



# CITY PLAN COMMISSION STAFF REPORT

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

March 15, 2022

## Project Name

**Samuel U Rogers Housing & Wellness  
Campus – Pediatric Wing**

## Docket #7 Request

CD-CPC-2022-0010 – Development Plan.

## Applicants

Brenton Sells, Taliaferro & Browne

## Owners

Samuel U Rogers Health Center, Inc.

## Developer

Brinshore Development

Location	825 Euclid Avenue
Area	About 5 acres
Zoning	R-0.5
Council District	3 <sup>rd</sup>
County	Jackson
School District	KCMO 110

## Surrounding Land Uses

**North:** zoned R-1.5/ UR, Newhouse Women's Shelter.

**South:** zoned R-1.5/ B4-2, single family residences.

**East:** zoned R-6, vacant/ undeveloped/ single family residences.

**West:** zoned R-2.5, single family residences.

## Major Street Plan

The streets within this development are not identified on the City's Major Street Plan at this location.

## Land Use Plan

The Truman Plaza Area Plan recommends Institutional land use for the subject property. The request conforms to this recommendation.

## APPROVAL PROCESS



## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of the public hearing was sent to Independence Plaza Neighborhood Council and surrounding properties within 300 feet.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant held a virtual public meeting on March 2, 2022, see attached summary.

## EXISTING CONDITIONS

The project site is about 5 acres generally located at the southeast corner of E. 7<sup>th</sup> Street and Euclid Avenue. The overall parcel is approximately 8.78 acres in size but was recently subdivided to allow for a residential development. The site is currently developed with the Samuel U. Rogers Health Center, a metal building, a brick 2-story building and 2 surface parking lots. There is an existing oval walking track at the southeastern portion of the site.

Brooklyn Avenue has 2 lanes and is 25 feet wide. South of East 8<sup>th</sup> Street the west lane is 11 feet wide and the eastern lane is 14 feet wide. East 9<sup>th</sup> Street has 4 lanes and is 46 feet wide.

## SUMMARY OF REQUEST

The applicant is seeking approval of a development plan to allow for a 4-story medical office building addition (two level parking and two-level office) on about 5 acres generally located at the southeast corner of E. 7<sup>th</sup> Street and Euclid Avenue.

## PURPOSE

This will allow for a new office and parking addition of a new pediatric wing.

## PROFESSIONAL STAFF RECOMMENDATION

Docket #7 Approval with conditions.



## PLAN REVIEW

The request is to consider approval of a development plan in District R-0.5 (Residential 0.5) to allow for a 4-story medical office building addition (two level parking and two-level office) on about 5 acres generally located at the southeast corner of E. 7th Street and Euclid Avenue. The overall site is generally bordered by East 9th Street on the south, Euclid Avenue on the west, Brooklyn Avenue on the east and East 7th Street on the north (825 Euclid Avenue). The site is a multi-level with access on both Euclid Avenue and Brooklyn Avenue.

The submitted elevations show the building to be constructed primarily of multiple color metal panels accented with wooden planks. The plan also shows a gate at the main driveway. All parking for this development is on the west side of the proposed building.

### AREA PLAN:

The site is within the Truman Plaza Area Plan which recommends Institutional land use for the subject property. The proposed development plan is in conformance with the Area Plan land use recommendation.

### Requested Deviations

The plan does not stipulate or request any deviation.

### Use-Specific (88-300) and Development Standards (88-400)

Standards	Applicability	Meets	More Information
<i>Boulevard and Parkway Standards (88-323)</i>	NO	N/A	
<i>Parkland Dedication (88-408)</i>	NO	N/A	
<i>Parking and Loading Standards (88-420)</i>	YES	NO	SEE ANALYSIS
<i>Landscape and Screening Standards (88-425)</i>	YES	NO	SEE ANALYSIS
<i>Outdoor Lighting Standards (88-430)</i>	YES	YES	
<i>Sign Standards (88-445)</i>	YES	YES	
<i>Pedestrian Standards (88-450)</i>	YES	NO	SEE ANALYSIS

## PLAN ANALYSIS

The proposed use is consistent with the existing operation. Staff is working with the applicant to be able to adequately screen the parking garage architecturally to make sure that there is no headlight spillage towards the adjoining residences. The submitted landscaping plan will also be revised to provide year round evergreen trees and shrubs to help achieve this.

### Development Plan Review Criteria (88-516-05)

In order to be approved, the plan must comply with all of the following criteria:

**88-516-05-A.** The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies.  
*The plan complies with the zoning and development code and the Truman Plaza Area Plan recommendations.*

**88-516-05-B.** The proposed use must be allowed in the district in which it is located.  
*The proposed use is a permitted use in the existing zoning district.*

**88-516-05-C.** Vehicular ingress and egress to and from the site, and circulation within the site, must provide for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways.  
*The plan provides for adequate vehicular connection subject to staff recommended corrections.*



**88-516-05-D.** The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.  
*The plan provided for private and public sidewalks and additional connection subject to plan corrections.*

**88-516-05-E.** The plan must provide for adequate utilities based on City standards for the particular development proposed.  
*There are adequate utilities subject to Water Services Department approval.*

**88-516-05-F.** The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.  
*The plan is compliant.*

**88-516-05-G.** Landscaping, berms, fences and/or walls must be provided to buffer the site from undesirable views, noises, lighting or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.  
*The plan is compliant subject to plan corrections.*

**88-516-05-H.** The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.  
*The plan is compliant.*

**88-516-05-I.** The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.  
*There are no trees on the site.*

#### **PROFESSIONAL STAFF RECOMMENDATION**

Staff recommends Approval Subject to the Corrections and Conditions as reflected in the attached Plan Correction Report and Plan Conditions Report.

Respectfully Submitted,



Olofu Agbaji  
Planner





## Plan Conditions, Corrections, & Recommendations Report

Recommended to City Plan Commission  
Recommended by Development Review Committee

Report Date: March 10, 2022

Case Number: CD-CPC-2022-00010

Project: Samuel U Rogers Housing, Health, and Wellness Campus

### Plan Corrections

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*Correction(s) by Development Management of the City Planning and Development Department. Contact Olofu Agbaji at (816) 513-8815 / Olofu.Agbaji@kcmo.org with questions.*

1. That the landscape plan be revised to provide additional plantings such as evergreens (trees and shrubs) and ornamental trees to provide adequate screening for the east and south elevations of the bottom level. (3/03/2022)
2. A signage plan that meets the requirement of Chapter 88-445 in its entirety. This should include wayfinding signage for the existing health center. (3/03/2022)
3. Provide a pedestrian circulation/ walkability plan that shows how the proposed addition will integrate with existing health center, the approved residential development to the south and the surrounding neighborhood. (3/03/2022)
4. Show all existing and proposed material for gates and fences on the face of the plan. (3/03/2022)
5. That the developer continue to work with staff on the proposed screening of the garage prior to issuance of building permit. Revise Plans and Resubmit (3/09/2022)

### Plan Conditions

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*Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at (816) 513-8815 / Olofu.Agbaji@kcmo.org with questions.*

6. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. (2/16/2022)
7. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy. (2/16/2022)
8. That the developer continue to work with planning staff to provide adequate screening of the proposed garage to meet the requirement of Chapter 88-425 prior to ordinance request. (2/16/2022)
9. That the plan is revised to show short-term and long-term bicycle parking as required of 88-420-09. (2/16/2022)
10. As part of the public entitlement process you are required to meet the public engagement Section 88-505-12 of the City's Zoning and Development Code. Submit all required public engagement documentation to your assigned planner by 03/09/2022, via publicengagement@kcmo.org (2/16/2022)

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

11. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting (2/03/2022)
12. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required. (2/03/2022)
13. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat. (2/03/2022)

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

14. The developer provide acceptable easement and secure permits to relocated sanitary sewers out from under proposed buildings and structures, etc., while continuing to ensure individual service is provided to all proposed lots as required by Land Development Division prior to recording the plat or issuance of a building permit, whichever occurs first. (2/03/2022)
15. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities. (2/03/2022)
16. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits. (2/03/2022)
17. The developer must grant a [BMP and/or Surface Drainage Easement] to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits. (2/03/2022)
18. 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 shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat. (2/03/2022)
19. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations. (2/03/2022)

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

20. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1) (2/03/2022)
21. Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105). (2/03/2022)
22. The turning radius for fire department access roads is 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4) The parking lot. (2/03/2022)

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

23. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.  
<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>  
(2/04/2022)

# Meeting Sign-In Sheet

## Project Name and Address

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### Meeting Attendees

Brenton Sells	Taliaferro & Browne	1020 E. 8 <sup>th</sup> St.	816-645-5543	bsells@tb-engr.com
Robert Theis	Samuel Rodgers	825 Euclid Ave.	816-889-1843	btheis@samrodgers.org
Aaron Sirna	HJM Architects	7520 Washington St.	816-979-1650	asirna@hjmarch.com
Bethany Dyche	HJM Architects	7520 Washington St.	816-529-1816	bdyche@hjmarch.com
Richard Hu	HJM Architects	7520 Washington St.	816-979-1661	rhu@hjmarch.com
Travis Strong				travis.strong@cityunionmission.com
Megan Morgan				Meganna84@gmail.com
Trey Morgan				
Cynthia Herrington				herrington.cyn@gmail.com
Laura Palcious				
Sam Crowley				
Sheron Fulson				
Lorenzo				
Forestine Beasley				
Janice Love				





# CITY PLANNING & DEVELOPMENT

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## Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

Samuel U. Rodgers  
Public Engagement Meeting  
Minutes  
7:00 P.M. March 2, 2022

[March 15 CPC Participation Link](#)

Webinar ID: 826 2283 0894

Join by phone: 1.312.626.6799

- Mr. Sells introduced the project team
- Mr. Theis introduced Samuel Rodgers Health Center services and goals and its commitment to the public and its neighbors.
- Mr. Hu presented the project with a series of slides created for the neighborhood group. Included were a site overview, and a level-by-level walkthrough of the new addition and its connection to the existing building.
- It was confirmed that a deck would be available for community use (Mr. Theis and Ms. Palcious).
- A question was raised regarding access to the pedestrian wing (Ms. Beasley and Ms. Palcious). Mr Hu explained the security requirement of a single visitor entrance. It was explained that ground floor parking is primarily for staff.
- Vehicle screening was discussed (in the form of slats on the garage and a wooden band).
- Interior design was presented with work-in-progress ideas for fixtures and finish. It was noted that windows shown on a slide were admired by Ms. Beasley. Ms. Dyche discussed the thematic nature of the interiors (warmth and nature).
- Potential donor wall ideas were presented. It was unknown at this time what threshold is going to be established for the new wall (Mr. Theis and Ms. Palcious).
- Mr. Hu confirmed accessibility for visually impaired (Ms. Palcious and Ms. Dyche).
- Ms. Palcious asked the team consider cultural and/or religious nods. Mr. Theis noted that there are 40+ languages spoken and many written at the facility. Mr. Theis noted that 20% of staff are former patients and the appeal of patients considering staff to look like them.
- Mr. Strong asked the projected costs for the addition. Mr. Theis confirmed a budget around \$15 million with a 18-month construction timeframe.
- Mr. Theis provided an update on the adjacent housing project.
- Mr. Theis is unaware where excess excavation from the site will be ultimately located (Ms. Palcious).

