environmental and economic integrity.

The architectural firm, construction manager, structural engineer, and landscape designer are from Madison WI. Will any local minority construction companies be involved with job opportunities for local residents?

The \$16 million price tag could be invested in the people of these neighborhoods, long abandoned by the Catholic Church, rather than in high-end Catholic student housing where apartments will rent from \$700 - \$1200 a month.

Sincerely,
Diane M. Marrin

Kenneth W. Spare
5310 Holmes St.
Kansas City, Mo 64110
February 26, 2015

Babette Macy, Chairperson
City Plan Commission (CPC)
All City Plan Commission Members
City Hall, 15th Floor
414 E. 12th Street
Kansas City, MO 64106

Re: Case no. 14296-MPD-1

I am profoundly opposed to the Catholic Student Housing project submitted as 14296-MPD-01. My family lives in Crestwood which is just a few blocks away. I am the past president of the Crestwood Homes Association and a member of the board of the Rockhill Crest neighborhood association that includes Saint Francis Xavier. My family has lived in the neighborhood for 35 year. We are members of the St. Francis Xavier parish.

In the last three years, I have been present for several large and small neighborhood meetings dealing with this project. I and several members of the neighborhood and parish have met on several occasions with Bishop Finn and the builders. They have been completely unwilling to seriously look at alternatives that would repurpose the school building. I have seen virtually no support for this project from members of the Saint Francis Xavier parish or from any neighborhood persons or groups.

While some might try to make the case that this project is needed to provide "faith based housing", that is not the case. Rockhurst as a Catholic university already provides this opportunity. Further they might say that this project provides needed space for FOCUS and for students to have a space to congregate to celebrate Mass. Again this is not the case. If we were allowed to repurpose the school building these needs would also be addressed.

This proposed project does not meet the approval requirements of a Master Plan Development.

1. It does not preserve natural resources.
 - a. In fact by tearing down the school it squanders the extraordinary investment in materials and useful life of the present school building. The school, although owned by the Diocese of Kansas City/ St. Joseph, was built with funds raised by parish members and parents of students attending the school. The charter school that was there was ready to sign a new 5 year lease when Bishop Finn instructed Fr. Matt Ruhl not to sign the new lease.
2. It does not provide new neighborhood/community amenities.
 - a. The current building provided a place for UMKC's Focus group to meet, and provided Murphy hall, which served as a great parish hall and was used by the Boy Scouts. The church also had use of the gymnasium for special events, like fund raisers and large sit down dinners. Since Bishop Finn had everyone move out of the St. Francis Xavier school, the Focus group has been celebrating Mass in the St. Francis Xavier church chapel. That group usually is around a dozen students, mostly from UMKC. St. Francis has gone without a parish hall.

3. Urban design and level of development quality fall far short of being good design or quality development.
 - a. Tri-north, the builder, admitted in the January 28th public meeting that they have minimized cost wherever they can in order to make it enticing for getting the funding. They have said that the number of beds is under the accepted number usually needed to justify the expenditures.
 - b. The massing is such that for several hundred feet on both Troost Ave. and 53rd street the building is right up to the side walk. This leaves no room for landscaping. This is inconsistent with all other housing projects by UMKC and Rockhurst. This is because fundamentally this proposed project is too big for the space.
 - c. While the current plan proposes to repurpose the gymnasium into a “commons” they no longer even call it a parish hall. In fact no engagement has been done with the parish to be sure it is possible to meet parish needs as a parish hall. The “commons” would have to be scheduled through the diocese. And it would be up to the diocese to determine the cost involved with using the space.
4. It does not enhance the community by providing housing for all ages, sizes, incomes and lifestyle choices.
 - a. The project is to include apartments with a total of 237 bedrooms. This plan provides 172 parking spaces, eight of which are on the St. Francis Xavier church ground. The onsite parking is thus 166 or 0.7 parking spaces per bed. The standard used by UMKC and Rockhurst is 0.8 per bed. The parking spaces are priced separately from the rental units. The result is many students will opt out of paying for parking and hope to park on the streets of the neighborhood. Parking in all neighborhoods by students has always been a big problem. Due to this a great deal of neighborhood work went into getting most of the adjacent neighborhood designated as parking with resident parking permit only. This is only a restriction during the day. Adding another dense group of people looking for parking will only exacerbate the problem for the people who live in the neighborhood.
 - b. This project is not intended to be inclusive. Fair housing standards bar them from restricting renters to Catholic students. But the builder and Diocese representative stated in a public meeting that they will enforce strict moral codes of conduct and emphasize religious programming. By doing that they expect to strongly discourage renters who do not want to live in a controlled environment.
 - c. Because of the size of the apartments and the small kitchen and very minimal closet space, the building cannot be repurposed to include families. It is designed solely for students willing to pay above average price for below average amenities. It is not designed for all ages, sizes, incomes and lifestyles but rather for a very narrow and limited group and has no intention of being socially equitable.