- Mr. Theis provided an update on potential funding (Ms. Beasley).
- Mr. Theis confirmed Samuel Rodgers qualifies as a Safety Net Facility.
- Ms. Beasley indicated that she will recuse herself at City Plan Commission regarding this project.
- Ms. Beasley indicated that she sees no additional items on the plan that need immediate attention.
- Mr. Theis and Ms. Dyche confirmed that project has no formal DBE obligations but DBE will be heavily involved in project construction.
- Ms. Palcious requested first dibs for the neighborhood association on the outdoor deck.
- Mr. Sells concluded the meeting at 7:50 P.M.

#### Microsoft Teams Meeting Attendance Report:

Meeting Summary						
Total Number of Participants	14					
Meeting Title	Samuel U. Rodgers Pediatric Wing Public Engagement Meeting					
Meeting Start Time	3/2/2022, 6:41:35 PM					
Meeting End Time	3/2/2022, 7:50:24 PM					
Meeting Id	63112e89-5b9d-4863-bf34-247e56681a67					
Full Name	Join Time	Leave Time	Duration	Email	Role	Participant ID (UPN)
Brenton Sells	3/2/2022, 6:41:35 PM	3/2/2022, 7:50:24 PM	1h 8m	bsells@tb-engr.com	Organizer	bsells@tb-engr.com
Bob Theis (Guest)	3/2/2022, 6:49:48 PM	3/2/2022, 7:50:24 PM	1h		Presenter	
Travis Strong (Guest)	3/2/2022, 6:50:30 PM	3/2/2022, 7:50:24 PM	59m 53s		Presenter	
Bethany Dyche	3/2/2022, 6:56:53 PM	3/2/2022, 7:50:23 PM	53m 30s	BDyche@hjmarch.com	Presenter	BDyche@hjmarch.com
Richard Hu	3/2/2022, 6:57:38 PM	3/2/2022, 7:50:24 PM	52m 45s	rhu@hjmarch.com	Presenter	rhu@hjmarch.com
Aaron Sirna	3/2/2022, 6:57:50 PM	3/2/2022, 7:50:24 PM	52m 34s	asirna@hjmarch.com	Presenter	asirna@hjmarch.com
Cynthia H (Guest)	3/2/2022, 6:58:02 PM	3/2/2022, 7:50:24 PM	52m 21s		Presenter	
Megan Morgan	3/2/2022, 7:00:41 PM	3/2/2022, 7:50:24 PM	49m 43s	Megan.Morgan@spiracare.com	Presenter	Megan.Morgan@spiracare.com
"forestine beasley (Guest (Guest))\\"	3/2/2022, 7:01:47 PM	3/2/2022, 7:50:24 PM	48m 36s		Presenter	
Laura Palacios (Guest)	3/2/2022, 7:03:50 PM	3/2/2022, 7:50:22 PM	46m 32s		Presenter	
sam crowley (Guest)	3/2/2022, 7:04:34 PM	3/2/2022, 7:50:24 PM	45m 49s		Presenter	
Sheron Fulson (Guest)	3/2/2022, 7:06:46 PM	3/2/2022, 7:50:24 PM	43m 37s		Presenter	
Lorenzo (Guest)	3/2/2022, 7:08:53 PM	3/2/2022, 7:11:28 PM	2m 35s		Presenter	
Janice Love	3/2/2022, 7:30:34 PM	3/2/2022, 7:50:24 PM	19m 49s	Janice.Love@usc.salvationarmy.org	Presenter	Janice.Love@usc.salvationarmy.org



# SAMUEL U. RODGERS HEALTH CENTER PEDIATRIC WING

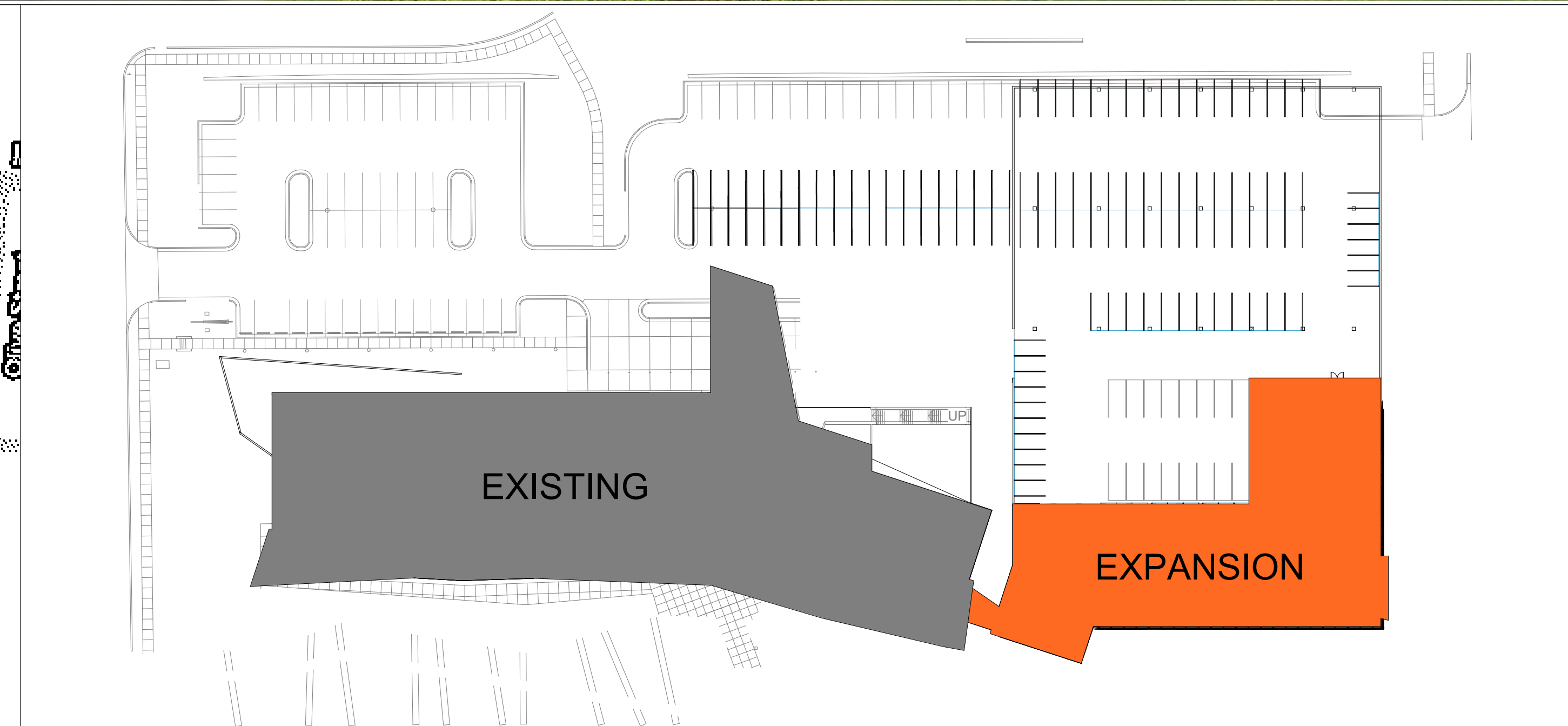
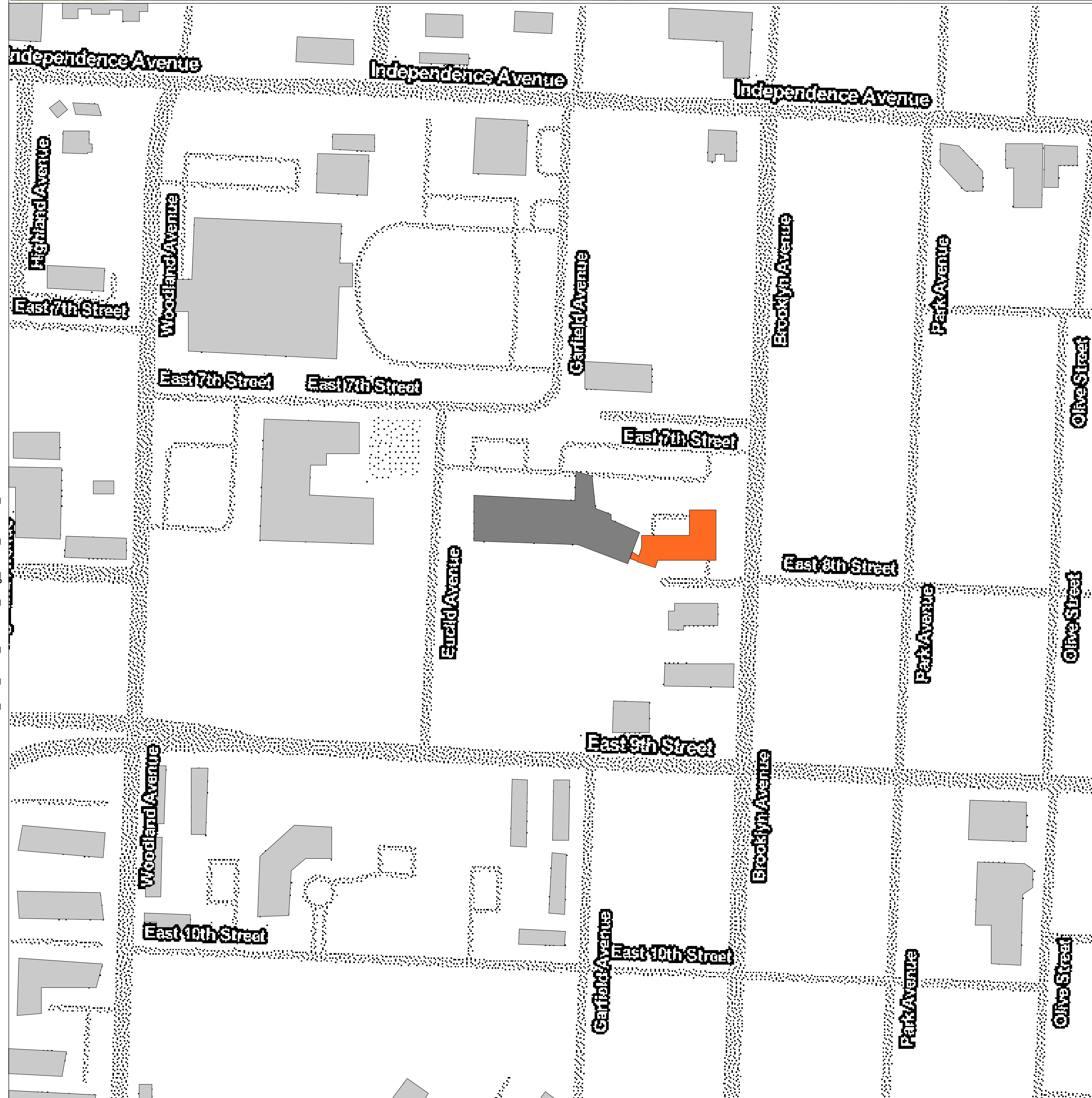
825 EUCLID AVENUE  
KANSAS CITY, MO 64124