In closing, this project is not good for the city. It is not good for the parish or the neighborhoods that surround it. It does not merit the special opportunities of a Master Plan Development. By tearing down a usable structure it squanders existing resources for a very small target of beneficiaries. This target group may not even exist in quantities to make the occupancy minimum to make it a viable project. If that fails, there is no potential to repurpose the building.

Sincerely

Kenneth W. Spare

Michael R. Harris
4312 W. 112th Terrace
Leawood, KS 66211
(913) 649-9894

RECEIVED
MAR 9 2015
CITY DEVELOPMENT

March 4, 2015

Babette Macy, Chair
City Hall, 15th Floor
414 E. 12th Street
Kansas City, MO 64106

RE: Case No. 14296-MPD-1 Master Plan Development

I reside in Leawood, Kansas and am a member of the 49/63 Neighborhood Association Real Estate Committee. Also I own 2 duplexes within 3 blocks of the above project. I do not support the Catholic Student Housing project but not because I am fearful of the competition but quite the opposite. I do not think the project is feasible.

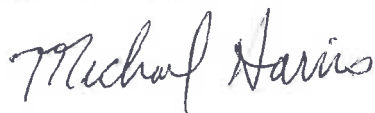
To the best of my understanding each of the 230, 1200 square foot units will be 2 or 3 bedroom units, with the 3 bedroom units renting for \$700 per month per bedroom or \$2100 per month income. Within a 5 block radius, a student can find a 1200 square foot 2 bedroom unit for \$300 per bedroom or \$600 total. These units have off street parking, front porches, a study room, storage, and a laundry room. Each one of the units has a living room, dining room and full bath. These units are safe and secure. I should know because I own 2 duplexes that match this description.

Now the question for the planning committee is when the 230 proposed units fail, which it will, because it is twice as expensive per bedroom as the going rate. Who will pick up the residue? At the Community Meeting on January 28th, I asked Bishop Finn's representative that very question and received a vague and confusing answer.

Until the finances are safe and transparent this project should not proceed. There are as many as 10 reasons NOT to go forward with the dream of one man Bishop Finn, but if the project fails the person with the dream, Bishop Finn will not suffer the consequences, but the people of the Archdiocese and the Neighborhood will suffer the consequences. This is reason enough to stop the project.

I am in total agreement with all of the concerns expressed by the parishioners and the 49/63 Neighborhood coalition.

Sincerely, Michael Harris



SOUTH PLAZA NEIGHBORHOOD ASSOCIATION INC.

Wornall to Oak and 47th Street to 51st Terrace

5128 Brookside Boulevard

Kansas City, Missouri 64111

813-914-8761

RECEIVED

MAR 9 2015

CITY DEVELOPMENT

Babette Macy, Chair

March 4, 2015

City Planning Commission (CPC)

City Hall, 15th Floor

414 E. 12th Street

Kansas City, Missouri 64106

RE: Case No. 14296-MPD-1 Master Plan Development

Madame Chair,

I am writing this letter requesting your commission to vote non-support for this proposal. I have been neighborhood president in my neighborhood for over twenty years. This proposal comes with absolutely none of the developmental requirements of neighborhood project of this nature nor those of a faith based group. Good planning is neighborhood up or faith based community up. Meaning seek the needs of the community and listen carefully to their needs and proceeding with caution and seeking feedback from beginning to end.

None of this has been evidenced. Rather it seems to be another proposal from a person of question character who neither takes the needs of the parish or the community into account. His proposal process is autocratic and does not behoove a man of his station. It reflects poorly on him, his office and the entire church leadership. "This is the right thing to do because I am the Bishop and I say it is." This is the message everyone gets from his leadership style and community development process.

This alone is probably not the most telling feature. A bad personality, poor leadership and community development skills, and a disregard for the needs of the community and parish are what actually "sinks his ship."

This proposal is simply too much for a small space. It is something his parishioners and neighborhood community do not want. It does not fit the community's needs assessment. It does not provide project designs, details or cost analysis.

Consequently we strongly support denial of this proposal. It has no merit and the saddest part is that it wastes your time as well as the parishioners and neighbors who really do have better things do.

Please tell him to not come back without approval from his parish and the surrounding neighborhood leaders.

Sincerely,



Keith E. Spare, MS, M.Div

President of South Plaza Neighborhood Association, Inc.

14296-MPD-1

To Planning Commission
15th Floor
City Hall
414 E 12th Street
K.C., MO 64106

RECEIVED
MAR 9 2015
CITY DEVELOPMENT

53rd and Troost

I live very near 47th and Troost. I have been informed about the plans to demolish the old school at 53rd and Troost. I drive by there frequently. It is very unattractive and tends to drag down the neighborhood in which I live. A lot of new and attractive apartments are being built close to my home for students. House renovations and updates are going on in my area, including my own home. I think a new updated business or school building is just what we need to help make the area a welcoming space.



Eva Perkins
4537 Gillham Rd.
Kansas City, MO 64110-1552

Keith E. Spare, MS, M.Div. LPC
5128 Brookside Boulevard
Kansas City, Missouri 64111
813-914-8761

RECEIVED
MAR 9 2015
CITY DEVELOPMENT

Babette Macy, Chair

March 4, 2015

City Planning Commission (CPC)

City Hall, 15th Floor

414 E. 12th Street

Kansas City, Missouri 64106

RE: Case No. 14296-MPD-1 Master Plan Development

Madame Chair,

I have worked with developers as a home owner and community activist for 20 years or more. This is probably the worst I have seen. Actually it is the second worst as I just remembered his first.

As an ordained clergy, professional counselor, and one who truly cares about our collective communities I would advise him to stick with things he know more about. His proposal is not only poorly developed but it is inappropriate for these times

This proposal comes with absolutely none of the developmental requirements of neighborhood project of this nature nor those of a faith based group. Good planning is neighborhood up or faith based community up. Meaning seek the needs of the community and listen carefully to their needs and proceeding with caution and seeking feedback from beginning to end.

This proposal is simply too much for a small space. It is something his parishioners and neighborhood community do not want. It does not fit the community's needs assessment. It does not provide project designs, details or cost analysis.

Consequently I strongly support denial of this proposal. It has no merit and the saddest part is that it wastes your time as well as the parishioners and neighbors who really do have better things do.

Please tell him to not come back without approval from his parish and the surrounding neighborhood leaders.

Sincerely,



Keith E. Spare, MS, M.Div., LPC

RECEIVED

MAR 5 2015

CITY DEVELOPMENT

March 1, 2015

Dear City Plan Chairperson, Babette Macy,

I am writing about my concern about the proposed Dorm building at 5200 Troost. I am a member of St Francis Xavier and have listened patiently for the past 3 years while the KCMO diocese and Domus have made their presentations. I have grave concerns about this project for several reasons.

- 1) I do not believe there is adequate interest/need for a faith oriented dorm style building. Neither UMKC nor Rockhurst University seems to need to build more dorm buildings and to have it focused on this small segment of orthodox lifestyles makes the number of potential residents even smaller. The rent is quite high (\$700-1200 per person) and does not include meals. As a mother of 3 recent graduates I know this is on the very high side. The project proponents say they are targeting upperclassmen from UMKC. Maybe they could pull 30 to 50 students who have this conservative interest in a residential hall but not the 268 they need to fill the rooms and pay the bills.
- 2) If this building fails, we the community are left with an unattractive building that does not translate well into a regular apartment building with its proposed kitchenettes, small closets and too few parking spaces.
- 3) The existing building could be remade into so much more for the community and would not look out of place like the 3 story proposed building. We had a study done on how we could better utilize this space for the community and it has been completely ignored by the Diocese. They have not engaged the community but rather they engaged a high powered legal team to try and push this through.

The community deserves better than this. Your planning committee has shot it down twice and this plan is no better. You can dress up a pig, but it is still a pig and that is what Kansas City, Troost and SFX will be stuck with if we let the Dioceses and their legal team have their way with this proposal.