DEVELOPMENT PLAN FOR:  
SAMUEL U. RODGERS HEALTH CENTER  
PEDIATRIC WING



02/28/2022

**SAMUEL U. RODGERS HEALTH CENTER  
PEDIATRIC WING**  
825 EUCLID AVE.  
KANSAS CITY, MO 64124  
SAMUEL U. RODGERS HEALTH CENTER



**PROJECT OWNER:**  
SAMUEL U. RODGERS HEALTH CENTER  
825 EUCLID AVE  
KANSAS CITY, MO 64124

**ARCHITECT:**  
HJM ARCHITECTS, INC.  
7520 WASHINGTON STREET  
KANSAS CITY, MO 64114  
CONTACT: AARON SIRNA  
(O): 816.979.1650  
EMAIL: asirna@hjmarch.com

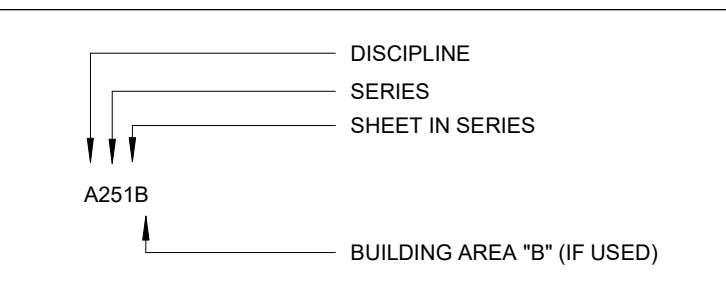
**MEP CONSULTANT:**  
PKMR ENGINEERS  
13300 W. 98TH ST.  
LENEXA, KS 66215  
CONTACT: ANN PERATTI  
(O): 913.312.0149  
EMAIL: ann.peratti@pkmreng.com

**CODE CONSULTANT:**  
CODE CONSULTANT SERVICE  
5050 MALCOLM LAKE ROAD  
EDGERTON, MO 64444  
CONTACT: JEFF BOYLE  
(O): 816.985.9669  
EMAIL: codeserve@aol.com

**CIVIL CONSULTANT:**  
TALIAFERRO & BROWNE, INC.  
1020 EAST 8TH STREET  
KANSAS CITY, MO 64111  
CONTACT: BRENTON SELLS  
(O): 816.283.3456 (X): 144  
EMAIL: bsells@tb-engr.com

**STRUCTURAL CONSULTANT:**  
TALIAFERRO & BROWNE, INC.  
4338 BELLEVUE AVE.  
KANSAS CITY, MO 64111  
CONTACT: CLARK BASINGER  
(O): 816.531.4144  
EMAIL: CBasinger@tbdc-engrs.com

**PROJECT DIRECTORY:**



DISCIPLINE ABBREVIATIONS:

A	ARCHITECTURAL	F	FURNITURE & EQUIPMENT
AS	ARCHITECTURAL SITE	G	GENERAL
C	CIVIL	K	KITCHEN
D	DEMOLITION	L	LANDSCAPE
E	ELECTRICAL	M	MECHANICAL
EL	ELECTRICAL - LIGHTING	P	PLUMBING
EP	ELECTRICAL - POWER	S	STRUCTURAL
		T	TECHNOLOGY

**SHEET NUMBER GUIDE:**

16	12	8	4
15	11	7	3
14	10	6	2
13	9	5	1

DEVELOPMENT SUMMARY:		KEY PLAN 1 1" = 50'-0"	
EXISTING ZONING:	R-0.5 (CHANGE TO O)	CVR	COVER SHEET
TOTAL LAND AREA:	5.28 ACRES 230,008 SQUARE FEET	A001	FIRST FLOOR AXON
PROPOSED BUILDING USE:	BUSINESS (MEDICAL OFFICE BUILDING)	A002	SECOND FLOOR AXON
HEIGHT ABOVE GRADE:	59'-0"	A003	THIRD FLOOR AXON
STORIES:	4 STORIES ABOVE GRADE	A004	FOURTH FLOOR AXON
GROSS FLOOR AREA PER FLOOR:	FIRST FLOOR PARKING AREA = 46,255 SQ. FT. FIRST FLOOR BUILDING AREA = 1,233 SQ. FT. SECOND FLOOR PARKING AREA = 45,000 SQ. FT. SECOND FLOOR BUILDING AREA = 2,246 SQ. FT. THIRD FLOOR BUILDING AREA = 14,000 SQ. FT. FOURTH FLOOR BUILDING AREA = 14,750 SQ. FT.	A005	ROOF AXON
GROSS FLOOR AREA TOTAL:	32,229 SQ. FT. BUILDING SQUARE FOOTAGE	A006	FIRST FLOOR PLAN
TOTAL CAMPUS PARKING:	382 SPACES	A007	SECOND FLOOR PLAN
BUSINESS BUILDING TYPE:	MEDICAL OFFICE BUILDING - TYPE IIA CONSTRUCTION	A008	THIRD FLOOR PLAN
BUILDING SITE COVERAGE:	46,280 SQ. FT.	A009	FOURTH FLOOR PLAN
FLOOR AREA RATIO:	.70	A200	EXTERIOR ELEVATIONS
		A201	EXTERIOR ELEVATIONS
		C1.01	EXISTING CONDITIONS
		C1.02	CIVIL SITE PLAN
		C1.03	GRADING PLAN
		L101	LANDSCAPE PLAN
		L102	PLANT SCHEDULE DETAILS AND NOTES
		MEP 102	SITE PHOTOMETRICS

REVISIONS	NUMBER	DATE	DESCRIPTION

DESIGN DEVELOPMENT

DATE: 02/28/2022

PROJECT NO: 2053

COVER SHEET

**CVR**



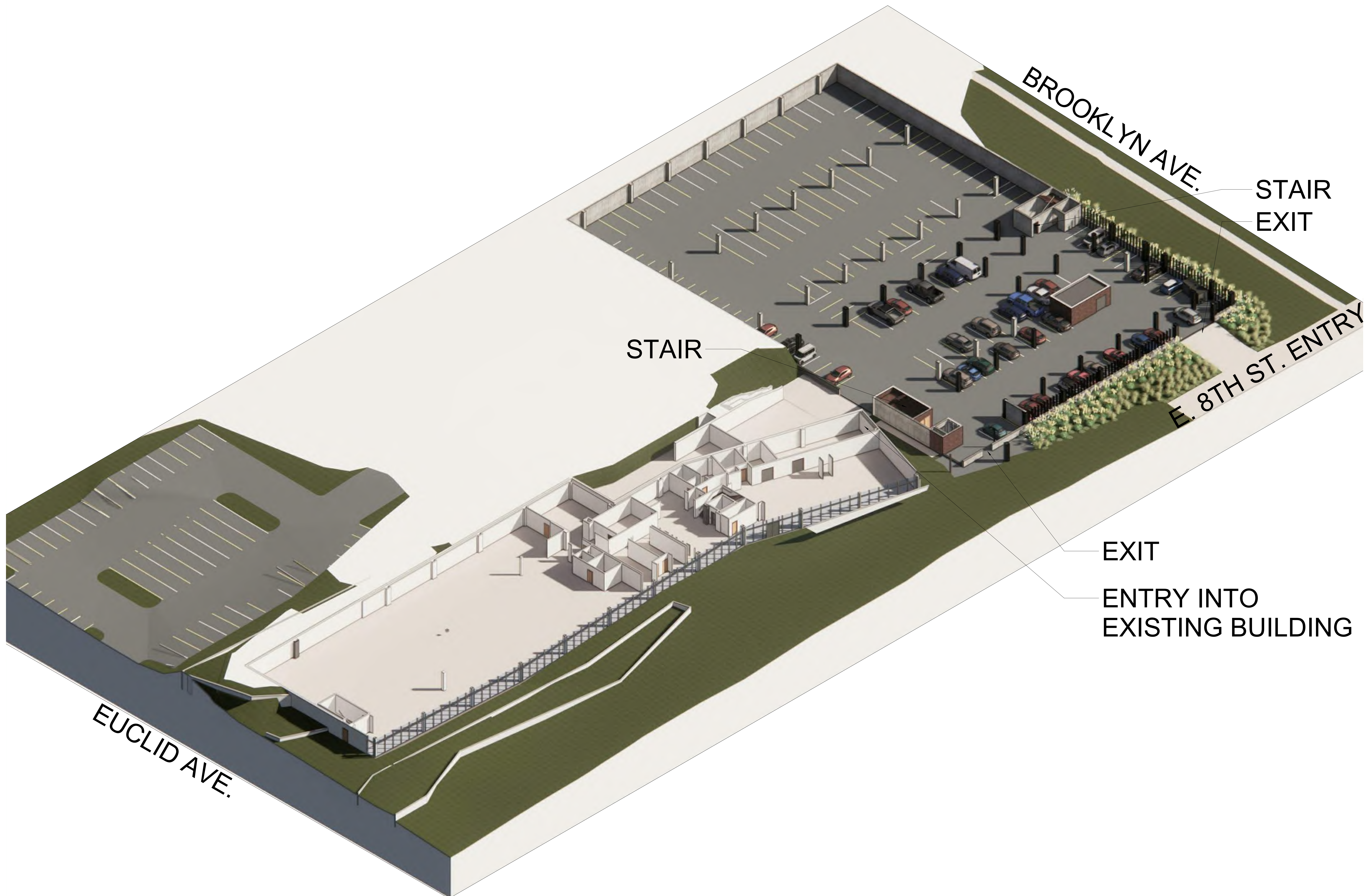


02/28/2022

**SAMUEL U. RODGERS HEALTH CENTER**

**PEDIATRIC WING**

825 EUCLID AVE.  
KANSAS CITY, MO 64124  
SAMUEL U. RODGERS HEALTH CENTER



EUCLID AVE.