Please say no to this plan.


Sarah Cunningham Jurczyk

Bert S. Braud
506 East 44th, #300
Kansas City, MO 64110
bert.braud@gmail.com

Babette Macy, Chairperson
City Plan Commission (CPC)
All City Plan Commission Members
City Hall, 15th Floor
414 E. 12th Street
Kansas City, MO 64106

RECEIVED
MAR 5 2015
CITY DEVELOPMENT

Re: Case no. 14296-MPD-1
DOMUS – A Solution Without a Problem

Dear Members of the Planning Commission:

I write to express my strenuous opposition to the so-called “housing project” being proposed by the Diocese of Kansas City/St. Joseph, to be constructed at 52nd and Troost. For the reasons stated below, I urge that you vote against approval of this project.

I live at 44th and Rockhill, just north of the Nelson-Atkins Art Museum. I am a member of St. Francis Xavier Parish and regularly attend Mass and other functions at the church. I am currently President of the Rockhill Condominium Homes Association.

I won't get into the design compatibility issues with the neighborhood, and the lack of aesthetic blending with the buildings around it. I am sure others will address these concerns. But, I recently attended a presentation by the Diocese concerning this project. What I heard was lots of vague references to plans and ideas, and absolutely no firm answers to serious questions about the project.

For example – is this a dormitory? Well, we were told, technically, *no*. To get the financing for the project, the developers can't call it a dormitory. It's got to be called “housing,” theoretically available to anyone who wants to rent. Anyone, that is, who wants to live with several other people in a few hundred square feet, without a real kitchen. They describe it, by the way, in terms of beds – in this case, 237 beds – and not in terms of “units” or “apartments.”

It will be marketed to students at UMKC, who apparently have a sudden need for something they've done without for decades.

In other words, if it looks like a dormitory, sounds like a dormitory, and smells like a dormitory, it's probably a dormitory, but “don't *tell* anyone it's a dormitory, or we'll lose our funding.” I urge you to put this question directly to the promoters at the hearing – “Is this a dormitory?” – and brace yourself for the double-speak in the answer.

Is there a need, that will be fulfilled? No clear answer has been provided to this question. There is no indication that a legitimate market survey has been done. And whether there's a need or not, can they fill the 237 beds? I urge you to ask the promoters what the break-even revenue point is,

and how the promoters get there. The estimates we heard at the January 28 meeting at St. Francis Xavier were in the neighborhood of \$1,000 or more per month – for a bed, no real kitchen, several roommates in a 1,000 square feet, no meal plan, and no parking spot (for parking, you have to pay more).

I am no real estate guru, but common sense tells me this is not a market-rate "housing unit" and leads back to my first question – is this a dormitory?

What is the non-monetary cost to the neighborhood? The parish is the big loser. We've had our parish hall taken from us. Want more double-speak-dance-around-the-answer fun? Ask the promoters whether the parish will get to use what was the Parish Hall. The answer we got was, "Technically, the hall will be part of the development, so we can't formally say it's the parish's to use. But we're sure you will get to use it whenever you want to. We just can't promise that or put it in writing, because the plan has to say otherwise."

Please vote against this project. It is a classic solution without a problem. The developers have not met their burden of showing why this project should go forward.

Sincerely

Bert S. Braud

February 12, 2015

To whom it may concern:

Please consider allowing the Bellarmino project to come to fruition! I think it would greatly benefit the school, campus, and surrounding community.

Sincerely,

Jamie Cailteux

February 12, 2015

To whom it may concern:

My name is Kate Hernandez and I am a graduate of Rockhurst University '09 and '12. I am writing in support of the Bellarmino Project for UMKC and Rockhurst University Catholic students.

This ministry would be an awesome benefit to the colleges and St. Francis Xavier community for many reasons. As an undergraduate student I lived in on campus housing. I cherished my experiences in the dorms however into my junior, senior and three years as a graduate student of physical therapy, I would have appreciated a secure residence with like-minded students. Although UMKC and Rockhurst are just a street apart, I felt a disconnect from UMKC and this space could be a connecting point.

Francis Xavier parish became my parish in college and having the events with the church within that dwelling space probably would have strengthened my involvement in the parish.

Finally this new structure would enhance the area and may help with the negative reputation Troost Avenue often gets. Please support this ministry!

Sincerely,

Kate Hernandez

February 12, 2015

To whom it may concern:

The Bellarmino Project sounds like it would benefit the area the building is in. I've walked past in before and agree that it is "an eyesore".

Sincerely,

Michael Latimer

February 18, 2015

To whom it may concern,

I am in support of the proposed Bellarmino building project on the property of St. Francis Xavier Parish. I believe that it is time that Kansas City allows this project to become a beacon of hope for students, especially students of faith. If this building becomes a Catholic center for campus ministry, I know students from both UMKC and Rockhurst will benefit.

Dominico Nguyen

Diana Spare
5310 Holmes St.
Kansas City, Mo 64110
February 25, 2015

Babette Macy, Chairperson
City Plan Commission (CPC)
City Hall, 15th Floor
414 E. 12th Street
Kansas City, MO 64106

Re: Case no. 14296-MPD-1

I have lived near the Troost Corridor for the past 35 years and been a parishioner of St. Francis Xavier Catholic Church for the same amount of time. Over those years, I have welcomed good projects and developments on Troost that have benefited our community and city—like the Discovery Center at 48th and Troost and the Stowers Institute at Troost and Volker Blvd. However, I do not welcome and cannot support the proposed “Catholic Student Housing Project” for 5220 Troost. My reasons are as follows.

1) There is no community support for it, either from the neighborhood or from the parish, because it provides no benefits to our community. Section 88-280-03 “Developer’s Statement of Intent” for Master Planned Development District clearly refers to the necessity for “community benefits”. To ascertain just exactly what *would* benefit our community, a Community Needs Assessment was done in June, 2013, by BNIM Architects. That assessment did not indicate any need for student housing. What it did indicate were real needs for social services—things like preschool and child care for working parents. The nearby Berkeley Child Development Center has a long waiting list, as does Operation Breakthrough farther north on Troost.

Neither UMKC nor Rockhurst University support this housing project. The 49/63 Neighborhood Coalition opposes this project.

2) The project is too large for the site. The design requires building right up to the sidewalk on both Troost and 53rd Street, plus it takes part of the lawn and driveway of St. Francis Church to the north. Even at that, the site doesn’t provide enough space for adequate parking for 237 residents.

3) The design of this project allows no way to re-purpose the building should occupancy not meet expectations and the project fails. Tiny apartments with 3 or 4 tiny bedrooms, a mini kitchen, and minimal storage space do not meet family needs.

Ironically, the existing St. Francis school building could readily be renovated. There is no reason to tear down this structurally sound building. The needs of the neighborhood for something like a school or child care, the needs of St. Francis for a parish hall, and the need of Catholic FOCUS students to meet can all be met in the existing school building. In fact, the existing building *was* doing all that until Bishop Finn shuttered it. In sum, this whole expensive, contentious project is unnecessary.

Respectfully yours,

Diana Spare

David C. Kinred
5306 Charlotte St.
Kansas City, MO 64110
March 7, 2015

Babette Macy, Chair
City Plan Commission Members
City Hall, 15th Floor
414 E. 12th Street
Kansas City, MO 64106

Re: Case no. 14296-MPD-1

This revised Master Plan Development (MPD) proposal has been reviewed by many people in our Rockhill Crest Neighborhood and the 49/63 Neighborhood Coalition -- the communities most impacted by this project. I have not found anyone who is currently in favor of the granting of this MPD. I am an officer on the board of Rockhill Crest and we already face a nearly impossible parking situation on this Southeast (Troost) end of the UMKC campus. Many international students in the UMKC housing on the Northwest of the campus do not have cars, but these upperclassmen Catholic students certainly would.

We rent rooms to UMKC students at a rate of \$315 per month plus utilities. UMKC Homes rents houses in Rockhill Crest and charges a similar rate. I cannot believe students in this Rockhill Crest Troost area would want to pay double the going rate. Can Troost afford a colossal, ill-conceived bankrupt project?

The Saint Francis Xavier Parish has over many decades contributed enormously to our neighborhood. The 49/63 area is filled with the hard working parishioners. These members gave sacrificially for the construction of the architecturally significant fish shaped church and the adjoining school that so perfectly complements it. Through many community collaborations with Rockhurst and UMKC we have seen this section of Troost grow into the architectural Miracle Mile of Kansas City. This proposed oversize, crowded, boxy structure clashes miserably with the architecturally beautiful buildings UMKC, Rockhurst, and Saint Francis Parishioners have worked so hard for. Let's not wreck the best thing going.