BROOKLYN AVE.

STAIR  
EXIT

STAIR

E. 8TH ST. ENTRY

EXIT  
ENTRY INTO  
EXISTING BUILDING

REVISIONS	NUMBER	DATE	DESCRIPTION

DESIGN DEVELOPMENT

DATE: 02/28/2022

PROJECT NO: 2053

FIRST FLOOR AXON

**A001**



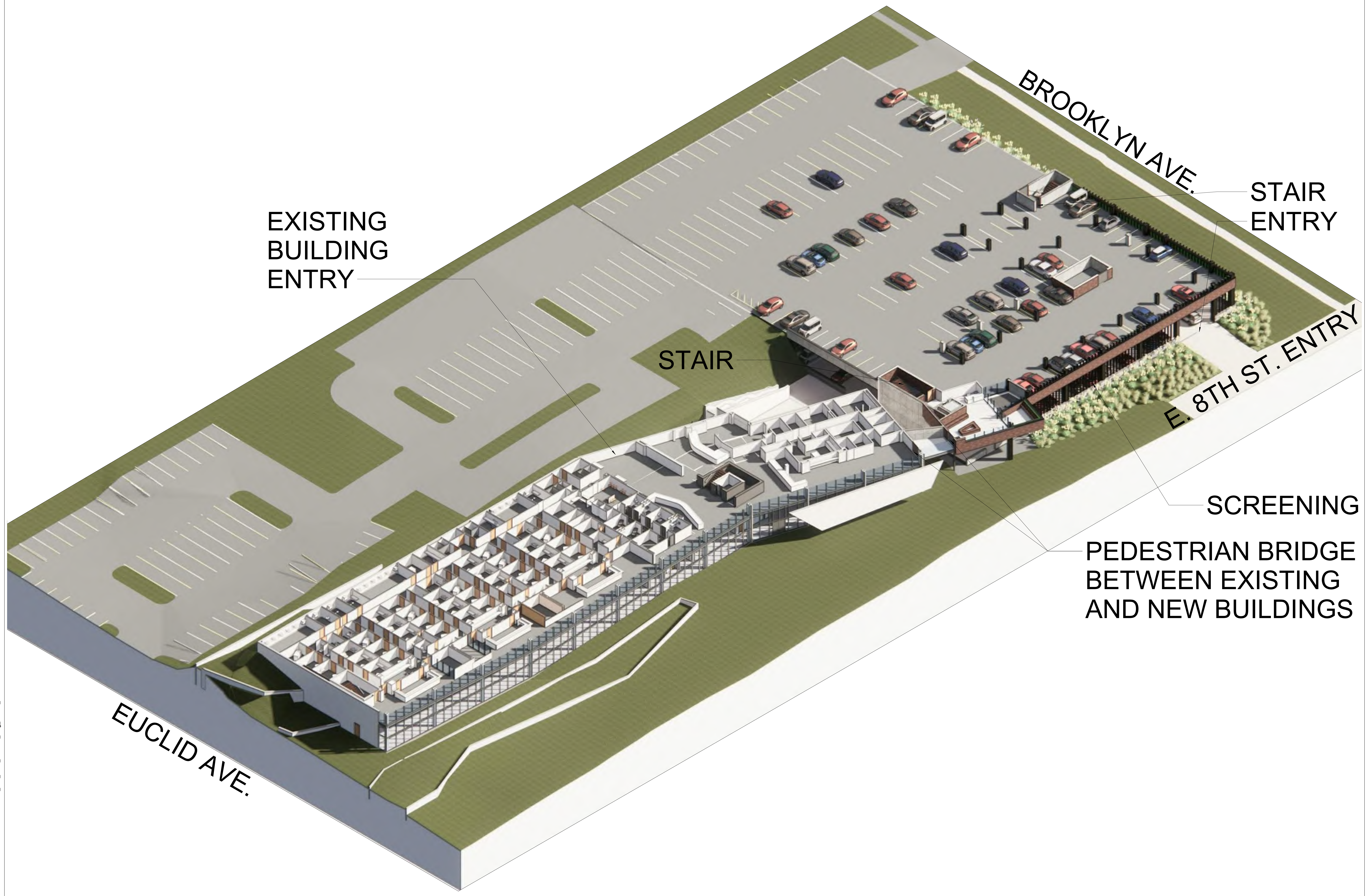


02/28/2022

**SAMUEL U. RODGERS HEALTH CENTER**

**PEDIATRIC WING**

825 EUCLID AVE.  
KANSAS CITY, MO 64124  
SAMUEL U. RODGERS HEALTH CENTER



EXISTING  
BUILDING  
ENTRY

STAIR

BROOKLYN AVE.

STAIR  
ENTRY

E. 8TH ST. ENTRY

SCREENING

PEDESTRIAN BRIDGE  
BETWEEN EXISTING  
AND NEW BUILDINGS

EUCLID AVE.

REVISIONS	NUMBER	DATE	DESCRIPTION

DESIGN  
DEVELOPMENT

DATE: 02/28/2022

PROJECT NO: 2053

SECOND FLOOR  
AXON

**A002**





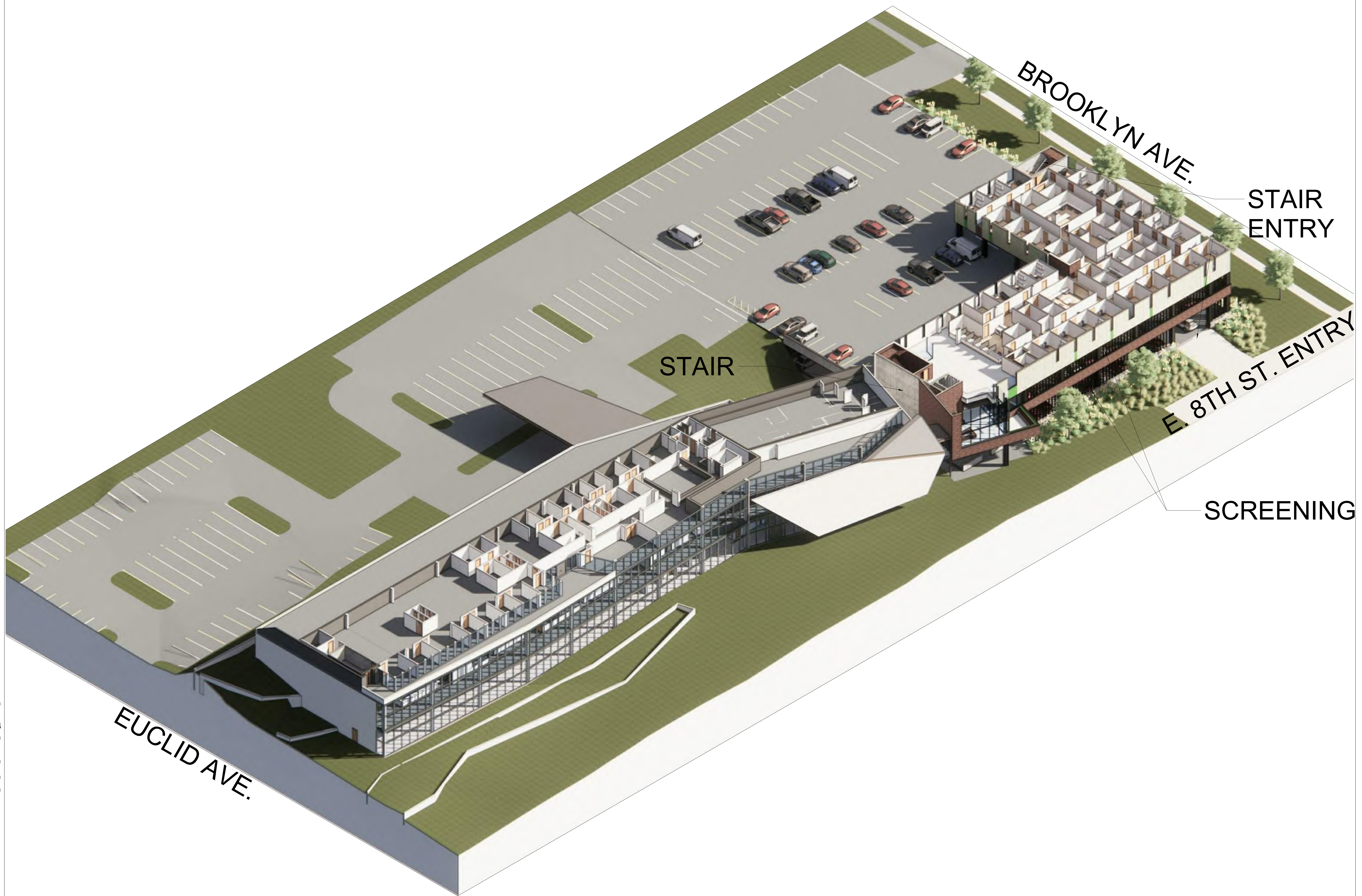
02/28/2022

**SAMUEL U. RODGERS HEALTH CENTER**

**PEDIATRIC WING**

825 EUCLID AVE.  
KANSAS CITY, MO 64124

SAMUEL U. RODGERS HEALTH CENTER



EUCLID AVE.

BROOKLYN AVE.

STAIR

STAIR  
ENTRY

SCREENING

E. 8TH ST. ENTRY

THIRD FLOOR AXON

REVISIONS		DESCRIPTION
NUMBER	DATE	

DESIGN DEVELOPMENT

DATE: 02/28/2022

PROJECT NO: 2053

THIRD FLOOR AXON

**A003**



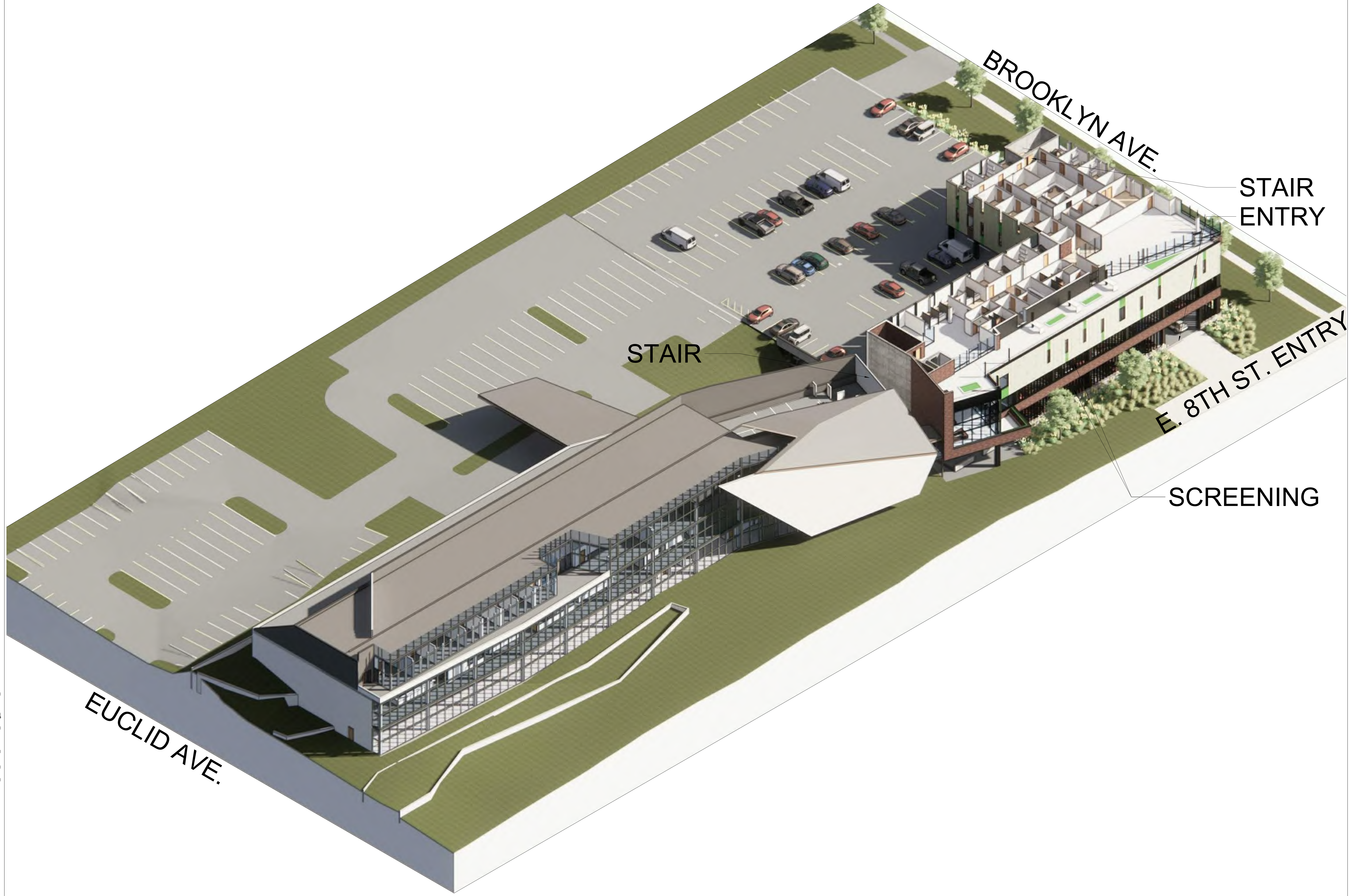


02/28/2022

**SAMUEL U. RODGERS HEALTH CENTER**

**PEDIATRIC WING**

825 EUCLID AVE.  
KANSAS CITY, MO 64124  
SAMUEL U. RODGERS HEALTH CENTER



REVISIONS	NUMBER	DATE	DESCRIPTION

DESIGN DEVELOPMENT	
DATE:	02/28/2022
PROJECT NO.:	2053
FOURTH FLOOR AXON	
<b>A004</b>	





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SAMUEL U. RODGERS HEALTH CENTER

REVISIONS	NUMBER	DATE	DESCRIPTION

DESIGN DEVELOPMENT  
DATE: 02/28/2022  
PROJECT NO: 2053

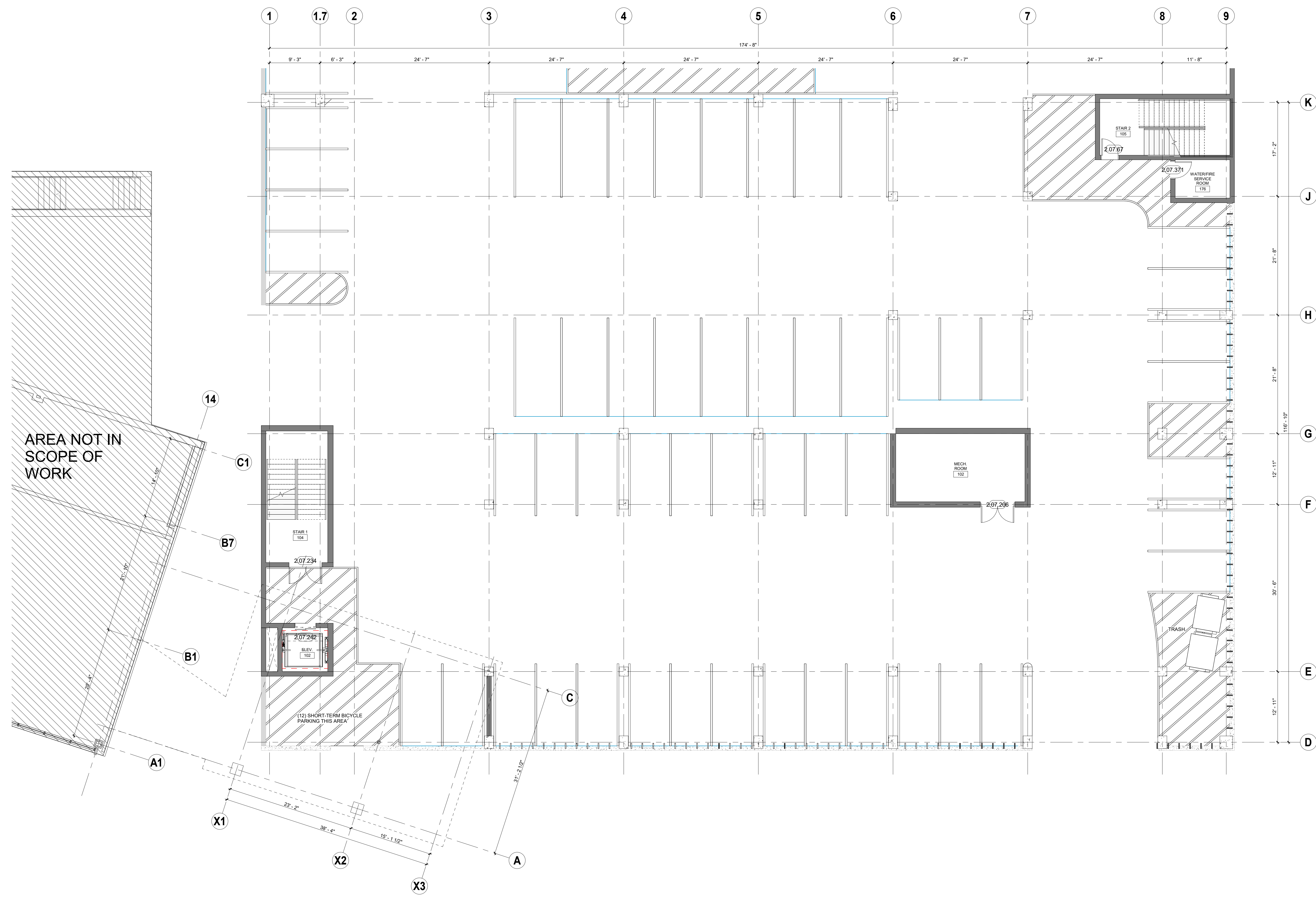
ROOF AXON

**A005**





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PEDIATRIC WING**  
825 EUCLID AVE.  
KANSAS CITY, MO 64124  
SAMUEL U. RODGERS HEALTH CENTER



REVISIONS	NUMBER	DATE	DESCRIPTION

DESIGN DEVELOPMENT  
 DATE: 02/28/2022  
 PROJECT NO: 2053

FIRST FLOOR PLAN

**A006**









**SAMUEL U. RODGERS HEALTH CENTER**  
**PEDIATRIC WING**  
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KANSAS CITY, MO 64124  
SAMUEL U. RODGERS HEALTH CENTER



THIRD FLOOR PLAN

1/8" = 1'-0"

REVISIONS NUMBER	DATE	DESCRIPTION

DESIGN DEVELOPMENT

DATE: 02/28/2022

PROJECT NO: 2053

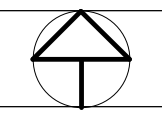
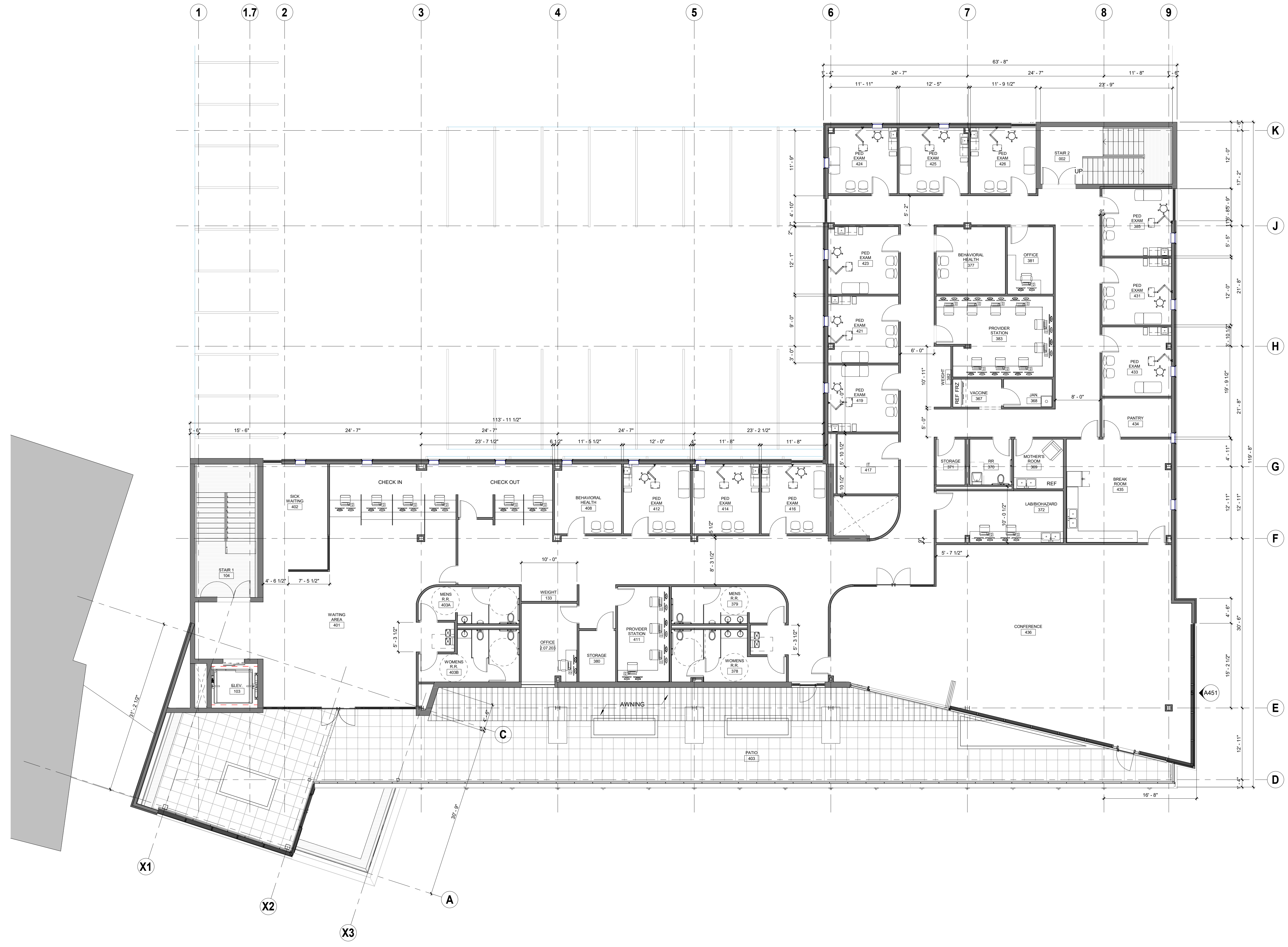
THIRD FLOOR PLAN