Why is it that sexually abused parishioners have to hire a law firm in order to get this Bishop to listen to them? Why does this Bishop have to hire a law firm in order to tell Saint Francis parishioners his plans for their school? Is this the Land of Oz? But, where is Toto to pull back the curtain on this cruel scheme? When will these non-profit profiteers give up their money hungry ventures and serve their own people?

Serving this community for 25 years,

David C. Kinred (Secretary of the Rockhill Crest Neighborhood Association)

Laurie Kinred
5306 Charlotte St.
Kansas City, MO 64110
March 8, 2015

Babette Macy, Chair
City Plan Commission Members
City Hall, 15th Floor
414 E. 12th Street
Kansas City, MO 64106

Re: Case no. 14296-MPD-1

I have lived in the Rockhill Crest and 49/63 Neighborhoods since 1976 in two different homes near St. Francis Xavier Church and School and have known many St. Francis parishioners as neighbors and friends. Though I am not a Parish member, nor am I Catholic, I have very high regard for these people as I have seen them raise their families and conduct their lives as engaged members of our community. Many gave sacrificially to build the school and to send their children there. These parishioners living in our neighborhood over so many years are a large part of the reason this area of Kansas City has remained stable, livable, and family friendly. As I have listened to many of the parishioners speak at 6 or more public meetings, I have been impressed by their composure, intelligence, and respect in voicing their concerns to representatives of the Diocese, Tri-North Builders and Domus. Their need for a suitable Parish Hall and their desire for this outstanding school building to remain intact for educational and community use should not be disregarded – especially by a Bishop and Diocese that these parishioners continue to support by the giving of their personal financial resources. Yet, at each public meeting this Catholic Housing Project continues to be presented as a done deal. Some changes have been made, but basically the objections of the community and the Parish have not been resolved:

- 1) There is no need for a Catholic dorm of this magnitude on this small site.
- 2) There is not nearly enough parking spaces provided since the availability of street parking is virtually non-existent.
- 3) Community amenities are not at all part of the plan.
- 4) No definitive plans or drawings have been presented that ensure St Francis Xavier Church would have a Parish Hall comparable to what they had previously and available for their use as needed.
- 5) The viability of this project is very much in question due to the very limited appeal of this type of dorm and the high rental rates for the small apartments. If it is built and fails – then what?
- 6) The unattractive architecture, over-sizing of the building and lack of sufficient green space clash with the beautiful unique church building and grounds next door.
- 7) There is a total lack of community and Parish support for this project.

It is my understanding that the current school building has some living units in it, which had been used by sisters who taught at the school. Why not use these for the small number of Focus students who want a Catholic living situation, and let the rest of the building be used as it has been in the past – for a school, a Parish Hall, and meeting space for the Focus students as well as for various 49/63 neighborhood gatherings. We know of a least one school that would like to rent the building. I am opposed to this project and I urge you not to approve this project for the MPD status.

Sincerely,

Laurie Kinred

**Alice Kitchen
3725 Valentine Road
Kansas City, MO 64111-3839
816-753-4424**

Babette Macy, Chair
City Plan Commission (CPC)
City Hall, 15th Floor
414 E. 12th Street
Kansas City, MO 64106

RE: Case No. 14296-MPD-1 Master Plan Development

Ms. Macy:

I am a native Kansas Citian and take pride in my city but no longer my Church. I do not support what our KC St. Joseph diocese is doing in my old neighborhood and next door to my former parish, St Francis Xavier. I think the idea of approving Catholic Student Housing Project (case # 14296-MPD-1) is wrong for the neighborhood.

The neighborhood has taken great pains to be involved in their community and have done many studies on use of land and resources in their area. Would that more of our City neighborhoods have done this kind of work. We need to support local efforts whenever we can. Actually this neighborhood has done the City's work.

1. The proposal does not recognize the community needs assessment (completed by BNIM Architects in June 2013).
2. The community around it is not supportive of this proposal and it comes from outside.
3. There is no flexibility of design for re-purposing. If the project fails or times change or this Bishop leaves town, happens then?
4. There are other available resources the Diocese has and can use for the purpose that is proposed.