**A008**





**SAMUEL U. RODGERS HEALTH CENTER  
PEDIATRIC WING**  
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REVISIONS NUMBER	DATE	DESCRIPTION

DESIGN DEVELOPMENT	
DATE:	02/28/2022
PROJECT NO.:	2053
FOURTH FLOOR PLAN	

**A009**





**EXTERIOR ELEVATION MATERIALS**

	MARK - PC1 MANUFACTURER - TBD PRODUCT - TBD FINISH - TBD
	MARK - MP1 MANUFACTURER - ALUCOBOND PRODUCT - METAL PANEL FINISH - WHITE GOLD / SPECTRA
	MARK - MP2 MANUFACTURER - ALUCOBOND PRODUCT - METAL PANEL FINISH - COLOR MATCH SW-9039
	MARK - AB1 MANUFACTURER - ALUMABOARD PRODUCT - 6" PLANK FINISH - LIGHT NATIONAL WALNUT

**HJM ARCHITECTS**  
7520 WASHINGTON ST.  
KANSAS CITY, MO 64114  
WWW.HJMARCH.COM

STATE OF MISSOURI  
RICHARD YS HU  
NUMBER 200402064  
ARCHITECT  
02/28/2022

EXTERIOR ELEVATION - NORTH RENDERED 1/8" = 1'-0" 2



EXTERIOR ELEVATION - SOUTH RENDERED 1/8" = 1'-0" 1

**SAMUEL U. RODGERS HEALTH CENTER  
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REVISIONS	NUMBER	DATE	DESCRIPTION

**DESIGN DEVELOPMENT**

DATE: 02/28/2022

PROJECT NO: 2053

EXTERIOR ELEVATION

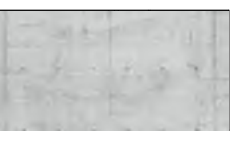
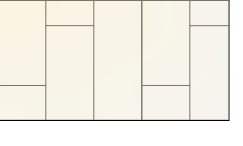


**A200**





EXTERIOR ELEVATION - EAST RENDERED 2  
1/8" = 1'-0"

EXTERIOR ELEVATION MATERIALS

-  MARK - PC1  
MANUFACTURER - TBD  
PRODUCT - TBD  
FINISH - TBD
-  MARK - MP1  
MANUFACTURER - ALUCOBOND  
PRODUCT - METAL PANEL  
FINISH - WHITE GOLD / SPECTRA
-  MARK - MP2  
MANUFACTURER - ALUCOBOND  
PRODUCT - METAL PANEL  
FINISH - COLOR MATCH SW-9039
-  MARK - AB1  
MANUFACTURER - ALUMABOARD  
PRODUCT - 6" PLANK  
FINISH - LIGHT NATIONAL WALNUT



**SAMUEL U. RODGERS HEALTH CENTER**  
**PEDIATRIC WING**  
 825 EUCLID AVE.  
 KANSAS CITY, MO 64124  
 SAMUEL U. RODGERS HEALTH CENTER

REVISIONS NUMBER	DATE	DESCRIPTION

DESIGN DEVELOPMENT  
 DATE: 02/28/2022  
 PROJECT NO: 2053

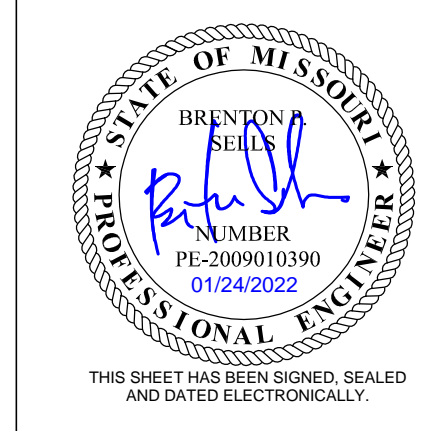
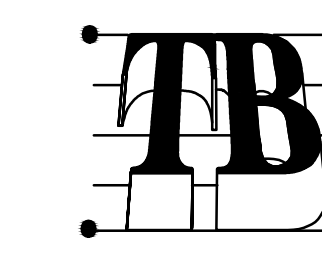
EXTERIOR ELEVATIONS

**A201**



EXTERIOR ELEVATION - WEST RENDERED 1  
1/8" = 1'-0"

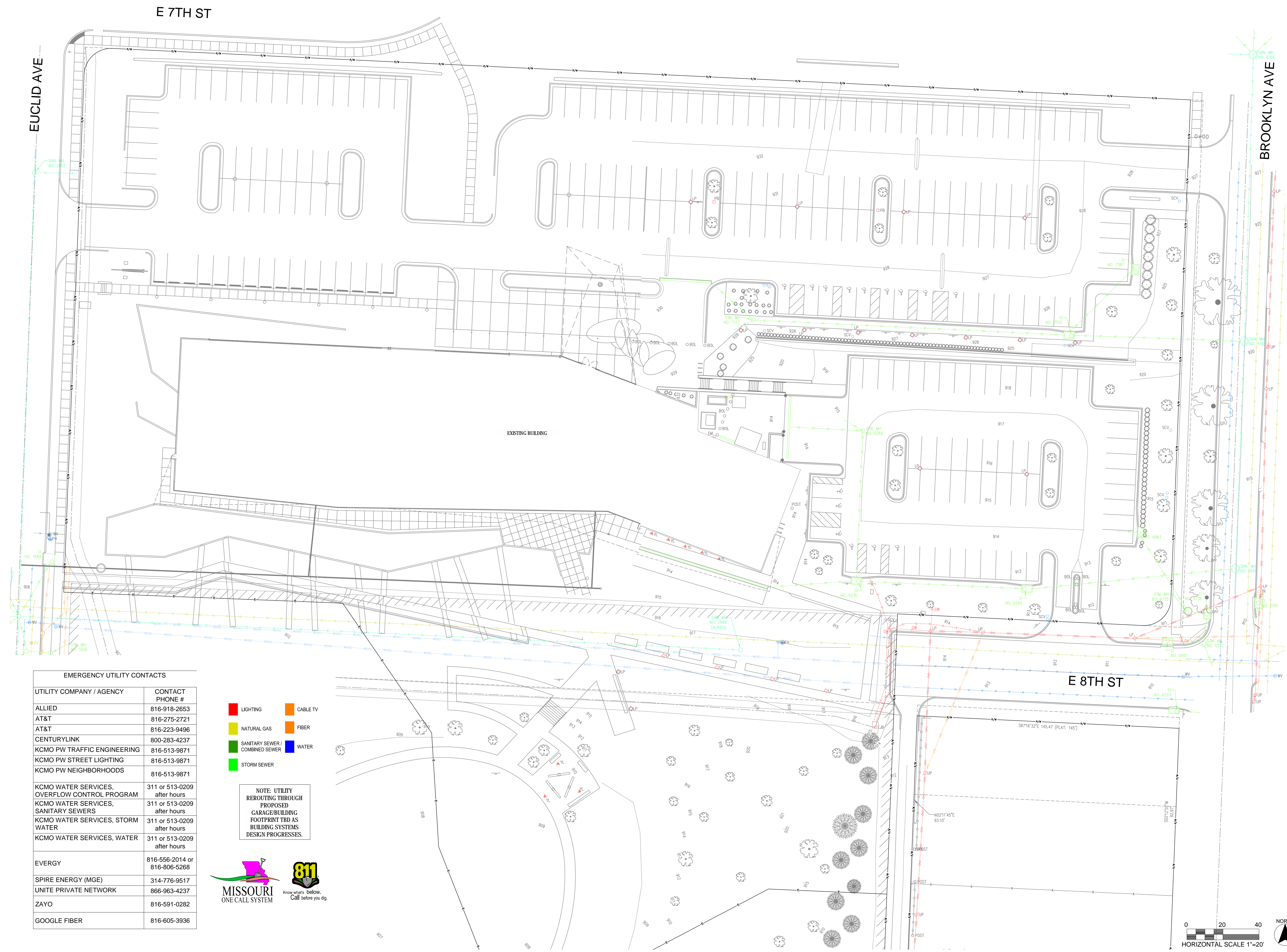




SAMUEL U. RODGERS HEALTH CENTER  
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REVISIONS	NUMBER	DATE	DESCRIPTION

DESIGN DEVELOPMENT
DATE: 01/24/2022
PROJECT NO: 2053
EXISTING CONDITIONS
<b>C100</b>

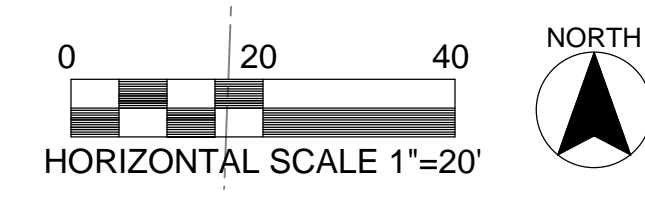


EMERGENCY UTILITY CONTACTS

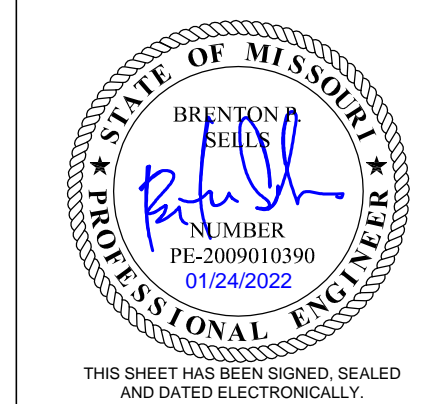
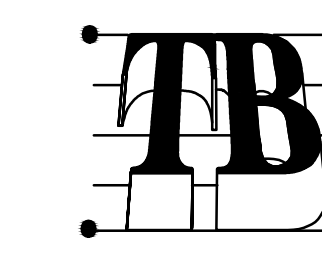
UTILITY COMPANY / AGENCY	CONTACT PHONE #
ALLIED	816-918-2653
AT&T	816-275-2721
AT&T	816-223-9496
CENTURYLINK	800-283-4237
KCMO PW TRAFFIC ENGINEERING	816-513-9871
KCMO PW STREET LIGHTING	816-513-9871
KCMO PW NEIGHBORHOODS	816-513-9871
KCMO WATER SERVICES, OVERFLOW CONTROL PROGRAM	311 or 513-0209 after hours
KCMO WATER SERVICES, SANITARY SEWERS	311 or 513-0209 after hours
KCMO WATER SERVICES, STORM WATER	311 or 513-0209 after hours
KCMO WATER SERVICES, WATER	311 or 513-0209 after hours
EVERGY	816-556-2014 or 816-806-5268
SPIRE ENERGY (MGE)	314-776-9517
UNITE PRIVATE NETWORK	866-963-4237
ZAYO	816-591-0282
GOOGLE FIBER	816-605-3936

- LIGHTING
- CABLE TV
- NATURAL GAS
- FIBER
- SANITARY SEWER / COMBINED SEWER
- WATER
- STORM SEWER

NOTE: UTILITY REROUTING THROUGH PROPOSED GARAGE/BUILDING FOOTPRINT TBD AS BUILDING SYSTEMS DESIGN PROGRESSES.

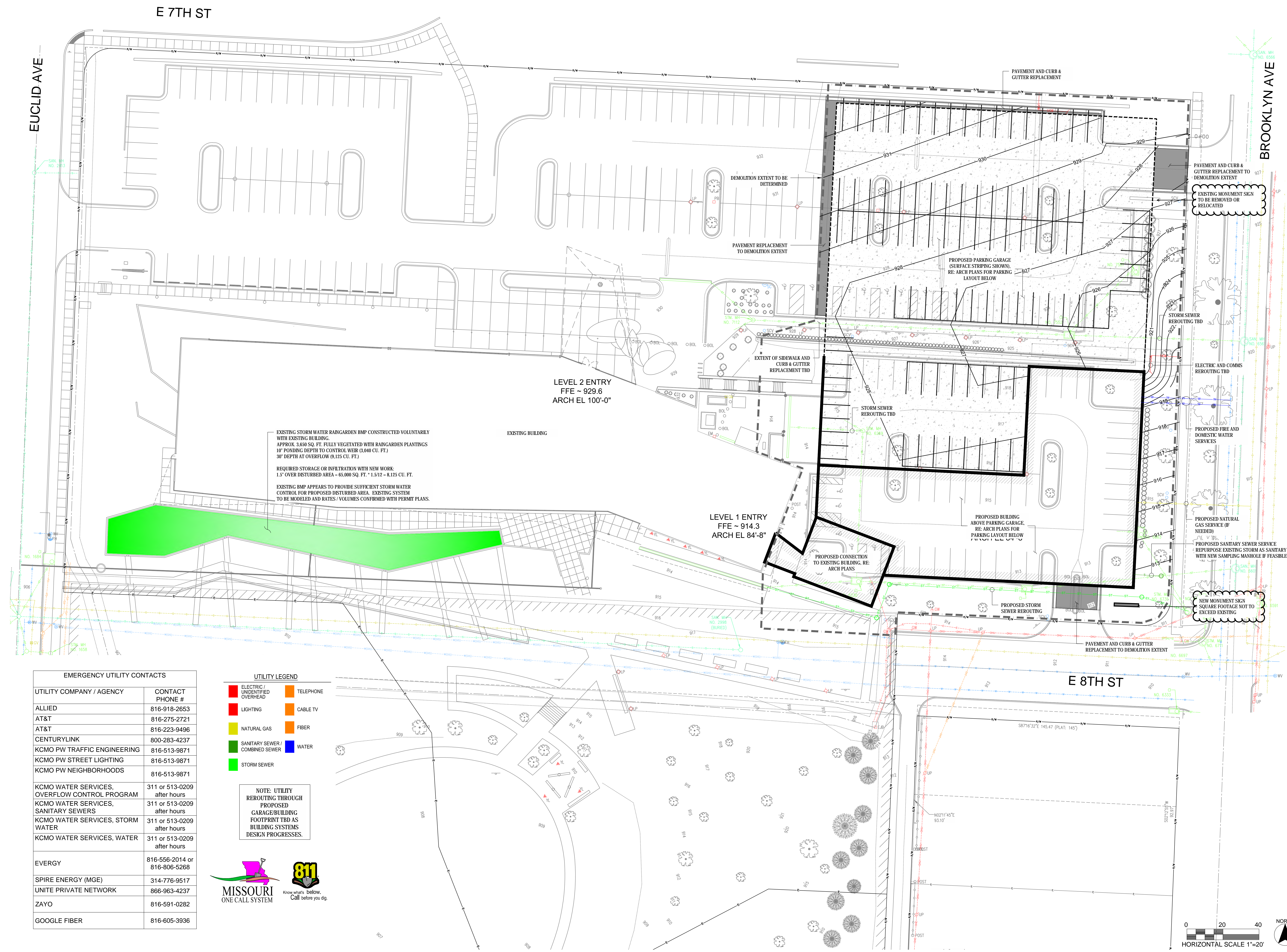






SAMUEL U. RODGERS HEALTH CENTER PEDIATRIC WING 825 EUCLID AVE. KANSAS CITY, MO 64124 SAMUEL U. RODGERS HEALTH CENTER

Table with 3 columns: REVISIONS, NUMBER, DATE, DESCRIPTION



EXISTING STORM WATER RAINGARDEN BMP CONSTRUCTED VOLUNTARILY WITH EXISTING BUILDING. APPROX. 3,650 SQ. FT. FULLY VEGETATED WITH RAINGARDEN PLANTINGS 10" PONDING DEPTH TO CONTROL WEIR (3,040 CU. FT.) 30" DEPTH AT OVERFLOW (8,125 CU. FT.) REQUIRED STORAGE OR INFILTRATION WITH NEW WORK: 1.5" OVER DISTURBED AREA = 65,000 SQ. FT. \* 1.5/12 = 8,125 CU. FT. EXISTING BMP APPEARS TO PROVIDE SUFFICIENT STORM WATER CONTROL FOR PROPOSED DISTURBED AREA. EXISTING SYSTEM TO BE MODELED AND RATES / VOLUMES CONFIRMED WITH PERMIT PLANS.

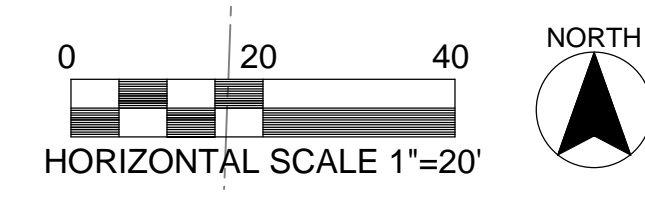
LEVEL 2 ENTRY FFE ~ 929.6 ARCH EL 100'-0"

LEVEL 1 ENTRY FFE ~ 914.3 ARCH EL 84'-8"

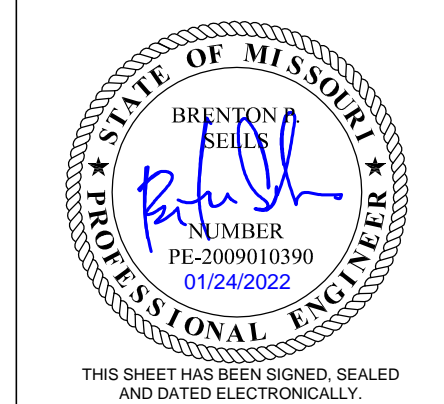
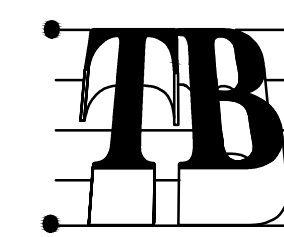
EMERGENCY UTILITY CONTACTS table with columns: UTILITY COMPANY / AGENCY, CONTACT PHONE #

UTILITY LEGEND table with color-coded boxes for Electric, Lighting, Natural Gas, Sanitary Sewer, Storm Sewer, Telephone, Cable TV, Fiber, Water

NOTE: UTILITY REROUTING THROUGH PROPOSED GARAGE/BUILDING FOOTPRINT TBD AS BUILDING SYSTEMS DESIGN PROGRESSES.







SAMUEL U. RODGERS HEALTH CENTER PEDIATRIC WING

Table with columns: REVISIONS, NUMBER, DATE, DESCRIPTION. Includes DESIGN DEVELOPMENT, DATE: 01/24/2022, PROJECT NO: 2053, GRADING PLAN, C201

E 7TH ST

EUCLID AVE

BROOKLYN AVE



LEVEL 2 ENTRY FFE ~ 929.6 ARCH EL 100'-0"

LEVEL 1 ENTRY FFE ~ 914.3 ARCH EL 84'-8"

LEVEL 1 FFE ~ 914.3 ARCH EL 84'-8"

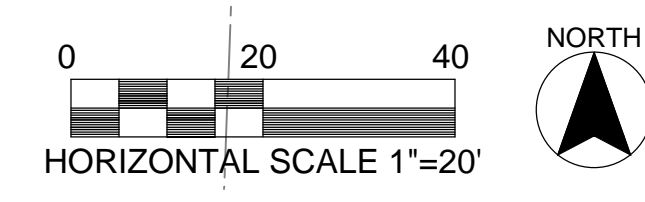
PAVEMENT AND CURB & GUTTER REPLACEMENT TO DEMOLITION EXTENT

E 8TH ST

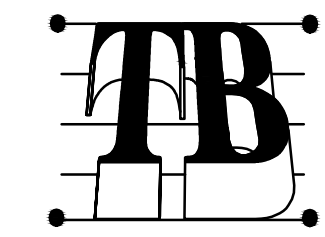
EMERGENCY UTILITY CONTACTS table with columns: UTILITY COMPANY / AGENCY, CONTACT PHONE #