Your consideration of the neighborhood request should be honored. This is not a case of a society need or a greater good. To fail to listen to our neighborhood will send the wrong message to voters.

Respectfully,

Alice Kitchen
Former Crestwood resident and SFX parishoner

Joseph Rexwinkle

From: Diane Binckley
Sent: Tuesday, March 10, 2015 4:46 PM
To: Joseph Rexwinkle
Cc: Martha Campbell
Subject: FW: CASE NO. 14296-MPD-1

Categories: Red Category

FYI

From: robert behrens [mailto:bbbehrens@att.net]
Sent: Tuesday, March 10, 2015 4:03 PM
To: Diane Binckley
Subject: RE: CASE NO. 14296-MPD-1

I AM DEFINITELY AGAINST THIS PROJECT. OUR FAMILY GREW UP IN THE PARISH, OUR 4 CHILDREN GOT THEIR EDUCATION IN THE SFX SCHOOL THIS SCHOOL COULD STILL HAVE BEEN OCCUPIED BY THE BROOKSIDE SCHOOL. I HEARD FROM A CRESTWOOD BOARD MEMBER THAT THE BROOKSIDE SCHOOL WAS WANTING TO SIGN A 5 YEAR EXTENSION AND THAT THE DIOCESE WAS NOT RENEWING THEIR LEASE. ONE OF THE REASONS I WAS GIVEN FOR THE CONSTRUCTION OF THIS BUILDING WAS IT WOULD PROVIDE RESIDENCES FOR THE CATHOLIC STUDENTS ATTENDING UMKC. APPARENTLY THERE IS A DISCONNECT HERE BECAUSE I GO TO DAILY MASS AT ST. FRANCIS AND YOU CAN NEVER COUNT ON ONE HAND ANY STUDENTS THAT ATTEND THIS MASS! APPARENTLY JUST PLAIN OLD GREED IS PLAYING A BIG PART HERE BY THE DEVELOPER, THE DIOCESE OR BOTH. HOPEFULLY SOME SMART DECISIONS WILL COME FORTH FROM THE CITY PLANNING COMMISSION AND REJECT THIS PROPOSED CONSTRUCTION AND A TENANT CAN BE FOUND FOR THIS SCHOOL.

ROBERT BEHRENS
5514 HOLMES
KCMO 64110

March 5, 2015
Lisa Meinen
5710 Forest Avenue
Kansas City, MO 64110
913-486-0565

Babette Macy, Chair
City Plan Commission
City Hall, 15th Floor
414 E. 12th Street
Kansas City, MO 64106

RE: Case No. 14296-MPD-1 Master Plan Development

Dear Madam Chairperson:

I am a resident of Troost Plateau and a member of St. Francis Xavier Parish. I am writing today to share with you and the commission my reasons for not supporting the proposed Catholic Student Housing Project (case no. 14296-MPD-1). My biggest concerns for this project are:

- 1) Negative impacts to St. Francis Xavier parish
- 2) Community needs assessment needs not being met
- 3) Compatibility with the current buildings in establishing a high-quality livable environment

This project negatively affects SFX. There is no Parish Hall provided for in the current plans. Without a clear and written commitment to provide community space within the proposed structure we must conclude there is no physical space allotted for neither the parish nor the community at large. Additionally, the projected number of residents and their associated vehicles will stress an already stressed parking situation at SFX for services – especially mid-week funerals and other special services.

BNIM Architects conducted a community needs assessment in June 2013. This assessment helps to provide a community based view for future developments. The proposed Catholic Student Housing Project does not align with the community needs. This project does not add economic opportunity nor environmental and social equality – two areas that are vital to our community needs.

The proposed project does not fit within the current neighborhood feel. In addition to its imposing height, there is no set-back like other buildings in the area. This will not encourage additional foot traffic. The designs that I have seen have treated Troost more as an after-thought backyard rather than a front porch of a neighborhood. I am disturbed that there is a plan to house students in a community that physically is putting its back to Troost. Without the set-back it is clear that the main usable entrance for residents and visitors will be the parking lot access and Troost will again be treated as a dividing line.

I applaud the Diocese for taking responsibility for their property on Troost. However, I question the long term impact with their current proposal. Troost Plateau and the other neighborhoods of 49/63 are a unique and vibrant blend of socio-economic, lifestyle, age, race, religion and national origin.

Placing an outsized building that is decidedly exclusive within an otherwise inclusive neighborhood disappoints me. I urge you and the CPC to reject the Catholic Student Housing Project (case no. 14296-MPD-1).

Best regards,

Lisa Meinen

DIOCESE OF KANSAS CITY-ST. JOSEPH
OFFICE OF YOUNG ADULT & CAMPUS MINISTRY



February 11, 2015

Dear Diane Binkley,

I write in regards to the proposed apartment building project at the corner of 53rd and Troost Ave. As the person appointed over the Office of Catholic Campus Ministry for the Diocese of Kansas City-St. Joseph, it is my opinion that the Bellarmino Project by the Domus Development group, in conjunction with the Diocese, should be approved. There are many reasons, below are a few.

The Diocesan campus ministry at UMKC is sorely in need of space for meetings, events, outreach, and a "place to call home" for our Catholic students. This space would allow for that, and would create a strong atmosphere of faith-growth, personal development, and a general improvement of relationships between like-minded students desiring to be supported in their journey. This would benefit our great city, and world, in general. A project like this would greatly aid us in meeting our mission, and I believe could also attract students of faith to these institutions, not to mention infuse money into the economy along Troost.

Lastly, and maybe most importantly, it would give Catholic students a safe environment to both reside and operate during their tenure in college, especially in a world and culture that is so very hostile to people of faith, especially the Catholic faith.

Parents contact me asking about what we have to offer their UMKC or Rockhurst student. Unfortunately, what I have to tell them isn't what I would like to say. The Bellarmino Project would make it possible for me to tell them that we have what they're looking for and what their son or daughter is seeking.

I hope that you vote in favor of the project. Please feel free to contact me for any reason. Thank you for time and consideration in this matter.

Respectfully,

A handwritten signature in blue ink that reads "Dave DiNuzzo Sr." with a stylized flourish at the end.

Dave DiNuzzo Sr. | Director, Office of Young Adult & Campus Ministry
Diocese of Kansas City-St. Joseph, Missouri
816.714.2372 office | 785.534.2575 cell | dinuzzo@diocesekcsj.org
kansascityonahill.org

THE CATHOLIC CENTER
20 WEST 9TH ST. KANSAS CITY, MISSOURI 64105 816.756.1850 WWW.DIOCESEKCSJ.ORG

February 11, 2015

To Whom It May Concern:

I am writing in regards to the Bellarmino Project aspiring to provide an apartment complex complete with meeting rooms, offices, chapel and commons space at the 53rd and Troost area. I come from and currently live in the Kansas City area, and as a recent graduate of Saint Louis University, a school very similar in location and mission to Rockhurst University, I wish to convey how important a project like this is for the students and community in the area.

In the beginning years of my education, I lived in a very similar complex to the one being proposed in the Bellarmino Project and can personally attest to its positive attributes in my life. The meeting rooms allowed us to plan group projects, both for school and community service. The offices provided a unique space for the campus ministers to work and interact with students daily: I frequented the office of a particular campus minister often to ask for advice or just have a particularly friendly face to see when I was feeling homesick. Lastly, the chapel provided me a place of refuge and refreshment during the long, stressful weeks of studying. I spent many moments listening in prayer to my calling to serve others and learning how I could best carry that out.

One of the best and most important ways I met my now life-long friends was also by living in a building that allowed us to share the same values, faith and morals openly and frequently. Students in these kinds of buildings develop incredibly deep relationships with each other that allow them to become the best and truest version of themselves to others, which will *always* be a benefit to the others in the building, the community surrounding them and eventually the rest of the places throughout the world they will live.

I spent a summer home taking classes at Rockhurst and can distinctly recall how difficult that time was for me not having the community, friends and prayer time I was used to at Saint Louis University. I would have gladly welcomed a complex such as the one proposed in the Bellarmino Project even if I could only use it and get to know its members for a short summer. It's extremely difficult for college students today to find their place as members in the community to serve others in a culture that constantly encourages and promotes self-centeredness as the key to happiness. The Bellarmino Project is a breath of fresh air in a world so badly polluted by egocentrism and superficiality. Please consider allowing this important endeavor; its benefits to the students and surrounding community will be unceasing.

Sincerely,

Theresa Nelson