UTILITY LEGEND table with color-coded boxes for Electric, Lighting, Natural Gas, Sanitary Sewer, Storm Sewer, Telephone, Cable TV, Fiber, Water

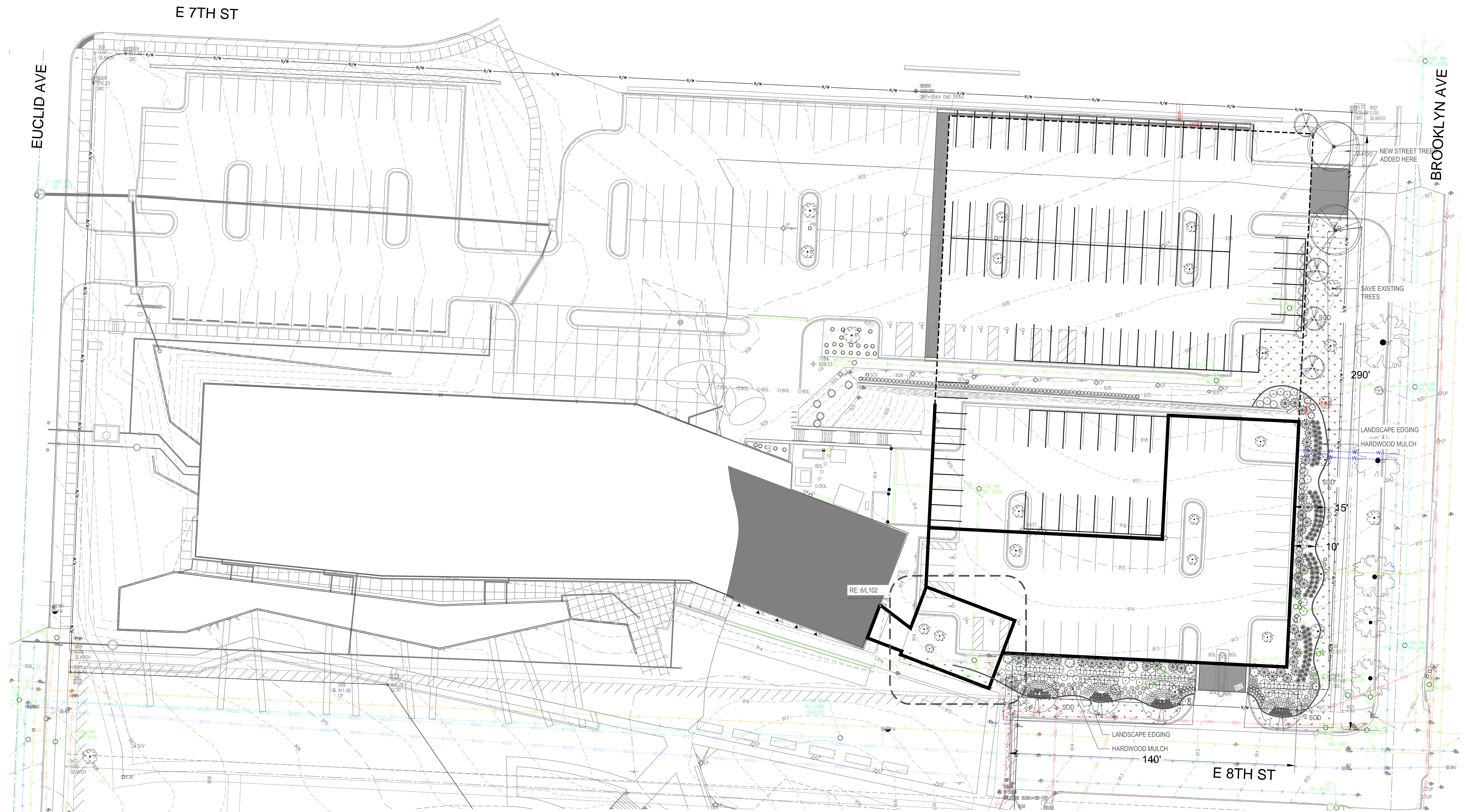
NOTE: UTILITY REROUTING THROUGH PROPOSED GARAGE/BUILDING FOOTPRINT TBD AS BUILDING SYSTEMS DESIGN PROGRESSES.



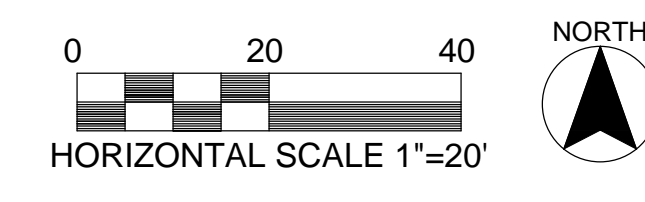




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SAMUEL U. RODGERS HEALTH CENTER



**1. LANDSCAPE PLAN**  
SCALE: 1"=20'



REVISIONS	NUMBER	DATE	DESCRIPTION

DESIGN DEVELOPMENT	
DATE:	01/24/2022
PROJECT NO.:	2053
LANDSCAPE PLAN	
<b>L101</b>	



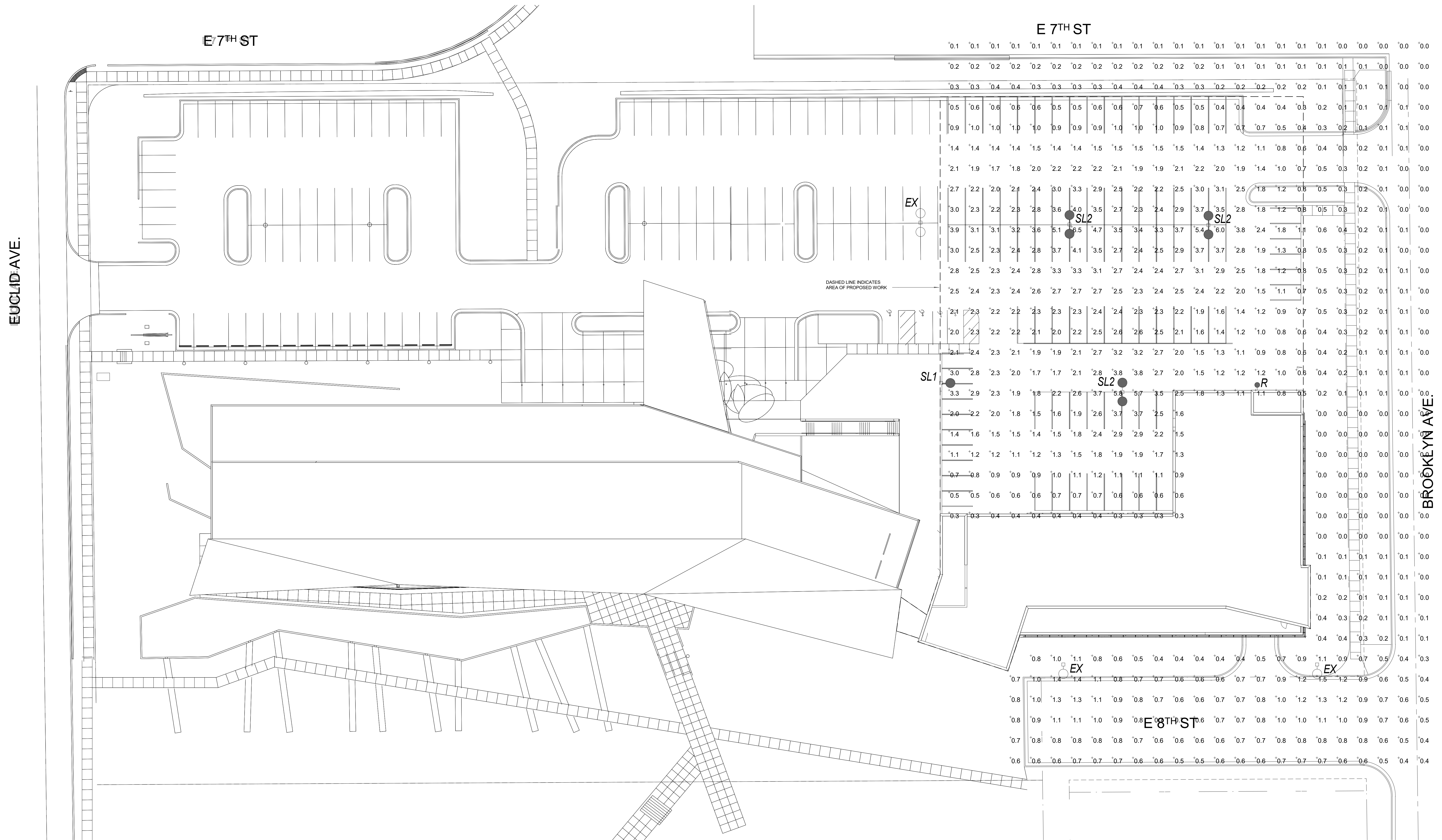






**LIGHT FIXTURE SCHEDULE - SITE LIGHTING**

FIXTURE TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LED MODULE / DRIVER						
				ID	WATTS	LUMENS	CRI	CCT	DIMMING	VOLTAGE
R	HUBBELL	SST-30	LOW-PROFILE EXTERIOR WALL-MOUNTED FIXTURE. ONE-PIECE, DIE-CAST ALUMINUM HOUSING. IMPACT-RESISTANT, COMFORT LENS. FORWARD THROW OPTICS. POWDER COAT FINISH DARK BRONZE - COORDINATE WITH ARCHITECT/BUILDING OWNER. UL LISTED WET LOCATION.	-	39	2,975	90	4000K	NO	120
SL1	LITHONIA	DSX0	ARCHITECTURAL POLE-MOUNTED FIXTURE. DIE-CAST ALUMINUM HOUSING. DIE-CAST DOOR FRAME WITH CAM LATCH, INTEGRAL HINGE, AND FULL SILICONE GASKETING. TYPE IV MEDIUM DISTRIBUTION. PROVIDE WITH CAST ALUMINUM SUPPORT ARM. UL LISTED WET LOCATION. PROVIDE WITH 17 HIGH SQUARE STRAIGHT STEEL POLE. POWDER COAT FINISH DARK BRONZE - COORDINATE EXACT COLOR WITH ARCHITECT.	P4	92	10,335	70	4000K	NO	120
SL2	LITHONIA	DSX0	SAME AS TYPE SL1 EXCEPT DUAL HEAD ARRANGEMENT.	P4	184	20670	70	4000K	NO	120
EX	-	-	EXISTING POLE LIGHT TO REMAIN	-	-	-	-	-	NO	120



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REVISIONS	DESCRIPTION
NUMBER	DATE

FDP
DATE: 02.04.22
PROJECT NO: 2053

SITE PHOTOMETRICS

**MEP 102**

